AGENDA

Village Board of Trustees

Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 5, 2026	**Council Chambers**	**Immediately Following Special Public Health & Safety Committee Meeting**

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

   A. Village Board 12-15-2025

5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**
   (All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)

   A. Approval of Agenda

   B. Approval of the schedule of bills for 01-05-2026 — $4,602,167.85

6. **REPORTS**

   A. President's Report

      1. Board & Commission Appointment(s)/Reappointment(s)/Resignation(s)

         a. Kathryn McCord, Leave of Absence, Cultural Awareness Commission, Until April 1st, 2026
         b. Cindy Ruszay, Resignation, Sister Cities Commission

   B. Trustee Comments

   C. Village Manager's Report

   D. Village Clerk's Report

   E. Committee Reports

      1. General Administration & Personnel

      2. Transportation & Road Improvement

3. Planning, Building & Zoning

7. **PLAN COMMISSION RECOMMENDATIONS**

A. Approval of an Ordinance granting a Special Use to 1700 Algonquin Inc. for an automobile service station for the property at 1700 W Algonquin Road

8. **ADDITIONAL BUSINESS**

A. Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

B. Approval of an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF).

C. Authorization of the Design, Floor Plans and Site Plan for the construction of new Fire Station #22.

9. **ADJOURNMENT**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **DECEMBER 15, 2025**
PLACE: **COUNCIL CHAMBERS**
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER/ROLL CALL

Village President William McLeod called the meeting to order at 7:01 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Stanton, Karen Arnet, Patrick Kinnane.
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
A. Janura, Corporation Counsel
J. Dickson, Assistant Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
J. Thomas, Deputy Police Chief
R. Musiala, Finance Director
J. Nebel, PW Director
P. Seger, HRM Director
D. Raszka, Director of IT
B. Gibbs, NOW Arena Manager
M. Brito, Communications Manager
A. Wenderski, Director of Engineering
A. Marks, Assistant HHS Director
R. Signorella, Multimedia Production Manager
T. Cuevas, Administrative Intern

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Stanton.

Mayor McLeod requested that we move to item 6.A.1. There was agreement.

6.A. President's Report

1. **Proclamation(s)**

   a. Adam Marak Day (20 Years Service)

   Trustee Arnet read the proclamation.

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Motion by Trustee Stanton, seconded by Trustee Arnet, to concur with the proclamation proclaiming January 3, 2026 as Adam Marak Day. Voice vote taken. All ayes. Motion carried.

Sergeant Adam Marak accepted the proclamation and was congratulated by the Board.

b. James Thomas Day (20 Years Service)

Trustee Mills read the proclamation.

Motion by Trustee Arnet, seconded by Trustee Stanton, to concur with the proclamation proclaiming January 3, 2026 as James Thomas Day. Voice vote taken. All ayes. Motion carried.

Deputy Chief James Thomas accepted the proclamation and was congratulated by the Board.

c. Sewa Diwali

Trustee Stanton read the proclamation.

Motion by Trustee Arnet, seconded by Trustee Stanton, to concur with the proclamation proclaiming December 15, 2025 as Sewa Diwali Day. Voice vote taken. All ayes. Motion carried.

Members from Hindu Swayamsevak Sangh accepted the proclamation and was congratulated by the Board.

Motion by Trustee Kinnane, seconded by Trustee Arnet to recess the meeting until after the end of the Finance Committee. Voice vote taken. All ayes. Motion carried. Time 7:14 p.m.

Village President William McLeod called the meeting back to order at 8:11 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Stanton, Karen Arnet, Patrick Kinnane.
A quorum was present.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. APPROVAL OF MINUTES

4.A. Village Board 12-01-2025 Special

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 4.A. Voice vote taken. All ayes. (Abstain: Mills). Motion carried.

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4.B. Village Board 12-01-2025

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 4.B. Voice vote taken. All ayes. (Abstain: Mills). Motion carried.

4.C. Village Board 12-08-2025 Special

Motion by Trustee Stanton, seconded by Trustee Kinnane, to approve Item 4.C. Voice vote taken. All ayes. Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Items A-F, approve Items H-L and defer Item G.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.A. Approval of Agenda

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.A.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.B. Approval of the schedule of bills for December 15, 2025 - $ 13,570,230.54.

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.B.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.C. Approval of Ordinance #5204-2025 Authorizing the Village Manager to execute agreements with Fidelity, Nationwide, Mission Square and NPPFA for 457 retirement plans.

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.C.

Roll Call:

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Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.D. Approval of Ordinance #5205-2025 Authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items).

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.D.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.E. Approval of Ordinance #5206-2025 Increasing the Membership of the Economic Development Commission of the Village of Hoffman Estates.

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.E.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.F. Approval of Ordinance #5207-2025 Amending Municipal Code Section 6-2-1-HE-11-1302-A, Additional No Parking Streets and Area - 1955 Cheltenham Place and 1949 Whittingham Lane.

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.F.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.G. Approval of an Ordinance Granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

Motion by Trustee Kinane, seconded by Trustee Arnet, to defer Item 5.G.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

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5.H. Approval of Ordinance #5208-2025 Amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses.

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.H.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.I. Approval of Ordinance #5209-2025 Granting a Site Plan Amendment for Casey's restaurant located at 2069 N Barrington Road.

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.I.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.J. Approval of Resolution #1739-2025 Adopting an Intergovernmental Agreement with the O'Hare Noise Compatibility Commission (ONCC).

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.J.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.K. Approval of Resolution #1740-2025 Authorizing an Intergovernmental Agreement with IDOT for improvements on IL 72 at Huntington Boulevard.

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.K.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

5.L. Approval of the 2026 Village Board and Standing Committees Meeting Schedule.

Motion by Trustee Kinane, seconded by Trustee Arnet, to approve Item 5.L.

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Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

6. REPORTS

6.A. President's Report

1. Proclamation(s) (moved following Item 2 – see above)

2. Board & Commission Appointment(s)Reappointment(s)/Resignation(s)

   a. Gregory Ring, Appointment, Economic Development Commission, term expires April 30, 2027

   Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the appointment of Gregory Ring to the Economic Development Commission, term expires April 30, 2027. Voice vote taken. All ayes. Motion carried.

   b. Susie Whipple, Appointment, Sister Cities Commission, term expires April 30, 2027

   Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the appointment of Susie Whipple to the Sister Cities Commission, term expires April 30, 2027. Voice vote taken. All ayes. Motion carried.

   c. Linda Longmeyer, Appointment, Commission for Senior Citizens, term expires April 30, 2028

   Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the appointment of Linda Longmeyer to the Commission for Senior Citizens, term expires April 30, 2028. Voice vote taken. All ayes. Motion carried.

   d. Saif Sultan, Appointment, Cultural Awareness Commission, term expires April 30, 2028

   Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the appointment of Saif Sultan to the Cultural Awareness Commission, term expires April 30, 2028. Voice vote taken. All ayes. Motion carried.

Mayor McLeod mentioned the upcoming Chamber of Commerce Wine Wednesday event. He also mentioned a few meetings he attended including a Northwest Municipal Conference Bicycle and Pedestrian Committee meeting, a National League of Cities meeting, and a Metropolitan Mayor's Caucus meeting.

6.B. Trustee Comments

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Trustee Newell mentioned she attended the Beam Signing Ceremony at Harper College along with Clerk Richter. She congratulated all the individuals who were recognized for their years of dedicated service tonight. She wished everyone a safe and happy holiday and reminded everyone to check on friends, family, and neighbors during the cold weather.

Trustee Mills offered her condolences to Chief Wax on the recent passing of his father. She wished all a happy and healthy holiday. She also expressed her gratitude to all the staff and residents for all they have done throughout the year.

Trustee Stanton stated he attended an Economic Development Commission meeting, the funeral mass for former trustee Jackie Green, and the Northwest Municipal Conference's holiday celebration. He wished everyone a happy holiday.

Trustee Arnet thanked all the staff for all they do and wished everyone a happy and healthy holiday season.

Trustee Kinnane attended a Knights of Columbus gathering, volunteer activities with the food pantries for Our Lady of Angels pantry, and a Knights of Columbus business meeting. He reminded everyone of the need to help stock the pantries.

6.C. Village Manager's Report

Village Manager Palm, on behalf of the Village staff, wished all the residents, business members, and Board members a happy holiday.

6.D. Village Clerk's Report

The Village Clerk stated that during the month of November, 24 passports were processed and 238 FOIA requests were responded to.

6.E. Treasurer's Report

Mayor McLeod stated that the Treasurer's report would be received and filed.

7. ADDITIONAL BUSINESS

Motion by Trustee Mills, seconded by Trustee Arnet, to approve by omnibus vote Items 7.A through 7.H and defer Items 7.I. and 7.J. Voice vote taken. All ayes. Motion carried.

7.A. Approval of Ordinance #5210-2025 Establishing hire back rates for Police and Fire personnel for the period January 1, 2026 through December 31, 2026.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 7.A.

Roll Call:

Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:

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Mayor McLeod voted aye.
Motion carried.

7.B. Approval of Resolution # 1741-2025 Authorizing a grant agreement with Illinois Law Enforcement Alarm System (ILEAS) for the purchase of tasers for the Hoffman Estates Police Department.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 7.B.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

7.C. Approval of Resolution #1742-2025 Authorizing a contract with National Power Rodding of Chicago, IL, for the 2025 Sanitary Sewer Rehabilitation Project in an amount not to exceed $780,489.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 7.C.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

7.D. Approval of Resolution #1743-2025 Authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Inlet Cleaning Project in an amount not to exceed $55,100.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 7.D.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

7.E. Approval of Resolution #1744-2025 Authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Sewer Rehabilitation Project in an amount not to exceed $2,194,480.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 7.E.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.

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Motion carried.

7.F. Approval of Resolution #1745-2025 Authorizing a Supplemental Agreement with BLA, Inc. of Itasca, IL, for construction inspection services in the amount of $82,225 for a total not to exceed amount of $246,805

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 7.F.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

7.G. Approval of Resolution #1746-2025 Authorizing the Second Amended and Restated Management Agreement between the Village of Hoffman Estates and Global Spectrum, L.P. d/b/a Oak View Group for management and commercial sales services of the NOW Arena.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 7.G.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

7.H. Approval of Resolution #1747-2025 Authorizing an Intergovernmental Agreement with Suburban Liability Insurance Pool and Alliant/Mesior Insurance Service for Property and Causality Insurance Coverage for 2026.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 7.H.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

7.I. Approval of the Design, Floor Plans and Site Plan for the construction of new Fire Station #22.

Motion by Trustee Mills, seconded by Trustee Arnet, to defer Item 7.I.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

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7.J. Approval of an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF).

Motion by Trustee Mills, seconded by Trustee Arnet, to defer Item 7.J.

Roll Call:
Aye: Mills, Newell, Stanton, Arnet, Kinnane
Nay:
Mayor McLeod voted aye.
Motion carried.

8. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Stanton, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 8:25 p.m.

Patty Richter Date Approved
Village Clerk

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

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BILL LIST SUMMARY

BILL LIST AS OF	**01/05/2026**	**$ 2,720,274.21**
MANUAL CHECKS	**12/12/2025 -12/31/2025**	**$ 134,901.90**
PAYROLL	**12/26/2025 & 01/02/2026**	**$ 1,746,991.74**
TOTAL		**$ 4,602,167.85**

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT		VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND				
01	0302	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	$299.30
01	0302	AMAZON CAPITAL SERVICES INC	WHITE PLASTIC VALVE 4I2U1	$31.04
01	0302	BATTERY SERVICE CORPORATION	STOCK REPAIR PARTS	$182.95
01	0302	BRAD MANNING FORD INC	STOCK REPAIR PARTS	$266.58
01	0302	BRISTOL HOSE & FITTING	STOCK REPAIR PARTS	$1,351.61
01	0302	BUMPER TO BUMPER/ LEE AUTO	STOCK REPAIR PARTS	$154.71
01	0302	CHICAGO PARTS & SOUND LLC	STOCK REPAIR PARTS	$90.65
01	0302	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	$121.92
01	0302	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	$179.75
01	0302	GENERAL TRUCK PARTS & EQUIPMENT	STOCK REPAIR PARTS	$2,380.00
01	0302	HENDERSON PRODUCTS INC	STOCK REPAIR PARTS	$163.89
01	0302	HENDERSON TRUCK EQUIPMENT-ILLINOIS	ESTIMATED SHIPPING/HANDLING	$16.95
01	0302	HENDERSON TRUCK EQUIPMENT-ILLINOIS	HYD MOTOR	$2,784.38
01	0302	KELLER-HEARTT OIL	SHL SPX ATF A668	$1,977.25
01	0302	KELLER-HEARTT OIL	STOCK REPAIR PARTS	$535.23
01	0302	MACQUEEN EMERGENCY	RTN STOCK REPAIR PARTS	($267.93)
01	0302	MACQUEEN EMERGENCY	STOCK REPAIR PARTS	$267.93
01	0302	MONROE TRUCK EQUIPMENT	STOCK REPAIR PARTS	$184.20
01	0302	O'REILLY AUTO PARTS	STOCK REPAIR PARTS	$87.19
01	0302	POMP'S TIRE	225/70R19.5 TRANSFRCE AT2	$1,209.04
01	0302	POMP'S TIRE	ESTIMATED SHIPPING/HANDLING	$5.00
01	0302	POMP'S TIRE	LT245/75R17 TRANSFORC AT2	$655.28
01	0302	POMP'S TIRE	STOCK REPAIR PARTS	$670.28
01	0302	POMP'S TIRE	TIRE USER FEE - IL	$20.00
01	0303	PROVEN IT	COPIER SERVICES	$798.25
CASH AND INVENTORIES				**$14,165.45**

01	1432	ACCURATE CONSTRUCTION SITE	ENGINEER PERMIT DEPOSIT REIMB	$1,000.00
01	1432	ARRP TRUCKING & PAVING	ENGINEER PERMIT DEPOSIT REIMB	$1,000.00
01	1432	LOBERG CONSTRUCTION	ENGINEER PERMIT DEPOSIT REIMB	$1,000.00
01	1432	PORCELLI TRUCKING & REMOVAL INC.	ENGINEER PERMIT DEPOSIT REIMB	$1,000.00
01	1432	TRICON GROUP, INC.	ENGINEER PERMIT DEPOSIT REIMB	$1,000.00
01	1445	JEFF NELSON	LICENSE OVERPAYMENT REFUND	$12.50
PAYMENTS FROM DEPOSITS ON HAND				**$5,012.50**

01	1214	NCPERS-IL IMRF	DED:2030 IMRF LIFE	$800.00
01	1218	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2034 PW DUES	$4,533.00
01	1218	METROPOLITAN ALLIANCE OF POLICE	DED:2033 MAP 96	$4,216.00
01	1218	METROPOLITAN ALLIANCE OF POLICE	DED:2038 MAP 97	$564.00
01	1222	AFLAC	DED:1027 AFLAC-INS	$6,987.00
01	1223	AFLAC	DED:2027 AFL-AF TAX	$1,797.54
01	1226	PRE PAID LEGAL SERVICE INC	DED:2035 LEGAL	$604.10
01	1232	LYDIA S. MEYER TRUSTEE	DED:0021 CT ORDER	$850.00
PAYROLL DEDUCTION				**$20,351.64**

01	0703	INDESTRUCTO RENTAL CO., INC.	2026 TENT RENTAL DEPOSIT	$17,000.00
PRE PAIDS				**$17,000.00**

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01000011 3203	ILLINOIS STATE POLICE	LIQUOR CONTROL - CTR 4365	$81.00
01000013 3405	EMS MANAGEMENT & CONSULTANTS, INC.	MEDICAL BILLING OCT 2025	$8,553.71
01000014 3502	BRNARDO & MARIA RAYA	CITATION OVERPAYMENT REFUND	$50.00
GENERAL-REVENUE ACCOUNTS			**$8,684.71**
01101122 4301	HOFFMAN ESTATES CHAMBER OF COMMERCE	HOLIDAY LUNCHEON	$280.00
LEGISLATIVE			**$280.00**
01101222 4301	WILLIAM MCLEOD	USCM - WINTER MTG TRAVEL EXP	$182.00
01101223 4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	$250.01
01101223 4414	SEILER INSTRUMENT & MFG. CO. INC.	CATALYST 1 - MONTHLY	$946.40
01101223 4414	SEILER INSTRUMENT & MFG. CO. INC.	DJI MATRICE 4 SERIES BATTERY	$230.00
01101224 4542	BAXTER & WOODMAN,INC.	GIS SUPPORT SERVICE	$45.00
ADMINISTRATIVE			**$1,653.41**
01101324 4542	ARTHUR L JANURA JR	PROFESS SERVICES NOV/ DEC'25	$24,000.00
01101324 4542	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	$1,500.00
01101324 4567	BURKE BURNS & PINELLI, LTD	PROFESSIONAL SERVICES	$1,400.00
01101324 4567	KLEIN, THORPE, & JENKINS LTD	PROFESSIONAL SERVICES	$1,499.44
LEGAL			**$28,399.44**
01101423 4402	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	$116.81
01101423 4402	ODP BUSINESS SOLUTIONS, LLC	RTN OFFICE SUPPLIES	($9.63)
FINANCE			**$107.18**
01101523 4403	P F PETTIBONE & CO	500 SHEETS 28#XEROGRAPHIC	$310.95
01101524 4546	PADDOCK PUBLICATIONS INC	BID NOTICES	$129.60
01101524 4548	COOK COUNTY CLERK	RECORDINGS	$238.00
VILLAGE CLERK			**$678.55**
01101623 4416	PROVEN IT	COPIER SERVICES	$69.92
HUMAN RESOURCES			**$69.92**
01102523 4403	PRESSTECH INC.	HE CITIZEN NEWSLETT JAN-FEB'26	$5,645.00
01102524 4507	MECO CONSULTING GROUP, LLC	CITIZEN NEWSLETT JAN/FEB 2026	$2,400.00
COMMUNICATIONS			**$8,045.00**
TOTAL GENERAL GOVERNMENT DEPARTMENT			**$39,233.50**
POLICE DEPARTMENT			
01201223 4403	MINUTEMAN PRESS	BUSINESS CARDS	$22.96
01201223 4405	RAY O'HERRON CO	VARIOUS SUPPLIES	$120.05
01201223 4416	PROVEN IT	COPIER SERVICES	$494.38
01201223 4422	JOHN J SCOTILLO	PROFESSIONAL SERVICES	$1,050.00

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01201223 4422	PAMELA G KARAHALIOS	PROFESSIONAL SERVICES	$1,150.00
01201225 4633	MAX WONDOLKOWSKI	DEC 17, 2025 - TOBACCO GRANT	$225.00
ADMINISTRATIVE			**$3,062.39**
01202122 4301	MARK WONDOLKOWSKI	PER DIEM 10 WEEK CLASSESS	$2,700.00
01202122 4301	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING - PHILLIP GIACONE	$450.00
01202123 4414	EVIDENT INC	VARIOUS SUPPLIES	$91.20
01202123 4414	LYNN PEAVEY CO	VARIOUS SUPPLIES	$615.87
01202123 4414	TOOL DISCOUNTER	VARIOUS SUPPLIES	$280.00
01202124 4542	VESTIS FIRST AID	VARIOUS SUPPLIES	$196.52
01202125 4602	MUNICIPAL ELECTRONICS INC	RADAR CERT - STALKER XLR	$102.48
01202125 4602	MUNICIPAL ELECTRONICS INC	RADAR CERT X 9	$630.00
PATROL & RESPONSE			**$5,066.07**
01202323 4414	VERIZON WIRELESS SERVICES LLC	CELL TOWER DUMP	$90.00
INVESTIGATIONS			**$90.00**
01202423 4403	OMG NATIONAL	CRIME PREVENTION COLORING	$595.05
01202423 4403	OMG NATIONAL	HEPD STICKER CARDS	$445.00
01202423 4403	OMG NATIONAL	HEPD STICKERS	$445.00
01202423 4403	OMG NATIONAL	SCHOOL KIT	$671.00
01202423 4414	TIMOTHY KUBAT	CADET MEETING REIMB	$78.93
COMMUNITY RELATIONS			**$2,234.98**
01202922 4304	J.G. UNIFORMS, INC.	UNIFORMS	$534.50
ADMINISTRATIVE SERVICES			**$534.50**
TOTAL POLICE DEPARTMENT			**$10,987.94**
FIRE DEPARTMENT			
01301223 4416	PROVEN IT	COPIER SERVICES	$40.40
ADMINISTRATIVE			**$40.40**
01303122 4301.19	CLAUDIA KRAMER	FIRE OFFICER REGISTR REIMB	$500.00
01303122 4301.19	NICHOLAS FORSYTHE	FITNESS TRAINER RENEWAL	$295.00
01303122 4301.19	SRSD CONSULTING, LLC	DISC & EQI 2.0 WORKPLACE	$450.00
01303122 4304	TODAYS UNIFORMS	UNIFORMS	$2,744.25
01303122 4304.16	AIR ONE EQUIPMENT INC	15 EXTRICATION FF GLOVES	$810.00
01303122 4304.16	AIR ONE EQUIPMENT INC	15 STRUCTURAL FF GLOVES	$1,335.00
01303122 4304.16	AIR ONE EQUIPMENT INC	5 FIREFIGHTER HELMETS	$1,995.00
01303122 4304.16	AIR ONE EQUIPMENT INC	7 STRUCTURAL FIREFIGHTER	$4,123.00
01303122 4304.16	AIR ONE EQUIPMENT INC	SHIPPING FEE - PO#25000539	$125.00
01303122 4304.16	AIR ONE EQUIPMENT INC	SHIPPING FEE - PO#25000540	$24.00
01303122 4304.16	AIR ONE EQUIPMENT INC	VARIOUS SUPPLIES	$1,873.40
01303123 4408.13	AIR ONE EQUIPMENT INC	VARIOUS SUPPLIES	$569.00
01303124 4510.17	DJ'S SCUBA LOCKER, INC.	EQUIPMENT SERVICE	$3,078.92
01303124 4515.10	UL LLC	FIRE/EMERG VEHICLES SERVICES	$2,909.20

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01303125 4602.18	ELEVATED SAFETY LLC	CMC 8MM SEWN LOOP PRUSIK	$131.10
01303125 4602.18	ELEVATED SAFETY LLC	CMC 8MM SEWN PRUSIK GREEN	$131.10
01303125 4602.18	ELEVATED SAFETY LLC	DMM ULTRAD LOCKSAFE CARAB	$305.90
01303125 4602.18	ELEVATED SAFETY LLC	ESTIMATED SHIPPING/HANDLING	$25.00
01303125 4602.18	ELEVATED SAFETY LLC	PETZL PAW ACHOR PLATE	$207.84
01303125 4602.18	ELEVATED SAFETY LLC	ROCK EXOTICA OMNI BLOCK 2	$241.40
SUPPRESSION			**$21,874.11**

01303222 4301	WILLIAM GAYDO	PARAMEDIC RENEWAL FEE	$41.00
01303223 4419	BOUND TREE MEDICAL, LLC	1200CC SUCTION CANISTER	$239.52
01303223 4419	BOUND TREE MEDICAL, LLC	2 BOX ALCOHOL PREPS	$8.78
01303223 4419	BOUND TREE MEDICAL, LLC	BURN SHEET	$30.54
01303223 4419	BOUND TREE MEDICAL, LLC	EKG PAPER	$263.40
01303223 4419	BOUND TREE MEDICAL, LLC	FABRIC BANDAGES	$5.58
01303223 4419	BOUND TREE MEDICAL, LLC	FLEX-ALL FOAM SPLINT	$122.23
01303223 4419	BOUND TREE MEDICAL, LLC	FORA CONTROL SOLUTION	$63.54
01303223 4419	BOUND TREE MEDICAL, LLC	GAUZE 2X2	$5.49
01303223 4419	BOUND TREE MEDICAL, LLC	GAUZE 4X4	$11.29
01303223 4419	BOUND TREE MEDICAL, LLC	PATIENT TRANSPORTER	$247.90
01303223 4419	BOUND TREE MEDICAL, LLC	SHARPS CONTAINER	$28.76
01303223 4419	BOUND TREE MEDICAL, LLC	VOMIT BAG DISPENSER	$443.94
EMERGENCY MEDICAL SERVICES			**$1,511.97**

01303322 4301	UNIVERSITY OF ILLINOIS PYMT CENTER	CLASS #202600252 FIRE INSPECT	$500.00
01303324 4507	CHICAGO METRO FIRE PREVENTION CO	MONTHLY MAINTENANCE FEE	$1,485.00
01303324 4507	FIRE SAFETY CONSULTANTS INC	FSCI INSPECTIONS	$2,430.00
01303324 4507	JOHNSON CONTROLS SECURITY SOLUTIONS	PROFESSIONAL SERVICES	$70,799.38
01303324 4507	JOHNSON CONTROLS SECURITY SOLUTIONS	PROFESSIONAL SERVICES	$600.00
PREVENTION			**$75,814.38**

01303523 4412	ARLINGTON POWER EQUIPMENT	ICE MELT, MELTCO PREMIUM	$572.03
01303525 4602	HAIGES MACHINERY, INC	REPAIR SERVICE	$1,260.14
FIRE STATIONS			**$1,832.17**

TOTAL FIRE DEPARTMENT	**$101,073.03**

PUBLIC WORKS

01401223 4414	CANTEEN REFRESHMENT SERVICES	COFFEE SUPPLIES	$181.04
01401224 4507	WELLNOW URGENT CARE	PW: DOT URINE DRUG/ EXAM	$1,419.00
ADMINISTRATIVE			**$1,600.04**

01404123 4410	SICALCO LTD	CALCIUM CHLORIDE DEICER	$9,377.14
01404124 4507	PLOWOPS, INC.	PLOWOPS ROUTE SOFTWARE	$13,008.00
01404124 4520	DULTMEIER SALES	REPAIR PARTS	$2,659.00
SNOW & ICE REMOVAL			**$25,044.14**

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404223 4414	HIGH STAR TRAFFIC	BARRICADE/ SIGN STAND -10 PCS	$1,158.00
01404224 4502	COMMONWEALTH EDISON	ELECTRIC TRAFFIC SIGNAL	$2,382.99
01404224 4521	BUILDERS ASPHALT, LLC	HMA MODIFIED SURFACE N50	$763.13
01404224 4544	INTERSTATE ALL BATTERY CENTER	REPAIR PARTS	$70.80
TRAFFIC OPERATIONS			**$4,374.92**

01404323 4408	RALPH HELM INC	REPAIR PARTS	$58.96
01404323 4408	RUSSO POWER EQUIPMENT	VARIOUS SUPPLIES	$39.99
01404323 4414	RALPH HELM INC	REPAIR PARTS	$317.34
01404324 4507	ANIMAL TRACKERS WILDLIFE COMPANY	TREAT/REMOVE BALD HORNETS	$525.00
01404324 4507	LUCAS LANDSCAPING AND DESIGN	2025 BRUSH PICK UP SERVICES	$2,819.41
01404324 4510	VERMEER MIDWEST\VERMEER-IL	REPAIR PARTS	$1,443.96
01404324 4545	RUSSO POWER EQUIPMENT	VARIOUS SUPPLIES	$34.74
01404325 4628	RALPH HELM INC	REPAIR PARTS	$559.99
FORESTRY			**$5,799.39**

01404423 4414	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	$38.35
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 4501 HOFFMAN BLVD	$30.90
01404424 4503	NICOR GAS	GAS 1700 MOON LAKE	$680.32
01404424 4503	NICOR GAS	GAS 1775 VISTA LN	$208.03
01404424 4503	NICOR GAS	GAS 1900 HASSELL RD	$60.39
01404424 4503	NICOR GAS	GAS 225 FLAGSTAFF LN	$872.30
01404424 4503	NICOR GAS	GAS 2305 PEMBROKE	$3,436.22
01404424 4503	NICOR GAS	GAS 2405 PEMBROKE	$1,244.89
01404424 4503	NICOR GAS	GAS 411 W HIGGINS RD	$5,784.79
01404424 4503	NICOR GAS	GAS 5775 BEACON POINTE	$890.51
01404424 4507	SOUND INC.	MONTHLY BRIVO HOSTING FEE	$1,568.33
01404424 4509	CINTAS #22	FLOOR MAT RENTAL & CLEAN	$269.08
01404424 4516	ECO CLEAN MAINTENANCE INC	VILLAGE HALL BASE	$3,782.00
01404424 4517	ECO CLEAN MAINTENANCE INC	POLICE DEPT SPECIAL	$2,000.00
01404424 4517	MOLTREE MECHANICAL	REPAIR SERVICE	$190.00
01404424 4517	ROSE PEST SOLUTIONS INC	PEST CONTROL	$309.00
01404424 4518	GENSERVE LLC	REPAIR SERVICE	$126.51
01404424 4518	MONARCH FIRE PROTECTION INC	FIRE STATION # 24 DRY SPRINKLER	$2,500.00
01404424 4518	WEATHERGUARD ROOFING CO.	REPAIR SERVICE	$400.00
01404424 4520	AUTOMATED LOGIC CHICAGO	SOFTWARE AND FIELD WORK	$8,320.00
01404424 4520	ECO CLEAN MAINTENANCE INC	PUBLIC WORKS SPECIAL	$1,680.00
01404425 4628	MIDWEST OFFICE INTERIORS INC	FINANCE DEPT RECONFIGURATION	$10,737.54
FACILITIES			**$45,129.16**

01404522 4304	CINTAS #22	UNIFORM & MAT RENTAL	$217.95
01404523 4411	AL WARREN OIL CO INC	FUEL BIO-DIESEL	$13,374.06
01404523 4411	AL WARREN OIL CO INC	FUEL REGULAR	$16,817.58
01404523 4414	AMAZON CAPITAL SERVICES INC	WIRED PS2 MINI KEYBOARD	$22.99
01404524 4509	SUNBELT RENTALS	65' MANLIFT RENTAL	$1,806.78
01404524 4510	STANDARD INDUSTRIAL & AUTO INC	REPAIR SERVICE	$1,311.00
01404524 4513	ADVANCE AUTO PARTS	REPAIR PARTS	$48.12
01404524 4513	BRAD MANNING FORD INC	REPAIR PARTS	$669.47
01404524 4513	CAR-ONE TIRE AND AUTO	TIRE DISPOSAL FEE	$52.00
01404524 4513	O'REILLY AUTO PARTS	REPAIR PARTS	$28.25
01404524 4514	AMAZON CAPITAL SERVICES INC	PRO SYNTHETIC ROPE	$1,722.78

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404524 4514	INTERSTATE BATTERIES-NORTH CHICAGO	REPAIR PARTS	$932.89
01404524 4514	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	$45.00
01404524 4514	MACQUEEN EMERGENCY	REPAIR PARTS	$178.01
01404524 4514	MACQUEEN EMERGENCY	REPAIR SERVICE	$856.00
01404524 4514	POMP'S TIRE	12R22.5-16 MICH XDN2	$2,648.80
01404524 4514	POMP'S TIRE	ESTIMATED SHIPPING/HANDLING	$5.00
01404524 4514	POMP'S TIRE	MED TRK SCRAP DISPOSAL FEE	$60.00
01404524 4514	POMP'S TIRE	TIRE USER FEE - IL	$10.00
01404524 4514	TOYS FOR TRUCKS, INC	REPAIR PARTS	$20.00
01404524 4534	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	$1,132.57
01404524 4534	ACME TRUCK BRAKE & SUPPLY CO.	RTN REPAIR PARTS	($86.40)
01404524 4534	ADVANCE AUTO PARTS	REPAIR PARTS	$10.25
01404524 4534	ALTA CONSTRUCTION EQUIPMENT IL LLC	REPAIR PARTS	$230.13
01404524 4534	BRAD MANNING FORD INC	REPAIR PARTS	$1,035.00
01404524 4534	BURRIS EQUIPMENT CO	BRUSH WELDMENT 80.0317	$1,575.00
01404524 4534	BURRIS EQUIPMENT CO	ESTIMATED SHIPPING/HANDLING	$177.18
01404524 4534	BURRIS EQUIPMENT CO	SOLENOID, STOP	$212.97
01404524 4534	HENDERSON PRODUCTS INC	REPAIR PARTS	$1,804.31
01404524 4534	INTERSTATE BATTERIES-NORTH CHICAGO	REPAIR PARTS	$399.81
01404524 4534	JX TRUCK CENTER WADSWORTH	REPAIR PARTS	$563.22
01404524 4534	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	$225.00
01404524 4534	LEACH ENTERPRISES INC	REPAIR PARTS	$209.85
01404524 4534	MASTER HYDRAULICS & MACHINING CO.	TELESCOPIC CYLINDER 70553	$3,528.00
01404524 4534	MCMASTER CARR SUPPLY CO	REPAIR PARTS	$86.07
01404524 4534	MONROE TRUCK EQUIPMENT	REPAIR PARTS	$297.16
01404524 4534	O'REILLY AUTO PARTS	REPAIR PARTS	$13.10
01404524 4534	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	$427.49
01404524 4534	WAUSAU EQUIPMENT COMPANY	REPAIR PARTS	$501.30
01404524 4534	WAUSAU EQUIPMENT COMPANY	SALES TAX ADJUSTMENT	($45.57)
01404524 4545	FACTORY MOTOR PARTS CO	REPAIR PARTS	$90.95
01404525 4602	SIEVERT ELECTRIC SERVICE	CPF50 FLEET SINGLE PLUG	$2,090.00
FLEET SERVICES			**$55,304.07**

TOTAL PUBLIC WORKS DEPARTMENT	**$137,251.72**

DEVELOPMENT SERVICES

01505024 4507	ALL TOGETHER	COMPREHENSIVE PLAN PUBLIC	$4,024.26
01505024 4546	PADDOCK PUBLICATIONS INC	PUBLIC HEARINGS	$18.00
PLANNING AND TRANSPORTATION			**$4,042.26**

01505124 4507	FIRE PROS HOLDING INC.	EMERGENCY BOARD UP SERVICE	$3,157.50
01505124 4507	SAFEBUILT ILLINOIS LLC	BUILDING INSPECTIONS	$285.73
01505124 4507	SAFEBUILT ILLINOIS LLC	BUILDING/TEMP RENT INSPECTION	$6,980.96
01505124 4507	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR INPSECTIONS	$870.00
01505124 4507	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR INSPECTIONS	$1,488.00
CODE ENFORCEMENT			**$12,782.19**

01505224 4510	MEADE ELECTRIC CO., INC.	ANNUAL TRAFFIC SIGNAL	$369.46
01505224 4510	TREASUER, STATE OF ILLINOIS	ANNUAL TRAFFIC SIGNAL MAINT	$16,106.40
01505224 4545	ANDREW LOBOSCO	WORK BOOTS REIMB	$200.00

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01505224 4545	MELANIE CAROLLO	WORK BOOTS REIMB	$139.99
ENGINEERING			**$16,815.85**
01505924 4542	CIVICSERVE	ECON DEVELOP SOFTWARE	$4,400.00
ECONOMIC DEVELOPMENT			**$4,400.00**
TOTAL DEVELOPMENT SERVICES DEPARTMENT			**$38,040.30**
HEALTH & HUMAN SERVICES DEPARTMENT			
01556523 4416	PROVEN IT	COPIER SERVICES	$112.28
01556524 4507	TIGHE E ZIMMERS	MEDICAL ADVISOR SERVICE 2025	$1,240.00
01556524 4507.1	GROUNDED WELLNESS CENTER	WELLNESS YOGA - JAN_APR 2026	$2,400.00
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT			**$3,752.28**
BOARDS & COMMISSIONS DEPARTMENT			
01605724 4507	COPS AND FIRE PERSONNEL	FIRE PRE-EMPLOYM POLYGRAPH	$1,050.00
01605724 4507	HEALTH ENDEAVORS SC	MEDICAL EVALUATION	$1,566.00
01605724 4507	WELLNOW URGENT CARE	POLICE: PRE-EMPLOYEE EXAM	$1,010.00
FIRE & POLICE COMMISSION			**$3,626.00**
01605824 4555	THE FINER LINE	PREPAY WHT/BLK BORDER	$6.26
01605824 4573	ANTHONY BRADBURN	SPEAKER FOR MLK JR. BRKFST	$250.00
01605824 4573	HOLY ARCHANGELS PARISH	CHOIR - MLK JR BREAKFAST	$500.00
01605824 4573	THE FINER LINE	PREPAY WHT/BLK BORDER	$6.26
01605824 4595	THE FINER LINE	PREPAY WHT/BLK BORDER	$6.25
MISCELLANEOUS B & C			**$768.77**
TOTAL BOARDS & COMMISSIONS DEPARTMENT			**$4,394.77**
TOTAL GENERAL FUND			**$399,947.84**
PRAIRIE STONE CAPITAL FUND			
27000025 4621	CONSTRUCTION INC.	VILLAGE GREEN CONCESSIONS	$606,525.29
27000025 4621	KIMLEY-HORN & ASSOC INC	PRAIRIE STONE PKWY ACCESS	$4,720.50
TOTAL PRAIRIE STONE CAPITAL FUND			**$611,245.79**
ROAD IMPROVEMENT FUND			
29000025 4610	MATHEWSON RIGHT OF WAY COMPANY	PROFESSIONAL SERVICES	$5,500.00
29000025 4610	SUNBELT RENTALS	EQUIPMENT RENTAL FEE	$1,693.88
TOTAL ROAD IMPROVEMENT FUND			**$7,193.88**
CAPITAL VEHICLE AND EQUIPMENT FUND			
37000025 4603	TOYS FOR TRUCKS, INC	INSTALL BLACK BED CAP	$8,965.69
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND			**$8,965.69**

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT

WATERWORKS AND SEWERAGE FUND

40	0411	ADRIAN LOPEZ	UB REFUND	$14.18
40	0411	ALEX MIGDAL	UB REFUND	$56.43
40	0411	ARUINBAT ADIYADORJ	UB REFUND	$103.81
40	0411	BARRINGTON SQUARE ANIMAL HOSPITAL	UB REFUND	$804.47
40	0411	CASEY'S RETAIL COMPANY	UB REFUND	$1,189.80
40	0411	CORAZON & LINDA AQUINO	UB REFUND	$47.54
40	0411	DAN DELIMA	UB REFUND	$17.71
40	0411	ELISE OSENBAUGH & ANTONIO JIMENEZ	UB REFUND	$300.00
40	0411	JANE & MICHAEL PARK	UB REFUND	$69.37
40	0411	JIHYUN & BRETT BIFFLE	UB REFUND	$90.25
40	0411	MOHAMMED & FAKHERA ANSARI	UB REFUND	$66.06
40	1445	INSPIRED BY SOMERSET DEVELOPMENT	HYDRANT METER DEP REFUND	$1,658.56
WATER MISCELLANEOUS PAYMENT				**$4,418.18**

40406723	4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$114.99
40406723	4414	CANTEEN REFRESHMENT SERVICES	COFFEE SUPPLIES	$181.04
40406723	4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$143.17
40406723	4414	THE STANDARD COMPANIES	CUT WHITE FLANNEL WIPERS	$579.00
40406723	4420	FERGUSON ENTERPRISES LLC	2 HYDRANT METERS - SHIPPING	$3,053.48
40406723	4420	FERGUSON WATERWORKS #2516	REPAIR PARTS	$33.61
40406723	4420	HBK METER SERVICE INC	4" COMPOUND BENCH TEST	$190.00
40406723	4420	USA BLUE BOOK	REPAIR PARTS	$54.23
40406723	4420	WATER PRODUCTS CO.	REPAIR PARTS	$140.00
40406723	4420	ZIEBELL WATER SERVICE	REPAIR PARTS	$226.00
40406724	4502	COMMONWEALTH EDISON	ELECTRIC 1355 WESTBURY DR	$163.71
40406724	4502	COMMONWEALTH EDISON	ELECTRIC 2550 BEVERLY RD	$960.47
40406724	4502	COMMONWEALTH EDISON	ELECTRIC 3451 N WILSHIRE	$1,078.86
40406724	4502	COMMONWEALTH EDISON	ELECTRIC 3990 HUNTINGTON	$155.63
40406724	4502	COMMONWEALTH EDISON	ELECTRIC 4140 CRIMSON	$975.49
40406724	4502	COMMONWEALTH EDISON	ELECTRIC 4785 W HIGGINS R	$1,080.97
40406724	4503	NICOR GAS	GAS 1775 ABBEYWOOD LN	$158.40
40406724	4503	NICOR GAS	GAS 2550 PRAIRIE STONE	$58.23
40406724	4503	NICOR GAS	GAS 95 ASTER LN	$379.15
40406724	4510	STANDARD EQUIPMENT CO	REPAIR PARTS	$1,034.18
40406724	4527	ALL AMERICAN FLAG CO	STEEL FOUNDATION SLEEVE	$350.00
40406724	4527	ALL AMERICAN FLAG CO	TIME AND LABOR	$2,500.00
40406724	4528	A & A EQUIPMENT & SUPPLY CO.	VARIOUS SUPPLIES	$82.00
40406724	4528	STANDARD EQUIPMENT CO	REPAIR PARTS	$172.74
40406724	4529	BEVERLY MATERIALS, L.L.C.	020 CA11 WASHED	$1,926.79
40406724	4529	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$11.04
40406724	4529	UNDERGROUND PIPE & VALVE CO	REPAIR PARTS	$966.00
40406724	4529	WAREHOUSE DIRECT	REPAIR PARTS	$781.86
40406724	4529	WATER PRODUCTS CO.	REPAIR PARTS	$739.59
40406724	4529	ZIEBELL WATER SERVICE	REPAIR PARTS	$2,208.00
40406724	4545	FULLIFE SAFETY CENTER	BOOTS W/ STEEL TOES	$214.99
40406724	4545	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	$129.20
40406724	4545	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$26.96
40406724	4585	FORCE AMERICA INC.	REPAIR PARTS	$1,126.33
40406724	4585	INTERSTATE BATTERIES-NORTH CHICAGO	REPAIR PARTS	$133.27
40406724	4585	INTERSTATE POWER SYSTEMS INC.	REPAIR PARTS	$223.43

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406724 4585	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	$135.00
40406724 4585	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	$1,064.83
WATER DIVISION			**$23,552.64**
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 2090 CENTRAL RD	$531.69
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 2364 HIGGINS RD	$1,383.01
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 6100 SHOE FACTOR	$679.44
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 897 PARK LN	$96.45
40406824 4507	CONCENTRIC INTEGRATION	TIME & MATERIALS SUPPORT	$1,162.50
40406824 4510	GENSERVE LLC	GENERATOR COOLANT	$35.98
40406824 4524	GRAINGER INC	REPAIR PARTS	$93.76
40406825 4602	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	$391.50
SEWER DIVISION			**$4,374.33**
40407324 4527	DIXON ENGINEERING INC	ENGINEERING SERVICES	$1,170.00
40407324 4527	LC UNITED PAINTING CO	CONSTRUCTION SERVICES	$32,750.00
40407325 4608	INSITUFORM TECHNOLOGIES USA, LLC	BARRINGTON SQUARE TOWN CTR	$34,957.00
40407325 4609	BAXTER & WOODMAN,INC.	SHOE FACTORY RD WM DESIGN	$307.50
40407325 4609	ILLINOIS CENTRAL	APP FEE-P-12601	$1,350.00
CAPITAL PROJECTS			**$70,534.50**
TOTAL WATERWORKS AND SEWERAGE FUND			**$102,879.65**
NOW ARENA OPERATING FUND			
41000023 4414	ALTA CONSTRUCTION EQUIPMENT IL LLC	KUBOTA 66" BROOM (PTO) V5	$5,068.00
41000023 4414	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	$90.00
41000024 4510	PROVEN IT	COPIER SERVICES	$183.33
41000024 4542	AMPERAGE ELECTRICAL SUPPLY	REPAIR PARTS	$196.79
41000024 4542	AUTOMATED LOGIC CHICAGO	UNPLANNED PART REPLACEMENT	$743.00
TOTAL NOW ARENA OPERATING FUND			**$6,281.12**
STORMWATER MANAGEMENT FUND			
42000025 4613	BAXTER & WOODMAN,INC.	NOGALES STREET STORM SEWER	$9,410.00
42000025 4613	LIVING WATERS CONSULTANTS INC	925 GRAND CANYON PKWY	$5,500.00
42000025 4613	LIVING WATERS CONSULTANTS INC	BROOKSIDE POND ENHANCEMENT	$7,500.00
TOTAL STORMWATER MANAGEMENT			**$22,410.00**
INSURANCE FUND			
46700024 4552	FRIENDLY FORD	VEHICLE REPAIRS	$3,191.64
46700024 4579	READY REBOUND ,INC.	ANNUAL SERVICE AGREEMENT	$37,506.00
46700024 4579	WELLNOW URGENT CARE	FIRE: EXAM - FIT FOR DUTY	$1,260.00
RISK RETENTION			**$41,957.64**
TOTAL INSURANCE FUND			**$41,957.64**

VILLAGE OF HOFFMAN ESTATES

JANUARY, 5, 2026

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
INFORMATION TECHNOLOGY FUND			
47008524 4542	VINAKOM COMMUNICATIONS	FIRE STATION 21 FIBER EXTENSION	$7,752.14
OPERATIONS			**$7,752.14**
TOTAL INFORMATION TECHNOLOGY FUND			**$7,752.14**
ROSELLE ROAD TIF FUND			
62000024 4507	CIVICSERVE	ECONOMIC DEVELOP SOFTWARE	$4,400.00
TOTAL ROSELLE ROAD TIF FUND			**$4,400.00**
LAKEWOOD CENTER TIF FUND			
67000024 4507	CIVICSERVE	ECONOMIC DEVELOP SOFTWARE	$4,400.00
TOTAL LAKEWOOD CENTER TIF FUND			**$4,400.00**
STONINGTON & PEMBROKE TIF FUND			
69000024 4507	CIVICSERVE	ECONOMIC DEVELOP SOFTWARE	$4,400.00
69000024 4507	INDIVIDUAL AVANTAGES LLC	CONSULTING - BIZ VISION Q	$1,750.00
TOTAL STONINGTON & PEMBROKE TIF FUND			**$6,150.00**
HIGGINS/ HASSELL TIF FUND			
72000024 4507	CIVICSERVE	ECONOMIC DEVELOP SOFTWARE	$4,400.00
TOTAL HIGGINS/ HASSELL TIF FUND			**$4,400.00**
2018 GO BEST SERVICE FUND			
76000014 3505	MARY HAGER-SWANSON	TOW FEE REFUND - NOT LIABLE	$500.00
TOTAL 2018 GO BEST SERVICE FUND			**$500.00**
2024 BOND PROJECT			
78000025 4604	CAMOSY INCORPORATED	FIRE STATION NO 21	$1,491,766.30
78000025 4604	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$24.16
TOTAL 2024 BOND PROJECT			**$1,491,790.46**
BILL LIST TOTAL			**$2,720,274.21**

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20251212 00:00:00.000' and '20251231 00:00:00.000'
ACCOUNTING PERIOD: 12/25

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
0102	141442 V	12/02/25	2623	FABBRINIS FLOWERS	01201223	FLOWERS ORDER	0.00	-250.00
0102	141442 V	12/02/25	2623	FABBRINIS FLOWERS	01201223	FLOWERS ORDER	0.00	-250.00
TOTAL CHECK							0.00	-500.00
0102	141695	12/12/25	4496	VERIZON WIRELESS	01101124	LANDLINES	0.00	449.76
0102	141695	12/12/25	4496	VERIZON WIRELESS	01101224	LANDLINES	0.00	298.99
0102	141695	12/12/25	4496	VERIZON WIRELESS	01101424	LANDLINES	0.00	119.81
0102	141695	12/12/25	4496	VERIZON WIRELESS	01101524	LANDLINES	0.00	39.94
0102	141695	12/12/25	4496	VERIZON WIRELESS	01101624	LANDLINES	0.00	119.81
0102	141695	12/12/25	4496	VERIZON WIRELESS	01102524	LANDLINES	0.00	39.94
0102	141695	12/12/25	4496	VERIZON WIRELESS	01107124	LANDLINES	0.00	39.94
0102	141695	12/12/25	4496	VERIZON WIRELESS	01201224	LANDLINES	0.00	1,451.28
0102	141695	12/12/25	4496	VERIZON WIRELESS	01303124	LANDLINES	0.00	61.53
0102	141695	12/12/25	4496	VERIZON WIRELESS	01303224	LANDLINES	0.00	1,065.51
0102	141695	12/12/25	4496	VERIZON WIRELESS	01303324	LANDLINES	0.00	163.00
0102	141695	12/12/25	4496	VERIZON WIRELESS	01401224	LANDLINES	0.00	264.46
0102	141695	12/12/25	4496	VERIZON WIRELESS	01404224	LANDLINES	0.00	267.71
0102	141695	12/12/25	4496	VERIZON WIRELESS	01404324	LANDLINES	0.00	267.71
0102	141695	12/12/25	4496	VERIZON WIRELESS	01404424	LANDLINES	0.00	282.81
0102	141695	12/12/25	4496	VERIZON WIRELESS	01404524	LANDLINES	0.00	101.47
0102	141695	12/12/25	4496	VERIZON WIRELESS	01404624	LANDLINES	0.00	83.12
0102	141695	12/12/25	4496	VERIZON WIRELESS	01404724	LANDLINES	0.00	61.53
0102	141695	12/12/25	4496	VERIZON WIRELESS	01501224	LANDLINES	0.00	79.87
0102	141695	12/12/25	4496	VERIZON WIRELESS	01505024	LANDLINES	0.00	104.72
0102	141695	12/12/25	4496	VERIZON WIRELESS	01505124	LANDLINES	0.00	593.71
0102	141695	12/12/25	4496	VERIZON WIRELESS	01505224	LANDLINES	0.00	740.53
0102	141695	12/12/25	4496	VERIZON WIRELESS	01505924	LANDLINES	0.00	163.00
0102	141695	12/12/25	4496	VERIZON WIRELESS	01556524	LANDLINES	0.00	79.87
0102	141695	12/12/25	4496	VERIZON WIRELESS	40406724	LANDLINES	0.00	1,610.56
0102	141695	12/12/25	4496	VERIZON WIRELESS	47008524	LANDLINES	0.00	21.59
0102	141695	12/12/25	4496	VERIZON WIRELESS	47001224	LANDLINES	0.00	3,149.15
0102	141695	12/12/25	4496	VERIZON WIRELESS	47001224	EQUIPMENT CHARGE	0.00	2,049.94
0102	141695	12/12/25	4496	VERIZON WIRELESS	47008625	EQUIPMENT CHARGE	0.00	30,799.78
TOTAL CHECK							0.00	44,571.04
0102	141696	12/12/25	16963	JUSTIN ROACH	01	C-PAL	0.00	1,100.00
0102	141697	12/15/25	21265	PHIL GREEN	01101222	END OF YEAR POT LUCK	0.00	173.50
0102	141698	12/15/25	10536	ALAN WENDERSKI	01505222	DEPT TRAINING REIMB	0.00	118.00
0102	141699	12/15/25	21866	SANYOKTA KAPUR	01501222	HOLIDAY EVENT REIMB	0.00	686.28
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01303124	VARIOUS SUPPLIES	0.00	358.33
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404223	VARIOUS SUPPLIES	0.00	79.27
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404323	VARIOUS SUPPLIES	0.00	482.94
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404423	VARIOUS SUPPLIES	0.00	843.40
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404423	VARIOUS SUPPLIES	0.00	130.16
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	68.15
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	108.95
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	79.29
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404524	VARIOUS SUPPLIES	0.00	35.52

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20251212 00:00:00.000' and '20251231 00:00:00.000'
ACCOUNTING PERIOD: 12/25

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	172.84
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	01404624	VARIOUS SUPPLIES	0.00	61.38
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	60.94
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	222.88
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	469.54
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	40406824	VARIOUS SUPPLIES	0.00	257.29
0102	141700	12/17/25	4065	THE HOME DEPOT #1904	40406824	VARIOUS SUPPLIES	0.00	20.97
TOTAL CHECK							0.00	3,451.85
0102	141701	12/22/25	22219	MEDXCEL	01	REFUND 11/21 OVERPAY	0.00	1,000.00
0102	141708	12/29/25	20524	UNIFIED BOARD OPERATIONS	47008625	NOW ARENA VIDEO PRODUC	0.00	82,103.35
0102	141709	12/29/25	12249	MONA S MORRISON	01102524	SHOP W/ A COP PHOTO	0.00	90.00
0102	141710	12/30/25	2645	FEDERAL EXPRESS CORP	01101423	SHIPPING	0.00	107.88
0102	141711	12/30/25	22658	US BANK HOME MORTGAGE	01	SELF-HELP FUND MORTG	0.00	2,000.00
TOTAL CASH ACCOUNT							0.00	134,901.90
TOTAL FUND							0.00	134,901.90
TOTAL REPORT							0.00	134,901.90

AGENDA

General Administration & Personnel Committee

Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 12, 2026	Council Chambers	7:00 PM

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
   A. General Administration & Personnel Committee 12-8-2025
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **REPORTS**
   A. Cable TV Monthly Report
   B. Human Resources Management Monthly Report
   C. Legislative Operations & Outreach Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **ADJOURNMENT**

DRAFT

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

AGENDA

Transportation & Road Improvement Committee

Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 12, 2026	**Council Chambers**	**Immediately Following General Administration & Personnel Committee**

1. **CALL TO ORDER/ROLL CALL**

2. **APPROVAL OF MINUTES**

   A. Transportation & Road Improvement Committee 12-08-2025

3. **PUBLIC COMMENT**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

   A. Approval of a Resolution with IDOT appropriating Motor Fuel Tax funds for the 2026 Street Revitalization Project, in the amount of $2,700,000

   B. Approval a Supplemental Resolution with IDOT appropriating Motor Fuel Tax funds for the 2024 Street Revitalization Project, in the amount of $38,759

   C. Approval of an Ordinance creating the Active Transportation Advisory Committee of the Village of Hoffman Estates

   D. Approval of a Resolution authorizing an Intergovernmental Agreement with the Village of Schaumburg for Phase I Engineering for IL 72 (Roselle Road - Glen Lake Road) Shared Use Path

6. **REPORTS**

   A. Transportation Division Monthly Report

7. **PRESIDENT'S REPORT**

8. **ITEMS IN REVIEW**

9. **OTHER**

10. **ADJOURNMENT**

DRAFT

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

DRAFT

AGENDA

Planning, Building & Zoning Committee

Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 12, 2026	**Council Chambers**	**Immediately Following Transportation & Road Improvement Committee**

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
   - A. Planning, Building & Zoning Committee 12-08-2025
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **REPORTS**
   - A. Planning Division Monthly Report
   - B. Code Enforcement Division Monthly Report
   - C. Economic Development and Tourism Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **ADJOURNMENT**

DRAFT

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

AGENDA ITEM REPORT

Village Board of Trustees
January 5, 2026
ITEM 7A

REQUEST: Approval of an Ordinance granting a Special Use to 1700 Algonquin Inc. for an automobile service station for the property at 1700 W Algonquin Road

FROM: Kevin Anderson, Planner II

ITEM TYPE: Ordinance - PC Item

REQUEST SUMMARY

A new owner has purchased the Casey's gas station property at 1700 W. Algonquin Road. The owner is seeking a Special Use to allow the continued operation of Casey's.

Location:	1700 W. Algonquin Road
Property Owner / Applicant:	1700 Algonquin Inc.
Property Size:	1.1 ac.
Zoning / Land Use:	B-1 Neighborhood Business District, automobile service station with c-store and car wash
Adjacent Properties:	North: B-1, Forest View Plaza West: B-1, Forest View Plaza South: Algonquin Rd. ROW, R-5 One-Family Residential - Poplar Hills East: B-1, BMO Bank

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Plan Commission held a public hearing on December 17, 2025, and adopted findings and recommended approval as summarized below and included in Exhibit B - Findings & Recommendations Summary:

1. Adopted the Findings of Fact for a Special Use as outlined in Exhibit B.
2. Recommended to the Village Board approval of a Special Use to 1700 Algonquin Inc. for an automobile service station for the property at 1700 W Algonquin Road, subject to the condition outlined in Exhibit B.

Voting: 8 Ayes, 0 Nays, 1 Absent
Motion passed

ATTACHMENTS

1. Ordinance - SU - 1700 W Algonquin Rd
2. Exhibit A - Location Map
3. Exhibit B - PC Findings and Recommendations Summary
4. PC Staff Report
5. Supporting Documents

ORDINANCE NO. _____ - 2026

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE TO 1700 ALGONQUIN INC. FOR AN AUTOMOBILE SERVICE STATION LOCATED AT 1700 W. ALGONQUIN ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Plan Commission, at a public hearing duly called and held according to law on December 17, 2025, considered a request by 1700 Algonquin Inc. for a Special Use for an automobile service station at 1700 W. Algonquin Road, attached hereto and made a part hereof as Exhibit "A";

WHEREAS, the Plan Commission adopted certain Findings of Fact and recommended approval of the Special Use as outlined in the Findings and Recommendations Summary attached hereto and made a part hereof as Exhibit "B";

WHEREAS, the Village Board has received and considered said Findings of Fact and recommendation; and

WHEREAS, the proposed Special Use has met the standards set forth in the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Village Board of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: The Village Board hereby finds that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A Special Use for an automobile service station is hereby granted to 1700 Algonquin Inc. located at 1700 W. Algonquin Road, subject to the following conditions:

A. The Special Use is granted solely to 1700 Algonquin Inc. and may not be transferred or reassigned.

Section 3: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 4: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2026

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

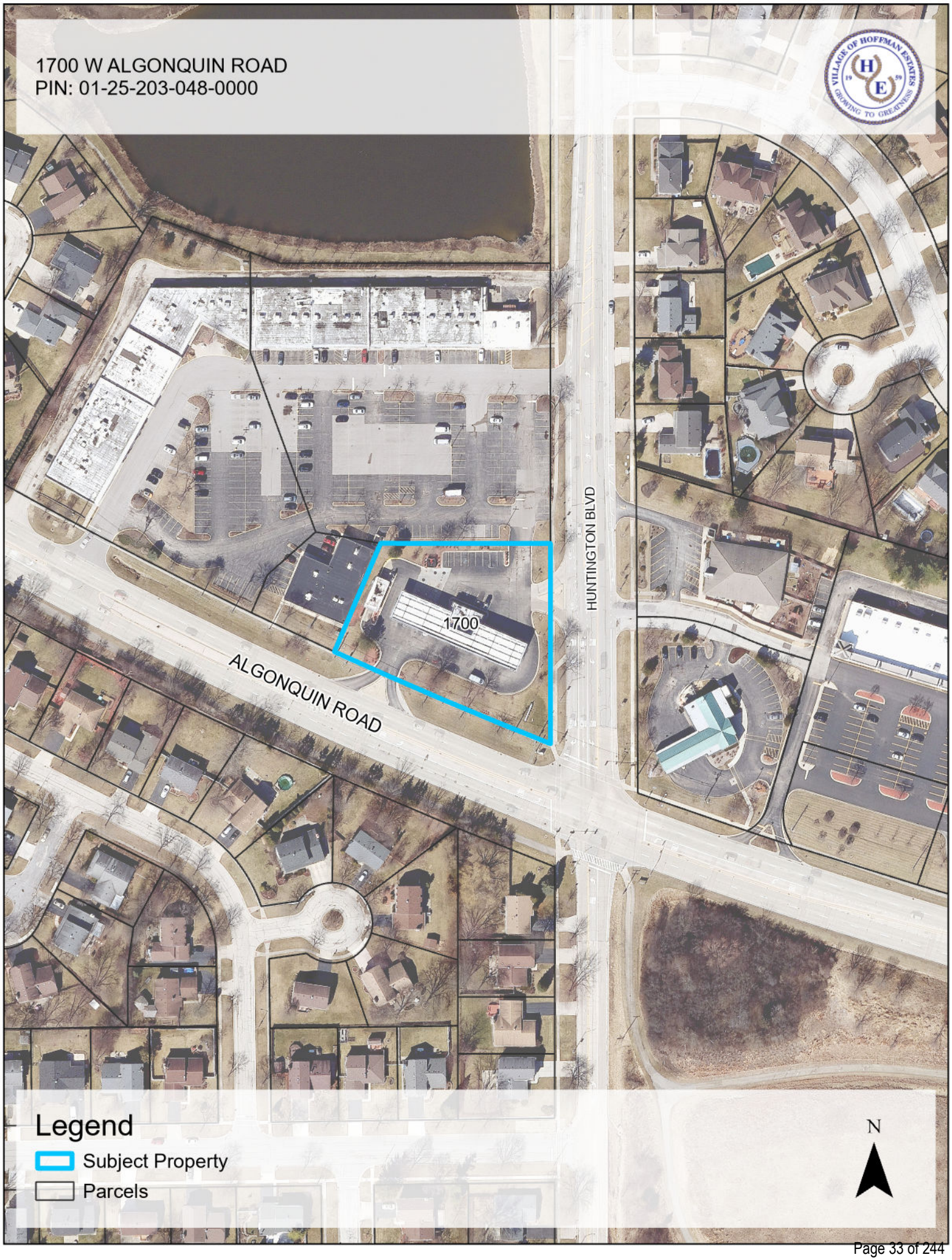
APPROVED THIS _____ DAY OF _____, 2026

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2026.


1700 W ALGONQUIN ROAD
PIN: 01-25-203-048-0000
VILLAGE OF HOFFMAN ESTATES
GROWING TO GREATNESS
1700
ALGONQUIN ROAD
HUNTINGTON BLVD
Legend
Subject Property
Parcels
N

PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY
Meeting Date: 12/17/2025
Prepared By: Kevin Anderson, Associate Planner
PLN25-0046

Special Use to 1700 Algonquin Inc. for an automobile service station at 1700 W. Algonquin Road

Findings of Fact – Special Use

Sec. 9-1-18-I: Standards. No special use shall be recommended by the Plan Commission unless said Plan Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
   FINDING: The proposal would allow the continued operation of an automobile service station which has been in operation from this location for many years. Staff is not aware of any outstanding code violations or concerns related to this property.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
   FINDING: The continued use as an automobile service station will not have a detrimental impact on the neighborhood or surrounding properties.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
   FINDING: The proposal would continue the use of an existing station. No changes are proposed to the site and there would be no impact on the use of nearby properties.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
   FINDING: All utilities would be provided by existing services.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.
   FINDING: Access to the site would continue from the existing curb cuts on Huntington and Algonquin Roads. No changes are proposed.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Plan Commission.
   FINDING: The proposed operations would comply with the Village's performance standards.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

<u>FINDING:</u> The continued operation of an established business supports the economic goals of the Village.

Draft Recommendations

The Plan Commission made the following motions:

1. Adopted the Findings of Fact for a Special Use, as noted in the Findings & Recommendations Summary.

2. Recommended to the Village Board approval of a Special Use to 1700 Algonquin Inc. for an automobile service station at 1700 W. Algonquin Rd., subject to the following conditions:
    a. The Special Use is granted solely to 1700 Algonquin Inc. and may not be transferred or assigned.

Voting: 8 Ayes, 0 Nays, 1 Absent
Motion passed

PLAN COMMISSION STAFF REPORT

Meeting Date: 12/17/2025
From: Kevin Anderson, Planner II
PLN25-0046
Public Hearing

Special Use to 1700 Algonquin Inc. for an automobile service station for the property at 1700 W Algonquin Road

REQUEST SUMMARY

A new owner has purchased the Casey's gas station property at 1700 W. Algonquin Road. The owner is seeking a Special Use to allow the continued operation of Casey's.

Location:	1700 W. Algonquin Road
Property Owner / Applicant:	1700 Algonquin Inc.
Property Size:	1.1 ac.
Zoning / Land Use:	B-1 Neighborhood Business District, automobile service station with c-store and car wash
Adjacent Properties:	North: B-1, Forest View Plaza West: B-1, Forest View Plaza South: Algonquin Rd. ROW, R-5 One-Family Residential - Poplar Hills East: B-1, BMO Bank

BACKGROUND / ANALYSIS

The subject property is approximately 1.11 acres and is zoned B-1 Neighborhood Business. The property is currently improved with a gas station and convenience store with ancillary gas pumps, canopy, and a drive-thru car wash. Automobile service stations require a Special Use to operate in the B-1 zoning district. The Special Use allowing this service station to operate was specifically granted to the previous owner. The Petitioner is the new owner of the service station and is seeking to continue operations. Therefore, a new Special Use is required.

A Special Use was originally granted in 1978 to permit the operation of an automobile service station at this property (Ord. 1023). An additional Special Use was granted to allow the car wash in 1995. The Special Use to operate the service station has been re-issued to different entities over time. Most recently, a Special Use was granted to Casey's Retail Company in 2022 (Ord. 4962).

No changes are proposed to the site plan, floor plan, or business operations. The previous owner installed required site improvements to bring the property up to ADA standards and closer to compliance with the Village's Codes. The previous owner also installed a new fire suppression sprinkler system as required by the Code. Since these

improvements were recently installed, no additional site improvements are required as part of this request.

MOTIONS

The Plan Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for a Special Use as outlined in Exhibit B (as may be amended by the Commission).
2. Recommend to the Village Board approval of a Special Use to 1700 Algonquin Inc. for an automobile service station for the property at 1700 W Algonquin Road, subject to the following condition:
    1. The Special Use is granted solely to 1700 Algonquin LLC and may not be transferred or reassigned.

ATTACHMENTS

1. Staff Report
2. Draft PZC Findings and Recommendations Summary - 1700 W ALGONQUIN RD - SU New Operator
3. Location Map - 1700 W ALGONQUIN RD
4. Supporting Documents - 1700 W ALGONQUIN RD - SU New Operator

VILLAGE OF HOFFMAN ESTATES
PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION	
Project Number:	PLN25-0046
Project Name:	Casey's Gas Station Special Use - New Ownership
Project Application Date:	11/18/2025
Project Manager:	Kevin Anderson

PROJECT TYPE
Special Use;

SITE INFORMATION	
Property Address:	1700 W ALGONQUIN RD
All Included PINs:	01252030480000

PROJECT CONTACTS		
Relationship to Project	**Name / Firm**	**Address**
APPLICANT	1700 Algonquin Inc	1700 W Algonquin Rd HOFFMAN ESTATES, IL 60192
OWNER	CASEY'S RETAIL COMPANY	PO BOX 183266 COLUMBUS, OH 43218

Business Narrative – 1700 W Algonquin Rd, Hoffman Estates, IL 60192

We are proposing to continue operating the existing Mobil gas station, convenience store, and rollover car wash located at 1700 W Algonquin Rd under new ownership. The business will maintain the same type of operations currently established on the property, with no planned changes to the building, site layout, or services.

The gas station will continue to offer standard fuel services at the existing pump stations. The convenience store will provide packaged beverages, refrigerated food items, snacks, tobacco products, and general retail goods. The rollover car wash located in the separate building on the property will continue operating without modifications to equipment or hours.

We are the prospective property owners, currently in the process of purchasing the site. Upon completion of the sale, we intend to continue the business operations as they currently exist.

PROJECT NAME: CHANGE OF OWNERSHIP FROM CASEY' S RETAIL COMPANY TO 1700 ALGONQUIN INC

STANDARDS OF SPECIAL USE

Zoning Code Section 9-1-18-I requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of Special Use.

You must answer and explain each Standard of Special Use. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each standard is met will not be accepted.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Please explain how and why you meet this standard.

   The continued operation of the gas station, convenience store, and car wash at 1700 W Algonquin Rd will not adversely affect public health, safety, morals, comfort, or general welfare. The facility will comply with all applicable environmental, safety, and zoning regulations. Fuel handling and site maintenance will follow industry standards to ensure safety. Operations, including hours and traffic flow, will be consistent with prior use to minimize impact on the community. We are committed to maintaining a safe and orderly environment in accordance with Village requirements.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood. Please explain how and why you meet this standard.

   The special use for the gas station, convenience store, and car wash at 1700 W Algonquin Rd will not be injurious to the use and enjoyment of nearby properties or impair property values in the neighborhood. The site has been operated under similar conditions without negative impact. Operations will continue to comply with all Village codes, including standards for noise, lighting, signage, and traffic control, ensuring compatibility with surrounding uses. Regular maintenance and adherence to safety and environmental regulations will further protect the character and value of the neighborhood.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please explain how and why you meet this standard.

   The business use is consistent with the zoning district and aligns with existing land uses in the area. No physical changes or expansions are planned that would interfere with neighboring properties ' development potential. Compliance with all zoning and Village regulations will ensure the continued harmonious growth and improvement of the neighborhood.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please explain how and why you meet this standard.

   The site is fully connected to municipal water, sewer, and electrical services. Access roads and parking areas comply with Village standards, providing safe and efficient traffic flow. Existing drainage systems effectively manage stormwater runoff in accordance with local regulations. No additional improvements are required at this time to meet operational needs.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please explain how and why you meet this standard.

   The site features properly designed driveways that allow smooth vehicle flow, minimizing traffic congestion on surrounding public streets. Traffic patterns follow Village guidelines to ensure efficient access and exit, reducing potential conflicts with neighboring properties and the public roadway.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please explain how and why you meet this standard.

   The special use at 1700 W Algonquin Rd will fully conform to all applicable regulations of the zoning district in which it is located. The business will comply with all Village codes regarding land use, building, signage, parking, lighting, and environmental standards. Any modifications to these regulations will be sought through the proper Village Board and Planning and Zoning Commission processes, ensuring full adherence to local requirements.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

   The special use at 1700 W Algonquin Rd supports the Village ' s economic development goals by maintaining an active commercial use that provides goods, services, and employment opportunities to the community. The continued operation of the gas station, convenience store, and car wash aligns with the Village ' s Comprehensive Plan objectives to promote business retention and enhance local economic vitality.

AGENDA ITEM REPORT

Village Board of Trustees
January 5, 2026
ITEM 8A

REQUEST: Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

Bell Works ownership is seeking site plan amendment approval for the activation of the west side of the Bell Works Chicagoland development. The west side exterior plans replicate the design of the east side approved in 2021. The plans include removal of the covered pedestrian bridge connecting the west garages to the building, reconfiguration of the West Drive drop-off areas, and ADA and other modifications to the west garage structures and central pedestrian path leading to the west entrance of the building.

Interior modifications currently underway will mirror the east side with full renovation of the office spaces, common areas, conference and meeting rooms, and the central gathering spaces (The Square). The west side will offer 430,000 square feet of office and 70,000 square feet of retail space upon completion.

The proposed ordinance also includes conditions requiring completion of the following remaining bicycle and pedestrian connectivity improvements throughout the site:

- Lakewood Boulevard 10’ sidepath
- Eagle Way 5’ sidewalk
- Center Drive (North) sidewalk/on-street bike lane
- Internal sidewalk/path connections

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

ATTACHMENTS

1. Ordinance Site Plan Amendment Bell Works West Side
2. Exhibit A - Location Map
3. Supporting Documents

ORDINANCE NO. _____ - 2026

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING SITE PLAN AMENDMENT FOR BELL WORKS WEST SIDE LOCATED AT 2000 CENTER DRIVE

WHEREAS, the Planning, Building and Zoning Committee, at a public meeting duly called and held according to law on January 5, 2026, considered a request by Hoffman Esates Acquisitions LLC 1 and Hoffman Estates Acquisitions LLC 2 (owner) for a Site Plan Amendment for Bell Works West Side at 2000 Center Drive, shown on Exhibit "A" attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: Site Plan Amendment is hereby granted for Bell Works West Side, located at 2000 Center Drive, subject to the following conditions:

A. The following plans are hereby approved and constitute the final site plan amendment approval for the project:
    1. Bell Works – West Vestibule Improvement Plans updated through 10/7/2025.
    2. Bell Works Exterior Improvements Plan dated November 2025.
B. The owner shall design and construct all remaining bicycle, pedestrian and other improvements in conformance with the Bell Works Exterior Improvements Plan dated November 2025.
C. Individual building permits for each pod of the parking garage shall be required for review of lighting, striping, and ADA compliance.
D. An engineer's estimate for all site work shall be provided with the permit submittal to determine fees and project guarantee amounts.
E. The following conditions relate to the site construction:
    1. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
    2. Fire Department and emergency access to the property shall be maintained at all times. Owner shall make any adjustments to the site as needed for access as per direction by the Village.
    3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 3: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2026

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

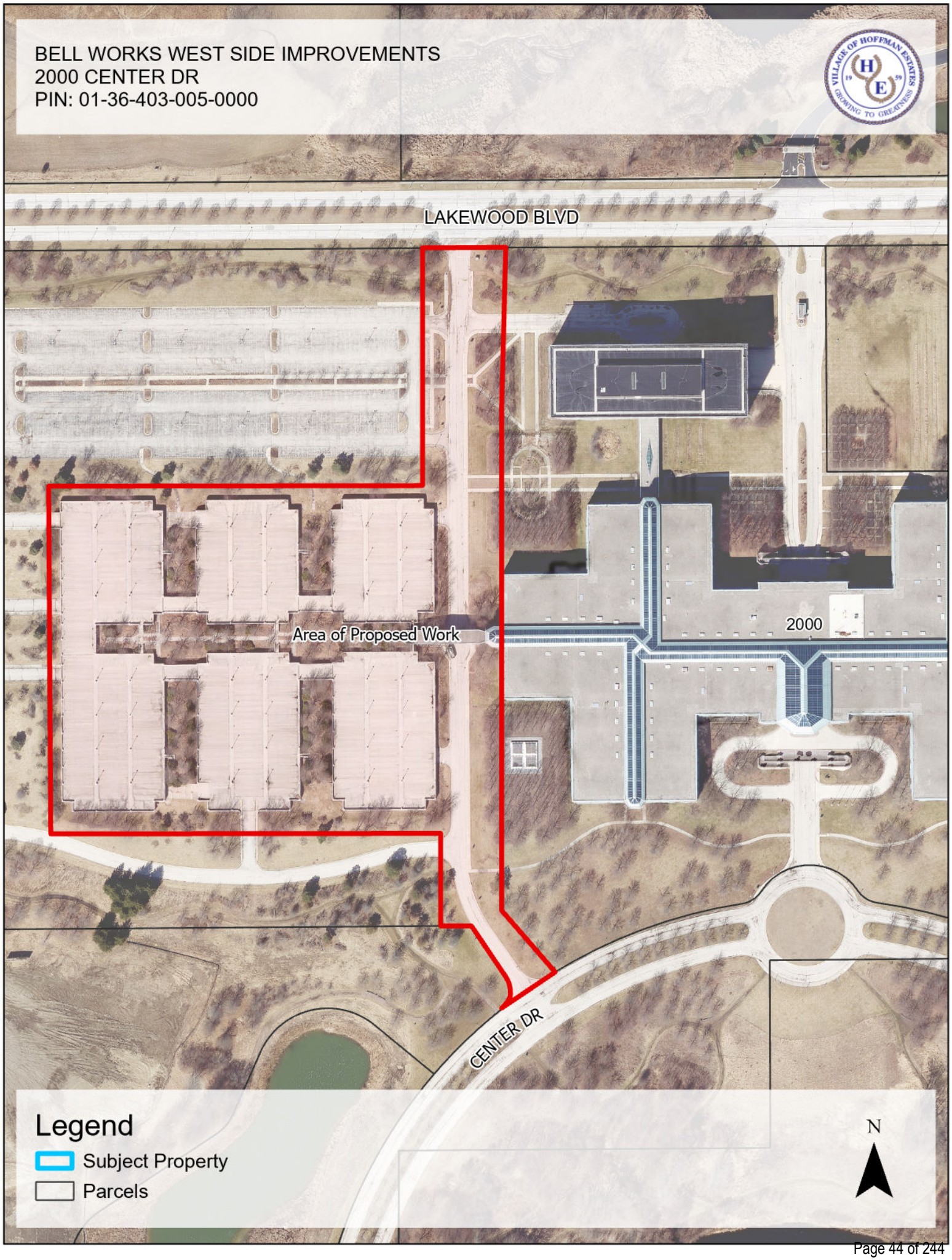
APPROVED THIS _____ DAY OF _____, 2026

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2026.


BELL WORKS WEST SIDE IMPROVEMENTS
2000 CENTER DR
PIN: 01-36-403-005-0000
LAKEWOOD BLVD
Area of Proposed Work
2000
CENTER DR
Legend
Subject Property
Parcels
N

VILLAGE OF HOFFMAN ESTATES
PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION	
Project Number:	PLN25-0015
Project Name:	Bell Works West Side Site Plan Modifications
Project Application Date:	4/17/2025
Project Manager:	James Donahue

PROJECT TYPE
Site Plan Amendment - Minor Amendment;

SITE INFORMATION	
Property Address:	2000 CENTER DR
All Included PINs:	01-36-403-005-0000, 01-36-403-006-0000,

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address
APPLICANT	Matthew Duggan	2500 Frontage Road Darien, IL 60561
OWNER	HOFFMAN ESTATES ACQUISITIONS LLC	101 Crawfords Corner Rd Holmdel, NJ 07733

INSPIRED
BY SOMERSET DEVELOPMENT

April 16, 2025

Jennifer Horn, AICP
Director of Planning and Transportation Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

VIA ELECTRONIC MAIL

RE: Bell Works Site Plan Amendment Narrative

Dear Jennifer,

Please see the narrative below explaining the changes to the site plan intended for the Western Parking structure of Bell Works Chicagoland. We intend on mimicking the East Garage improvements that were completed in 2021/2022.

The next phase of the renovation of Bell Works will include new improvements to the existing parking structure side (west) of the existing road.

We are proposing the removal and relocation of the existing underutilized electrical room that sits between the two parking structures. This will allow the site to open the walkway to the west. We are proposing a new central stair that connects grade to the existing landscaped walk that is located between the north and south parking structures. The design will continue the rhythm of a stair with 3 risers and then a flat area. The existing grades will be adjusted so that the landscaping gradually slopes down along the central stairs/walk, like the far west side of the parking structures with flat transitions to the center walk to the greatest extent possible.

In addition, the north and south garage lower levels will be designed to have accessible access to a new ADA ramp. Both the north and south parking structures upper levels will connect to grade by new metal stairs that connect to the landscaped center walk and the center stairs are used to get to grade level. This matches the existing condition of the other stairs at the garage upper level. The walls of the ramp and stairs from grade up to the lower garage level will be kept as low and open to maintain view of the building entry previously blocked by the electrical room.

Very Truly Yours
Kenneth Gold

Kenneth Gold
Senior Vice President
Acquisitions & Development
Inspired by Somerset Development
101 Crawfords Corner Road
Holmdel, NJ 07733



BELL WORKS CHICAGO

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

10/07/2025

ISSUED FOR PERMIT REVISION

PROJECT TEAM

CLIENT
SOMERSET DEVELOPMENT LLC
101 CRAWFORDS CORNER ROAD
HOLMDEL NJ. 07733
PHONE: (732)415-7102
FAX: (732)886-1674
CONTACT: DAVID SCHREIBER

ARCHITECT
WIGHT & COMPANY
211 NORTH CLINTON SUITE 300N
CHICAGO IL. 60661
PHONE: (312)261-5700
FAX: (312)261-5701
CONTACT: MATTHEW DUGGAN
DESIGN FIRM REGISTRATION #184-000451

MEP
DILIGENT DESIGN GROUP, INC.
33 NORTH DEARBORN, SUITE 1024
CHICAGO, IL 60603
DANIEL COHEN, PE, ASHRAE BEMP, REP, LEED AP
DCOHEN@DDGENGINEERS.COM
WWW.DDGENGINEERS.COM
M: (847)508-7484

GENERAL CONTRACTOR
ML GROUP
3424 OAKTON STREET
SKOKIE IL. 60076
PETE DABROWSKI, SUPERINTENDENT
O: (847)676-5300
C: (312)813-8248

DRAWING INDEX

GENERAL
G0.0-WV WV COVER SHEET, INDEX OF DRAWINGS
G0.1-WV WV GENERAL INFORMATION, SYMBOLS, NOTES & ABBREVIATIONS
G0.2A SPECIFICATIONS
G0.2B SPECIFICATIONS
G0.2C SPECIFICATIONS

CIVIL
C0.00 COVER SHEET
C0.01 CIVIL GENERAL NOTES
C0.02 CIVIL SPECIFICATIONS
C1.00 OVERALL EXISTING CONDITIONS
C1.01 DEMOLITION PLAN
C1.02 DEMOLITION PLAN
C1.03 DEMOLITION PLAN
C1.04 DEMOLITION PLAN
C2.00 OVERALL SITE PLAN
C2.01 SITE PLAN
C2.02 SITE PLAN
C2.03 SITE PLAN
C2.04 SITE PLAN
C3.00 GRADING AND DRAINAGE PLAN - FAR NORTH
C3.01 GRADING AND DRAINAGE PLANS - NORTH NORTH
C3.02 GRADING AND DRAINAGE PLANS - NORTH CENTRAL
C3.03 GRADING AND DRAINAGE PLANS - CENTRAL
C3.04 GRADING AND DRAINAGE PLANS - SOUTH CENTRAL
C3.05 GRADING AND DRAINAGE PLANS - SOUTH
C3.06 GRADING AND DRAINAGE PLANS - WEST CENTRAL
C3.07 GRADING AND DRAINAGE PLANS - WEST
C3.08 EROSION CONTROL DETAILS
C4.00 CIVIL DETAILS
C4.01 CIVIL DETAILS
C4.02 CIVIL DETAILS
C4.03 CIVIL DETAILS

LANDSCAPE
L1.00 LANDSCAPE PLANS - NORTH
L1.01 LANDSCAPE PLANS - CENTRAL
L1.02 LANDSCAPE PLANS - WEST
L1.03 LANDSCALE PLAN - SOUTH
L2.00 LANDSCAPE DETAILS
L2.01 LANDSCAPE DETAILS

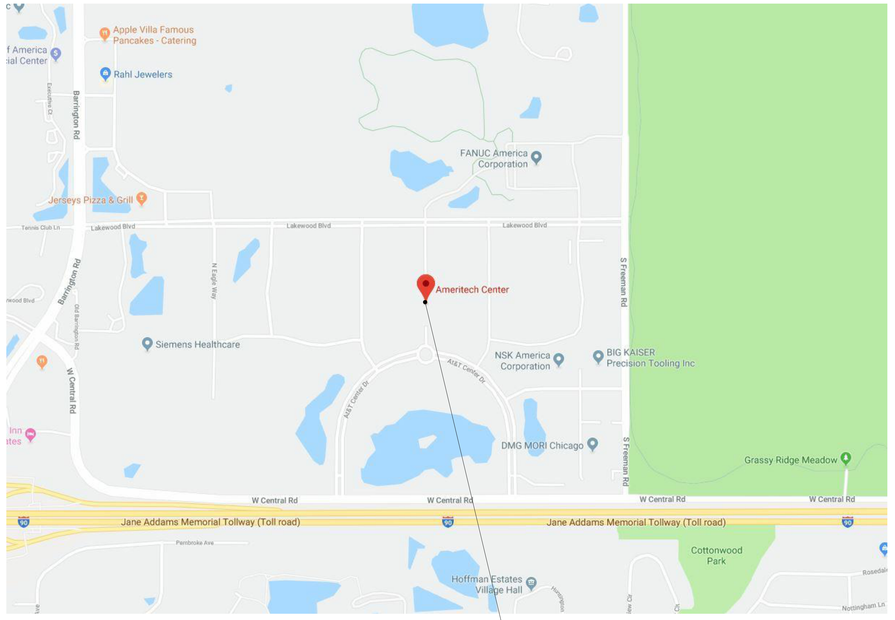
STRUCTURAL
S02.1-WV ENLARGED THIRD FLOOR STRUCTURAL DEMO PLAN -WEST VESTIBLE
S0.1-WV GENERAL NOTES
S0.2-WV ABBREVIATIONS AND SYMBOL SCHEDULE
S0.3-WV STATEMENT OF SPECIAL INSPECTIONS
S2.0-WV ENLARGED THIRD FLOOR STRUCTURAL FLOOR PLAN -WEST VESTIBLE

ARCHITECTURAL DEMOLITION
AD2.0-WV ENLARGED SECOND FLOOR DEMO PLAN - WEST VESTIBLE
AD2.1-WV ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST VESTIBULE
AD2.2-WV ENLARGED SECOND FLOOR DEMO PLAN - WEST GARAGE
AD2.3-WV ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST GARAGE

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A2.1-WV OVERALL FLOOR KEY PLANS - WEST VESTIBULE
A2.2-WV ENLARGED SECOND FLOOR PLAN - WEST VESTIBULE
A2.3-WV ENLARGED THIRD & FOURTH FLOOR PLANS - WEST VESTIBULE
A2.4-WV ENLARGED FIRST & SECOND FLOOR PLAN - WEST GARAGE
A3.0-WV ENLARGED RCP - WEST VESTIBULE & WEST GARAGE
A4.0-WV ELEVATION & SECTION - WEST VESTIBULE
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A5.0-WV FINISH PLANS - WEST VESTIBULE
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A8.0-WV WEST VESTIBULE - DOOR SCHEDULE, HARDWARE AND DETAILS
A8.1-WV PLAN AND SECTION DETAILS - WEST VESTIBULE
A9.0-WV PARKING GARAGES - KEY PLAN
A9.1-WV WEST PARKING GARAGE - LOWER DECK
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ELECTRICAL
E0.01 NOTES AND SYMBOLS
ED3.02 LEVEL 2 ELECTRICAL DEMOLITION PLAN
ED3.03 LEVEL 3 ELECTRICAL DEMOLITION PLAN
E1.00 ELECTRICAL OVERALL PLAN
E3.02A LEVEL 2 ELECTRICAL PLAN WEST VESTIBULE
E3.03A LEVEL 3 AND 4 ELECTRICAL PLAN WEST VESTIBULE
E6.01 DETAILS AND SCHEDULES
E7.01 ELECTRICAL SPECIFICATIONS

LOCATION MAP



2000 AT&T Center Dr,
Hoffman Estates, IL 60192

STATEMENT OF COMPLIANCE

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (IL. REV. STAT. 1985, CH. 111 1/2, PARS. 3711 ET SEQ AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 IL ADM. CODE 400.

SIGNED: _____
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-1015560

STATE OF ILLINOIS · MATTHEW A. DUGGAN · PROFESSIONAL · 001-1015560 · LICENSED ARCHITECT · EXP: 11/2026

DATE: 10/07/2025

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF HOFFMAN ESTATES BUILDING CODE AND BUILDING CODE AMENDMENTS.

SIGNED: _____
ARCHITECT

ILLINOIS LICENSE NO.: 001-1015560

STATE OF ILLINOIS · MATTHEW A. DUGGAN · PROFESSIONAL · 001-1015560 · LICENSED ARCHITECT · EXP: 11/2026

DATE: 10/07/2025

ENERGY COMPLIANCE STATEMENT

I CERTIFY THAT I AM THE DESIGN PROFESSIONAL OF RECORD FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS COMPLY WITH THE REQUIREMENTS OF IECC 2018.

SIGNED: _____
PROFESSIONAL ENGINEER

ILLINOIS LICENSE NO.: 062-060912

SUDESH SARAF · 062-060912 · PROFESSIONAL ENGINEER · STATE OF ILLINOIS · EXPIRATION: 11/30/2025

DATE: 10/07/2025

Bell Works

Wight

Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701

N

STATE OF ILLINOIS · MATTHEW A. DUGGAN · PROFESSIONAL · 001-1015560 · LICENSED ARCHITECT · EXP: 11/2026

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

COVER SHEET

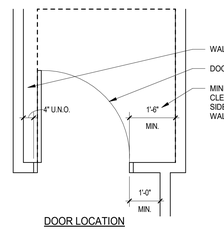
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WCO
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10/8/2025 3:05:56 PM
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MATERIAL LEGEND

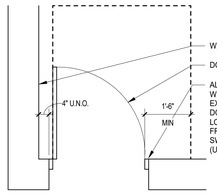
GYPSUM BOARD
PLYWOOD
RIGID INSULATION
STEEL
EARTH
WOOD BLOCKING
BATT INSULATION
BRICK
COMPRESSIBLE FILLER
CONCRETE
CONCRETE MASONRY UNITS
FINISH WOOD
COMPACTED FILL

TYPICAL DOOR LOCATION



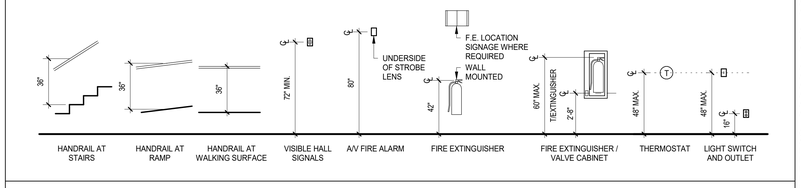
DOOR LOCATION

NOTE: ALL DOOR FRAME ASSEMBLIES TO BE LOCATED 4" FROM ADJACENT WALL, U.N.O.



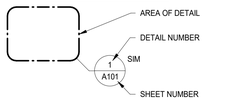
DOOR ALIGNMENT

TYPICAL MOUNTING HEIGHTS

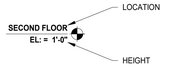


GRAPHIC SYMBOLS

ENLARGED PLAN SYMBOL



EXTERIOR MARK SYMBOL



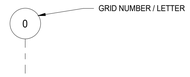
ROOM TAG SYMBOL



INTERIOR ELEVATION SYMBOL



COLUMN GRID SYMBOL

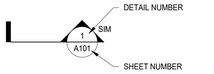


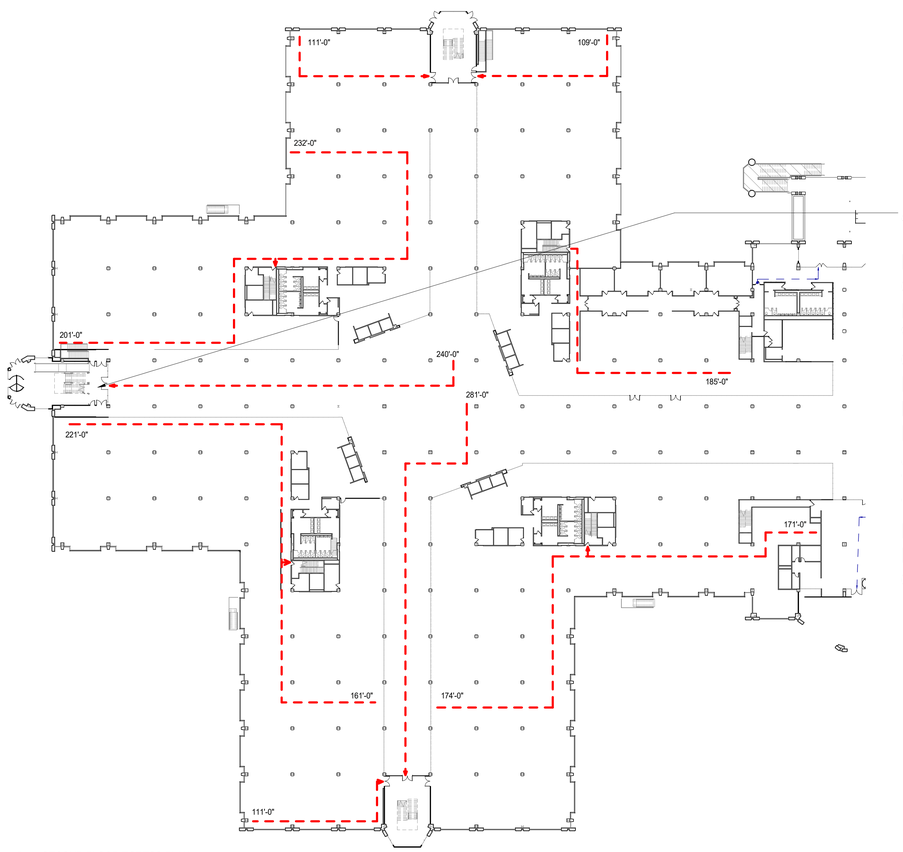
DOOR TAG SYMBOL

EXTERIOR ELEVATION SYMBOL



WALL/BUILDING SECTION SYMBOL





1 SECOND FLOOR EGRESS PLAN
SCALE: 1" = 40'-0"

LIFE SAFETY LEGEND

XX'-X" ●---►	MAXIMUM LENGTH EXIT ACCESS ROUTE (MAXIMUM ALLOWABLE DISTANCE 300'-0" W/ FIRE SPRINKLER SYSTEM)
*	FIRE EXTINGUISHER CABINET

AREA OF WORK-

NOTE: EXISTING EGRESS CAPACITY HAS BEEN MAINTAINED AT THE EAST VESTIBULE. THE EXISTING QUANTITY OF (2) DOUBLE DOORS FOR EGRESS HAS BEEN MAINTAINED, THE DOOR LOCATIONS ARE JUST BEING ADJUSTED TO THE NORTH AND SOUTH OF THE NEW REVOLVING DOOR. SEE UPDATED EGRESS CALCULATIONS ON G0.1-WV

ABBREVIATIONS

ACCESS.	ACCESSIBLE
ACI.	AMERICAN CONCRETE INSTITUTE
ACOUST.	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM./AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASTM.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
@	AT
A/V	AUDIO VISUAL
BD.	BOARD
BLDG.	BUILDING
BM	BEAM
B/O	BOTTOM OF
BRK.	BREAK
CAB	CABINET
CC	CENTER TO CENTER
℄	CENTERLINE
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CLG.	CEILING
CLR.	CLEAR
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
CR.	ACCESS CARD READER
CT.	CERAMIC TILE
DEMO	DEMOLITION
DIA.	DIAMETER
DIMS.	DIMENSIONS
DN.	DOWN
DR.	DOOR
DS	DOWN SPOUT
DWGS.	DRAWINGS
EA.	EACH
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION/ELEVATOR
E.J.	EXPANSION JOINT
EQ.	EQUAL
EQUIP.	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
EXIST.	EXISTING
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FIN.	FINISHED
FL./FLR.	FLOOR
FOUND.	FOUNDATION
FT.	FOOT/FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GWB / GYP. BD.	GYPSUM WALL BOARD
HD	HEAVY DUTY
HDSFP	HIGH DENSITY SPRAYED FIREPROOFING
HM	HOLLOW METAL
HP	HIGH POINT
HT/HGT.	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IN.	INCH
INSUL.	INSULATED/INSULATION
INT	INTERIOR
JT.	JOINT
LAV	LAVATORY
LINO.	LINOLEUM
LBS.	POUNDS
LP	LOW POINT
LVL.	LEVEL
M	MENS
MAT.	MATERIAL
MAX.	MAXIMUM
MAS.	MASONRY
MFR./MAN UF./MANF.	MANUFACTURER
MDSFP	MEDIUM DENSITY SPRAYED FIREPROOFING
MDF	MEDIUM DENSITY FIBERBOARD
MIL.	MILLIMETERS
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MHO	MAGNETIC HOLD OPEN
M.O.	MASONRY OPENING
MTL.	METAL
NEC	NECESSARY
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OC.	ON CENTER
OD.	OUTSIDE DIAMETER
ORD.	OVERFLOW ROOF DRAIN
P.B.	PIPE BOLLARD
PERS.	PERSON
ℙ	PLATE
PL./P LAM.	PLASTIC LAMINATE
PLY	PLYWOOD
PP.	DOOR ACTUATOR PUSH PLATE
PSF.	POUNDS PER SQUARE FEET
PSI.	POUNDS PER SQUARE INCH
PT/PTD	PAINT(ED)
P.T.	PRESSURE TREATED
RAD.	RADIUS
RCP	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REFL.	REFLECTING/REFLECTED
RESTRM.	RESTROOM
RM.	ROOM
R.O.	ROUGH OPENING
RTU.	ROOF TOP UNIT
SAFB	SOUND ATTENUATION FIBER BATT INSULATION
SC.	SEALED CONCRETE
SCHD./SC	SCHEDULE
HED.	
SD	SCHEMATIC DESIGN
SF.	SQUARE FEET
SGFT.	STRUCTURAL GLAZED FACING TILE
SHT.	SHEET
SIM.	SIMILAR
SJI.	STEEL JOINT INSTITUTE
S.M.	SHEET METAL
SPA.	SPACES
SPEC.	SPECIFICATIONS
ST.	STONE TILE
STC.	SOUND TRANSMISSION COEFFICIENT
STB.	STONE TILE BASE
STL.	STEEL
℄	STEEL ANGLE
ST.	STAINLESS STEEL
STL./SS	STORAGE
STOR.	
STRUCT.	STRUCTURAL
SV	SHEET VINYL
SYN	SYNTHETIC
T/	TOP OF
T/FTG.	TOP OF FOOTING
TPNT	TEXTURED PAINT
TYP.	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
U.S.R.D.	UNDERSIDE OF ROOF DECK
USGS.	UNITED STATES GEOLOGICAL SURVEY
VB	VINYL BASE
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VWC.	VINYL WALL COVERING
WC	WATER CLOSET
WD	WOOD
W	WOMENS
W/	WITH
W/O	WITHOUT
WWF.	WELDED WIRE FABRIC

GENERAL NOTES

1. WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
2. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ITEMS, MATERIALS AND INSTALLATION OF SAME ARE PART OF THE CONTRACT AS DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTORS SHALL PROVIDE AND INSTALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE DESIGN BUILDER PRIOR TO PROCEEDING WITH AFFECTED WORK.
4. FIRE-RATED ASSEMBLIES SHALL BE INSTALLED, LABELED, AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE CODES. THIS INCLUDES FIRE DAMPERS OR FIRE DOORS PROVIDED WHERE AIR DUCTS OR OPENINGS PENETRATE FIRE RATED SURFACES. PENETRATIONS OF RATED FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.
5. PENETRATIONS THROUGH SURFACE SHALL BE SEALED WITH SEALANT. MATERIAL PER SEPCIFICATIONS. FOR PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS.
6. DESIGN BUILDER IS SOLELY RESPONSIBLE FOR COORDINATION AMONG VARIOUS SUBCONTRACTORS.
7. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT UNLESS OTHERWISE STATED IN WRITING FROM DESIGN BUILDER.
8. PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS, WHERE REQUIRED.
9. KEEP PIPING AS CLOSE TO WALLS AS POSSIBLE UNLESS NOTED OTHERWISE.
10. NO CONTRACTORS SHALL CLOSE OR OBSTRUCT STREETS, DOCKS ALLEYS OR WALKS. NO MATERIALS ARE TO BE PLACED OR STORED IN STREETS, ALLEYS OR WALKS. DEBRIS IS TO BE REMOVED COMPLETELY FROM THE PREMISES.
11. CONTRACTORS SHALL PROVIDE AND ARE SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, INCLUDING EXTERIOR, INTERIOR PEDESTRIAN AND TRAFFIC BARRIERS. EXISTING EXIT CORRIDORS, PATHS OF EXITS, STAIRWAYS, OR EXIT SIGNAGE, MUST HAVE A CLEAR MEANS OF EGRESS DURING PHASES OF CONSTRUCTION.
12. CONTRACTORS WISHING TO WORK IN THE BUILDING OR ON THE BUILDING PROPERTY SHALL BE REQUIRED TO PRESENT THE PROPER CERTIFICATES OF INSURANCE TO THE OFFICE OF THE DESIGN BUILDER. CONTRACTORS ARE REQUIRED TO BE LICENSED WITH THE LOCAL JURISDICTION. LICENSES AND BONDING ARE TO BE INCLUDED IN THE BID PER THE REQUIREMENTS IN THE SPECIFICATIONS.
13. DIMENSIONS NOTED ON THE ARCHITECTURAL FLOOR PLAN REGARDING DETAILS AND PARTITION THICKNESSES ARE NOMINAL DIMENSIONS. DETAILS AND SECTIONS SHOULD BE REFERRED TO FOR THE EXACT DIMENSION.

BUILDING CODE DATA - EGRESS CAPACITY FOR EAST HALF OF BUILDING

1. OCCUPANCY CONTENT:
   LEVEL 2 (OFFICE) 167,779 / 100 = 1,678
   LEVEL 3 (OFFICE) 138,158 / 100 = 1,382
   LEVEL 4 (OFFICE) 136,878 / 100 = 1,369
   TOTAL OCCUPANCY CONTENT = 4,429 PERSONS
2. EXIT WIDTH REQUIRED, STAIRS:
   LEVEL 2 1,678 X .2 = 336
   LEVEL 3 1,382 X .2 = 277
   LEVEL 4 1,369 X .2 = 274

   EXIT WIDTH PROVIDED, STAIRS:
   LEVEL 2 6 STAIRS @ 45" = 270
   3 STAIRS @ 68" = 204
   474 > 336
   LEVEL 3 6 STAIRS @ 45" = 270
   3 STAIRS @ 68" = 204
   474 > 277
   LEVEL 2 6 STAIRS @ 45" = 270
   3 STAIRS @ 68" = 204
   474 > 274

   EXIT WIDTH WITH CONVERGENCE:
   LEVEL 1 - 369 / 6 STAIRS = 62 X 2 CONVERGING STAIRS = 124 X .2 = 25
   LEVEL 2 EXIT WIDTH WITH COVERGENCE = 336 + 25 = 361
   LEVEL 2 EXIT WIDTH PROVIDED = 474 > 361
3. NUMBER OF EXITS OR ACCESS TO EXITS REQUIRED PER STORY - OVER 1,000 PEOPLE = 4

   MINIMUM NUMBER OF EXITS EQUALLY DISTRIBUTED PER UPPER FLOORS, PROVIDED = 8
4. EXIT WIDTH REQUIRED, DOORS:
   LEVEL 2 4,429 X .15 = 665

   EXIT WIDTH PROVIDED, DOORS:
   LEVEL 2 7 DOORS @ 78" = 546
   7 DOORS @ 36" = 252
   798 > 665

BUILDING CODE DATA - OVERALL BUILDING

VILLAGE OF HOFFMAN ESTATES ILLINOIS:

1. BUILDING CODES

   INTERNATIONAL BUILDING CODE/2021 AND APPENDIX K.
   INTERNATIONAL RESIDENTIAL CODE/2021 AND APPENDIX AC AND APPENDIX AJ
   INTERNATIONAL EXISTING BUILDINGS CODE/2021
   INTERNATIONAL FIRE CODE/2021
   INTERNATIONAL MECHANICAL CODE/2021
   INTERNATIONAL PROPERTY MAINTENANCE CODE/2021
2. PROJECT GROSS SQUARE FOOTAGE:
   130,490 SF (LEVEL 1)
   369,510 SF (LEVEL 2)
   302,915 SF (LEVEL 3)
   306,925 SF (LEVEL 4)
   1,109,840 SF TOTAL
2. AREA OF WORK:
   0 SF (LEVEL 1)
   21,955 SF (LEVEL 2)
   15,874 SF (LEVEL 3)
   5,059 SF (LEVEL 4)
   42,888 SF TOTAL
3. BUILDING OCCUPANCY CLASSIFICATION - BUSINESS
4. CONSTRUCTION TYPE - EXISTING
5. ALLOWABLE BUILDING HEIGHT - NO CHANGE

   PARAPET HEIGHT - NO CHANGE
6. MAXIMUM TRAVEL DISTANCE - 300' (SPRINKLERED)
   PROPOSED MAXIMUM TRAVEL DISTANCE = 270'
7. OCCUPANCY CONTENT - LEVEL 1 (OFFICE) 0 / 150 = 0
   LEVEL 2 (OFFICE) 21,955 / 150 = 146
   LEVEL 3 (OFFICE) 15,874 / 150 = 105
   LEVEL 4 (OFFICE) 5,059 / 150 = 33
   TOTAL OCCUPANCY CONTENT = 284 PERSONS
8. EXIT WIDTH REQUIRED - LEVEL 1 1,305 X .2 = 261
   LEVEL 2 3,695 X .2 =739
   LEVEL 3 3,030 X .2 = 606
   LEVEL 4 3,069 X .2 = 614

   EXIT WIDTH PROVIDED - LEVEL 1 16 STAIRS @ 45" = 720 > 261
   LEVEL 2 12 STAIRS @ 45" = 540 > 261
   6 STAIRS @ 68" = 408
   948 > 739
   LEVEL 3 12 STAIRS @ 45" = 540
   6 STAIRS @ 68" = 408
   948 > 606
   LEVEL 4 12 STAIRS @ 45" = 540
   6 STAIRS @ 68" = 408
   948 > 614

   EXIT WIDTH W/CONVERGENCE - LEVEL 1 1,305 / 16 STAIRS = 82 X 4 CONVERGING STAIRS = 328 X .2 = 66
   LEVEL 2 EXIT WIDTH WITH CONVERGENCE = 739 + 66 = 805
   LEVEL 2 EXIT WIDTH PROVIDED = 948 > 805
9. NUMBER OF EXITS OR ACCESS TO EXITS REQUIRED PER STORY - OVER 1,000 PEOPLE = 4
   MINIMUM NUMBER OF EXITS EQUALLY DISTRIBUTED PER FLOOR, PROVIDED = 16
10. DEAD END CORRIDORS - MAXIMUM 50' (SPRINKLERED)
11. PLUMBING FIXTURE REQUIREMENTS

    LEVEL 1
    NO CHANGE TO EXISTING

    LEVEL 2
    NO CHANGE TO EXISTING

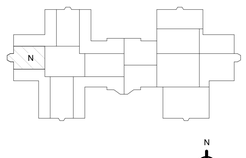
    LEVEL 3
    NO CHANGE TO EXISTING

    LEVEL 4
    NO CHANGE TO EXISTING

	REQUIRED	EXISTING
SERVICE SINK		
LEVEL 1	1	2
LEVEL 2	1	8
LEVEL 3	1	8
LEVEL 4	1	8

DRINKING FOUNTAINS
NOTE: THE NUMBER OF DRINKING FOUNTAINS PROVIDED IS UNCHANGED FROM THE EXISTING BUILDING CONDITIONS

Bell Works
Wight
Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701





REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

GENERAL INFORMATION, SYMBOLS, NOTES & ABBREVIATIONS

Project Number: 190128
Drawn By: Author
Sheet:

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SECTION 011000 - SUMMARY

THE DRAWINGS INCLUDE THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201 2017, AND ALL SECTIONS OF THE SPECIFICATIONS OUTLINED HEREIN.

DIVISION 01 - GENERAL REQUIREMENTS

011100 - SUMMARY OF WORK

1. THE WORK INCLUDES GENERAL CONSTRUCTION, PLUMBING, MECHANICAL ELECTRICAL, AND FIRE PROTECTION WORK. WORK COVERS PARTIAL CONSTRUCTION AND FINISHING OF THE SECOND, THIRD & FOURTH FLOORS OF 2000 AT&T DRIVE, HOFFMAN ESTATES, IL 60192. WORK INCLUDES BOTH NEW CONSTRUCTION AND RENOVATION OF EXISTING SPACES.

2. DRAWINGS AND SPECIFICATIONS INDICATE THE SCOPE OF THE PROJECT, IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, BUT DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. CONTRACTOR'S BID SHALL BE BASED ON THE DRAWINGS WITH THE UNDERSTANDING THAT THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF THE WORK. CONTRACTOR SHALL MAKE PROVISIONS FOR THE NECESSARY EXECUTION OF THE WORK. THESE INCLUDE, BUT ARE NOT LIMITED TO, SUCH ITEMS AS DEMOLITION, NEW CONSTRUCTION, HOISTING, STORAGE, FREIGHT ACCESS, DEBRIS REMOVAL, AND OTHER ITEMS REQUIRED FOR A COMPLETE PROJECT.

3. OWNER SHALL HAVE THE RIGHT TO EXECUTE CERTAIN PRIORITIES FOR THE PROJECT AS THEY SEE FIT, FOR SUCH ITEMS AS CUSTOM FURNITURE MILLWORK AND CARPETING, WITHOUT INCURRING ADDITIONAL MARKUP OF THE OUTSIDE CONTRACTOR'S PRICING BY THE GENERAL CONTRACTOR.

4. COORDINATION - REFER TO SOMERSET DEVLOPMENT CONTRACT

5. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING AND BUILDING THE PROJECT TO COMPLY WITH APPLICABLE CODES, AND REGULATIONS, INCLUDING BUILDING/LANDLORD, TOWN, STATE, FEDERAL.

6. BASE BUILDING CONSTRUCTION SPECIFICATIONS AND STANDARDS, AS WELL AS OWNER REQUIREMENTS AND BUILDING LEASE AGREEMENT SHALL GOVERN WORKMANSHIP/MATERIALS/DESIGN, EXCEPT AS THEY MAY BE MODIFIED OR AMENDED BY THESE CONSTRUCTION DOCUMENTS. ANY NOTE OR INDICATION SHOWN OR IMPLIED WHICH DOES NOT CONFORM TO THE LETTER OR SPIRIT, SO DEFINED, SHALL BE BROUGHT TO THE ATTENTION OF OWNER/ FOR REVIEW/EXECUTION. OWNER SHALL MEAN THE DIRECTION OF THE AUTHORIZED OWNER PROJECT MANAGER, TYPICAL.

7. NO CHANGES OR DEVIATIONS TO THE DESIGN INTENT SHALL BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT AND OWNER.

8. CONTRACTOR SHALL CORRECT ANY WORK THAT FAILS TO CONFORM TO THE CONSTRUCTION DOCUMENTS AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP.

9. WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS AND EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS WORK FOR A MINIMUM OF 18 MONTHS FROM THE DATE OF FINAL COMPLETION, UNLESS INDICATED OTHERWISE.

10. GENERAL CONTRACTOR IS RESPONSIBLE FOR APPLICABLE TAXES, LOCAL BUILDING DEPARTMENT FILING, PERMITS, APPROVALS, ETC. PAYMENT FOR FEES REQUIRED BY AUTHORITIES HAVING JURISDICTION FOR JOB COMPLETION AND SIGN-OFF SHALL BE INCLUDED IN BASE BID TO OWNER UNLESS INDICATED OTHERWISE.

11. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL PRESENT PROOF OF INSURANCE COVERING IN AMOUNTS REQUIRED BY LOCAL LAW, AS STIPULATED BY THE BUILDING, AND AS REQUIRED BY OWNER.

12. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING THE SITE DURING CONSTRUCTION FOR PROTECTION OF THE PROPERTY, AS WELL AS, MATERIALS, TOOLS, ETC.

13. SAFE CONSTRUCTION PRACTICES SHALL BE OBSERVED FOR WORKER SAFETY ON THE JOB AND SAFETY OF OWNER PERSONNEL.

14. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DELIVERIES, ACCESS, AND PROTECTION OF BASE BUILDING DURING PRODUCT MOVEMENTS.

15. GENERAL CONTRACTOR SHALL PERMIT AND FACILITATE OBSERVATIONS OF WORK BY THE BUILDING REPRESENTATIVES, THE OWNER, THE ARCHITECT, AND AGENTS AT ALL TIMES, AS REQUESTED OR NEEDED.

16. GENERAL CONTRACTOR SHALL PROPERLY COOPERATE, AND MEET WITH ANY OWNER-RETAINED CONTRACTORS OR VENDORS IN THE COMPLETION OF THE PROJECT.

17. CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING AND VERIFYING EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY REQUIRED CHANGES THAT MAY BE NECESSARY IN ORDER NOT TO DELAY THE PROJECT.

18. IN THE CASE OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE INSTRUCTION FROM THE OWNER/ARCHITECT PRIOR TO PROCEEDING. THE GREATER VALUE OPTION SHOULD ALWAYS BE ASSUMED UNTIL WRITTEN INSTRUCTIONS FROM THE OWNER/ARCHITECT INDICATE OTHERWISE.

19. GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS, INCLUDING VERIFYING AND COORDINATING MOVEMENT OF PRODUCTS AND MATERIALS THROUGH THE BUILDING.

20. CONTRACTOR SHALL PROVIDE TO THE OWNER/ARCHITECT A CONSTRUCTION SCHEDULE THAT ALIGNS WITH THE REQUIREMENTS OF THE OWNER AND PROVIDES CRITICAL PATH ITEMS. PROVIDE WEEKLY UPDATES.

012300 - ALTERNATES NONE

013300 - SUBMITTAL PROCEDURES

1. ARCHITECT/OWNER SHALL HAVE UP TO 10 WORKING DAYS TO REVIEW AND APPROVE/REJECT SUBMITTALS. GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO THE ARCHITECT AND OWNER FOR REVIEW:
   A. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW FOR ITEMS REQUIRING FABRICATION (MILLWORK, GLASS, ETC.)
   B. SHOP DRAWINGS: ONE LEGIBLE PDF OR TWO BLACKLINE PRINTS.
   C. PRODUCT DATA: PDF OR TWO 8 1/2" X 11" COPIES
   D. SAMPLES: THREE OF EACH FINISH SAMPLE AS LISTED ON THE SPECIFICATION SHEETS. TWO SHALL BE DELIVERED TO THE ARCHITECT AND ONE TO THE OWNER UNLESS NOTED OTHERWISE.
   E. SUBMIT CARPET SEAMING DIAGRAM FOR ARCHITECT'S REVIEW FOR TYPES OF CARPET SPECIFIED, INCLUDING PATTERN, LAYOUT DIRECTION AND TRANSITIONS.
   F. SUBMIT SHOP DRAWINGS FOR HARD-SURFACE FLOORING PATTERNS AS SPECIFIED.
   G. SUBMIT MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION DRAWINGS TO ARCHITECT FOR REVIEW OF WORK BEING PERFORMED AS DESIGN/BUILD.

014000 - QUALITY REQUIREMENTS

1. CONDUCT A PRE-CONSTRUCTION MEETING TO REVIEW PROCEDURES, SCHEDULE, AND PHASING OF THE PROJECT.

2. A WEEKLY JOBSITE MEETING ON CONFERENCE CALL CHAIRED BY THE CONTRACTOR SHALL BE REQUIRED.

3. A PROJECT SCHEDULE, SUBMITTAL SCHEDULE, AND A LIST OF SUBCONTRACTORS, SHALL BE REQUIRED BY THE FIRST REGULARLY SCHEDULED WEEKLY MEETING. UPDATE THE PROJECT SCHEDULE WEEKLY THROUGHOUT THE CONSTRUCTION PERIOD.

4. SUBMIT PAY APPLICATIONS TO THE ARCHITECT FOR REVIEW, AND FOLLOW STANDARD AIA CONVENTIONS, INCLUDING PARTIAL AND FINAL LIEN WAIVERS.

0174230 - FINAL CLEANING

1. PRIOR TO ACCEPTANCE OF THE WORK BY THE OWNER, THE GENERAL CONTRACTOR SHALL:
   A. VACUUM CARPETED AREAS.
   B. DUST SURFACES OTHER THAN FLOORS WITH CLEAN RAGS.
   C. EMPLOY SERVICES OF PROFESSIONAL WINDOW WASHERS TO THOROUGHLY CLEAN, WASH, AND POLISH GLASS. CLEANING MATERIALS AND METHODS SHALL BE AS RECOMMENDED BY MANUFACTURER IN ORDER TO AVOID SCRATCHING OR SCOURING OF SPECIAL SURFACES. INVESTIGATE REQUIRED SETTING TIME OF GLASS FILMS AND SCHEDULE GLASS CLEANING ACCORDINGLY.
   D. REMOVE MARKS, STAINS, FINGERPRINTS, OTHER SOIL AND DIRT FROM PAINTED, DECORATED SURFACES.
   E. CLEAN AND POLISH HARDWARE FOR ALL TRADES AS REQUIRED TO ESTABLISH NEW CONDITIONS.
   F. REMOVE SPOTS, SOIL AND PAINT FROM TILE WORK; WASH AND SEAL.
   G. CLEAN FIXTURES AND EQUIPMENT, REMOVE STICKERS, STAINS, PAINT, DIRT, AND DUST.
   H. REMOVE TEMPORARY FLOOR PROTECTION FOR FINISHED FLOOR; CLEAN AND POLISH SUCH FLOORS.
   I. WHERE RESILIENT FLOORING IS REQUIRED, CLEAN, WAX, AND POLISH ACCORDING TO MANUFACTURER'S RECOMMENDED PROCEDURES.

2. CONTRACTOR AND EACH SUBCONTRACTOR SHALL REMOVE AND DISPOSE OF TOOLS, EQUIPMENT, SURPLUS MATERIALS, AND RUBBISH PERTAINING TO THEIR WORK.

024119 – SELECTIVE DEMOLITION

1. PROVIDE DEMOLITION RELATED TO THE PROJECT WORK ACCORDING TO ANY BASE BUILDING SPECIFICATIONS OR REQUIREMENTS PRIOR TO BEGINNING DEMOLITION.

2. RETURN SCOPE OF WORK TO ORIGINAL BASE-BUILDING CONDITION, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   A. REMOVING DOORS, DOOR FRAMES, HARDWARE, FINISHES, EXISTING PARTITIONS NOT NOTED TO REMAIN, EXISTING FLOOR-COVERING, ACOUSTICAL CEILING SYSTEM AND POWER/TELEPHONE RECEPTACLES WHERE EXISTING PARTITIONS ARE TO BE REMOVED.

3. PATCH BASE-BUILDING COLUMNS AND WINDOW FRAMING WHERE EXISTING PARTITIONS ARE REMOVED.

4. EXISTING MATERIALS (I.E., HOLLOW METAL FRAMES, DOORS, LIGHT FIXTURES) SHALL BE CLEANED, REFURBISHED AND REUSED (WHEN CONSISTENT WITH THE ARCHITECTURAL AND ENGINEERING SPECIFICATIONS AND DRAWINGS), WHENEVER POSSIBLE.

5. PATCH EXISTING WALLS AND CEILINGS SCHEDULED TO REMAIN, TO PROVIDE A COMPATIBLE SURFACE TO RECEIVE SPECIFIED NEW FINISH.

033000 - CAST-IN-PLACE CONCRETE

1. WORK INCLUDES CONCRETE FOOTINGS, FOUNDATION/RETAINING WALLS, AND SLABS ON METAL DECK.

2. SUBMIT PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED.

3. FORMWORK: EXTERIOR-GRADE B-B, CLASS 1 PLYWOOD, METAL, OR OTHER APPROVED PANEL MATERIALS.

4. FORM TIES: SNAP-OFF METAL THAT LEAVE NO CORRODIBLE METAL CLOSER THAN 1 INCH TO EXPOSED CONCRETE SURFACE.

5. STEEL REINFORCEMENT: ASTM A615, GRADE 60, DEFORMED BARS.

6. WELDED WIRE FABRIC: ASTM A185, PLAIN COLD-DRAWN STEEL, FLAT SHEETS.

7. JOINT DOWEL BARS: ASTM A615, GRADE 60, PLAIN STEEL BARS. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.

8. PROVIDE SUFFICIENT BAR SUPPORTS, TIES, ANCHORS, OR OTHER ACCESSORIES TO SECURELY HOLD BARS AND REINFORCEMENT IN PLACE.

9. MATERIALS FOR CAST-IN-PLACE CONCRETE:
   A. PORTLAND CEMENT: ASTM C150, TYPE 1, NORMAL PORTLAND CEMENT: UNIFORM GREY COLOR FROM A SINGLE SOURCE.
   B. AGGREGATES: FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C33. FINE AGGREGATES: NATURAL OR ARTIFICIAL, HARD CLEAN SAND. COARSE AGGREGATES: CRUSHED STONE, SIZE 57.
   C. WATER: ASTM C94 AND POTABLE.
   D. SYNTHETIC MACRO-FIBER: POLYOLEFIN MACRO-FIBERS DESIGNED FOR USE IN CONCRETE, COMPLYING WITH ASTM C1116, TYPE III, 1 TO 2-1/4 INCHES LONG; W. R. GRACE & CO.; STRUX 90/40, OR EQUAL.
   E. AIR-ENTRAINING ADMIXTURE: ASTM C260.
   F. REPAIR OVERLAYMENT: CEMENT-BASED, POLYMER-MODIFIED, SELF-LEVELING PRODUCT THAT CAN BE APPLIED IN THICKNESSES FROM 1/8 INCH AND THAT CAN BE FEATHERED AT EDGES TO MATCH ADJACENT FLOOR ELEVATIONS, WITH COMPRESSIVE STRENGTH NOT LESS THAN 5000 PSI AT 28 DAYS ACCORDING TO ASTM C109.
   G. VAPOR RETARDER: ASTM E1745, CLASS A, 15-MIL-THICK SHEET, WITH PRESSURE-SENSITIVE SEAM TAPE AND PROTRUSION BOOTS.
   H. CURING COMPOUND: ASTM C309, TYPE 1 CLASS B, DISSIPATING, CERTIFIED TO NOT INTERFERE WITH BONDING OF FLOOR COVERINGS.
   I. EXPANSION JOINT FILLER: ASTM D1751; NON-EXTRUDING TYPE, FIBER WITH ASPHALT BINDER.
   J. BONDING AGENT: ASTM C1059, TYPE II, NON-DISPERSIBLE, ACRYLIC EMULSION OR STYRENE BUTADIENE.
   K. FORM LINERS: UNITS OF FACE DESIGN, TEXTURE, ARRANGEMENT, AND CONFIGURATION INDICATED. FURNISH WITH MANUFACTURER'S RECOMMENDED LIQUID-RELEASE AGENT THAT WILL NOT BOND WITH, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES AND WILL NOT IMPAIR SUBSEQUENT SURFACE TREATMENTS OF CONCRETE. BASIS-OF-DESIGN PRODUCT: SYMONS, A DAYTON SUPERIOR COMPANY, OR EQUAL; DESIGN AS SELECTED BY MANUFACTURER FROM MANUFACTURER'S FULL RANGE. PLACE AND ATTACH SECURELY TO FORMS FOR ACCURATE TEXTURE, SEAL JOINTS TO PREVENT MORTAR LEAKS, AND APPLY FORM-RELEASE AGENT.

10. CONCRETE MIXTURES:
   A. PROPORTION FOOTING CONCRETE MIXES FOR MINIMUM COMPRESSIVE STRENGTH INDICATED ON DRAWINGS; MAXIMUM WATER/CEMENT RATIO OF 0.50; SLUMP OF 4 INCHES PLUS OR MINUS 1 INCH; LIMIT FLY ASH TO 25 PERCENT.
   B. PROPORTION FOUNDATION/RETAINING WALL CONCRETE MIXES FOR MINIMUM COMPRESSIVE STRENGTH INDICATED ON DRAWINGS; MAXIMUM WATER/CEMENT RATIO OF 0.50; SLUMP OF 4 INCHES PLUS OR MINUS 1 INCH; LIMIT FLY ASH TO 25 PERCENT; AIR CONTENT NOT EXCEEDING 5.5 PERCENT; SLUMP 4 INCHES PLUS OR MINUS 1.5 PERCENT.
   C. PROPORTION EXTERIOR SLAB ON METAL DECK CONCRETE MIXES FOR MINIMUM COMPRESSIVE STRENGTH INDICATED ON DRAWINGS; MAXIMUM WATER/CEMENT RATIO OF 0.45; SLUMP OF 4 INCHES PLUS OR MINUS 1 INCH; LIMIT FLY ASH TO 15 PERCENT; AIR CONTENT NOT EXCEEDING 5 TO 7 PERCENT.
   D. PROPORTION EXTERIOR TOPPING SLAB LIGHTWEIGHT CONCRETE MIXES FOR MINIMUM COMPRESSIVE STRENGTH INDICATED ON DRAWINGS; CALCULATED EQUILIBRIUM UNIT WEIGHT OF 120 LB/CU FT, PLUS OR MINUS 3 LB/CU YD ACCORDING TO ASTM C567; MAXIMUM WATER/CEMENT RATIO OF 0.45; SLUMP OF 5 INCHES PLUS OR MINUS 1 INCH; LIMIT FLY ASH TO 25 PERCENT; AIR CONTENT NOT EXCEEDING 5 TO 7 PERCENT; UNIFORMLY DISPERSE SYNTHETIC MACRO-FIBER IN CONCRETE MIXTURE AT MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 5 LB/CU YD

11. GRANULAR FILL: FILL AREAS BELOW CONCRETE SLABS-ON-GRADE WITH IDOT GRADE CA-7. COMPACT WITH VIBRATING MECHANICAL TAMPING EQUIPMENT TO PROPER ELEVATION. PROVIDE VAPOR RETARDER UNDER INTERIOR CONCRETE SLABS, OVER GRANULAR FILL. LAP JOINTS NOT LESS THAN 6 INCHES AND SEAL WITH JOINT TAPE. PATCH AND SEAL PUNCTURES, TEARS, ETC. BEFORE PLACING CONCRETE.

12. PLACE REINFORCEMENT TO OBTAIN NOT LESS THAN MINIMUM COVERAGES INDICATED IN CRSI "MANUAL OF STANDARD PRACTICE." INSTALL WELDED WIRE FABRIC IN LONGEST LENGTHS PRACTICABLE. LAP ADJOINING PIECES AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE. OFFSET END LAPS IN ADJACENT WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.

13. AFTER PLACING SLABS, PLANE SURFACE TO A TOLERANCE NOT EXCEEDING 1/8-INCH IN 10-FEET WHEN TESTED WITH A 10-FEET STRAIGHT EDGE. SLOPE SURFACES UNIFORMLY TO DRAINS WHERE REQUIRED.

14. FLOAT FINISH: APPLY FLOAT FINISH TO MONOLITHIC SLAB SURFACES TO RECEIVE TROWEL FINISH AND AS INDICATED.

   A. AFTER SCREEDING, CONSOLIDATING, AND LEVELING CONCRETE SLABS, DO NOT WORK SURFACE UNTIL READY FOR FLOATING. BEGIN FLOATING WHEN SURFACE WATER HAS DISAPPEARED OR CONCRETE HAS STIFFENED SUFFICIENTLY TO PERMIT OPERATION OF POWER-DRIVEN FLOATS, OR BOTH. CONSOLIDATE SURFACE WITH POWER DRIVEN FLOATS, OR BY HAND FLOATING IF AREA IS SMALL OR INACCESSIBLE TO POWER UNITS. CHECK AND LEVEL SURFACE PLACE TO A TOLERANCE NOT EXCEEDING 1/8-INCH IN 10-FEET WHEN TESTED WITH A 10-FEET STRAIGHTEDGE. CUT DOWN HIGH SPOTS AND FILL LOW SPOTS. UNIFORMLY SLOPE SURFACES TO DRAINS. IMMEDIATELY AFTER LEVELING, REFLOAT SURFACE TO A UNIFORM, SMOOTH, GRANULAR TEXTURE.

15. TROWEL FINISH: APPLY TROWEL FINISH TO MONOLITHIC SLAB SURFACES TO BE EXPOSED TO VIEW, AND SLAB SURFACES TO BE COVERED WITH FLOORING, PAINT, OR OTHER FINISH SYSTEM.

   A. AFTER FLOATING, BEGIN FIRST TROWEL FINISH OPERATION USING A POWER-DRIVEN TROWEL. BEGIN FINAL TROWELING WHEN SURFACE PRODUCES A RINGING SOUND AS TROWEL IS MOVED OVER SURFACE. CONSOLIDATE CONCRETE SURFACE BY FINAL HAND TROWELING OPERATION, FREE OF TROWEL MARKS, UNIFORM IN TEXTURE AND APPEARANCE, AND WITH A SURFACE PLACE TOLERANCE NOT EXCEEDING 1/8-INCH IN 10-FEET WHEN TESTED WITH A 10-FEET STRAIGHTEDGE. GRIND SMOOTH SURFACE DEFECTS THAT WOULD TELEGRAPH THROUGH APPLIED FLOOR COVERING SYSTEM.

   B. BROOM FINISH: APPLY A BROOM FINISH TO EXTERIOR CONCRETE; IMMEDIATELY AFTER FLOAT FINISHING, ROUGHEN SURFACE WITH A MEDIUM BROOM FINISH PERPENDICULAR TO MAIN TRAFFIC ROUTE.

16. APPLY CURING COMPOUND TO SLABS AS SOON AS FINAL FINISHING OPERATIONS ARE COMPLETED (WITHIN 2 HOURS). APPLY UNIFORMLY IN CONTINUOUS OPERATION BY POWER SPRAYER OR ROLLER ACCORDING TO MANUFACTURER'S DIRECTIONS. FLOORS THAT WILL REMAIN EXPOSED SHALL BE SEALED A SECOND COAT OF CURING COMPOUND PLACED NEAR THE COMPLETION OF CONSTRUCTION. FINISH APPLICATION, WHETHER ONE OR TWO COATS, SHALL HAVE A UNIFORM APPEARANCE.

17. CONTRACTION/CONTROL JOINTS: SAW JOINTS EQUAL TO 1/4 OF SLAB THICKNESS, CONFORMING TO ACI 318, LOCATIONS AS INDICATED ON DRAWINGS, OR APPROVED BY ARCHITECT.

033000 - CAST-IN-PLACE CONCRETE (CONTINUED)

18. QUALITY CONTROL TESTING DURING CONSTRUCTION:
   A. APPROVED TESTING LABORATORY SHALL PERFORM COMPRESSION STRENGTH TESTS ACCORDING TO ACI 301 ON A SET OF 4 STANDARD CYLINDERS FOR EACH 100 CU. YARDS OF CONCRETE, MINIMUM 1 SET. TEST 2 CYLINDERS AT 7 DAYS AND 2 CYLINDERS AT 28 DAYS. SUBMIT TEST REPORTS TO THE ARCHITECT FOR REVIEW. CONCRETE WITH SUBSTANDARD TEST RESULTS SHALL BE RETESTED AS REQUIRED BY THE ARCHITECT. CONCRETE THAT DOES NOT COMPLY WITH MINIMUM REQUIRED COMPRESSIVE STRENGTH SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
   B. SLUMP: ASTM C 143. ONE TEST AT POINT OF PLACEMENT.
   C. AIR CONTENT: ASTM C 231, PRESSURE METHOD, ONE TEST PER DAY.

