



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

AUGUST 24, 2018



A000

COVER SHEET

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THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

AUGUST 24, 2018



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BUILDING AREAS

PHASE 1 BUILDING AREA SUMMARY		NET SF
1ST FLOOR		
RETAIL (EXCLUDING FITNESS)		15139
FITNESS		1872
STAIRS & ELEVATORS		567
BIKE STORAGE		727
LEASING OFFICE		2173
TRASH		715
SERVICE		1339
FIRE COMMAND		238
ELECTRICAL ROOM		429
WATER ROOM		197
1ST FLOOR SUBTOTAL		23487
2ND FLOOR		
UNITS		20284
CORRIDOR		2353
STAIRS & ELEVATORS		567
TENANT STORAGE		633
TENANT LOUNGE		306
MAINTENANCE		161
TRASH		92
2ND FLOOR SUBTOTAL		24396
3RD FLOOR		
UNITS		20284
CORRIDOR		2352
STAIRS & ELEVATORS		567
TENANT STORAGE		633
TENANT LOUNGE		305
MAINTENANCE		161
TRASH		92
3RD FLOOR SUBTOTAL		24394
4TH FLOOR		
UNITS		20284
CORRIDOR		2352
STAIRS & ELEVATORS		567
TENANT STORAGE		633
TENANT LOUNGE		305
MAINTENANCE		161
TRASH		92
4TH FLOOR SUBTOTAL		24394
TOTAL PHASE 1		96671

PHASE 2 BUILDING AREA SUMMARY		NET SF
LOWER FLOOR		
STAIRS & ELEVATORS		914
CORRIDOR		679
COVERED PARKING		21664
LOWER FLOOR SUBTOTAL		23257
1ST FLOOR		
RETAIL (EXCLUDING FITNESS)		14723
STAIRS & ELEVATORS		972
BIKE STORAGE		612
CORRIDOR		680
TRASH		254
COVERED PARKING		27862
1ST FLOOR SUBTOTAL		45103
MEZZANINE FLOOR		
STAIRS & ELEVATORS		972
CORRIDOR		679
COVERED PARKING		21664
MEZZANINE FLOOR SUBTOTAL		23336
2ND FLOOR		
UNITS		29511
CORRIDOR		3598
STAIRS & ELEVATORS		972
TENANT STORAGE		1162
TENANT LOUNGE		181
MAINTENANCE		193
RECYCLING		96
BUILDING STORAGE		129
TRASH		124
POOL MAINTENANCE		144
POOL EQUIPMENT		144
WOMEN		62
MEN		62
2ND FLOOR SUBTOTAL		36378
3RD FLOOR		
UNITS		29511
CORRIDOR		3598
STAIRS & ELEVATORS		972
TENANT STORAGE		1162
TENANT LOUNGE		181
MAINTENANCE		193
RECYCLING		96
TRASH		124
3RD FLOOR SUBTOTAL		35837
4TH FLOOR		
UNITS		29511
CORRIDOR		3598
STAIRS & ELEVATORS		972
TENANT STORAGE		1162
TENANT LOUNGE		181
MAINTENANCE		193
RECYCLING		96
TRASH		124
4TH FLOOR SUBTOTAL		35837
TOTAL PHASE 2		199748

TOTAL ALL PHASES AREA SUMMARY		NET SF
LOWER FLOOR		
STAIRS & ELEVATORS		914
CORRIDOR		679
COVERED PARKING		21664
LOWER FLOOR SUBTOTAL		23257
1ST FLOOR		
RETAIL (EXCLUDING FITNESS)		29853
FITNESS		1872
STAIRS & ELEVATORS		1539
CORRIDOR		680
BIKE STORAGE		1339
LEASING OFFICE		2173
TRASH		969
SERVICE		1339
FIRE COMMAND		238
ELECTRICAL ROOM		429
WATER ROOM		197
COVERED PARKING		27862
1ST FLOOR SUBTOTAL		68590
MEZZANINE FLOOR PARKING		
STAIRS & ELEVATORS		972
CORRIDOR		679
COVERED PARKING		21664
MEZZANINE FLOOR SUBTOTAL		23336
2ND FLOOR		
UNITS		49795
CORRIDOR		5951
STAIRS & ELEVATORS		1539
TENANT STORAGE		1795
TENANT LOUNGE		487
MAINTENANCE		354
RECYCLING		96
WOMEN		62
MEN		62
POOL MAINTENANCE		144
POOL EQUIPMENT		144
BUILDING STORAGE		129
TRASH		216
2ND FLOOR SUBTOTAL		60774
3RD FLOOR		
UNITS		49795
CORRIDOR		5950
STAIRS & ELEVATORS		1539
TENANT STORAGE		1795
TENANT LOUNGE		486
MAINTENANCE		354
RECYCLING		96
TRASH		216
3RD FLOOR SUBTOTAL		60231
4TH FLOOR		
UNITS		49795
CORRIDOR		5950
STAIRS & ELEVATORS		1539
TENANT STORAGE		1795
TENANT LOUNGE		486
MAINTENANCE		354
RECYCLING		96
TRASH		216
4TH FLOOR SUBTOTAL		60231
TOTAL ALL PHASES		296419

ZONING ANALYSIS

ZONING ANALYSIS TABLE District: DC (Downtown Core)		Phase 1		Phase 2		Phase 1 & 2	
		Allowable	Actual	Allowable	Actual	Allowable	Actual
Land Area	Acres						
	Square Feet						130,244
Building Area	Square Feet		96,671		199,748		296,419
	North	Front, Primary Street	5' max.	5.98' max.	5' max.	5' max.	5.98' max.
Setbacks	South	Rear	5' min.		5' min.	10.99' min.	5' min.
	East	Side (at Main Building)	5' max.		5' max.	9.40' max.	5' max.
	East	Side (at Parking Deck)	5' max.		5' max.	29.53' max.	5' max.
	West	Front, Secondary Street	7.5' max.	10.06' max.	7.5' max.	7.5' max.	10.06' max.
FAR	Southwest	Front, Secondary Street	7.5' max.	9.73' max.	7.5' max.	7.5' max.	9.73' max.
	Ratio of Gross Floor Area to Land Area		0.74		n/a		2.28
Lot Coverage	Building Footprint (Sq. Ft.)		26,079		48,659		74,738
	Ratio of Building Footprint to Land Area		0.20		n/a		0.57
Building Height	Feet	75 (per IBC)	59'-0"	75 (per IBC)	57'-4"	75 (per IBC)	59'-0"
	Stories		7		4		7
Percentage of Greenspace	Plantable Area (Sq. Ft.)		39,737				16,780
	Ratio of Plantable Area to Land Area		30.5%				12.9%
Building Material Percentages	North Elevation	Primary Material	75% min.	69.7%	75% min.	75% min.	67.8%
		Accent Material	25% max.	30.3%	25% max.	25% max.	32.2%
	South Elevation	Primary Material	75% min.	65.7%	75% min.	75% min.	67.2%
		Accent Material	25% max.	34.3%	25% max.	25% max.	32.8%
	South Elevation (Parking Deck)	Primary Material	75% min.		75% min.	84.3%	75% min.
		Accent Material	25% max.		25% max.	15.7%	25% max.
	East Elevation	Primary Material	75% min.	73.9%	75% min.	75% min.	65.0%
		Accent Material	25% max.	26.1%	25% max.	25% max.	35.0%
	East Elevation (Pool Courtyard)	Primary Material	75% min.		75% min.	90.5%	75% min.
		Accent Material	25% max.		25% max.	9.5%	25% max.
	West Elevation	Primary Material	75% min.	73.4%	75% min.	65.7%	75% min.
		Accent Material	25% max.	26.6%	25% max.	34.3%	25% max.
West Elevation (Pool Courtyard)	Primary Material	75% min.		75% min.	90.5%	75% min.	
	Accent Material	25% max.		25% max.	9.5%	25% max.	
Southeast Elevation	Primary Material	75% min.	74.7%	75% min.	75% min.	75% min.	
	Accent Material	25% max.	25.3%	25% max.	25% max.	25% max.	
Southwest Elevation	Primary Material	75% min.	68.7%	75% min.	75% min.	75% min.	
	Accent Material	25% max.	31.3%	25% max.	25% max.	25% max.	

UNIT COUNTS

PHASE 1 UNIT COUNT			
UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	3	749	2,247
UNIT 1A-2	21	749	15,729
UNIT 1A-3	3	773	2,319
UNIT 1A-4	6	749	4,494
UNIT 1A-5	3	810	2,430
UNIT 1B	3	751	2,253
Sub-Total One Bedroom	39		29,472
UNIT 2A-2	15	1,113	16,695
UNIT 2A-5	3	1,172	3,516
UNIT 2A-6	3	1,171	3,513
UNIT 2C	2	1,311	2,622
UNIT 2C-1	1	1,311	1,311
UNIT 2D	3	1,241	3,723
Sub-Total Two Bedroom	27		31,380
Total Phase 1	66		60,852
Total Phase 1 Floor 2	22		20,284
Total Phase 1 Floor 3	22		20,284
Total Phase 1 Floor 4	22		20,284

PHASE 2 UNIT COUNT			
UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	9	749	6,741
UNIT 1A-2	18	749	13,482
UNIT 1A-3	18	749	13,482
UNIT 1A-6	12	749	8,988
UNIT 1A-7	3	749	2,247
Sub-Total One Bedroom	60		44,940
UNIT 2A-1	6	1,107	6,642
UNIT 2A-2	12	1,113	13,356
UNIT 2A-3	6	1,079	6,474
UNIT 2A-4	6	1,079	6,474
UNIT 2A-7	3	1,139	3,417
UNIT 2B-1	3	1,190	3,570
UNIT 2B-2	3	1,220	3,660
Sub-Total Two Bedroom	39		43,593
Total Phase 2	99		88,533
Total Phase 2 Floor 2	33		29,511
Total Phase 2 Floor 3	33		29,511
Total Phase 2 Floor 4	33		29,511

TOTAL ALL PHASES			
UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	12	749	8,988
UNIT 1A-2	39	749	29,211
UNIT 1A-3	3	773	2,319
UNIT 1A-4	24	749	17,976
UNIT 1A-5	3	810	2,430
UNIT 1A-6	12	749	8,988
UNIT 1A-7	3	749	2,247
UNIT 1B	3	751	2,253
Subtotal 1-Bedroom Apartments	99		74,412
UNIT 2A-1	6	1,107	6,642
UNIT 2A-2	27	1,113	30,051
UNIT 2A-3	6	1,079	6,474
UNIT 2A-4	6	1,079	6,474
UNIT 2A-5	3	1,172	3,516
UNIT 2A-6	3	1,171	3,513
UNIT 2A-7	3	1,139	3,417
UNIT 2B-1	3	1,190	3,570
UNIT 2B-2	3	1,220	3,660
UNIT 2C	2	1,311	2,622
UNIT 2C-1	1	1,311	1,311
UNIT 2D	3	1,241	3,723
Subtotal 2-Bedroom Apartments	66		74,973
Total All Phases	165		149,385
Total All Phases Floor 2	55		49,795
Total All Phases Floor 3	55		49,795
Total All Phases Floor 4	55		49,795

VEHICLE PARKING

THE BOULEVARD AT CENTRAL STATION PARKING COUNT							
PHASE	PARKING TYPE	NUMBER OF APARTMENTS	REQ. RATIO APARTMENTS	MIN. REQUIRED PARKING SPOTS		ACTUAL PARKING SPOTS	
				TOTAL	ACCESSIBLE	TOTAL	ACCESSIBLE
1	SURFACE LOT 1 - NEW	66	1.00	66	2% OF SPACES	66	2 (3.0%)
	SURFACE LOT 2 - EXISTING SOUTH STREET LOT					88	2 (2.3%)
	SUBTOTAL					154	4 (2.6%)
1 & 2	SURFACE LOT 1	165	1.00	165	2% OF SPACES	64	2 (3.1%)
	COVERED DECK PARKING - NEW					181	6 (3.3%)
	SUBTOTAL					245	8 (3.3%)

BICYCLE PARKING

THE BOULEVARD AT CENTRAL STATION BICYCLE PARKING					
PHASE	RESIDENTIAL		COMMERCIAL		TOTAL
	UNITS	REQUIRED	SQ. FT.	REQUIRED	PROVIDED
PHASE 1	66	66	18,780	4	70
PHASE 1 & 2	282	282	35,880	8	298

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

AUGUST 24, 2018



A002

BUILDING AREA TABLES

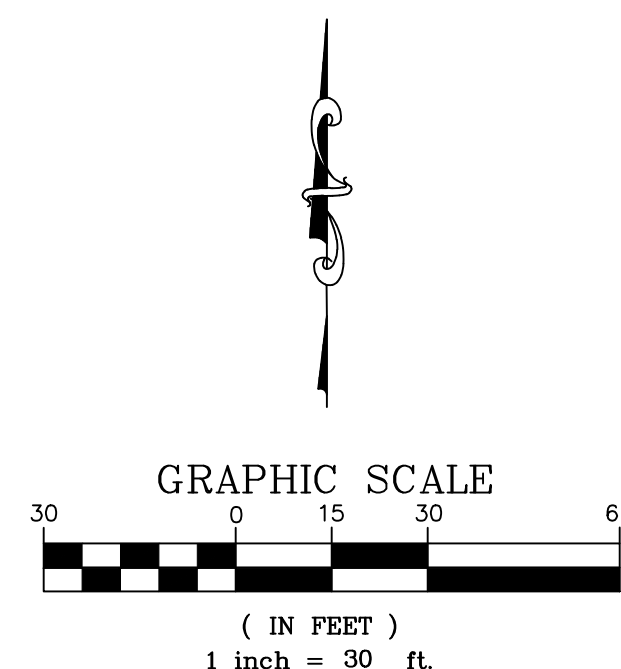
PRELIMINARY DEVELOPMENT PLAN FOR THE BOULEVARD AT CENTRAL STATION

6701 - 6755 SOUTH STREET
TINLEY PARK, IL 60462

DEVELOPER

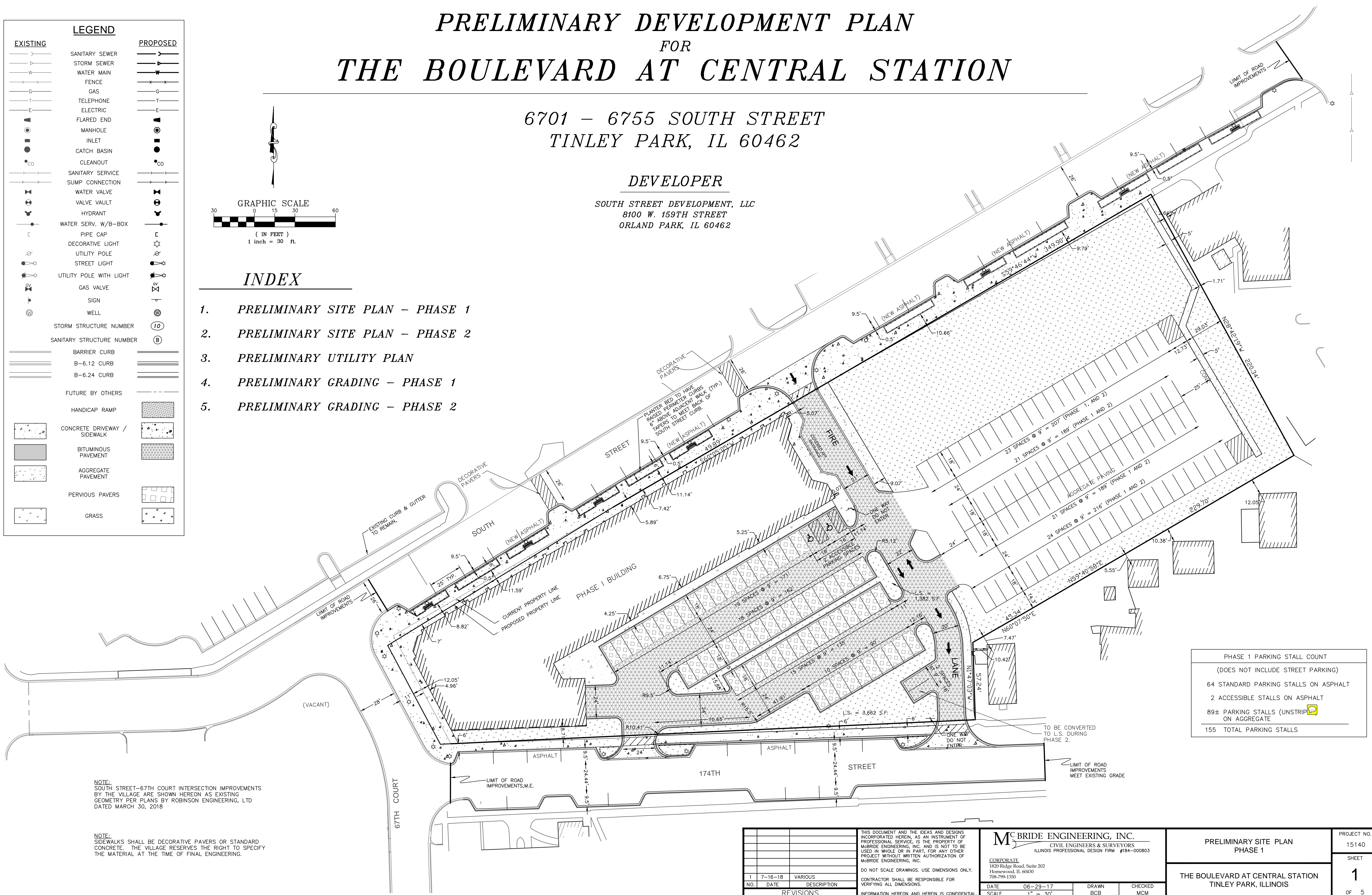
SOUTH STREET DEVELOPMENT, LLC
8100 W. 159TH STREET
ORLAND PARK, IL 60462

LEGEND	
EXISTING	PROPOSED



INDEX

1. PRELIMINARY SITE PLAN - PHASE 1
2. PRELIMINARY SITE PLAN - PHASE 2
3. PRELIMINARY UTILITY PLAN
4. PRELIMINARY GRADING - PHASE 1
5. PRELIMINARY GRADING - PHASE 2



PHASE 1 PARKING STALL COUNT	
(DOES NOT INCLUDE STREET PARKING)	
64	STANDARD PARKING STALLS ON ASPHALT
2	ACCESSIBLE STALLS ON ASPHALT
89±	PARKING STALLS (UNSTRIPED) ON AGGREGATE
155	TOTAL PARKING STALLS

NOTE:
SOUTH STREET-67TH COURT INTERSECTION IMPROVEMENTS BY THE VILLAGE ARE SHOWN HEREON AS EXISTING GEOMETRY PER PLANS BY ROBINSON ENGINEERING, LTD DATED MARCH 30, 2018

NOTE:
SIDEWALKS SHALL BE DECORATIVE PAVERS OR STANDARD CONCRETE. THE VILLAGE RESERVES THE RIGHT TO SPECIFY THE MATERIAL AT THE TIME OF FINAL ENGINEERING.

NO.	DATE	DESCRIPTION
1	7-16-18	VARIOUS

MC BRIDE ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803

1820 Ridge Road, Suite 202
Homewood, IL 60430
708-799-1350

DATE: 06-29-17
SCALE: 1" = 30'

DRAWN: BCB
CHECKED: MCM

PRELIMINARY SITE PLAN
PHASE 1

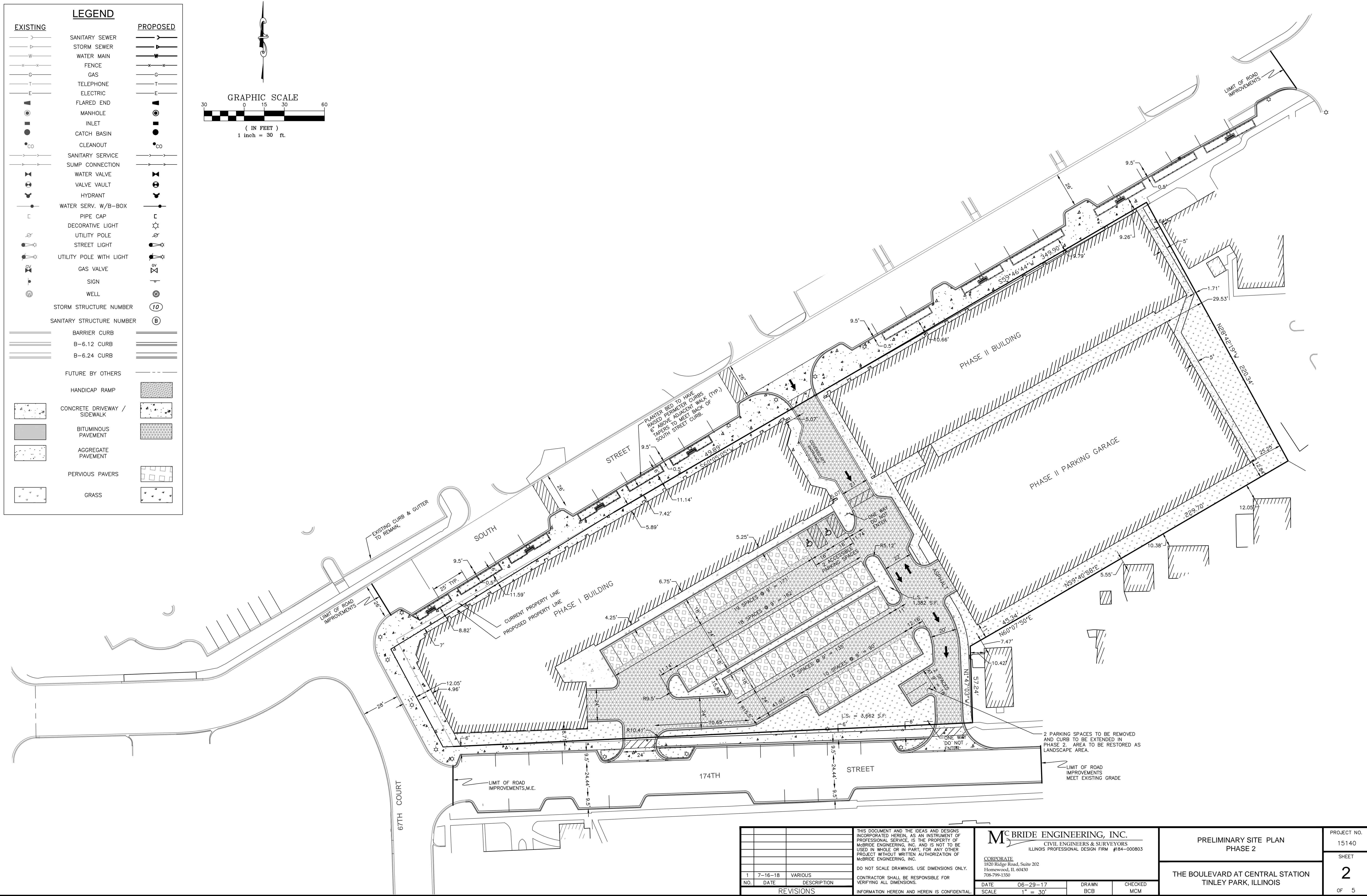
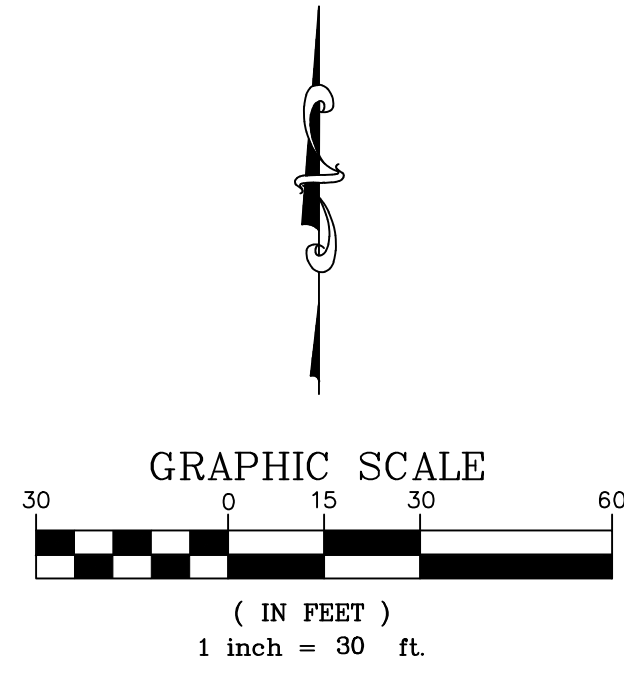
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS

PROJECT NO. 15140
SHEET 1 OF 5

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LEGEND	
EXISTING	PROPOSED



NO.	DATE	DESCRIPTION
1	7-16-18	VARIOUS

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INFORMATION HEREON AND HEREIN IS CONFIDENTIAL.

MCBRIDE ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-00803

CORPORATE
 1820 Ridge Road, Suite 202
 Homewood, IL 60430
 708-799-1350

DATE: 06-29-17
 SCALE: 1" = 30'

DRAWN: BCB
 CHECKED: MCM

PRELIMINARY SITE PLAN
 PHASE 2

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS

PROJECT NO.
15140

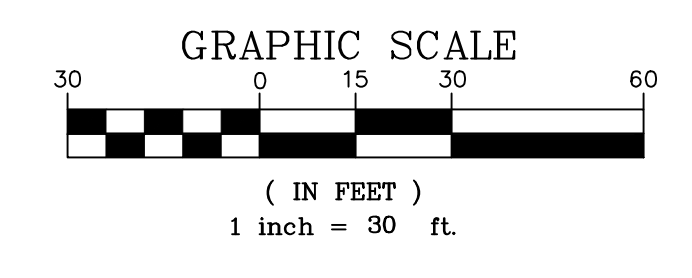
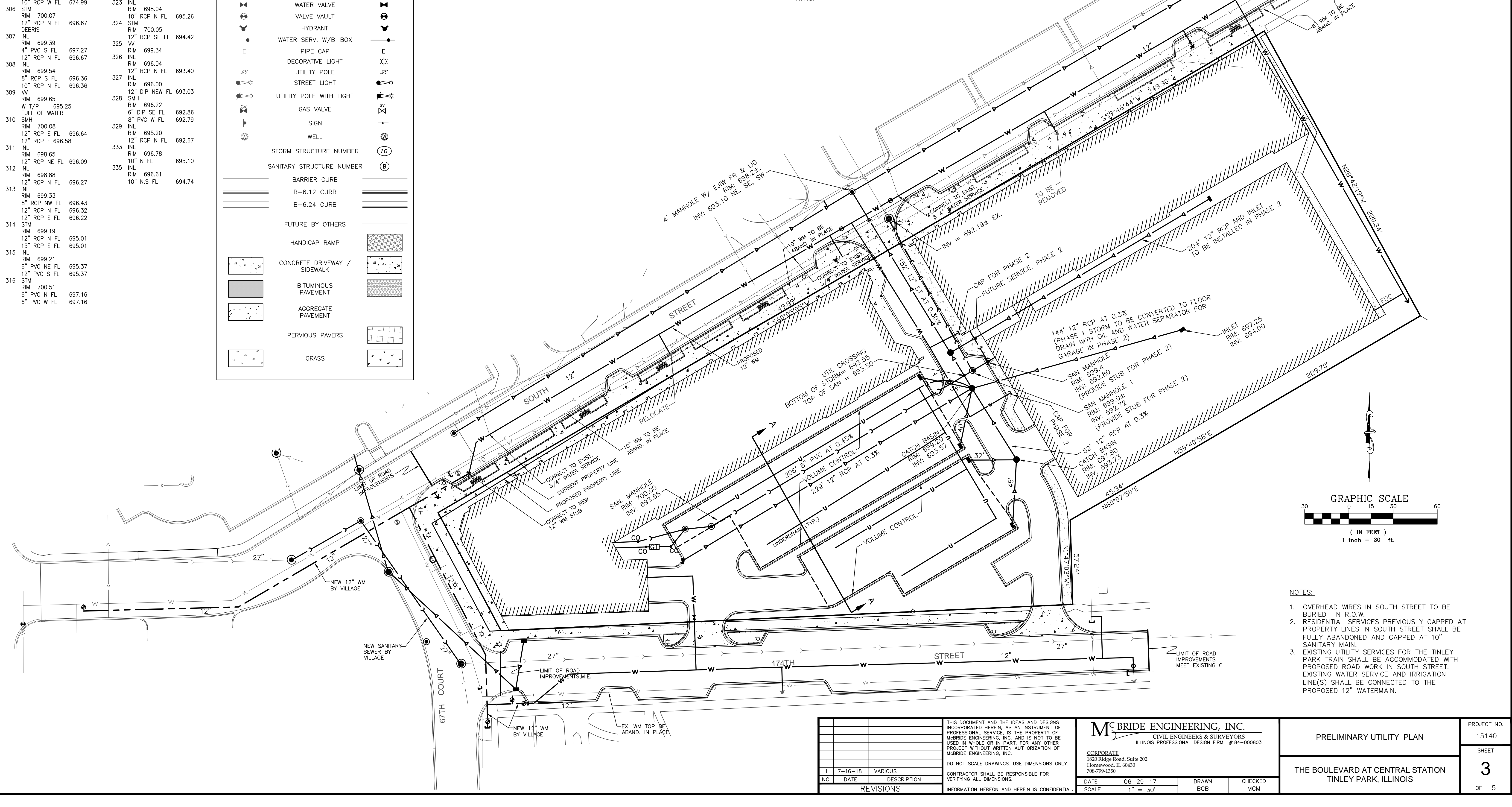
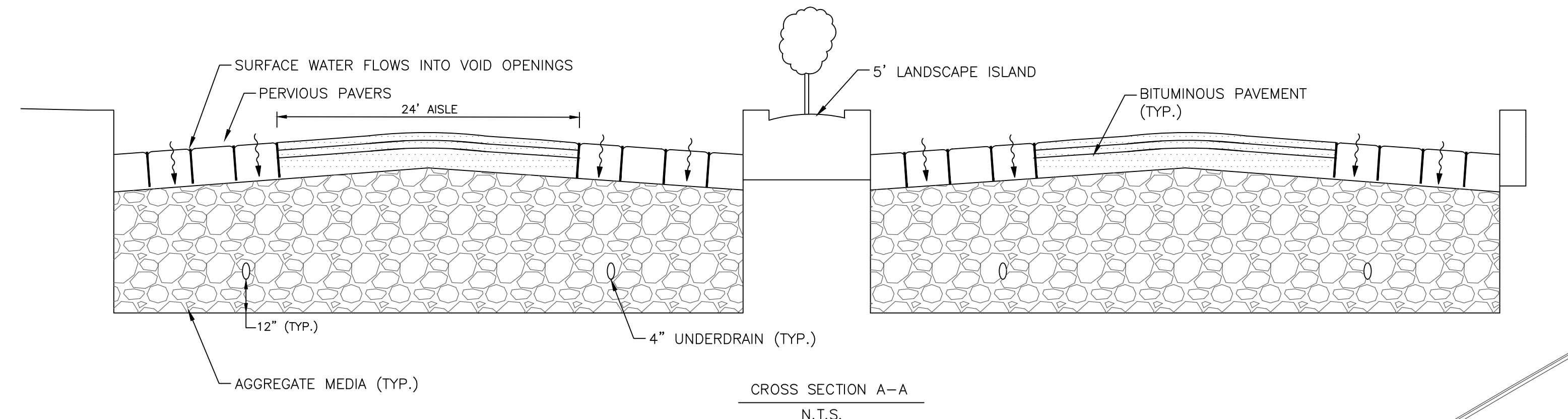
SHEET
2

OF 5

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300	SMH	699.53	317	STM	698.86
	4" PVC SW FL	697.86		6" PVC S FL	695.53
	6" DIP E TOP	696.42		15" RCP E FL	694.59
	8" RCP N FL	694.83		15" RCP W FL	694.59
301	STM	672.32	318	SMH	699.29
	8" RCP N FL	669.32		8" E FL	691.87
	6" VCP SE FL	669.21		8" W FL	691.87
	6" VCP W FL	668.60	319	SMH	699.27
302	VV	700.04		6" N FL	692.96
	8" DIP E-W T/P	695.74		6" S FL	692.96
303	VV	700.48	320	INL	698.54
	8" DIP E T/P	695.78		6" PVC N FL	695.78
	8" DIP W T/P	695.78		6" PVC S FL	695.43
	8" DIP T/P	695.78		6" PVC E FL	695.46
304	INL	699.73	321	STM	698.59
	12" RCP NW FL	697.77		12" RCP W FL	694.47
	12" RCP NE FL	694.41		15" RCP NE FL	694.41
305	SMH	700.39	322	INL	698.24
	10" RCP S FL	687.23		10" RCP NW FL	694.82
	10" RCP S T/P	687.94		10" RCP S FL	694.82
	10" RCP E FL	671.39	323	INL	698.04
	10" RCP W FL	674.99		10" RCP N FL	695.26
306	STM	700.07	324	STM	700.05
	12" RCP N FL	696.67		12" RCP SE FL	694.42
	DEBRIS		325	VV	699.34
307	INL	699.39	326	INL	696.04
	4" PVC S FL	697.27		12" RCP N FL	693.40
	12" RCP N FL	696.67	327	INL	696.00
308	SMH	699.54		12" DIP NEW FL	693.03
	8" RCP S FL	696.36	328	SMH	696.22
	10" RCP N FL	696.36		6" DIP SE FL	692.86
309	VV	699.65		8" PVC W FL	692.79
	W T/P	695.25	329	INL	695.20
	FULL OF WATER			12" RCP N FL	692.67
310	SMH	700.08	333	INL	696.78
	12" RCP E FL	696.64		10" N FL	695.10
	12" RCP FL	696.58	335	INL	696.61
311	INL	698.65		10" N FL	694.74
	12" RCP NE FL	696.09			
312	INL	698.88			
	12" RCP N FL	696.27			
313	INL	699.33			
	8" RCP NW FL	696.43			
	12" RCP N FL	696.32			
	12" RCP E FL	696.22			
314	STM	699.19			
	12" RCP N FL	695.01			
	15" RCP E FL	695.01			
315	INL	699.21			
	6" PVC NE FL	695.37			
	12" PVC S FL	695.37			
316	STM	700.51			
	6" PVC N FL	697.16			
	6" PVC W FL	697.16			

EXISTING		PROPOSED	
	SANITARY SEWER		SANITARY SEWER
	STORM SEWER		STORM SEWER
	WATER MAIN		WATER MAIN
	FENCE		FENCE
	GAS		GAS
	TELEPHONE		TELEPHONE
	ELECTRIC		ELECTRIC
	FLARED END		FLARED END
	MANHOLE		MANHOLE
	INLET		INLET
	CATCH BASIN		CATCH BASIN
	CLEANOUT		CLEANOUT
	SANITARY SERVICE		SANITARY SERVICE
	SUMP CONNECTION		SUMP CONNECTION
	WATER VALVE		WATER VALVE
	VALVE VAULT		VALVE VAULT
	HYDRANT		HYDRANT
	WATER SERV. W/B-BOX		WATER SERV. W/B-BOX
	PIPE CAP		PIPE CAP
	DECORATIVE LIGHT		DECORATIVE LIGHT
	UTILITY POLE		UTILITY POLE
	STREET LIGHT		STREET LIGHT
	UTILITY POLE WITH LIGHT		UTILITY POLE WITH LIGHT
	GAS VALVE		GAS VALVE
	SIGN		SIGN
	WELL		WELL
	STORM STRUCTURE NUMBER		STORM STRUCTURE NUMBER
	SANITARY STRUCTURE NUMBER		SANITARY STRUCTURE NUMBER
	BARRIER CURB		BARRIER CURB
	B-6.12 CURB		B-6.12 CURB
	B-6.24 CURB		B-6.24 CURB
	FUTURE BY OTHERS		FUTURE BY OTHERS
	HANDICAP RAMP		HANDICAP RAMP
	CONCRETE DRIVEWAY / SIDEWALK		CONCRETE DRIVEWAY / SIDEWALK
	BITUMINOUS PAVEMENT		BITUMINOUS PAVEMENT
	AGGREGATE PAVEMENT		AGGREGATE PAVEMENT
	PERVIOUS PAVERS		PERVIOUS PAVERS
	GRASS		GRASS



- NOTES:
- OVERHEAD WIRES IN SOUTH STREET TO BE BURIED IN R.O.W.
 - RESIDENTIAL SERVICES PREVIOUSLY CAPPED AT PROPERTY LINES IN SOUTH STREET SHALL BE FULLY ABANDONED AND CAPPED AT 10" SANITARY MAIN.
 - EXISTING UTILITY SERVICES FOR THE TINLEY PARK TRAIN SHALL BE ACCOMMODATED WITH PROPOSED ROAD WORK IN SOUTH STREET. EXISTING WATER SERVICE AND IRRIGATION LINE(S) SHALL BE CONNECTED TO THE PROPOSED 12" WATERMAIN.

