



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 29, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-114 - Medical Office - 1519 S. Arlington Heights Rd.
/ Commercial

VII. OTHER BUSINESS

- A. LED Storefront Lighting - Preliminary Discussion

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: DC#16-114 - Medical Office - 1519 S. Arlington Heights Rd.

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new medical office building.

Recommendation

It is recommended that the Design Commission **approve** the proposed design for a new medical office building to be located at 1519-1625 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 11/8/16, revised exterior elevations received 11-14-16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Incorporate a mix of perennials and ground cover throughout the site.
2. Provide specialty paving at the building entrances and crosswalks.
3. All signage must meet code, Chapter 30.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents
Light Fixtures
Exhibits from Preliminary Review

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Medical Office
Project Address: 1519-1625 S. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: November 21, 2016

PETITIONER INFORMATION:

DC Number: 16-114
Petitioner Name: John Kosich
Petitioner Address: 1111 E. Touhy Ave., Suite 230
Des Plaines, IL 60018
Meeting Date: November 29, 2016

Requested Action(s):

1. Approval of the proposed architectural design for a new medical office building.

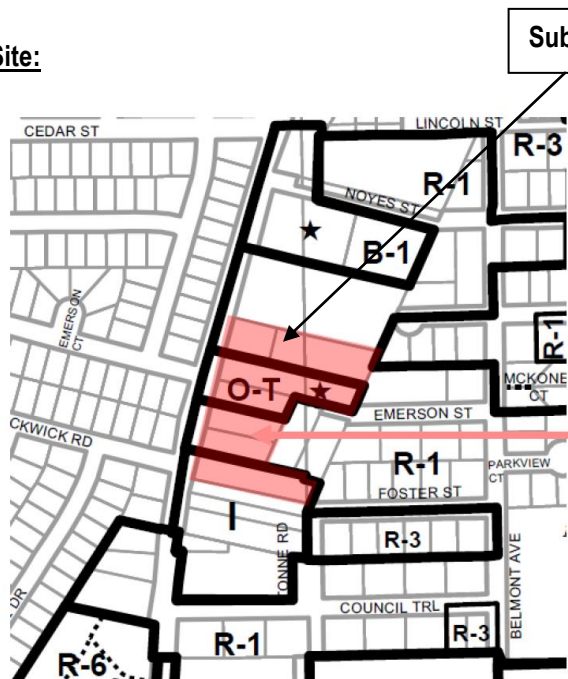
ANALYSIS

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing to build a new, single story, 26,644 square foot medical office building. The site is 3.6 acres, and is currently vacant land. The property is currently made up of numerous tracts of land with varied zoning of both R-1 One-Family Dwelling District and O-T Office Transitional. This proposal requires review by the Plan Commission and approval by the Village Board to obtain approval to consolidate the property into one lot, rezone the property in its entirety to O-T Office Transitional, and approval as a Planned Unit Development.

Site:



Zoning Map



Aerial View

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling	Vacant Land	Offices Only
South	I, Institutional	Residential Memory Care Facility (Autumn Leaves)	Offices Only
East	R-1, One Family Dwelling and R-3, One Family Dwelling	Single Family Homes	Single Family Detached
West	<i>R-3, One Family Dwelling</i>	<i>Single Family Homes</i>	Single Family Detached

Architectural Design:

This project received a preliminary Design Commission review on October 25, 2016. At that time, Design Commission feedback was as follows:

1. The double sill detail looked odd, and the petitioner should consider omitting the lower sill.
2. It was suggested to use brick between the windows, instead of EIFS.
3. It was suggested to use a darker color for the EIFS, windows, doors, and gutters.
4. There was concern about the long flat front (west) elevation, and it was recommended that the building massing be broken up and more architectural interest added.
5. There was concern about the lack of space between the parking lot and the face of the building, and it was recommended that there be landscaping added on all sides of the building.
6. It was requested to show the proposed design in context with the existing Autumn Leaves development to the south.

In response to these comments, the petitioner has made revisions to the design as follows:

1. The rectangular shape of the building has been changed to include a jog in the plan which breaks up the long front elevation and roofline.
2. The double sill detail was omitted, and a continuous stone base added.
3. The space between the windows has been changed from EIFS to brick.
4. The distance between the parking and lot and the face of the building was increased to allow continuous landscaping along the front of the building.
5. The petitioner has provided a context site plan and exterior elevation showing Autumn Leaves to the south.

Overall, the revised design is a very good improvement from the original submittal. The simple jog in the building layout make a huge difference in the appearance of the building, and provides the needed relief along the front elevation. The elevations are simple, but appropriate for a medical office building. The revised materials have a cohesive appearance, and the scale and massing of the building fits in well with the adjacent Autumn Leaves development.

Mechanical Unit Screening:

All rooftop mechanical equipment will be screened on all sides by the mansard roof.

Trash Dumpster Screening:

There will be two trash dumpster enclosures located on the north and south ends of the building. The enclosures will be constructed of brick to match the building with wood gates.

Landscaping:

As part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping including requirements to comply with 4" caliper shade trees in all parking islands, parking lot screening, and screening between the adjacent single family properties.

In regards to the overall landscape design, the following suggestions should be considered to enhance the design:

1. Overall, the landscaping is minimal. In addition to the proposed trees and shrubs, incorporate a mix of perennials and ground cover.
2. Evaluate opportunities for specialty pavement in key areas such as the building entrances and crosswalks.

Signage:

Signage is not included in this review, and separate sign permits will be required for all signage. However, it should be noted that there are two ground signs indicated on the site plan, but only one ground sign is allowed by code per development in the O-T zoning district. It is recommended that one of the ground signs be omitted, but the petitioner does have the option to pursue a sign variation for the second ground sign if there is a hardship justifying the need.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for a new medical office building to be located at 1519-1625 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 11/8/16, revised exterior elevations received 11-14-16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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_____, November 22, 2016

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-114

 = site

 Approx. 600 ft. from property's edge



 = site

 Approx. 600 ft. from property's edge



Land site north



1st bldg. south



2nd bldg. north



2nd bldg. south



3rd bldg. north



Subject

3rd bldg. south



←
North

Arlington Heights Road

West side of the street

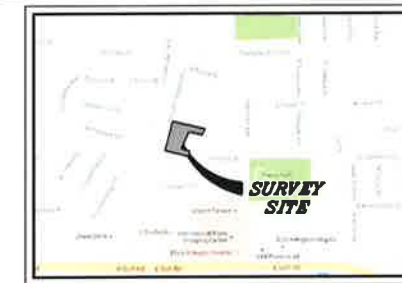


FINAL PLAT
OF
ARLINGTON HEIGHTS MEDICAL SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

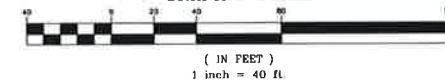
COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE



1 inch = 40 ft

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

SURVEY PREPARED FOR

DEBB KOSICH MANAGEMENT, LLC.
1111 EAST TOUHY, SUITE 230
DES PLAINES, ILLINOIS 60018

SUBMITTED BY/RETURN TO:

DEBB KOSICH MANAGEMENT, LLC.
1111 EAST TOUHY, SUITE 230
DES PLAINES, ILLINOIS 60018

PROPERTY AREA

LOT 1 AREA: 157,494 SQUARE FEET (3.616 ACRES)
DOT CONVEYANCE AREA: 10,888 SQUARE FEET (0.245 ACRES)
TOTAL PROPERTY AREA: 168,180 SQUARE FEET (3.861 ACRES)

PRE-SUBDIVISION
PROPERTY ADDRESS

TRACT A: 1519 SOUTH ARLINGTON HEIGHTS ROAD
TRACT B: 1521 SOUTH ARLINGTON HEIGHTS ROAD
TRACT C: 1525 SOUTH ARLINGTON HEIGHTS ROAD
TRACT D: 1531 SOUTH ARLINGTON HEIGHTS ROAD
TRACT E: 1625 SOUTH ARLINGTON HEIGHTS ROAD

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- VISIBLE IMPROVEMENTS HAVE NOT BEEN SHOWN. UNDERGROUND AND SURFACE VISIBLE UTILITIES HAVE NOT BEEN SHOWN.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
- THIS SURVEY WAS PREPARED FOR DEBB KOSICH MANAGEMENT, LLC. BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON MARCH 9, 2016. THE BASIS OF BEARINGS IS ASSUMED.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.

DATE	REVISION	BY	FOR
11/07/16	REVISED PER VILLAGE REVIEW		

Manhard CONSULTING LTD.
800 Woodlawn Parkway, Vernon Hills, IL 60061
847.934.5550
847.934.0098
manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Contact: Robert Manhard • Environmental Scientists • Landscape Architects • Planners

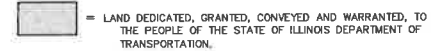
ARLINGTON HEIGHTS MEDICAL SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. NO.: J07
PROJ. ASSOC.: ERY
DRAWN BY: SJK
DATE: 09/01/16
SCALE: 1" = 40'
SHEET
1 OF 3
WWW.AHILD1

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,



COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)



THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN
TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS
FOLLOWS:

COMMENCING SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15.92 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE, WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 55 SECONDS (RECORD ANGLE OF 76 DEGREES 01 MINUTES 55 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 442.69 FEET (RECORD DISTANCE OF 442.50 FEET) TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD AS DESCRIBED IN THE 1942-43 PLAT OF SAID SUBDIVISION; THENCE NORTH 14 DEGREES 25 MINUTES 42 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 85.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 350.85 FEET; THENCE SOUTH 76 DEGREES 01 MINUTES 55 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 15.92 FEET (RECORD DISTANCE OF 15.41 FEET) TO SAID CENTERLINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 18.00 FEET TO SOUTH CENTERLINE OF SAID ROAD; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO A LINE WHICH IS 30.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTH 14 DEGREES 25 MINUTES 04 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE PROPERTY OWNER AND FUTURE OWNERS OF THE PROPERTY DIRECTLY SOUTH OF THE SURVEYED PROPERTY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS, INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY, OVER AND ACROSS THAT PART OF THE PROPERTY SHOWN AND LABELED AS "CROSS ACCESS EASEMENT."

FIRE CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE VILLAGE OF ARRINGTON
 HEIGHT EMERGENCY DEPARTMENTS, PROPERTY OWNER AND FUTURE OWNERS OF
 THE PROPERTY DIRECTLY NORTH OF THE SURVEYED PROPERTY, TOGETHER WITH THEIR
 RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS, INGRESS AND
 EGRESS TO AND FROM THE PROPERTY, OVER AND ACROSS THAT PART OF THE
 PROPERTY SHOWN AND LABELED AS "FIRE CROSS ACCESS EASEMENT"

PUBLIC UTILITY EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THE PLAT ARE RESERVED TO THE STATE OF ARIZONA, GRANTED TO THE VILLAGE OF ARIZONA HEIGHTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF GRAND PARK AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSTALL, MAINTAIN, OPERATE AND USE THE NECESSARY UTILITY DISTRIBUTION SYSTEMS INCLUDING SANITARY SEWERS, WATER MAINS, VALVE VALVES, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND ERECTIONS, AND TO ENTER, CROSS, TRAVEL, PASS, GO OVER, UNDER, AND ACROSS THE HEIGHTS, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO THE SAID UTILITY WORK, AND TO REMOVE, CUT, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. GRANTEE SHALL PROVIDE REASONABLE NOTICE TO THE NEIGHBORING PROPERTY OWNERS OF ANY SUCH UTILITY ACTIVITIES EXCEPT IN THE CASE OF ANY EMERGENCY REPAIRS, NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH THE AFORESAID PURPOSES AND OTHER PURPOSES, THE OTHER PURPOSES SHALL BE SUBORDINATE TO THE ORDINANCES OF THE VILLAGE OF ARIZONA HEIGHTS.

