



AGENDA
REGULAR ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, June 21, 2016
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of June 1, 2016 Architectural Review Board Minutes.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Approval of Parking Lot Expansion with Related Landscaping and Lighting Improvements, 1 and 2 Overlook Point (Van Vlissingen & Co.).

3.2 Approval of a Minor Special Use Amendment Regarding Ground Sign and Canopy Modifications for Circle K & Shell Gas Station, 1000 Milwaukee Avenue (Corporate Identification Solutions).

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Architectural Review Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Architectural Review Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Architectural Review Board Meeting.



UNAPPROVED Minutes of the **SPECIAL ARCHITECTURAL REVIEW BOARD** held on Tuesday, June 1, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Kennerley, Jensen, Baskin, and Barranco. Trustee-Liaison Hancock

ABSENT: Member Gulatee

ALSO PRESENT: Tonya Zozulya, Economic Development Coordinator

CALL TO ORDER

1.0 ROLL CALL

The roll was called by **Economic Development Coordinator Zozulya** and **Chairman Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of May 17, 2016 Architectural Review Board Minutes.

Member Kennerley moved to approve the minutes as written and **Member Baskin** seconded the motion to approve the May 17, 2016 Architectural Review Board Minutes. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Continued Review of Site Design, Landscape Plans, Building Elevations, Exterior Lighting, Parking, Exterior Signage and Site Amenities for Proposed Redevelopment of the Former Cubby Bear Property for a Banquet Hall, 21657 and 21661 Milwaukee Avenue (Trisha Bumpass & Standard Bank & Trust Co.).

Tonya Zozulya, Economic Development Coordinator noted that the Village has been working closely with the Petitioner, Trisha Bumpass, for the past several weeks to get this proposal off the ground. The Petitioner received some positive feedback from the committee in the previous meeting. The general feeling was to turn the building into a more contemporary looking site. There was also a recommendation to move the monument sign closer to Milwaukee Avenue and keep the sign in the same style as the proposed building modifications. For the landscaping plan, there were comments about the addition of new trees and grasses around the building. The feedback mainly pointed towards the general style and look of the building. The staff is in support of the revisions for the project.

Lawrence Friedman, attorney for petitioner, thanked the Board for holding the special meeting about his project. He commented the group planning the project is hoping to resolve all aspects of the presentation and acquiring the property by



the end of the month. He noted that the group discussed the changes and would like to comment on some of the proposed revisions.

Mr. Kozlowski, architect, displayed some of the proposed plans for the project in front of the board. He mentioned they considered recommendations that the Board made. He noted how due to budget restraints some of the proposed changes might be difficult to make. The railings in the plan have been changed from a wood railing to a more modern, metal railing. A lot of the changes made were in the materials and coloring, in order to be in line with much of the style that was discussed by the board. **Mr. Kozlowski** noted that much of the wood colored details have been changed to more bluish-grey tones. The overhangs and end cuts were exposed on the balcony outside, but now these overhangs and end cuts are covered. Other changes include the ones in the landscape, where **Mr. Kozlowski** noted the design team bumped out some of the landscaping in the front. The sign is moved up more in the front in place of previous landscape features. There is more depth in the front with the additional trees in front of the building and there is a landscape island in the back that includes lighting to make sure that the entrance is highlighted.

At this time, **Mr. Kozlowski** brought up **David McCallum** to speak about the details of the proposed landscaping changes. **Mr. McCallum** noted that adjacent to the building in the north and south end of the building are two new shade trees and some ornamental grasses. Adjacent to the sign there are more shrubs, perennials, and grasses consistent with the code. There are now two trees where the sign was before, and there are two planting areas in the north where there are two birch trees with lower grasses. There was a recommendation to change the species of one of the evergreen trees, and this recommendation has been reflected in the new plan.

Member Kennerley noted how she was pleased at the revisions especially with the coloring of the grasses and the height of the landscape that accentuates the building.

One board member proceeded to ask about the trees near the detention basin in the parking lot. **Mr. McCallum** responded by saying Swamp White Oaks will be placed near the basin and that the area will be cleaned up near the basin.

Mr. Kozlowski then proceeded to refer to the plan in regards to the new coloring and the overview of the updated plans. The railings are to have exposed fasteners and wood top and metal verticals. The trim boards will be exposed and the fasteners and plates will be exposed as well.

One member asked if the updated plan includes material changes as well, and **Mr. Kozlowski** responded by saying they are still planning on having wood as the material for the railings, but also looking at some composite materials as well. **Mr. Kozlowski** would like to stain the wood instead of using gray, and remarked that much of the floor plan design will remain the same. In regards to the updated sign, the stucco material has been changed to a cleaner, more monolithic structure. The materials include wood slats, but the coloring is more in line with



the revised cool grey coloring. Lighting has a clean, modern cylinder light, and the project team is still leaning towards using festoon lights.

At this time, **Chairman Grover** requested input from the members with regard to the exterior revisions to the building. One Member noted how he did not understand the one steel door where patrons would exit in regards to the entrances and exits to the event venue. **Mr. Kozlowski** noted that until they open the exterior wall up, they do not know what the building offers when they open up one of the walls. The client wants the space to be a darker more controlled space. **Mr. Kozlowski** wants to open up one of the walls before the group decides how much light to allow into the event space. The existing door would remain where it is, and when the wall is opened up there will be a door in place of only the wall.

Member Baskin noted that the revisions make the building much better in comparison to the first presentation. He would prefer to see further improvements to the façade if the budget allows for it.

Chairman Grover then asked if there would be any lighting in the back by the outdoor deck space. **Mr. Kozlowski** remarked that there would be lighting to define the entryway and that he would clean up the area in the back to include lighting to direct patrons to the entryway. In regards to landscaping, **Member Kennerley** stated how she liked the changes especially in regards to the lighting and how it emphasizes the landscape. She appreciates all of the changes that the group made to the design.

Chairman Grover asked about how much of the front of the building one would be able to see. **Mr. Kozlowski** stated the group has not studied the perspective and angles yet, but affirms that the berm will be small and one should be able to see the building.

Chairman Grover proceeded to ask the Board for its comments about the ground sign. **Member Kennerley** stated she preferred the original traditional design, and **Member Baskin** remarked how he loved the new “hip” sign. Other board members affirmed their satisfaction with the new design as well. **Chairman Grover** asked if the site had more than one address, and **Tonya Zozulya, Economic Development Coordinator** replied that the site will have a new Lincolnshire address in the next couple of weeks.

Chairman Grover asked if the staff is pleased with the lighting around the building. **Tonya Zozulya, Economic Development Coordinator** replied that the lighting intensity meets code and the only non-compliant item is the pole height.

***Member Baskin** motioned to recommend to the Village Board for their approval of a proposed Site Design, Landscape Plans, Building Elevations, Exterior Lighting, Parking and Exterior Signage for Proposed Redevelopment of the Former Cubby Bear Property for a Banquet Hall, as presented in the packet submitted by Loft 21 submitted on June 1, 2016 and as depicted in the sample material and color sample board presented at the June 1, 2016 meeting, and*



further subject to the addition of light bollards adjacent to the porte cochere to enhance the rear entrance to the building.

The motion passed unanimously by voice vote.

- 4.0 UNFINISHED BUSINESS (None)**
- 5.0 NEW BUSINESS (None)**
- 6.0 CITIZEN COMMENTS (None)**
- 7.0 ADJOURNMENT**

There being no further business, **Chairman Grover** adjourned the meeting at 7:42 p.m.

Respectfully Submitted,

Marco Laudati, Community & Economic Development Intern

To: Wes Grover, Chairman
Architectural Review Board

Date: June 21, 2016

From: Mike Jesse, Building Official
Department of Community & Economic Development

Subject: 1 & 2 Overlook Point - PARKING LOT EXPANSION

PETITIONER: The petitioner is Van Vlissingen & Co., the owner and manager of the subject office property.

LOCATION: The properties are located at 1 and 2 Overlook Point, in the Lincolnshire Corporate Center, as shown on the attached location map.

REQUEST: Review and approval of a site plan, landscaping plans, and photometrics for an existing parking lot expansion.

PROPERTY

BACKGROUND: One Overlook Point was built in 1988 as a six story multi-tenant office building with over 200,000 square feet. Two Overlook was built in 1995 as a five story office building with over 300,000 square feet. Both were originally developed by, and still owned by Van Vlissingen & Co. One Overlook currently provides 758 parking spaces, and Two Overlook provides 971. Neither of the properties is in compliance with the Village's currently adopted parking regulations of one space per each 250 square feet of office space. It should be noted the buildings were constructed in 1988 and 1995 under different Codes. The 1990 Code formula was based on number of employees, requiring two spaces for each three employees.

CURRENT

PROPOSAL: As stated in the attached Petitioner's cover letter, the property owner wishes to make the buildings more desirable to prospective tenants by maximizing the available parking spaces. As is the case in most suburban commercial office locations, parking is a major factor in attracting potential business tenants.

Parking Lot Design:

The attached plans demonstrate the modifications and additions to the existing lots. One Overlook will gain 79 new spaces for a total of 837, bringing it into compliance with current Code required parking count. Two Overlook will gain 60 new standard spaces and four handicap accessible

spaces for a total of 1,035, still leaving a deficit of approximately 200 spaces under current Code. The proposed parking lot would be improved with new light poles to match existing, as well as perimeter, parking lot, and building foundation landscaping.

Landscape Plans:

Based on the submitted Tree Survey and Landscape Plan, this building and parking lot expansion project will require removal of 40 trees for a total of 158 caliper inches of removal. The Petitioner will install 33 new trees in a mixture of “Appendix A” and “Non-Appendix A” shade, ornamental, and evergreen throughout the parking lot area which have a calculated value of 83 caliper inches. Additionally, 126 new shrubs will be planted along the south property line acting as a buffer between the adjacent residential property.

Photometrics Plans:

The Petitioner is proposing to install several additional 20-foot tall light poles in the landscape islands within the proposed parking lot additions. As shown in the Petitioner’s Presentation packet, the proposed metal halide light fixtures will be designed of dark bronze to match the existing fixtures in the front parking lot (please see attached photograph).

**STAFF
COMMENTS:**

Staff has reviewed the proposed plans and determined that the proposed parking lot expansion is consistent with Village Codes.

Parking Lot Design:

Based on Staff’s review of the proposal, the parking lot design is substantially compliant with Village Codes regarding parking stalls and drive aisle design and landscaping.

Staff would note that the Petitioner has contacted Lake County Stormwater Management Commission (LCSMC) regarding their approval of this parking lot expansion to ensure that the proposed additional impervious surface can be accommodated. As is the case with other Village projects requiring SMC approvals, this expansion will require such approval, prior to the Village issuing a building permit for these improvements.

Landscape Plans:

The attached landscape plans are found to be in compliance with Village Codes. The Code does allow the property owner the opportunity to make a cash contribution to the Village’s Tree Bank in situations when it is not feasible or desirable to plant the required caliper inches of trees on site. However, Staff understands that this option was presented to the Petitioner

and that they chose to meet the Code requirements by planting the trees on site.

Photometrics Plans:

Staff has reviewed the proposed Photometrics Plan and determined that the proposed lighting intensity meets Code requirements.

APPROVAL

PROCESS:

The ARB has the final authority to review and approve the current request, per code.

**STAFF RECOM-
MENDATIONS:**

Staff recommends approval of the plans for the proposed rear parking lot expansion, with the following two conditions:

1. A Lake County Stormwater Management Commission permit must be obtained by the Petitioner prior to the Village issuing a building permit for the construction of the parking lot.

MOTION:

At the conclusion of the discussion of this request the Architectural Review Board may wish to consider the following motion:

The Architectural Review Board, at its meeting held on June 21, 2016, moves to approve additions to the parking lots at One and Two Overlook Point for the existing VanVlissingen office buildings, as depicted in a presentation packet prepared by Manhard Consulting, Ltd., subject to recommendations contained in the Staff Memorandum, and further subject to...

{Insert any additional conditions or modification desired by the ARB}

ATTACHMENTS:

1. Location Map.
2. Petitioner's Presentation Packet, prepared by Manhard Consulting Ltd., date stamped received June 13, 2016.



Legend

-  Building
-  Parcel Boundary
-  Subject Location
-  Village Boundary
-  Zoning Districts

N 1 inch = 186 feet

GIS
consortium

GED_LocationMap
JWG_3/21/2016



VAN VLISSINGEN AND CO.

Leaders in Commercial Real Estate since 1879.

847.634.2300

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069
FAX 847.634.9598
www.vvco.com

June 13, 2016

Chairman Grover
Architectural Review Board
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, Illinois 60069

RE: 1 and 2 Overlook Point Parking Lot Expansions

Dear Chairman Grover and Members of the Architectural Review Board,

On behalf of Corporate Overlook Campus, LLC and Northwestern Mutual Life we are requesting your review and concurrence regarding the proposed parking lot expansions at 1 and 2 Overlook Point in Lincolnshire Corporate Center.

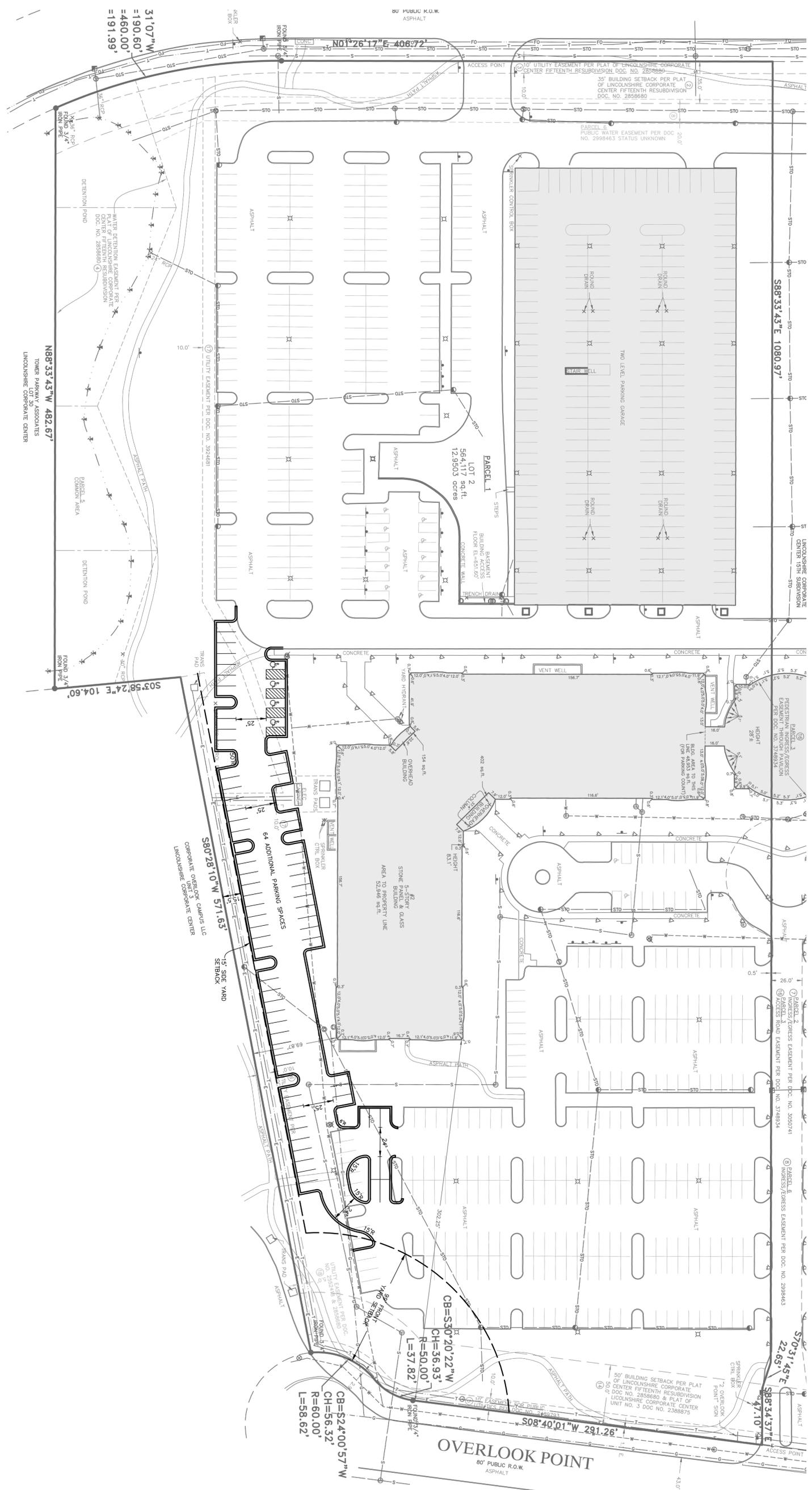
In the last decade, office tenants have dramatically increased the number of employees that they are locating in a given amount of office space. As a result, there is a correspondingly increased need for parking at suburban office buildings that have limited opportunities for employees to commute via public transportation, biking or walking. While we are working hard to increase the public transportation options to Lincolnshire Corporate Center, we also need to increase the parking available for tenants.

To this end, we are proposing to add 75 surface cars of parking at 1 Overlook Point and 65 cars at 2 Overlook Point. This additional parking will increase the parking ratio at 1 Overlook Point from approximately 3.6 to 4.0 cars per 1,000 rentable square feet of space and the ratio at 2 Overlook Point from approximately 3.0 to 3.25.

Our proposed plans intend to comply with all Village ordinances and we are not pursuing any variances. Thank you for your consideration.

Sincerely,

Charles R. Lamphere
President
Van Vliissingen and Co.