19. PROTECT SLABS-ON-GRADE FROM STAINING, LAITANCE, AND CONTAMINATION UNTIL DATE OF SUBSTANTIAL COMPETITION.

SECTION 051200 - STRUCTURAL STEEL

1. WORK INCLUDES: STRUCTURAL STEEL AS CLASSIFIED BY ANSI/AISC 303 AND ANSI/AISC 360.

2. PROVIDE SHOP DRAWINGS INDICATING FABRICATION OF STRUCTURAL STEEL COMPONENTS AND DETAILS OF CONNECTIONS.

3. QUALITY ASSURANCE:
   3.1. FABRICATOR QUALIFICATIONS: AISC-CERTIFIED PLANT, CATEGORY BU.
   3.2. INSTALLER QUALIFICATIONS: AISC-CERTIFIED ERECTOR, CATEGORY CATEGORY CSE.
   3.3. WELDING QUALIFICATIONS: AWS D1.1.

4. STRUCTURAL STEEL MATERIALS:
   4.1. WIDE FLANGE MEMBERS: ASTM A992/A992M.
   4.2. CHANNEL AND ANGLE SHAPES, PLATES, AND BARS: ASTM A36/A36M.
   4.3. COLD-FORMED HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE C STRUCTURAL TUBING.

5. BOLTS, CONNECTORS, AND ANCHORS:
   5.1. BOLTS, NUTS, AND WASHERS: ASTM F3125/F3125M, GRADE A325, TYPE 1, HEAVY-HEX STEEL STRUCTURAL BOLTS; ASTM A563, GRDE DH HEAVY-HEX CARBON STEEL NUTS; AND ASTM F436/F436M , TYPE 1 HARDENED CARBON-STEEL WASHERS, ALL WITH PLAIN FINISH.
   5.2. UNHEADED AND HEADED ANCHOR RODS: ASTM F1554, GR 55.
   5.3. THREADED RODS: ASTM A36.

6. PRIMER: MPI#79, NONASPHALTIC, RUST INHIBITING.

7. GROUT: ASTM C1107, NONMETALLIC, SHRINKAGE RESISTANT.

8. FABRICATION:
   8.1. FABRICATE AND SHOP ASSEMBLE TO GREATEST EXTENT POSSIBLE, ACCORDING TO AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND AISC 360.
   8.2. SHOP CONNECTIONS: HIGH-STRENGTH BOLTS, SNUG TIGHTENED, OR WELDED CONNECTIONS COMPLYING WITH AWS D1.1.
   8.3. SHOP PRIMING: PREPARE SURFACES ACCORDING TO SSPC SP 3 AND PRIME ACCORDING TO SSPC TO DRY-FILM THICKNESS NOT LESS THAN 1.5 MILS.

9. HOT-DIP GALVANIZING: ASTM A123 AT EXTERIOR EXPOSED STRUCTURAL STEEL.

10. INSTALLATION: SET STRUCTURAL STEEL ACCURATELY, TO ELEVATIONS INDICATED, AND ACCORDING TO ANSI/AISC 303 AND ANSI/AISC 360.
   10.1. BASE PLATES AND LEVELING PLATES: CLEAN CONCRETE AND MASONRY SUBSTRATES OF BOND-REDUCING MATERIALS AND ROUGHEN SURFACES. CLEAN BOTTOM SURFACE OF PLATES. SET PLATES ON WEDGES, SHIMS, OR SETTING NUTS. SNUG TIGHTEN ANCHOR RODS AFTER STRUCTURAL MEMBER ARE POSITIONED AND PLUMBED, AND PACK GROUT SOLIDLY BETWEEN BEARING SURFACE AND PLATE SO NO VOIDS REMAIN.
   10.2. FIELD CONNECTIONS: HIGH-STRENGTH BOLTS, SNUG TIGHTENED, OR WELDED CONNECTIONS COMPLYING WITH AWS D1.1.
   10.3 MAINTAIN ERECTION TOLERANCES OF STRUCTURAL STEEL WITHIN AISC CODE.

11. SPECIAL INSPECTIONS: OWNER WILL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM SPECIAL INSPECTIONS AND TESTING.
   11.1.BOLTED CONNECTIONS: TEST AND INSPECT ACCORDING TO RCSC'S "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
   11.2.FIELD WELDS: INSPECT ACCORDING TO AWS D1.1.

12. TOUCHUP PAINTING: PREPARE AND TOUCHUP DAMAGED PRIMER OR GALVANIZING.
   12.1. PRIMER: PREPARE BY SSPC-SP 2 AND APPLY PRIMER TO COMPLY WITH SSPC-PA 1.
   12.2. GALVANIZING: CLEAN AREAS AND REPAIR ACCORDING TO ASTM A780.

SECTION 053100 - METAL DECKING

1. WORK INCLUDES: NONCOMPOSITE FORM DECK.

2. SUBMIT PRODUCT DATA AND SHOP DRAWINGS INDICATING LAYOUT, TYPES OF DECK PANELS, ANCHORAGE DETAILS, OPENINGS, ACCESSORIES, AND ATTACHMENT TO OTHER CONSTRUCTION.

3. PERFORMANCE REQUIREMENTS: COMPLY WITH AISC'S "NORTH AMERICAN SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS.

4. NONCOMPOSITE FORM DECK:
   4.1. COMPLY WITH SDI SPECIFICATIONS AND COMMENTARY FOR NONCOMPOSITE STEEL FORM DECK", PUBLICATION NO. 29.
   4.2. GALVANIZED STEEL SHEET: ASTM A653, STRUCTURAL STEEL (SS), GRADE 33, G60 ZINC COATING.
   4.3. PROFILE DEPTH: AS INDICATED ON DRAWINGS.
   4.4. DESIGN UNCOATED STEEL THICKNESS: AS INDICATED ON DRAWINGS.
   4.5. SPAN CONDITION: TRIPLE SPAN OR MORE.
   4.6. SIDE LAPS: OVERLAPPED AND SCREWED.

5. ACCESSORIES:
   5.1. SIDE-LAP FASTENERS: CORROSION-RESISTANT, HEXAGONAL WASHER HEAD, SELF-DRILLING, CARBON STEEL SCREWS, NO. 10 MINIMUM DIAMETER.
   5.2. FLEXIBLE CLOSURE STRIPS: VULCANIZED, CLOSED-CELL, SYNTHETIC RUBBER.
   5.3. POUR STOPS, COLUMN CLOSURES, END CLOSURES, COVER PLATES, AND FLAT SUMP PANS: STEEL SHEET OF SAME MATERIAL AND FINISH AS DECK.

6. INSTALLATION: INSTALL STEEL DECKING ACCORDING TO SDI PUBLICATION NO. 31 AND MANUFACTURER'S INSTRUCTIONS.
   6.1. PLACE DECK PANELS FLAT AND SQUARE AND FASTEN TO SUPPORTING FRAME WITHOUT WARP OR DEFLECTION.
   6.2. PROVIDE REINFORCEMENT AND CLOSURE PIECES AT OPENINGS AS REQUIRED FOR STRENGTH, CONTINUITY, AND SUPPORT OF OTHER WORK.
   6.3. COMPLY WITH AWS REQUIREMENTS AND PROCEDURES FOR MANUAL SHIELDED METAL ARC WELDING, APPEARANCE AND QUALITY OF WELDS, AND METHODS USED FOR CORRECTING WELDING WORK.
   6.4. WELD DIAMETERS AND SPACING: AS INDICATED.
   6.5. SIDE LAP AND PERIMETER EDGE FASTENING: MECHANICALLY FASTENED AS INDICATED.
   6.6. END BEARING: NOT LESS THAN 1-1/2 INCHES, WITH END JOINTS LAPPED.

7. FIELD QUALITY CONTROL: OWNER WILL ENGAGE QUALIFIED INDEPENDENT TESTING AGENCY TO PROVIDE SPECIAL INSPECTIONS ACCORDING TO SDI QA/QC, AND INSPECT FIELD WELDS.

8. GALVANIZING REPAIR PAINT: SSPC-PAINT 20 OR DOD-P-21035, WITH DRY FILM CONTAINING A MINIMUM OF 94 PERCENT ZINC DUST BY WEIGHT.

SECTION 055000 - METAL FABRICATIONS

1. WORK INCLUDES: METAL FABRICATION, COMPLETE WITH ANCHORS AND ACCESSORIES, INCLUDING ROUGH HARDWARE, PLATES, LINTELS, ANGLES, METAL-PAN STAIRS, AND PIPE HANDRAILINGS.

2. SUBMIT SHOP DRAWINGS INDICATING LAYOUT, MEMBERS, CONNECTIONS, MISCELLANEOUS ITEMS AND SCHEDULES, FABRICATION AND ERECTION REQUIREMENTS.
   2.1. SUBMIT CALCULATIONS SEALED BY AN ILLINOIS-LICENSED STRUCTURAL ENGINEER CONCURRENT WITH SHOP DRAWINGS.

3. MATERIALS FOR METAL FABRICATIONS:
   3.1, PLATES, SHAPES, AND BARS: ASTM A36.
   3.2. STEEL TUBING: ASTM A500, COLD-FORMED.
   3.3. UNCOATED, COLD-ROLLED STEEL SHEET: ASTM A1008, GRADE REQUIRED TO COMPLY WITH PERFORMANCE REQUIREMENTS INDICATED.
   3.4. BOLTS AND OTHER ANCHORS: ASTM A307, GRADE A, GALVANIZED.
   3.5. WELDING ELECTRODES: COMPLY WITH AWS SPECIFICATIONS.
   3.6. FERROUS METAL PRIMER: MPI#79.

4. FURNISH BENT OR OTHERWISE CUSTOM-FABRICATED BOLTS, PLATES, ANCHORS, DOWELS AND OTHER METAL FABRICATIONS AS REQUIRED FOR ANCHORING OR SECURING ITEM INDICATED TO CONCRETE, MASONRY, OR OTHER STRUCTURES. FABRICATE ITEMS TO SIZES, SHAPES, AND DIMENSIONS REQUIRED. FURNISH MALLEABLE-IRON WASHERS FOR HEADS AND NUTS THAT BEAR ON WOOD STRUCTURAL CONNECTIONS; ELSEWHERE, FURNISH STEEL WASHERS.

SECTION 055000 - METAL FABRICATIONS (CONTINUED)

5. PROVIDE LOOSE BEARING AND LEVELING PLATES FOR STEEL ITEMS BEARING ON MASONRY OR CONCRETE CONSTRUCTION. MADE FLAT, FREE FROM WARPS OR TWISTS, AND OF REQUIRED THICKNESS AND BEARING AREA. DRILL PLATES TO RECEIVE ANCHOR BOLTS AS REQUIRED. GALVANIZE AFTER FABRICATION.

6. PROVIDE LOOSE STRUCTURAL STEEL LINTELS FOR OPENINGS AND RECESSES IN MASONRY WALLS AND PARTITIONS AS SHOWN. WELD ADJOINING MEMBERS TOGETHER TO FORM A SINGLE UNIT WHERE INDICATED. PROVIDE NOT LESS THAN 6 INCHES BEARING AT EACH SIDE OF OPENINGS, UNLESS OTHERWISE INDICATED.

7. METAL-PAN STAIRS: COMPLY WITH NAAMA AMP 510, "METAL STAIRS MANUAL" FOR ARCHITECTURAL CLASS.
   7.1. STRUCTURAL PERFORMANCE: UNIFORM LOAD OF 100 BS/SQ FT AND CONCENTRATED LOAD OF 300 LBF ON AN AREA OF 4 SQ INCHES, WITH A MAXIMUM DEFLECTION OF L/200 OR 1/4 INCH, WHICHEVER IS LESS.
   7.2. FABRICATE STRINGERS OF STEEL PLATE, CHANNELS, OR TUBES, AS INDICATED. PROVIDE CLOSURES FOR EXPOSED ENDS OF CHANNEL OR TUBE STRINGERS. CONSTRUCT PLATFORM FRAMING OF STEEL PLATE, CHANNEL, OR TUBE HEADERS

078123 - INTUMESCENT FIRE PROTECTION

1. WORK INCLUDES INTUMESCENT COATINGS.
2. CONDUCT PREINSTALLATION CONFERENCE AT PROJECT SITE. REVIEW PRODUCTS, DESIGN RATINGS, AND OTHER PERFORMANCE REQUIREMENTS.
3. SUBMITTALS: PRODUCT DATA, SAMPLES OF TEXTURE, AND EVALUATION REPORTS FROM ICC-ES.
4. QUALITY ASSURANCE:
   4.1. INSTALLER THAT IS QUALIFIED BY FIREPROOFING MANUFACTURER AS EXPERIENCED AND WITH SUFFICIENT STAFF TO INSTALL PRODUCTS TO SPECIFIED REQUIREMENTS.
   4.2. MOCKUPS FOR EACH TYPE OF FIREPROOFING, SUBSTRATE, AND FINISH, TO VERIFY SELECTIONS AND DEMONSTRATE QUALITY STANDARDS FOR MATERIALS AND EXECUTION. APPROVED MOCKUP MAY BE PART OF THE COMPLETED WORK IF UNDISTURBED AT DATE OF SUBSTANTIAL COMPLETION.
5. FIELD CONDITIONS: APPLY FIREPROOFING IN RANGE OF AMBIENT AND SUBSTRATE TEMPERATURES RECOMMENDED BY MANUFACTURER. COMPLY WITH RECOMMENDED VENTILATION DURING AND AFTER APPLICATION TO ENSURE AIR EXCHANGES REQUIRED BY MANUFACTURER.
6. PERFORMANCE REQUIREMENTS:
   6.1. FIRE-RESISTANCE DESIGN: TESTED ACCORDING TO ASTM E119 OR UL 263. STEEL MEMBERS ARE CONSIDERED UNRESTRAINED.
   6.2. PRODUCTS SHALL CONTAIN NO DETECTABLE ASBESTOS.
7. INTUMESCENT FIRE-RESISTIVE COATINGS FOR INTERIOR GENERAL PURPOSES:
   7.1. BASIS-OF-DESIGN PRODUCT: ISOLATEK INTERNATIONAL; CAFCO SPRAYFILM-WB 3, OR EQUAL.
   7.2. THICKNESS: AS REQUIRED FOR FIRE-RESISTANCE DESIGN INDICATED.
   7.3. SURFACE-BURNING CHARACTERISTICS: FLAME-SPREAD INDEX OF 25 OR LESS AND SMOKE-DEVELOPED INDEX OF 50 OR LESS.
   7.4. HARDNESS: NOT LESS THAN 80, TYPE D DUROMETER.
   7.5. FINISH: ROLLED, SPRAY-TEXTURED FINISH.
8. AUXILIARY MATERIALS: ACCORDING TO FIRE-RESISTANCE DESIGNS INDICATED.
9. TOPCOAT: TYPE RECOMMENDED BY FIREPROOFING MANUFACTURER FOR FIRE-RESISTANCE DESIGN.
10. INSTALLATION:
    10.1. EXAMINE SUBSTRATES WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING PERFORMANCE OF THE WORK, AND ACCORDING TO EACH FIRE-RESISTANCE DESIGN. CONDUCT TESTS ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS TO ENSURE SUBSTRATES ARE FREE OF SUBSTANCES CAPABLE OF INTERFERING WITH BOND. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
    10.2. COVER OTHER WORK SUBJECT TO DAMAGE FROM OVERSPRAY OF FIREPROOFING MATERIALS. CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF FIREPROOFING. REPAIR SUBSTRATES TO REMOVE SURFACE IMPERFECTIONS THAT AFFECT UNIFORMITY OF TEXTURE AND THICKNESS IN FINISHED SURFACE OF FIREPROOFING. PRIME SUBSTRATES WHERE RECOMMENDED BY MANUFACTURER OR REQUIRED BY FIRE-RESISTANCE DESIGN. DO NOT BEGIN APPLICATION UNTIL CLIPS, HANGERS, SUPPORTS, AND OTHER ITEMS PENETRATING FIREPROOFING ARE IN PLACE.
    10.3. APPLY FIREPROOFING ACCORDING TO FIRE-RESISTANCE DESIGN INDICATED AND MANUFACTURER'S WRITTEN INSTRUCTIONS, USING RECOMMEND TYPES OF EQUIPMENT FOR MIXING, CONVEYING, AND APPLYING FIREPROOFING. INSTALL AUXILIARY MATERIALS AS REQUIRED BY FIRE-RESISTANCE DESIGN INDICATED. EXTEND FIREPROOFING IN FULL THICKNESS OVER ENTIRE AREA OF EACH SUBSTRATE TO BE PROTECTED. COMPLETE COVERAGE BY TROWEL APPLICATION OR OTHER METHOD RECOMMENDED BY MANUFACTURER.
    10.4. FINISHES: PROVIDE UNIFORM FINISH COMPLYING WITH REQUIREMENTS INDICATED, MATCHING APPROVED MOCKUP. PROVIDE EVEN FINISH PRODUCED BY ROLLING SPRAY-APPLIED FINISH WITH A 0MMP PAINT ROLLER TO REMOVE DRIPPINGS AND EXCESSIVE ROUGHNESS.
    10.5. CURE FIREPROOFING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. FIELD QUALITY CONTROL: OWNER WILL ENGAGE SPECIAL INSPECTOR FOR TESTS AND INSPECTIONS REQUIRED BY IBC. REMOVE AND REPLACE FIREPROOFING THAT DOES NOT PASS TESTS AND INSPECTIONS AT NO COST TO OWNER.
12. PROTECT FIREPROOFING SO IT IS WITHOUT DAMAGE OR DETERIORATION ON DATE OF SUBSTANTIAL COMPLETION. REPAIR OR REPLACE DAMAGED FIREPROOFING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

081113 - HOLLOW METAL DOORS AND FRAMES

1. PROVIDE PREFINISHED ALUMINUM OR SHOP PRIMED HOLLOW METALDOOR FRAMES AS INDICATED AND SCHEDULED ON THE DRAWINGS, UNLESS INDICATED OTHERWISE.

2. SUBMITTALS
   A. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL PRODUCT DATA SUBSTANTIATING THAT PRODUCTS COMPLY WITH REQUIREMENTS.
   B. SHOP DRAWINGS: SUBMIT FOR FABRICATION AND INSTALLATION OF ALUMINUM OR STEEL FRAMES. INCLUDE DETAILS OF EACH FRAME TYPE, CONDITIONS AT OPENINGS, DETAILS OF CONSTRUCTION, LOCATION AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE AND REINFORCEMENTS, AND DETAILS OF JOINTS AND CONNECTIONS. SHOW ANCHORAGE AND ACCESSORY ITEMS.
   C. PROVIDE SCHEDULE OF FRAMES USING SAME REFERENCE NUMBERS FOR DETAILS AND OPENINGS AS THOSE ON DRAWINGS.

3. HOLLOW METAL DOORS: ANSI/SDI A250.8 LEVEL 2 AND ANSI/SDI A250.4 PHYSICAL PERFORMANCE LEVEL B (HEAVY-DUTY), MODEL 1 (FULL FLUSH), WITH 1/8-INCH IN 2-INCH BEVELED EDGE AND TOP AND BOTTOM EDGES CLOSED WITH SAME MATERIAL AS FACE SHEET.

4. HOLLOW METAL FRAMES: ANSI/SDI A250.8, 0.053-INCH-THICK COLD-ROLLED STEEL SHEET WITH FACE-WELDED CORNERS. PROVIDE LOOSE STOPS FOR GLAZING LITES FABRICATED FROM NOT LESS THAN 0.032-INCH THICK STEEL SHEET MATCHING FRAME MATERIAL.

5. FABRICATE HOLLOW METAL WORK RIGID AND FREE OF DEFECTS, COMPLYING WITH TOLERANCES INDICATED IN SDI 117.

6. INSPECT HOLLOW METAL WORK UPON DELIVERY FOR DAMAGE. MINOR DAMAGES MAY BE REPAIRED PROVIDED REFINISHED ITEMS ARE EQUAL TO NEW WORK AND ACCEPTABLE TO ARCHITECT; OTHERWISE, REMOVE AND REPLACE DAMAGED ITEMS AS DESCRIBED.

7. PROVIDE SHOP-APPLIED PAINT PRIMER, RUST-INHIBITIVE ENAMEL OR PAINT, EITHER AIR-DRYING OR BAKING, COMPATIBLE WITH SPECIFIED FINISH PAINTS.

8. PREPARE FRAMES TO RECEIVE FINISH HARDWARE ACCORDING TO FINAL FINISH HARDWARE SCHEDULE AND TEMPLATES PROVIDED BY HARDWARE SUPPLIER. COMPLY WITH SPECIFICATIONS FOR DOOR AND FRAME PREPARATION AND REINFORCEMENT WITH APPLICABLE REQUIREMENTS OF ANSI A115 SERIES FOR HARDWARE.

9. PROVIDE FOR THREE DOOR SILENCERS PER FRAME AND TWO FOR DOUBLE-DOOR FRAMES.

10. PROVIDE FOR FLOOR ANCHOR CLIPS FOR EACH JAMB. CLIPS SHALL BE 14 GAUGE WITH 2 ANCHOR HOLES.

11. FIRE-RATED DOOR ASSEMBLIES: WHERE FIRE RATED DOOR ASSEMBLIES ARE INDICATED OR REQUIRED, PROVIDE FIRE-RATED DOOR AND FRAME ASSEMBLIES THAT COMPLY WITH NFPA 80 "STANDARD FOR FIRE DOORS AND WINDOWS" AND HAVE BEEN TESTED, LISTED, AND LABELED ACCORDING TO ASTM E152 "STANDARD METHODS OF FIRE TESTS OF DOOR ASSEMBLIES' BY A NATIONALLY RECOGNIZED INDEPENDENT TESTING AND INSPECTION AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

12. INSTALL HOLLOW-METAL FRAMES TO COMPLY WITH ANSI/SDI A250.11. INSTALL FIRE-RATED FRAMES ACCORDING TO NFPA 80. INSTALL HOLLOW-METAL DOORS ACCURATELY IN FRAMES WITH 1/8-INCH CLEARANCE AT JAMBS AND HEAD, AND MAXIMUM 3/4 INCH BETWEEN BOTTOM OF DOOR AND FINISH FLOOR.

081416 - FLUSH WOOD DOORS

1. PROVIDE BUILDING STANDARD, SOLID-CORE WOOD DOORS AS INDICATED ON DRAWINGS. WOOD DOORS SHALL BE PRE-FINISHED, BY VT INDUSTRIES, OR EQUAL. FINISH AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.">

2. PROVIDE UNDERWRITER LABORATORIES MARKINGS FOR FIRE-RATED DOORS ACCORDING TO NFPA 80 AND APPLICABLE LOCAL CODES.

3. MAXIMUM WARP SHALL BE 1/4" WITH ALLOWABLE TOLERANCES OF 1/16" IN OVERALL DIMENSION.

4. FLUSH DOORS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS.

5. FLUSH WOOD DOORS: COMPLY WITH WDMA I.S.1-A PERFORMANCE GRADE EXTRA HEAVY DUTY, WITH ANSI A208.1 GRADE LD-2 PARTICLEBOARD CORE UNLESS FIRE-RATED CORE IS REQUIRED. PROVIDE PREMIUM GRADE WITH FIVE-PLY, GRADE A FACES, IN SPECIES AND CUT INDICATED, BOOK MATCHED, CENTER BALANCE MATCH ASSEMBLY, AND EDGES SAME SPECIES AS FACES.

6. SEAL DOOR EDGES AFTER FITTING AND UNDERCUTTING.

7. FACTORY-FIT DOORS TO FRAME WITH 1/8 INCH CLEARANCE AT JAMBS AND HEAD, AND MAXIMUM 3/4 INCH BETWEEN BOTTOM OF DOOR AND FINISH FLOOR. INSTALL FIRE-RATED DOORS ACCORDING TO NFPA 80.

084213 - ALUMINUM-FRAMED ENTRANCES

1. SECTION INCLUDES ALUMINUM ENTRANCES.

2. SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR ALUMINUM ENTRANCES, INCLUDING MATERIAL DESCRIPTIONS, PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENT TO OTHER WORK. SUBMIT SAMPLE OF EACH EXPOSED FINISH. SUBMIT MAINTENANCE DATA.

3. PERFORMANCE REQUIREMENTS:
   3.1. WIND LOAD: 20 PSF INWARD OR OUTWARD, ACTING NORMAL TO PLACE OF WALL.
   3.2. STRUCTURAL PERFORMANCE: CONDUCT TESTS FOR STRUCTURAL PERFORMANCE ACCORDING TO ASTM E330. AT CONCLUSION OF TESTS THERE SHALL BE NO GLASS BREAKAGE OR PERMANENT DAMAGE TO FASTENERS, ANCHORS, HARDWARE OR ACTUATING MECHANISM. FRAMING MEMBERS SHALL HAVE NO PERMANENT DEFORMATION IN EXCESS OF 0.2 PERCENT OF THEIR SPAN.
   3.3. DEFLECTION NORMAL TO THE PLANE OF THE WALL: TEST PRESSURE REQUIRED TO MEASURE DEFLECTION OF FRAMING MEMBERS NORMAL TO THE PLANE OF THE WALL SHALL BE EQUIVALENT TO THE WIND LOAD SPECIFIED ABOVE. DEFLECTION OF ANY MEMBER CARRYING ITS FULL DEAD LOAD SHALL NOT EXCEED AN AMOUNT THAT WILL REDUCE GLASS BITE BELOW 75 PERCENT OF THE DESIGN DIMENSION AND SHALL NOT REDUCE THE EDGE CLEARANCE BETWEEN THE MEMBER AND THE FIXED PANEL, GLASS OR OTHER FIXED MEMBER ABOVE TO LESS THAN 1/8 INCH. THE CLEARANCE BETWEEN THE MEMBER AND AN OPERABLE DOOR OR WINDOW SHALL BE AT LEAST 1/16 INCH.
   3.4. DEFLECTION PARALLEL TO THE PLANE OF THE WALL: TEST PRESSURES REQUIRED TO MEASURE DEFLECTION PARALLEL TO PLANE OF WALL SHALL BE EQUAL TO 1.5 TIMES THE WIND PRESSURES SPECIFIED ABOVE. DEFLECTION OF ANY MEMBER CARRYING ITS FULL DEAD LOAD SHALL NOT EXCEED AN AMOUNT THAT WILL REDUCE GLASS BITE BELOW 75 PERCENT OF THE DESIGN DIMENSION AND SHALL NOT REDUCE THE EDGE CLEARANCE BETWEEN THE MEMBER AND AN OPERABLE DOOR OR WINDOW SHALL BE AT LEAST 1/16 INCH.
   3.5. AIR INFILTRATION: TEST ACCORDING TO ASTM E283. PROVIDE ENTRANCE DOORS WITH AN AIR INFILTRATION RATE OF NOT MORE THAN 1.0 CFM PER SQ FT FOR PAIRS OF DOORS, AND 0.5 CFM/SQ FT FOR SINGLE DOORS, AT AN INWARD TEST PRESSURE DIFFERENTIAL OF 1.57 LBF PER SQ FT.
   3.6. WATER PENETRATION: PROVIDE FRAMING SYSTEMS WITH NO UNCONTROLLED WATER PENETRATION (EXCLUDING OPERABLE DOOR EDGES) AS DEFINED IN THE TEST METHOD WHEN TESTED IN ACCORDANCE WITH ASTM E331 AT AN INWARD TEST PRESSURE DIFFERENTIAL OF 6.24 LBF PER SQ FT.
   3.7. THERMAL TRANSMITTANCE: OVERALL U-VALUE NOT MORE THAN 0.77 BTU X HR X SF X DEG F AS DETERMINED BY NFRC 100.
   3.8. SOLAR HEAT-GAIN COEFFICIENT (SHGC): NOT MORE THAN 0.38 AS DETERMINED BY NFRC 200.

4. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY SAME MANUFACTURER AS GLAZED ALUMINUM CURTAIN WALLS.
   4.1. ALUMINUM: ALLOY 6063-T5 AND ASTM B221 ALLOY T5 TEMPER.
   4.2. FRAMING MEMBERS: THERMALLY BROKEN, RETAINED WITH GASKETS ON FOUR SIDES, CENTER GLAZING PLANE.
   4.3. ENTRANCE DOORS: 1-3/4" OVERALL THICKNESS, MINIMUM 0.125" THICK EXTRUDED ALUMINUM TUBULAR RAIL AND STILE MEMBERS, MECHANICALLY FASTENED CORNERS WITH WELDED REINFORCING BRACKETS, WIDE-STILE DOOR DESIGN, SMOOTH-SURFACED FOR WIDTH OF DOOR WITHIN 10" ABOVE FLOOR. EXTRUDED ALUMINUM FLUSH GLAZING STOPS AND PREFORMED NEOPRENE GASKETS, NONREMOVABLE ON EXTERIOR.
   4.4. ENTRANCE ADAPTERS: HEAVY-DUTY REINFORCED EXTRUDED ALUMINUM, DESIGNED TO INSTALL ALUMINUM-FRAMED ENTRANCE DOORS IN CURTAIN WALL SYSTEM, IN THICKNESS AND WITH REINFORCEMENT REQUIRED TO SUPPORT IMPOSED LOADS.
   4.5. FINISH: EXPOSED FRAMING SURFACES SHALL BE FREE OF SCRATCHES AND OTHER SERIOUS BLEMISHES. ALUMINUM EXTRUSIONS SHALL BE GIVEN A CAUSTIC ETCH FOLLOWED BY AN ANODIC OXIDE TREATMENT TO OBTAIN BLACK COLOR ANODIC COATING, AA-M12C22A42/A44, CLASS I, 0.018 MM OR THICKER.
   4.6. FASTENERS: ALUMINUM, STAINLESS STEEL, OR ZIN-PLATED STEEL, ACCORDING TO ASTM A164.

5. HARDWARE: AS SPECIFIED IN SECTION 087100 - DOOR HARDWARE.

6. GLAZING: AS SPECIFIED IN SECTION 088000 - GLAZING.

7. FABRICATION: FRAMING SYSTEM SHALL PROVIDE FOR FLUSH GLAZING ON ALL SIDES WITH NO PROJECTING STOPS. VERTICAL AND HORIZONTAL FRAMING MEMBER NOMINAL FACE DIMENSION: 2 INCHES.
   7.1. ENTRANCE DOOR FRAMES: REINFORCE AS REQUIRED TO SUPPORT LOADS IMPOSED BY DOOR OPERATION AND FOR INSTALLING ENTRANCE DOOR HARDWARE. AT EXTERIOR DOORS, PROVIDE COMPRESSION WEATHERSTRIPPING AT FIXED STOPS. PROVIDE THREE SILENCERS ON STRIKE JAMB OF SINGLE INTERIOR DOORS AND TWO SILENCERS ON HEAD OF FRAMES FOR PAIRS OF DOORS.
   7.2. ENTRANCE DOORS: REINFORCE AS REQUIRED FOR INSTALLING DOOR HARDWARE. AT PAIRS OF EXTERIOR DOORS, PROVIDE SLIDING TYPE WEATHERSTRIPPING RETAINED IN ADJUSTABLE STRIP AND MORTISED INTO DOOR EDGE.
   7.3. FACTORY INSTALL HARDWARE TO THE GREATEST EXTENT POSSIBLE.

8. INSTALLATION: SET ENTRANCE DOORS AND FRAMING IN LOCATIONS INDICATED. INSTALL LEVEL, SQUARE, PLUMB, AND IN ALIGNMENT WITH OTHER WORK, AND ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS AND APPROVED SHOP DRAWINGS. START WORK FROM BENCH MARKS AND/OR COLUMN LINES AS INDICATED ON DRAWINGS.
   8.1. WHERE ALUMINUM WITHIN 12 INCHES OF CONCRETE PAVEMENT, APPLY AEROSOL BITUMINOUS-TYPE COATING TO INSIDES OF FRAME LEGS AT BOTTOM AND CONTINUE UP 12 INCHES. PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES OF DISSIMILAR METALS.
   8.2. INSTALL COMPONENTS TO DRAIN MOISTURE WITHIN SYSTEM TO EXTERIOR.
   8.3. INSTALL ENTRANCE DOORS TO PRODUCE WEATHERTIGHT ENCLOSURE AND TIGHT FIT AT WEATHERSTRIPPING. INSTALL HARDWARE ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS WITH CONCEALED FASTENERS TO THE GREATEST EXTENT POSSIBLE.
   8.4. INSTALL GLAZING AND ACCESSORIES ACCORDING TO GANA GLAZING MANUAL AND SECTION 088000 - GLAZING.
   8.5. INSTALL PERIMETER SEALANTS AS SPECIFIED IN SECTION 079200 - JOINT SEALANTS.
   8.6. ERECTION TOLERANCES: 1/8" IN 10' FOR PLUMB, 1/8" IN 20' FOR LEVEL, 1/16" FOR ALIGNMENT OF ADJACENT SURFACES.

9. PROTECT EXPOSED PORTIONS OF ALUMINUM SURFACES FROM DAMAGE. CLEAN ENTRANCE DOORS AND FRAMES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. ADJUST OPERATING HARDWARE TO FUNCTION SMOOTHLY AND COMPLY WITH ACCESSIBILITY REQUIREMENTS.

084233 - AUTOMATIC REVOLVING DOOR ENTRANCES

1. PROVIDE MANUFACTURER'S STANDARD THREE-WING AUTOMATIC REVOLVING DOOR ENTRANCES, INCLUDING CENTER SHAFT, WINGS, ENCLOSURE WALLS, CANOPY, GLASS AND GLAZING, CONTROLS, HARDWARE AND ACCESSORIES AS REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION OF SIZES AND CONFIGURATION INDICATED ON DRAWINGS.

   A. **BASIS OF DESIGN: DORMAKABA CRANE 2000A SERIES.**

   B. UNIT SIZE AND ATTACHMENT: AS INDICATED ON DRAWINGS

   C. AUTOMATIC REVOLVING DOOR OPERATION: INITIATION AND ACTIVATION BY SENSOR.

   D. DRIVE UNIT: THE DOOR IS EQUIPPED WITH HEAVY DUTY GEAR/MOTOR DRIVE ASSEMBLY, ACTIVATION AND SAFETY DETECTION NETWORK, AND SOLID STATE MICROPROCESSOR BASED CONTROL PANEL. THE DRIVE UNIT CONSISTS OF HEAVY DUTY HELICAL BEVEL GEAR REDUCER DRIVEN BY A 1/3 HP AC MOTOR, PULSE ENCODER, INDEX SENSOR AND SLIP RING.

   E. CURVED ENCLOSURE WALLS: MANUFACTURER'S STANDARD, WITH 1-3/4-INCH- (45-MM-) THICK TUBULAR FRAMING MEMBERS.

   F. BOOK-FOLD MECHANISM DEVICE: EMERGENCY EGRESS DOOR LEAVES ARE CONFIGURED WITH DOOR HARDWARE TO PERMIT COLLAPSE UNDER CONTROLLABLE PRESSURE OF 60 TO 130 LBS (265 TO 800 N) APPLIED TO OUTER STILE EDGE.

      a. CHILLED CAST, PRECISION MACHINED BRONZE HANGERS AND DISCS FINISHED TO MATCH DOOR. ADJUSTABLE SPRING TENSION SET IN FIELD BY INSTALLER TO COMPLY WITH APPLICABLE LIFE SAFETY AND GOVERNING CODES.
      b. MECHANISM: WINGS ARE HELD IN RADIAL POSITIONS BY MEANS OF STEEL BALLS, ENGAGING IN TOP AND BOTTOM DISC OF EACH WING. EXCESS PRESSURE SHALL ROTATE BALLS FROM SOCKET AND ALLOW EACH WING TO BE BOOK-FOLDED. TENSION SHALL BE ADJUSTABLE.

2. CENTER SHAFT SHALL BE ONE-PIECE TYPE SOLID STEEL WITH CENTER SHAFT COVER TO BE ALUMINUM EXTRUSION FINISHED TO MATCH THE DOOR AND FIT CONTOUR OF WING, WITH FELT SEAL MOUNTED IN WING STILES PROVIDING POSITIVE AIR LOCK AT CENTER OF DOOR.

   A. ENCLOSURE

      a. EXTRUDED ALUMINUM FRAMES: FINISH METAL CUT, FORMED AND REINFORCED, AND FITTED OVER METAL SUB-FRAME FULLY WELDED WITH EXPOSED FINISHES DRESSED AFTER WELDING. ENCLOSURE BASES REMOVABLE FOR FIELD GLAZING.

      b. POST AND BASE: INTERIOR POST TO BASE CONNECTIONS SURFACE WELDED, GROUND, BLENDED, AND POLISHED TO MATCH ADJACENT FINISH. TIGHTLY FIT SNAP-IN ENCLOSURE BASES, REMOVABLE FOR GLAZING.

      c. CURVED ENCLOSURE GLASS: 7/16" CLEAR LAMINATED GLASS.

         - PROVIDE GLASS PANELS THAT COMPLY WITH 16 CFR 1201, CATEGORY II REQUIREMENTS FOR SAFETY GLAZING. PERMANENTLY MARK GLAZING WITH CERTIFICATION LABEL OF THE SGCC.

   B. WINGS, STILE AND RAIL: EXTRUDED ALUMINUM FINISHED TO MATCH ENCLOSURE FRAME WITH WIDE STILES.

   C. CANOPY METAL: ALUMINUM SHEET, 0.125-INCH- (3.18-MM-) THICK FULLY FORMED AND WELDED WITH FASCIA FINISHED TO MATCH ENCLOSURE FRAME

   D. LOCKS: MORTISED DEADBOLT LOCKS, ONE EACH LOCATED IN TWO ADJACENT WING BOTTOM RAILS FOR INTERIOR LOCKING INTO FLOOR.

   E. CANOPY CEILING LIGHTS: MANUFACTURER'S STANDARD RECESSED LED FIXTURES – TWO (2) PER DOOR.

3. SAFETY CONTROL DEVICES

   A. PROVIDE PRIMARY AND/OR SECONDARY SAFETY DEVICES LOCATED VERTICALLY AT THE ENTRANCES AND FORCE-SENSITIVE DOOR LEAVES. ALL DEVICES SHALL BE INCORPORATED AS FOLLOWS:

      a. VERTICAL SAFETY SENSORS (ENCLOSURE WALL BUMPERS):
         1) TWO (2) TOTAL COMPRESSIBLE SAFETY SWITCHES ON THE OUTER DRUM WALL ENTRANCES. ACTIVATION SHALL CAUSE THE DOOR TO STOP AND REVERSE.

      b. FORCE-SENSITIVE DOOR LEAVES (HEEL GUARD):
         1) WHEN AN OBSTACLE PROHIBITS OR SLOWS ROTATION OF THE DOOR, (AT A VALUE HIGHER THAN THE PRE-SET RESISTANCE OF THE DOOR) ROTATION WILL STALL AND CEASE FOR 3 SECONDS. IF NO OBSTACLE IS DETECTED AFTER 3 SECONDS, THE ROTATION OF THE DOOR WILL RESUME.

      c. EMERGENCY STOP:
         1) THE REVOLVING DOOR SHALL INCLUDE ONE (1) EMERGENCY STOP PUSH BUTTON. WHEN THE BUTTON IS PRESSED, THE ROTATION SHALL STOP.

      d. SLOW SPEED OPERATION:
         1) WHEN NEED FOR MEANS OF SLOWER EGRESS, A PUSH TO SLOW BUTTON SHALL BE ENGAGED TO SLOW THE ROTATION OF THE DOOR BY ½ RPM. PUSH TO SLOW BUTTON SHALL BE LOCATED ADJACENT TO THE EMERGENCY STOP BUTTON IN ACCORDANCE WITH AAADM.

   B. EMERGENCY OPERATION: LOSS OF POWER AND/OR FIRE ALARM INPUT WILL INITIATE THE RELEASE OF THE ELECTRO-MAGNETIC LOCK ALLOWING FOR THE DOOR PANELS TO BE MANUALLY PUSHED TO THE EMERGENCY EGRESS POSITION (BOOK-FOLD POSITION).

4. ACCESSORIES

   A. LOCK CYLINDERS: AS SPECIFIED IN SECTION 08 71 00 "DOOR HARDWARE."

   B. WEATHER SEALS: MANUFACTURER'S STANDARD RUBBER AND FELT SWEEPS AT WING LEAD EDGES AND TOPS, AND RUBBER AT BOTTOM.

5. POWER REQUIREMENTS

   A. ELECTRICAL CHARACTERISTICS:
      a. VOLTAGE: 120 VOLTS, SINGLE PHASE, 60 HZ.
      b. REFER TO DIVISION 26 ELECTRICAL SECTIONS FOR WIRING CONNECTIONS.

6. FINISHES

   A. COMPLY WITH NAAMMS "METAL FINISHES MANUAL FOR ARCHITECTURAL AND METAL PRODUCTS" FOR RECOMMENDATIONS FOR APPLYING AND DESIGNATING FINISHES.

   B. **STAINLESS STEEL #7 MIRROR POLISHED TO MATCH EXISTING**

084413 - GLAZED ALUMINUM CURTAIN WALLS

1. SECTION INCLUDES GLAZED ALUMINUM CURTAIN WALLS.

2. SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR GLAZED ALUMINUM CURTAIN WALLS, INCLUDING MATERIAL DESCRIPTIONS, PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENT TO OTHER WORK. SUBMIT SAMPLE OF EACH EXPOSED FINISH. SUBMIT MAINTENANCE DATA.

3. PERFORMANCE REQUIREMENTS:
   3.1. WIND LOAD: 20 PSF INWARD OR OUTWARD, ACTING NORMAL TO PLACE OF WALL.
   3.2. STRUCTURAL PERFORMANCE: CONDUCT TESTS FOR STRUCTURAL PERFORMANCE ACCORDING TO ASTM E330. AT CONCLUSION OF TESTS THERE SHALL BE NO GLASS BREAKAGE OR PERMANENT DAMAGE TO FASTENERS, ANCHORS, HARDWARE OR ACTUATING MECHANISM. FRAMING MEMBERS SHALL HAVE NO PERMANENT DEFORMATION IN EXCESS OF 0.2 PERCENT OF THEIR SPAN.
   3.3. DEFLECTION NORMAL TO THE PLANE OF THE WALL: TEST PRESSURE REQUIRED TO MEASURE DEFLECTION OF FRAMING MEMBERS NORMAL TO THE PLANE OF THE WALL SHALL BE EQUIVALENT TO THE WIND LOAD SPECIFIED ABOVE. DEFLECTION OF ANY MEMBER CARRYING ITS FULL DEAD LOAD SHALL NOT EXCEED AN AMOUNT THAT WILL REDUCE GLASS BITE BELOW 75 PERCENT OF THE DESIGN DIMENSION AND SHALL NOT REDUCE THE EDGE CLEARANCE BETWEEN THE MEMBER AND THE FIXED PANEL, GLASS OR OTHER FIXED MEMBER ABOVE TO LESS THAN 1/8 INCH. THE CLEARANCE BETWEEN THE MEMBER AND AN OPERABLE DOOR OR WINDOW SHALL BE AT LEAST 1/16 INCH.
   3.4. DEFLECTION PARALLEL TO THE PLANE OF THE WALL: TEST PRESSURES REQUIRED TO MEASURE DEFLECTION PARALLEL TO PLANE OF WALL SHALL BE EQUAL TO 1.5 TIMES THE WIND PRESSURES SPECIFIED ABOVE. DEFLECTION OF ANY MEMBER CARRYING ITS FULL DEAD LOAD SHALL NOT EXCEED AN AMOUNT THAT WILL REDUCE GLASS BITE BELOW 75 PERCENT OF THE DESIGN DIMENSION AND SHALL NOT REDUCE THE EDGE CLEARANCE BETWEEN THE MEMBER AND THE FIXED PANEL, GLASS OR OTHER FIXED MEMBER ABOVE TO LESS THAN 1/8 INCH. THE CLEARANCE BETWEEN THE MEMBER AND AN OPERABLE DOOR OR WINDOW SHALL BE AT LEAST 1/16 INCH.
   3.5. AIR INFILTRATION: PROVIDE GLAZED ALUMINUM CURTAIN WALL SYSTEMS WITH AN AIR INFILTRATION RATE OF NOT MORE THAN 0.03 CFM PER SQ FT OF FIXED AREA WHEN TESTED ACCORDING TO ASTM E283 AT AN INWARD TEST PRESSURE DIFFERENTIAL OF 6.24 LBF PER SQ FT.
   3.6. WATER PENETRATION: PROVIDE FRAMING SYSTEMS WITH NO UNCONTROLLED WATER PENETRATION (EXCLUDING OPERABLE DOOR EDGES) AS DEFINED IN THE TEST METHOD WHEN TESTED ACCORDING TO ASTM E331 AT AN INWARD TEST PRESSURE DIFFERENTIAL OF 6.24 LBF PER SQ FT.
   3.7. CONDENSATION RESISTANCE: PROVIDE UNITS TESTED FOR THERMAL PERFORMANCE ACCORDING TO AAMA 1503 SHOWING CONDENSATION RESISTANCE FACTOR (CRF) OF NOT LESS THAN 53.
   3.8. THERMAL TRANSMITTANCE: OVERALL U-VALUE NOT MORE THAN 0.38 BTU X HR X SF X DEG F AS DETERMINED BY NFRC 100.
   3.9. SOLAR HEAT-GAIN COEFFICIENT (SHGC): NOT MORE THAN 0.38 AS DETERMINED BY NFRC 200.

4. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS THAT MATCH EXISTING PROFILES AS MANUFACTURED BY EFCO CORPORATION, KAWNEER NORTH AMERICA - AN ALCOA COMPANY, OLDCASTLE BUILDINGENVELOPE, PITTCO ARCHITECTURAL METALS, INC., TUBELITE, OR YKK AP AMERICA INC.
   4.1. ALUMINUM: ALLOY 6063-T5 AND ASTM B221 ALLOY T5 TEMPER.
   4.2. FRAMING MEMBERS: THERMALLY BROKEN, RETAINED WITH GASKETS ON FOUR SIDES, CENTER GLAZING PLANE.
   4.3. FINISH: EXPOSED FRAMING SURFACES SHALL BE FREE OF SCRATCHES AND OTHER SERIOUS BLEMISHES. ALUMINUM EXTRUSIONS SHALL BE GIVEN A CAUSTIC ETCH FOLLOWED BY AN ANODIC OXIDE TREATMENT TO OBTAIN BLACK COLOR ANODIC COATING, AA-M12C22A42/A44, CLASS I, 0.018 MM OR THICKER.
   4.4. FASTENERS: ALUMINUM, STAINLESS STEEL, OR ZIN-PLATED STEEL, ACCORDING TO ASTM A164.

5. ENTRANCE DOORS: AS SPECIFIED IN SECTION 084123 - ALUMINUM-FRAMED ENTRANCES.

6. GLAZING: AS SPECIFIED IN SECTION 088000 - GLAZING.

7. FABRICATION: FRAMING SYSTEM SHALL PROVIDE FOR FLUSH GLAZING ON ALL SIDES WITH NO PROJECTING STOPS. VERTICAL AND HORIZONTAL FRAMING MEMBER NOMINAL FACE DIMENSION: 2 INCHES.

8. INSTALLATION: SET GLAZED ALUMINUM CURTAIN WALLS IN LOCATIONS INDICATED. INSTALL LEVEL, SQUARE, PLUMB, AND IN ALIGNMENT WITH OTHER WORK, AND ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS AND APPROVED SHOP DRAWINGS. START WORK FROM BENCH MARKS AND/OR COLUMN LINES AS INDICATED ON DRAWINGS.
   8.1. WHERE ALUMINUM WITHIN 12 INCHES OF CONCRETE PAVEMENT, APPLY AEROSOL BITUMINOUS-TYPE COATING TO INSIDES OF FRAME LEGS AT BOTTOM AND CONTINUE UP 12 INCHES. PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES OF DISSIMILAR METALS.
   8.2. INSTALL COMPONENTS TO DRAIN MOISTURE WITHIN SYSTEM TO EXTERIOR.
   8.3. INSTALL GLAZED ALUMINUM CURTAIN WALLS TO PRODUCE WEATHERTIGHT ENCLOSURE.
   8.4. INSTALL GLAZING AND ACCESSORIES ACCORDING TO GANA GLAZING MANUAL AND SECTION 088000 - GLAZING.
   8.5. INSTALL PERIMETER SEALANTS AS RECOMMENDED BY MANUFACTURER.
   8.6. ERECTION TOLERANCES: 1/8" IN 10' FOR PLUMB, 1/8" IN 20' FOR LEVEL, 1/16" FOR ALI

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19. MISCELLANEOUS MATERIALS
A. TROWELABLE UNDERLAYMENTS AND PATCHING COMPOUNDS: LATEX-MODIFIED, PORTLAND CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY MANUFACTURER OF TILE-SETTING MATERIALS FOR INSTALLATIONS INDICATED.
B. METAL EDGE-PROTECTION PROFILES: L-SHAPED PROFILE WITH 1/8-INCH-WIDE TOP SECTION AND VERTICAL WALL SECTION THAT TOGETHER FORM THE VISIBLE SURFACE, INTEGRATED TRAPEZOID-PERFORATED ANCHORING LEG, AND INTEGRATED GROUT JOINT SPACER. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE SCHLUTER SYSTEMS, L.P., SCHIENE E, OR EQUAL MATERIAL AND FINISH: PROVIDE SELECTION FROM MANUFACTURERES STANDARD OFFERINGS. HEIGHT: MATCH TILE AND SETTING BED THICKNESS. TEMPORARY PROTECTIVE COATING: PRODUCT INDICATED BELOW THAT IS FORMULATED TO PROTECT EXPOSED SURFACES OF TILE AGAINST ADHERENCE OF MORTAR AND GROUT; COMPATIBLE WITH TILE, MORTAR, AND GROUT PRODUCTS; AND EASILY REMOVABLE AFTER GROUTING IS COMPLETED WITHOUT DAMAGING GROUT OR TILE.
C. GROUT RELEASE IN FORM OF MANUFACTURER'S STANDARD PROPRIETARY LIQUID COATING THAT IS SPECIALLY FORMULATED AND RECOMMENDED FOR USE AS TEMPORARY PROTECTIVE COATING FOR TILE. TILE CLEANER: A NEUTRAL CLEANER CAPABLE OF REMOVING SOIL AND RESIDUE WITHOUT HARMING TILE AND GROUT SURFACES, SPECIFICALLY APPROVED FOR MATERIALS AND INSTALLATIONS INDICATED BY TILE AND GROUT MANUFACTURERS. GROUT SEALER: MANUFACTURER'S STANDARD SILICONE PRODUCT FOR SEALING GROUT JOINTS THAT DOES NOT CHANGE COLOR OR APPEARANCE OF GROUT.
1. PRODUCTS, SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING: MAPEI CORPORATION; KER 004, KERASEAL PENETRATING SEALER FOR UNGLAZED GROUT AND TILE.SUMMITVILLE TILES, INC.; SL-15, INVISIBLE SEAL PENETRATING GROUT AND TILE SEALER. TEC; A SUBSIDIARY OF H. B. FULLER COMPANY, TA-DEC PENETRATING SILICONE GROUT SEALER.
D. MIXING MORTARS AND GROUT. MIX MORTARS AND GROUTS TO COMPLY WITH REFERENCED STANDARDS AND MORTAR AND GROUT MANUFACTURERS' WRITTEN INSTRUCTIONS.

20. EXAMINATION
A. EXAMINE SUBSTRATES, AREAS, AND CONDITIONS WHERE TILE WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF INSTALLED TILE.
B. VERIFY THAT SUBSTRATES FOR SETTING TILE ARE SOUND, DRY, CLEAN, FREE OF COATINGS THAT ARE INCOMPATIBLE WITH TILE-SETTING MATERIALS INCLUDING CURING COMPOUNDS AND OTHER SUBSTANCES THAT CONTAIN SOAP, WAX, OIL, OR SILICONE; AND COMPLY WITH FLATNESS TOLERANCES REQUIRED BY ANSI A108.01 FOR INSTALLATIONS INDICATED.
C. VERIFY THAT CONCRETE SUBSTRATES FOR TILE FLOORS INSTALLED WITH THIN-SET MORTAR COMPLY WITH SURFACE FINISH REQUIREMENTS IN ANSI A108.01 FOR INSTALLATIONS INDICATED. VERIFY THAT SURFACES THAT RECEIVED A STEEL TROWEL FINISH HAVE BEEN MECHANICALLY SCARIFIED. VERIFY THAT PROTRUSIONS, BUMPS, AND RIDGES HAVE BEEN REMOVED BY SANDING OR GRINDING. VERIFY THAT INSTALLATION OF GROUNDS, ANCHORS, RECESSED FRAMES, ELECTRICAL AND MECHANICAL UNITS OF WORK, AND SIMILAR ITEMS LOCATED IN OR BEHIND TILE HAS BEEN COMPLETED. VERIFY THAT JOINTS AND CRACKS IN TILE SUBSTRATES ARE COORDINATED WITH TILE JOINT LOCATIONS; IF NOT COORDINATED, ADJUST JOINT LOCATIONS IN CONSULTATION WITH ARCHITECT. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

21. PREPARATION:
D. REMOVE COATINGS, INCLUDING CURING COMPOUNDS AND OTHER SUBSTANCES THAT CONTAIN SOAP, WAX, OIL, OR SILICONE, THAT ARE INCOMPATIBLE WITH TILE-SETTING MATERIALS.
E. PROVIDE CONCRETE SUBSTRATES FOR TILE FLOORS INSTALLED WITH THIN-SET MORTAR THAT COMPLY WITH FLATNESS TOLERANCES SPECIFIED IN REFERENCED ANSI A108 SERIES OF TILE INSTALLATION STANDARDS.
F. FILL CRACKS, HOLES, AND DEPRESSIONS WITH TROWELABLE LEVELING AND PATCHING COMPOUND ACCORDING TO TILE-SETTING MATERIAL MANUFACTURER'S WRITTEN INSTRUCTIONS. USE PRODUCT SPECIFICALLY RECOMMENDED BY TILE-SETTING MATERIAL MANUFACTURER.
G. BLENDING: FOR TILE EXHIBITING COLOR VARIATIONS WITHIN RANGES SELECTED DURING SAMPLE SUBMITTALS, VERIFY THAT TILE HAS BEEN FACTORY BLENDED AND PACKAGED TO LOT LIMITS TAKEN FROM ONE PACKAGE SHOW SAME RANGE OF COLORS AS THOSE TAKEN FROM OTHER PACKAGES AND MATCH APPROVED SAMPLES. IF NOT FACTORY BLENDED, EITHER RETURN TO MANUFACTURER OR BLEND TILES AT PROJECT SITE BEFORE INSTALLING.
H. FIELD-APPLIED TEMPORARY PROTECTIVE COATING: WHERE INDICATED UNDER TILE TYPE OR NEEDED TO PREVENT GROUT FROM STAINING OR ADHERING TO EXPOSED TILE SURFACES, PRECOAT THEM WITH CONTINUOUS FILM OF TEMPORARY PROTECTIVE COATING, TAKING CARE NOT TO COAT UNEXPOSED TILE SURFACES.

22. INSTALLATION:
I. COMPLY WITH TCNA'S "HANDBOOK FOR CERAMIC, GLASS, AND STONE TILE INSTALLATION" FOR TCNA INSTALLATION METHODS SPECIFIED IN TILE INSTALLATION SCHEDULES. COMPLY WITH PARTS OF THE ANSI A108 SERIES "SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE" THAT ARE REFERENCED IN TCNA INSTALLATION METHODS, SPECIFIED IN TILE INSTALLATION SCHEDULES, AND APPLY TO TYPES OF SETTING AND GROUTING MATERIALS USED.
J. FOR INSTALLATIONS INDICATED BELOW, FOLLOW PROCEDURES IN ANSI A108 SERIES TILE INSTALLATION STANDARDS FOR PROVIDING 95 PERCENT MORTAR COVERAGE:
1. TILE FLOORS IN WET AREAS.
2. TILE FLOORS COMPOSED OF TILES 8 BY 8 INCHES OR LARGER.
3. TILE FLOORS COMPOSED OF RIB-BACKED TILES.
A. EXTEND TILE WORK INTO RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES TO FORM COMPLETE COVERING WITHOUT INTERRUPTIONS, UNLESS OTHERWISE INDICATED. TERMINATE WORK NEATLY AT OBSTRUCTIONS, EDGES, AND CORNERS WITHOUT DISRUPTING PATTERN OR JOINT ALIGNMENTS.
B. ACCURATELY FORM INTERSECTIONS AND RETURNS. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARRING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH, OR BUILT-IN ITEMS FOR STRAIGHT ALIGNED JOINTS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS SO PLATES, COLLARS, OR COVERS OVERLAP TILE.
C. PROVIDE MANUFACTURER'S STANDARD TRIM SHAPES WHERE NECESSARY TO ELIMINATE EXPOSED TILE EDGES.
D. JOINTING PATTERN: LAY TILE IN GRID PATTERN, UNLESS OTHERWISE INDICATED. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE SAME SIZE. LAY OUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA. ADJUST TO MINIMIZE TILE CUTTING. PROVIDE UNIFORM JOINT WIDTHS, UNLESS OTHERWISE INDICATED.
1. FOR TILE MOUNTED IN SHEETS, MAKE JOINTS BETWEEN TILE SHEETS SAME WIDTH AS JOINTS WITHIN TILE SHEETS SO JOINTS BETWEEN SHEETS ARE NOT APPARENT IN FINISHED WORK.
2. WHERE ADJOINING TILES ON FLOOR, BASE, WALLS, OR TRIM ARE SPECIFIED OR INDICATED TO BE SAME SIZE, ALIGN JOINTS.

23. JOINT WIDTHS: UNLESS OTHERWISE INDICATED, INSTALL TILE WITH THE FOLLOWING JOINT WIDTHS:
O. CERAMIC MOSAIC TILE: 1/8 INCH.
P. PORCELAIN TILE: 1/4 INCH.
Q. GLAZED WALL TILE: 1/16 INCH.

24. LAY OUT TILE WAINSCOTS TO DIMENSIONS INDICATED OR TO NEXT FULL TILE BEYOND DIMENSIONS INDICATED.

25. EXPANSION JOINTS: LOCATE EXPANSION JOINTS AND OTHER SEALANT-FILLED JOINTS, INCLUDING CONTROL, CONTRACTION, AND ISOLATION JOINTS, WHERE INDICATED DURING INSTALLATION OF SETTING MATERIALS, MORTAR BEDS, AND TILE. DO NOT SAW-CUT JOINTS AFTER INSTALLING TILES.
R. WHERE JOINTS OCCUR IN CONCRETE SUBSTRATES, LOCATE JOINTS IN TILE SURFACES DIRECTLY ABOVE THEM.
S. PREPARE JOINTS AND APPLY SEALANTS TO COMPLY WITH REQUIREMENTS IN DIVISION 07 SECTIONS "JOINTS SEALANTS."

26. METAL EDGE STRIPS: INSTALL WHERE EXPOSED EDGE OF TILE FLOORING MEETS CARPET, WOOD, OR OTHER FLOORING THAT FINISHES FLUSH WITH OR BELOW TOP OF TILE AND NO THRESHOLD IS INDICATED.

27. GROUT TILE TO COMPLY WITH REQUIREMENTS OF THE FOLLOWING TILE INSTALLATION STANDARDS: FOR CERAMIC TILE GROUTS (SAND-PORTLAND CEMENT, DRY-SET, COMMERCIAL PORTLAND CEMENT, AND LATEX-PORTLAND CEMENT GROUTS), COMPLY WITH ANSI A108.10.

28. CRACK-SUPPRESSION MEMBRANE INSTALLATION
T. INSTALL CRACK ISOLATION MEMBRANE TO COMPLY WITH ANSI A108.17 AND MANUFACTURER'S WRITTEN INSTRUCTIONS TO PRODUCE MEMBRANE OF UNIFORM THICKNESS AND BONDED SECURELY TO SUBSTRATE.
U. BRIDGE SUBSTRATE CONTROL, CONSTRUCTION, AND ISOLATION JOINTS WITH A SHEET THREE TILES IN WIDTH, INSTALLED WITH ONE TILE WIDTH OVER JOINTS, PLUS ONE TILE WIDTH ADJACENT TO CRACK.
V. DO NOT INSTALL TILE OR SETTING MATERIALS OVER CRACK ISOLATION MEMBRANE UNTIL MEMBRANE HAS CURED.

093000 – TILING (CONT.)

29. FLOOR TILE INSTALLATION
W. GENERAL: INSTALL TILE TO COMPLY WITH REQUIREMENTS IN THE FLOOR TILE INSTALLATION SCHEDULE, INCLUDING THOSE REFERENCING TCNA INSTALLATION METHODS AND ANSI A108 SERIES OF TILE INSTALLATION STANDARDS.
X. INSTALL WALL BASE COVE WITH TOE FLUSH WITH FLOOR TILE (SANITARY COVE), NOT TOP SET. (ADDENDUM NO. 1)
Y. METAL EDGE STRIPS: INSTALL AT LOCATIONS INDICATED OR WHERE EXPOSED EDGE OF TILE FLOORING MEETS CARPET, WOOD, OR OTHER FLOORING THAT FINISHES FLUSH WITH TOP OF TILE.
Z. GROUT SEALER: APPLY GROUT SEALER TO CEMENTITIOUS GROUT JOINTS ACCORDING TO GROUT-SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS. AS SOON AS GROUT SEALER HAS PENETRATED GROUT JOINTS, REMOVE EXCESS SEALER AND SEALER THAT HAS GOTTEN ON TILE FACES BY WIPING WITH SOFT CLOTH.

30. WALL TILE INSTALLATION. INSTALL TYPES OF TILE DESIGNATED FOR WALL INSTALLATIONS TO COMPLY WITH REQUIREMENTS IN THE WALL TILE INSTALLATION SCHEDULE, INCLUDING THOSE REFERENCING TCNA INSTALLATION METHODS AND ANSI SETTING-BED STANDARDS.

31. CLEANING AND PROTECTING
AA. CLEANING: ON COMPLETION OF PLACEMENT AND GROUTING, CLEAN CERAMIC TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER.
BB. REMOVE LATEX-PORTLAND CEMENT GROUT RESIDUE FROM TILE AS SOON AS POSSIBLE.
CC. CLEAN GROUT SMEARS AND HAZE FROM TILE ACCORDING TO TILE AND GROUT MANUFACTURER'S WRITTEN INSTRUCTIONS, BUT NO SOONER THAN 10 DAYS AFTER INSTALLATION. USE ONLY CLEANERS RECOMMENDED BY TILE AND GROUT MANUFACTURERS AND ONLY AFTER DETERMINING THAT CLEANERS ARE SAFE TO USE BY TESTING ON SAMPLES OF TILE AND OTHER SURFACES TO BE CLEANED. PROTECT METAL SURFACES AND PLUMBING FIXTURES FROM EFFECTS OF CLEANING. FLUSH SURFACES WITH CLEAN WATER BEFORE AND AFTER CLEANING.
DD. REMOVE TEMPORARY PROTECTIVE COATING BY METHOD RECOMMENDED BY COATING'S MANUFACTURER AND THAT IS ACCEPTABLE TO TILE AND GROUT MANUFACTURER. TRAP AND REMOVE COATING TO PREVENT DRAIN CLOGGING.
EE. PROTECT INSTALLED TILE WORK WITH KRAFT PAPER OR OTHER HEAVY COVERING SECURED WITH NON-TACKY BLUE FLOOR TAPE, DURING CONSTRUCTION PERIOD TO PREVENT STAINING, DAMAGE, AND WEAR. IF REQUIRED BY TILE MANUFACTURER, APPLY COAT OF NEUTRAL PROTECTIVE CLEANER TO COMPLETED TILE WALLS AND FLOORS.
FF. IN AREAS AFFECTED BY ROLLING TRAFFIC, MOVING OBJECTS, OR STORED MATERIALS, INCLUDE HARDBOARD-PANEL PROTECTION.
GG.PROHIBIT FOOT AND WHEEL TRAFFIC FROM TILED FLOORS FOR AT LEAST SEVEN DAYS AFTER GROUTING IS COMPLETED.
HH. BEFORE FINAL INSPECTION, REMOVE PROTECTIVE COVERINGS AND RINSE NEUTRAL CLEANER FROM TILE SURFACES.

32. FLOOR TILE INSTALLATION SCHEDULE
II. TILE INSTALLATION: INTERIOR FLOOR INSTALLATION ON CONCRETE: THIN-SET MORTAR, TCNA F113 AND ANSI A108.5.
1. TILE TYPE: UNGLAZED CERAMIC MOSAIC AND UNGLAZED PAVER TILE.
2. THIN-SET MORTAR: LATEX-PORTLAND CEMENT MORTAR.
3. GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT.
4. PROVIDE CRACK SUPPRESSION MEMBRANE OVER JOINTS IN CONCRETE FLOOR SLAB.
A. TILE INSTALLATION: INTERIOR FLOOR INSTALLATION ON CEMENTITIOUS UNDERLAYMENT ON CONCRETE, THIN-SET MORTAR, TCNA F205 AND F205A, AS APPROPRIATE
1. TILE TYPE: UNGLAZED PORCELAIN TILE.
2. PROVIDE CEMENTITIOUS UNDERLAYMENT COMPLYING WITH REQUIREMENTS OF DIVISION 09 SECTION "FLOORING UNDERLAYMENT."
3. PROVIDE CRACK SUPPRESSION MEMBRANE OVER ENTIRE CONCRETE FLOOR SLAB.
4. PROVIDE WATERPROOF MEMBRANE OVER CEMENTITIOUS UNDERLAYMENT IN SHOWERS, AND WHERE INDICATED ON DRAWINGS.
5. THIN-SET MORTAR: IMPROVED LATEX-PORTLAND CEMENT MORTAR (ANSI A118.15).
6. GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT

33. WALL TILE INSTALLATION SCHEDULE
KK. TILE INSTALLATION: INTERIOR WALL INSTALLATION OVER COATED GLASS-MAT, WATER-RESISTANT GYPSUM BACKER BOARD, THIN-SET MORTAR, TCNA W245 AND ANSI A108.5.
LL. TILE TYPE: UNGLAZED CERAMIC MOSAIC TILE, OR GLAZED WALL TILE
MM. THIN-SET MORTAR: LATEX-PORTLAND CEMENT MORTAR
NN. THIN-SET MORTAR FOR TILE WITH ANY DIMENSION 15 INCHES OR LARGER: IMPROVED LATEX-PORTLAND CEMENT MORTAR (ANSI A118.15.
OO.GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT.

095113 - ACOUSTICAL PANEL CEILINGS

SEE REFLECTED CEILING PLAN.

1. CEILING SUSPENSION SYSTEM SHALL COMPLY WITH ASTM C635 AS APPLICABLE TO TYPE OF SUSPENSION SYSTEM REQUIRED FOR TYPE OF CEILING UNITS INDICATED ON DRAWINGS. COORDINATE WORK SUPPORTED BY OR PENETRATING THROUGH CEILINGS INCLUDING LIGHT FIXTURES, HVAC EQUIPMENT AND PARTITION SYSTEMS. THE STRUCTURAL CLASS SHALL BE INTERMEDIATE DUTY SYSTEM WITH ATTACHMENT DEVICES FOR FIVE TIMES DESIGN LOADS INDICATED IN ASTM C635.

2. PROVIDE CEILING TRIM **REVEAL EDGE** MOLDING OF MANUFACTURED STANDARD CHANNEL MOLDING FOR EDGES AND PENETRATIONS OF CEILING WITH BAKED ENAMEL WHITE FINISH. PROVIDE OTHER NECESSARY MISCELLANEOUS ITEMS REQUIRED FOR COMPLETE CEILING-SYSTEM INSTALLATION.

3. PROVIDE EDGE MOLDING OF MANUFACTURED STANDARD CHANNEL MOLDING FOR EDGES AND PENETRATIONS OF CEILING WITH BAKED ENAMEL FINISH. PROVIDE OTHER NECESSARY MISCELLANEOUS ITEMS REQUIRED FOR COMPLETE EDGE-MOLDING INSTALLATION.

4. INSTALL CEILING SYSTEM ACCORDING TO ASTM C636, MANUFACTURER'S INSTRUCTIONS, AND CISCA'S "CEILING SYSTEMS HANDBOOK."

AT WALL OR EDGE CONDITIONS FOR TILE 6" OR SMALLER, PROVIDE AN OVERSIZED ACOUSTICAL TILE CUT DOWN WITH TEGULAR EDGE AT THESE CONDITIONS. TOUCH UP CUT TILE EDGE TO MATCH TILE FACE.

096513 - RESILIENT BASE & ACCESSORIES

1. PROVIDE BASE IN GAUGE, HEIGHT, AND COLOR, AS INDICATED ON DRAWINGS. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

2. BASE SHALL BE TYPE TS RUBBER, **ROLL FORM**, STRAIGHT AT CARPET AND COVED AT TILE FLOOR, UNLESS OTHERWISE NOTED.

3. CLEAN SUBSTRATE, FILL CRACKS HOLES AND DEPRESSIONS, AND LEVEL WALL WITH IN 1/8" IN 10' BEFORE INSTALLING RESILIENT BASE.

4. ADHESIVE: AS RECOMMENDED BY MANUFACTURER.

096519 - RESILIENT TILE FLOORING

1. PROVIDE RESILIENT FLOORING IN GAUGE, SIZE AND COLOR AS INDICATED ON DRAWINGS. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

2. CLEAN SUBSTRATE, FILL CRACKS, HOLES, AND DEPRESSIONS, AND LEVEL FLOOR WITHIN 1/8" IN 10' BEFORE LAYING RESILIENT FLOOR.

3. ADHESIVE: WATER-BASED TYPE, AS RECOMMENDED BY MANUFACTURER.

4. CLEANING: NOT MORE THAN FOUR DAYS BEFORE ACCEPTANCE OR OCCUPANCY, CLEAN THE RESILIENT FLOORING. WASH THOROUGHLY WITH A CLEANER RECOMMENDED BY THE FLOORING MANUFACTURER, USING A CLEANING PROCESS PER FLOORING MANUFACTURER RECOMMENDATIONS.

5. CURE CONCRETE SURFACES A MINIMUM OF 28 DAYS PRIOR TO BEGINNING RESILIENT FLOORING WORK. CONCRETE: DO NOT INSTALL RESILIENT FLOORING OVER CONCRETE UNTIL CONCRETE HAS CURED AND IS DRY TO BOND WITH ADHESIVES.
A. PERFORM THE FOLLOWING TESTS. IF TEST RESULTS EXCEED FLOORING MANUFACTURER'S LIMITATIONS, DO NOT COMMENCE INSTALLATION UNTIL CORRECTIVE ACTIONS HAVE BEEN COMPLETED.
B. MOISTURE TESTING: PERFORM CALCIUM CHLORIDE TESTS IN ACCORDANCE WITH ASTM F 1869.
C. PERFORM BOND TESTS IN ACCORDANCE WITH FLOORING MANUFACTURER'S RECOMMENDATIONS.
D. PERFORM PH TESTS IN ACCORDANCE WITH FLOORING MANUFACTURER'S RECOMMENDATIONS.

6. WAXING: AS SOON AS THE RESILIENT FLOORING IS COMPLETELY DRY AFTER CLEANING, APPLY A HEAVY COAT OF FLOOR WAX, IF RECOMMENDED BY MANUFACTURER. BUFF THOROUGHLY WITH MECHANICAL BUFFERS ACCORDING TO THE FLOOR MANUFACTURER'S INSTRUCTIONS AND WAX MANUFACTURER'S INSTRUCTIONS. WAX FLOORS WITH SLIP-RESISTANT WATER EMULSION TYPE WAX.

7. SUBMIT THREE SETS OF MAINTENANCE INSTRUCTIONS TO OWNER.

096800 - CARPETING

1. EXTENT OF CARPETING IS INDICATED ON DRAWINGS AND IN SCHEDULES.

2. WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
A. INSTALLATION
B. ATTACHMENT ACCESSORIES

3. CONTRACTOR SHALL PROVIDE CARPET MATERIAL AND ADHESIVES. CONTRACTOR SHALL MOVE, INSTALL, AND WARRANTY INSTALLATION. PROVIDE SEAMING DIAGRAM BY CONTRACTOR FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF MATERIALS AND ACCESSORIES AS REQUIRED BY THE DRAWINGS, INCLUDING SCHLUTER ALUMINUM TRANSITION STRIPS AT CARPET/TILE, ETC., TRANSITIONS.

5. CARPET INSTALLATION SHALL BE FIRST QUALITY, FREE OF IRREGULARITIES IN WEAVE AND MATERIALS.

6. SHOP DRAWINGS: WITHIN FOUR (4) WEEKS AFTER NOTIFICATION TO PROCEED, SUBMIT TO THE ARCHITECT, DETAILED SHOP DRAWINGS INCLUDING ONE COPY OF EACH OF REPRODUCIBLE PRINT/PLOT) FOR AREAS TO BE CARPETED SHOWING ALL JOINTS OF DIFFERING CARPET TYPES, PILE DIRECTION, DETAILS OF SEAMING AND INSTALLATION OF CARPETING ACCESSORIES, AND PROVISIONS FOR WORK OF OTHER TRADES. VERIFY YARDAGES WITH ACTUAL MEASUREMENTS AFTER THE AREAS ARE COMPLETED AND READY TO RECEIVE CARPET.

7. SAMPLES: SUBMIT REDUCER/TRANSITION STRIPS OR BINDER BARS AS REQUIRED

8. MAINTENANCE DATA: SUBMIT MAINTENANCE AND CARE INSTRUCTIONS FOR ALL MATERIALS INCORPORATED INTO PROJECT.

9. CARPETING AND ACCESSORIES WILL BE INSPECTED TO DETERMINE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS WITH RESPECT TO WORKMANSHIP, MATERIALS, COLORS, AND INSTALLATION. INSPECTION MAY BE MADE AT THE FACTORY BY REPRESENTATIVES OF THE OWNER AND THE ARCHITECT AT ANY TIME DURING PROCESS OF MANUFACTURER.

10. DELIVER CARPET AND ACCESSORIES COMPLETELY IDENTIFIED FOR INSTALLATION PROCEDURES. USE CARE IN HANDLING AND STORING TO PREVENT DAMAGE AND SOILING. SCHEDULE CARPET DELIVERIES SO THAT MATERIAL IS NOT ALLOWED TO STACK UP ON THE OWNER'S PROPERTY BUT IS INSTALLED WITHOUT DELAY. ALL CARPET SHALL HAVE REGISTERED NUMBER TAGS ATTACHED AND INTACT WHEN DELIVERY TO THE JOBSITE IS MADE.

11. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR RECEIVING, HANDLING, STORAGE, AND PLACING OF CARPETING AND OTHER MATERIALS, INCLUDING WAREHOUSING AS MAY BE NECESSARY UNTIL START OF INSTALLATION.

12. ATTIC STOCK SHALL BE PROPERLY TAGGED AND DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER.

13. PRIOR TO CARPETING BEING SHIPPED TO PROJECT SITE, MEET AT THE PROJECT SITE WITH INSTALLER, GENERAL CONTRACTOR, OWNER'S REPRESENTATIVE AND ARCHITECT. REVIEW PROJECT REQUIREMENTS, STAGING AREAS, INSTALLATION SCHEDULE, INSTALLATION PROCEDURES AND COORDINATION WITH OTHER TRADES. THE CARPET SUPPLIER'S WORKROOM AND INSTALLATION PROCEDURES AND INSTRUCTIONS FOR THE CARPET TYPES SPECIFIED SHALL BE AVAILABLE AT THIS MEETING.

14. PROVIDE CARPETING ACCORDING TO THE APPROVED CARPETING SCHEDULE, AND COMPLYING WITH CRI 104.

16. CONTRACTOR SHALL EXAMINE AREAS AND CONDITIONS UNDER WHICH CARPETING IS TO BE INSTALLED AND SHALL NOTIFY ARCHITECT IN WRITING OF ANY CONDITION DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE THE ARCHITECT.

17. CONCRETE SUBFLOORS: VERIFY THAT CONCRETE SLABS COMPLY WITH ASTM F710, CRI 104 SECTION 7.3, AND MANUFACTURER'S INSTRUCTIONS.

18. CONFIRM THAT JUNCTION WHERE CONCRETE AND OTHER FLOOR MATERIALS MEET IS SMOOTH AND LEVEL.

19. SUBSTRATES SHALL BE FREE OF FOREIGN MATTER, GREASE, OIL, PAINT, WAX, DIRT, OLD ADHESIVES, ETC.

20. SWEEP OR VACUUM SUBSTRATES USING A SWEEPING COMPOUND WITHOUT AN OIL OR WAX BASE.

21. ONCE CONTRACTOR COMMENCES INSTALLATION OF WORK UNDER THIS CONTRACT, IT SHALL BE ASSUMED THAT THE CONDITION OF THE SUBSTRATE HAS BEEN ACCEPTED AND ANY REPAIRS OR FURTHER CORRECTIONS IN THE SUBFLOOR SURFACE SHALL BECOME CONTRACTOR'S RESPONSIBILITY.

22. WHERE RAMPING, FILLING, AND SHIMMING ARE NECESSARY, LATEX UNDERLAYMENT SHALL BE APPLIED.

23. BEFORE ORDERING MATERIALS OR FABRICATING WORK, FIELD VERIFY MEASUREMENTS AND CONDITIONS AT THE SITE FOR WORK WHICH MUST BE ACCURATELY FITTED TO OTHER CONSTRUCTION, INCLUDING WALL-TO-WALL, OFFSET, DOOR, AND OTHER DIMENSIONS CONTROLLED BY OTHER TRADES. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN THE ACTUAL MEASUREMENTS AND DIMENSIONS OF THE DRAWINGS.

24. THOROUGHLY INVESTIGATE AND RESOLVE ACCESS INSTALLATION CONSIDERATIONS, INCLUDING ELEVATOR CAR SIZE AND LOAD CAPACITY, WITHOUT AFFECTING THE CARPET WIDTH OR LENGTH TO THE DETRIMENT OF THE INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

25. THE INSTALLATION SHALL BE DONE BY EXPERIENCED MECHANICS AND SHALL INCLUDE ALL LABOR, TOOLS, AND MATERIALS NECESSARY TO COMPLETE THE WORK ACCORDING TO THE SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR THE BEST ACCEPTED INSTALLATION PRACTICES. SPECIAL CARE SHALL BE TAKEN OF ADJACENT WALL SURFACES.

26. WHERE CARPET MEETS PAD, RAISED TILE OR OTHER HARD SURFACES, SPECIAL CARE SHALL BE REQUIRED TO MAKE THE CARPET SURFACES 1/8" HIGHER THAN THE HARD SURFACES. RAW CARPET EDGES SHALL BE SECURELY "TUCKED UNDER" AND HELD IN PLACE WITH CONCEALED HEAVY-DUTY GRIPPER EDGE.

27. CARPET, UNLESS OTHERWISE APPROVED BY ARCHITECT, SHALL RUN ACCORDING TO APPROVED SEAMING DIAGRAM. LAY WITH MINIMUM NUMBER OF SEAMS AS PER SEAMING DIAGRAM IN SHOP DRAWINGS. MAINTAIN PILE LAY AND WEAVE IN SAME DIRECTION. CARPET IN ALL SPACES INDICATED SHALL BE SO INSTALLED THAT MINIMUM NUMBER OF CARPET SECTIONS ARE USED EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE. CROSS JOINTS NECESSARY DUE TO LENGTH OF ROLLS RECEIVE, SHALL BE PLACED IN THE CUTTING TO AVOID OCCURRENCE AT CONSPICUOUS LOCATIONS (NEAR DOORS OR AT PIVOT POINTS) AND SHALL BE APPROVED BY ARCHITECT PRIOR TO SEAMING. CARPETS SPECIFIED SHALL BE VERIFIED FOR REPEAT PATTERNS. CONTRACTOR SHALL VERIFY QUANTITIES REQUIRED TO ENSURE A SIDE AND END MATCH AND INSTALL ACCORDINGLY.

28. IF MANUFACTURER HAS SPECIAL INSTRUCTIONS REGARDING SEAMING OF THIS PARTICULAR QUALITY OF CARPET, CONTRACTOR SHALL ABIDE BY THEM. CARPET SHALL BE STRETCHED DRUM TIGHT IN LENGTH AND BREADTH DIRECTION BY USE OF KNEE-KICKERS AND POWER STRETCHERS, ELIMINATING WRINKLES AND BUBBLES.

29. IF PILE OF CARPET HAS BEEN COMPRESSED WHILE LAYING IN STORAGE, SO THAT THERE APPEARS TO BE A DIFFERENCE IN COLOR IN ADJACENT WIDTHS OF MATERIAL, NEUTRALIZE PILE WITH A STEAM MACHINE AND OBTAIN A UNIFORM PILE DIRECTION THROUGHOUT BY BRUSHING CARPET WHILE IT IS STILL DAMP, AT NO ADDITIONAL COST TO OWNER.

30. AS CARPET IS LAID, REMOVE TRIMMINGS, EXCESS PIECES OF CARPET, AND LAYING MATERIALS FROM EACH AREA AS IT IS COMPLETED.

31. RESTRETCH CARPET AND REPAIR SEAMS, JOINTS AND EDGES ONCE AFTER ORIGINAL INSTALLATION IS COMPLETED. TIME OF RESTRETCHING SHALL BE AS DIRECTED BY OWNER, BUT WITHIN TWO YEARS AFTER COMPLETION OF INITIAL INSTALLATION AND AT NO ADDITIONAL COST TO OWNER.

32. DAMAGE TO PAINT, WALLS, WOODWORK, DOORS, AND OTHER FINISHED SURFACES SHALL BE CORRECTED BY CONTRACTOR. WORKMANSHIP SHALL BE IN KEEPING WITH HIGHEST STANDARD OF CARPET INSTALLATIONS.

33. PROTECT CARPETING AGAINST DAMAGE OF EVERY KIND. COVER WITH 6-MIL THICK POLYETHYLENE COVERING DURING CONSTRUCTION PERIOD, WHEREVER PROTECTION IS REQUIRED, SO THAT INSTALLATION WILL BE WITHOUT ANY INDICATION OF DETERIORATION, WEAR, OR DAMAGE AT TIME OF ACCEPTANCE BY OWNER. DAMAGED MATERIAL WILL BE REJECTED.

34. PROTECTION SHALL BE MAINTAINED ON EACH FLOOR OR AREA UNTIL ACCEPTED BY OWNER, WITHOUT WAITING UNTIL ENTIRE PROJECT IS COMPLETE. PROTECTION WILL BE REQUIRED ONLY IN THOSE ZONES WHERE TRAFFIC OF ANY CONSEQUENCE CAN REASONABLY BE EXPECTED TO OCCUR.

35. REMOVE AND REPLACE REJECTED MATERIAL WITH NEW MATERIAL AT COMPLETION OF WORK AND WHEN DIRECTED BY OWNER, REMOVE COVERING, VACUUM CLEAN CARPETING, AND RUGS, AND REMOVE SOIL AND STAINS TO SATISFACTION OF OWNER.

36. RECLEANING WILL NOT BE REQUIRED AFTER WORK HAS BEEN INSPECTED AND APPROVED UNLESS LATER OPERATION MAKE RECLEANING OF CERTAIN PORTIONS NECESSARY.

37. THE SERVICES OF COMPETENT MAINTENANCE PERSONNEL SHALL BE PROVIDED TO ADEQUATELY TRAIN OWNER'S EMPLOYEES IN PROPER MAINTENANCE OF CARPETING.

38. SUBMIT PROPOSED SCOPE OF MATERIAL AND INSTRUCTION SCHEDULE TO THE ARCHITECT FOR REVIEW APPROXIMATELY 30 DAYS BEFORE SCHEDULED OCCUPANCY.

39. MUTUALLY AGREEABLE DATES FOR CONDUCTING TRAINING SHALL BE ARRANGED WITH OWNER.

BELL WORKS CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

PROJECT TEAM

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CONTACT: KEN GOLD

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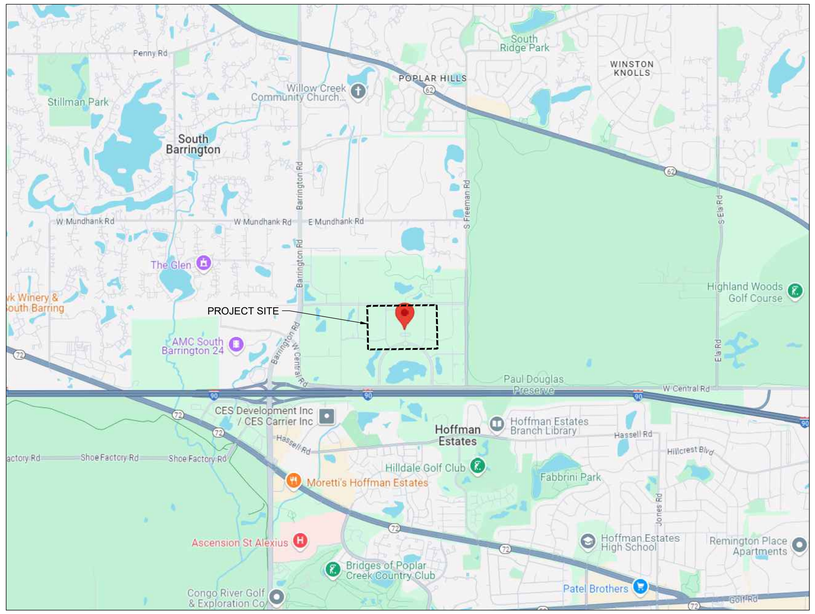
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LOCATION MAP

Section 36 / Township 42N / Range 9E



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BENCHMARKS

SITE BENCHMARK 1 – SQUARE CUT AT BASE OF LIGHT POLE NW OF INTERSECTION OF LAKEWOOD BOULEVARD AND WEST DRIVE

ELEVATION = 822.47 (NAVD 88)

SITE BENCHMARK 2 – ARROW BOLT ON FIRE HYDRANT ON E SIDE OF WEST DRIVE APPX. 100' N OF BRIDGE

ELEVATION = 822.40 (NAVD 88)

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STATE OF ILLINOIS
EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

COVER SHEET

Project Number:
240164
Drawn By:
VL
Sheet:
C0.00

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C0.00 COVER SHEET.dwg zmatix Oct 06, 2025 2:14:25 pm
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GENERAL

1. EXISTING SITE TOPOGRAPHY, UTILITIES, AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE FIELD MEASURED BY DLZ INDUSTRIAL SURVEYING, INC. DATED 10/11/2023. UNDERGROUND UTILITY LOCATIONS ARE BASED ON BEST AVAILABLE INFORMATION. TRADE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS, INVERTS, RIMS, PIPE SIZE, MATERIAL TYPE, ETC. PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
2. ELEVATIONS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM NAVD 88 DATUM.
3. THE TRADE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL ABIDE BY THE REQUIREMENTS OF ALL APPLICABLE PERMITS.
4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT ARE HEREIN INCORPORATED BY REFERENCE.
5. NO BURNING OR INCINERATION OF RUBBISH IS PERMITTED ON THE SITE.
6. STREET AND DRIVEWAY PAVEMENT SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE SHALL BE REPAIRED PER THE VILLAGE OF HOFFMAN ESTATES REQUIREMENTS. MATERIALS AND WORKMANSHIP OF REPAIRS SHALL CONFORM TO THE "IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS (LATEST EDITION), THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS (LATEST EDITION)", HEREIN AFTER REFERRED TO AS "STANDARD SPECIFICATIONS" AND THE VILLAGE OF HOFFMAN ESTATES REQUIREMENTS.
7. THE "DEVELOPMENT REGULATIONS", LATEST EDITION, AS ADOPTED BY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS, HEREIN AFTER REFERRED TO AS THE "DEVELOPMENT REGULATIONS", INCLUDING ALL VILLAGE STANDARD DETAILS AND SPECIFICATIONS; THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS (LATEST EDITION)" PREPARED BY ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT), HEREIN AFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"; AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ILLINOIS URBAN MANUAL, LATEST EDITION, AND "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", HEREIN AFTER REFERRED TO AS "ISPE STANDARDS" SHALL GOVERN THE CONSTRUCTION OF THESE IMPROVEMENTS EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS.
8. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, HEREIN AFTER REFERRED TO AS ISPE STANDARDS.
9. ALL FACILITIES OR LANDSCAPING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION BY THE RESPONSIBLE TRADE CONTRACTOR.
10. PROPOSED ELEVATIONS INDICATE FINISHED GRADES. FOR SUBGRADE ELEVATIONS, ALLOW FOR THICKNESS OF PROPOSED PAVING OR TOPSOIL THICKNESS.
11. THE TRADE CONTRACTOR SHALL NOTIFY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS 48 HOURS BEFORE THE COMMENCEMENT OF CONSTRUCTION.
12. SHOULD THE TRADE CONTRACTOR ENCOUNTER FIELD DRAINAGE TILE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER AND THE VILLAGE OF HOFFMAN ESTATES FOR INSTRUCTIONS. SHOULD THE ENGINEER OR VILLAGE OF HOFFMAN ESTATES INSTRUCT THAT DAMAGED FIELD TILES BE RESTORED TO THEIR ORIGINAL CONDITION, THAT REPAIR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE LOCATION OF FOUND DRAINAGE TILE SHALL BE INDICATED ON THE RECORD DRAWINGS.
13. ALL TRENCHES SHOULD FOLLOW THE VILLAGE OF HOFFMAN ESTATES STANDARD DETAILS INCLUDED IN THE CIVIL DETAILS. TRENCHES ARE TO BE BACKFILLED WITH TRENCH BACKFILL AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY, AS REQUIRED BY THE VILLAGE OF HOFFMAN ESTATES AND THE ISPE STANDARDS.
14. TRADE CONTRACTOR IS RESPONSIBLE FOR CALLING J.U.L.I.E. AT 1-800-892-0123 OR 811 AND NOTIFYING THE CONSTRUCTION MANAGER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING UTILITY MARKINGS THROUGHOUT CONSTRUCTION.
15. ALL DIMENSIONS, CURB RADII AND ELEVATIONS REFER TO THE BACK OF CURB WHERE CURB IS SHOWN. COORDINATES ARE TO BACK OF CURB, CENTER OF STRUCTURES OR AS SHOWN.
16. WHERE PAVEMENT, CURB OR SIDEWALK REMOVAL IS REQUIRED, THE TRADE CONTRACTOR SHALL SAW CUT THE BOUNDARIES OF THE AREA TO BE REMOVED PRIOR TO DEMOLITION.
17. TRADE CONTRACTOR IS RESPONSIBLE FOR LAYOUT, LINE AND GRADE FOR ITEMS INCLUDED IN THE CONTRACT SCOPE OF WORK. CONTRACTOR TO USE CAD FILES AS PROVIDED BY THE ENGINEER FOR GEOMETRIC LAYOUT.
18. TRADE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PUBLIC STREET CLEAN OF DEBRIS.
19. "BAND SEAL" JOINTS WITH STAINLESS STEEL STRAPS AND BOLTS SHALL BE USED WHEN CONNECTING DISSIMILAR MATERIALS.
20. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
21. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION AND/OR ELEVATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER SO THAT THE CONFLICT MAY BE RESOLVED.
22. THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT SURVEYS. ALL AS-BUILT SURVEYS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR AND BE SIGNED AND SEALED. THE CONTRACTOR SHALL SUBMIT TWO SETS OF THE "AS-BUILT" FINAL ENGINEERING DRAWINGS (I.E. RECORD DRAWINGS) AND STORMWATER MANAGEMENT CALCULATIONS UPON COMPLETION OF IMPROVEMENTS AND INCLUDE ELECTRONIC CAD FILES. THE RECORD DRAWINGS SHOULD AT LEAST INCLUDE THE FOLLOWING INFORMATION: AS-BUILT DETENTION CONTOURS, ELEVATIONS (INCLUDING DETENTION BASIN TOP OF BERM AND OVERFLOW WEIR GRADES) AND VOLUME (VERIFIED, SIGNED, & SEALED BY A PROFESSIONAL ENGINEER (PE) OR PROFESSIONAL LAND SURVEYOR (PLS)); ELEVATION, AND LOCATION (TIES TO TWO POINTS) OF ALL NEW STRUCTURES INCLUDING FIRE HYDRANTS, VALVE BOXES AND VAULTS, LINESTOP SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS/BENDS, MANHOLES, SANITARY SERVICE WYES (MEASURED FROM DOWNSTREAM MANHOLE), ALL STORM/SANITARY SEWER STRUCTURES (INCLUDING INVERTS AND PIPE SIZES), ALL PIPES (LOCATIONS, SLOPES, LENGTHS, ETC.), OUTLET CONTROL STRUCTURES (INCLUDING RESTRICTOR SIZES AND ELEVATIONS PLUS TOP OF WALL) AND ABANDONED WATER OR SANITARY SERVICE LINES. DETAILED TOPOGRAPHIC SURVEY OF ALL HIGH POINTS, LOW POINTS, CHANGE OF SLOPE INCLUDING GUTTER GRADES, TOP OF CURB GRADES, PAVEMENT GRADES, SIDEWALK GRADES, RAMP GRADES, ETC. TO VERIFY POSITIVE DRAINAGE. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL DESIGN PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK OF CURB, OR PROPERTY CORNERS. WITHIN DETENTION/BMP AREAS: FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A CERTIFIED TOPO SURVEY OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.
23. EMERGENCY VEHICLE ACCESS IS TO BE MAINTAINED THROUGHOUT DURATION OF PROJECT. VEHICLE ACCESS IS TO BE CLEARLY MARKED. ANY ALTERATION OF EMERGENCY VEHICLE ROUTE OR ACCESS IS TO BE APPROVED BY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS.

VILLAGE CONTACT INFORMATION:

VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD,
HOFFMAN ESTATES, IL 60169
CONTACT: ALAN WENDERSKI, VILLAGE ENGINEER

HOT MIX ASPHALT PAVING

1. SUBGRADE PREPARATION, BASE COURSE PLACEMENT, AND HMA PAVEMENT SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. DEPRESSIONS OF FINAL HMA SURFACES SHALL NOT EXCEED 1/4 INCH FROM PROPOSED CORRECTIONS TO NON-COMPLIANT AREAS ORDERED BY THE CONSTRUCTION MANAGER SHALL BE MADE AT NO ADDITIONAL CHARGE.
3. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

STORM SEWER

1. CONTRACTOR TO FOLLOW ALL VILLAGE OF HOFFMAN ESTATES REQUIREMENTS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76, SHALL BE A MINIMUM OF CLASS III AND JOINTS SHALL CONFORM TO ASTM C-443.
3. POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034 (4"-15") AND ASTM F-679 (16" TO 36") AND JOINTS CONFORMING TO ASTM D-3212 (4"-15") AND ASTM F-477. THE PIPE SHALL BE MADE OF PVC PLASTIC HAVING A MINIMUM CELL CLASSIFICATION OF 12454-C OR 12364-C, AS DEFINED IN ASTM D-1784. THE PVC STANDARD DIMENSION RATIO (SDR) SHALL BE MINIMUM 26.
4. ALL STORM STRUCTURES AND SEWERS ARE TO BE CLEANED PRIOR TO FINAL ACCEPTANCE. THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING SEDIMENT FROM THE STORM SEWER STRUCTURES AND PIPES DURING CONSTRUCTION AND UNTIL 90% OF VEGETATION IS ESTABLISHED.
5. MANHOLES, CATCH BASINS, INLETS, BEDDING AND TRENCH BACKFILL SHALL CONFORM TO THE CONSTRUCTION DETAILS, STANDARD SPECIFICATIONS AND ISPE SPECIFICATIONS.

EARTHWORK

1. ALL AREAS SHALL BE CLEARED AND TILLED IN PREPARATION TO RECEIVE SEED. REFER TO SPECIFICATIONS FOR REQUIREMENTS.
2. THE TRADE CONTRACTOR SHALL APPLY FERTILIZER AND SEED TO ALL DISTURBED AREAS, AS NOTED ON THE CONSTRUCTION DRAWINGS. TRADE CONTRACTOR SHALL APPLY FERTILIZER AND SEED USING THE HYDROSEED METHOD. FERTILIZER AND SEED QUANTITIES AND SEEDING PROCEDURES SHALL CONFORM TO THE SPECIFICATIONS.
3. THE TRADE CONTRACTOR WILL INSPECT THE SEEDED AREAS AFTER SEEDING, TO RECEIVE FINAL ACCEPTANCE, SEEDED AREAS MUST SUPPORT DENSE, THRIVING GRASSES SUFFICIENT TO PROTECT THE SOIL FROM EROSION IN A MODERATE RAINFALL. AREAS THAT, IN THE OPINION OF THE OWNER & ENGINEER, DO NOT MEET THIS REQUIREMENT, MUST BE IMMEDIATELY RESEEDED. REFER TO SPECIFICATIONS FOR ALL REQUIREMENTS.
4. TOPSOIL FOR RESTORATION AREAS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS. TOPSOIL MAY BE SALVAGED FROM THE SITE AND STOCKPILED FOR REUSE WHEN ALL WORK IS COMPLETED. ADDITIONAL TOPSOIL REQUIRED TO COMPLETE THE JOB SHALL BE OBTAINED FROM OFF-SITE SOURCES AT THE TRADE CONTRACTOR'S EXPENSE. SALVAGED TOPSOIL SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL AND WILL BE REJECTED IF NOT CLEAN, UNCONTAMINATED MATERIAL.
5. THE CROWNS AND ROOT OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.
6. POROUS GRANULAR EMBANKMENT, SUBGRADE

   THIS WORK CONSISTS OF FURNISHING, PLACING, AND COMPACTING POROUS GRANULAR MATERIAL AS DIRECTED BY THE ENGINEER. POROUS GRANULAR EMBANKMENT SHALL CONSIST OF CA-1 AGGREGATE CAPPED WITH A 3 INCHES NOMINAL THICKNESS TOP LIFT OF CA-6 CAPPING AGGREGATE. THE MATERIAL SHALL BE USED AS A BRIDGING LAYER OVER SOFT, PUMPY, AND LOOSE SOIL AND SHALL CONFORM.

   THE POROUS GRANULAR MATERIAL SHALL BE PLACED IN ONE LIFT WHEN THE TOTAL THICKNESS TO BE PLACED IS 2 FEET OR LESS OR AS DIRECTED BY THE ENGINEER. EACH LIFT OF THE POROUS GRANULAR MATERIAL SHALL BE ROLLED WITH A VIBRATORY ROLLER MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS TO OBTAIN THE DESIRED KEYING OR INTERLOCK AND COMPACTION. THE ENGINEER SHALL VERIFY THAT ADEQUATE KEYING HAS BEEN OBTAINED.

   CONSTRUCTION EQUIPMENT NOT NECESSARY FOR THE COMPLETION OF THE REPLACEMENT MATERIAL WILL NOT BE ALLOWED ON THE UNDERCUT AREAS UNTIL COMPLETION OF THE RECOMMENDED THICKNESS OF THE POROUS GRANULAR EMBANKMENT SUBGRADE.

   FULL DEPTH SUBGRADE UNDERCUT SHOULD OCCUR AT LIMITS DETERMINED BY THE ENGINEER. A TRANSITION SLOPE TO THE FULL DEPTH OF UNDERCUT SHALL BE MADE OUTSIDE OF THE UNDERCUT LIMITS AT A TAPER OF 1 FOOT LONGITUDINAL PER 1 INCH DEPTH BELOW THE PROPOSED SUBGRADE OR BOTTOM OF THE PROPOSED AGGREGATE SUBGRADE WHEN INCLUDED IN THE CONTRACT.

   THIS WORK WILL BE MEASURED FOR PAYMENT IN ACCORDANCE THE STANDARD SPECIFICATIONS. WHEN SPECIFIED ON THE CONTRACT, THE THEORETICAL ELEVATION OF THE BOTTOM OF THE AGGREGATE SUBGRADE SHALL BE USED TO DETERMINE THE UPPER LIMIT OF POROUS GRANULAR EMBANKMENT, SUBGRADE. THE VOLUME WILL BE COMPUTED BY THE METHOD OF AVERAGE END AREAS.

   THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR POROUS GRANULAR EMBANKMENT, SUBGRADE WHICH PRICE SHALL INCLUDE THE CAPPING AGGREGATE, WHEN REQUIRED.

   THE POROUS GRANULAR EMBANKMENT, SUBGRADE SHALL BE USED AS FIELD CONDITIONS WARRANT AT THE TIME OF CONSTRUCTION.
7. SPECIAL EXCAVATION WORK UNDER THIS ITEM SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.

   SPECIAL EXCAVATION SHALL INCLUDE THE SATISFACTORY REMOVAL AND OFF-SITE DISPOSAL OF ALL UNSUITABLE MATERIAL BELOW THE SUBGRADE ELEVATION.

   AFTER EXCAVATING TO THE REQUIRED SUBGRADE LEVEL, THE ENGINEER & GEOTECH ENGINEER SHALL INSPECT THE SUBGRADE. PRIOR TO PLACING ANY PAVEMENT SECTION MATERIAL THE EXCAVATION LEVEL OR SUBGRADE LEVEL SHALL BE COMPACTED AND, WHERE POSSIBLE, PROOF ROLLED WITH A 40,000 LB TANDEM AXLE TRUCK BY MAKING AT LEAST 4 PASSES. THE COMPACTING AND PROOF ROLLING WILL DETECT SOFT OR UNSTABLE POCKETS OF MATERIAL WHICH SHALL BE REMOVED AND REPLACED AS HEREIN SPECIFIED. THE COMPACTING AND PROOF ROLLING SHALL BE INCIDENTAL TO THE WORK AND NO ADDITIONAL COMPENSATION WILL BE PAID.

   IF THE EXISTING SUBGRADE SOIL IS NOT SUITABLE FOR PROVIDING AN IBR SOIL SUPPORT VALUE OF 2, THE TRADE CONTRACTOR SHALL REMOVE THE UNSUITABLE SUBGRADE SOIL BELOW THE PROPOSED SUBGRADE LEVEL TO A DEPTH AS DIRECTED BY THE ENGINEER, COMPACT AND PROOF ROLL THE EXCAVATED AREA. IF UPON PROOF ROLLING THE SUBGRADE IS STILL UNSUITABLE, ADDITIONAL EXCAVATION MAY BE REQUIRED. NO ADDITIONAL COMPENSATION WILL BE MADE REGARDLESS OF THE NUMBER OF TIMES THE AREA IS COMPACTED AND PROOF ROLLED.

   CA-1 SHALL BE USED TO BRING THE SUBGRADE TO THE PROPOSED ELEVATION AS INDICATED UNDER THE ITEM POROUS GRANULAR EMBANKMENT, SUBGRADE. POROUS GRANULAR EMBANKMENT, SUBGRADE IS NOT CONSIDERED PART OF THIS ITEM.

   THOSE AREAS OF SUBGRADE WHICH ARE NOT OVER EXCAVATED SHALL ALSO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

   SPECIAL EXCAVATION AS SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER WILL BE MEASURED FOR PAYMENT IN PLACE AND THE VOLUME IN CUBIC YARDS COMPUTED BY THE METHOD OF AVERAGE END AREAS. EXCAVATION IN EXCESS OF THAT AUTHORIZED SHALL NOT BE MEASURED FOR PAYMENT.

   THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT CUBIC YARD FOR SPECIAL EXCAVATION, WHICH PRICE SHALL INCLUDE ALL COSTS ASSOCIATED WITH UNSUITABLE MATERIAL REMOVAL AND LEGAL DISPOSAL, GRADING COMPACTING AND PROOF ROLLING OF SUBGRADE.
8. THE OWNER 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. CONTRACTOR TO ENSURE REQUIREMENTS ARE MET.

ABBREVIATIONS

A	ARC LENGTH	MH	MANHOLE
B/C	BACK OF CURB	N.D.L.	NO DISTURB LINE
B-B	BACK-TO-BACK OF CURB	N.I.C.	NOT IN CONTRACT
BIT	BITUMINOUS PAVEMENT	N.W.E.	NORMAL WATER ELEVATION
B.L.	BUILDING LINE	P.I.	POINT OF INTERSECTION
B.M.	BENCH MARK	P.R.C.	POINT OF REVERSE CURVATURE
BRW	BOTTOM OF RETAINING WALL	PVC	POLYVINYL CHLORIDE
B/W	BACK OF SIDEWALK	P.T.	POINT OF TANGENCY
CHDPE	CORRUGATED HIGH DENSITY POLYETHYLENE PIPE	P.L.	PROPERTY LINE
CO	CLEAN OUT	P.C.	POINT OF CURVATURE
C & G	CURB AND GUTTER	PVI	POINT OF VERTICAL INTERSECTION
C.B.	CATCH BASIN	P.G.	PROPELE GRADE
CP	CONTROL POINT	R	RADIUS
DWG.	DRAWING	RCP	REINFORCED CONCRETE PIPE
D.I.P.	DUCTILE IRON PIPE	REC.	RECORD DIMENSION
DIA.	DIAMETER	R.O.W.	RIGHT-OF-WAY
D.	DISTANCE	RT	RIGHT
DC	DEPRESSED CURB	SHT	SHEET
D.E.	DRAINAGE EASEMENT	S	SLOPE
D.V.	DETENTION VOLUME	STA	STATION
DS	DOWNSPOUT	STMH	STORM MANHOLE
ELEV./ EL.	ELEVATION	SAN	SANITARY
E/P	EDGE OF PAVEMENT	SMH	SANITARY MANHOLE
E.J.	EXPANSION JOINT	T.E.	TOP ELEVATION
EX.	EXISTING	T/C	TOP OF CURB
F.G.	FINISH GRADE	T.O.P.	TOP OF PIPE
F-F	FACE-TO-FACE OF CURB OR STALL	T	TELEPHONE
F/L	FLOW LINE	TRW	TOP OF RETAINING WALL
F.H.	FIRE HYDRANT	TYP	TYPICAL
F.E.S.	FLARED END SECTION	U.E.	UTILITY EASEMENT
FIP	FOUND IRON PIPE	V.C.	VERTICAL CURVE
F/F	FINISHED FLOOR	V.I.F.	VERIFY IN FIELD
GAV	GAS VALVE	V.I.T.	VITRIFIED HUB TILE
GF	GRADE AT FOUNDATION	V.B.	VALVE BOX
G.L.	GUTTER LINE	V.V.	VALVE VAULT
G.	GAS	V.C.P.	VITRIFIED CLAY PIPE
GR	GRADE ELEVATION	VER.	VERTICAL
GV/VV	GATE VALVE IN VALVE VAULT	W	WATER
GV/VB	GATE VALVE IN VALVE BOX	W/	WITH
HDW	HEADWALL	WM	WATER MAIN
HOR.	HORIZONTAL		
H.W.E.	HIGH WATER ELEVATION		
I.E. / INV.	INVERT ELEVATION		
INL.	INLET		
IRR.	IRRIGATION		
L.	LENGTH		
L.P.	LIGHT POLE		
LT.	LEFT		
(M)	MEASURED BEARING OR DISTANCE		
M/E	MATCH EXISTING		
M.O.	MID ORDINATE		

LEGEND

EXISTING

STORM SEWER		FIRE HYDRANT	
SANITARY SEWER		WATER VALVE VAULT	
W — W	WATER MAIN	VB	WATER VALVE BOX
T	TELEPHONE	BB	WATER BUFFALO BOX
E	ELECTRICAL	WM	WATER METER
G	GAS MAIN	EM	ELECTRIC METER
	GUARD RAIL	GM	GAS METER
X — X — X	EXISTING FENCE	GV	GAS VALVE
	STORM MANHOLE	CO	CLEANOUT
	CATCH BASIN	©	CITY ELEC. MH
	INLET	©	COMED ELEC. MH
	FLARED END SECTION	T	TELEPHONE MH
	SANITARY MANHOLE		SOIL BORING
	DECIDUOUS TREE		LIGHT POLE
	EVERGREEN TREE		POWER POLE
	SIGN		TELEPHONE POLE

PROPOSED

COMBINED SEWER		FIBER OPTIC CONDUIT	
STORM SEWER		ELECTRIC LIGHT	
SANITARY SEWER		CLEANOUT ACCESS	
W — W	WATER MAIN		FIRE HYDRANT
T	TELEPHONE		WATER VALVE VAULT
E	ELECTRICAL	BB	WATER VALVE BOX
G	GAS MAIN	E	ELECTRIC MANHOLE
	GUARD RAIL	T	TELEPHONE PEDESTAL
	STORM MANHOLE	G	GAS METER
	CATCH BASIN	DS	DOWNSPOUT
	SANITARY MANHOLE		
	DECIDUOUS TREE		
	SIGN		
TV	TELEVISION		
E	ELECTRIC GENERATOR		
	ELECTRIC TRANSFORMER		
	ELECTRIC METER BOX		
SF	SILT FENCE		
X — X — X	FENCE/GATE		

Bell Works

Wight

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SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

CIVIL GENERAL NOTES

Project Number: 240164
Drawn By: SC
Sheet:

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SECTION 312000 – EARTH MOVING

PART 1 – GENERAL

1.1 QUALITY ASSURANCE

UNLESS SPECIFICALLY STATED IN THE SPECIFICATIONS, THE FOLLOWING DOCUMENTS SHALL PROVIDE GENERAL REQUIREMENTS AND COVENANTS APPLICABLE TO CONSTRUCTION WITHIN THE VILLAGE OF HOFFMAN ESTATES. IN THE EVENT OF CONFLICT BETWEEN THE EXISTING VILLAGE OF HOFFMAN ESTATES CODES AND THE CONTENTS OF THIS DOCUMENT, THE FORMER WILL SUPERCEDE THE LATTER AND/OR THE DECISION OF THE VILLAGE OF HOFFMAN ESTATES WILL PREVAIL.
ILLINOIS DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, ALONG WITH THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS. (METHOD OF MEASUREMENT AND BASIS OF PAYMENT SHALL NOT APPLY.)
I.S.P.E., CONSULTING ENGINEERS COUNCIL OF ILLINOIS, ET. AL., STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST REVISION.

TESTING LABORATORY SERVICES:
THE OWNER SHALL SECURE AND PAY FOR THE SERVICES OF A GEOTECHNICAL ENGINEER TO CLASSIFY EXISTING SOIL MATERIALS, TO RECOMMEND AND TO CLASSIFY PROPOSED BORROW MATERIALS WHEN NECESSARY, TO VERIFY COMPLIANCE OF MATERIALS WITH SPECIFIED REQUIREMENTS, AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING.

THE CONTRACTOR SHALL NOT RELY ON THE OWNER TO PROVIDE SOURCE SITE CERTIFICATIONS FOR REMOVAL OF ANY MATERIALS.

FORM LPC-663, UNCONTAMINATED SOIL CERTIFICATION BY LICENSED PROFESSIONAL, CAN BE DOWNLOADED FROM HTTP://WWW.EPA.STATE.IL.US/LAND/REGULATORY-PROGRAMS/PERMITS-AND-MANAGEMENT/FORMS/CLEAN-CONSTRUCTION-DEMO-DEBRIS/INDEX.HTML.

THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF ALL EXECUTED FORMS, DOCUMENTS, AND CORRESPONDENCES REGARDING CLEAN CONSTRUCTION DEMOLITION DEBRIS (CCDD).

1.2 REFERENCES

ASTM D 1556_00 __ STANDARD TEST METHOD FOR DENSITY AND UNIT WEIGHT OF SOIL IN PLACE BY THE SAND_CONE METHOD.

ASTM D 1557_02 __ TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOILS USING MODIFIED EFFORT (56,000 FT_LBF/FT3 (2,700 KN_M/M3)).

ASTM D 2167_94(2004) __ STANDARD TEST METHOD FOR DENSITY AND UNIT WEIGHT OF SOIL IN_PLACE BY THE RUBBER BALLOON METHOD.

ASTM D 2487_00__ STANDARD CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM).

ASTM D 2922_01 ___ STANDARD TEST METHODS FOR DENSITY OF SOIL AND SOIL_AGGREGATE IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH).

ASTM D 3017_01 ___ STANDARD TEST METHOD FOR WATER CONTENT OF SOIL AND ROCK IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH).

ASTM D 698–00A --STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT (12,400 FT–LBF/FT³ (600 KN–M/M³)).

ASTM D448–03A -- STANDARD CLASSIFICATION FOR SIZES OF AGGREGATE FOR ROAD AND BRIDGE CONSTRUCTION

1.3 SUBMITTALS

TEST REPORTS: TESTING LABORATORY WILL SUBMIT THE FOLLOWING REPORTS DIRECTLY TO THE CONSTRUCTION MANAGER AND SHALL COPY THE TRADE CONTRACTOR:
ANALYSIS OF SOIL MATERIALS, WHETHER PROCURED ON OR OFF SITE, AND INCLUDING FILL, BACKFILL, AND BORROW MATERIALS.
VERIFICATION OF EACH FOOTING SUBGRADE.
IN_PLACE DENSITY TEST REPORTS.
MOISTURE_DENSITY RELATIONSHIP TEST REPORTS.
COMPRESSIVE STRENGTH OR BEARING TEST REPORTS.

1.4 SITE CONDITIONS

TRAFFIC: DO NOT INTERFERE WITH OR CLOSE PUBLIC WAYS WITHOUT PERMISSION OF GOVERNING AUTHORITIES. DO NOT INTERFERE WITH ADJACENT PRIVATE FACILITIES.

SITE UTILITIES:
ADVISE UTILITY COMPANIES OF EXCAVATION ACTIVITIES BEFORE STARTING EXCAVATIONS. LOCATE AND IDENTIFY UNDERGROUND UTILITIES PASSING THROUGH WORK AREA BEFORE STARTING WORK.
IF UNDERGROUND UTILITIES ARE ENCOUNTERED IN LOCATIONS OTHER THAN INDICATED, IMMEDIATELY ADVISE UTILITY OWNERS BEFORE PROCEEDING. AMEND PROJECT RECORD DOCUMENTS TO SHOW ACTUAL LOCATIONS.
PROTECT EXISTING UTILITIES INDICATED TO REMAIN.
DO NOT INTERRUPT EXISTING UTILITIES WITHOUT ADVANCE NOTICE TO AND WRITTEN APPROVAL FROM THE OWNER.

PART 2 – PRODUCTS

2.1 MATERIALS

WHERE SUFFICIENT APPROVED MATERIALS ARE NOT AVAILABLE FROM REQUIRED EXCAVATIONS ON SITE, OBTAIN AND PAY FOR MATERIALS FROM APPROVED SOURCES OFF SITE WITHOUT CHARGE TO THE OWNER.

FOR EACH SOIL MATERIAL PROPOSED FOR USE AS FILL OR BACKFILL, WHETHER OBTAINED ON OR OFF SITE, TESTING LABORATORY SHALL CLASSIFY SOIL MATERIAL, DEVELOP PROCTOR CURVE, AND PERFORM ANY OTHER TESTS REQUIRED.

OBTAIN APPROVAL OF THE GEOTECHNICAL ENGINEER AND CONSTRUCTION MANAGER FOR EACH SOIL MATERIAL.

TOPSOIL: REFER TO LANDSCAPE DRAWINGS.

SATISFACTORY TOPSOIL: FERTILE AGRICULTURAL SOIL, TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; FREE OF SUBSOIL, ROCKS LARGER THAN 2 INCHES IN DIAMETER, CLAY, TOXIC MATTER, PLANTS, WEEDS, AND ROOTS.

BACKFILL AND FILL MATERIALS: MATERIALS CLASSIFIED AS SATISFACTORY.

SATISFACTORY SOIL MATERIAL (ASTM D 2487); FREE OF STONES LARGER THAN 2 INCHES IN ANY DIMENSION, TRASH, DEBRIS, ORGANIC MATERIAL, OTHER OBJECTIONABLE MATERIAL AND CLASSIFIED AS FOLLOWS:

GW (WELL_GRADED GRAVEL).
GC (CLAYEY GRAVEL).
SW (WELL_GRADED SAND).
SC (CLAYEY SAND).
CL (LEAN CLAY).

UNSATISFACTORY SOIL MATERIAL (ASTM D 2487):
GP (POORLY GRADED GRAVEL).
GM (SILTY GRAVEL).
SP (POORLY GRADED SAND).
SM (SILTY SAND).
ML (SILT).
OL (ORGANIC CLAY).
OL (ORGANIC SILT).
CH (FAT CLAY).
MH (ELASTIC SILT).
OH (ORGANIC CLAY).
OH (ORGANIC SILT).
PT (PEAT).

AGGREGATE FILL OUTSIDE TREE DRIP LINE: CRUSHED CONCRETE; 100 PERCENT PASSING A 1_1/2_INCH SIEVE; NOT MORE THAN 2 PERCENT PASSING A NO. 4 SIEVE

AGGREGATE FILL WITHIN TREE DRIP LINE: CLEAN, CRUSHED ROCK OR GRAVEL OR UNCRUSHED GRAVEL; 100 PERCENT PASSING A 1_1/2_INCH SIEVE; NOT MORE THAN 2 PERCENT PASSING A NO. 4 SIEVE.

SUBBASE MATERIAL: WELL_GRADED, CLEAN, SOUND, DURABLE PARTICLES OF CRUSHED CONCRETE, CRUSHED BLAST FURNACE SLAG, AND SCREENINGS. OBTAIN THE CONSTRUCTION MANAGER'S APPROVAL OF SOURCE, QUALITY, AND GRADATION.

2.2 PLASTIC WARNING TAPE

ACID_ AND ALKALI_RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES.
MINIMUM WIDTH, 2 INCHES; MINIMUM THICKNESS, 4 MILS.
METALLIC CORE ENCASED IN PROTECTIVE JACKET AGAINST CORROSION AND DETECTABLE BY METAL DETECTOR WHEN TAPE IS BURIED 1 FOOT DEEP.
CONTINUOUS PRINTED INSCRIPTION SHALL DESCRIBE UTILITY. TAPE COLOR:
ELECTRIC: RED.
GAS: YELLOW.
WATER SYSTEM: BLUE.
SEWER: GREEN.
PHONE: ORANGE

PART 3 – EXECUTION

3.1 PREPARATION

PROTECTION: PROVIDE MARKERS INDICATING LIMITS OF WORK AND CLEAR IDENTIFICATION OF ITEMS AND AREAS REQUIRING PROTECTION UTILIZING CONSTRUCTION FENCING AS NECESSARY.

PROVIDE BARRICADES, WARNING SIGNS, AND WARNING LIGHTS AROUND OPEN EXCAVATIONS AS NECESSARY TO PREVENT INJURY TO PERSONS.

THE TRADE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE POTENTIAL FOR INJURY TO PERSONS AND DAMAGE TO PROPERTY.
WHERE SUCH POTENTIAL IS PRESENT, TAKE APPROPRIATE PROTECTIVE MEASURES.
PROTECT PERSONS FROM INJURY AND PROTECT EXISTING AND NEW IMPROVEMENTS FROM DAMAGE CAUSED DIRECTLY OR INDIRECTLY BY CONSTRUCTION OPERATIONS.

DO NOT ALLOW EXCAVATION SUBGRADES AND SOIL AT FOUNDATIONS TO BE SUBJECTED TO FREEZING TEMPERATURES OR FROST. PROVIDE PROTECTIVE INSULATING MATERIALS AS NECESSARY. SHOULD PREPARED, COMPACTED SUBGRADES BE DAMAGED BY FREEZING, REMOVE SOIL MATERIALS TO THE DEPTH REQUIRED BY THE GEOTECHNICAL ENGINEER AND REPLACE AND RECOMPACT IN CONFORMANCE WITH SPECIFIED REQUIREMENTS.

3.2 EROSION CONTROL

TO THE MAXIMUM EXTENT PRACTICABLE, PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL_BEARING WATER RUNOFF TO ADJACENT PROPERTIES AND WATERWAYS.

PROVIDE EROSION CONTROL DURING THE ENTIRE PROJECT IN ACCORDANCE WITH APPLICABLE REGULATIONS, INCLUDING SECTION 313500 – SLOPE PROTECTION, AND AS SHOWN ON THE DRAWINGS.

3.3 PROTECTION OF TREES

THE CONTRACTOR SHALL CONTRACT WITH AN ARBORIST TO OBTAIN RECOMMENDATIONS FOR TREE PRESERVATION ALTERNATIVES AND PROCEDURES, AS REQUIRED.

PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO REMAIN. PLACE GUARDS SO AS TO PREVENT ALL FORMS OF VEHICULAR TRAFFIC OR PARKING WITHIN DRIP LINES.
DO NOT ALLOW EXCESS FOOT TRAFFIC WITHIN DRIP LINES.
DO NOT STOCKPILE CONSTRUCTION MATERIALS, SOIL, OR AGGREGATES WITHIN DRIP LINES.
WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF THE AREA OF CONSTRUCTION ACTIVITIES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.

EXCAVATE WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED.

WHERE UNDERGROUND UTILITIES MUST PASS WITHIN DRIP LINE, HAND_DIG TUNNELS TO AVOID CUTTING MAIN LATERAL ROOTS AND TAPROOTS. MINOR ROOTS MAY BE CUT ONLY WHEN NECESSARY.

WHERE EXCAVATION MUST OCCUR WITHIN DRIP LINE, HAND EXCAVATE TO AVOID DAMAGE TO ROOTS. MINIMIZE OVER_EXCAVATION BY PROVIDING SHEETING IN LIEU OF SLOPED EMBANKMENTS.
RE–ESTABLISH EXPOSED ROOTS IN AREAS TO BE BACKFILLED WHERE PRACTICABLE. EXTEND EXCAVATION ALONG MAJOR ROOTS TO FACILITATE GRADUAL BENDING OF ROOTS INTO BACKFILL AREAS. CUT ROOTS ONLY WHERE ROOTS CANNOT BE RE–ESTABLISHED.
WHERE ROOT SYSTEM IS DAMAGED OR CUT BACK, PRUNE BRANCHES TO MAINTAIN ROOT/BRANCH BALANCE.

IMMEDIATELY PROTECT EXPOSED ROOTS UNTIL RE–ESTABLISHMENT IN BACKFILL. COVER WITH APPROVED MULCHING MATERIAL AND KEEP CONTINUOUSLY MOIST.

MAINTAIN EXISTING GRADE WITHIN DRIP LINE OF TREES, UNLESS OTHERWISE INDICATED.

LOWERING GRADES:
FOLLOW RECOMMENDATIONS OF ARBORIST TO ACHIEVE REQUIRED GRADES AND OPTIMIZE CHANCES OF SURVIVAL FOR TREES. USE HAND EXCAVATION WITHIN DRIP LINE.
PRUNE BRANCHES AS RECOMMENDED BY ARBORIST AND PROVIDE FURTHER MAINTENANCE AS RECOMMENDED BY ARBORIST UNTIL SUBSTANTIAL COMPLETION.

RAISING GRADES:
MINOR FILLS LESS THAN 6 INCHES: PLACE SPECIFIED TOPSOIL WITHOUT COMPACTING, AND FINISH GRADE BY HAND.
MODERATE FILLS, 6 TO 12 INCHES:
PLACE AGGREGATE FILL ON EXISTING GRADE. ON ALL SIDES OF TREE TRUNK, HAND PLACE AGGREGATE FILL WITHIN AN 18 INCH RADIUS OF TRUNK UP TO A LEVEL APPROXIMATELY 2 INCHES ABOVE FINISH GRADE.
ELSEWHERE WITHIN DRIP LINE, HAND PLACE AGGREGATE FILL UP TO 6 INCHES BELOW FINISH GRADE, THEN HAND PLACE 6 INCHES OF TOPSOIL TO FINISH GRADE. SLIGHTLY OVER FILL TO ALLOW FOR FUTURE SETTLEMENT.
FINISH GRADE BY HAND WITHOUT COMPACTING FILL.

WHERE CUTTING IS REQUIRED, CUT BRANCHES AND ROOTS USING PROPERLY SHARPENED TOOLS AND WITHOUT BREAKING MEMBERS.

3.4 CLEARING AND GRUBBING

REMOVE ANY TRASH OR DEBRIS FROM SITE, INCLUDING BELOW_GROUND PORTIONS. COMPLETELY REMOVE EXISTING TREES INDICATED TO BE REMOVED, INCLUDING STUMPS AND ROOTS.

REMOVE ALL VEGETABLE MATTER FROM WITHIN THE LIMITS INDICATED ON THE DRAWINGS.
FILL HOLES THUS CREATED WITH APPROVED, COMPACTED SOIL.
REMOVE AND DISPOSE OF GRASS AND OTHER VEGETATION BEFORE STRIPPING TOPSOIL. STRIP TOPSOIL DOWN TO SUBSOIL WITHOUT CONTAMINATING TOPSOIL WITH SUBSOIL.
STOCKPILE IN A MANNER TO FREELY DRAIN SURFACE WATER AND TO PREVENT CONTAMINATION BY SUBSOIL OR OTHER MATERIALS; COVER IF NECESSARY TO PREVENT WIND_BLOWN DUST.
DO NOT STRIP TOPSOIL WITHIN DRIPLINES OF TREES INDICATED TO REMAIN.

3.5 DEWATERING

DO NOT ALLOW SURFACE OR GROUND WATER TO FLOW INTO OR ACCUMULATE IN EXCAVATIONS.

DO NOT ALLOW WATER TO FLOW IN AN UNCONTROLLED FASHION ACROSS THE PROJECT SITE OR TO ERODE SLOPES OR TO UNDERMINE FOUNDATIONS. DO NOT ALLOW WATER TO BE DIVERTED ONTO ADJACENT PROPERTIES.
ARRANGE EXCAVATION OPERATIONS SO AS TO PROVIDE CONTINUAL AND EFFECTIVE DRAINAGE OF EXCAVATIONS.

PROVIDE AND MAINTAIN TEMPORARY DIVERSION DITCHES, DIKES, AND GRADING AS NECESSARY; DO NOT USE TRENCH EXCAVATIONS FOR THIS PURPOSE. WHEN REQUIRED BY SURFACE OR SUBSURFACE WATER CONDITIONS, PROVIDE SUMPS, WELLPOINTS, FRENCH DRAINS, PUMPS, AND OTHER CONTROL MEASURES NECESSARY TO KEEP EXCAVATIONS FREE OF WATER. WHEN EXISTENCE OF GROUND WATER NEAR OR ABOVE FINAL EXCAVATION LEVEL IS INDICATED OR SUSPECTED, PROVIDE CONTROL MEASURES PRIOR TO EXCAVATING TO WATER LEVEL AND MAINTAIN WATER LEVEL CONTINUOUSLY BELOW WORKING LEVEL.

3.6 EXCAVATION

GENERAL: EXCAVATION INCLUDES THE REMOVAL OF ANY MATERIALS NECESSARY TO ACHIEVE THE REQUIRED SUBGRADE ELEVATIONS AND INCLUDES REUSE OR DISPOSAL OF SUCH MATERIALS.

UNNECESSARY EXCAVATION: THE EXPENSE OF EXCAVATION OF MATERIALS OUTSIDE OF LIMITS INDICATED OR ORDERED IN WRITING BY THE GEOTECHNICAL ENGINEER AND THE CORRECTION THEREOF TO THE SATISFACTION OF THE ENGINEER SHALL BE BORNE BY THE TRADE CONTRACTOR.
UNNECESSARY EXCAVATION UNDER FOOTINGS: EITHER DEEPEN FOOTINGS TO BEAR ON ACTUAL SUBGRADE ELEVATION WITHOUT CHANGING TOP ELEVATIONS OR PLACE CONCRETE FILL UP TO REQUIRED ELEVATION, AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
UNNECESSARY EXCAVATION OTHER THAN UNDER FOOTINGS: EITHER PLACE COMPACTED FILL OR OTHERWISE CORRECT CONDITIONS, AS REQUIRED BY THE ENGINEER.

APPROVAL OF SUBGRADE: NOTIFY THE ENGINEER WHEN REQUIRED ELEVATIONS HAVE BEEN REACHED.
WHEN REQUIRED BY THE GEOTECHNICAL ENGINEER DUE TO THE UNFORESEEN PRESENCE OF UNSATISFACTORY MATERIALS OR OTHER FACTORS, PERFORM ADDITIONAL EXCAVATION AND REPLACE WITH APPROVED COMPACTED FILL MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S INSTRUCTIONS.
PAYMENT FOR UNFORESEEN ADDITIONAL WORK WILL BE MADE IN ACCORDANCE WITH ESTABLISHED UNIT PRICES OR, IF NONE, IN ACCORDANCE WITH PROVISIONS FOR CHANGES IN THE WORK. NO PAYMENT WILL BE MADE FOR CORRECTION OF SUBGRADES IMPROPERLY PROTECTED AGAINST DAMAGE FROM FREEZE_THAW OR ACCUMULATION OF WATER, OR FOR CORRECTION OF OTHERWISE DEFECTIVE SUBGRADES.

EXCAVATION STABILIZATION: WHEREVER IT IS POSSIBLE TO SLOPE FACES OF EXCAVATIONS TO ACHIEVE STABILIZATION, DO SO IN COMPLIANCE WITH REQUIREMENTS OF GOVERNING AUTHORITIES. OTHERWISE, PROVIDE SHORING AND BRACING.
DESIGN, PROVIDE, MAINTAIN, AND REMOVE SHORING AND BRACING IN COMPLIANCE WITH REQUIREMENTS OF GOVERNING AUTHORITIES. REMOVE TEMPORARY SHORING AND BRACING WHEN STABILIZATION IS NO LONGER REQUIRED.

