



## **AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION**

July 7, 2022 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue

**Regular Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the June 16, 2022 Regular Meeting

**ITEM #1      WORKSHOP/PUBLIC HEARING – TINLEY PARK PLAZA (BRIXMOR) PHASE 2, 16039-16199 HARLEM AVENUE – SPECIAL USE FOR PUD DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL**

*\*Requested by Petitioner to continued to August 4, 2022 regular meeting.*

Consider recommending that the Village Board grant Andrew Balzar of Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Substantial Deviation from the Planned Unit Development for Phase 2 of the redevelopment of Tinley Park Plaza located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district.

**ITEM #2      PUBLIC HEARING – MARCOTTE DUPLEX CONVERSION, 6627 173<sup>RD</sup> PLACE – VARIATIONS AND FINAL PLAT APPROVAL**

*\*Requested by Petitioner to continued to July 21, 2022 regular meeting.*

Consider recommending that the Village Board grant Jason Marcotte (property owner) a Variation from Section V.B.Schedule II of the Zoning Ordinance (Lot, Yard & Bulk Regulations) to permit a reduced side yard setback and a reduced front yard setback, as well as a Variation from Section VIII (Parking) at 6627 173rd Place in the R-6 (Medium-Density Residential) zoning district. The Variation will allow for consolidation of two lots that allow for building additions and conversion of the existing structure from a single-family detached home to a duplex. A Plat of Consolidation is also requested.

**ITEM #3      PUBLIC HEARING – INTERNATIONAL FOUNDATIONS EDUCATION INC., 7012 171<sup>ST</sup> STREET – SPECIAL USE PERMIT**

Consider recommending that the Village Board grant International Foundations Education Inc. a Special Use for a Day or Child Care Center at 7012 171<sup>st</sup> Street in the B-3 (General Business & Commercial) Zoning District.

**ITEM #4      PUBLIC HEARING – SD HOSPITALITY LLC D/B/A HOLIDAY INN, 18320 NORTH CREEK DRIVE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE PUD AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant SD Hospitality LLC a Substantial

Deviation from the Planned Unit Development with an Exception from the Zoning Ordinance to permit an additional signage and building lighting at 18320 North Creek Drive in the ORI PD (Office and Restricted Industrial, North Creek PUD).

**ITEM #5      WORKSHOP – TOP HOSPITALITY LLC D/B/A MARRIOTT COURTYARD & RESIDENCE INN, 9551 & 9555 183<sup>RD</sup> STREET**

Consider recommending that the Village Board grant Top Hospitality LLC (Property Owner) a Special Use for an Extended Stay, Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 8.7 acres in size at 9551 and 9555 183rd Street (off of White Eagle Drive and south of 183rd Street). The parcels are proposed to be zoned B-3 (General Business & Commercial) upon annexation. Upon Annexation, the granting of these requests will allow for the lots to be developed as two Marriott-brand hotels: Courtyard and Residence Inn. The request will also include a Plat of Resubdivision and Site Plan approval.

**Receive Comments from the Public**  
**Good of the Order**  
**Adjourn Meeting**





**MINUTES OF THE REGULAR MEETING OF THE  
PLAN COMMISSION, VILLAGE OF TINLEY PARK,  
COOK AND WILL COUNTIES, ILLINOIS**

**June 16, 2022**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on June 16, 2022.

**CALL TO ORDER** – CHAIRMAN GARRETT GRAY called to order the Regular Meeting of the Plan Commission for June 16, 2022, at 7:01 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray  
Terry Hamilton  
Kurt Truxal  
Andrae Marak  
James Gaskill  
Eduardo Mani  
Brian Tibbetts

Absent Plan Commissioners:

Angela Gatto  
Ken Shaw

Village Officials and Staff:

Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners:

Members of the Public:

CHAIRMAN GRAY noted that COMMISSIONER SHAW is expected later in the meeting. However, there was a quorum without him and they were able to start.

**COMMUNICATIONS-**

Dan Ritter, Planning manager commented that there were no communications at this time.

**APPROVAL OF THE MINUTES**

CHAIRMAN GRAY Requested a motion to approve the minutes of the June 2, 2022 Plan Commission Meeting.

MOTION to approve the minutes of the June 2, 2022 Plan Commission Meeting made by COMMISSIONER TRUXAL. Seconded by COMMISSIONER GASKILL.

The motion carried by way of voice vote; Unanimous

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JUNE 16, 2022 REGULAR MEETING**  
**ITEM #1: PUBLIC HEARING – GROUND RULES JIU JITSU, 17200 OAK PARK AVE – SPECIAL USE PERMIT**

Consider recommending that the Village Board grant David McAndrew, on behalf of Ground Rules Jiu Jitsu (tenant) a Special Use for a Martial Arts Studio (indoor fitness facility) at 17200 Oak Park Avenue in the Legacy DC (Downtown Core) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray  
Terry Hamilton  
Kurt Truxal  
Andrae Marak  
James Gaskill  
Eduardo Mani  
Brian Tibbetts

Absent Plan Commissioners: Angela Gatto  
Ken Shaw

Village Officials and Staff: Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced Item #1 then asked for a motion to open the public hearing.

Motion to open the public hearing by COMMISSIONER MANI. Second by COMMISSIONER TIBBETTS.

Motion Carried via voice vote. Unanimous vote.

CHAIRMAN GRAY commented that he has received certification that proper public notice was posted in accordance with legal statutes and anyone wishing to speak will be sworn in for the record after the staff presentation.

Lori Kosmatka, Associate Planner presented the Staff Report

CHAIRMAN GRAY asked the petitioner if he wished to speak and if so approach the lectern.

CHAIRMAN GRAY swore in petitioner, Dave McAndrew.

Dave McAndrew, Petitioner stated that he wanted to start by introducing himself and his business partners.

Mr. McAndrew continued by emphasizing the benefits of jiu-jitsu and explained the differences between this sport and similar sports such as mixed martial arts and mainstream UFC.

Mr. McAndrew then went on to state that he wants to clarify some of the comments from the staff report. He clarified the business operations specifying that although the business hours are extensive, there will be set times for classes with some stagnation between the next course.

CHAIRMAN GRAY thanked the petitioner for his presentation then proceeded to ask COMMISSIONERS if they have any question.

COMMISSIONER TIBBETTS stated that he agrees with the petitioner's statement on the benefits of participating in the sport. Specifically, as it pertains to building relationships. However, parking is a concern due to having experience with a facility like this in another location. Also, Tenant parking is a concern but overall, he thinks it is a good plan.

COMMISSIONER MANI agreed with COMMISSIONER TIBBETS and shared similar concerns.

COMMISSIONER MARAK asked how the petitioner planned to mitigate the sound from the business use.

Petitioner

COMMISSIONER TRUXAL stated that he thinks it's a great plan and he is familiar with the property and thinks the building looks good. The only concern presented is that Tuesday nights in the summer are cruise nights so it was asked if there were any considerations for that.

Dave McAndrew stated that he believes that they can work around it and the event may present an opportunity to market their business.

COMMISSIONER TRUXAL stated that it is great that he is aware of it and just doesn't want it to affect business hours.

COMMISSIONER HAMILTON stated that he thinks it is a great use for that building. It was noted that the former use of the building was a gym facility leading to the question of whether there were any issues that came from the last use.

Dan Ritter, Planning Manager stated there were no documented concerns and that facility that previously occupied the space failed primarily due to the fact the space was not conducive to a full-service gym facility.

COMMISSIONER HAMILTON asked if the two uses would be considered materially different.

Dan Ritter responded that it does operate significantly different from the other use due to the structure and business plan presented.

CHAIRMAN GRAY asked how the petitioner plans to mitigate the sound from music at parties in the space.

Dave McAndrews responded that he does not anticipate the business will be equipped with full sound systems but just a Bluetooth speaker which should not get too loud.

CHAIRMAN GRAY noted that he just wanted to ensure that there won't be disturbances to the residents. It was also noted that there was confusion on the parking plan presented and that there should be specific signage to differentiate between resident and guest parking. Also, it was mentioned that if parking becomes an issue the issue could be revisited.

CHAIRMAN GRAY asked what would be considered maximum capacity.

Dave McAndrew responded forty to fifty for the adult classes. Kids classes would be about the same at maximum success.

CHAIRMAN GRAY reiterated comments of the COMMISSIONERS stating that they should focus on preparing for parking and business disruptions from village events.

Dave McAndrew noted that his business partners have already adjusted the parking plan based on discussions with Lori Kosmatka, Associate Planner. The petitioner noted that the benefit of being a new business is the flexibility of being able to shift classes as they need to.

Dan Ritter noted that there has been conversation on a parking study to happen in the near future.

CHAIRMAN GRAY asks if there are any members of the public wishing to speak.

Melissa Mayne, Instructor was sworn in.

Melissa Mayne commented that the sport has helped her in various ways. Miss Mayne went on to give her background as a special education teacher as her full-time position. Also, it was mentioned that not everyone that drives to the facility will need parking at the facility due to carpooling, drop-offs etc.

CHAIRMAN GRAY asks if there are any remaining comments from COMMISSIONERS.

COMMISSIONER TIBBETTS commented they have sound bat insulation that can be put between the ceiling tiles. The building is a pre-cast concrete building with penetrations so there is the possibility of sound getting through there. The sound bat insulation would help to reduce noise to the residents and it is not that expensive so it may be worth looking into.

COMMISSIONER MANI noted that acoustical tiles could also be an option.

Melissa Mayne noted that this facility is not like a typical gym given that the majority of the floor will be covered in a mat and there will not be the slamming of weights either.

Dan Ritter, Planning Manager noted that it is good that they look into it now but the conditions of the special use permit also outline the requirements concerning the noise.

CHAIRMAN GRAY requested a motion to close the public hearing.

COMMISSIONER GASKILL made a motion to close the public hearing. Second by COMMISSIONER MANI.

The motion carried via unanimous voice vote.

Staff presented the standards.

COMMISSIONER MANI made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Ground Rules Jiu Jitsu, a Special Use Permit to operate a Martial Arts Studio (indoor fitness facility) at 17200 Oak Park Avenue in the Legacy Downtown Core (DC) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the June 16, 2022 Staff Report with the following conditions:

1. No noise can travel outside the tenant space. Business must comply with Village noise ordinance regulations.

2. If parking needs cannot be managed to avoid issues in the surrounding area, then the business scheduling and student capacity shall be adjusted accordingly.

The motion was seconded by COMMISSIONER TRUXAL.

The motion carried 7-0.

DRAFT

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JUNE 16, 2022 REGULAR MEETING**  
**ITEM #2: PUBLIC HEARING – PARK LAWN DEVELOPMENTAL EDUCATION FACILITY, 17007 OAK PARK AVE – SPECIAL USE PERMIT**

Consider recommending that the Village Board grant Park Lawn Association, Inc. a Special Use for a Developmental Education Facility (school and activity center) at 17007 Oak Park Avenue in the Legacy NG (Neighborhood General) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray  
Terry Hamilton  
Kurt Truxal  
Andrae Marak  
James Gaskill  
Eduardo Mani  
Brian Tibbetts

Absent Plan Commissioners: Angela Gatto  
Ken Shaw

Village Officials and Staff: Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced Item #2 then asked for a motion to open the public hearing.

Motion to open the public hearing by COMMISSIONER GASKILL. Second by COMMISSIONER MANI.

Motion Carried via voice vote. Unanimous vote.

CHAIRMAN GRAY commented that he has received certification that proper public notice was posted in accordance with legal statutes and anyone wishing to speak will be sworn in for the record after the staff presentation.

Lori Kosmatka, Associate Planner presented the Staff Report.

CHAIRMAN GRAY asked the petitioner if he wished to speak and if so approach the lectern.

CHAIRMAN GRAY swore in petitioners, George Arnold, Fred Hausmann (Director of Finance) and Matt Polson (Director of Community Day Service). George Arnold introduced Mr. Hausmann and Mr. Polson. Park Lawn has operated a number of years. Matt Polson noted he is a resident of Tinley Park and Park Lawn has been in operation since 1955 with longstanding relationships in many communities, providing services to adults with intellectual and developmental disabilities. The mission is to provide access and

choice for them. They are looking to open a training facility for individuals to learn life skills, money management, and have outings in the community.

CHAIRMAN GRAY thanked the petitioner for his presentation then proceeded to ask COMMISSIONERS if they have any question.

COMMISSIONER HAMILTON had no questions.

COMMISSIONER TRUXAL noted he had no concerns or questions. He noted this is a great spot for this service.

COMMISSIONER MARAK noted that he was familiar with the drop-offs when it was the Montessori School, and that it wasn't much of a deal. The fact that you would have people out there managing the drop-offs makes it better. It is already separated from traffic, and there is little traffic going through there.

Matt Polson noted there's always staff assisting individuals getting out of vehicles.

George Arnold clarified each participant does not arrive in a separate vehicle. They usually come in groups of four or five, so likely there will only be about six vehicles during the half hour period. Managing this is part of their plan. We are happy to have the condition.

COMMISSIONER GASKILL agreed with everyone else. It's a nice, local touch to downtown Tinley Park.

COMMISSIONER MANI thanked the petitioner for coming to Tinley Park, and had no other comments.

COMMISSIONER TIBBETTS remarked it is absolutely fantastic they are coming to Tinley Park. Their service is great for those people.

CHAIRMAN GRAY noted he had no other comments, and that he echoed the sentiment of the Commission. It's a great add and repurposing. It's very similar in terms of classrooms and does a great service to the community. He offered the petitioners to take a seat.

CHAIRMAN GRAY asks if there are any members of the public wishing to speak. Hearing none, with no further comments from the Commission, he requested a motion to close the public hearing.

COMMISSIONER TRUXAL made a motion to close the public hearing. Second by COMMISSIONER GASKILL. The motion carried via unanimous voice vote.

CHAIRMAN GRAY requested staff to present the standards.

Staff presented the standards.

CHAIRMAN GRAY entertained a motion for the Special Use Permit.

Motion 1 - Special Use Permit:

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Park Lawn Association a Special Use Permit to operate a Developmental Education Facility (school and activity center) at 17007 Oak Park Avenue in the Legacy NG (Neighborhood General) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the June 16, 2022 Staff Report with the following condition:

1. The property owner shall manage parking, drop-offs, and pick-ups on-site to avoid any stacking issues or blockage of roadways.

The motion was seconded by COMMISSIONER TRUXAL. Vote taken by roll call; all voted in favor (7-0). CHAIRMAN GRAY declared the motion as carried.

CHAIRMAN GRAY declared the item carried. It will go to Village Board June 21, 2022. Staff will be in touch with the petitioner.

DRAFT



**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JUNE 16, 2022 REGULAR MEETING**  
**ITEM #3: PUBLIC HEARING – 17251 OLCOTT AVENUE, MURPHY – CORNER FENCE VARIATION**

Consider recommending that the Village Board grant Mark Murphy (property owner) a Variation from Section III.J. (Fence Regulations) of the Zoning Code at the property located at 17251 Olcott Avenue in the R-1 Single Family Residential zoning district. This Variation would permit the Petitioner to install a five-foot (5') high open style fence to encroach up to forty feet (40') into the required secondary front yard and located on the property line.

Present Plan Commissioners: Chairman Garrett Gray  
Terry Hamilton  
Kurt Truxal  
Andrae Marak  
James Gaskill  
Eduardo Mani  
Brian Tibbetts

Absent Plan Commissioners: Angela Gatto  
Ken Shaw

Village Officials and Staff: Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY Introduced Item #3, then asked for a motion to open the public hearing.

COMMISSIONER GASKILL made a motion to open the public hearing. The motion was seconded by COMMISSIONER TRUXAL.

Motion carried via unanimous voice vote.

CHAIRMAN GRAY certified that the appropriate legal notice was posted in accordance with state statutes and anyone wishing to speak on the matter could do so after staff's presentation.

Lori Kosmatka, Associate Planner presented the staff report.

Mark, Petitioner stated the village has been very informative throughout the process and he appreciates staff for their efforts. The petitioner continued by stating that the fence that currently exists has been in place for over twenty years and they just want to replace it with a similar fence that will conform with all regulations citing that it is see through and is at the appropriate 16ft set back for the property. In regards to a hardship, the petitioner noted privacy and safety concerns and that neighbors to the north of him and in the rear of his property both have fences that he believes predates the annexation into the village. Petitioner states that they are seeking to conform with the existing

feel of the neighborhood and does not wish to install a fence that is not within the style of the block. Petitioner noted that the new fence would make the housing of utility equipment more visually appealing.

Tarra, Petitioner stated that she is a pleading mother that is losing her family room. She continues by stating that if the fence were to be pulled back, their bedroom window would be exposed to the public and extensive foot traffic in that neighborhood. Tarra states that the space lost will limit the amount of space that can be used for their family to spend quality time stating that is her hardship.

CHAIRMAN GRAY thanked the petitioners for their time and stated that he is going to ask the commissioners for discussion. Asking the petitioners to remain at the lectern.

COMMISSIONER MARAK notes that it is hard to tell the condition of the fence from the pictures then goes on to state that the only apparent way to maintain non-conforming status is to repair the existing fence or to plant hedges for privacy then asks if the petitioner's if they have looked into alternative options.

Mark responded that they recently had discussions about hedging and it appears that it will not work. Petitioner continued to state that the fence is so old that it is falling apart and is in a state of disrepair. Mark continues by saying that repairing an 8ft section each year will require them to spend extensive resources to complete.

Tarra responded that they also have dogs which is why the landscaping option wont work. They need to have privacy to ensure the safety of their animals as well.

COMMISSIONER TRUXAL stated that it is a difficult situation.

COMMISSIONER MANI expressed that he understands their concerns and notes that he is a resident of Tinley Park. He continues by stating that the code is not friendly towards residents. Based on the condition of the fence it is apparent that it needs to be replaced but the code does not allow for it. COMMISSIONER MANI asserts that all non-conforming fences that get to this point will stay in a state of disrepair due to the code not being conducive for residents. He states that he hopes that one day soon the code will be revisited to become more resident friendly. The COMMISSIONER notes that he sees no issues with the proposed fencing as planned, no visibility issues or anything of that nature.

COMMISSIONER TIBBETTS asks what is the percentage of the fence that can be repaired.

Mark responds as he understands it, he cannot replace any posts of the fence.

COMMISSIONER TIBBETTS states, so you would have to replace it with a new fence? The code does state that if you replace it with a new fence that it has to fall within code. I would recommend that we fall within code, I understand that you will lose some of your yard. I also live on a corner lot, I also have a fence that is close to the house causing him to lose some of his yard. However, seeing that the code states what it does, we have to stay within that.

Mark stated I know that there was no known permit for the fence that we have and I think it precedes the code as it is.

CHAIRMAN GRAY stated to your point when it comes to replacement you have to fall within the new code requirements. To COMMISSIONER MANI's point, maybe staff needs to reassess the code as it is if we see enough of these cases. I understand your point you all laid it out pretty well, you don't want to just fix an 8ft section and keep on trucking, you have valid concerns for safety and privacy, but unfortunately the way the current code is for redoing a fence it wouldn't fall under the qualifications for a hardship. If you want to replace it section by section then you can keep it. CHAIRMAN GRAY notes that he is very sympathetic to their plights however, the code requires set remediations to this issue either fix sections or look into landscaping. We are bound to the existing code.

CHAIRMAN GRAY asks if the petitioners have any remaining questions or comments for the commission.

Mark states just to reiterate, although there are no apparent hardships, again the landscaping is a physical component of the property the previous owners spent a lot of time and money to care for their yard that will end up being removed from the yard.

CHAIRMAN GRAY swears in Harrison Noble, neighbor of the petitioners.

Harrison Noble states that the fence as it currently exists is in a very bad condition. He notes that the young kids that live there would be less safe without the fence. He continues that his property will also look odd if the fence is no longer there. His biggest concern though is the small kids and the speeding that occurs on that street.

COMMISSIONER MANI asked staff, just to confirm, the code as it is only allows for the replacement of an 8ft section?

Dan Ritter, Planning Manager responded yes there is no grandfathering in. Continuing by stating that the code was not intended to be a loophole for the existing code. It was intended to be for property maintenance.

COMMISSIONER MANI stated that it would be exhaustive for them to replace the fence section by section and he hopes that they will be able to revisit the codes.

CHAIRMAN GRAY stated that the code as is, is not functional.

Dan Ritter, Planning Manager stated that they are open to suggestions but they still have to evaluate the code as a whole to ensure uniform enforcement.

COMMISSIONER MARAK asks apart from the circumstances of the petitioners, what specifically qualifies as a physical hardship? He asserts that the landscaping and gardening could be considered a hardship since extensive resources and time were expended on that project.

Dan Ritter, Planning Manager commented that in previous approvals there were conditions which required conformance in certain situations. Landscaping in general is not usually seen as a physical hardship since it is put in by the property owner. The code was created in accordance with state statutes.

COMMISSIONER TRUXAL stated that if we consider changing or updating the standards, we need to consider that the neighbor has no objection to this variance request.

Harrison Noble stated he had no objections.

Dan Ritter responded that the standards are state law. The village cannot grant a variation unless the first three standards are met. It cuts out the need for people to agree with people agreeing or not agreeing with personal situations.

COMMISSIONER MANI stated that he feels that there needs to be some compromise with the code so that it is more feasible for residents to make changes.

COMMISSIONER HAMILTON noted that the issue is that the fence is currently existing and the code is looking forward. Essentially stating that the code is seeking to ensure that all fences moving forward comply with these regulations while recognizing that most don't. He asks, is there room to maintain the status quo? Meaning repairing the fence that is already there. This particular property won't be conforming but most of them in this neighborhood aren't. The fact that it is currently there now seems to be common law.

Dan Ritter, Planning Manager stated that it is not legally defensible to maintain something simply because it exists prior to the code. The code does look forward in that it does seek to ensure that moving forward conformance is maintained.

COMMISSIONER TRUXAL stated that it appears that there is nothing that we can do.

Dan Ritter, Planning Manager stated that is a decision for the commission to make. There is also no hardship in accordance with state law that will allow this.

COMMISSIONER TRUXAL stated that he feels that there should be a workshop on this because this has been the third case of this nature.

Tarra asks is there a way to petition for the variance via signatures? The petitioner states that the garden is a staple in the neighborhood and they want to preserve the hard work of the previous owners removing the fence would hinder the ability to protect the landscaping.

CHAIRMAN GRAY to Dan's point, the state attempts to take the personal opinion of the consideration of the standards so that as neighbors change there is still uniformity in what is and is not allowed. However, to COMMISSIONER HAMILTON's point is there a way to maintain the status quo. Staff has already answered that isn't the way the code works. To the COMMISSIONERS points, this is maybe something that we are going to have to revisit since we have seen so many of them in the last few months.

Dan Ritter, Planning Manager states that he will be sure to bring it up to the director. However, it is important to consider the possible issues that will come with modifying the code. However, he will bring it up to start the conversation.

CHAIRMAN GRAY stated that he would request that staff reach out to some petitioners who have been denied in the past so they can be part of the discussion and if anything changes, they can be notified.

Dan Ritter, Planning Manager responded that is there were ever one that were denied, they would be notified.

Tarra asked, In Tinley are these other situations from the older neighborhoods?

Dan Ritter, Planning Manager responded that it is more common in the older neighborhoods because the fence code has changed so much over time.

Tarra asks so is it is always about replacing them?

Dan Ritter, Planning Manager states when it was the least restrictive was back in the 60s-80s there were privacy fences to the property line, chain link fences, etc., in these neighborhoods some of which still exist today.

Tarra asks so if those fences fall into a state of disrepair and need replacing, these people just lose their yards?

Dan Ritter, Planning Manager states yes. It is tough with corner lots.

CHAIRMAN GRAY requests a motion to close the public hearing.

COMMISSIONER MANI made a motion to close the public hearing. Seconded by COMMISSIONER TRUXAL  
Motion carried via unanimous voice vote.

Lori Kosmatka, Associate Planner reviewed the standards.

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant a 40-foot Variation to the Petitioner, Mark Murphy, from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a five-foot high open fence encroaching 40-feet into the required secondary front yard, where a fence encroachment is not permitted at 17251 Olcott Avenue in the R-1 (Single-Family Residential) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the June 16, 2022 Staff Report.

Second by COMMISSIONER MANI

Motion did not carry. 2-5 vote against recommendation.

CHAIRMAN Gray informs the petitioner that it will go to Village Board on July 19<sup>th</sup>.

Dan Ritter informed the commission that it is now law that there must be a super-majority of trustees to override the recommendation of the plan commission.

**Receive Comments from the Public**

- NONE

**Good of the Order**

Dan Ritter, Planning manager states that the Hanover fence variation was denied. The 174<sup>th</sup> Place case was approved with the condition that once the patio is removed; the fence will need to be removed as well. Atlas Putty was approved. Pleasant ave variation was approved. DR Horton is looking to start earthwork; Starbucks on Harlem is moving along pretty quickly tenant spaces have submitted plans. Hillgrove tap received liquor license. 350 brewing is being filled by flipside brewing, received liquor license. Owner started career at 350. RJs Seafood resubmitted plans for interior buildout. APA Plan Commission Training is slated for some time in September staff has to make sure that there is nothing else on the agenda. Staff will send out more information.

COMMISSIONER MANI made a motion to adjourn the meeting. Seconded by COMMISSIONER GASKILL.

Meeting Adjourned at 9:01pm

# PLAN COMMISSION STAFF REPORT

July 7, 2022 –Public Hearing

## Petitioner

Kyna Simpson, on behalf of International Foundations Education Inc.

## Property Location

7012 171<sup>st</sup> Street

## PIN

28-30-113-006-0000

## Zoning

B-3, General Business & Commercial

## Approvals Sought

Special Use Permit

## Project Planner

Lori Kosmatka,  
Associate Planner

## International Foundations Education Inc. – Child Care Special Use

7012 171<sup>st</sup> Street



## EXECUTIVE SUMMARY

The Petitioner, Kyna Simpson, on behalf of International Foundations Education Inc., is seeking approval of a Special Use Permit for a Day or Child Care Center at the single-tenant building at 7012 171<sup>st</sup> Street in the B-3 General Business & Commercial Zoning District.

There is currently a state-licensed child care center at the property, operating as Antico Academy offering daycare, after-school, and summer camp services. Previous Special Use Permit approvals indicate the site has been operating as a child care center since 1982. The Petitioner is looking to purchase the property and continue the operations under new ownership. The Illinois Department of Children and Family Services (DCFS) previously approved the site but will need to reapprove the new facility with a new operator. As the Petitioner undergoes the DCFS approval process, and the DCFS will allow the Petitioner to conditionally operate during that time. The Petitioner does not intend to increase Antico Academy's existing scale of operations, but rather intends to maintain it. Hours of operation, employees, occupancy, and ages served will remain.

- Hours of Operation: 6:00am-6:00pm (Monday-Friday)
- Maximum Number of Employees: 8
- Number of Children: 52 approved per state licensure; 43 currently
- Ages of Children: 6 weeks to 14 years

The primary concern for this use is a potential for high levels of traffic and parking due to heavy peak times during drop-offs and pick-ups. However, the existing business has operated without any known parking issues. A recommended condition clarifies that the property owner is responsible to manage parking, drop-offs, and pick-ups on-site.



This aerial photograph shows the study area, including the proposed development site (7012) and surrounding streets (171st St, 172nd St, 71st Ave, 70th Ave, 69th Ave, New England Ave). The map includes a red location pin and a blue location pin.

*Location Map, Aerial of Property, Zoning Map*

A photograph of a single-story brick house with a white door and a white picket fence in the foreground. A dark car is parked on the left, and a playground is visible in the background.

Page 2 of 9

the east, the property abuts the R-2 Zoning District. Across the street, the single-family residence is in the R-4 Zoning District, and the funeral home is within the B-4 Zoning District.

The Zoning Ordinance notes the B-3 General Business & Commercial Zoning District “is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center”.

Childcare facilities are a unique use because they are traditionally viewed as a commercial use. However, they do not require drive-by traffic, and there is a convenience for parents to have them located near to the residential areas in which they live. In this way, child care centers are very similar to traditional schools. The use also tends to have limited hours of operation with small parking demand, as they function mainly with a vehicle pick-up and drop-off system.

## SPECIAL USE PERMIT

---

A Special Use Permit is required to continue the operation under new entity name and ownership for the existing use as a *Day or Childcare Center* in the B-3 (General Business & Commercial) Zoning District. Daycare uses require Special Use Permit in the R-6, R-7, B-2, B-3, and B-4 Zoning Districts, and are prohibited elsewhere in the Village. Daycares are defined as “*wherein three (3) or more children, not related by bonds of consanguinity or fostership to the family residing on the same premises, are, for remuneration, cared for. Such Nurseries or Centers need not have a resident family on premises*”.

The Special Use Permit will only apply to the proposed business based on their business plan and information submitted with the request and will not run with the land. Special Uses are granted to a specific business and operator. If those change, then a new special use must be granted. In this situation, the primary concern is if this use is still appropriate to continue and if there are any foreseeable issues with the parking and drop-off/pick-up needs associated with the operations of the business.

## PROPOSED USE

---

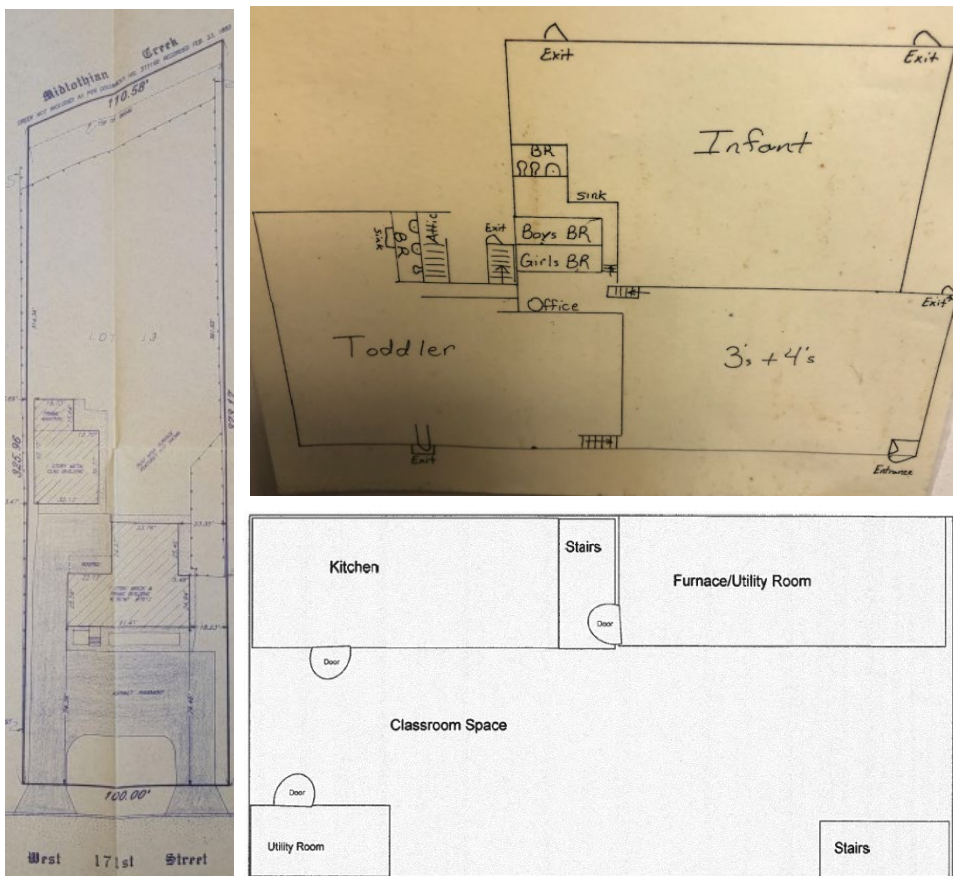
The proposed operations of International Foundations Education Inc. are largely expected to be the same as the existing operations of the Antico Academy's child care facility.

The facility's hours of operation and staffing will remain as existing under Antico Academy's operations. The facility operates 6:00am-6:00pm Monday through Friday, with 6 to 8 employees who undergo background checks, have experience in child care, and have taken courses related to child care. Five employees are full-time, and three are part-time. The Petitioner has provided employee hours, but notes these may vary according to operational needs. Full-time employees can work 6:00am-2:00pm, 10:00am-6:00pm, or a split-shift working in the morning, and returning in the afternoon. Part-time employees can work 10:00am-2:00pm, 8:00am-12:00pm, or 6:00am to 12:00pm. Peak hours are typically 9:00am to 2:00pm when the maximum number of children are present. Drop-offs and pick-ups are early mornings and late afternoons, typically between 6:00am-8:00am and then 3:00pm-6:00pm, thus generally outside the peak hours.

The facility will also continue to serve students from 6 weeks to 6 years old through the daycare program, and school-aged children up to age 14 in the after-school and summer-camp programs. The Petitioner has stated that the state licensure has approval for up to 52 students, however, currently, there are only 43 children participating. The participant breakdown is: Full-Time Daycare: 13, Part-Time Daycare 8, After-Schoolers: 7, and Summer-Camp: 15.



The Petitioner has provided a plat of survey and floor plans showing the ground and basement floor of the facility's main building. The Petitioner notes the basement area is smaller than the ground floor's area. The Petitioner states the floor plans are labeled according to state DCFS regulations, and as they receive adjustments from DCFS, they will change accordingly. Currently, the floor plans note that infants, toddlers, and 3-to-4 year olds are generally cared for on the main floor, and additional classroom space serving other children at the basement level. The Petitioner notes the grouping is not exact, as children are allowed to move to a different room or stay in the same room according to several child-centered factors. The child care classroom operations will only occur within the main building, and will not occur within the secondary building. The Zoning Ordinance does not allow for two principal use structures on a single lot, thus the Petitioner proposes to have the secondary building used exclusively for storage purposes, which would qualify as an allowable accessory use.



*Plat of Survey, Main Building's Ground Floor (above), and Basement (below)*

The Petitioner notes the services of International Foundations Education Inc. include competitive costs with certified staff, nutritional meals, medical personnel, and meaningful educational experiences. The proposed child care model will include curriculum based on several industry trends including STEM (Science, Technology, Engineering and Mathematics) focused activities, literacy, ECSEL (Emotional Cognitive Social Early Learning), and physical activities to help prevent childhood obesity and cognitive development malformations.

The Petitioner proposes some improvements to the property. Depending on weather, contractor, and material availability, the petitioner proposes the following changes within six months: exterior painting, change of signage facing, additional plantings and bushes in front of the building to increase curb appeal, interior painting and sanitization, carpet changing, ventilation cleaning, and ceiling tile replacement as needed. The Petitioner also anticipates to replace all windows and some exterior doors within 18 months.

#### Parking, Drop-offs / Pick-ups

The site has very limited parking, but has been managed by the owner to accommodate parking for employees, vehicles doing drop-offs and pick-ups, and occasional visitors/prospective parents. Currently, the site has a row of parking at the front of the building, consisting of eight striped stalls with room at the far west for two additional vehicles. Currently, there is not an accessible parking space on the property. The Illinois Accessibility Code requires one accessible parking space with access aisle in order to comply with the state code. The state code requirement will thus reduce the available parking by one space. A recommended condition of approval has been added in regards to the addition of the accessible space.

The Petitioner has stated that several employees carpool with a few taking public transportation, and only about 60% of the employees have their own cars. Employees park on the west and central parking spaces. The three-to-four

easternmost parking stalls are used for the drop-offs and pick-ups. The Petitioner states drop-offs and pick-ups are parent-arranged, based on parent work schedules, with typically no more than three drop-off or pick-ups occurring at the same time, in a quick and efficient manner. The Petitioner has confirmed that visitors/prospective parents are arranged by appointment only, and will not be scheduled during drop-off or pick-up windows.

A unique concern is that parking, drop-offs, pick-ups and visitations on the site do not cause any traffic issues on private property or public roads. Staff recommends a condition stating that the property owner shall manage parking, drop-offs, pick-ups, and visitations on-site to avoid any stacking issues or blockage of roadways.



## STANDARDS FOR A SPECIAL USE

---

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Findings of Fact have been drafted by staff and outlined below for Plan Commission consideration.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. 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;
  - ***The proposed use will be conducted in a manner consistent with the current operations of the existing facility. The property has been operating as a child care facility without any known issues. The proposed use will promote the general welfare of the public by providing essential services of child care. The facility will be state-licensed and meet all building and fire code requirements for a child care facility.***
- b. 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;
  - ***The proposed use as a child care facility is compatible with the surrounding neighborhood and residential uses. The child care facility is a relatively low-intensity use with operating hours limited to weekdays. The property has operated as a child care facility under the existing child care facility's ownership since 1995 without any known issues.***
- c. 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;
  - ***The proposed use is compatible with existing said development. The proposed facility will reuse the existing building and site. The proposed use will operate with similar hours, staffing, and capacity limits to the existing child care facility's use. All neighboring properties have previously been developed.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - ***Adequate utilities, access roads, drainage, and/or other necessary facilities currently exist at the property.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - ***The parking spaces for pick-ups and drop-offs is existing and has functioned without any known issues. Drop-offs and pick-ups occur during early morning and late afternoon times of the day. The drop-off and pick-ups are proposed to be managed by the property owner to avoid any parking issues or backups onto public streets.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

- ***The business and property will otherwise conform to zoning, building, and fire codes. The facility will be licensed and inspected by the state regularly for compliance as a child care center.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- ***The property has been operating as a child care facility and the use will allow it to continue to operate as one under new ownership. Child care facilities provide employment themselves as well as a needed service for both residents and workers in the area.***

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

## MOTION TO CONSIDER

---

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Special Use Permit:

“...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, International Foundations Education Inc. a Special Use Permit to operate a *Day or Childcare Center* at 7012 171<sup>st</sup> Street in the B-3 (General Business & Commercial) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the July 7, 2022 Staff Report with the following conditions:

1. The property owner shall manage parking, drop-offs, pick-ups, and visitations on-site to avoid any stacking issues or blockage of roadways.
2. Provide one accessible parking space with access aisle which will meet Illinois Accessibility Code requirements.

## LIST OF REVIEWED PLANS

---

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (redacted)	Applicant	6/17/2022
	Response to Standards	Applicant	Rec'd 5/31/2022
	Narrative	Applicant	Rec'd 6/17/2022
	Plat of Survey	Surveyor	Rec'd 5/31/2022
	Main Building Ground Floor Plan	Applicant	Rec'd 5/31/2022
	Main Building Basement Floor Plan	Applicant	Rec'd 6/17/2022



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**PL. 2022. 06. 00365**

**REQUEST INFORMATION**

\*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ **Special Use for:** Childcare Center
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for \_\_\_\_\_
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** \_\_\_\_\_ **to** \_\_\_\_\_
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

**Project Name:** IF Education Inc Early Learning Center

**Project Description:** \_\_\_\_\_

**Project Address:** 7012 W 171st St **Property Index No. (PIN):** 28301130060000

**Zoning District:** \_\_\_\_\_ **Lot Dimensions & Area:** \_\_\_\_\_

**Estimated Project Cost:** \$ \_\_\_\_\_

**OWNER OF RECORD INFORMATION**

Please supply proper documentation of ownership and/or designated representative for any corporation.

**Name of Owner:** VERONICA ZALEWSKI **Company:** ANTICO ACADEMY

**Street Address:** \_\_\_\_\_ **City, State & Zip:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

**APPLICANT INFORMATION**

☐ **Same as Owner of Record**

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

**Name of Applicant:** Kyna Simpson **Company:** International Foundations Educati

**Relation To Project:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_ **City, State & Zip:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_





Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize KYNA SIMPSON (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

VERONICA ZALEWSKI

### Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_



## **STANDARDS AND CRITERIA FOR A SPECIAL USE**

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- A. 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.**

The establishment, maintenance or operation of the Special Use will add to and greatly enhance the public health, safety, morals, comfort or general welfare as IFEs mission includes providing access to high-quality, early childhood programs and offering positive community involvement events while being respectful to all.

- B. 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.**

The Special Use will be most beneficial to the use and enjoyment of other property in the immediate vicinity as we will use only our space for the Special Use and improve "curb appeal" through beautification projects.

- C. 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.**

IFE will actively communicate with neighbors to ensure the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

IFE will actively coordinate with the Village and all other necessary parties, including local utility companies, to ensure adequate utilities and other necessary facilities, including access roads, drainage are provided.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The existing facility minimizes traffic congestion in the public streets. No further changes are planned. If future changes are necessary, IFE will first coordinate with the Village and other agencies so as to maintain fluid ingress and egress and minimize traffic congestion in the public streets.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

The Special Use shall in all other respects conform to the applicable regulations of the district, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission through regular attendance at applicable Village events/meetings and active coordination as necessary and feasible.

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

The Special Use indirectly contributes to the economic development of the community as a whole because access to high-quality, early childhood programs for young children increases generational economic mobility, freeing working parents to build careers. This leads to increased wages over time. "Special Rates" for those who live and work in Tinley Park will also apply.

## **IFE Early Learning Center Operational/Project Narrative 1 June 2022**

- How long Antico Academy has been in operation

Antico Academy has been in operation since 1995

- Your experience in the field, if any

I am a certified, professional educator with over 25 years of facilitator experience; former positions provided opportunities to use strong organizational and technology-based skills to meet or exceed goals and objectives. Planned, organized and facilitated quality sessions positively impacting training readiness standards and inspiring personnel to cultivate life-long learning. Highly skilled in building relationships and communicating effectively with groups and individuals of varied backgrounds.

Experience Includes:

### **Elementary School Educator**

**Chicago IL August 1996 to present** Early Childhood Professional

Positions filled include:

Pre-Kindergarten Educator – Walt Disney Magnet School

Technology Coordinator – WA Mozart Elementary School

Pre-Kindergarten Educator - WA Mozart Elementary School

First/Second Educator - Morrill Science and Math Elementary School

Second/Third Bilingual Educator - Morrill Science and Math Elementary School

Second Monolingual Educator - Morrill Science and Math Elementary School

### **Training Officer/Senior Manager**

**Cambridgeshire UK October 2013 to July 2016**

**Highland Park IL August 2016 to August 2019**

Positions filled include:

Interior Communication Electrician - Junior Enlistment 1987-1995

Intelligence Specialist - Junior Enlistment 2001-2011

Special Assistant to USDAO Kyiv, Ukraine

Military and Political Subject Matter Expert for Eurasian and Mediterranean countries

Intel Officer Assistant - PRT Farah, Afghanistan

Senior Enlistment 2012 until 2019 retirement:

Responsible for planning and execution of training events for over 400 personnel. Provided daily personnel direction through work requirement communications, coordinated work schedules and technical expertise. Performed evaluation management that included monitoring internal and external evaluation programs, determining need for and conducting course/content reviews, analyzing training quality data and conducting human performance analysis.

- Facilitation of over 12,000 training hours leading to increased training readiness for Active Duty Military
- Team-leader for all training matters supporting seven US-based, Navy Reserve support elements
- Responsible for a 50 thousand dollar budget ensuring successful morale events for local families and servicemembers

- Hours/Days of Operation - Same as Antico

M-F 6am to 6pm

- Programs/services available and the age ranges they serve - Same as Antico

IFE Early Learning Center will educate students from six weeks to six years through a rigorous curriculum merging US-based core skills/objectives with international, academic/leadership best-practices and farm-to-table concepts. Our centers will operate five days a week, from 6AM to 6PM. We offer childcare, including before and after school care. We will offer competitive hours and costs with certified staff, nutritional meals, medical personnel and meaningful educational experiences. Our Child Care model includes a curriculum based on the following industry trends:

## IFE Early Learning Center Operational/Project Narrative 1 June 2022

- Early and frequent access to STEM (Science, Technology, Engineering and Mathematics) focused activities, to include the intentional and proper use of technology for learning. Cloud-based programs and applications are also available to help teachers and administrators track which resources work best for our students.
- Closing the achievement gap through early literacy and exposure to reading, writing and storytelling in an appropriate setting and length. Ensuring that six month to three year-old children understand concepts such as letter knowledge, word sounds, vocabulary development, and awareness of storytelling is critical to reading comprehension and improved vocabulary.
- The integration of core principles to develop Emotional Cognitive Social Early Learning (ECSEL). These principles teach how to manage emotions to become confident, resilient and understanding, all of which are important learning and growth components. Early positive emotional experiences positively shape the brain, adding key supports to academic foundations.
- The prevention of the increasing rise of childhood obesity, cognitive development malformations and related illnesses. Trends include activities allowing for plenty of active playtime, both inside and outside and providing students with training in lifetime sports that may include running, swimming, dancing and possibly beginning martial arts training. Trends indicate organized training sessions which are intended to supplement large and small gross motor play time / recess.
- Number of children broken down by age range and program/service - **Same as Antico**

Full-Time (6mos - 5 years) : 13 Students

Part Time (6mos - 5 years) : 8 students

After-Schoolers (school aged) : 7

Summer Camp (school aged) : 15

- Number of employees total - Same as Antico

Eight employees total - 3 are part-time and 5 are full time

- Maximum number of employees on site at peak time and what the peak time(s) is/are - Same as Antico

Maximum number of employees during peak hours - (6-8)

- When drop-offs/pickups occur and how many vehicles come at once - Same as Antico

Drop offs occur 6am-8am and pickups occur from 4pm-6pm

Number of vehicles vary - not more than 3 at a time

- How the business handles drop-offs/pickups to ensure that there are no issues with backups in parking/flow of traffic - Same as Antico

The following things are in place to minimize congestion issues:

A circular driveway; parent-arranged drop-offs/pickup times according to personal work schedules; COVID protocols restricting large numbers of drop-offs/pickups, to ensure safety of families.

- How drop-offs/pickups occur (is there an access lane or set number/location of parking stalls?) - Same as Antico

The parking lot has 12 spaces with no access lane on the property. At least 3 spaces are allotted for drop-offs/pickups.

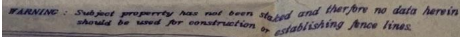
- Buildings square footage - Same as Antico : 3,573 and 2,404 respectively
- How is the space used? Same as Antico - Childcare Facility
- What rooms does the space have? Same as Antico

The main building has 5 large rooms, an office area and kitchen. The "annex" building will continue to be used as storage.

- Is there an outdoor play area? **Same as Antico** - The outdoor play area is approximately 25k sq ft.
- Additional Information: The following cosmetic improvements will take place within the first 6 months, depending on weather, contractor and material availability: Exterior painting, change of signage facing and additional items placed in front of the building to increase curb appeal (ex: smaller bushes/plants); interior painting and sanitization, carpet change, ventilation cleaning and ceiling tile replacement as needed. All windows and some exterior doors will be replaced within 12-18 months. Permits will be applied for prior to contracted work.

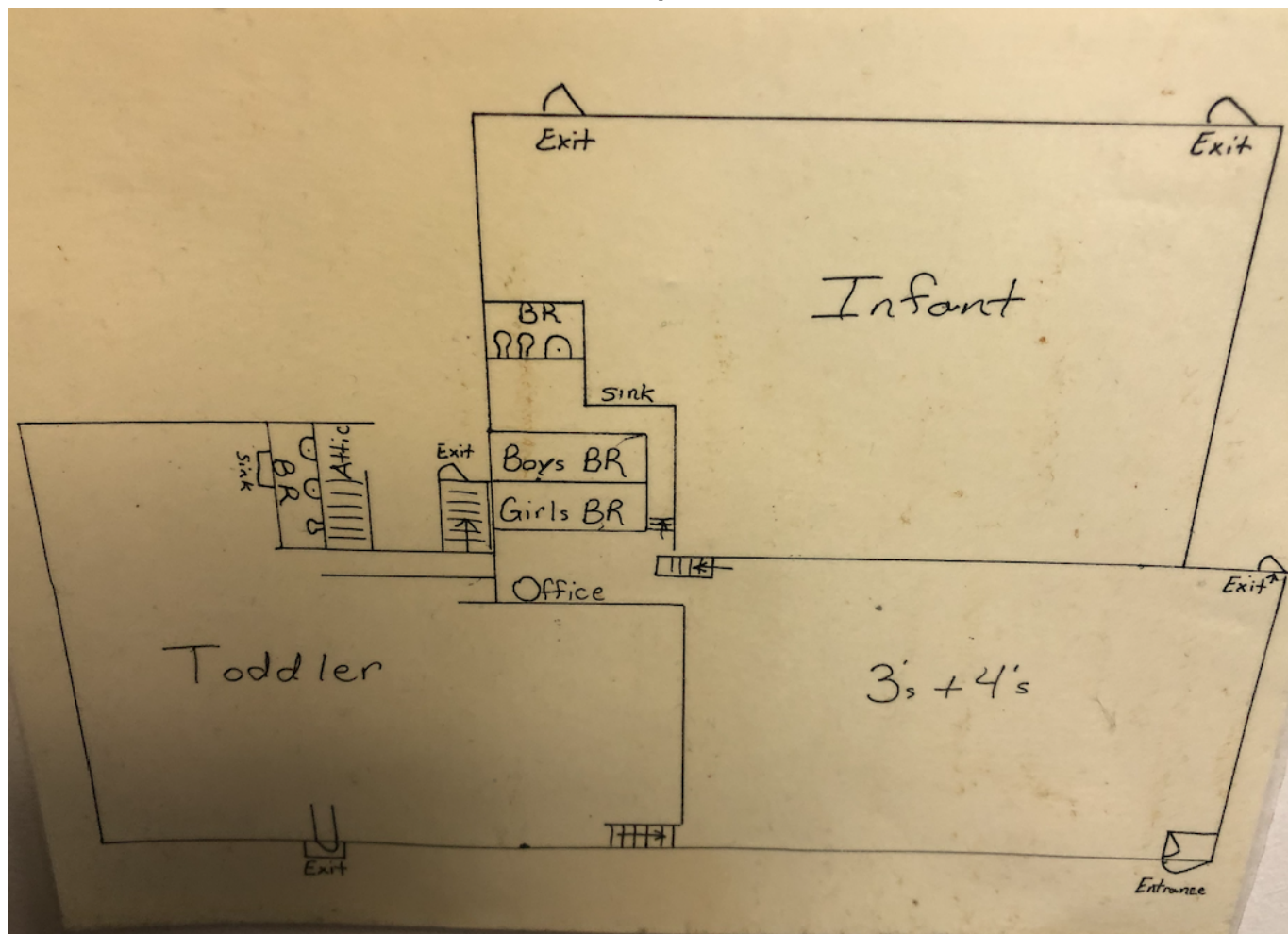


## ***Plat of Survey***



# IFE Early Learning Center Operational/Project Narrative 1 June 2022

## Floorplan





**Kitchen**

**Stairs**

**Furnace/Utility Room**

**Classroom Space**

**Utility Room**

**Stairs**

Door

Door

Door

# PLAN COMMISSION STAFF REPORT

July 7, 2022 Public Hearing

## Petitioner

SD Hospitality, LLC  
(Property Owner)

## Property Location

18230 North Creek Drive

## PIN

19-09-01-202-004-0000

## Zoning

ORI PD (Office &  
Restricted Industrial,  
Northcreek PUD)

## Approvals Sought

Special Use Permit  
Site Plan Approval

## Project Planner

Lori Kosmatka,  
Associate Planner

## Holiday Inn Hotel – Canopy Monogram Sign and Building Light Bar

18320 North Creek Drive



## EXECUTIVE SUMMARY

The Petitioner, SD Hospitality LLC (property owner), is seeking Site Plan Approval and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development with an Exception from the Zoning Ordinance to permit an additional sign on the property and to allow for building lighting at the new Holiday Inn hotel on the property at 18320 North Creek Drive.

The site's development was originally reviewed and approved by Plan Commission in 2019 (September 19, 2019 Staff Report attached). The project included new construction of a 63,471 sq. ft. four-story tall Holiday Inn hotel on a 2.47 acre lot in the North Creek Business Park. As previously approved, the full-service hotel will have 108 rooms, indoor pool, fitness room, meeting rooms, outdoor patio, dining area and a hotel lounge with a bar. The site was permitted with several Exceptions to the Zoning Ordinance, including four wall signs, with an increase in size of the front (east) and rear (west) wall signs to 125 sq. ft. and an increase in size of the side (north and south) wall signs to 76 sq. ft.

As the building is completing construction, the Petitioner now wishes to include a vertical light bar and a double-sided illuminated "H" monogram sign located at the building's previously approved canopy. The vertical light bar requires Site Plan/Architectural Approval, and the additional signage requires a Special Use Permit for a Substantial Deviation from the PUD with an Exception from the Zoning Ordinance.

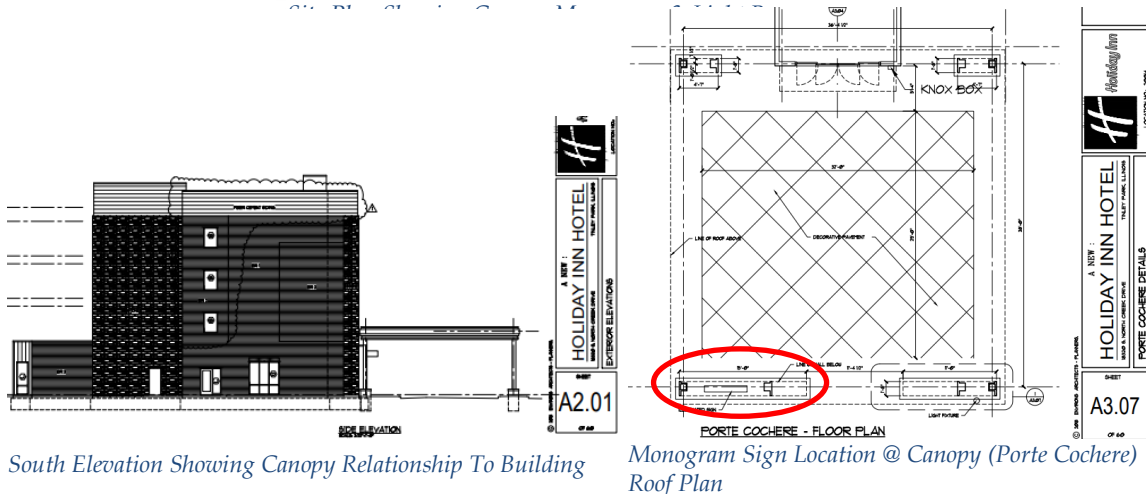
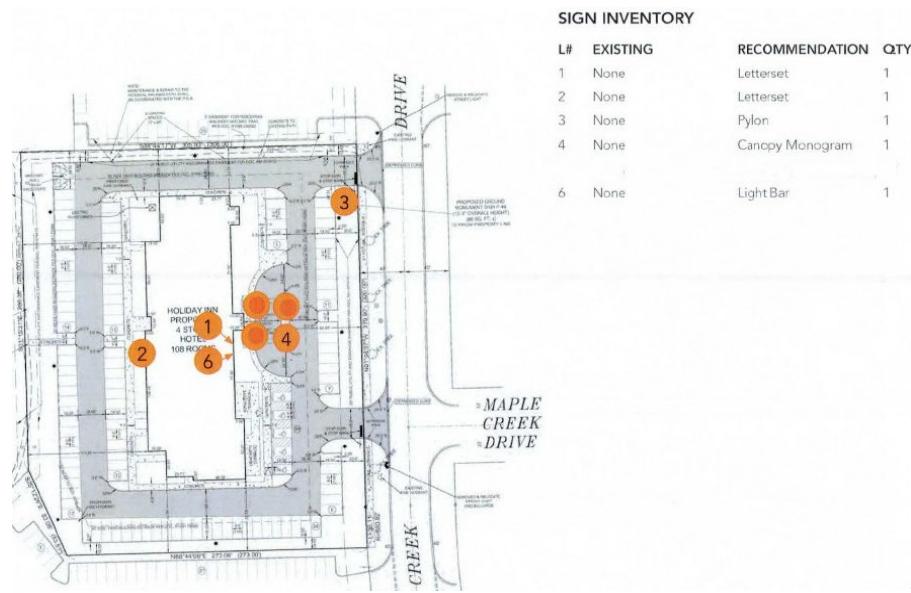
## SUBSTANTIAL DEVIATION / ZONING EXCEPTION

The Holiday Inn hotel development was previously approved in 2019 for a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development. Several Exceptions to the Zoning Ordinance were granted, which included additional signage. Signage Exceptions included an increase in the number of wall signs to permit four total wall signs instead of the permitted maximum of two, as required by the Zoning Ordinance, an increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 120 sq. ft. to the 125 sq. ft., and an increase in size of the side (north and south) wall signs from the permitted maximum of 58.33 and 62 sq. ft. to the 76 sq. ft. as required by the Zoning Ordinance.

Wall signs in the North Creek PUD are permitted to be one sq. ft. per one linear foot of building/tenant frontage not to exceed 120 sq. ft. per sign. The building's front and rear linear frontage is 245.1 feet, while the side linear frontage (north and south) are 62 and 57.33 feet.

The Petitioner recently applied and received approval for a sign permit to install the east and west wall signs at 106.7 square feet each, despite the larger previously approved allowances. The permit also did not include the previously approved north and south signs. The permit did however also include the freestanding ground sign for the property.

The Petitioner has indicated

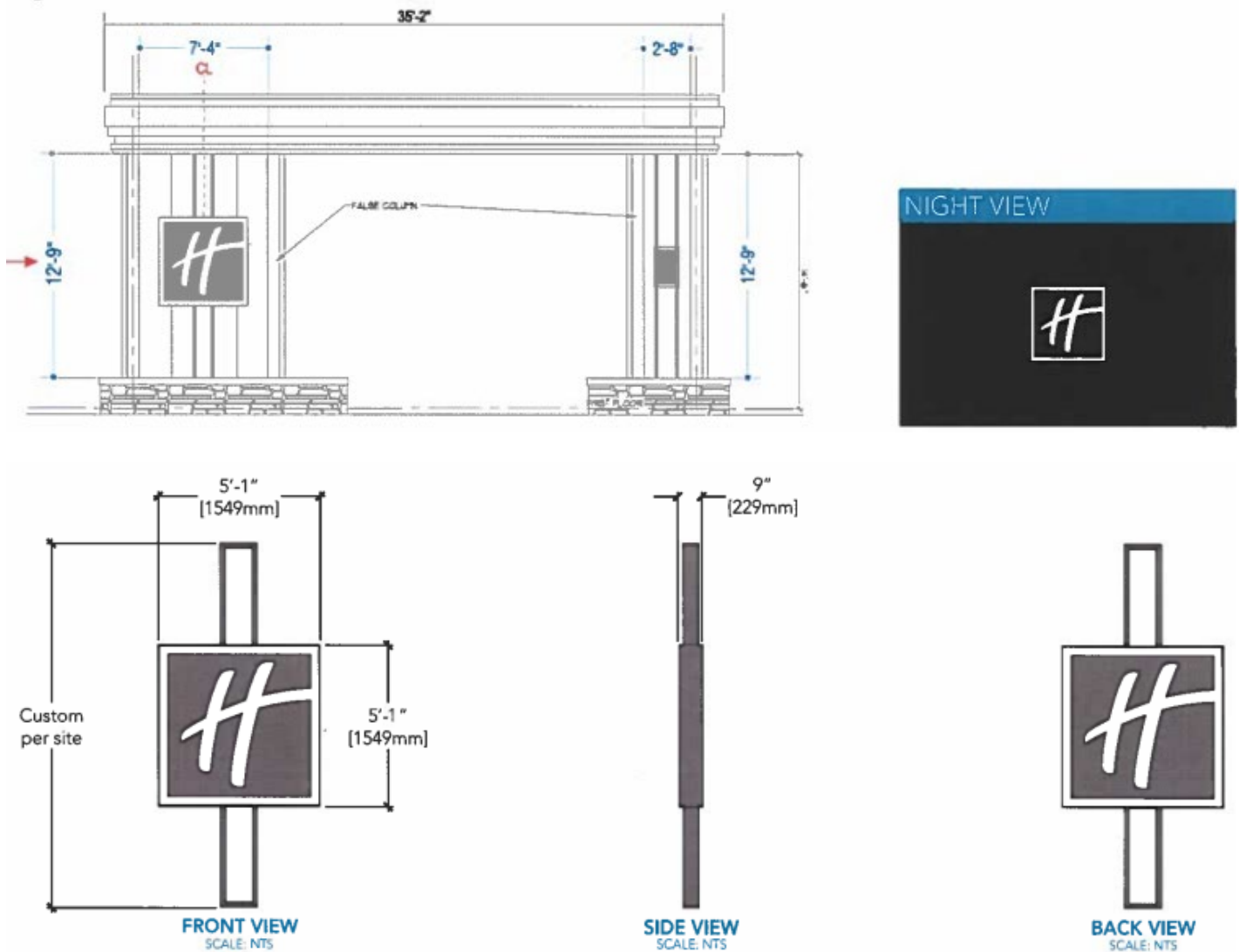


they wish to add a monogram sign along the building's canopy (porte cochere) on the east façade. Changes to a PUD which include an increase in the size or number of signs require Village Board approval for a Special Use to a Substantial Deviation with an Exception to the Zoning Ordinance. Deviations from the Village's Zoning Ordinance are



considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD's design and goals.

The Petitioner's newly requested sign is for a double-sided square "H" monogram wall sign of 25.84 sq. ft. per side along the building's canopy (porte cochere) on the east façade. The sign will be mounted on a column between the canopy roof and low stone wall base with a stone cap. The sign will be double-faced and with face lit illumination. At daytime, the sign's background will be gray. At night, "H" letter and surrounding square will be illuminated in white while the background will not be illuminated. The Petitioner has provided a sample photo from another property showing how the sign will look at daytime, as well as a rendering of the sign at the canopy. Also, sheet A2.01 includes



side elevations that illustrate the canopy's relationship to the building, and Sheet A3.07 shows the sign's location in plan view on the south part of the east side of the porte cochere (canopy)'s floor plan.

While the Petitioner is requesting an additional sign, the canopy monogram sign appears to be of an appropriate scale and location for pedestrians and vehicles approaching the building's main entry. The sign also appears to keep within contemporary design to the rest of the building.

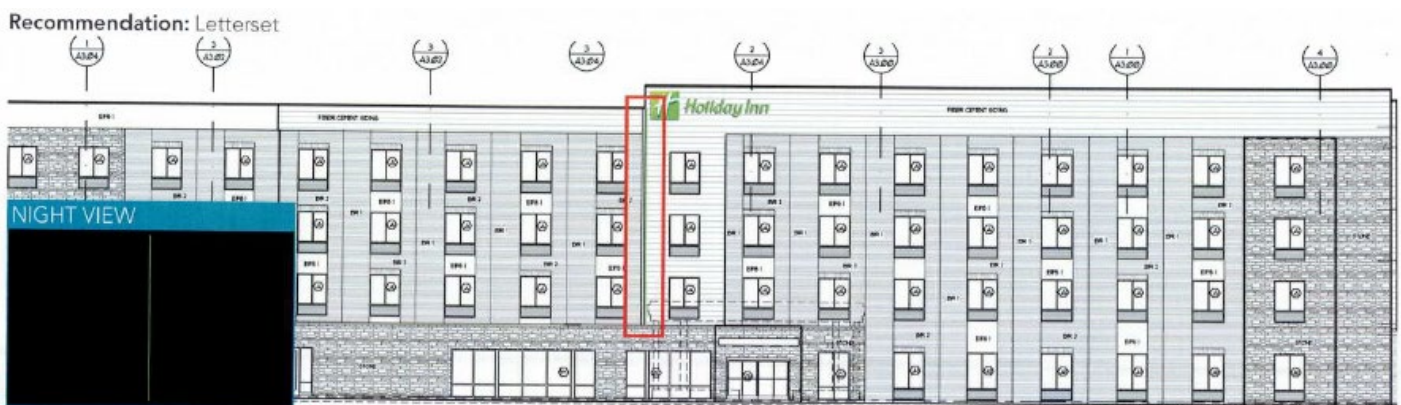


Canopy Monogram Sign - Color Rendering and Photo (Another Property)

## ARCHITECTURE

The construction of the previously approved architecture of the building is nearing completion. As noted in the 2019 staff report, the approved architecture is the prototypical Holiday Inn building design, but also includes newer elements and higher-end materials not traditionally used in a Holiday Inn building. The building has 65.1% face brick, 15.4% stone, 16.7% fiber cement siding, and 2.8% EIFS. There are no proposed changes to these previous approvals.

The Petitioner now proposes to install a vertical light bar on the east façade near the main entry. The light bar will run up the central part of the east (front) façade, one set of windows south of the building's main entrance canopy. It will provide a visual accent from the top of the first floor to the top of the façade near the east wall sign. The location is at a part of the façade where the height of the building changes. The Petitioner's elevation drawing illustrates this. It will be approximately 460" in length and 3 inches in width. At night time, it will be illuminated in green LED lighting, complementary to the wall sign near the top. The light bar will be mounted on studs inside a 3.125" wide recessed channel. The Petitioner does not have a photo of the vertical light bar at night, however was able to provide a similar image of a horizontal one at another Holiday Inn property.



Proposed Light Bar - Highlighted in Red on East Elevation

The light bar appears to be of an appropriate scale and location to the building's main entry, while keeping in contemporary design to the rest of the building and providing visual interest. The Petitioner has stated that they do not intend to use any green uplighting on the building that is typical of more traditional Holiday Inn hotel locations.



*Examples of Light Bars Installed at Other Holiday Inn Properties*

## STANDARDS FOR A SPECIAL USE

---

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Findings of Fact have been drafted by staff and outlined below for Plan Commission consideration.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. 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;
  - ***The canopy monogram sign and light bar are situated at the building's main entrance. The sign and light bar are scaled to help identify the hotel operations to pedestrians and vehicles arriving at the building's main entrance canopy (porte cochere) area.***
- b. 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;
  - ***The canopy monogram sign and light bar are most proximate to the building's main entrance. The sign is smaller in size, and the light bar has a narrow profile, thus neither are highly visible to other properties.***
- c. 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;
  - ***The property surrounding the subject property is already developed for commercial purposes.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - ***Additional signage and lighting will not require any additional utilities, drainage, or roadway access.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - ***The canopy monogram sign and light bar will not negatively impact the function or access to the site.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - ***The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - ***The canopy monogram sign and light bar will help identify the hotel operations to pedestrians and vehicle arriving at the building's main entrance canopy (porte cochere) area. These improvements will help identify the specific business, which has a contemporary exterior. The increased business identification will assist the business in continuing to contribute to the economic development of the community as a whole.***



## **STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL**

---

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

### Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and

constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

## MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

### **Motion 1 (Special Use for a Substantial Deviation):**

*"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Planned Unit Development with an Exception to the Village Zoning Ordinance to the Petitioner SD Hospitality LLC to permit additional signage and a building light bar at 18320 North Creek Drive in the ORI PD (Office and Restricted Industrial, North Creek PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the July 7, 2022 Staff Report.*

### **Motion 2 (Site Plan/Architectural Approval):**

*"...make a motion to grant the Petitioner SD Hospitality LLC Site Plan and Architectural Approval for additional signage and a building light bar at 18320 North Creek Drive in the ORI PD (Office and Restricted Industrial, North Creek PUD) zoning district, in accordance with the plans submitted in the July 7, 2022 Staff Report.*

## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Petitioner	Dated 5/27/22
	Narrative	Integrity Sign	Dated 5/31/22
	Canopy Monogram Sign Drawings & Sign Information	Petitioner	Received 5/31/22 Dated 5/25/22
	Canopy Color Rendering	Integrity Sign	Received 7/1/22
	Example of Canopy Monogram Sign (Another Property)	Petitioner	Received 5/26/22
	South Elevation Showing Canopy Relationship to Building (Sheet A2.01)	Environs (rec'd by Colite)	Received 6/22/22 Dated 12/7/21
	Monogram Sign Location at Canopy (Porte Cochere) Roof Plan (Sheet A3.07)	Environs (rec'd by Colite)	Received 6/22/22 Dated 4/12/21
	Building Vertical Light Bar Drawing & Sign Information	Petitioner	Received 7/1/22 Dated 5/25/22
	Examples of Light Bars Installed at Other Holiday Inn Properties	Petitioner, Integrity Sign	Received 5/26/22 & 6/27/22
	Site Plan Diagram Showing Canopy Monogram & Light Bar Locations	Integrity Sign	Received 7/1/22 Dated 5/25/22
	Plan Commission Staff Report September 19, 2019	Village Staff	Dated 9/19/19



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**REQUEST INFORMATION**

\*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ **Special Use for:** Zoning Entitlement
- ☒ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☒ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for \_\_\_\_\_
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment)** From \_\_\_\_\_ to \_\_\_\_\_
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

**Project Name:** Holiday Inn

**Project Description:** Install "H" monogram sign and accent light bar

**Project Address:** 18320 North Creek Drive **Property Index No. (PIN):** 19-09-01-202-004-0000

**Zoning District:** ORI / Urban Design Overlay **Lot Dimensions & Area:** Not Provided

**Estimated Project Cost:** \$ 4,500.00

**OWNER OF RECORD INFORMATION**

Please supply proper documentation of ownership and/or designated representative for any corporation.

**Name of Owner:** CHIRAG PATEL **Company:** SD HOSPITALITY INC

**Street Address:** \_\_\_\_\_ **City, State & Zip:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

**APPLICANT INFORMATION**

☐ **Same as Owner of Record**

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

**Name of Applicant:** Karen Lynch **Company:** Integrity Sign Company

**Relation To Project:** Sign Contractor / Installer

**Street Address:** \_\_\_\_\_ **City, State & Zip:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_





Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize CHIRAG PATEL/ Keith Hlad (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project and that I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): CHIRAG PATEL

**Acknowledgements**

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application, certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): CHIRAG PATEL

Applicant Signature:  
(if other than Owner)

Applicant's Name (Print):

Keith Hlad, Integrity Sign Company

Date: 5/27/2022

# INTEGRITY SIGN

18770-A South 88<sup>th</sup> Avenue Mokena, IL 60448 708-478-2700 office 708-478-5074 fax  
IntegritySignCompany.com

---

May 31, 2022

Village of Tinley Park  
Building Department  
16250 S. Oak Park Avenue  
Tinley Park, IL 60477

**Re: Holiday Inn – 18320 North Creek Drive**

***Scope-Of-Work / Letter of Intent:***

Please find enclosed our application, application fee and supporting documents requesting a Zoning Entitlement Deviation for the PUD for the subject property. Holiday Inn would like to add the following signs to the current sign package previously presented to the Village:

- A. Install One (1) LED Illuminated "H" Monogram Sign To the Front Elevation Canopy/Porte Cochere – 61" x 61" – 25.8 Sq. Ft.
- B. Install One (1) LED Illuminated Accent Light Bar On The Front/East Elevation – 460" x 3" – 9.5 Sq. Ft.

Please let us know if you have any questions or what additional information is required for your review

Thank You!

Sincerely,

  
Karen Lynch  
708-478-2700 x214  
[karen@integritysigncompany.com](mailto:karen@integritysigncompany.com)

VILLAGE OF TINLEY PARK, ILLINOIS  
**PERMANENT SIGN PERMIT APPLICATION: SIGN INFORMATION PAGE**

**SIGN INFORMATION**

Please provide the following information for each sign. Copy this page as needed.

Sign # 2 of 2 (total quantity of signs) Estimated Cost of Sign: \$2,400.00

Sign Location: ☒ On Building (wall/façade) ☐ On Property (freestanding) ☐ On Building (window/door) ☐ Other Location: \_\_\_\_\_

Notes on Sign Location: East / Front Elevation

Sign Height: 460" Sign Length: 3" Sign Weight (lbs.): Not Provided

Freestanding Signs Only: Total Sign Height: \_\_\_\_\_ Landscaping at Base (sq.ft.): \_\_\_\_\_

Sign Face Area (sq.ft.): 9.5 Tenant's Gross Floor Area (sq.ft.): Not Provided

Tenant's Building Frontage (ft.): 251' 3.5" Tenant's Lot Frontage (ft.): 320'

Sign Text: No Text / Accent Light Bar

Sign Colors: Green

Sign Materials: Aluminum / Acrylic

Illumination? ☐ None ☒ Yes: LED Illuminated

Type of Anchor(s) Used to Support Sign: Mounting Studs / Anchors To Suit Wall Conditions - Determined Upon Installation

Type of Material that Sign is Being Anchored To: Fiber Cement Siding

Office Use Only:

Zoning District: \_\_\_\_\_

Sign Type: \_\_\_\_\_

Variance? ☐ No ☐ Yes: \_\_\_\_\_

Change to Nonconforming Sign? ☐ No ☐ Yes: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

VILLAGE OF TINLEY PARK, ILLINOIS  
**PERMANENT SIGN PERMIT APPLICATION: SIGN INFORMATION PAGE**

**SIGN INFORMATION**

Please provide the following information for each sign. Copy this page as needed.

Sign # 1 of 2 (total quantity of signs) Estimated Cost of Sign: \$2,100.00

Sign Location: ☐ On Building (wall/façade) ☐ On Property (freestanding) ☐ On Building (window/door) ☒ Other Location: Canopy / Porte Cochere

Notes on Sign Location: East / Front Elevation

Sign Height: 61" Sign Length: 61" Sign Weight (lbs.): Not Provided

Freestanding Signs Only: Total Sign Height: \_\_\_\_\_ Landscaping at Base (sq.ft.): \_\_\_\_\_

Sign Face Area (sq.ft.): 25.8 Tenant's Gross Floor Area (sq.ft.): Not Provided

Tenant's Building Frontage (ft.): 251' 3.5" Tenant's Lot Frontage (ft.): 320'

Sign Text: "H"

Sign Colors: Gray / White

Sign Materials: Aluminum / Acrylic

Illumination? ☐ None ☒ Yes: LED Illuminated

Type of Anchor(s) Used to Support Sign: Mounting Studs / Anchors To Suit Wall Conditions - Determined Upon Installation

Type of Material that Sign is Being Anchored To: Steel Tube Columns

Office Use Only:

Zoning District: \_\_\_\_\_

Sign Type: \_\_\_\_\_

Variance? ☐ No ☐ Yes: \_\_\_\_\_

Change to Nonconforming Sign? ☐ No ☐ Yes: \_\_\_\_\_

Notes: \_\_\_\_\_

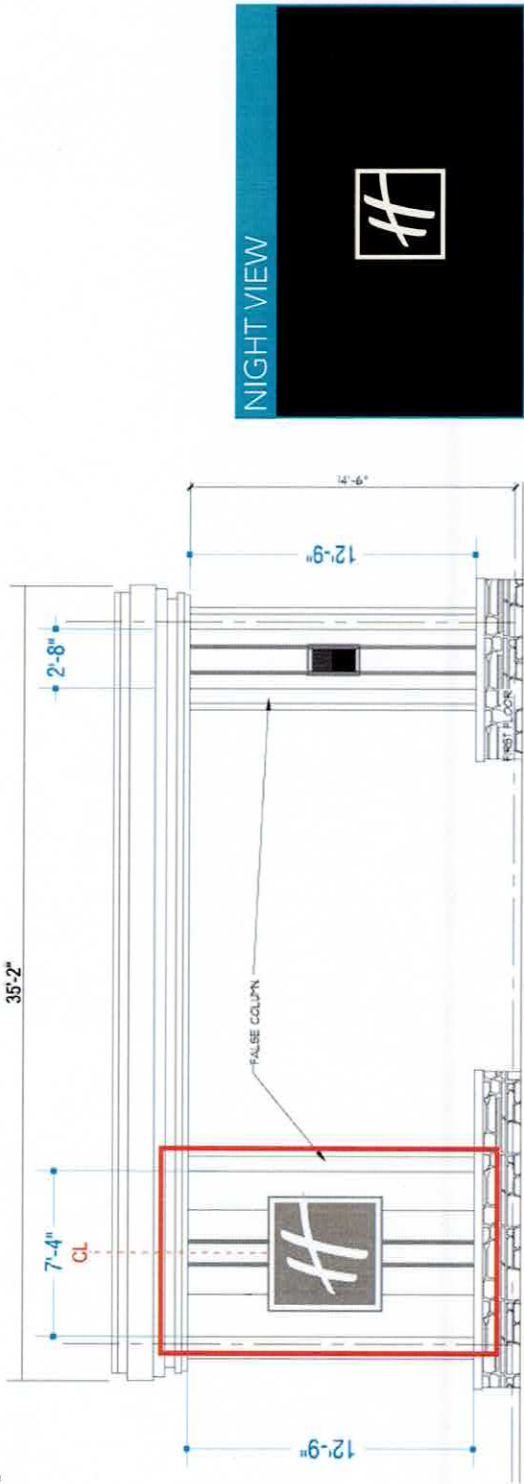
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

LOCATION 4

Recommendation: Canopy Monogram



SURVEY NOTES:

Porte Cochere elevation.

RECOMMENDATION DETAILS:

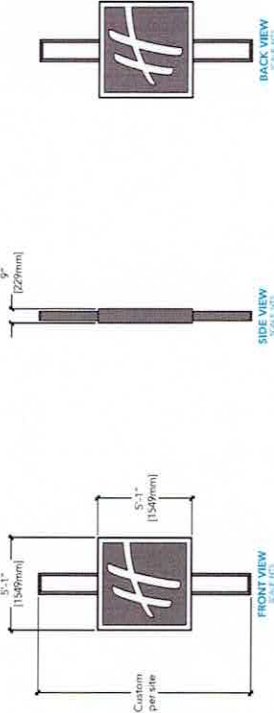
Quantity	Sign Sq.Ft.	Face	Estimated Paint Sq.Ft.
1	25.84	Double	
Mounting		Illumination	
Studs		Face Lit	
		Fabrication	
		Fabricated Canopy Monogram	

INSTALLATION/REPAIR NOTES:

Install new sign.

PART #:  
HOLL-OTH-605-IL-DF-061W

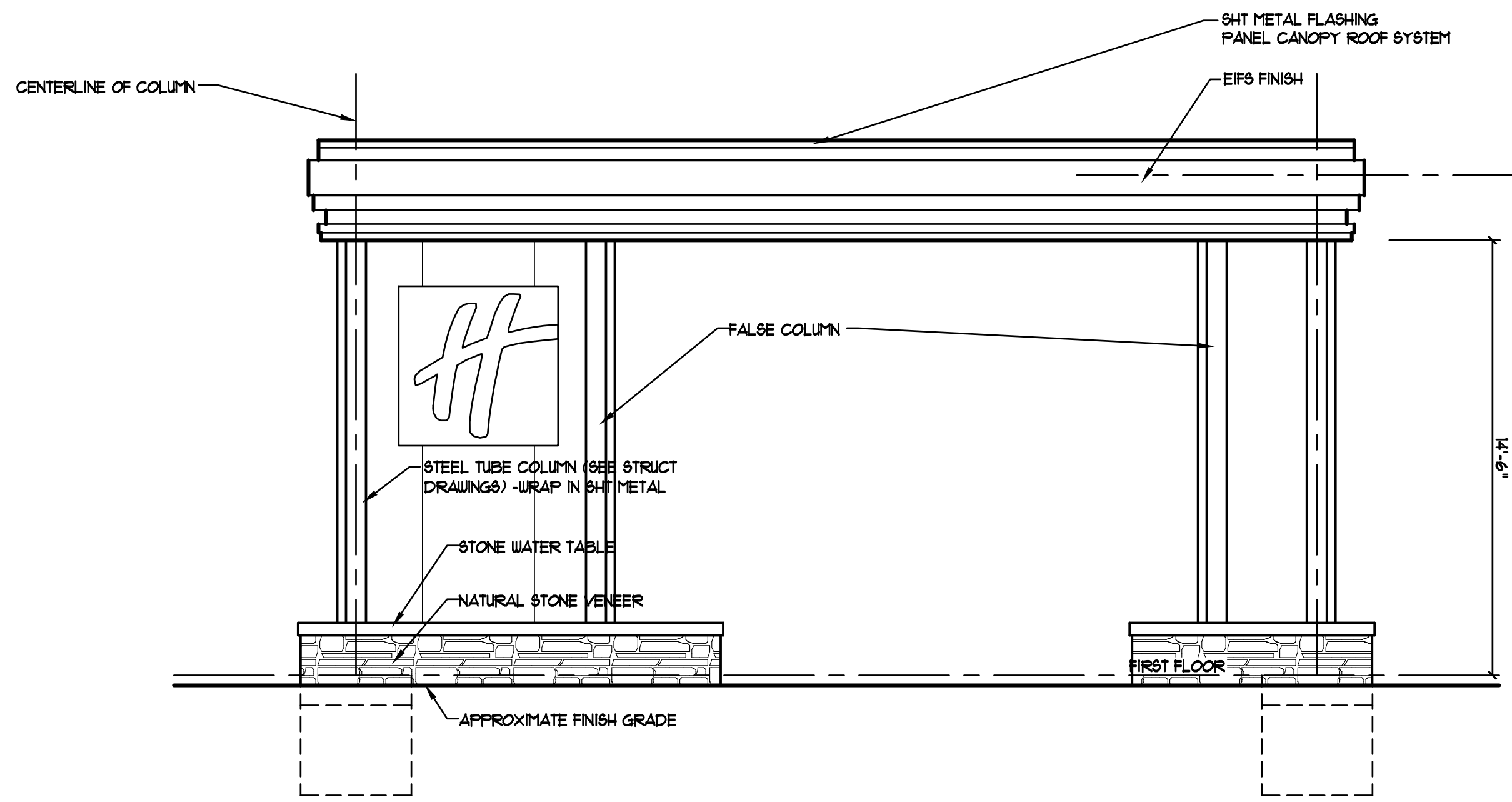
SIGN DETAIL:



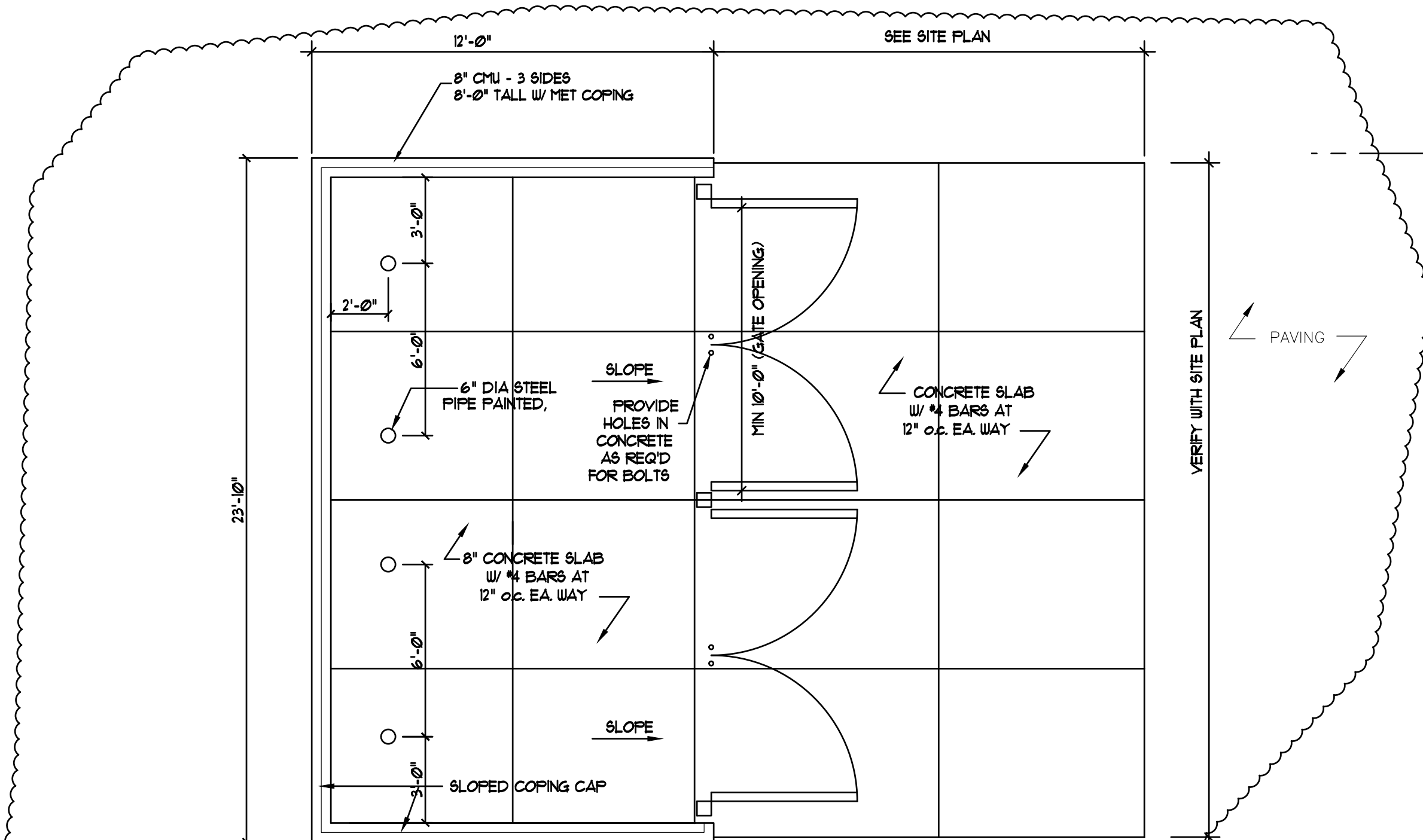




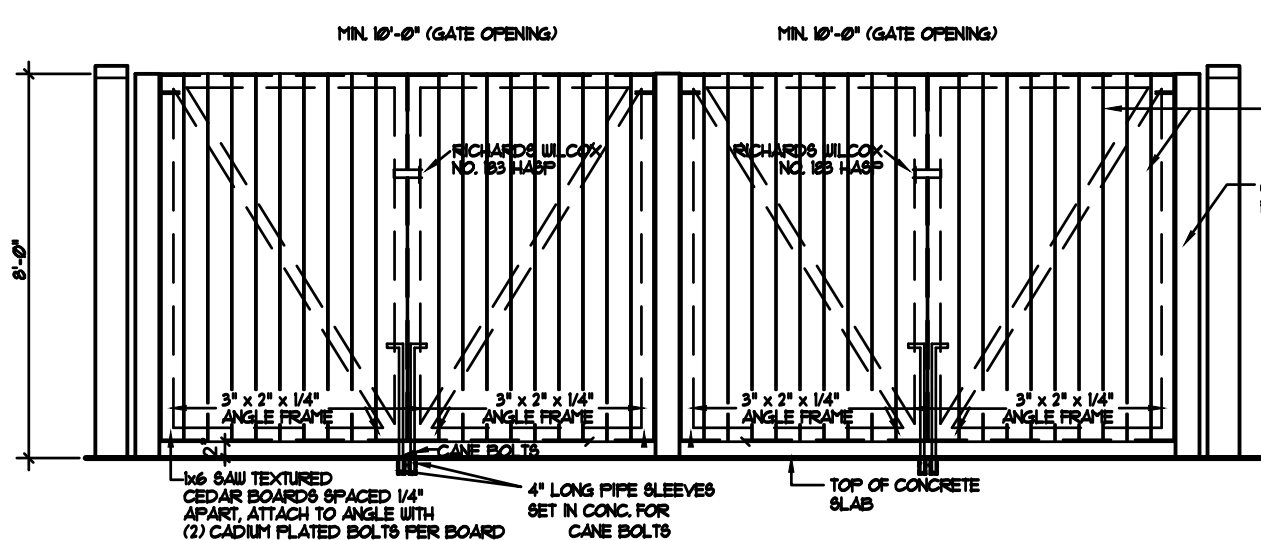




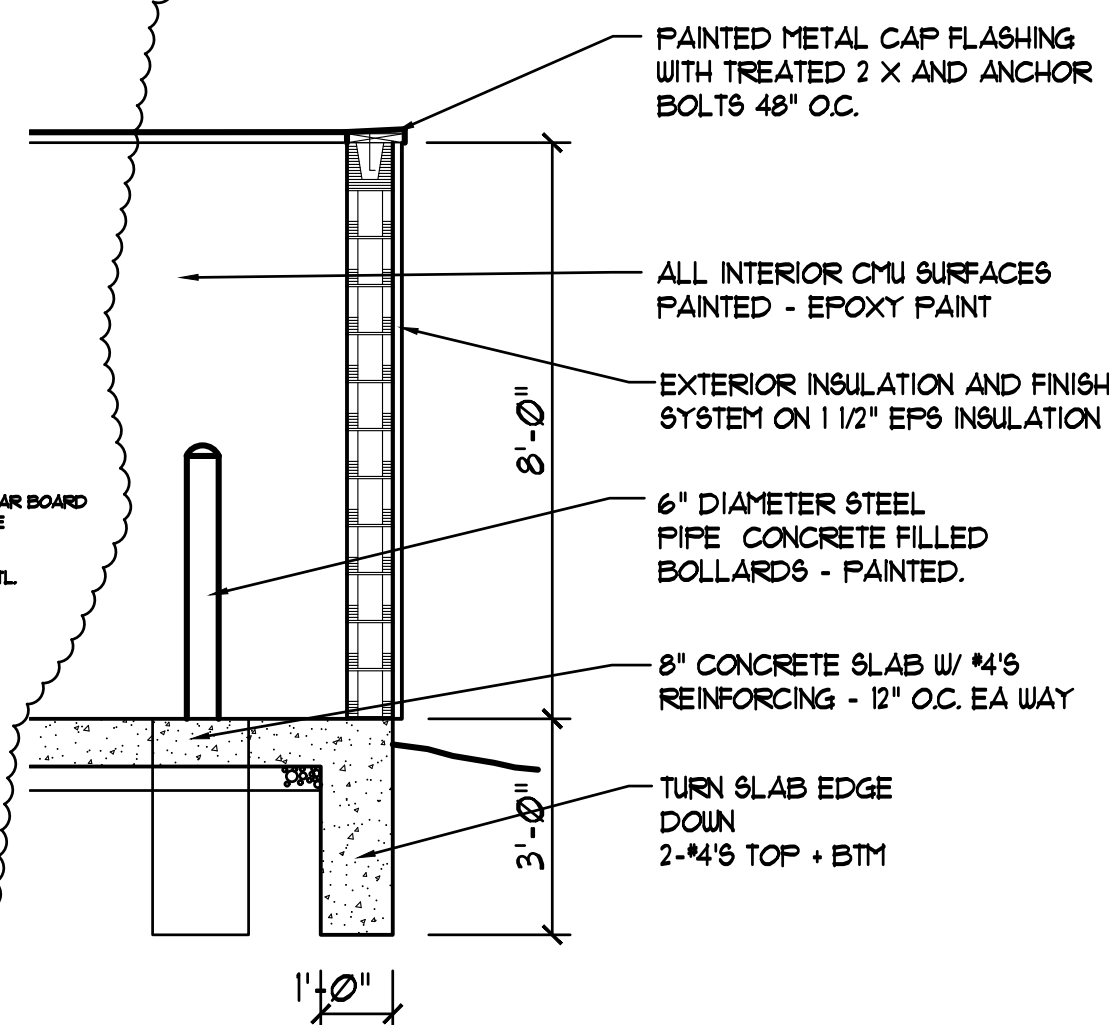
CANOPY FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



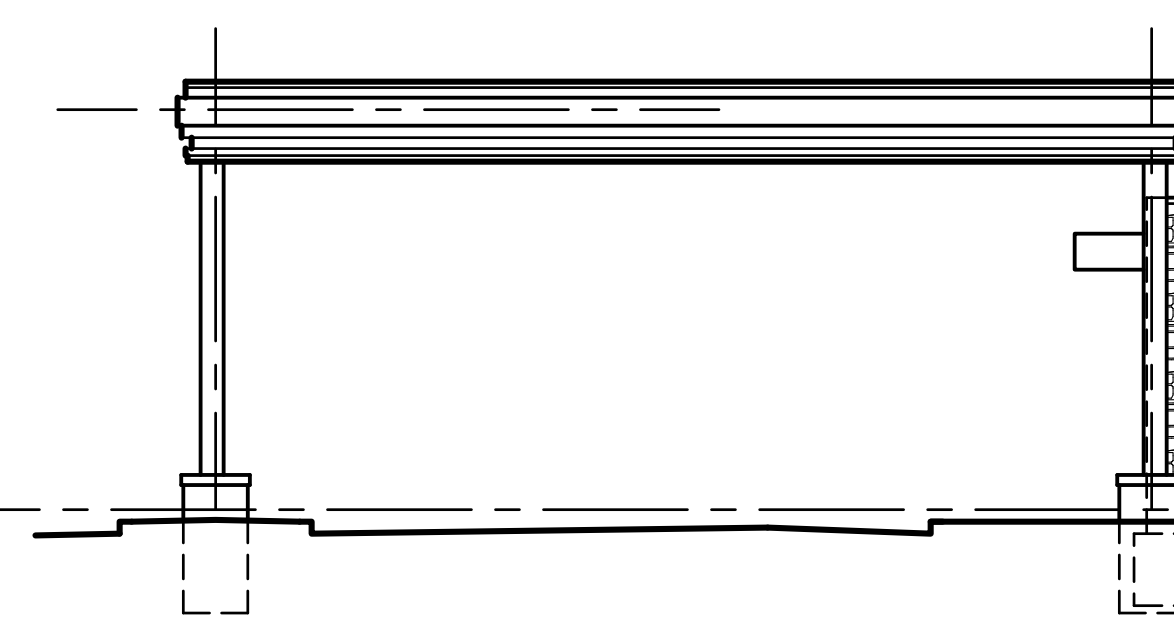
TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"



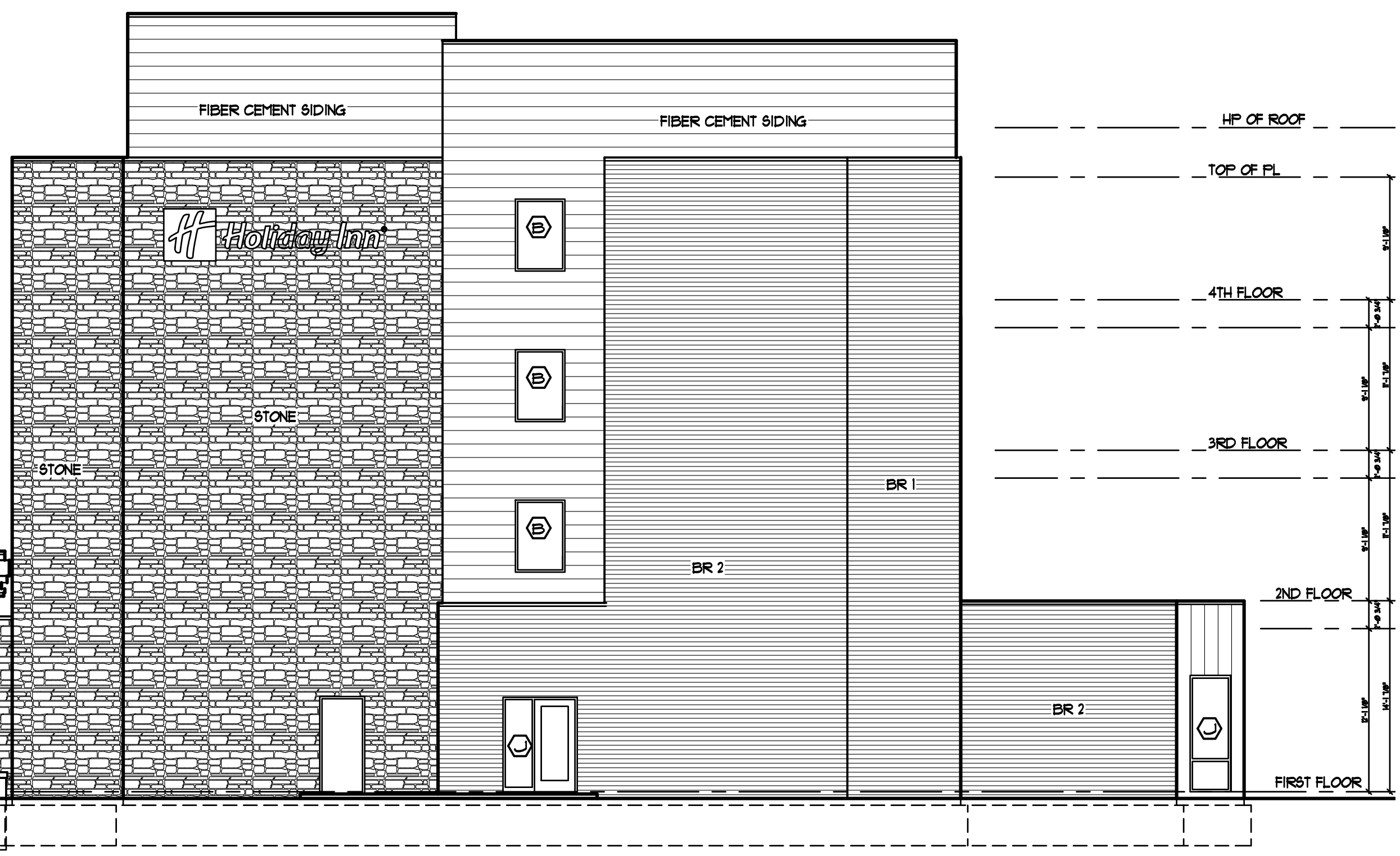
GATE ELEVATION AT TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"



SECTION THRU TRASH ENCLOSURE  
SCALE: 3/8" = 1'-0"



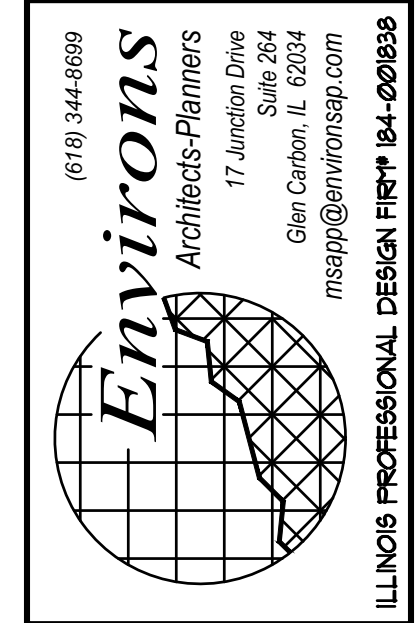
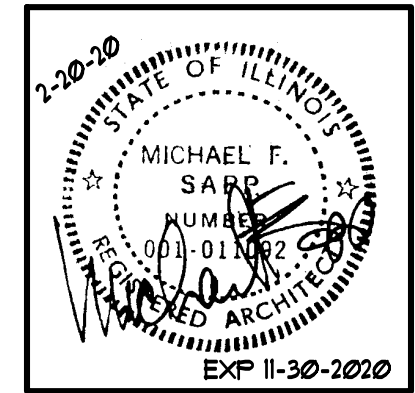
SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



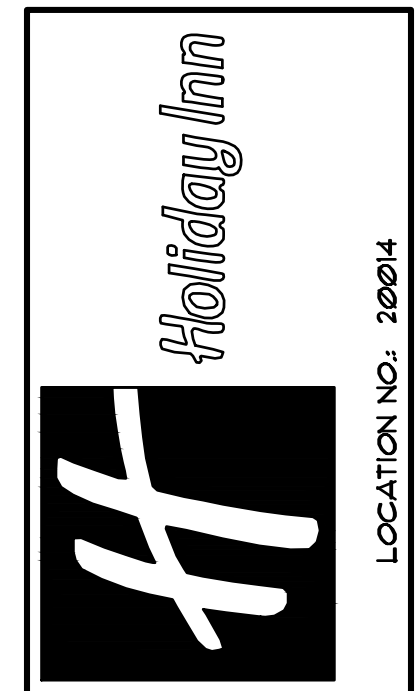
SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



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



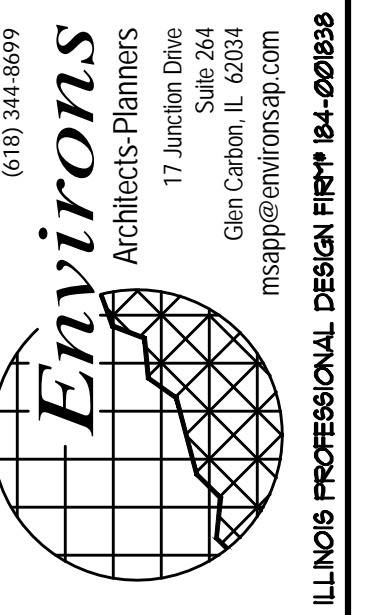
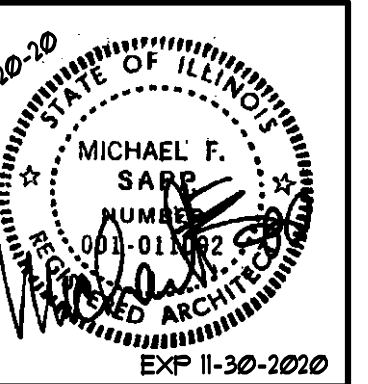
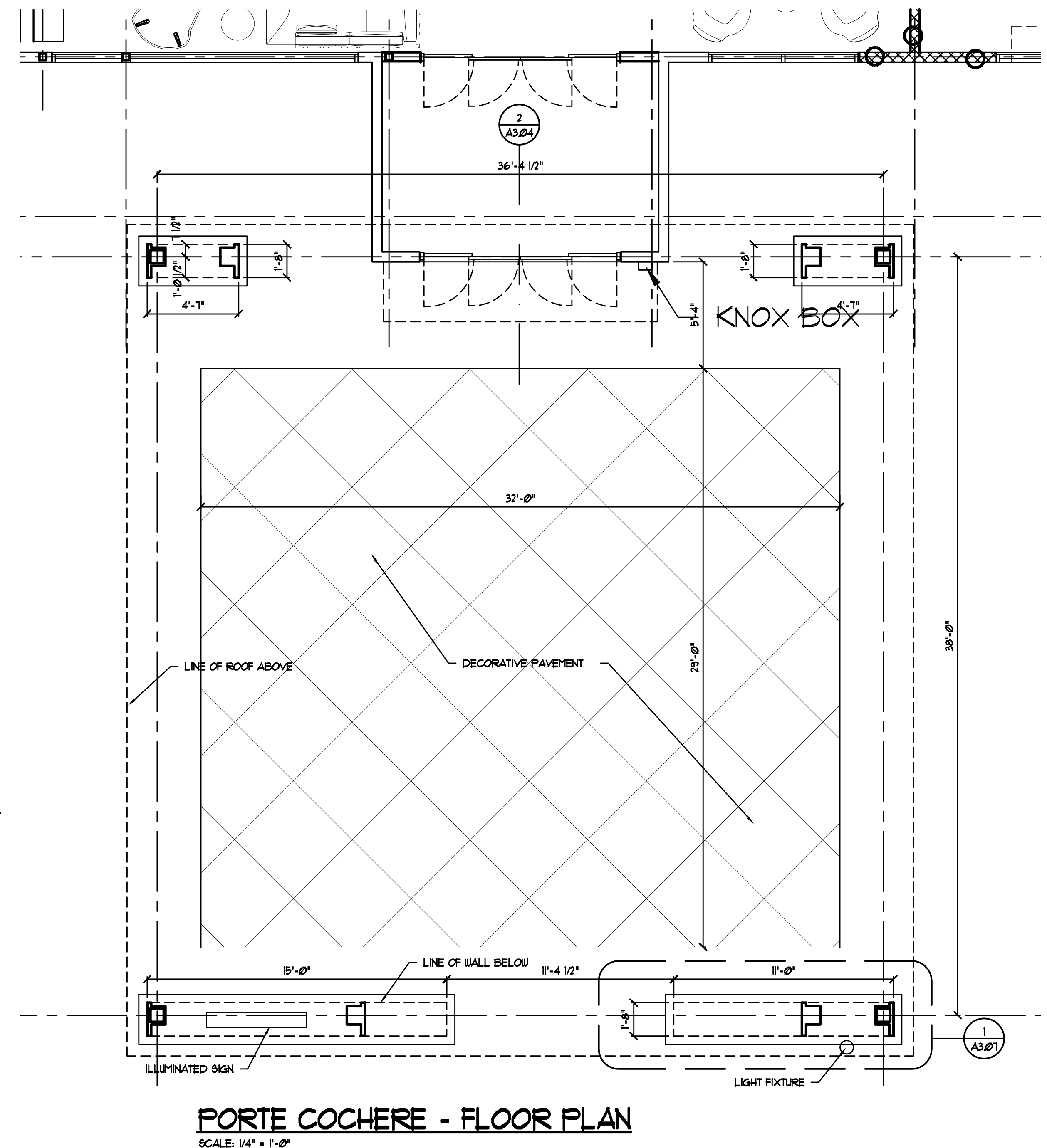
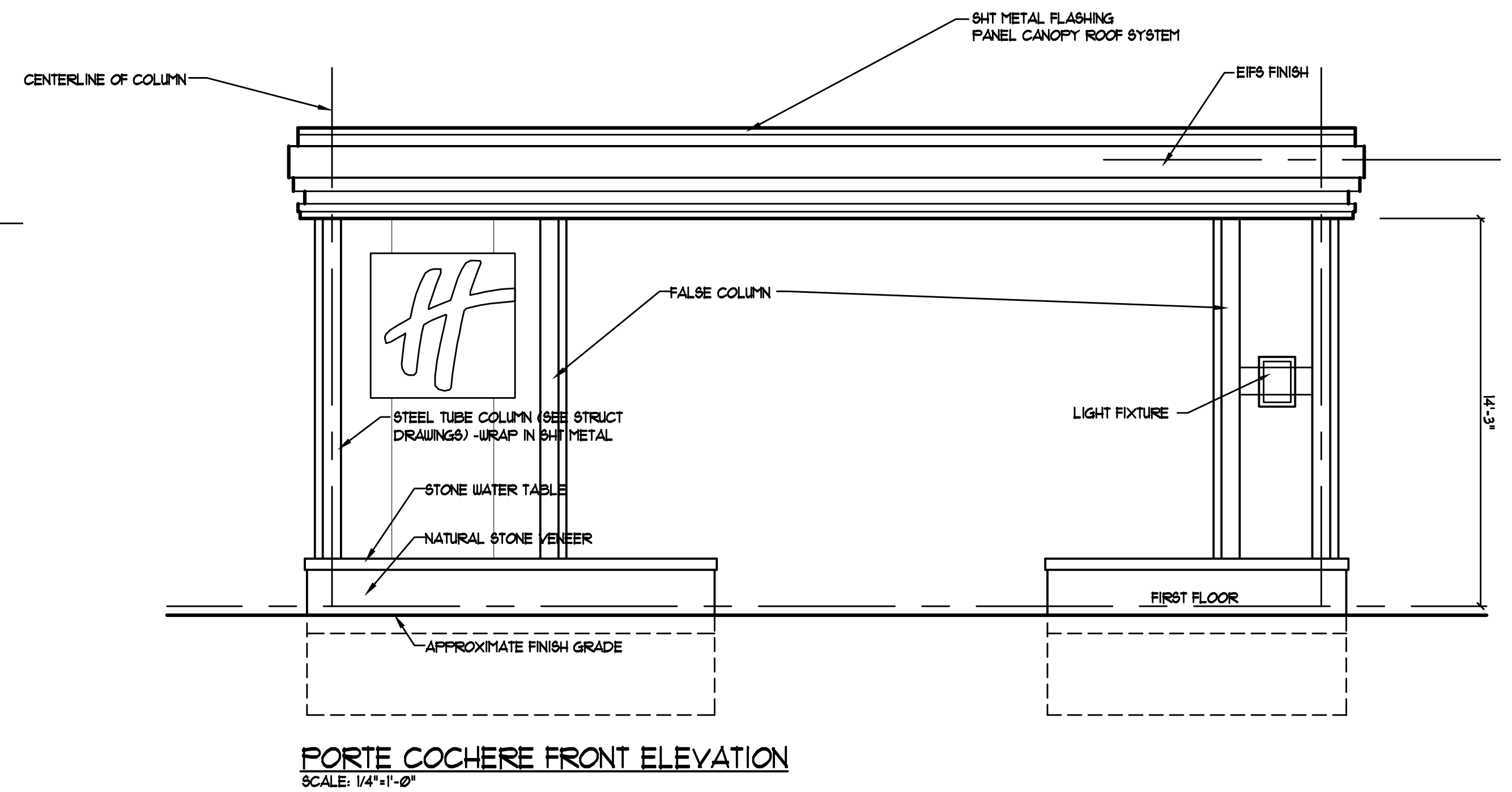
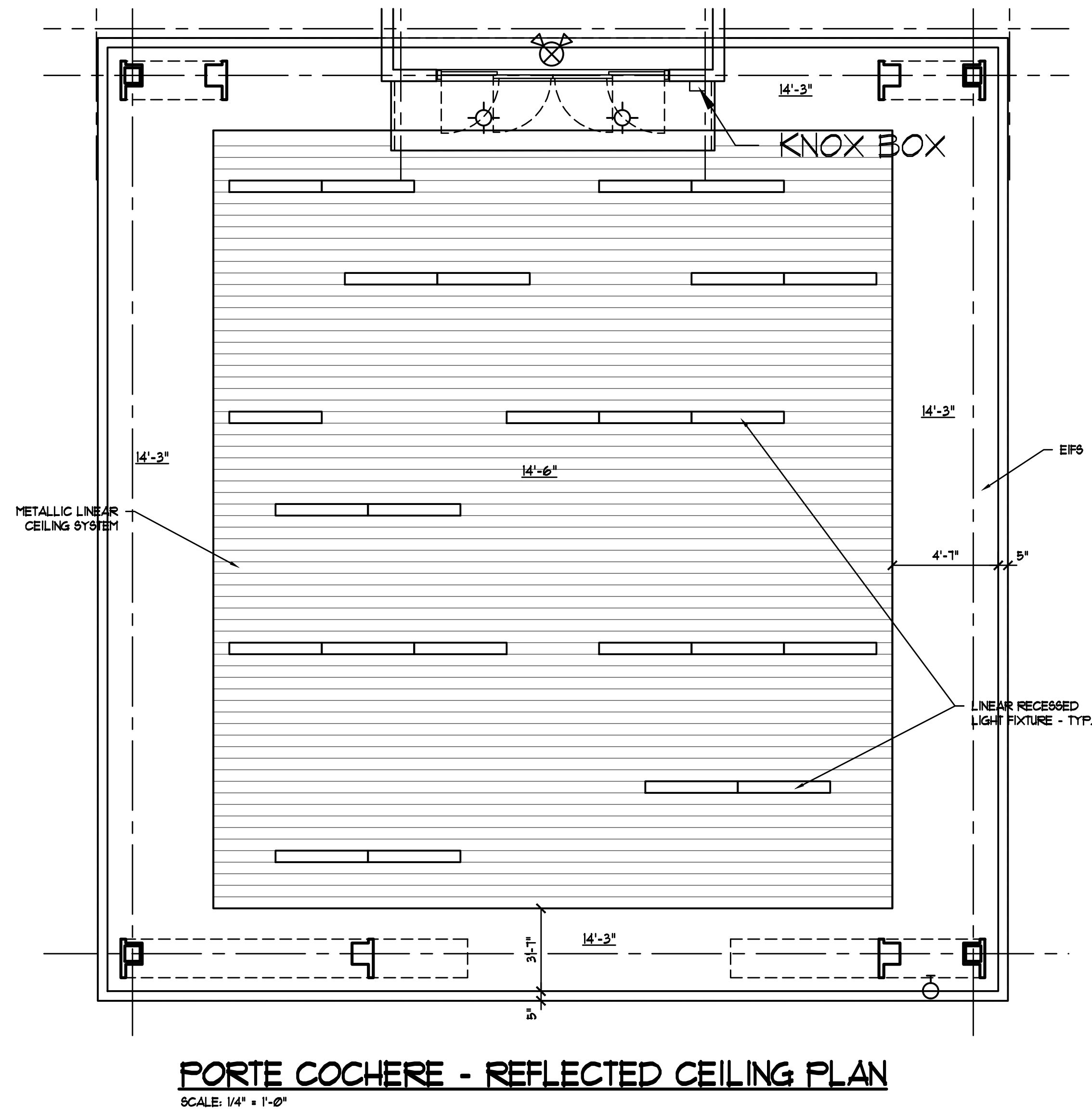
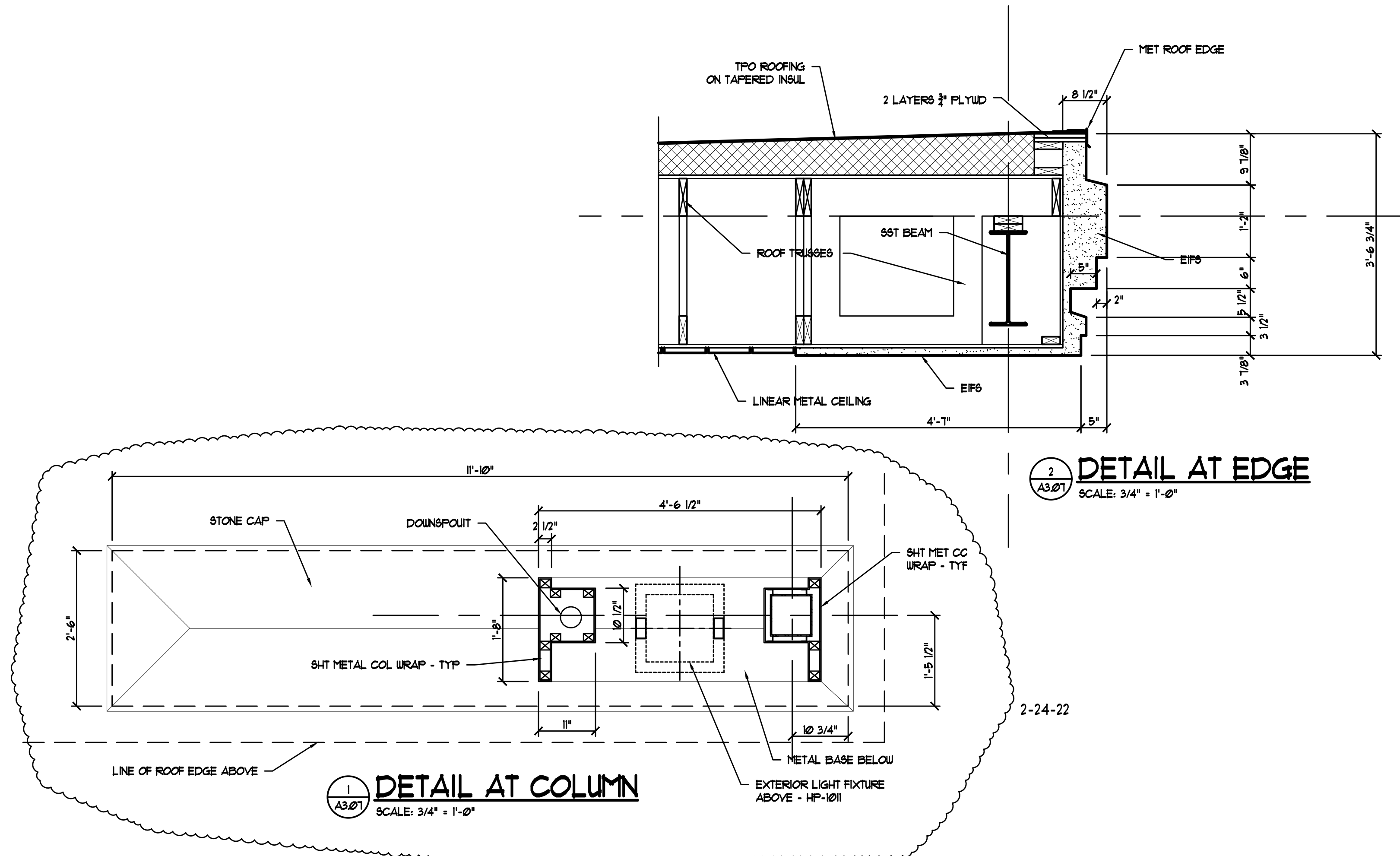
JOB NO.	18031
DATE:	FEBRUARY 20, 2020
REVISIONS:	
1	MAY 29, 2020
2	AUGUST 11, 2020
3	FEBRUARY 12, 2021
4	APRIL 12, 2021
DECEMBER 1, 2021	



A NEW :  
**HOLIDAY INN HOTEL**  
18320 S. NORTH CREEK DRIVE  
TINLEY PARK, ILLINOIS  
EXTERIOR ELEVATIONS

SHEET  
**A2.01**  
OF 60





JOB NO.	18037
DATE:	FEBRUARY 20, 2020
REVISIONS:	
1	MAY 29, 2020
2	AUGUST 11, 2020
3	FEBRUARY 12, 2021
4	APRIL 12, 2021



A NEW :  
**HOLIDAY INN HOTEL**  
18320 S. NORTH CREEK DRIVE  
TINLEY PARK, ILLINOIS

**PORTE COCHERE DETAILS**

SHEET  
**A3.07**  
OF 60

**Recommendation:** Letterset



Quantity	Sign Sq.Ft.	Illumination	Estimated Paint Sq.Ft.
1	N/A	Face Lit	.
<b>Mounting</b>		<b>Fabrication</b>	
<b>Studs</b>		<b>Fabricated Light Bar</b>	

Install new light bar.

PART #:

SIGN DETAIL:







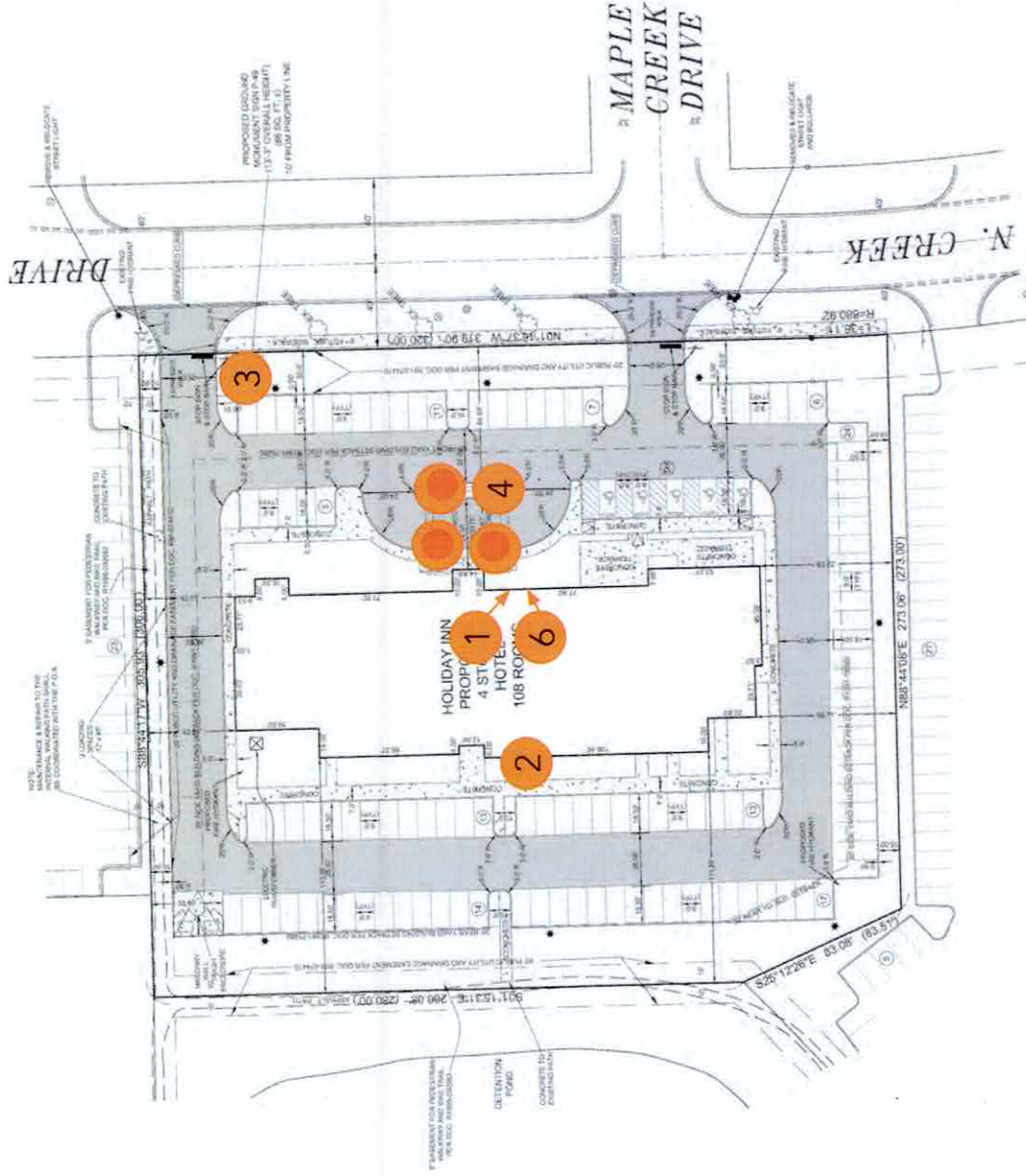




# SITE PLAN

## SIGN INVENTORY

L#	EXISTING	RECOMMENDATION	QTY
1	None	Letterset	1
2	None	Letterset	1
3	None	Pylon	1
4	None	Canopy Monogram	1
6	None	Light Bar	1



Surveyor: -

# PLAN COMMISSION STAFF REPORT

September 19, 2019

Workshop/Public Hearing

## Petitioner

SD Hospitality, LLC  
(Property Owner)

## Property Location

18320 North Creek Drive

## PIN

19-09-01-202-004-0000

## Zoning

ORI PD (Office &  
Restricted Industrial,  
Northcreek PUD)

Urban Design Overlay  
District

## Approvals Sought

Special Use Permit  
Site Plan Approval

## Project Planner

Daniel Ritter, AICP  
Senior Planner

## Holiday Inn Hotel

18320 North Creek Drive



## EXECUTIVE SUMMARY

The Petitioner, SD Hospitality LLC (property owner), is seeking Site Plan Approval and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development to allow for the construction of a new Holiday Inn hotel on the property at 18320 North Creek Drive.

The proposed Holiday Inn hotel is 63,471 sq. ft. and four stories tall on a 2.47 acre lot in the North Creek Business Park. The full-service hotel will have 108 rooms, indoor pool, fitness room, meeting rooms, outdoor patio, dining area and a hotel lounge with a bar.

This proposed project has a few exceptions from the approved Planned Unit Development and Urban Design Overlay District requirements. The exceptions require a Special Use for a Substantial Deviation to approve Exceptions for the following items:

- i. Increase in the number of wall signs to permit four total wall signs instead of the permitted maximum of two, as required by the Zoning Ordinance.
- ii. Increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 122 sq. ft. to the proposed 125 sq. ft. Increase in size of the side (north and south) wall signs from the permitted maximum of 58.33 and 62 sq. ft. to the proposed 76 sq. ft. as required by the Zoning Ordinance.
- iii. Permit the parking lot location in the front and side yard which is not permitted in the Urban Design Overlay District and PUD regulations.
- iv. Permit the front yard setback to be 107 feet instead of the maximum permitted front yard setback of 20 feet as required by the Urban Design Overlay District and PUD regulations.
- v. Permit two curb cuts and no cross-access to adjacent properties as required by the Urban Design Overlay District.



## EXISTING SITE & ZONING

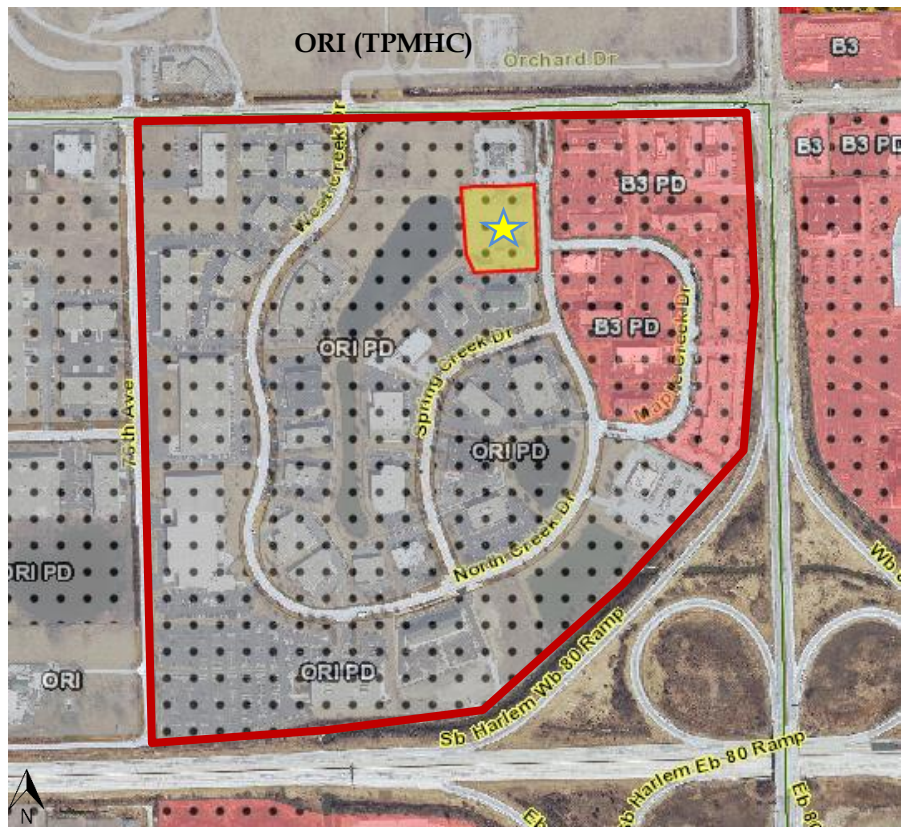
The property consists of a single vacant parcel 2.47 acres in size. The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park Planned Unit Development (PUD). The PUD was originally approved in 1991 (Ord. 91-O-083) with the ORI base zoning covering the full area but permitting some business-related uses typical of the B-3 zoning. In 1995, a portion of the area included in the PUD (adjacent to Harlem Avenue) was changed from the ORI base zoning to General Business (B-3) base zoning (Ord. 95-O-055). The PUD includes a mixture of office, light industrial and commercial uses. The area has the largest concentration of hotels in the Village with a total of seven. The subject site is near the northwest corner of the intersection of North Creek Drive and 183<sup>rd</sup> Street. To the north of the site is Hamada of Japan Restaurant (18310 North Creek Drive), to the south is Comfort Inn & Suites (18400 North Creek Drive), to the east is an office building, and to the west is the subdivisions retention pond. All surrounding sites are in the same North Creek PUD.



*Above: Diagram Showing Bird's Eye View of Subject Parcel and surrounding area (Google)*

The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Due to the inconsistencies between the intent of the UDOD and the development pattern of the existing development within the North Creek Business Park Planned Unit Development, staff relied primarily on the PUD regulations to guide the review of the project. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Applicant has positioned the majority of the parking lot behind the building with a decreased front yard along North Creek Drive. They have also planned for pedestrian connections and sidewalks throughout the site.

The PUD regulations specifically designate hotels as a permitted use within the PUD, although the Village's Zoning Ordinance also permits hotels within the ORI zoning district. It should be noted that staff believes the 5-acre hotel minimum applies to hotels in the ORI but that a scrivener's error indicates it only applying to the B-3 zoning district (see Footnote "M" in Section V.B. Schedule I). However, since the PUD ordinance and regulations specifically list "Hotels and incidental uses" as a permitted use and no minimum lot size is mentioned, staff does not consider the minimum 5-acre lot size applicable because PUD regulations supersede Zoning Code requirements.



Above: Zoning Map around subject lot (indicated with star) in the North Creek Business Park PUD (outlined in Red).

## PROPOSED USE

The Petitioner proposes to construct a 63,471 sq. ft. hotel that is four stories in height. The proposed hotel features 108 guest rooms. The full-service hotel will also have an indoor pool, fitness room, meeting rooms, outdoor patio, and a hotel lounge with a bar and dining area. The lounge, bar, and dining area are not proposed to be open to the public and will only be available to hotel guests. Although there is currently a Holiday Inn associated with the Tinley Park Convention Center, it is expected to change its brand in the near future following a full remodel by the new hotel owners (new hotel brand is not yet known).

## PUD EXCEPTIONS

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. Exceptions should be looked at in terms of their conformance to their overall PUD's design and goals.

The Exceptions include:

1. Exceptions from the Urban Design Overlay District (Section V)
  - a. Increased front yard setback
  - b. Allowing parking in the front yard
  - c. Maximum of one curb cut per site
  - d. Required cross-access to adjacent properties



2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
  - a. Maximum number of wall signs
  - b. Maximum sign face area for wall signs
  - c. Allowing Parking in the front and side yards

The North Creek PUD was designed prior to the approval of the Urban Design Overlay District. Due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate signage for the site. Cross-access and shared parking opportunities are limited due to all adjacent lots being previously developed without cross-access to this site. The maximum of one curb cut is also not feasible without the ability for cross-access to another site. One curb cut would create difficult turning movements for emergency vehicles and delivery trucks to enter and leave the site. The signage exceptions will help identify the hotel from multiple different roadways that surround it. The wall sign related requests are similar to those made for the Woodspring Suites and Wingate hotels. The first draft of the site plan submitted by the Applicant included all parking in the front of the hotel. Staff worked with the Applicant on the proposed plan which provides a double line of parking in the rear yet maintains accessible parking, some customer parking and a covered circle entry/drop off area at the front of the hotel which is consistent with industry standards. With adequate landscape screening staff is confident the proposed site plan meets the integrity of the PUD and UDOT and other hotel site designs in the PUD. While there are a variety of site plan configurations in the PUD and the specific layouts are more of a reflection of the lot configuration (lot shape and width) than compliance with the PUD regulations.

***Open Item #1: Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.***

## PROPOSED SITE PLAN & CIRCULATION

---

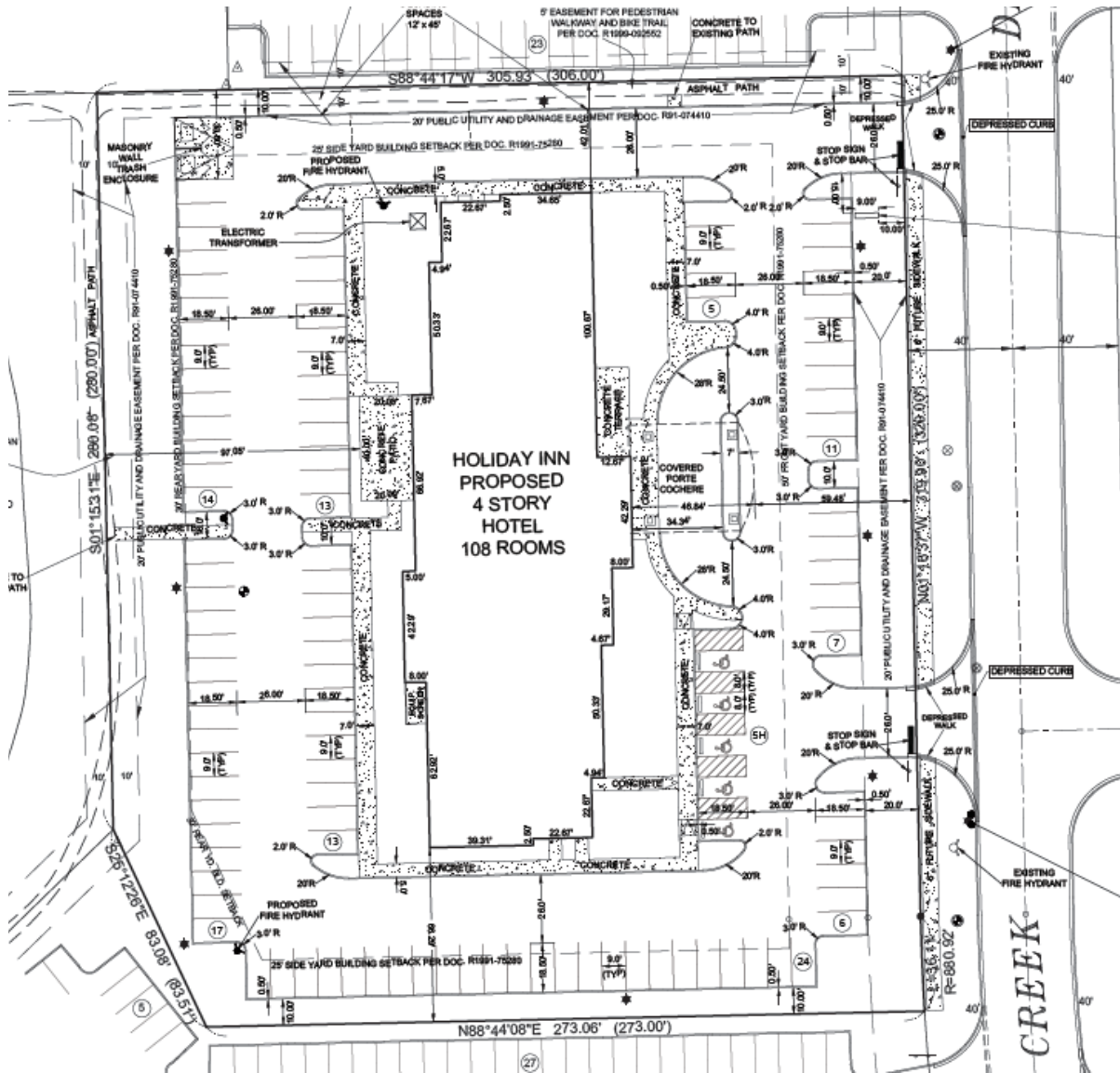
The site will include the hotel building (comprising 108 guest rooms and other amenities), parking, walkways, landscaping, outdoor patio and a dumpster enclosure. Additionally, new utilities will be provided to the building such as watermain, sewer, and lighting.

The site will include two curb cuts along North Creek Drive, one curb cut is on the north end of the site and a second curb cut is aligned with Maple Creek Drive on the south end of the site. There is a primary building entrance at the front (east side) of the building with a covered driveway (porte-cochere) for check-in and easy guest loading/unloading. Some limited parking, including accessible spaces, exist in the front of the site with the majority of the site's parking located on the sides and rear of the property. The original site design located the entire parking lot in front of the building. The building was then located further east towards North Creek Drive to help meet the intent of the Urban Design Overlay District and to provide emergency access around the building.

The Subdivision Code requires any new development or redevelopment to install a public sidewalk per the required location and engineering standards. However, there is no existing sidewalk network in the area. Therefore, staff recommends the Petitioner provide a cash-in-lieu payment instead of installing the sidewalk. The location of a sidewalk has still been included on the plans to show that the sidewalk location is feasible and that all obstructions (street lights, fire hydrants, etc.) have been resolved. The Village Engineer estimated a cost of \$24,000 for 384 lineal feet of five feet wide sidewalk (including excavation, construction, and parkway restoration with sod). The petitioner may elect to install the sidewalk with this project if they wish, but the cash-in-lieu payment has been recommended at this location. Staff is recommending the Plan Commission include this condition as part of their recommendation to the Village Board.

The site has an existing walking path located on the site that goes around the pond and connects to the rest of the North Creek Business Park. The walkway will remain at the current location but will have some maintenance completed in connection with the North Creek Property Owners Association. Pedestrian connections are provided

around the building, through the site and to the North Creek walkway. All sidewalks are a minimum five feet in width and all walkways with a bumper overhang have been increased to seven feet in width to ensure adequate walkway clearance when vehicles are parked.



**Open Item #2: Review proposed site plan, location of parking fields, and site circulation.**

## PARKING

The Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 108 rooms and the Petitioner has indicated a maximum number of six employees on the site at a given time for a total parking requirement of 114 spaces. The proposed site plan provides 115 parking spaces (110 regular and five ADA) and therefore complies with the Zoning Code. Hotels do not typically operate at full-capacity on a day-to-day basis and it is expected the parking provided will be more than sufficient to accommodate guests and employees.

Required Parking for Holiday Inn		
“Motels, Hotels, and Inns”	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.	
	Holiday Inn: 108 rooms + 6 employees maximum at a time	
	<b>TOTAL REQUIRED</b>	114 parking spaces (includes 5 ADA spaces)
	<b>TOTAL PROVIDED</b>	115 parking spaces (includes 5 ADA spaces) <b>(+1)</b>

## LANDSCAPE

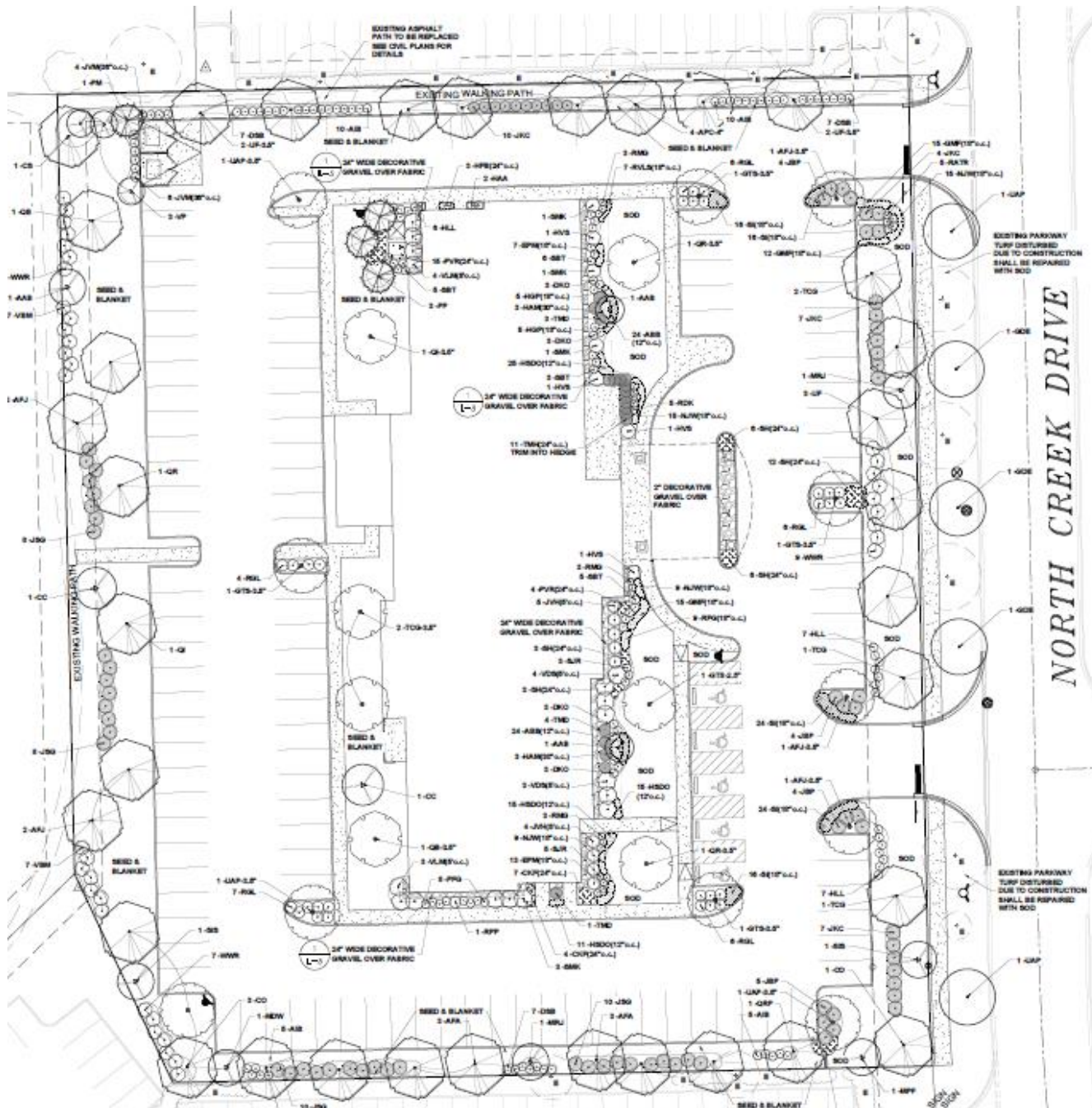
The proposed landscape plan has been reviewed by the Village’s Landscape Architect and finds it to be in general conformance with the Village’s Landscape Ordinance with a few exceptions. The proposal requests a waiver from the north bufferyard minimum of ten feet and the total amount of landscaping due to the location of the North Creek Business Park walkway on the property. The Village’s consultant supports this bufferyard and recognizes the area functions appropriately in providing space to separate the commercial properties; the proposed landscaping was increased in the remaining five feet to the greatest extent possible. One area of concern is the interior parking lot landscaping. The petitioner has worked to offset these deficiencies by increasing the density and size of landscaping throughout the site perimeter and building foundation. For example, tree will be planted at three inch caliber instead or the minimum require 1.5 inches. The petitioner met the majority of the landscape code, yet these few deficiencies remain due to site constraints. Any further landscaping additions require a reduction in the size of the building or a decrease in parking spaces, which is not economically feasible. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, and Sleep Inn. Below is a list of the Landscaping deficiencies in the proposed plan.