0 20 40 80
SCALE: 1"=40'

- NOTES:**
- PARALLEL PARKING STALLS ARE 22' LONG AND 8' WIDE.
 - INTERNAL PERPENDICULAR PARKING STALLS ARE 19' LONG AND 9' WIDE.
 - PERPENDICULAR PARKING STALLS ADJACENT TO LANDSCAPE AREA ARE 17' LONG AND 9' WIDE
 - ALTA SURVEY IS SHOWN FOR REFERENCE ONLY.

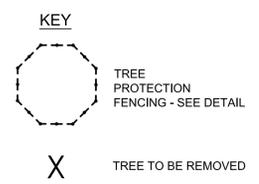
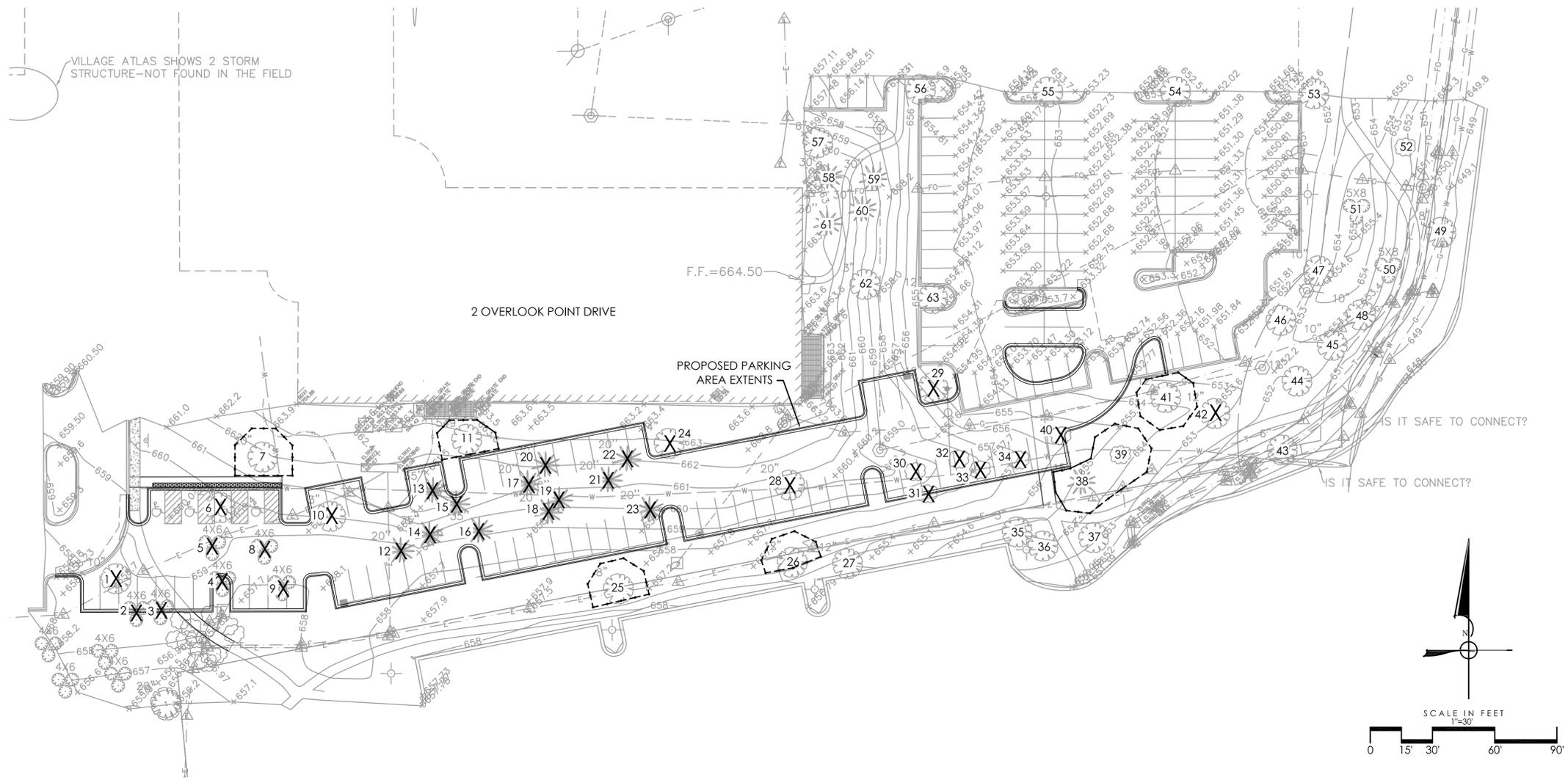
PARKING ANALYSIS	
EXISTING	971
PROPOSED	1036

PROJ. MGR.: J.F.
 PROJ. ASSOC.: S.L.
 DRAWN BY: C.S.
 DATE: 5-5-16
 SCALE: 1"=40'
 SHEET: 1

OVERLOOK PARKING LOT
LINCOLNSHIRE, ILLINOIS
2 OVERLOOK - SITE PLAN

Manhard CONSULTING LTD.
 800 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0095 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY



FOR:
 Van Vlissingen & Co.
 2 Overlook Point Parking Lot Addition
 Lincolnshire, IL

SEAL:

This drawing is the property of ILT Vignocchi and cannot be used for any purpose without the written consent of ILT Vignocchi. ILT Vignocchi reserves the right to substitute plant material varieties based on availability.

General Note: Verify site conditions and information on drawings. ILT Vignocchi Landscape Architect does not warrant or guarantee the accuracy and completeness of the work provided unless the Contract Documents beyond reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist with the Contract Documents or on the project site, pertaining to the landscape and/or other construction of the project, then ILT Vignocchi and/or its employees shall be held responsible for the opportunity to take necessary steps to resolve discrepancies. Failure to comply with ILT Vignocchi's such conditions shall constitute ILT Vignocchi's release from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of ILT Vignocchi, or in contradiction to ILT Vignocchi's Contract Documents or recommendations shall become the responsibility not of ILT Vignocchi, but of the parties responsible for the taking of such action.

ISSUE DATE: 3/24/16
 REVISIONS:

DATE:	DESCRIPTION:
3/24/16	FOR PERMIT
5/4/16	PERMIT REVISIONS

APPROVED BY: KRH

1 TREE PROTECTION AND REMOVAL PLAN
 1"=30'

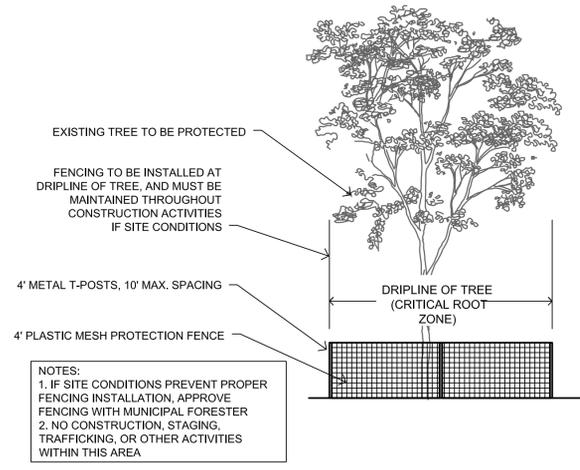
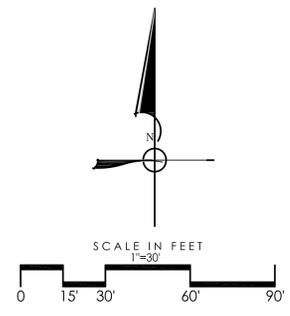
2 Overlook Point Drive - Tree Survey

No.	Botanic Name	Common Name	Dia. (in)	Condition	Removal	6" - Lincolnshire Significant Tree ("Appendix A" Tree)
1	Gymnocladus dioica	Kentucky Coffeetree	18	2	Yes	Yes
2	Malus sp.	Crabapple	MS	2	Yes	
3	Malus sp.	Crabapple	MS	2	Yes	
4	Malus sp.	Crabapple	MS	2	Yes	
5	Malus sp.	Crabapple	MS	4 - missing leader	Yes	
6	Gleditsia triacanthos	Honeylocust	18	2	Yes	Yes
7	Gleditsia triacanthos	Honeylocust	20	2	No	
8	Malus sp.	Crabapple	MS	2	Yes	
9	Malus sp.	Crabapple	MS	2	Yes	
10	Celtis Occidentalis	Hackberry	3	2	Yes	
11	Tilia sp.	Linden	22	2	No	
12	Pinus nigra	Austrian Pine	20	3	Yes	
13	Pinus nigra	Austrian Pine	35	3	Yes	
14	Pinus nigra	Austrian Pine	35	3	Yes	
15	Pinus nigra	Austrian Pine	35	3	Yes	
16	Pinus nigra	Austrian Pine	35	4 - minor diplotia	Yes	
17	Pinus nigra	Austrian Pine	20	3	Yes	
18	Pinus nigra	Austrian Pine	20	3	Yes	
19	Pinus nigra	Austrian Pine	20	3	Yes	
20	Pinus nigra	Austrian Pine	20	4 - minor diplotia	Yes	
21	Pinus nigra	Austrian Pine	20	3	Yes	

No.	Botanic Name	Common Name	Dia. (in)	Condition	Removal	6" - Lincolnshire Significant Tree ("Appendix A" Tree)
22	Pinus nigra	Austrian Pine	20	3	Yes	
23	Pinus nigra	Austrian Pine	20	3	Yes	
24	Tilia sp.	Linden	22	2	No	
25	Acer rubrum	Red Maple	8	2	No	
26	Acer rubrum	Red Maple	12	3 - minor trunk splitting	No	
27	Acer rubrum	Red Maple	12	2	No	
28	Tilia sp.	Linden	20	2	Yes	Yes
29	Acer rubrum	Red Maple	18	2	No	
30	Crataegus sp.	Hawthorn	MS	3	Yes	
31	Crataegus sp.	Hawthorn	MS	3	Yes	
32	Crataegus sp.	Hawthorn	MS	3	Yes	
33	Crataegus sp.	Hawthorn	MS	3	Yes	
34	Crataegus sp.	Hawthorn	MS	3	Yes	
35	Ginkgo biloba	Ginkgo	4	1	No	
36	Ginkgo biloba	Ginkgo	4	1	No	
37	Ulmus sp.	Elm	4	1	No	
38	Picea glauca var. densata	Black Hills Spruce	12	3	No	
39	Crataegus sp.	Hawthorn	MS	2	No	
40	Crataegus sp.	Hawthorn	MS	2	Yes	
41	Acer rubrum	Red Maple	18	1	No	
42	Fraxinus sp.	Ash	12	4	Yes	

No.	Botanic Name	Common Name	Dia. (in)	Condition	Removal	Lincolnshire Significant Tree ("Appendix A" Tree)
43	Acer x fremanii	Autumn Blaze Maple	6	1	No	
44	Malus sp.	Crabapple	8" MS	3	No	
45	Tilia sp.	Linden	18	3 - leaning	No	
46	Ulmus sp.	Elm	3	2	No	
47	Tilia sp.	Linden	15	2	No	
48	Tilia sp.	Linden	14	2	No	
49	Tilia sp.	Linden	15	2	No	
50	Malus sp.	Crabapple	MS	2	No	
51	Malus sp.	Crabapple	MS	3	No	
52	Malus sp.	Crabapple	MS	2	No	
53	Celtis occidentalis	Hackberry	2.5	2	No	
54	Acer x fremanii	Autumn Blaze Maple	3	3 - top removed	No	
55	Ulmus sp.	Elm	3	2	No	
56	Celtis Occidentalis	Hackberry	2.5	2	No	
57	Gleditsia triacanthos	Honeylocust	15	2	No	
58	Picea pungens	Blue Spruce	20	3 - leaning	No	
59	Picea abies	Norway Spruce	12	1	No	
60	Picea pungens	Blue Spruce	12	2	No	
61	Picea pungens	Blue Spruce	12	2	No	
62	Acer miyabei	State Street Maple	4	2	No	
63	Acer rubrum	Red Maple	18	2	No	

Condition: (1) Excellent, (2) Good, (3) Fair, (4) Poor, (5) Dead
 TOTAL TREE INCHES PROPOSED FOR REMOVAL FOR TREES 6" OR GREATER WITH CONDITION 1-3: 321
 APPENDIX A TREE INCHES PROPOSED FOR REMOVAL FOR TREES 6" OR GREATER WITH CONDITION 1- 56



2 TREE PROTECTION FENCING
 N.T.S.

FOR:
 Van Vlissingen & Co.
 1 Overlook Point Parking Lot Addition
 Lincolnshire, IL

SEAL:

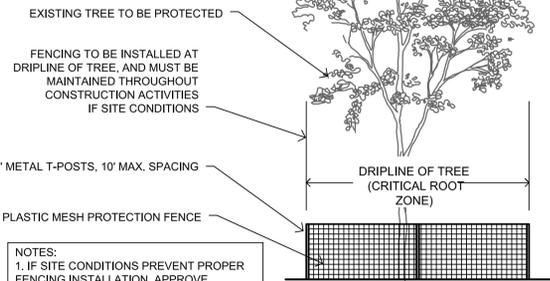
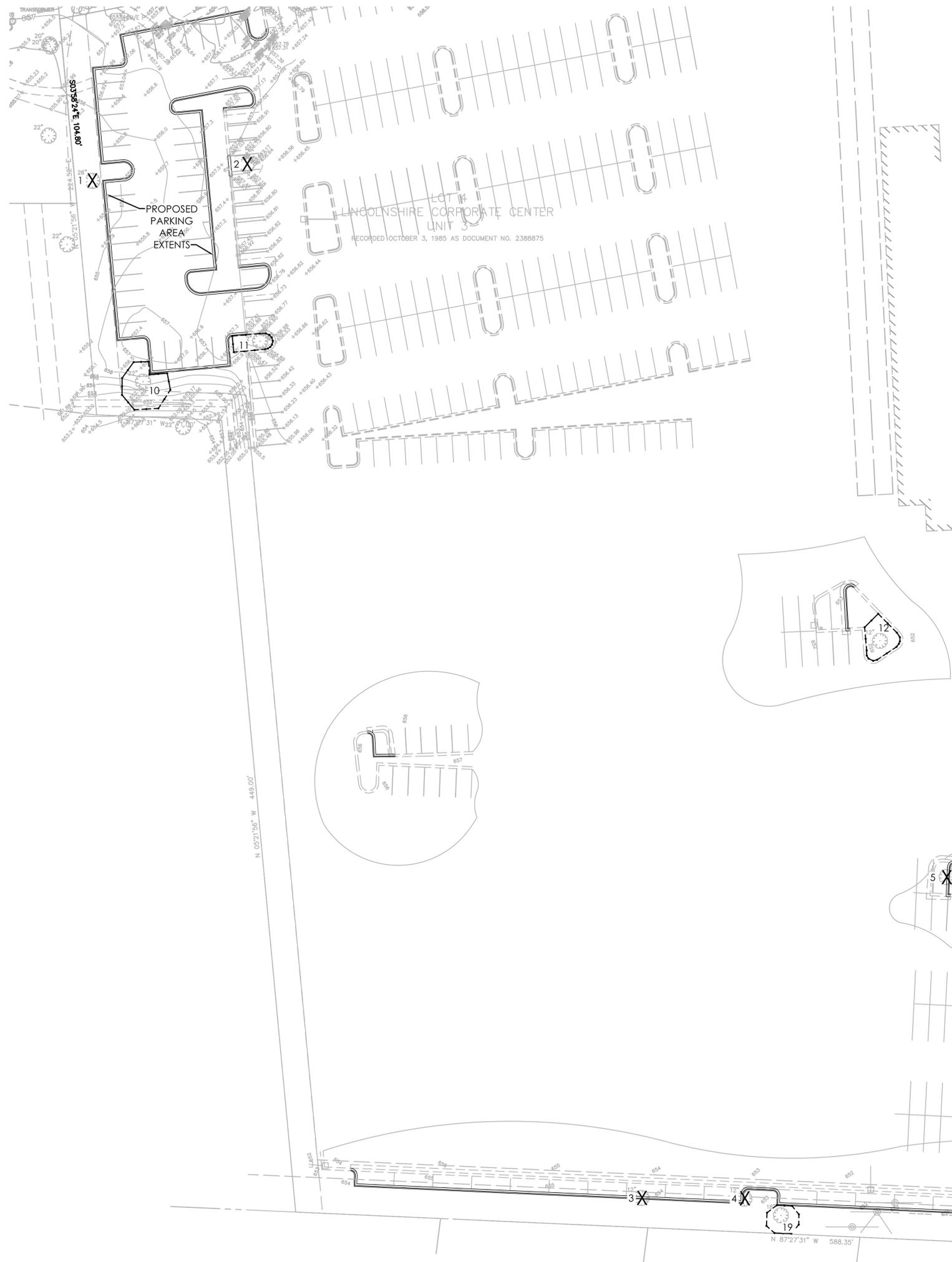


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 General Note: Verify site conditions and information on drawings. ILT Vignocchi Landscape Architects does not warrant or guarantee the accuracy and completeness of the work provided under the Contract Documents beyond reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist with the Contract Documents or on the project site, pertaining to the Landscape and Site Construction of the project, then ILT Vignocchi and its employees, consultants and subcontractors shall have the opportunity to take necessary steps to resolve discrepancies. Failure to promptly notify ILT Vignocchi of such conditions shall constitute ILT Vignocchi's release from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of ILT Vignocchi, or in contradiction to ILT Vignocchi's Contract Documents or recommendations shall become the responsibility not of ILT Vignocchi, but of the parties responsible for the taking of such actions.