EXCAVATION FOR STRUCTURES:
EXCAVATE BEYOND FOOTINGS AND FOUNDATIONS SO AS TO ALLOW PROPER CONSTRUCTION AND INSPECTION OF CONCRETE FORMWORK AND OTHER MATERIALS. EXCAVATE TO THE REQUIRED ELEVATION.
TOLERANCE: PLUS OR MINUS 0.10 FOOT.

EXCAVATION FOR FOOTINGS AND FOUNDATIONS:
DELAY EXCAVATION TO FINAL GRADE AND FINAL COMPACTION UNTIL JUST BEFORE CONCRETE WILL BE PLACED.
REMOVE ANY LOOSE OR SLOUGHED MATERIAL AND ADJUST EXCAVATIONS TO CONFORM TO REQUIRED LINES, GRADES, AND TOLERANCES AND TO FORM A SUITABLE BEARING SURFACE. DO NOT DISTURB BOTTOM OF COMPLETED EXCAVATIONS.

EXCAVATION FOR PAVEMENTS: EXCAVATE, SHAPE, AND COMPACT TO THE LINES, SUBGRADE ELEVATIONS, AND CROSS SECTIONS INDICATED.

EXCAVATION FOR TRENCHES:
UNLESS OTHERWISE REQUIRED, BEGIN TRENCHING, UTILITY INSTALLATION, AND BACKFILLING AT LOWEST PORTION OF UTILITY LINE, WORKING TOWARD HIGHEST PORTION OF LINE.
DIG TRENCHES TO UNIFORM WIDTHS INDICATED.
WHERE INDICATED TRENCH WIDTHS ARE EXCEEDED, REDESIGN, STRONGER PIPE, OR SPECIAL INSTALLATION PROCEDURES MAY BE REQUIRED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
UNLESS OTHERWISE INDICATED, TRENCH WALLS FOR PIPING SHALL BE VERTICAL FROM TRENCH BOTTOM TO ONE FOOT ABOVE TOP OF PIPE OR TO TOP ELEVATION OF INITIAL BACKFILL, WHICHEVER IS HIGHER.
EXCAVATE TRENCHES TO THE DEPTHS NECESSARY TO ACHIEVE REQUIRED FLOW LINES AND INVERT ELEVATIONS AND TO PREVENT FREEZING OF LIQUIDS OR FROST HEAVE DURING WINTER.
DIG TRENCHES SO AS TO PROVIDE NOT LESS THAN THE FOLLOWING MINIMUM COVER:
WATER LINES: 5.5 FEET.
GAS DISTRIBUTION: 3 FEET.
ELECTRIC LINES: 2 FEET.
SANITARY SEWER: IN ACCORDANCE WITH PLANS.
STORM SEWER: IN ACCORDANCE WITH PLANS.
TRENCH BOTTOMS: UNLESS OTHERWISE INDICATED, EXCAVATE AND SHAPE TRENCH BOTTOMS AS FOLLOWS:
SUPPORT PIPES AND CONDUIT UP TO 5 INCHES DIAMETER ON SMOOTH, ACCURATELY GRADED SUBGRADE. SHAPE SURFACE BY HAND TO PROVIDE CONTINUOUS SUPPORT ON UNDISTURBED SOIL FOR BELL AND BODY OF PIPE AND JOINTS, FITTINGS, AND BODY OF CONDUIT.
SUPPORT PIPES AND CONDUIT 6 OR MORE INCHES DIAMETER ON 4 INCHES OF APPROVED SUBBASE MATERIAL. PLACE AND CAREFULLY COMPACT ADDITIONAL LAYER OF SUBBASE MATERIAL OF DEPTH REQUIRED TO SUPPORT PIPE HAUNCHES. SHAPE SURFACE TO PROVIDE CONTINUOUS SUPPORT FOR BELL AND BODY OF PIPE AND JOINTS, FITTINGS, AND BODY OF CONDUIT.

CLEAN CONSTRUCTION DEMOLITION DEBRIS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAWFUL REMOVAL OF ALL EXCAVATED MATERIAL, SOIL, CLEAN CONSTRUCTION AND DEMOLITION DEBRIS IN ACCORDANCE WITH PUBLIC ACT 96–1416. ALL COSTS FOR BUT NOT LIMITED TO REMOVAL, HAULING, DISPOSING FEES, CHARGES, DOCUMENTING, TESTING OR CERTIFICATIONS RELATED TO PUBLIC ACT 96–1416 SHALL BE INCIDENTAL TO THE COST OF THE CONTRACT
IF THE CONTRACTOR CHOOSES TO DISPOSE OF SURPLUS SOIL MATERIAL AT A REGISTERED UNCONTAMINATED SOIL FILL LOCATION, FORM LPC–663 MUST BE EXECUTED AND SUBMITTED TO THE OPERATOR OF THAT LOCATION PRIOR TO MATERIAL BEING DELIVERED TO THE LOCATION. THE CONTRACTOR SHALL TAKE CARE NOT TO STOCKPILE OR MIX TOGETHER CLEAN MATERIAL WITH CONTAMINATED MATERIAL OR MATERIAL FROM ANOTHER SITE BEFORE HAULING MATERIAL FOR OFF–SITE DISPOSAL.
THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF ALL EXECUTED FORMS, DOCUMENTS, AND CORRESPONDENCES REGARDING CLEAN CONSTRUCTION DEMOLITION DEBRIS (CCDD).

3.7 STORAGE

STOCKPILE MATERIALS TO BE USED FOR FILLING AND BACKFILLING, INCLUDING EXCAVATED MATERIALS CLASSIFIED AS SATISFACTORY SOIL MATERIALS, AT LOCATIONS INDICATED OR AS DIRECTED. STOCKPILE IN A MANNER TO FREELY DRAIN SURFACE WATER; COVER IF NECESSARY TO PREVENT WIND_BLOWN DUST.
STORE SOIL MATERIALS WITHOUT INTERMIXING. PROTECT FROM CONTAMINATION WITH OTHER SOILS OR DEBRIS.
DO NOT STOCKPILE MATERIALS INSIDE OF DRIP LINE OF TREES TO REMAIN.
INSTALL SILT FENCE AROUND THE PERIMETER AT EACH STOCKPILE.
IF A STOCKPILE IS TO REMAIN IN PLACE FOR OVER 30 DAYS, IT SHALL BE SEEDED WITH TEMPORARY SEEDING.

3.8 PLASTIC WARNING TAPE

INSTALL TAPE DIRECTLY ABOVE UTILITIES, 4 TO 6 INCHES BELOW FINISHED GRADE.

3.9 BACKFILLING

PREPARATION: BACKFILL EXCAVATIONS AS SOON AS PRACTICABLE. COMPLETE THE FOLLOWING OPERATIONS BEFORE BACKFILLING:
INSPECTION AND ACCEPTANCE OF BELOW_GRADE CONSTRUCTION.
INSPECTION, TESTING, AND APPROVAL OF UNDERGROUND UTILITIES.
SURVEYING OF UNDERGROUND UTILITIES FOR RECORD DOCUMENTS.
CONCRETE FORMWORK REMOVAL.
REMOVAL OF LOOSE MATERIAL, MUCK, DEBRIS, AND TRASH FROM EXCAVATION.

INSTALLATION OF TEMPORARY OR PERMANENT HORIZONTAL BRACING FOR STRUCTURES TO RECEIVE BACKFILL.

REMOVE TEMPORARY SHORING AND BRACING AS THE WORK PROGRESSES AND WHEN ITS USE IS NO LONGER NECESSARY.

TESTING OF PIPING:
BEFORE PERFORMING TESTING OF UTILITIES (SPECIFIED ELSEWHERE):
BACKFILL AND COMPACT UTILITY TRENCHES TO A LEVEL AS REQUIRED BY LOCAL ORDINANCES OR IDOT.

BACKFILLING NEAR FOOTINGS, GENERAL: WHERE TRENCHES OCCUR UNDERNEATH OF FOOTINGS, OR WHERE TRENCH BOTTOMS OCCUR BELOW AND WITHIN 18 INCHES HORIZONTALLY OF FOOTING BOTTOMS, BACKFILL TRENCH WITH CONCRETE TO TOP OF FOOTING AND UP TO 4 FEET PERPENDICULARLY FROM EACH FACE OF FOOTING.

INSTALLATION: PLACE APPROVED SOIL MATERIALS IN LAYERS TO REQUIRED ELEVATIONS. DO NOT PLACE MATERIAL ON MUDDY OR FROZEN SURFACES OR ON SURFACES CONTAINING FROST.

INSTALLATION: PLACE SATISFACTORY SOIL MATERIALS IN LAYERS TO REQUIRED SUBGRADE ELEVATIONS.

3.10 FILLING

PREPARATION: VERIFY THAT AREA HAS BEEN STRIPPED OF VEGETATION INCLUDING ROOTS BELOW GRADE. REMOVE AND DISPOSE OF ANY UNSATISFACTORY SOILS.
WHEN FILLING SLOPES STEEPER THAN 1 IN 4 RISE, PLOW, STEP, OR BREAK UP SURFACES TO PROMOTE BOND OF NEW TO EXISTING MATERIAL.
SHOULD DENSITY OF SUBGRADE TO RECEIVE FILL BE LESS THAN SPECIFIED FOR FILL, BREAK UP AND PULVERIZE SUBGRADE TO A DEPTH OF AT LEAST 6 INCHES, MOISTURE CONDITION IF NECESSARY, AND RECOMPACT TO REQUIRED DENSITY AT OPTIMUM MOISTURE CONTENT.

INSTALLATION: PLACE FILL MATERIALS TO REQUIRED ELEVATIONS IN MAXIMUM LIFTS OF 6 INCHES. PROVIDE FILL MATERIALS BENEATH EACH AREA AS INDICATED.
PLANTED AREAS: SATISFACTORY SOIL MATERIALS.
PAVED AREAS: COMBINATION OF SUBBASE MATERIAL AND SATISFACTORY SOIL MATERIALS AS INDICATED ON DRAWINGS.
PIPING/CONDUIT: SUBBASE MATERIAL AND/OR IMPORTED TRENCH BACKFILL WHERE INDICATED AND REQUIRED; OTHERWISE USE SATISFACTORY SOIL MATERIALS.

3.11 PAVEMENT SUBBASE COURSE PLACEMENT

PLACE LIFTS SUCH THAT COMPACTION TRUE TO GRADE AND LEVEL IS ACCOMPLISHED WITH A MINIMUM OF SURFACE DISTURBANCE AND SEGREGATION OR DEGRADATION OF MATERIALS. MAINTAIN GRADE CONTROL AND CROSS SECTION BY MEANS OF LINE AND GRADE STAKES. MAINTAIN MOISTURE CONTENT WITHIN PRESCRIBED LIMITS DURING PLACING AND COMPACTING.

WHEN THE TOTAL THICKNESS OF SUBBASE IS LESS THAN THE MAXIMUM LIFT THICKNESS PERMITTED, PLACE MATERIAL IN A SINGLE LIFT. WHEN THE TOTAL THICKNESS OF SUBBASE IS GREATER THAN THE MAXIMUM LIFT THICKNESS PERMITTED, PLACE MATERIALS IN TWO OR MORE LIFTS OF UNIFORM THICKNESS WITH NO LIFT LESS THAN 3 INCHES IN THICKNESS.

CUT ANY OVERBUILD TO GRADE. SHOULD TOP ELEVATION BE LOWER THAN ALLOWABLE TOLERANCES, SCARIFY TO A DEPTH OF 3 INCHES, ADD NEW MATERIAL, AND RECOMPACT TO BRING TO GRADE WITHIN REQUIRED TOLERANCES.

3.12 COMPACTION

PLACE MATERIALS USED IN BACKFILLING AND FILLING IN LAYERS NOT EXCEEDING LOOSE DEPTHS AS FOLLOWS:
HEAVY EQUIPMENT COMPACTION: 8 INCHES.
HAND_OPERATED TAMPERS: 4 INCHES.

PLACE MATERIAL SIMULTANEOUSLY ON OPPOSITE SIDES OF WALLS, SMALL STRUCTURES, UTILITY LINES, ETC. TO AVOID DISPLACEMENT OR OVERSTRESSING.

IN_PLACE DENSITY REQUIREMENTS: COMPACT SOIL TO NOT LESS THAN THE VALUES GIVEN BELOW, EXPRESSED AS A PERCENTAGE OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
UNPAVED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS – 90 PERCENT.
BUILDING AND PAVED AREAS: TOP 12 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS – 95 PERCENT.
UTILITY TRENCHES: COMPACT BACKFILL AND FILL MATERIALS TO IN_PLACE DENSITY SPECIFIED FOR APPLICABLE AREA OF TRENCH, AS REQUIRED BY ISPE STANDARD SPECIFICATIONS.

MOISTURE CONTROL: DURING COMPACTION, CONTROL MOISTURE OF SUBGRADES AND SUBSEQUENT LIFTS TO WITHIN TOLERANCES FROM OPTIMUM MOISTURE CONTENT AS RECOMMENDED BY TESTING LABORATORY. WET SURFACE WITH WATER WHEN ADDITIONAL MOISTURE IS REQUIRED. AERATE SOIL TO AID IN DRYING OR REPLACE SOIL WHEN EXCESSIVE MOISTURE IS PRESENT.

3.13 GRADING

GENERAL: SMOOTH GRADE TO A UNIFORM SURFACE THAT COMPLIES WITH COMPACTION REQUIREMENTS AND REQUIRED LINES, GRADES, AND CROSS SECTIONS AND IS FREE FROM IRREGULAR SURFACE CHANGES.

PROVIDE SMOOTH TRANSITION BETWEEN EXISTING ADJACENT GRADES AND CHANGED GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND CUT DOWN HIGH SPOTS TO CONFORM TO REQUIRED SURFACES TOLERANCES.

SLOPE GRADES TO DIRECT WATER AWAY FROM STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADE TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCE:
UNPAVED AREAS: PLUS OR MINUS 0.08 FOOT.
PAVED AREAS: PLUS OR MINUS 0.04 FOOT.
EXTERIOR STEPS AND RAMPS: PLUS OR MINUS 0.02 FOOT.

3.14 PROOFROLLING

AFTER COMPLETION OF REQUIRED COMPACTION AND IMMEDIATELY PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION, PROOFROLL IN THE PRESENCE OF THE CONSTRUCTION MANAGER, ENGINEER, AND TESTING LABORATORY REPRESENTATIVE.

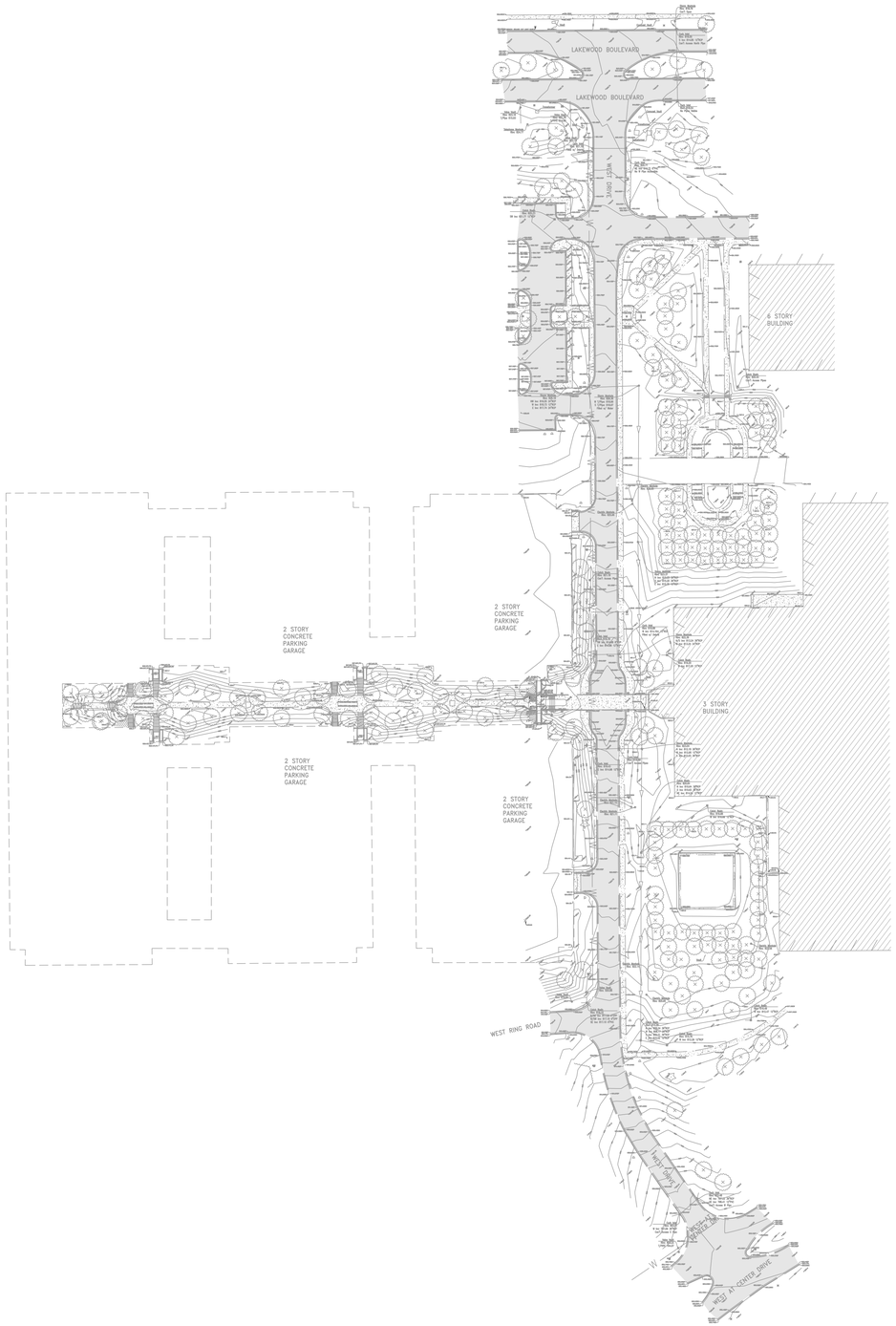
THE TEST VEHICLE FOR PROOFROLLING SHALL CONSIST OF A TANDEM AXLE TRUCK LOADED TO A MINIMUM GROSS WEIGHT OF 40,000 LB, AND VERIFICATION OF VEHICLE WEIGHT MUST BE PRESENTED AT TIME OF PROOFROLL.

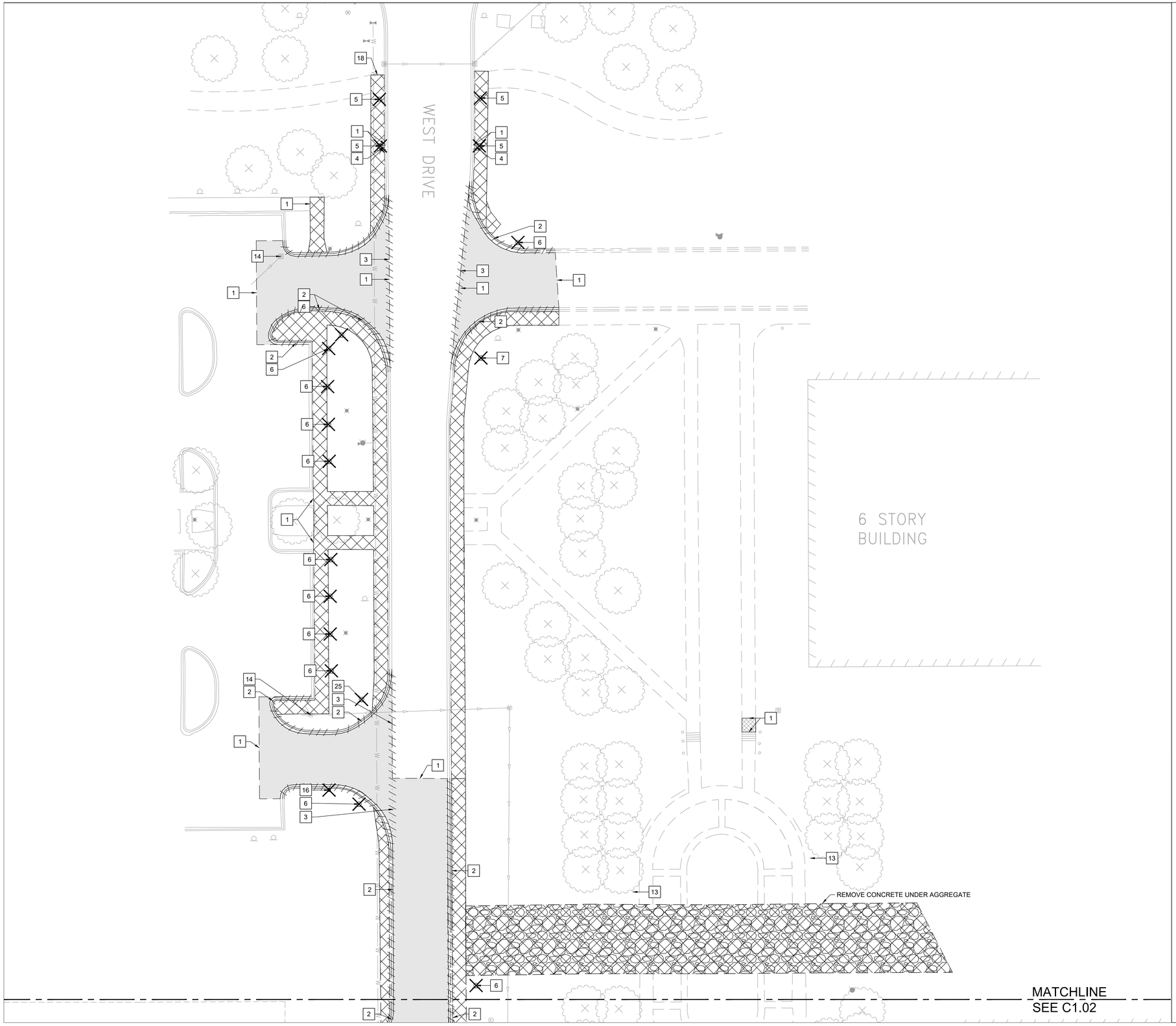
PROOF ROLL AS REQUIRED BY THE VILLAGE OF HOFFMAN ESTATES STANDARD SPECIFICATIONS AND IDOT STANDARD SPECIFICATIONS.

PROOFROLL AREAS TO RECEIVE: PAVEMENT, AND ANY AREAS REQUIRED BY THE ENGINEER

3.15 FIELD QUALITY CONTROL

TESTING LABOR


LAKEWOOD BOULEVARD
LAKEWOOD BOULEVARD
WEST DRIVE
6 STORY BUILDING
2 STORY CONCRETE PARKING GARAGE
2 STORY CONCRETE PARKING GARAGE
2 STORY CONCRETE PARKING GARAGE
2 STORY CONCRETE PARKING GARAGE
3 STORY BUILDING
WEST RING ROAD
WEST RING ROAD
CENTER DRIVE
WEST RING ROAD
WEST RING ROAD
WEST RING ROAD



LEGEND

- ITEM REMOVAL
- LINEAR ITEM REMOVAL
- HMA PAVEMENT REMOVAL; STONE BASE TO REMAIN
- CONCRETE PAVING AND STONE BASE REMOVAL
- LANDSCAPE REMOVAL / SITE CLEARING
- REMOVE GRASS PAVER AND SETTING BED
- REMOVE EXISTING TEMPORARY GRAVEL PATH; RESTORE PER LANDSCAPE SPECIFICATIONS

DEMO KEY NOTES

1	SAWCUT PAVEMENT
2	REMOVE EXISTING CURB AND GUTTER
3	REMOVE EXISTING DEPRESSED CURB AND GUTTER
4	REMOVE EXISTING CURB CUT OUT
5	REMOVE EXISTING GATE, POST AND FOUNDATION
6	REMOVE EXISTING SIGN, POST AND FOUNDATION
7	REMOVE EXISTING MONUMENT SIGN AND BASE; RESTORE AREA WITH SEED AND BLANKET PER LANDSCAPE SPECIFICATIONS
8	REMOVE AND REPLACE EXISTING LANDSCAPE EDGINGS
9	REMOVE EXISTING TREE, STUMPS ARE TO BE GROUND TO 18" BELOW FINISH GRADE.
10	REMOVE BOLLARD LIGHT
11	REMOVE STAIRS AND FOUNDATIONS
12	REMOVE IN GRADE LANDSCAPE LIGHT
13	ALL DEAD LANSCAPING TO BE REMOVED FROM RESTORED AREA; CLEAR/TRIM/PULLBACK ALL LANDSCAPING FROM HARDSCAPE AREAS
14	ITEMS TO BE PROTECTED
15	EXISTING TREE TO BE PRESERVED (TYP.)
16	REMOVE EXISTING LIGHT POLE
17	REMOVE EXISTING FIRE HYDRANT
18	CONTRACTOR TO VERIFY IN FIELD EXACT LOCATION OF EXISTING WATER MAIN WITHIN PROJECT LIMITS PRIOR TO BEGINNING OF CONSTRUCTION
19	REMOVE EXISTING BUILDING AND WALLS; SEE ARCH. PLANS
20	REMOVE EXISTING BRIDGE AND COLUMNS; SEE ARCH. PLAN; CONTRACTOR TO BACKFILL WITH SATISFACTORY SOIL
21	REMOVE 8 LF OF RETAINING WALL; 8 LF OF EXISTING WALL TO REMAIN; CUT OFF SLOPED UPPER PORTION OF RETAINING WALL TO CREATE FLAT TOP OF WALL ELEVATION
22	REMOVE EXISTING CALL BOX AND ALL CONDUIT TO BE REMOVED BACK TO SOURCE
23	CONTRACTOR TO LOCATE IN FIELD AND REMOVE EXISTING IRRIGATION SYSTEM; NEW IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS
24	REMOVE "W5" GARAGE SIGN AND FOUNDATION; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS AND FOUNDATION
25	REMOVE "WEST PARKING LOT ENTRANCE" SIGN; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS/ FOUNDATION

Bell Works

Wight

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SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

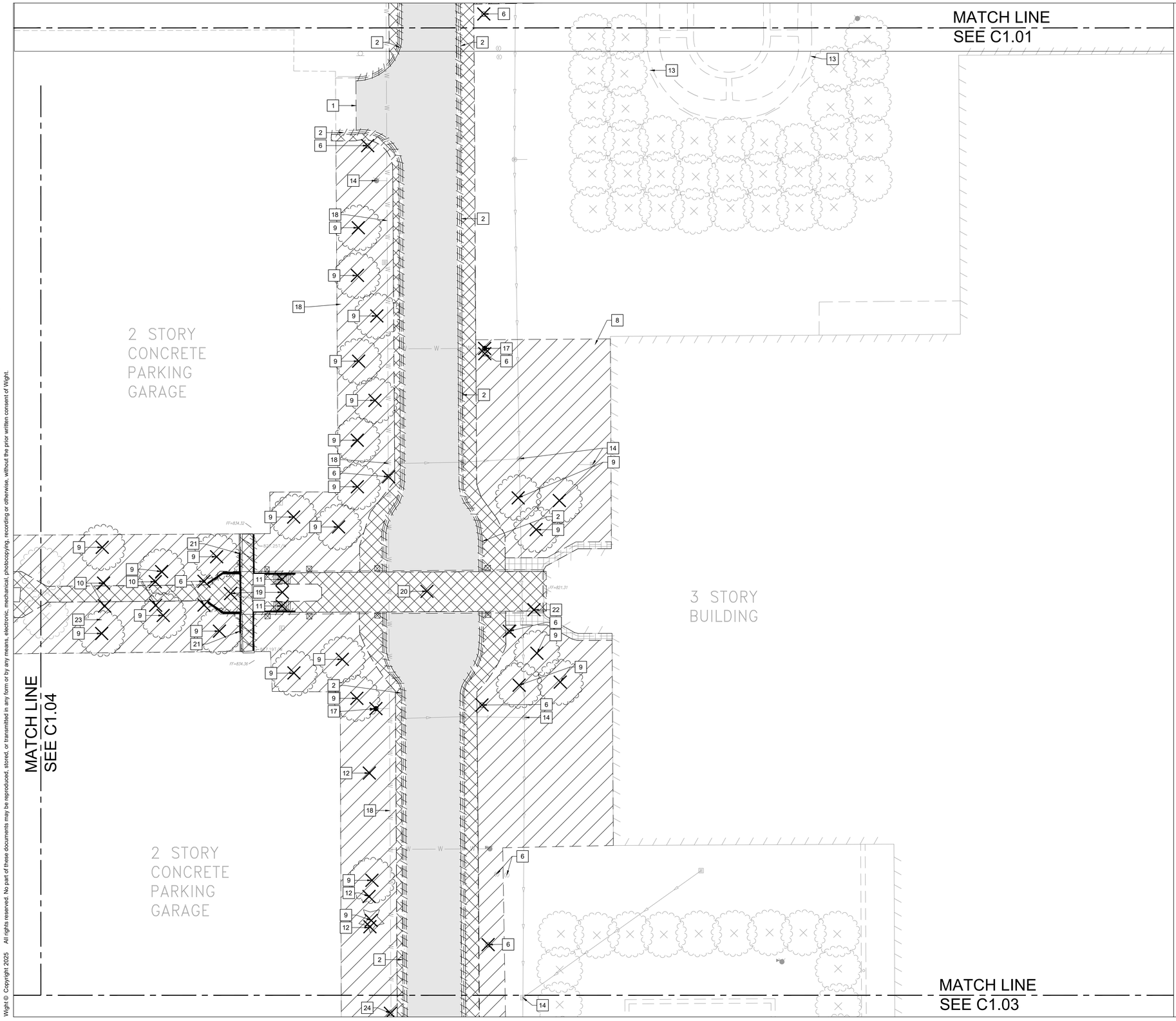
Project Number: 240164
Drawn By: VL
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Scale: 1" = 20'
0' 10' 20' 40'

NORTH

C1.01

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LEGEND

- ITEM REMOVAL
- LINEAR ITEM REMOVAL
- HMA PAVEMENT REMOVAL; STONE BASE TO REMAIN
- CONCRETE PAVING AND STONE BASE REMOVAL
- LANDSCAPE REMOVAL / SITE CLEARING
- REMOVE GRASS PAVER AND SETTING BED
- REMOVE EXISTING TEMPORARY GRAVEL PATH; RESTORE PER LANDSCAPE SPECIFICATIONS

DEMO KEY NOTES

1	SAWCUT PAVEMENT
2	REMOVE EXISTING CURB AND GUTTER
3	REMOVE EXISTING DEPRESSED CURB AND GUTTER
4	REMOVE EXISTING CURB CUT OUT
5	REMOVE EXISTING GATE, POST AND FOUNDATION
6	REMOVE EXISTING SIGN, POST AND FOUNDATION
7	REMOVE EXISTING MONUMENT SIGN AND BASE; RESTORE AREA WITH SEED AND BLANKET PER LANDSCAPE SPECIFICATIONS
8	REMOVE AND REPLACE EXISTING LANDSCAPE EDGINGS
9	REMOVE EXISTING TREE, STUMPS ARE TO BE GROUND TO 18" BELOW FINISH GRADE.
10	REMOVE BOLLARD LIGHT
11	REMOVE STAIRS AND FOUNDATIONS
12	REMOVE IN GRADE LANDSCAPE LIGHT
13	ALL DEAD LANSCAPING TO BE REMOVED FROM RESTORED AREA; CLEAR/TRIM/PULLBACK ALL LANDSCAPING FROM HARDSCAPE AREAS
14	ITEMS TO BE PROTECTED
15	EXISTING TREE TO BE PRESERVED (TYP.)
16	REMOVE EXISTING LIGHT POLE
17	REMOVE EXISTING FIRE HYDRANT
18	CONTRACTOR TO VERIFY IN FIELD EXACT LOCATION OF EXISTING WATER MAIN WITHIN PROJECT LIMITS PRIOR TO BEGINNING OF CONSTRUCTION
19	REMOVE EXISTING BUILDING AND WALLS; SEE ARCH. PLANS
20	REMOVE EXISTING BRIDGE AND COLUMNS; SEE ARCH. PLAN; CONTRACTOR TO BACKFILL WITH SATISFACTORY SOIL
21	REMOVE 8 LF OF RETAINING WALL; 8 LF OF EXISTING WALL TO REMAIN; CUT OFF SLOPED UPPER PORTION OF RETAINING WALL TO CREATE FLAT TOP OF WALL ELEVATION
22	REMOVE EXISTING CALL BOX AND ALL CONDUIT TO BE REMOVED BACK TO SOURCE
23	CONTRACTOR TO LOCATE IN FIELD AND REMOVE EXISTING IRRIGATION SYSTEM; NEW IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS
24	REMOVE "W5" GARAGE SIGN AND FOUNDATION; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS AND FOUNDATION
25	REMOVE "WEST PARKING LOT ENTRANCE" SIGN; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS/ FOUNDATION

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EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number: 240164
Drawn By: VL
Sheet:

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

C1.02

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DEMOLITION PLAN

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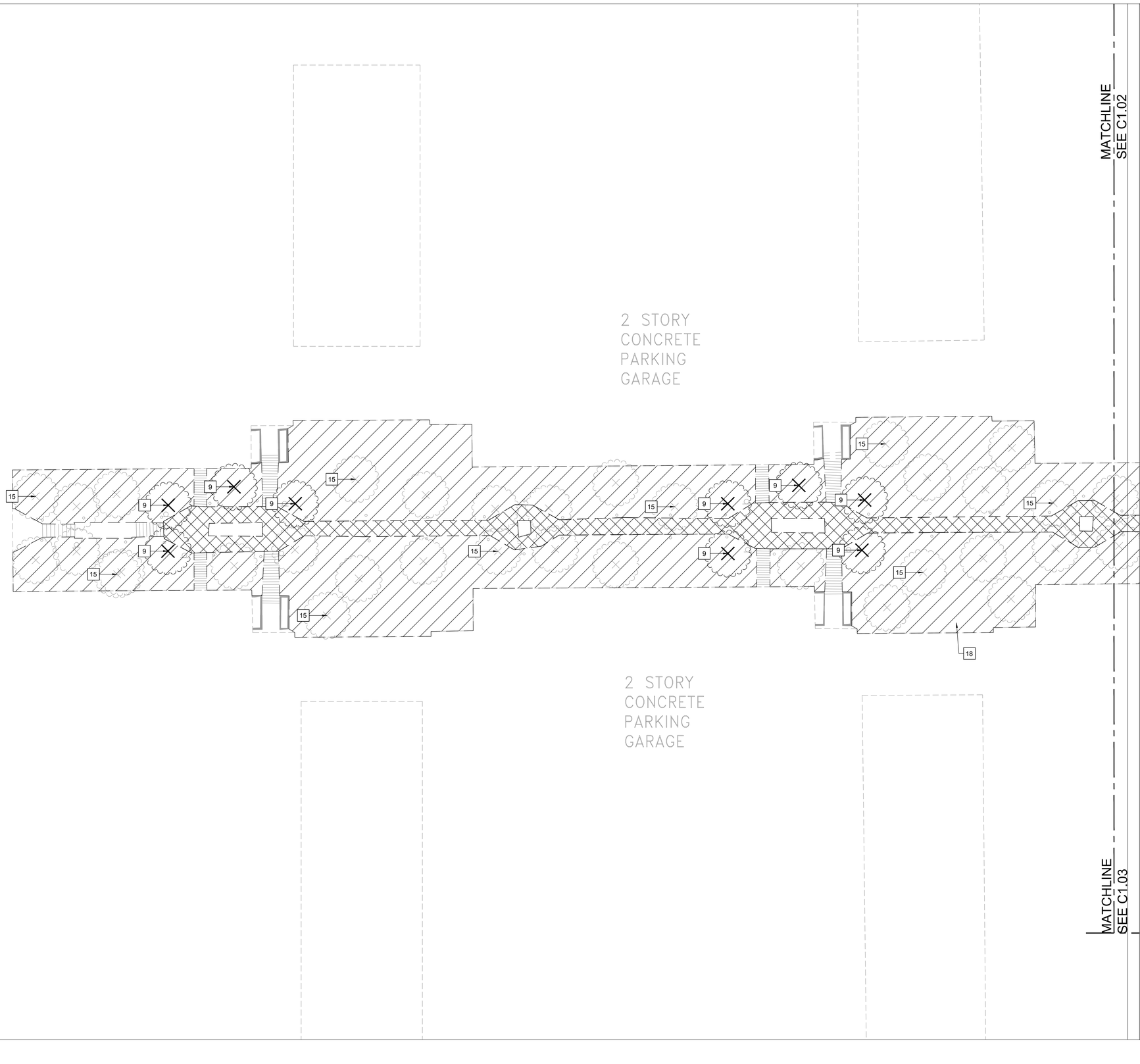
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NORTH

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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number: 240164
Drawn By: VL
Sheet:

Scale: 1" = 20'
0' 10' 20' 40'

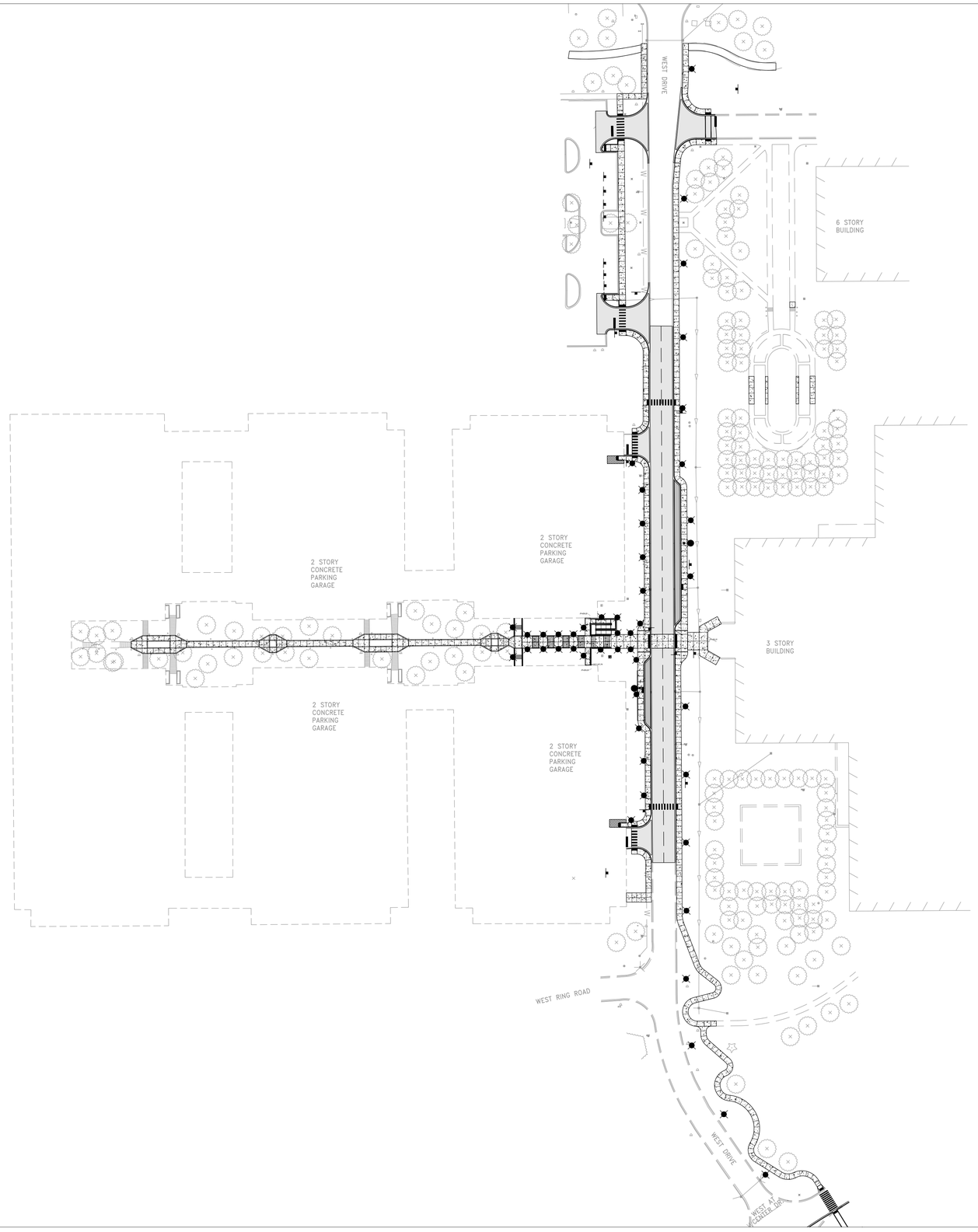
NORTH

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LEGEND

- HMA PAVEMENT ON RE-COMPACTED EXISTING STONE
- HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT
- NEW MAT FOUNDATION FOOTING/OUTLINE
- LIGHT POLE, REFER TO ELECTRICAL PLANS
- CONCRETE WALL

SITE KEY NOTES

1. B6.12 CURB AND GUTTER
2. DEPRESSED CURB AND GUTTER
3. FROST STOOP
4. ADA DETECTABLE WARNING
5. ADA COMPLIANT CONCRETE RAMP
6. EXPANSION JOINT
7. 4" DASHED LANE LINE; TRAFFIC YELLOW PAINT; MATCH EXISTING PAINT PATTERN
8. 24" STOP BAR, TRAFFIC WHITE PAINT
9. 4" YELLOW DASH, MATCH EXISTING PAINT
10. CROSSWALK MARKING SCHOOL STANDARD, 12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT
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13. EXISTING PEDESTAL TO REMAIN IN PLACE; ADD NEW PUSH PLATE ADA ACUATOR WITH CARD ACCESS; SEE ARCH. PLANS
14. PAINTED METAL HANDRAIL, TYP.; REFER TO ARCH. PLANS
15. SET OF STAIRS; 3 RISERS @ 6" HEIGHT
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17. THICKENED EDGE CONCRETE WALK.; SEE DETAIL
18. EXISTING 8 LF OF RETAINING WALL; FLATTENED TOP OF WALL
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SITE PLAN NOTES

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BELL WORKS CHICAGO WEST VESTIBULE

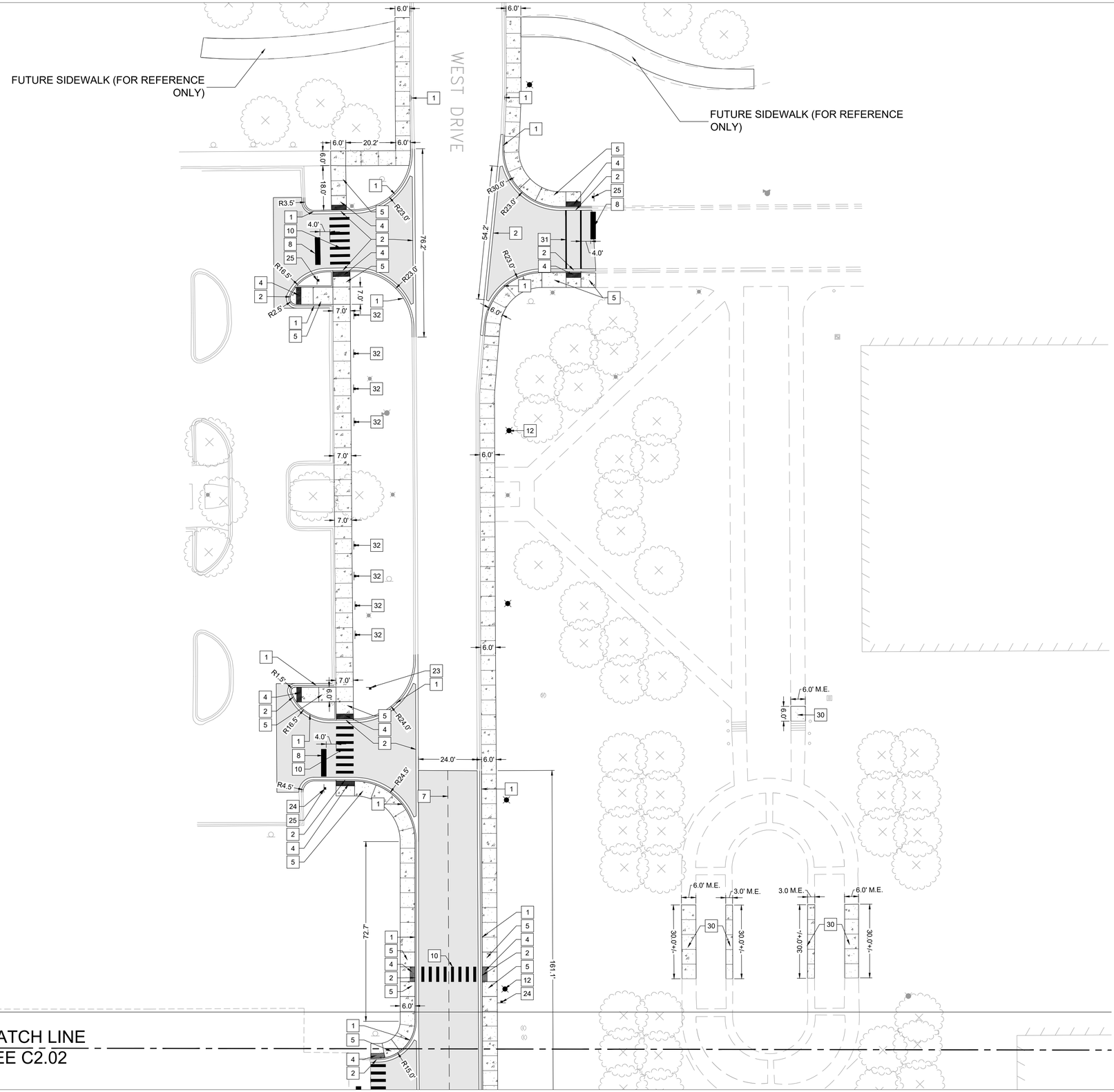
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

OVERALL SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet:
Scale: 1" = 60' (0' 30' 60' 120')

NORTH

C2.00



LEGEND

- HMA PAVEMENT ON RE-COMPACTED EXISTING STONE
- HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
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2000 CENTER DRIVE
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SITE PLAN

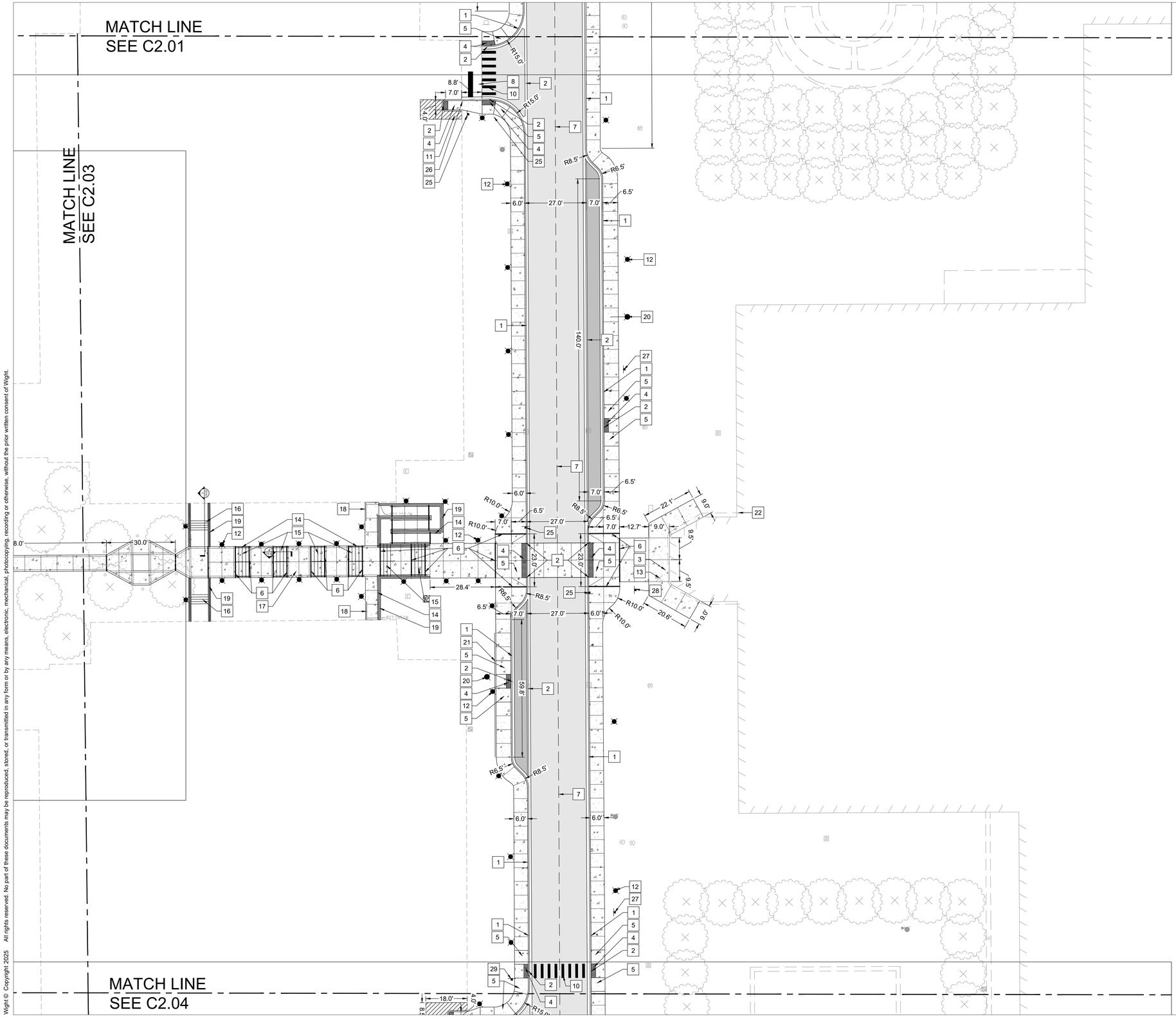
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NORTH

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SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet: C2.02

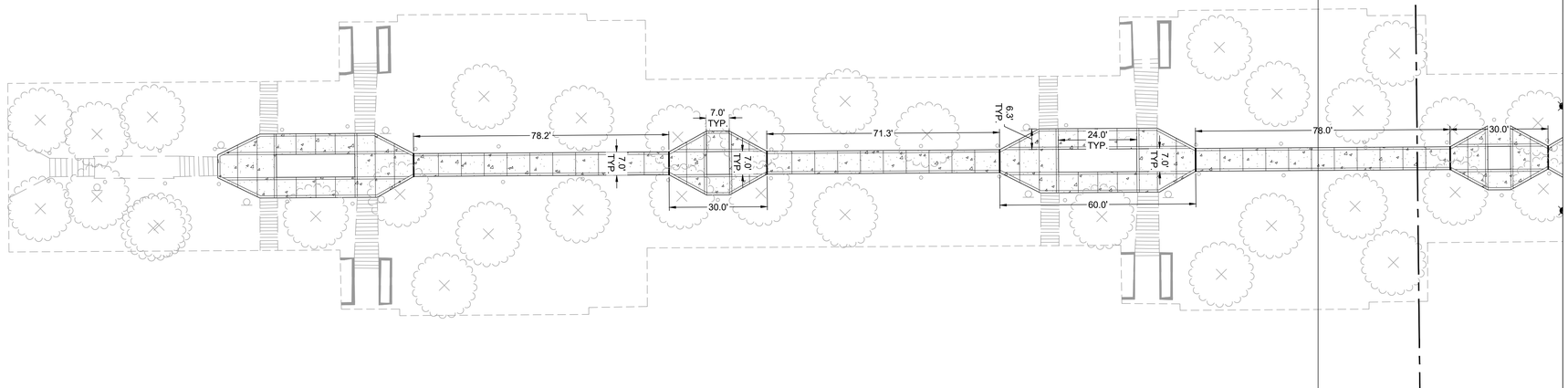
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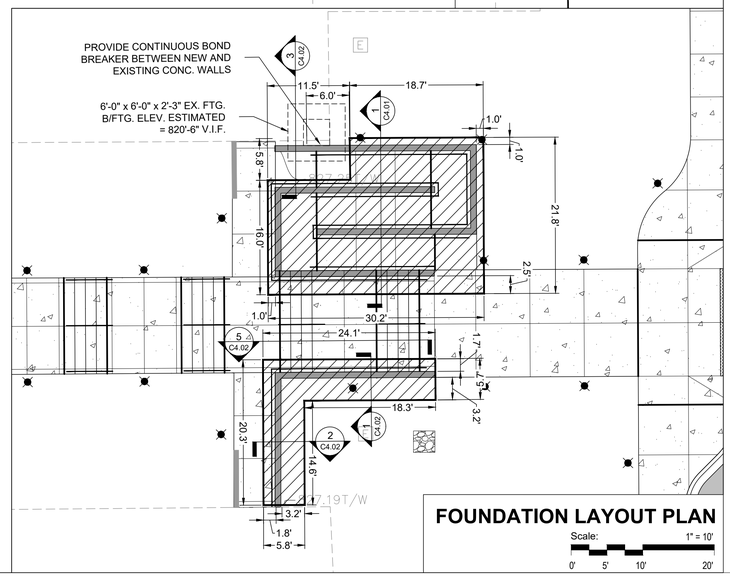
NORTH

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C2.00 SITE PLAN.dwg zmattix Oct 06, 2025 2:15:45 pm

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FOUNDATION LAYOUT PLAN

Scale: 1" = 10'

0' 5' 10' 20'

LEGEND

- HMA PAVEMENT ON RE-COMPACTED EXISTING STONE
- HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT (EJ)
- NEW MAT FOUNDATION FOOTING/OUTLINE
- LIGHT POLE, REFER TO ELECTRICAL PLANS
- CONCRETE WALL

SITE KEY NOTES

1. B6.12 CURB AND GUTTER
2. DEPRESSED CURB AND GUTTER
3. FROST STOOP
4. ADA DETECTABLE WARNING
5. ADA COMPLIANT CONCRETE RAMP
6. EXPANSION JOINT
7. 4" DASHED LANE LINE; TRAFFIC YELLOW PAINT; MATCH EXISTING PAINT PATTERN
8. 24" STOP BAR, TRAFFIC WHITE PAINT
9. 4" YELLOW DASH, MATCH EXISTING PAINT
10. CROSSWALK MARKING SCHOOL STANDARD, 12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT
11. RESTRICTED AREA STRIPING, 4" STRIPES @ 45 DEGREES O.C.; TRAFFIC YELLOW PAINT
12. LIGHT POLE, TYP.; REFER TO ELEC. FOR QUANTITY, EXACT LOCATIONS, DIMENSIONS AND POWER REQUIREMENTS
13. EXISTING PEDESTAL TO REMAIN IN PLACE; ADD NEW PUSH PLATE ADA ACUATOR WITH CARD ACCESS; SEE ARCH. PLANS
14. PAINTED METAL HANDRAIL, TYP.; REFER TO ARCH. PLANS
15. SET OF STAIRS; 3 RISERS @ 6" HEIGHT
16. SET OF STAIRS, 5 RISERS @ 7" HEIGHT
17. THICKENED EDGE CONCRETE WALK.; SEE DETAIL
18. EXISTING 8 LF OF RETAINING WALL; FLATTENED TOP OF WALL
19. PROPOSED RETAINING WALL STRUCTURE; SEE DETAILS AND GRADING PLAN
20. NEW FIRE HYDRANT LOCATION; EXTEND FEED FROM EXISTING HYDRANT LOCATION
21. 8" HEIGHT BARRIER CURB
22. BASEMENT WALL OUTLINE
23. RELOCATED "WEST PARKING LOT ENTRANCE" SIGN WITH NEW FOUNDATION
24. MUTCO SIGN (W11-2 & W16-7P)
25. STOP SIGN
26. "STOP SIGN AHEAD" SIGN ON GARAGE COLUMN
27. NO PARKING, FIRE LANE SIGN
28. "NO TRESPASSING, NO CELL PHONE SERVICE" SIGN
29. RELOCATED "W5" GARAGE SIGN WITH NEW FOUNDATION
30. CONTRACTOR TO REPLACE CONCRETE PAVEMENT TO ORIGINAL CONDITION
31. CROSSWALK MARKING TRANSVERSE CROSSWALK, 12" STRIPING, TRAFFIC WHITE PAINT
32. ADA PARKING SIGN

SITE PLAN NOTES

1. INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH AGENCY REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE AGENCY REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
2. ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
5. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO COORDINATE WITH VILLAGE OF HOFFMAN ESTATES ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

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LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

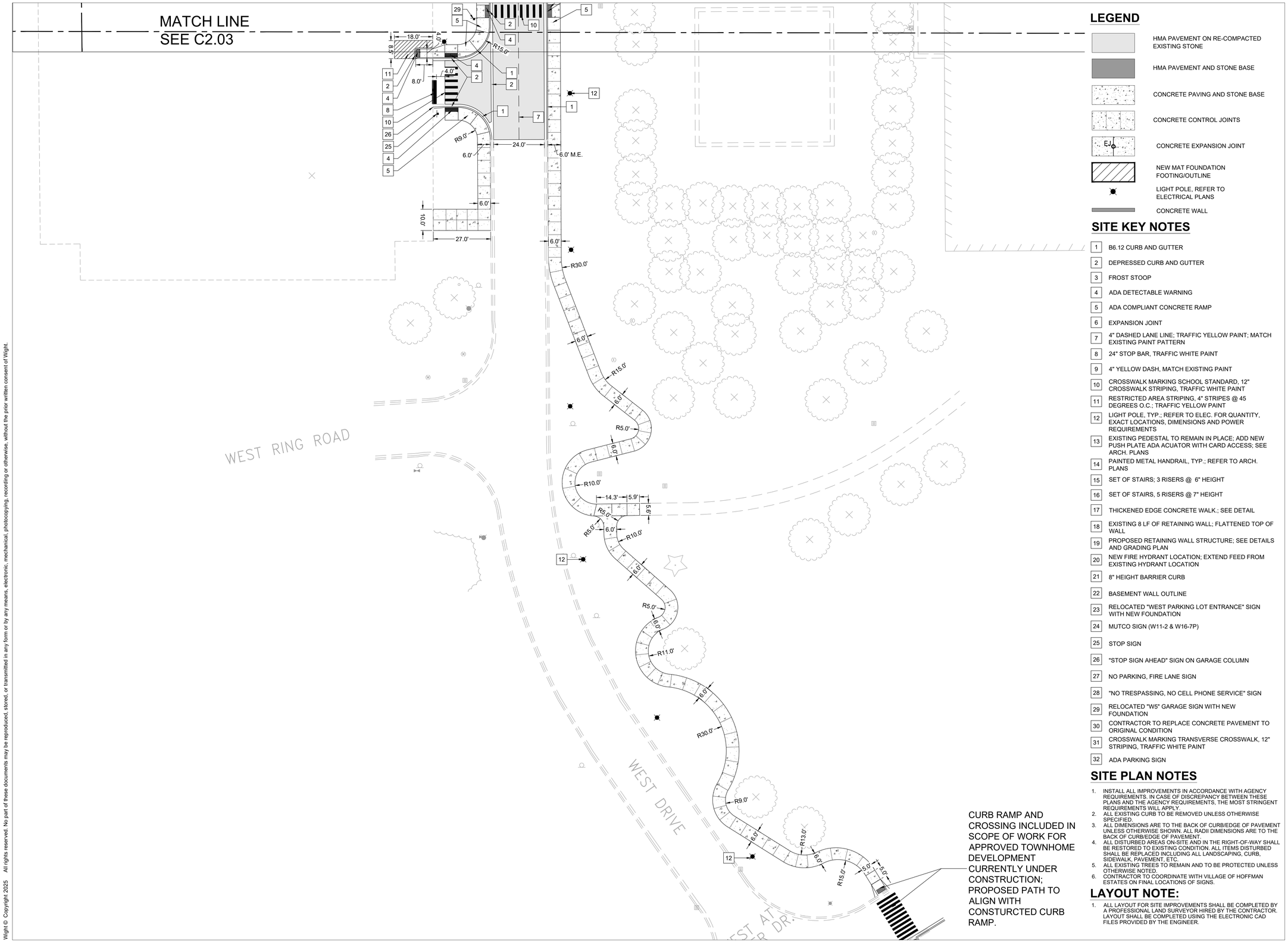
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet: C2.03

Scale: 1" = 20'
0' 10' 20' 40'

NORTH



LEGEND

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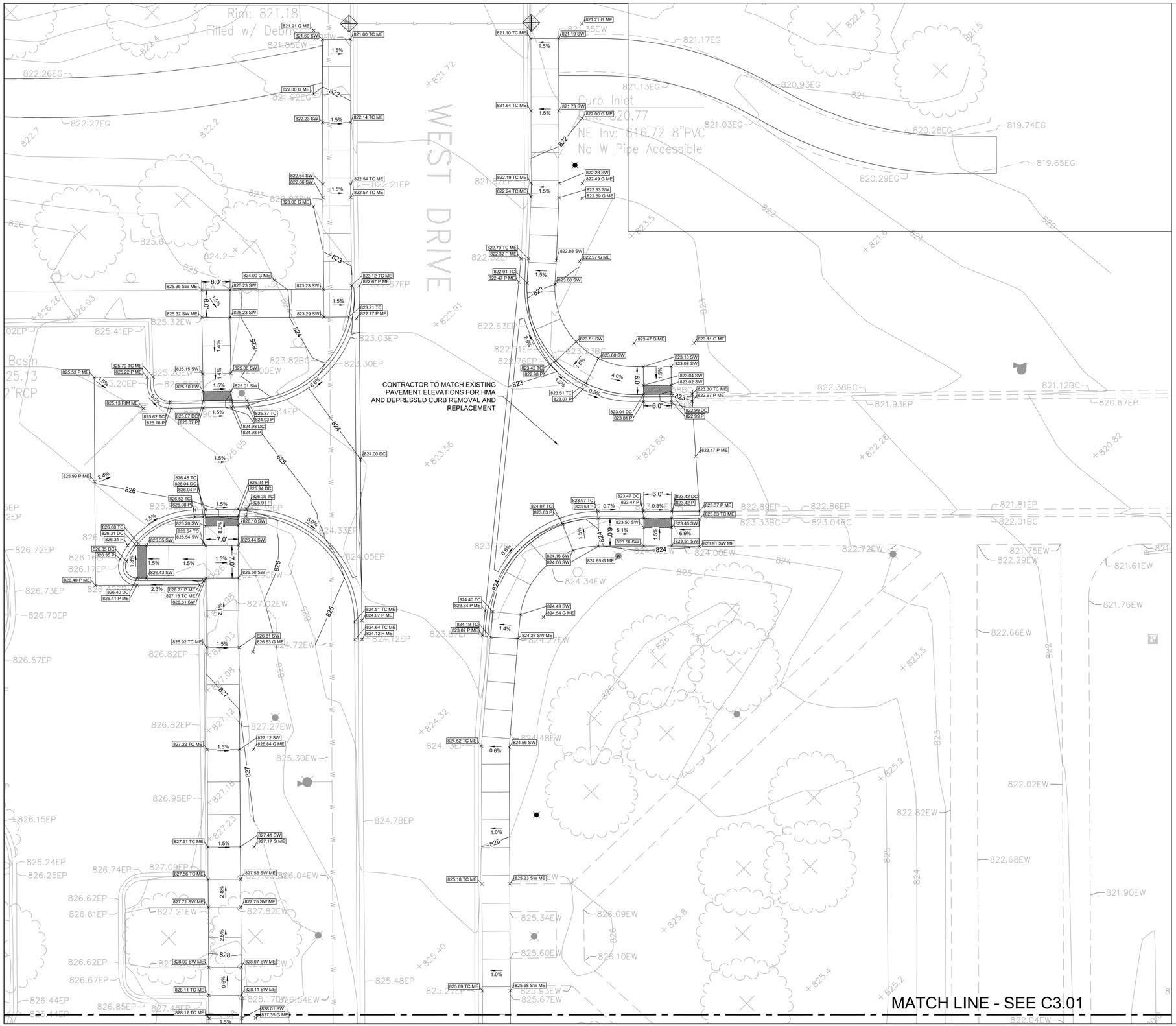
BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet: C2.04
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C2.00 SITE PLAN.dwg zmattix Oct 06, 2025 2:16:00 pm
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LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
745	PROPOSED CONTOUR LINE
2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
2. CONTRACTOR TO COORDINATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
3. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
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5. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
6. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
7. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
8. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
9. SEE SHEET C3.07 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

EARTHWORK NOTES:

CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT EARTHWORK REQUIREMENTS (CUT, FILL, HAUL IN/OFF, ETC.) TO BRING SITE TO FINISHED GRADE. ANY ON-SITE RE-USE OF ON-SITE DEMOLITION DEBRIS/MATERIALS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

AS-BUILT NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT SURVEYS. ALL AS-BUILT SURVEYS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR AND BE SIGNED AND SEALED. THE CONTRACTOR SHALL SUBMIT TWO SETS OF THE "AS-BUILT" FINAL ENGINEERING DRAWINGS (I.E. RECORD DRAWINGS) AND STORMWATER MANAGEMENT CALCULATIONS UPON COMPLETION OF IMPROVEMENTS AND INCLUDE ELECTRONIC CAD FILES. THE RECORD DRAWINGS SHOULD AT LEAST INCLUDE THE FOLLOWING INFORMATION: AS-BUILT DETENTION CONTOURS, ELEVATIONS (INCLUDING DETENTION BASIN TOP OF BERM AND OVERFLOW WEIR GRADES) AND VOLUME (VERIFIED, SIGNED, & SEALED BY A PROFESSIONAL ENGINEER (PE) OR PROFESSIONAL LAND SURVEYOR (PLS)); ELEVATION, AND LOCATION (TIES TO TWO POINTS) OF ALL NEW STRUCTURES INCLUDING FIRE HYDRANTS, VALVE BOXES AND VAULTS, LINESTOP SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS/BENDS, MANHOLES, SANITARY SERVICE WYES (MEASURED FROM DOWNSTREAM MANHOLE), ALL STORM/SANITARY SEWER STRUCTURES (INCLUDING INVERTS AND PIPE SIZES), ALL PIPES (LOCATIONS, SLOPES, LENGTHS, ETC.), OUTLET CONTROL STRUCTURES (INCLUDING RESTRICTOR SIZES AND ELEVATIONS PLUS TOP OF WALL) AND ABANDONED WATER OR SANITARY SERVICE LINES. DETAILED TOPOGRAPHIC SURVEY OF ALL HIGH POINTS, LOW POINTS, CHANGE OF SLOPE INCLUDING GUTTER GRADES, TOP OF CURB GRADES, PAVEMENT GRADES, SIDEWALK GRADES, RAMP GRADES, ETC. TO VERIFY POSITIVE DRAINAGE. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL DESIGN PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK OF CURB, OR PROPERTY CORNERS.
WITHIN DETENTION/BMP AREAS: FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A CERTIFIED TOPO SURVEY OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.

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BELL WORKS CHICAGO WEST VESTIBULE

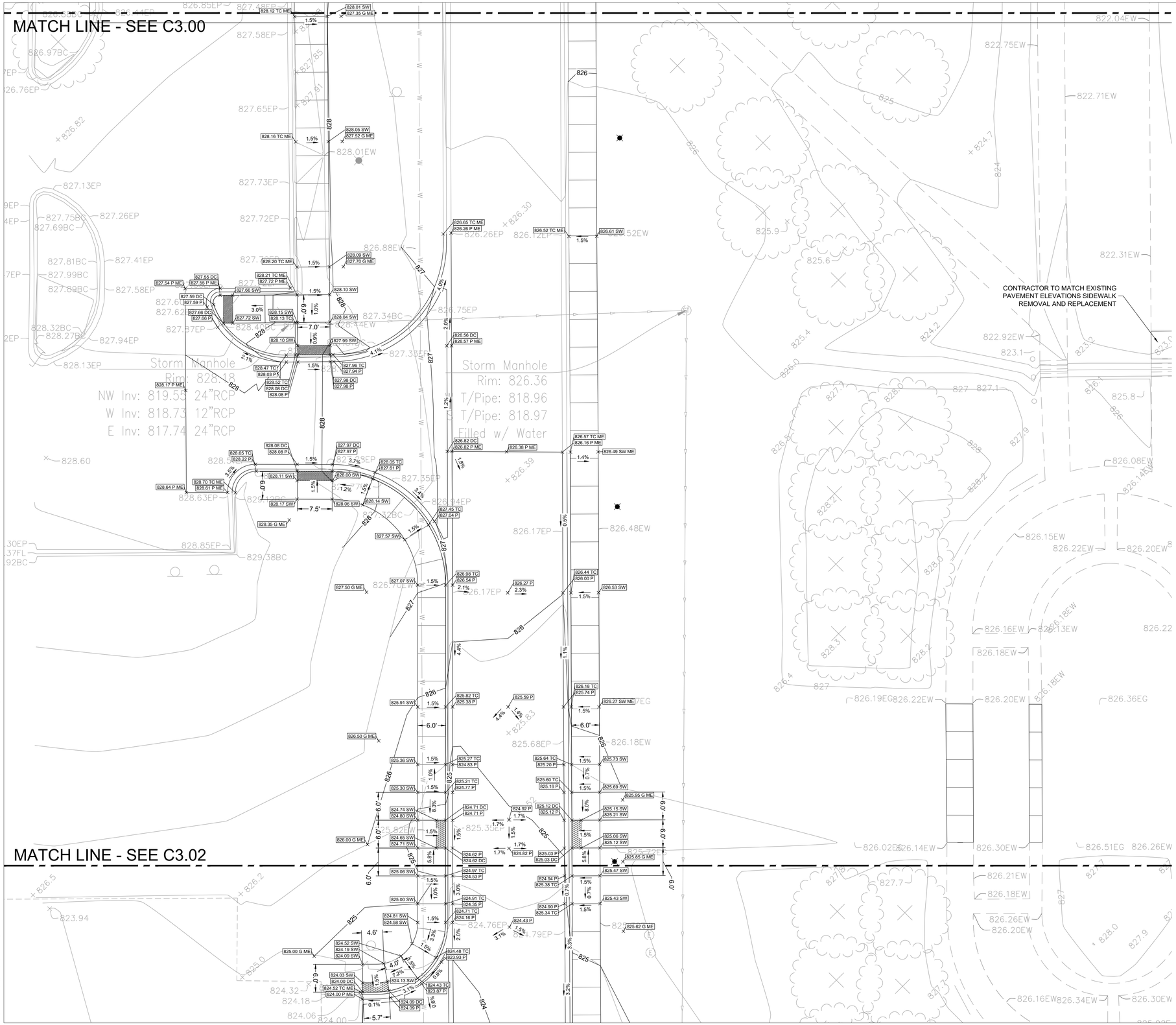
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN FAR NORTH

Project Number: 240164
Drawn By: VL
Sheet: C3.00
Scale: 1" = 10' (0' 5' 10' 20')
NORTH

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LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
745	PROPOSED CONTOUR LINE
2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

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7. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
8. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
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BELL WORKS CHICAGO WEST VESTIBULE

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GRADING AND DRAINAGE PLAN NORTH

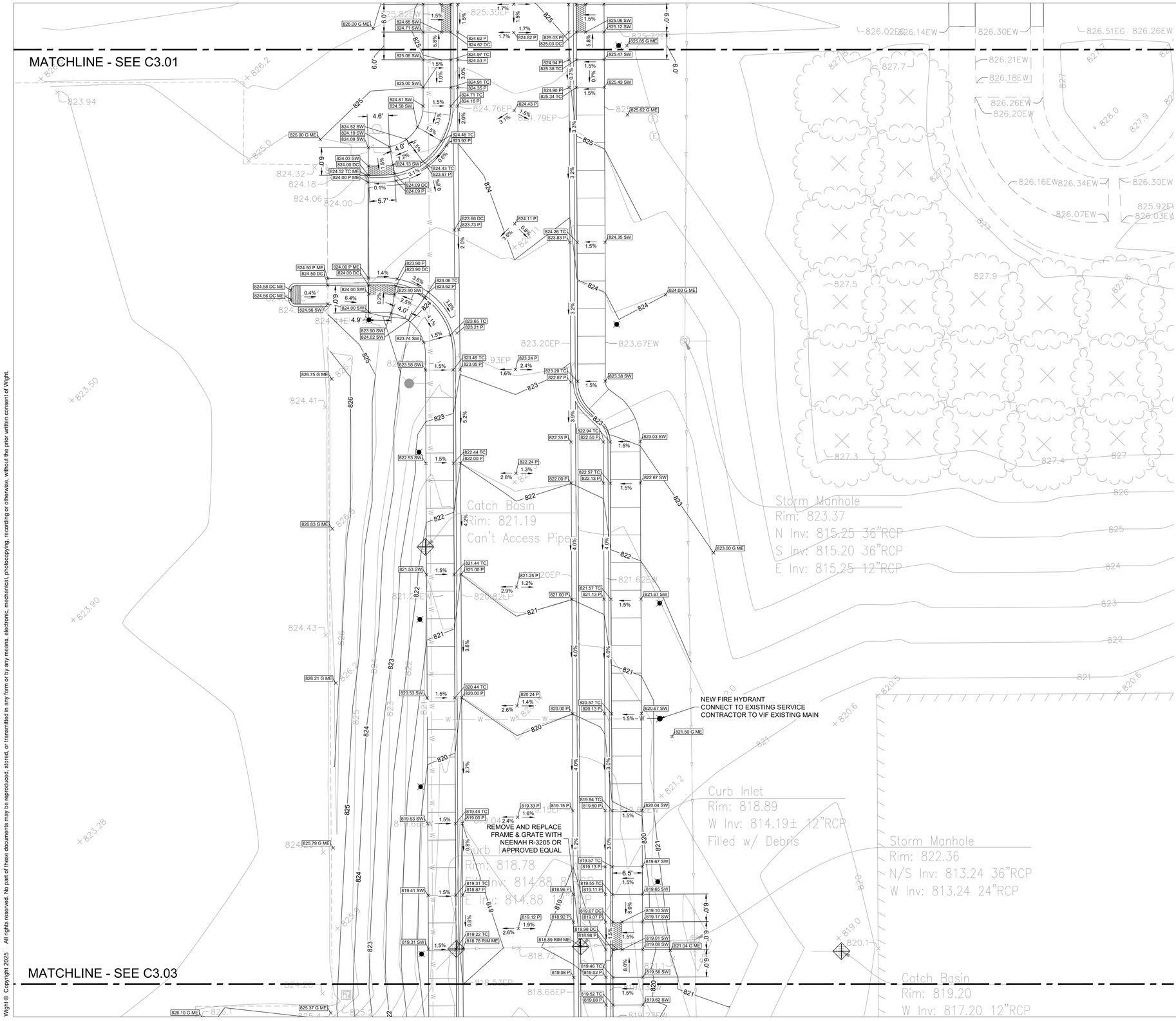
Project Number: 240164
Drawn By: VL
Sheet:

Scale: 1" = 10'
0' 5' 10' 20'

NORTH

C3.01

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062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN NORTH CENTRAL

Project Number: 240164
Drawn By: VL
Sheet:

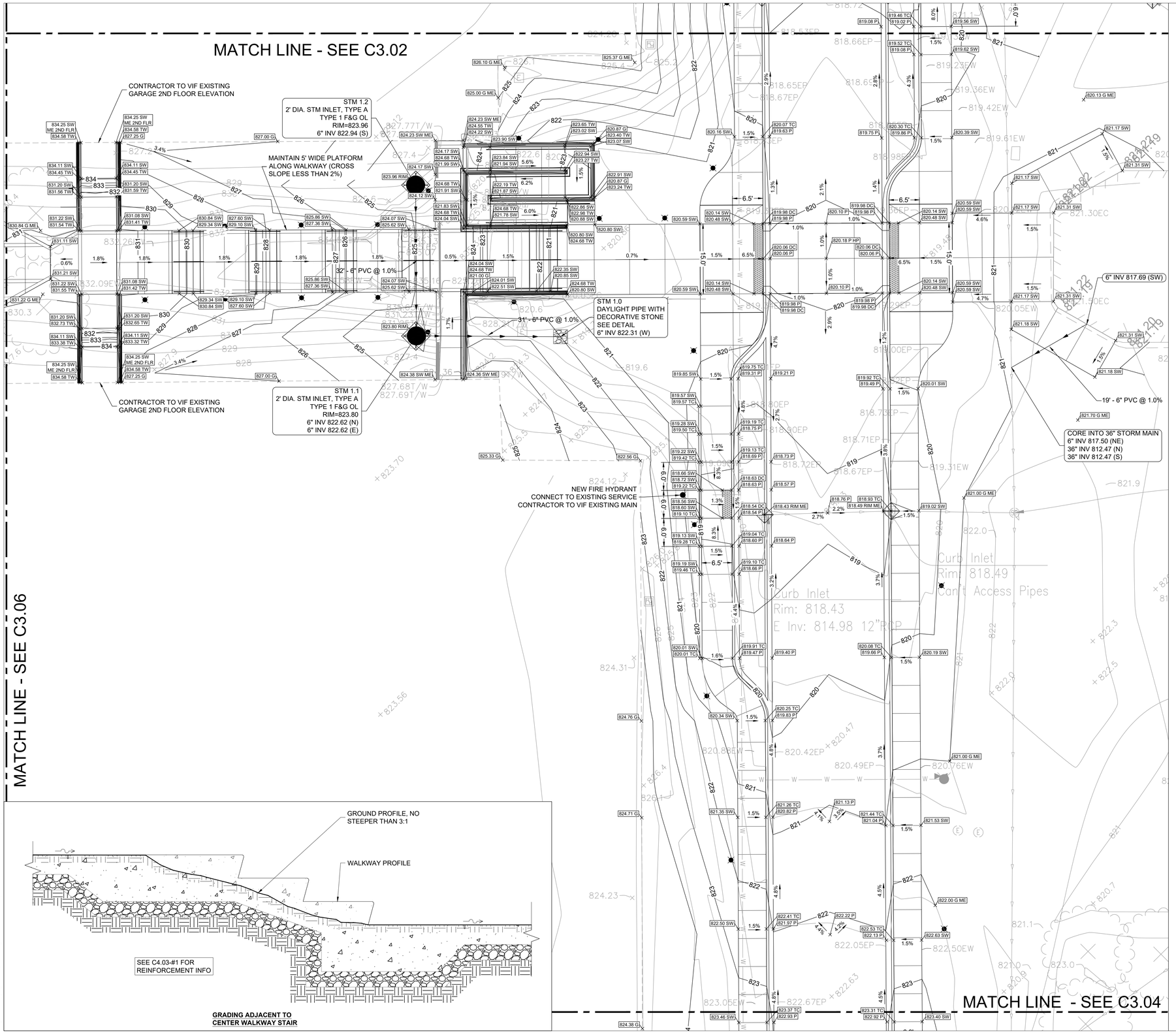
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NORTH

C3.02

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GRADING ADJACENT TO CENTER WALKWAY STAIR

MATCH LINE - SEE C3.06

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
745	PROPOSED CONTOUR LINE
2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

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6. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
7. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
8. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
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REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN CENTRAL

Project Number: 240164
Drawn By: MK
Sheet:
Scale: 1" = 10' (0' 5' 10' 20')

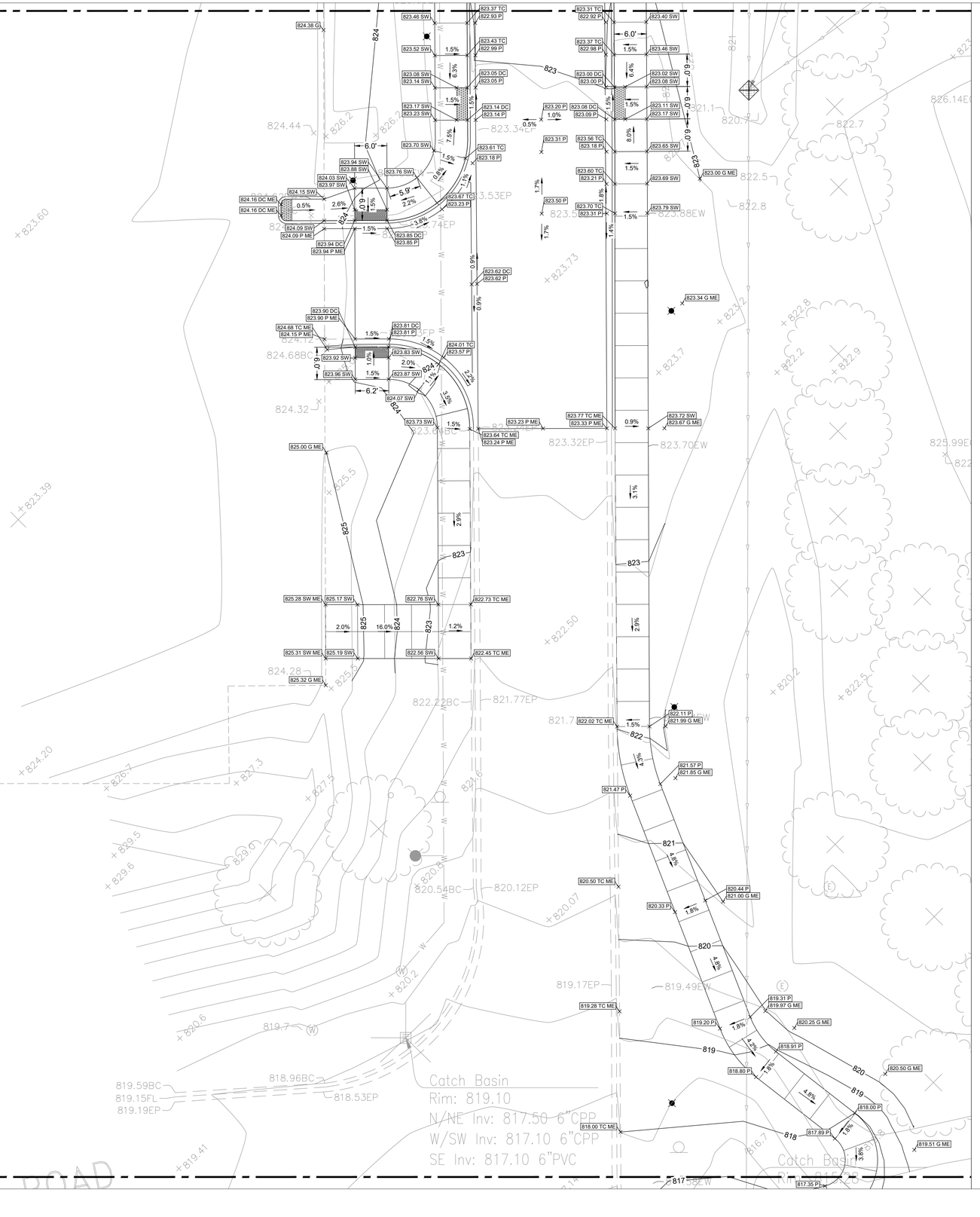
NORTH

C3.03

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MATCH LINE - SEE C3.03



MATCH LINE - SEE C3.05

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
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2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
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REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

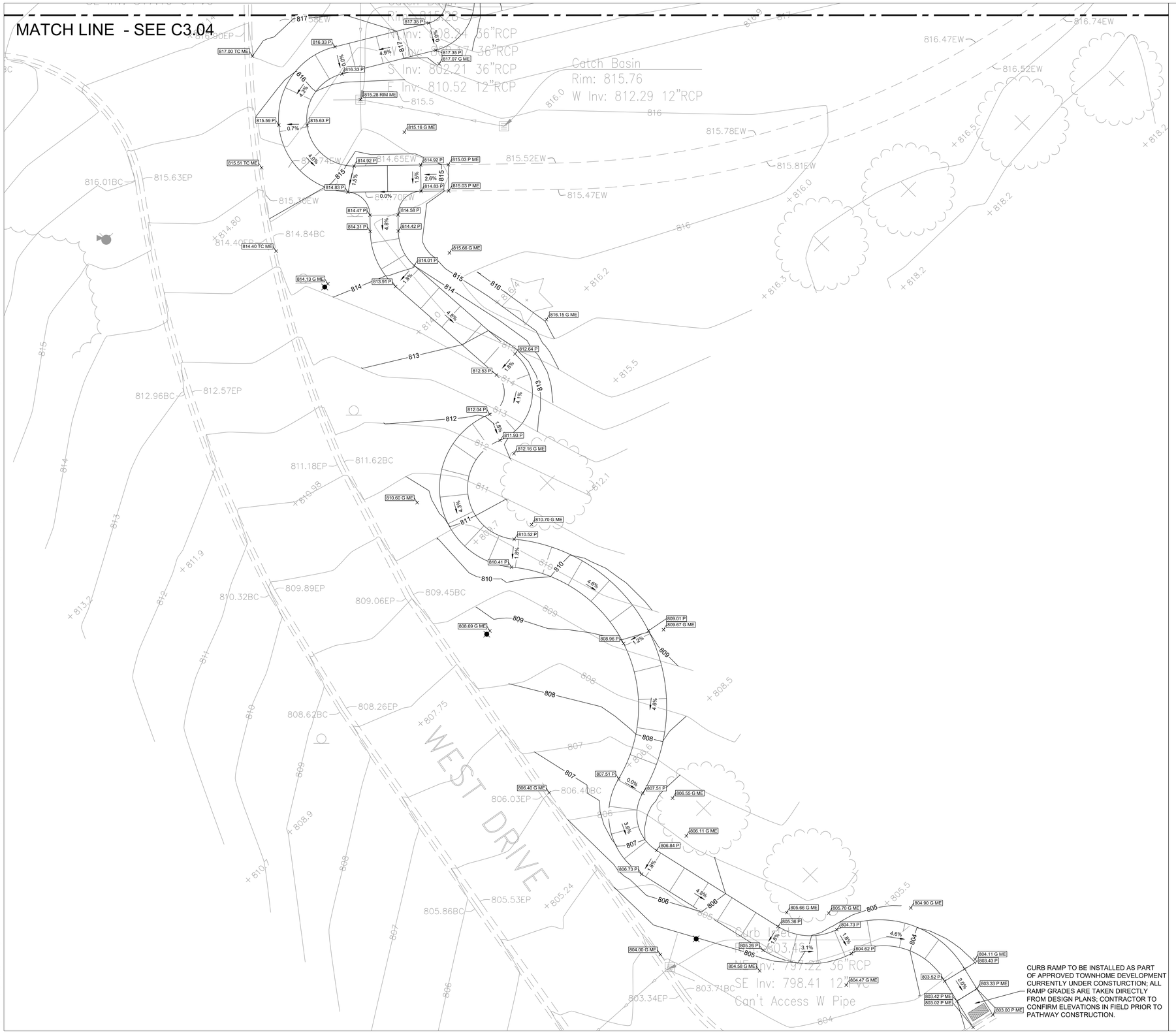
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN SOUTH CENTRAL

Project Number: 240164
Drawn By: MK
Sheet: C3.04
Scale: 1" = 10' (0' 5' 10' 20')
NORTH

S:\Dorien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C3.00 GRADING AND DRAINAGE PLAN.dwg zmatlix Oct 06, 2025 2:16:52 pm

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LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
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2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN SOUTH

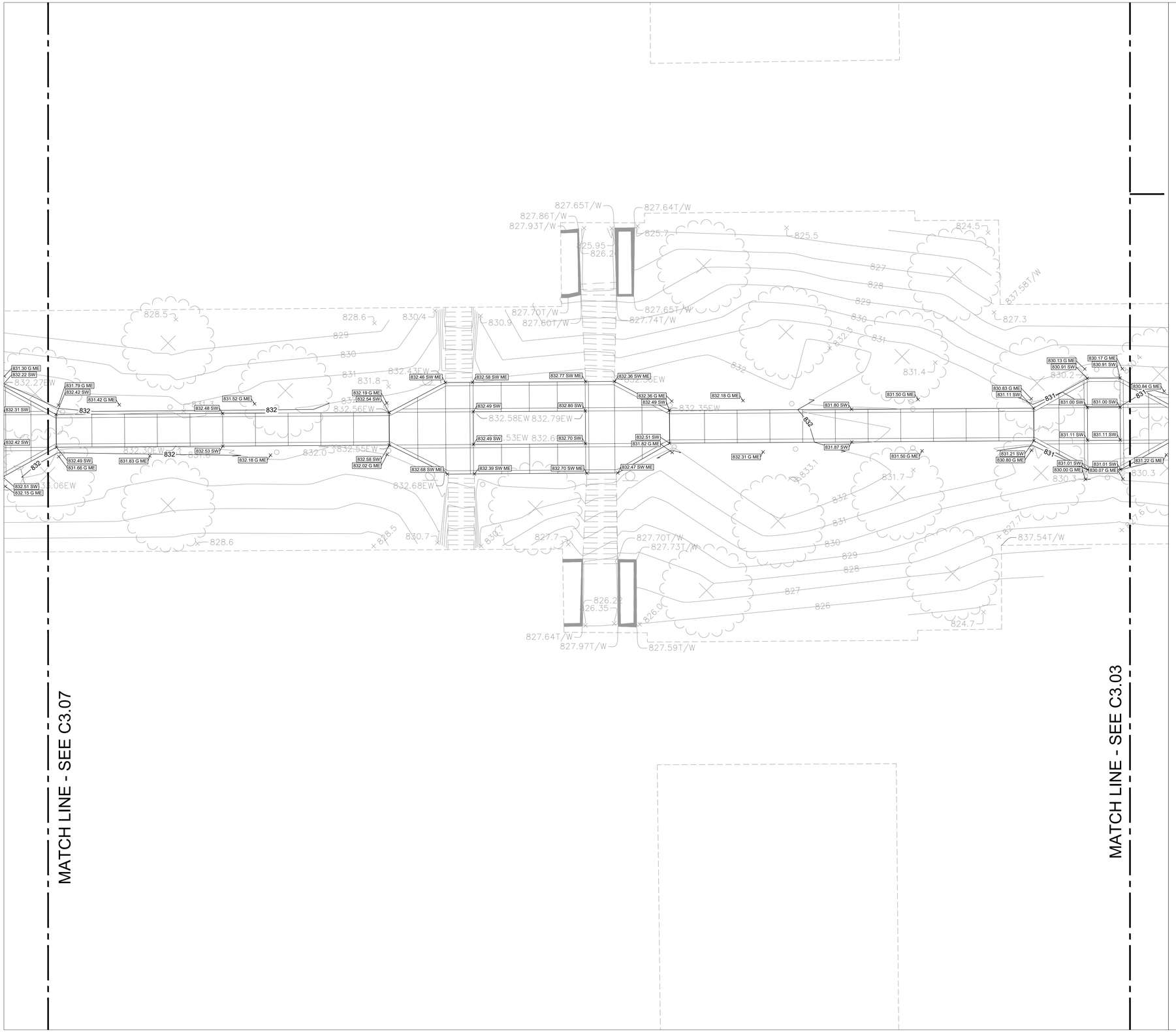
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Drawn By: MK
Sheet: C3.05

Scale: 1" = 10'
0' 5' 10' 20'

NORTH

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SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP: 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN WEST CENTRAL

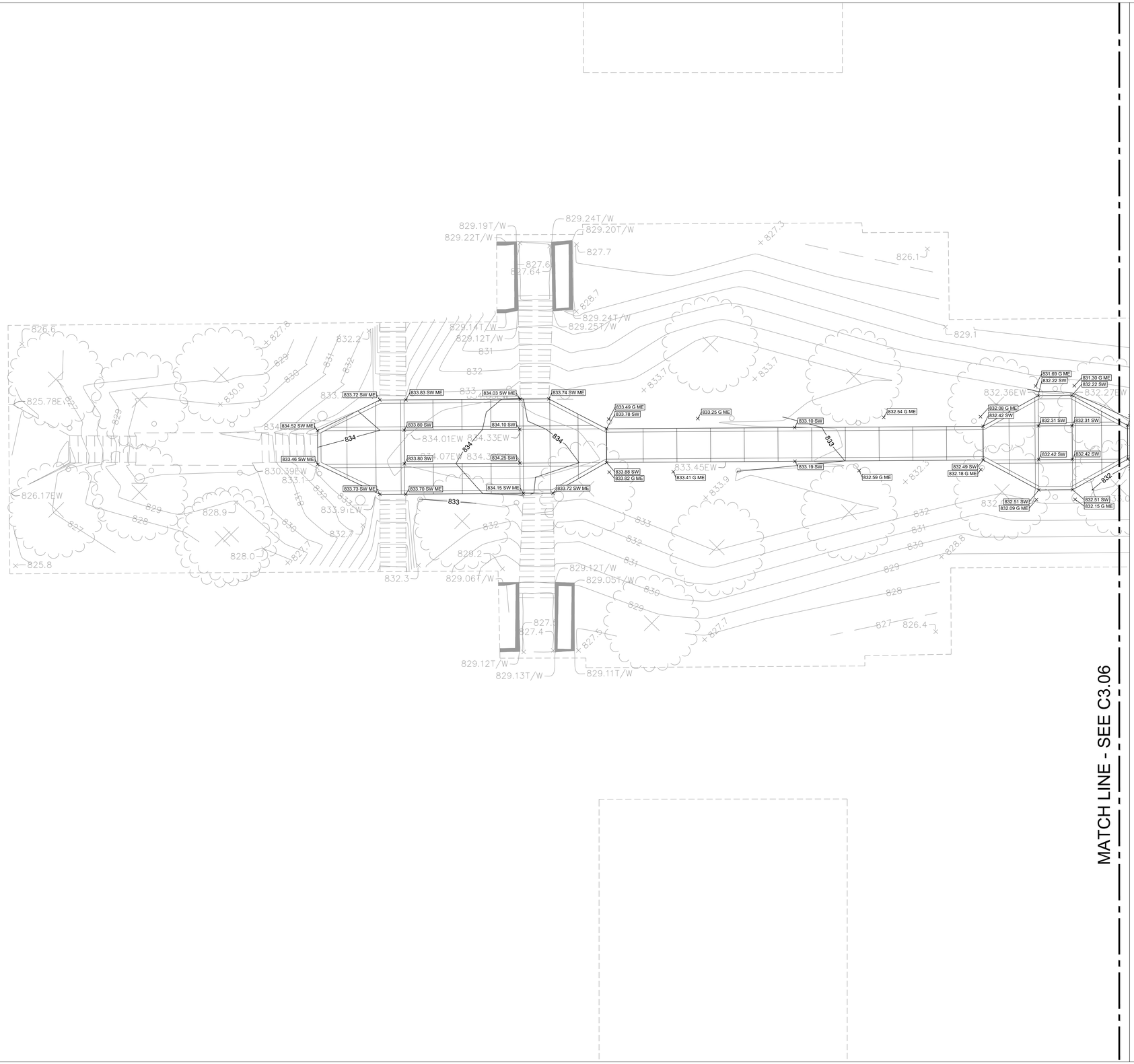
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NORTH

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LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
745	PROPOSED CONTOUR LINE
2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
2. CONTRACTOR TO COORDINATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
3. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
4. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES.
5. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
6. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
7. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
8. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
9. SEE SHEET C3.07 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

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GRADING AND DRAINAGE PLAN WEST

Project Number: 240164
Drawn By: MK
Sheet: C3.07

Scale: 1" = 10'
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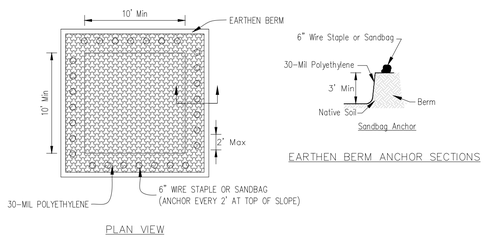
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1 TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

SCALE: NTS

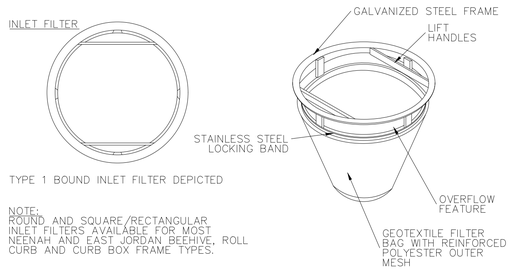


NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

2 DROP INLET PROTECTION FOR STRUCTURES

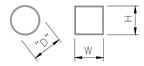
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NOTE:
ROUND AND SQUARE/RECTANGULAR INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES.



IDOT STANDARD FRAME SELECTION

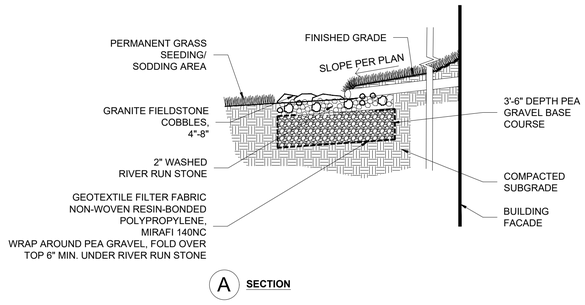


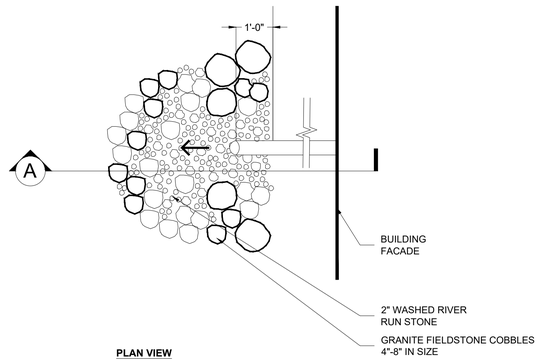
**CERTIFICATION: All IPP INLET FILTERS CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARDS SPECIFICATIONS GUIDE

IDOT Std	Grate Size	Opening	Filter P/N	Aprox Dims	Notes
Type 1,5	22.75 dia	21	2200-1	D=22	Round
Type 8	33 dia	23 (mhole)	2600-8	D=26.5	Round
Type 3, 3V	22 x 16.9	20 x 15	2116-3CB	W=21, H=16	Curb box, flap
Type 11, 11V	28.75 x 11.38	27 x 9.875	2811-11CB	W=28, H=11	Curb box, flap
Type 6	22 x 22.75	20.25 x 23+	2122-6	W=21, H=22	Rolled curb
Type 12	28.75 x 17.25	27 x 16.5+	2817-12	W=28, H=16.5	Rolled curb
Type 4	21.75 x 14.75	20 x 13	2114-4	W=21, H=14	Rect flat
Type 20, 21, 22	22.5 x 22.5	20 x 20	2222-20	W=22, H=22	Square flat
Type 23	24 x 16.25	22 x 14.5	2316-23	W=23, H=15.5	Rect flat
Type 24	24 x 22.5	22 x 20.5	2322-24	W=23, H=22	Rect flat

3 DECORATIVE STONE

SCALE: NTS





EROSION AND SEDIMENT CONTROL

1. TRADE CONTRACTOR SHALL ABIDE BY EROSION CONTROL MEASURES OUTLINED IN THE "ILLINOIS URBAN MANUAL, LATEST EDITION" BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA).
2. SILT FENCING AND OTHER EROSION CONTROL DEVICES SHALL BE INSTALLED BY THE TRADE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES TO THE LIMITS DELINEATED ON THE PLANS. NO DISTURBANCE OF LAND IS ALLOWED OUTSIDE THE SILT FENCE AND PROJECT LIMITS AS INDICATED ON THE PLANS.
3. ALL REQUIRED EROSION CONTROL MEASURES INCLUDING DETENTION BASIN CONSTRUCTION SHALL BE IN PLACE PRIOR TO ANY OTHER SITE DISTURBANCE.
4. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE INSPECTED WEEKLY AND MAINTAINED. INSPECTIONS SHALL ALSO BE MADE AFTER A RAINFALL EVENT OF 1/2 INCH OR GREATER OR EQUIVALENT SNOW FALL EVENT. IF NECESSARY, REPAIR OR REPLACEMENT MUST BE PERFORMED IMMEDIATELY TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTIONS.
5. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS, BASINS, SEDIMENT FILTER BAGS OR EQUIVALENT MEASURES.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OR PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
8. MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
9. THE TRADE CONTRACTOR SHALL STABILIZE THE SIDE SLOPES GREATER THAN 10:1 OR WHERE SHOWN ON THE PLANS WITHIN 5 DAYS AFTER FINAL GRADE IS ACHIEVED AND FOLLOWING SEEDING WITH THE TEMPORARY SEED MATRIX. THE EROSION CONTROL BLANKET SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
10. TEMPORARY STOCKPILES SHALL HAVE A SILT FENCE ERECTED AROUND THE PERIMETER OF THE PILE. IF A PILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT SHALL BE TEMPORARY SEEDED.
11. SOIL STOCKPILE LOCATIONS MAY BE LOCATED BY THE CONTRACTOR AS NECESSARY ONSITE AND DO NOT NEED TO MATCH EXACT LOCATION AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. PROVIDE SILT FENCE AROUND ALL STOCKPILE LOCATIONS. NO STOCKPILES SHALL BE PLACED IN THE PROPOSED DETENTION POND OR BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
12. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEM BY THE USE OF STRAW WATTLES, ROCK CHECK DAMS OR OTHER APPROVED METHODS. THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM ALL SEWERS AND DRAINAGE STRUCTURES (NO FLUSHING DOWNSTREAM) UNTIL 90% OF VEGETATION IS ESTABLISHED.
13. TEMPORARY SEDIMENT BARRIERS, STRAW WATTLE PROTECTION, FOR STORM SEWER GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS WITHIN THE PLANS AND THE ILLINOIS URBAN MANUAL.
14. THE TRADE CONTRACTOR SHALL PRESCRIBE THE METHODS OUTLINED IN THE ILLINOIS URBAN MANUAL TO CONTROL DUST. ACCEPTABLE MEASURES INCLUDE VEGETATIVE COVER (TEMPORARY SEEDING), MULCH, IRRIGATION, STONE, AND PERMANENT VEGETATION (PERMANENT SEEDING). TEMPORARY DUST CONTROL MEASURES (BY MEANS ACCEPTABLE TO LOCAL AUTHORITIES) SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.
15. IF AN EXISTING ON-SITE ASPHALT ACCESS IS NOT PRESENT THEN, THE TRADE CONTRACTOR SHALL PROVIDE A CONSTRUCTION ACCESS ROAD CONSTRUCTED OF IDOT CA-1 FOR 100 FEET IN LENGTH. THE TRADE CONTRACTOR SHALL MAINTAIN THE ADJACENT ROADS FREE OF MUD AND SEDIMENT AT ALL TIMES. REFER TO THE ILLINOIS URBAN MANUAL STANDARD DRAWING IL-630.
16. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
17. TRADE CONTRACTOR IS RESPONSIBLE FOR KEEPING PUBLIC STREETS CLEAR OF DIRT, DUST, DEBRIS AND MUD ON A DAILY BASIS FOR THE ENTIRE CONSTRUCTION PERIOD BY A MEANS ACCEPTABLE TO LOCAL AUTHORITIES.
18. 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.
19. CONTRACTOR IS TO SUBMIT ALL REPORTS, CORRESPONDENCE AND DOCUMENTATION REQUIRED BY THE SWPPP AND IEPA PERMIT TO THE CIVIL ENGINEER FOR REVIEW AND RECORD.

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EROSION CONTROL DETAILS

Project Number: 240164
Scale:
Drawn By: SC
Sheet: C3.08

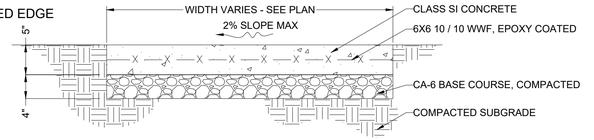
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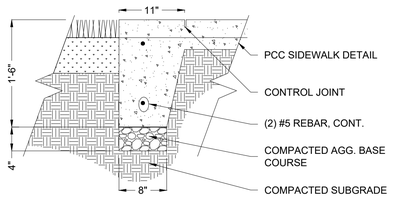
1 PCC SIDEWALK & THICKENED EDGE

SCALE: NTS



NEW SIDEWALK AND STONE BASE

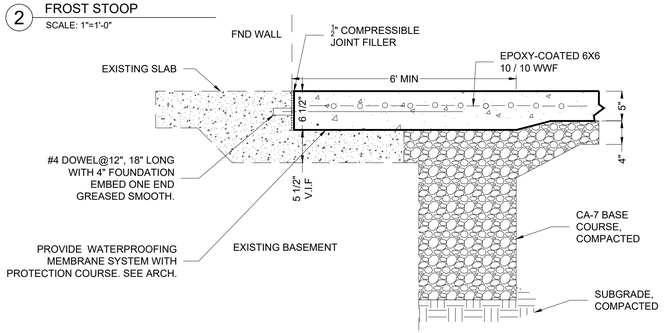
NOTES:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE, NOT LESS THAN 3500 P.S.I. CONCRETE AT 14 DAYS.
2. SIDEWALK THICKNESS CROSS DRIVEWAY SHALL BE A MINIMUM 8".
3. REFER TO EXPANSION JOINT DETAIL
4. THE TRANSVERSE JOINTS SHALL EXTEND TO 1/4 THE DEPTH OF THE SIDEWALK, SHALL NOT BE MORE THAN 1/4" IN WIDTH, AND SHALL BE EDGED HAVING A 1/4 INCH RADIUS. NO SLAB SHALL BE LONGER THAN 6 FEET NOR LESS THAN 4 FEET ON ANY ONE SIDE.



THICKENED EDGE DETAIL

2 FROST STOOP

SCALE: 1"=1'-0"

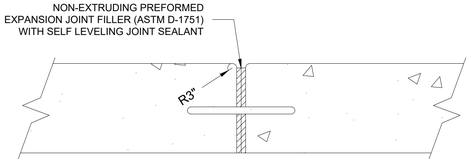


NOTES:
1. FROST STOOP TO EXTEND ENTIRE WIDTH OF ALL DOORS AT A MINIMUM

5 JOINT DETAILS

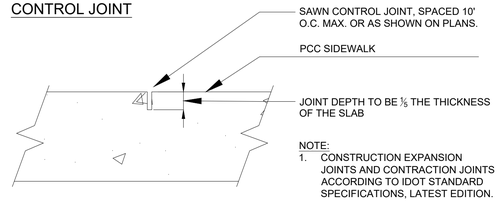
SCALE: NTS

EXPANSION JOINT



NOTES:
1. PREFORMED FLEXIBLE FOAM EXPANSION JOINT FILLER NOT ACCEPTED.
2. EACH EXPANSION JOINT SHALL HAVE (2) ¾" DOWEL BARS, 18" LONG AND PROPERLY LUBRICATED, PLACED AT MID DEPTH.
3. EXPANSION JOINTS ¾" THICK SHALL BE WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE, AT 50 FT INTERVALS FOR HAND POURS AND 100 FT INTERVALS FOR SLIP OR MONOLITHIC POURS.
4. EXPANSION JOINTS, ¾" THICK SHALL BE AT EVERY P.C. & P.T. OF CURVATURE, 5 FT EACH SIDE OF STRUCTURES, AND AT END OF POURS.
5. PREFORMED EXPANSION JOINT 1/2" THICK SHALL BE PLACED BETWEEN THE SIDEWALK AND ALL STRUCTURES
6. EXPANSION JOINTS SHALL ALSO BE PLACED WHERE THE SIDEWALK ABUTS EXISTING SIDEWALKS AND WHERE THE SIDEWALK ABUTS A CURB
7. EXPANSION JOINTS SHALL BE PROVIDED AT POINTS OF CURVATURE ON ALL CURVES.

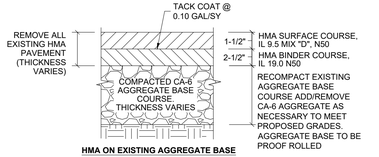
CONTROL JOINT



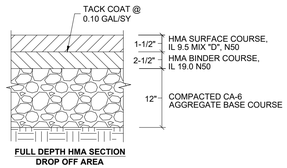
NOTE:
1. CONSTRUCTION EXPANSION JOINTS AND CONTRACTION JOINTS ACCORDING TO IDOT STANDARD SPECIFICATIONS, LATEST EDITION.

3 HMA SECTION DETAIL

SCALE: NTS



HMA ON EXISTING AGGREGATE BASE

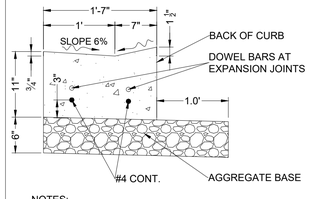


FULL DEPTH HMA SECTION
DROP OFF AREA

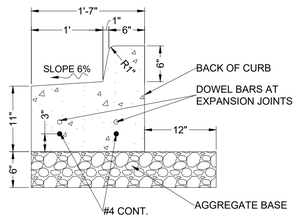
4 CURB AND GUTTER

SCALE: 1"=1'-0"

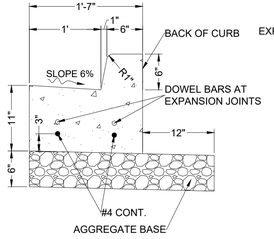
DEPRESSED CURB



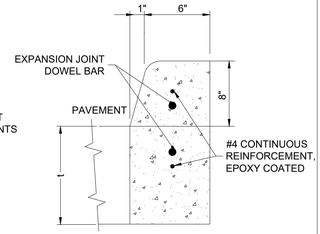
B-6.12 W/ REVERSE PITCH FLAG



B-6.12



BARRIER CURB

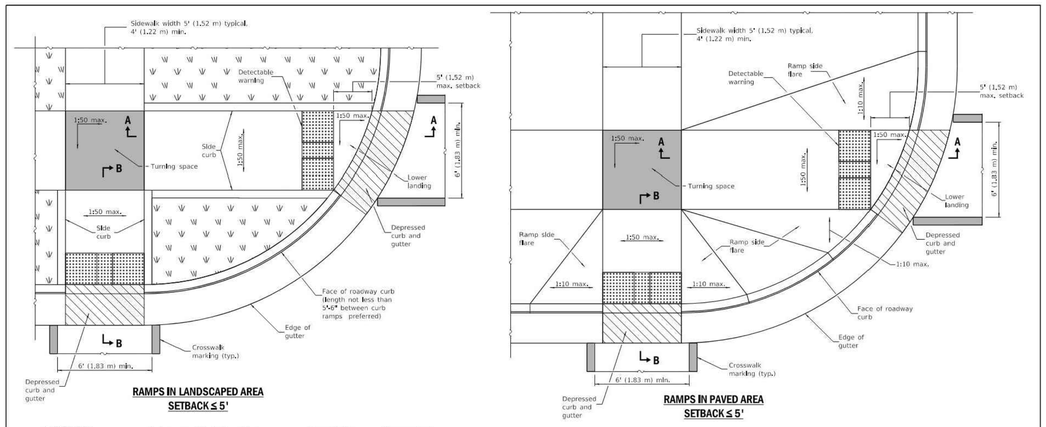


t - THICKNESS OF PAVEMENT OR 9" MIN.

NOTES:
1. ALL CURB AND GUTTER SHALL BE CONSTRUCTED W/ IDOT CLASS SI CONCRETE.
2. REFER TO EXPANSION JOINT DETAIL.
3. CONSTRUCTION JOINTS SHALL BE AT 20 OR 25 FT. INTERVALS DEPENDING ON TYPE OF POUR. REFER TO EXPANSION JOINT DETAIL.
4. JOINTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH IDOT STANDARDS & DETAILS.
5. ALL CURB AND GUTTER SHALL BE DOWELED INTO EXISTING CURB AND GUTTER THAT HAS BEEN SAWCUT AND REMOVED.
6. ALL DOWELS AND REBAR TO BE EPOXY COATED.

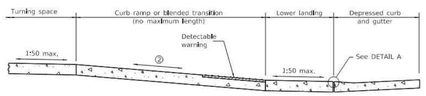
6 PERPENDICULAR CURB RAMP - CENTER WALK AREA

SCALE: NTS



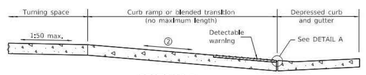
RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

RAMPS IN PAVED AREA SETBACK ≤ 5'



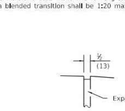
SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

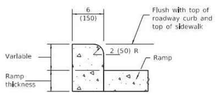


SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
1000SC 1-1-19

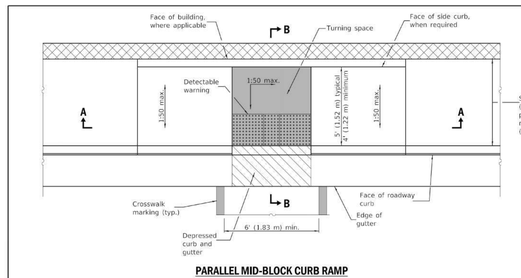
PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

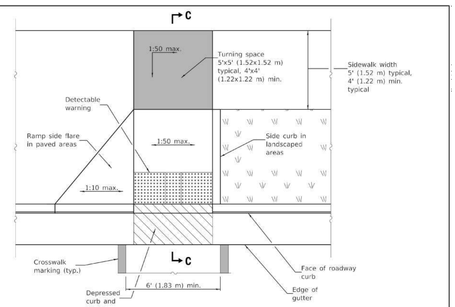
STANDARD 424001-11

7 MIDBLOCK CURB RAMP - DROP-OFF AREA

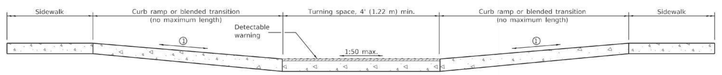
SCALE: NTS



PARALLEL MID-BLOCK CURB RAMP

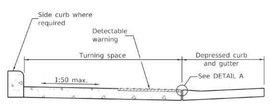


PERPENDICULAR MID-BLOCK CURB RAMP

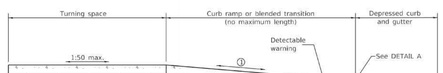


SECTION A-A

① The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B



SECTION C-C

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

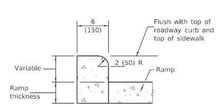
Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in. width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

DETAIL A



SIDE CURB DETAIL

DATE	REVISIONS
1-1-19	Removed upper landing, added blended transitions and detectable warning tolerances.
1-1-18	Omitted diagonal slope at turning spaces and upper landings.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
1000SC 1-1-19

MID-BLOCK CURB RAMPS FOR SIDEWALKS

STANDARD 424016-05

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EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

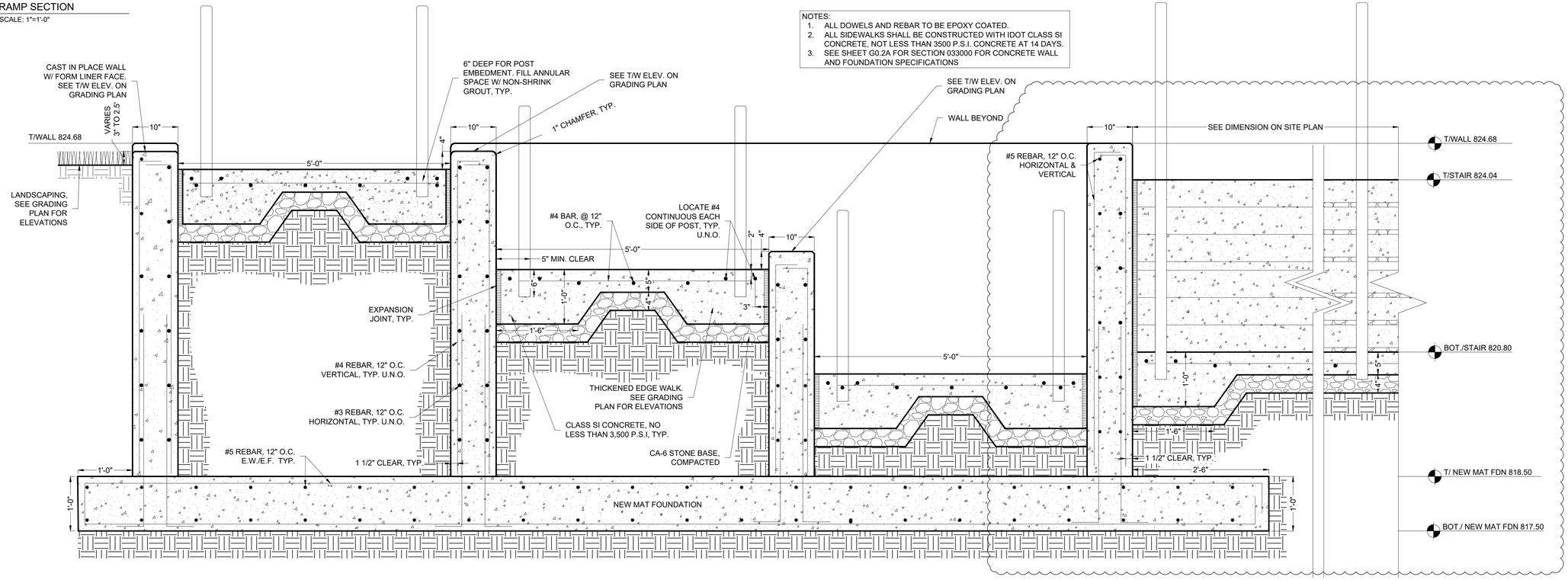
CIVIL DETAILS

Project Number: 240164
Drawn By: SC
Sheet:
Scale:

C4.00

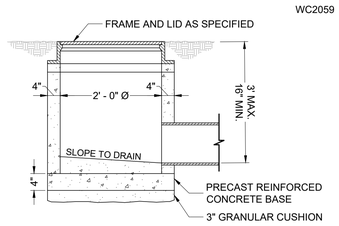
1 RAMP SECTION

SCALE: 1"=1'-0"



2 INLET, TYPE A

SCALE: NTS

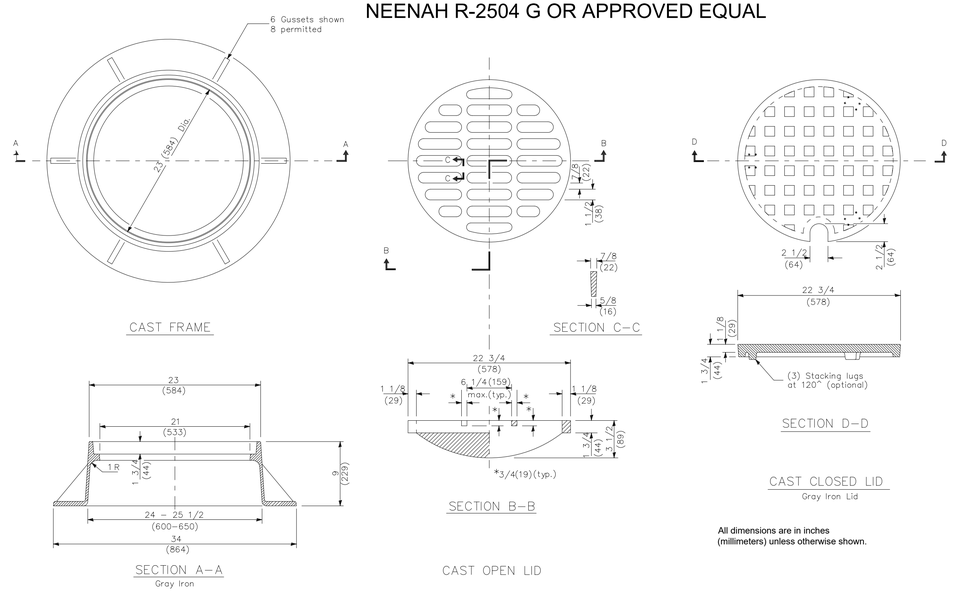


NOTES:

1. INLETS SHALL BE OF PRECAST REINFORCED CONCRETE SECTIONS.
2. PIPE OPENINGS, AS INDICATED ON THE PLANS, SHALL BE CAST INTO THE WALL SECTIONS.
3. ALL INLETS SHALL BE CONSTRUCTED WITH A PRECAST REINFORCED CONCRETE BASE.
4. ALL JOINTS BETWEEN PRECAST RISER, TOP SLAB SECTIONS, ADJUSTMENT RINGS AND CASTINGS SHALL BE SEALED WITH A BITUMASTIC MATERIAL.
5. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS.
6. STEPS SHALL BE IMBEDDED INTO THE WALL A MINIMUM OF 4" AND SHALL NOT BE EXTENDED ON THE OUTSIDE.
7. FRAME AND LID CASTING SHALL BE AS SPECIFIED ON THE PLANS.
8. THE CONTRACT UNIT PRICE FOR INLETS SHALL INCLUDE THE FRAME AND LID, STEPS AND THE GRANULAR CUSHION.
9. WHERE A FLAT TOP IS REQUIRED, IT SHALL BE PRECAST AND CONFORM TO IDOT STANDARDS.

3 FRAME AND LIDS TYPE 1

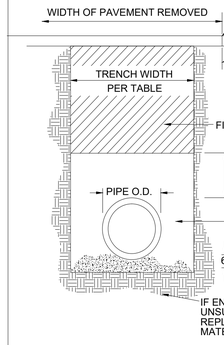
NEENAH R-2504 G OR APPROVED EQUAL



All dimensions are in inches (millimeters) unless otherwise shown.

4 UTILITY TRENCH

SCALE: NTS



TRENCH WIDTH- MINIMUM TO COMPLY WITH OSHA SAFETY STANDARDS

ALLOWABLE TRENCH WIDTH	
PIPE SIZE	MAXIMUM TRENCH WIDTH
6"	3'-2"
8"	3'-2"
10"	3'-2"
12"	3'-4"
15"	3'-6"
18"	3'-8"
21"	4'-4"
24"	4'-8"

PIPE BEDDING AND INITIAL BACKFILL

FOR PVC AND HDPE, CRUSHED STONE (IDOT CA-11) TO 1 FOOT OVER PIPE. FOR RCP & DIP, CA-11 TO SPRING LINE. PLACE IN MAXIMUM 6" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY PER AASHTO T-99.

FINAL BACKFILL

IN PAVEMENT AREAS AND WHERE TRENCH FALLS WITHIN A 1 TO 1 SLOPE EXTENDED FROM THE EDGE OF THE PAVEMENT, MATERIAL SHALL BE TRENCH-BACKFILL (FA-6 PER I.D.O.T. SPECS.) COMPACTED TO 95% STANDARD PROCTOR DENSITY PER AASHTO T-99.

IN AREAS WHERE GRASS IS REMOVED AND PARKWAY RESTORATION IS REQUIRED LANDSCAPE FABRIC SHALL BE PLACED BETWEEN THE BACKFILLED MATERIAL AND THE REQUIRED TOPSOIL AS DIRECTED BY THE MUNICIPAL DIRECTOR OF PUBLIC WORKS.

IN LANDSCAPE AREAS MATERIAL SHALL BE SELECT, EXCAVATED MATERIAL, FREE OF ROCKS AND DEBRIS COMPACTED TO 85% STANDARD PROCTOR DENSITY PER AASHTO T-99. (REFER TO SPECIFICATIONS FOR TYPE E FILL)

UTILITY CROSSINGS

AT UTILITY CROSSINGS, INSTALL TRENCH BACKFILL, AS ABOVE, FROM THE PIPE BEDDING TO 1 FOOT OVER THE HIGHER PIPE. SUCH A GRANULAR CRADLE SHALL BE CONSTRUCTED REGARDLESS OF WHETHER THE CROSSING OCCURS IN PAVED OR LANDSCAPED AREAS.

WHERE UTILITY CROSSINGS INCLUDE A WATER MAIN, USE CLASS IV COMPACTED SELECT EXCAVATED MATERIAL BETWEEN PIPES AS REQUIRED BY THE STANDARD SPECIFICATIONS FOR SEWER & WATER MAIN CONSTRUCTION IN ILLINOIS, STANDARD DRAWINGS 19 THROUGH 24.

NOTES:

1. TRENCH WIDTH - MINIMUM TO COMPLY WITH OSHA SAFETY STANDARDS.
2. RESTORATION TO ORIGINAL SURFACE REQUIRED. NO CONCRETE PATCHES ON ASPHALT ROADS.
3. CONTRACTORS SHALL ERECT AND MAINTAIN SUFFICIENT AND SUITABLE SIGNS AND BARRICADES DURING AND AFTER CONSTRUCTION FOR TRAFFIC CONTROL.
4. STREETS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION WITHIN 72 HOURS FROM THE TIME THE WORK COMMENCED. STREET OPENINGS SHALL BE BACKFILLED WITH APPROVED GRANULAR MATERIAL AND A TEMPORARY PAVEMENT SURFACE OF COMPACTED COLD ASPHALT MATERIAL SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME THE WORK COMMENCED.
5. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE MUNICIPALITY BEFORE BACKFILLING AND RESTORATION WORK ARE TO COMMENCE.