BUFFERYARD REQUIREMENTS							
Location	Required Width	Proposed Width	Deficit	Length	Required Plantings	Proposed Plantings	Deficit
North (“B” Bufferyard)	10’	5’	<b>5’</b>	265’	12 CT	8 CT	<b>-4 CT</b>
					4 US	3 US	<b>-1 US</b>
					53 SH	44 SH	<b>-9 SH</b>

Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped or 7,681 square feet	1,900 square feet	<b>5,781 square feet</b>	51,208 s.f. of parking lot shown on landscape plan (area stops at property line)

**Open Item #3: Discuss the proposed landscape plan and required waivers.**



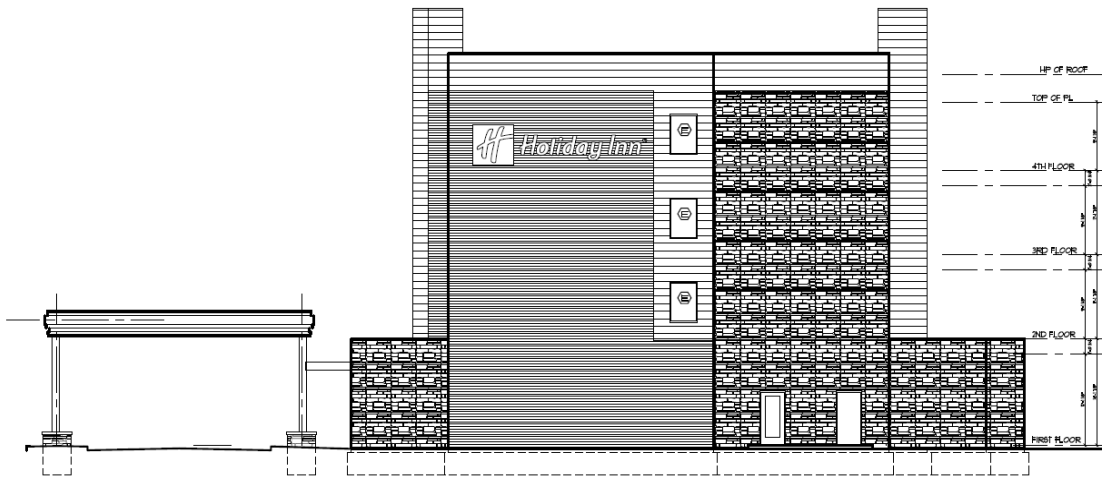
## ARCHITECTURE

The proposed architecture is the prototypical Holiday Inn building design, however, per staff's recommendation it includes newer elements and high-end materials not traditionally used in a Holiday Inn building. The proposed building meets the Building Code material requirements (60% face brick) and includes 65.1% face brick, 15.4% stone, 16.7% fiber cement siding, and 2.8% EIFS. Additionally, the site plan indicates a matching masonry dumpster enclosure at the northwest corner of the parking lot. The Petitioner has stated they do not intend to use green up-lighting on the building that is typical of Holiday Inn hotel locations.





*Above: Proposed front (east) elevation.*



*Above: Proposed side (north) elevation.*

The original proposal included a high percentage of brick meeting the Village's code but created a harsh more sterile appearance. Staff recommended the architect look at adding different materials and provide some additional articulation to create a more attractive building without worrying about the exact percentage of masonry. The architect successfully utilized different materials (stone and fiber cement board siding) throughout the building to give some articulation and visual intrigue while maintaining a modern design that fits with the Holiday Inn brand.



*Above: Current proposed color rendering and architectural design.*



Above: Original design before architectural changes.

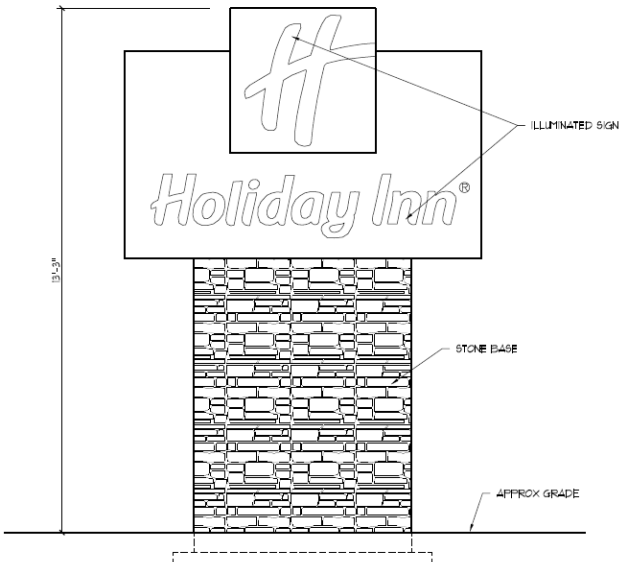
SIGNAGE

The Applicant proposes five signs: four wall signs and one freestanding sign. The sign plan indicates that the front and rear of the hotel will display a 125 square foot wall sign on the upper level of the building. The sides will display a 78 square foot sign on the upper level of the building. The Applicant has proposed one freestanding sign along North Creek Drive. The proposed signage does not meet the Village’s Sign Regulations (Section IX) or the North Creek PUD regulations in the aspects of quantity of signs, sign face area, and location of sign. Since this is part of a PUD, the changes in signage can be considered an exception due to the unique nature and location of the PUD and development, without establishing a precedent as with granting of a Variation.

Wall signs in the North Creek PUD are permitted to be one sq. ft. per one linear foot of building/tenant frontage not to exceed 120 SF per sign. Since the building’s front and rear linear frontage is 245.1 ft., the maximum size of 120 sq. ft. per sign is permitted. The proposed front and rear wall signs are about 125 SF each, 5 square feet larger than permitted. The side wall signs have a linear frontage of 62 and 57.33 feet, meaning signs are limited to 62 and 57.33 sq. ft. respectively. The proposed wall signs are 76 sq. ft. in size. While these signs are corporate standard sizes, wall sign sizes can be designed and reduced to meet the required maximums.

The Zoning Code and PUD Sign Regulations also stipulate that a maximum of two wall signs are permitted and four signs are proposed. These requests are consistent with other deviations in the PUD.

**Open Item #4: Discuss request for exceptions in regards to the wall sign sizes and total number.**



Sign Model *	L-LM-L-4
A	4'-1" [1245]
B	21'-3 1/4" [6483]
C	2'-8 1/2" [826]
sq ft [m <sup>2</sup> ] †	76 [7.1]



The freestanding monument-style sign is compliant with the size, height and location required of the Zoning Code and PUD regulations. The sign will have a stone base that matches the building's stone. However, the width of the base of the freestanding sign is non-compliant. The base of a ground/monument-style sign is required "to be equal in width to the sign face or wider." The width of the base must be expanded or the request will need to be added as a substantial deviation.

***Open Item #5: Discuss the freestanding sign monument base width and design.***

Recommended conditions for revisions to the freestanding sign base and the wall sign dimensions have been added to the recommended motions.

## LIGHTING

---

The Applicant has provided a Photometric Plan that provides lighting via 23 LED light fixtures throughout the site. The Photometric Plan indicates light spillage of less than one foot candle at the east edge of the property line along North Creek Drive. The Village's Zoning Ordinance does not have a specific regulation for foot candles except for in relation to spillage into a residential zoning district (Section V.C.9.E.). However, a new lighting ordinance was recently recommended for approval by the Plan Commission and is expected to be adopted at the September 3, 2019 Village Board meeting. The proposed lighting plan is in compliance with the new lighting standards with respect to fixture type, illumination intensity and light intensity at the property lines.

Staff notes that the Photometric Plan does not account for pedestrian lighting along the existing North Creek walkway. The Commission may wish to discuss the need for pedestrian lighting along the walkway; it is important to note that there is no other section of the walk way currently provided with lighting. The walkway is maintained by the Property Owner's Association.

***Open Item #6: Discuss the need for pedestrian lighting along the North Creek walking path.***

## SUMMARY OF OPEN ITEMS

---

Staff identified the following open items for discussion at the workshop:

1. Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.
2. Review proposed site plan, location of parking fields, and site circulation.
3. Discuss the proposed landscape plan and required waivers.
4. Discuss request for exceptions in regards to the wall sign sizes and total number.
5. Discuss the freestanding sign monument base width and design.
6. Discuss the need for pedestrian lighting along the North Creek walking path.

## STANDARDS FOR A SPECIAL USE

---

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for the Public Hearing.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. 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;
  - *The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of a hotel that will provide accommodations for visitors of the community. The proposed Holiday Inn project will be constructed meeting current Village building codes and will benefit surrounding businesses and properties.*
- b. 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;
  - *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 because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.*
- c. 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;
  - *The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed, including all adjacent properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Holiday Inn site. Drainage has been accounted for within the existing pond to the west of the site.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - *The proposed plans include site access by utilizing two curb cuts on North Creek Drive that allow for ingress/egress to the site and efficient site circulation. No cross-access is established on the adjacent and previously developed properties, limiting the ability for cross-access to be utilized on the Holiday Inn site. The site incorporates walkways on-site and provides for space for a future public sidewalk to be installed.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to

ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

- *The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, maximum number of wall signs and maximum sign face area for wall signs. These exceptions are consistent with other properties within the North Creek Business Park and the intent of the regulations are met where possible.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The proposed Holiday Inn project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing additional property and hotel tax revenue where the existing vacant property is generating minimal tax revenue. Visitors will benefit from a larger selection of hotel brands in town, while surrounding businesses will benefit from the visitors that spend money in town.*

## STANDARDS FOR SITE PLAN APPROVAL

---

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

## MOTIONSTO CONSIDER

---

If the Plan Commission wishes to take action on the Site Plan Approval and Special Use Permit for a Substantial Deviation with Exceptions, the appropriate wording of the motions are listed below.

**Motion 1 (Site Plan):** "...make a motion to grant the Petitioner, SD Hospitality LLC, Site Plan Approval to construct an approximately 63,471 sq. ft. and four story tall Holiday Inn hotel development consisting of 108 rooms and various amenities on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. *The freestanding sign base shall be revised to be at least as wide as the sign face.*
2. *All wall signs shall be revised to comply with the Zoning Ordinance size requirements.*
3. *Site Plan Approval is subject to final engineering review and approval.*
4. *Site Plan approval is subject to approval of the Substantial Deviation with exceptions with the PUD.*

*[any conditions that the Commissioners would like to add]*

**Motion 2 (Special Use):** "...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance (increased front yard setback, allowing parking in the front yard, number of curb cuts per site, required cross-access to adjacent properties) to the Petitioner, SD Hospitality LLC, to permit a Holiday Inn hotel development on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following conditions:

1. *The freestanding sign base shall be revised to be at least as wide as the sign face.*
2. *All wall signs shall be revised to comply with the Zoning Ordinance size requirements.*

*[any conditions that the Commissioners would like to add]*

## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	ALTA/NSPS Land Title Survey	McBride Eng.	12-6-18
	Color Exterior Elevation	Environs	8-23-19
A1.00	First Floor Plan	Environs	4-30-19
A1.01	Second Floor Plan	Environs	4-30-19
A1.02	Third Floor Plan	Environs	4-30-19
A1.03	Fourth Floor Plan	Environs	4-30-19
A2.00	Exterior Elevations (East/Front & West/Rear)	Environs	4-30-19
A2.01	Exterior Elevations (Sides, Trash Enclosure and Canopy)	Environs	4-30-19
	Revised Exterior Colors	Environs	8-23-19
	Zoning Analysis Table	JAS	8-23-19
	Holiday Inn Site Plan	JAS	7-24-19
11 pages	Site Improvement Plans	JAS	8-12-19
4 pages	Landscape Plan	Metz	7-9-19
8 pages	Holiday inn Signage (with dimensions)	N/A	4-20-17
	Monument Sign Elevations	Environs	4-30-19
	Lighting Plan	LEC-Ward Burton	7-8-19
	Lighting Spec Sheets	LEC-Ward Burton	7-8-19
JAS = Joseph A. Schudt & Associates (Engineer) Environs = Environs Architect/Planners (Architect) Metz = Metz and Company (Landscape Architect)			

# PLAN COMMISSION STAFF REPORT

July 7, 2022 – Workshop

## Petitioner

Top Hospitality LLC

## Property Location

9551 & 9555 183<sup>rd</sup> Street  
(off of White Eagle Drive)

## PIN

27-34-300-013-0000 &  
27-34-300-014-0000

## Zoning

Current: Unincorporated  
Cook County (C-4)

Proposed: B-3, General  
Business & Commercial

## Approvals Sought

Site Plan Approval  
Special Use Permit  
Variations  
Plat Approval  
Rezoning (Upon  
Annexation)

## Project Planner

Daniel Ritter, AICP  
Planning Manager

Lori Kosmatka,  
Associate Planner

## Marriott Hotels: Courtyard and Residence Inn

9551 & 9555 183<sup>rd</sup> Street



## EXECUTIVE SUMMARY

The Petitioner, Top Hospitality LLC (Petitioner/Owner), is requesting a Special Use for an Extended Stay, Rezoning upon Annexation, Final Plat of Subdivision approval, Variations, and Site Plan approval for their site to be developed with two Marriott brand hotels: Courtyard and Residence Inn. The subject property is located on the east side of White Eagle Drive and south of 183<sup>rd</sup> Street. The 8.7 acre subject site is proposed to be subdivided into two lots and zoned to the B-3, General Business and Commercial zoning district.

The project had previously received preliminary reviews and Plan Commission review in April 2020, however due to the COVID pandemic, the project was delayed and pulled prior to receiving Village Board approvals). The majority of the development remains the same as previously reviewed, except that the project phasing is revised, utility connection locations have changed, and a Special Use Permit is now required for Extended Stay Hotels.

The Courtyard hotel includes an 83,722 sq. ft. four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 87,875 sq. ft. four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

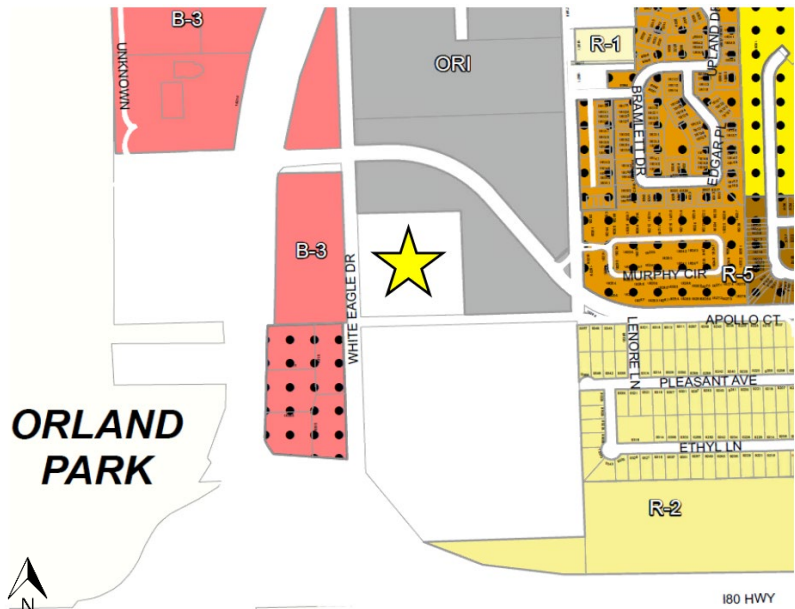
## EXISTING SITE & ZONING



The property consists of two vacant parcels totaling 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial (similar to the Village's B-3 zoning district). The land is undeveloped and has historically been used for farming purposes. There is a small portion of the southwest corner of the subject property encumbered with an existing wetland that is regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183<sup>rd</sup> Street extension and will result in the annexation of a total of 9.15 acres.

South of the subject site is the WLS radio tower site that is also located in unincorporated Cook County (C-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial); west is a vacant parcel zoned B-3 (General Business & Commercial). The property is nearby the I-80 LaGrange Road northbound exit. Currently existing to the southwest of the property is a Planned Unit Development (PUD) that includes two hotels (Hilton Garden Inn and Country Inn & Suites), two standalone restaurants (Texas Roadhouse and Jumbo Crab), and a third vacant pad that is planned for an additional standalone restaurant.

The site is located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall a more urbanized look.



## PROPOSED USE

The Petitioner plans to develop two Marriott brand hotels on the subject property: Courtyard and Residence Inn. The Courtyard hotel includes an 83,722 sq. ft. four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 87,875 sq. ft. four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. The amenities, including the dining and bars, are only open to hotel guests.

## Phasing

In the previous 2020 proposal, construction of the two sites had been anticipated to happen simultaneously. However, the current proposal requests a revised phasing plan. The Residence Inn (Extended Stay) hotel is proposed to be constructed prior to the Courtyard hotel. The Petitioner's narrative notes the phasing. The first phase (Residence Inn) is desired to begin October 2022, with a construction timeline of around 18 months. The second phase (Courtyard) is desired to begin May 2024.

## **SPECIAL USE PERMIT**

---

The proposed Residence Inn hotel is proposed to be an Extended Stay type of hotel. Extended Stays require a Special Use Permit per text amendment approval earlier in 2022 in all situations where hotels are currently allowed as a Permitted or Special Use.

The Zoning Ordinance defines Extended Stay as:

**HOTEL, EXTENDED STAY:** A Hotel containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

Extended Stays are a sub-market of hotels that focuses on guests who stay for longer periods (anywhere from 3 days to many months). The extended stay hotel market has grown substantially in recent years. An extended stay hotel can function very differently than traditional hotels in terms of its amenities, operations, and effects on the local economy. They can also bring challenges to areas that are not designed for them if they begin to function as a multi-family residential use rather than temporary lodging for visitors.

These longer stays may be for several reasons including temporary work locations, work training, temporary housing during disasters or home renovations, visiting relatives for extended periods, and many other reasons. While longer guest stays have always been a part of the hotel industry, hotels catering to this specific sub-market are more of a recent trend. Extended stay hotels typically offer fewer traditional hotel amenities (pools, fitness center, meeting rooms, bars/restaurants, etc.) and fewer or limited hotel services (breakfast, 24/7 front desk staffing, daily room cleaning, etc.) However, extended stays do offer a larger average room size and typically have small kitchen area with a stove, microwave cabinets, and a full-sized refrigerator. They come fully furnished typically with seating and work areas that allow for a more comfortable long-term stay. Extended stay hotels typically offer cheaper daily rates for long-term guests than many traditional hotels. However, they also maintain allowances for daily and short-term stays for leisure guests that may prefer a larger room or a cheaper rate without typical hotel services.

In each situation an extended stay hotel use is reviewed based on the Standards for a Special Use (Section X.J.5. of the Zoning Ordinance) to ensure it is operated safely, functions appropriately as a hotel, and does not negatively affect neighboring properties or the Village's economy.

Concerns with extended stay hotels from a land use perspective include that they can begin to function less as a commercial hotel use for temporary visitors and more as a multi-family residential building. In this regard, their preferred locations, site design, parking needs, walkability, access to public services, effects on the local economy, and many other items differ greatly. Public safety concerns are noted as well since they typically do not run thorough background checks, require registering of vehicles, or may not have staff always present on site. Any potential negative effects of an extended stay hotel can be compounded when located near each other or have a large number of rooms in one community.

Currently the Village only has one Extended Stay property – Woodspring Suites at 18636 West Creek Drive.

Marriott's Residence Inn extended stay hotel is identified as a quality hotel product line with corporate management structure in place. Additionally, the Petitioner states Marriott does not allow for lengthy/permanent residence at its locations, and pursuant to Village goals, will require registration of all cars on the premises and include 24/7 staff.

**Open Item #1: Discuss the proposed Special Use Permit request for an Extended Stay.**

## VARIATIONS

---

Below is the list of Variations from the Zoning Code required based on the currently proposed plans. Each Variation is addressed separately as an open item in the applicable Staff Report sections below.

### Lot & Building

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.

### Urban Design Overlay District (UDOD)

6. A Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.

### Signage

9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

## FINAL PLAT OF SUBDIVISION

---

The two existing lots are proposed to be resubdivided through approval of a Final Plat of Subdivision that alters the lot configuration to accommodate the two hotels. Appropriate easements are being recorded for cross-access, cross-parking, signage, and public utilities as part of the final plat approval.

The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with unique lot, land, or use circumstances to have a lot that does not abut the public right-of-way, subject to appropriate cross-access and utility easements. In this case, the lot and site design were chosen due to the existing wetland location, detention location/topography and the large building footprint required for a hotel.



Additionally, the desire to divide the detention pond location made it even more difficult to have a separate right-of-way frontage for the Residence Inn/Lot 2. The lot configuration was designed to roughly divide the parking lots and detention pond based on the supply needed for each site. The shared ownership of the pond ensures responsibility for maintenance by both owners since covenants or a property owner's association (POA) can be changed in the future.

The Final Plat of Subdivision includes cross-parking allowances, public utility and drainage easements, and a sign easement location and language.

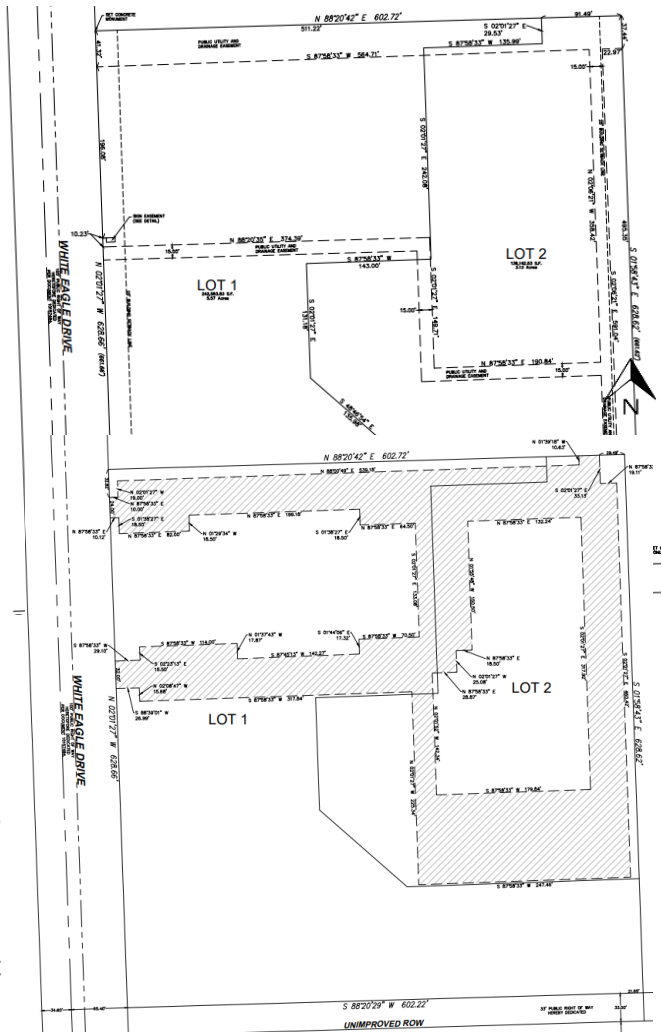
The petitioner also hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in the future to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1. If the wetland is mitigated in the future, the Petitioner can request to subdivide Lot 1 into two lots at that time.

## ANNEXATION & REZONING

The Petitioner is requesting annexation into the Village. The Annexation Agreement is scheduled to be reviewed by the Community Development Committee; it will be scheduled for Village Board review at the same time as all zoning and entitlements requests. While the Plan Commission does not specifically review annexations in themselves, the appropriate zoning district and overall development proposal are reviewed. The annexation will include the adjacent unimproved IDOT right-of-way for a total annexation of 9.15 acres.

There are two possibilities for zoning this property based on the surrounding zoning and proposed land use; either the B-3 (General Business and Commercial) or the ORI (Office and Restricted Industrial) zoning districts can accommodate the proposed hotel use as a permitted use. While both districts will allow for hotel land uses the assignment of the B-3 zoning district will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor. The B-3 zoning district is generally described to "accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists." Alternatively, the ORI zoning district is intended to provide land for "medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting". The zoning of the subject parcel expands current and planned commercial land uses along this major corridor (Rt. 45) which enjoys has valuable commercial potential due to its adjacency to Interstate 80.

The Comprehensive Plan designates the parcel as *Office/Restricted Industrial* however the Comprehensive Plan was approved in 2000, prior to the realignment of 183<sup>rd</sup> Street and prior to the area's initial development. The realignment of this 4-lane commercial corridor along with the realignment of LaGrange Rd/Rt. 45 created increased opportunities



*Proposed Final Plat of Subdivision (two drawings; second drawing's hatching indicates Cross Access & Parking Easement)*

for commercial development with valuable commercial frontage. The corporate office market is currently struggling for growth; therefore the Village will need to continue to analyze the ORI zoning in this area.

Lot Size - The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The five acre size limit was approved in 1997 to promote the development of larger, full-service hotels. This area limitation is not a recognized limitation in the marketplace; many full-service hotels can be developed on less than 5 acres. The Courtyard parcel (Lot 1) is 5.57 acres and therefore meets the size requirement. The Residence Inn (Lot 2) comprises 3.13 acres and therefore requires a Variation of the five acre requirement. Staff believes the development of both hotels meet the intent of the zoning requirement in providing large full-service hotels by a reputable hotel brand.

Structure Size - The B-3 zoning district limits structures to a maximum of three stories and 35 feet in height. The proposed hotels are both proposed at four stories; the proposed heights are 55' 10" (Residence Inn) and 54' 9.5" (Courtyard).

There are many properties that have been approved in the Village for Variations (or exceptions if part of a PUD) from the Zoning Code's height limitations such as office buildings, hotels, condominiums, and apartments. Variation requests to allow for additional height are have been reviewed in regards to the surrounding area's development pattern and neighboring uses. The property is nearby to two existing three-story hotels, a tall radio tower, and does not have any immediately adjacent single-family residential homes.

Urban Design Overlay District (UDOD) - The site is located within the UDOD, which was designed to promote walkability, lesser front yard setbacks, and overall a more urbanized look. The majority of the UDOD requirements are difficult to apply to the proposed development primarily due to the unique lot design and lack of a true front yard on the Residence Inn site. The unique lot design with shared access and frontage along White Eagle Drive was chosen due to the large building footprint, existing site topography, and the existing wetland encumbrance. However, staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Courtyard hotel is positioned near the White Eagle Drive frontage, an interconnected public and private sidewalk system is proposed, and future cross-access to the neighboring undeveloped properties is proposed.

The Site Plan does not indicate specific building setbacks for each façade to the lot lines. Previously, the Plan Commission did not express concern for the proposed Variations in height due, lot size, or UDOD requirements. In the 2020 review, as requested, staff confirmed the closest residential structure (Heritage Club Villas) to the hotels will be approximately 808 ft. from the Residence Inn building.

***Open Item #2: Revise plans to indicate all proposed structure setbacks.***

---



## SITE PLAN

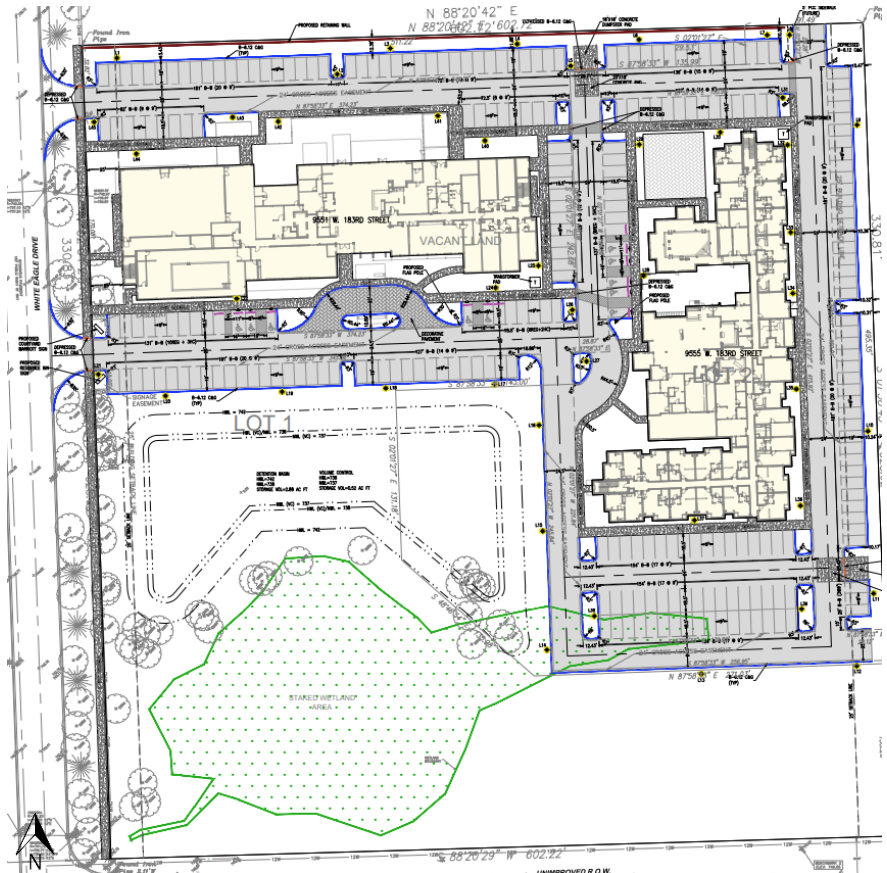
The site plan includes the two hotel buildings, drop off canopies, parking, walkways, landscaping, outdoor patios, and dumpster encloses. In addition, there is a shared stormwater detention pond and an existing wetland area located on the site.

**Lot Design and Cross-Access** – The two hotels will be located on separate lots, but the overall project is being designed cohesively. While hotel amenities will be separate, the sites will share curb cut access and the overall parking field. Proper easements are proposed with the Plat of Resubdivision to ensure if the hotels are owned separately in the future, there are no issues with the parking or access allowances.

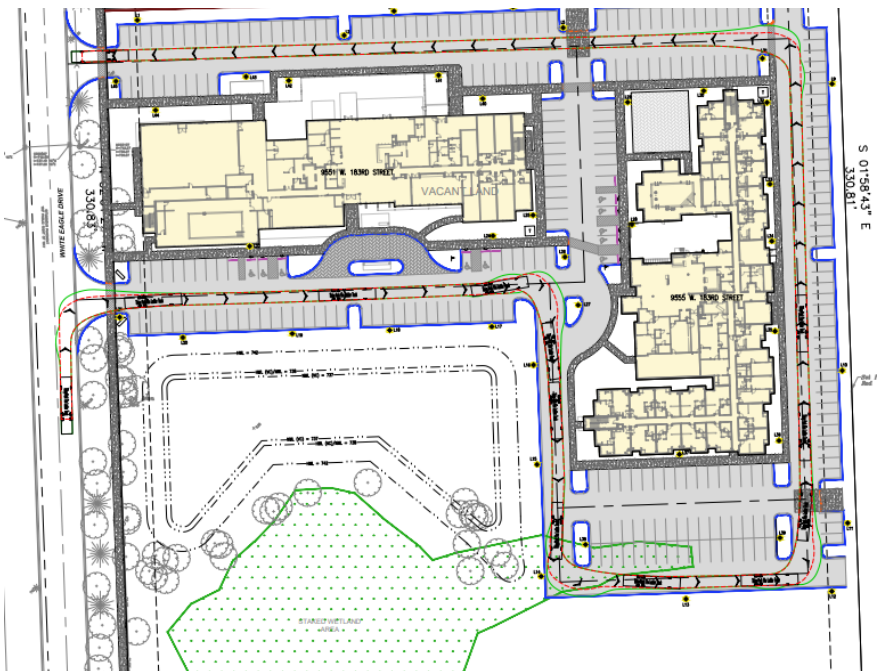
Future cross-access has also been established to the vacant lot that wraps around the subject property to the north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not established in the future, the drive aisle connections can be converted to parking stalls.

**Site Access and Parking Lot Circulation** – The hotel will have two driveways off of White Eagle Drive. Guests will primarily enter the site at the south entrance which leads to the front entrances of both hotels. Both hotel entrances will have a circular drop-off/check-in location. The Courtyard will have an overhead porte-cochere canopy while the Residence Inn entrance will be open. A separate building entrance on the north side of the Courtyard will allow banquet guests a separate entrance without needing to go through the hotel.

In 2020, Staff recommended that the Petitioner investigate adding a boulevard entrance with a center island separating the drive aisles. A boulevard entrance will draw attention to the driveway as the main entrance and increase the attractiveness of the site overall. This can also assist with installing a shared

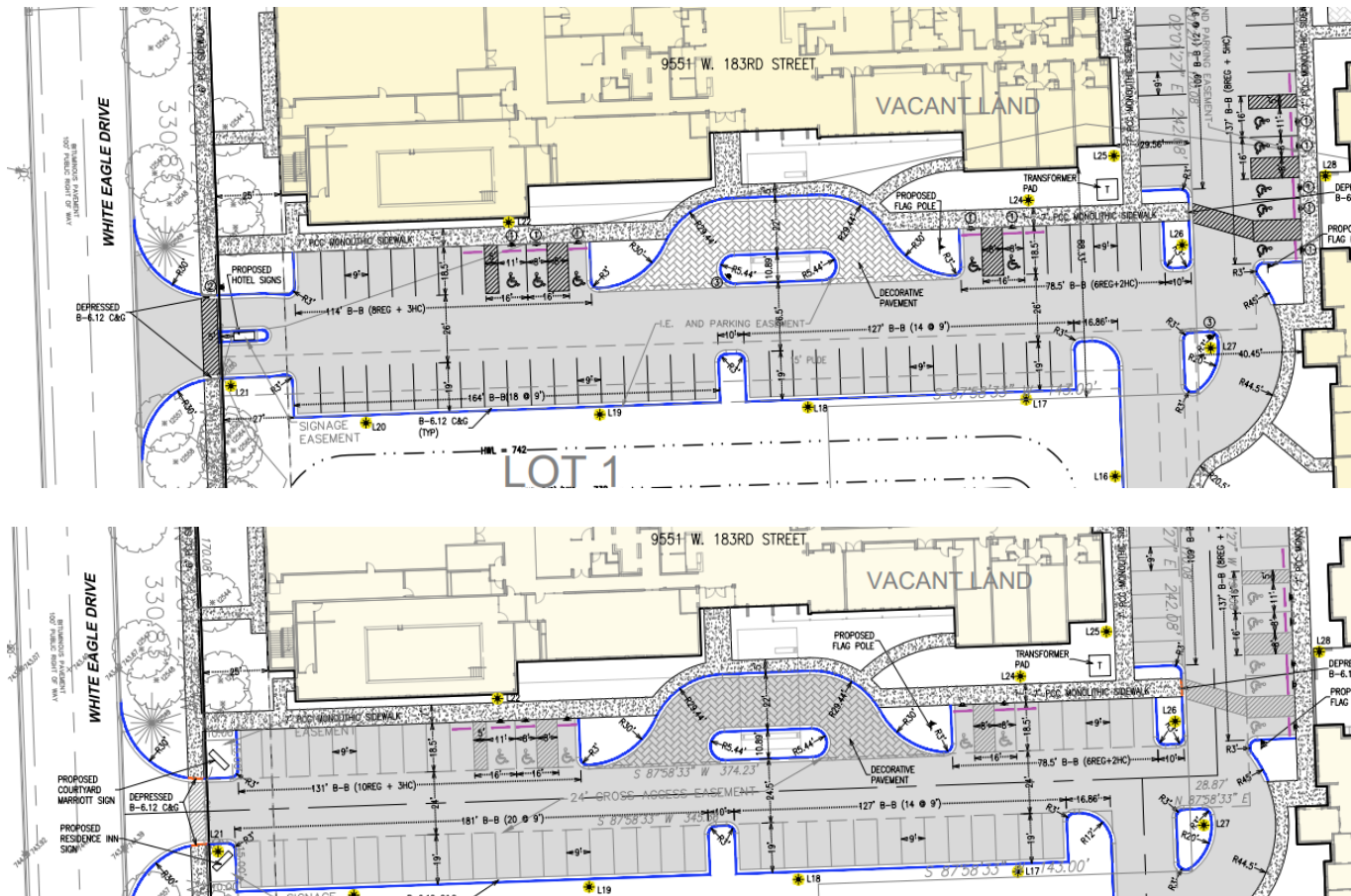


*Above: Proposed Site Plan*



*Above: Fire truck auto turn template*

monument sign that complies with the required setbacks. Depending on the specific design of the entrance, the changes may result in a small reduction of parking spaces. In 2020, the Petitioner provided a revised plan with a boulevard with widened entry, and relocation of freestanding signage. However, the current 2022 submittal does not consistently indicate this. General plans (site plan, etc.) no longer show the boulevard, however the preliminary engineering plans (geometric plan) still show the boulevard.



Geometric Plan (Sheet L1) 2/27/20 Advantage Consulting Engineers Preliminary Site Plan (Sheet SP1) 1/22/2020

Traffic control signage and striping are shown on the preliminary engineering plans (geometric plan). Locations of ADA parking signs, stop signs, and a do-not-enter sign (for canopy drop-offs) are indicated. Stop bars also should be shown on the plans according to MUTCD requirements.

**Drive Aisle Width** - The current proposal shows all drive aisles as 24 feet in width instead of the minimum 26 feet requirement. The Petitioner has noted that it is difficult to pick up enough space for the 26 feet drive aisle width without eliminating landscape bufferyard, reducing parking stall lengths or needing to install a retaining wall on the detention pond. Staff is supportive of a reduction to a 24 feet drive aisle width as long as the site allows for proper circulation of a fire truck and full-size semi-truck, which is shown in the submitted auto-turn circulation plan. Staff has recommended revising the main access aisle to the two hotel entrances to be 26 feet wide due to the amount of traffic and adjacent parking stalls.

**Open Item #3: Discuss staff's suggestion of a boulevard entrance at the main (south) driveway. Coordinate drawing submittal. Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.**

**Open Item #4: Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.**

Sidewalks – The Petitioner has proposed installing a public sidewalk along the White Eagle Drive and private walkways throughout the development. The public sidewalk will be six feet in width and runs along the east side of White Eagle Drive for the full length of the lot. The private walkways encircle the two buildings and provide continuity within the site and with the public walkway system. Private sidewalks are five feet in width, with an additional two feet added to sidewalks that have parking stalls fronting them. The additional sidewalk width allows for bumper overhang, without blocking the walkway. Crosswalks have been utilized wherever sidewalks cross drive aisles.

Basketball Court – An outdoor basketball court is proposed on the Residence Inn property. In 2020, it was identified at the northwest corner of the building between the parking lot and the hotel building. The court was proposed to allow for an on-site outdoor activity as required by the hotel brand. The half-court design was proposed as approximately 42 feet long by 50 feet wide. The court was proposed to be surrounded by an eight feet high brick wall that matches the hotel and an eight foot high chain-link fence.

In 2020, Staff noted some concerns with the proposed basketball court's location. A standard basketball hoop is ten feet in height and 13.5 feet to the top of the backboard. Due to the design and proposed location, it is expected that balls will bounce out of the enclosure and have the potential to cause vehicle damage or injure other guests. Staff also had concerns about the appearance of the basketball enclosure in regards to the building's architectural design. The wall will cover some windows and architectural features potentially detracting from the building's architectural design. Staff recommended that the Petitioner look at the feasibility of a different location, permitting the activity to be indoors, or utilizing a different type of activity that might have less of a negative visual impact such as a putting green, bocce ball, badminton, bags, etc.

Following this feedback, the Petitioner stated in 2020 that they would not pursue a basketball court and the area would be designed to accommodate an outdoor game area without any bouncing balls. The specific design for this area has not been specified. The area can either be left open or screened with an open wrought iron style fence.

The current 2022 proposes the outdoor basketball court in the submittal's narrative and landscaping plan. However, the Site Plan does not specify this use, nor identify any equipment, walls, or fencing. The area is shown as an undefined rectangular area. A condition of approval could note that the area shall be revised and that it will utilize an open design fence that is not chain-link has been added to the site plan approval.

***Open Item #5: Discuss proposed outdoor basketball court location, appearance, and possible alternatives.***

Dumpster Enclosures - Dumpster enclosures have been placed near the back of the two hotel lots and positioned for easy access to waste trucks. The enclosures are each constructed of brick matching the buildings.

Engineering – Overall site engineering is preliminary and will require revisions based upon final comments from the Village Engineer, MWRD, and U.S. Army Corps of Engineers.

Site Plan and Plat approvals will need to be conditioned to be subject to engineering approvals from the Village Engineer, MWRD, and the U.S. Army Corps of Engineers.

## LANDSCAPE

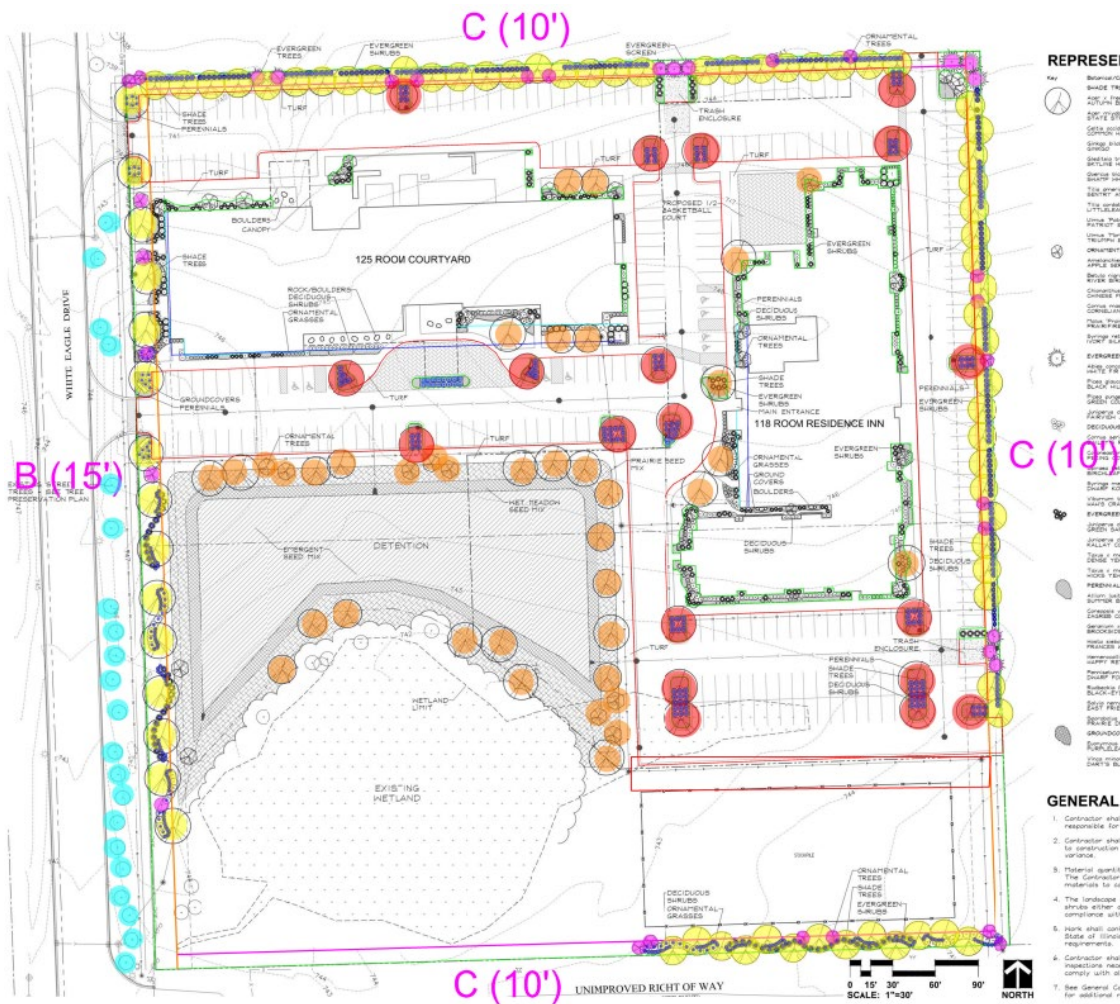
---

The Village Landscape Architect reviewed the landscape plans. The full landscaping analysis from the Village's consultant is shown below in Table A. The consultant expressed they have largely met the intent of the code and added landscaping where possible. The largest deficiency is in regards to parking lot landscaping. This requirement can be difficult to meet on smaller parking lots that don't have room for large rows of landscaping and trees.

Below are staff's suggestions for landscape revisions:



1. To meet the 5,151 sq. ft. interior landscaping deficit (from 15,515 sq. ft. required as 15% of the 103,435 sq. ft. parking lot area), additional landscaping could be added between the 'stockpile' fence /parking lot, or along the south side of the parking lot that is just north of the detention / wetland complex.
2. Add additional islands/bufferyard space at the two driveway entrances to comply with the 15 foot bufferyard requirement. This allows for more attractive entrances and additional space for the ground signs to be located. Meeting this requirement will result in a reduction of six proposed parking stalls.
3. There appears to be room for missing plantings to be accommodated on the east bufferyard. The south bufferyard is difficient, however, there is an existing wetland which will help provide buffering.
4. Add canopy trees to the two internal islands located between the hotel buildings.
5. Add shrubs around the proposed open games area.



**Table A**

Please review the landscape requirements noted on the previous page. Deficiencies must be addressed in a revised Landscape Plan. Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

BUFFERYARD REQUIREMENTS							
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments
North ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	27 CT 12 US 119 SH	-2 CT - +4 SH	
East ("C" Bufferyard)	10'	10'	628'	32 CT 13 US 126 SH	21 CT 11 US 98 SH	-11 CT -2 US -28 SH	
South ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	13 CT 5 US 104 SH	-16 CT -7 US -11 SH	
West ("B" Bufferyard)	15'	15'	628'	18 CT 5 US 88 SH	15 CT 7 US 133 SH	0 +2 US +45 SH	

INTERIOR LOT LANDSCAPING REQUIREMENTS				
Location	Requirement	Proposed	Deficit	Comments
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way or major interior access lanes; 10' wide landscaped area	78%	-	
Interior	38 canopy trees (378,726 s.f. of lot area)	38	-	Credit given to 9 ornamental trees.

PARKWAY STANDARDS					
Location	Requirement	Required Trees	Proposed Trees	Deficit	Comments
Parkway	1 Tree per 25 Lineal Feet	21	21*	0	*Existing trees counted.



PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped or 15,515 square feet	10,364 square feet	<b>-5,151 square feet</b>	103,435 s.f. of parking lot shown on landscape plan. Credit was given to foundation plantings not facing public R.O.W.
Parking Lot	Screening of adjacent properties and streets.	All parking lots screened.	-	
Parking Lot Islands	1 CT and 1 SH per 200 square feet (21 CT and 21 SH required)	19 CT 152 SH	<b>-2 CT</b> <b>+131 SH</b>	

## ARCHITECTURE

The Petitioner has provided the 2022 updated architectural renderings for both the Courtyard and the Residence Inn:

### Courtyard:



Residence Inn:



**Materials** - The masonry code for structures exceeding 80,000 sq. ft. requires 25% of each façade to be face brick or decorative stone with the balance of the façade to be constructed of alternate masonry products of which 15% can use non-masonry products (EIFs, stucco, cement board, etc.) for architectural treatments. However, utilizing the new Architectural Design review standards, staff recommended a minimum of 50% face brick be utilized on the hotels based on the design and building material choices approved on recently approved hotels (Holiday Inn and Woodspring Suites). In addition, the nearby hotels (Country Inn & Suites and Hilton Garden Inn) have also utilized a large amount of face brick. Brick is a preferred material that creates a durable and high-quality building. The remaining exterior material is flexible to allow for some design creativity but must be considered masonry.



*Above: Examples of fiber cement panels proposed on the Courtyard.*

The Petitioner shall confirm the percentage of exterior building materials. Staff recommends a minimum of 50% face brick, but the remaining portion of the structure has proposed non-masonry materials exceeding the maximum 15% requirement. The alternative materials utilized are fiber cement board (was noted as 43% of the exterior in 2020) for the Residence Inn and stucco (noted as 41% of the exterior in 2020) for the Courtyard. Fiber cement board is an alternative to masonry previously supported due to its durability, quality, and modern appearance. The largest concern is with the use of stucco on a large portion of the Courtyard building. Stucco has not been recently approved as a primary building material. The quality, durability, and appearance of a stucco/EIFS products lack in comparison to brick, stone, or fiber cement siding.



The Petitioner will be utilizing fiber cement board panels on the Courtyard hotel. The panels will be flush-mounted similar to the images on the right. The panels will be 18 inches in height and uniform in color. Fiber cement board requires a Variation from the masonry requirements but is considered a high-quality and durable substitute according to the Village's Building Manager.

**Open Item #6: Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.**

Architectural Design - The overall designs of the buildings were chosen to meet with each brand's approved corporate design. The Residence Inn is modern in design and has a residential look that is purposeful in regards to their branding (extended-stay oriented). The Courtyard has a modern, box-style design. All roof-top mechanical equipment is proposed to be screened from view of neighboring properties and roadways by the building parapets.

The architecture includes many of the suggestions discussed by staff in 2020 and recommended by Plan Commission. The architectural changes from the original 2020 proposal include the following which shall be confirmed by the Petitioner:

- Wrapped the glass on the south front façade stair towers and added additional glazing above main roof line.
- Stair tower wall has been bumped out slightly to add depth and articulation to the façade.
- Added a tower of brick above entry and extends above main roof line. This breaks up the long front façade and adds an architectural element at the entry way.
- Brick was brought up one floor on the west elevation facing White Eagle Drive.
- Added a modern but more decorative cornice at top of all parapet walls
- Brick color was different (lighter) on the 3D rendering and has been adjusted in the renderings.

**Open Item #7: Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the Courtyard building.**





Example: Courtyard Kansas City Olathe – Olathe, KS

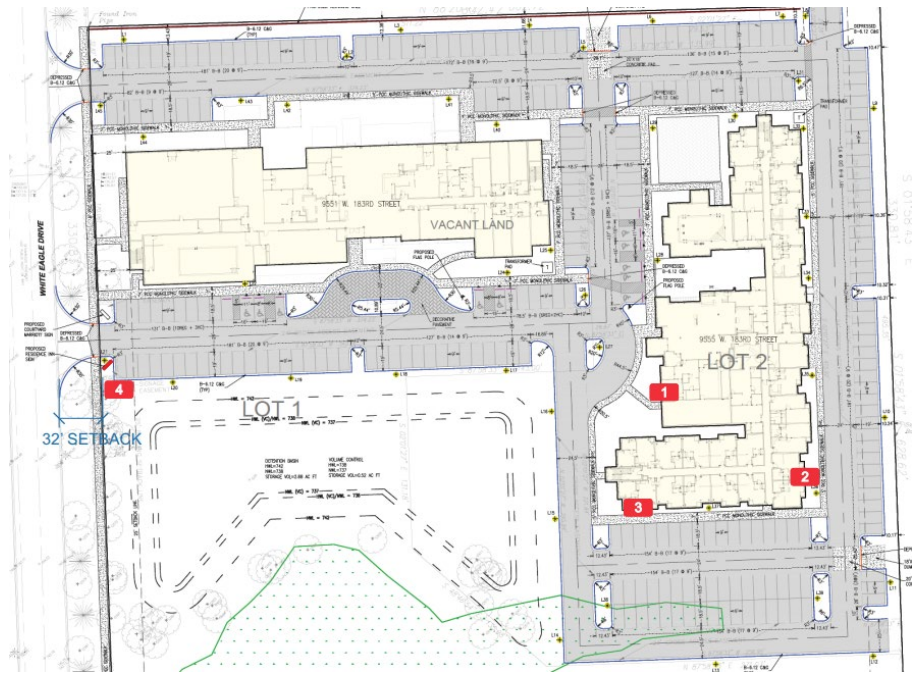


## SIGNAGE





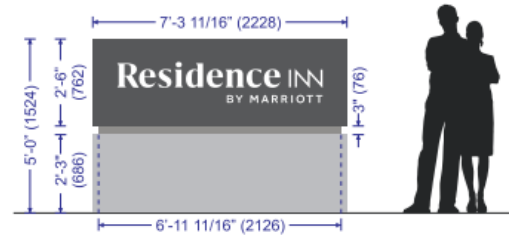
Wall Signs - The Petitioner provided signage plans for the Residence Inn, indicated (see numbers 1, 2, and 3 on the plan). Wall signs are proposed on the east, south, and west elevations of the Residence Inn hotel. The wall signs will each be individually mounted aluminum channel letters. The Petitioner has not yet provided a sign plan for the Courtyard property.



*Residence Inn Elevations with Signage*



Ground/Freestanding Sign(s) - The Petitioner's Residence Inn sign plan indicates two ground signs flanking the south drive entrance from White Eagle Drive, for each of the hotels. The Residence Inn ground sign is proposed with an aluminum shoe-box face. The size and height requirements for the proposed Residence Inn ground sign complies with the Zoning Code requirements. No details have been provided for a Courtyard ground sign. The Petitioner has requested a Variation for the Residence Inn's ground sign to be located off-site, on Lot 1 (Courtyard lot).



The Plat of Subdivision indicates a sign easement, and is reflected on the Site Plan. However, the Courtyard 3D rendering and the preliminary engineering plans (Geometric Plan, etc.) indicate one shared monument sign in the middle of the drive boulevard.

Due to the shared access and lack of direct roadway frontage for the Residence Inn site, the ground sign locations for both sites will be on Lot 1 along White Eagle Drive. This will constitute an off-site sign and require a Variation (which will also be permitted for in the Annexation Agreement). Off-site signage is typically prohibited primarily to prevent billboards and off-site advertising. However, the proposed development's layout is unique in regards to its shared access and frontage. The Lot 2 (Residence Inn) sign will be located within an easement on Lot 1. The easement will ensure that Lot 2 has rights to a ground sign located along White Eagle Drive and explain requirement maintenance and liability requirements. A condition could be included in the approval that clarifies that the location of the off-site sign will substitute for the permitted on-site sign and that no additional ground sign is permitted.

The required setback for ground signs is ten feet from a property line. However, the ground sign locations appear to be currently proposed at somewhere between six inches and one foot from the property line (no setback indicated on the plans). The signs are also located immediately adjacent to the sidewalk and within the "clear vision triangle" which reduces vehicle visibility when stopped at the required stop sign. To alleviate these issues, as well as meet the landscaping requirements, in 2020, Staff had proposed expanding the width of the proposed landscape islands to allow for a more appropriate setback. Alternatively, a boulevard entrance with a center island and shared ground sign was proposed to allow for additional setback space. The entrance design creates a more attractive and eye-catching main entrance as well as avoid vehicle visibility concerns in regards to the ground signs. If the ten foot setback requirement cannot be met, the setback must maintain a minimum of five feet to avoid any visibility and safety concerns.

In 2020, the Petitioner originally had proposed two ground signs with solid brick bases to match the brick on each building. Upon Workshop feedback from the Village, the ground signage was revised for the 2020 Public Hearing to be a shared monument sign and placed in the boulevard entrance median and adjusted to be setback five feet from the property line. A Variation was still required for the reduced setback but no longer had staff concerns with visibility

For the current submittal, the Petitioner will need to coordinate the drawing submittals so that the signage request is consistent. The Petitioner will need to identify the distance from the sign(s) setback to the property line in order to determine the degree of the requested Variation. Staff recommends one shared ground sign rather than two. The Courtyard 3D rendering shows a concept of the shared sign. Lastly, Staff recommends the Petitioner revert to solid brick base instead of aluminum.

**Open Item #8: Discuss the quantity, location, and setbacks of proposed ground signs and Variation for ground sign setbacks.**

**Open Item #9: Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.**

## PARKING

The Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 125 rooms at the Courtyard and 118 rooms at the Residence Inn. In 2020, the Petitioner indicated a maximum number of ten employees at the Courtyard and six employees at the Residence Inn. However, the 2022 narrative notes that the total development will include 60 full-time employees, and 30 part-time employees. The Petitioner will need to confirm the employee count each for the Courtyard and for the Residence Inn in order to identify the minimum employee parking requirements.

The proposed site plan (sheet SP1) identifies 135 parking spaces on the Courtyard lot and 124 on the Residence Inn lot in the Parking Table. However the Petitioner will need to confirm the total number of required and proposed parking stalls. The Petitioner will need to coordinate the drawings to consistently show the parking accurately, including the Site Plan to the Geometric Plan along with other drawing submittals.

Also, changes proposed with the west landscaping bufferyard at the two driveway entrances may result in a reduction of up to six parking spaces.

Hotels do not typically operate at full-capacity on a day-to-day basis and it is expected that the parking provided (including the potential loss of up to four parking stalls) will be more than sufficient to accommodate guests and employees. Cross-parking allows for flexibility in demand between the sites and avoids any future issues if the two hotels are operated separately. It was also noted that the times when most employees are on-site is typically during the day to clean rooms, which is also when there are the least number of customers at the property.

In addition, the Courtyard's banquet room was looked at as a hotel amenity, but will need to be accounted for in the parking requirements per the Zoning Ordinance. The banquet room can be used for any type of event that would include guests not staying at the hotel. Thus, in 2020, the use was determined to require its own parking. The Petitioner indicated at that time that the majority of events they will have in the banquet room are corporate and held in the afternoon when the hotel has less parking demand. Additionally, the shared parking between the hotels allows for some additional flexibility in demand between the properties. The parking supply meets Marriott's corporate requirements and they do not believe additional parking will be required from what has been provided. However, to ensure there are no future parking issues, staff recommends a parking lot extension south of the Residence Inn to be designed as a "land bank". The Petitioner previously provided a parking landbank in 2020, but has removed it in the current submittal. Staff recommends the parking Variation be conditioned that if parking issues are determined to be occurring, the parking expansion will need to be constructed at that time by the owner of the Courtyard property.

Required Parking for Marriott Hotels		
“Motels, Hotels, and Inns”	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.	
Banquet Use	One (1) space per 200 square feet (with shared parking opportunities)	
Proposed Parking for Marriott Hotels		
	Courtyard	Residence Inn
TOTAL REQUIRED	125 Rooms + 1 Space per Employees + 25 Banquet. Banquet and Employee count to be confirmed.	118 Rooms + 1 Space per Employee. Employee count to be confirmed.
TOTAL PROVIDED	135 parking spaces – to be confirmed	124 parking spaces – to be confirmed

**Open Item #10: Coordinate parking on all drawing submittals. Provide confirmed employee counts for Courtyard and Residence Inn properties. Confirm banquet use area and include in parking requirements. Discuss the request for a parking Variation. Consider a condition that if parking issues were to arise in the future, the land banked parking to the south of the Residence Inn shall be constructed at that time.**



2020 Previous Submittal Showing Landbanking

## LIGHTING

A photometric plan was submitted for parking lot, walkway, and building-mounted lighting. Off-site light spillage appears to be minimal. Parking lots, walkways, steps, entrances, and exits all appear to be adequately lit for safety and security purposes. Parking lot lights however are proposed to be mounted at a height of 30 feet. The Zoning Ordinance requires that parking lights be mounted at no higher than 25 feet. Foot candles at the property line also must not exceed 2.0 foot candles. Lighting proposed appears to exceed 2.0 foot candles at the northeast and northwest of the property. The Petitioner will need to revise the photometrics to be in compliance with the Zoning Ordinance.



## SUMMARY OF REMAINING OPEN ITEMS/DISCUSSION POINTS

Staff identified the following open items that may require further input or discussion at the Public Hearing:

1. Discuss the proposed Special Use Permit request for an Extended Stay.
2. Revise plans to indicate all proposed structure setbacks.
3. Discuss staff's suggestion of a boulevard entrance at the main (south) driveway. Coordinate drawing submittal. Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.
4. Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.

5. Discuss proposed outdoor basketball court location, appearance, and possible alternatives.
6. Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.
7. Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the Courtyard building.
8. Discuss the quantity, location, and setbacks of proposed ground signs and Variation for ground sign setbacks.
9. Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.
10. Coordinate parking on all drawing submittals. Provide confirmed employee counts for Courtyard and Residence Inn properties. Confirm banquet use area and include in parking requirements. Discuss the request for a parking Variation. Consider a condition that if parking issues were to arise in the future, the land banked parking to the south of the Residence Inn shall be constructed at that time.

## RECOMMENDATION

---

Following a successful workshop, proceed to a Public Hearing at the July 21, 2022 Plan Commission meeting.

## LIST OF REVIEWED PLANS

---

Submitted Sheet Name	
1	Application Info (redacted)
2	Survey Site Plan Landscape Photometric Prelim. Engineering Drawing Set
3	Autoturn Analysis
4	Residence Inn Info
5	Residence Inn Signage
6	Courtyard Architectural
7	Annexation Plat
8	Subdivision Plat
9	New Horizon Hotels Project Narrative
10	Project New Horizon (presentation)
11	Courtyard 3D Rendering
12	Residence Inn 3D Rendering
13	Previous 4/16/2020 Plan Commission Staff Report





Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**REQUEST INFORMATION**

\*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ **Special Use for:** Extended Stay Hotel in B-3 Zoning (Residence Inn)  
☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**  
☒ **Variation** ☐ **Residential** ☒ **Commercial** for Multiple - See enclosed.  
☒ **Annexation**  
☒ **Rezoning (Map Amendment)** From Unincorp. C-4 to B-3  
☒ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☒ **Final**  
☒ **Site Plan**  
☐ **Landscape Change Approval**  
☐ **Other:** \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

**Project Name:** Marriott Hotels - Tinley Park  
**Project Description:** Annexation, Rezoning & Construction of a Courtyard Hotel & Residence Inn  
**Project Address:** 9551 & 9555 183rd Street **Property Index No. (PIN):** 27-34-300-013/-014  
**Zoning District:** C4, General Commercial **Lot Dimensions & Area:** ~8.7 Acres (~9.15 w/ ROW)  
**Estimated Project Cost:** \$ Total: 36,000,000 (Approx.) Hard: \$19,240,000 (Approx.)

**OWNER OF RECORD INFORMATION**

Please supply proper documentation of ownership and/or designated representative for any corporation.

**Name of Owner:** Top Hospitality LLC **Company:** NexGen Hotels  
**Street Address:** [REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED]

**APPLICANT INFORMATION**

☒ **Same as Owner of Record**

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

**Name of Applicant:** Top Hospitality LLC **Company:** NexGen Hotels  
**Relation To Project:** Petitioner/Owner  
[REDACTED] [REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED] [REDACTED]



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize Mark Rogers (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements of the designated representative.

Property Owner Signature:

Property Owner Name (Print): Top Hospitality LLC (Hardik Patel)

**Acknowledgements**

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature:

Property Owner Name (Print): Top Hospitality LLC (Hardik Patel)

Applicant Signature:  
(If other than Owner)

N/A

Applicant's Name (Print):

Top Hospitality LLC

Date:

6/3/22



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602  
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592  
June 3, 2022

**VIA MAIL & EMAIL**

Village of Tinley Park  
Mayor Michael W. Glotz  
c/o Kimberly Clarke & Daniel Ritter  
16250 S. Oak Park Avenue  
Tinley Park, IL 60477

**RE: Matter(s) #: 42133-001 & 42133-001**

**Property Address: 9551 & 9555 183<sup>rd</sup> Street (9599 94th Ave.)**  
**Unincorporated Cook County**  
**Township: Orland**  
**PIN(s): 27-34-300-013/-014**

Kimberly & Daniel:

Top Hospitality LLC (the "Owner" and "Applicant") is the owner of the property located at 9551 & 9555 183<sup>rd</sup> Street (9599 94th Ave.) (PINs: 27-34-300-013/-014) located in unincorporated Cook County. The Applicant is requesting several items necessary to annex, zone & construct two (2) new Marriott Hotels:

- Annexation of the Subject Property into the Village of Tinley Park
- Rezoning of the newly annexed land to B-3 (General Business and Commercial)
- Site Plan/Architectural/Landscaping Plan Approval
- Plat of Resubdivision Approval
- Plat of Annexation Approval
- Special Use to Allow for Extended Stay Hotels in B-3 (Residence Inn)
- Variations to:
  - Permit a hotel use on the 3.13 acre lot (Residence Inn)
  - Permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard)
  - Permit a 24' drive aisle
  - Permit both hotel buildings to utilize greater than 15% of a non-masonry material on the building exteriors
  - Permit the Courtyard to have 129 parking spaces
  - Permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200'
  - Permit parking to be located in the front yard on the Residence Inn (Lot 2).
  - Permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.
  - Permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement, and;
  - Permit a freestanding sign to be setback five feet from the property line

The Subject Property currently consists of two vacant parcels totaling approximately 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial and has historically been used for farming purposes. The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall, a more urbanized look. The site is also encumbered with an existing wetland to the South-West regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183<sup>rd</sup> Street extension and will result in the annexation of a total of 9.15 acres.

The property is surrounded by the WLS radio tower site to the South (also unincorporated), vacant land parcels to the North and East which are zoned ORI (Office and Restricted Industrial), and a vacant parcel zoned B-3 (General Business & Commercial) to the West. The property is nearby the I-80 LaGrange Road north bound exit. Currently existing to the southwest is a Planned Unit Development (PUD) that includes two (2) hotels (Hilton Garden Inn and Country Inn & Suites) and multiple stand-alone restaurants. The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80, and this development would continue this trend.

The Applicant is proposing to develop two Marriott brand hotels at the Subject Property. The first phase of the project is set to begin around October of 2022 with the construction of the proposed 87,875 square foot, four (4) story Residence Inn on a 3.13-acre site including 118 rooms. Timeline for construction of said Inn is expected to be around 18 months. The Residence inn is marketed towards extended stay guests and includes a fitness center, dining room, meeting room, exterior patio, outdoor basketball court and an indoor pool. Related to the construction of the Residence Inn, the Applicant is requesting a variation to reduce the lot size necessary to construct a hotel from 5 Acres to approximately 3.13 Acres, a variation in height, front-yard setback, drive aisle width, usage of greater than 15% of non-masonry exterior material, and to permit parking in the front of the Lot 2 (Please see enclosed Standards for Variations).

The Second phase of the project is set to begin around May of 2024 with the construction of an 83,722 square foot Courtyard Hotel on a 5.57 Acre site, including 125 guest rooms, a banquet hall, dining/bar area, etc. The Applicant is requesting variations related to this development as well, including: the same variation in height, building material and drive aisle as the Residence Inn, as well as a reduction in required parking spaces from 160 to 129, a second curb cut in the front yard, and signage setbacks/easements. As a result of the development of both Hotels, the Applicant expects to create a combined total of around 60 full-time employees and 30 part-time employees at the site.

The Applicant is also proposing that the two existing lots be re-subdivided through approval of a Final Plat of Subdivision to accommodate the two proposed hotels. The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The requested zoning easements for cross-access, cross-parking, signage and public utilities have been added. The Applicant eventually hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1. Lastly, the Applicant is submitting a Special Use Application in advance of the revised zoning ordinance to allow for the proposed Residence Inn to operate as an extended stay hotel. Marriott does not allow for lengthy/permanent residence at its locations, and pursuant to Village goals for the revision, require registration of all cars on the premises and include 24/7 staff.

For additional information regarding project details, please see the enclosed applications, variation special use & rezoning standards, 7b applications, site plans, plats, etc. The Applicant requests that the Village of Tinley Park approve of the proposed site plan, resubdivision, annexation, special use rezoning and variations to allow for the development and completion of the proposed project. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898.

Best Regards,



Mark Rogers

Encl.



**EXHIBIT A**

**LEGAL DESCRIPTION**

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 18300 96<sup>th</sup> Avenue, Tinley Park, Illinois 60477  
PIN: Part of 27-34-300-002-0000

## VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

### APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$500 Special Use hearing fee.

## **STANDARDS AND CRITERIA FOR A SPECIAL USE**

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- A. 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.**
  
  
  
  
  
  
  
  
  
  
- B. 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.**
  
  
  
  
  
  
  
  
  
  
- C. 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.**
  
  
  
  
  
  
  
  
  
  
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**
  
  
  
  
  
  
  
  
  
  
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**
  
  
  
  
  
  
  
  
  
  
- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**
  
  
  
  
  
  
  
  
  
  
- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

### **Standards for Special Use:**

**\*An Ordinance Pertaining to Extended Stay Hotels in Certain Zoning Districts is being heard and reviewed this month and will be in place prior to construction of the Subject Property.**

**A. 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.**

The Applicant is requesting a special use to operate an Extended Stay Marriott Residence Inn at the Subject Property subsequent to/during the Annexation and Rezoning process.

Concerns with extended stay hotels from a land use perspective include that they can begin to function less as a commercial hotel use for temporary visitors and more as a multi-family residential building. In this regard, their preferred locations, site design, parking needs, walkability, access to public services, effects on the local economy, and many other items differ greatly.

Public safety concerns are noted as well since they typically do not run thorough background checks, require registering of vehicles, or may not have staff always present on site. Any potential negative effects of an extended stay hotel can be compounded when located near each other or have a large number of rooms in one community.

The project in question will function more like a traditional extended stay hotel and will work synergistically with the traditional Courtyard Hotel. Marriott's business structure does not and will not allow for permanent lodging at any of its associated properties, including extended stay hotels and will actively take measures to prevent such. Additionally, the Residence Inn functions more as an 'upscale' lodging as compared to something like an Extended Stay America project, and the daily/weekly rates would be far in excess of what a local resident could realistically find in the area. The average length of stay in Marriott's Residence Inn is approximately 4 – 5 days, there is always staff on site 24/7, and every guest will need to register for a parking pass. Additionally, allowing individuals to remain for long periods of time actually harms the developer as the longer an individual stays at the property, the harder it becomes to evict if it comes to that.

The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80 is in need of both short term and long-term lodging for travelers, making the dual hotel plan at the Subject Site an ideal project for the area. The property is largely surrounded by vacant farmland, and thus permanently residing in the area would be extremely difficult due to the walkability, access to public services, etc. The infrastructure and hotel plans are specifically tailored to non-permanent residences. The developer has years of experience with extended stay hotels in a number of different municipalities and plans to bring that expertise to the Village.

**B. 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.**



The special use should not affect the use or enjoyment of surrounding properties as the new ordinance attempts limit certain 'negative' activities that could potentially occur at the site, such as permanent residence, non-registered vehicles, and other safety concerns. If anything, the revision of the code may increase the property values in the neighborhood over the long run as its designed to things like crime which would certainly impair the use and property values of surrounding property.

**C. 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.**

The establishment of the special use should not impede any orderly or future development in the surrounding district mainly because of the lack of development in the area. Even prior to the ordinance revision, an extended stay hotel which allows for very long/permanent stays would be averse to the Village's goals and likely would not pass site plan review. The revised ordinance puts in strict requirements that should limit the amount of non-conforming applications and give potential developers a clearer idea of what is allowed in the district and what qualifies as an extended stay hotel.

**D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

The Applicant has worked extensively with Village staff, Engineering, and the Army Core of Engineers to develop adequate utilities for the two buildings and the possibility of remediating the wetland area to provide for an additional lot for development.

**E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The Final Plat of Subdivision has been updated to include cross-parking allowances, revised public utility and drainage easements, and a revised sign easement location and language.

**F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

The Subject Property is currently located in unincorporated Cook County, C-4 Zoning, however upon annexation the property will be zoned B-3. The special use for the project conforms to the applicable regulations and goals in the B-3 district (which includes temporary lodging) and assists in furthering the Village's goal of preventing/limiting the number permanent and potentially unsafe lodging.

**The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

The recent revision is relatively narrow in scope, and application of it at the Subject Site likely won't have much bearing on economic development in the Village. Its possible the area will continue its commercial expansion and other developers may see the successful project, in turn bring more business to the area. The revision and application to the Subject Site may prevent certain types of extended use hotels from looking at the area, but this would be in line with the Village's intent behind the revision.



## VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

### APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation  
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- Updated 12/18/2018



**H. Describe how the requested Variance will not:**

- 1. Impair an adequate supply of light and air to adjacent properties.**
- 2. Substantially increase the congestion of the public streets.**
- 3. Increase the danger of fire.**
- 4. Impair natural drainage or create drainage problems on adjacent property.**
- 5. Endanger the public safety.**
- 6. Substantially diminish or impair property values within the neighborhood.**

### **Standards for Variations (Lot & Building):**

#### **A.**

The property is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being requested.

The property consists of two vacant parcels totaling 8.7 acres in size. The property is currently located in unincorporated Cook County and zoned C4, General, and requests a B-3 zoning designation upon Annexation. South of the subject site is the WLS radio tower site that is also located in unincorporated Cook County (C-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial); west is a vacant parcel zoned B-3 (General Business & Commercial).

The B-3 zoning district is generally described to “accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists.” The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The five acre size limit was approved in 1997 to promote the development of larger, full service hotels. This area limitation is not a recognized limitation in the marketplace.

Since 1997, the Hotel market has evolved to require much less land. Zoning the property B-3 will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183<sup>rd</sup> Street and realignment of LaGrange Rd/Rt.45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.

The project involves two (2) lots for two (2) separate buildings. Lot 1 measures over 5 Acres, and Lot two 2 measures just over three (3) Acres. Having related site developments will allow the developer to provide for any easements and/or utilities necessary for the proper functioning of both sites. There’s also a small portion of the southwest corner of the site encumbered with an existing wetland regulated by the U.S. Army Corps of Engineers, rendering the land unusable.

#### **B.**

The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80. The Subject Property is currently located in unincorporated Cook County and zoned C4, General and would be infeasible without annexation and rezoning of the land (lot restrictions/height restrictions/etc.). The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott’s corporate design standards and remains visually appealing.

The current specifications would require variations/special uses/etc. specifically from the County of Cook. This process will likely take longer and result in the Village receiving little to no property tax revenue.

Without the rezoning, the property will remain designated as Class 1-00 vacant land and produce less than \$40,000 in property taxes annually (for an 8.7 acre site). Nearby sites mentioned above are zoned B-3 or ORI in the Village, both of which would allow for this type of project – without the annexation and zoning, developers will be put at a competitive disadvantage as compared to surrounding properties and may be unable to construct and/or lease the proposed facilities.

**C.**

The hardship was mainly created by the outdated 1997 amendment requiring 5 acres of land (to promote development of larger, full-service hotels) and by the way the municipalities' borders were originally established. Since 1997, the Hotel market has evolved to require much less land. Zoning the property B-3 will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor.

**D.**

This variance requests are unique as the property is not currently located within the boundaries of Tinley Park. The Subject site is located near the South-West corner of the municipal boundaries, and as such much of the surrounding land is vacant/farmland. The area is sparsely populated (and separated) compared to the rest of the municipality and thus many of the concerns for B-3 district. However, the area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80, and has seen recent comparable developments such as the County Inn & Suites/Hilton Garden Inn development to the West

**E.**

These variances should not be regarded as an attempt at financial gain, but rather as an attempt to best situate the project within the current zoning parameters; said variations allow for a site layout similar to other development along LaGrange Road. The variances on lot size, building height, parking spaces and drive aisle are due primarily to parameters of the site, including natural drainage patterns and multiple existing jurisdictional overlays. As indicated above, part of the site is unusable wetland which limits the scope of what can be constructed. The variance on height is due in part to the smaller lot size; with the smaller lot size, the proposed facility must be taller to allow for proper functioning and synergy across the two (2) facilities. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.

**F.**

These variances will not be detrimental to the public welfare or injurious to other properties/improvements in the neighborhood as the area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80. The facility will be similar to those that have been successfully constructed to the West and will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property

and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. Many of the variation requests deal with a zoning legislation from the 1990's (such as height, setback, parking, etc.). Large scale hotels are now able to operate with less actual land, and have generally evolved to include additional stories. Due to the changing nature of travel, the amount of parking spaces required has also decreased with the emergence of ride-sharing and shift towards public transit. The Petitioner will be utilizing fiber cement board panels on the Courtyard hotel. The panels will be flush mounted, 18 inches in height and uniform in color. Fiber cement board requires a Variation from the masonry requirements but has previously been considered a high quality and durable substitute according to the Village.

The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.

#### **G.**

The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.

#### **H**

##### **(1)**

The proposed development is not far enough away from adjacent properties to impair the supply of light and air, and the Applicant will ensure any lights are not injurious to neighbors.

##### **(2)**

The current site is surrounded by vacant land parcels and thus has very little traffic. With the similar development to the South-West, the infrastructure for additional traffic is already underway. Although development of the new Hotel will likely increase the visitors to the area (increasing Village revenue), the Applicant will work with IDOT and the Village on additional infrastructure and plans to further reduce congestion.

##### **(3)**

The site is currently far removed from any development in the area and is sectioned off by 183<sup>rd</sup> and White Eagle Road. The chance for fires is less likely to occur in a wetland area, and would need to travel a significant distance before reaching development.

##### **(4)**

There's a small portion of the southwest corner of the site encumbered with an existing wetland regulated by the U.S. Army Corps of Engineers – the Applicant will work with the Army Corps of Engineers and the Village to ensure the project does not impair natural drainage nor create new drainage problems. The property is surrounded almost primarily by raw land, and thus construction and

usage of the proposed facility will not disturb surrounding property. Any disturbance would be similar to or less than the existing Hotels to the West.

**(5)**

There's currently little to no public activity at the site; the area is largely undeveloped and does not include ingress or egress to the site. The closest developments are the hotels to the South-West of White Eagle Drive and residential developments North- East of 183<sup>rd</sup> and S. 94<sup>th</sup> Avenue. The Applicant will ensure proper safety measures and precautions are taken during the development of the site.

**(6)**

The facility will be similar to those that have been successfully constructed to the West and will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80, and the hotel will help to fill the needed hotel room demand with a well-known hotel brand.





## VILLAGE OF TINLEY PARK, ILLINOIS REZONING (MAP AMENDMENT) ADDENDUM

### APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Map Amendment for Rezoning** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept ideas or plans prior to making a submittal.

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ Response to LaSalle Factors/Criteria listed below.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details should include the existing zoning designation, the proposed designation and the intended future use and function of the site. The narrative should describe how the rezoning conforms to the Village's Comprehensive Plan as well as how it works with adjacent and nearby existing and proposed land uses. Any additional requests such as a Site Plan approval, Special Use permit or Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property, including the legal description, that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ It is standard practice and policy that zoning is not changed without specific plans for development that can be attached to the zoning change. Site Plan or interior layout plans that indicate how the property and site will be utilized and developed should be submitted and it is likely site plan approval will be required at the same time.

☐ \$750 Map Amendment/Rezoning hearing fee.

## **LASALLE FACTORS/CRITERIA FOR REZONING (MAP AMENDMENT)**

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases, LaSalle Bank of Chicago v. Count of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called “LaSalle factors” are listed below. Village staff and officials will take these factors into consideration when evaluating and deciding rezoning requests. The petitioner should prepare their own responses to the “LaSalle Factors” with factual evidence to defend the requested rezoning. If additional space is required, you may provide the responses on a separate document or page.

- A. The existing uses and zoning of nearby property;**
  
  
  
  
  
  
  
  
  
  
- B. The extent to which property values are diminished by the particular zoning;**
  
  
  
  
  
  
  
  
  
  
- C. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;**
  
  
  
  
  
  
  
  
  
  
- D. The relative gain to the public as compared to the hardship imposed on the individual property owner;**
  
  
  
  
  
  
  
  
  
  
- E. The suitability of the property for the zoned purpose;**
  
  
  
  
  
  
  
  
  
  
- F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;**
  
  
  
  
  
  
  
  
  
  
- G. The public need for the proposed use; and**
  
  
  
  
  
  
  
  
  
  
- H. The thoroughness with which the municipality has planned and zoned its land use.**

### **Standard for Rezoning**

#### **A.**

The B 3 zoning district will allow the Subject Property to serve as an extension of the existing B 3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183rd Street and realignment of LaGrange Rd/Rt 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.

#### **B.**

The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, surrounding properties, and spur further development along the LaGrange Road corridor. Currently the property generates only approximately \$37,248 in annual property taxes, of which Tinley Park receives none. After annexation, construction and stabilization, the Subject Property is estimated to produce approximately \$700,000 in annual taxes with the class 7b, of which the Village will receive around 13.5%.

#### **C.**

The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue (\$37,248 per year). The closest residential structure is over 800 ft. away from where the Residence Inn building will sit, and the hotels will help to fill the needed hotel room demand with a well-known hotel brand.

#### **D.**

Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. Surrounding property owners should benefit from the project as its going to create hundreds of temporary and permanent jobs, each of which will frequent local establishments, buy local groceries, gas, and otherwise attract additional individuals to the area. According the estimated employee impact chart, 100 full time employees would be expected to spend over \$400,000 in local revenue per year.

#### **E.**

The proposed use as hotel is suitable for the subject property for several reasons. The site has the availability of high traffic volumes and available access points and the use is a permitted subject to the

approval of variations included in this packet. The property is also located over 800 ft away from any other residential structure. Due to its location, the Subject Site The area around the Subject Site is quickly modernizing/commercializing and has already attracted nearby hotel development to the South-West.

**F.**

The lot has remained vacant under Cook County's C 4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.

**G.**

The expansion of 183rd Street and realignment of LaGrange Rd/Rt 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. There is a demand for additional hotel rooms in the area due to the location off of I 80 (east west) expressway and near various entertainment options.

**H.**

The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183rd Street has been extended and LaGrange Rd /Rt 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.

## VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN ADDENDUM

### APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Site Plan** approval. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☐ Plans and Surveys including all details listed on the Site Plan checklist (next page).
- ☐ Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB). Staff may also request up to three (3) paper copy of full-size Arch D (24" x 36") plans.
- ☐ Site Plan Fee: Site Plan Review (Non-Residential & Multi-Family) - \$500 New/First Approval, \$300 Amendment
- ☐ Engineering Review Fees: Administrative Fee - \$250 (0-5 acres), \$50 (5.01-40 acres), \$2,000 + \$20/acre over 40 acres. (40.01+ acres) and Concept/Preliminary Review Fee - \$300 (0-2 acres), \$600 (2.01-4 acres), \$900 (4.01-9 acres), \$1,500 (9.01 acres+)



Required Plan Submittal Items	Applicant Submitted	Village Received
1. <b>Site Plan Approval Application</b>	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)</b>	<input type="checkbox"/>	<input type="checkbox"/>
3. <b>Plat of Survey</b> , including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	<input type="checkbox"/>	<input type="checkbox"/>
4. <b>Site Plan</b> , including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	<input type="checkbox"/>	<input type="checkbox"/>
5. <b>Zoning Analysis Table</b> a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Landscape Plan</b> , including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Photometric Plan</b> , including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (contact staff about maximum light levels); and iii. Ten (10) feet beyond the property lines.	<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Floor Plans</b> , including: a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area and types of uses.	<input type="checkbox"/>	<input type="checkbox"/>
<b>9. Preliminary Engineering Plans</b> , including but not limited to: a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Utility connections and locations; e. Future roadway or access connections (if necessary); and f. Cross access easement(s).	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. Signage Plans</b> , including: a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination.	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Elevations and Renderings</b> a. Building elevations showing all four sides of all buildings. i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Building Material Samples</b> <i>(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)</i> a. Samples of proposed materials including, but not limited to: i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format.	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Preliminary Plat(s)</b> <i>(if applicable)</i>	<input type="checkbox"/>	<input type="checkbox"/>

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <http://www.tinleypark.org>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park  
Planning Department  
16250 S. Oak Park Avenue  
Tinley Park, IL 60477  
Phone: (708) 444-5100  
Email: [planning@tinleypark.org](mailto:planning@tinleypark.org)

## **List & Contact Information for All Project Staff and Design Professionals**

### **Civil Engineer:**

Advantage Consulting Engineers  
80 Main Street, Suite 17  
Lemont, IL 60439  
847-260-4758  
[patel@asceng.us](mailto:patel@asceng.us)

### **Architect:**

Base – 4  
Rob Baker, NCARB – Executive VP – Architecture  
**M:** +1.816.210.8962  
**E:** [robb@base-4.com](mailto:robb@base-4.com)  
**W:** [www.base-4.com](http://www.base-4.com)

### **Structural Engineer:**

Base - 4  
Adam J Ginsburt, PE, SECB  
2901 Clint Moore Road, #114  
Boca Raton, FL 33496  
561-702-2435  
[adamg@base-4.com](mailto:adamg@base-4.com)

### **MEP Engineer**

Base – 4  
Garry Vermaas PhD, PE  
2183 Berrys Chapel Road  
Franklin, TN 37069  
[garryv@base-4.com](mailto:garryv@base-4.com)

### **Landscape Architect**

Advantage Consulting Engineers  
80 Main Street, Suite 17  
Lemont, IL 60439  
847-260-4758  
630-520-2227  
[patel@aceng.us](mailto:patel@aceng.us)

**Construction Manager**

Monoceros Corporation  
Julie Piszczek  
5 Robert Ct  
Hawthorn Woods, IL 60047  
224-220-4645

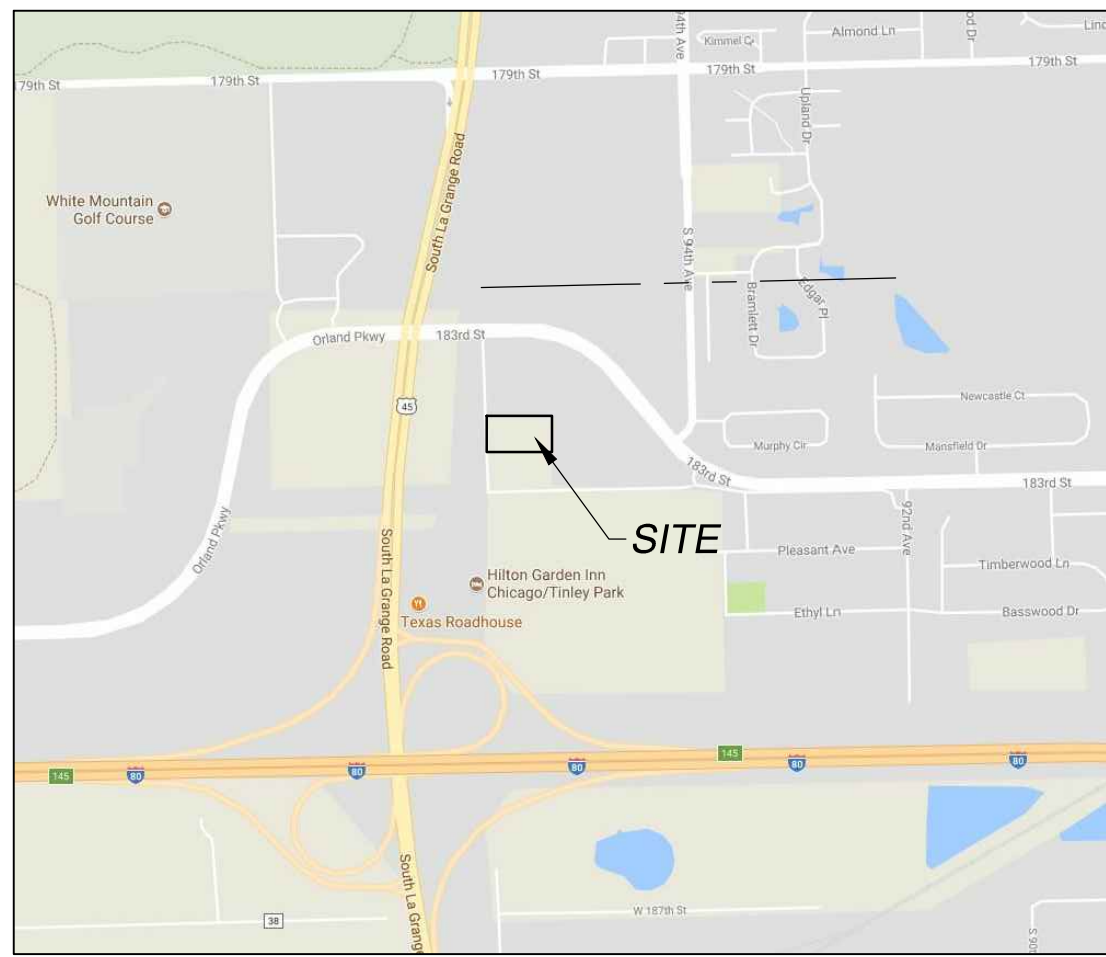
**Real Estate Tax/Zoning Attorneys**

Elliot & Associates  
Melissa Whitley  
224.220.2366  
[melissa@elliottlaw.com](mailto:melissa@elliottlaw.com)

Liston & Tsantilis, P.C.  
Mark Rogers  
33 N. LaSalle, 28<sup>th</sup> Floor  
(312) 604-3898  
(816) 682-8789  
[mrogers@ltlawchicago.com](mailto:mrogers@ltlawchicago.com)

# Survey





VICINITY MAP  
NOT TO SCALE

#### FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0711J - NOT PRINTED)

#### UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST  
DIG NUMBER X3050697 RECEIVED 11/01/17.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 11/01/17.

#### CONTACTS

ATT/DISTRIBUTION

COMCAST

NICOR GAS

TINLEY PARK, VILLAGE OF

USIC LOCATING SERVICES

#### RESPONSE

RESPONDED "NO AT&T CABLE  
IN THIS AREA"

RESPONDED WITH ATLAS

RESPONDED WITH ATLAS

RESPONDED "NO CONFLICT"

NO RESPONSE

#### GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO COOK COUNTY ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
- THIS PROPERTY IS ZONED C-4 (GENERAL COMMERCIAL) PER COOK COUNTY, ILLINOIS DEPARTMENT OF BUILDING AND ZONING WEBSITE. SEE COOK COUNTY ZONING ORDINANCE FOR SPECIFICS.
- THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.
- AN OUTDATED CHICAGO TITLE INSURANCE COMMITMENT ORDER NO. 1410 008296091 OF WITH EFFECTIVE DATE OF JULY 22, 2005 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THEREFORE ADDITIONAL EASEMENT AND / OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS NOT AWARE AND MAY NOT BE SHOWN HEREON.

# ALTA/NSPS LAND TITLE SURVEY OF UNDEVELOPED LOT TINLEY PARK, ILLINOIS

(PART OF PROPERTY KNOWN AS: 18300 96TH AVE, TINLEY PARK, ILLINOIS)

#### LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### AREA

221,156 SQ. FT.  
5.0771 ACRES

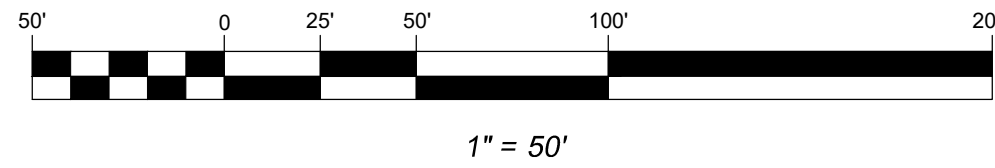
#### PARKING STALLS

NONE

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41-33-27.76314 N LONGITUDE 87-51-03.57965 W ELLIPSOIDAL HEIGHT: 637.484 SFT GROUND SCALE FACTOR 1.0000355037 ALL MEASUREMENTS ARE ON THE GROUND.

#### GRAPHIC SCALE



#### LEGEND

■ CABLE TV PEDESTAL	▽ PAINTED GAS LINE	□ HEADWALL
■ TRAFFIC LIGHT POLE	▽ GAS VALVE	□ CURB INLET
■ TRAFFIC CONTROL BOX	▽ GAS METER	□ STORM INLET
■ TRAFFIC LIGHT	▽ GAS VALVE VAULT	□ FLARED END SECTION
■ TELEPHONE PEDESTAL	▽ PIPELINE MARKER	□ CLEANOUT
■ TELEPHONE MANHOLE	▽ MONITORING WELL	□ SANITARY MANHOLE
■ PAINTED TELEPHONE LINE	▽ POST INDICATOR VALVE	□ HOSE BIB
■ FIBER OPTIC CABLE LINE	▽ WELL HEAD	□ B-BOX
■ ANCHOR	▽ FLAGPOLE	□ HYDRANT
■ TELEPHONE POLE	▽ MAILBOX	□ WATER VALVE VAULT
■ POWER POLE	▽ SIGN	□ PAINTED WATER LINE
■ LIGHT STANDARD	▽ PUBLIC PAY TELEPHONE	□ SPRINKLER HEAD
■ ELECTRIC MANHOLE	▽ PARKING METER	□ WATER METER
■ ELECTRIC PEDESTAL	▽ WETLAND MARKER	□ FOUND DISK IN CONCRETE
■ ELECTRIC TRANSFORMER PAD	▽ BASKETBALL HOOP	□ FOUND ROW MARKER
■ ELECTRIC METER	▽ FOUND IRON ROD	□ FOUND IRON PIPE
■ HANDHOLE	▽ DECIDUOUS TREE	□ FOUND RAILROAD SPIKE
■ ELECTRICAL JUNCTION BOX	▽ W/ TRUNK SIZE	□ FOUND PK NAIL
■ ELECTRIC VAULT	▽ NON-DECIDUOUS TREE	□ FOUND IRON BAR
■ ELECTRIC SERVICE OUTLET BOX	▽ W/ TRUNK SIZE	□ FOUND IRON ROD
■ PAINTED ELECTRIC LINE	▽ BUSH	□ FOUND BRASS MONUMENT
■ TRANSFORMER PAD	▽ SOIL BORING HOLE	□ SET PK NAIL
	▽ W/ NUMBER	□ SET IRON PIPE
		□ SET MONUMENT
		□ SET TRAVERSE POINT
		□ SET CONCRETE MONUMENT

#### ABBREVIATIONS

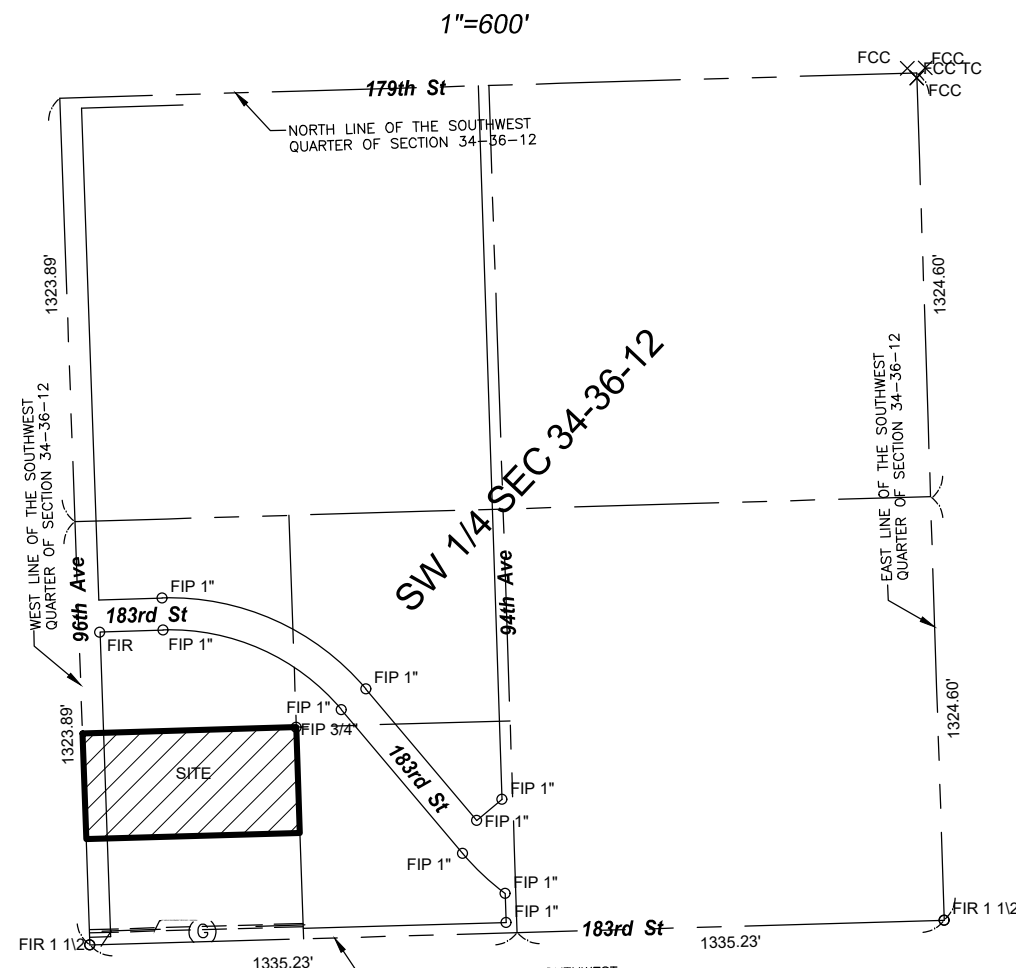
—	PROPERTY LINE	782.82	EXISTING TOP OF CURB ELEVATION
---	EXISTING RIGHT-OF-WAY LINE	782.12	EXISTING FLOW LINE ELEVATION
---	PROPOSED RIGHT-OF-WAY LINE		
---	LOT LINE		
---	CENTERLINE		
---	EXISTING EASEMENT LINE		
---	PROPOSED EASEMENT LINE		
---	BUILDING SETBACK LINE		
---	SECTION LINE		
---	DIVISIONAL SECTION LINE		
---	EXISTING FENCELINE (CHAIN LINK)		
---	EXISTING FENCELINE (WOOD)		
---	EXISTING FENCELINE (WIRE)		
---	RAILROAD TRACKS		
---	UNDERGROUND CABLE TV		
---	UNDERGROUND CABLE TV (ATLAS INFO.)		
---	UNDERGROUND FIBER OPTIC CABLE (ATLAS)		
---	UNDERGROUND ELECTRIC		
---	UNDERGROUND ELECTRIC (ATLAS INFO.)		
---	UNDERGROUND TELEPHONE		
---	UNDERGROUND TELEPHONE (ATLAS INFO.)		
---	GAS MAIN		
---	GAS MAIN (ATLAS INFO.)		
---	WATER MAIN		
---	WATER MAIN (ATLAS INFO.)		
---	WATER SERVICE (ATLAS INFO.)		
---	SANITARY SEWER		
---	SANITARY SEWER (ATLAS INFO.)		
---	STORM SEWER		
---	STORM SEWER (ATLAS INFO.)		
---	EDGE OF WATER		
---	OVERHEAD WIRES		
---	CURB		
---	DEPRESSED CURB		
---	EXISTING CONTOUR LINE		
---	UNPAVED ROAD		
---	CONCRETE		
---	WETLANDS		
---	EXISTING BUILDING		
---	MARSH AREA		
---	DETECTABLE WARNING PAD		

#### ZONING INFORMATION

ZONING DESIGNATION IS C-4 (GENERAL COMMERCIAL DISTRICT) AS TAKEN FROM THE COUNTY'S WEBSITE ([https://secure.cookcountyl.gov/b\\_z/zoning\\_info.php](https://secure.cookcountyl.gov/b_z/zoning_info.php)) AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE MUNICIPALITY'S ZONING ORDINANCE.

ZONING REQUIREMENTS:  
(TAKEN FROM: <https://www.cookcountyl.gov/service/zoning-ordinance-administration>)

DISTRICT*	C1	C2	C3	C4	C5	C6	C7	C8
DISTRICT TYPE	RESTRICTED BUSINESS	RESTRICTED OFFICE	GENERAL SERVICE	GENERAL COMMERCIAL	COMMERCIAL TRANSITION	AUTOMOTIVE SERVICE	OFFICE/ RESEARCH PARK	INTENSIVE COMMERCIAL
Maximum Lot Area					25,000 Sq. Ft.		300 Feet	
Minimum Lot Width <sup>1</sup> (Consult Text for Lot Areas)					80 Feet		300 Feet	
Yard Requirements:								
Front	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	100 Feet	30 Feet
Interior Side							50 Feet	
Corner Side	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	100 Feet	30 Feet
Rear <sup>1</sup>							50 Feet	
Transitional	Equal to adjacent District or 30 Ft. (SEE TEXT)	SAME AS C1 (SEE TEXT)	SAME AS C1 (SEE TEXT)	SAME AS C1 (SEE TEXT)	SAME AS C1 (SEE TEXT)	SAME AS C1 (SEE TEXT)	50 Feet (SEE TEXT)	SAME AS C1 (SEE TEXT)
Floor Area Ratio:	1.20	1.20	1.20	1.20	0.40	1.20	1.00	1.20
Maximum Lot Coverage:					40%		30%	



#### SURVEYOR'S CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE )

TO:

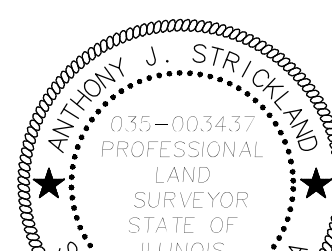
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9 AND 11 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON APRIL 20, 2018.

DATED THIS 25TH DAY OF APRIL, A.D., 2018.

ANTHONY J. STRICKLAND  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437  
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.  
tstrickland@v3co.com



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
BUIKEMA LAW GROUP, LLC  
15 SALT CREEK LANE, SUITE 103  
HINSDALE, IL 60521  
630-244-6500

REVISIONS							
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		

#### ALTA/NSPS LAND TITLE SURVEY

UNDEVELOPED LOT, TINLEY PARK, ILLINOIS

DRAFTING COMPLETED: 04/24/18

FIELD WORK COMPLETED: 04/20/18

DRAWN BY: SPK

CHECKED BY: AJS

PROJECT MANAGER: AJS

SCALE: 1" = 50'

Project No:

17289

Group No:

VP01.2

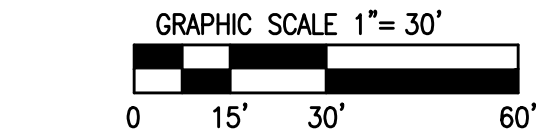
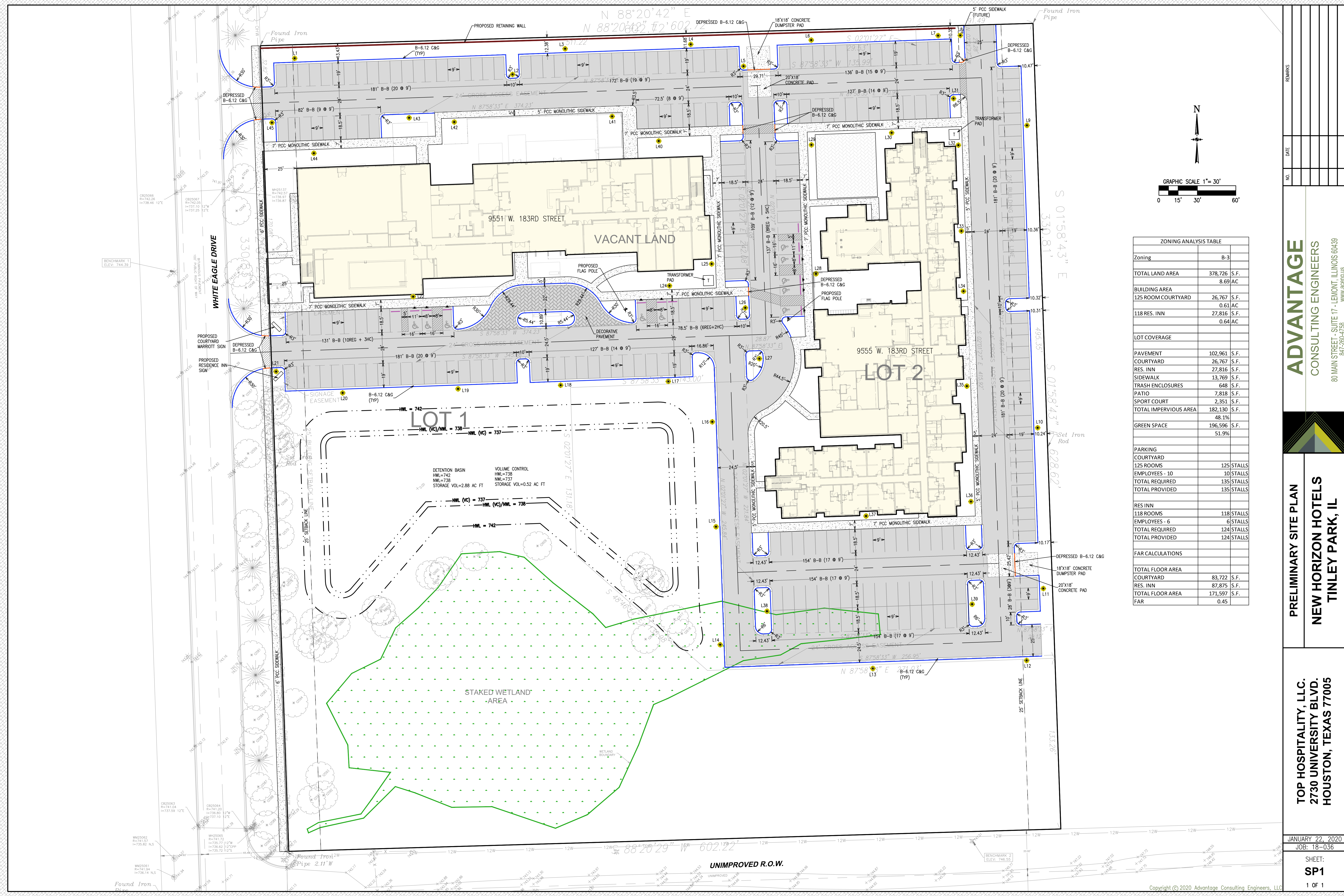
SHEET NO.

1 of 1



# Site Plan





ZONING ANALYSIS TABLE	
Zoning	B-3
TOTAL LAND AREA	378,726 S.F. 8.69 AC
BUILDING AREA	
125 ROOM COURTYARD	26,767 S.F. 0.61 AC
118 RES. INN	27,816 S.F. 0.64 AC
LOT COVERAGE	
PAVEMENT	102,961 S.F.
COURTYARD	26,767 S.F.
RES. INN	27,816 S.F.
SIDEWALK	13,769 S.F.
TRASH ENCLOSURES	648 S.F.
PATIO	7,818 S.F.
SPORT COURT	2,351 S.F.
TOTAL IMPERVIOUS AREA	182,130 S.F. 48.1%
GREEN SPACE	196,596 S.F. 51.9%
PARKING	
COURTYARD	
125 ROOMS	125 STALLS
EMPLOYEES - 10	10 STALLS
TOTAL REQUIRED	135 STALLS
TOTAL PROVIDED	135 STALLS
RES INN	
118 ROOMS	118 STALLS
EMPLOYEES - 6	6 STALLS
TOTAL REQUIRED	124 STALLS
TOTAL PROVIDED	124 STALLS
FAR CALCULATIONS	
TOTAL FLOOR AREA	
COURTYARD	83,722 S.F.
RES. INN	87,875 S.F.
TOTAL FLOOR AREA	171,597 S.F.
FAR	0.45

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
WWW.ACEP.US 847-260-4758

**PRELIMINARY SITE PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**

JANUARY 22, 2020  
JOB: 18-036  
SHEET:  
**SP1**  
1 OF 1



## Zoning Analysis Table

CODE SUMMARY- 2012 INTERNATIONAL BUILDING CODE

<b>PROJECT INFO</b>	
<b>PROJECT ADDRESS:</b>	
MARRIOTT, NEW HORIZON HOTELS 9555 183RD STREET, TINLEY PARK, ILLINOIS 60477	
<b>CONSTRUCTION SUMMARY:</b>	
NEW CONSTRUCTION 4 STORY STRUCTURAL STEEL & PLANK HOTEL	
<b>CODE DATA</b>	
<b>APPLICABLE CODES</b>	
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE
ACCESSIBILITY CODE:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ELECTRIC CODE:	2011 NATIONAL ELECTRICAL CODE (NFPA 70)
PLUMBING CODE:	2014 ILLINOIS STATE PLUMBING CODE
MECHANICAL CODE:	2010 INTERNATIONAL MECHANICAL CODE
FIRE CODE:	2012 INTERNATIONAL FIRE CODE INCLUDING APPENDIX B & D
FUEL GAS CODE:	2012 INTERNATIONAL FUEL GAS CODE INCLUDING APPENDIX A
ENERGY CONSERVATION CODE:	2012 INTERNATIONAL ENERGY CONSERVATION CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

MAIN OCCUPANCY: R-1

GROUP R-1:	RESIDENTIAL	HOTEL ROOMS
------------	-------------	-------------

OTHER OCCUPANCIES

GROUP A-2:	ASSEMBLY	LOBBY/Lounge/BREAKROOM
GROUP A-3:	FITNESS	FITNESS ROOM
GROUP B:	BUSINESS	OFFICE AREAS
GROUP S-1:	STORAGE	STORAGE

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420 GROUPS I-1, R-1, R-2, R-3

420.1 General.  
Occupancies in Groups I-1, R-1, R-2 and R-3 shall comply with the provisions of Sections 420.1 through 420.5 and other applicable provisions of this code.

420.2 Separation walls.

Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 706.

420.3 Horizontal separation.

Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

420.4 Smoke barriers in Group I-1, Condition 2.

Smoke barriers shall be provided in Group I-1, Condition 2, to subdivide every story used by persons receiving care, treatment or sleeping and to provide other stories with an occupant load of 50 or more persons, into no fewer than two smoke compartments. Such stories shall be divided into smoke compartments with an area of not more than 22,500 square feet (2092 m2) and the distance of travel from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet (60.96). The smoke barrier shall be in accordance with section 709.

420.4.1 Refuge area.

Refuge areas shall be provided within each smoke compartment. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartments. Where a smoke compartment is adjoined by two or more smoke compartments, the minimum area of the refuge area shall accommodate the largest occupant load of the adjoining compartments. The size of the refuge area shall provide the following :  
1. Not less than 15 net square feet (1.4 m2) for each care recipient.  
2. Not less than 6 net square feet]] [36 m2) for other occupants.

Areas or spaces permitted to be included in the calculation of the refuge area are corridors, lounge or dining areas and other low hazard areas.

(F) 420.5 Automatic sprinkler System.

Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with section 903.2.8. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with section 903.2.8. Quick-Response or Residential automatic sprinkler shall be installed in accordance with section 903.3.2.

(F) 420.6 Fire alarm systems and smoke alarms.  
Fire alarm systems and smoke alarm shall be provided in Group I-1, R-1, R-2 and R4 occupancies in accordance with sections 907.2.6, 907.2.8, 907.2.9 and 907.2.10, respectively. Single- or multiple- station smoke alarms shall be provided in Groups I-1,R-1, R-2 and R-4 in accordance with section 907.2.11.

CHAPTER 6: TYPES OF CONSTRUCTION

CONSTRUCTION TYPE:

TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

ELEMENT	RATING
STRUCTURAL FRAME	0
BEARING WALLS EXTERIOR	2
BEARING WALLS INTERIOR	0
NON-BEARING WALLS & PARTITIONS EXTERIOR	0
NON-BEARING WALLS & PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

SECTION 601 EXCEPTION A STATES THAT APPROVED AUTOMATIC SPRINKLER SYSTEM CANNOT BE USED FOR A REDUCTION IN RATING IF IT HAS ALREADY BEEN USED FOR AN AREA INCREASE OR AN ALLOWABLE HEIGHT INCREASE. IT ALSO STATES THAT IT CANNOT BE USED FOR A REDUCTION IN BEARING WALLS

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

NO. OF STORIES: 4

BUILDING HEIGHT: 43'-8" TO ROOF DECK

ACTUAL BUILDING HEIGHT  
BUILDING HEIGHT= 43'-8"  
TALLEST PARAPET = 12'-2"  
55'-10" TOTAL BUILDING HEIGHT

TABLE 504: ALLOWABLE BUILDING HEIGHT

<b>TYPE (III B) CONSTRUCTION</b>	
GROUP R-1:	HEIGHT
	(4) STORIES, 55 FEET
ALLOWABLE BUILDING HEIGHT: 75'-0"	

TABLE 504: ALLOWABLE BUILDING AREA

GROSS BUILDING AREA:

GROSS AREA	
LEVEL	AREA
1ST FLOOR	27,816 SF
2ND FLOOR	20,030 SF
3RD FLOOR	20,030 SF
4TH FLOOR	20,030 SF
TOTAL: 4	87,906 SF

TYPE (IIB) CONSTRUCTION

GROUP R-1:	AREA	+ 200%
	16,000	FOR SPRINKLER
= 48,000		

SECTION 506: BUILDING AREA MODIFICATIONS

506.1 General: The areas listed by Table 503 shall be permitted to be increased due to frontage (f) an automatic sprinkler sustem protection (ls) in accordance with the following

Aa = (At - [At x lf] + [At x ls])  
lf = [F/P-0.25]W/30  
ls = 3

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

713.4 Fire-resistance rating.

Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

718.3 Draftstopping in floors.

In combustible construction, Draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3.

Exceptions:

1. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

CHAPTER 9: FIRE PROTECTION SYSTEMS

AN APPROVED AUTOMATIC SPRINKLERED SYSTEM IS SPECIFIED FOR THIS PROJECT

STANDPIPES WILL BE USED

SECTION 903: AUTOMATIC SPRINKLER SYSTEMS

AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903

903.2.11.4 DUCTS CONVEYING HAZARDOUS EXHAUSTS

WHERE REQUIRED BY THE INTERNATIONAL MECHANICAL CODE, AUTOMATIC SPRINKLERS SHALL BE PROVIDED IN DUCTS CONVEYING HAZARDOUS EXHAUST, OR FLAMMABLE OR COMBUSTIBLE MATERIALS.  
**EXCEPTION:** DUCTS IN WHICH THE LARGEST CROSS-SECTIONAL DIAMETER OF THE DUCT IS LESS THAN 10 INCHES.

SECTION 906 PORTABLE FIRE EXTINGUISHERS

906.1 Where required.

Portable fire extinguishers shall be installed in the following locations.

1. In Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

906.1 GENERAL

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE.

906.4 Cooking grease fires.

Fire extinguishers provided for the protection of cooking grease fires shall be of an approved type compatible with the automatic fire-extinguishing system agent and in accordance with Section 904.11.5 of the International Fire Code.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.2.8 Group R-1.

Fire alarm systems and smoke alarms shall be installed in Group R-1 occupancies as required in Sections 907.2.8.1 through 907.2.8.3.

CHAPTER 10: MEANS OF EGRESS

SECTION 1004: OCCUPANT LOAD

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

GROUP R-1:	RESIDENTIAL(HOTEL)	200 SF GROSS
GROUP A:	ASSEMBLY UNCONCENTRATED	15 SF NET
	POOL	50 SF GROSS
	KITCHEN	100 SF GROSS
GROUP B:	BUSINESS	100 SF GROSS
GROUP S-2:	STORAGE	300 SF GROSS

SECTION 1005: EGRESS WIDTH

1005.3.1 Stairways

The capacity, in inches (mm), of means of egress stairways shall be calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant. Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.

OCCUPANT LOAD-1ST FLOOR				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS CAPACITY FACTOR	EGRESS WIDTH REQUIRED
A-2				
0 SF	15	0	0.2	0
A-3				
1391 SF		14	0.2	3
B				
2872 SF		18		4
R-1				
0 SF	200	0	0.2	0
S-1				
0 SF	300	0	0.2	0
4263 SF		32		6

1ST FLOOR SEATING OCCUPANT LOAD				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS CAPACITY FACTOR	EGRESS WIDTH REQUIRED
BAR/ BENCH SEATING				
13'-5" L.F	1 PERSON/ 18"	9	0.2	2
BOOTH SEATING				
40'-4" L.F	1 PERSON/ 24"	20	0.2	4
TOTAL SEATING		536		107

EGRESS WIDTH REQUIRED: 536 X 0.2 = 107"

EGRESS WIDTH PROVIDED: (36" X 5 EXISTS) = 180"

OCCUPANCY LOAD-TYPICAL FLOOR				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS CAPACITY FACTOR	EGRESS WIDTH REQUIRED
R-1				
19313 SF	200	97	0.2	19
19313 SF		97		19

EGRESS WIDTH REQUIRED: 97 X 0.2 = 19"

EGRESS WIDTH PROVIDED: (36" X 2 EXISTS) = 72"

PROVIDE EGRESS ILLUMINATION PER SECTION 1006

SECTION 1013: EXIT SIGNS

PROVIDE EXIT SIGNS PER SECTION 1011

SECTION 1017: EXIT ACCESS TRAVEL DISTANCE

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM
R-1	200 FT

CHAPTER 10: MEANS OF EGRESS

SECTION 1006: NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

TABLE 1006.3.1: MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD  
TOTAL OCCUPANTS: 501 - 1,000

TOTAL EXITS REQUIRED:	1ST FLOOR	2ND - 5TH FLOOR
TOTAL EXITS PROVIDED:	3	2

CHAPTER 29 - PLUMBING FIXTURES

CHAPTER 29 - PLUMBING SYSTEMS

TABLE 2902: MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

CLASSIFICATION	OCCUPANCY	WATER CLOSET	LAVATORIES	DRINKING FOUNTAINS	OTHER
ASSEMBLY (A-2)	A	1 PER 75	1 PER 200	1 PER 500	1 SERVICE SINK
BUSINESS (B)	B	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	1 PER 100	1 SERVICE SINK
RESIDENTIAL (R-1)	R	1 per sleeping unit	1 per sleeping unit		1 SERVICE SINK
STORAGE (S-1/S-2)	S-1/S-2	1 per 100	1 per 100	1 PER 1,000	1 SERVICE SINK

CALCULATIONS

ASSEMBLY

319 OCCUPANTS - (159 MALE / 159 FEMALE)

WATER CLOSETS

MALE : 2.1 REQUIRED

FEMALE : 2.1 REQUIRED

LAVATORIES

MALE : 0.8 REQUIRED

FEMALE : 0.8 REQUIRED

DRINKING FOUNTAINS

1 REQUIRED

SERVICE SINK

1 REQUIRED

ASSEMBLY(A-3)

89 OCCUPANTS - (44 MALE / 45 FEMALE)

WATER CLOSETS

MALE : 0.35 REQUIRED

FEMALE : 0.59 REQUIRED

LAVATORIES

MALE : 0.22 REQUIRED

FEMALE : 0.22 REQUIRED

DRINKING FOUNTAINS

1 REQUIRED

SERVICE SINK

1 REQUIRED

RESIDENTIAL

1 PER GUESTROOM

BUSINESS

13 OCCUPANTS - (14 MALE / 13 FEMALE)

WATER CLOSETS

MALE : 0.5 REQUIRED

FEMALE : 0.5 REQUIRED

LAVATORIES

MALE : 0.34 REQUIRED

FEMALE : 0.34 REQUIRED

DRINKING FOUNTAINS

1 REQUIRED

SERVICE SINK

1 REQUIRED

STORAGE (S-1/S-2)

5 OCCUPANTS - (2 MALE / 3 FEMALE)

WATER CLOSETS

MALE : 0.02 REQUIRED

FEMALE : 0.02 REQUIRED

LAVATORIES

MALE : 0.02 REQUIRED

FEMALE : 0.02 REQUIRED

DRINKING FOUNTAINS

1 REQUIRED

SERVICE SINK

1 REQUIRED

TOTALS REQUIRED

WATER CLOSETS

MALE : 70 REQ'D = 3 PROVIDED (INCLUDES 1 URINAL)

FEMALE : 13 REQ'D = 2 PROVIDED

LAVATORIES

MALE : 48 REQ'D = 2 PROVIDED

FEMALE : 48 REQ'D = 3PROVIDED

DRINKING FOUNTAINS

1 REQ'D = 1 PROVIDED

SERVICE SINK

1 REQ'D = 1 PROVIDED

ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE		SLAB-ON-GRADE FLOORS	
CHAPTER 3: GENERAL REQUIREMENTS		UNHEATED SLABS	
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS		HEATED SLABS	
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY		OPAQUE DOORS	
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS		NONSWINGING	
ROOFS		TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS	
INSUL ENTIRELY ABOVE DECK		FIXED FENESTRATION	
METAL BUILDING		OPERABLE FENESTRATION	
ATTIC AND OTHER		ENTRANCE DOORS	
WALLS ABOVE GRADE		SHGC	
MASS		PROJECTION FACTOR	
METAL BUILDING		SKYLIGHTS	
METAL FRAMED		U-FACTOR	
WALLS BELOW GRADE		FLOORS	
BELOW GRADE WALLS		MASS	
JOIST/FRAMING		R-30	



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

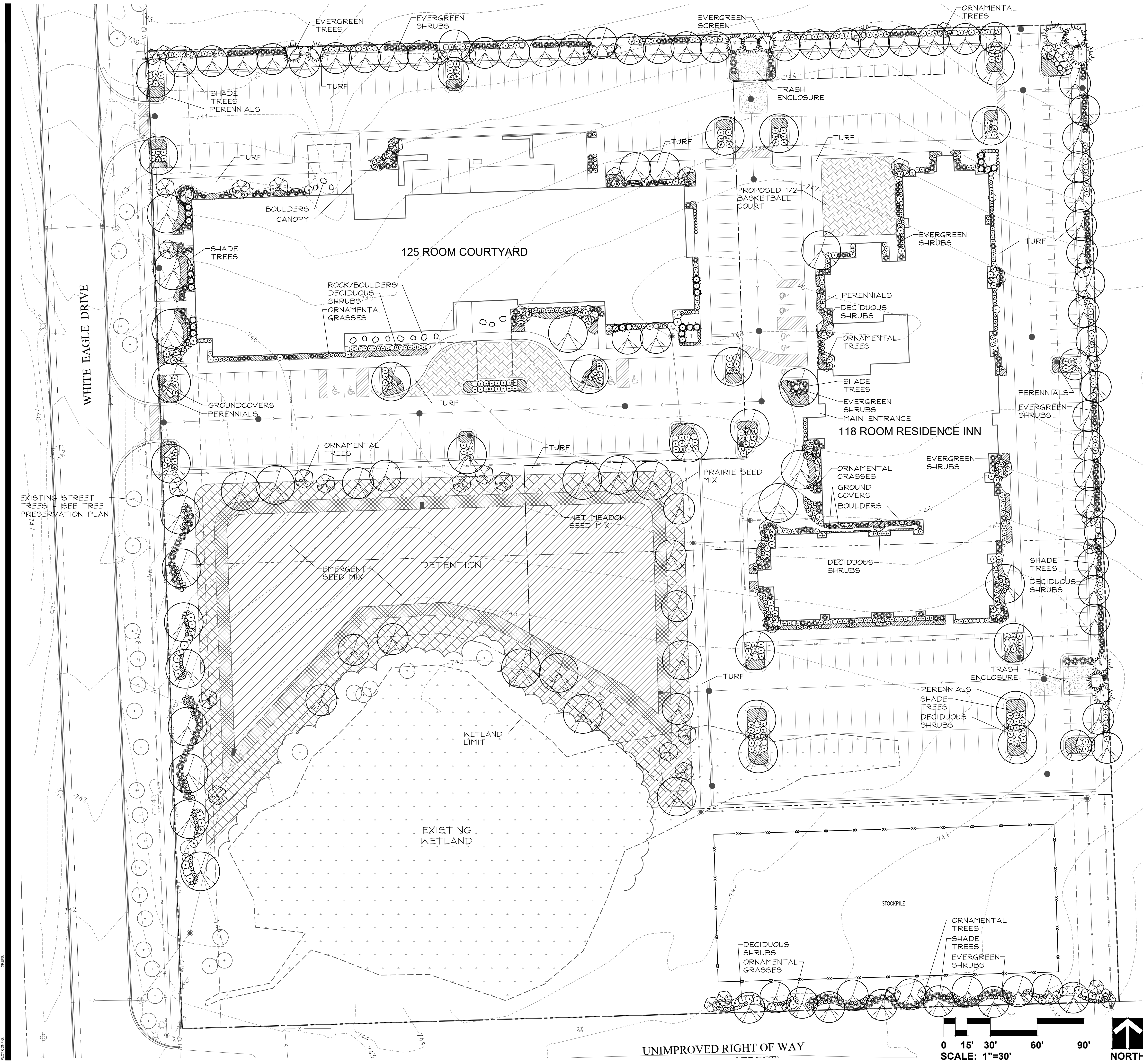
PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	/A0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE



# Landscaping Plan



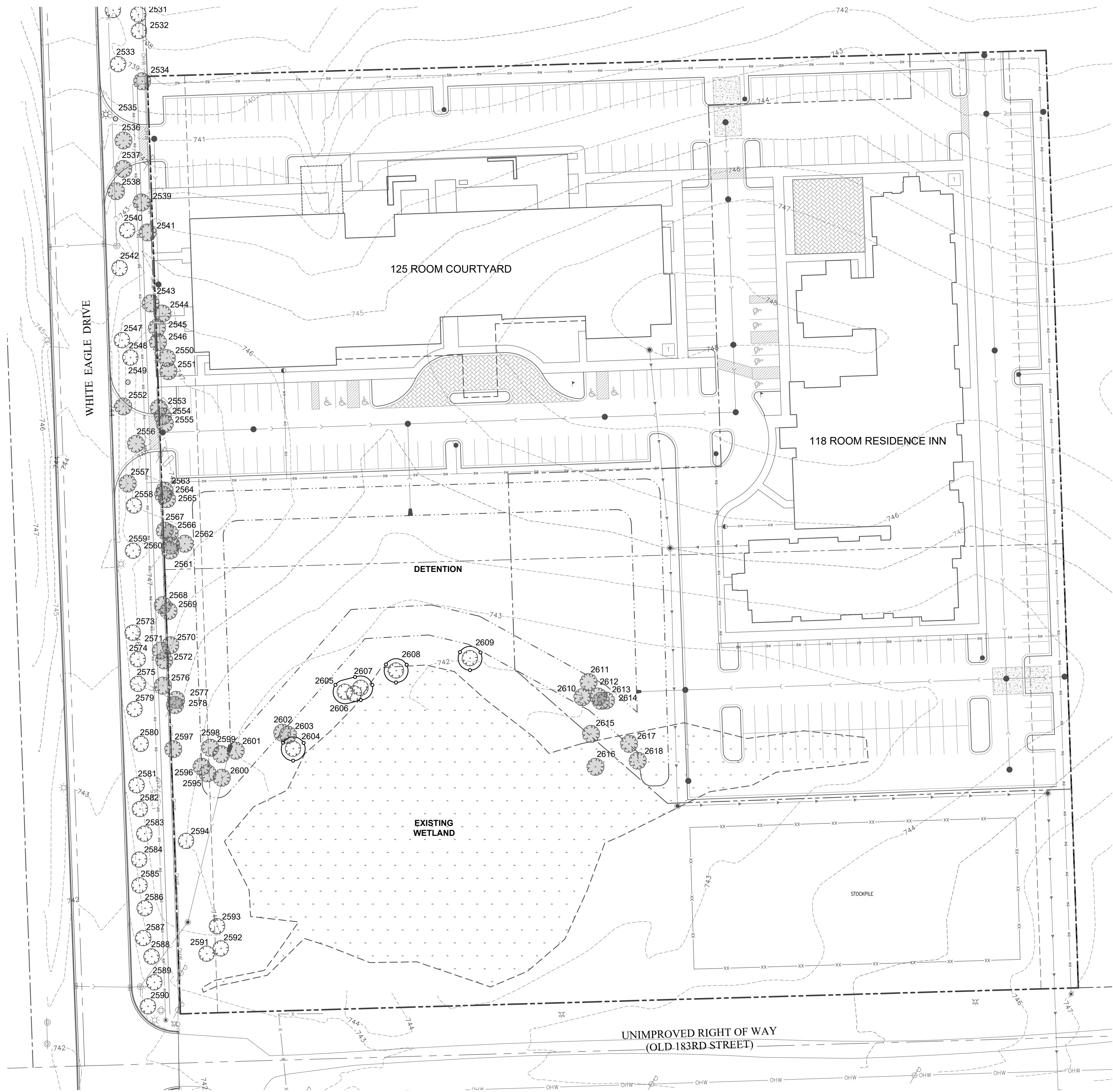
## REPRESENTATIVE PLANT LIST

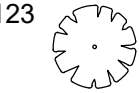
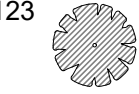
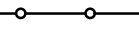
Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii	2 1/2" Cal.	
	AUTUMN BLAZE MAPLE		
	Acer miyabei 'Morton'	2 1/2" Cal.	
	STATE STREET MAPLE		
	Celtis occidentalis	2 1/2" Cal.	
	COMMON HACKBERRY		
	Ginkgo biloba	2 1/2" Cal.	Male only
	GINKGO		
	Gleditsia triacanthos inermis 'Skyline'	2 1/2" Cal.	
	SKYLINE HONEYLOCUST		
	Quercus bicolor	2 1/2" Cal.	
	SWAMP WHITE OAK		
	Tilia americana 'McSentry'	2 1/2" Cal.	
	SENTRY AMERICAN LINDEN		
	ORNAMENTAL TREES		
	Amelanchier grandiflora	6' Tall	Multi-Stem
	APPLE SERVICEBERRY		
	Betula nigra	6' Tall	Multi-Stem
	RIVER BIRCH		
	Chionanthus retusus	6' Tall	Multi-Stem
	CHINESE FRINGETREE		
	Cornus mas	6' Tall	Multi-Stem
	CORNELIANCHERRY DOGWOOD		
	Malus 'Prairifire'	6' Tall	Multi-Stem
	RAIRIFIRE CRABAPPLE		
	Syringa reticulata 'Ivory Silk'	6' Tall	Multi-Stem
	IVORY SILK JAPANESE TREE LILAC		
	EVERGREEN TREES		
	Abies concolor	6' Tall	
	PERENNIALS		
	Picea glauca 'Densata'	6' Tall	
	BLACK HILLS SPRUCE		
	Picea pungens	6' Tall	
	GREEN COLORADO SPRUCE		
	Juniperus chinensis 'Fairview'	6' Tall	
	FAIRVIEW JUNIPER		
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey'	36" Tall	5' O.C.
	BAILEY'S REDTIG DOGWOOD		
	Calceaster acutifolia	36" Tall	4' O.C.
	PEKING COTONEASTER		
	Spiraea betulifolia 'Tor'	24" Tall	3' O.C.
	BIRCHLEAF SPIREA		
	Syringa meyeri 'Palibin'	24" Tall	4' O.C.
	EVERGREEN SHRUBS		
	Viburnum trilobum 'Hah's'	36" Tall	4' O.C.
	HAH'S CRANBERRYBUSH VIBURNUM		
	Juniperus chinensis v. sargentii 'Viridis'	24" Wide	5' O.C.
	GREEN SARGENT JUNIPER		
	Juniperus chinensis 'Kallay's Compact'	24" Wide	4' O.C.
	KALLAY COMPACT PFITZER JUNIPER		
	Taxus x media 'Densiformis'	24" Wide	4' O.C.
	DENSE YEW		
	Taxus x media 'Hicksii'	24" Wide	5' O.C.
	HICKS YEW		
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium lusitanicum 'Summer Beauty'	#1	18" O.C.
	SUMMER BEAUTY ONION		
	Coreopsis verticillata 'Zagreb'	#1	18" O.C.
	ZAGREB COREOPSIS		
	Geranium x 'Brookside'	#1	18" O.C.
	BROOKSIDE GERANIUM		
	Hosta sieboldiana 'Frances Williams'	#1	24" O.C.
	FRANCES WILLIAMS HOSTA		
	Hemerocallis 'Happy Returns'	#1	18" O.C.
	HAPPY RETURNS DAYLILY		
	Pennisetum alopecuroides 'Hamel'	#2	24" O.C.
	DWARF FOUNTAIN GRASS		
	Rudbeckia fulgida 'Goldsturm'	#1	18" O.C.
	BLACK-EYED SUSAN		
	Salvia nemorosa 'East Friesland'	#1	18" O.C.
	EAST FRIESLAND SALVIA		
	Sporobolus heterolepis	#1	18" O.C.
	RAIRIE DROPS		
	GROUNDCOVERS		
	Euonymus fortunei var. 'Coloratus'	#SP4	12" O.C.
	PURPLELEAF WINTERCREEPER		
	Vinca minor 'Dart's Blue'	#SP4	12" O.C.
	DART'S BLUE PERIWINKLE		

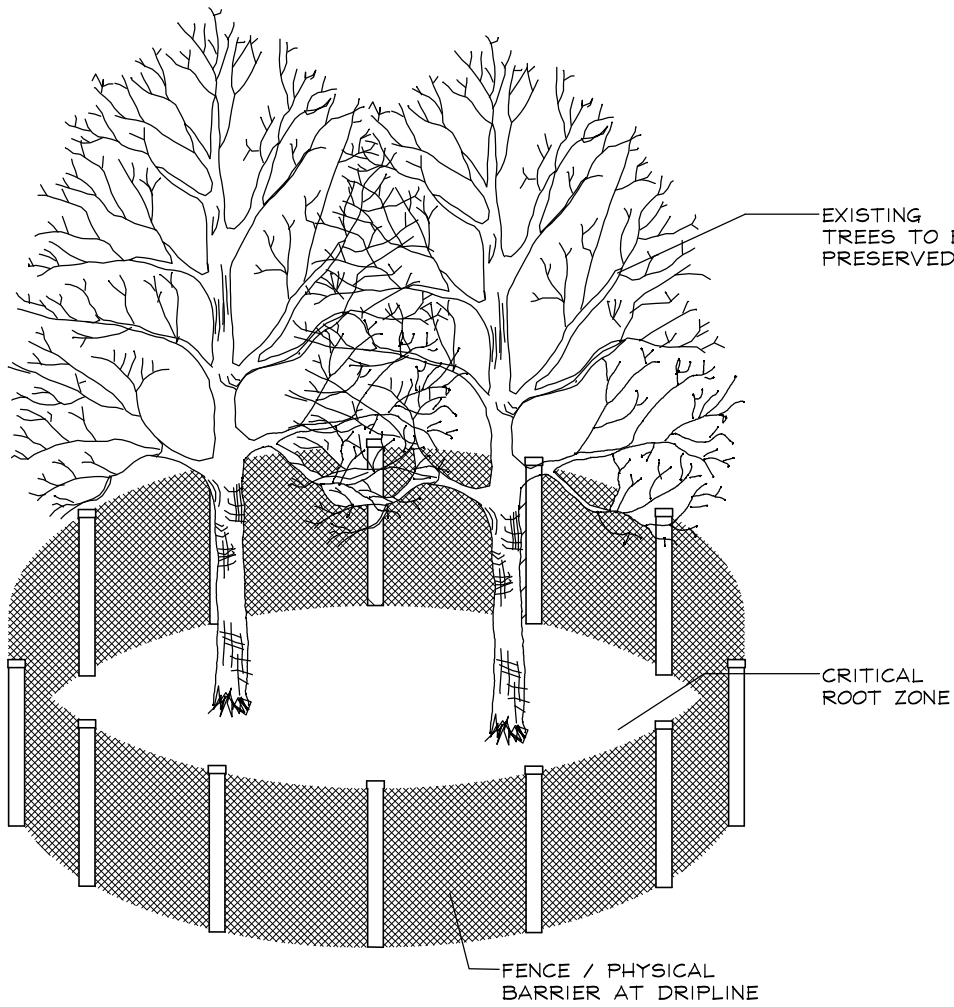
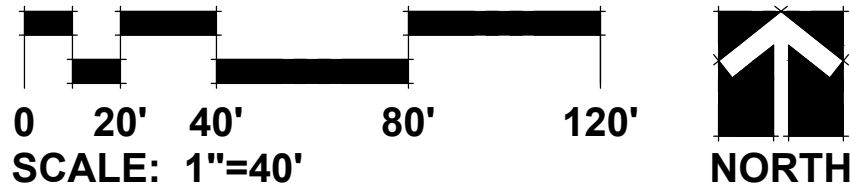
## GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.





- LEGEND**
- 123  **TREE TO BE PRESERVED**
- 123  **TREE TO BE REMOVED**
-  **TREE PROTECTION FENCE**



**TREE PRESERVATION DETAIL**  
(NOT TO SCALE)  
SEE NOTES

**TREE INVENTORY**

TAG NO.	BOTANICAL NAME	COMMON NAME	SIZE (dbh in inches, conifer in ft high)	HEALTH/STRUCTURE	NOTES	PRESERVE/ REMOVE
2530	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Good		Preserve
2531	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8,8,4,4,4,3	Poor; dead limb, insect damage	With thorns	Preserve
2532	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8,8	Fair; dead wood	With thorns	Preserve
2533	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Preserve
2534	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8,10,8,5	Poor; cavity, low dead wood	With thorns	Remove
2535	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2536	<i>Malus sp.</i>	Crabapple	6	Fair; shrub-like growth, dead wood		Remove
2537	<i>Malus sp.</i>	Crabapple	6	Fair; shrub-like growth, dead wood		Remove
2538	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Remove
2539	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; slight lean	With thorns	Remove
2540	<i>Malus sp.</i>	Crabapple	5,4	Good		Preserve
2541	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10,10,5,5,5,4	Poor; cavity, dead limbs	With thorns	Remove
2542	<i>Pyrus calleryana</i>	Pear	5	Fair; trunk scar		Preserve
2543	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; dead wood, overgrown	With thorns	Remove
2544	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6,4	Fair; dead wood	With thorns	Remove
2545	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10	Poor; strong lean, overgrown, dead wood	With thorns	Remove
2546	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8,7,6	Poor; dead leader, cavity, dead wood	With thorns	Remove
2547	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2548	<i>Pyrus calleryana</i>	Pear	6	Fair; trunk damage		Preserve
2549	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Good		Preserve
2550	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; lean	With thorns	Remove
2551	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; lean	With thorns	Remove
2552	<i>Pyrus calleryana</i>	Pear	10	Good		Remove
2553	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2554	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2555	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2556	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Fair; browning		Remove
2557	<i>Pyrus calleryana</i>	Pear	8	Good		Preserve
2558	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2559	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2560	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; dead wood	With thorns	Remove
2561	<i>Ulmus americana</i>	American Elm	6	Poor; crown damage		Remove
2562	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10	Fair; overgrown, dead wood	With thorns	Remove
2563	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2564	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2565	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2566	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2567	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2568	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; broken limb, cavity	With thorns	Remove
2569	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	9	Poor; dead limbs, leaning, cavity	With thorns	Remove
2570	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; dead wood	With thorns	Remove
2571	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	9	Fair; fused leaders, dead wood	With thorns	Remove
2572	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	5,4	Fair; dead wood	With thorns	Remove
2573	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2574	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Fair; browning		Preserve
2575	<i>Abies concolor</i>	White Fir	15' high	Fair; browning		Preserve
2576	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	11,7,8,5,8	Poor; leaning, dead leader, dead wood	With thorns	Remove
2577	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; dead wood	With thorns	Remove
2578	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2579	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2580	<i>Abies concolor</i>	White Fir	20' high	Fair; browning		Preserve
2581	<i>Pyrus calleryana</i>	Pear	11	Good		Preserve
2582	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Preserve
2583	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2584	<i>Pyrus calleryana</i>	Pear	11	Good		Preserve
2585	<i>Malus sp.</i>	Crabapple	6	Fair; dead wood		Preserve
2586	<i>Abies concolor</i>	White Fir	20' high	Good		Preserve
2587	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2588	<i>Malus sp.</i>	Crabapple	3	Poor; shrub-like, dead wood		Preserve
2589	<i>Malus sp.</i>	Crabapple	3,4	Poor; shrub-like, dead wood		Preserve
2590	<i>Pyrus calleryana</i>	Pear	9	Good		Preserve
2591	<i>Ulmus americana</i>	American Elm	7	Good		Preserve
2592	<i>Ulmus americana</i>	American Elm	8,9	Good		Preserve
2593	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good		Preserve
2594	<i>Ulmus americana</i>	American Elm	10	Fair; dead wood		Preserve
2595	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; overgrown, dead wood	With thorns	Remove
2596	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; overgrown, dead wood	With thorns	Remove
2597	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; overgrown, dead wood	With thorns	Remove
2598	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Good	With thorns	Remove
2599	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Poor; excessive dead wood	With thorns	Remove
2600	<i>Ulmus americana</i>	American Elm	6	Good		Remove
2601	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; dead wood	With thorns	Remove
2602	<i>Ulmus americana</i>	American Elm	7	Fair; dead wood		Remove
2603	<i>Ulmus americana</i>	American Elm	7	Fair; dead wood		Remove
2604	<i>Ulmus americana</i>	American Elm	8	Good		Preserve
2605	<i>Populus deltoides</i>	Eastern Cottonwood	8	Fair; dead wood		Preserve
2606	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good		Preserve
2607	<i>Populus deltoides</i>	Eastern Cottonwood	8	Good	close to VL line	Preserve
2608	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good	on VL line	Preserve
2609	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair; dead wood	outside VL line	Preserve
2610	<i>Populus deltoides</i>	Eastern Cottonwood	10	Good		Remove
2611	<i>Populus deltoides</i>	Eastern Cottonwood	9	Fair; slight lean		Remove
2612	<i>Populus deltoides</i>	Eastern Cottonwood	18	Fair; dead wood	possibly inside VL line	Remove
2613	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair; dead wood		Remove
2614	<i>Populus deltoides</i>	Eastern Cottonwood	9	Fair; dead wood		Remove
2615	<i>Ulmus americana</i>	American Elm	10	Fair; dead wood		Remove
2616	<i>Populus deltoides</i>	Eastern Cottonwood	28	Fair; dead wood	possibly inside VL line	Remove
2617	<i>Ulmus americana</i>	American Elm	11	Fair; dead wood		Remove
2618	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair; dead wood		Remove

**TREE PRESERVATION NOTES**

- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



**GARY R. WEBER ASSOCIATES, INC.**  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CIVIL ENGINEER  
**ADVANTAGE CONSULTING ENGINEERS**  
80 MAIN STREET, SUITE 17  
LEMONT, ILLINOIS 60439

**NEW HORIZON**  
TINLEY PARK, ILLINOIS  
**TREE INVENTORY / PRESERVATION PLAN**

1 11.01.2019  
**REVISIONS**

**DATE** 8.1.2019  
**PROJECT NO.** AC1830  
**DRAWN** KEK/ITC  
**CHECKED** GFB/JCT  
**SHEET NO.**



LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual, native, and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. Landscape Architect shall secure approval from the City of Batavia for substitutions by submitting an excerpt of the appropriate plan sheet or replacement plan sheet proposing the substitution to the City of Batavia for review.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and soded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative arial coverage of the planted area. Non-native/invasive species for this project shall include but are not limited to the following: Ambrosia artemisiifolia (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Discopus laciniatus (Cut-leaved Tassel), Discopus sylvestris (Common Tassel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Pteronides australis (Giant Reed), Polygonum cuspidatum (Fallopia japonica) (Japanese Knotweed), Rhamnus cathartica (Blackberry), and Frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

At least 90% of all woody vegetation planted within the boundaries of naturalized basins shall be alive and in healthy condition at the end of each growing season.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in thinners not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.  
50% Kentucky Bluegrass 98/05  
15% Cutter Perennial Ryegrass  
10% Spartan Hard Fescue  
10% Edge Perennial Ryegrass  
10% Express Perennial Ryegrass  
5% Penntawn Creeping Red Fescue

- B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.  
40% Kentucky Bluegrass 98/05  
40% Perennial Ryegrass  
20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs./AC.
Avena sativa	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs./AC.
Triticum aestivum	Regreen	10.0 lbs.

