

# SPECULATIVE OFFICE BUILDING

1250 WINDHAM PARKWAY  
ROMEIOVILLE, ILLINOIS 60446

**SKJN**  
ARCHITECTEN CORP.

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CHICAGO, IL 60642

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PROFESSIONAL DESIGN FIRM #: 184.006454 EXPIRES  
4/30/2019



## ABBREVIATIONS

ACT. ACTUAL	JT. JOINT
ADJ. ADJACENT	LAV. LAVATORY
A.F.F. ABOVE FINISHED FLOOR	LB. POUND(S)
ALUM. ALUMINUM	L.P. LOW POINT
ALT. ALTERNATE	MAX. MAXIMUM
APPD. APPROVED	MEZZ. MEZZANINE
BD. BOARD	MFR. MANUFACTURER
B/ BOTTOM OF	MECH. MECHANICAL
C.J. CONTROL JOINT	MIN. MINIMUM
C.L. CENTER LINE	MISC. MISCELLANEOUS
C.M.U. CONCRETE MASONRY UNIT	M.O. MASONRY OPENING
COL. COLUMN	MTL. METAL
CONC. CONCRETE	N. NORTH
CONST. CONSTRUCTION	N.I.C. NOT IN CONTRACT
CONT. CONTINUE, CONTINUOUS	NO. NUMBER
C.T. CERAMIC TILE	N.T.S. NOT TO SCALE
CU. FT. CUBIC FOOT	O.C. ON CENTER
DIA. DIAMETER	OCC. OCCUPANT/OCCUPANCY
DIM. DIMENSION	O.D. OUTSIDE DIAMETER
DN. DOWN	O.H. OVER HEAD
D.O. DOOR OPENING	OPNG. OPENING
D.S. DOWNSPOUT	OPP. OPPOSITE
DWG. DRAWING	PLBG. PLUMBING
EA. EACH	PR. PAIR
EL. ELEVATION	PTD. PAINTED
ELEC. ELECTRICAL	P.S.I. POUNDS PER SQUARE INCH
EQ. EQUAL	QTY. QUANTITY
EQUIP. EQUIPMENT	R. RISER
EST. ESTIMATE	REF. REFERENCE
E.W.C. ELECTRIC WATER COOLER	REINF. REINFORCEMENT
EXT. EXTERIOR	REQ. REQUIRED
E.J. EXPANSION JOINT	RM. ROOM
F.D. FLOOR DRAIN	R.O. ROUGH OPENING
F.E.C. FIRE EXTINGUISHER CABINET	S.A.B. SOUND ATTENUATION BLANKET
F.H.C. FIRE HOSE CABINET	S.F. SQUARE FEET
FIN. FINISH	SIM. SIMILAR
FT. FEET, FOOT	SPEC. SPECIFICATION
GA. GAGE, GAUGE	SQ. SQUARE
GALV. GALVANIZED	S.T.C. SOUND TRANSMITTANCE CRITERIA
GL. GLASS	S.S. STAINLESS STEEL
GYP.BD. GYPSUM BOARD	STD. STANDARD
HD. HEAD	STL. STEEL
H.M. HOLLOW METAL	STRUCT. STRUCTURAL
HOR. HORIZONTAL	T. TREAD
H.P. HIGH POINT	T/ TOP OF
HR. HOUR	THK. THICK, THICKNESS
HT. HEIGHT	THRU. THROUGH
I.D. INSIDE DIAMETER	TYP. TYPICAL
IN. INCH	U.N.O. UNLESS NOTED OTHERWISE
INSUL. INSULATION	V.C.T. VINYL COMPOSITION TILE
INT. INTERIOR	VERT. VERTICAL
	V.I.F. VERIFY IN FIELD
	WD. WOOD

## DRAWING LIST

SD-14A RENDERING LOOKING NORTHEAST  
SD-14B RENDERING LOOKING NORTHEAST AT COURTYARD  
SD-14C RENDERING LOOKING NORTHWEST

TITLE  
T-100 TITLE SHEET  
T-101 CODE ANALYSIS

CIVIL  
C1 TITLE SHEET  
GN TYPICAL SECTIONS AND GENERAL NOTES  
ET1 EXISTING CONDITIONS  
DEMO1 DEMOLITION PLAN  
GM1 GEOMETRIC PLANS  
GR1 GRADING PLANS  
UT1 UTILITY PLANS  
SE1 SOIL EROSION AND SEDIMENT CONTROL PLAN  
SE2 SOIL EROSION AND SEDIMENT CONTROL PLAN  
SE3 SOIL EROSION AND SEDIMENT CONTROL PLAN  
SP1 SPECIFICATIONS  
SP2 SPECIFICATIONS  
D1 DETAILS  
D2 DETAILS  
D3 DETAILS  
D4 DETAILS

LANDSCAPE  
L-101 LANDSCAPE PLAN  
L-201 LANDSCAPE DETAILS

ARCHITECTURE  
A-100 SITE PLAN  
A-101 FLOOR PLAN  
A-102 ROOF PLAN  
A-300 EXTERIOR ELEVATIONS  
A-301 EXTERIOR ELEVATIONS  
A-302 EXTERIOR ELEVATIONS  
A-350 BUILDING SECTIONS  
A-400 WALL SECTIONS  
A-401 WALL SECTIONS  
A-402 DETAILS  
A-500 ENTRY CANOPY  
A-501 TRASH ENCLOSURE & DETAILS  
A-600 ENLARGED FLOOR PLANS & PARTITION TYPES  
A-900 DOOR SCHEDULE & DOOR DETAILS

STRUCTURAL  
S-100 FOUNDATION PLAN  
S-101 ROOF FRAMING PLAN  
S-200 GENERAL NOTES DETAILS SCHEDULES  
S-201 DETAILS



PROJECT LOCATION MAP

## PROJECT DESCRIPTION

- NEW CONSTRUCTION OF A MULTI-TENANT SPECULATIVE OFFICE BUILDING
- 100% AUTOMATIC SPRINKLER SYSTEM
- ZONING DISTRICT = P-B PLANNED BUSINESS
- OCCUPANCY GROUP = BUSINESS GROUP B
- CONSTRUCTION TYPE = TYPE II-B, STEEL ROOF STRUCTURE SUPPORTED BY STEEL COLUMNS WITH MASONRY CAVITY BEARING WALLS
- TOTAL BUILDING AREA = 43,227 GROSS S.F.
- NUMBER OF EXITS = 10 EXITS
- MAX. TRAVEL DISTANCE ALLOWED = 300' (75' ACTUAL MAX.)

## APPLICABLE CODES

- (WITH LOCAL AMENDMENTS TO EACH)
- 2015 INTERNATIONAL BUILDING CODE
  - 2014 STATE OF ILLINOIS PLUMBING CODE
  - 2015 INTERNATIONAL MECHANICAL CODE
  - 2014 NATIONAL ELECTRIC CODE
  - 2015 INTERNATIONAL FIRE CODE
  - 2015 INTERNATIONAL CONSERVATION CODE

## CODE COMPLIANCE STATEMENTS

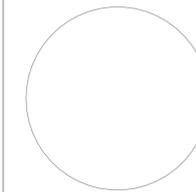
I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, CONFORM TO THE STATE OF ILLINOIS ACCESSIBILITY STANDARDS AND THE POLICY OF THE **VILLAGE OF ROMEIOVILLE** TO FACILITATE THE MOBILITY OF PEOPLE WITH DISABILITIES.

SIGNATURE: \_\_\_\_\_  
SANDER H. KAPLAN AIA

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, CONFORM TO THE **2015 INTERNATIONAL BUILDING CODE**.

SIGNATURE: \_\_\_\_\_  
SANDER H. KAPLAN AIA

## SEAL



## DRAWING SYMBOLS

### ROOM TAG



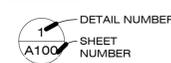
### WALL / PARTITION



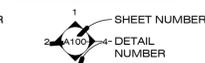
### DOORS



### CALLOUT



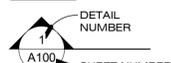
### INTERIOR ELEVATION



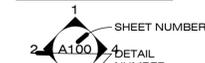
### FIRE SEPARATION RATING



### SECTION



### EXTERIOR ELEVATION



### TRAVEL DISTANCE



## MATERIAL SYMBOLS

	ALUMINUM		GLASS		ROUGH WOOD
	CERAMIC TILE		GYPSUM BOARD		SAND
	CONCRETE		INSULATED METAL PANEL		STEEL AT SMALL SCALE
	CONCRETE BLOCK		LOOSE OR BATT INSULATION		STEEL
	EARTH		PLYWOOD		WATERPROOF MEMBRANE
	FINISH WOOD		RIGID INSULATION		

2	REVISED FOR ZONING	01/19/18
1	ISSUED FOR BID/ZONING	12/01/17

NO.	DESCRIPTION	DATE
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**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
TITLE SHEET

PROJECT NUMBER	1709
DATE	12/01/2017

DRAWN BY	AP
CHECKED BY	SK

**T-100**

SCALE	As indicated
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**Section 159.75 P-B, BUSINESS/COMMERCIAL DISTRICT GENERAL REQUIREMENTS**

Zoning Map	Zoning District Classification	P-B Planned Business	P-B Planned Business
159.70-E-5	Side Yard Parking Setback	Parking is permitted in interior side yards provided that said side yard abuts commercially or industrially used or zoned property. A minimum setback of five feet shall be provided unless parking is shared.	-
159.70-J-1	Ingress/Egress onto a Public Street	Access is limited to not more than two (2) points of ingress and/or egress per lot.	-
159.70-J-2	Ingress/Egress onto a Public Street	Minimum width to be twenty-four (24) feet at property line. Maximum width to be that of forty (40) feet at property line, unless additional width is required for safe access. This can include, but not limited to, two (2) through lanes, one (1) left turning lane and an appropriately landscaped island.	-
159.75-B	Permitted Uses	2) Offices: business, professional, governmental and medical 4) Industrial type uses shall include the following: a) Food processing, handling, distribution and warehousing. b) Laboratories, offices, and other facilities for research testing, data analysis and development; c) Light manufacturing and assembly; d) Printing and publishing; e) Storage and distribution not including bulk commodities or motor freight terminals; f) Product research and development; g) Warehouse including storage of materials, goods or products and office uses related thereto, provided that all storage occurs within a completely enclosed building; h) Showrooms and distribution facilities.	-
159.75-B	Landscaping / Open Space	Not less than fifteen percent (15%) of the lot area shall be provided for landscaping and open space purposes.	-
159.75-E-5	Lot coverage / Impervious Surface	Lot coverage/impervious surface shall not exceed sixty percent (60%) of the lot. Lot coverage plus impervious surface coverage shall not exceed a total of eighty-five percent (85%) of the total lot.	Total Lot Area = 175,296.87 SF Lot Coverage/ Impervious Surfaces = 125,469.72 SF 125,469.72 SF/ 175,296.87 SF = 71.5% Need 11.5% more permeable surfaces (approx. 20,000 SF)
159.75-E-6	Building Height	The height of any building or structure shall not exceed three (3) stories of fifty (50) feet, except as provided for in increased yard setbacks where additional building height is being considered, the setback or the required yard shall be increased by half (1/2) a foot for each foot of building height in excess of fifty (50) feet. Parking shall be permitted in the additional yard.	-
159.75-E-7-a	Building Setbacks - Front Yard	Front yards, shall be not less than fifty (50) feet in depth along Major or Secondary Arterials, or a Major Collector as defined by section 159.03 and the Village of Romeoville Master Transportation Plan (157.03E), or thirty-five (35) feet along all other roadways.	Front yard setback = 35 feet, Windham Parkway = minor collector street
159.75-E-7-b	Building Setbacks - Side yard	Side yards, there shall be two side yards, neither of which shall be less than twenty (20) feet in width, except as provided by the divisions below.	-
159.75-E-7-d	Building Setbacks - Rear and Side Yards adjacent to water areas	When fifty percent (50%) or more of a rear or side property line is immediately adjacent to a natural water area or a storm water retention/detention area which includes, at its narrowest point, a minimum width of twenty (20) feet, the required rear and side yard shall be ten (10) feet. This provision shall only apply if adequate access is available to said water area.	Rear yard setback shall be 10 feet
159.75-E-8	Floor Area Ratio (F.A.R.)	The floor area ratio shall not exceed six tenths (0.60) for a single story building, nor one (1.00) for a multi-story building.	103,881 SF Max Building Area
159.75-E-9-b	Off-Street Parking, Loading/Unloading	Off-Street Parking, Loading/Unloading. Off-street parking and loading facilities shall be provided as required or permitted by Sections 159.105 through 159.111 of this Chapter, except parking setbacks shall be as follows: (i) Front Yard: Thirty-five (35) feet; (ii) Side or Rear Yard: Ten (10) feet.	-

**Section 159.105 OFF-STREET PARKING GENERAL REQUIREMENTS**

159.108-C-1	Parking Space Size	A required off-street parking space in all districts shall be at least nine feet six inches (9'-6") in width (WP) and at least eighteen (18) feet in length.	-
159.108-C-1-d	Parking Aisle Size	Ninety (90) degree angle with eighteen foot (18') stall length (SL), twenty-six foot (26') aisle width (AW), and sixty-two foot (62') wall to wall (W) measured to and from edge of pavement, accommodating two-way aisle travel.	-
159.108-D-2	Parking Area Surfacing	All open off-street parking areas, including driveways and aisles, shall be improved with a compacted stone base, not less than eight (8) inches thick, surfaced with not less than three (3) inches of compacted asphalt or concrete as approved by the Village.	-

**Section 159.109 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS**

159.109-D	Parking Quantity Requirements	Offices (business, professional or governmental). One (1) parking space for each 250 square feet of floor area on the ground, first or single floor area.	-
159.108-G	Parking Quantity Requirements	Warehouse and storage buildings: One (1) parking spaces shall be provided for each employee; Plus one (1) space for each vehicle used in the conduct of the enterprise.	-
159.108-D-2	Parking Area Surfacing	All open off-street parking areas, including driveways and aisles, shall be improved with a compacted stone base, not less than eight (8) inches thick, surfaced with not less than three (3) inches of compacted asphalt or concrete as approved by the Village.	-

**Section 159.115 SIZE, ACCESS AND DESIGN OF LOADING, UNLOADING AND OUTDOOR STORAGE**

159.115-A-1	Loading off-street size	Each off-street loading, unloading and outdoor storage space provided on a zoning lot shall be at least twelve (12) feet in width and least fifty (50) feet in length.	-
159.115-A-2	Loading off-street access	Each required off-street loading, unloading and outdoor storage space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will lease with traffic movements.	-
159.115-B-2	Design and Maintenance. Surfacing	All open off-street loading, unloading and outdoor storage areas, including driveways and aisles, shall be improved with a compacted stone base, not less than eight (8) inches thick, surfaced with not less than three (3) inches of compacted asphalt or concrete as approved by the Village.	-

**INTERNATIONAL BUILDING CODE 2015**

CHAPTER/SECTION	REQUIREMENTS	COMMENTS
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**3 - Use and Occupancy Classification**

304.1	Business Group B	Office, Business Group B	Future speculative office areas
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**5 - General Building Heights and Areas**

Table 504.3	Allowable Height	B Occupancy, Type IIB w/ Automatic Sprinkler System = 75'-0"	Proposed: 18'-0" to top of coping.
Table 504.4	Allowable Stories	B Occupancy, Type IIB w/ Automatic Sprinkler System = 4 Stories	Proposed: 1 Story
Table 506.2	Allowable Building Areas	B Occupancy, Type IIB w/ Automatic Sprinkler System = 92,000 S.F.	Proposed: 43,227 S.F. Exception Section 507.4 Unlimited Area Buildings
507.4	Sprinklered, one story	Not Limited with automatic sprinkler system throughout	Proposed automatic sprinkler system

**6 - Types of Construction**

602	Construction Classification	Type II-B	Steel roof deck supported on steel bar joists with steel interior columns and load bearing masonry cavity exterior walls
Table 601	Fire-resistance rating requirements for Structural Frame	0	-
Table 601	Fire-resistance rating requirements for Bearing walls (exterior, interior)	0	-
Table 601	Fire-resistance rating requirements for Nonbearing walls (interior)	0	-
Table 601	Fire-resistance rating requirements for Floor Construction	0	-
Table 601	Fire-resistance rating requirements for Roof Construction (including beams, joists)	0	-

**7 - Fire-Resistance-Rated Construction**

705.5	Exterior Walls	Exterior walls shall be fire-resistance rated in accordance with Table 602 = 0 hours	Exterior Wall: Masonry cavity wall
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**9 - Fire Protection Systems**

903	Automatic Sprinkler Systems	Automatic sprinkler system not required.	100% Automatic ESFR sprinkler system shall be proposed. Contractor shall submit proposed fire protection drawings to the city for review prior to sprinkler system work.
913.2.1	Protection of Fire Pump Rooms	With an automatic sprinkler system, fire pumps shall be separated from all other areas by a 1 hr fire separation.	Fire Pump Room shall be separated by 1 HR fire separation. Refer to Floor Plan (1/A-101)

**10 - Means of Egress**

Table 1004.1.2	Occupant Load	Business = 100 SF/Occupant	43,227 S.F. / 100 S.F. per occupant = 433 Occupants Future Building Fit Out: 433/5 Tenants = 87 Occupants
1005.3.2	Egress Width per Occupant served	.2" per occupant	.2" x 433 Occupants = 87" Proposed = 540" Future Building Fit Out: .2"x87 Occupants = 18" Proposed = 108"
Table 1006.3.1	Minimum Number of Exits	Occupant Load: 1-500 = 2 Exits	Proposed = 10 Exits Future Building Fit Out: 2 Exits Provided Per Tenant
1006.2	Egress Illumination	The means of egress illumination level shall not be less than 1 footcandle (11 lux) at the walking surface	-
1010.1.1	Size of Doors	minimum 32" clear	Provided: 36" Min.
1010.1.2.1	Door Swing	Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons	-
1010.1.3	Door Opening Force	The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds. For other swinging doors, the door latch shall release when subjected to a 15-pound force. the door shall be set in motion when subjected to a 30-pound force. The door shall swing to a full-open position when subjected to a 15-pound force.	-
1010.1.9	Door Operations	Egress doors shall be readily openable from the egress side without use of key or special knowledge or effort.	-
Table 1017.2	Exit Access Travel Distance	With sprinkler system, Group B = 300' Actual travel distance = 75' Max. < 250'	Proposed automatic sprinkler system

2	REVISED FOR ZONING	01/19/18
1	ISSUED FOR BID/ZONING	12/01/17
NO.	DESCRIPTION	DATE

**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**CODE ANALYSIS**

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

**T-101**

SCALE	12" = 1'-0"
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**GENERAL NOTES**

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ACCEPTED BY THE MUNICIPALITY, IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E., AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION COORDINATION WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. ATAT SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL KEEP THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CURBS, ETC., SHALL BE IF ORDERED OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING THE CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE. THE BECAUSE OF SPACE RESTRICTIONS, STABILITY OF MATERIAL EXCAVATED, MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMP, SUCTION AND DISCHARGE LINES AND OTHER Dewatering SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AS DEFINED BY CONTRACT WITH OWNER. FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM AS DEFINED IN CONTRACT.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAID IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY Dewatering OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR Dewatering. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING DOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" x 4" x 8" (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4" ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLANS AND GRADES).

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTIONS. "SAFE" MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.

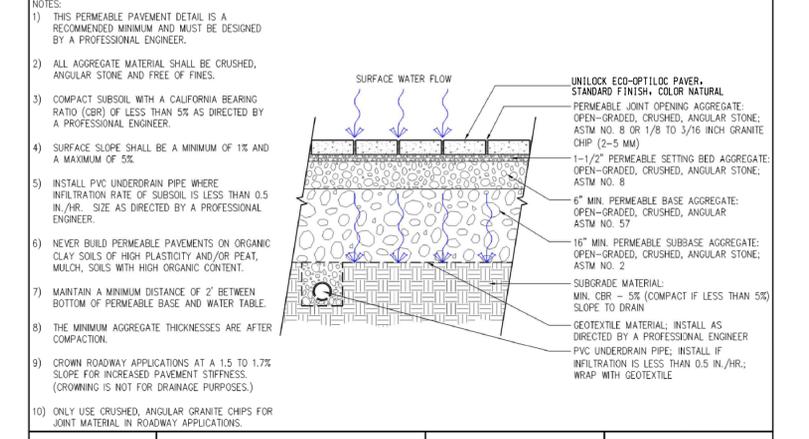
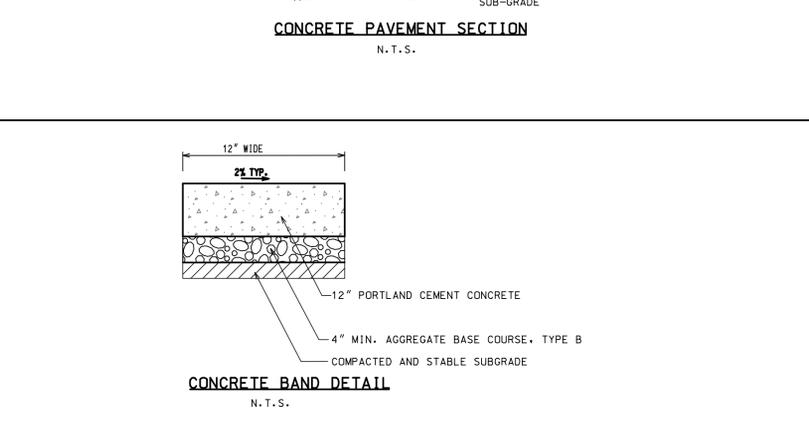
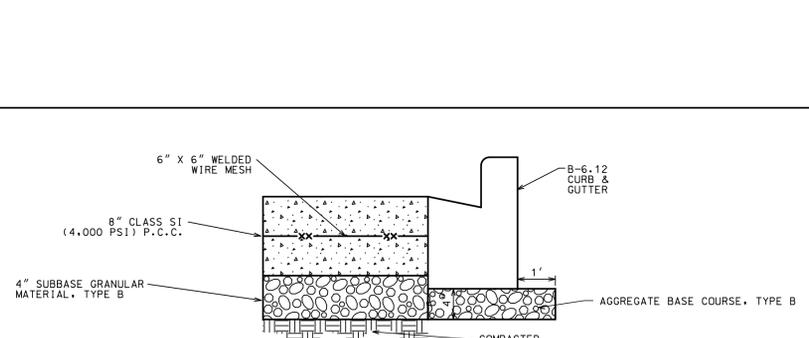
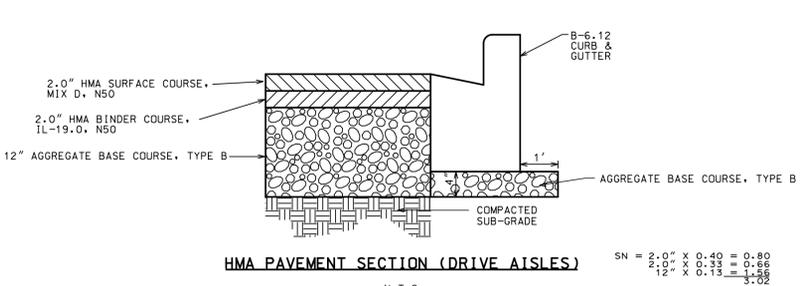
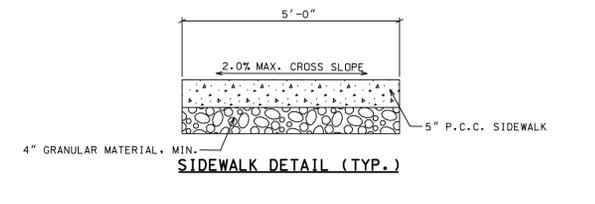
**BENCHMARK**

SOURCE BENCHMARK:  
DUPAGE COUNTY/KARA COMPANY CORP STATION - NAPERVILLE  
STATION ID: DP3A  
ELEVATION = 738.97 NAVD 88

SITE BENCHMARK #1:  
CUT BOX ON NORTH CONCRETE BASE OF LIGHT POLE #1C11,  
LOCATED ON THE SOUTH SIDE OF WINDHAM PARKWAY AT THE  
SOUTHWEST CORNER OF THE SITE.  
ELEVATION = 654.48 NAVD 88

SITE BENCHMARK #2:  
CUT BOX ON NORTH CONCRETE BASE OF LIGHT POLE #1A12,  
LOCATED ON THE SOUTH SIDE OF WINDHAM PARKWAY AT THE  
SOUTHEAST CORNER OF THE SITE.  
ELEVATION = 656.91 NAVD 88

**BOUNDARY PER ALTA/ACSM LAND TITLE SURVEY PREPARED BY COMPASS LTD. UNDER PROJECT NO. 6198-88. SIGNED: 09/20/2005 AND IS FOR INFORMATIONAL PURPOSES.**



**COMMERCIAL APPLICATION PERMEABLE PAVER DETAIL**

CREATED: OCTOBER 11, 2011  
REVISED: JANUARY 30, 2014

FILE NAME: CS-COM-PERM-T5-2014.DWG

NOTES:  
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION PARTIAL INFILTRATION WITH UNDERDRAIN HEAVY DUTY

**JNIOLOCK**  
DESIGNED TO CONNECT.

**SPACECO NOTES**

- INSTALLATION OF PAVERS AND UNDERLYING PAVEMENT SECTION SHALL BE PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.
- UNDERDRAIN SHALL BE PROVIDED WHERE SHOWN ON UTILITY PLAN. PIPE SHALL BE 4" PERFORATED PVC SDR 35 WITH FILTER SOCK.
- CONCRETE BAND TO BE PROVIDED WHERE SHOWN ON PLAN. SEE DETAIL ON THIS SHEET.
- SEE SHEET SP1 FOR ADDITIONAL EARTHWORK AND PAVING NOTES IN CASE OF CONFLICT WITH DETAIL ABOVE. THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- PAVER PLACEMENT TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO POURING ADJACENT CONCRETE BANDS. ADJUSTMENTS MAY BE NEEDED TO CONCRETE BANDS TO MINIMIZE PARTIAL/CUT PAVER BLOCKS.

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

**ABBREVIATIONS**

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

**PERMITS**

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
I.D.N.R.			
I.H.P.A.			
NOI			
I EPA WATER			

**CONTACT INFORMATION**

**VILLAGE ENGINEER**  
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615 ANDERSON DRIVE  
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(812) 759-7967

**ONEOK NORTH SYSTEM, LLC**  
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CONTACT: TELISA MCDOWELL

**NICOR GAS**  
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NAPEVILLE, IL 60563  
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CONTACT: BRUCE KOPPANG

**COMCAST**  
688 INDUSTRIAL DRIVE  
ELMHURST, IL 60126  
(224) 229-5849  
CONTACT: MARTHA GIERAS

**VINAKOM COMMUNICATIONS**  
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SCHALMERSBURG, IL 60173  
PHONE - (847) 882-8200  
CONTACT: SCOTT NEVILLE

**ENBRIDGE ENERGY**  
PHONE - (219) 864-5463  
CONTACT: MIKE PRICE

**AMERICAN WATER**  
PHONE - (630) 739-8819  
CONTACT: RAY FOWLER

**TYPICAL SECTIONS AND GENERAL NOTES**

**150 WINDHAM PARKWAY**

**SPECULATIVE OFFICE BUILDING**

**ROMEIOVILLE, ILLINOIS**

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4000 Fax: (847) 696-4005

**SPACECO INC.**

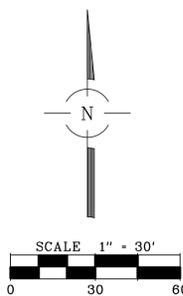
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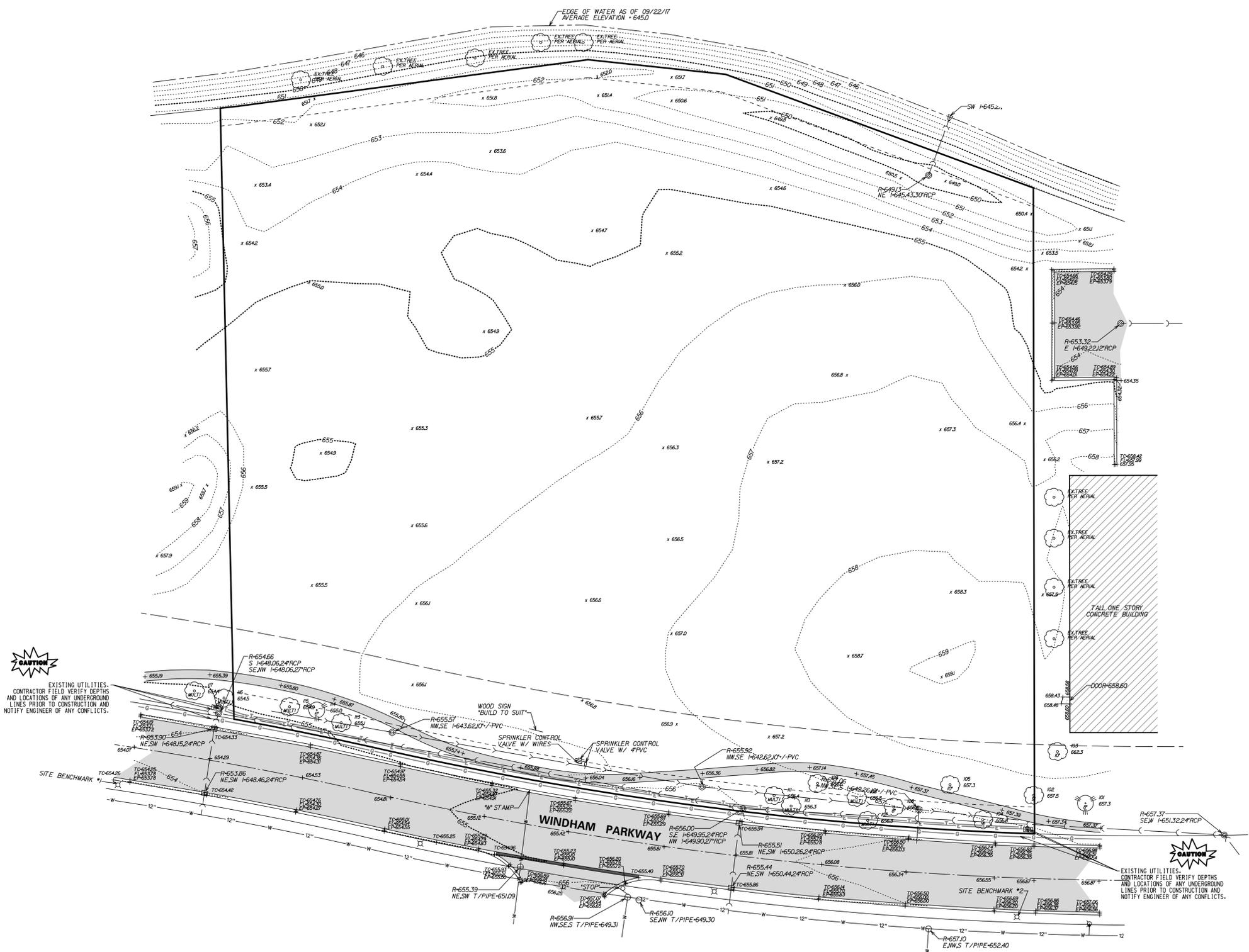
SHEET  
2 OF 16

**EXISTING DETENTION BASIN**  
**HWL = 51.10**  
**NWL = 45.00 ±**



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

NOTE:  
 UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.  
 PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE. IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.  
 LAST DATE OF FIELD WORK: SEPTEMBER 22, 2017.