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EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

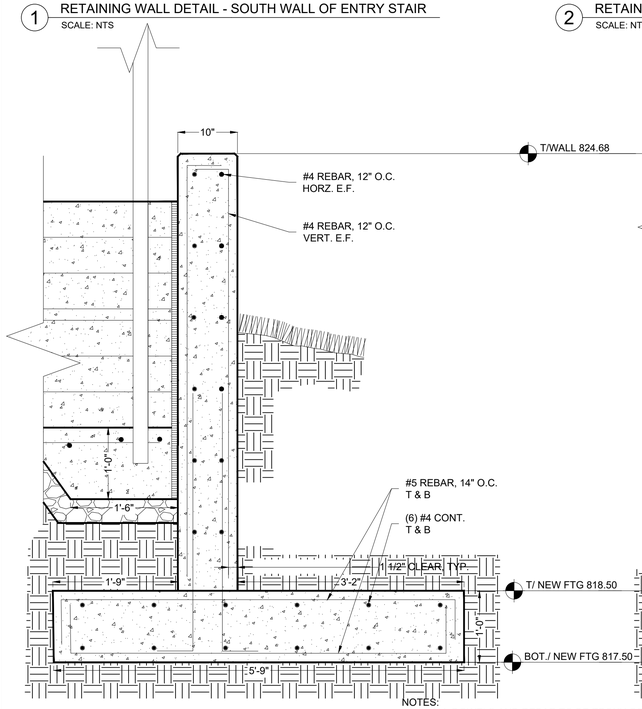
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Drawn By: SC
Sheet: C4.01

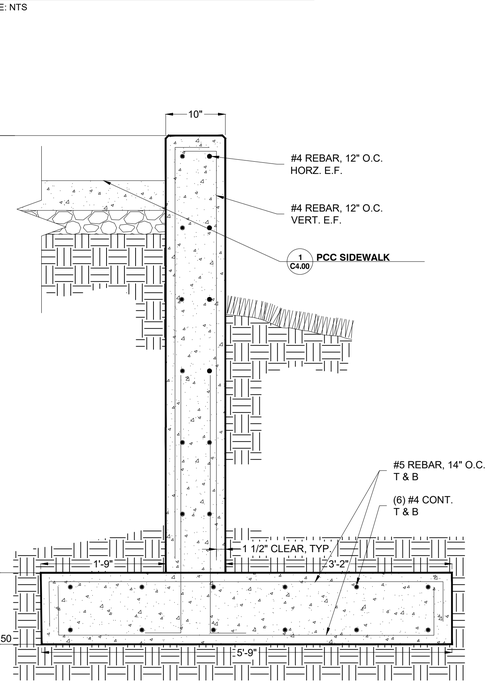
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1 RETAINING WALL DETAIL - SOUTH WALL OF ENTRY STAIR
SCALE: NTS

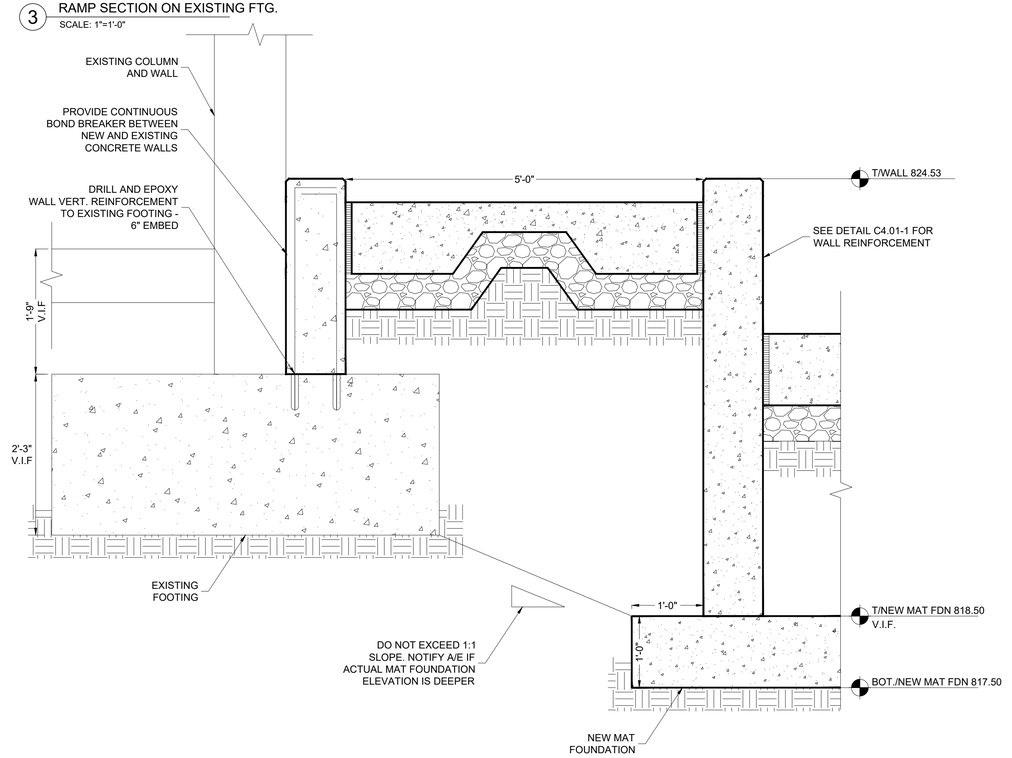


2 RETAINING WALL DETAIL - SOUTH OF CROSS WALK
SCALE: NTS

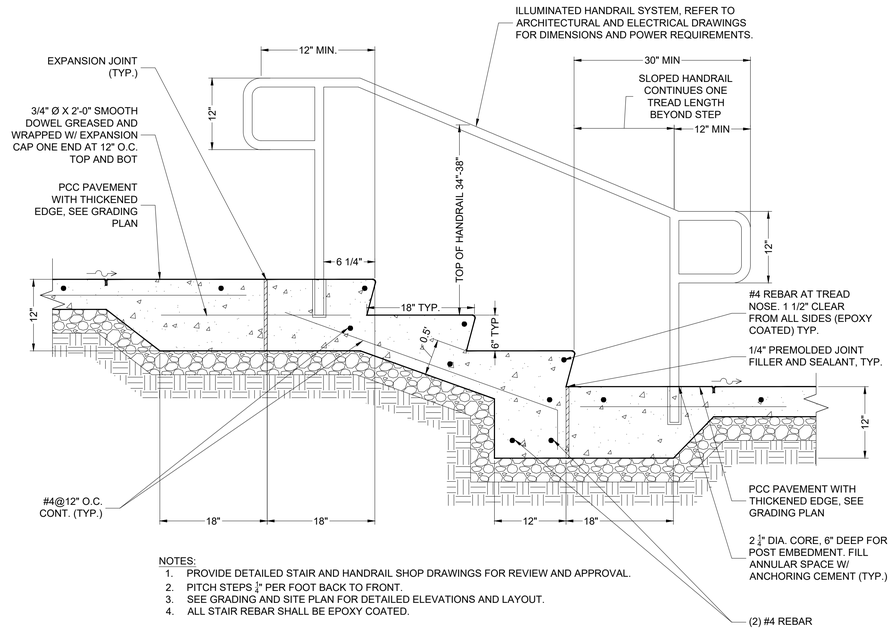


NOTES:
1. ALL DOWELS AND REBAR TO BE EPOXY COATED.
2. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE, NOT LESS THAN 3500 P.S.I. CONCRETE AT 14 DAYS.
3. SEE SHEET G0.2A FOR SECTION 033000 FOR CONCRETE WALL AND FOUNDATION SPECIFICATIONS

3 RAMP SECTION ON EXISTING FTG.
SCALE: 1"=1'-0"

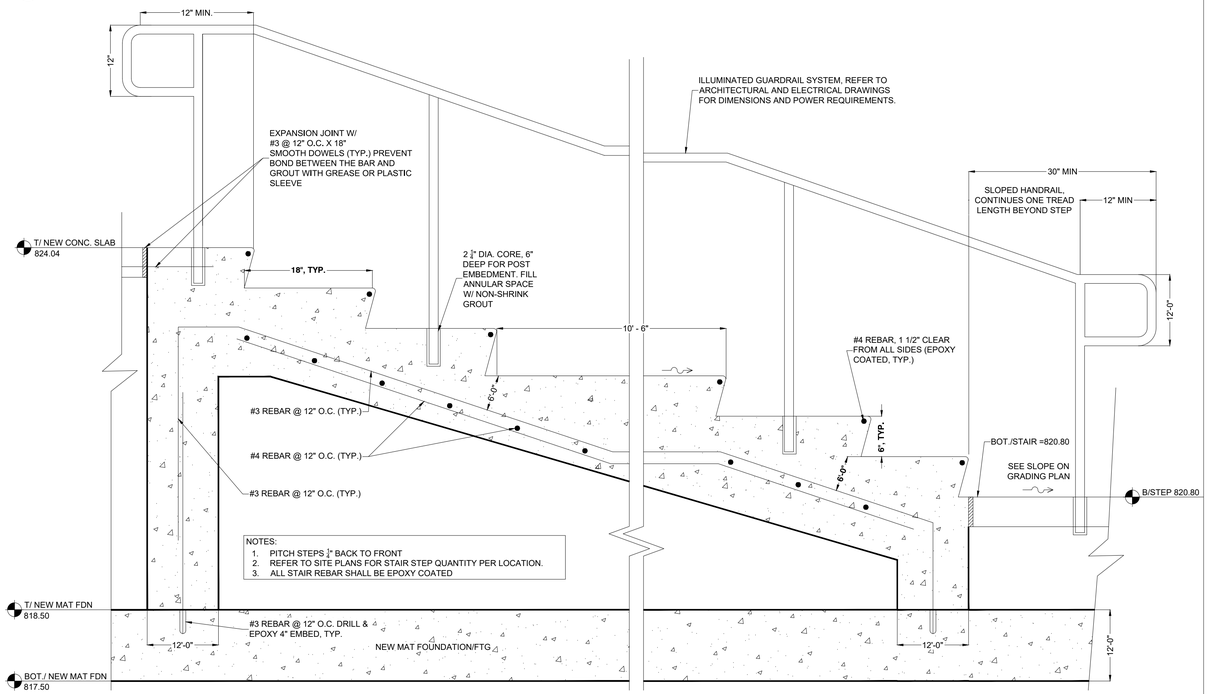


4 CENTRAL STAIR AND HANDRAILS
SCALE: 1" = 1'



NOTES:
1. PROVIDE DETAILED STAIR AND HANDRAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL.
2. PITCH STEPS ¼" PER FOOT BACK TO FRONT.
3. SEE GRADING AND SITE PLAN FOR DETAILED ELEVATIONS AND LAYOUT.
4. ALL STAIR REBAR SHALL BE EPOXY COATED.

5 STAIR AND HANDRAILS - AT ENTRY
SCALE: NTS



NOTES:
1. PITCH STEPS ¼" BACK TO FRONT
2. REFER TO SITE PLANS FOR STAIR STEP QUANTITY PER LOCATION.
3. ALL STAIR REBAR SHALL BE EPOXY COATED

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EXP. 11-30-2025

REV	DESCRIPTION	DATE
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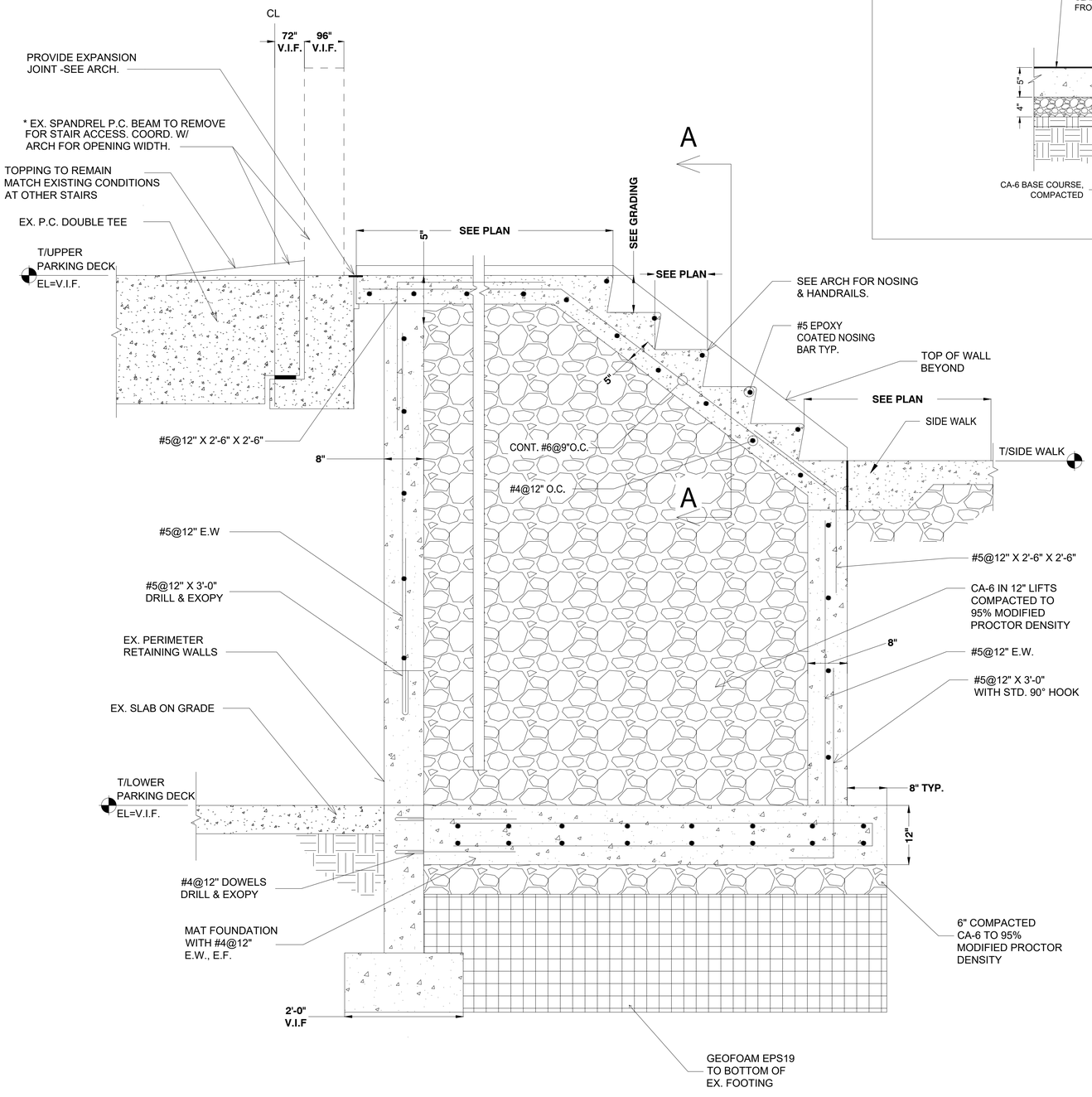
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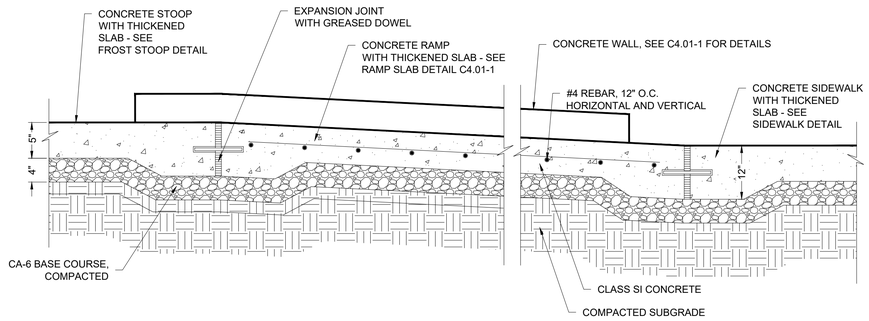
CIVIL DETAILS

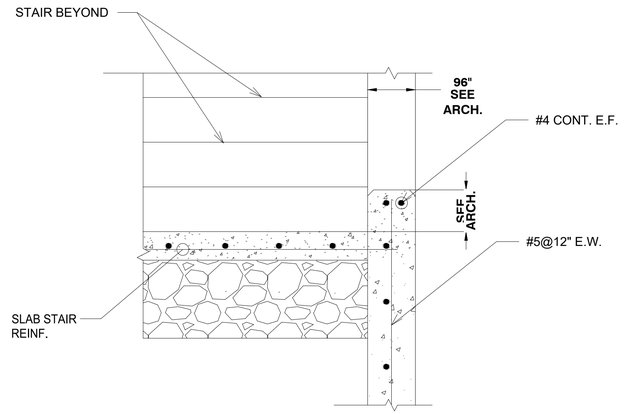
Project Number: 240164
Drawn By: SC
Sheet: C4.02
Scale:

1 STAIR WITH CONCRETE SIDE WALLS
SCALE: NTS



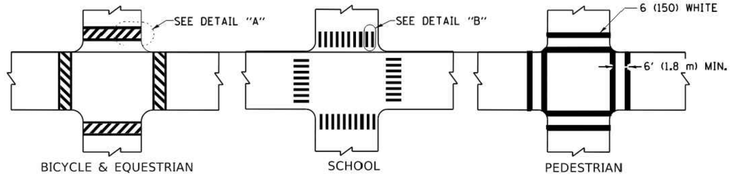
2 RAMP W/ CONCRETE WALL- EAST SIDE
SCALE: NTS

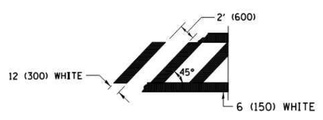




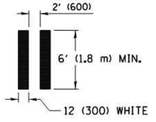
SECTION A-A

TYPICAL LANE AND EDGE LINE MARKING





DETAIL "A"



DETAIL "B"

TYPICAL CROSSWALK MARKING

* MARKINGS SHALL BE INSTALLED PARALLEL TO THE CENTERLINE OF THE ROAD WHICH IT CROSSES

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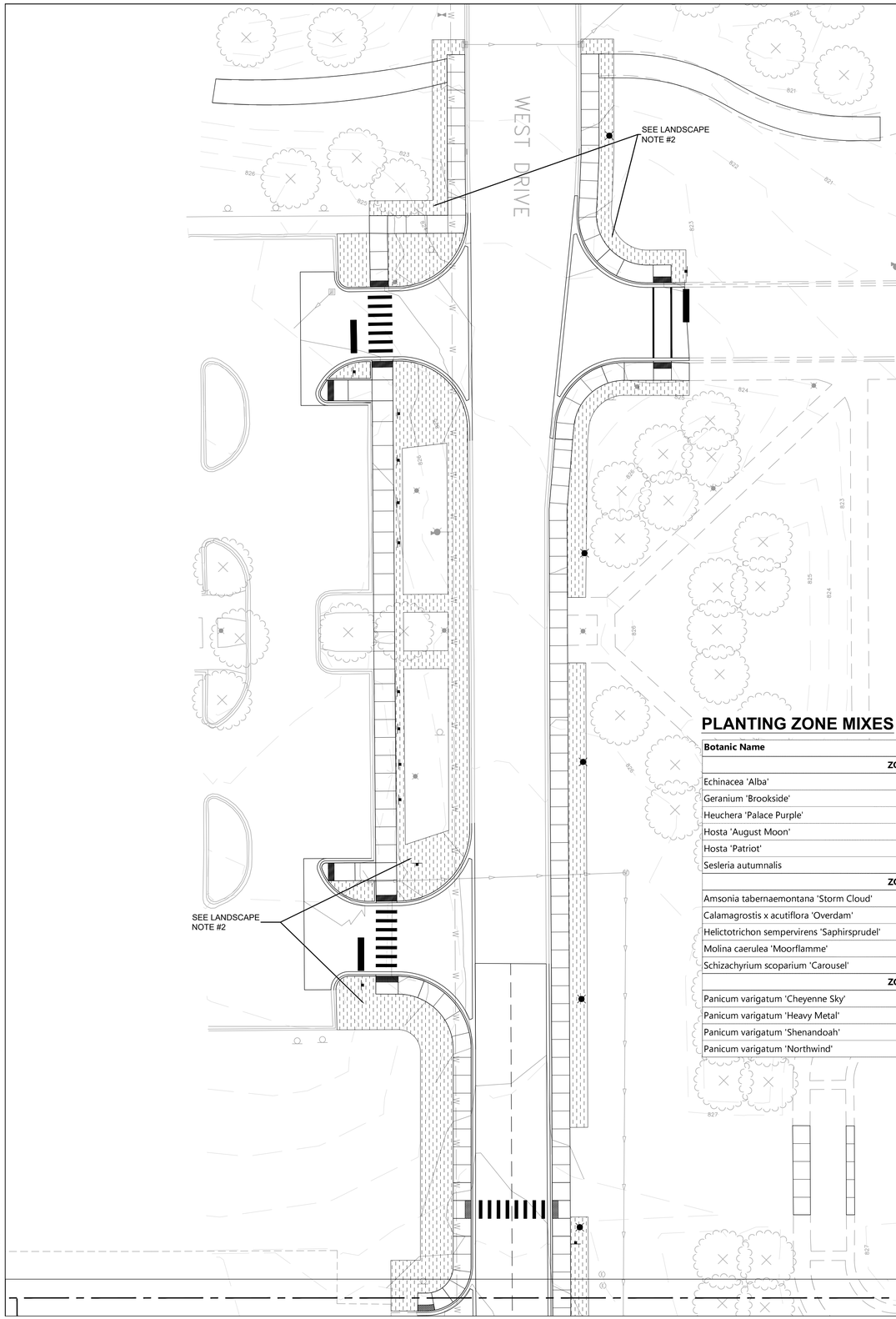
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CIVIL DETAILS

Project Number: 240164
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Sheet: C4.03

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PLANT MATERIAL LIST

Quantity	Code	Botanic Name	Common Name	Size	Root	Spacing
SHADE TREES						
9	QMA	*Quercus macrocarpa*	Bur Oak	3" Cal.	B&B	As Shown
ORNAMENTAL TREES						
5	MJA	*Magnolia x 'Jane'*	Jane Magnolia	6' HT	B&B	As Shown
SHRUBS						
10	HQM	*Hydrangea quercifolia 'Munchkin'*	Munchkin Oakleaf Hydrangea	#3	Cont.	As Shown
19	IVM	*Itea virginica 'Morton'*	Scartlet Beauty Virginia Sweetspire	#3	Cont.	As Shown
8	TBJ	*Thuja occidentalis 'BaiJohn'*	First Editions Technito Arborvitae	#5	Cont.	As Shown
ORNAMENTAL GRASSES						
124	CAO	*Calamagrostis x acutiflora 'Overdam'*	Overdam Feather Reed Grass	#1	Cont.	24" o.c.
140	ESP	*Eragrostis spectabilis*	Purple Lovegrass	#1	Cont.	As Noted
220	HSS	*Helictotrichon sempervirens 'Saphirsprudel'*	Blue Oat Grass	#1	Cont.	18" o.c.
206	MCM	*Molina caerulea 'Moorflamme'*	Flaming Moor Grass	#1	Cont.	18" o.c.
311	PVC	*Panicum varigatum 'Cheyenne Sky'*	Cheyenne Sky Switch Grass	#1	Cont.	18" o.c.
110	PVH	*Panicum varigatum 'Heavy Metal'*	Heavy Metal Switch Grass	#1	Cont.	30" o.c.
171	PVS	*Panicum varigatum 'Shenandoah'*	Shenandoah Red Switch Grass	#1	Cont.	24" o.c.
73	PVN	*Panicum varigatum 'Northwind'*	Northwind Switch Grass	#1	Cont.	30" o.c.
206	SSC	*Schizachyrium scoparium 'Carousel'*	Carousel Little Bluestem	#1	Cont.	24" o.c.
1340	SAU	*Sesleria autumnalis*	Autumn Moor Grass	#1	Cont.	12" o.c.
119	SPH	*Sporobolus heterolepis*	Prairie Dropseed	#1	Cont.	As Noted
PERENNIALS						
591	AMO	*Allium 'Millenium'*	Millenium Onion	#1	Cont.	As Noted
106	ATS	*Amsonia tabernaemontana 'Storm Cloud'*	Storm Cloud Blue Star	#1	Cont.	30" o.c.
74	ANP	*Athyruim niponicum 'Picatum'*	Japanese Painted Fern	#1	Cont.	As Noted
12	BBS	*Baptisia x bicolor 'Starlite'*	Starlite Prairieblues False Indigo	#1	Cont.	As Noted
21	CJT	*Coreopsis 'Jethro Tull'*	Jethro Tull Coreopsis	#1	Cont.	As Noted
56	DEB	*Dryopteris erythrosora 'Brilliance'*	Brillance Autumn Fern	#1	Cont.	As Noted
296	ECA	*Echinacea 'Alba'*	White Coneflower	#1	Cont.	18" o.c.
140	ECL	*Echinacea 'Cleopatra'*	Cleopatra Coneflower	#1	Cont.	As Noted
140	EJU	*Echinacea 'Julia'*	Butterfly Julia Coneflower	#1	Cont.	As Noted
140	EKK	*Echinacea 'Kim's Knee High'*	Kim's Knee High Coneflower	#1	Cont.	As Noted
296	GBR	*Geranium 'Brookside'*	Brookside Geranium	#1	Cont.	18" o.c.
180	GPD	*Geranium pratense 'Dark Reiter'*	Dark Reiter Geranium	#1	Cont.	As Noted
140	HRH	*Helleborus 'Royal Heritage'*	Royal Heritage Lenten Rose	#1	Cont.	As Noted
21	HGP	*Heuchera 'Georgia Peach'*	Georgia Peach Coralbells	#1	Cont.	As Noted
198	HPP	*Heuchera 'Palace Purple'*	Palace Purple Coralbells	#1	Cont.	18" o.c.
242	HAM	*Hosta 'August Moon'*	August Moon Hosta	#1	Cont.	As Noted
14	HHB	*Hosta 'Hadspen Blue'*	Hadspen Blue Hosta	#1	Cont.	24" o.c.
222	HHP	*Hosta 'Patriot'*	Patriot Hosta	#1	Cont.	24" o.c.
41	LBR	*Ligularia 'Bottle Rocket'*	Bottle Rocket Ligularia	#1	Cont.	As Noted
451	NEB	*Nepeta x faassenii 'Early Bird'*	Early Bird Catmint	#1	Cont.	As Noted
GROUNDCOVERS						
829	SSA	*Sagina subulata 'Aurea'*	Scotch Moss	10 FLAT	Plugs	As Noted

PLANTING ZONE MIXES

Botanic Name	Common Name	Spacing	Quantities						
ZONE A			**A1**	**A2**	**A3**	**A4**	**A5**	**A6**	**A7**
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Heuchera 'Palace Purple'	Palace Purple Coralbells	18"	65	70	16	19	19	8	14
Hosta 'August Moon'	August Moon Hosta	24"	73	79	18	21	21	9	16
Hosta 'Patriot'	Patriot Hosta	24"	73	79	18	21	21	9	16
Sesleria autumnalis	Autumn Moor Grass	12"	293	316	72	85	86	38	64
ZONE B			**B1**	**B2**	**B3**	**B4**	**B5**		
Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Blue Star	30"	28	39	11	14	14		
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	24"	33	46	13	16	16		
Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	18"	58	82	24	28	28		
Molina caerulea 'Moorflamme'	Flaming Moor Grass	18"	54	77	22	27	27		
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	24"	54	77	22	27	27		
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Panicum varigatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	18"	51	59	24	30	38		
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Panicum varigatum 'Shenandoah'	Shenandoah Red Switch Grass	24"	43	50	20	26	32		
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LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
- PLANT ZONE C

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Bell Works

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SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

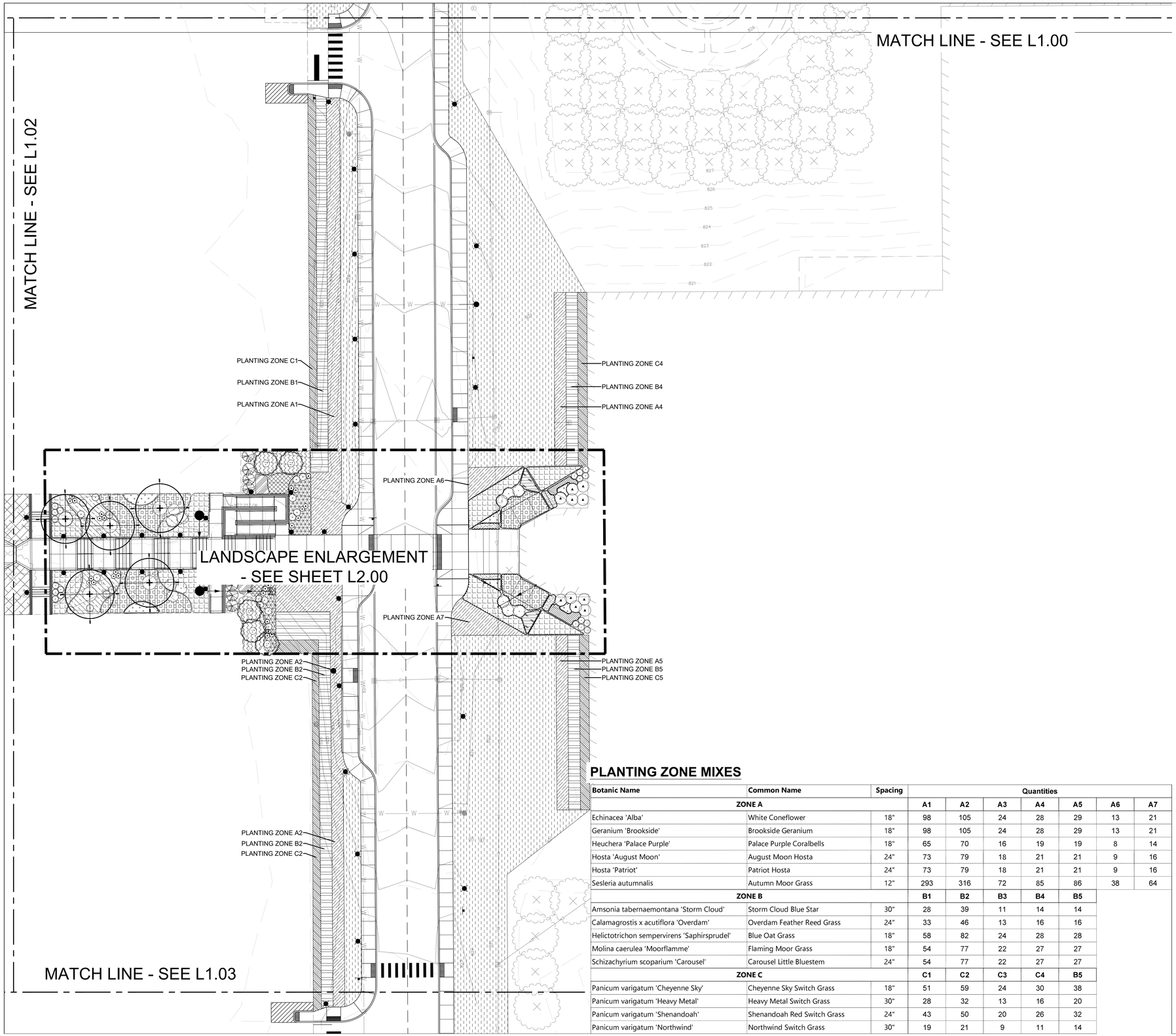
BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN NORTH

Project Number: 240164
Drawn By: GB
Sheet: L1.00
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

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LEGEND

- PROPERTY LINE
- SOD
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- PLANT ZONE A
- PLANT ZONE B
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Bell Works

Wight

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SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
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EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN CENTRAL

Project Number: 240164
Drawn By: GB
Sheet: L1.01
Scale: 1" = 20' (0' 10' 20' 40')

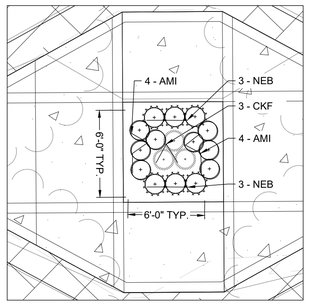
NORTH

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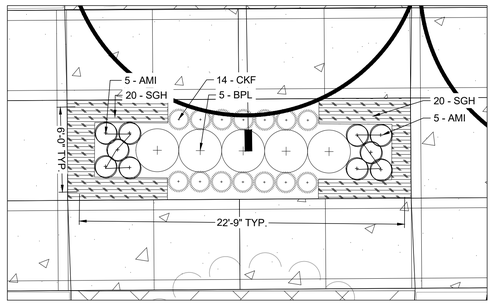
PLANTER TYPE A ENLARGEMENT



QTY: 2

Scale: 1" = 5'
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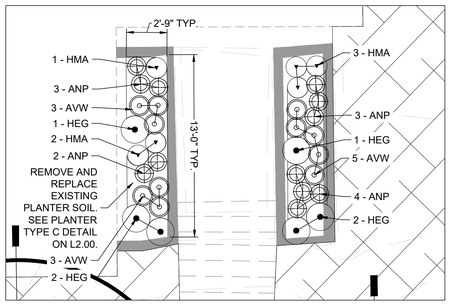
PLANTER TYPE B ENLARGEMENT



QTY: 2

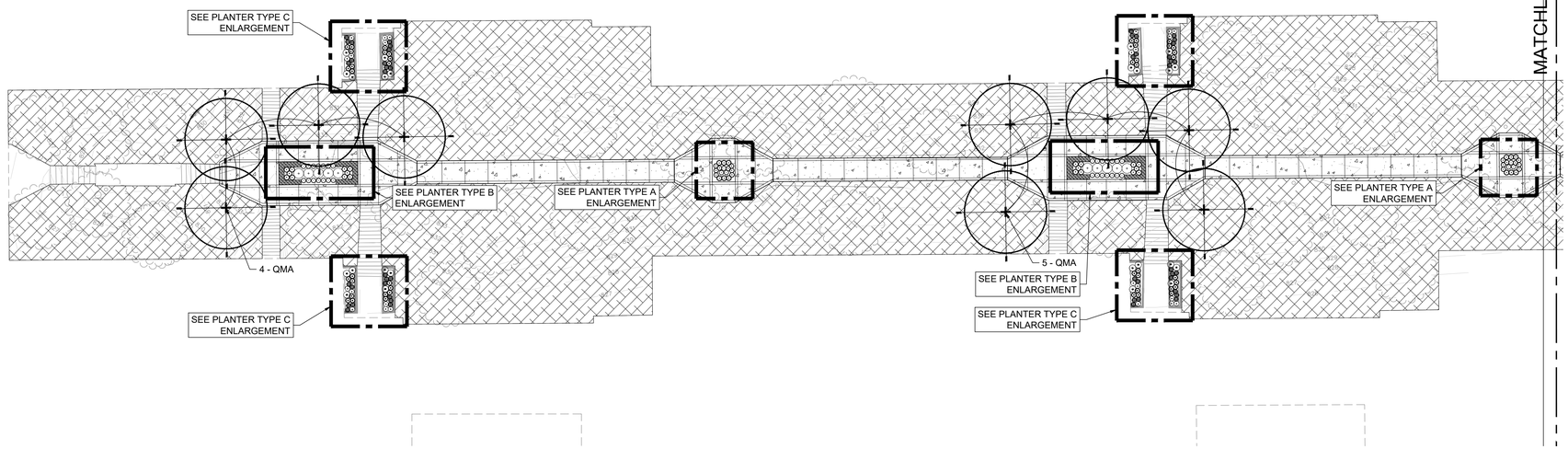
Scale: 1" = 5'
0' 2.5' 5' 10'

PLANTER TYPE C ENLARGEMENT



QTY: 4 PAIR

Scale: 1" = 5'
0' 2.5' 5' 10'



LEGEND

- PROPERTY LINE
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Botanic Name	Common Name	Spacing	Quantities						
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Echinacea 'Alba'	White Coneflower	18"	98	105	24	28	29	13	21
Geranium 'Brookside'	Brookside Geranium	18"	98	105	24	28	29	13	21
Heuchera 'Palace Purple'	Palace Purple Coralbells	18"	65	70	16	19	19	8	14
Hosta 'August Moon'	August Moon Hosta	24"	73	79	18	21	21	9	16
Hosta 'Patriot'	Patriot Hosta	24"	73	79	18	21	21	9	16
Sesleria autumnalis	Autumn Moor Grass	12"	293	316	72	85	86	38	64
ZONE B			**B1**	**B2**	**B3**	**B4**	**B5**		
Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Blue Star	30"	28	39	11	14	14		
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	24"	33	46	13	16	16		
Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	18"	58	82	24	28	28		
Molina caerulea 'Moorflamme'	Flaming Moor Grass	18"	54	77	22	27	27		
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	24"	54	77	22	27	27		
ZONE C			**C1**	**C2**	**C3**	**C4**	**B5**		
Panicum varigatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	18"	51	59	24	30	38		
Panicum varigatum 'Heavy Metal'	Heavy Metal Switch Grass	30"	28	32	13	16	20		
Panicum varigatum 'Shenandoah'	Shenandoah Red Switch Grass	24"	43	50	20	26	32		
Panicum varigatum 'Northwind'	Northwind Switch Grass	30"	19	21	9	11	14		

PLANTER MATERIAL LIST

Code	Quantity	Botanic Name	Common Name	Size	Root	Spacing
SHADE TREES						
QMA	9	Quercus macrocarpa	Bur Oak	4" CAL	B&B	As Shown
PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS						
AMI	44	Allium 'Millennium'	Millennium Ornamental Onion	#1	Cont.	18" O.C.
AVW	48	Astilbe chinensis 'Visions in White'	Visions in White Astilbe	#1	Cont.	18" O.C.
ANP	52	Athyruim niponicum 'Picatum'	Japanese Painted Fern	#1	Cont.	18" O.C.
BPL	10	Baptisia 'Pink Lemonade'	Decadence Deluxe Pink Lemonade False Indigo	#1	Cont.	36" O.C.
CKF	34	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1	Cont.	18" O.C.
HMA	24	Hakonechloa macra 'Aureola'	Variegated Japanese Forest Grass	#1	Cont.	18" O.C.
HEG	24	Hosta 'Etched Glass'	Shadowland Etched Glass Hosta	#1	Cont.	24" O.C.
NEB	16	Nepeta x faassenii 'Early Bird'	Early Bird Catmint	#1	Cont.	18" O.C.
SGH	80	Sesleria 'Greenlee Hybrid'	Greenlee's Moor Grass	10 flat	Plugs	12" O.C.

PLANTING ZONE NOTES:

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3. THE NUMBER IDENTIFIES THE QUANTITY IN THE TABLE THAT SHOULD BE PLANTED IN EACH AREA.
4. ALL PLANTS SHALL BE INSTALLED IN ODD NUMBERED GROUPS OF 3, 5, 7, 9.
5. IN EACH ZONE THE DESIGN INTENT IS TO HAVE A RANDOM APPEARANCE OF ALL PLANT MATERIAL. DO NOT PLANT THE GROUPS IN A STRAIGHT ROW. DO NOT PLANT THE GROUPS IN ALTERNATING ROWS OR COLUMNS. THE GROUPS SHOULD MEANDER THROUGH THE PLANTING ZONE AREA.
6. LANDSCAPER CONTRACTOR TO LAY OUT THE PLANT MATERIAL AND RECEIVE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS. A MOCK UP AREA CAN BE DONE FIRST, THEN ONCE APPROVAL IS GIVEN, THE LANDSCAPE CONTRACTOR MAY CONTINUE TO PLANT BASED ON THE MOCK UP AREA.
7. MOCK UP AREA TO BE AT THE CENTER STAIRS TO THE PARKING GARAGE, ON THE NORTH SIDE. LANDSCAPE CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT ON THE DAY AND TIME OF PLANTING.

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EXP: 11-30-2025

REV	DESCRIPTION	DATE
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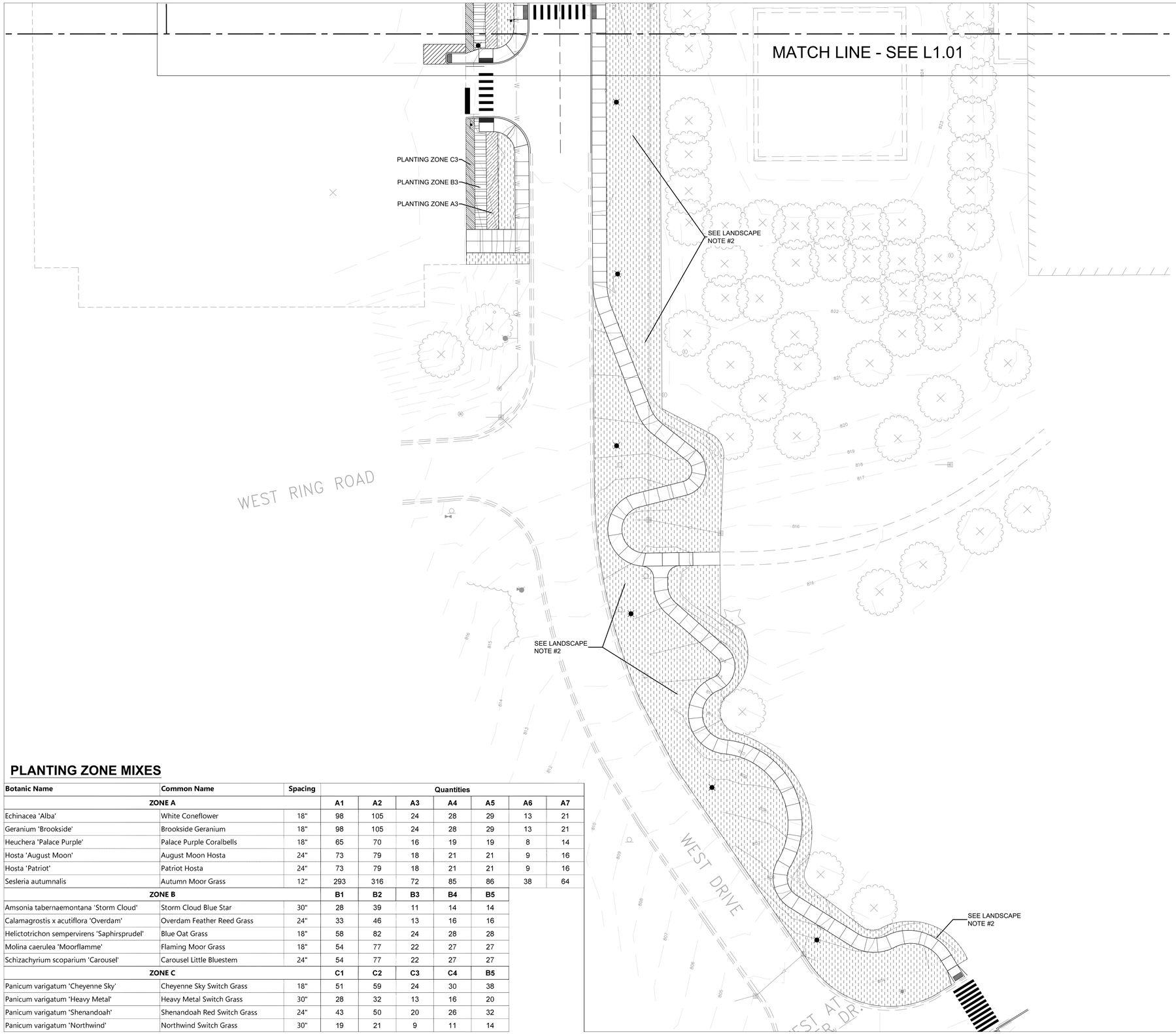
BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN WEST

Project Number: 240164
Drawn By: GB
Sheet:
Scale: 1" = 20'
0' 10' 20' 40'
NORTH

L1.02



LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
- PLANT ZONE C

LANDSCAPE NOTES

1. SOD LIMIT LINE IS APPROXIMATE. RESTORE TO LIMITS OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), FERTILIZER, OR SOD AS SHOWN.
2. CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
3. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 10" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
4. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO HIS OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
6. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
7. ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
8. TREES PLACED IN TURF AREAS WILL HAVE 6' DIA. MULCH RING WITH 3" DEEP SPADE CUT EDGE.
9. ALL BEDLINES SHALL BE SPADE CUT TO A MIN. DEPTH OF 3". CURVED BEDLINES TO BE SMOOTH AND NOT SEGMENTED.
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11. ALL PERENNIAL & SHRUB BEDS TO HAVE AMENDED TOPSOIL. 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF TOPSOIL. THOROUGHLY TILL TO BREAK UP CLUMPS AND SPREAD EVENLY OVER SURFACE.
12. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
13. TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
14. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
15. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
16. THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.

PLANTING ZONE NOTES:

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6. LANDSCAPER CONTRACTOR TO LAY OUT THE PLANT MATERIAL AND RECEIVE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS. A MOCK UP AREA CAN BE DONE FIRST, THEN ONCE APPROVAL IS GIVEN, THE LANDSCAPE CONTRACTOR MAY CONTINUE TO PLANT BASED ON THE MOCK UP AREA.
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PLANTING ZONE MIXES

Botanic Name	Common Name	Spacing	Quantities						
ZONE A			**A1**	**A2**	**A3**	**A4**	**A5**	**A6**	**A7**
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Hosta 'Patriot'	Patriot Hosta	24"	73	79	18	21	21	9	16
Sesleria autumnalis	Autumn Moor Grass	12"	293	316	72	85	86	38	64
ZONE B			**B1**	**B2**	**B3**	**B4**	**B5**		
Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Blue Star	30"	28	39	11	14	14		
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	24"	33	46	13	16	16		
Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	18"	58	82	24	28	28		
Molina caerulea 'Moorflamme'	Flaming Moor Grass	18"	54	77	22	27	27		
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	24"	54	77	22	27	27		
ZONE C			**C1**	**C2**	**C3**	**C4**	**B5**		
Panicum varigatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	18"	51	59	24	30	38		
Panicum varigatum 'Heavy Metal'	Heavy Metal Switch Grass	30"	28	32	13	16	20		
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REV	DESCRIPTION	DATE
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BELL WORKS CHICAGO WEST VESTIBULE

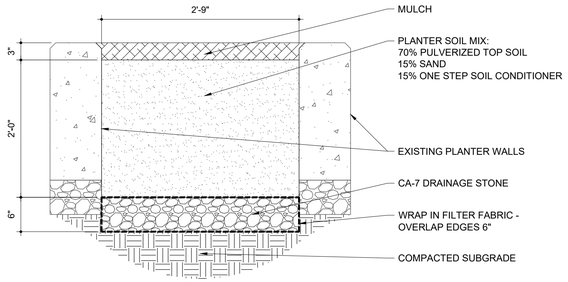
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN SOUTH

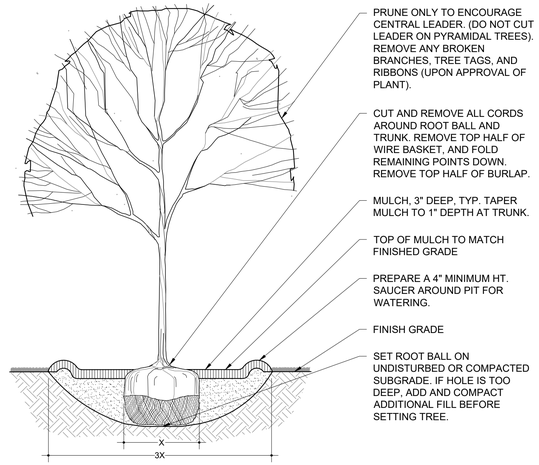
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Scale: 1" = 20' (0' 10' 20' 40')
NORTH

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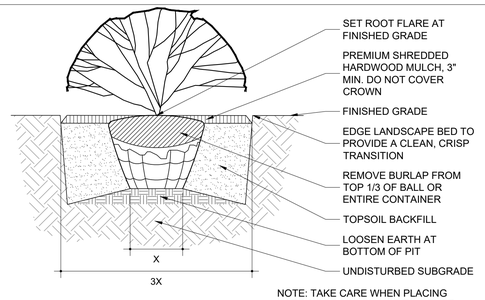


1 PLANTER TYPE C
1" = 1'-0"



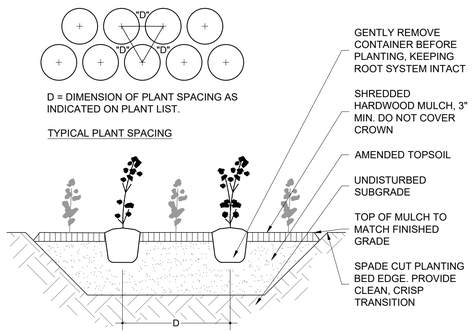
NOTES:
1. PRUNE TO THIN AND SHAPE TREE CANOPY PER SPECIFICATIONS
2. APPLY STAKES AND/OR GUYS ONLY AS INDICATED IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. AVOID PLACING SOIL ON TOP OF THE ROOT BALL, MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL.
4. SET ROOT FLARE AND TOP OF ROOT BALL 2-3" ABOVE FINISHED GRADE - DO NOT BURY WITH MULCH OR TOPSOIL
5. EDGE TREE MULCH RING TO PROVIDE A CLEAN, CRISP TRANSITION FOR TREES LOCATED OUTSIDE OF LANDSCAPE BEDS. 6' Ø MIN. MULCH RING. DO NOT VOLCANO MULCH OR MOUND IN A SAUCER

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



NOTE: TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES

3 SHRUB PLANTING
SCALE: 1/2"=1'-0"



NOTE:
1. TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES
2. PLANT TO WITHIN 4" OF SHRUB STEM, OR LIGHT FIXTURE.
3. SET PLANTS WITH BOTTOM LEAVES AT GRADE AFTER MULCHING.
4. SET PLANTS AT SAME LEVEL AS GROWN IN CONTAINER.
5. ROOT MASS OF ROOT BOUND PLANTS SHOULD BE LOOSENED BEFORE PLANTING

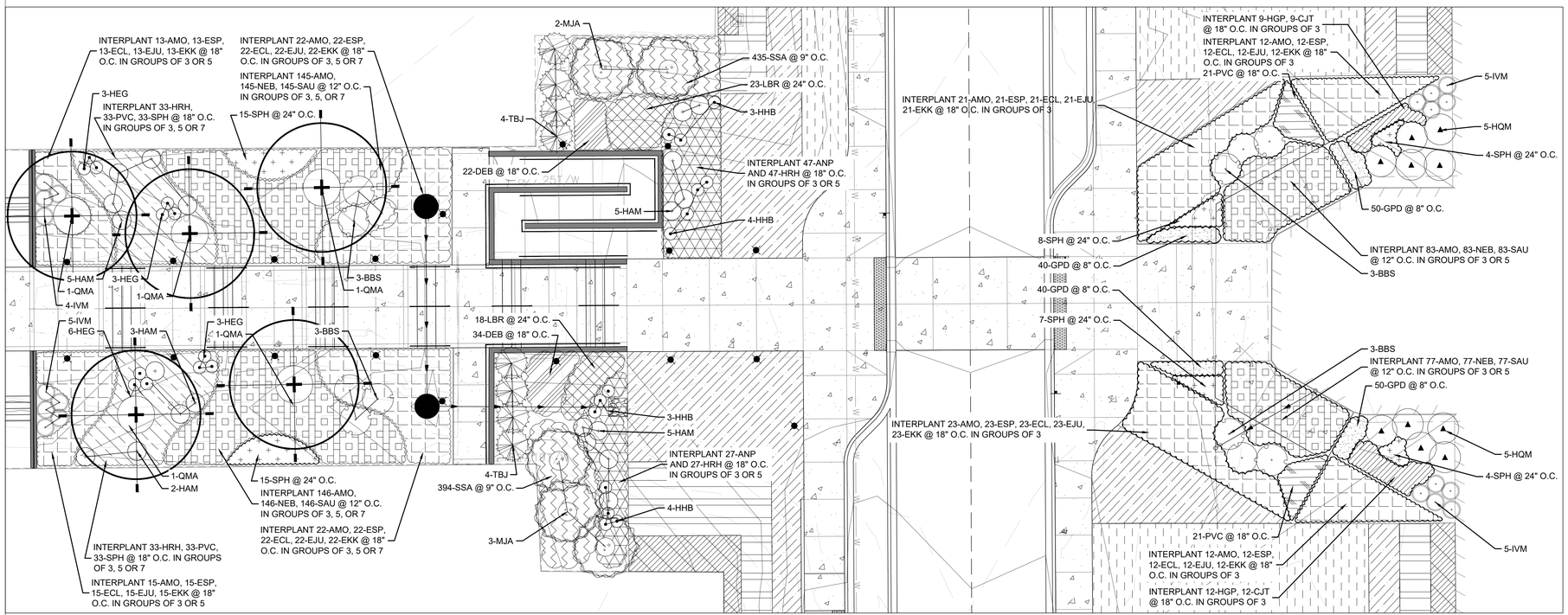
4 PERENNIAL PLANTING
SCALE: 1/2"=1'-0"

LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
- PLANT ZONE C

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LANDSCAPE ENLARGEMENT

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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE DETAILS

Project Number: 240164
Drawn By: GB/VO
Sheet: L2.00
Scale:
NORTH

SECTION 329200 - LAWNS AND GRASSES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Sodding.
2. Fertilizer.
3. Maintenance.

1.2 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, including, but not limited to:
1. Section 311000 Site Clearing
2. Section 312000 Earth Moving
3. *Section 329100 Soil and Landscape Bed Preparation, Landscape Excavation and Backfill*
4. Section 329300 Woody and Herbaceous Plant Installation

1.3 REFERENCES

A. Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" (Standard Specifications) most recent edition.

1.4 DEFINITIONS

A. Finish Grade: Elevation of finished surface of planting soil.
B. Manufactured Soil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.
C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.
D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.
E. Subsoil: All soil beneath the topsoil layer of the soil profile and typified by the lack of organic matter and soil organisms.
F. Weeds: Vegetative species other than specified species to be established in given area.

1.5 SUBMITTALS

A. Product Data: For seed mix, fertilizer, mulch and other accessories as indicated.
B. Certification of each seed mixture for turfgrass sod.
C. Planting Schedule: Indicating anticipated planting dates for each type of planting.
D. Operation and Maintenance Data: Include maintenance instructions, cutting method and maximum grass height; types, application frequency, and recommended coverage of fertilizer

1.6 INSPECTION

A. Become familiar with project requirements, site and existing conditions impact on scope of work.
B. Inspect existing conditions to verify all previous grading conforms with the drawings and specifications prior to commencing any work under this Section. Report any discrepancies to Landscape Architect.
C. Failure to report discrepancies to Landscape Architect implies acceptance of existing conditions. Any necessary corrections will be at no cost to the Owner.

1.7 QUALITY ASSURANCE

A. Installer's Field Supervision: Provide at least one person thoroughly trained and experienced in the skills required completely familiar with the design and application of the work described in this Section, and who shall be present at all times during progress of the work under this Section and shall direct all work required and performed under this Section.
B. Perform Work in accordance with Standard Specifications.
C. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory.
1. Report suitability of topsoil for lawn growth. State-recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.

1.8 QUALIFICATIONS

A. Installer: Company specializing in performing work of this section with minimum five years documented experience.

1.9 WORKMANSHIP

A. Repair or restore to original condition any damaged areas caused by the landscape contractor.

1.10 DELIVERY, STORAGE, AND HANDLING

A. Sod: Harvest, deliver, store, and handle sod according to requirements in TPI's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding." Deliver sod in time for planting within 24 hours of harvesting. Protect sod from breakage and drying.
B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer.
C. Deliver all items to the site in their original containers with all labels intact and legible at time of Owners representative inspection.
D. Use all means necessary to protect all items before, during and after installation and to protect the installed work and materials of all trades
E. Replacements:
1. Repair all damaged or rejected materials immediately
2. Make all repairs and replacements necessary to the approval of the Owners Representative at no additional cost to the owner.

1.12 GUARANTEE

A. Guarantee this portion of the through the maintenance period and until final acceptance (See Part 3, Acceptance of this section.)
B. Within the guarantee period, replace all lawn areas which have failed to flourish and produce a stand of turf acceptable to the Owner due to defective materials or workmanship, or unfavorable weather conditions.
C. The decision of the Owner for replacement Work shall be conclusive and binding upon the Contractor.
D. The Contractor is responsible for all damage to persons or property caused by defective materials or workmanship or by the re-working of areas not acceptable.

1.13 MAINTENANCE SERVICE

A. Initial Lawn Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in Part 3.
1. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established. Minimally, maintenance activities shall occur from initial planting through 30-days after substantial completion.
2. When initial maintenance period has not elapsed before end of planting season, or if lawn is not fully established, continue maintenance during next planting season.

PART 2 - PRODUCTS

2.1 TURFGRASS SOD

A. Turfgrass Sod: Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects, complying with TPI's "Specifications for Turfgrass Sod Materials" in its "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
1. HGT sod by Sod Solutions, available from:
a. Payne Sod Farm / Manteno, IL 60950 / 815.468.6400 / www.paynesodfarm.com
b. Central Sod Farm / Plainfield, IL 60585 / 800.310.0402 / www.centralsodil.com
2. Turfgrass Species: Kentucky Bluegrass.
B. Harvesting of Sod:
1. Mowing: Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower, with the final mowing not more than seven days before the sod is cut.
2. Cutting: The sod shall be carefully cut into uniform strips one inch thick, and 36-inches long. All strips shall be of the same width, which may be from 12-inches to 18-inches. Strips less than 12-inches or more than 18-inches in width will not be accepted. Each strip shall be rolled as compactly as is possible without breaking the turf.
C. Sod cut for more than 24 hours shall not be used without the approval of the engineer.
D. Inspection of Sod
1. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premise and supply suitable material in its place.

2.2 BUFFALO GRASS SEED MIX

A. Permanent Grass Seed
1. Buffalo Grass Seed shall be recleaned seed of seed crop from the year stipulated in the project specification. All seed shall meet the requirements established by the State and Federal Seed and Weed Control Laws, covering law on "Agricultural Seed."
2. Packing and Marking: All seed shall be delivered in sacks unmixed. Seeds shall be packed for delivery in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the State of Illinois. The vendor's name shall show on or be attached to each bag , together with a statement signed by the vendor, showing:
a. The kind of seed contained;
b. The percentage of purity and germination;
c. The percentage of hard seed, if any;
d. A statement conforming to the laws of the State of Illinois as hereinbefore mentioned, showing percentage of weed seeds if any.

2.3 TOPSOIL

A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 4 percent organic material content; free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth.
1. Topsoil Source: Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
a. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient.
2. Topsoil Source: Amend existing in-place surface soil to produce topsoil. Verify suitability of surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
a. Surface soil may be supplemented with imported or manufactured topsoil from off-site sources.

2.4 FERTILIZER

A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, phosphorous, and potassium. Provide both fertilizers at the specified rates, total target of 1 LB/1000 SF of nitrogen.
1. Pro Ap Professional Turf Fertilizer 12-25-12 with 25% Duration starter fertilizer, available from National Seed, or equal:
a. N-Nitrogen 13%
1) 9.75% Ammoniacal Nitrogen
2) 3.25% Urea Nitrogen
b. P-Phosphoric Acid 25%
c. K-Potash 12%
d. Application rate: 4 LB/1000 SF = N 0.52 LB, P 1.0 LB and K 0.48 LB
1) 50-pound bag will cover 12,500 SF
2. EndoRoots 3-3-4 with mycorrhizae, available from Nation Seed, or equal:
a. N-Nitrogen 3%
b. P-Phosphate 3%
c. K-Soluble Potash 4%
d. Application Rate: 16.6 LB/1000 SF = N 0.5 LB, P 0.5 LB, K 0.7 LB
1) 50-pound bag will cover 3,000 SF

2.5 EROSION CONTROL BLANKET - use only if no product is specified by Civil Engineer.

A. Available Products:
1. Curlex I or Curlex NetFree, manufactured by American Excelsior Company / 800.777.7645 / www.curlex.com
2. EroNet Photodegradable ECB Model: DS75 or S150BN, manufactured by Tensar North American Green / 800.836.7271 / www.tensarcorp.com
3. Futerra F4 netless or Environnet, manufactured by Profile Products LLC / 800.508.8681 / www.futerra.com
B. Biodegradable anchor stakes
1. GreenStake by Vivagreen, or approved equal
2. Complies with ASTM Biodegradability Standards ASTM D6400.
3. Length: 4 inch minimum

2.6 MULCHES

A. Straw Mulch: Provide air-dry, clean, mildew- and seed-free, salt hay or threshed straw of wheat, rye, oats, or barley.
B. Peat Mulch: Finely divided or granular texture, with a pH range of 6 to 7.5, containing partially decomposed moss peat, native peat, or reed-sedge peat and having a water-absorbing capacity of 1100 to 2000 percent.

PART 3 - EXECUTION

3.1 LAWN PREPARATION

A. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 8 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
1. Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
2. Spread planting soil mix to a depth of 6 inches but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
a. Reduce elevation of planting soil to allow for soil thickness of sod.
B. Unchanged Subgrades: If lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface-soil stripping operations, prepare surface soil as follows:
1. Remove existing grass, vegetation, and turf. Do not mix into surface soil.
2. Loosen surface soil to a depth of at least 8 inches. Apply soil amendments and fertilizers according to planting soil mix proportions and mix thoroughly into top 6 inches of soil. Till soil to a homogeneous mixture of fine texture.
3. Remove stones larger than 1 inch in any dimension and sticks, roots, trash, and other extraneous matter.
4. Legally dispose of waste material, including grass, vegetation, and turf, off Owner's property.
C. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.
D. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
E. Before planting, restore areas if eroded or otherwise disturbed after finish grading.
F. If, as a result of rain, the prepared seed bed becomes crusted or eroded, or if eroded places, ruts, or depressions exist for any reason, the Contractor shall rework the soil until it is smooth and reseed such areas which are reworked. After the area has been properly shaped, fertilized, and seeded, the blanket shall be laid out flat, evenly, and smoothly, without stretching the material. The erosion control blanket shall be placed so that the netting is on the top and the fibers are in contact with the soil.
G. For placement in ditches, the erosion control blanket shall be applied parallel to the centerline of the ditch so that there are no longitudinal seams within 2 feet of the bottom centerline of the ditch. The blanket shall be toed in on the upslope edge and shingled or overlapped with the flow.
H. On slopes, the blanket shall be applied either horizontally or vertically.

3.3 SODDING

A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
1. Lay sod across angle of slopes exceeding 1:3.
2. Anchor sod on slopes exceeding 1:6 with wood pegs or steel staples spaced as recommended by sod manufacturer but not less than 2 anchors per sod strip to prevent slippage.
C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 2 inches below sod.

3.4 SEEDING

A. Seeding
1. No seeds shall be sown during high winds. Seed shall be broadcast either by hand or sowing equipment. Method of sowing and equipment shall be approved by the engineer.
2. Seed shall be applied at the rate of 6 lbs/1000 sq. ft..
3. Half the seed shall be sown with the sower moving in one direction and the remainder shall be sown with the sower moving at right angles to the first sowing.
4. The seeded area shall be lightly raked, being careful not to rake seed from one area to another thus causing an uneven seeding. The seed shall be covered to a depth from 1/8-inch to 1/4-inch.
5. Seeding shall be done by workers experienced in this type of work.
6. No seeding shall be done on an area compacted by rain until the soil is brought back to a friable condition.
B. Erosion Control Blanket

1. The Contractor shall install erosion control blanket as specified in the plans for all seeded areas.
2. Within 24 hours of seed placement, blanket shall be placed on the areas specified. Prior to placing the blanket, the areas to be covered shall be relatively free of rocks or clods over 1 1/2 inches in diameter, and sticks or other foreign material which will prevent the close contact of the blanket with the seed bed.
3. If, as a result of rain, the prepared seed bed becomes crusted or eroded, or if eroded places, ruts, or depressions exist for any reason, the Contractor shall rework the soil until it is smooth and reseed such areas which are reworked. After the area has been properly shaped, fertilized, and seeded, the blanket shall be laid out flat, evenly, and smoothly, without stretching the material. The erosion control blanket shall be placed so that the netting is on the top and the fibers are in contact with the soil.
4. For placement in ditches, the erosion control blanket shall be applied parallel to the centerline of the ditch so that there are no longitudinal seams within 2 feet of the bottom centerline of the ditch. The blanket shall be toed in on the upslope edge and shingled or overlapped with the flow.
5. On slopes, the blanket shall be applied either horizontally or vertically

C. Maintenance During Seed Establishment

1. Maintenance including watering of grass shall continue until all seeding work under this contract has been completed and accepted by the Owner.
2. Watering
a. The seed bed shall be kept moist but not wet during the period of seed germination. Care must be taken that the seed bed does not dry out in spots.
b. During germination, the water shall penetrate to a depth of 1-inch into the seed bed.
c. After germination, as the grass roots go deeper into the soil, the quantity of water shall be increased so that the depth of penetration is a minimum of 3-inches.
D. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes.

3.4 LAWN MAINTENANCE

A. Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations, until work under this contract has been completed and accepted by the Owner.
1. Watering:
a. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes.
B. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.
C. Mow lawn as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Mowing operations shall be the sole responsibility of the contractor during construction and until substantial completion.

3.5 PROTECTION AND REPAIR

A. Repair: If at any time before completion and acceptance of the entire work covered by this contract, any portion of the surface becomes gullied or otherwise damaged following seeding, dies due to lack of water, becomes rutted due to improper protection, has been winter-killed or otherwise damaged or destroyed, the affected portion shall be repaired to re-establish the condition and grade of the soil prior to seeding and shall then be reseeded as specified herein by the Contractor, at no additional cost to the Owner.

3.6 SATISFACTORY LAWNS

A. Satisfactory Sodded Lawn: At end of maintenance period, a healthy, well-rooted, even-colored, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities.
B. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

3.7 ACCEPTANCE

A. Completion of the Work: Upon completion of work, the Contractor shall notify the Landscape Architect and the Owner at least ten (10) days prior to requested date of substantial completion of all or portions of the work. Landscape Architect will review all the work and prepare a punch list of work not installed or not installed in conformance with the contract documents. All work in the punch list must be completed within five (5) working days from date of issue. Where work does not comply with requirements, replace rejected work and continue specified protection and maintenance until reviewed by Landscape Architect and found to be acceptable.
B. Certificate of Substantial Completion: Certificate of substantial completion will be issued for acceptable work at sole discretion of the Landscape Architect. If punch list items are issued with the certificate, they must be corrected within five (5) working days. If items are not corrected within five (5) working days than the certificate of substantial completion will be revoked and reissued when the punch list items are corrected.
C. Final Acceptance: After the 30-day maintenance period following the date of substantial completion the Landscape Architect and the Owner will review the work for final acceptance. Upon satisfactory completion of repairs and / or replacements the Landscape Architect will certify, in writing, final acceptance of the work, which will serve as evidence that Contractor's obligations have been met.

END OF SECTION 329200

SECTION 329300 - PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Trees.
2. Shrubs.
3. Ground cover.
4. Plants.

1.2 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.
B. Finish Grade: Elevation of finished surface of planting soil.
C. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.
D. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.
E. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.
F. Subsoil: All soil beneath the topsoil layer of the soil profile and typified by the lack of organic matter and soil organisms.

1.3 SUBMITTALS

A. Product Data and/or certificates: For each type of product indicated in Part 2.
B. Planting Schedule - Upon authorization to proceed with the work, a schedule indicating the dates of each of the following items will be prepared by the Contractor and submitted to the Landscape Architect:
1. Tagging of plant material in nurseries.
2. Staking of plant locations on the site.
3. Digging and preparation of plant pits and beds.
4. Delivery of plant material to the site.
5. Planting schedule.
6. Substantial completion of the work.
C. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of exterior plants during a calendar year.

1.4 QUALITY ASSURANCE

A. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.
B. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory.
1. Report suitability of topsoil for plant growth. State-recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.
C. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in the following references:
1. ANSI Z60.1, "American Standard for Nursery Stock."
2. Hortus Third, Cornell University, 1976.
D. Preinstallation Conference: Conduct conference at Project site.
E. Plant Material Selected by Contractor
1. Contractor shall locate all plant material to be supplied for the project and inform the Landscape Architect and Owner in writing of plant location(s) at least thirty (30) days prior to scheduled installation date.
2. In the event plant material is found to be unacceptable after review by the Landscape Architect, the Contractor shall pursue other sources until acceptable plant material is found, at no additional cost to the Owner and Landscape Architect.
3. Selection or lack of selection at the plant source does not impair the right of the Landscape Architect to review and reject material at the time of shipping, during installation of the work, or after the installation of the work.
F. Substitutions
1. If specified landscape material is not obtainable, notify the Landscape Architect, who will identify alternate sources or substitutes. If substitutions are smaller in size than the specified material, credits to the base bid contract will be made based on comparable cost differentials customary for materials and sizes involved.
G. Plant materials shall be subject to final approval by the Landscape Architect at the site. The Landscape Architect reserves the right to reject any plant material that does not meet project specifications at the time of planting.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery and handling.
B. Handle planting stock by root ball.
C. Notify the Landscape Architect and the Owner forty-eight hours in advance of all delivery times for plant material.
D. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants and trees in shade, protect from weather and mechanical damage, and keep roots moist.
E. Woody and Herbaceous Plant Materials
1. Schedule shipping to minimize on site storage of plants. Stock shall not be shipped until the planting preparations have been completed.
2. Label the size and variety of plant and securely attach to individual plants or to bundles of like variety and size.
3. During shipment, plants shall not be bent, stacked, or bound in a manner that damages bark, breaks branches, deforms root balls, or destroys natural shape.
4. Plant material shall be transported within enclosed trailers or covered by tarpaulin to protect the material from damage caused by drying winds, heat, freezing, or other exposure that may be harmful to the plants. Plant material arriving at the site in a damaged condition shall be rejected and removed from the site.
5. If delays beyond the Contractor's control occur after delivery, plants shall be kept watered and protected from sun, wind, and mechanical damage; root balls shall be covered with topsoil or mulch. Container_grown stock shall not be removed from containers until planting time. Keep the roots constantly moist until planted.
6. Always handle plants in accordance with the best horticultural practices. Lift balled and burlapped materials from the bottom of the ball only. Balled and burlapped plants which have cracked, or broken balls shall be rejected and removed from the site.

1.6 WARRANTY

A. Special Warranty: Installer's standard form in which Installer agrees to repair or replace plantings that fail in materials, workmanship, or growth within specified warranty period.
1. Failures include, but are not limited to, the following:
a. Death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, abuse by Owner, or incidents that are beyond Contractor's control.
b. Structural failures including plantings falling or blowing over.
2. Warranty Period from date of **Final Acceptance** for all plant material shall be one year.
3. See Part 3 Acceptance for additional information.

1.7 MAINTENANCE SERVICE

A. Initial Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until all plantings are acceptably healthy, well established, and until Final Acceptance.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL

A. General: Furnish nursery-grown trees and shrubs complying with ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
B. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. **The root flare of all trees shall be visible before planting which may require removal of soil from the top of the root ball.**
C. Provide balled and burlapped trees, oak trees may be grown in fabric bags.
D. Shrub sizes indicated on Drawings are sizes after pruning.

2.2 PERENNIALS

A. Perennials: Provide healthy, field-grown plants from a commercial nursery, of species and variety shown or listed, complying with requirements in ANSI Z60.1.

2.4 TOPSOIL

A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 4 percent organic material content; free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth.
1. Topsoil Source: Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient.
2. Topsoil Source: Import topsoil or manufactured topsoil from off-site sources. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep; do not obtain from agricultural land, bogs or marshes.
3. Topsoil Source: Amend existing in-place surface soil to produce topsoil. Verify suitability of surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. Surface soil may be supplemented with imported or manufactured topsoil from off-site sources.

2.5 ORGANIC SOIL AMENDMENTS

A. Soil Conditioner: One Step Soil Conditioner, available from Midwest Trading, 6N800 Rt 25, St. Charles, IL 60174 / Phone: (630) 365-1990.

2.6 FERTILIZER

A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, phosphorous, and potassium. Provide the following fertilizer at the specified rate of 0.75 LB/100 SF:
1. Healthy Start 3-4-3 with mycorrhizae, available from Nation Seed, or equal:
a. N-Nitrogen 3%
b. P-Phosphate 4%
c. K-Soluble Potash 3%
d. Application Rate: 25 LB/1000 SF = N 0.75 LB, P 1.0 LB, K 0.75 LB
1) 50-pound bag will cover 2,000 SF

2.7 MULCHES

A. Organic Mulch: Hardwood bark mulch shall be shredded or double-ground, composted hardwood, not to exceed two (2) inches in its largest dimension, free of foreign matter, sticks, stones, roots, soil and/or other unacceptable material.
1. Proportion of fines (material passing sieve size #60) shall not exceed 10% as determined by weight.
2. Contractor shall provide a mulch sample in a 1-quart ziplock bag to the Landscape Architect project manager for review and approval, before starting work.

2.8 WEED PREVENTERS

A. Preen Garden Weed Preventer: Apply to mulched planting beds after installation of plant material at the recommended rates.

2.9 PLANTING SOIL MIX

A. Planting Soil Mix: Mix topsoil with the following soil amendments and fertilizers in the following quantities:
1. Ratio of Loose Soil Conditioner to Topsoil by Volume: 1:4.
2. Weight of Fertilizer per 1000 Sq. Ft.: 25 pounds.

2.10 ANTI - TRANSPIRANT

A. Anti - transpirant shall be a protective film emulsion providing protective film over evergreen plant surfaces only, permeable to permit transpiration, as manufactured by Wit Pruf Products, Inc. or approved equal. Mix and apply in accordance with manufacturer's instructions.

2.11 HERBICIDE

A. Herbicides shall be products with rates of application that conforms to registered uses and is applied by a licensed professional applicator.
1. For woody materials ten (10') feet or further from a water body: Garlon 4 herbicide as manufactured by DowElanco or approved equal.
2. For woody and/or herbaceous material ten (10') feet or further from a water body: Roundup Pro herbicide as manufactured by DowElanco or approved equal.
3. For woody and herbaceous materials within ten (10') feet of a water body: Rodeo herbicide as supplied by DowElanco or approved equal.

2.12 PESTICIDES, INSECTICIDES, FUNGICIDES, ETC.

A. If plant material becomes infected with any pests or insects, the most practical and environmentally benign methods should be utilized to control the problem. All products should comply with government regulations and be applied by a licensed applicator. The Landscape Architect reserves the right to ask for certification.

2.13 WATER

A. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes.

2.14 GUYING AND STAKING MATERIALS

A. Guying and staking shall only be performed as noted on the plans or as directed by the Landscape Architect.
1. Stakes for tree support shall be hardwood free from knot, rot, cross grain or other defects that would impair strength. Stakes shall be a minimum of 2" by 2" in diameter by 8'-0" long and pointed on one end.
2. Ground anchors for guying shall be 2" x 2" x 3'-0" long wood stake, pointed on one end.
3. Guying wire shall be 12 gauge annealed galvanized steel.
4. Guying cable shall be a minimum of five strands, making a 3/16" diameter steel cable.
5. Hose chafing guards shall be new or used 2-ply, one half inch reinforced rubber or plastic hose and shall be the same color on the project. Length shall be one and one-half times the circumference of the plant at its base.
6. Survey flags to be fastened to guys shall be white plastic surveyor's tape, 6" in length.
7. Turnbuckles shall be galvanized or cadmium-plated steel and have a 3" minimum lengthwise opening fitted with screw eyes.

PART 3 - EXECUTION

3.1 PROJECT CONDITIONS

A. General
1. Prior to beginning work, the Contractor shall examine and verify the acceptability of the job site and notify the Owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected or resolved.
2. Where planting occurs in close proximity to other site improvements, provide adequate protection for all site areas prior to commencing work. Any items damaged during planting operations shall be promptly replaced or repaired to their original condition at the Contractor's expense and no additional cost to the Owner.
3. A list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings for convenience of the Owner. Verify and supply the quantities required to complete the work as drawn.
B. Utilities
1. Contractor shall be solely responsible for determining location of all utilities. Contractor shall be responsible for obtaining site utility plans and contacting local utility locator service and shall perform no work on site until utility locator service has marked site utilities. Perform work in a manner that will avoid possible damage. Excavate to avoid underground utilities including hand digging as required. All damage to utilities resulting from work covered in these contract documents will be repaired at the Contractor's expense and no additional cost to the Owner. No time extension will be allowed due to delay in utility location.
C. Planting Season
1. Plant material shall be dug and planted only during the planting season appropriate for each individual plant species. Pre-digging of plants with proper storage may extend the planting season. However, the installation of plant material outside the normal planting season shall be done only with the approval of the Landscape Architect.
2. Evergreen Material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begin. If project timeline requires planting at other times, spray plants with anti-transpirant prior to planting operations.
3. Deciduous Trees: Plant deciduous trees in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-transpirant prior to planting operations.
4. Woody Material: Plant woody plant materials in Spring between April 1 to June 30 or in Fall between September 1 to November 30.
5. Herbaceous Material: Plant herbaceous materials (including plugs) in Spring between April 15 (with no threat of frost) and June 30 or in Fall between September 1 to October 15.
6. Bulbs: Plant bulbs in a dormant condition between November 1 and 30.
7. When the ground is frozen, no planting activities shall occur.
D. Coordination with Other Work
1. Proceed with complete landscape work as rapidly as portions of the site become available, working within the season limitations for each kind of landscape work is required.

3.2 PREPARATION AND LAYOUT

A. Layout and plant installation cannot begin until all landscape bed preparation and final grading has been achieved. Once complete, the Contractor must layout all planting areas as shown on the contract drawing/plan. The layout must be performed by qualified personnel. The tree locations must be marked by staking and all bed limits must be painted. The Landscape Architect must approve the layout prior to installation.
B. Individual plant locations for trees as noted on the plan shall be staked on the project site by the Contractor and approved by the Landscape Architect before any planting operations commence. The Landscape Architect reserves the right to adjust plant material locations to meet field conditions, without additions to the base contract price.
C. Accurately stake plant material according to the drawings. Where location or spacing dimensions are not clearly shown, request clarification from the Landscape Architect.
D. If obstructions are encountered that are not indicated, do not proceed with planting operations until alternate plant locations have been selected and approved in writing by the Landscape Architect.
E. If alternate locations are not possible, notify the Landscape Architect of the adverse conditions so the Landscape Architect can request a proposal from the Contractor for method of correction. The Contractor shall obtain approval from the Owner for the additional work prior to continuing work in the affected area.

3.3 PLANTING BED ESTABLISHMENT

A. Loosen subgrade of planting beds to a minimum depth of 12 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
1. Spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
2. Spread planting soil mix to a depth of 12 inches but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
B. Finish Grading: Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

3.4 TREES AND SHRUBS

A. Excavation of Pits and Trenches: Excavate circular pits with sides sloped inward to a depth equal to the depth of the root ball. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.
1. Excavate approximately three times as wide as ball diameter.
2. Excavate at least 12 inches wider than root spread and deep enough to accommodate vertical roots for bare-root stock.
3. Remove as much gravel backfill as possible without compromising the integrity of the adjacent pavements and replace with planting soil mix to a depth equal to the depth of the root ball.
B. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1.
C. Stock with Root Balls: Set trees and shrubs plumb and in center of pit or trench with top of root ball 6 inches above adjacent finish grades.
1. Balled and Burlapped: Remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
2. Fabric Bag Grown: Carefully remove root ball from fabric bag without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
3. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
D. Organic Mulching: Apply 3-inch average thickness of organic mulch extending 12 inches beyond edge of planting pit or trench. **Do not place mulch within 3 inches of trunks or stems.**
1. "Volcano" mulching, the practice of heaping mulch against the stems or trunks of plant material is strictly forbidden. Plant material with bark or trunk damage due to this practice will be replaced by the Contractor, at his expense.
2. Mulch Tree Rings:
a. Remove grass, weeds and excess or decomposed mulch to prevent build up over tree roots and/or against the trunk
b. Mulched tree rings shall be a minimum of 6 ft diameter on trees of 8" caliper or less; larger trees shall have mulch rings a minimum of 3 ft radius, measured from the outside of the base of the tree (for a tree 24" in caliper, the mulch ring will be 8 ft in diameter: 3 ft + 24" + 3 ft = 8 ft).
c. Supply and install approved shredded hardwood mulch to trees rings as needed to bring mulch depth to that specified.
d. Edge mulch rings as necessary to maintain a clean, crisp edge.

3.5 TREE AND SHRUB PRUNING

A. Remove only dead, dying, or broken branches. Do not prune for shape.
B. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character.

3.6 GROUND COVER AND PLANT PLANTING

A. Set out and space ground cover 6-12 inches apart, and plants 12-24 inches apart as indicated on the plans.
B. Dig holes large enough to allow spreading of roots and backfill with planting soil.
C. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
D. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
E. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.7 PLANTING BED MULCHING

A. Mulch backfilled surfaces of planting beds and other areas indicated. Provide 6" diameter mulch ring around trees in lawn areas.
1. Organic Mulch: Apply 3-inch average thickness of mulch, and finish level with adjacent finish grades. Do not place mulch against plant stems.

3.8 PLATNING TIME

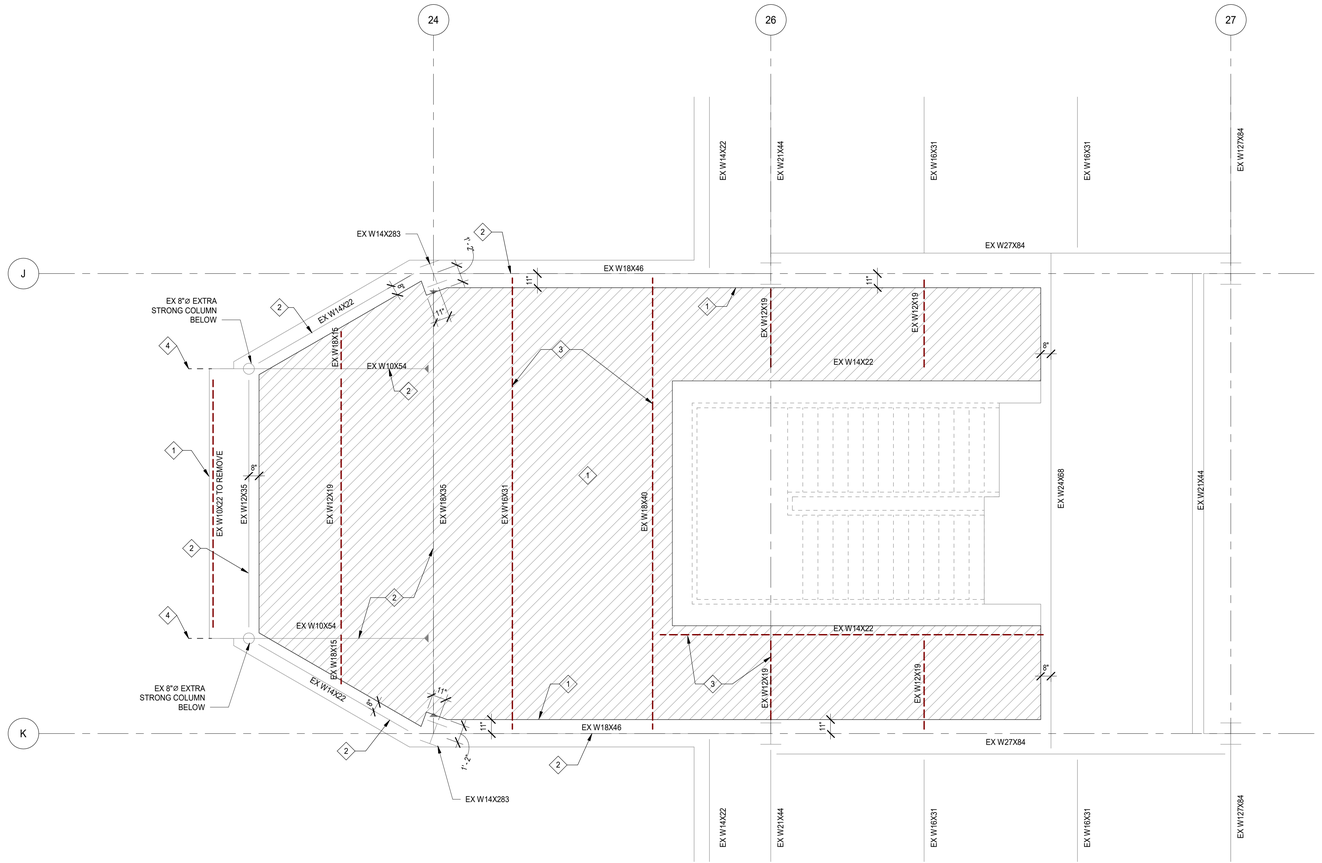
A. Generally accepted planting time is from May 15, after the threat of frost has passed, until September 30, to give plants time to root in. Weather conditions shall be considered when determining the planting schedule.

3.9 WEED PREVENTION

A. Apply Preen to all mulched planting beds per manufacturer's recommended rates.

3.10 CLEAN UP AND PROTECTION

A. Clean up
1. Excess and waste material shall be removed daily. Keep pavement clean and work area in an orderly condition.
2. When planting in an area has been completed, the area shall be cleared of all debris, soil piles, containers and all paved areas swept.
3. At least one paved pedestrian access route and one paved vehicular access route to each building shall always be kept clean. Other paving shall be cleaned when work in adjacent areas is completed.
B. Repairs: Any damage to existing landscape, paving, or other such features as a result of work related to this contract shall be repaired by the responsible Contractor to its original condition. Treat, repair, or replace damaged work at the Contractor's expense and at no additional



1 WEST VESTIBULE DEMO FRAMING PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"

#	KEY NOTES
1	REMOVE STEEL DECK SLAB TO INDICATED DIMENSIONS FROM GRID LINES/STEEL BEAM CENTERLINES.
2	STEEL BEAMS TO REMAIN. INDICATED BY SOLID LINE
3	STEEL BEAMS TO BE REMOVED. INDICATED BY DASHED LINE
4	CUT BACK END OF STEEL BEAM TO INDICATED DIMENSION.

Bell Works

Wight

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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

ENLARGED THIRD FLOOR STRUCTURAL DEMO PLAN - WEST VESTUBLE

Project Number: 200072
Drawn By: L.B.
Sheet: SD2.1-WV

MATTHEW J. ADLING
081.002743
LICENSED STRUCTURAL ENGINEER
STATE OF ILLINOIS

02/05/2025
Exp. 11-30-2026

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GENERAL NOTES

1. GENERAL BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE

2. DESIGN LIVE LOADS:

A.	OFFICE BUILDINGS:	
	• OFFICES	50 PSF OR 2000 LBS. CONCENTRATED LOAD PLUS PLUS 20 PSF PARTITION LIVE LOAD
	• LOBBIES AND 1ST FLOOR CORRIDORS	100 PSF OR 2000 LBS. CONCENTRATED LOAD
	• CORRIDORS ABOVE 1ST FLOOR	100 PSF OR 2000 LBS. CONCENTRATED LOAD
B.	ROOFS:	
	• ORDINARY	20 PSF OR 300 LBS. CONCENTRATED LOAD
	• AWNINGS AND CANOPIES	20 PSF
	STAIRS & EXITS	100 PSF
	MECHANICAL ROOMS	100 PSF OR ACTUAL EQUIPMENT WEIGHT
	WALKWAYS/ELEVATED PLATFORMS	100 PSF

SEE PLANS FOR SPECIAL LIVE LOAD AREAS.

DESIGN LIVE LOADS HAVE BEEN REDUCED ACCORDING TO INDICATED GENERAL BUILDING CODE.

3. WIND DESIGN DATA:

A.	BASIC WIND SPEED (3-SECOND GUST):	115 MPH
B.	IMPORTANCE FACTOR (Iw)	1.0
C.	OCCUPANCY CATEGORY:	II
D.	WIND EXPOSURE:	15

4. SNOW DESIGN DATA:

A.	GROUND SNOW LOAD (Pg):	25 PSF
B.	FLAT ROOF SNOW LOAD (Pf):	30 PSF

5. REFERENCES TO STANDARDS ARE TO EDITIONS INDICATED IN SPECIFICATIONS AND APPLICABLE BUILDING CODE.

6. CONSTRUCTION MANAGER SHALL SUBMIT ANTICIPATED LOCATIONS OF CONSTRUCTION JOINTS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

7. PRINCIPAL OPENINGS ARE INDICATED ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, CURBS AND INSERTS.

8. THE STRUCTURAL DRAWINGS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE CONSTRUCTION MEANS AND METHODS, SEQUENCES, PROCEDURES, TEMPORARY CONDITIONS, OR TEMPORARY SHORING AND BRACING.

9. SUBMIT SHOP DRAWINGS AND SUPPORTING CALCULATIONS, PERFORMED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS, FOR PRE-FABRICATED OR PRE-ENGINEERED ELEMENTS INCLUDING BUT NOT LIMITED TO PRECAST CONCRETE FRAMING, STRUCTURAL STEEL CONNECTIONS, STEEL STAIRS, LIGHT GAUGE STEEL FRAMING, EXTERIOR STEEL STUD BACKUP, ETC.

EXISTING CONSTRUCTION NOTES

1. EXISTING CONSTRUCTION INDICATED ON DRAWINGS IS FOR REFERENCE ONLY. VERIFY HORIZONTAL AND VERTICAL DIMENSIONS OF EXISTING CONSTRUCTION BEFORE WORK IS BEGUN. REPORT ANY VARIATION BETWEEN INDICATED DIMENSIONS AND MEASURED DIMENSIONS TO ARCHITECT/ENGINEER.

2. EXISTING CONSTRUCTION HAS NOT BEEN VERIFIED FOR CONFORMANCE WITH REQUIREMENTS OF APPLICABLE BUILDING CODE EXCEPT FOR AREAS DIRECTLY AFFECTED BY MODIFICATIONS INDICATED ON STRUCTURAL DRAWINGS.

3. THE CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCES AND SHALL PROVIDE ADEQUATE SHORING AND TEMPORARY BRACING FOR EXISTING CONSTRUCTION.

4. DRILLING INTO EXISTING CONCRETE SHALL BE PERFORMED IN A MANNER THAT AVOIDS DAMAGE TO EXISTING REINFORCEMENT. UTILIZE BAR DETECTION METHODS TO LOCATE REINFORCEMENT PRIOR TO DRILLING.

5. THOROUGHLY CLEAN THE FACE OF CONCRETE SURFACES CUT FROM EXISTING CONCRETE. ALLOW SURFACE TO COMPLETELY DRY, COAT WITH AN APPROVED BONDING AGENT AND FINISH WITH AN APPROVED PATCHING COMPOUND. CUT OFF EXPOSED REINFORCEMENT AND GROUND FLUSH TO THE NEW CONCRETE SURFACE AND FINISH WITH AN EPOXY PAINT.

6. WHERE EXISTING CONCRETE REINFORCEMENT IS TO BE REUSED IN PLACE, REMOVE CONCRETE IN A MANNER THAT MINIMIZES DAMAGE TO THE REINFORCEMENT. REPLACE DAMAGED REINFORCEMENT IN A MANNER APPROVED BY THE ARCHITECT/ENGINEER.

7. EXISTING STRUCTURAL FRAMING AND LAYOUT IS BASED UPON EXISTING DRAWINGS PREPARED BY CHRIS P. STEFANOS ASSOCICATES DATED 6/16/89.

8. EXISTING STRUCTURE MATERIAL PROPERTY SUMMARY:

STEEL BEAM YIELD STRENGTH (Fy):	36 KSI
STEEL COLUMN YIELD STRENGTH (Fy):	36 KSI
CONCRETE SLAB AND BEAM COMP. STRENGTH (F'c):	3000 PSI
CONCRETE WALL COMPRESSIVE STRENGTH (F'c):	4000 PSI
CONCRETE FOUNDATION COMPRESSIVE STRENGTH (F'c):	4000 PSI
STEEL REINFORCEMENT YIELD STRENGTH (Fy):	60 KSI

CONCRETE CORING NOTES

1. CORING OF CONRETE STRUCTURAL ELEMENTS IS NOT PERMITTED UNLESS INDICATED ON THE STRUCTURAL DRAWINGS, APPROVED BY THE ARCHITECT/ENGINEER IN WRITING OR CORING MEETS THE CRITERIA LISTED BELOW.

2. CORING THROUGH COLUMNS, BEAMS, GIRDERS OR JOISTS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

3. CORING OF ONE-WAY SLABS IS PERMITTED PROVIDED THE LONGITUDINAL TOP AND BOTTOM REINFORCEMENT IS LOCATED AND AVOIDED UTILIZING NON-DESTRUCTIVE TESTING METHODS. SUBMIT REQUEST IN WRITING TO ARCHITECT/ENGINEER WHEN CUTTING OF LONGITUDINAL REINFORCEMENT IS REQUIRED. CUTTING OF TEMPERATURE REINFORCEMENT IS PERMITTED. SAW CUTTING OF ONE-WAY SLABS IS PERMITTED WHEN APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

4. CORING OF FROST WALLS/FOUNDATION WALLS SUPPORTED BY CONTINUOUS FOOTING FOUNDATIONS IS PERMITTED. CORING OF CONTINUOUS FOOTING FOUNDATIONS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

5. CORING OF BASEMENT WALLS IS PERMITTED PROVIDED THE WALL REINFORCEMENT IS LOCATED AND AVOIDED UTILIZING NON-DESTRUCTIVE TESTING METHODS. SUBMIT REQUEST IN WRITING TO ARCHITECT/ENGINEER WHEN CUTTING OF WALL REINFORCEMENT IS REQUIRED. SAW CUTTING OF BASEMENT WALLS IS PREMITTED WHEN APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

STEEL DECK NOTES

1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) / STEEL DECK INSTITUTE (SDI) STANDARDS.

2. FLOOR STEEL DECK SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI.

3. WHERE INDICATED ON DRAWINGS, PROVIDE 1 1/2" DEEP x 20 GAGE, NON-COMPOSITE STEEL FORM DECK WITH A GALVANIZED FINISH AND WELDS WITH SUPPORT FASTENERS OF 5/8" PUDDLE WELDS IN A 36/3 PATTERN AND SIDELAP FASTENERS OF 2#10 TEK SCREWS PER SPAN. DO NOT EXCEED 36" OR ONE-HALF OF DECK SPAN FOR SIDELAP FASTENER SPACING.

POST INSTALLED MECHANICAL ANCHOR NOTES

1. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, MECHANICAL ANCHORS IN NORMAL OR LIGHTWEIGHT CONCRETE SHALL UTILIZE CARBON STEEL HILTI KWIK BOLT TZ EXPANSION ANCHORS. THE STAINLESS STEEL ANCHOR BODY, NUT, WASHER AND EXPANSION SLEEVE SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS.

3. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER AND EMBEDMENT DEPTH WITHIN ANSI TOLERANCES.

4. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.

5. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ANCHOR INSTALLATION.

6. INSTALL ANCHORS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS.

CONCRETE NOTES

1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS .

2. PROVIDE NORMAL WEIGHT CONCRETE WITH SAND AND GRAVEL OR CRUSHED STONE AGGREGATES AND A COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

3. PROVIDE CONCRETE PROTECTION FOR DEFORMED BAR REINFORCEMENT AS INDICATED BELOW (UNLESS NOTED OTHERWISE ON THE DRAWINGS). THE INDICATED COVER APPLIES TO FIRE-RESISTANCE RATINGS OF 2 HOURS OR LESS (UNLESS INDICATED AS A 3 OR 4 HOUR RATING). SEE ACI 318 AND THE GENERAL BUILDING CODE FOR CONDITIONS NOT INDICATED.

A.	CONCRETE CAST AGAINST EARTH	3"
B.	CONCRETE EXPOSED TO EARTH OR WEATHER:	
a.	GRADE BEAMS (SIDES FORMED)	2" SIDES AND TOP
b.	BASEMENT WALLS AND WALLS (FORMED)	
	• #5 BARS AND SMALLER	1 1/2" EXTERIOR FACE
	• #6 BARS AND GREATER	2" EXTERIOR FACE
c.	COLUMNS AND PILASTERS	
	• #3 TIES OR SPIRALS	1 5/8"
	• #4 OR #5 TIES / SPIRALS	1 1/2"
d.	SLABS	
	• #5 BARS AND SMALLER	1 1/2"
	• #6 BARS AND GREATER	2"
C.	CONCRETE EXPOSED TO CORROSIVE ENVIRONMENTS AND DEICING SALTS (UNLESS PROTECTION TO REINFORCEMENT IS SPECIFIED):	
a.	SLABS	2"
b.	WALLS	2"
D.	CONCRETE NOT EXPOSED TO EARTH, WEATHER OR CORROSIVE ENVIRONMENTS:	
a.	WALLS	3/4"
b.	SLABS	1 1/2"
		3/4" OTHERWISE

4. REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. DEFORMED BAR REINFORCEMENT, #3 BARS THROUGH # 18 BARS, PER ASTM A615 - GRADE 60.
B. WELDABLE DEFORMED BAR REINFORCEMENT PER ASTM A706. WELDING PER AWS D1.4.
C. WELDED PLAIN WIRE REINFORCEMENT (WWR) OF COLD-DRAWN WIRE (70,000 PSI YIELD) PER ASTM A185.

5. STRUCTURAL FIBERS SHALL CONFORM TO MACRO SYNTHETIC, MONOFILAMENT, "COARSE FIBERS" MADE FROM VIRGIN POLYOLEFIN THAT HAVE AN EQUIVALENT DIAMETER OF AT LEAST 0.016-INCHES (0.4 MM) BUT NOT GREATER THAN 0.05-INCHES (1.25 MM) WITH A MINIMUM ASPECT RATIO OF (LENGTH/EQUIVALENT DIAMETER) OF AT LEAST 90 PER ASTM C1399 AND ASTM C1609.

6. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI 315.

7. SPLICE REINFORCING BARS ONLY AS INDICATED ON DRAWINGS EXCEPT LAP SPLICE REINFORCING BARS DESIGNATED AS "CONTINUOUS" OR "CONT." WITH CLASS B LAP SPLICES. LAP SPLICE CONTINUOUS REINFORCING BARS AT SUPPORTS FOR BOTTOM BARS AND AT MIDSPAN FOR TOP AND SIDE BARS.

8. HOOK UNSCHEDULED TOP AND SIDE REINFORCING BARS AT DISCONTINUOUS ENDS.

9. LOCATE JOINTS NOT INDICATED TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE.

A. LOCATE HORIZONTAL JOINTS IN CONCRETE ONLY WHERE THEY NORMALLY OCCUR OR WHERE INDICATED.
B. LOCATE VERTICAL JOINTS IN MIDDLE THIRD OF SPANS OF NON POST-TENSIONED SLABS, BEAMS OR GIRDERS, UNLESS A BEAM INTERSECTS A GIRDER AT MIDDLE LOCATION, IN WHICH CASE OFFSET JOINTS IN GIRDERS TWICE WIDTH OF BEAM.

14. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS TO EXPOSE AGGREGATE UNIFORMLY, LEAVING NO LAITANCE, LOOSENED PARTICLES OR DAMAGED CONCRETE.

15. FOR SLABS-ON-GRADE REINFORCED WITH WELDED WIRE REINFORCEMENT (WWR) OR DEFORMED BAR CONCRETE REINFORCEMENT, 12 FEET IS MAXIMUM SPACING FOR CONTROL JOINTS.

16. PROVIDE CHAMFERS, DRIP LEDGES, SCUPPERS AND WASHES AS DETAILED ON ARCHITECTURAL DRAWINGS.

17. CONCRETE ELEMENTS EXPOSED TO WEATHER ARE NOT WATER TIGHT AND WILL DEVELOP CRACKS. CONFIRM REQUIREMENTS FOR SEALING AND/OR TREATING OF CONCRETE WITH ARCHITECTURAL DRAWINGS.

18. DO NOT PLACE SLEEVES OR OPENINGS THROUGH GRADE BEAMS, FLOOR BEAMS, COLUMNS OR JOISTS UNLESS INDICATED ON THE STRUCTURAL DRAWINGS OR ACCEPTED IN WRITING BY ARCHITECT / ENGINEER. SLEEVES OR OPENINGS 12-INCH SQUARE OR SMALLER MAY BE PLACED IN WALLS AND ONE-WAY SLABS.

19. REMOVAL OF FORMWORK:

A. EXCEPT AS HEREIN SPECIFIED, REMOVE FORMWORK AND RESHORE ACCORDING TO ACI 301 AND RECOMMENDATIONS OF ACI 347 TO ENSURE COMPLETE SAFETY OF FORMWORK AND STRUCTURE.
B. FORMWORK FOR COLUMNS, WALLS, SIDES OF BEAMS AND OTHER PARTS NOT SUPPORTING WEIGHT OF CONCRETE MAY BE REMOVED AFTER CONCRETE HAS HARDENED SUFFICIENTLY TO RESIST DAMAGE FROM FORMWORK REMOVAL OPERATIONS.

20. EPOXY-COATED REINFORCEMENT:

A. EPOXY-COATING OF REINFORCEMENT SHALL CONFORM TO ASTM A 775.
B. REPAIR DAMAGED EPOXY-COATING WITH PATCHING MATERIAL CONFORMING TO ASTM A 775. REPAIR ACCORDING TO PATCHING MATERIAL MANUFACTURERS RECOMMENDATIONS.
C. FASTEN EPOXY-COATED REINFORCEMENT WITH NYLON-, EPOXY-, OR PLASTIC-COATED WIRE OR EQUIVALENT.
D. SUPPORT EPOXY-COATED REINFORCEMENT FROM FORMWORK ON COATED WIRE BAR SUPPORTS OR ON BAR SUPPORTS MADE OF DIELECTRIC MATERIAL OR EQUIVALENT.
E. DO NOT WELD EPOXY-COATED REINFORCEMENT.
F. DO NOT FIELD BEND EPOXY-COATED REINFORCEMENT.
G. COAT ENDS OF EPOXY-COATED REINFORCEMENT CUT IN FIELD WITH SAME MATERIAL USED FOR REPAIR OF COATING DAMAGE.
H. FADING OF COLOR OF COATING SHALL NOT BE CAUSE FOR REJECTION.
I. REMOVE MUD, OIL, OR OTHER MATERIALS THAT MAY ADVERSELY AFFECT OR REDUCE BOND. DO NOT CLEAN REINFORCEMENT WITH A MATERIAL OR BY A METHOD THAT WILL DETERIORATE EPOXY-COATING.
J. INCREASE TENSION DEVELOPMENT AND LAP SPLICE LENGTHS BY 1.5 FOR BARS WITH COVER LESS THAN 3 BAR DIAMETERS AND BY 1.2 FOR OTHER BARS.

STRUCTURAL STEEL NOTES

1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STANDARDS.

2. STRUCTURAL STEEL MATERIAL REQUIREMENTS:

A. WIDE FLANGED AND TEE SHAPES SHALL CONFORM TO ASTM A992.
B. PLATES, ANGLES AND CHANNELS SHALL CONFORM TO ASTM A36.
C. ROUND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE C (Fy = 46 KSI).
D. SQUARE AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE C (Fy = 50 KSI).
E. ANCHOR RODS SHALL CONFORM TO ASTM F1554 – GRADE 55 UNLESS NOTED OTHERWISE ON THE DRAWINGS.

3. STRUCTURAL STEEL CONNECTION REQUIREMENTS:

A. STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF THE AISC.
B. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT INDICATED IS PROHIBITED.
C. SELECT CONNECTIONS NOT INDICATED ON DRAWINGS FROM APPROPRIATE TABLES OF THE AISC MANUAL.
D. DESIGN BEAM-TO-BEAM AND BEAM-TO-COLUMN SHEAR CONNECTIONS FOR 40% OF SHEAR CAPACITY OF WEB, OR REACTION INDICATED ON DRAWINGS, WHICHEVER IS GREATER.
E. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS. USE ONLY LOW-HYDROGEN ELECTRODES ON ASTM A242, A514, A572 AND A588 STEEL.
F. PROVIDE CONTINUOUS FILLET WELDS MEETING THE MINIMUM REQUIREMENTS OF AISC WITH A MINIMUM SIZE OF 3/16" UNLESS NOTED OTHERWISE.
G. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL CONFORM TO ASTM A325 OR A490, UNLESS NOTED OTHERWISE.
H. SUBMIT DESIGN CALCULATIONS FOR STRUCTURAL STEEL CONNECTIONS UNLESS DESIGN IS SPECIFICALLY INDICATED ON THE DRAWINGS. DESIGN CALCULATIONS SHALL BE BASED UPON LOADING CRITERIA INDICATED ON THE DRAWINGS AND SHALL BE PERFORMED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS.

4. PAINT STRUCTURAL STEEL NOT RECEIVING FIREPROOFING ACCORDING TO SPECIFICATIONS, UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING REQUIREMENTS.

5. TOUCH UP FIELD WELDS AND CONNECTIONS OF PAINTED STRUCTURAL STEEL WITH SAME PAINT AS USED IN SHOP.

6. UNLESS NOTED OTHERWISE, GALVANIZE STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO ELEMENTS AND WHERE INDICATED ON DRAWINGS. GALVANIZING SHALL CONFORM TO ASTM A123. SEAL WELD CONNECTIONS PRIOR TO GALVANIZING. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.

7. ERECT STEEL BEAMS WITH CAMBER AS INDICATED ON DRAWINGS. BEAMS WITH SPECIFIED CAMBER OF 1/2" OR GREATER SHALL BE PHYSICALLY CAMBERED. IF CAMBER IS NOT INDICATED ON THE DRAWINGS, BEAMS ARE TO BE FABRICATED AND ERECTED WITH "INCIDENTAL" CAMBER UP.

8. AUTOMATICALLY END WELD HEADED STUDS AND DEFORMED BARS WHERE INDICATED ON DRAWINGS.

POST INSTALLED ADHESIVE (CHEMICAL) ANCHOR NOTES

1. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN NORMAL WEIGHT CONCRETE SHALL UTILIZE HILTI HIT-HY 200 SAFE SET INJECTABLE ADHESIVE SYSTEM WITH HILTI HIT-Z CARBON STEEL ANCHOR RODS. THE STAINLESS STEEL ANCHOR RODS SHALL BE HILTI HIT-Z-R AND SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS. (NOTE: IF BASE MATERIAL TEMPERATURE IS LESS THAN 41 DEGREE FAHREHEIT AT THE TIME OF INSTALLATION, THEN CLEANING OF THE DRILLED HOLE IS REQUIRED)

3. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN SOLID GROUTED CONCRETE MASONRY UNITS SHALL UTILIZE HILTI HIT-HY 70 INJECTABLE MASONRY ADHESIVE WITH HILTI HAS-E CARBON STEEL CONTINUOUSLY THREADED ANCHOR RODS. THE STAINLESS STEEL CONTINUOUSLY THREADED ANCHOR RODS SHALL BE HILTI HAS-R 304 AND SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS.

4. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN HOLLOW CONCRETE MASONRY UNITS SHALL UTILIZE HILTI HIT-HY 70 INJECTABLE MASONRY ADHESIVE WITH HILTI HAS-E THREADED RODS AND SCREEN TUBES. WHEN INDICATED ON THE DRAWINGS, STAINLESS STEEL RODS SHALL CONFORM TO AISI 304 OR 316.

5. HEX NUTS SHALL CONFORM TO ASTM A 563 GRADE DH FOR CARBON STEEL ANCHOR RODS AND ASTM F 594 FOR STAINLESS STEEL ANCHOR RODS.

6. WASHERS SHALL CONFORM TO ASTM F 436 FOR CARBON STEEL ANCHOR RODS AND ASTM A 240 FOR STAINLESS STEEL ANCHOR RODS.

7. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER AND EMBEDMENT DEPTH IN DRY CONCRETE/MASONRY WITHIN ANSI TOLERANCES.

8. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.

9. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ADHESIVE INJECTION.

10. INJECT ADHESIVE ONLY WHEN BASE MATERIAL TEMPERATURES ARE WITH MANUFACTURER'S DESIGNATED RANGE.

11. INSTALL ANCHORS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT DISTURB OR LOAD ANCHOR RODS UNTIL DESIGNATED ADHESIVE CURE TIME HAS ELAPSED OR UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.

12. POST INSTALLED ADHESIVE (CHEMICAL) ANCHORS ARE NOT PERMITTED FOR OVERHEAD USE.

DRILLED REINFORCING BAR DOWEL NOTES

1. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, DEFORMED REINFORCING BAR DOWELS DRILLED AND PLACED IN NORMAL WEIGHT CONCRETE SHALL UTILIZE HILTI HIT-HY 200 INJECTABLE ADHESIVE.

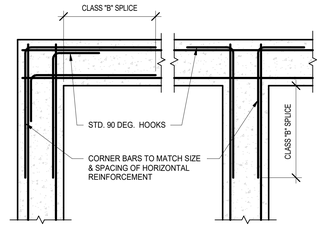
3. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER IN DRY CONCRETE WITHIN ANSI TOLERANCES. PROVIDE EMBEDMENT DEPTH AS INDICATED ON THE DRAWINGS BUT NOT LESS THAN TEN (10) BAR DIAMETERS.

4. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.

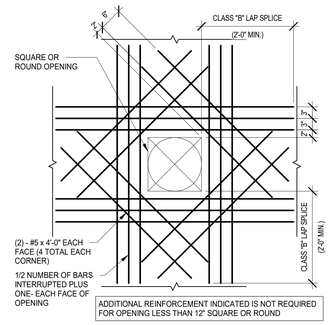
5. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ADHESIVE INJECTION.

6. INJECT ADHESIVE ONLY WHEN BASE MATERIAL TEMPERATURES ARE WITH MANUFACTURER'S DESIGNATED RANGE.

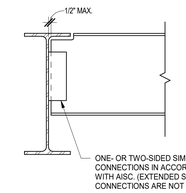
7. INSTALL REINFORCING BARS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT DISTURB OR LOAD REINFORCING BARS UNTIL DESIGNATED ADHESIVE CURE TIME HAS ELAPSED OR UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.



1 TYPICAL CONCRETE WALL CORNER BAR DETAIL
SCALE: 3/4" = 1'-0"



2 TYPICAL CONCRETE WALL OPENING DETAIL
SCALE: 3/4" = 1'-0"



3 TYPICAL BEAM-TO-GIRDER CONNECTION DETAIL
SCALE: 1" = 1'-0"

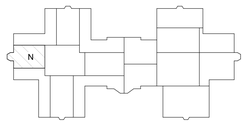


02/05/2025
Exp. 11-30-2026

Bell Works

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N

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

GENERAL NOTES

Project Number: 200072
Drawn By: L.B.
Sheet:

S0.1-WV

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ABBREVIATION SCHEDULE

AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
&	AND
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASSN	ASSOCIATION
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
B/	BOTTOM OF
BLDG	BUILDING
BM	BEAM
B/S	BOTTOM OF STEEL
B.S.	BOTH SIDES
B.W.	BOTH WAYS
C	CHANNEL
CC	CENTER TO CENTER
C-F	CENTER TO FACE
CIR	CIRCULAR
℄	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CONST	CONSTRUCTION
C.J.	CONSTRUCTION JOINT
CONT	CONTINUOUS
CRS	CENTERS
CU	CUBIC
CYL	CYLINDER
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DIA, Ø	DIAMETER
DIAG	DIAGONAL
DIMS	DIMENSIONS
DIST	DISTANCE
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DWGS	DRAWINGS
DWL	DOWEL
EA	EACH
E.F.	EACH FACE
EL	ELEVATION
ENG	ENGINEERING
EQ	EQUAL
EOS	EDGE OF SLAB
E-W	EAST-WEST
E.W.	EACH WAY
EXTG/EXIST	EXISTING
EXP	EXPANSION
E.J.	EXPANSION JOINT
EXT	EXTERIOR
F-F	FACE TO FACE
F.F.	FAR FACE
FIG	FIGURE
FIN	FINISH
FIN DIM	FINISH DIMENSION
FIN GR	FINISH GRADE
FL/FLR	FLOOR
FLNG	FLANGE
FT	FEET
>	GREATER THAN
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GR	GRADE
GRND	GROUND
HGR	HANGER
HT/HGT	HEIGHT
HOR, H.	HORIZONTAL
HP	HIGH POINT
HSS	HOLLOW STRUCTURAL SECTION
ID	INSIDE DIAMETER
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
ISO	ISOMETRIC
JT	JOINT
K	KIPS
<	LESS THAN
L	LENGTH
LL	LIVE LOAD
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LTWT	LIGHTWEIGHT
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
N/A	NOT APPLICABLE
N.F.	NEAR FACE
NIC	NOT IN CONTRACT
NWT	NORMAL WEIGHT
NO	NUMBER
NOM	NOMINAL
N-S	NORTH-SOUTH
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OPPH	OPPOSITE HAND
PART.	PARTITION
%	PERCENT
PERP	PERPENDICULAR
ℙ	PLATE
PROJ.	PROJECTION
PT	POINT
RAD	RADIUS
RC	REINFORCED CONCRETE
REF	REFERENCE
REQD	REQUIRED
REV	REVISED, REVISION
RH	RIGHT HAND
SC	STUB COLUMN
SCHD	SCHEDULE
SECT	SECTION
SHT	SHEET
SDL	SUPERIMPOSED DEAD LOAD
SPEC	SPECIFICATIONS
SQ	SQAURE
STD	STANDARD
STL	STEEL
SS	STAINLESS STEEL
STL PL	STEEL PLATE
STRUC	STRUCTURE
SIM	SIMILAR
SYS	SYSTEM
T/	TOP OF
T/S	TOP OF STEEL
T&B	TOP AND BOTTOM
TEMP	TEMPERATURE
THK	THICK
TR	COLUMN TRANSFER
TS	STRUCTURE TUBE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT, V.	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W	WIDE FLANGE BEAM
WT	WIDE FLANGE TEE
W.P.	WORK POINT
WL	WIND LOAD
WWR	WELDED WIRE REINF
WWM	WELDED WIRE MESH

SYMBOL SCHEDULE

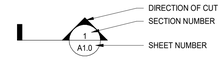
LINES



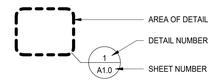
COLUMN LINE SYMBOL



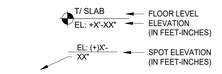
SECTION REFERENCE SYMBOL



DETAIL REFERENCE SYMBOLS



GENERAL ELEVATION SYMBOLS



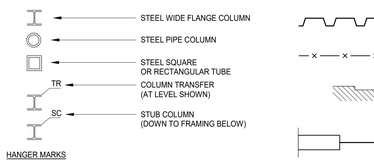
ELEVATION VIEW SYMBOL



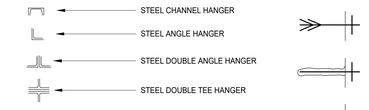
NORTH ARROW SYMBOL

STEEL FRAMING SYMBOLS

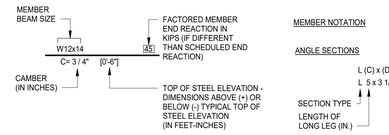
COLUMN MARKS



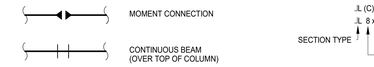
HANGER MARKS



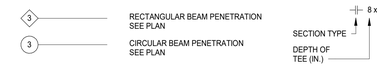
COMPOSITE BEAM MARKS



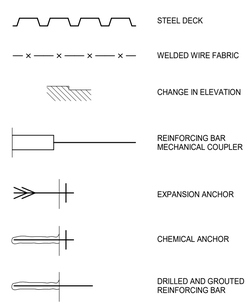
BEAM CONNECTIONS



BEAM PENETRATION MARKS

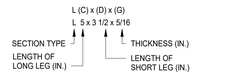


MISCELLANEOUS SYMBOLS

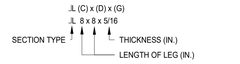


MEMBER NOTATION

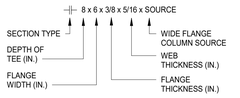
ANGLE SECTIONS



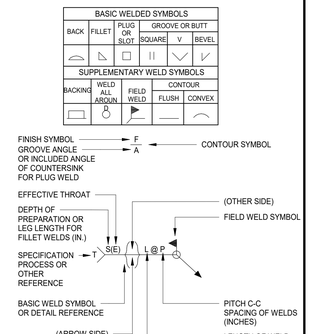
BACK TO BACK ANGLES FOR EQUAL LEG ANGLES



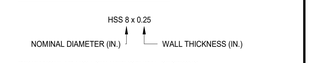
BACK TO BACK TEES



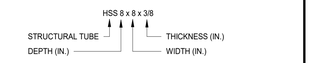
STEEL FRAMING SYMBOLS



ROUND HOLLOW STRUCTURAL SECTIONS



RECTANGULAR HOLLOW STRUCTURAL SECTIONS



BUILT-UP GIRDERS, BEAMS, AND COLUMNS



STEEL DECK MARKS



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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

ABBREVIATIONS AND SYMBOL SCHEDULE

Project Number:
200072
Drawn By:
L.B.
Sheet:
S0.2-WV

SPECIAL INSPECTION AND STRUCTURAL OBSERVATIONS

1. PROVIDE SPECIAL INSPECTION BY AN APPROVED TESTING AGENCY ACCORDING TO THE PROJECT SPECIFICATIONS AND THE GENERAL BUILDING CODE. PROVIDE SPECIAL INSPECTION FOR MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS FOR COMPLIANCE WITH THE PROJECT DOCUMENTS AND REFERENCED STANDARDS.

2. THE OWNER OR OWNER'S REPRESENTATIVE SHALL HIRE THE APPROVED TESTING AGENCY TO PERFORM THE SPECIAL INSPECTION. TESTING AGENCY SHALL BE INDEPENDENT FROM THE CONSTRUCTION MANAGER.

3. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON, EMPLOYED BY THE INDEPENDENT TESTING AGENCY AND SHALL DEMONSTRATE COMPETENCE FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION TO THE SATISFACTION OF THE BUILDING OFFICIAL AND REGISTERED DESIGN PROFESSIONAL.

4. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL INDICATING THEIR COMPETENCE, RELEVANT EXPERIENCE AND TRAINING.

5. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR COORDINATING TESTING AND INSPECTION AS WELL AS NOTIFYING THE REGISTERED DESIGN PROFESSIONAL AND SPECIAL INSPECTORS OF WORK READY FOR INSPECTION. THE GENERAL CONTRACTOR SHALL PROVIDE ACCESS TO AND MEANS FOR PROPER INSPECTION OF SUCH WORK.

6. SPECIAL INSPECTORS ARE RESPONSIBLE FOR VERIFYING THAT THE DESIGNATED WORK HAS BEEN PERFORMED IN COMPLIANCE WITH THE PROJECT DOCUMENTS AND WITH THE REQUIREMENTS AND STANDARDS OF THE GENERAL BUILDING CODE. THE INSPECTOR MAY NOT ALTER, MODIFY OR WAIVE ANY OF THE REQUIREMENTS OF THE PROJECT DOCUMENTS.

7. PERFORM SPECIAL INSPECTION OF FABRICATORS ACCORDING TO THE PROJECT DOCUMENTS AND GENERAL BUILDING CODE UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTION.

8. THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE OWNER, THE BUILDING OFFICIAL, THE REGISTERED DESIGN PROFESSIONAL AND THE CONSTRUCTION MANAGER STATING THAT THE WORK WAS PERFORMED ACCORDING TO THE PROJECT DOCUMENTS.

9. SPECIAL INSPECTORS SHALL BRING NONCOMPLIANT ITEMS TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER AND THE REGISTERED DESIGN PROFESSIONAL.

10. SPECIAL INSPECTORS SHALL SUBMIT A WEEKLY FIELD REPORT ADDRESSING OUTSTANDING DISCREPANCIES TO THE OWNER, THE BUILDING OFFICIAL, THE CONSTRUCTION MANAGER AND THE REGISTERED DESIGN PROFESSIONAL UNTIL CORRECTIONS HAVE BEEN COMPLETED.

11. EACH SPECIAL INSPECTOR IS RESPONSIBLE TO PREPARE, SIGN, AND SUBMIT TO THE OWNER, THE BUILDING OFFICIAL, THE CONSTRUCTION MANAGER AND REGISTERED DESIGN PROFESSIONAL A REPORT STATING THAT THE CONSTRUCTION WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND THE PROVISIONS OF THE GENERAL BUILDING CODE.

12. WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF OTHER SPECIFIED TESTING, THE MORE STRINGENT OF THE TWO IS REQUIRED.

13. PROVIDE SPECIAL INSPECTION AND TESTING FOR THE FOLLOWING:

	TYPES OF WORK	CODE SECTION	QUALIFICATIONS AND FREQUENCY
a.	FOOTING BEARING	1704.7	SEE PROJECT SPECIFICATIONS
b.	CONCRETE CONSTRUCTION	1704.4	SEE PROJECT SPECIFICATIONS
c.	STRUCTURAL STEEL	1704.3	SEE PROJECT SPECIFICATIONS
d.	INSPECTION OF FABRICATORS	1704.2	SEE PROJECT SPECIFICATIONS
e.	MASONRY CONSTRUCTION	1704.5 / 1708.1	SEE PROJECT SPECIFICATION

14. STRUCTURAL OBSERVATION FOR SEISMIC RESISTANCE OR WIND REQUIREMENTS, AS DEFINED BY CHAPTER 17 OF THE BUILDING CODE, IS NOT REQUIRED.

15. STRUCTURAL OBSERVATION IS A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A REGISTERED DESIGN PROFESSIONAL FOR THE SOLE PURPOSE OF DETERMINING IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS NOT INTENDED TO BE A COMPREHENSIVE REVIEW OF THE QUALITY AND/OR QUANTITY OF WORK.

SCHEDULE OF INSPECTION AND TESTING AGENCIES

THIS STATEMENT OF SPECIAL INSPECTIONS/QUALITY ASSURANCE INCLUDES THE FOLLOWING BUILDING SYSTEMS

- [X] SOILS AND FOUNDATIONS
- [X] CAST-IN-PLACE CONCRETE
- [ ] PRECAST CONCRETE
- [ ] MASONRY
- [X] STRUCTURAL STEEL
- [ ] COLD-FORMED STEEL FRAMING
- [ ] SPRAY-APPLIED FIRE RESISTANT MATERIALS
- [ ] SPECIAL CASES

SPECIAL INSPECTION AGENCIES	FIRM	ADDRESS, TELEPHONE, E-MAIL
SPECIAL INSPECTION COORDINATOR	___	___
INSPECTOR	___	___
INSPECTOR	___	___
TESTING AGENCY	___	___
TESTING AGENCY	___	___
OTHER	___	___

NOTE: THE INSPECTORS AND TESTING AGENCIES SHALL BE ENGAGED BY THE OWNER OR THE OWNER'S AGENT, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE BUILDING OFFICIAL, PRIOR TO COMMENCING WORK.

QUALIFICATIONS OF INSPECTORS AND TESTING TECHNICIANS

QUALITY ASSURANCE FOR SEISMIC RESISTANCE

THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTION AND TESTING ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE CREDENTIALS OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED IF REQUESTED.

KEY FOR MINIMUM QUALIFICATIONS OF INSPECTION AGENTS:

WHEN THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE DEEMS IT APPROPRIATE THAT THE INDIVIDUAL PERFORMING A STIPULATED TEST OR INSPECTION HAVE A SPECIFIC CERTIFICATION OR LICENSE AS INDICATED BELOW, SUCH DESIGNATION SHALL APPEAR BELOW THE *AGENCY NUMBER* ON THE SCHEDULE.

PE/SE STRUCTURAL ENGINEER – A LICENSED SE OR PE SPECIALIZING IN THE DESIGN OF BUILDING STRUCTURES

PE/GE GEOTECHNICAL ENGINEER – A LICENSED PE SPECIALIZING IN SOIL MECHANICS AND FOUNDATIONS

EIT ENGINEER-IN-TRAINING – A GRADUATE ENGINEER WHO HAS PASSED THE FUNDAMENTALS OF ENGINEERING EXAMINATION

AMERICAN CONCRETE INSTITUTE (ACI) CERTIFICATION

ACI-CFTT CONCRETE FIELD TESTING TECHNICIAN – GRADE 1
ACI-CCI CONCRETE CONSTRUCTION INSPECTOR
ACI-LTT LABORATORY TESTING TECHNICIAN – GRADE 1&2
ACI-STT STRENGTH TESTING TECHNICIAN

AMERICAN WELDING SOCIETY (AWS) CERTIFICATION

AWS-CWI CERTIFIED WELDING INSPECTOR
AWS/AISC-SSI CERTIFIED STRUCTURAL STEEL INSPECTOR

AMERICAN SOCIETY OF NON-DESTRUCTIVE TESTING (ASNT) CERTIFICATION

ASNT NON-DESTRUCTIVE TESTING TECHNICIAN – LEVEL II OR III.

INTERNATIONAL CODE COUNCIL (ICC) CERTIFICATION

ICC-SMSI STRUCTURAL MASONRY SPECIAL INSPECTOR
ICC-SWSI STRUCTURAL STEEL AND WELDING SPECIAL INSPECTOR
ICC-SSBI STRUCTURAL STEEL BOLTING INSPECTOR
ICC-SFSI SPRAY-APPLIED FIREPROOFING SPECIAL INSPECTOR
ICC-PCSI PRESTRESSED CONCRETE SPECIAL INSPECTOR
ICC-RCSI REINFORCED CONCRETE SPECIAL INSPECTOR
ICC-SSI SOILS SPECIAL INSPECTOR

POST TENSIONING INSTITUTE

PTI TECHNICIAN POST TENSION TECHNICIAN – LEVELS I & II

OTHER

CAST-IN-PLACE CONCRETE

ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. MIX DESIGN	ACI-CCI or ICC-RCSI	REVIEW CONCRETE BATCH TICKETS AND VERIFY COMPLIANCE WITH APPROVED MIX DESIGN. VERIFY THAT WATER ADDED AT THE SITE DOES NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.	PERIODIC
2. MATERIAL CERTIFICATION	ACI-CCI or ICC-RCSI	REVIEW OF MATERIALS.	PERIODIC
3. MATERIAL CERTIFICATION	ACI-CCI or ICC-RCSI	INSPECT SIZE, SPACING, COVER, POSITIONING AND GRADE OF REINFORCING STEEL. VERIFY THAT REINFORCING BARS ARE FREE OF FORM OIL OR OTHER DELETERIOUS MATERIALS. INSPECT BAR LAPS AND MECHANICAL SPLICES. VERIFY THAT BARS ARE ADEQUATELY TIED AND SUPPORTED ON CHAIRS OR BOLSTERS.	CONTINUOUS
4. POST-TENSIONING OPERATIONS	PTI LEVEL II + ICC-RCSI or ICC-RCSI	INSPECT PLACEMENT, STRESSING, GROUTING AND PROTECTION OF POST-TENSIONING TENDONS. VERIFY THAT TENDONS ARE CORRECTLY POSITIONED, SUPPORTED, TIED AND WRAPPED. RECORD TENDON ELONGATIONS.	CONTINUOUS
5. WELDING OF REINFORCEMENT	ICC-SWSI or AWS-CWI	VISUALLY INSPECT ALL REINFORCING STEEL WELDS. VERIFY WELDABILITY OF REINFORCING STEEL. INSPECT PREHEATING OF STEEL WHEN REQUIRED.	PERIODIC
6. ANCHOR RODS	ACI-CCI or ICC-RCSI	INSPECT SIZE, POSITIONING AND EMBEDMENT OF ANCHOR RODS. INSPECT CONCRETE PLACEMENT AND CONSOLIDATION AROUND ANCHORS. VERIFY CORRECT SPECIFICATION/GRADE OF ANCHOR RODS PLACED.	PERIODIC
7. CONCRETE PLACEMENT	ACI-CCI or ICC-RCSI	INSPECT PLACEMENT OF CONCRETE. VERIFY THAT CONCRETE CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION OR CONTAMINATION. VERIFY THAT CONCRETE IS PROPERLY CONSOLIDATED.	CONTINUOUS
8. SAMPLING AND TESTING OF FRESH CONCRETE	ICC-RCSI or ACI-CFTT	FABRICATE TEST SPECIMENS FOR CONCRETE COMPRESSIVE STRENGTH TESTING (ASTM C31), SLUMP (ASTM C143), AIR-CONTENT (ASTM C231 OR C173) AND TEMPERATURE (ASTM C1064).	CONTINUOUS
9. CURING AND PROTECTION	ACI-CCI or ICC-RCSI	INSPECT CURING, COLD WEATHER PROTECTION AND HOT WEATHER PROTECTION PROCEDURES.	PERIODIC
10. LABORATORY COMPRESSIVE STRENGTH TESTING OF CONCRETE SPECIMENS	ACI-LTT or ACI-STT	CONCRETE SPECIMEN COMPRESSIVE STRENGTH TESTING (ASTM C39).	CONTINUOUS
11. DRILLED-IN DOWELS	ACI-CCI or ICC-RCSI	INSPECT SIZE, LOCATION, SPACING AND EMBEDMENT OF DOWELS. TEST 10% OF DOWELS FOR 100% OF DESIGNED PULL-OUT STRENGTH.	CONTINUOUS
12. POST-INSTALLED ANCHORS	ACI-CCI or ICC-RCSI	INSPECT SIZE, LOCATION, SPACING AND EMBEDMENT OF ANCHORS IN NEW AND EXISTING CONCRETE. TEST 10% OF ANCHORS FOR 100% OF DESIGNED PULL-OUT STRENGTH.	CONTINUOUS

STRUCTURAL STEEL

ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. FABRICATOR CERTIFICATION / QUALITY CONTROL PROCEDURES	AWS-CWI OR ICC-SWSI AND ICC-SSBI	REVIEW SHOP FABRICATION AND QUALITY CONTROL PROCEDURES.	PERIODIC
2. MATERIAL CERTIFICATION	AWS-CWI OR ICC-SWSI AND ICC-SSBI	REVIEW CERTIFIED MILL TEST REPORTS AND IDENTIFICATION MARKINGS ON WIDE-FLANGE SHAPES, HIGH-STRENGTH BOLTS, NUTS AND WELDING ELECTRODES.	PERIODIC
3. OPEN WEB STEEL JOISTS	AWS-CWI OR ICC-SWSI AND ICC-SSBI	INSPECT INSTALLATION, FIELD WELDING AND BRIDGING OF JOISTS.	PERIODIC
4. BOLTING	ICC-SSBI	INSPECT INSTALLATION AND TIGHTENING OF HIGH-STRENGTH BOLTS. VERIFY THAT SPLINES HAVE SEPARATED FROM TENSION CONTROL BOLTS. VERIFY PROPER TIGHTENING SEQUENCE. CONTINUOUS INSPECTION OF BOLTS IN SLIP-CRITICAL CONNECTIONS.	PERIODIC U.N.O.
5. WELDING	AWS-CWI OR ICC-SWSI	VISUALLY INSPECT ALL WELDS. INSPECT PRE-HEAT, POST-HEAT AND SURFACE PREPARATION BETWEEN PASSES. VERIFY SIZE AND LENGTH OF FILLET WELDS.	CONTINUOUS
6. SHEAR CONNECTORS	AWS-CWI OR ICC-SWSI	INSPECT SIZE, NUMBER, POSITIONING AND WELDING OF SHEAR CONNECTORS. INSPECT SUDS FOR FULL 360 DEGREE FLASH. RING TEST ALL SHEAR CONNECTORS WITH A 3 LB HAMMER. BEND TEST ALL QUESTIONABLE STUDS TO 15 DEGREES.	CONTINUOUS
7. STRUCTURAL DETAILS	AWS-CWI OR ICC-SWSI AND ICC-SSBI	INSPECT STEEL FRAME FOR COMPLIANCE WITH STRUCTURAL DRAWINGS, INCLUDING BRACING, MEMBER CONFIGURATION AND CONNECTION DETAILS. INSPECT STEEL BEAMS FOR PROPER CAMBER CONFIGURATION, WITH SPECIFIED CAMBER AND NATURAL CAMBER FACING UPWARD.	CONTINUOUS
8. METAL DECK	AWS-CWI OR ICC-SWSI	INSPECT WELDING AND SIDE-LAP FASTENING OF METAL ROOF AND FLOOR DECK.	PERIODIC
9. NON-DESTRUCTIVE TESTING	ASNT LEVEL II OR LEVEL III	NON-DESTRUCTIVE TESTING OF WELDS (ULTRASONIC, MAGNETIC PARTICLE, DYE PENETRANT OR RADIOGRAPHC)	CONTINUOUS
10. SLIDING BEARING CONNECTIONS		INSPECT THE SLIDING BEARING CONNECTIONS FOR COMPLIANCE WITH STRUCTURAL DRAWINGS, INCLUDING PLATE SIZES AND THICKNESSES, NUT WELDED WASHER SIZE AND THICKNESS, OVERSIZED HOLE SIZES, INITIAL ALIGNMENT OF ALL THE PLATES AND PROPER GAP BETWEEN THE TOP PLATE AND THE NUT WELDED WASHER. INSPECT SLIDING BEARING CONNECTION FOR DEBRIS AND LAITTANCE AND NOTIFY EOR IF THE SLIDING BEARING CONNECTION/CONNECTION POCKET IS NOT CLEAN OF DEBRIS AND LAITTANCE.	PERIODIC

SOILS AND FOUNDATIONS:

ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. SHALLOW FOUNDATIONS	ICC-SSI	INSPECT SOILS BELOW FOOTINGS FOR ADAQUATE BEARING CAPACITY AND CONSISTENCY WITH GEOTECHNICAL REPORT. INSPECT REMOVAL OF UNSUITABLE MATERIAL AND PREPARATION OF SUBGRADE PRIOR TO PLACEMENT OF CONTROLLED FILL.	CONTINUOUS
2. CONTROLLED STRUCTURAL FILL	ICC-SSI	PERFORM SIEVE TESTS (ASTM D442 & D1140) AND MODIFIED PROCTOR TESTS (ASTM D1557) OF EACH SOURCE OF FILL MATERIAL. INSPECT PLACEMENT, LIFT THICKNESS AND COMPACTION OF CONTROLLED FILL. TEST DESNSITY OF EACH LIFT OF FILL BY NUCLEAR METHODS (ASTM D2922).	CONTINUOUS
3. DEEP FOUNDATIONS	ICC-SSI	INSPECT AND LOG PILE DRIVING OPERATIONS. RECORD PILE DRIVING RESISTANCE AND VERIFY COMPLIANCE WITH DRIVING CRITERIA. INSPECT PILES FOR DAMAGE FROM DRIVING AND PLUMBNESS. VERIFY PILE SIZE, LENGTH AND ACCESSORIES. INSPECT INSTALLATION OF DRILLED PIER FOUNDATIONS.	CONTINUOUS
4. LOAD TESTING OF PILES/DEEP FOUNDATIONS	ICC-SSI	VERIFY SETUP AND TESTING PROCEDURE PERFORMED BY CONTRACTOR AND WITNESS TEST RESULTS. VERIFY RESULTS WITH THOSE OF TEST REQUIREMENTS.	PERIODIC
5. OTHER	____	____	____

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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

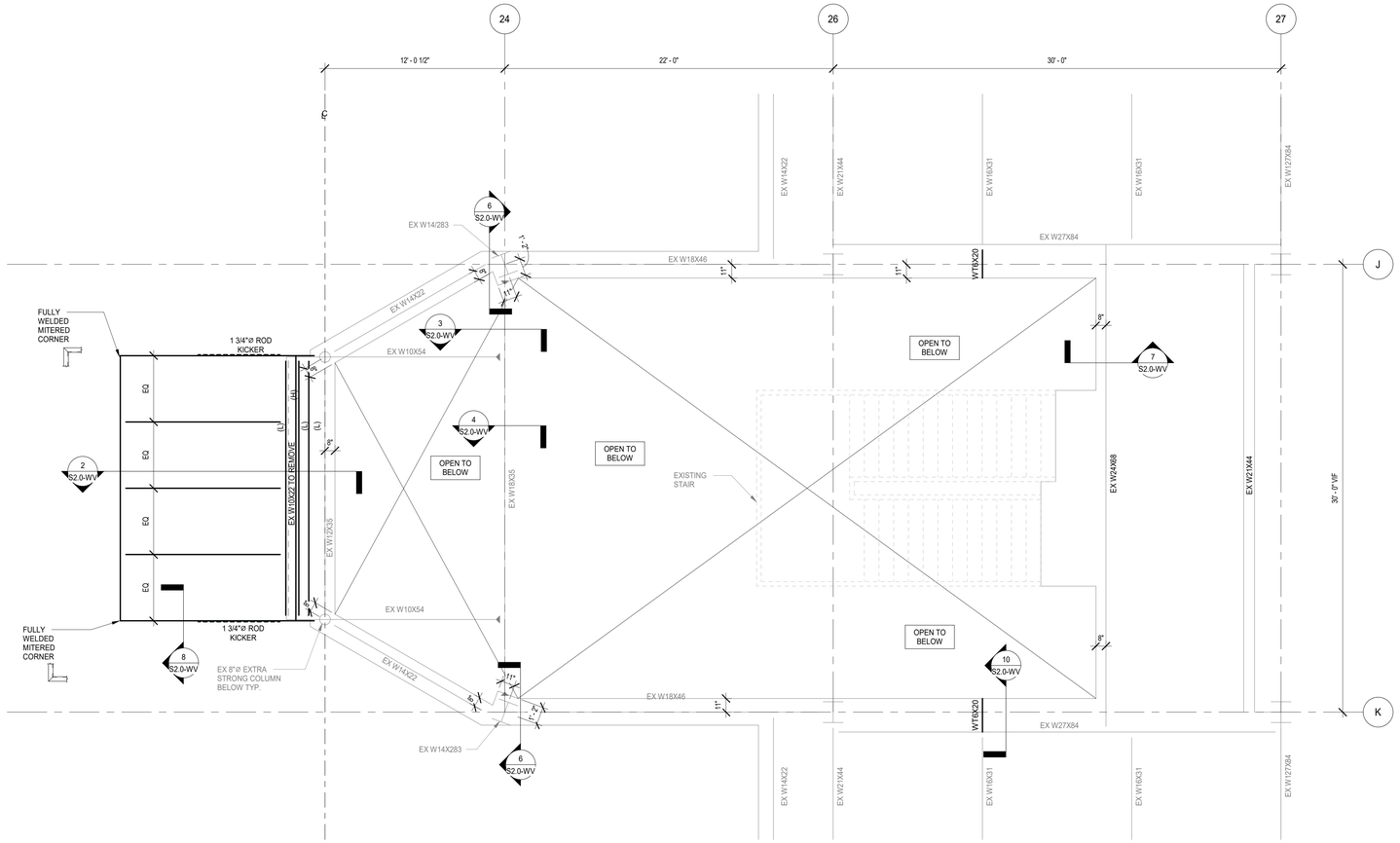
STATEMENT OF SPECIAL INSPECTIONS

MATTHEW J. AQUINO
081.005742
LICENSED
STRUCTURAL
ENGINEER
STATE OF ILLINOIS

02/05/2025
Exp. 11-30-2026

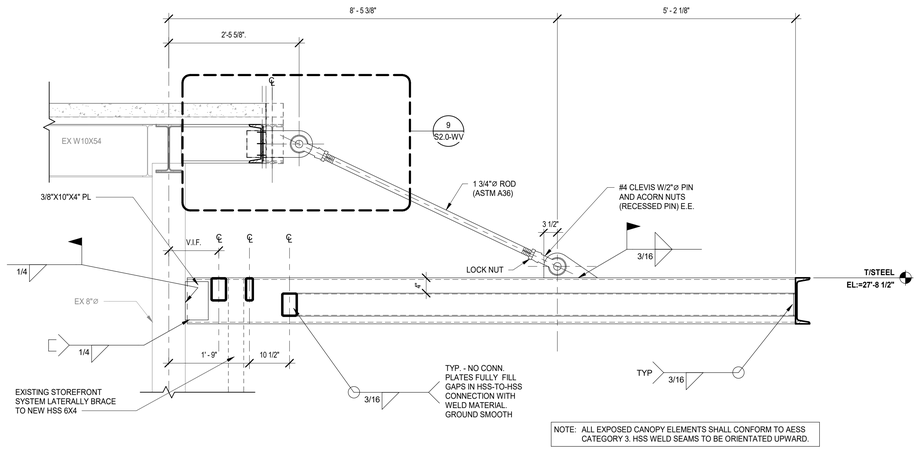
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L.B.
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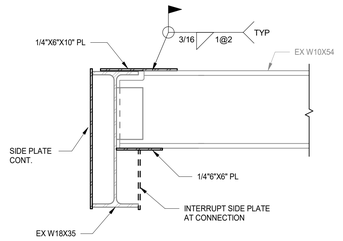
NOTE: ALL EXPOSED CANOPY ELEMENTS SHALL CONFORM TO AESS CATEGORY 3. HSS WELD SEAMS TO BE ORIENTATED UPWARD.