B. Emergent Plantings - Stormwater Basin Bottoms in areas with 6" water depth

Botanical Name	Common Name	lbs./AC.	Plugs/AC
Acorus calamus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Mann Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia Cordata	Pickeralweed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.250	988
Scirpus pungens	Chairmakers Rush	0.250	
Scirpus validus	Great Bulrush	0.250	988
Spartanium eurycarpum	Bur Reed	1.000	988
Total:		8.125	5434

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

C. Wet Meadow Seed Mixture - Lower slopes of basin

Botanical Name	Common Name	lbs./AC.
Grasses and Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Painted Broom Sedge	0.190
Carex stipula	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl mann grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Palicoum virginum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Rush	0.060
Scirpus cyperinus	Wool Grass	0.030
Total Grasses and Sedges:		8.036

Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroides	False Aster	0.031
Chamaecrista fasciculata	Partridge pea	0.188
Euthamia graminifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helianthus autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag	1.000
Loebelia siphilitica	Great Blue Lobelia	0.031
Minimus ringens	Minkey Flower	0.031
Symphoricarum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudebeckia fulgida var.sulivantii	Shouy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		3.037
Total Wet Meadow Seed Mixture:		11.073

D. Low Profile Prairie With Flowers Seed Mixture - Upper Basin Slopes

Botanical Name	Common Name	lbs./AC.
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaus	Slender Wheatgrass	2.000
Elymus canadensis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Blue Stem	6.000
Total Grasses:		17.125

Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canescens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Asclepias canadensis	Whorled Milkweed	0.063
Astragalus canadensis	Canada Milk Vetch	0.063
Cercopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Panicum intermedium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beardtongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mt. Mint	0.031
Yellow Coneflower	Yellow Coneflower	0.125
Rudebeckia fulgida var.sulivantii	Shouy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoricarum laeve	Smooth Blue Aster	0.063
Tradescantia virginiana	Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		4.051
Total Lo Pro Prairie Seed Mixture:		21.176

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed on shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

2.7 EROSION CONTROL

A. Erosion Control Blanket: North American Green S150, or equivalent approved equal.

B. Shoreline Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Soded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
4. Lay sod within 24 hours from time of stripping.
5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work silted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the ochrophilia may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.
4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
5. Granular mycorrhizal inoculant shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seed rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of trees during pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Native Planting areas are to be mowed only once per spring during the initial three-year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner's Environmental Specialist shall inspect the plantings and provide a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the establishment to determine compliance with the minimum annual performance criteria (See I.5C Guarantees). A monitoring report will be provided to the Army Corps of Engineers (ACE) by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Season

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County or Municipality upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

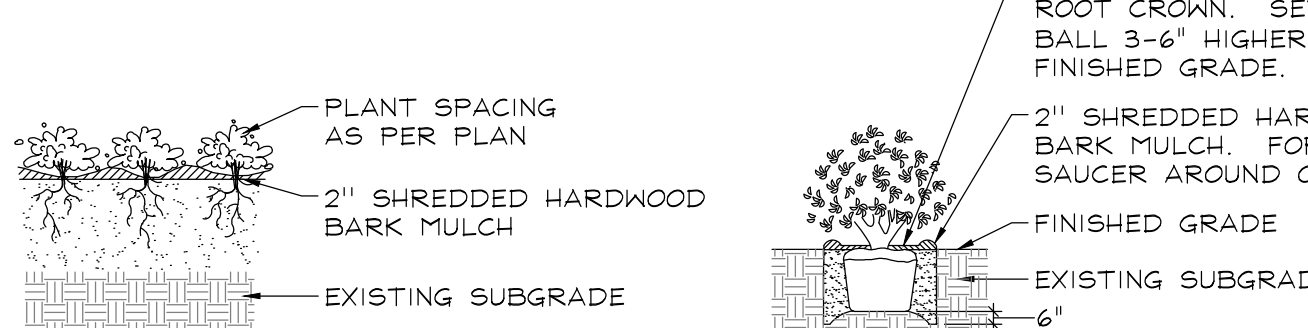
3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

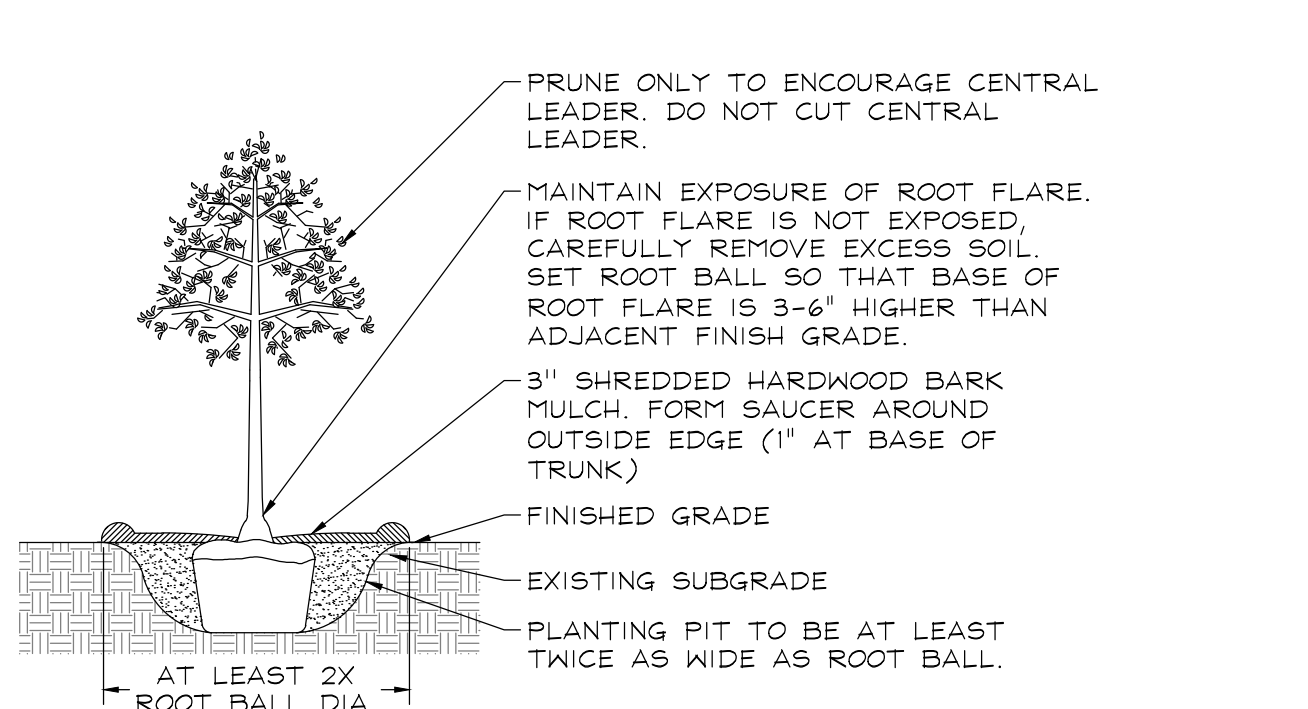
3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

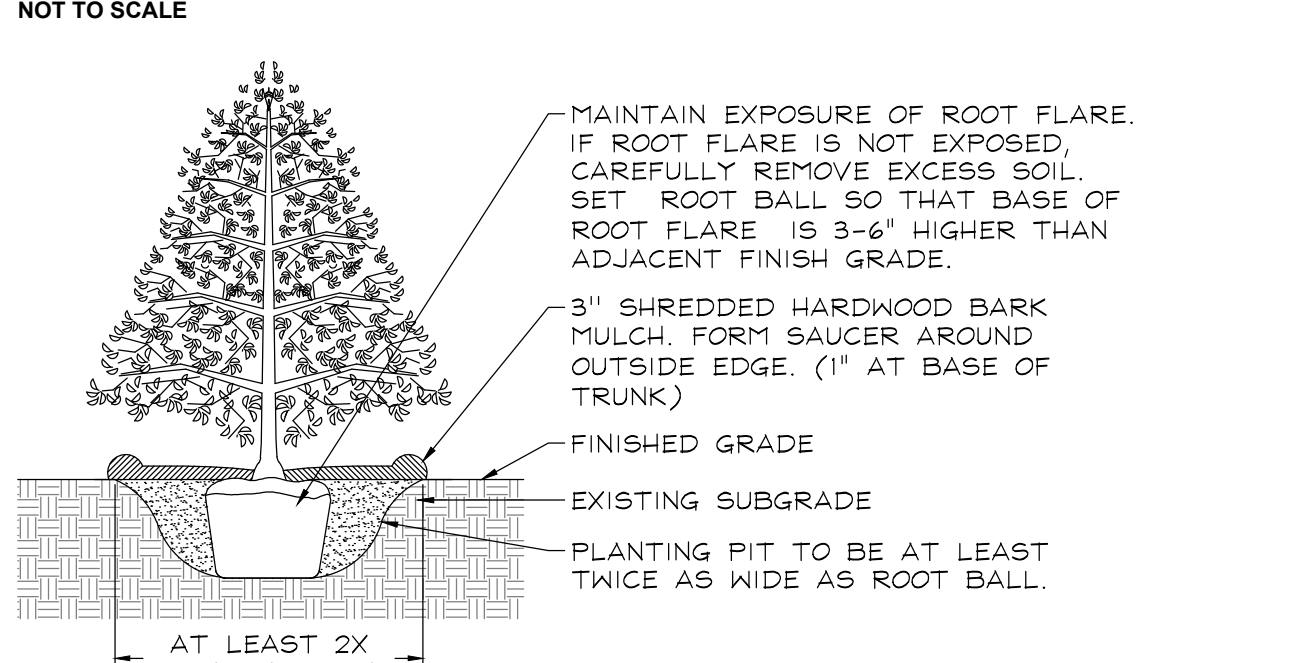
PLANTING DETAILS



PERENNIALS AND GROUNDCOVERS  
NOT TO SCALE



DECIDUOUS TREES  
NOT TO SCALE



EVERGREEN TREES  
NOT TO SCALE



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CIVIL ENGINEER  
ADVANTAGE CONSULTING  
ENGINEERS  
80 MAIN STREET, SUITE 17  
LEMON, ILLINOIS 60439

NEW HORIZON  
TINLEY PARK, ILLINOIS  
LANDSCAPE SPECIFICATIONS

1	11.01.2019
REVISIONS	
DATE	8.1.2019
PROJECT NO.	AC1830
DRAWN	KEK/TRC
CHECKED	GFB/JCT
SHEET NO.	

3 OF 3



# Lighting/Photometric

(Updates to come)





NEVILLE

ENGINEERING SERVICE, INC.

24020 W. RIVERWALK CT., SUITE 122  
PLAINFIELD, IL 60586  
815-782-5222



#### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	2.2 fc	7.1 fc	0.3 fc	23.7:1	7.3:1
east property line	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
north property line	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
west property line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

#### Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		2	DSX0 LED P2 30K RCCO	DSX0 LED P2 30K RCCO MVOLT	LED	1	3402	0.95	49	
	B		0	DSX0 LED P2 30K T4M	DSX0 LED P2 30K T4M MVOLT	LED	1	5458	0.95	196	
	C		3	DSX0 LED P2 30K LCCO	DSX0 LED P2 30K LCCO MVOLT	LED	1	3402	0.95	49	
	D		0	DSX0 LED P2 30K TSM	DSX0 LED P2 30K TSM MVOLT with housieside shield	LED	1	4175	0.95	98	
	E		36	DSX0 LED P3 30K TTFM	DSX0 LED P3 30K TTFM MVOLT with housieside shield	LED	1	6122	0.95	71	
	F		0	VP-S-24L-55-3K7-FR	SMALL VIPER	X-70-CRI	1	5804	1	54	
	G		8	VP-S-48L-110-3K7-4		X-70-CRI	1	11828	1	108	



HOTEL SITE  
TINLEY PARK, IL

Designer

John Neville

Date

10/26/2019

Scale

Not to Scale

Drawing No.

Summary

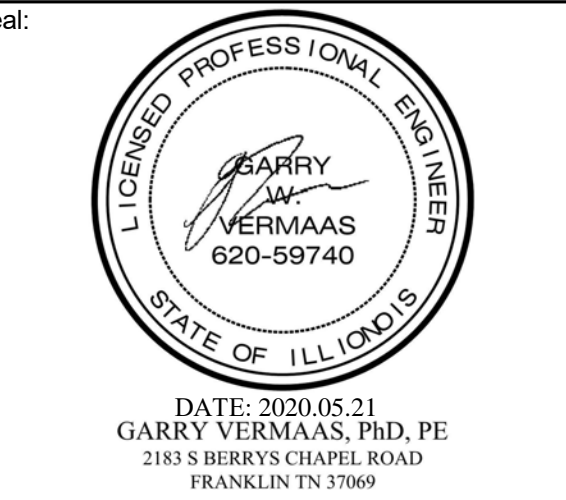




BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base4.com  
RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

MEP ENGINEER  
GARRY VERMAAS PHD, PE  
2183 S BERRY'S CHAPEL ROAD  
FRANKLIN, TN 37069



Owner: **TOP Hospitality**  
143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
MSM

CHECKED BY  
GWV

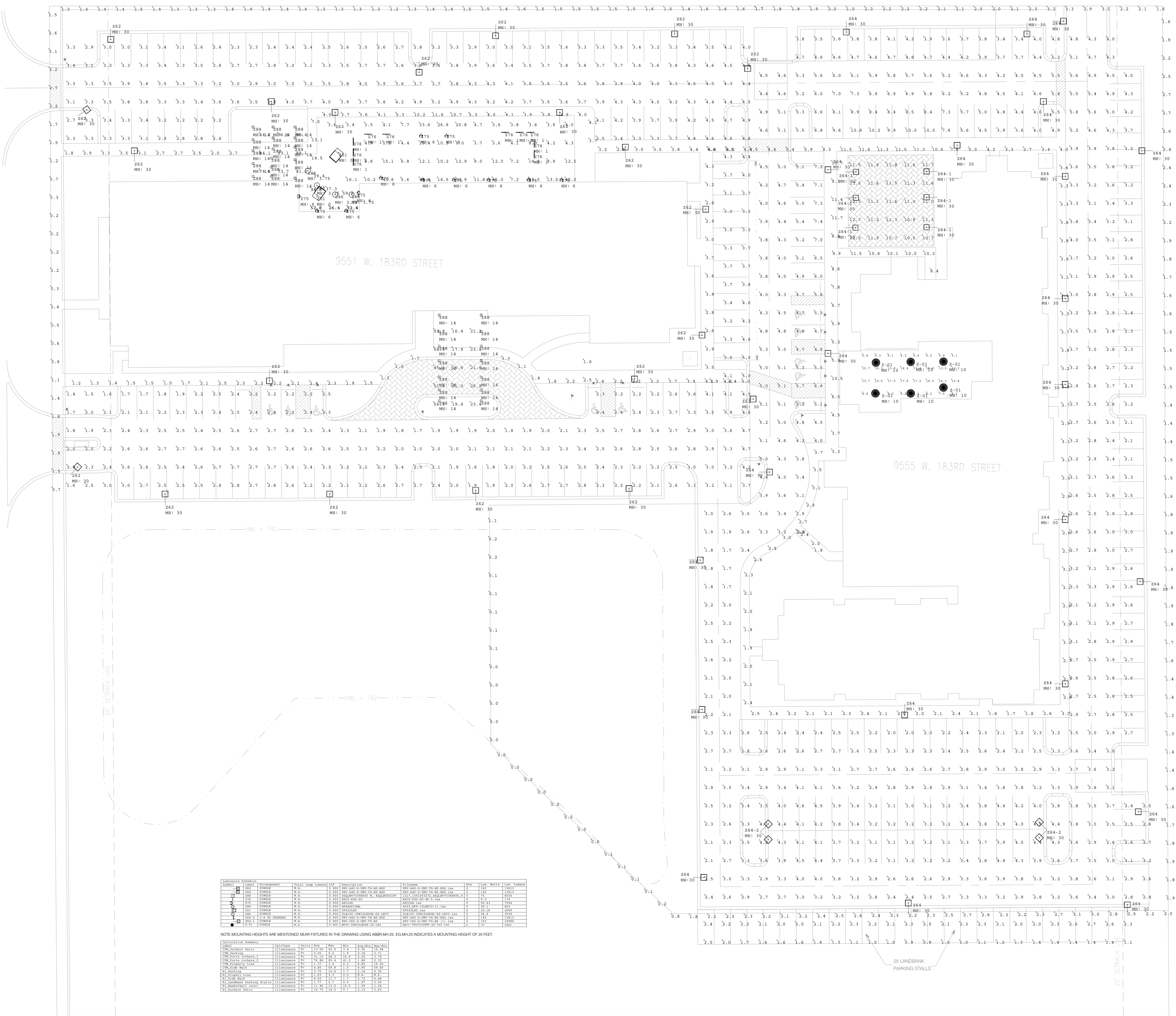
PROJECT NO.  
B4-157-1901

SHEET NAME

**SITE  
PHOTOMETRICS  
PLAN**

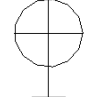


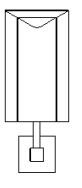

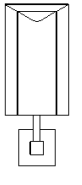
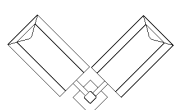



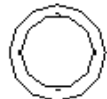
DRAWINGS NO.

**LT-200B**



Luminaire Schedule												
Symbol	Label	Acronym	Zone	Total Lamp Lumens (LP)	Mounting Height	Footcandle	Min	Max	Min	Max	Min	Max
	262	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	264	W.A.	W.A.	0.900	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	266	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	268	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	270	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	272	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	274	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	276	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	278	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	280	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	282	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	284	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	286	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	288	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	290	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	292	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	294	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	296	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	298	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	300	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	302	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	304	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	306	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	308	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	310	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	312	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	314	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	316	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	318	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	320	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	322	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	324	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	326	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	328	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	330	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	332	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	334	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	336	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	338	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	340	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	342	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	344	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	346	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	348	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	350	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	352	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	354	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	356	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	358	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	360	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	362	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	364	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	366	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	368	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	370	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	372	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	374	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	376	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	378	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	380	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	382	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	384	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	386	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	388	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	390	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	392	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	394	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	396	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	398	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	400	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	402	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	404	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	406	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	408	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	410	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	412	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	414	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	416	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	418	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	420	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	422	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	424	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	426	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	428	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	430	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	432	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	434	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	436	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	438	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
	440	W.A.	W.A.	0.000	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0



LIGHTING FIXTURE SCHEDULE- PART 5												
LEGEND PRESENTATION	LEGEND	TYPE MARK	MANUFACTURER	CATALOG NUMBER	WATTS	MOUNTING	FINISH	LAMP TYPE	VOLTAGE	DESCRIPTION	LOCATIONS	REMARK
		Z05/E	KITCHLER LIGHTING	49623BKTLED	17	WALL	TEXTURED BLACK	LED	120 V	7.5"W x 15.00"H AMBER VALLYE COLLECTION LED FIXTURE, 875 DELIVERED LUMENS, 3000K, 90 CRI	BUILDING EXTERIOR WALL	
		Z42	LUKAS LIGHTING	CL914	30	STEM	WHITE	LED	120 V	3 FT EXTERIOR PENDANT, 800 DELIVERED LUMENS, 3000K	EXTERIOR	#GE LED10DA19/830 ORDER CODE-69119
		Z43	LUKAS LIGHTING	CLK913	30	STEM	WHITE	LED	120 V	4 FT EXTERIOR PENDANT, 800 DELIVERED LUMENS, 3000K	EXTERIOR	#GE LED10DA19/830 ORDER CODE-69119
		Z62	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	143	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 15157 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	Z63:EATON -LUMARK, SSS-5-A-25-S-L-M-1. DESCRIPTION: 25' POLE 5" SQUARE
		Z64	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	143	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 15157 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	Z63:EATON -LUMARK, SSS-5-A-25-S-L-M-1. DESCRIPTION: 25' POLE 5" SQUARE
		Z64-1	EATON-LUMARK	PRV-C60-D-UNV-T4-DP	153	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 19984 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	
		Z64-2	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	286	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 30,314 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	
		Z91	EATON-PORTFOLIO	LD6B10D010-IEMBODEU6B10 20840-6BM1LIEHS6A-HB26	11	RECESSED	SPECULAR CEAR	LED	120 V	6" DOWNLIGHT, 1254 DELIVERED LUMENS, 4000K, 80 CRI	EXTERIOR SIDE ENTRANCE, SLOPED CANOPY	
		Z-01	PHILIPS LUMEC	MPTC-35W32LED4K-G2-LE2	37	POLE	BLACK	LED	120 V	URBANSCAPE LED POST LUMINAIRE, 3462 DELIVERED LUMENS, 4000K	OUTDOOR PATIO	

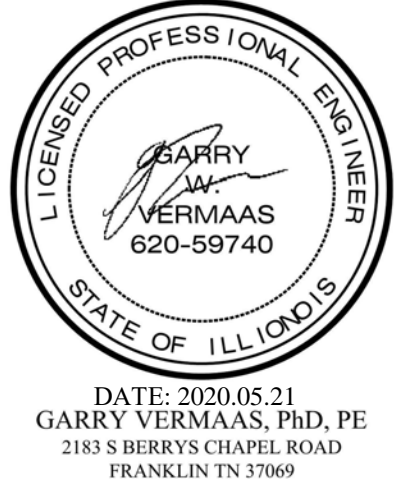
NOTE:  
1. CONTRACTOR SHALL REFER FIXTURE SCHEDULE AND BRAND STANDARD FOR THE SELECTION OF LIGHTING FIXTURE MODEL NO AND MAKE. CONTRACTOR SHALL SUBMIT LIGHTING PACKAGE ALONG WITH LIGHTING CONTROL SCHEME AS PER CODE AND BRAND STANDARD TO CLIENT/ENGG. REVIEW BEFORE TO ORDER.  
2. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR EXTERIOR FIXTURES.  
3. CONTRACTOR SHALL CO-ORDINATE WITH OWNER/ARCH FOR DECORATIVE FIXTURES SELECTION.  
4. ALL THE LIGHTING FIXTURES IN POOL AREA SHOULD CONTAINS VAPOUR PROOF LAMPS.  
5. CONTRACTOR SHALL VERIFY THE FINAL COUNT OF LIGHT FIXTURES PRIOR BID/PURCHASE/INSTALLATION. THE FINAL COUNT IS THE RESPONSIBILITY OF THE GC AND PROCUREMENT GROUPS.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 [www.base-4.com](http://www.base-4.com)  
RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076  
MEP ENGINEER  
GARRY VERMAAS PhD, PE  
2183 S BERRY'S CHAPEL ROAD  
FRANKLIN, TN 37069

Seal:



Owner:

**TOP Hospitality**

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
MSM

CHECKED BY  
GWV

PROJECT NO.  
B4-157-1901

SHEET NAME

**LIGHTING FIXTURE  
SCHEDULE- PART 5**

DRAWINGS NO.

**LT-002E**

# Engineering & Improvements



# FINAL SITE IMPROVEMENT PLANS

FOR

# NEW HORIZON HOTELS

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN TO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

48 HOURS BEFORE YOU DIG.  
EXCLUDING SAT., SUN. & HOLIDAYS

P: (312) 404-6735

THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

EXISTING TOTAL SITE AREA: 8.69 ACRES  
PROPOSED DISTURBED AREA: 8.69 ACRES

# LOCATION MAP

**PROJECT LOCATION**

SWALE

PROPOSED 8" SANITARY

183RD STREET

TINLEY PARK STORM SEWER

DETENTION PER MWRD # 03-443

SWALE TO MARLEY CREEK

183RD STREET

TINLEY PARK SANITARY SEWER

OAK PARK AVENUE MWRD INTERCEPTOR

183RD STREET

Harlem Avenue

Orland Hills

Orland Grassland

Cracker Barrel Old Country Store

Accelerate Indoor Speedway & Events

Odyssey Fun World

Imagine Frankfort

5 Stevenson Ave

W 181st St

W 179th St

W 177th St

W 175th St

W 173rd St

W 171st St

W 169th St

W 167th St

W 165th St

W 163rd St

W 161st St

W 159th St

W 157th St

W 155th St

W 153rd St

W 151st St

W 149th St

W 147th St

W 145th St

W 143rd St

W 141st St

W 139th St

W 137th St

W 135th St

W 133rd St

W 131st St

W 129th St

W 127th St

W 125th St

W 123rd St

W 121st St

W 119th St

W 117th St

W 115th St

W 113rd St

W 111th St

W 109th St

W 107th St

W 105th St

W 103rd St

W 101st St

W 99th St

W 97th St

W 95th St

W 93rd St

W 91st St

W 89th St

W 87th St

W 85th St

W 83rd St

W 81st St

W 79th St

W 77th St

W 75th St

W 73rd St

W 71st St

W 69th St

W 67th St

W 65th St

W 63rd St

W 61st St

W 59th St

W 57th St

W 55th St

W 53rd St

W 51st St

W 49th St

W 47th St

W 45th St

W 43rd St

W 41st St

W 39th St

W 37th St

W 35th St

W 33rd St

W 31st St

W 29th St

W 27th St

W 25th St

W 23rd St

W 21st St

W 19th St

W 17th St

W 15th St

W 13th St

W 11th St

W 9th St

W 7th St

W 5th St

W 3rd St

W 1st St

W 183rd St

W 181st St

W 179th St

W 177th St

W 175th St

W 173rd St

W 171st St

W 169th St

W 167th St

W 165th St

W 163rd St

W 161st St

W 159th St

W 157th St

W 155th St

W 153rd St

W 151st St

W 149th St

W 147th St

W 145th St

W 143rd St

W 141st St

W 139th St

W 137th St

W 135th St

W 133rd St

W 131st St

W 129th St

W 127th St

W 125th St

W 123rd St

W 121st St

W 119th St

W 117th St

W 115th St

W 113rd St

W 111th St

W 109th St

W 107th St

W 105th St

W 103rd St

W 101st St

W 99th St

W 97th St

W 95th St

W 93rd St

W 91st St

W 89th St

W 87th St

W 85th St

W 83rd St

W 81st St

W 79th St

W 77th St

W 75th St

W 73rd St

W 71st St

W 69th St

W 67th St

W 65th St

W 63rd St

W 61st St

W 59th St

W 57th St

W 55th St

W 53rd St

W 51st St

W 49th St

W 47th St

W 45th St

W 43rd St

W 41st St

W 39th St

W 37th St

W 35th St

W 33rd St

W 31st St

W 29th St

W 27th St

W 25th St

W 23rd St

W 21st St

W 19th St

W 17th St

W 15th St

W 13th St

W 11th St

W 9th St

W 7th St

W 5th St

W 3rd St

W 1st St

W 183rd St

W 181st St

W 179th St

W 177th St

W 175th St

W 173rd St

W 171st St

W 169th St

W 167th St

W 165th St

W 163rd St

W 161st St

W 159th St

W 157th St

W 155th St

W 153rd St

W 151st St

W 149th St

W 147th St

W 145th St

W 143rd St

W 141st St

W 139th St

W 137th St

W 135th St

W 133rd St

W 131st St

W 129th St

W 127th St

W 125th St

W 123rd St

W 121st St

W 119th St

W 117th St

W 115th St

W 113rd St

W 111th St

W 109th St

W 107th St

W 105th St

W 103rd St

W 101st St

W 99th St

W 97th St

W 95th St

W 93rd St

W 91st St

W 89th St

W 87th St

W 85th St

W 83rd St

W 81st St

W 79th St

W 77th St

W 75th St

W 73rd St

W 71st St

W 69th St

W 67th St

W 65th St

W 63rd St

W 61st St

W 59th St

W 57th St

W 55th St

W 53rd St

W 51st St

W 49th St

W 47th St

W 45th St

W 43rd St

W 41st St

W 39th St

W 37th St

W 35th St

W 33rd St

W 31st St

W 29th St

W 27th St

W 25th St

W 23rd St

W 21st St

W 19th St

W 17th St

W 15th St

W 13th St

W 11th St

W 9th St

W 7th St

W 5th St

W 3rd St

W 1st St

W 183rd St

W 181st St

W 179th St

W 177th St

W 175th St

W 173rd St

W 171st St

W 169th St

W 167th St

W 165th St

W 163rd St

W 161st St

W 159th St

W 157th St

W 155th St

W 153rd St

W 151st St

W 149th St

W 147th St

W 145th St

W 143rd St

W 141st St

W 139th St

W 137th St

W 135th St

W 133rd St

W 131st St

W 129th St

W 127th St

W 125th St

W 123rd St

W 121st St

W 119th St

W 117th St

W 115th St

W 113rd St

W 111th St

W 109th St

W 107th St

W 105th St

W 103rd St

W 101st St

W 99th St

W 97th St

W 95th St

W 93rd St

W 91st St

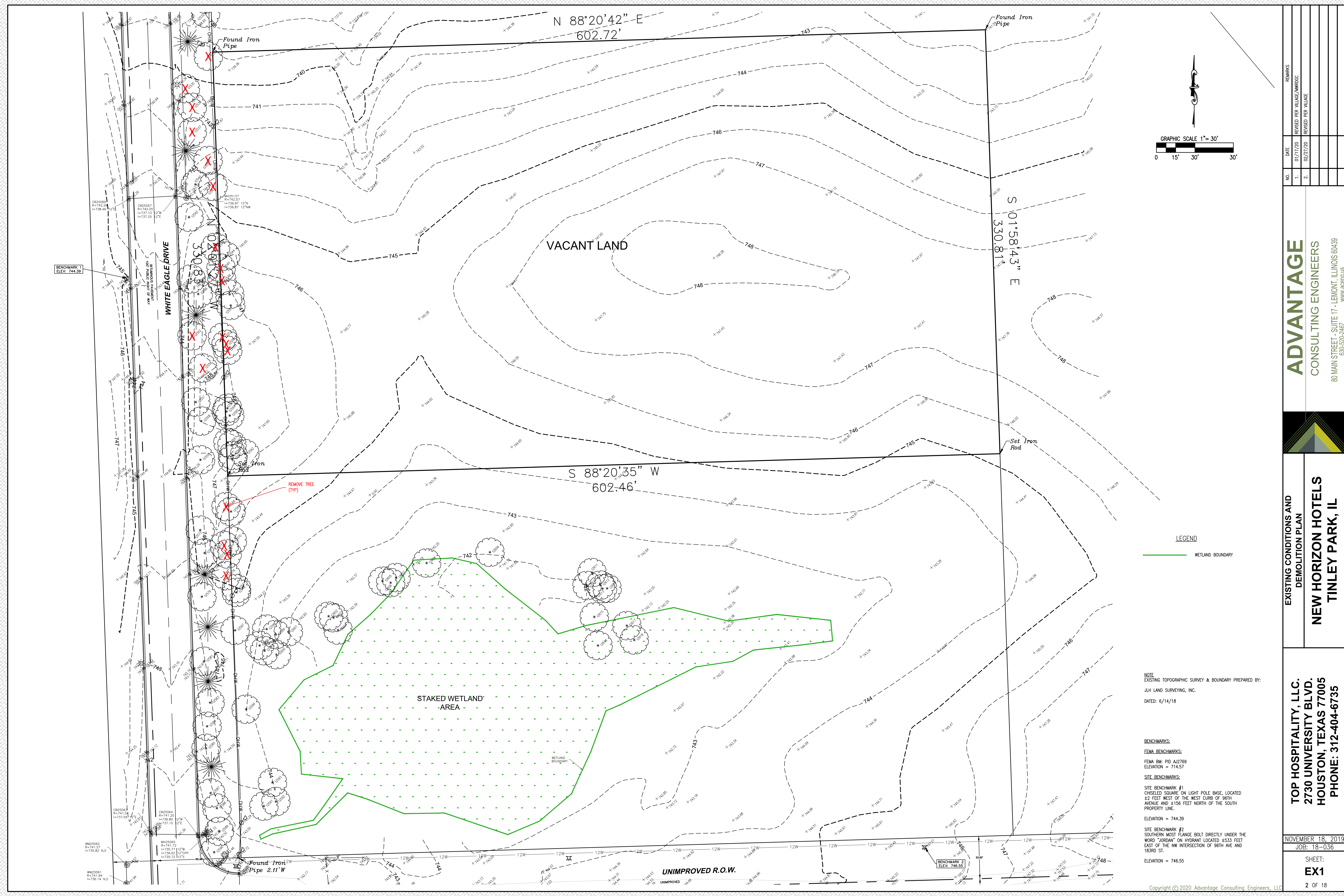
W 89th St

W 87th

[illegible][illegible]

PROFESSIONAL DESIGN FIRM NO.: 184-007386  
EXPIRATION DATE: 4/30/2023  
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.





**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ADVANTAGE-ILL.COM

**EXISTING CONDITIONS AND DEMOLITION PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036  
SHEET:  
**EX1**  
2 OF 18

**NOTE**  
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:  
JLH LAND SURVEYING, INC.  
DATED: 6/14/18

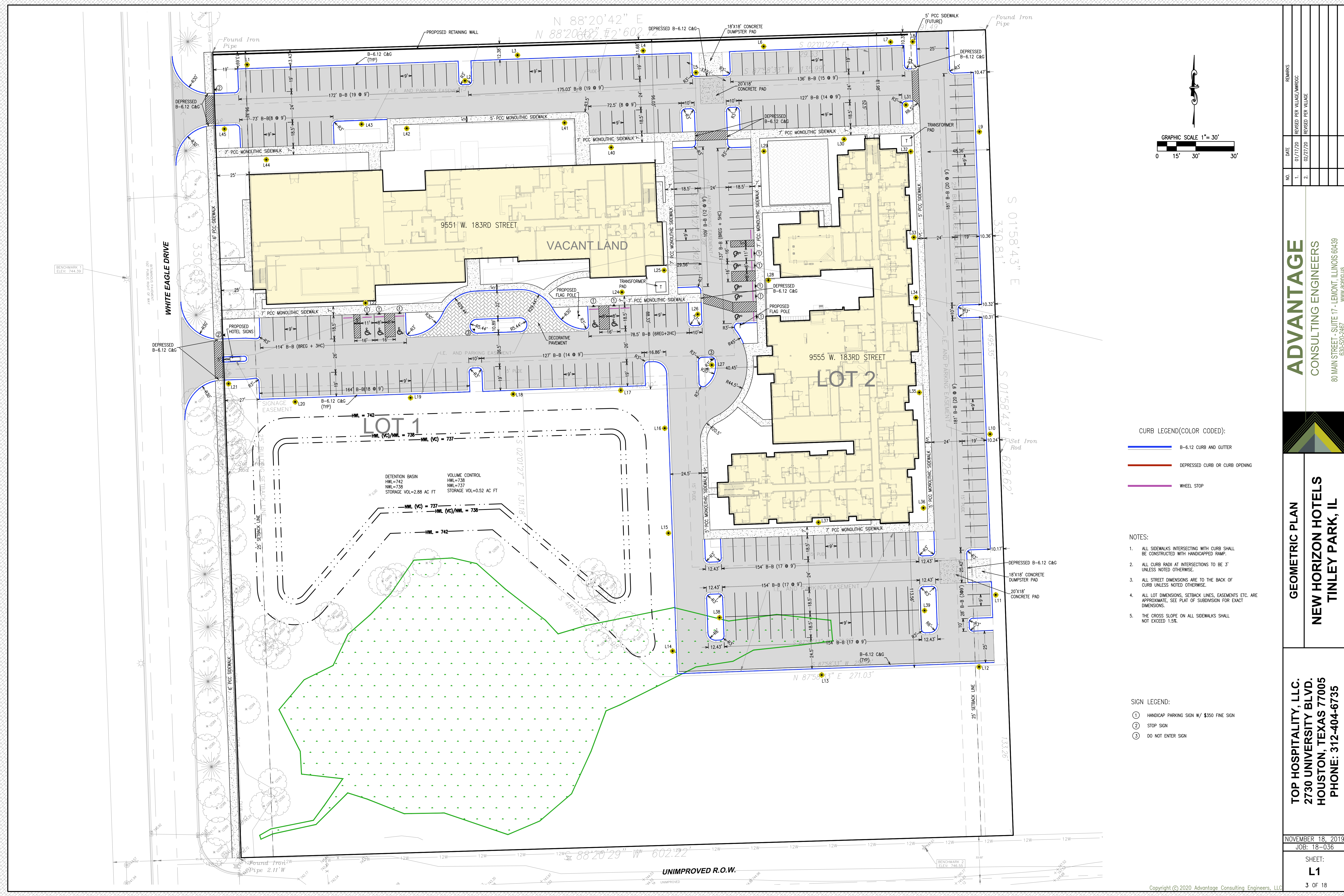
**BENCHMARKS:**  
**FEMA BENCHMARKS:**  
FEMA BM: PID AJ2769  
ELEVATION = 714.57  
**SITE BENCHMARKS:**  
SITE BENCHMARK #1  
CHISELED SQUARE ON LIGHT POLE BASE, LOCATED  
±2 FEET WEST OF THE WEST CURB OF 96TH  
AVENUE AND ±156 FEET NORTH OF THE SOUTH  
PROPERTY LINE.  
ELEVATION = 744.39  
SITE BENCHMARK #2  
SOUTHERN MOST FLANGE BOLT DIRECTLY UNDER THE  
WORD "JORDAN" ON HYDRANT LOCATED ±533 FEET  
EAST OF THE NW INTERSECTION OF 96TH AVE AND  
183RD ST.  
ELEVATION = 746.55

**LEGEND**  
WETLAND BOUNDARY

GRAPHIC SCALE 1"= 30'  
0 15' 30' 30'







**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ADVANTAGE-ILL.COM

**GEOMETRIC PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036  
SHEET:  
**L1**  
3 OF 18

CURB LEGEND(COLOR CODED):

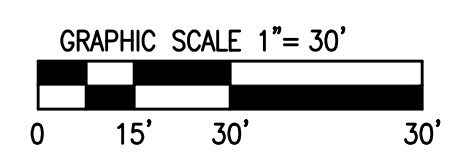
- B-6.12 CURB AND GUTTER
- DEPRESSED CURB OR CURB OPENING
- WHEEL STOP

NOTES:

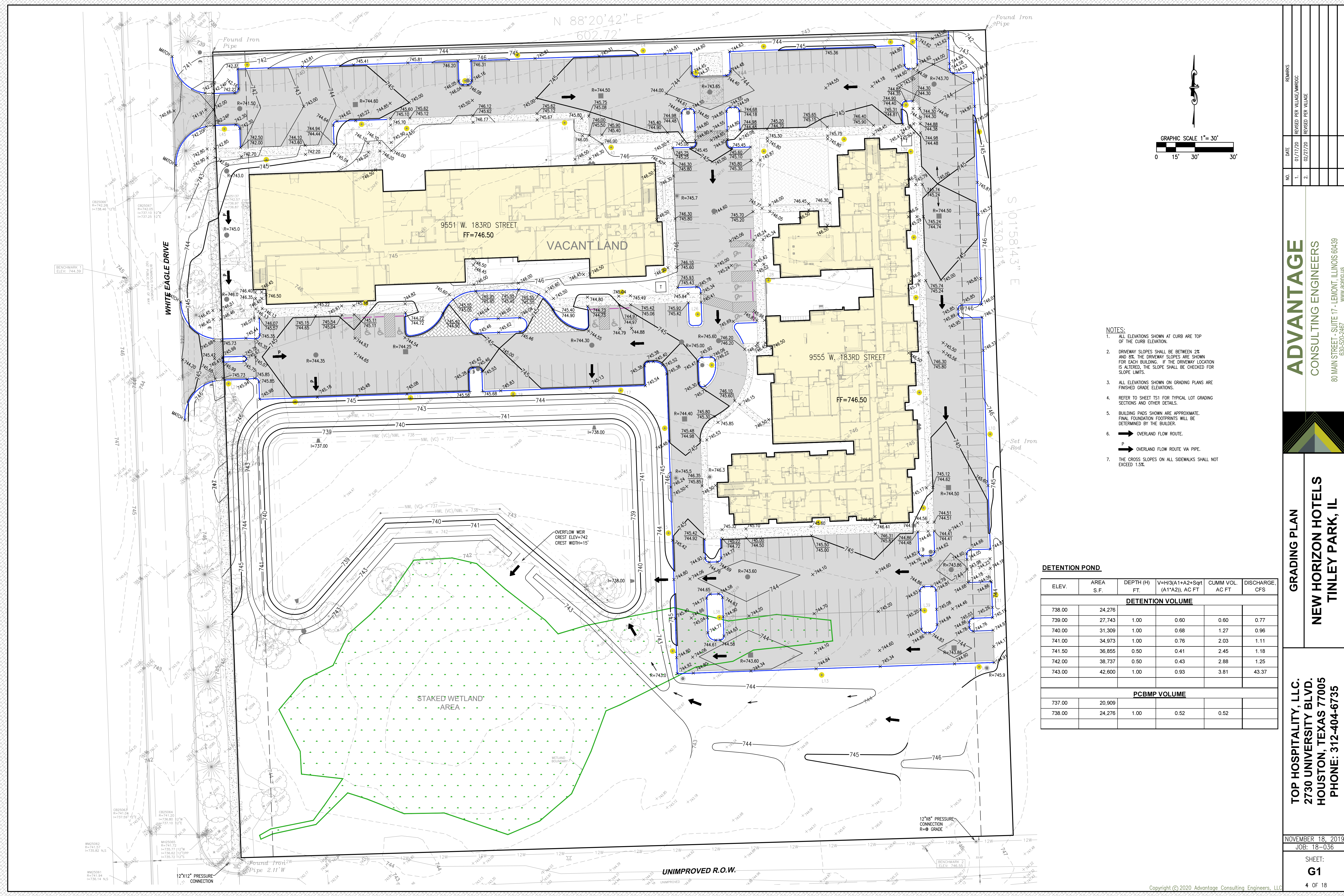
- ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAPPED RAMP.
- ALL CURB RADI AT INTERSECTIONS TO BE 3' UNLESS NOTED OTHERWISE.
- ALL STREET DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS ETC. ARE APPROXIMATE. SEE PLAT OF SUBDIVISION FOR EXACT DIMENSIONS.
- THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

SIGN LEGEND:

- HANDICAP PARKING SIGN W/ \$350 FINE SIGN
- STOP SIGN
- DO NOT ENTER SIGN







- NOTES:
1. ALL ELEVATIONS SHOWN AT CURB ARE TOP OF THE CURB ELEVATION.
  2. DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 8%. THE DRIVEWAY SLOPES ARE SHOWN FOR EACH BUILDING. IF THE DRIVEWAY LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
  3. ALL ELEVATIONS SHOWN ON GRADING PLANS ARE FINISHED GRADE ELEVATIONS.
  4. REFER TO SHEET T51 FOR TYPICAL LOT GRADING SECTIONS AND OTHER DETAILS.
  5. BUILDING PADS SHOWN ARE APPROXIMATE. FINAL FOUNDATION FOOTPRINTS WILL BE DETERMINED BY THE BUILDER.
  6. OVERLAND FLOW ROUTE.
  7. OVERLAND FLOW ROUTE VIA PIPE.
  8. THE CROSS SLOPES ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

DETENTION POND

ELEV.	AREA S.F.	DEPTH (H) FT.	$V = H/3(A_1 + A_2 + \sqrt{A_1 A_2})$ AC FT	CUMM VOL. AC FT	DISCHARGE CFS
DETENTION VOLUME					
738.00	24,276				
739.00	27,743	1.00	0.60	0.60	0.77
740.00	31,309	1.00	0.68	1.27	0.96
741.00	34,973	1.00	0.76	2.03	1.11
741.50	36,855	0.50	0.41	2.45	1.18
742.00	38,737	0.50	0.43	2.88	1.25
743.00	42,600	1.00	0.93	3.81	43.37
PCBMP VOLUME					
737.00	20,909				
738.00	24,276	1.00	0.52	0.52	

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ADVANTAGE-ILL.COM

**GRADING PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

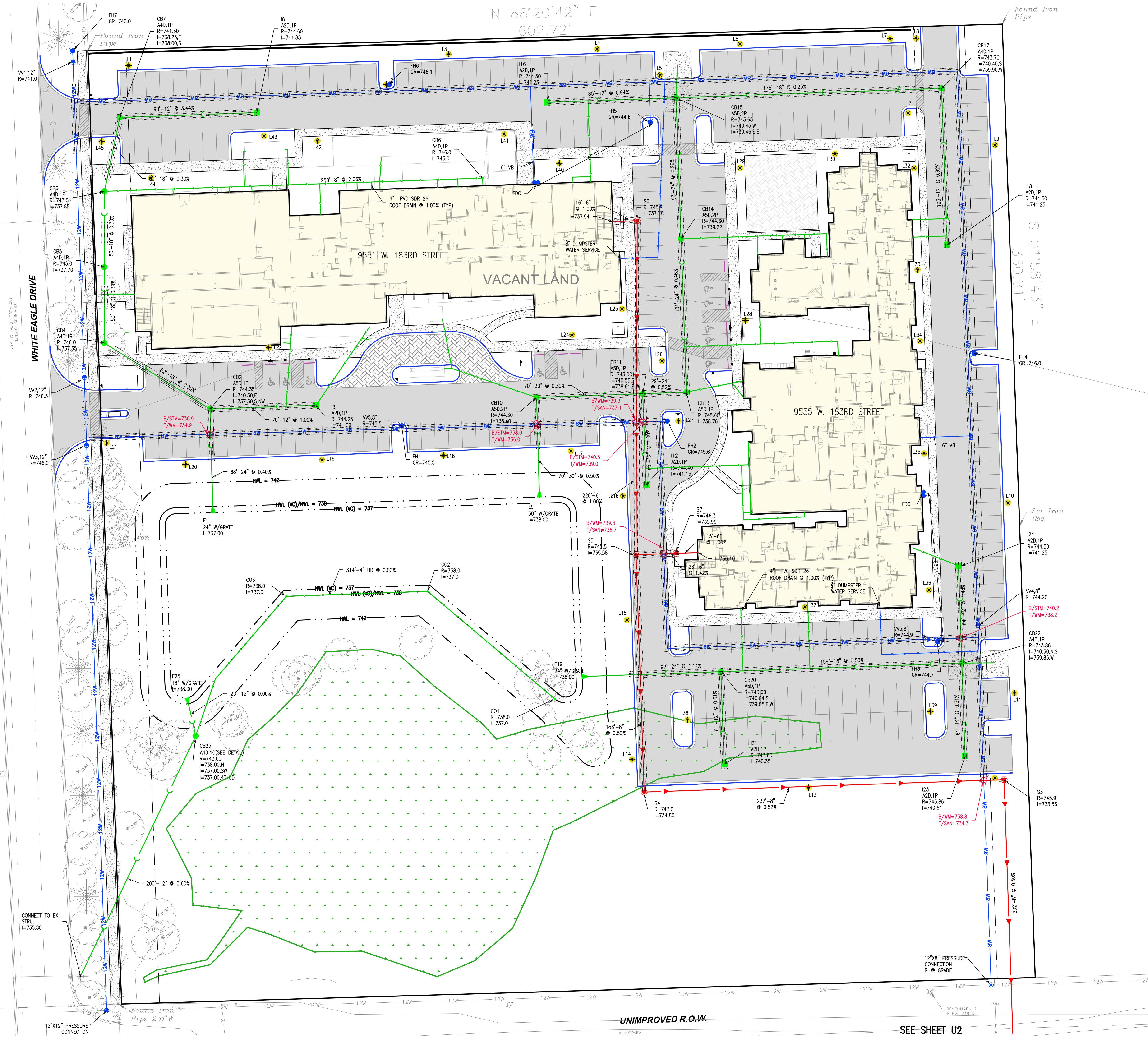
**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036

SHEET:  
**G1**

4 OF 18





- NOTES FOR OVERALL UTILITY PLAN, ALL UTILITY SHEETS, AND PLAN AND PROFILE SHEETS:
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE.
  - ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
  - ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
  - THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 OR ADS N-12.
  - THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:  
1P: NEENAH R-1712, TYPE D GRATE  
1C: NEENAH R-1712, TYPE B CLOSED LID
  - UTILITY STRUCTURE SYMBOL LEGEND:  
M36: MANHOLE, STRUCTURE # 36  
I: INLET  
CB: CATCH BASIN  
M: MANHOLE  
E: FLARED END SECTION  
S: SANITARY MANHOLE  
FH: FIRE HYDRANT  
VV: VALVE VAULT  
PC: PRESSURE CONNECTION  
UD: PERFORATED UNDERDRAIN  
A40,1P: TYPE A, 4" DIA, TYPE OF FRAME AND GRATE/LID.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
  - LONG SERVICES INCLUDE TRENCH BACKFILL CA-6 CRUSHED AGGREGATE.
  - 1-6" PVC SCH 40 CONDUIT FOR GAS
  - 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
  - ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
  - PIPE CROSSING
  - THE POOL MAIN DRAIN SHALL DISCHARGE INTO THE STORM SEWER SYSTEM, AND THE POOL BACKWASH FLOW SHALL DISCHARGE INTO THE SANITARY SEWER SYSTEM.

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
WWW.ADVANTAGE-ILL.COM  
630-500-9467

**UTILITY PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

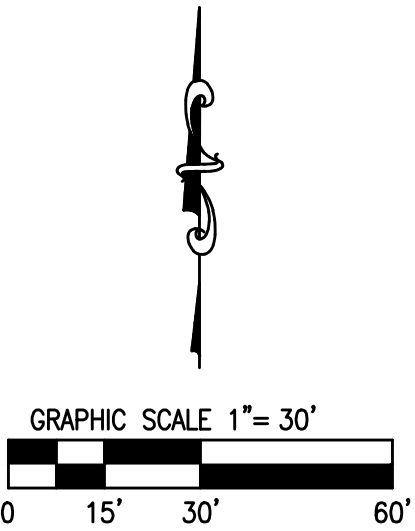
**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036  
SHEET:  
**U1**  
5 OF 18

UNIMPROVED R.O.W.

SEE SHEET U2





12"X8" PRESSURE  
CONNECTION  
R=0 GRADE

BENCHMARK 2  
FILE: 746.55

S2  
R=0 GRADE  
I=732.55

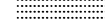


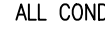
347'-8" @ 0.50%

S1  
R=0 GRADE -  
I=730.81

347'-8" @ 1.04%

CONNECT TO  
EXIST. MH  
(WATER TIGHT CONNECTION  
PER ASTM C-923)  
I=727.20

- NOTES FOR OVERALL UTILITY PLAN: ALL UTILITY SHEETS,  
AND PLAN AND PROFILE SHEETS:
1. ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V,  
ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS  
NOTED OTHERWISE.
  2. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS  
NOTED OTHERWISE.
  3. ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS  
NOTED OTHERWISE.
  4. THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26  
OR ADS N-12.
  5. THE FRAME & GRADE/LID FOR STORM STRUCTURES  
SHALL BE AS FOLLOWS:  
1P: NEENAH R-1712, TYPE D GRATE  
1C: NEENAH R-1712, TYPE B CLOSED LID

- UTILITY STRUCTURE SYMBOL LEGEND:
- M36: MANHOLE, STRUCTURE # 36
- IN: INLET
- CB: CATCH BASIN
- M: MANHOLE
- E: FLARED END SECTION
- S: SANITARY MANHOLE
- FH: FIRE HYDRANT
- VV: VALVE VAULT
- PC: PRESSURE CONNECTION
- UD: PERFORATED UNDERPAINT
- MD, I.P.: TYPE A, 4" DIA. TYPE OF FRAME AND GRATE/LID.
7. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES
8. CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
9. LONG SECTIONS INCLUDE TRENCH BACKFILL CA-6 CRUSHED AGGREGATE.
10.  = TRENCH BACKFILL
11.  1-6" PVC SCH 40 CONDUIT FOR GAS
12.  3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
13. ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
14.  PIPE CROSSING
15. THE POOL, MAIN DRAIN SHALL DISCHARGE INTO THE STORM SEWER SYSTEM, AND THE POOL BACKWASH FLOW SHALL DISCHARGE INTO SANITARY SEWER SYSTEM.

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/WMROGC
2.	02/27/20	REVISED PER VILLAGE

**ADVANTAGE**  
CONSULTING ENGINEERS  
180 MAIN STREET - SUITE 17 - LEWONT, ILLINOIS 60439  
630-520-2467 [www.aeenf.us](http://www.aeenf.us)

**UTILITY PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

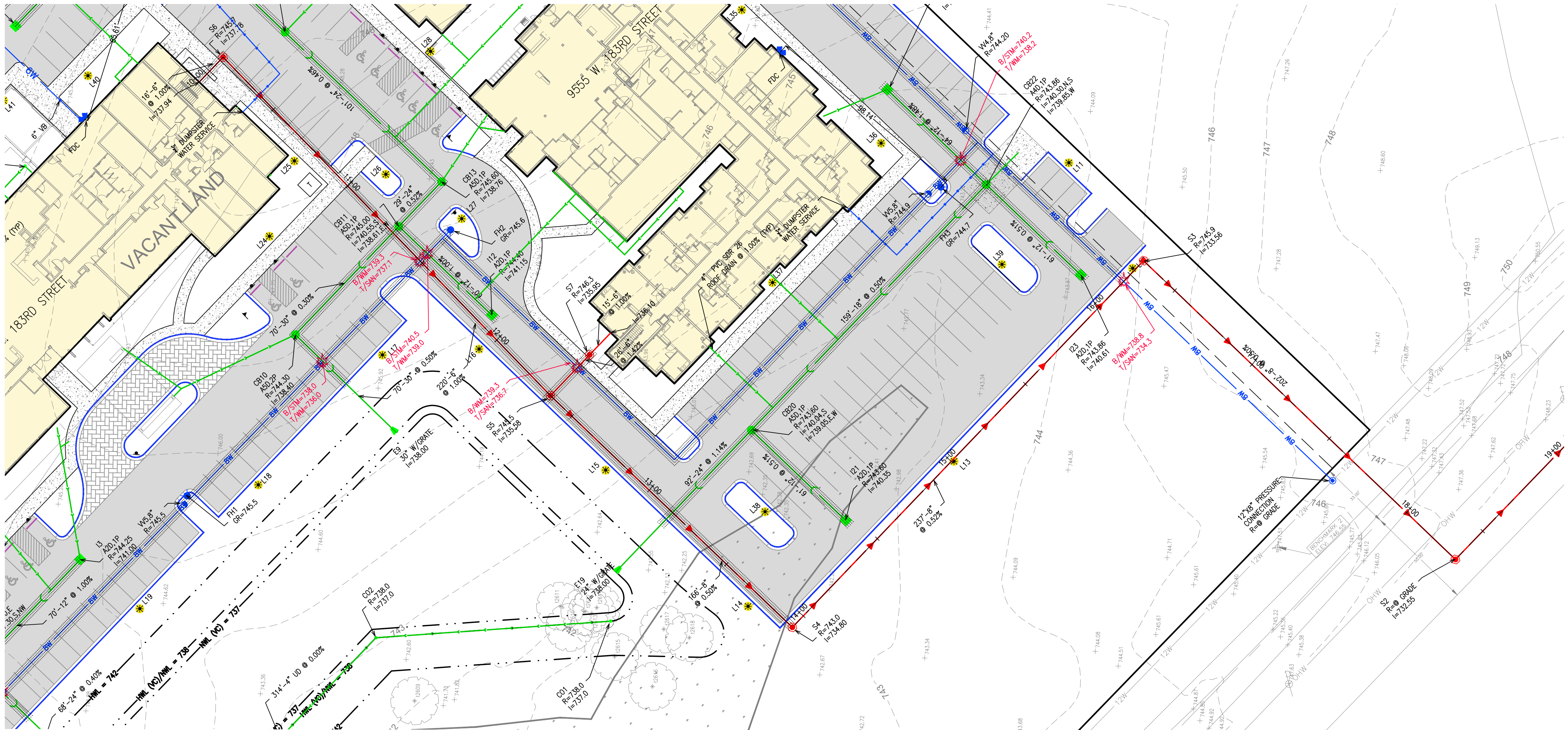
**TOP HOSPITALITY, LLC.  
2730 UNIVERSITY BLVD.  
HOUSTON, TEXAS 77005  
PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036

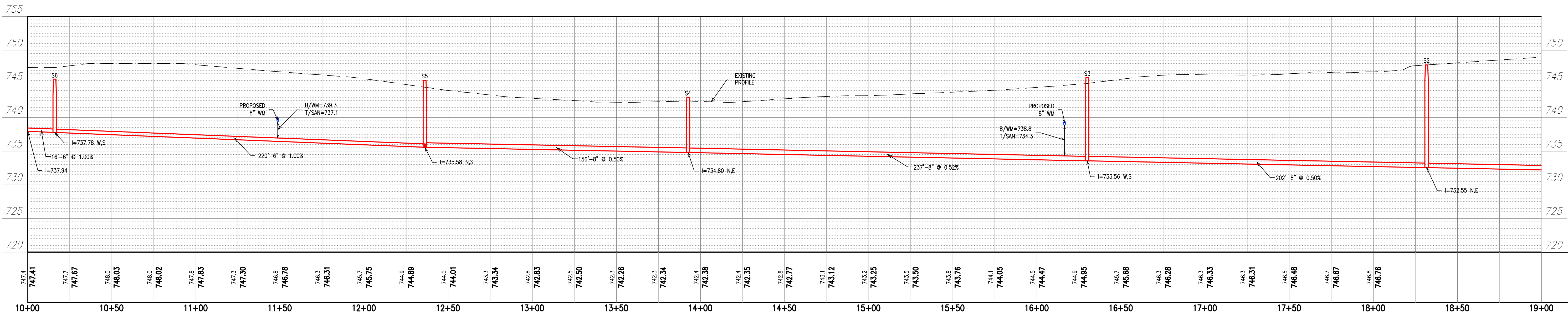
SHEET:  
**U2**

6 OF 18





SEE SHEET PP2



REMARKS	
NO.	DATE
1.	01/17/20
2.	02/27/20

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ADVANTAGE-ILL.COM

**PLAN & PROFILE**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

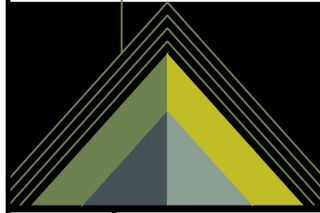
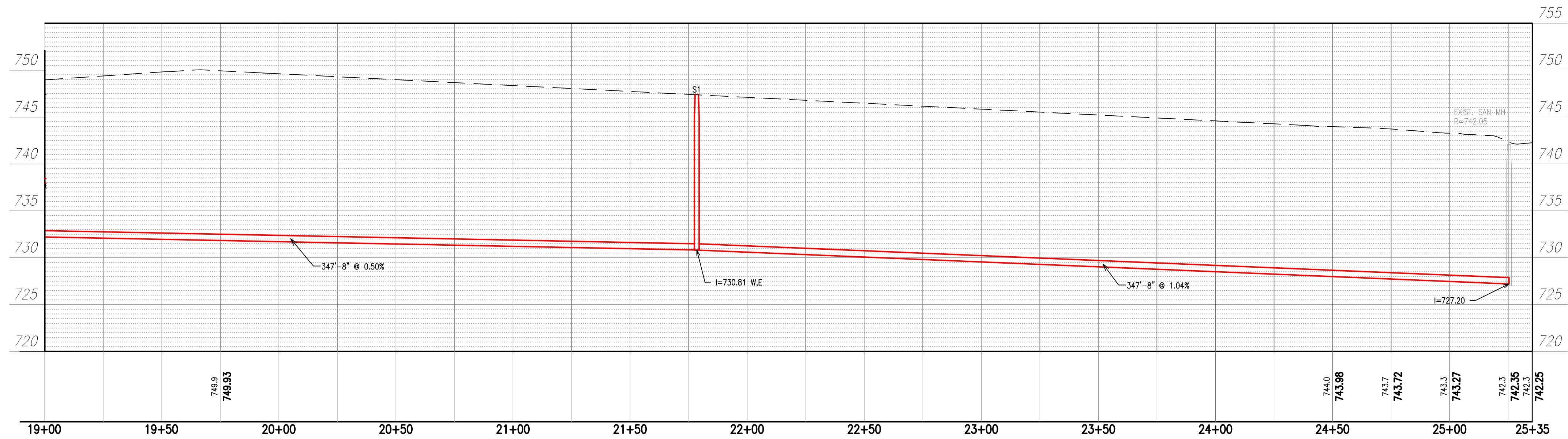
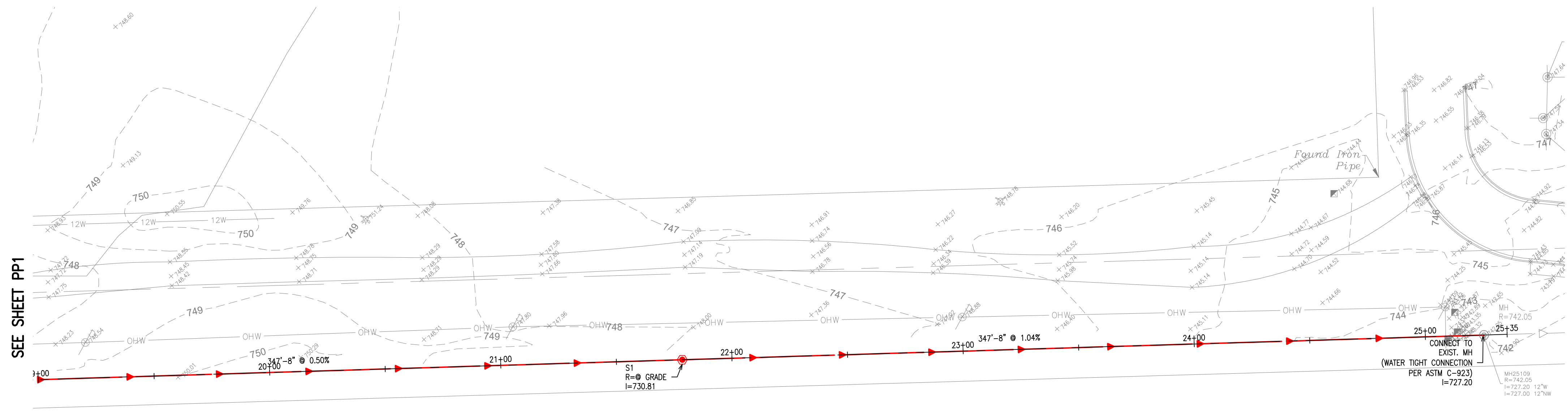
**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036

SHEET:  
**PP1**

7 OF 18





NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/WMRDC
2.	02/27/20	REVISED PER VILLAGE



CONTROL MEASURE GROUP	CONTROL MEASURE	APPL	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMAN	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	<input type="checkbox"/>	TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	<input checked="" type="checkbox"/>	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING	<input type="checkbox"/>	DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING	<input type="checkbox"/>	SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.		X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING	<input type="checkbox"/>	CC	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	X		N/A
	POLYMER	<input type="checkbox"/>	P	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X		REAPPLY EVERY 1 1/2 MONTHS.
	AGGREGATE COVER	<input type="checkbox"/>	AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	<input checked="" type="checkbox"/>	PV	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION	<input type="checkbox"/>	RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION	<input type="checkbox"/>	CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION	<input type="checkbox"/>	DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	<input checked="" type="checkbox"/>	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
WATERWAYS	BENCHES	<input type="checkbox"/>	B	SPECIAL CASE OF DIVERSION CONSTRUCTION WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
	VEGETATIVE CHANNEL	<input type="checkbox"/>	VC	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL	<input type="checkbox"/>	LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		X	REPLACE PROTECTION WHEN NEEDED.
	STORM SEWER	<input checked="" type="checkbox"/>	STW	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
ENCLOSED DRAINAGE	UNDER DRAIN	<input checked="" type="checkbox"/>	UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DRAINER SEDIMENT BASINS.		X	N/A
	STRAIGHT PIPE SPILLWAY	<input type="checkbox"/>	SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.	X		CLEAN OUT CONSTRUCTION DEBRIS.
SPILLWAYS	DROP INLET PIPE SPILLWAY	<input type="checkbox"/>	DBS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	<input type="checkbox"/>	W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY	<input type="checkbox"/>	BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	LINED APRON	<input checked="" type="checkbox"/>	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		X	REPAIR DISLOOSED STONES OR EROSION UNDER RIP-RAP AS NEEDED.
SEDIMENT BASINS	SEDIMENT BASIN	<input type="checkbox"/>	SB	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP	<input type="checkbox"/>	ST	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X		CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	<input checked="" type="checkbox"/>	SF	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER	<input type="checkbox"/>	VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	<input checked="" type="checkbox"/>	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	<input checked="" type="checkbox"/>	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET	<input type="checkbox"/>	EB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	<input type="checkbox"/>	TM	REINFORCES TURF IN CHANNELS AND SHORELINES.	X	X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT	<input type="checkbox"/>	CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED
	GABIONS	<input type="checkbox"/>	GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		X	REPLACE AS NEEDED
	GEOTEXTILE FABRIC	<input type="checkbox"/>	GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT	<input type="checkbox"/>	GP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		X	REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	<input checked="" type="checkbox"/>	IF	USED FOR PROTECTION OF INLETS.	X		REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT	<input type="checkbox"/>	SI	USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HALF-FULL OF SILT.
	DITCH CHECK	<input type="checkbox"/>	DC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	X		CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG	<input type="checkbox"/>	FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.	X		REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN	<input type="checkbox"/>	SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.	X		REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG	<input type="checkbox"/>	PB	USED FOR PUMP DISCHARGE LINES.	X		REPLACE WHEN HALF-FULL. FABRIC IS TORN, OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	<input checked="" type="checkbox"/>	CW	FOR CONCRETE TRUCKS TO WASHOUT.		X	CLEAN OUT WHEN HALF-FULL. CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	<input type="checkbox"/>	SS	USED TO PREVENT SILT BUILD UP IN STREETS.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (in)	DISCHARGE Q (CFS)	LENGTH OF APRON Ld (FT)	MEDIAN RIP-RAP SIZE C (in)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIP RAP d (in)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)
ALL	12		10	6	3.00	13.00	15	8.89	3.7
ALL	15		10	6	3.75	13.75	15	9.72	4.1
ALL	18		15	9	4.50	19.50	20	20.00	11.1
ALL	21		15	9	5.25	20.25	20	21.25	11.8
ALL	24		18	9	6.00	24.00	20	30.00	16.7
ALL	27		18	9	6.75	24.75	20	31.50	17.5
ALL	30		20	9	7.50	27.50	20	38.89	21.6
ALL	36		24	12	9.00	33.00	28	56.00	43.6
ALL	42		27	12	10.5	37.50	30	72.00	60.0
ALL	48		27	15	12.0	39.00	32	76.50	68.0
ALL	54		27	15	13.5	40.50	32	81.00	72.0
ALL	60		36	15	15.0	51.00	32	132.00	118.0
ALL	72		44	18	18.0	62.00	32	195.56	174.0

OBSERVATION & MAINTENANCE SCHEDULE		
ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION – MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION – OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

CONSTRUCTION SCHEDULE–2020–21											
DESCRIPTION	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV		
EROSION CONTROL											
SITE CLEARING											
MASS GRADING											
UTILITIES											
PAVING											
SITE STABILIZATION											

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES AND SOIL EROSION AND SEDIMENT CONTROL ORDINANCE FOR THE COUNTY.

1. SITE DESCRIPTION.

1. THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY FOLLOWING MASS GRADING WHICH IS THE SUBJECT OF THIS PLAN:
- THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF NEW HORIZON HOTELS DEVELOPMENT THE CONSTRUCTION ACTIVITIES FOR SITE IMPROVEMENTS INCLUDE:
- A. MASS GRADING  
B. PAVEMENT CONSTRUCTION  
C. INSTALLATION OF UTILITIES INCLUDING STORM SEWERS  
D. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AS A MINIMUM.
2. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:
- THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:
- A. INSTALL SILT FILTER FENCE AND STABILIZED CONSTRUCTION ENTRANCE  
B. MASS GRADING  
C. UNDERGROUND UTILITIES INSTALLATION  
D. FINE GRADING IN PAVEMENT AREA  
E. PAVEMENT CONSTRUCTION
- THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE INSTALLED FIRST AND AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.
3. THE TOTAL ESTIMATED AREA OF THE SITE IS 8.69 ACRES.  
THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 8.69 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENTS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORM WATER MANAGEMENT FOR NEW HORIZON HOTELS PREPARED BY ADVANTAGE CONSULTING ENGINEERS WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.
- THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS PER STORM REPORT.  
EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT, BY COMIT, INC. OR NOT AVAILABLE
- NAME OF RECEIVING WATER(S) EXIST. STORM SEWER  
NAME OF UPLAND RECEIVING WATER(S) \_\_\_\_\_  
WETLAND ACREAGE 1.01 AC
5. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY INCLUDE:
- A. SEDIMENT FROM DISTURBED SOILS  
B. PORTABLE SANITARY STATIONS  
C. FUEL TANKS  
D. STAGING AREAS  
E. WASTE CONTAINERS  
F. CHEMICAL STORAGE AREAS  
G. OIL OR OTHER PETROLEUM PRODUCTS  
H. ADHESIVES  
I. TAR  
J. SOLVENTS  
K. DETERGENTS  
L. FERTILIZERS  
M. RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)  
N. CONSTRUCTION DEBRIS  
O. LANDSCAPE WASTE  
P. CONCRETE AND CONCRETE TRUCKS  
Q. LITTER

THE FOLLOWING GROUNDHOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT: AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

- ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT.
- PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES SHOULD BE KEPT IN ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.
- WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
12. MANAGEMENT OF PORTABLE SANITARY STATIONS
- TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE SECURED BY ANCHORS TO THE GROUND. THE CONTAINER SHOULD BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD PREVENT/AVOID UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.
13. SPILL PREVENTION AND CLEAN-UP PROCEDURES
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE.
- EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
14. DE-WATERING OPERATIONS
- DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.
15. OFF-SITE VEHICLE TRACKING
- THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEEP AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE, REMOVE AND REPLACE TOP LAYER OF STONE OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
16. TOPSOIL STOCKPILE MANAGEMENT
- IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN OR DESIGNATED BUFFER PROTECTING WATERS OF THE STATE. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERMITTER CONTROLS, SUCH AS SILT FENCE, SHOULD BE PLACED AROUND THE STOCKPILE IMMEDIATELY. STABILIZATION OF THE STOCKPILE SHOULD BE COMPLETED IF THE STOCKPILE IS TO REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS.

2. CONTROLS.

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1 ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE INCLUDED AS A PART OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROLS.

STABILIZATION PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. EXCEPT AS PROVIDED IN 2, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.

WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECEDDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE THEREAFTER.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:

- A. PERMANENT SEEDING  
B. SILT FILTER FENCE  
C. STABILIZED CONSTRUCTION ENTRANCE

2. STRUCTURAL PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORM FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

- A. DETENTION POND  
B. STORM SEWER SYSTEM  
C. RIP-RAP FOR OUTLET PROTECTION  
D. INLET PROTECTION

3. DUST CONTROL. DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE FOLLOWING METHODS FOR THE DUST CONTROL CAN BE USED.

- A. IRRIGATION  
B. SPRAY ON ADHESIVE  
C. VEGETATIVE COVER  
D. MULCHING

4. STORM WATER MANAGEMENT.

PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.

THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:

- A. BARRIER FILTERS  
B. STORM SEWERS  
C. RETENTION/DETENTION PONDS  
D. PERMANENT SEEDING  
E. OUTLET PROTECTION

5. VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

STORM WATER MANAGEMENT CONTROL INCLUDES:

- A. RIP-RAP FOR OUTLET PROTECTION (SEE RIP RAP TABLE FOR QUANTITY)

3. APPROVED STATE OR LOCAL PLANS.

THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

7. WASTE MANAGEMENT

SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTORS. THE CONTRACTORS ARE RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOLID WASTE MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE TO THE MATERIALS. WASTE MATERIALS SHOULD BE PLACED IN THE APPROVED RECEPTACLES AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ON SITE. WASTE DISPOSAL SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.

8. CONCRETE WASTE MANAGEMENT

CONCRETE WASTE OR WASHOUT IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 60% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL.

9. CONCRETE CUTTING
- CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEARED-UP AND DEPOSITED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

10. VEHICLE STORAGE AND MAINTENANCE

WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE REGULATORY FLOODPLAIN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSAL OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND EPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET (MSDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.

11. MATERIAL STORAGE AND GOOD HOUSEKEEPING

MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT: AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT.

PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

SUBSTANCES SHOULD BE KEPT IN ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.

MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.

12. MANAGEMENT OF PORTABLE SANITARY STATIONS

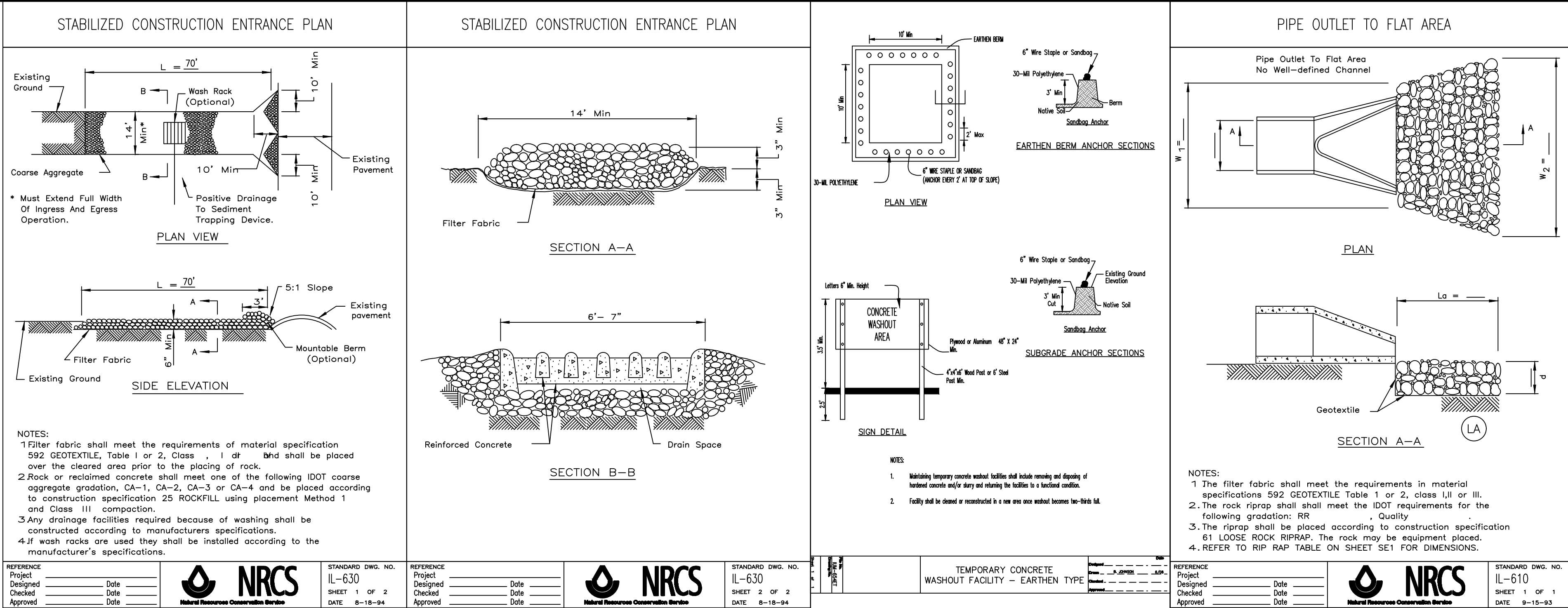
TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE SECURED BY ANCHORS TO THE GROUND. THE CONTAINER SHOULD BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD PREVENT/AVOID UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.

13. SPILL PREVENTION AND CLEAN-UP PROCEDURES

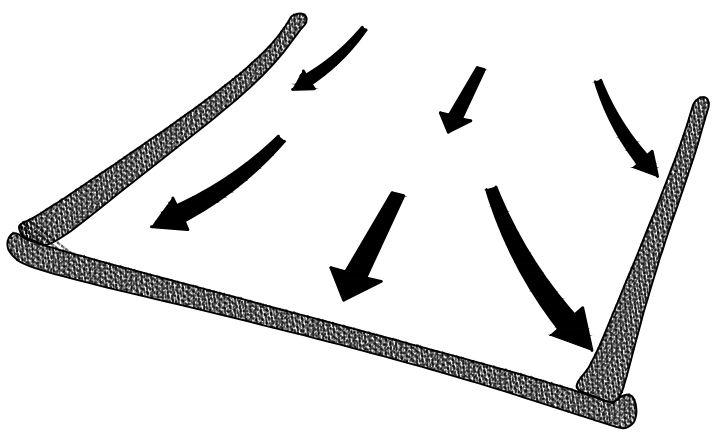
MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE.

EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR





SILTORM PERIMETER CONTROL SPECIFICATIONS



PERIMETER CONTROL:

PLACE SILTORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6". SITE PREPARATION IS MINIMAL, AND THERE IS NO STAKING OR TRENCHING REQUIREMENT FOR GRADES UNDER 12%. ARRANGE THE SILTORM PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW. ENSURE GROUND CONTACT.

SILTORM INSTALLATION SPECIFICATIONS

SILTORM HEIGHTS INSTALLED		
NOMINAL DIAMETER, D	INSTALLED HEIGHT OF SINGLE SILTORM	INSTALLED HEIGHT OF STACKED SILTORM
9"	7.5"	15"
12"	9.5"	19"
18"	14.5"	29"
24"	19"	38"

MINIMUM SPECIFICATION FOR SILTORM		
PROPERTY	UNITS	RANGE
PH	PH	5.0-8.5
MOISTURE CONTENT	% WET WEIGHT BASIS	<20
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	1 1/2"-2"-90% FINES = 10% MAX. PARTICLE SIZE 2"

SILTORM CAN BE PLACED IN DITCHES OR AT THE TOP, ON THE FACE, OR AT THE TOE OF A SLOPE AS SEDIMENT TRAPPING DEVICE. SILTORM CAN ALSO SERVE TO REMOVE SEDIMENT FROM RUNOFF AND RELEASE FILTERED WATER AS SHEET FLOW.

SILTORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR, WHERE POSSIBLE. SILTORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE 1/2 ACRE PER 100 LF OF SILTORM.

FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES, AT SITES WHICH OUTFALL TO EXCEPTIONAL WATER OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE LIMITED TO 10 ACRES.

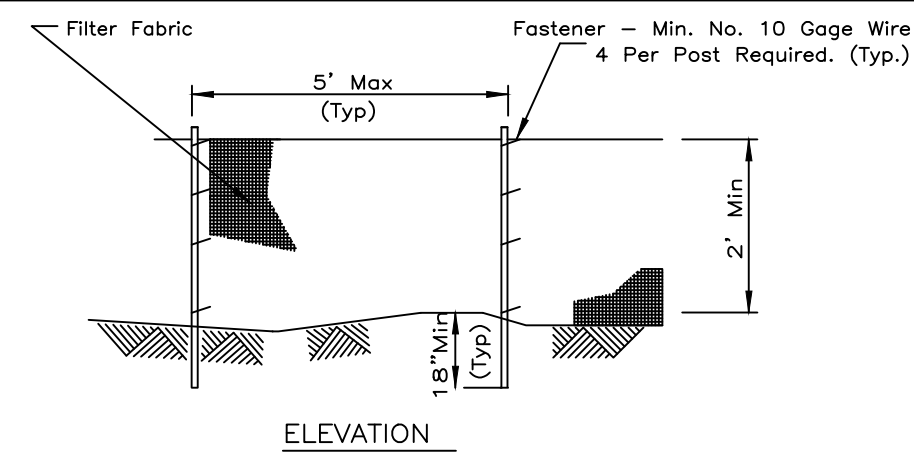
SILTORM SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SILTORM SHALL CONTINUE UP THE SIDE SLOPES TO THE TOP OF BANK OR A MAXIMUM OF 3 FEET ABOVE THE INSTALLED HEIGHT. SILTORM SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

SILTORM IS SUPPLIED AND INSTALLED IN DIAMETERS OF 9", 12", 18" OR 24" DIAMETER TOLERANCES ARE 2". SILTORM WILL FLATTEN OUT TO AN OVAL WHEN IN PLACE, THUS THE INSTALLED HEIGHT WILL BE LESS THAN NOMINAL DIAMETER.

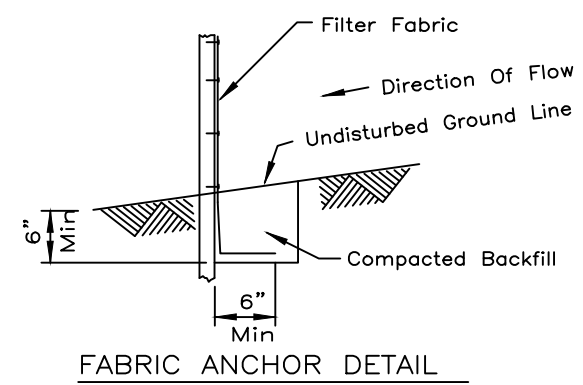
SILTORM SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND SHALL BE REMOVED AND REPLACED IF SIGNS OF UNDERCUTTING OR DOWNSTREAM SPACING RILLS ARE OBSERVED.

SILTORM SHOULD BE REMOVED FROM SLOPES AFTER STABILIZATION IS COMPLETE. THIS MAY BE ACCOMPLISHED BY CUTTING THE SILTORM OPEN AND SPREADING THE FILL MATERIAL ON THE SITE. SILTORM APPLIED IN DITCH SHALL BE COMPLETELY REMOVED.

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

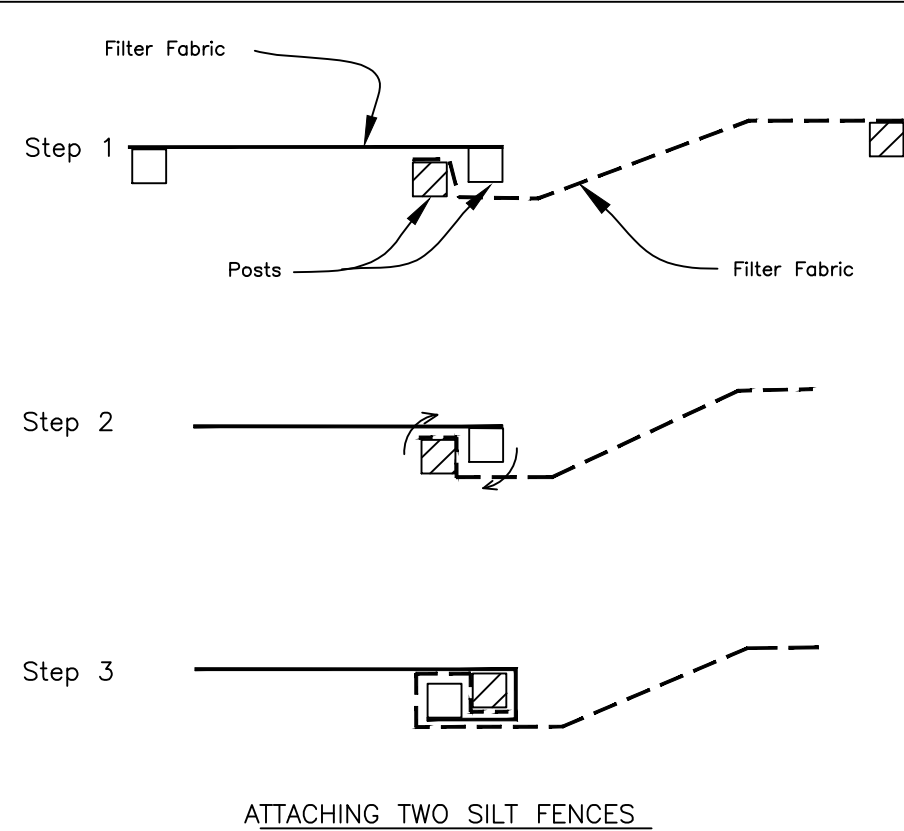
NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE Project Designed Checked Approved	DATE	DATE	DATE	DATE
---	------	------	------	------

STANDARD DWG. NO. IL-620 SHEET 1 OF 2 DATE 11-20-01	PROJECT	DESIGNED	CHECKED	APPROVED
---	---------	----------	---------	----------

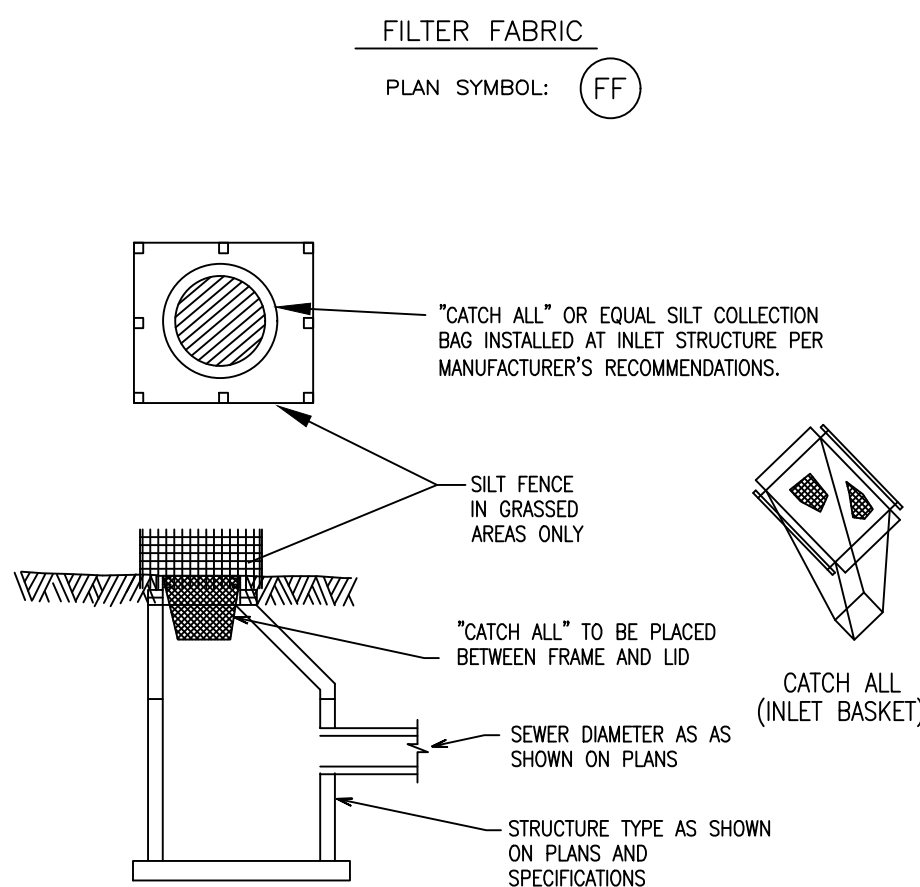
SILT FENCE



- NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
  2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
  3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

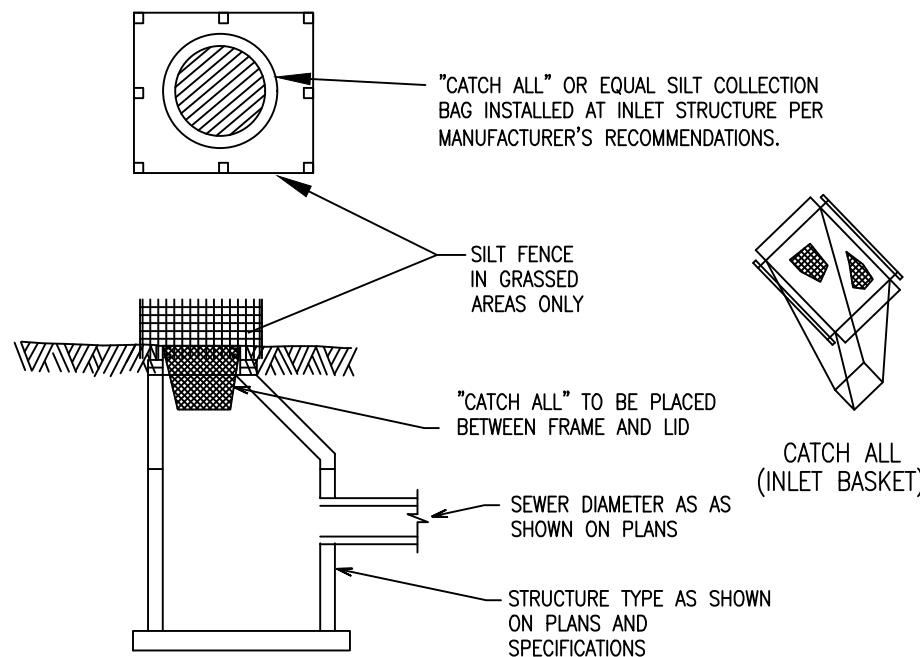
REFERENCE Project Designed Checked Approved	DATE	DATE	DATE	DATE
---	------	------	------	------

STANDARD DWG. NO. IL-620(W) SHEET 2 OF 2 DATE 1-29-99	PROJECT	DESIGNED	CHECKED	APPROVED
---	---------	----------	---------	----------



FILTER FABRIC

PLAN SYMBOL: FF



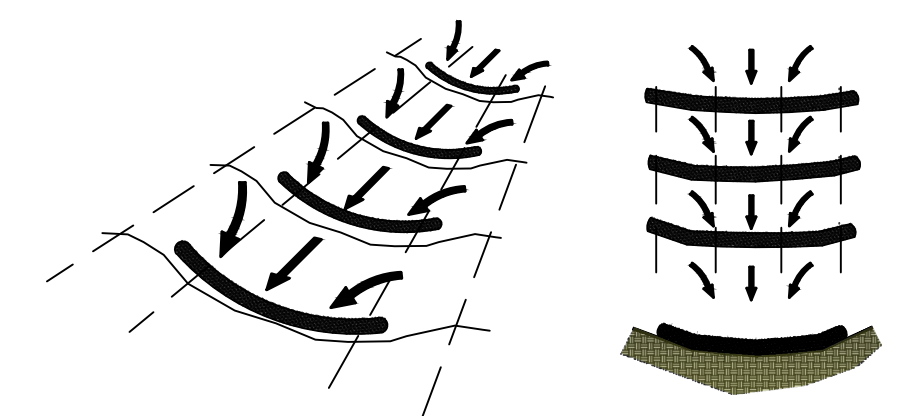
"CATCH ALL" OR EQUAL SILT COLLECTION BAG INSTALLED AT INLET STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

SILT FENCE IN GRASSED AREAS ONLY

"CATCH ALL" TO BE PLACED BETWEEN FRAME AND LID

SEWER DIAMETER AS SHOWN ON PLANS

STRUCTURE TYPE AS SHOWN ON PLANS AND SPECIFICATIONS



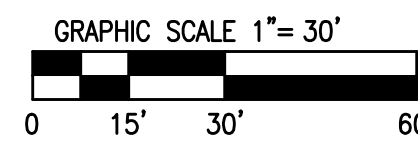
DITCH CHECK:

PLACE SILTORM PERPENDICULAR TO CONCENTRATED FLOW. STAKE THE SILTORM EVERY 4' AND OVERLAP THE ENDS BY 2' INSTALLED WITH A SLIGHT SADDLING, AND STAKE EVERY 4'.

SILTORM SPACING FOR DITCH APPLICATION	
DITCH SLOPE	MAXIMUM SILTORM SPACING
2%	80'
3%	80'
4%	50'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON INSTALLED HEIGHT OF 19". SEE TABLE ON EC-SIA-6 FOR OTHER HEIGHTS





- EROSION CONTROL LEGEND
- SE STABILIZED CONSTRUCTION ENTRANCE
  - DT DUST CONTROL
  - PV PAVING
  - PS PERMANENT SEEDING
  - CW CONCRETE WASHOUT
  - FF INLET PROTECTION
  - LA LINED APRON
  - XX SILT FENCE OR SILT WORM

REMARKS	
DATE	01/17/20
NO.	1.
NO.	2.

ADVANTAGE  
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ADVANTAGE-ILL.COM

SOIL EROSION AND  
SEDIMENT CONTROL PLAN

NEW HORIZON HOTELS  
TINLEY PARK, IL

TOP HOSPITALITY, LLC.  
2730 UNIVERSITY BLVD.  
HOUSTON, TEXAS 77005  
PHONE: 312-404-6735

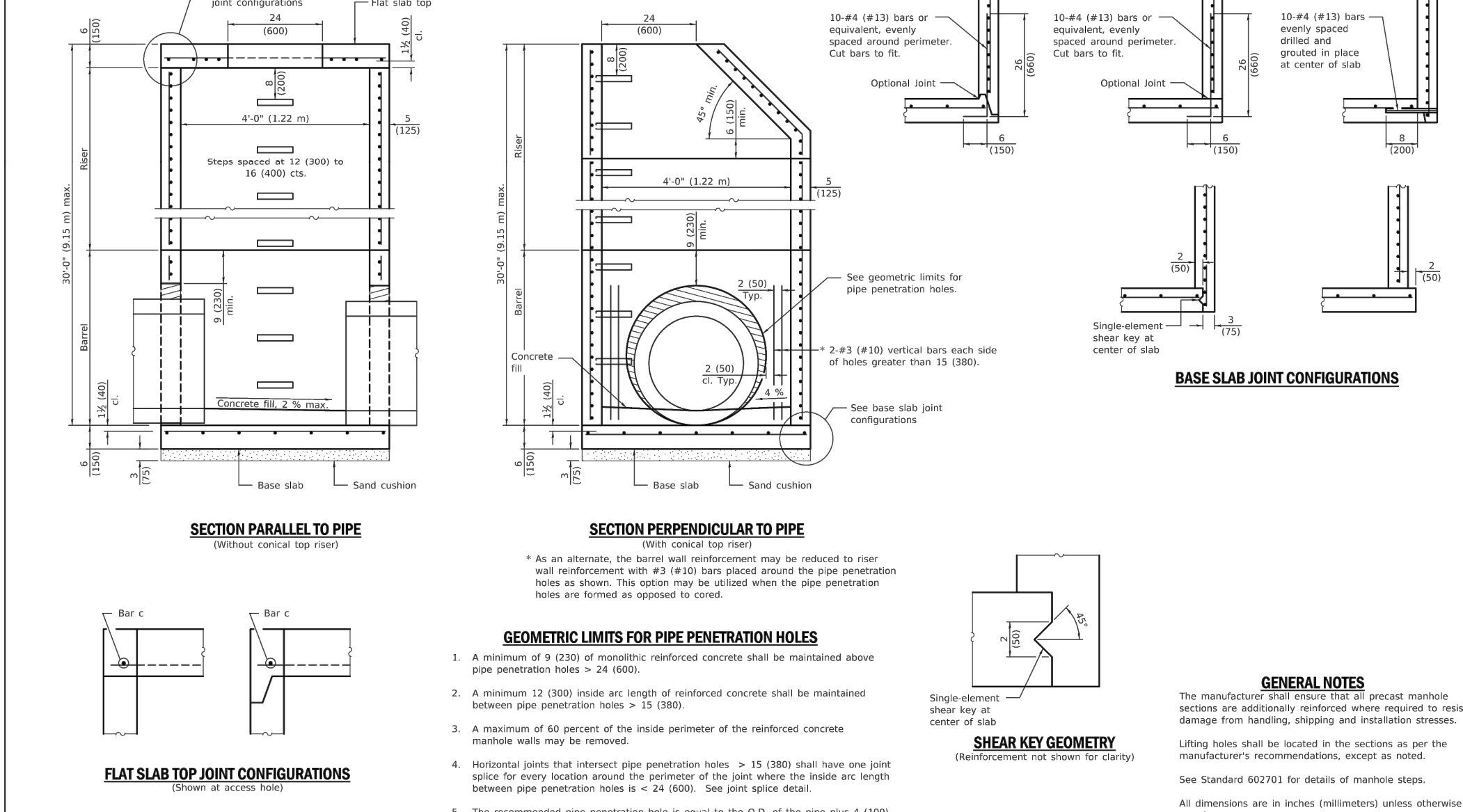
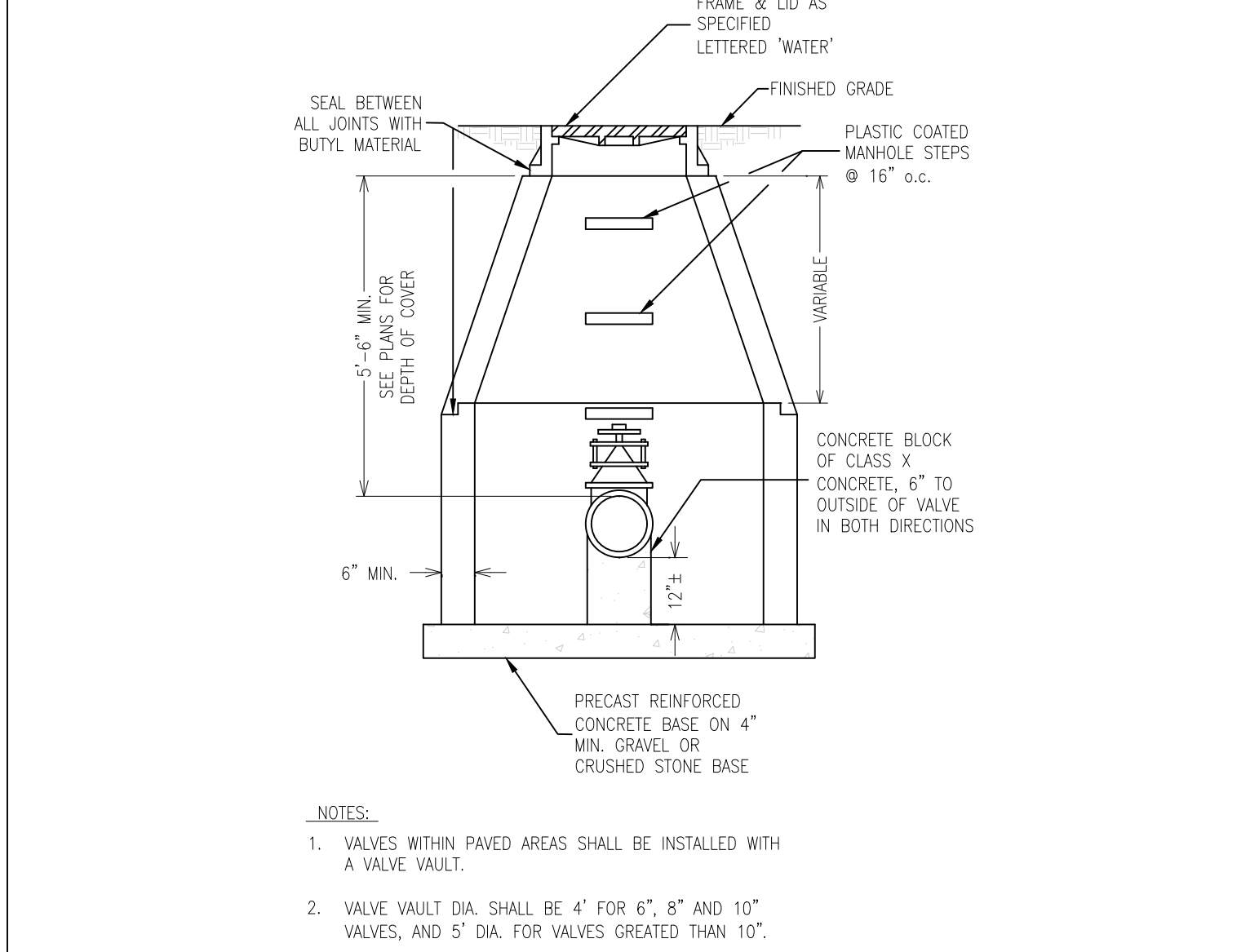
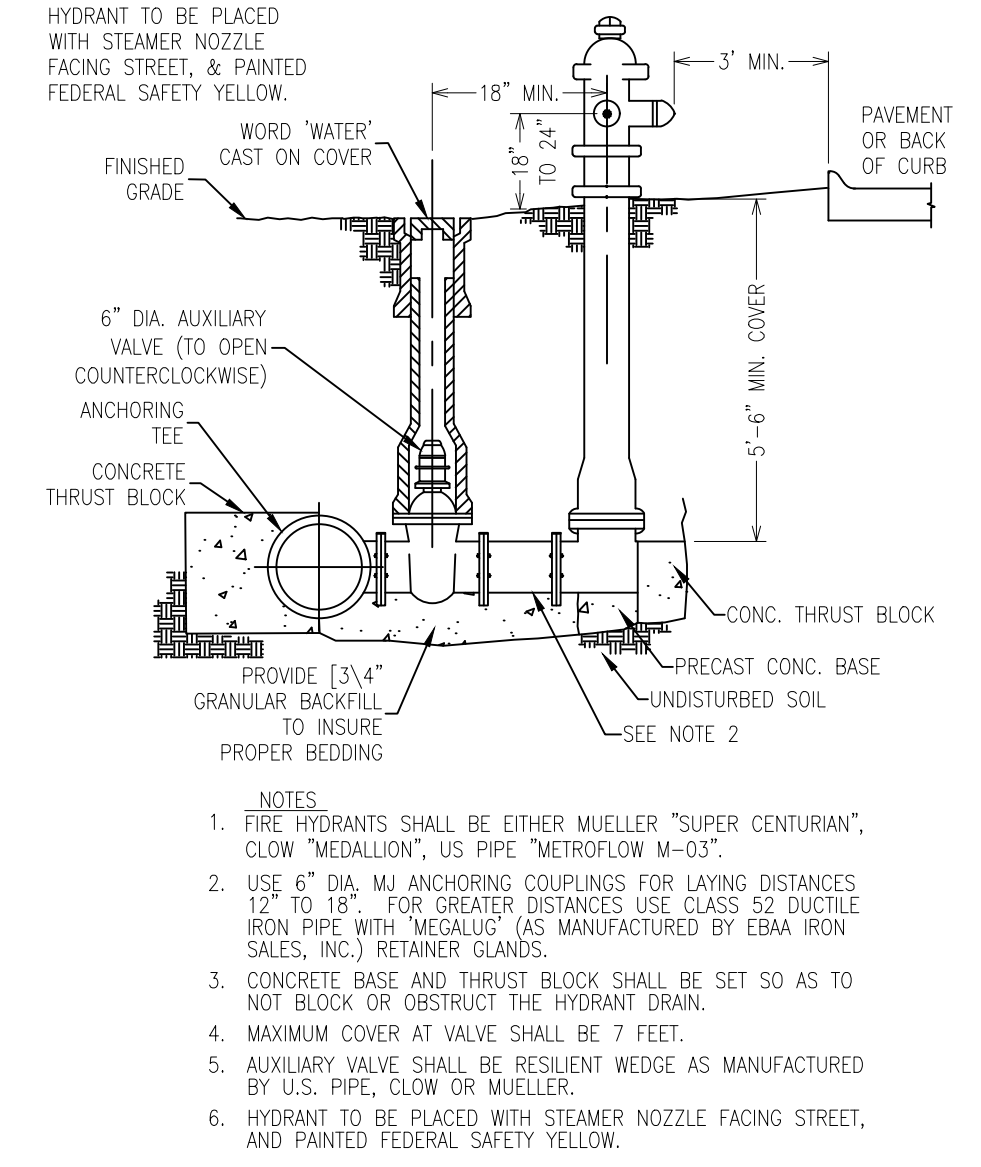
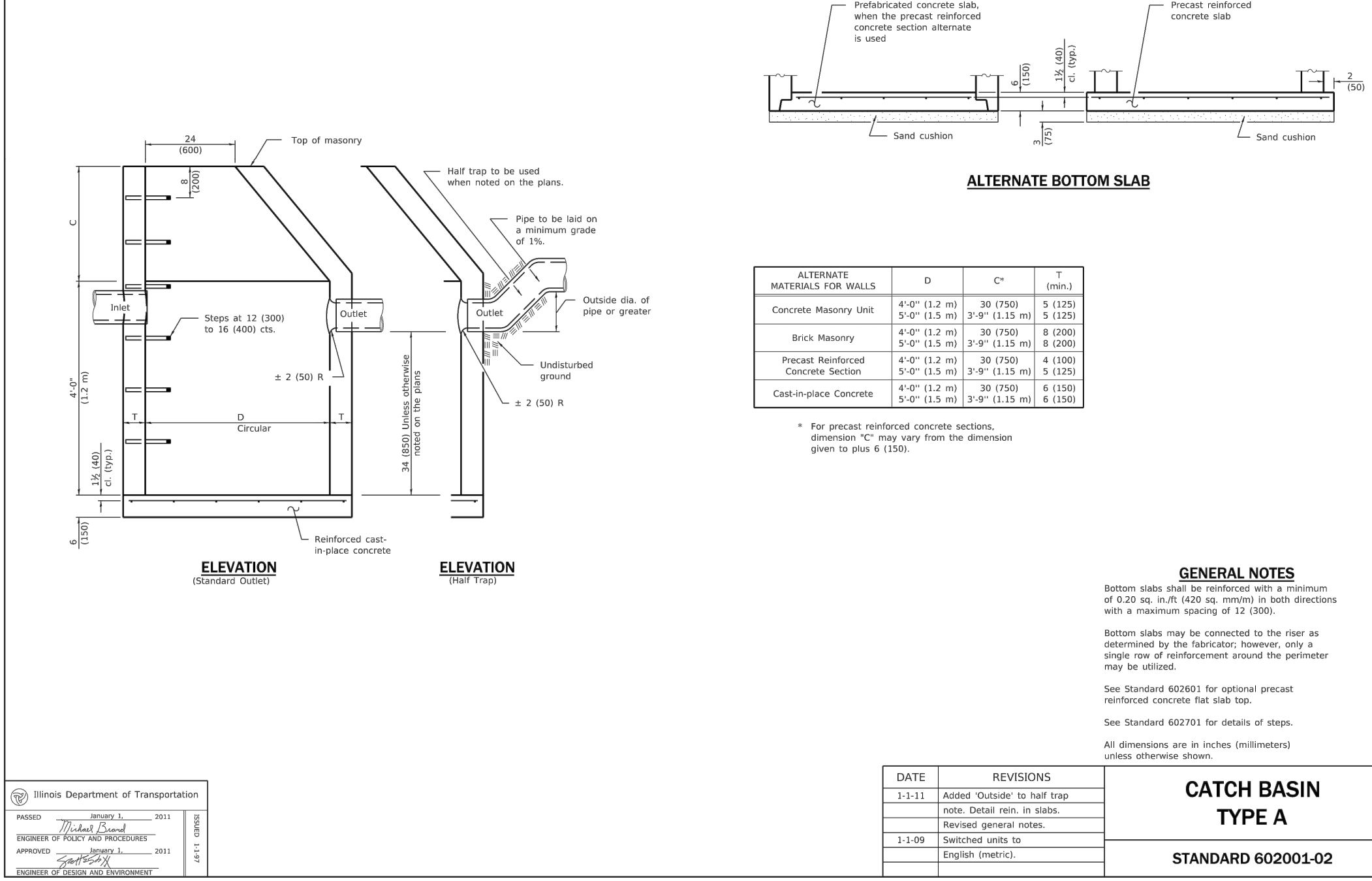
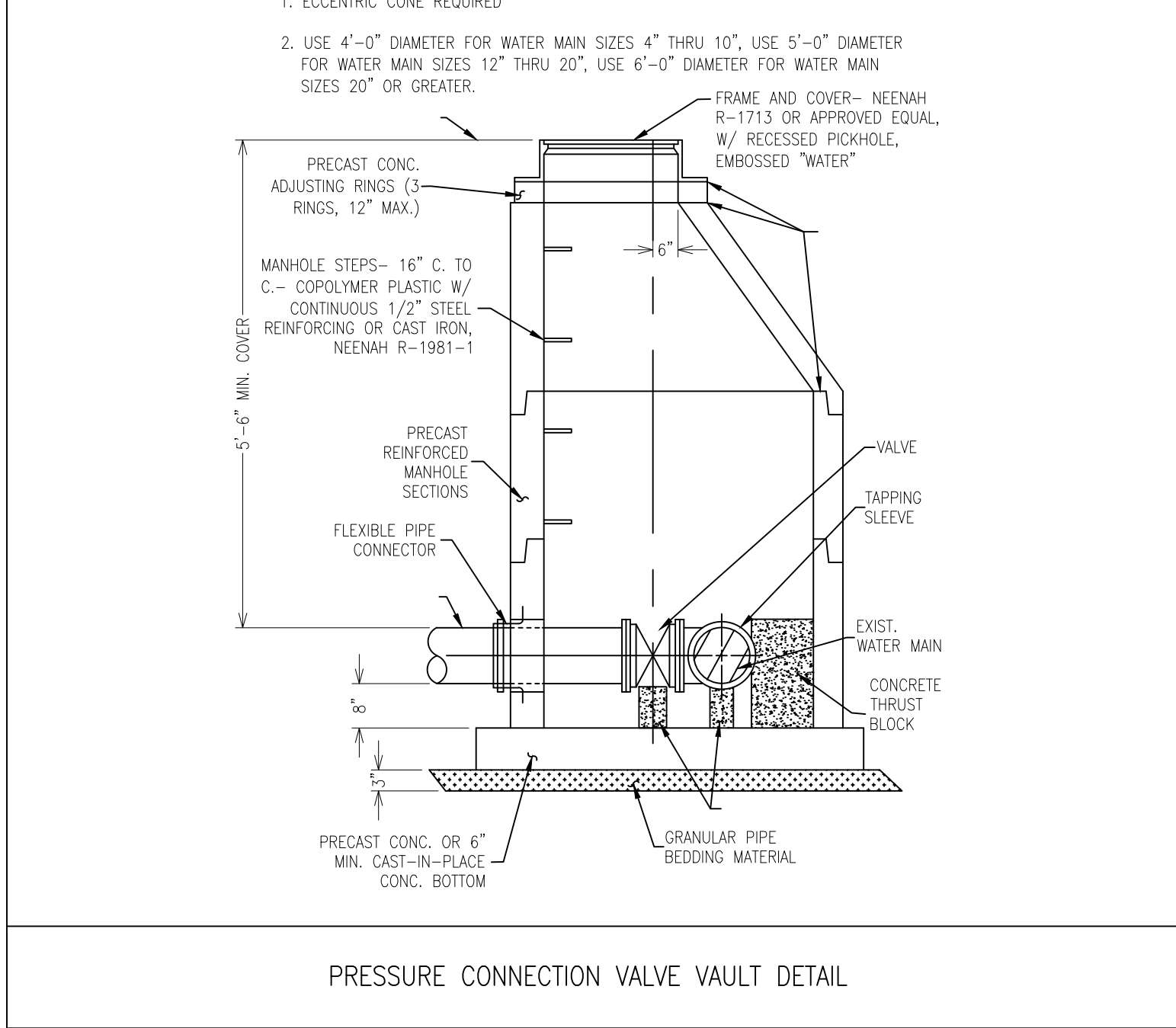
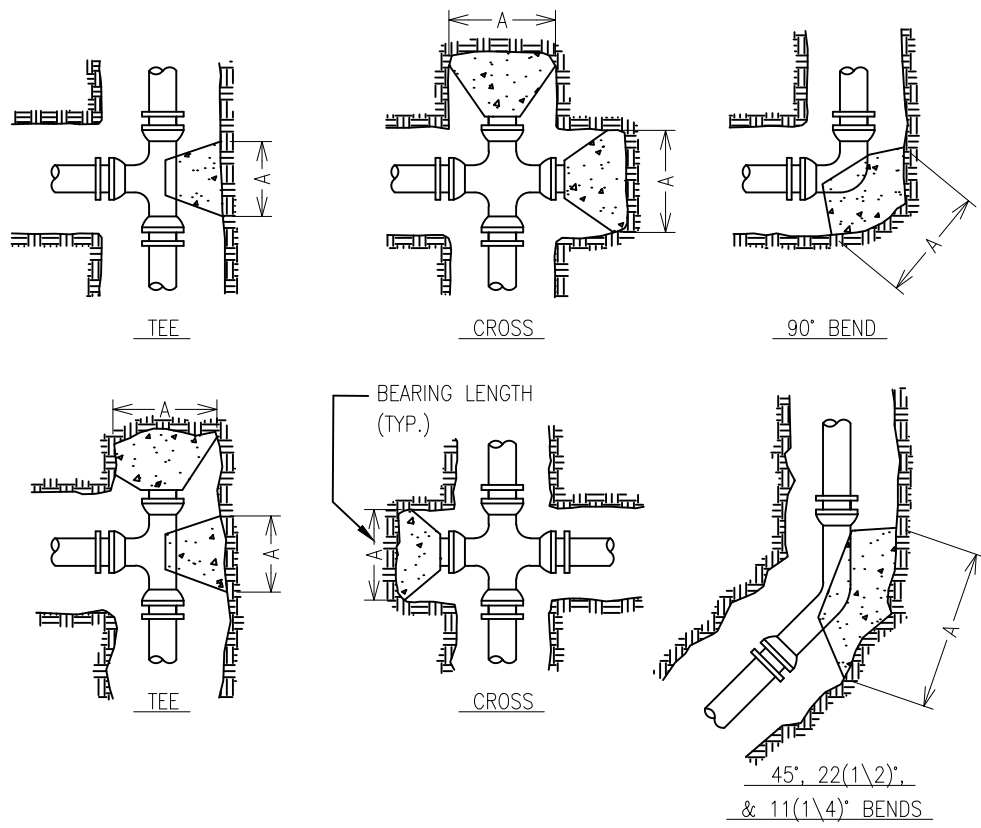
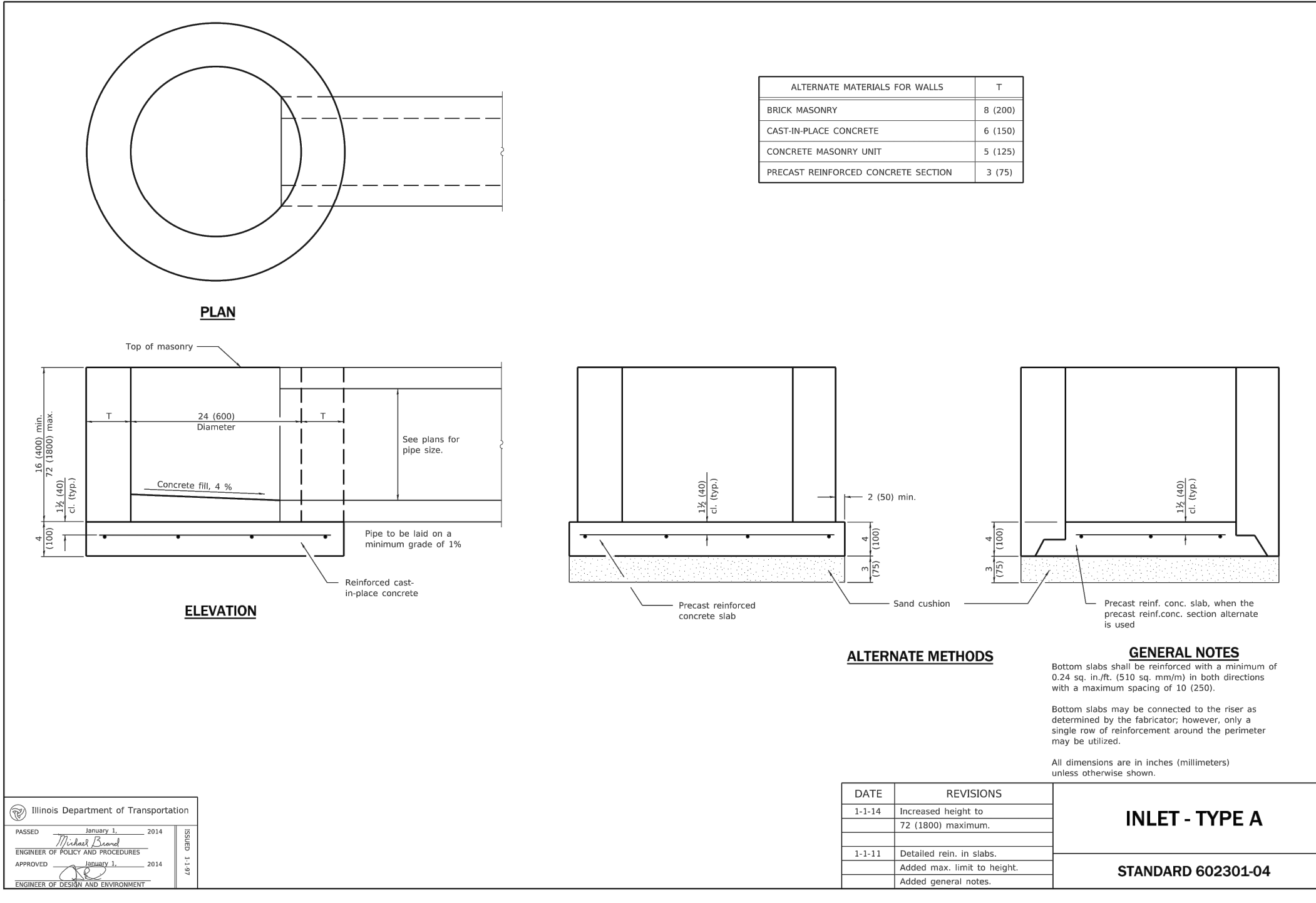
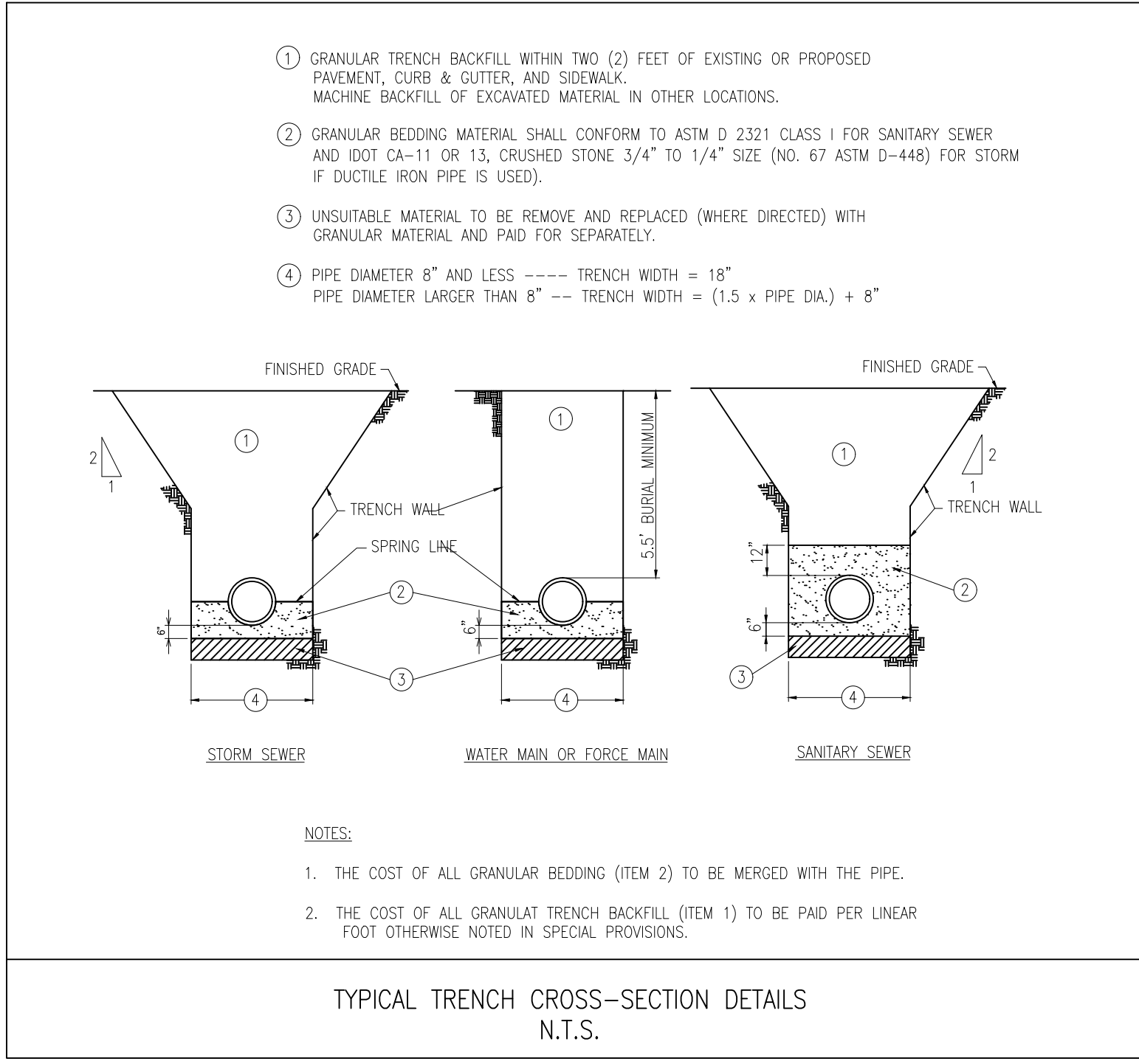
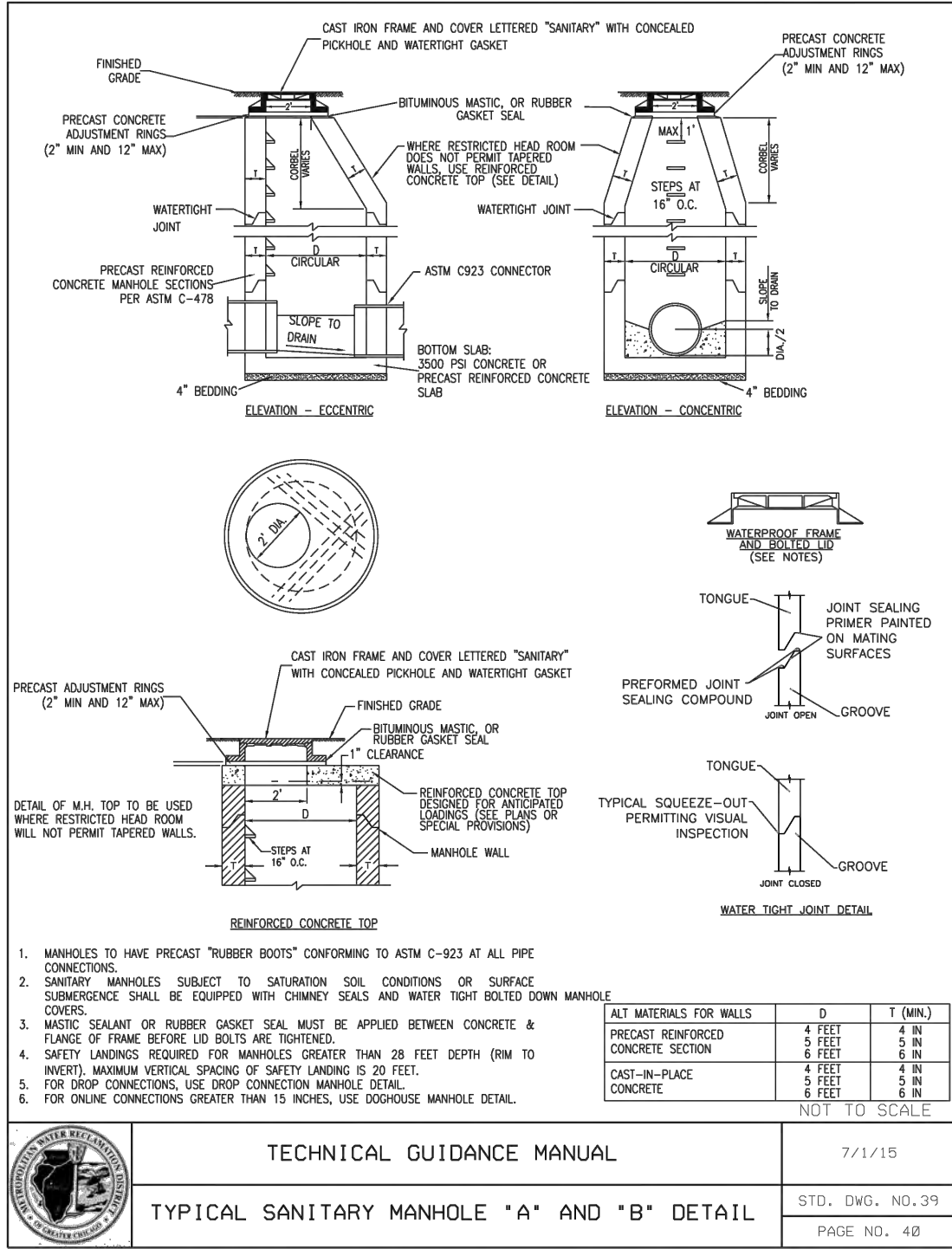
NOVEMBER 18, 2019  
JOB: 18-036