STORMWATER DETENTION EASEMENT PROVISIONS

[illegible]

IN THE EVENT THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST SHALL BE ASSESSED TO THE OWNER(S) IN THIS SUBDIVISION, IT'S SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF ARLINGTON HEIGHT.

[illegible]

Manhard
CONSULTING LTD.

1001 Woodloch Parkway, Vienna, VA 22180-4001 ph 703.854.0000 fax 703.854.0005 www.manhard.com

Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetweather Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

ARLINGTON HEIGHTS MEDICAL SUBDIVISION

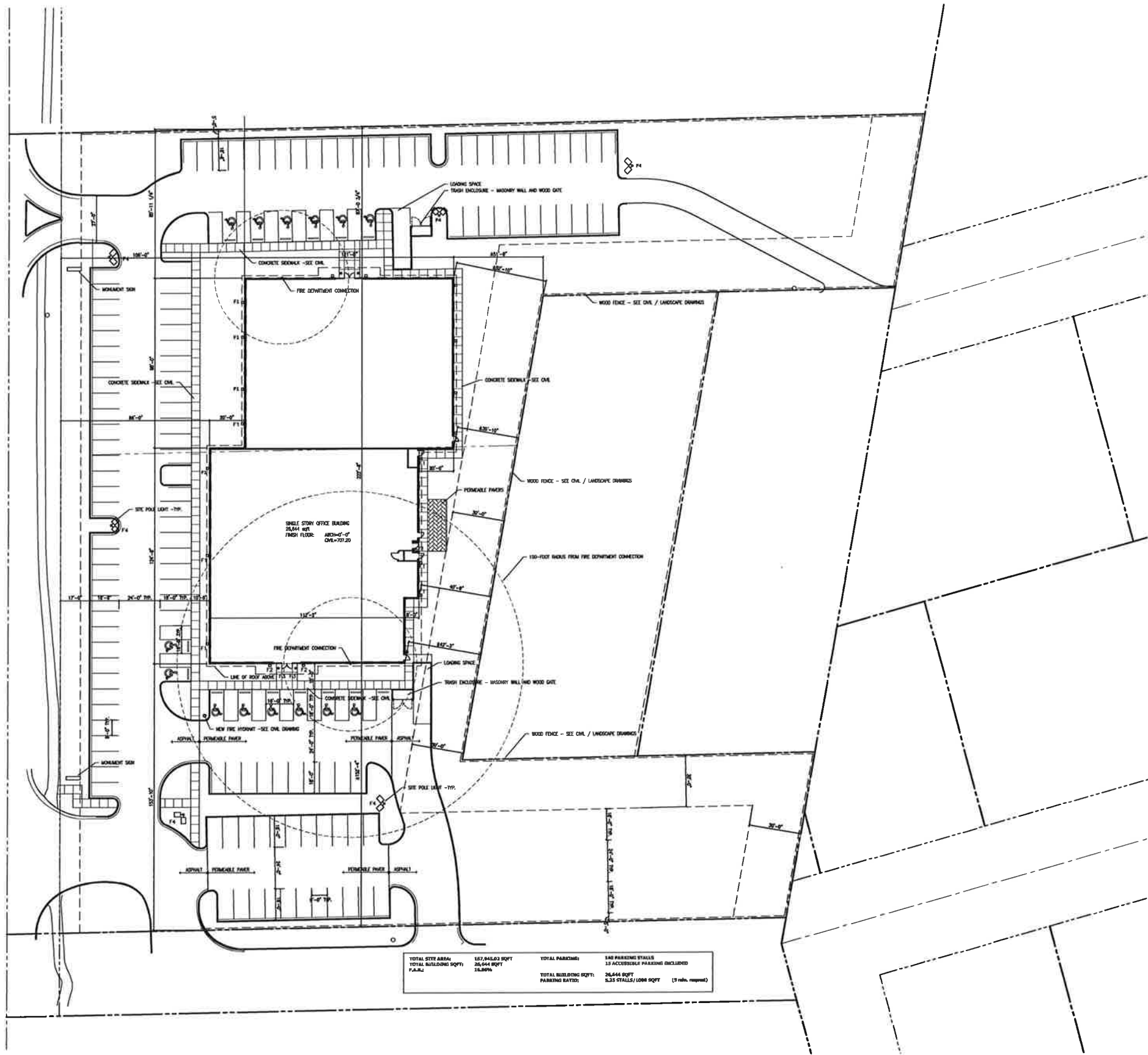
ARLINGTON HEIGHTS, ILLINOIS

FINAL PLAT OF SUBDIVISION

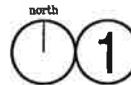
PROJ. MGR.: JDF
PROJ. ASSOC.: ERV
DRAWN BY: SJK
DATE: 9/1/16
SCALE: 1" = 40'

SHEET
2 OF 3
WWW.AHIL01

R:\Projects\1519 S Arlington Heights Rd MOB - 1514\Drawings\1514 A00.01 Site Plan.dwg



TOTAL SITE AREA:	157,845.02 SQFT	TOTAL PARKING:	140 PARKING STALLS
TOTAL BUILDING SQFT:	26,644 SQFT	TOTAL BUILDING SQFT:	26,644 SQFT
P.A.M.A.	15.89%	PARKING RATIO:	0.35 STALLS/1,000 SQFT (3 min. required)



ARCHITECTURAL SITE PLAN
SCALE: 1"=30'-0"

IN-PROGRESS - NOT FOR CONSTRUCTION



ARCHITECTS

223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
Fax: 312.899.0965
Web: www.srankin.com
Email: Architects@srankin.com

11/07/16	PLAN COMMISSION
10/19/16	PLAN COMMISSION REVISION
09/20/16	PLAN COMMISSION

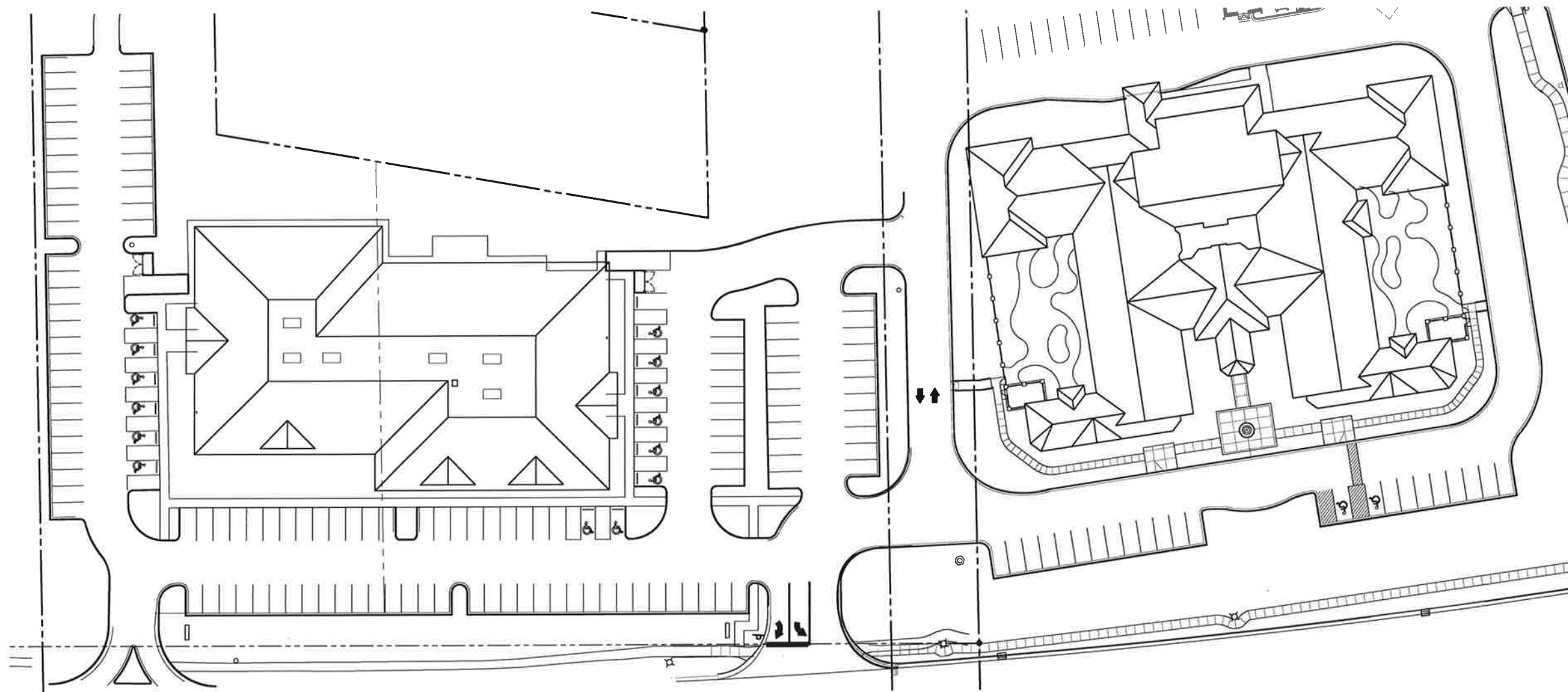
DATE	NO.	REVISION
ARLINGTON HEIGHTS RD MOB 1519 S. ARLINGTON HEIGHTS ROAD, ILLINOIS		

BASE BUILDING
SITE PLAN

DATE	09/02/16	SHEET NO.
SCALE	AS NOTED	A00.01
SRA JOB#	1514	

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R:\Projects\1519 S Arlington Heights Rd MOB - 1514\Drawings\1514 A04.02 Building Elevations.dwg