**CAUTION**  
 EXISTING UTILITIES. CONTRACTOR FIELD VERIFY DEPTHS AND LOCATIONS OF ANY UNDERGROUND LINES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

**CAUTION**  
 EXISTING UTILITIES. CONTRACTOR FIELD VERIFY DEPTHS AND LOCATIONS OF ANY UNDERGROUND LINES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

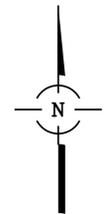
**EXISTING CONDITIONS**  
**1250 WINDHAM PARKWAY**  
**SPECULATIVE OFFICE BUILDING**  
 ROMEDEVILLE, ILLINOIS

**CONSULTING ENGINEERS**  
**SPACECO INC.**  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS  
 9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 676-4060 Fax: (847) 676-4065



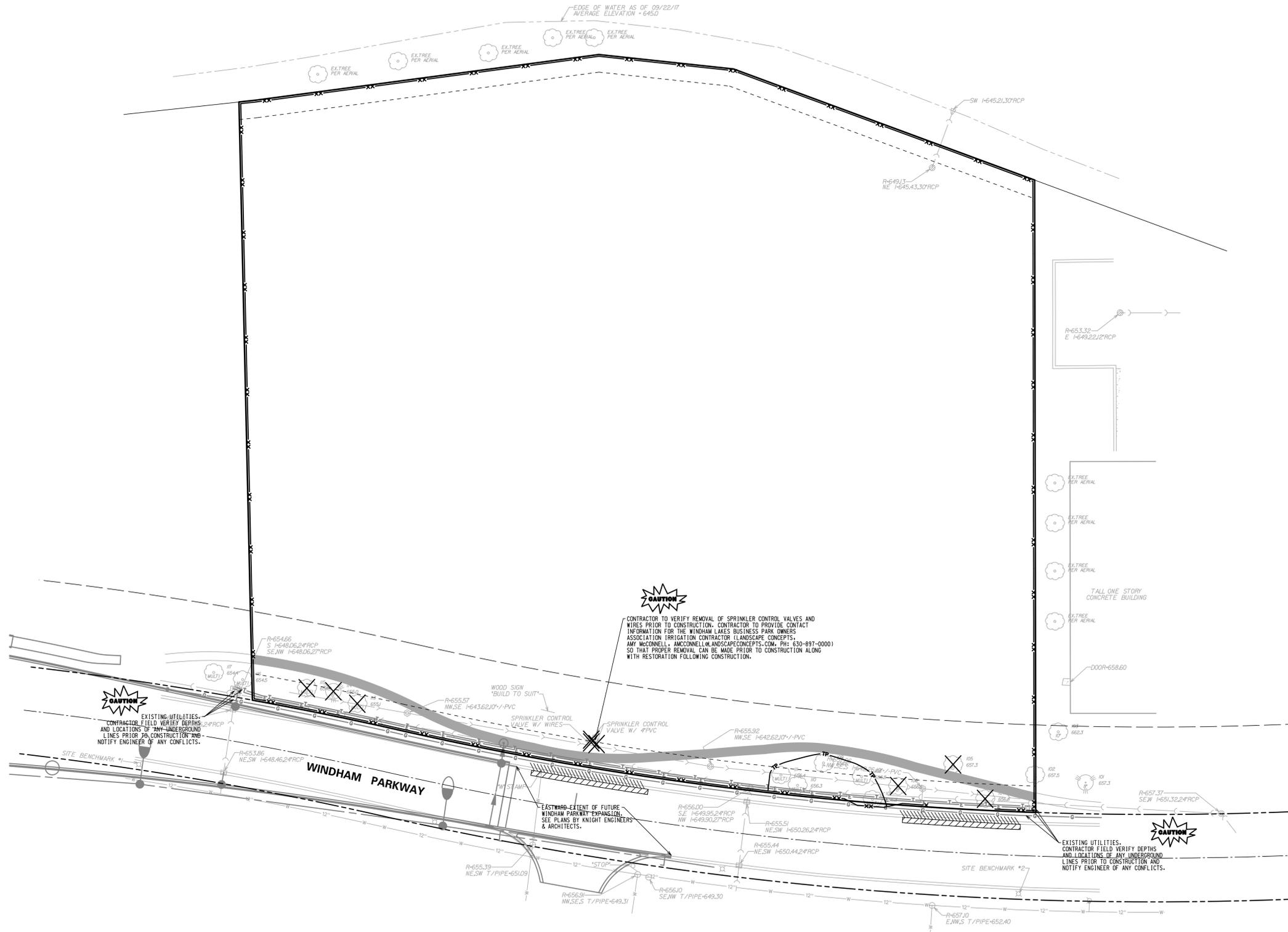
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JOB NO. 9942
SHEET <b>ET1</b>
3 OF 16

**EXISTING DETENTION BASIN**  
**HWL = 51.10**  
**NWL = 45.00 ±**



- LEGEND**
- CURB AND GUTTER REMOVAL
  - ASPHALT PATH REMOVAL
  - REMOVAL OF 36" WIDE STRIP OF ASPHALT PAVEMENT (FULL DEPTH) ADJACENT TO PROPOSED DEPRESSED CURB.
  - TREE REMOVAL
  - SPRINKLER CONTROL VALVE REMOVAL
  - SILT FENCE (SEE DETAIL ON SHEET SE2)
  - TREE PROTECTION FENCE (SEE DETAIL ON SHEET SE2)

- NOTES:**
1. EXISTING ASPHALT PATH SHALL BE SAW CUT AT THE EAST AND WEST PROPERTY LINES.
  2. THE EXISTING PAVEMENT ADJACENT TO THE NEW DRIVEWAY ENTRANCES ALONG WINDHAM PARKWAY SHALL BE SAWCUT AND HAVE A 36" FULL DEPTH PAVEMENT REMOVAL.



NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	01/19/18	REVISED FOR ZONING

**DEMOLITION PLAN**  
**1250 WINDHAM PARKWAY**  
**SPECULATIVE OFFICE BUILDING**  
 ROMEDEVILLE, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
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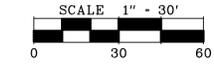
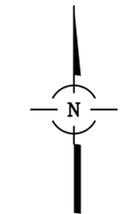
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JOB NO.  
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SHEET  
**DEMO1**  
4 OF 16

**PARKING TABULATION**  
 REQUIRED  
 TOTAL = 174 (PROVIDED BY SKIN)

PROVIDED  
 STANDARD STALLS = 198  
 ADA STALLS = 7  
 TOTAL = 205



**LEGEND**

- BUILDING FOOTPRINT
- PERMEABLE PAVERS
- HMA PAVEMENT (DRIVE AISLES)
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- ASPHALT PATH - MATCH EXISTING SECTION (CONTRACTOR TO FIELD CONFIRM PRIOR TO CONSTRUCTION)
- DETECTABLE WARNING SURFACE (SEE NOTE 8)
- PAVEMENT REPLACEMENT IN WINDHAM PARKWAY (SEE NOTE 10)
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- STANDARD PITCH CURB AND GUTTER
- B-6.12 CURB & GUTTER (REVERSE PITCH)
- DEPRESSED CURB

**NOTES:**

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. SEE SHEET GN FOR PAVEMENT/PAVER SECTION DETAILS.
3. ALL CURBS AND GUTTERS ARE REVERSE PITCH B-6.12 UNLESS OTHERWISE NOTED.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR FINAL DIMENSIONS, DESIGN AND DETAILS OF THE BUILDING.
7. ALL ON-SITE HC/CURB RAMPS SHALL FOLLOW IDOT STANDARDS WITH THE EXCEPTION OF PROVIDING DETECTABLE WARNINGS, UNLESS OTHERWISE INDICATED ON THE PLANS.
8. AT BOTH SITE ENTRANCES THE H.C. RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE - EAST JORDAN INSERTS, HEAVY DUTY LOAD RATING, BRICK RED POWDER COATED RAL3016.
9. ANY PROPOSED CURB AND GUTTER SHALL BE DOWELED INTO EXISTING CURB AND GUTTER THAT HAS BEEN SAWCUT AND REMOVED. THREE (3) DRILLED AND GROUTED NO. 5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 5/8" IN DIAMETER, SHALL BE USED TO TIE THE NEW CURB AND GUTTER TO THE EXISTING CURB AND GUTTER ON EACH SIDE.
10. THE EXISTING PAVEMENT ADJACENT TO THE NEW DRIVEWAY ENTRANCES ALONG WINDHAM PARKWAY SHALL HAVE A 36" WIDE FULL DEPTH PAVEMENT REPLACEMENT. PROPOSED PAVEMENT SECTION SHALL MATCH EXISTING WINDHAM PARKWAY PAVEMENT SECTION. CONTRACTOR TO FIELD CONFIRM PRIOR TO CONSTRUCTION.
11. LIGHT POLE - SEE LIGHTING PLAN FOR DESIGN AND DETAILS.

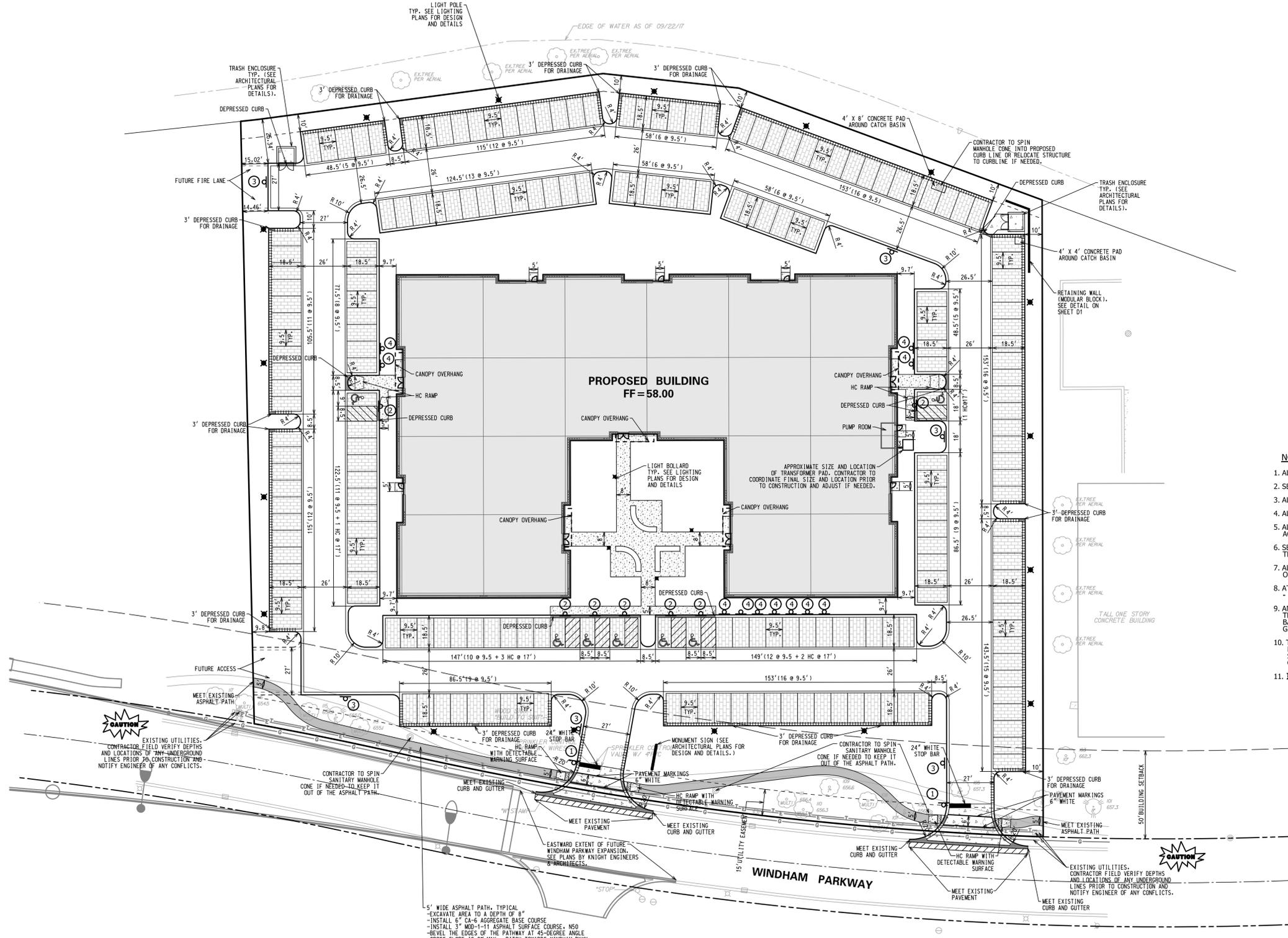
**SIGN LEGEND:**

- ① STOP R1-1 30" x 30"
- ② RESERVED PARKING R20-FINE 12" x 18" VAN ACCESSIBLE R7-8
- ③ R7-SPEC 12" x 18"
- ④ LOW-EMITTING AND FUEL EFFICIENT VEHICLES PARKING ONLY 12" x 18"

NOTE: ② INDICATES SIGN ① MOUNTED ABOVE SIGN ②

**EXISTING DETENTION BASIN**  
 HWL = 51.10  
 NWL = 45.00 ±

**PROPOSED BUILDING**  
 FF = 58.00



5' WIDE ASPHALT PATH. TYPICAL  
 -EXCAVATE AREA TO A DEPTH OF 8"  
 -INSTALL 6" CA-6 AGGREGATE BASE COURSE  
 -INSTALL 3" MOD-1-1 ASPHALT SURFACE COURSE, NSD  
 -BEVEL THE EDGES OF THE PATHWAY AT 45-DEGREE ANGLE  
 -CROSS SLOPE IS 2% MAX., PITCH TOWARDS WINDHAM PKWY.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	01/19/18	REVISED FOR ZONING

**GEOMETRIC PLAN**  
**150 WINDHAM PARKWAY**  
**SPECULATIVE OFFICE BUILDING**  
 ROMEVILLE, ILLINOIS

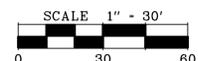
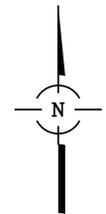
CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS  
 9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 676-4000 Fax: (847) 676-4005



FILENAME:  
 9942GM01  
 DATE:  
 12/01/17  
 JOB NO.  
 9942  
 SHEET

**GM1**  
 5 OF 16

**EXISTING DETENTION BASIN**  
 HWL = 51.10  
 NWL = 45.00 ±

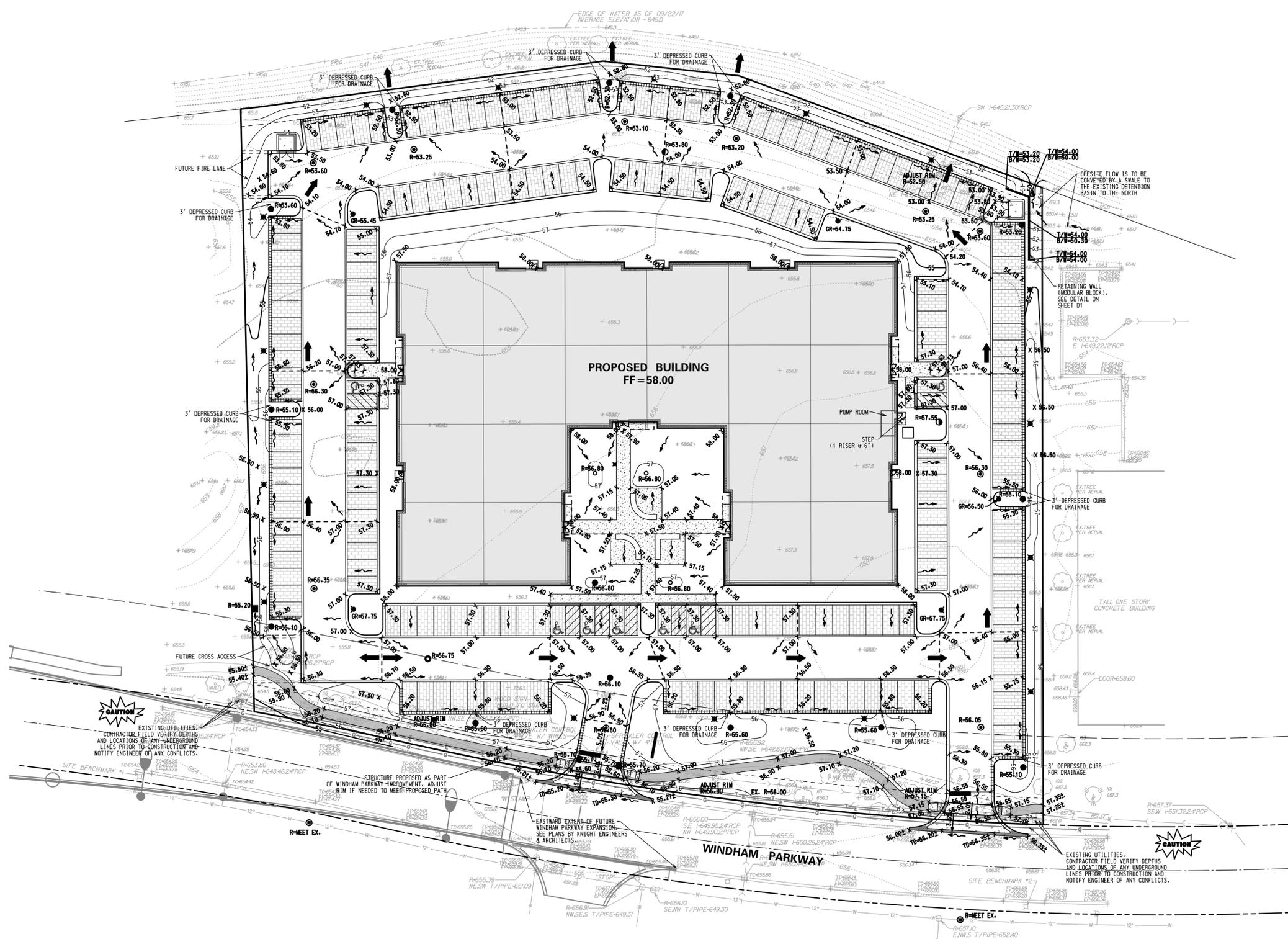


**LEGEND**

- FF FINISHED FLOOR
- FLOW DIRECTION
- ➔ OVERLAND FLOW ROUTE
- - - DRAINAGE DIVIDE / RIDGE LINE
- xx.xx PROPOSED SPOT GRADE (FINISHED ELEV.)
- TOP OF WALL (FINISHED ELEV.)  
BOT. OF WALL (FINISHED ELEV.)
- STANDARD PITCH CURB AND GUTTER
- B-6.12 CURB & GUTTER (REVERSE PITCH)
- DEPRESSED CURB

**NOTES**

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER IS REVERSED PITCH B-6.12 UNLESS OTHERWISE NOTED.
4. H.C. STALLS SHALL HAVE A MAXIMUM SLOPE OF 2.0% AS MEASURED IN ANY DIRECTION.
5. ELEVATIONS SHOWN AS XX.XX+/- OR M/E SHALL MEET THE EXISTING GRADE. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



NO.	DATE	REMARKS

NO.	DATE	REMARKS
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**GRADING PLAN**  
**1250 WINDHAM PARKWAY**  
**SPECULATIVE OFFICE BUILDING**  
 ROMEVILLE, ILLINOIS

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

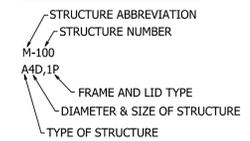
9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 676-4060 Fax: (847) 676-4065



FILENAME: 9942GR01
DATE: 12/01/17
JOB NO. 9942
SHEET <b>GR1</b> 6 OF 16

**EXISTING DETENTION BASIN**  
**HWL = 51.10**  
**NWL = 45.00 ±**

**STORM STRUCTURE LEGEND**

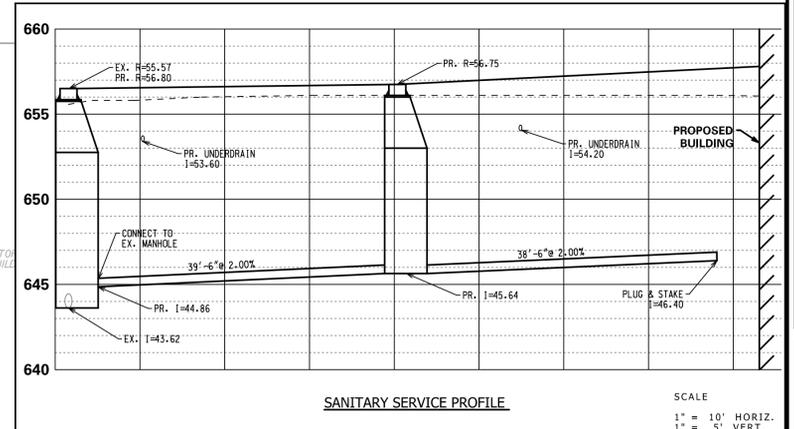
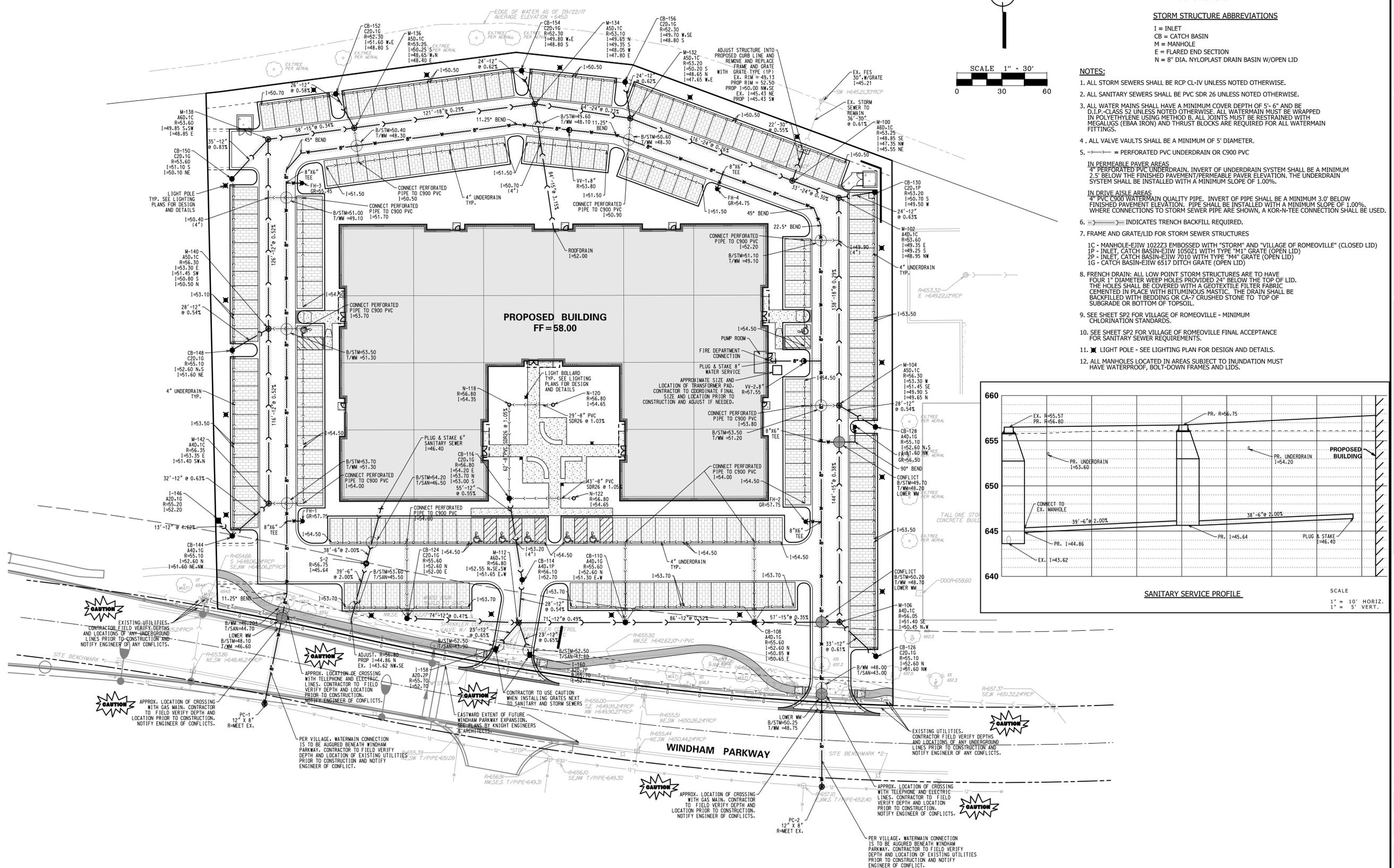


**STORM STRUCTURE ABBREVIATIONS**

- I = INLET
- CB = CATCH BASIN
- M = MANHOLE
- E = FLARED END SECTION
- N = 8" DIA. NYLOPLAST DRAIN BASIN W/OPEN LID

**NOTES:**

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL HAVE A MINIMUM COVER DEPTH OF 5'-6" AND BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. ALL WATERMAIN MUST BE WRAPPED IN POLYETHYLENE USING METHOD B. ALL JOINTS MUST BE RESTRAINED WITH MEGALUGS (EBAA IRON) AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. ALL VALVE VAULTS SHALL BE A MINIMUM OF 5' DIAMETER.
5. = PERFORATED PVC UNDERDRAIN OR C900 PVC
- IN PERMEABLE PAVEMENT AREAS  
 4" PERFORATED PVC UNDERDRAIN. INVERT OF UNDERDRAIN SYSTEM SHALL BE A MINIMUM 2.5' BELOW THE FINISHED PAVEMENT/PERMEABLE PAVEMENT ELEVATION. THE UNDERDRAIN SYSTEM SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1.00%.
- IN DRIVE AISLE AREAS  
 4" PERFORATED WATERMAIN QUALITY PIPE. INVERT OF PIPE SHALL BE A MINIMUM 3.0' BELOW FINISHED PAVEMENT ELEVATION. PIPE SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1.00%. WHERE CONNECTIONS TO STORM SEWER PIPE ARE SHOWN, A KOR-N-TEE CONNECTION SHALL BE USED.
6. INDICATES TRENCH BACKFILL REQUIRED.
7. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES  
 1C - MANHOLE-EJIW 102223 EMBOSSED WITH "STORM" AND "VILLAGE OF ROMEOVILLE" (CLOSED LID)  
 1P - INLET, CATCH BASIN-EJIW 105021 WITH TYPE "M1" GRATE (OPEN LID)  
 2P - INLET, CATCH BASIN-EJIW 7010 WITH TYPE "M4" GRATE (OPEN LID)  
 1G - CATCH BASIN-EJIW 6517 DITCH GRATE (OPEN LID)
8. FRENCH DRAIN: ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.
9. SEE SHEET SP2 FOR VILLAGE OF ROMEOVILLE - MINIMUM CHLORINATION STANDARDS.
10. SEE SHEET SP2 FOR VILLAGE OF ROMEOVILLE FINAL ACCEPTANCE FOR SANITARY SEWER REQUIREMENTS.
11. LIGHT POLE - SEE LIGHTING PLAN FOR DESIGN AND DETAILS.
12. ALL MANHOLES LOCATED IN AREAS SUBJECT TO INUNDATION MUST HAVE WATERPROOF, BOLT-DOWN FRAMES AND LIDS.



NO.	DATE	REMARKS
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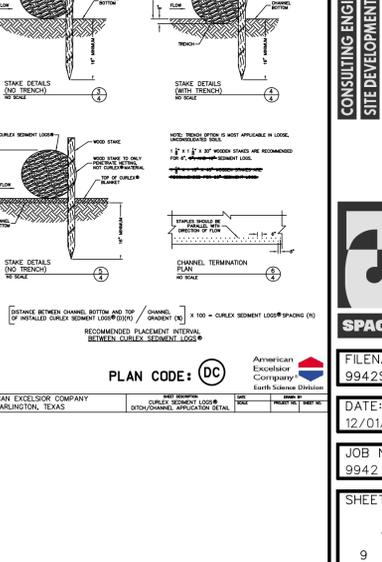
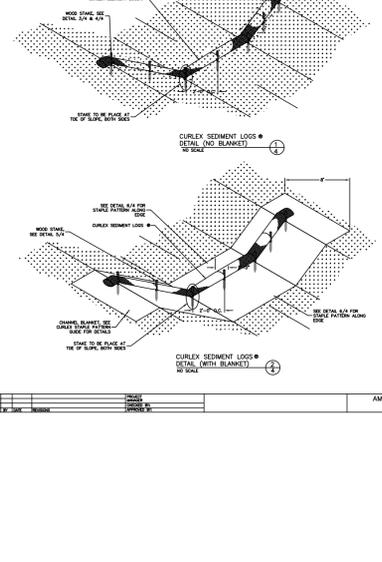
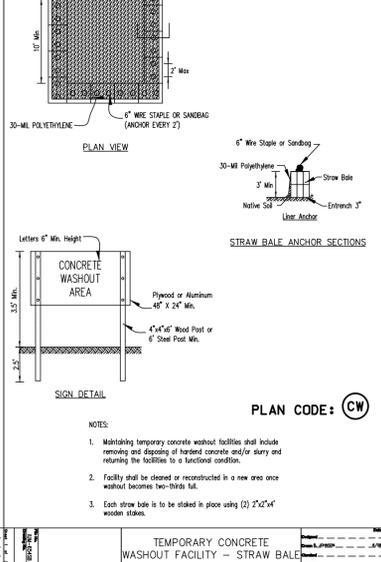
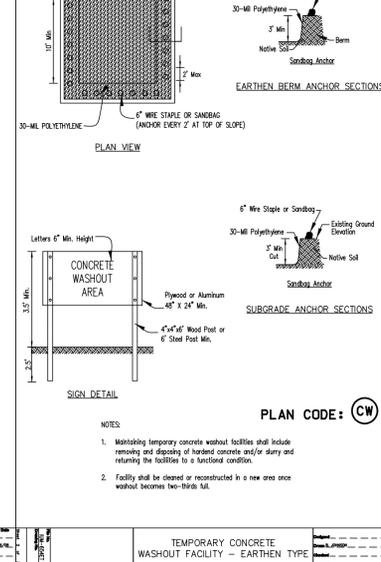
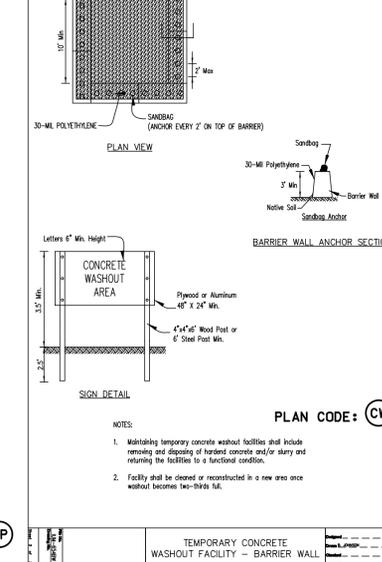
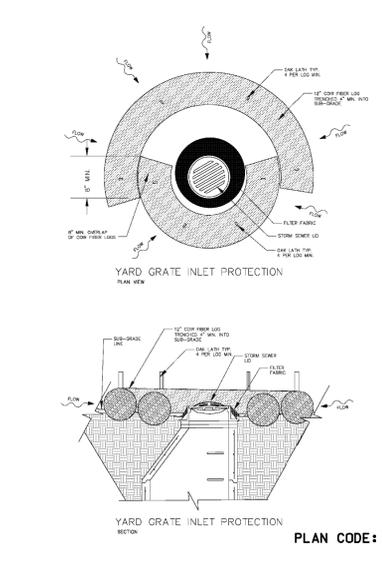
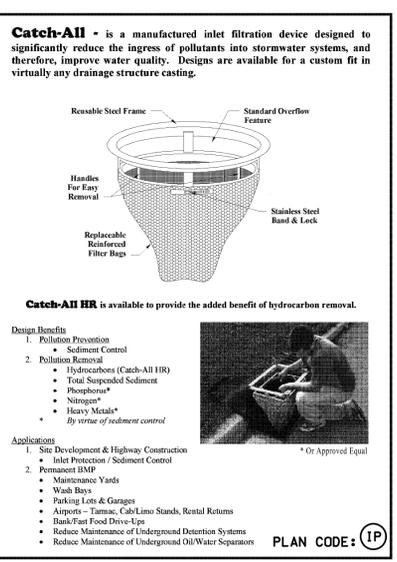
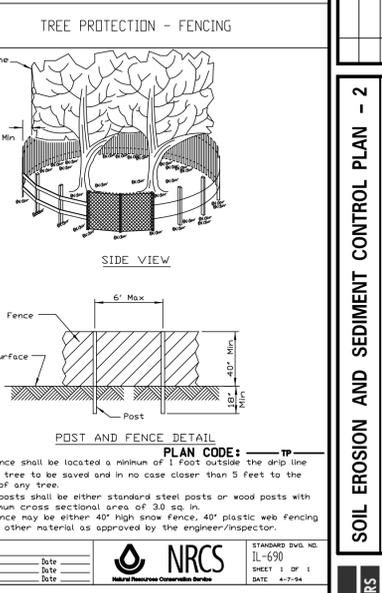
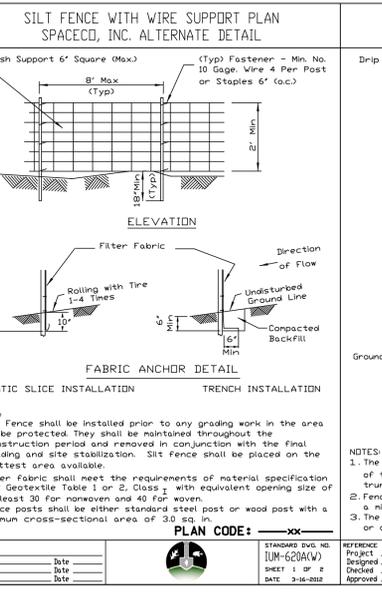
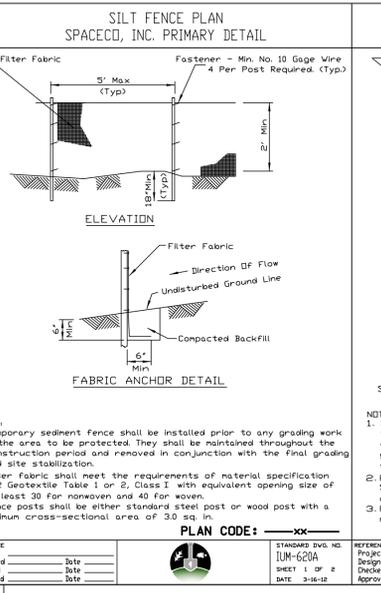
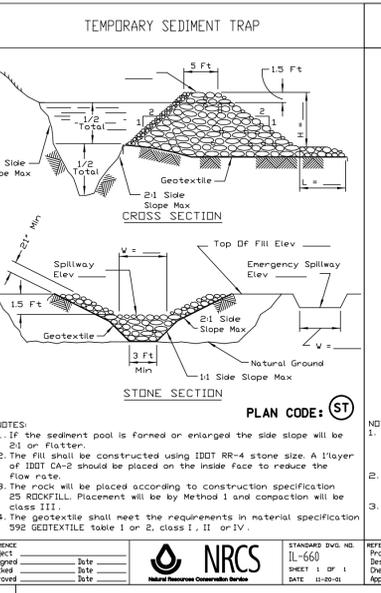
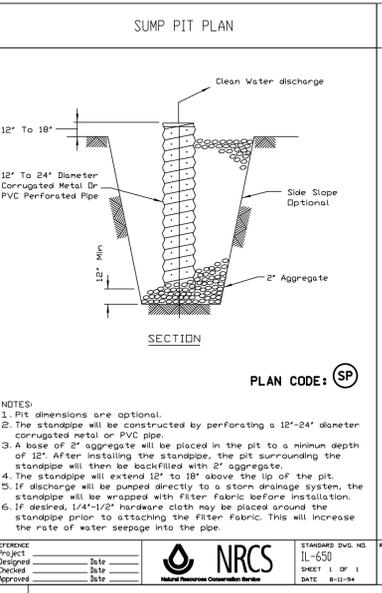
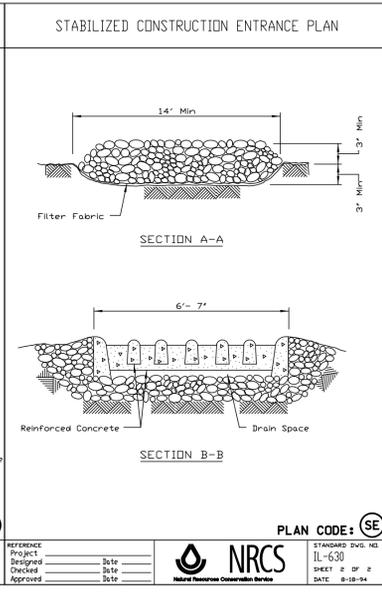
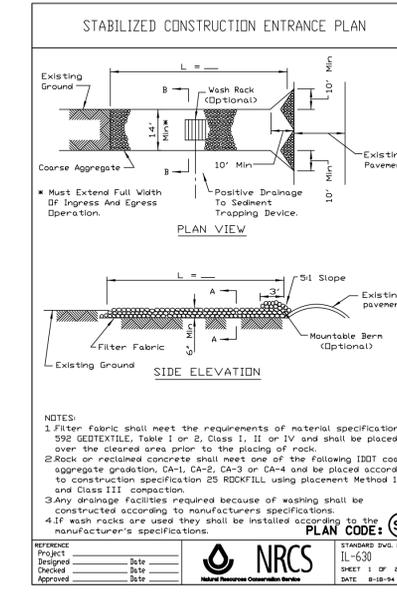
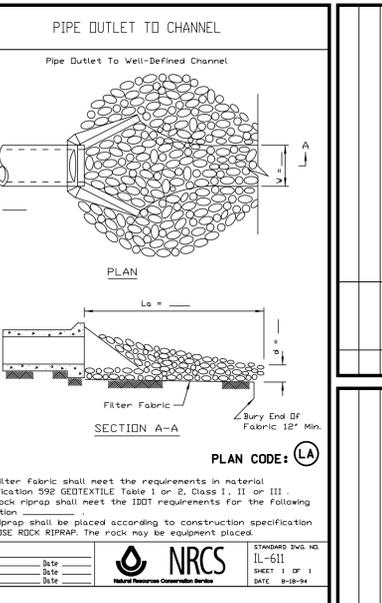
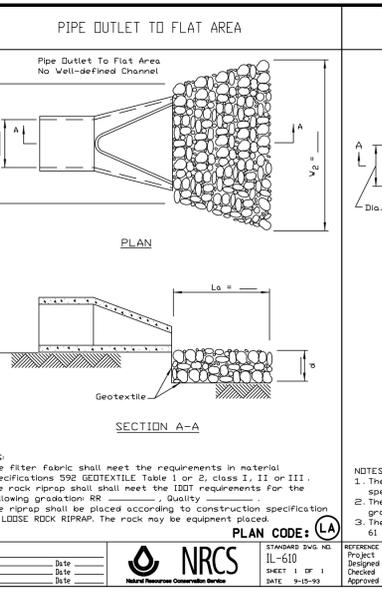
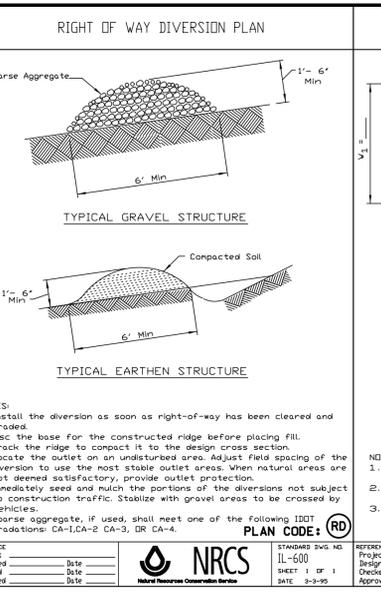
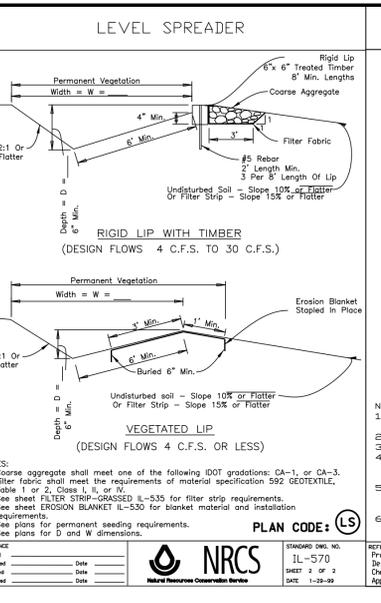
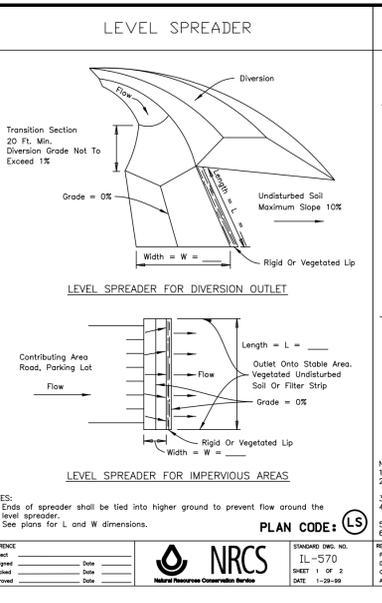
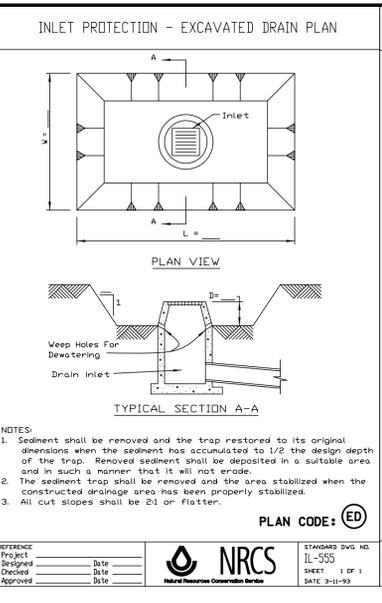
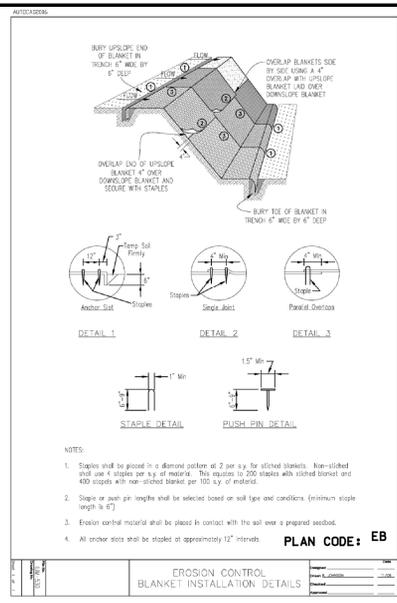
**UTILITY PLAN**  
**1250 WINDHAM PARKWAY**  
**SPECULATIVE OFFICE BUILDING**  
**ROMEOVILLE, ILLINOIS**