SHEET:  
SE3  
11 OF 18

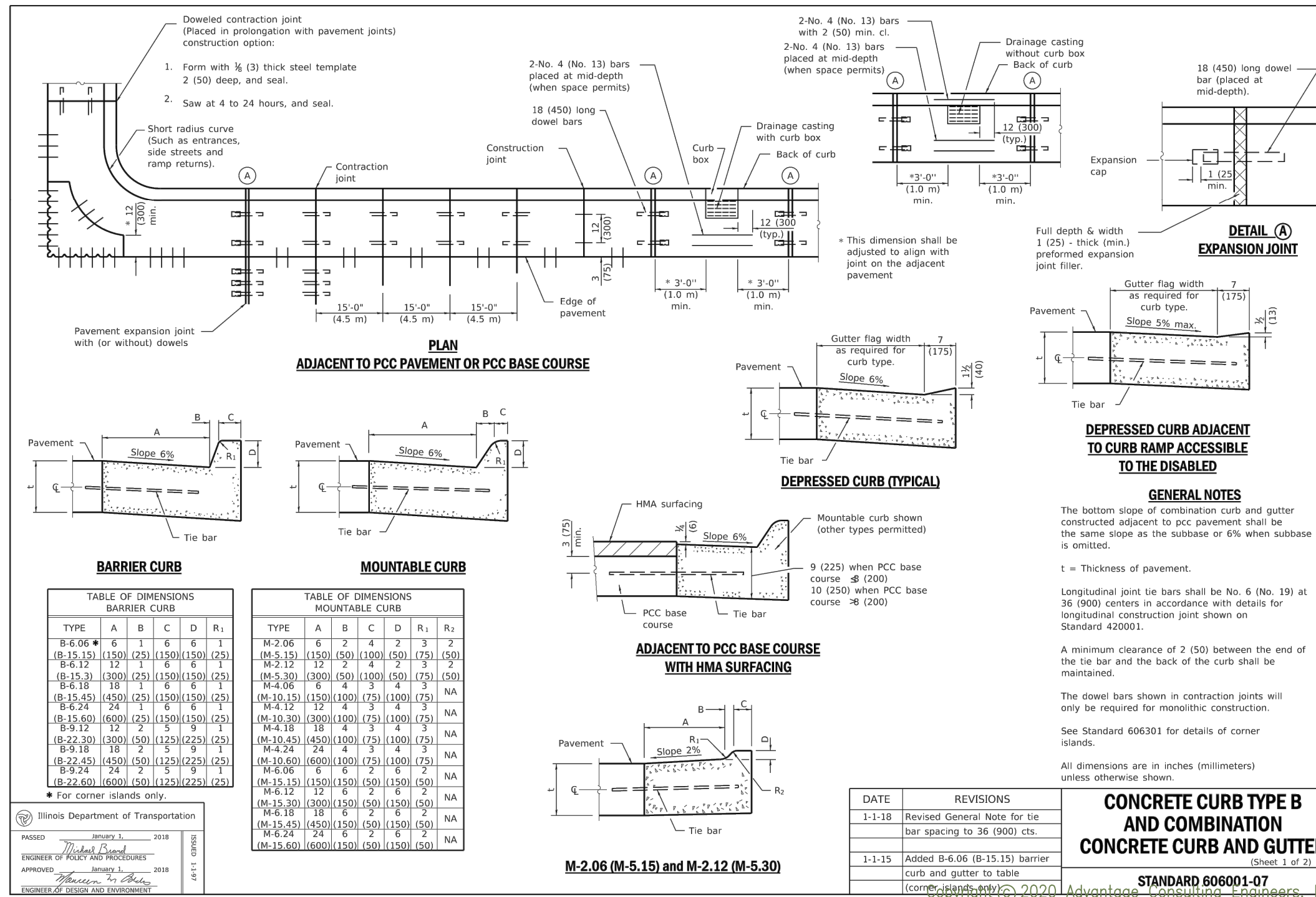
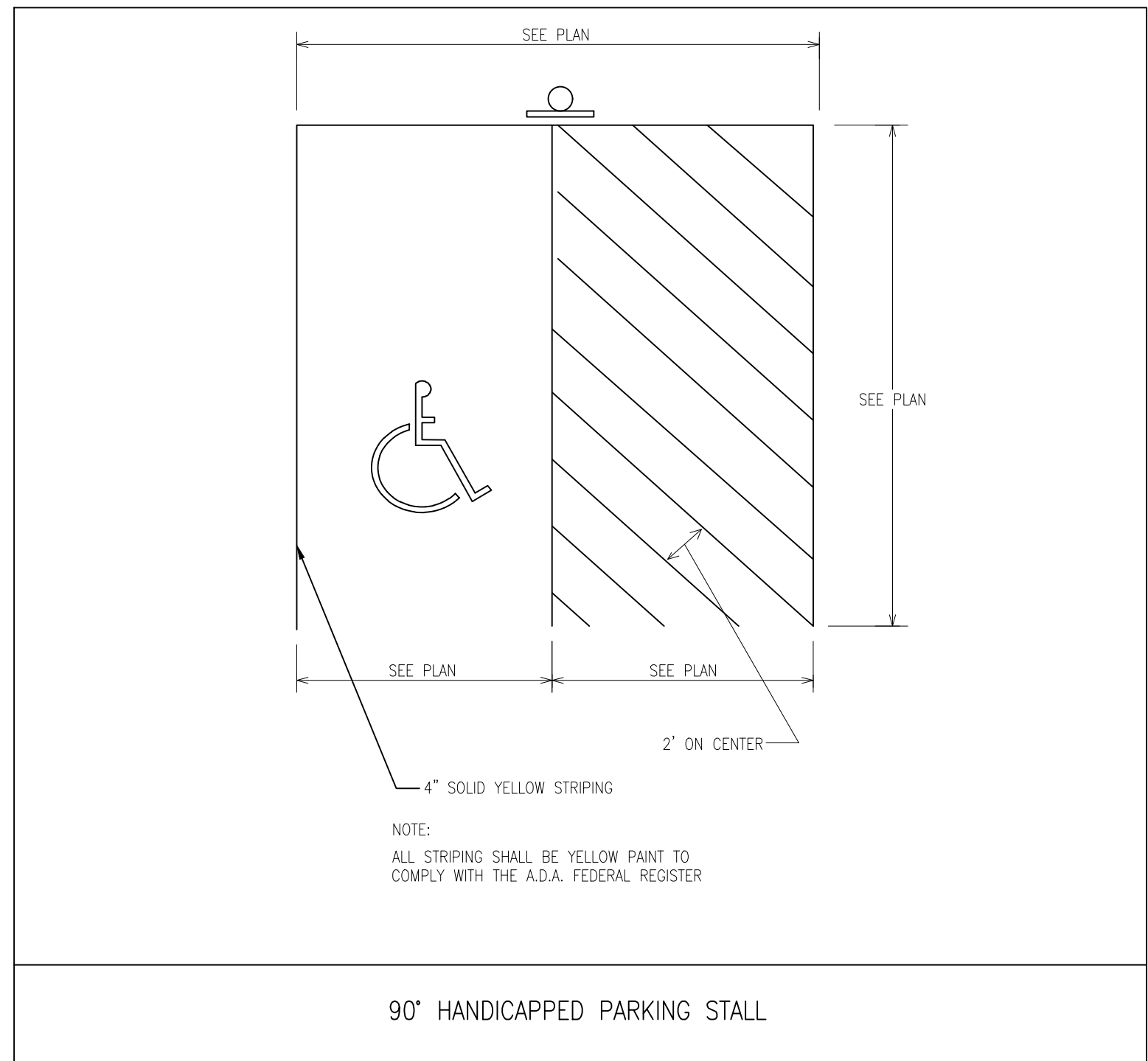
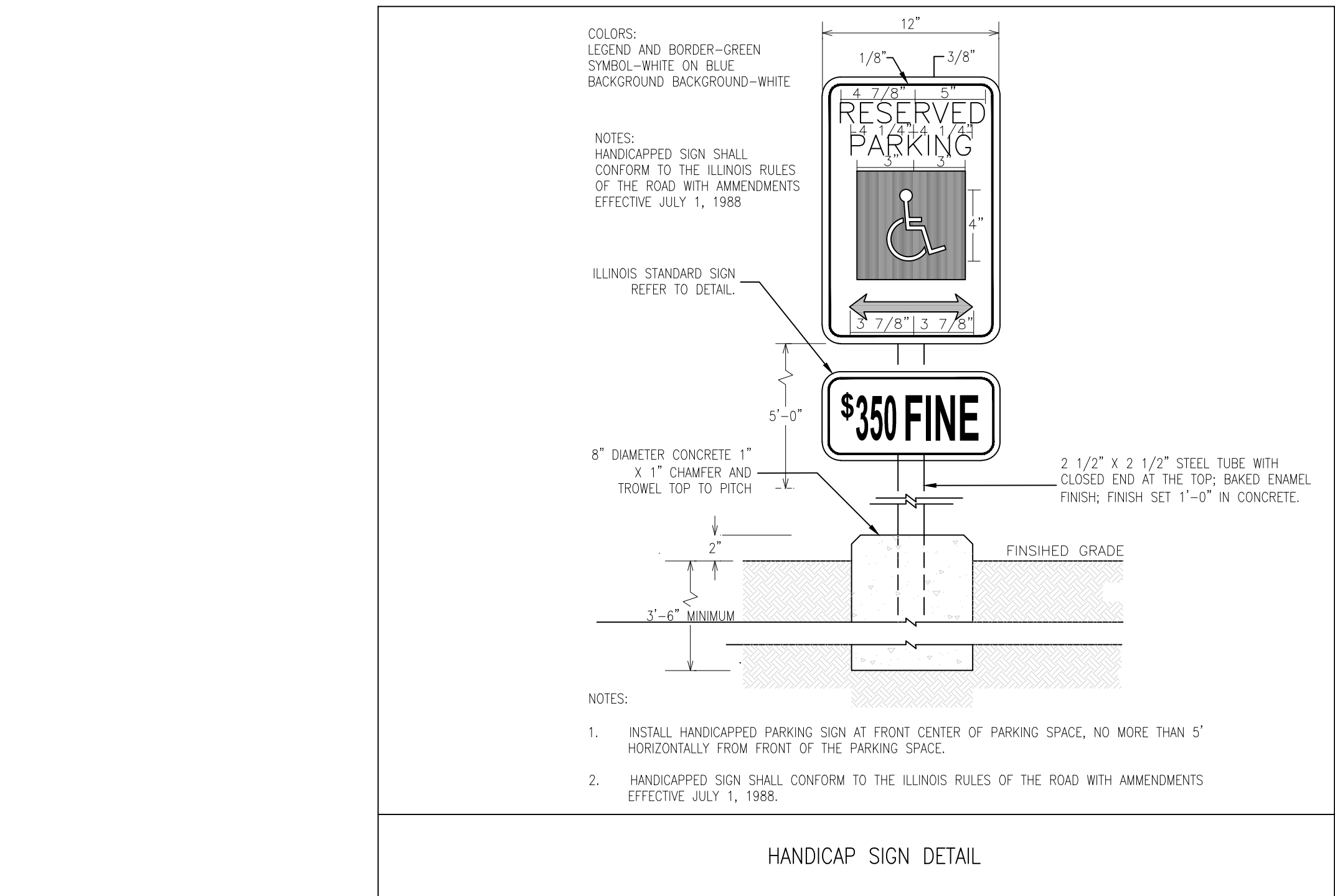
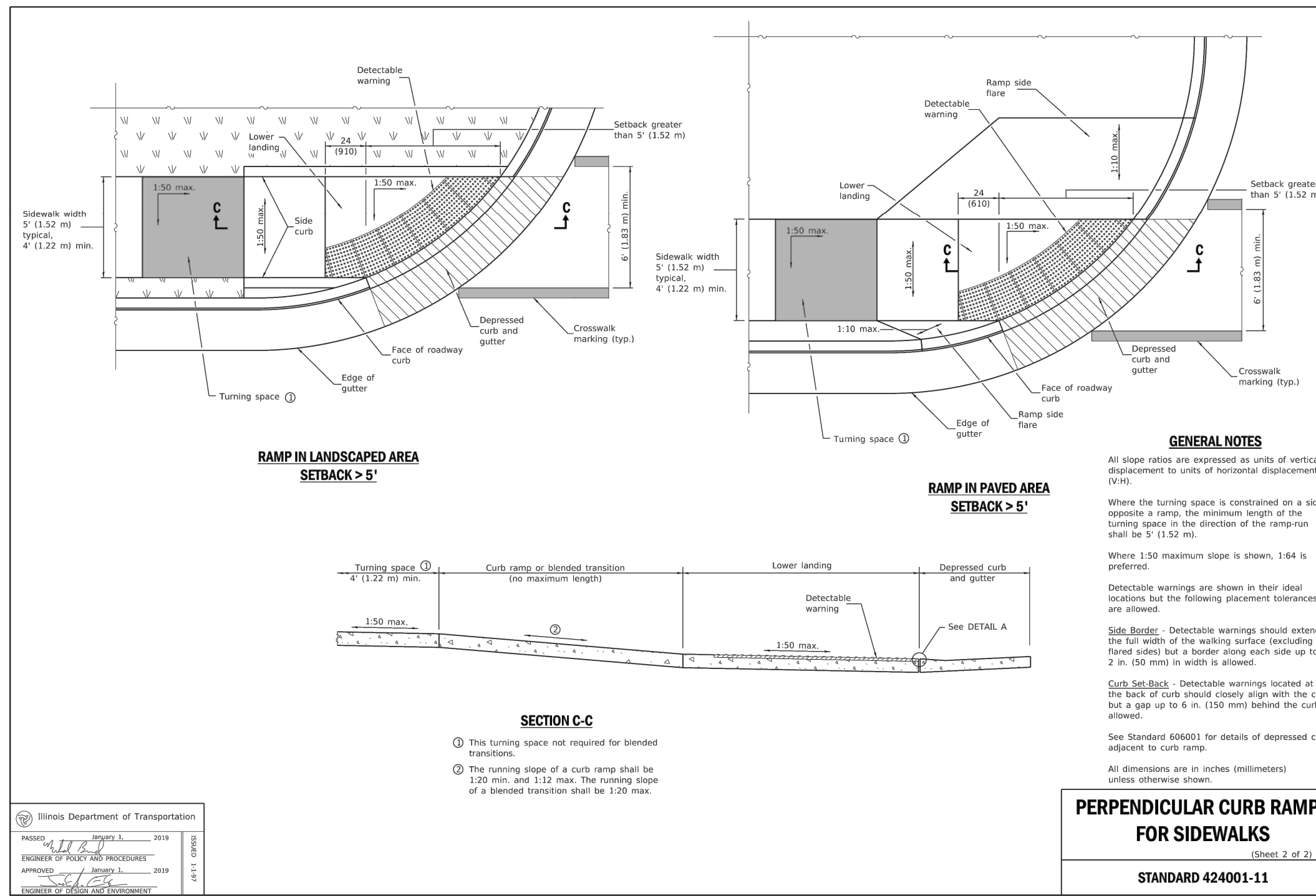
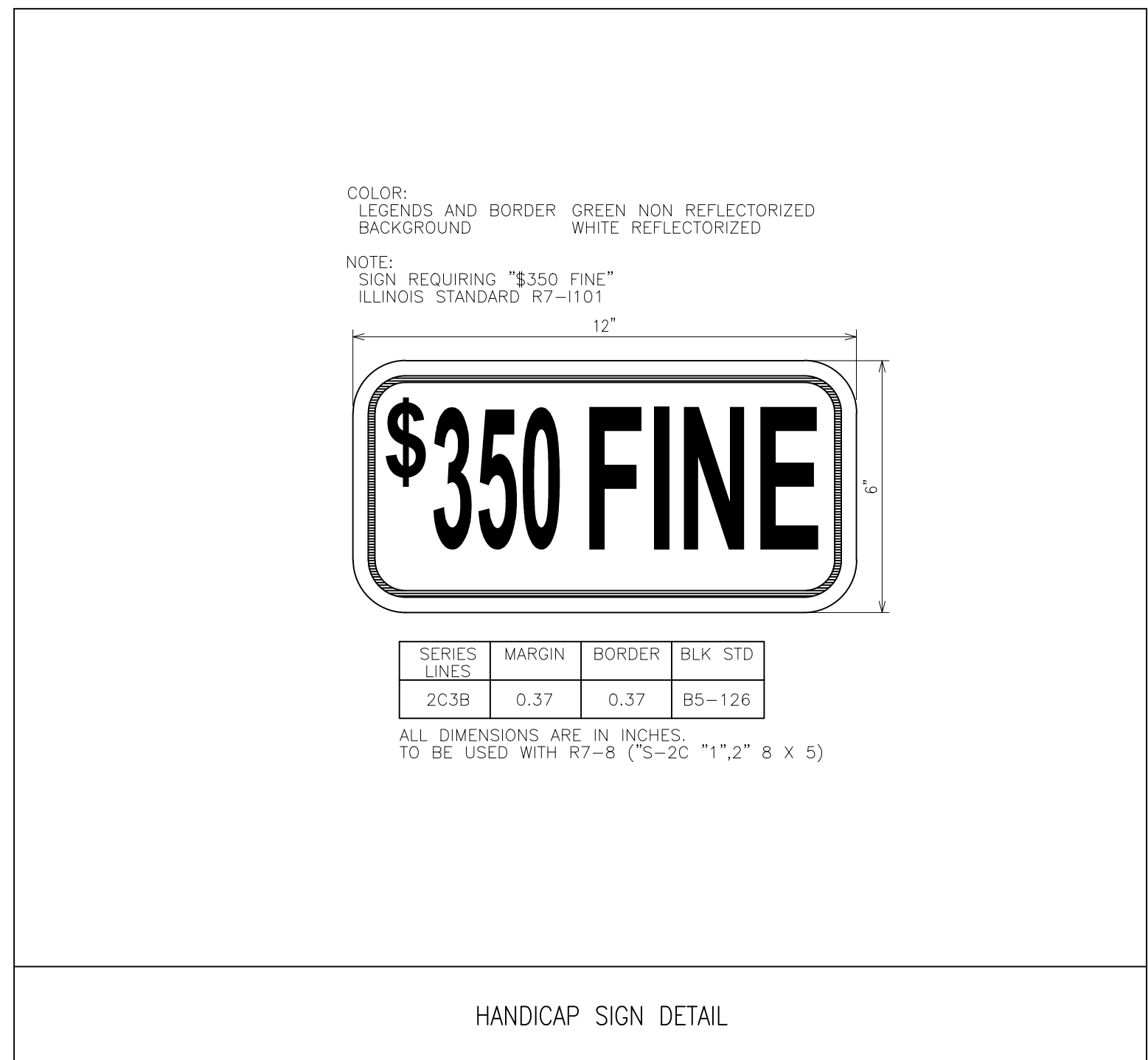
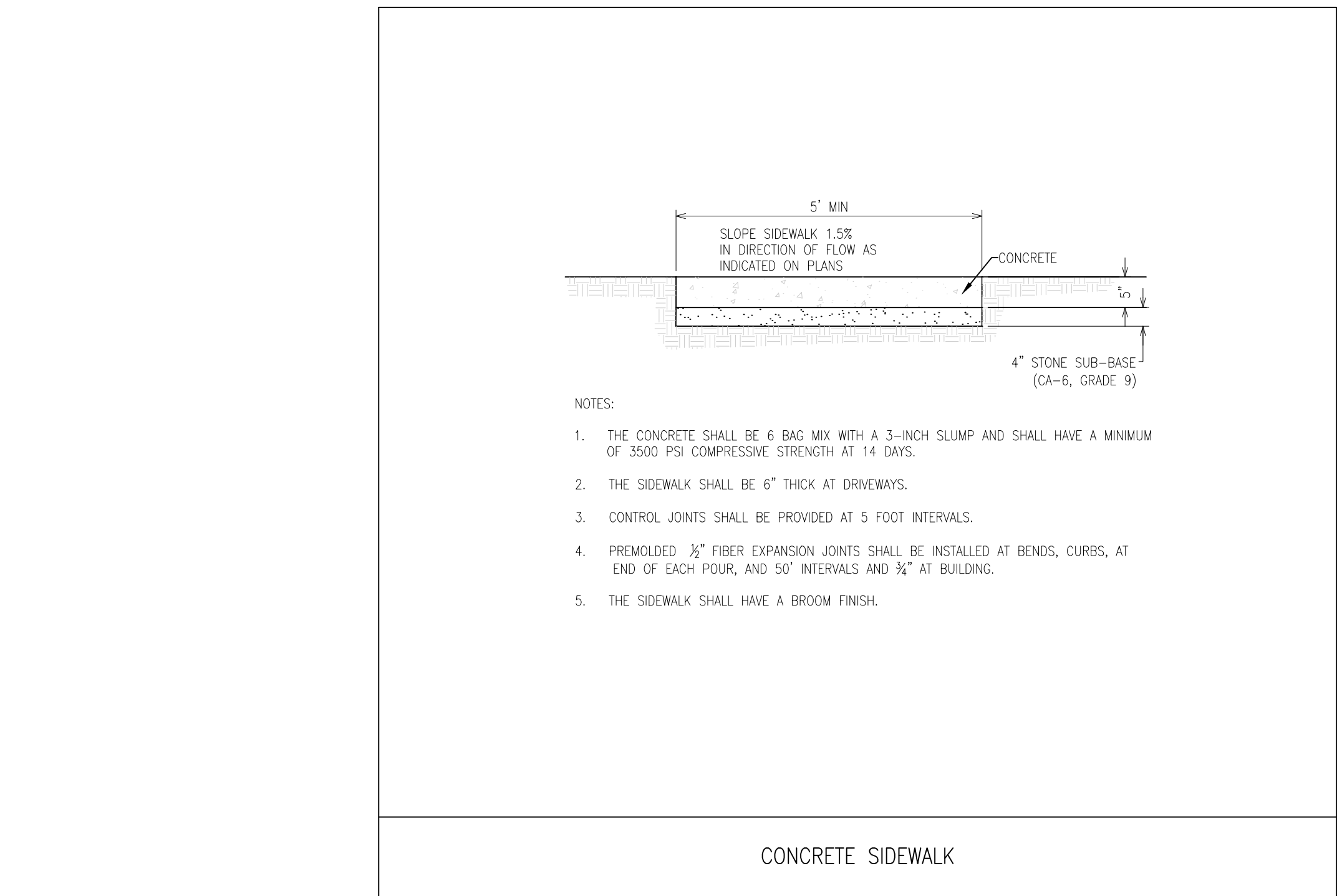
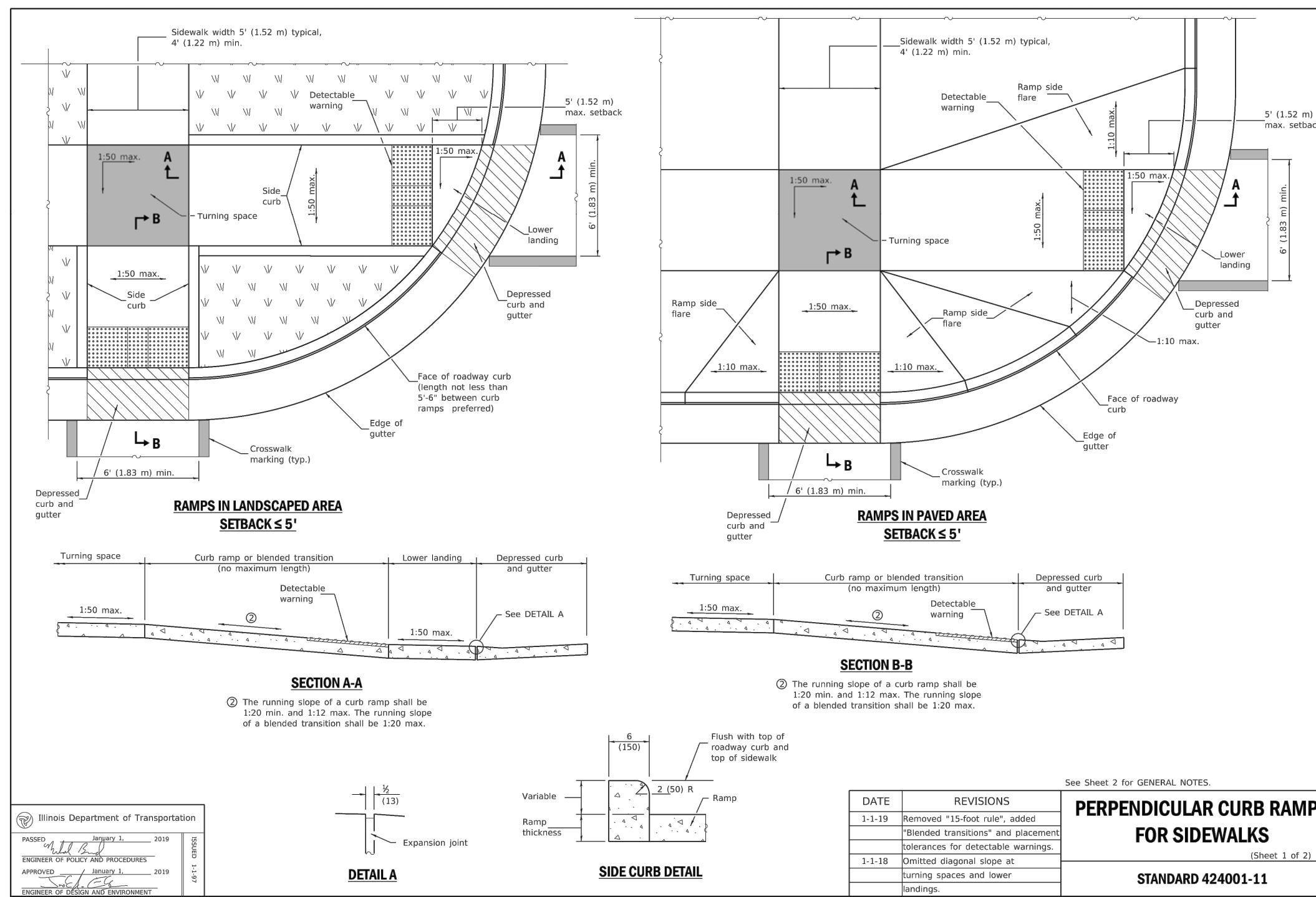
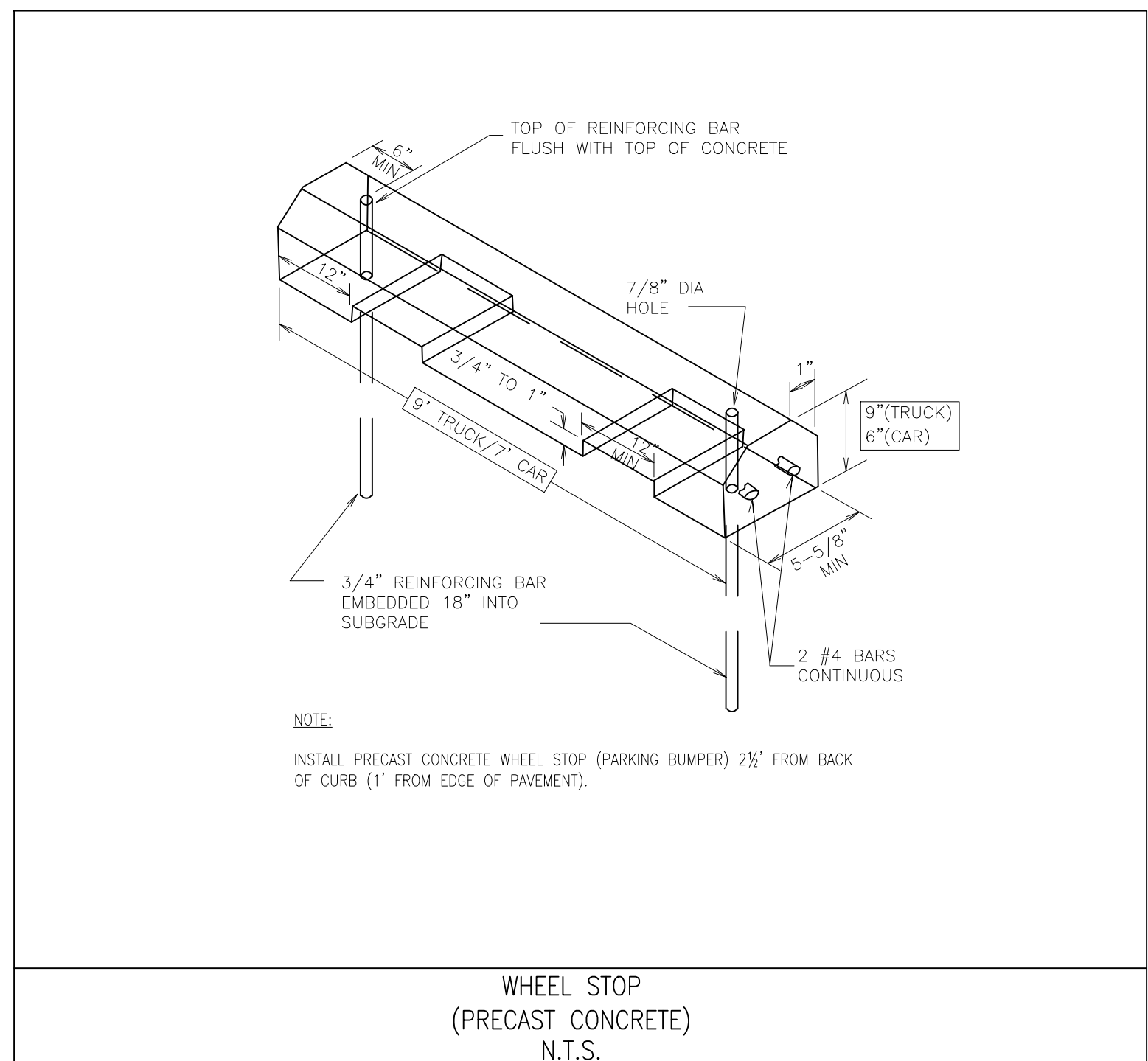
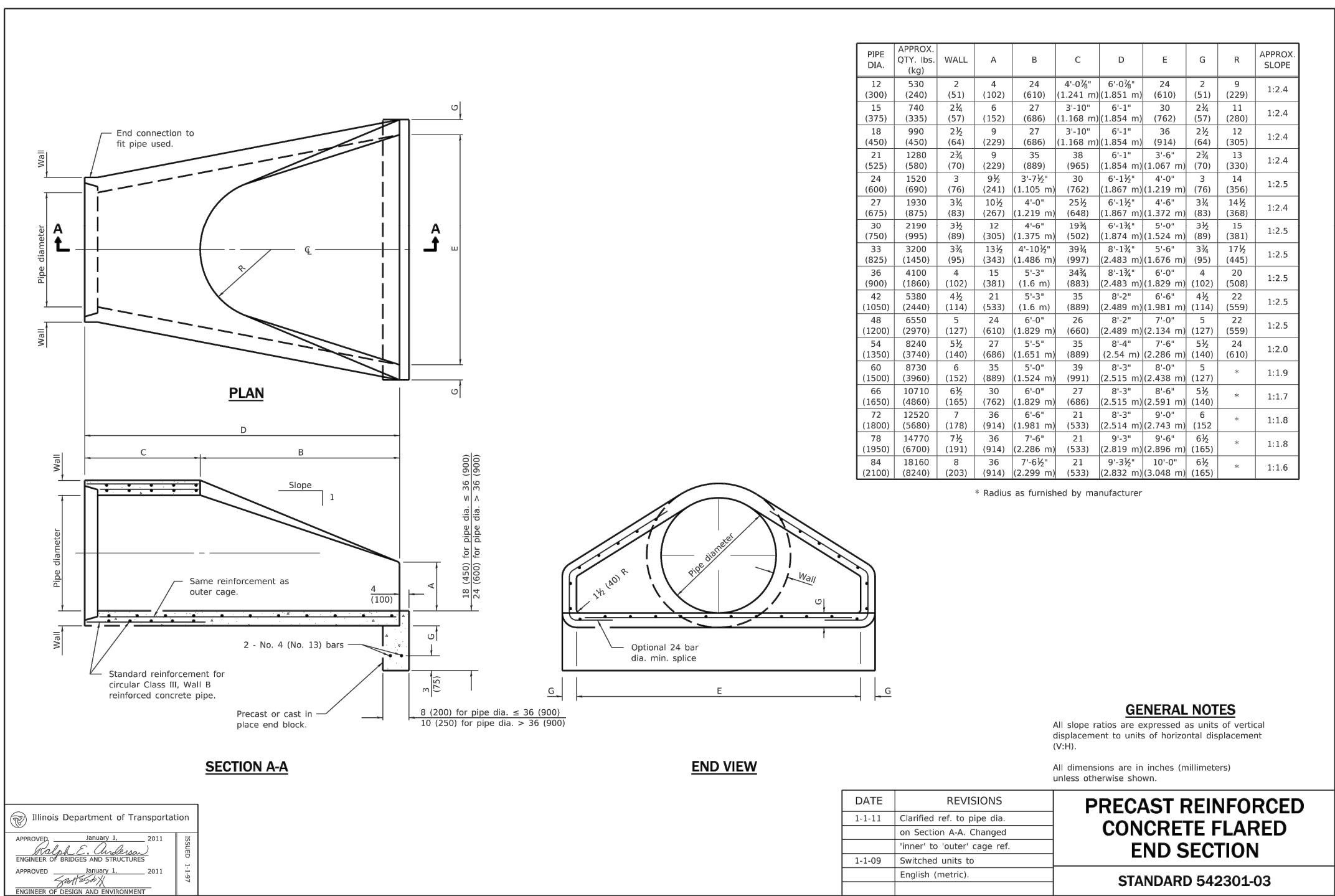


MWRD TYPICAL GENERAL NOTES			EARTHWORK	SANITARY SEWER	WATER MAIN																																															
<p>A. REFERENCE SPECIFICATIONS</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:</p> <ul style="list-style-type: none"><li>STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT SSI) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;</li><li>STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;</li><li>VILLAGE OF TINLEY PARK MUNICIPAL CODE;</li><li>THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;</li><li>IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.</li></ul> <p>B. NOTIFICATIONS</p> <p>1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).</p> <p>2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.</p> <p>3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROXIMITY DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.L.I.E. AT 1-800-892-0123.</p> <p>C. GENERAL NOTES</p> <p>1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 1.1578.</p> <p>2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.</p> <p>3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.</p> <p>4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.</p> <p>5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.</p> <p>6. ANY EXISTING UNDERGROUND UTILITY, SIDEWALK, DRIVEWAY, MAINTAINED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.</p> <p>7. MATERIAL AND CONSTRUCTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.</p> <p>8. UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.</p> <p>9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.</p> <p>10. RECORD DRAWINGS MUST BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ADJUSTMENT SHALL BE MADE. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.</p> <p>D. SANITARY SEWER</p> <p>1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.</p> <p>2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.</p> <p>3. RESEARCHING ANY UNLINED WATER MAINS OR SEWERS FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.</p> <p>4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).</p> <p>5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.</p> <p>6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.</p> <p>7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:</p> <table><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr><tr><td>VITRIFIED CLAY PIPE</td><td>ASTM C-700</td><td>ASTM C-425</td></tr><tr><td>REINFORCED CONCRETE SEWER PIPE</td><td>ASTM C-443</td><td>ASTM C-443</td></tr><tr><td>CAST IRON SOIL PIPE</td><td>ASTM A-74</td><td>ASTM C-564</td></tr><tr><td>DUCTILE IRON PIPE</td><td>ANSI A21.51</td><td>ANSI A21.11</td></tr><tr><td>POLYVINYL CHLORIDE (PVC) PIPE</td><td>ASTM D-3034</td><td>ASTM D-3212</td></tr><tr><td>18-INCH TO 24-INCH DIAMETER SDR 26</td><td>ASTM D-3350</td><td>ASTM D-3212</td></tr><tr><td>HIGH DENSITY POLYETHYLENE (HDPE)</td><td>ASTM D-3035</td><td>ASTM D-3261,F-2620(HEAT FUSION)</td></tr><tr><td>WATER MAIN QUALITY PVC</td><td>ASTM D-2241</td><td>ASTM D-3139</td></tr><tr><td>4-INCH TO 36-INCH</td><td>AWWA C900</td><td>ASTM D-3139</td></tr><tr><td>4-INCH TO 12-INCH</td><td>AWWA C905</td><td>ASTM D-3139</td></tr><tr><td>14-INCH TO 48-INCH</td><td></td><td></td></tr></table> <p>THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE</p> <table><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr><tr><td>POLYPROPYLENE (PP) PIPE</td><td>ASTM F-2736</td><td>ASTM D-3212,F-477</td></tr><tr><td>12-INCH TO 24-INCH DOUBLE WALL</td><td>ASTM F-2764</td><td>ASTM D-3212,F-477</td></tr><tr><td>30-INCH TO 60-INCH TRIPLE WALL</td><td></td><td></td></tr></table> <p>8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES. MATERIAL SHALL BE CLASS 4, CA-11 OR CA-13 ROAD SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.</p> <p>9. NON-SHANK FLEXIBLE JOINT CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.</p> <p>10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATER-TIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED MANHOLE AND WATER-TIGHT LID CAST INTO THE LID.</p> <p>11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:</p> <ol style="list-style-type: none"><li>A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBBIE SADDLE OR HUB-TEE SADDLE.</li><li>REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.</li><li>WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.</li></ol> <p>12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.</p> <p>13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.</p> <p>14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST READY TO BE CONNECTED TO COMBINED SEWERS.</p> <p>15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRE-CAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRE-CAST SECTIONS SHALL CONSIST OF MODIFIED PROOVE-IN-GROOVE AND RUBBER GASKET TYPE JOINTS.</p> <p>16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.</p> <p>17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TIES OR BASIN, VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS. IN COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS, CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED, AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE REMOVED. DRAIN TILES SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.</p> <p>18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED. IN THE EVENT OF A SEWER BACKFLOW INTO AN OPERATING DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.</p> <p>E. SOIL EROSION AND SEDIMENT CONTROL</p> <p>1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.</p> <p>2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.</p> <p>3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.</p> <p>4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.</p> <p>5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM:</p> <ol style="list-style-type: none"><li>UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.</li><li>ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.</li></ol> <p>6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.</p> <p>7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA, OR BEING REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.</p> <p>8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.</p> <p>9. TEMPORARY WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.</p> <p>10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.</p> <p>11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION OR OTHER MEANS.</p> <p>12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).</p> <p>13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.</p> <p>14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.</p> <p>15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.</p> <p>16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.</p> <p>17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.</p> <p>18. IF DETERMINING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DETERMINING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DETERMINING ACTIVITIES.</p> <p>19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DOWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DOWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.</p> <p>20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.</p> <p>21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.</p> <p>22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.</p> <p>23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.</p>			PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425	REINFORCED CONCRETE SEWER PIPE	ASTM C-443	ASTM C-443	CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564	DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11	POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-3034	ASTM D-3212	18-INCH TO 24-INCH DIAMETER SDR 26	ASTM D-3350	ASTM D-3212	HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3035	ASTM D-3261,F-2620(HEAT FUSION)	WATER MAIN QUALITY PVC	ASTM D-2241	ASTM D-3139	4-INCH TO 36-INCH	AWWA C900	ASTM D-3139	4-INCH TO 12-INCH	AWWA C905	ASTM D-3139	14-INCH TO 48-INCH			PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	POLYPROPYLENE (PP) PIPE	ASTM F-2736	ASTM D-3212,F-477	12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2764	ASTM D-3212,F-477	30-INCH TO 60-INCH TRIPLE WALL			<p>1. TOPSOIL EXCAVATION</p> <p>EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION BELOW STRUCTURALLY UNSUITABLE MATERIALS OR COMPACTED EARTH FILL MATERIAL AND CUT AREAS OF THE NON-STRUCTURAL ZONES. TOPSOIL MAY NOT HAVE TO BE REMOVED IF FILL IS TO BE PLACED IN NON-STRUCTURAL FILL AREAS SUCH AS REAR YARDS.</p> <p>PLACEMENT OF EXCAVATED MATERIAL FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL ARE TO BE APPROVED BY OWNER PRIOR TO PLACEMENT.</p> <p>EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF NOT TO BE STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.</p> <p>TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING A MINIMUM OF 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.</p> <p>MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.</p> <p>2. EARTH EXCAVATION</p> <p>EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.</p> <p>PLACEMENT OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN PLAN SUBGRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL. HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.</p> <p>COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN COMPOSED PAVEMENT AND BUILDING PAD AREAS, SIDEWALK, ETC., 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED IN NON-STRUCTURAL FILL AREAS.</p> <p>THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE TO REMAIN SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.</p> <p>THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ALL EXISTING ITEMS WHICH ARE TO BE REMAIN. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.</p> <p>3. UNSUITABLE MATERIAL</p> <p>UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT OR BUILDING CONSTRUCTION, AND IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.</p> <p>4. THE GRADING CONTRACTOR SHALL:</p> <p>MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.</p> <p>SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED FOR ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.</p> <p>SCAFFOLD AND COMPACT TO THE DEGREE SPECIFIED THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.</p> <p>PROVIDE WATER AS DIRECTED BY SOILS ENGINEER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.</p> <p>BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.</p> <p>BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED IN THESE PLANS. ALL CONTRACTORS SHALL COMPLY WITH SWPPP AND NPDES REQUIREMENTS.</p> <p>USE LIME STABILIZATION IN THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.</p> <p>5. TESTING AND FINAL ACCEPTANCE</p> <p>THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY GRA REPRESENTATIVE AND OWNER.</p> <p>ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT, AND PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE GRA REPRESENTATIVE AND OWNER.</p> <p>THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.</p> <p>6. DRAIN TILES</p> <p>ANY DRAIN TILES ENCOUNTERED SHALL BE MARKED. ANY DRAIN TILES THAT ARE DAMAGED SHALL BE REPAIRED OR ROUTED FOR POSITIVE DRAINAGE TO AVOID ANY POTENTIAL DRAINAGE ISSUE FOR THE UPSTREAM PROPERTY OWNERS.</p>	<p>1. UNLESS NOTED OTHERWISE, ALL SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3212. THE STANDARD DIMENSION RATIO (SDR) FOR PIPE SHALL BE 26, WHERE SHOWN. PVC SDR 21 SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3339. THE PVC DITB SANITARY SEWER SHALL CONFORM TO AWWA C900/C905 WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905</p> <p>2. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT ALLOWED.</p> <p>3. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY AND/OR AUTHORIZED AGENCY.</p> <p>4. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL CONFORMING TO DOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321, CL 1.</p> <p>5. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.</p> <p>6. BEDDING SHALL CONSIST OF A MINIMUM OF 4" OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL SANITARY SEWERS. SANITARY SEWERS SHALL HAVE TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF 12" FOR SANITARY SEWER PIPE. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO DOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321 CLASS 1.</p> <p>7. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.</p> <p>8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE.</p> <p>9. THE TESTING OF PIPES' STRAIGHTNESS, AND FIELD TESTING SHALL BE IN ACCORDANCE WITH DEVELOPMENT CODE OF THE MUNICIPALITY.</p> <p>10. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST REINFORCE CONCRETE RINGS OR MONOLITHIC CONCRETE CONFORMING TO ASTM D478 AND SHALL HAVE AN ECCENTRIC COLE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE CAST IRON NEEHAW R-1981-I AT 16" O.C.</p> <p>11. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEEHAW R-1772 OR APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY OR SANITARY DISTRICT NAME EMBOSSED ON THE LID.</p> <p>12. ALL MANHOLE JOINTS SHALL BE SEALED WITH BUTYL ROPE JOINTS. NO MORE THAN EIGHT INCHES (8") OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. ALL PIPE OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES PER ASTM C-923. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.</p> <p>13. DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS ONE FOOT (1') OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE EXTERIOR DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL.</p> <p>14. INSPECTION OF MANHOLES: ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS AND ALL VISIBLE LEAKAGE ELIMINATED BEFORE FINAL</p>
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS																																																		
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425																																																		
REINFORCED CONCRETE SEWER PIPE	ASTM C-443	ASTM C-443																																																		
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564																																																		
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11																																																		
POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-3034	ASTM D-3212																																																		
18-INCH TO 24-INCH DIAMETER SDR 26	ASTM D-3350	ASTM D-3212																																																		
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3035	ASTM D-3261,F-2620(HEAT FUSION)																																																		
WATER MAIN QUALITY PVC	ASTM D-2241	ASTM D-3139																																																		
4-INCH TO 36-INCH	AWWA C900	ASTM D-3139																																																		
4-INCH TO 12-INCH	AWWA C905	ASTM D-3139																																																		
14-INCH TO 48-INCH																																																				
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS																																																		
POLYPROPYLENE (PP) PIPE	ASTM F-2736	ASTM D-3212,F-477																																																		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2764	ASTM D-3212,F-477																																																		
30-INCH TO 60-INCH TRIPLE WALL																																																				









REMARKS

REVISED PER VILLAGE/WRD/SC

REVISED PER VILLAGE

DATE

01/17/20

02/27/20

NO.

1.

2.

ADVANTAGE CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

630-520-2467

WWW.ADVANTAGE-CONSULTING-ENGINEERS.COM

DETAILS

NEW HORIZON HOTELS

TINLEY PARK, IL

TOP HOSPITALITY, LLC.

2730 UNIVERSITY BLVD.

HOUSTON, TEXAS 77005

PHONE: 312-404-6735

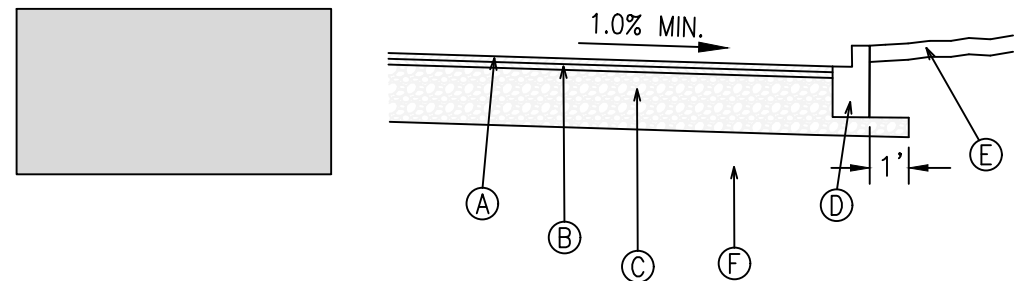
NOVEMBER 18, 2019

JOB: 18-036

SHEET: D2

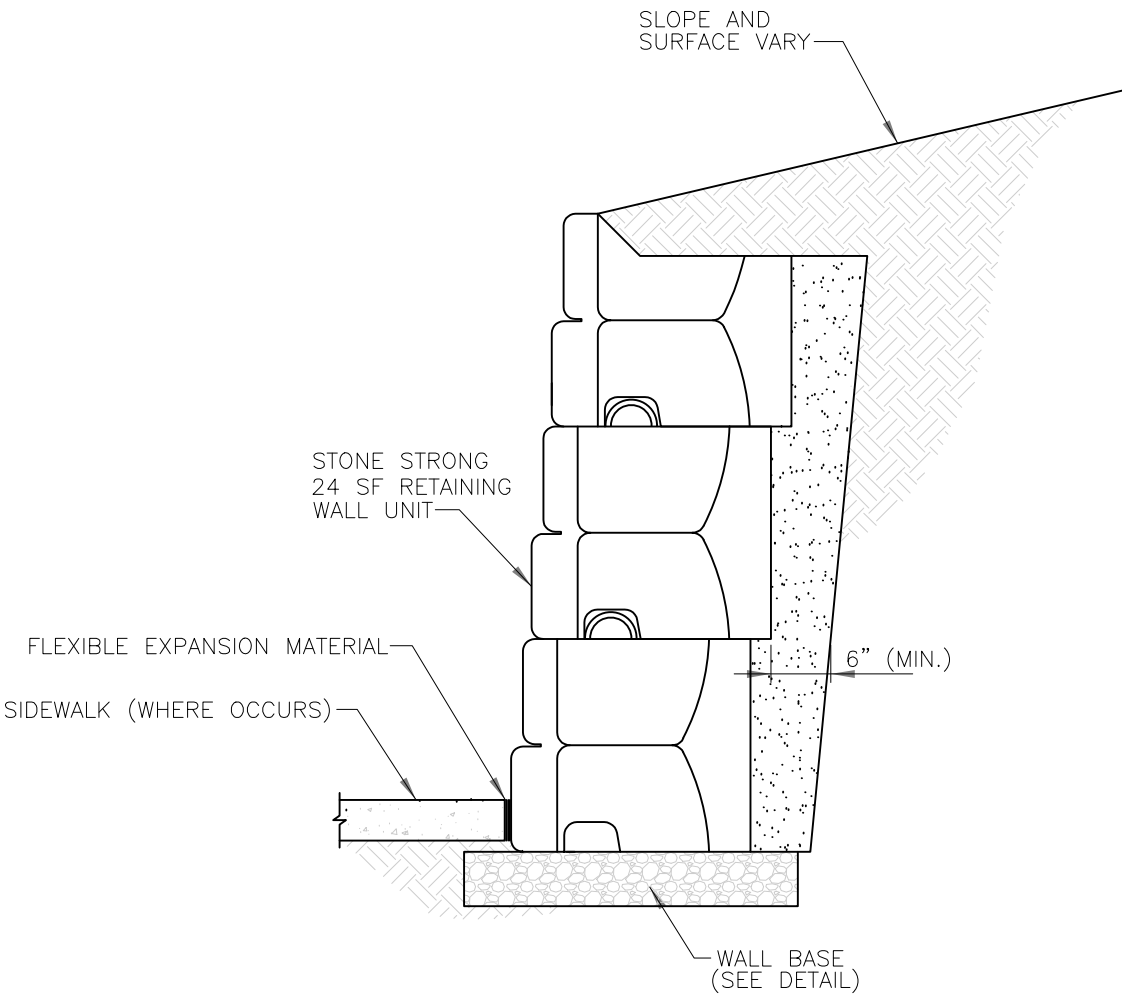
14 OF 18



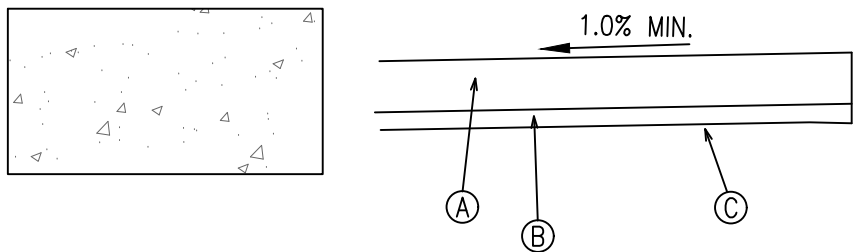


- A 2.0" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, NSO  
B 3.0" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL 19, NSO  
C 10" CA-6(GRADE 8) COMPACTED GRAVEL BASE  
D CONC. CURB & GUTTER, TYPE B-6.12 WITH 4" CA-6 GRAVEL SUB-BASE  
E 6" TOP SOIL AND SEEDING  
F COMPACTED SUBGRADE

ASPHALT PAVEMENT SECTION  
N.T.S.

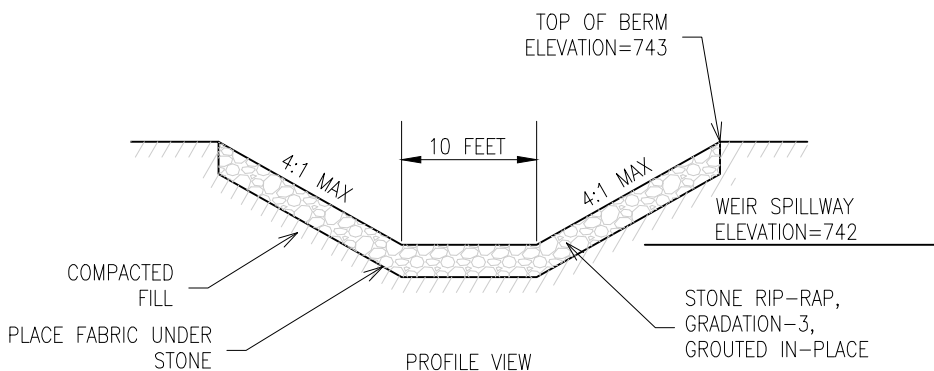
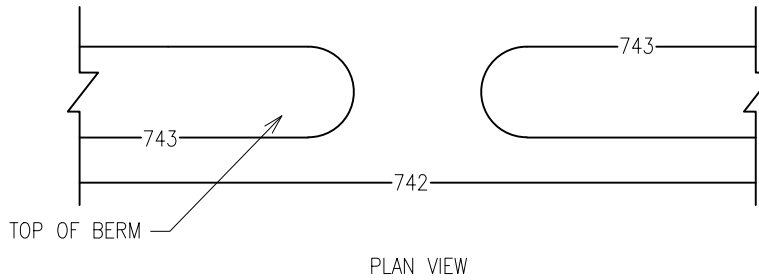


GRAVITY WALL CROSS SECTION  
N.T.S.

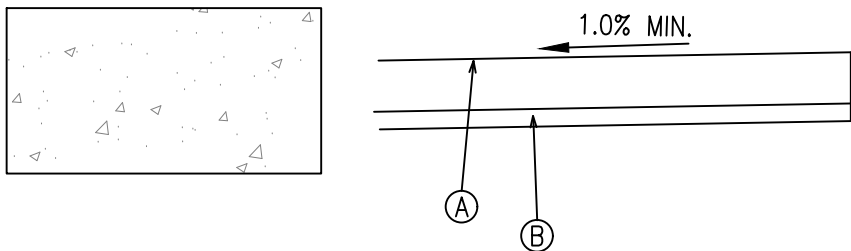


- A 8" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF  
B 4" CRUSHED AGGREGATE SUB-BASE, TY. B.  
C COMPACTED SUB GRADE

CONCRETE DRIVEWAY SECTION  
N.T.S.

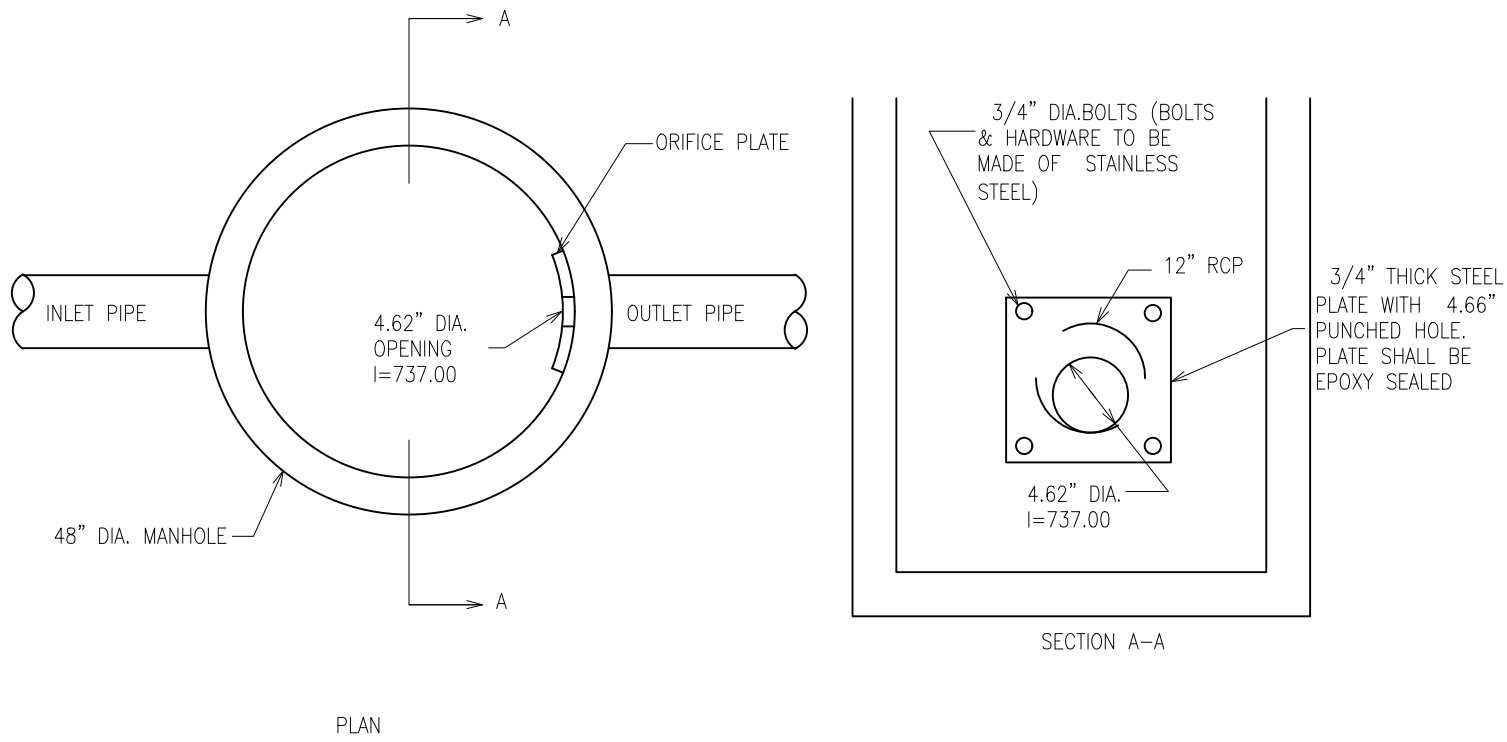


OVERFLOW WEIR



- A 10" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF  
B 4" CRUSHED AGGREGATE SUB-BASE, TY. B.

DUMPSTER PAD SECTION  
N.T.S.



RESTRICTOR DETAIL

REMARKS		DATE	NO.
REVISED PER VILLAGE/WMRDC		01/17/20	1.
REVISED PER VILLAGE		02/27/20	2.
REVISED PER WMRDC		12/21/20	4.

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ACEENGINEERS.COM

**DETAILS**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

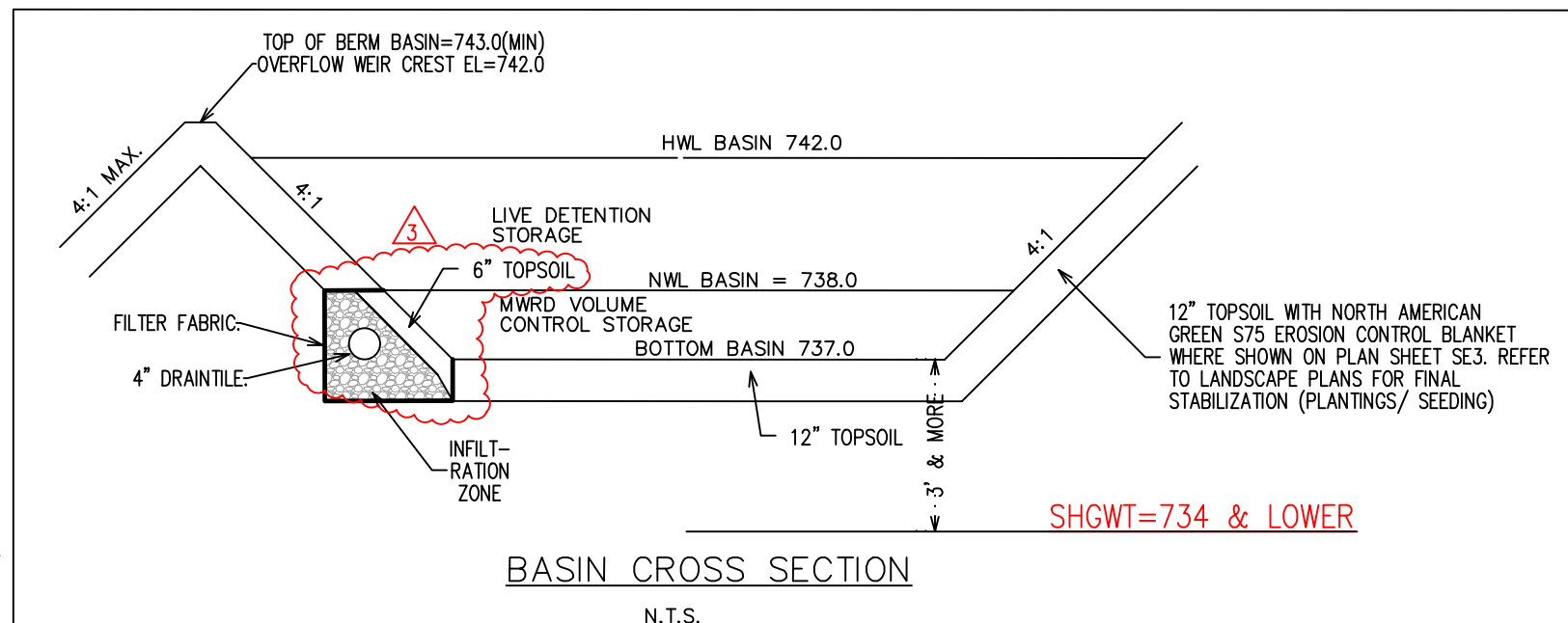
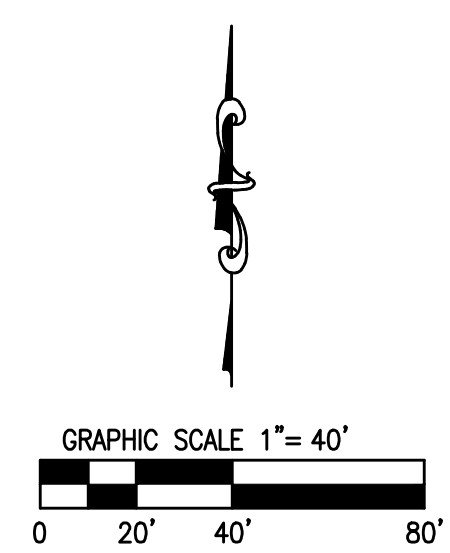
**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036

SHEET:  
**D3**

15 OF 18





MWRD SUMMARY	
LEGEND	
	IMPERVIOUS AREA
	PERVIOUS AREA
	UNRESTRICTED AREA
	VOLUME CONTROL AREA
	OFFSITE AREA
	DRAINAGE AREA BOUNDARY

DETENTION AND RETENTION SUMMARY:	SUMMARY:
BASIN:	TOTAL PROPERTY OWNERSHIP = 8.69 AC.
BASIN BOTTOM= 737.0	TOTAL DEVELOPMENT AREA = 7.21 AC + 1.48 AC (U/S AREA) = 8.69 AC
NWL= 738.0	AREA TRIBUTARY TO BASIN = 8.47 AC.
HWL= 742.0	PROPOSED IMPERVIOUS AREA = 5.70 AC
TAILWATER ELEVATION=N/A	PROPOSED PERVIOUS AREA = 1.72 AC
	PROPOSED IMPERVIOUS AREA = 5.70 AC
	UPSTREAM AREA = 1.06 AC. BYPASS THROUGH OVERFLOW WEIR
	HWL AREA = 1.05 AC.
	UNRESTRICTED AREA = 0.22 AC.
DETENTION VOLUME PROVIDED = 2.88 AC-FT	
DETENTION VOLUME REQUIRED = 2.88 AC-FT	
VOLUME CONTROL PROVIDED= 0.48 AC-FT	
VOLUME CONTROL REQUIRED= 0.52 AC-FT	

ADVANTAGE  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ADCOE.US

DRAINAGE AREA EXHIBIT  
NEW HORIZON HOTELS  
TINLEY PARK, IL

TOP HOSPITALITY, LLC.  
2730 UNIVERSITY BLVD.  
HOUSTON, TEXAS 77005  
PHONE: 312-404-6735

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDC
2.	02/27/20	REVISED PER VILLAGE
3.	12/21/20	REVISED PER MWRDC
4.	12/21/20	REVISED PER MWRDC

NOVEMBER 18, 2019  
JOB: 18-036  
SHEET:  
DR1  
16 OF 18



PIN: 27-34-300-013-0000  
27-34-300-014-0000

LEGAL DESCRIPTION:  
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.  
And  
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

EXAMPLE MAINTENANCE PLAN FOR X DEVELOPMENT

The Owner of the NEW HORIZON HOTELS, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

- General  
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
  - Litter and debris shall be controlled
  - Landscape areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary.
  - Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
  - Rip-rap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
  - Roads shall be swept, vacuumed and/or washed on a regular basis

- Storm Management Facilities  
All components of the storm water management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

- Side Slopes/Embankments/Emergency Overflow Structure
- Inspect embankments for settlement and erosion
  - Remove woody growth from the embankment
  - Any breaks, hire Registered Professional Engineer for design resolution
  - Seed and sod any eroded areas
  - Sign of piping (leakage) or seepage, repair
  - Stabilize emergency overflow structure if erosion observed
  - Remove obstructions blocking emergency overflow spillway

- Vegetated Areas
- Regular mowing to control vegetation, no cutting of negative vegetation
  - Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
  - Evidence of grazing, motorbikes, or other vehicles, repair
  - Check for invasive vegetation, remove where possible
  - All vegetation must be maintained per the approved planting plan

- Outlet Control Structure
- Inspect restrictor and remove debris if clogged or discharge reduced
  - Remove accumulated sediment at outlet
  - Scour and erosion at outlet, repair and reseed
  - Any ice damage to outlet of pipe, repair if necessary
  - Condition of trash tracks, remove debris
  - Outlet channel conditions downstream Access for Maintenance Equipment
  - Remove any obstructions placed in maintenance easements

- Safety Features
- Access controls to hazardous areas
  - Fences
  - Loose or damaged posts
  - Loose or broken wires
  - Condition of gates
  - Signs

- Detention Volume
- Inspect all storm water detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the storm water management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

- Volume Control Facility  
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
  - Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
  - Surface of permeable pavement shall be cleaned with low-pressure power washer.
  - Accumulated sediment from surface shall be vacuumed out and disposed of properly.
  - Appropriate signage shall be repaired if damaged or illegible.

- Storm water Collection System  
The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

- Storm Sewers/Manholes
- Remove accumulated leaves and other debris from gates
  - Reset covers/lids on as-needed basis
  - Remove accumulated sediment from manhole bottom when 50% of sump is filled

- Storm Sewers/Culverts
- Visually inspect pipes by removing manhole lids, make repairs as necessary
  - Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
  - Restore rip rap at outfalls if erosion observed
  - Restore rip rap at outfalls
  - Replant and reseed any eroded areas

- Overland Flow Routes (Ditches/Swoles)
- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
  - Remove any obstructions that have been placed in the drainage path
  - Seed and sod any eroded areas
  - Restore rip rap as necessary
  - Regrade to provide positive drainage as necessary
  - Regular mowing to control vegetation

- Vegetated Areas  
Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair.
- Check for invasive vegetation, remove when possible.
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch.
- Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

- Qualified Sewer Construction  
Performed manhole inspections once every five years; make repairs as necessary.
- Perform sewer inspections once every five years; make repairs as necessary.
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

**ADVANTAGE**  
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEOMONT, ILLINOIS 60439  
630-520-2467 WWW.ADVANTAGE-ILL.COM

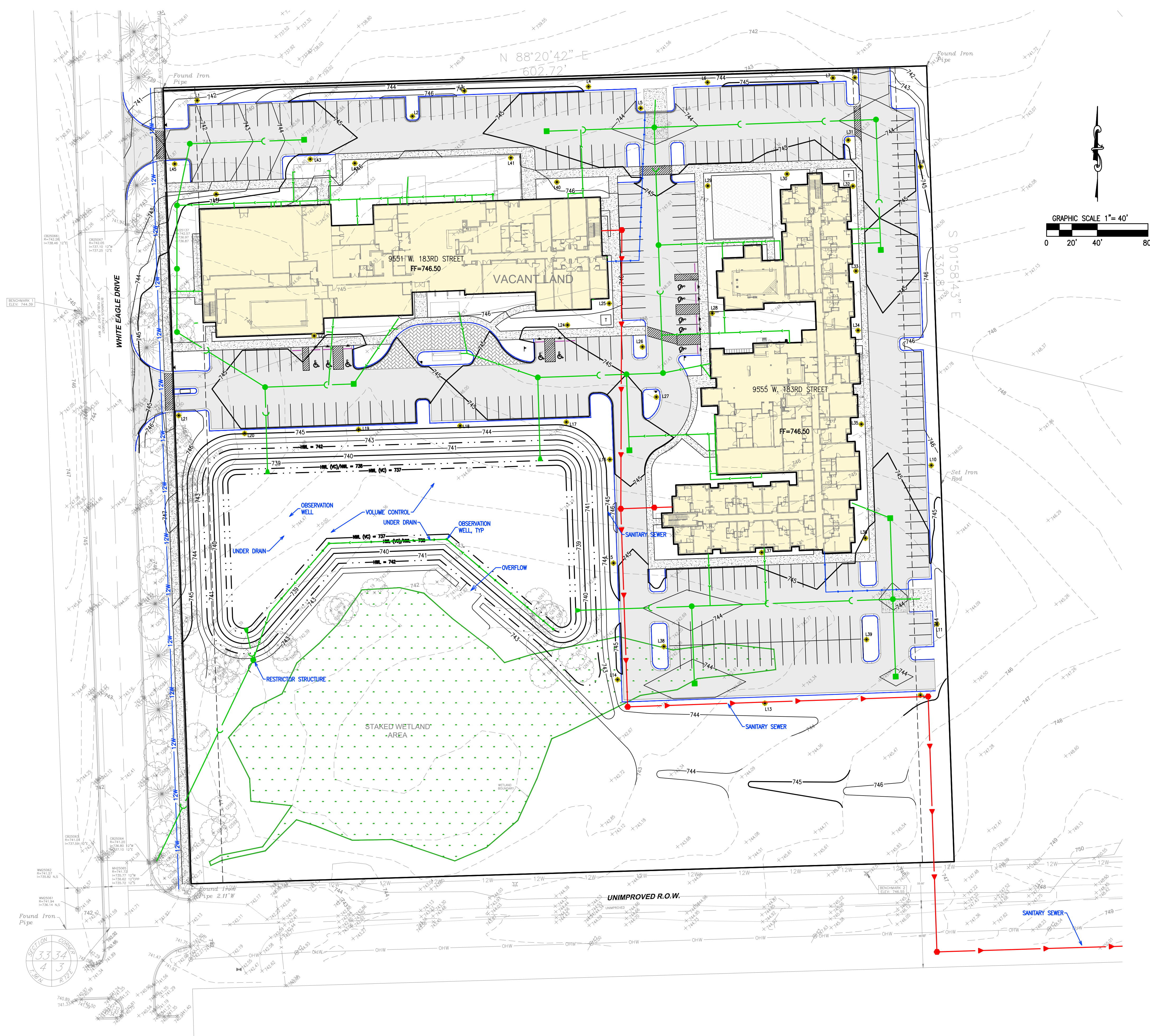
**EXHIBIT R**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036

SHEET:  
**DR2**

17 OF 18



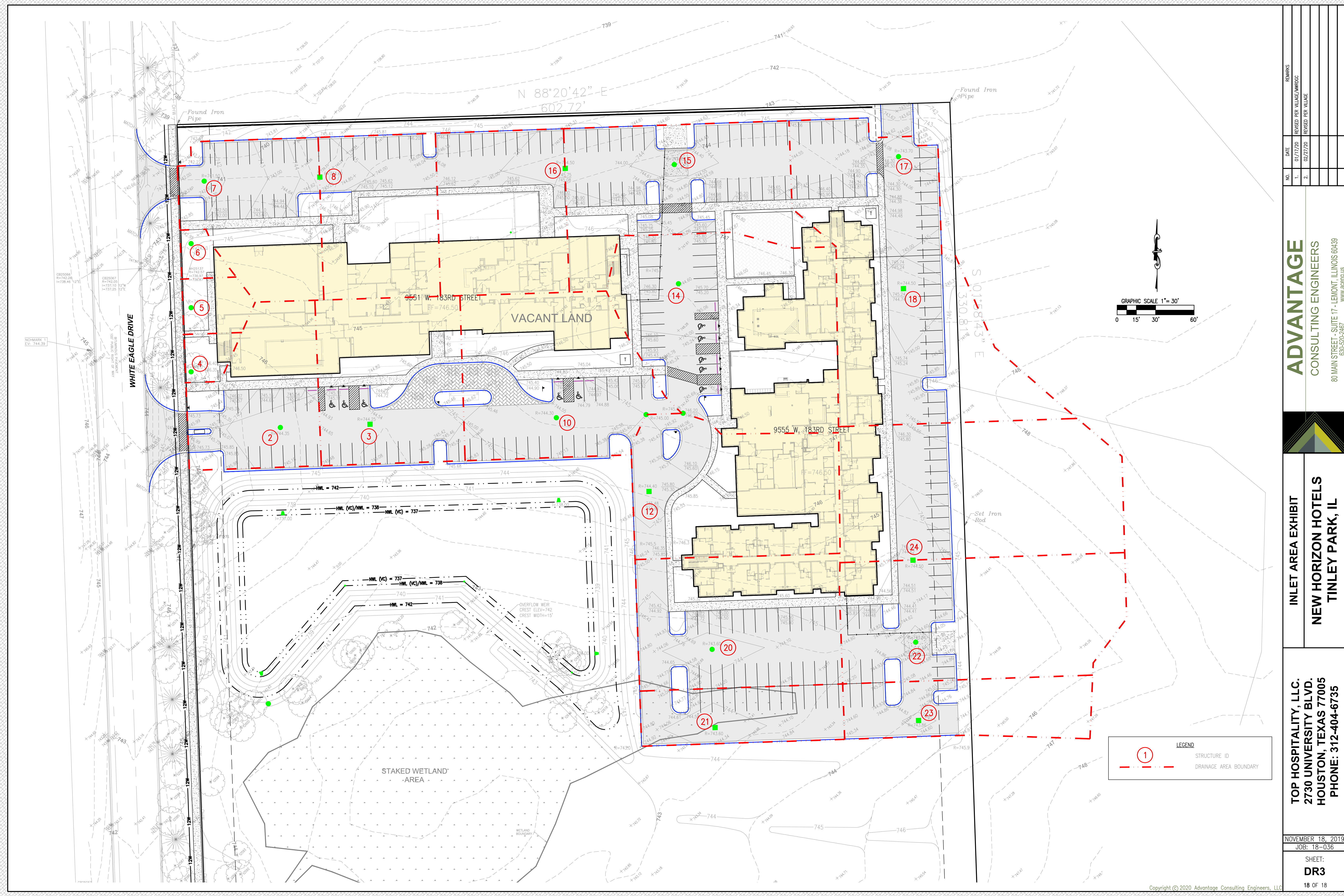
PROPERTY LOCATION: SECTION 34, TOWNSHIP 36N, RANGE 12E  
PROPERTY ADDRESS: 9551-9555 WEST 183RD STREET, TINLEY PARK, IL  
TOTAL CONTIGUOUS OWNERSHIP: 8.69 ACRES  
PROJECT AREA: 8.69 ACRES

OWNER WILL OWN AND MAINTAIN ALL  
STORM SEWERS, DETENTION BASIN AND  
SANITARY SEWERS

STORM WATER VOLUME SUMMARY:

DETENTION VOLUME REQUIRED:	2.88 AC FT
DETENTION VOLUME PROVIDED:	2.88 AC FT
VOLUME CONTROL REQUIRED:	0.48 AC FT
VOLUME CONTROL PROVIDED:	0.52 AC FT





**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-5467  
WWW.ACEPIUS.COM

**INLET AREA EXHIBIT**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036  
SHEET:  
**DR3**  
18 OF 18

NO.	DATE	REMARKS	
		REVISED PER VILLAGE/WMRSC	REVISED PER VILLAGE
1.	01/17/20		
2.	02/27/20		

**LEGEND**  
① STRUCTURE ID  
--- DRAINAGE AREA BOUNDARY

GRAPHIC SCALE 1"= 30'  
0 15' 30' 60'



①

STRUCTURE ID  
DRAINAGE AREA BOUNDARY

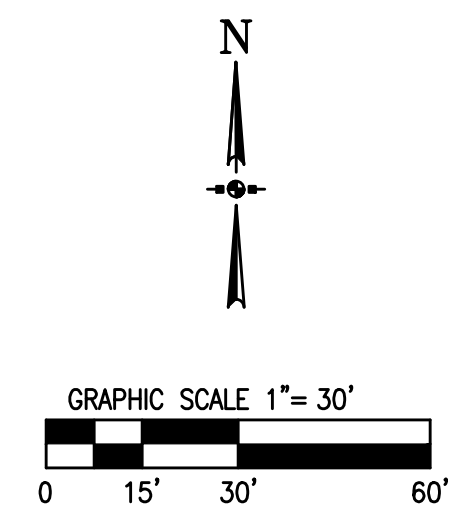
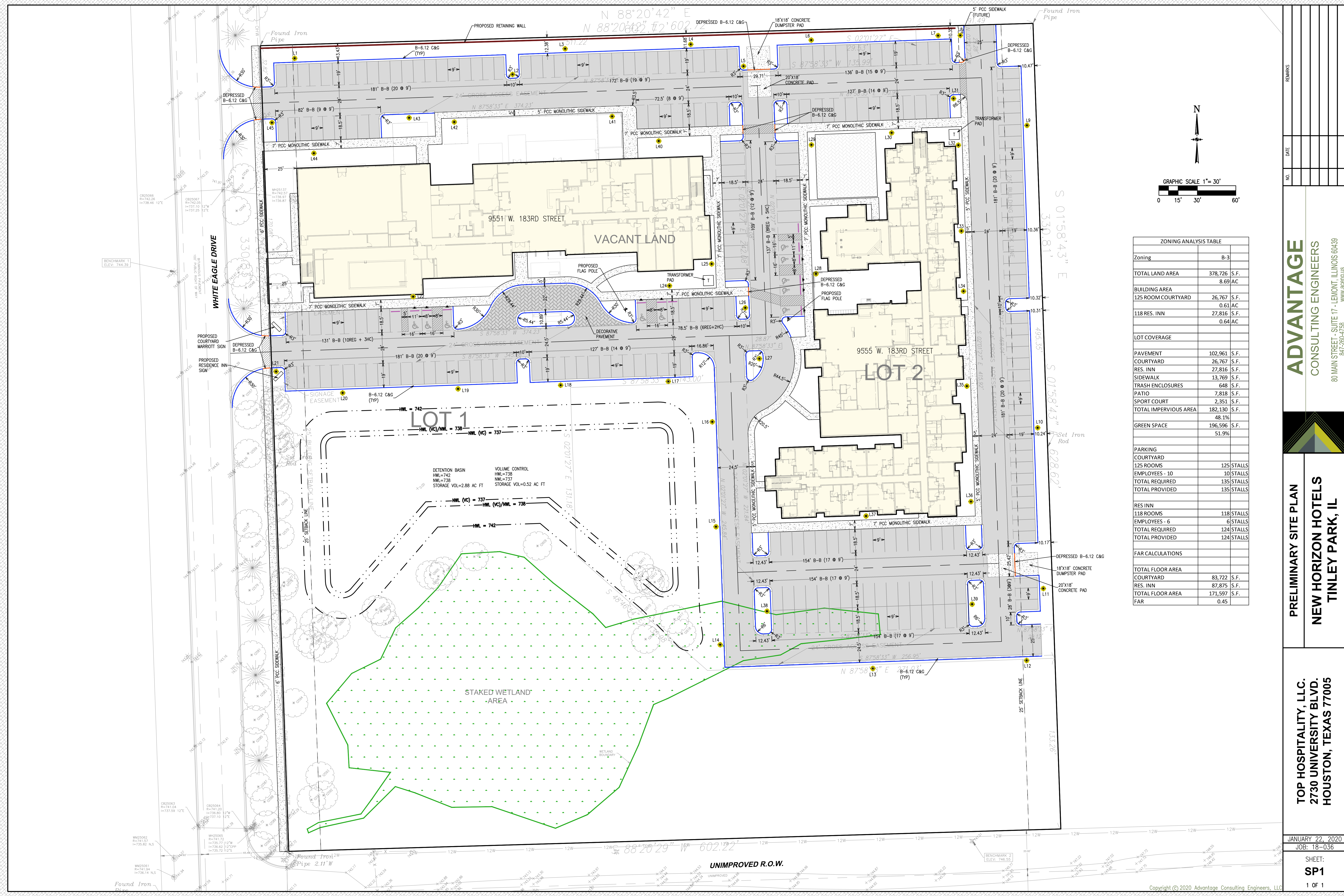






# Site Plan





ZONING ANALYSIS TABLE	
Zoning	B-3
TOTAL LAND AREA	378,726 S.F. 8.69 AC
BUILDING AREA	
125 ROOM COURTYARD	26,767 S.F. 0.61 AC
118 RES. INN	27,816 S.F. 0.64 AC
LOT COVERAGE	
PAVEMENT	102,961 S.F.
COURTYARD	26,767 S.F.
RES. INN	27,816 S.F.
SIDEWALK	13,769 S.F.
TRASH ENCLOSURES	648 S.F.
PATIO	7,818 S.F.
SPORT COURT	2,351 S.F.
TOTAL IMPERVIOUS AREA	182,130 S.F. 48.1%
GREEN SPACE	196,596 S.F. 51.9%
PARKING	
COURTYARD	
125 ROOMS	125 STALLS
EMPLOYEES - 10	10 STALLS
TOTAL REQUIRED	135 STALLS
TOTAL PROVIDED	135 STALLS
RES INN	
118 ROOMS	118 STALLS
EMPLOYEES - 6	6 STALLS
TOTAL REQUIRED	124 STALLS
TOTAL PROVIDED	124 STALLS
FAR CALCULATIONS	
TOTAL FLOOR AREA	
COURTYARD	83,722 S.F.
RES. INN	87,875 S.F.
TOTAL FLOOR AREA	171,597 S.F.
FAR	0.45

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEWISTON, ILLINOIS 60439  
WWW.ADVANTAGE-ILL.COM

**PRELIMINARY SITE PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**

JANUARY 22, 2020  
JOB: 18-036  
SHEET:  
**SP1**  
1 OF 1





# Residence INN

BY MARRIOTT

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9  
REVISION DATE: 29.04.2019

MARRIOTT PROJECT NO: 12605 RIBM Tinley Park

**TINLEY PARK, ILLINOIS**

PROJECT NO: B4-157-1901

MARRIOTT /NEW HORIZON HOTELS (COURTYARD  
AND RESIDENCE INN) - 9551 & 9555 183RD  
STREET



**BASE<sup>4</sup>**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

**TOP  
Hospitality**

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	AO	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD

CHECKED BY  
RB/CM

PROJECT NO.  
B4-157-1901

SHEET NAME

**TITLE SHEET**

DRAWINGS NO.

**G-000**



PROJECT GENERAL NOTES

**GENERAL**

1. THE INFORMATION HEREIN IS OF A PROPRIETARY NATURE AND IS SUBMITTED IN CONFIDENCE FOR USE BY BASE4 ARCHITECTS, INC. CLIENTS ONLY. IT HAS BEEN PREPARED FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF BASE4 ARCHITECTS, INC. UNAUTHORIZED REPRODUCTION, PUBLICATION OR DISSEMINATION, IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED. INFORMATION CONTAINED HEREIN REMAINS PROPERTY OF BASE4 ARCHITECTS, INC. AND RECEIPT OR POSSESSION OF THIS INFORMATION CONFERS NO RIGHT IN OR LICENSE TO USE OR DISCLOSE TO OTHERS THE SUBJECT MATTER CONTAINED HEREIN FOR ANY BUT AUTHORIZED PURPOSES. ALL RIGHTS RESERVED.

2. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY, AND OTHER CONDITIONS), DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO AGREEMENT AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT.

3. ANY DOCUMENT IN THIS SET WHICH HAS BEEN PREPARED BY ANY SUBCONTRACTOR, DESIGNER, AND/OR SUBCONSULTANT WHO IS UNDER A CONTRACT DIRECTLY WITH THE OWNER AND/OR CONTRACTOR IS ONLY INCLUDED IN THIS SET FOR PURPOSES OF REFERENCE AND COORDINATION. BASE4 ARCHITECTS DISCLAIMS ALL LIABILITY RELATING TO THE DRAWING AND CONSTRUCTION OF THE IMPROVEMENTS OR SYSTEMS IF DEPICTS EXCEPT AS SPECIFICALLY ASSUMED IN A WRITTEN CONTRACT SIGNED BY BASE4 AND THE OWNER. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT, AND THE ARCHITECT'S CONSULTANTS ARE INSTRUMENTS OF SERVICE. THE WORK TO BE EXECUTED BY THE CONTRACTOR IS DESCRIBED UNLESS INDICATED OTHERWISE. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS OF THEM AND WILL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, IN ADDITION TO THE COPYRIGHTS. IF COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER ELEMENTS RESULT IN CONFLICT, GC SHALL NOTIFY ARCHITECT IN WRITING IMMEDIATELY PRIOR TO COMMENCING ANY WORK OF ELEMENTS RESULTING CONFLICTS.

5. SLOPE ALL GRADES AT PLANTING AREAS, SIDEWALKS AND ASPHALT PARKING PAVING WITHIN 5' OF A BUILDING AWAY FROM THE BUILDING. IF CONFLICTS OCCUR, NOTIFY ARCHITECT IMMEDIATELY. SEE CIVIL DRAWINGS FOR FINISHED GRADES ADJACENT TO BUILDINGS.

6. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF CONSTRUCTION UNTIL FINAL LATERAL AND VERTICAL CARRYING SYSTEMS ARE COMPLETED.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTOR WORK, COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND ACCURATE LOCATION OF STRUCTURAL MEMBERS, OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT. CONTRACTOR SHALL VERIFY DIMENSIONS AND OPENING SIZES (CLEARANCES REQUIRED) FROM THE MANUFACTURERS PRIOR TO CONSTRUCTION OF OR INSTALLATION OF EQUIPMENT, FURNISHINGS, AND ACCESSORIES.

9. PROVIDE ACCESS PANELS AS REQUIRED. PROVIDE RATED ACCESS PANELS WITH THE SAME RATING AS THE ASSEMBLY IN WHICH THEY ARE INSTALLED. ACCESS PANELS IN SHAFT WALLS, RATED FLOORING OR RATED ROOF/CEILINGS SHALL BE SMOKE SEALED.

10. THE FRANCHISE BRAND STANDARDS DESIGN DOCUMENT SHALL BE CONSIDER AS AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS. ALL CONTRACTORS SHALL ENSURE THEY OBTAIN, READ, AND FAMILIARIZE THEMSELVES WITH THE BRAND STANDARD DOCUMENT BEFORE BIDDING AND ALSO THROUGHOUT THE CONSTRUCTION STAGES. IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE FRANCHISE BRAND STANDARDS, THE CONTRACTOR SHALL ISSUE AN RFI TO THE AOR AND EOR.

**SPECIFICATIONS**

1. SEE SPECIFICATION FOR GENERAL BUILDING ELEMENTS, FINISHES, MATERIALS, BUILDING ACCESSORIES, TOILET AND BATHROOM ACCESSORIES, TOILET PARTITIONS AND URINAL SCREENS, ETC UNLESS NOTED OTHERWISE. MATERIALS, PRODUCTS, SYSTEMS ETC IDENTIFIED ON THE DRAWINGS WITH "GP-Y-11, EXP-JT-21, ETC," REFER TO THE SPECIFICATION FOR SPECIFIC PRODUCT SELECTIONS AND OTHER REQUIREMENTS.

**DRAWINGS**

1. PLANS, SECTIONS AND ELEVATIONS INDICATE SPECIFIC INFORMATION, SEE TYPICAL MOUNTING HEIGHTS, PARTITION DETAILS, DOOR DETAILS, CASEWORK TYPES AND DETAILS, TOP TYPES, SHELF TYPES, NOTES AND TYPICAL DETAILS FOR TYPICAL INFORMATION, INSTALLATION AND CONSTRUCTION UNLESS INDICATED OTHERWISE.

2. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, PROJECT MANUAL/SPECIFICATION, PROJECT PRODUCT MANUAL, THESE NOTES, DRAWING SYMBOLS, MATERIAL LEGEND, REFLECTED CEILING LEGEND AND GENERAL INFORMATION ON THIS SHEET AND ABBREVIATIONS.

3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. VERIFY ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS. IN THE EVENT OF DISCREPANCY, NOTIFY THE ARCHITECT AND/OR ENGINEER TO OBTAIN RESOLUTION BEFORE PROCEEDING. FAILURE TO NOTIFY THE ARCHITECT AND/OR ENGINEER WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.

**DIMENSIONS**

1. DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, GRID/COLUMN LINE, CENTERLINE OF ELEMENT, COUNTERTOP EDGE, OR AS NOTED.

2. DIMENSION NOTED AS CLEAR, ARE FROM WALL FINISH TO WALL FINISH.

3. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS, DO NOT SCALE DRAWINGS, NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

**VERIFY CONDITIONS**

1. VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK TO LOCATE ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS. IN THE EVENT OF DISCREPANCY, NOTIFY THE ARCHITECT AND OBTAIN RESOLUTION BEFORE PROCEEDING. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.

**COORDINATION**

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE ENTIRE PROJECT INCLUDING ALL BUILDING ELEMENTS, SITE, EQUIPMENT, FITTINGS, FIXTURES, FURNITURE, MECH AND ELEC ITEMS.

2. VERIFY AND COORDINATE THE FOLLOWING WITH THE RESPECTIVE DISCIPLINES AND TRADES:

A. VERIFY ALL EXISTING CONDITIONS, SIZES AND LOCATIONS OF MECH AND/OR ELEC PENETRATIONS PRIOR TO COMMENCEMENT OF ANY WORK.

B. LOCATIONS FOR BACKING/BLOCKING REQUIRED FOR MOUNTING ARCH, MECH AND/OR ELEC EQUIPMENT, OWNER FURNISHED EQUIPMENT, FURNITURE, ARTWORK AND SYSTEMS.

C. CUTTING AND PATCHING FOR WORK REQUIRED BY MECH AND/OR ELEC.

D. SIZES AND LOCATIONS OF MECH AND/OR ELEC CONCRETE CURBS AND HOUSE KEEPING PADS. SEE ALSO TYPICAL INTERIOR CONCRETE DETAILS UNO.

E. SIZES AND LOCATIONS OF MECH AND/OR ELEC EXTERIOR WALL, CEILING AND ROOF EQUIPMENT, DEVICES AND PENETRATIONS.

**LIFE SAFETY**

1. LIFE SAFETY PLANS INDICATE FIRE AND SMOKE RATED PARTITIONS, SEE LIFE SAFETY PLANS FOR PARTITION RATING AND ASSEMBLY DETAILS FOR PARTITION TYPES AND CONSTRUCTION.

2. ALL SLEEVES, OPENINGS, PENETRATIONS, ETC. FOR CONDUITS, CABLE TRAYS, PIPES AND DUCTS, ETC. THROUGH RATED PARTITIONS, FLOORS AND ROOF SLABS ARE TO BE FIRE STOPPED IN ACCORDANCE WITH THE RATED ASSEMBLY DESIGN, APPLICABLE CODES AND LOCAL FIRE AUTHORITY REQUIREMENTS.

3. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.

**SPRINKLER SYSTEM**

1. SPRINKLER HEADS SHOWN ON THE RCP'S ARE THOSE OF DESIGN CONCERN. ALL AREAS ARE REQUIRED TO BE SPRINKLERED. SPRINKLER HEADS AT GYPSUM BOARD CEILINGS MUST BE FULLY RECESSED AND COVERED WITH METAL PLATES FINISHED TO MATCH ADJACENT SURFACE.

**ROOM OPENINGS**

1. FLOOR PLANS INDICATE ROOM OPENING NUMBERS. FOR DOOR AND DOOR BORROWED LIGHT FRAME TYPES, FRAME PROFILES, NOTES AND TYPICAL DETAILS, SEE ROOM DOOR SCHEDULE AND A712.

2. LOCATE DOORS AND OTHER OPENINGS IN PARTITIONS ADJACENT TO PERPENDICULAR WALLS. MAINTAIN MINIMUM ACCESSIBILITY DOOR LATCH SIDE CLEARANCE REQUIREMENTS, PUSH SIDE 12" MIN. 4'-0" DEEP IF DOOR IS PROVIDED WITH A CLOSER AND PULL SIDE 1'-6" MIN. 4'-0" DEEP IF DOOR IS PROVIDED WITH A CLOSER.

**CASEWORK AND MILL WORK**

1. CASEWORK TYPES, TOP TYPES, SHELF TYPES, NOTES AND SPECIFIC DETAILS ARE AS SHOWN ON PLANS AND INTERIOR ELEVATIONS, SEE A830 FOR TYPICAL COUNTER TOP TYPES, UNDERCOUNTER TASK LIGHTING, SUPPORT BRACKET TYPES, COUNTER TOP CORNER, GROMMET, GYBIPLAM SOFFIT TYPES, NOTES AND DETAILS, ROOM FINISHES SCHEDULE AND/OR FINISHES PLANS.

2. CASEWORK FINISHES, SEE ROOM FINISHES SCHEDULE AND NOTES.

**ROOM FINISHES**

1. FINISHES ARE INDICATED IN THE FINISH SCHEDULE AND/OR FINISH PLANS, SEE TYPICAL FINISH TRANSITION DETAILS.

**FLOOR DRAINS**

1. SET FLOOR DRAINS AND FLOOR SINKS WITH TOP OF FINISH TILE/POURED FLOOR. SEE PLUMBING DRAWINGS.

2. SLOPE CONCRETE FLOOR AT 1/8" PER FOOT TOWARDS FLOOR DRAINS AND AWAY FROM ALL WALLS.

**FURNITURE, EQUIPMENT, FITTING, FIXTURES AND ACCESSORIES**

1. FURNITURE, EQUIPMENT, FITTING, FIXTURES AND ACCESSORIES INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND THE TYPICAL MOUNTING HEIGHT SHEET UNO.

2. REFER TO FURNITURE AND EQUIPMENT DRAWINGS AND INSTRUCTIONS FOR INSTALLATION RESPONSIBILITIES, PROVIDE ALL BLOCKING & ANCHORAGE AS NECESSARY FOR PROPER INSTALLATION OF ANY WALL MOUNTED OR HUNG ITEMS, SEE PARTITION BLOCKING DETAILS.

**CURBS AND PADS**

1. CONCRETE CURBS AND PADS FOR EQUIPMENT, LOCATIONS MAY BE NOTED ON THE ARCHITECTURAL AND/OR CIVIL DRAWINGS, SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND SPECIFIC SIZE AND CONFIGURATION OF THE EQUIPMENT OF PAD OR CURB. PRIOR TO INSTALL.

GC SHALL CONTACT AND COORDINATE WITH LOCAL MUNICIPALITY FOR SITE OR EQUIPMENT SPECIFIC REQUIREMENTS FOR CURB AND PADS.

**PARTITIONS**

1. ALIGN PARTITIONS WITH FACE OF OTHER PARTITIONS OR COLUMNS, UNLESS NOTED OTHERWISE. THE FACE OF EVERY PARTITION SHALL BE FLUSH WITHOUT OFFSETS. CHANGES IN PARTITION THICKNESS SHALL OCCUR AT CORNERS, PARTITION INTERSECTIONS OR OTHER FEATURES WHICH INTERRUPT THE PLANE OF THE PARTITION, FACE OF CORRIDOR. PARTITIONS SHALL BE FLUSH FOR THE ENTIRE LENGTH OF THE CORRIDOR REGARDLESS OF CHANGES IN PARTITION THICKNESS. ALL ADJUSTMENTS SHALL BE MADE TO THE ROOM SIDE OF THE CORRIDOR PARTITION AND AT CORNERS.

2. FLOOR PLANS INDICATE PARTITION TYPES, SEE PARTITION NOTES AND DETAILS FOR TYPICAL CONSTRUCTION UNLESS INDICATED OTHERWISE.

**WALL BLOCKING AND ANCHORAGE**

1. PROVIDE PLYWOOD WALL BLOCKING WHERE ARTWORK, MARKER BOARDS (MBD) AND TACKBOARDS (TBD) ARE SHOWN. EXTENT OF BLOCKING TO MATCH SIZE OF ARTWORK, MARKER BOARDS (MBD) AND TACKBOARDS (TBD). SEE PARTITION BLOCKING DETAILS.

2. PROVIDE WALL BLOCKING FOR FURNITURE, EQUIPMENT, FITTINGS, FIXTURES AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS. SEE PARTITION BLOCKING DETAILS. DESIGN LOAD FOR FITTINGS AND FIXTURES MUST INCLUDED MIN. 250 LB VERTICAL AND HORIZONTAL FORCES.

**WALL PROTECTION**

1. CORNER GUARDS AND OTHER WALL PROTECTION TYPES AS INDICATED ON THE DRAWINGS.

2. CORNER GUARDS ARE MOUNTED ABOVE FLOOR FINISH BASE AND UP TO UNDERSIDE OF CEILING OR CEILING BULKHEAD, WHICH EVER IS APPLICABLE.

3. FOR INSTALLATION OF CORNER GUARDS, WALL PROTECTION, HANDRAILS, CRASH RAILS, ETC. SEE MANUFACTURERS INSTRUCTIONS.

**CEILINGS**

1. CEILING HEIGHT: SEE RCP FOR GUESTROOMS, ELEVATOR LOBBIES, CORRIDORS, PASSAGES, ETC. ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED. SEE ALSO ROOM FINISH SCHEDULE.

2. COORDINATE AND VERIFY ALL CEILING ACCESS PANEL SIZES AND LOCATIONS WITH MECH AND ELEC CONTRACTORS. PROVIDE FLUSH ACCESS PANELS AT ALL EQUIPMENT, VALVES, DAMPERS, CONTROLS, CLEANOUTS, ETC. PAINT TO MATCH CEILING FINISH.

3. CENTER CEILING GRID IN ROOM UNLESS NOTED OTHERWISE.

4. CENTER SPRINKLER HEADS, DIFFUSERS, LIGHT FIXTURES, AND OTHER RECESSED OR SURFACE MOUNTED ITEMS IN CEILING TILES UNLESS NOTED OTHERWISE.

**FIRE PROTECTION REQUIREMENTS**

1. GC SHALL PERFORM AND PROVIDE ALL FIRE PROTECTION AS REQUIRED BY CODE. WHETHER OR NOT ALL REQUIREMENTS ARE INDICATED ON THE DRAWINGS.

2. FIRE PROTECTION SHALL INCLUDE BUT NOT BE LIMITED TO: FIRE SUPPRESSION SYSTEMS, PARTITIONS, FLOOR ASSEMBLIES, ROOFS, STRUCTURAL STEEL, GLAZING, CONCEALED SPACES, ETC. AS INDICATED IN BUILDING CODE EVALUATION SUMMARY SHEET.

3. REFER TO BOES TABLE 601 FOR REQUIRED FIRE RESISTANCE RATINGS OF MAIN BUILDING ELEMENTS.

4. REFER TO ASSEMBLY SHEETS AND DETAILS FOR ADDITIONAL FIRE PROTECTION REQUIREMENTS REFER TO ASSEMBLY SHEETS AND DETAILS FOR ADDITIONAL FIRE PROTECTION REQUIREMENTS.

5. GC SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR QUESTIONS IN FIRE PROTECTION DOCUMENTATION PRIOR TO PROCEED.

**ELEVATOR SMOKE CURTAIN MAINTENANCE (IF APPLICABLE)**

1. ROLLING MAGNETIC GASKETING SYSTEMS ARE MAINTAINED BY FACILITY MANAGERS OR MAINTENANCE STAFF. EVERY SIX MONTHS THE SYSTEM SHOULD BE DEPLOYED AND REWOUND TO ENSURE FUNCTIONALITY. IT DOES NOT REQUIRE OVERSIGHT FROM AN ENGINEER OR LICENSED THIRD PARTY INSPECTOR AND THE UNITS THEMSELVES ARE HIDDEN IN A HOUSING ABOVE THE ELEVATOR DOOR, REMOVING THEM FROM VIEW AND MAKING IT LESS LIKELY THAT THEY WILL BE SUBJECT TO TAMPERING.

**ELEVATOR SELECTION, SIZE, SPECIFICATION AND REQUIRED SHOP DRAWING SUBMITTAL**

1. ELEVATOR PIT/SHAFT DIMENSIONS AND CAPACITY/SPEED ARE BASIS OF DESIGN SPECIFICATION ONLY. GC SHALL COORDINATE WITH OWNER AND SUBMIT ELEVATOR SHOP DRAWINGS/SPECIFICATIONS TO BASE4, AS SOON AS POSSIBLE BUT NO LATER THAN PRIOR TO INITIAL MUNICIPAL FILING COMMENTS RESUBMITTAL.

**REQUEST FOR SUBSTITUTION**

1. OWNER/GC REQUESTS FOR SUBSTITUTION (RFS) SHALL BE PERMITTED ONLY FOR ITEMS DEEMED AS OPEN SPECIFICATION IN PROJECT MANUAL (indicated as OR EQUAL).

2. IF BRAND APPROVAL IS REQUIRED FOR RFS GC SHALL SECURE BRAND APPROVAL IN ADVANCE OF SUBMISSION TO ARCHITECT.

**BLOCKING**

1. GC SHALL PROVIDE ALL ADDITIONAL, NON-PROTOTYPICAL BLOCKING (NOT SHOWN IN ELEVATIONS) AS REQUIRED TO ENSURE ADEQUATE FASTENING OF RELATED ELEMENT (SHOWER ROD, SHELVING, SIGNAGE, ETC.)

PROJECT DIRECTORY

Contractors shall send all bidding questions and RFIs to the general contractor. The GC shall then forward inquiries to the appointed Base4 Construction Administration Project Manager, who will be introduced at the beginning of bidding and construction phase. Please reference the project number and project title in your email subject line to ensure that your request is forwarded to the proper team.

<b>OWNER:</b> TOP HOSPITALITY Harsh Kethan 143 Wheeling Road Wheeling, Illinois 60090 312.404.6735 hkethan@gmail.com	<b>ARCHITECT:</b> BASE4 Rob Baker 9858 Glades Road, #237 Boca Raton, Florida 33496 816.210.8962 rob@base-4.com	<b>INTERIOR DESIGN CONTACT</b> TBD TBD TBD
<b>STRUCTURAL CONTACT</b> BASE4 Adam J Ginsburg, PE, SECB 2901 Clint Moore Road, #114 Boca Raton, Florida 33496 561.702.2435 adamg@base-4.com	<b>MEP CONTACT</b> BASE4 Garry Vermaas, PhD, PE 2183 S. Bernys Chapel Road Franklin, Tennessee 37069 615.613.3605 garryv@base-4.com	
<b>CIVIL ENGINEER CONTACT</b> ADVANTAGE CONSULTING ENGINEERS 80 Main Street, Suite 17, Lemont, IL 60439 Thakor Patel 847.260.4758 630.520.2227 patel@aceng.us	<b>LANDSCAPE ENGINEER/DESIGNER:</b> ADVANTAGE CONSULTING ENGINEERS 80 Main Street, Suite 17, Lemont, IL 60439 Thakor Patel 847.260.4758 630.520.2227 patel@aceng.us	

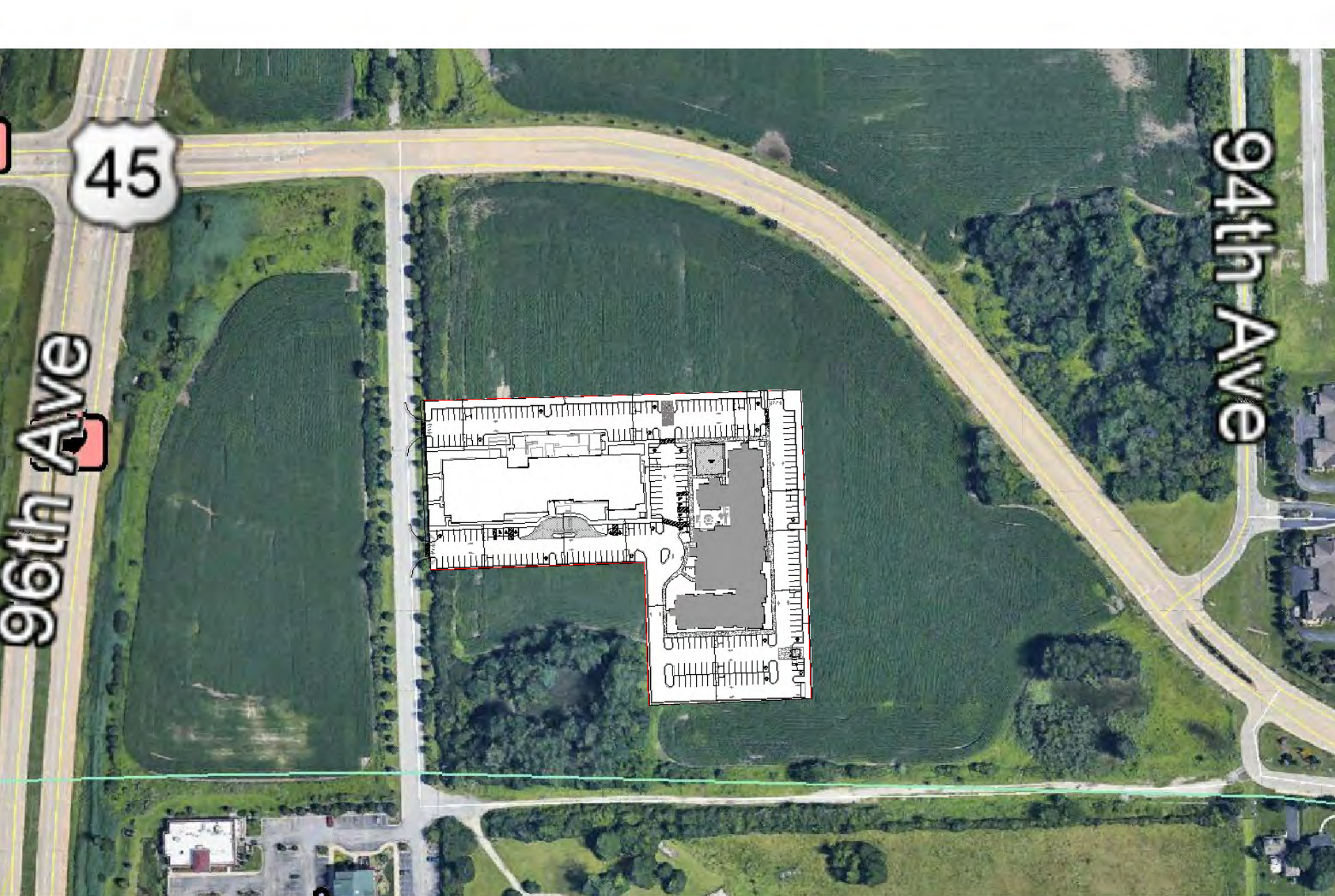
GUESTROOM MATRIX				
ROOM NAME	LEVEL	ROOM COUNT	Comments	
1ST FLOOR				
DOUBLE QUEEN ONE BEDROOM	1ST FLOOR	1		
DOUBLE QUEEN ONE BEDROOM ADA	1ST FLOOR	1		
KING ONE BEDROOM END	1ST FLOOR	1		
ONE BEDROOM KING END	1ST FLOOR	1		
ONE BEDROOM KING END ACCESSIBLE	1ST FLOOR	1		
ONE BEDROOM KING END ACCESSIBLE- R.I.S	1ST FLOOR	1		
STUDIO KING A	1ST FLOOR	10		
STUDIO KING A CONNECTOR	1ST FLOOR	4		
STUDIO KING A CUSTOM	1ST FLOOR	1		
STUDIO KING C	1ST FLOOR	1		
1ST FLOOR: 22		22		
2ND FLOOR				
ACCESSIBLE STUDIO KING A R.I.S	2ND FLOOR	1		
DOUBLE QUEEN ONE BEDROOM	2ND FLOOR	1		
DOUBLE QUEEN ONE BEDROOM ADA	2ND FLOOR	1		
ONE BEDROOM KING END	2ND FLOOR	4		
STUDIO KING A	2ND FLOOR	18		
STUDIO KING A CONNECTOR	2ND FLOOR	5		
STUDIO KING A CUSTOM	2ND FLOOR	1		
STUDIO KING C	2ND FLOOR	1		
2ND FLOOR: 32		32		
3RD FLOOR				
DOUBLE QUEEN ONE BEDROOM	3RD FLOOR	1		
DOUBLE QUEEN ONE BEDROOM ADA	3RD FLOOR	1		
ONE BEDROOM KING END	3RD FLOOR	4		
STUDIO KING A	3RD FLOOR	19		
STUDIO KING A CONNECTOR	3RD FLOOR	4		
STUDIO KING A CUSTOM	3RD FLOOR	2		
STUDIO KING C	3RD FLOOR	1		
3RD FLOOR: 32		32		
4TH FLOOR				
DOUBLE QUEEN ONE BEDROOM	4TH FLOOR	1		
DOUBLE QUEEN ONE BEDROOM ADA	4TH FLOOR	1		
ONE BEDROOM KING END	4TH FLOOR	4		
STUDIO KING A	4TH FLOOR	19		
STUDIO KING A CONNECTOR	4TH FLOOR	4		
STUDIO KING A CUSTOM	4TH FLOOR	2		
STUDIO KING C	4TH FLOOR	1		
4TH FLOOR: 32		32		
		118		

GUESTROOM MIX			
ROOM NAME	ROOM COUNT	ROOM MIX	
ACCESSIBLE STUDIO KING A R.I.S	1	1%	
KING ONE BEDROOM END	1	1%	
ONE BEDROOM KING END	13	11%	
ONE BEDROOM KING END ACCESSIBLE	1	1%	
ONE BEDROOM KING END ACCESSIBLE- R.I.S	1	1%	
STUDIO KING A	66	56%	
STUDIO KING A CONNECTOR	17	14%	
STUDIO KING A CUSTOM	6	5%	
STUDIO KING C	4	3%	
	110	93%	
DOUBLE QUEEN ONE BEDROOM	4	3%	
DOUBLE QUEEN ONE BEDROOM ADA	4	3%	
	8	7%	
Grand total	118	100%	

GR WITH COMMUNICATION FEATURE		
LEVEL	NUMBER	
1ST FLOOR	102	
1ST FLOOR	110	
2ND FLOOR	201	
2ND FLOOR	215	
2ND FLOOR	229	
3RD FLOOR	308	
3RD FLOOR	323	
3RD FLOOR	301	
4TH FLOOR	402	
4TH FLOOR	405	
4TH FLOOR	415	
4TH FLOOR	426	

PROJECT INFORMATION

RESIDENCE INN MARRIOTT, NEW HORIZON HOTELS  
9555 183RD STREET, TINLEY PARK, ILLINOIS  
60477



PROPOSED BUILDING  
RESIDENCE INN  
87,875 S.F.  
4 STORY, 118 ROOMS  
124 PARKING SPACES

SITE INFORMATION		SITE PARKING MATRIX	
SITE ZONING	C-4- General Commercial District	TYPE	COUNT
SITE ACREAGE	2.05 ACRES	19' x 9"	46
BUILDING STORIES	4 STORIES	ACCESSIBLE PARKING SPACE (8' x 18'-6")	4
BUILDING HEIGHT LIMITATIONS	43'-8"	STANDARD PARKING SPACE (9'x18'-8")	73
BUILDING HEIGHT	55'-10"	VAN PARKING SPACE	1
		TOTAL	124

TABLE 1107.6.1.1 ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS			
TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ACCESSIBLE SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ACCESSIBLE SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	2	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	9
501 to 1000	2% of Total rooms	1% of Total	3% of Total rooms
OVER 1,000	20, Plus 1 for each 100, or fraction thereof, over 1,000	20, Plus 1 for each 100, or fraction thereof, over 1,000	30 Plus 2 for each 100, or fraction thereof, over 1,000

TABLE 224.4 ADA 2010 COMMUNICATION ROOMS		
TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES	
2 TO 25	2	
26 TO 50	4	
50 TO 75	7	
76 TO 100	9	
101 TO 150	12	
151 TO 200	14	
201 TO 300	17	
301 TO 400	20	
401 TO 500	22	
501 TO 1000	5 PERCENT OF TOTAL	
1001 AND OVER	50, PLUS 3 FOR EACH 100 OVER 1000	

INTERIOR DESIGN DETAILS		
ID SCOPE:	TBD	
FRANCHISE DOCUMENT:	DESIGN GUIDELINE DRAWING/GEN 9	
SCHEME:	NEUHAUS	



BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:  
  
DATE : 2020.02.04

Owner:  
**TOP Hospitality**  
143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.06.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	/A0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD

CHECKED BY  
RB/CM

PROJECT NO.  
B4-157-1901

SHEET NAME

PROJECT INFORMATION AND GENERAL NOTES

DRAWINGS NO.  
**G-002**





ICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

**Owner:**

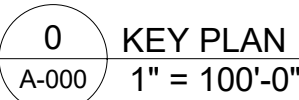
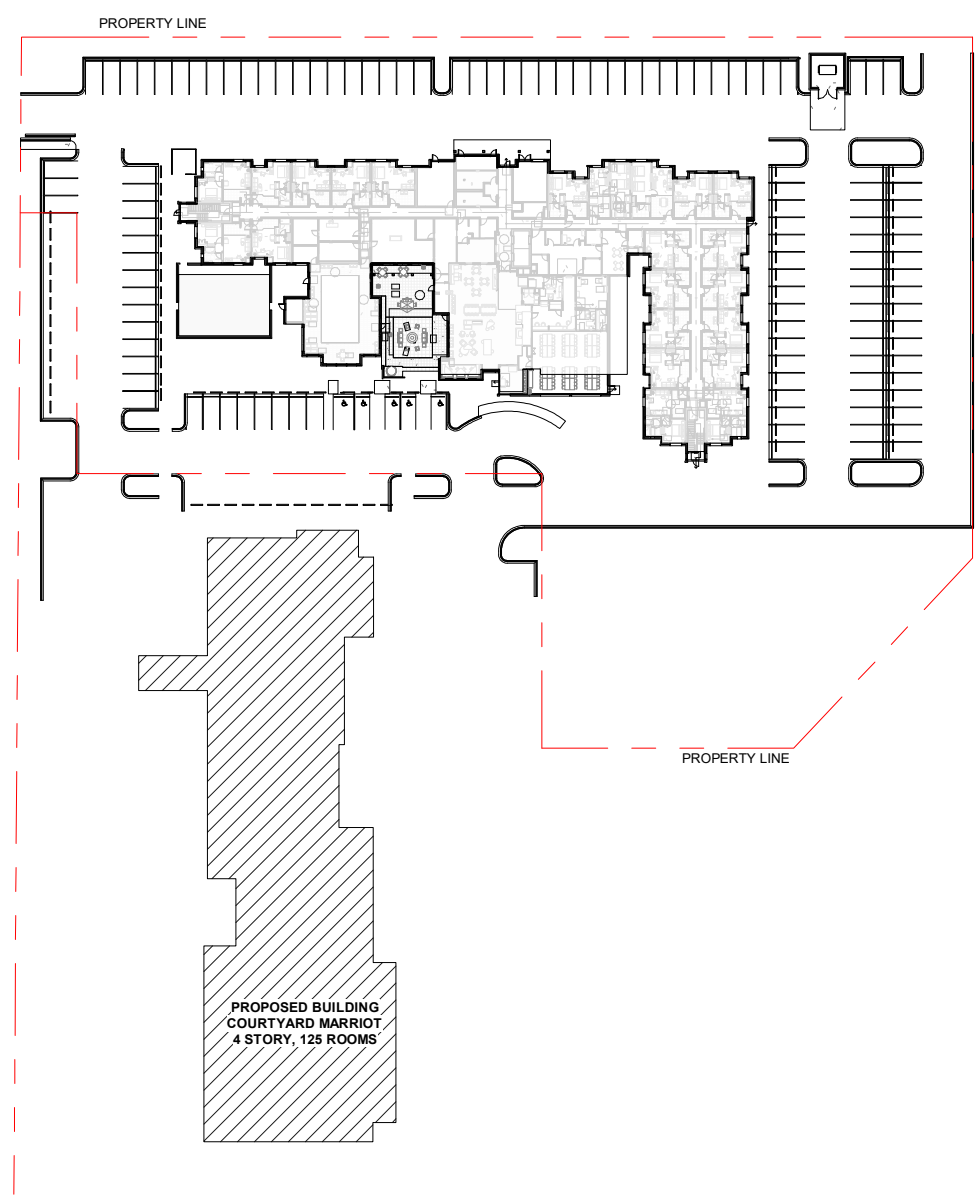
143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

9555 83RD STREET,  
MILWAUKEE, WISCONSIN 53225

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
-----------	-------	------------	-------------

A0	2020.03.19	ISSUED FOR PERMI
----	------------	------------------

A0	2020.03.19	ISSUED FOR PERMI
----	------------	------------------



## SITE PARKING MATRIX

7. LIMITS OF CONSTRUCTION TO BE AREA WITH PROPERTY LINE OR AS INDICATED WITH LIMITS OF CONSTRUCTION.
8. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL, CIVIL DRAWINGS AND SOIL REPORT.
9. GENERAL CONTRACTOR TO PROVIDE PAINTS, PAINTS, WORDS, LETTERS, AND ARROWS TO BE SYMBOLS IN ACCORDANCE WITH SPECIFIC NATIONAL AND LOCAL CODES.
10. ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO BE 4" SIG-BROCK FINISH WITH 1/2" EXPANSION EVERY 25'-0" O.C.
11. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH GUIDELINES.
12. SIGNATOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH GUIDELINES.
13. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL POWER, SIGNAGE & FOUNDATION ARE O.F.O.

- | NO. | DESCRIPTION                             | PERCENT |
|-----|---|---------|
| 13  | COORDINATE ELEVATIONS W/ CIVIL          |         |
| 14  | MATERIALS AND FINISHES CONSTRUCTION     |         |
| 15  | GENERAL CONTRACTOR TO ENSURE GATE METER |         |
| 16  | OPERATION WITH STEEL BOLLARDS AS        | 67%     |
| 17  | LOCALITY OF THE GATE AND TO BE RE       |         |
| 18  | ALL ROOF DRAINS TO THE INTO DIRT        |         |
| 19  | SYSTEM (SEE CIVIL)                      |         |
| 20  | HARDIE PLANK SINGING DRAWINGS           | 16%     |
| 21  | CONSTRUCTION DETAILS, INCLUDING CU      |         |
| 22  | GATE DETAILS AND RADI                   |         |
| 23  | HARDIE PLANK SINGING                    |         |
| 24  | WORKING DRAWINGS IN THE                 | 5%      |
| 25  | PERMANENT SIGN BEARING THE INTERNA      |         |
| 26  | WORKING DRAWINGS IN THE                 |         |
| 27  | WORKING DRAWINGS IN THE                 |         |
| 28  | WORKING DRAWINGS IN THE                 |         |
| 29  | WORKING DRAWINGS IN THE                 |         |
| 30  | WORKING DRAWINGS IN THE                 |         |
| 31  | WORKING DRAWINGS IN THE                 |         |
| 32  | WORKING DRAWINGS IN THE                 |         |
| 33  | WORKING DRAWINGS IN THE                 |         |
| 34  | WORKING DRAWINGS IN THE                 |         |
| 35  | WORKING DRAWINGS IN THE                 |         |
| 36  | WORKING DRAWINGS IN THE                 |         |
| 37  | WORKING DRAWINGS IN THE                 |         |
| 38  | WORKING DRAWINGS IN THE                 |         |
| 39  | WORKING DRAWINGS IN THE                 |         |
| 40  | WORKING DRAWINGS IN THE                 |         |
| 41  | WORKING DRAWINGS IN THE                 |         |
| 42  | WORKING DRAWINGS IN THE                 |         |
| 43  | WORKING DRAWINGS IN THE                 |         |
| 44  | WORKING DRAWINGS IN THE                 |         |
| 45  | WORKING DRAWINGS IN THE                 |         |
| 46  | WORKING DRAWINGS IN THE                 |         |
| 47  | WORKING DRAWINGS IN THE                 |         |
| 48  | WORKING DRAWINGS IN THE                 |         |
| 49  | WORKING DRAWINGS IN THE                 |         |
| 50  | WORKING DRAWINGS IN THE                 |         |
| 51  | WORKING DRAWINGS IN THE                 |         |
| 52  | WORKING DRAWINGS IN THE                 |         |
| 53  | WORKING DRAWINGS IN THE                 |         |
| 54  | WORKING DRAWINGS IN THE                 |         |
| 55  | WORKING DRAWINGS IN THE                 |         |
| 56  | WORKING DRAWINGS IN THE                 |         |
| 57  | WORKING DRAWINGS IN THE                 |         |
| 58  | WORKING DRAWINGS IN THE                 |         |
| 59  | WORKING DRAWINGS IN THE                 |         |
| 60  | WORKING DRAWINGS IN THE                 |         |
| 61  | WORKING DRAWINGS IN THE                 |         |
| 62  | WORKING DRAWINGS IN THE                 |         |
| 63  | WORKING DRAWINGS IN THE                 |         |
| 64  | WORKING DRAWINGS IN THE                 |         |
| 65  | WORKING DRAWINGS IN THE                 |         |
| 66  | WORKING DRAWINGS IN THE                 |         |
| 67  | WORKING DRAWINGS IN THE                 |         |
| 68  | WORKING DRAWINGS IN THE                 |         |
| 69  | WORKING DRAWINGS IN THE                 |         |
| 70  | WORKING DRAWINGS IN THE                 |         |
| 71  | WORKING DRAWINGS IN THE                 |         |
| 72  | WORKING DRAWINGS IN THE                 |         |
| 73  | WORKING DRAWINGS IN THE                 |         |
| 74  | WORKING DRAWINGS IN THE                 |         |
| 75  | WORKING DRAWINGS IN THE                 |         |
| 76  | WORKING DRAWINGS IN THE                 |         |
| 77  | WORKING DRAWINGS IN THE                 |         |
| 78  | WORKING DRAWINGS IN THE                 |         |
| 79  | WORKING DRAWINGS IN THE                 |         |
| 80  | WORKING DRAWINGS IN THE                 |         |
| 81  | WORKING DRAWINGS IN THE                 |         |
| 82  | WORKING DRAWINGS IN THE                 |         |
| 83  | WORKING DRAWINGS IN THE                 |         |
| 84  | WORKING DRAWINGS IN THE                 |         |
| 85  | WORKING DRAWINGS IN THE                 |         |
| 86  | WORKING DRAWINGS IN THE                 |         |
| 87  | WORKING DRAWINGS IN THE                 |         |
| 88  | WORKING DRAWINGS IN THE                 |         |
| 89  | WORKING DRAWINGS IN THE                 |         |
| 90  | WORKING DRAWINGS IN THE                 |         |
| 91  | WORKING DRAWINGS IN THE                 |         |
| 92  | WORKING DRAWINGS IN THE                 |         |
| 93  | WORKING DRAWINGS IN THE                 |         |
| 94  | WORKING DRAWINGS IN THE                 |         |
| 95  | WORKING DRAWINGS IN THE                 |         |
| 96  | WORKING DRAWINGS IN THE                 |         |
| 97  | WORKING DRAWINGS IN THE                 |         |
| 98  | WORKING DRAWINGS IN THE                 |         |
| 99  | WORKING DRAWINGS IN THE                 |         |
| 100 | WORKING DRAWINGS IN THE                 |         |

- | % |
|---|
|   |
|   |
|   |
|   |
|   |
|   |

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%

TYPE	COUNT
19' x 9"	46
ACCESSIBLE PARKING SPACE (8' x 18'-6")	4
STANDARD PARKING SPACE (9'X18'-6")	73
VAN PARKING SPACE	1
TOTAL	124

GROSS AREA	
LEVEL	AREA
1ST FLOOR	27,816 SF
2ND FLOOR	20,030 SF
3RD FLOOR	20,030 SF
4TH FLOOR	20,030 SF
TOTAL: 4	87,906 SF

**ISSUED FOR PERMIT**

DRAWN BY

---

CHECKED BY \_\_\_\_\_

0000-0000-0000-0000

SHEET 11

ABC

the

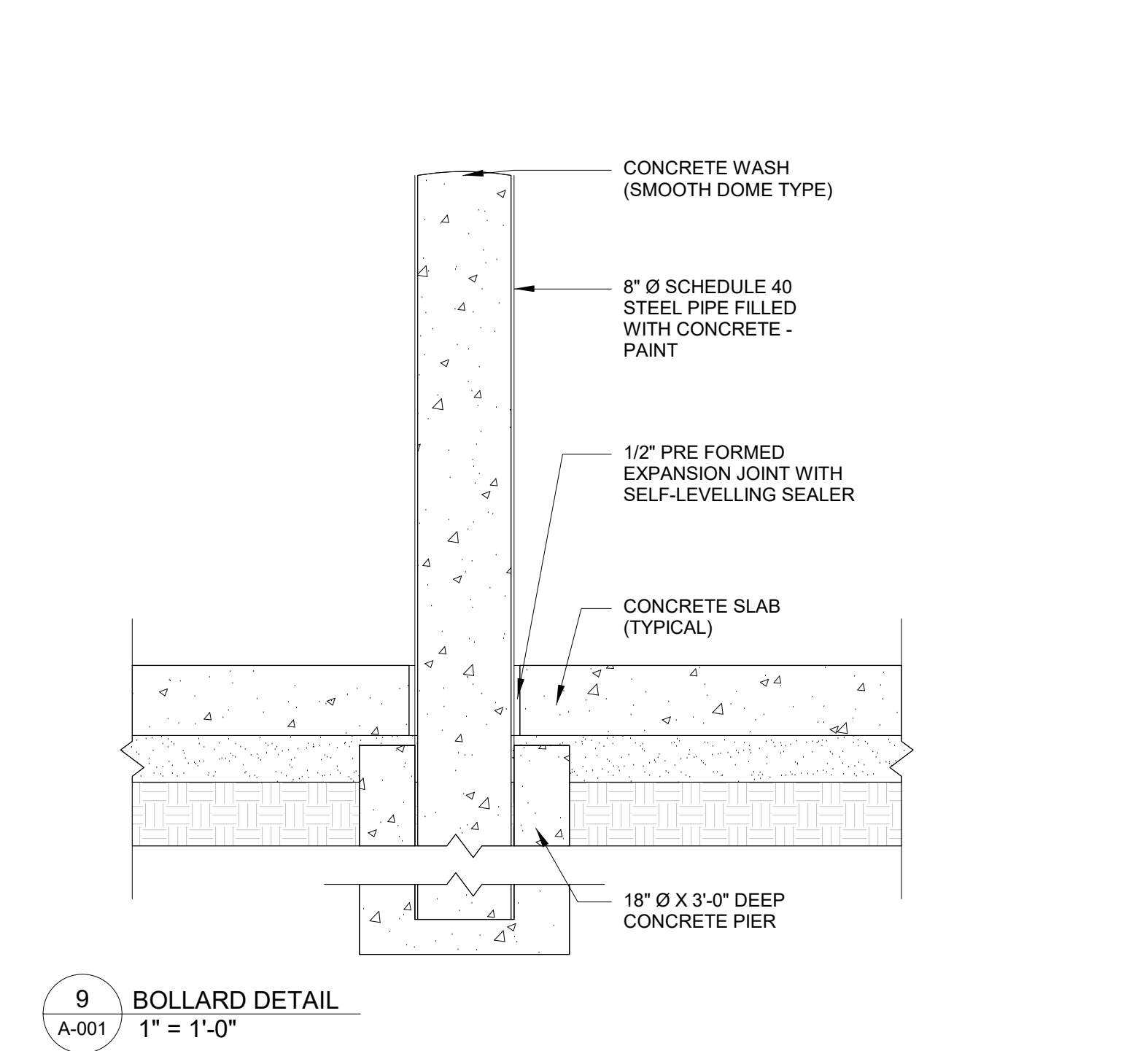
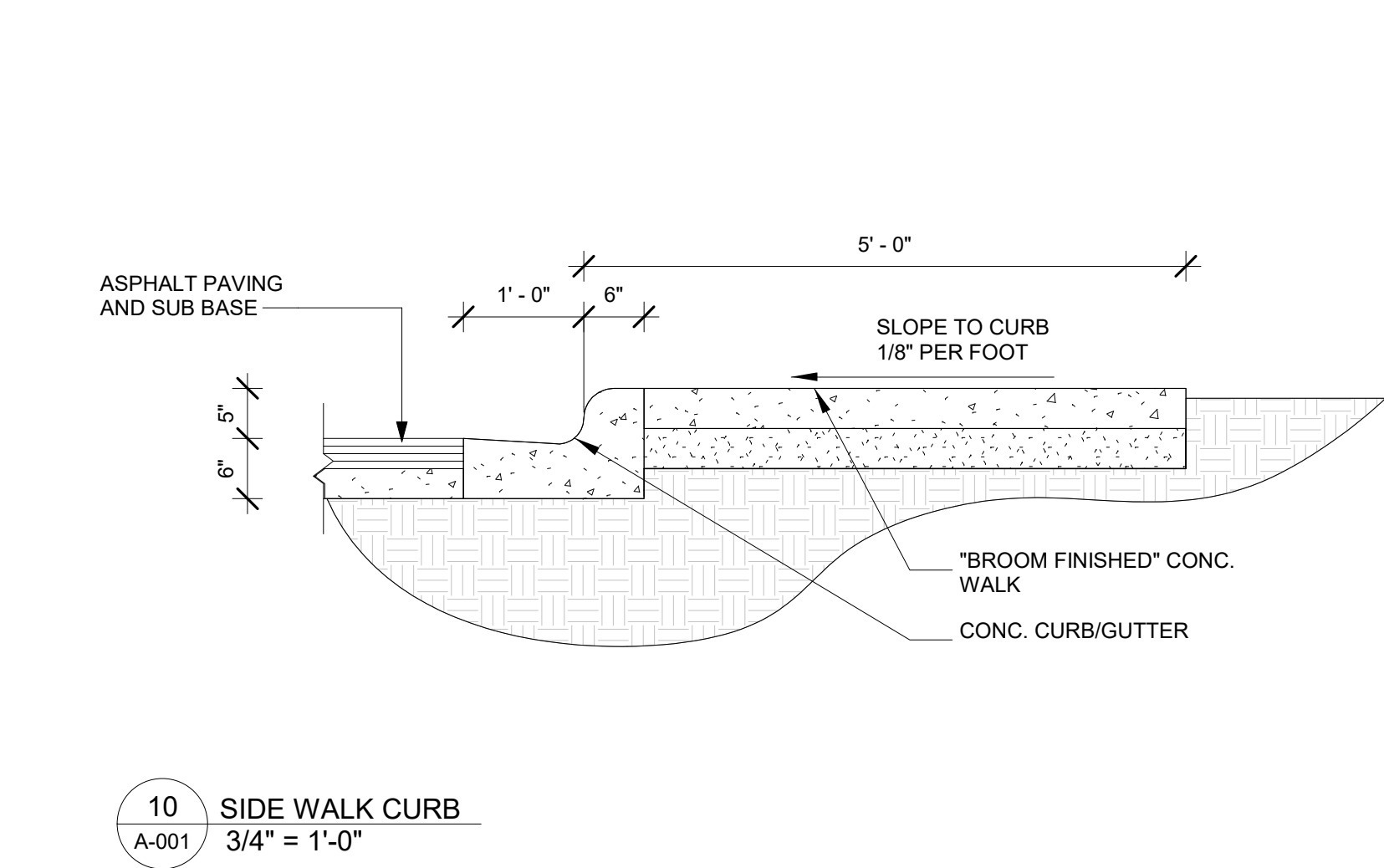
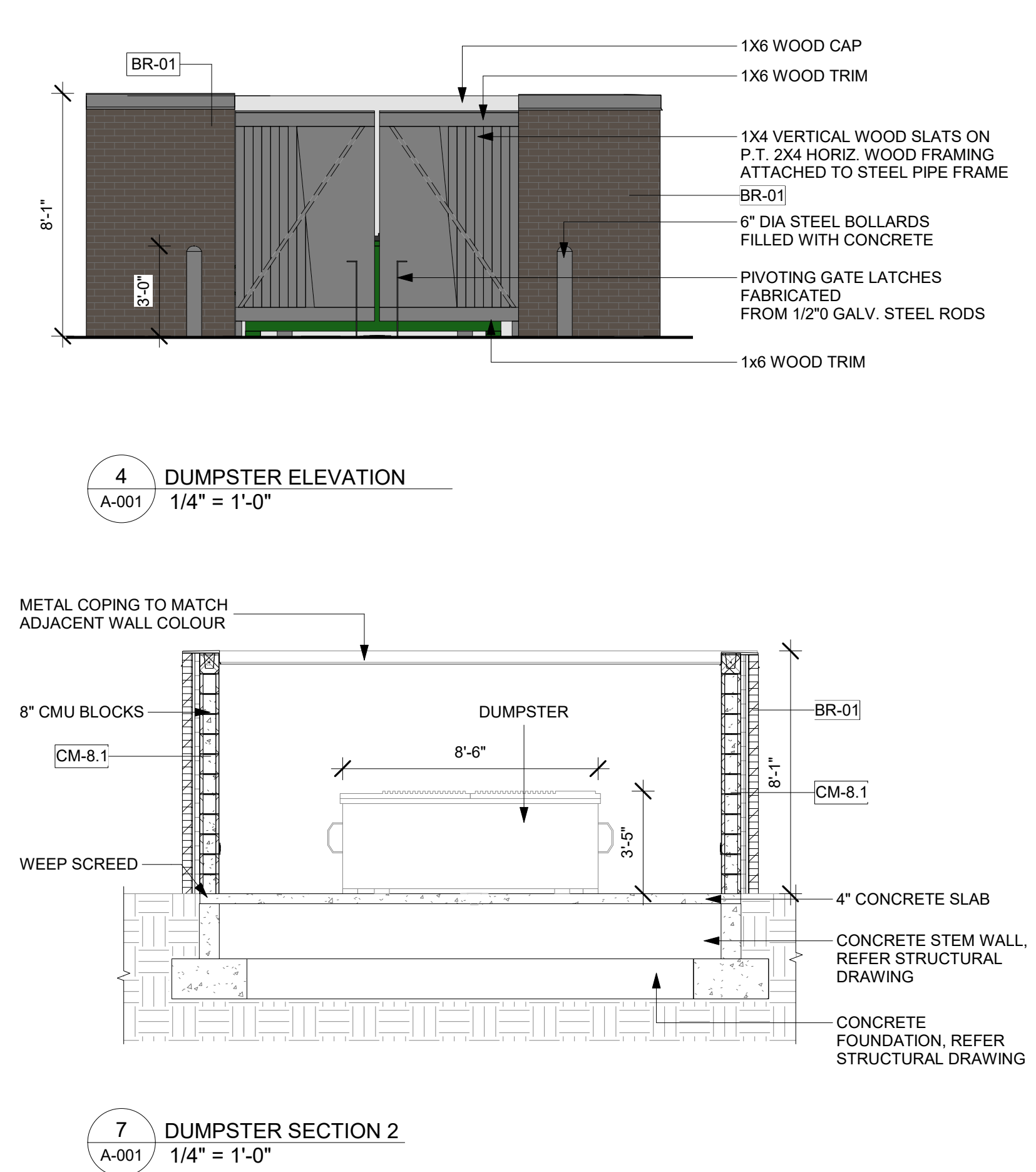
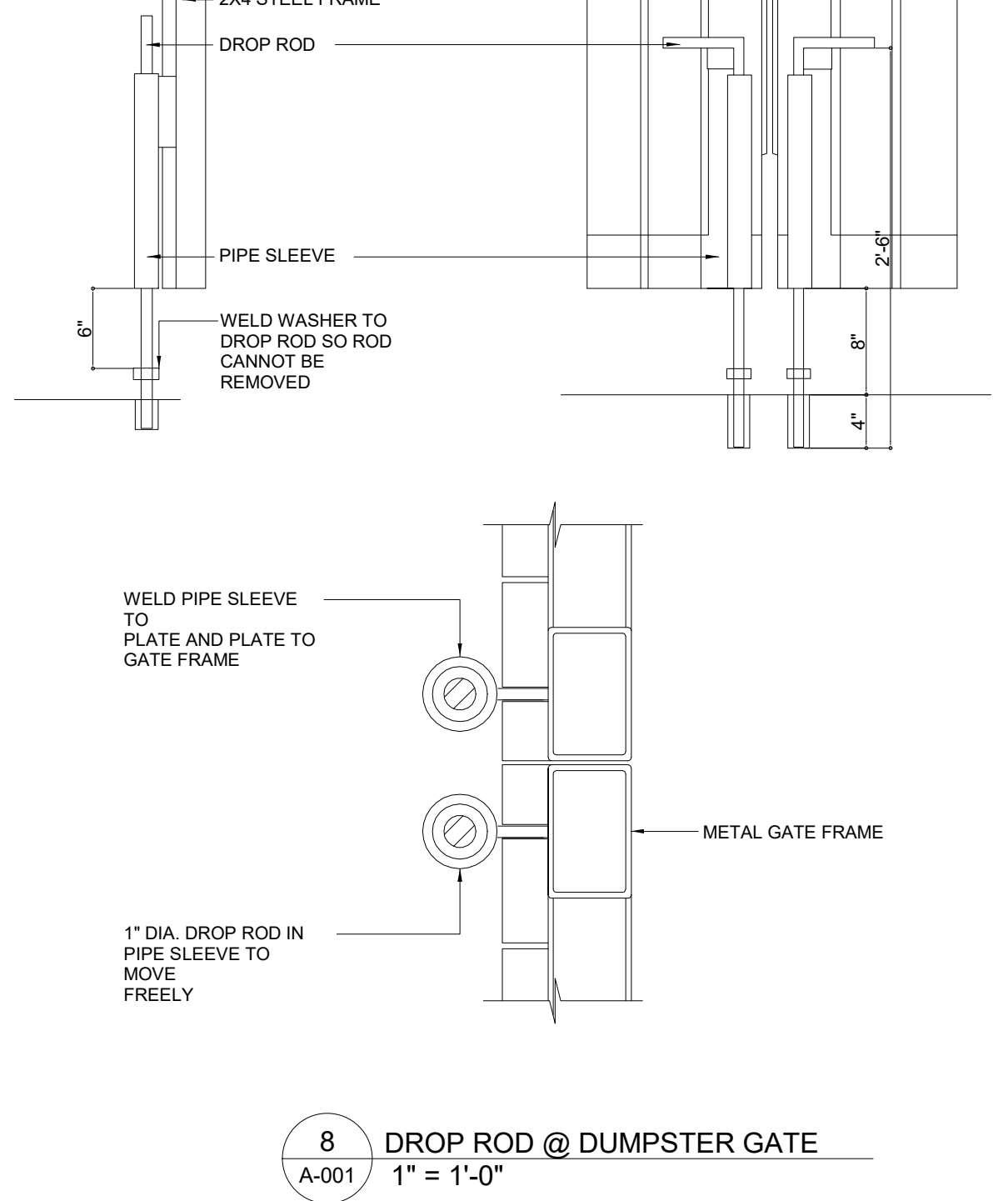
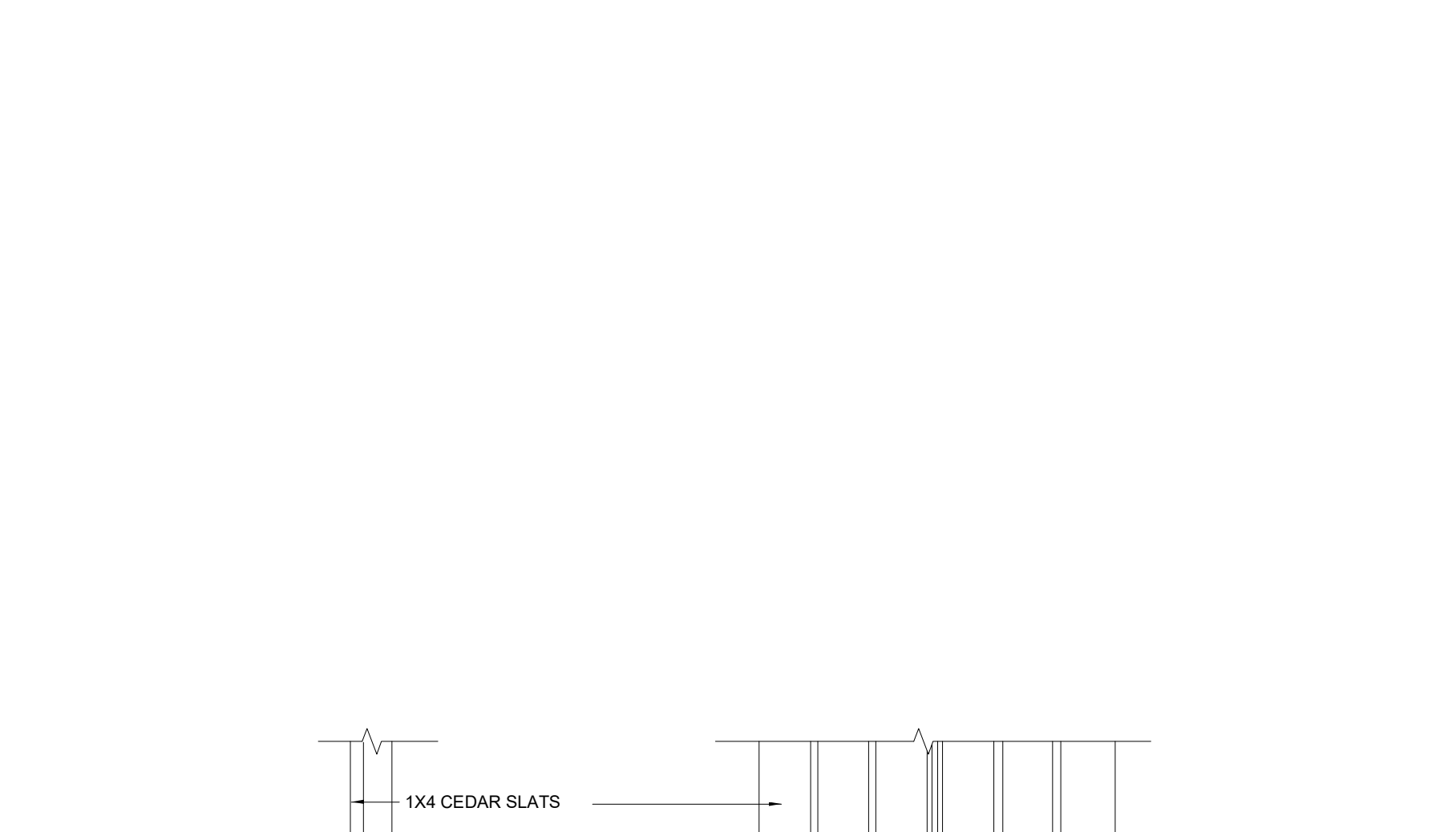
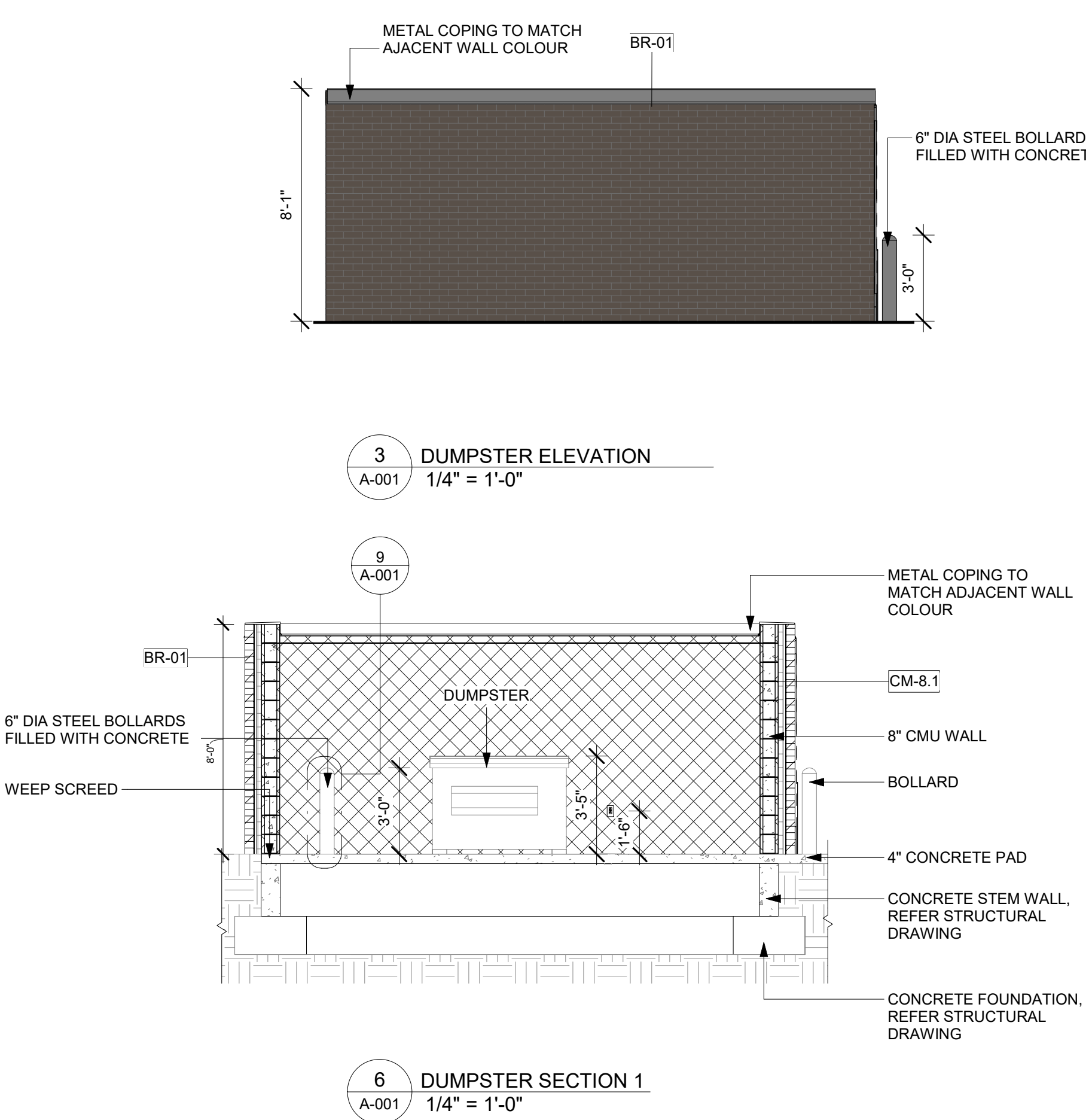
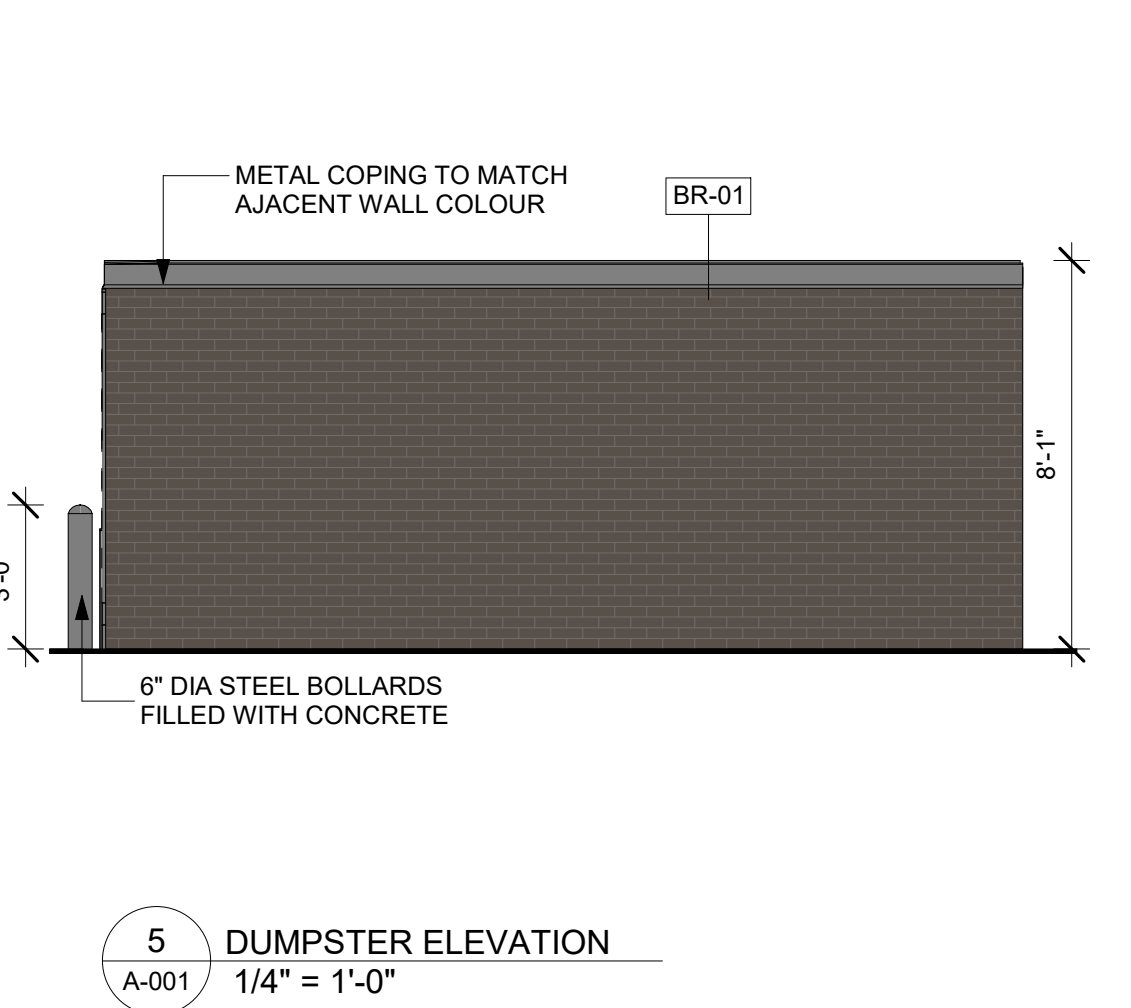
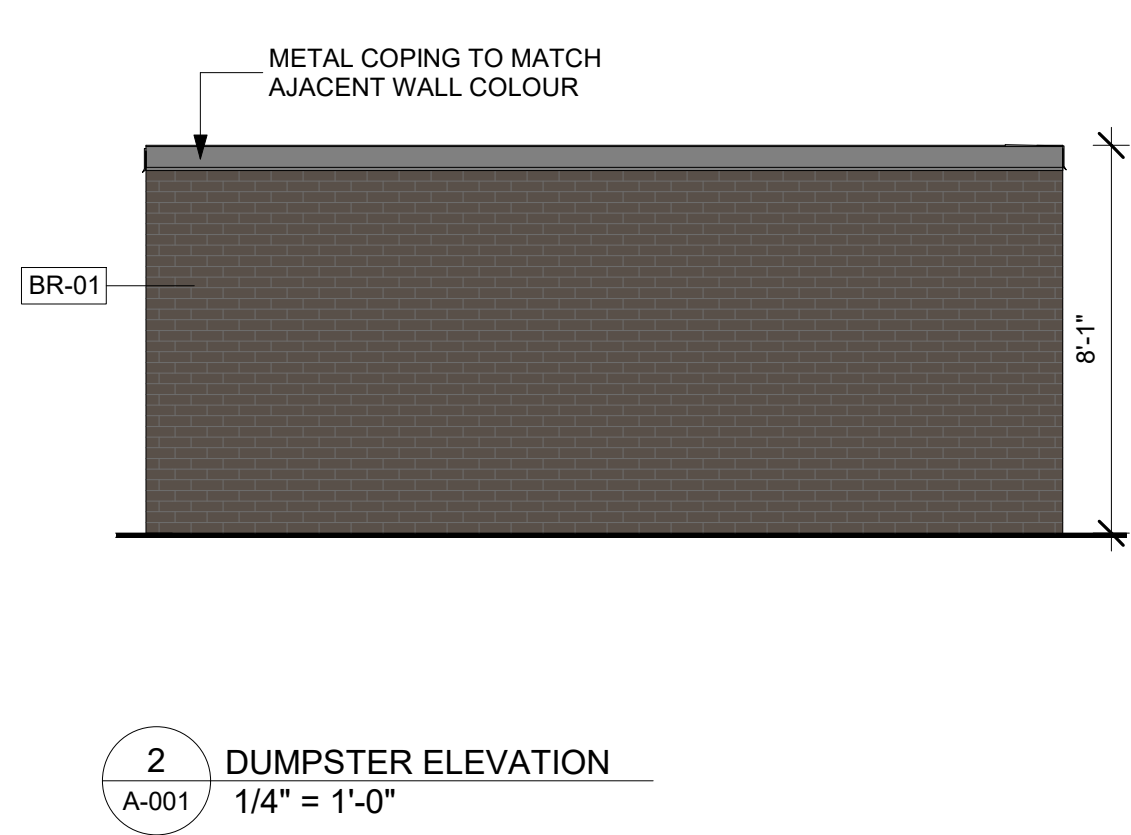
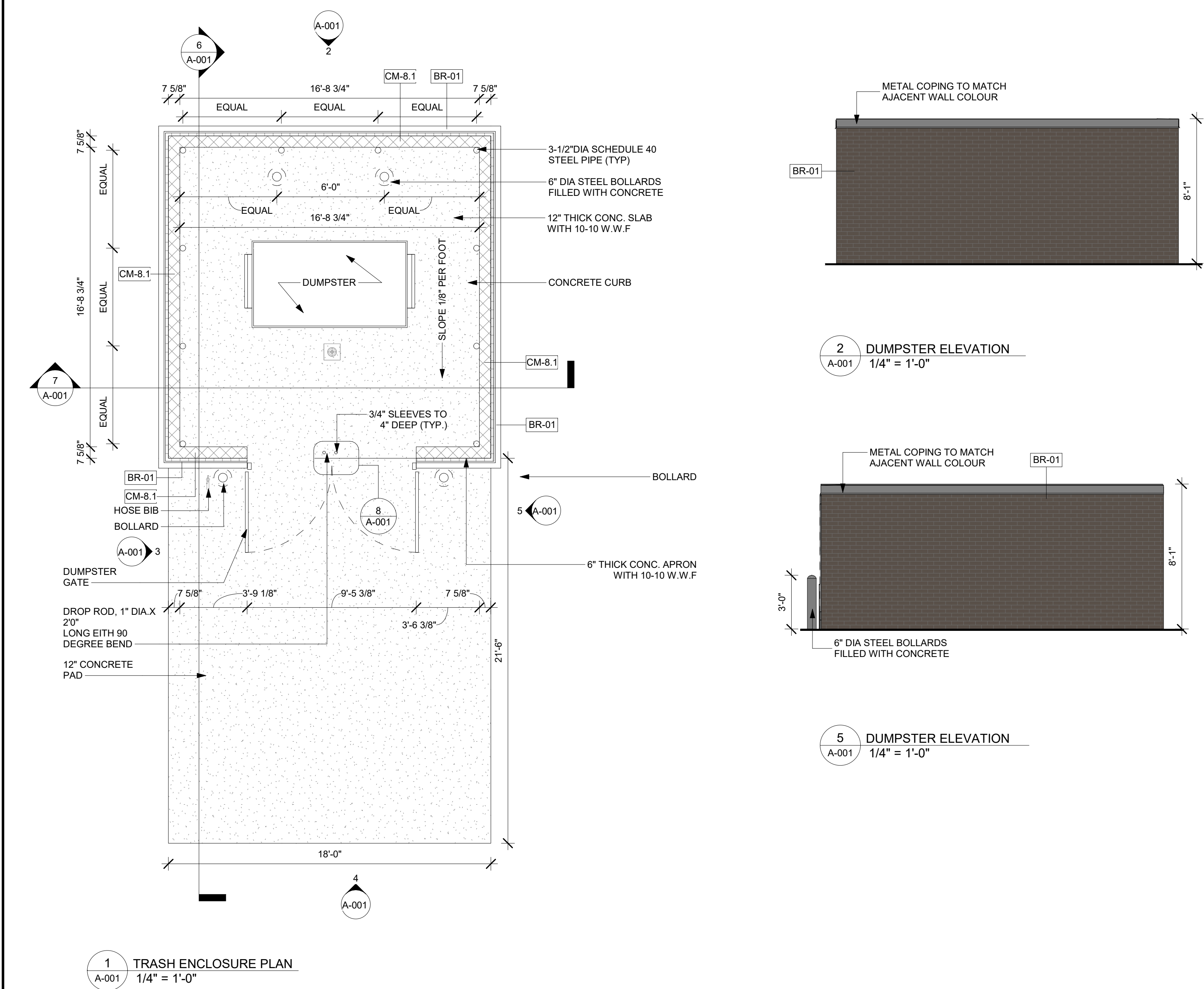
1

DRAWING

1

1





GENERAL NOTES-SITE PLAN		EXTERIOR FINISH LEGEND	
1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-002 FOR CONTACT INFORMATION.	7. LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMITS.	13. COORDINATE EXTERIOR MATERIAL LOCATIONS W/ CIVIL MATERIALS AND FINISHES.	%
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.	8. G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNDER CIVIL DRAWINGS AND SOIL REPORT.	14. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH 6" DIA STEEL BOLLARDS AS SHOWN.	15. ALL ROOF DRAINS TO TIE INTO STORM DRAIN SYSTEM (SEE CIVIL).
3. CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.	9. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.	16. HARDIE BOARD Siding.	17. LANDSCAPE DESIGN IS NOT INCLUDED WITH THE EXTERIOR FINISHES.
4. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.	10. ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.	18. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH A PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING FOR DISABLED PERMIT ONLY AND ANY OTHER INFORMATION THAT MAY BE REQUIRED BY LOCAL ORDINANCES."	19. SW 7643 PUSSY WILLOW.
5. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.	11. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.		
6. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.	12. EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT, POWER, SIGNAGE & FOUNDATION ARE O.F.D.I.		