ISSUE DATE: 3/24/16
 REVISIONS:

DATE:	DESCRIPTION:
3/24/16	FOR PERMIT
5/4/16	PERMIT REVISIONS

APPROVED BY: KRH



NOTES:
 1. IF SITE CONDITIONS PREVENT PROPER FENCING INSTALLATION, APPROVE FENCING WITH MUNICIPAL FORESTER
 2. NO CONSTRUCTION, STAGING, TRAFFICKING, OR OTHER ACTIVITIES WITHIN THIS AREA

1 TREE PROTECTION FENCING

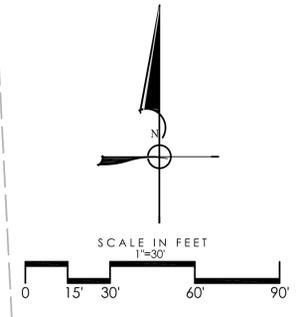
N.T.S.

1 Overlook Point Drive - Tree Survey

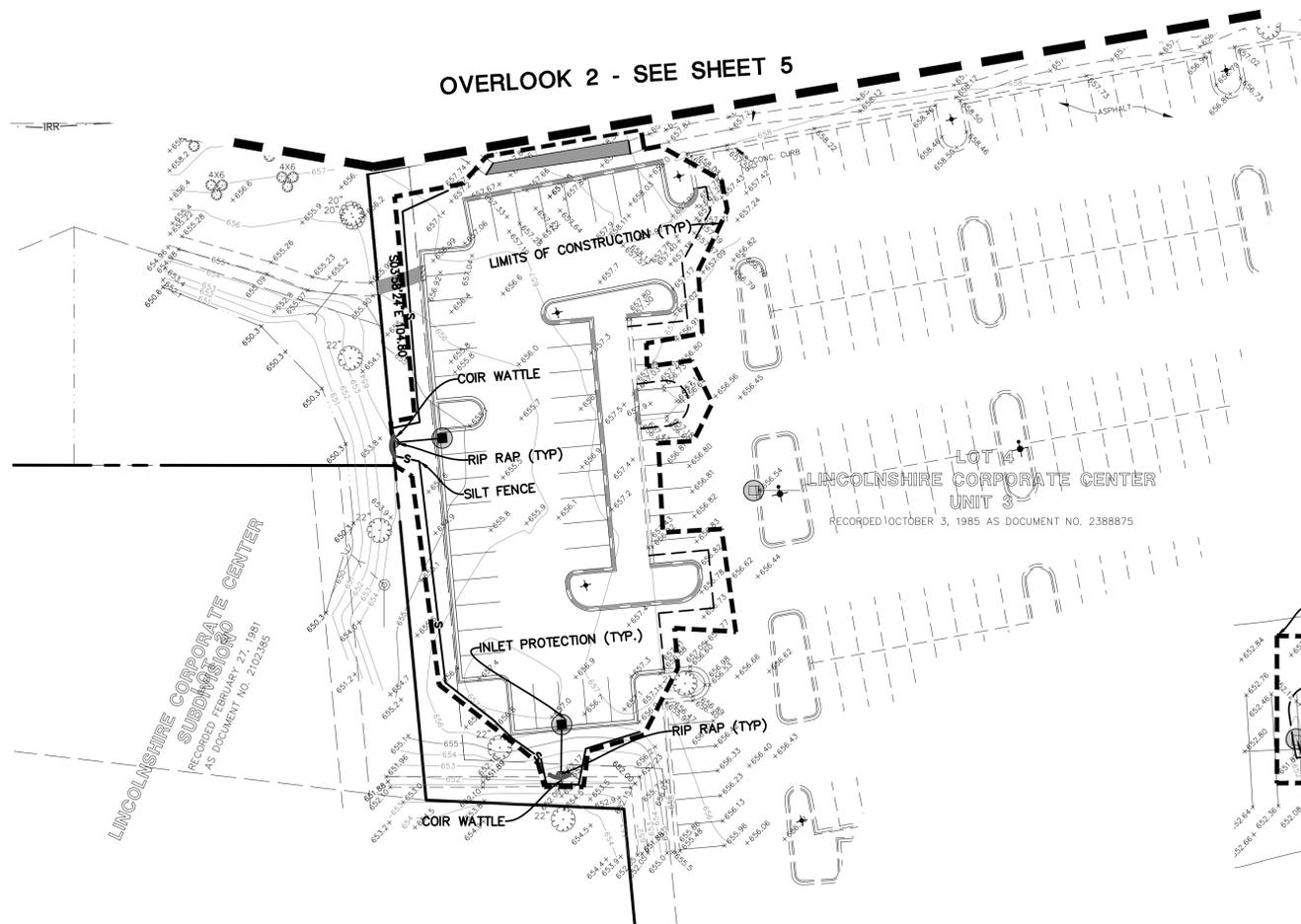
No.	Botanic Name	Common Name	Dia. (in)	Condition	Removal	6" + Lincolnshire Significant Tree ("Appendix A" Tree)
1	Tilia americana	Linden	26	2	Yes	Yes
2	Celtis occidentalis	Hackberry	14	2	Yes	Yes
3	Celtis occidentalis	Hackberry	12	2	Yes	Yes
4	Celtis occidentalis	Hackberry	12	2	Yes	Yes
5	Malus sp.	Crabapple	12	2	Yes	
6	Acer rubrum	Red Maple	5	3	Yes	
7	Pinus nigra	Austrian Pine	15	4	Yes	
8	Pinus nigra	Austrian Pine	15	4	Yes	
9	Celtis occidentalis	Hackberry	2	4	Yes	
10	Gleditsia triacanthos	Honeylocust	22	2	No	
11	Quercus bicolor	Swamp White Oak	2	3	No	
12	Malus sp.	Crabapple	12	3	No	
13	Gleditsia triacanthos	Honeylocust	20	2	No	
14	Gleditsia triacanthos	Honeylocust	22	2	No	
15	Malus sp.	Crabapple	12	2	No	
16	Pinus nigra	Austrian Pine	15	4	No	
17	Pinus nigra	Austrian Pine	15	4	No	
18	Pinus nigra	Austrian Pine	15	4	No	
19	Celtis occidentalis	Hackberry	18	2	No	

Condition: (1) Excellent, (2) Good, (3) Fair, (4) Poor, (5) Dead
 TOTAL TREE INCHES PROPOSED FOR REMOVAL FOR TREES 6" OR GREATER WITH CONDITION 1-3: 76
 APPENDIX A TREE INCHES PROPOSED FOR REMOVAL FOR TREES 6" OR GREATER WITH CONDITION 1-3: 64

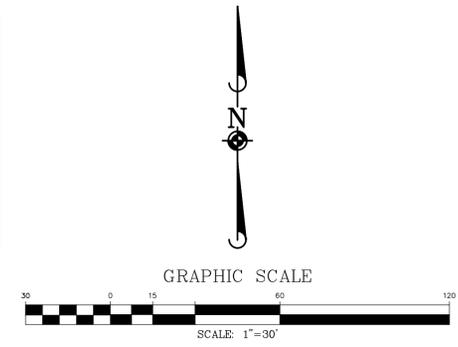
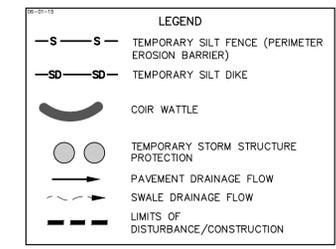
LINCOLNSHIRE CORPORATE CENTER
 UNIT 3
 RECORDED OCTOBER 3, 1985 AS DOCUMENT NO. 2388875
 EXISTING 6 STORY
 COMMERCIAL BUILDING
 #1 OVERLOOK POINT
 1 OVERLOOK POINT DRIVE



OVERLOOK 2 - SEE SHEET 5

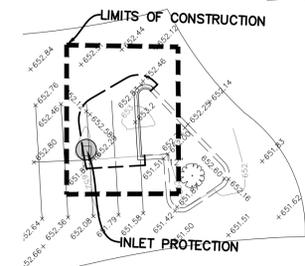


- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
 3. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
 4. CUT AND FILL SITE TO PLAN SUB-GRADE.
 5. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
 6. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
 7. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
 8. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.



SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

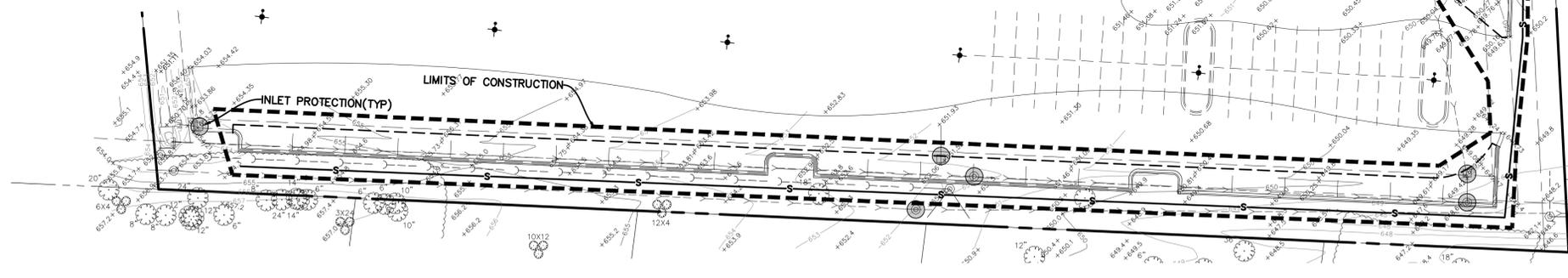
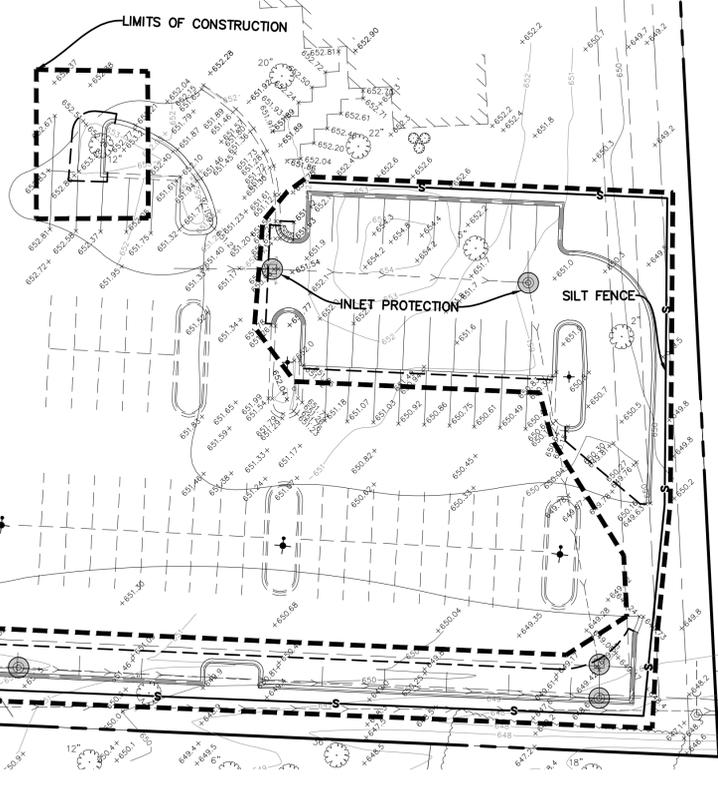
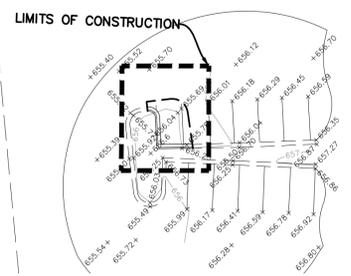
1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE EXISTING DETENTION BASIN ON SITE. PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. DISTURBED AREA SHALL BE STABILIZED BY SEEDING AT A MINIMUM, WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE AREA WILL BE DISTURBED WITHIN FOURTEEN (14) DAYS AND GRASS SOWN AS NECESSARY TO RE-ESTABLISH VEGETATION FOR CONTROL OF SILTATION AND SOIL EROSION.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS./ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. TOPSOIL STOCKPILES SHALL BE SEEDED WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETION FOR EROSION CONTROL UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
11. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.



**LOT 4
LINCOLNSHIRE CORPORATE CENTER
UNIT 3**

RECORDED OCTOBER 3, 1985 AS DOCUMENT NO. 2388875

EXISTING 6 STORY
COMMERCIAL BUILDING
#1 OVERLOOK POINT



SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS	A	A	A	A	A	A	A	A	A	A	A	A
DORMANT SEEDINGS	B	B	B	B	B	B	B	B	B	B	B	B
TEMPORARY SEEDINGS	C	C	C	C	C	C	C	C	C	C	C	C
SOODING	D	D	D	D	D	D	D	D	D	D	D	D
MULCHING	E	E	E	E	E	E	E	E	E	E	E	E

A - KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
 B - KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
 C - SPRING OATS 100 LBS./AC.
 D - WHEAT OR CEREAL RYE
 E - SOO (NURSERY GROWN KENTUCKY BLUEGRASS)
 F - STRAW MULCH 2 TONS PER ACRE

** IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
 ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOODING

NOTE: THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

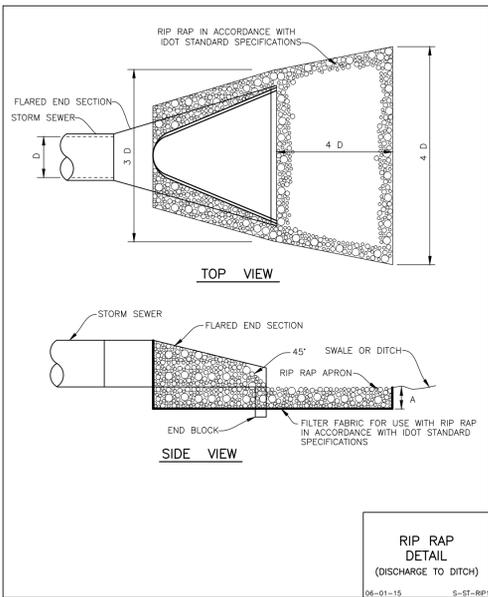
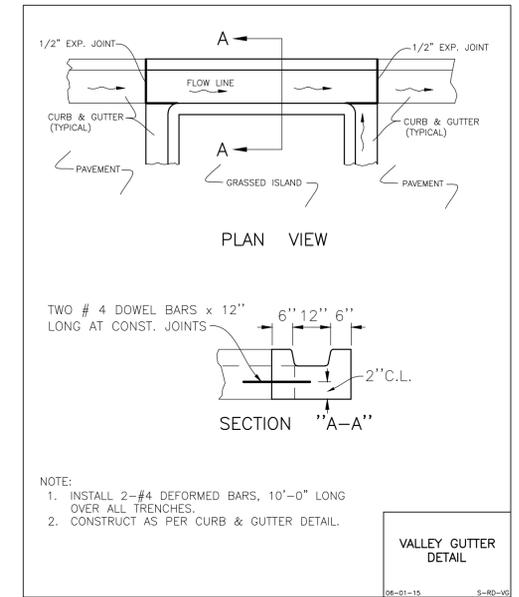
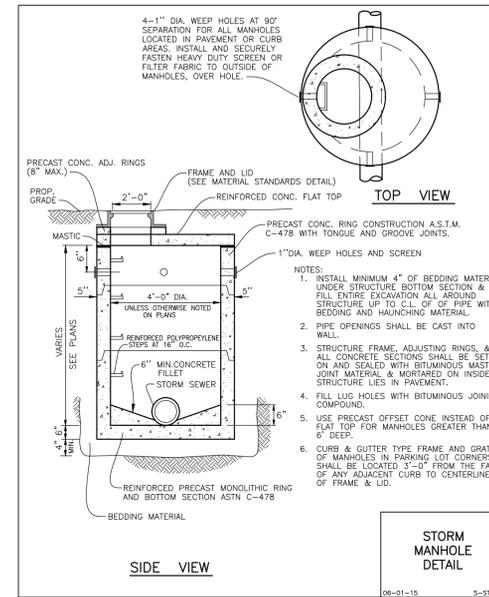
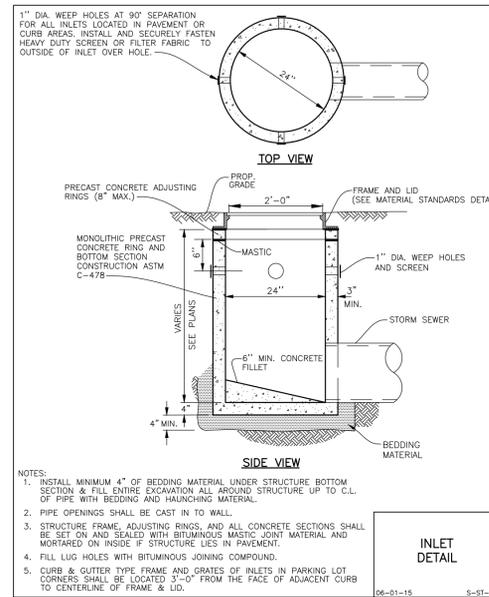
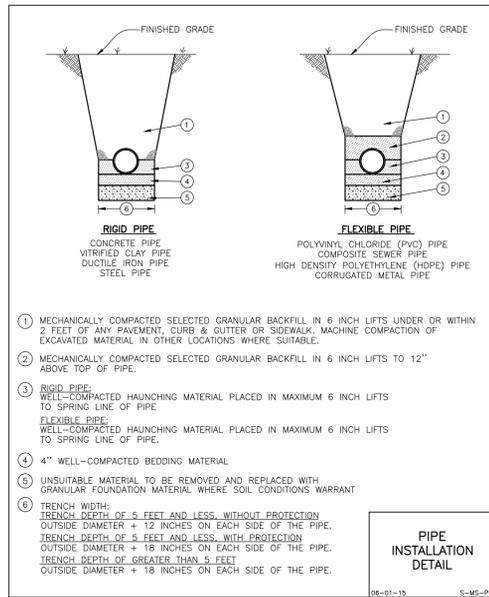
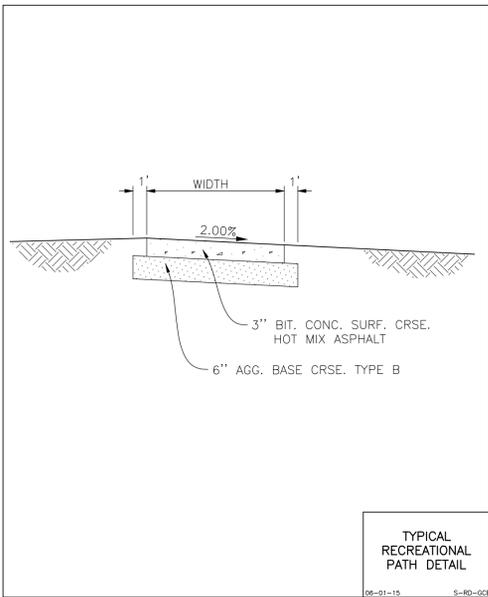
Manhard CONSULTING LTD