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**  
 9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 676-4060 Fax: (847) 676-4065



**SPACECO INC.**  
 FILENAME:  
 9942UT01  
 DATE:  
 12/01/17  
 JOB NO.  
 9942  
 SHEET  
**UT1**  
 7 OF 16





NO.	DATE	REMARKS

NO.	DATE	REMARKS

**SOIL EROSION AND SEDIMENT CONTROL PLAN - 2**

**1250 WINDHAM PARKWAY**  
**SPECULATIVE OFFICE BUILDING**  
 ROMEDEVILLE, ILLINOIS

CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 676-4000 Fax: (847) 676-4005

**SPACECO INC.**

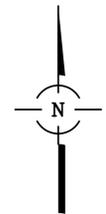
FILENAME:  
 9942SE02

DATE:  
 12/01/17

JOB NO.  
 9942

SHEET  
 9 OF 16

EXISTING DETENTION BASIN  
 HWL = 51.10  
 NWL = 45.00 ±

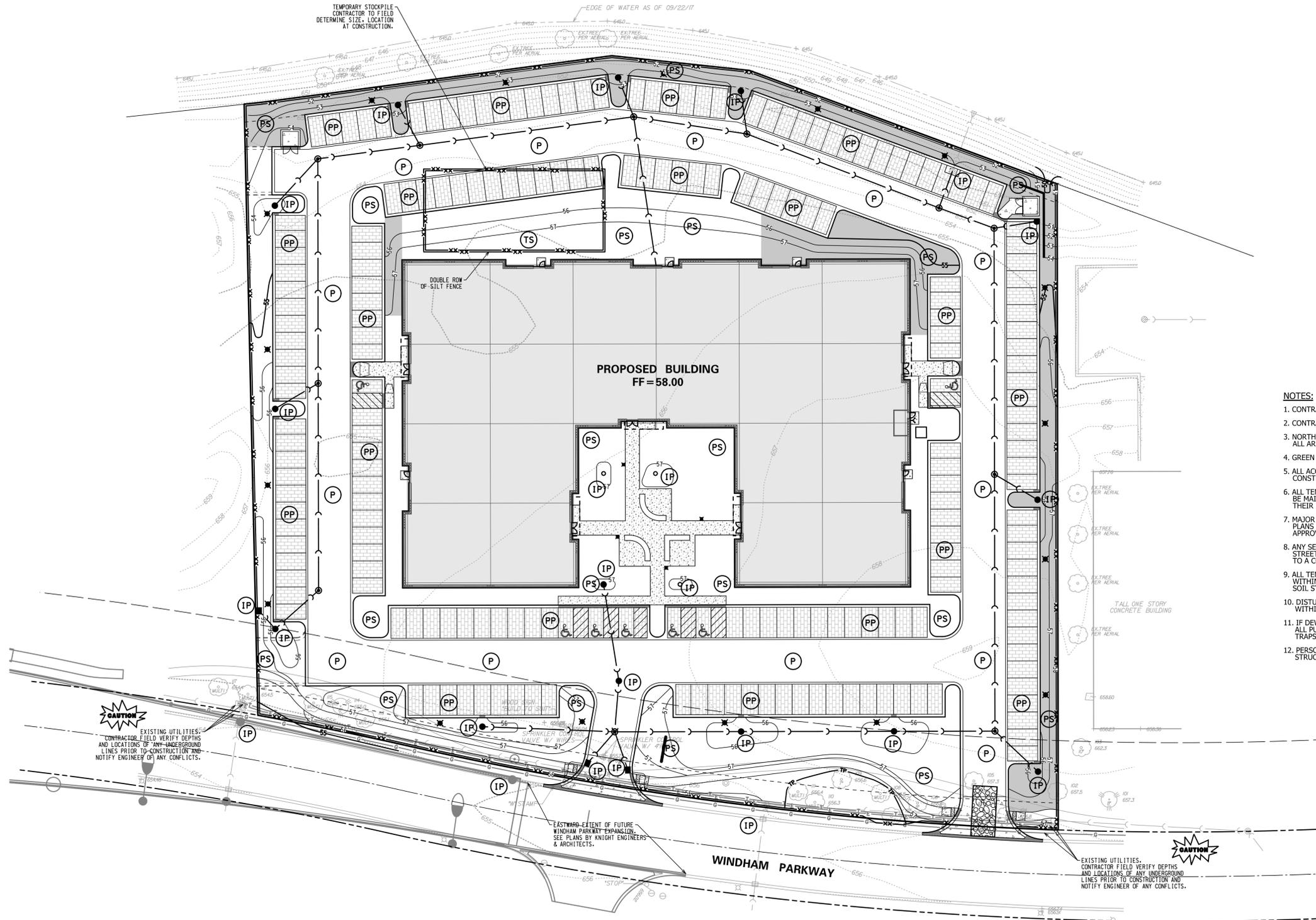


SYMBOL LEGEND

-  NORTH AMERICAN GREEN 5-75 EROSION CONTROL BLANKET
-  STABILIZED CONSTRUCTION ENTRANCE
-  SILT FENCE
-  INLET PROTECTION
-  PAVING
-  PERMANENT SEEDING
-  TEMPORARY STOCKPILE
-  PERMEABLE PAVERS
-  TREE PROTECTION FENCE (SEE DETAIL ON SHEET SE2)

NOTES:

1. CONTRACTOR SHALL COORDINATE FINAL STABILIZATION WITH LANDSCAPE ARCHITECT PLANS.
2. CONTRACTOR SHALL FIELD DETERMINE LOCATION OF CONCRETE WASHOUT.
3. NORTH AMERICAN GREEN 5-75 EROSION CONTROL BLANKET SHALL BE INSTALLED IN ALL AREA WHERE SLOPE IS GREATER THAN 6:1.
4. GREEN SPACE SHALL BE FINISHED WITH 6" TOPSOIL, SEED AND BLANKET.
5. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
6. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
7. MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
8. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
10. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE.
11. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
12. PERSON / ENTITY THAT HAS LEGAL RESPONSIBILITY FOR MAINTENANCE OF EROSION CONTROL STRUCTURES AND MEASURES, DURING AND AFTER DEVELOPMENT:  
 LAKEVIEW REALTY INVESTORS  
 701 W. ERIE STREET  
 CHICAGO, IL 60654  
 CONTACT: FRANK SCIACKITANO  
 PH: (312) 651-6262 EXT. 803



**CAUTION**  
 EXISTING UTILITIES.  
 CONTRACTOR FIELD VERIFY DEPTHS  
 AND LOCATIONS OF ANY UNDERGROUND  
 LINES PRIOR TO CONSTRUCTION AND  
 NOTIFY ENGINEER OF ANY CONFLICTS.

**CAUTION**  
 EXISTING UTILITIES.  
 CONTRACTOR FIELD VERIFY DEPTHS  
 AND LOCATIONS OF ANY UNDERGROUND  
 LINES PRIOR TO CONSTRUCTION AND  
 NOTIFY ENGINEER OF ANY CONFLICTS.

SOIL EROSION AND SEDIMENT CONTROL PLAN - 3  
 1250 WINDHAM PARKWAY  
 SPECULATIVE OFFICE BUILDING  
 ROMEVILLE, ILLINOIS

CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 676-4060 Fax: (847) 676-4065



SPACECO INC.  
 FILENAME:  
 9942SE03  
 DATE:  
 12/01/17  
 JOB NO.  
 9942  
 SHEET  
**SE3**  
 10 OF 16

NO.	DATE	REMARKS
1	01/19/18	REVISED FOR ZONING

NO.	DATE	REMARKS

<b>EARTHWORK NOTES</b>	
<p>1. GENERAL</p> <p>A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.</p> <p>B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LOW-SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS PROVEN IN WRITING BY THE OWNER.</p> <p>C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.</p> <p>D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.</p> <p>E. PLANS FOR THE SITE Dewatering, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR Dewatering DURING CONSTRUCTION.</p> <p>F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES", THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.</p> <p>G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERRECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A 4' RADIUS CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.</p> <p>H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.</p> <p>I. THE DEVELOPER IS REQUIRED TO HAVE A GEOTECHNICAL ENGINEER ON-SITE TO MONITOR EARTHWORK AND THE GRADING ACTIVITY. IN ORDER TO IDENTIFY UNSUITABLE SOILS FOR REMOVAL FROM THE SITE, A NOTE TO THIS EFFECT MUST BE ADDED TO THE PLANS, AND A LETTER COMMITTING TO THIS REQUIREMENT MUST BE PROVIDED BY THE DEVELOPER. IN ADDITION, DAILY REPORTS AND COPIES OF ALL GEOTECHNICAL TESTING (TESTING AND PROFILES IN ACCORDANCE WITH IDOT STATE SPECIFICATIONS) MUST BE SUBMITTED TO THE VILLAGE OF ROMEOVILLE ONCE THE ROADWAYS HAVE BEEN COMPLETED. THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.</p> <p>2. TOPSOIL EXCAVATION INCLUDES:</p> <p>A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.</p> <p>B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.</p> <p>C. TOPSOIL STOCKPILED FOR RESPAED SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.</p> <p>D. TOPSOIL RESPAED SHALL INCLUDE HAULING AND SPREADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.</p> <p>E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.</p> <p>3. EARTH EXCAVATION INCLUDES:</p> <p>A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 1/2" FEET OF THE PLAN SUBGRADE ELEVATION WITHIN THE PROPOSED PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.</p> <p>B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.</p> <p>C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.</p> <p>D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT REQUIRED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.</p> <p>4. UNSUITABLE MATERIAL</p> <p>UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.</p> <p>5. MISCELLANEOUS THE CONTRACTOR SHALL:</p> <p>A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.</p> <p>B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.</p> <p>C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.</p> <p>D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.</p> <p>E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.</p> <p>6. TESTING AND FINAL ACCEPTANCE</p> <p>A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAV SPECIFICATION.</p> <p>B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.</p> <p>C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.</p>	<p>1. GENERAL</p> <p>A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.</p> <p>B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93% SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSE = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.</p> <p>C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.</p> <p>2. SUB-GRADE PREPARATION</p> <p>A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.</p> <p>B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> <li>1) SCARIFY DISC AND AERATE.</li> <li>2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.</li> <li>3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.</li> <li>4) USE OF GEOTEXTILE FABRIC.</li> </ol> <p>MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.</p> <p>C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.</p> <p>D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.</p> <p>3. CONCRETE WORK</p> <p>A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS S1 OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 TONS OF COLLATED, FILLERATED, FIBER REINFORCING CLOUT FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMEASH" OR EQUAL.</p> <p>B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE BENEATH THE CURB AND GUTTER. PREMOULDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 1/8" EPOXY COATED STEEL BOWL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL P.C.'S, P.T.'S AND CURB RETURNS. ALTERNATE ENDS OF THE BOWL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.</p> <p>C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.</p> <p>D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.</p> <p>E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2" PREMOULDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.</p> <p>F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2" PREMOULDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.</p> <p>G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.</p> <p>H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD 1, 11, OR 111.</p> <p>I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.</p> <p>4. FLEXIBLE PAVEMENT</p> <p>A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE BY BITUMINOUS CONCRETE BINDER COURSE AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.</p> <p>B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.</p> <p>C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WATER/VEHICLE EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.</p> <p>D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".</p> <p>E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.</p> <p>5. TESTING AND FINAL ACCEPTANCE</p> <p>A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.</p> <p>B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.</p> <p>C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.</p> <p>D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.</p> <p>E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.</p>
<b>SIGNING AND PAVEMENT MARKING</b>	
<p>1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.</p> <p>2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.</p> <p>3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.</p> <p>4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL, "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].</p> <p>5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.</p> <p>6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTER LINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERENCES REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]</p> <p>7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.</p> <p>8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.</p> <p>9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.</p>	<p>1. GENERAL:</p> <p>A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS. IN ACCORDANCE WITH THE FOLLOWING:</p> <p>PLAN CODE MATERIAL</p> <p>RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH FLEXIBLE O-RING RUBBER GASKET JOINTS PER ASTM C361, ASTM C-443, AND ASTM C1619; TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCP PIPE SHALL BE TYPE 1, HE-111 PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.</p> <p>DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21-511) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21-111). JOINTS IN LINED IS NOT REQUIRED.</p> <p>PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.</p> <p>HDP: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS M-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR M-10 BY HANCOCK, FINELEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.</p> <p>UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HOPE PIPE ALSO ACCEPTABLE.</p> <p>B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERROGL", AND "MISSION" PIPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.</p> <p>C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.</p> <p>D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM.</p> <p>E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.</p>

<b>PAVING NOTES</b>	
<b>STORM SEWER NOTES</b>	
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<b>STORM SEWER NOTES</b>	

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<p>2. BEDDING/BACKFILL:</p> <p>A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS.</p> <p>B. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-7) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.</p> <p>3. STRUCTURES:</p> <p>A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE.</p> <p>B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.</p> <p>C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.</p> <p>D. THE FRAME AND GRATE OR CLOSED LID SHALL BE AS SPECIFIED ON UTILITY PLANS. THE MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "PUMP AND WASTE-DRAINS TO WATERWAYS MESSAGE". THE CLOSED LIDS SHALL BE EAST JORDAN 102223 AND HAVE THE WORD "STORM" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.</p> <p>E. A MINIMUM OF TWO ADJUSTING RINGS (MIN 6" ADJUSTING HEIGHT) AND A MAXIMUM OF THREE RINGS (MAX 10" ADJUSTING HEIGHT), NO 1" OR 2" CONCRETE RINGS ARE ALLOWED, UNDER PAVED AREAS. THE VERY TOP RING SHOULD BE ONE (1) E/W INFR-FIBER RUBBER COMPOSITE ADJUSTMENT RISER (1" TO 3" MAX HEIGHT).</p> <p>F. STORM SEWER JOINTS MUST BE FLEXIBLE GASKET O-RINGS PER ASTM C361, ASTM C433, AND ASTM C1619</p> <p>4. FRENCH DRAIN:</p> <p>A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.</p> <p>5. CASTINGS:</p> <p>A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE AS SPECIFIED ON THE UTILITY PLAN. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.</p> <p>6. CLEANING:</p> <p>A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.</p> <p>7. TELEVISIONING:</p> <p>A. THE STORM SEWER SYSTEM SHALL BE TELEVIEWED IF REQUIRED BY MUNICIPALITY.</p>	<p>NO. DATE REMARKS</p> <p>NO. DATE REMARKS</p>

**SPECIFICATIONS - 1**

**1250 WINDHAM PARKWAY**

**SPECULATIVE OFFICE BUILDING**

**ROMEDEVILLE, ILLINOIS**

**CONSULTING ENGINEERS**

**SITE DEVELOPMENT ENGINEERS**

**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

**SPACECO INC.**

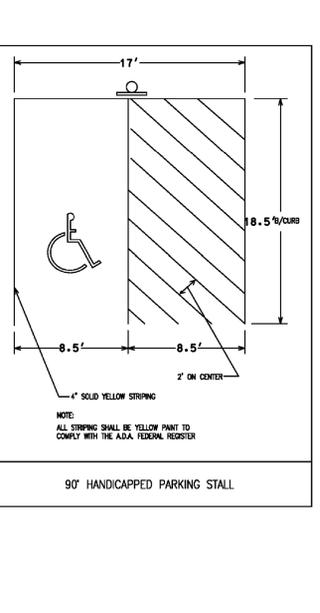
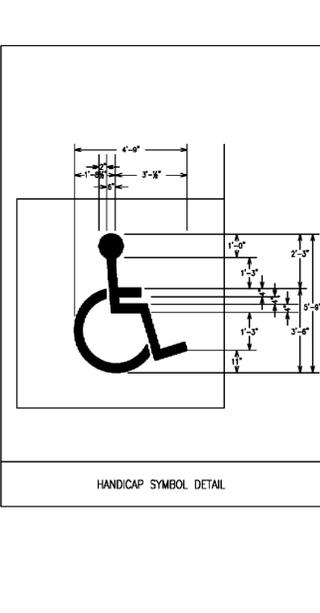
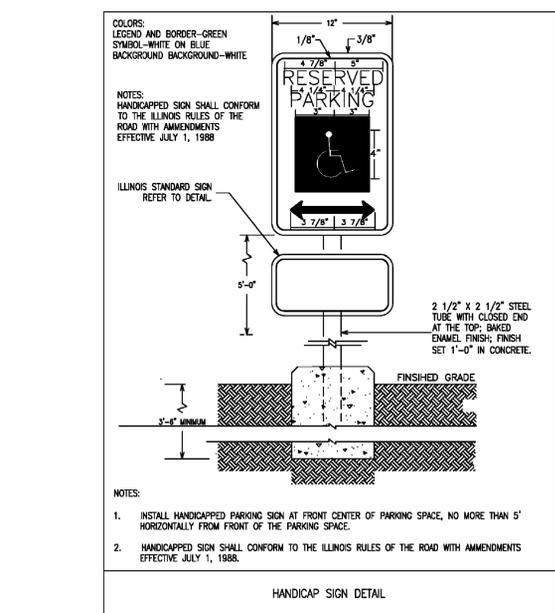
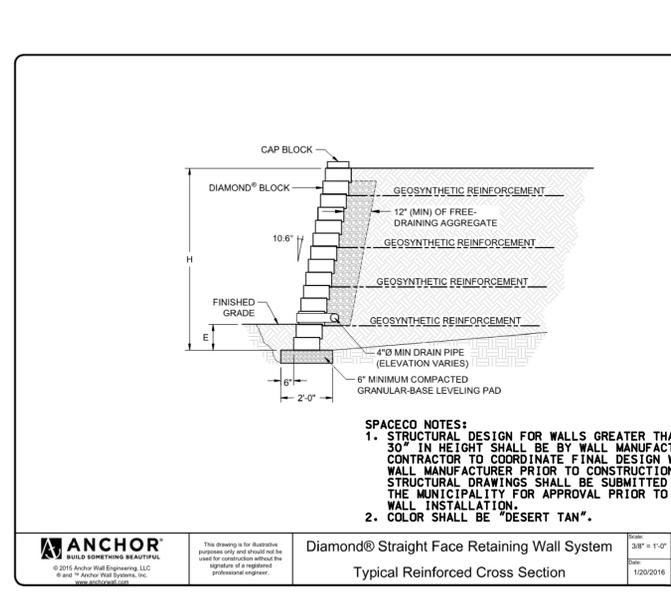
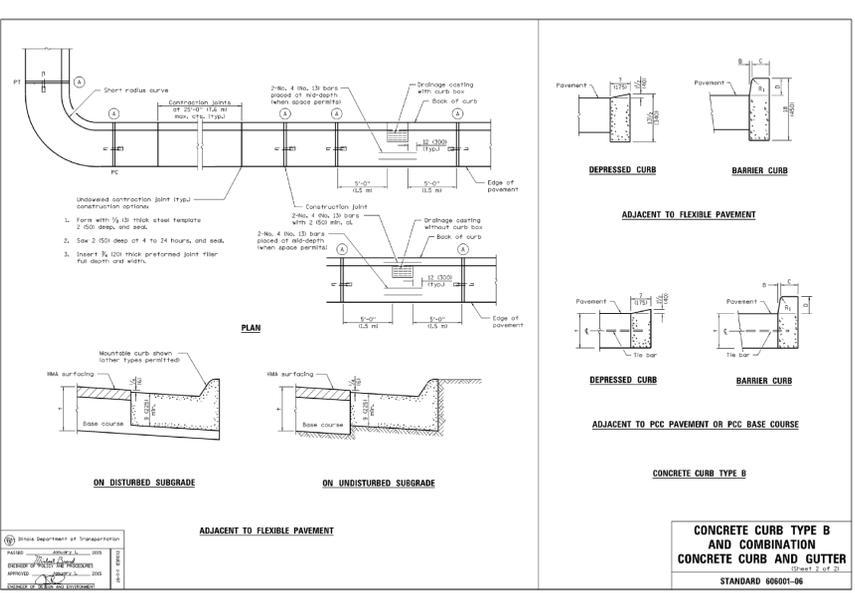
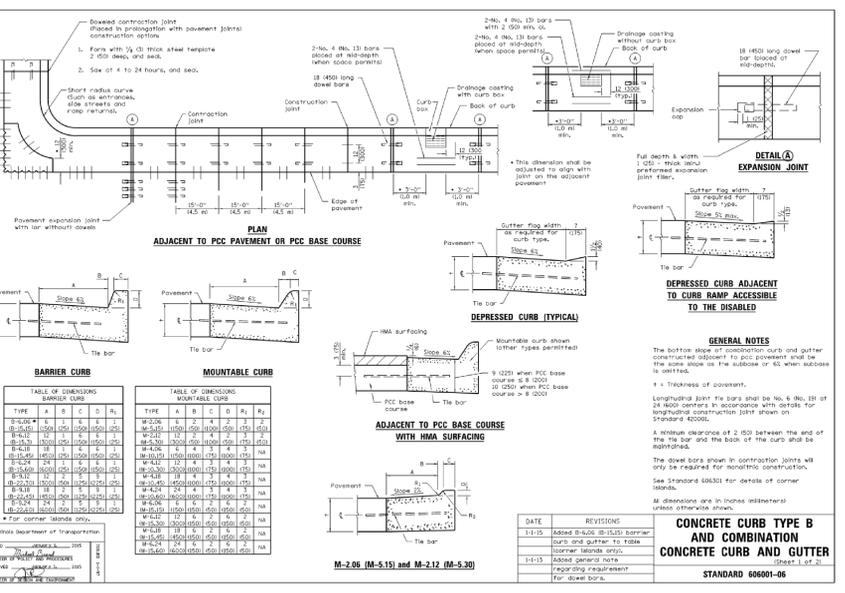
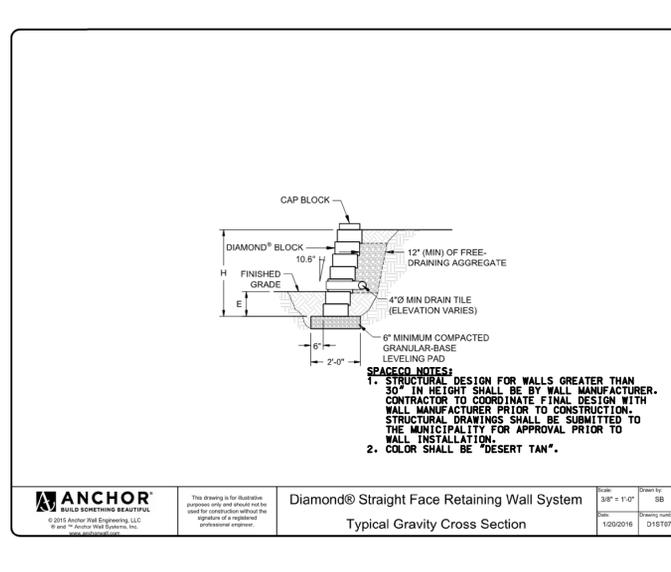
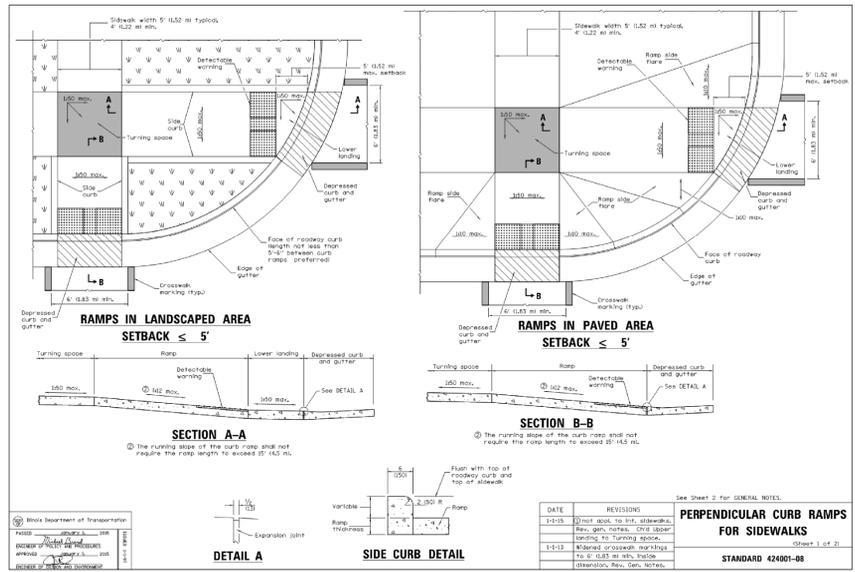
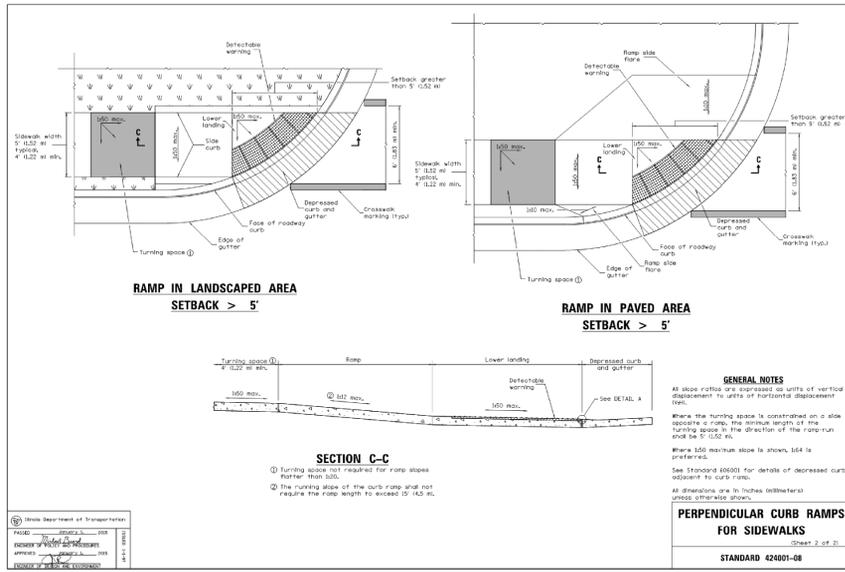
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9942SPEC1

DATE:  
12/01/17

JOB NO.  
9942

SHEET  
**SP1**  
11 OF 16





NO.	DATE	REMARKS

**DETAILS - 1**

**1250 WINDHAM PARKWAY**

**SPECULATIVE OFFICE BUILDING**

**ROMEIOVILLE, ILLINOIS**

**CONSULTING ENGINEERS**

**SITE DEVELOPMENT ENGINEERS**

**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 676-4060 Fax: (847) 676-4065



**FILENAME:**  
9942DET01

**DATE:**  
12/01/17

**JOB NO.**  
9942

**SHEET**

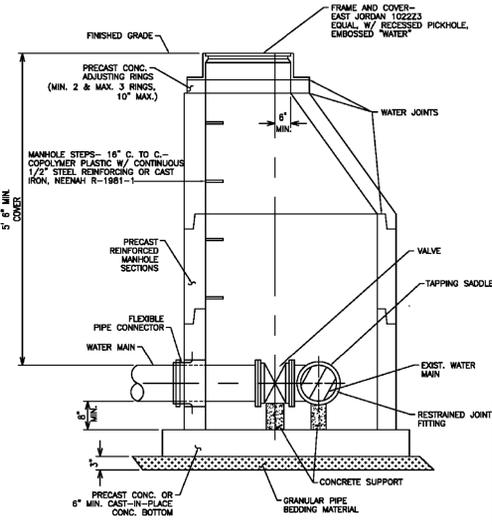
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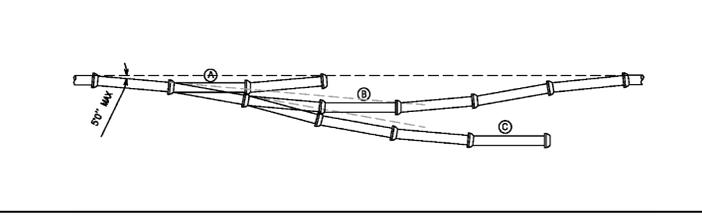
**NOTES:**

- ECCENTRIC CONE REQUIRED USE 2" O.D. DIAMETER FOR WATER MAIN SIZES 4" THRU 20".
- FOR WATER MAIN SIZES 20" OR GREATER, USE 6" O.D. DIAMETER.
- TAPPING SADDLES MUST BE TYPED CAST IRON (NO STAINLESS STEEL).
- TAPPING SADDLES MUST BE EAST JORDAN IRON WORKS OR AMERICAN WORKS OR AMERICAN WORKS.
- MEGALOG FOR ALL RESTRAINED JOINTS.