EXTERIOR FINISH LEGEND				
MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%

**BASE4**

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:

DATE : 2020.02.04

Owner: **TOP Hospitality**

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	JA0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD


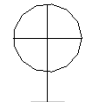

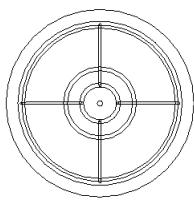

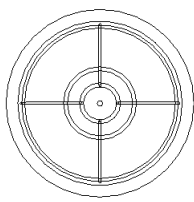







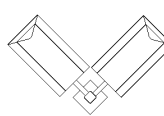




CHECKED BY  
RB/CM

PROJECT NO.  
B4-157-1901

SHEET NAME  
**DUMPSTER/SITE DETAILS**

DRAWINGS NO.  
**A-001**



LIGHTING FIXTURE SCHEDULE- PART 5												
LEGEND PRESENTATION	LEGEND	TYPE MARK	MANUFACTURER	CATALOG NUMBER	WATTS	MOUNTING	FINISH	LAMP TYPE	VOLTAGE	DESCRIPTION	LOCATIONS	REMARK
		Z05/E	KITCHLER LIGHTING	49623BKTLED	17	WALL	TEXTURED BLACK	LED	120 V	7.5"W x 15.00"H AMBER VALLYE COLLECTION LED FIXTURE, 875 DELIVERED LUMENS, 3000K, 90 CRI	BUILDING EXTERIOR WALL	
		Z42	LUKAS LIGHTING	CL914	30	STEM	WHITE	LED	120 V	3 FT EXTERIOR PENDANT, 800 DELIVERED LUMENS, 3000K	EXTERIOR	#GE LED10DA19/830 ORDER CODE-69119
		Z43	LUKAS LIGHTING	CLK913	30	STEM	WHITE	LED	120 V	4 FT EXTERIOR PENDANT, 800 DELIVERED LUMENS, 3000K	EXTERIOR	#GE LED10DA19/830 ORDER CODE-69119
		Z62	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	143	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 15157 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	Z63:EATON -LUMARK, SSS-5-A-25-S-L-M-1. DESCRIPTION: 25' POLE 5" SQUARE
		Z64	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	143	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 15157 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	Z63:EATON -LUMARK, SSS-5-A-25-S-L-M-1. DESCRIPTION: 25' POLE 5" SQUARE
		Z64-1	EATON-LUMARK	PRV-C60-D-UNV-T4-DP	153	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 19984 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	
		Z64-2	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	286	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 30,314 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	
		Z91	EATON-PORTFOLIO	LD6B10D010-IEMBODEU6B10 20840-6BM1LIEHS6A-HB26	11	RECESSED	SPECULAR CEAR	LED	120 V	6" DOWNLIGHT, 1254 DELIVERED LUMENS, 4000K, 80 CRI	EXTERIOR SIDE ENTRANCE, SLOPED CANOPY	
		Z-01	PHILIPS LUMEC	MPTC-35W32LED4K-G2-LE2	37	POLE	BLACK	LED	120 V	URBANSCAPE LED POST LUMINAIRE, 3462 DELIVERED LUMENS, 4000K	OUTDOOR PATIO	

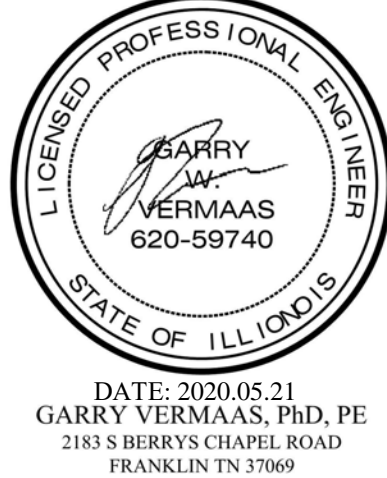
NOTE:  
1. CONTRACTOR SHALL REFER FIXTURE SCHEDULE AND BRAND STANDARD FOR THE SELECTION OF LIGHTING FIXTURE MODEL NO AND MAKE. CONTRACTOR SHALL SUBMIT LIGHTING PACKAGE ALONG WITH LIGHTING CONTROL SCHEME AS PER CODE AND BRAND STANDARD TO CLIENT/ENGG. REVIEW BEFORE TO ORDER.  
2. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR EXTERIOR FIXTURES.  
3. CONTRACTOR SHALL CO-ORDINATE WITH OWNER/ARCH FOR DECORATIVE FIXTURES SELECTION.  
4. ALL THE LIGHTING FIXTURES IN POOL AREA SHOULD CONTAINS VAPOUR PROOF LAMPS.  
5. CONTRACTOR SHALL VERIFY THE FINAL COUNT OF LIGHT FIXTURES PRIOR BID/PURCHASE/INSTALLATION. THE FINAL COUNT IS THE RESPONSIBILITY OF THE GC AND PROCUREMENT GROUPS.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com  
RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076  
MEP ENGINEER  
GARRY VERMAAS PhD, PE  
2183 S BERRY'S CHAPEL ROAD  
FRANKLIN, TN 37069

Seal:



Owner:

**TOP Hospitality**

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
MSM

CHECKED BY  
GWV

PROJECT NO.  
B4-157-1901

SHEET NAME

**LIGHTING FIXTURE  
SCHEDULE- PART 5**

DRAWINGS NO.

**LT-002E**



# Floor Plans





ICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

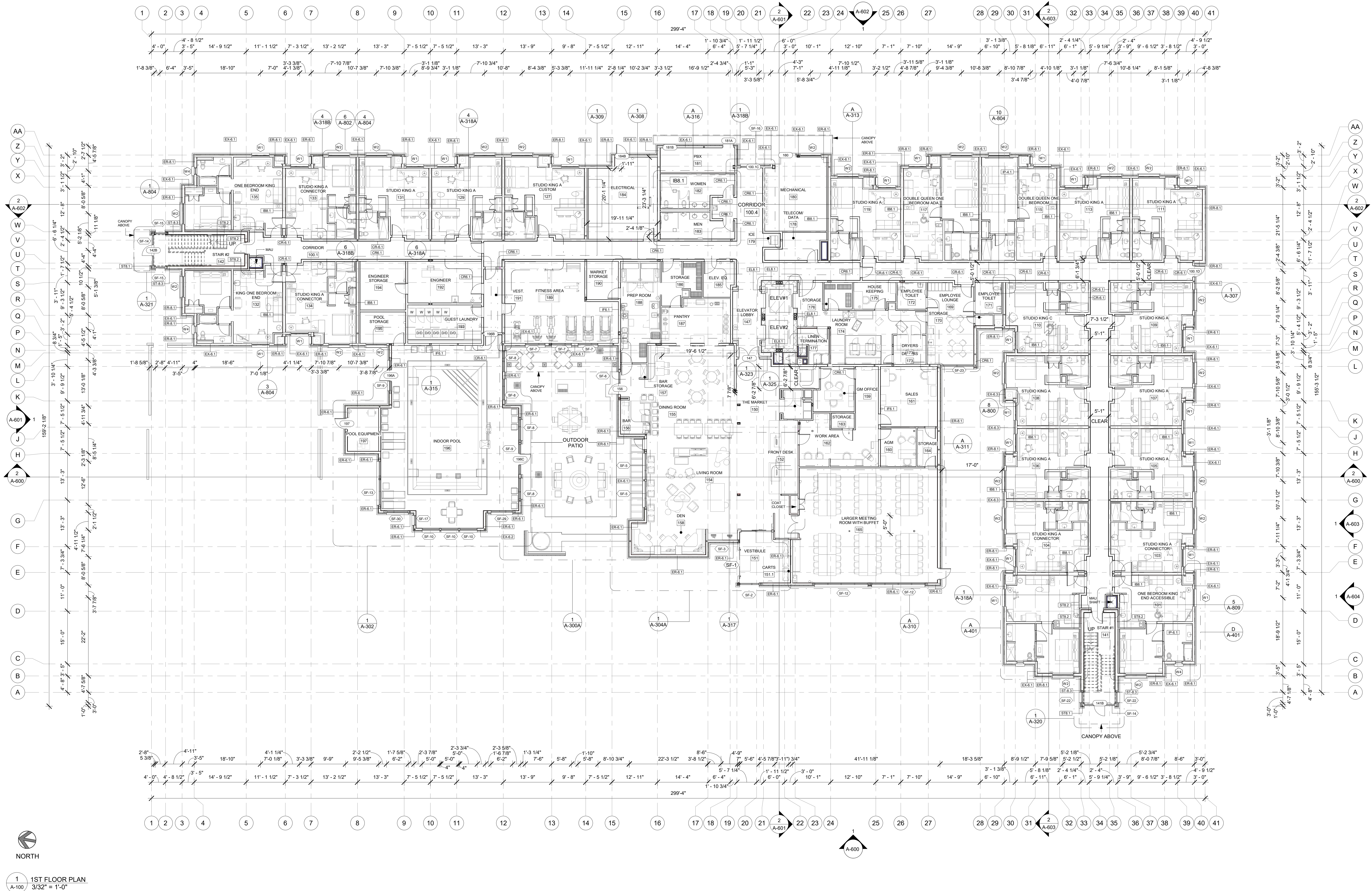
TOP  
Hospitality

Residence INN  
BY MARRIOTT

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

A0	2020.03.19	ISSUED FOR PERMIT
----	------------	-------------------

# A-100



1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEATHING, CMU & CONCRETE
3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU & CONCRETE
4. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
5. PROVIDE MASONRY CORNER JOINTS IN EXTERIOR CMU WALLS.
6. GYPSUM WALLBOARD CORNER JOINTS TO BE 30" MAX O.C. AND AT DOOR JAMBS FROM HEAD
7. TERMINATION OF GYPSUM WALLBOARD TO REFER TO A-402 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
9. REFER TO SHEET C-100 FOR ACCESSIBLE CLEARANCE LEGEND
10. REFER TO SHEET A-200 FOR EQUIPMENT SCHEDULE









ICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

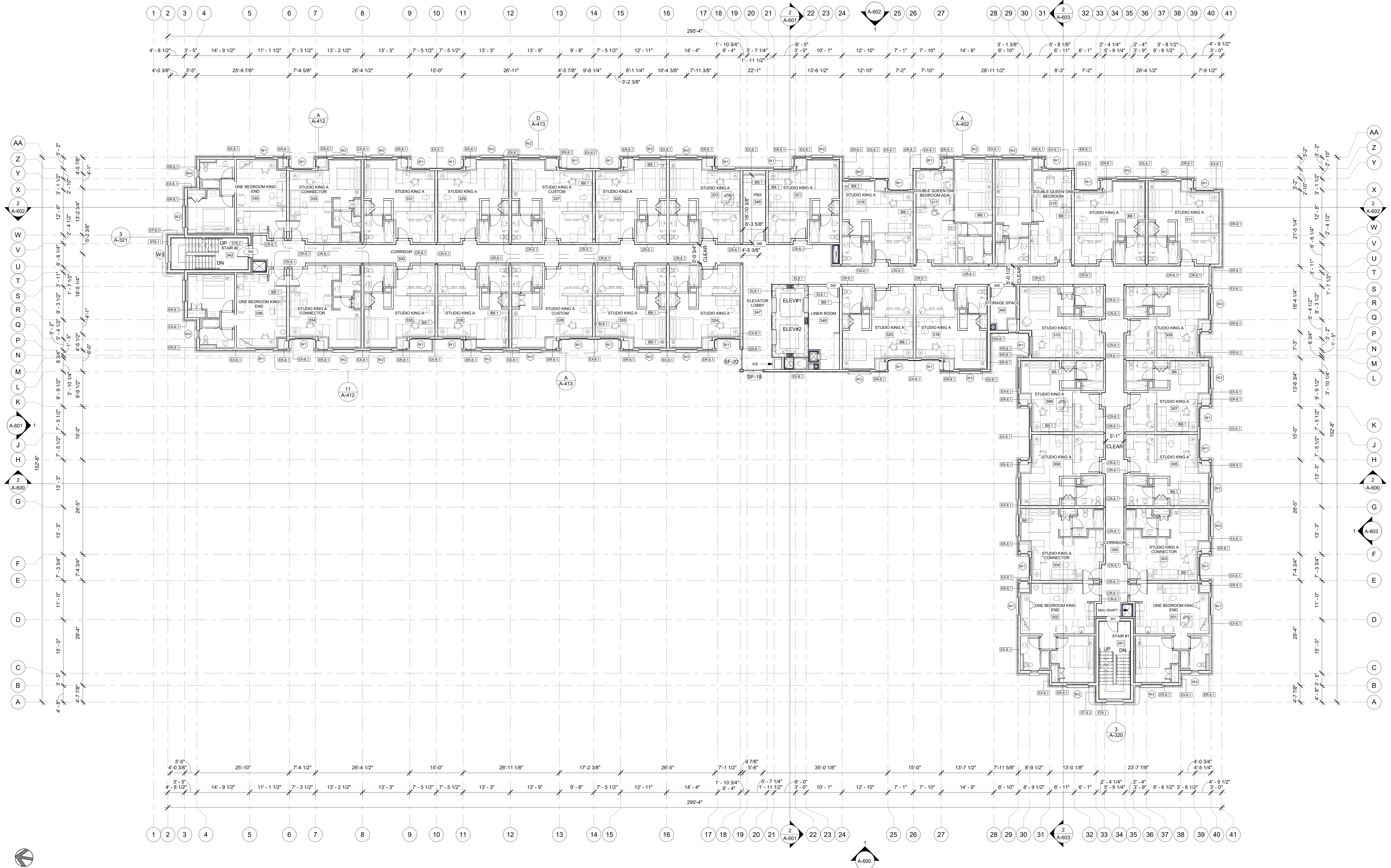
A circular professional seal for a Licensed Architect in the State of Illinois. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF ILLINOIS" at the bottom. The center of the seal contains the name "RICARDO JAVIER MUNIZ GUILLET" and the license number "001023672". A blue ink signature is written across the seal.

TOP  
Hospitality

Residence INN  
BY MARRIOTT

A0	2020.03.19	ISSUED FOR PERMIT
----	------------	-------------------

# A-102



NORTH

1 3RD FLOOR PLAN  
A-102  $3/32" = 1'-0"$

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR HEATING, CHU, & CONCRETE
3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CHU, & CONCRETE
4. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS
5. PROVIDE SOUND BARRIER CONTROL JOINTS IN EXTERIOR CHU WALLS
6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30" MAX @ C AND AT DOOR JAMBS FROM HEAD
7. TERMINATION OF EXTERIOR WALLBOARD @ BOARD
8. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
9. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION
10. REFER TO SHEET G-600 FOR ACCESSIBLE CLEARANCE LEGEND
11. REFER TO SHEET A-200 FOR EQUIPMENT SCHEDULE





BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	A0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD

CHECKED BY  
RB/CM

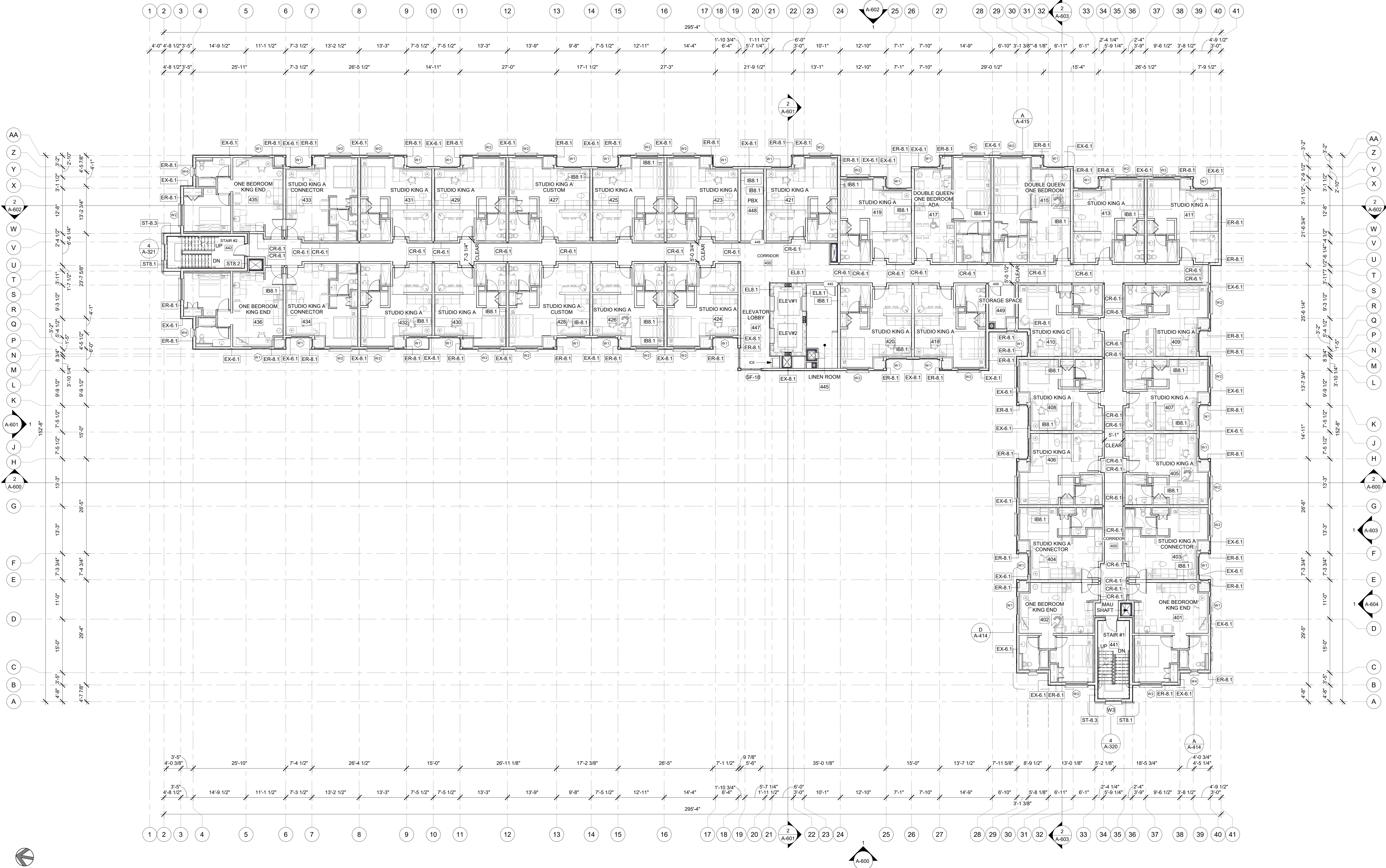
PROJECT NO.  
B4-157-1901

SHEET NAME

4TH FLOOR PLAN

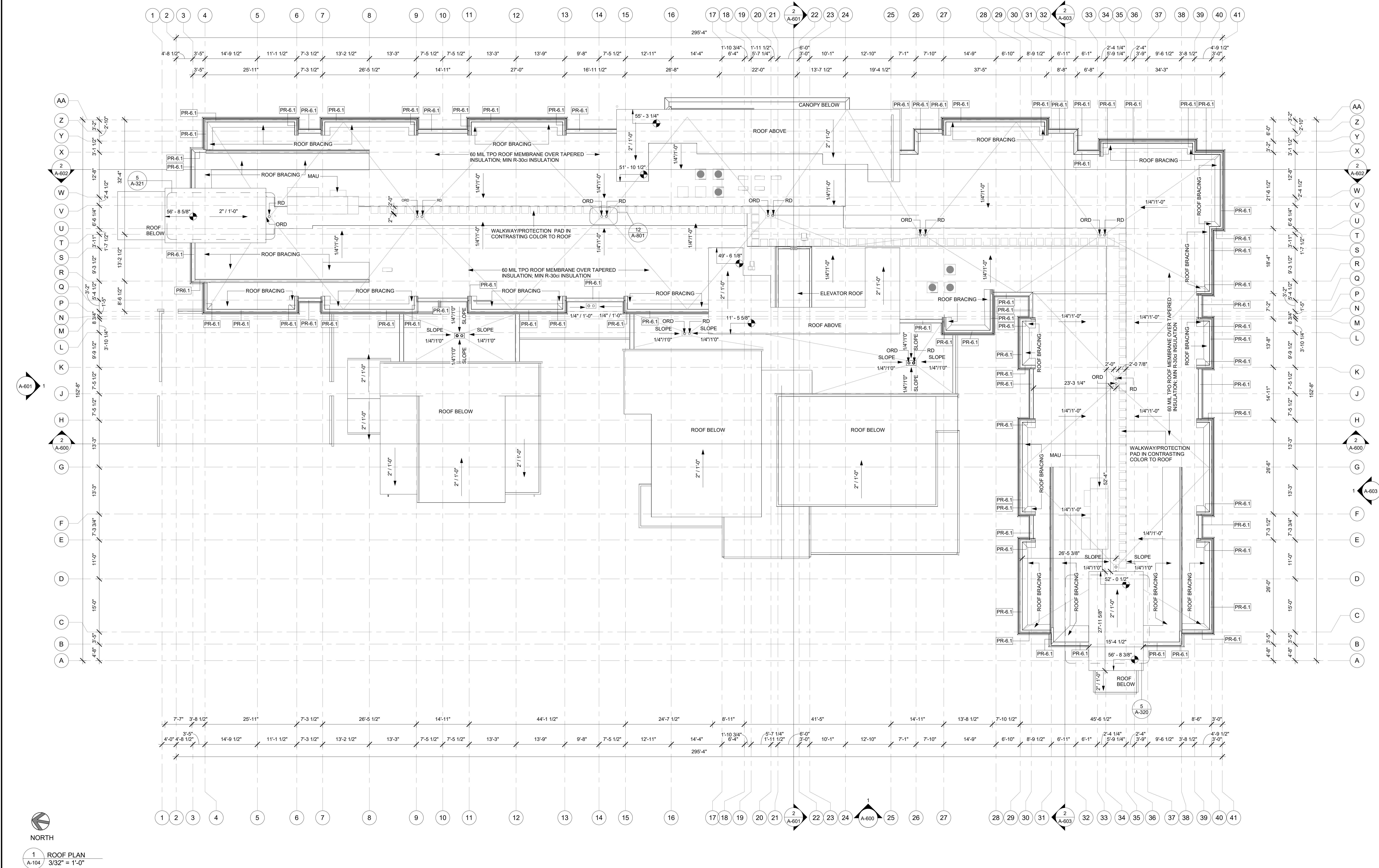
DRAWINGS NO.

A-103



- GENERAL FLOOR PLAN NOTES
- BASE4 NOTES
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  - EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEATHING, CMU, & CONCRETE. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
  - INTERIOR DOORS TO BE MIN. 0' 4" FROM ADJACENT WALLS AS SHOWN ON PLANS
  - PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS
  - GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD
  - REFER TO G-002 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
  - REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION
  - REFER TO SHEET G-005 FOR ACCESSIBLE CLEARANCE LEGEND
  - REFER TO SHEET A-200 FOR EQUIPMENT SCHEDULE





- GENERAL ROOF NOTES**
1. ALL DIMENSION ARE FROM THE FACE OF STUD UNLESS NOTED OTHERWISE
  2. CONTRACTOR TO COORDINATE WITH CHUTE VENDOR, STRUCTURAL ENGINEER, PLANK MFR. AND TRUSS MFR.
  3. THE DIMENSION AND LOCATION OF CHUTE DUCT ROOF PENETRATION AND TRUSS SPACING WHERE CHUTE DUCT PENETRATES THE TOWER ROOF.
  4. SEE DETAILS FOR ROOF PENETRATION DETAILS.
  5. SEE STRUCTURAL FOR ALL TOP OF DECK ELEVATIONS, JOIST SIZES, ETC.
  6. COORDINATE ALL ROOF TOP UBIT LOCATIONS WITH MECHANICAL.
  7. SEE MECHANICAL/PLUMBING FOR ADDITIONAL INFORMATION
  8. PAINT ALL ROOF PENETRATIONS, ROOF TOP EQUIPMENT LADDERS, ETC. UNLESS EQUIPMENT IS PREFINISHED (COLOR TO BE SELECTED BY THE GENERAL CONTRACTOR).
  9. PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF SLOPE OBSTRUCTIONS
  10. PAINT ALL EXPOSED SHROUDS. INSTALL PADS AFTER HVAC EQUIPMENT HAS BEEN INSTALLED
  11. ALL WOOD BLOCKING WITH MECHANICAL ENGINEER
  12. COORDINATE ALL ROOF OPENINGS AND PENETRATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL
  13. ANY ROOF FLASHING, METAL FACIA & FORMED CAP FLASHING TO BE FIRESTONE PRODUCTS ONLY.
  14. ALL VENT PIPES, ETC. ENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.



**BASE4**

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:  
  
DATE : 2020.02.04

Owner:  
**TOP Hospitality**  
143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	JA0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD

CHECKED BY  
RB/CM

PROJECT NO.  
B4-157-1901

SHEET NAME

**ROOF LEVEL PLAN**

DRAWINGS NO.  
**A-104**



# Elevation & Renderings









BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

1 /A0 2020.03.19 ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD

CHECKED BY  
RB/CM

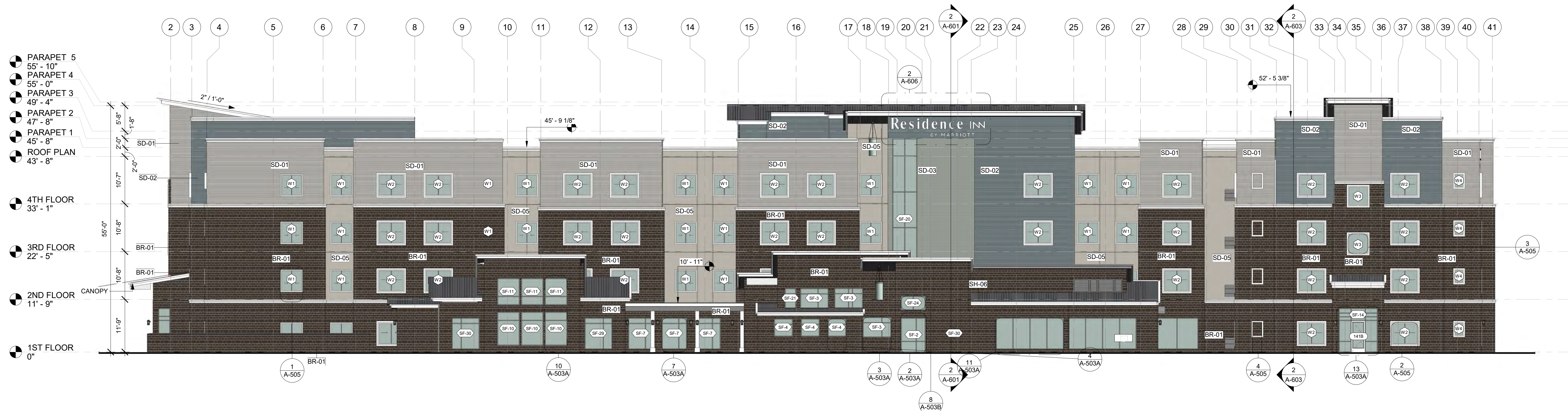
PROJECT NO. B4-157-1901

SHEET NAME

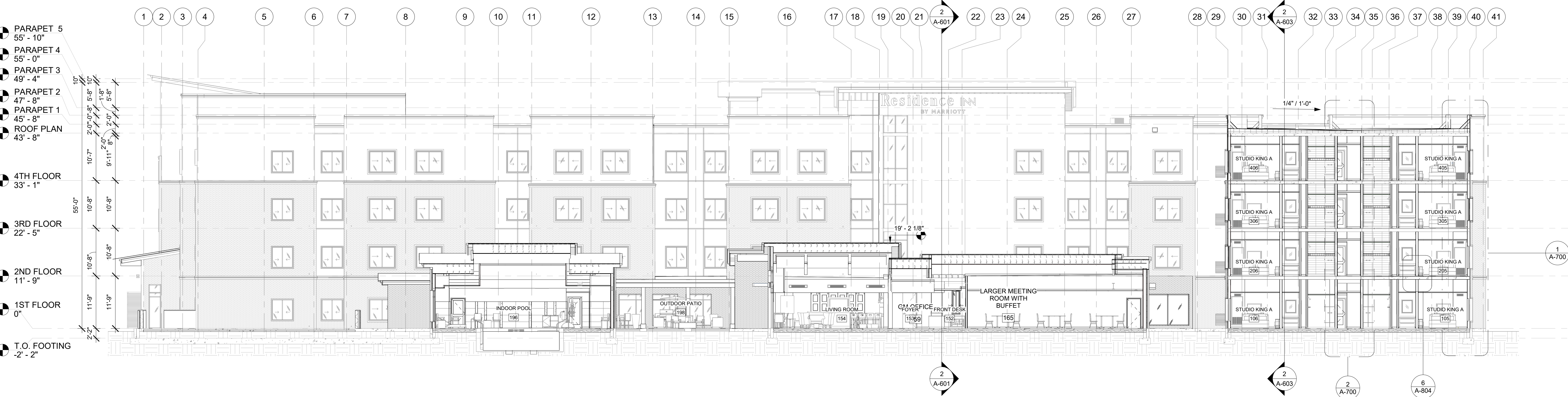
EXTERIOR  
ELEVATION &  
BUILDING  
SECTION-1

DRAWINGS NO.

A-600



1 WEST ELEVATION  
A-600 3/32\"/>



2 BUILDING SECTION #5  
A-600 3/32\"/>

#### GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL, LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
- ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS. SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

#### GENERAL SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4\"/>

#### ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE	
CHAPTER 3: GENERAL REQUIREMENTS	
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS	
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY	
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS	
ROOFS	
INSUL. ENTIRELY ABOVE DECK	R-30 cl
METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
MASS	R-11.4 cl
METAL BUILDING	R-13 + R-13cl
METAL FRAMED	R-13 + R-7.5cl
WALLS BELOW GRADE	
BELOW GRADE WALLS	R-7.5 cl
MASS	R-10 cl
JOIST/FRAMING	R-30
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 24\"/>
HEATED SLABS	R-15 for 36\"/>
OPAQUE DOORS	
NONSWINGING	R-4.75
TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS	
FIXED FENESTRATION	U-0.38
OPERABLE FENESTRATION	U-0.45
ENTRANCE DOORS	U-0.77
SHGC	U-0.64 N / U-0.64 SEW
PROJECTION FACTOR	
SKYLIGHTS	U-0.50
U-FACTOR	U-0.40
SHGC	

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	AO	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD

CHECKED BY  
RB/CM

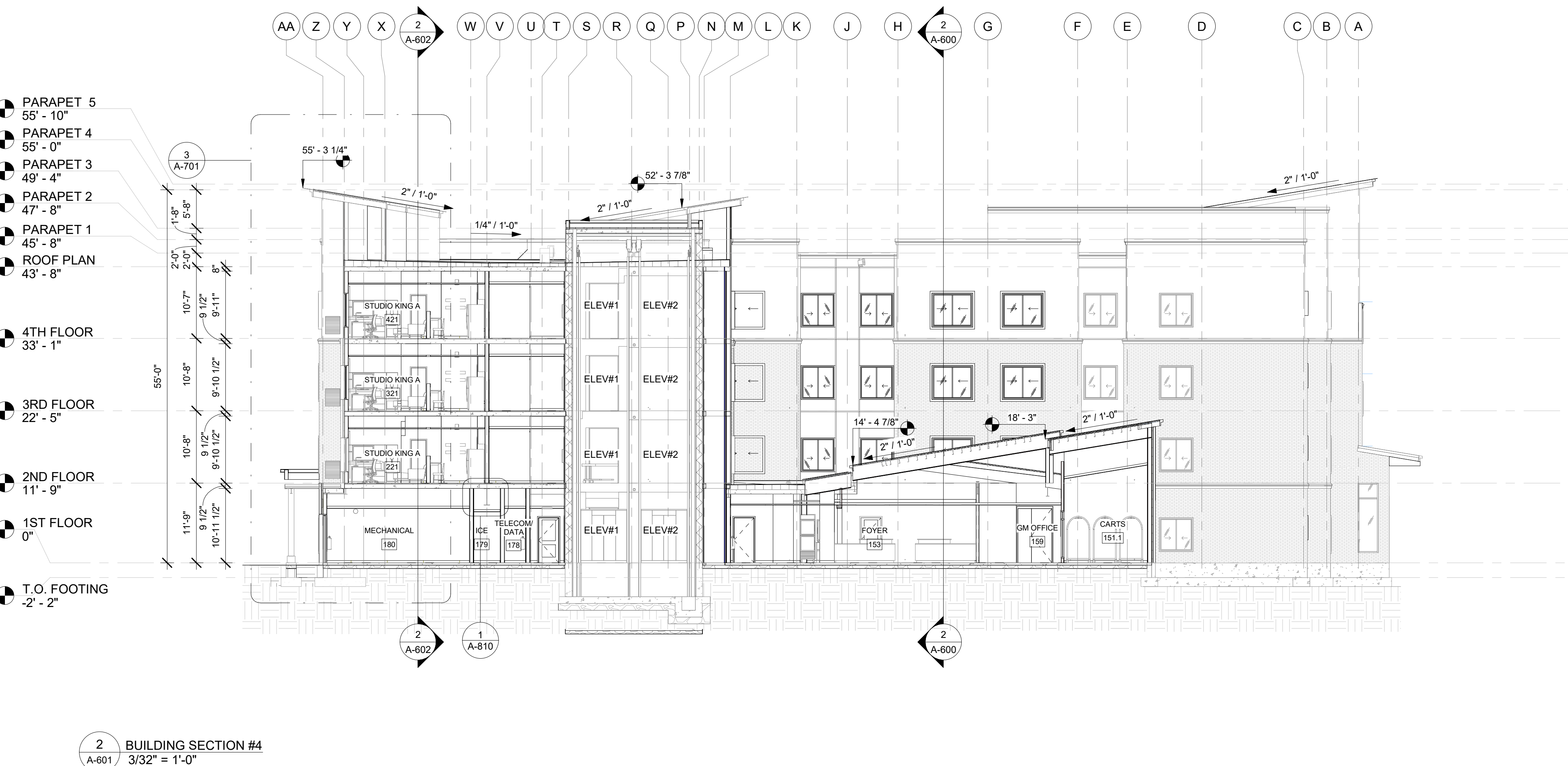
PROJECT NO.  
B4-157-1901

SHEET NAME

EXTERIOR  
ELEVATION &  
BUILDING  
SECTION-2

DRAWINGS NO.

A-601



#### GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
- ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

#### GENERAL SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE. INSIDE PARAPET WALL PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

#### ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE	
CHAPTER 3: GENERAL REQUIREMENTS	
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS	
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY	
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS	
ROOFS	
INSUL ENTIRELY ABOVE DECK	R-30 ci
METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
MASS	R-11.4 ci
METAL BUILDING	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci
WALLS BELOW GRADE	
BELOW GRADE WALLS	R-7.5 ci
FLOORS	R-10 ci
MASS	R-30
JOIST/FRAMING	

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7645 PUSSY WILLOW		14%

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%





BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

1 /A0 2020.03.19 ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD

CHECKED BY  
RB/CM

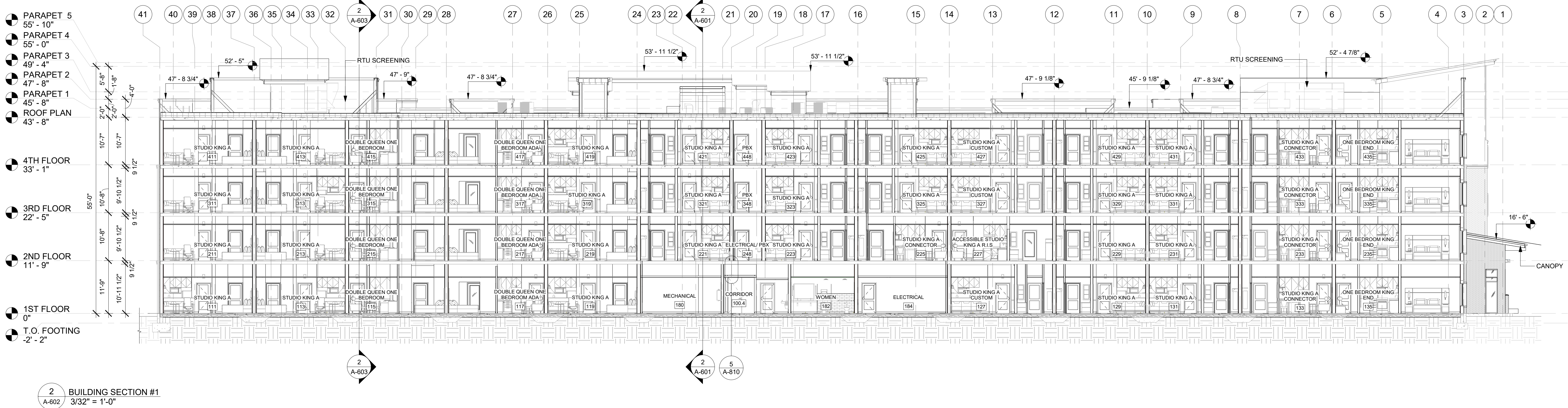
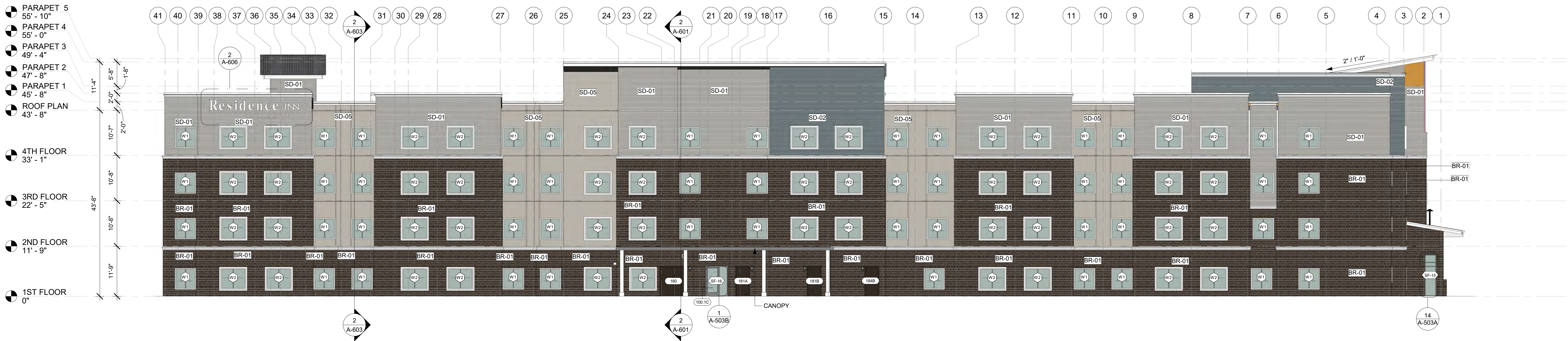
PROJECT NO.  
B4-157-1901

SHEET NAME

EXTERIOR  
ELEVATION &  
BUILDING  
SECTION-3

DRAWINGS NO.

A-602



#### GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL, LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
- ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS. SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

#### GENERAL SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4\"/>

#### ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE	
<b>CHAPTER 3: GENERAL REQUIREMENTS</b>	
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS	
<b>CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY</b>	
TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS	
<b>ROOFS</b>	
INSUL. ENTIRELY ABOVE DECK	R-30 cl
METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
<b>WALLS ABOVE GRADE</b>	
MASS	R-11.4 cl
METAL BUILDING	R-13 + R-13cl
METAL FRAMED	R-13 + R-7.5cl
<b>WALLS BELOW GRADE</b>	
BELOW GRADE WALLS	R-7.5 cl
FLOORS	R-10 cl
MASS	R-30
JOIST/FRAMING	
<b>SLAB-ON-GRADE FLOORS</b>	
UNHEATED SLABS	R-10 for 24\"/>
HEATED SLABS	R-15 for 38\"/>
<b>OPAQUE DOORS</b>	
NONSWINGING	R-4.75
<b>TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS</b>	
<b>VERTICAL FENESTRATION</b>	
FIXED FENESTRATION	U-0.38
OPERABLE FENESTRATION	U-0.45
ENTRANCE DOORS	U-0.77
<b>SHGC</b>	
PROJECTION FACTOR	U-0.64 N / U-0.64 SEW
<b>SKYLIGHTS</b>	
U-FACTOR	U-0.50
SHGC	U-0.40

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%





ICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

A circular professional seal for Ricardo Javier Muniz Bouillet, a Licensed Architect in the State of Illinois. The seal features the text "LICENSED ARCHITECT" at the top and "STATE OF ILLINOIS" at the bottom. In the center, the name "RICARDO JAVIER MUNIZ BOUILLET" and the license number "001023672" are printed. A blue ink signature is written across the seal.

DATE : 2020.02.04

TOP  
Hospitality

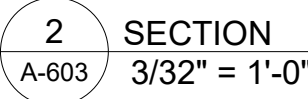
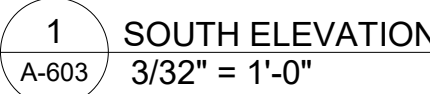
143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
	A0	2020.03.19	ISSUED FOR PERMITS



1. REVIEW ALL SIGHTLINES ABOVE PROPERTY BEFORE LOCATING ROOF EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. IF AVAILABLE, MAKE A MOCK WALL, SHOWING A FULL WINDOW INSTALL WITH FLASHING. CG CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
3. IF AVAILABLE, MAKE A MOCK WALL, SHOWING ARCHITECTURAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
4. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED CITY OF CHICAGO PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS. SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE PERMIT PLAN SETS MATCH THE CITY OF CHICAGO PLANNING DEPARTMENT SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A PERMIT. THE CITY OF CHICAGO PLANNING DEPARTMENT WILL REVIEW AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
5. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF ROOF. ROOF ASSEMBLY, SEE ARCHITECTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS.

ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS. THE CONTRACTOR SHALL VERIFY THE LOCATION REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SIGN AVAILABLE FOR SIGNAGE.

3. ELECTRICAL AND CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.

4. PERMITS AND ACCESS TO THE INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO OBTAIN ACCESS TO THE INTERIOR OF THE ELECTRICAL SERVICE INSIDE PARAPET WALL.


5. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET AREA MAY BE REQUIRED.

6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL LINE TO THE SIGN AND REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL.

7. SIGNAGE LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

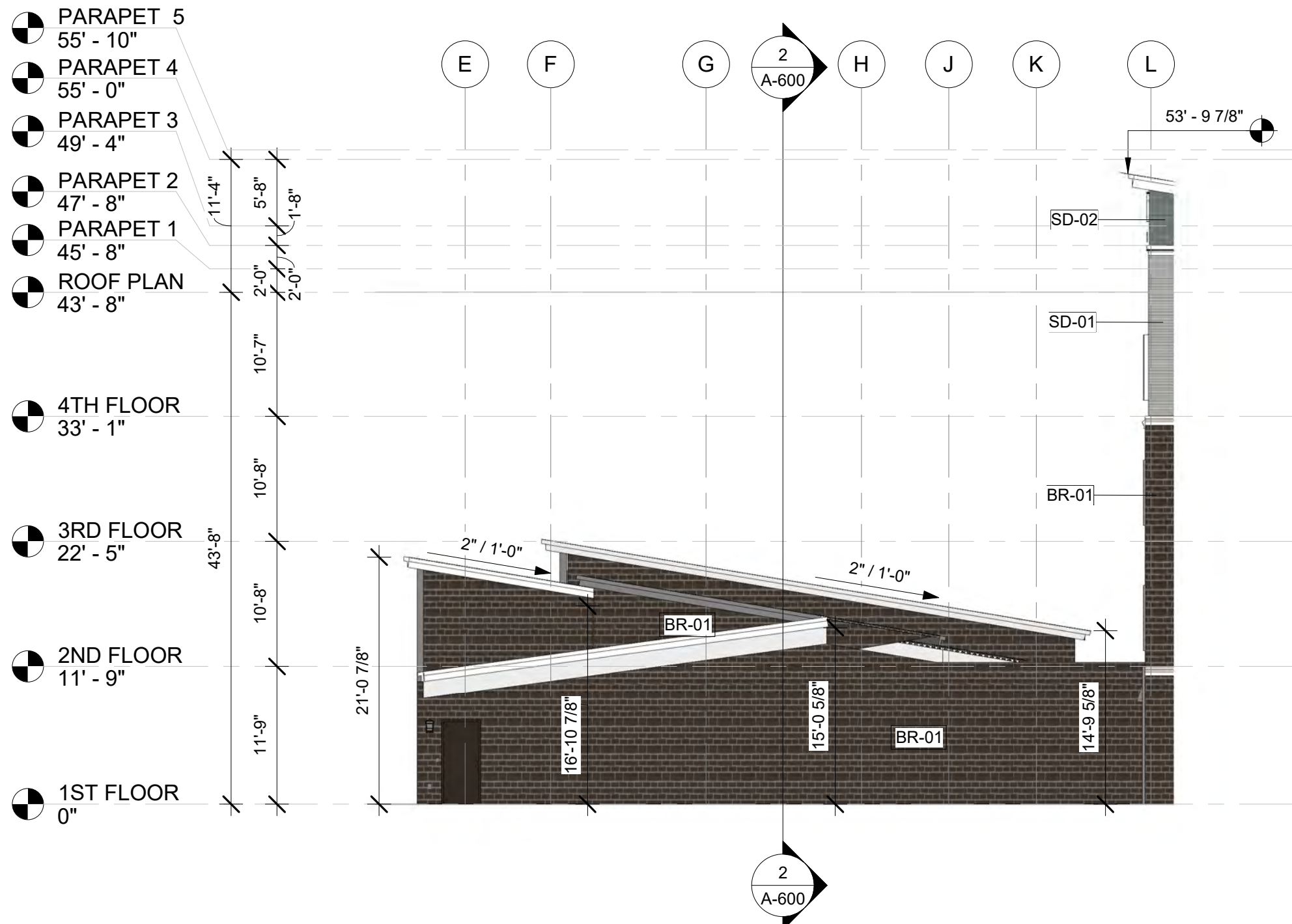
<p>REFERENCED ENERGY CODE: APPLICABLE CODE</p> <p><b>CHAPTER 3: GENERAL REQUIREMENTS</b></p> <p>(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS</p>		<p><b>SLAB-ON-GRADE FLOORS</b></p> <p>UNHEATED SLABS R-10 for 24" below</p> <p>HEATED SLABS R-15 for 36" below</p> <p><b>OPaque DOORS</b></p> <p>NONSWINGING R-4.75</p>	
<p><b>CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY</b></p> <p>TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS</p>		<p>TABLE C402.4: BUILDING ENVELOPE PENETRATION REQUIREMENTS</p>	
<p><b>ROOFS</b></p> <p>INSUL. ENTIRELY ABOVE DECK</p> <p>METAL BUILDING</p> <p>ATTIC AND OTHER</p> <p><b>WALLS ABOVE GRADE</b></p> <p>MASS</p> <p>METAL BUILDING</p> <p>METAL FRAMED</p>	<p>R-30 ci</p> <p>R-19 + R-11 LS</p> <p>R-38</p> <p>R-11.4 ci</p> <p>R-13 + R-13ci</p> <p>R-13 + R-7.5ci</p>	<p><b>VERTICAL PENETRATION</b></p> <p>FIXED PENETRATION</p> <p>OPERABLE PENETRATION</p> <p>ENTRANCE DOORS</p> <p><b>SHGC</b></p> <p>PROJECTION FACTOR</p> <p><b>SKYLIGHTS</b></p> <p>U-FACTOR</p> <p>SHGC</p>	<p>U-38</p> <p>U-0.45</p> <p>U-0.77</p> <p>U-0.64 N / U-0.64 SEW</p> <p>U-0.50</p> <p>U-0.40</p>
<p><b>WALLS BELOW GRADE</b></p> <p>BELOW GRADE WALLS</p> <p><b>FLOORS</b></p> <p>MASS</p> <p>JOIST/FRAMING</p>	<p>R-7.5 ci</p> <p>R-10 ci</p> <p>R-30</p>		

EXTERIOR FINISH LEGEND				
MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%

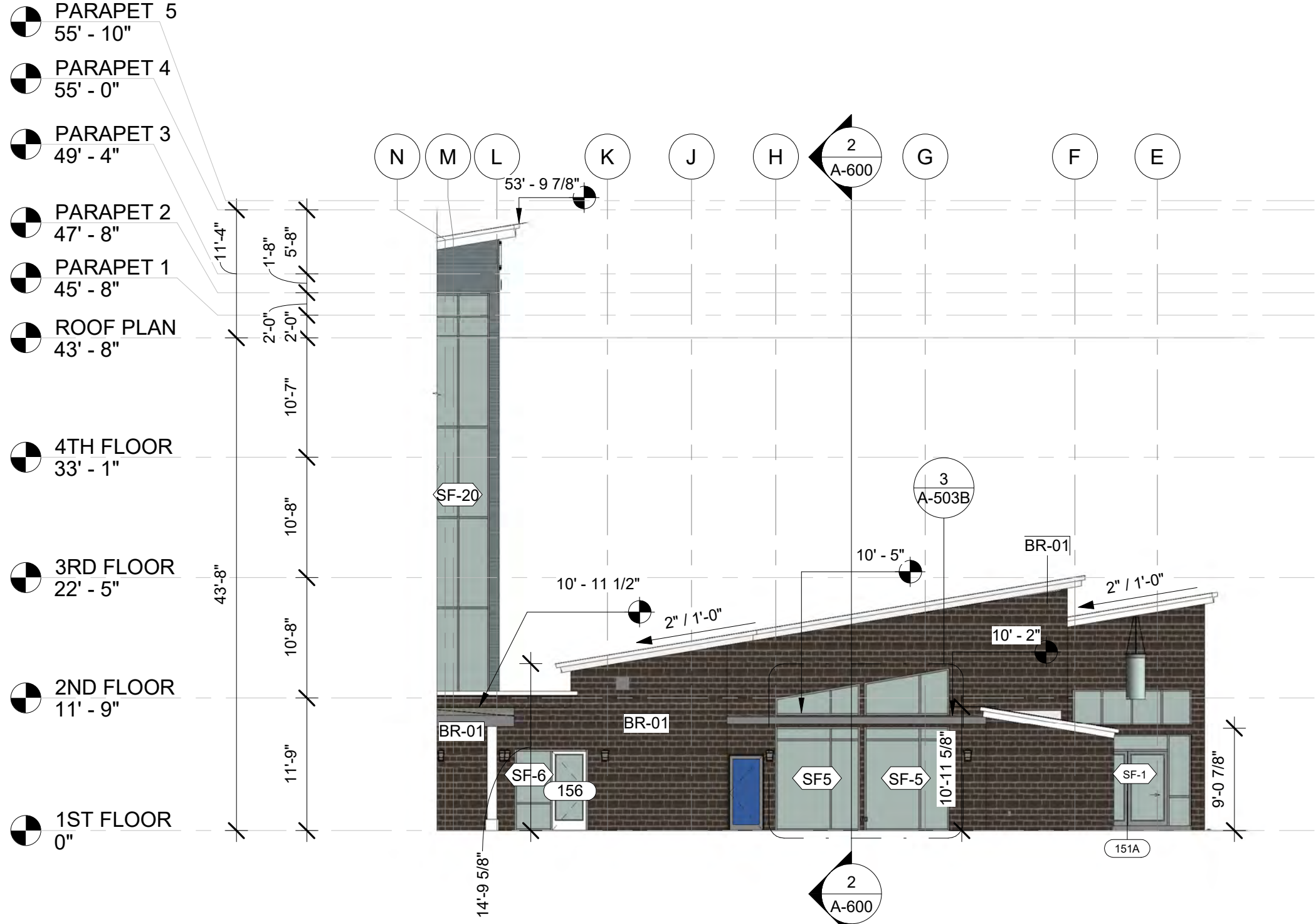
EXTERIOR FINISH LEGEND				
MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%

# A-603

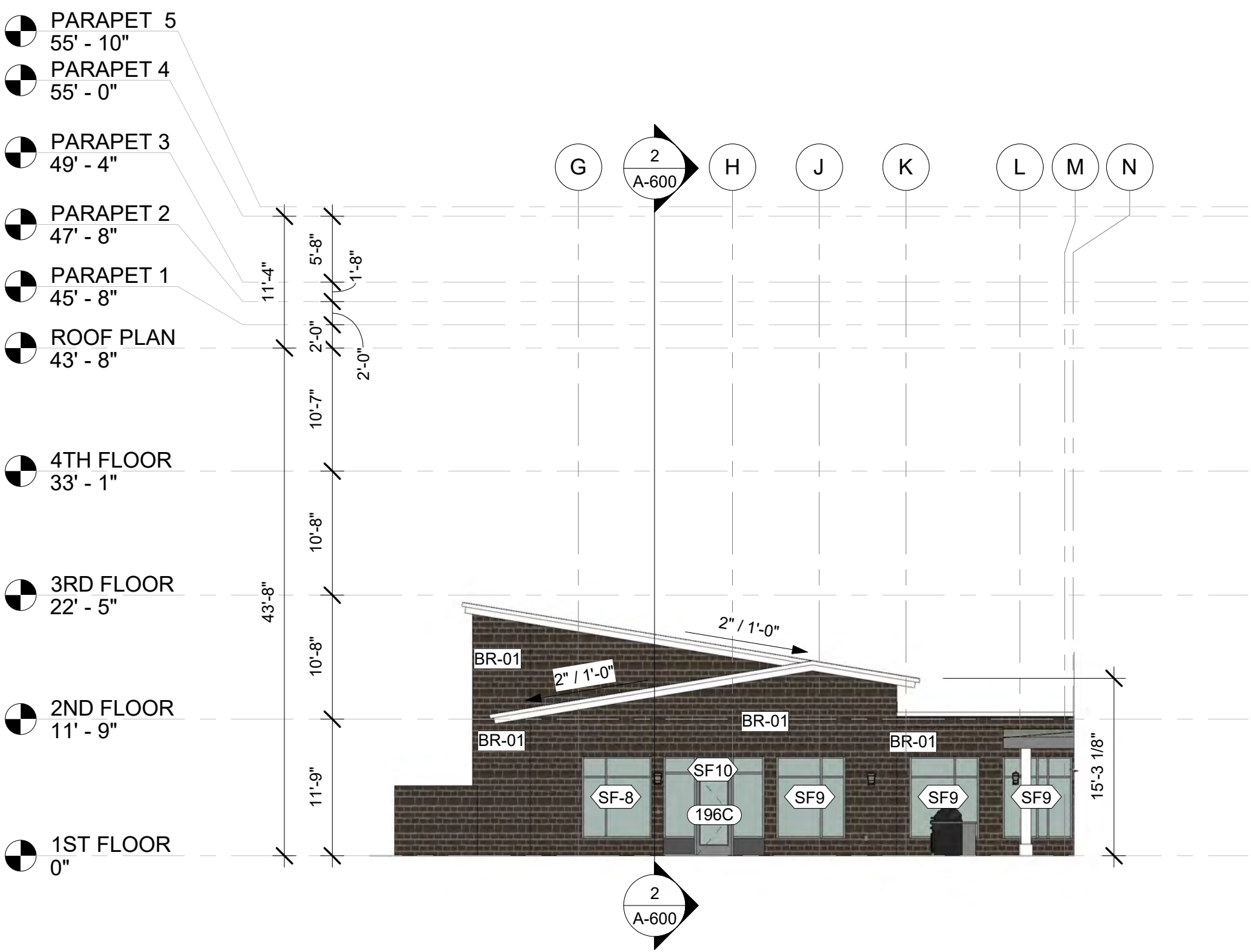




1 LOWER ROOF ELEVATION - 1  
3/32" = 1'-0"



2 LOWER ROOF ELEVATION - 2  
3/32" = 1'-0"



3 LOWER ROOF ELEVATION - 3  
3/32" = 1'-0"

#### GENERAL NOTES-SITE PLAN

- ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-002 FOR CONTACT INFORMATION.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
- CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
- SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.
- PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
- CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
- LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
- G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.
- GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
- ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
- ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.O.I.
- COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS.
- ALL ROOF DRAINS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL).
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADI.
- LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
- EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	AO	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE  
2020.03.19

DRAWN BY  
SD

CHECKED BY  
RB/CM

PROJECT NO.  
B4-157-1901

SHEET NAME

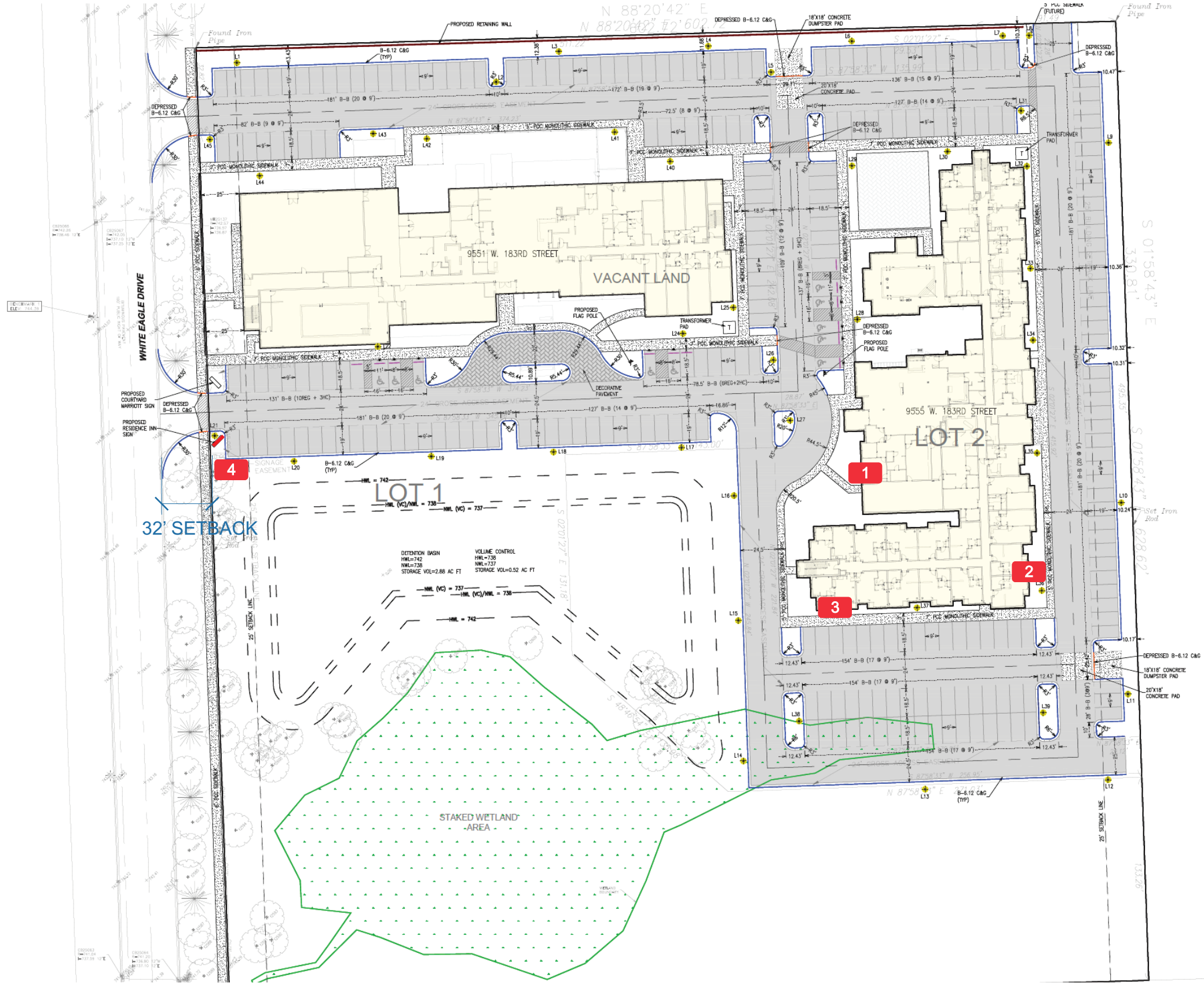
EXTERIOR  
ELEVATION

DRAWINGS NO.

A-604



SITE PLAN



- 1 30-CL
- 2 30-CL
- 3 30-CL
- 4 MONUMENT



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE:

DATE

BY

Rev. #1

Rev. #2

Rev. #3

DATE

BY

Rev. #4

Rev. #5

Rev. #6

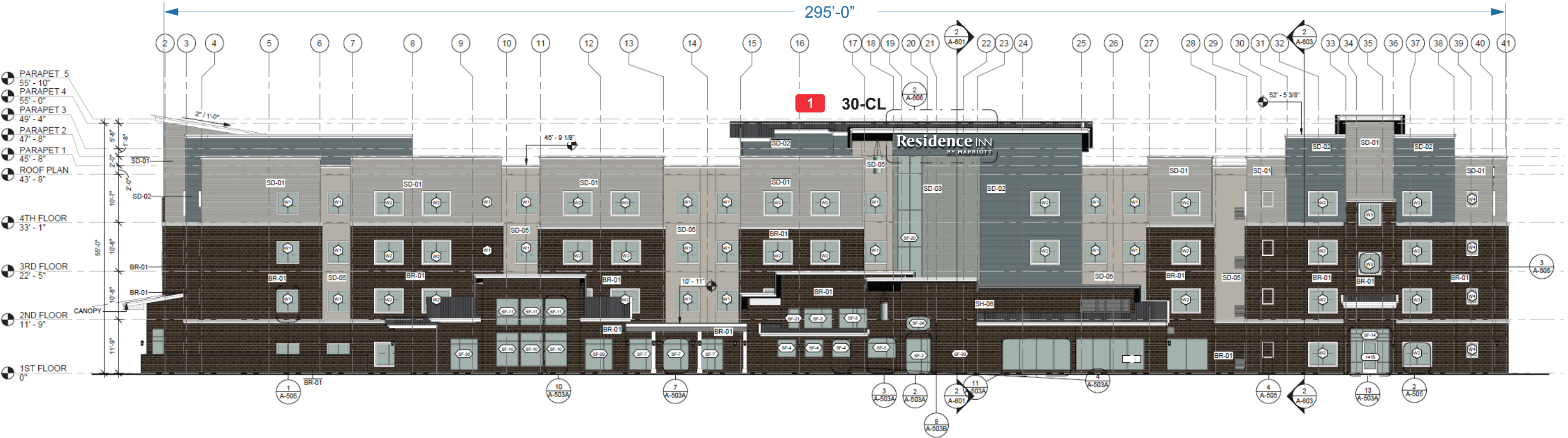
Residence Inn  
White Eagle Dr,  
Tinley Park, IL 60487

DRAWING NO:  
909091225.00

ARTIST: AAAJ DATE: 6-3-22

SHEET: 1 OF 6





THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

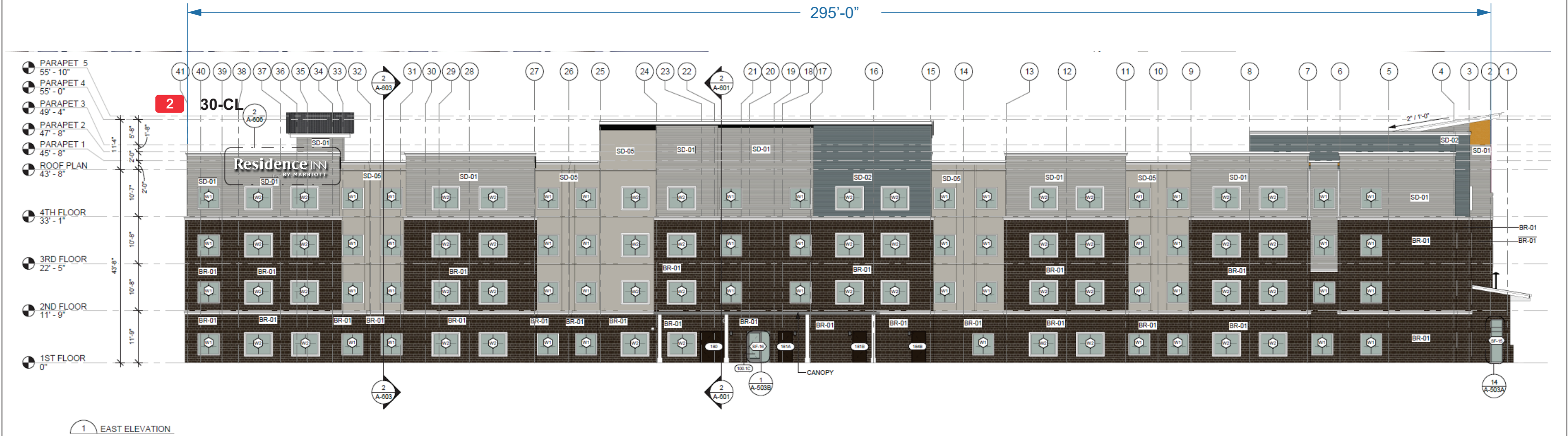
Rev. #	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____

Rev. #	DATE	BY
Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____

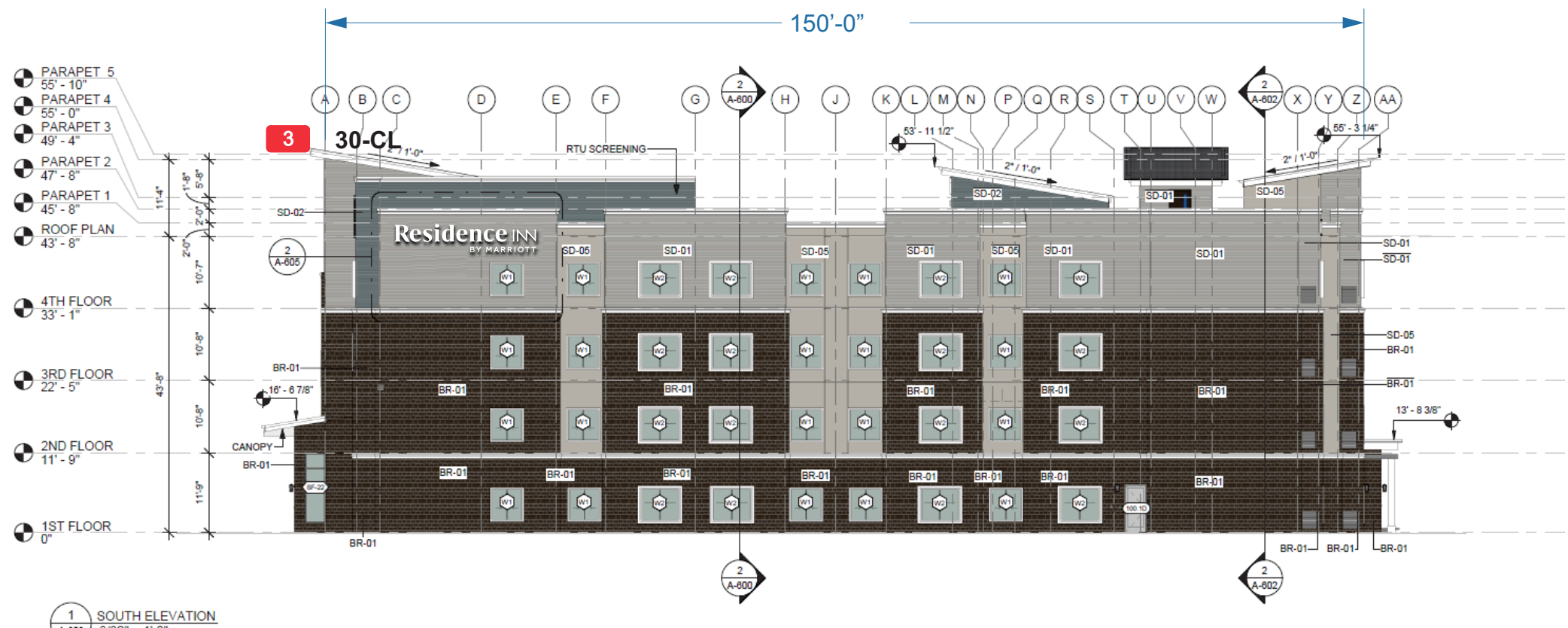
Residence Inn  
White Eagle Dr,  
Tinley Park, IL 60487

DRAWING NO:  
909091225.00

ARTIST: AAAJ DATE: 6-3-22  
SHEET: 2 OF 6







THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE:

DATE

BY

Rev. #1

Rev. #2

Rev. #3

DATE

BY

Rev. #4

Rev. #5

Rev. #6

Residence Inn  
White Eagle Dr,  
Tinley Park, IL 60487

DRAWING NO:

909091225.00

ARTIST: AAAJ

DATE: 6-3-22

SHEET: 4 OF 6

Building Channel Letters

Channel Letter Specifications:

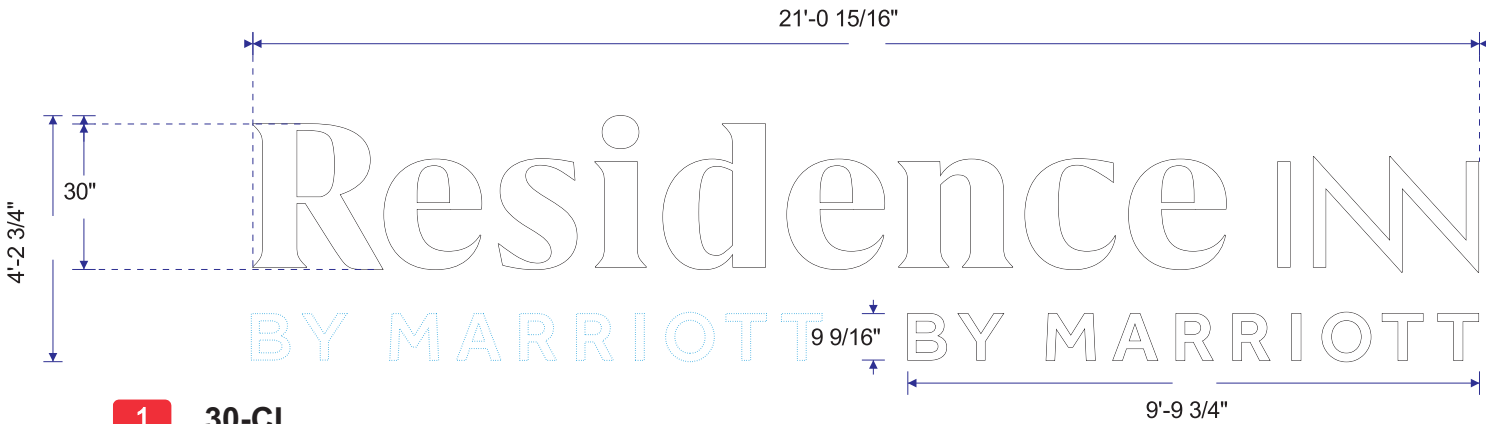
- Construction:  
.050" aluminum channel letter with .063" with aluminum backs/  
1.5-2.0mm aluminum channel letter cases
- Face Material:  
3/16" 7328 white acrylic/ 3-4mm 30% translucent opal acrylic
- Trim Cap:  
1" painted to match Pantone® 425 C Gray/ factor painted trim  
cap to match Pantone® 425 C Gray
- Illumination:  
GE 7100K White LED's as required  
or Sloan Prism 24 6500K White LED's as required

Exterior Finish:  
Paint to match Pantone® 425 C Gray/ powder coating RAL7012,  
sating finish

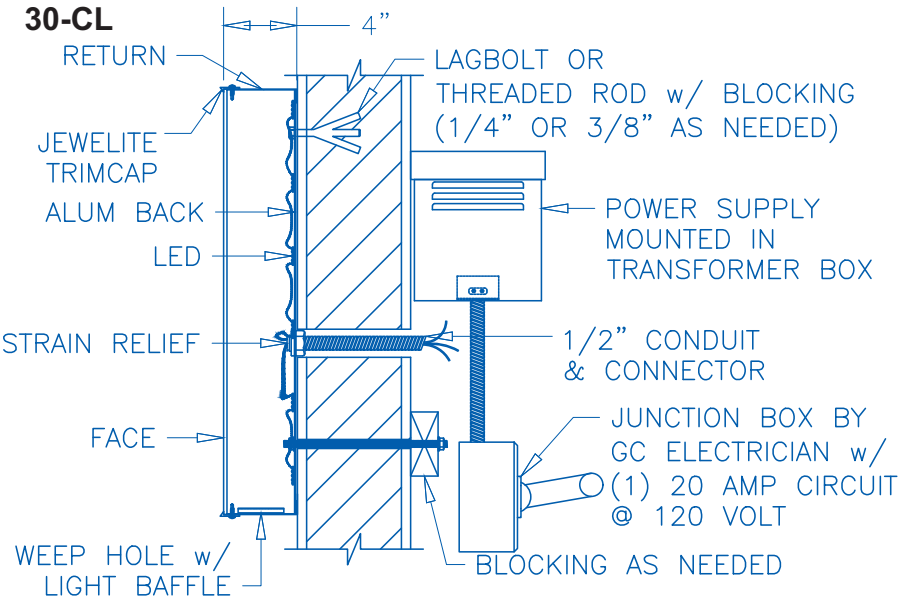
Interior Finish:  
Paint reflective white/ powder coating RAL9003, glossy finish

Channel Letter Face Specifications:

- Face Material:  
3/16" 7328 white acrylic/ 3-4mm 30% translucent opal acrylic
- For Channel Letters smaller than 24", the "By Marriott" size will be  
the same as the 24" set.



- 1 30-CL
- 2 30-CL
- 3 30-CL

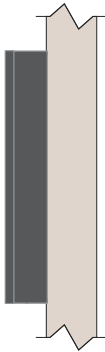


LETTER CROSS SECTION  
SCALE: NTS (REFERENCE ONLY)  
EQUIPMENT GROUNDED

ELECTRICAL NOTES:

TOTAL AMPS – 2.2A  
TOTAL CIRCUITS – 1 20A REQUIRED  
VOLTS – 120V

THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.  $\phi 1/4"$  DRAIN @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____

Rev. #	DATE	BY
Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____

Residence Inn  
White Eagle Dr,  
Tinley Park, IL 60487

DRAWING NO: 909091225.00	
ARTIST: AAAJ	DATE: 6-3-22
SHEET: 5	OF 6





**Monument Specifications:**  
*Construction:*  
Aluminum tube frame with .125" aluminum shoe-box style faces

*Face Construction:*  
Routed aluminum with backer panel/ fret-cut (routed) logo with acrylic back panel

*Retainer:*  
Bleed face

*Illumination:*  
GE 7100K White LED's as required  
or Sloan PrismBeam 24V 6500K White LED's as required

*Exterior Finish:*  
Paint Pantone® 425 C Gray, satin finish/ powder coating RAL7012, satin finish  
Paint Pantone® 877 C Silver, satin finish/ powder coating RAL9006, satin finish

*Interior Finish:*  
Paint reflective white/ powder coating RAL9003, glossy finish

**Monument Face Specifications:**  
*Face Construction:*  
Routed aluminum with backer panel/ fret-cut (routed) logo with acrylic back panel

*Face Decoration:*  
Pantone® 425 C Gray, satin finish/ powder coating RAL7012, satin finish

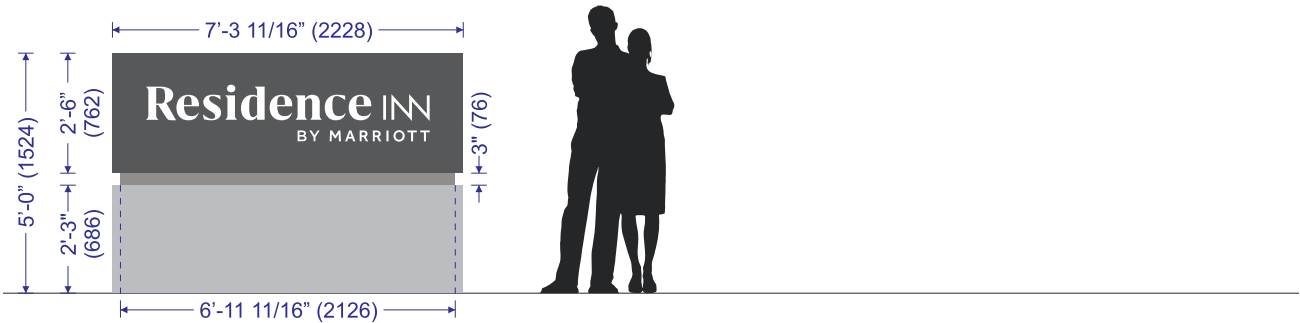
*Backer Panel:*  
.118" white solar grade polycarbonate/ 3mm 30% translucent opal acrylic

\* "Residence Inn" and "Marriott" to appear white during the day and illuminate white at night (background does not illuminate)

**Pole Cover Specifications:**  
\* Preferred method to have monument base match building hard scape (stone, brick, etc., provided by general contractor)

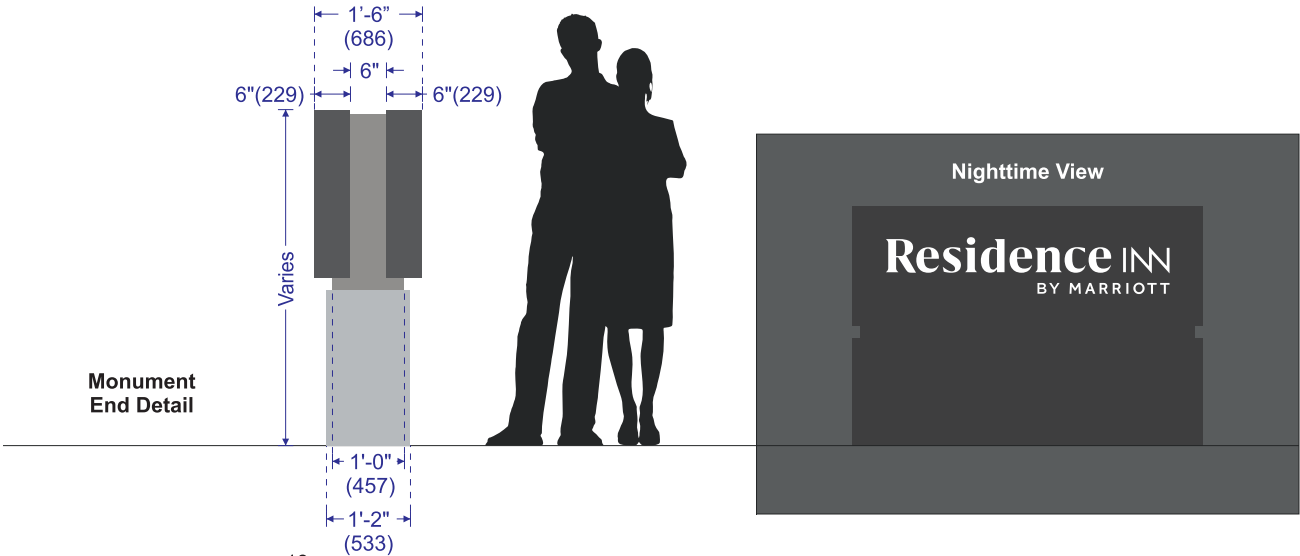
*Construction:*  
Aluminum angle frame with .080" aluminum skins

*Exterior Finish:*  
Paint Matthews 41342SP Brushed Aluminum, satin finish/ powder coating RAL9007, satin finish



Monument Elevations

4 MONUMENT







Contractors shall send all bidding questions and RFIs to the general contractor. The GC shall then forward inquiries to the appointed Base4 Construction Administration Project Manager, who will be introduced at the beginning of bidding and construction phase. Please reference the project number and project title in your email subject line to ensure that your request is forwarded to the proper team.

**OWNER:**  
Kris Patel/ Krishna Gandhi (HOS Management)  
kris.patel@hosmanagement.com/  
krishna@hosmanagement.com  
1000 Towne Center Blvd. Suite 503, Pooler,  
GA 31322  
T: 912.604.7824 / F: 912.344.4705

**ARCHITECT CONTACT:**  
BASE4  
Rick Muniz  
+1 954.812.6650  
rickm@base-4.com

**STRUCTURAL CONTACT:**  
BASE4  
Adam J Ginsburg, PE, SSECB  
(561) 206-4469  
adamg@base-4.com

**MEP CONTACT:**  
BASE4  
Garry Vermaas, PhD, PE  
(615) 613-3605  
garryv@base-4.com

**CIVIL ENGINEER CONTACT:**  
Kevin M Berry, PE, LEED AP  
(843) 881-0525  
(843) 224-2250  
berryk@earthsourceeng.com

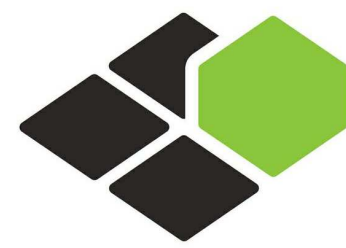
**INTERIOR DESIGN CONTACT:**  
BASE4  
Luci and Lindsey  
lucil@base-4.com  
lindseyb@base-4.com  
1.888.901.8008  
Savannah, Georgia, USA

**REPI/GC CONTACT:**  
Wilkes Evans (Piedmont Construction Group)  
478.405.8907 - O | 478.951.2881 - C |  
478.314.3434 - D  
107 Gateway Dr., Ste. B | Macon, GA 31210  
wevans@piedmontconstructiongroup.com

# COURTYARD

## BY MARRIOTT

MARRIOTT PROJECT NO: 10837  
COURTYARD MARRIOTT, TINLEY PARK, IL  
BASE4 PROJECT NO : B4-157-1801  
DECOR PACKAGE : Gen 6.0 CYenergy design schemes  
MARRIOTT / NEW HORIZON HOTELS (COURTYARD AND  
RESIDENCE INN) - 9551 & 9555 183<sup>rd</sup> STREET



## BASE<sup>4</sup>

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

## COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

TITLE SHEET

DRAWINGS NO.

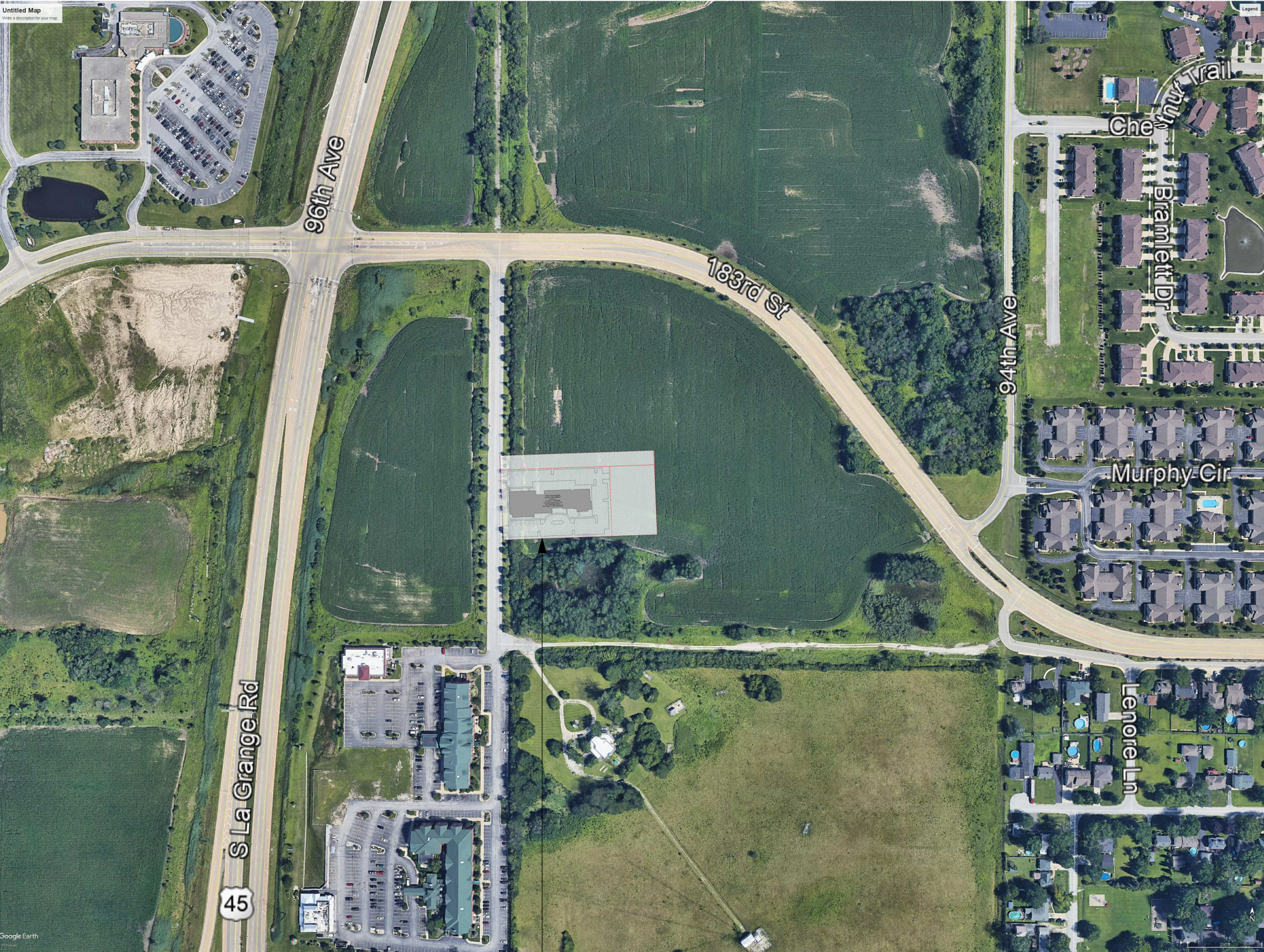
# G-000



COURTYARD MARRIOT

LOCATION

MARRIOTT / NEW HORIZON HOTELS (COURTYARD AND RESIDENCE INN) - 9551 & 9555 183<sup>RD</sup> STREET



— SITE

BUILDING STORIES

4 STORIES

BUILDING HEIGHT LIMITATIONS

75'-0"

SITE ACERAGE

2,69 ACRES

SHEET INDEX ARCH

SHEET NUMBER	SHEET NAME	DATE	Current Revision Description
General: 0-02			
G-002	SYMBOLS, LEGENDS AND NOTES	2019.12.13	ISSUED FOR PERMIT
G-003	ABBREVIATIONS	2019.12.13	ISSUED FOR PERMIT
G-100	CODE SUMMARY	2019.12.13	ISSUED FOR PERMIT
G-101	1ST FLOOR LIFE SAFETY PLAN	2019.12.13	ISSUED FOR PERMIT
G-102	2ND FLOOR LIFE SAFETY PLAN	2019.12.13	ISSUED FOR PERMIT
G-103	3RD FLOOR LIFE SAFETY PLAN	2019.12.13	ISSUED FOR PERMIT
G-104	4TH FLOOR LIFE SAFETY PLAN	2019.12.13	ISSUED FOR PERMIT
G-106	LIFE SAFETY DETAILS	2019.12.13	ISSUED FOR PERMIT
G-200	FIRE RATED WALL DETAILS-1	2019.12.13	ISSUED FOR PERMIT
G-201	FIRE RATED WALL DETAILS-2	2019.12.13	ISSUED FOR PERMIT
G-301	ACCESSIBILITY DETAILS-1	2019.12.13	ISSUED FOR PERMIT
G-302	ACCESSIBILITY DETAILS-2	2019.12.13	ISSUED FOR PERMIT
G-303	ACCESSIBILITY DETAILS-3	2019.12.13	ISSUED FOR PERMIT
G-304	ACCESSIBILITY DETAILS-4	2019.12.13	ISSUED FOR PERMIT
G-305	ACCESSIBILITY DETAILS-5	2019.12.13	ISSUED FOR PERMIT
General: 15			
Architectural			
A-000	ARCHITECTURAL SITE PLAN	2019.12.13	ISSUED FOR PERMIT
A-001	DUMPSTER/SITE DETAILS	2019.12.13	ISSUED FOR PERMIT
A-002	MONUMENT SIGN DETAIL	2019.12.13	ISSUED FOR PERMIT
A-010	PORTE COCHERE DETAILS	2019.12.13	ISSUED FOR PERMIT
A-012A	OUTDOOR PATIO FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-012B	OUTDOOR PATIO ELEVATIONS AND FIRE PIT DETAILS	2019.12.13	ISSUED FOR PERMIT
A-012C	EXTERIOR COURTYARD LOGGIA/ TRELLIS	2019.12.13	ISSUED FOR PERMIT
A-013A	BUILDING CANOPIES	2019.12.13	ISSUED FOR PERMIT
A-013B	BUILDING CANOPY ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-013C	CANOPY PLAN AND ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-020	POOL PLANS	2019.12.13	ISSUED FOR PERMIT
A-021	POOL PLAN AND ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-022	POOL/VESTIBULE DETAILS AND ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-101	1ST FLOOR PLAN	2019.12.13	ISSUED FOR PERMIT
A-102	2ND FLOOR PLAN	2019.12.13	ISSUED FOR PERMIT
A-103	3RD FLOOR PLAN	2019.12.13	ISSUED FOR PERMIT
A-104	4TH FLOOR PLAN	2019.12.13	ISSUED FOR PERMIT
A-105	ROOF LEVEL PLAN	2019.12.13	ISSUED FOR PERMIT
A-110	FIRST FLOOR REFLECTED CEILING PLAN	2019.12.13	ISSUED FOR PERMIT
A-111	SECOND FLOOR REFLECTED CEILING PLAN	2019.12.13	ISSUED FOR PERMIT
A-112	THIRD FLOOR REFLECTED CEILING PLAN	2019.12.13	ISSUED FOR PERMIT
A-113	FOURTH FLOOR REFLECTED CEILING PLAN	2019.12.13	ISSUED FOR PERMIT
A-200	EXTERIOR ELEVATIONS-1	2019.12.13	ISSUED FOR PERMIT
A-201	EXTERIOR ELEVATIONS-2	2019.12.13	ISSUED FOR PERMIT
A-300	BUILDING SECTIONS-1	2019.12.13	ISSUED FOR PERMIT
A-301	BUILDING SECTIONS-2	2019.12.13	ISSUED FOR PERMIT
A-310	WALL SECTIONS	2019.12.13	ISSUED FOR PERMIT
A-311	WALL SECTIONS	2019.12.13	ISSUED FOR PERMIT
A-400A	INTERIOR FINISH LEGENDS	2019.12.13	ISSUED FOR PERMIT
A-400B	INTERIOR FINISH LEGENDS	2019.12.13	ISSUED FOR PERMIT
A-400C	PUBLIC FINISH SCHEDULE	2019.12.13	ISSUED FOR PERMIT
A-400D	PUBLIC FINISH SCHEDULE	2019.12.13	ISSUED FOR PERMIT
A-401A	ENLARGED LOBBY CONSTRUCTION PLAN	2019.12.13	ISSUED FOR PERMIT
A-401B	ENLARGED LOBBY RCP PLAN	2019.12.13	ISSUED FOR PERMIT
A-401C	ENLARGED LOBBY FURNITURE PLAN	2019.12.13	ISSUED FOR PERMIT
A-401D	ENLARGED LOBBY FINISH PLAN	2019.12.13	ISSUED FOR PERMIT
A-401E	ENLARGED LOBBY ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-402	ENLARGED BUSINESS LIBRARY PLAN AND ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-403	ENLARGED MEETING ROOM PLANS	2019.12.13	ISSUED FOR PERMIT
A-404	ENLARGED ELEC/OUTDOOR STORAGE PLANS	2019.12.13	ISSUED FOR PERMIT
A-405A	ENLARGED ENG. OFFICE/MECH. PLANS	2019.12.13	ISSUED FOR PERMIT
A-405B	ENLARGED ENG. OFFICE/MECH. ELEVATION	2019.12.13	ISSUED FOR PERMIT
A-406	ENLARGED MECHANICAL PLANS AND ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-407A	ENLARGED PUBLIC RESTROOM AND STORE PLANS	2019.12.13	ISSUED FOR PERMIT
A-407B	ENLARGED PUBLIC RESTROOM AND STORE ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-408A	ENLARGED FOOD PREP. PLANS	2019.12.13	ISSUED FOR PERMIT
A-408B	ENLARGED FOOD PREP. ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-409	ENLARGED EMPLOYEE BREAK ROOM PLANS AND ELEVATION	2019.12.13	ISSUED FOR PERMIT
A-410	ENLARGED LAUNDRY PLANS AND ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-411	ENLARGED GUEST LAUNDRY PLANS & ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-412A	ENLARGED FITNESS PLANS	2019.12.13	ISSUED FOR PERMIT
A-412B	ENLARGED FITNESS PLANS AND ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-413A	ENLARGED BANQUET HALL CONSTRUCTION PLAN	2019.12.13	ISSUED FOR PERMIT
A-413B	ENLARGED BANQUET HALL RCP PLAN	2019.12.13	ISSUED FOR PERMIT
A-413C	ENLARGED BANQUET HALL FURNITURE PLAN	2019.12.13	ISSUED FOR PERMIT
A-413D	ENLARGED BANQUET HALL FINISH PLAN	2019.12.13	ISSUED FOR PERMIT
A-413E	ENLARGED BANQUET HALL ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-413F	ENLARGED BANQUET HALL RESTROOM ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-414	ENLARGED OFFICE AREA PLANS AND ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-415	ENLARGED LINEN STORAGE/ ELEC. PLANS & ELEVATION	2019.12.13	ISSUED FOR PERMIT
A-416	ENLARGED ICE/ STORE PLANS & ELEVATION	2019.12.13	ISSUED FOR PERMIT
A-417A	ENLARGED FIRST FLOOR CORRIDOR FINISH PLANS	2019.12.13	ISSUED FOR PERMIT
A-417B	ENLARGED FIRST FLOOR CORRIDOR REFLECTED CEILING PLANS	2019.12.13	ISSUED FOR PERMIT
A-417C	ENLARGED FIRST FLOOR CORRIDOR ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-418A	ENLARGED TYPICAL FLOOR CORRIDOR FINISH PLANS	2019.12.13	ISSUED FOR PERMIT
A-418B	ENLARGED TYPICAL FLOOR CORR. REFLECTED CEILING PLANS	2019.12.13	ISSUED FOR PERMIT
A-418C	ENLARGED TYPICAL FLOOR CORRIDOR ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-420	GUESTROOM ACC. KING W/IRIS FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-421	GUESTROOM ACC. QUEEN QUEEN RIS FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-422	GUESTROOM ACC. QUEEN INLINE FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-423	QUEST ROOM-STD.KING ROOM FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-424	GUESTROOM- STD.KING MOD FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-425A	GUESTROOM-KING SUITE FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-425B	GUEST ROOM-KING SUITE ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-426	GUESTROOM-STD QUEEN/QUEEN FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-427	GUESTROOM- QQ INLINE SUITE CONNECTING FLOOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-450	KING/ QUEEN - ADA ROLL IN SHOWER	2019.12.13	ISSUED FOR PERMIT
A-451	RESTROOM SHOWER	2019.12.13	ISSUED FOR PERMIT
A-452	RESTROOM TUB	2019.12.13	ISSUED FOR PERMIT
A-501	CONSTRUCTION DETAILS @ EXT WALLS	2019.12.13	ISSUED FOR PERMIT
A-502	CONSTRUCTION DETAIL @ EIFS	2019.12.13	ISSUED FOR PERMIT
A-503	CONSTRUCTION DETAILS @ ROOF	2019.12.13	ISSUED FOR PERMIT
A-504	CONSTRUCTION DETAILS @ ROOF	2019.12.13	ISSUED FOR PERMIT
A-505	CONSTRUCTION DETAILS @ WINDOWS	2019.12.13	ISSUED FOR PERMIT
A-506	CONSTRUCTION DETAILS @ CURTAIN GLAZING	2019.12.13	ISSUED FOR PERMIT
A-507	CONSTRUCTION DETAILS @ INT WALLS	2019.12.13	ISSUED FOR PERMIT
A-508	CONSTRUCTION DETAILS @ INT WALLS	2019.12.13	ISSUED FOR PERMIT
A-509	CONSTRUCTION DETAILS @ VESTIBULE	2019.12.13	ISSUED FOR PERMIT
A-510	CONSTRUCTION DETAILS @ SHAFT	2019.12.13	ISSUED FOR PERMIT
A-511	CONSTRUCTION DETAILS @ CEILING	2019.12.13	ISSUED FOR PERMIT
A-512	CONSTRUCTION DETAILS @ CEILING	2019.12.13	ISSUED FOR PERMIT
A-513	CONSTRUCTION DETAILS @ COLUMN WRAPPING	2019.12.13	ISSUED FOR PERMIT
A-600	PARTITION TYPES	2019.12.13	ISSUED FOR PERMIT
A-610	DOOR SCHEDULE	2019.12.13	ISSUED FOR PERMIT
A-611	DOOR HARDWARE	2019.12.13	ISSUED FOR PERMIT
A-620	WINDOW SCHEDULE	2019.12.13	ISSUED FOR PERMIT
A-621	STOREFRONT SCHEDULE	2019.12.13	ISSUED FOR PERMIT
A-701	STAIRWAY-PLANS & SECTION @ STAIRCASE 1	2019.12.13	ISSUED FOR PERMIT
A-702	STAIRWAY-PLANS AND SECTIONS@ STAIRCASE 2	2019.12.13	ISSUED FOR PERMIT

SHEET INDEX ARCH

SHEET NUMBER	SHEET NAME	DATE	Current Revision Description
A-703	STAIRWAY DETAILS	2019.12.13	ISSUED FOR PERMIT
A-710	ELEVATOR PLANS	2019.12.13	ISSUED FOR PERMIT
A-711	ELEVATOR SECTION	2019.12.13	ISSUED FOR PERMIT
A-712	ELEVATOR DETAILS	2019.12.13	ISSUED FOR PERMIT
A-713	LINEN CHUTE - PLAN AND SECTIONS	2019.12.13	ISSUED FOR PERMIT
A-714	LINEN CHUTE DETAIL	2019.12.13	ISSUED FOR PERMIT
A-800	MILLWORK OF RECEPTION	2019.12.13	ISSUED FOR PERMIT
A-801	MILLWORK OF QUICK PRINT/ COMMUNITY TABLE	2019.12.13	ISSUED FOR PERMIT
A-802	MILLWORK OF TV DISPLAY/ LOBBY AREAS DETAILS	2019.12.13	ISSUED FOR PERMIT
A-803	MILLWORK OF LOBBY AREAS - CEILING DETAILS	2019.12.13	ISSUED FOR PERMIT
A-804	MILLWORK OF BAR/BISTRO ELEVATIONS	2019.12.13	ISSUED FOR PERMIT
A-805	MILLWORK OF BAR/ BISTRO DETAILS	2019.12.13	ISSUED FOR PERMIT
A-806	MILLWORK OF FITNESS CENTER DETAILS	2019.12.13	ISSUED FOR PERMIT
A-807	MILLWORK OF THE MARKET DETAILS	2019.12.13	ISSUED FOR PERMIT
A-808	MILLWORK OF GUESTROOM AND CLOSET DETAILS	2019.12.13	ISSUED FOR PERMIT
A-809	MILLWORK OF GUEST BATH DETAILS	2019.12.13	ISSUED FOR PERMIT
A-920A	STANDARD MOUNTING DETAILS	2019.12.13	ISSUED FOR PERMIT
A-920B	STANDARD MOUNTING DETAILS	2019.12.13	ISSUED FOR PERMIT

SHEET INDEX STRUCTURE

SHEET NUMBER	SHEET NAME
S-101	INDEX AND STRUCTURAL NOTES
S-102	STRUCTURAL NOTES (CONT.)
S-103	SCHEDULE
S-104	SCHEDULE
S-105	SCHEDULE
S-201.1	FOUNDATION PLAN
S-201.2	1ST FLOOR WALL & COLUMN PLAN
S-202.1	2ND FLOOR STEEL FRAMING PLAN
S-202.2	2ND FLOOR FRAMING PLAN
S-202.3	2ND FLOOR WALL & COLUMN PLAN
S-203.1	3RD FLOOR FRAMING PLAN
S-203.2	3RD FLOOR WALL & COLUMN PLAN
S-204.1	4TH FLOOR FRAMING PLAN
S-204.2	4TH FLOOR WALL & COLUMN PLAN
S-205.1	ROOF FRAMING PLAN
S-205.2	ROOF PARAPET PLAN
S-206	ROOF COMPONENT & CLADDING PLAN
S-301	WINDOW & DOOR WIND PRESSURES
S-302	WINDOW & DOOR WIND PRESSURES (CONT.)
S-401	BUILDING SECTIONS
S-402	BUILDING SECTIONS
S-501	WALL SECTIONS
S-502	TRELLIS AND CANOPY PLAN
S-601	TYPICAL DETAILS
S-602	TYPICAL DETAILS
S-603	TYPICAL DETAILS
S-604	TYPICAL DETAILS

SHEET INDEX MECHANICAL

SHEET NUMBER	SHEET NAME
M-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS
M-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS
M-101	DETAILS-1
M-101	DETAILS-1
M-102	DETAILS-2
M-102	DETAILS-2
M-201	1ST FLOOR MECHANICAL PLAN
M-201	1ST FLOOR MECHANICAL PLAN
M-202	2ND FLOOR MECHANICAL PLAN
M-202	2ND FLOOR MECHANICAL PLAN
M-203	3RD FLOOR MECHANICAL PLAN
M-203	3RD FLOOR MECHANICAL PLAN
M-204	4TH FLOOR MECHANICAL PLAN
M-204	4TH FLOOR MECHANICAL PLAN
M-205	ROOF MECHANICAL PLAN
M-205	ROOF MECHANICAL PLAN
M-301	SCHEDULES
M-301	SCHEDULES
M-401	OA VENTILATION AND AIR BALANCE SCHEDULE
M-401	OA VENTILATION AND AIR BALANCE SCHEDULE

SHEET INDEX ELECTRICAL

SHEET NUMBER	SHEET NAME
E-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS
E-101	ELECTRICAL DETAILS-1
E-102	ELECTRICAL DETAILS-2
E-103	ELECTRICAL DETAILS-3
E-104	ELECTRICAL DETAILS-4
E-105	POOL GROUNDING DETAILS
E-106	GROUNDING RISER DIAGRAM
E-200	SITE POWER PLAN
E-201	1ST FLOOR POWER PLAN
E-202	2ND FLOOR POWER PLAN
E-203	3RD FLOOR POWER PLAN
E-204	4TH FLOOR POWER PLAN
E-205	ROOF ELECTRICAL PLAN
E-206	ENLARGED FLOOR POWER PLAN-1
E-207	ENLARGED FLOOR POWER PLAN-2
E-208	TYPICAL UNIT ELECTRICAL PLAN-1
E-209	TYPICAL UNIT ELECTRICAL PLAN-2
E-210	TYPICAL UNIT ELECTRICAL PLAN-3
E-301	PANEL SCHEDULE-I
E-302	PANEL SCHEDULE-II
E-303	PANEL SCHEDULE-III
E-304	PANEL SCHEDULE-IV
E-305	PANEL SCHEDULE-V
E-306	PANEL SCHEDULE-VI
E-307	PANEL SCHEDULE-VII
E-308	PANEL SCHEDULE-VIII
E-309	ELECTRICAL RISER DIAGRAM
E-310	TELEPHONE, DATA AND TV RISER DIAGRAM

SHEET INDEX LIGHTING

SHEET NUMBER	SHEET NAME
LT-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS
LT-002A	LIGHTING FIXTURE SCHEDULE-1
LT-002B	LIGHTING FIXTURE SCHEDULE-2
LT-101	LIGHTING DETAILS-1
LT-102	LIGHTING DETAILS-2
LT-200A	SITE LIGHTING PLAN
LT-200B	SITE PHOTOMETRIC PLAN
LT-201	1ST FLOOR LIGHTING PLAN
LT-202	2ND FLOOR LIGHTING PLAN
LT-203	3RD FLOOR LIGHTING PLAN
LT-204	4TH FLOOR LIGHTING PLAN
LT-205	BUILDING EXTERIOR ELEVATION-1
LT-206	BUILDING EXTERIOR ELEVATION-2
LT-207	TYPICAL UNIT LIGHTING PLAN-1
LT-208	TYPICAL UNIT LIGHTING PLAN-2
LT-209	DIMMER RISER DIAGRAM

SHEET INDEX PLUMBING

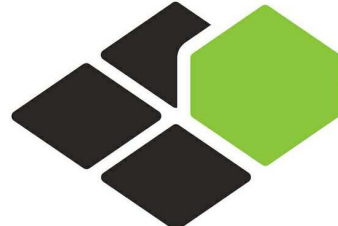
SHEET NUMBER	SHEET NAME
P-001	GENERAL NOTES AND LEGENDS
P-002	PEX GENERAL NOTES (A)
P-003	PEX GENERAL NOTES (B)
P-101	DETAILS-1
P-102	DETAILS-2
P-103	DETAILS-3
P-201	1ST FLOOR WATER & GAS SUPPLY PLAN
P-202	1ST FLOOR SANITARY & VENT PLAN
P-203	2ND FLOOR WATER & GAS SUPPLY PLAN
P-204	2ND FLOOR SANITARY & VENT PLAN
P-205	3RD FLOOR WATER & GAS SUPPLY PLAN
P-206	3RD FLOOR SANITARY & VENT PLAN
P-207	4TH FLOOR WATER & GAS SUPPLY PLAN
P-208	4TH FLOOR SANITARY & VENT PLAN
P-209	ROOF PLUMBING PLAN
P-301 A	UNIT WATER SUPPLY PLAN (A)
P-301 B	UNIT WATER SUPPLY PLAN (B)
P-301 C	UNIT WATER SUPPLY PLAN (C)
P-302 A	UNIT SANITARY & VENT PLAN (A)
P-302 B	UNIT SANITARY & VENT PLAN (B)
P-303 A	UNIT WATER SUPPLY RISER DIAGRAM (A)
P-303 B	UNIT WATER SUPPLY RISER DIAGRAM (B)
P-303 C	UNIT WATER SUPPLY RISER DIAGRAM (C)
P-304 A	UNIT SANITARY & VENT RISER DIAGRAM (A)
P-304 B	UNIT SANITARY & VENT RISER DIAGRAM (B)
P-305	WATER SUPPLY RISER DIAGRAM
P-306	SANITARY & VENT RISER DIAGRAM
P-307	STORM WATER RISER DIAGRAM
P-308	GAS SUPPLY RISER DIAGRAM
P-401	SCHEDULES

SHEET INDEX FIRE PROTECTION

SHEET NUMBER	SHEET NAME
FP-001	GENERAL NOTES AND LEGENDS
FP-101	1ST FLOOR FIRE SPECIFICATION PLAN
FP-102	2ND FLOOR FIRE SPECIFICATION PLAN
FP-103	3RD FLOOR FIRE SPECIFICATION PLAN
FP-104	4TH FLOOR FIRE SPECIFICATION PLAN

SHEET INDEX FIRE ALARM

SHEET NUMBER	SHEET NAME
FA-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS
FA-101	FIRE ALARM DETAIL-1
FA-102	FIRE ALARM DETAIL-2
FA-201	1ST FLOOR FIRE ALARM PLAN
FA-202	2ND FLOOR FIRE ALARM PLAN
FA-203	3RD FLOOR FIRE ALARM PLAN
FA-204	4TH FLOOR FIRE ALARM PLAN
FA-205	ROOF FIRE ALARM PLAN
FA-301	TYPICAL FIRE ALARM RISER DIAGRAM



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

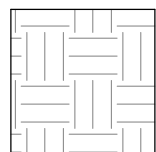
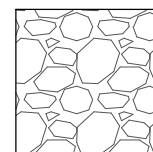
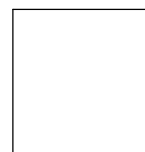
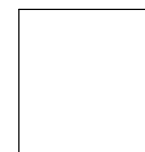
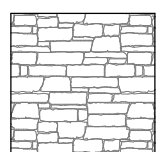
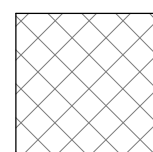
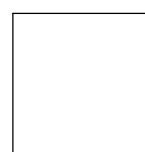
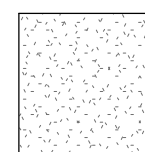
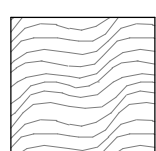
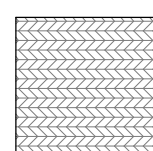
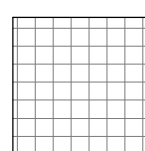

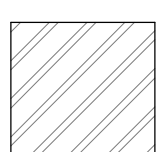
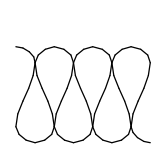
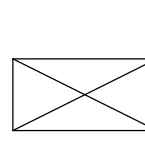
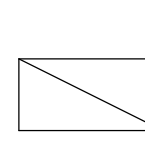
TOP  
Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT



# MATERIAL LEGEND

			
GRADE	GRAVEL	CONCRETE	BRICK
			
STONE	CONCRETE MASONRY UNITS (CMU)	TILE	PLASTER, SAND, GYP BOARD, PARTICLE BOARD
			
WOOD (FINISH)	PLYWOOD	RIGID INSULATION	EXPANSION MATERIAL
			
METAL	BATT INSULATION	WOOD FRAMING, BLOCKING	SHIM

## SYMBOL LEGEND

NORTH ARROWS		WINDOW TAG	
DRAWING TITLE		STOREFRONT TAG	
ROOM IDENTIFICATION		DOOR TAG	
ENLARGED PLAN CALLOUT		REVISION TAG	
BUILDING / WALL SECTION REFERENCE		FURNITURE TAG	
INTERIOR ELEVATION SYMBOL		EQUIPMENT TAG	
EXTERIOR ELEVATION SYMBOL		GRID / COLUMN BUBBLES	
SPOT ELEVATION REFERENCE		SCALE REFERENCE	
WALL TYPE TAG		MATCHLINE / VIEW REFERENCE	

ELECTRICAL LEGENDS	
SYMBOL	WIRING DEVICES
	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED AT 18" AFF ON CENTER, UNO. IG = ISOLATED GROUND GFI/GFCI = GROUND FAULT CIRCUIT INTERRUPTER WP = WEATHER PROOF AC = MOUNTED 4" ABOVE COUNTER
	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED AT 18" AFF ON CENTER, SPLIT WIRED, UNO.
	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED AT 18" AFF ON CENTER, DEDICATED CIRCUIT, UNO.
	NEMA 5-20R DUPLEX RECEPTACLE FLOOR MOUNTED , UNO.
	NEMA 5-20R DUPLEX RECEPTACLE , CEILING MOUNTED, UNO.
	NEMA 5-20R DOUBLE DUPLEX RECEPTACLE MOUNTED AT 18" AFF ON CENTER, UNO.
	NEMA 5-20R DOUBLE DUPLEX RECEPTACLE MOUNTED AT 18" AFF ON CENTER, DEDICATED CIRCUITS UNO.
	NEMA 5-20R DOUBLE DUPLEX RECEPTACLE FLOOR MOUNTED , UNO.
	NEMA 5-20R DOUBLE DUPLEX RECEPTACLE CEILING MOUNTED , UNO.
	NEMA 5-20R SINGLE DUPLEX RECEPTACLE MOUNTED AT 18" AFF ON CENTER, UNO.
	SPECIAL RECEPTACLE
	JUNCTION BOX FOR ELECTRICAL DEVICE INSTALLATION
	TELEVISION OUTLET MOUNTED AT 18" AFF, UNO
	TELEPHONE OUTLET MOUNTED AT 18" AFF, UNO
	DATA OUTLET MOUNTED AT 18" AFF, UNO
	COMBINATION DATA/PHONE OUTLET MOUNTED AT 18" AFF, UNO
	HOUSE PHONE OUTLET MOUNTED AT 44" AFF, UNO
	2 GANG FLOOR BOX WITH DUPLEX RECEPTACLE AND TV OUTLET.
	2 GANG FLOOR BOX WITH DUPLEX RECEPTACLE AND COMMUNICATION OUTLET.
	CARD READER MOUNTED AT 46" AFF, UNO
	CAMERA MOUNTED AT 80" AFF, UNO
	CIRCUIT BREAKER
	125V OR 277V AC SINGLE POLE 20 AMP SWITCH (ROCKER TYPE) MOUNTED AT 46" AFF ON CENTER, UNO.
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	GUEST ROOM DOORBELL PUSH-BUTTON MOUNTED @ 46" AFF
	GUEST ROOM DOOR ANNUNCIATOR MOUNTED @ 80" AFF
	GUEST ROOM DOORBELL DISCONNECT SWITCH MOUNTED @ 46" AFF
	WIRELESS ACCESS POINT
	TRANSFORMER FOR DOORBELL
	GANG BOX WITH DUPLEX RECEPTACLE, TV OUTLET, JUNCTION BOX.
	GANG BOX WITH DUPLEX RECEPTACLE AND COMMUNICATION OUTLET
	GANG BOX WITH DOUBLE DUPLEX RECEPTACLE AND COMMUNICATION OUTLET
	GANG BOX WITH DOUBLE DUPLEX RECEPTACLE AND COMMUNICATION OUTLET
	INTERCOM
	DOOR RELEASE
	DURESS ALARM BUTTON
	THERMOSTAT
	WALL MOUNTED WIRELESS ACCESS POINT
	TWIST LOCK RECEPTACLE, NEMA L5-30P CORD 30A, WALL MOUNTED

[illegible]

ACCESSIBLE CLEARANCE LEGEND		SYMBOL KEY	
<b>(A) DOOR MANEUVERING SPACE:</b> FRONT APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 48" 12" BEYOND DOOR WIDTH AT LATCH SIDE WHEN DOOR HAS LATCH AND CLOSER		1-HOUR RATED WALL	
<b>(B) DOOR MANEUVERING SPACE:</b> FRONT APPROACH, PULL SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 18" X 60"		2-HOUR RATED WALL	
<b>(C) DOOR MANEUVERING SPACE:</b> HINGE SIDE APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 22" X 42" PUSH SIDE CLEAR FLOOR SPACE = DOOR + 22" X 4'-0"(WHEN DOOR HAS LATCH AND CLOSER)		2-HOUR FIRE SEPARATION WALL	
<b>(D) DOOR MANEUVERING SPACE:</b> HINGE SIDE APPROACH, PULL SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 42" X 54" ALTERNATIVE PERMISSIBLE CLEAR FLOOR SPACE = DOOR WIDTH + 36" X 60"		2-HOUR RATED SHAFT	
<b>(E) DOOR MANEUVERING SPACE:</b> LATCH SIDE APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" X 42" PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" X 48"(WHEN DOOR HAS CLOSER)		EGRESS PATH/ DIRECTION	
<b>(F) DOOR MANEUVERING SPACE:</b> LATCH SIDE APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" X 48" PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" X 54"(WHEN DOOR HAS CLOSER)		34"	
<b>(G) AREA OF REFUGE:</b> 30" X 48" CLEAR FLOOR SPACE		38	NUMBER OF OCCUPANTS EXITING THROUGH THIS DOOR
<b>(H) CLEAR FLOOR SPACE:</b> 36" X 48"		P.F.E.	PORTABLE FIRE EXTINGUISHER
<b>(I) WATER CLOSET CLEARANCE:</b> 56" x 60"		F.E.C.	FIRE EXTINGUISHER CABINET
<b>(J) ROLL IN SHOWER CLEARANCE:</b> 30"x 60"		F.E.S.	FIRE EXIT SIGN
<b>(K) LAVATORY CLEARANCE:</b> 30" x 48"		ROOM WITH COMMUNICATION FEATURES	
<b>(L) ACCESSIBLE ROUTE/WHEELCHAIR PASSAGE:</b> 36" WIDE AISLE x LENGTH OF ACCESSIBLE PIECE OF EQUIPT. OR FURNITURE (48" MIN.)		ACCESSIBLE ROOM	
<b>(M) TURNING SPACE:</b> 5'-0" DIAMETER TURNING AREA(T-SHAPED SPACE ALSO ALLOWED PER ACCESSIBILITY REQUIREMENTS)		EXIT LIGHT	
<b>(N) CLEAR FLOOR SPACE:</b> FRONT OR SIDE APPROACH TO AN ELEMENT 30" X48"			

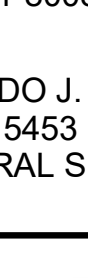

GUESTROOM MATRIX	
ROOM NAME	ROOM COUNT
1ST FLOOR	
QO ACC. R.I.S	1
QO INLINE ACC.	2
QO INLINE SUITE CONNECTING	2
1ST FLOOR: 5	5
2ND FLOOR	
KING ACC. R.I.S	1
KING MOD.	1
QO ACC.	1
STD. KING	25
STD. KING CONNECTING	3
STD. QO	8
STD. QO CONNECTING	1
2ND FLOOR: 40	40
3RD FLOOR	
KING ACC.	1
KING MOD.	1
KING SUITE	1
QO CUSTOM	1
STD. KING	20
STD. KING CONNECTING	3
STD. QO	12
STD. QO CONNECTING	1
3RD FLOOR: 40	40
4TH FLOOR	
KING ACC.	1
KING MOD.	1
KING SUITE	1
QO CUSTOM	1
STD. KING	19
STD. KING CONNECTING	3
STD. QO	13
STD. QO CONNECTING	1
4TH FLOOR: 40	40
	125

GUESTROOM MIX		
ROOM NAME	ROOM COUNT	ROOM MIX
KING ACC.	2	1.5%
KING ACC. R.I.S	1	1%
KING MOD.	3	2.5%
KING SUITE	2	1.5%
STD. KING	64	51%
STD. KING CONNECTING	9	7%
	81	65%
QQ ACC.	1	1%
QQ ACC. R.I.S	1	1%
QQ CUSTOM	2	1.5%
QQ INLINE ACC.	2	1.5%
QQ INLINE SUITE CONNECTING	2	1.5%
STD. QQ	33	26.5%
STD. QQ CONNECTING	3	2.5%
	44	35%
Grand total	125	100%

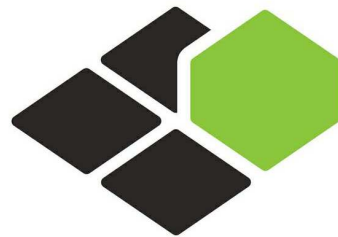
GROSS AREA	
Level	Area
1ST FLOOR	26,767 SF
2ND FLOOR	18,826 SF
3RD FLOOR	19,064 SF
4TH FLOOR	19,064 SF
Grand total: 4	83,722 SF

TABLE 224.4 ADA 2010 COMMUNICATION ROOMS	
TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES
2 TO 25	2
26 TO 50	4
50 TO 75	7
76 TO 100	9
101 TO 150	12
151 TO 200	14
201 TO 300	17
301 TO 400	20
401 TO 500	22
501 TO 1000	5 PERCENT OF TOTAL
1001 AND OVER	50, PLUS 3 FOR EACH 100 OVER 1000

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ROLL-IN- SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ROLL-IN- SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	9
501 to 1000	2% of Total rooms	1% of Total	3% of Total rooms
OVER 1,000	20, Plus 1 for each 100, or fraction thereof, over 1,000	20, Plus 1 for each 100, or fraction thereof, over 1,000	30 Plus 2 for each 100, or fraction thereof, over 1,000

<div> <b>BASE4</b></div>		
BASE4 2901 CLINT MOORE ROAD, #114 BOCA RATON, FLORIDA 33496 +1-888-901-8008BASE4 www.base-4.com		
RICARDO J. MUNIZ-GUILLET, AIA 5453 NW 106TH DR CORAL SPRINGS, FL 33076		
Seal: <div></div>		
Owner: <b>TOP Hospitality</b> 143 Wheeling Road Wheeling IL 60090 312 404 6735		
<b>COURTYARD</b> BY MARRIOTT  TINLEY PARK, IL  PROTOTYPE VERSION: GEN 6, REVISION DATE: 2018.08.24		
ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT
CURRENT ISSUE <b>ISSUED FOR 100% FRANCHISE REVIEW</b>		
CURRENT ISSUE DATE 2020.05.25		
DRAWN BY RC		
CHECKED BY RB/DDP		
PROJECT NO. B4-157-1801		
SHEET NAME <b>SYMBOLS, LEGENDS AND NOTES</b>		
DRAWINGS NO. <b>G-002</b>		





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076



Owner: **TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 80090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

ABBREVIATIONS

DRAWINGS NO.

**G-003**

ABBREVIATIONS

A	AIR CONDITIONING	E	EAST	K		R	RADIUS / RISER
A/C		EA	EACH	K.O.	KNOCK OUT	RB	RUBBER BASE
A/E	ARCHITECT / ENGINEER	EIFS	EXTERIOR INSULATION FINISH SYSTEM			RCP	REINFORCED CONCRETE PIPE / REFLECTED...
ACT	ACOUSTICAL CEILING TILE	EJ	EXPANSION JOINT	L		RD	ROOF DRAIN
ADA	AMERICANS WITH DISABILITIES ACT	EL	ELEVATION	LAB	LABORATORY	RECEP	RECEPTACLE
ADD'L	ADDITIONAL	ELEC	ELECTRICAL	LAM	LAMINATE	REC'P	RECEPTION
ADD	ADDENDUM	ELEV	ELEVATOR	LAV	LAVATORY	REF	REFRIGERATOR
ADJ	ADJUSTABLE / ADJACENT	EMERR	EMERGENCY	LB	POUND	REINF	REINFORCE / REINFORCED
AF	ABOVE FINISHED FLOOR	ENCL	ENCLOSURE	LF	LINEAR FOOT	REQD	REQUIRED
AFG	ABOVE FINISHED GRADE	ENGR	ENGINEER	LH	LEFT HAND	REV	REVISION
AHU	AIR HANDLING UNIT	E.O.D.	EDGE OF DECK	LL	LIVE LOAD	REV'D	REVISED
ALT	ALTERNATE	EP	ELECTRICAL PANEL	L.P.	LOW-POINT / LOW-PRESSURE	RFI	REQUEST FOR INFORMATION
ALUM	ALUMINUM	EPDM	ETHYLENE - PROPYLENE -DIENE -...	LT	LIGHT	RH	RIGHT HAND
ANOD	ANODIZED	EQ	EQUAL	LVR	LOUVER	RWL	RAINWATER LEADER
AP	ACCESS PANEL	EQUIP	EQUIPMENT			RM	ROOM
APPROX	APPROXIMATE(LY)	EW/EF	EACH WAY / EACH FACE	M		R.O.	ROUGH OPENING
ARCH	ARCHITECTURAL / ARCHITECT	EWG	ELECTRIC WATER COOLER	MACH	MACHINE / MACHINERY	RT	RESILIENT TILE
AUTO	AUTOMATIC	EWG	END WALL GUARD	MAINT	MAINTENANCE	RTU	ROOFTOP UNIT
A/V	AUDIO / VISUAL	EXIST	EXISTING	MAT'L	MATERIAL		
		EXP	EXPANSION / EXPOSED	MAX	MAXIMUM	S	
B		EXT	EXTERIOR	MECH	MECHANICAL	S	SOUTH
B.C.	BOTTOM OF CURB			MED	MEDIUM	SC	SOLID CORE
BD	BOARD	F		MEMB	MEMBRANE	SCHED	SCHEDULE
BIT	BITUMINOUS	FA	FIRE ALARM	MEP	MECHANICAL/ELECTRICAL/PLUMBING	SECT	SECTION
BLDG	BUILDING	FD	FLOOR DRAIN	MFR	MANUFACTURER	SF	SQUARE FOOT / SQUARE FEET
BLKG	BLOCKING	FDC	FIRE EXTINGUISHER CABINET	MH	MAN HOLE	SHELV	SHELVING
BM	BEAM	FE	FIRE EXTINGUISHER	MIN	MINIMUM	SHT	SHEET
B.O.D.	BOTTOM OF DECK	FEC	FIRE DEPARTMENT CONNECTION	MISC	MISCELLANEAOUS	S.I.	SUPPLEMENTAL INSTRUCTIONS
BTM	BOTTOM	FF	FACTORY FINISH	M	METER	SIM	SIMILAR
BRG	BEARING	FH	FIRE HYDRANT	MM	MILLIMETER	SJ	STEEL JOIST
B.U.R.	BUILT-UP ROOFING	FHC	FIRE HOSE CABINET	M.O.	MASONRY OPENING	S.O.G.	SLAB ON GRADE
		FIN	FINISH	MT	METAL THRESHOLD	SP	SATIN POLYUREATHANE
C		FL	FLOOR	MTD	MOUNTED	SPEC	SPECIFICATION(S)
CAB	CABINET	FLUOR	FLOURESCENT	MTL	METAL / METALLIC	SQ	SQUARE
CAT	CATEGORY	F.O.C.	FACE OF CONCRETE	MUL	MULLION	SQ/IN	SQUARE INCH
CATV	CABLE TELEVISION	F.O.F.	FACE OF FINISH			SQ/YD	SQUARE YARD
CB	CATCH BASIN	F.O.S.	FACE OF STUD	N		S.S.	STAINLESS STEEL / STANDING SEAM
C.C.	CENTER TO CENTER	FP	FIREPROOFING / FIRE PROTECTION	N	NORTH	STA	STATION
CCTV	CLOSED CIRCUIT TELEVISION	FR	FRAME	NA	NOT APPLICABLE	STD	STANDARD
CEM	CEMENT	FRP	FIBERGLASS REINFORCED PLASTIC	NIC	NOT IN CONTRACT	STL	STEEL
C.F.C.I.	CONTRACTOR-FURNISHED / CONTRACTOR...	FRT	FIRE-RETARDANT TREATED	NO	NUMBER	STOR	STORAGE
C.F.O.I.	CONTRACTOR-FURNISHED / OWNER INSTALLED	FT	FOOT / FEET	NOM	NOMINAL	STRUC	STRUCTURAL
CG	CORNER GUARD	FTG	FOOTING	NTS	NOT TO SCALE	SUSP	SUSPENDED
CI	CAST IRON	FUR	FURRING			SV	SATIN VARNISH
CIP	CAST-IN-PLACE	FURN	FURNITURE / FURNISHED			SYM	SYMMETRICAL
CJ	CONTROL JOINT / CONSTRUCTION JOINT	FUT	FUTURE	O		SYS	SYSTEM
CL	CENTERLINE	FVC	FIRE VALVE CABINET	OA	OVERALL / OUTSIDE AIR		
CLG	CEILING			O.C.	ON CENTER	T	
CLOS	CLOSET	G		OD	OUTSIDE DIAMETER	T	
CMU	CONCRETE MASONRY UNIT	GA	GAUGE	OFF	OFFICE	T	THERMOSTAT / TREAD
C.O.	CLEANOUT	GALV	GALVANIZED	O.F.C.I.	OWNER-FURNISHED / CONTRACTOR...	T&B	TOP AND BOTTOM
COL	COLUMN	G.C.	GENERAL CONTRACTOR	O.F.O.I.	OWNER-FURNISHED / OWNER INSTALLED	T&G	TONGUE AND GROOVE
COMM	COMMUNICATION(S)	GEN'L	GENERAL	O.H.	OVERHEAD	T.C.	TOP OF CURB
CONC	CONCRETE	GL	GLASS / GLAZING	OPG	OPENING	TEL	TELEPHONE
CONST	CONSTRUCTION	GLAM	GLUE-LAMINATED	OPS	OPPOSITE	TEMP	TEMPORARY
CONT	CONTINUOUS	GYP	GYPSPUM	ORD	OVERFLOW ROOF DRAIN	TMP'D	TERRAZZO
COORD	COORDINATE	GYP....	GYPSPUM BOARD			T.O.C.	TOP OF CONCRETE
CORR	CORRIDOR			P		T.O.S.	TOP OF STEEL
CPT	CARPET	H		P/PNT	PAINT	T.O.W.	TOP OF WALL
CT	CERAMIC TILE	HB	HOSE BIBB	PC	PRECAST	TPH	TOILET PAPER HOLDER
CTR	CENTER	HC	HOLLOW CORE / HANDICAPPED	PERF	PERFORATED	TV	TELEVISION
CU	CUBIC	HD	HEAVY DUTY	PERIM	PERIMETER	TYP	TYPICAL
CW	COLD WATER / CURTIAN WALL	HDWR	HARDWARE	PL	PLATE / PROPERTY LINE		
C/W	CURTAINWALL	HM	HOLLOW METAL	PLAM	PLASTIC LAMINATE	U	
		HORIZ	HORIZONTAL	PLAS	PLASTER	UC	UNDERCUT / UNDERCOUNTER
		H.P.	HIGHT POINT / HIGH-PRESSURE	PLBG	PLUMBING	UL	UNDERWRITERS LABORATORIES, INC.
		HR	HOUR	PLF	POUNDS PER LINEAL FOOT	UNO	UNLESS NOTED OTHERWISE
		H.S.	HEAT-STRENGTHENED	PNL	PANEL	UR	URINAL
		HT	HEIGHT	POL	POLISHED		
		HVAC	HEATING, VENTILATING & AIR...	PR	PAIR / PROPOSAL REQUEST	V	
		HW	HOT WATER	PREFAB	PREFABRICATED	VB	VINYL BASE
				PRELIM	PRELIMINARY	VCT	VINYL COMPOSITION TILE
		I		PSF	POUNDS PER SQUARE FOOT	VERT	VERTICAL
		I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	VEST	VESTIBULE
		IN	INCH	P.T.	PRESSURE-TREATED/ PAPER TOWEL	V.I.F.	VERIFY IN FIELD
		INCL	INCLUDED / INCLUDING	PT	POINT	VOL	VOLUME
		INFO	INFORMATION	PTD	PAINTED	VTR	VENT THROUGH ROOF
		INSUL	INSULATION	PTN	PARTITION	VVC	VINYL WALLCOVERING
		INT	INTERIOR	PVC	POLYVINYL CHLORIDE		
				PVMT	PAVEMENT	W	
		J		PWD	PLYWOOD	W	WEST
		JAN	JANITOR			W/	WITH
		JB	JUNCTION BOX			W/O	WITHOUT
		JC	JANITOR'S CLOSET	Q		WB	WALL BUMPER
		JST	JOIST	QT	QUARRY TILE	WB/H	WALL BUMPER WITH HANDRAIL
		JT	JOINT	QTR	QUARTER	WC	WATER CLOSET
						WD	WOOD
						WDW	WINDOW
						WH	WATER HEATER
						W.P.	WATERPROOFING / WORK POINT
						WT	WEIGHT
						WWF	WELDED WIRE FABRIC



CODE SUMMARY- 2012 (ILLINOIS) BUILDING CODE

**PROJECT INFO**  
**PROJECT ADDRESS:**  
COURTYARD MARRIOTT  
TINLEY PARK, ILLINOIS  
60477  
**CONSTRUCTION SUMMARY:**  
NEW CONSTRUCTION OF A FULLY SPRINKLERED  
4 STORY  
PLANK + METAL STUD FRAMED  
HOTEL.

**CODE DATA**  
**APPLICABLE CODES**  
BUILDING CODE: IBC 2015 INTERNATIONAL BUILDING CODE  
ACCESSIBILITY CODE: 2017 ICC A117.1, 2017 ACCESSIBILITY CODE  
ELECTRIC CODE: 2011 NATIONAL ELECTRICAL CODE  
PLUMBING CODE: ILLINOIS STATE PLUMBING CODE 2014  
MECHANICAL CODE: 2012 MECHANICAL CODE  
FIRE CODE: INTERNATIONAL FIRE CODE 2012, INCLUDING APPENDIX B AND D  
FUEL GAS CODE: INTERNATIONAL FUEL CODE 2012, INCLUDING APPENDIX A.  
ENERGY CONSERVATION CODE: IECC 2012

**CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION**  
**MAIN OCCUPANCY: R-1**  
GROUP R-1: RESIDENTIAL HOTEL ROOMS  
**ACCESSORY OCCUPANCIES**  
GROUP A-2: ASSEMBLY LOBBY/LOUNGE/BREAKROOM  
GROUP A-3: FITNESS FITNESS ROOM  
GROUP B: BUSINESS OFFICE AREAS  
GROUP S-2: STORAGE STORAGE

**CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**  
SECTION 420 GROUPS I-1, R-1, R-2, R-3  
420.1 General.  
Occupancies in Groups I-1, R-1, R-2 and R-3 shall comply with the provisions of Sections 420.1 through 420.5 and other applicable provisions of this code.  
420.2 Separation walls.  
Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.  
420.3 Horizontal separation.  
Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.  
[F] 420.4 Automatic sprinkler system.  
Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quick-response or residential automatic sprinklers shall be installed in accordance with Section 903.3.2.  
[F] 420.5 Smoke detection and fire alarm systems.  
Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1 and R-2 occupancies in accordance with Sections 907.2.6, 907.2.8 and 907.2.9, respectively. Single-or multiple-station smoke alarms shall be in accordance with Section 907.2.11.

**CHAPTER 6: TYPES OF CONSTRUCTION**  
**CONSTRUCTION TYPE: IIIB**  
**TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**  
ELEMENT RATING  
STRUCTURAL FRAME 0  
BEARING WALLS EXTERIOR 2  
BEARING WALLS INTERIOR 0  
NON-BEARING WALLS & PARTITIONS EXTERIOR 1  
NON-BEARING WALLS & PARTITIONS INTERIOR 0  
FLOOR CONSTRUCTION 0  
ROOF CONSTRUCTION 0  
SECTION 601 EXCEPTION A STATES THAT APPROVED AUTOMATIC SPRINKLER SYSTEM CANNOT BE USED FOR A REDUCTION IN RATING IF IT HAS ALREADY BEEN USED FOR AN AREA INCREASE OR AN ALLOWABLE HEIGHT INCREASE. IT ALSO STATES THAT IT CANNOT BE USED FOR A REDUCTION IN BEARING WALLS

**CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS**  
**NO. OF STORIES: 4**  
**BUILDING HEIGHT: 45'-1 1/2" TO ROOF DECK**  
ACTUAL BUILDING HEIGHT 45'-1 1/2"  
BUILDING HEIGHT= 45'-1 1/2"  
TALLEST PARAPET= 5'-6"  
50'-7 1/2" TOTAL BUILDING HEIGHT  
**TABLE 503: ALLOWABLE BUILDING HEIGHT**  
**TYPE (IIIB) CONSTRUCTION**  
GROUP R-1: HEIGHT  
(4) STORIES, 50'-7 1/2" FT.:  
+ 1 STORY AND 20'-0" OF BUILDING HEIGHT FOR SPRINKLER  
=75'-0" TOTAL ALLOWABLE

**TABLE 503: ALLOWABLE BUILDING AREA**  
**GROSS BUILDING AREA:**  
GROSS AREA  
Level Area  
1ST FLOOR 26,767 SF  
2ND FLOOR 18,826 SF  
3RD FLOOR 19,064 SF  
4TH FLOOR 19,064 SF  
Grand total: 4 83,722 SF

**TYPE (IIB) CONSTRUCTION**  
GROUP R-1: AREA  
16,000 SQ FT  
+ 200% FOR SPRINKLER  
= 48,000 SQ FT

**SECTION 506: BUILDING AREA MODIFICATIONS**  
**506.1 General.** The areas limited by Table 503 shall be permitted to be increased due to frontage (//) and automatic sprinkler system protection (fs) in accordance with the following:  
Aa = [At + [At x If] + [At x Is Is]]  
If=[F/(P-0.25)]W/30  
Is = 3

**CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES**  
713.4 Fire-resistance rating.  
Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.  
718.3 Draftstopping in floors.  
In combustible construction, Draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3.  
Exceptions:  
1. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

**CHAPTER 9: FIRE PROTECTION SYSTEMS**  
**AN APPROVED AUTOMATIC SPRINKLERED SYSTEM IS SPECIFIED FOR THIS PROJECT**  
**STANDPIPES WILL BE USED**  
**SECTION 903: AUTOMATIC SPRINKLER SYSTEMS**  
AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903  
903.2.11.4 DUCTS CONVEYING HAZARDOUS EXHAUSTS  
WHERE REQUIRED BY THE INTERNATIONAL MECHANICAL CODE, AUTOMATIC SPRINKLERS SHALL BE PROVIDED IN DUCTS CONVEYING HAZARDOUS EXHAUST OR FLAMMABLE OR COMBUSTIBLE MATERIALS.  
EXCEPTION: DUCTS IN WHICH THE LARGEST CROSS-SECTIONAL DIAMETER OF THE DUCT IS LESS THAN 10 INCHES.  
SECTION 906 PORTABLE FIRE EXTINGUISHERS  
906.1 Where required.  
Portable fire extinguishers shall be installed in the following locations.  
1. In Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

906.1 GENERAL  
PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE.  
906.4 Cooking grease fires.  
Fire extinguishers provided for the protection of cooking grease fires shall be of an approved type compatible with the automatic fire-extinguishing system agent and in accordance with Section 904.11.5 of the International Fire Code.  
**SECTION 907 FIRE ALARM AND DETECTION SYSTEMS**  
907.2.8 Group R-1.  
Fire alarm systems and smoke alarms shall be installed in Group R-1 occupancies as required in Sections 907.2.8.1 through 907.2.8.3.