1 ARLINGTON HEIGHTS MOB
SITE PLAN
SCALE: 1"=30'-0"

2 AUTUMN LEAVES
SITE PLAN
SCALE: 1"=30'-0"



3 ARLINGTON HEIGHTS MOB
WEST ELEVATION
SCALE: 1"=30'-0"



4 AUTUMN LEAVES
WEST ELEVATION
SCALE: 1"=30'-0"

IN-PROGRESS - NOT FOR CONSTRUCTION

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

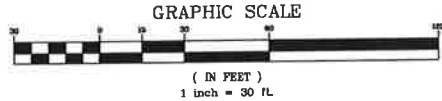
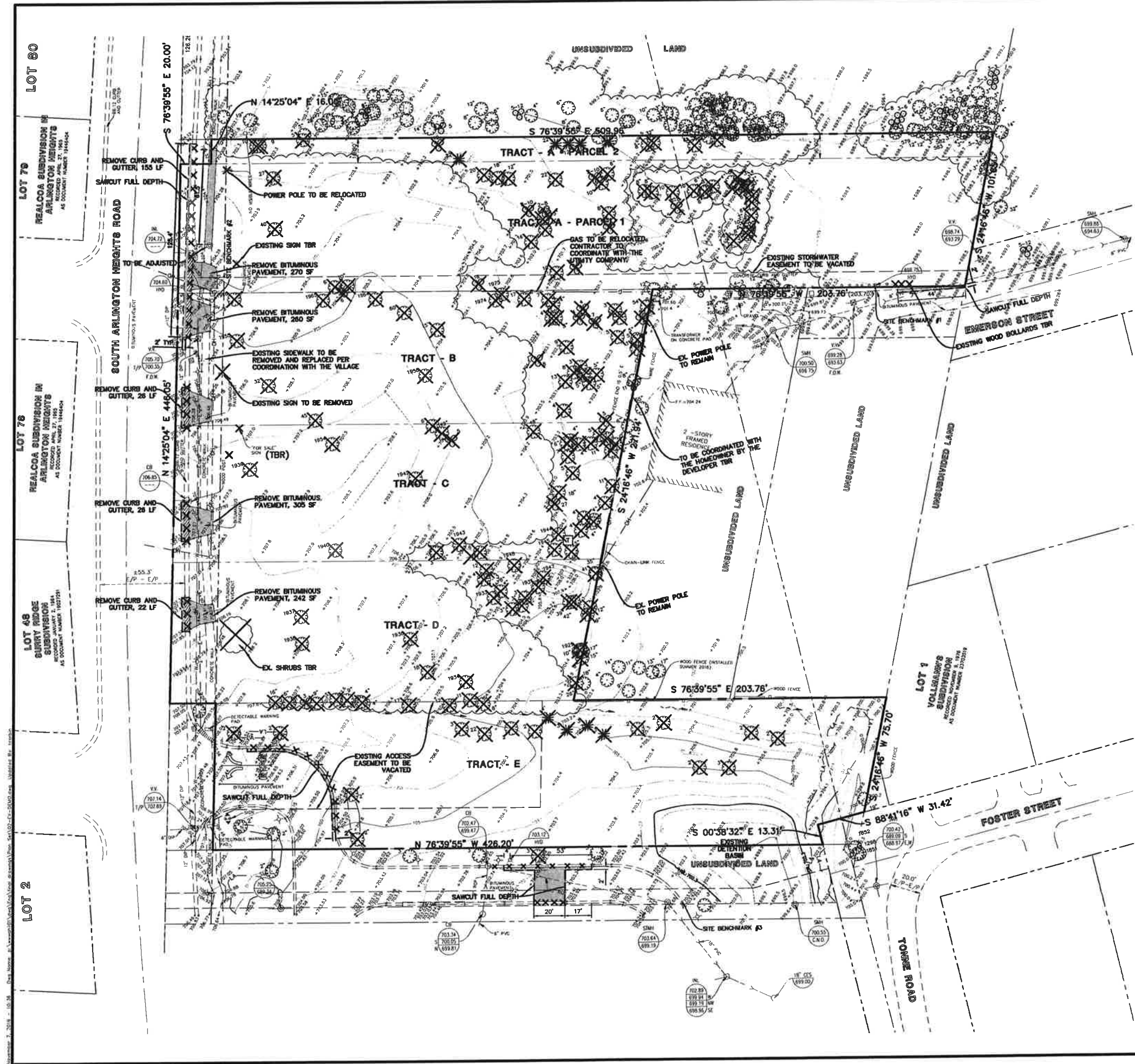
Tel: 312.899.0002
Fax: 312.899.0965
Web: www.srankin.com
Email: Architects@srankin.com

11/07/16	PLAN COMMISSION
10/19/16	PLAN COMMISSION REVISION
09/30/16	PLAN COMMISSION - REVISED
DATE	NO. REVISION

ARLINGTON HEIGHTS RD MOB
1519 S. ARLINGTON HEIGHTS
ROAD, ILLINOIS

SITE PLANS AND
BUILDING WEST ELEVATIONS

DATE	09/02/16	SHEET NO.
SCALE	AS NOTED	A04.02
SRA JOB#	1514	
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EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MARCH 09, 2016. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

DEMOLITION LEGEND

- PAVEMENT AND BASE TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURBS AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED

DATE	REVISION
11-04-18	REVISED PER VILLAGE REVIEW

Manhard CONSULTING LTD.
300 Woodside Parkway, Warren Hills, IL 60091
Cell: 847.934.0500 Fax: 847.934.0505
Email: info@manhard.com
Construction Management • Environmental Science • Landscaping • Planning

MEDICAL OFFICE BUILDING
1519 S. ARLINGTON HEIGHTS ROAD
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: J.D.F.
PRINC. ARCH.: D.A.M.
DRAWN BY: RDH
DATE: 8-31-16
SCALE: 1"=30'
SHEET
2 OF 14
WWW.MHIL.01

EMERSON RD.

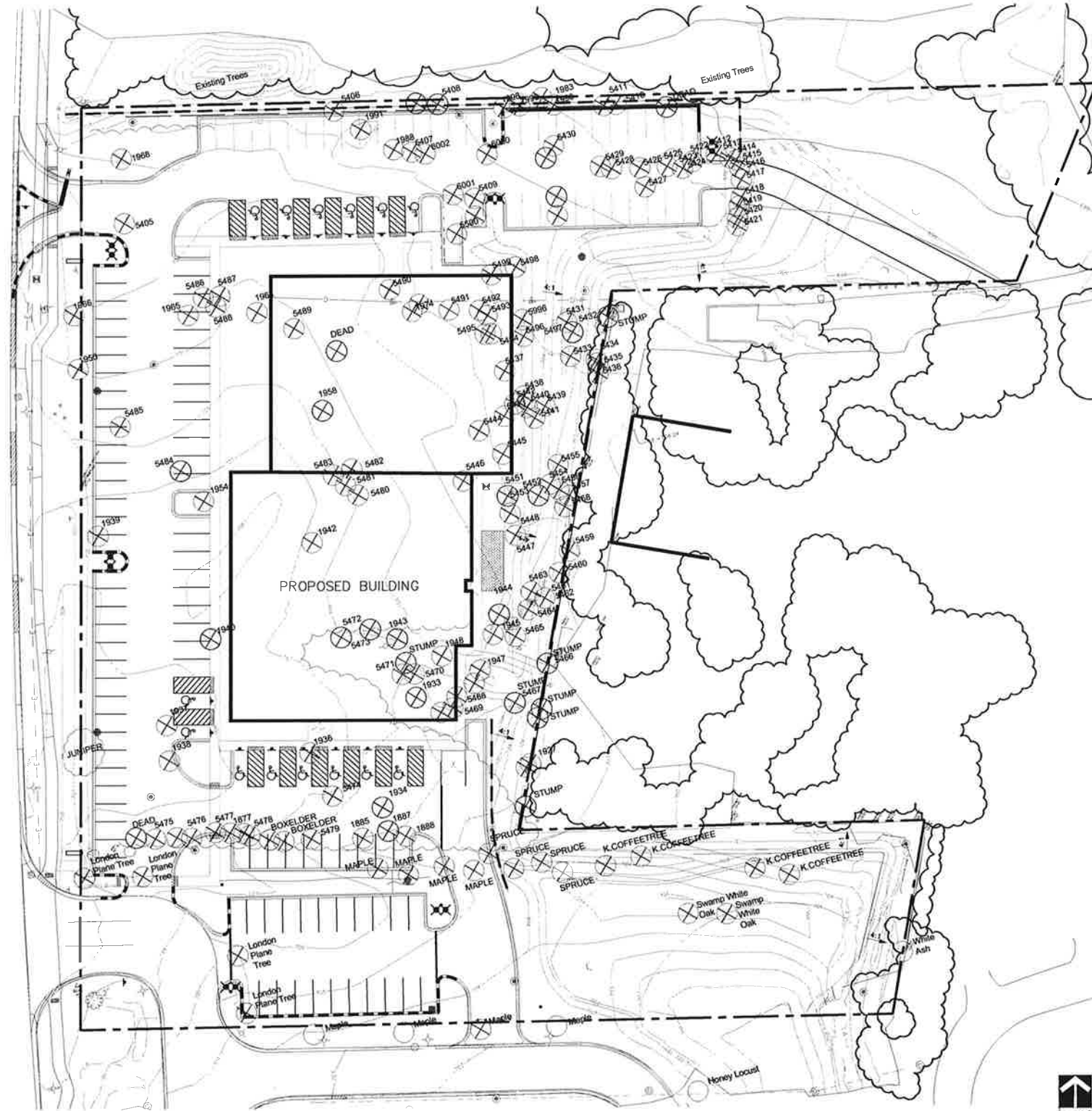
S. ARLINGTON HTS. ROAD

PICKWICK RD.

Existing Tree Removal Plan

Notes:

1. Trees are 3" DBH or above are required to be surveyed.
 2. Per Village of Arlington Heights Zoning Regulations 6.15-5.4, 4" cal. or bigger trees are required for replacement.
- Dead and diseased trees were excluded from calculations.



Tag Number	Species	Cal. Inch (")	Condition	Notes
1872	Box Elder	9	3	
1885	Mulberry	12	4	
1887	Maple	11	4	
1890	Elm	9	4	
1897	Silver Maple	22	3	
1931	Silver Maple	18	3	
1933	White Ash	6	5	Dead
1934	White Ash	12	4	Forced
1936	Silver Maple	45	4	Forced
1937	Silver Maple	44	3	Forced
1938	Silver Maple	48	4	
1939	Sharon Elm	8	4	50% Dead
1940	Sharon Elm	8	5	Dead
1942	Silver Maple	45	3	
1943	Mulberry	0	5	Dead
1944	Silver Maple	0	5	Dead
1945	Box Elder	10	4	Limbing
1947	Box Elder	18	4	
1948	Mulberry	16	5	Stem Bark
1954	Colorado Spruce	20	4	
1955	Colorado Spruce	22	3.5	
1964	Honey Locust	16	4	
1965	Austrian Pine	20	3	
1966	Silver Maple	0	5	Overhead
1968	Silver Maple	27	3	
1974	Honey Locust	20	4	
1975	American Elm	14	5	
1993	Crabapple	14	5	Forced
1998	Box Elder	20	4	
1999	Colorado Spruce	10	4	
2005	Honey Locust	16	5	
2006	Colorado Spruce	16	4	
2008	Colorado Spruce	0	5	Dying
5405	Box Elder	10	5	
5406	London	32	4	Burly
5407	Box Elder	18	5	
5408	Pine	0	5	Dead
5410	Oak	32	4	
5411	Crabapple	8	4	
5412	Crabapple	4	5	Overgrown
5413	Crabapple	4	5	
5414	Crabapple	3	5	
5415	Crabapple	3	5	
5416	Crabapple	4	5	
5417	Crabapple	6	5	
5418	Crabapple	3	5	
5419	Crabapple	10	5	
5420	Crabapple	6	5	
5421	Crabapple	8	5	
5422	Crabapple	8	4	Two close together
5423	Crabapple	8	4	Two close together
5424	Crabapple	8	4	Two close together
5425	Crabapple	10	4	Two close together
5426	Crabapple	12	4	Two close together
5427	Crabapple	8	5	
5428	Crabapple	8	5	
5429	Crabapple	8	5	
5430	Crabapple	3	4	
5432	Crabapple	0	5	Dead
5433	Elm	5	5	
5434	Elm	5	6	
5435	Elm	5	4	
5436	Elm	5	5	
5437	Elm	5	5	
5438	Box Elder	3	4	
5439	Box Elder	5	4	
5440	Box Elder	5	4	
5441	Box Elder	5	4	
5442	Box Elder	8	4	
5443	Box Elder	13	4	
5444	Box Elder	7	4	
5445	Box Elder	4	4	
5446	Maple	48	3	
5447	Maple	27	4	
5448	Maple	18	4	
5449	Crabapple	7	4	
5450	Box Elder	6	4.5	
5451	Crabapple	4	4	
5452	Crabapple	4	4	
5453	Elm	0	5	Dead
5454	Crabapple	5	5	
5455	Box Elder	2	5	
5456	Crabapple	5	5	
5457	Crabapple	5	5	
5458	Elm	7	5	Limbing
5459	Elm	11	4	
5460	Crabapple	6	4	
5461	Crabapple	4	4	
5462	Crabapple	4	4	
5463	Crabapple	4	4	
5464	Crabapple	4	4	
5465	Elm	15	4	
5466	Maple	41	4	
5467	Maple	39	4	
5468	Crabapple	8	4	
5469	Box Elder	3	4	
5470	Elm	4	4	
5471	Elm	4	4	
5472	Box Elder	5	4	
5473	Mulberry	3	5	
5474	Maple	27	3	
5475	Box Elder	6	4	
5476	Box Elder	6	4	
5477	Crabapple	5	4	
5478	Pine	4	4	
5479	Elm	13	3	
5480	Elm	5	3	
5481	Maple	49	3	
5482	Pine	7	4	
5483	Elm	0	5	Dead
5484	Elm	0	5	
5485	Honey Locust	32	3	
5486	Elm	6	4	
5487	Box Elder	10	4	
5488	Elm	6	4	
5489	Elm	60	4	
5490	Box Elder	12	4	
5491	Box Elder	16	4	
5492	Elm	7	4	
5493	Box Elder	4	3	
5494	Box Elder	4	3	
5495	Box Elder	3	4	
5496	Box Elder	4	4	
5497	Crabapple	7	4	
5498	Box Elder	9	4	
5499	Crabapple	10	4	
5500	Elm	0	4.5	Dying
5996	Mulberry	4	4	
6000	Crabapple	17	4	
6001	Box Elder	10	4	
6002	Buckeye	12	4	
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no tag	Maple	22	4	south of new building
no tag	Maple	2	4	All trees
no tag	Maple	2	3	All trees
no tag	Maple	2	3	All trees
no tag	Colorado Spruce	4	2	All trees
no tag	Colorado Spruce	3	2	All trees
no tag	Colorado Spruce	3	2	All trees
no tag	Colorado Spruce	3	2	All trees
no tag	Colorado Spruce	3	2	All trees
no tag	Kentucky Coffee Tree	2	2	All trees
no tag	Kentucky Coffee Tree	2	2	All trees
no tag	Kentucky Coffee Tree	2	2	All trees
no tag	Kentucky Coffee Tree	2	2	All trees
no tag	Swamp White Oak	2	2	All trees
no tag	Swamp White Oak	2	2	All trees
no tag	London Plane Tree	2	2	along side of drive, all trees
no tag	London Plane Tree	2	2	along side of drive, all trees
no tag	London Plane Tree	2	2	along side of drive, all trees
no tag	London Plane Tree	2	2	along side of drive, all trees
no tag	Maple	3	2	along side of drive, all trees