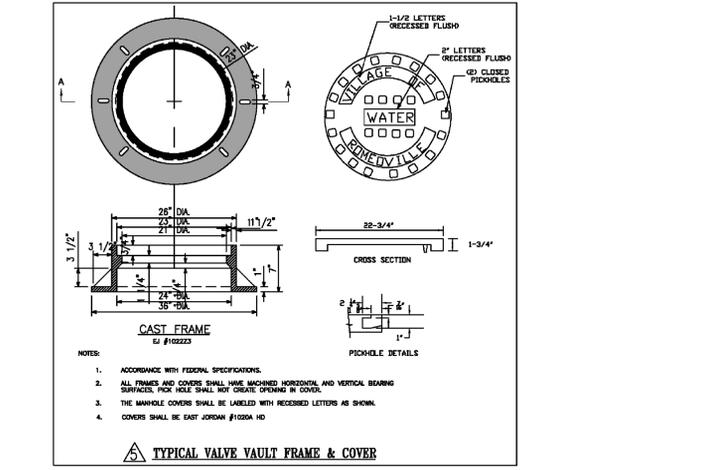


**▲ PRESSURE CONNECTION VALVE VAULT DETAIL**

PIPE SIZE	O.D.(IN)	O.D.(FT)	DEFL.	HORIZ. DEF.L.	VERT. DEF.L.	MAX. DEF.L. DIST.	APPROX. RADIUS FOR WITHOUT BIRRES		
4"	4.80"	0.400'							
6"	6.90"	0.575'							
8"	9.00"	0.750'	3"0000"	4"0000"	6.90%	16"	15"	280'	250'
10"	11.10"	0.925'							
12"	13.20"	1.100'							
14"	15.30"	1.275'							
16"	17.40"	1.450'	4"0000"	3"1200"	5.90%	13"	12"	350'	322'
18"	19.50"	1.625'							
20"	21.60"	1.800'							
24"	25.80"	2.150'	3"0000"	2"2400"	4.19%	10"	9"	477'	430'
30"	32.00"	2.668'							
36"	38.30"	3.192'							
42"	44.60"	3.708'	2"0000"	1"3600"	2.79%	8"	6"	716'	645'



**D.I.P. WATERMAIN LOWERING AT UTILITY CONFLICT**



**▲ TYPICAL VALVE VAULT FRAME & COVER**

2151 South 54th Street  
West Allis, WI. 53120  
P: 414-764-6733  
F: 414-764-1494  
Web: www.adaptorinc.com

### Internal/External Adaptor Seal Detail Specification

All sanitary manholes shall be provided with an Internal/External Adaptor Seal with a high grade EPDM rubber sleeve having a minimum of 60 mils, to seal the outside of the chimney from the manhole frame down to the cone. It shall have a 3/4" rubber ring that the external sleeve is adhered to and a 1/2" vertical lip that seals to the inside of the casting using butyl mastic. A 304 Stainless Steel band will be used to seal the bottom of the sleeve to the cone section of the manhole. The I/E.A.Seal shall be installed per Adaptor inc. installation instructions.

### WATERMAIN CONFLICTS

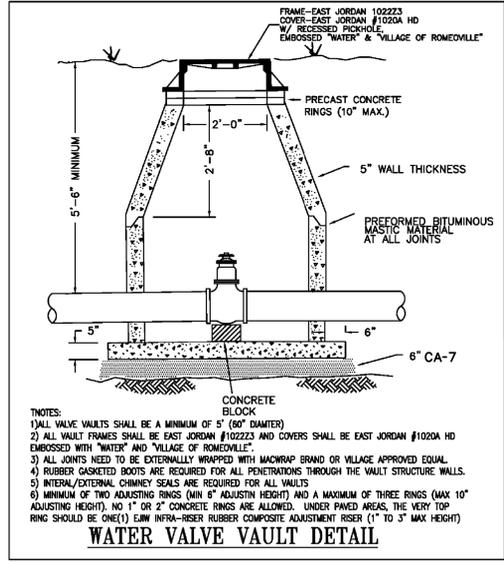
**CONFLICTS OCCUR WHERE WATERMANS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS:**

**STORM SEWER CONFLICTS:**  
PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO ASTM C-361 10 FT. EITHER SIDE OF WATERMAIN CONFLICTS AND PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

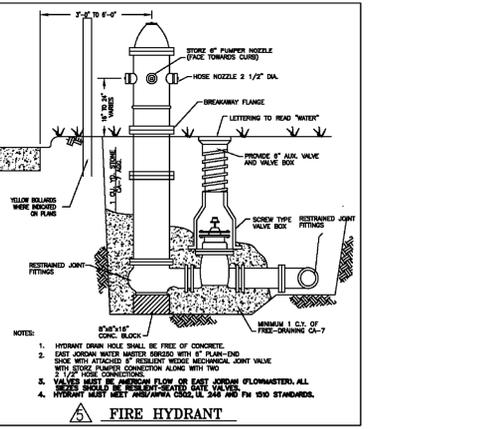
**SANITARY SEWER CONFLICTS:**  
PROVIDE WATERMAIN EQUIVALENT PIPE AND JOINTS FOR THE SANITARY SEWER 10 FT. EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE TWO MATERIALS, OR ENCASE WATERMAIN AS SHOWN BELOW REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.

### REQUIRED PIPE LENGTH FOR RESTRAINED JOINTS

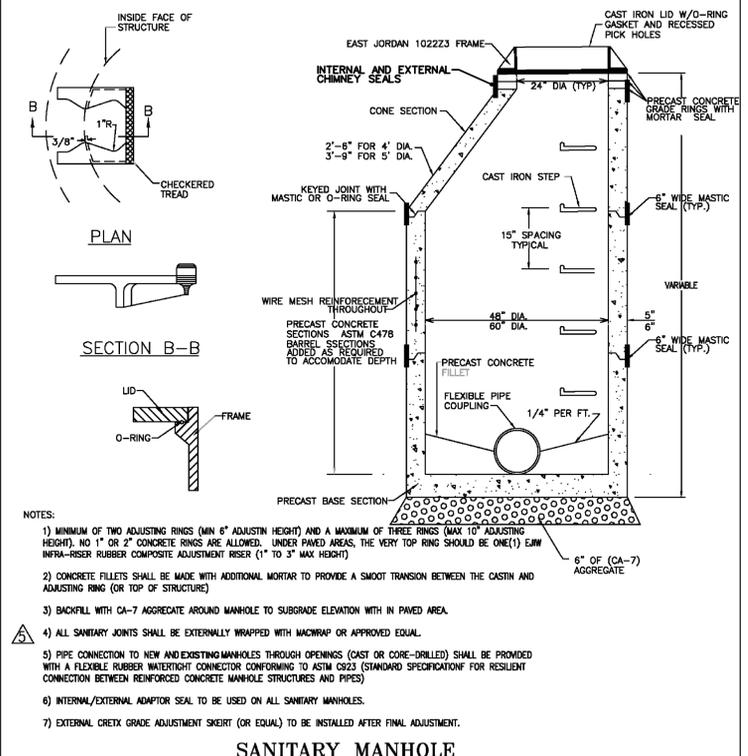
REDUCER	LATERAL/SPRING		RESTRAINED JOINTS OR BRANCH	
	1"	2"	1"	2"
12"	12"	12"	12"	12"
14"	14"	14"	14"	14"
16"	16"	16"	16"	16"
18"	18"	18"	18"	18"
20"	20"	20"	20"	20"
24"	24"	24"	24"	24"
30"	30"	30"	30"	30"
36"	36"	36"	36"	36"
42"	42"	42"	42"	42"



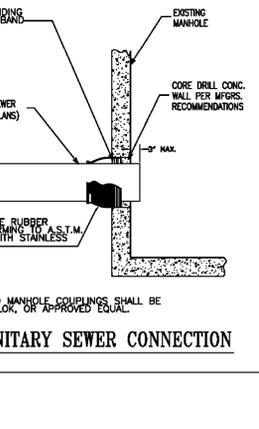
**▲ WATER VALVE VAULT DETAIL**



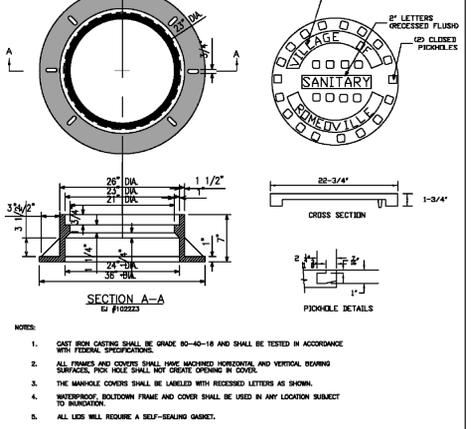
**▲ FIRE HYDRANT**



**▲ SANITARY MANHOLE**



**▲ SANITARY SEWER CONNECTION**



**▲ SANITARY MANHOLE FRAME & COVER**

**DETAILS - 3**

**150 WINDHAM PARKWAY**  
**SPECULATIVE OFFICE BUILDING**  
ROMEDEVILLE, ILLINOIS

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

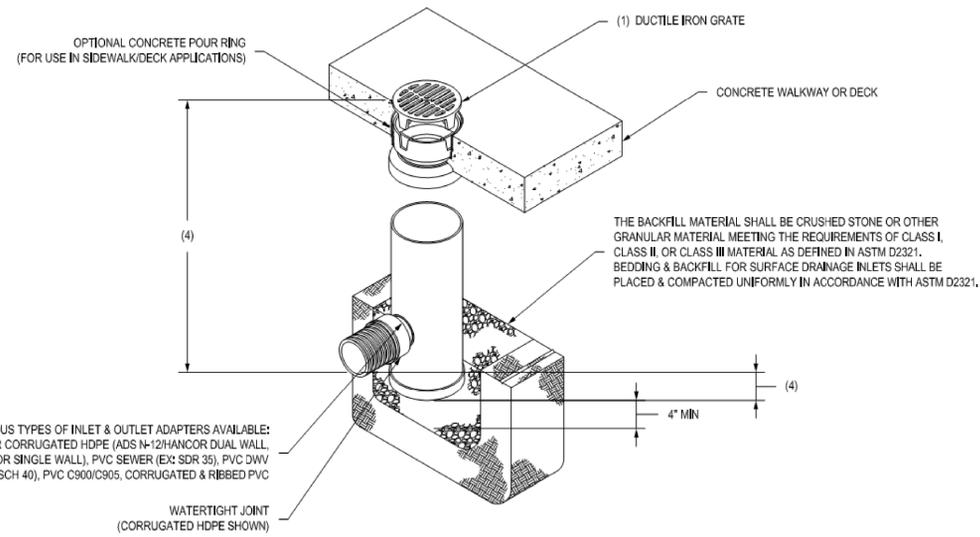
9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 676-4000 Fax: (847) 676-4005

**SPACECO INC.**

FILENAME: 9942DET03  
DATE: 12/01/17  
JOB NO. 9942  
SHEET

**D3**  
15 OF 16

**NYLOPLAST 8" DRAIN BASIN: 2808AG \_\_ X**



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197
DROP IN GRATE	LIGHT DUTY	0801DX	7001-110-019

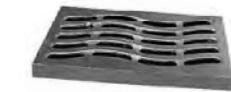
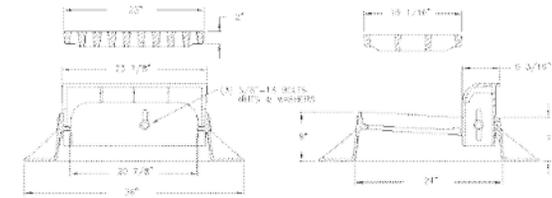
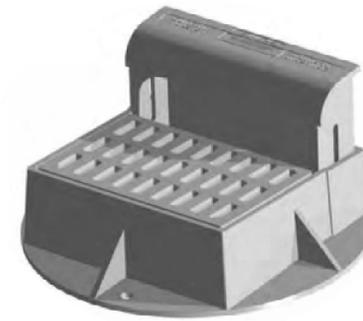
- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE OF 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- FOR COMPLETE DESIGN DETAILS SEE DRAWING NO. 7001-110-045.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS 14-12) HANCOR DUAL WALL & PVC SEWER (4" - 24").

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	EBC	MATERIAL	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE	11-14-06	PROJECT NO./NAME	
REVISED BY	NMH	TITLE	8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE	03-11-16	DWG NO.	7001-110-272
DWG SIZE	A	SCALE	1:16 SHEET 1 OF 1
		REV	E

**7010 CATCH BASIN CURB INLET**

Heavy duty  
With TYPE M1 grate and T1 back  
Approximate 130 sq. in. open area  
Curb back ht. adjusts from 3 1/2" to 8"  
"DUMP NO WASTE!" lettering and  
fish image on back



TYPE M3 Sinusoidal Grate  
Approx. 140 sq. in. open area



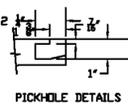
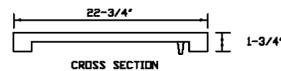
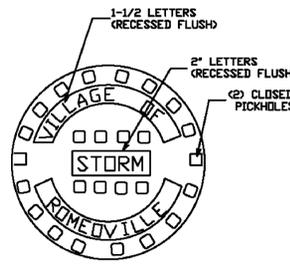
TYPE M4 Vane Grate  
Approx. 125 sq. in. open area



TYPE M5 Diagonal Bar Grate  
Approx. 160 sq. in. open area



TYPE T4  
Curb plate with trout image



- NOTES:
- ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "FISH" TO CHECK.
  - ALL CLOSED LID FRAME AND COVERS SHALL BE ENST JORDAN 102223 EMBOSSED WITH "STORM" AND "VILLAGE OF ROMEVILLE".

**STORM SEWER LID DETAIL**

NO.	DATE	REMARKS
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NO.	DATE	REMARKS
-----	------	---------

DETAILS 4  
**1250 WINDHAM PARKWAY**  
**SPECULATIVE OFFICE BUILDING**  
ROMEIOVILLE, ILLINOIS

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS  
9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 676-4000 Fax: (847) 676-4005



FILENAME:	9942DET04
DATE:	12/01/17
JOB NO.	9942
SHEET	<b>D4</b>
	16 OF 16

**LANDSCAPE REQUIREMENTS:**

PERIMETER LANDSCAPING REQUIREMENTS:  
 1 SHADE TREE PER 75LF OF FRONTAGE ALONG THE ABUTTING PROPERTY LINE  
 FRONT YARD - 460LF 460/75 = 6 TREES  
 EAST SIDE YARD - 362LF 362/75 = 5 TREES  
 WEST SIDE YARD - 346LF 346/75 = 5 TREES

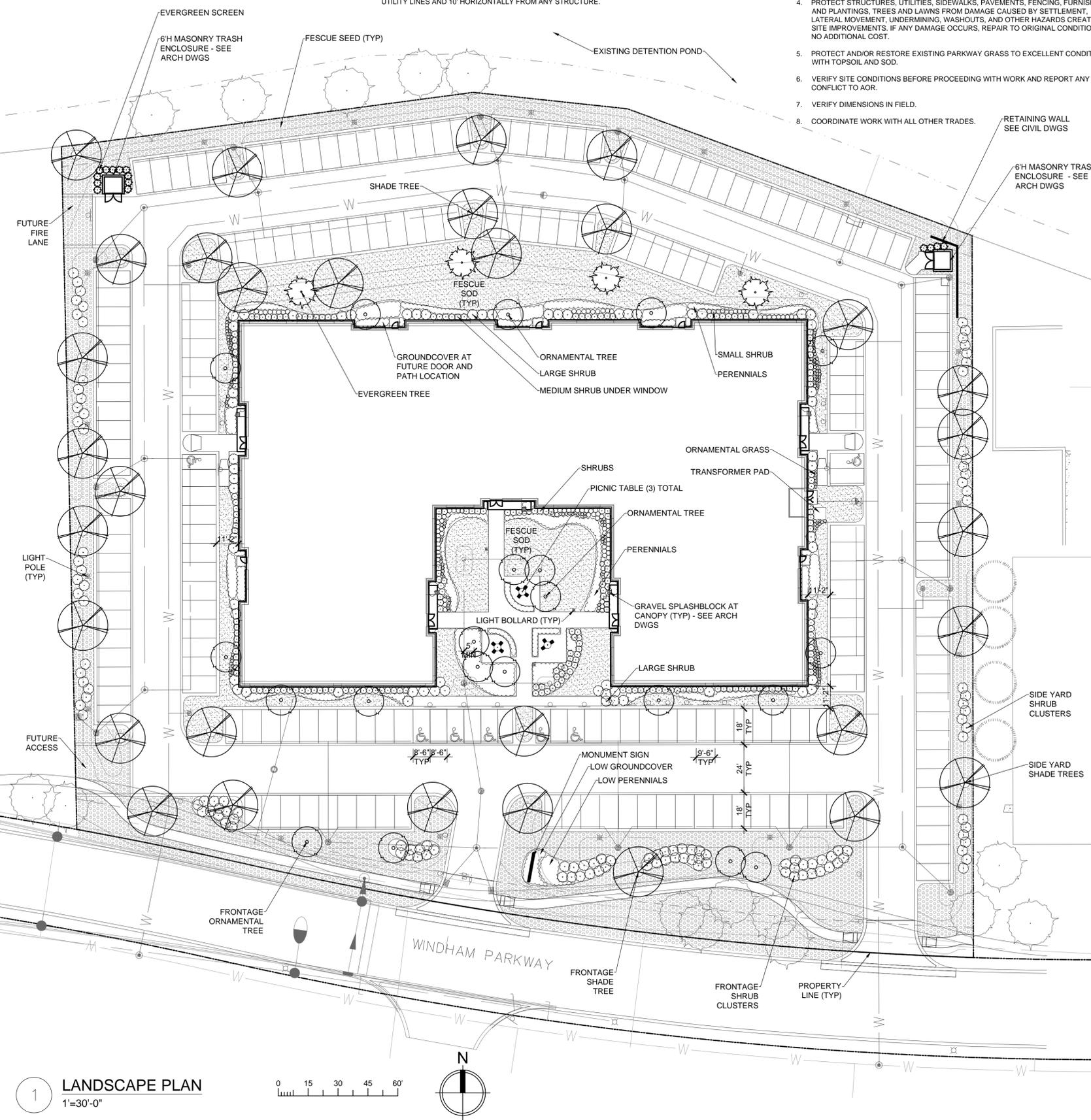
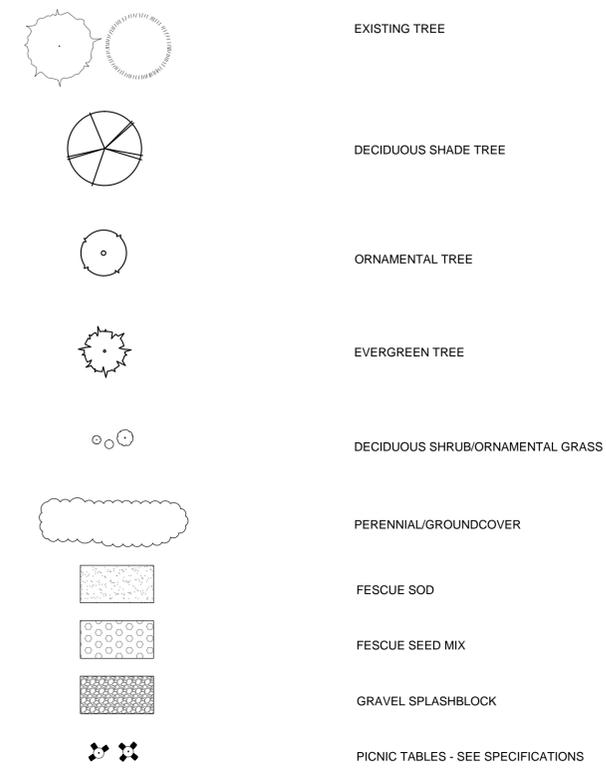
**LANDSCAPE NOTES:**

- FOR LANDSCAPE DETAILS, SEE SHEET L-201.
- PROVIDE A DESIGN-BUILD AUTOMATIC IRRIGATION SYSTEM TO COVER ALL LANDSCAPE AND LAWN AREAS. SYSTEM TO REDUCE LANDSCAPE WATER REQUIREMENT BY AT LEAST 50% FROM THE CALCULATED BASELINE FOR THE SITE'S PEAK WATERING MONTH. PROVIDE A HIGH EFFICIENCY SYSTEM WITH SMART SCHEDULING TECHNOLOGIES TO MEET LEED CRITERIA.
- LOCATE NEW TREES A MINIMUM OF 5' HORIZONTALLY FROM ANY NEW OR EXISTING UTILITY LINES AND 10' HORIZONTALLY FROM ANY STRUCTURE.

**GENERAL NOTES:**

- COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
- KEEP ALL AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES, CLEAR OF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
- DO NOT INTERFERE WITH USE OF ADJACENT PROPERTIES INCLUDING BUT NOT LIMITED TO BUILDINGS, PARKING LOTS, STREETS OR ALLEYS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE IMPROVEMENTS. IF ANY DAMAGE OCCURS, REPAIR TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
- PROTECT AND/OR RESTORE EXISTING PARKWAY GRASS TO EXCELLENT CONDITION WITH TOPSOIL AND SOD.
- VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICT TO AOR.
- VERIFY DIMENSIONS IN FIELD.
- COORDINATE WORK WITH ALL OTHER TRADES.

**PLANT LEGEND**



Plant Palette					
	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Shade Trees	<i>Acer saccharum</i> Morton	Crescendo Sugar Maple	2.5" cal	B&B	matching heads
	<i>Celtis occidentalis</i>	Hackberry	2.5" cal	B&B	matching heads
	<i>Gleditsia triacanthos</i> var <i>inermis</i> Skyline	Skyline Honeylocust	2.5" cal	B&B	matching heads
	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	2.5" cal	B&B	matching heads
	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal	B&B	matching heads
	<i>Quercus imbricaria</i>	Shingle Oak	2.5" cal	B&B	matching heads
	<i>Tilia americana</i>	American Linden	2.5" cal	B&B	matching heads
	Ornamental Trees	<i>Amelanchier laevis</i>	Allegheny Serviceberry	6'HT	B&B
<i>Cercis canadensis</i>		Eastern Redbud	8'HT	B&B	multi-stem
<i>Crataegus crusgalli</i>		Cockspur Hawthorn	8'HT	B&B	multi-stem
<i>Hamamelis virginiana</i>		Common Witch Hazel	6'HT	B&B	multi-stem
<i>Ostrya virginiana</i>		Ironwood	2.5" cal	B&B	matching heads
<i>Viburnum lentago</i>		Nannyberry	6'HT	B&B	multi-stem
<i>Viburnum prunifolium</i>		Blackhaw Viburnum	6'HT	B&B	multi-stem
Evergreen Trees		<i>Picea glauca</i> 'Densata'	Black Hills Spruce	6'HT	B&B
	<i>Thuja occidentalis</i>	Arborvitae	5 gal/60"HT	pot	matching heads
Shrubs	<i>Aronia arbutifolia</i>	Red Chokeberry	5 gal/30"HT	pot	60" o.c.
	<i>Aronia melanocarpa</i> Morton	Iroquois Beauty Black Chokeberry	5 gal/24"HT	pot	36" o.c.
	<i>Corylus americana</i>	American Hazelnut	5 gal/36"HT	pot	60" o.c.
	<i>Diervilla lonicera</i>	Bush Honeysuckle	5 gal/24"HT	pot	36" o.c.
	<i>Hydrangea arborescens</i> 'Annabelle'	Smooth Hydrangea	5 gal/24"HT	pot	36" o.c.
	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	5 gal/24"HT	pot	36" o.c.
	<i>Rhus glabra</i>	Smooth Sumac	5 gal/36"HT	pot	60" o.c.
	<i>Symphoricarpos orbiculatus</i>	Coralberry	5 gal/24"HT	pot	60" o.c.
	<i>Viburnum dentatum</i>	Arrowwood	5 gal/30"HT	pot	60" o.c.
	<i>Viburnum trilobum</i>	American Cranberry Bush	5 gal/30"HT	pot	36" o.c.
	Perennials/Ornamental Grasses	<i>Allium cernuum</i>	Nodding Wild Onion	4"	pot
<i>Carex bicknellii</i>		Copper-shouldered Oval Sedge	4"	pot	36" o.c.
<i>Chelone glabra</i>		Turtlehead	4"	pot	18" o.c.
<i>Carex pensylvanica</i>		Penn Sedge	4"	pot	36" o.c.
<i>Deschampsia cespitosa</i>		Tufted Hair Grass	1 gal	pot	36" o.c.
<i>Eragrostis spectabilis</i>		Purple Lovegrass	4"	pot	36" o.c.
<i>Geranium maculatum</i>		Wild Geranium	4"	pot	18" o.c.
<i>Heuchera richardsonii</i>		Prairie Alumroot	4"	pot	18" o.c.
<i>Monarda fistulosa</i>		Wild Bergamot	4"	pot	18" o.c.
<i>Phlox divaricata</i>		Woodland Phlox	4"	pot	18" o.c.
<i>Penstemon digitalis</i>		Foglove Beardtongue	1 gal	pot	24" o.c.
<i>Polemonium reptans</i>		Jacob's Ladder	4"	pot	18" o.c.
<i>Ruellia humilis</i>		Wild Petunia	4"	pot	18" o.c.
<i>Sporobolus heterolepis</i>		Prairie Dropseed	4"	pot	18" o.c.
<i>Thalictrum dioicum</i>		Early Meadow Rue	4"	pot	18" o.c.

**SKJN**  
 ARCHITECTEN CORP.  
 405 N. RACINE AVE  
 SUITE 107B  
 CHICAGO, IL 60642  
 T: 312.243.2155  
 www.skjn.com  
 PROFESSIONAL DESIGN FIRM #: 184.006454 EXPIRES 4/30/2019

**Juli Ordower**  
 LANDSCAPE ARCHITECTURE  
 2343 north janssen ave #3  
 chicago, il 60614  
 312.399.2355  
 www.juliordower.com

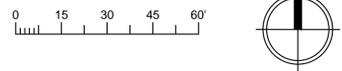
2	REVISED FOR ZONING	01/19/18
1	ISSUED FOR BID/ZONING	12/01/17

**SPECULATIVE OFFICE BUILDING**  
 1250 WINDHAM PARKWAY  
 LANDSCAPE PLAN

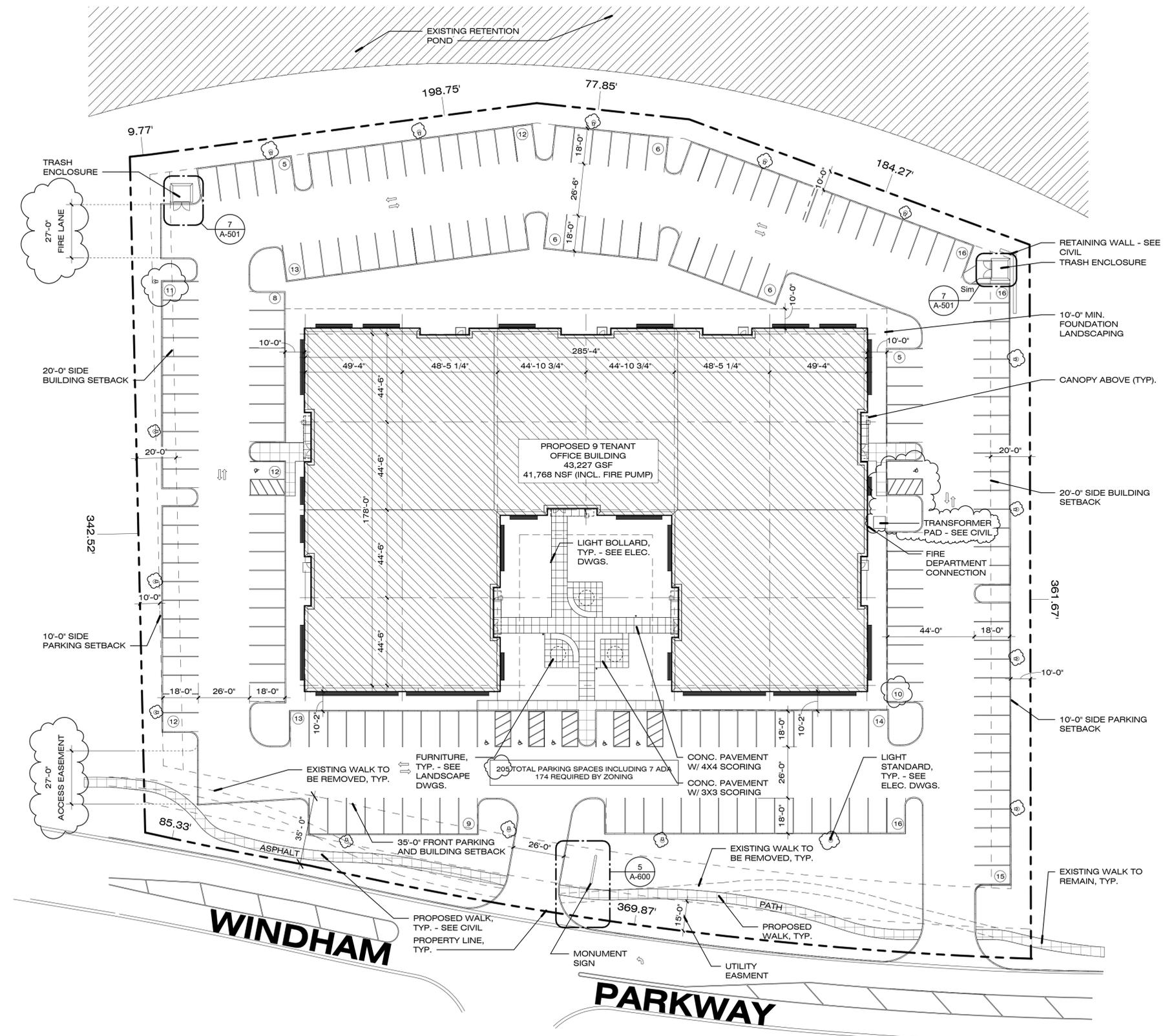
PROJECT NUMBER	1709
DATE	10/3/2017
DRAWN BY	Author
CHECKED BY	Checker

**L-101**  
 SCALE

1 LANDSCAPE PLAN  
 1"=30'-0"







1 SITE PLAN  
1" = 30'-0"

2	REVISED FOR ZONING	01/19/18
1	ISSUED FOR BID/ZONING	12/01/17

NO.	DESCRIPTION	DATE
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**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**SITE PLAN**