**CHAPTER 10: MEANS OF EGRESS**  
**SECTION 1004: OCCUPANT LOAD**  
**MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**  
GROUP R-1: RESIDENTIAL(HOTEL) 200 SF GROSS  
GROUP A: ASSEMBLY UNCONCENTRATED 15 SF NET  
POOL 50 SF GROSS  
KITCHEN 100 SF GROSS  
BUSINESS 100 SF GROSS  
GROUP S-2: STORAGE 300 SF GROSS  
**SECTION 1005: EGRESS WIDTH**  
**1005.3.1 Stairways**  
The capacity, in inches (mm), of means of egress stairways shall be calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant. Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.

OCCUPANT LOAD-1ST FLOOR				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS WIDTH	EGRESS WIDTH REQUIRED
ASSEMBLY				
6053 SF	15	404	0.2	81
BUSINESS				
8458 SF	100	85	0.2	17
FITNESS				
1486 SF	50	30	0.2	6
INDUSTRIAL				
724 SF	100	7	0.2	1
KITCHEN				
1346 SF	200	7	0.2	1
R-1				
2758 SF	200	14	0.2	3
STORAGE				
3000 SF	300	10	0.2	2
23825 SF		556		111

EGRESS WIDTH REQUIRED: = 616 X 0.2 = 123"  
EGRESS WIDTH PROVIDED: = 36" X 1+ 72" X 4 EXITS = 324"

OCCUPANT LOAD-TYPICAL UPPER FLOOR				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS WIDTH	EGRESS WIDTH REQUIRED
BUSINESS				
3096 SF	100	31	0.3	9
R-1				
15029 SF	200	75	0.3	23
STORAGE				
814 SF	300	3	0.3	1
18939 SF		109		33

EGRESS WIDTH REQUIRED: = 109 X 0.3 = 33"  
EGRESS WIDTH PROVIDED: = 36" X 2 EXITS = 72"

OCCUPANT LOAD-POOL				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS WIDTH	EGRESS WIDTH REQUIRED
POOL				
968 SF	50	19	0.2	4
POOL DECK				
1828 SF	15	122	0.2	24
2796 SF		141		28

EGRESS WIDTH REQUIRED: = 117 X 0.2 = 23"  
EGRESS WIDTH PROVIDED: = 36" X 1 EXITS = 36"

PROVIDE EGRESS ILLUMINATION PER SECTION 1006

**SECTION 1011: EXIT SIGNS**

PROVIDE EXIT SIGNS PER SECTION 1011

**SECTION 1016: EXIT ACCESS TRAVEL DISTANCE**

**TABLE 1016.1: EXIT ACCESS TRAVEL DISTANCE**

OCCUPANCY WITH SPRINKLER SYSTEM  
R-1 250 FT

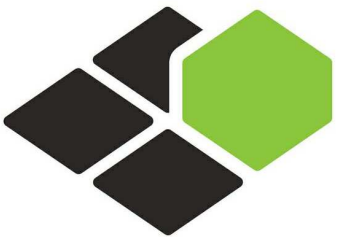
**CHAPTER 10: MEANS OF EGRESS**  
**SECTION 1021: NUMBER OF EXITS AND CONTINUITY**  
**TABLE 1021.1: MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD**  
TOTAL OCCUPANTS: 501 - 1,000  
TOTAL EXITS REQUIRED: 1ST FLOOR 4 2ND -4TH FLOOR 2  
TOTAL EXITS PROVIDED: 6 2

**CHAPTER 11 - ACCESSIBILITY**  
**REFERENCED ACCESSIBILITY CODE: ICC A1171**

**CHAPTER 29 - PLUMBING FIXTURES**  
**TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES**  
CLASSIFICATION OCCUPANCY WATER CLOSET LAVATORIES DRINKING FOUNTAINS OTHER  
ASSEMBLY (A-2) A 1 PER 75 1 PER 200 1 PER 500 1 SERVICE SINK  
BUSINESS (B) B 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50 1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80 1 PER 100 1 SERVICE SINK  
RESIDENTIAL (R-1) R 1 per sleeping unit 1 per sleeping unit 1 SERVICE SINK

**CALCULATIONS**  
**ASSEMBLY**  
475 OCCUPANTS - (237 MALE / 237 FEMALE)  
**WATER CLOSETS**  
MALE : 3.04 REQUIRED  
FEMALE : 3.04 REQUIRED  
**LAVATORIES**  
MALE : 1.14 REQUIRED  
FEMALE : 1.14 REQUIRED  
**DRINKING FOUNTAINS**  
1 REQUIRED  
**SERVICE SINK**  
1 REQUIRED  
**STORAGE/MECH**  
12 OCCUPANTS- (6 MALE/ 6 FEMALE)  
**WATER CLOSETS**  
MALE : 0.06 REQ'D  
FEMALE : 0.06 REQ'D  
**LAVATORIES**  
MALE : 0.06 REQ'D  
FEMALE : 0.06 REQ'D  
**DRINKING FOUNTAINS**  
1 REQ'D  
**SERVICE SINK**  
1 REQ'D  
**POOL DECK**  
98 OCCUPANTS- (49 MALE/ 49 FEMALE)  
**WATER CLOSETS**  
MALE : 0.39 REQ'D  
FEMALE : 1.22 REQ'D  
**LAVATORIES**  
MALE : 0.24 REQ'D  
FEMALE : 0.32 REQ'D  
**DRINKING FOUNTAINS**  
1 REQ'D  
**SERVICE SINK**  
1 REQ'D  
**RESIDENTIAL**  
1 PER GUESTROOM  
**KITCHEN**  
6 OCCUPANTS- (3 MALE/ 3 FEMALE)  
**WATER CLOSETS**  
MALE : 0.02 REQ'D  
FEMALE : 0.07 REQ'D  
**LAVATORIES**  
MALE : 0.01 REQ'D  
FEMALE : 0.02 REQ'D  
**DRINKING FOUNTAINS**  
1 REQ'D  
**SERVICE SINK**  
1 REQ'D  
**TOTALS REQUIRED**  
**WATER CLOSETS**  
MALE : 5.27 REQ'D = 6 PROVIDED  
FEMALE : 6.40 REQ'D = 8 PROVIDED  
**LAVATORIES**  
MALE : 2.52 REQ'D = 4 PROVIDED  
FEMALE : 2.63 REQ'D = 6 PROVIDED  
**DRINKING FOUNTAINS**  
1 REQ'D = 1 PROVIDED  
**SERVICE SINK**  
1 REQ'D = 1 PROVIDED

**ENERGY CODE INFORMATION**  
**REFERENCED ENERGY CODE: IECC 2012**  
**CHAPTER 3**  
301.1 CLIMATE ZONE ZONES COOK COUNTY  
**CHAPTER 5**  
COMMERCIAL ENERGY EFFICIENCY CLIMATE ZONE 5  
SECTION 502.1  
ROOF INSULATION ENTIRELY ABOVE DECK R-25ci  
METAL FRAMED WALLS R-13 + R-7.5ci  
MASS WALLS R-13 3ci  
SLAB ON GRADE R-10 FOR 24"  
OPAQUE DOORS U-0.37  
ENTRY DOORS U-0.77 N-U-0.77 SEW  
STOREFRONT GLAZING U-0.38 N-U-0.38 SEW  
GLAZING U-0.45 N-U-0.45 SEW  
SHGC U-0.40  
**IECC TABLE C402.1.3**  
**ROOFS**  
ROOF INSULATION ENTIRELY ABOVE DECK  
METAL BUILDINGS  
ATTIC AND OTHER  
**WALL ABOVE GRADE**  
MASS  
METAL BUILDING  
METAL FRAMED WALL  
WOOD FRAMED AND OTHER  
**WALLS BELOW GRADE**  
BELOW- GRADE WALL  
FLOOR  
MASS  
JOIST/FRAMING  
**SLAB-ON-GRADE FLOORS**  
UNHEALED SLABS  
HEALTH SLABS  
**OPAQUE DOORS**  
NONSWINGING.  
**TABLE C402.4**  
**VERTICAL FENESTRATION**  
**U-FACTOR**  
FIXED FENESTRATION  
OPERABLE FENESTRATION  
ENTRANCE DOOR  
**SHGC**  
PF<0.2  
0.2>or=PF<0.5  
PF>or=0.6  
skylights  
U-FACTOR SHGC



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6,  
REVISION DATE: 2018-08-24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

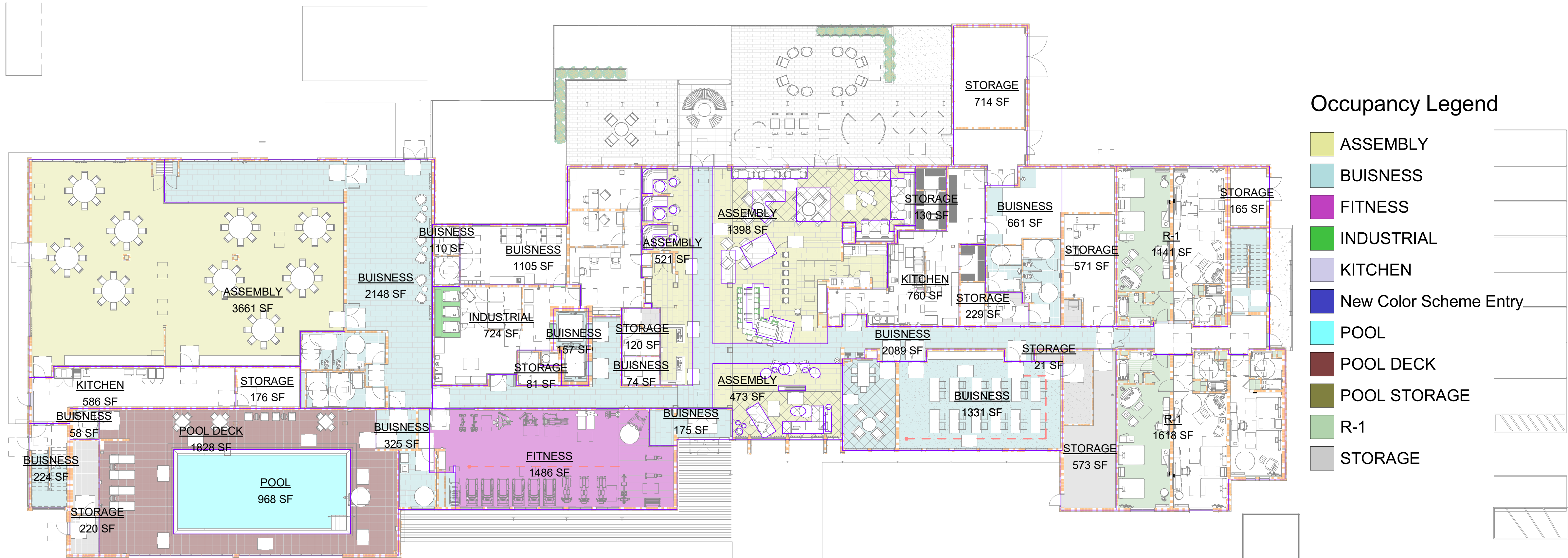
SHEET NAME

**CODE SUMMARY**

DRAWINGS NO.

**G-100**





2 1ST FLOOR OCCUPANCY PLAN  
1/16" = 1'-0"

### Occupancy Legend

- ASSEMBLY
- BUSINESS
- FITNESS
- INDUSTRIAL
- KITCHEN
- New Color Scheme Entry
- POOL
- POOL DECK
- POOL STORAGE
- R-1
- STORAGE

IBC 2015

### EXIT SIGNS

#### SECTION 1013

##### 1013.1 Where Required

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

##### Exceptions:

- Exit signs are not required in rooms or areas that require only one exit or exit access.
- Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
- Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
- Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.
- In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

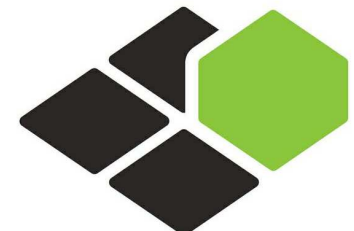
##### 1013.2 Floor-Level Exit Signs in Group R-1

Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5.

The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

### SYMBOL KEY

- 1-HOUR RATED WALL
- 2-HOUR RATED WALL
- 2-HOUR FIRE SEPARATION WALL
- 2-HOUR RATED SHAFT
- EGRESS PATH/ DIRECTION
- DOOR EGRESS WIDTH
- NUMBER OF OCCUPANTS EXITING THROUGH THIS DOOR
- PORTABLE FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- FIRE EXIT SIGN
- ROOM WITH COMMUNICATION FEATURES
- ACCESSIBLE ROOM
- EXIT LIGHT



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

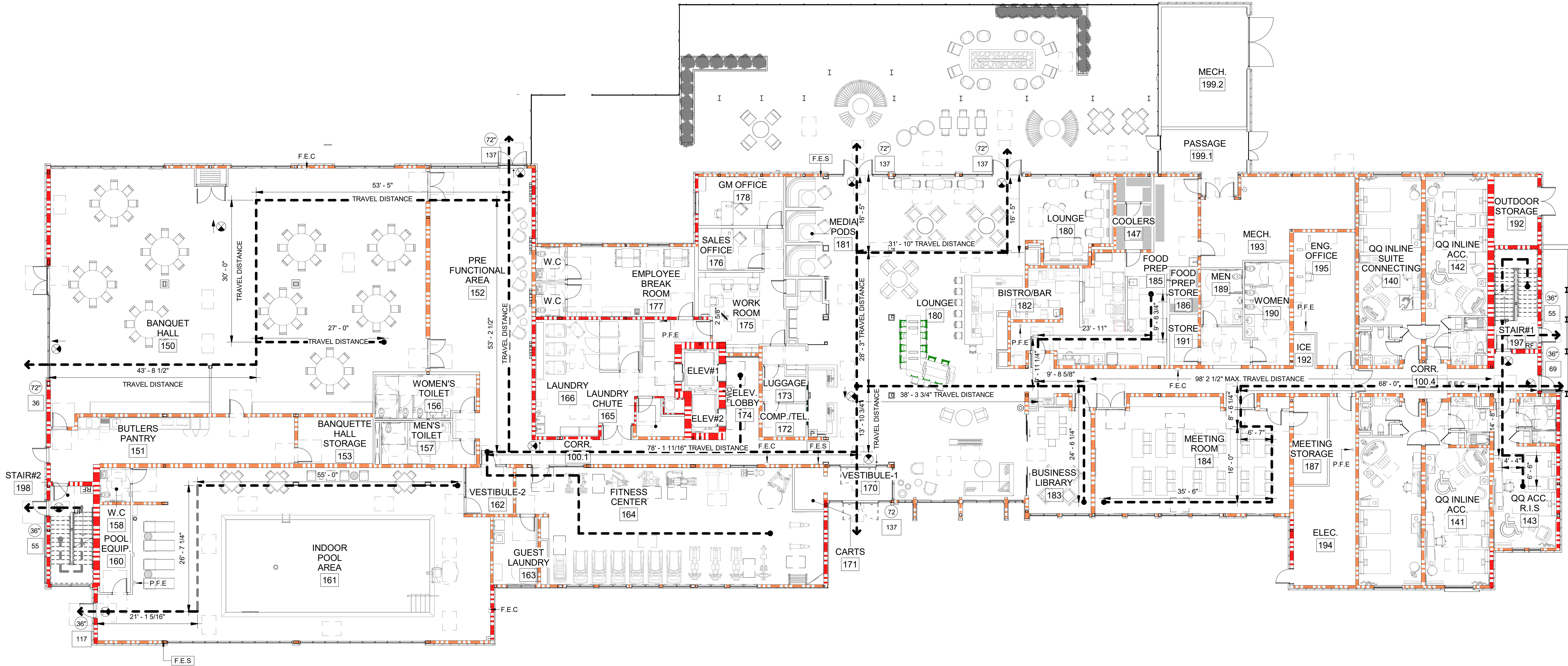
B4-157-1801

SHEET NAME

**1ST FLOOR LIFE SAFETY PLAN**

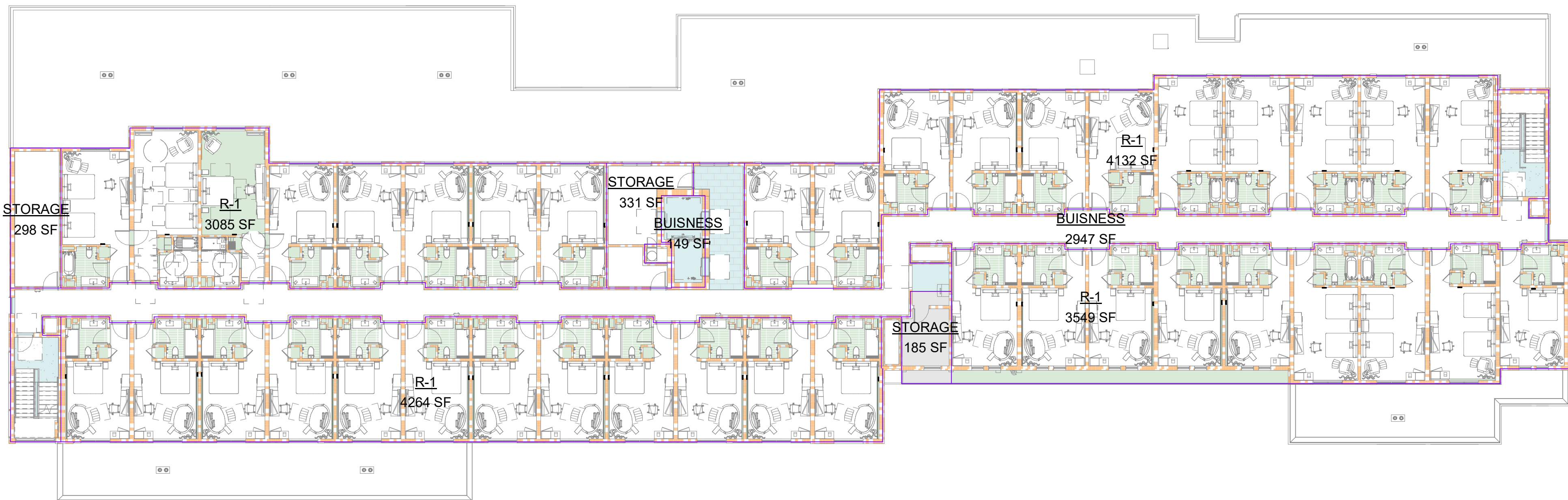
DRAWINGS NO.

**G-101**



1 1ST FLOOR LIFE SAFETY PLAN  
3/32" = 1'-0"





2 2ND FLOOR OCCUPANCY PLAN  
G-102 1/16" = 1'-0"

### Occupancy Legend

- ASSEMBLY
- BUISNESS
- FITNESS
- INDUSTRIAL
- KITCHEN
- New Color Scheme Entry
- POOL
- POOL DECK
- POOL STORAGE
- R-1
- STORAGE

IBC 2015

### EXIT SIGNS

#### SECTION 1013

##### 1013.1 Where Required

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

##### Exceptions:

- Exit signs are not required in rooms or areas that require only one exit or exit access.
- Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
- Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
- Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.
- In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

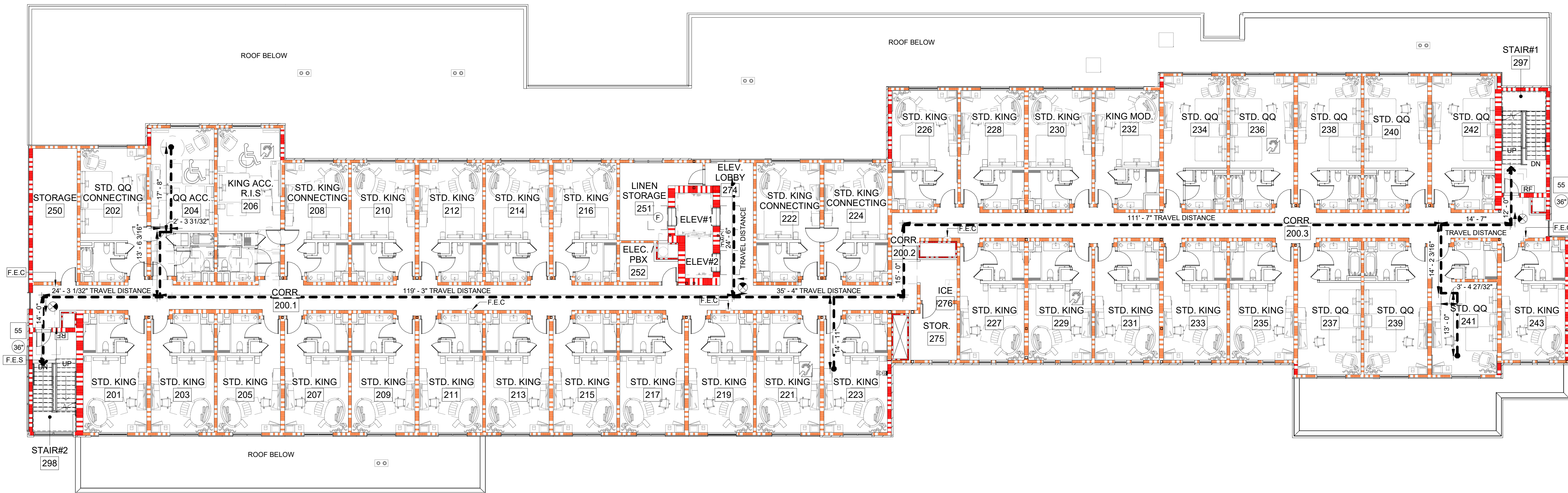
##### 1013.2 Floor-Level Exit Signs in Group R-1

Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5.

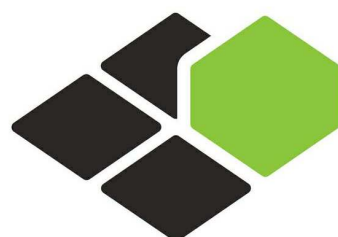
The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

### SYMBOL KEY

- 1-HOUR RATED WALL
- 2-HOUR RATED WALL
- 2-HOUR FIRE SEPARATION WALL
- 2-HOUR RATED SHAFT
- EGRESS PATH/ DIRECTION
- DOOR EGRESS WIDTH
- NUMBER OF OCCUPANTS EXITING THROUGH THIS DOOR
- PORTABLE FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- FIRE EXIT SIGN
- ROOM WITH COMMUNICATION FEATURES
- ACCESSIBLE ROOM
- EXIT LIGHT



1 2ND FLOOR LIFE SAFETY PLAN  
G-102 3/32" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

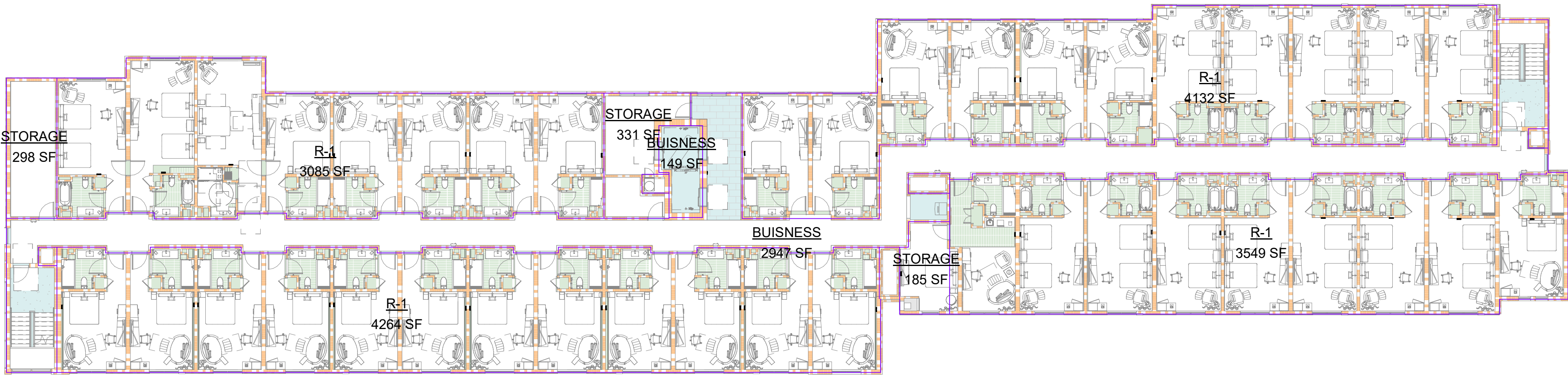
SHEET NAME

2ND FLOOR LIFE  
SAFETY PLAN

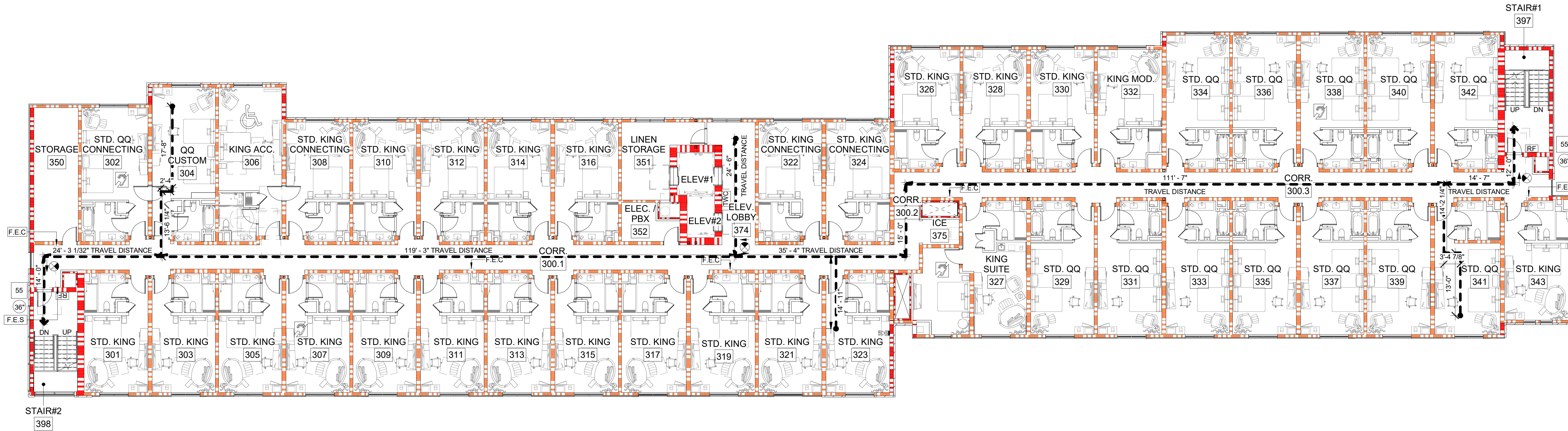
DRAWINGS NO.

G-102





2 3RD FLOOR OCCUPANCY PLAN  
G-103 1/16" = 1'-0"



1 3RD FLOOR LIFE SAFETY PLAN  
G-103 3/32" = 1'-0"

### Occupancy Legend

- ASSEMBLY
- BUISSNESS
- FITNESS
- INDUSTRIAL
- KITCHEN
- New Color Scheme Entry
- POOL
- POOL DECK
- POOL STORAGE
- R-1
- STORAGE

IBC 2015

### EXIT SIGNS

**SECTION 1013**  
**1013.1 Where Required**  
Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.  
**Exceptions:**  
1. Exit signs are not required in rooms or areas that require only one exit or exit access.  
2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.  
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.  
4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.  
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.  
**1013.2 Floor-Level Exit Signs in Group R-1**  
Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5.  
The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

### SYMBOL KEY

- 1-HOUR RATED WALL
- 2-HOUR RATED WALL
- 2-HOUR FIRE SEPARATION WALL
- 2-HOUR RATED SHAFT
- EGRESS PATH/ DIRECTION
- DOOR EGRESS WIDTH
- NUMBER OF OCCUPANTS EXITING THROUGH THIS DOOR
- PORTABLE FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- FIRE EXIT SIGN
- ROOM WITH COMMUNICATION FEATURES
- ACCESSIBLE ROOM
- EXIT LIGHT



**BASE4**  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:  


Owner:  
**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT  
TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE  
**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

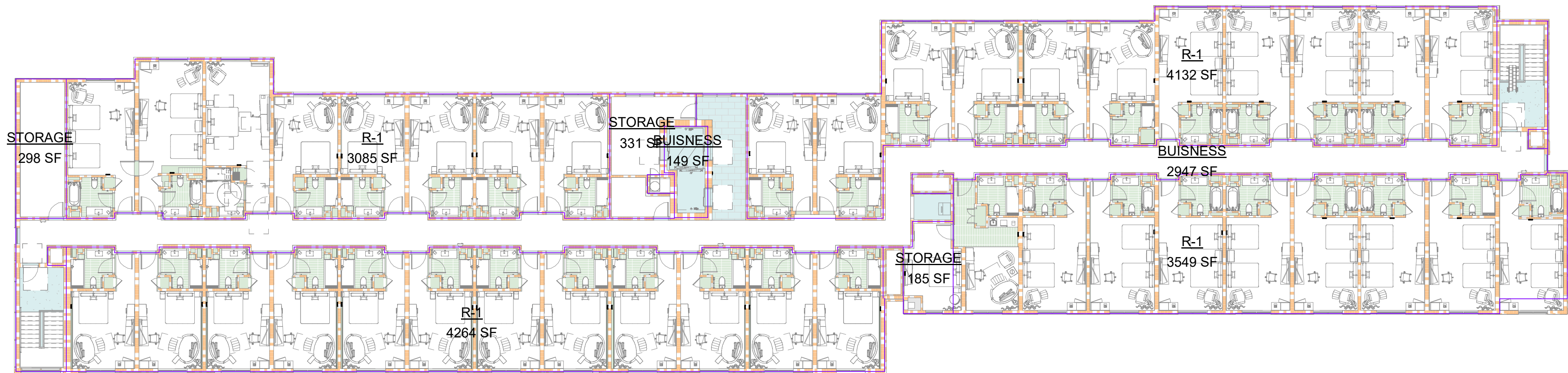
CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME  
**3RD FLOOR LIFE SAFETY PLAN**

DRAWINGS NO.  
**G-103**





2 4TH FLOOR OCCUPANCY PLAN  
1/16" = 1'-0"

### Occupancy Legend

- ASSEMBLY
- BUISNESS
- FITNESS
- INDUSTRIAL
- KITCHEN
- New Color Scheme Entry
- POOL
- POOL DECK
- POOL STORAGE
- R-1
- STORAGE

IBC 2015

### EXIT SIGNS

#### SECTION 1013

**1013.1 Where Required**  
Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

#### Exceptions:

- Exit signs are not required in rooms or areas that require only one exit or exit access.
- Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
- Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
- Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.
- In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

#### 1013.2 Floor-Level Exit Signs in Group R-1

Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5.

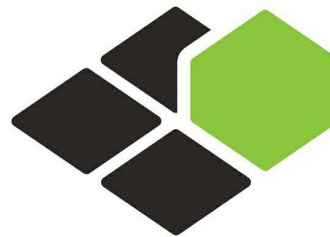
The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

### SYMBOL KEY

- 1-HOUR RATED WALL
- 2-HOUR RATED WALL
- 2-HOUR FIRE SEPARATION WALL
- 2-HOUR RATED SHAFT
- EGRESS PATH/ DIRECTION
- DOOR EGRESS WIDTH
- NUMBER OF OCCUPANTS EXITING THROUGH THIS DOOR
- PORTABLE FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- FIRE EXIT SIGN
- ROOM WITH COMMUNICATION FEATURES
- ACCESSIBLE ROOM
- EXIT LIGHT



1 4TH FLOOR LIFE SAFETY PLAN  
3/32" = 1'-0"



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

**4TH FLOOR LIFE SAFETY PLAN**

DRAWINGS NO.

**G-104**





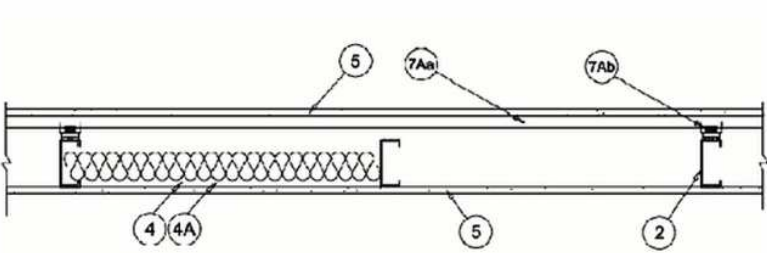
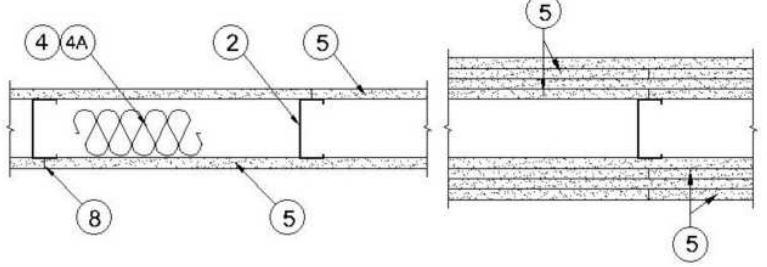


Design No. U419

Sept 28, 2018

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 6 through 8K)

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Floor and Ceiling Runners — (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. Framing Members\* — Floor and Ceiling Runner — (Not Shown) — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

CRACO MFG INC — SmartTrack25™

MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

FUSION BUILDING PRODUCTS — Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper25™ Track

18. Framing Members\* — Floor and Ceiling Runner — (Not Shown) — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

FUSION BUILDING PRODUCTS — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1C. Framing Members\* — Floor and Ceiling Runners — (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC max.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

20. Framing Members\* — Steel Studs — (As an alternate to Item 2, For use with Items SC or 5L or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

TELLING INDUSTRIES L L C — TRUE-STEEL™

2J. Framing Members\* — Metal Studs — (Not Shown) — In lieu of Item 2 — Proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. less in lengths than assembly height.

TELLING INDUSTRIES L L C — Viper20™

2K. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2L. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2M. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2N. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2O. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2P. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2Q. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2R. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2S. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2T. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2U. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2V. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2W. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2X. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2Y. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2Z. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2AA. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2AB. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2AC. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2AD. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2AE. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2AF. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

2AG. Framing Members\* — Steel Studs — (As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

SCAFFO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; or 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; or 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, Steel Framing Members\*, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) are attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. Gypsum Board\* — (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.

CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type FRX-G, SHX

USG BORAL DRYWALL SFZ LLC — Type SHX

USG MEXICO S A DE C V — Type SHX

5B. Gypsum Board\* — (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall studs, min depth as indicated under Item 5, 1-1/4 in. long legs, attached only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall Table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. (Horizontal Application) — The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 8 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the board at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Frontal Application) — The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 8 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CGC INC — Type SCX

UNITED STATES GYPSUM CO — Type SCX, SGX

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. Gypsum Board\* — (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

CGC INC — Type USGX

UNITED STATES GYPSUM CO — Type USGX

USG BORAL DRYWALL SFZ LLC — Type USGX

USG MEXICO S A DE C V — Type USGX

5E. Gypsum Board\* — (Not Shown) — (As an alternate to Item 5) when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall Table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard attached to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Long legged hole free drillers steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. Gypsum Board\* — (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only. Gypsum panels with beveled, square or tapered edges, applied vertically. Furring channels — Furred by No. 25 MSG galv steel, spaced 24 in. OC, perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX

USG MEXICO S A DE C V — 5/8 in. thick Type SCX, SGX

5G. Gypsum Board\* — (As an alternate to Item 5) — For use with Items 1E and 2E only. Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; or 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; or 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, Steel Framing Members\*, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) are attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. Gypsum Board\* — (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.

CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type FRX-G, SHX

USG BORAL DRYWALL SFZ LLC — Type SHX

USG MEXICO S A DE C V — Type SHX

5B. Gypsum Board\* — (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall Table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. (Horizontal Application) — The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 8 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CGC INC — Type SCX

UNITED STATES GYPSUM CO — Type SCX, SGX

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. Gypsum Board\* — (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

CGC INC — Type USGX

UNITED STATES GYPSUM CO — Type USGX

USG BORAL DRYWALL SFZ LLC — Type USGX

USG MEXICO S A DE C V — Type USGX

5E. Gypsum Board\* — (Not Shown) — (As an alternate to Item 5) when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall Table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard attached to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Long legged hole free drillers steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. Gypsum Board\* — (As an alternate to Item 5) — Nom 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Furring channels — Furred by No. 25 MSG galv steel, spaced 24 in. OC, perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX

USG MEXICO S A DE C V — 5/8 in. thick Type SCX, SGX

5J. Gypsum Board\* — (Not Shown) — (As an alternate to Item 5) when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall Table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. (Horizontal Application) — The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 8 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG BORAL DRYWALL SFZ LLC — Type ULX

USG MEXICO S A DE C V — Type ULX

5K. Gypsum Board\* — (Not Shown) — (As an alternate to Item 5) when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall Table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. (Horizontal Application) — The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 8 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG BORAL DRYWALL SFZ LLC — Type ULX

USG MEXICO S A DE C V — Type ULX

5L. Gypsum Board\* — (Not Shown) — (As an alternate to Item 5) when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall Table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. (Horizontal Application) — The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 8 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG BORAL DRYWALL SFZ LLC — Type ULX

USG MEXICO S A DE C V — Type ULX

Gypsum Board Protection on Each Side of Wall







### CHAPTER 3: BUILDING BLOCKS

#### 301 General

**301.1 Scope.** The provisions of Chapter 3 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

#### 302 Floor or Ground Surfaces

**302.1 General.** Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

**EXCEPTIONS:** 1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.  
2. Areas of sport activity shall not be required to comply with 302.

**Advisory 302.1 General.** A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

**302.2 Carpet.** Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½ inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

**Advisory 302.2 Carpet.** Carpets and permanently affixed mats can significantly increase the amount of force (roll resistance) needed to propel a wheelchair over a surface. The firmer the carpeting and backing, the lower the roll resistance. A pile thickness up to ½ inch (13 mm) (measured to the backing, cushion or pad) is allowed, although a lower pile provides easier wheelchair maneuvering. If a beading, cushion or pad is used, it must be firm. Preferably, carpet pad should not be used because the soft padding increases roll resistance.

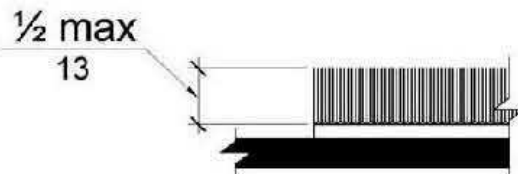


Figure 302.2  
Carpet Pile Height

**302.3 Openings.** Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

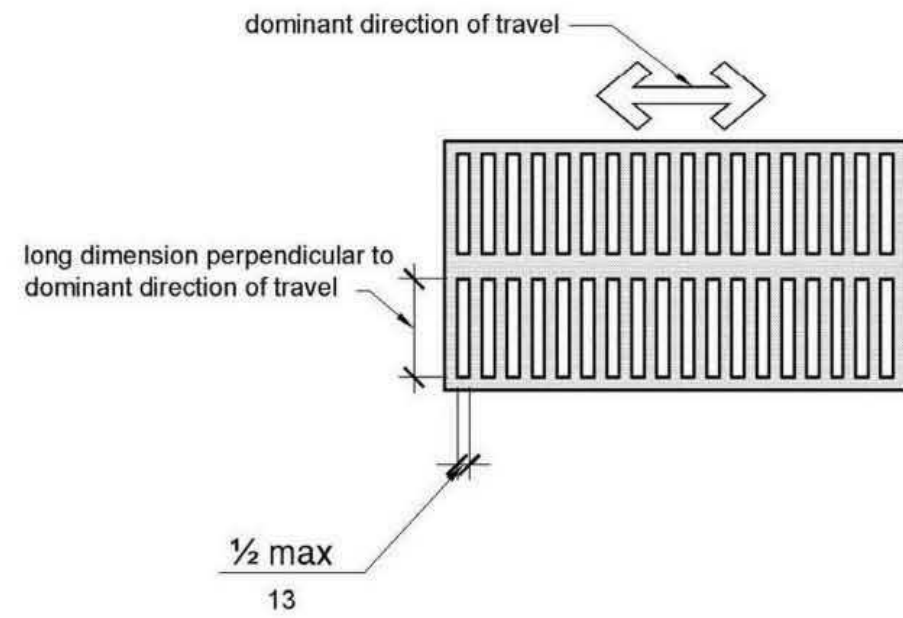


Figure 302.3  
Elongated Openings in Floor or Ground Surfaces

#### 303 Changes in Level

**303.1 General.** Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

**EXCEPTIONS:** 1. Animal containment areas shall not be required to comply with 303.  
2. Areas of sport activity shall not be required to comply with 303.

**303.2 Vertical.** Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.

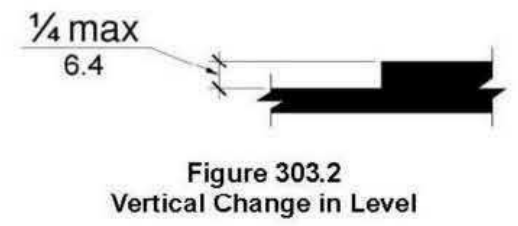


Figure 303.2  
Vertical Change in Level

**303.3 Beveled.** Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

**Advisory 303.3 Beveled.** A change in level of ½ inch (13 mm) is permitted to be ¼ inch (6.4 mm) vertical plus ¼ inch (6.4 mm) beveled. However, in no case may the combined change in level exceed ½ inch (13 mm). Changes in level exceeding ½ inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

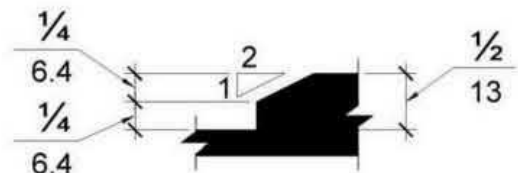


Figure 303.3  
Beveled Change in Level

**303.4 Ramps.** Changes in level greater than ½ inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

#### 304 Turning Space

**304.1 General.** Turning space shall comply with 304.

**304.2 Floor or Ground Surfaces.** Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

**EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.

**Advisory 304.2 Floor or Ground Surface Exception.** As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

**304.3 Size.** Turning space shall comply with 304.3.1 or 304.3.2.

**304.3.1 Circular Space.** The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

**304.3.2 T-Shaped Space.** The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of

obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

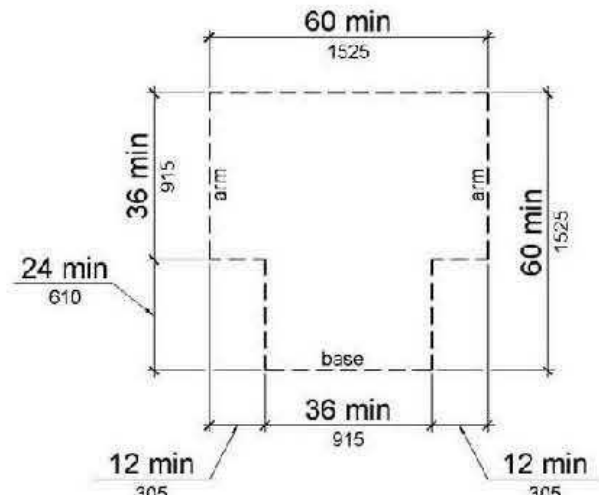


Figure 304.3.2  
T-Shaped Turning Space

**304.4 Door Swing.** Doors shall be permitted to swing into turning spaces.

#### 305 Clear Floor or Ground Space

**305.1 General.** Clear floor or ground space shall comply with 305.

**305.2 Floor or Ground Surfaces.** Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

**EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.

**305.3 Size.** The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

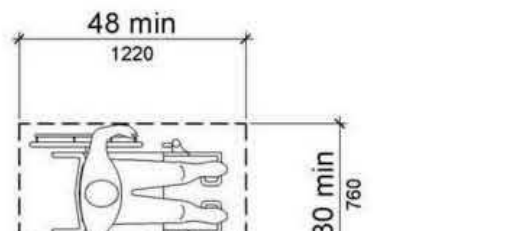


Figure 305.3  
Clear Floor or Ground Space

**305.4 Knee and Toe Clearance.** Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

**305.5 Position.** Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

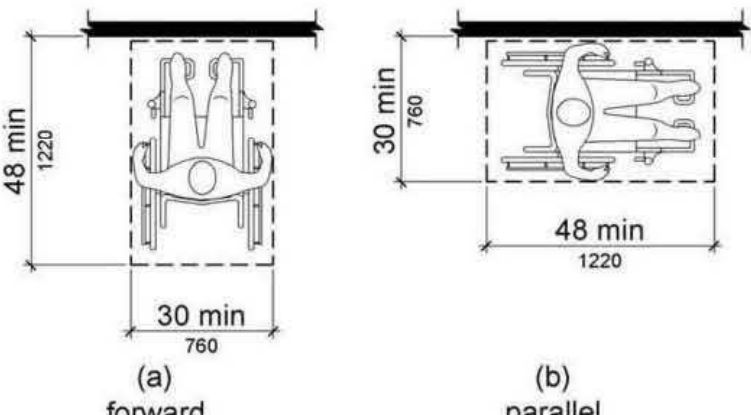


Figure 305.5  
Position of Clear Floor or Ground Space

**305.6 Approach.** One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

**305.7 Maneuvering Clearance.** Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

**305.7.1 Forward Approach.** Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

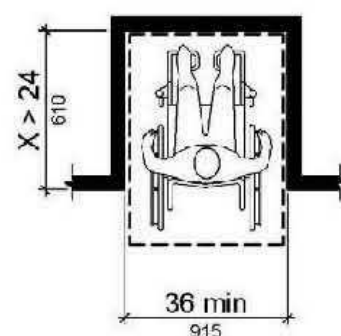


Figure 305.7.1  
Maneuvering Clearance in an Alcove, Forward Approach

**305.7.2 Parallel Approach.** Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

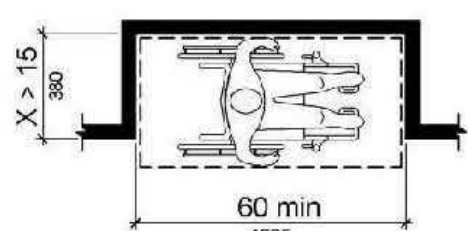


Figure 305.7.2  
Maneuvering Clearance in an Alcove, Parallel Approach

#### 306 Knee and Toe Clearance

**306.1 General.** Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

**Advisory 306.1 General.** Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

#### 306.2 Toe Clearance.

**306.2.1 General.** Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

**306.2.2 Maximum Depth.** Toe clearance shall extend 25 inches (635 mm) maximum under an element.

**306.2.3 Minimum Required Depth.** Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

**306.2.4 Additional Clearance.** Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

**306.2.5 Width.** Toe clearance shall be 30 inches (760 mm) wide minimum.

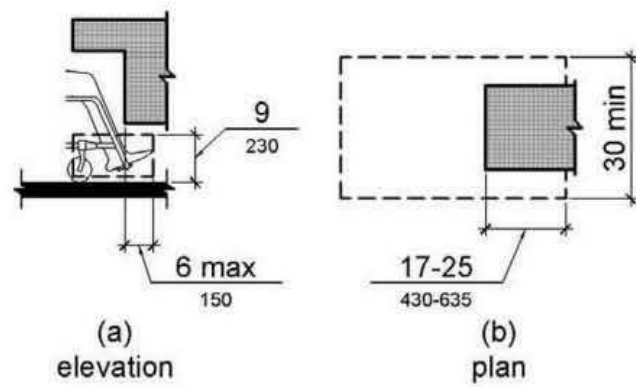


Figure 306.2  
Toe Clearance

#### 306.3 Knee Clearance.

**306.3.1 General.** Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

**306.3.2 Maximum Depth.** Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

**306.3.3 Minimum Required Depth.** Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

**306.3.4 Clearance Reduction.** Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

**306.3.5 Width.** Knee clearance shall be 30 inches (760 mm) wide minimum.

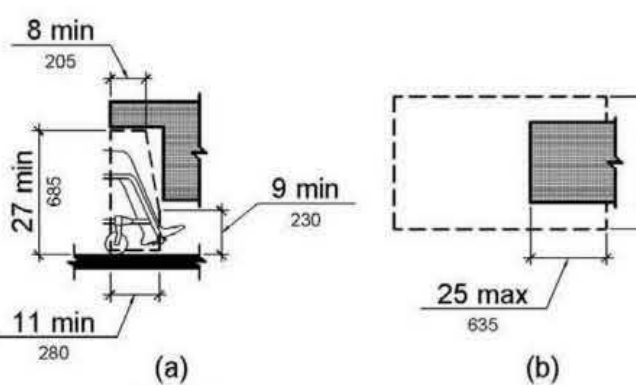


Figure 306.3  
Knee Clearance

#### 307 Protruding Objects

**307.1 General.** Protruding objects shall comply with 307.

**307.2 Protrusion Limits.** Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

**EXCEPTION:** Handrails shall be permitted to protrude 4 inches (115 mm) maximum.

**Advisory 307.2 Protrusion Limits.** When a cane is used and the element is in the detectable range, it gives a person sufficient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into circulation paths above 27 inches (685 mm).

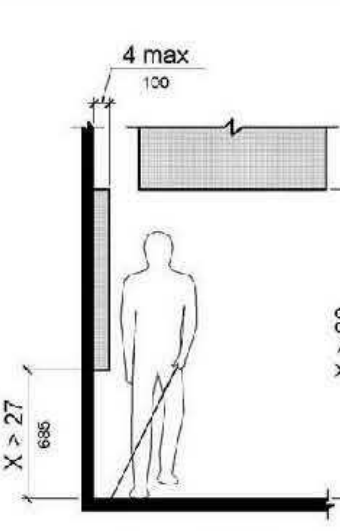


Figure 307.2  
Limits of Protruding Objects

**307.3 Post-Mounted Objects.** Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

**EXCEPTION:** The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

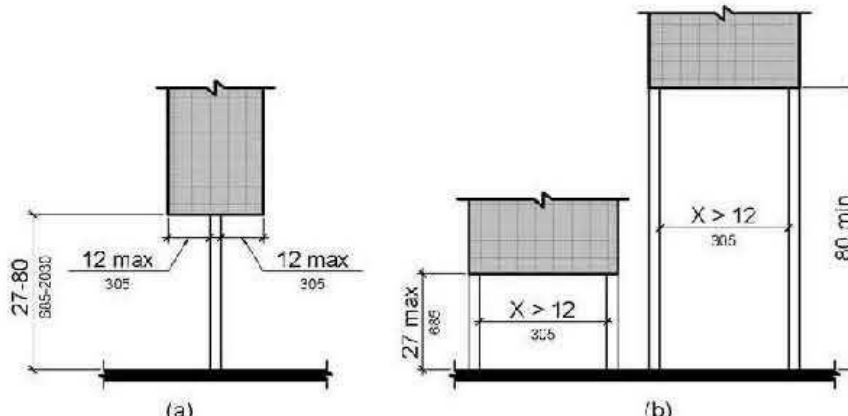


Figure 307.3  
Post-Mounted Protruding Objects

**307.4 Vertical Clearance.** Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 30 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

**EXCEPTION:** Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

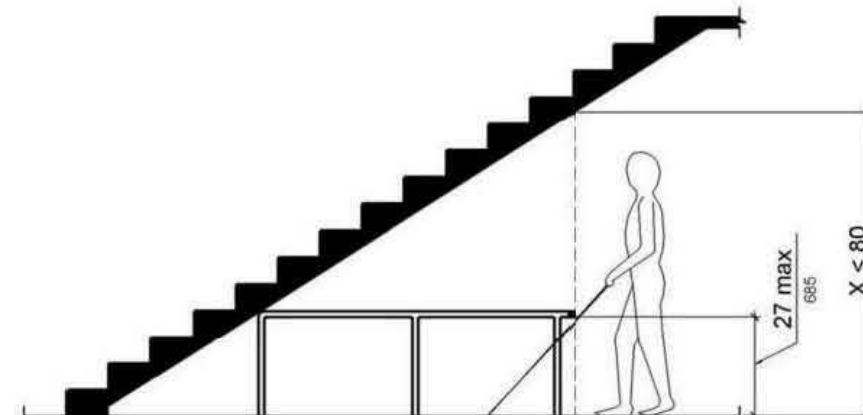


Figure 307.4  
Vertical Clearance

**307.5 Required Clear Width.** Protruding objects shall not reduce the clear width required for accessible routes.

#### 308 Reach Ranges

**308.1 General.** Reach ranges shall comply with 308.

**Advisory 308.1 General.** The following table provides guidance on reach ranges for children according to age where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adult reach ranges required by 308.

Children's Reach Ranges			
Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

#### 308.2 Forward Reach.

**308.2.1 Unobstructed.** Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

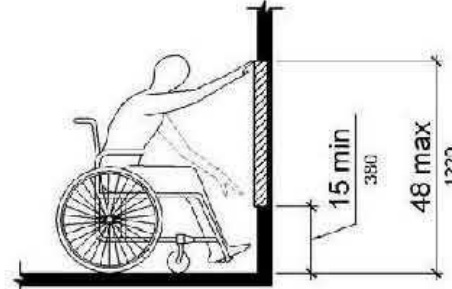


Figure 308.2.1  
Unobstructed Forward Reach

**308.2.2 Obstructed High Reach.** Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

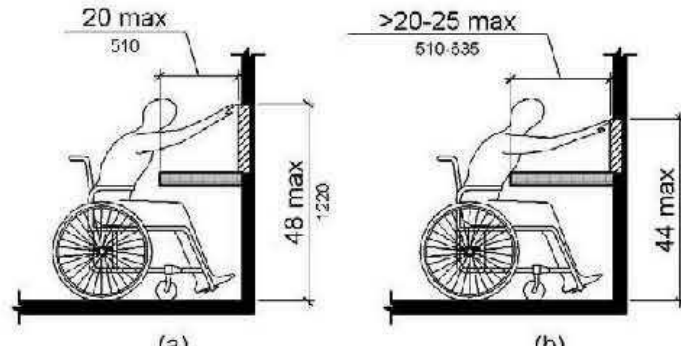


Figure 308.2.2  
Obstructed High Forward Reach

#### 308.3 Side Reach.

**308.3.1 Unobstructed.** Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

**EXCEPTIONS:** 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.  
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

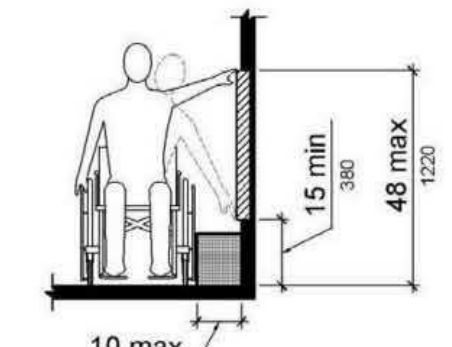
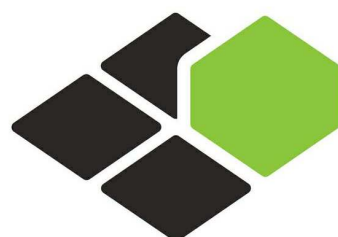


Figure 308.3.1  
Unobstructed Side Reach

**308.3.2 Obstructed High Reach.** Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

**EXCEPTIONS:** 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.  
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

THE INFORMATION PROVIDED ON THIS SHEET IS TAKEN FROM CHAPTER 3 OF THE 2010 AMERICAN WITH DISABILITIES ACT. IT IS PROVIDED AS GENERAL REFERENCE BUT DOES NOT REPRESENT A COMPLETE LISTING OF GUIDELINES NECESSARY TO MEET ACCESSIBILITY CODE REQUIREMENTS. ADDITIONAL INFORMATION IS PROVIDED ON THE PLUMBING FIXTURE SCHEDULE, DRAWING DETAILS, AND NOTES THROUGHOUT THE CONSTRUCTION DOCUMENTS.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

ACCESSIBILITY  
DETAILS-1

DRAWINGS NO.

G-301



## CHAPTER 4: ACCESSIBLE ROUTES

### 401 General

**401.1 Scope.** The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

### 402 Accessible Routes

**402.1 General.** Accessible routes shall comply with 402.

**402.2 Components.** Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

**Advisory 402.2 Components.** Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

### 403 Walking Surfaces

**403.1 General.** Walking surfaces that are a part of an accessible route shall comply with 403.

**403.2 Floor or Ground Surface.** Floor or ground surfaces shall comply with 302.

**403.3 Slope.** The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

**403.4 Changes in Level.** Changes in level shall comply with 303.

**403.5 Clearances.** Walking surfaces shall provide clearances complying with 403.5.

**EXCEPTION:** Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

**403.5.1 Clear Width.** Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

**EXCEPTION:** The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

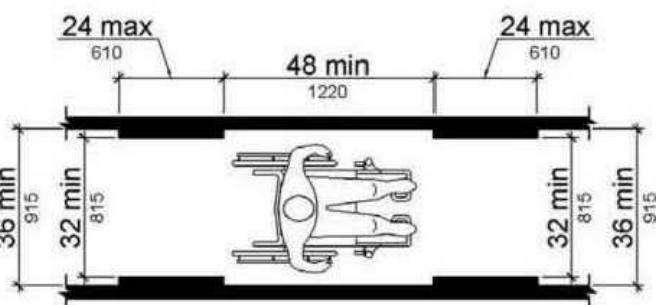


Figure 403.5.1  
Clear Width of an Accessible Route

**403.5.2 Clear Width at Turn.** Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

**EXCEPTION:** Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

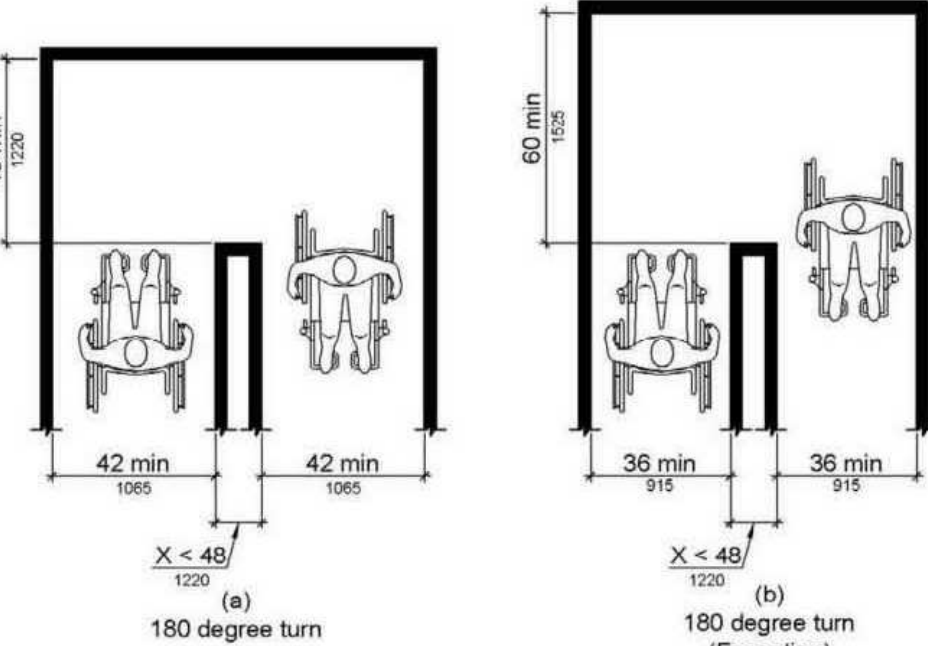


Figure 403.5.2  
Clear Width at Turn

**403.5.3 Passing Spaces.** An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 80 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

**403.6 Handrails.** Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

**Advisory 403.6 Handrails.** Handrails provided in elevator cabs and platform lifts are not required to comply with the requirements for handrails on walking surfaces.

### 404 Doors, Doorways, and Gates

**404.1 General.** Doors, doorways, and gates that are part of an accessible route shall comply with 404. **EXCEPTION:** Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

**Advisory 404.1 General Exception.** Security personnel must have sole control of doors that are subject to the Exception at 404.1. It would not be acceptable for security personnel to operate the doors for people with disabilities while allowing others to have independent access.

**404.2 Manual Doors, Doorways, and Manual Gates.** Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

**404.2.1 Revolving Doors, Gates, and Turnstiles.** Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

**404.2.2 Double-Leaf Doors and Gates.** At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

**404.2.3 Clear Width.** Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening with lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening with lower than 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

**EXCEPTIONS:** 1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.  
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

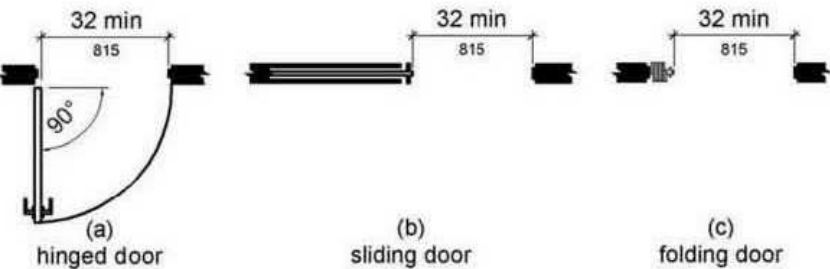


Figure 404.2.3  
Clear Width of Doorways

**404.2.4 Maneuvering Clearances.** Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

**EXCEPTION:** Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

**404.2.4.1 Swinging Doors and Gates.** Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) <sup>1</sup>
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Push	54 inches (1370 mm)	42 inches (1065 mm)
From latch side	Push	42 inches (1065 mm) <sup>2</sup>	22 inches (560 mm) <sup>2</sup>
From latch side	Pull	48 inches (1220 mm) <sup>4</sup>	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) <sup>4</sup>	24 inches (610 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.  
2. Add 6 inches (150 mm) if closer and latch are provided.  
3. Beyond hinge side.  
4. Add 6 inches (150 mm) if closer is provided.

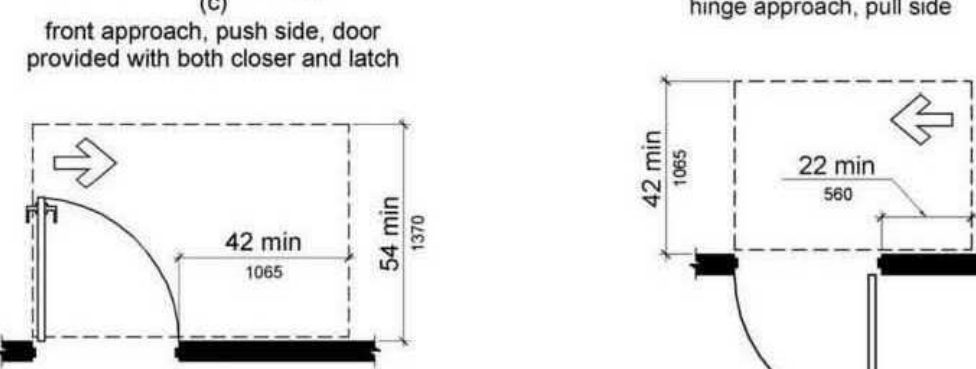
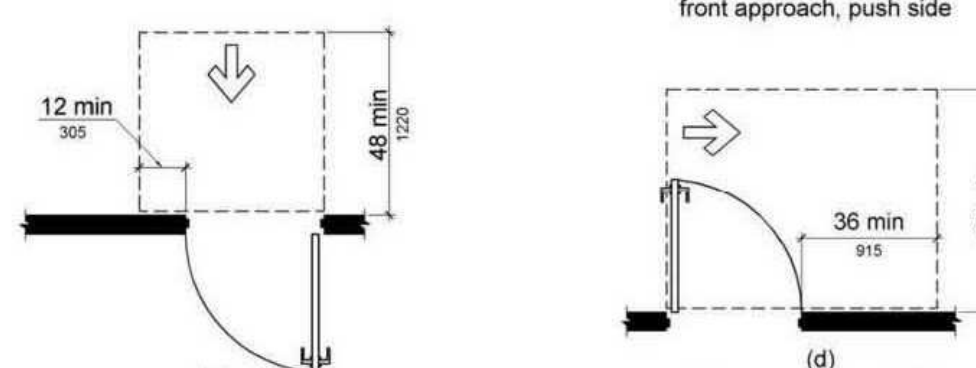
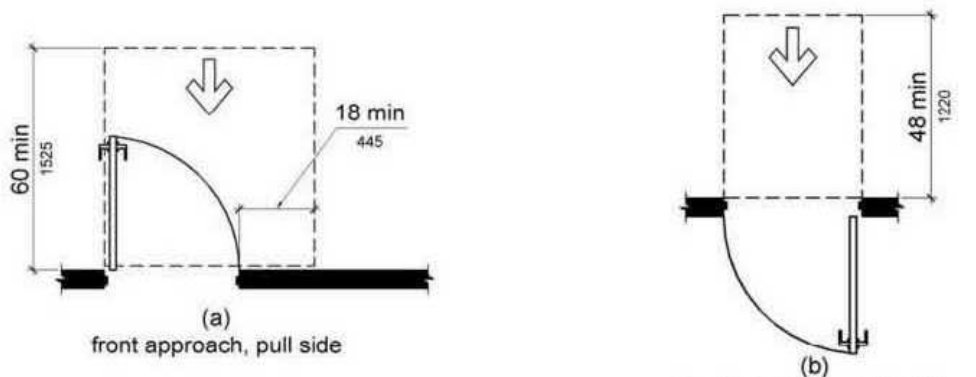


Figure 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors and Gates

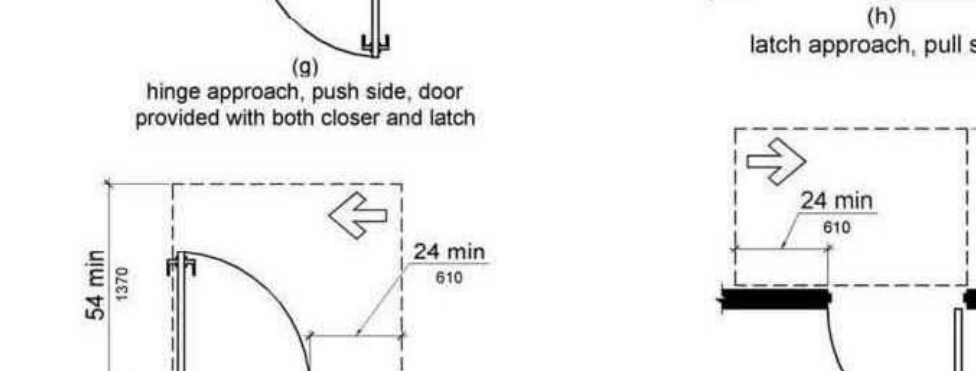
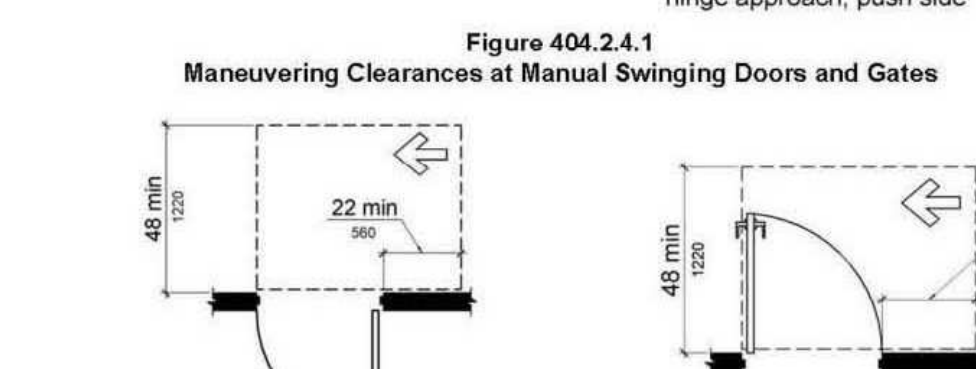


Figure 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors and Gates

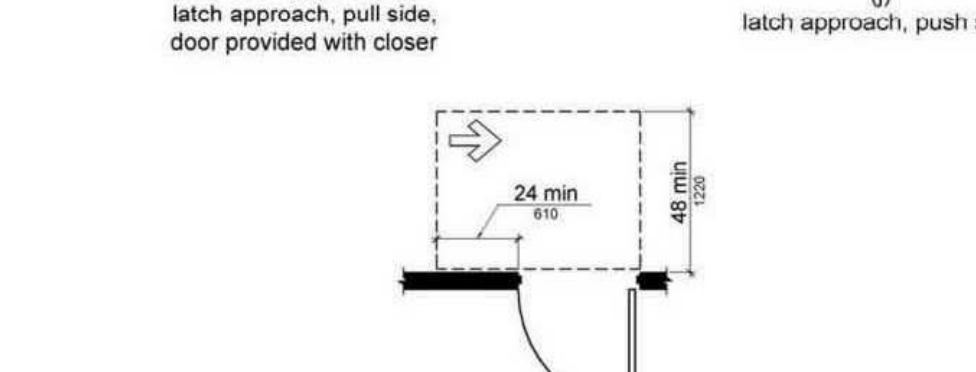


Figure 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors and Gates

Figure 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors and Gates

**404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors.** Doorways less than 36 inches (915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

**Table 404.2.4.2 Maneuvering Clearances at Doorways without Doors or Gates, Manual Sliding Doors, and Manual Folding Doors**

Approach Direction	Minimum Maneuvering Clearance	
	Perpendicular to Doorway	Parallel to Doorway (beyond stop/latch side unless noted)
From front	48 inches (1220 mm)	0 inches (0 mm)
From side <sup>1</sup>	42 inches (1065 mm)	0 inches (0 mm)
From pocket/hinge side	42 inches (1065 mm)	22 inches (560 mm) <sup>2</sup>
From stop/latch side	42 inches (1065 mm)	24 inches (610 mm)

1. Doorway with no door only.  
2. Beyond pocket/hinge side.

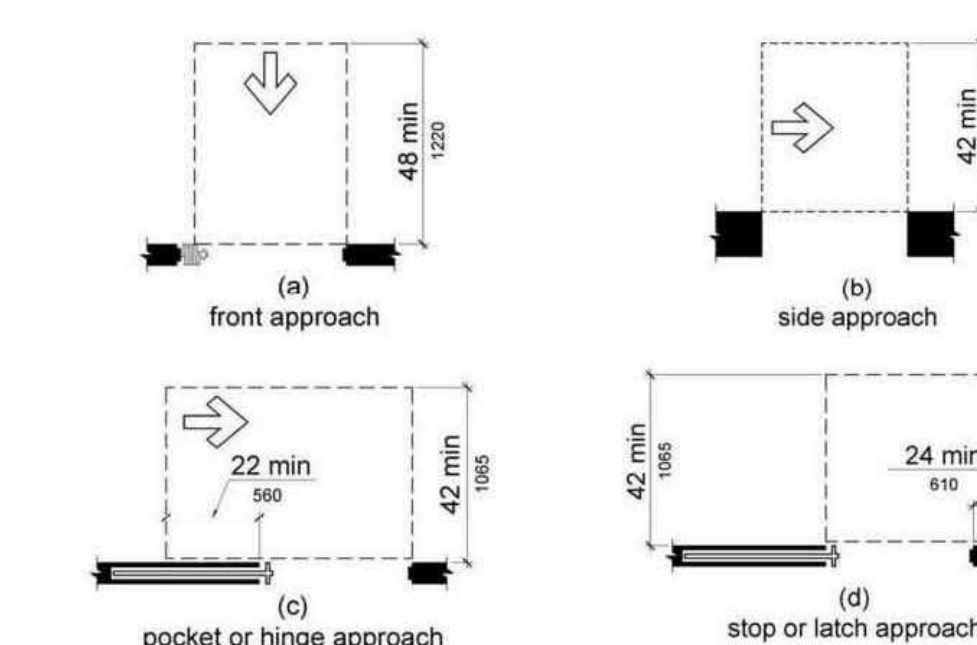


Figure 404.2.4.2

**Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors**

**404.2.4.3 Recessed Doors and Gates.** Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 3 inches (25 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

**Advisory 404.2.4.3 Recessed Doors and Gates.** A door can be recessed due to wall thickness or because of the placement of casework and other fixed elements adjacent to the doorway. This provision must be applied wherever doors are recessed.

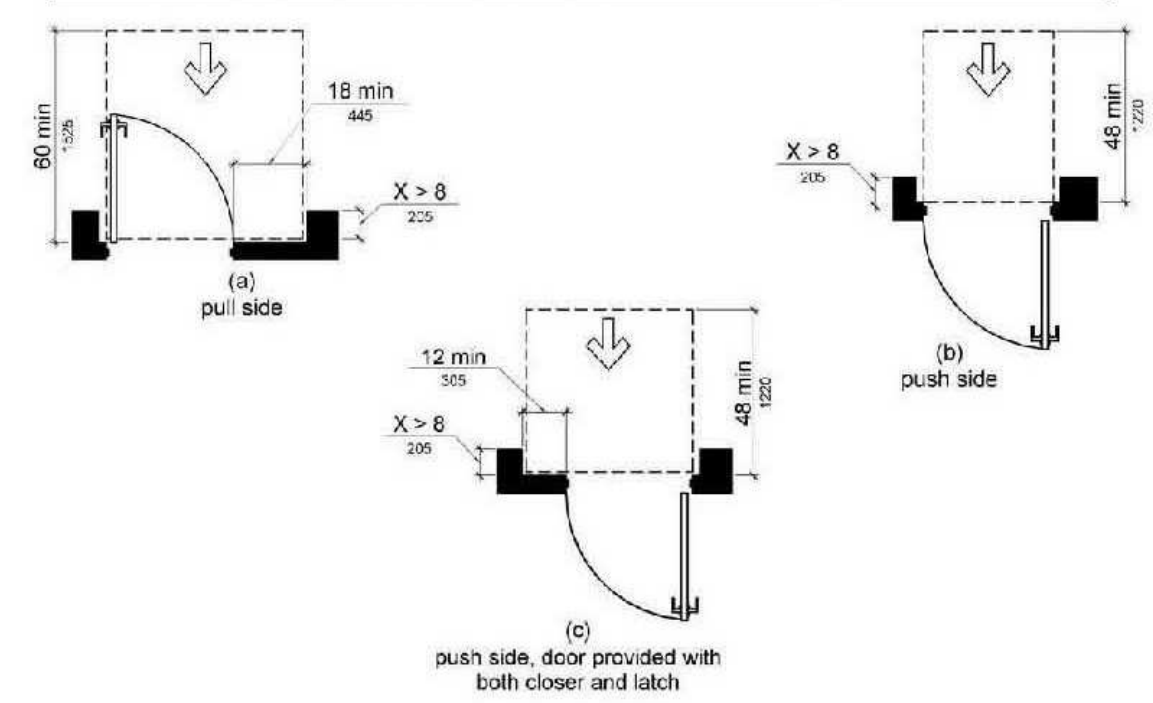


Figure 404.2.4.3  
Maneuvering Clearances at Recessed Doors and Gates

**404.2.4.4 Floor or Ground Surface.** Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

**EXCEPTIONS:** 1. Slopes not steeper than 1:48 shall be permitted.  
2. Changes in level at thresholds complying with 404.2.5 shall be permitted.

**404.2.5 Thresholds.** Thresholds, if provided at doorways, shall be 3/4 inch (19 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

**EXCEPTION:** Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

**404.2.6 Doors in Series and Gates in Series.** The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

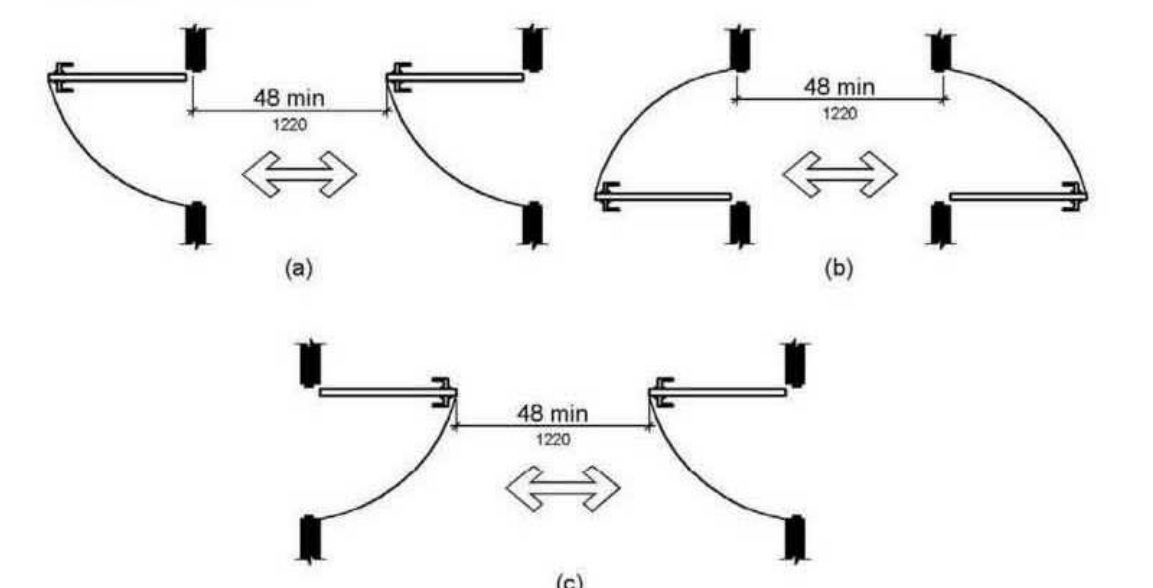


Figure 404.2.6  
Doors in Series and Gates in Series

**404.2.7 Door and Gate Hardware.** Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

**EXCEPTIONS:** 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.  
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

**Advisory 404.2.7 Door and Gate Hardware.** Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.

**404.2.8 Closing Speed.** Door and gate closing speed shall comply with 404.2.8.

**404.2.8.1 Door Closers and Gate Closers.** Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**404.2.8.2 Spring Hinges.** Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

**404.2.9 Door and Gate Opening Force.** Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:  
1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.  
2. Sliding or folding doors: 5 pounds (22.2 N) maximum.  
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

**Advisory 404.2.9 Door and Gate Opening Force.** The maximum force pertains to the continuous application of force necessary to fully open a door, not the initial force needed to overcome the inertia of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position.

**404.2.10 Door and Gate Surfaces.** Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

**EXCEPTIONS:** 1. Sliding doors shall not be required to comply with 404.2.10.  
2. Tempered glass doors without stiles and having a bottom rail or slope with the top leading edge lapped at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.

3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.

4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

**404.2.11 Vision Lights.** Doors, gates, and side lights adjacent to doors or gates, containing one or more glazed panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

**EXCEPTION:** Vision lights with the lowest part more than 68 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

**404.3 Automatic and Power-Assisted Doors and Gates.** Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

**404.3.1 Clear Width.** Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

**404.3.2 Maneuvering Clearance.** Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

**EXCEPTION:** Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

**404.3.3 Thresholds.** Thresholds and changes in level at doorways shall comply with 404.2.5.

**404.3.4 Doors in Series and Gates in Series.** Doors in series and gates in series shall comply with 404.2.6.

**404.3.5 Controls.** Manually operated controls shall comply with 306. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

**404.3.6 Break Out Opening.** Where doors and gates without standby power are a part of a means of egress, the clear break-out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

**EXCEPTION:** Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

**404.3.7 Revolving Doors, Revolving Gates, and Turnstiles.** Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

### 405 Ramps

**405.1 General.** Ramps on accessible routes shall comply with 405. **EXCEPTION:** In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

**405.2 Slope.** Ramp runs shall have a running slope not steeper than 1:12.

**EXCEPTION:** In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope <sup>1</sup>	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1:8 is prohibited.

**Advisory 405.2 Slope.** To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.

**405.3 Cross Slope.** Cross slope of ramp runs shall not be steeper than 1:48.

**Advisory 405.3 Cross Slope.** Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

**405.4 Floor or Ground Surfaces.** Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

**405.5 Clear Width.** The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum. **EXCEPTION:** Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

**405.6 Rise.** The rise for any ramp run shall be 30 inches (760 mm) maximum.

**405.7 Landings.** Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

**Advisory 405.7 Landings.** Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneously door operation.

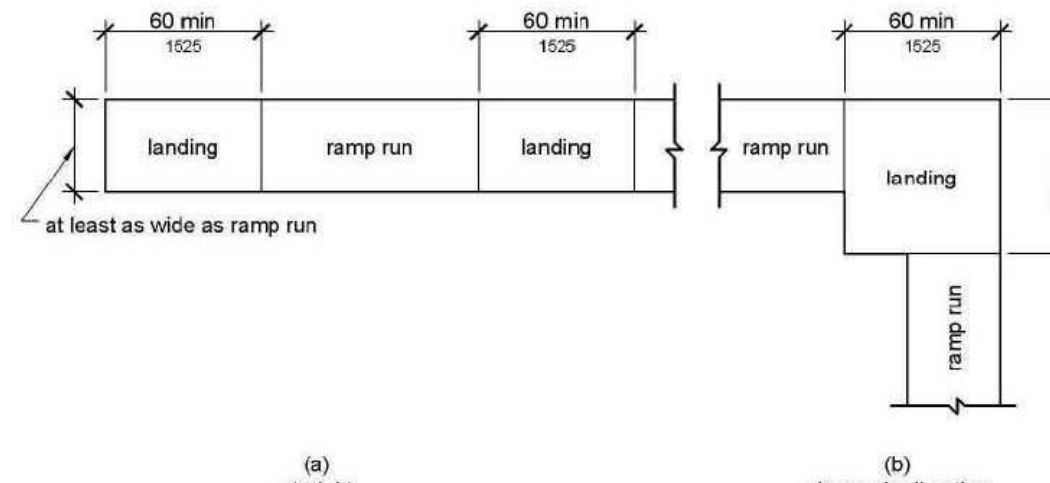


Figure 405.7  
Ramp Landings

**405.7.1 Slope.** Landings shall comply with 302. Changes in level are not permitted. **EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.

**405.7.2 Width.** The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

**405.7.3 Length.** The landing clear length shall be 60 inches (1525 mm) long minimum.

**405.7.4 Change in Direction.** Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

**405.7.5 Doorways.** Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

**405.8 Handrails.** Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

**EXCEPTION:** Within employee work areas, handrails shall not be required where ramps that are a part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

**405.9 Edge Protection.** Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

**EXCEPTIONS:** 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.  
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.

3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7.

**405.9.1 Extended Floor or Ground Surface.** The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

**Advisory 405.9.1 Extended Floor or Ground Surface.** The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp surface.

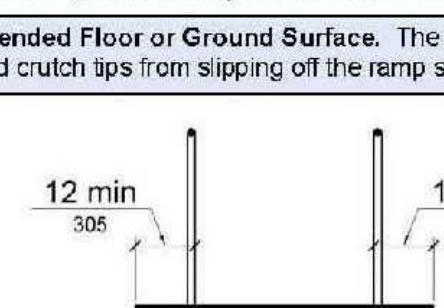


Figure 405.9.1  
Extended Floor or Ground Surface Edge Protection

**405.9.2 Curb or Barrier.** A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

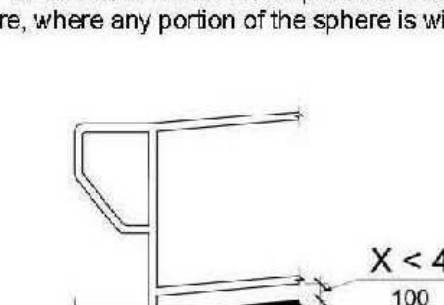


Figure 405.9.2  
Curb or Barrier Edge Protection

**405.10 Wet Conditions.** Landings subject to wet conditions shall be designed to prevent the accumulation of water.

### 406 Curb Ramps

**406.1 General.** Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

**406.2 Counter Slope.** Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

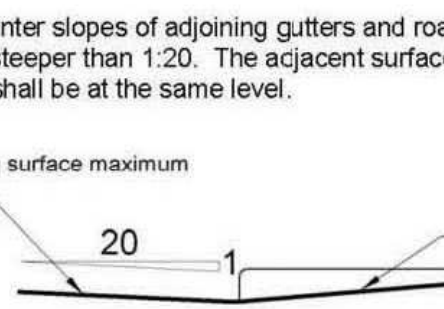


Figure 406.2  
Counter Slope of Surfaces Adjacent to Curb Ramps

**406.3 Sides of Curb Ramps.** Where provided, curb ramp flares shall not be steeper than 1:10.

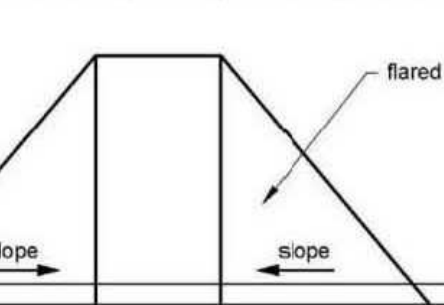
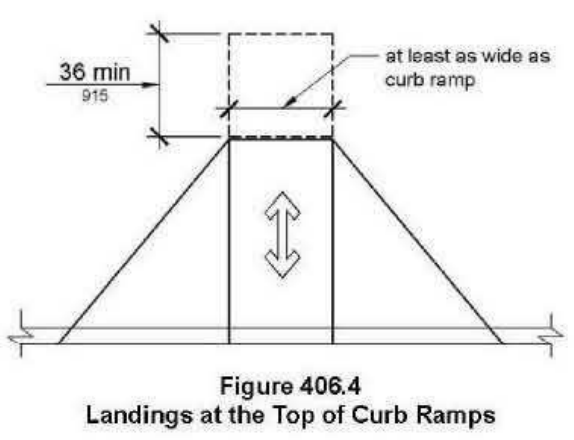


Figure 406.3  
Sides of Curb Ramps

**406.4 Landings.** Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

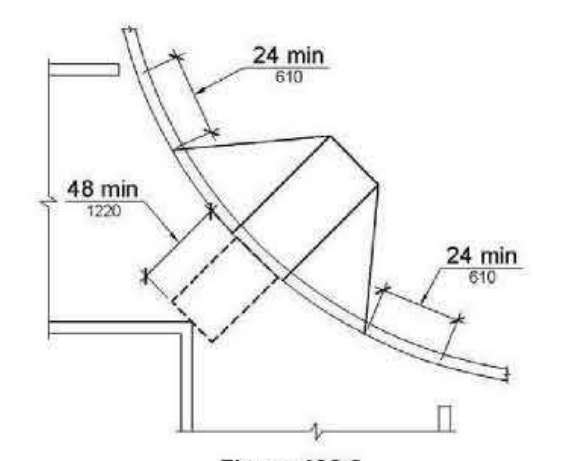
**EXCEPTION:** In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.



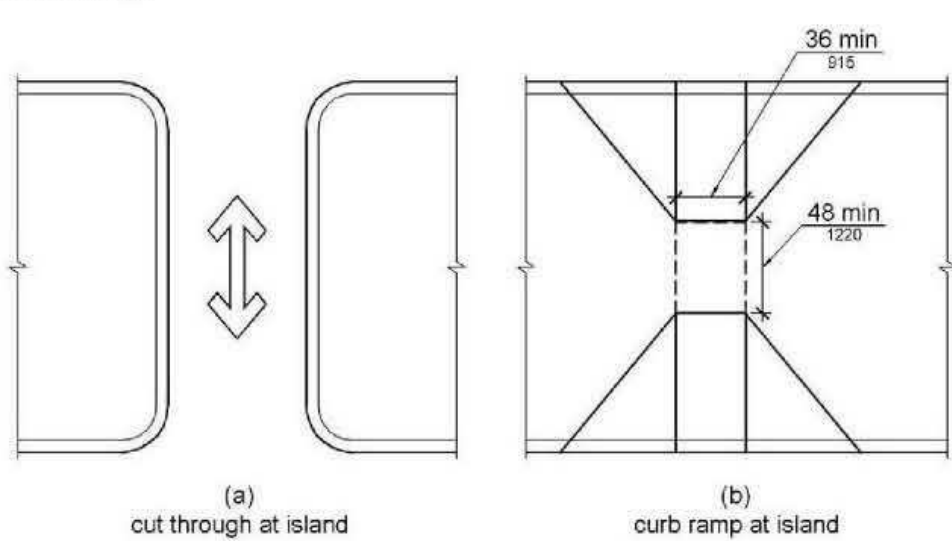


406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.



406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.



#### 407 Elevators

407.1 General. Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

**Advisory 407.1 General.** The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners should note that the ASME Safety Code for Elevators and Escalators requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.

407.2 Elevator Landing Requirements. Elevator landings shall comply with 407.2. 407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush. EXCEPTION: Existing elevators shall be permitted to have recessed call buttons.

407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 309, measured to the centerline of the highest operable part. EXCEPTION: Existing call buttons and existing keypads shall be permitted to be located at 54 inches (1370 mm) maximum above the finish floor, measured to the centerline of the highest operable part.

407.2.1.1 Size. Call buttons shall be 1/2 inch (19 mm) minimum in the smallest dimension. EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2.

407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at call controls.

**Advisory 407.2.1.3 Clear Floor or Ground Space.** The clear floor or ground space required at elevator call buttons must remain free of obstructions including ashtrays, plants, and other decorative elements that prevent wheelchair users and others from reaching the call buttons. The height of the clear floor or ground space is considered to be a volume from the floor to 80 inches (2030 mm) above the floor. Recessed ashtrays should not be placed near elevator call buttons so that persons who are blind or visually impaired do not inadvertently contact them or their contents as they reach for the call buttons.

407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.2.1.4.

**Advisory 407.2.1.4 Location Exception.** A destination-oriented elevator system provides lobby controls enabling passengers to select floor stops, lobby indicators designating which elevator to use, and a car indicator designating the floors at which the car will stop. Responding cars are programmed for maximum efficiency by reducing the number of stops any passenger experiences.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

EXCEPTIONS: 1. Destination-oriented elevators shall not be required to comply with 407.2.1.5 provided that visible and audible signals complying with 407.2.2 indicating which elevator car to enter are provided.

2. Existing elevators shall not be required to comply with 407.2.1.5.

407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2.

407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

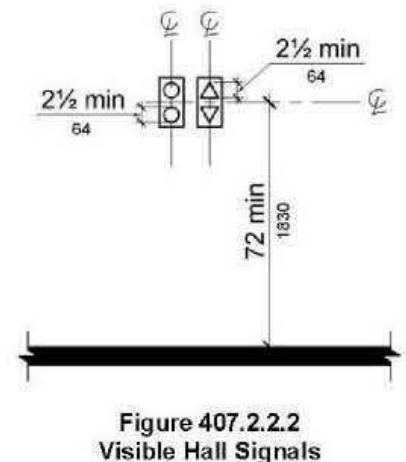
EXCEPTIONS: 1. Visible and audible signals shall not be required at each destination-oriented elevator where a visible and audible signal complying with 407.2.2 is provided indicating the elevator car designation information.

2. In existing elevators, a signal indicating the direction of car travel shall not be required.

407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hoistway entrance.

EXCEPTIONS: 1. Destination-oriented elevators shall be permitted to have signals visible from the floor area adjacent to the hoistway entrance.

2. Existing elevators shall not be required to comply with 407.2.2.2.



407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button.

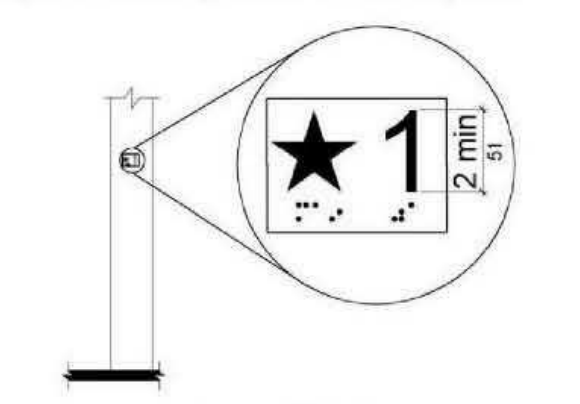
EXCEPTIONS: 1. Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement is the same as those given at the call button or call button keypad.

2. Existing elevators shall not be required to comply with the requirements for frequency and dB range of audible signals.

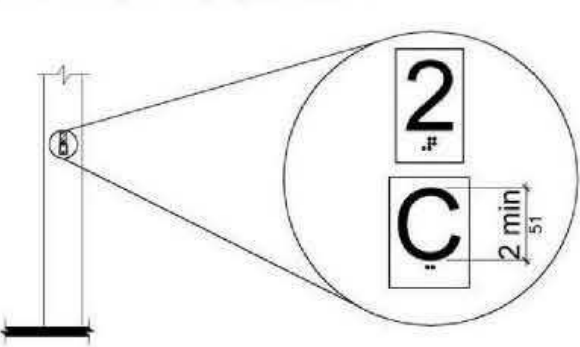
407.2.2.4 Differentiation. Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.

407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both jambs at the main entry level.



407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum.



Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances

407.3 Elevator Door Requirements. Hoistway and car doors shall comply with 407.3.

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically. EXCEPTION: Existing manually operated hoistway swing doors shall be permitted provided that they comply with 404.2.3 and 404.2.9. Car door closing shall not be initiated until the hoistway door is closed.

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

EXCEPTION: Existing elevators with manually operated doors shall not be required to comply with 407.3.3.

407.3.3.1 Height. The device shall be actuated by sensing an obstruction passing through the opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.

407.3.3.2 Contact. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses.

407.3.3.3 Duration. Door reopening devices shall remain effective for 20 seconds minimum.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation: T = D(1.5 ft/s) or T = D(465 mm/s) = 5 seconds minimum where T equals the total time in seconds and D equals the distance (in feet or millimeters) from the point in the lobby or corridor 60 inches (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.

EXCEPTIONS: 1. For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches (1525 mm) directly in front of the farthest hall call button and the audible signal is sounded.

2. Destination-oriented elevators shall not be required to comply with 407.3.4.

407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.

407.3.6 Width. The width of elevator doors shall comply with Table 407.4.1.

EXCEPTION: In existing elevators, a power-operated car door complying with 404.2.3 shall be permitted.

407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4.

407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 407.4.1.

EXCEPTION: Existing elevator car configurations that provide a clear floor area of 16 square feet (1.5 m<sup>2</sup>) minimum and also provide an inside clear depth 54 inches (1370 mm) minimum and a clear width 36 inches (915 mm) minimum shall be permitted.

Table 407.4.1 Elevator Car Dimensions				
Minimum Dimensions				
Door Location	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm) <sup>1</sup>	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm) <sup>1</sup>	54 inches (1370 mm)	60 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm) <sup>1</sup>	60 inches (1525 mm) <sup>2</sup>	60 inches (1525 mm) <sup>2</sup>	60 inches (1525 mm) <sup>2</sup>

1. A tolerance of minus 5/8 inch (16 mm) is permitted.

2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

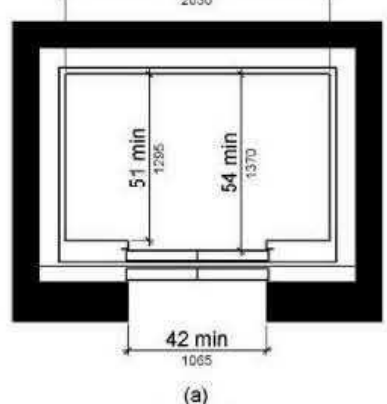


Figure 407.4.1 Elevator Car Dimensions

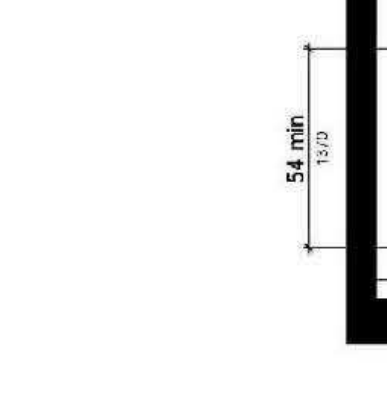
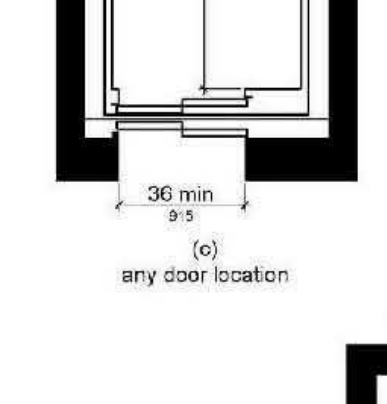
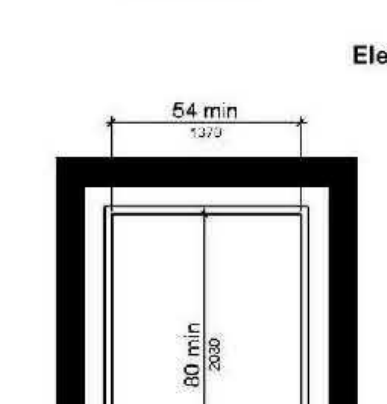


Figure 407.4.1 Elevator Car Dimensions

407.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/2 inch (32 mm) maximum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/8 inch (3 mm) under rated loading to zero loading conditions.

407.4.6 Illumination. The level of illumination at the car controls, platform, car thresholds and car landing sill shall be 5 foot candles (54 lux) minimum.

407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and 309.4. EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.6 is provided, existing car operating panels shall not be required to comply with 407.4.6.

407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 309. EXCEPTIONS: 1. Where the elevator panel serves more than 16 openings and a parallel approach is provided, buttons with floor designations shall be permitted to be 54 inches (1370 mm) maximum above the finish floor.

2. In existing elevators, car control buttons with floor designations shall be permitted to be located 54 inches (1370 mm) maximum above the finish floor where a parallel approach is provided.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush. EXCEPTION: In existing elevators, buttons shall be permitted to be recessed.

407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.2.2 Arrangement. Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.6.4.2 Location. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

407.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall comply with 407.4.7.

EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.7 is provided, existing car operating panels shall not be required to comply with 407.4.7.

407.4.7.1 Buttons. Car control buttons shall comply with 407.4.7.1.

407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.2 Location. Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

EXCEPTION: Where space on an existing car operating panel precludes tactile markings to the left of the controls, markings shall be placed as near to the control as possible.

407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

Control Button	Tactile Symbol	Braille Message
Emergency Stop		⠠STOP Three cells
Alarm		⠠ALARM Four cells
Door Open		⠠OPEN Three cells
Door Close		⠠CLOSE Five cells
Main Entry Floor		⠠MAIN Three cells
Phone		⠠PHONE Four cells

407.4.7.1.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indication shall extinguish when the car arrives at the designated floor.

407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.115 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1.

407.4.8 Car Position Indicators. Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators. Visible indicators shall comply with 407.4.8.1.

407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location. Indicators shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.4.8.1.3 provided that the visible indicators extinguish when the call has been answered.

407.4.8.1.4 Destination Indicator. In destination-oriented elevators, a display shall be provided in the car with visible indicators to show car destinations.

407.4.8.2 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor at which the car is about to stop.

EXCEPTION: For elevators other than destination-oriented elevators that have a rated speed of 200 feet per minute (1 m/s) or less, a non-verbal audible signal with a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.2 Signal Level. The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.9 Emergency Communication. Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.

408 Limited-Use/Limited-Application Elevators

408.1 General. Limited-use/limited-application elevators shall comply with 408 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

408.2 Elevator Landings. Landings serving limited-use/limited-application elevators shall comply with 408.2.

408.2.1 Call Buttons. Elevator call buttons and keypads shall comply with 407.2.1.

408.2.2 Hall Signals. Hall signals shall comply with 407.2.2.

408.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.1.

408.3 Elevator Doors. Elevator hoistway doors shall comply with 408.3.

408.3.1 Sliding Doors. Sliding hoistway and car doors shall comply with 407.3.1 through 407.3.3 and 408.4.1.

408.3.2 Swinging Doors. Swinging hoistway doors shall open and close automatically and shall comply with 404.3.2 and 408.3.2.

408.3.2.1 Power Operation. Swinging doors shall be power-operated and shall comply with 404.3.2.1 and 408.3.2.1.

408.3.2.2 Duration. Power-operated swinging doors shall remain open for 20 seconds minimum when activated.

408.4 Elevator Cars. Elevator cars shall comply with 408.4.

408.4.1 Car Dimensions and Doors. Elevator cars shall provide a clear width 42 inches (1065 mm) minimum and a clear depth 54 inches (1370 mm) minimum. Car doors shall be positioned at the narrow ends of cars and shall provide 32 inches (815 mm) minimum clear width.

EXCEPTIONS: 1. Cars that provide a clear width 51 inches (1295 mm) minimum shall be permitted to provide a clear depth 51 inches (1295 mm) minimum provided that car doors provide a clear opening 36 inches (915 mm) wide minimum.

2. Existing elevator cars shall be permitted to provide a clear width 36 inches (915 mm) minimum, clear depth 54 inches (1370 mm) minimum, and a net clear platform area 15 square feet (1.4 m<sup>2</sup>) minimum.

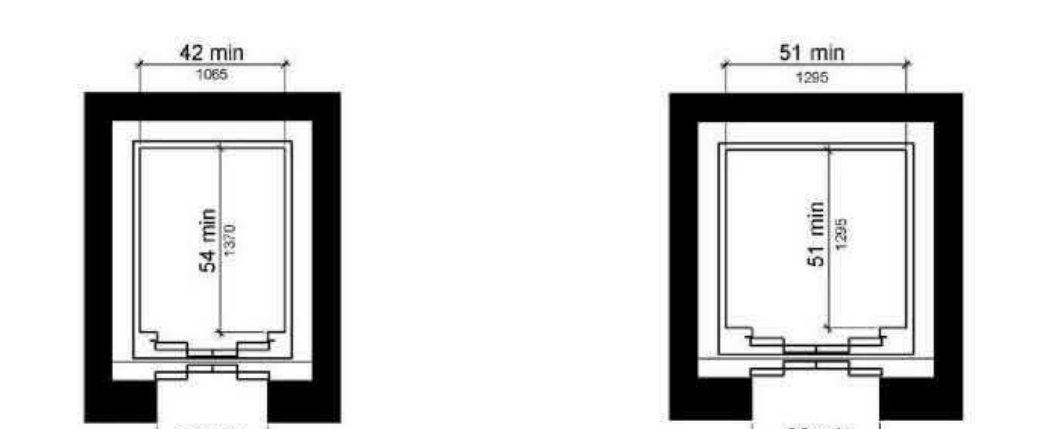


Figure 408.4.1 Limited-Use/Limited-Application (LULA) Elevator Car Dimensions

408.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

408.4.3 Platform to Hoistway Clearance. The platform to hoistway clearance shall comply with 407.4.3.

408.4.4 Leveling. Elevator car leveling shall comply with 407.4.4.

408.4.5 Illumination. Elevator car illumination shall comply with 407.4.5.

408.4.6 Car Controls. Elevator car controls shall comply with 407.4.6. Control panels shall be centered on a side wall.

408.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall comply with 407.4.7.

408.4.8 Emergency Communications. Car emergency signaling devices complying with 407.4.8 shall be provided.

409 Private Residence Elevators

409.1 General. Private residence elevators that are provided within a residential dwelling unit required to provide mobility features complying with 309.2 through 309.4 shall comply with 409 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

409.2 Call Buttons. Call buttons shall be 1/2 inch (19 mm) minimum in the smallest dimension and shall comply with 309.

409.3 Elevator Doors. Hoistway doors, car doors, and car gates shall comply with 409.3 and 404. EXCEPTION: Doors shall not be required to comply with the maneuvering clearance requirements in 404.2.4.1 for approaches to the push side of swinging doors.

409.3.1 Power Operation. Elevator car and hoistway doors and gates shall be power-operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Power operated doors and gates shall remain open for 20 seconds minimum when activated.

EXCEPTION: In elevator cars with more than one opening, hoistway doors and gates shall be permitted to be of the manual-operated, self-close type.

409.3.2 Location. Elevator car doors or gates shall be positioned at the narrow end of the clear floor spaces required by 409.4.1.

409.4 Elevator Cars. Private residence elevator cars shall comply with 409.4.

409.4.1 Inside Dimensions of Elevator Cars. Elevator cars shall provide a clear floor space of 36 inches (915 mm) minimum by 48 inches (1220 mm) minimum and shall comply with 305.

409.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

409.4.3 Platform to Hoistway Clearance. The clearance between the car platform and the edge of any landing sill shall be 1 1/2 inch (32 mm) maximum.

409.4.4 Leveling. Each car shall automatically stop at a floor landing within a tolerance of 1/8 inch (3 mm) under rated loading to zero loading conditions.

409.4.5 Illumination Levels. Elevator car illumination shall comply with 407.4.5.

409.4.6 Car Controls. Elevator car control buttons shall comply with 409.4.6, 309.3, 309.4, and shall be raised or flush.

409.4.6.1 Size. Control buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

409.4.6.2 Location. Control panels shall be on a side wall, 12 inches (305 mm) minimum from any adjacent wall.

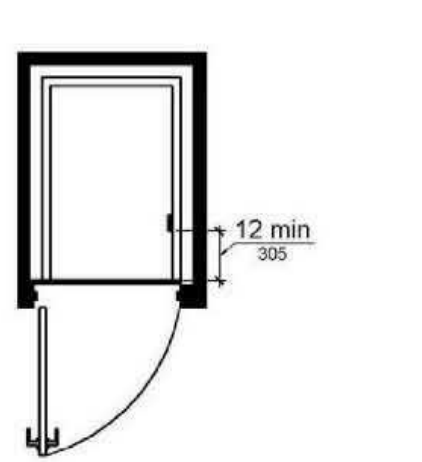


Figure 409.4.6.2 Location of Private Residence Elevator Control Panel

409.4.7 Emergency Communications. Emergency two-way communication systems shall comply with 409.4.7.

409.4.7.1 Type. A telephone and emergency signal device shall be provided in the car.

409.4.7.2 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 and 309.4.



CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

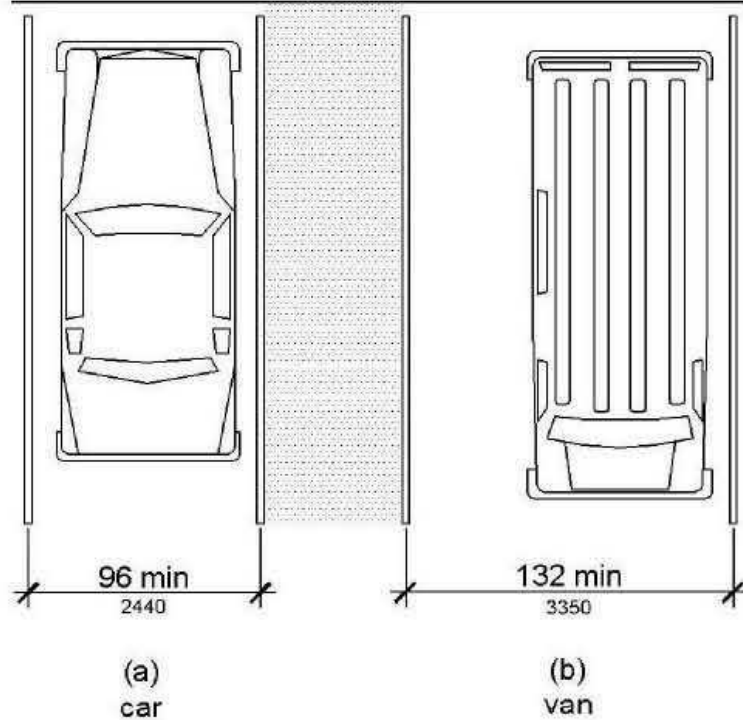


Figure 502.2  
Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

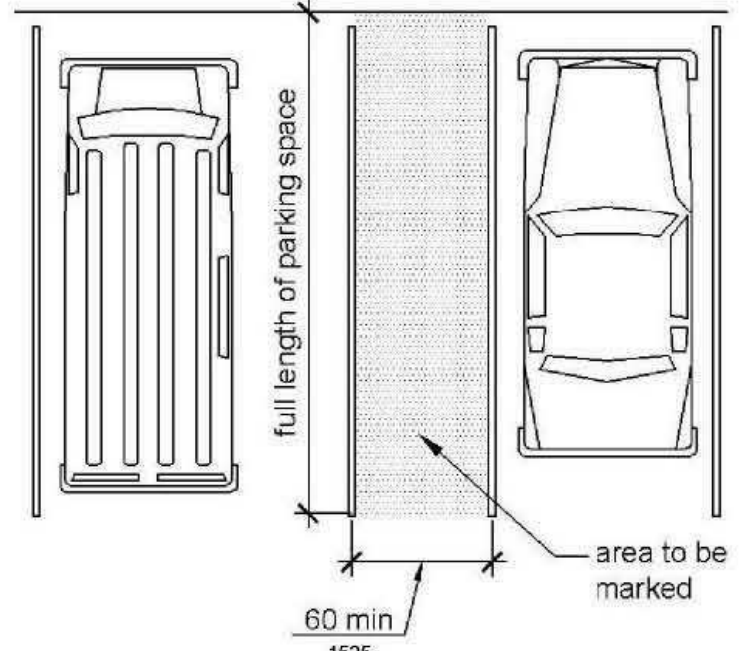


Figure 502.3  
Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 Passenger Loading Zones

503.1 General. Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

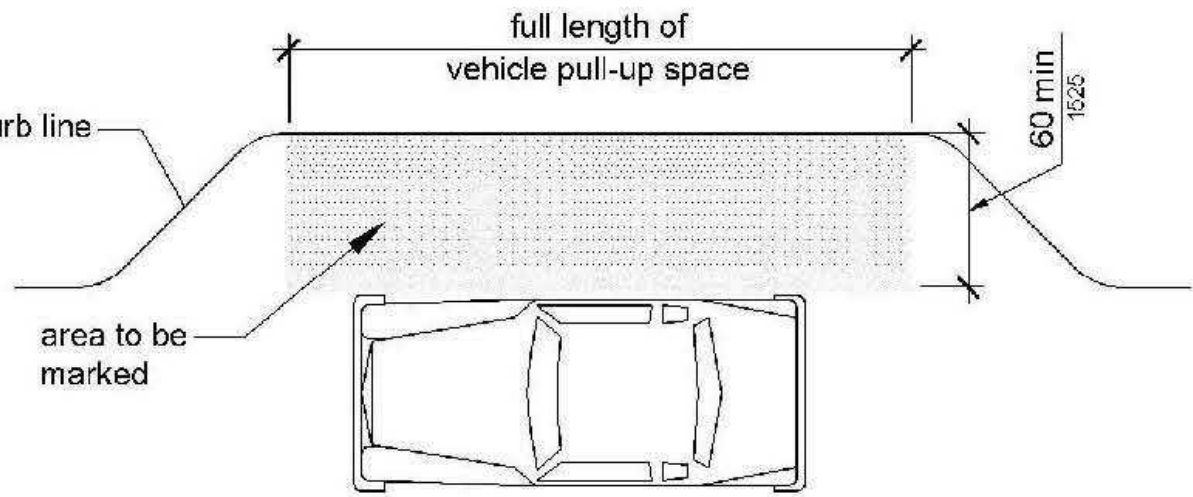


Figure 503.3  
Passenger Loading Zone Access Aisle

503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

504 Stairways

504.1 General. Stairs shall comply with 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

Advisory 504.4 Tread Surface. Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

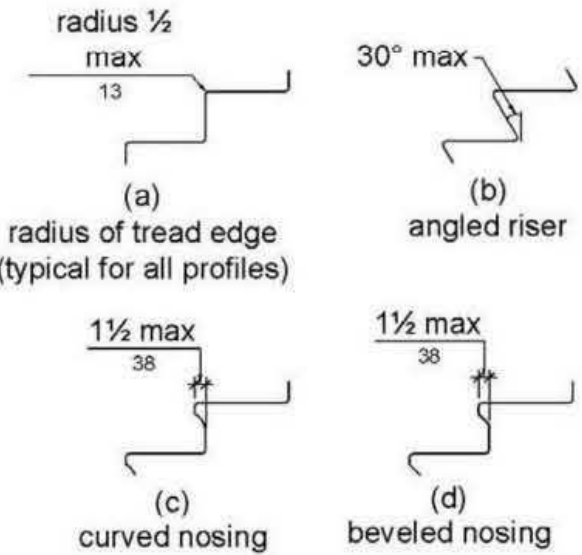


Figure 504.5  
Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

Advisory 505.4 Height. The requirements for stair and ramp handrails in this document are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches (230 mm) minimum, should be provided to help prevent entrapment.

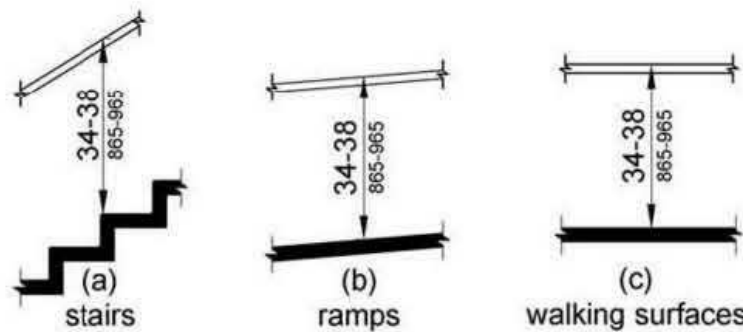


Figure 505.4  
Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

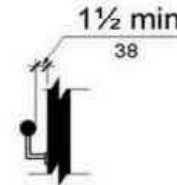


Figure 505.5  
Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

Advisory 505.6 Gripping Surface. People with disabilities, older people, and others benefit from continuous gripping surfaces that permit users to reach the fingers outward or downward to grasp the handrail, particularly as the user senses a loss of equilibrium or begins to fall.

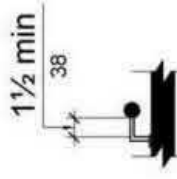


Figure 505.6  
Horizontal Projections Below Gripping Surface

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/2 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

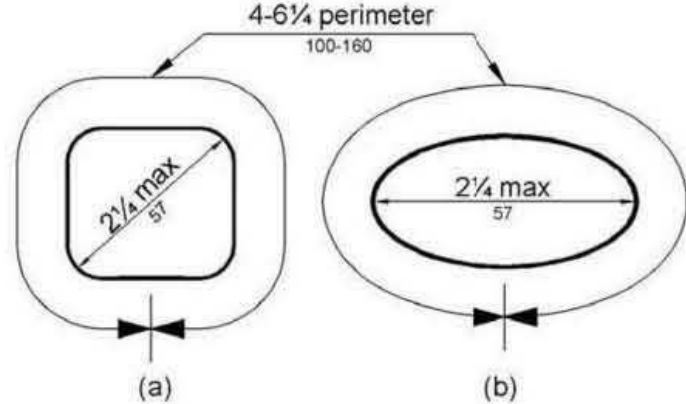


Figure 505.7.2  
Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps. 2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles. 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

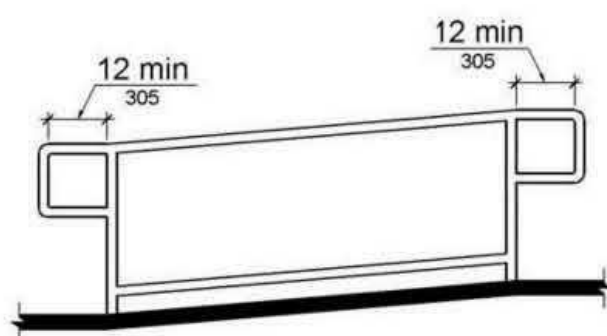


Figure 505.10.1  
Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

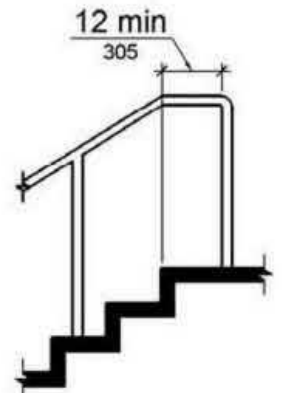


Figure 505.10.2  
Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

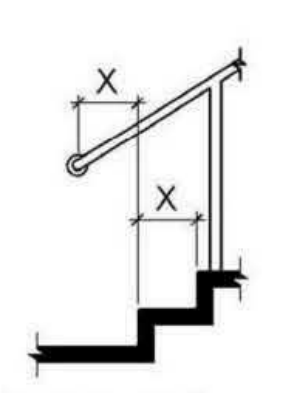
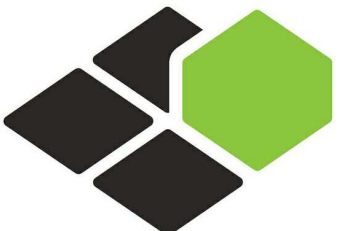


Figure 505.10.3  
Bottom Handrail Extension at Stairs

THE INFORMATION PROVIDED ON THIS SHEET IS TAKEN FROM CHAPTER 5 OF THE 2010 AMERICAN WITH DISABILITIES ACT. IT IS PROVIDED AS GENERAL REFERENCE BUT DOES NOT REPRESENT A COMPLETE LISTING OF GUIDELINES NECESSARY TO MEET ACCESSIBILITY CODE REQUIREMENTS. ADDITIONAL INFORMATION IS PROVIDED ON THE PLUMBING FIXTURE SCHEDULE, DRAWING DETAILS, AND NOTES THROUGHOUT THE CONSTRUCTION DOCUMENTS.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018-08-24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

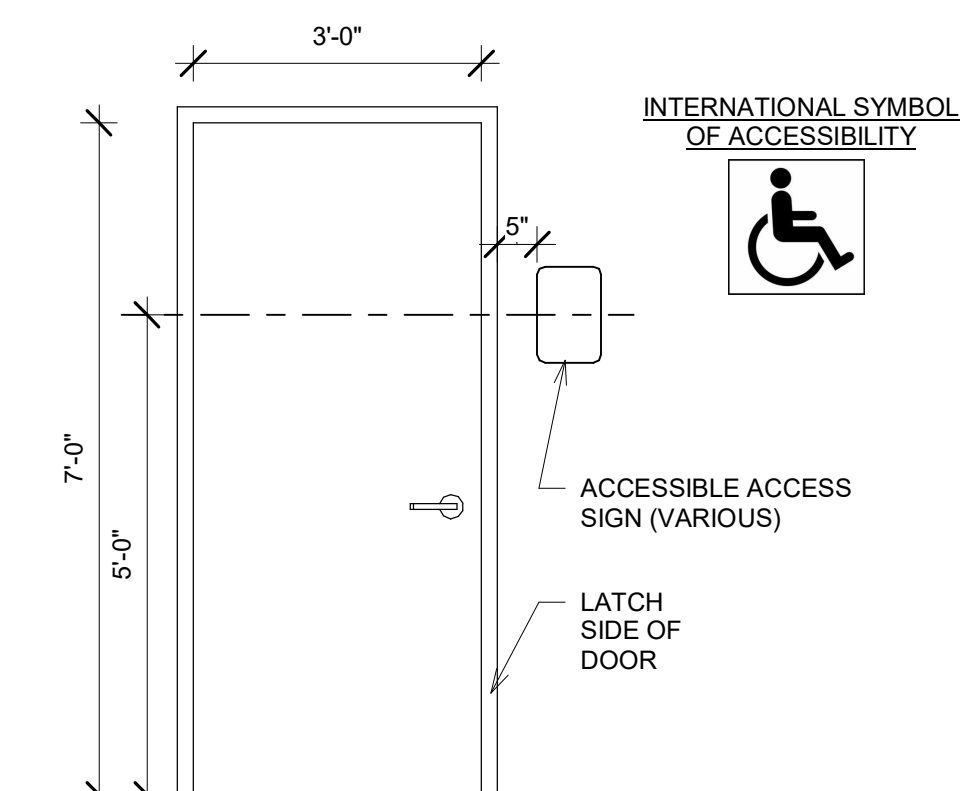
SHEET NAME

ACCESSIBILITY  
DETAILS-4

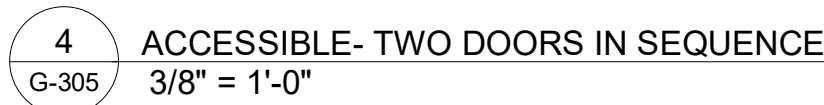
DRAWINGS NO.

G-304





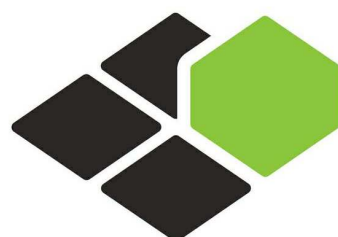
2 SIGNAGE - MOUNTING SCHEMATIC  
G-305 1/2" = 1'-0"



The diagrams illustrate three door swing configurations:

- PULL SIDE:** Shows a door swinging inward. The handle is on the pull side. Dimensions include a minimum clear width of 18" MIN and a minimum clear height of 80" MIN. The door is shown in a partially open position.
- PUSH SIDE:** Shows a door swinging outward. The handle is on the push side. Dimensions include a minimum clear width of 48" MIN and a minimum clear height of 80" MIN. The door is shown in a partially open position.
- PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH:** Shows a door swinging outward with both a closer and a latch. Dimensions include a minimum clear width of 12" MIN and a minimum clear height of 48" MIN. The door is shown in a partially open position.

5 GRAB BARS - MOUNTING  
G-305 3" = 1'-0"



BASE4

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal



Owner

## TOP Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 1  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

DRAWN BY RC

CHECKED BY RB/DDP

PROJECT NO. B4-157-1801

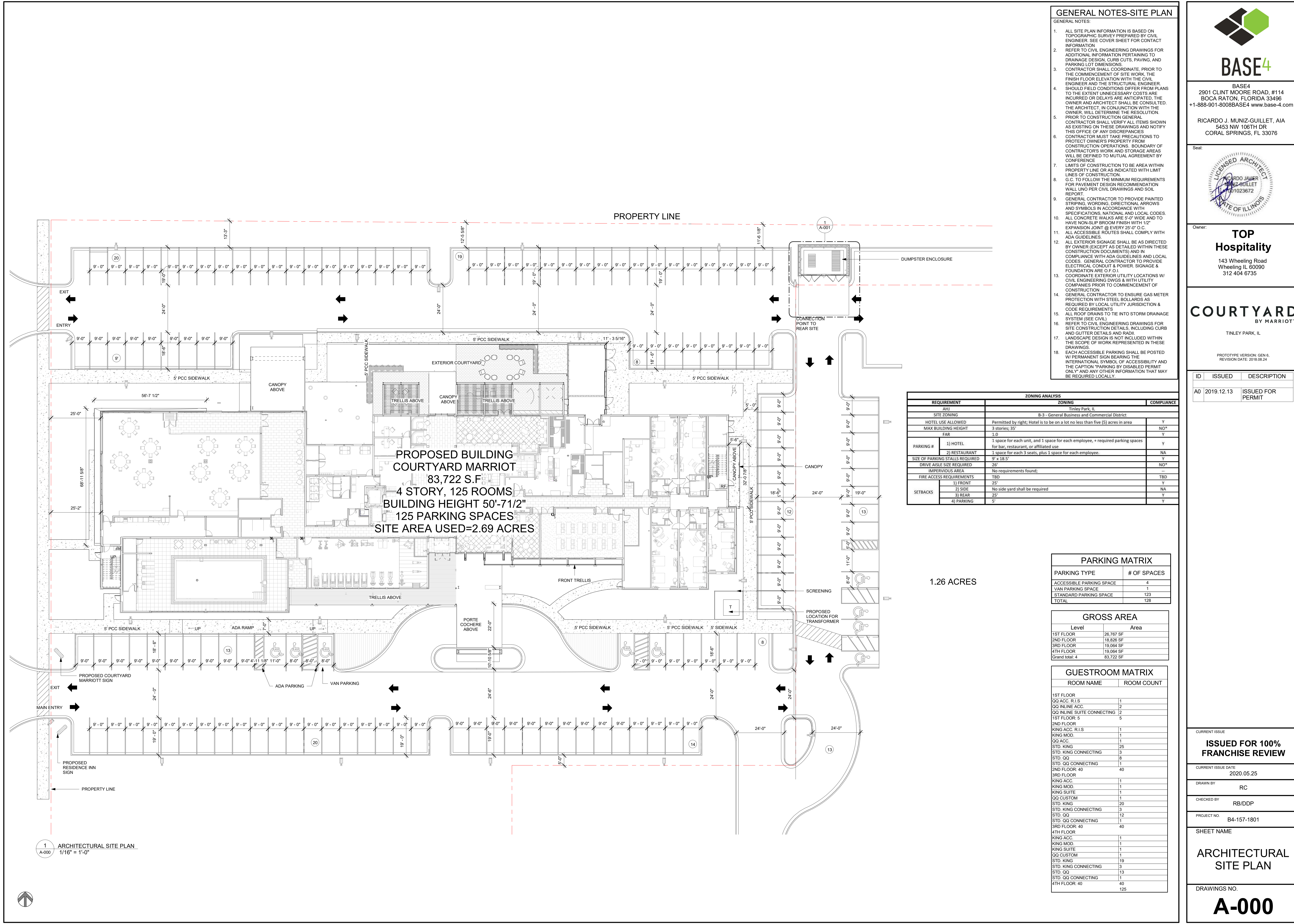
SHEET NAME

## ACCESSIBILITY DETAILS-5

DRAWINGS NO.

# G-305





GENERAL NOTES-SITE PLAN

- GENERAL NOTES:
- ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE COVER SHEET FOR CONTACT INFORMATION.
  - REFER TO CIVIL ENGINEERING DRAWINGS FOR DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
  - CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
  - SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.
  - PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
  - CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
  - LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
  - G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.
  - GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
  - ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOK FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.
  - ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
  - ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER, SIGNAGE & FOUNDATION ARE O.F.O.I.
  - COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS.
  - ALL ROOF DRAINS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL).
  - REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADII.
  - LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
  - EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

ZONING ANALYSIS		
Tinley Park, IL		
REQUIREMENT	ZONING	COMPLIANCE
AHJ	B-3 - General Business and Commercial District	
SITE ZONING	Permitted by right; Hotel is to be on a lot no less than five (5) acres in area	Y
HOTEL USE ALLOWED	3 stories; 35'	NO*
MAX BUILDING HEIGHT	1.0	Y
FAR	1) HOTEL	1 space for each unit, and 1 space for each employee, + required parking spaces for bar, restaurant, or affiliated use
PARKING #	2) RESTAURANT	1 space for each 3 seats, plus 1 space for each employee.
SIZE OF PARKING STALLS REQUIRED	DRIVE AISLE SIZE REQUIRED	26'
IMPERVIOUS AREA	FIRE ACCESS REQUIREMENTS	1) FRONT
SETBACKS	2) SIDE	No side yard shall be required
	3) REAR	25'
	4) PARKING	5'

PARKING MATRIX	
PARKING TYPE	# OF SPACES
ACCESSIBLE PARKING SPACE	4
VAN PARKING SPACE	1
STANDARD PARKING SPACE	123
TOTAL	128

GROSS AREA	
Level	Area
1ST FLOOR	26,767 SF
2ND FLOOR	18,826 SF
3RD FLOOR	19,064 SF
4TH FLOOR	19,064 SF
Grand total: 4	83,722 SF

GUESTROOM MATRIX	
ROOM NAME	ROOM COUNT
1ST FLOOR	
QQ ACC. R.I.S	1
QQ INLINE ACC.	2
QQ INLINE SUITE CONNECTING	2
1ST FLOOR: 5	5
2ND FLOOR	
KING ACC. R.I.S	1
KING MOD.	1
QQ ACC.	1
STD. KING	25
STD. KING CONNECTING	3
STD. QQ	8
STD. QQ CONNECTING	1
2ND FLOOR: 40	40
3RD FLOOR	
KING ACC.	1
KING MOD.	1
KING SUITE	1
QQ CUSTOM	1
STD. KING	20
STD. KING CONNECTING	3
STD. QQ	12
STD. QQ CONNECTING	1
3RD FLOOR: 40	40
4TH FLOOR	
KING ACC.	1
KING MOD.	1
KING SUITE	1
QQ CUSTOM	1
STD. KING	19
STD. KING CONNECTING	3
STD. QQ	13
STD. QQ CONNECTING	1
4TH FLOOR: 40	40
TOTAL	125



BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal: 

Owner: **TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 80090  
312 404 6735

**COURTYARD**  
BY MARRIOTT  
TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6.  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

ARCHITECTURAL SITE PLAN

DRAWINGS NO.

**A-000**



**A-001**





RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

A circular professional seal for a Licensed Architect in the State of Illinois. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF ILLINOIS" at the bottom, separated by small tick marks. The center of the seal contains the name "RICARDO JAVIER MONIZ GUILLET" and the license number "001023672". A blue ink signature is written across the center of the seal.

**TOP**  
**Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

PROTOTYPE VERSION: GEN 6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

**ISSUED FOR 100%  
FRANCHISE REVIEW**

2020.05.25

RC

RB/DDP

B4-157-1801

MONUMENT SIGN  
DETAIL

**A-002**

## GENERAL NOTES:

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER COVER SHEET FOR CONTRACT INFORMATION
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR EXISTING INFORMATION REGARDING CURB TO DRAINAGE DESIGN, CURBS CUTS, PAVING, AND PARKING LOT DIMENSIONS.
3. CONTRACTOR SHALL SUBMITTATE PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE ELECTRICAL ENGINEER. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED, THE DELAY AND COSTS SHALL BE THE OWNER AND ARCHITECT SHALL BE CONSULTED, THE ARCHITECT, IN CONJUNCTION WITH THE ENGINEER, DETERMINE THE CORRECTIONS.
4. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL SUBMITTATE AS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES
5. CONTRACTOR MUST SUBMITTATE PROPOSALS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORKING AREA AND STORM AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE
6. UNDER INSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION
7. CONTRACTOR SHALL FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNDO PER CIVIL DRAWINGS AND SOIL REPORT
8. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SIGNAGE IN ACCORDANCE WITH THE SPECIFICATIONS, NATIONAL AND LOCAL CODES. ALL CONCRETE WALKS ARE 5'-0" WIDE AND 2" THICK. CURB PROFILES SHALL BE 2'-0" TYP. EXPANSION JOINT @ EVERY 25'-0" C/C
9. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH THE ADA
10. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY THE ARCHITECT AND SHALL BE WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL AND STATE ELECTRICAL CODES. PROVIDE ELECTRICAL CONDUIT & POWER, SIGNAGE & FOUNDATION ARE OF F.O.I.
11. CONTRACTOR SHALL SUBMITTATE UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
12. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS SHOWN ON LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS
13. ALL ROOF DRAINS TO THE INTO STORM DRAINAGE
14. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND PAVING DETAIL
15. LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS
16. EACH ACCESSIBLE PARKING SHALL BE POSTED WITH SIGNAGE TO INDICATE THE REQUIRED ACCESSIBILITY SYMBOL, OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT MAY BE OBTAINED BY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY."

### Monument Specifications:

**Face Construction:** Routed aluminum with backer panel

Retainer: Bleed face

Exterior Finish: Paint Pantone  
Pantone® 877 C Sil

Interior Finish: Paint reflective white

### Monument Face Specifications:

### Monument Face Specifications:

**Face Decoration:** Paint Pantone® 426 C gray, satin finish

\* "Courtyard" and "Marriott" to appear white during

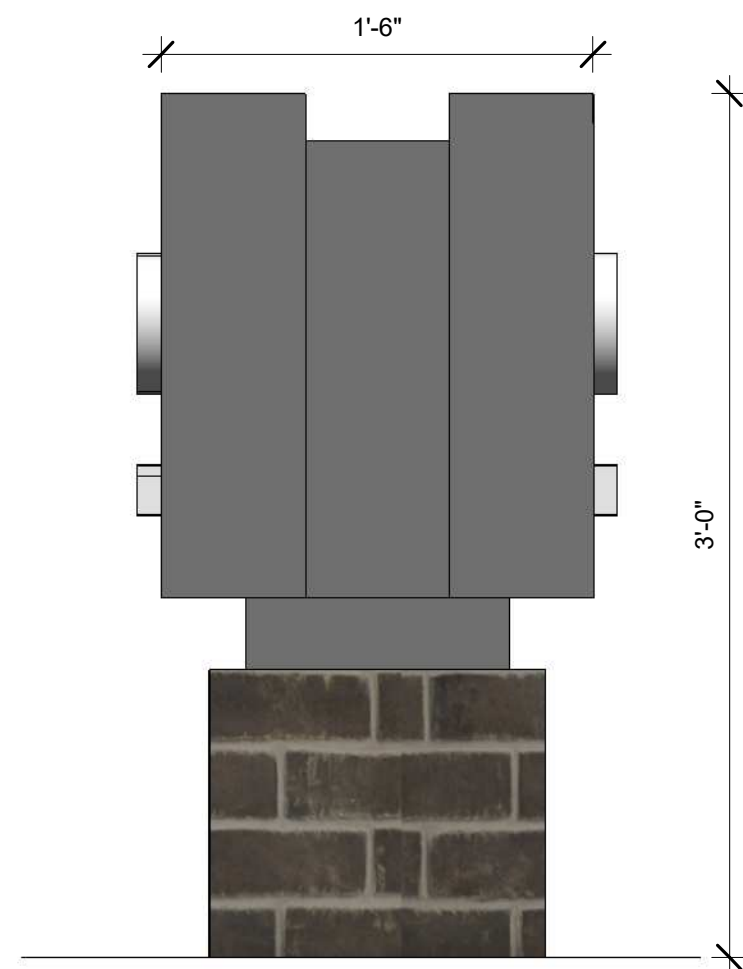
and illuminate white at nighttime.