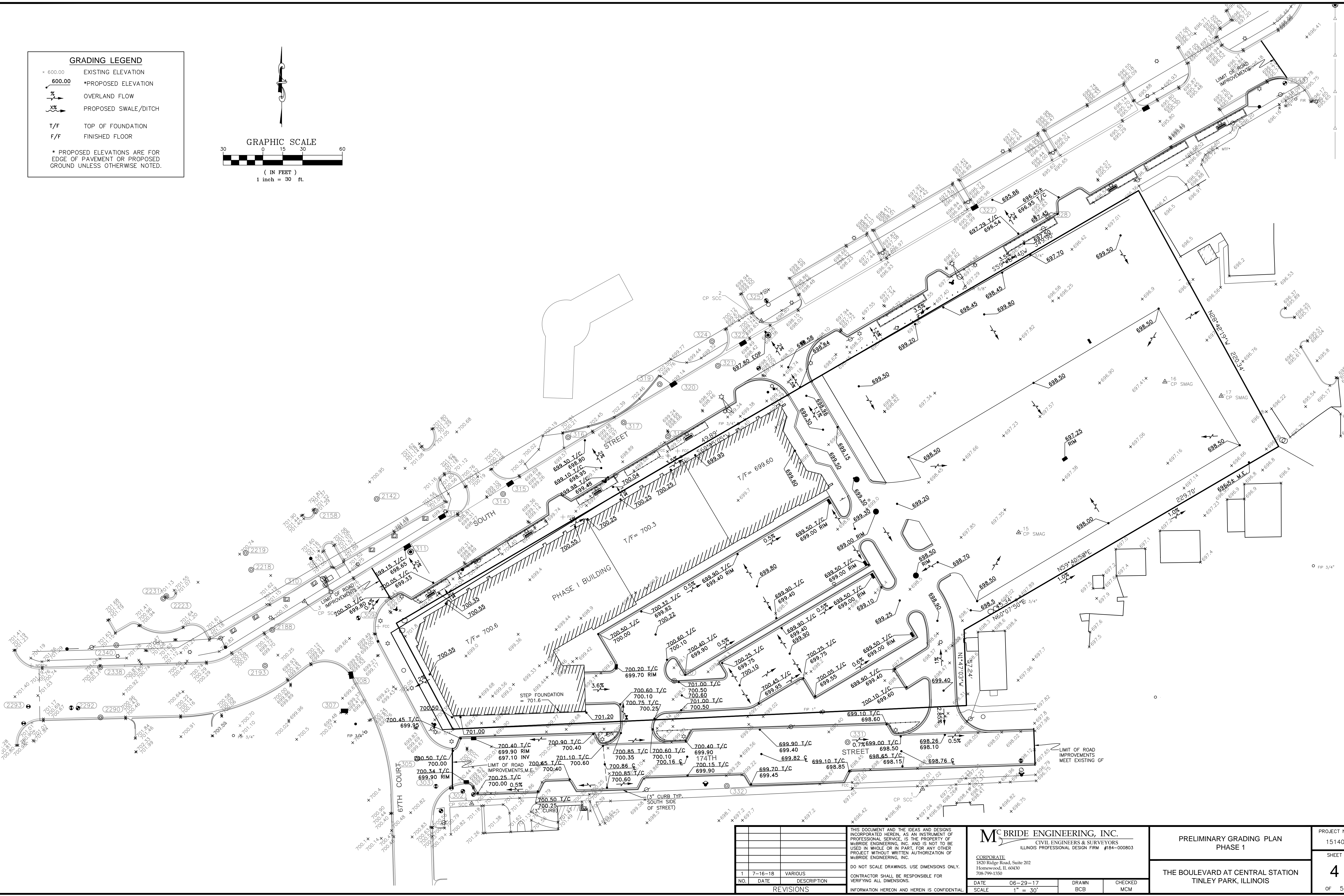
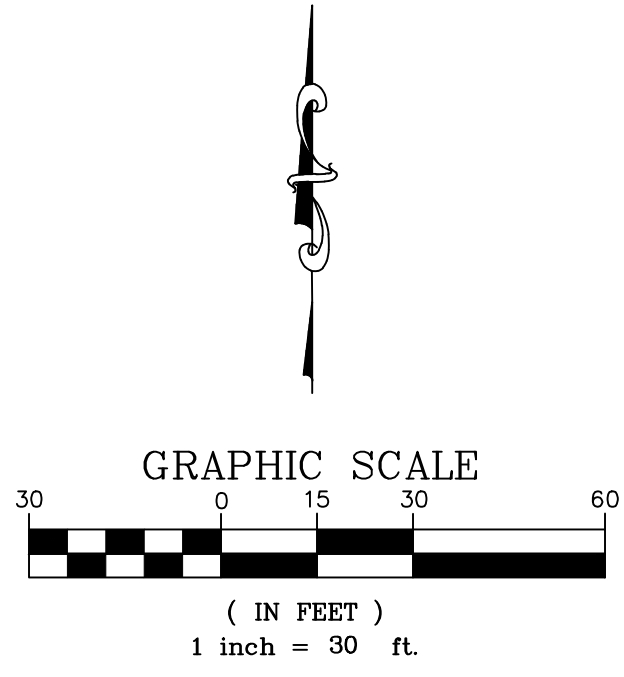
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF MCBRIDE ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF MCBRIDE ENGINEERING, INC.		MCBRIDE ENGINEERING, INC. CIVIL ENGINEERS & SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM #184-009803		PROJECT NO. 15140	
DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. INFORMATION HEREON AND HEREIN IS CONFIDENTIAL.		CORPORATE 1820 Ridge Road, Suite 202 Homewood, IL 60430 708-799-1350		PRELIMINARY UTILITY PLAN	
REVISIONS NO. DATE DESCRIPTION		DATE 06-29-17 SCALE 1" = 30'		THE BOULEVARD AT CENTRAL STATION TINLEY PARK, ILLINOIS	
		DRAWN BCB CHECKED MCM		SHEET 3 OF 5	

M:\2015\15140\DWG\15140_WORKING-4.DWG 7/16/2018 3:58 PM

GRADING LEGEND

- × 600.00 EXISTING ELEVATION
- 600.00 *PROPOSED ELEVATION
- OVERLAND FLOW
- ↘ PROPOSED SWALE/DITCH
- T/F TOP OF FOUNDATION
- F/F FINISHED FLOOR

* PROPOSED ELEVATIONS ARE FOR EDGE OF PAVEMENT OR PROPOSED GROUND UNLESS OTHERWISE NOTED.



NO.	DATE	DESCRIPTION
1	7-16-18	VARIOUS

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 CIVIL ENGINEERS & SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803

CORPORATE
 1820 Ridge Road, Suite 202
 Homewood, IL 60430
 708-799-1350

DATE 06-29-17
 SCALE 1" = 30'

DRAWN BCB
 CHECKED MCM

PRELIMINARY GRADING PLAN
 PHASE I

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS

PROJECT NO.
15140

SHEET
4

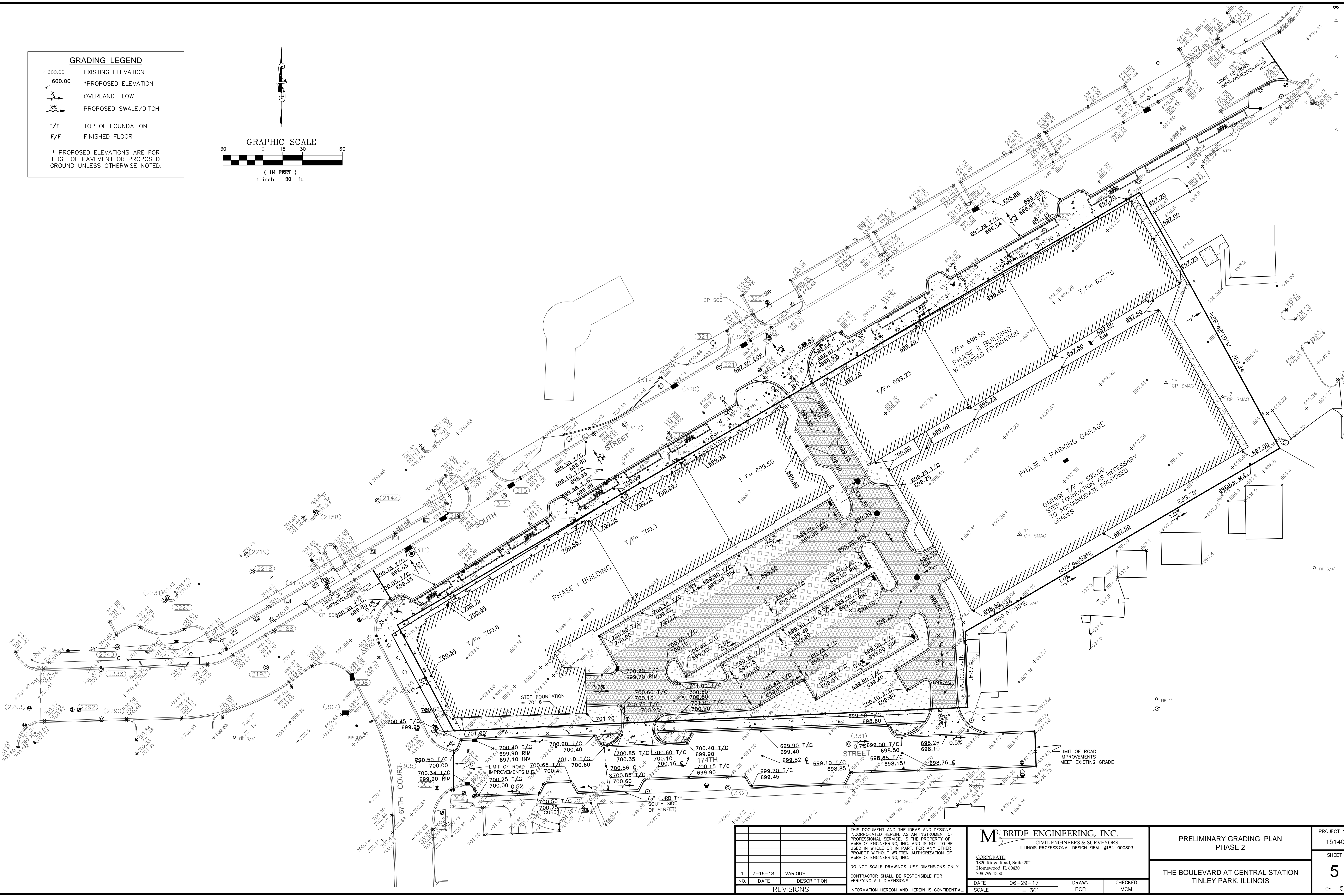
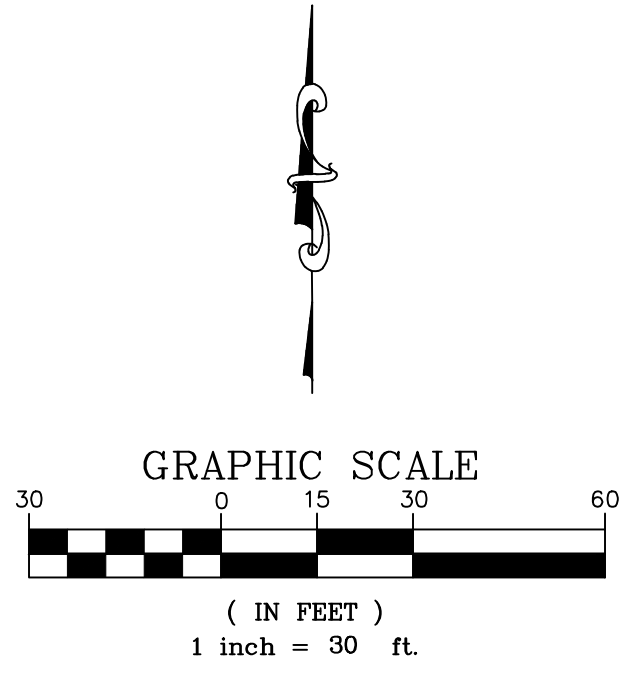
OF 5

M:\2015\15140\DWG\15140_WORKING-4.0.DWG 7/16/2018 3:59 PM

GRADING LEGEND

- × 600.00 EXISTING ELEVATION
- 600.00 *PROPOSED ELEVATION
- OVERLAND FLOW
- ↘ PROPOSED SWALE/DITCH
- T/F TOP OF FOUNDATION
- F/F FINISHED FLOOR

* PROPOSED ELEVATIONS ARE FOR EDGE OF PAVEMENT OR PROPOSED GROUND UNLESS OTHERWISE NOTED.



NO.	DATE	DESCRIPTION
1	7-16-18	VARIOUS

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MCBRIDE ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803

CORPORATE
 1820 Ridge Road, Suite 202
 Homewood, IL 60430
 708-799-1350

DATE: 06-29-17
 SCALE: 1" = 30'

DRAWN: BCB
 CHECKED: MCM

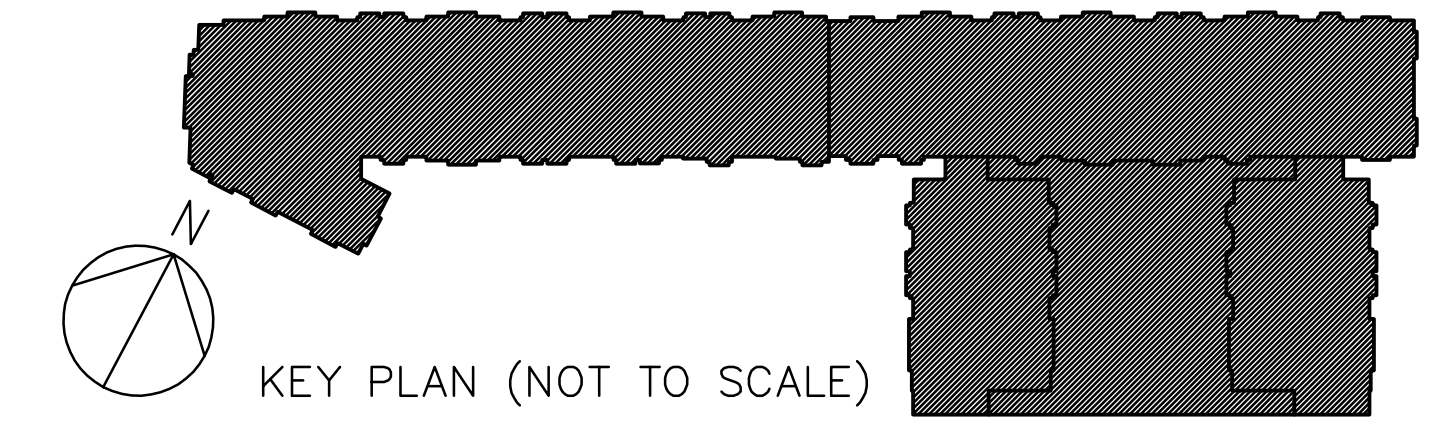
PRELIMINARY GRADING PLAN
 PHASE 2

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS

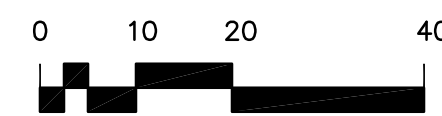
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15140

SHEET
5

OF 5



FIRST FLOOR OVERALL

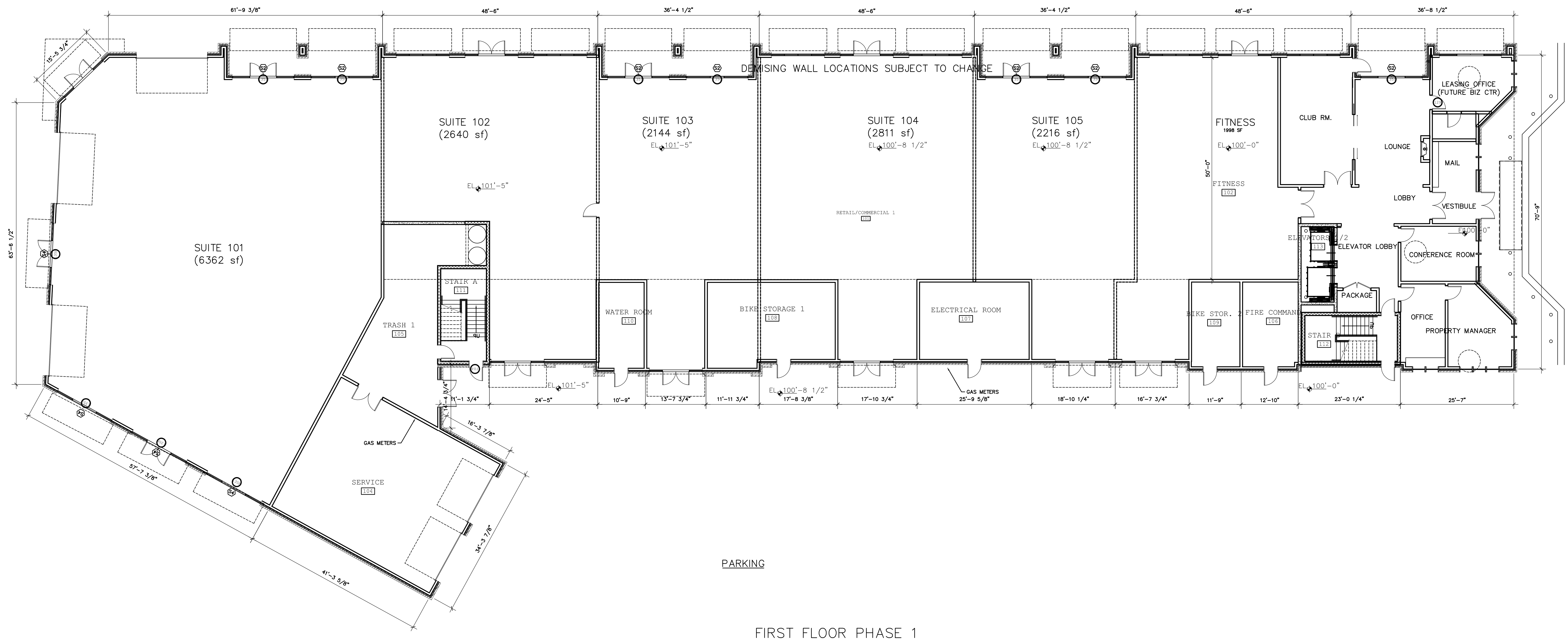
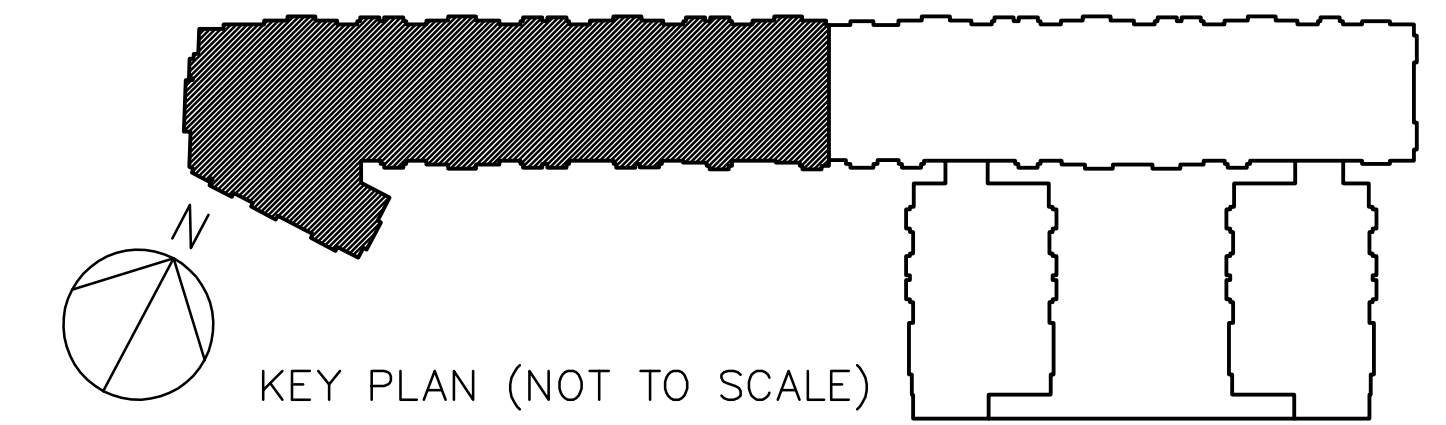


JULY 17, 2018

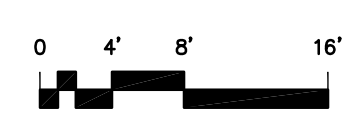
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A101
 OVERALL FIRST FLOOR
 BUILDING PLAN



PARKING
FIRST FLOOR PHASE 1

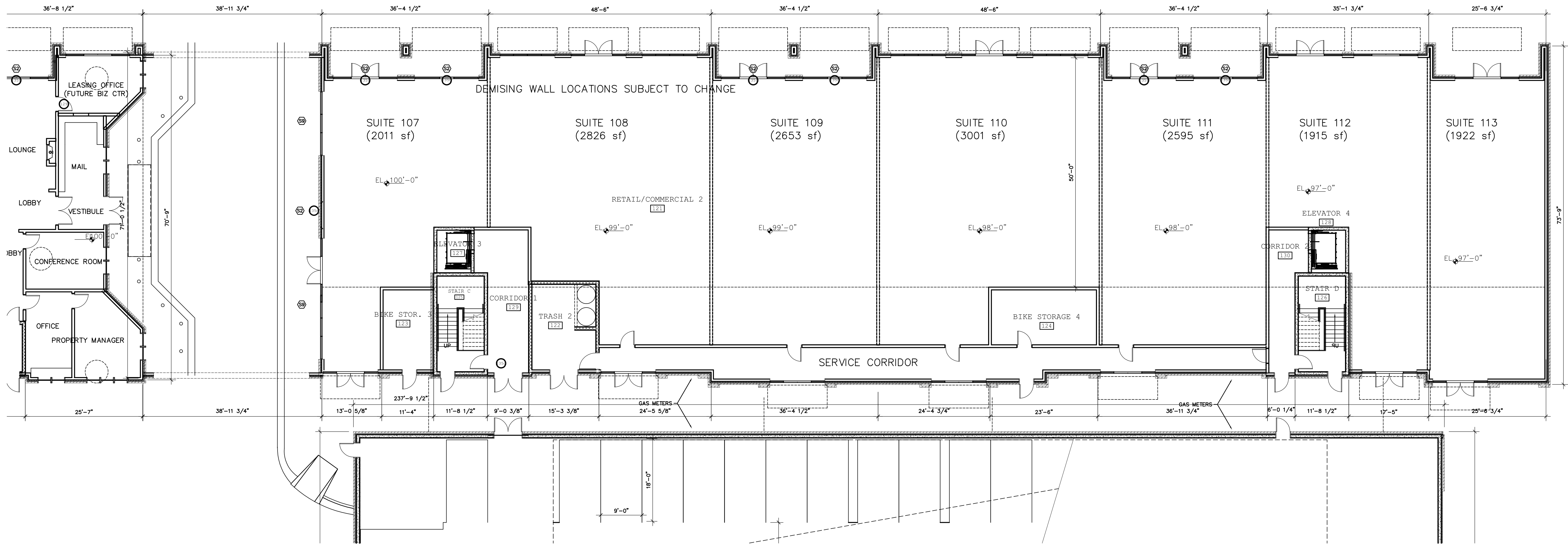
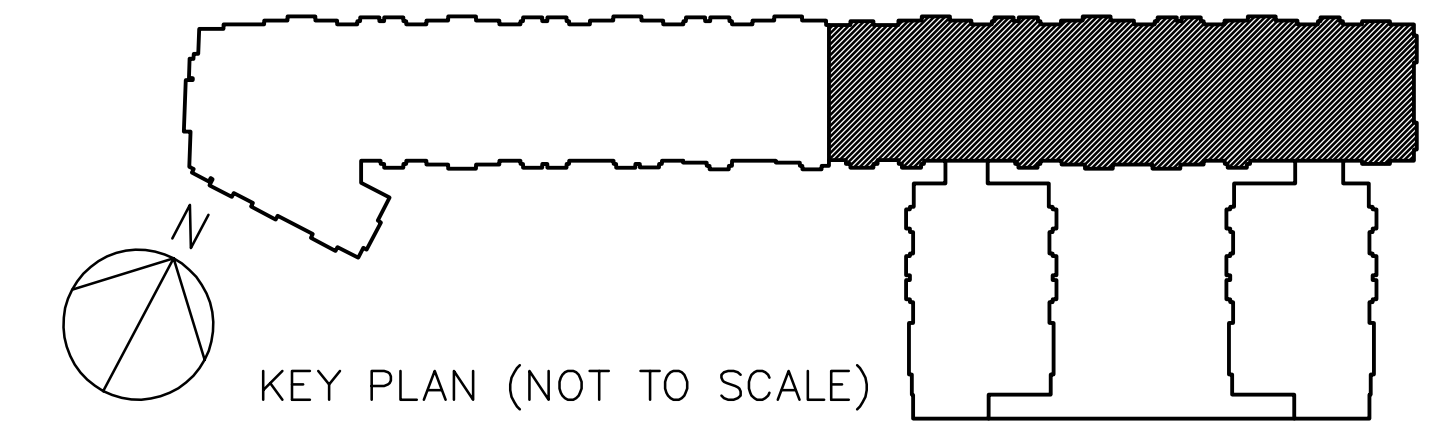


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A101A
PHASE 1 FIRST FLOOR
BUILDING PLAN



FIRST FLOOR PHASE 2
(PARTIAL)

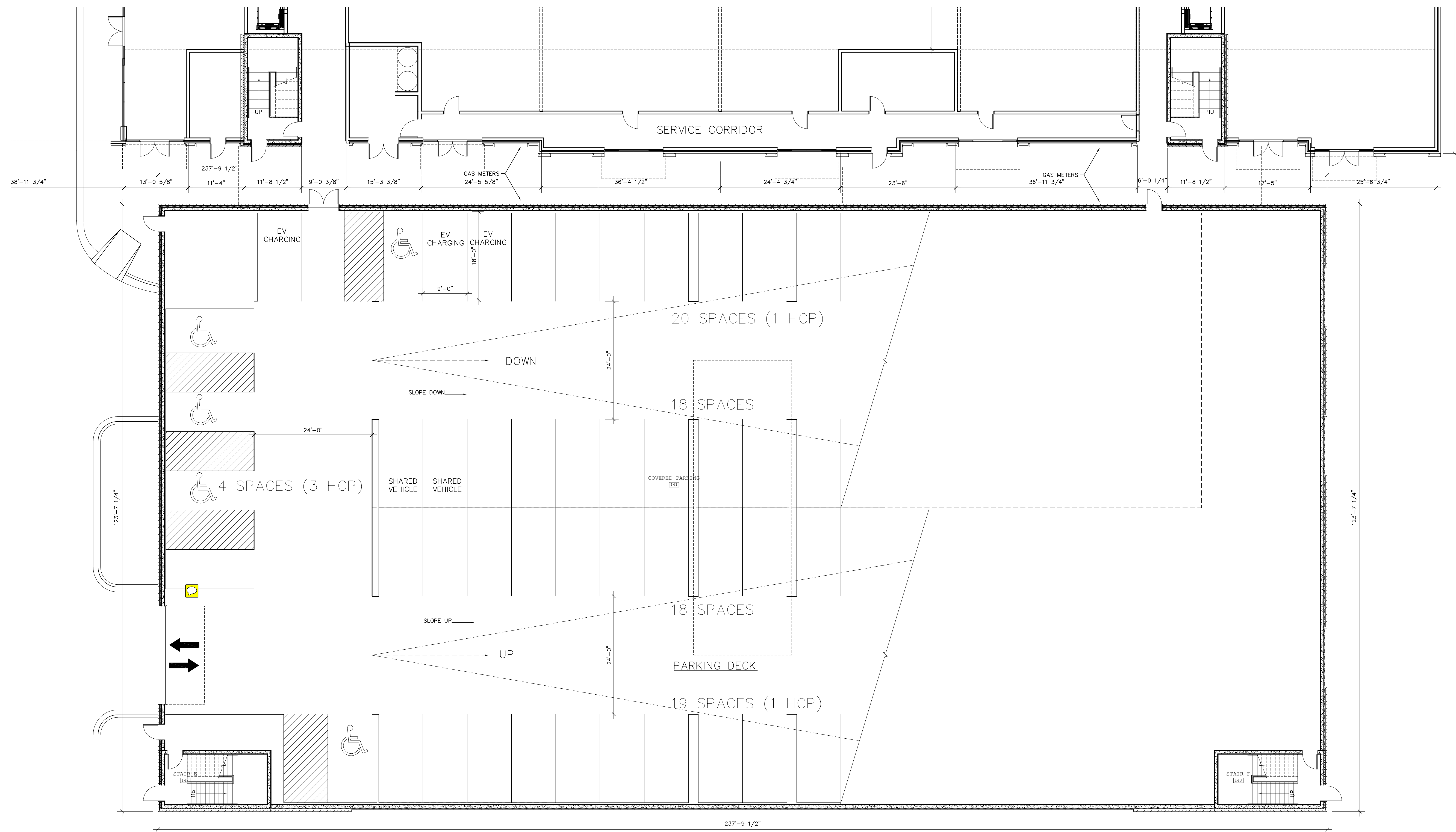
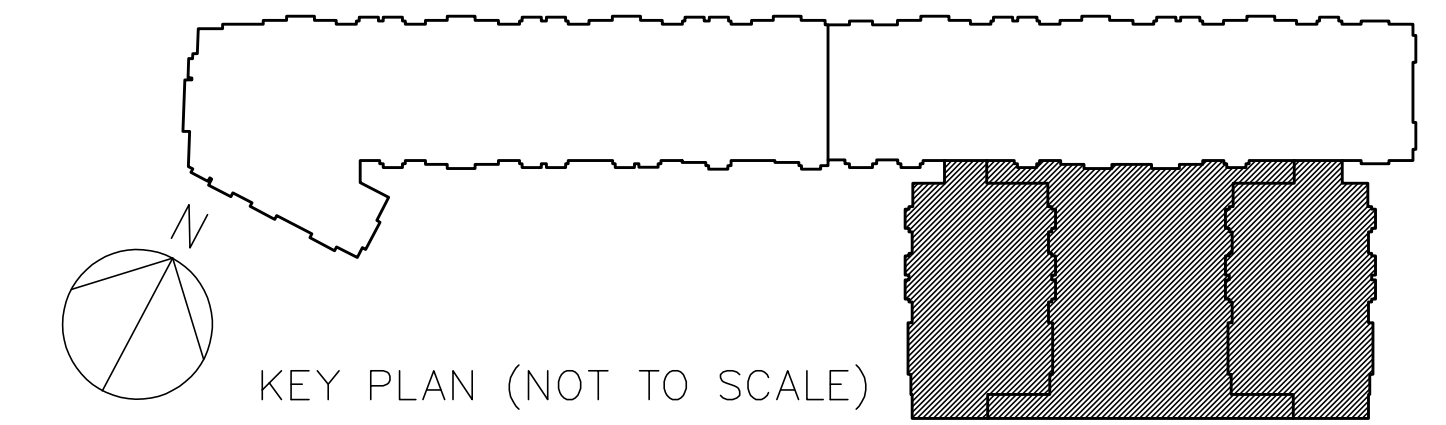


JULY 17, 2018

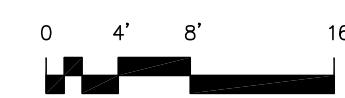
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A101B
 PHASE 2 FIRST FLOOR
 BUILDING PLAN



FIRST FLOOR PHASE 2
(PARTIAL)