1 WEST VESTIBULE FRAMING PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"

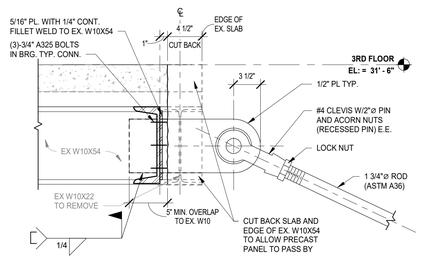


NOTE: ALL EXPOSED CANOPY ELEMENTS SHALL CONFORM TO AESS CATEGORY 3. HSS WELD SEAMS TO BE ORIENTATED UPWARD.

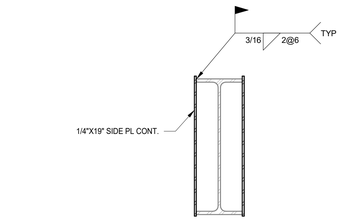
2 CANOPY SECTION
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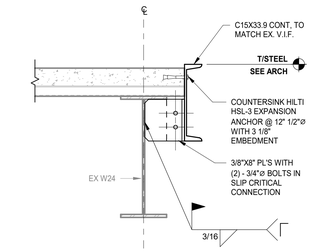
3 BEAM CONN. REINF. DETAIL
SCALE: 1 1/2" = 1'-0"



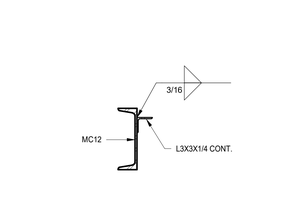
9 CANOPY DETAIL
SCALE: 1 1/2" = 1'-0"



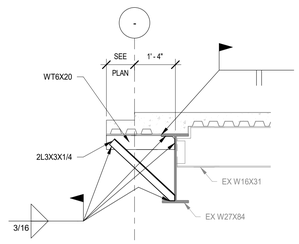
4 BEAM SIDE PLATE SECTION
SCALE: 1 1/2" = 1'-0"



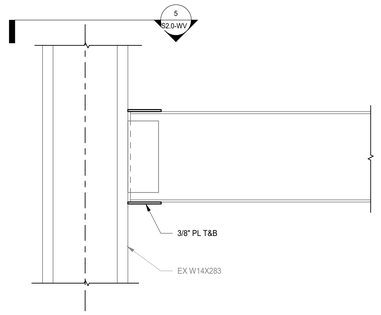
7 SLAB EDGE SECTION
SCALE: 1" = 1'-0"



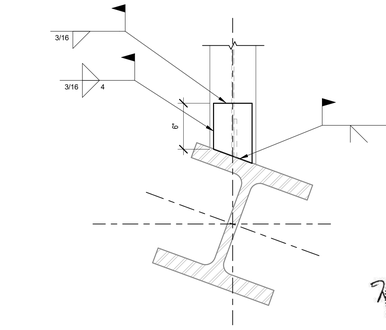
8 CANOPY EDGE SECTION
SCALE: 1" = 1'-0"



10 SLAB SUPPORT SECTION
SCALE: 1/2" = 1'-0"



6 BEAM -TO-COLUMN CONN.
SCALE: 1" = 1'-0"



5 BEAM-TO-COLUMN DETAIL (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"

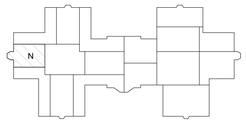
MATTHEW J. ACKLIN 081.009742 LICENSED STRUCTURAL ENGINEER STATE OF ILLINOIS

02/05/2025
Exp. 11-30-2026

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	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

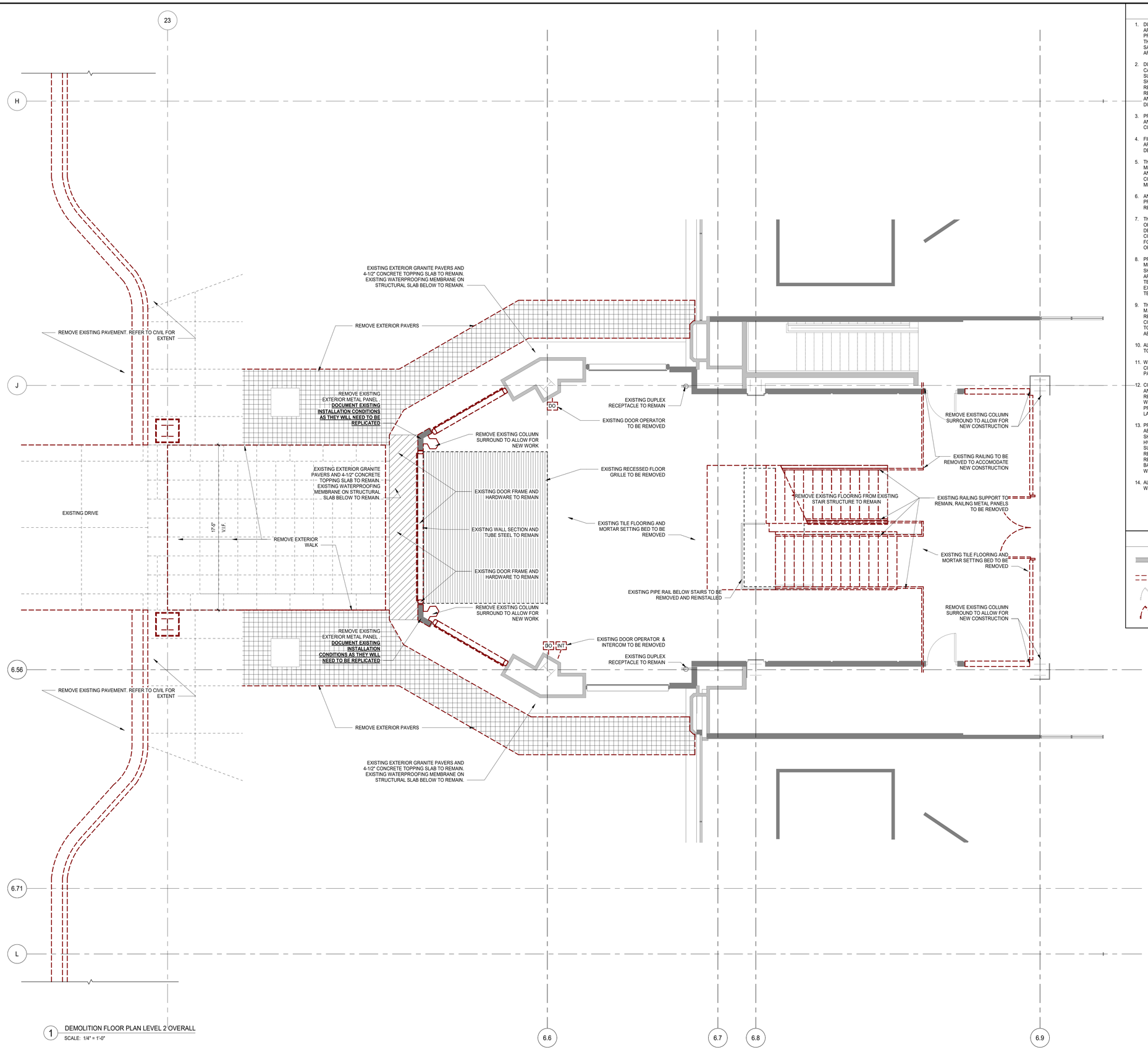
BELL WORKS CHICAGO - WEST VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

ENLARGED THIRD FLOOR STRUCTURAL FLOOR PLAN - WEST VESTIBULE

Project Number: 200072
Drawn By: L.B.
Sheet: **S2.0-WV**

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1 DEMOLITION FLOOR PLAN LEVEL 2 OVERALL
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.
2. DURING REMOVAL OF ITEMS INDICATED TO BE SALVAGED, PROTECTION AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE OWNER. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR ARCHITECT/DESIGNER SHALL BE DISPOSED BY THE GENERAL CONTRACTOR.
3. PROVIDE ALL DEMOLITION REQUIRED FOR REMOVAL OF SYSTEMS, MATERIALS AND EQUIPMENT MADE OBSOLETE BY THIS PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT/DESIGNER OF ANY DEVIATION BEFORE PROCEEDING WITH DEMOLITION.
5. THE GENERAL CONTRACTOR SHALL PROVIDE AS REQUIRED THE MEANS AND METHODS AS REQUIRED TO MAINTAIN APPROPRIATE VENTILATION, LIGHTING, AND SAFETY, ETC. THROUGHOUT THE DEMOLITION PROCESS. GENERAL CONTRACTOR TO VERIFY/COORDINATE WITH BUILDING MANAGEMENT ALL MEANS AND METHODS, TYPICAL
6. ANY DEMOLITION OR REMOVAL INDICATED IS SHOWN IN GENERAL TO PROVIDE THE EXTENT OF DEMOLITION AND IS NOT TO BE CONSIDERED A RECORD DRAWINGS OF EXISTING CONDITIONS.
7. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS OF DEMOLITION FOR THE OWNER'S REVIEW FOR ALL DEMOLITION AND REMOVAL WORK. INCLUDE IN THE SCHEDULE THE COORDINATION REQUIRED WITH THE BUILDING MANAGEMENT, ALL TRADES FOR SHUTOFF, CAPPING OR REROUTING OF UTILITIES, THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES, AND PROTECTIVE MEASURES.
8. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF THE PROPOSED METHODS AND SEQUENCES OF OPERATIONS, THE GENERAL CONTRACTOR SHALL, A) SCHEDULE SITE WALK-THRU WITH OWNER/TENANT AND ARCHITECT/DESIGNER TO REVIEW EXTENT OF DEMOLITION SCOPE. TERMINATION B) BE RESPONSIBLE TO OBTAIN FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND TO CONDUCT ANY APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
9. THE GENERAL CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL M.E.P. SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED, BACK TO SOURCE, UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING EXISTING CONDUIT TO REMAIN FOR REUSE AS NOTED ON DRAWINGS. ALL UNUSED OR ABANDONED MEP SYSTEMS MUST BE TAKEN BACK TO THEIR MAIN SOURCE.
10. ALL AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, & LEVELED TO MATCH EXISTING ADJACENT SURFACE VERIFY IN FIELD.
11. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
12. CONTRACTOR SHALL REVIEW ALL EXISTING CONDUIT, WIRING, ELECTRICAL AND LIFE SAFETY DEVICES WITH THE LANDLORD/OWNER AND CLIENT REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK FOR THIS PROJECT. ALL EXISTING ITEMS TO REMAIN SHALL BE PROPERLY MARKED AT THE PROJECT SITE IN ACCORDANCE WITH THE LANDLORD/OWNER'S REQUIREMENTS.
13. PRIOR TO DEMOLITION ALL TRADES ARE RESPONSIBLE FOR INSPECTING THE ABOVE CEILING CONDITIONS TO IDENTIFY AND CLEARLY MARK WHAT SHOULD/SHOULDN'T BE DEMOLISHED. THIS INCLUDES BUT IS NOT LIMITED TO HVAC CONTROLS, POLY TUBING, CONTROL WIRING, ETC. EACH SUBCONTRACTOR WILL BE INSTRUCTED TO SIGN OFF THAT THEIR RESPECTIVE INSPECTION HAS BEEN COMPLETED AND THAT THEY WILL BE RESPONSIBLE FOR RETURNING ANY SYSTEMS INADVERTENTLY REMOVED BACK AN OPERATIONAL CONDITION WHETHER IT WAS IN THEIR SCOPE OF WORK OR NOT.
14. ALL UNUSED /ABANDONED FLOOR CORES MUST BE PLUGGED AND PATCHED WITH CONCRETE.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.

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STATE OF ILLINOIS
MATTHEW A. PRIGNANO
001001-0015586
LICENSED ARCHITECT
EXP: 11/2026

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

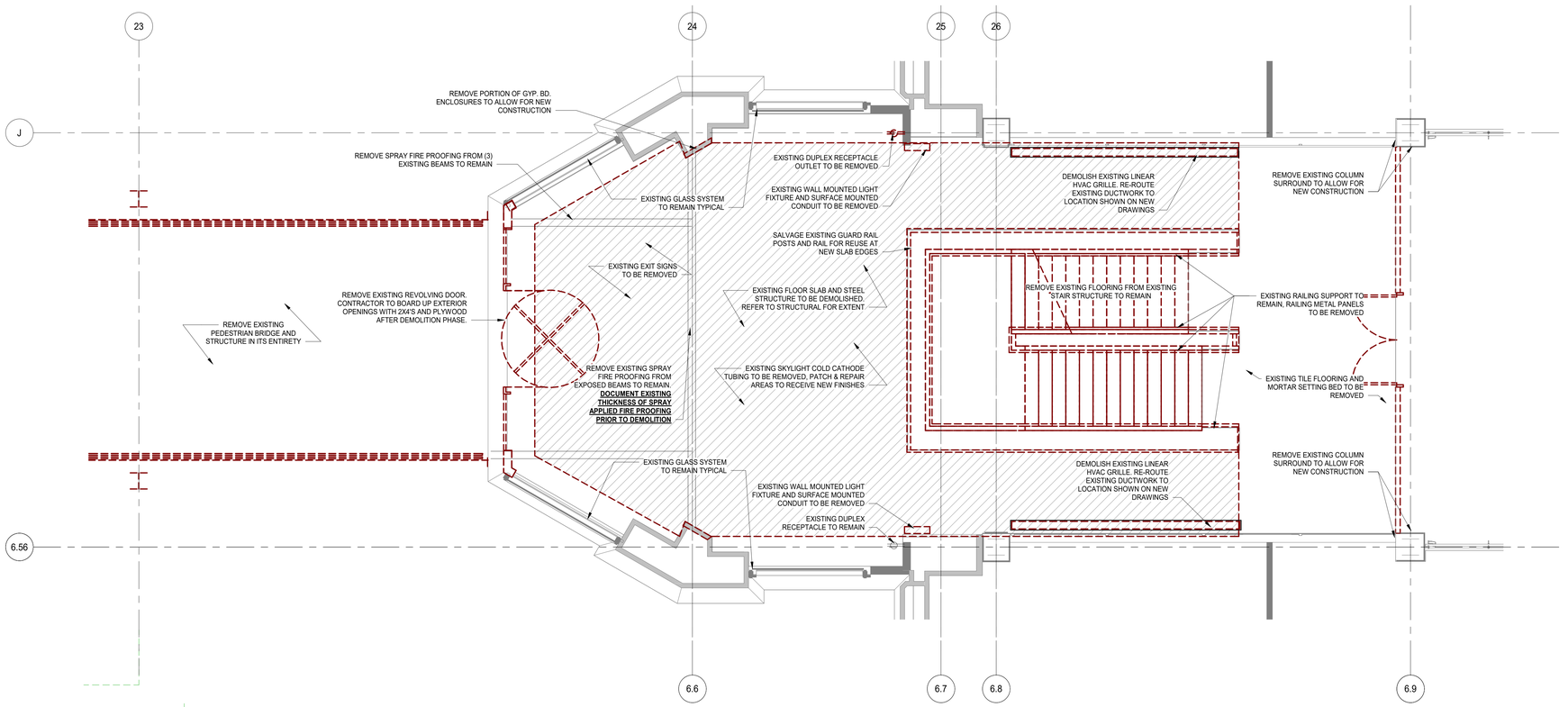
BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED SECOND FLOOR DEMO PLAN - WEST VESTIBULE

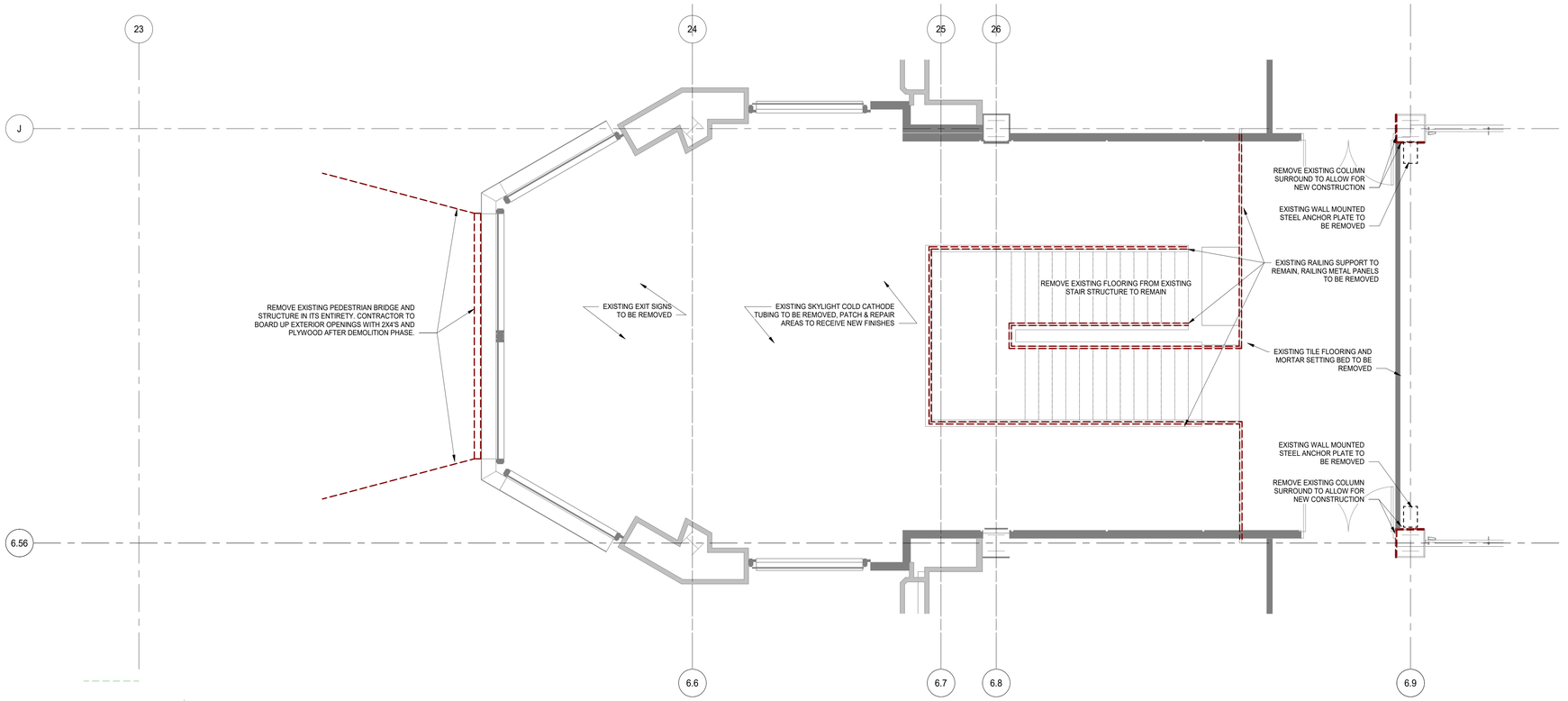
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WCO
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AD2.0-WV

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1 ENLARGED THIRD FLOOR DEMO PLAN - WEST VESTIBULE

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



2 ENLARGED FOURTH FLOOR DEMO PLAN - WEST VESTIBULE

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

DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.
2. DURING REMOVAL OF ITEMS INDICATED TO BE SALVAGED, PROTECTION AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE OWNER. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR ARCHITECT/DESIGNER SHALL BE DISPOSED BY THE GENERAL CONTRACTOR.
3. PROVIDE ALL DEMOLITION REQUIRED FOR REMOVAL OF SYSTEMS, MATERIALS AND EQUIPMENT MADE OBSOLETE BY THIS PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT/DESIGNER OF ANY DEVIATION BEFORE PROCEEDING WITH DEMOLITION.
5. THE GENERAL CONTRACTOR SHALL PROVIDE AS REQUIRED THE MEANS AND METHODS AS REQUIRED TO MAINTAIN APPROPRIATE VENTILATION, LIGHTING, AND SAFETY, ETC. THROUGHOUT THE DEMOLITION PROCESS. GENERAL CONTRACTOR TO VERIFY/COORDINATE WITH BUILDING MANAGEMENT ALL MEANS AND METHODS, TYPICAL
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8. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF THE PROPOSED METHODS AND SEQUENCES OF OPERATIONS, THE GENERAL CONTRACTOR SHALL, A) SCHEDULE SITE WALK-THRU WITH OWNER/TENANT AND ARCHITECT/DESIGNER TO REVIEW EXTENT OF DEMOLITION SCOPE TERMINATION B) BE RESPONSIBLE TO OBTAIN FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND TO CONDUCT ANY APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
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11. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
12. CONTRACTOR SHALL REVIEW ALL EXISTING CONDUIT, WIRING, ELECTRICAL AND LIFE SAFETY DEVICES WITH THE LANDLORD/OWNER AND CLIENT REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK FOR THIS PROJECT. ALL EXISTING ITEMS TO REMAIN SHALL BE PROPERLY MARKED AT THE PROJECT SITE IN ACCORDANCE WITH THE LANDLORD/OWNER'S REQUIREMENTS.
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14. ALL UNUSED /ABANDONED FLOOR CORES MUST BE PLUGGED AND PATCHED WITH CONCRETE.

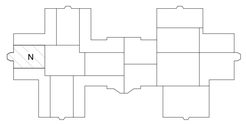
FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.

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	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

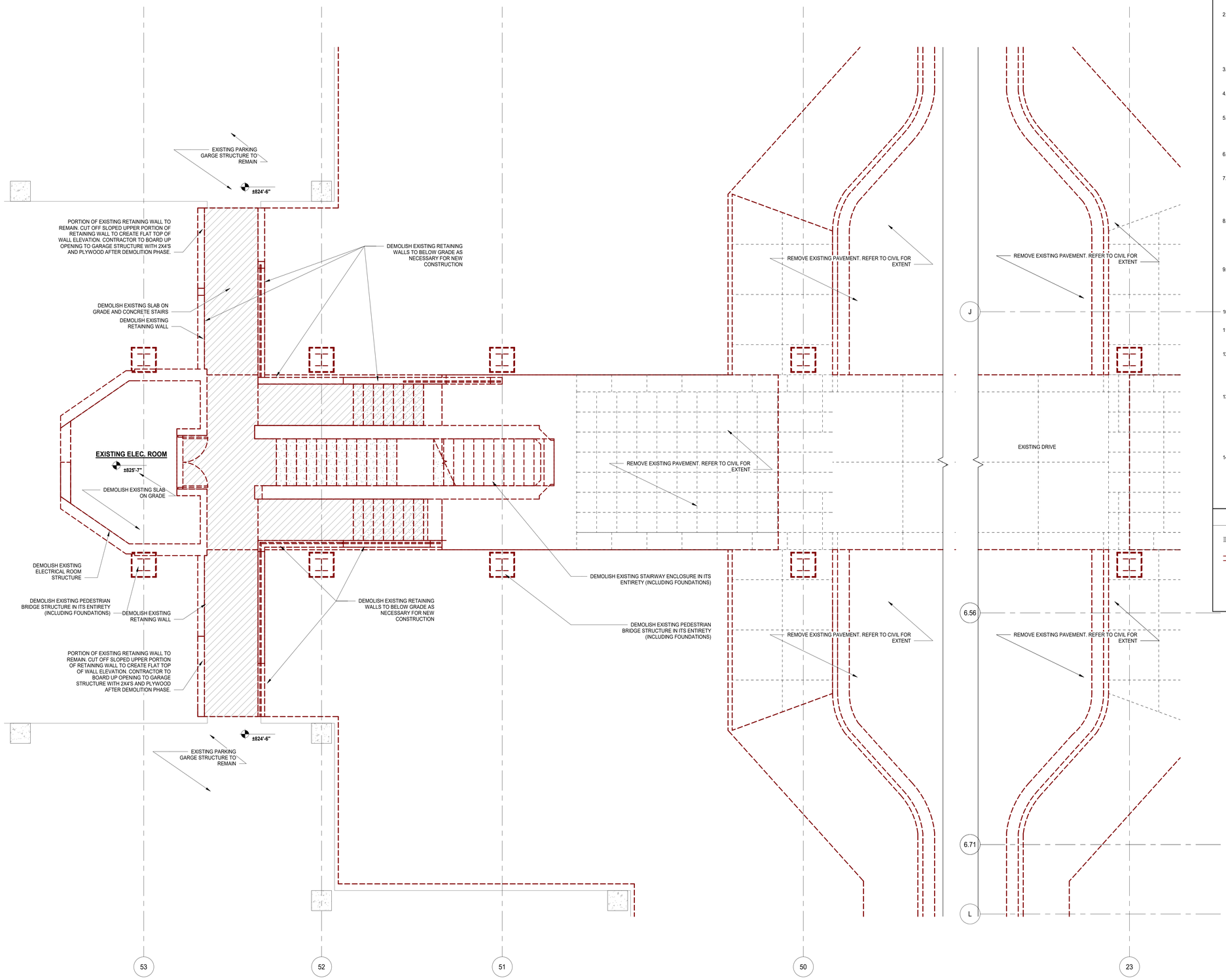
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ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST VESTIBULE

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1 DEMOLITION FLOOR PLAN LEVEL 2 OVERALL
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.
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FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.

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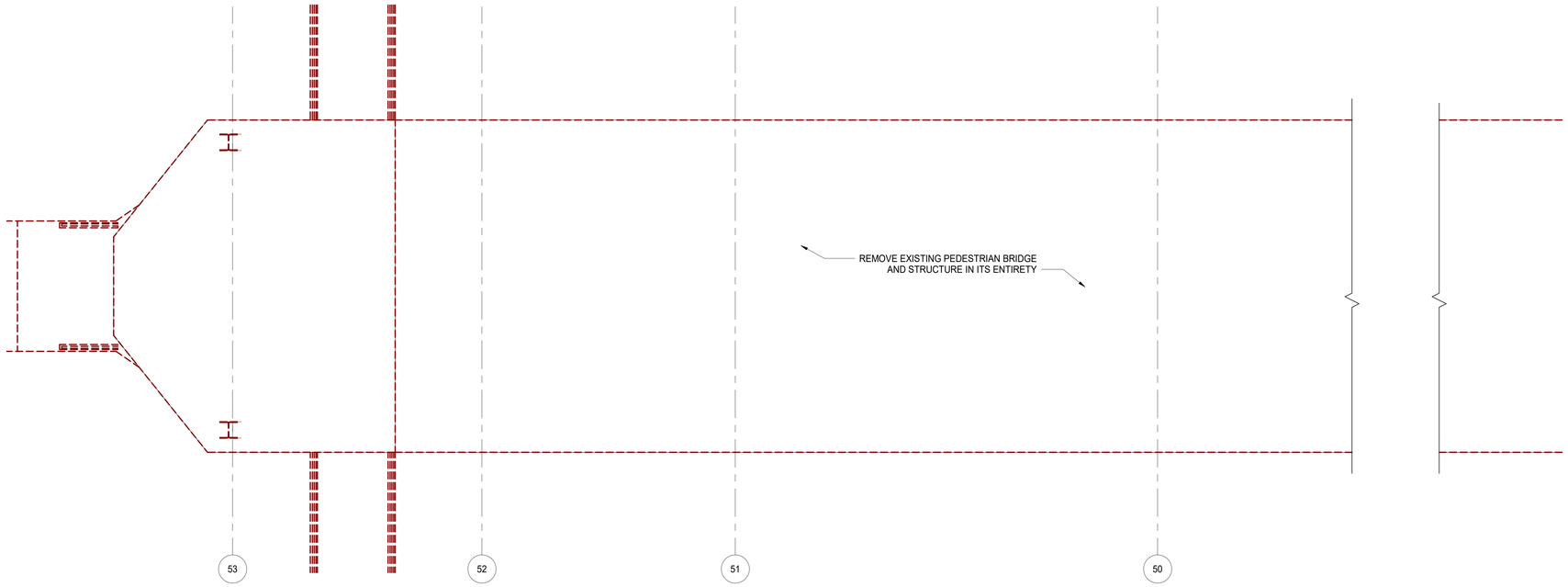
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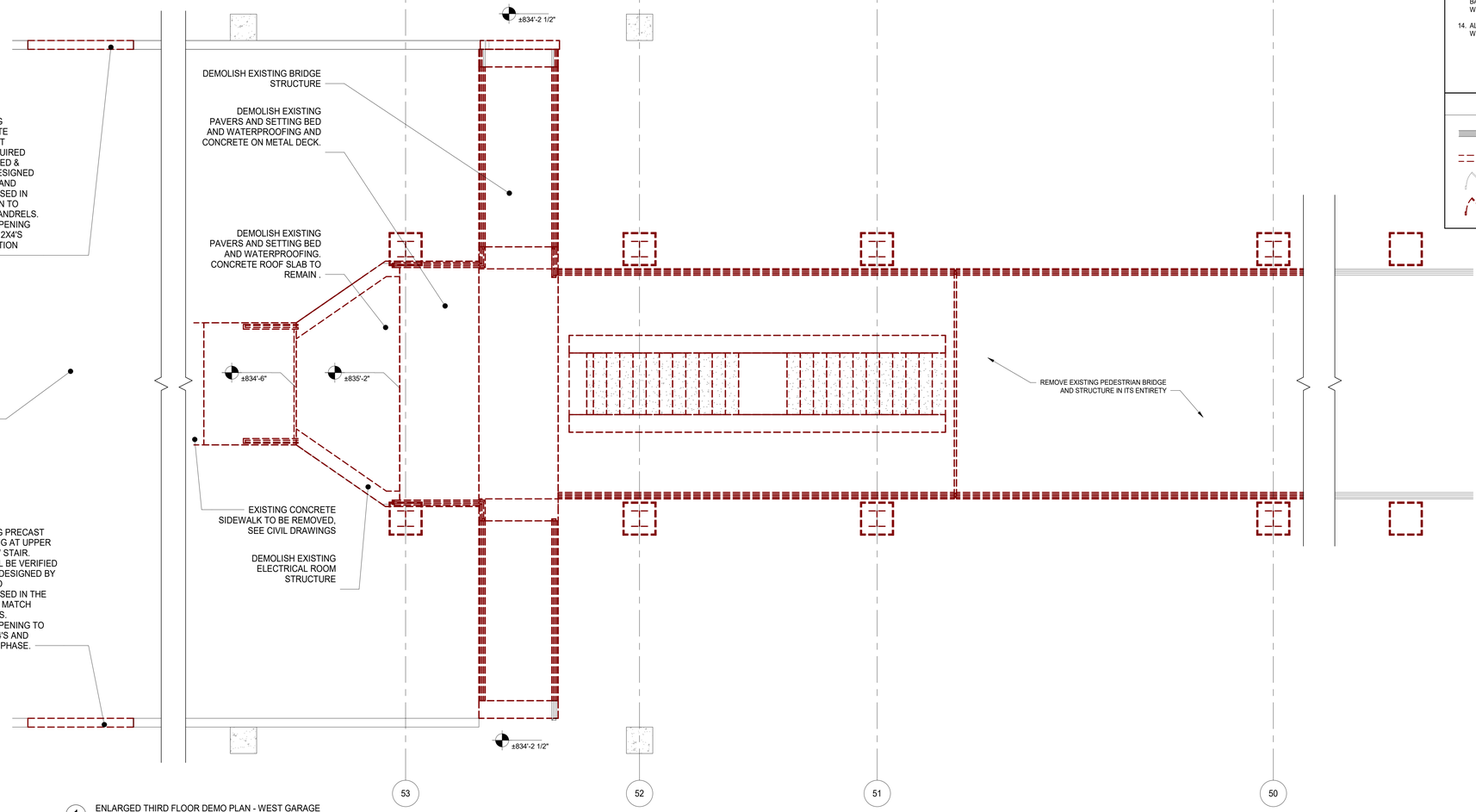
ENLARGED SECOND FLOOR DEMO PLAN - WEST GARAGE

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3 ENLARGED FOURTH FLOOR DEMO PLAN - WEST GARAGE
SCALE: 1/4" = 1'-0"



1 ENLARGED THIRD FLOOR DEMO PLAN - WEST GARAGE
SCALE: 1/4" = 1'-0"

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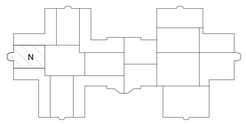
FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.

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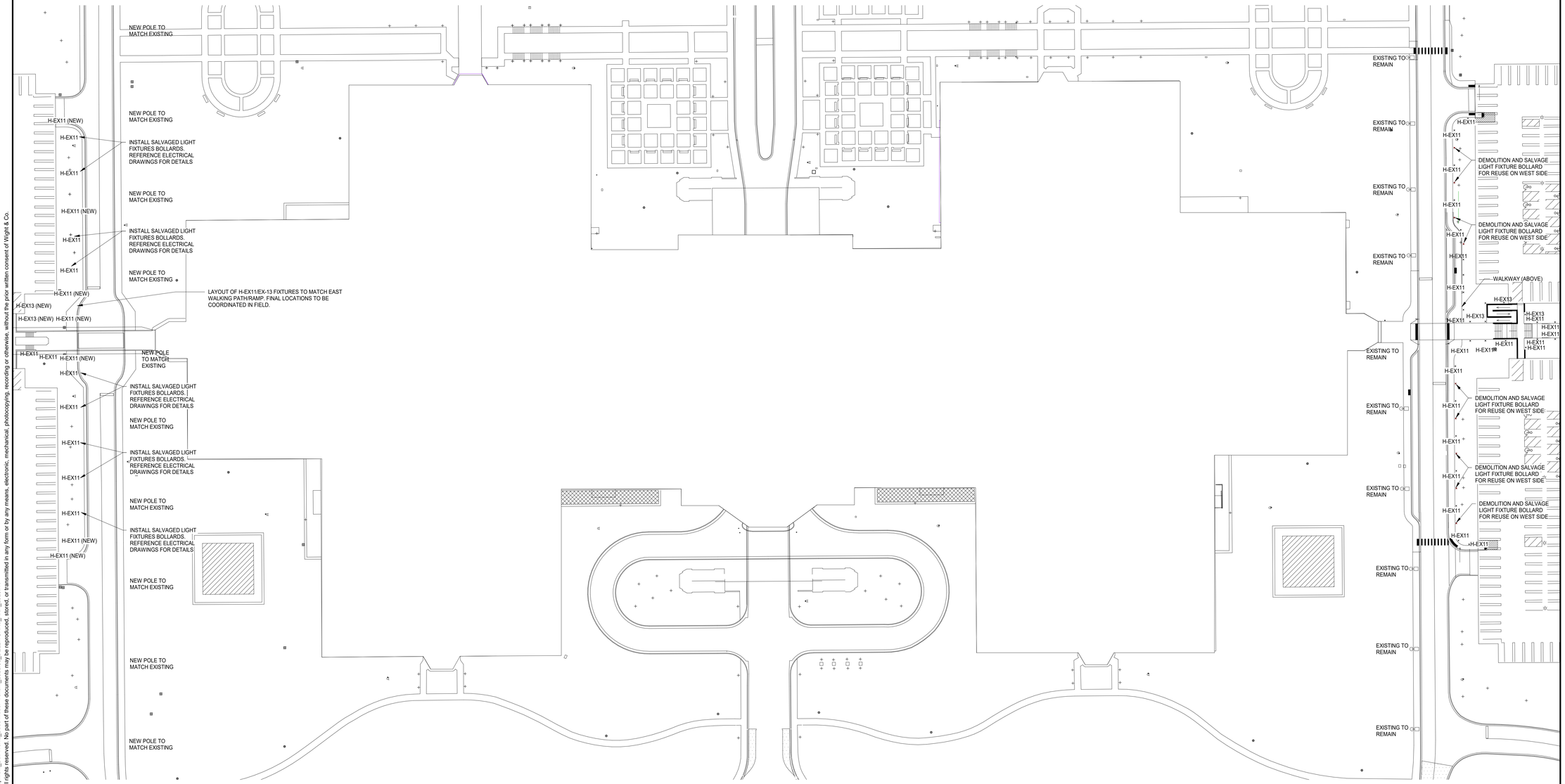
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ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST GARAGE

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1 SITE PLAN
SCALE: 1" = 40'-0"

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MATTHEW A. LIPSKAR
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EXP: 11/2026

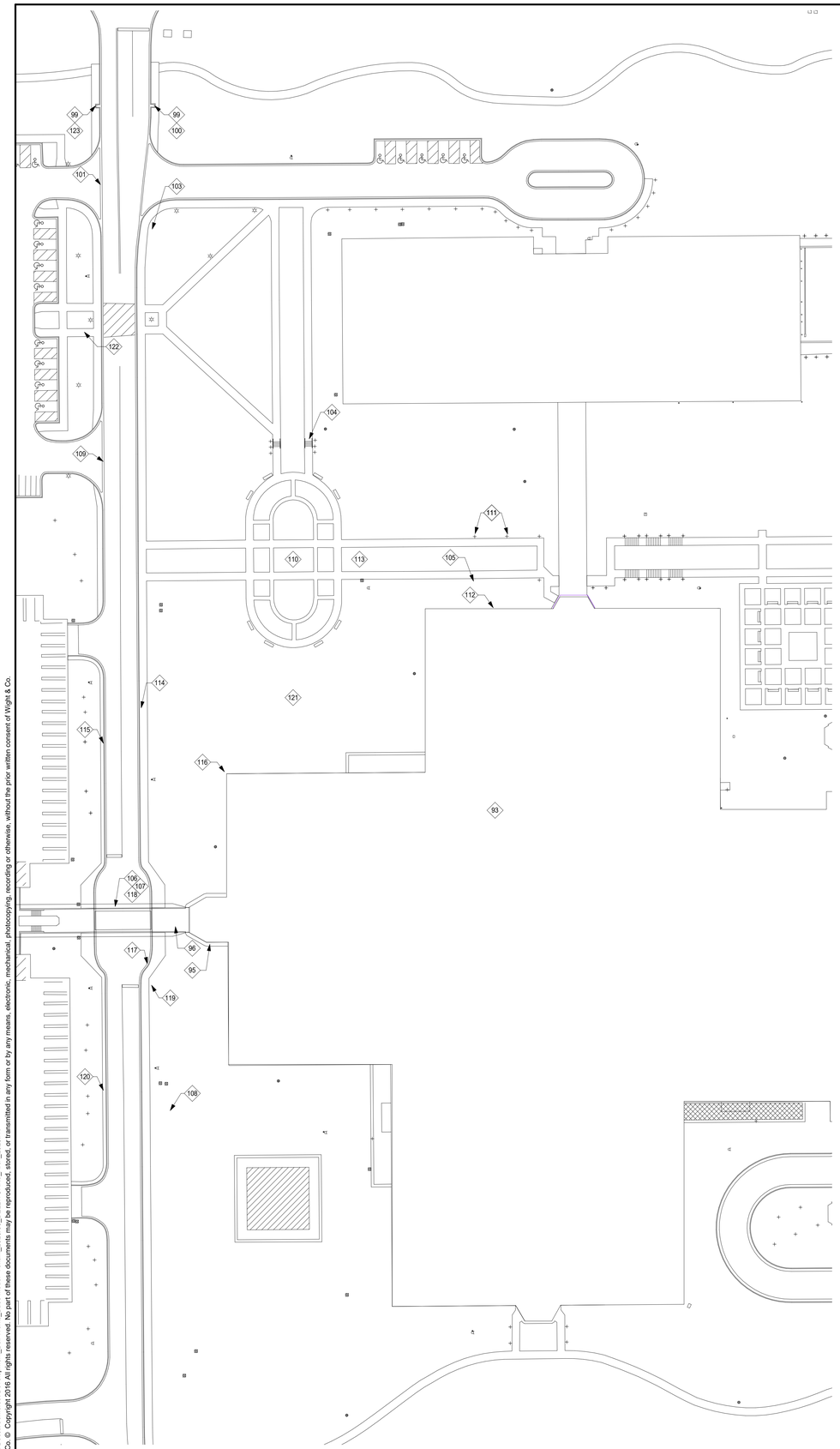
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SITE PLAN

Project Number:
190128
Drawn By:
Author
Sheet:
A1.0-WV



1 SITE PLAN
SCALE: 1" = 40'-0"

PROPERTY MAINTENANCE REPORT	
93	CONTRACTOR TO SECURE CONDUIT IF STILL IN USE. IF NO LONGER IN USE, REMOVE CONDUIT.
95	CONTRACTOR TO REMOVE EXPOSED CONDUIT AND WIRING AT WEST ENTRY. REFER TO CIVIL DRAWINGS FOR SCOPE OF PAVER DEMOLITION.
96	CONTRACTOR TO REMOVE EXISTING CALL BOX AND ALL ASSOCIATED CONDUIT BACK TO THE SOURCE.
99	CONTRACTOR TO REMOVE EXISTING GATE. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
100	REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
101	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
103	CONTRACTOR TO REMOVE ALL OBSOLETE SIGN BASES IN ACCORDANCE WITH THE MASTER SIGN PLAN. CONTRACTOR TO INFILL LANSCAPING AT REMOVED BASES.
104	CONTRACTOR TO RESTORE SIDEWALK AND STAIR TO ORIGINAL CONDITION. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
105	CONTRACTOR TO REPAIR AND/OR REPLACE DAMAGED PEDESTAL LIGHTING, TYP.
106	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT REPAIR.
107	GRANITE PAVERS TO BE REMOVED. REFER TO CIVIL DRAWINGS FOR SCOPE OF DEMOLITION.
108	CONTRACTOR TO REMOVE AND REPLACE ALL FADED ROADWAY SIGNAGE.
109	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
110	CONTRACTOR TO RESTORE SIDEWALKS AND LANDSCAPING TO ORIGINAL CONDITION.
111	CONTRACTOR TO REPAIR AND/OR REPLACE DAMAGED PEDESTAL LIGHTING, TYP.
112	CONTRACTOR TO REMOVE DEBRIS FROM NORTH SIDE OF BUILDING.
113	CONTRACTOR TO CLEAN AND/OR TRIM LANDSCAPE AND RESTORE LANDSCAPING TO ORIGINAL CONDITION.
114	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
115	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
116	CONTRACTOR TO REPLACE OR REMOVE LANDSCAPE EDGINGS.
117	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
118	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
119	CONTRACTOR TO REMOVE AND REPLACE ALL FADED ROADWAY SIGNAGE.
120	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
121	CONTRACTOR TO REMOVE DEBRIS FROM LANDSCAPED AREA.
122	REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
123	CONTRACTOR TO REMOVE EXISTING GATE. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.

NOTE: THE ABOVE NUMBERS REFERENCE THE WEST DRIVE AND ENTRANCE PROPERTY MAINTENANCE REPORT ISSUED BY THE VILLAGE OF HOFFMAN ESTATES ON 06/05/2025.

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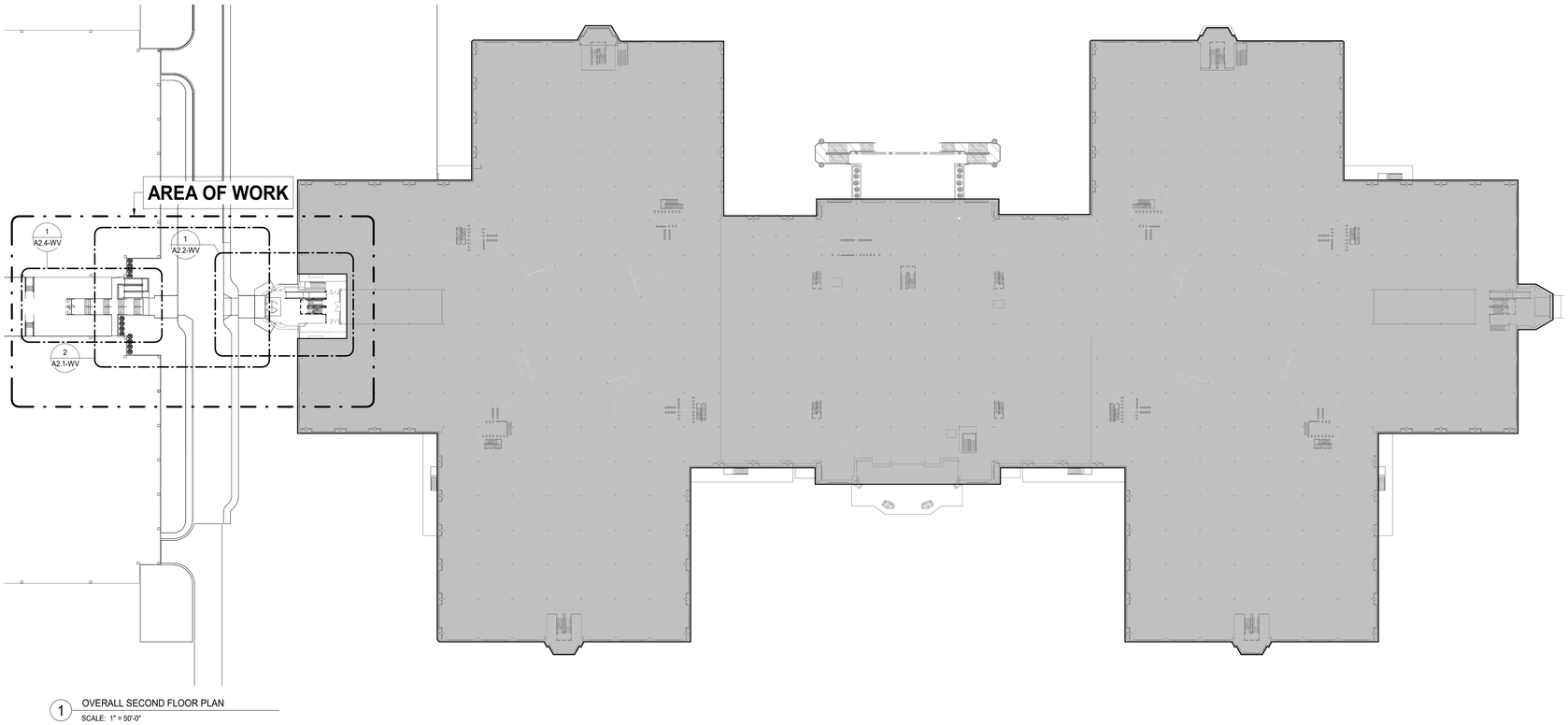
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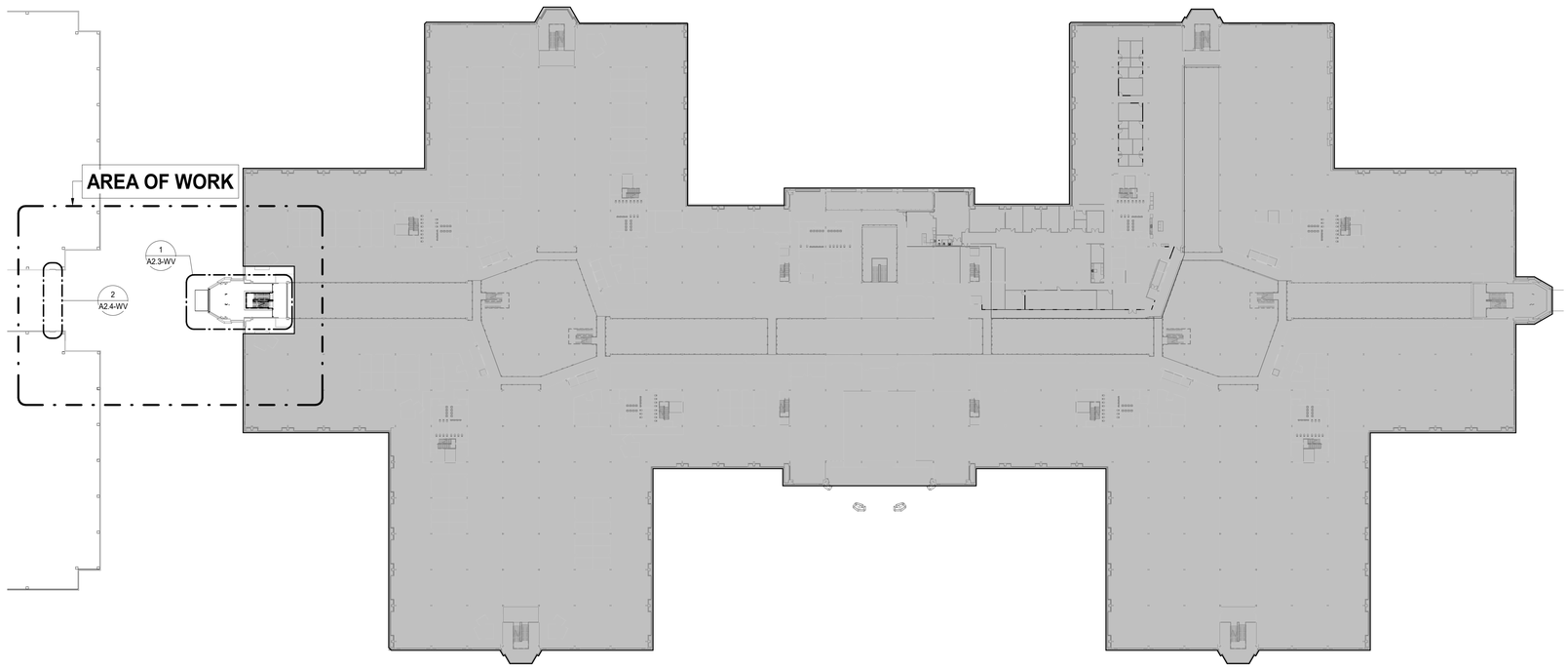
SITE PLAN - PROPERTY MAINTENANCE REPORT

Project Number:
190128
Drawn By:
Author
Sheet:
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1 OVERALL SECOND FLOOR PLAN
SCALE: 1" = 50'-0"



2 OVERALL THIRD FLOOR PLAN
SCALE: 1" = 50'-0"

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STATE OF ILLINOIS
MATTHEW A. PIGSKNI
LICENSED ARCHITECT
EXP: 11/2026

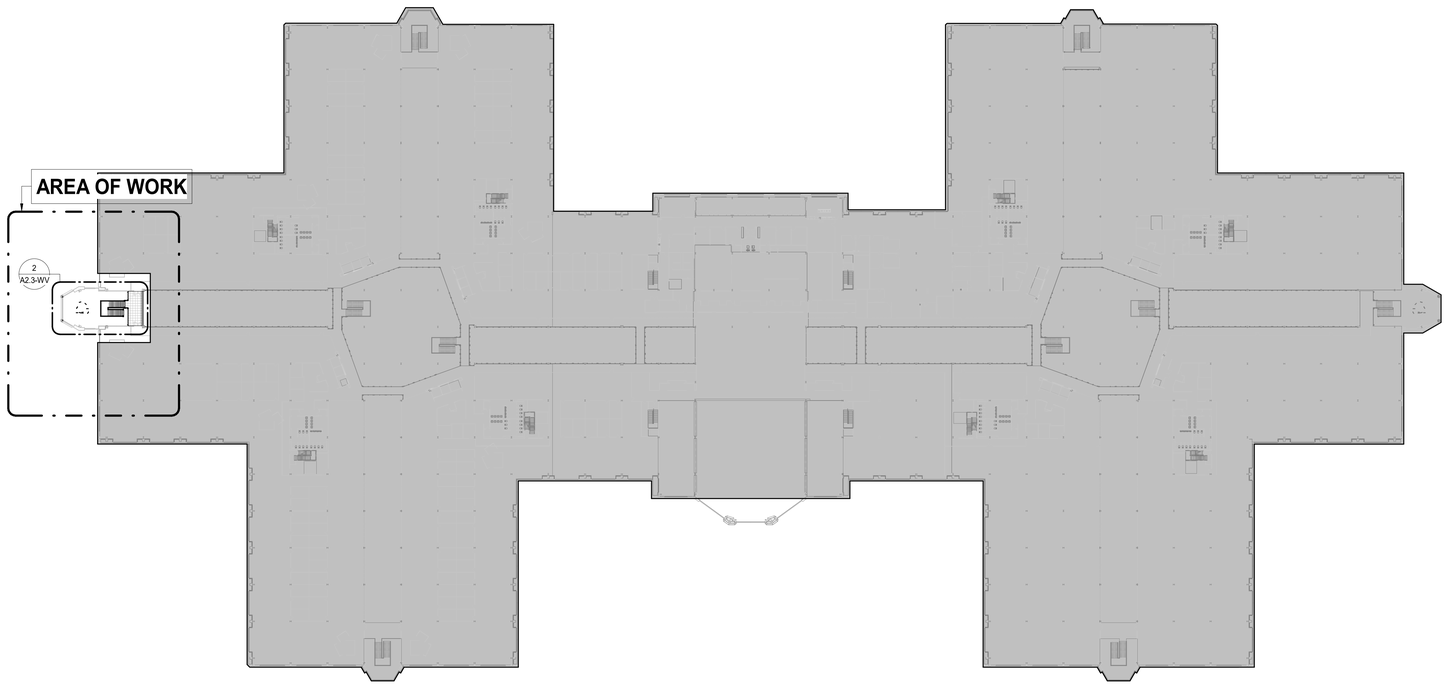
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	ISSUED FOR PERMIT REVISION	09/16/2025
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	ISSUED FOR PERMIT	02/05/2025

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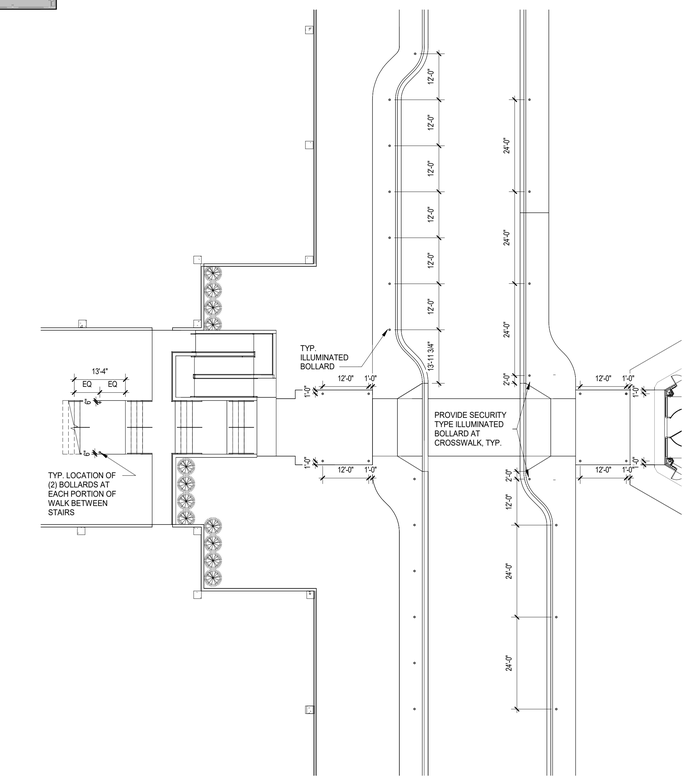
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OVERALL FLOOR KEY PLANS - WEST VESTIBULE

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1 OVERALL FOURTH FLOOR PLAN
SCALE: 1" = 50'-0"



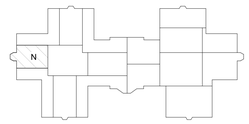
2 SECOND FLOOR PLAN - WEST VESETIBULE BOLLARD PLAN
SCALE: 1/16" = 1'-0"

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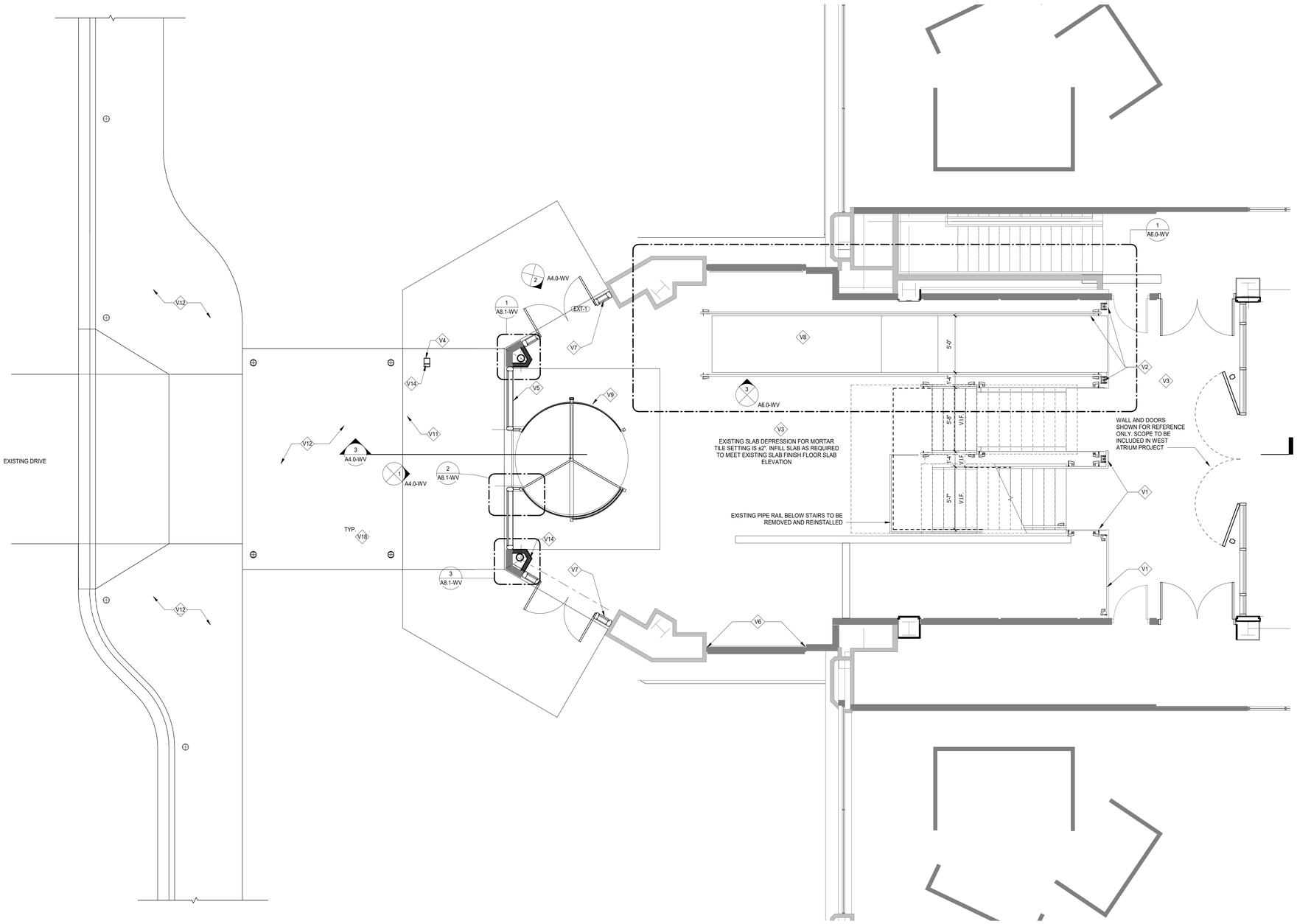
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OVERALL FLOOR KEY PLANS - WEST VESTIBULE

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1 SECOND FLOOR ENLARGED PLAN - WEST VESTIBULE
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL ITEMS THAT ARE TO BE REMOVED AND REINSTALLED OR SAVED ARE TO BE TAGGED AND CAREFULLY STORED (SEE OWNER FOR LOCATION).
2. ALL AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, & LEVELED TO MATCH EXISTING ADJACENT SURFACE.
3. THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF WORK. INCIDENTAL WORK ASSOCIATED BUT NOT SHOWN ON THE CONSTRUCTION DOCUMENTS MAY BE REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART OF THE CONSTRUCTION CONTRACT AND IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS AT NO ADDITINOAL COST TO THE OWNER.
4. ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED & REPAIRED OR REPLACED AS REQUIRED TO MATCH ADJACENT SURFACE, AT NO ADDITIONAL COST TO THE OWNER.
5. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
6. NEW SLEEVES AND OPENINGS IN THE EXISTING FLOOR, WALL & CEILING CONSTRUCTION ARE TO BE SEALED WITH FIRE SAFING MATERIAL.
7. REFER TO MEP-FP DRAWINGS FOR DEMOLITION / REMOVAL / RELOCATION AND INSTALLATION OF FIXTURES AND DEVICES.
8. REFER TO SHEET G0.1 FOR TYPICAL FIXUTRE MOUNTING HEIGHTS AND ADA COMPLAINT PLANS, ELEVATIONS, AND DETAILS.
9. ALL DIMENSIONS ARE TO OUTSIDE FACE OF WALL MATERIAL UNLESS NOTED OTHERWISE.
10. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF CONSTRUCTION WORK
11. CONSTRUCTION WORK REFERENCED IN THIS DOCUMENT IS GENERAL IN SCOPE. REFER TO THE ENGINEERING DOCUMENTS FOR SCOPE OF ENGINEERING WORK.
12. THE GENERAL CONTRACTOR SHALL FIELD SURVEY THE SITE OF PROPOSED WORK AND DETERMINE THE NATURE AND EXTENT OF CONSTRUCTION WORK PRIOR TO THE ONSET OF CONSTRUCTION
13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WALL AS REQUIRED TO ENCLOSE AND BARRICADE FOR SAFETY AND FOR LOCALIZING AND MINIMIZING DUST AND NOISE FROM ANY CONSTRUCTION OPERATIONS AND TO EFFECTIVELY SEPARATE WORK AREAS FROM OTHER OCCUPIED AREAS OF THE BUILDING
14. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT, BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS AND FINISHES
15. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR PLUMBING, ELECTRICAL, MECHANICAL AND FIRE PROTECTION ACCESS AS REQUIRED FOR THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS
16. PATCH & REPAIR ALL SURFACES AFFECTED BY DEMOLITION, AS REQUIRED AND RECOMMENDED BY MANUFACTURER TO RECEIVE NEW FINISHES, ALL FLOORS AFFECTED BY DEMOLITION TO BE FLASH PATCHED LEVEL
17. DURING THE CONSTRUCTION PROCESS, THE PROJECT SITE SHALL BE LEFT CLEAN AND ORDERLY ON A DAILY BASIS
18. ALL NEW PARTITIONS TO BE CENTERED ON BASE BUILDING COLUMN LINES, MULLION CENTER LINES, OR ALIGNED WITH THE EDGE OF EXISTING COLUMNS OR WALLS UNLESS NOTED OTHERWISE
19. ALL ITEMS NOTED AS "BY OTHERS" OR "BY OWNER" ARE TO BE COORDINATED WITH NEW CONSTRUCTION BY THE GENERAL CONTRACTOR
20. PATCH ALL EXISTING GYPSUM BOARD PARTITIONS, COLUMN ENCLOSURES, ETC. THAT ARE SCHEDULED TO REMAIN TO A CONDITION READY TO RECEIVE SCHEDULED FINISH
21. PROVIDE FIRE RATED BLOCKING AT ALL LOCATIONS DESIGNATED FOR WALL MOUNTED EQUIPMENT OR MILLWORK.
22. CONTRACTOR TO PREPARE WALL, FLOOR AND CEILING SURFACES AS REQUIRED AND RECOMMENDED BY MANUFACTURER TO RECEIVE NEW FINISHES AS INDICATED ON FINISH PLANS. ALL SUB FLOORS TO BE LEVEL BEFORE RECEIVING NEW FLOOR FINISHES
23. DO NOT SCALE THESE DRAWINGS
24. REFER TO ELEVATIONS AND DETAILS FOR DIMENSIONS NOT INDICATED ON PLAN DRAWINGS
25. GENERAL CONTRACTOR TO NOTIFY ARCHITECT, IN ADVANCE, WHEN CHALK PARTITION LAYOUT CAN BE REVIEWED & APPROVED PRIOR TO PLACEMENT OF METAL STUDS
26. WHEN EXISTING PARTITIONS DO NOT HAVE REQUIRED ACOUSTICAL BATT INSULATION AS INDICATED IN NEW PARTITIONS FOR SIMILAR SPACES CONTRACTOR IS TO VERIFY WITH ARCHITECT/OWNER IF INSULATION SHOULD BE ADDED TO THE EXISTING PARTITION

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- NEW DOOR. REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN. REFER TO SHEET A8.03 FOR DOOR SCHEDULE FOR REQUIRED MODIFICATIONS.
- METAL LOCKER- 5% OF TOTAL PROVIDED QUANTITY SHALL BE ACCESSIBLE. COORDINATE ADA COMPLIANT LOCKER LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION
- 1i — PARTITION TYPE. REFER TO SHEET A8.0 & A8.01
- 1i — ALUMINUM STOREFRONT/WINDOW TYPE. REFER TO SHEET A8.2
- 101.1 — DOOR TAG. REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- FIRE EXTINGUISER CABINET (FEC)
- FIRE HOSE/VALVE CABINET (FHVC)

- (DIMENSION) **HOLD** — DIMENSION IS CRITICAL. HOLD DIMENSION FACE TO FACE OF WALL.
- +/- (DIMENSION) — DIMENSION IS NOT CRITICAL. WALL PLACED AT REMAINDER OF DIMENSION STRING.
- (DIMENSION) **CL** — DIMENSION TO STRUCTURAL COLUMN CENTERLINE
- ALIGN — ALIGN FACES OF WALL

KEYNOTES

#	
V1	RE-USE EXISTING STEEL RAILING SUPPORTS, INSTALL NEW 1/2" THICK CLEAR, TEMPERED AND LAMINATED GLASS PANELS WITH POLISHED EDGES. INSTALL NEW STAINLESS STEEL RAILINGS AS REQUIRED WITH FINISH TO MATCH EXISTING. STEEL RAILING SUPPORTS TO BE PAINTED PT20 REFER TO FINISH PLANS.
V2	NEW/EXISTING ORNAMENTAL HANDRAIL SYSTEM WITH NEW 1/2" THICK CLEAR LAMINATED/TEMPERED GLASS WITH POLISHED EDGES HANDRAIL SUPPORT TO BE BOLTED TO STEEL PLATES DIMENSIONS AND SPACING TO MATCH EXISTING INSTALL.
V3	NEW FLOORING, PREP EXISTING SLAB TO RECEIVE NEW FINISH
V4	EXISTING PEDESTAL TO REMAIN IN PLACE
V5	NEW EXTERIOR ALUMINUM CURTAIN WALL SYSTEM, PAINTED FINISH TO MATCH EXISTING.
V6	EXISTING GLASS STOREFRONT SYSTEM TO REMAIN IN PLACE
V7	NEW EXTERIOR STOREFRONT AND DOUBLE DOOR SYSTEM. NORTHERN DOOR EX-1 SHALL HAVE AUTOMATIC OPERATOR INSTALLED WITH PUSH PLATE ADA ACTUATORS AS INDICATED.
V8	NEW CONCRETE ADA RAMP AND LANDING ON GEOFOAM
V9	NEW AUTOMATIC REVOLVING DOOR, 10'-0" DIAMETER CANOPY. STAINLESS STEEL TO MATCH EXISTING. REFER TO SPECIFICATIONS.
V11	NEW CONCRETE LANDING, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V12	NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V14	PUSH PLATE ADA ACTUATOR WITH CARD ACCESS, WALL MOUNTED AT INTERIOR & PEDESTAL MOUNTED AT EXTERIOR
V18	ILLUMINATED BOLLARD, REFER TO 2/A2.1-EV FOR ALL BOLLARD LOCATIONS & TYPES. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. REFER TO SEPARATE DESIGN/BUILD ELECTRICAL DESIGN FOR CIRCUITING AND WIRE SIZES.

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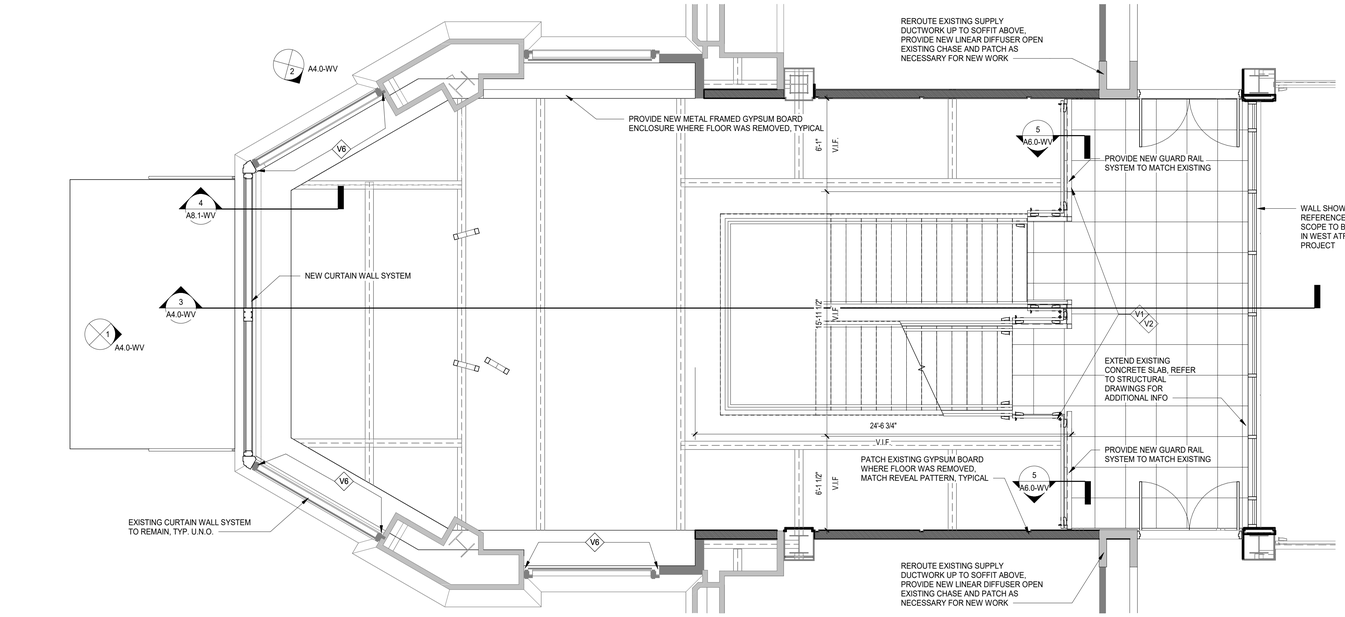
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ENLARGED SECOND FLOOR PLAN - WEST VESTIBULE

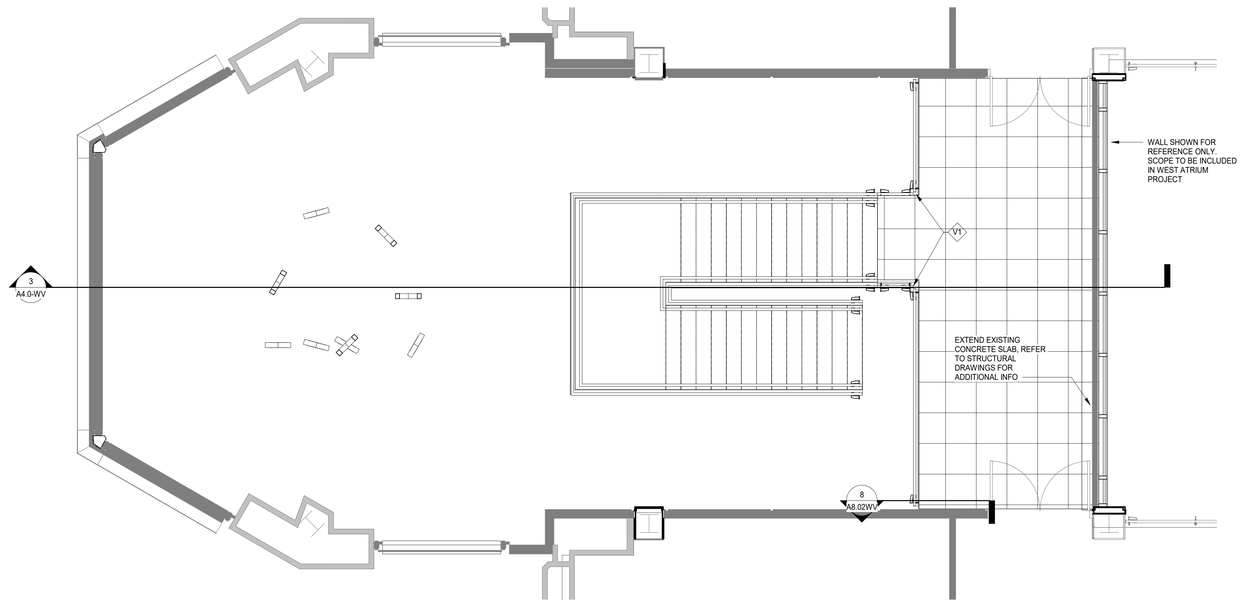
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1 THIRD FLOOR - ENLARGED PLAN WEST VESTIBULE

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



2 FOURTH FLOOR - ENLARGED PLAN WEST VESTIBULE

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

GENERAL NOTES

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26. WHEN EXISTING PARTITIONS DO NOT HAVE REQUIRED ACOUSTICAL BATT INSULATION AS INDICATED IN NEW PARTITIONS FOR SIMILAR SPACES CONTRACTOR IS TO VERIFY WITH ARCHITECT/OWNER IF INSULATION SHOULD BE ADDED TO THE EXISTING PARTITION

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- NEW DOOR. REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN. REFER TO SHEET A8.03 FOR DOOR SCHEDULE FOR REQUIRED MODIFICATIONS.
- METAL LOCKER- 5% OF TOTAL PROVIDED QUANTITY SHALL BE ACCESSIBLE. COORDINATE ADA COMPLIANT LOCKER LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION
- 1i — PARTITION TYPE. REFER TO SHEET A8.0 & A8.01
- 1i — ALUMINUM STOREFRONT/WINDOW TYPE. REFER TO SHEET A8.2
- 101.1 — DOOR TAG. REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- FIRE EXTINGUISER CABINET (FEC)
- FIRE HOSE/VALVE CABINET (FHVC)

- (DIMENSION) **HOLD** — DIMENSION IS CRITICAL. HOLD DIMENSION FACE TO FACE OF WALL.
- +/- (DIMENSION) — DIMENSION IS NOT CRITICAL. WALL PLACED AT REMAINDER OF DIMENSION STRING.
- (DIMENSION) **CL** — DIMENSION TO STRUCTURAL COLUMN CENTERLINE
- ALIGN — ALIGN FACES OF WALL

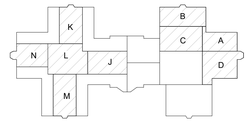
KEYNOTES

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V1	RE-USE EXISTING STEEL RAILING SUPPORTS. INSTALL NEW 1/2" THICK CLEAR, TEMPERED AND LAMINATED GLASS PANELS WITH POLISHED EDGES. INSTALL NEW STAINLESS STEEL RAILINGS AS REQUIRED WITH FINISH TO MATCH EXISTING. STEEL RAILING SUPPORTS TO BE PAINTED PT20 REFER TO FINISH PLANS.
V2	NEW/EXISTING ORNAMENTAL HANDRAIL SYSTEM WITH NEW 1/2" THICK CLEAR LAMINATED/TEMPERED GLASS WITH POLISHED EDGES HANDRAIL SUPPORT TO BE BOLTED TO STEEL PLATES DIMENSIONS AND SPACING TO MATCH EXISTING INSTALL.
V6	EXISTING GLASS STOREFRONT SYSTEM TO REMAIN IN PLACE

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STATE OF ILLINOIS — MATTHEW A. PASIAK — LICENSED ARCHITECT — EXP: 11/2026

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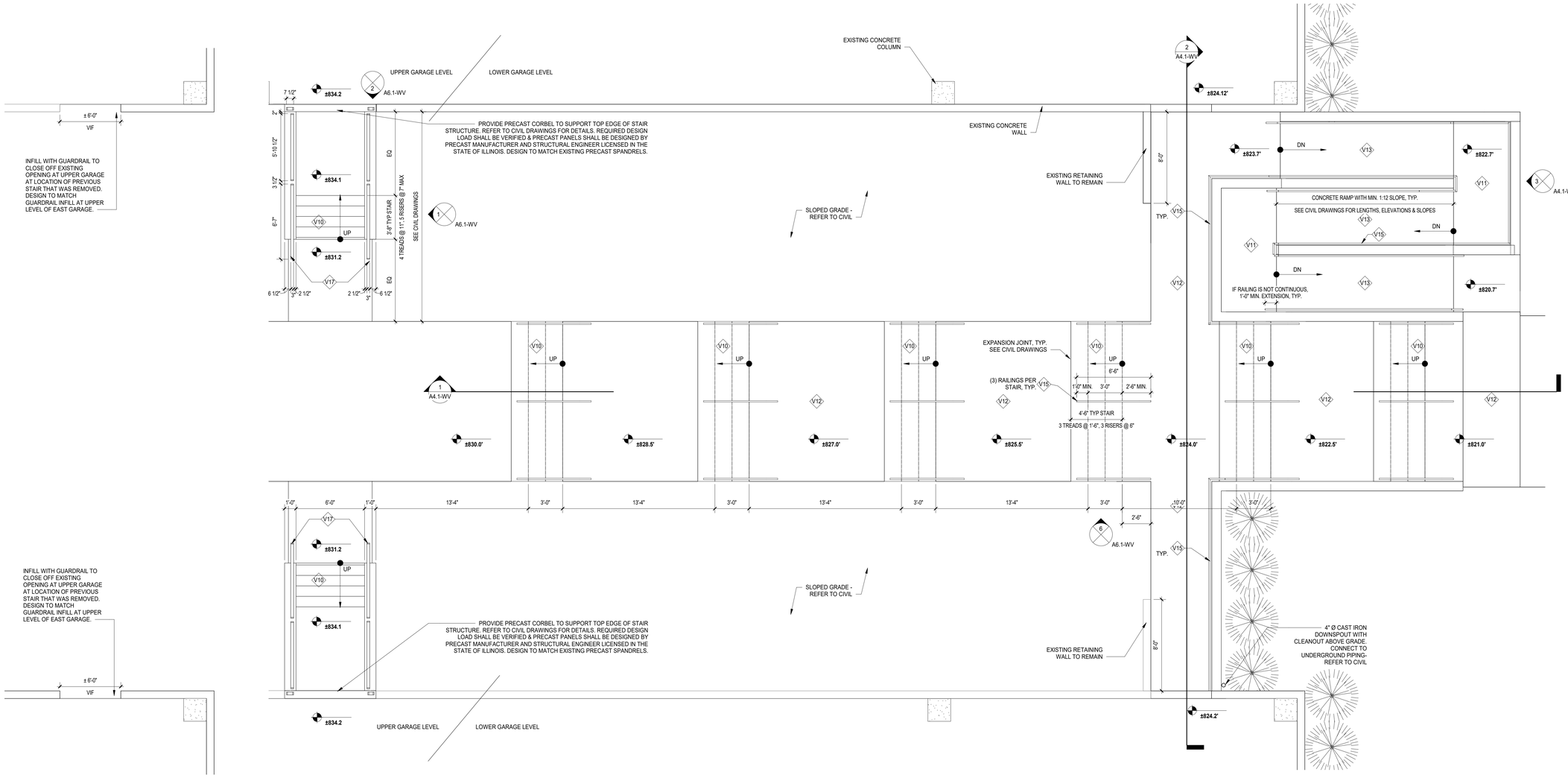
ENLARGED THIRD & FOURTH FLOOR PLANS - WEST VESTIBULE

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#	KEYNOTES
V10	NEW CONCRETE STEPS, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V11	NEW CONCRETE LANDING, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V12	NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V13	NEW CONCRETE ACCESSIBLE RAMP, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V15	NEW PAINTED STEEL HANDRAIL SYSTEM TO MATCH EXISTING HANDRAILS, SEE 6.7/A6.1-EV FOR ADDITIONAL INFORMATION
V17	NEW PAINTED METAL GUARDRAIL SYSTEM WITH HANDRAIL TO MATCH EXISTING GUARDRAILS. SEE 1,2,3,4.5/A6.1-EV FOR ADDITIONAL INFORMATION.



2 SECOND LEVEL PLAN - WEST GARAGE
SCALE: 1/4" = 1'-0"

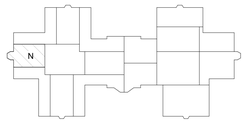
1 GRADE LEVEL PLAN - WEST GARAGE
SCALE: 1/4" = 1'-0"

ELEVATIONS NOTED ARE SIMPLIFIED TO CLARIFY STAIR HEIGHTS AND ARE NOT EXACTLY CORRELATED TO THE NEW GRADE ELEVATIONS SHOWN ON THE CIVIL DRAWINGS. VERIFY ELEVATIONS OF EXISTING & NEW ELEMENTS TO REMAIN DO NOT CONFLICT WITH NEW WORK SHOWN ON CIVIL.

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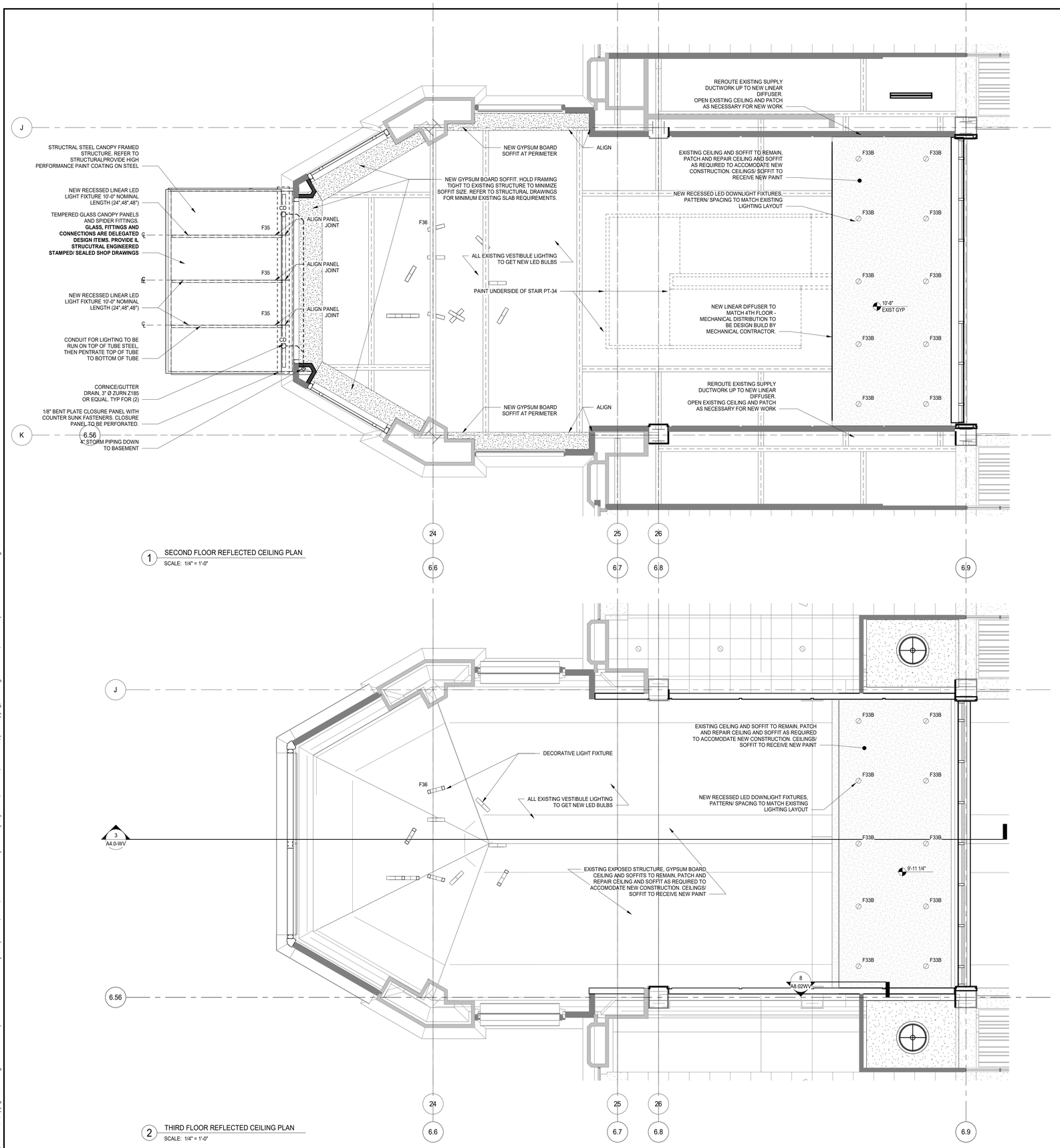
BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED FIRST & SECOND FLOOR PLAN - WEST GARAGE

Project Number: 190128
Drawn By: WCO
Sheet: **A2.4-WV**

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1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

2 THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. TYPICAL CEILINGS SHALL BE +10'-0"AFF TO MATCH EXISTING, U.N.O.
2. CENTER ALL CEILING MOUNTED DEVICES WITHIN CEILING TILE,TYP.
3. PAINT EXPOSED UNDERSIDE OF ROOF DESK/FLOOR STRUCTURE, EXPOSED STRUCTURAL STEEL BEAMS, EXPOSED UTILITY PIPING AND ALL OTHER "PAINTABLE" SURFACES.
4. IN ACT AREAS, ALL LIGHT FIXTURES AND DIFFUSERS TO BE CENTERED IN TILE U.N.O.
5. IN ACT AREAS, ALL SPRINKLER HEADS TO BE CENTERED IN TILE U.N.O.
6. ALL GBC CEILINGS TO BE PAINTED CEILING WHITE.
7. SEE MECHANICAL DRAWINGS FOR DIFFUSERS.
8. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURES.
9. SEE TECHNOLOGY DRAWINGS FOR CEILING MOUNTED AV ITEMS.
10. SEE FIRE PROTECTION DRAWINGS FOR SPRINKLERS.
11. CJ INDICATES CONTROL JOINTS.
12. PROVIDE CONTROL JOINTS IN CEILINGS SPANNING 30' OR GREATER. REFER TO ENLARGED RCP DRAWINGS FOR LOCATIONS. IF CONTROL JOINTS ARE NOT SHOWN ON THE DRAWINGS, CONFIRM LOCATIONS WITH ARCHITECT.
13. FOR FINISH LEGEND, SEE SHEET A5.00.

REFLECTED CEILING PLAN SYMBOL LEGEND

- EXISTING 2' x 2' ACOUSTICAL CEILING SYSTEM
- EXISTING GYPSUM BOARD CEILING
- GYPSUM BOARD CEILING, PAINTED
- ACT-1: 2X2' ACOUSTIC CEILING SYSTEM MANU: ARMSTRONG PRO: ~~NOT USED~~ TILE STYLE: ULIMA #1912, 24X24 BEVELED TEGULAY LAY-IN MINERAL GRID STYLE: MATCH EXISTING, PRESERVE EXISTING WHERE POSSIBLE
- BAF-1 BAFFLE CEILING MANUF: ARKTURA PRO: ~~NOT USED~~ SPHERA PATTERN: ANALOG 3D COLOR: TBD
- LM-1 LINEAR METAL CEILING MANUF: HUNTER DOUGLAS PRO: ~~NOT USED~~ TI-BOX LINEAR CEILING PATTERN PER DRAWING COLOR: WOOD-LOOK DECORATED POWDER
- WD-1: WOOD FEATURE CEILING MANUF: TBD PRO: ~~NOT USED~~ SPECIES: TBD FINISH: TBD
- EXIT SIGN - REFER TO ENGINEERING FOR ADDITIONAL INFORMATION

LIGHT FIXTURE SCHEDULE

SYMBOL	TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	SOURCE INFORMATION
⌀	F33B	LED DOWNLIGHT	USAI LIGHTING	B4RDF-09G135KS50-S-BL-NCSM-UNV-D6E- (XX)	CONTACT: SHARON OLSEN, KSA LIGHTING & CONTROLS (630) 292-7632
	F35	FIXED MOUNT LINEAR LED LIGHT	INSIGHT LIGHTING MEDLEY EXTERIOR	ME-L0-35K-6060-FM-TBD-UNV-L03A-TB-IHL-CRF	
	F36	LED PENDANT LIGHT (CUSTOM)	TBD	TBD	TBD

NOTE: SOURCE ALL NEW LED BULBS LISTED ABOVE FROM SINGLE MANUFACTURER.

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MATTHEW A. PASSANT
001-010538
LICENSED ARCHITECT
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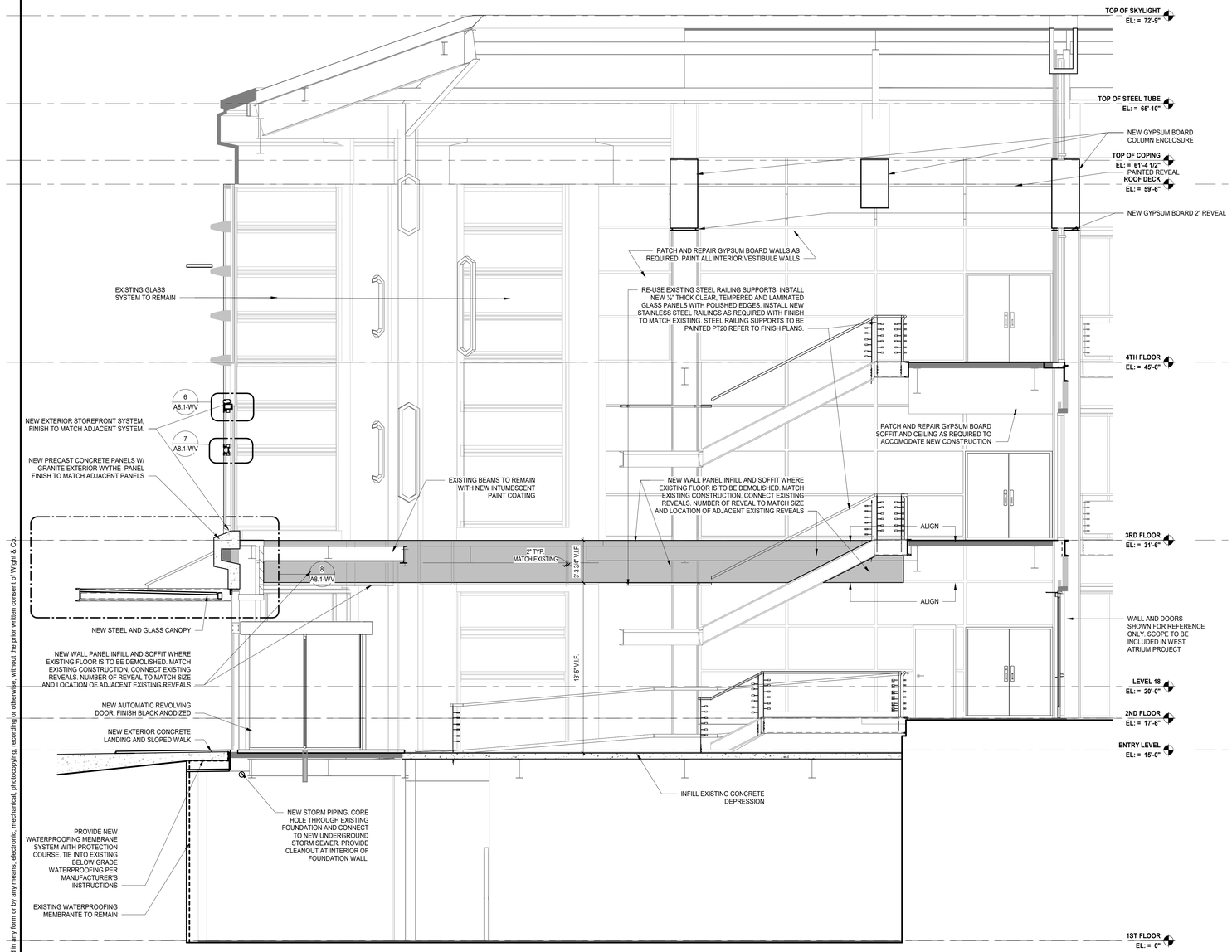
BELL WORKS CHICAGO - WEST VESTIBULE

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ENLARGED RCP - WEST VESTIBULE & WEST GARAGE

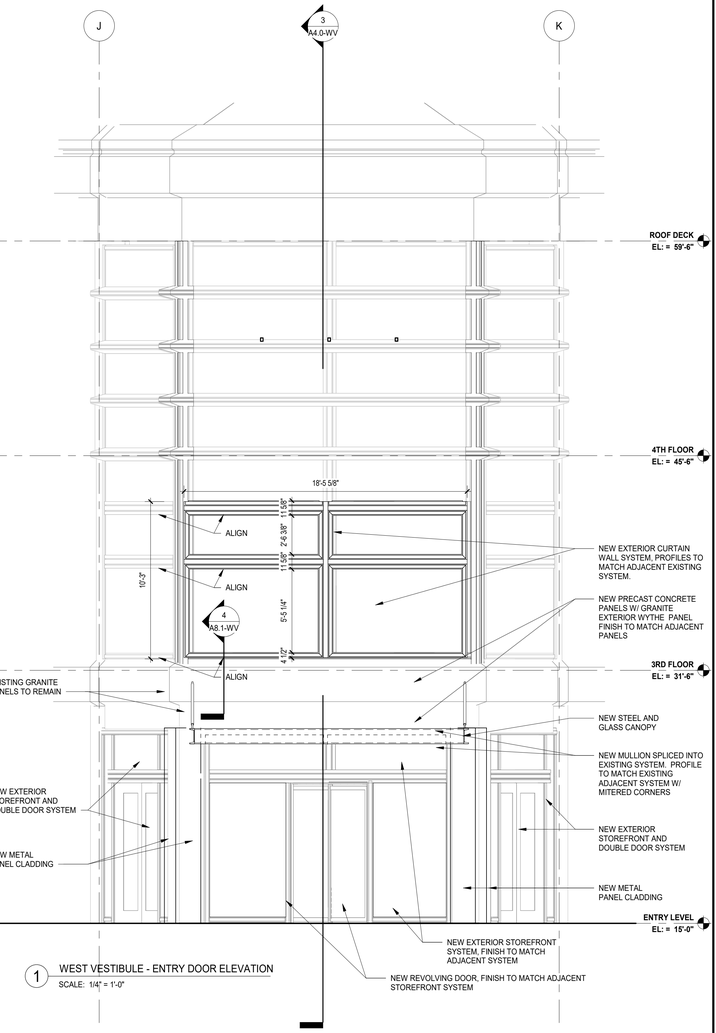
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190128
Drawn By:
WCO
Sheet:
A3.0-WV

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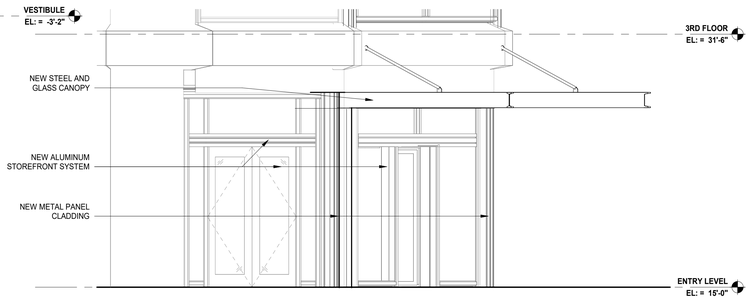
3 WEST STAIR WALL SECTION

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



1 WEST VESTIBULE - ENTRY DOOR ELEVATION

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



2 WEST VESTIBULE - ENTRY DOOR ELEVATION 2

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

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071001-1015380
REGISTERED ARCHITECT
EXP: 11/2026

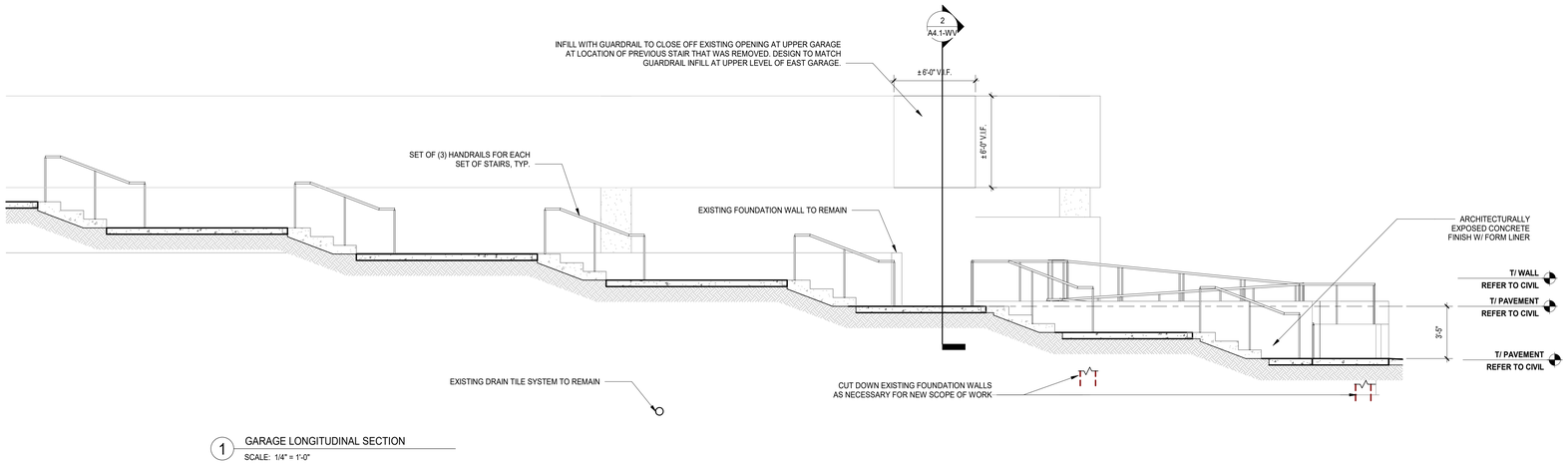
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BELL WORKS CHICAGO - WEST VESTIBULE

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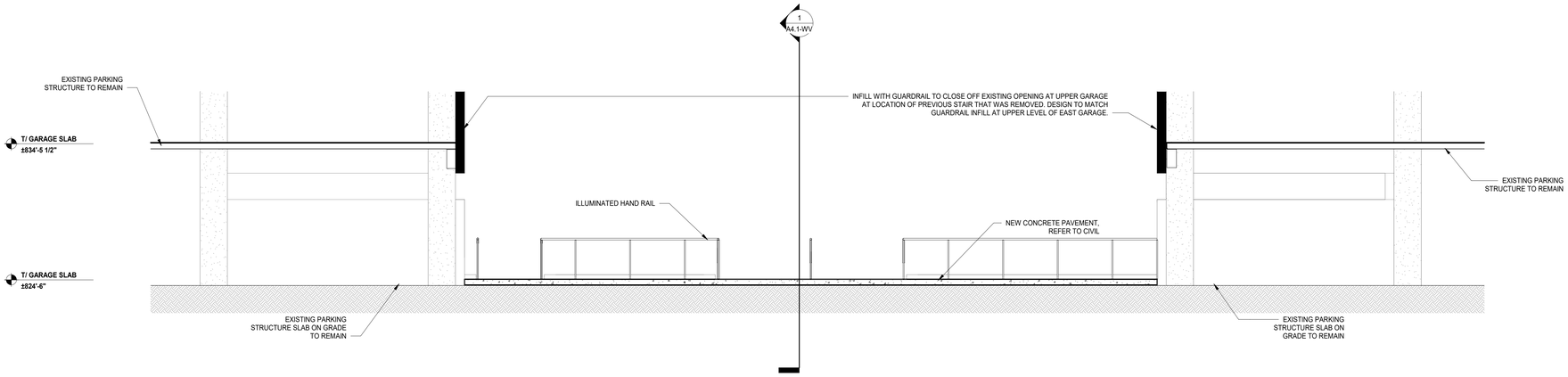
ELEVATION & SECTION - WEST VESTIBULE

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Sheet:
A4.0-WV



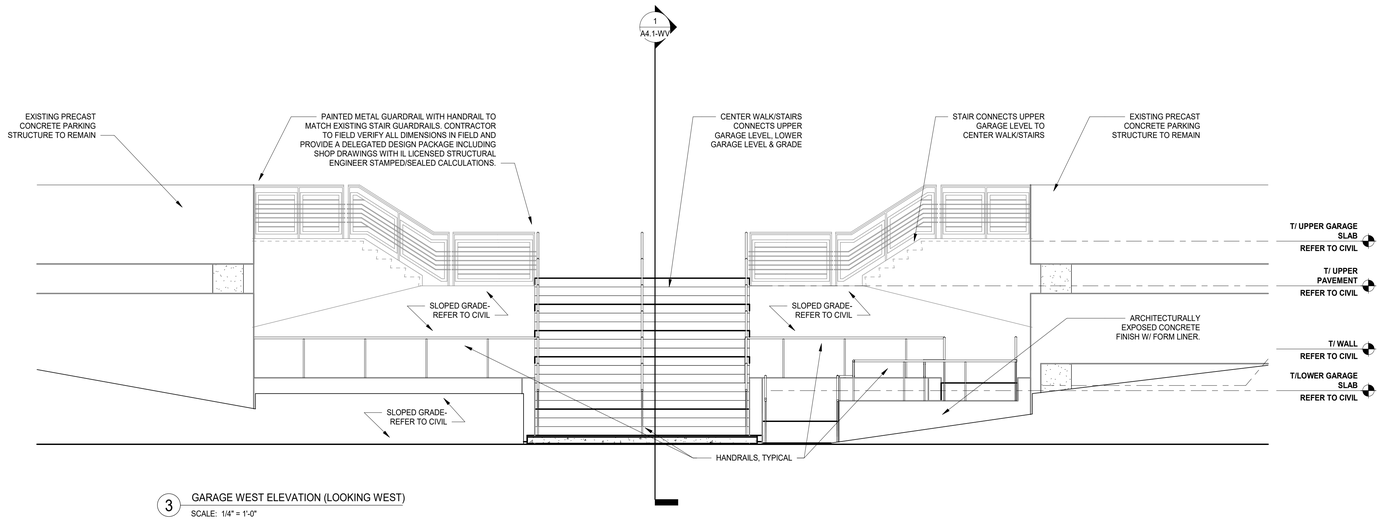
1 GARAGE LONGITUDINAL SECTION

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



2 GARAGE - CROSS SECTION

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



3 GARAGE WEST ELEVATION (LOOKING WEST)

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

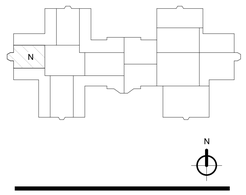
ELEVATIONS NOTED ARE SIMPLIFIED TO CLARIFY STAIR HEIGHTS AND ARE NOT EXACTLY CORRELATED TO THE NEW GRADE ELEVATIONS SHOWN ON THE CIVIL DRAWINGS. VERIFY ELEVATIONS OF EXISTING & NEW ELEMENTS TO REMAIN DO NOT CONFLICT WITH NEW WORK SHOWN ON CIVIL.

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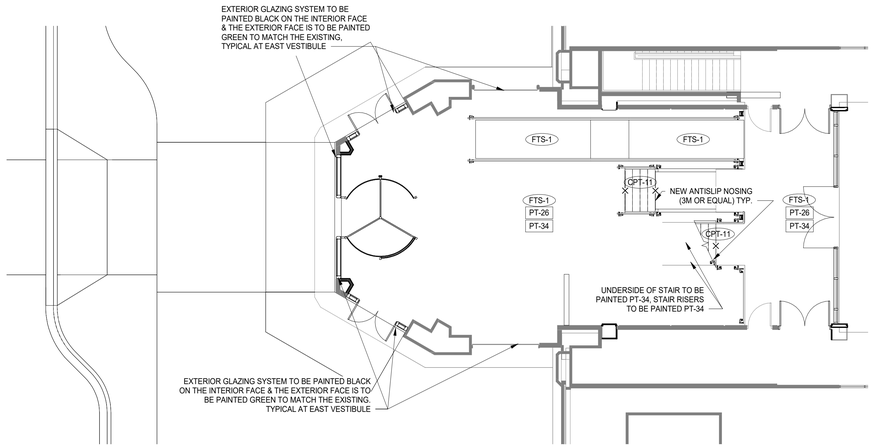
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BELL WORKS CHICAGO - WEST VESTIBULE

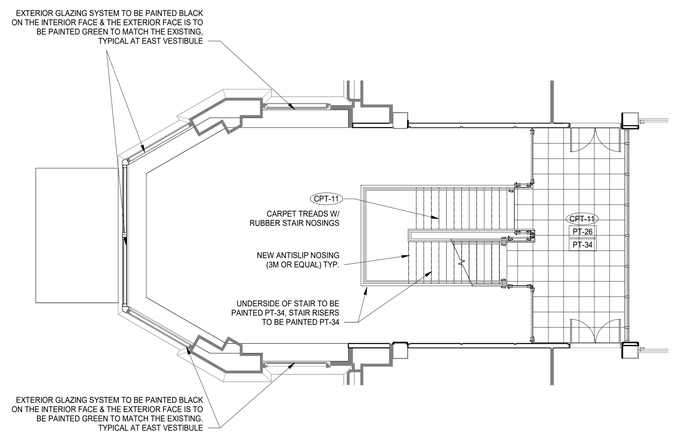
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GARAGE SECTIONS

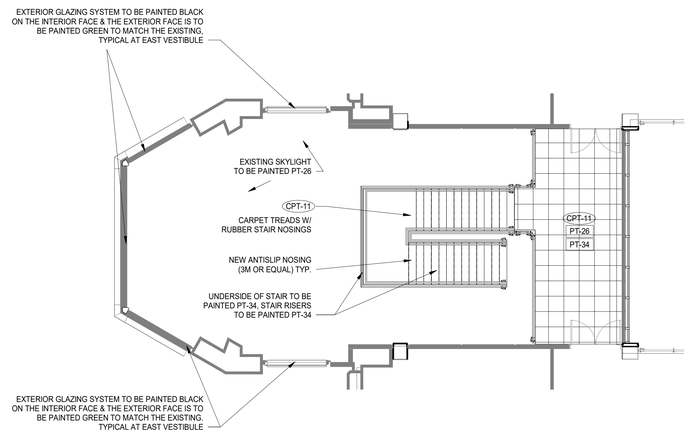
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1 SECOND FLOOR - ENLARGED FINISH PLAN WEST VESTIBULE
SCALE: 1/8" = 1'-0"



2 THIRD FLOOR - ENLARGED PLAN WEST VESTIBULE Copy 1
SCALE: 1/8" = 1'-0"



3 FOURTH FLOOR - ENLARGED PLAN WEST VESTIBULE Copy 1
SCALE: 1/8" = 1'-0"

FINISH LEGEND GENERAL NOTES

1. REFER TO SHEET G0.1 FOR SYMBOLS LIST & TYPICAL MOUNTING HEIGHTS
2. REFER TO SHEET A6.00 FOR DETAILS
3. REFER TO SHEET A4.00 FOR ELEVATIONS
4. REFER TO SHEET A8.00-WV FOR DOOR SCHEDULE
5. REFER TO "D" SERIES SHEETS AND ENGINEERING DOCUMENTS FOR SCOPE OF DEMOLITION WORK
6. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF CONSTRUCTION WORK
7. ABOVE ALL RETURN AIR GRILLS PAINT ALL VISIBLE ELEMENTS MATTE BLACK
8. ALL HOLLOW METAL FRAMES TO BE PAINTED TO MATCH ADJACENT WALLS UNLESS NOTED OTHERWISE. ALL DOORS THAT ARE TO REMAIN ARE TO BE REMOVED, PROPERLY PREPARED AND REFINISHED TO MATCH EXISTING, FINISH IS TO BE SPRAY APPLIED. DOORS ARE NOT TO BE ROLLED OR BRUSHED. HOLLOW METAL FRAMES TO BE FINISHED IN SEMI-GLOSS PAINT.
9. ALL GYPSUM BOARD SOFFITS TO BE PAINTED CEILING COLOR U.N.O. CEILING COLOR TO BE SUBMITTED AND APPROVED BY ARCHITECT
10. ALL GYPSUM BOARD PARTITIONS TO RECEIVE PAINTED WOOD BASE WDB-1 TO MATCH ADJACENT WALL PAINT, U.N.O. ALL OTHER FLOOR MATERIALS. HEIGHT AND COLOR BY ARCHITECT
11. THE GENERAL CONTRACTOR SHALL EXAMINE ALL WALL SURFACES AND PROVIDE ANY TOUCH-UP PAINTING AND PATCHING UPON COMPLETION OF WORK OF ALL TRADES
12. ALL AREAS TO BE PAINTED TO BE PROPERLY PREPARED AND PRIME PAINTED PRIOR TO FINISH PAINTING
13. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS FOR THE PARTICULAR SURFACE
14. GENERAL CONTRACTOR TO PROVIDE FLOORING MATERIALS AND ADHESIVES. GENERAL CONTRACTOR TO INSTALL AND WARRANTY INSTALLATION. SEAMING DIAGRAM SUBMITTAL TO BE PROVIDED BY GENERAL CONTRACTOR FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION. FLOORING INSTALLER IS RESPONSIBLE FOR PROVIDING YARDAGE TAKE-OFFS PRIOR TO SUBMITTING BID. IT SHALL BE THE INSTALLERS' RESPONSIBILITY TO CHECK ANY RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES INCLUDING DATES AND TIMES OF DELIVERIES
15. GENERAL CONTRACTOR IS TO COORDINATE THE AMOUNT AND STORED LOCATION OF ATTIC STOCK FLOORING WITH THE OWNER
16. RESILIENT FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH RESILIENT FLOORING MANUFACTURERS RECOMMENDATIONS
17. FLASH PATCH FLOOR WHERE NOT LEVEL PRIOR TO FINISH INSTALLATION
18. WHERE LUXURY VINYL TILE MEETS RESILIENT FLOORING PROVIDE APPROPRIATE SCHLUTER TRANSITION STRIP AT CENTERLINE OF DOOR/OPENING. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.
19. LATEX AS REQUIRED AT ALL TRANSITION POINTS BETWEEN CARPET CARPET/RESILIENT FLOORING, DOORS, ALCOVES OR AT ANY OTHER TRANSITION POINTS. TRANSITION POINTS SHALL BE 1/8 OF A INCH PER LINEAR FOOT.
20. ALL DEBRIS SHALL BE REMOVED AND FLOORING VACUUMED/CLEANED UPON COMPLETION OF JOB
21. NO SCHLUTER STRIP OR SIMILAR TO BE USED BETWEEN CARPET AND LVT, TYP.

FINISH LEGEND

FTS-1 FINISHED TOPPING SLAB
1/2" HIGH PERFORMANCE SELF LEVELING ARCHITECTURAL TOPPING
MFR: RAPID SET TRU PC
COLOR: GREY, CUSTOM

CPT-11 CARPET TILE
MFR: BENTLEY MILLS
COLLECTION: PARIS TWEED
STYLE: PARIS TWEED (4PWT8)
COLOR: GRAND PRIX (400566)
INSTALL METHOD: QUARTER TURN
SIZE: 24"X24"

CPT-12 WALK-OFF MAT FLOOR SYSTEM
MFR: CONSTRUCTION SPECIALTIES
COLLECTION: PEDIMAT, M1 W/NO FRAME
TYPE: BLACK WITH STANDARD CARPET INSERTS
COLOR: CARPET COLOR TBD

ST-1 GRANITE FLOOR TILE
MFR: TBD
COLOR: TBD

PT-26 PAINT
MFR: BENJAMIN MOORE
STYLE: BM OC-65
COLOR: CHANTILLY LACE
INSTALL METHOD: WALLS & SOFFITS

PT-34 PAINT
MFR: BENJAMIN MOORE
STYLE: BM 2128-10
COLOR: BLACK BEAUTY
INSTALL METHOD: RAILINGS & EXPOSED STEEL BEAMS

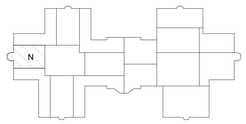
FLOOR TRANSITION

MATERIAL DIRECTION

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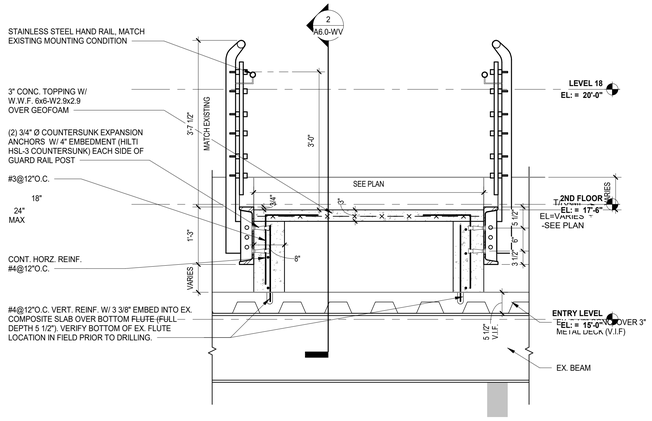
BELL WORKS CHICAGO - WEST VESTIBULE

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FINISH PLANS - WEST VESTIBULE

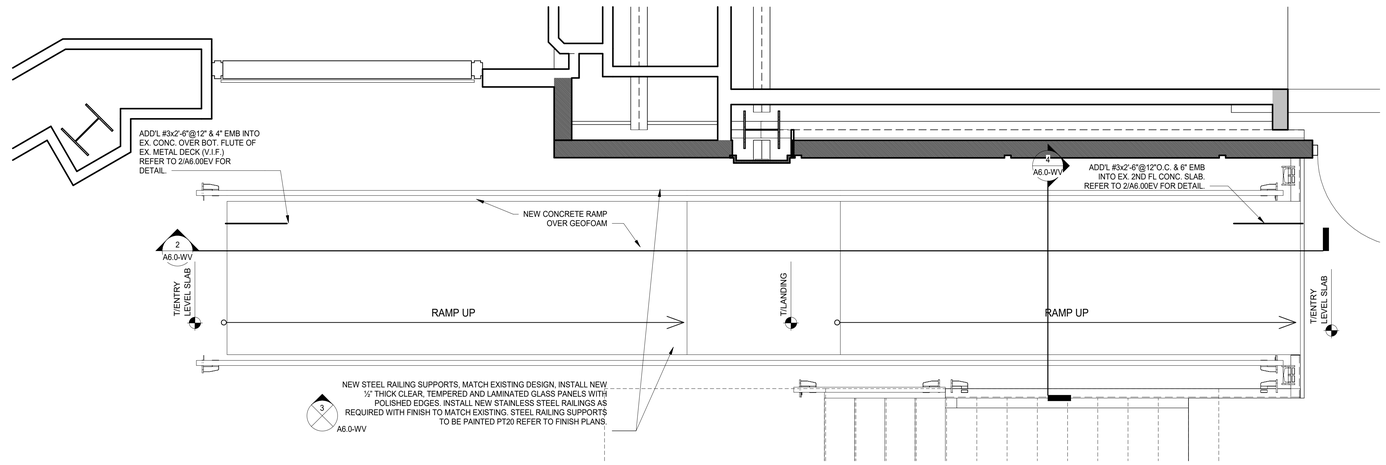
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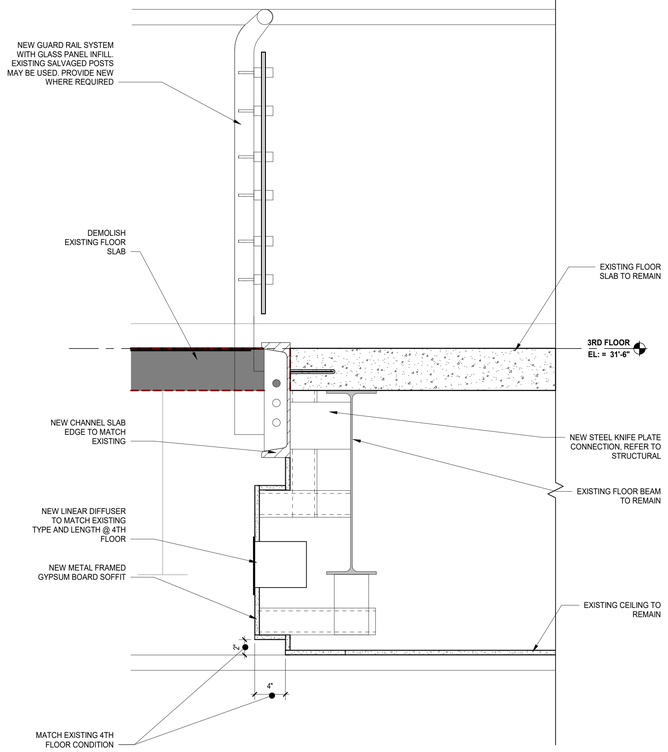
4 RAMP SECTION

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



1 ENLARGED PLAN - ENTRY RAMP

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



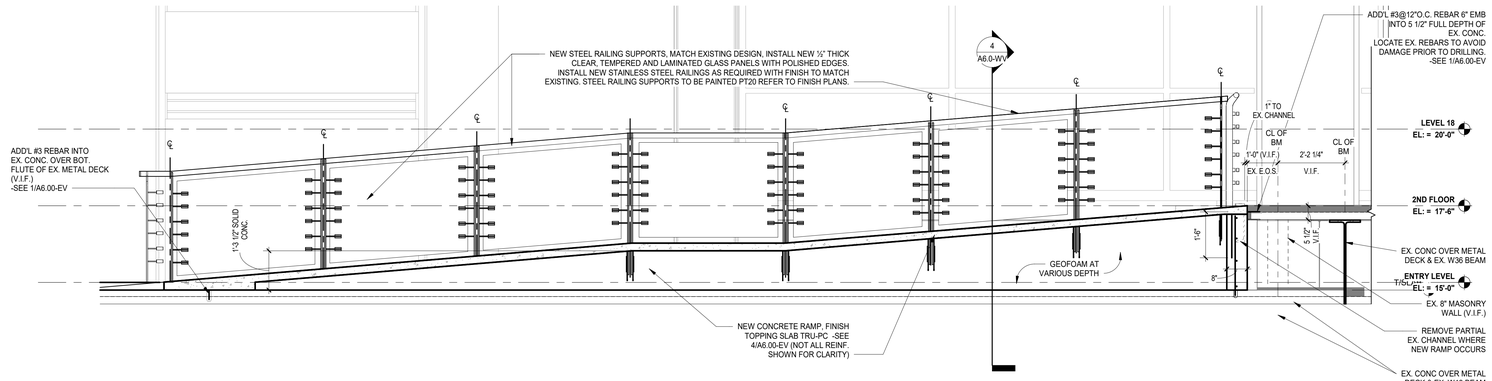
5 WEST EXIT STAIR WALL SECTION-NEW GUARD RAIL

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



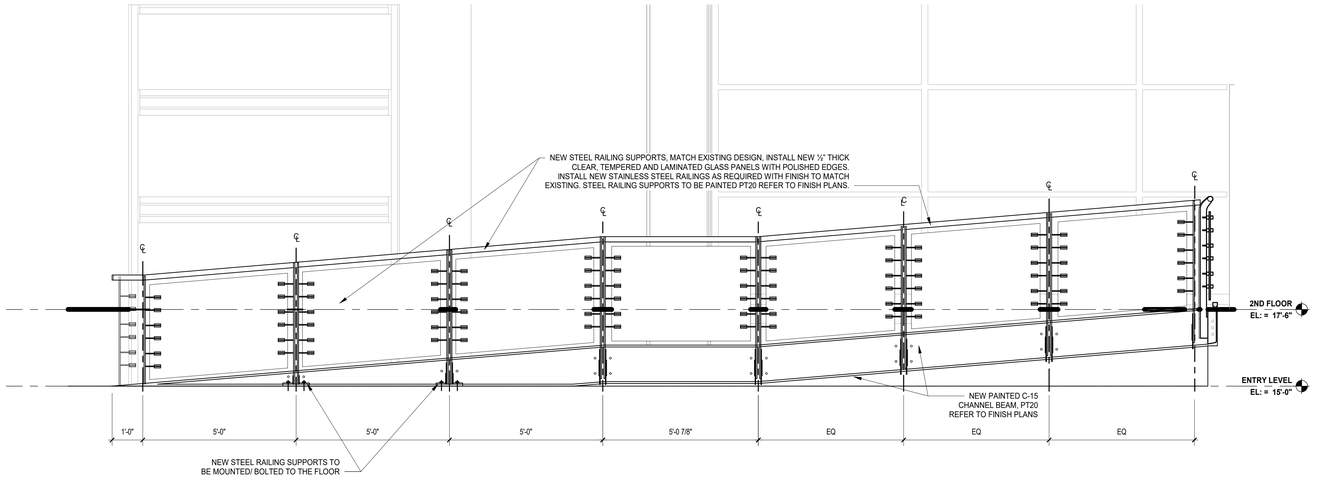
6 RAMP GUARD RAIL DETAIL

SCALE: 1" = 1'-0"



2 RAMP SECTION - WEST VESTIBULE

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



3 RAMP ELEVATION - WEST VESTIBULE

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

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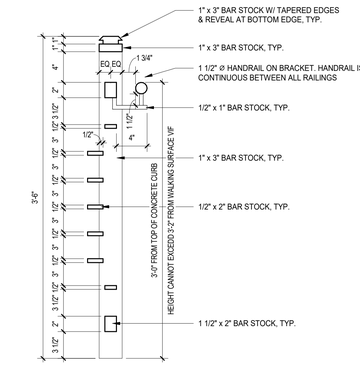
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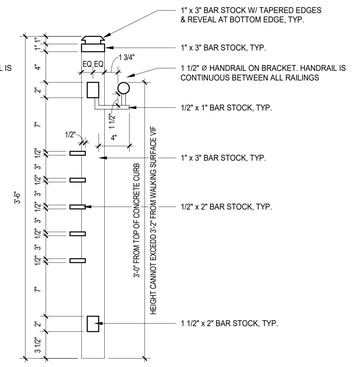
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RAMP PLAN, SECTION, AND DETAILS - WEST VESTIBULE

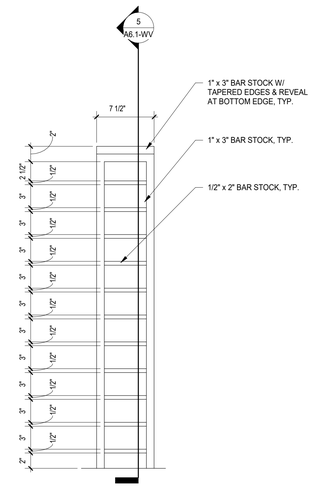
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Sheet: **A6.0-WV**



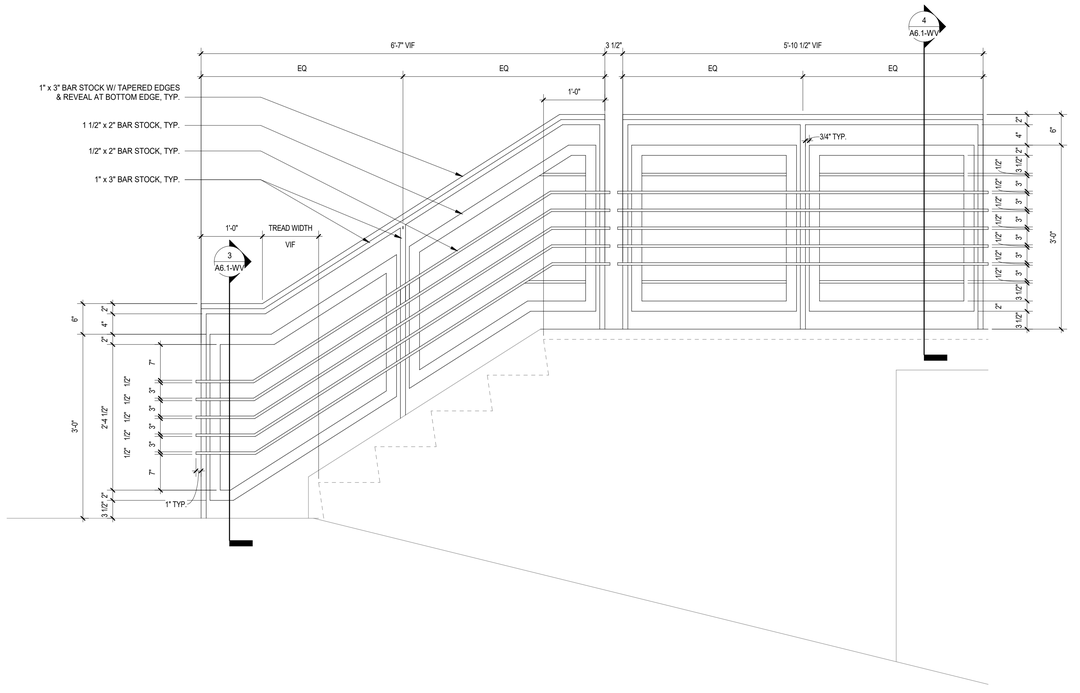
4 UPPER GARAGE STAIR GUARDRAIL SECTION 2
SCALE: 1 1/2" = 1'-0"



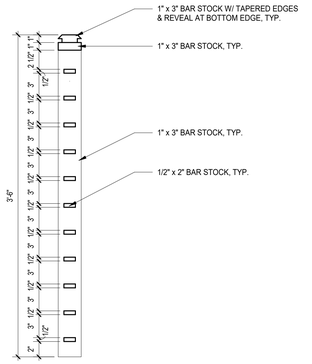
3 UPPER GARAGE STAIR GUARDRAIL SECTION 1
SCALE: 1 1/2" = 1'-0"



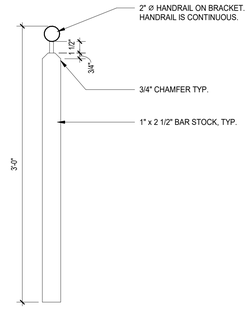
2 UPPER GARAGE STAIR GUARDRAIL ELEVATION 2
SCALE: 1 1/2" = 1'-0"



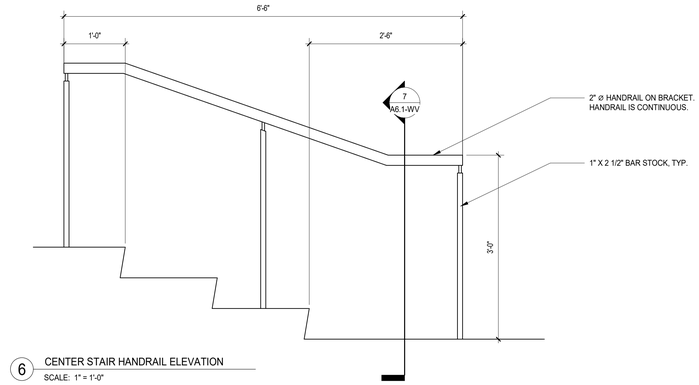
1 UPPER GARAGE STAIR GUARDRAIL ELEVATION 1
SCALE: 1" = 1'-0"



5 UPPER GARAGE STAIR GUARDRAIL SECTION 3
SCALE: 1 1/2" = 1'-0"



7 CENTER STAIR HANDRAIL SECTION
SCALE: 1 1/2" = 1'-0"



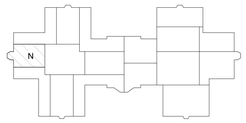
6 CENTER STAIR HANDRAIL ELEVATION
SCALE: 1" = 1'-0"

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BELL WORKS CHICAGO - WEST VESTIBULE

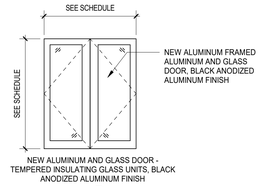
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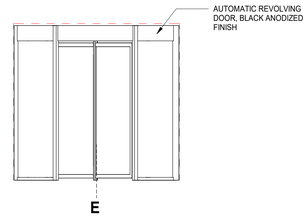
WEST GARAGE RAILING DETAILS

Project Number:
190128
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Sheet:
A6.1-WV

DOOR SCHEDULE FW

DOOR NUMBER	DOOR TYPE	DOOR					FRAME					FIRE RATING	HARDWARE SET
		SIZE			DETAIL		MATERIAL	FINISH	DETAIL				
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH			HEAD	JAMB	SILL		
EXT-1	D	MATCH EXISTING	MATCH EXISTING	1-3/4"	ALUMINUM	BLACK	EXISTING	EXISTING					1
EXT-2	D	MATCH EXISTING	MATCH EXISTING	1-3/4"	ALUMINUM	BLACK	EXISTING	EXISTING					2
EXT-3	E	10' - 0"	10' - 0"		ALUM & GLASS	ANODIZED	ALUM.	ANODIZED					





DOOR TYPES - WV

HARDWARE SCHEDULE

HDW...		QUANTITY	DESCRIPTION	MANUFACTURER	MODEL	FINISH	REMARKS
1 - EXTERIOR ALUMINUM AND GLASS DOORS							
		2	EXIT DEVICE W/ EXTERIOR PULL	CRL-BLUMCRAFT	H-100-F	MATTE BLACK	
		1	AUTO OPERATOR	NORTON	6310/6330		
		1	ELECTRIC STRIKE	FOLGER ADAMS	310-1		½" STRAIGHT LATCH BOLT KEEPER
		1	THRESHOLD	PEMKO	252x3AFG		
		1	RAIN GUARD	PEMKO	346C		
		1	WEATHERSTRIPPING				
		2	SWEEP W/ DRIP CAP	PEMKO	345DNB		
		2	ELECTROLYNX HARNESS	MCKINNEY	QC-C1500 (as required)		
		2	ELECTROLYNX HARNESS	MCKINNEY	QC-CXXXX (as required)		
		1	WIRING DIAGRAM	BY SECURITY CONTRACTOR			
		2	DOOR SWITCH	NORTON	505		
		1	POSITION SWITCH	SECURITRON	DPS		
		1	POWER SUPPLY	SECURITRON	BPS SERIES		
		1	CARD READER	BY SECURITY CONTRACTOR			
			CYLINDERS/KEYING				COORDINATE WITH OWNER

Notes:
1. Operation: Electrically controlled door opening. Door(s) normally open and unlocked during day via dogging down exit devices. Door(s) normally closed and locked at night. Egress allowed at all times. Entry by mechanical key or by presenting valid card to card swipe reader which will momentarily actuate the electric strike. Auto entry by pushing door switch which will momentarily actuate the electric strike allowing the auto operator to open the door when the operator is enabled.