### Pole Cover Specifications:

\* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)

**Construction:** Aluminum angle frame with .080" aluminum skins

*Exterior Finish:* Paint Matthews 41342SP Brushed  
Aluminum, satin finish



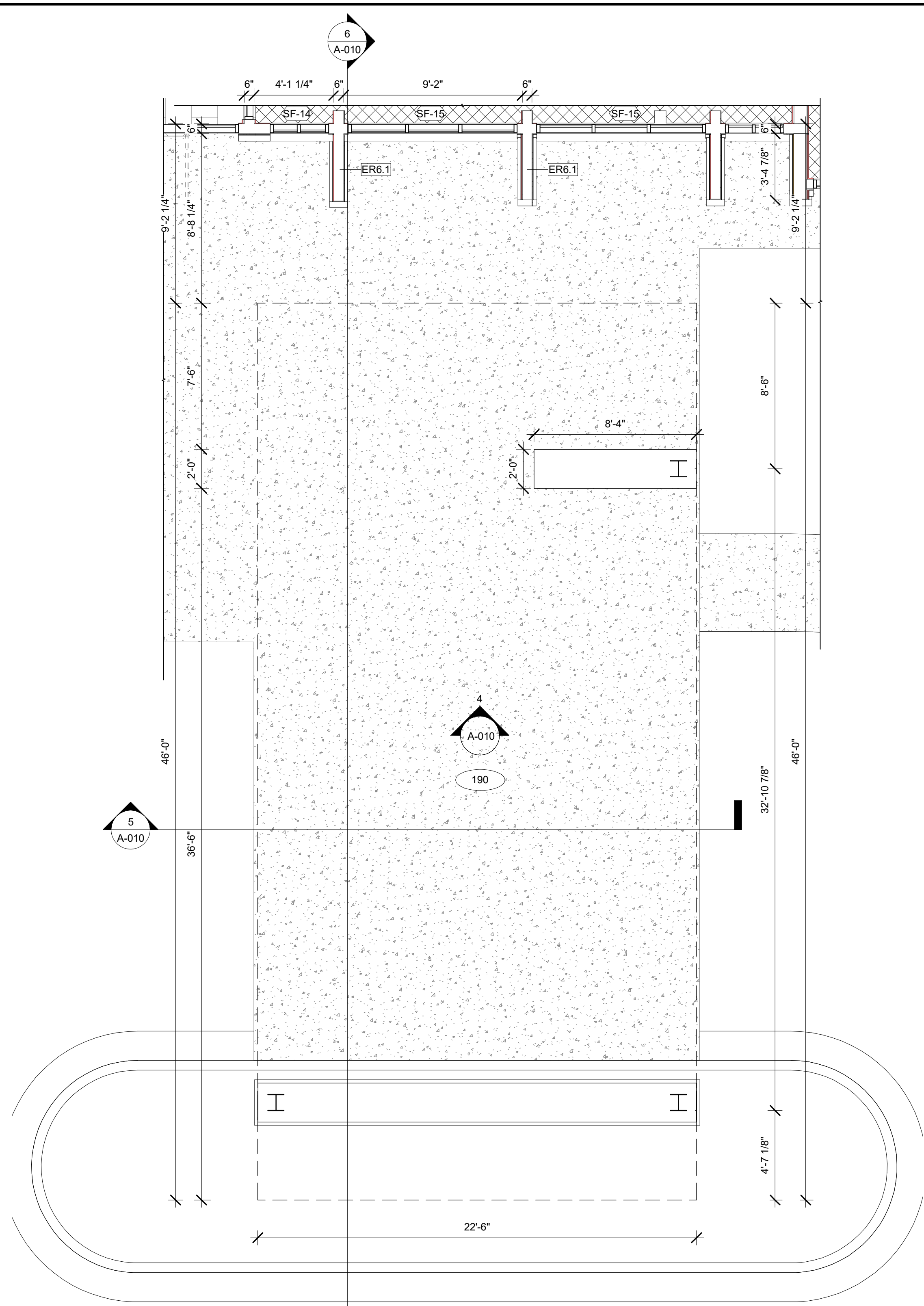
1 MONUMENT SIGN DETAIL  
A-002 1 1/2" = 1'-0"

1

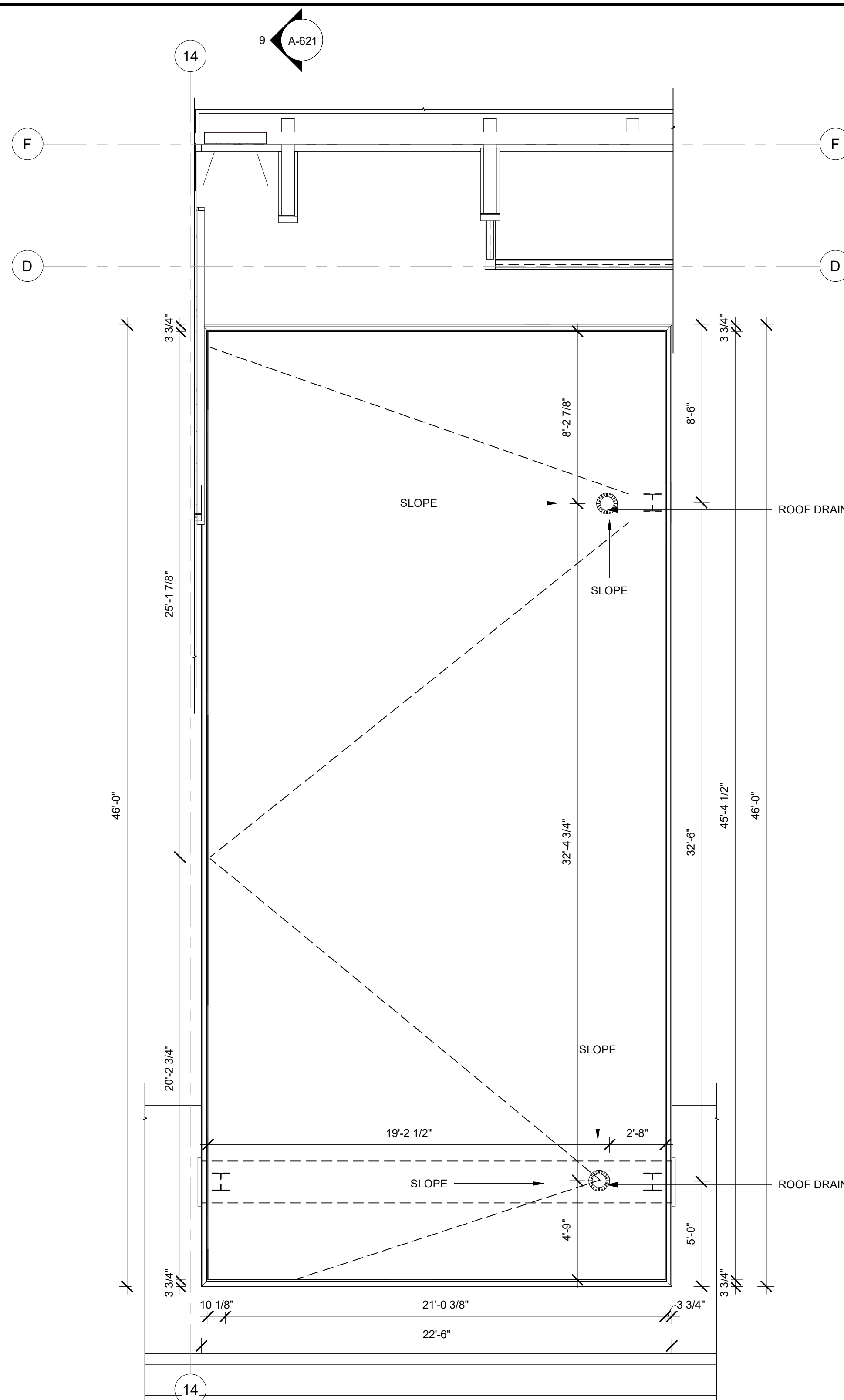
## MONUMENT SIGN DETAILS

LEGEND - EXTERIOR FINISHES				
MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
NH1	NICHHA	SW-7666 FLEUR DE SEL		39%
SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLEN-GRAY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR : EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

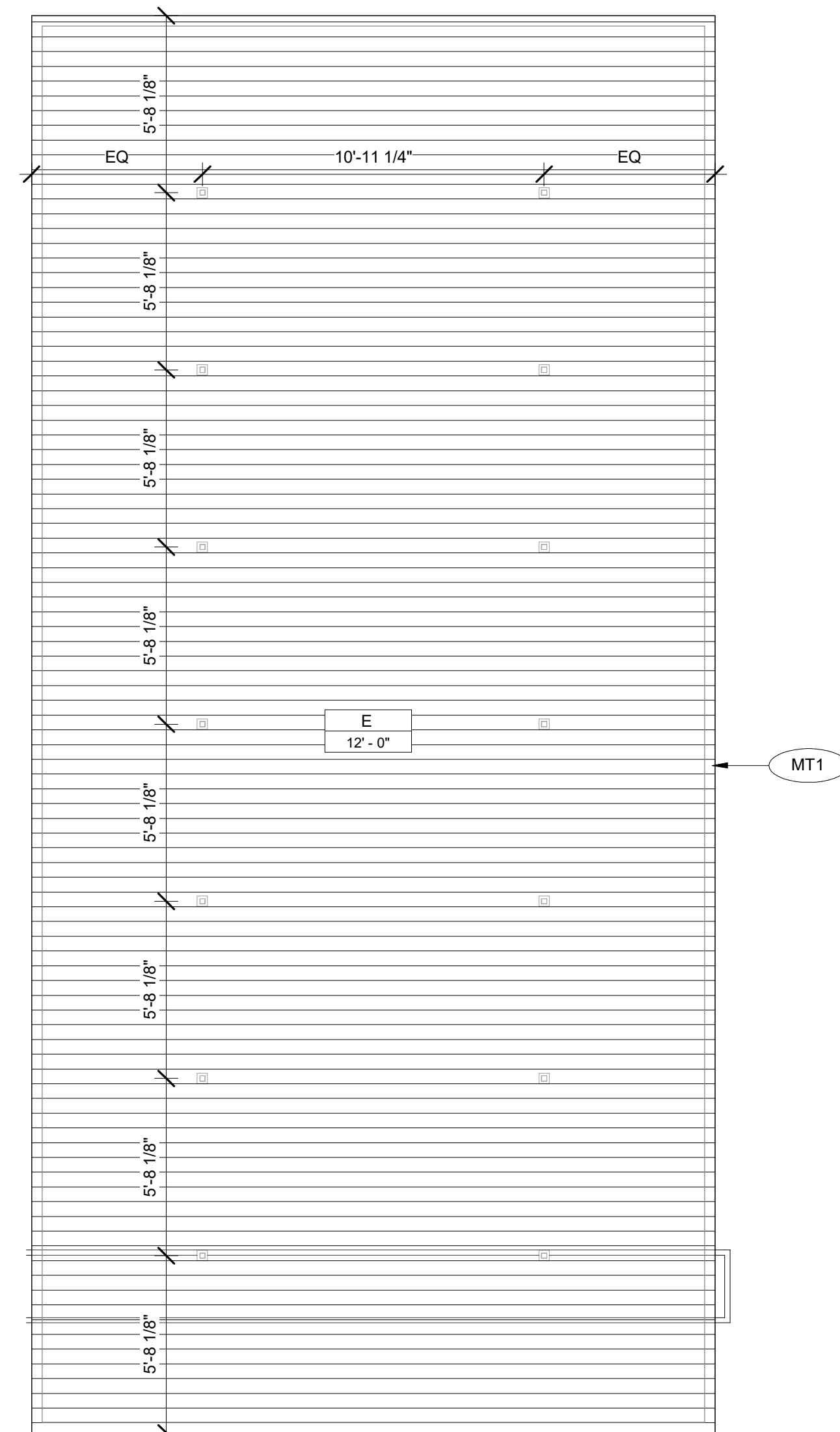




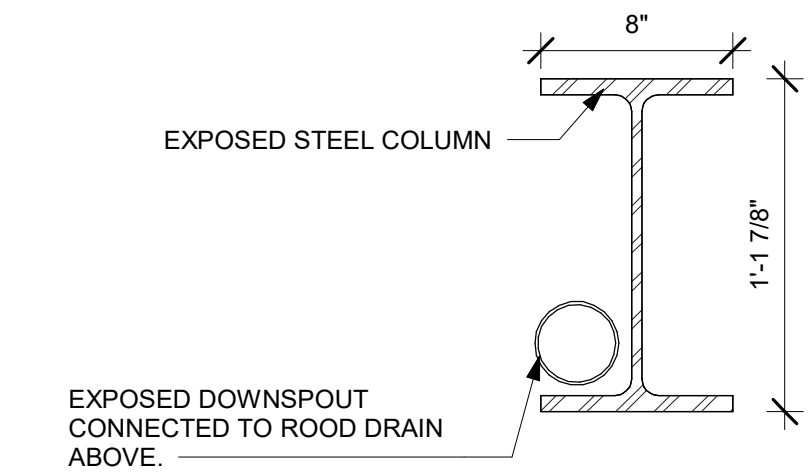
1 ENLARGED PORTE COCHERE - FLOOR PLAN  
1/4" = 1'-0"



2 ENLARGED PORTE COCHERE - ROOF PLAN  
1/4" = 1'-0"



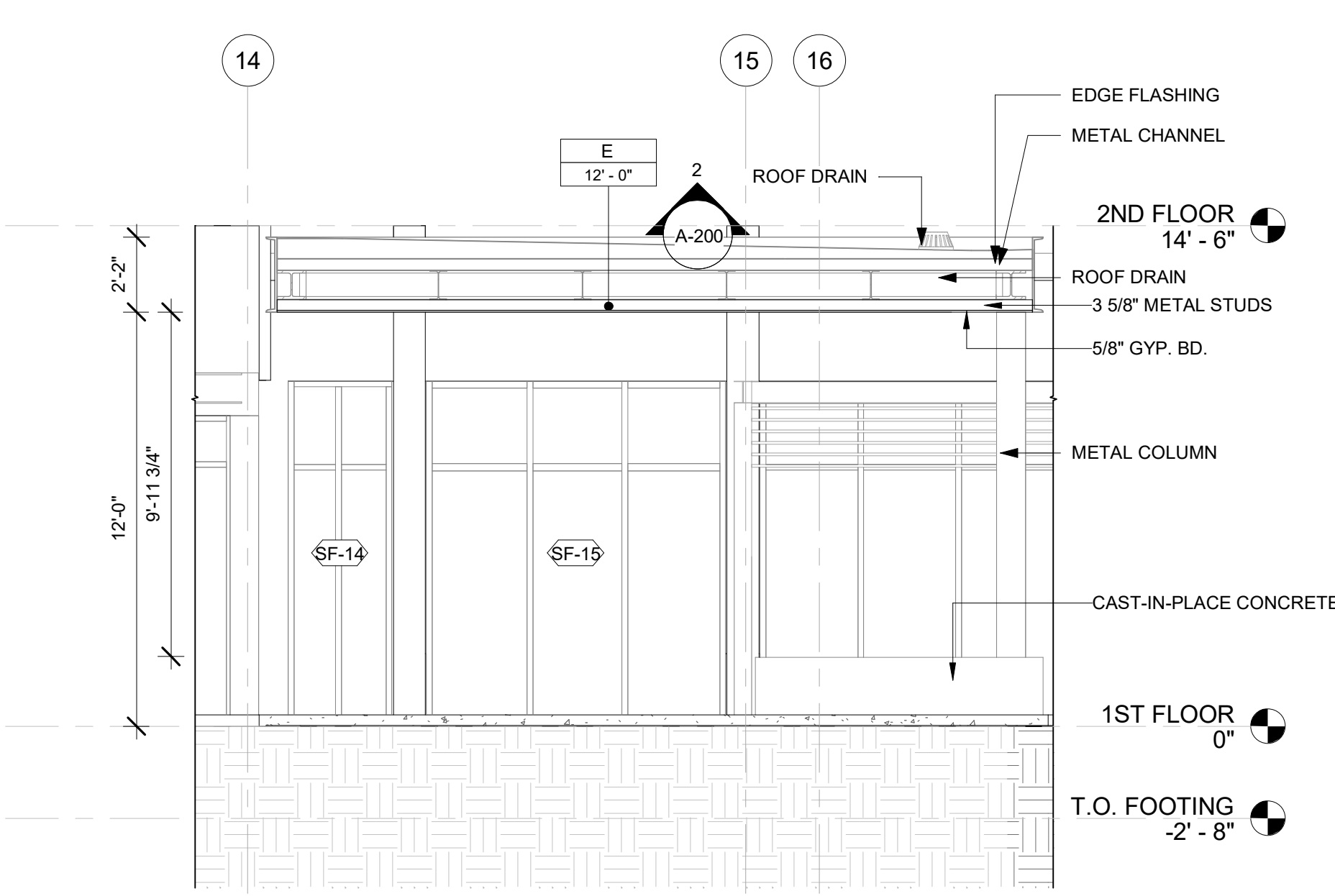
3 ENLARGED PORTE COCHERE - RCP PLAN  
1/4" = 1'-0"



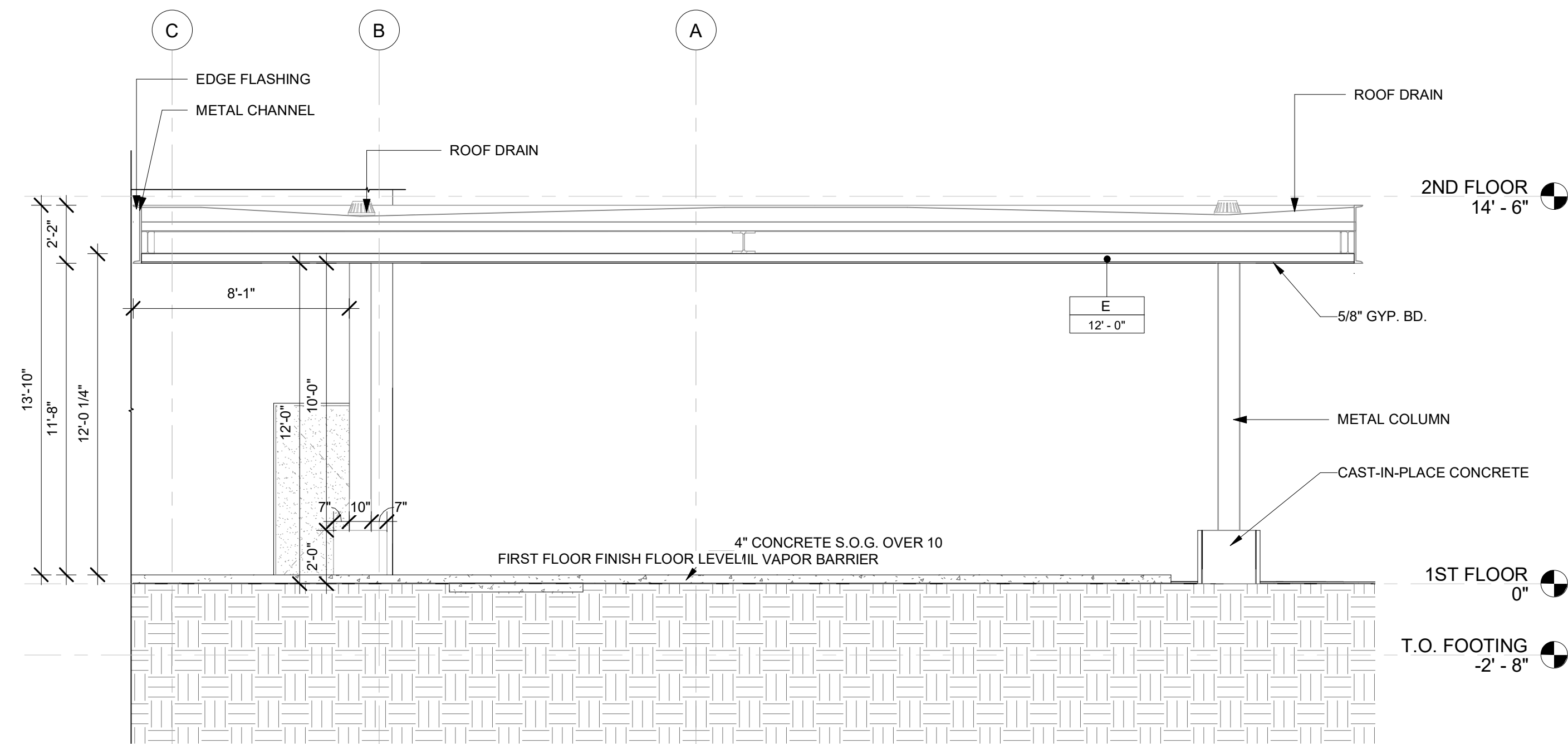
7 PORTE COCHERE COLUMN DETAIL  
1 1/2" = 1'-0"



4 PORTE COCHERE FRONT ELEVATION  
1/4" = 1'-0"



5 PORTE COCHERE SECTION 1  
1/4" = 1'-0"



6 PORTE COCHERE SECTION 2  
1/4" = 1'-0"

8 KEYPLAN PORTE COCHERE  
1" = 50'-0"

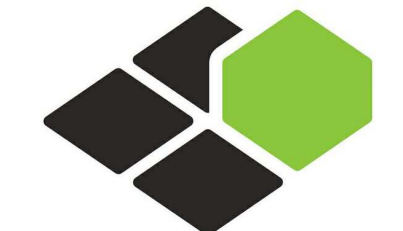
CEILING FINISH LEGEND	
A	CEILING FINISH
9'-0"	CEILING HEIGHT
A PRIME & PAINTED GYPSUM BOARD	
B PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT	
C 2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
D 2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
E 6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.	
F EPOXY PAINT	
G 2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
I METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3	
J 2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD, TILE SUSPENDED FROM STRUCT.	

GENERAL FLOOR PLAN NOTES	
BASE4 NOTES	
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED	
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.	
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.	
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.	
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES	
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.	
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS	
PROJECT NOTES	
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.	
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.	
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.	
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.	

GENERAL RCP NOTES	
BASE4 NOTES	
1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.	
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.	
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.	
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.	
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.	
6. ALL ACT TILE CENTERED IN ROOM.	
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM	
PROJECT NOTES	
1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.	
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.	
3. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE	

GENERAL NOTE - ENLARGED	
BASE4 NOTES	
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.	
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.	
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.	

GENERAL NOTE FOR LEGENDS	
BASE4 NOTES	
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.	
2. REFER 'Courtyard Gen 6 Cynergy Interior Finish Index-ID' FOR FINISHES.	
3. REFER '22-224000b-C-Plumbing Fixture Matrix_Gen 6_Cynergy' FOR RESTROOM ACCESSORIES.	



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE	
ISSUED FOR 100% FRANCHISE REVIEW	
CURRENT ISSUE DATE	
2020.05.25	
DRAWN BY	
RC	
CHECKED BY	
RB/DDP	
PROJECT NO.	
B4-157-1801	
SHEET NAME	

PORTE COCHERE  
DETAILS

DRAWINGS NO.  
A-010

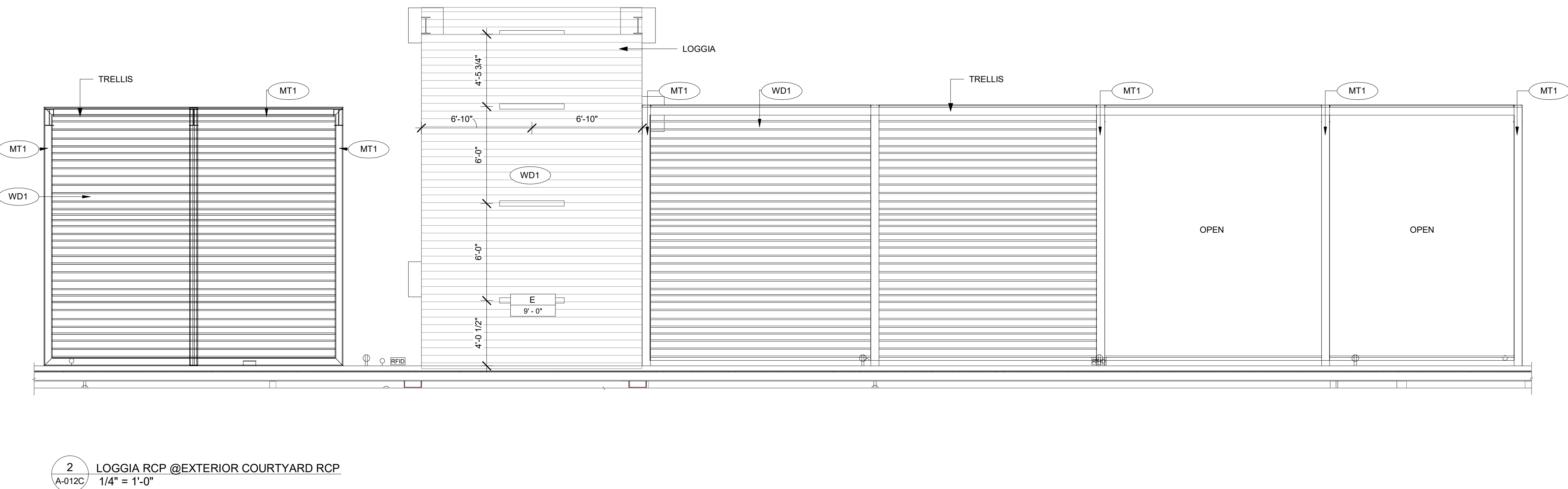
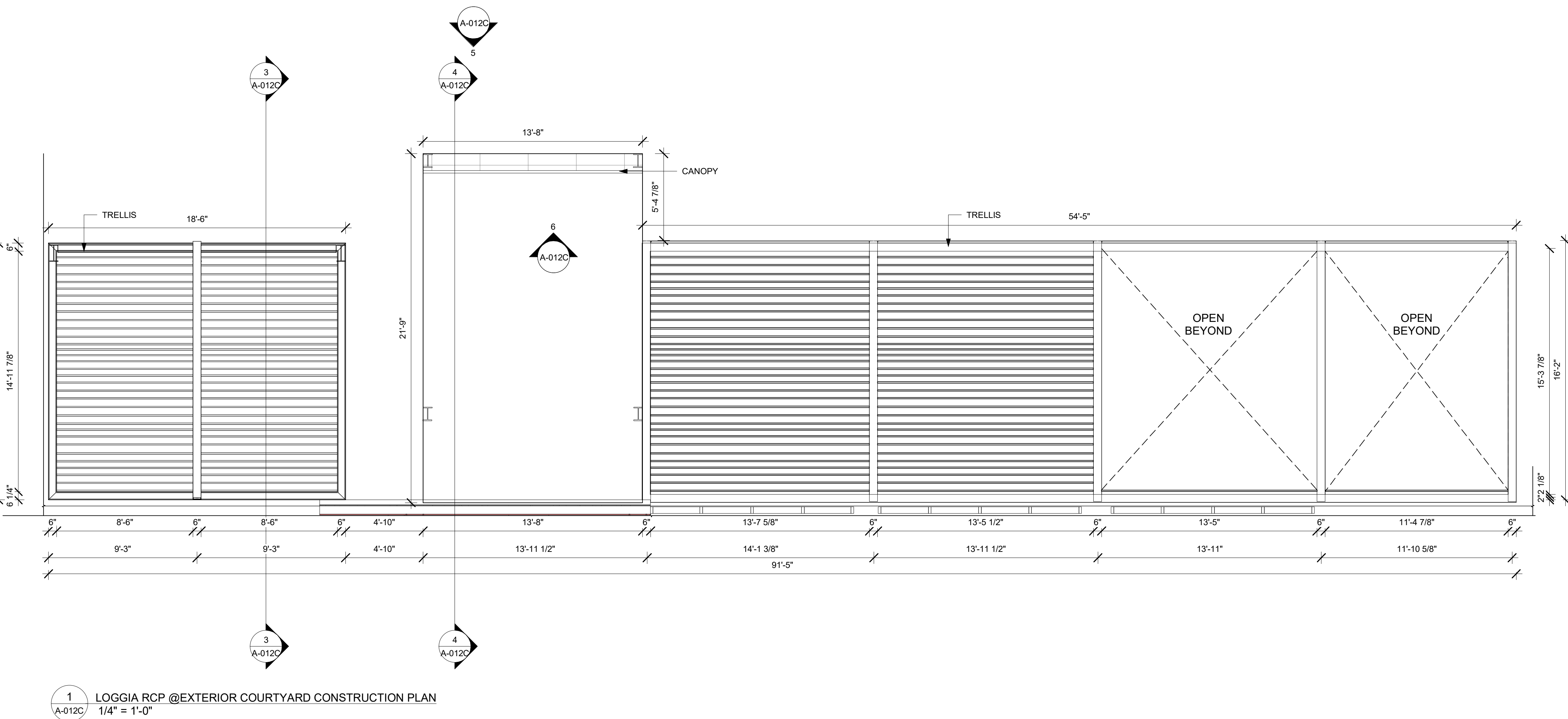
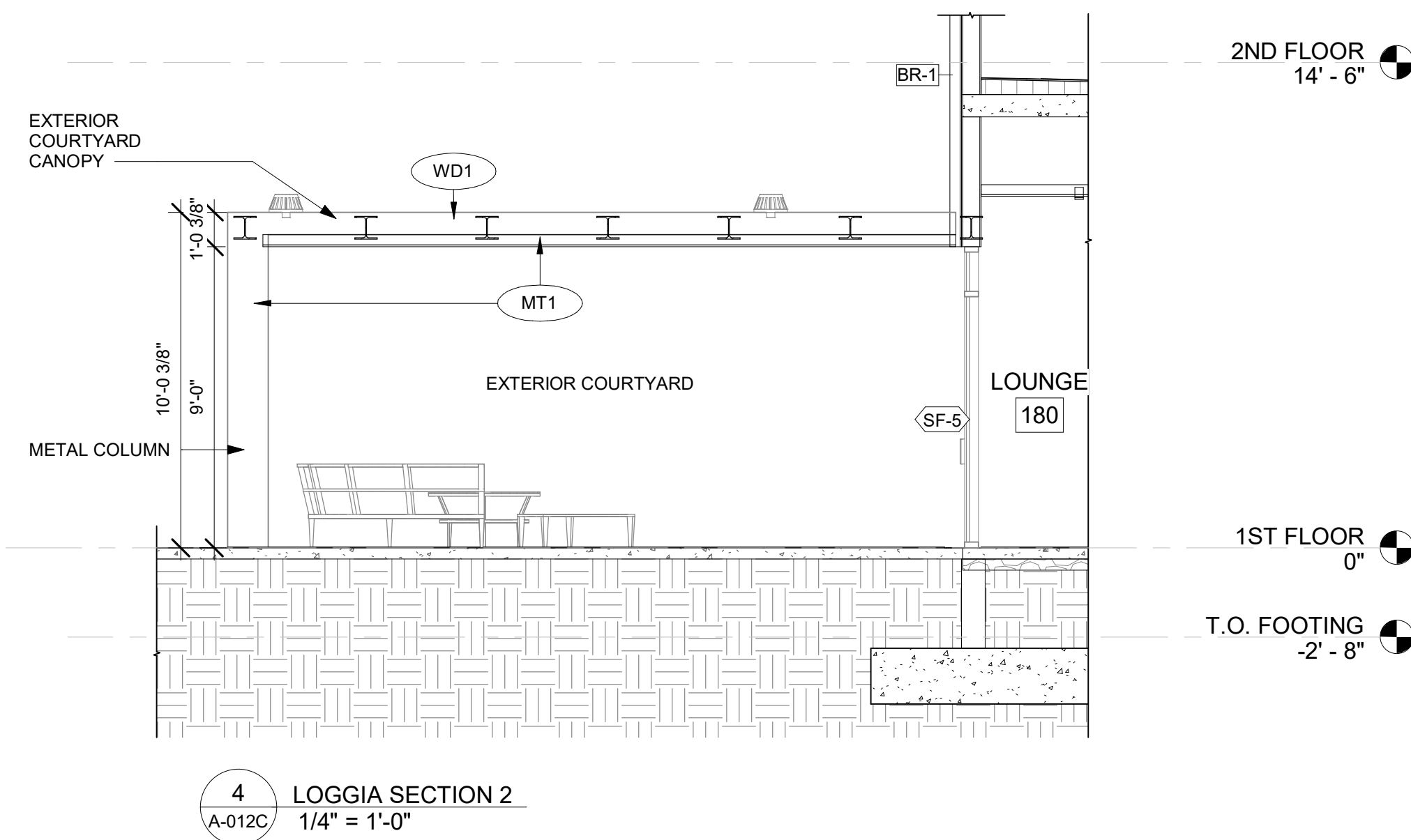
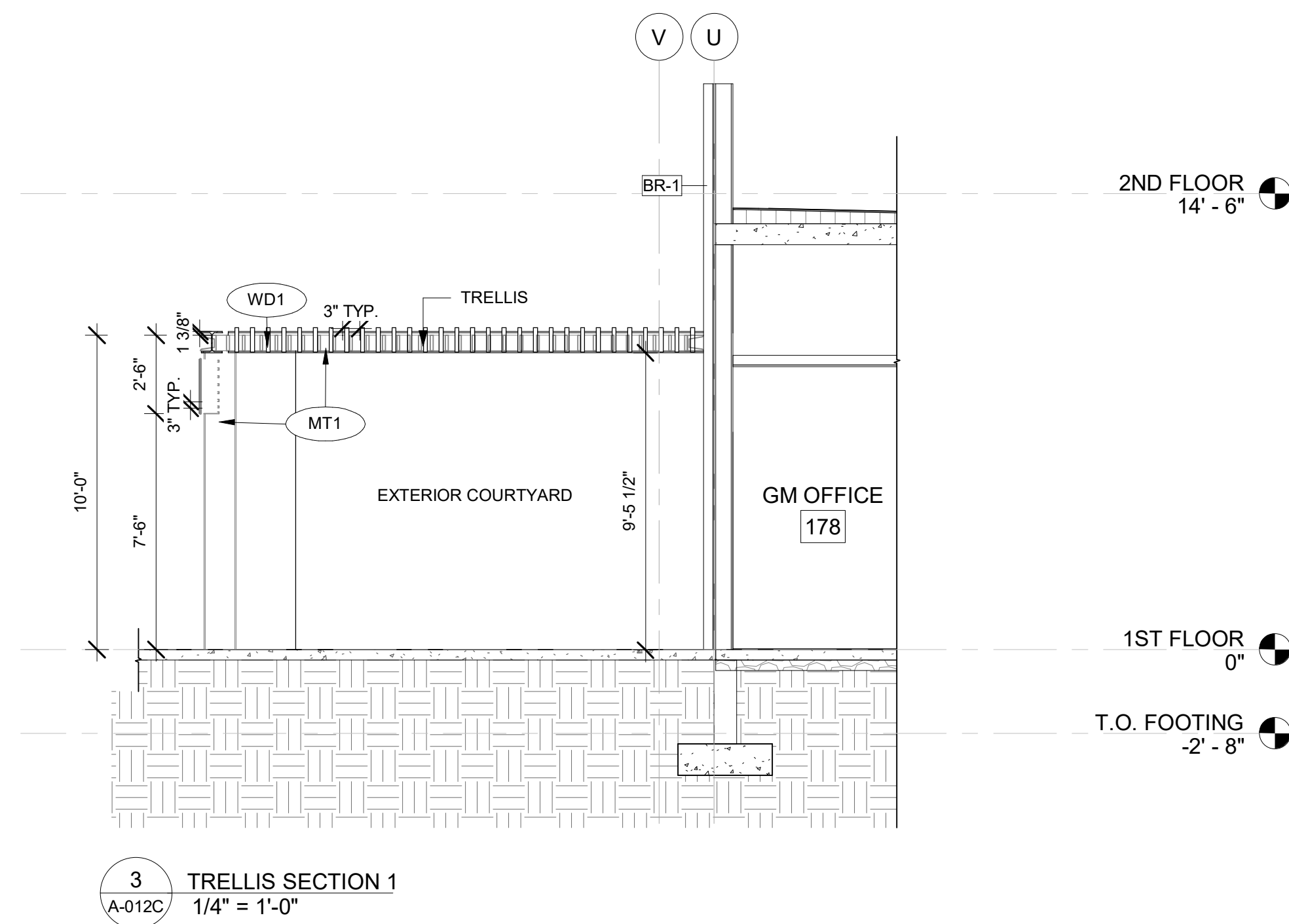


**A-012A**









## GENERAL RCP NOTES

### BASE4 NOTES

- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
- COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
- REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
- CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
- REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
- ALL ACT TILE CENTERED IN ROOM.
- USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
- CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
- PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
- GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
- REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
- REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
- REFER G-002S-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

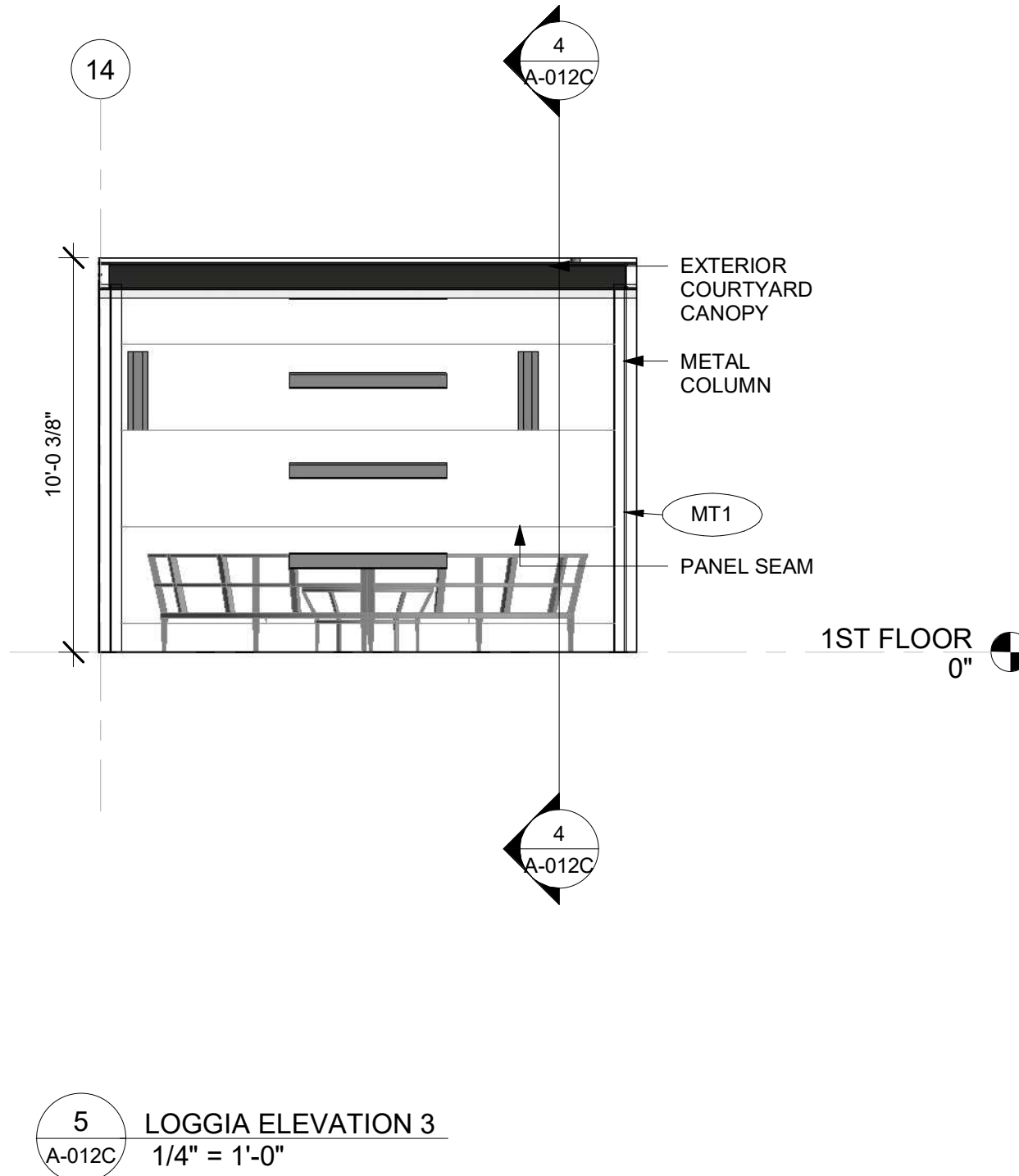
### PROJECT NOTES

- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
- REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
- REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
- REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

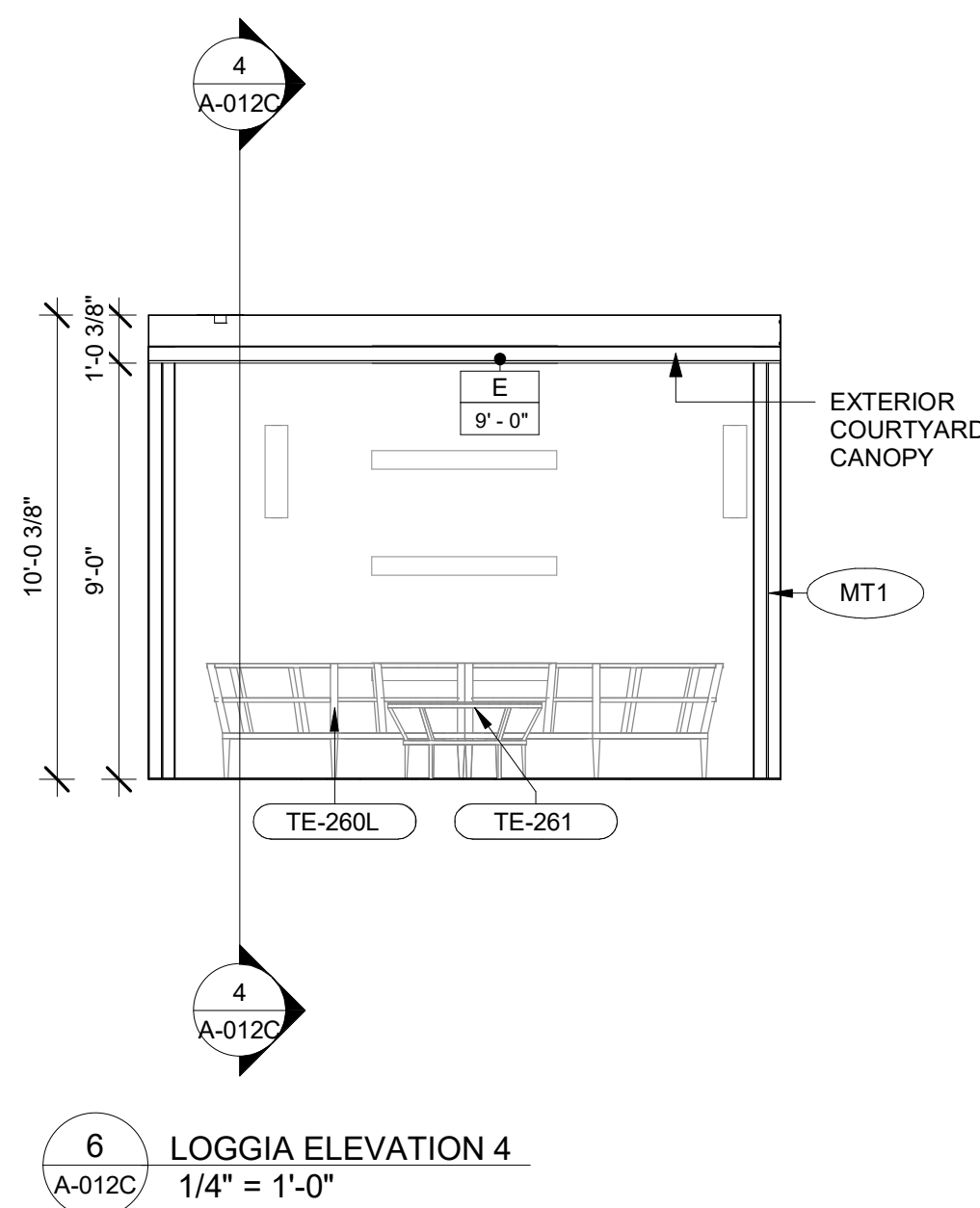
## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

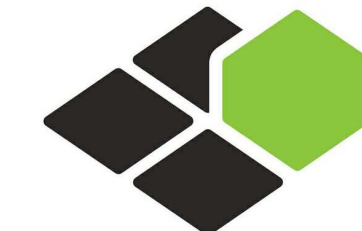
- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
- REFER "Courtyard Gen 6 C/energy Interior Finish Index-ID" FOR FINISHES.
- REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_C/energy" FOR RESTROOM ACCESSORIES.



5 LOGGIA ELEVATION 3  
1/4" = 1'-0"



6 LOGGIA ELEVATION 4  
1/4" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

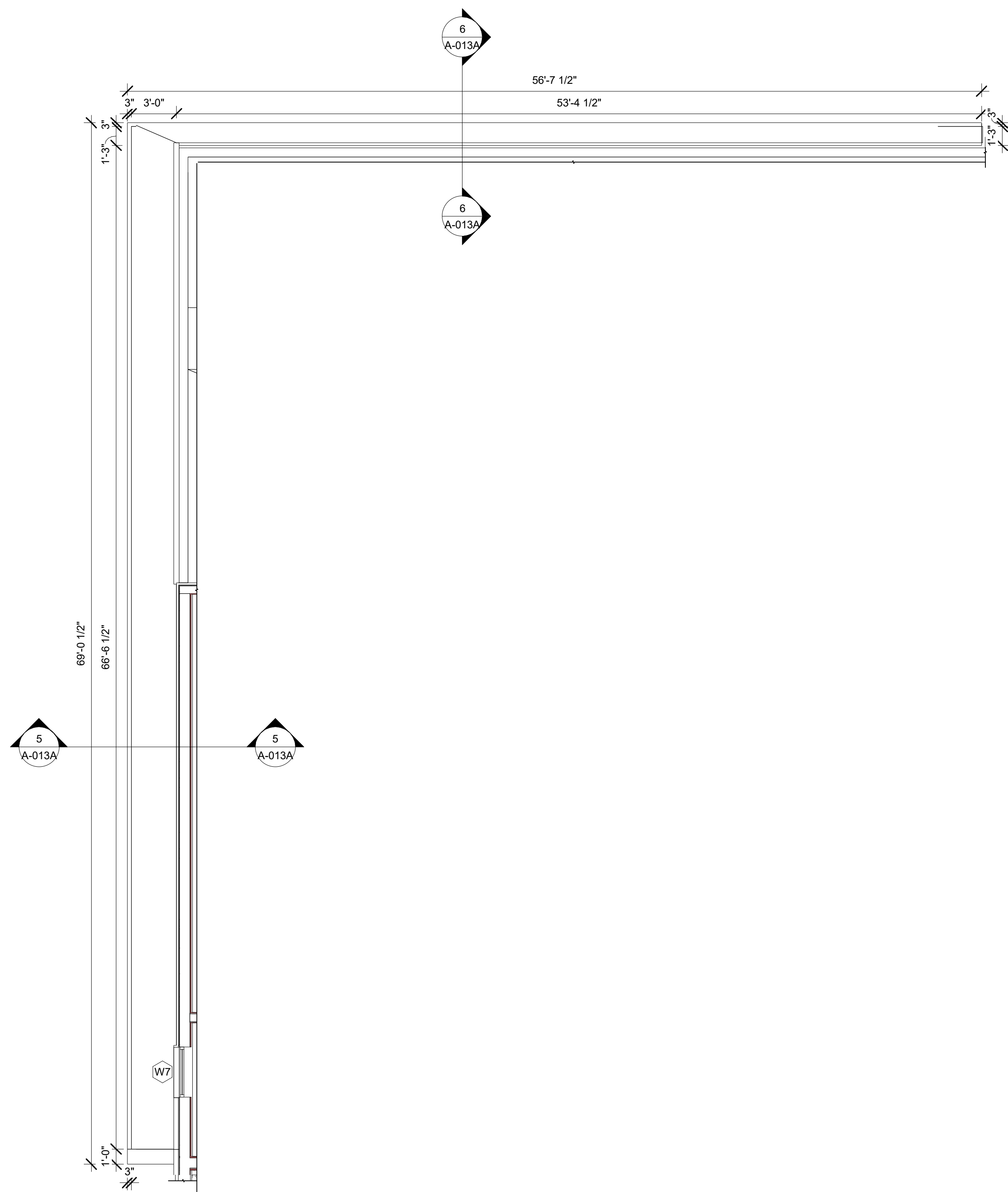
SHEET NAME

EXTERIOR  
COURTYARD  
LOGGIA/ TRELLIS

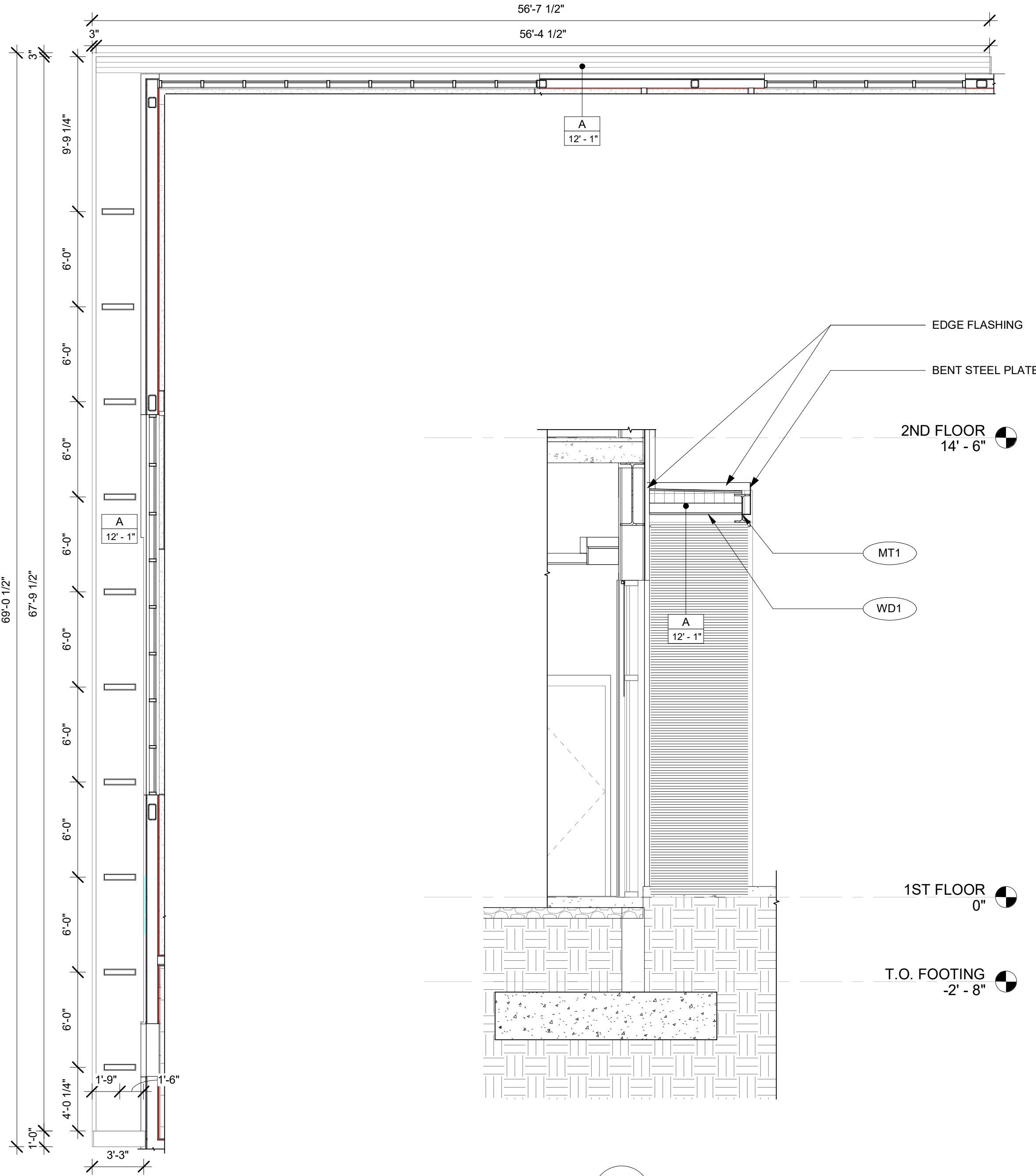
DRAWINGS NO.

A-012C

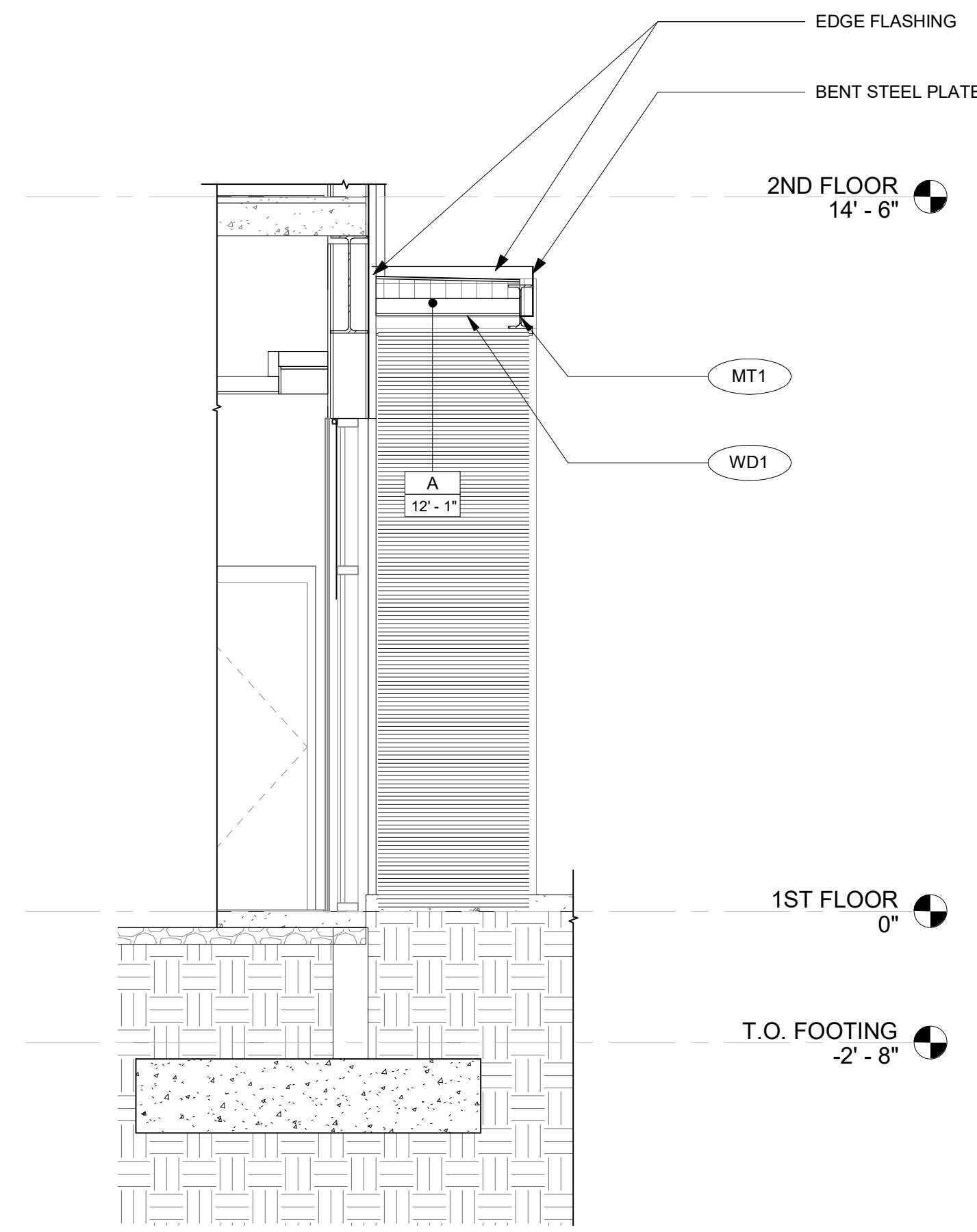




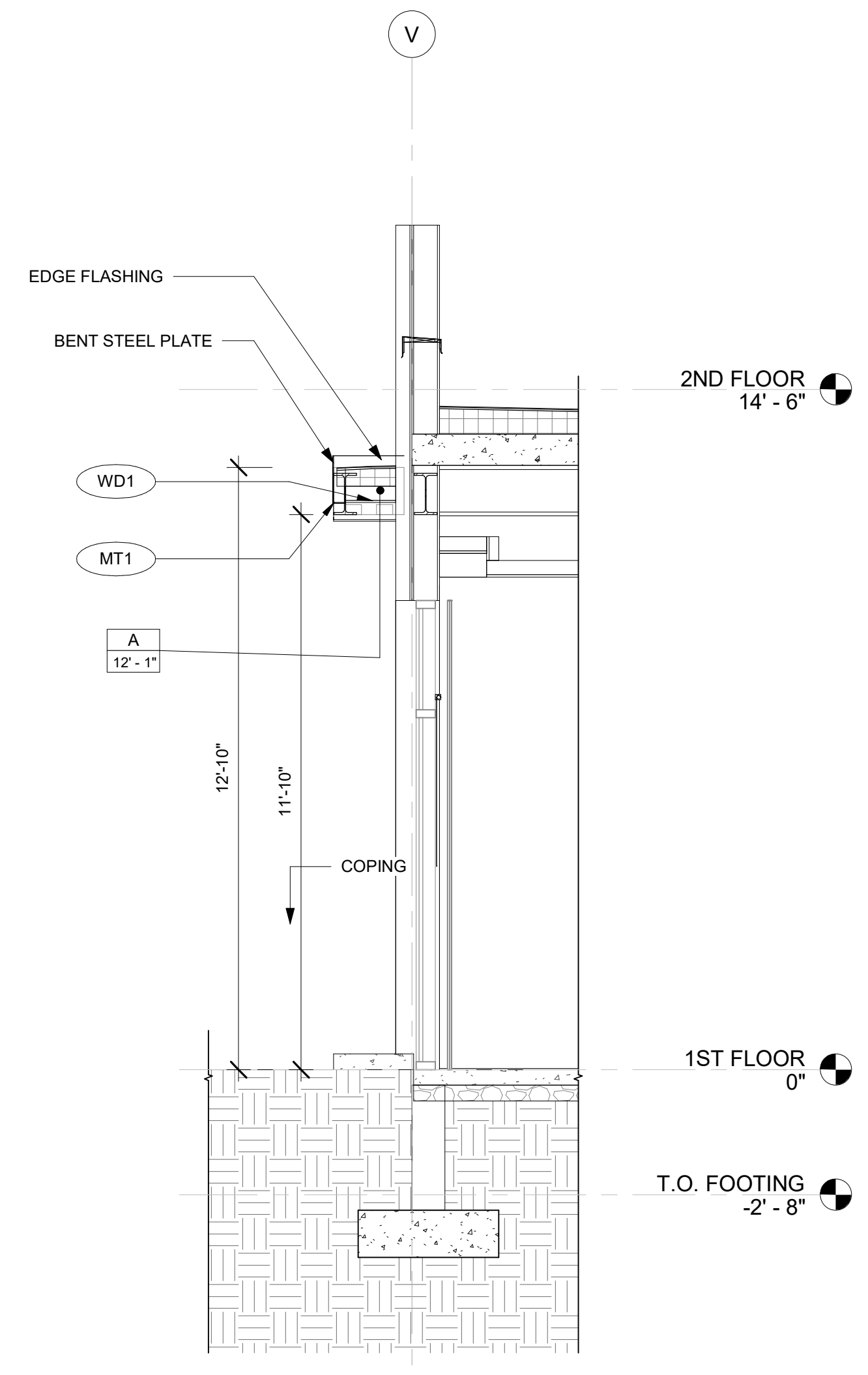
1 CANOPY CONSTRUCTION PLAN  
A-102/A-013A  
3/16" = 1'-0"



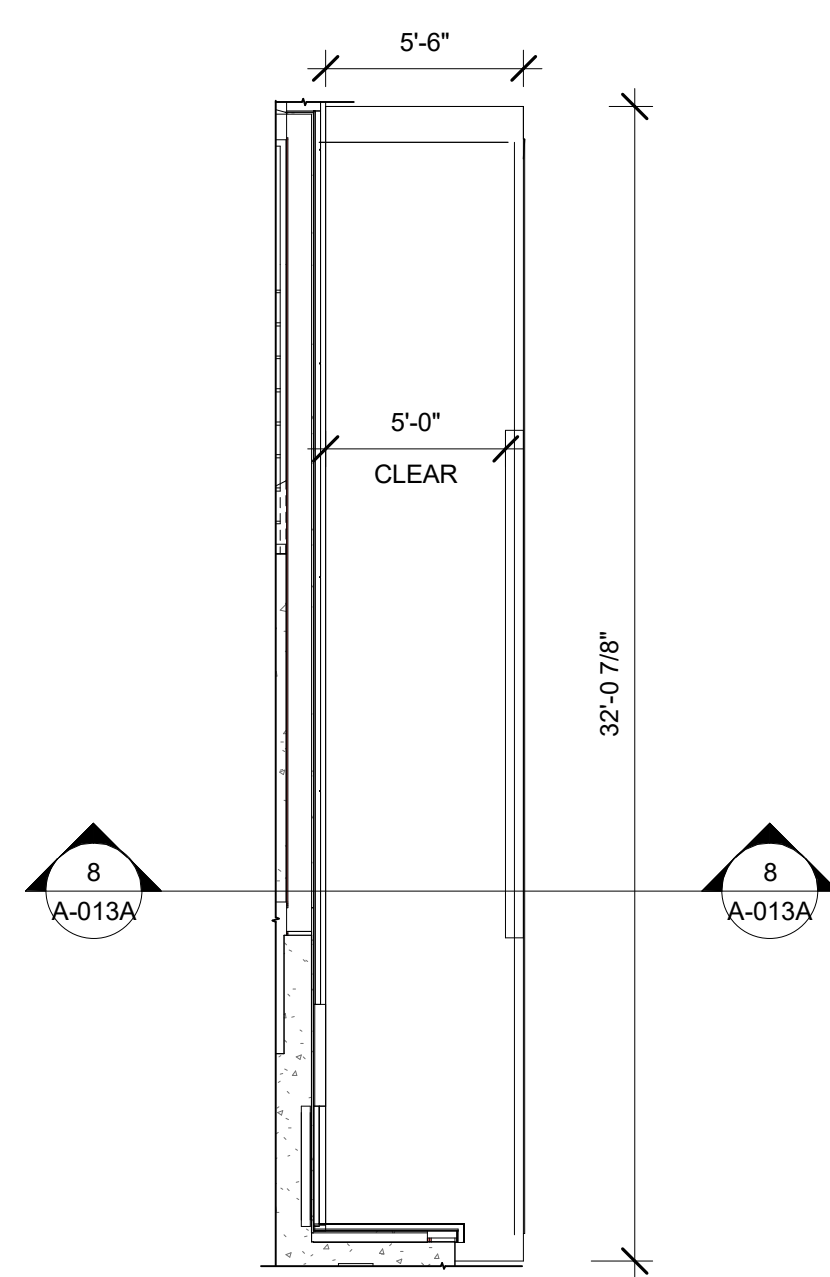
3 CANOPY RCP  
A-110/A-013A  
3/16" = 1'-0"



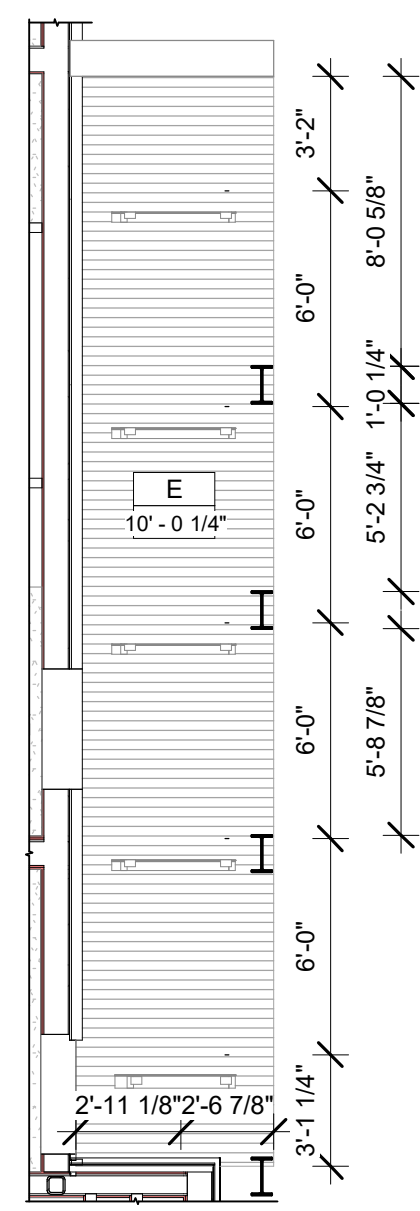
5 CANOPY DETAIL-1  
A-013A/A-013A  
3/8" = 1'-0"



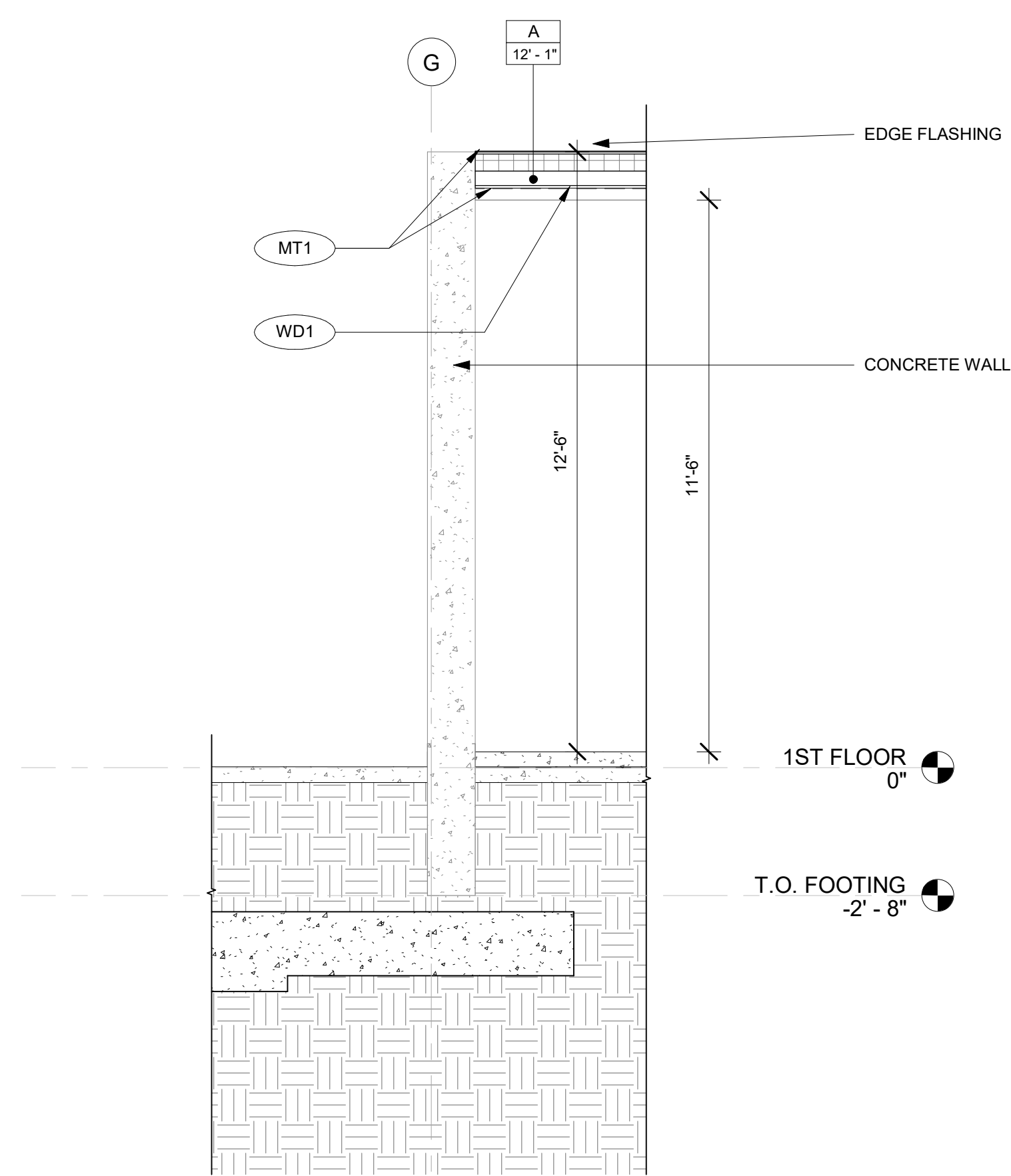
6 CANOPY DETAIL-2  
A-013A/A-013A  
3/8" = 1'-0"



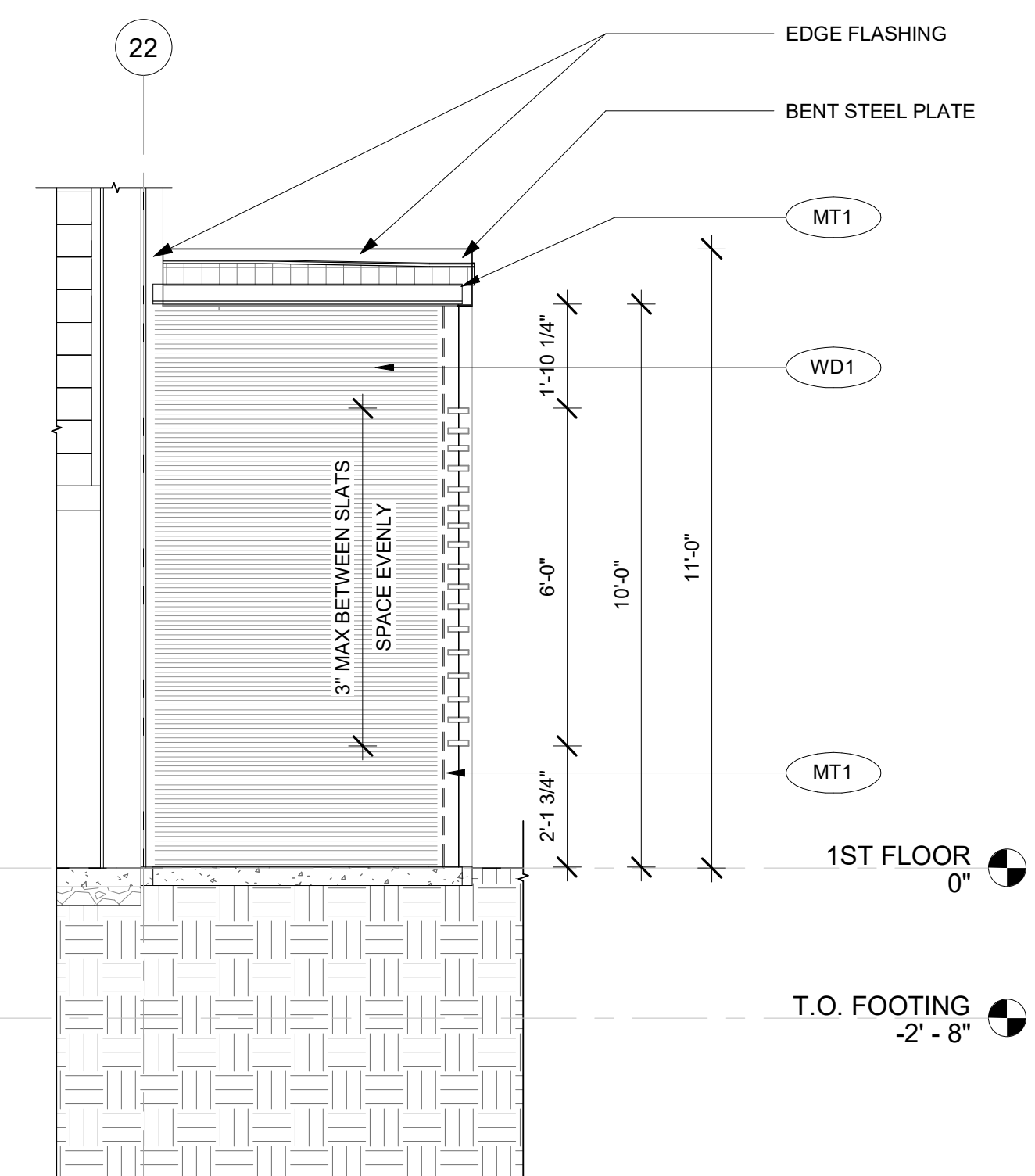
2 CANOPY CONSTRUCTION PLAN  
A-102/A-013A  
3/16" = 1'-0"



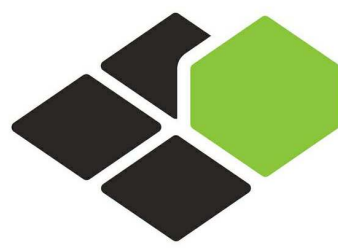
4 CANOPY RCP  
A-110/A-013A  
3/16" = 1'-0"



7 CANOPY DETAIL-3  
A-013A  
3/8" = 1'-0"



8 CANOPY DETAIL-4  
A-013A/A-013A  
3/8" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

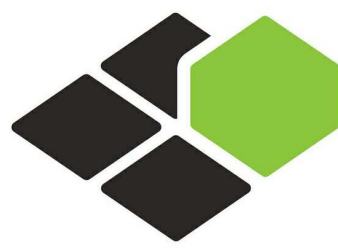
SHEET NAME

**BUILDING  
CANOPIES**

DRAWINGS NO.

**A-013A**





BASE<sup>4</sup>

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

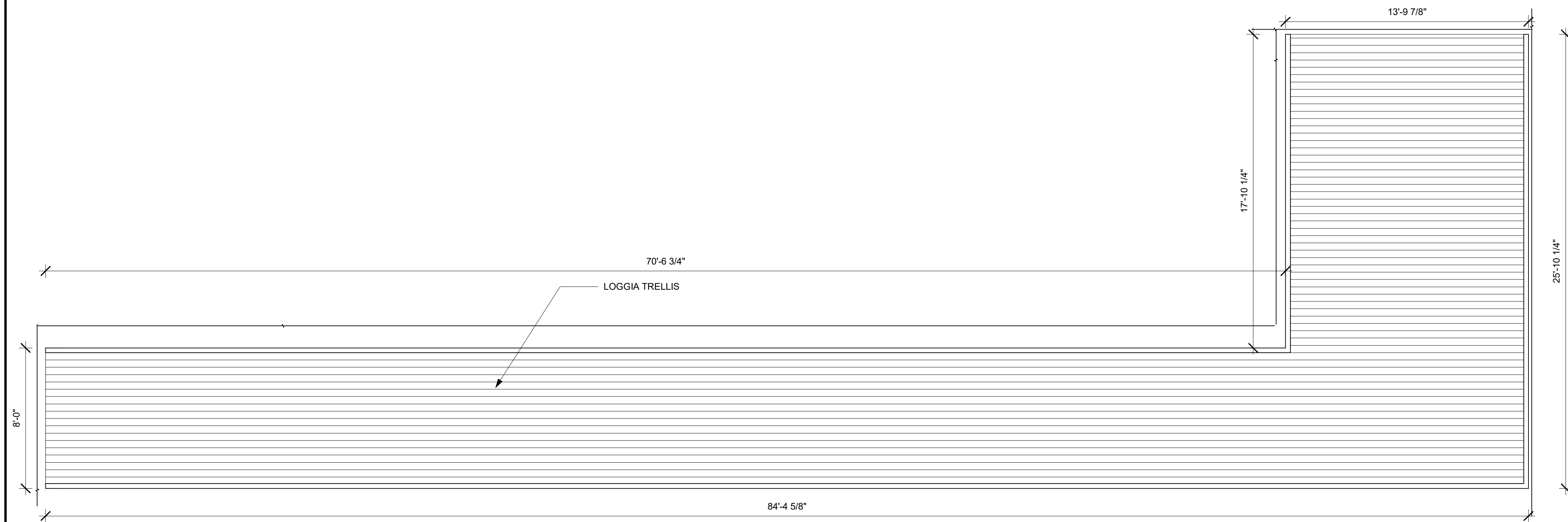
PROJECT NO.  
B4-157-1801

SHEET NAME

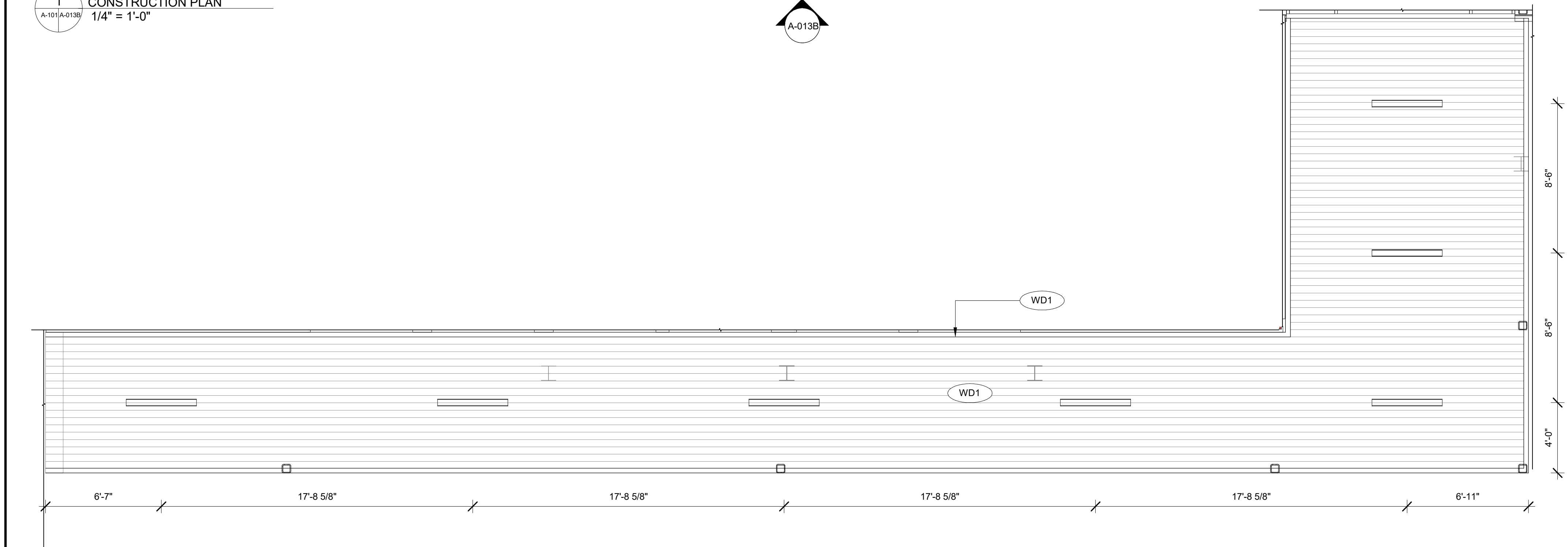
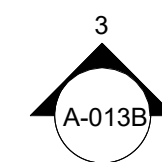
**BUILDING CANOPY  
ELEVATIONS**

DRAWINGS NO.

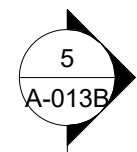
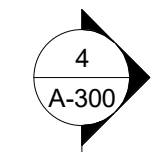
**A-013B**



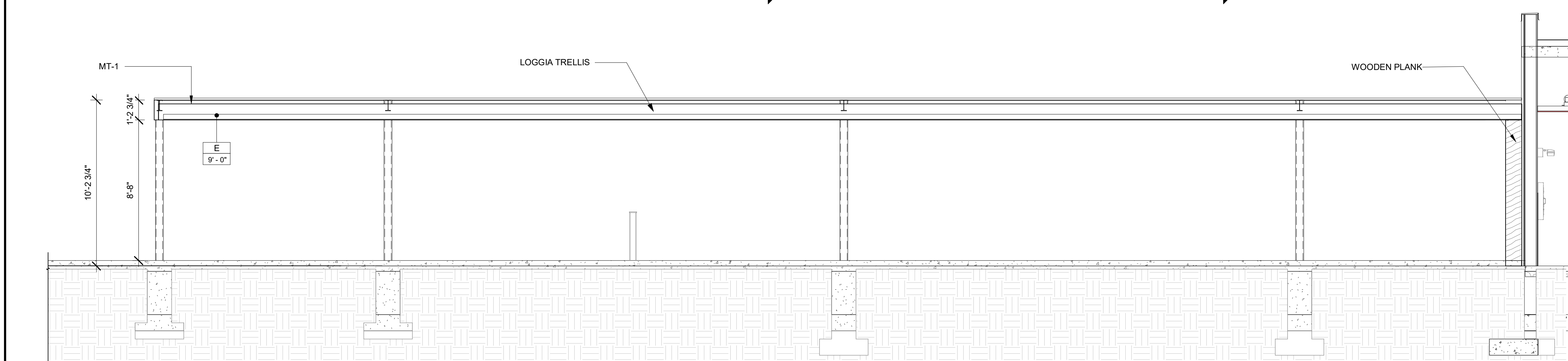
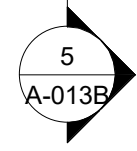
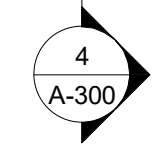
1 ENLARGED LOGGIA- TRELLIS  
CONSTRUCTION PLAN  
1/4" = 1'-0"



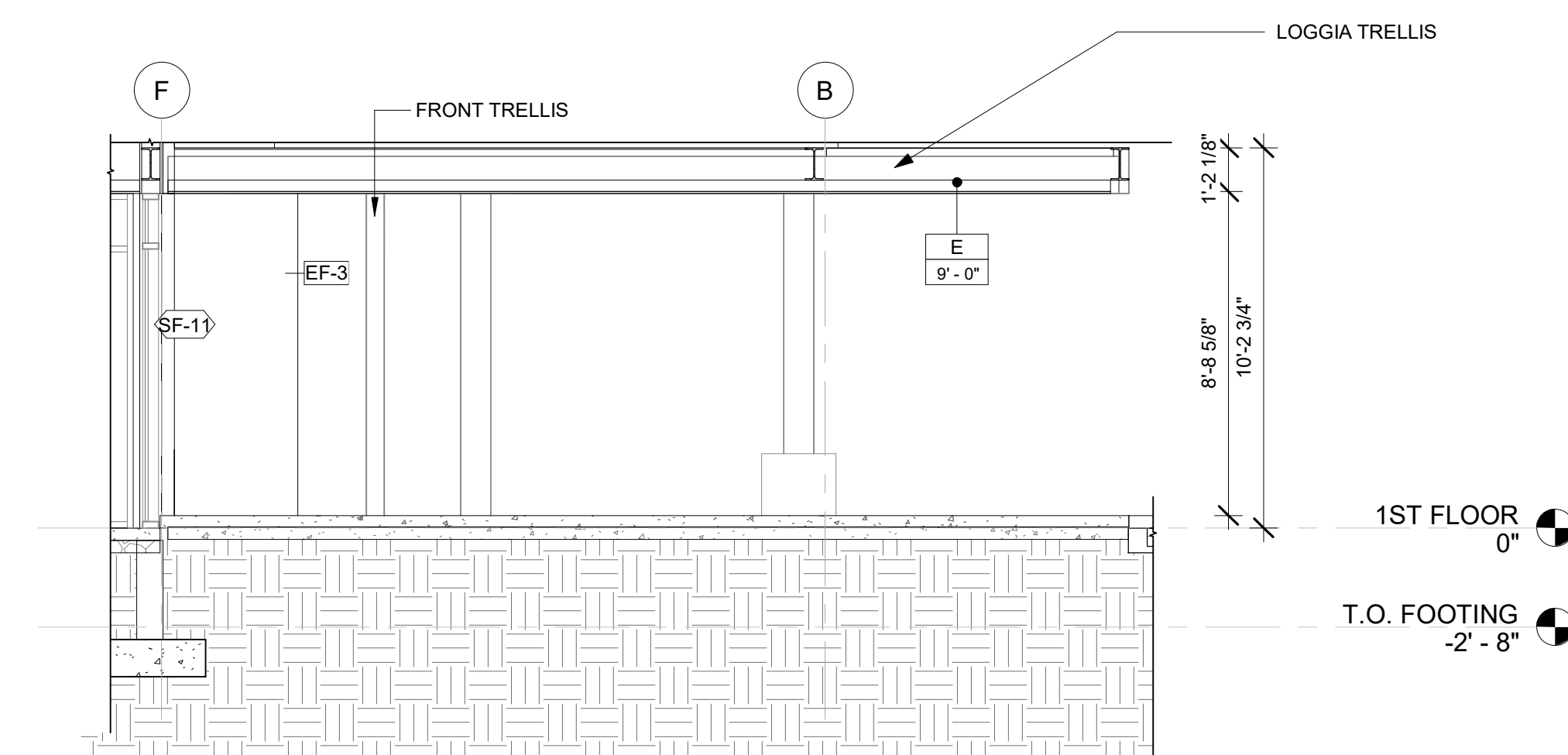
2 ENLARGED LOGGIA- TRELLIS RCP  
1/4" = 1'-0"



3 LOGGIA- TRELLIS ELEVATION  
1/4" = 1'-0"

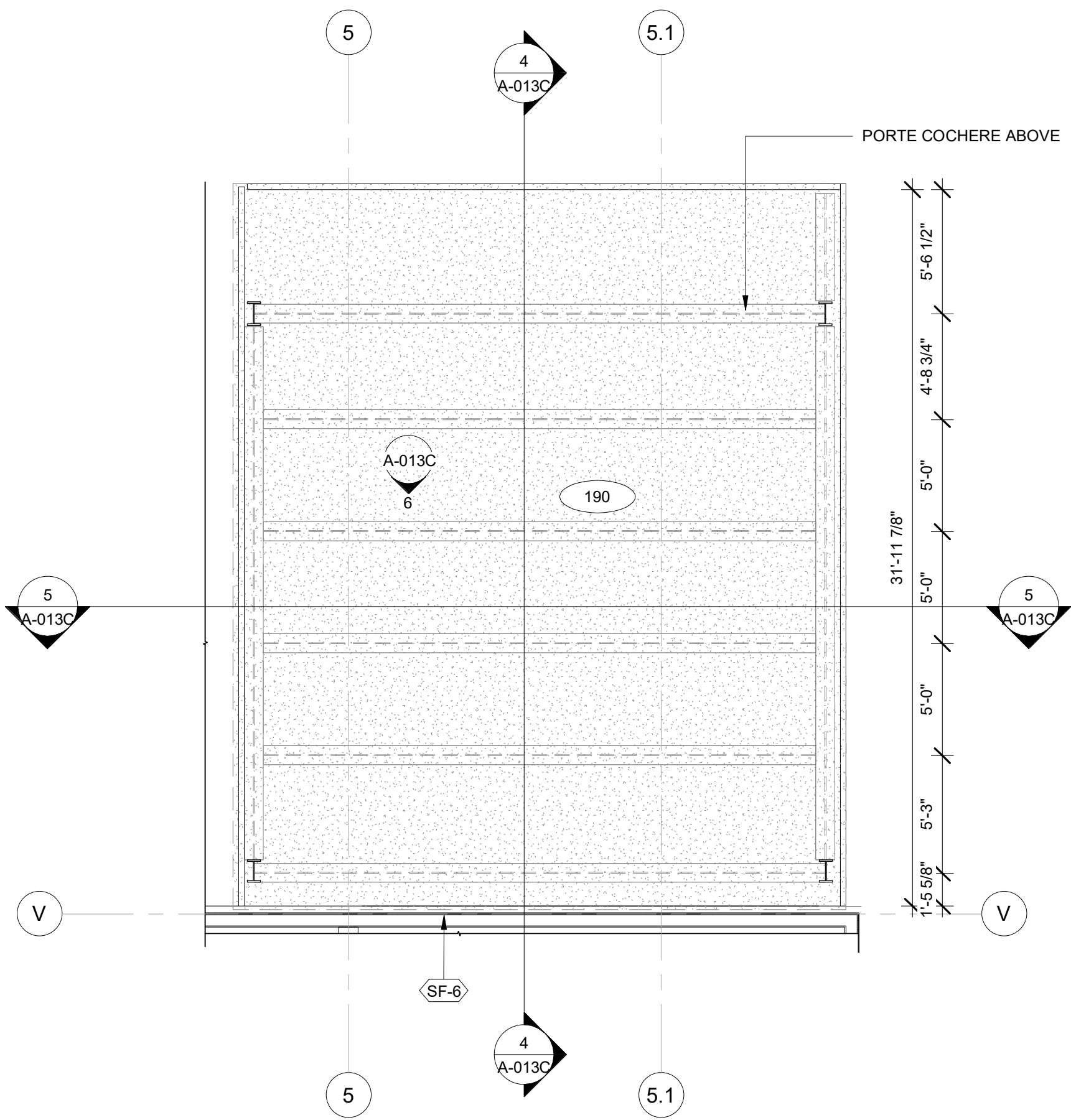


4 LOGGIA- TRELLIS SECTION - 1  
1/4" = 1'-0"

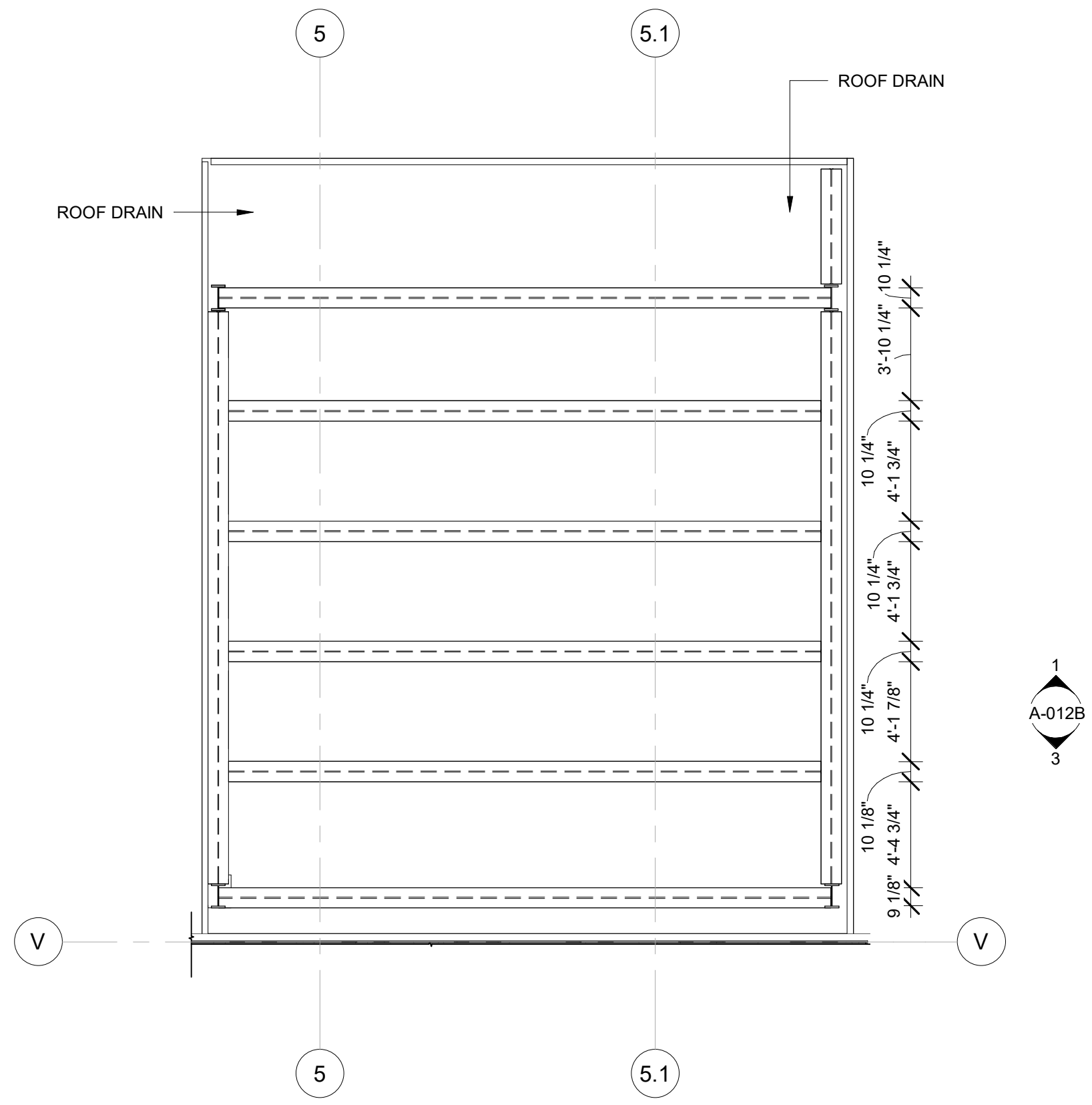


5 LOGGIA- TRELLIS SECTION - 2  
1/4" = 1'-0"

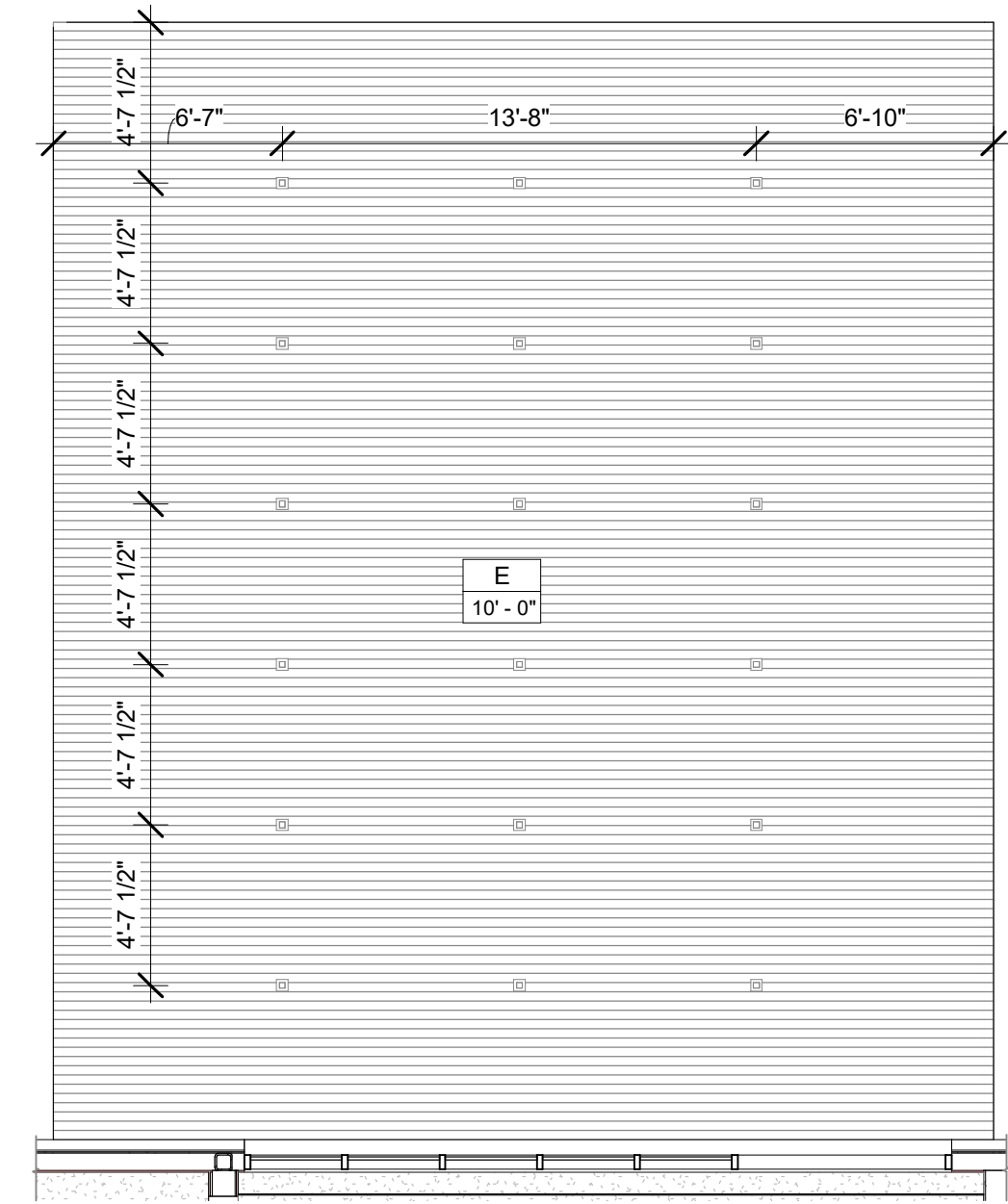




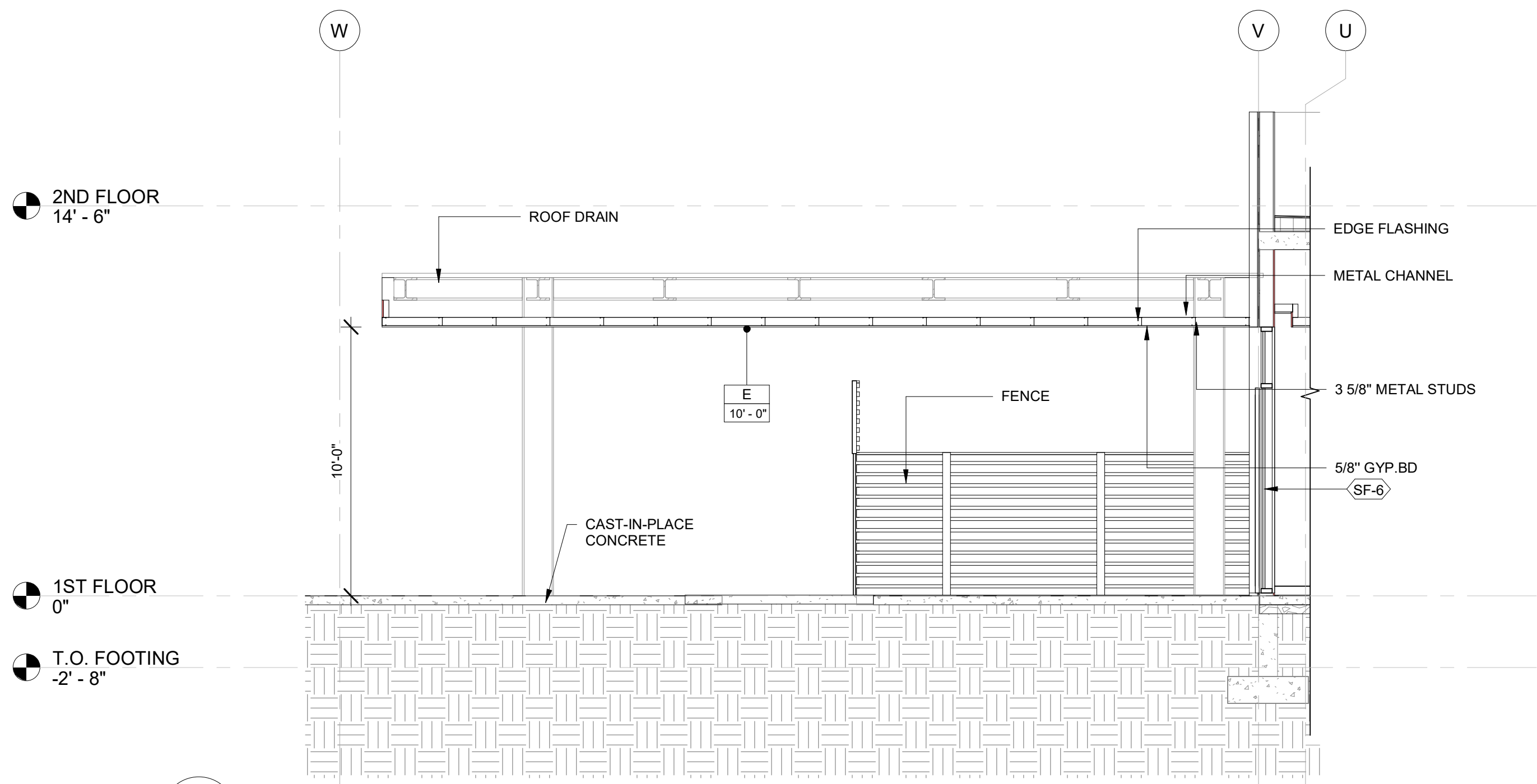
1 ENLARGED BANQUET CANOPY CONSTRUCTION PLAN  
3/16" = 1'-0"



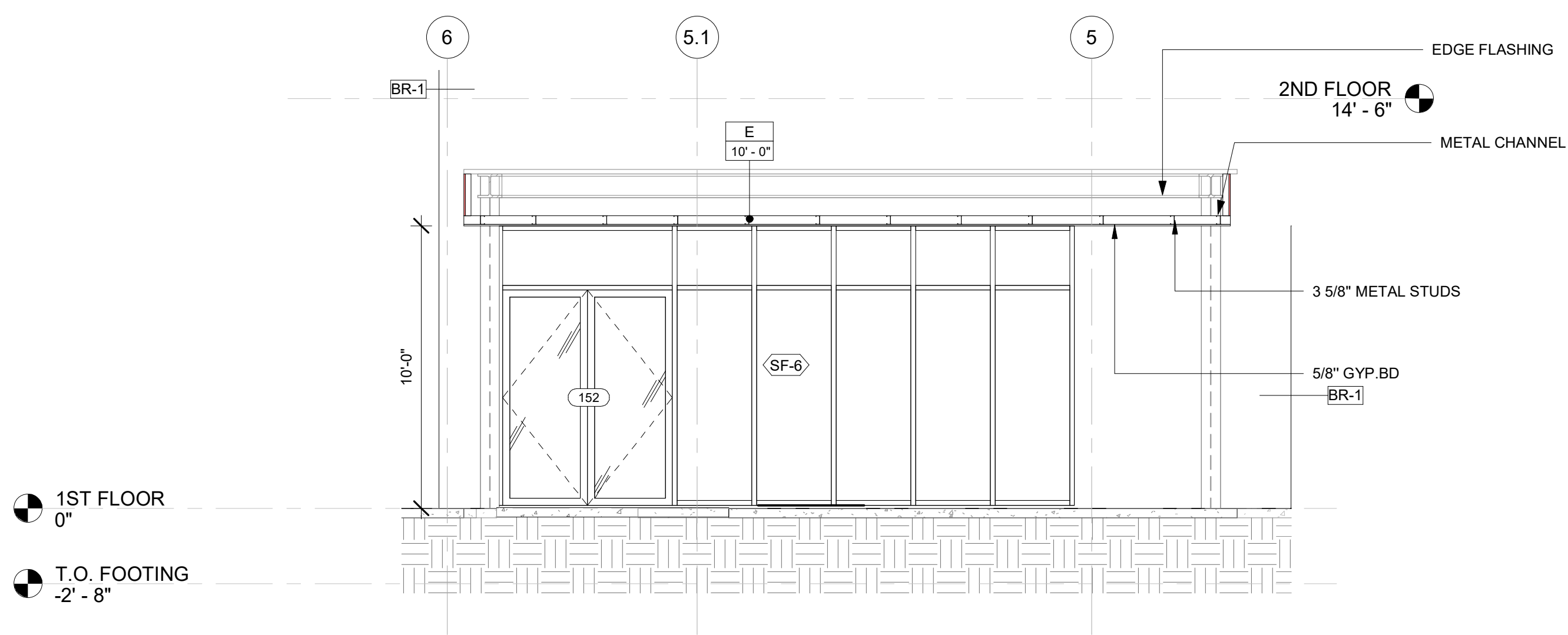
2 ENLARGED BANQUET CANOPY ROOF PLAN  
3/16" = 1'-0"



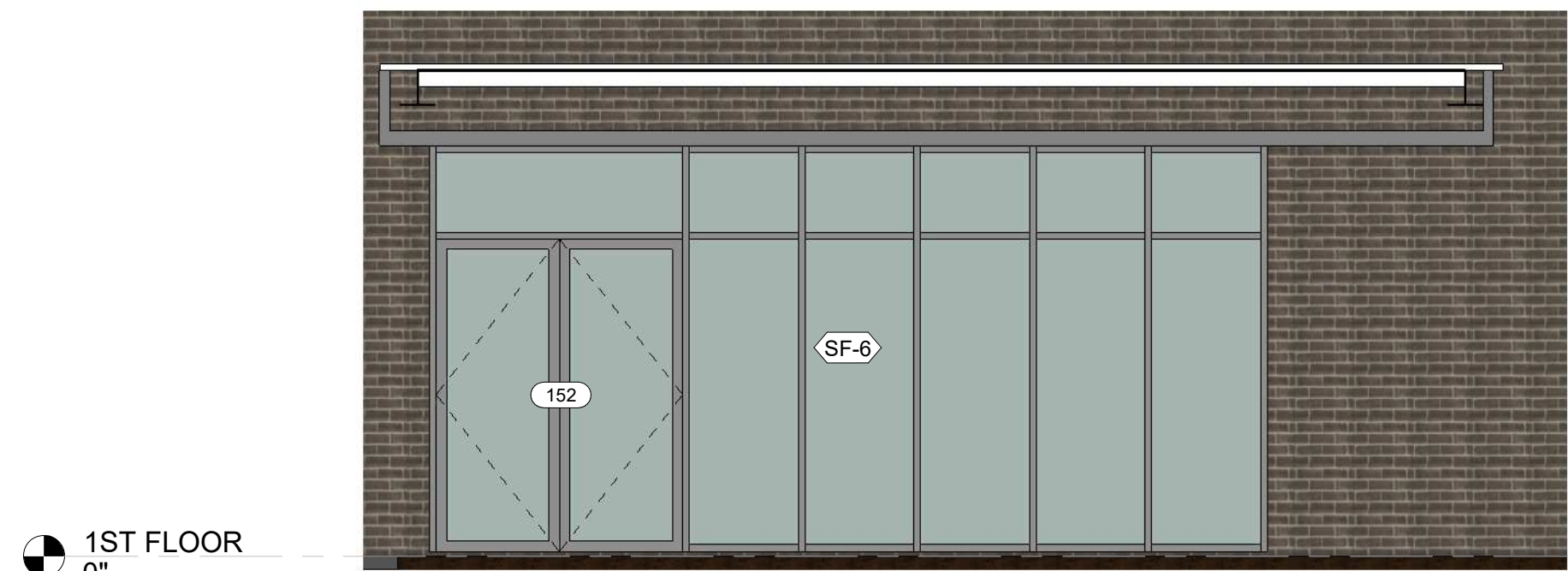
3 ENLARGED BANQUET CANOPY RCP PLAN  
3/16" = 1'-0"



4 ENLARGED BANQUET CANOPY SECTION-1  
1/4" = 1'-0"



5 ENLARGED BANQUET CANOPY SECTION-2  
1/4" = 1'-0"



6 ENLARGED BANQUET ELEVATION  
1/4" = 1'-0"

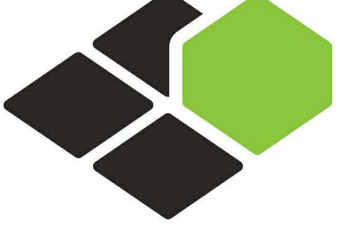
CEILING FINISH LEGEND	
A	CEILING FINISH
9'-6"	CEILING HEIGHT
A PRIME & PAINTED GYPSUM BOARD	
B PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT	
C 2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
D 2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
E 6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.	
F EPOXY PAINT	
G 2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
I METAL CEILING W/FAUX WOOD FINISH: REFER TO SPEC M-3	
J 2x2 LAY-IN ACOUSTICAL CLG. WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.	

GENERAL FLOOR PLAN NOTES	
BASE4 NOTES	
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED	
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS	
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.	
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 3/4" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.	
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES	
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.	
7. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS	
PROJECT NOTES	
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.	
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.	
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.	
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.	

GENERAL RCP NOTES	
BASE4 NOTES	
1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.	
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.	
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.	
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.	
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.	
6. ALL ACT TILE CENTERED IN ROOM.	
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM	
PROJECT NOTES	
1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.	
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.	
3. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.	


GENERAL NOTE - ENLARGED	
BASE4 NOTES	
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.	
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.	
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.	

GENERAL NOTE FOR LEGENDS	
BASE4 NOTES	
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.	
2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.	
3. REFER "22-224000b-C-Plumbing Fixture Matrix_Gen 6_Cynergy" FOR RESTROOM ACCESSORIES.	



**BASE4**  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:  


Owner:  
**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT  
TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE  
**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

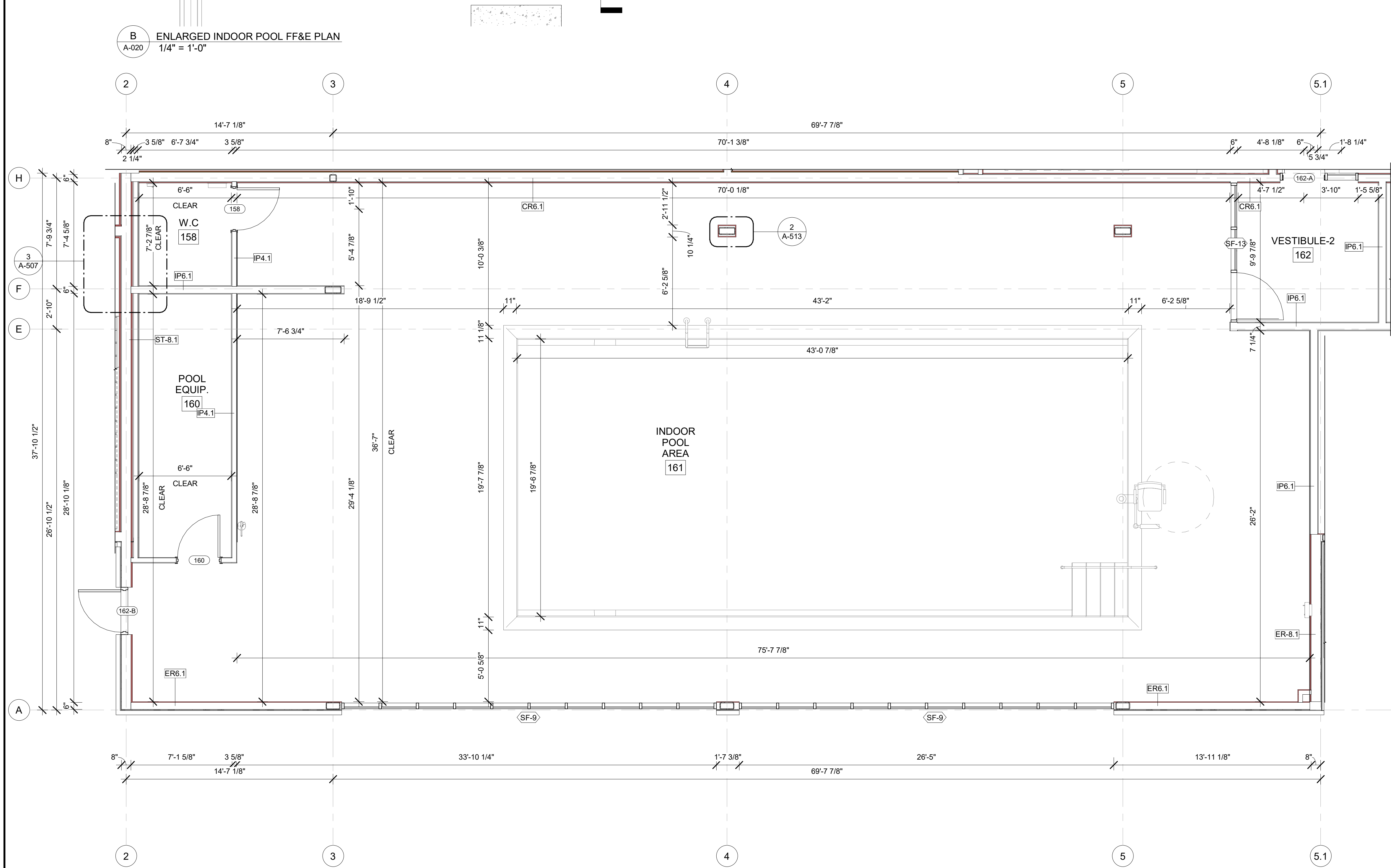
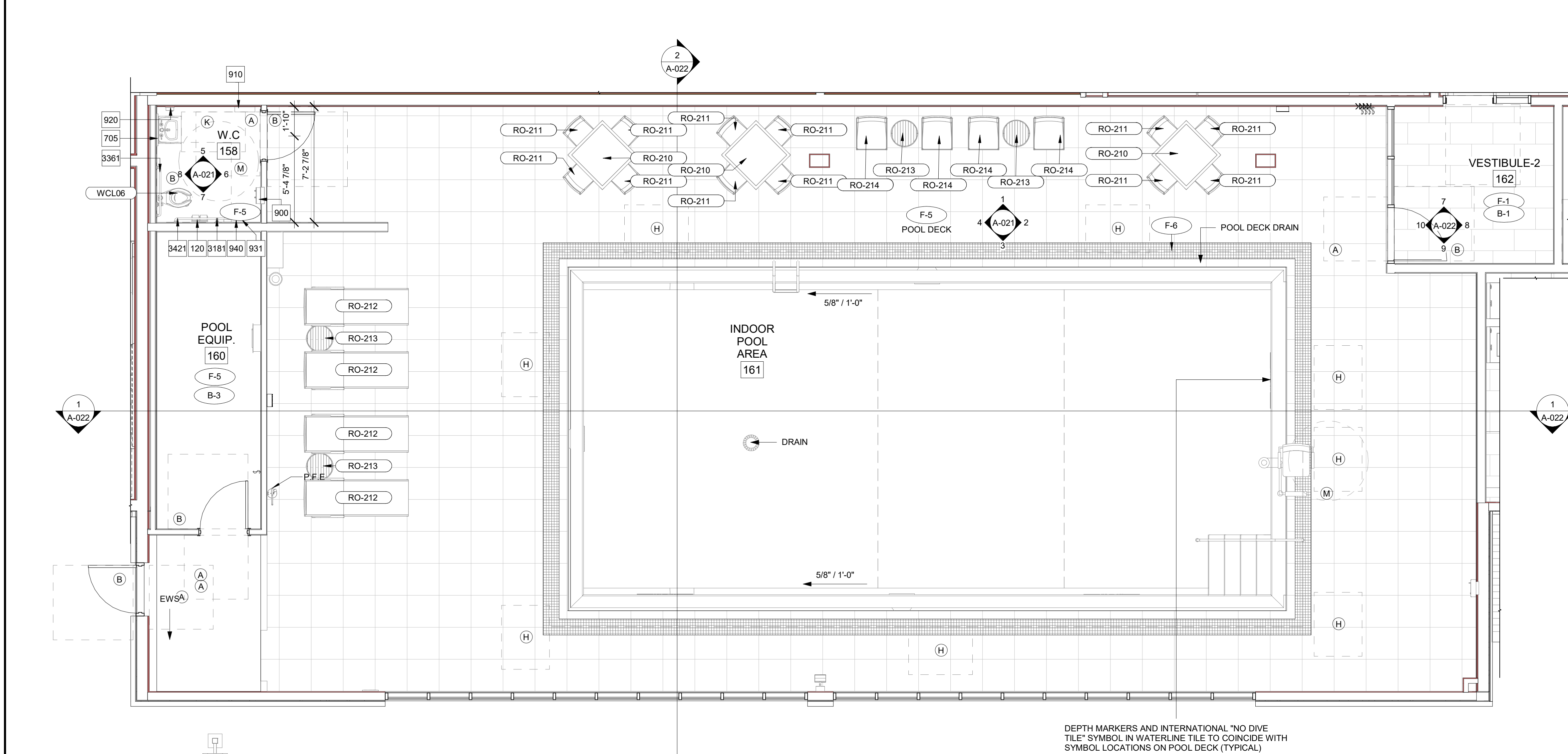
CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

SHEET NAME  
**CANOPY PLAN AND ELEVATIONS**

DRAWINGS NO.  
**A-013C**





**BASE4**

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:

Owner: **TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

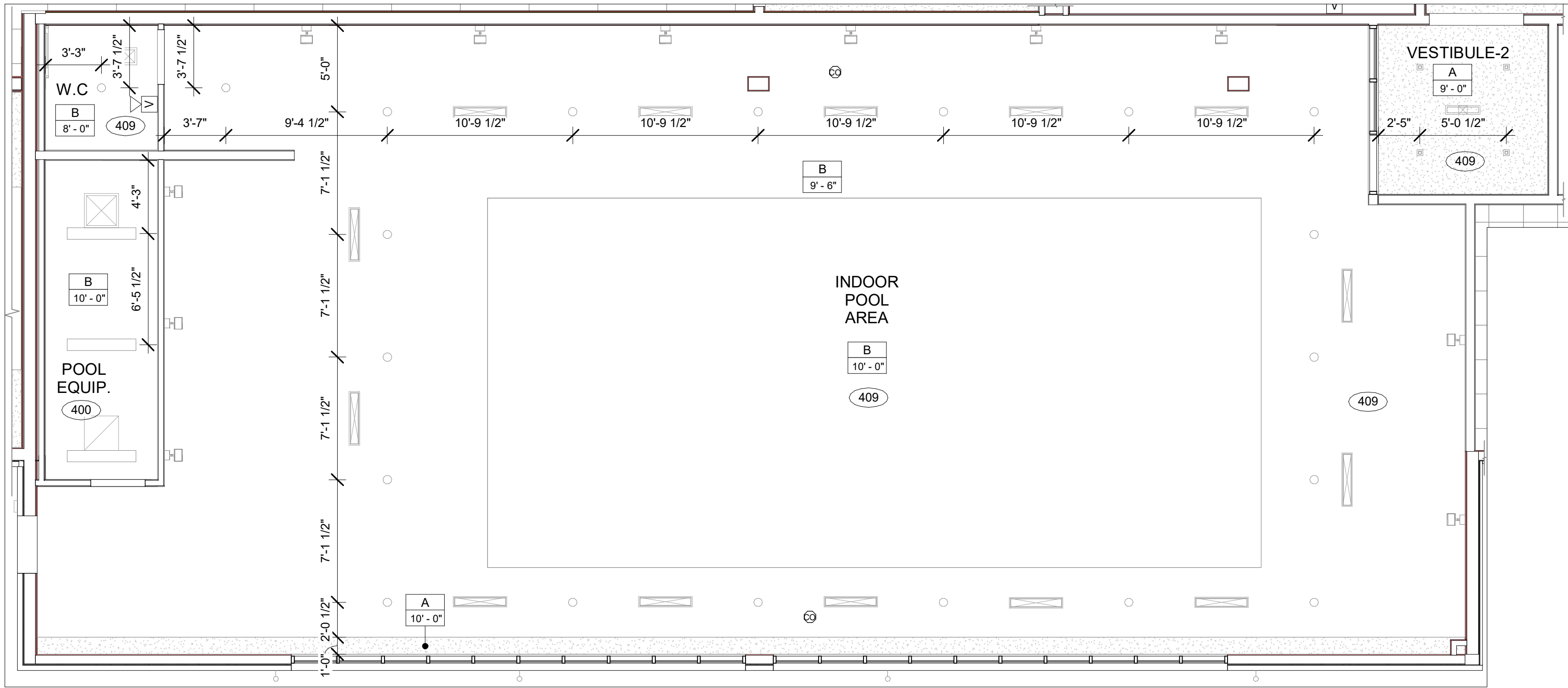
SHEET NAME

**POOL PLANS**

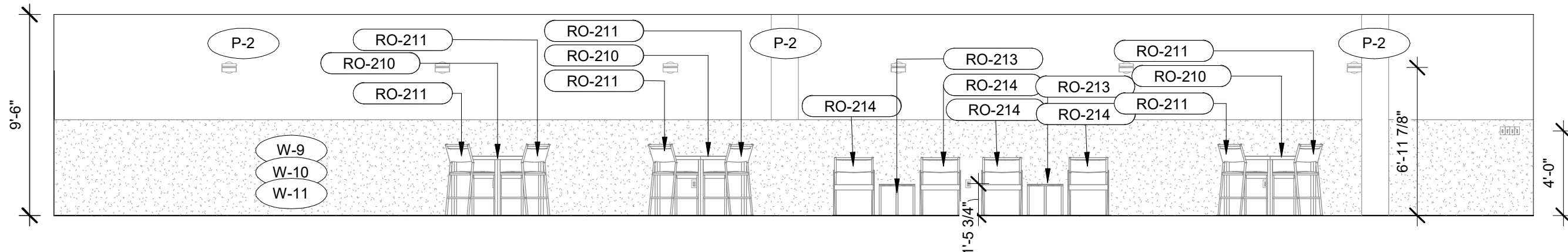
DRAWINGS NO.

**A-020**

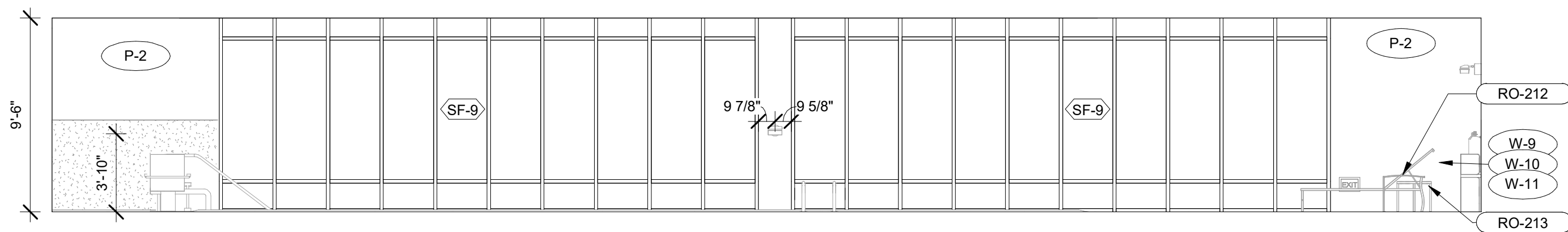




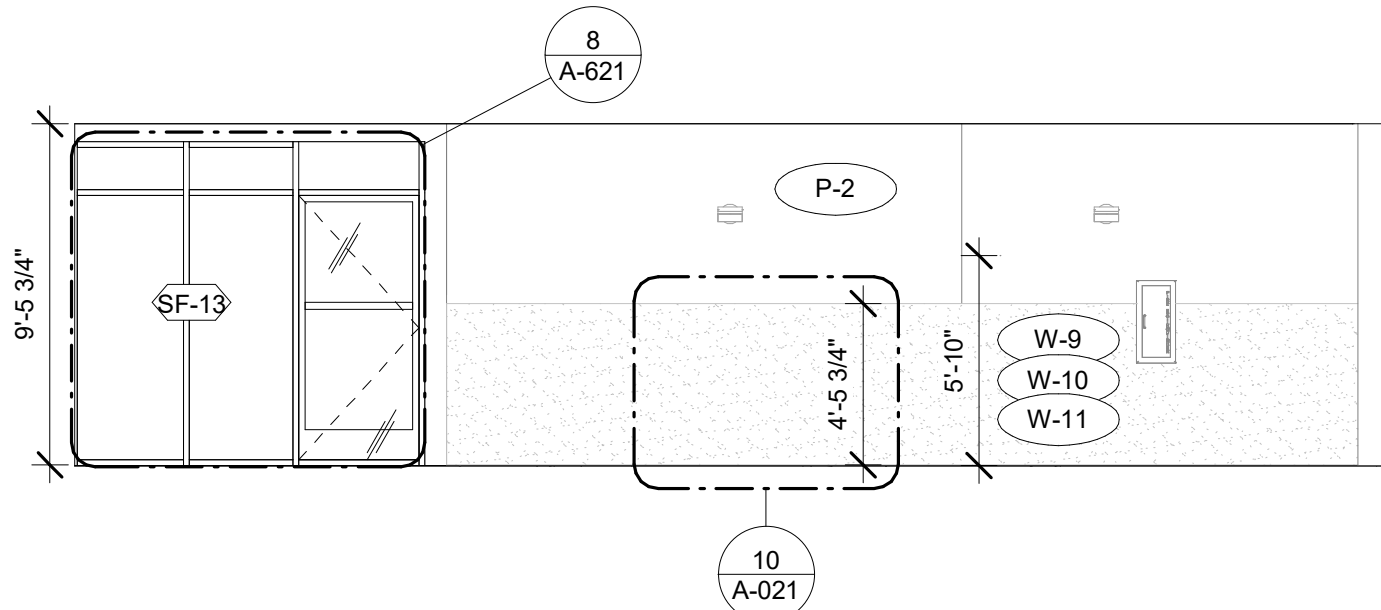
A ENLARGED INDOOR POOL RCP PLAN.  
3/16" = 1'-0"



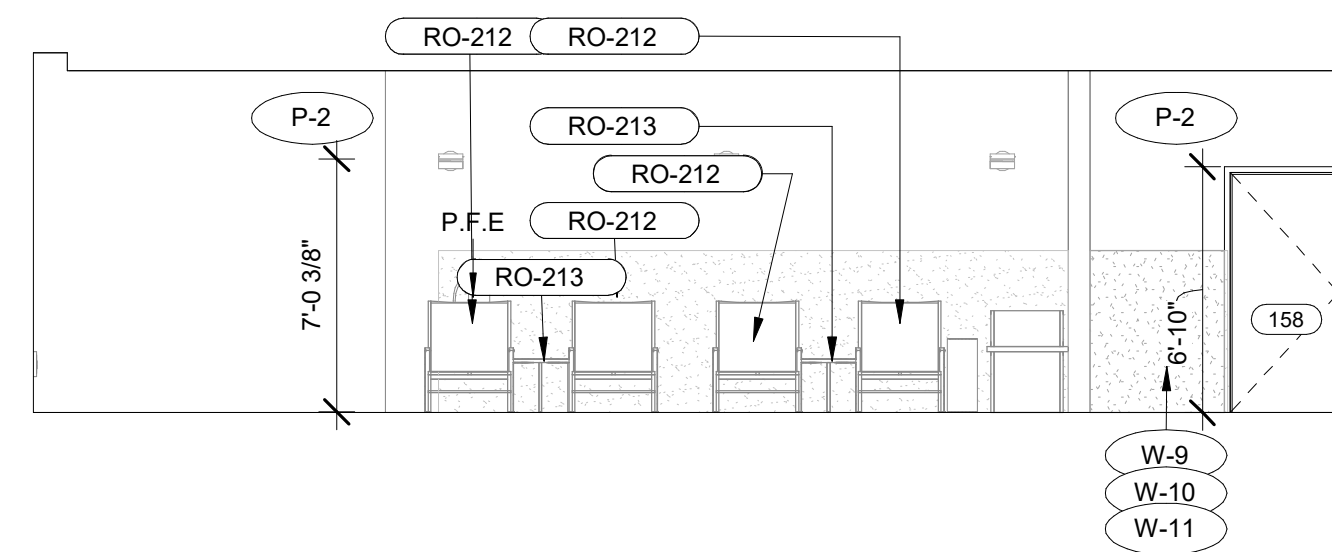
1 POOL AREA ELEVATION-A  
3/16" = 1'-0"



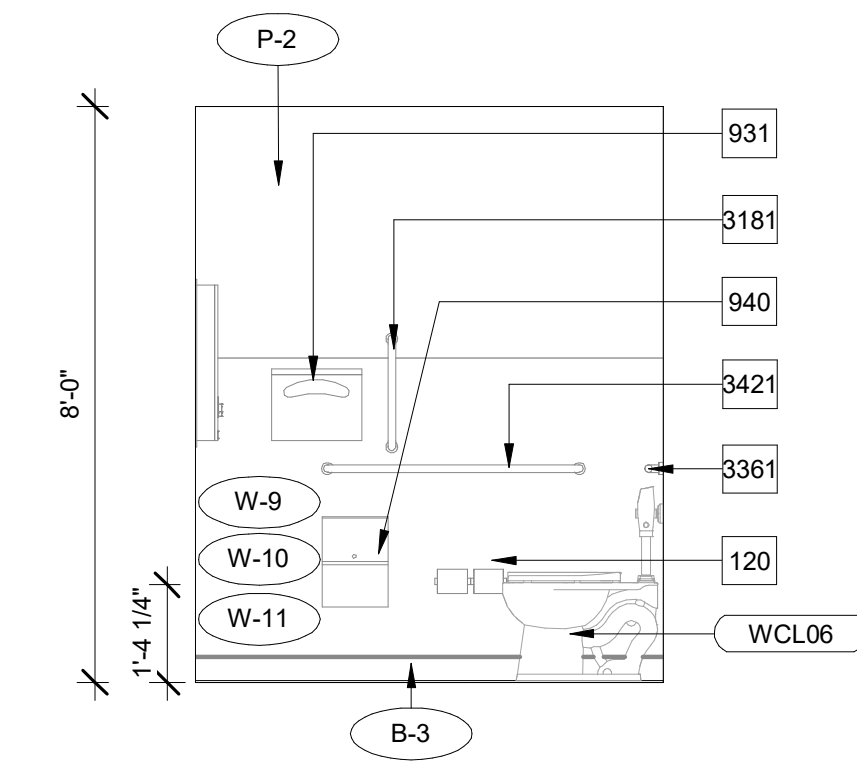
3 POOL AREA ELEVATION-C  
3/16" = 1'-0"



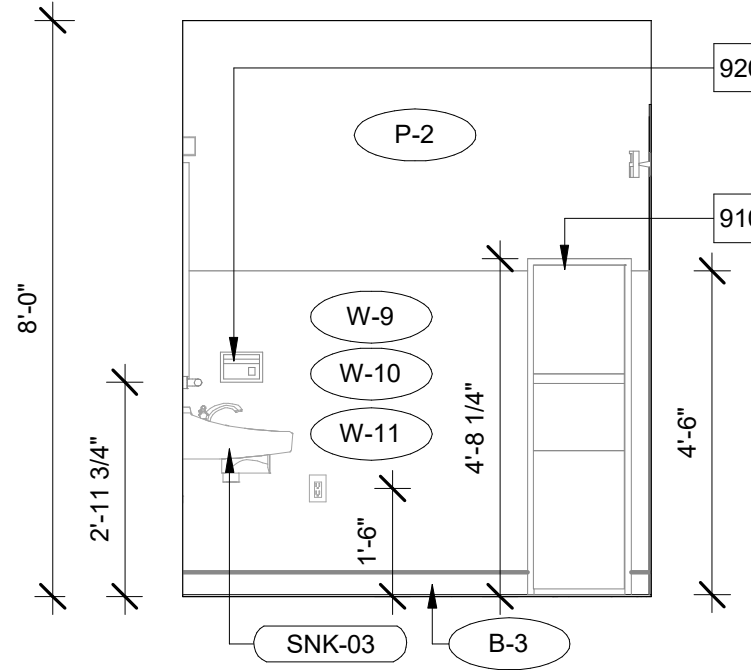
2 POOL AREA ELEVATION-B  
3/16" = 1'-0"



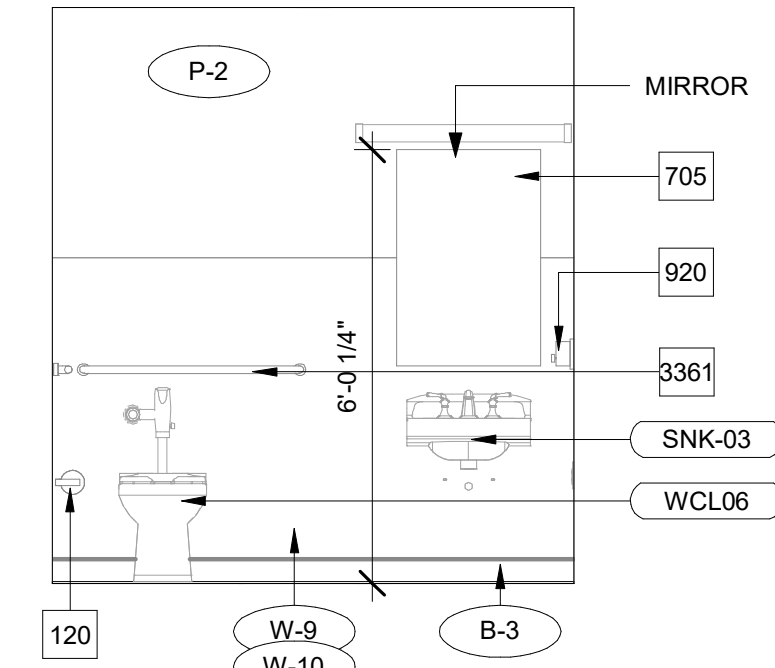
4 POOL AREA ELEVATION-D  
3/16" = 1'-0"



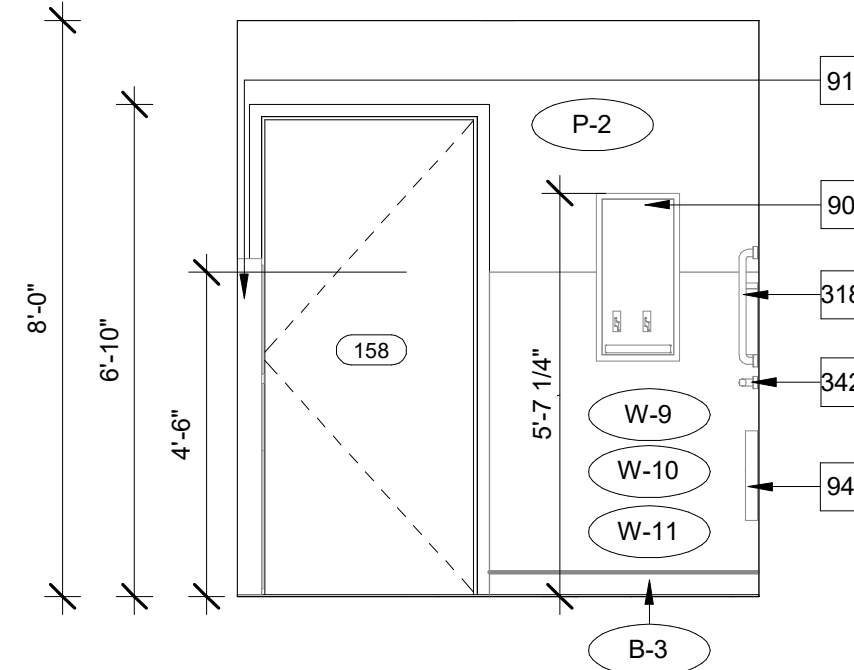
7 W.C. ELEVATION-6  
3/8" = 1'-0"



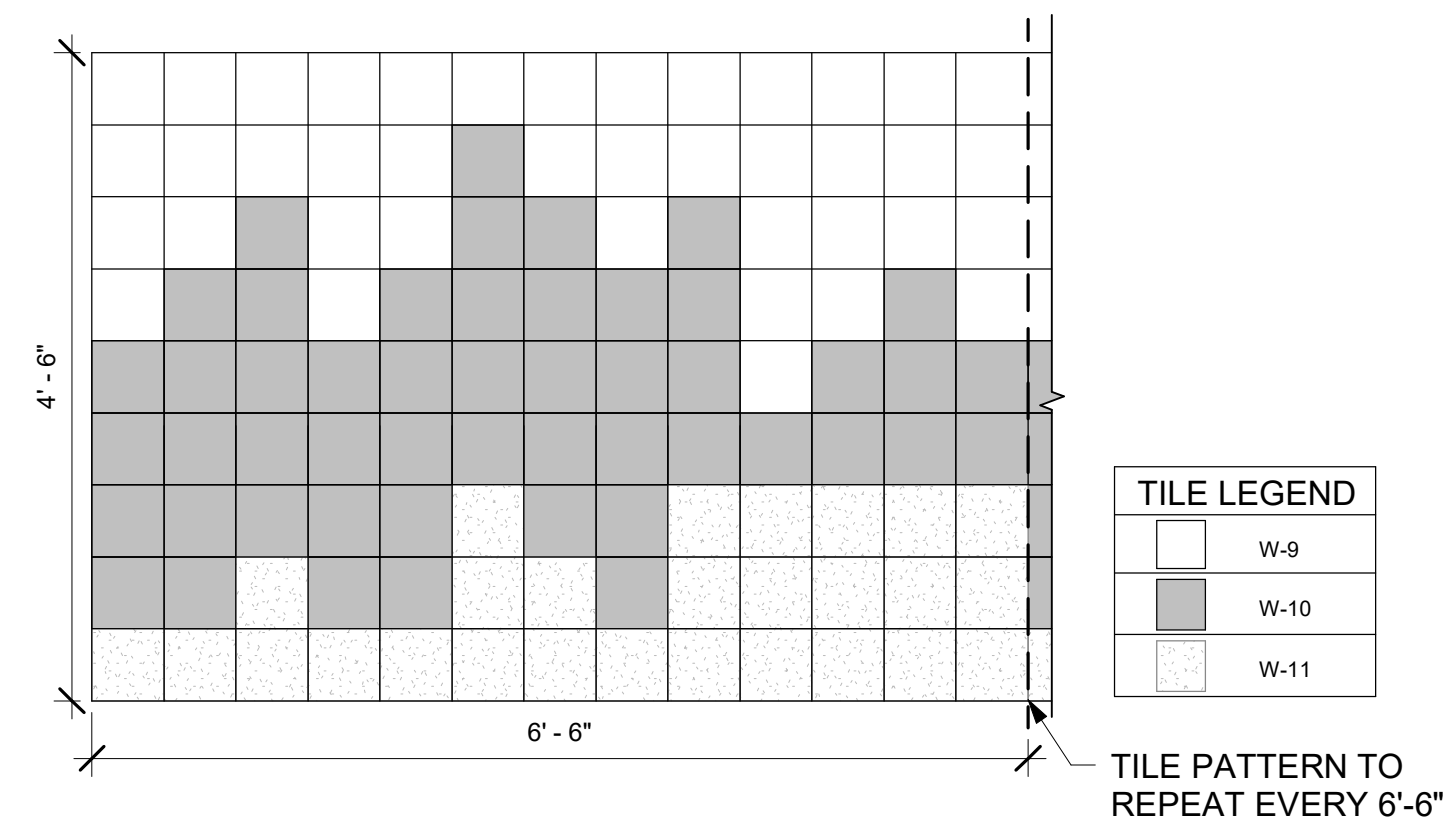
5 W.C. ELEVATION-8  
3/8" = 1'-0"



8 W.C. ELEVATION-7  
3/8" = 1'-0"



6 W.C. ELEVATION-9  
3/8" = 1'-0"



10 POOL TILE ELEVATION  
3/4" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

Checker

PROJECT NO.

B4-157-1801

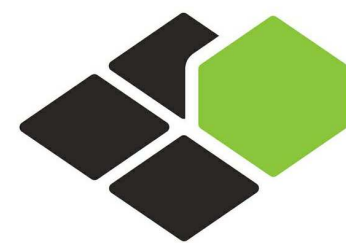
SHEET NAME

POOL PLAN AND  
ELEVATIONS

DRAWINGS NO.

A-021





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

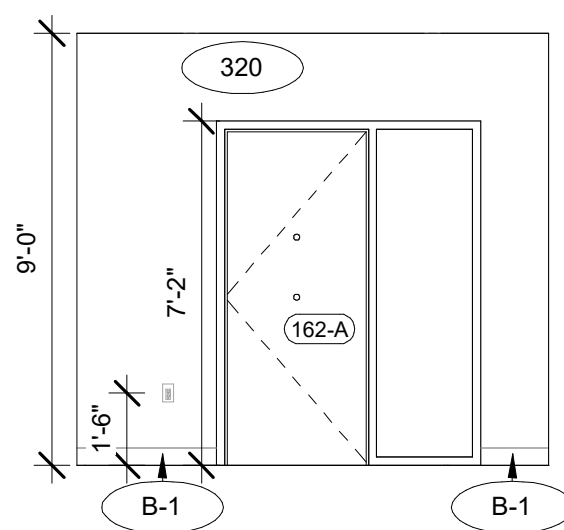
PROJECT NO.  
B4-157-1801

SHEET NAME

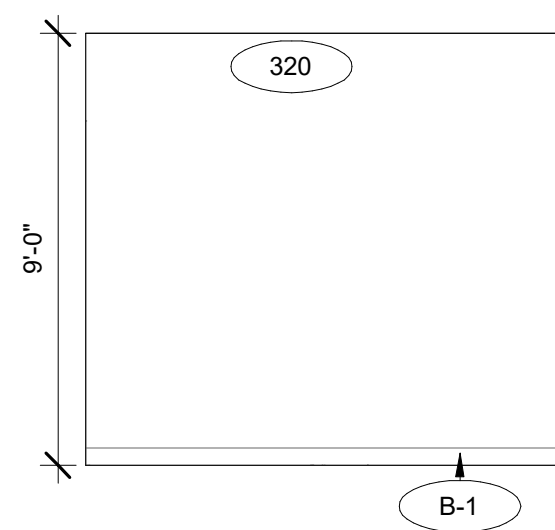
**POOL/VESTIBULE  
DETAILS AND  
ELEVATIONS**

DRAWINGS NO.