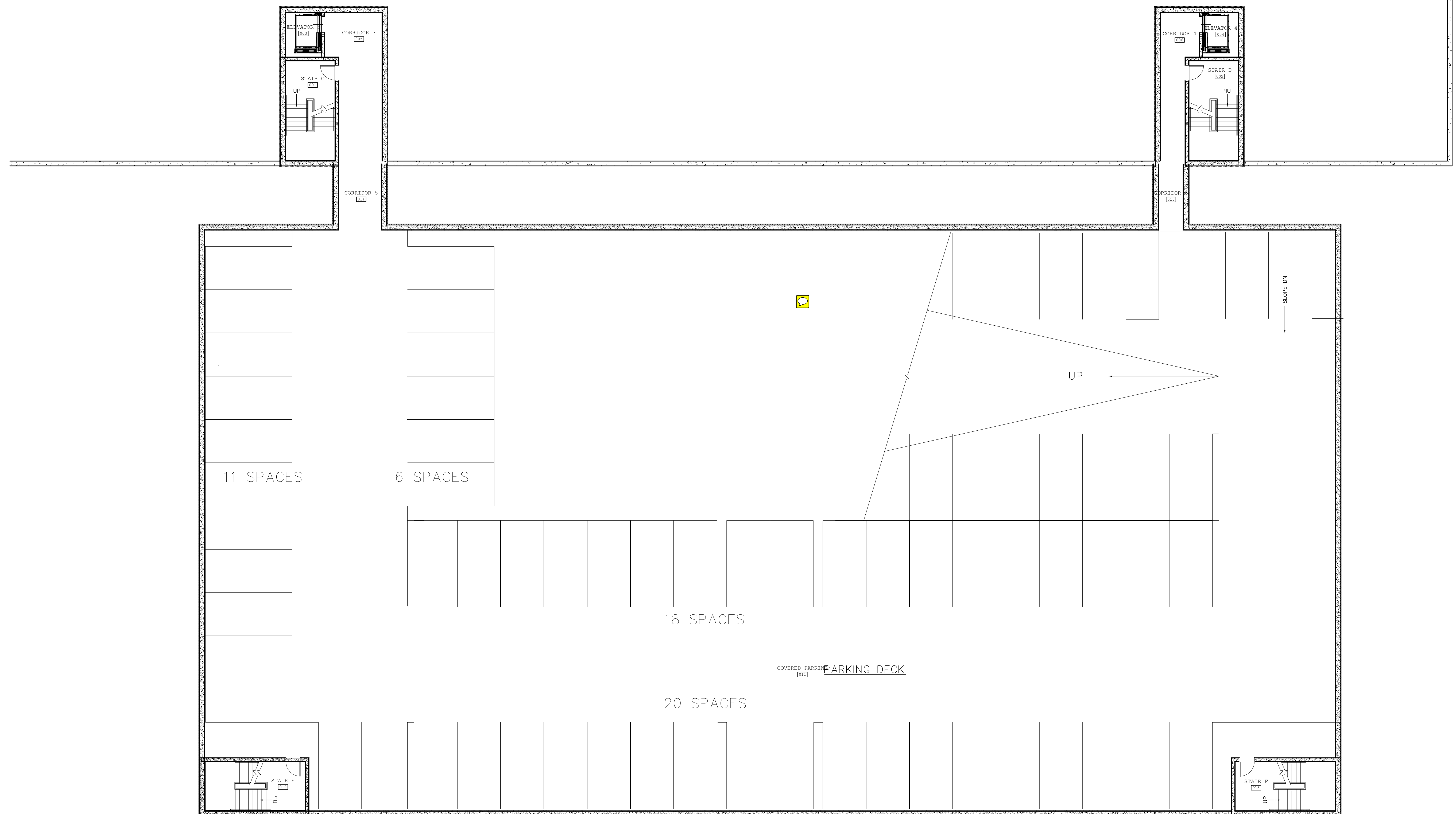
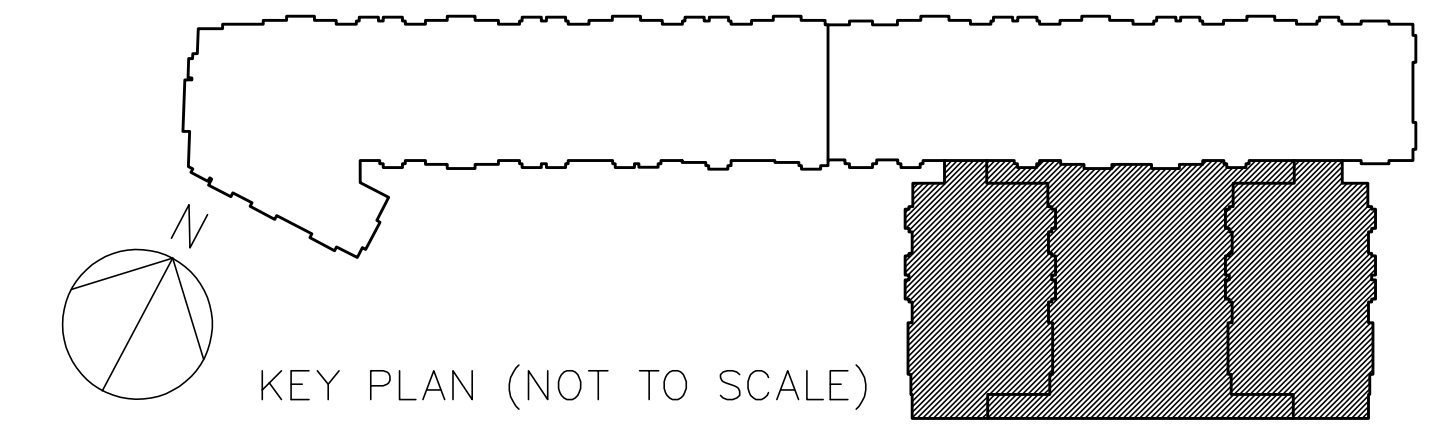


AUGUST 24, 2018

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A101C
 PHASE 2 FIRST FLOOR
 PARKING PLAN

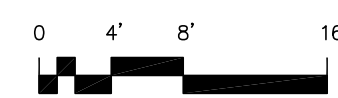


LOWER PARKING PHASE 2

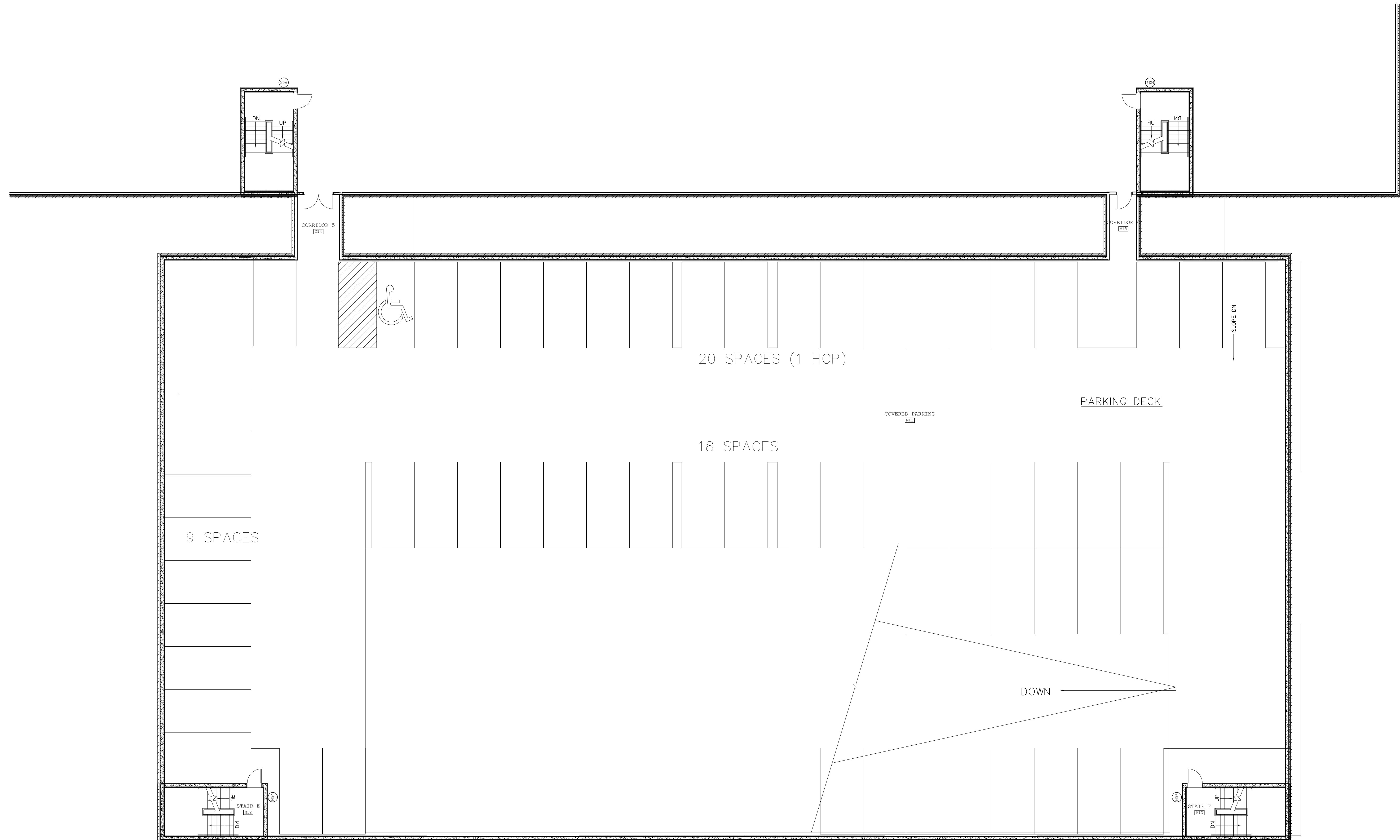
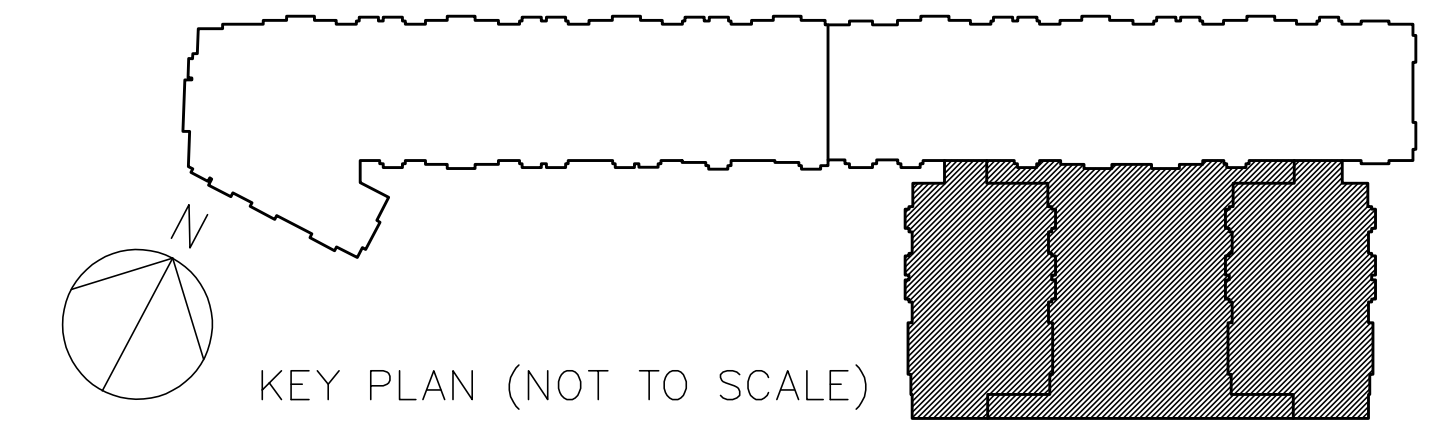
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A101D
 PHASE 2 LOWER FLOOR
 PARKING PLAN



AUGUST 24, 2018

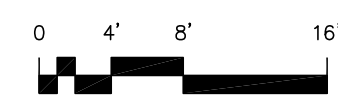


UPPER PARKING PHASE 2

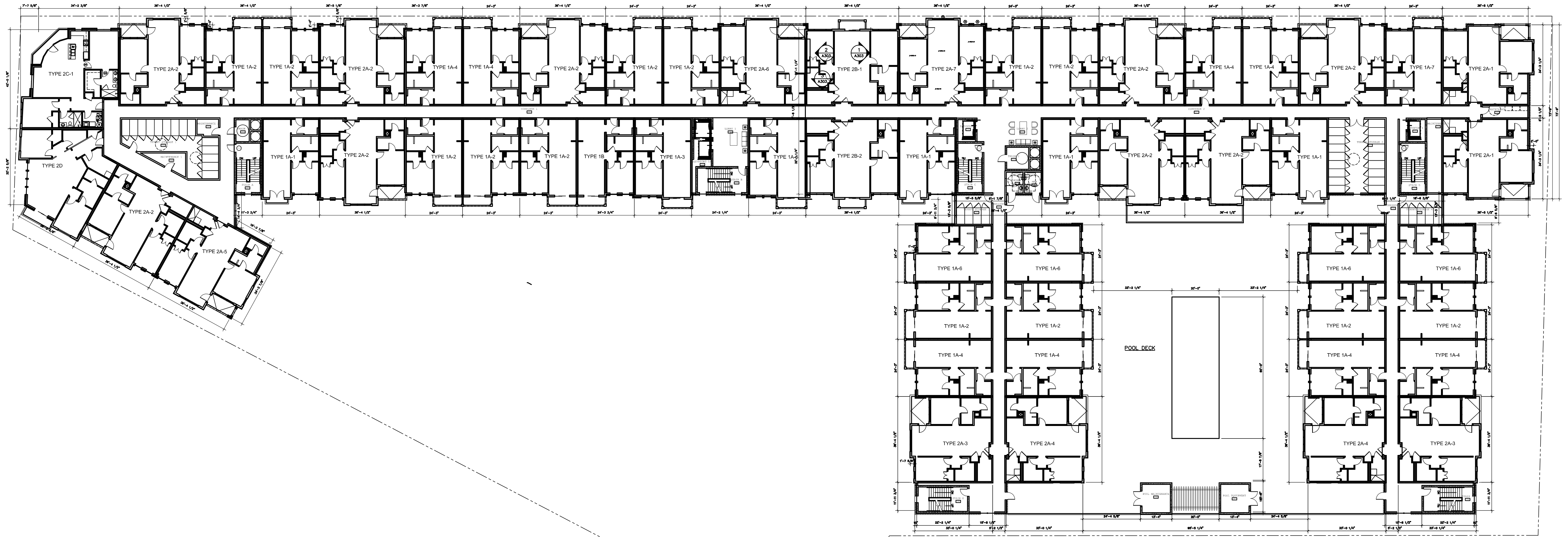
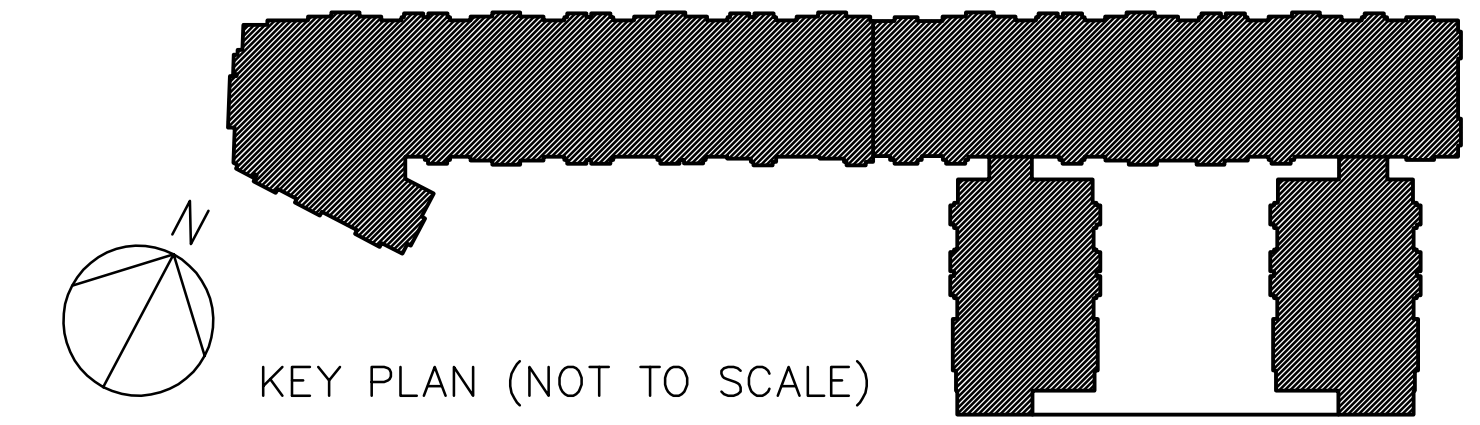
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



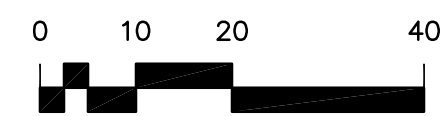
A101E
 PHASE 2 UPPER FLOOR
 PARKING PLAN



AUGUST 24, 2018



SECOND FLOOR OVERALL

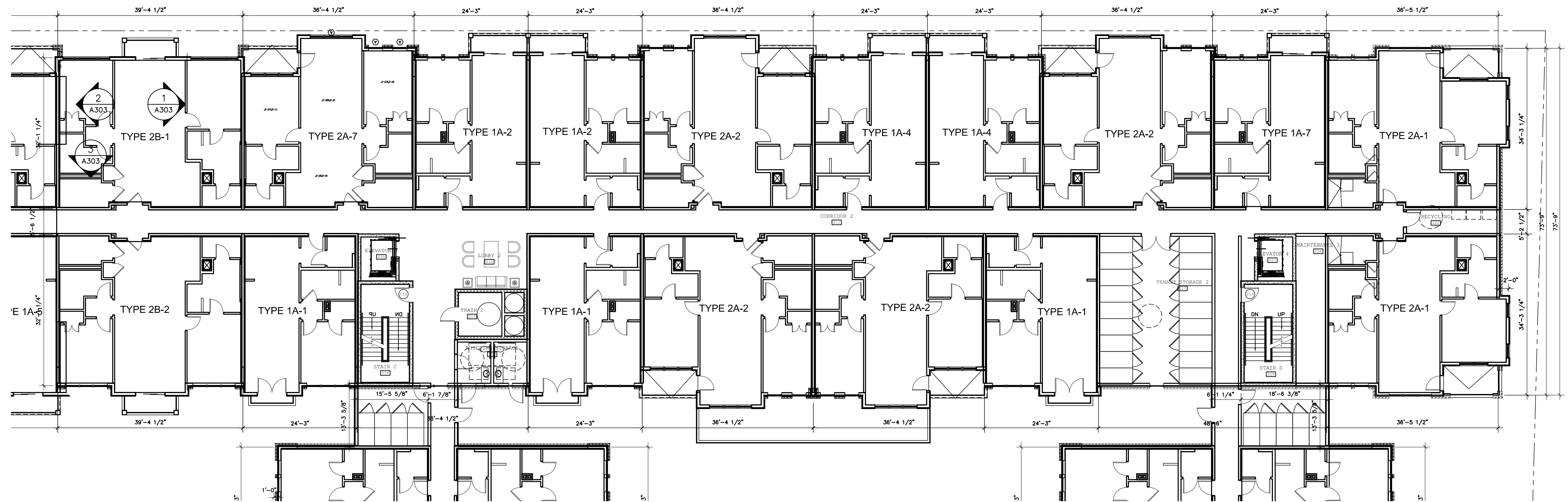
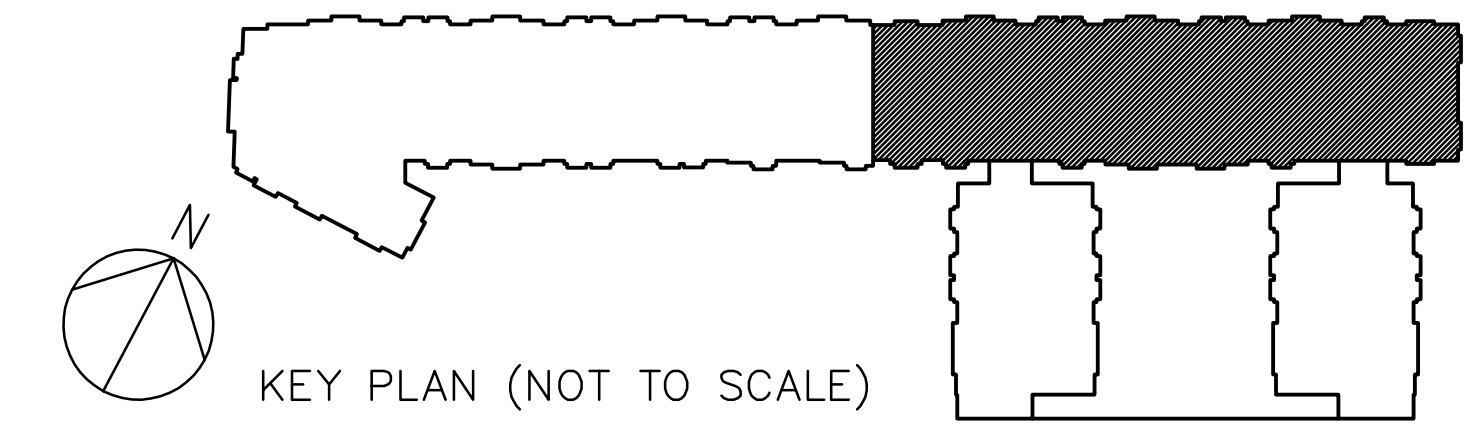


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A102
 OVERALL SECOND FLOOR
 BUILDING PLAN



SECOND FLOOR PHASE 2
(PARTIAL)

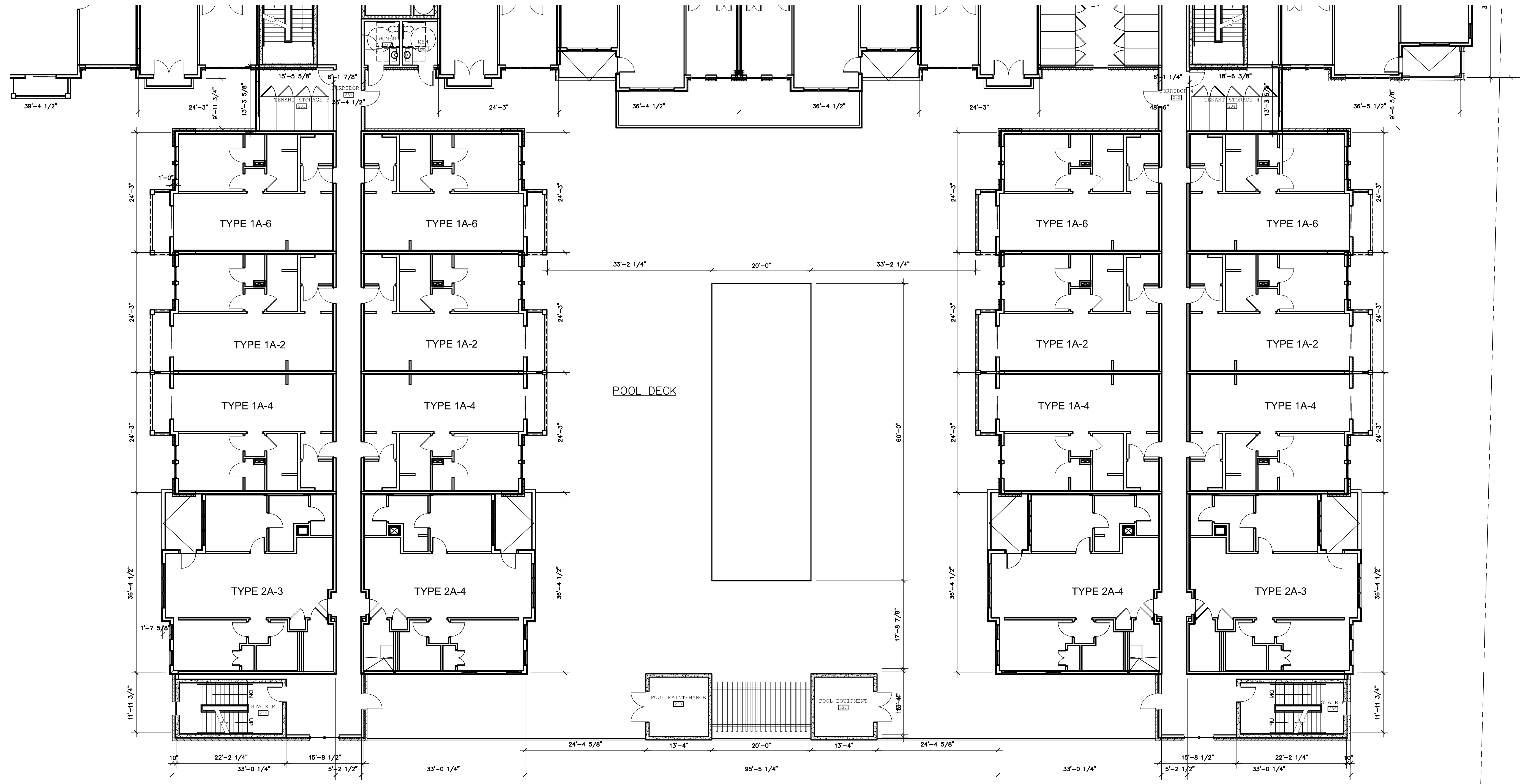
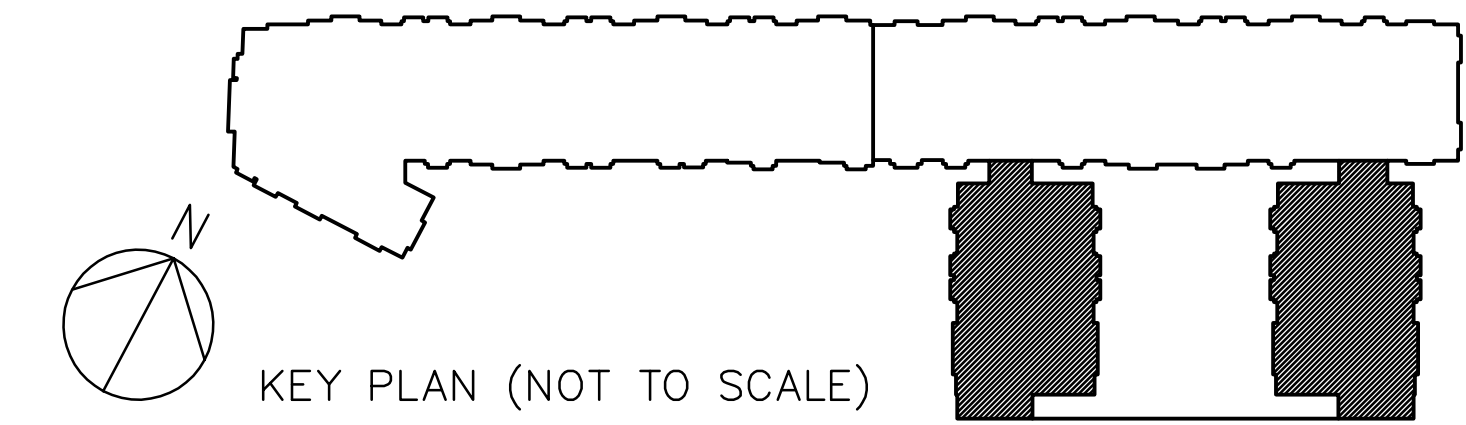


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A102B
PHASE 2 SECOND FLOOR
BUILDING PLAN



SECOND FLOOR PHASE 2
(PARTIAL)

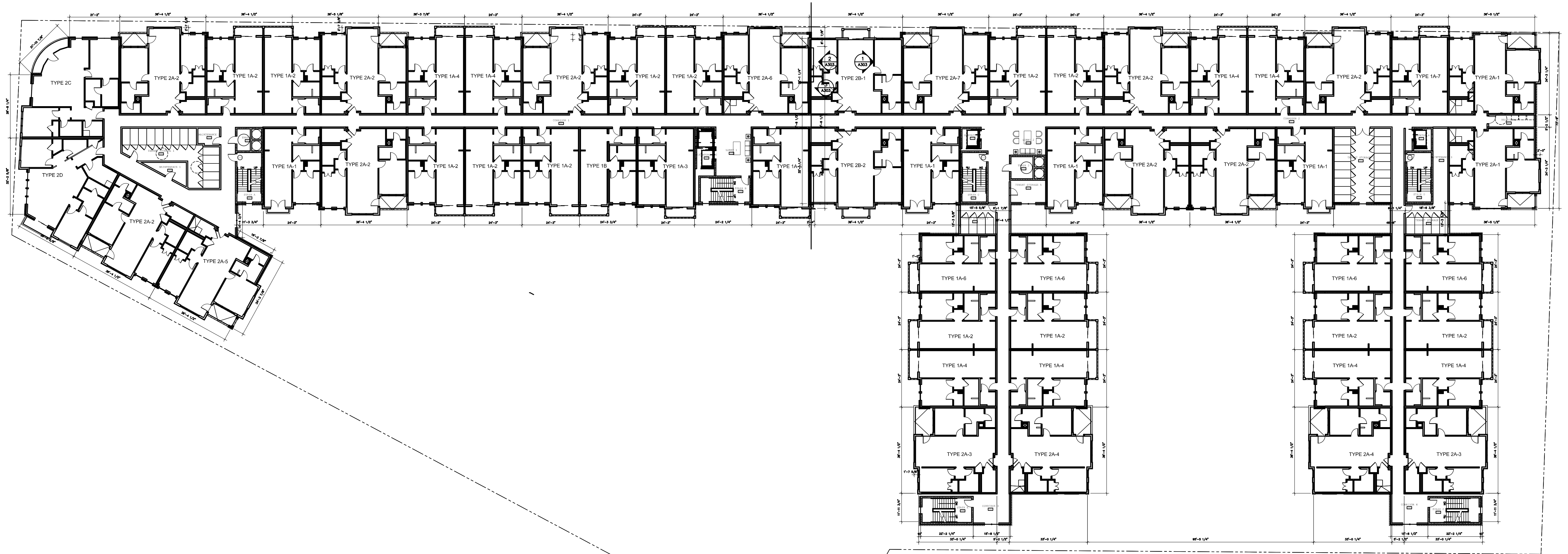
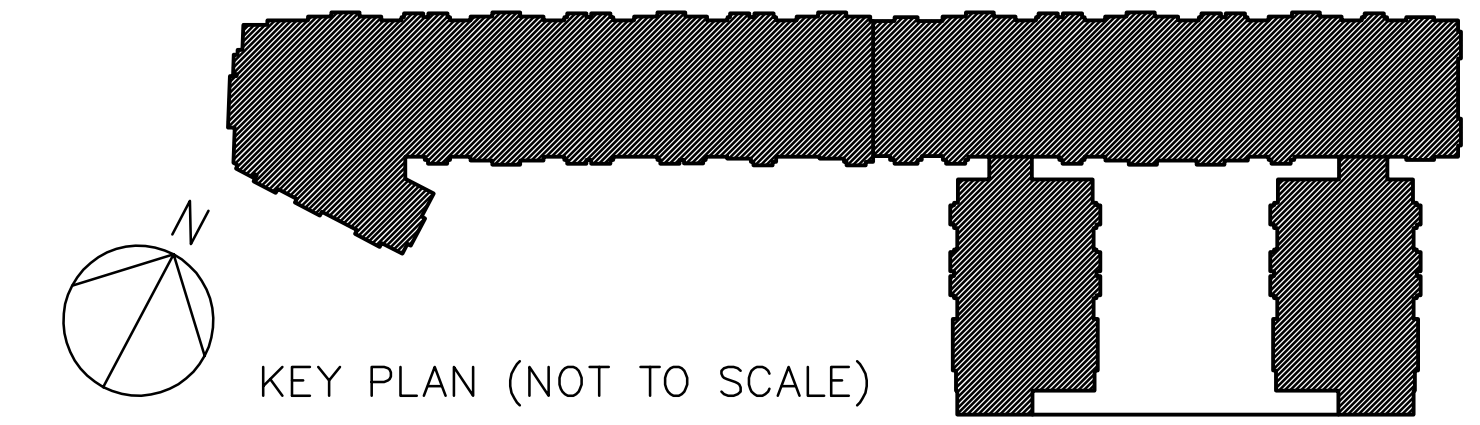


JULY 17, 2018

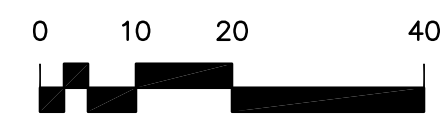
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A102C
PHASE 2 SECOND FLOOR
BUILDING PLAN



THIRD FLOOR OVERALL

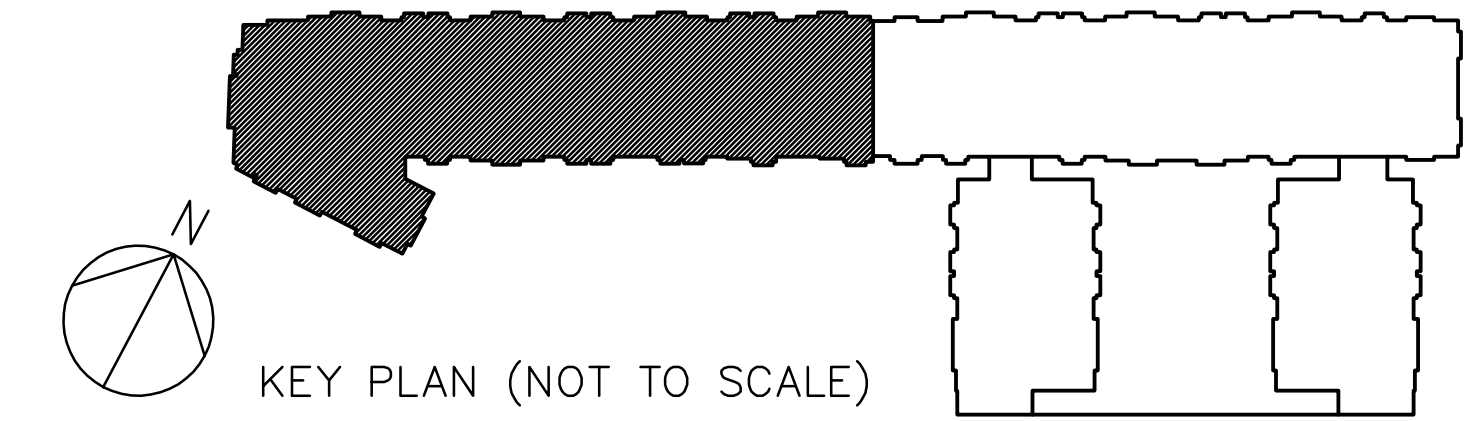


JULY 17, 2018

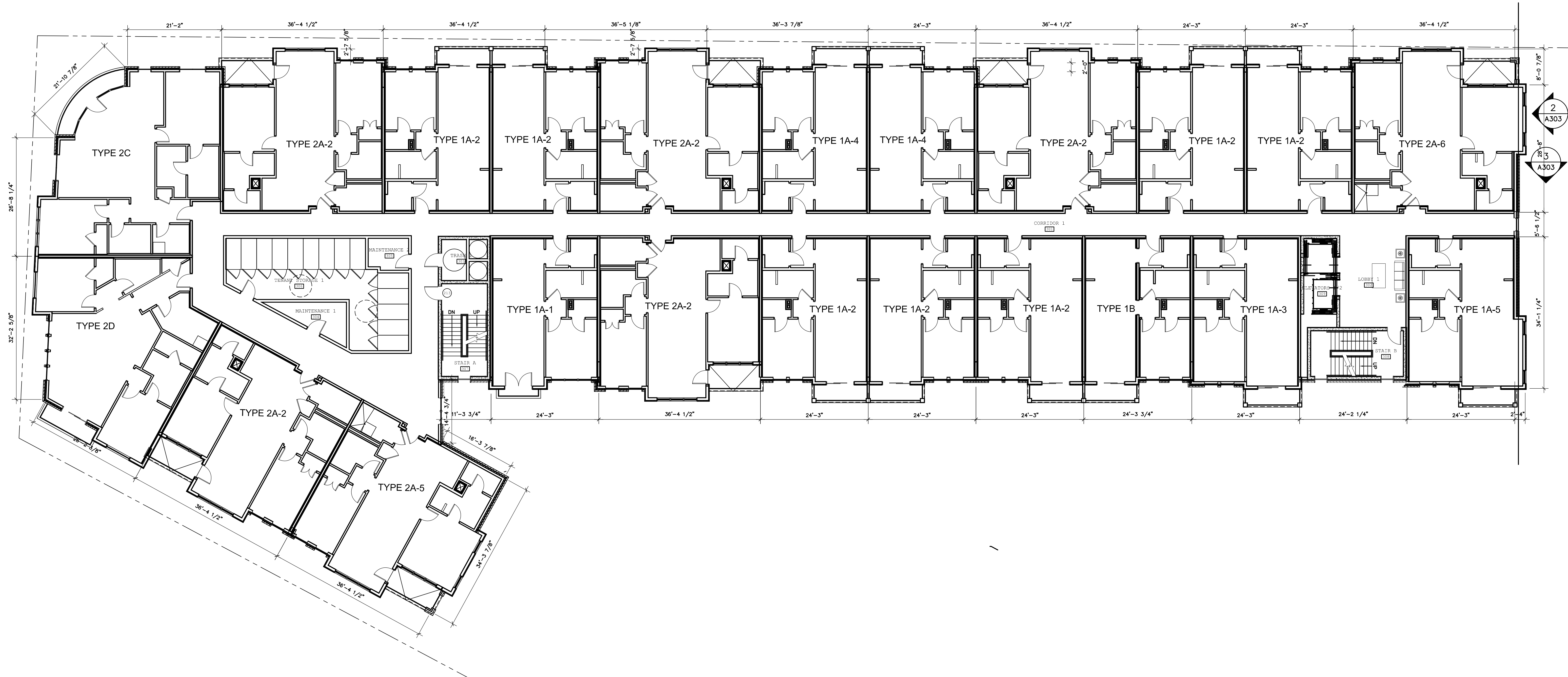
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