800 Woodlawn Professional Building, Suite 200, Chicago, IL 60612, USA. Tel: 773.688.0808
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers • Environmental Scientists • Landscape Architects • Planners
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROJ. MGR.: J.F.
 PROJ. ASSOC.: S.L.
 DRAWN BY: AS
 DATE: 03-18-16
 SCALE: 1"=30'

SHEET
4 OF 15
 WVC.LN101

ISSUED FOR PERMIT

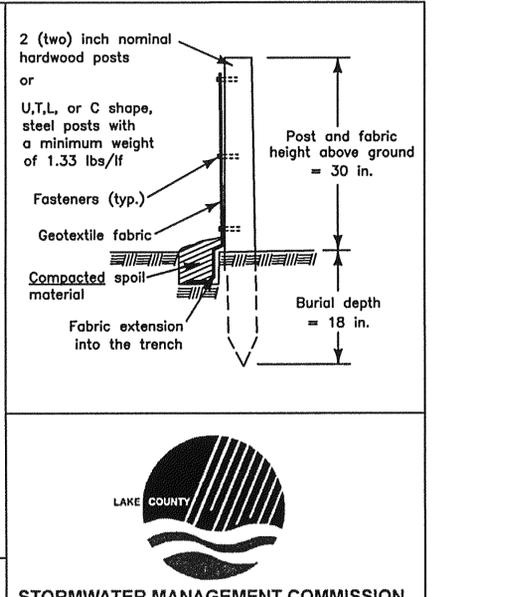
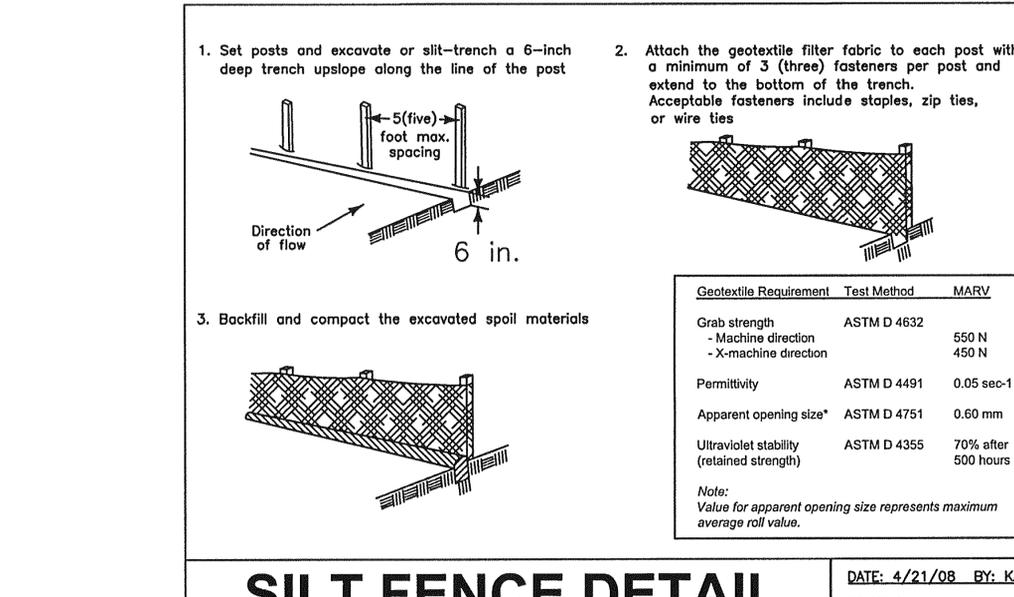
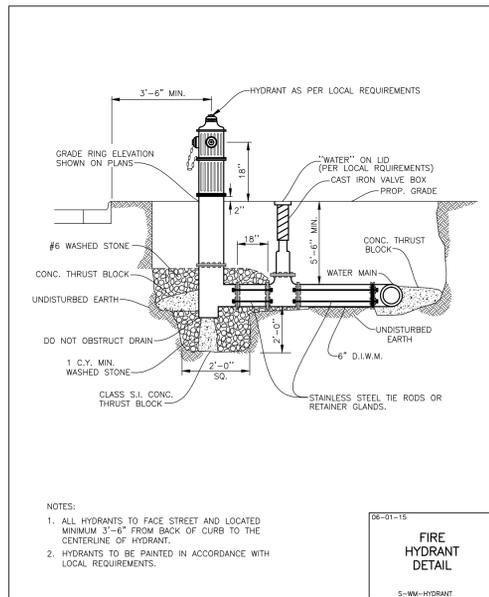
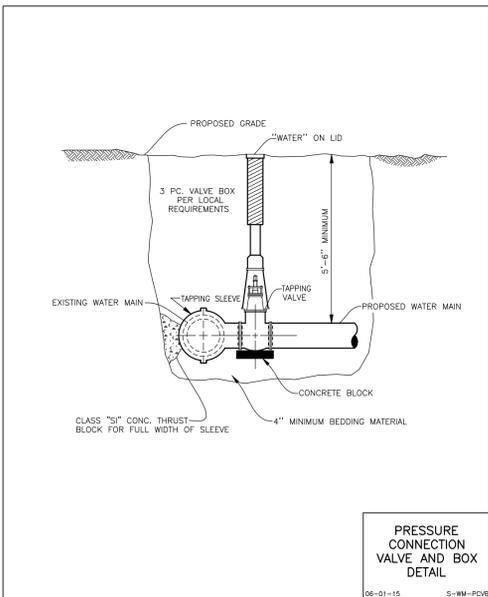
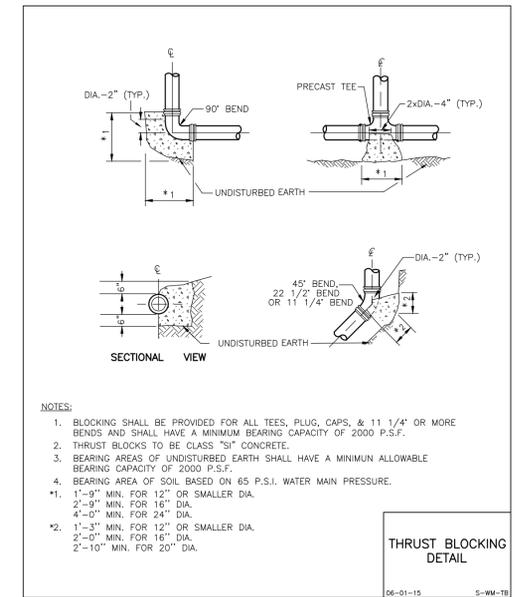
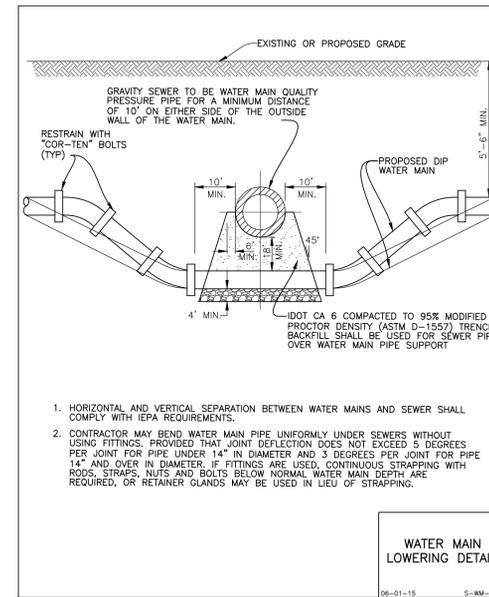
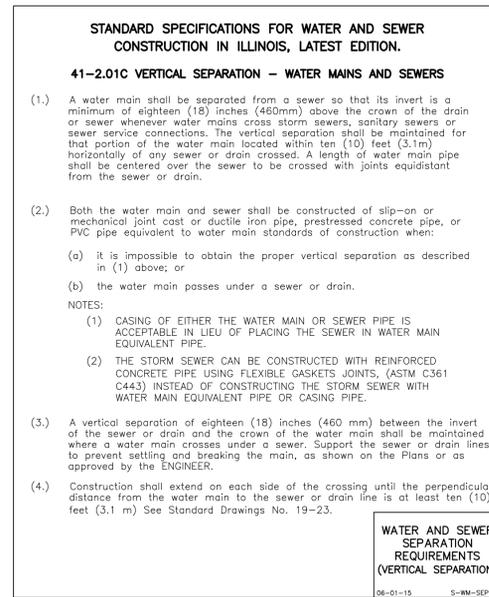


STONE RIP-RAP

PIPE DIAMETER (IN.)	QUALITY DESIGNATION	GRADATION NUMBER	MINIMUM THICKNESS (IN.)	MINIMUM LENGTH (FT)	WEIGHT RANGE (LB)	WEIGHT AVERAGE (LB)	SIZE AVERAGE (IN.)	MINIMUM THICKNESS (IN.)
12"	B	3	8"	4'	1-50	10	4.5"	N/A
15"	B	3	8"	5'	1-50	10	4.5"	N/A
18"	B	4	16"	6'	1-150	40	7"	6"
21"	B	4	16"	7'	1-150	40	7"	6"
24"	B	4	16"	8'	1-150	40	7"	6"
27"	B	4	16"	9'	1-150	40	7"	6"
30"	B	4	16"	10'	1-150	40	7"	6"
36"	B	5	22"	12'	3-400	90	10"	8"
42"	B	5	22"	14'	3-400	90	10"	8"
48"	B	6	26"	16'	6-600	170	12"	10"
54"	B	6	26"	18'	6-600	170	12"	10"
60"	B	6	26"	20'	6-600	170	12"	10"
72"	B	6	26"	24'	6-600	170	12"	10"

STONE RIP RAP DETAIL

06-01-15 S-81-004



Manhard CONSULTING LTD.

800 Woodbine Parkway, Suite 100, Oak Brook, IL 60151
630.581.8888
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers • Environmental Scientists • Landscape Architects • Planners

PARKING LOT ADDITIONS
VILLAGE OF LINCOLNSHIRE, ILLINOIS
CONSTRUCTION DETAILS

ISSUED FOR PERMIT

MANHARD CONSULTING, LTD. STANDARD SPECIFICATIONS

GENERAL CONDITIONS CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

- a. "CLIENT" shall mean VAN VLISSINGEN & COMPANY, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering Plans and SPECIFICATIONS.
b. "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
c. "PLANS AND SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER'S attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatsoever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR'S responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Company the working schedules for removing or adjusting these facilities.

UNSATURABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvements according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT'S construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the CLIENT. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR'S trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR'S or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby warrants any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, rigging, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs of time expended by the indemnified party and its employees, at its usual rates plus costs of travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, any agent or indirectly employed by any of them or any employee of any of them whose compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy, provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER'S other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement. Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS

* I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges. Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition operation, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures. All existing irrigation lines encountered within limits of proposed improvements shall be removed.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNMENT ENTITIES) of all structures, pads, walls, fumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company. CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clear of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs

will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for its removal and repair.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to ensure proper conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The taking shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

* II. EARTHWORK STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

* SOIL BORING DATA - INTENTIONALLY OMITTED

* EARTHWORK CALCULATIONS AND CROSS SECTIONS - INTENTIONALLY OMITTED

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPIREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from frost.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain the compaction (i.e., soil fabric or any underdraining that may be required).

Table with 5 columns: Percent Compaction, Type Material, Standard, Pavement & Floor Slabs, and Grass Areas. Rows include Sandy Soils, Modified Proctor, Clayey Soils, Standard Proctor.

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

- 1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottom, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed 1/2 inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same. During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm sewers falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by dicing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT'S option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

- (1) GEOTEXTILE FABRIC: Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.
(2) EROSION CONTROL BLANKET: Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section III-B Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced cast flat top section shall be used, and Valve Vaults shall have conometric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous 1/2" steel reinforcement as manufactured by MA Industries, or approved equal.

* AUGERBORING AND CASING - INTENTIONALLY OMITTED

* AUGER (OPEN BORE) - INTENTIONALLY OMITTED

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois 41-2.01-A and 41-2.01-B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

* B. SANITARY SEWERS AND APPURTENANCES - INTENTIONALLY OMITTED

* C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER)

Water main pipe shall conform to the following:

- (1) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure with "push on" type joints.(2)

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C604 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS - INTENTIONALLY OMITTED

VALVE BOXES

Valve boxes shall be constructed in conformance with the standard detail. Valve boxes shall be cast iron extension screw type having lids imprinted with the letters "WATER".

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX - INTENTIONALLY OMITTED

SMALL WATER SERVICES (2" DIAMETER OR LESS) - INTENTIONALLY OMITTED

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE TUBE FOR DUCTILE IRON WATER MAIN ONLY

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene tube, Clow F-191 or approved equal installed as per the manufacturer's recommendations, should soil conditions so warrant it.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE - INTENTIONALLY OMITTED

* D. STORM SEWERS AND APPURTENANCES

STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

- (1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.
(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F670 (18-inch thru 36-inch), rated SDR 35, continuously marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.
(3) Ductile Iron Pipe (DIP) shall conform to ANSI/AWWA C151/A21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.
(4) Polyvinyl Chloride (PVC) large diameter closed profile gravity sewer pipe, UNI-B-9; ASTM F784. (Only permitted with Municipality Approval and/or when specifically indicated on PLANS).
(5) Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewers may be constructed with reinforced concrete pipe using only flexible gasket joints (ASTM 361 or 443) for water main crossings. Storm sewer shall include bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section III-A Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Menard or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. Provide "Vane" Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench backfill.

FLARED END SECTION - INTENTIONALLY OMITTED

RIP RAP - INTENTIONALLY OMITTED

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

UNDERDRAINS - INTENTIONALLY OMITTED

MISCELLANEOUS

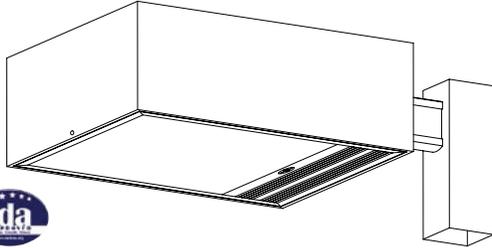
- (1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly reouted and/or connected to the storm sewer system.
(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer.

CONNECTION FOR STORM

EXECUTIVE-RT



Job Name: 1 Overlook Point
 Fixture Type: SA-10P
 Job Number: _____
 Distributor: Connexiones
 Distributor P.O.: _____



EXEC - RT25 SPEC SHEET

Dimensions: 20" x 25" x 8.75"
 Arm: 2" x 4" x 8"
 Tie-Rod Spacing: 3" (9/16" dia. holes)
 Weight: 64 lbs

EPA: 2.2 (10 - single)
 4.4 (28 - 2@180) (29 - 2@90)
 5.4 (39 - 3@90) (32 - 3@120)
 6.8 (49 - 4@90)

ORDERING SEQUENCE

HOUSING	STYLE/ SIZE	LAMP WATTAGE	REFLECTOR	VOLTAGE	BALLAST	MOUNTING	SHIELD OPTIONS	GENERAL OPTIONS	HOUSING FINISH	EXI FINISH (if req'd)	POLE SECTION
(1) EXEC	(2) RT25	(3) 250HPS	(4) 3H	(5) 5	(6) C	(7) 10	(8) SG ³ HS ⁴	(9) WM VF HF PRL QTZ ⁵ FL EXI ⁶	(10) BZ	(11)	(12) C30
EXEC	R25	175PMH (ED28) 100PMH (ED28) 250PMH (ED28) 350PMH (ED28) 400PMH (ED28) 150HPS (ED23.5) 250HPS (ED18) 400HPS (E18)	2H ¹ 3H ¹ 5H ^{1,4} 2S ¹ 3S ¹ 5S ¹ 4L ¹ 4W ¹	1=120 2=208 3=240 4=277 5=480	C	10 28 29	32 ² 39 49	WM VF HF PRL QTZ ⁵ FL EXI ⁶	Powder BL DB WH PS	STR Square C30 3.0" dia Round C35 3.5" dia Round C40 4.0" dia Round C45 4.5" dia Round C50 5.0" dia Round C60 6.0" dia Round	

Note: First digit denotes fixture quantity per assembly

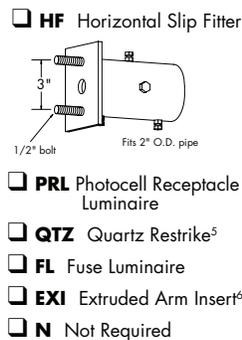
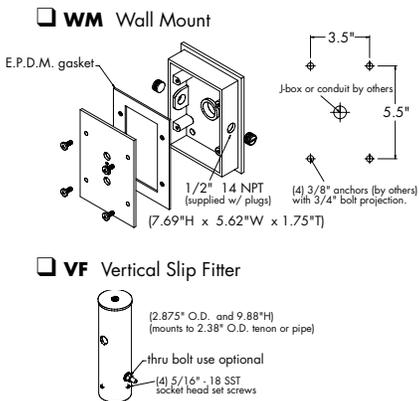
REFLECTOR

- 2H** Type-II Hydro^{1,7}
- 3H** Type-III Hydro^{1,7}
- 5H** Type-V Hydro^{1,4}
- 2S** Type-II Seg¹
- 3S** Type-III Seg¹
- 5S** Type-V Seg¹
- 4L** Type-IV Long Fabricated¹
- 4W** Type-IV Wide Seg¹

SHIELD OPTION

- SG** Stone Guard³
- HS** House Side Shield⁴

GENERAL OPTIONS



FINISH OPTIONS

- Powder**
- BL** Black
 - DB** Dark Bronze
 - WH** White
 - PS** Platinum Silver

Note: 1) All reflectors (minus the 5H & 5S) are field rotatable without tools.
 2) '32' mounting (3@120) only available with round pole or modified pole top fitter.
 3) The 'SG' stone guard option is clear polycarbonate and attaches to the door via (2) extrusions.
 4) The 'HS' house side shield option is n/a with the '5H' or '5S' reflector.
 5) The 'QTZ' quartz restrike option will have a 2-minute delay, and is only available in 150W with DCBAYONET.
 6) If the color for the 'EXI' extruded arm insert is not specified, insert will be brushed aluminum.