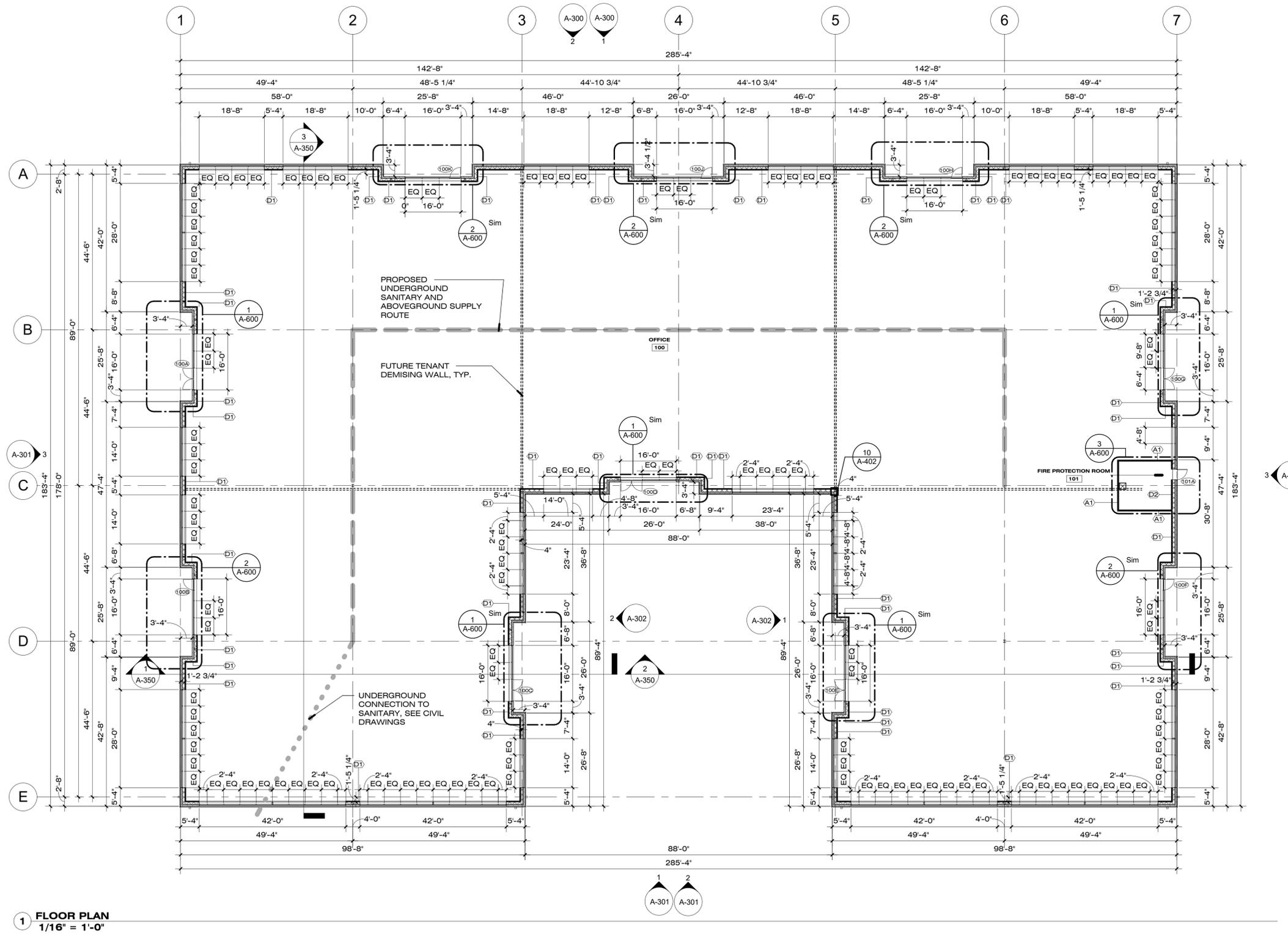
PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

**A-100**

SCALE	1" = 30'-0"
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**NOTES:**

1. REFER TO DRAWING A-600 FOR PARTITION TYPES.



**1 FLOOR PLAN**  
1/16" = 1'-0"

1	ISSUED FOR BID/ZONING	12/01/17
NO.	DESCRIPTION	DATE

**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**FLOOR PLAN**

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

**A-101**

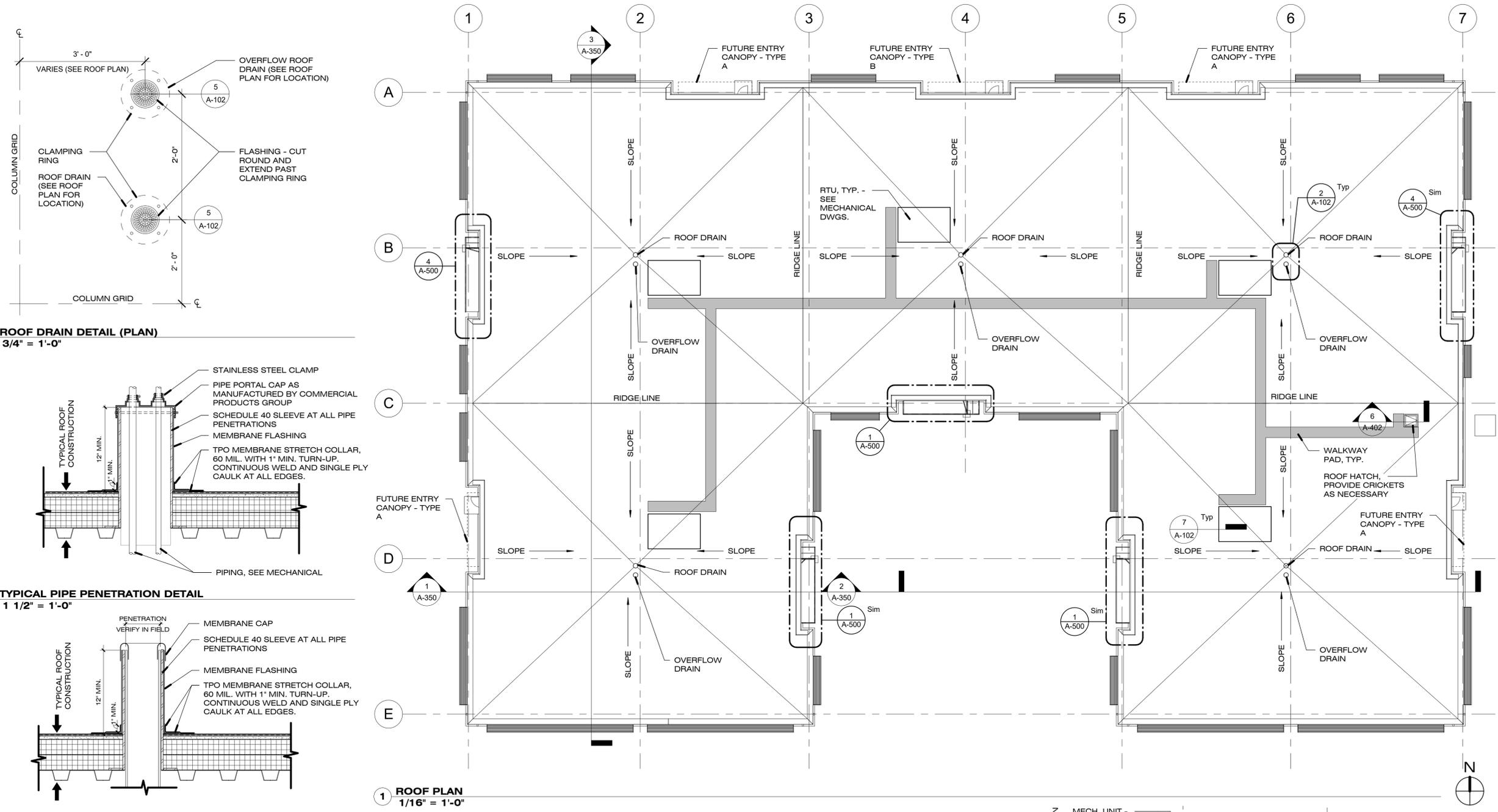
SCALE	1/16" = 1'-0"
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### TYPICAL ROOF CONSTRUCTION (15 YEAR WARRANTY)

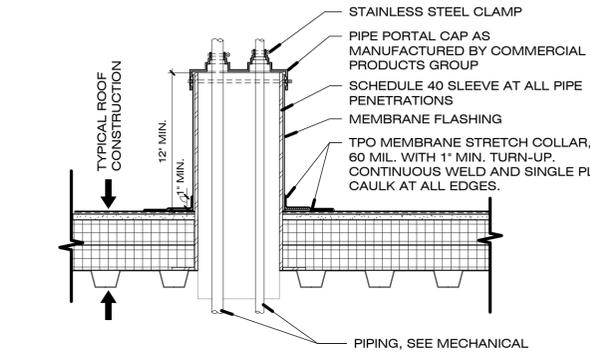
- EXTERIOR**
- ROOFING MEMBRANE**  
- 60 MIL ULTRAPLY TPO, FULLY ADHERED, WHITE  
- PROVIDE ALTERNATE FOR MECHANICALLY FASTENED (INVISIWELD)
- TOP ROOF BOARD SHEATHING**  
- 1/2" THICK DENSDECK PRIME ROOF BOARD  
- ADHERED TO INSULATION WITH APPROVED ADHESIVE
- INSULATION** (PROVIDE MINIMUM R-30)  
- POLYISOCYANURATE BOARD, MINIMUM (2) LAYERS WITH STAGGERED JOINTS  
- ADHERED TO DECK AND SUBSEQUENT INSULATION WITH APPROVED ADHESIVE
- SEPARATOR SHEET**  
- PROVIDE AS REQUIRED BY ROOFING MANUFACTURER  
- MECHANICALLY FASTENED TO DECK
- STRUCTURAL DECK**  
- REFER TO STRUCTURAL DRAWINGS
- INTERIOR**

### NOTES:

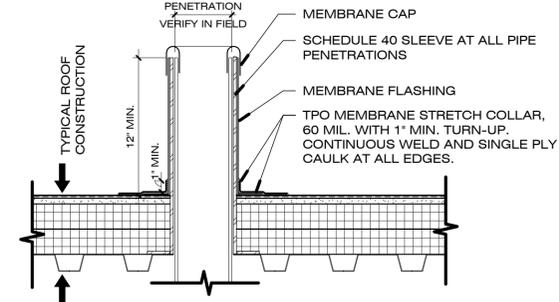
- SEE 6/A-501 FOR TYPICAL JOIST REINFORCING DETAIL FOR CONCENTRATED LOAD OFF PANEL POINT.



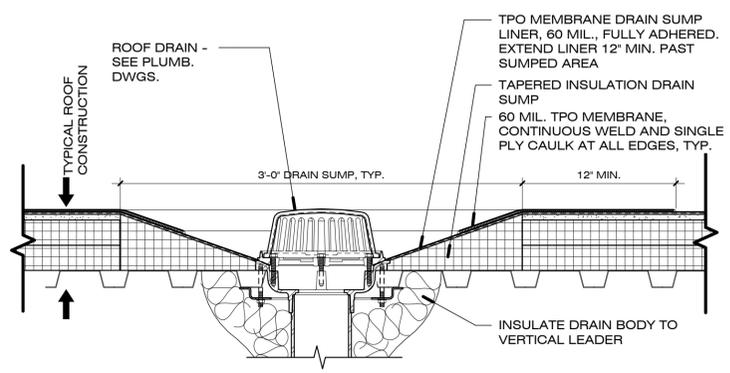
**2 ROOF DRAIN DETAIL (PLAN)**  
3/4" = 1'-0"



**3 TYPICAL PIPE PENETRATION DETAIL**  
1 1/2" = 1'-0"

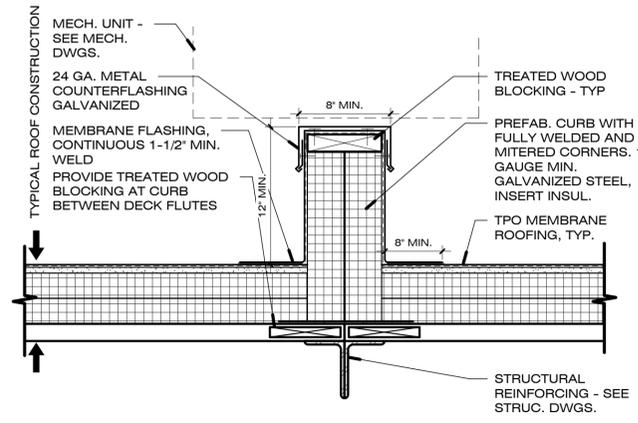


**4 TYPICAL VENT PENETRATION DETAIL**  
1 1/2" = 1'-0"

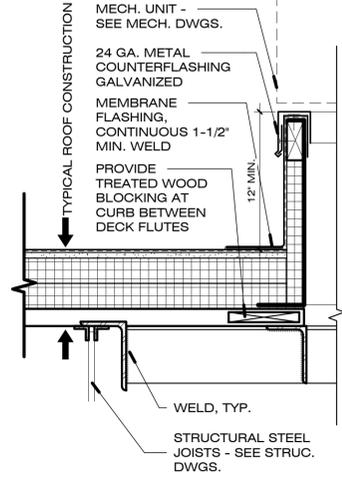


**5 TYPICAL ROOF DRAIN DETAIL**  
1 1/2" = 1'-0"

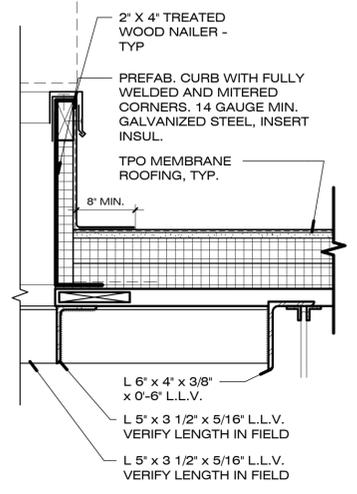
**1 ROOF PLAN**  
1/16" = 1'-0"



**6 TYPICAL EQUIPMENT RAIL DETAIL**  
1 1/2" = 1'-0"



**7 TYPICAL ROOF CURB DETAIL**  
1 1/2" = 1'-0"



NO.	DESCRIPTION	DATE
1	ISSUED FOR BID/ZONING	12/01/17

## SPECULATIVE OFFICE BUILDING

### 1250 WINDHAM PARKWAY

ROOF PLAN

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

# A-102

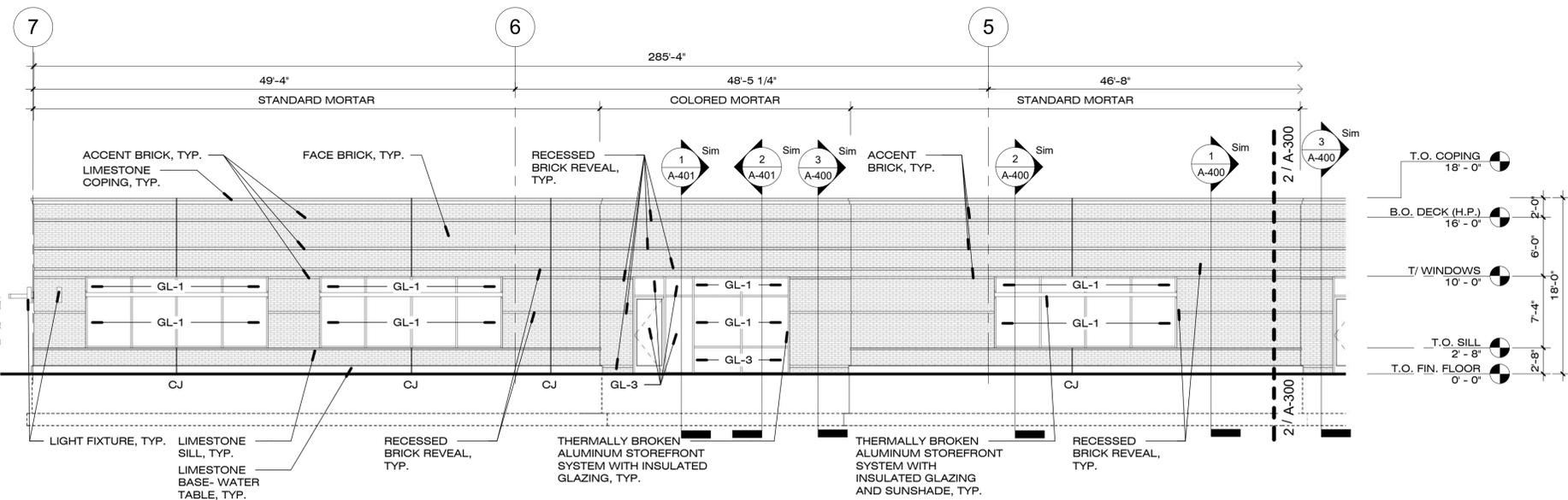
SCALE As indicated

**NOTES:**

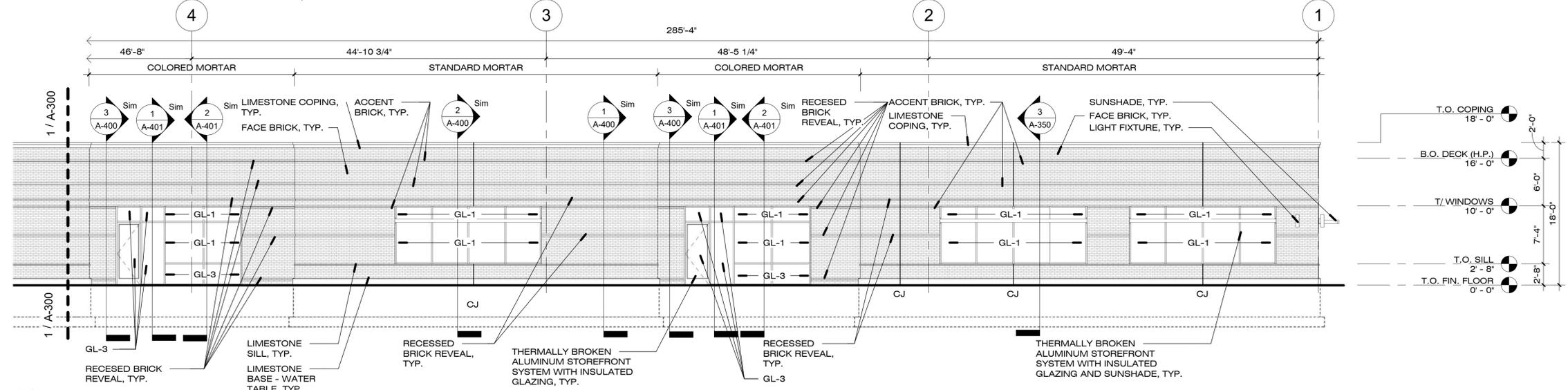
- SEE DETAIL 8/A-402 FOR CONTROL JOINT DETAIL, TYP.



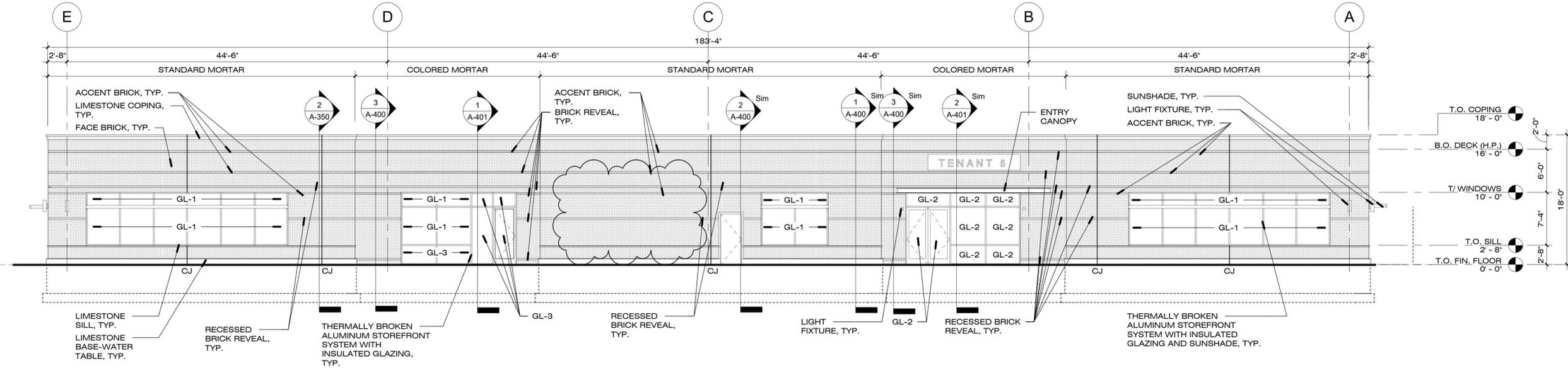
**4 3D VIEW - NORTHEAST CORNER**



**1 NORTH ELEVATION - EAST HALF**  
1/8" = 1'-0"



**2 NORTH ELEVATION - WEST HALF**  
1/8" = 1'-0"



**3 EAST ELEVATION**  
1/8" = 1'-0"

2	REVISED FOR ZONING	01/19/18
1	ISSUED FOR BID/ZONING	12/01/17

NO.	DESCRIPTION	DATE
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**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**EXTERIOR ELEVATIONS**

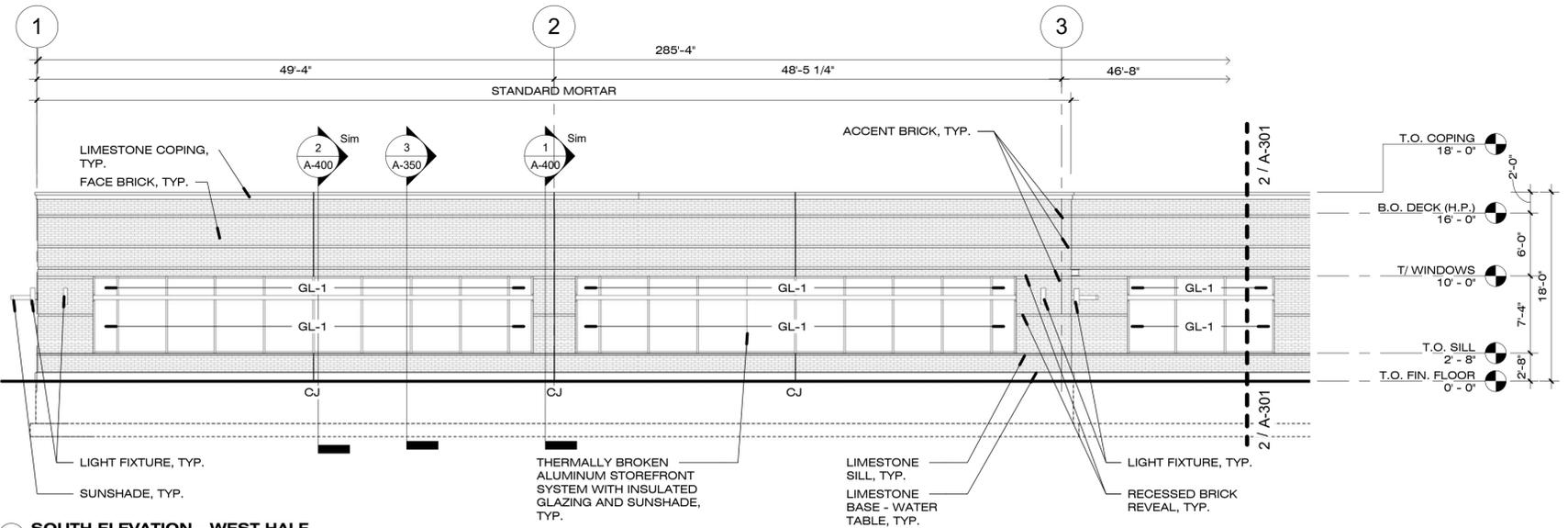
PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

**A-300**

SCALE 1/8" = 1'-0"

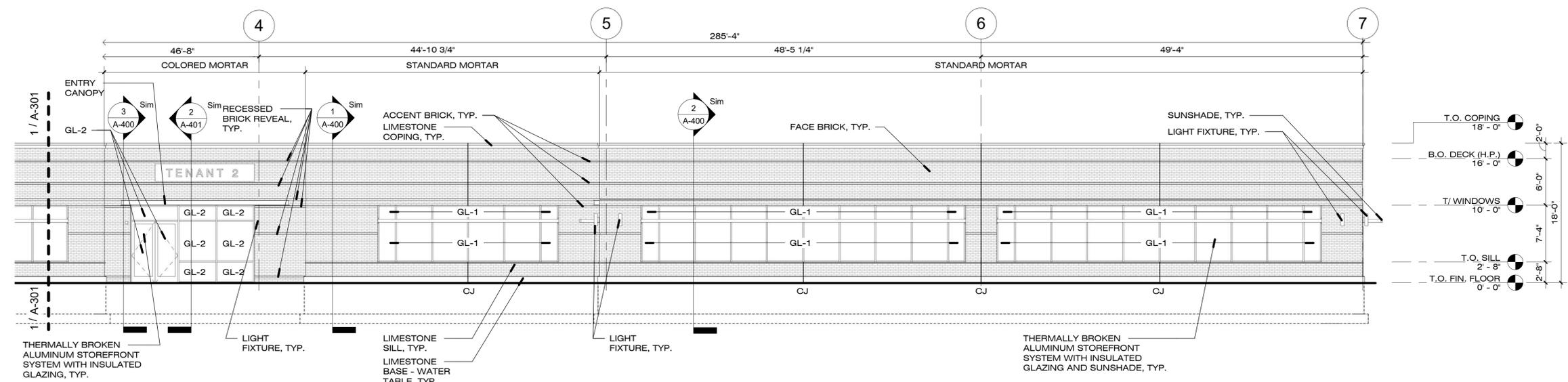
**NOTES:**

1. SEE DETAIL 8/A-402 FOR CONTROL JOINT DETAIL, TYP.

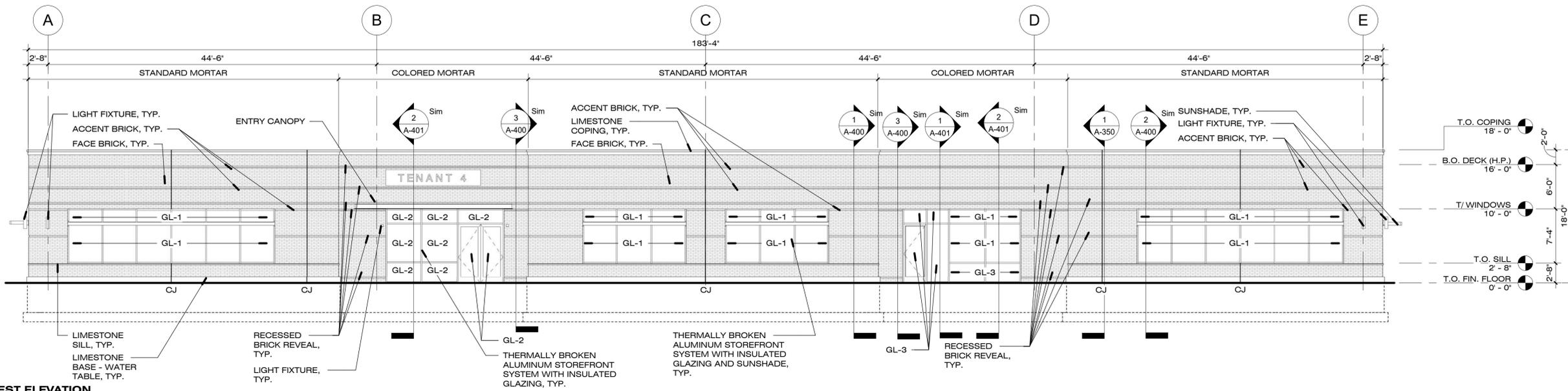


**4 3D VIEW - SOUTH ELEVATION**

**1 SOUTH ELEVATION - WEST HALF**  
1/8" = 1'-0"



**2 SOUTH ELEVATION - EAST HALF**  
1/8" = 1'-0"



**3 WEST ELEVATION**  
1/8" = 1'-0"

1	ISSUED FOR BID/ZONING	12/01/17
NO.	DESCRIPTION	DATE

**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
EXTERIOR ELEVATIONS

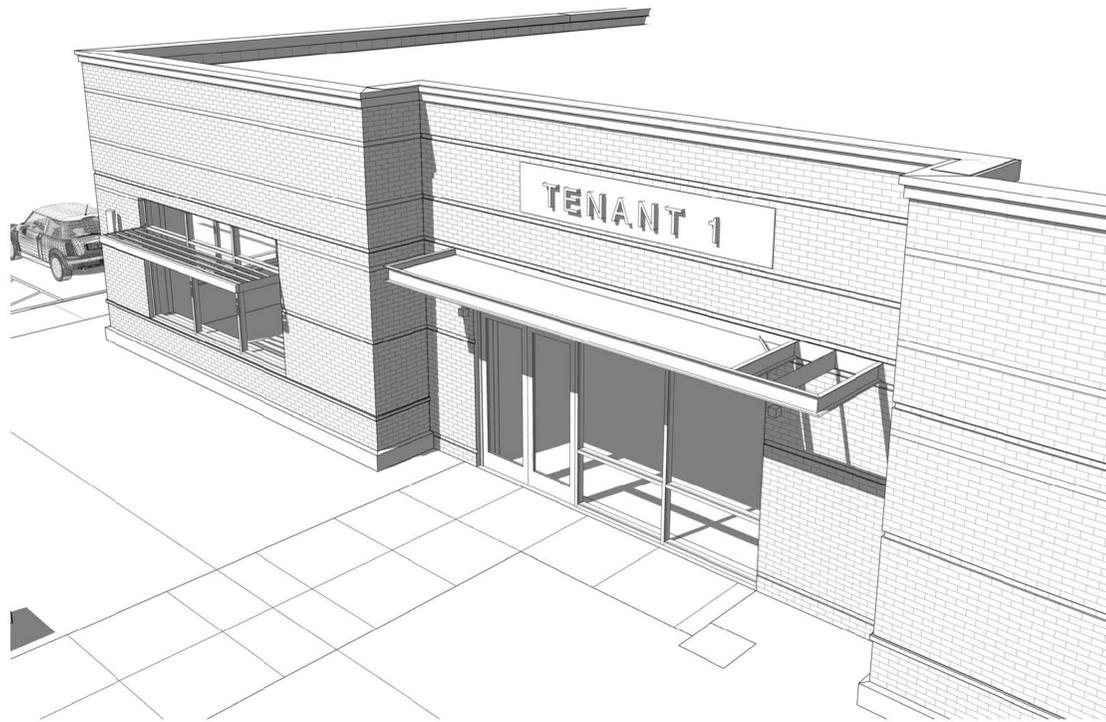
PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

**A-301**

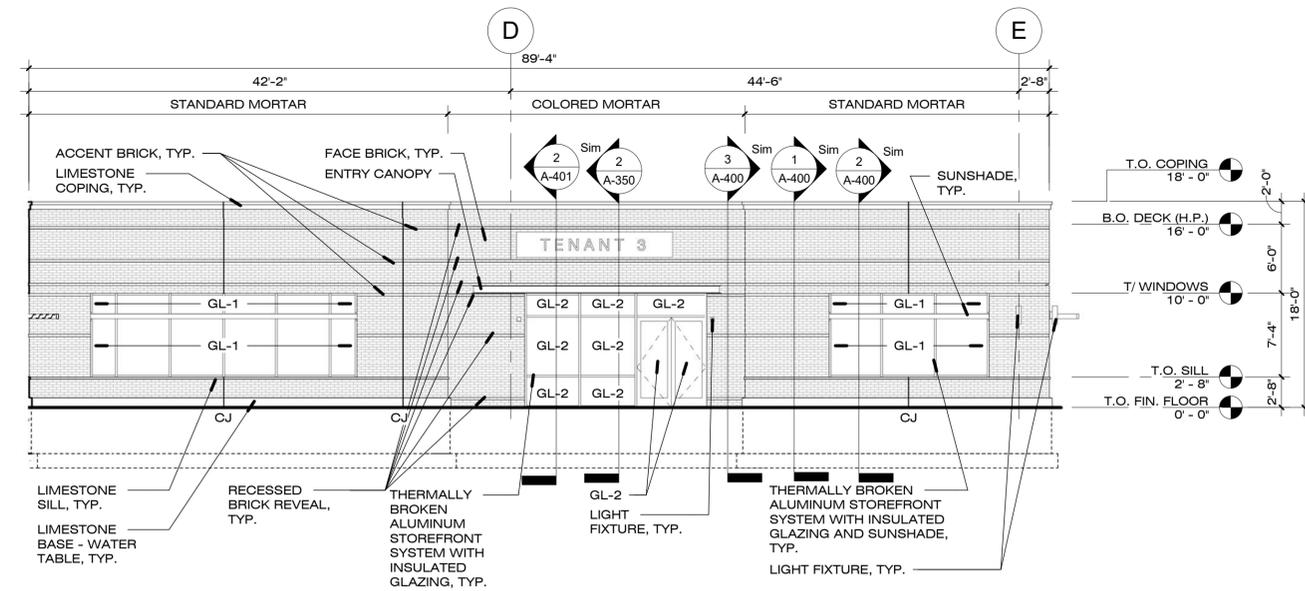
SCALE	1/8" = 1'-0"
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**NOTES:**

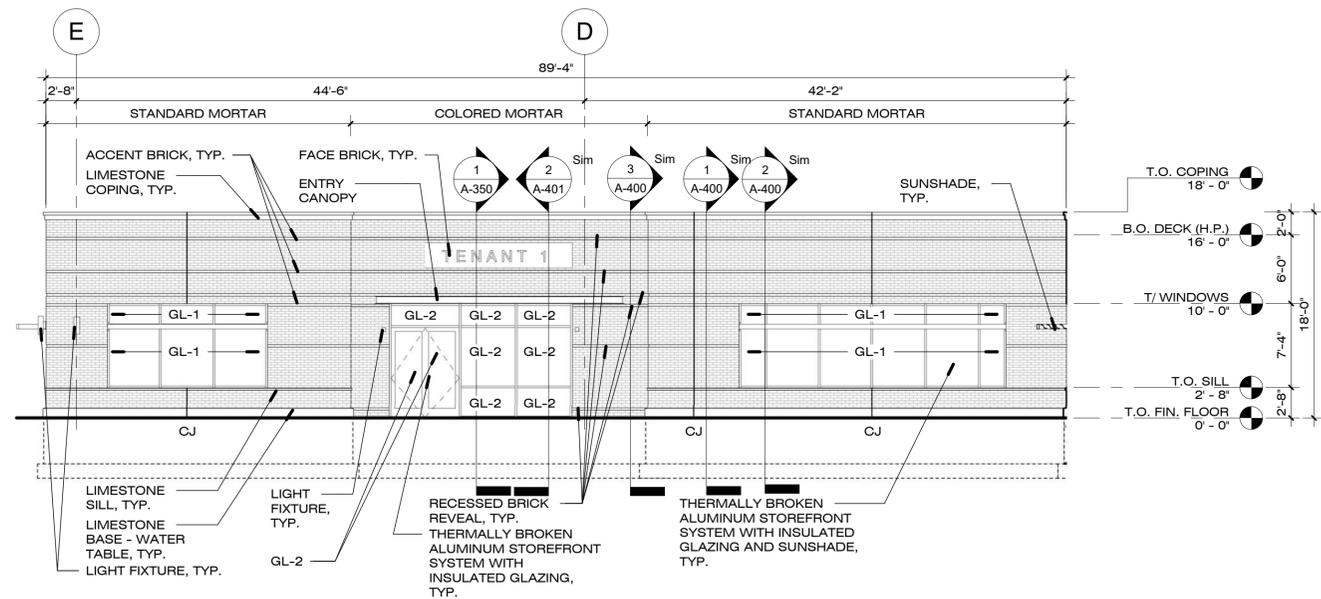
- SEE DETAIL 8/A-402 FOR CONTROL JOINT DETAIL, TYP.