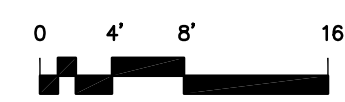
A103
 OVERALL THIRD FLOOR
 BUILDING PLAN



KEY PLAN (NOT TO SCALE)



THIRD FLOOR PHASE 1

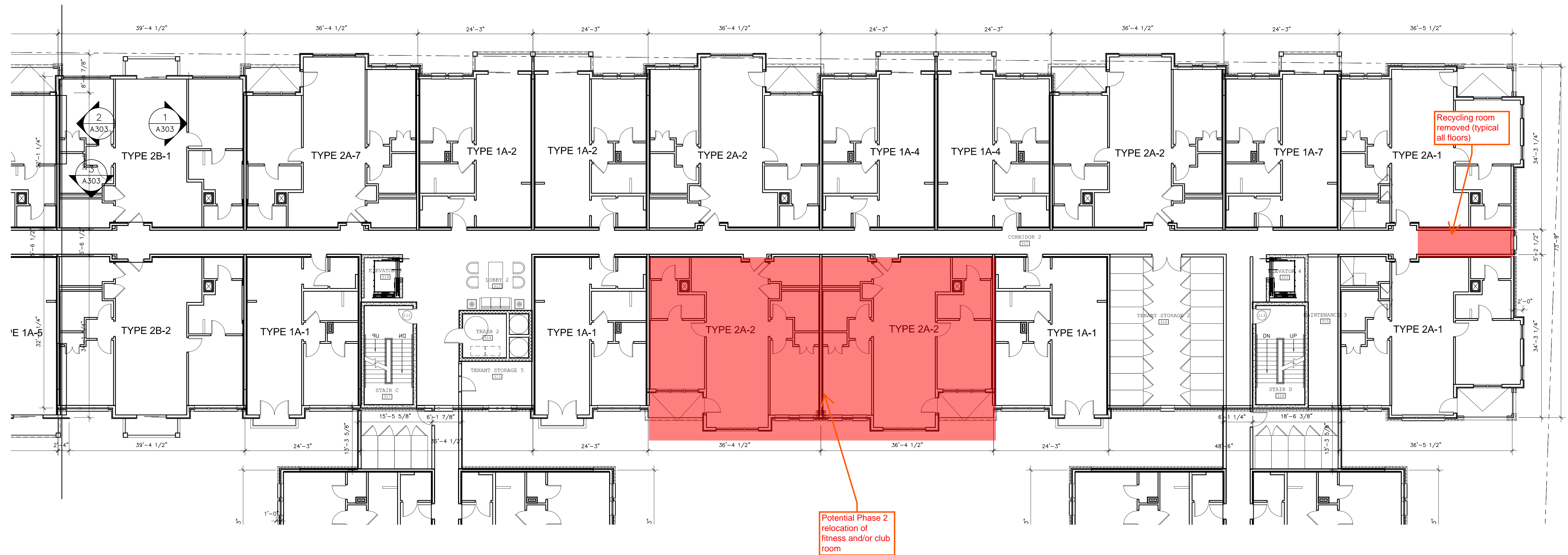
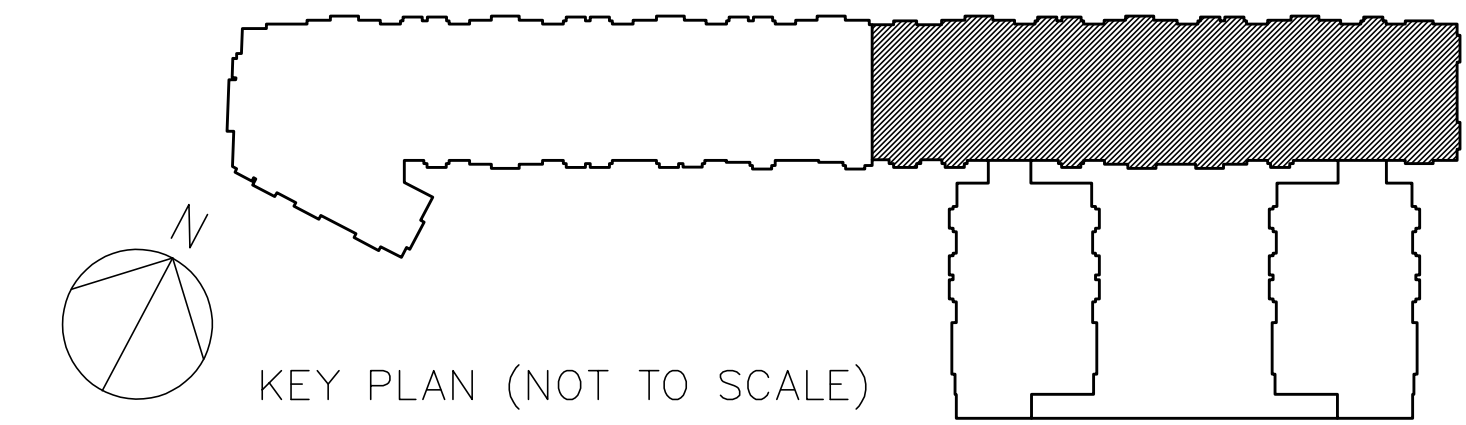


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A103A
 PHASE 1 THIRD FLOOR
 BUILDING PLAN



THIRD FLOOR PHASE 2
(PARTIAL)

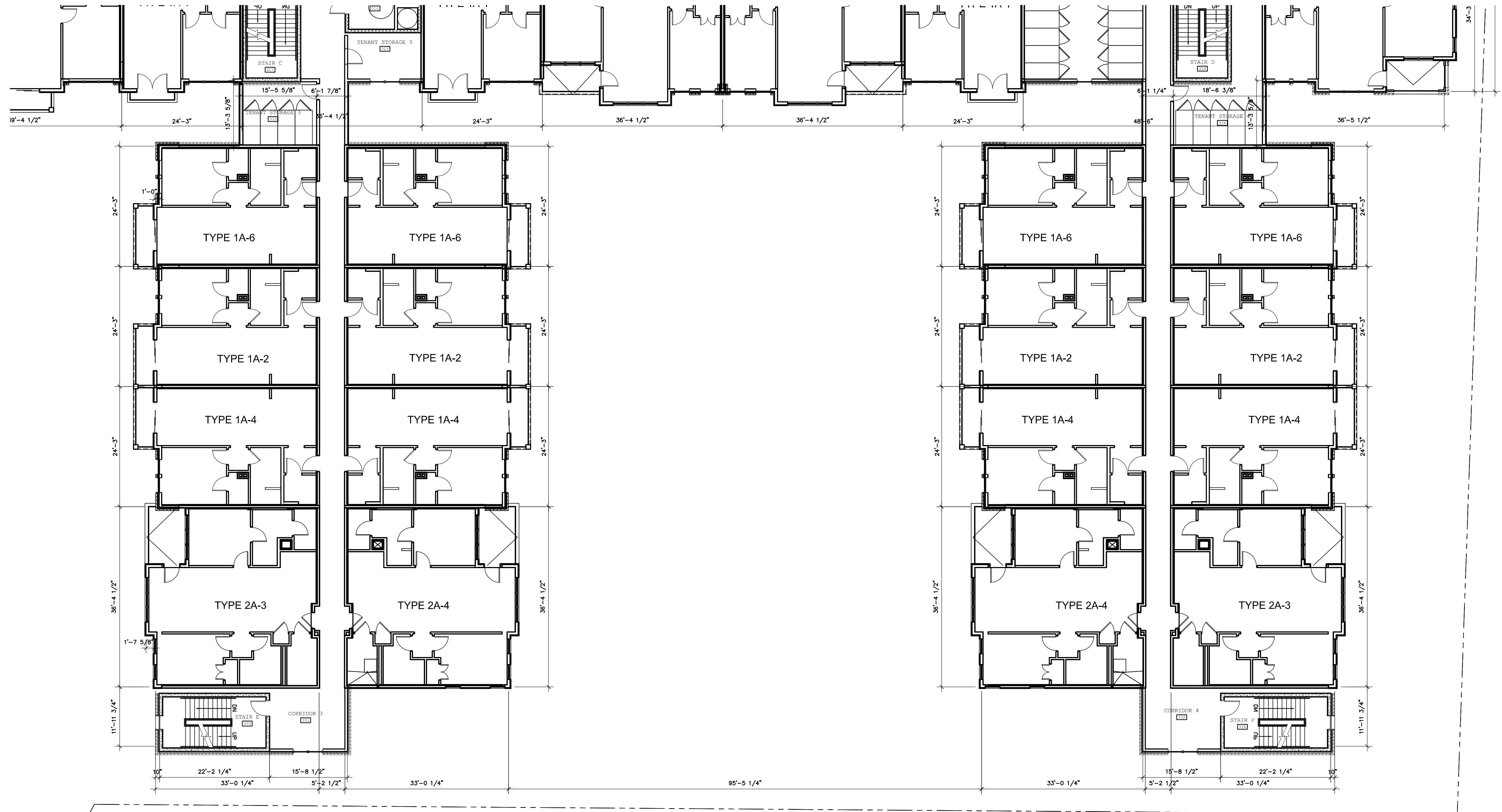
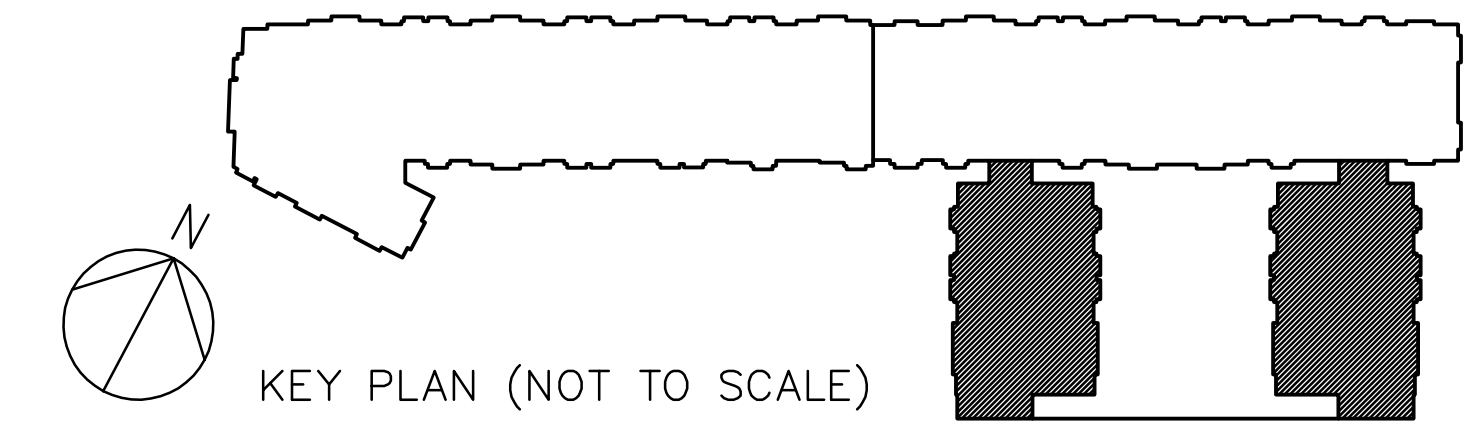


AUGUST 24, 2018

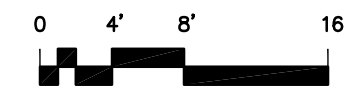
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A103B
PHASE 2 THIRD FLOOR
BUILDING PLAN



THIRD FLOOR PHASE 2
(PARTIAL)

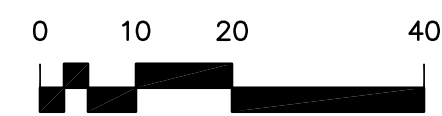
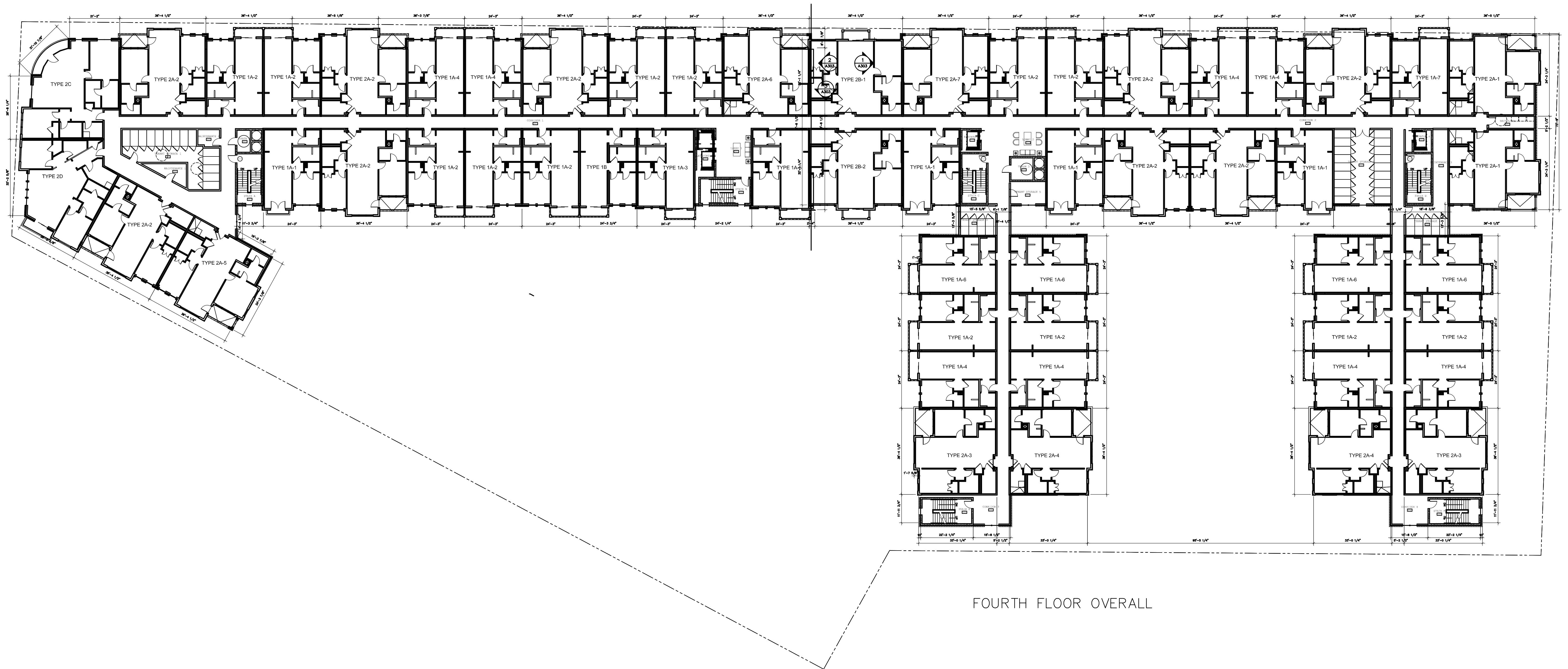
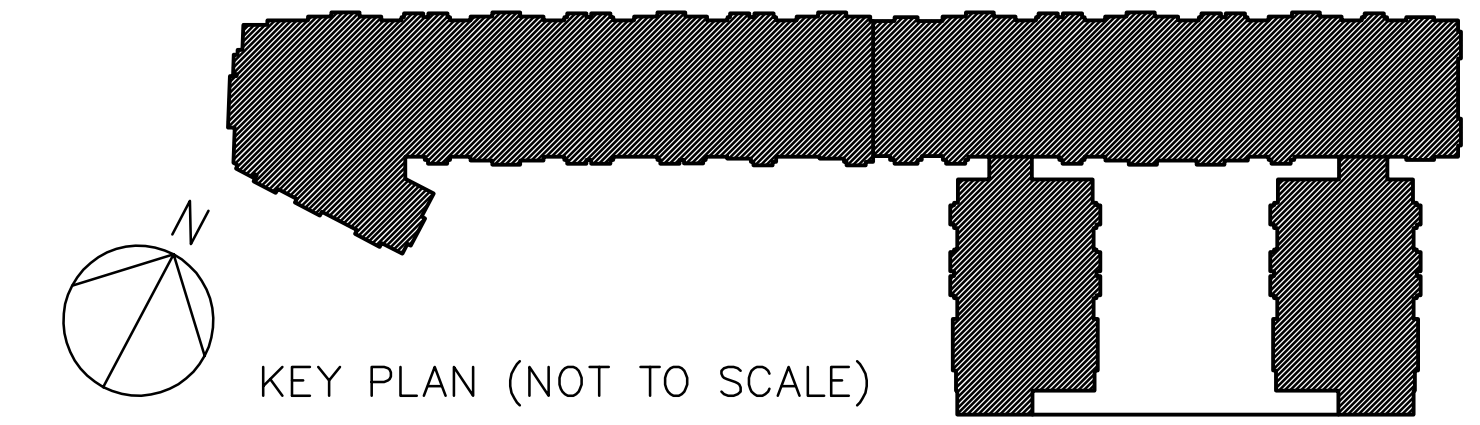


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A103C
 PHASE 2 THIRD FLOOR
 BUILDING PLAN

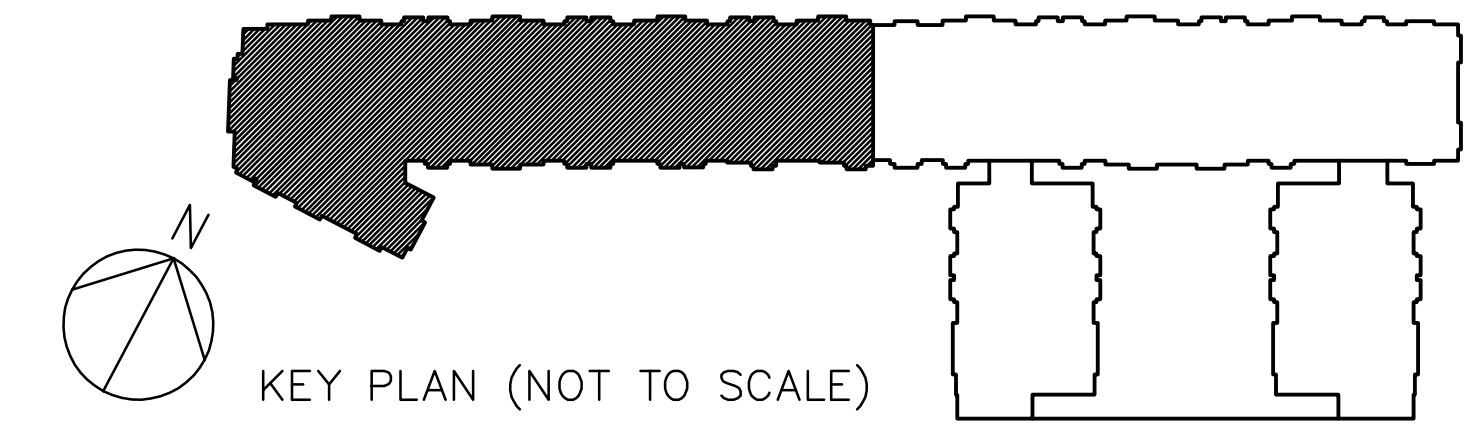


JULY 17, 2018

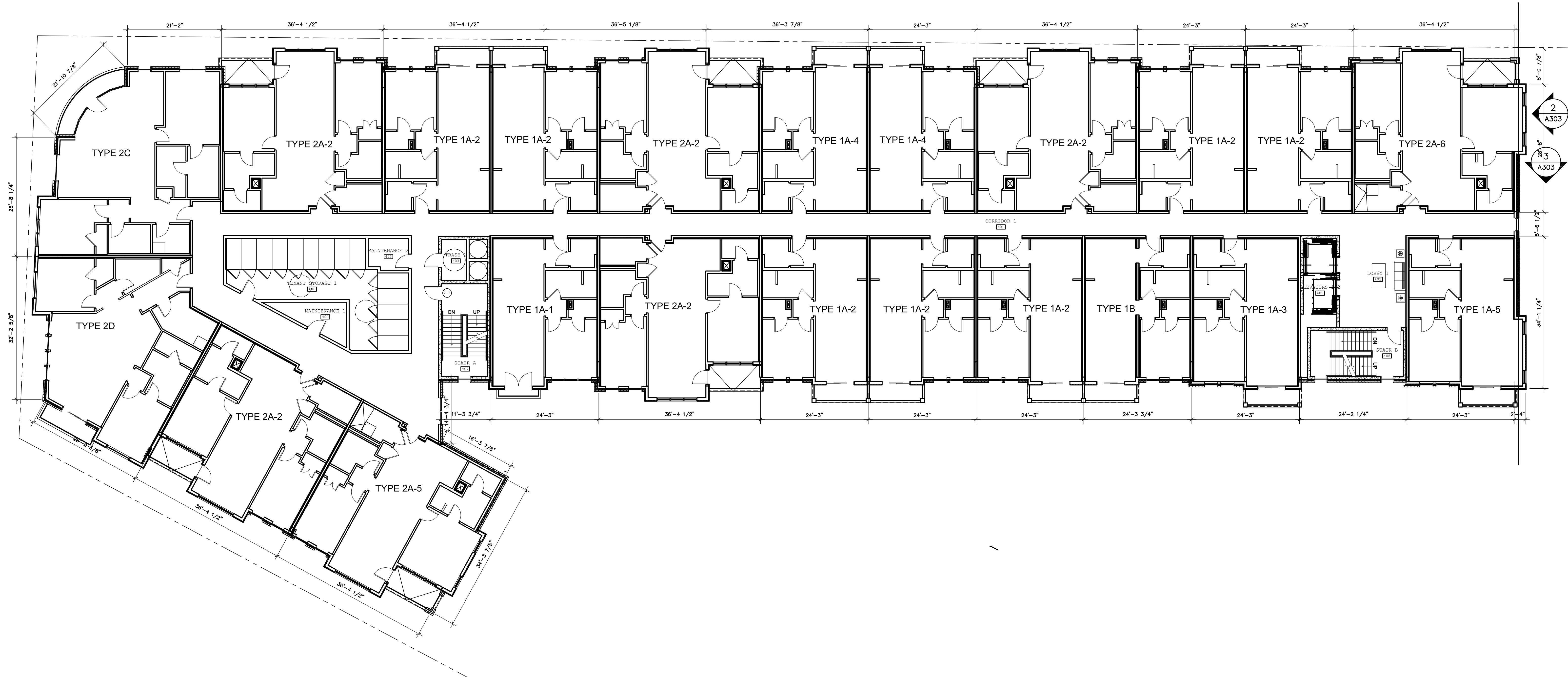
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A104
OVERALL FOURTH FLOOR
BUILDING PLAN



KEY PLAN (NOT TO SCALE)



FOURTH FLOOR PHASE 1

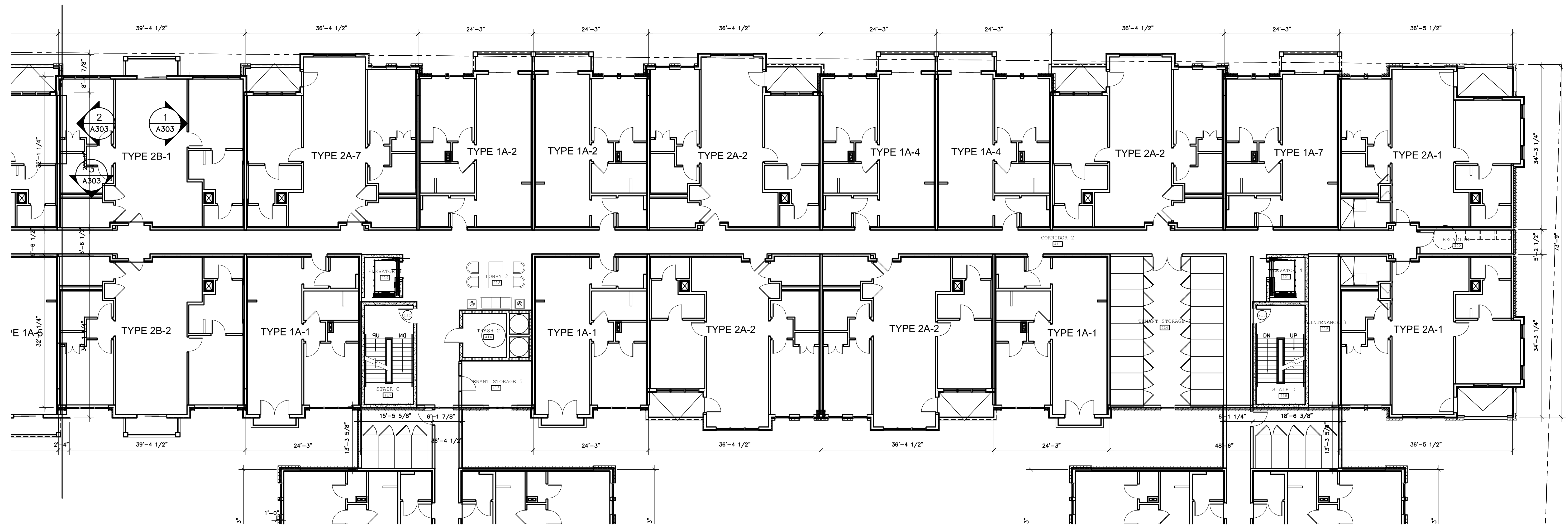
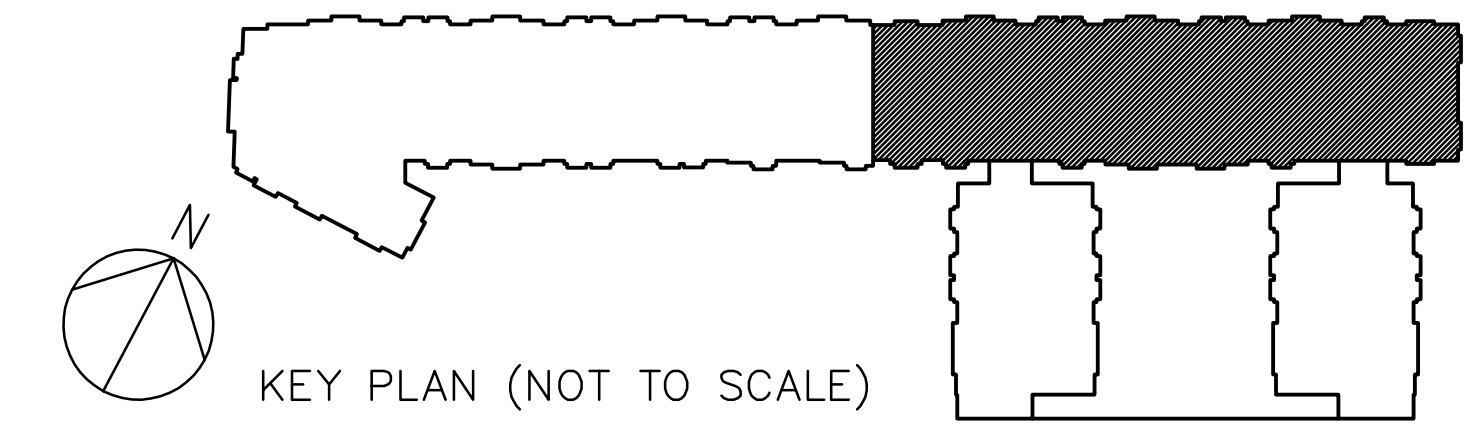
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A104A
 PHASE 1 FOURTH FLOOR
 BUILDING PLAN



JULY 17, 2018



FOURTH FLOOR PHASE 2
(PARTIAL)

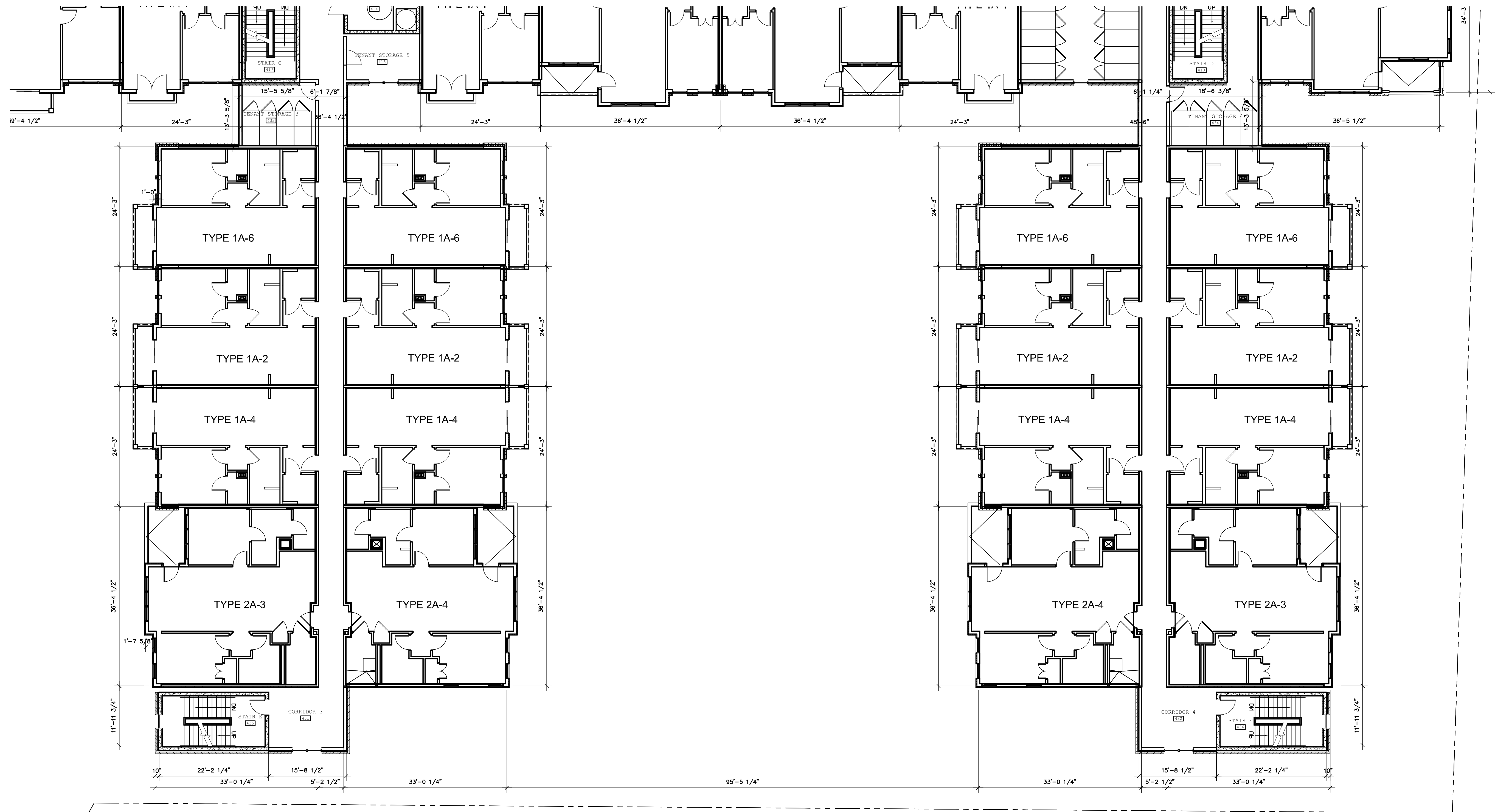
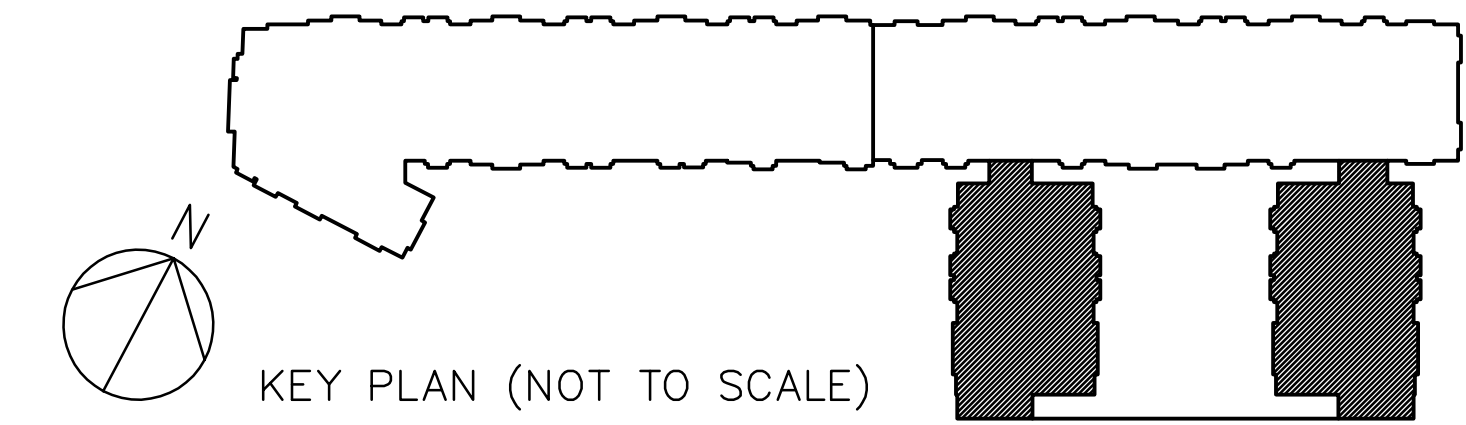


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A104B
PHASE 2 FOURTH FLOOR
BUILDING PLAN



FOURTH FLOOR PHASE 2
(PARTIAL)

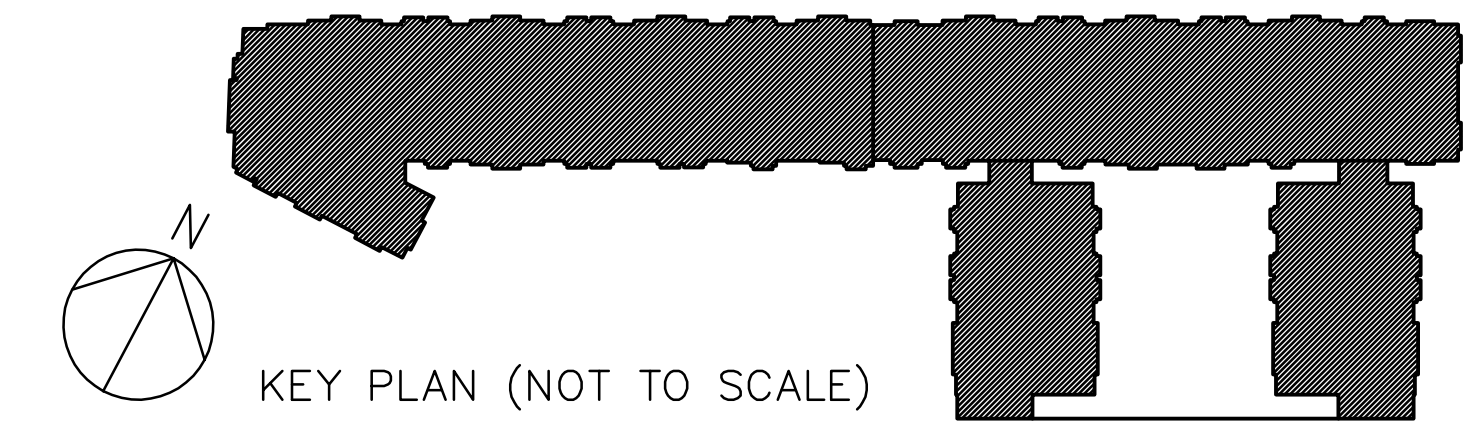


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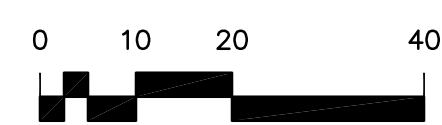
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A104C
 PHASE 2 FOURTH FLOOR
 BUILDING PLAN