DATE	
COMMENTS	
REV.	
MEDICAL OFFICE BUILDING 1519 S. ARLINGTON HTS. ROAD ARLINGTON HTS., IL	
	
DRAWING	
Prepared By:	YH
Drawn By:	YH
Checked By:	
Date:	11.07.2016
L1	
of	3 sheet(s)



Overall Site Landscape Plan

Plant Schedule

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
		Existing canopy tree	Varies
	12	Skyline Honey Locust / Gleditsia triacanthos inermis 'Skyline'	4"
	12	London Plane Tree / Platanus x acerifolia	4"
	12	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	4"
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	5	Mountain Juniper / Juniperus chinensis 'Mountain'	8' ht.
	31	Norway Spruce / Picea abies	8' ht.
	12	Lambert Pine / Pinus flexilis	8' ht.
ORNAMENTAL	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	8	European Alder / Alnus glutinosa	10' ht.
	10	Shadblow Serviceberry / Amelanchier canadensis	8' ht.
	6	River Birch / Betula nigra	10' ht.
	18	Spring Snow Crabapple / Malus 'Spring Snow'	8' ht.
	8	Japanese Tree Lilac / Syringa reticulata	8' ht.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	38	Green Gem Boxwood / Buxus x 'Green Gem'	30" h
	57	Red-twig Dogwood / Cornus baileyi	36" h
	33	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	30" h
	30	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	30" h
	64	Miss Kim Lilac / Syringa patula 'Miss Kim'	36" h
	25	Hicks Yew / Taxus x media 'Hicksii'	36" h
	77	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	36" h
SEED MIX	QTY	COMMON NAME / BOTANICAL NAME	CONT
	14,778 sf	Storm Water Seed Mix / Storm Water Seed Mix Clanssen Retention Mix (D) or Equivalent 70% Kentucky 31 Tall Fescue 30% Perennial Ryegrass	seed Arthur Clanssen 708.444.2177 805 W 186 St Tinley Park, IL 60477

DATE
REV.
COMMENTS

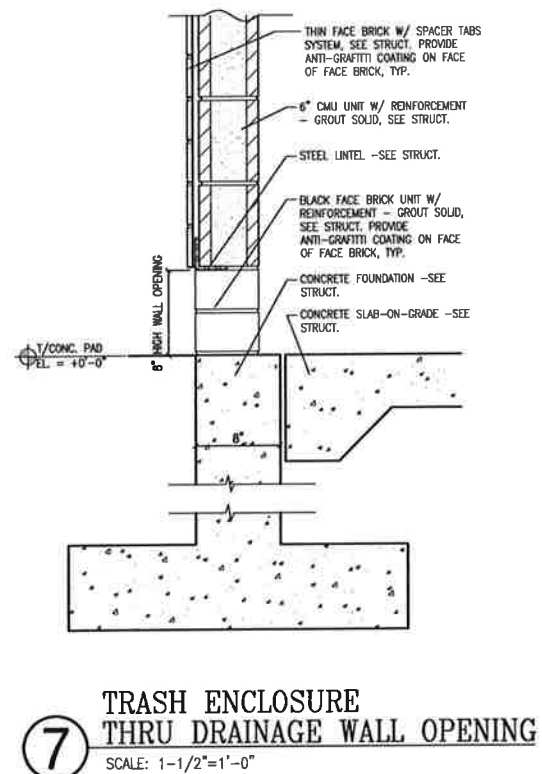
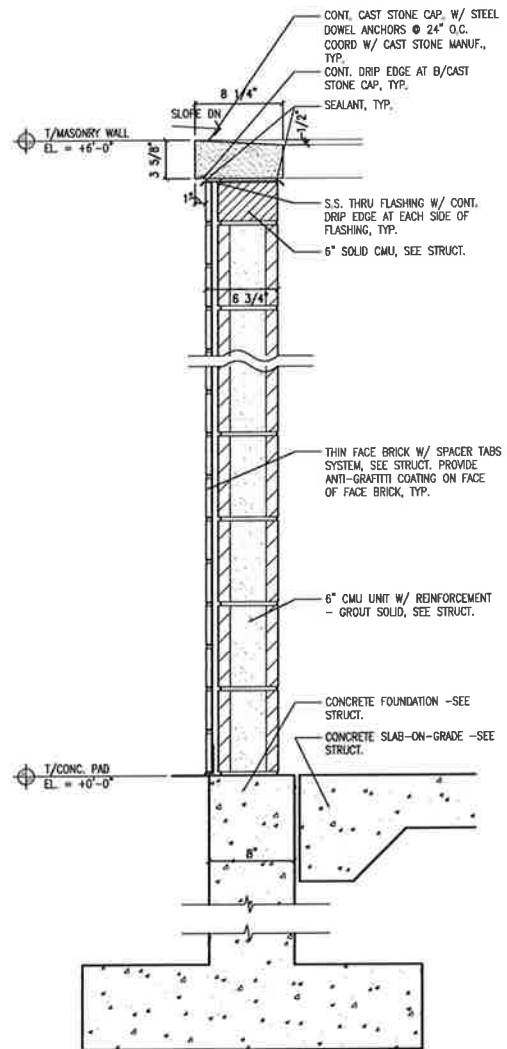
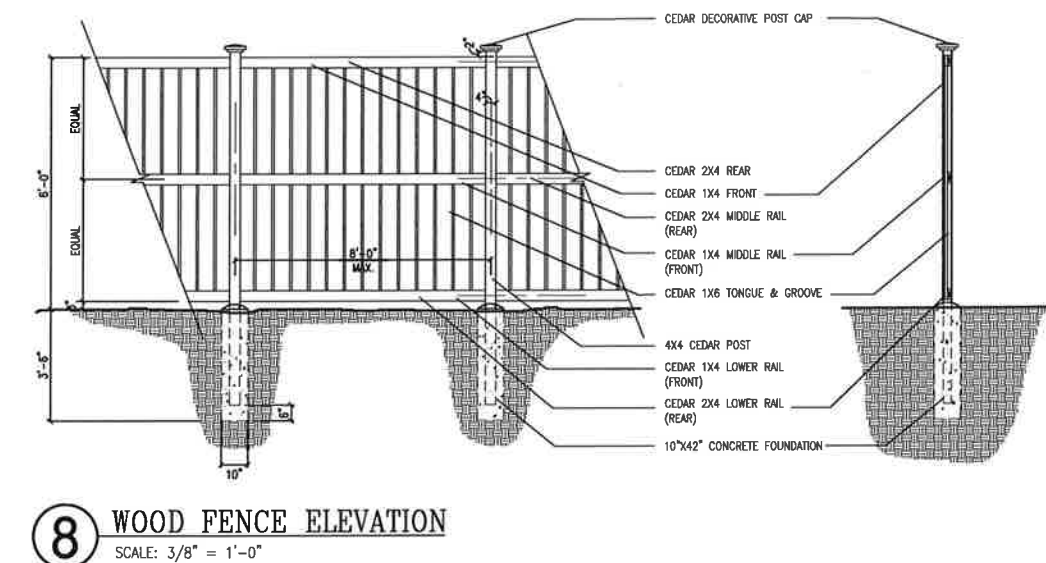
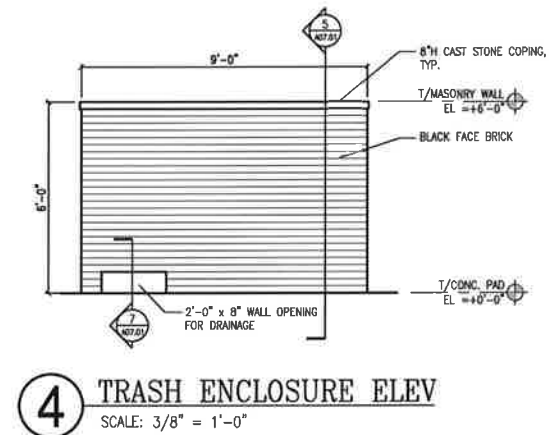
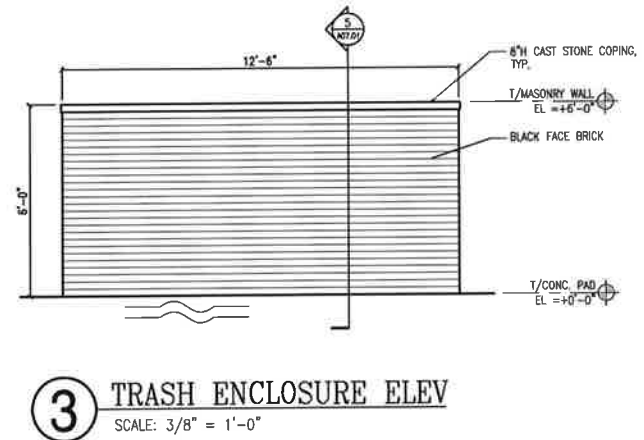
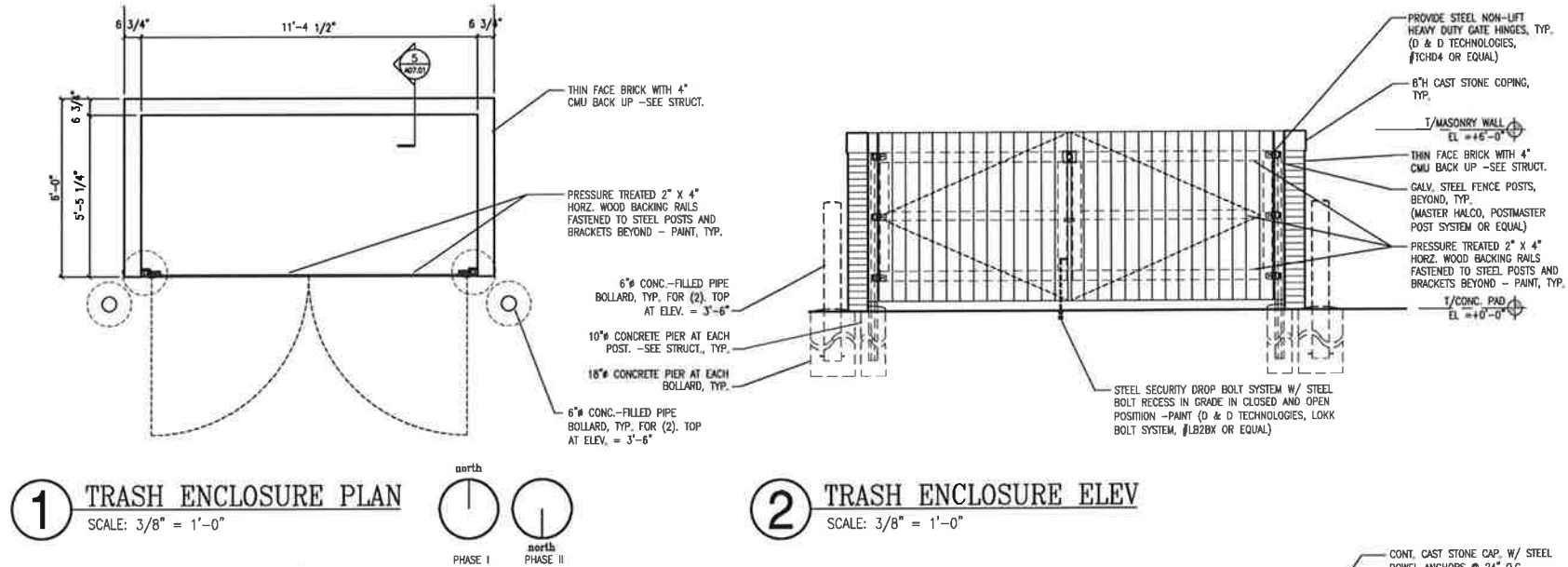
MEDICAL OFFICE BUILDING
1519 S. ARLINGTON HTS. ROAD
ARLINGTON HTS., IL