**5 CANOPY BIRDSEYE**



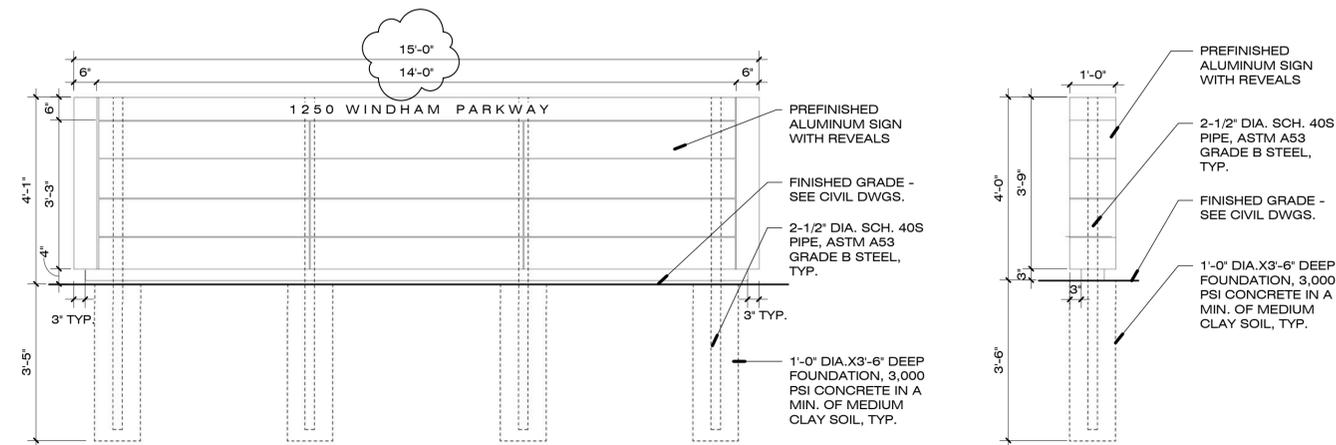
**1 EAST ELEVATION - COURTYARD**  
1/8" = 1'-0"



**2 WEST ELEVATION - COURTYARD**  
1/8" = 1'-0"



**6 CANOPY WORMSEYE**



**4 MONUMENT SIGN FRONT/BACK ELEVATION**  
1/2" = 1'-0"

**3 MONUMENT SIGN SIDE ELEVATION**  
1/2" = 1'-0"

2	REVISED FOR ZONING	01/19/18
1	ISSUED FOR BID/ZONING	12/01/17

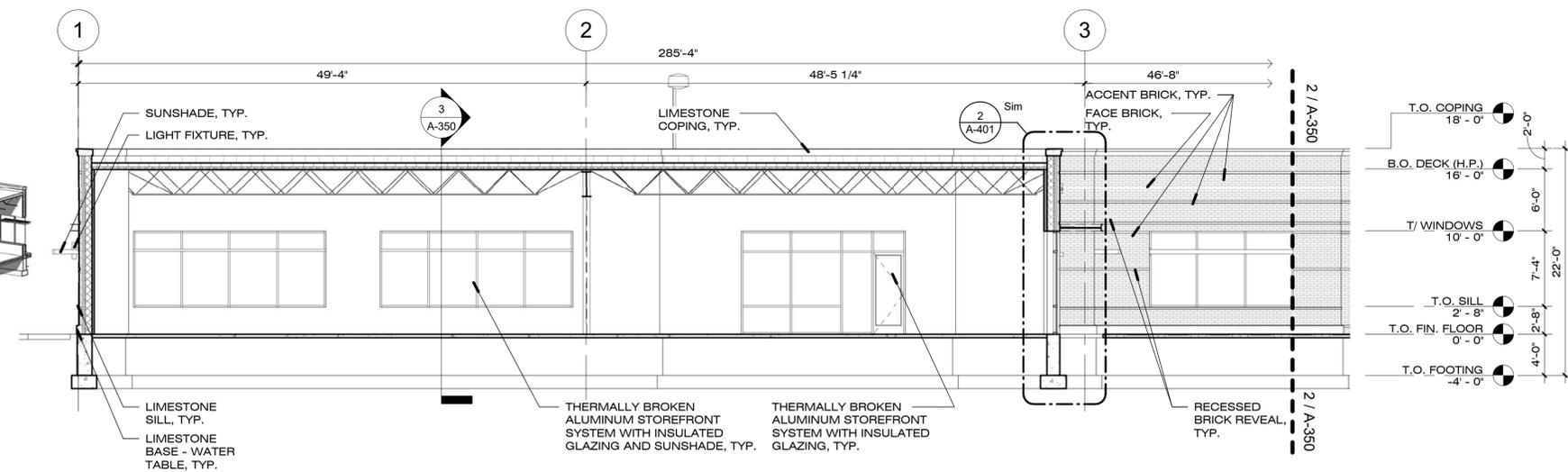
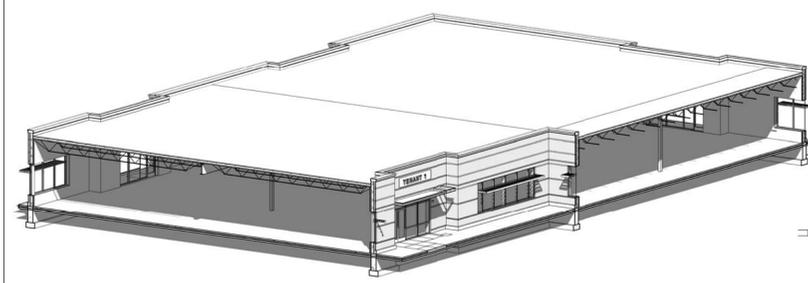
NO.	DESCRIPTION	DATE
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**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**EXTERIOR ELEVATIONS**

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

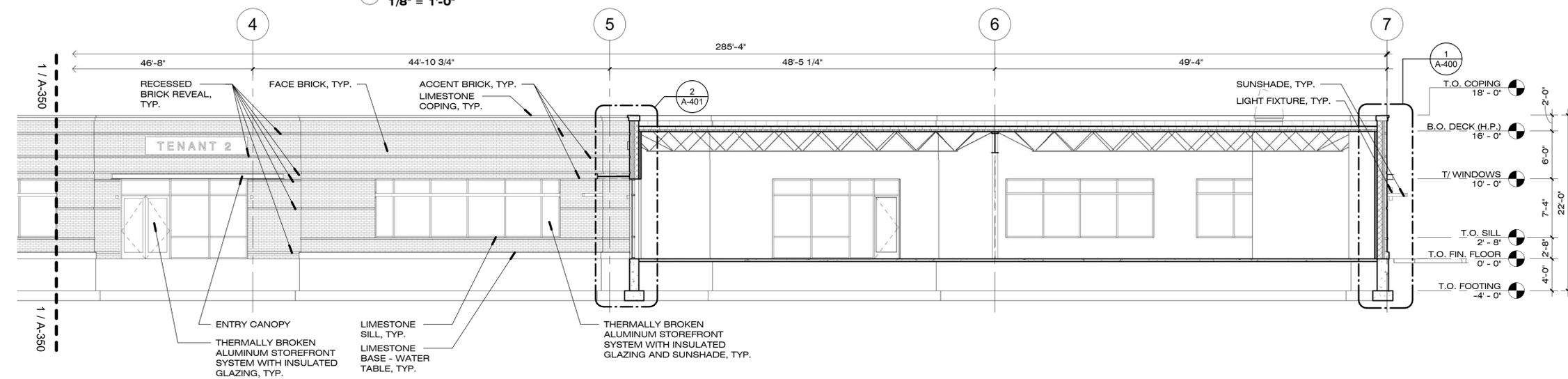
**A-302**

SCALE As indicated

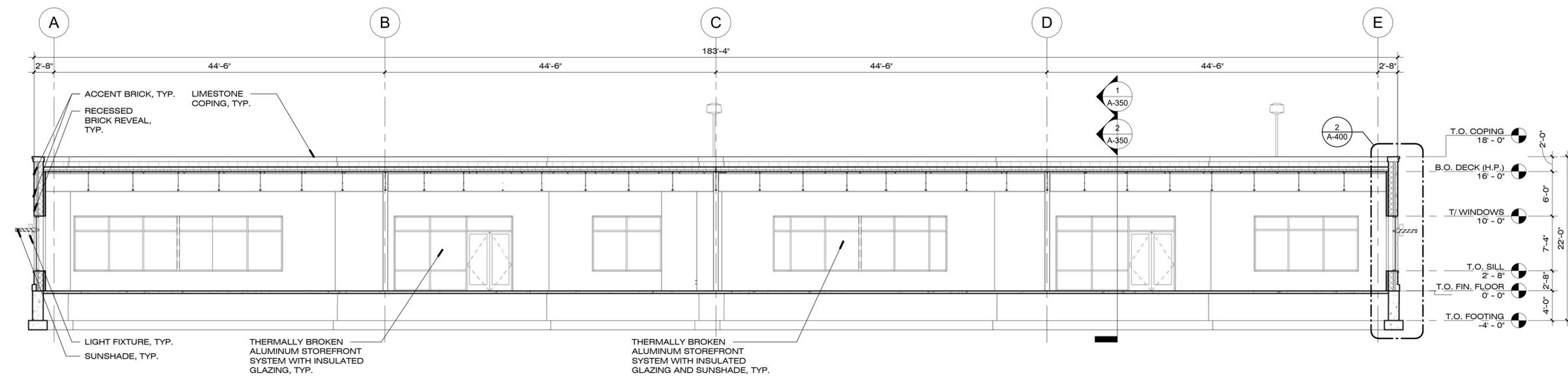


4 SECTIONAL AXONOMETRIC

1 EAST WEST BUILDING SECTION - WEST HALF  
1/8" = 1'-0"



2 EAST WEST BUILDING SECTION - EAST HALF  
1/8" = 1'-0"



3 NORTH SOUTH BUILDING SECTION  
1/8" = 1'-0"

1	ISSUED FOR BID/ZONING	12/01/17
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NO.	DESCRIPTION	DATE
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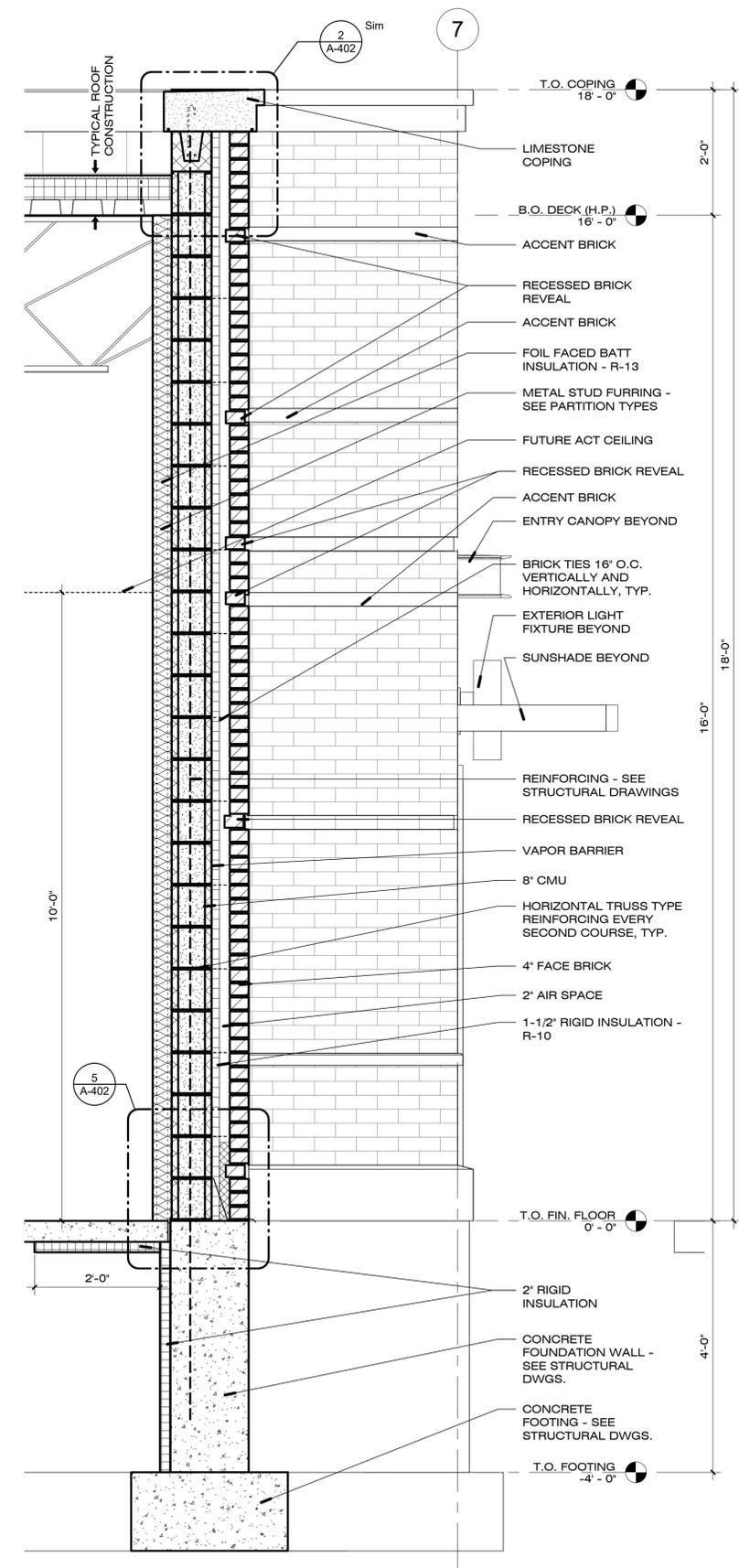
**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
BUILDING SECTIONS

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

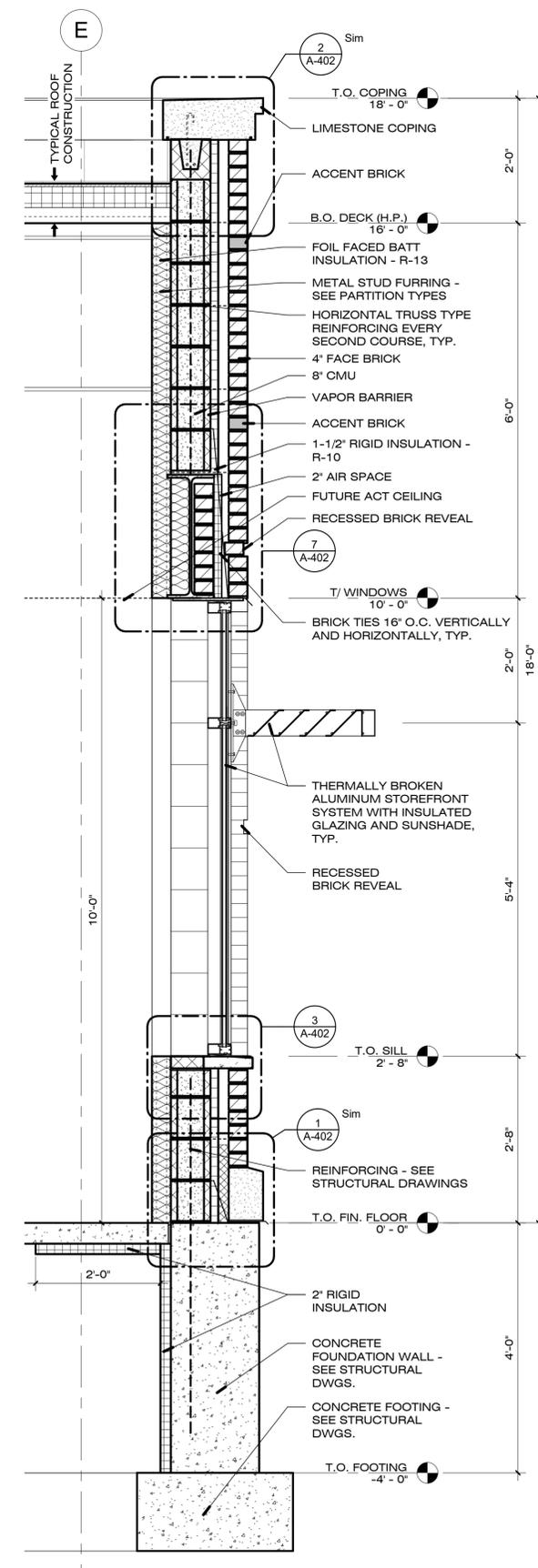
**A-350**  
SCALE 1/8" = 1'-0"

**TYPICAL ROOF CONSTRUCTION (15 YEAR WARRANTY)**

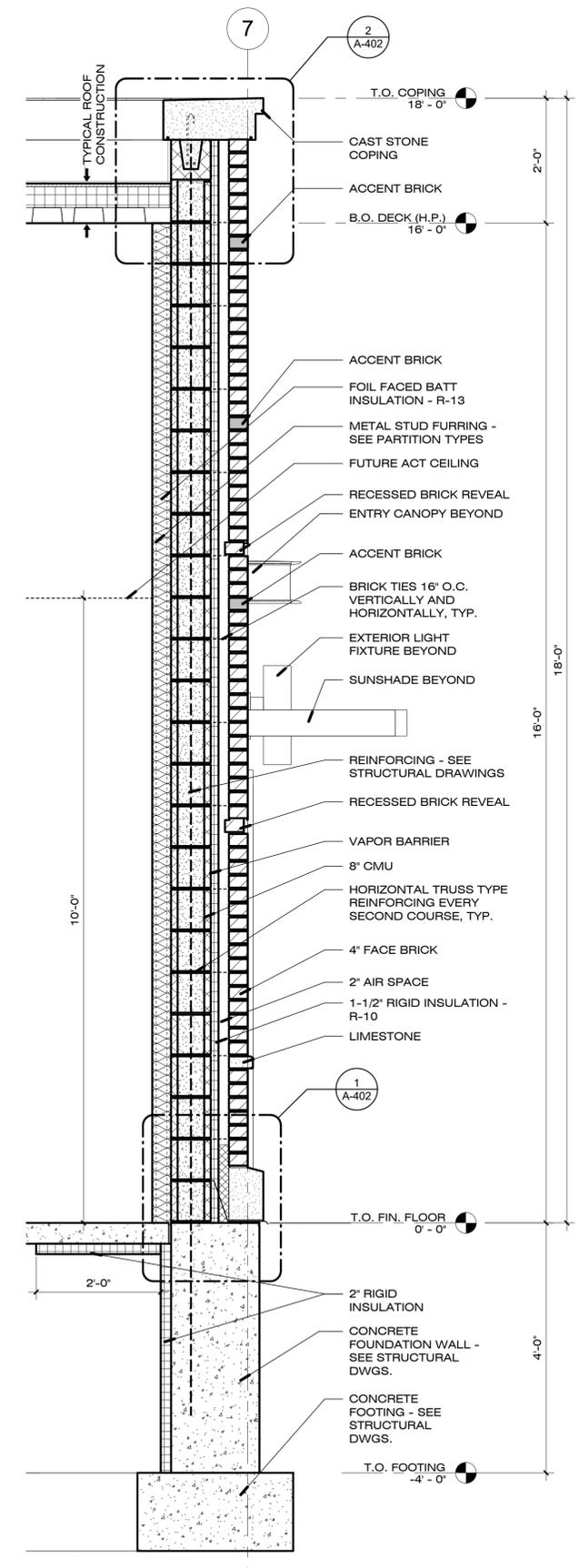
- EXTERIOR**
- ROOFING MEMBRANE**
    - 60 MIL ULTRAPLY TPO, FULLY ADHERED, WHITE
    - PROVIDE ALTERNATE FOR MECHANICALLY FASTENED (INVISIWELD)
  - TOP ROOF BOARD SHEATHING**
    - 1/2" THICK DENSDECK PRIME ROOF BOARD
    - ADHERED TO INSULATION WITH APPROVED ADHESIVE
  - INSULATION (PROVIDE MINIMUM R-30)**
    - POLYISOCYANURATE BOARD, MINIMUM (2) LAYERS WITH STAGGERED JOINTS
    - ADHERED TO DECK AND SUBSEQUENT INSULATION WITH APPROVED ADHESIVE
  - SEPARATOR SHEET**
    - PROVIDE AS REQUIRED BY ROOFING MANUFACTURER
    - MECHANICALLY FASTENED TO DECK
  - STRUCTURAL DECK**
    - REFER TO STRUCTURAL DRAWINGS
- INTERIOR**



**3** TYPICAL WALL SECTION AT ENTRY  
3/4" = 1'-0"



**2** TYPICAL WALL SECTION AT WINDOW  
3/4" = 1'-0"



**1** TYPICAL WALL SECTION  
3/4" = 1'-0"

1	ISSUED FOR BID/ZONING	12/01/17
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NO.	DESCRIPTION	DATE
<b>SPECULATIVE OFFICE BUILDING</b>		
<b>1250 WINDHAM PARKWAY</b>		
<b>WALL SECTIONS</b>		

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

**A-400**

SCALE 3/4" = 1'-0"

**TYPICAL ROOF CONSTRUCTION (15 YEAR WARRANTY)**

**EXTERIOR**  
**ROOFING MEMBRANE**  
- 60 MIL ULTRAPLY TPO, FULLY ADHERED, WHITE  
- PROVIDE ALTERNATE FOR MECHANICALLY FASTENED (INVISIWELD)

**TOP ROOF BOARD SHEATHING**  
- 1/2" THICK DENSDECK PRIME ROOF BOARD  
- ADHERED TO INSULATION WITH APPROVED ADHESIVE

**INSULATION (PROVIDE MINIMUM R-30)**  
- POLYISOCYANURATE BOARD, MINIMUM (2) LAYERS WITH STAGGERED JOINTS  
- ADHERED TO DECK AND SUBSEQUENT INSULATION WITH APPROVED ADHESIVE

**SEPARATOR SHEET**  
- PROVIDE AS REQUIRED BY ROOFING MANUFACTURER  
- MECHANICALLY FASTENED TO DECK

**STRUCTURAL DECK**  
- REFER TO STRUCTURAL DRAWINGS

**INTERIOR**

RECESSED BRICK REVEAL, TYP.  
FUTURE ACT CEILING  
4" FACE BRICK  
ENTRY CANOPY BEYOND  
T/ WINDOWS 10'-0"

EXTERIOR LIGHT FIXTURE BEYOND  
SUNSHADE BEYOND

RECESSED BRICK REVEAL

THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING, TYP.

SEALANT AND BACKER ROD BOTH SIDES, TYP.

T.O. FIN. FLOOR 0'-0"

2" RIGID INSULATION

CONCRETE FOUNDATION WALL - SEE STRUCTURAL DWGS.

CONCRETE FOOTING - SEE STRUCTURAL DWGS.

T.O. FOOTING -4'-0"

ISSUED FOR BID/ZONING 12/01/17

NO.	DESCRIPTION	DATE
1	ISSUED FOR BID/ZONING	12/01/17

**SPECULATIVE OFFICE BUILDING**

**1250 WINDHAM PARKWAY**

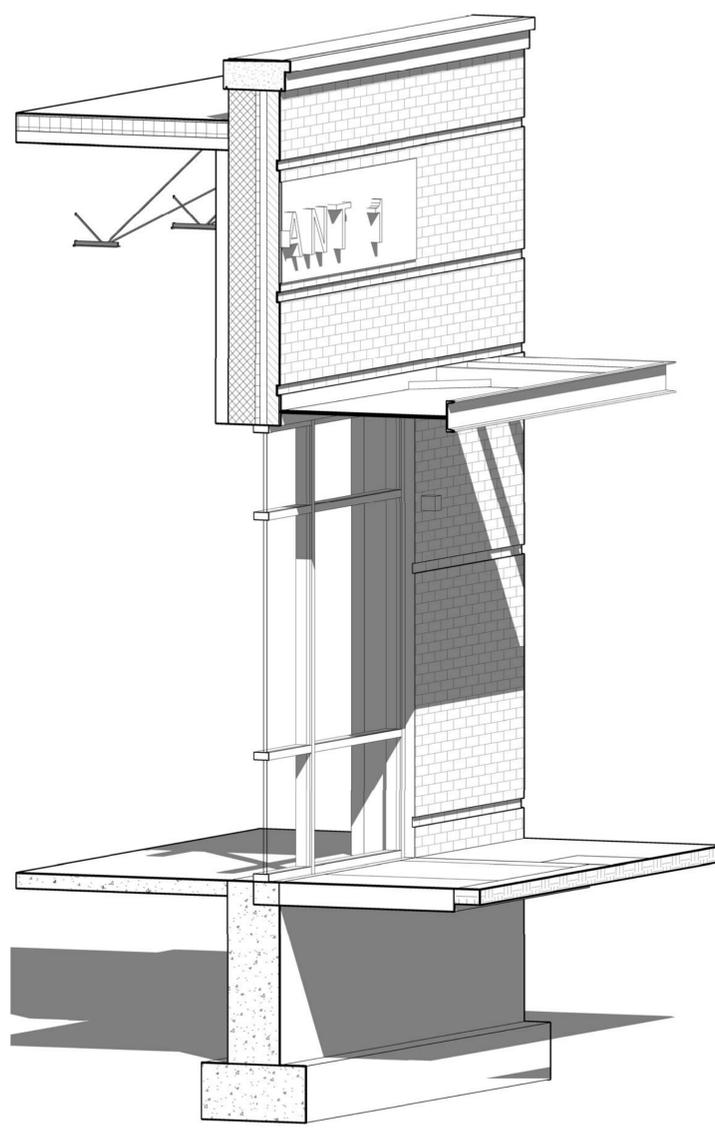
**WALL SECTIONS**

PROJECT NUMBER 1709  
DATE 12/01/2017

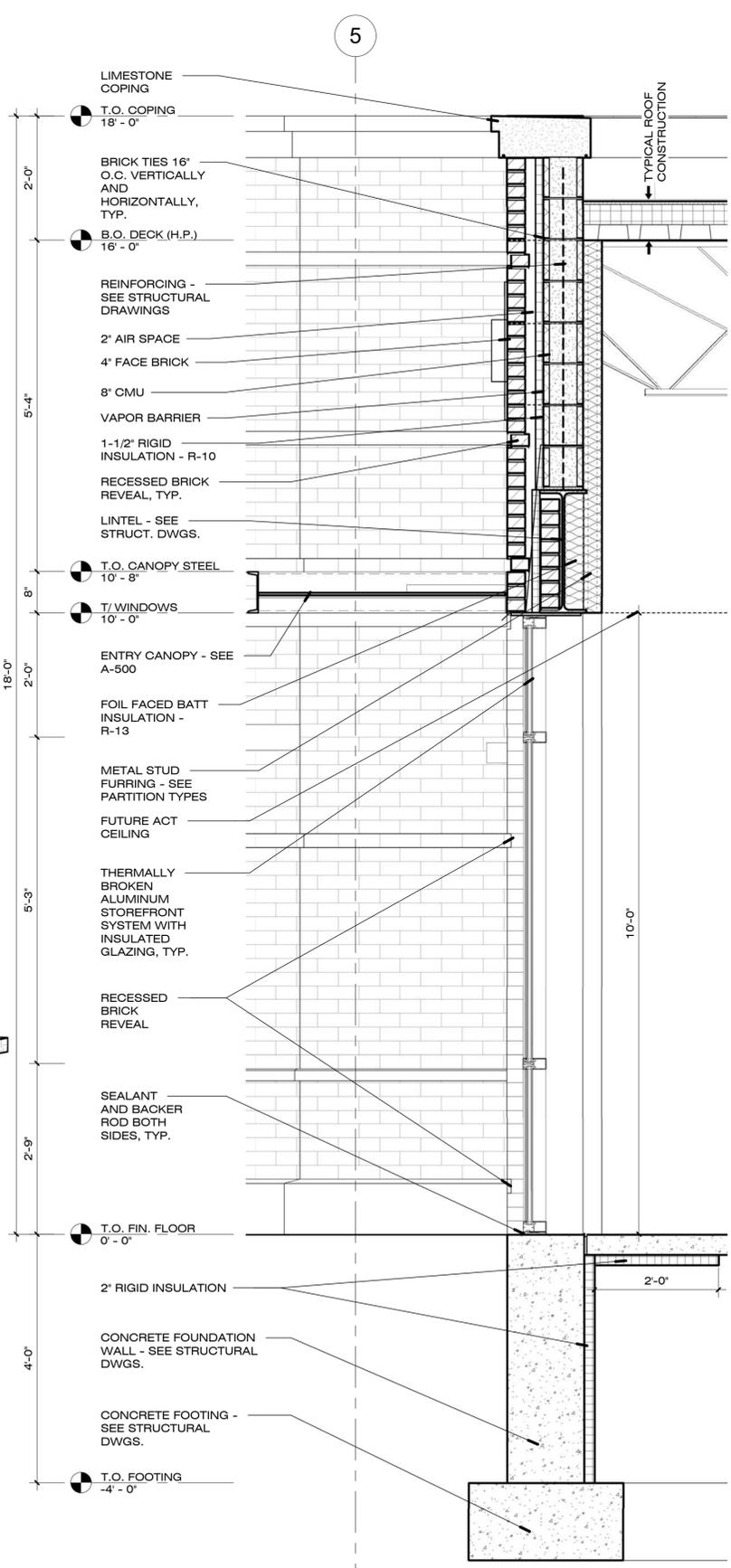
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CHECKED BY SK

**A-401**

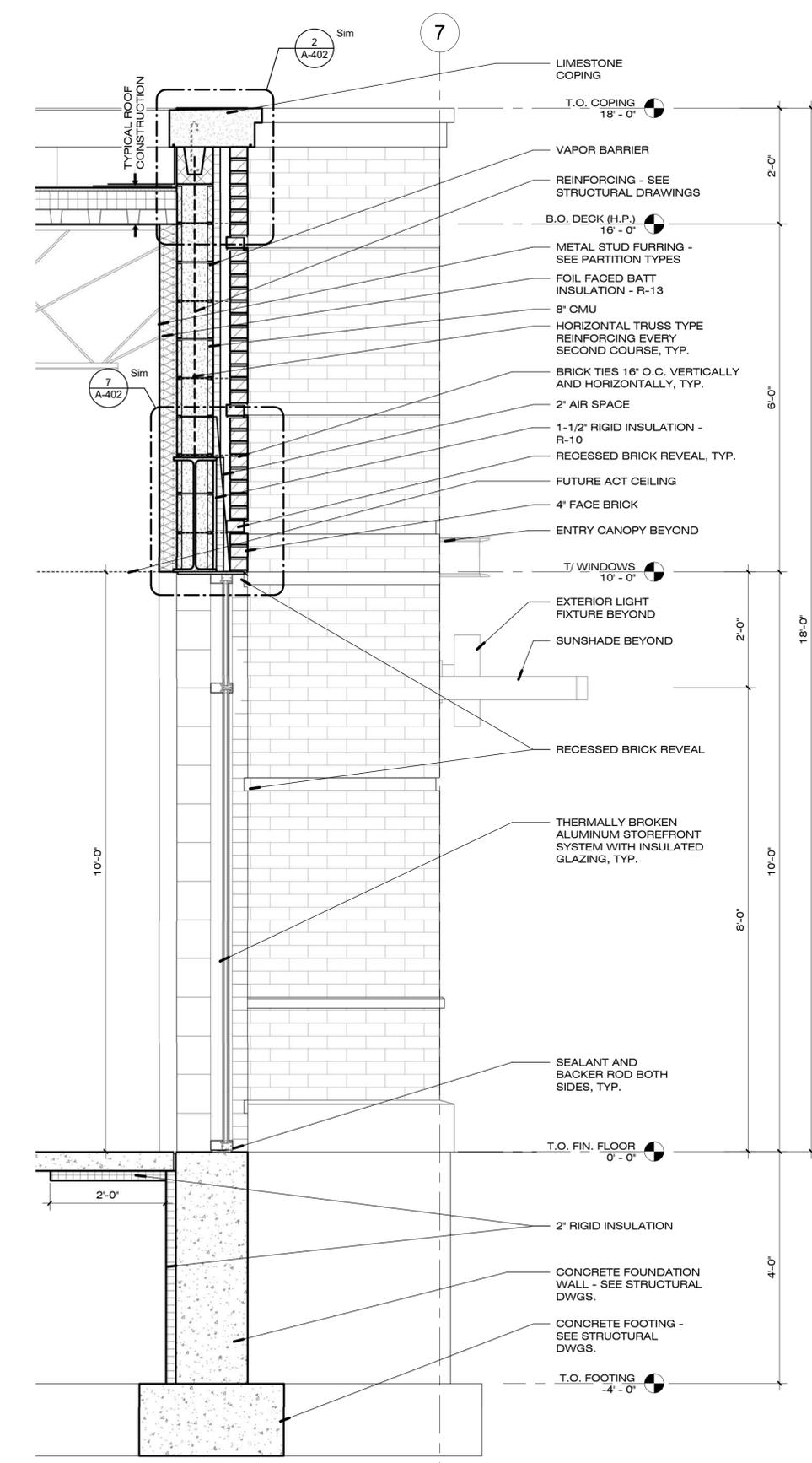
SCALE 3/4" = 1'-0"