ROOF PLAN OVERALL

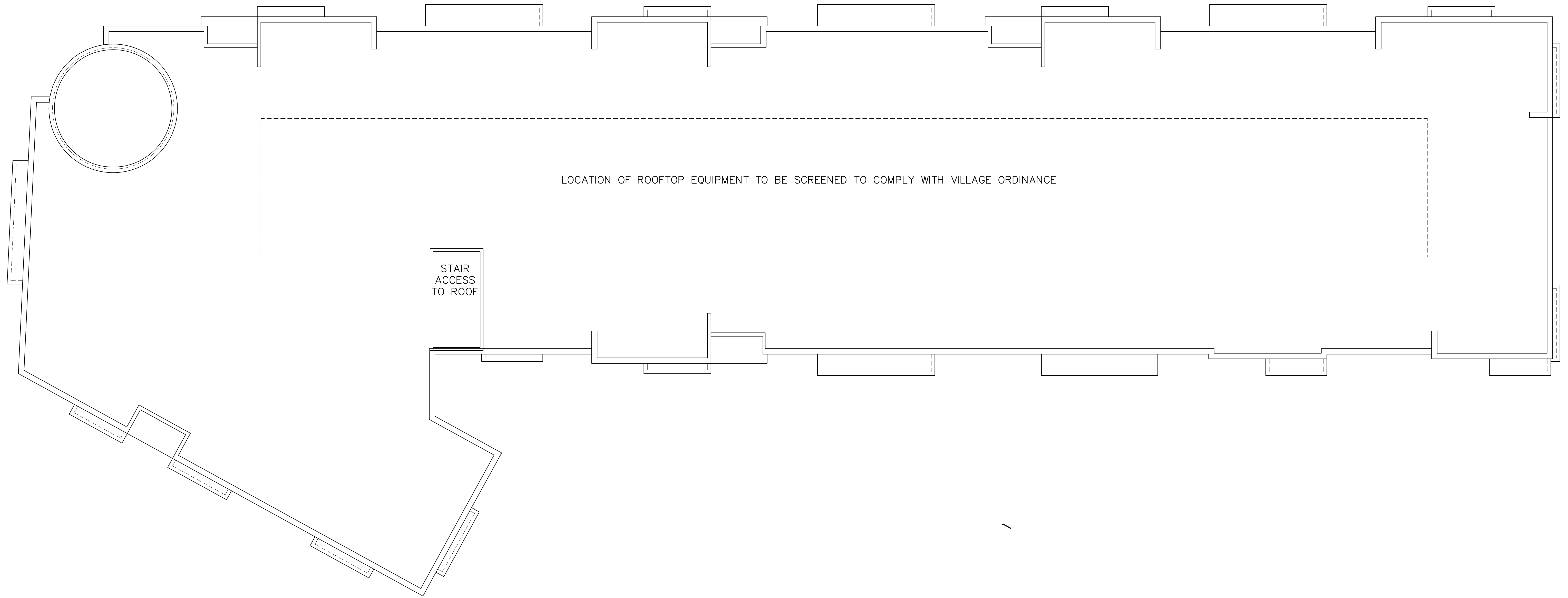
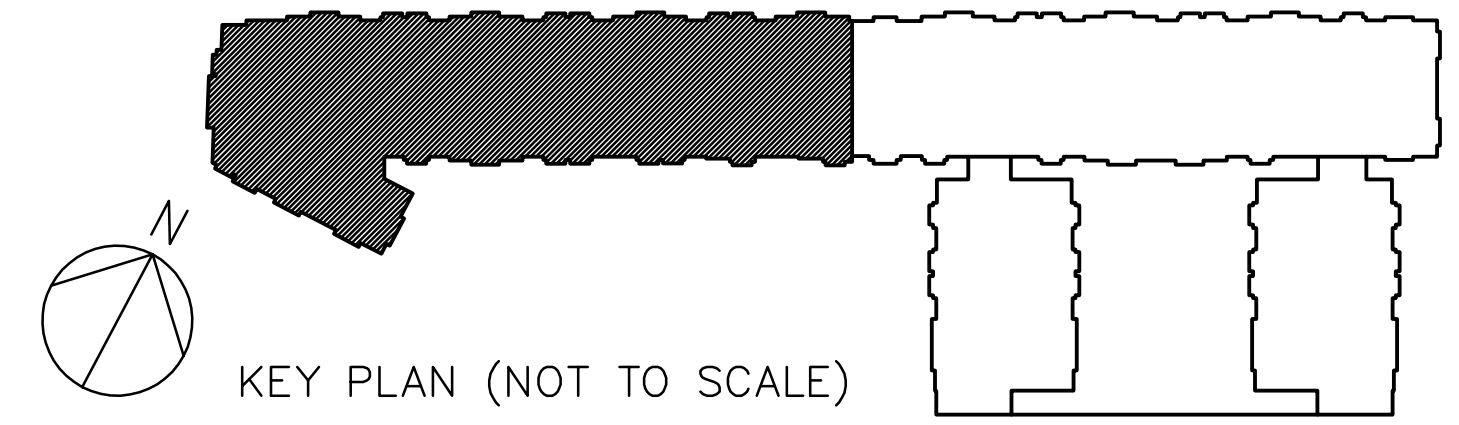


JULY 17, 2018

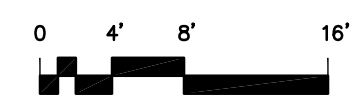
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A105
OVERALL ROOF PLAN



ROOF PLAN PHASE 1

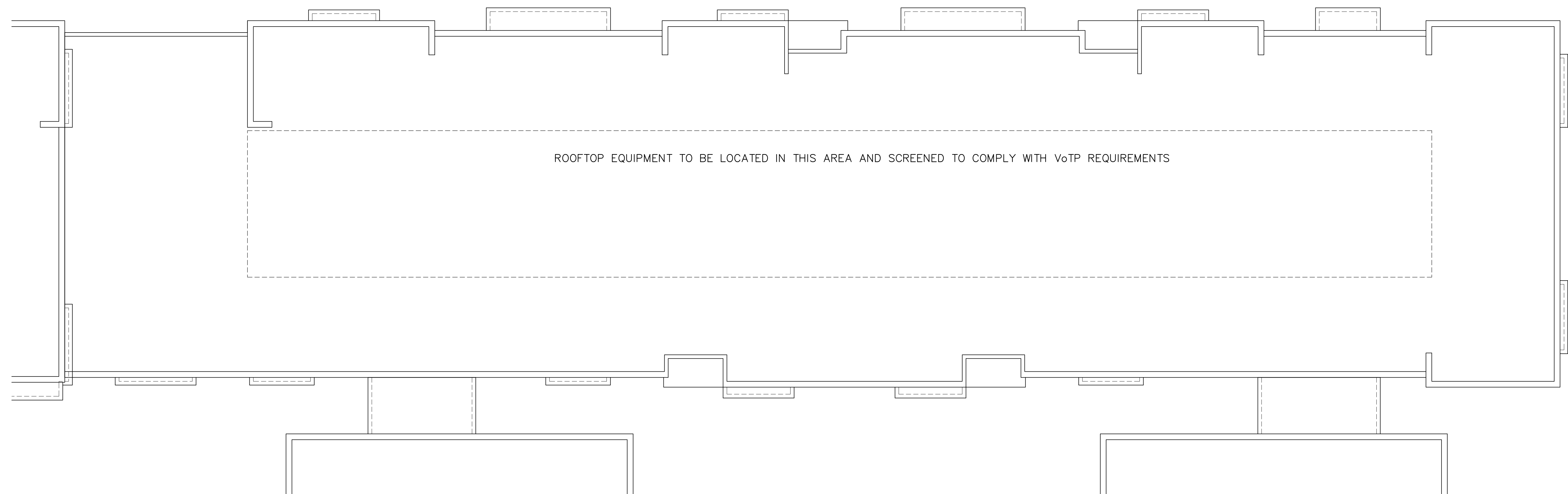
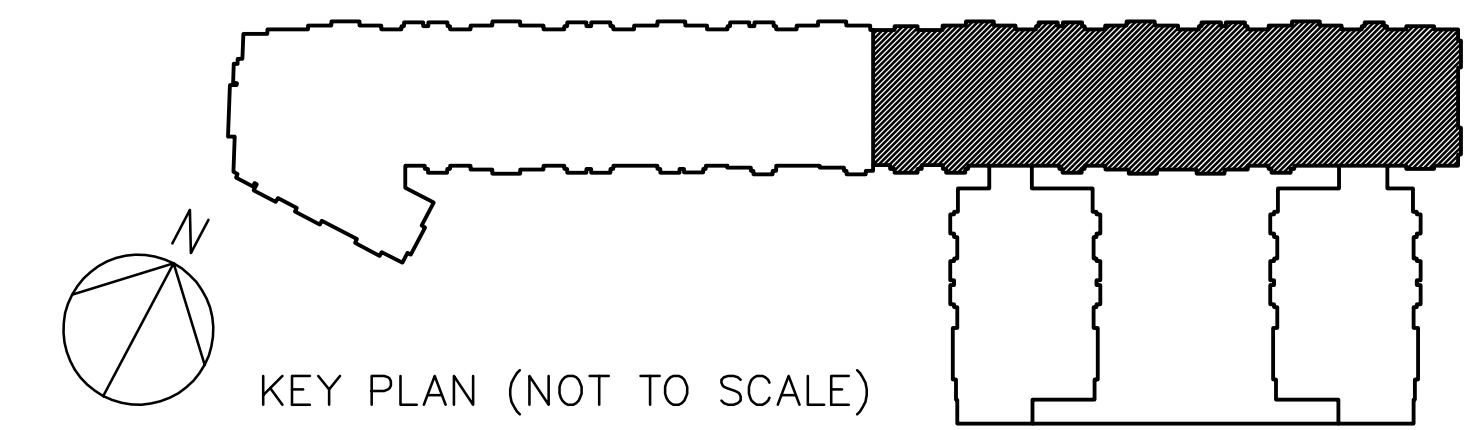


JULY 17, 2018

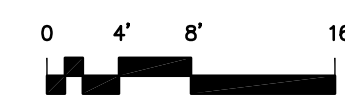
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A105A
PHASE 1 ROOF PLAN



ROOF PLAN PHASE 2
(PARTIAL)

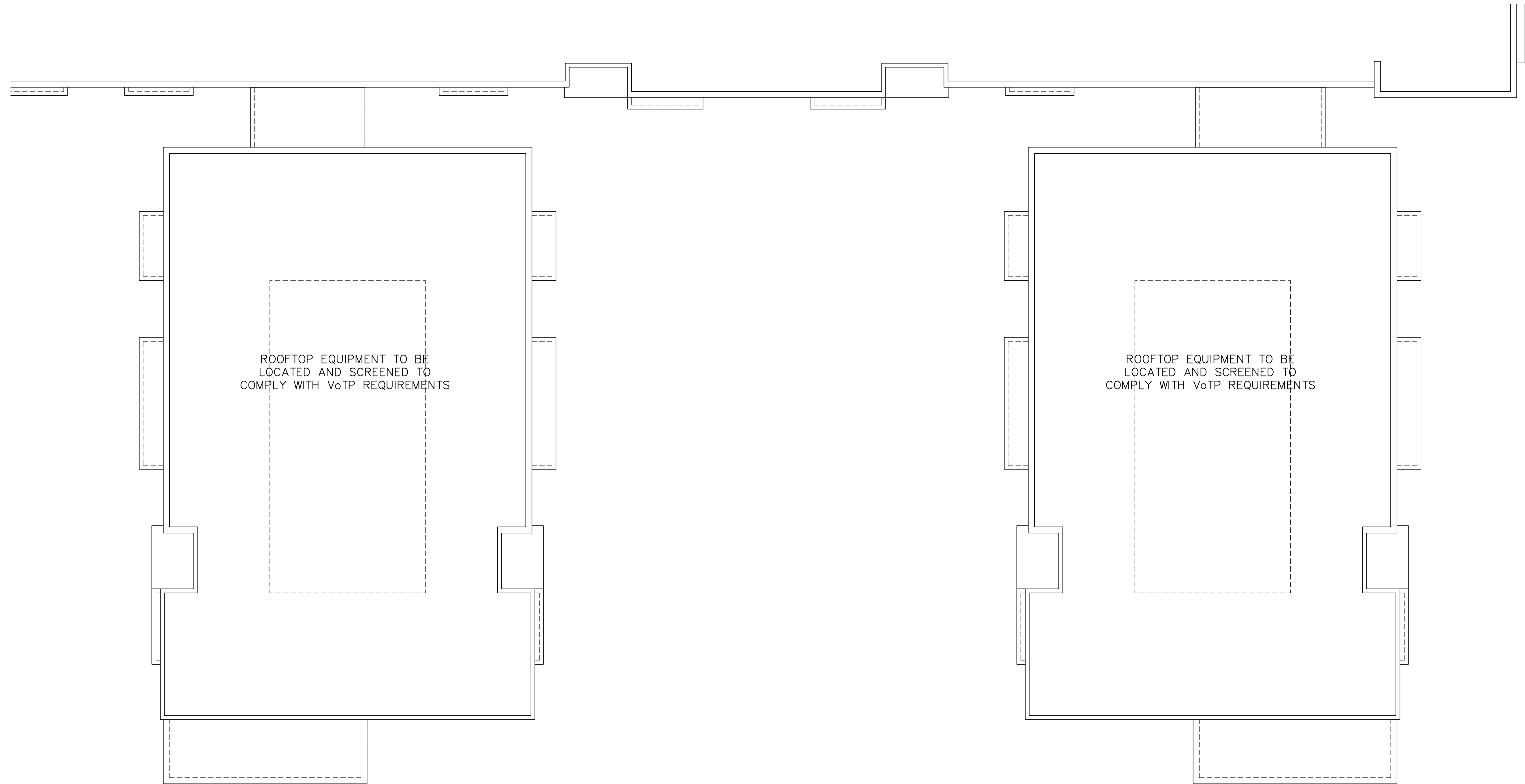
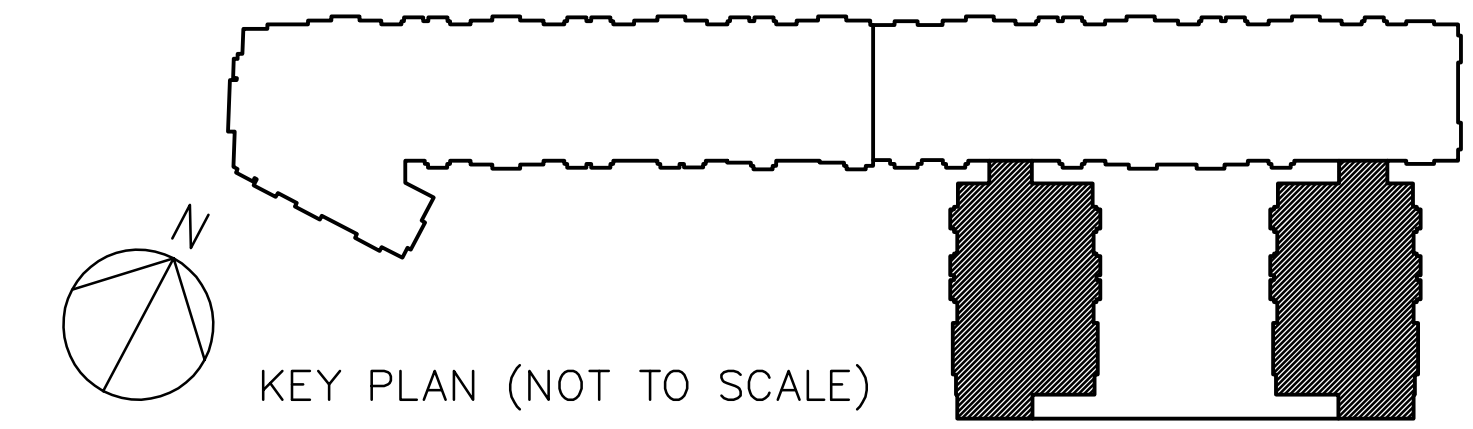


JULY 17, 2018

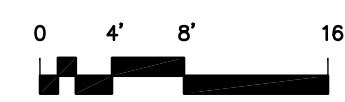
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A105B
PHASE 2 ROOF PLAN



ROOF PLAN PHASE 2
(PARTIAL)



JULY 17, 2018

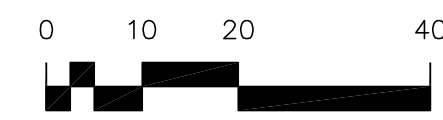
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A105C
PHASE 2 ROOF PLAN

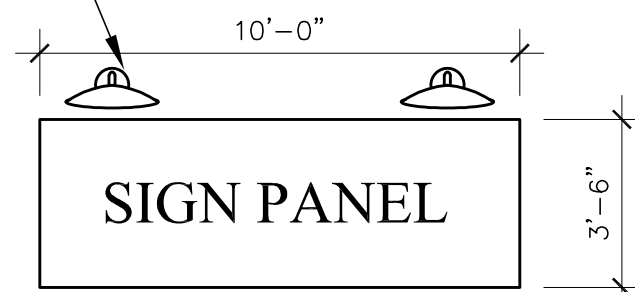


OVERALL ELEVATION
SOUTH STREET



OPTIONAL GOOSENECK
FIXTURE

**B
O
U
L
E
V
A
R
D**
at
Central
Station



TYPICAL STOREFRONT WALL SIGN

SIGNAGE NOTE:
1. ALL EXTERIOR STOREFRONT SIGNAGE WILL BE REVERSE CHANNEL LETTERS ILLUMINATED BY LED, AND IN COLORS TO BE APPROVED IN ADVANCE BY LANDLORD
2. TENANT SHALL HAVE THE CHOICE OF HALO ILLUMINATING (FROM BEHIND) THE SOLID REVERSE CHANNEL LETTERS OR VIA WALL MOUNTED FIXTURES (I.E. "GOOSENECK" STYLE) FACE ILLUMINATED

TENANT SIGNAGE NOTES:
1. MAXIMUM SIGN FACE AREA REGULATIONS FOR WALL SIGNS AT TINLEY PARK ARE BASED ON INDIVIDUAL STORE STREET FRONTAGE WIDTHS. THE STORE WIDTHS AT BOULEVARD VARY BETWEEN 35'-48', WHICH RESULTS IN 35-48 SQ. FT. OF MAXIMUM SIGNAGE. THE TYPICAL SIGN PANEL SHOWN IS 35 SQ. FT.
2. ALL RETAIL TENANTS WILL BE REQUIRED TO APPLY FOR INDIVIDUAL SIGN PERMITS THAT MEET THE REQUIREMENTS OF TINLEY PARK ORDINANCES

MONUMENT SIGNS:
BUILDING MONUMENT SIGNS SHALL NOT BE ILLUMINATED THEMSELVES. LIGHTING SHALL BE LIMITED TO BUILDING FACADE LIGHTING DESIGNED TO ILLUMINATE THE SIGN.

BUILDING PROJECTING SIGN AT CORNER (PHASE 1)



BUILDING PROJECTING SIGN AT BREEZEWAY (PHASE 2)

HALO ILLUMINATED SIGN



TYPICAL SIGNAGE AND
STOREFRONT LAYOUTS

GLAZING % AT COMMERCIAL GROUND LEVEL
USED 11' ABOVE FINISHED FLOOR TO CALCULATE

PHASE 1

SOUTH STREET
3952 SQ FT OF TOTAL WALL AREA
3084 SQ FT OF GLAZING AREA
= 78%

67TH STREET
914 SQ FT OF TOTAL WALL AREA
688 SQ FT OF GLAZING AREA
= 75%

174TH STREET
1191 SQ FT OF TOTAL WALL AREA
504 SQ FT OF GLAZING AREA
= 42%

PHASE 2

SOUTH STREET
3313 SQ FT OF TOTAL WALL AREA
2448 SQ FT OF GLAZING AREA
= 74%

TOTAL PROJECT GLAZING

9320 SQ FT OF TOTAL WALL AREA
6724 SQ FT OF GLAZING AREA
= 72%

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



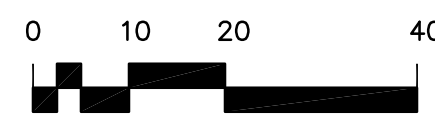
A300

OVERALL ELEVATION
SOUTH STREET

AUGUST 24, 2018



OVERALL ELEVATION
SOUTH STREET



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A300-R
OVERALL ELEVATION SOUTH STREET



PHASE 1 ELEVATION
BREEZEWAY



ALTERNATE PHASE 1
ELEVATION
64TH STREET



PHASE 1 ELEVATION
64TH STREET



PHASE 1 ELEVATION
SOUTH STREET



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A301
PHASE 1 ELEVATIONS
SOUTH, 64TH, BREEZEWAY



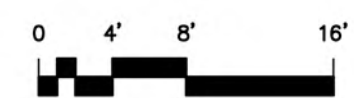
PHASE 1 ELEVATION
BREEZEWAY



PHASE 1 ELEVATION
67TH CT



PHASE 1 ELEVATION
SOUTH STREET



August 24, 2018

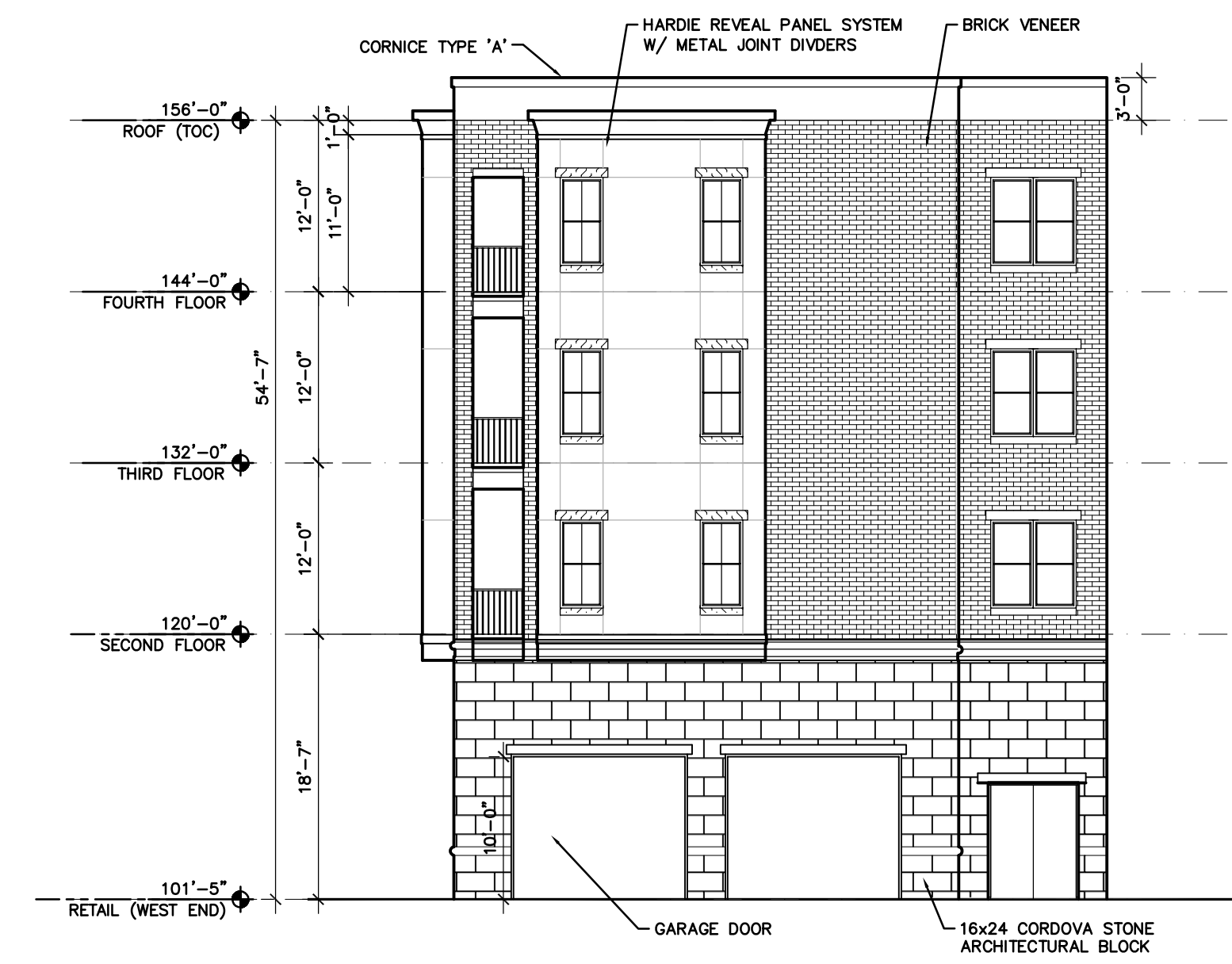
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



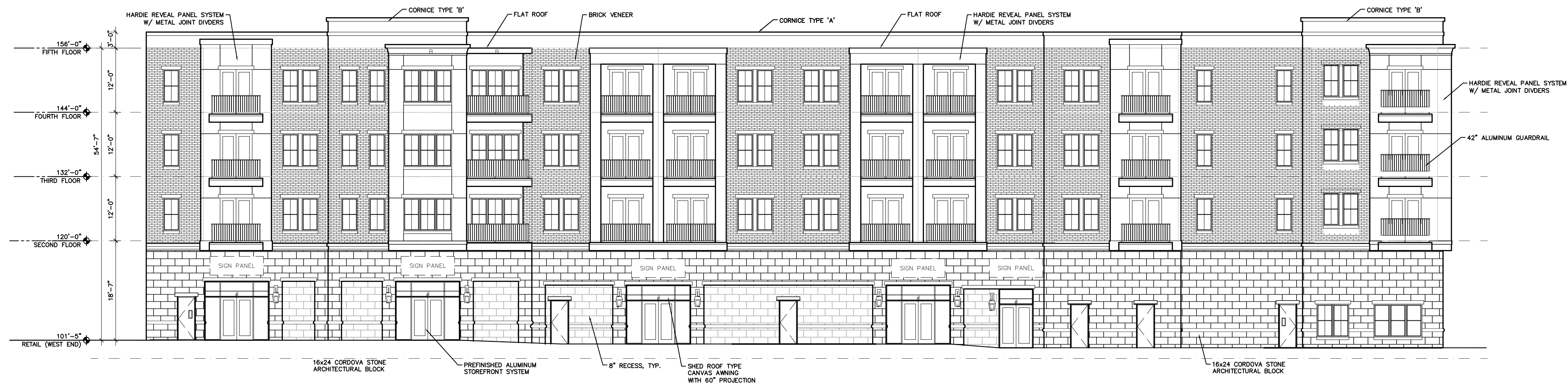
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 PHASE 1 ELEVATIONS
 SOUTH, 64TH, BREEZEWAY



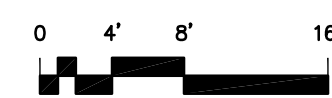
PHASE 1 ELEVATION
174TH STREET



PHASE 1 ELEVATION
COURTYARD



PHASE 1 ELEVATION
COURTYARD



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A301A
PHASE 1 ELEVATIONS
174TH, COURTYARD



PHASE 1 ELEVATION
174TH STREET



PHASE 1 ELEVATION
COURTYARD



PHASE 1 ELEVATION
COURTYARD

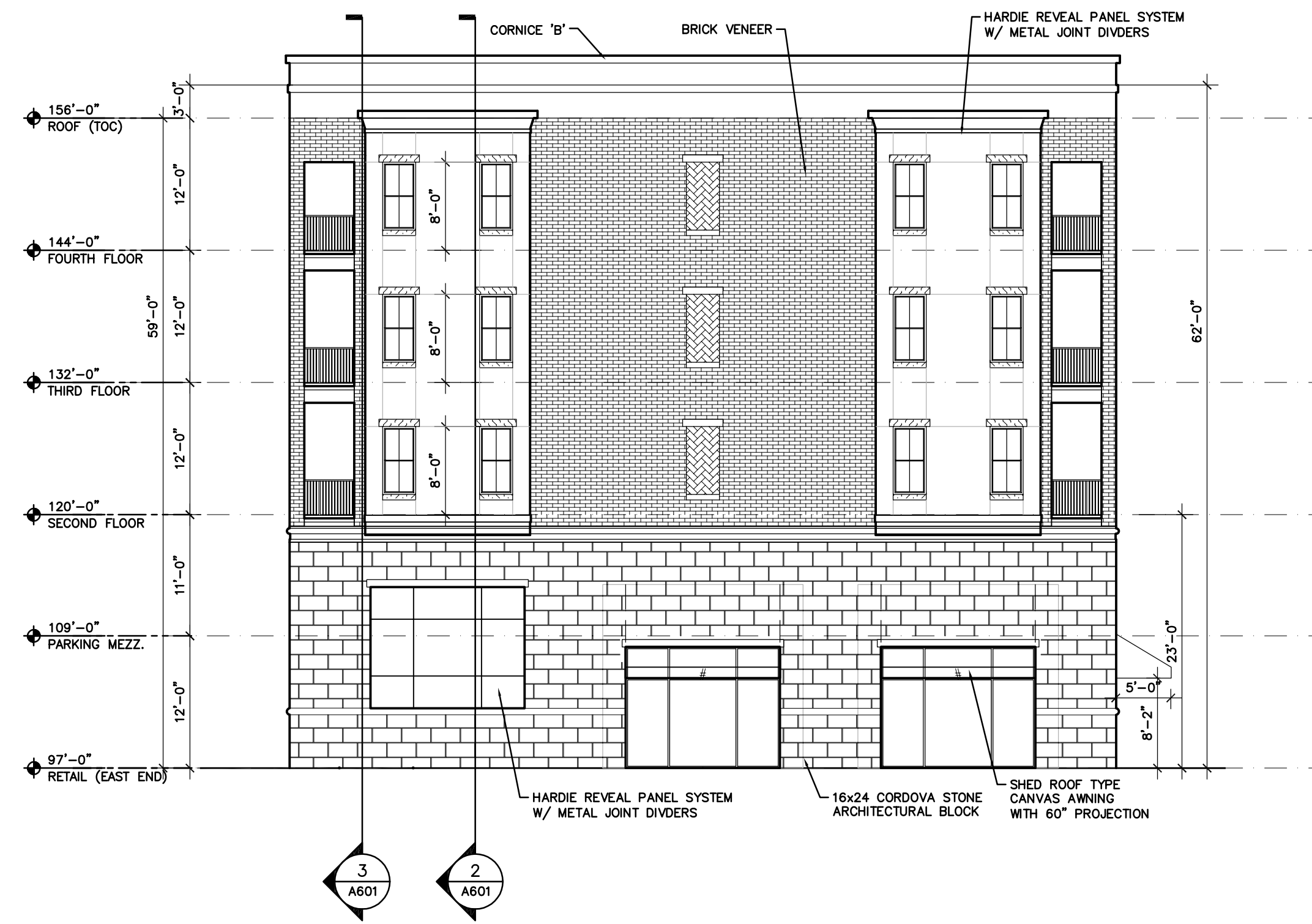


August 24, 2018

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



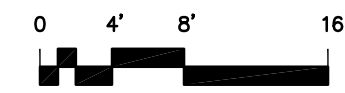
A301A-R
 PHASE 1 ELEVATIONS
 174TH, COURTYARD



PHASE 2 ELEVATION EAST



PHASE 2 ELEVATION SOUTH STREET



JULY 17, 2018

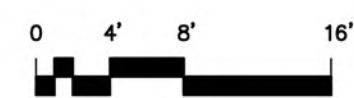
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



A302
 PHASE 2 ELEVATIONS
 SOUTH, EAST



PHASE 2 ELEVATION
SOUTH STREET

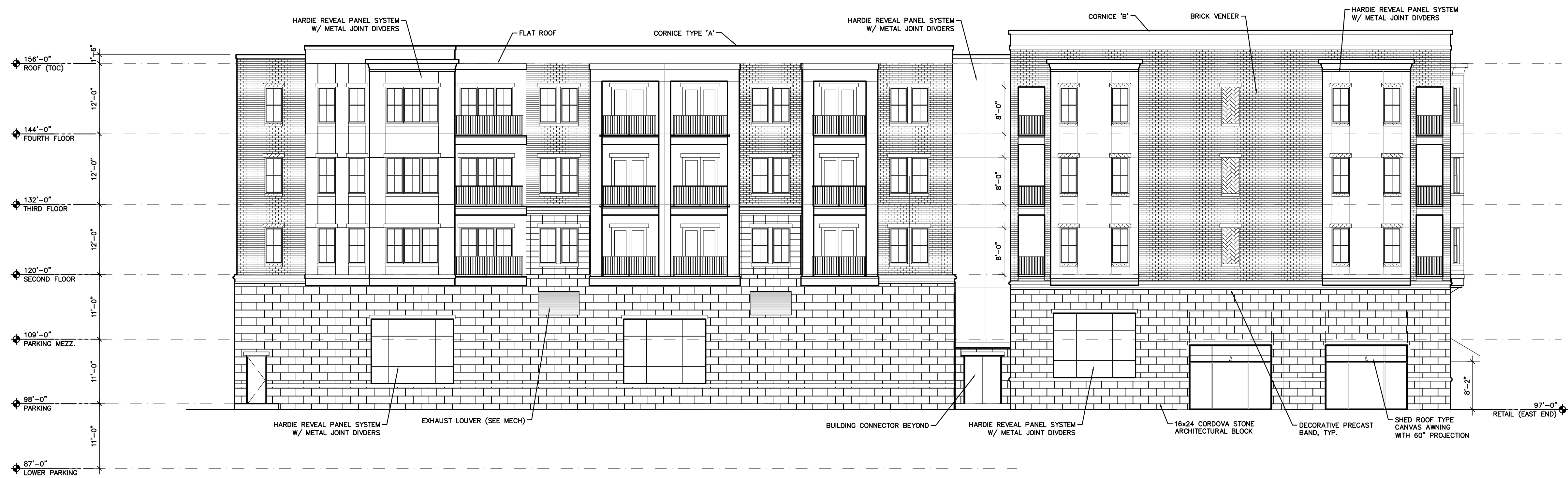


August 24, 2018

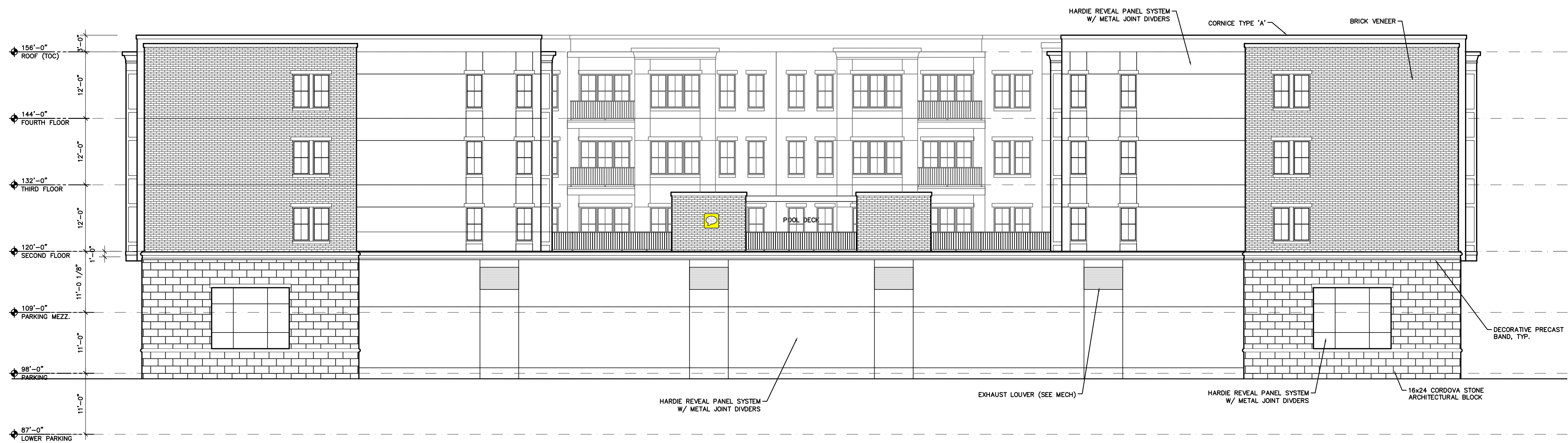
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