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YH
YH
11.07.2016

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of 3 sheet(s)

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IN-PROGRESS - NOT FOR CONSTRUCTION

STEPHEN RANKIN ASSOCIATES

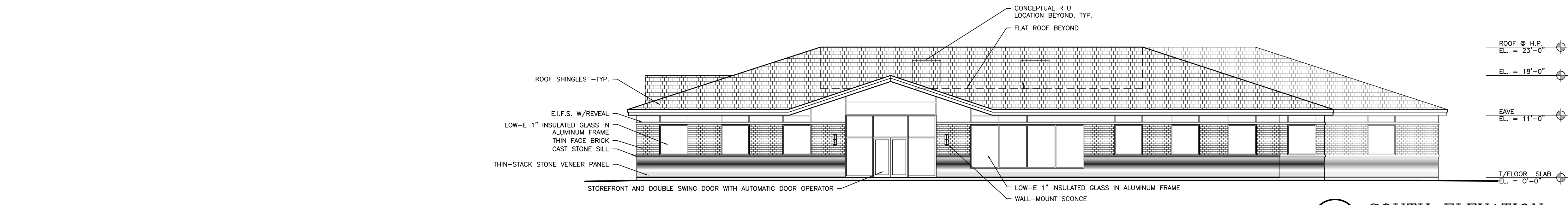
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CHICAGO, ILLINOIS 60606

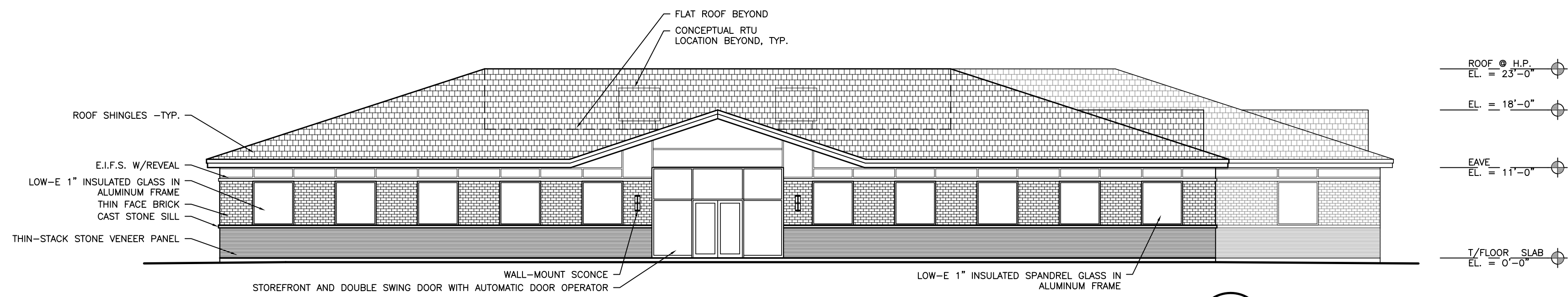
Tel: 312.899.0002
Fax: 312.899.0965
Web: www.srankin.com
Email: Architects@srankin.com

09/20/16	PLAN COMMISSION
DATE	NO. REVISION
ARLINGTON HEIGHTS RD MOB 1519 S. ARLINGTON HEIGHTS ROAD, ILLINOIS	
BASE BUILDING PHASE I & II TRASH ENCLOSURE DETAILS	
DATE 09/02/16	SHEET NO.
SCALE AS NOTED	A07.01
SRA JOB# 1514	
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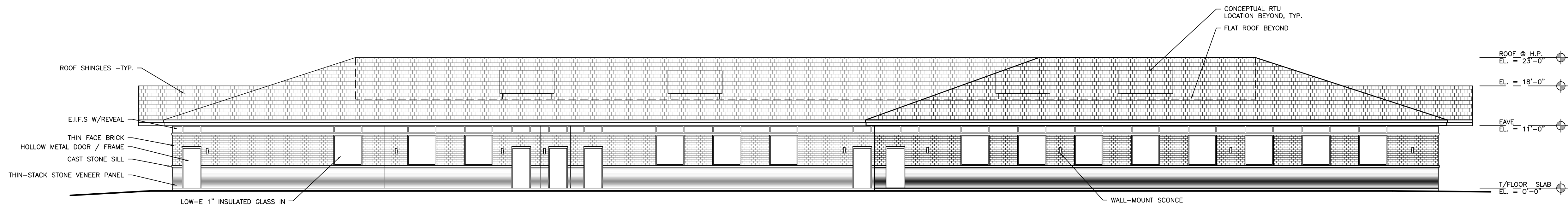
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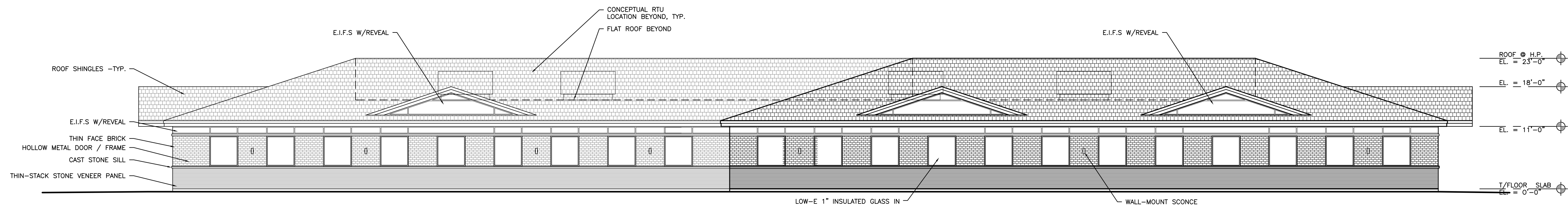
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SCALE: 3/32"=1'-0"



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



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



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

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11/10/16	PLAN COMMISSION
11/07/16	PLAN COMMISSION
10/19/16	PLAN COMMISSION REVISION
09/30/16	PLAN COMMISSION - REVISED

DATE NO. REVISION

ARLINGTON HEIGHTS RD MOB
1519 S. ARLINGTON HEIGHTS
ROAD, ILLINOIS

BASE BUILDING
BUILDING ELEVATIONS

DATE	09/02/16	SHEET NO.
SCALE	AS NOTED	A04.01
SRA JOB#	1514	

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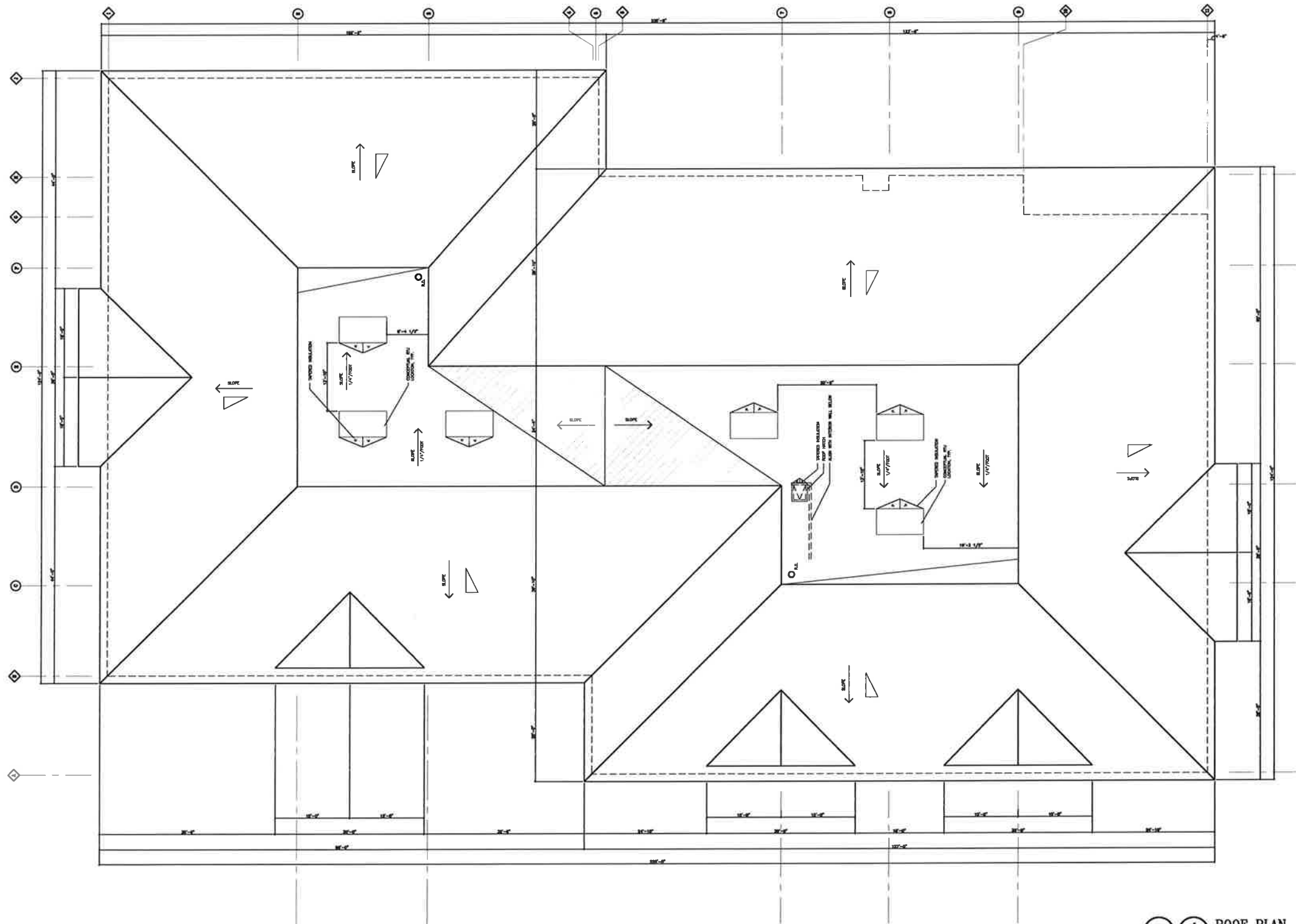