3 3D SECTION AT ENTRANCE



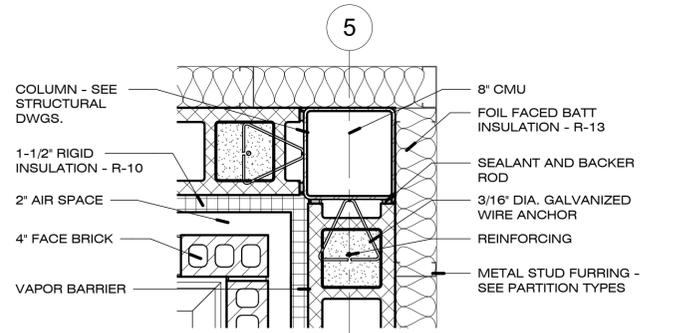
2 TYPICAL WALL SECTION AT PRIMARY ENTRANCE STOREFRONT  
3/4" = 1'-0"



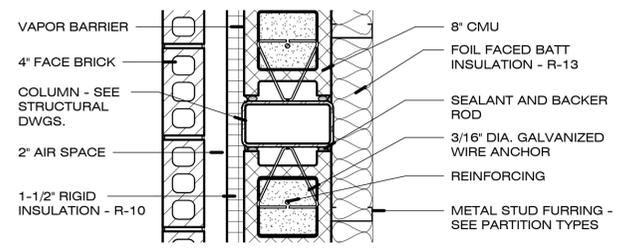
1 TYPICAL WALL SECTION AT SECONDARY ENTRANCE STOREFRONT  
3/4" = 1'-0"

### TYPICAL ROOF CONSTRUCTION (15 YEAR WARRANTY)

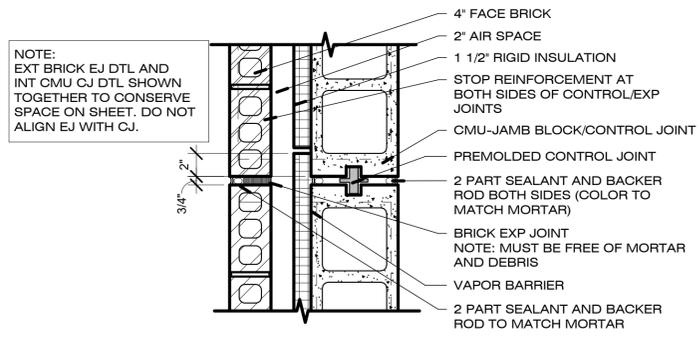
- EXTERIOR**
- ROOFING MEMBRANE**  
- 60 MIL ULTRAPLY TPO, FULLY ADHERED, WHITE  
- PROVIDE ALTERNATE FOR MECHANICALLY FASTENED (INVISIWELD)
- TOP ROOF BOARD SHEATHING**  
- 1/2" THICK DENSDECK PRIME ROOF BOARD  
- ADHERED TO INSULATION WITH APPROVED ADHESIVE
- INSULATION (PROVIDE MINIMUM R-30)**  
- POLYISOCYANURATE BOARD, MINIMUM (2) LAYERS WITH STAGGERED JOINTS  
- ADHERED TO DECK AND SUBSEQUENT INSULATION WITH APPROVED ADHESIVE
- SEPARATOR SHEET**  
- PROVIDE AS REQUIRED BY ROOFING MANUFACTURER  
- MECHANICALLY FASTENED TO DECK
- STRUCTURAL DECK**  
- REFER TO STRUCTURAL DRAWINGS
- INTERIOR**



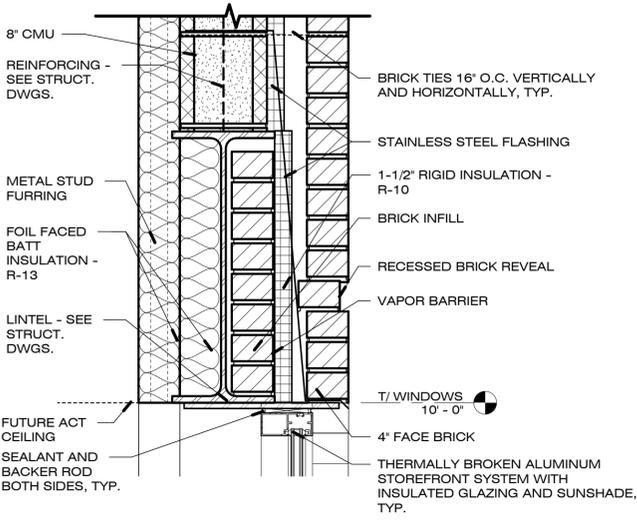
**10 DETAIL - CORNER COLUMN CONNECTION**  
1 1/2" = 1'-0"



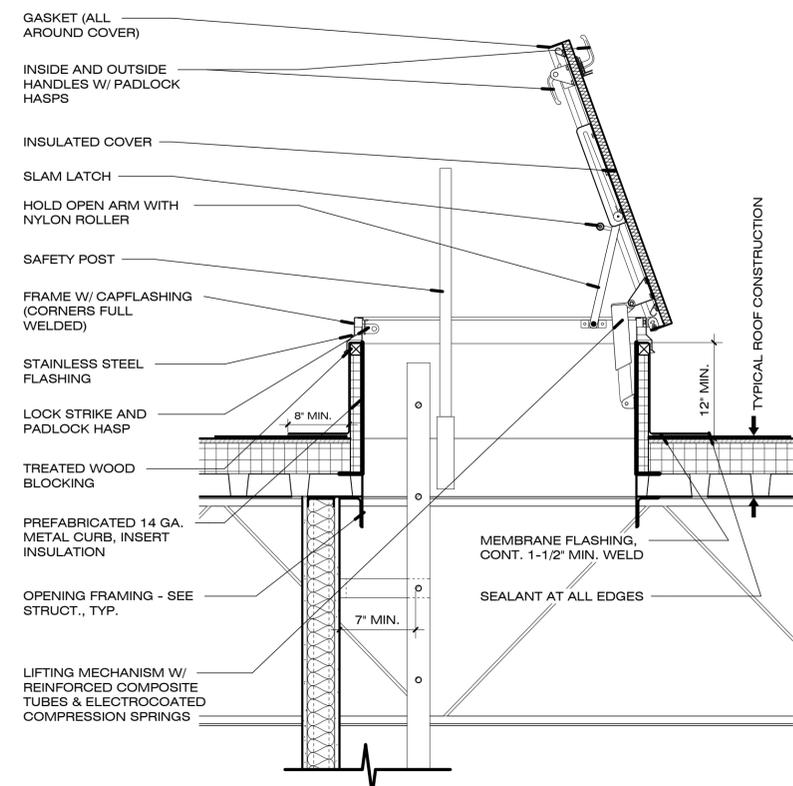
**9 DETAIL - COLUMN CONNECTION**  
1 1/2" = 1'-0"



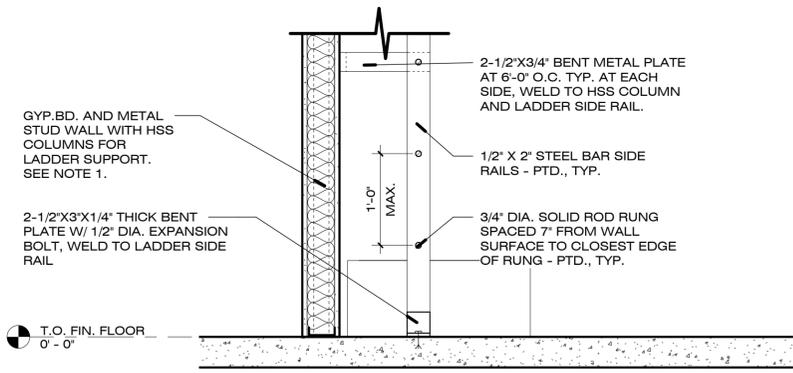
**8 TYPICAL CONTROL JOINT**  
1 1/2" = 1'-0"



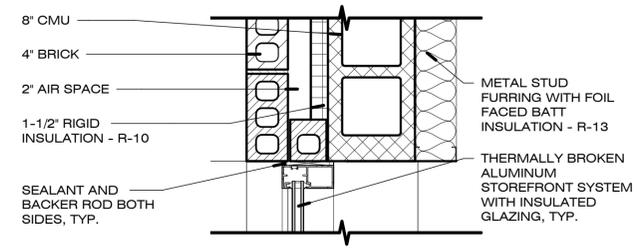
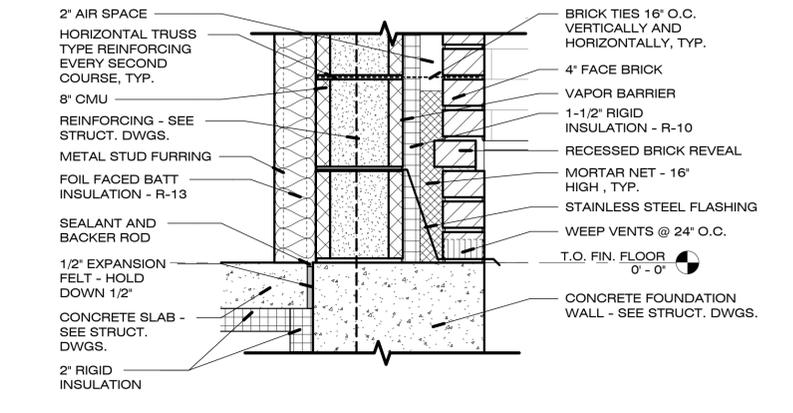
**7 DETAIL - WINDOW HEAD**  
1 1/2" = 1'-0"



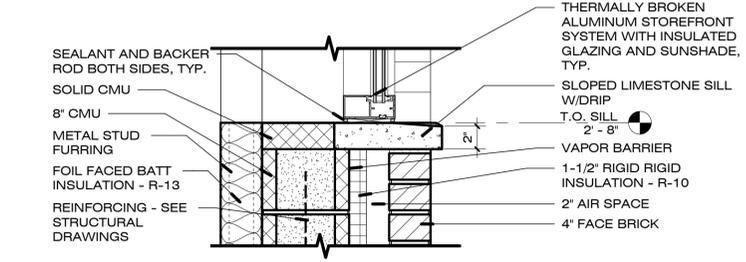
**6 ROOF HATCH AT LADDER**  
1" = 1'-0"



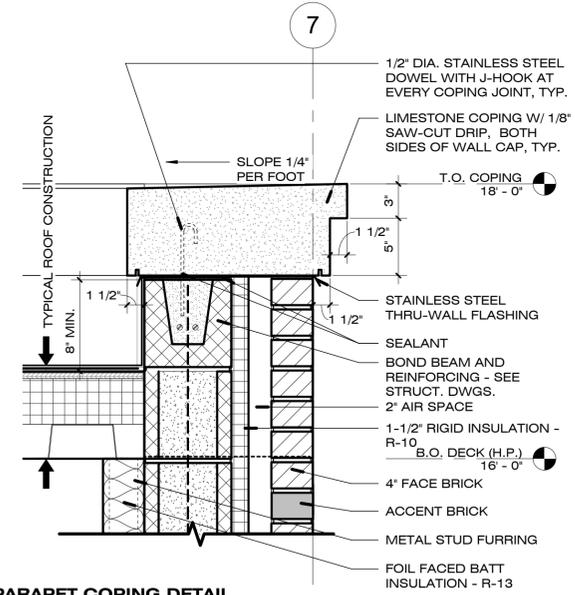
**5 DETAIL - TYPICAL WALL BASE AT ENTRY**  
1 1/2" = 1'-0"



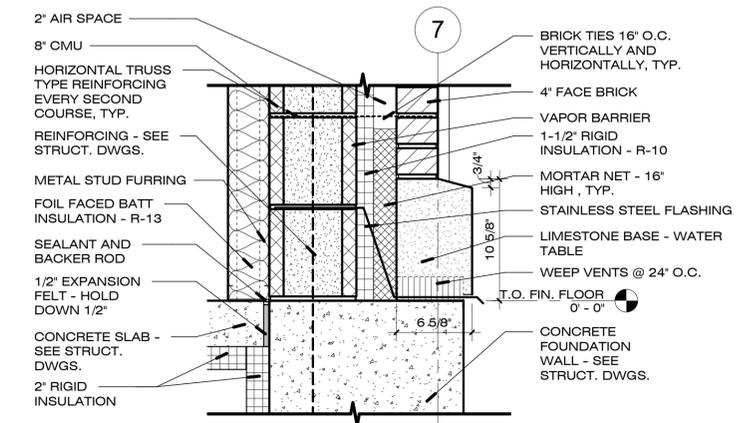
**4 STOREFRONT JAMB DETAIL**  
1 1/2" = 1'-0"



**3 DETAIL - WINDOW SILL**  
1 1/2" = 1'-0"



**2 TYPICAL PARAPET COPING DETAIL**  
1 1/2" = 1'-0"



**1 DETAIL - TYPICAL WALL BASE**  
1 1/2" = 1'-0"

1	ISSUED FOR BID/ZONING	12/01/17
NO.	DESCRIPTION	DATE

## SPECULATIVE OFFICE BUILDING

### 1250 WINDHAM PARKWAY

#### DETAILS

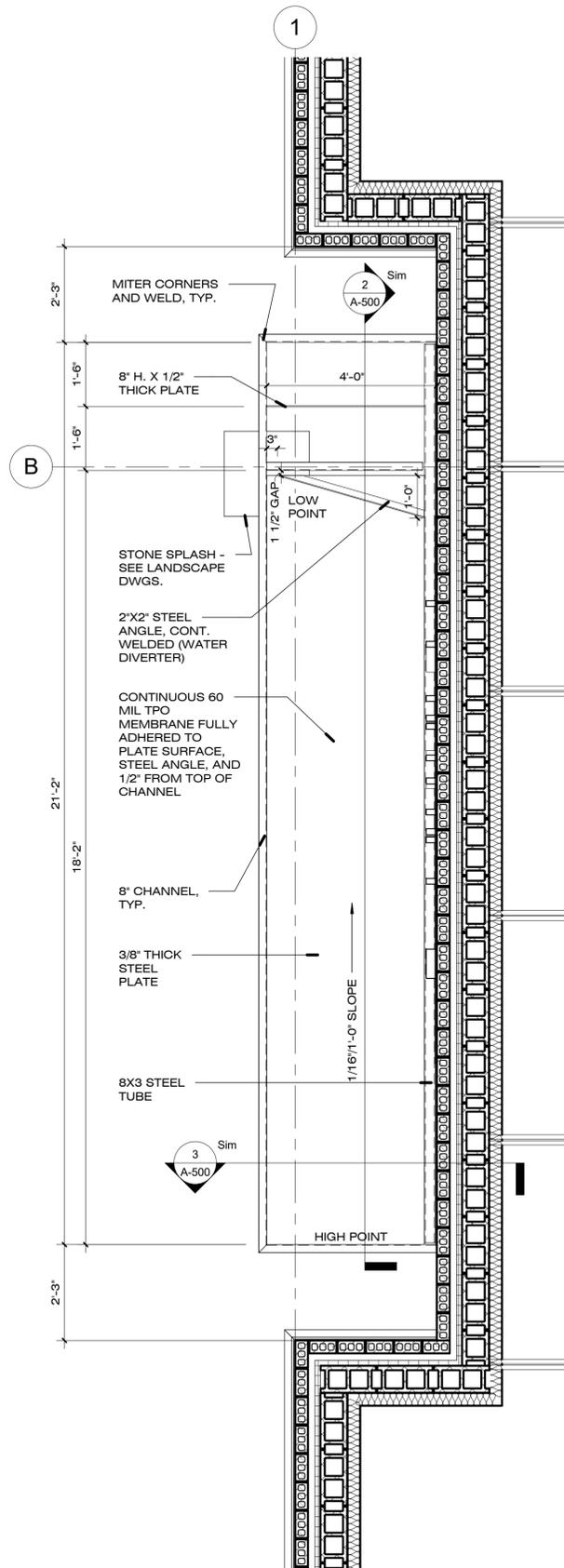
PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

# A-402

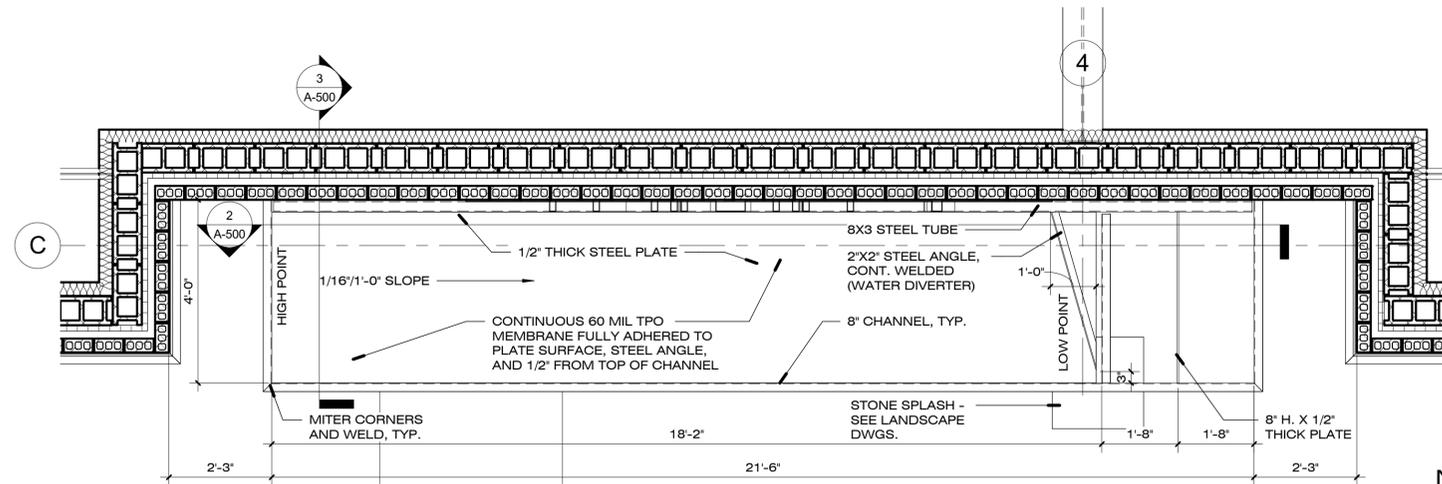
SCALE As indicated

**NOTES:**

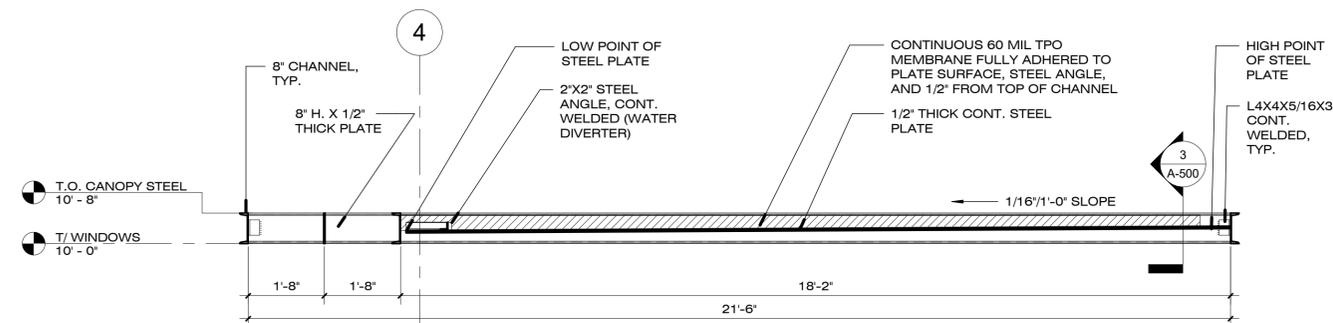
1. ALL EXPOSED CANOPY STEEL TO BE COATED USING PT-2.
2. STEEL WHICH WILL BE COVERED BY EPDM MEMBRANE SHALL BE COATED WITH PRIMER.



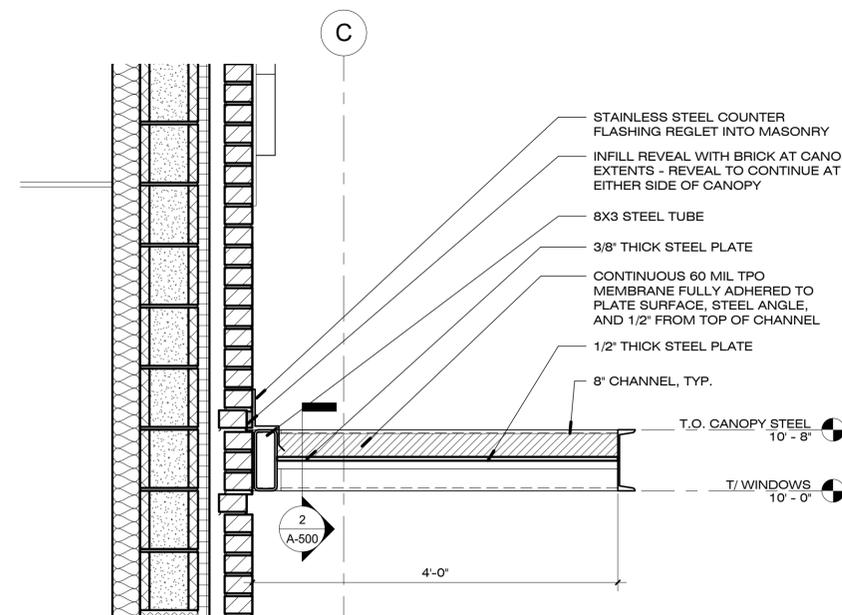
**4 ENTRY CANOPY TYPE A ROOF PLAN**  
1/2" = 1'-0"



**1 ENTRY CANOPY TYPE B ROOF PLAN**  
1/2" = 1'-0"



**2 EAST/WEST SECTION - ENTRY CANOPY**  
1/2" = 1'-0"



**3 NORTH/SOUTH SECTION - ENTRY CANOPY**  
1" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR BID/ZONING	12/01/17

**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**ENTRY CANOPY**

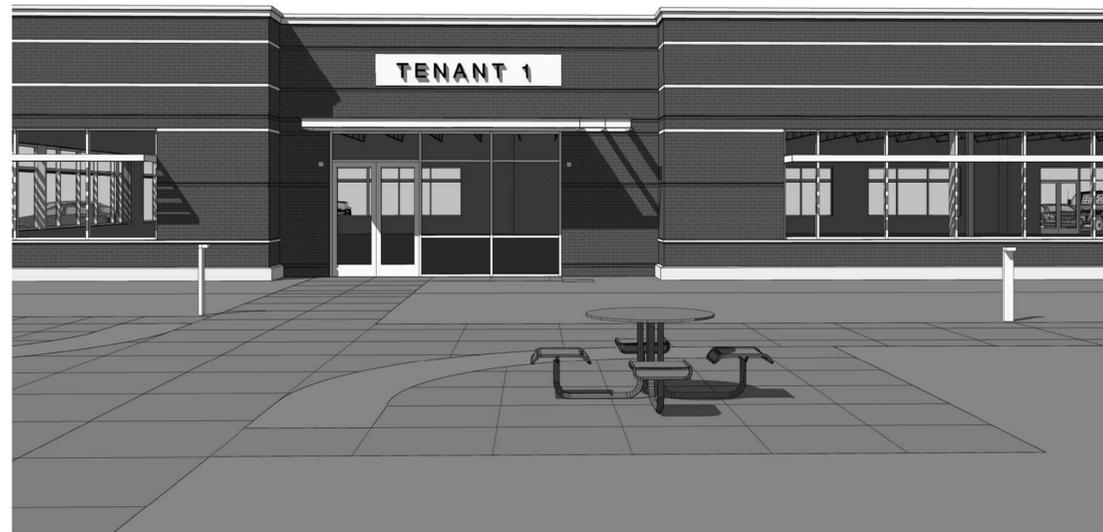
PROJECT NUMBER	1709
DATE	12/01/2017

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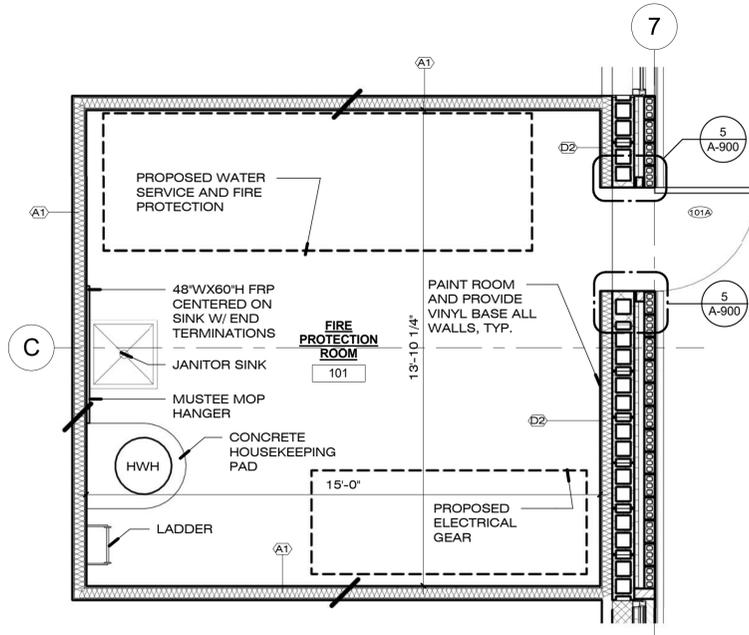
**A-500**

SCALE As indicated

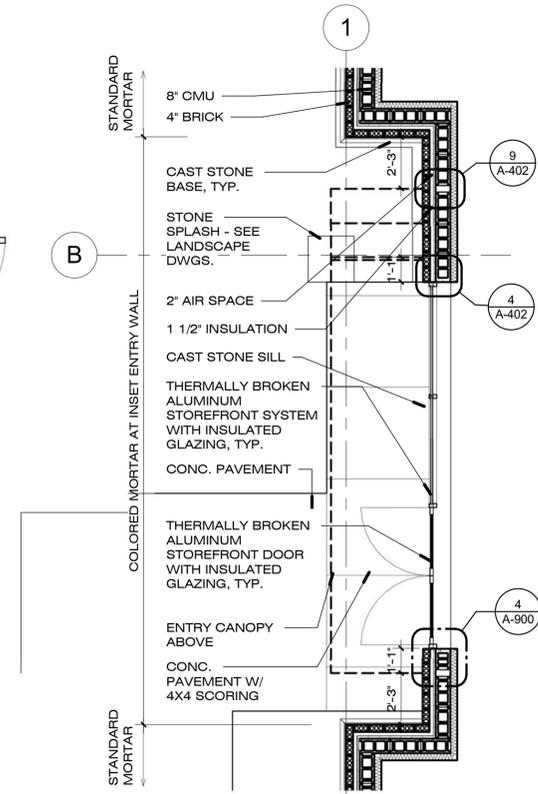




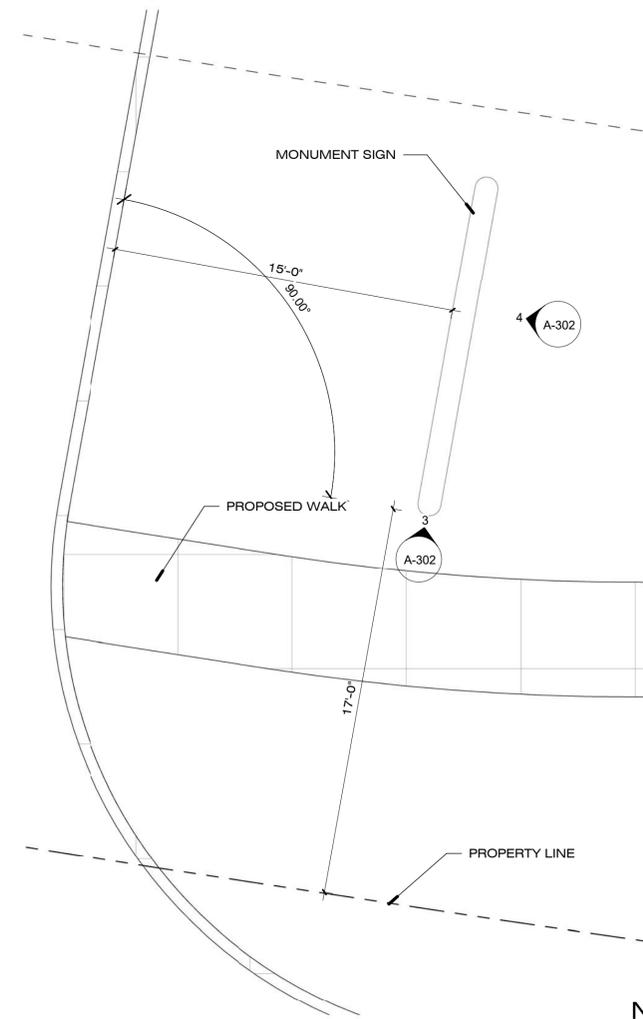
6 3D VIEW - COURTYARD



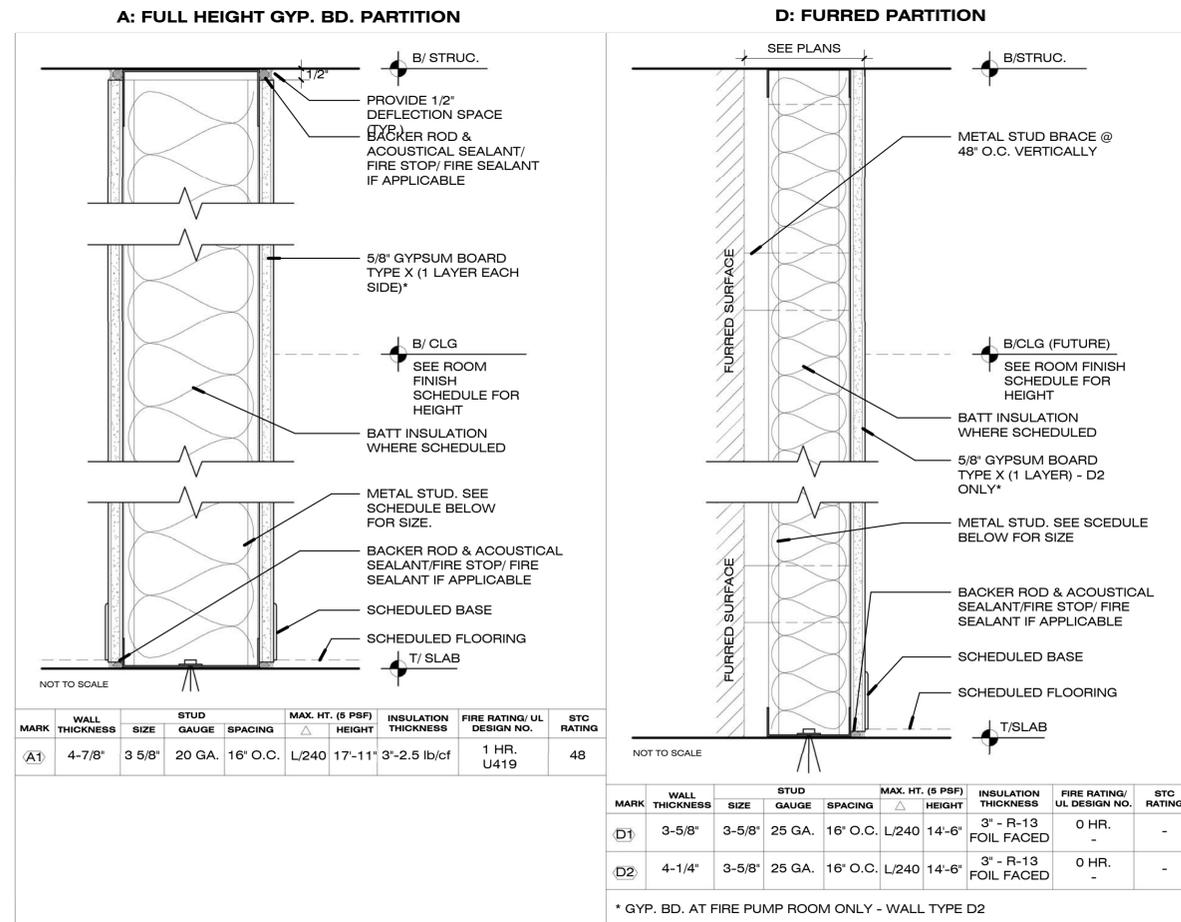
3 ENLARGED FLOOR PLAN - FIRE PUMP ROOM  
3/8" = 1'-0"