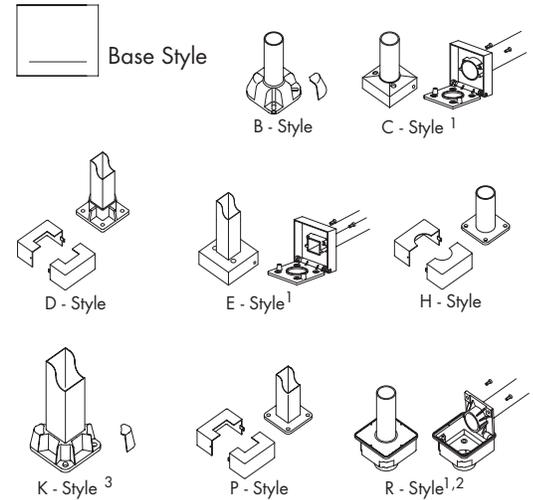
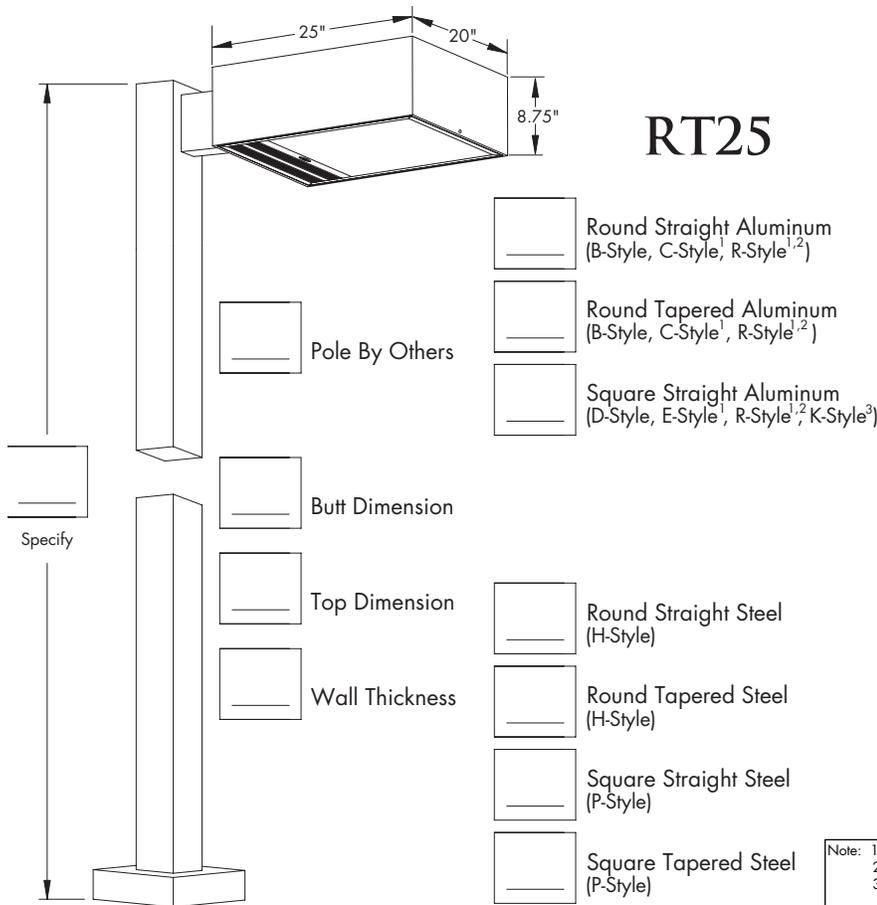
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In the interest of continuous product improvement, Sterner Lighting reserves the right to change specifications without notice. 2/15



EXECUTIVE-RT

DIMENSIONS, POLE, AND BASE DETAILS



Note: 1) C, E, & R-Style bases are 20" max for straight & tapered aluminum poles.
 2) Contact factory for R-Style base availability.
 3) K-Style base only available for 30" SSA poles.

See our pole brochure for sizes, availability, and other details...

SPECIFICATIONS

Housing

The luminaire housing shall be mitre-formed construction from a single piece of aluminum extrusion, with only a single seam located on the back of the box where the arm detail is located. The sidewall extrusion shall incorporate an integral structural rib for additional strength and support that runs the full perimeter of the housing. The luminaire canopy shall be of aluminum sheet that is crowned and crimped directly into a specially designed upper lip of the sidewall extrusion. This lip shall be lined with an Isocryl gasket prior to the crimping process to form a fully sealed canopy without the use of silicone or welds.

Door Frame & Lens Assembly

Door frame shall be mitre-cut construction from a single piece of aluminum extrusion and mechanically fastened with no welds. The entire frame assembly is to always be fully anodized in a natural finish. An extruded silicone gasket shall run the entire perimeter of the frame to form a compression seal directly to the housing when shut to create a fully sealed optical chamber. A thermal and impact resistant tempered clear glass lens is set mechanically into the door frame. The entire perimeter of the glass lens is surrounded by a one-piece E.P.D.M gasket that seals directly to the frame and to the reflector assembly to prevent intrusion by moisture, dust, and other contaminants. Door shall open by a tool-less push button in the front of the housing, and shall hinge on aluminum door pins that slide into the housing sidewall. Door shall be self-retained, and catches with a spring-loaded safety latch to prevent accidental dropping before the door hinges completely open. The entire door frame assembly can then be removed without tools by sliding and lifting the assembly from the center of the housing.

Arm Assembly

Single piece extruded aluminum arm is standard with an optional aluminum decorative insert (color/finish to be specified). The arm is fastened to the pole via (2) non-slip tie-rod channels serving as a compression member with (2) 1/2" zinc-plated steel tie-rods and lock nuts in tension between pole and luminaire.

Optical Systems

Reflectors '2H', '3H', and '5H' are precision hydroformed aluminum, chemically brightened, and are anodized to a semi-specular finish. All wire way or socket entrances are gasketed and sealed with a silicone grommet to form a fully sealed optical chamber when the hydroformed reflector seals directly to the glass lens on the door. Reflector '2S', '3S', '4L', '4W', and '5S' are fabricated segmented systems that are manufactured from highly specular aluminum sheet that has been electrochemically brightened and sealed with a clear coat finish. All segmented reflectors are sealed directly to the glass lens on the door, and the housing itself becomes the fully sealed optical chamber when the door is in the closed position. All reflector systems hinge directly on the door and are latched shut in compression via a tool-less clamping wire-form system. Reflectors can be hinged, removed, or rotated directly on the door without the use of any tools for easy cleaning or re-lamping when required.

Electrical

All electrical components are cULus recognized, factory tested, and mounted to an extruded aluminum ballast tray that sits directly on the door assembly. The extruded aluminum ballast tray is finned for heat dissipation and is fastened to the door via a single thumbscrew and slide-catch for tool-less removal. Each high power factor ballast is capable of starting temperatures down to -20° F (-28.90° C). The 600-volt insulated wiring shall be installed between socket and ballast components via electrical quick disconnects. A Sterner designed Primary Electrical Disconnect system (male/female plug system) is mounted to the ballast tray and housing respectively. The primary electrical circuit shall be disconnected as soon as the door drops in the open position, thus eliminating any exposed live electrical connections and possible shock hazard during service. The entire fixture is cULus listed for wet location use.

Finish

Finished parts shall be washed in a multi-stage phosphate processing system and then finished with a standard polyester urethane powder coat paint. The door frame assembly shall always be anodized in a natural finish with the ballast tray being e-coated in black. Standard powder colors are dark bronze, black, white, and natural aluminum. Custom powder, are available (contact factory for availability).

RTA - ROUND TAPERED ALUMINUM POLES



Job Name: _____

Fixture Type: _____

Job Number: _____

Distributor: _____

Distributor P.O.: _____

ORDERING EXAMPLE

(1) **RTA20** / (2) **6.0 x 4.5** / (3) **0.188** / (4) **A28** / (5) **B** / (6) **DF** / (7) **BK**

ORDERING SEQUENCE

CAT. NO.	(TAPERED)	THICKNESS	(4)	(5)	(6)	(7)
RTA10	See Pole Data Table Below	0.125^{#1}	(X) ³ 10	B	DF Duplex Groundfault Receptacle (15 amp, mounted 24" above grade)	BK Black
RTA12.5		0.156^{#3}	(X) ³ 28	VD Vibration Dampener (installed through hand hole at pole installation)	BZ Dark Bronze	
RTA15		0.188^{#2,3}	(X) ³ 29	BN Break-Away Banner Arm Coupling (can use 0.75" or 1.25" pipe arms) (consult factory for specific ordering info.)	WH White	
RTA20			(X) ³ 32	N Not Required	AL Natural Aluminum	
RTA25			(X) ³ 39		Anodized	
RTA30			(X) ³ 49	L	LBZ Light Bronze	

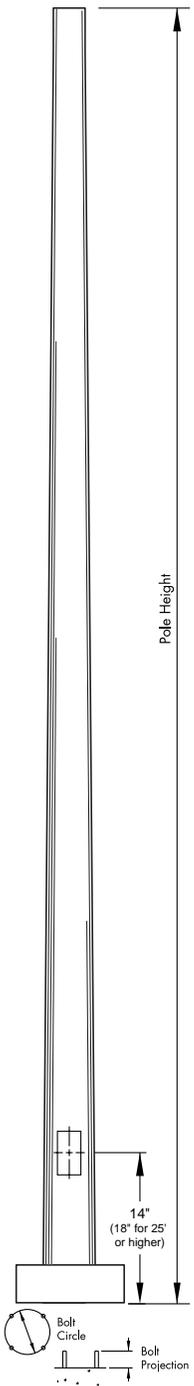
Note: 1) '10' applies to both arm & yoke mount fixtures.
 2) C - Style & R - Style bases available 20' max. 4.5" dia. base only.
 3) Replace (X) with letter below to indicate fixture drilling
A RT21, RT25, SQ19, SQ25, SQR19, SQR25
B RT32
 4) See below table for dimensions & bolt information

PT2 2" Pipe Tenon (2.38" O.D., 6" high)
PT3 3" Pipe Tenon (3.5" O.D., 6" high)

POLE DATA

Pole Cat. No.	Diameter (tapered)	Wall Thickness	Pole Height	Bolt Circle	Anchor Bolt Projection	Anchor Bolts	Base Style	Base Dimension	Conduit Opening Diameter	Estimated Shipping Weight	Allowable Pole EPA (steady wind/gusting wind x 1.3)			
											80/104	90/117	100/130	110/143
RTA10	4.5" x 3.0"	0.125"	10' - 0"	7.00"	2.25"	0.625" x 16" x 2" 0.625" x 16" x 2" 0.625" x 16" x 2"	B C R	9.00" Sq. x 3.12" 9.00" Sq. x 3.25" 11.00" Sq. x 6.5"	4.0" 4.0" 4.5"	40#	15.0	11.7	9.4	7.6
RTA12.5	4.5" x 3.0"	0.125"	12' - 6"	7.00"	2.25"	0.625" x 16" x 2" 0.625" x 16" x 2" 0.625" x 16" x 2"	B C R	9.00" Sq. x 3.12" 9.00" Sq. x 3.25" 11.00" Sq. x 6.5"	4.0" 4.0" 4.5"	45#	11.0	8.5	6.7	5.4
RTA15	4.5" x 3.0"	0.125"	15' - 0"	7.00"	2.25"	0.625" x 16" x 2" 0.625" x 16" x 2" 0.625" x 16" x 2"	B C R	9.00" Sq. x 3.12" 9.00" Sq. x 3.25" 11.00" Sq. x 6.5"	4.0" 4.0" 4.5"	50#	5.9	4.4	3.4	2.6
RTA20	5.0" x 3.0"	0.188"	20' - 0"	9.19"	3.25"	0.75" x 16" x 2" 0.75" x 16" x 2" 0.625" x 16" x 2"	L C R	9.25" Sq. x 3.12" 10.50" x 11.69" x 5.19" 11.00" Sq. x 6.5"	4.5" 4.5" 4.5"	79#	7.4	5.2	3.8	2.8
RTA20	6.0" x 4.5"	0.188"	20' - 0"	9.19"	2.50"	0.75" x 16" x 2" 0.75" x 16" x 2" 0.625" x 16" x 2"	B C R	9.62" Sq. x 3.62" 10.50" x 11.69" x 4.5" 11.00" Sq. x 6.5"	5.5" 5.5" 4.5"	97#	14.2	10.9	8.6	6.9
RTA25	6.0" x 4.0"	0.156"	24' - 8"	9.19"	3.50"	0.75" x 32" x 4"	L	10.25" Sq. x 3.25"	5.5"	109#	5.3	3.6	2.6	2.0
RTA25	6.0" x 4.0"	0.188"	24' - 8"	9.19"	3.50"	0.75" x 32" x 4"	L	10.25" Sq. x 3.25"	5.5"	119#	7.3	5.2	3.9	3.0
RTA30	8.0" x 4.5"	0.156"	29' - 8"	11.50"	4.25"	1.00" x 36" x 4"	L	11.625" Sq. x 3.88"	7.5"	165#	9.4	7.0	5.3	4.1
RTA30	8.0" x 4.5"	0.188"	29' - 8"	11.50"	4.25"	1.00" x 36" x 4"	L	11.625" Sq. x 3.88"	7.5"	182#	12.4	9.4	7.3	5.7

NOTES: Responsibility lies with the specifier for correct pole selection based on local codes and standards for the job location.



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EXECUTIVE-RT



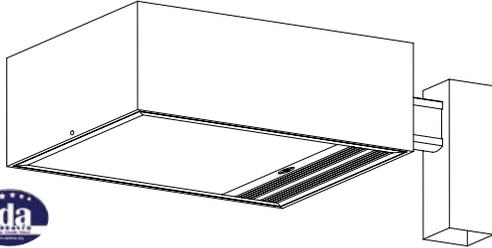
Job Name: 1 Overlook Point

Fixture Type: SB-10P

Job Number: _____

Distributor: Connexiones

Distributor P.O.: _____



EXEC - RT25 SPEC SHEET

Dimensions: 20" x 25" x 8.75"
 Arm: 2" x 4" x 8"
 Tie-Rod Spacing: 3" ⁹/₁₆" dia. holes
 Weight: 64 lbs

EPA: 2.2 (10 - single)
 4.4 (28 - 2@180) (29 - 2@90)
 5.4 (39 - 3@90) (32 - 3@120)
 6.8 (49 - 4@90)

ORDERING SEQUENCE

HOUSING	STYLE/ SIZE	LAMP WATTAGE	REFLECTOR	VOLTAGE	BALLAST	MOUNTING	SHIELD OPTIONS	GENERAL OPTIONS	HOUSING FINISH	EXI FINISH (if req'd)	POLE SECTION
(1) EXEC	(2) RT25	(3) 250HPS	(4) 3H	(5) 5	(6) C	(7) 10	(8)	(9)	(10) DB	(11)	(12) C30
EXEC	R25	175PMH (ED28) 100PMH (ED28) 250PMH (ED28) 350PMH (ED28) 400PMH (ED28) 150HPS (ED23.5) 250HPS (ED18) 400HPS (E18)	2H¹ 3H¹ 5H^{1,4} 2S¹ 3S¹ 5S¹ 4L¹ 4W¹	1=120 2=208 3=240 4=277 5=480	C	10 28 29 32² 39 49	SG³ HS⁴	WM VF HF PRL QTZ⁵ FL EXI⁶	Powder BL DB WH PS	STR Square C30 3.0" dia C35 3.5" dia C40 4.0" dia C45 4.5" dia C50 5.0" dia C60 6.0" dia Round	

Note: First digit denotes fixture quantity per assembly

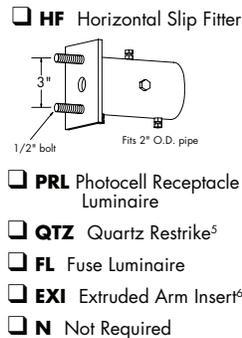
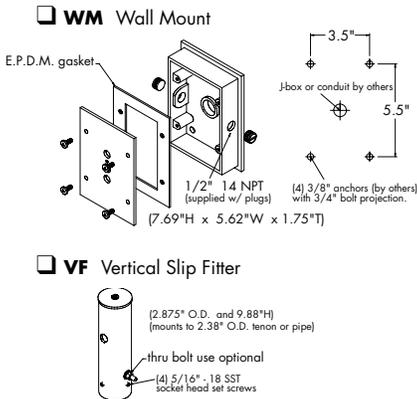
REFLECTOR

- 2H** Type-II Hydro^{1,7}
- 3H** Type-III Hydro^{1,7}
- 5H** Type-V Hydro^{1,4}
- 2S** Type-II Seg¹
- 3S** Type-III Seg¹
- 5S** Type-V Seg¹
- 4L** Type-IV Long Fabricated¹
- 4W** Type-IV Wide Seg¹

SHIELD OPTION

- SG** Stone Guard³
- HS** House Side Shield⁴

GENERAL OPTIONS



FINISH OPTIONS

- Powder**
- BL** Black
 - DB** Dark Bronze
 - WH** White
 - PS** Platinum Silver

Note: 1) All reflectors (minus the 5H & 5S) are field rotatable without tools.
 2) '32' mounting (3@120) only available with round pole or modified pole top fitter.
 3) The 'SG' stone guard option is clear polycarbonate and attaches to the door via (2) extrusions.
 4) The 'HS' house side shield option is n/a with the '5H' or '5S' reflector.
 5) The 'QTZ' quartz restrike option will have a 2-minute delay, and is only available in 150W with DCBAYONET.
 6) If the color for the 'EXI' extruded arm insert is not specified, insert will be brushed aluminum.