PERSPECTIVES

November 7th, 2016

Arlington Heights Medical Office Building
Arlington Heights, Illinois

R:\Projects\1519 S Arlington Heights Rd MOB - 1514\Drawings\1514 A02.02 Roof Plan.dwg



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

IN-PROGRESS - NOT FOR CONSTRUCTION



ARCHITECTS

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11/07/16	PLAN COMMISSION
10/19/16	PLAN COMMISSION REVISION
09/20/16	PLAN COMMISSION

DATE NO. REVISION

ARLINGTON HEIGHTS RD MOB
1519 S. ARLINGTON HEIGHTS
ROAD, ILLINOIS

BASE BUILDING
ROOF PLAN

DATE 09/02/16
SCALE AS NOTED
SRA JOB# 1514

SHEET NO.
A02.02

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Commercial Project Application and Procedures

Village of Arlington Heights 33 South Arlington Heights Road Arlington Heights, IL 60005

MATERIAL LIST

- 1. CTK Chicago Partners
- 2. October
- 3. Arlington Heights M.O.B.
- 4. 1519 South Arlington Heights Road, Arlington Heights, Illinois 60005

Medical Office Building:

Thin Face Brick:	“Mountain Shadow Velour” Utility Tile, Illinois Brick Company
Thin-Stack Stone Veneer:	“Traditional Creamy White”, Illinois Brick Company
E.I.F.S:	National White
Cast Stone Window Sill:	Savanna Stone #4 White Smooth, Northfield Block Company
Storefront:	Clear Anodized Aluminum
Punched Window Frame:	Clear Anodized Aluminum
Window Glass:	1” Insulated Low-E Clear Glass
Roof Shingles:	Duration Shingles “Estate Gray”, Owens Corning



EIFS.



Roof Shingles



Face Brick



Thin-Stack Stone

Cast Stone Sill

Fixture #	OW915		
Style	Exterior Sconce		
Project		Quantity	



Available Specifications:

Dimensions and Lamping:

OW915-24	7.25" A x 24" B x 4" D x 12" MC
F	2-27W BX
FF	2-39W BX
LED	LED
OW915-36	7.25" A x 36" B x 4" D x 18" MC
F	2-40W BX
FF	2-50W BX
LED	LED
OW915-48	7.25" A x 48" B x 4" D x 24" MC
F	2-50W BX
FF	2-55W BX
LED	LED

*OAH is standard unless specified otherwise

Voltage Options:

1	120V	2	277V	MVT	Multi-Volt (120V thru 277V)
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Diffusers:

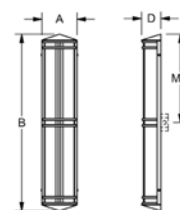
WA	White Acrylic	WS	White Alabaster Acrylic	FA	Beige Alabaster Acrylic
GR	Grey Alabaster Acrylic	CA	Custom Acrylic	HPA	Hand Painted Acrylic

Finishes:

PAL	Aluminum	PAB	Antique Brass	PBW	Black Wrinkle
PBR	Bronze	PBB	Brushed Brass	PCM	Copper
PDB	Dark Bronze	PDG	Deep Gold	PHB	Hammered Bronze
PHC	Hammered Copper	PHS	Hammered Silver	PLB	Light Bronze
PMW	Matte White	PMB	Medium Bronze	PNL	Nickel
PRB	Oil Rubbed Bronze	PPA	Patina	PSB	Satin Black
PSG	Satin Gold	PWW	White Wrinkle	CPF	Custom Painted Finish
AB	Premium Antique Brass	BA	Premium Brushed Aluminum	BB	Premium Brushed Brass
PB	Premium Polished Brass	PC	Premium Polished Chrome	SN	Premium Satin Nickel

Other Options:

REM	Remote Emergency Ballast	DM	Dimming	FUS	Fusing
SBA	Sandblasted Acrylic				



Custom sizes and finishes available upon request.

Incandescent and/or fluorescent lamps not included.

Camman reserves the right to make design changes without prior notice.

Unless otherwise specified, mounting is to a 4 inch octagonal junction box. Structural mounting is required for fixtures over 50 lbs. Please contact the factory for specific mounting instructions.

Photometric information available at www.cammanlighting.com

Fixture approved for outdoor locations.





GL-6540



GL-6541

CYLINDER



CYLINDER

Outdoor ADA Wall Sconce

GLighting
Since 1988

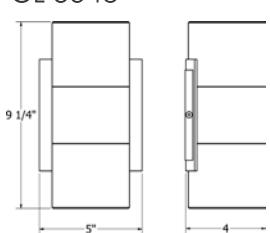
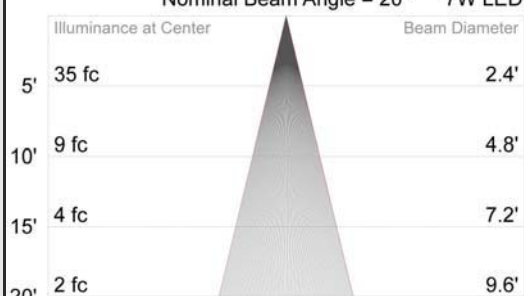
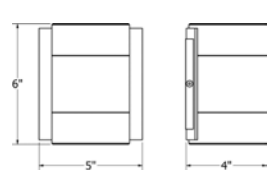
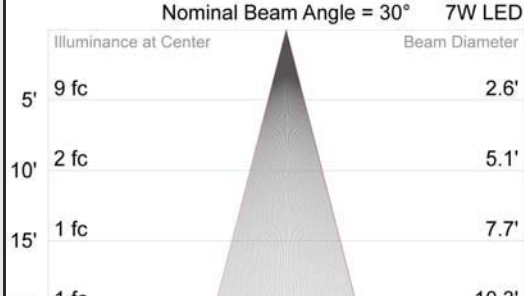
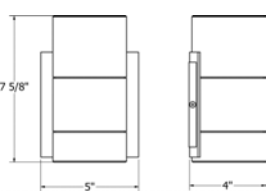
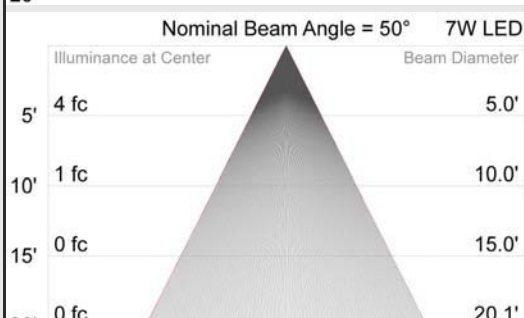
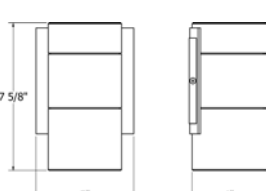
9777 Reavis Park Drive

St. Louis, MO, 63123

800.331.2425 or 314.631.6000

Fax 314.631.7800

sales@glighting.com www.glighting.com

SAMPLE CATALOG NUMBER: GL-6540- B- R2-R2 TBL- 120				
MODEL NO.	LAMPING	REFLECTOR	FINISH	VOLTAGE- SPECIFY 120 OR 277
GL-6540 	A. 7W B. 12W	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Textured: TLV - Light Verdigris TFR - Faux Rust TBL - Black TS - Silver TBN - Terra Brown Premium: SA - Satin Aluminum	Nominal Beam Angle = 20° 7W LED 
GL-6541 	A. 7W B. 12W	Up R5 50° Flat, Clear Lens CC Closed Cap Down R5 50° Flat, Clear Lens CC Closed Cap		Nominal Beam Angle = 30° 7W LED 
GL-6542 	A. 7W B. 12W	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens Down R5 50° Flat, Clear Lens CC Closed Cap		Nominal Beam Angle = 50° 7W LED 
GL-6543 	A. 7W B. 12W	Up R5 50° Flat, Clear Lens CC Closed Cap Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens		Complete LM-79 and Lighting Facts data available for 7W at glighting.com (12W pending) LM-79 Cylinder Sell Sheet 

* All dimensions are nominal.

LED

- 7W 3500K 85CRI GE high power white LED
- 12W 3000K 80CRI Philips high power LED
- No ultra violet light
- 70% lumen maintenance over 50,000 hour life
- Light source is plug & play and field replaceable
- RoHS compliant, mercury free

Mounting

- Driver mounted in 4" square by 2 1/8" deep junction box:
Steel City #52171 or equivalent (supplied by others)

Driver

- Polarized quick connect for ease of installation and replacement
 - Protection: electronic internal, resettable short circuit protection, thermal protection, and overload regulation
 - Components are UL recognized and drivers meet CE standards, class 2 low voltage, inherently safe, wet location.
 - Prior to shipping, all fixtures are tested by the manufacturer to ensure quality
 - Available in 120 or 277 volt
 - 0-10V dimming available
 - Remote emergency option available. Consult factory
- Fixture is ETL listed for wet location**