2. Hardware finish is to be US19, Matte Black, unless noted otherwise

2 - EXTERIOR ALUMINUM AND GLASS DOORS							
		2	EXIT DEVICE W/ EXTERIOR PULL	CRL-BLUMCRAFT	H-100-F	MATTE BLACK	
		1	THRESHOLD	PEMKO	252x3AFG		
		1	RAIN GUARD	PEMKO	346C		
		1	WEATHERSTRIPPING				
		2	SWEEP W/ DRIP CAP	PEMKO	345DNB		
			CYLINDERS/KEYING				

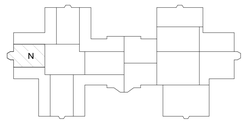
Notes:
1. Operation: Door(s) normally open and unlocked during day via dogging down exit devices. Door(s) normally closed and locked at night. Egress allowed at all times. Entry by mechanical key.

2. Hardware finish is to be US19, Matte Black, unless noted otherwise

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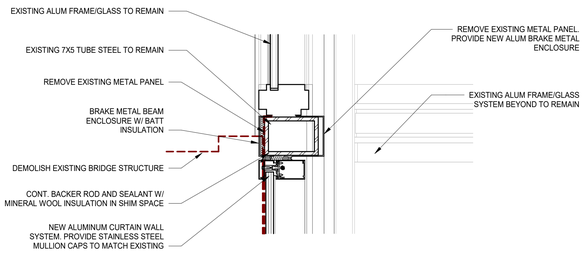
BELL WORKS CHICAGO - WEST VESTIBULE

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WEST VESTIBULE - DOOR SCHEDULE, HARDWARE AND DETAILS

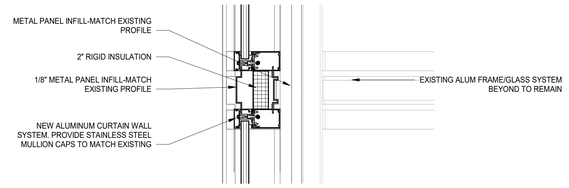
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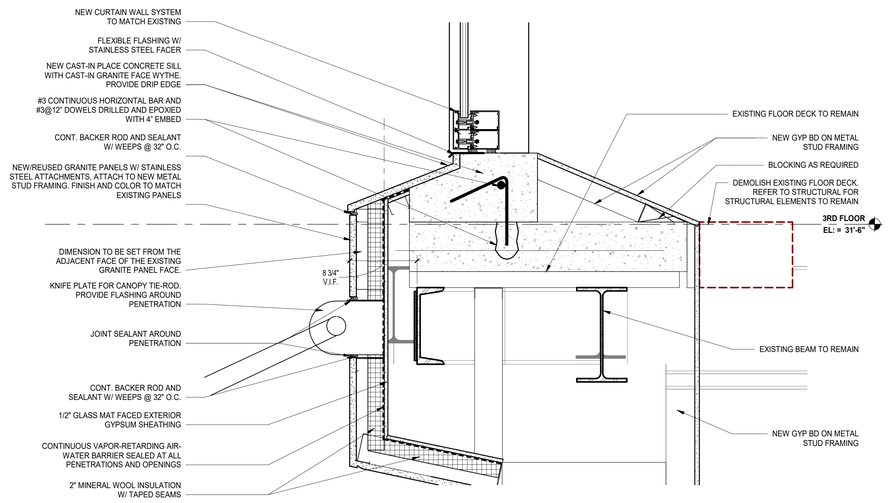
6 NEW CURTAIN WALL HEAD DETAIL

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



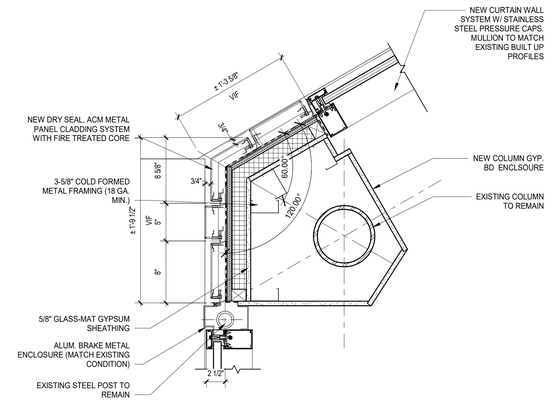
7 NEW CURTAIN WALL INTERMEDIATE MULLION

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



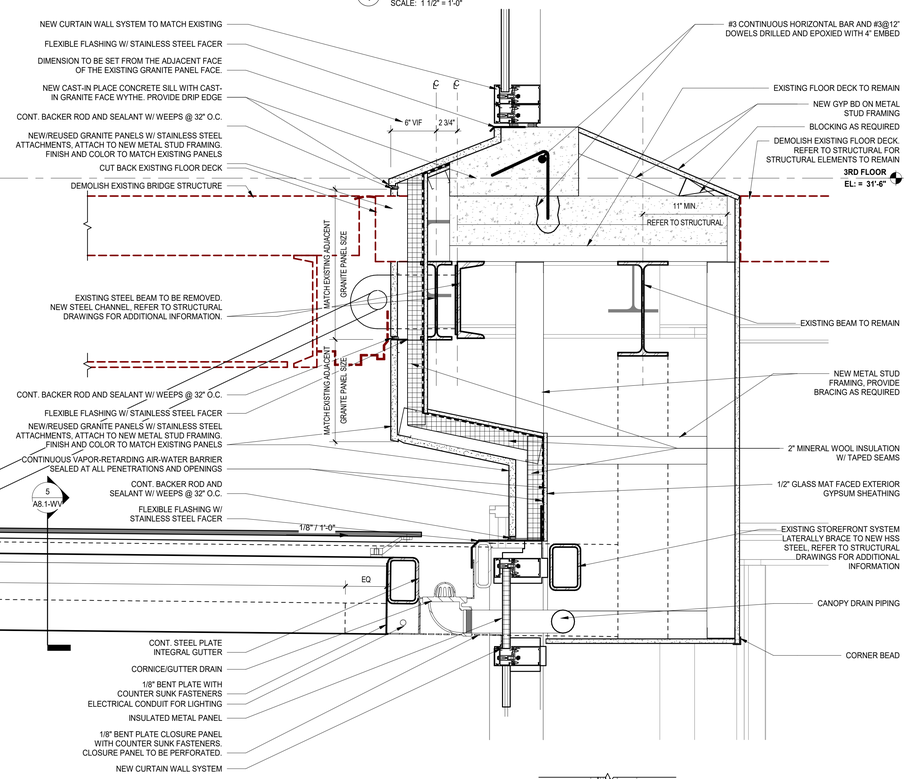
4 CANOPY SECTION @ COLUMN

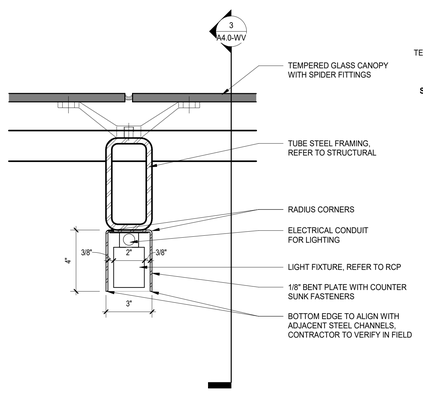
SCALE: 1 1/2" = 1'-0"



1 CORNER/JAMB DETAIL

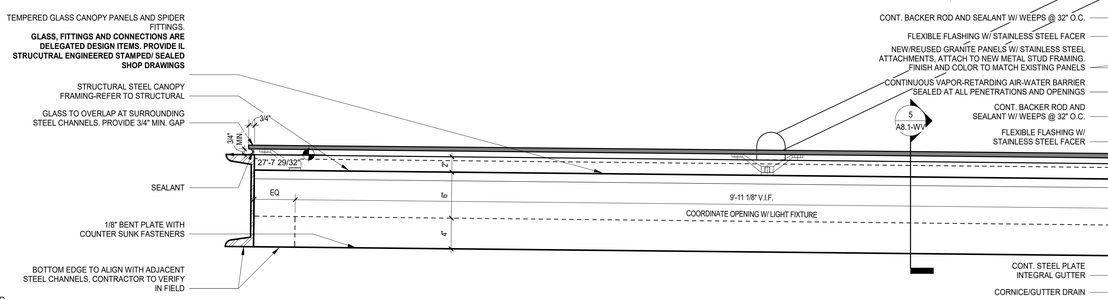
SCALE: 1 1/2" = 1'-0"





5 CANOPY DETAIL

SCALE: 3" = 1'-0"

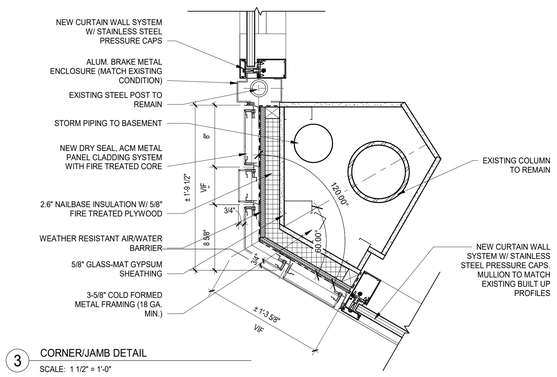


8 CANOPY SECTION

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

2 REVOLVING DOOR OPENING DETAIL

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



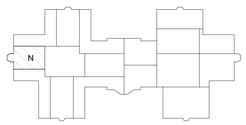
3 CORNER/JAMB DETAIL

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

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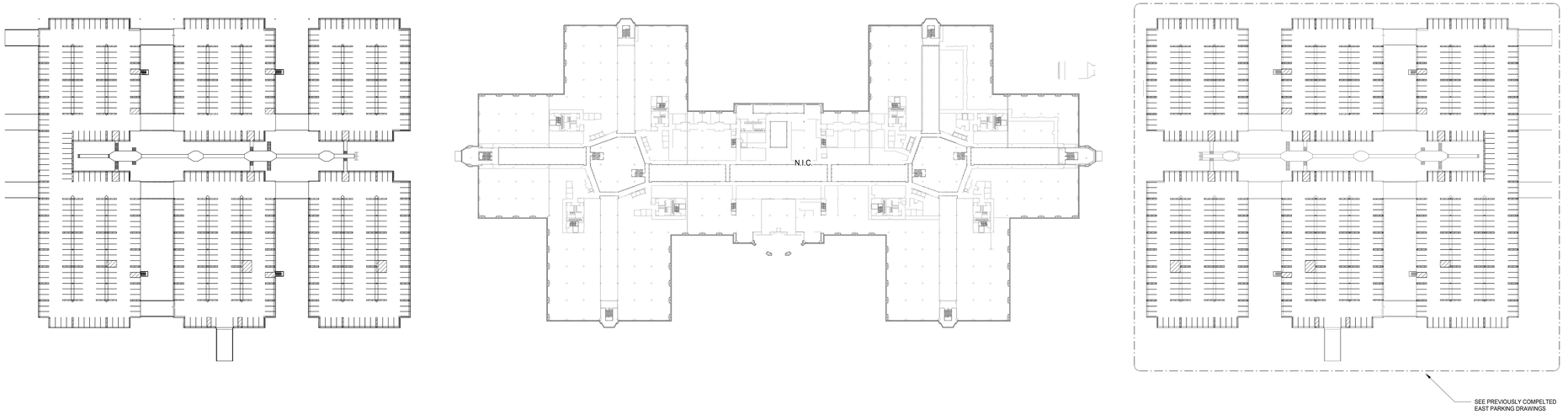
BELL WORKS CHICAGO - WEST VESTIBULE

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PLAN AND SECTION DETAILS - WEST VESTIBULE

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1 PARKING GARAGES - KEY PLAN
SCALE: 1" = 80'-0"

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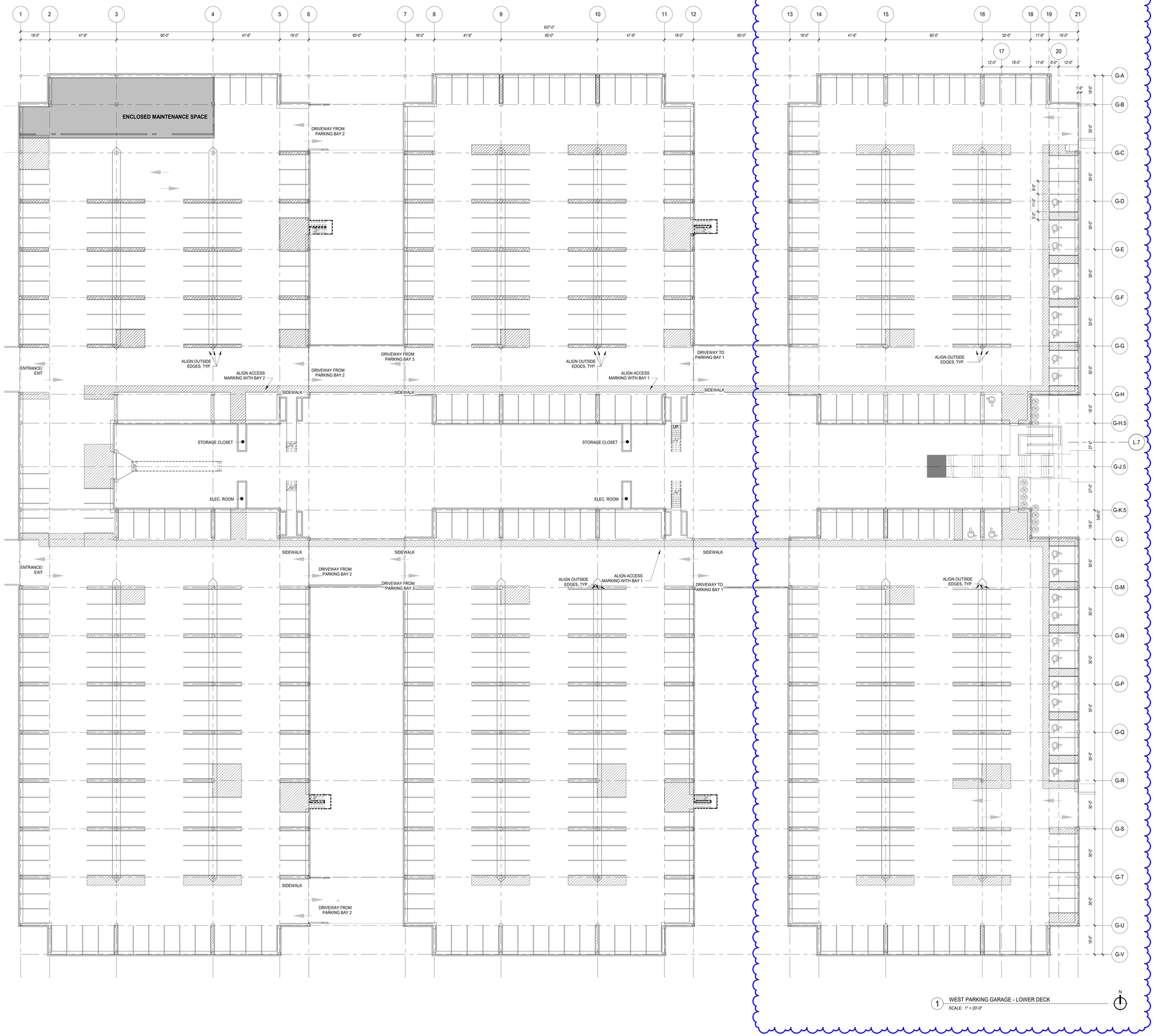
PARKING GARAGES - KEY PLAN

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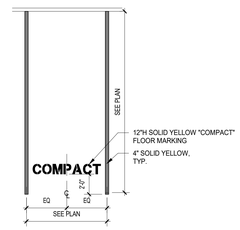
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GENERAL NOTES

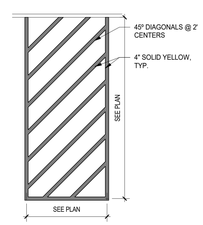
1. CLEARLY MARK ALL SPACES AND FIRE LANES AT AND ADJACENT TO FDC LOCATIONS.
2. PROVIDE INTERNAL REFLECTIVE MARKINGS FOR ALL VALVE CONNECTIONS.



1 WEST PARKING GARAGE - LOWER DECK
SCALE: 1" = 20'-0"



3 PAVEMENT MARKING - COMPACT
SCALE: 3/16" = 1'-0"



2 PAVEMENT MARKING - TYPICAL
SCALE: 3/16" = 1'-0"

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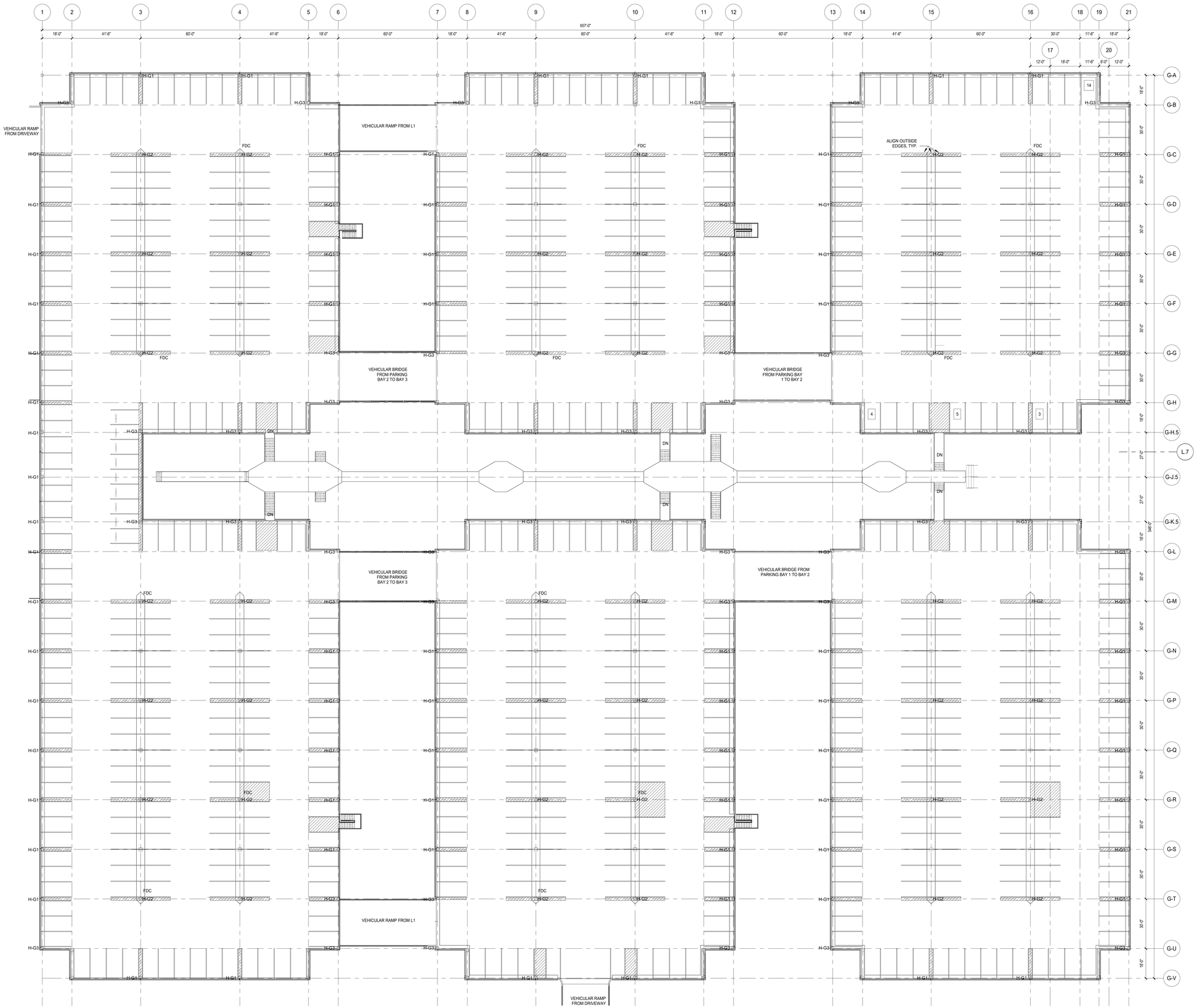
WEST PARKING GARAGE - LOWER DECK

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GENERAL NOTES

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2. PROVIDE INTERNAL REFLECTIVE MARKINGS FOR ALL VALVE CONNECTIONS.



1 WEST PARKING GARAGE - UPPER DECK
SCALE: 1" = 20'-0"

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WEST PARKING GARAGE - UPPER DECK

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ELECTRICAL ABBREVIATIONS LIST

1P	1 POLE (2P, 3P, 4P, ETC.)
A	AMPERE
AC	ABOVE COUNTER OR AIR CONDITIONER
ACLG	ABOVE CEILING
ADO	AUTOMATIC DOOR OPENER
AF	AMP FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT CIRCUIT INTERRUPTER
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE
AMPL	AMPLIFIER
ANNUN	ANNUNCIATOR
APPROX	APPROXIMATELY
AQ-STAT	AQUASTAT
ARCH	ARCHITECT, ARCHITECTURAL
AS	AMP SWITCH
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BD	BOARD
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT
CAB	CABINET
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
COMB	COMBINATION
CMPR	COMPRESSOR
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUATION OR CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVECTOR
CP	CIRCULATING PUMP
CRT	CATHODE-RAY TUBE
CT	CURRENT TRANSFORMER
CTR	CENTER
CU	COPPER
DCP	DOMESTIC WATER CIRCULATING PUMP
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DN	DOWN
DPR	DAMPER
DS	SAFETY DISCONNECT SWITCH
DT	DOUBLE THROW
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
EP	ELECTRIC PNEUMATIC
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXH	EXHAUST
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FU	FUSE
FUDS	FUSED SAFETY DISCONNECT SWITCH
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTOR
GND	GROUND
GRS	GALVANIZED RIGID STEEL (CONDUIT)
GYP BD	GYPSUM BOARD
HOA	HANDS-OFF-AUTOMATIC SWITCH
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HWP	HYDRONIC WATER PUMP
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INCAND	INCANDESCENT
IR	INFRARED
IW	INTERLOCK WITH
J-BOX	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT-AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LOC	LOCATE OR LOCATION
LT	LIGHT
LTG	LIGHTING
LTNG	LIGHTNING
LV	LOW VOLTAGE
MAX	MAXIMUM
MAG.S	MAGNETIC STARTER
M/C	MOMENTARY CONTACT
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDC	MAIN DISTRIBUTION CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MFS	MAIN FUSED DISCONNECT SWITCH
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSP	MOTOR STARTER PANELBOARD
MSBD	MAIN SWITCHBOARD
MT	MOUNT
MT.C	EMPTY CONDUIT
MTS	MANUAL TRANSFER SWITCH
MTR	MOTOR, MOTORIZED
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
NFDS	NON-FUSED SAFETY DISCONNECT SWITCH
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NPF	NORMAL POWER FACTOR
NTS	NOT TO SCALE
OH	OVERHEAD
OL	OVERLOADS
PA	PUBLIC ADDRESS
PB	PULL BOX OR PUSHBUTTON
PE	PNEUMATIC ELECTRIC
PED	PEDESTAL
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QUAN	QUANTITY
RCPT	RECEPTACLE
REQD	REQUIRED
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
SC	SURFACE CONDUIT
SEC	SECONDARY
SHT	SHEET
SIM	SIMILAR
S/N	SOLID NEUTRAL
SPEC	SPECIFICATION
SPKR	SPEAKER
SP	SPARE
SR	SURFACE RACEWAY
SS	STAINLESS STEEL
SSW	SELECTOR SWITCH
S/S	STOP/START PUSHBUTTONS
STA	STATION
STD	STANDARD
SURF	SURFACE MOUNTED
SW	SWITCH
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
SYS	SYSTEM
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TERM	TERMINAL
TL	TWIST LOCK
TR	TAMPER RESISTANT
T-STAT	THERMOSTAT
TTC	TELEPHONE TERMINAL CABINET
TV	TELEVISION
TVTC	TELEVISION TERMINAL CABINET
TYP	TYPICAL
UC	UNDER COUNTER
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UT	UNDERGROUND TELEPHONE
UTIL	UTILITY
UV	UNIT VENTILATOR OR ULTRAVIOLET
V	VOLT
VA	VOLT-AMPERES
VDT	VIDEO DISPLAY TERMINAL
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
W	WATT
W/	WITH
WG	WIRE GUARD
WH	WATER HEATER
W/O	WITHOUT
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER

ELECTRICAL GENERAL NOTES

1. DRAWINGS ARE GENERALLY DIAGRAMMATIC. ROUTING OF CONDUITS, RACEWAYS, ETC., AS SHOWN ON DRAWINGS, DOES NOT INTEND TO SHOW EVERY RISE, DROP, OFFSET, FITTING, NOR EVERY STRUCTURAL ELEMENT THAT MAY BE ENCOUNTERED DURING THE INSTALLATION OF THIS WORK. EACH CONTRACTOR SHALL MAKE ANY REQUIRED CHANGES FROM THE GENERAL ROUTING SHOWN ON THESE DRAWINGS, SUCH AS OFFSETS, BENDS, OR CHANGES IN ELEVATION DUE TO COORDINATION WITH THE WORK OF OTHER TRADES AND BUILDING CONSTRUCTION. ALL CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY IN COMPLETION DATE OF THE PROJECT.
2. IT IS INTENDED THAT EQUIPMENT SHALL BE LOCATED SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS OF THE BUILDING, NOTWITHSTANDING THE FACT THAT LOCATIONS INDICATED BY THESE DRAWINGS MAY BE DISTORTED FOR CLEARNESS OF PRESENTATION.
3. CONTRACTOR SHALL CHECK DRAWINGS OF OTHER TRADES TO VERIFY THAT SPACES IN WHICH THEIR WORK WILL BE INSTALLED ARE CLEAR OF OBSTRUCTIONS. WORK SHALL BE INSTALLED TO MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS IN THE BUILDING. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE INSTALLATION OF THEIR WORK.
4. CONTRACTOR SHALL FURNISH OTHER TRADES ADVANCE INFORMATION AND/OR SHOP DRAWINGS ON LOCATIONS AND SIZES OF PIPING, DUCTWORK, CONDUIT, RACEWAYS, EQUIPMENT, FRAMES, BOXES, SLEEVES, AND OPENINGS, ETC. NEEDED FOR THEIR WORK TO PERMIT OTHER TRADES AFFECTED TO INSTALL THEIR WORK PROPERLY AND WITHOUT DELAY.
5. WHERE THERE IS EVIDENCE THAT WORK OF ONE TRADE WILL INTERFERE WITH WORK OF OTHER TRADES, ALL TRADES SHALL MEET ON JOB SITE TO WORK OUT SPACE CONDITIONS AND MAKE SATISFACTORY ADJUSTMENTS TO INSTALLATION OF THE NEW WORK. CONTRACTORS SHALL VERIFY EXACT LOCATIONS OF ALL DEVICES AND EQUIPMENT WITH FIELD CONDITIONS, SHOP DRAWINGS, AND WORK OF OTHER TRADES PRIOR TO ROUGH-IN. EACH CONTRACTOR SHALL BE RESPONSIBLE, AT THEIR OWN EXPENSE, FOR THE REMOVAL AND REINSTALLATION OF ANY PART OF THEIR WORK IF SAME WAS INSTALLED WITHOUT CONSULTING WITH OTHER TRADES BEFORE INSTALLING THEIR WORK.
6. CONTRACTOR SHALL PROVIDE SLEEVES IN BEAMS, FLOORS, COLUMNS, AND WALLS AS SHOWN ON THE DRAWINGS AS REQUIRED BY JOB SITE CONDITIONS, AND/OR AS SPECIFIED WHEN INSTALLING THEIR WORK. ALL BEAMS AND COLUMNS WHICH ARE REQUIRED TO BE SLEEVED SHALL BE CUT AND REINFORCED AS REQUIRED BY FIELD CONDITIONS, AND LOCATIONS AND SIZES SHALL BE CHECKED AND APPROVED BY ARCHITECT BEFORE CONTRACTOR CUTS AND STRUCTURAL BUILDING MEMBER.
7. THE SEQUENCE FOR THE INSTALLATION OF ALL WORK SHALL BE COORDINATED BETWEEN ALL CONTRACTORS ON THE PROJECT AND IN STRICT ACCORDANCE WITH ARCHITECT/ENGINEER AND OWNERS STIPULATION AS DIRECTED.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND STRUCTURAL CONTRACT DRAWINGS (BEFORE SUBMITTING THEIR BIDS) TO FAMILIARIZE THEMSELVES WITH THE EXTENT OF THE GENERAL CONTRACTORS WORK, CEILING HEIGHTS AND CLEARANCE FOR INSTALLING THEIR WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE AND PAY FOR ALL CORING, CUTTING, PATCHING, REPAIRING, REFINISHING, AND REMOVAL/REPLACEMENT OF NEW BUILDING CONSTRUCTION REQUIRED TO ACCOMMODATE THE INSTALLATION, OR REMOVAL OF THEIR WORK. ALL PATCHING, REPAIRING, AND REFINISHING WORK SHALL BE PERFORMED BY THOSE REGULARLY INVOLVED IN THAT TRADE, AND SHALL MATCH THE ADJACENT CONSTRUCTION AS CLOSELY AS POSSIBLE. CARE SHALL BE TAKEN SO AS NOT TO DAMAGE ANY EXISTING BUILDING CONSTRUCTION OR ITEMS THAT ARE TO REMAIN. ANY EXISTING FINISHES THAT ARE DAMAGED DURING THE INSTALLATION OF NEW WORK, OR REMOVAL OF EXISTING WORK, SHALL BE REPAIRED, REPLACED, AND PAID FOR BY THE INSTALLING CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT AND OWNER. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING BUILDING CONSTRUCTION THAT IS TO REMAIN AND, THEREFORE, SUBJECT TO PATCHING, REPAIRING, REFINISHING, AND REMOVAL/REPLACEMENT.
10. CONTRACTOR SHALL INSTALL ALL AUXILIARY SUPPORTING STEEL AS REQUIRED FOR THE SUPPORTING OF THEIR CONDUIT, EQUIPMENT, ETC. ALL SUPPORTING STEEL FOR ITEMS ABOVE A SUSPENDED CEILING SHALL BE FROM BUILDING STRUCTURAL MEMBERS ONLY.
11. UNLESS INDICATED OTHERWISE, THE ARCHITECT/ENGINEER MAKES NO REPRESENTATION AS TO WHETHER OR NOT ANY HAZARDOUS OR CONTAMINATED MATERIALS (INCLUDING BUT NOT LIMITED TO ASBESTOS, PCBs, CONTAMINATED SOILS, ETC.) ARE PRESENT WITHIN THE EXISTING BUILDING OR ON THE SITE. WORK SHOWN ON THE DRAWINGS AND/OR INDICATED IN THE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CALL FOR CONTACT WITH ANY OF THESE MATERIALS. IF THESE MATERIALS ARE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL NOT DISTURB THEM AND SHALL CONTACT THE ARCHITECT/ENGINEER IMMEDIATELY.
12. CONTRACTOR SHALL STORE ALL MATERIALS AND EQUIPMENT SHIPPED TO THE SITE IN A PROTECTED AREA. IF MATERIAL IS STORED OUTSIDE OF THE BUILDING, IT MUST BE STORED OFF THE GROUND A MINIMUM OF SIX INCHES (6") SET ON 6X6 PLANKS AND/OR WOOD PALLETS. ALL MATERIAL AND EQUIPMENT MUST BE COMPLETELY COVERED WITH WATERPROOF TARPS OR VISQUIN. ALL CONDUIT WILL HAVE THE ENDS CLOSED TO KEEP OUT DIRT AND OTHER DEBRIS. NO EQUIPMENT WILL BE ALLOWED TO BE STORED ON THE SITE UNLESS IT IS SITTING ON WOOD PLANKS AND COMPLETELY PROTECTED WITH WEATHERPROOF COVERS.
13. THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS HAVE BEEN PREPARED USING ONE MANUFACTURER FOR EACH PIECE OF EQUIPMENT AS THE BASIS FOR DIMENSIONAL DESIGN. IF THE CONTRACTOR PURCHASES EQUIPMENT FROM A SPECIFIED ACCEPTABLE MANUFACTURER, BUT NOT THE SCHEDULED MANUFACTURER USED FOR THE BASE DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL THE DIMENSIONS OF THE EQUIPMENT TO VERIFY THAT IT WILL FIT IN THE SPACE SHOWN ON THE DRAWINGS. MINOR DEVIATIONS IN DIMENSIONS WILL BE PERMITTED, PROVIDED THE RATINGS MEET THOSE SHOWN ON THE DRAWINGS AND EQUIPMENT WILL PHYSICALLY FIT INTO THE SPACE ALLOCATED WITH THE SUITABLE ACCESS AROUND EQUIPMENT FOR OPERATION AND MAINTENANCE OF THE EQUIPMENT. WHEN EQUIPMENT SUBMITTED FOR REVIEW DOES NOT MEET THE PHYSICAL SIZE OR ARRANGEMENT OF THAT SCHEDULED AND SPECIFIED, CONTRACTOR SHALL PAY FOR ALL ALTERATIONS REQUIRED TO ACCOMMODATE SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR WILL ALSO PAY ALL COSTS FOR ADDITIONAL WORK REQUIRED BY OTHER CONTRACTORS, OWNER, ARCHITECT, OR ENGINEER TO MAKE CHANGES WHICH WOULD ALLOW THE EQUIPMENT TO FIT IN THE SPACE AND FUNCTION AS INTENDED.
14. CONTRACTOR AND/OR MANUFACTURER SHALL VERIFY THAT THE CHARACTERISTICS OF THE EQUIPMENT HE SUBMITS FOR REVIEW MEET THE CAPACITY AND DUTY SPECIFIED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THEIR ASSOCIATED FEES.
16. CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIAL AND GUARANTEE ALL WORKMANSHIP PROVIDED BY HIM FOR 1 (ONE) YEAR FOR SUBSTANTIAL COMPLETION OF WORK INVOLVED.

ELECTRICAL FIXTURES

20A, 2P, 3 WIRE, GROUNDING TYPE, "DECORA STYLE" DUPLEX RECEPTACLE NEMA 5-20R INSTALLED +18" AFF,OC,UNO, WHITE. BLACK IN SCIENCE ROOM ON BACK SPLASH.

GFI - GROUND FAULT INTERRUPTER RECEPTACLE
USB - RECEPTACLE WITH INTEGRATED (2) USB PORTS
IG - ISOLATED GROUND
XX" - ABOVE FINISH FLOOR HEIGHT
WP - WEATHER PROOF. PROVIDE WEATHERPROOF DIE-CAST ALUMINUM-LIFT LID & GFCI TYPE RECEPTACLE. SEAL PENETRATION USING APPROVED MATERIALS AND METHODS TO MAINTAIN THE WEATHER TIGHT INTEGRITY.

(2) DUPLEX RECEPTACLE - SAME SPEC'S AS DUPLEX RECEPTACLE

(1) DUPLEX RECEPTACLE - 6" ABOVE COUNTER VIF - SAME SPEC'S AS DUPLEX RECEPTACLE

(2) DUPLEX RECEPTACLE - 6" ABOVE COUNTER VIF - SAME SPEC'S AS DUPLEX RECEPTACLE

(1) DUPLEX RECEPTACLE - CEILING MOUNTED - SAME SPEC'S AS DUPLEX RECEPTACLE

SPECIAL PURPOSE RECEPTACLE AT +18" AFF, VOLTAGE/ NUMBER OF POLES AS SHOWN IN PLANS, NEMA-TYPE TO BE DETERMINED PER EQUIPMENT

SPECIAL PURPOSE RECEPTACLE, FLOOR BOX MOUNTED

SPECIAL PURPOSE RECEPTACLE, CEILING MOUNTED

MULTI-SERVICE CAST IRON RECESSED FLOOR BOX WITH GFI TYPE DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD RFB4 SERIES OR EQUAL, UNO
(1) 3/4" CONDUIT FOR POWER
(1) 1 1/4" CONDUIT FOR VOICE / DATA CABLING.
ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. SAW CUT AND PATCH FLOOR AS REQUIRED.

MULTI-SERVICE CAST IRON RECESSED FLOOR BOX WITH GFI TYPE (2) DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD EVOLUTION SERIES OR EQUAL, UNO
(1) 3/4" CONDUIT FOR POWER
(1) 1 1/4" CONDUIT FOR VOICE / DATA CABLING.
ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. SAW CUT AND PATCH FLOOR AS REQUIRED.

MULTI-SERVICE CAST IRON POKE-THRU FLOOR BOX WITH GFI TYPE DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD EVOLUTION SERIES-6" OR EQUAL, UNO
(1) 3/4" CONDUIT FOR POWER
ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. CORE AND PATCH FLOOR AS REQUIRED.

POKE-THRU FLOOR BOX, (1) DUPLEX RECEPTACLE ONLY, SAME SPEC'S AS ABOVE

MULTI-SERVICE CAST IRON POKE-THRU FLOOR BOX WITH GFI TYPE DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD EVOLUTION SERIES-6" OR EQUAL, UNO
(1) 3/4" CONDUIT FOR POWER
ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. CORE AND PATCH FLOOR AS REQUIRED.

POKE-THRU FLOOR BOX, (2) DUPLEX RECEPTACLE, SAME SPEC'S AS ABOVE

CORD REEL BY HUBBELL (OR EQUAL) #HBL45123GF220WM1, GFCI MODULE #GFPIL20, PLATE #HBLPB5FS, RECEPTACLE #HBL5352GY. SEE DETAIL FOR MORE INFO

WALL MOUNTED JUNCTION BOX. "H" DENOTES HEIGHT ABOVE FINISHED FLOOR

JUNCTION BOX FLOOR

JUNCTION BOX WITH FLEXIBLE CONDUIT AND FINAL CONNECTION TO EQUIPMENT. "CLNG" REPRESENT CEILING MOUNT

CEILING JUNCTION BOX "CLNG"

PROVIDE __A, 3 POLE ___V. NON-FUSIBLE SAFETY SWITCH. NEMA __ ENCLOSURE.

PROVIDE __A, 3 POLE ___V. FUSIBLE SAFETY SWITCH WITH DUAL ELEMENT FUSES SIZED PER EQUIPMENT MANUFACTURERS RECOMMENDATION. NEMA __ ENCLOSURE.

PROVIDE ___V, COMBINATION MOTOR STARTER / FUSIBLE SAFETY SWITCH, NEMA SIZE AS INDICATED, F/NR, WITH DUAL ELEMENT FUSES SIZE PER EQUIPMENT MANUFACTURERS RECOMMENDATION. PROVIDE WITH HAND-OFF-AUTO SWITCH, PILOT LIGHTS, CONTROL TRANSFORMER AND (1) N.O. (1) N.C. CONTROL CONTACTS NEMA 1 ENCLOSURE.

PROVIDE MANUAL MOTOR STARTER THERMAL OVERLOAD SWITCH AND 120V, 20A, CONTROL RELAY / CONTRACTOR TO CONTROL PUMP (VERIFY CONTROL VOLTAGE WITH BAS CONTRACTOR)

MANUAL MOTOR STARTER, THERMAL OVERLOAD TOGGLE SWITCH

VFD VARIABLE FREQUENCY DRIVE, SEE "ME" SHEET SCHEDULE FOR MORE INFO

GAS EMERGENCY GAS SHUT OFF, SEE DETAILS FOR MORE INFO. PROVIDE 120V POWER FOR GAS SELONOID VALVE. VIF. PROVIDE POLYCARBONATE COVER.

EPO EMERGENCY POWER SHUT OFF, RESETABLE BUTTON. PROVIDE REMOTE RESETABLE CONTACTOR(S) FOR RECEPTACLES OR UTILIZE MAIN DISCONNECT WITH SHUNT TRIP AT PANEL. PROVIDE POLYCARBONATE COVER.

PB PULL BOX WHERE REQUIRED VIF

ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NEC, 2018 IECC AND ALL LOCAL CODES.
2. PROVIDE ALL PERMITS AND INSPECTION FEES.
3. ALL MATERIAL AND LABOR SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY THE ENGINEER.
4. THIS CONTRACTOR SHALL PROVIDE ALL HIS OWN RIGGING, SCAFFOLDING, RUBBISH REMOVAL, AND LEAVE SPACE BROOM CLEAN.
5. MINIMUM SIZE CONDUIT SHALL BE 3/4" E.M.T.
6. MINIMUM SIZE WIRE SHALL BE #12 THHN, WITH #14 USED FOR CONTROL WIRING.
7. WIRE #14 THROUGH #10 SHALL BE COPPER THHN; #8 THROUGH 500 MCM SHALL BE STRANDED COPPER THHN. ALUMINUM WIRE NOT ACCEPTABLE. ALL WIRE SHALL BE COLOR CODED.
8. THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY CUTTING AND PATCHING INCLUDING SLEEVES AND INSERTS.
9. ALL NEW CIRCUIT BREAKERS SHALL BE "QOB" BOLT-ON BREAKERS (10,000 A.I.C.), OR EQUAL BY G.E. OR ITE. (PROVIDE NEW CIRCUIT BREAKERS COMPATIBLE WITH NEW PANELBOARD). PROVIDE TYPEWRITTEN DIRECTORIES IN ALL PANELS.
10. BEFORE SUBMITTING HIS BID, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO ASCERTAIN ALL WORK INVOLVED IN THE PROJECT.
11. THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON THE PROJECT.
12. THIS CONTRACTOR SHALL MAKE NECESSARY MODIFICATIONS AND ADJUSTMENTS TO ALL ELECTRICAL ITEMS AND EQUIPMENT AS MAY BE REQUIRED BY THIS WORK.
13. EQUIPMENT GROUNDING SHALL BE USED TO CONNECT THE GROUNDING TERMINAL OF RECEPTACLES TO THE GROUNDED METALLIC BOX.

ELECTRICAL FIXTURES

HD HAND DRYER - PROVIDE 120V 20A/1P DEDICATED CIRCUIT FURNISHED BY OTHERS, INSTALLED BY THIS CONTRACTOR. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

TS1 WALL POWER/DATA/AV STATION;
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

TS FLOOR POWER/DATA/AV STATION;
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

AVP WALL PROJECTOR OR TV POWER/DATA/AV STATION;
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

CLNG AVP CEILING PROJECTOR OR TV POWER/DATA/AV STATION;
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

CS CHARGING STATION;
(1) DUPLEX RECEPTACLE
(2) 4-PORT USB DEVICE OUTLET, LEVITON USB4P (OR EQUAL).
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

COMMUNICATION DEVICES

INTERCOM SYSTEM CALL SWITCH, PROVIDE 3/4"C ROUGH UP TO ABOVE CEILING.

IS FLUSH CEILING MOUNTED INTERCOM SYSTEM TWO-WAY SPEAKER. "WG" DENOTES WIRE GUARD

WALL MOUNTED INTERCOM SYSTEM TWO-WAY SPEAKER. "WG" DENOTES WIRE GUARD, "WP" DENOTES WEATHER PROOF

S FLUSH CEILING MOUNTED STANDARD SPEAKER AS SPECIFIED

WALL MOUNTED STANDARD SPEAKER AS SPECIFIED. "WP" DENOTES WEATHER PROOF, "WG" DENOTES WIRE GUARD

V LOCAL VOLUME CONTROL

SURFACE MOUNTED BATTERY OPERATED CLOCK , CORRIDOR AND COMMON SPACES SHALL BE DOUBLELFACED. "WG" DENOTES WIRE GUARD

ELECTRICAL EQUIPMENT

SWITCHGEAR / MAIN DISCONNECT / METER SECTION , SEE PLANS AND RISER DIAGRAM FOR MORE INFO. PROVIDE MIN. 4" HEIGHT HOUSE KEEPING CONCRETE PAD

DISTRIBUTION PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO

RECESSED BRANCH CIRCUIT PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO

SURFACE MOUNTED BRANCH CIRCUIT PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO

T DRY TYPE TRANSFORMER, SEE PLANS AND RISER DIAGRAM FOR MORE INFO. PROVIDE MIN. 4" HEIGHT HOUSE KEEPING CONCRETE PAD

TTB TELEPHONE TERMINAL BOARD (SIZE AS NOTED IN THE PLAN) (3/4" PLYWOOD BACKBOARD COATED WITH FIRE RETARDANT PAINT)

CONDUIT WALL SLEEVE FOR ROUTING OF LOW VOLTAGE CABLING. PROVIDE FOR EACH SHOWN, A MINIMUM OF (2) 2" CONDUIT(S) STUBBED INTO CEILING SPACES, UNLESS SPECIFICALLY NOTED OTHERWISE. PROVIDE THREADED / SCREWED INSULATED BUSHINGS AT EACH END.

CONDUIT ROUTED CONCEALED IN WALLS AND CEILING. HASH MARKS DENOTE QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED

CONDUIT ROUTED EXPOSED. INSTALL PARALLEL TO WALLS AND CEILINGS. HASH MARKS DENOTE QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED

CONDUIT INSTALLED BELOW GRADE. HASH MARK DENOTES QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED

DENOTES CONDUIT HOMERUN, 3/4" MINIMUM, PANEL DESTINATION AND CIRCUIT NUMBER(S) AS INDICATED

SHORT TICK MARK DENOTES LINE (HOT) OR SWITCH LEG CONDUCTOR, #12 AWG MIN.

LONG TICK MARK DENOTES NEUTRAL CONDUCTOR, #10 AWG MIN.

DENOTES INSULATED GROUND WIRE, #12 AWG MINIMUM

VERTICAL - (2) COMPARTMENT, STEEL RACEWAY, WIREMOLD V4000 SERIES COLOR BY ARCHITECT, WITH RECEPTACLES AND DATA OUTLETS INDICATED

HORIZONTAL - (2) COMPARTMENT, STEEL RACEWAY, WIREMOLD V4000 SERIES COLOR BY ARCHITECT, WITH RECEPTACLES AND DATA OUTLETS INDICATED

ACOUSTICALLY SENSITIVE SPACES NOTE

ACOUSTICALLY SENSITIVE SPACES SUCH AS THEATER, STAGE AND MUSIC ROOMS WHICH ARE TO BE CONSIDERED ACOUSTICALLY STRUCTURALLY SEPARATE AND WHICH REQUIRE ACOUSTIC AND VIBRATION ISOLATION - REFER TO ARCHITECTURAL SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

BIDDING NOTE

SEE DRAWING ME1.0 FOR GENERAL NOTES, HVAC/PLUMBING/ELECTRICAL COORDINATION SCHEDULE, AND ADDITIONAL DETAILS APPLICABLE TO THIS TRADE'S WORK.

THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL RACEWAYS, POWER, BACKBOXES AND STUB-UPS PER DETAILS AND DRAWINGS FROM ARCHITECTURE AND LANDSCAPE TRADES.

FIRE ALARM DEVICES

FACP MAIN FIRE ALARM CONTROL PANEL, PROVIDE 120V DEDICATED EM POWER AND SMOKE DETECTOR ABOVE PANEL. WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS

EVAC FIRE ALARM VOICE EVACUATION PANEL, PROVIDE 120V DEDICATED EM POWER. WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS

ANNC FIRE ALARM ANNUNCIATOR PANEL, PROVIDE 120V DEDICATED EM POWER, WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS

FIRE ALARM SYSTEM PULL STATION INSTALLED +48" AFF

FIRE ALARM SPEAKER AND STROBE CEILING

FIRE ALARM SPEAKER AND STROBE WALL

FIRE ALARM SPEAKER (ONLY) CEILING

FIRE ALARM SPEAKER (ONLY) WALL

FIRE ALARM SPEAKER AND HORN WALL

FIRE ALARM STOBE (ONLY) CEILING

FIRE ALARM SYSTEM STROBE (ONLY) INSTALLLED +80" AFF

FIRE ALARM SYSTEM AUDIO/VISUAL HORN CEILING MOUNTED

FIRE ALARM SYSTEM AUDIO/VISUAL HORN INSTALLED +80" AFF

SD FIRE ALARM SYSTEM CEILING SMOKE DETECTOR

HD FIRE ALARM SYSTEM CEILING HEAT DETECTOR

CO CARBON MONOXIDE DETECTOR

FT FIRE ALARM SYSTEM CEILING FIX TEMP HEAT DETECTOR , 212F

DSD DUCT SMOKE DETECTOR, MOUNTED IN CONDITION SPACE IN BUILDING VIF

SD FIRE ALARM SMOKE DAMPER

K DUCT SMOKE DETECTOR REMOTE INDICATING LIGHT WITH KEY OPERATED TEST SWITCH

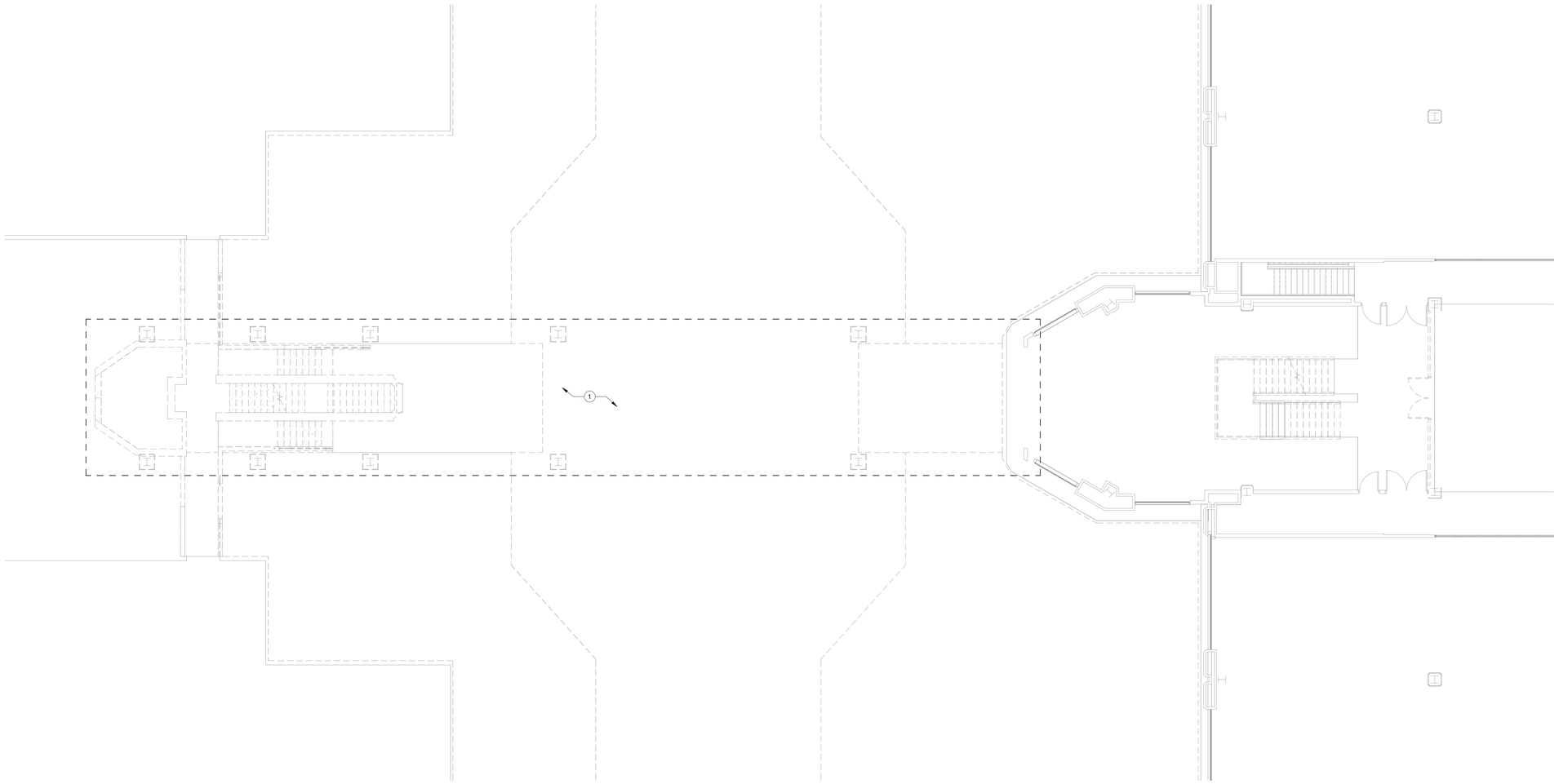
DUCT SMOKE DETECTOR CEILING T

ELECTRICAL DEMOLITION PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL DEMOLITION PLANS
2. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASES OF DEMOLITION AND CONSTRUCTION. COORDINATE WITH GENERAL CONSTRUCTION.
3. ALL INDICATED ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND RELATED CONDUIT AND WIRING TO BE REMOVED UNLESS NOTED OTHERWISE.
4. DEMOLITION OF THE ELECTRICAL SYSTEM AS NOTED ON THE DEMOLITION DRAWINGS, SHALL BE COORDINATE WITH THE RENOVATION REQUIREMENTS TO DETERMINE THIS CONTRACTOR'S WORK.
5. IT IS THE INTENT OF THE ELECTRICAL DEMOLITION DRAWING(S) TO INDICATE AREAS IN WHICH ELECTRICAL EQUIPMENT, CONDUIT, LIGHTING FIXTURES, DEVICES, ETC. NEED TO BE REMOVED, RELOCATED, OR MODIFIED BY THIS CONTRACTOR TO ALLOW FOR THE RENOVATION PHASE OF CONSTRUCTION. THE ELECTRICAL DEMOLITION PLAN IS FOR REFERENCE PURPOSES ONLY AND IT IS NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS.
6. THIS CONTRACTOR SHALL VISIT THE BUILDING, BEFORE SUBMITTING HIS BID, TO VERIFY THE EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK.
7. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ELECTRICAL DEMOLITION REQUIRED TO ACCOMMODATE THE RENOVATION. REMOVE AS REQUIRED ALL LIGHTING FIXTURES, RECEPTACLES, EQUIPMENT, DEVICES, ETC. PULL OUT ALL UNUSED CONDUCTORS AND CABLES AND REMOVE ALL ABANDONED CONDUIT. ELECTRICALLY DISCONNECT AIR HANDLING UNITS, ELECTRIC WATER HEATERS, AND OTHER SUCH EQUIPMENT FOR REMOVAL BY OTHERS.
8. REFER TO MECHANICAL AND PLUMBING DEMOLITION DRAWINGS FOR ALL MECHANICAL EQUIPMENT THAT IS TO BE ELECTRICALLY DISCONNECTED OR REMOVED.
9. WHERE EXISTING CEILINGS TO BE REPLACED IN AREAS, EXISTING LIGHTING TO BE REMOVED, OTHER CEILING MOUNTED ELECTRICAL DEVICES TO BE REMOVED AND REINSTALLED IN NEW CEILING WHERE AFFECTED BY NEW WORK.
10. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES IN WALLS TO BE DEMOLISHED. WALLS TO BE DEMOLISHED ARE SHOWN DASHED. DISCONNECT AND REMOVE ASSOCIATED CONDUIT AND WIRE BACK TO LAST REMAINING DEVICE. FURNISH AND INSTALL CONDUIT AND WIRE AS NECESSARY FOR CONTINUITY OF CIRCUIT(S) TO ANY EXISTING DEVICES TO REMAIN. COORDINATE AND VERIFY REQUIREMENTS WITH NEW WORK IN AREA.
11. FURNISH AND INSTALL CONDUIT AND/OR COMMUNICATIONS/ DATA WIRING AS NECESSARY FOR CONTINUITY OF ANY WIRING ORIGINATING OUTSIDE THE DEMOLITION AREA THAT SERVES ANY COMMUNICATIONS/DATA EQUIPMENT OR DEVICES TO REMAIN AFTER DEMOLITION. MODIFY OR REPLACE AS REQUIRED.
12. DISCONNECT AND REMOVE LIGHT SWITCHES IN DEMOLITION AREAS AS NECESSARY TO ACCOMMODATE NEW DOOR CONFIGURATIONS.
13. DISCONNECT AND REMOVE ANY EXISTING ELECTRICAL DEVICES AND BACK BOXES AS NECESSARY WHERE NEW WALL CONSTRUCTION WILL INTERSECT AN EXISTING WALL. FURNISH AND INSTALL CONDUIT AND WIRE AS REQUIRED FOR CONTINUITY OF CIRCUIT(S).
14. FURNISH AND INSTALL BLANK COVER PLATES OVER ALL EXISTING UNUSED OPENINGS.
15. THE OWNER SHALL HAVE FULL SALVAGE RIGHTS OVER ANY ELECTRICAL DEVICES THAT ARE SCHEDULED TO BE DEMOLISHED. COORDINATE WITH OWNER REPRESENTATIVE SELECTIVE SALVAGEABLE MATERIALS (SUCH AS GENERATOR, HEADEND EQUIPMENT, LIGHT FIXTURES, ETC.) SHALL BE TURNED OVER TO OWNER. DISPOSABLE AND AMONG OTHER GARBAGE MATERIALS SHALL BE REMOVED FROM SITE.
16. ALL EXISTING SECURITY EQUIPMENT SHOWN TO BE REMOVED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND TURNED OVER TO THE OWNER.
17. DEMOLITION CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF DEMOLITION WORK, HOWEVER, INCIDENTAL ASSOCIATED WORK MAY NOT BE SHOWN BUT MAY BE REQUIRED TO COMPLETE NEW WORK. CONTRACTOR IS TO INCLUDE ALL DEMOLITION WORK NECESSARY TO INSTALL THE SCOPE OF THE NEW WORK.

(#) KEYNOTES

1	DISCONNECT AND REMOVE EXISTING LIGHT FIXTURES ON THE BRIDGE GETTING DEMOED. PULL THE LIGHTING CIRCUITS ALONG WITH JUNCTION BOXES, CABLES AND CONDUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.



1 LEVEL 2 ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

N

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062-060912
STATE OF ILLINOIS

EXPIRATION: 11/30/2025

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	ISSUED FOR PERMIT REVISION	10/07/2025
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	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUE FOR PERMIT	02.05.2025

BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LEVEL 2 ELECTRICAL DEMOLITION PLAN

Project Number:
200072
Drawn By:
Author
Sheet:

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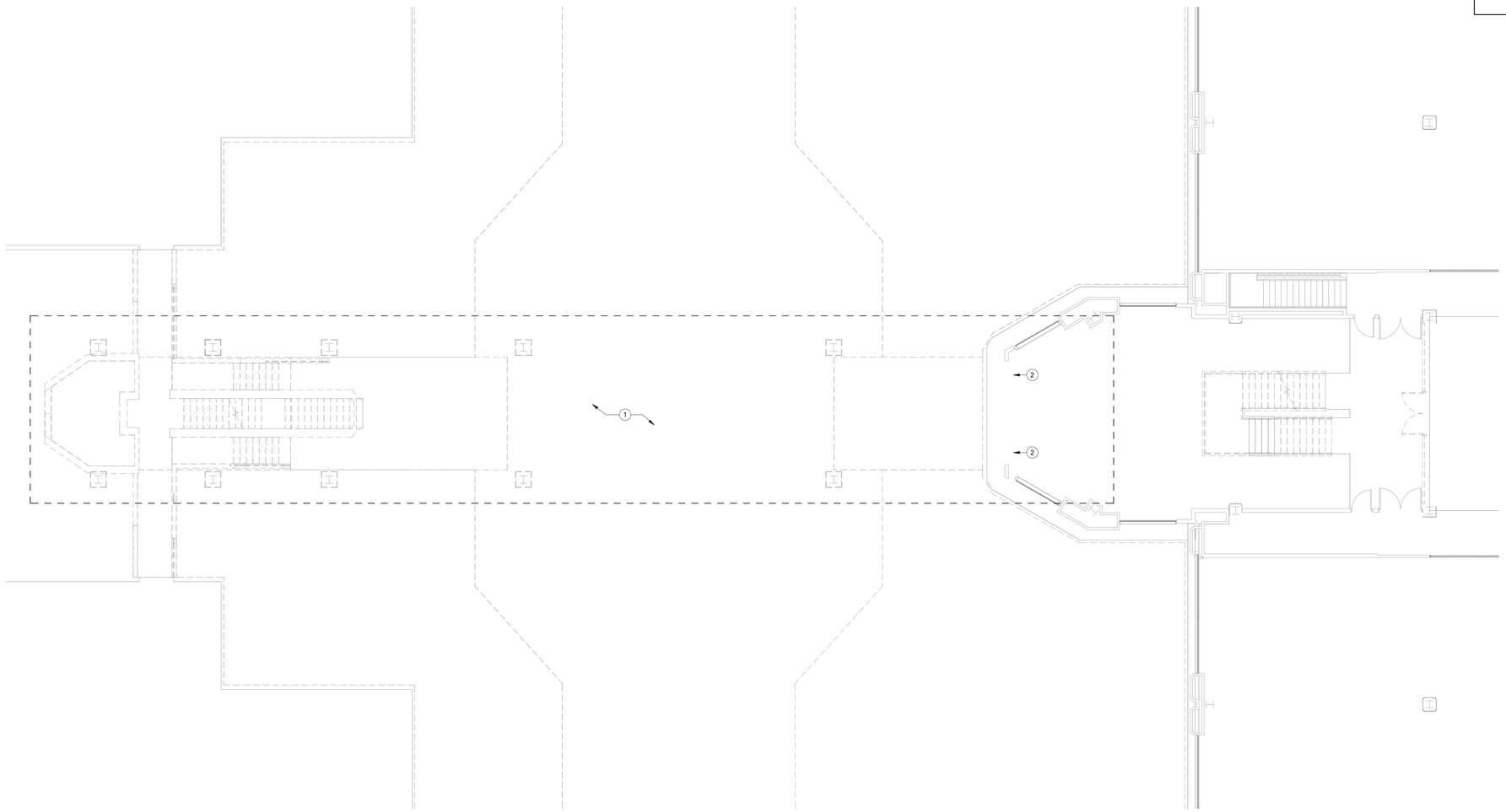
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ELECTRICAL DEMOLITION PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL DEMOLITION PLANS
2. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASES OF DEMOLITION AND CONSTRUCTION. COORDINATE WITH GENERAL CONSTRUCTION
3. ALL INDICATED ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND RELATED CONDUIT AND WIRING TO BE REMOVED UNLESS NOTED OTHERWISE.
4. DEMOLITION OF THE ELECTRICAL SYSTEM AS NOTED ON THE DEMOLITION DRAWINGS, SHALL BE COORDINATE WITH THE RENOVATION REQUIREMENTS TO DETERMINE THIS CONTRACTOR'S WORK.
5. IT IS THE INTENT OF THE ELECTRICAL DEMOLITION DRAWING(S) TO INDICATE AREAS IN WHICH ELECTRICAL EQUIPMENT, CONDUIT, LIGHTING FIXTURES, DEVICES, ETC. NEED TO BE REMOVED, RELOCATED, OR MODIFIED BY THIS CONTRACTOR TO ALLOW FOR THE RENOVATION PHASE OF CONSTRUCTION. THE ELECTRICAL DEMOLITION PLAN IS FOR REFERENCE PURPOSES ONLY AND IT IS NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS.
6. THIS CONTRACTOR SHALL VISIT THE BUILDING, BEFORE SUBMITTING HIS BID, TO VERIFY THE EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK.
7. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ELECTRICAL DEMOLITION REQUIRED TO ACCOMMODATE THE RENOVATION. REMOVE AS REQUIRED ALL LIGHTING FIXTURES, RECEPTACLES, EQUIPMENT, DEVICES, ETC. PULL OUT ALL UNUSED CONDUCTORS AND CABLES AND REMOVE ALL ABANDONED CONDUIT. ELECTRICALLY DISCONNECT AIR HANDLING UNITS, ELECTRIC WATER HEATERS, AND OTHER SUCH EQUIPMENT FOR REMOVAL BY OTHERS.
8. REFER TO MECHANICAL AND PLUMBING DEMOLITION DRAWINGS FOR ALL MECHANICAL EQUIPMENT THAT IS TO BE ELECTRICALLY DISCONNECTED OR REMOVED.
9. WHERE EXISTING CEILINGS TO BE REPLACED IN AREAS, EXISTING LIGHTING TO BE REMOVED, OTHER CEILING MOUNTED ELECTRICAL DEVICES TO BE REMOVED AND REINSTALLED IN NEW CEILING WHERE AFFECTED BY NEW WORK.
10. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES IN WALLS TO BE DEMOLISHED. WALLS TO BE DEMOLISHED ARE SHOWN DASHED. DISCONNECT AND REMOVE ASSOCIATED CONDUIT AND WIRE BACK TO LAST REMAINING DEVICE. FURNISH AND INSTALL CONDUIT AND WIRE AS NECESSARY FOR CONTINUITY OF CIRCUIT(S) TO ANY EXISTING DEVICES TO REMAIN. COORDINATE AND VERIFY REQUIREMENTS WITH NEW WORK IN AREA.
11. FURNISH AND INSTALL CONDUIT AND/OR COMMUNICATIONS/ DATA WIRING AS NECESSARY FOR CONTINUITY OF ANY WIRING ORIGINATING OUTSIDE THE DEMOLITION AREA THAT SERVES ANY COMMUNICATIONS/DATA EQUIPMENT OR DEVICES TO REMAIN AFTER DEMOLITION. MODIFY OR REPLACE AS REQUIRED.
12. DISCONNECT AND REMOVE LIGHT SWITCHES IN DEMOLITION AREAS AS NECESSARY TO ACCOMMODATE NEW DOOR CONFIGURATIONS.
13. DISCONNECT AND REMOVE ANY EXISTING ELECTRICAL DEVICES AND BACK BOXES AS NECESSARY WHERE NEW WALL CONSTRUCTION WILL INTERSECT AN EXISTING WALL. FURNISH AND INSTALL CONDUIT AND WIRE AS REQUIRED FOR CONTINUITY OF CIRCUIT(S).
14. FURNISH AND INSTALL BLANK COVER PLATES OVER ALL EXISTING UNUSED OPENINGS.
15. THE OWNER SHALL HAVE FULL SALVAGE RIGHTS OVER ANY ELECTRICAL DEVICES THAT ARE SCHEDULED TO BE DEMOLISHED. COORDINATE WITH OWNER REPRESENTATIVE SELECTIVE SALVAGEABLE MATERIALS (SUCH AS GENERATOR, HEADEND EQUIPMENT, LIGHT FIXTURES, ETC.) SHALL BE TURNED OVER TO OWNER. DISPOSABLE AND AMONG OTHER GARBAGE MATERIALS SHALL BE REMOVED FROM SITE.
16. ALL EXISTING SECURITY EQUIPMENT SHOWN TO BE REMOVED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND TURNED OVER TO THE OWNER.
17. DEMOLITION CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF DEMOLITION WORK, HOWEVER, INCIDENTAL ASSOCIATED WORK MAY NOT BE SHOWN BUT MAY BE REQUIRED TO COMPLETE NEW WORK. CONTRACTOR IS TO INCLUDE ALL DEMOLITION WORK NECESSARY TO INSTALL THE SCOPE OF THE NEW WORK.

(#) KEYNOTES

1	DISCONNECT AND REMOVE EXISTING LIGHT FIXTURES ON THE BRIDGE GETTING DEMOED. PULL THE LIGHTING CIRCUITS ALONG WITH JUNCTION BOXES, CABLES AND CONDUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.
2	DISCONNECT AND REMOVE SURFACE MOUNTED EXIT SIGNS AS THE DOOR IS GETTING DEMOED, PULL CIRCUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.



1 LEVEL 3 ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

N

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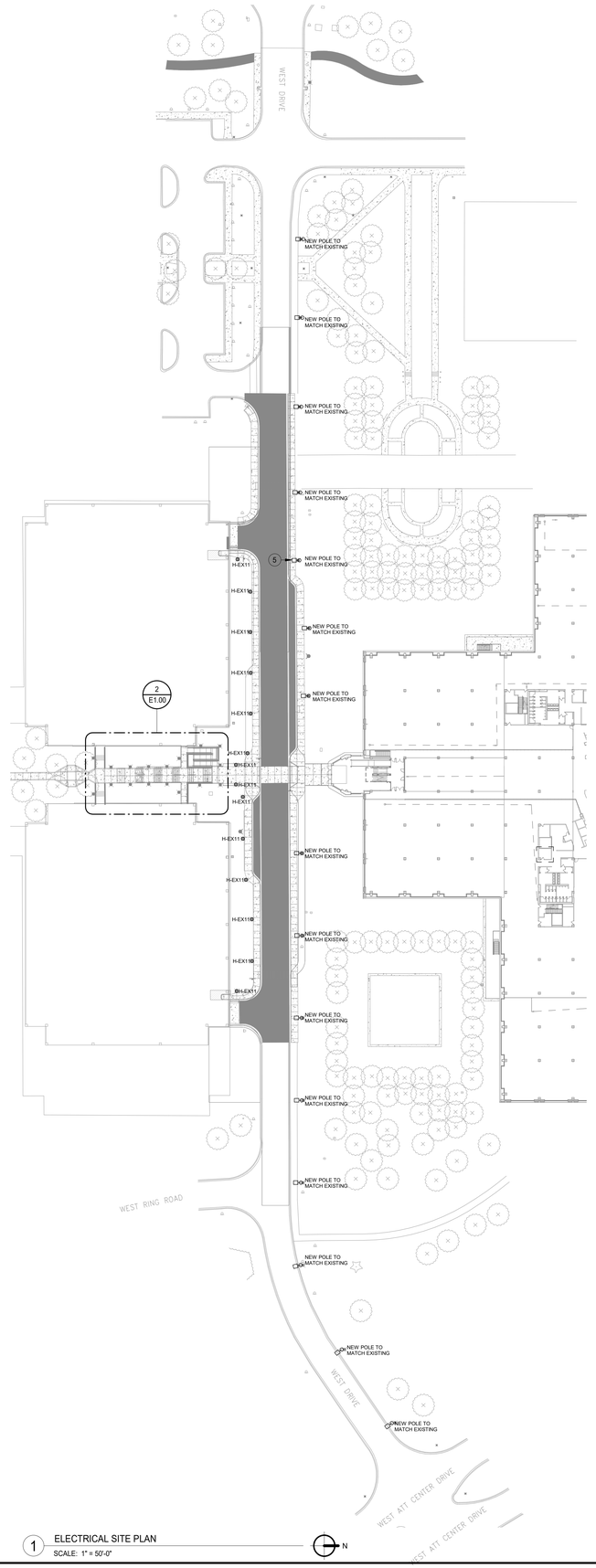
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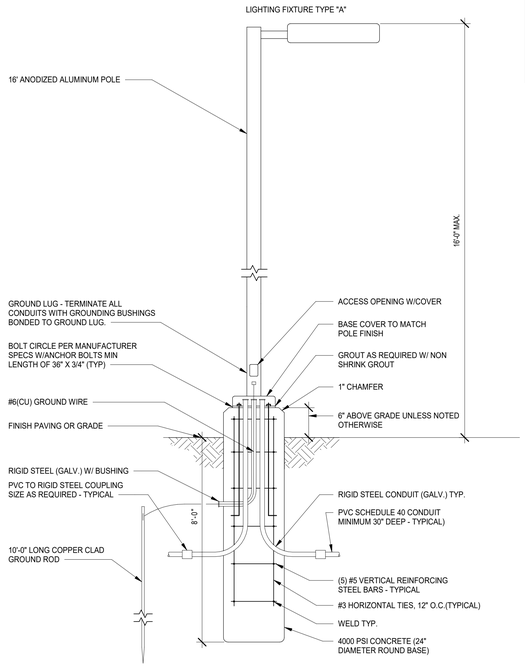
LEVEL 3 ELECTRICAL DEMOLITION PLAN

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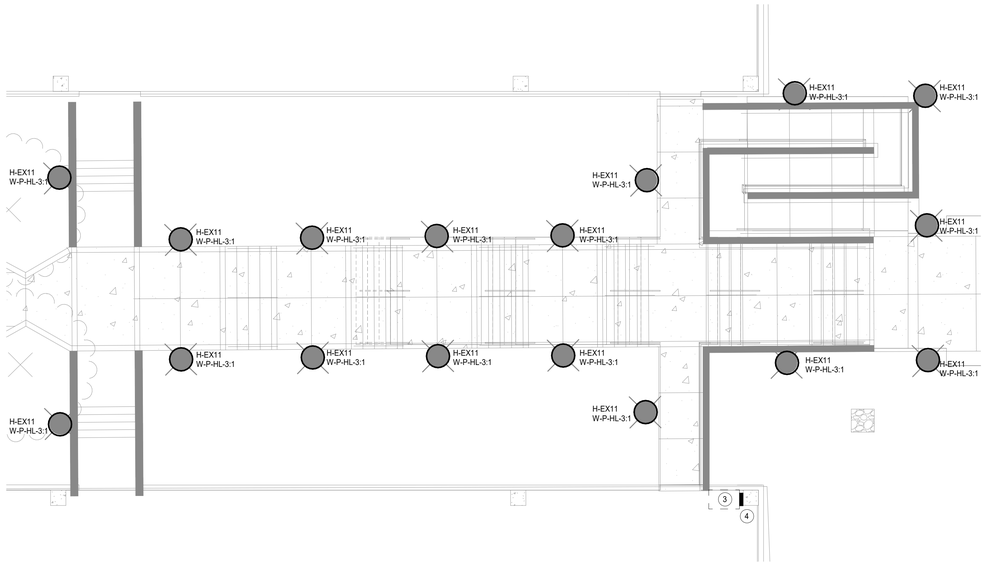
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1 ELECTRICAL SITE PLAN
SCALE: 1" = 50'-0"



LIGHTING POLE BASE DETAIL
N.T.S.



2 ELECTRICAL PLAN WEST GARAGE
SCALE: 1/8" = 1'-0"

ELECTRICAL LIGHTING PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL LIGHTING PLANS
2. THE MINIMUM WIRE SIZE SHALL BE #10 AWG AND FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL ALSO BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4".
3. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE.
4. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS.
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS.
6. ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED (NON-SWITCHED CIRCUIT) DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL.
7. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS.
8. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE.
9. ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER.
10. PROVIDE PULL BOX(ES) BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.26 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS.
11. PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS.
12. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.

(#) KEYNOTES

3	APPROXIMATE LOCATION OF EXISTING LIGHTING PANEL. VERIFY EXACT LOCATION IN FIELD.
4	PROVIDE NEW 7 DAY PROGRAMMABLE ASTRONOMICAL TIME CLOCK WITH PHOTOCELL FOR AUTOMATIC CONTROL ON/OFF OPERATION OF ALL NEW EXTERIOR LIGHTING. PROVIDE POWER CIRCUIT FROM NEAREST PANEL.
5	PROVIDE NEW POLE BASE FOR NEW F3 FIXTURES. RECONNECT TO EXISTING CIRCUIT SERVING STREET LIGHTING IN THE AREA. TIE IN TO NEW TIME CLOCK CONTROL. TYPICAL FOR F3 FIXTURES.

ELECTRICAL POWER PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL POWER PLANS.
2. THE MINIMUM WIRE SIZE SHALL BE #12 AWG EXCEPT FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS AND BRANCH FEEDS TO POWER OUTLETS SHALL BE 3/4". 1/2" CONDUIT IS ACCEPTABLE FOR BRANCH WIRING TO END OF THE LINE RECEPTACLES ONLY.
3. ALL POWER BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL PROVIDE ALL PENETRATIONS, SLEEVES, AND SEALANT AS REQUIRED THROUGH PARTITIONS TO ACCOMMODATE THE FIRE ALARM, PAGING, SECURITY, AUDIO/VISUAL, VOICE, AND DATA CABLING. ANY PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE PROPERLY SEALED AND TREATED TO MAINTAIN THE FIRE STOPPING RATING OF THE WALLS, FLOORS, AND CEILINGS.
5. BACKBOXES ARE TO BE MOUNTED OFFSET, NOT BACK TO BACK.
6. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS.
7. UNLESS INDICATED OTHERWISE, ALL MATERIALS REQUIRED TO PROVIDE BRANCH CIRCUITS AND FEEDERS ARE TO BE NEW.
8. REFER TO MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL EQUIPMENT INFORMATION.
9. ANY ELECTRICAL DEVICES ON NEW WALLS SHALL BE FLUSH MOUNTED. NO WIREMOLDS ARE ACCEPTABLE ON NEW WALLS UNLESS NOTED OTHERWISE
10. VERIFY RECEPTACLE LOCATIONS WITH ARCHITECTURAL FURNITURE LAYOUT TO ENSURE PROPER ACCESSIBILITY.
11. LOW VOLTAGE WIRING SHALL NOT LIE ON TOP OF CEILING GRID SYSTEM. WIRING SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING 5 FEET BY UTILIZING J-HOOKS SUPPORTED BY STRUCTURAL MEMBERS. WIRING SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO STRUCTURAL MEMBERS.
12. PROVIDE PULL BOX(ES) BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.26 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS.
13. SPECIAL ATTENTION SHALL BE PAID TO ALL CONDUIT ROUTING IN OPEN CEILING SPACE FOR AESTHETIC PURPOSES. ALL EXPOSED CONDUITS SHALL BE ROUTED PERPENDICULAR AND PARALLEL TO BUILDING LINES AND TIGHT TO CEILING/STRUCTURAL CORNERS. WHERE THIS IS NOT FEASIBLE, SUBMIT CONDUIT ROUTING PLAN TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS. PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.

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EXPIRATION: 11/30/2025

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BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
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ELECTRICAL OVERALL PLAN

Project Number:
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NOTE: REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF THE BOLLARDS PRIOR TO ROUGH IN.

ELECTRICAL LIGHTING PLAN GENERAL NOTES

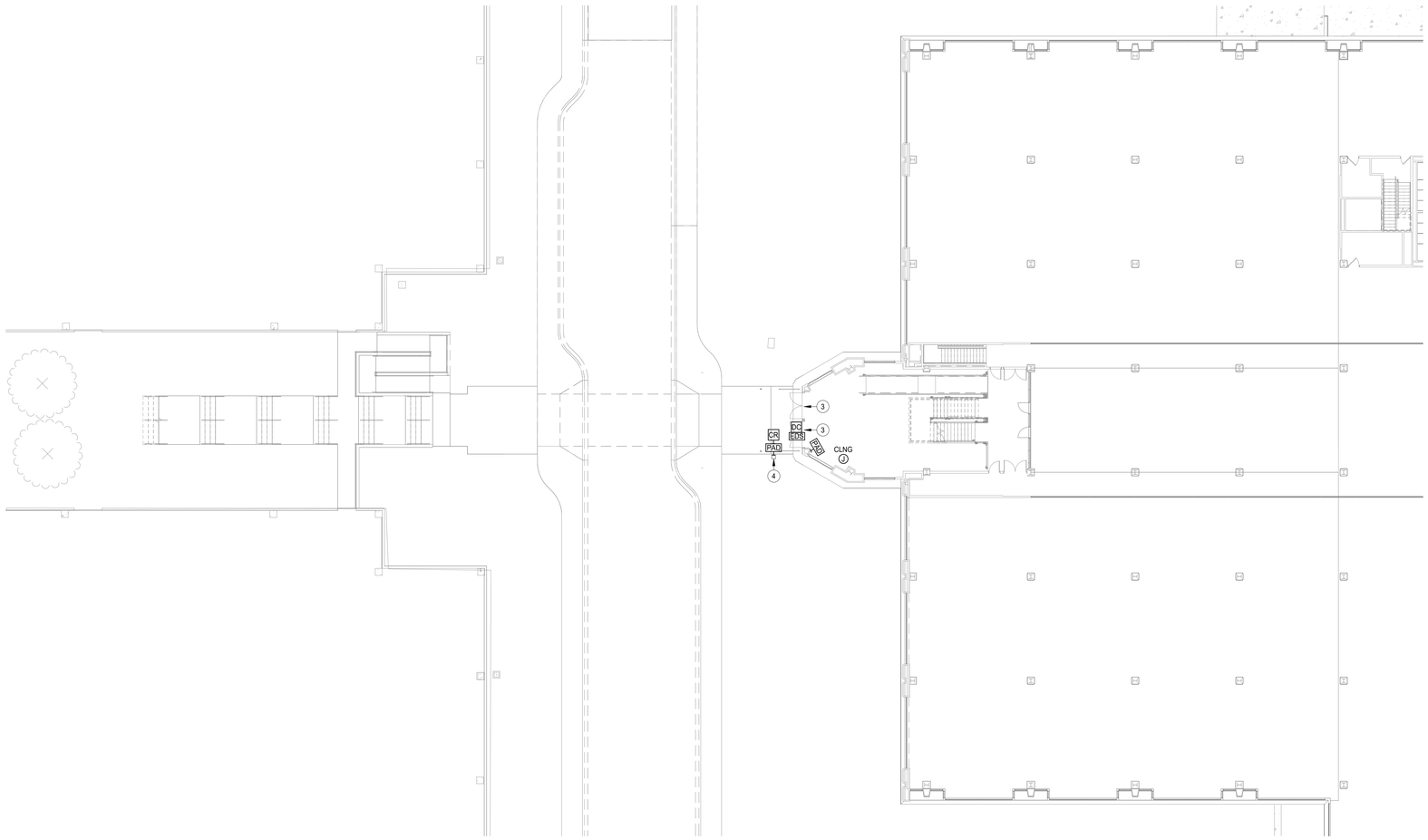
1. THESE NOTES APPLICABLE TO ALL LIGHTING PLANS
2. THE MINIMUM WIRE SIZE SHALL BE #10 AWG AND FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL ALSO BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4".
3. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE.
4. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS.
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS.
6. ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED (NON-SWITCHED CIRCUIT) DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL.
7. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS.
8. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE.
9. ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER.
10. PROVIDE PULL BOX(ES) BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.26 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS.
11. PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS.
12. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.

(#) KEYNOTES

1 NOT USED.

3 REUSE EXISTING ACCESS CONTROL FOR EXISTING DOOR.VERIFY EXACT IN THE FIELD.

4 ADA PUSH BUTTON AND CARD ACCESS FOR DOOR ON NEW PEDESTAL.



2 LEVEL 2 ELECTRICAL PLAN
SCALE: 1/16" = 1'-0"

N

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BELL WORKS CHICAGO-BWC EAST DRIVE

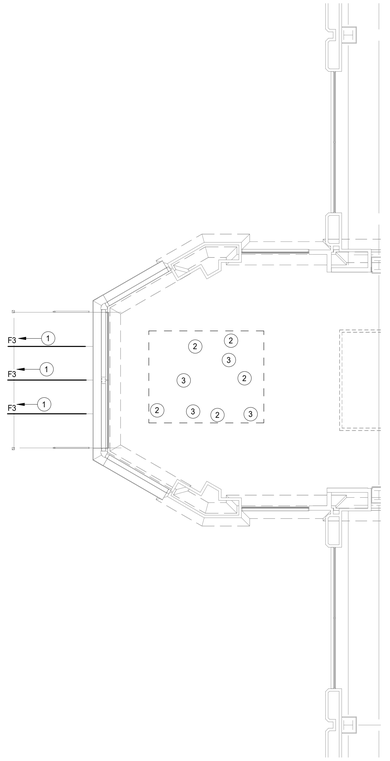
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LEVEL 2 ELECTRICAL PLAN WEST VESTIBULE

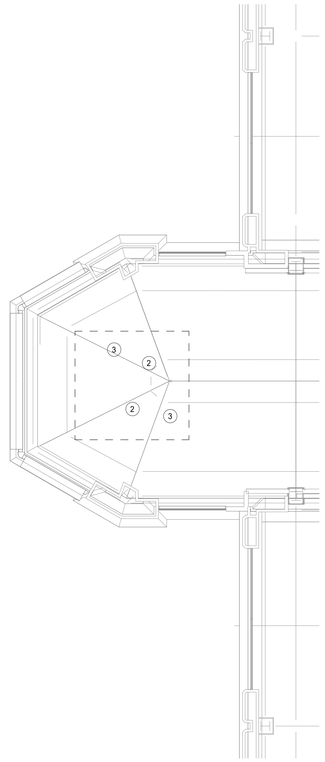
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Author
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1 LP-LEVEL 3 ENLARGED PLAN EAST VESTIBULE
SCALE: 1/8" = 1'-0"



2 LP-LEVEL 4 ENLARGED PLAN EAST VESTIBULE
SCALE: 1/8" = 1'-0"

ELECTRICAL LIGHTING PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL LIGHTING PLANS.
2. THE MINIMUM WIRE SIZE SHALL BE #10 AWG AND FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL ALSO BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4".
3. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE.
4. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS.
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS.
6. ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED (NON-SWITCHED CIRCUIT) DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL.
7. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS.
8. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE.
9. ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER.
10. PROVIDE PULL BOX(ES) BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.28 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS.
11. PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS.
12. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.

(#) KEYNOTES

1	VERIFY EXACT LOCATION OF THE FIXTURE WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH INS.
2	CONNECT THE DECORATIVE LIGHTS TO NORMAL 277V LIGHTING CIRCUIT FROM THE NEAREST LIGHTING PANEL SERVING THE AREA. PROVIDE NEW CIRCUIT BREAKER. VERIFY EXACT LOCATION OF THE PANEL IN THE FIELD. LIGHTS IN THE STAIRWAYS TO REMAIN ON AT ALL TIME. LIGHTS SPECIFIED BY OTHERS.
3	CONNECT THE DECORATIVE LIGHTS TO EMERGENCY 277V LIGHTING CIRCUIT FROM THE NEAREST EMERGENCY LIGHTING PANEL SERVING THE AREA. PROVIDE NEW CIRCUIT BREAKER. VERIFY EXACT LOCATION OF THE PANEL IN HTE FIELD. LIGHTS IN THE STAIRWAYS TO REMAIN ON AT ALL TIME. LIGHTS SPECIFIED BY OTHERS.

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LEVEL 3 AND 4 ELECTRICAL PLAN WEST VESTIBULE

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PANELBOARD: W-P-HL-3

LOCATION:
MOUNTING: SURFACE NEMA 1
MAIN DEVICE: 100 A MLO
BUS AMPS: 100 AMPS

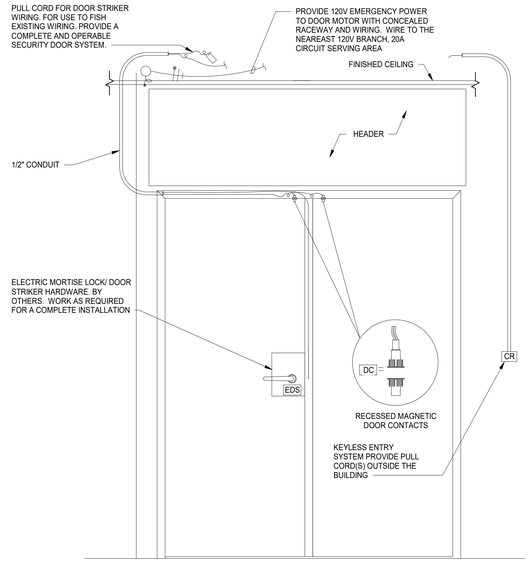
VOLTAGE: 480/277 Wye V. 3 ø 4 W.
A.I.C. RATING: 14,000 AMPS SYMMETRICAL
SPECIAL: EXISTING PANEL

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		PHASE C kVA		CKT	P	BKR	LOAD DESCRIPTION
BOLLARDS (N)	20 A	1	W-P-HL-3:1	0.5	0.4					W-P-HL-3:2	1	20 A	BOLLARDS (N)
GARAGE RAIL (N)	20 A	1	W-P-HL-3:3			0.7	0.7			W-P-HL-3:4	1	20 A	GARAGE RAIL (N)
CANOPY LIGHTS(N)	20 A	1	W-P-HL-3:5					0.2	0.0	W-P-HL-3:6	1	20 A	CANOPY LIGHTS (N)
Spare	20 A	1	W-P-HL-3:7	0.0	0.0					W-P-HL-3:8	1	20 A	TIME CLOCK (N)
Spare	20 A	1	W-P-HL-3:9			0.0	0.0			W-P-HL-3:10	1	20 A	Spare
Spare	20 A	1	W-P-HL-3:11					0.0	0.0	W-P-HL-3:12	1	20 A	Spare
EXISTING LOAD	20 A	1	W-P-HL-3:13	1.0	1.0					W-P-HL-3:14	1	20 A	EXISTING LOAD
EXISTING LOAD	20 A	1	W-P-HL-3:15			1.0	1.0			W-P-HL-3:16	1	20 A	EXISTING LOAD
EXISTING LOAD	20 A	1	W-P-HL-3:17					1.0	1.0	W-P-HL-3:18	1	20 A	EXISTING LOAD
			W-P-HL-3:19							W-P-HL-3:20			
			W-P-HL-3:21							W-P-HL-3:22			
			W-P-HL-3:23							W-P-HL-3:24			
EXISTING LOAD	50 A	3	W-P-HL-3:25	7.0	8.3					W-P-HL-3:26	3	60 A	EXISTING LOAD
--	--	--	W-P-HL-3:27			7.0	8.3			W-P-HL-3:28	--	--	--
--	--	--	W-P-HL-3:29					7.0	8.3	W-P-HL-3:30	--	--	--
			TOTAL LOAD:	18 kVA		19 kVA		18 kVA					
			TOTAL AMPS:	66 A		68 A		63 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED
Lighting	222 VA	100.00%	222 VA

PANEL TOTALS	
CONNECTED LOAD:	54422 VA
ESTIMATED DEMAND:	54422 VA
CONNECTED CURRENT:	65 A
EST. DEMAND CURRENT:	65 A

NOTES: (N) NEW LOAD ON NEW CIRCUIT BREAKER.

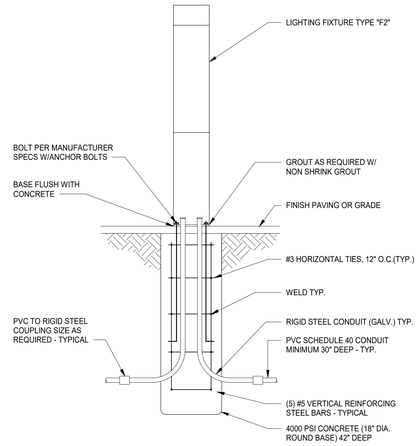


CR = CARD READER

NOTES:

1. ELECTRIC STRIKES, DOOR RELEASE, AND DOOR CONTACTS BY OTHERS.
2. E.C. TO PROVIDE JUNCTION BOXES, CONDUIT AND 120V POWER AND COMPLETE CONNECTION.

TYPICAL MAGNETIC DOOR CONTACT DETAIL
N.T.S.



NOTE:

INSTALL FIXTURES FLUSH WITH SITEWORK CURB. REINFORCEMENT AND FULL DEPTH PIERS TO OCCUR AT BOLLARD LOCATIONS. WHERE (4) BOLLARDS ARE INSTALLED ON PAVERS, THE CONCRETE BASE SHALL BE REDUCED AT THE TOP AS REQUIRED TO ALLOW FIXTURE TO CONCEAL BASE AND PAVERS TO BE INSTALLED UP TO FIXTURES.

BOLLARD LIGHTING PILE BASE DETAIL
N.T.S.

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	H-EX11		81	HEPER	LB6048.910-US-T3-350-830	- LED 8 - 8W - 350mA - 3000K CRI 80	1	708.5082	0.9	9.5
	H-EX13		3	HEPER	LP4034.861-US-T4-350-830	- AreaFlex 16 - 15 W - 350 mA - 3000 K CRI 80	1	1980.486	0.9	17
	GARDCO		16	GARDCO	P26-196L-2100-WW-G3-3-UNV	PureForm LED area medium comfort P26, 196 LED's, 3000K CCT, TYPE 3 OPTIC, Comfort Light Engine, 80CRI	1	9907.312	0.9	94.7

NOTES:

1). MAXIMUM LOADING OF THE DRIVER TO 80% WATTAGE CAPACITY. VERIFY QUANTITY OF DRIVERS AND POINTS OF POWER CONNECTION PER LENGTH IN THE FIELD.
2). VERIFY EXACT LENGTH OF THE ILLUMINATED HANDRAIL PER ARCHITECTS DRAWINGS AND DETAILS.
3) REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT LENGTH, QUANITY AND MOUNTING OF THE LIGHTING FIXTURES.
4) FIXTURES LISTED IN THE DRAWINGS ARE BASIS OF DESIGN, ANY SUBSTITUTION SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER.
5) CONTRACTOR SHALL SEE ARCHITECTURAL DRAWINGS FOR HEIGHT, LOCATION, AND QUANTITIES. IF ANY CONFLICT, THE CONTRACTOR SHALL PROVIDE AND ISTALL PER ARCHITECTS DRAWINGS AND USE ELECTRICAL DRAWINGS FOR CIRCUITING AND CONTROL.
6) CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS FOR CEILING TYPES, FIXTURES SHALL BE ORDERED WITH PROPER TRIM MATCHING THE CEILING TYPES.
7) LIGHTING CONTROLS DETAILS AND DEVICES ARE FOR GRAPHICAL PURPOSE ONLY. CONTRACTOR SHALL FOLLOW MANUFACTURER REQUIREMENTS, ADJUST SENSOR/ PHOTOCELL AS REQUIRED.
8) CONTINUOUS LINEAR FIXTURES SHALL HAVE CONTINUOUS LENS. CONTRACTOR SHALL PROVIDE FACTORY SHOP DRAWINGS FOR EACH TYPE PRIOR TO ORDER.
9) EXTERIOR LIGHTS TO BE CONTROLLED BY TIMECLOCK OR PHOTOCELL PER DETAIL AND DRAWINGS.

Bell Works

Wight

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211 North Clinton Street
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Chicago, IL 60661
P 312.261.5700
F 312.261.5701

LICENSED PROFESSIONAL ENGINEER
SUDESH SARAF
062-060912
STATE OF ILLINOIS

EXPIRATION: 11/30/2025

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUE FOR PERMIT	02.05.2025

BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DETAILS AND SCHEDULES

Project Number: 200072
Drawn By:
Sheet: **E6.01**

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ELECTRICAL SPECIFICATIONS

I. SCOPE

THE WORK COVERED BY THIS SPECIFICATION INCLUDES THE COMPLETE ELECTRICAL SYSTEM.

THE WORK TO BE PERFORMED UNDER THE ELECTRICAL SPECIFICATIONS AND DRAWINGS CONSISTS OF FURNISHING ALL LABOR AND MATERIAL FOR THE COMPLETE INSTALLATION OF ELECTRICAL SYSTEMS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

A. CONDUIT AND WIRING.
B. PANELBOARDS.
C. ELECTRICAL EQUIPMENT AND WIRING.
D. LIGHTING FIXTURES
E. TELEPHONE AND DATA RACEWAY SYSTEM

II. GENERAL

THIS SPECIFICATION IS INCLUSIVE FOR EACH ITEM REQUIRING ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PROPERLY INSTALL, ALTER, ADJUST AND PUT IN OPERATION, THE COMPLETE ELECTRICAL SYSTEM.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER LAYOUT AND CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.

THE DRAWINGS AND SPECIFICATIONS SHALL BE UNDERSTOOD TO COVER, ACCORDING TO THEIR INTENT AND MEANING, COMPLETE SYSTEMS AS DESCRIBED HEREIN.

MINOR ITEMS, ACCESSORIES AND DEVICES REASONABLY INFERABLE AS NECESSARY FOR THE COMPLETE AND PROPER OPERATION OF ANY SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR FOR SUCH SYSTEM(S) WHETHER THEY ARE SPECIFICALLY CALLED FOR BY THE DRAWINGS AND/OR SPECIFICATIONS OR NOT.

III. VISIT TO SITE

ATTENTION IS DIRECTED TO THE NECESSITY FOR CONTRACTOR TO VISIT THE SITE AND EXAMINE ALL CONDITIONS AFFECTING THE PROPER EXECUTION OF THIS CONTRACT. SUBMISSION OF PROPOSALS SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS VISITED AND EXAMINED THE SITE.

NO EXTRA PAYMENT WILL BE ALLOWED THE CONTRACTOR FOR EXTRA WORK CAUSED BY FAILURE TO VISIT, EXAMINE AND CLARIFY.

IV. LAWS, ORDINANCES AND REGULATIONS

ALL SYSTEMS SHALL CONFORM IN FULL AND/OR PART SHALL CONFORM TO ALL PERTINENT LAWS, ORDINANCES AND REGULATIONS OF ALL BODIES HAVING JURISDICTION AT ALL GOVERNING LEVELS, NOTWITHSTANDING ANYTHING IN THESE DRAWINGS OR SPECIFICATIONS TO THE CONTRARY. IN CASE OF CONFLICT BETWEEN GOVERNING LEVELS, THE MORE STRINGENT LAWS SHALL APPLY.

THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY ANY AUTHORITY HAVING JURISDICTION IN CONNECTION WITH HIS WORK.

WHERE APPLICABLE, ALL NEW MATERIAL SHALL BEAR THE UNDERWRITER'S SEAL OF APPROVAL, AS WELL AS THOSE SEALS OF ALL MUNICIPALITIES HAVING JURISDICTION CERTIFICATES TO THIS AFFECT TO BE FURNISHED TO ARCHITECT UPON REQUEST.

THE ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL LICENSES REQUIRED BY THE GOVERNING BODIES TO OPERATE AS AN ELECTRICAL CONTRACTOR FOR THIS PROJECT.

V. WORKMANSHIP

ALL WORK TO BE PERFORMED SHALL BE DONE BY QUALIFIED MECHANICS IN THE EMPLOY OF THIS CONTRACTOR ON THIS PROJECT SHALL BE SKILLED IN THE PHASES OF THE WORK TO WHICH THEY ARE USED.

THE COMPLETE SYSTEM SHALL MEET THE REQUIREMENTS OF THE NATIONAL CURRENT EDITION OF THE ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE.

VI. MATERIALS AND EQUIPMENT

ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM TO THE GRADE, QUALITY AND STANDARD SPECIFIED HEREIN.

ALL EQUIPMENT OFFERED UNDER THESE SPECIFICATIONS SHALL BE LIMITED TO PRODUCTS REGULARLY PRODUCED AND RECOMMENDED FOR SERVICE, IN ACCORDANCE WITH ENGINEERING DATA, RATINGS OR OTHER COMPREHENSIVE LITERATURE MADE AVAILABLE TO THE PUBLIC AND IN EFFECT AT THE TIME OF OPENING BIDS.

EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR TYPE AND CAPACITY OF EACH PIECE OF EQUIPMENT USED.

VII. COORDINATION WITH OTHER TRADES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT WORK OF THE OTHER TRADES. CONTRACTOR IS COMPLETELY RESPONSIBLE IF FAILURE ON HIS PART TO COORDINATE EFFORTS RESULTS IN EXTRA WORK HAVING TO BE DONE TO COMPLETE A TASK. AS SUCH, HIS FAILURE SHALL NOT BE THE BASIS FOR ANY EXTRA CHARGE AGAINST THE OWNER.

VIII. GROUNDING

PROVIDE ALL ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE, THE NATIONAL SAFETY CODE AND ALL AGENCIES/AUTHORITIES NOTED ABOVE.

IX. WIRING - MANNER OF INSTALLATION

ALL WIRES SHALL BE INSTALLED IN METALLIC CONDUIT. PROVIDE THIN WALL CONDUIT (EMT) IN ALL LOCATIONS EXCEPT WHERE PROHIBITED BY CODE, EXPOSED TO WEATHER, EXPOSED TO MECHANICAL INJURY OR WHERE BURIED IN OR BELOW SLABS ON GRADE. IN THOSE LOCATIONS PROVIDE RIGID STEEL CONDUIT.

THE ENTIRE CONDUIT SYSTEM SHALL BE INSTALLED BOTH ELECTRICALLY AND MECHANICALLY CONTINUOUS. CONDUIT FITTINGS SHALL BE SUITABLE FOR THE PURPOSE AND SHALL BE SET SCREW OR COMPRESSION TYPE ONLY. INDENTER TYPE FITTINGS ARE STRICTLY PROHIBITED.

THE COMPLETE INSTALLATION SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.

X. WIRE AND CABLE

WIRE AND CABLE FOR BRANCH CIRCUITS AND SECONDARY FEEDERS WITHIN THE BUILDING SHALL BE OF COPPER, THERMOPLASTIC INSULATED, TYPE THWN OR THHN, 600VOLT. TYPE THW MAY BE USED IN LIEU OF TYPE THWN OR THHN IN SIZES OF #12 AND #10 AWG IN DRY LOCATIONS AT THE CONTRACTOR'S OPTION. WIRE BENEATH OR IN THE GROUND FLOOR AND OTHER WET LOCATIONS SHALL BE TYPE THWN. ALL WIRE SHALL BE STRANDED.

NO WIRE SMALLER THAN #12 AWG SHALL BE USED ON THIS PROJECT UNLESS INDICATED. LOW VOLTAGE CONTROL AND SIGNAL CIRCUITS MAY BE #18 AWG.

CONDUCTORS OF DIFFERENT VOLTAGES ("LOW VOLTAGE vs. 120/208 VOLT) SHALL NOT OCCUPY THE SAME WIRING ENCLOSURE, CABLE OR RACEWAY.

XI. SPLICING

SPLICING WIRES SHALL BE DONE ONLY IN ACCESSIBLE OUTLET JUNCTION OR PULL BOXES. SPLICES SHALL BE MADE STRICTLY IN ACCORDANCE WITH THE INSTRUCTIONS OF THE CABLE MANUFACTURER USING THE METHODS AND MATERIALS RECOMMENDED BY HIM.

FOR #10 AND #12 WIRE, SPLICES SHALL BE MADE WITH SCOTCH-LOK CONNECTORS.

WIRE #8 AND LARGER SHALL BE CONNECTED WITH BURNDY OR EQUAL SOLDER LESS MECHANICAL LUG AND PAINTED WITH INSULATING VARNISH.

ALL CONNECTIONS SHALL BE PROPERLY TAPED WITH SCOTCH ELECTRICAL TAPE #22, #33 OR APPROVED EQUAL.

XII. JUNCTION AND PULL BOXES

JUNCTION BOXES, PULL BOXES AND TERMINAL BOXES SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS AND AT OTHER LOCATIONS AS REQUIRED TO FACILITATE THE PULLING OF CABLES. THEY SHALL BE CODE SIZED AND SHALL BE CONSTRUCTED OF CODE GAUGE GALVANIZED SHEET STEEL. EACH BOX SHALL BE PROVIDED WITH A SCREW-ON REMOVABLE COVER. PROVIDE FLANGED COVERS ON FLUSH BOXES. BOXES SHALL BE SMOOTH, SQUARE AND SET PARALLEL WITH WALLS AND CEILING.

XIII. CONDUIT AND ELECTRIC METALLIC TUBING

CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE IN ACCORDANCE WITH ARTICLES 344 AND 358 OF THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE.

CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE GALVANIZED STEEL.

THE CONDUIT SHALL BE INSTALLED PERPENDICULAR AND PARALLEL TO THE BUILDING LINES.

ALL CONDUIT INSTALLED OVERHEAD SHALL BE RIGIDLY SUPPORTED FROM THE STRUCTURE ABOVE AND NOT FROM ANY PART OF THE ROOFING SYSTEM OR CEILING SYSTEM. CEILING SYSTEM TO INCLUDE T-BAR GRID, SUPPORT WIRES, ETC.

XIV. OUTLET BOXES

GENERALLY, OUTLET BOXES OF PROPER TYPE AND NOT LESS THAN 4 INCHES SQUARE OR OCTAGONAL, AS REQUIRED BY BUILDING CONDITIONS, SHALL BE PLACE AT ALL LIGHT, RECEPTACLE AND SWITCH OUTLETS. OUTLET BOXES SHALL BE FIRMLY SECURED IN PLACE AND SHALL BE SET TRUE, SQUARE AND FLUSH WITH THE FINISHED SURFACES. CONTRACTOR SHALL MOVE ANY OUTLET BOX 5 FEET IN ANY DIRECTION WITHOUT COST, IF RELOCATED PRIOR TO INSTALLATION.

XV. WIRING DEVICES

ACCEPTABLE MANUFACTURERS:

1. ARROW HART
2. BRYANT
3. HUBBELL

SWITCHES SHALL BE OF THE AC HEAVY DUTY, 120/277 VOLT, FLUSH TOGGLE TYPE RATED AT 20 AMPERES AND UL APPROVED. ALL SWITCHES SHALL HAVE POLES AS REQUIRED AND SHALL BE SIMILAR TO HUBBELL 1221. DEVICES TO BE IVORY ONLY. RECEPTACLES SHALL BE POLARIZED, GROUNDED, DUPLEX, RATED 20 AMPERES AND UL APPROVED. ALL GENERAL PURPOSE RECEPTACLES SHALL BE SIMILAR TO HUBBELL NO. 5362-I ALL ISOLATED GROUND RECEPTACLES SHALL BE SIMILAR TO HUBBELL IG5362, UNLESS NOTED OTHERWISE. GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES SHALL BE SIMILAR TO HUBBELL GF-5362-I.

XVI. PLATES

SWITCH AND RECEPTACLE PLATES IN FINISHED AREAS SHALL BE IVORY WRINKLE FINISHED METAL. ALL PLATES IN SHOP AREA SHALL BE FORMED STEEL (GARVIN COVERS).

XVII. PANELBOARDS

1. CULTER-HAMMER
2. SIEMENS
3. SQUARE D COMPANY

THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL PANELBOARDS AND CABINETS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

PANELBOARDS SHALL BE DEAD FRONT, WITH CAPACITY AND VOLTAGE CHARACTERISTICS AS SHOWN ON THE SCHEDULES. MAIN BUS BARS SHALL BE COPPER AND BASED ON A CURRENT DENSITY OF NOT MORE THAN 1000 AMPERES PER SQUARE INCH CROSS SECTION AND SHALL BE FULL CAPACITY THE ENTIRE LENGTH OF THE PANEL. BUSSING SHALL BE SEQUENCED SO AS TO PERMIT THE INSTALLATION OF FUSIBLE SWITCHES OR 1, 2, AND 3 POLE BREAKERS AT ANY LOCATION. LUGS SHALL BE SUITABLE FOR COPPER CABLE.

FUSIBLE SWITCHES SHALL BE 3 POLE, SEPARATELY COMPARTMENT WITH CLASS RK1 FUSE CLIPS.

CIRCUIT BREAKERS SHALL BE QUICK-MADE, QUICK-BREAK, SWITCHING DUTY RATED FOR 20A BREAKERS, TRIP INDICATING AND AMBIENT COMPENSATED, WITH COMMON TRIP ON MULTI-POLE BREAKERS. CIRCUIT BREAKERS SHALL BE BOLT-ON CONNECTED TO THE PANELBOARD, MINIMUM INTERRUPTING CAPACITY SHALL BE 10,000 AIC FOR 120/208 VOLT CIRCUIT BREAKERS. (PLUG-IN BREAKERS ARE NOT APPROVED.)

BREAKERS USED FOR EXIT SIGNS, EMERGENCY LIGHTING AND NIGHT LIGHTING CIRCUITS TO BE LOCKED IN THE ON POSITION.

PANELBOARDS BOXES SHALL BE CODE GAUGE, GALVANIZED SHEET STEEL WITH 4 INCH MINIMUM SIDE GUTTERS AND 5 INCH MINIMUM END GUTTERS. SHALL NOT EXCEED 78 INCHES ABOVE FINISHED FLOOR.

EACH BRANCH CIRCUIT SHALL BE DISTINCTLY NUMBERED. PANELBOARD WIRING SHALL BE TAGGED AT EACH BREAKER WITH PROPER CIRCUIT NUMBER. WRAP AROUND TAPES (BRADY TAGS) WILL BE ACCEPTABLE.

PANELBOARDS SHALL CONFORM TO LATEST REQUIREMENT OF THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE, UNDERWRITER'S LABORATORIES AND NEMA AND SHALL DISPLAY A SERVICE ENTRANCE LABEL WHERE APPLICABLE. EACH PANELBOARD SHALL BE LEFT WITH A TYPEWRITTEN DIRECTORY, IDENTIFYING EACH LOAD, AFFIXED TO THE INSIDE COVER OF THE PANELBOARD.

PROVIDE PERMANENT IDENTIFICATION NAMEPLATE ON ALL PANELBOARDS AND DISTRIBUTION PANELS. AT FUSIBLE DISTRIBUTION PANELS PROVIDE NAMEPLATE AT EACH PIECE OF EQUIPMENT.

XVIII. FIRE STOPPING

CONTRACTOR SHALL FIRE STOP ALL PENETRATIONS THRU FIRE RATED WALLS, PARTITIONS, ROOFS AND/OR FLOORS SO THAT THE INTEGRITY OF THE FIRE RATING IS NOT COMPROMISED BY THE CONTRACTOR'S INSTALLATION OF ANY BOX, CABLE TRAY, RACEWAY AND/OR CONDUIT. FIRE STOPPING METHODS AND MATERIALS SHALL CONFORM TO LOCAL CODE AUTHORITY REQUIREMENTS. AS A MINIMUM, CONTRACTOR SHALL GROUT AROUND ALL BOXES, CABLE TRAYS, RACEWAYS, CONDUITS, ETC., IN PENETRATION RATED PARTITION/FLOOR CONSTRUCTION WITH NON-SHRINK GROUT SO THAT ALL OPEN SPACES ARE FILLED IN SOLIDLY.

THIS CONTRACTOR SHALL PROVIDE SUITABLY RATED LIGHTING FIXTURES OR UTILIZE APPROVED MATERIALS AND METHODS TO MAINTAIN THE INTEGRITY OF THE FIRE RATED CEILING. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF ALL FIRE RATED CEILINGS, PARTITIONS AND WALLS.

XIX. BALANCING

THE SYSTEM OF FEEDERS AND BRANCH CIRCUITS FOR POWER AND LIGHTING SHALL BE CONNECTED IN SUCH A MANNER THAT THE CONNECTED LOADS ARE BALANCED ELECTRICALLY ON THE THREE PHASES AS CLOSELY AS POSSIBLE (WITHIN 10 PERCENT) SHOULD THE POWER COMPANY FIND AN UNFAVORABLE OPERATING CONDITION, REACTING ON THE SERVICE, THE ELECTRICAL CONTRACTOR SHALL MAKE SUCH CHANGES REQUIRED TO BALANCE THE LOAD WITHOUT ADDITIONAL COST THE OWNER.

XX. TESTING AND ADJUSTMENTS

ALL WORK SHALL BE TESTED BY THIS CONTRACTOR. ALL MATERIAL, LABOR AND EQUIPMENT SHALL BE FURNISHED BY HIM TO ACCOMPLISH SUCH TESTS AS ARE REQUIRED BY THE ARCHITECT/ENGINEER.

UPON COMPLETION OF THIS WORK, THE PROJECT SHALL BE FREE FROM SHORT CIRCUITS AND GROUNDS AND A THOROUGH TEST SHALL BE MADE. ALL OVERLOAD DEVICES, INCLUDING THOSE FURNISHED UNDER OTHER CONTRACTS SHALL BE ADJUSTED TO SUIT LOAD CONDITIONS BY THIS CONTRACTOR. ALL SYSTEMS SHALL BE TESTED AND THEIR OPERATION DEMONSTRATED.

LIGHTING EQUIPMENT SHALL BE ADJUSTED TO THE SATISFACTION OF THE OWNER.

XXI. LIGHTING FIXTURES

LIGHT FIXTURES SHALL BE PROVIDED AS SPECIFIED ON DRAWINGS. ALL FIXTURES SHALL BE HUNG AND MOUNTED IN PLACE, PROPERLY WIRED, TESTED AND LEFT READY FOR OPERATION BY THE ELECTRICAL CONTRACTOR.

HANGING DEVICES, BRACKETS, ENCLOSURES AND OTHER ACCESSORIES SHALL BE PROVIDED FOR A COMPLETE INSTALLATION AND SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. ALL FIXTURES SHALL BE HUNG PLUMB AND SET SQUARE AGAINST THE WALL OR CEILING OR SUSPENDED AS DESIGNATED.

MOUNTING HEIGHT OF ALL FIXTURES SHALL BE CONFIRMED BEFORE INSTALLATION.

FIXTURES SHALL BE COMPLETE WITH BASE, GLASSWARE, REFLECTORS, LAMPS, HOLDERS AND ACCESSORIES. FIXTURES SHALL BE COMPLETELY WIRED ACCORDING TO CODE. MINIMUM WIRE SIZE PERMITTED IN FIXTURE WHIPS IS #14 AWG. FLUORESCENT FEATURES SHALL BE COMPLETE WITH NOISE FREE, HIGH POWER FACTOR, ENERGY SAVING RAPID START BALLAST'S WITH INTERNAL PROTECTION AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE. ALL FIXTURES SHALL CARRY THE UL LABEL.

WHERE LOCATED BENEATH DUCTWORK, THE CONTRACTOR IS PROHIBITED FROM PUNCTURING THE DUCTWORK OR MOUNTING FIXTURES DIRECTLY TO THE DUCTWORK. THE CONTRACTOR MAY MOUNT THE LIGHTING FIXTURES TO THE DUCTWORK SUPPORT MEMBERS.

CONTRACTOR TO SUBMIT SHOP DRAWINGS ON THIS ITEM.

XXII. INFORMATION SYSTEM

THIS CONTRACTOR SHALL FURNISH AND INSTALL BACKBOXES WITH BLANK COVER PLATES AND 3/4" CONDUIT WITH PULLWIRE STUBBED INTO ACCESSIBLE CEILING SPACE FOR TELEPHONE AND DATA WIRING BY OTHERS.

XXIII. ELECTRICAL SERVICE ENTRANCE

THIS CONTRACTOR SHALL PROVIDE TRANSFORMER PAD, SECONDARY FEEDERS, METERING TRANSFORMER CABINET, METER SOCKET, MAIN SWITCH AND ALL CUTTING, PATCHING, TRENCHING AND RESTORATION REQUIRED TO PROVIDE NEW ELECTRICAL SERVICE.

COORDINATE ALL WORK IN ADVANCE WITH COMMONWEALTH EDISON COMPANY.

XXIV. GUARANTEE

THIS CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE IN WRITING ALL MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL PROVIDE FREE SERVICE FOR ALL EQUIPMENT INVOLVED IN HIS CONTRACT DURING THIS GUARANTEE PERIOD.

THE GUARANTEE SHALL INCLUDE RESTORATION TO ITS ORIGINAL CONDITION OF ALL ADJACENT WORK THAT MUST BE DISTURBED IN FULFILLING THIS GUARANTEE.

ALL SUCH REPAIRS AND/OR REPLACEMENTS SHALL BE MADE WITHOUT DELAY AND AT THE CONVENIENCE OF THE OWNER.

XXV. SUBSTITUTIONS

APPROVALS OF SUBSTITUTIONS, FOR "APPROVED EQUAL", MUST BE MADE IN WRITING AND SUBSTITUTIONS MUST BE APPROVED BEFORE INSTALLATION. INSTALLATION WITHOUT PRIOR APPROVAL MAY RESULT IN CONTRACTOR REMOVING SUBSTITUTION AND REPLACING IT WITH SPECIFIED ITEM AT HIS EXPENSE.

APPROVAL MAY BE GIVEN BY ARCHITECT OR ENGINEER.

GENERAL NOTES - ELECTRICAL

1. CONTRACTOR SHALL FURNISH MATERIALS AND USE INSTALLATION METHODS SUITABLE FOR THE ENVIRONMENTAL CONDITIONS OF THE AREA IN WHICH EQUIPMENT, FIXTURES, AND DEVICES ARE INSTALLED.

2. ALL CONNECTIONS TO EQUIPMENT WHICH ARE SUBJECT TO VIBRATION OR MOVEMENT SHALL BE MADE WITH FLEXIBLE CONDUIT.

3. THE LOCATIONS SHOWN FOR ALL LIGHTING FIXTURES AND CEILING MOUNTED ELECTRICAL EQUIPMENT ARE DIAGRAMMATIC. EXACT LOCATION SHALL BE DETERMINED FROM THE REFLECTED CEILING PLANS AND/OR ON THE JOB SITE BY THE ARCHITECT/ENGINEER REPRESENTATIVES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN CODE REQUIRED SPACINGS FOR ITEMS SUCH AS FIRE ALARM DEVICES.

4. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE FIRE RATED INTEGRITY OF FLOORS CEILINGS AND/OR WALL PARTITIONS. ALL PENETRATIONS THROUGH FIRE RATED BUILDING ELEMENTS SHALL BE EFFECTIVELY SEALED USING APPROVED MATERIALS AND METHODS. ALL LIGHTING FIXTURES MOUNTED IN FIRE RATED CEILINGS SHALL BE INSTALLED TO MAINTAIN THE INTEGRITY OF THE FIRE RATED CEILING USING APPROVED MATERIALS AND METHODS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT CONSTRUCTION TYPES AND RATINGS.

GENERAL NOTES

1. DRAWINGS ARE GENERALLY DIAGRAMMATIC. ROUTING OF CONDUITS, RACEWAYS, ETC., AS SHOWN ON DRAWINGS, DOES NOT INTEND TO SHOW EVERY RISE, DROP, OFFSET, FITTING NOR EVERY STRUCTURAL ELEMENT THAT MAY BE ENCOUNTERED DURING THE INSTALLATION OF THIS WORK. EACH CONTRACTOR SHALL MAKE ANY REQUIRED CHANGES FROM THE GENERAL ROUTING SHOWN ON THESE DRAWINGS, SUCH AS OFFSETS, BENDS OR CHANGES IN ELEVATION DUE TO COORDINATION WITH THE WORK OF OTHER TRADES AND BUILDING CONSTRUCTION. ALL CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY IN COMPLETION DATE OF THE PROJECT.

2. IT IS INTENDED THAT EQUIPMENT SHALL BE LOCATED SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS OF THE BUILDING, NOTWITHSTANDING THE FACT THAT LOCATIONS INDICATED BY THESE DRAWINGS MAY BE DISTORTED FOR CLEARNESS OF PRESENTATION.

3. CONTRACTOR SHALL CHECK DRAWINGS OF OTHER TRADES TO VERIFY THAT SPACES IN WHICH THEIR WORK WILL BE INSTALLED ARE CLEAR OF OBSTRUCTIONS. WORK SHALL BE INSTALLED TO MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS IN THE BUILDING. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE INSTALLATION OF THEIR WORK.

4. CONTRACTOR SHALL FURNISH OTHER TRADES ADVANCE INFORMATION AND/OR SHOP DRAWINGS ON LOCATIONS AND SIZES OF PIPING, DUCTWORK, CONDUIT, RACEWAYS, EQUIPMENT, FRAMES, BOXES, SLEEVES AND OPENINGS, ETC. NEEDED FOR THEIR WORK TO PERMIT OTHER TRADES AFFECTED TO INSTALL THEIR WORK PROPERLY AND WITHOUT DELAY.

5. WHERE THERE IS EVIDENCE THAT WORK OF ONE TRADE WILL INTERFERE WITH WORK OF OTHER TRADES, ALL TRADES SHALL MEET ON JOB SITE TO WORK OUT SPACE CONDITIONS AND MAKE SATISFACTORY ADJUSTMENTS TO INSTALLATION OF THE NEW WORK. CONTRACTORS SHALL VERIFY EXACT LOCATIONS OF ALL DEVICES AND EQUIPMENT WITH FIELD CONDITIONS, SHOP DRAWINGS, AND WORK OF OTHER TRADES PRIOR TO ROUGH-IN. EACH CONTRACTOR SHALL BE RESPONSIBLE, AT THEIR OWN EXPENSE, FOR THE REMOVAL AND REINSTALLATION OF ANY PART OF THEIR WORK IF SAME WAS INSTALLED WITHOUT CONSULTING WITH OTHER TRADES BEFORE INSTALLING THEIR WORK.

6. CONTRACTOR SHALL PROVIDE SLEEVES IN BEAMS, FLOORS, COLUMNS AND WALLS AS SHOWN ON THE DRAWINGS, AS REQUIRED BY JOB SITE CONDITIONS, AND/OR AS SPECIFIED, WHEN INSTALLING THEIR WORK. ALL BEAMS AND COLUMNS WHICH ARE REQUIRED TO BE SLEEVED SHALL BE CUT AND REINFORCED AS REQUIRED BY FIELD CONDITIONS AND LOCATIONS AND SIZES SHALL BE CHECKED AND APPROVED BY ARCHITECT BEFORE CONTRACTOR CUTS ANY STRUCTURAL BUILDING MEMBER.

7. THE SEQUENCE FOR THE INSTALLATION OF ALL WORK SHALL BE COORDINATED BETWEEN ALL CONTRACTORS ON THE PROJECT AND IN STRICT ACCORDANCE WITH ARCHITECT/ENGINEER AND OWNERS STIPULATION AS DIRECTED.

8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND STRUCTURAL CONTRACT DRAWINGS (BEFORE SUBMITTING THEIR BIDS) TO FAMILIARIZE THEMSELVES WITH THE EXTENT OF THE GENERAL CONTRACTORS WORK, CEILING HEIGHTS AND CLEARANCE FOR INSTALLING THEIR WORK.