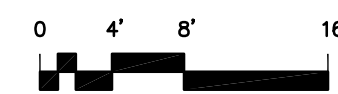
A302-R
PHASE 2 ELEVATIONS SOUTH



PHASE 2 ELEVATION
EAST



PHASE 2 ELEVATION
SOUTH



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



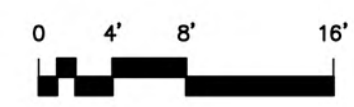
A302A
PHASE 2 ELEVATIONS
SOUTH, EAST



PHASE 2 ELEVATION
EAST



PHASE 2 ELEVATION
SOUTH

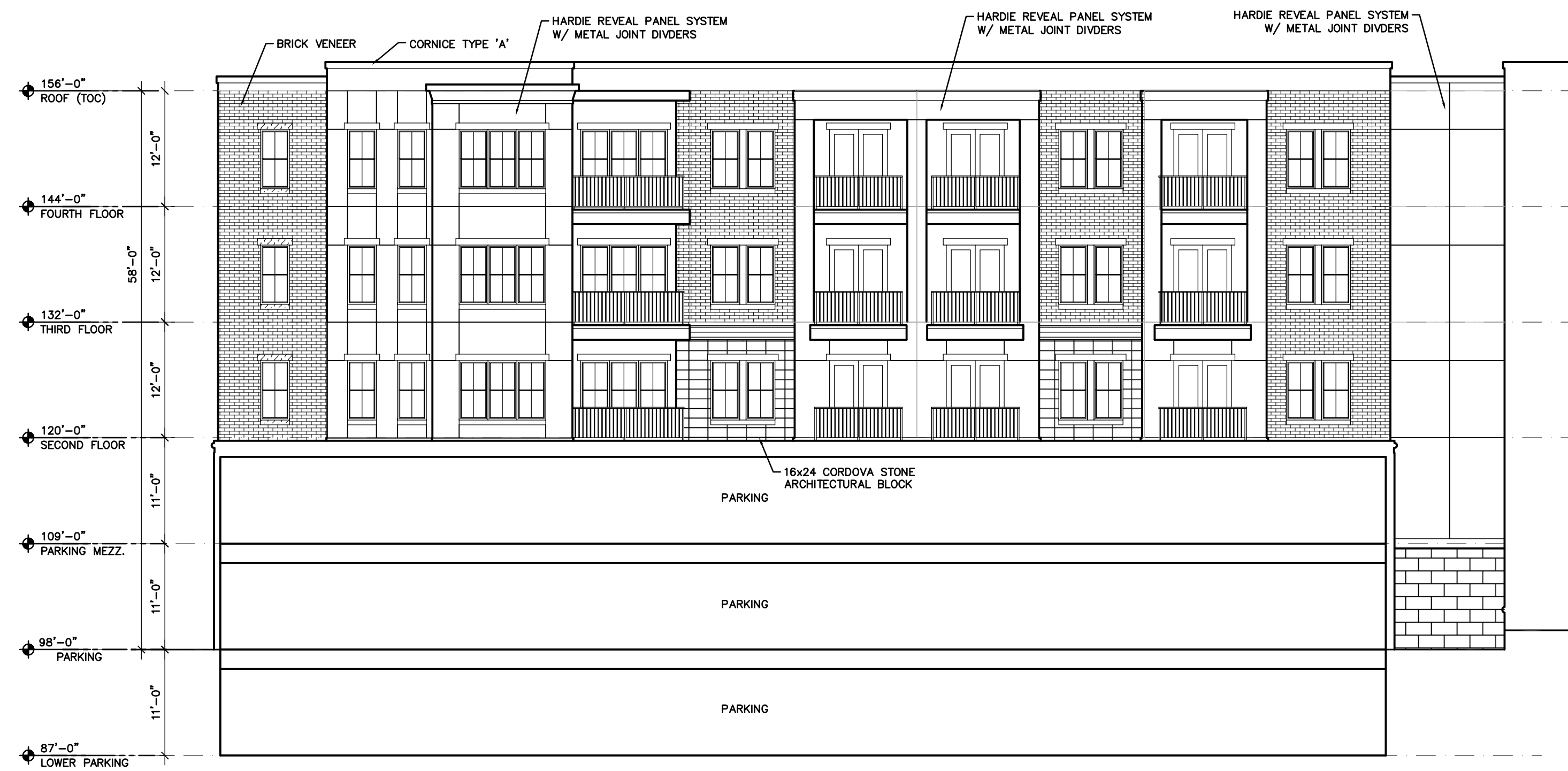


August 24, 2018

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



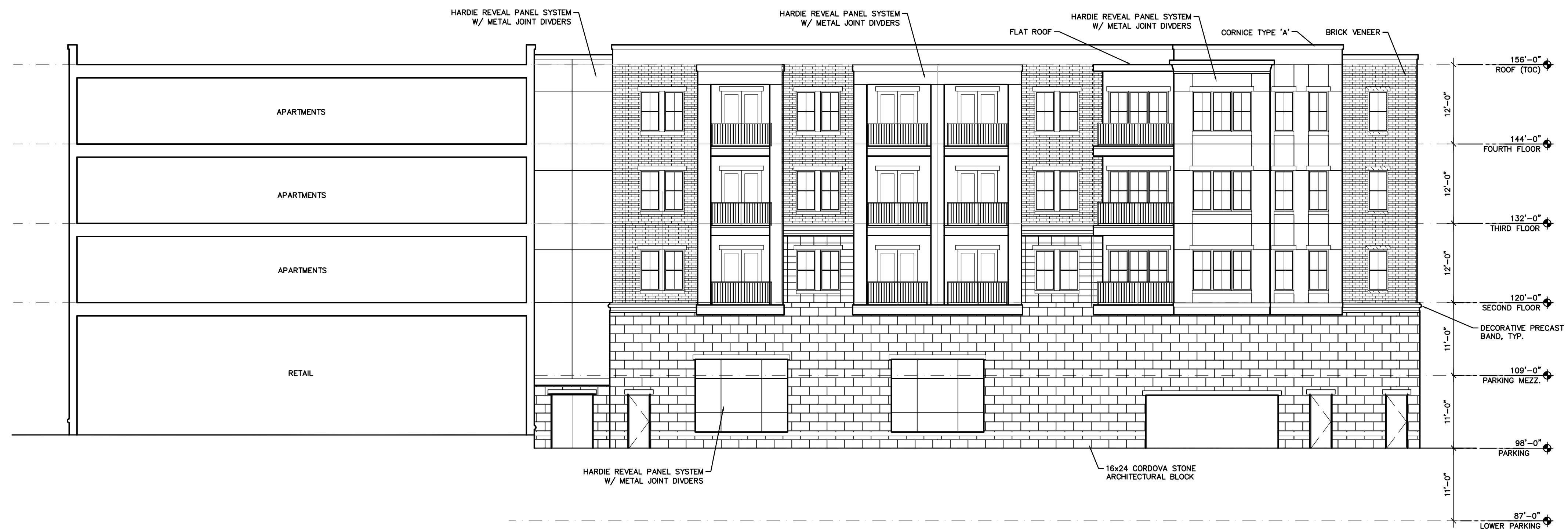
A302A-R
PHASE 2 ELEVATIONS SOUTH, EAST



PHASE 2 ELEVATION
EAST FACING POOL



PHASE 2 ELEVATION
WEST FACING POOL



PHASE 2 ELEVATION
COURTYARD/GARAGE ENTRY



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A302B
PHASE 2 ELEVATIONS
POOL, COURTYARD



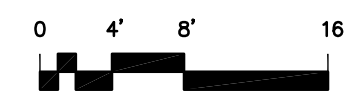
PHASE 2 ELEVATION
EAST FACING POOL



PHASE 2 ELEVATION
WEST FACING POOL



PHASE 2 ELEVATION
COURTYARD/GARAGE ENTRY



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A302B-R
PHASE 2 ELEVATIONS POOL, COURTYARD



RENDERING 1 - PHASE 1



RENDERING 1 - PHASE 2

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

August 24, 2018



A310-R

3D COLORED RENDERINGS



RENDERING 2 - PHASE 1



RENDERING 2- PHASE 2

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

August 24, 2018



A311-R
3D COLORED RENDERINGS



RENDERING 3 - PHASE 1



RENDERING 3 - PHASE 2

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

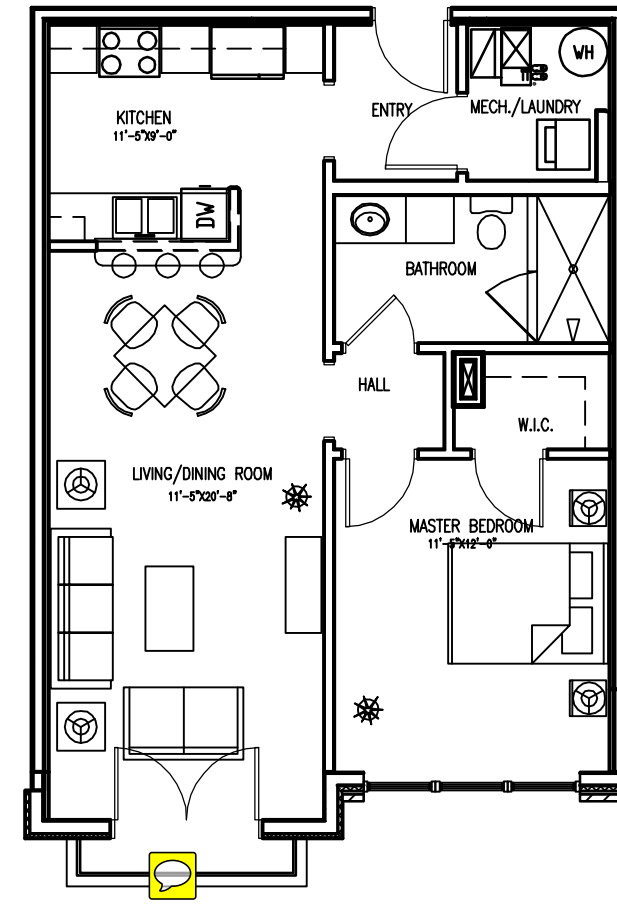
SOUTH STREET, LLC.

August 24, 2018

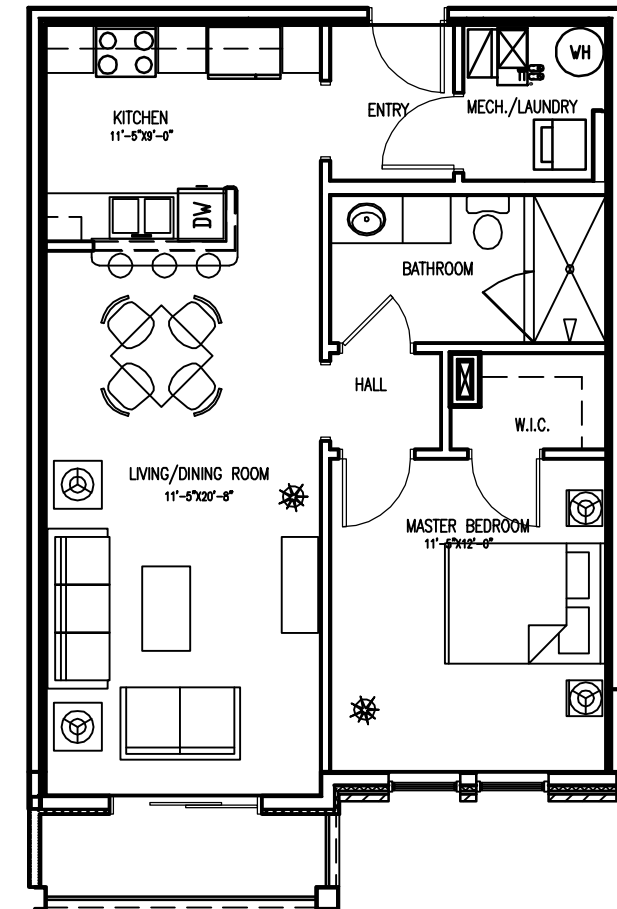


A312-R

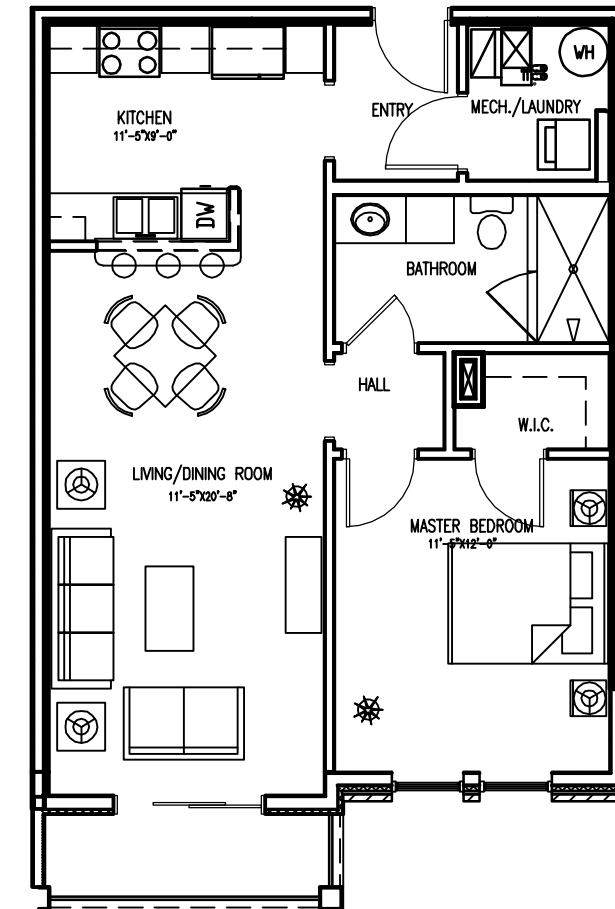
3D COLORED RENDERINGS



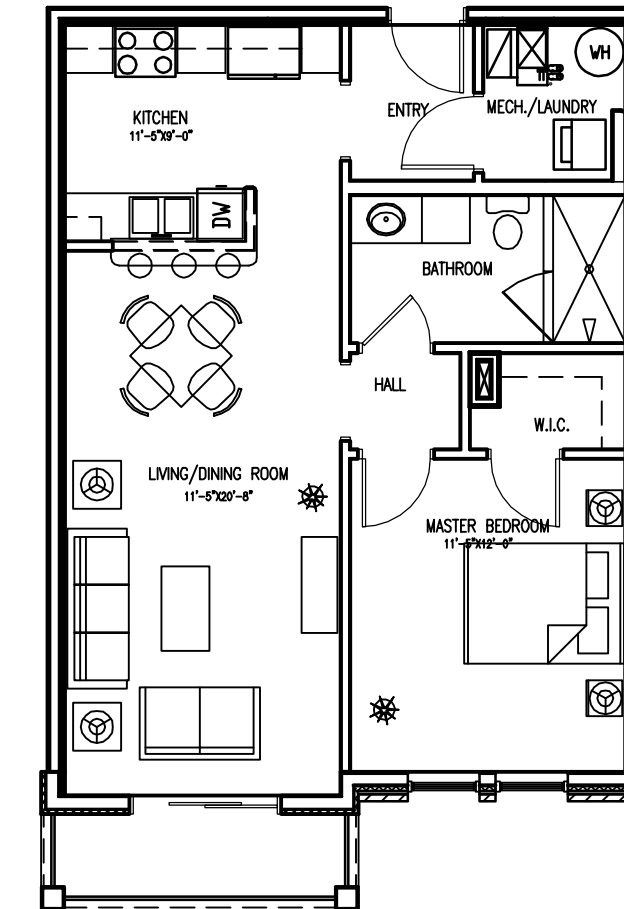
UNIT TYPE 1A-1



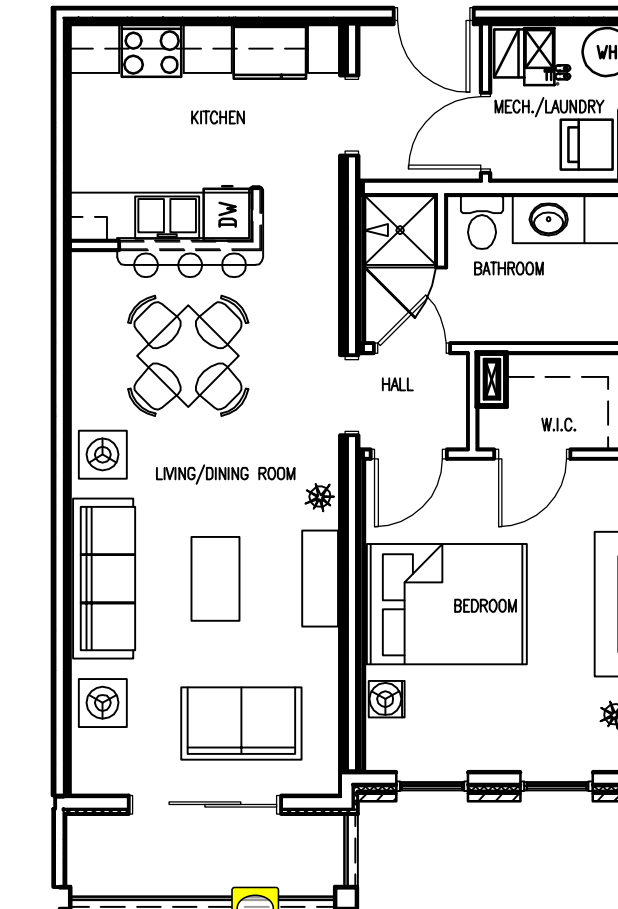
UNIT TYPE 1A-2



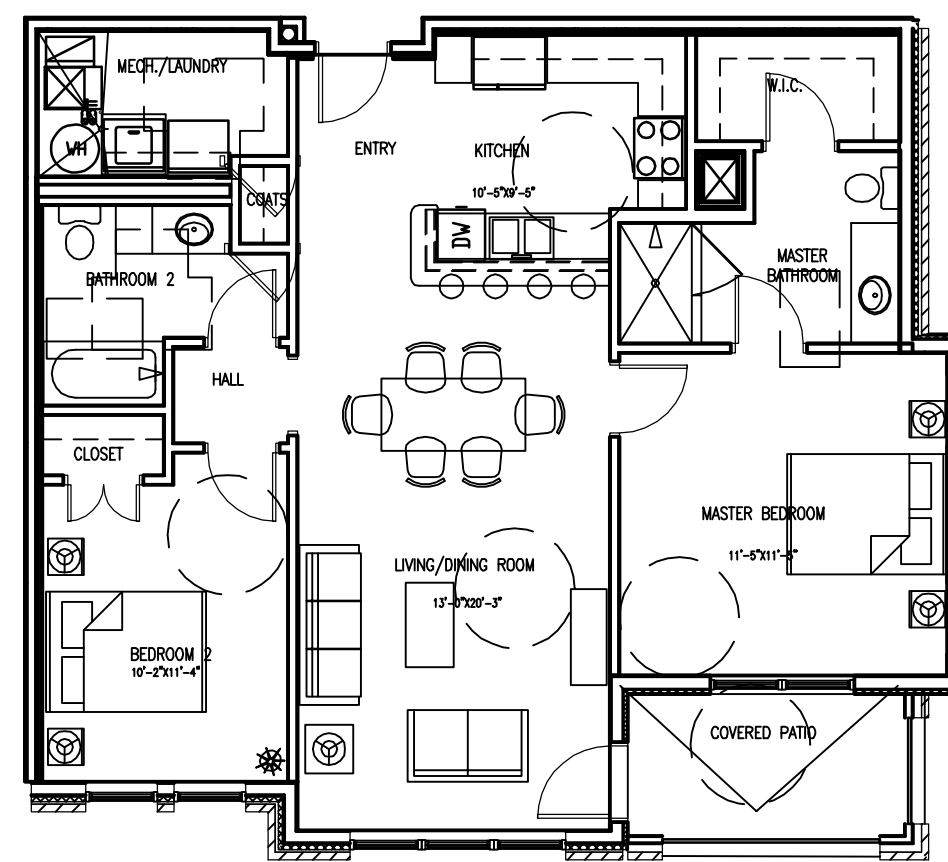
UNIT TYPE 1A-4
SIMILAR TO:
UNIT TYPE 1A-3



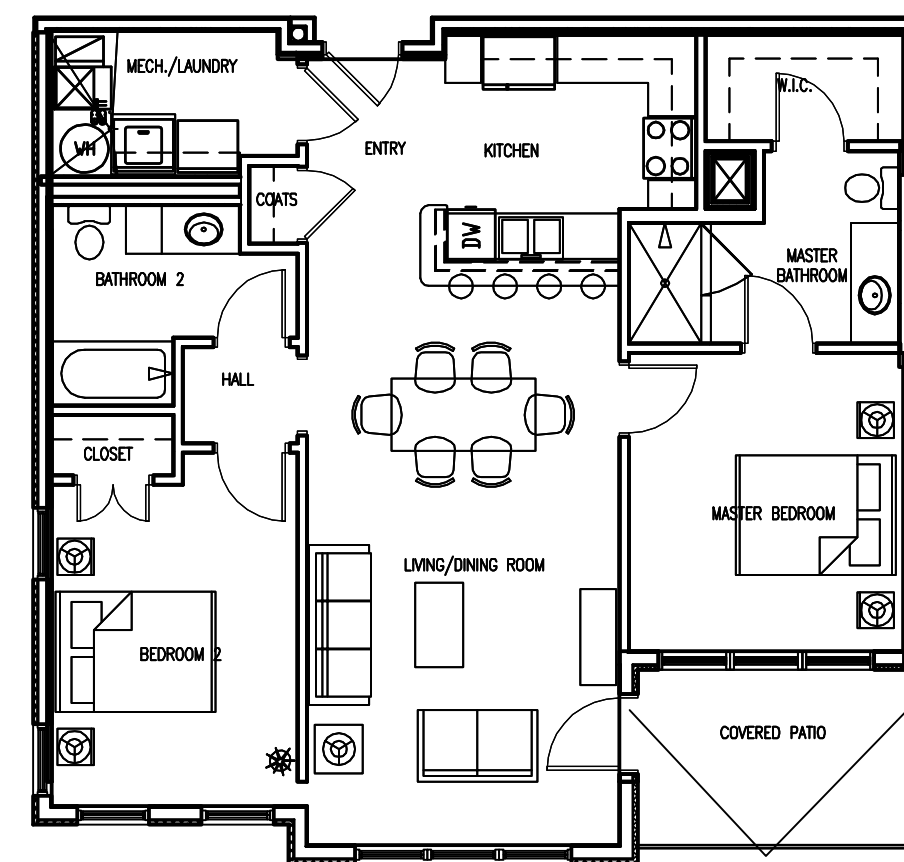
UNIT TYPE 1A-6
SIMILAR TO:
UNIT TYPE 1A-5
UNIT TYPE 1A-7



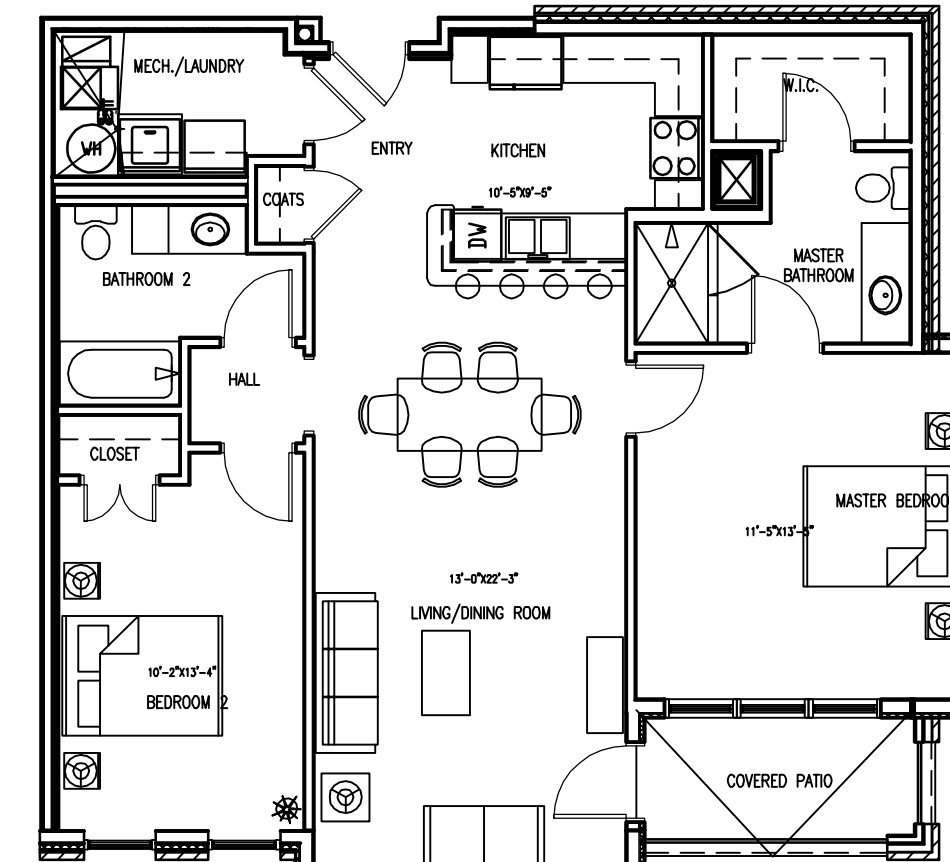
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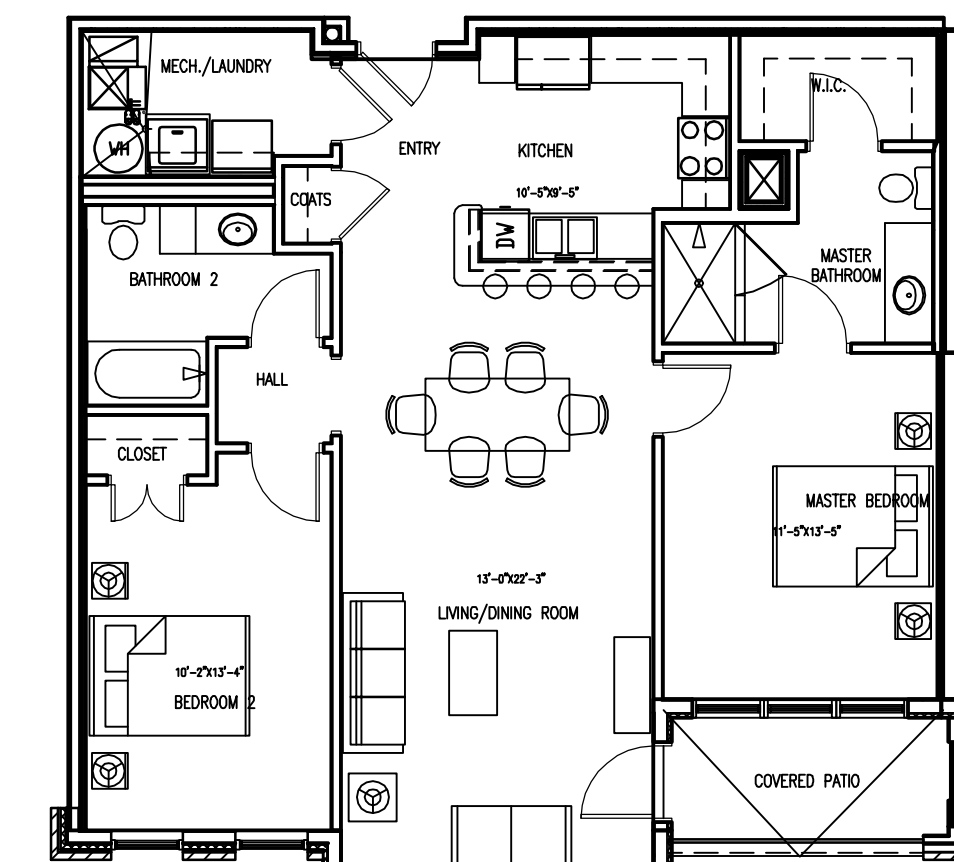
UNIT TYPE 2A-1
SIMILAR TO:
UNIT TYPE 2A-2



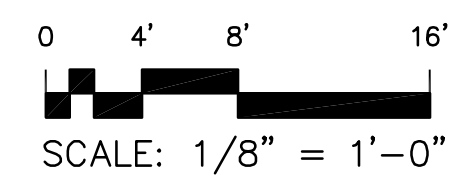
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SIMILAR TO:
UNIT TYPE 2A-3



UNIT TYPE 2A-5



UNIT TYPE 2A-6
SIMILAR TO:
UNIT TYPE 2A-7

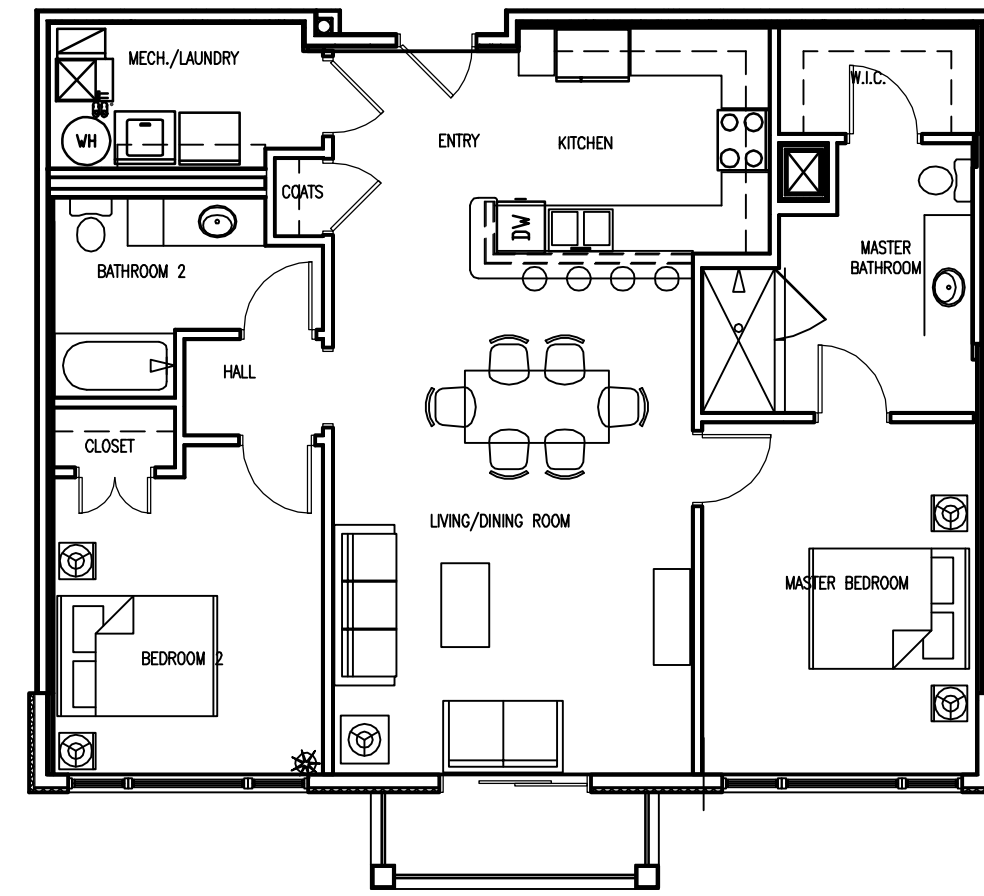


AUGUST 24, 2018

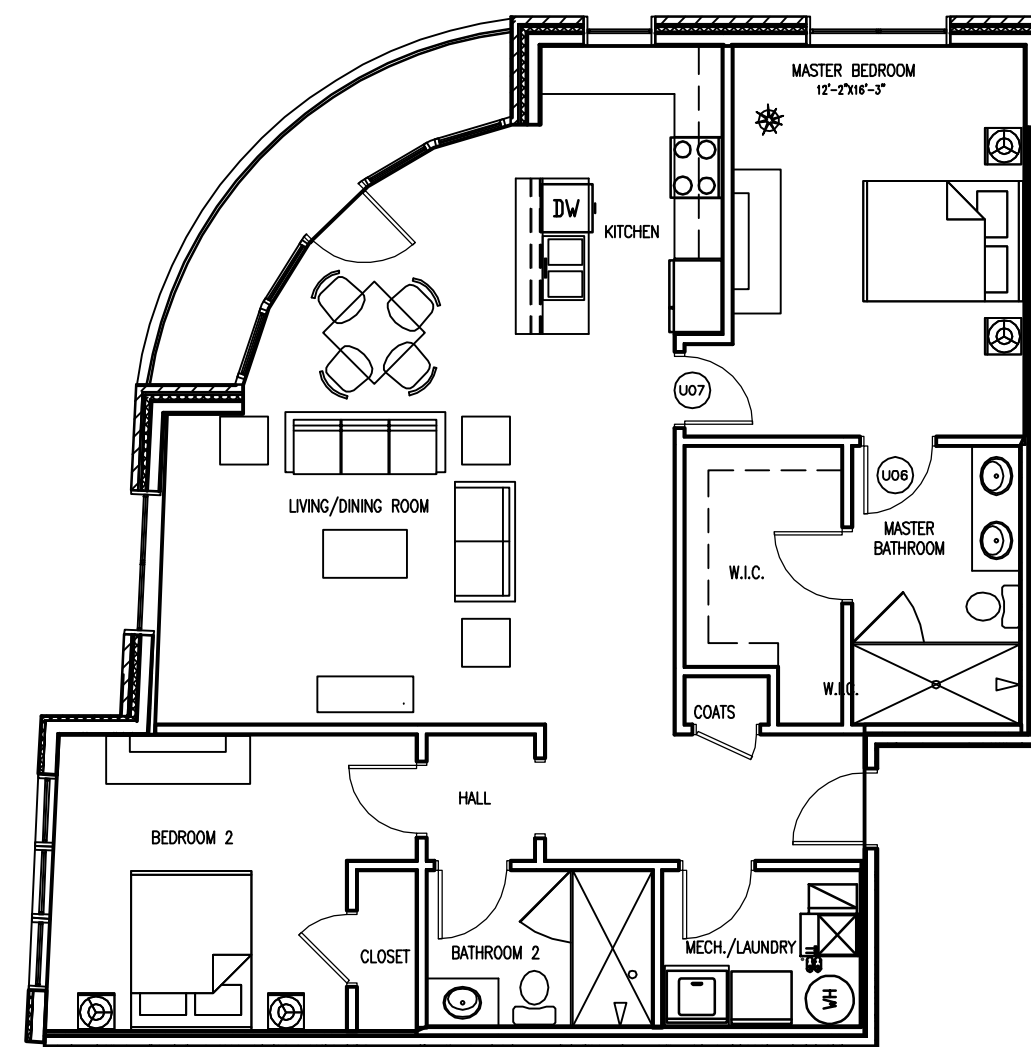
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