CYLINDER

Outdoor ADA Wall Sconce

GLighting
Since 1908

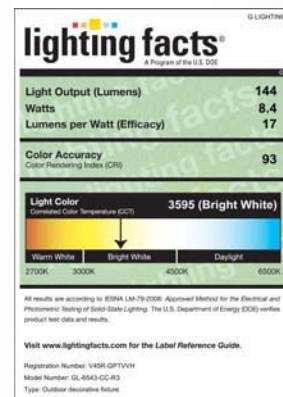
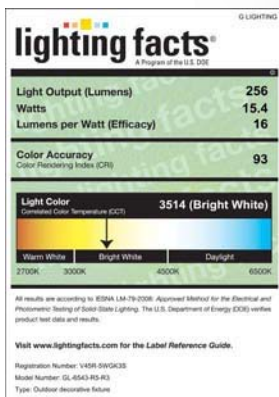
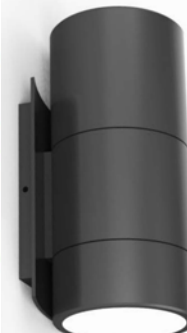
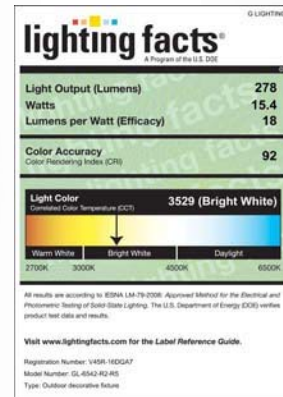
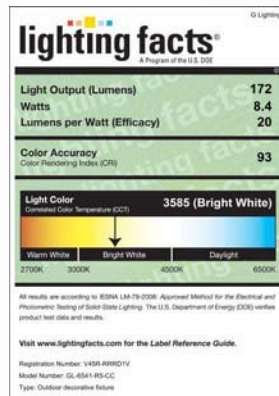
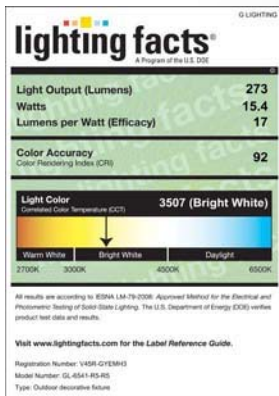
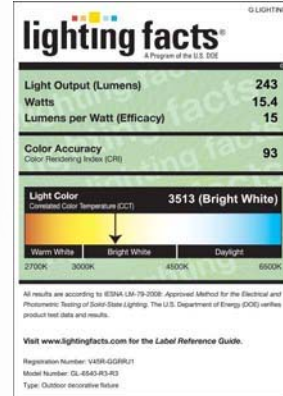
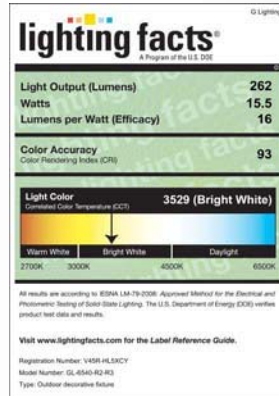
9777 Reavis Park Drive

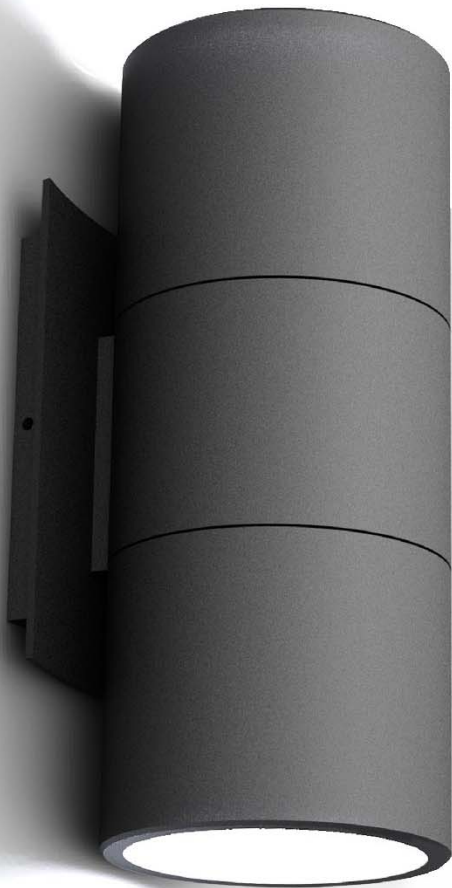
St. Louis, MO, 63123

800.331.2425 or 314.631.6000

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sales@glighting.com www.glighting.com





G|Lighting
Fine Lighting Since 1908

Cylinder LED Cylinder from G Lighting provides a blend of architectural appeal with solid state technology. The design provides the benefit of excellent thermal management, energy savings, sustainability, long life, and exceptional white light quality. With available reflector, length, finish, wattage and sizes, this cylinder scone can suite any environment. Features include:

- ◆ Designed to suit multiple environments
- ◆ Beam angles of 20°, 30°, & 50°
- ◆ 5 year product warranty
- ◆ Field replaceable
- ◆ Powered by GE UIO™
- ◆ Powder coat



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LM-79 **lighting facts**
LED Product Partner



LED AREA LIGHTS - PATRIOT® (XPT3)

Crossover
LED LIGHTING TECHNOLOGY



LED lighting facts®
A Program of the U.S. DOE

Light Output (Lumens) 15793
Watts 186.5
Lumens per Watt (Efficacy) 85

Color Accuracy
Color Rendering Index (CRI) 68

Light Color
Correlated Color Temperature (CCT) 5320 (Daylight)

2700K 3000K 4500K 6500K

LED Lumen Maintenance Projection at 25,000 Hours at 25°C Ambient* 94.32%
Warranty** Yes

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

* Based on TM-21 projections for the light source.
** See www.lightingfacts.com/products for details.

Registration Number: KGGN-ZS3DX4 (11/5/2012)
Model Number: XPT3 FT LED 128 450 CW UE
Type: Outdoor area/roadway fixture

US patent 7828456, 7952293, 8002428, 8177386 and CAN 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in both optical and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

OCCUPANCY SENSING (IMS) - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the rear of optical assembly. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature. 70 CRI (nominal)

DISTRIBUTION/PERFORMANCE - Type 3, 5 and FT. Exceptional uniformity with full cutoff creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - One-piece, die-cast aluminum in a multi-radiused, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro-zinc plated steel.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secures to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool-less access to driver. Optic provided with catch mechanism to limit door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

MOUNTING - Use with 5" traditional drilling pattern. Integral cast mounting arm is flat for square pole applications. Use round pole adaptor (RPPC) to mount to round poles. RPPC must be ordered separately. Extruded 6" arm extension is available (but not required for 90° or 120° mounting configurations).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50/60Hz input) and 347-480VAC. Optional twistlock photocell receptacle is available. Photocell must be ordered separately. Fixture Watts (nominal): 350mA - 144, 450mA - 188.

DRIVER - Available in 350mA and 450mA drive currents. (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 56 lbs /25.4 Kg

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Suitable for wet locations



Project Name _____ Fixture Type _____
Catalog # _____

06/17/13

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LSI INDUSTRIES INC.

LIGHT OUTPUT - XPT3					
	# of LEDs	Lumens (Nominal)			
		Type 3	Type 5	Type FT	
Cool White	350mA 128	12500	12100	13300	
	450mA 128	14600	14400	15800	
Neutral White	350mA 128	11700	11600	12600	
	450mA 128	13400	13300	14700	

LED AREA LIGHTS - PATRIOT® (XPT3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPT3 FT LED 128 450 CW UE WHT PCR**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPT3 - LED Patriot	3 - Type III 5 - Type V FT - Forward Throw ¹	LED	128	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277V) 347-480V	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	PCR - Photoelectric Control Receptacle ² TB - Terminal Block IMS - Integral Motion Sensor

NOTE:

1 - This is a non-field-rotatable optic. For retrofit applications in which the original metal halide product was rotated and LED version will require a non-standard orientation, consult factory.

2 - Photocell must be ordered separately - see Accessories.

LUMINAIRE EPA CHART - XPT3

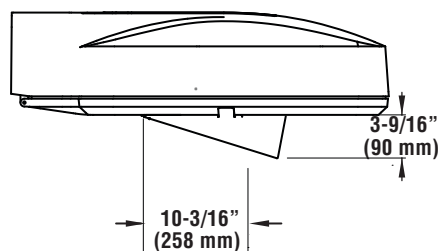
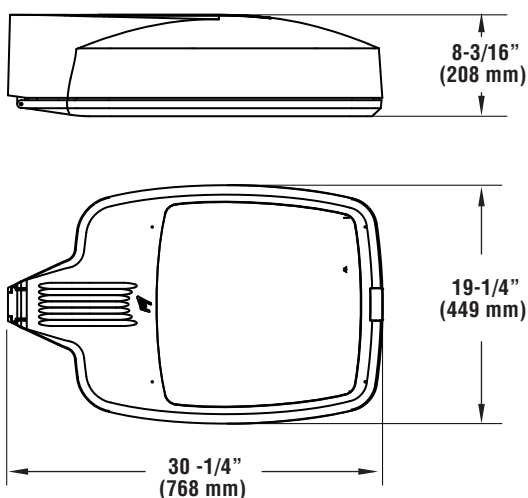
	Single	1.5
	D180°	3.0
	D90°	2.3
	T90°	3.8
	TN120°	4.0
	Q90°	4.5

Note: House Side Shield adds to fixture EPA. Consult Factory.

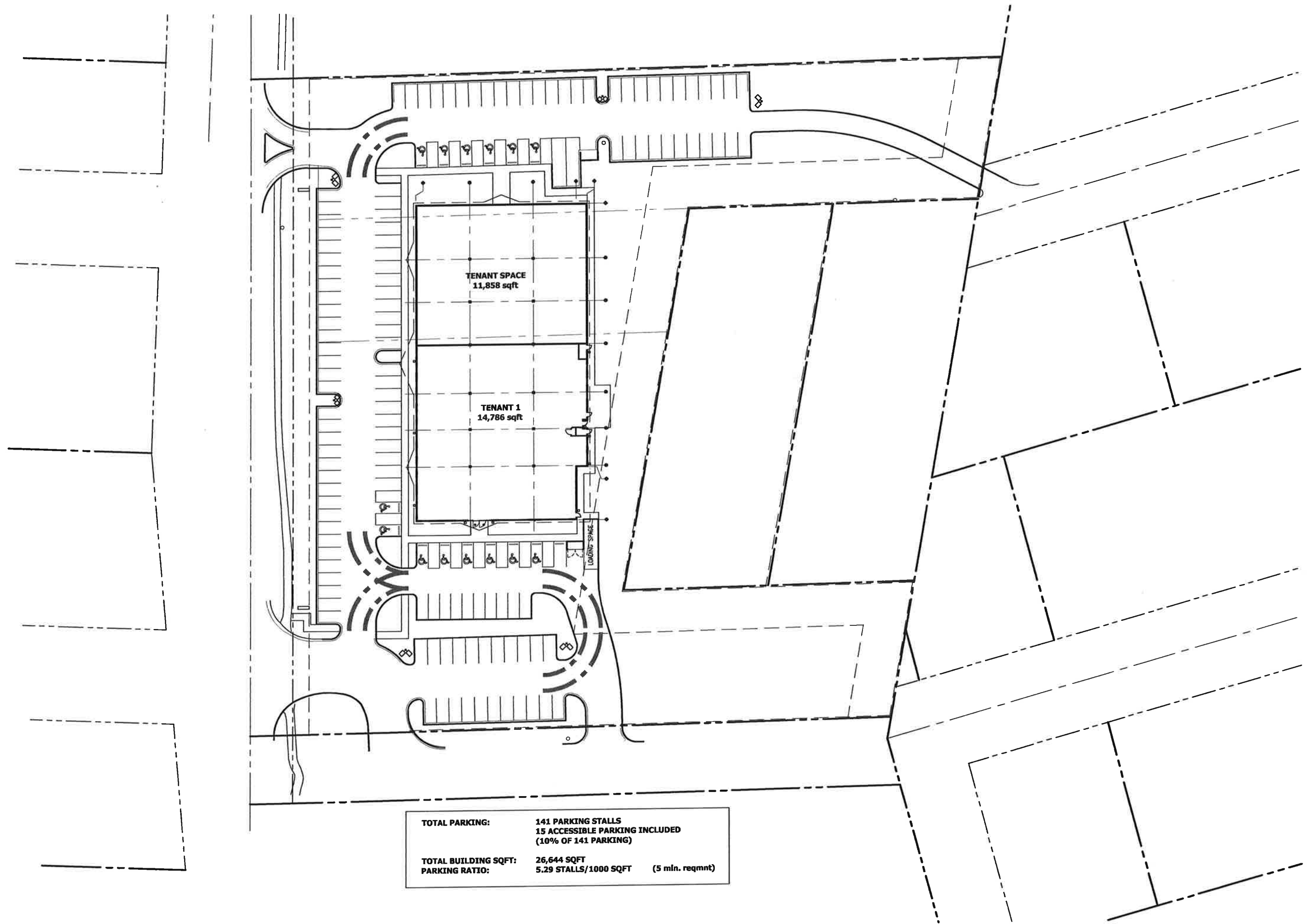
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
PC120 - Photocell	122514+	XPT3 FT HSS RM - External House Side Shield - Rear Mount	520281BLK+++
PC208-277 - Photocell for 208V, 240V or 277V	122515+	XPT3 PLS - Polycarbonate Shield	92730
PC347 - Photocell	159516+	BKS-BO-WM-* - CLR - Wall Mount Plate	123111CLR
PC480 - Photocell	1225180+	BKA-BO-EC-6-CLR - Extension Arm	142862CLR
RPPC - Round Pole Plate	141940CLR	BKA-BO-RA-8-CLR - Radius Arm	169010CLR
FK120 - Single Fusing	FK120++	BKU-BO-S-19-CLR - Upsweep Bracket for Round and Square Poles	144191CLR
FK277 - Single Fusing	FK277++	NOTES:	
DFK208, 240 - Double Fusing	DFK208,240++	*Factory installed PCR option required. ++Fusing must be located in the hand hole of pole.	
DFK480 - Double Fusing	DFK480++	+++Black only. House Side Shields add to fixture EPA.	
FK347 - Single Fusing	FK347++		