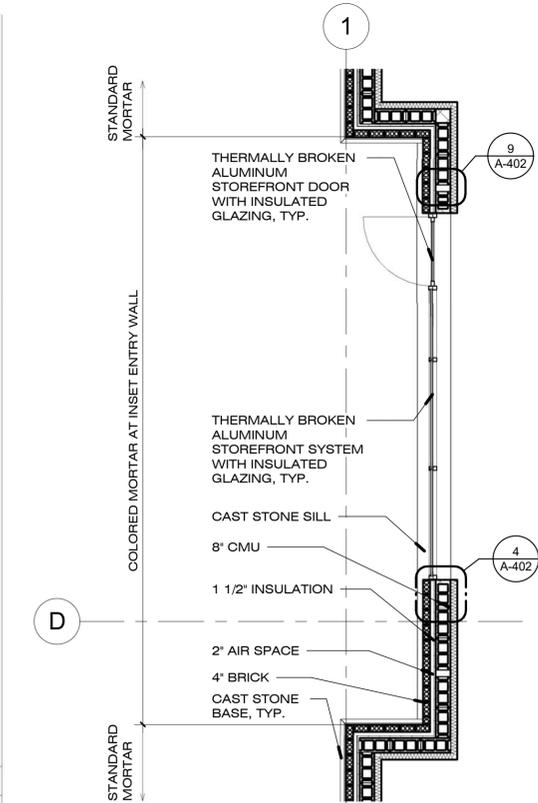
1 ENLARGED FLOOR PLAN - PRIMARY ENTRY  
1/4" = 1'-0"



5 ENLARGED SITE PLAN AT MONUMENT SIGN  
1/4" = 1'-0"



PARTITION TYPES  
3" = 1'-0"



2 ENLARGED FLOOR PLAN - SECONDARY ENTRY  
1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR BID/ZONING	12/01/17

**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
ENLARGED FLOOR PLANS & PARTITION TYPES

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

**A-600**

SCALE As indicated

OPENING NO.	DOOR PANEL							FRAME		DETAIL			HARDWARE SET	COMMENTS
	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	FIRE RATING	MATERIAL	FINISH	SILL	JAMB	HEAD		
100A	A	6'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	1	
100B	B	3'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	2	
100C	A	6'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	1	
100D	A	6'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	1	
100E	A	6'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	1	
100F	B	3'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	2	
100G	A	6'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	1	
100H	B	3'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	2	
100J	B	3'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	2	
100K	B	3'-0"	7'-11"	0'-1 3/4"	ALUM/GL	AL-1/GL-2	-	ALUM	AL-1	1/A-900	4/A-900,6/A-900	3/A-900	2	
101A	C	3'-0"	7'-0"	0'-1 3/4"	HM/INSUL	PT-1	-	HM	PT-1	2/A-900	5/A-900	7/A-900	3	INSULATED
TE1	D	8'-2"	5'-7"	0'-4"	STEEL/TREX DECKING	PT	-	STEEL	PT	-	5/A-401	-	4	
TE2	D	8'-2"	5'-7"	0'-4"	STEEL/TREX DECKING	PT	-	STEEL	PT	-	5/A-401	-	4	

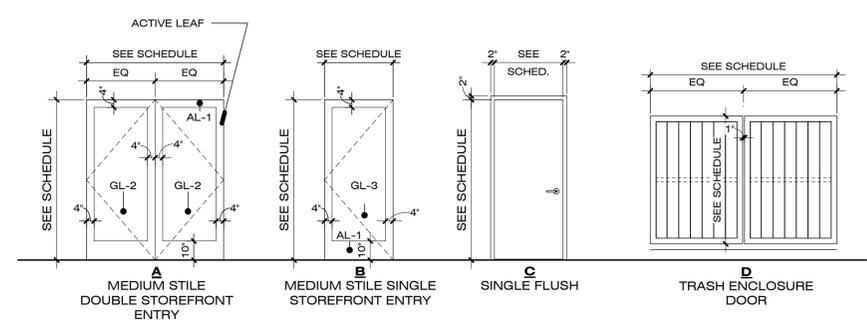
EXTERIOR MATERIAL TYPES						
MARK	MANUFACTURER	MODEL	COLOR	PATTERN/FINISH	UNIT SIZE	COMMENTS
ALUMINUM						
AL-1	TBD	TBD	CLEAR ANODIZED			ALUMINUM FRAMES WINDOWS AND ENTRY STOREFRONT
GLASS						
GL-1	VITRO	SOLARBAN 60	TINTED			RIBBON WINDOW
GL-2	VITRO	SOLARBAN 60	CLEAR	TEMPERED		PRIMARY ENTRY GLASS
GL-3	VITRO	SOLARBAN 60	TINTED	TEMPERED		SECONDARY ENTRY GLASS

PAINT				DOOR HARDWARE		HARDWARE SETS	
PT-1	BENJAMIN MOORE			TBD	EGGSHELL		INTERIOR BOLLARDS AND BASE PLATES
PT-2	BENJAMIN MOORE			TBD			HM DOOR AND FRAME
							CANOPY STEEL - EXTERIOR

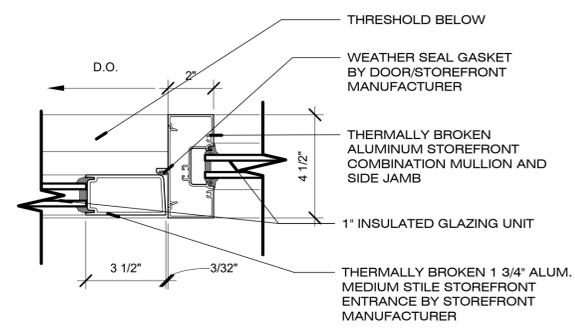
DOOR STANDARDS	
1. ALL DOORS SHALL BE MANUFACTURED OR FIELD CUT TO CLEAR FLOOR FINISHES.	
2. ALL EXTERIOR DOORS SHALL BE INSULATED.	
3. ALL EXTERIOR DOORS AND FRAMES TO BE GALVANIZED.	
HARDWARE STANDARDS	
1. ONLY BASIC ITEMS ARE SPECIFIED. HARDWARE SUPPLIERS SHALL FURNISH ALL ITEMS NECESSARY FOR COMPLETE FUNCTIONAL INSTALLATION.	
2. HARDWARE IDENTIFIED BUT NOT SPECIFIED SHALL BE PROVIDED AS CONSISTENT WITH GRADE OF OTHER ITEMS ON THE SAME DOOR.	
3. ALL HARDWARE FINISHES SHALL BE SATIN CHROME US26D UNLESS NOTED OTHERWISE.	
4. ALL HARDWARE SHALL HAVE LEVER HANDLES UNLESS NOTED OTHERWISE.	
5. CLOSER FORCE 8.5 LB. EXTERIOR DOORS, 5 LB INTERIOR DOORS	
6. MASTER KEY ALL LOCKSETS	
7. MIN. 3 SILENCERS PER DOOR.	
8. HINGES FOR DOORS WITH CLOSER SHALL BE BALL BEARING TYPE.	
9. HINGES FOR EXTERIOR DOORS AND OUTSWINGING INTERIOR DOORS SHALL HAVE NON-REMOVABLE PINS.	
MANUFACTURER STANDARDS	
ITEM	MANUFACTURER / MODEL
CLOSERS	NORTON 7500 SERIES
DEAD LATCH PADDLE	ADAMS RITE MFG. CO. 4590
FLUSH BOLT	IVES FB458 AND DP1
KICKPLATES	HAGER 109 S - US32D
LOCKSETS / LATCHSETS	SCHLAGE 'ND' SERIES, ATHENS LEVER
LOCK GUARD	IVES LG11
OVERHEAD STOPS	GLYNN JOHNSON 100 SERIES CONCEALED
PIVOT SETS	RIXSON MODEL 370
PUSH / PULLS	ROCKWOOD 47-1 / BF158
ROLLER LATCHES	IVES RL36
WALL STOPS	GLYNN JOHNSON 50C
WEATHER SEAL	PEMKO - NYLON BRUSH GASKETS

SET 1: STOREFRONT DOUBLE DOOR	
SET	BUTT HINGES - NRP
2	CLOSER W/ INTEGRAL OVERHEAD STOP
2	ENTRY PUSH/PULL
1	MANUAL FLUSH BOLT W/ DUST PROOF STRIKE
1	DEAD LATCH PADDLE
1	LOCKSET - ENTRANCE FUNCTION
1	LOCK GUARD
1	WEATHER SEAL - NYLON BRUSH
SET 2: STOREFRONT SINGLE DOOR	
SET	BUTT HINGES - NRP
1	CLOSER W/ INTEGRAL OVERHEAD STOP
1	ENTRY PUSH/PULL
1	DEAD LATCH PADDLE
1	LOCKSET - ENTRANCE FUNCTION
1	LOCK GUARD
1	WEATHER SEAL - NYLON BRUSH
SET 3: FIRE PUMP ROOM	
SET	BUTT HINGES - NRP
1	CLOSER W/ INTEGRAL OVERHEAD STOP
1	LOCKSET - STOREROOM FUNCTION (VANDL GARD) WITH KNURLED LEVER
1	LOCK GUARD
1	WEATHER SEAL - NYLON BRUSH
1	DRIP CAP
SET 4: TRASH ENCLOSURE DOORS	
SET	HINGES, FULLY WELDED SPRING LOADED
2	CANE BOLT
1	LOCKABLE GATE LATCH

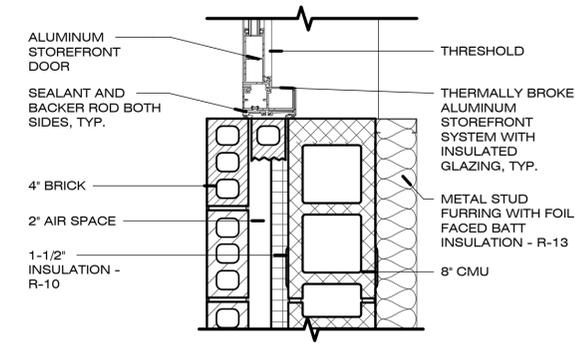
**HARDWARE SETS**  
1/4" = 1'-0"



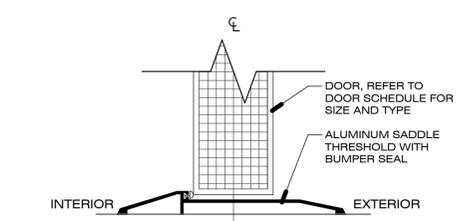
**DOOR TYPES**  
1/4" = 1'-0"



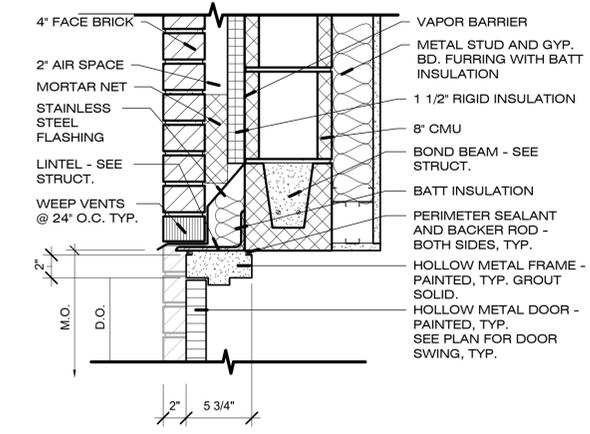
**6 JAMB DETAIL - STOREFRONT DOOR**  
3" = 1'-0"



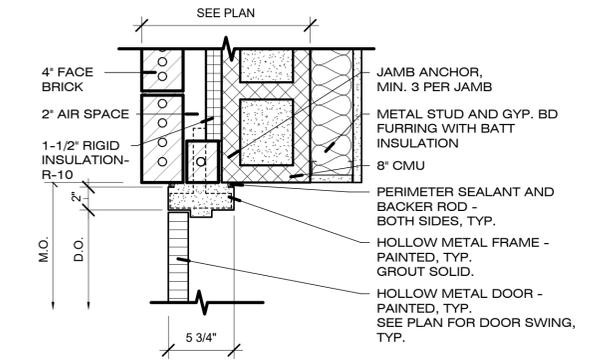
**4 JAMB DETAIL - STOREFRONT DOOR**  
1 1/2" = 1'-0"



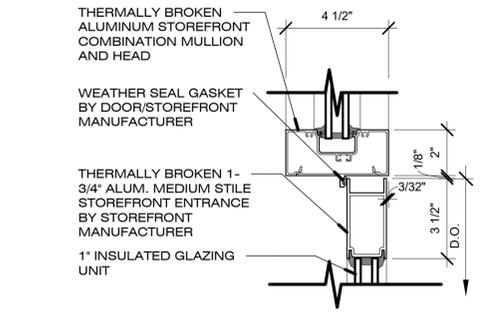
**2 SILL TYPE AT MAN DOOR**  
6" = 1'-0"



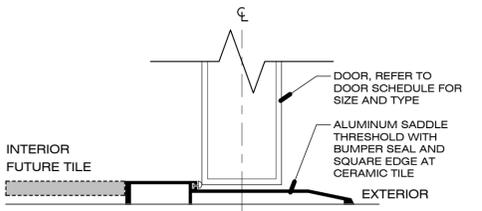
**7 HEAD DETAIL - FIRE PUMP ROOM**  
1 1/2" = 1'-0"



**5 JAMB DETAIL - FIRE PUMP ROOM**  
1 1/2" = 1'-0"



**3 HEAD DETAIL - STOREFRONT DOOR**  
3" = 1'-0"



**1 SILL TYPE AT VESTIBULE EXTERIOR DOOR**  
6" = 1'-0"

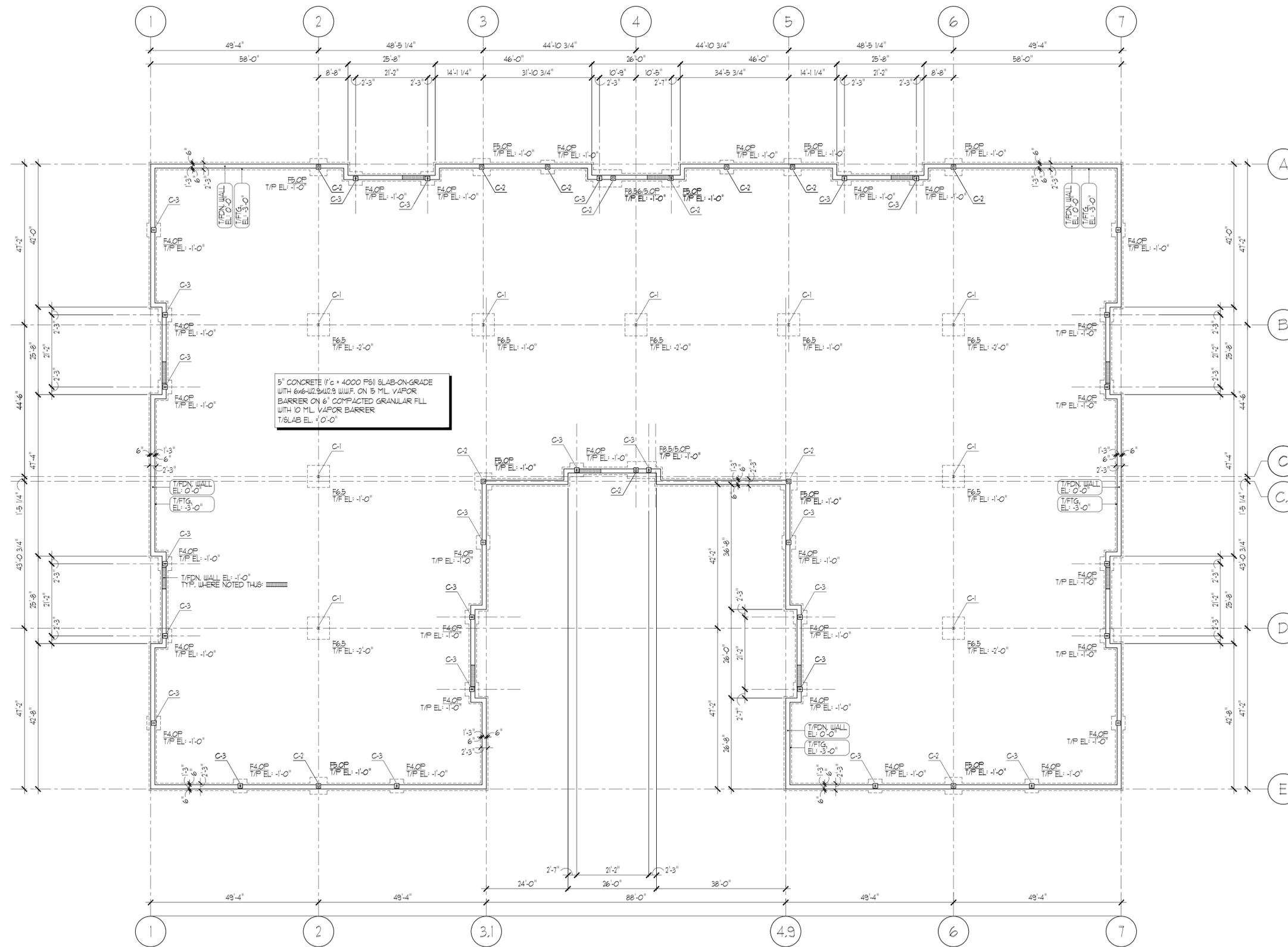
NO.	DESCRIPTION	DATE
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**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**DOOR SCHEDULE & DOOR DETAILS**

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	AP
CHECKED BY	SK

**A-900**

SCALE As indicated



5" CONCRETE 1'c + 4000 PSI SLAB-ON-GRADE WITH 6#x23/23 W.W.F. ON 5 ML VAPOR BARRIER ON 6" COMPACTED GRANULAR FILL WITH 10 ML VAPOR BARRIER T/SLAB EL: -0'-0"

- NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT INDICATED.
  - C1: 18x31 COLUMN  
3/4" x 14" x 14" BASE PLATE W/ (4) 3/4" x 4 ANCHOR BOLTS  
3/4" x 11" x 16" CAP PLATE W/ (4) 3/4" x 4-325 BOLTS
  - C2: H66 2x8x3/8 COLUMN  
3/4" x 14" x 14" BASE PLATE W/ (4) 3/4" x 4 ANCHOR BOLTS  
3/4" CAP PLATE
  - C3: H66 2x4x3/8 COLUMN  
3/4" x 14" x 12" BASE PLATE W/ (4) 3/4" x 4 ANCHOR BOLTS  
3/4" CAP PLATE
  - REINFORCE ALL MASONRY WALLS WITH #5 VERTICAL BARS @ 32" O.C. FULL HEIGHT IN CMU CELLS. GROUT CELLS 100% AT BARS. PROVIDE ADDITIONAL 2#5 VERTICAL BARS (FULL HEIGHT) AT 8" O.C. IN 3 CMU CELLS ADJACENT TO ALL WINDOW OPENINGS.

100 FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

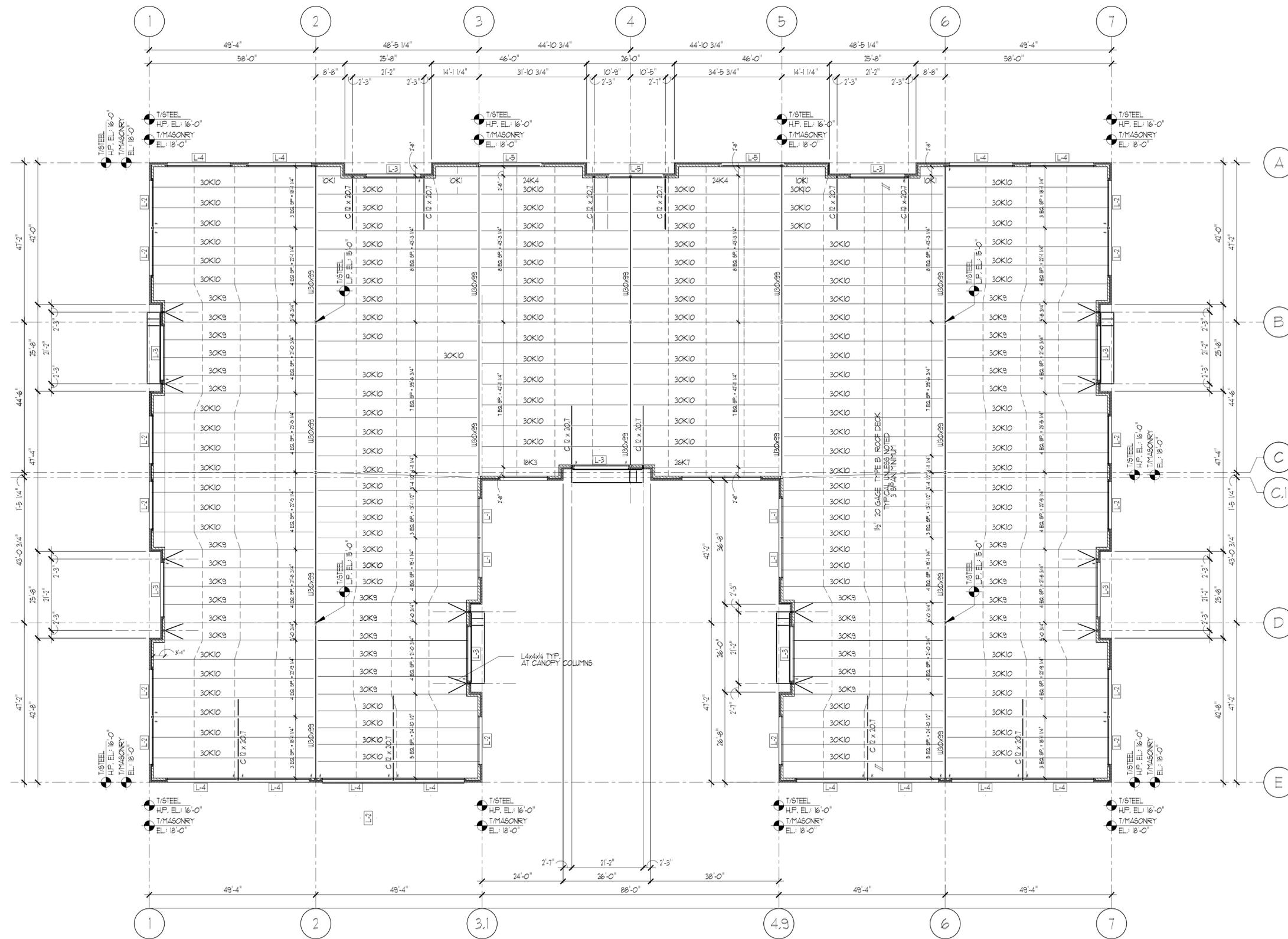
1	ISSUED FOR BID / ZONING	12.01.17
NO.	DESCRIPTION	DATE

**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**FOUNDATION PLAN**

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	JPG
CHECKED BY	JPG

**S-100**

SCALE 1/8" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**NOTES:**

- ALL STEEL WIDEFLANGE SHAPES TO CONFORM TO ASTM A992 (Fy = 50 ksi)  
ALL STEEL TUBE COLUMNS TO CONFORM TO ASTM A 500 GRADE B  
(Fy = 46 ksi)  
ALL STEEL PLATES, ANGLES AND CHANNELS TO CONFORM TO ASTM A36  
(Fy = 36 ksi)
- TOP OF STEEL ELEVATION REFERS TO UNDERSIDE OF METAL DECK TYP.
- FASTEN ROOF DECK TO SUPPORTING STRUCTURE WITH 5/8" DIAMETER  
FUZZLE WELDS + #10 TEK SCREWS.  
FASTENER LAYOUT TO CONFORM TO 36/5 PATTERN WITH 2 SIDELAP  
FASTENERS PER SPAN PANEL. TYPICAL UNLESS NOTED.
- REINFORCE ALL MASONRY WALLS WITH #5 VERTICAL BARS @ 32" O.C.  
FULL HEIGHT IN CMU CELLS. GROUT CELLS 100% AT BARS.  
PROVIDE ADDITIONAL 2#5 VERTICAL BARS (FULL HEIGHT) AT 8" O.C.  
IN 3 CMU CELLS ADJACENT TO ALL WINDOW OPENINGS.
- PROVIDE SUPPLEMENTAL FRAMING AT ROOF DRAIN HEADS PER E4/8-201.  
SEE ARCHITECTURAL DRAWINGS FOR DRAIN HEAD LOCATIONS.

NO.	DESCRIPTION	DATE
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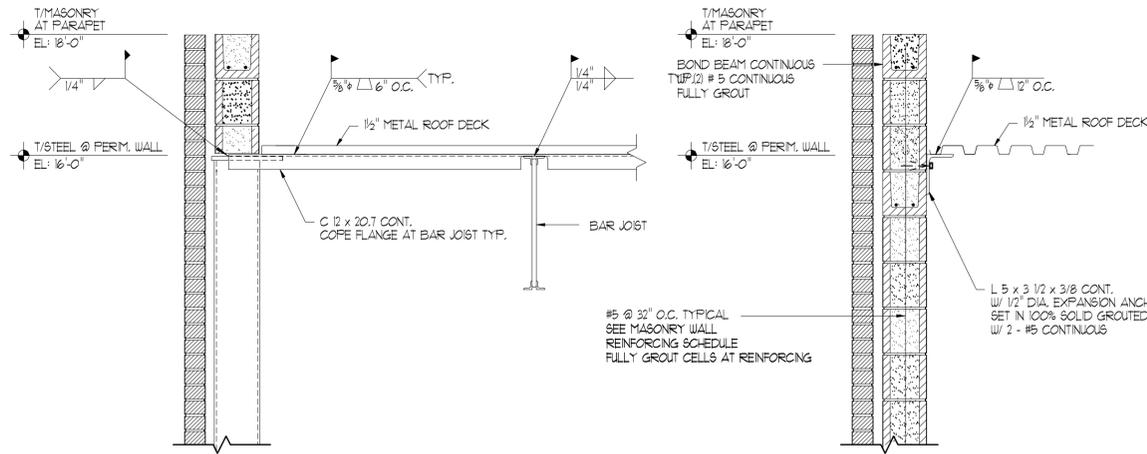
**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**ROOF FRAMING PLAN**

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	JPG
CHECKED BY	JPG

**S-101**

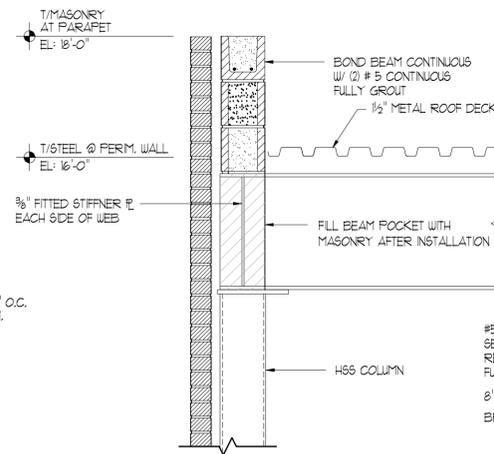
SCALE 1/8" = 1'-0"





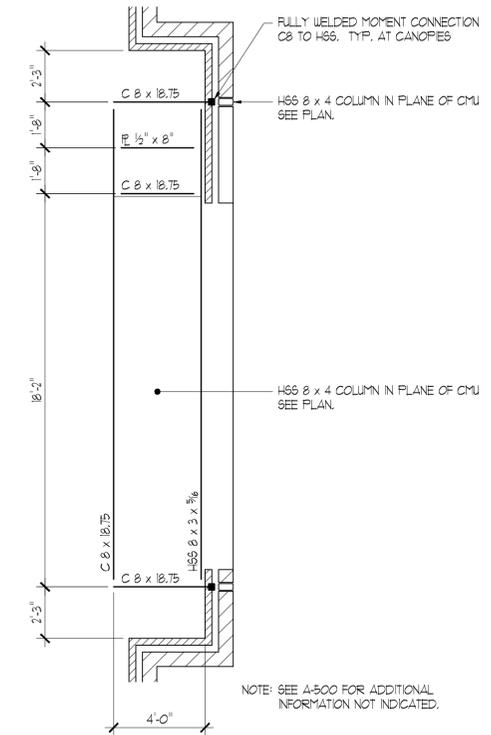
**9** BEAM BRACE DETAIL  
SCALE: 3/4" = 1'-0"

**8** DECK BEARING DETAIL  
SCALE: 3/4" = 1'-0"



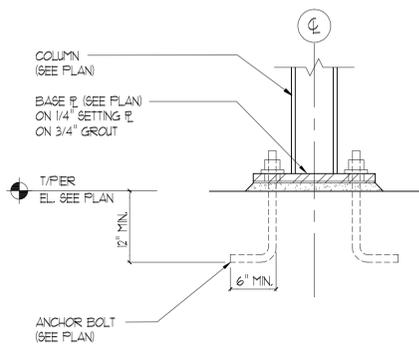
**7** BEAM BEARING DETAIL  
SCALE: 3/4" = 1'-0"

**6** BAR JOIST BEARING DETAIL  
SCALE: 3/4" = 1'-0"

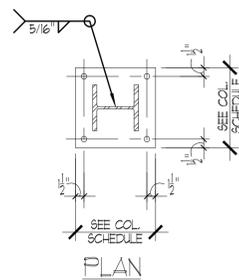


**5** CANOPY FRAMING PLAN  
SCALE: 1/4" = 1'-0"

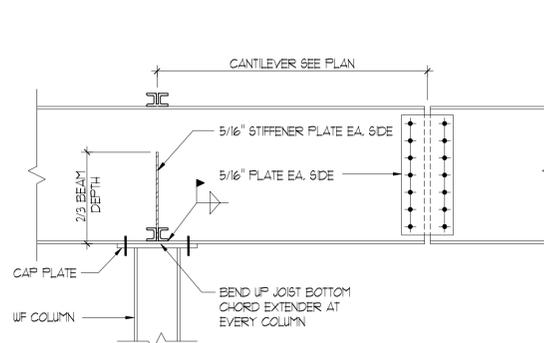
LINTEL SCHEDULE				
MARK	LINTEL SIZE	TYPE	BEARING EA. END	REMARKS
L-1	W 12 x 30 + F 3/8" X 1'-2" CONT.	I	10"	CONNECT TO COL. WHERE NOTED W/ ASTERISK (*) ON PLAN
L-2	W 16 x 40 + F 3/8" X 1'-2" CONT.	I	12"	CONNECT TO COL. WHERE NOTED W/ ASTERISK (*) ON PLAN
L-3	W 16 x 50 + F 3/8" X 1'-2" CONT.	I	14"	CONNECT TO COL. WHERE NOTED W/ ASTERISK (*) ON PLAN
L-4	W 12 x 30 + F 3/8" X 1'-2" CONT.	I	10"	CONNECT TO COL. WHERE NOTED W/ ASTERISK (*) ON PLAN
L-5	W 24 x 94 + F 3/8" X 1'-2" CONT.	I	—	CONNECT TO COLUMN EACH END. PROVIDE 3/8" FITTED STIFFENER F.E.S. OF WEB AT Q OF COL. ABOVE.



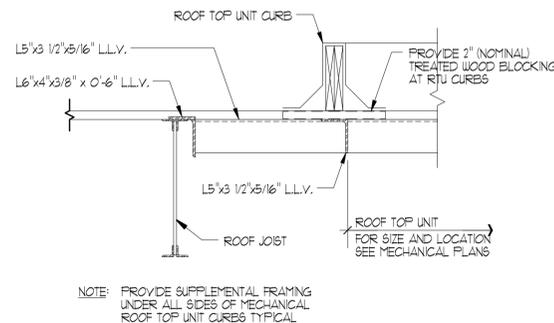
**4** BASE PLATE DETAIL  
SCALE: 3/4" = 1'-0"



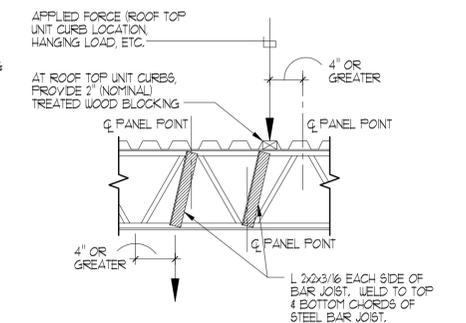
**3** CANTILEVER BEAM DETAIL  
SCALE: 3/4" = 1'-0"



**2** TYPICAL SUPPLEMENTAL FRAMING AT MECHANICAL ROOF TOP UNITS  
SCALE: 3/4" = 1'-0"



**1** TYPICAL JOIST REINFORCING DETAIL FOR CONCENTRATED LOAD OFF PANEL POINT  
SCALE: 3/4" = 1'-0"



<b>1</b>	<b>ISSUED FOR BID / ZONING</b>	<b>12.01.17</b>
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NO.	DESCRIPTION	DATE
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**SPECULATIVE OFFICE BUILDING**  
**1250 WINDHAM PARKWAY**  
**DETAILS**

PROJECT NUMBER	1709
DATE	12/01/2017
DRAWN BY	JPG
CHECKED BY	JPG

**S-201**