9. CONTRACTOR SHALL BE RESPONSIBLE AND PAY FOR ALL CORING, CUTTING, PATCHING, REPAIRING, REFINISHING AND REMOVAL/REPLACEMENT OF NEW BUILDING CONSTRUCTION REQUIRED TO ACCOMMODATE THE INSTALLATION OR REMOVAL OF THEIR WORK. ALL PATCHING, REPAIRING AND REFINISHING WORK SHALL BE PERFORMED BY THOSE REGULARLY INVOLVED IN THAT TRADE AND SHALL MATCH THE ADJACENT CONSTRUCTION AS CLOSELY AS POSSIBLE. CARE SHALL BE TAKEN SO AS NOT TO DAMAGE ANY EXISTING BUILDING CONSTRUCTION OR ITEMS THAT ARE TO REMAIN. ANY EXISTING FINISHES THAT ARE DAMAGED DURING THE INSTALLATION OF NEW WORK OR REMOVAL OF EXISTING WORK SHALL BE REPAIRED, REPLACED AND PAID FOR BY THE INSTALLING CONTRACTOR, TO THE SATISFACTION OF THE ARCHITECT AND OWNER. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING BUILDING CONSTRUCTION THAT IS TO REMAIN AND, THEREFORE, SUBJECT TO PATCHING, REPAIRING, REFINISHING, AND REMOVAL/REPLACEMENT.

10. CONTRACTOR SHALL INSTALL ALL AUXILIARY SUPPORTING STEEL AS REQUIRED FOR THE SUPPORTING OF THEIR CONDUIT, EQUIPMENT, ETC. ALL SUPPORTING STEEL FOR ITEMS ABOVE A SUSPENDED CEILING SHALL BE FROM BUILDING STRUCTURAL MEMBERS ONLY.

11. UNLESS INDICATED OTHERWISE, THE ARCHITECT/ENGINEER MAKES NO REPRESENTATION AS TO WHETHER OR NOT ANY HAZARDOUS OR CONTAMINATED MATERIALS (INCLUDING BUT NOT LIMITED TO ASBESTOS, PCB'S, CONTAMINATED SOILS, ETC.) ARE PRESENT WITHIN THE EXISTING BUILDING OR ON THE SITE. WORK SHOWN ON THE DRAWINGS AND/OR INDICATED IN THE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CALL FOR CONTACT WITH ANY OF THESE MATERIALS. IF THESE MATERIALS ARE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL NOT DISTURB THEM AND SHALL CONTACT THE ARCHITECT/ENGINEER IMMEDIATELY.

12. CONTRACTOR SHALL STORE ALL MATERIALS AND EQUIPMENT SHIPPED TO THE SITE IN A PROTECTED AREA. IF MATERIAL IS STORED OUTSIDE OF THE BUILDING, IT MUST BE STORED OFF THE GROUND A MINIMUM OF SIX INCHES (6") SET ON 6 X 6 PLANKS AND/OR WOOD PALLETS. ALL MATERIAL AND EQUIPMENT MUST BE COMPLETELY COVERED WITH WATERPROOF TARPS OR VISQUIN. ALL CONDUIT WILL HAVE THE ENDS CLOSED TO KEEP OUT DIRT AND OTHER DEBRIS. NO EQUIPMENT WILL BE ALLOWED TO BE STORED ON THE SITE UNLESS IT IS SITTING ON WOOD PLANKS AND COMPLETELY PROTECTED WITH WEATHERPROOF COVERS.

13. THE DRAWINGS, SCHEDULES AND SPECIFICATIONS HAVE BEEN PREPARED USING ONE MANUFACTURER FOR EACH PIECE OF EQUIPMENT AS THE BASIS FOR DIMENSIONAL DESIGN. IF THE CONTRACTOR PURCHASES EQUIPMENT FROM A SPECIFIED ACCEPTABLE MANUFACTURER, BUT NOT THE SCHEDULED MANUFACTURER USED FOR THE BASE DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL THE DIMENSIONS OF THE EQUIPMENT TO VERIFY THAT IT WILL FIT IN THE SPACE SHOWN ON THE DRAWINGS. MINOR DEVIATIONS IN DIMENSIONS WILL BE PERMITTED, PROVIDED THE RATINGS MEET THOSE SHOWN ON THE DRAWINGS AND EQUIPMENT WILL PHYSICALLY FIT INTO THE SPACE ALLOCATED WITH SUITABLE ACCESS AROUND EQUIPMENT FOR OPERATION AND MAINTENANCE OF THE EQUIPMENT. WHEN EQUIPMENT SUBMITTED FOR REVIEW DOES NOT MEET THE PHYSICAL SIZE OR ARRANGEMENT OF THAT SCHEDULED AND SPECIFIED, CONTRACTOR SHALL PAY FOR ALL ALTERATIONS REQUIRED TO ACCOMMODATE SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR WILL ALSO PAY ALL COSTS FOR ADDITIONAL WORK REQUIRED BY OTHER CONTRACTORS, OWNER, ARCHITECT OR ENGINEER TO MAKE CHANGES WHICH WOULD ALLOW THE EQUIPMENT TO FIT IN THE SPACE AND FUNCTION AS INTENDED.

14. CONTRACTOR AND/OR MANUFACTURER SHALL VERIFY THAT THE CHARACTERISTICS OF THE EQUIPMENT HE SUBMITS FOR REVIEW MEET THE CAPACITY AND DUTY SPECIFIED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THEIR ASSOCIATED FEES.

16. CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIAL AND GUARANTEE ALL WORKMANSHIP PROVIDED BY HIM FOR 1 (ONE) YEAR FROM SUBSTANTIAL COMPLETION OF WORK INVOLVED.

Bell Works

Wight

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LICENSED PROFESSIONAL ENGINEER
SUDESH SARAF
062-060912
STATE OF ILLINOIS

EXPIRATION: 11/30/2025

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025

BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

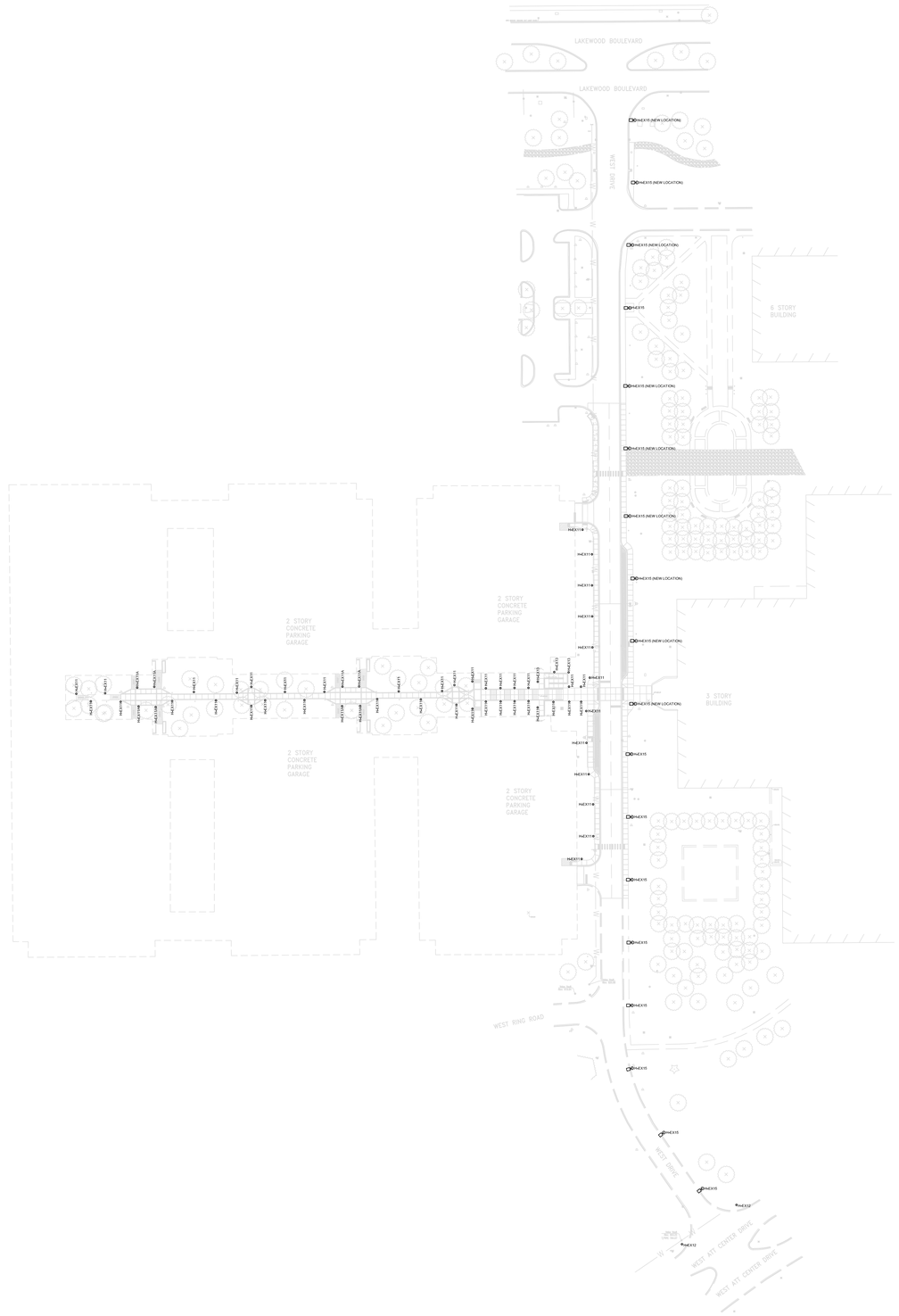
ELECTRICAL SPECIFICATIONS

Project Number:
200072
Drawn By:

Sheet:

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1 LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING FIXTURE SCHEDULE

Hugh LIGHTING DESIGN
212 S. Marion Street, Suite 1
Oak Park, Illinois 60302
t: 708.445.0995
e: admin@hughlightingdesign.com

Project Name:	BELLWORKS CIRCLE DRIVE
Location:	HOFFMAN ESTATES, IL
Date:	ORINIGAL
Revision Date:	8/13/2024

ARCHITECTURAL EXTERIOR LIGHTING

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE	POWER SUPPLY	MOUNTING	FINISH	COMMENTS
H-EX11	NEW BOLLARD	HEPER LIGHTING	LB6047.871-US-T3-700-830-0-10V-HM1-HC(4'-0")+90AJ001	18 WATT 3000K LED	0-10V DIMMING	SURFACE	BLACK. CONFIRM FINISH WITH OWNER AND ARCHITECT	REMOVE EXISTING BOLLARDS AND REPLACE WITH NEW BOLLARD
H-EX11A	TWIN HEAD NEW BOLLARD	HEPER LIGHTING	LB6047.872-US-T3-700-830-0-10V-HM1-HC(4'-0")+90AJ001	36 WATT 3000K LED	0-10V DIMMING	SURFACE	BLACK. CONFIRM FINISH WITH OWNER AND ARCHITECT	REMOVE EXISTING BOLLARDS AND REPLACE WITH NEW BOLLARD
H-EX12	REPLACEMENT POST HEAD	HEPER LIGHTING	LP4024.539-US-700-830-0-10V-HM1+PAFC.D114 HM1	52 WATT 3000K LED	0-10V DIMMING	13'-0" POLE	BLACK. CONFIRM FINISH WITH OWNER AND ARCHITECT.	REMOVE EXISTING POST HEAD AND REPLACE WITH NEW.
H-EX13	POST LIGHT	HEPER LIGHTING	LP4034.861-US-T4-350-830-0-10V-HM1-HC10'-0"	18 WATT 3000K LED	0-10V DIMMING	10'-0" POLE	BLACK. CONFIRM FINISH WITH OWNER AND ARCHITECT	
H-EX15	ROADWAY LIGHT	GARDCO	P26-196L-2100-WW--G2-AR-3-UNV-DD-XX	195 WATT 3000K	0-10V DIMMING		CONFIRM TO MATCH EXISTING POLES.	REMOVE EXISTING FIXTURE AND REPLACE WITH NEW. CONTRACTOR TO CONFIRM DRILLING MOUNT PRIOR TO ORDERING.

GENERAL LIGHTING NOTES

1. Electrical Engineer Shall Confirm Exact Voltage Required For All Fixture Types
2. Contractor to provide remote transformer for all low voltage fixture types unless provided with an integral transformer
3. Contractor shall confirm exact lengths required for all linear fixture types either by field measurement or template
4. Contractor to provide all necessary parts and accessories to ensure proper installation as shown on plans
5. Substitution of any fixture to a type or manufacturer other than that specified by the Lighting Designer shall be subject to review of a production sample by the Lighting Designer.
   The proposed substitution shall be provided with I.T.L photometrics dated no older than five years. Lighting Designer withholds the right to request a full scale mock up of two (2) proposed substitution fixtures alongside two (2) specified fixtures for review. All mock up costs, including Lighting Designer's time and expenses, and Architect/Client's time and expenses shall be at the expense of the submitting contractor and/or manufacturer. Contractor shall also provide line item pricing for specified fixture along with add/deduct for submitted fixture.
   Submitting Contractor/Manufacturer shall guarantee in writing that the proposed substitution shall meet all performance and quality parameters as stated with the specified fixture.
   In the event that the substitution fails to perform as guaranteed, all costs associated to remove the fixture and replace them with the specified fixture shall be at the Contractor/Manufacturer's expense.
6. Architect to confirm fixture finishes.
7. Architect to confirm exact ceiling condition for appropriate fixture mounting.

2 LIGHTING FIXTURE SCHEDULE
SCALE: N/A

Bell Works

Wight

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N

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUE FOR SITE PERMIT APPLICATION	04/07/2025
	ISSUE FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST DRIVE

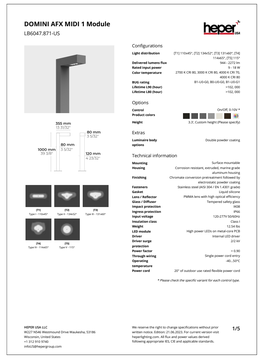
2000 At&T Center Dr
Hoffman Estates, IL 60192

LIGHTING PLAN AND LIGHTING FIXTURE SCHEDULE

Project Number:
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Drawn By:
HLD
Sheet:

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DOMINI AFX MIDI 1 Module

LB6047.871-US

heper

Configurations

Light distribution	[T1] 110x40°, [T2] 134x52°, [T3] 131x68°, [T4] 114x66°, [T5] 110x72°
Delivered lumens flux	Nom. 2272 lm
Rated input power	Nom. 19.7 W
Color temperature	2700 K (78 W), 3000 K (78 W), 4000 K (78 W), 4000 K (78 W)
BUG rating	B1-U0-G1, B1-U0-G0, B2-U0-G1, B2-U0-G0
Lifetime L90 (hour)	>102, 000
Lifetime L80 (hour)	>102, 000

Options

Control	On/Off, 0-10V *
Product colors	12, 14, 16, 19
Weight	9.9 (Custom Height (Please Specify))

Extras

Luminaire body options	Double powder coating

Technical information

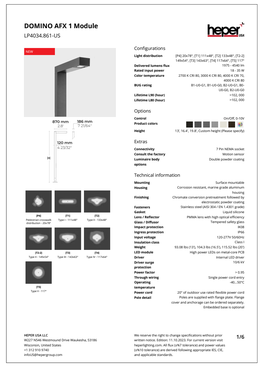
Mounting	Surface mountable
Housing	Corrosion resistant, non-rusted, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners, hardware	Stainless steel (AISI 304 / DIN 1.4301 grade)
Lens / Reflector	PMMA lens with high optical efficiency
Glass / Diffuser	Tempered safety glass
Impact protection	IK08
Ingress protection	IP66
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	5.24 lbs
LED module	High power LEDs on metal-core PCB
Driver	Internal LED driver
Driver surge protection	2KV
Power Factor	> 0.90
Through-wiring	Single power cord entry
Operating temperature	-4F, 50°C
Power cord	20' of outdoor use rated flexible power cord

* Please check the specific variant for each control type.

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info.US@hepergroup.com

We reserve the right to change specifications without prior written notice. Edition: 11.10.2023. For current version visit heperlighting.com. All flux and power values derived following appropriate IES, CIE and applicable standards.

1/5



DOMINO AFX 1 Module

LP4034.861-US

heper

Configurations

Light distribution	[FM] 89x79° [T1] 111x48°, [T2] 125x68°, [T3-2] 140x64°, [T3] 140x82°, [T4] 117x66°, [T5] 117x72°
Delivered lumens flux	1075 - 4548 lm
Rated input power	9 - 35 W
Color temperature	2700 K (78 W), 3000 K (78 W), 4000 K (78 W), 4000 K (78 W)
BUG rating	B1-U0-G1, B1-U0-G0, B2-U0-G1, B2-U0-G0, B3-U0-G1
Lifetime L90 (hour)	>102, 000
Lifetime L80 (hour)	>102, 000

Options

Control	On/Off, 0-10V
Product colors	12, 14, 16, 19
Weight	55.08 lbs (T2), 104.3 lbs (T4,T5), 115.52 lbs (T3)

Extras

Connectivity	7 Pin NEMA socket
Consult the factory	Motion sensor
Luminaire body options	Double powder coating

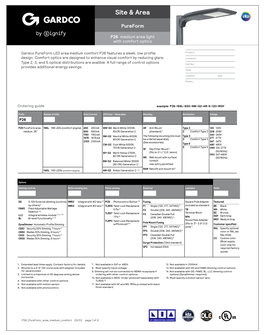
Technical information

Mounting	Surface mountable
Housing	Corrosion resistant, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners, hardware	Stainless steel (AISI 304 / EN 1.4301 grade)
Lens / Reflector	PMMA lens with high optical efficiency
Glass / Diffuser	Tempered safety glass
Impact protection	IK08
Ingress protection	IP66
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	55.08 lbs (T2), 104.3 lbs (T4,T5), 115.52 lbs (T3)
LED module	High power LEDs on metal-core PCB
Driver	Internal LED driver
Driver surge protection	10KV kV
Power Factor	> 0.95
Through-wiring	Single power cord entry
Operating temperature	-4F, 50°C
Power cord	20' of outdoor use rated flexible power cord
Pole detail	Poles are supplied with flange plate. Flange cover and anchor bags can be ordered separately. Embedded base is optional.

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1/6



GARDCO by @Lightfy

Site & Area

PureForm

P2R medium area light comfort optics

GardcoPureForm LED area medium comfort P2R features a sleek, low profile luminaire design with a flat lens and a wide range of optical options. Type 2, Type 3, and Type 4 optical distributions are available. A full range of control options provides additional energy savings.

Project:
Location:
Catalog #:
Notes:
Quantity:
Type:

Ordering guide

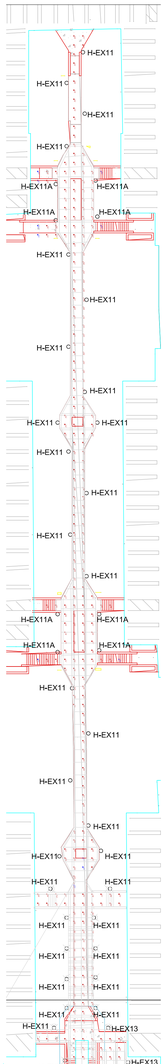
example: P2R-196L-840-NW-GD-MP-3-120-WSP

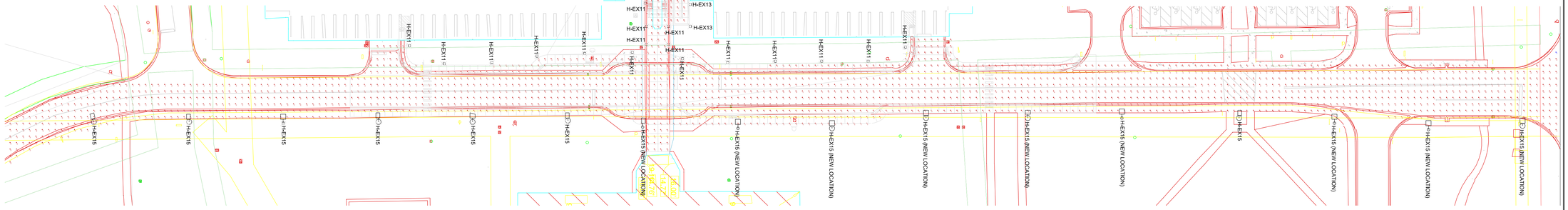
P2R											
P2R Comfort optic, medium, 20'	196L 196 LEDs (comfort optic)	840	4000K	NW	Natural White 4000K, 70CRI Standard (+)	GD	Gardco Mounting Arm, Universal Mounting Arm (Specify Arm Length)	MP	Mid-Mount Mounting Arm, Universal Mounting Arm (Specify Arm Length)	3	Type 3
			5000K	CW	Cool White 5000K, 70CRI Standard (+)					4	Type 4
			3500K	WW	Warm White 3500K, 70CRI Standard (+)					5	Type 5 Wide
				HE	Neutral White 4000K, 80CRI Standard (+)						
				SW	Cool White 4000K, 80CRI Standard (+)						

Options							
	Accessories		Accessories		Accessories		Finish
HS	4' Whip w/ Shorting Cap for Motion Sensor	SWG	Integral 4P 40 amp	CPW	Photocontrol, Button Type	Sensor/Fixture Adapter (Included as standard)	DBT Black
HSEC	4' Whip w/ Shorting Cap for Motion Sensor, Field Programmed	SWG	Integral 4P 40 amp	TLWG	Twist-Lock Receptacle and Guard	Specify Finish	DNA Natural Aluminum
10'	Add 10' to standard 4' whip (+)			TLWP	Twist-Lock Receptacle and Photocell	Specify Finish	DWH White
20'	Add 20' to standard 4' whip (+)			TLWPG	Twist-Lock Receptacle and Photocell	Mounting Adapter (Specify 2 @ 90 apart)	DSV Metallic Silver
Specified Luminaire Quantity Ordering							DBL Black Metallic
QNS	Specify QNS Shorting "Yes/no"						DNA Natural Aluminum
QNS	Specify QNS Shorting "Yes/no"						DWH White
QNS	Specify QNS Shorting "Yes/no"						DSV Metallic Silver

1. Standard lead times apply. Contact factory for details.
2. Not available in all configurations. Consult with factory for more details.
3. Not available with motion sensor.
4. Not available with photocontrol.
5. Not available in all CCT or CRI's
6. Not available with Motion Sensor.
7. Photocontrol is not provided by NEMA receptacle if ordering with Motion Sensor.
8. Not available in NEW YORK (previous ordering with NY).
9. Not available with 20' of cord. Whip is standard and does not need to be ordered.
10. Not available in DSV or NDV.
11. Not available with Motion Sensor and DWH ordering (control options).
12. Not available with DD, TAAD, SL, LC ordering control options.
13. Not available with Motion Sensor.
14. Must be ordered as Universal Mount Arm.

P2R_PureForm_area_medium_comfort - 10/22 page 1 of 6





Schedule							
Symbol	Label	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	H-EX11	HEPER	LB6048.910-US-T3-350-830	- LED 8 - 8W - 350mA - 3000K CRI 80	1	708.5082	0.9	9.5
	H-EX13	HEPER	LP4034.861-US-T4-350-830	- Areaflex 16 - 15 W - 350 mA - 3000 K CRI 80	1	1980.486	0.9	17
	H-EX15	GARDCO	P26-196L-210D-WW-G3-3-UNV	PureForm LED area medium comfort P26, 196 LED's, 3000K CCT, TYPE 3 OPTIC, Comfort Light Engine, 80CRI	1	9907.312	0.9	94.7

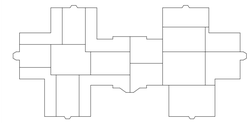
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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WEST WALKWAY	+	2.9 fc	21.6 fc	0.1 fc	216.0:1	29.0:1

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REV	DESCRIPTION	DATE
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	ISSUED FOR PERMIT REVISION	09/16/2025
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	ISSUE FOR SITE PERMIT APPLICATION	04/07/2025
	ISSUE FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST DRIVE

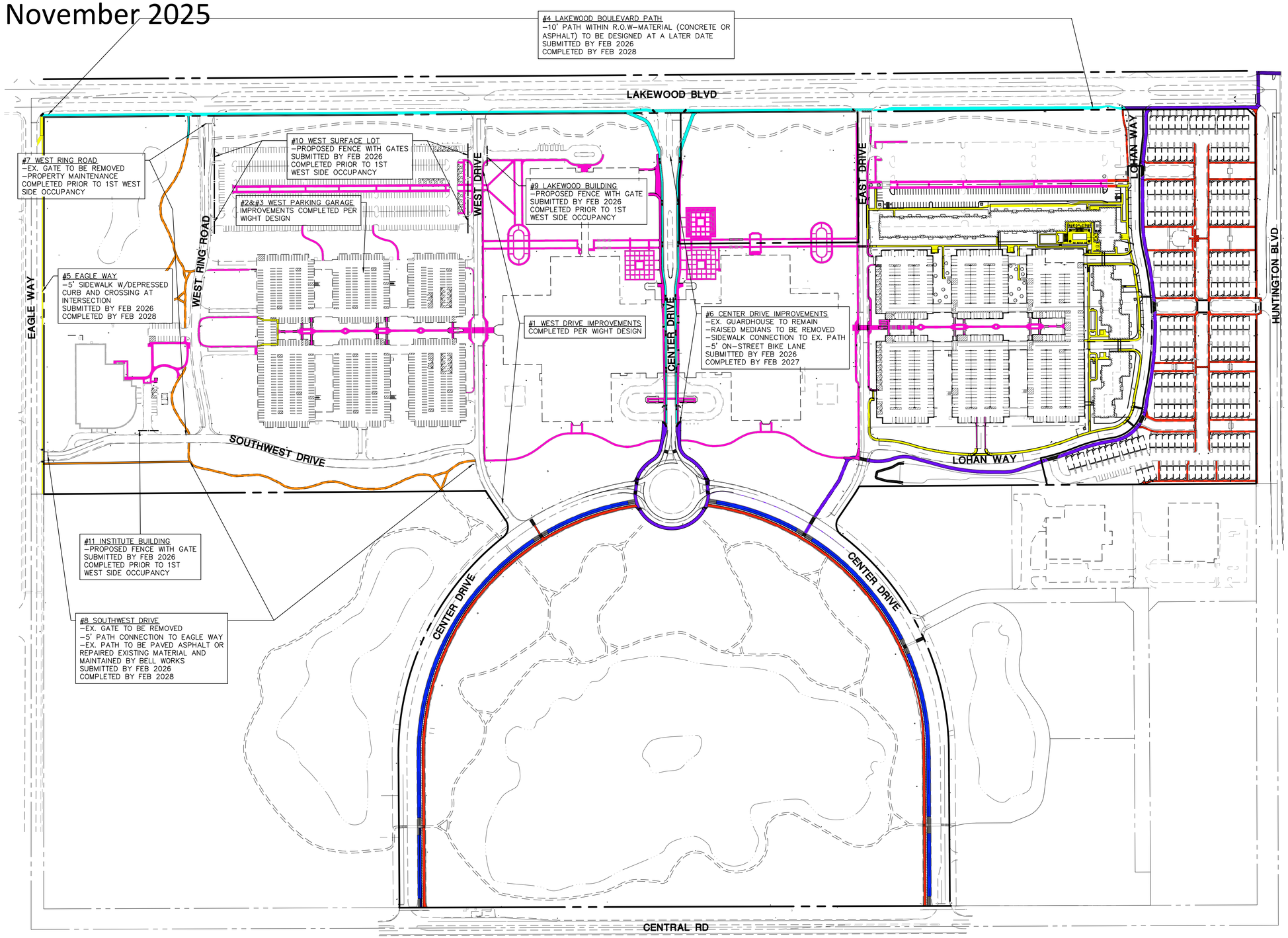
2000 At&T Center Dr
Hoffman Estates, IL 60192

WEST DRIVE LIGHTING PHOTOMETRICS

Project Number:
190128
Drawn By:
HLD
Sheet:

LT.01

Bell Works Exterior Improvements Plan
November 2025



DATE	REVISIONS	DRAWN BY
##/##/##		##/##
##/##/##		##/##
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##/##/##		##/##
##/##/##		##/##
11–18–25	REVISED PER VILLAGE AND OWNER COORDINATION	JAK
10–14–25	REVISED PER VILLAGE AND OWNER COORDINATION	JAK

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BELL WORKS - MULTIFAMILY

VILLAGE OF HOFFMAN ESTATES, ILLINOIS

OVERALL CONCEPT PLAN

PROJ. MGR.:	KRK
PROJ. ASSOC.:	KRK
DRAWN BY:	JAK
DATE:	08–07–25
SCALE:	1"=150'

SHEET 1

ISD.HEIL01

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November 18, 2025 - 11:25 Dwg Name: P:\Jobs\HEIL\Dwg\Engr\Preliminary\Exhibits Eng\Overall Concept Plan.dwg Updated By: jkolar

AGENDA ITEM REPORT

Village Board of Trustees
January 5, 2026
ITEM 8B

REQUEST: Approval of an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF).

FROM: Kevin Kramer, Director of Economic Development
Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Agreement - Village Board

REQUEST SUMMARY

The Metroburb concept has proven itself in this market since Bell Works Chicagoland opened with its first tenant in 2021. Now in 2025, the east half of the main building is 97% leased, the parking garages are filling up, and the townhome site is underway. As the finished portion is effectively full, there's a need to move onto the west side of the building and site for redevelopment to continue the original plan and further growth. However, due to rising costs of construction, to make the project financially feasible, the owner requests two changes to the redevelopment agreement (RDA). The proposed restated and amended RDA for approval includes the following substantial changes:

- Recital E: Allows residential uses to be constructed in the TIF. This change will allow one of the two multi-family buildings, currently under review by Planning Staff, to be built on the north side of the East parking garage, within the TIF. Allowing this in the TIF will increase TIF increment revenue by nearly $1,000,000 per year, after TIF Act-required school district payments are made since the alternative would be to leave it as a surface parking lot.
- Signature Block: Since passing the RDA in 2019, the Developer has moved the ownership of the property to other organizations they own. As such, the new ownership companies have been identified on page 1 and in the signature blocks.
- End of Document Prior to Exhibits: A consent and recognition by the mortgagee was added to ensure both the owner and their mortgage holder agree to the changes in this document.
- Exhibit JJ: This exhibit was added to potentially change the distribution of the tax increment in years 15-19 of the TIF. If the Developer completes all the required West Side Site Plan improvements listed in this exhibit by their respective dates, the increment splits will change from 50% to the Developer Account and 50% to the Village Account to 95% to the Developer Account and 5% to the Village Account. This change is acceptable for two reasons. First, the Developer is still the one taking the most financial risk if the west side redevelopment does not work out. Secondly, if all the west side work is complete, there will be very few projects which the Village would contemplate using its share, thus not needing

as much money within the Village Account. However, if the Developer fails to complete the work in Exhibit JJ by the time limitations, the payment disburse schedule will continue to follow Exhibit J where there is a 50/50 split in years 15-19.

FINANCIAL IMPACT

The financial impact of the amendment will only impact the TIF and will do so in two ways. First, by allowing half of the multi-family to be constructed in the TIF, rather than a parking lot, the increment created is estimated to generate nearly $1,000,000 more than if there was no multi-family. This estimate includes paying the local school district for the children living in that portion of the multi-family. Secondly, the split of the increment is changing from the original agreement for years 15-19 of the TIF. This split, instead of 50-50 between the Developer Account and the Village Account, will now be 95-5, with the Developer Account getting the majority. From years 20-23, the split will revert to 50-50 once again.

RECOMMENDATION

Approve an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF).

ATTACHMENTS

1. Amended Lakewood Center Redevelopment Agreement - 12-9-25 FOR BOTpdf

AMENDED AND RESTATED REDEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED REDEVELOPMENT AGREEMENT ("*Agreement*"), dated this ___ day of _____, 2025 ("*Effective Date*") is made by and between the **VILLAGE OF HOFFMAN ESTATES,** Cook and Kane Counties, Illinois, an Illinois municipal corporation and home rule unit of local government (the "*Village*"), and **HOFFMAN ESTATES ACQUISITIONS LLC, a Delaware limited liability company AND HOFFMAN ESTATES ACQUISITIONS II LLC, a Delaware limited liability company**, and its successor owners of record and permitted assigns (the "Developer").

RECITALS

A. The Village is a duly constituted and existing municipality within the meaning of Section 1 of Article VII of the 1970 Constitution of the State of Illinois and is a "home rule unit" under Section 6(a) of Article VII of the 1970 Constitution.

B. The Village has the authority to promote the health, safety and welfare of the Village and its inhabitants, to encourage private development in order to enhance the local tax base, create employment and ameliorate blight, and to enter into contractual agreements with third persons to achieve these purposes.

C. The Village has the authority to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq*., as amended (the "*Act*").

D. In accordance with the Act, the Developer, as herein defined, prepared and the Village adopted the "Lakewood Center Redevelopment Project Area Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project" dated October 25, 2018 (the "*Redevelopment Plan*") concerning the area legally described in **Exhibit A** (the "*Redevelopment Project Area*" or the "*RPA*").

E. The Redevelopment Project Area shall include office, residential, commercial, retail and hotel uses.

F. The Corporate Authorities, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances on January 21, 2019: (1) Ordinance No. 4702-2019, *AN ORDINANCE approving a Tax Increment Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois*; (2) Ordinance No. 4703-2019, *AN ORDINANCE designating the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois a Redevelopment Project Area pursuant to the Illinois Tax Increment Allocation Redevelopment Act*; and (3) Ordinance No. 4704-2019, *AN ORDINANCE adopting the use of Tax Increment Allocation Redevelopment Financing for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois* (collectively, the "*TIF Ordinances*").

G. The Developer, as assignee of Somerset Development, LLC, a New Jersey limited liability company, has purchased the Lakewood Property consisting of RPA and other surrounding property (the "*Lakewood Property*").

H. The Developer has proposed certain building improvements, site improvements and infrastructure improvements ("*Improvements*") to redevelop the RPA into a mixed use development as a phased redevelopment project as set forth in **Exhibit C** ("*Construction Schedule*"), in implementation of the Redevelopment Plan based on the Concept Site Plan which has been reviewed and approved by the Village, attached hereto as **Exhibit D** ("*Concept Site Plan*").

I. The Village is desirous of having the RPA redeveloped in accordance with the Concept Site Plan based upon the phasing of the Project as depicted in **Exhibit D-1** ("*Phasing Site Plan*") in order to serve the needs of the Village and the community in order to produce increased employment opportunities for area residents and increased tax revenues for the various taxing districts authorized to levy taxes within the Redevelopment Project Area.

J. In order to induce the Developer to rehabilitate and redevelop the Project, as described more particularly in this Agreement, and to construct the Project, as herein defined, the President and Board of Trustees of the Village have determined that it is in the best interest of the Village to make certain economic development incentives available to the Developer as provided in this Agreement.

K. But for the Village incentives as stated in this Agreement, the Developer could not complete the Project in the manner provided within this Agreement and the Project would not be developed by private enterprise without adoption of the incentives stated in this Agreement.

L. To facilitate the redevelopment of the Redevelopment Project Area, the Corporate Authorities will have adopted Ordinance No. 4707-2019, entitled Authorizing the Execution of a Redevelopment Agreement and the Issuance of TIF Notes Respecting the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Lakewood Center TIF District), the *"Note Ordinance"* substantially in the form attached hereto but excluding any exhibits referenced therein (**Exhibit E)**, approving and authorizing the execution of this Agreement with the Developer and the execution and delivery to the Developer of three notes (collectively the "*TIF Notes*" and individually a "*TIF Note*"), upon certain conditions as provided in this Agreement, in a forms attached hereto as **Exhibit F-1**, **Exhibit F-2** and **Exhibit F-3** and such TIF Notes shall be in conformance with the terms and provisions set forth in this Agreement and in the Note Ordinance.

M. The Corporate Authorities, after due and careful consideration, find that the completion of the Project by the Developer and the financing of eligible redevelopment project costs solely through tax increment revenues and through the issuance of the TIF Notes described herein, in each case pursuant to this Agreement, will be in furtherance of the Redevelopment Plan, increase employment opportunities within the Village, increase the assessed valuation of real estate situated within the Village, foster increased economic activity within the Village, increase the tax revenues realized by the Village and the various taxing districts authorized to levy taxes within the Redevelopment Project Area, and otherwise be in the best interests of the Village, and the health, safety, morals and welfare of its residents and taxpayers.

N. The Village finds that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

O. This Agreement is binding on the Parties and on all successors of record of the RPA or any portion thereof and shall run with the land of the RPA or any portion thereof.

NOW, THEREFORE, in consideration of the premises and mutual promises contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I
RECITALS PART OF AGREEMENT AND DEFINITIONS

The representations, covenants and recitation set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I. Unless otherwise stated in this Agreement, in addition to the terms defined in the Recitals, the capitalized terms in this Agreement shall have the meanings as ascribed to them below:

(a) The "*Act*" as defined in the Recitals above.

(b) "*Agreement*" as defined in the Recitals above.

(c) "*Certificate of Completion"* means that certificate in the form attached to this Agreement as **Exhibit G** and as described in Section 304.

(d) "*Change in Law*" means: (i) the enactment, adoption, promulgation or modification of any federal, state or local law, ordinance, code, rule or regulation; or (ii) the order or judgment of any federal or state court, administrative agency or other governmental body.

(e) "*C-MU*" means the Commercial Mixed-Use District zoning ordinances adopted by the Corporate Authorities of the Village.

(f) "*Component*" means a certain phase, segment or other divisible aspect of the Work, as defined herein, as reasonably determined by the Developer.

(g) "*Concept Site Plan*" means the site plan upon which has been reviewed and approved by the Village and upon which implementation of the Redevelopment Plan is based and attached hereto as **Exhibit D**.

(h) "*Construction Budget*" means the initial budget for the Project attached hereto as **Exhibit H**, as may be amended from time to time.

(i) "*Construction Plans*" means any plans and specifications as approved by the Village for the issuance of permits for any aspect of the Improvements as defined herein. To the extent that multiple Construction Plans are used for multiple phases or Components of the Project or multiple types of Improvements, the collective plans and specifications for the entire Project shall mean the Construction Plans.

(j) "*Construction Schedule*" means the schedule for implementing Improvements intended to redevelop the RPA into a mixed use development as a phased redevelopment project as set forth in **Exhibit C**.

(k) "*Corporate Authorities*" means the duly elected and serving Village President and the members of the Board of Trustees of the Village of Hoffman Estates.

(l) "*Developer*" means collectively HOFFMAN ESTATES ACQUISITIONS I LLC, a Delaware limited liability company; HOFFMAN ESTATES ACQUISITIONS II LLC, a Delaware limited liability company, and their respective successor owners of record and permitted assigns as provided for in Section 606.

(m) "*Developer Account A*" means amounts annually set aside from the Fund, as defined herein, as provided for in Section 405, to be used solely to pay TIF Note A.

(n) "*Developer Account B*" means amounts annually set aside from the Fund, as defined herein as provided for in Section 405, to be used solely to pay TIF Note B.

(o) "*Developer Account C*" means amounts that may be set aside from the Fund, as defined herein as provided for in Section 405, to be used solely to pay TIF Note C.

(p) "*Developer Accounts*" mean collectively Developer Account A, Developer Account B and Developer Account C.

(q) "*Developer Affiliate*" means any entity controlled by, or under common control with Developer such that Somerset Development, LLC, a New Jersey limited liability company or one of its principals is either the manager or managing member or general partner or controlling partner or majority member or majority shareholder or majority partner in said affiliate entity or otherwise has the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities or rights, by contract, or otherwise.

(r) "*EAV*" means the equalized assessed value of the taxable lot, block, tract or parcel of real property as certified by the Cook County Clerk for property tax purposes.

(s) "*Effective Date*" as defined in the Recitals above.

(t) "*Eligible Redevelopment Project Costs*" as defined in Section 401(a).

(u) "*Estoppel Certificates*", as defined in Section 1016.

(v) "*Event of Default*" as defined in Sections 701 and 702.

(w) "*Existing Buildings*" means the buildings (but not the parking structures) currently located on the RPA as of the Effective Date.

(x) "*Expiring Leases*", as defined in Section 407(a)(i).

(y) "*Final Project Documents*" mean the Construction Plans for all Components of construction and for all types of Improvements in the RPA.

(z) "*Force Majeure*", as defined in Section 306.

(aa) "*Fund*" means the special tax allocation fund for the Redevelopment Project Area consisting of the Incremental Taxes collected and paid to the municipal treasurer pursuant to the TIF Ordinance and known as the "2019 Lakewood Center Redevelopment Project Area Special Tax Allocation Fund", as may be revised pursuant to the Act.

(bb) "*Improvements*" as defined in the Recitals above.

(cc) "*Income Threshold*", as defined in Section 407(a).

(dd) "*Incremental Taxes*" means the incremental ad valorem taxes generated by the application of the tax increment financing to the Redevelopment Project Area in accordance with the Act, which are attributable to the increases in the then current EAV (as defined above) of the taxable lot, block, tract or parcel of all portions of the Redevelopment Project Area over and above the total Initial EAV, as defined herein, of the Redevelopment Project Area and includes any replacement, substitute or amended taxes.

(ee) *"Initial Appraisal"*, as defined in Section 601(g).

(ff) "*Initial EAV*" means the initial calendar year equalized assessed value of the RPA certified by the Cook County Clerk.

(gg) "*Initial Project Documents*" means the Redevelopment Plan, the Construction Schedule, the Concept Site Plan, the Phasing Site Plan (**Exhibit D-1**), the Construction Budget and any other documents prepared in connection with the Project prepared as of the Effective Date, as each may be amended or updated.

(hh) "*Interest Rate*" as defined in Section 404(a).

(ii) "*Lakewood Property*" as defined in the Recitals above.

(jj) "*Legal Requirements*" mean all applicable federal, state, county, municipal or administrative laws, ordinances, rules, regulations, codes and orders.

(kk) "*Lender*" or "*Mortgagee*" means any party holding a mortgage, deed of trust or similar lien or encumbrance on all or any part of Lakewood Property that secures a debt, loan, advance or extension of credit entered into by the Developer, its successor or any other party with any ownership or ground leasehold interest in the Lakewood Property.

(ll) "*Maximum Reimbursement Amount*" means that amount paid by the Village to Developer of the agreed upon Incremental Taxes, as further defined in Section 402.

(mm) "*Net Insurance Proceeds*" as defined in Section 604(d).

(nn) "*Net Operating Income*" means the Redevelopment Project Area Income, less Operating Expenses, each as defined in Section 407(a).

(oo) "*Note Ordinance*" as defined in the Recitals above.

(pp) *"Occupancy Appeal"* as defined in Section 601(b).

(qq) *"Occupancy Tax Delta"* as defined in Section 601(f).

(rr) "*Offset Payment*" as defined in Section 407(a).

(ss) "*Operating Expenses*", as defined in Section 407(a)(iii).

(tt) "*Overall Costs*", as defined in Section 407(a)(ii).

(uu) "*Party*" and "*Parties*", means the Village and the Developer, individually and collectively.

(vv) "*Payment Periods*" means those four times during performance of this Agreement at which Developer will perform calculations to determine the Yield on Cost (as defined herein) and whether an Offset Payment to the Village is due as provided in Section 407 of this Agreement, based upon the established benchmarked success of the Project.

(ww) "*Permitted Transfer*", as provided in Section 606(d).

(xx) "*Phase Project Plans*" means those certain plans and specifications used for a particular Component of the Improvements or for a particular aspect of the Improvements.

(yy) "*Phasing Site Plan*" as defined in the Recitals above.

(zz) "*Pledged Amounts*" mean all money, securities, and funds at any time deposited or required to be deposited into all of the Developer Accounts collectively, regardless of whether such amounts are currently in the Developer Accounts.

(aaa) "*Project*" means the entire RPA and all buildings, infrastructure and improvements, both existing and to be performed under this Agreement, to redevelop the RPA into a mixed use development in accordance with the Concept Site Plan as a phased redevelopment project.

(bbb) "*Project Stabilization*" means that point at which seventy-five percent (75%) of the leasable area of the Existing Buildings intended to be used as office space in the RPA, as modified by approved building plans, is occupied and all occupants in such space are paying rent, as further defined in Section 407.

(ccc) "*Public Infrastructure*", as defined in Section 405(b).

(ddd) "*Purchase Date*" means the date upon which Developer becomes the legal owner of record of the RPA.

(eee) *"Qualified Appraiser"*, as defined in Section 601(k).

(fff) "*Redevelopment Plan*" as defined in the Recitals above.

(ggg) "*Redevelopment Project Area*" or "*RPA*" as defined in the Recitals above.

(hhh) "*Redevelopment Project Area Income*", as defined in Section 407(a)(i).

(iii) "*Request for Reimbursement*" means the Developer's request to the Village in the form attached as **Exhibit I** for reimbursement of specific Eligible Redevelopment Project Costs, as stated in Section 401 of this Agreement.

(jjj) INTENTIONALLY LEFT BLANK

(kkk) *"Revaluation"*, as defined in Section 601(g).

(lll) *"Revaluation Market Value"*, as defined in Section 601(g).

(mmm)*"Revaluation Party"*, as defined in Section 601(g).

(nnn) *"Revalued Tax Amount"*, as defined in Section 601(h).

(ooo) *"Second Appraisal"*, as defined in Section 601(g).

(ppp) "*Start Date*" means that date on which the Developer will start the Work, not more than one hundred twenty (120) days after the Purchase Date.

(qqq) "*Subdeveloper*", as defined in Section 605.

(rrr) *"Target Property Taxes"*, as defined in Section 601(f) and **Exhibit K**.

(sss) "*Tax Disbursement Schedule*" is the schedule of payments into the Village Account and Developer Accounts in **Exhibit J**, as more fully described in Section 405.

(ttt) "*Term*" as defined in Section 1017.

(uuu) *"Third Appraisal"*, as defined in Section 601(g).

(vvv) "*TIF Notes*" and "*TIF Note*" as defined in the Recitals above.

(www) "*TIF Note A*" means TIF Note in the form attached as **Exhibit E-1** to this Agreement and more fully described in Section 404.

(xxx) "*TIF Note B*" means the TIF Note in the form attached as **Exhibit E-2** to this Agreement and more fully described in Section 404.

(yyy) "*TIF Note C*" means the TIF Note in the form attached as **Exhibit E-3** to this Agreement and more fully described in Section 404.

(zzz) "*TIF Ordinances*" as defined in the Recitals above.

(aaaa) "*Transfer Upon Stabilization*", as defined in Section 606(e).

(bbbb) "*Total Project Costs*" as defined in Section 401(a).

(cccc) "*Village*" as defined in the Recitals above.

(dddd) "*Village Account*" means amounts annually set aside from the Fund of the Incremental Taxes, as provided for in Section 405, to be used by the Village for any and all lawful purposes under the Act.

(eeee) *"Village Appeal"*, as defined in Section 601(c).

(ffff) *"Village Appeal Delta"*, as defined in Section 601(f).

(gggg) *"Village Tax Recapture"*, as defined in Section 601(h).

(hhhh) "*Work*" means any design, engineering, planning, construction, demolition, excavation, refurbishment, labor or installation of materials in any way connected with the Improvements.

(iiii) "*Yield on Cost*" as defined in Section 407(a).

ARTICLE II
MUTUAL ASSISTANCE; DESIGNATION OF DEVELOPER; PRIOR AGREEMENT

(a) The Village and the Developer agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications (and, in the Village's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement. The Village agrees that it will not reduce or terminate the Redevelopment Project Area before the TIF Notes are paid in full or mature.

(b) The Village hereby designates Developer as the exclusive developer for the Project to construct or cause the construction of the Improvements and perform the Work in accordance with the Final Project Documents, Legal Requirements and the terms and conditions of this Agreement. The Village hereby represents to Developer that the Village has, to the best of its knowledge, taken in good faith, all necessary actions and has complied with all requirements of law necessary to authorize the Village to comply with this Agreement, including, without limitation, the requirements of the Act required for the designation of Developer as the exclusive developer for the Project, with the powers and rights conferred to Developer under this Agreement.

ARTICLE III
REDEVELOPMENT PROJECT

Section 301. Start Date; Schedule; Permits; Construction Plans and Final Project Documents.

(a) Developer purchased the Lakewood Property and has obtained permits to start the Work. Once the Start Date is established, the Construction Schedule shall be updated to reflect the Start Date. The Construction Schedule is an estimate based on the Developer's actual current knowledge of the RPA and may be revised based upon Force Majeure events and property and market conditions.

(b) Prior to commencement of any construction of any Improvements, the Developer shall comply with all applicable Legal Requirements. The Village agrees not to oppose any such application pending before another governmental body or agency, provided such application is consistent with all Legal Requirements. Each Component and each of the Improvements may have separate Construction Plans. The Construction Plans may be approved for separate Components or separate Improvements of the Project. The Village shall provide assistance to Developer in reviewing and approving the Construction Plans, securing such permits based upon the Construction Plans and shall promptly issue all permits required to be issued by the Village, and agrees to sign other documents or plats which require execution by the Village, provided such permits, documents or plats comply with all Legal Requirements.

Section 302. Qualifying Uses. The Village acknowledges that the Project contemplated in the Initial Project Documents conforms to the current C-MU Commercial Mixed Use (with the Mixed Use Development Option) zoning of the RPA, which includes multi-family residential uses as a permitted use. During the Term of this Agreement, the Village agrees not to change the zoning designation from C-MU Commercial Mixed Use. The Developer shall be entitled to apply for, and the Village shall reasonably consider, variances and special uses for the Project, including without limitation, hotel and motel; yoga studios; personal services; and nursery school or day care center.

Section 303. Developer Designation; Construction

(a) The Developer may enter into one or more construction contracts to complete the Work. All construction contracts shall provide that recourse against the Village is limited to the Fund or to any mechanic's lien rights against the RPA. The Developer shall submit permit applications, copies of all construction contracts and final building and construction plans and specifications to the Village. The Developer shall have the right, at its election to (i) self-perform and/ or (ii) to cause any of the Developer Affiliates to perform work or provide labor or materials that constitute Eligible Redevelopment Project Costs (as defined herein), with such costs ultimately becoming incorporated into the TIF Notes as provided herein.

(b) Subject to the terms, conditions and provisions provided below, the Developer has the following general responsibilities (which are not all inclusive) for the planning, design, development, construction, and installation of the Work (with the technical assistance of such qualified outside consultants as the Developer, in its discretion, may retain):

(i) Providing qualified field personnel for inspecting and reviewing the Work progress and construction of the Work, including final inspection and certification by the Developer that all Work, as constructed, conforms with the approved Final Project Documents;

(ii) Providing documentation of Total Project Costs and Eligible Redevelopment Project Costs in accordance with Section 403;

(iii) Providing, either alone or in conjunction with the Developer's advisers and consultants, the appropriate design and coordination of all planning and construction of the Work, including the directing and scheduling of construction, all field inspections, tests, surveys and other activities related to the Work; and,

(iv) Securing all authorizations, permits and licenses, including those of a temporary nature, from any government or regulatory body as may be necessary for the construction and intended use of the Work.

Section 304. Certificate of Completion. Not later than ninety (90) days after completion of the Work for any particular Component of the Improvements, the Developer shall furnish a certificate in the form attached as **Exhibit E** so certifying completion of that Component to the Village. The Village shall, within thirty (30) days following delivery of the Certificate of Completion, carry out such inspections as it deems necessary to verify to its reasonable satisfaction the accuracy of the certifications contained in the Certificate of Completion. Upon acceptance of the Certificate of Completion by the Village, the same shall constitute evidence of the satisfaction of the Developer's agreements and covenants to perform such Work.

Section 305. Utility Connections. Provided that the Developer complies with all requirements of general applicability promulgated by the Village or other governmental entity with jurisdiction for such connections and obtains all necessary approvals, the Village agrees to permit the Developer to connect to Village water lines and sanitary sewer lines. The Developer agrees that it will pay all fees or any fees imposed with respect to the RPA by the Metropolitan Water

Reclamation District of Greater Chicago, Illinois EPA or any state government or entity with regulatory authority.

Section 306. Force Majeure. Time is of the essence of this Agreement; however, a Party shall not be deemed in material breach of this Agreement with respect to this Agreement and construction of the Project if such Party fails to timely perform the same and such failure is due in whole or in part to a Change in Law (so long as failure to perform lasts no longer than 180 days after the enactment of such law) unknown conditions of the Existing Buildings or RPA, war, acts of God, casualty, strikes, or shortage of materials, through no fault of such Party or other causes beyond the reasonable control of such Party (collectively "*Force Majeure*"). If one of the foregoing events shall occur or either Party shall claim that such an event shall have occurred, the Party to whom such claim is made shall investigate same and consult with the Party making such claim regarding the same and the Party to whom such claim is made shall grant an extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure, provided that the failure of performance was reasonably caused, in whole or in part, by such Force Majeure event.

Section 307. Village Cooperation. The Village agrees to cooperate with Developer in Developer's attempts to obtain all necessary approvals from any governmental or quasi-governmental entity and upon request of Developer, will promptly execute any applications or other documents (upon their approval by the Village) which Developer intends to file with such other governmental or quasi-governmental entities in respect of the Project. Further, the Village shall promptly respond to, and/or process, and consider reasonable requests of Developer for: foundation permits; shell and core, mechanical, electrical and plumbing permits; tenant improvement permits; driveway permits; or other permits necessary to construct the Project and perform the Work.

ARTICLE IV
VILLAGE INCENTIVES AND TIF NOTES

Section 401. Total Project Costs: Eligible Redevelopment Project Costs.

(a) "*Total Project Costs*" shall mean the actual documented costs paid to third parties or Developer Affiliate and actually expended by or on behalf of the Developer or Developer Affiliate to construct and complete the Project and perform the Work within the Redevelopment Project Area in accordance with the Final Project Documents, including without limitation, hard construction costs and "soft costs" including, without limitation, insurance and bonding premiums, permit fees, appraisal, inspection, financing fees and loan interest costs paid to Project lenders, costs and fees paid on behalf of the Village in connection with the formation and administration of the Redevelopment Project Area, and professional fees for planning consultants, architects, engineers, designers, surveyors and attorneys, acquisition costs and any

other costs or fees that may be included as "Redevelopment Project Costs" (as defined in the Act) or otherwise reimbursable under the Act. "*Eligible Redevelopment Project Costs"* shall mean those Total Project Costs which constitute "Redevelopment Project Costs" as defined in the Act or that may otherwise be repaid to the Developer under the Act and that are documented in accordance with Section 403. Without limiting the foregoing provisions, the consideration paid by Developer to acquire the RPA shall be deemed an Eligible Redevelopment Project Cost and counted as part of Total Project Costs. Eligible Redevelopment Project Costs include the cost of public or private improvements constructed by the Developer, any Developer Affiliate or any party acting at the direction of, by or on behalf of the Developer as part of the Project or improving the RPA.

(b) The Developer shall advance or caused to be advanced all funds, and pay or cause to be paid all costs, necessary to construct the Project eligible for reimbursement pursuant to this Agreement in connection with the Work.

(c) So long as performed pursuant to the Act, the Developer reserves the right to reallocate dollars between and among the Work and the line items that constitute the budget for the Work.

Section 402. Village TIF Incentive. Subject to the terms, conditions and limitations set forth in this Agreement, the Village agrees to provide a financial incentive to the Developer which shall consist of the reimbursement of all Eligible Redevelopment Project Costs in an amount not to exceed, the lesser of: (A) thirty percent (30%) of Total Project Costs plus interest at the Interest Rate (as defined in the TIF Notes), until fully paid; or, (B) Fifty-Three Million Seven Hundred Sixty-Seven Dollars ($53,767,000), plus interest at the Interest Rate (as defined in the TIF Notes) (the "*Maximum Reimbursement Amount"*) as the total amount payable pursuant to the terms of the TIF Notes.

Section 403. Requests for Reimbursement.

(a) To request reimbursement of the specific Eligible Redevelopment Project Costs incurred under this Agreement, the Developer shall submit to the Village Manager after each Component is completed, the following documents:

(i) A Request for Reimbursement in the form attached to this Agreement as **Exhibit I**, numbered consecutively, and setting forth the amount of Total Project Costs incurred to date, the amount of Eligible Redevelopment Project Costs incurred to date, and the specific Eligible Redevelopment Project Costs for which reimbursement is sought.

(ii) At such time as any particular Component of the Work is complete, the Developer shall furnish to the Village redacted construction contracts with change orders, the general contractor's sworn statement and waivers of lien for the Component being submitted, covering the Work completed, together with waivers of lien from each subcontractor, together with the title company disbursement statement showing the payments made to such

parties from the Developer's construction escrow or any other documentation reasonably required by the Village. The Developer shall furnish to the Village a copy of any escrow agreement in effect from time to time. For Work that is not construction, copies of contracts, invoices and proof of payment shall be submitted for consideration and approval.

(iii) Bills, paid invoices and proof of payment for all Eligible Redevelopment Project Costs that are not paid through a construction escrow for the period covered by the Request for Reimbursement.

(iv) At such time as the final application for payment is made by the general contractor for the Work in any particular Component, the Developer shall cause the architect of record to issue a certificate of payment indicating that based on the architect's evaluation of the Work and the data comprising the contractor's application for payment, that the Work has been completed and in accordance with the final Construction Plans. The Developer shall furnish a copy of such certificate of payment to the Village.

(b) All records with respect to the administration of the construction of the RPA shall be created and maintained in a manner reasonably satisfactory to the Village. The records will identify whether or not a particular item of cost constitutes an Eligible Redevelopment Project Cost and whether such item of cost is includable in Total Project Costs. The Village, acting by the Village Manager, shall have sixty (60) days after receipt of any Request for Reimbursement to approve or disapprove in writing, any of the expenditures as incurred and documented Eligible Redevelopment Project Costs and Total Project Costs. If any Request for Reimbursement is disapproved, the Village shall provide a written explanation in sufficient detail as to why such request was disapproved. The final approval in whole or in part of each Request for Reimbursement shall be made by the Corporate Authorities. The inability of the Parties to reach agreement on the grounds for approval or disapproval of any Request for Reimbursement may be referred to mediation under Section 703.

(c) Reimbursement to Developer of Eligible Redevelopment Project Costs shall, provided same qualify under applicable law as reimbursable Eligible Redevelopment Project Costs, be on a "gross" basis and not be limited on a "line item" basis as such costs are set forth on the Construction Budget, subject to the Maximum Reimbursable Amount. By way of example but not limitation, if the actual cost of the site preparation/grading work exceeds the budgeted amount by $500,000, the full amount of such costs, regardless of the budgeted amount, shall be subject to reimbursement without regard to the line item budgeted therefore on the Construction Budget (subject to the Maximum Reimbursement Amount).

Section 404. TIF Notes.

(a) The Village shall initially execute and deliver to the Developer three (3) promissory notes (the "*TIF Notes*"), in favor of the Developer. TIF Note A shall be in the form attached hereto as **Exhibit F-1** and the principal amount of TIF Note A shall be eighty percent (80%) of the Maximum Aggregate Principal Amount, as defined in the Note Ordinance. TIF Note A shall not be prepaid at any time by the Village.

(b) TIF Note B shall be in the form attached hereto as **Exhibit F-2** and the principal amount of the TIF Note B shall be twenty percent (20%) of the Maximum Aggregate Principal Amount. TIF Note B may be prepaid at any time by the Village.

(c) TIF Note C shall be in the form attached hereto as **Exhibit F-3** and initial principal amount shall be $1.00 (and thereafter increased pursuant to the terms hereof). TIF Note C shall be used only for any payments due to the Developer pursuant to Section 601 of this Agreement and for no other purpose. TIF Note C shall be payable in full upon payment due thereunder, may be prepaid at any time and shall not bear interest.

(d) The TIF Notes will be authorized and issued pursuant to the Note Ordinance in the form set forth in **Exhibit E**, to reimburse and/or pay the Developer the Eligible Redevelopment Project Costs. In addition to the obligations under this Agreement, the TIF Notes, when executed and delivered by the Village, shall evidence the Village's obligation to reimburse the Developer for Eligible Redevelopment Project Costs, if and when Incremental Taxes (as hereinafter defined) are available, on the terms and conditions stated in the TIF Notes.

(e) The TIF Notes shall be authorized upon passage of the Note Ordinance and execution of the TIF Notes by the Village. At the option of the Developer, the Issuance Date of TIF Note A and TIF Note B may be delayed for a period of up to twenty-four (24) months after TIF Note A and TIF Note B were authorized under the Note Ordinance. If the Developer does not authorize the issuance of TIF Note A and TIF Note B within twenty-four (24) months after the date TIF Note A and TIF Note B were authorized, each of TIF Note A and TIF Note B's Issuance Dates shall be deemed to be twenty-four (24) months after the date of passage of the Note Ordinance and execution of TIF Note A and TIF Note B.

Section 405. Payments into Village Account and Developer Account.

(a) In accordance with the Note Ordinance, all Incremental Taxes deposited into the Fund shall be distributed to the Developer Accounts and Village Account according to the percentages shown on the table in **Exhibit J** or **Exhibit JJ,** whichever applies, until each TIF Note is paid in full or matures. After each TIF Note is paid in full or matures, all Incremental Taxes shall be deposited into the Village Account.

(b) In addition to any site infrastructure Improvements required to be performed by the Developer for the various Components of the Project, the Village desires to perform or arrange for a party to perform the following infrastructure improvements, including but not limited to (collectively "*Public Infrastructure"*):

(i) On-site and off-site pedestrian and bicycle trails connecting to the Pace Barrington Road Transportation station at Barrington Road and to the Cook County Forest Preserve.
(ii) Re-paving Lakewood Boulevard.
(iii) Off-site traffic improvement as dictated by a future traffic study.
(iv) Any other costs permissible by the Act.

All Public Infrastructure or any public improvements required by the Village shall be paid solely from the Village Account or the Village shall use the Village Account, or advance funds, to pay for all Public Infrastructure costs. With the Village's authorization, the Public Infrastructure may be performed by the Developer. If the Developer performs the Public Infrastructure, the Developer may apply for reimbursement of the costs to perform the Public Infrastructure with such costs paid from the Village Account and shall not be deemed to be a repayment under the TIF Notes.

(c) In any year where the Village Account portion of the Fund exceeds annual costs, the Village may apply any excess to TIF costs previously incurred but not reimbursed. Any remaining TIF Funds in the Village Account may be used by the Village for any lawful TIF purposes, including property tax appeal refund payments.

Section 406. Audit. The Village shall perform an audit for the TIF (and a copy thereof shall be delivered to Developer) no later than one hundred eighty (180) days following the end of the Village's fiscal year and which audit shall contain (i) a reconciliation of the TIF administrative costs and the calculations for the Village Account as incurred; (ii) a calculation of the amount in the Fund; (iii) confirmation of the Pledged Amounts. The cost of the audit shall be an administrative cost of the TIF, paid from the Village Account and reimbursable as a redevelopment project cost pursuant to the Act.

Section 407. Offset Payments to Village. In an attempt to offset the payments to the Developer made by the Village upon the established benchmarked success of the Project within the Redevelopment Project Area, the Developer agrees to pay to the Village an agreed-upon amount as provided in this Section 407 as follows:

(a) The Village shall be eligible to receive an Offset Payment upon the following events ("*Payment Periods*"):

Payment Period 1:	Upon seventy-five percent (75%) of the gross leasable area of all of the space within the currently Existing Buildings intended to be used as office is occupied and all occupants within such space are paying rent (without free rent or lease defaults) (collectively "*Project Stabilization*"). If Project Stabilization is not achieved by year 8 of the TIF, Developer shall calculate the Yield on Cost Offset Payment in year 8.
Payment Period 2:	The fifth (5th) full calendar year after "Payment Period 1"
Payment Period 3:	The tenth (10^{th}) full calendar year after "Payment Period 1"
Payment Period 4:	The fifteenth (15^{th}) full calendar year after "Payment Period 1"

By April 30th of any calendar year following a Payment Period event, the Village may be eligible for an "Offset Payment" from the Developer. An "Offset Payment" shall be equal to twenty-five

percent (25%) of the Net Operating Income (as defined herein) that is over and above the Income Threshold (as defined below) based upon the following formula:

Yield on Cost = Net Operating Income / Overall Costs

Within thirty days (30) of written request by the Village, the Developer shall make available for review by the Village or its representative, the Developer's Yield on Cost and Offset Payment calculations and documents necessary to support the calculation thereof to the Village. If the Village and the Developer disagree as to the preceding calculations, the Parties will resolve the dispute in accordance with Section 703. If, and only if, the Yield on Cost for the Redevelopment Project Area as computed by the above formula (and based on the terms defined below) exceeds twenty percent (20%) ("*Income Threshold*"), then the Village is eligible for an annual Offset Payment for each Payment Period the Yield on Cost exceeds the Income Threshold equal to twenty-five percent (25%) of the remaining Net Operating Income received by the Developer that exceeds the Net Operating Income required to achieve a Yield on Cost in excess of the Income Threshold. The Redevelopment Project Area Income, Operating Expenses, Net Operating Income and Total Project Costs shall be annualized based upon the totals for all years prior to a particular Payment Period.

Notwithstanding any other provision to the contrary, the Offset Payments shall, both annually and in the aggregate, be limited to the total amount of principal payment paid by the Village to the Developer under TIF Note B. In no instance shall the Offset Payments, either individually or in the aggregate, exceed the principal payment paid to the Developer under the TIF Note B. Developer shall make any Offset Payment by June 30th of the year any Offset Payment may be due. If the Village is due an Offset Payment and the Village has not received an Offset Payment by June 30th of any year, after sending demand to the Developer and Developer having not paid the Offset Payment within thirty (30) days of such demand, the Village shall have the right, but not the obligation, to reduce the amounts due to the Developer under TIF Note B equal to a dollar-for-dollar reduction in the outstanding amount equal to the Offset Payment owing to the Village. No principal reduction shall be from TIF Note A.

For purposes of this Section 407, the following terms shall have the following definitions:

(i) "*Redevelopment Project Area Income*" means the gross income actually received by the Developer derived solely from the Redevelopment Project Area leases on a cash accounting basis annualized over the years prior to any Payment Period. Any leases in default or any accounts receivable or other amounts due but not actually received by the Developer shall not be included in any Redevelopment Project Area Income calculations. All calculations relating to the Yield on Cost shall be limited to only the investments, returns and property located solely within the Redevelopment Project Area. For purposes of example but not limitation, Redevelopment Project Area income shall not include amounts received from the sale of any or all of the Redevelopment Project Area, fees paid to develop any of the Redevelopment Project Area but shall include income received under the TIF Notes.

For leases in effect at the time of any Payment Period but which expire during the Payment Period (and the tenant has not exercised any option to renew or extend) ("*Expiring Leases*"), any income from any Expiring Leases shall be excluded from any income calculations. Any sale of property outside of the Redevelopment Project Area; and, any sale of the property intended to be used for the hotel Component or the hotel Improvements (or sale of any rights to develop the Hotel Improvements) shall not be included in the Redevelopment Project Area Income (regardless if such component may be located within the Redevelopment Project Area) or in any computations for the Yield on Cost.

(ii) "*Overall Costs*" mean all costs in any way associated with the Redevelopment Project Area, the construction or maintenance of the Redevelopment Project Area, the leasing, operation and of maintenance of the Redevelopment Project Area, including without limitation: any and all costs incurred within the Redevelopment Project Area in any way relating to: soft construction costs, architects fees, design fees; hard costs, construction costs, replacement costs and any costs for the replacement, refurbishment, renewal or reconstruction; development fees; any costs, fees or payments paid to any tenant for any tenant improvements or as otherwise required under any tenant lease; any costs of any vertical construction or new construction; land acquisition costs; costs paid and loan payments for any loans, financing, mortgages, mezzanine financing or other debt incurred by the Developer or any Developer Affiliate; preferred returns, preferred payments or other inducement costs to any equity joint venture partners of the Developer; depreciation; loss of useful life of any capital component; capital expenditures or costs which are required to capitalized by Developer pursuant to the then-applicable Internal Revenue Service regulations; and, any other costs that are not included in Operating Expenses (which is not to mean that Operating Expenses and Overall Costs are exclusive or that there is no duplication of Operating Expenses and Overall Costs). Any agent or Developer Affiliate can perform any task that would be included in the Overall Costs provided that such cost of the agent or Developer Affiliate is at prevailing market rates.

(iii) "*Operating Expenses*" mean any expenses, regardless of the source, incurred within the Redevelopment Project Area to own, manage, operate and maintain the property within the Redevelopment Project Area, which shall include, without limitation: management costs and fees; insurance costs and fees; costs and losses due to vacancy; a market rate vacancy allowance real estate taxes, ad valorem taxes and any costs or fees associated with the payment or appeal of such taxes; costs and losses due to tenant default; legal fees in any way related to the Redevelopment Project Area; leasing commissions; credits, payments or amounts paid to tenants (for any reason); tenant improvements payments or allowances; free rent or rent reductions; payments for maintenance, repairs and non-capital replacements; utility costs; snow removal costs; and, any other costs not required to capitalized by Developer pursuant to the then-applicable Internal Revenue Service regulations. Any agent or Developer Affiliate can perform any task that would be included in the Operating Expenses provided that such cost of the agent or Developer Affiliate is at prevailing market rates.

(iv) "*Net Operating Income*" means the Redevelopment Project Area Income less the Operating Expenses.

ARTICLE V
SPECIAL ALLOCATION FUND

Section 501. Maintenance of Fund.

(a) The Village agrees to comply with the provisions of the Note Ordinance.

(b) The Village agrees that until such time as this Agreement is terminated or all payments due under the TIF Notes have been made and the TIF Notes all expire by their terms, (i) the Village will not intentionally take any action or omit to take any action that will affect the continued existence of the Fund or the availability of monies deposited in the Fund to pay the principal amount of the TIF Notes; (ii) the Village will take all reasonable actions and submit all documents in a timely manner in order to receive all Incremental Taxes; (iii) the Village will direct the investments of amounts deposited into Fund in accordance with Illinois law; and (iv) the Village will comply with all annual reporting requirements set forth in the Act. If any governmental agency having jurisdiction over enforcement of the Act and the subject matter of this Agreement shall determine that this Agreement is contrary to law or if the legitimacy of the Redevelopment Project Area is otherwise challenged before a court or governmental agency having jurisdiction thereof, the Village will, at its cost and expense (but subject to reimbursement as defense costs) defend the integrity of the Redevelopment Project Area and this Agreement. The Developer will fully cooperate with the Village in connection with the foregoing. If funds are not available in the Fund to reimburse the Village for its defense costs, then, in that event, the Developer and the Village shall share equally in the actual, out-of-pocket costs of such defense, which expenses, when paid by the Developer, shall be subject to reimbursement as an Eligible Redevelopment Project Cost.

(c) The Village shall be relieved from any claims, causes of action or liability and all holders of any of the TIF Notes shall forever waive any claims or causes of action against the Village relating to the Village's allocation of payments to Developer Account A as opposed to Developer Account B and vice versa. Nothing in this Section shall relieve the Village from payment under any of the TIF Notes themselves.

ARTICLE VI
SPECIAL COVENANTS OF THE DEVELOPER

Section 601. Real Estate Taxes.

(a) The Developer agrees that it shall pay, or cause to be paid, when due, any and all real estate taxes and special assessments in respect to the RPA, together with all improvements on such parcel. The Developer will notify the Village's Director of Finance within fifteen (15) days of payment of property taxes. Failure to timely pay said taxes and/or special assessments by the end of the calendar year in which taxes are due shall constitute a monetary Event of Default, subject to the notice and cure provisions set forth in Article VII of this Agreement.

(b) For any assessment year during the Term of this Agreement, neither the Developer nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall directly or indirectly, initiate, seek or apply for proceedings in order to lower the assessed value of all or any portion of the RPA in which the lowering of assessed value would entitle the petitioner to a refund of overpaid property taxes. By way of example, but not limitation, the Developer, any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall be prohibited from (i) requesting or filing for a certificate of correction, (ii) requesting or filing for a certificate of error, (iii) filing a tax objection complaint in circuit court, or (iv) filing a petition with the Property Tax Appeal Board. Notwithstanding the preceding, for any assessment year during the Term of this Agreement, the Developer or any agent, representative, assignee, transferee or successor in interest to the Developer may seek to lower the assessed value of all or any portion of the RPA with the Cook County Assessor or the Cook County Board of Review solely on the basis that the RPA is over-assessed due to issues related to occupancy (collectively "*Occupancy Appeal*"). The Developer expressly agrees that this Agreement may be introduced into any proceeding as conclusive evidence that the Developer has waived its rights as provided in this Section 601(b).

(c) For any assessment year during the Term of this Agreement, neither the Village nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Village shall directly or indirectly, initiate, seek or apply for proceedings in order to increase the assessed value of all or any portion of the RPA in which the increasing of assessed value would require the owner or taxpayer of all or any portion of the RPA to make a payment for underpaid property taxes. By way of example, but not limitation, the Village, any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Village shall be prohibited from (i) requesting or filing for a certificate of correction, (ii) requesting or filing for a certificate of error, (iii) filing a tax objection complaint in circuit court, or (iv) filing a petition with the Property Tax Appeal Board. Notwithstanding the preceding, for any assessment year during the Term of this Agreement, the Village or any agent, representative, assignee, transferee or successor in interest to the Village may seek to increase the assessed value of all or any portion of the RPA with the Cook County Assessor or the Cook County Board of Review (collectively "*Village Appeal*"). The Village expressly agrees that this Agreement may be introduced into any proceeding as conclusive evidence that the Village has waived its rights as provided in this Section 601(c).

(d) The Parties agree that if either files any appeal or claim, whether permitted or prohibited by Section 601(b) or Section 601(c), then said Party shall provide notice of such claim or appeal, (in compliance with Section 1003), together with copies of all documents filed in connection with such claim or appeal to the non-filing Party within seven (7) days of the date of filing. The non-filing Party shall have the right to contest any such claim or appeal.

(e) With respect to the RPA or any portion thereof, neither the Developer nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall seek or authorize any exemption from property taxation (as such term is used and defined in the Illinois Constitution, Article IX, Section 6 (1970)) for any assessment year during the Term of this Agreement.

(f) The Developer and Village agree that for the purpose of this Agreement, the projected property taxes of the RPA for the years noted ("*Target Property Taxes*") are indicated on column titled "Target Property Taxes" on **Exhibit K** attached hereto and incorporated herein by reference. If an Occupancy Appeal or Village Appeal is successful and the property taxes go above or below the Target Property Taxes, the difference shall be addressed as follows:

For Occupancy Appeals: If an Occupancy Appeal is successful and results in the real estate taxes for the RPA falling below the Target Property Taxes amount for the year in question, then the *"Occupancy Tax Delta"* shall be the difference in the amount in real estate taxes between the amounts due as a result of the Occupancy Appeal and the Target Property Taxes, and fifty percent (50%) of said Occupancy Tax Delta shall be credited to the Village as a dollar-for-dollar reduction to the principal amount of TIF Note B.

For Village Appeals: If a Village Appeal is successful and results in the real estate taxes for the RPA rising above the Target Property Taxes amount for the year in question, then the *"Village Appeal Delta"* shall be the difference in the amount of real estate taxes due as a result of the Village Appeal and the Target Property Taxes, and one hundred percent (100%) of the Village Appeal Delta shall be credited to the Developer as a dollar-for-dollar increase in the principal amount due under TIF Note C.

(g) To act as a substitute for the Developer or Village waiving its rights to appeal the RPA's assessed value as provided in Section 601(b) and Section 601(c), the Parties agree that a revaluation of the RPA ("*Revaluation*") may be initiated by the Party seeking the Revaluation ("*Revaluation Party"*) providing written notice of its intention to initiate a Revaluation within ninety (90) days after the Cook County Assessor sets the assessed value for the RPA by delivering the assessment books to the Cook County Board of Review for the triennial reassessment of the RPA in accordance with 35 ILCS 200/14-35, as amended. A Revaluation may only be initiated in either: (i) the first year of a triennial general reassessment period or (ii) any year in which the Cook County Assessor revises the assessment of the RPA. If no Party initiates the Revaluation process as provided above, all Parties shall waive their right to perform a Revaluation for that particular three (3) year triennial reassessment period. If the Revaluation Party seeks a Revaluation as provided herein, the Revaluation Party shall obtain an appraisal of the RPA ("*Initial Appraisal*") by a Qualified Appraiser as provided below. Once any Revaluation is established, the Revaluation Market Value, as defined herein, shall be deemed to be the fair market value of the RPA for all purposes under this Section 601 for the entirety of the three (3) year triennial reassessment period.

The Revaluation Party shall send the Initial Appraisal to the other Party within the timeframe for initiating a Revaluation. The Party not seeking the Revaluation, within sixty (60) days of receiving the Initial Appraisal, shall either: (i) obtain an appraisal by another Qualified Appraiser on the standards provided below ("*Second Appraisal*); or, (ii) take no action. If the Party not seeking the Revaluation does not obtain a Second Appraisal within sixty (60) days of the date of receipt of the Revaluation Party's Initial Appraisal, the fair market value of the RPA as indicated in the Initial Appraisal shall be the "*Revaluation Market Value*" for purposes of this Section 601. If a Second Appraisal is performed, the Parties shall review the Second Appraisal and shall within twenty-one (21) days of delivery of the Second Appraisal to the Revaluation Party, either (i) agree that the Revaluation Market Value is the average of the Initial Appraisal and Second Appraisal; or (ii) request a third appraisal by another a Qualified Appraiser on the standards provided below. Either Party may request a third appraisal in its sole discretion. If either Party requests a third appraisal ("*Third Appraisal*"), the appraisers performing the Initial Appraisal and

Second Appraisal shall jointly select the Qualified Appraiser performing the Third Appraisal on the standards stated below. The third Qualified Appraiser shall review the Initial Appraisal and Second Appraisal and perform its own independent review and prepare the Third Appraisal. Upon completion of the Third Appraisal, the average of the Initial Appraisal, Second Appraisal and Third Appraisal shall be the Revaluation Market Value.

(h) For each year of a triennial reassessment period in which a Revaluation Market Value has been established or carried forwarded under this Section 601, within thirty (30) days after the second installment of taxes is paid in full by the Developer, the Parties shall mutually, reasonably and cooperatively compute the property taxes of the RPA that should have been received based on the Revaluation Market Value using the same computation as used by the Cook County Treasurer, using the then-current equalization factor and tax rate and determine the property tax amount for the RPA based upon the Revaluation Market Value (collectively "*Revalued Tax Amount*"). The amount representing the difference between the Revalued Tax Amount that would have been received with the RPA valued at the Revaluation Market Value and the actual RPA real estate tax amount shall be treated as follows:

For Over-assessments (the following collectively "*Developer Tax Recapture*"): If the actual RPA real estate tax amount is greater than the Target Property Taxes for the year in question and if the Revalued Tax Amount is less than the Target Property Taxes, then TIF Note C shall be increased by the sum of: (i) one hundred percent (100%) of the amount of the difference between the actual RPA real estate tax amount and the Target Property Taxes amount; and (ii) fifty percent (50%) of the amount of the difference between the Target Property Taxes and the Revalued Tax Amount. By way of example but not by limitation, if the actual RPA real estate tax amount is $3,000,000, the Target Property Taxes are $2,000,000 and the Revalued Tax Amount is $1,500,000, the Developer Tax Recapture would equal the sum of $1,000,000 (which is 100% of the amount of the difference between the actual RPA real estate tax amount and the Target Property Taxes) and $250,000 (which is 50% of the amount of the difference between the Target Property Taxes and the Revalued Tax Amount). If the actual RPA real estate tax amount is below the Target Property Taxes, then TIF Note C shall be increased by fifty percent (50%) of the difference between the actual RPA real estate taxes and Revalued Tax Amount. By way of example but not limitation, if the actual RPA real estate tax amount is $1,500,000, the Target Property Taxes are $2,000,000, and the Revalued Tax Amount is $1,000,000, the Developer Tax Recapture would equal $250,000 (which is 50% of the difference between the actual RPA real estate tax amount and the Revalued Tax Amount).

For Under-assessments (the following collectively "*Village Tax Recapture*"): If actual RPA real estate tax amount is below the Target Property Taxes and if the Revalued Tax Amount is more than the Target Property Taxes, then, TIF Note B shall be reduced by fifty percent (50%) of the amount equal to the difference between the Target Property Taxes and the actual RPA real estate tax amount. By way of example but not by limitation, if the actual RPA real estate tax amount is $1,500,000, the Target Property Taxes is $2,000,000 and the Revalued Tax Amount is $3,000,000, the Village Tax Recapture would equal $250,000 (the amount attributed to 50% of the difference between

the actual RPA real estate tax amount and the Target Property Taxes). There shall be no Village Tax Recapture for any increase in property taxes between any Revalued Tax Amount greater than the Target Property Taxes.

(i) The Developer Tax Recapture shall only be credited to Developer in the form of an increase in the principal amount then due under TIF Note C. The Village Tax Recapture shall only be credited to the Village through a reduction to the principal amount then due under TIF Note B. All Developer Tax Recapture and Village Tax Recapture shall relate to and be attributed to Eligible Redevelopment Project Costs. There shall be no actual cash payments between parties. Any payments due to the Developer under this Section 601 shall be limited to the Outstanding Principal Amount of TIF Note C and shall only be paid to the Developer to reimburse the Developer for and to the extent there are Eligible Redevelopment Project Costs. Notwithstanding anything contained in Section 402, the limitations contained therein shall not apply to TIF Note C. Payments under TIF Note C will be limited to Eligible Redevelopment Project Costs in an amount equal to the net amount of Developer Tax Recapture. The Village Tax Recapture shall not exceed, in aggregate, the Maximum Reimbursement Amount of TIF Note B. Nothing in this Section 601 shall require, state or imply any actual payment for either the Developer Tax Recapture or the Village Tax Recapture, both of which shall be limited only to amounts in Developer Account C and Village Account and the change in amounts due under TIF Note C and only for the repayment of Eligible Redevelopment Project Costs under the Act. In the event all or any part of this Section 601 is held to be illegal or unenforceable by court of law of competent jurisdiction, then the Parties shall agree to amend this Agreement or enter into another agreement to provide for an arrangement between the Parties that captures the terms, intent and spirit of this Section 601.

(j) Once a Revaluation Market Value has been established under this Section 601 for a given triennial reassessment period, the Developer and the Village shall cooperate to jointly file or the Developer shall file with the cooperation and concurrence of the Village such complaints and appeals at the Cook County Assessor and Cook County Board of Review to establish an assessed value based off of the Revaluation Market Value for the remaining years of the respective triennial reassessment period. Any action or inaction by the Cook County Assessor or Cook County Board of Review shall not preclude either Party from asserting its rights under this Section 601(h). Once the Revaluation Market Value is established, the Revaluation Market Value shall remain for the two years after the triennial reassessment and the Revaluation Party shall not be required to obtain updated appraisals for those two (2) years in order to obtain a Developer Tax Recapture or Village Tax Recapture, respectively.

(k) For purposes of this Section 601, a "*Qualified Appraiser*" shall mean an independent MAI appraiser not affiliated with either the Village or Developer, not having performed work for either the Village or Developer within the last five (5) years and having at least ten (10) years' experience appraising commercial office buildings and mixed use buildings. The Qualified Appraiser shall have an office in Cook County and shall have been associated with or employed by (either currently or previously) a regional or national real estate company. For the purposes of this Section 601, the RPA shall include the entire RPA or any portion or section of the RPA. The Party seeking the Initial Appraisal and Second Appraisal shall pay for the respective appraisals. The Parties shall split the cost of the Third Appraisal.

(l) The Parties agree that the restrictions contained in this Section 601 are covenants running with the land. These restrictions shall be binding upon the Developer and its agents, representatives, lessees, successors, assigns and transferees from and after the Effective Date. The Developer agrees that any sale, lease, conveyance, or transfer of title to all or any portion of the Redevelopment Project Area from and after the Effective Date shall be made explicitly subject to such covenants and restrictions. Notwithstanding the foregoing terms of this Section 601, the right to seek a Revaluation shall be personal to the Registered Owner (as defined in the Note Ordinance) of TIF Note C.

Section 602. Compliance with Laws. The Developer represents to the Village, both as of the date of execution and delivery of this Agreement and for the Term of the Agreement, as follows:

(a) The Developer represents that the Project shall be constructed and fully completed in a good and workmanlike manner in accordance with all applicable Legal Requirements that are applicable to the Project.

(b) The Developer further represents that:

(i) It is not barred from contracting with any unit of state or local government as a result of violating Section 33E-3 or 33E-4 of the Illinois Criminal Code (720 ILCS 5/33E-3 and 33E-4).

(ii) It shall comply with the Illinois Drug Free Work Place Act.

(iii) It shall comply with the Equal Opportunity Clause of the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights.

(iv) It shall comply with the Americans with Disabilities Act and Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 *et seq*.).

(v) Any construction contracts entered into by the Developer relating to the construction of the Project shall require all contractors and subcontractors to comply with the Illinois Fair Employment Practices Act.

(vi) The Developer is not delinquent in the payment of any tax administered by the Illinois Department of Revenue nor is delinquent in the payment of any money owed to the Village.

(vii) The Developer shall comply with all applicable federal laws, state laws and regulations including without limitation, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Developer agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor

agreements and federal and state statutes, and further agrees to make all required withholdings and deposits therefore. The Developer agrees to maintain full compliance with changing government requirements that govern or apply to the construction of the Project. The Developer understands and agrees that the most recent of such federal, county, state, and local laws and regulations will govern the administration of this Agreement at any particular time. Likewise, new federal, county, state and local laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement and the Project. Any lawsuit or complaint of violation of laws that is received by the Developer relative to this Agreement or the Project shall be immediately forwarded to the Village Manager. The Village agrees not to adopt and apply any new local ordinances to the Project that would materially interfere with the Developer's implementation of the Project.

(viii) The Developer at all times shall be in material compliance with the Final Project Documents, all Village site plan approvals relating thereto, and all Village property maintenance regulations.

(ix) The Developer shall comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01, *et seq*. as amended) to the extent applicable.

Section 603. Indemnification of Village. Developer, its successors and assigns shall defend, indemnify and hold harmless the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees, from and against any and all civil liabilities, actions, responsibilities, obligations, losses, damages and claims, and all costs and expenses, including but not limited to attorney's fees and expenses (collectively, "*Losses*") pursuant to any federal, state and local laws including the common law, statutes, ordinances, rules, regulations and other requirements relating to or which the Village and/or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees may incur from or on account of Developer's use of the RPA, any tests or surveys conducted by the Developer, and the construction of the Project, including but not limited to any Losses incurred which are based on tort law, wrongful death and/or a personal injury claim, suit or action and/or any Losses relating to environmental investigation, cleanup, or abatement, whether asserted or unasserted, direct or indirect, existing or inchoate, known or unknown, having arisen or to arise in the future, and in any manner whatsoever incurred by reason of Developer's or Developer's worker's activities at the RPA, but only to the extent and proportion such Losses are not caused by the action or inaction of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees. It is expressly understood, agreed upon and the specific intent of this Agreement that the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees will at no time assume responsibility or liability for the actions of Developer or any of the workers or other persons on the RPA. As between the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees and Developer, Developer shall at all times be held solely responsible to all persons on the RPA

present there because of the Project and Work thereon. Developer and its successors and assigns hereby agree to release, waive, covenant not to sue and forever discharge the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees, for any claim, suit or action, whether or not well founded in fact or in law, which Developer and the Developer's workers have, or may have, arising out of the Project, except: (a) to the extent that any Losses or contamination occurs that is caused, in whole or in part, by the Village or any of its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees of the Village; (b) for any claim or action, at law, in equity or otherwise, which Developer, its successors and assigns may have under or in any way related to this Agreement, the TIF Notes, the Note Ordinance or any other agreements between the Developer and the Village; (c) the willful misconduct or negligence on the part of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees; or, (d) any failure of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees to comply with any Legal Requirements. For any indemnification claims or any Losses claimed by the Village or any other indemnitee under this Section that are covered, in whole or in part, by insurance policies in effect, any obligations, defense, amounts paid or other recovery shall be limited to limits in said insurance policies.

Section 604. Insurance.

(a) The Developer (and any Subdeveloper, successor and assign of Developer) shall obtain or cause to be obtained and continuously maintained when required during the Term of this Agreement, insurance as set forth below. The Developer shall provide a copy of all policies to the Village with proof that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that the Developer and any Subdeveloper must obtain (or cause their respective contractors to obtain). Prior to and during the commencement of construction of any portion of the Project, the Developer shall obtain and continuously maintain the following:

(i) Workers' compensation insurance with statutory coverage;

(ii) Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with limits against bodily injury and property damage of not less than $5,000,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used), written on an occurrence basis. The Village shall be named as an "additional insured" with respect to such policy and protected in accordance with a clause in form and content satisfactory to the Village.

(b) Until the TIF Notes are paid in full or expires, whichever occurs first, the Developer shall obtain, effective as of Purchase Date, and continuously maintain the following: (i) fire insurance and extended coverage on a replacement basis for ninety percent (90%) of the insurable value of the RPA Improvements at the date of completion, and (ii) commercial general liability insurance meeting the requirements of Section 604(a)(ii) above. The Village shall be named as an "additional insured" with respect to such policy and protected in accordance with a clause in form and content satisfactory to the Village.

(c) All insurance required in this Article shall be obtained and continuously maintained in responsible insurance companies selected by the Developer or its successors that are authorized under the laws of the State to assume the risks covered by such policies. Unless otherwise provided in this Article, each policy must contain a provision that the insurer will not cancel nor modify the policy without giving written notice to the insured and the Village at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, the Developer, and its successor or assign, must renew the existing policy or replace the policy with another policy conforming to the provisions of this Article. In lieu of separate policies, the Developer and its successor or assign, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein.

(d) In the event of damage or destruction to the RPA Improvements by fire or other casualty during construction or thereafter during the Term of the Agreement, the Developer shall use its commercially reasonable judgment in determining whether the Developer will use any insurance proceeds it receives from such loss (after deducting any expenses incurred in collection thereof) to restore, reconstruct or repair such portion of the Redevelopment Project Area.

In the event the Developer decides to restore, reconstruct or repair the casualty area, the Developer shall use the Net Insurance Proceeds (as defined herein) to restore, reconstruct or repair the damage or destruction.

If the Developer decides not to use the Net Insurance Proceeds to restore, reconstruct or repair the damage or destruction, the Village shall be paid such portion of the Net Insurance Proceeds equal the ratio of (a) the amount paid from the Village to the Developer under the TIF Notes as of the date of the casualty as compared to (b) the amount of the Developer's total equity paid or incurred in the Project. By way of example but not limitation, if the Net Insurance Proceeds are $1,000,000, the total TIF Notes proceeds received by the Developer are $10,000,000 and the Developer's total equity in the Project is $90,000,000, the Village would receive $100,000 of the Net Insurance Proceeds.

Nothing in this Agreement shall require the Developer to utilize its own funds and the Developer's obligation to restore, reconstruct or repair shall be limited to the amounts actually received from any insurer, less any costs to collect such funds (which includes, without limitation, reasonable attorneys' fees and costs) and subject to the rights and prior claims of (and subject to the application of such proceeds pursuant to the direction of) any Mortgagee (collectively "*Net Insurance Proceeds*").

(e) Any insurance to be required under this Agreement shall be issued by an insurance company having a A.M. Best financial strength rating of at least A+ or better.

Section 605. Subdevelopers. The Developer may enter into agreements with prospective tenants or purchasers of land at the RPA designating any such party as a *"Subdeveloper"*. A Subdeveloper is authorized to construct on behalf of the Developer any building or improvements included in the Work.

Section 606. Assignment.

(a) Other than as a Permitted Transfer or a Transfer Upon Stabilization, the Developer agrees that it will not transfer all or any interests or obligations in this Agreement without the prior written consent of the Village, which approval shall not be unreasonably withheld, conditioned or delayed. Nothing in this Agreement shall preclude the granting of easements, licenses or rights of way.

(b) This Agreement shall not be assigned by the Developer unless (i) the Developer's assignee shall affirmatively agree to undertake all obligations under this Agreement; and, (ii) a copy of the assignment of this Agreement, evidencing the assignee's agreement to assume the Developer's obligations under this Agreement shall be sent to the Village along with the assignee's name and contact information for notice purposes under Section 1003 of this Agreement. Upon Village's approval of a transfer complying with the provisions of this Section 606(b), Hoffman Estates Acquisitions LLC or its Developer Affiliate shall be relieved from all further liability under this Agreement with respect to the interest so transferred, but nothing in this Section 606(b) shall relieve any subsequent Developer of its obligations under this Agreement.

(c) If the Corporate Authorities approve a transfer of the Developer's interest in this Agreement, such approval shall meet the following conditions: (i) the transferee shall have the necessary experience and financial ability to fulfill the obligations of the Developer hereunder; and, (ii) the transferee shall have executed and delivered to the Village an instrument stating that such transferee has read this Agreement and agrees to be bound by its terms, including, but not limited to, this Section 606 and Section 803, and, (iii) if such transferee is not a natural person, the transferee shall have delivered to the Village written opinion of counsel to such transferee stating that upon the execution and delivery of the assignment and acceptance, this Agreement will constitute the valid and legally binding obligation of the transferee, enforceable against the transferee in accordance with its terms, except to the extent that the enforcement thereof may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting the enforcement of creditors' rights generally, and equitable principles which may limit the availability or enforcement of certain remedies.

(d) So long as the transfer complies with Section 606(b) the Developer may transfer this Agreement: (i) to any Developer Affiliate; or (ii) to collaterally assign all or any portion of this Agreement or the TIF Notes to any Lender or other party providing financing to the Developer (collectively "*Permitted Transfer*") without authorization of the Village.

(e) So long as the Developer complies with Section 606(b), the Developer may assign this Agreement, in connection with the sale of all or any part of the RPA, upon achieving Project Stabilization, (collectively "*Transfer Upon Stabilization*") without authorization from the Village.

(f) Each reference to the Developer in this Section 606 shall be deemed to include the successors and assigns of the Developer and successor owners of record of any portion of the RPA, including the person or persons acquiring all or a portion of the interest of such members and any shareholders, members or partners of any successor or assign of the Developer.

Section 607. Payment of Taxes and Fees. Except as provided in Section 601 of this Agreement the Developer agrees to promptly pay or cause to be paid as the same become due, any and all fees, rent, taxes and governmental charges of any kind that may at any time be lawfully assessed with respect to the Project or required under this Agreement. The Developer certifies that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or any tax or fee administered by the Village. The Developer does not owe the Village any money prior to the execution of this Agreement and knows of no proposed additional tax or assessment against it by any governmental authority, that would be reasonably likely to have a material adverse effect on the business, condition (financial or otherwise) or operations of the Developer.

Section 608. Environmental Matters. The Developer shall not dispose of or intentionally release any hazardous substance, material, contaminant, or pollutant, as defined by any federal or state environmental laws, in, under, on or about the Site. The Developer, at its costs, shall remediate any hazardous substance, contaminant or pollution or other dangerous environmental condition that it (or its employees, agents or contractors) creates or directly causes with respect to the Project in accordance with all federal, state, county and local applicable laws and regulations. The Developer shall indemnify and hold the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees harmless against any claim, suit, loss, liability or damage, including, attorney's fees and expenses incurred by the Village and/or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees in defending itself or complying with applicable laws and regulations, arising out of or relating to the disposal or release of any hazardous substance, material, contaminant, or pollutant during performance of the Project in, under, on or about the RPA by the Developer.

ARTICLE VII
REMEDIES FOR BREACH OF AGREEMENT

Section 701. Developer Events of Default. The following shall be Events of Default with respect to this Agreement, if not cured after due notice and within the time frames provided for in this Agreement:

(a) If any material intentional representation made by Developer in this Agreement, or in any certificate, notice, demand or request made by a party hereto, in writing and delivered to the Village pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made.

(b) Default by Developer for a period of thirty (30) days after written notice thereof, in the performance or breach of any material covenant contained in this Agreement, or any other agreement, financing or otherwise, concerning the existence, structure or financial condition of Developer and/or the Project and Property, that is not otherwise caused, in whole or in part, by Force Majeure.

(c) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or

other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of thirty (30) consecutive days.

(d) The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, (or similar official) of Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others and not dismissed within thirty (30) consecutive days.

(e) Failure to have funds to meet Developer's obligations; provided, however, that such default shall constitute an Event of Default only if Developer does not remedy the default within thirty (30) days after receipt of written notice from the Village.

(f) Developer materially and knowingly fails to comply with applicable governmental codes and regulations in relation to the construction and maintenance of the buildings contemplated by this Agreement; provided, however, that such default shall constitute an Event of Default only if the Developer does not, within thirty (30) days after written notice from the Village, remedy the default.

In all of the above sections where the Developer has a period of time to cure and the Developer's delay in performance was caused, in whole or in part, by any Force Majeure or event of Force Majeure, then the period of time to cure any event of default shall be extended by such reasonable period of time (with no limit) to account for the delay caused by any Force Majeure or event of Force Majeure. In all of the above sections where the Developer has thirty (30) days to cure in the case of a specified non-monetary default and there are no Force Majeure or events of Force Majeure, the 30-day period shall be extended if such as long as the Developer agrees to effect a cure and is diligently pursuing the cure of such default, but if such breach shall not be cured or remedied within ninety (90) additional days after receipt of notice, then the uncured default shall constitute an Event of Default at the election of the Village.

Section 702. Village Events of Default. The following shall be Events of Default, as defined below, with respect to this Agreement:

(a) If any representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to Developer pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made.

(b) Default by the Village in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of the Village; provided, however, that such default shall constitute an Event of Default only if the Village does not remedy the default within thirty (30) days after written notice from Developer.

(c) Default by the Village in the performance or breach of any material covenant, warranty or obligation contained in this Agreement, the TIF Notes or the Note Ordinance; including but not limited to failure by the Village to make any reimbursement or payment required pursuant to this Agreement provided, however, that such default shall constitute an event of default ("Event of Default") only if the Village does not remedy the default within thirty (30) days after written notice from the Developer.

In all of the above sections where the Village has a period of time to cure and the Village's delay in performance was caused, in whole or in part, by any Force Majeure or event of Force Majeure, then the period of time to cure any Event of Default shall be extended by such reasonable period of time (with no limit) to account for the delay caused by any Force Majeure or event of Force Majeure. In all of the above sections where the Village has thirty (30) days to cure in the case of a specified non-monetary default and there are no Force Majeure or events of Force Majeure, the 30-day period shall be extended if such as long as the Village agrees to effect a cure and is diligently pursuing the cure of such default, but if such breach shall not be cured or remedied within ninety (90) additional days after receipt of notice, then the uncured default shall constitute an Event of Default at the election of the Developer.

Section 703. Pre-Trial Resolution of Disputes. Except for payments due from the Village to the Developer under the TIF Notes, the Developer and the Village agree to address disagreements and disputes arising out of or related to this Agreement or the breach thereof through the procedures set forth in this Section 703 before resorting to legal proceedings. If the Developer and the Village are unable to resolve the relevant issue in a manner that meets the interests of both Parties, the Parties agree to submit such disagreement or dispute identified in the notice specifying the Event of Default to a neutral independent mediator for non-binding mediation. The American Arbitration Association rules for mediation of commercial disputes shall govern such mediation. Either Party may initiate the request for mediation. The mediation proceeding shall be conducted in Chicago, Illinois and shall commence within ten days after the initiating Party initiates a request. The mediation shall not extend beyond two (2) days unless the Parties otherwise agree in writing. Any agreement reached in mediation shall be reduced to writing and may be enforced in any court having jurisdiction thereof. Nothing in this Section 703 shall prevent the Village from taking immediate action to enforce any building, health, safety or similar code violations, and in any event, either of the Parties may commence litigation within sixty (60) days after demand for mediation.

Section 704. Remedies for Default. In the case of an Event of Default hereunder:

(a) The defaulting Party shall, upon written notice (in accordance with the notice provisions of this Agreement) from the non-defaulting party, take immediate action to cure or remedy such Event of Default. Subject to Section 703, the non-defaulting party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting party's obligations under this Agreement.

(b) In the case of an Event of Default by Developer, and its failure to cure such default after due notice and within the time frames provided for in this Agreement, in addition to exercising any other remedies at law or in equity, the Village shall have the right, thirty days (30)

after notice to the Developer indicating its intent to terminate, to terminate this Agreement by action of the Corporate Authorities. Termination of the Agreement shall not cancel any obligations of the Village under the TIF Notes; provided however, that the Village shall have the right, but not the obligation, to reduce the amounts paid to the Developer under TIF Note B equal to the actual out-of-pocket costs incurred by the Village to cure any Event of Default of the Developer under this Agreement. There shall be no reduction to TIF Note A or TIF Note C.

(c) Any monetary Event of Default or any failure of payment of any sums due under this Agreement by the Developer (but for purposes of clarification, Section 704(c) only applies to any monetary default for money due from the Developer and expressly excludes any performance Event of Default of Developer under this Agreement) shall be a lien upon the RPA in the amount of such sum due under this Agreement which may be foreclosed in the same manner and with the same effect as in the foreclosure of a mortgage upon the real estate, subject however to the rights and prior claims of any Mortgagee or other holder of any deed of trust, mortgage or similar encumbrances on the RPA securing loans, advances or extension of credit to finance or from time to time refinance all or part of the Project as more further provided in Section 904.

(d) In the case of an Event of Default by the Village and its failure to cure such default after due notice and within the time period provided for in this Agreement, in addition to any other remedies at law or in equity, the Developer shall be relieved, during the entire period of any such ongoing Default, of its obligations under this Agreement if it so elects, and the Developer shall have the right, if it so elects, to terminate this Agreement. Any termination of this Agreement by the Developer shall not terminate the TIF Notes.

(e) If Developer fails to secure such insurance as may be required by this Agreement, Village shall have the absolute right, but not the obligation, to force place any or all of such insurance. The cost of such force placed insurance shall be paid immediately by the Developer, and, if not paid by the Developer within fourteen (14) days of demand therefor, the Village may declare an Event of Default under this Agreement and exercise any other remedies hereunder, at law or in equity.

Section 705. No Waiver by Delay or Otherwise. Any delay or omission by either Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that neither Party should be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving Party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, or the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.

Section 706. Rights and Remedies Cumulative. The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.

ARTICLE VIII
REPRESENTATIONS AND WARRANTIES

Section 801. Developer's Representations and Warranties. The Developer represents that:

(a) It is a duly organized and validly existing private limited liability company organized in state of Delaware and qualified as a foreign corporation to do business in the State of Illinois. The Developer has all requisite corporate power and authority to enter into this Agreement and to consummate the transactions contemplated by this Agreement and this Agreement has been duly executed and delivered by authorized members of the Developer and is legally binding upon and enforceable against the Developer in accordance with its terms.

(b) The Developer is not a party to any contract or agreement or subject to any charter, operating agreement, article of organization or other limited liability company restriction which materially and adversely affects its business, property or assets, or financial condition. Neither the execution and delivery of this Agreement nor compliance with the terms of this Agreement will conflict with, or result in any breach of the terms, conditions or restrictions of, or constitute a default under, or result in any violation of, or result in the creation of any liens upon the properties or assets of the Developer pursuant to, the operating agreement or articles of incorporation of the Developer, any award of any arbitrator or any agreement (including any agreement with members), instrument, order, judgment, decree, statute, law, rule or regulation to which the Developer is subject.

(c) There is no action, suit, investigation or proceeding pending, or to the knowledge of the Developer, threatened against or affecting the Developer, at law or in equity, or before any court, arbitrator, or administrative or governmental body, nor has the Developer received notice in respect of, nor does it have any knowledge of, any default with respect to any judgment, order, writ, injunction, or decree of any court, governmental authority or arbitration board or tribunal, which in either case might reasonably be expected to result in any material adverse change in the business, condition (financial or otherwise) or operations of the Developer or the ability of the Developer to perform its obligations under this Agreement.

(d) The execution, delivery and performance of this Agreement have been duly authorized by all requisite corporate action.

(e) To the best of its actual and current knowledge and belief, the Developer has filed all federal, state and other income tax returns which, to the knowledge of the officers of the Developer, are required to be filed, and each has paid all taxes as shown on such returns and on all assessments received by it to the extent that such taxes have become due, except such taxes as are being contested in good faith by appropriate proceedings for which adequate reserves have been established in accordance with generally accepted accounting principles. The Developer knows of no proposed additional tax or assessment against it by any governmental authority that would be reasonably likely to have a material adverse effect on the business, condition (financial or otherwise) or operations of the Developer.

(f) To the best of its actual and current knowledge and belief as of the Effective Date, the Developer has, or is able to obtain, funds in an amount not less than that required to complete construction of the Project.

(g) Developer are the only owners of land within the RPA.

Section 802. Village Representations and Warranties. The Village represents and warrants that:

(a) The Village is a municipal corporation under the laws of the State of Illinois with power and authority under its home rule powers and the Act to enter into this Agreement and to consummate the transactions contemplated by this Agreement.

(b) To the best of its knowledge and belief, the execution of this Agreement and the consummation of the transactions contemplated by this Agreement will not result in any breach of, or constitute a default under, any agreement, contract, lease, mortgage, indenture, deed of trust or other instrument to which the Village is a party, nor violate any federal, state or local ordinance or statute.

(c) There is no action, suit or proceeding pending, or to the knowledge of the Village threatened, against or affecting the Village, at law or in equity, or before any governmental authority which, if adversely determined, would impair the Village's ability to perform its obligations under this Agreement.

(d) All actions of the President and Board of Trustees of the Village required to be taken to authorize execution of this Agreement have been validly and duly taken in accordance with law and the officers of the Village signing this Agreement have been duly authorized to execute this Agreement on behalf of the Village.

(e) Developer will not be subject to traffic impact fees for the Existing Buildings or structures.

(f) Developer shall pay water and sanitary sewer connection fees for new vertical construction that does not include or involve the Existing Buildings.

(g) There are no formal public bid requirements associated with any of the Work contemplated for contracts entered into by the Developer other than for the Public Infrastructure.

(h) The Developer shall have the right, but not the obligation, to request the Village to adopt recapture ordinances for any infrastructure improvements constructed by the Developer that are oversized and provide service to other and undeveloped properties.

(i) The Project as set forth in this Agreement will not result in the displacement of residents from inhabited units under Section 11-74.4-3(n)(5) of the Act.

Section 803. Disclosure. In accordance with Illinois law, 50 ILCS 105/3.1, simultaneously with the execution of this Agreement by the parties, the Developer or an authorized managing member thereof shall submit an affidavit affirming under penalties of perjury to the Village disclosing the identity of every owner and beneficiary who shall obtain any interest, real or personal, in the Project, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation after having obtained such an interest in the Project or, alternatively, if a corporation's stock is publicly traded, a sworn affidavit by an officer of the Developer or its managing agent that there is no readily known individual who shall obtain a greater than 7½% percent interest, real or personal, in the Developer or the Project. The affidavit shall be

substantially similar to the one described in **Exhibit L.** Said affidavit shall be updated, as necessary.

ARTICLE IX
PROVISIONS PERTAINING TO LENDERS

Section 901. Right to Collaterally Assign. At any time after the date of this Agreement, the Developer may assign its interest in and to this Agreement for collateral purposes only to any Lender for the purpose of inducing such Lender to provide funds to the Developer in connection with the performance of its duties under this Agreement and may grant or enter into mortgages, deeds of trust, or other form of financing conveyances relating to the Lakewood Property for the purpose of securing loans or funds to be used for financing the construction of the Work. The Developer acknowledges that any such form of financing conveyance shall not relieve it from any of its obligations or responsibilities hereunder unless the Village, specifically, and in writing, releases the Developer from any such obligation or responsibility. The Developer shall identify to the Village the name and address of any Lender to whom it has collaterally assigned this Agreement.

Section 902. Lender Option to Cure Default. Whenever the Village shall deliver any notice or demand to the Developer with respect to any alleged breach or default by Developer hereunder, the Village shall at the same time deliver to Lender a copy of such notice or demand, provided the Village has been notified by certified mail, return receipt requested, to the Village Manager advising him of the name and address of such Lender. Each Lender shall (insofar as the rights of the Village are concerned) have the rights of the Developer, at such Lender's option within sixty (60) days after receipt of the notice, to cure or remedy or commence to cure or remedy any such default and to add the cost thereof to the indebtedness secured by the lien of its mortgage or security interest; provided, however, in the event of a default by the Developer hereunder which is not curable by such Lender (e.g., insolvency or bankruptcy of Developer), such Lender shall be deemed to have cured such noncurable defaults by its execution of the assumption agreement described below.

Section 903. Limitation on Lender Liability. No Lender shall be obligated by the provisions of this Agreement to construct or complete the Work contemplated by this Agreement or to guarantee such construction or completion, notwithstanding the collateral assignment of this Agreement by the Developer or the execution of any financing conveyance in favor of such Lender. Conversely, nothing contained in this Agreement shall be deemed to permit or authorize any Lender to devote the Lakewood Property to any uses other than those uses and improvements contemplated by this Agreement, any such unauthorized use or improvements being expressly prohibited. Nothing in this Section 903 shall affect the rights of any holder of any of the TIF Notes or any TIF Note holder's right to receive payments that are due and payable under the TIF Notes. If such an assumption agreement is approved by the Village, then Developer will be relieved of its obligations under this Agreement. Any such Lender properly completing the improvements on the RPA in conformance with applicable law shall be entitled, upon written request made to the Village, to a certificate of occupancy from the Village with respect to such improvements. Nothing contained in this Agreement shall be deemed to grant to any Lender or any party claiming by, through or under the Developer any rights or powers beyond those granted herein to the Developer.

Section 904. INTENTIONALLY LEFT BLANK

Section 905. Mortgagee Amendments. The Village shall agree to cooperate with Developer to amend this Agreement and to obtain all approvals to amend this Agreement to effectuate any amendments or revisions to this Agreement or any Exhibits attached hereto (each as amended) that are reasonably proposed by any Mortgagee and are reasonably acceptable to the Village.

ARTICLE X
GENERAL PROVISIONS

Section 1001. Entire Agreement; Successors and Assigns; Amendments. This Agreement, and the Exhibits attached to it contain the entire agreement between the Parties in connection with these transactions, and there are no oral or parole agreements, representations or inducements existing between the Parties relating to these transactions which are not expressly set forth in this Agreement and covered by this Agreement. This Agreement may not be modified except by a written agreement signed by all of the Parties or their successors in interest, and in the case of the Village, shall require the adoption of an ordinance or resolution by the President and Board of Trustees of the Village approving such amendment. This Agreement shall be binding upon and inure to the benefit of the Parties to this Agreement, their respective heirs, legal representatives, administrators, successors, successors in interest and assigns.

Section 1002. Governing Law; Interpretation; Partial Invalidity. This Agreement shall be governed by the laws of the State of Illinois. The captions, section numbers and article numbers appearing in this Agreement are inserted only as a matter of convenience and do not define, limit, construe or describe the scope or intent of such paragraphs or articles of this Agreement nor in any way affect this Agreement. The invalidity of any provision of this Agreement or portion of a provision shall not affect the validity of any other provision of this Agreement or the remaining portions of the applicable provision.

Section 1003. Notices. All notices, demands, requests, consents, approvals or other instruments required or permitted to be given under this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if by messenger delivery, on the date of transmission if transmitted via facsimile during normal business hours (9:00 a.m. to 5:00 p.m., Central Standard Time), or as of the third (3rd) day from and including the date of posting, if deposited in the United States mail, postage prepaid, registered or certified mail, addressed as follows (or to such other address as may be designated from time to time by either Party by written notice to the other):

If to the Developer: Ralph Zucker
Somerset Development
101 Crawfords Corner Road
Holmdel, NJ 07733

Ken Gold
Somerset Development
101 Crawfords Corner Road
Holmdel, NJ 07733

With a copy to: Larry N. Woodard
K&L Gates LLP
70 W. Madison, St., Suite 3100
Chicago, IL 60602

Michael Bruno
Giordano Halleran & Ciesla
125 Half Mile Road, Suite 300
Red Bank, NJ 07701

If to the Village: Village Manager
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

With a copy to: Corporation Counsel
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

With a copy to: Village Clerk
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

Section 1004. Conflict of Interest: Village's Representative Not Individually Liable. No member, official or employee of the Village shall have any personal interest, direct or indirect, in this Agreement; nor shall any such member, official or employee participate in any decision relating to this Agreement which affects such person's interests or the interests of any corporation, partnership, or association in which such person is directly or indirectly interested. No member or employee of the Village has acquired any interest direct, or indirect, in the RPA. No member, official, or employee of the Village shall be personally liable to the Developer or any successor in interest in the event of any default or breach by the Village or for any amount which may become due to the Developer or successor or on any obligation under the terms of this Agreement, except as such shall be found to be caused by a violation of Section 4(n) of the Act. The Developer shall not transfer any property in the Redevelopment Project Area to any member, official or employee of the Village.

Section 1005. Municipal Limitation. All commitments or obligations of the Village undertaken pursuant to this Agreement shall be limited to the extent that such obligations are within its powers as a municipal corporation.

Section 1006. Costs. Any cost and expense incurred by either Party with regard to the preparation of this Agreement shall be borne exclusively by such Party with no right to reimbursement from the other except as provided in this Agreement.

Section 1007. Recording. The Parties agree that this Agreement will be recorded by the Village, at its cost, with the Cook County Recorder's Office after execution thereof by the Parties.

Section 1008. No Joint Venture or Partnership. Notwithstanding any sharing of profits or any other payment from Developer to the Village, nothing contained in this Agreement is intended by the Parties to create a joint venture or partnership (either express or by estoppel) between the Parties. It is understood and agreed that this Agreement does not provide for the joint exercise by the Parties of any activity, function or service, nor does it create a joint enterprise, joint venture or partnership, nor does it constitute either Party as an agent of the other for any purpose whatsoever.

Section 1009. Counterparts. This Agreement may be executed in several counterparts and by each Party on a separate counterpart, each of which, when so executed and delivered, shall be an original, but all of which together shall constitute but one and the same instrument. In proving this Agreement, it shall not be necessary to produce or account for more than one such counterpart signed by the Party against whom enforcement is sought.

Section 1010. Authority to Execute. Each signatory on behalf of a Party to this Agreement warrants and represents that he or she is a duly authorized representative of that Party, with full power and authority to agree to this Agreement, and all terms herein, on behalf of that Party. The Developer shall provide a written confirmation on which the Village shall be entitled to rely designating such persons as may be named therein as the agent of the Developer with full power to act on behalf of the Developer with respect to the execution of this Agreement, the submission of site plans, permit applications and Requests for Reimbursement, and the giving of other certificates and notices which the Developer may give or is required to give under this Agreement.

Section 1011. INTENTIONALLY LEFT BLANK

Section 1012. No Personal Liability of Officials of Village or Developer. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Corporate Authorities, Village Manager, any elected official, officer, partner, member, director, agent, employee or attorney of the Village or Developer, in his or her individual capacity, and no elected official, officer, partner, member, director, agent, employee or attorney of the Village or Developer shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

Section 1013. INTENTIONALLY LEFT BLANK

Section 1014. Exhibits. The following schedules and exhibits are attached hereto and made a part hereof or incorporated herein by reference and made a part hereof:

EXHIBIT A Legal Description of Redevelopment Project Area

EXHIBIT B [Intentionally Deleted]

EXHIBIT C Construction Schedule

EXHIBIT D Concept Site Plan

EXHIBIT D-1 Phasing Site Plan

EXHIBIT E Note Ordinance

EXHIBIT F-1 Form of TIF Note A
EXHIBIT F-2 Form of TIF Note B
EXHIBIT F-3 Form of TIF Note C

EXHIBIT G Form of Certificate of Completion

EXHIBIT H Construction Budget

EXHIBIT I Form of Request for Reimbursement

EXHIBIT J Tax Disbursement Schedule

EXHIBIT JJ Alternate Tax Distribution Schedule

EXHIBIT K Target Property Taxes

EXHIBIT L Disclosure Affidavit

Section 1015. Approvals. The Developer recognizes and agrees that the Village shall exercise reasonable discretion with regard to all approvals and permits as required by ordinance relating to the Project, including, but not limited to, approval of the Final Project Documents, demolition permits, excavation permits, grading permits, building permits, certificates of occupancy and failure on the part of the Village to grant any approval or issue any permit shall not be deemed as the cause of a default by the Developer under this Agreement or give rise to any claim for damages against or liability to the Village pursuant to this Agreement.

Section 1016. Estoppel Certificates. Each of the Parties hereto agrees to provide the other, upon not less than ten (10) business days prior request, a certificate ("*Estoppel Certificate*") certifying that this Agreement is in full force and effect (unless such is not the case, in which such Parties shall specify the basis for such claim), that the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting Party.

Section 1017. Effective Date - Term of Agreement. This Agreement shall be deemed dated and become effective on the date of approval by the Corporate Authorities and shall remain in full force and effect until December 31, 2043, or until termination of the Redevelopment Project Area or until otherwise terminated pursuant to the terms hereof.

Section 1018. Effectiveness of Agreement. This Agreement will only become effective if the Developer becomes the owner of the RPA by the Purchase Date.

[signature pages to immediately follow]

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties to this Agreement have set their hands and seals to this Agreement on the day and year first above written.

VILLAGE OF HOFFMAN ESTATES

By: _____

Name: William D. McLeod
Title: Village President

Date: _____

ATTEST:

By: _____

Name: Patty Richter
Title: Village Clerk

Date: _____

HOFFMAN ESTATES ACQUISITIONS LLC
An Illinois limited liability company
Its Manager
By: SOMERSET-TCG HOFFMAN JV, LLC
Its Manager

By: _____
Name: Raphael Zucker
Title: Managing Member

Date: 12/8/25

HOFFMAN ESTATES ACQUISITIONS II LLC
An Illinois limited liability company
Its Manager
By: GORSUCH ASSOCIATES II, LLC
Its Manager

By: _____
Name: Raphael Zucker
Title: Managing Member

Date: 12/8/25

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On _____ ___, 2025, William D. McLeod, as Village President, and Bev Romanoff, as Village Clerk, of the Village of Hoffman Estates, Cook County, Illinois, a municipal corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the Village of Hoffman Estates, for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On _____, 2025, _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

MORTGAGEE CONSENT AND RECOGNITION
OF AMENDED AND RESTATED REDEVELOPMENT AGREEMENT

The undersigned mortgagee, Eastern Savings Bank, fsb ("Mortgagee") under that certain Mortgage dated November 1, 2023, and recorded with the Cook County Record of Deeds on November 3, 2023, as Document Number 2330734014, as amended by that certain Modification to Mortgage dated August 22, 2024, and recorded on August 26, 2024 as Document Number 2423924525 (collectively "Mortgage") hereby states and affirms as follows:

Subject to and upon the terms and conditions hereinafter set forth, Mortgagee does hereby consent to the recordation of the attached Amended and Restated Redevelopment Agreement ("Agreement") and agrees to the Property being subject to the terms and provisions of the Agreement.

The undersigned Mortgagee hereby recognizes the terms and provisions of this Agreement, and that in the event of any foreclosure or other enforcement action under the Mortgage, the Mortgagee shall not disturb this Agreement or seek any action to remove, foreclose, terminate or nullify the Agreement.

The recording of this Agreement shall in no way affect the priority, effectiveness or enforceability of the Mortgage.

It is expressly understood and agreed that, notwithstanding anything to the contrary contained in the Agreement, Mortgagee shall not be obligated in any manner whatsoever to release any portion of the Property except upon the express terms and conditions set forth in said Mortgage and loan documents executed between Developer and Mortgagee.

It is further expressly understood and agreed that, in the event of any conflict between the terms and provisions of this Consent and the terms and provisions of the Mortgage and such other documents and instruments, the terms and provisions of said Mortgage and other loan documents and instruments shall control. Nothing contained herein shall be deemed to constitute a consent by Mortgagee to the conveyance by Developer of any interest in the Property.

ACKNOWLEDGED:

Eastern Savings Bank

By:_____
Name:_____
Title:_____

EXHIBIT "A"

Legal Description of Redevelopment Project Area

LOT 2 IN THE FINAL PLAT OF THE BELL WORKS SUBDIVISION, RECORDED AUGUST 9, 2023, AS DOCUMENT NUMBER 2322115008, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 12, 2023, AS DOCUMENT NUMBER 232851503, BEING PART OF THE SOUTH 1/2 OF SECTION 38, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

PIN: 01-36-301-015

ALSO KNOWN AND DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET; THENCE SOUTHERLY 59.72 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE

NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS NORTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE NORTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 88.89 FEET; THENCE NORTHWESTERLY 23.03 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 264.00 FEET (CHORD BEARS NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 23.03 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1481.14 FEET TO A POINT ON THE WEST LINE OF EAGLE WAY; THENCE NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF EAGLE WAY, 1315.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LAKEWOOD BLVD EXTENDED WESTERLY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LAKEWOOD BLVD, 2107.35 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST, 550.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 564.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 17 MINUTES 58 SECONDS EAST, 550.00 FEET TO A POINT ON THE NORTH LINE OF LAKEWOOD BLVD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 899.15 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT “B”

[Intentionally Deleted]

EXHIBIT B
Concept Site Plan

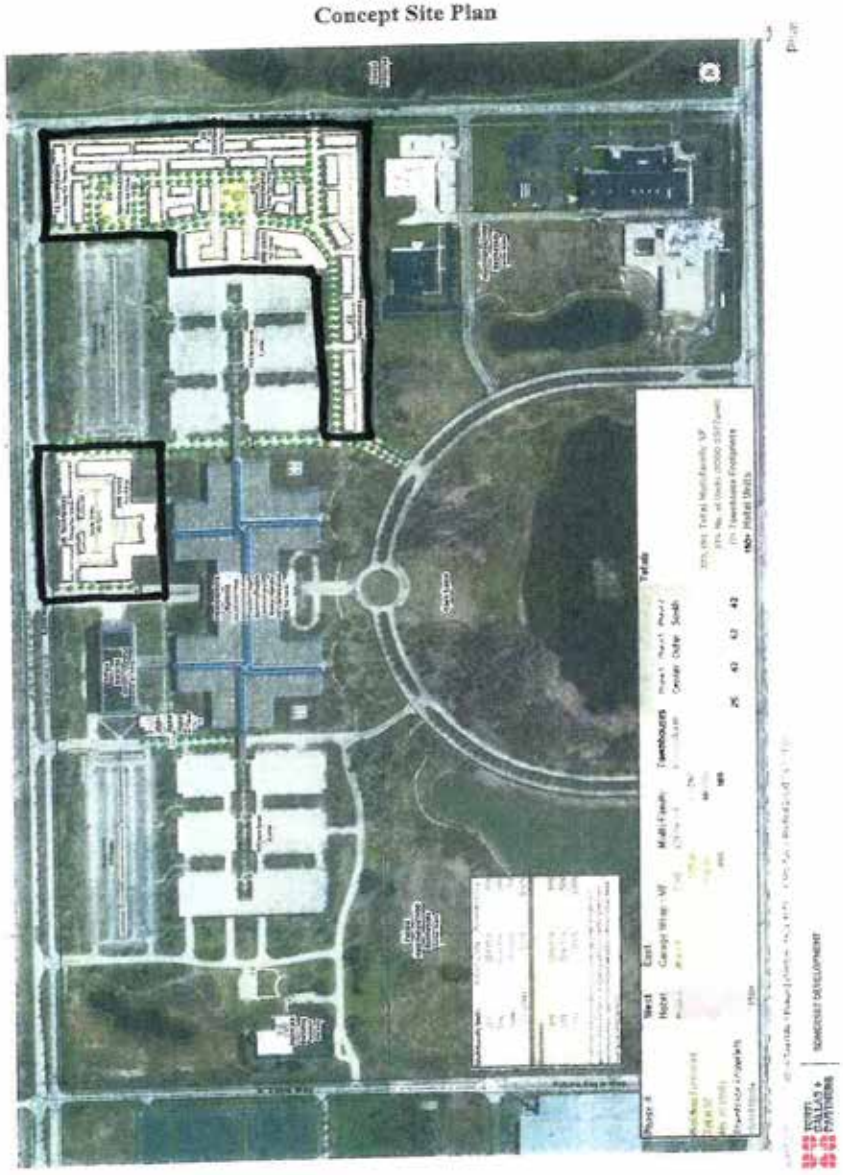
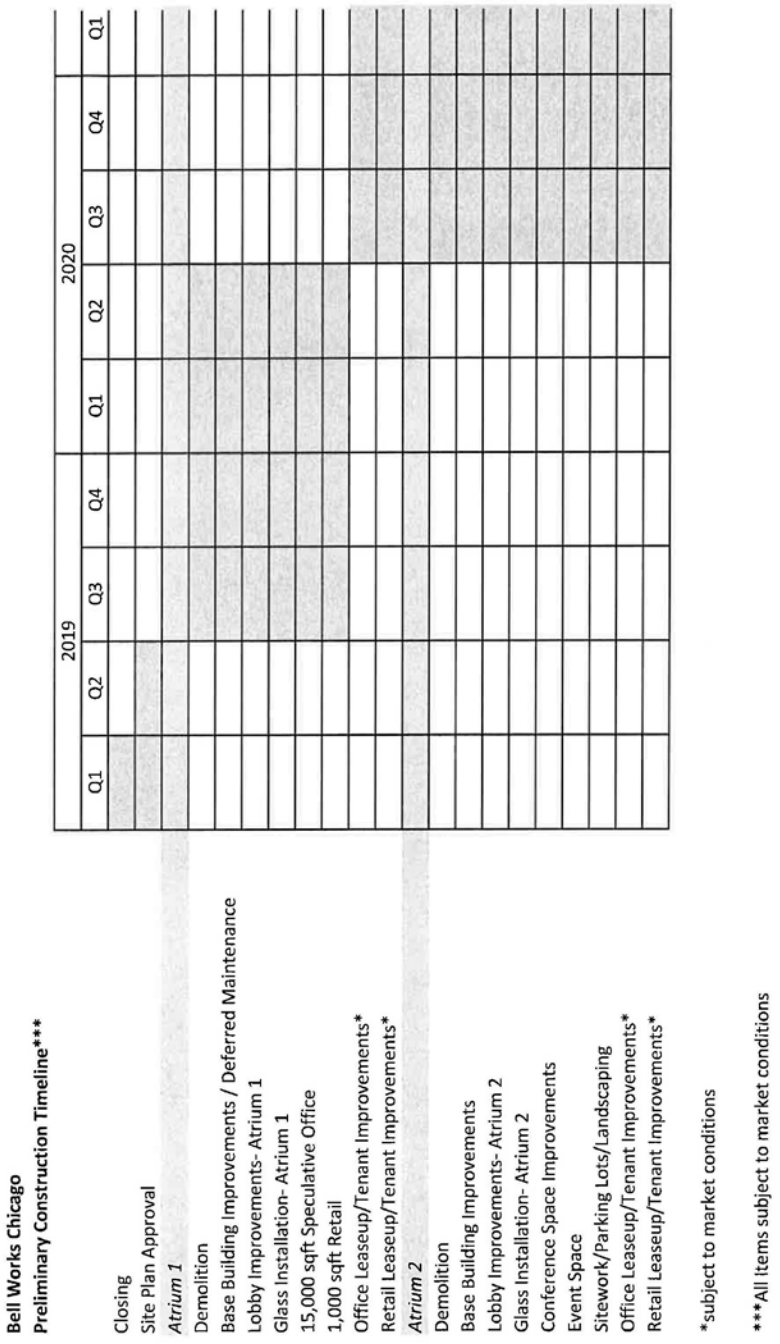


EXHIBIT "C"

Construction Schedule



2023
Q1
Q2
Q3
Q4
2024
Q1
Q2
Q3
Q4
2025
Q1
Q2
Q3
Q4

EXHIBIT "D"

Concept Site Plan

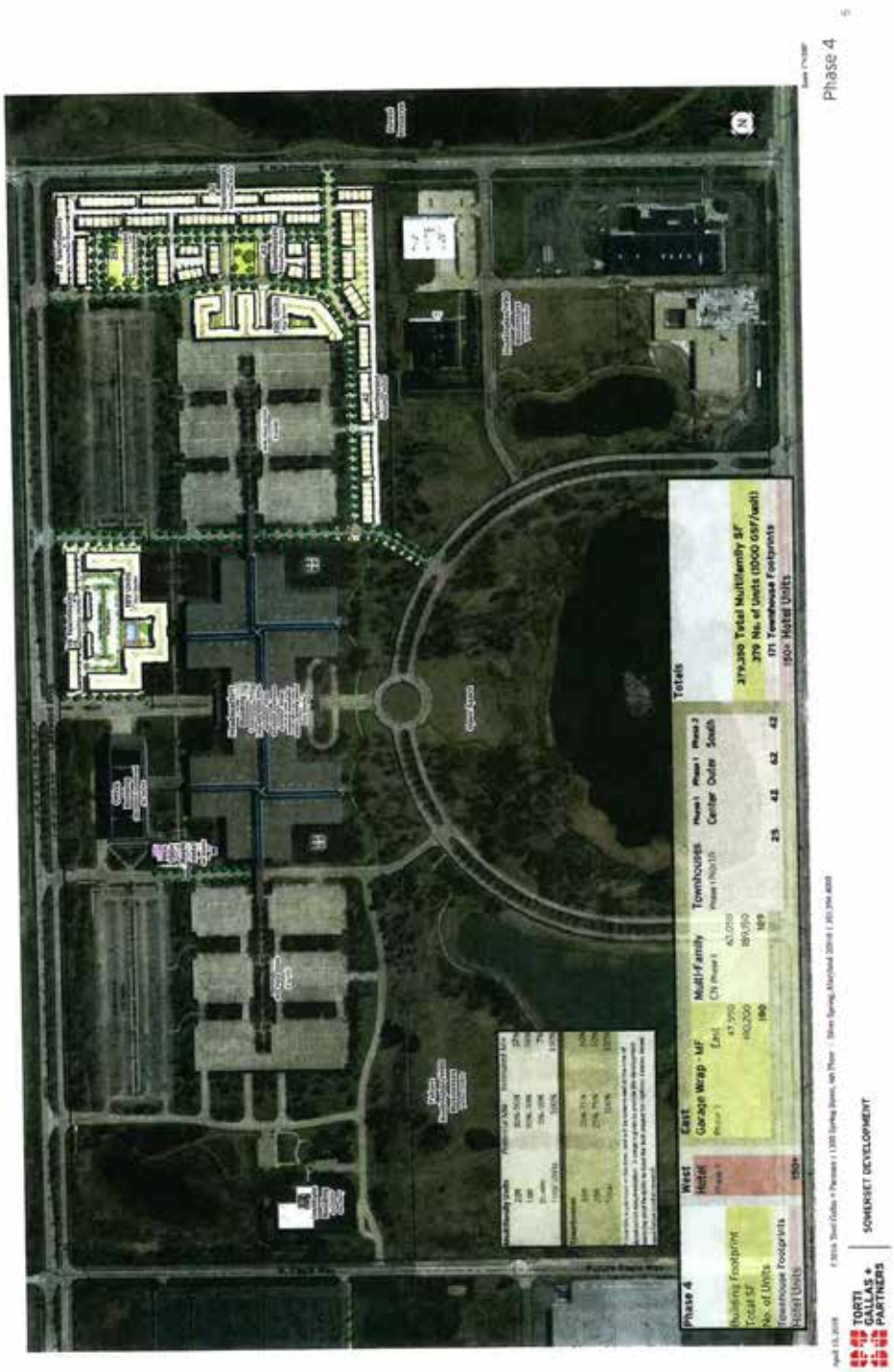
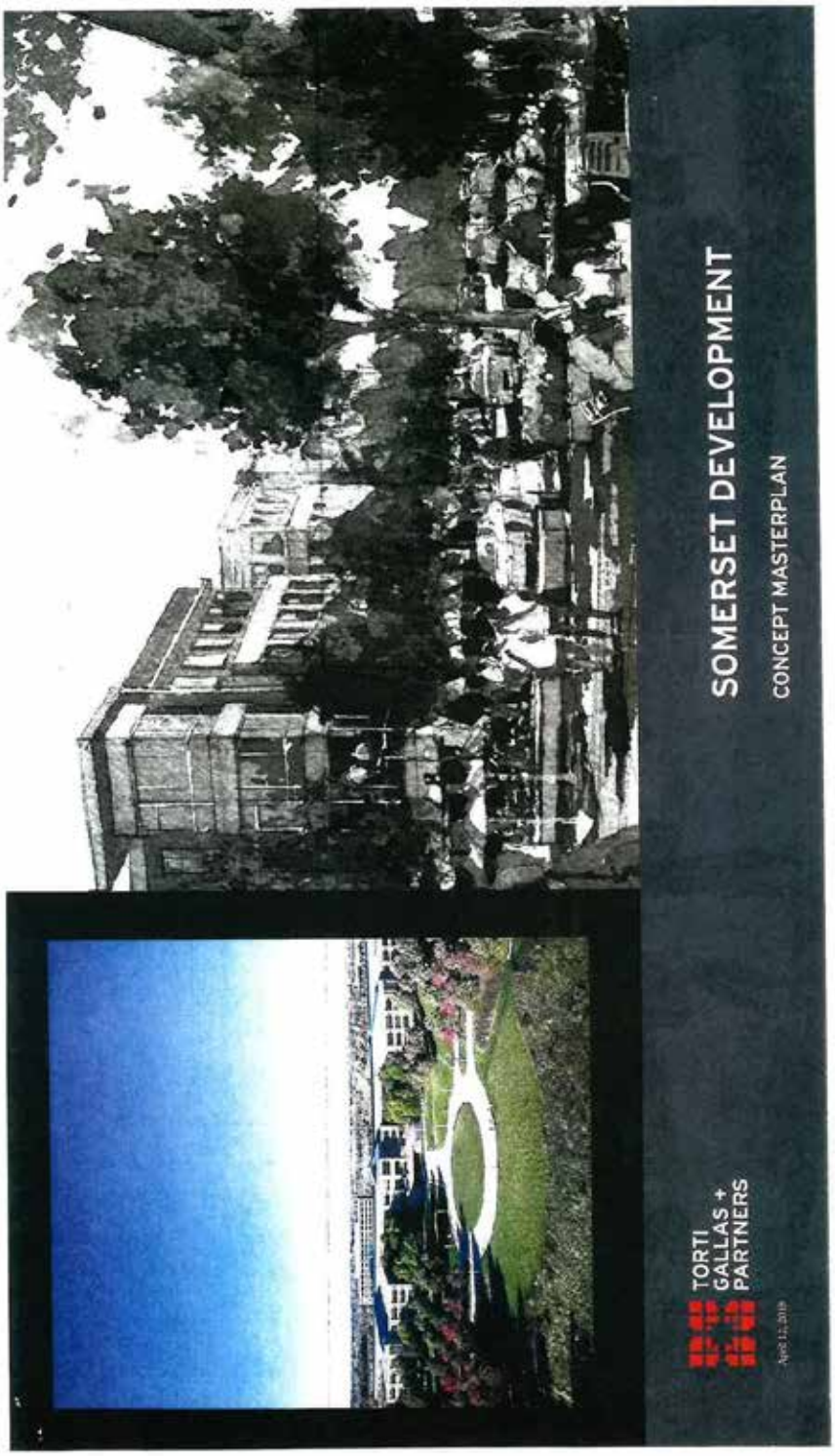


EXHIBIT "D-1"

Phasing Site Plan



Existing Site
TORTI GALLAS + PARTNERS
SOMERSET DEVELOPMENT

Phase 1
Totals
Phase 1
West
East
Hotel
Garage Wrap + MF
Multi-Family
Townhouses
Building Footprint
Total SF
No. of Units
Townhouse Footprints
Hotel Units
TORTI GALLAS + PARTNERS
SOMERSET DEVELOPMENT

Phase 2
Phase 2
West
East
Hotel
Garage Wrap - MF
MULTI-Family
Townhouses
Totals
Building Footprint
Total SF
No. of Units
Townhouse Footprints
Hotel Units
189,150 Total Multifamily SF
189 No. of Units (1000 GSF/unit)
171 Townhouse Footprints
0 Hotel Units
TORTI GALLAS + PARTNERS
SOMERSET DEVELOPMENT

Phase 3
Phase 3
West
Hotel
East
Garage Wrap - MF
Phase 1
East
Multi-Family
Chi Phase 1
Townhouses
Phase 1 North
Phase 1 Center
Phase 1 Outer
Phase 2 South
Totals
Building Footprint
Total SF
No. of Units
Townhouse Footprints
Hotel Units
47,550
190,200
190
63,050
189,150
189
25
42
42
42
376,350 Total Multifamily SF
379 No. of Units (1000 GSF/unit)
171 Townhouse Footprints
0 Hotel Units
Open Space
N. Cayuga Way
Future Castle Way
TORTI GALLAS + PARTNERS
SOMERSET DEVELOPMENT

Phase 4
Totals
Phase 4
West
Hotel
East
Garage Wrap - MF
Multi-Family
Townhouses
Building Footprint
Total SF
No. of Units
Townhouse Footprints
Hotel Units
379,350 Total Multifamily SF
379 No. of Units (6000 GSF/unit)
171 Townhouse Footprints
150+ Hotel Units
TORTI GALLAS + PARTNERS
SOMERSET DEVELOPMENT

EXHIBIT "E"

Note Ordinance

ORDINANCE NO. _____ - 2019

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND THE ISSUANCE OF TIF NOTES RESPECTING THE LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA IN THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS (LAKEWOOD CENTER TIF DISTRICT)

WHEREAS, pursuant to an ordinance adopted by the President and Board of Trustees (the "Corporate Authorities") of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Village") on January 21, 2019, a certain redevelopment plan and project (the "Redevelopment Plan") for the Lakewood Center Redevelopment Project Area (the "Redevelopment Project Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code and all laws amendatory thereof and supplemental thereto (the "Act"); and

WHEREAS, pursuant to an ordinance adopted by the Corporate Authorities on January 21, 2019, the Redevelopment Project Area was designated as a redevelopment project area pursuant to the Act; and

WHEREAS, pursuant to an ordinance adopted by the Corporate Authorities on January 21, 2019, tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Redevelopment Project Costs (as defined in the Act) incurred pursuant to the Redevelopment Plan (such ordinance is referred to as the "TIF Ordinance"); and

WHEREAS, the Corporate Authorities have agreed with HOFFMAN ESTATES ACQUISITIONS LLC, a Delaware limited liability company to enter into a Redevelopment Agreement in the form attached hereto as **Exhibit A** (the "Redevelopment Agreement"); and

WHEREAS, the Developer has proposed to perform the "Project" as described in the Redevelopment Agreement, in implementation of the Redevelopment Plan; and

WHEREAS, the Corporate Authorities hereby determine that the acceptance of the Developer's proposal and the implementation of the Redevelopment Plan by the Developer and fulfillment generally of the Redevelopment Agreement are in the best interests of the Village, and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

ARTICLE I

General Matters and Approval of Redevelopment Agreement

Section 101. Incorporation of Recitals. The foregoing recitals to this Ordinance are incorporated in this Ordinance as if set out in full by this reference, and the statements and findings contained therein are found to be true and correct, and are hereby adopted as part of this Ordinance.