DIMENSIONS



**House Side Shield
Rear Mounted (520281BLK)**



TOTAL PARKING:	141 PARKING STALLS
	15 ACCESSIBLE PARKING INCLUDED
	(10% OF 141 PARKING)
TOTAL BUILDING SQFT:	26,644 SQFT
PARKING RATIO:	5.29 STALLS/1000 SQFT (5 min. reqmnt)

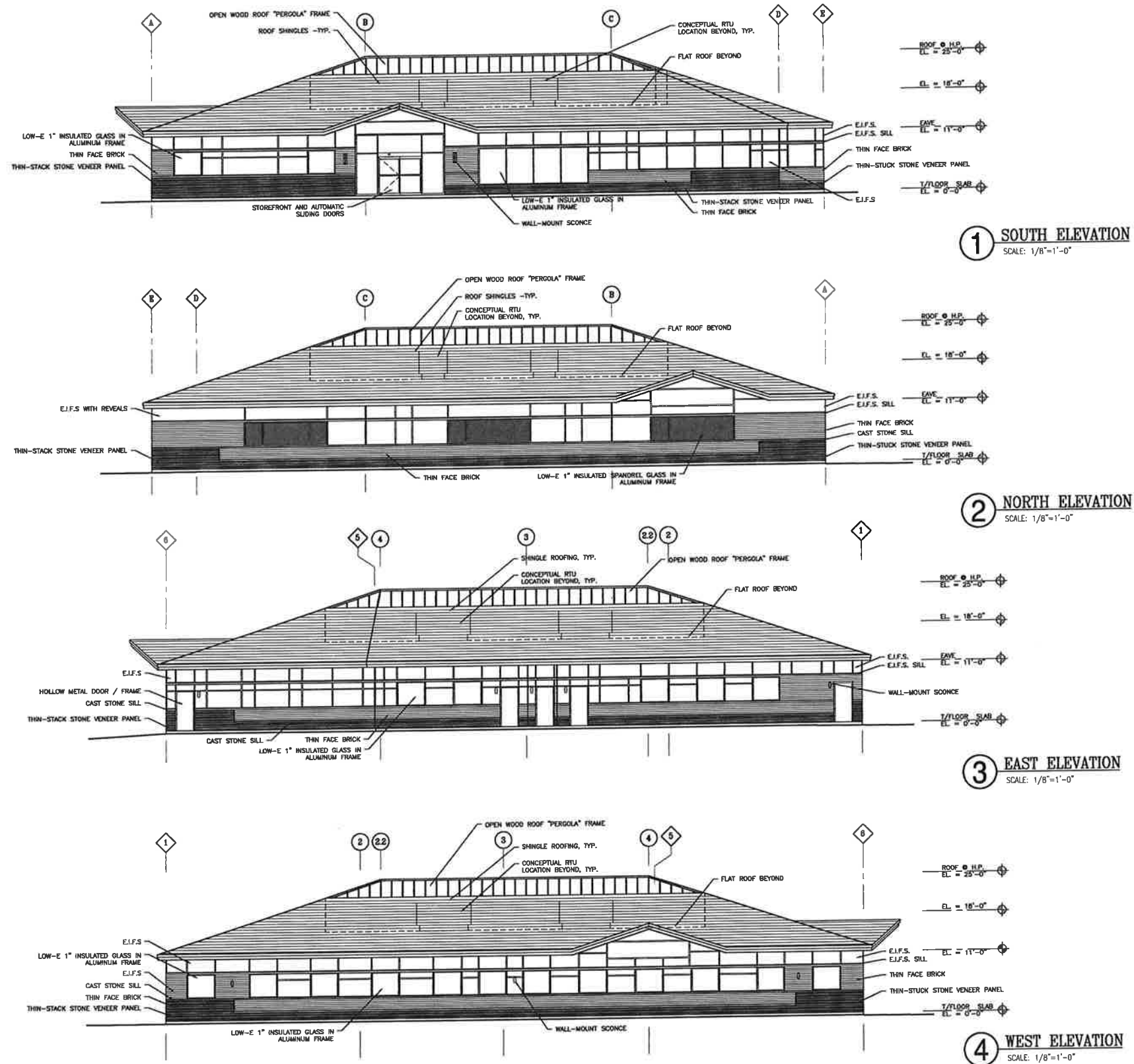


PERSPECTIVES

September 2nd, 2016

Arlington Heights Medical Office Building
Arlington Heights, Illinois

R:\Projects\1519 S. Arlington Heights Rd. MOB - 1514\Drawings\1514 A04.01 Building Elevations PHASE I.dwg



IN-PROGRESS - NOT FOR CONSTRUCTION

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

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Email: Architects@rankin.com

ARCHITECT NAME: BRIAN B. HIRAMI

IL LIC. NO.: 001-013513

ILC. EXP. DATE: 11/30/2016

10/19/16 PLAN COMMISSION - REVISED

DATE NO. REVISION

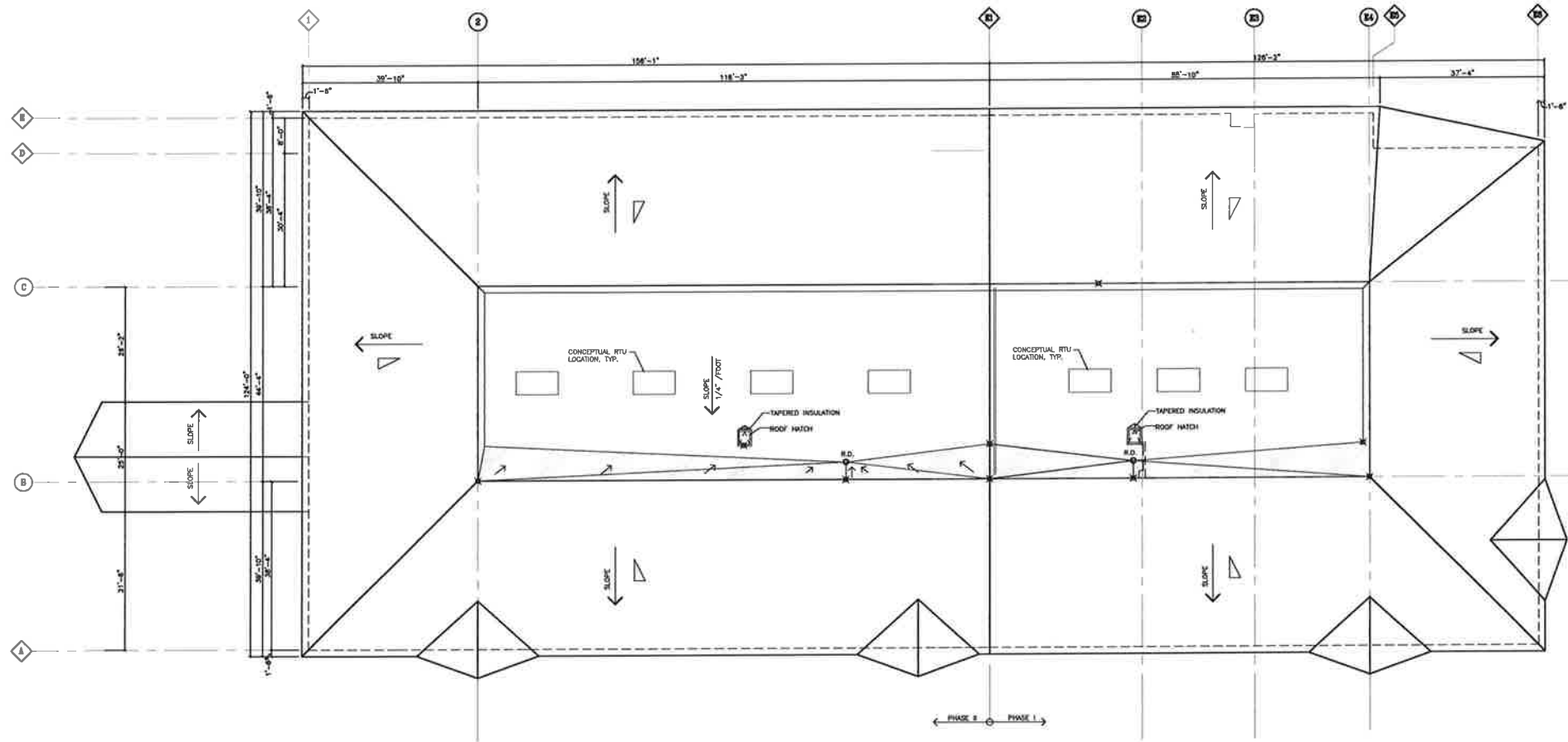
1519 S. ARLINGTON HEIGHTS
ROAD M.O.B.
ARLINGTON HEIGHTS, ILLINOIS

BASE BUILDING PHASE I
BUILDING ELEVATIONS

DATE 08/25/16 SHEET NO.
SCALE AS NOTED A04.01-1
JOB# 1514

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R:\Projects\1519 S Arlington Heights Rd MOB - 1514\Drawings\1514 A02.02-2 Roof Plan PHASE II.dwg



1 ROOF PLAN
SCALE: 1/16"=1'-0"

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09/20/16	PLAN COMMISSION
DATE	NO. REVISION
ARLINGTON HEIGHTS RD MOB 1519 S. ARLINGTON HEIGHTS ROAD, ILLINOIS	
BASE BUILDING PHASE II ROOF PLAN	
DATE 09/02/16	SHEET NO.
SCALE AS NOTED	A02.02-2
SRA JOB# 1514	
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