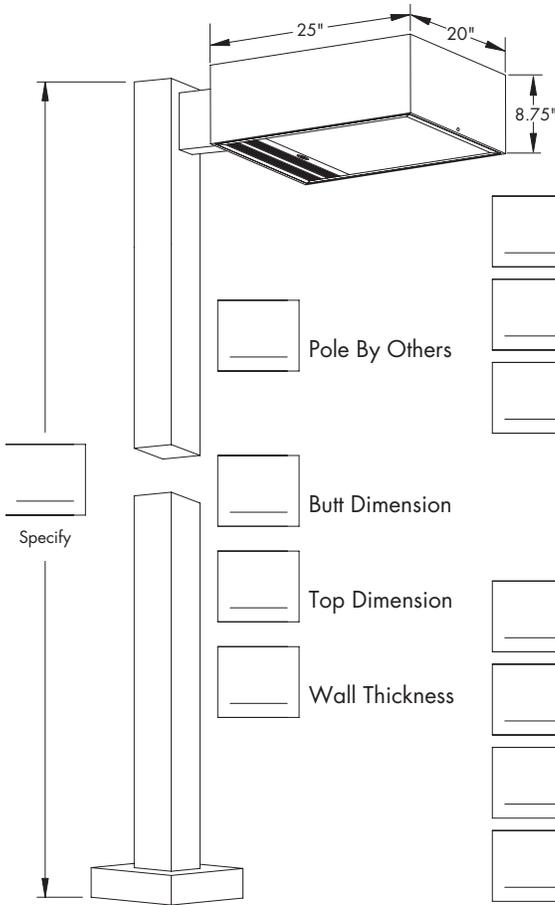
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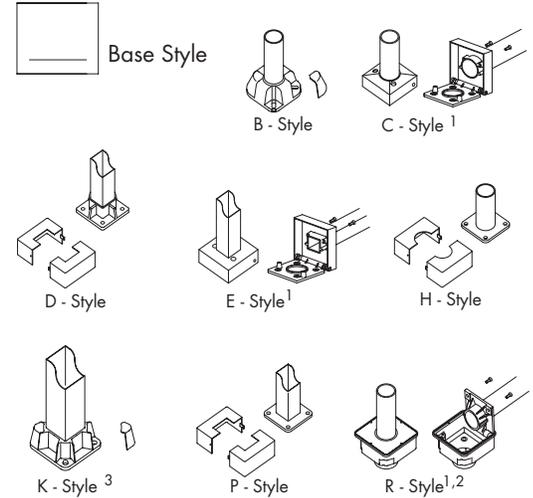
EXECUTIVE-RT

DIMENSIONS, POLE, AND BASE DETAILS



RT25

- | | |
|--|--|
| | Round Straight Aluminum
(B-Style, C-Style ¹ , R-Style ^{1,2}) |
| | Round Tapered Aluminum
(B-Style, C-Style ¹ , R-Style ^{1,2}) |
| | Square Straight Aluminum
(D-Style, E-Style ¹ , R-Style ^{1,2} ; K-Style ³) |
| | Pole By Others |
| | Butt Dimension |
| | Top Dimension |
| | Wall Thickness |
| | Round Straight Steel
(H-Style) |
| | Round Tapered Steel
(H-Style) |
| | Square Straight Steel
(P-Style) |
| | Square Tapered Steel
(P-Style) |



Note: 1) C, E, & R-Style bases are 20" max for straight & tapered aluminum poles.
 2) Contact factory for R-Style base availability.
 3) K-Style base only available for 30" SSA poles.

See our pole brochure for sizes, availability, and other details...

SPECIFICATIONS

Housing

The luminaire housing shall be mitre-formed construction from a single piece of aluminum extrusion, with only a single seam located on the back of the box where the arm detail is located. The sidewall extrusion shall incorporate an integral structural rib for additional strength and support that runs the full perimeter of the housing. The luminaire canopy shall be of aluminum sheet that is crowned and crimped directly into a specially designed upper lip of the sidewall extrusion. This lip shall be lined with an Isocryl gasket prior to the crimping process to form a fully sealed canopy without the use of silicone or welds.

Door Frame & Lens Assembly

Door frame shall be mitre-cut construction from a single piece of aluminum extrusion and mechanically fastened with no welds. The entire frame assembly is to always be fully anodized in a natural finish. An extruded silicone gasket shall run the entire perimeter of the frame to form a compression seal directly to the housing when shut to create a fully sealed optical chamber. A thermal and impact resistant tempered clear glass lens is set mechanically into the door frame. The entire perimeter of the glass lens is surrounded by a one-piece E.P.D.M gasket that seals directly to the frame and to the reflector assembly to prevent intrusion by moisture, dust, and other contaminants. Door shall open by a tool-less push button in the front of the housing, and shall hinge on aluminum door pins that slide into the housing sidewall. Door shall be self-retained, and catches with a spring-loaded safety latch to prevent accidental dropping before the door hinges completely open. The entire door frame assembly can then be removed without tools by sliding and lifting the assembly from the center of the housing.

Arm Assembly

Single piece extruded aluminum arm is standard with an optional aluminum decorative insert (color/finish to be specified). The arm is fastened to the pole via (2) non-slip tie-rod channels serving as a compression member with (2) 1/2" zinc-plated steel tie-rods and lock nuts in tension between pole and luminaire.

Optical Systems

Reflectors '2H', '3H', and '5H' are precision hydroformed aluminum, chemically brightened, and are anodized to a semi-specular finish. All wire way or socket entrances are gasketed and sealed with a silicone grommet to form a fully sealed optical chamber when the hydroformed reflector seals directly to the glass lens on the door. Reflector '2S', '3S', '4L', '4W', and '5S' are fabricated segmented systems that are manufactured from highly specular aluminum sheet that has been electrochemically brightened and sealed with a clear coat finish. All segmented reflectors are sealed directly to the glass lens on the door, and the housing itself becomes the fully sealed optical chamber when the door is in the closed position. All reflector systems hinge directly on the door and are latched shut in compression via a tool-less clamping wire-form system. Reflectors can be hinged, removed, or rotated directly on the door without the use of any tools for easy cleaning or re-lamping when required.

Electrical

All electrical components are cULus recognized, factory tested, and mounted to an extruded aluminum ballast tray that sits directly on the door assembly. The extruded aluminum ballast tray is finned for heat dissipation and is fastened to the door via a single thumbscrew and slide-catch for tool-less removal. Each high power factor ballast is capable of starting temperatures down to -20° F (-28.90° C). The 600-volt insulated wiring shall be installed between socket and ballast components via electrical quick disconnects. A Sterner designed Primary Electrical Disconnect system (male/female plug system) is mounted to the ballast tray and housing respectively. The primary electrical circuit shall be disconnected as soon as the door drops in the open position, thus eliminating any exposed live electrical connections and possible shock hazard during service. The entire fixture is cULus listed for wet location use.

Finish

Finished parts shall be washed in a multi-stage phosphate processing system and then finished with a standard polyester urethane powder coat paint. The door frame assembly shall always be anodized in a natural finish with the ballast tray being e-coated in black. Standard powder colors are dark bronze, black, white, and natural aluminum. Custom powder, are available (contact factory for availability).

EXECUTIVE-RT



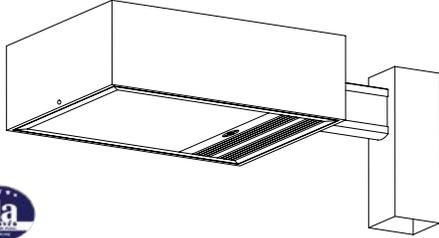
Job Name: _____

Fixture Type: _____

Job Number: _____

Distributor: _____

Distributor P.O.: _____



EXEC - RT21 SPEC SHEET

Dimensions: 16" x 21" x 6.75" EPA: 1.6 (10 - single)
 Arm: 2" x 4" x 8" 3.2 (28 - 2@180) (29 - 2@90)
 Tie-Rod Spacing: 3" ⁹/₁₆" dia. holes) 3.3 (39 - 3@90) (32 - 3@120)
 Weight: 36 lbs 4.2 (49 - 4@90)



ORDERING SEQUENCE

HOUSING	STYLE/ SIZE	LAMP WATTAGE	REFLECTOR	VOLTAGE	BALLAST	MOUNTING	SHIELD OPTIONS	GENERAL OPTIONS	HOUSING FINISH	EXI FINISH (if req'd)	POLE SECTION
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
EXEC	R21	50PMH (ED17) 70PMH (ED17) 100PMH (ED17) 150PMH (ED17)* 175PMH (ED28) 250PMH (ED28)	2H ¹ 3H ¹ 5H ^{1,4} 2S ¹ 3S ¹ 5S ¹ 4L ¹ 4W ¹	1=120 2=208 3=240 4=277 5=480	C	10 28 29	32 ² 39 49	WM VF HF PRL QTZ ⁵ FL EXI ⁶	Powder BL DB WH PS		STR Square Straight C30 3.0" dia Round C35 3.5" dia Round C40 4.0" dia Round C45 4.5" dia Round C50 5.0" dia Round C60 6.0" dia Round

*150PMH requires M102 lamp

Note: First digit denotes fixture quantity per assembly

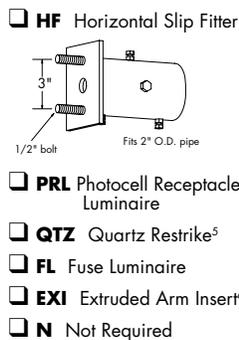
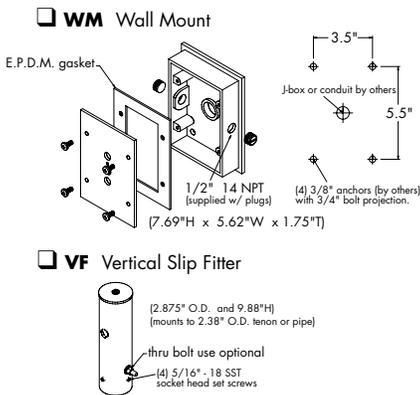
REFLECTOR

- 2H Type-II Hydro^{1,7}
- 3H Type-III Hydro^{1,7}
- 5H Type-V Hydro^{1,4}
- 2S Type-II Seg¹
- 3S Type-III Seg¹
- 5S Type-V Seg¹
- 4L Type-IV Long Fabricated¹
- 4W Type-IV Wide Seg¹

SHIELD OPTION

- SG Stone Guard³
- HS House Side Shield⁴

GENERAL OPTIONS



FINISH OPTIONS

- Powder**
- BL Black
 - DB Dark Bronze
 - WH White
 - PS Platinum Silver

Note: 1) All reflectors (minus the 5H & 5S) are field rotatable without tools.
 2) '32' mounting (3@120) only available with round pole or modified pole top fitter.
 3) The 'SG' stone guard option is clear polycarbonate and attaches to the door via (2) extrusions.
 4) The 'HS' house side shield option is n/a with the '5H' reflector.
 5) The 'QTZ' quartz restrike option will have a 2-minute delay, and is only available in 150W with DCBAYONET.
 6) If the color for the 'EXI' extruded arm insert is not specified, insert will be brushed aluminum.
 7) 750 watt max



EXECUTIVE-RT

SPECIFICATIONS

Housing

The luminaire housing shall be mitre-formed construction from a single piece of aluminum extrusion, with only a single seam located on the back of the box where the arm detail is located. The sidewall extrusion shall incorporate an integral structural rib for additional strength and support that runs the full perimeter of the housing. The luminaire canopy shall be of aluminum sheet that is crowned and crimped directly into a specially designed upper lip of the sidewall extrusion. This lip shall be lined with an Isocryl gasket prior to the crimping process to form a fully sealed canopy without the use of silicone or welds.

Door Frame & Lens Assembly

Door frame shall be mitre-cut construction from a single piece of aluminum extrusion and mechanically fastened with no welds. The entire frame assembly is to always be fully anodized in a natural finish. An extruded silicone gasket shall run the entire perimeter of the frame to form a compression seal directly to the housing when shut to create a fully sealed optical chamber. A thermal and impact resistant tempered clear glass lens is set mechanically into the door frame. The entire perimeter of the glass lens is surrounded by a one-piece E.P.D.M gasket that seals directly to the frame and to the reflector assembly to prevent intrusion by moisture, dust, and other contaminants. Door shall open by a tool-less push button in the front of the housing, and shall hinge on aluminum door pins that slide into the housing sidewall. Door shall be self-retained, and catches with a spring-loaded safety latch to prevent accidental dropping before the door hinges completely open. The entire door frame assembly can then be removed without tools by sliding and lifting the assembly from the center of the housing.

Arm Assembly

Single piece extruded aluminum arm is standard with an optional aluminum decorative insert (color/finish to be specified). The arm is fastened to the pole via (2) non-slip tie-rod channels serving as a compression member with (2) 1/2" zinc-plated steel tie-rods and lock nuts in tension between pole and luminaire.

Optical Systems

Reflectors '2H', '3H', and '5H' are precision hydroformed aluminum, chemically brightened, and are anodized to a semi-specular finish. All wire way or socket entrances are gasketed and sealed with a silicone grommet to form a fully sealed optical chamber when the hydroformed reflector seals directly to the glass lens on the door. Reflector '2S', '3S', '4L', '4W', and '5S' are fabricated segmented systems that are manufactured from highly specular aluminum sheet that has been electrochemically brightened and sealed with a clear coat finish. All segmented reflectors are sealed directly to the glass lens on the door, and the housing itself becomes the fully sealed optical chamber when the door is in the closed position. All reflector systems hinge directly on the door and are latched shut in compression via a tool-less clamping wire-form system. Reflectors can be hinged, removed, or rotated directly on the door without the use of any tools for easy cleaning or re-lamping when required.

Electrical

All electrical components are cULus recognized, factory tested, and mounted to an extruded aluminum ballast tray that sits directly on the door assembly. The extruded aluminum ballast tray is finned for heat dissipation and is fastened to the door via a single thumbscrew and slide-catch for tool-less removal. Each high power factor ballast is capable of starting temperatures down to -20° F (-28.90° C). The 600-volt insulated wiring shall be installed between socket and ballast components via electrical quick disconnects. A Sterner designed Primary Electrical Disconnect system (male/female plug system) is mounted to the ballast tray and housing respectively. The primary electrical circuit shall be disconnected as soon as the door drops in the open position, thus eliminating any exposed live electrical connections and possible shock hazard during service. The entire fixture is cULus listed for wet location use.

Finish

Finished parts shall be washed in a multi-stage phosphate processing system and then finished with a standard polyester urethane powder coat paint. The door frame assembly shall always be anodized in a natural finish with the ballast tray being e-coated in black. Standard powder colors are dark bronze, black, white, and natural aluminum. Custom powder finishes are available (contact factory for availability).