Section 102. Authority. This Ordinance is adopted pursuant to the Act, and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended. The Corporate Authorities hereby determine that the Village is authorized to issue its tax increment allocation revenue obligations in maximum aggregate principal amounts as follows:

(A) Maximum Aggregate Principal Amount of $43,013,600 for TIF Note A;

(B) Maximum Aggregate Principal Amount of $10,753,400 for TIF Note B,

for the purpose of paying a portion of the Eligible Redevelopment Project Costs included within the Redevelopment Project Area, and that every act, matter or obligation, as to which provision is made in this Ordinance, is necessary to carry out the Redevelopment Plan and to secure the payment of the principal and interest of TIF Note A and TIF Note B. TIF Note C shall be issued for the same purpose as TIF Note A and TIF Note B but shall have no Maximum Aggregate Principal Amount, shall not bear interest and shall only have a principal amount payable upon a Developer Tax Recapture due to Developer pursuant to Section 601 of the Redevelopment Agreement.

Section 103. Definitions. Unless specifically defined in this Ordinance, any capitalized terms in this Ordinance shall have the same meanings as ascribed to them in the Redevelopment Agreement. If there is any conflict between this Ordinance and the Redevelopment Agreement, the legislative intent of this Ordinance is to follow the terms of this Ordinance. Otherwise, in this Ordinance, unless a different meaning clearly appears from the context:

"Approved Request for Reimbursement" means a Request for Reimbursement which has been approved by the Village pursuant to Section 403 of the Redevelopment Agreement;

"Authorized Date" means the date on which the TIF Notes are authorized to be issued under this Ordinance.

"Corporate Authorities" has the meaning given in the recitals;

"Outstanding Principal Amount" of the TIF Notes on any particular date means the combined principal amounts as noted in Schedule A of the TIF Notes on such date;

"Defense Costs" means the legal fees and costs incurred by the Village to defend against a third party action which is brought to contest the validity or legality of the TIF Ordinances, the Redevelopment Plan, this Agreement, the TIF Notes or similar type of action;

"Developer" means the Developer under the Redevelopment Agreement, including any successors-in-interest or assignees, under Section 606 of the Redevelopment Agreement;

"Developer Accounts" have the meaning given in the Redevelopment Agreement and as established by Section 301 of this Ordinance;

"Developer Account A" has the meaning in the Redevelopment Agreement;

"Developer Account B" has the meaning in the Redevelopment Agreement;

"Developer Account C" has the meaning in the Redevelopment Agreement;

"Eligible Redevelopment Project Costs" has the meaning given in Section 401 of the Redevelopment Agreement;

"Fund" has the meaning given in the Redevelopment Agreement;

"Incremental Taxes" has the meaning given in the Redevelopment Agreement;

"Issuance Date" means the date on which any of the respective TIF Notes are issued by the Village to the Registered Owner on which the TIF Notes shall have principal amounts due and shall start to accrue interest (pursuant to their terms).

"Event of Default" has the meaning given in Section 501 of this Ordinance;

"Investment Obligations" means any investment that at the time is a legal investment for units of local governmental under the laws of the State of Illinois for the monies held hereunder then proposed to be invested;

"Maturity Date" means the stated maturity date of the TIF Notes, which shall be the last date not exceeding the remaining period for the Redevelopment Project Area permissible under the Act (including the year in which tax payments are collected and distributed by Cook County for the final year of the Redevelopment Project Area) and not exceeding a maximum maturity of twenty (20) years after the Issuance Date;

"Maximum Reimbursement Amount" has the meaning given in the Redevelopment Agreement;

"Note Registrar" is the Treasurer;

"Ordinance" means this Note Ordinance entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the Issuance of TIF Notes Respecting the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Lakewood Center TIF District)", as the same may be amended or supplemented by an ordinance adopted and becoming effective in accordance with the terms of Ordinance;

"Person" means any individual, trust or entity such as a corporation, limited liability company, or partnership;

"Pledged Amounts" means all moneys, securities and funds at any time deposited or required to be deposited into the Developer Accounts;

"Project" means the Project implementing the Redevelopment Plan as described in the Redevelopment Agreement;

"Redevelopment Agreement" has the meaning given in the recitals;

"Redevelopment Plan" means the Redevelopment Plan described in the recitals, as the same maybe amended from time to time in accordance with the Act;

"Redevelopment Project Area" or "RPA" means the Redevelopment Project Area described in the recitals, as the same maybe amended from time to time in accordance with the Act;

"Register" has the meaning given in Section 202 of this Ordinance;

"Registered Owner" means the Person in whose name each TIF Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal thereof and for all other purposes;

"Request for Reimbursement" has the meaning given in the Redevelopment Agreement;

"Tax Disbursement Schedule" has the meaning given in the Redevelopment Agreement;

"TIF Notes" have the meaning given in the Redevelopment Agreement;

"TIF Note Schedule" has the meaning given in the Redevelopment Agreement;

"TIF Ordinances" has the meaning given in the Redevelopment Agreement;

"Total Project Costs" has the meaning given in the Redevelopment Agreement;

"Treasurer" means the Village's Treasurer or Assistant Treasurer;

"Village" has the meaning given in the recitals;

"Village Account" has the meaning as established by Section 301 of this Ordinance.

Section 104. Approval of Redevelopment Agreement. The Redevelopment Agreement attached as **Exhibit "A"** is hereby approved. The Corporate Authorities find that the Redevelopment Agreement is in furtherance of the objectives of the Redevelopment Plan; the Village has made a public disclosure of the terms of the Redevelopment Agreement. The Village President is hereby authorized and directed to execute and deliver the Redevelopment Agreement on behalf of the Village, and the Village Clerk is authorized and directed to affix the seal thereto and to attest the Redevelopment Agreement and record with the Cook County Recorder of Deeds.

ARTICLE II

Authorization and Terms of TIF Note

Section 201. Authorization and Terms of TIF Note. The Outstanding Principal Amount owed on behalf of the Village shall initially be $0 and thereafter in an aggregate amount not to exceed $53,767,000.00 combined for TIF Note A and TIF Note B for the payment of Eligible Redevelopment Project Costs within the Redevelopment Project Area. TIF Note C is issued for the limited purpose as stated in Section 601 of Redevelopment Agreement, shall have an initial principal amount of $1.00 and shall not have a maximum principal amount. The TIF Notes of the Village are hereby authorized to be and shall be issued up to said amounts.

All of the TIF Notes shall be authorized on the date this Ordinance is approved. TIF Note A and TIF Note B shall be issued on the respective Issuance Date upon the Developer's written request with said Issuance Date being on the first day of the year but no later than January 1, 2023. The Issuance Date of TIF Note C shall be January 1, 2023. All TIF Notes shall bear the date of authentication as provided in the Redevelopment Agreement, shall be in fully registered form, and shall be issued in the following denominations:

TIF Note A: Maximum Aggregate Principal Amount of $43,013,600 which shall be paid in accordance with the terms of TIF Note A;

TIF Note B: Maximum Aggregate Principal Amount of $10,753,400 which may be prepaid at any time;

TIF Note C: Principal Amount of $1.00 pursuant to Section 601 of the Redevelopment Agreement;

for a total Maximum Aggregate Principal Amount of both TIF Note A and TIF Note B to be less than or equal to $53,767,000.00. TIF Note A and TIF Note B shall be interest bearing as provided in the TIF Notes. TIF Note C shall not have a maximum amount, shall only have a principal amount upon a Developer Tax Recapture as provided in the Redevelopment Agreement and shall not bear interest.

The Treasurer of the Village is hereby appointed as note registrar and paying agent ("Note Registrar") for all of the TIF Notes. The principal and interest of the TIF Note A and TIF Note B and principal of TIF Note C shall be payable to the Registered Owner as shown on the registration books of the Village maintained by the Note Registrar, at the close of business on the fifteenth (15^{th}) day of the month immediately prior to the applicable payment or maturity date and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed. The Registered Owner of TIF Note A may be the same or different entities of the Registered Owner of TIF Note B and TIF Note C.

The seal of the Village shall be affixed to or a facsimile thereof printed on the TIF Notes, and the TIF Notes shall be signed by the Village President of the Village and attested to by the Village Clerk of the Village, and in case any officer whose signature shall appear on the TIF Notes shall cease to be such officer before the delivery of the TIF Notes, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The TIF Notes shall have thereon a certificate of authentication substantially in the form hereinafter set forth duly executed by the Note Registrar, as authenticating agent of the Village for the TIF Notes, and showing the date of authentication. The TIF Notes shall not be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Note Registrar by manual signature, and such certificate of authentication upon the TIF Notes shall be conclusive evidence that the TIF Notes have been authenticated and delivered under this Ordinance.

Section 202. Note Register; Surrender for Transfer. The Village shall cause books (the "Register") for the registration of the TIF Notes as provided in this Ordinance to be kept at the principal office of the Note Registrar. The Note Registrar shall maintain a list of the names and addresses of the Registered Owner from time to time of the TIF Notes and upon transfer (to the extent such transfer is permitted under Section 606 of the Redevelopment Agreement) shall add the name and address of the new Registered Owner and eliminate the name and address of the transferor.

Upon surrender for transfer of the any of the TIF Notes authorized under this Ordinance at the principal office of the Note Registrar, duly endorsed by, or accompanied by: (i) a written

instrument or instruments of transfer in form satisfactory to the Note Registrar; (ii) an investment representation in form satisfactory to the Village and duly executed by the Registered Owner or his attorney duly authorized in writing; (iii) the written consent of the Village evidenced by the signature of the Village President (or his or her designee) on the instrument of transfer; and (iv) any deliveries required under this Ordinance, the Village shall execute and the Note Registrar shall authenticate, date and deliver in the name of any such authorized transferee, a new fully registered TIF Note of the same maturity, of authorized denomination, for a like outstanding principal amount. The Note Registrar shall not be required to transfer or exchange any TIF Notes during the period beginning at the close of business on the fifteenth (15th) day of the month immediately prior to the maturity date of the TIF Notes nor to transfer or exchange the TIF Notes after notice calling any of the TIF Notes for redemption has been made, nor during a period of ten (10) days next preceding mailing of a notice for redemption of principal of the TIF Notes. No beneficial interests in the TIF Notes shall be assigned, except in accordance with the procedures for transferring the TIF Notes described above. No service charge shall be made for any transfer of the TIF Notes, but the Village may require payment of a sum sufficient to cover any state or federal tax or other state or federal governmental charge that may be imposed in connection with any transfer of the TIF Notes.

The Person in whose name the TIF Notes shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal and interest of the TIF Note A and TIF Note B and payment of principal under TIF Note C shall be made only to the order of the Registered Owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon the TIF Notes to the extent of the sum or sums so paid.

Section 203. Form of TIF Note. The TIF Notes shall be in substantially the form attached hereto as **Exhibits B-1, B-2 and B-3,** with such insertions or variations as to any endorsement or payment provisions and such other insertions or omissions, endorsements and variations as may be required or permitted by this Ordinance.

Section 204. Endorsement of TIF Note. Pursuant to and subject to the Redevelopment Agreement, the Developer has agreed to perform construction and redevelopment work necessary for the Project. All expenditures incurred by the Developer and approved as Eligible Redevelopment Project Costs, as shown in TIF Approved Amount of Reimbursement on the respective TIF Note Schedule, shall increase the principal amount of the TIF Notes up to the Maximum Reimbursement Amounts for each of the TIF Notes. Within ten (10) days after each Request for Reimbursement is approved by the Village (and provided the Registered Owner presents the relevant TIF Notes to the Note Registrar), the Note Registrar shall endorse Schedule A attached to each of the TIF Notes to indicate, as of the date of endorsement, the Maximum Reimbursement Amount and the Outstanding Principal Amount of the TIF Notes then outstanding. The Note Registrar shall indicate the amount of any payment of principal on Schedule A attached to each of the TIF Notes. The Note Registrar shall have the authority to

insert the Issuance Dates of TIF Note A and TIF Note B on January 1 of the year after the Developer authorizes the issuance of TIF Note A and TIF Note B pursuant to Section 404(e) of the Redevelopment Agreement.

After each Request for Reimbursement is approved, the Note Registrar shall promptly send an updated authenticated copy of Schedule A to each of the TIF Notes to the Registered Owner.

Section 205. Intentionally left blank.

Section 206. Intentionally left blank.

Section 207. Limited Obligation. Each of the TIF Notes is a special limited obligation of the Village payable pursuant to this Ordinance and the Redevelopment Agreement and the Act, and shall be a valid claim of the Registered Owner thereof only against the respective Developer Accounts or such amounts that should have been deposited in the Developer Accounts. TIF Note A shall be payable solely from Developer Account A. TIF Note B shall be payable solely from Developer Account B. TIF Note C shall be payable solely from Developer Account C. The TIF Notes shall not constitute an indebtedness of the Village within the meaning of any constitutional or statutory provision or limitation. If the amounts in the Developer Accounts are insufficient to pay all the principal and any interest due under the relevant TIF Notes, the Registered Owner shall have no recourse against the Village under the TIF Notes. The Registered Owner shall have no right to compel the exercise of the taxing authority of the Village or to use any funds of the Village (other than the amounts collected in the Fund) for payment of the principal and interest of the TIF Note A and TIF Note B and payment of principal of TIF Note C.

ARTICLE III

Tax Increment Revenues

Section 301. Fund and Accounts. Pursuant to the TIF Ordinances, the Village has established the Fund and all incremental ad valorem taxes received by the Village for the Redevelopment Project Area are to be deposited into the Fund. The Treasurer is hereby directed to maintain the Fund as a segregated fund, separate and apart from the general fund or any other fund of the Village. The Village hereby establishes and creates accounts of the Fund consisting of the Village Account and the Developer Accounts.

Section 302. Pledge Securing TIF Note. The Village hereby irrevocably assigns and pledges the Pledged Amount (or such amounts that should have been paid to the Developer Accounts) to the payment of the TIF Notes. The pledge made pursuant to this Section shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Village. All moneys on deposit in the Developer Accounts shall be used to pay the principal and any interest of the TIF Notes, at maturity or upon payment prior to maturity, in accordance with its respective terms, which payments from the Developer Accounts are hereby authorized and appropriated by the Village.

Section 303. Deposit and Allocation of Incremental Taxes. In connection with the ongoing administration of the Redevelopment Project Area, in each calendar year, the Village shall deposit all of the Incremental Taxes as and when received into the Fund and distributed or allocated in the order of priority and subject to the terms and conditions set forth below:

FIRST: If the Village shall have incurred any Defense Costs, those costs shall be paid from the Fund.

SECOND: The Village shall allocate any remaining Incremental Taxes in the Fund to Developer Account C, to the extent there is any Developer Tax Recapture due and payable pursuant to Section 601 of the Redevelopment Agreement.

THIRD: The Village shall allocate any remaining Incremental Taxes in the Fund to the Village Account and the Developer Account A and Developer Account B in the amounts as provided in the Tax Distribution Schedule as provided in Section 405 of the Redevelopment Agreement. The Developer Account disbursement indicated on the Tax Distribution Schedule shall be allocated eighty percent (80%) to Developer Account A and twenty percent (20%) to Developer Account B.

FOURTH: If TIF Note B is paid in full, then the amounts to be deposited into Developer Account B pursuant to this Section 303 or remaining in Developer Account B shall be deposited into Developer Account A.

FIFTH: If TIF Note A is paid in full, then the amounts to be deposited into Developer Account A pursuant to this Section 303 or remaining in Developer Account A shall be deposited into the Village Account.

The Village shall be relieved from any claims, caused of action or liability and all holders of any of the TIF Notes shall forever waive any claims or causes of action against the Village relating to the Village's allocation of payments to Developer Account A as opposed to Developer Account B or Developer Account C and vice versa. Nothing in this Section shall relieve the Village from payment under the TIF Notes themselves or waive or relieve the Village's obligations under this Ordinance or the Redevelopment Agreement.

Section 304 Village Account. The Village may withdraw from the Village Account periodically to make payments as provided in the Act.

Section 305. Intentionally left blank.

Section 306. Developer Accounts. On or about December of each year, commencing in 2019, the Village shall withdraw annually all of the Incremental Taxes credited to the Developer Accounts to pay the principal and interest of the TIF Notes as provided in Section 303 of this Ordinance until paid in full or expiration of the TIF Notes (or, if later, the date which is ten (10) days following the date on which the Village receives the final installment of annual real estate taxes from Cook County). Upon payment of all amounts due under the TIF Notes, or the TIF Notes expiration, in accordance with its respective terms, any remaining amounts on deposit in the Developer Accounts shall be deposited in the Village Account, and the Developer Accounts shall be closed.

Section 307. Investment of Moneys Held in Fund. Moneys held in the Fund shall be invested by the Village Treasurer in Investment Obligations or may be deposited by the Village, in accordance with approved Village investment policy. No such moneys shall be deposited with any bank or trust company in excess of the amount guaranteed or insured by the Federal Deposit Insurance Corporation or other Federal agency, unless such bank or trust company shall have lodged as collateral for such deposit, Federal Obligations having a market value (exclusive of accrued interest) at least equal to the amount of such moneys.

Any obligations so purchased with moneys in any account of the Fund shall be deemed at all times to be part of the Fund and the interest thereon and any profit arising on the sale thereof shall be credited to the Fund, and any loss resulting on the sale thereof shall be charged to the Fund.

ARTICLE IV

Particular Covenants

Section 401. General. The provisions of the Ordinance shall constitute a contract between the Village and the Registered Owner of the TIF Notes. All covenants relating to any TIF Note are enforceable solely by the Registered Owner of such TIF Note. The Village shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the Village under the provisions of law or the Ordinance in accordance with the terms of such provisions. The Ordinance shall not be modified or amended in any respect without the consent of the Registered Owner, except to adopt an ordinance supplementing the Ordinance (1) to add to the covenants or agreements contained in the Ordinance other than covenants or agreements to be observed by the Village which are not contrary to or inconsistent with the Ordinance as theretofore in effect, (2) to surrender any right, power or privilege reserved to conferred upon the Village by the Ordinance, (3) to specify, determine or authorize any and all matters and things relative to the TIF Notes or the proceeds thereof which are not contrary to or inconsistent with the Ordinance as theretofore in effect, (4) to cure any ambiguity, supply any omission or cure any defect or inconsistent provision in the Ordinance and (5) to insert such provisions clarifying matters or questions arising under the Ordinance as are necessary or desirable and are not contrary or inconsistent with the Ordinance as theretofore in effect. This Ordinance shall not be amended to conflict with the terms of or the intent of the Redevelopment Agreement.

Section 402. Payment of TIF Notes. The Village shall duly and punctually pay or cause to be paid from the Developer Accounts the principal and interest of TIF Note A and TIF Note B and principal of TIF Note C, at the dates and places and in the manner mentioned in the respective TIF Notes, according to the true intent and meaning thereof.

Section 403. Power to Issue TIF Notes and Pledge Revenues. The Village represents that it is duly authorized under all applicable laws to authorize and issue the TIF Notes, to adopt the Ordinance and to pledge the Incremental Taxes to the Pledged Amounts in the manner and to

the extent provided in the Ordinance. The Incremental Taxes will be free and clear of any pledge, lien, charge or encumbrance thereon, or with respect thereto prior to, or of equal rank with, the pledge created by the Ordinance, and all corporate or other action on the part of the Village to that end has been and will be duly and validly taken. The TIF Notes and the provisions of the Ordinance are and will be the valid and legally enforceable limited obligations of the Village to the extent provided in the Act in accordance with their terms and the terms of the Ordinance. The Village at all times shall, to the extent permitted by law, defend, preserve and protect the pledge of the Pledged Amounts for the Registered Owner under the Ordinance and all rights of the Registered Owner under the Ordinance against all claims and demands of all Persons whomsoever.

Section 404. Further Assurances. At any and all times, the Village shall, so far as it may be authorized by law, pass, make, do, execute, acknowledge and deliver all and every such further resolutions, acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable for better assuring, conveying, granting, assigning and confirming all and singular its interest in the Pledged Amount pledged hereby for the payment of the principal and interest of TIF Note A and TIF Note B and payment of principal under TIF Note C. The Village President, the Treasurer, the Village Clerk, and the other officers of the Village are authorized to execute and deliver on behalf of the Village such other documents, agreements and certificates and to do such other things consistent with the terms of this Ordinance as such officers and employees shall deem necessary or appropriate in order to effectuate the intent and purposes of this Ordinance.

Section 405. Consent of Registered Owner. For any amendment of the Ordinance requiring consent of the Registered Owner, the Village shall mail a copy of the amendment together with a request to the Registered Owner for its consent, but failure to mail such copy and request shall not affect the validity of such amendment when consented to as provided in this Section. Such amendment shall not take effect in accordance with its terms, unless and until there shall have been filed with the Village Clerk the written consent of the Registered Owner. Any such consent shall be effective only if accompanied by proof of the ownership, at the date of such consent, of the TIF Notes. A certificate of the Village Clerk that such proof is sufficient under the provisions of Section 602 of this Ordinance shall be conclusive that such consents have been given by the Registered Owner. Any such consent shall be binding upon the Registered Owner giving such consent and upon any subsequent Registered Owner whether or not the subsequent Registered Owner has notice thereof. Any consent may be delivered or filed prior to any mailing required by this Section and shall not be deemed ineffective by reason of such prior delivery or filing.

ARTICLE V

Remedies on Default

Section 501. Events of Default. Each of the following shall constitute an event of default under the Ordinance and is hereby called an “Event of Default”:

(1) a default shall be made in the observance or performance of any covenant or contract or other provision in the Ordinance and such default shall continue for a period of thirty (30) days after written notice to the Village from the Registered Owner specifying any such default and requiring the same to be remedied; or

(2) there shall be filed by the Village a petition seeking an adjustment of indebtedness under any applicable law or statute of the United States of America or of the State of Illinois.

Section 502. Enforcement by Registered Owner. Upon the happening or continuance of an Event of Default or an event which upon sufficient notice may become an Event of Default, the Registered Owner may proceed to protect and enforce any rights of the Registered Owner under the laws of the State of Illinois or under the Ordinance by such suits, actions or proceedings in equity or at law, either for specific performance of any covenant or contract contained herein or in aid or execution of any power granted or for any legal or equitable remedy as the Registered Owner shall deem most effective to protect and enforce the rights aforesaid. No remedy by the terms of the Ordinance conferred upon or reserved to the Registered Owner is intended to be exclusive of any other such remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder now or hereafter existing at law or in equity or by statute. No delay or omission of any Registered Owner to exercise any right or power accruing upon any default shall impair any such rightor power or shall be construed to be a waiver of any such default, and every right, power and remedy available to the Registered Owner may be exercised from time to time and as often as may be deemed expedient by the Registered Owner.

Section 503. No Personal Liability. No recourse shall be had for the payment of the principal or interest of the TIF Notes or for any claim based thereon or on the Ordinance against any officer of the Village, or anyone executing the TIF Notes; provided however, that nothing herein shall bar recourse in mandamus or otherwise to any such person or officer in his corporate as opposed to individual capacity.

ARTICLE VI

Miscellaneous

Section 601. Defeasance. If the Village shall pay or cause to be paid to the Registered Owner to an account designated by the Registered Owner the principal and interest of the TIF Notes at the times and in the manner stipulated therein and in the Ordinance until the TIF Notes are all paid in full or expire by their terms, then the pledge of the Incremental Taxes as Pledged Amount and the covenants, agreements and other obligations of the Village to the Registered Owner shall be discharged and satisfied.

Section 602. Evidence of Ownership. The ownership of the TIF Notes, the amount, number and other identification thereof, and the dates owning same, shall be proved by the Register. The Registered Owner of TIF Note A may be the same or different entities than the Registered Owner of TIF Note B and TIF Note C. The fact and date of the execution by the Registered Owner or his attorney of any instrument may be proved by the certificate of a notary

public or other officer authorized to take acknowledgements in the jurisdiction in which the person purports to act that the person signing such instrument acknowledged to him the execution thereof, or by the affidavit of a witness of such execution, duly sworn to before such notary public or other officer. The authority of any person to execute any consent or other instrument executed by or on behalf of a Registered Owner which is a corporation or other entity may be established without further proof if such instrument is signed by a person purporting to be an officer of such corporation and certified resolutions of such corporation or entity authorizing such act are furnished.

Section 603. Invalidity of Any Section. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 604. Publication. The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 605. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately from and after its passage and approval as provided by law.

Section 606. Sunset. If the Developer does not become the owner of record on or before June 3, 2019 of the RPA this Ordinance shall become null and void.

Section 607. Full Force and Effect. This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2019

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2019

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2019.

Exhibit A – Lakewood Center Redevelopment Agreement

(Attached)

Exhibit B-1 – TIF Note A

(Attached to Redevelopment Agreement)

Exhibit B-2 – TIF Note B

(Attached to Redevelopment Agreement)

Exhibit B-3 – TIF Note C

(Attached to Redevelopment Agreement)

EXHIBIT "F-1"

Form of TIF Note A

REGISTERED
NO. R-1-A

UP TO $43,013,600.00
Maximum Aggregate Principal Amount

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-A

REGISTERED OWNER:	HOFFMAN ESTATES ACQUISITIONS LLC A DELAWARE LIMITED LIABILITY COMPANY
OUTSTANDING PRINCIPAL AMOUNT:	SEE **SCHEDULE** A ATTACHED HERETO
AUTHORIZATION DATE:	JANUARY ___, 2019
ISSUANCE DATE:	JANUARY 1, _____
MATURITY DATE:	DECEMBER 31, _____ [TWENTY (20) YEARS FROM THE ISSUANCE DATE]

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the "*Village*"), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Outstanding Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above plus any interest due hereunder.

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the "*Note Registrar*"), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date ("*Record Date*") and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village as an interest-bearing obligation, with the unpaid principal balance to accrue interest at an initial interest rate of six and one half percent per annum (6.5%) ("*Interest Rate*"). Within thirty (30) days after the Project reaches Project Stabilization for the first time, as defined in that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the "*Redevelopment Agreement*"), by notice to the Village, the Registered Owner shall have the one-time right to readjust the Interest Rate, which shall thereupon be equal to 100 basis points (1.0%) above the Prime Rate (as defined herein) per annum, as of the date the Project reaches Project Stabilization for the first time. Notwithstanding adjustment to the Interest Rate, the Interest Rate shall not be greater than eight and one half percent (8.5%) per annum, regardless of the Prime Rate. The Note Registrar has no obligation to change the Interest Rate unless first requested by the Registered Owner within thirty (30) days of the initial Project Stabilization.

For the purposes of this Note, "*Prime Rate*" means the rate of interest designated as the "Prime Rate" which appears in each publication of The Wall Street Journal under the designation entitled "Money Rates" (referred to herein as the "*Wall Street Journal Prime Rate*.") In the event that the Wall Street Journal Prime Rate cannot be ascertained from publication of The Wall Street Journal, Village and Registered Owner shall determine the Prime Rate based upon the prime or base lending rates posted by a majority of the three largest commercial banks in Chicago, Illinois.

The interest amount owed under this Note shall be calculated based on a 360-day year and charged for the actual number of days elapsed, in a fully registered form to evidence the Outstanding Principal Amount up to $43,013,600.00, in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the *"Act"*), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. _____-2019, entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes" by the President and Board of Trustees of the Village (the *"Note Ordinance"*), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Amounts payable under this Note to the Registered Owner shall be paid by the Village to the Registered Owner, annually, no later than July 1 of each year.

All payments shall be applied first to payment of the accrued interest, and the balance on account of outstanding principal. All payments shall be made solely from Developer Account A. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal and interest on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment

Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT IS INSUFFICIENT TO PAY ALL THE PRINCIPAL AND INTEREST DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED SOLELY TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY FUNDS OF THE VILLAGE (OTHER THAN THE PLEDGED AMOUNT) FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of (i) the date which is twenty (20) years from the Issuance Date and (ii) the date which is December 31 of the year following the twenty-third (23rd) year from the date of designation by the Corporate Authorities of the Project Area. Upon termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal and interest hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

No amounts in excess of the amounts in Developer Account A shall be used to prepay this Note.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and **Schedule A** are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

_____
Village President

_____
Village Clerk

Date of Authentication: _____ __, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer
Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number, Employer Identification Number or other Identifying Number

_____

_____

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

_____

as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____.

_____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019

This Note is valid to the Outstanding Principal Amount set forth below in column H below as of the date of the endorsement noted in column B below.

A	B	C	D	E	F	G	H	I
Requested For Reimbursement	Date of this Endorsement	Eligible Redevelopment Project Cost for this Project	Total Project Costs to Date	Maximum Reimbursement Amount	Approved Amount for Reimbursement	Payment of Principal	Outstanding Principal Amount	Authorized Village Signatory
No. 1 ____	__-__-2019	_____	_____	_____	_____	_____	_____	_____
No. 2 ____	__-__-2019	_____	_____	_____	_____	_____	_____	_____
No. 3 ____	__-__-2020	_____	_____	_____	_____	_____	_____	_____
No. 4 ____	__-__-2021	_____	_____	_____	_____	_____	_____	_____
No. 5 ____	__-__-2022	_____	_____	_____	_____	_____	_____	_____
No. 6 ____	__-__-2023	_____	_____	_____	_____	_____	_____	_____
No. 7 ____	__-__-2024	_____	_____	_____	_____	_____	_____	_____
No. 8 ____	__-__-2025	_____	_____	_____	_____	_____	_____	_____

•Interest calculated by registrar when note payments are made.

EXHIBIT "F-2"

Form of TIF Note B

REGISTERED
NO. R-1-B

UP TO $10,753,400.00
Maximum Aggregate Principal Amount

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-B

REGISTERED OWNER:	HOFFMAN ESTATES ACQUISITIONS LLC A DELAWARE LIMITED LIABILITY COMPANY
OUTSTANDING PRINCIPAL AMOUNT:	SEE **SCHEDULE** A ATTACHED HERETO
AUTHORIZATION DATE:	JANUARY ___, 2019
ISSUANCE DATE:	JANUARY 1, _____
MATURITY DATE:	DECEMBER 31, _____ [TWENTY (20) YEARS FROM THE ISSUANCE DATE]

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the "*Village*"), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Outstanding Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above plus any interest due hereunder.

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the "*Note Registrar*"), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date ("*Record Date*") and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village as an interest-bearing obligation, with the unpaid principal balance to accrue interest at an initial interest rate of six and one half percent per annum

(6.5%) ("*Interest Rate*"). Within thirty (30) days after the Project reaches Project Stabilization for the first time, as defined in that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the "*Redevelopment Agreement*"), by notice to the Village, the Registered Owner shall have the one-time right to readjust the Interest Rate, which shall thereupon be equal to 100 basis points (1.0%) above the Prime Rate (as defined herein) per annum, as of the date the Project reaches Project Stabilization for the first time. Notwithstanding adjustment to the Interest Rate, the Interest Rate shall not be greater than eight and one half percent (8.5%) per annum, regardless of the Prime Rate. The Note Registrar has no obligation to change the Interest Rate unless first requested by the Registered Owner within thirty (30) days of the initial Project Stabilization.

For the purposes of this Note, "*Prime Rate*" means the rate of interest designated as the "Prime Rate" which appears in each publication of The Wall Street Journal under the designation entitled "Money Rates" (referred to herein as the "*Wall Street Journal Prime Rate*.") In the event that the Wall Street Journal Prime Rate cannot be ascertained from publication of The Wall Street Journal, Village and Registered Owner shall determine the Prime Rate based upon the prime or base lending rates posted by a majority of the three largest commercial banks in Chicago, Illinois.

The interest amount owed under this Note shall be calculated based on a 360-day year and charged for the actual number of days elapsed, in a fully registered form to evidence the Outstanding Principal Amount up to $10,753,400.00, in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the *"Act"*), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. _____-2019, entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes" by the President and Board of Trustees of the Village (the *"Note Ordinance"*), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Amounts payable under this Note to the Registered Owner shall be paid by the Village to the Registered Owner, annually, no later than July 1 of each year.

All payments shall be applied first to payment of the accrued interest, and the balance on account of outstanding principal. All payments shall be made solely from Developer Account B. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal and interest on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT IS INSUFFICIENT TO PAY ALL THE PRINCIPAL AND INTEREST DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED SOLELY TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY FUNDS OF THE VILLAGE (OTHER THAN THE PLEDGED AMOUNT) FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of: (i) the date which is twenty (20) years from the Issuance Date; (ii) the date which is December 31 of the year following the twenty-third (23rd) year from the date of designation by the Corporate Authorities of the Project Area; or (iii) the date on which all amounts due and payable under this Note are paid in full. Upon termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal and interest hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

The Village may prepay all or any of this Note with no penalty.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and **Schedule A** are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

_____
Village President

_____
Village Clerk

Date of Authentication: _____ __, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer
Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number, Employer Identification Number or other Identifying Number

_____

_____

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

_____

as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____.

_____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019

This Note is valid to the Outstanding Principal Amount set forth below in column H below as of the date of the endorsement noted in column B below.

A	B	C	D	E	F	G	H	I
Requested For Reimbursement	Date of this Endorsement	Eligible Redevelopment Project Cost for this Project	Total Project Costs to Date	Maximum Reimbursement Amount	Approved Amount for Reimbursement	Payment of Principal	Outstanding Principal Amount	Authorized Village Signatory
No. 1 ____	__-__-2019	_____	_____	_____	_____	_____	_____	_____
No. 2 ____	__-__-2019	_____	_____	_____	_____	_____	_____	_____
No. 3 ____	__-__-2020	_____	_____	_____	_____	_____	_____	_____
No. 4 ____	__-__-2021	_____	_____	_____	_____	_____	_____	_____
No. 5 ____	__-__-2022	_____	_____	_____	_____	_____	_____	_____
No. 6 ____	__-__-2023	_____	_____	_____	_____	_____	_____	_____
No. 7 ____	__-__-2024	_____	_____	_____	_____	_____	_____	_____
No. 8 ____	__-__-2025	_____	_____	_____	_____	_____	_____	_____

•Interest calculated by registrar when note payments are made.

EXHIBIT "F-3"

Form of TIF Note C

REGISTERED
NO. R-1-C

PRINCIPAL AMOUNT - $1.00

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-C

REGISTERED OWNER:	HOFFMAN ESTATES ACQUISITIONS LLC A DELAWARE LIMITED LIABILITY COMPANY
OUTSTANDING PRINCIPAL AMOUNT:	PURSUANT TO SECTION 601 OF REDEVELOPMENT AGREEMENT
AUTHORIZATION DATE:	JANUARY ___, 2019
ISSUANCE DATE:	JANUARY 1, 2023
MATURITY DATE:	DECEMBER 31, 2043

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the *"Village"*), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Principal Amount for any amounts due from the Village to the Developer for any Developer Tax Recapture as provided in Section 601 of that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the *"Redevelopment Agreement"*).

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the *"Note Registrar"*), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date (*"Record Date"*) and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village, shall not bear interest and shall be paid in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement. The initial Principal Amount of this Note shall be One Dollar ($1.00). From time to time, the Principal Amount of this Note shall increase to be deemed to equal the Developer Tax Recapture under Section 601 of the Development Agreement; and, only be payable upon Developer Tax Recapture due and payable from the Village pursuant to the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the *"Act"*), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. _____ - 2019, entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes" by the President and Board of Trustees of the Village (the *"Note Ordinance"*), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Once there are any amounts payable under this Note to the Registered Owner as Developer Tax Recapture as provided in Section 601 of the Redevelopment Agreement, such amounts shall be due and payable and shall be paid by the Village pursuant to this Note, within sixty (60) days after the second installment of property taxes for the year due has been paid in full by the Developer, to the extent funds are available in Developer Account C.

All payments shall be made from Developer Account C. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT OR OTHER AMOUNTS IN THE FUND AS PROVIDED IN THE NOTE ORDINANCE ARE INSUFFICIENT TO PAY ALL THE PRINCIPAL DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS AND AMOUNTS FROM THE FUND REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT

TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY OTHER FUNDS OF THE VILLAGE FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of: (i) the date which is twenty (20) years from the Issuance Date; or (ii) the date which is December 31 of the year following the twenty-third (23^{rd}) year from the date of designation by the Corporate Authorities of the Project Area. Upon maturity or termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

The Village may prepay all or any of this Note with no penalty.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and Schedule A are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

_____
Village President

_____
Village Clerk

Date of Authentication: _____ __, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer
Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number, Employer Identification Number or other Identifying Number

_____

_____

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

_____

as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____.

_____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019 NOTE C

This Note is valid to the Outstanding Principal Amount set forth below in column E below as of the date of the endorsement noted in column B below.

A(+)	B	C	D(-)	E	F
Requested for Reimbursement	Date of this Endorsement	Amount of TIF Approved Reimbursement	Amount of Principal Payment	Outstanding Principal Amount	Authorized Village Signatory
No. 1 ____	__-__-2019	_____	_____	_____	_____
No. 2 ____	__-__-2019*	_____	_____	_____	_____
No. 3 ____	__-__-2020*	_____	_____	_____	_____
No. 4 ____	__-__-2021*	_____	_____	_____	_____
No. 5 ____	__-__-2022*	_____	_____	_____	_____
No. 6 ____	__-__-2023*	_____	_____	_____	_____
No. 7 ____	__-__-2024*	_____	_____	_____	_____
No. 8 ____	__-__-2025*	_____	_____	_____	_____

EXHIBIT "G"

Form of Certificate of Completion

The undersigned, **HOFFMAN ESTATES ACQUISITIONS LLC**, a Delaware limited liability company (the "*Developer*"), pursuant to that certain Redevelopment Agreement dated as of _____, 2019, between the Village of Hoffman Estates, Cook County, Illinois (the "*Village*"), and the Developer (the "*Agreement*"), hereby certifies to the Village as follows:

1. That as of _____, the construction, renovation, repairing, equipping and constructing of the _____ Component of the Project (as that term is defined in the Agreement) also known as _____ has been completed in accordance with the Final Project Documents approved by the Corporate Authorities and referenced as Village Project Number _____.

2. The Work has been performed in accordance with the Construction Plans (as those terms are defined in the Agreement).

3. The Developer is issuing this Certificate of Completion to the Village in accordance with the Agreement to evidence the Developer's satisfaction of all material obligations and covenants with respect to the construction of the ____ Component of the Project.

The Developer may record this Certificate in the office of the Cook County Record of Deeds. This Certificate is given without prejudice to any rights against third parties which exist as of the date hereof or which may subsequently come into being. Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

HOFFMAN ESTATES ACQUISITIONS LLC

By: _____
Name:
Title:

DATE: _____

EXHIBIT "H"

Construction Budget

Table 1B: Detailed Development Costs

Development Costs	SBF Adjustment
Acquisition Costs	
Acquisition / Land Sale	$16,400,000
Closing Costs	$1,050,000
Closing Costs- construction	$892,301
Total Acquisition Costs	**$18,342,301**
Hard Construction Costs	
Office Tenant Improvements	$68,204,952
Retail Tenant Improvements	$7,578,328
Total Tenant Improvements	$75,783,280
Land Lord Lease Obligations	$36,491,640
Deferred Maintenance	$14,484,713
Site Work/Parking Lots/Landscaping	$2,448,620
Lobby/Atrium/Conference Improvements	$23,900,000
Total Hard Construction Costs	**$153,108,253**
Soft Costs	**$16,583,577**
TOTAL DEVELOPMENT COSTS	**$188,034,131**

Source: Somerset Development and SB Friedman

EXHIBIT "I"

Form of Request for Reimbursement

[Date]

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169
Attention: Village Manager

Re: Redevelopment Agreement, dated _____ ___, 2019
By and Between the Village of Hoffman Estates, Illinois and
Hoffman Estates Acquisitions LLC (the **"Developer"**).

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to the Note Ordinance and Article V of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO.: _____

2. PAYMENT DUE TO: _____

3. FOR THIS REQUEST FOR REIMBURSEMENT, THE DEVELOPER REQUESTS THE VILLAGE TO APPROVE THE FOLLOWING EXPENDITURES AS HAVING BEEN INCURRED BY THE DEVELOPER AND AS CONSTITUTING ELIGIBLE REDEVELOPMENT PROJECT COSTS AND TOTAL PROJECT COSTS, PURSUANT TO SECTION 403 OF THE REDEVELOPMENT AGREEMENT:

   a. AMOUNT TO BE APPROVED FOR REIMBURSEMENT AS ELIGIBLE REDEVELOPMENT PROJECT COSTS:

   $_____

   b. TOTAL PROJECT COSTS INCURRED SINCE DATE OF LAST REQUEST FOR REIMBURSEMENT:

   $_____

4. The Developer certifies that:

   (i) the amounts to be reimbursed pursuant to this Request for Reimbursement were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the Construction Plans and Final Project Documents heretofore in effect;

(ii) the expenditures representing Eligible Redevelopment Project Costs and Total Project Costs have been properly recorded on the Developer's books, and a correct summary of such costs are set forth in Schedule 1 attached hereto, and the information required in Section 403 is herewith provided to the Village for all sums for which reimbursement is requested;

(iii) the Eligible Redevelopment Project Costs set forth in Schedule 1 have been paid by the Developer and are reimbursable under the Act, the Note Ordinance and the Redevelopment Agreement, and each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the Fund or any money derived from any project fund established pursuant to the Note Ordinance, and no part thereof has been included in any other certificate previously filed with the Village;

(iv) the expenditures for which reimbursement is sought are not greater than those necessary to reimburse the Developer for its funds actually paid for Eligible Redevelopment Project Costs; and

(v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under Redevelopment Agreement.

HOFFMAN ESTATES ACQUISITIONS LLC

By: _____

Title: _____

Date: _____

VILLAGE APPROVAL

The aggregate Eligible Redevelopment Project Costs now approved by the Village under Requests for Reimbursement Nos. 1, __, __ and __ are a total of : $_____;

The Total Project Costs incurred and documented by the Developer under Requests for Reimbursement Nos. 1, __, __ and __ are a total of : $_____; and

The Maximum Reimbursement Amount now equals: $_____.

APPROVED BY THE
VILLAGE OF HOFFMAN ESTATES, ILLINOIS

By: _____
Village Manager

Date of Approval by the Village: _____.

Exhibit J
Tax Disbursement Schedule
[subject to Exhibit JJ attached hereto]

Distribution of Incremental Taxes				
50-50, 95-5, 50-50				
Year	Developer Account*	Village Account	Total	Breakdown
1	50.00%	50.00%	100%	50/50
2	50.00%	50.00%	100%	50/50
3	50.00%	50.00%	100%	50/50
4	50.00%	50.00%	100%	50/50
5	95.00%	5.00%	100%	95/5
6	95.00%	5.00%	100%	95/5
7	95.00%	5.00%	100%	95/5
8	95.00%	5.00%	100%	95/5
9	95.00%	5.00%	100%	95/5
10	95.00%	5.00%	100%	95/5
11	95.00%	5.00%	100%	95/5
12	95.00%	5.00%	100%	95/5
13	95.00%	5.00%	100%	95/5
14	95.00%	5.00%	100%	95/5
15	50.00%	50.00%	100%	50/50
16	50.00%	50.00%	100%	50/50
17	50.00%	50.00%	100%	50/50
18	50.00%	50.00%	100%	50/50
19	50.00%	50.00%	100%	50/50
20	50.00%	50.00%	100%	50/50
21	50.00%	50.00%	100%	50/50
22	50.00%	50.00%	100%	50/50
23	50.00%	50.00%	100%	50/50
24	50.00%	50.00%	100%	50/50
*	Until TIF Note is paid in full			

Exhibit JJ
Alternate Tax Distribution Schedule

Notwithstanding anything contained in this Agreement to the contrary the terms and conditions of this Exhibit JJ shall prevail. If the Developer completes the following improvements in a timely manner, TIF payments will utilize the allocation chart contained in this exhibit. The time for completion set forth below is the absolute time limitation and will be strictly enforced and not subject to any extensions or modifications, other than Force Majure. If the Developer fails to strictly comply with its obligations, the TIF payments will utilize the allocation chart contained in Exhibit J.

Distribution of Incremental Taxes				
50-50, 95-5, 50-50				
Year	**Developer Account***	**Village Account**	**Total**	**Breakdown**
1	**50.00%**	**50.00%**	**100%**	**50/50**
2	**50.00%**	**50.00%**	**100%**	**50/50**
3	**50.00%**	**50.00%**	**100%**	**50/50**
4	**50.00%**	**50.00%**	**100%**	**50/50**
5	**95.00%**	**5.00%**	**100%**	**95/5**
6	**95.00%**	**5.00%**	**100%**	**95/5**
7	**95.00%**	**5.00%**	**100%**	**95/5**
8	**95.00%**	**5.00%**	**100%**	**95/5**
9	**95.00%**	**5.00%**	**100%**	**95/5**
10	**95.00%**	**5.00%**	**100%**	**95/5**
11	**95.00%**	**5.00%**	**100%**	**95/5**
12	**95.00%**	**5.00%**	**100%**	**95/5**
13	**95.00%**	**5.00%**	**100%**	**95/5**
14	**95.00%**	**5.00%**	**100%**	**95/5**
15	**95.00%**	**5.00%**	**100%**	**95/5**
16	**95.00%**	**5.00%**	**100%**	**95/5**
17	**95.00%**	**5.00%**	**100%**	**95/5**
18	**95.00%**	**5.00%**	**100%**	**95/5**
19	**95.00%**	**5.00%**	**100%**	**95/5**
20	**50.00%**	**50.00%**	**100%**	**50/50**
21	**50.00%**	**50.00%**	**100%**	**50/50**
22	**50.00%**	**50.00%**	**100%**	**50/50**
23	**50.00%**	**50.00%**	**100%**	**50/50**
24	**50.00%**	**50.00%**	**100%**	**50/50**
*****	**Until TIF Note is paid in full**			

Developer shall be in compliance with the following to be eligible for payments of the Incremental Taxes:

1) Obtain approval of an Ordinance granting site plan amendment for the Bell Works West Side Improvements (*"West Side Site Plan Ordinance"*) by December 31, 2025.

2) Design and construct exterior improvements in conformance with deadlines as outlined in the Bell Works Exterior Improvements Plan included below and incorporated as part of Exhibit JJ

3) Below are the relevant dates:

· #1 West Drive Improvements. Completed per Wight design.

· #2 & #3 West Parking Garage. Improvements completed per Wight design

· #4 Lakewood Boulevard Path. 10’ path within R.O.W. Material (Concrete or Asphalt) to be designed at a later date. Submitted by February 2026. Completed by February 2028.

· #5 Eagle Way. 5’ sidewalk with depressed curb and crossing at intersection. Submitted by February 2026. Completed by February 2028.

· #6 Center Drive Improvements. Existing guardhouse to remain. Raised medians to be removed. Sidewalk connection to existing path. 5’ on-street bike lane. Submitted by February 2026. Completed by February 2027.

· #7 West Ring Road. Existing gate to be removed. Property maintenance completed prior to 1st west side occupancy.

· #8 Southwest Drive. Existing gate to be removed. 5’ path connection to Eagle Way. Existing path to be paved asphalt or repaired existing material and maintained by Bell Works. Submitted by February 2026. Completed by February 2028.

· #9 Lakewood Building. Proposed fence with gate. Submitted by February 2026. Completed prior to 1st west side occupancy.

· #10 West Surface Lot. Proposed fence with gates. Submitted by February 2026. Completed prior to 1st west side occupancy.

· #11 Institute Building. Proposed fence with gate submitted by February 2026. Completed prior to 1st west side occupancy.

Bell Works Exterior Improvements Plan
November 2025

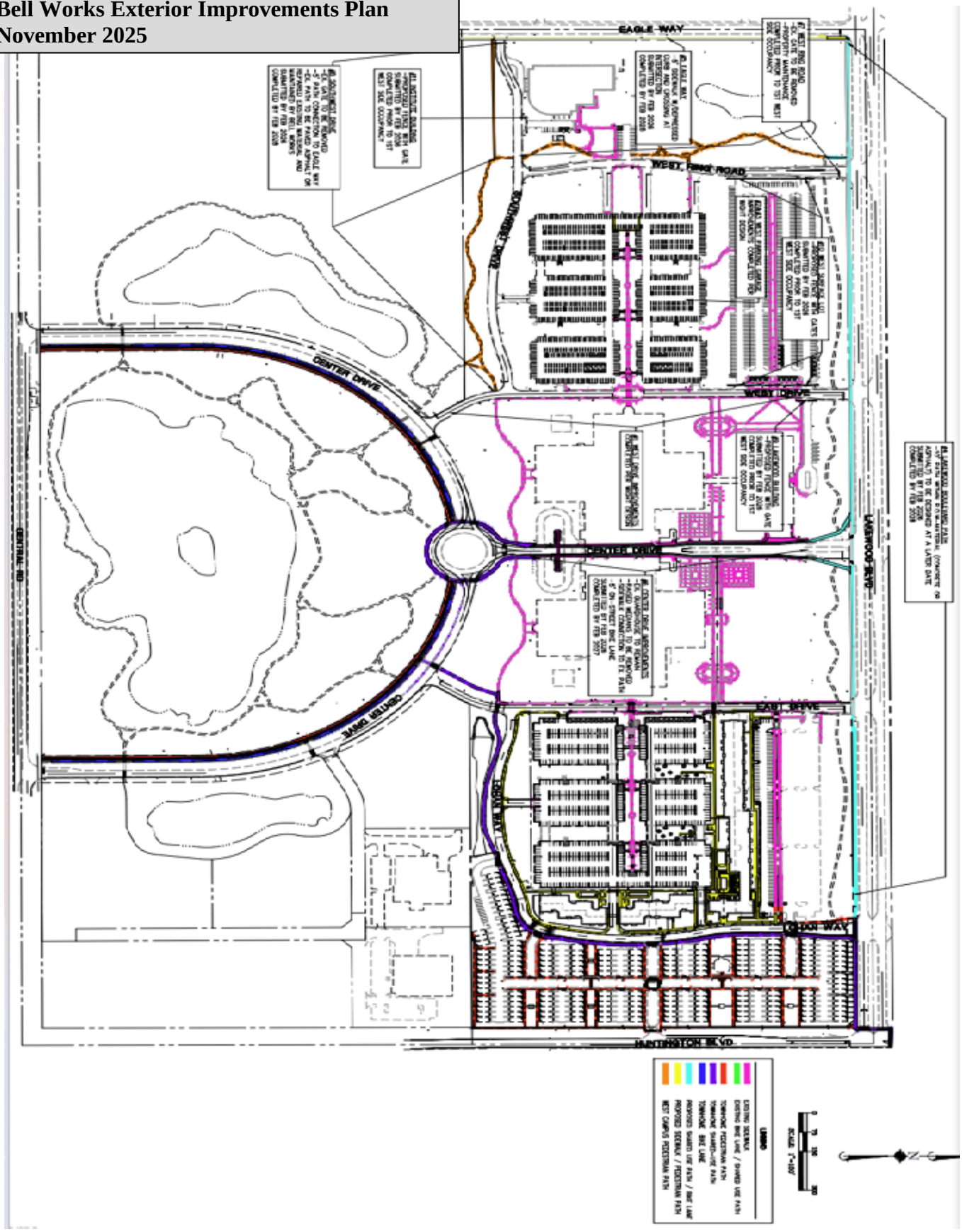


EXHIBIT K

Target Property Taxes

Calendar Year	Target Property Taxes [1]
2019	$2,288,723
2020	$2,358,073
2021	$2,358,073
2022	$6,316,936
2023	$7,390,523
2024	$8,823,569
2025	$9,094,982
2026	$9,370,569
2027	$9,370,569
2028	$9,370,569
2029	$9,654,507
2030	$9,654,507
2031	$9,654,507
2032	$9,947,048
2033	$9,947,048
2034	$9,947,048
2035	$10,248,454
2036	$10,248,454
2037	$10,248,454
2038	$10,558,992
2039	$10,558,992
2040	$10,558,992
2041	$10,878,940
2042	$10,878,940
2043	$10,878,940

[1]: Property tax revenue collected one year in arrears. For example, the Target Property Taxes indicated for Calendar Year 2019 relate to the assessments for 2018.

EXHIBIT "L"

DISCLOSURE AFFIDAVIT

State of Illinois)
)
County of Cook)

THE DEVELOPER MUST SIGN THIS AFFIDAVIT

I, _____, reside at _____, County of _____, State of _____, having personal knowledge of the below facts, affirm under penalties of perjury to the following:

That I am over the age of eighteen and am the Developer.

That the Redevelopment Project Area in question has a common street address referred to as: _____, in the Village of Hoffman Estates, County of Cook, State of Illinois, and with a Property Index Number(s) shown in the exhibit attached hereto (hereinafter "RPA").

That I understand that pursuant to 50 ILCS 105/3.1, prior to execution of the Redevelopment Agreement between the Developer and the Village, state law requires the owner, authorized trustee, corporate official or managing agent to submit a sworn affidavit to the Village disclosing the identity of every owner and beneficiary who will obtain any interest, real or personal, in the RPA, and every shareholder who will be entitled to receive more than 7.5% of the total distributable income of any corporation having any interest, real or personal, in the RPA after this transaction is consummated**.**

As the owner, authorized trustee, corporate officer, or managing agent, I declare under penalties of perjury that (choose one):

(a) The owners or beneficiaries of the trust are: or
(b) The shareholders with more than 7 1/2% interest are: or
(c) The corporation is publicly traded and there is no readily known individual having greater than a 7 1/2% interest in the corporation.

This instrument is made to induce the Village to enter into the Redevelopment Agreement and in accordance with 50 ILCS 105/3.1.

Affiant: _____

Subscribed and sworn to before me this _____ day of _____, 2019.

_____
Notary Public

AGENDA ITEM REPORT

Village Board of Trustees
January 5, 2026
ITEM 8C

REQUEST: Authorization of the Design, Floor Plans and Site Plan for the construction of new Fire Station #22.

FROM: Dan O'Malley, Deputy Village Manager
Alan Wax, Fire Chief

ITEM TYPE: Action Item - Village Board

REQUEST SUMMARY

At the December 15 PH&S Committee meeting, the proposed final design, floor plan and site plan for new fire station 22 were presented to Committee. At that meeting, the Committee requested to see other design considerations for the new station. Accordingly, attached are several other designs that were considered for the new station. The design proposed at the December 15 meeting was the result of progressing through these different design iterations, leading to the development of the proposed design.

As you review the attachments, you will see the original visioning images (Exhibit 1) that were the starting point of the design process. FGM then prepared several massing options (Exhibit 2) from those images. None of those options were favorably viewed as the look for new fire station 22. As a result, FGM provided new visioning images (Exhibit 3) and massing options (Exhibit 4). From the new massing options, the development of the station design progressed to that seen in (Exhibit 5) and then further development of that option resulted in the proposed design that was presented on December 15 (Exhibit 6).

Once Committee authorizes a final design and plans, this project can proceed to final design development and construction documentation will be prepared to allow for bid documents for construction of the new facility.

FINANCIAL IMPACT

To be determined.

RECOMMENDATION

Authorization or direction on the design, floor plan and site plan for new fire station 22.

ATTACHMENTS

1. FS22 DesignProcess2025

HOFFMAN ESTATES FIRE STATION 22

2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

EXHIBIT 1



1



2



3



4

VISIONING

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

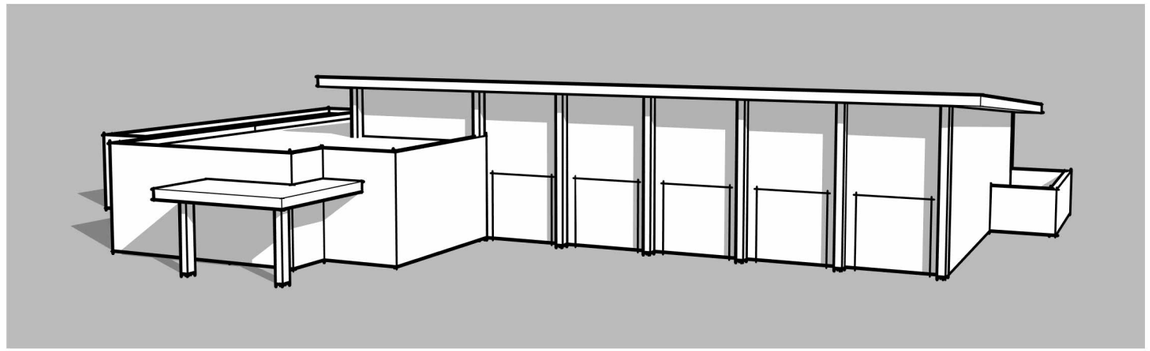
Published 08/27/25
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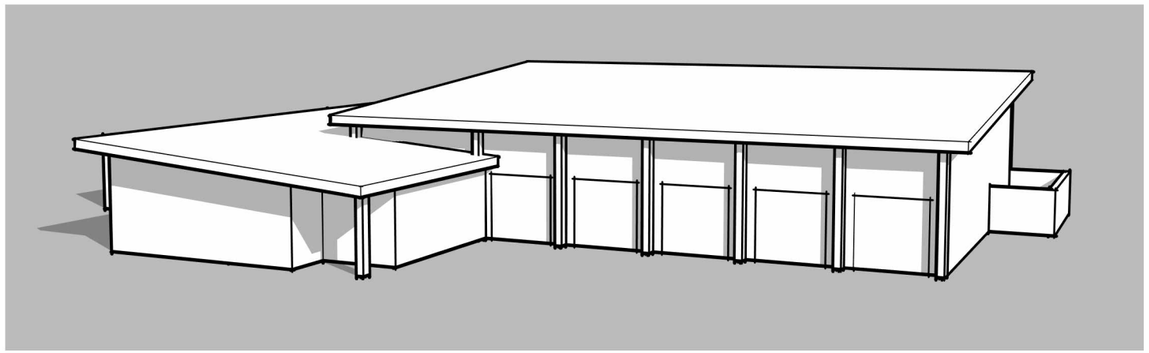
HOFFMAN ESTATES FIRE STATION 22

2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

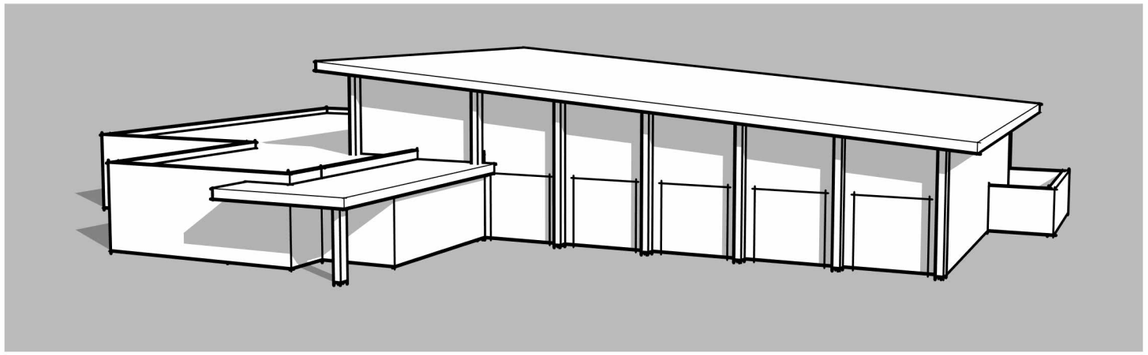
EXHIBIT 2



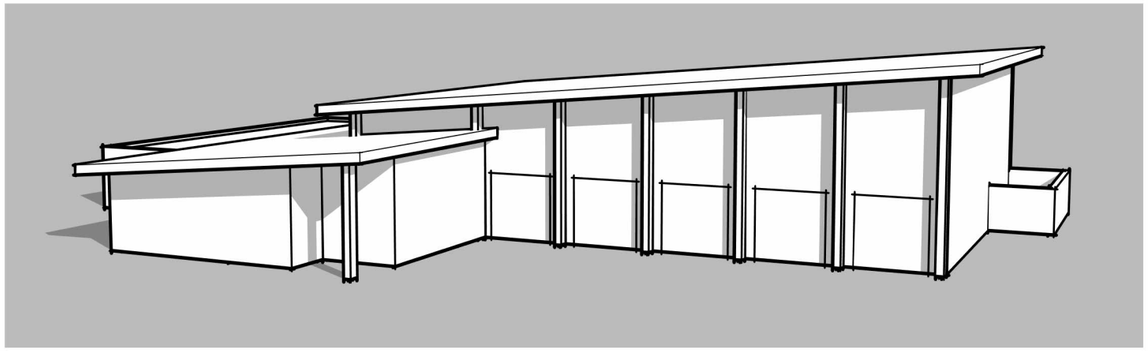
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3 MASSING C - AERIAL



4 MASSING D - AERIAL

MASSING

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

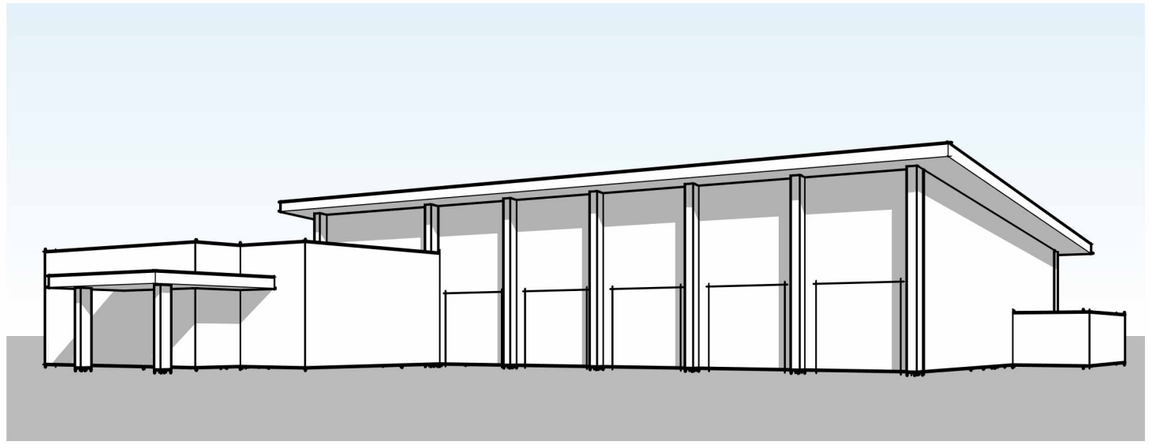
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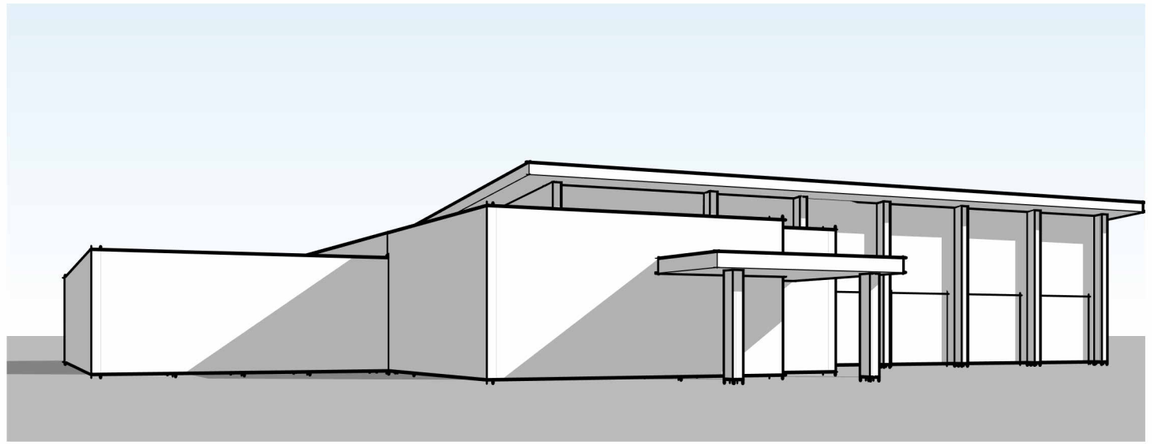
HOFFMAN ESTATES FIRE STATION 22

2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

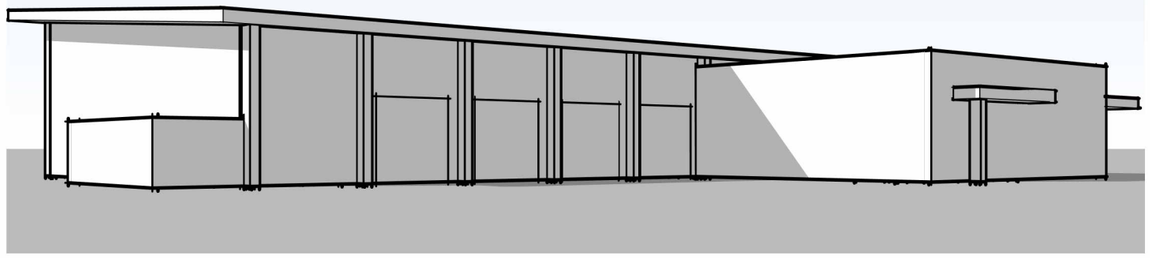
EXHIBIT 2



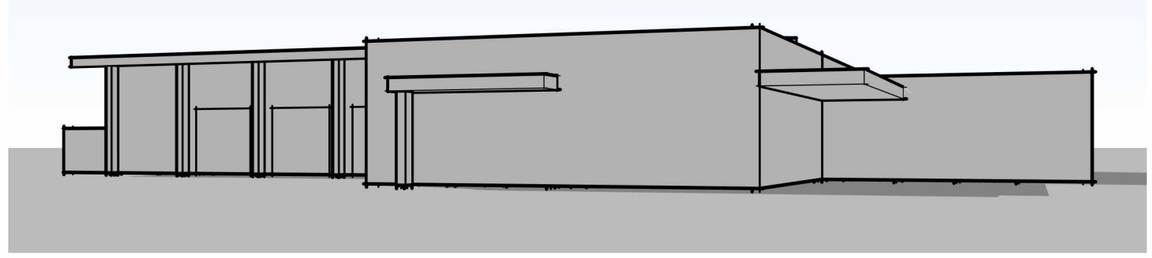
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MASSING A

APP BAY SLOPE UP TO NORTH

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

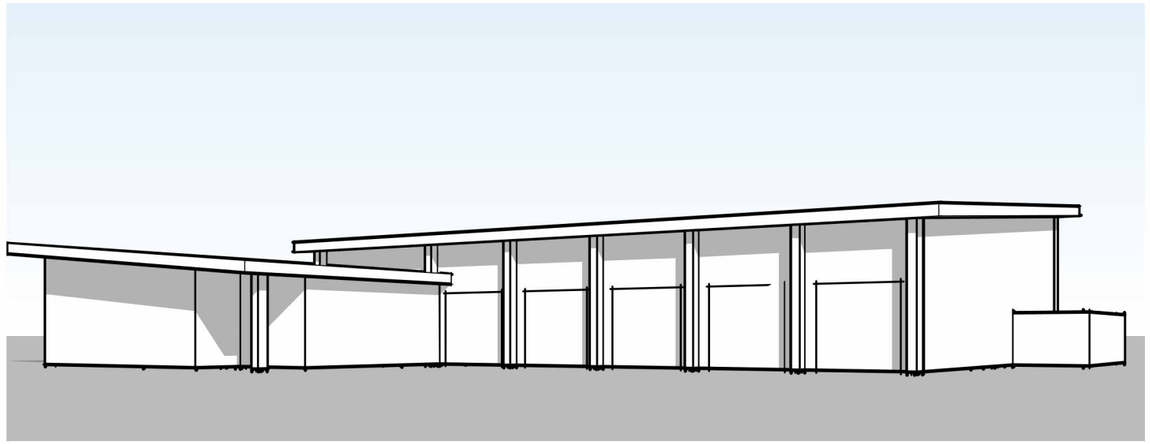
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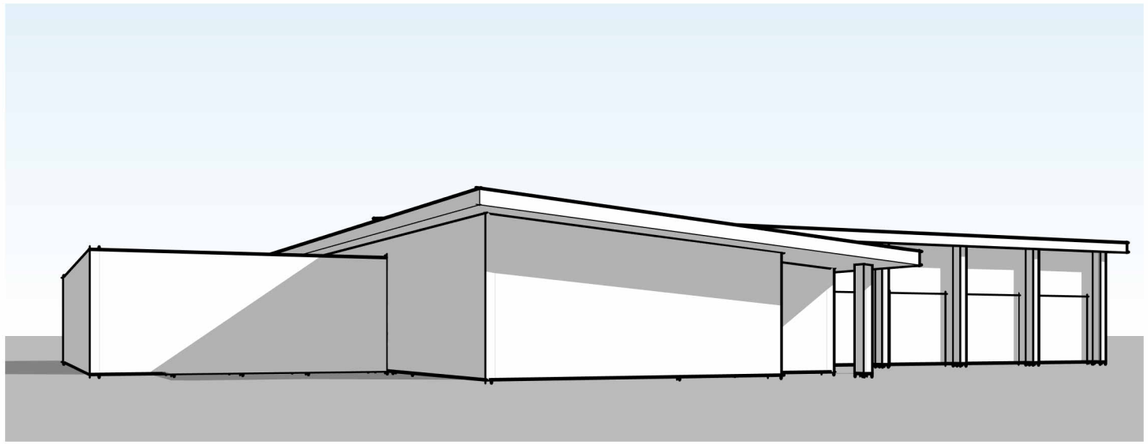
HOFFMAN ESTATES FIRE STATION 22

2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

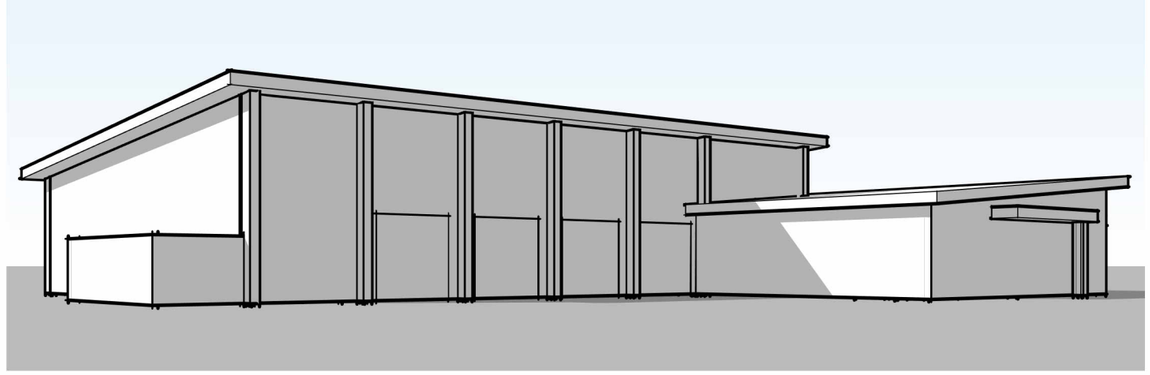
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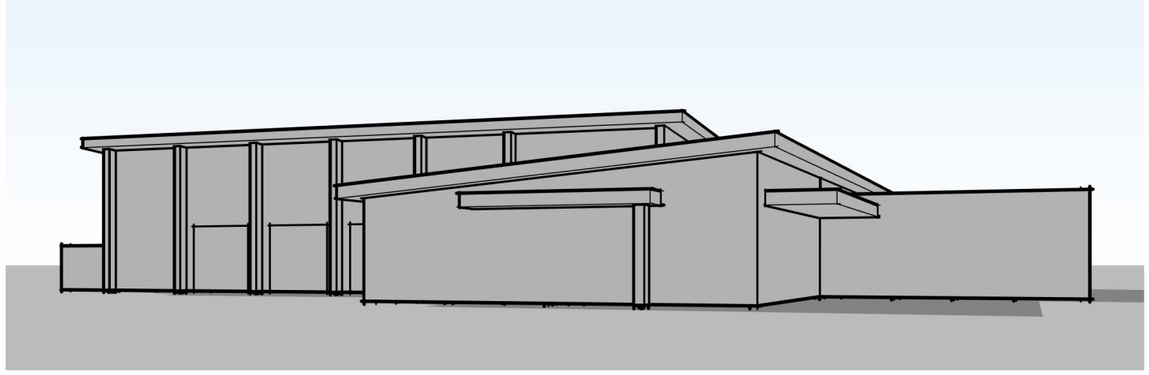
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VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

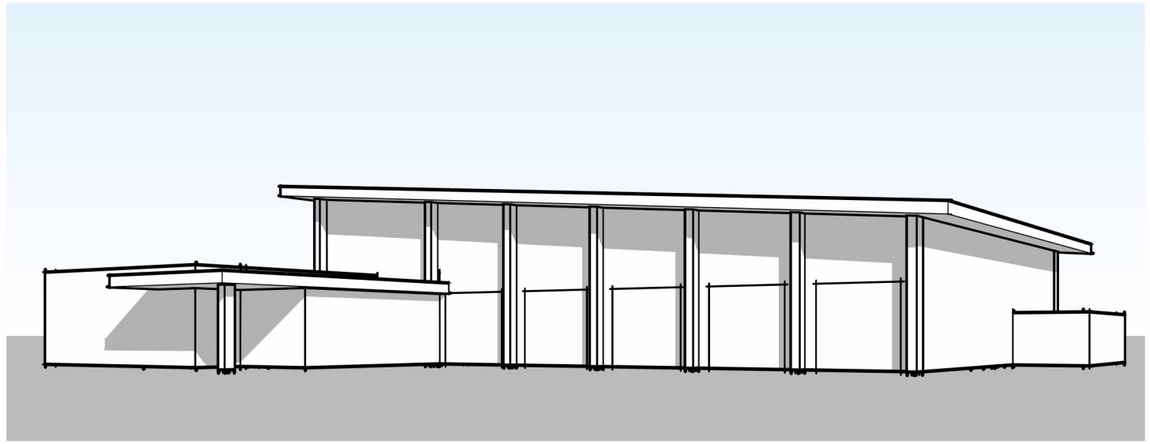
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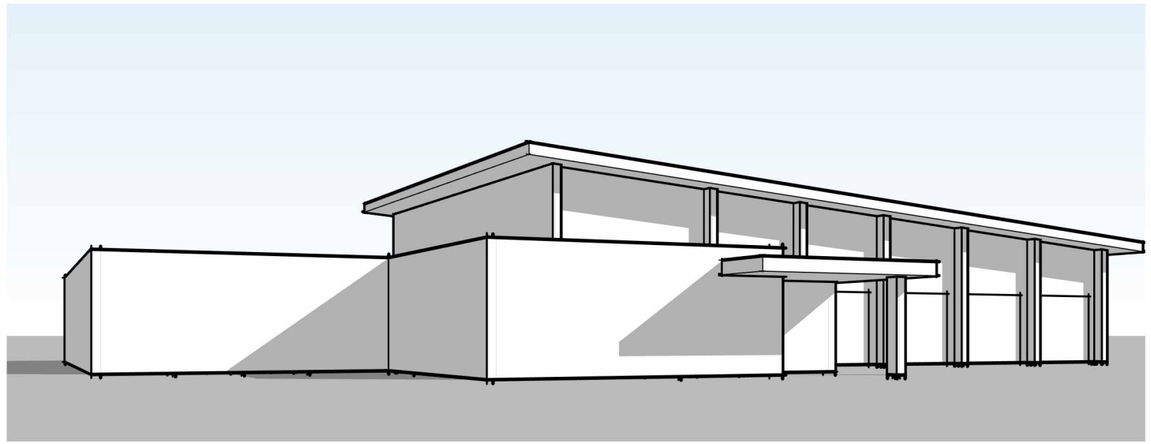
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2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

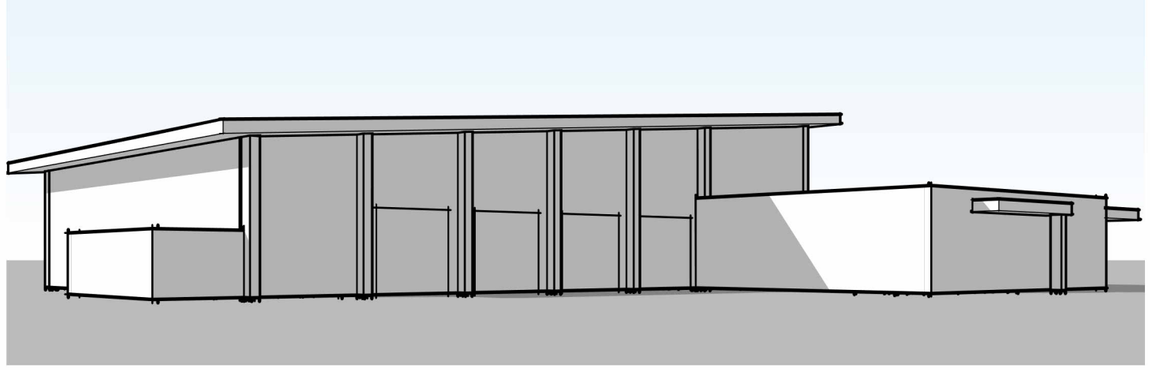
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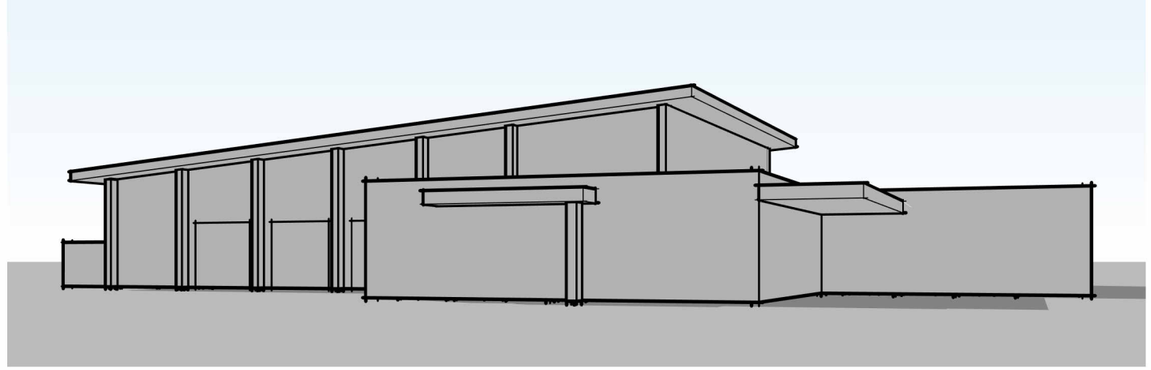
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4 MASSING C - SE

MASSING C

APP BAY SLOPE UP TO EAST

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

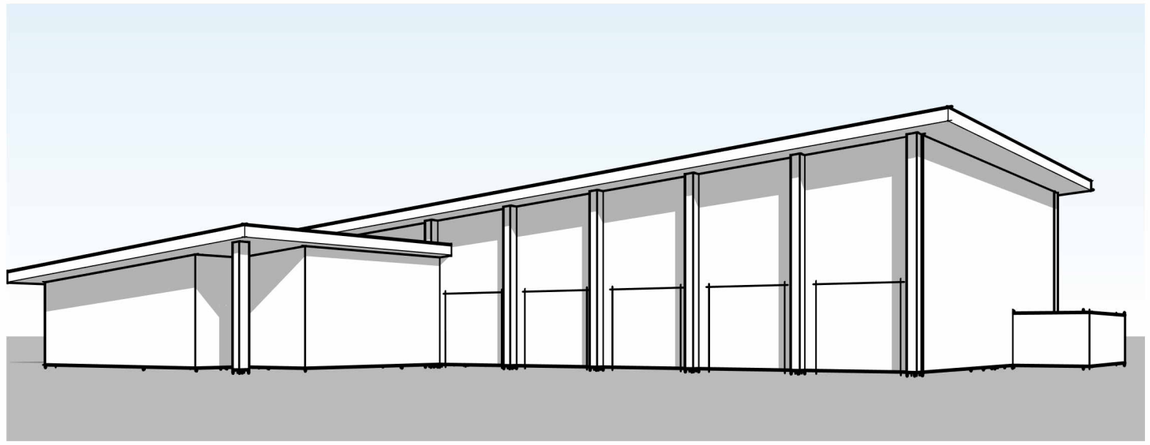
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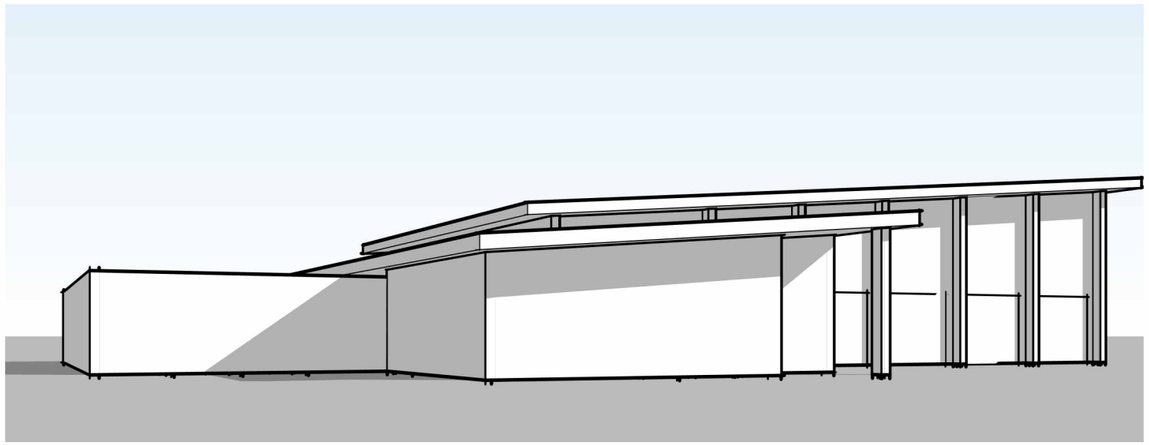
HOFFMAN ESTATES FIRE STATION 22

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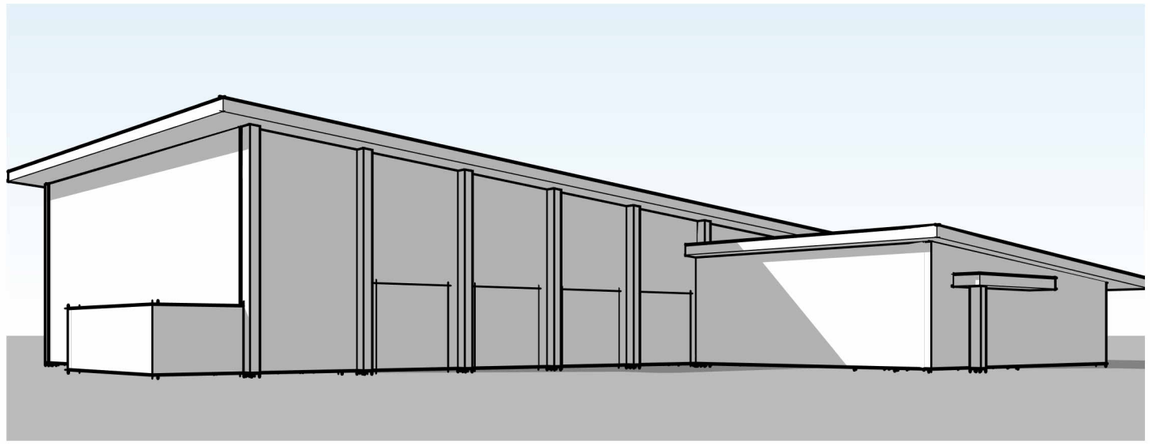
EXHIBIT 2



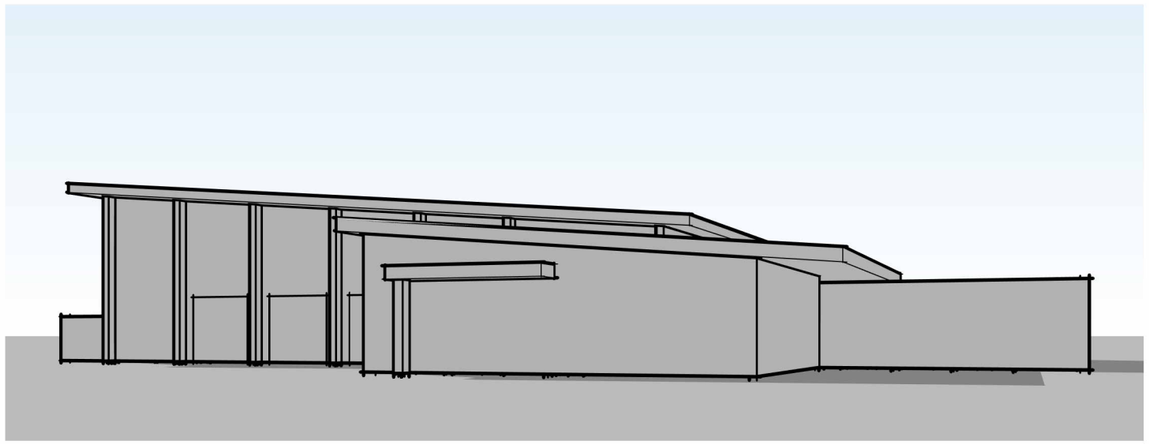
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2 | MASSING D - NE



3 | MASSING D - SW



4 | MASSING D - SE

MASSING D APP BAY SLOPE UP TO WEST

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

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HOFFMAN ESTATES FIRE STATION 22

2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

EXHIBIT 3



1



2



3



4

VISIONING

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

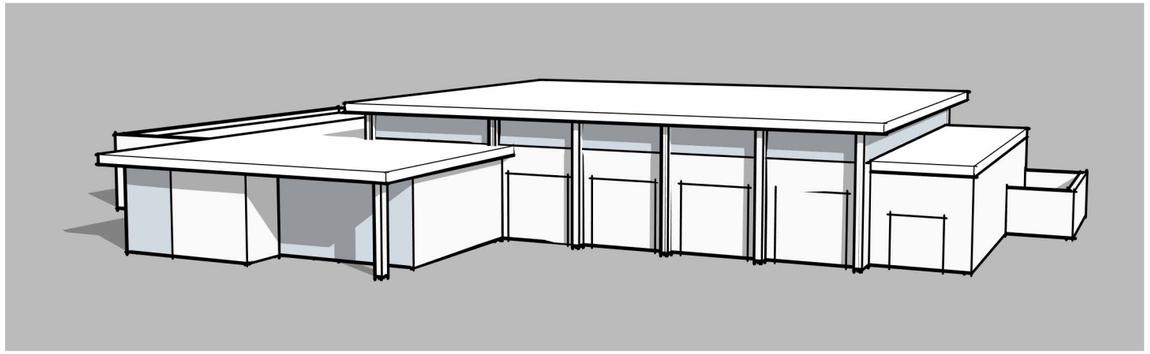
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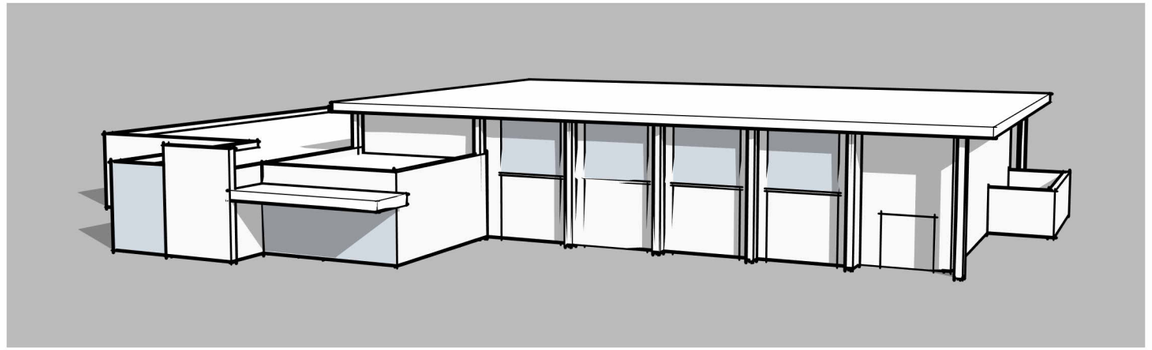
HOFFMAN ESTATES FIRE STATION 22

2190 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

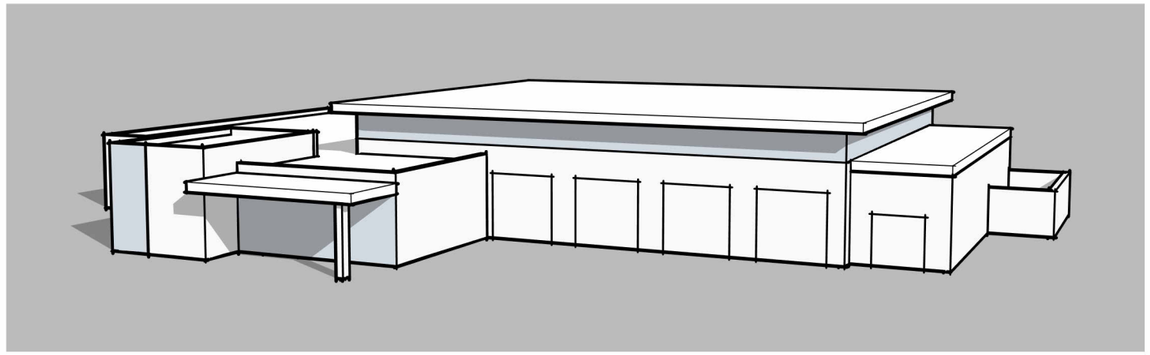
EXHIBIT 4



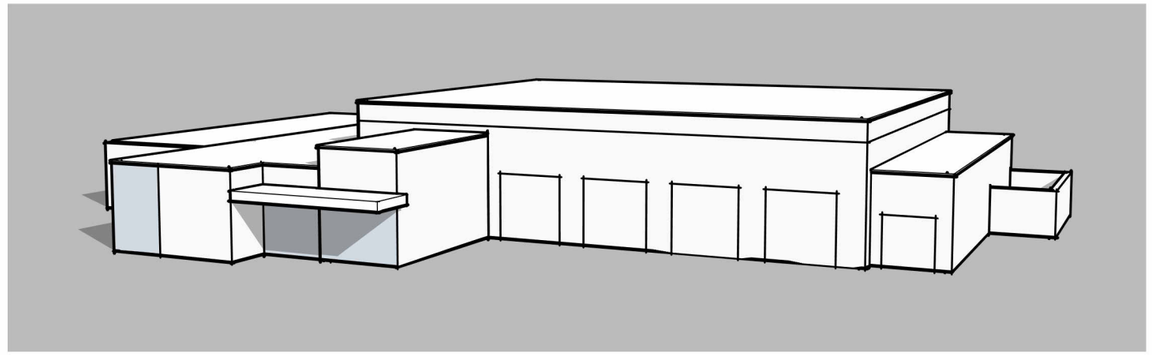
1 MASSING 1 - AERIAL



2 MASSING 2 - AERIAL



3 MASSING 3 - AERIAL



4 MASSING 4 - AERIAL

MASSING

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

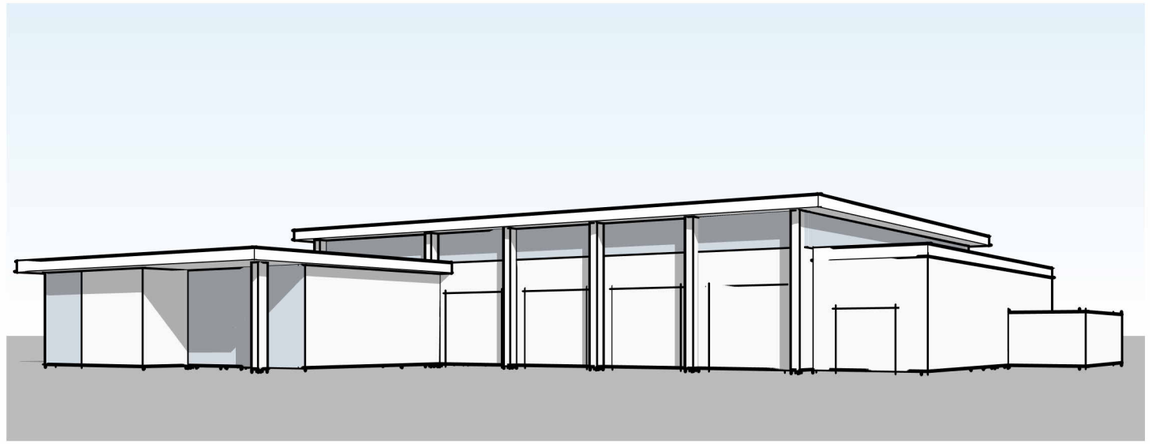
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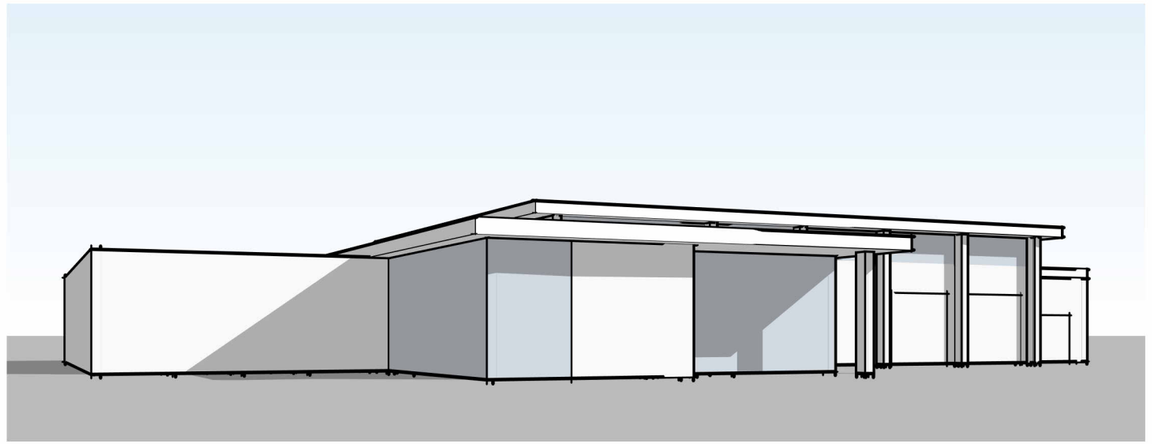
HOFFMAN ESTATES FIRE STATION 22

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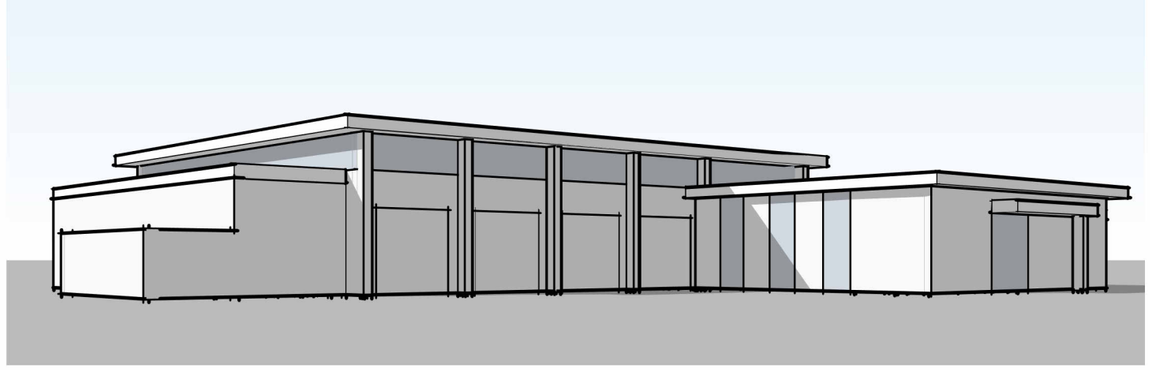
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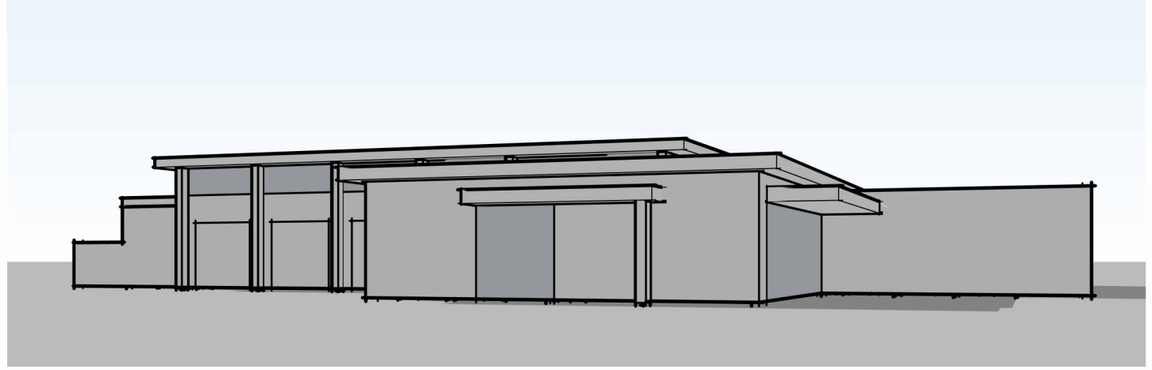
1 MASSING 1 - NW



2 MASSING 1 - NE



3 MASSING 1 - SW



4 MASSING 1 - SE

MASSING 1

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

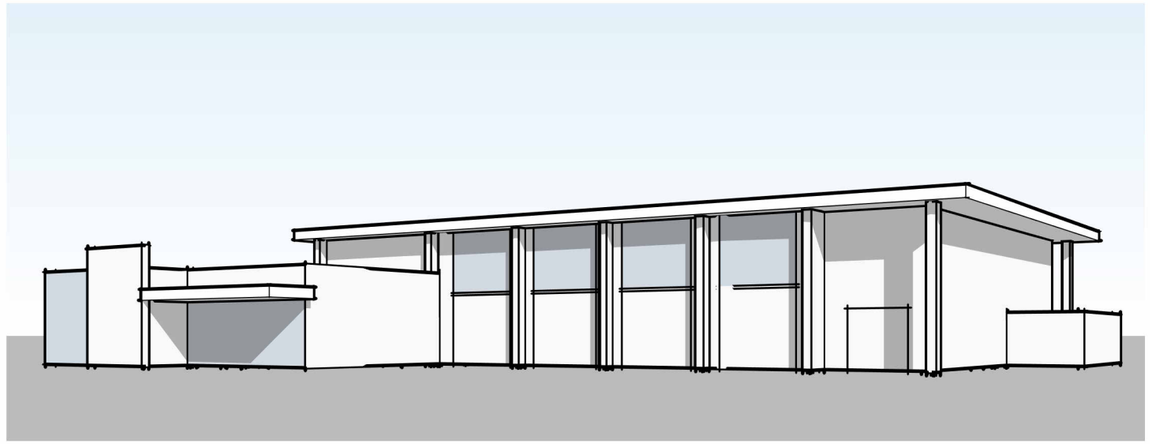
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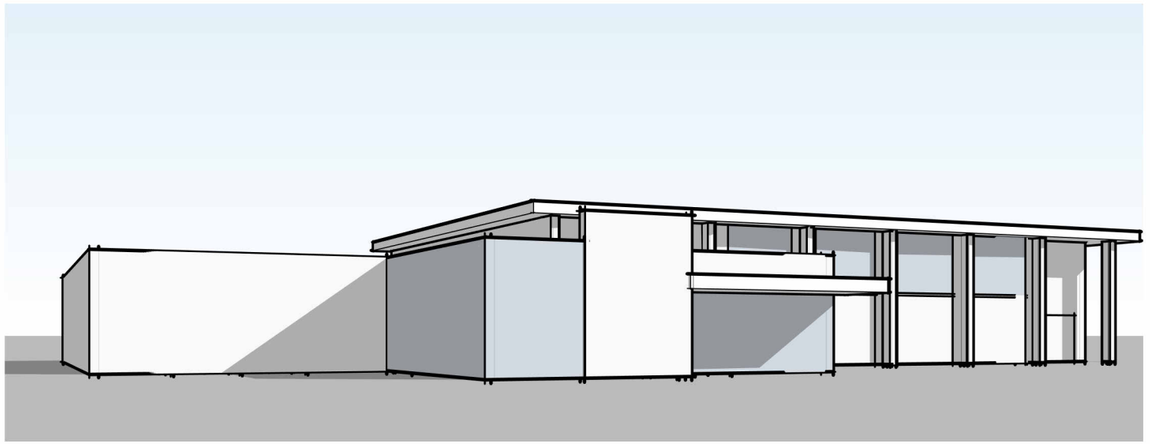
HOFFMAN ESTATES FIRE STATION 22

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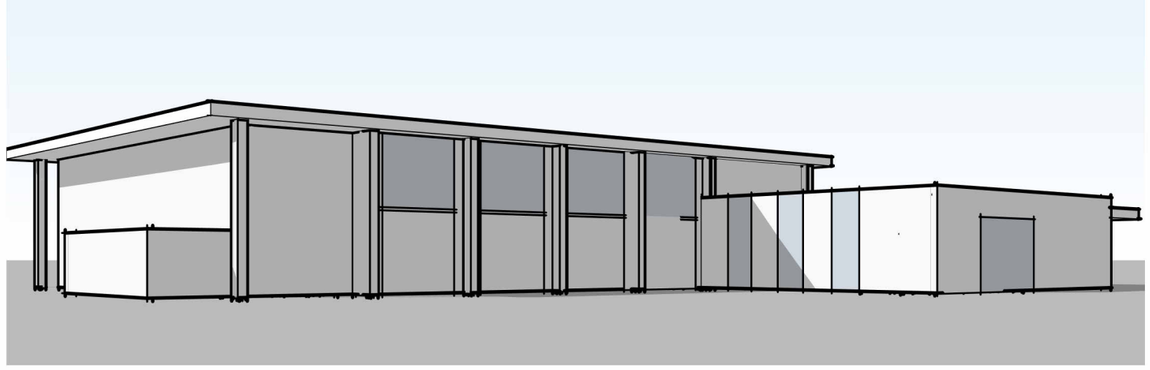
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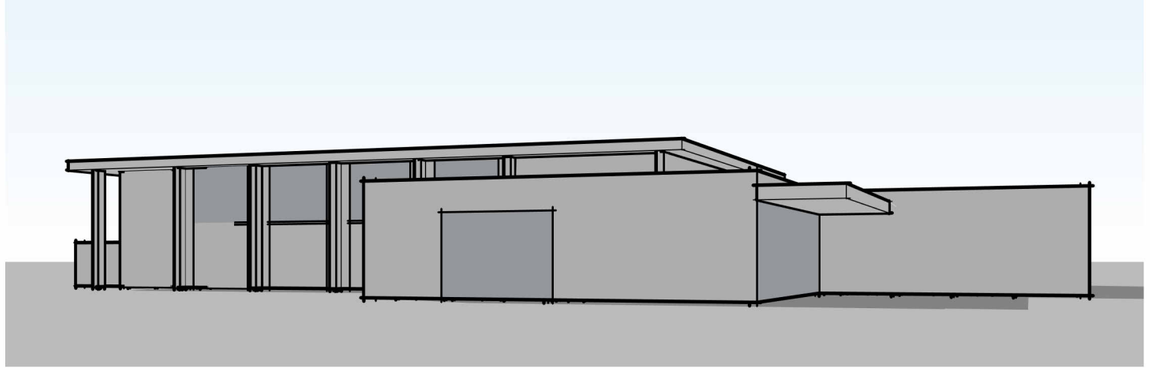
1 MASSING 2 - NW



2 MASSING 2 - NE



3 MASSING 2 - SW



4 MASSING 2 - SE

MASSING 2

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

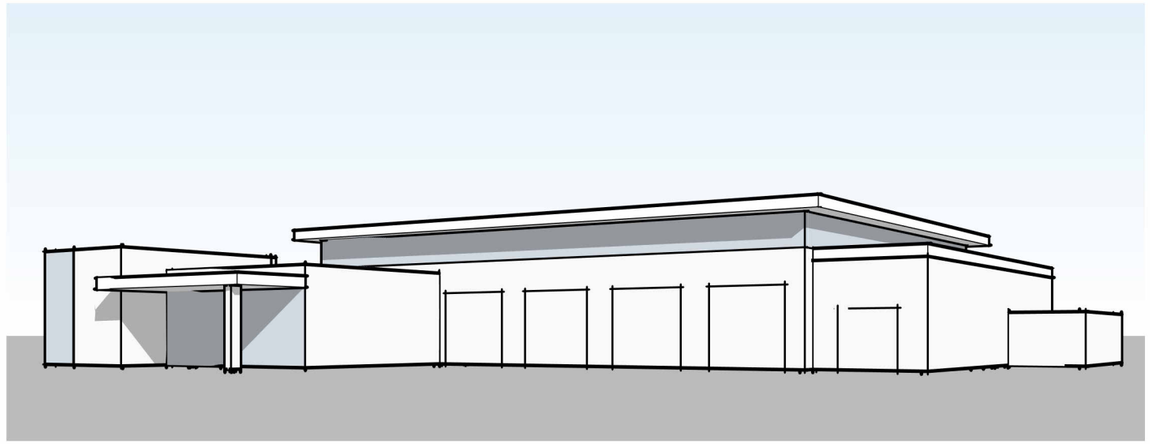
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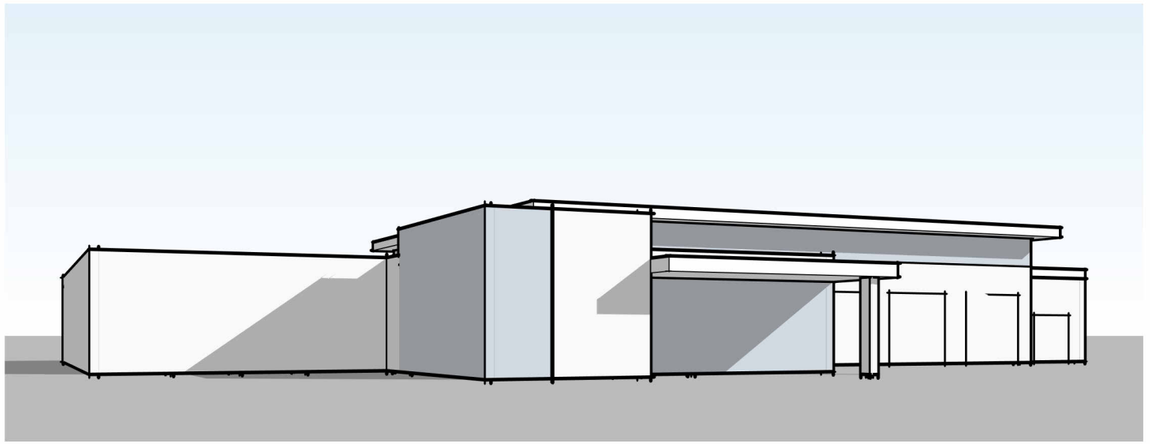
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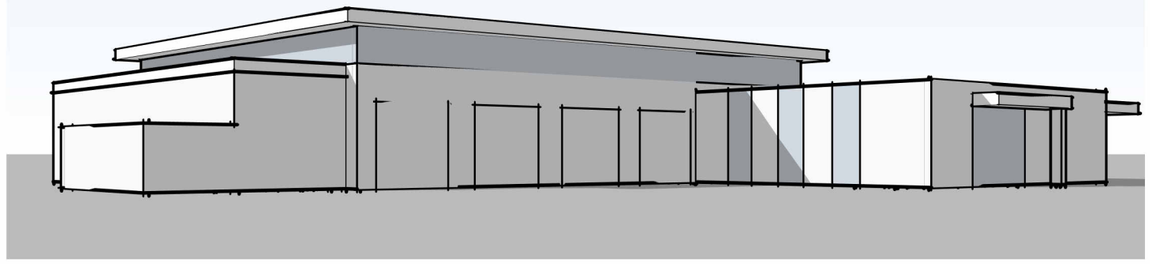
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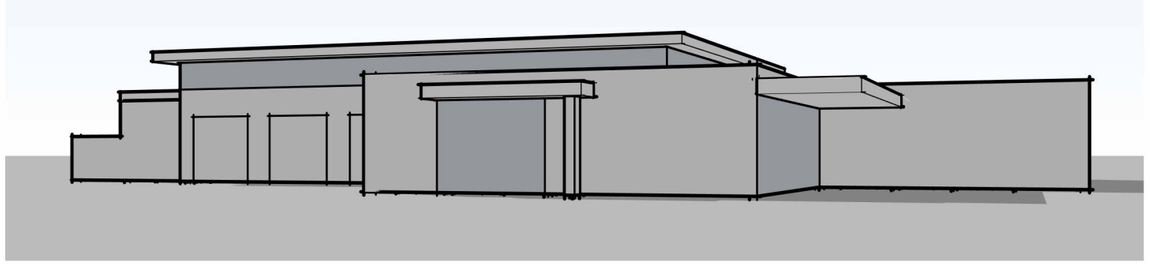
1 MASSING 3 - NW



2 MASSING 3 - NE



3 MASSING 3 - SW



4 MASSING 3 - SE

MASSING 3

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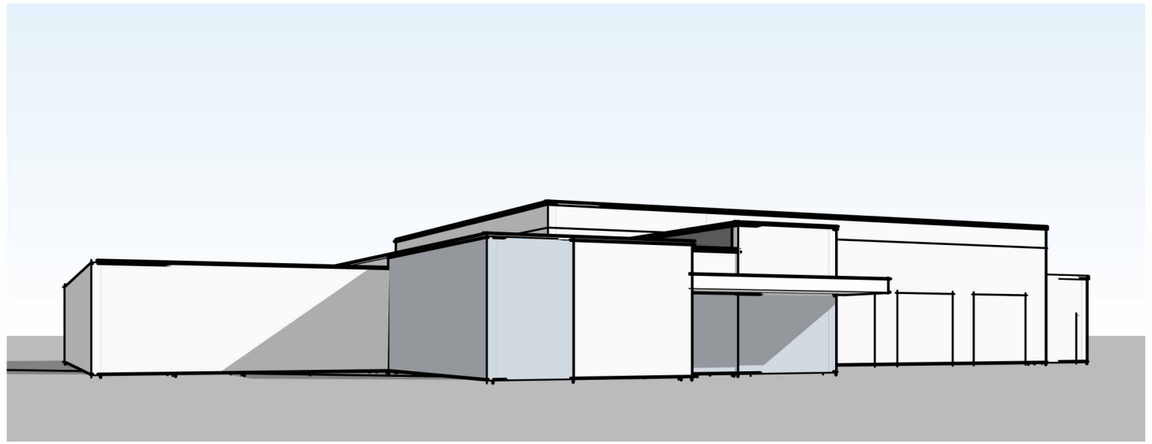
HOFFMAN ESTATES FIRE STATION 22

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EXHIBIT 4



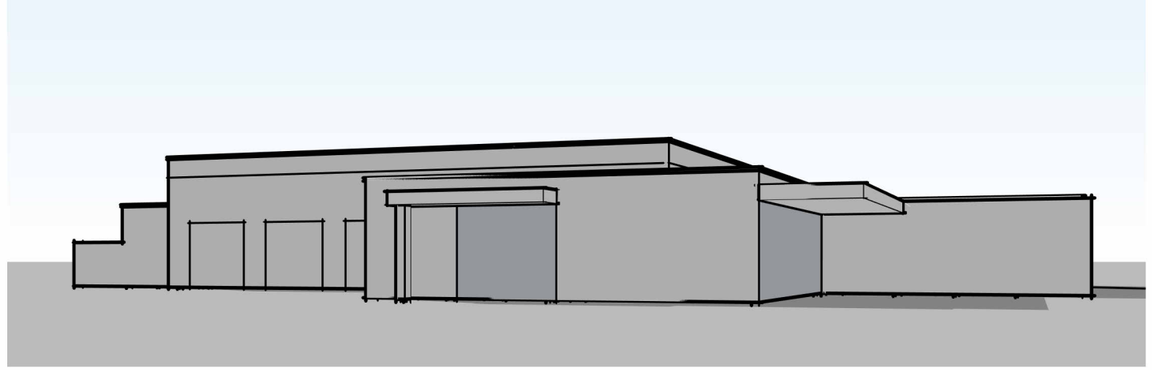
1 MASSING 4 - NW



2 MASSING 4 - NE



3 MASSING 4 - SW



4 MASSING 4 - SE

MASSING 4

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

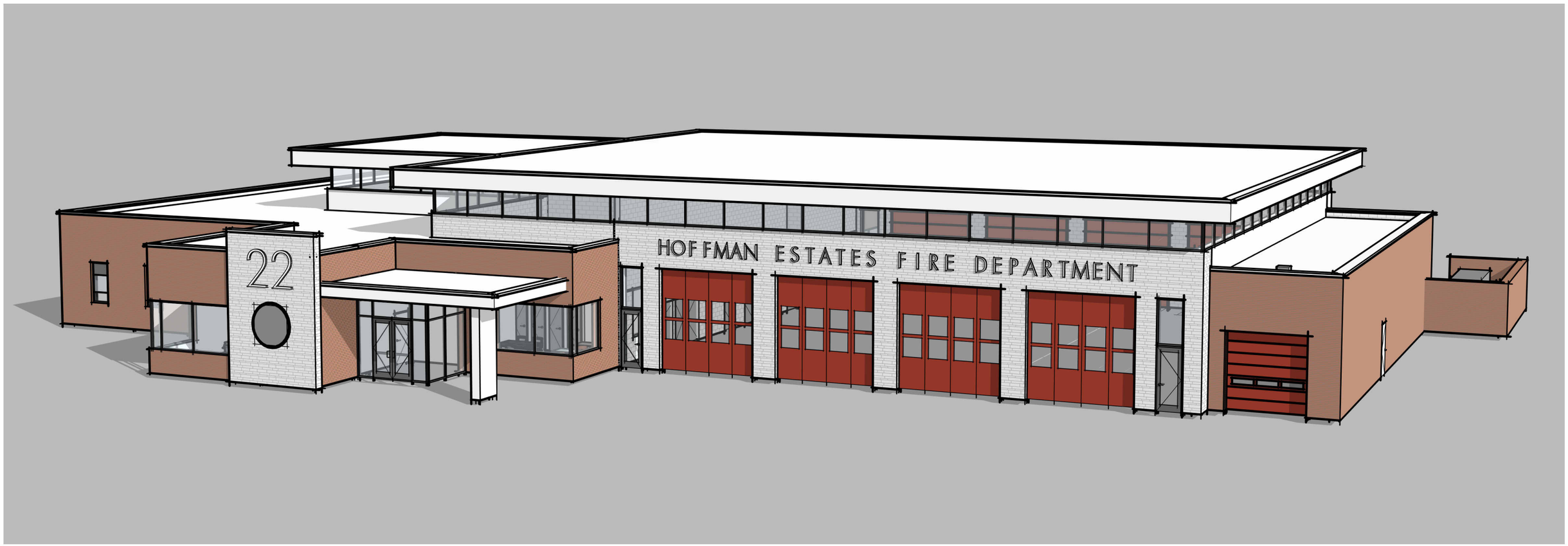
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EXHIBIT 5



3D VIEWS

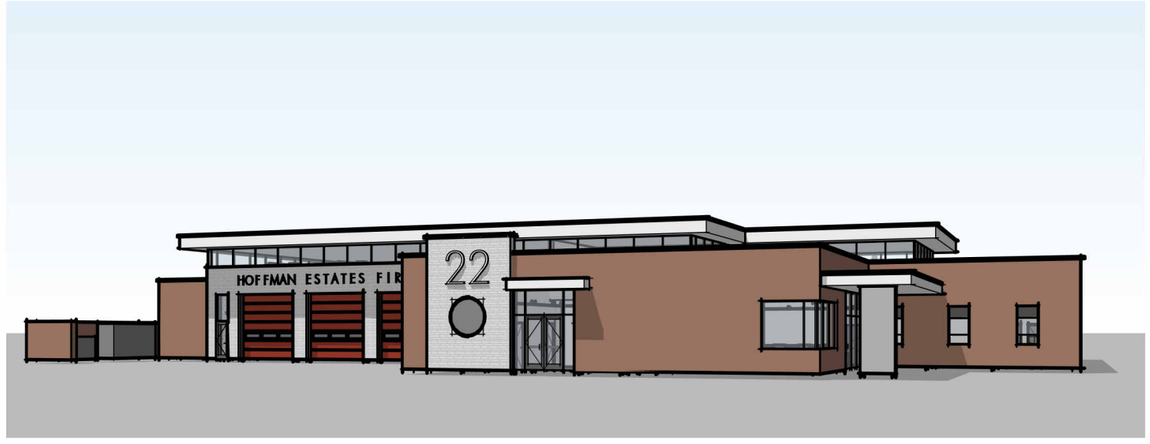
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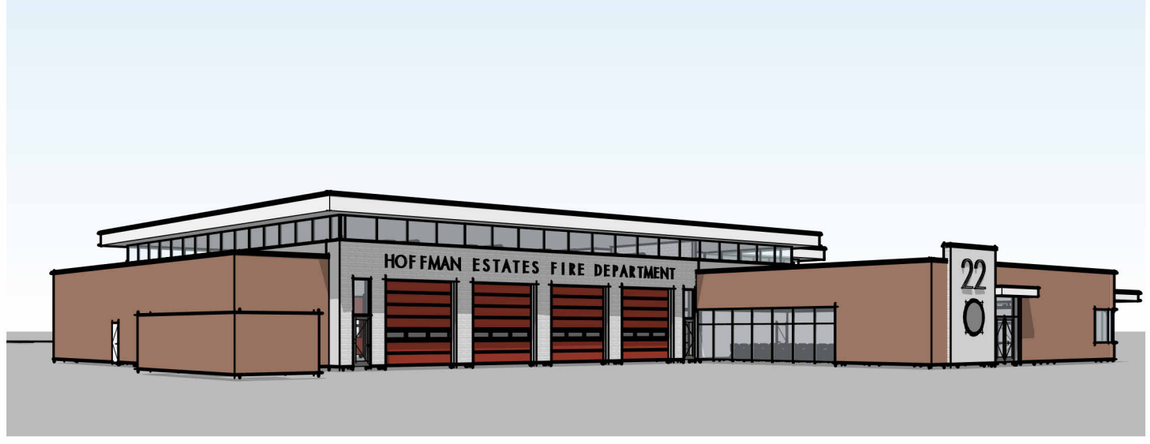
HOFFMAN ESTATES FIRE STATION 22

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EXHIBIT 5



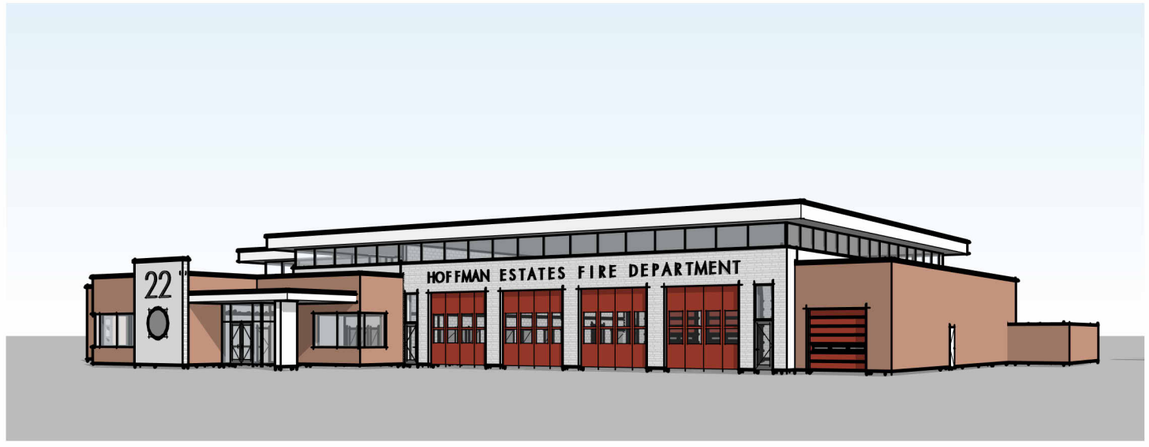
4 VIEW FROM SOUTHEAST



3 VIEW FROM SOUTHWEST



2 VIEW FROM NORTHEAST



1 VIEW FROM NORTHWEST

3D VIEWS

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EXHIBIT 6



VIEW FROM GOVERNORS

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