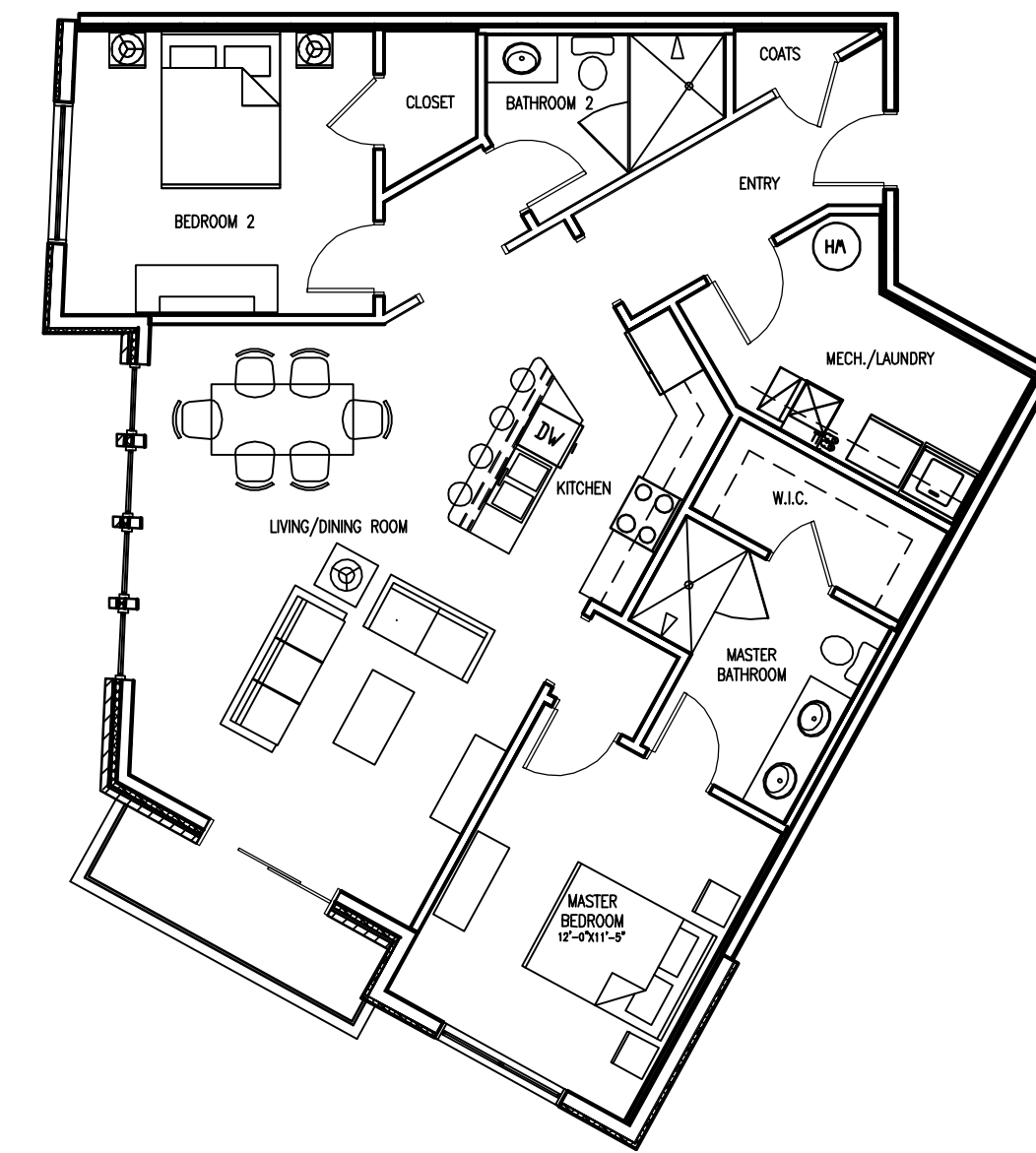
A401
UNITS FLOOR PLANS



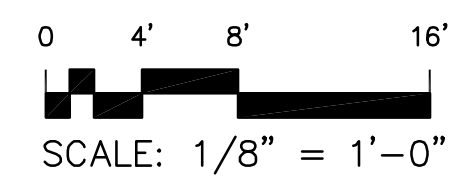
UNIT TYPE 2B-1
SIMILAR TO 2B & 2B-2



UNIT TYPE 2C
SIMILAR TO 2C-1



UNIT TYPE 2D



AUGUST 24, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A402
UNITS FLOOR PLANS



STREETScape



BENCH AND WASTE BIN



AWNING & STREETScape



FLUSH PLANTER



AWNINGS & STREETScape



BIOSWALE PLANTER



METAL AWNINGS



BUILDING WALL SCONCE LIGHT



AWNINGS & STREETScape



STREET LIGHT

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018

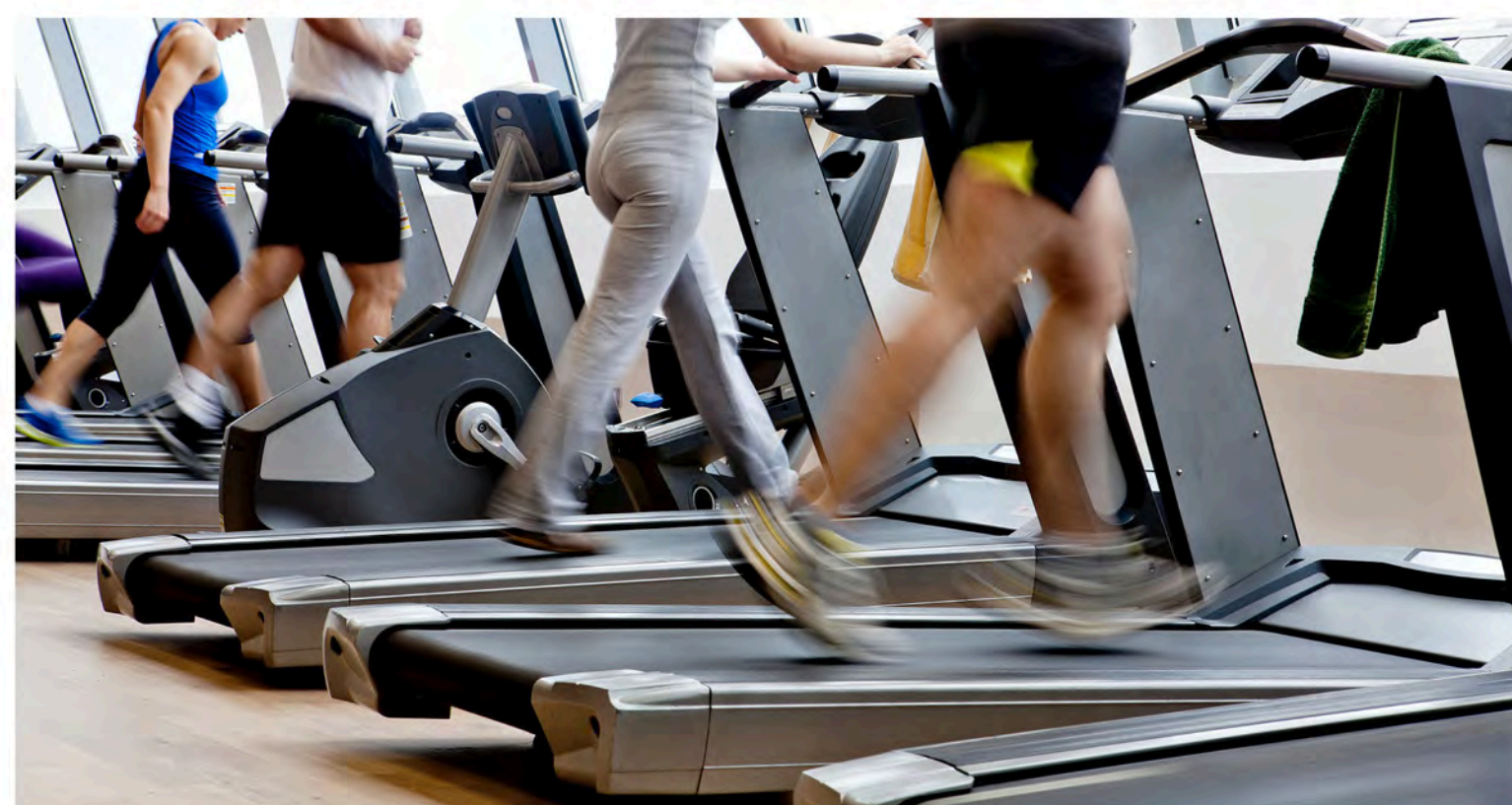
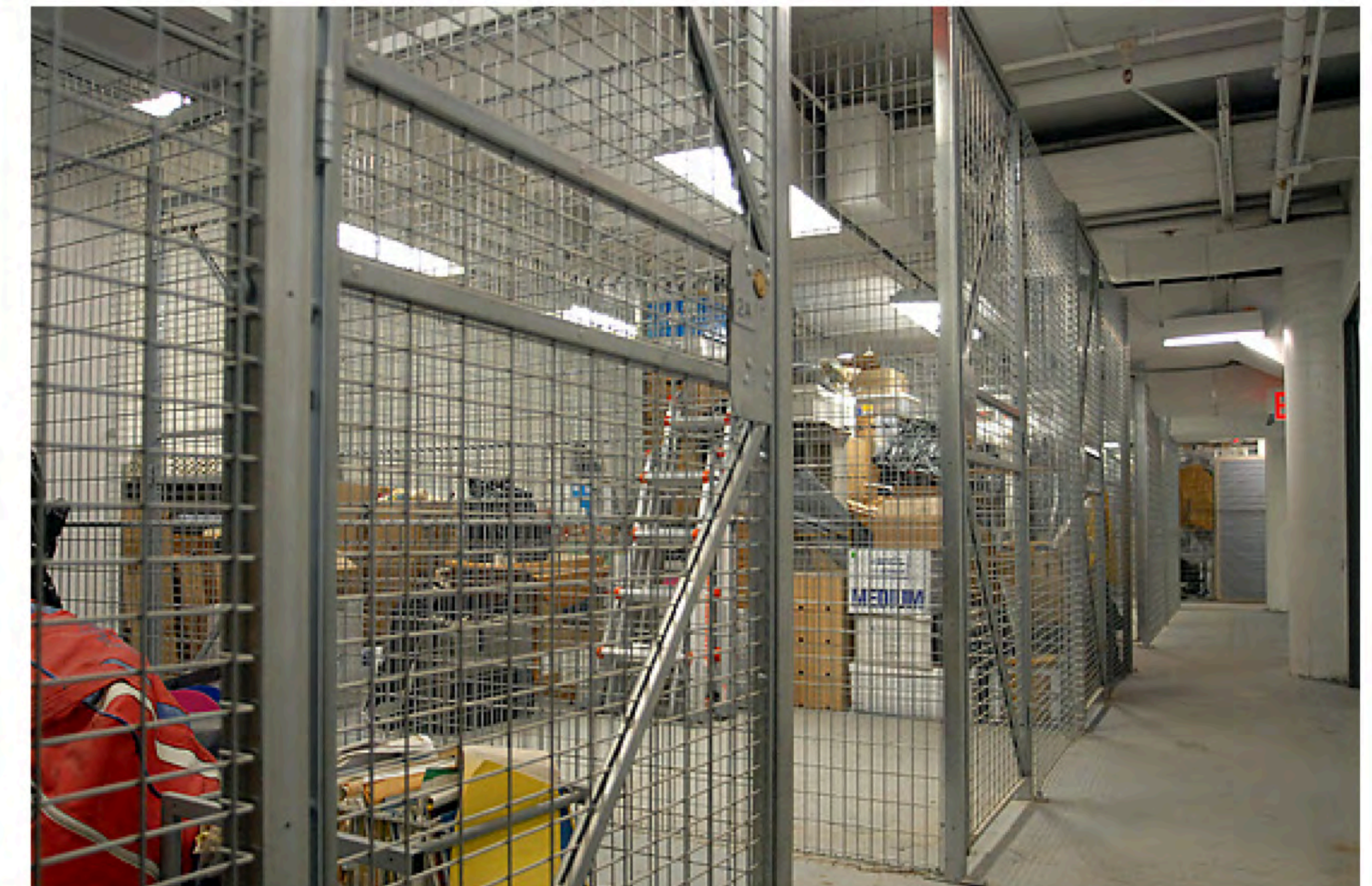


A900

EXTERIOR FINISHES

RESIDENT AMENITIES

- LOBBY LOUNGE & CLUB ROOM
- MAIL & PARCEL STORAGE
- FITNESS STUDIO
- BIKE STORAGE
- PRIVATE RESIDENT'S STORAGE
- CONFERENCE ROOM
- SECURITY & SURVEILLANCE
- SMART HOME TECHNOLOGY



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018

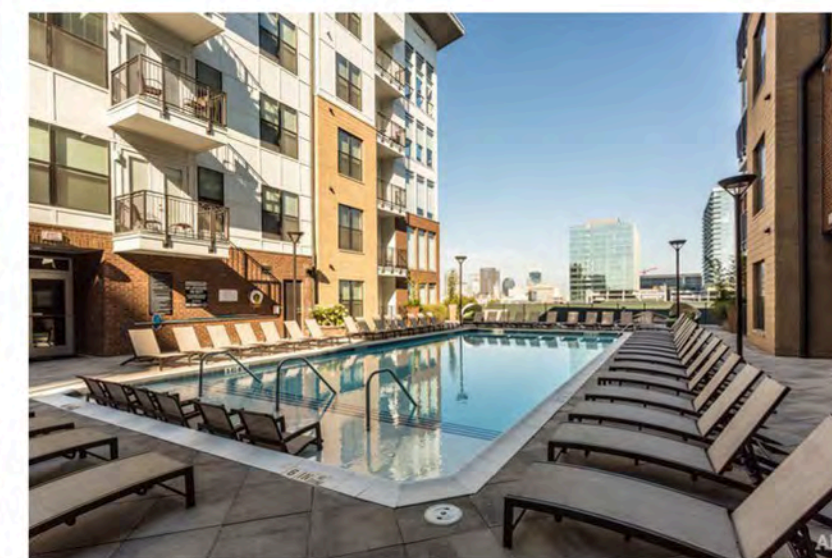
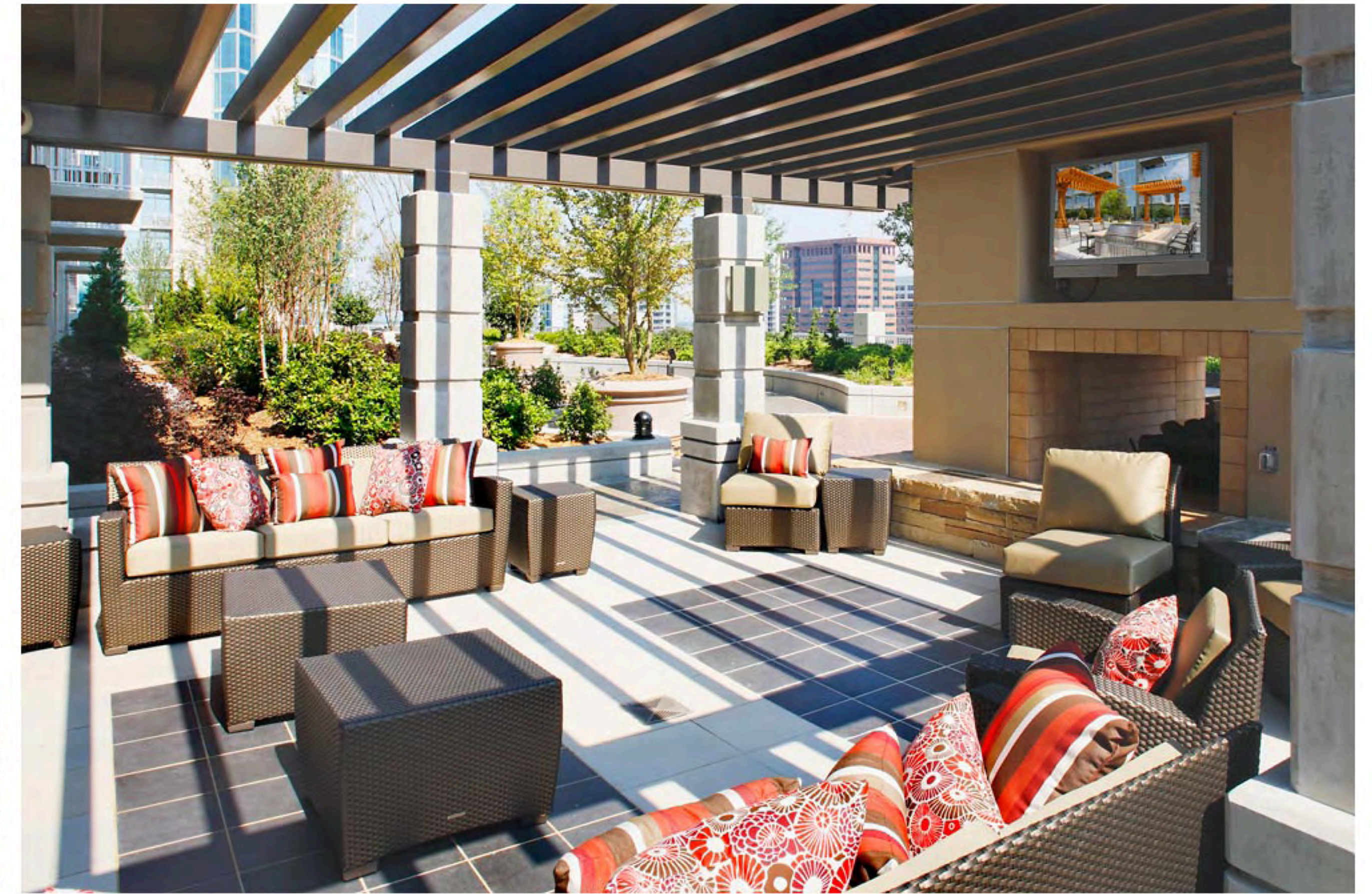


A901

AMENITIES MOOD IMAGES

RESIDENT AMENITIES

- SWIMMING POOL & DECK
- GRILLING STATION
- OUTDOOR LOUNGE
- FIRE PIT
- RESIDENT LOUNGES (AT EACH FLOOR)



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018



A902

AMENITIES MOOD IMAGES



FRY REGLET TRIM
FOR SIDING PANELS



FRY REGLET TRIM
COLOR



SIDING -HARDI PANEL
COLOR



WINDOWS, DOORS, &
STOREFRONT & METAL
CANOPIES COLOR



FABRIC CANOPY

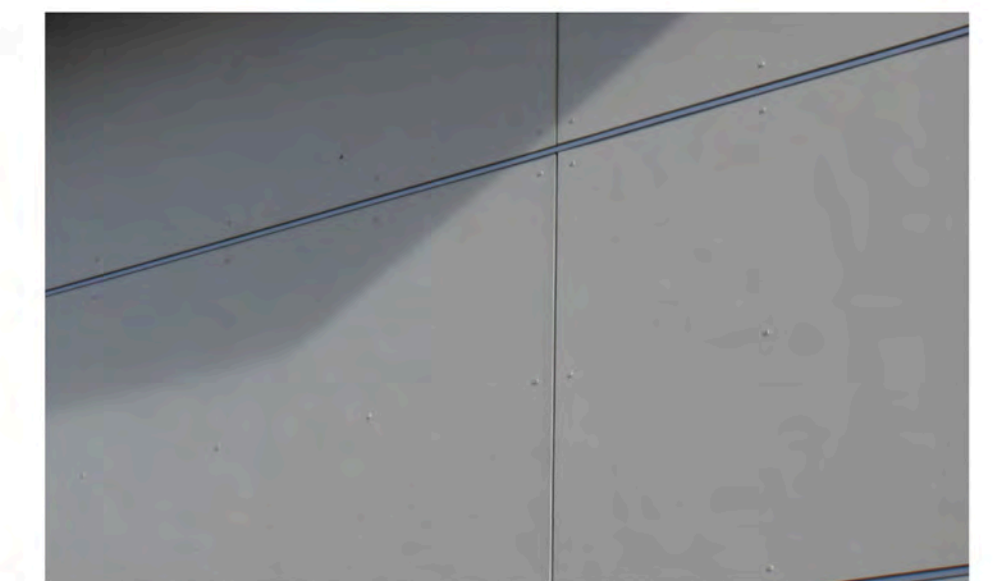


BRICK

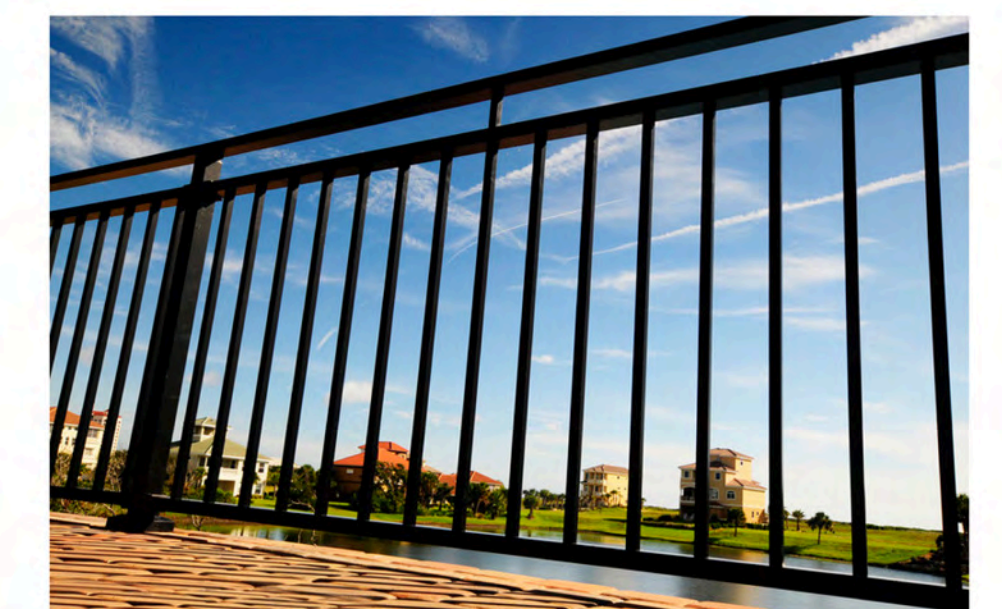


GROUT

ARCHITECTURAL PRECAST



SIDING PANEL SYSTEM



ALUMINUM HANDRAIL

THE BOULEVARD AT CENTRAL STATION

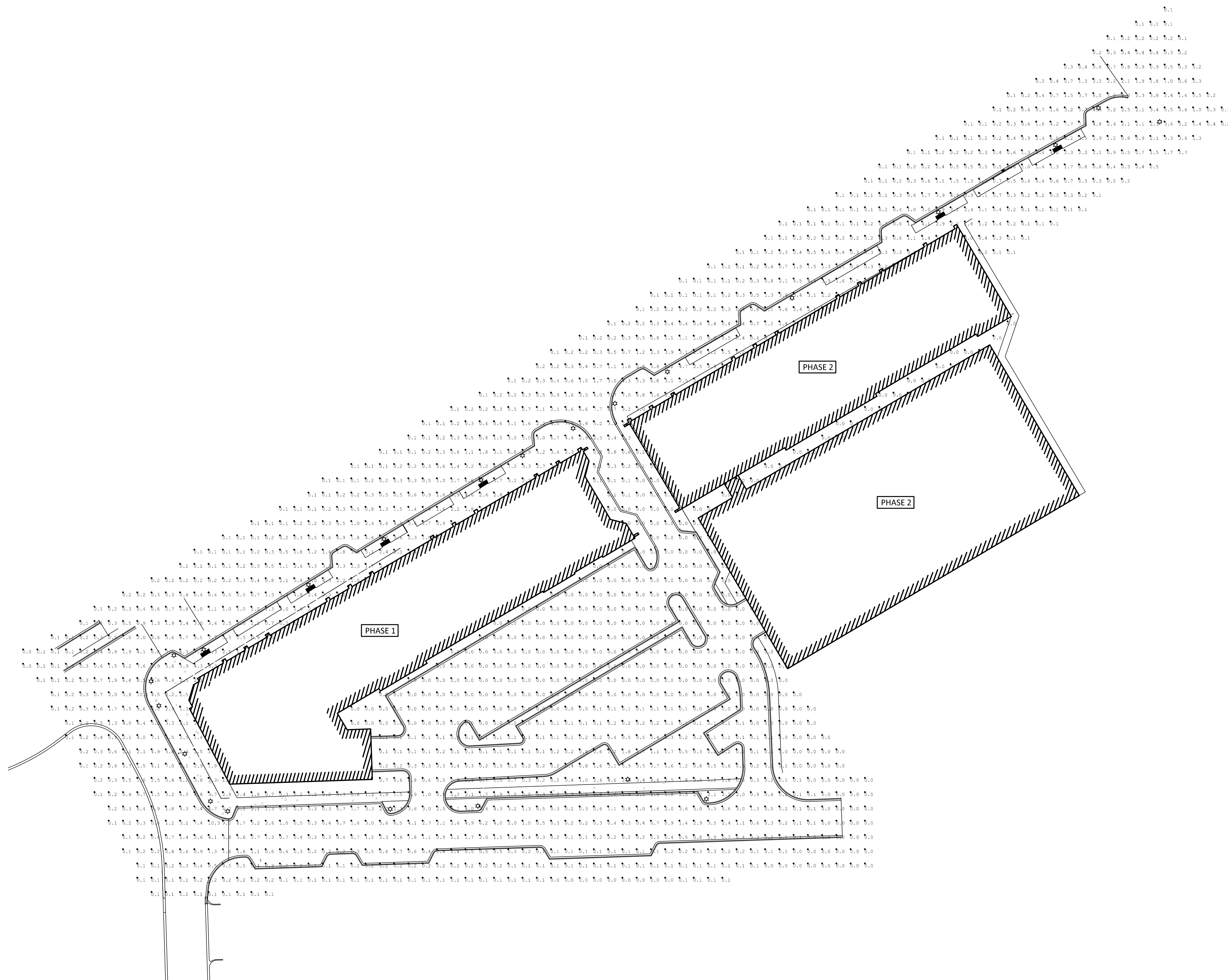
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

July 17, 2018



A910

PRODUCTS SAMPLES

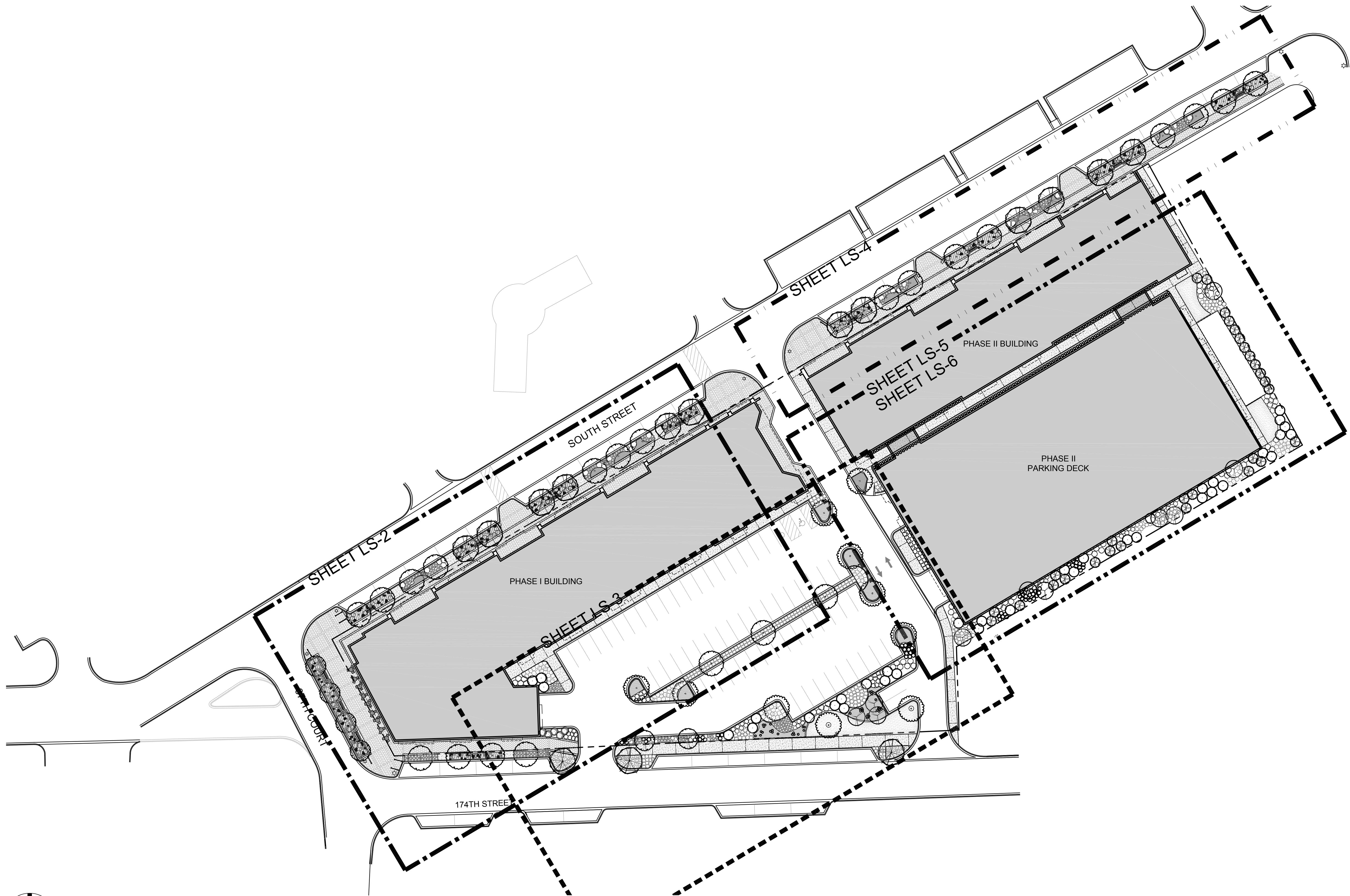


THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



LT100
 SITE LIGHTING CALC.

JULY 17, 2018



Scale: 1" = 30'
 0 30 60 90
 N
 July 17, 2018

THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.



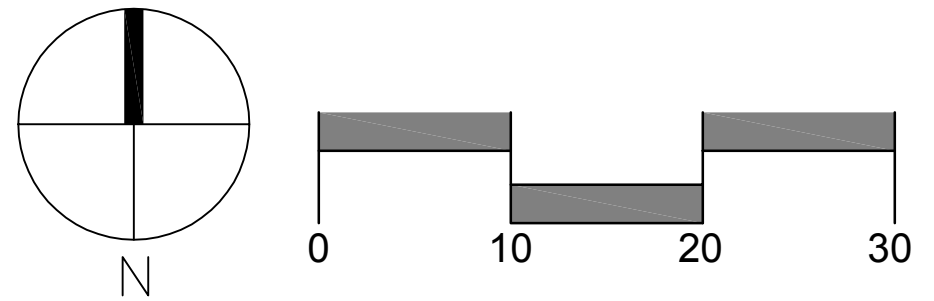
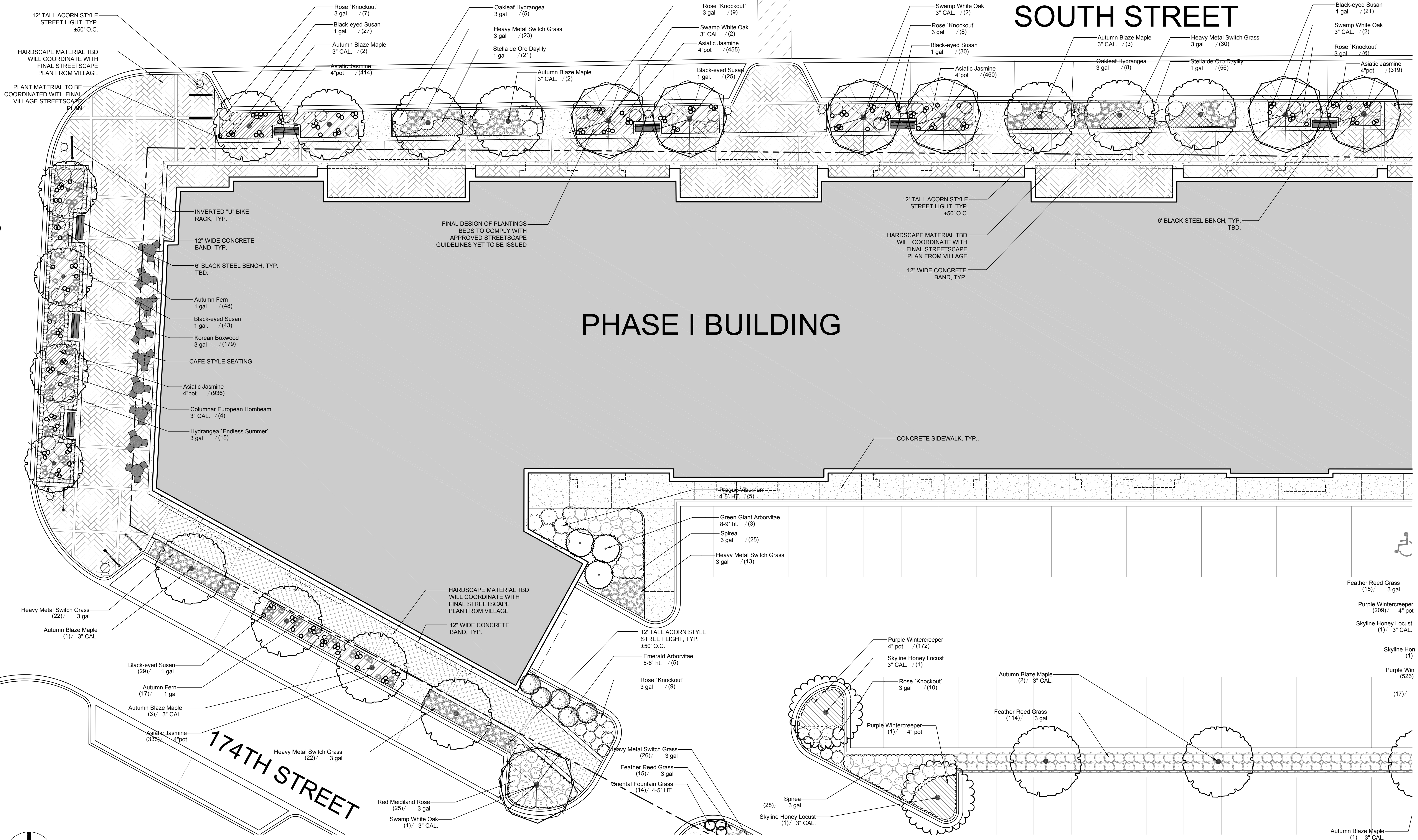
LS-1
 OVERALL KEY PLAN

SOUTH STREET

PHASE I BUILDING

67TH COURT

174TH STREET



July 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

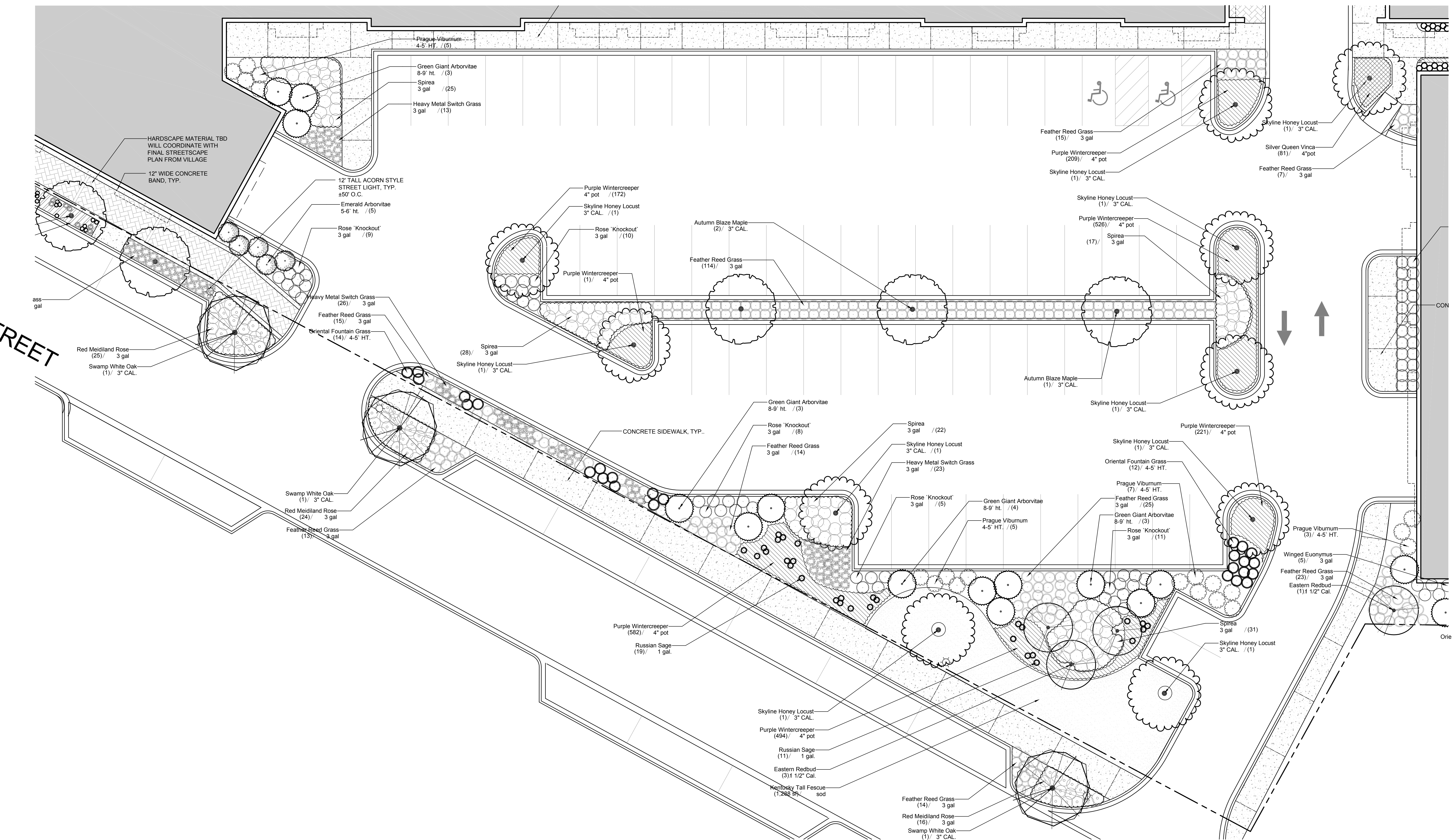
SOUTH STREET, LLC.