SSA - SQUARE STRAIGHT ALUMINUM POLES



Job Name: _____

Fixture Type: _____

Job Number: _____

Distributor: _____

Distributor P.O.: _____

ORDERING EXAMPLE

(1) (2) (3) (4) (5) (6) (7)
SSA20 / 4.0 / 0.188 / A28 / L / DF / BK

ORDERING SEQUENCE

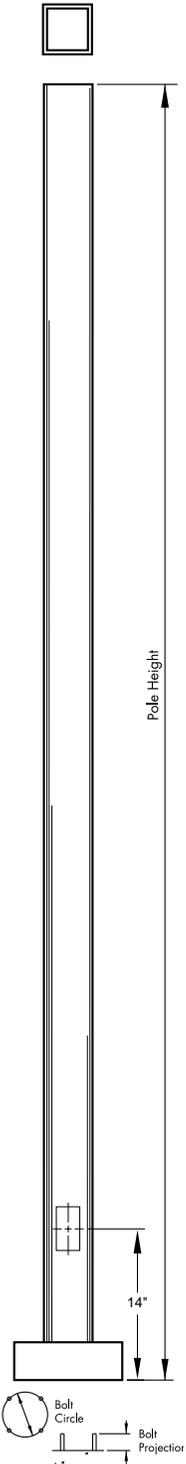
POLE CAT. NO.	SQUARE DIMENSION	WALL THICKNESS	MOUNTING	BASE	OPTIONS	FINISH
(1)	(2)	(3)	(4)	(5)	(6)	(7)
SSA10	See Pole Data Table Below	0.125"¹¹	(X) ³ 10¹		DF Duplex Groundfault Receptacle (15 amp, mounted 24" above grade)	Powder Coat
SSA12.5		0.188"¹²	(X) ³ 28		VD Vibration Dampener (installed through hand hole at pole installation)	BK Black
SSA15			(X) ³ 29		BN Break-Away Banner Arm Coupling (can use 0.75" or 1.25" pipe arms) (consult factory for specific ordering info.)	BZ Dark Bronze
SSA17.5			(X) ³ 32		N Not Required	WH White
SSA20			(X) ³ 49			AL Natural Aluminum
SSA25			PT2 2" Pipe Tenon (2.38" O.D., 6" high)			Anodized
			PT3 3" Pipe Tenon (3.5" O.D., 6" high)			LBZ Light Bronze
						MBZ Medium Bronze
						DBZ Dark Bronze
						ABK Black
						AAL Natural Aluminum
						NS Non-Standard Finish (provide color chip)

Note: 1) '10' applies to both arm & yoke mount fixtures.
 2) C-Style & R-Style bases available 20' max. 4.5" dia. only.
 3) Replace (X) with letter below to indicate fixture drilling
A RT21, RT25, SQ19, SQ25, SQR19, SQR25
B RT32
 4) See below table for dimensions & bolt information

POLE DATA

Pole Cat. No.	Square Dimension	Wall Thickness	Pole Height	Bolt Circle	Anchor Bolt Projection	Anchor Bolts	Base Style	Base Dimension	Conduit Opening Diameter	Estimated Shipping Weight	Allowable Pole EPA (steady wind/gusting wind x 1.3)			
											80/104	90/117	100/130	110/143
SSA10	4.0"	0.125"	10' - 0"	9.19" 7.00" 7.00"	2.75" 2.75" 2.25"	0.75" x 16" x 2" 0.625" x 16" x 2" 0.625" x 16" x 2"	L E R	9.94" Sq. x 2.00" 9.75" Sq. x 3" 11.00" Sq. x 6.5"	3.5" 4.0" 4.5"	42#	11.5	8.6	6.5	5.0
SSA12.5	4.0"	0.125"	12' - 6"	9.19" 7.00" 7.00"	2.75" 2.75" 2.25"	0.75" x 16" x 2" 0.625" x 16" x 2" 0.625" x 16" x 2"	L E R	9.94" Sq. x 2.00" 9.75" Sq. x 3" 11.00" Sq. x 6.5"	3.5" 4.0" 4.5"	47#	8.3	5.9	4.3	3.1
SSA15	4.0"	0.125"	15' - 0"	9.19" 7.00" 7.00"	2.75" 2.75" 2.25"	0.75" x 16" x 2" 0.625" x 16" x 2" 0.625" x 16" x 2"	L E R	9.94" Sq. x 2.00" 9.75" Sq. x 3" 11.00" Sq. x 6.5"	3.5" 4.0" 4.5"	55#	4.9	3.1	1.9	1.0
SSA17.5	4.0"	0.188"	17' - 6"	9.19" 7.00" 7.00"	2.75" 2.75" 2.25"	0.75" x 16" x 2" 0.625" x 16" x 2" 0.625" x 16" x 2"	L E R	9.94" Sq. x 2.00" 9.75" Sq. x 3" 11.00" Sq. x 6.5"	3.5" 4.0" 4.5"	83#	6.3	4.1	2.6	1.4
SSA20	4.0"	0.188"	20' - 0"	9.9" 7.00" 7.00"	2.75" 2.75" 2.25"	0.75" x 16" x 2" 0.625" x 16" x 2" 0.625" x 16" x 2"	L E R	9.94" Sq. x 2.00" 9.75" Sq. x 3" 11.00" Sq. x 6.5"	3.5" 4.0" 4.5"	90#	4.6	2.6	1.3	-
SSA20	5.0"	0.188"	20' - 0"	11.00" 9.19" 7.00"	2.75" 2.75" 2.25"	0.75" x 16" x 2" 0.75" x 16" x 2" 0.625" x 16" x 2"	L E R	11.56" Sq. x 2.50" 12.25" Sq. x 4" 11.00" Sq. x 6.5"	4.62" 5.0" 4.5"	112#	9.3	6.2	3.9	2.2
SSA25*	5.0"	0.188"	25' - 0"	11.00"	2.75"	0.75" x 32" x 4"	L	11.56" Sq. x 2.50"	4.62"	135#	4.0	1.7	-	-
SSA30*	Contact factory for availability													

NOTES: Responsibility lies with the specifier for correct pole selection based on local codes and standards for the job location.

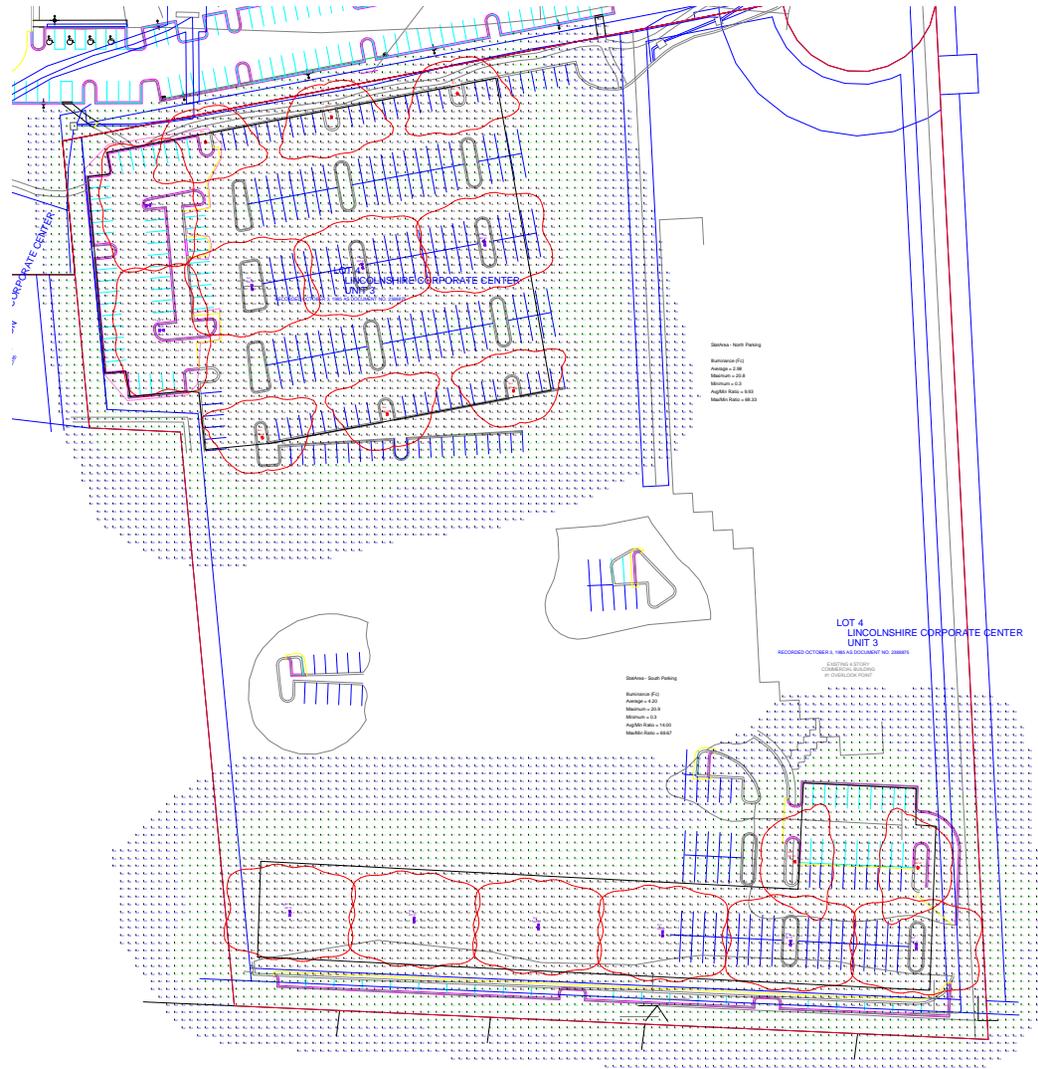


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In the interest of continuous product improvement, Sterner Lighting reserves the right to change specifications without notice.



1 OVERLOOK POINT



Luminaire Schedule			Work Plane = 0" A.F.F.			
Qty	Label	Symbol	Description	Fixture Lumens	Lum. Watts	LLF
11	SL2		EXEC-RT21-250HPS-3H-BACK-BACK	28000	305	0.81
8	SL3		EXEC-RT21-250HPS-3H-SINGLE	28000	305	0.81

Facility Data		Reflectances	
Ceiling H = N/A	Ceiling = N/A	Scale = NTS	
Mounting H = 20'	Walls = N/A	Rack Refl. = NA	
Rack H = N/A	Floor = N/A		

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
All CalcPts Extend Out to Zer	1.43	20.9	0.0	N.A.	N.A.
StatArea - North Parking	2.98	20.8	0.3	9.93	69.33
StatArea - South Parking	4.20	20.9	0.3	14.00	69.67

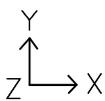
Fixture Spacing: NOTED

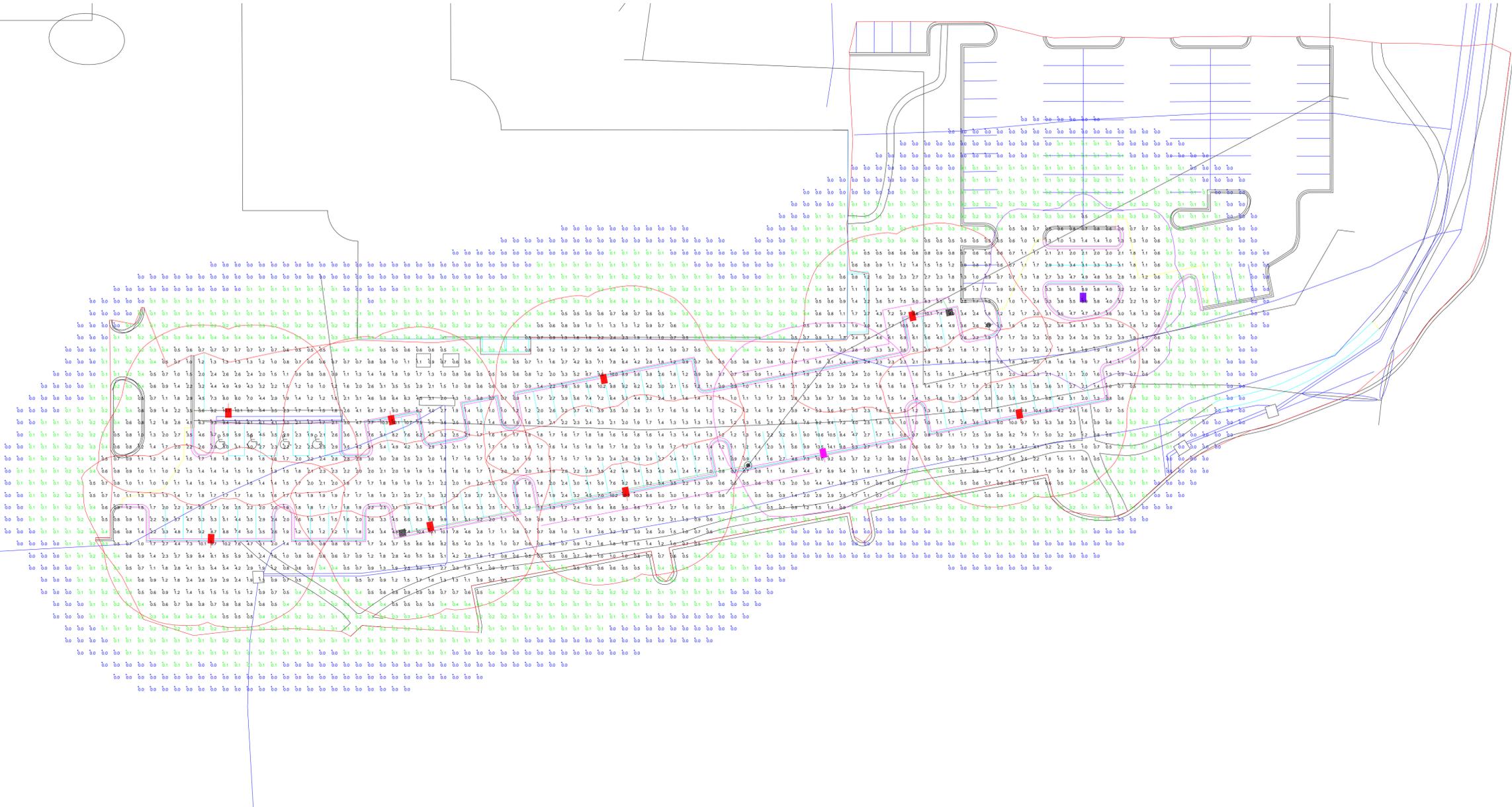
1 OVERLOOK POINT	
Date: 4/15/2016	R-03
Prepared By: MA	Checked By: MA

Luminaire data is obtained according to IES procedures under laboratory conditions. Field results may differ from computer model due to many factors, including ambient temperature, line voltage variations, installation, reflectances, and other site specific conditions.



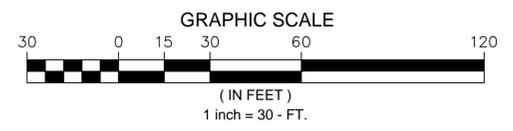
Precision-Paragon
23281 La Palma Ave.
Yorba Linda, CA. 92887
Phone : 714-386-5550
Fax : 714-386-5649
www.p-2.com





Luminaire Schedule										
Symbol	Label	Qty	Arrangement	Description	Lumens/Lamp	Lum. Lumens	LLF	Lum. Watts	Arr. Watts	Total Watts
	SL3	8	SINGLE	EXEC-RT21-250HPS-3H	28000	19800	0.810	305	305	2440
	SL4	1	SINGLE	EXEC-RT21-250HPS-4L	28000	20798	0.810	250	250	250
	SL5	1	SINGLE	EXEC-RT21-250HPS-5S	28000	15295	0.810	280	280	280

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpLr	PtSpTb	
All CalcPts Extending Out To Zero Foot-Candles	Illuminance	Fc	1.26	14.1	0.0	N.A.	N.A.	6	6	
StatArea - Parking Areas	Illuminance	Fc	3.01	14.1	0.7	4.30	20.14			



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARD UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

TITLE: PHOTOMETRIC PLAN 2 OVERLOOK POINT	REVISED FROM DRAWING NUMBER(S):	 Hubbell Lighting, Inc. 701 MILLENNIUM BLVD. GREENVILLE, SC 29607	DN BY: YWW	DATE: 2-16-16	CHK BY:
			REV BY:	DATE:	SCALE: AS NOTED
			QUOTE: N/A	DRAWING / DESIGN NO.:	1677860





**REQUEST FOR BOARD ACTION
Architectural Review Board
June 21, 2016**

Subject:	Circle K/Shell Gas Station – Ground and Canopy Sign Modifications (1000 Milwaukee Ave)
Action Requested:	Approval of a Minor Amendment to an Existing Special Use Related to Ground Sign and Gas Station Canopy Changes
Petitioner:	Corporate Identification Solutions
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community and Economic Development
Referred To:	Architectural Review Board

Background:

- The petitioner, Corporate Identification Solutions, seeks to modify the existing ground and canopy signs.
- The gas station site was rezoned and approved for operating as a Special Use for a gas station and a detached car wash facility in 1997. The project was placed on hold until 1999 when the original Special Use Ordinance was amended to accommodate a revised site layout, which included signage for the entire site. The site was subsequently constructed in accordance with the 1999 revised plans. In following years, Circle K took control of the property with Shell continuing to own gasoline pumps.
- In 2010, Circle K and Shell received Village approvals to amend their Special Use to revise convenience store and car wash wall signage including a variation for an increased wall sign height and revise two existing ground signs to incorporate new Circle K and Car Wash faces.
- The 2010 Special Use Ordinance requires ARB review of any site design changes. The Village code provides for a minor Special Use amendment process with ARB review and final approval when site intensity and use remain unaltered.
- The 1.7-acre property is located on the northwest corner of Milwaukee Avenue and Aptakisic Road, as shown on the attached map.

Approval Process:

The ARB has the final authority to review and approve the current request, per code.

Project Summary:

- **Shell Canopy:** The current canopy sign displays a “Shell” logo spelled out in channel letters (see attached renderings). The petitioner proposes to remove the channel letters and replace them with a new code-compliant 30” tall Shell logo on the east and west elevations of the canopy to be in line with their new brand. In addition, the petitioner proposes to rearrange the order of the canopy fascia colors. Currently, from top to bottom the colors are yellow, white and red. They are proposed to be white, yellow and red. The canopy structure will remain unchanged as will the illuminated red bar.
- **Ground Signs:** The petitioner proposes to update the face of the existing ground signs (see attached renderings). Proposed revisions include redesigning the existing Circle K, Car Wash faces with new graphics and colors and changing the background color of the entire sign face from grey to white. The sign face and sign structure dimensions will remain the same.

Recommendations:

Staff recommends approval of the proposed ground and canopy sign modifications.