LS-2
LANDSCAPE PLAN



- Feather Reed Grass (15) / 3 gal
- Purple Wintercreeper (209) / 4" pot
- Skyline Honey Locust (1) / 3" CAL.
- Skyline Hon (1)
- Purple Win (526) (17) /
- Autumn Blaze Maple (1) / 3" CAL.

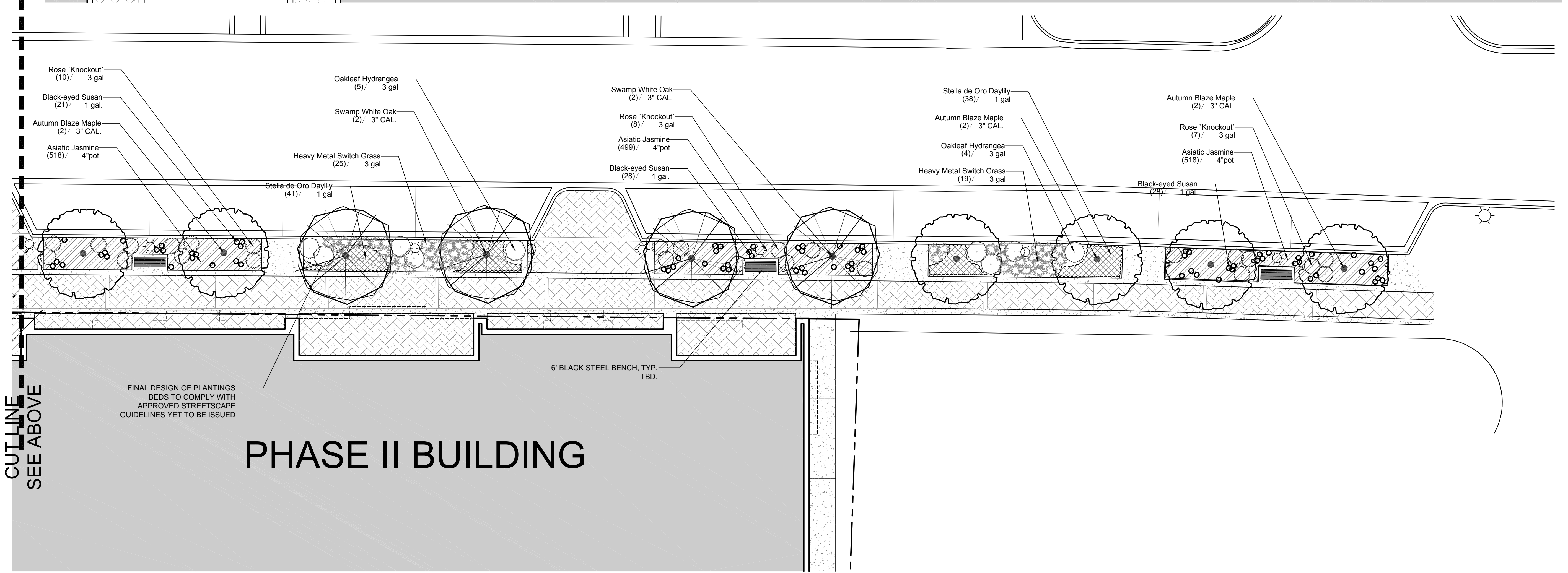
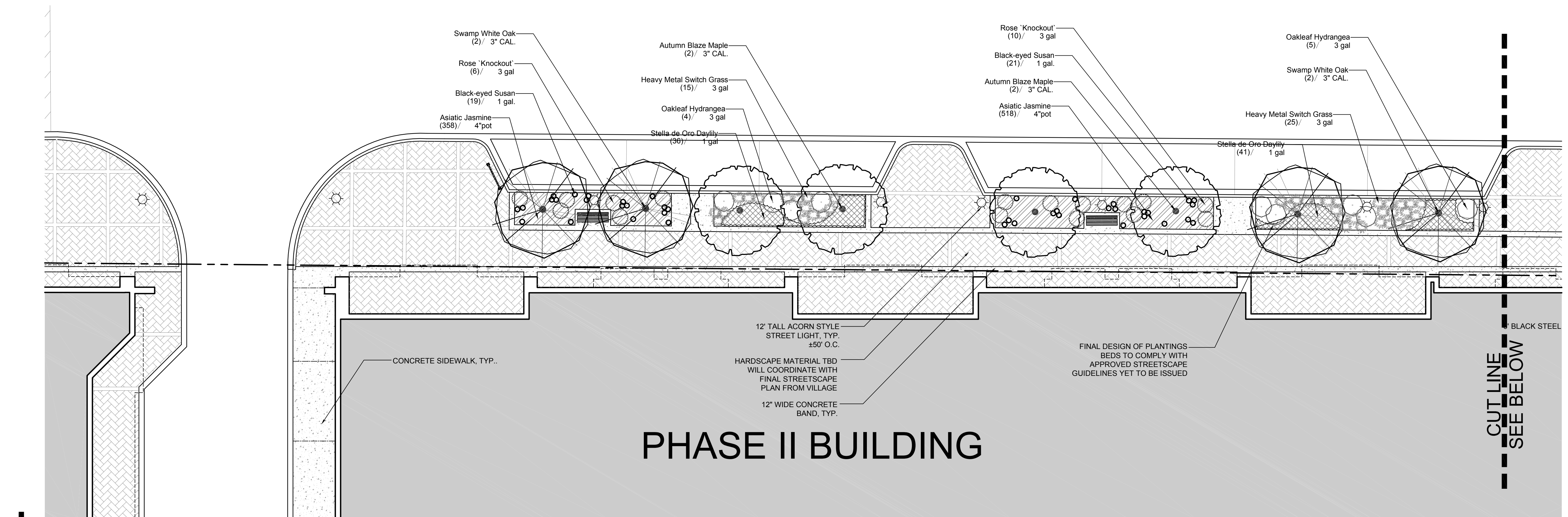


THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.

July 17, 2018



LS-3
 LANDSCAPE PLAN



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

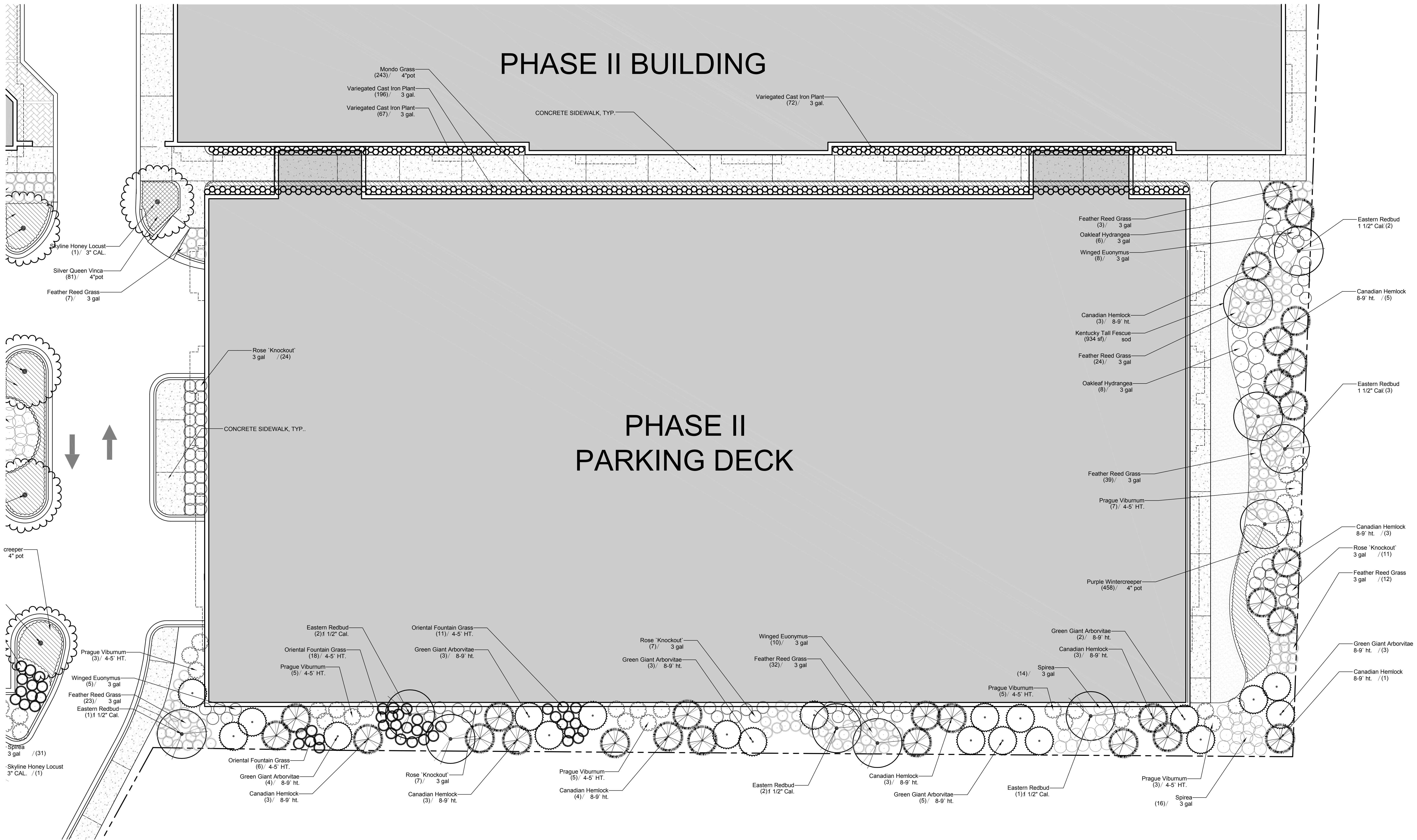


LS-4
 LANDSCAPE PLAN

July 17, 2018

PHASE II BUILDING

PHASE II PARKING DECK



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018

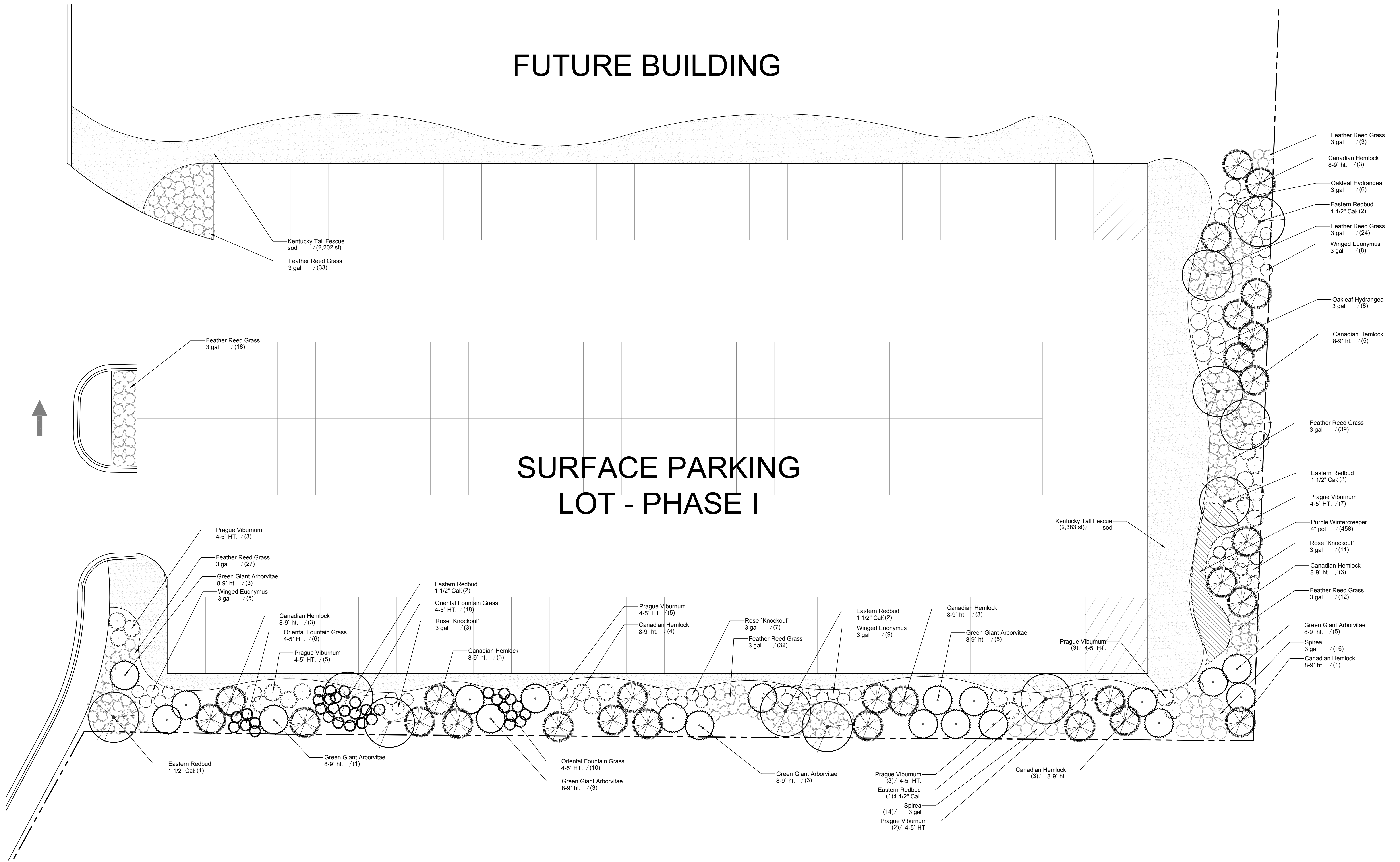


LS-5

LANDSCAPE PLAN

FUTURE BUILDING

SURFACE PARKING LOT - PHASE I



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018

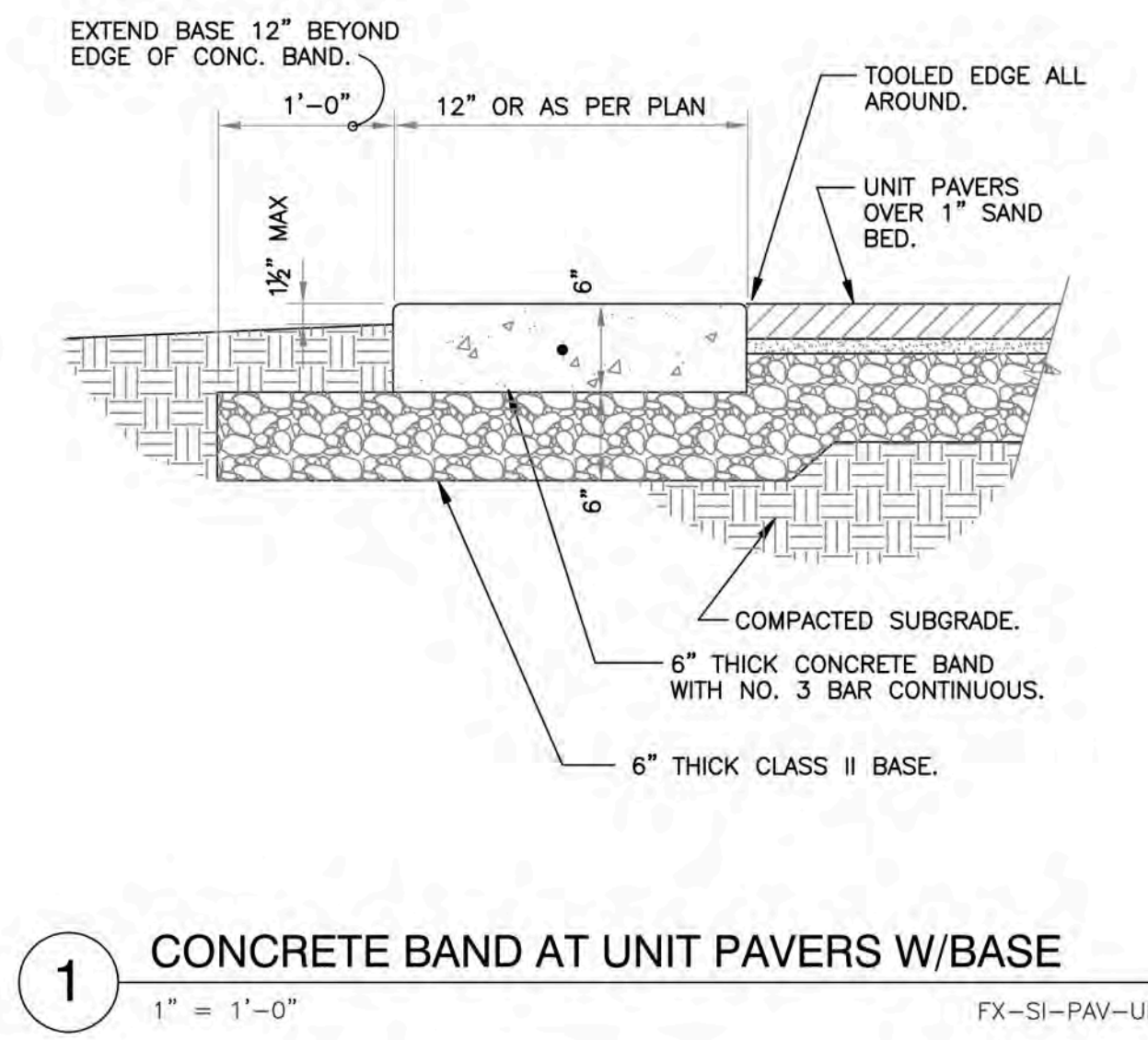
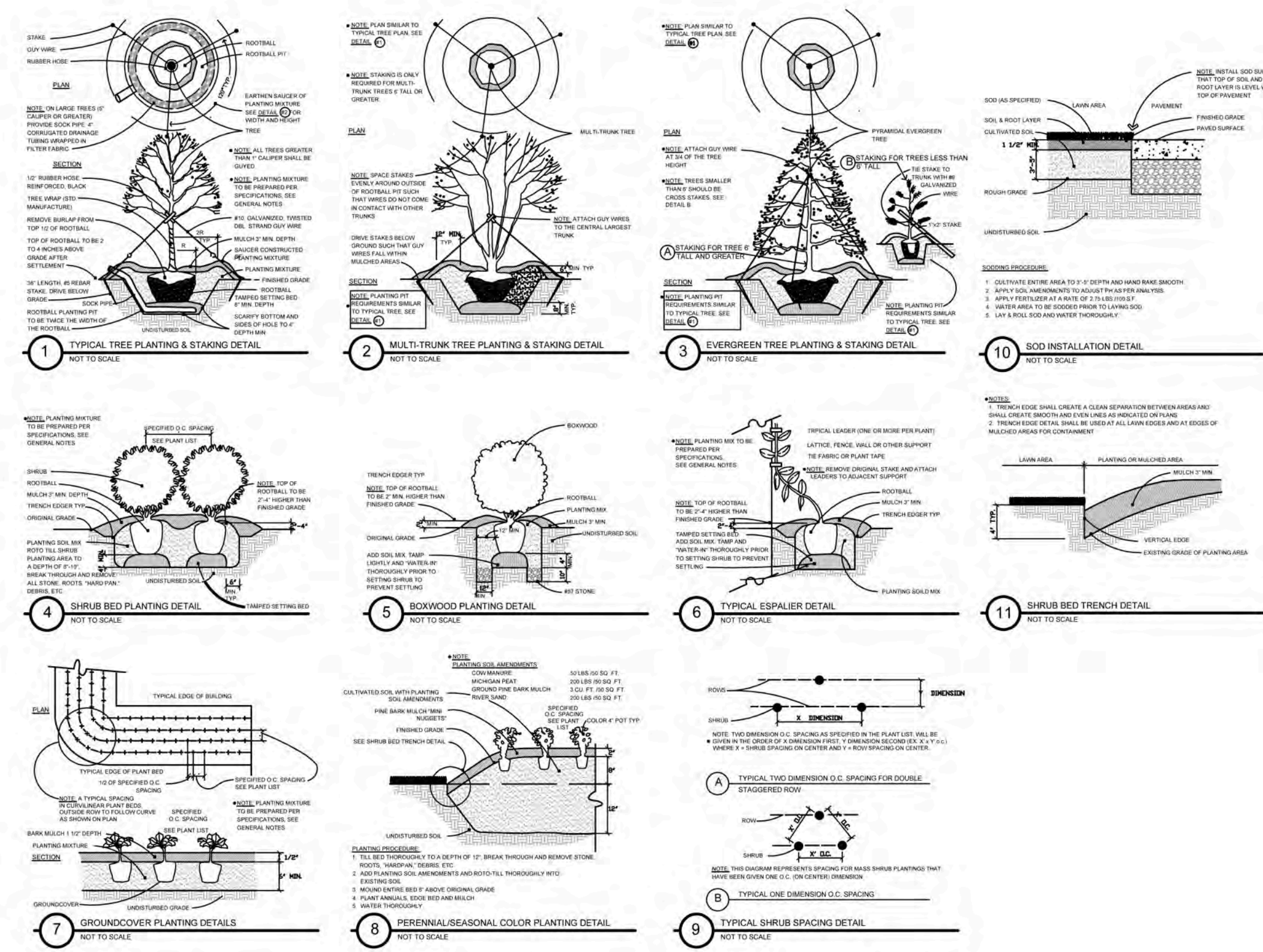


LS-6
LANDSCAPE PLAN

PLANT SCHEDULE FINAL PLAN				
TREES	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	3" CAL.		22
	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	3" CAL.		4
	Cercis canadensis / Eastern Redbud	1 1/2" Cal.		14
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	3" CAL.		10
	Quercus bicolor / Swamp White Oak	3" CAL.		15
	Thuja occidentalis 'Emerald' / Emerald Arborvitae	5-6' ht.		5
	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	8-9' ht.		33
	Tsuga canadensis / Canadian Hemlock	8-9' ht.		28
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Aspidistra elatior 'Variegata' / Variegated Cast Iron Plant	3 gal.		335
	Buxus microphylla koreana 'Wintergreen' / Korean Boxwood	3 gal.		179
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.		350
	Dryopteris erythrosora / Autumn Fern	1 gal.		65
	Euonymus alatus / Winged Euonymus	3 gal.		23
	Hydrangea macrophylla 'Endless Summer' TM / Hydrangea 'Endless Summer'	3 gal.		15
	Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea	3 gal.		40
	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	3 gal.		218
	Pennisetum alopecuroides 'Moudry' / Oriental Fountain Grass	4-5' HT.		61
	Perovskia x 'Little Spire' / Russian Sage	1 gal.		30
	Rosa Meidiland series 'Red' / Red Meidiland Rose	3 gal.		65
	Rosa x 'Knockout' TM / Rose 'Knockout'	3 gal.		153
	Rudbeckia fulgida sultivantii 'Goldsturm' / Black-eyed Susan	1 gal.		271
	Spiraea japonica 'Anthony Waterer' / Spirea	3 gal.		153
	Viburnum x pragense / Prague Viburnum	4-5' HT.		45
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Euonymus coloratus / Purple Wintercreeper	4" pot	8" o.c.	2,863
	Festuca arundinacea / Kentucky Tall Fescue	sod		2,222 sf
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	18" o.c.	192
	Ophiopogon japonicus / Mondo Grass	4" pot	12" o.c.	243
	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	4" pot	8" o.c.	4,812
	Vinca major 'Variegata' / Silver Queen Vinca	4" pot	12" o.c.	81

NOTE: PLANT MATERIAL WILL BE UPDATED WHEN VILLAGE STREETScape PLAN IS FINALIZED

PLANT SCHEDULE SURFACE PARKING LOT				
TREES	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Cercis canadensis / Eastern Redbud	1 1/2" Cal.		11
	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	8-9' ht.		20
	Tsuga canadensis / Canadian Hemlock	8-9' ht.		28
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.		188
	Euonymus alatus / Winged Euonymus	3 gal.		22
	Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea	3 gal.		14
	Pennisetum alopecuroides 'Moudry' / Oriental Fountain Grass	4-5' HT.		34
	Rosa x 'Knockout' TM / Rose 'Knockout'	3 gal.		21
	Spiraea japonica 'Anthony Waterer' / Spirea	3 gal.		30
	Viburnum x pragense / Prague Viburnum	4-5' HT.		28
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Euonymus coloratus / Purple Wintercreeper	4" pot	8" o.c.	458
	Festuca arundinacea / Kentucky Tall Fescue	sod		4,585 sf



HARDScape WITHIN THE ROW WILL BE UPDATED TO COORDINATE WITH FINAL VILLAGE STREETScape PLAN

TRADITIONAL® PREST® BRICK
Nominal 4" x 8"
3 7/8" x 7 7/8" x 2 3/8"

Please Note: The two installation designs shown above, the Basketweave and the Running Bond, are suggested for pedestrian use only.

Please Note: The two installation designs shown above, the 90° Herringbone and the 45° Herringbone, are suggested for low speed, low volume, vehicular traffic.

HANOVER®
Architectural Products
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www.hanoverpavers.com

HANOVER® PREST® PAVER COLORS

The colors shown are a small sampling of the colors Hanover® can provide. Custom color and aggregate blending is Hanover's specialty. Texture is also important to the appearance of the installation as color and pattern. Hanover's Tudor® Finish adds a weathered or sandblasted appearance lightly exposing the aggregates, while Hanover's Ground Finish provides a smooth surface, more clearly revealing the aggregates.

STANDARD COLORS WITH TUDOR® FINISH

CUSTOM COLORS WITH GROUND FINISH

CUSTOM COLORS WITH TUDOR® #13 FINISH

GROUND CONTROL SYSTEMS
Formerly Park A Bike

HOOP RUNNER - HR100
2 Bike Below Ground Mount - Specs

MATERIALS:
HSS 1.9" steel tubing
Two 1/2" x 6" anchor rods

FINISH:
Galvanized to ASTM A123/A123M-12
Black Powder Coat
Final Coat- Polyester based Powder Coating - this offers a hard shell finish to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong polyester UV-stable coating with superior salt spray protection.

MOUNTING:
Below Ground
Suggested concrete:
3000 PSI mix min.

SPACE USE:
Wall Setbacks
For racks parallel to a wall
Minimum: 24"
For racks perpendicular to a wall
Minimum: 34"
Distance Between Racks
Minimum: 24"
Street Setbacks
For racks parallel to the street:
Minimum: 24"

groundcontrolsystems.com | 1-800-630-7225 | info@groundcontrolsystems.com

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

LS-7
LANDSCAPE DETAILS

July 17, 2018

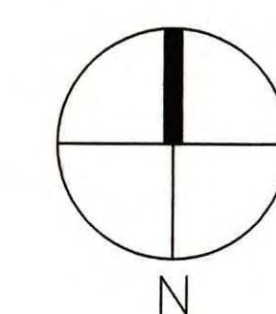
PHASE I – SITE PLAN



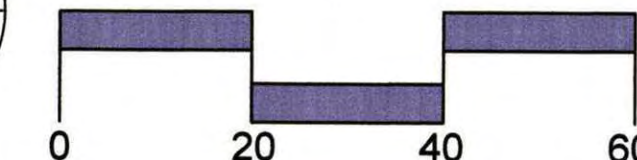
THE BOULEVARD AT CENTRAL STATION TINLEY PARK, ILLINOIS SOUTH STREET, LLC.

LS-8

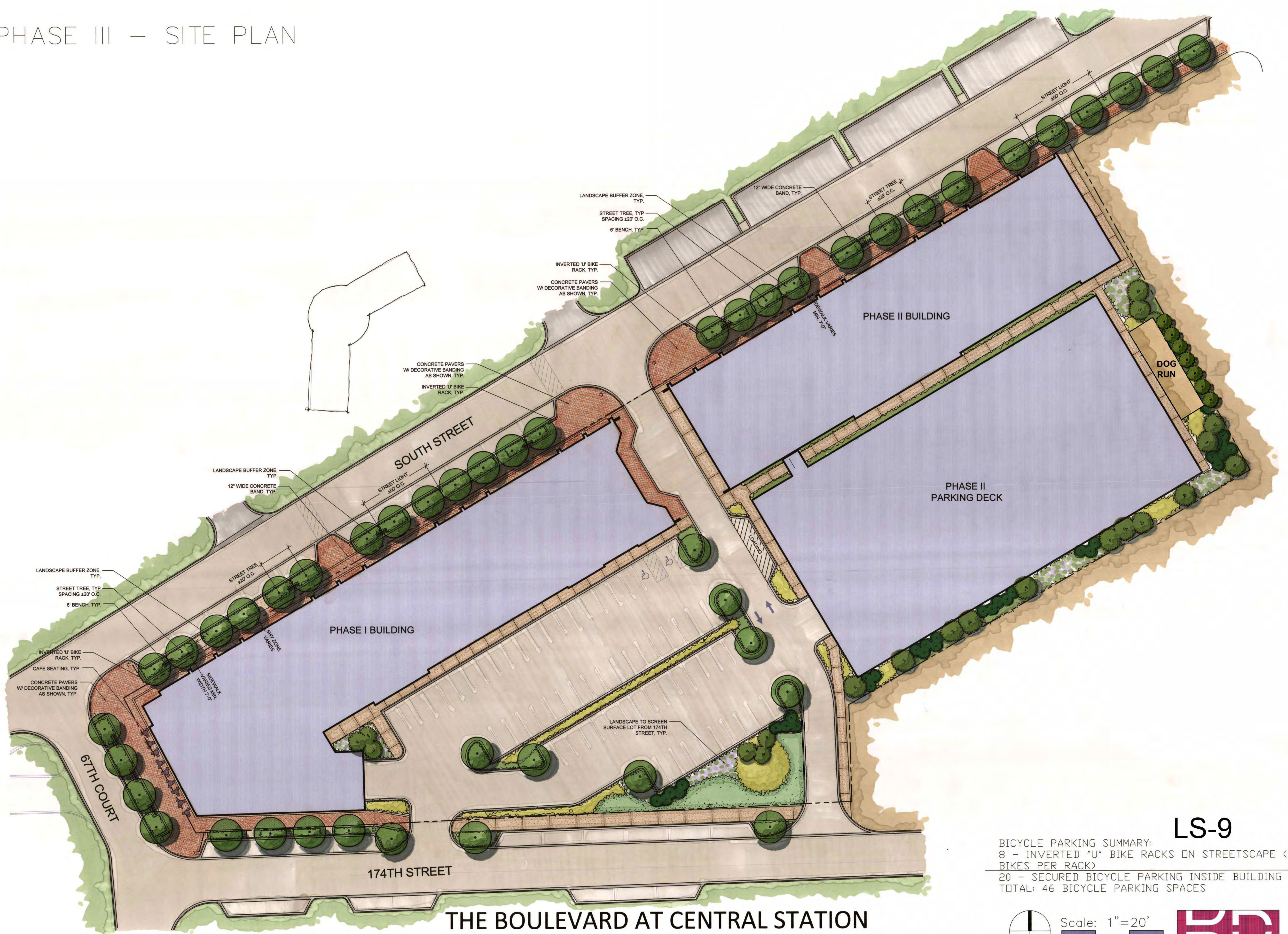
BICYCLE PARKING SUMMARY:
 8 - INVERTED "U" BIKE RACKS ON STREETSCAPE (2 BIKES PER RACK)
 20 - SECURED BICYCLE PARKING INSIDE BUILDING
 TOTAL: 46 BICYCLE PARKING SPACES



Scale: 1"=20'



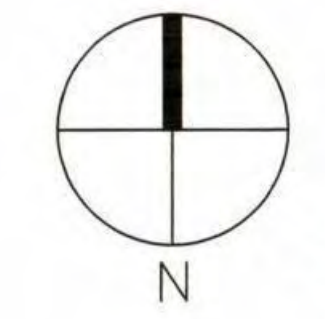
PHASE III – SITE PLAN



THE BOULEVARD AT CENTRAL STATION TINLEY PARK, ILLINOIS SOUTH STREET, LLC.

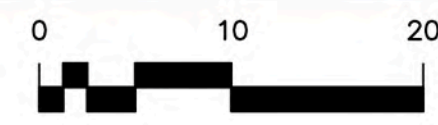
LS-9

BICYCLE PARKING SUMMARY:
8 - INVERTED "U" BIKE RACKS ON STREETScape (2 BIKES PER RACK)
20 - SECURED BICYCLE PARKING INSIDE BUILDING
TOTAL: 46 BICYCLE PARKING SPACES



Scale: 1"=20'
0 20 40 60





JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



LS-10
CONCEPTUAL ROOFTOP
POOL PLAN