Motion:

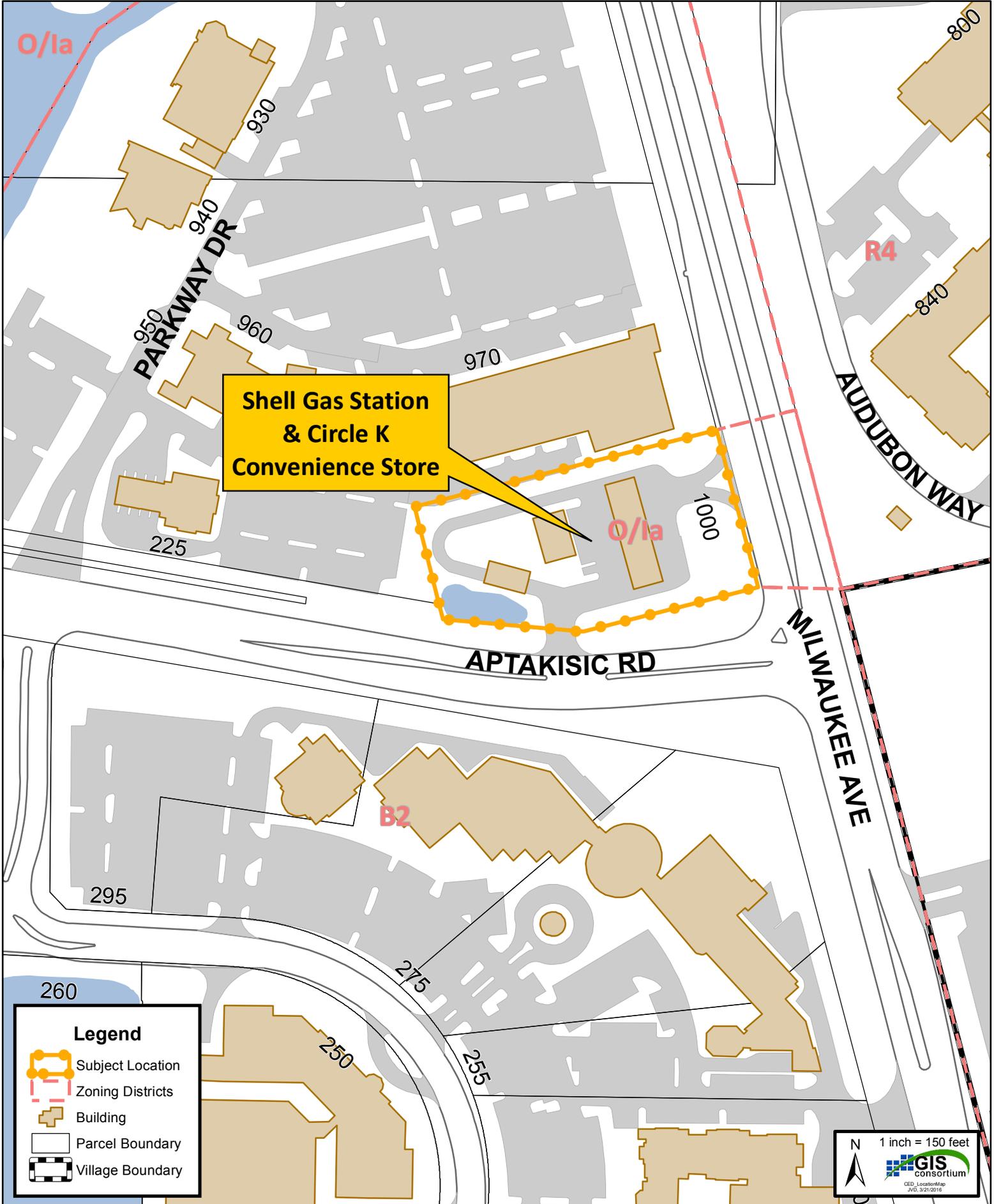
The Architectural Review Board, at its meeting held on June 21, 2016, moves to approve modifications to existing ground sign and canopy changes for the existing Circle K/Shell Gas Station, located at 1000 Milwaukee Avenue, as depicted in a presentation packet prepared by Corporate Identification Solutions, dated May 3 and June 6, 2016, 2016, and as depicted in the material/color sample board provided at the meeting, subject to recommendations contained in the Staff Memorandum, and further subject to...

{Insert any additional conditions or modification desired by the ARB}

Reports and Documents Attached:

- Location Map, prepared by MGP Consortium.
- Cover letter and presentation packet, prepared by Corporate Identification Solutions, dated

Meeting History	
ARB Review (current):	June 21, 2016



Legend

- Subject Location
- Zoning Districts
- Building
- Parcel Boundary
- Village Boundary

N 1 inch = 150 feet

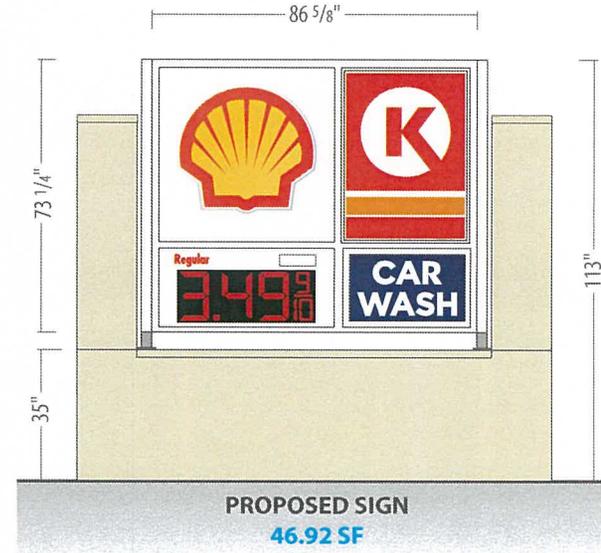
GIS consortium
CED_LocationMap
JVG_3/20/2016



EXISTING

NOTE: THIS SITE HAS QTY (2) IDENTICAL SIGNS

- Re-use existing cabinets
- Paint existing cabinets & poles to Shell RVle standards
- New RVle Shell faces
- New RVle Circle K faces
- New RVle pricer faces, re-use existing LED digits
- New RVle Car Wash faces
- Toggles to be covered with decals



ARTWORK REFLECTS CURRENT SURVEY



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
6704

LOCATION
Lincolnshire, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH

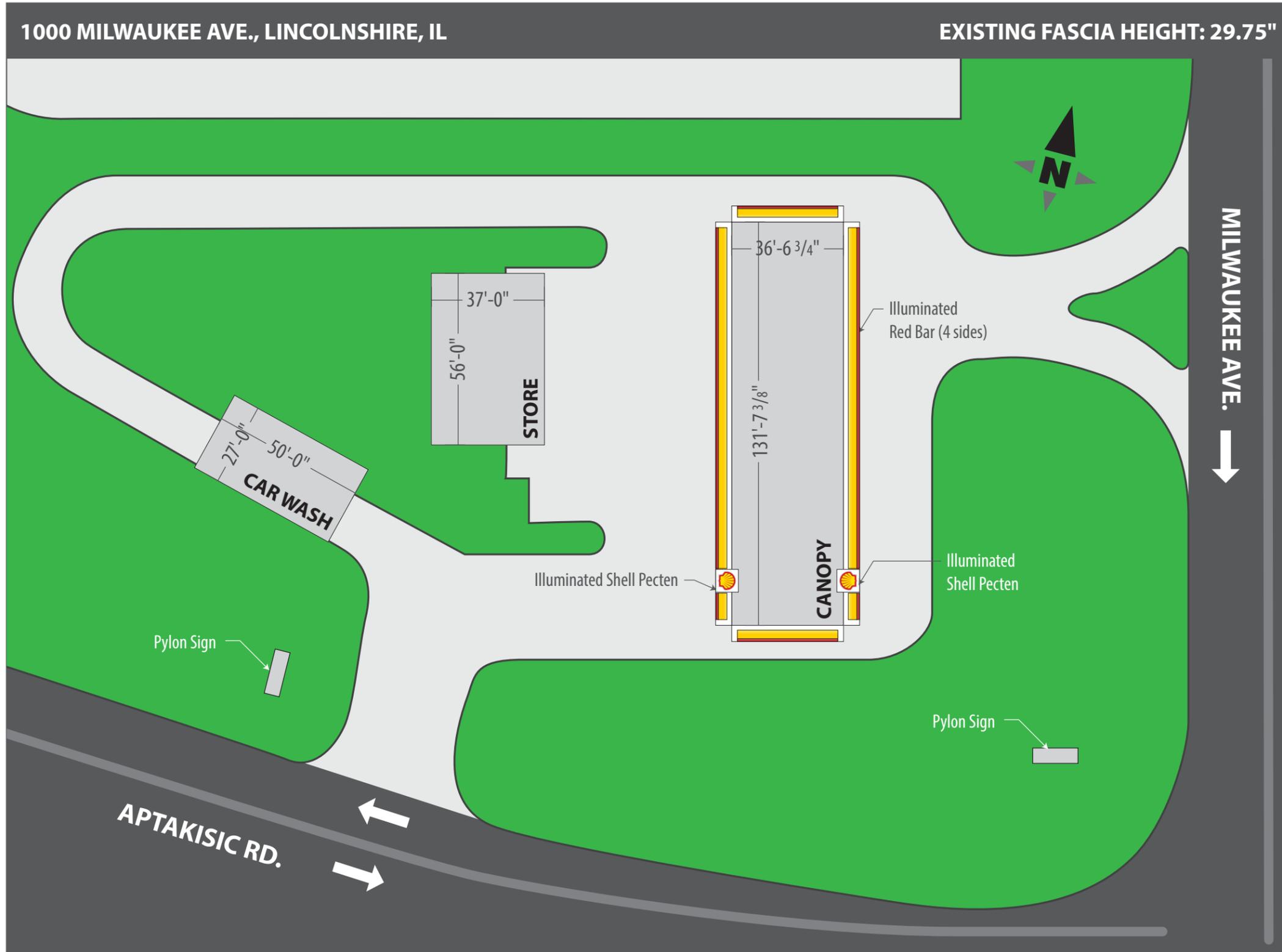
DATE
06/06/16

REVISION
07

SCALE
NTS

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CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K
SITE NUMBER
6704

LOCATION
Lincolnshire, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
06/10/16

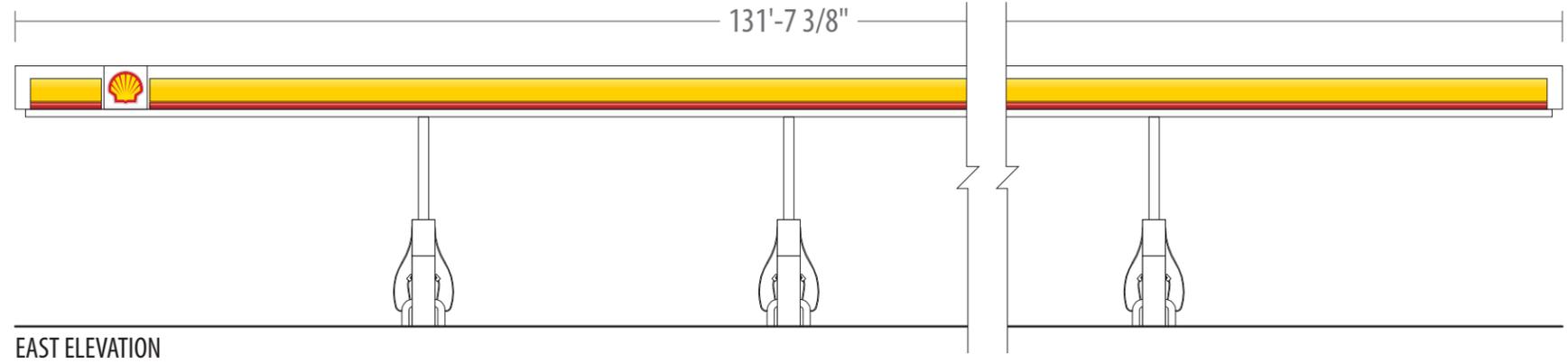
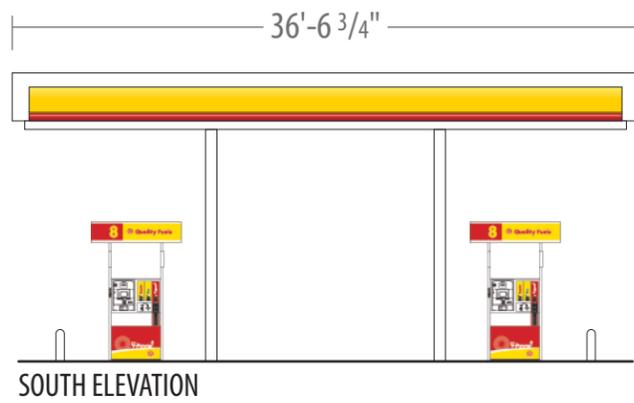
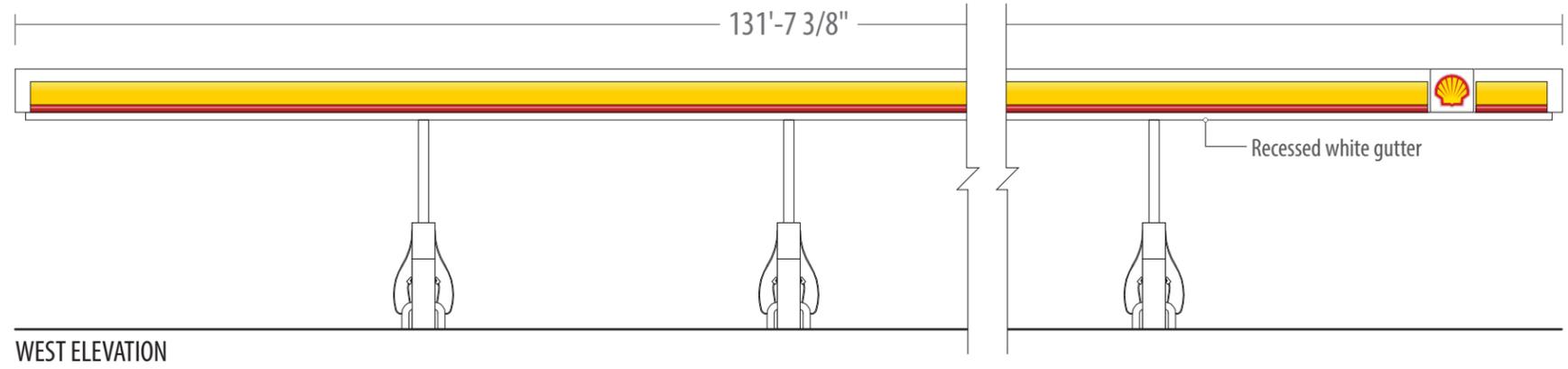
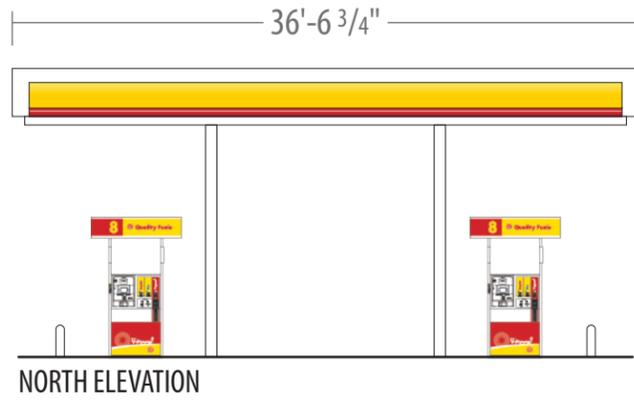
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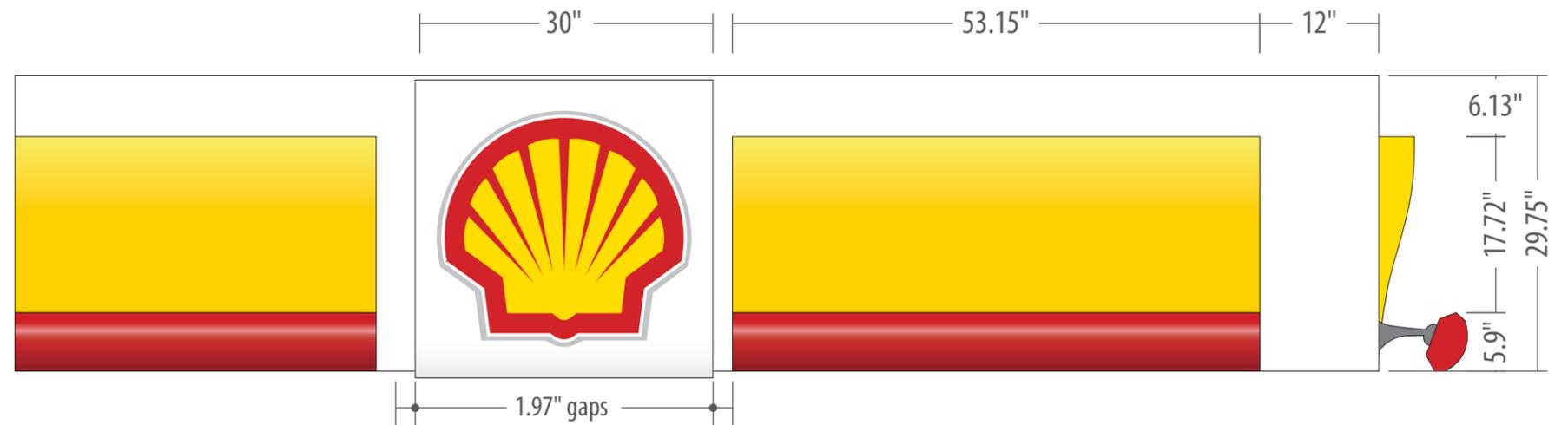
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SIGNATURE _____ **DATE** _____



ARTWORK REFLECTS CURRENT SURVEY

EAST ELEVATION			
Gas Island Canopy Fascia	29.75" x 131'-7 3/8"	326.2 SF	1.9% of available space
Shell Illuminated Pecten	30" x 30"	6.25 SF	
WEST ELEVATION			
Gas Island Canopy Fascia	29.5" x 131'-7 3/8"	326.2 SF	1.9% of available space
Shell Illuminated Pecten	30" x 30"	6.25 SF	
NORTH ELEVATION			
Illuminated Red Bar			
SOUTH ELEVATION			
Illuminated Red Bar			



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K
SITE NUMBER
6704

LOCATION
Lincolnshire, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
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