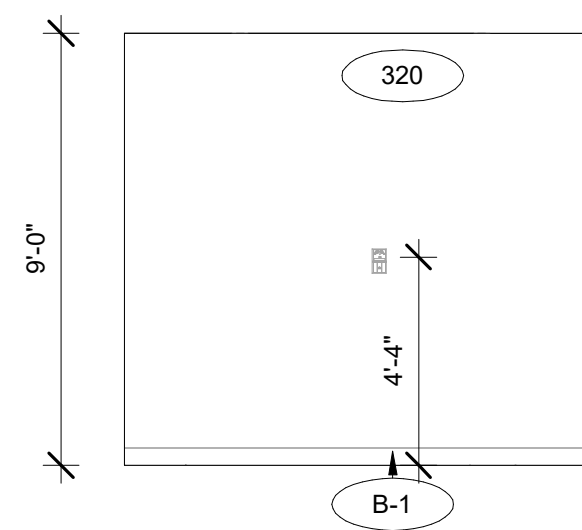
**A-022**



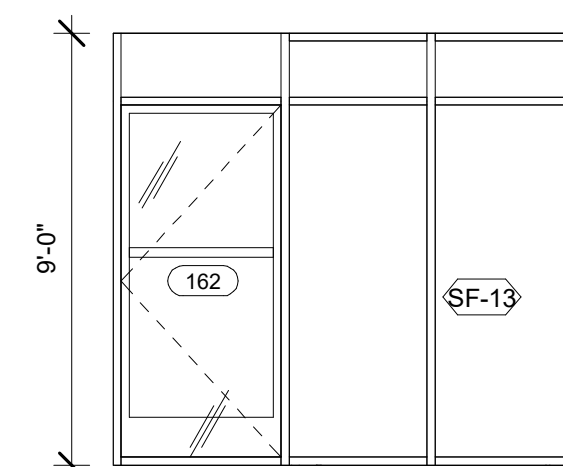
7 VESTIBULE 2 ELEVATION-A  
A-022 1/4" = 1'-0"



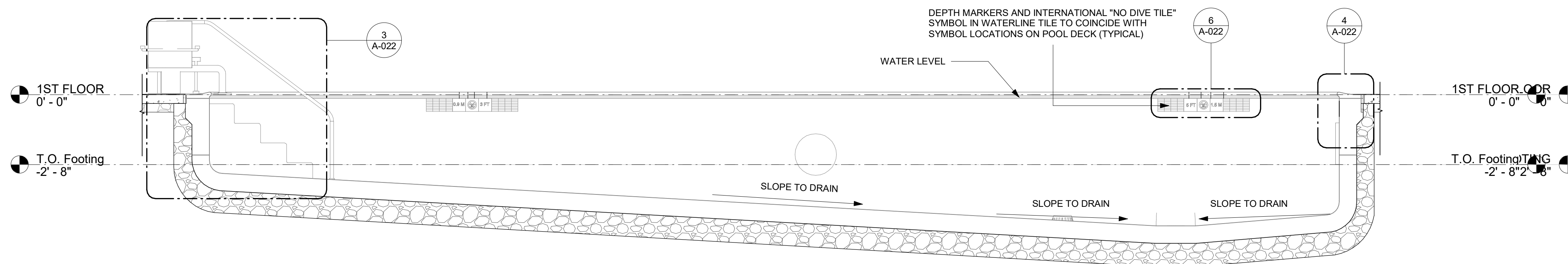
8 VESTIBULE 2 ELEVATION-B  
A-022 1/4" = 1'-0"



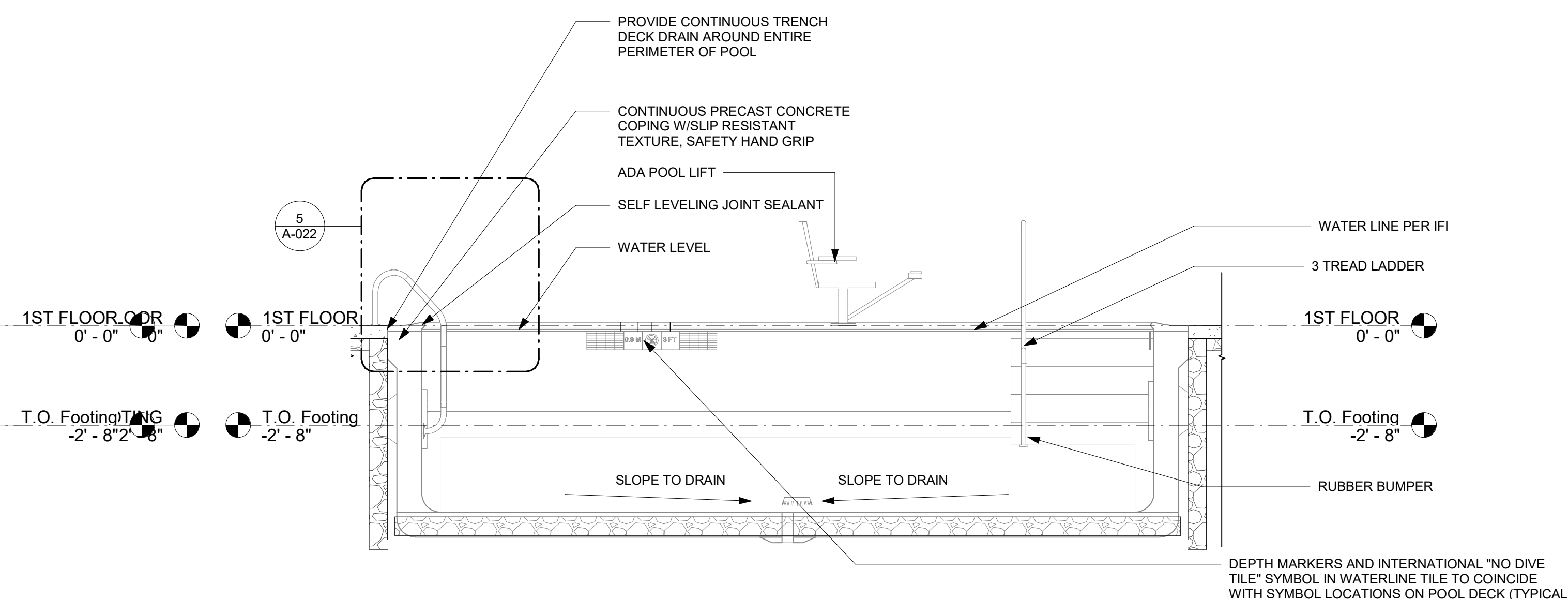
9 VESTIBULE 2 ELEVATION-C  
A-022 1/4" = 1'-0"



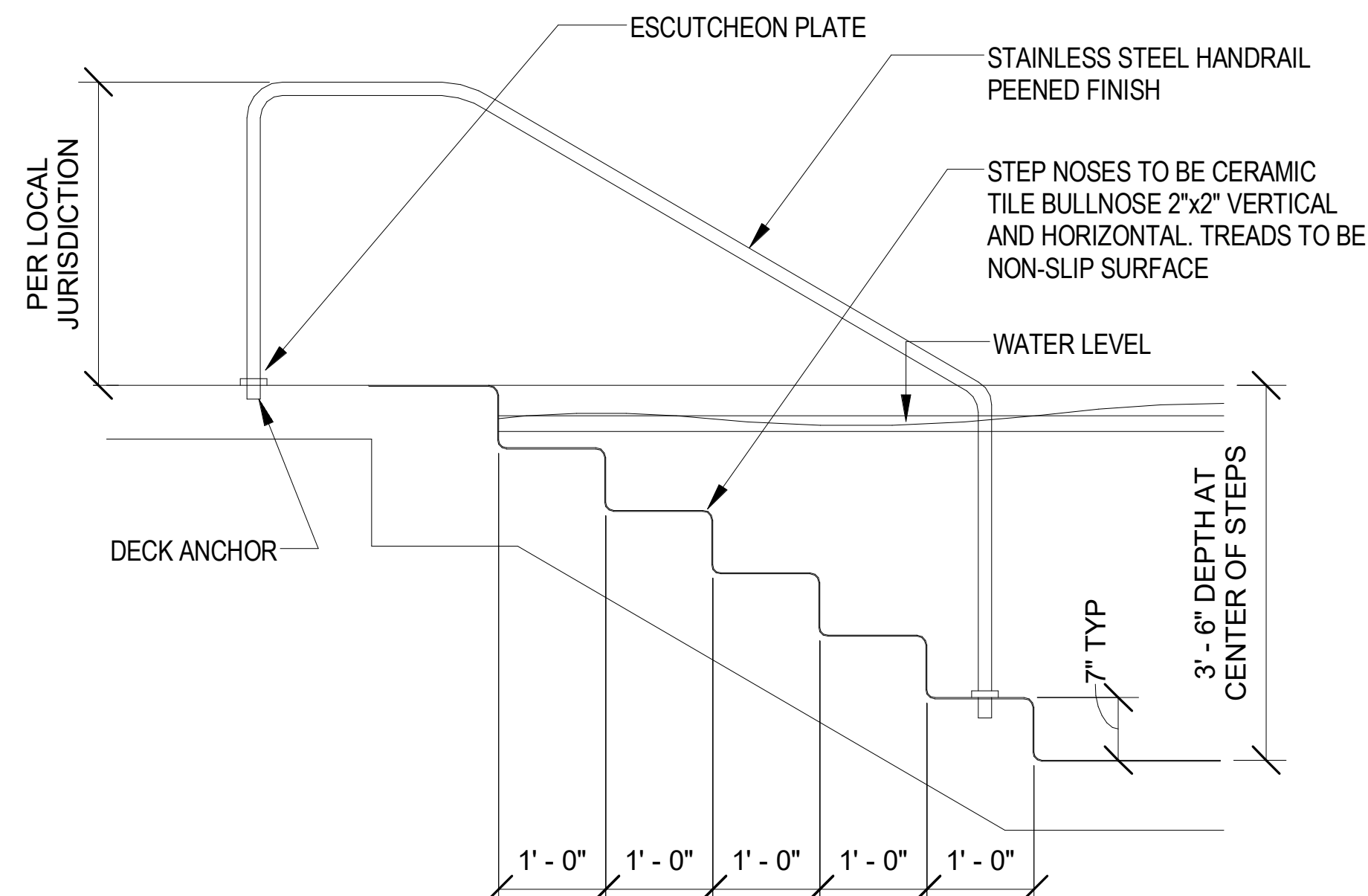
10 VESTIBULE 2 ELEVATION-D  
A-022 1/4" = 1'-0"



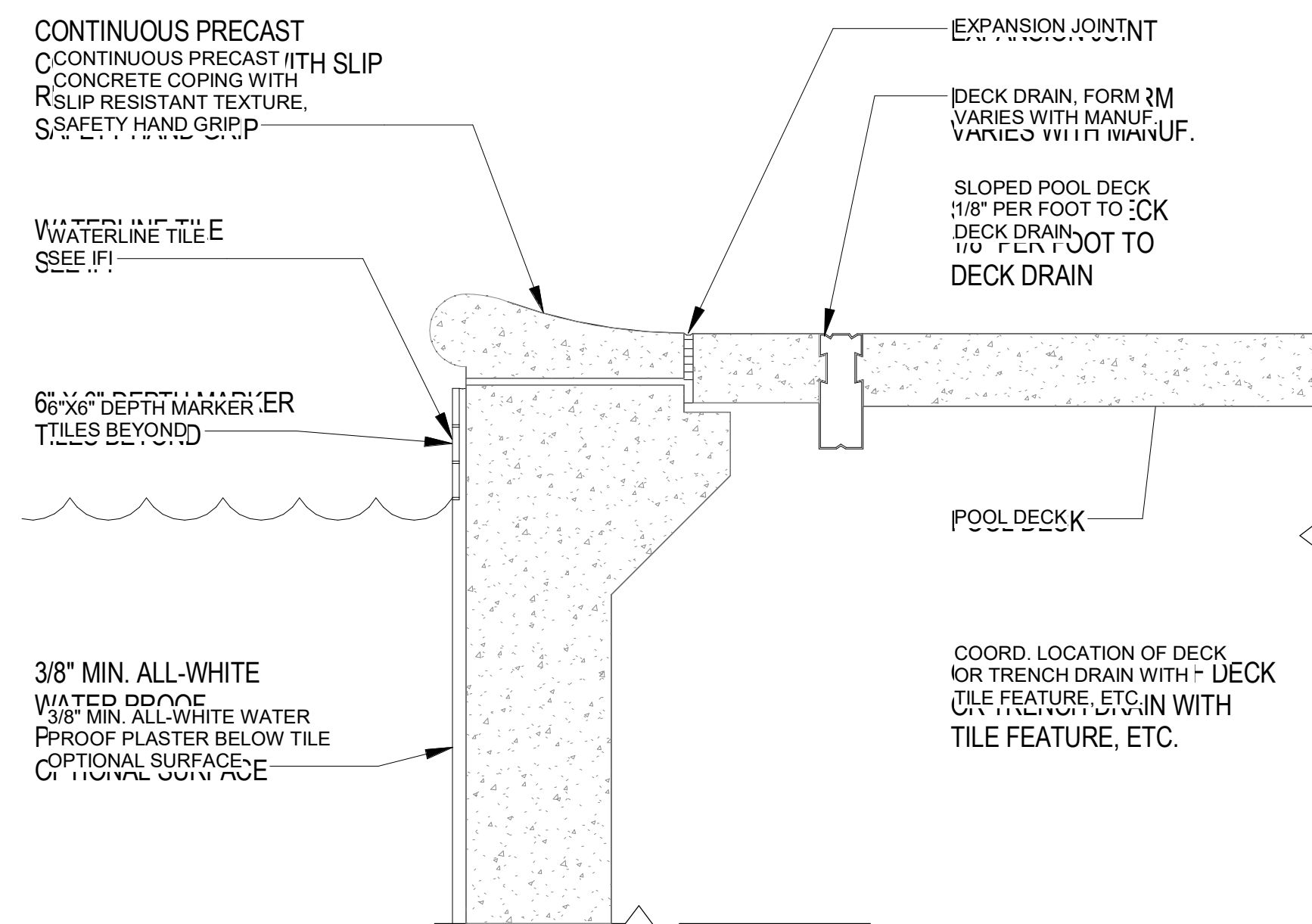
1 SWIMMING POOL SECTION - 1  
A-022 3/8" = 1'-0"



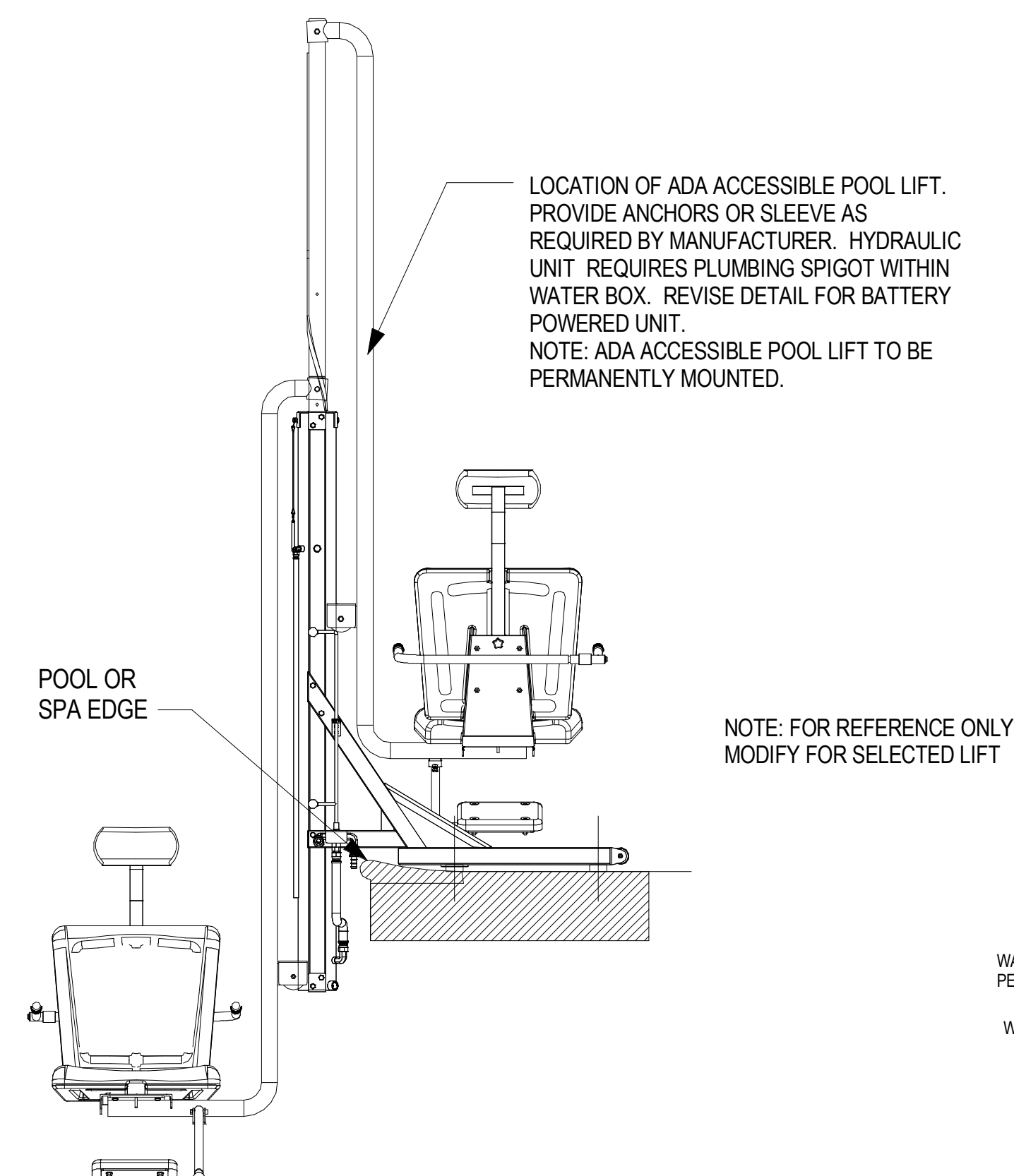
2 SWIMMING POOL SECTION - 2  
A-022 3/8" = 1'-0"



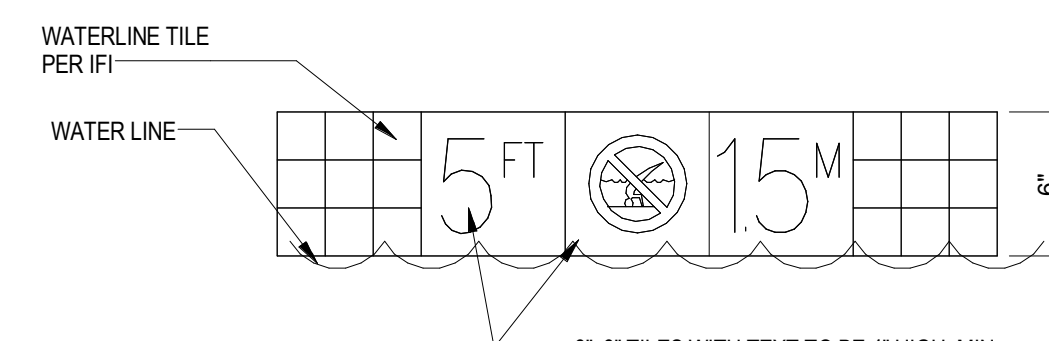
3 POOL DETAIL 1  
A-022 1/16" = 1'-0"



4 POOL DETAIL 2  
A-022 1/8" = 1'-0"

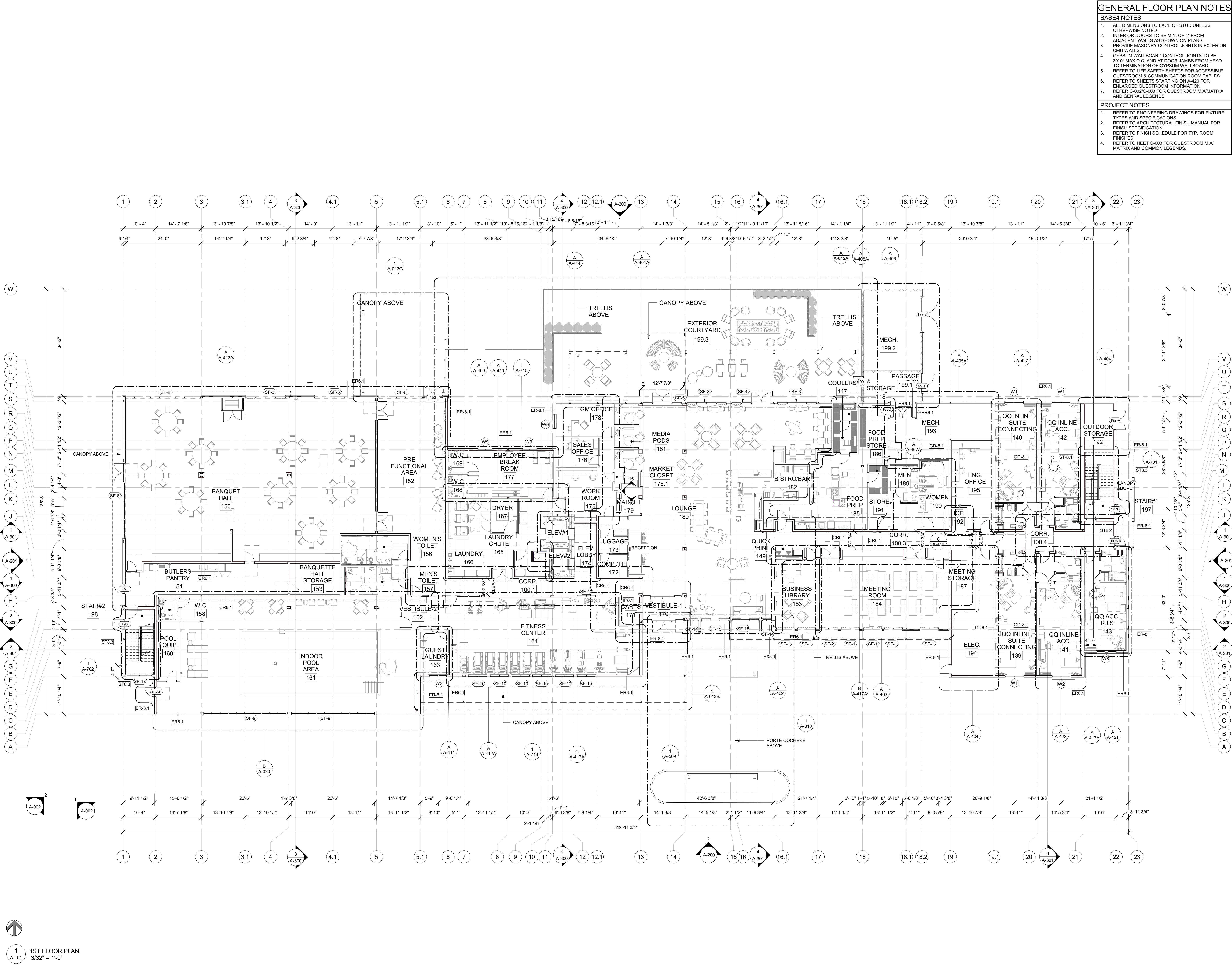


5 POOL DETAIL 3  
A-022 1/16" = 1'-0"



6 DEPTH MARKER DETAIL  
A-022 1/8" = 1'-0"





- GENERAL FLOOR PLAN NOTES
- BASE4 NOTES
1.

ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2.

INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4.

GYPSON WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSON WALLBOARD.
5.

REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6.

REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.
- PROJECT NOTES
1.

REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS
2.

REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3.

REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4.

REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

Owner:

TOP Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100% FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

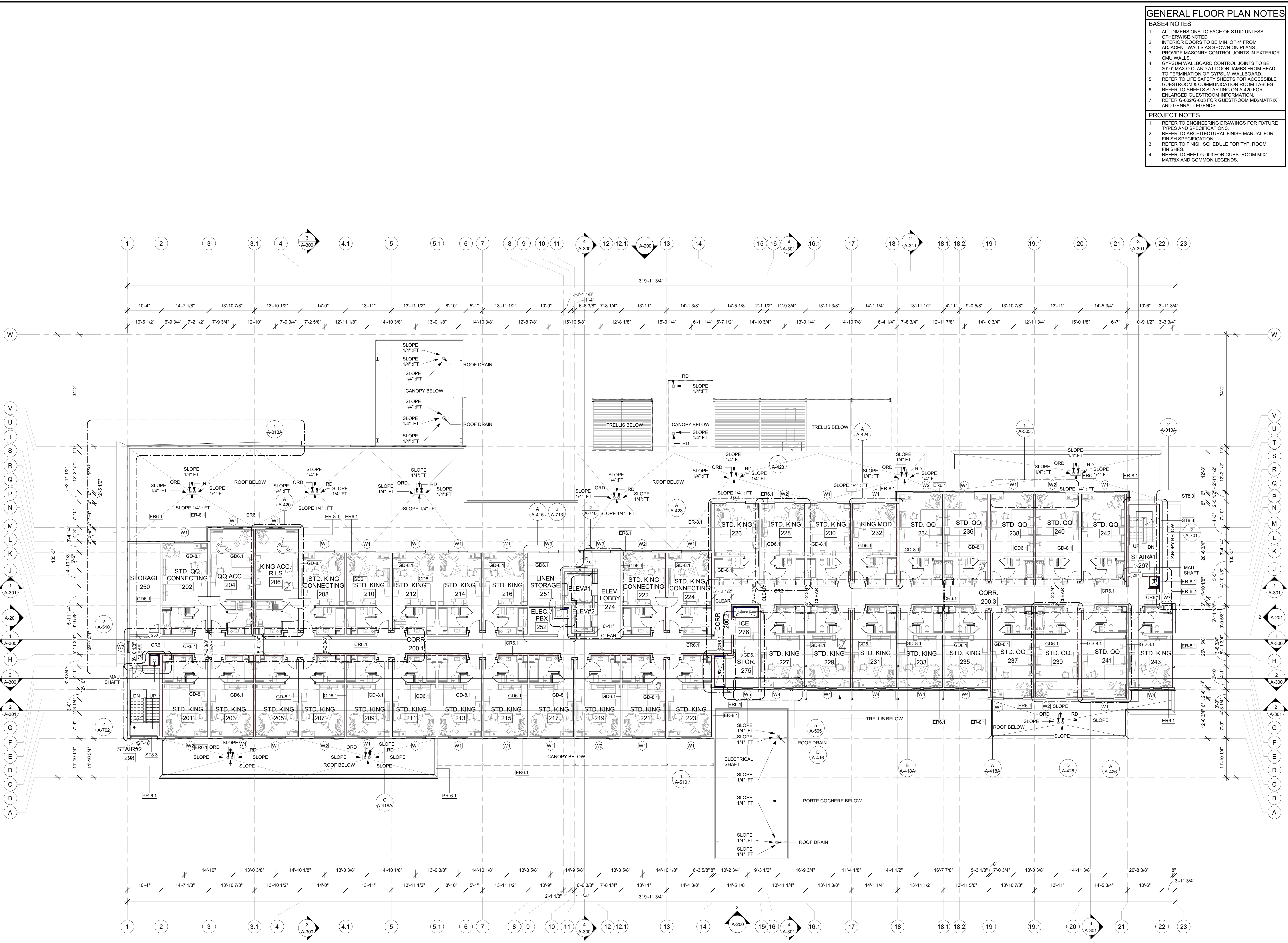
1ST FLOOR PLAN

DRAWINGS NO.

A-101

1 1ST FLOOR PLAN  
3/32" = 1'-0"





- GENERAL FLOOR PLAN NOTES
- BASE4 NOTES

1.

ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED

2.

INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS

3.

PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS

4.

GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD

5.

REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES

6.

REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION

7.

REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS
- PROJECT NOTES

1.

REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS

2.

REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION

3.

REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES

4.

REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

Owner:

TOP Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100% FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

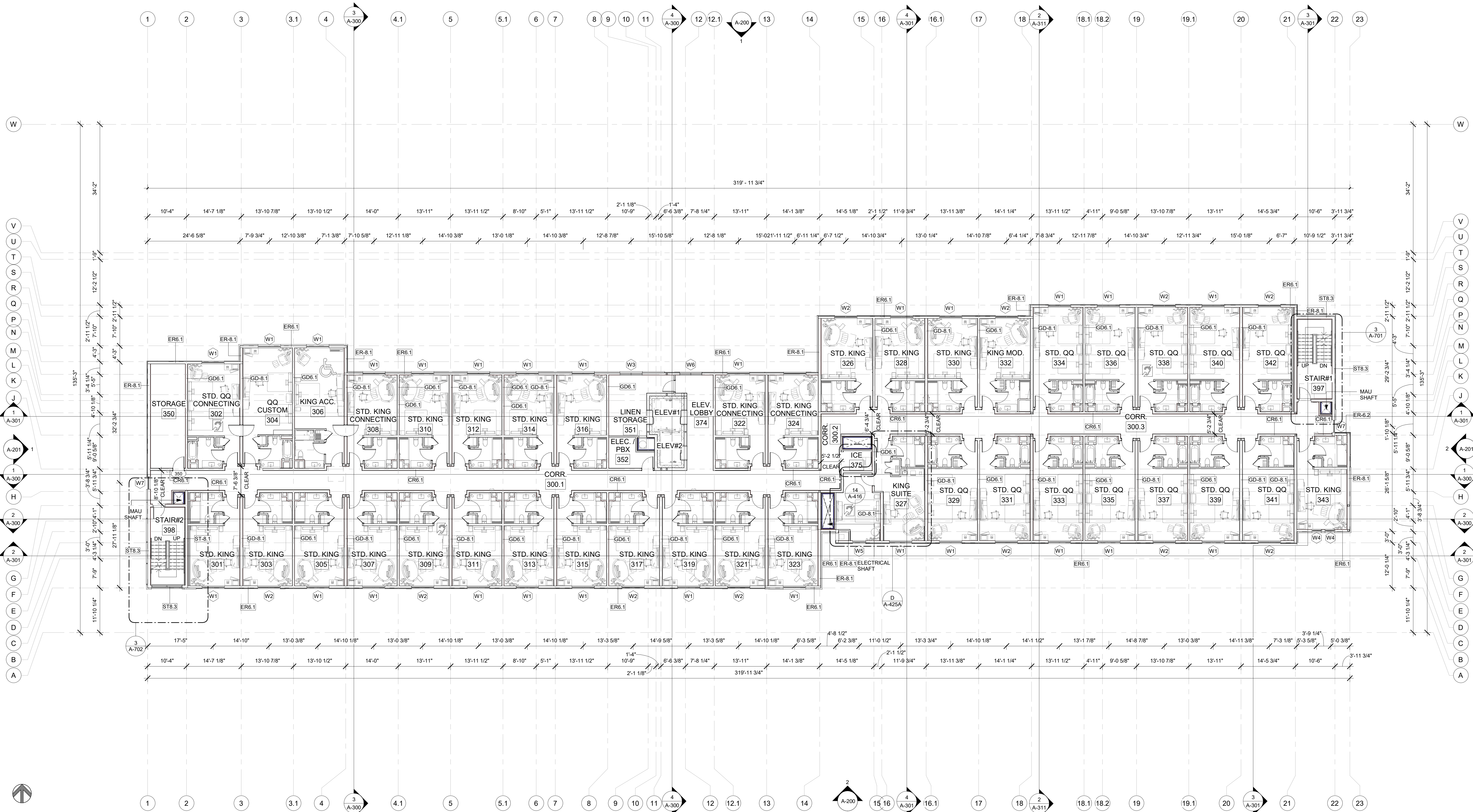
SHEET NAME

2ND FLOOR PLAN

DRAWINGS NO.

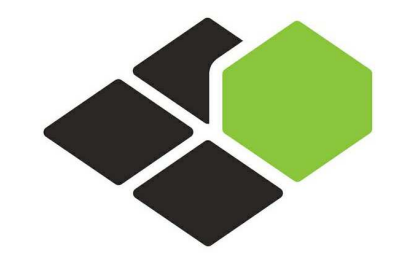
A-102





1  
A-103  
3RD FLOOR PLAN  
3/32" = 1'-0"

- GENERAL FLOOR PLAN NOTES**
- BASE4 NOTES**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30" OF MAX G.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS
- PROJECT NOTES**
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  4. REFER TO SHEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.



**BASE4**  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076



Owner:  
**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

## COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE  
**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

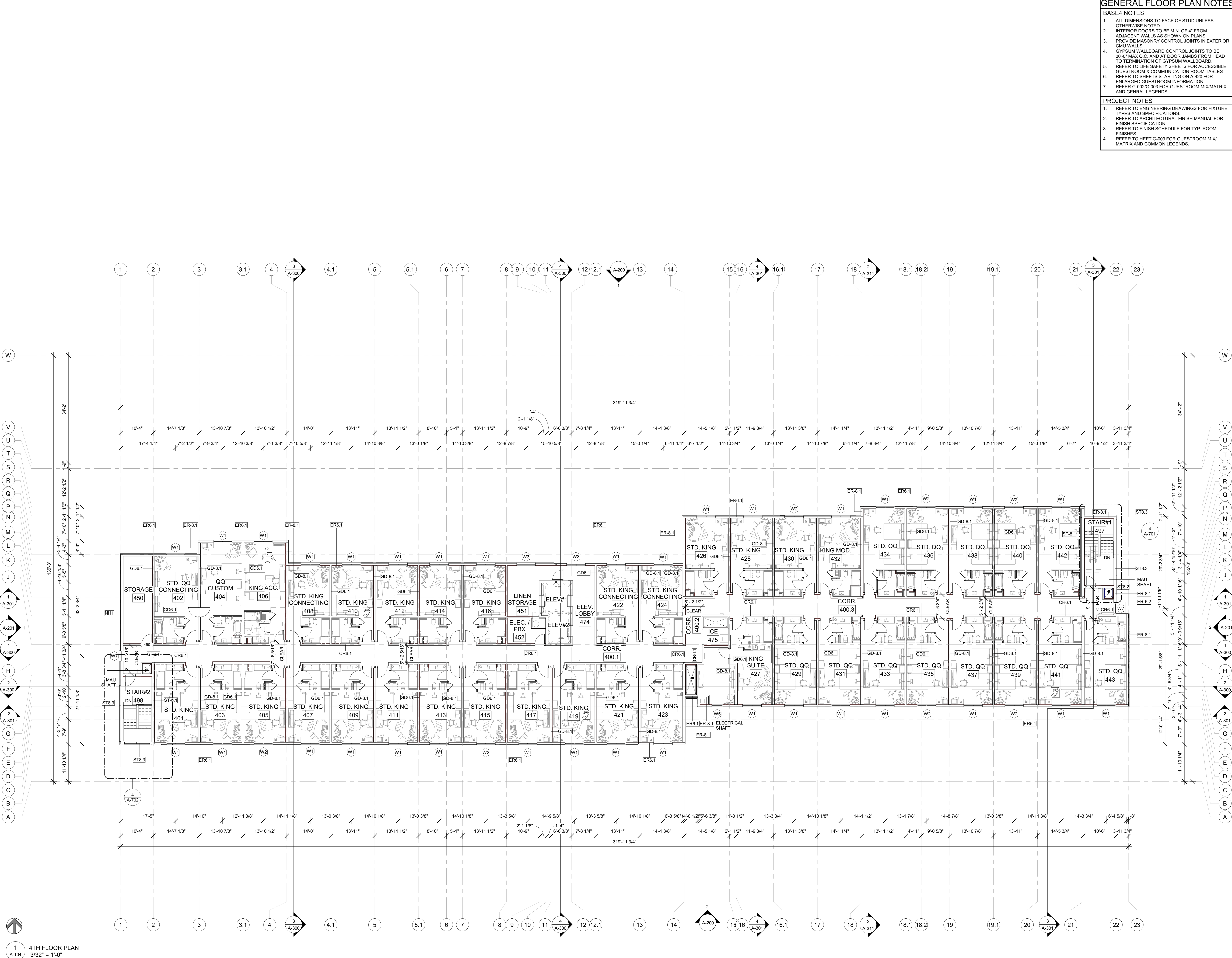
SHEET NAME

**3RD FLOOR PLAN**

DRAWINGS NO.

**A-103**





- GENERAL FLOOR PLAN NOTES
- BASE4 NOTES

1.

ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED

2.

INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.

3.

PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.

4.

GYPSON WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSON WALLBOARD.

5.

REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES

6.

REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.

7.

REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS
- PROJECT NOTES

1.

REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS

2.

REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.

3.

REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES

4.

REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

OWNER

TOP Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100% FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

4TH FLOOR PLAN

DRAWINGS NO.

A-104



-   
**BASE<sup>4</sup>**  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 [www.base-4.com](http://www.base-4.com)  
  
RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076
- Seal: 

CURRENT ISSUE	
<b>ISSUED FOR 100% FRANCHISE REVIEW</b>	
CURRENT ISSUE DATE	2020.05.25
DRAWN BY	RC
CHECKED BY	RB/DDP
PROJECT NO.	B4-105-1801
SHEET NAME	
ROOF LEVEL PLAN	
DRAWINGS NO.	
<b>A-105</b>	

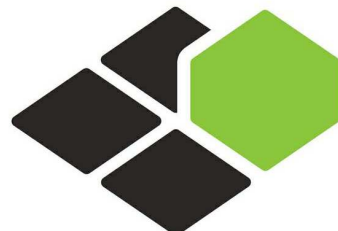


CEILING FINISH LEGEND

A	CEILING FINISH
9'-6"	CEILING HEIGHT
A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x6 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

GENERAL RCP NOTES

- BASE4 NOTES**
- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  - COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  - REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  - CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  - REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  - ALL AOT TILE CENTERED IN ROOM.
  - USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.
- PROJECT NOTES**
- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
  - BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

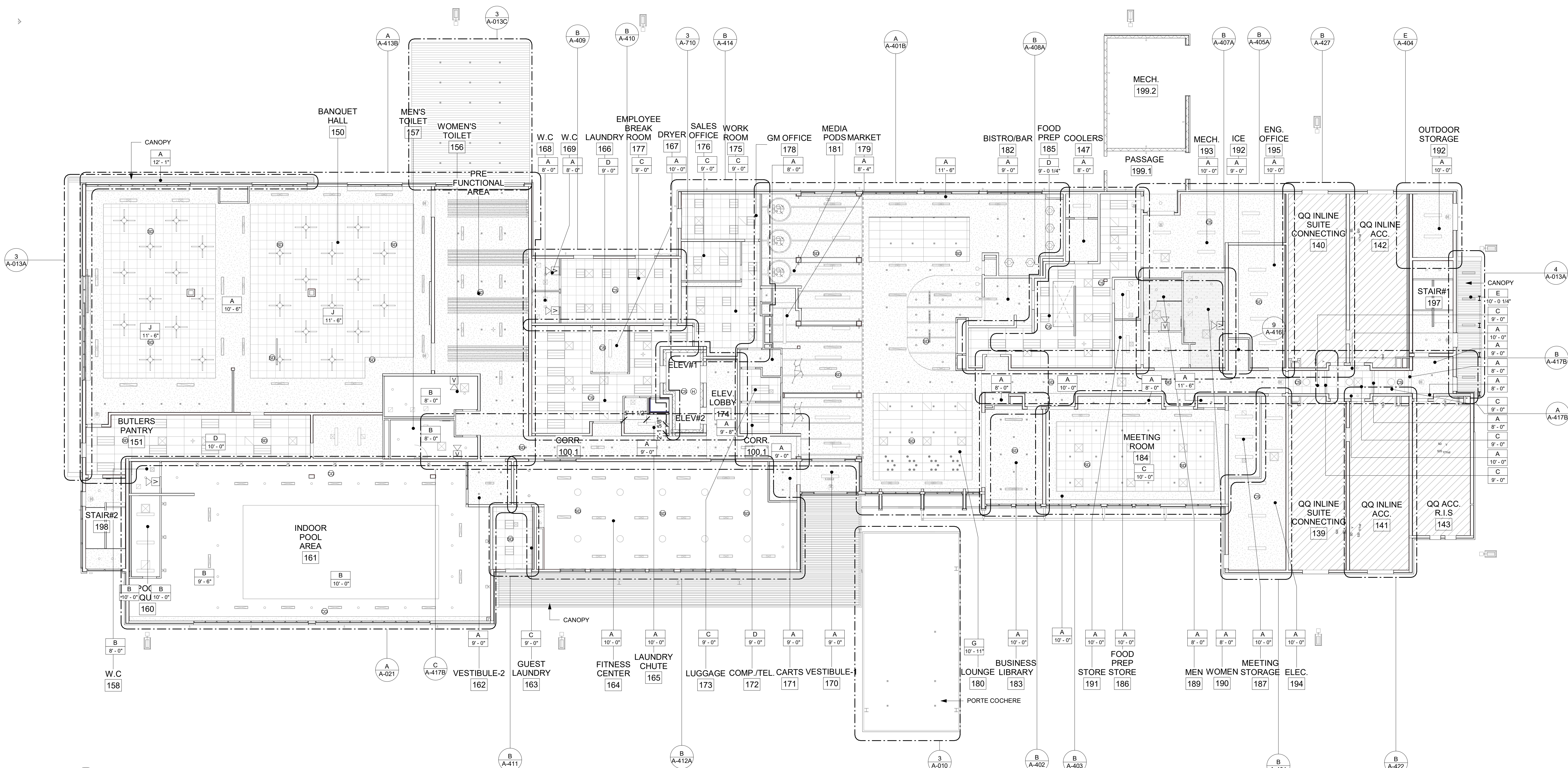
PROJECT NO.  
B4-157-1801

SHEET NAME

**FIRST FLOOR  
REFLECTED  
CEILING PLAN**

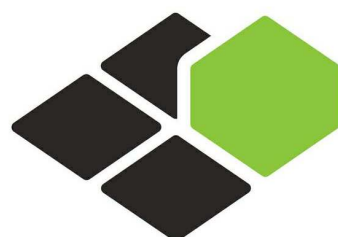
DRAWINGS NO.

**A-110**



1  
A-110  
1ST FLOOR RCP  
3/32" = 1'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018/08/24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

**SECOND FLOOR  
REFLECTED  
CEILING PLAN**

DRAWINGS NO.

**A-111**

### CEILING FINISH LEGEND

A	CEILING FINISH
9'-6"	CEILING HEIGHT
A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x6 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

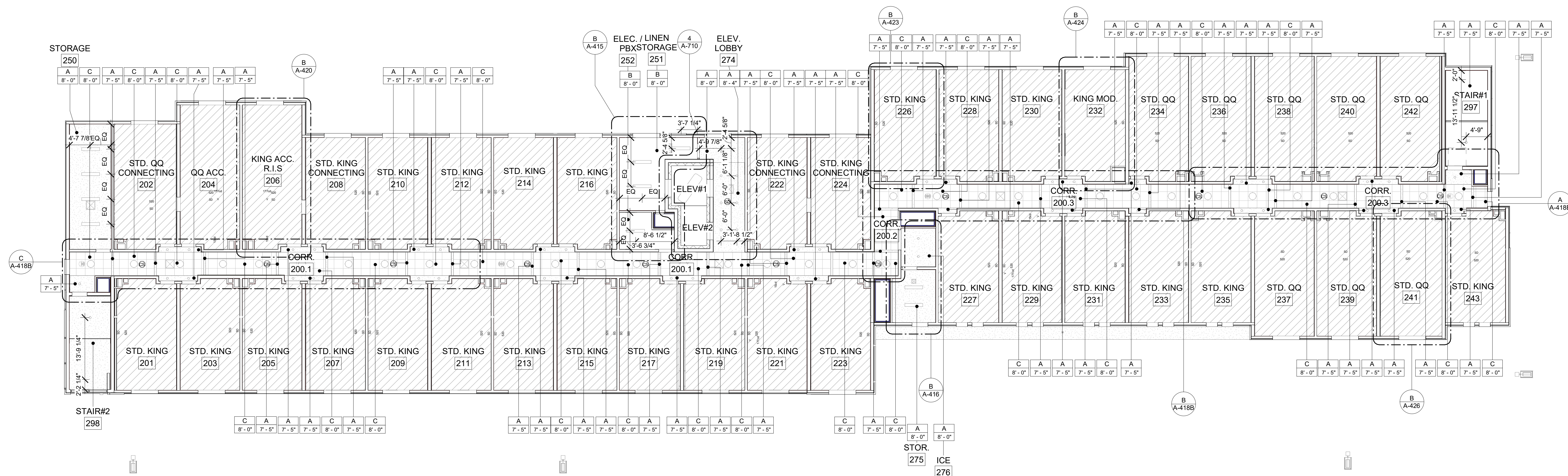
### GENERAL RCP NOTES

#### BASE4 NOTES

- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
- COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
- REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
- CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
- REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
- ALL AOT TILE CENTERED IN ROOM.
- USE 9'/16TH GRID ON SUSPENDED GRID SYSTEM

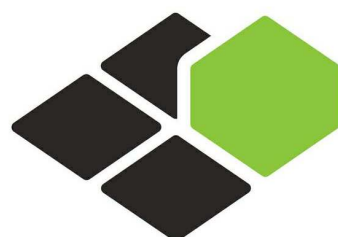
#### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.



1 2ND FLOOR RCP  
3/32" = 1'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018/08/24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

**THIRD FLOOR  
REFLECTED  
CEILING PLAN**

DRAWINGS NO.

**A-112**

### CEILING FINISH LEGEND

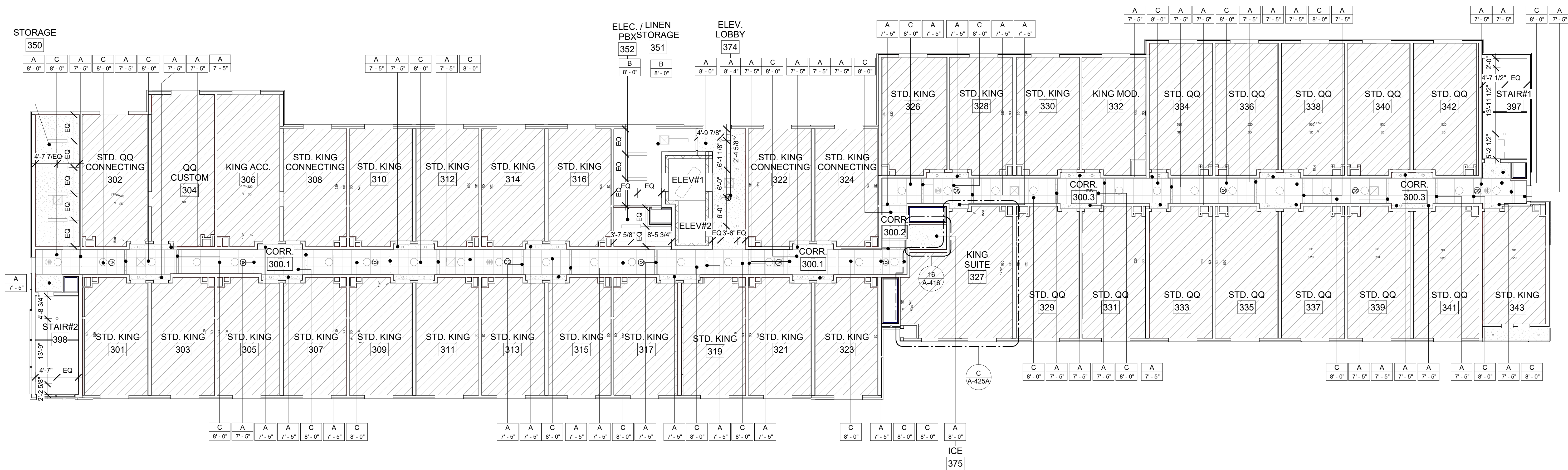
A	CEILING FINISH
9'-0" →	CEILING HEIGHT
A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x6 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

### GENERAL RCP NOTES

- BASE4 NOTES**
- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  - COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  - REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  - CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  - REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  - ALL ACCT TILE CENTERED IN ROOM.
  - USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

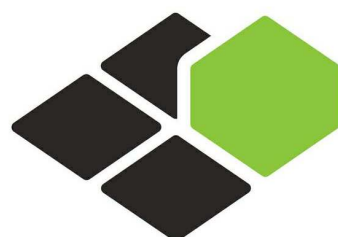
### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.



1 3RD FLOOR RCP  
A-112 3/32" = 1'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

FOURTH FLOOR  
REFLECTED  
CEILING PLAN

DRAWINGS NO.

A-113

## CEILING FINISH LEGEND

A	CEILING FINISH
9'-6"	CEILING HEIGHT

A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x6 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

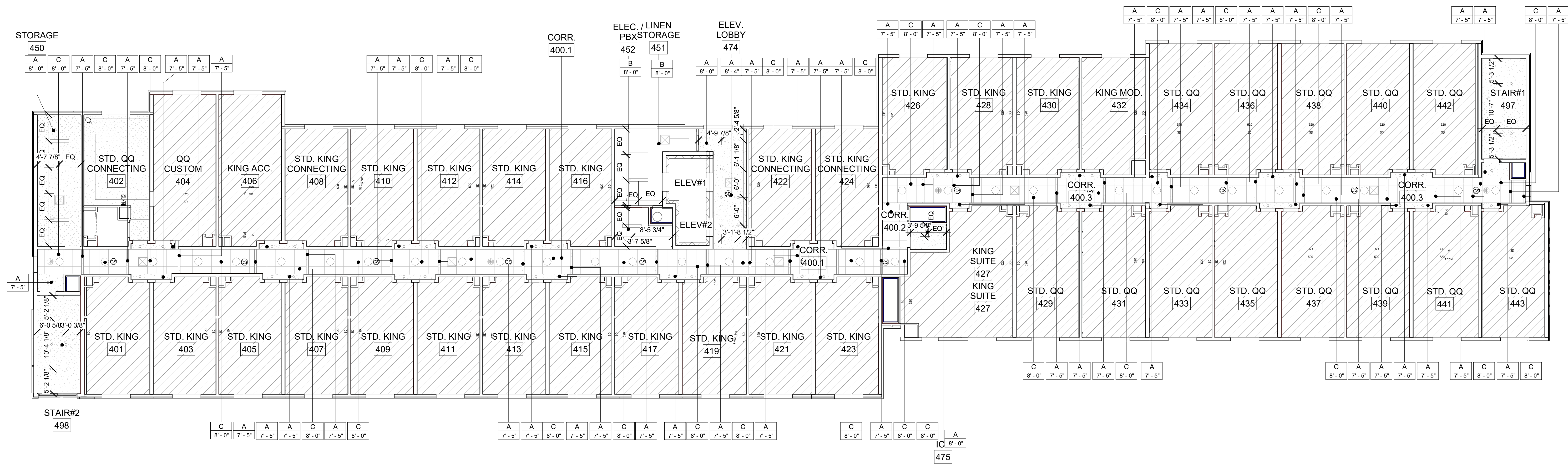
## GENERAL RCP NOTES

### BASE4 NOTES

- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
- COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
- REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
- CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
- REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
- ALL ACCT TILE CENTERED IN ROOM.
- USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.



1 4TH FLOOR RCP  
A-113 3/32" = 1'-0"



## CHANNEL LETTER SPECIFICATIONS

### Channel Letter Specifications:

Construction: .050" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic

Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish

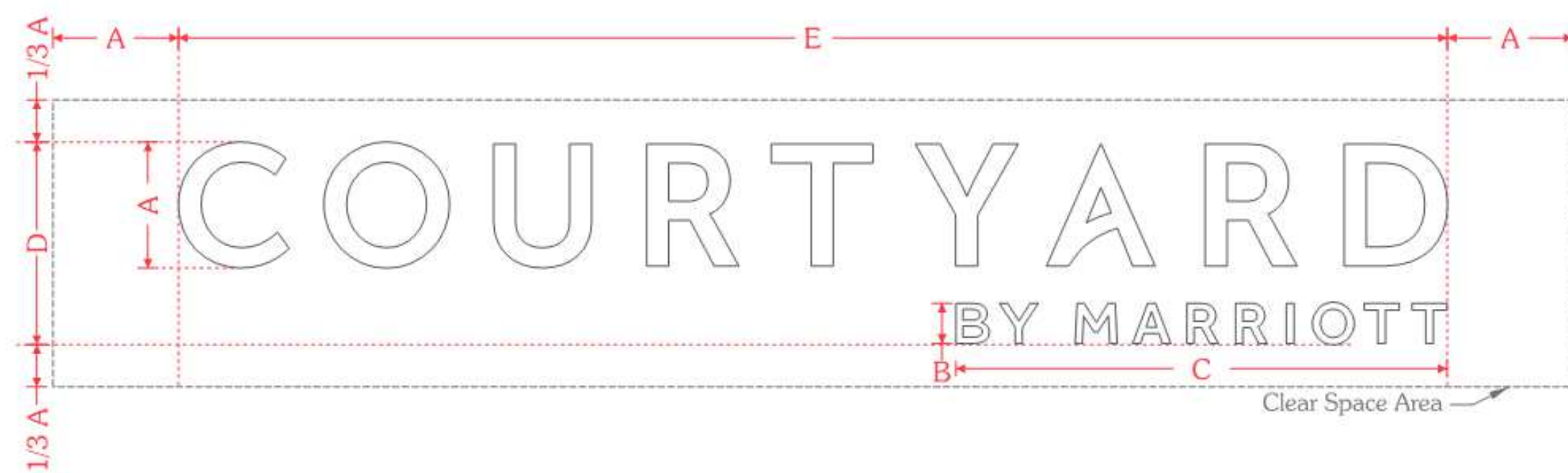
Illumination: GE White LED's as required

Exterior Finish: Paint to match Pantone® 426 C gray, satin finish

Interior Finish: Paint reflective white

### Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic



Model #	A	B	C	D	E
C-24-CL	24"	8 11/16"	8'-10 9/16"	3'-3 11/16"	20'-2 9/16"
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

\* Letter height determined by the height of the letter "C".

## LEGEND - EXTERIOR FINISHES

MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
NH1	NICHIHA	SW-7666 FLEUR DE SEL		39%
SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

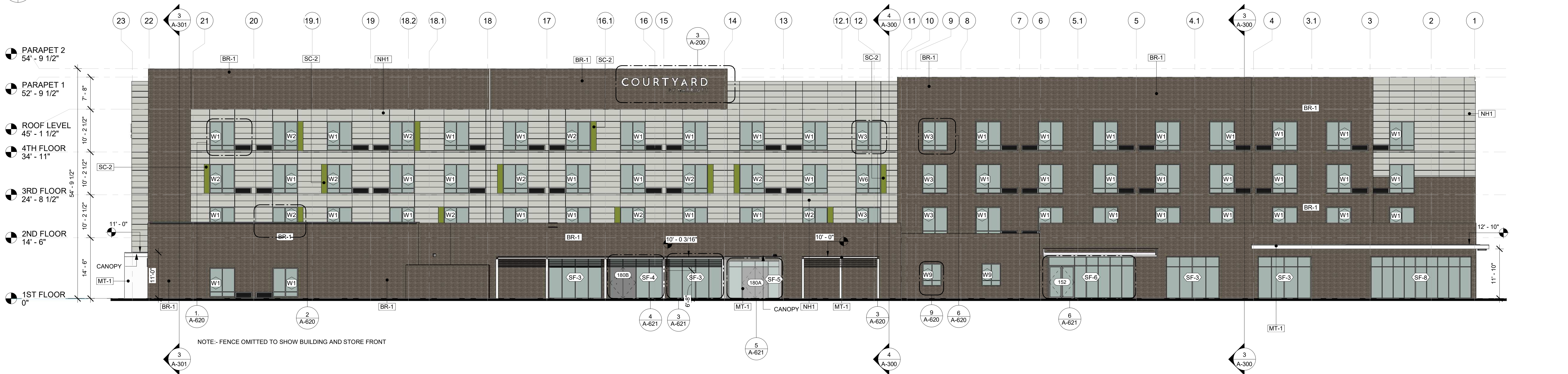
## GENERAL SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

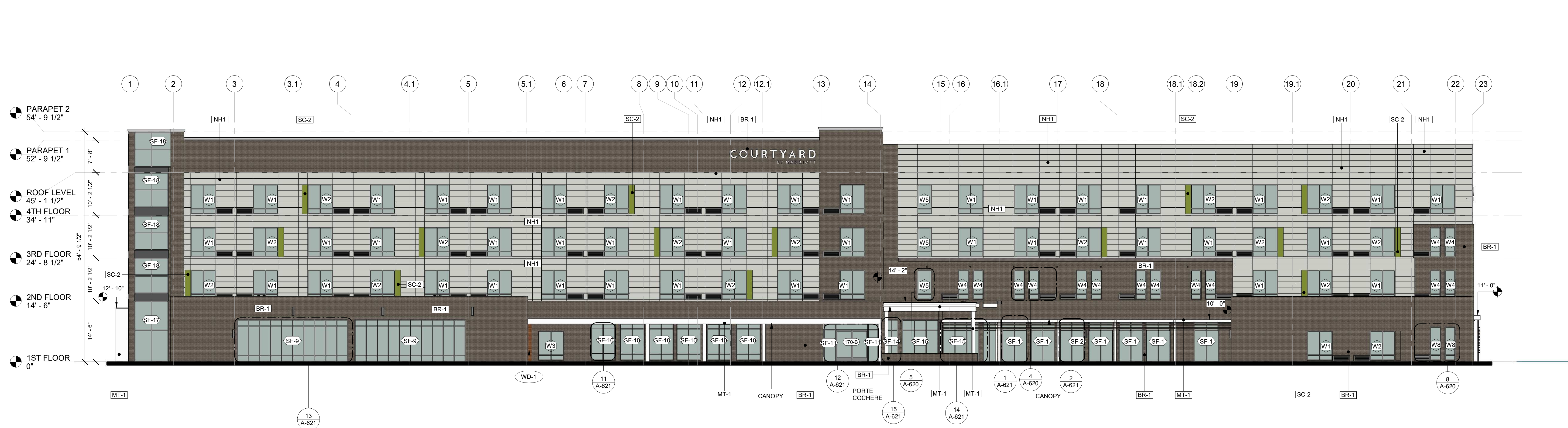
## GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS.

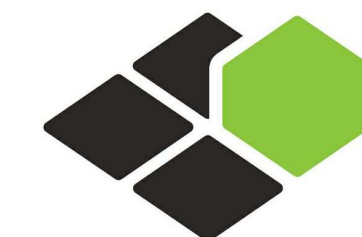
3 SIGNAGE  
1 1/2" = 1'-0"



1 NORTH SIDE ELEVATION  
3/32" = 1'-0"



2 SOUTH SIDE ELEVATION  
3/32" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

EXTERIOR  
ELEVATIONS-1

DRAWINGS NO.

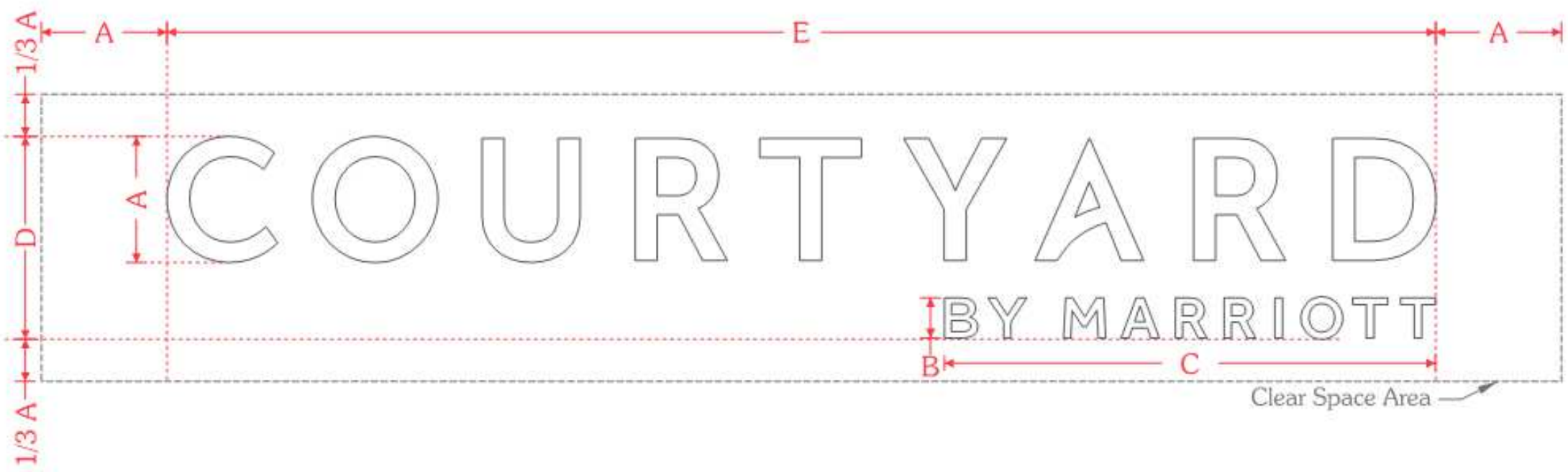
A-200



CHANNEL LETTER SPECIFICATIONS

**Channel Letter Specifications:**  
Construction: .050" aluminum channel letter with .063" aluminum backs  
Face Material: 3/16" 7328 white acrylic  
Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish  
Illumination: GE White LED's as required  
Exterior Finish: Paint to match Pantone® 426 C gray, satin finish  
Interior Finish: Paint reflective white

**Channel Letter Face Specifications:**  
Face Material: 3/16" 7328 white acrylic



Model #	A	B	C	D	E
C-24-CL	24"	8 11/16"	8'-10 9/16"	3'-3 11/16"	20'-2 9/16"
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

\* Letter height determined by the height of the letter "C".

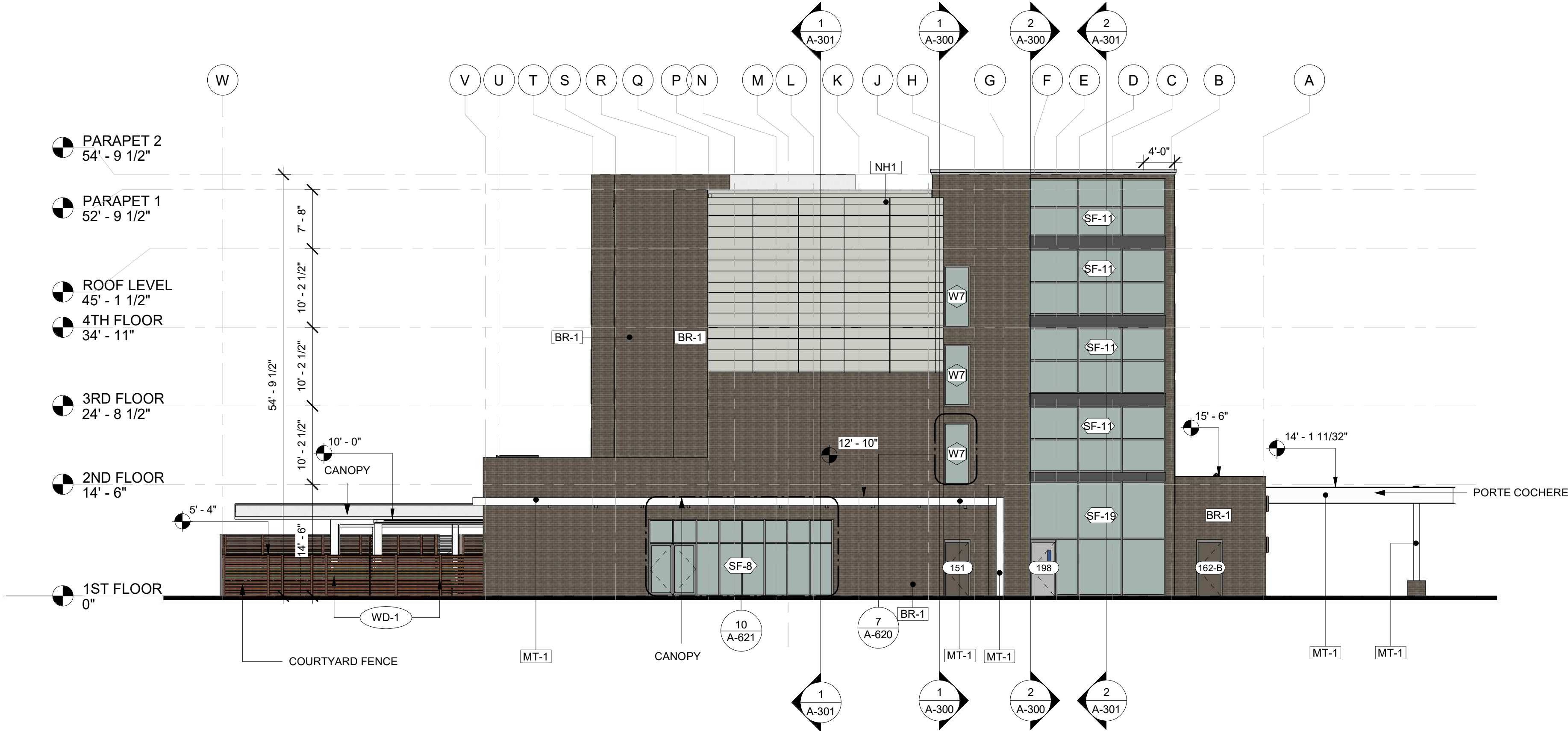
LEGEND - EXTERIOR FINISHES				
MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
NH1	NICHIHA	SW-7666 FLEUR DE SEL		39%
SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

GENERAL ELEVATION NOTES

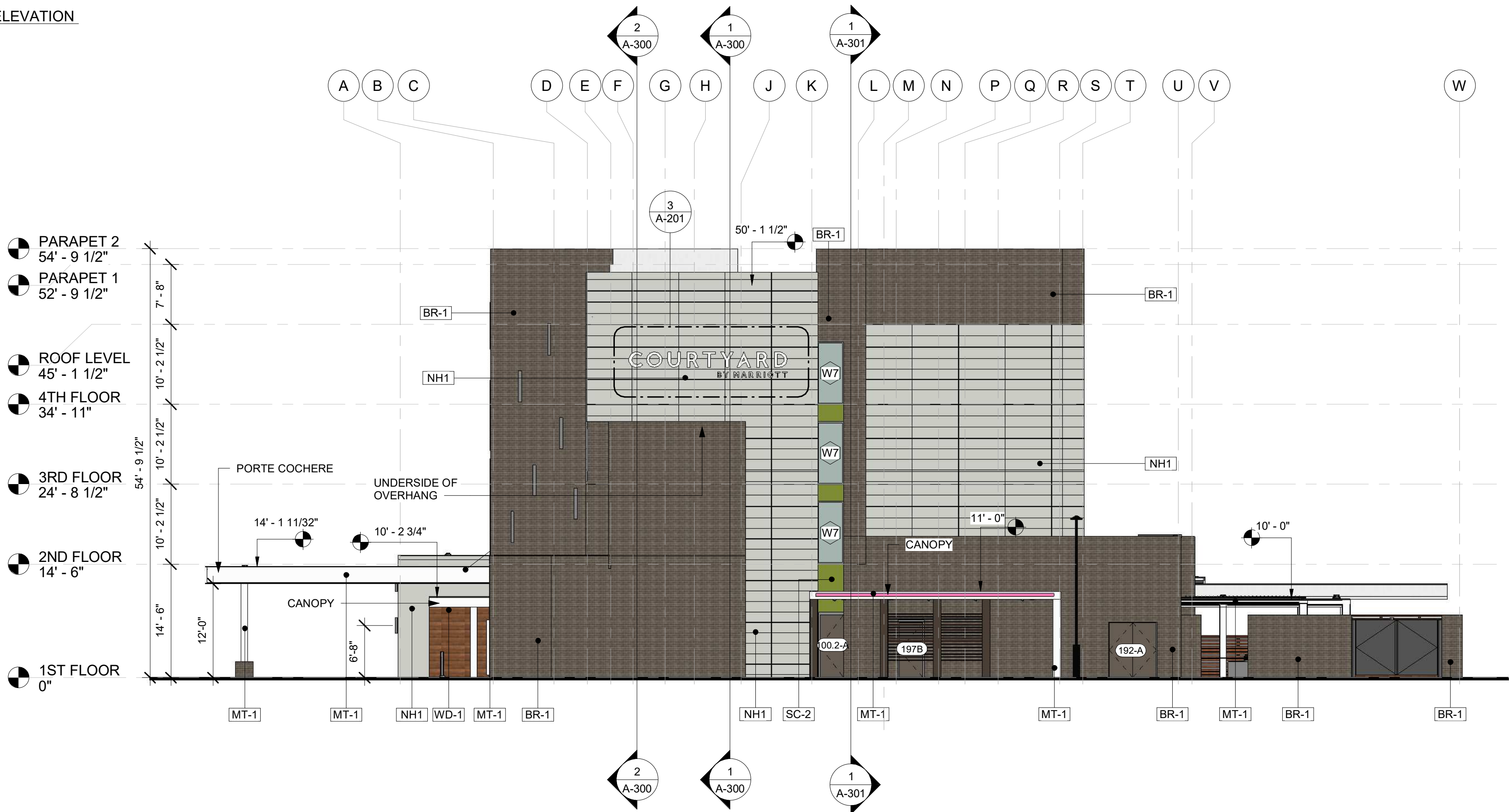
- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LIE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

GENERAL SIGNAGE NOTES

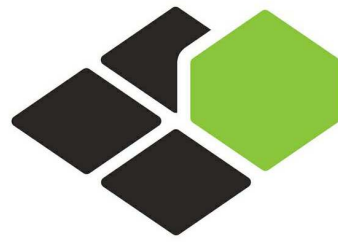
- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.



1 WEST SIDE ELEVATION  
3/32" = 1'-0"



2 EAST SIDE ELEVATION  
3/32" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

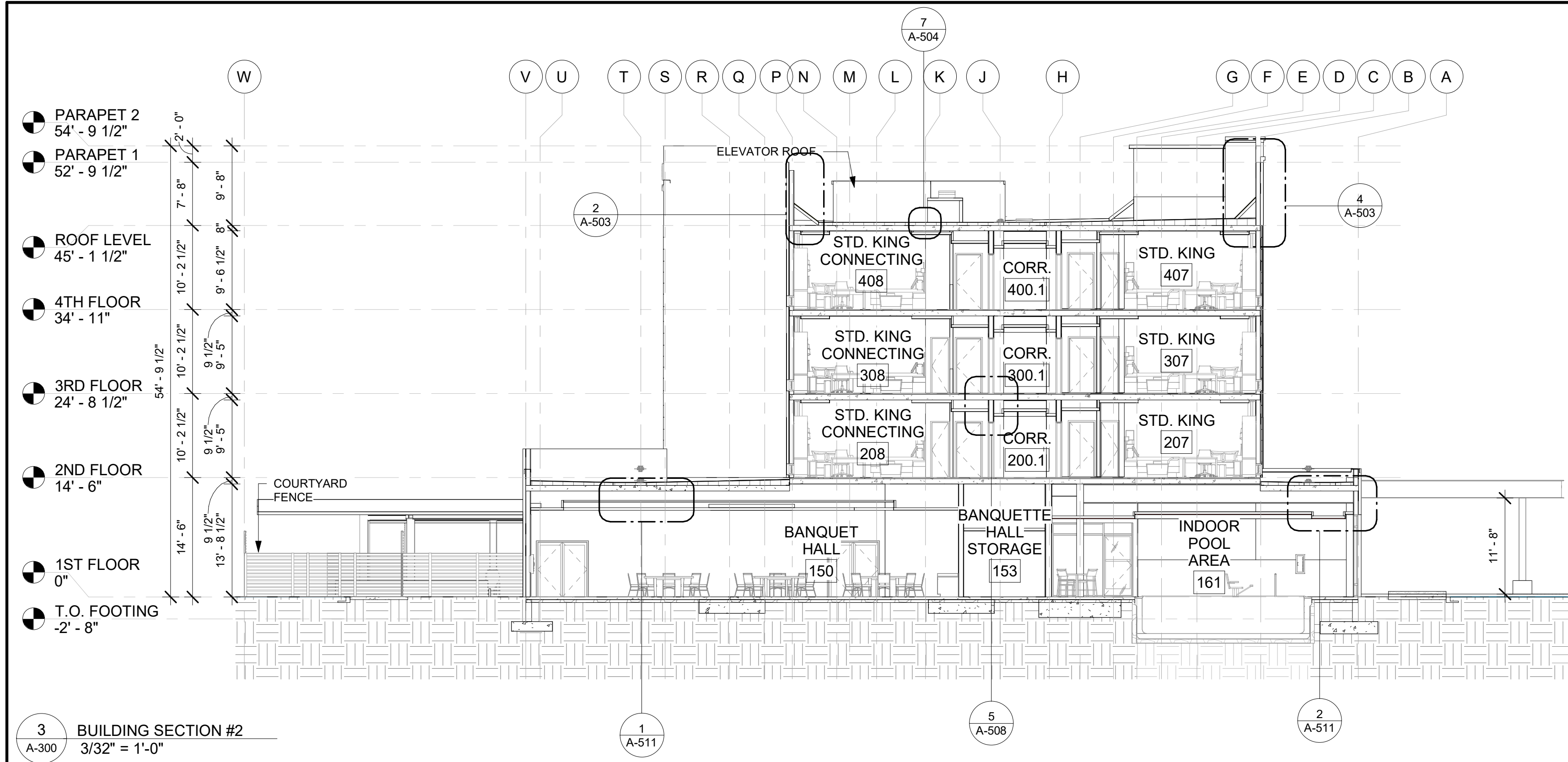
SHEET NAME

EXTERIOR  
ELEVATIONS-2

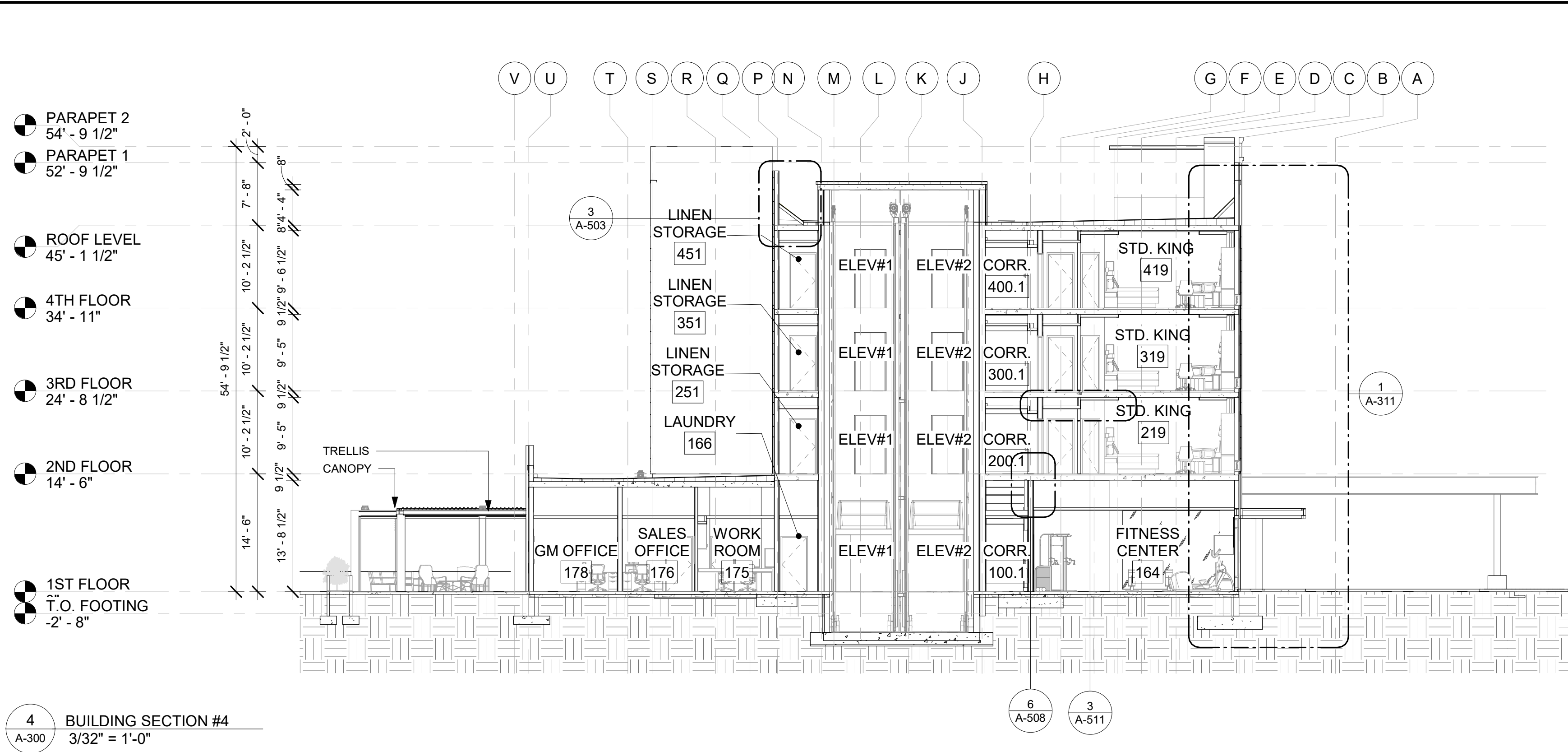
DRAWINGS NO.

A-201

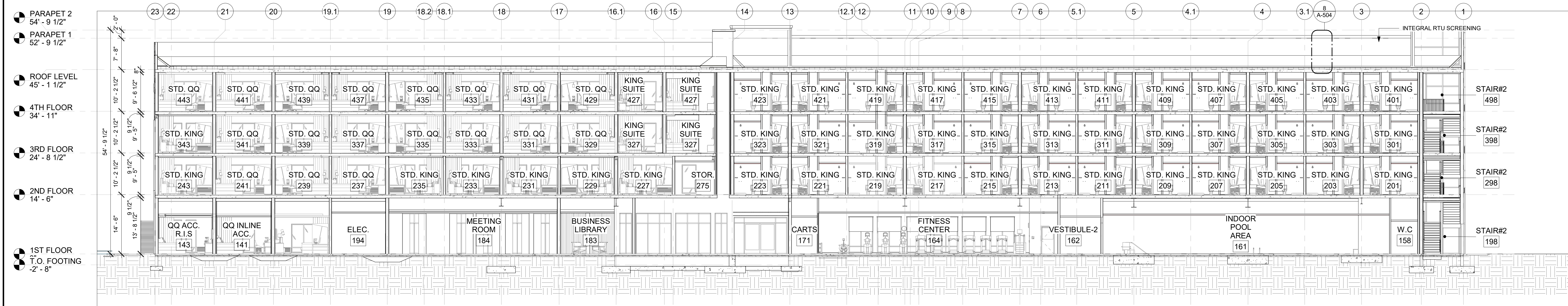




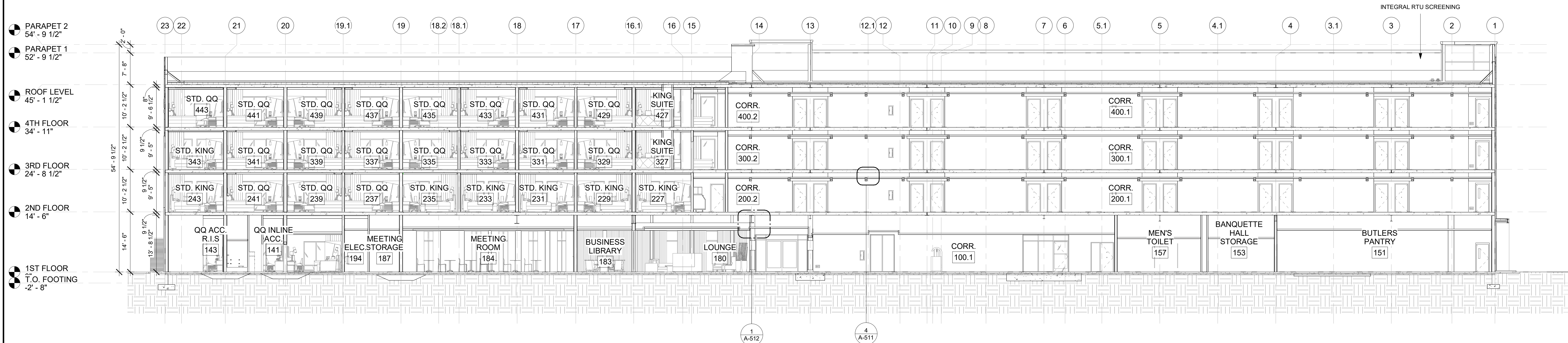
3 BUILDING SECTION #2  
A-300 3/32" = 1'-0"



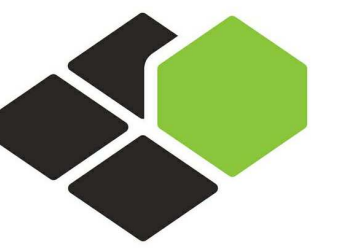
4 BUILDING SECTION #4  
A-300 3/32" = 1'-0"



2 BUILDING SECTION #3  
A-300 3/32" = 1'-0"



1 BUILDING SECTION #1  
A-300 3/32" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018/08/24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

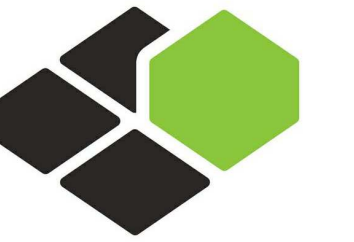
SHEET NAME

BUILDING  
SECTIONS-1

DRAWINGS NO.

A-300





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

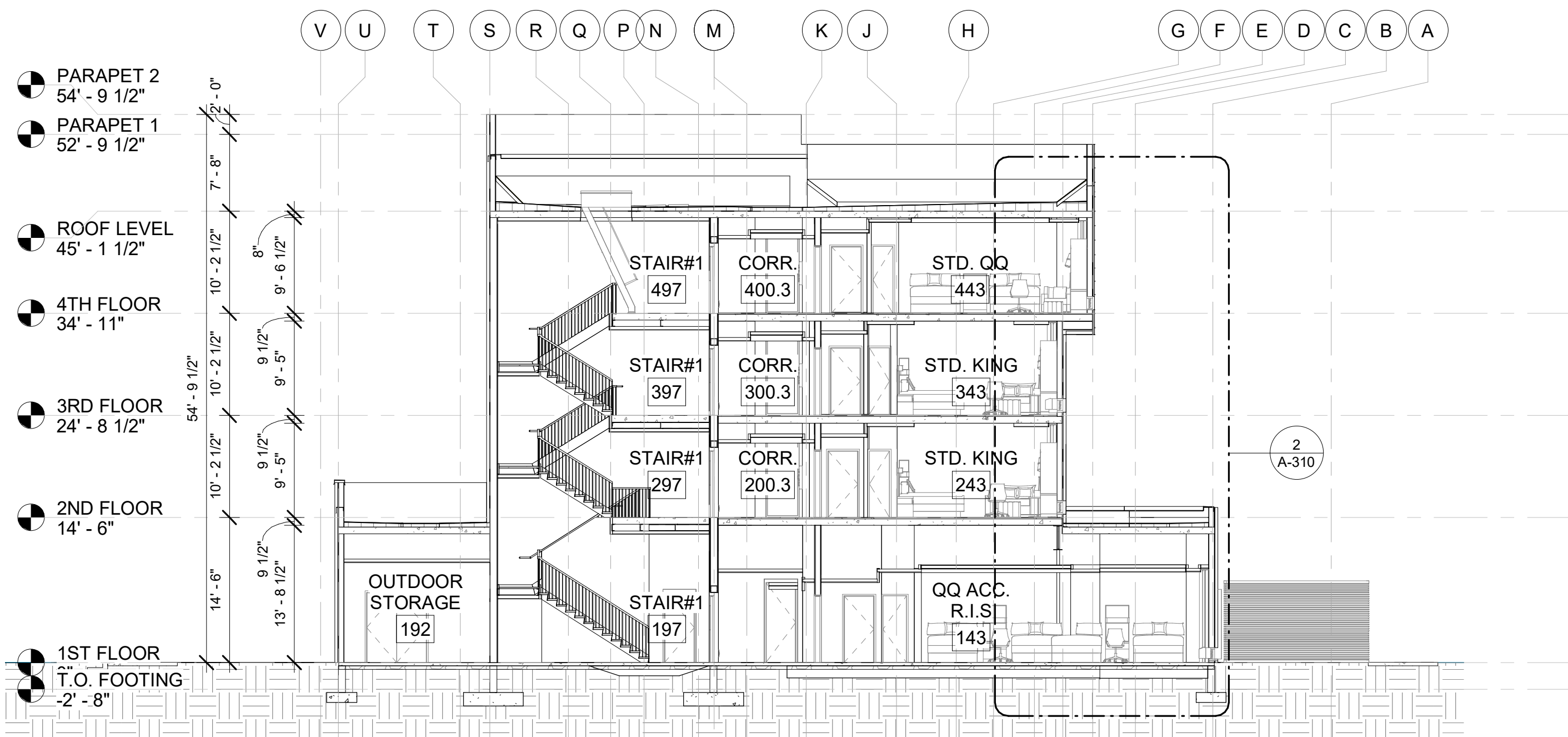
PROJECT NO.  
B4-157-1801

SHEET NAME

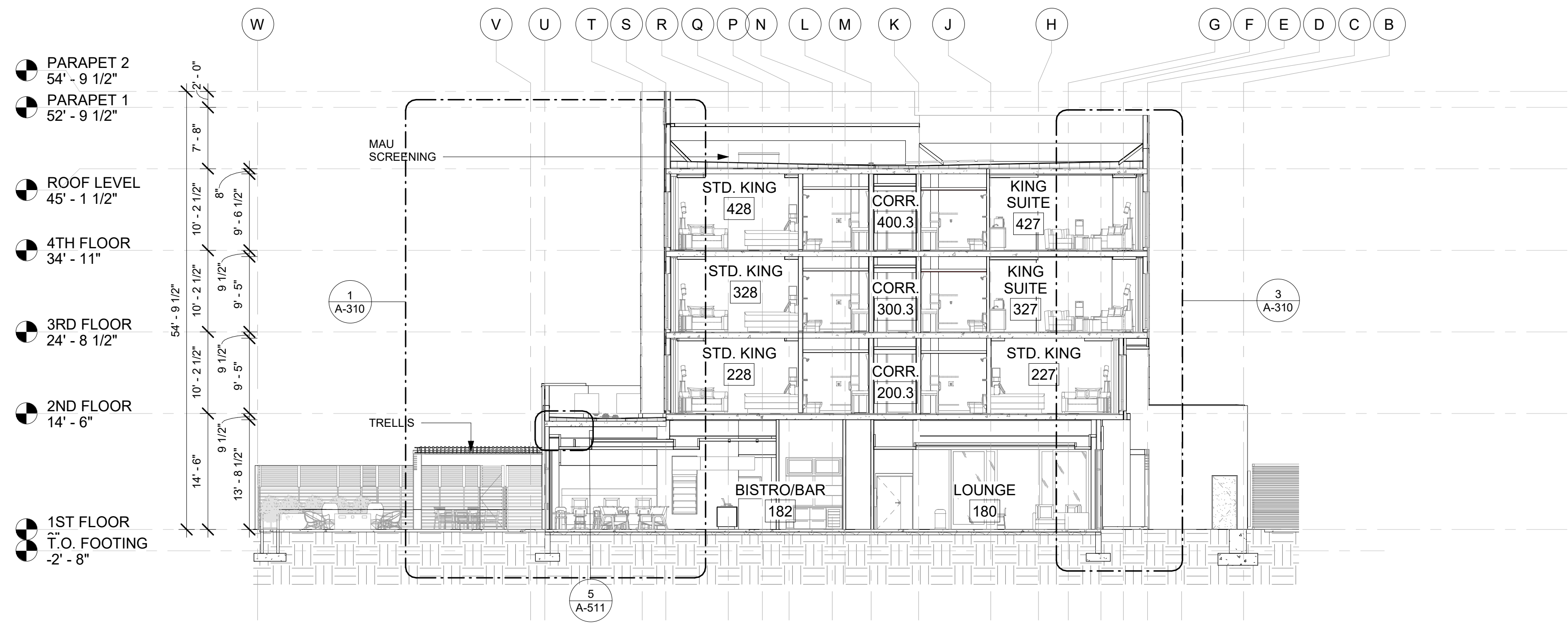
**BUILDING  
SECTIONS-2**

DRAWINGS NO.

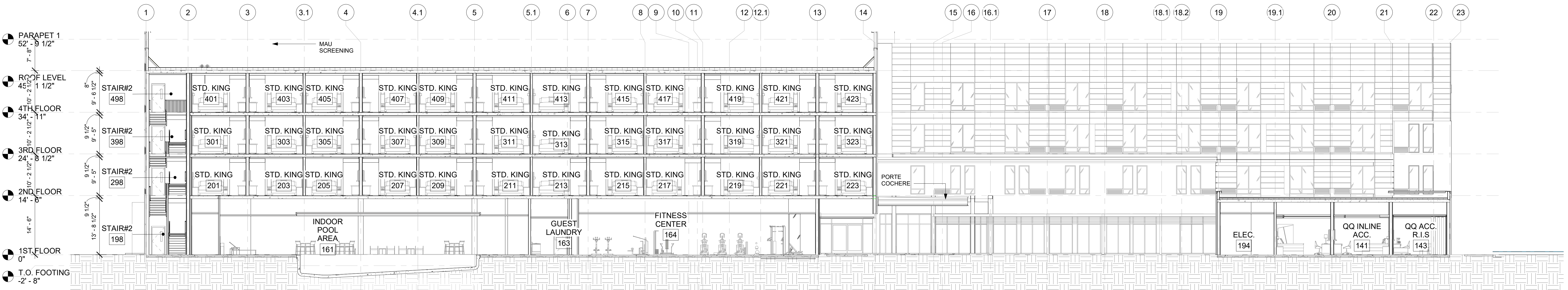
**A-301**



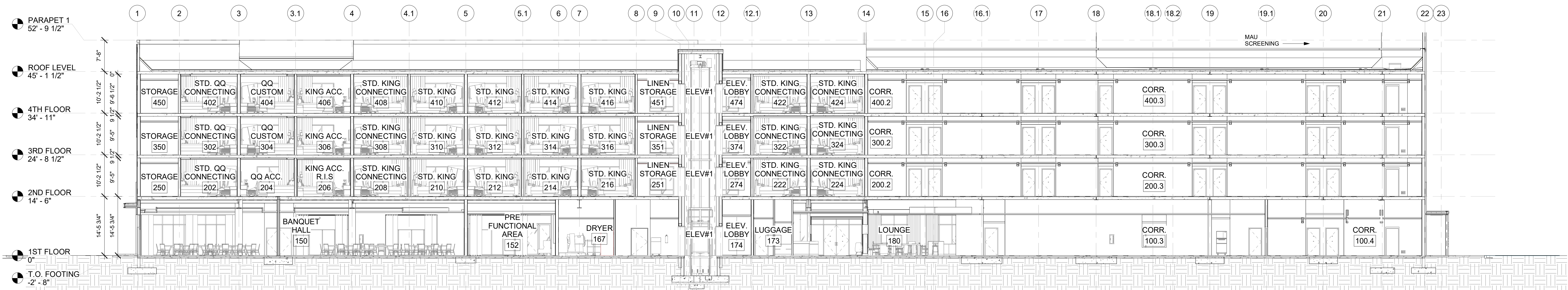
3 BUILDING SECTION #7  
A-301 3/32" = 1'-0"



4 BUILDING SECTION #8  
A-301 3/32" = 1'-0"

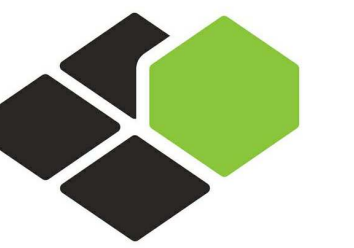


2 BUILDING SECTION #6  
A-301 3/32" = 1'-0"



1 BUILDING SECTION #9  
A-301 3/32" = 1'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

**WALL SECTIONS**

DRAWINGS NO.

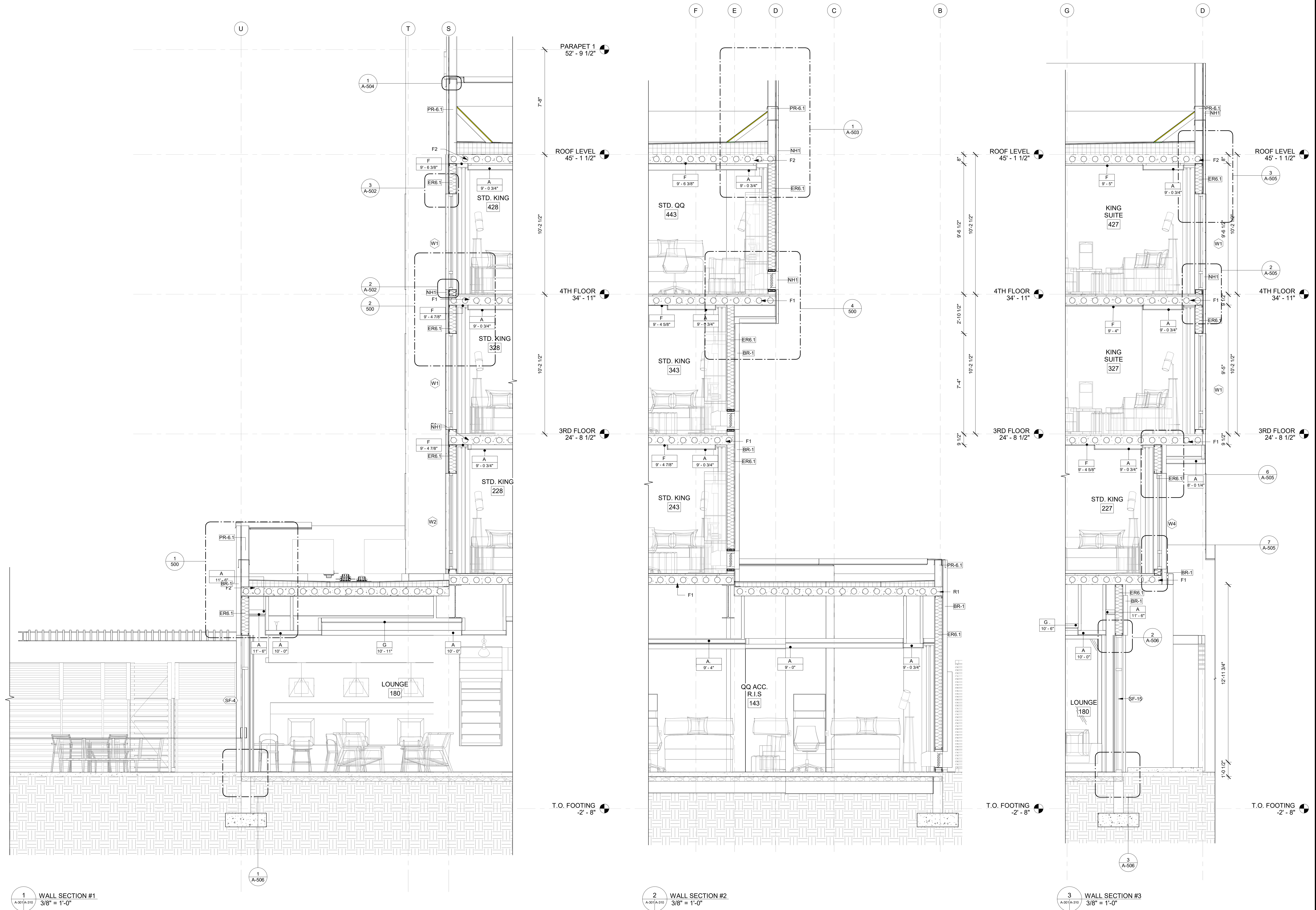
**A-310**

### CEILING FINISH LEGEND

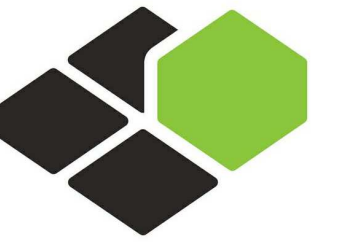
A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

### GENERAL BUILDING SECTION NOTES

1. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS







BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

WALL SECTIONS

DRAWINGS NO.

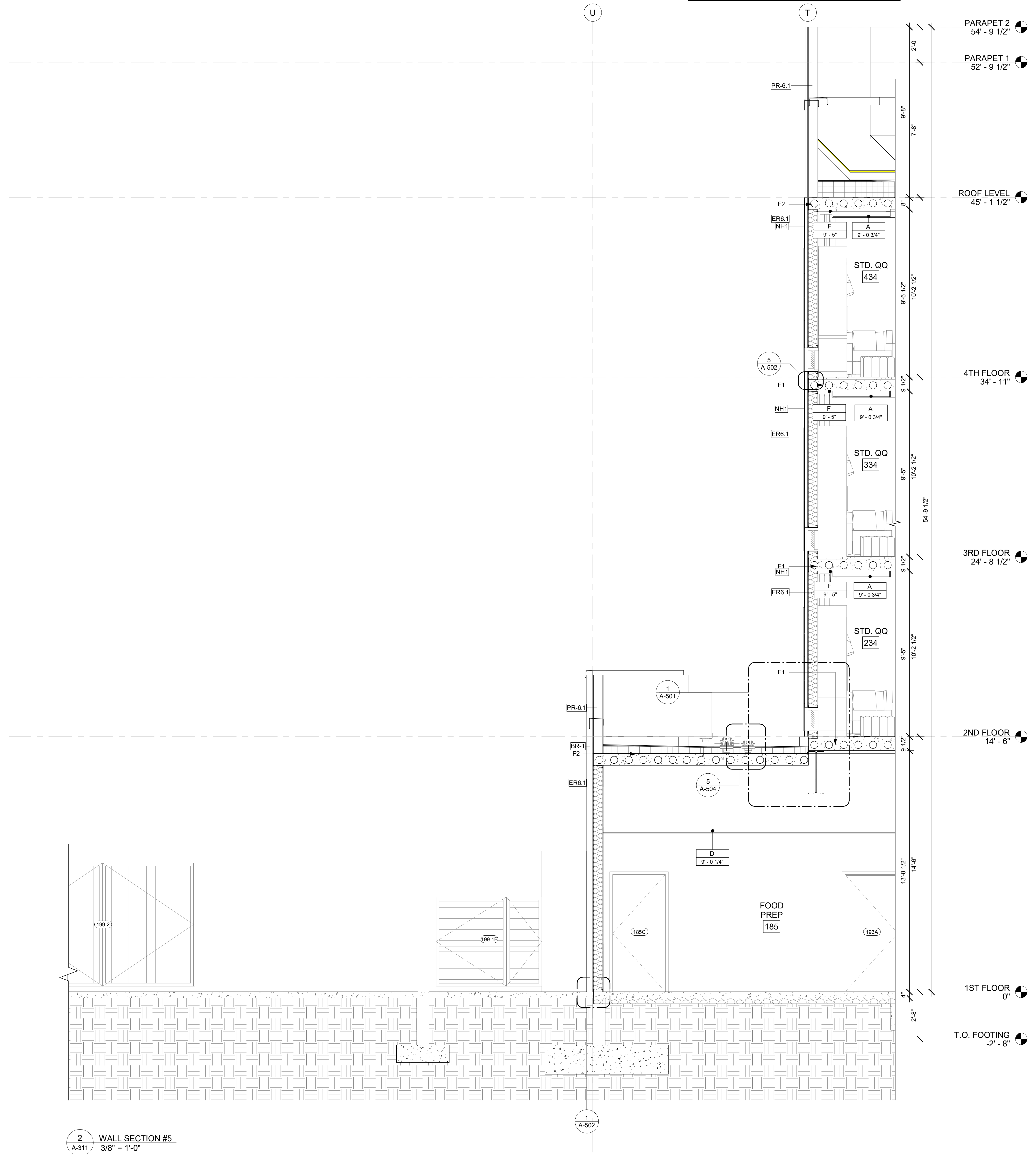
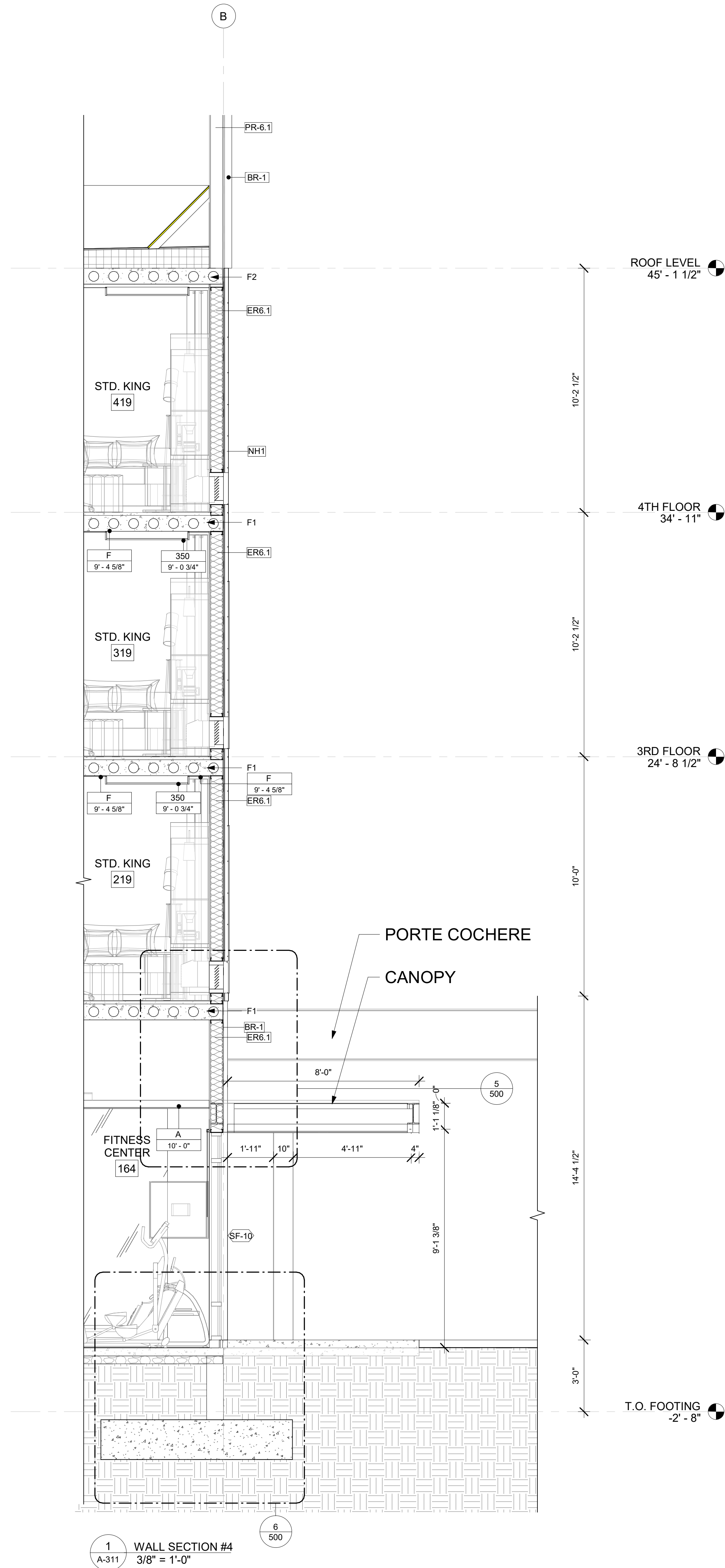
**A-311**

### CEILING FINISH LEGEND

A	CEILING FINISH
9'-0" →	CEILING HEIGHT
A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/ALUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

### GENERAL BUILDING SECTION NOTES

1. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS





- GENERAL NOTES :**
- BASE4 INTERIORS HAS PERFORMED THE WORK AND PRODUCED THE INTERIOR CONTRACT DOCUMENTS IN ASSOCIATION WITH BASE4 ARCHITECTS & ENGINEERS.
  - REFER TO ARCHITECTURAL COVER SHEET FOR ADDITIONAL GENERAL NOTES & REQUIREMENTS.
  - CONTRACTOR TO ENSURE CONCRETE FLOOR SLABS ARE LEVEL AND SUITABLY PREPARED FOR INSTALLATION OF NEW FLOORING MATERIALS.
  - CONTRACTOR TO CONDUCT A MOISTURE PERMEATION TEST ON ALL CONCRETE SLABS ON GRADE PRIOR TO THE INSTALLATION OF ANY AND ALL FLOORING MATERIALS. TEST IS TO DETERMINE THE AMOUNT OF MOISTURE PASSING UP THROUGH THE SLAB. CONTRACTOR TO NOTIFY BASE4 OF ANY ISSUES PRIOR TO THE INSTALLATION OF FLOORING MATERIAL. ALL MANUFACTURER'S RECOMMENDED INSTALLATION REQUIREMENTS ARE TO BE MET.
  - ALL PREFINISHED MATERIALS SHALL BE PROTECTED FROM DAMAGE OR REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
  - ALL FIELD FINISH METAL WORK SHALL BE DONE IN ACCORDANCE WITH THE PAINTING SPECIFICATIONS.

- INTERIOR FINISH NOTES:**
- ALL CONDITIONS AND DIMENSIONS ON THE DRAWINGS AND AT THE PROJECT SITE ARE TO BE FIELD VERIFIED PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH WORK.
  - SAMPLES OF ALL SPECIFIED FINISHES ARE TO BE SUBMITTED TO BASE4 FOR FINAL APPROVAL PRIOR TO ORDERING AND INSTALLING.
  - ALL SURFACES RECEIVING NEW FINISHES SHALL BE PROPERLY PREPARED PER THE MATERIAL MANUFACTURER'S RECOMMENDATION. NOTIFY BASE4 OF ANY DEFECT WHICH COULD AFFECT INSTALLATION OF ANY FINISH MATERIAL.
  - ALL SEALANTS AND ADHESIVES USED IN CONSTRUCTION TO HAVE VOC CONTENTS MEETING WITH OR LOWER THAN THE CONTENT LIMITS IN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE #1166.
  - CONTRACTOR IS TO COMPLY WITH FIRE DEPT. REGULATIONS & OSHA REGULATIONS REGARDING USE AND DISPOSAL OF FLAMMABLE/HAZARDOUS MATERIALS.
  - BASE4 CANNOT GUARANTEE WARRANTY OR BE HELD RESPONSIBLE FOR A PRODUCT'S OR MANUFACTURER'S FAILURE, OR IT'S INABILITY TO SATISFY ITS OBLIGATIONS.
  - ALL INTERIORS PRODUCTS INCLUDING BUILDING MATERIALS, FINISHES AND FURNITURE PRODUCTS SPECIFIED FOR THE PROJECT ARE TO FALL BELOW ACCEPTABLE CONTAMINANT LEVELS AS OUTLINED IN "MSDS".
  - FLOORING INSTALLATION MUST COMPLY WITH MFR'S RECOMMENDED INSTALLATION INSTRUCTIONS TO MAINTAIN DIRECTION OF PATTERN, TEXTURE, NAP, AND PILE AT ALL SEAMED LOCATIONS.
  - ALL FLOORING MATERIALS SHALL BE INSTALLED ON A CLEAN AND SMOOTH SUBSTRATE, AS PER MANUFACTURER SPECIFICATIONS/RECOMMENDATIONS.
  - STANDARD SEAMLESS BROADLOOM & SHEET GOOD WIDTHS SHALL BE USED AND SEAMS KEPT TO A PRACTICAL MINIMUM. INSTALLER SHALL PROVIDE A SEAMING DIAGRAM IN THE FORM OF SHOP DRAWINGS TO BASE4 FOR APPROVAL PRIOR TO ORDERING AND INSTALLING.
  - UNLESS OTHERWISE NOTED, FLOORING MATERIALS THAT TRANSITION AT DOORWAYS SHALL BE SEAMED TO FALL HALF WAY UNDER CLOSED DOOR AND ARE TO BE INVISIBLE WHEN DOOR IS CLOSED.
  - ALL BROADLOOM CARPET AND SHEET GOODS TO BE INSTALLED AS DIRECT GLUE DOWN METHOD UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL ENSURE WITH THE INSTALLER/DEALER MATCHING DYE LOTS OF ALL FLOORING MATERIALS ARE IN THE SAME PATTERN AND COLOR.
  - CARPET BASE SHALL HAVE EDGE BINDING TO MATCH CARPET COLOR. CONTRACTOR TO PROVIDE BINDING SAMPLE TO BASE4 FOR APPROVAL PRIOR TO FABRICATION. REFER TO PLANS FOR INSTALLATION LOCATIONS.
  - MODULAR CARPET TO BE INSTALLED BY FULL SPREAD APPLICATION WITH RELEASABLE ADHESIVE OR PER MANUFACTURER'S INSTALLATION GUIDELINES.
  - PROVIDE AND INSTALL REDUCER STRIPS AND/OR APPROPRIATE FLOORING TRANSITION ACCESSORIES WHERE CHANGE IN FLOORING HEIGHTS OCCUR.
  - ALL CERAMIC/GRANITE/MARBLE/PORCELAIN TILES TO BE INSTALLED PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS FOR A THIN-SET INSTALLATION. CONTRACTOR IS TO FIELD VERIFY CONDITION OF NEW FLOOR PRIOR TO INSTALLATION FOR ANY PREP WORK REQUIRED. ALL CUTTING OF TILES TO BE DONE WITH A WET SAW. JOINTS TO BE KEPT TO A MINIMUM, 1/16" PREFERRED UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE CLEAVAGE MEMBRANE, SLIP SHEET AND/OR CRACK SUPPRESSION SYSTEM AS REQUIRED FOR PROJECTS WITH TILE EXCEEDING 12"X 12" OR WHEN FLOOR/SLAB MOVEMENT IS EXPECTED. CONTRACTOR AND INSTALLERS TO REFER TO THE TCA (TILE COUNCIL OF AMERICA) INSTALLATION HANDBOOK AND APPROPRIATE ANSI SECTIONS FOR GUIDELINES AND REQUIREMENTS.
  - ALL STONE FLOORS AND COUNTERTOPS TO BE SEALED AS PER MANUFACTURER'S RECOMMENDATIONS, UNLESS NOTED OTHERWISE.
  - ALIGN CERAMIC/GRANITE/MARBLE/PORCELAIN TILE AND BASE GROUT LINES.
  - INSTALLER TO APPLY GROUT SEALER (IF RECOMMENDED) AFTER SUFFICIENT CURRING TIME HAS ELAPSED AND ALL MOISTURE HAS EVAPORATED (GENERALLY 2-3 DAYS). REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.
  - AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO VACUUM ALL CARPETS, CLEAN PRIOR TO PROVIDING (2) COATS OF SEALER WAX ON ALL VINYL COMPOSITION TILE AND/OR SHEET FLOORING REQUIRING SEALANT. PROVIDE A FINAL DAMP MOP FINISH ON ALL HARD FLOORING SURFACES.
  - ALL BLOCKING BELOW COUNTERS TO BE PAINTED TO MATCH WALL BEYOND.
  - ALL PAINT SHALL BE APPLIED AS RECOMMENDED BY THE PAINT MANUFACTURERS FOR SPECIFIC PURPOSES.
  - ALL WALLCOVERING, INCLUDING VINYL AND TEXTILE WALLCOVERINGS, SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFIED MANUFACTURER'S INSTRUCTIONS TO ASSURE COLOR UNIFORMITY/COLOR MATCH, AND TO MAINTAIN PRODUCT WARRANTIES.

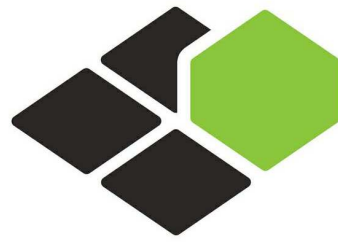
- TOILET NOTES:**
- REFER TO ENGINEERING DOCUMENTATION FOR ALL PLUMBING SPECIFICATIONS, DRAINS, VENTS, ETC.
  - CONTRACTOR TO PROVIDE FIXTURE AND ACCESSORY CUT SHEETS TO BASE4 INTERIORS FOR APPROVAL PRIOR TO ORDERING.
  - CONTRACTOR TO PROVIDE PHYSICAL TOILET PARTITION FINISH SAMPLES TO BASE4 INTERIORS FOR APPROVAL PRIOR TO ORDERING.
  - CONTRACTOR TO INSTALL MOISTURE RESISTANT GWB OR BACKER BOARD AT ALL WET WALL LOCATIONS (I.E. WALLS AT SINKS, TOILETS, SHOWERS, ETC).
  - CONTRACTOR TO PROVIDE BLOCKING IN WALLS BABY CHANGING STATIONS, GRAB BAR LOCATIONS, AND SHOWER BENCH SEATS AS REQUIRED.
  - CONTRACTOR TO PROVIDE AND INSTALL FULL STEEL LADDER FRAMES AS REQUIRED UNDER ALL STONE COUNTERS FOR SUPPORT. ADD ADDITIONAL STEEL AND WOOD BLOCKING IN PARTITIONS BEYOND AS REQUIRED.
  - UNLESS CALLED FOR IN COUNTER DETAILS, NO VERTICAL LEGS ARE TO BE USED.
  - COUNTERS TO BE SCRIBED TO ADJACENT WALLS ON ALL SIDES.
  - PAINT ALL EXPOSED BLOCKING TO MATCH WALL BEYOND, UNLESS NOTED OTHERWISE.
  - INSULATE ALL EXPOSED PIPES BELOW COUNTER PER ADA REQUIREMENTS, USING TRUEBRO-LAV GUARD OR EQUAL; PROVIDE COLOR OPTIONS TO BASE4 INTERIORS FOR APPROVAL PRIOR TO ORDERING.
  - CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTALS ON ALL TOILET ACCESSORIES SPECIFIED. INSTALL TOILET AND BATH ACCESSORIES IN ACCORDANCE WITH ADA REQUIREMENTS.

- MILLWORK/ CASEWORK:**
- MILLWORK SUBCONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL PROJECT AREAS AND DELIVERY PATH MEASUREMENTS/DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF FABRICATION AND GENERAL COORDINATION WITH OTHER TRADES AS REQUIRED.
  - CONTRACTOR TO ENSURE THAT THE FIELD CONDITIONS IN THE CONSTRUCTION AREA ARE SUITABLE FOR RECEIVING/INSTALL OF ANY AND ALL MILLWORK/CASEWORK. THE APPROXIMATE RANGES ARE RECOMMENDED: OPTIMUM MOISTURE CONTENT OF WOOD: 5-10%, INDOOR RELATIVE HUMIDITY REQUIRED TO HOLD OPTIMUM MOISTURE CONTENT: 25-55% (TEMPERATURE AND HUMIDITY AFFECTS WOOD PRODUCTS). GC TO REFER TO MOST RECENT AWT TEMPERATURE AND HUMIDITY CHART TO VERIFY CONDITIONS ARE SUITABLE.
  - DELIVERY OF ALL MILLWORK TO THE PROJECT AREA (ELEVATOR AND/OR STAIRS) IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR. ALL MILLWORK IS TO BE CONSTRUCTED IN SECTIONS AS REQUIRED IN ORDER TO BE DELIVERED AND INSTALLED AS EFFICIENTLY AS POSSIBLE AT THE SITE.
  - FULL DETAILED SHOP DRAWINGS ARE TO BE SUBMITTED TO BASE4. INTERIOR AND SHOULD INCLUDE DIMENSIONED PLAN/ELEVATIONS, ATTACHMENT DEVICES, BLOCKING & SHIMMING REQUIRED.
  - ALL CASEWORK AND FINISHINGS ARE TO CONFORM WITH THE "ARCHITECTURAL WOODWORK QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI), LATEST EDITION.
  - ALL PLASTIC LAMINATES OR FINISH MATERIALS WITH A GRAIN/PATTERN AND/OR TEXTURE IS TO BE INSTALLED SO THAT THE GRAIN/PATTERN AND/OR TEXTURE IS CONTINUOUS ACROSS ALL SURFACES FOR A UNIFORM INSTALLATION. REFER TO DRAWINGS FOR SPECIFIC DIRECTIONS.
  - THE CONTRACTOR SHALL COORDINATE THE SCOPE OF MILLWORK WITH ALL PROJECT ELECTRICAL, COMMUNICATIONS, PLUMBING, LIGHTING FIXTURE AND DEVICE LOCATIONS. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR CUTOUTS AND TEMPLATES SUPPLIED BY OTHER TRADES.
  - ELECTRICAL WORK SPECIFIED IN CONJUNCTION WITH MILLWORK IS TO BE UL APPROVED AND PROVIDED BY ELECTRICAL CONTRACTOR. MILLWORK CONTRACTOR TO COORDINATE INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR PROVING WOOD BLOCKING AND/OR SUPPORT METAL IN PARTITIONS BEYOND MILLWORK AS REQUIRED FOR SECURE ANCHORING OF MILLWORK. ALL VISIBLE BLOCKING TO BE PAINTED TO MATCH SURROUNDING WALLS.
  - ALL COUNTERTOP AND BACKSPLASH SEAMS ARE TO ALIGN WITH ONE ANOTHER. ALL SEAMS ARE TO BE EQUALLY SPACED ALONG COUNTERTOP UNLESS OTHERWISE NOTED ON DRAWINGS. PROVIDE A MITERED COUNTERTOP SEAM AT ALL 90 DEGREE COUNTERTOP INTERSECTIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
  - ALL COUNTERTOP TO WALL OR BACKSPLASH JOINTS TO BE CONTINUOUSLY SEALED WITH A CLEAR SILICONE SEALANT.
  - WHEREVER COUNTERS ARE INSTALLED WITHOUT BACKSPLASH, CONTRACTOR IS TO PROVIDE CAULK OF AN APPROPRIATE MATCHING COLOR AS REQUIRED AT THE INTERSECTION OF COUNTER WITH WALL. PROVIDE COLOR SAMPLE TO BASE4 FOR APPROVAL PRIOR TO INSTALLATION.
  - CONTRACTOR IS TO PROVIDE BLOCKING, FRAMING AND/OR P LAM VERTICAL SUPPORT LEGS FOR ALL COUNTERS IN ORDER TO ACCOMMODATE 100 LBS PER LINEAL FOOT. SUPPORT SPACING NOT TO EXCEED 48" ON CENTER, TYP.
  - ALL MILLWORK TO BE SCRIBED TO ADJACENT WALLS, CEILINGS AND/OR FLOORS. PROVIDE FILLER STRIPS/PIECES AS REQUIRED FOR A UNIFORM, TIGHT INSTALLATION.
  - ALL WALL OR BASE CABINETS WITH INTERNAL SHELVING HAVING A SPAN GREATER THAN 36"W IS TO BE PROVIDED WITH ADDITIONAL CENTER SUPPORTS AS REQUIRED.
  - FIELD TOUCHUP SHALL BE COMPLETED UPON INSTALLATION OF MILLWORK. THIS SHALL INCLUDE THE FILLING AND TOUCHUP OF EXPOSED JOB MADE NAIL OR SCREW HOLES, REFINISHING OF RAW SURFACES RESULTING FROM JOB FITTING AND REPAIR OF JOB INFLECTED SCRATCHES AND MARKS, ALONGWITH FINAL CLEANUP OF FINISHED SURFACES, HARDWARE AND INSTALLATION AREA.
  - THE INSTALLER IS TO PROVIDE A GENERAL CLEANUP IN AND AROUND ALL INSTALLATION WORK INCLUDING REMOVING ALL TOOLS, SCRAP MATERIAL, ETC.

EQUIPMENT SCHEDULE - FOODSERVICE			
MARK	QTY	DESCRIPTION	COMMENTS
011	1	WALK-IN COOLER	
012	1	REFRIGERATION SYSTEM +35F - COMPRESSOR	REMOTE COMPRESSOR
013	1	REFRIGERATION SYSTEM +35F - COIL	
014	1	WALK-IN FREEZER	
015	1	REFRIGERATION SYSTEM -10F - COMPRESSOR	REMOTE COMPRESSOR
016	1	REFRIGERATION SYSTEM -10F - COIL	
021	4	SHELVING - COOLER	
022	3	SHELVING - FREEZER	
023	7	SHELVING - DRY STORAGE SHELVING	
025	VFY	ANGLE LEDGE RACK	
026	VFY	SHELVING - BULK STORAGE DECKS	
031	1	SOLID DISH TABLE / SCULLERY SINK	
032	1	DISH TABLE / SCULLERY RACK SHELF	
033	1	SPRAY RINSE	
034	1	DISPOSER and CONTROL	
035	1	DISHWASHER and BOOSTER HEATER	
036	1	VAPOR HOOD	
037	LOT	DUCT FAN CONTROLS	BY GC, NIKEC
039	1	DISH TABLE - CLEAN	
040	1	POT RACK	
042	VFY	SHELVING - PAN and CHINA	
047	1	REFRIGERATOR- 48" SANDWICH PREP with DRAWERS	
056	1	PREEZER WORKTOP	
057	1	REFRIGERATOR EQUIPMENT STAND	
061	1	TABLE - PREP with SINK	
063	2	TABLE - PREP with BACKSPLASH	
065	VFY	SHELVES - WALL	
068	LOT	ADJUSTABLE POKER CHIP DOLLIES	
069	LOT	GLASS RACK DOLLY	
071	1	EXHAUST HOOD	
072	LOT	DUCTS, FANS, HEATER CONTROLS	BY GC, NIKEC
073	1	FOUR BURNER RANGE- ELECTRIC	
076	1	TWO BURNER HOT TOP - ELECTRIC	ALTERNATE TO 090
077	1	TWO BURNER HOT TOP - GAS	ALTERNATE TO 090
078	1	GRIDOLE - ELECTRIC	ALTERNATE TO 079
079	1	GRIDOLE - GAS	
080	1	NOT USED	
081	1	FRYER - ELECTRIC	ALTERNATE TO 079
082	1	FRYER - GAS	
083	1	FRYER FILTER	
084	1	FOUR BURNER RANGE - ELECTRIC	ALTERNATE TO 079
085	1	FOUR BURNER RANGE - GAS	
086	1	CONVECTION OVEN - ELECTRIC	HALF SIZE; ALTERNATE TO 087
087	1	CONVECTION OVEN - GAS	HALF SIZE
090	1	BROILER - GAS	
091	1	ICE MAKER and BIN	
103	1	WATER FILTER	
110	1	HEAT LAMP	
113	1	FRYER DUMP STATION	
117	1	DIRECTIONS	
119	LOT	GARBAGE CANS	BY OPERATOR, NIKEC
121	1	SPLASH SHIELD	
123	2	HAND LAVATORY	
124	LOT	CORNER GUARDS and FLASH TRIM	
127	LOT	PASS WINDOW ASSEMBLY	
130	1	TICKET PRINTER	BY OPERATOR, NIKEC

EQUIPMENT SCHEDULE - FOODSERVICE			
MARK	QTY	DESCRIPTION	COMMENTS
109	1	COFFEE BREWER	BY VENDOR, NIKEC, BREWER IN KITCHEN
119	LOT	GARBAGE CANS	BY OPERATOR, NIKEC
130	2	TICKET PRINTER	BY OPERATOR, NIKEC
131	1	POS, KEYPAD, VALIDATOR & DRAWER	BY OPERATOR, NIKEC
155	1	WASTE CHUTE	
200	LOT	BACK COUNTER	BY OPERATOR, NIKEC
204	1	ESPRESSO UNIT WITH WATER FILTER	
205	2	UNDERCOUNTER REFRIGERATOR	
206	1	SANDWICH REFRIGERATOR	
208	1	HOT FOOD WELL	
209	1	HOT SHELF	
210	1	COUNTER OVEN	
214	1	DROP-IN SINK	
220	1	COUNTER OVEN	ALTERNATE TO 210
221	LOT	BAR MILLWORK	BY G.C.; ARCHITECTURAL MILLWORK
225	1	BLENDER	
228	1	GLASSWASHER	
235	1	UNDERCOUNTER ICE MAKER	
236	1	AIRSCREEN REFRIGERATOR	
250	1	WET WASTE STATION	
251	1	DRAINBOARD	
252	1	ICE BIN	
253	1	DRY WASTE CHUTE	
254	1	HAND SINK	
255	1	BACKBAR REFRIGERATOR	

NIKEC - NOT IN KITCHEN EQUIPMENT CONTRACT



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**

143 Wheeling Road  
Wheeling, IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

**INTERIOR FINISH  
LEGENDS**

DRAWINGS NO.

**A-400A**



PUBLIC RESTROOM ACCESSORY SCHEDULE	
TYPE MARK	DESCRIPTION
MEN'S RESTROOM	
931	SEAT COVER DISPENSER
3421	GRAB BAR 42"
3181	GRAB BAR 18"
120	TOILET TISSUE HOLDER - DOUBLE
WCL-06	ADA ELONGATED FLUSH VALVE TOILET
3361	GRAB BAR 36"
URN-02	UNIVERSAL URINAL
338	TOILET PARTITION
303	VANITY TOP
925	SOAP DISPENSER
PR-401 D199	VANITY LIGHT & MIRROR-LED
SNK-04	UNDERCOUNTER SINK
910	PAPER TOWEL DISPOSAL
WOMEN'S RESTROOM	
930	SEAT COVER DISPENSER
931	SEAT COVER DISPENSER
940	FEMININE NAPKIN DISPOSAL (WALL)
941	FEMININE NAPKIN DISPOSAL (PARTITION)
338	TOILET PARTITION
3421	GRAB BAR 42"
3181	GRAB BAR 18"
120	TOILET TISSUE HOLDER - DOUBLE
WCL-06	ADA ELONGATED FLUSH VALVE TOILET
3361	GRAB BAR 36"
900	FEMININE NAPKIN VENDOR (WALL MTD)
910	PAPER TOWEL DISPOSAL
303	VANITY TOP
SNK-04	UNDERCOUNTER SINK
PR-401 D199	VANITY LIGHT & MIRROR-LED

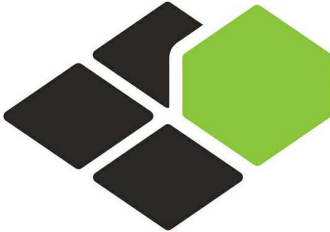
GUEST RESTROOM ACCESSORY SCHEDULE	
TYPE MARK	DESCRIPTION
X-599	MIRROR
SNK-28	LADENA UNDERMOUNT BATHROOM SINK
X-232	TOWEL CADDY FOR GUEST BATH
D-198 X-417	LED VANITY LIGHT W/ PLATE GLASS MIRROR
3241	GRAB BAR 24"
WCL-09	SOFT CLOSE- CLOSED FRONT TOILET SEAT
3421	GRAB BAR 42"
3181	GRAB BAR 18"
X-700	SHOWER CURTAIN AND LINER
640	FOLDING EDGE WATER RETAINER & THRESHOLD
580	SOLID SURFACE LOW PROFILE SHOWER PAN
SHR-14	ROLL-IN SHOWER WITH PRE-MANUFACTURED SHOWER BASE
3361	GRAB BAR 36"
3241S	GRAB BAR 24" WITH SLIDING HANDHELD SHOWER HOLDER
610	SHOWER SEAT - NYLON COATED - WALL MOUNTED
522	SOAP BASKET - CORNER BASKET W/ FLAT BOTTOM SLOT
410	SHOWER CURTAIN ROD - OVAL/ STRAIGHT - 60"
271	BATH ACCESSORIES - ROBE HOOK

PUBLIC AREA FURNITURE SCHEDULE	
TYPE MARK	DESCRIPTION
LM-801	SANDBASKET REDWOOD & ROPE WRAPPED KUWA IN TALL CONTAINER
LM-804	ROOP WRAPPED WILLOW IN TALL CONTAINER
LM-224	CHEVRON DRUM TABLE FOR COURTYARD CYNERGY LOBBY
LM-100	LOUNGE SHEER
LM-219	TOSS PILLOW
LM-216	TOSS PILLOW
LM-221	TOSS PILLOW
LM-243	CUSTOM ROUND COFFEE TABLE IN LOBBY
LM-220	TOSS PILLOW
LM-403	FLOOR LAMP
LM-213	BENCH FOR COURTYARD CYNERGY LOBBY
LM-860	ALUMINIUM ROUND OPEN - TOP TRASHCAN WITHOUT LINER
(2)LM-605/ (2)LM-605M	WALL MOUNTING BASKET
LM-241B	ROUND WHITE OAK TOP AT MEDIA POD
LM-265R	BOOTH W/ MODULAR TABLE
LM-604M	WALL MOUNTING BRACKET
LM-202/ LM-202B	SHAPED WITH OAK TABLE TOP
LM-211	LOUNGE CHAIR
LM-200	DINING SIDE CHAIR
LM-230	WHITE OAK DINING TOP FOR ACCESSIBLE TABLE
LM-231BF	APOLLO COUNTER HEIGHT TABLE BASE WITH FOOT RING
LM-231B	SHAPED WITH OAK TABLE TOP
LM-266	BOOTH COUNTER HEIGHT
LM-220	TOSS PILLOW
LM-604M	WALL MOUNTING BRACKET
LM-203	COUNTER STOOL
LM-214	COUNTER STOOL
LM-242	LIBRARY TABLE
LM-211	MILA LOUNGE CHAIR
OA-505	ARTWORK - WRITEABLE/ ERASABLE SURFACE
OA-506	ARTWORK - WRITEABLE/ ERASABLE SURFACE
OA-200	DESK-DOUBLE PEDESTAL
OA-201	HIGHBACK TASK CHAIR W/ SWIVEL TILT-ADJUSTABLE HEIGHT ARMS
OA-202	HIGHBACK TASK CHAIR W/ SWIVEL TILT-ADJUSTABLE HEIGHT ARMS
OA-203	FREELANCE GUEST CHAIR WITH ARMS
OA-209	DRAWER LATERAL FILE CABINET
OA-500	ARTWORK - CANVAS WITH FLOATER FRAME
OA-501	ARTWORK - CANVAS WITH FLOATER FRAME
RO-210	DINING SQUARE TABLE WITH GLASS TOP
RO-211	OUTDOOR NICHE COUNTER STOOL
RO-212	LOUNGE CHAIR - BRONZE TWEED
RO-213	ROUND SIDE TABLE
RO-214	OUTDOOR NICHE ARMCHAIR

GUESTROOM FURNITURE SCHEDULE	
TYPE MARK	DESCRIPTION
X-205	KING NIGHTSTAND WITH DRAWER
X-201	SHORT MIRROR OVER KING NIGHTSTAND
(2)X-407RB	BULB
396BR	WALL MURAL
396AR	WALL MURAL
X-407LB(2)	LAMP
X-407L	NIGHTSTAND WALL SCNCE W/ LEFT FACING SWITCH (PLUG-IN)
X-255ALT	LOUNGE AROUND CHAIR
X-301B(2)	MEDIUM BASE LED
X-301	GUESTROOM FLOOR LAMP
X-101	FABRIC SHEER
X-106A/ X-106B	PILLOW SHAM - WHITE/ PILLOW INSERT
X-210B	SOAP BASKET - CORNER BASKET W/ FLAT BOTTOM SLOT
K-210M/ K-210H	BEDDING-FOUNDATION - HOTEL KING
K-104A	KING BEDSKIRT
X-225R/ X-228R	EXTENDED BRIDGE CONSOLE 56"W RIGHT HANDED ROOM
X-603OPT	MICROWAVE OVEN
X-600	REFRIGERATOR W/ CUSTOM UNIT CONTROL
X-230R	TECH DROP FOR RIGHT HANDED ROOM
X-606	55" LED FLAT PANEL HD
X-606M	WALL MOUNTING BRACKET ARTICULATING
X-250	TASK CHAIR FOR GUESTROOM W/ ALUMINIUM BASE (ARMLESS)
X-227R	EXTENDED BRIDGE CONSOLE 56"W RIGHT HANDED ROOM
X-218R/ X-219R	LUGGAGE BENCH FOR RIGHT HANDED ROOM W/O QUARTZ TOP
Q-210B	BEDDING-FOUNDATION-QUEEN
Q-210M	MATTRESS INNERSPRING
Q-211H	ADJUSTABLE BEDFRAME
X-203ACC.	QUEEN NIGHTSTAND W/ DRAWER
X-408	NIGHTSTAND WALL SCNCE DOUBLE (PLUG-IN)
(4)X-408B	BULB
X-207	MIRROR OVER QUEEN NIGHTSTAND
(2)Q-107	CORE, INNER & OUTER COVERS
X-256	OTTOMAN FOR LOUNGE AROUND CHAIR
X-255AALT1	THROW PILLOW FOR LOUNGE CHAIR
X-102L/ R	BUDGET BLACKOUT
Q-104A	QUEEN BEDSKIRT
X-303/ X-303B	LIGHT BULB
X-241	OTTOMAN FOR LOUNGE AROUND SOFA
X-239BALT1	THROW PILLOW FOR LOVESEAT & SOFA
X-239COPT	OPTIONAL THROW PILLOW FOR LOVESEAT & SOFA
X-239ALT1	LOUNGE AROUND SOFA SLEEPER
X-207	MIRROR OVER QUEEN NIGHTSTAND

GUESTROOM FINISH SCHEDULE										
NAME	FLOOR FINISH	CEILING FINISH	FLOOR BASE		ELEV.1	ELEV.2	ELEV.3	ELEV.4	ELEV.5	ELEV.6
			FLOOR BASE	WALL BASE						
KING ACC.	X-001, X-002	402, 350	X-001B		350, 379	350, 305	350, 305	305, 350, V-397AR		
KING ACC. R.I.S	X-001, X-002	402, 350	X-001B		350, 379	350, 305	305	305, 350, V-397AR		
KING MOD.	X-001, X-002	350, 402	X-001B		379, 350	350, 305	374AL, 305, 350	305, 350		
KING SUITE	X-001, X-002	402, 350	X-001B		350, 305	305, 350,	350, 379	350, 305	350, 305	350, 396AR
QQ ACC. R.I.S	X-001, X-002	402, 350	X-001B		305, 350	305, 350, V-397AR	350, 379	350, 305		
QQ INLINE ACC.	X-001, X-002	402, 350	X-001B		305	305, V-397AR	350, 379	350, 305		
QQ INLINE SUITE CONNECTING	X-001, X-002	402, 350	X-001B		350, 379	305, 350	350	350, 305, 397AR		
STD. KING	X-001, X-002	350, 402	X-001B		350, 379	350, 305	350, 305, 374AR	305, 350		
STD. QQ	X-001, X-002	402, 350	X-001B		305, 350	305, 350, 397AR	379, 350	350, 305		

RESTROOM FINISH SCHEDULE												
NAME	FLOOR FINISH	CEILING FINISH	FLOOR BASE		ELEV.1	ELEV.2	ELEV.3	ELEV.4	ELEV.5	ELEV.6	ELEV.7	ELEV.8
			FLOOR BASE	WALL BASE								
KING ACC R.I.S RESTROOM	130	400		200					372, 344A	372, 344A	372	398L, 372
QQ ACC. R.I.S RESTROOM	130	400		200	372	372, 398L	372, 398L	372				
QQ INLINE ACC. RESTROOM	130	400		200	372	372, 398L, 346	372	372				
STD. KING RESTROOM	100	400		200					344, 372	344, 373L, 372	372	372, 344
KING MOD RESTROOM	100	400		200	373L, 344, 372	344, 372	344, 372, 374	372				
KING SUITE RESTROOM	100	400		200					372, 344	344, 373L, 372	372	372, 344
STD. QQ RESTROOM	100	400		200					372, 344	372	372, 344, 373	372
QQ INLINE SUITE CONNECTING RESTROOM	100	400		200	346, 372	372, 346	346, 373R, 373L, 372	372				
KING ACC. RESTROOM	130	400		200					344A, 372	344A, 372	372	372, 398L, 344A



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
AO	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

SHEET NAME

INTERIOR FINISH  
LEGENDS

DRAWINGS NO.

A-400B



PUBLIC AREAS FINISH SCHEDULE																							
NUMBER	NAME	FLOOR FINISH	CEILING FINISH	FLOOR BASE		ELEV.1	ELEV.2	ELEV.3	ELEV.4	ELEV.5	ELEV.6	ELEV.7	ELEV.8	ELEV.9	ELEV.10	ELEV.11	ELEV.12	ELEV.13	ELEV.14	ELEV.15	ELEV.16	Comments	
				FLOOR BASE	WALL BASE																		
100.1	CORR.	F-1	409		B-1	W-6	W-6	W-6															
100.3	CORR.	F-1	409		B-1				W-6				W-6										
100.4	CORR.	104	409		218					319, 320, W-6	W-6	W-6, 319, 320											
118	STORAGE	None																					
147	COOLERS	107	400		201																		FOAMED IN PLACE URETHANE INSULATED PANELS
149	QUICK PRINT	F-1	409		B-1	W-6	W-6	W-6															
150	BANQUET HALL	F-4	409, 407		B-4	W-6	W-6	W-6, W-8	W-6														
151	BUTLERS PANTRY	107	408		201	334	334																334 ON ALL WALLS
152	PRE FUNCTIONAL AREA	F-1	409, M-5		B-1					W-6	W-6	W-6											
153	BANQUETTE HALL STORAGE	107	409		201																		334 ON ALL WALLS
156	WOMEN'S TOILET	123	409		206			315	315	315, 317	317												
157	MEN'S TOILET	123	409		206							317, 315	315	317									
158	W.C	F-5	409		B-3					P-2, W-9, W-10, W-11	P-2, W-9, W-10, W-11	P-2, W-9, W-10, W-11	P-2, W-9, W-10, W-11										
160	POOL EQUIP.	124	400		216																		334 ON ALL WALLS
161	INDOOR POOL AREA	F-5, F-6	409			W-9, W-10, W-11, P-2	W-9, W-10, W-11, P-2	W-9, W-10, W-11, P-2	W-9, W-10, W-11, P-2														
162	VESTIBULE-2	F-1	409		B-1							320	320	320									
163	GUEST LAUNDRY	123	407		204	320	320	320	320														
164	FITNESS CENTER	106, 106A, 118, 118A	411		216	388, 316	388	388, 333	350, 332	388													
165	LAUNDRY CHUTE	107	400		201																		334 ON ALL WALLS
166	LAUNDRY	107	408		201	336	336	336	336	336	336												
167	DRYER	107	400		201																		378 ON ALL WALLS
168	W.C	112	400		220																		334 ON ALL WALLS
169	W.C	112	400		220					334		334											334 ON ALL WALLS
170	VESTIBULE-1	120, F-1	M-3, M-9		B-1					W-6													W-6 ON ALL WALLS
171	CARTS	F-1	M-3, M-9		B-1																		W-6 ON ALL WALLS
172	COMP./TEL.	124	408		216																		334 ON ALL WALLS
173	LUGGAGE	109	408		216																		334 ON ALL WALLS
174	ELEV. LOBBY	F-1	409		B-1																		W-6 ON ALL WALLS
175	WORK ROOM	108	408		202	300	300	300	300														
175.1	MARKET CLOSET	107	400		201																		334 ON ALL WALLS
176	SALES OFFICE	108	408		202									300	300	300	300						
177	EMPLOYEE BREAK ROOM	112	408		220	334	334	334	334														
178	GM OFFICE	108	408		202					300	300	300	300										
179	MARKET	F-1	M-3, M-9		B-1													304, 357		304	304, 357		
180	LOUNGE	F-1, F-2, F-3	M-3, M-9, 409, 404, 414		B-1, B-4, 204, 215	W-5, W-1, W-6, 331		W-6	W-6, 308, W-4, W-7	308, W-6	W-6	W-6, W-1				W-6, W-5			W-1, W-6				
181	MEDIA PODS	F-1	P-1, M-3, M-9		B-1								W-5			W-5							W-5 ON ALL WALLS
182	BISTRO/BAR	123, F-2	P-1, M-4		204, 215, B-2	308, W-7, 221			308, W-7								331	W-4, 357, 310, W-4					
183	BUSINESS LIBRARY	F-3	409		B-4	W-6	W-6	W-6	W-6														
184	MEETING ROOM	139	409, 407		205	329, 300	300	300	300, 329														
185	FOOD PREP	107	408		201	335, 738	335	335	738	335													
186	FOOD PREP STORE	107	400		201																		
187	MEETING STORAGE	107	400		201																		334 ON ALL WALLS
189	MEN	123	409		206	317	317	317	315	315													
190	WOMEN	123	409		206						317	317	315	315	315, 317								
191	STORE	107	400		201																		334 ON ALL WALLS
192	ICE	123	409		204																		300 ON ALL WALLS
192	OUTDOOR STORAGE	107	400		201					335	335												335 ON ALL WALLS
193	MECH.	124	400		216	334	334	334															
194	ELEC.	124	400		216	334	334	334	334														
195	ENG. OFFICE	107	400		201				334	334	334	334											
197	STAIR#1	108, 105, 129	401, 402		218																		320 ON ALL WALLS
198	STAIR#2	108, 105, 129	401, 402		218																		320 ON ALL WALLS
199	EXTERIOR COURTYARD	C-4, C-2, C-3, C-2																					
199.1	PASSAGE	124			216																		334 ON ALL WALLS
199.2	MECH.	124	400		216	334																	334 ON ALL WALLS



BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018/08/24

ID	ISSUED	DESCRIPTION

CURRENT ISSUE

ISSUED FOR 100% FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
Author

CHECKED BY  
Checker

PROJECT NO.  
B4-157-1801

SHEET NAME  
PUBLIC FINISH SCHEDULE

DRAWINGS NO.  
A-400C



PUBLIC AREAS FINISH SCHEDULE.																
NUMBER	NAME	FLOOR FINISH	CEILING FINISH	FLOOR BASE		ELEV.1	ELEV.2	ELEV.3	ELEV.4	ELEV.5	ELEV.6	ELEV.7	ELEV.8	ELEV.9	ELEV.10	Comments
				FLOOR BASE	WALL BASE											
200.1	CORR.	104	409		218	320, 319	320, 319,	320								
200.2	CORR.	104	409		218						320	320				
200.3	CORR.	104	409		218				320, 319	320, 319	320	320	320, 319	320, 319	320	
250	STORAGE	109	400		216											334 ON ALL WALLS
251	LINEN STORAGE	109	400		216	335	335	335								
252	ELEC. / PBX	107	400		216				334							
274	ELEV. LOBBY	136	401		218											320 ON ALL WALLS
275	STOR.	107	400		216	334	334									
276	ICE	123	401		204			320	320							320 ON ALL WALLS
297	STAIR#1	108	401		218											313 ON ALL WALLS
298	STAIR#2	108	401		218											313 ON ALL WALLS
300.1	CORR.	104	409		218	320, 319	320, 319,	320								
300.2	CORR.	104	409		218						320	320				
300.3	CORR.	104	409		218				320, 319	320, 319	320	320	320, 319	320, 319	320	
323	ICE	123	401		204											320 ON ALL WALLS
350	STORAGE	109	400		216											334 ON ALL WALLS
351	LINEN STORAGE	109	400		216	335	335	335								
352	ELEC. / PBX	107	400		216				334							
374	ELEV. LOBBY	136	401		218											320 ON ALL WALLS
375	ICE	123	401		204											320 ON ALL WALLS
397	STAIR#1	108	401		218											313 ON ALL WALLS
398	STAIR#2	108	401		218											313 ON ALL WALLS
400.1	CORR.	104	409		218	320, 319	320, 319	320			320	320				
400.2	CORR.	104	409		218				320, 319	320, 319	320	320	320, 319	320, 319	320	
400.3	CORR.	104	409		218											
450	STORAGE	109	400		216											334 ON ALL WALLS
451	LINEN STORAGE	109	400		216	335	335	335								
452	ELEC. / PBX	107	400		216				334							
474	ELEV. LOBBY	136	401		218											320 ON ALL WALLS
475	ICE	123	401		204											320 ON ALL WALLS
497	STAIR#1	108	401		218											313 ON ALL WALLS
498	STAIR#2	108	401		218											313 ON ALL WALLS




BASE4

BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018/08/24

ID	ISSUED	DESCRIPTION
----	--------	-------------

CURRENT ISSUE

ISSUED FOR 100% FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
Author

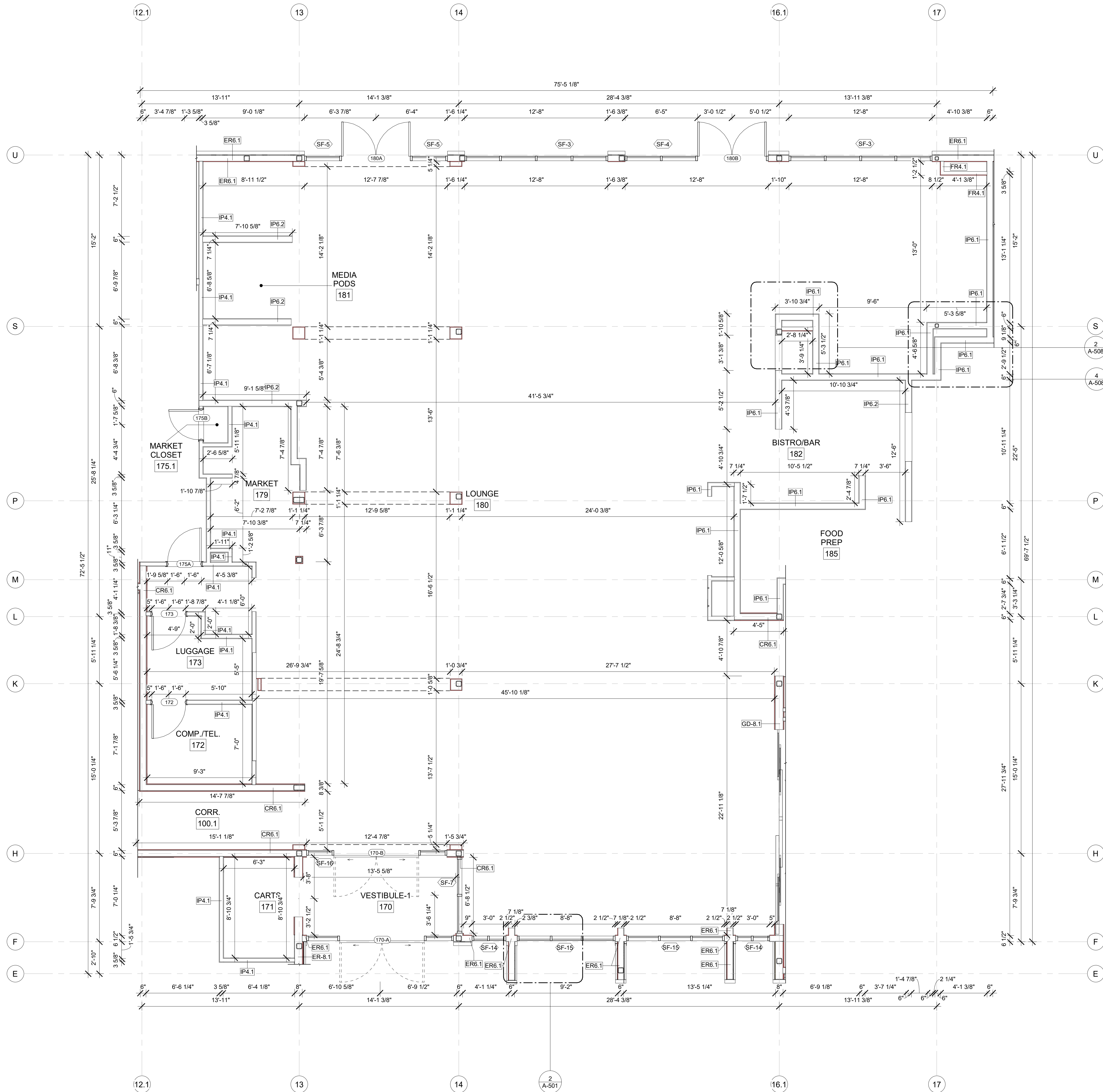
CHECKED BY  
Checker

PROJECT NO.  
B4-157-1801

SHEET NAME  
PUBLIC FINISH SCHEDULE

DRAWINGS NO.  
A-400D





GENERAL NOTE FOR LEGENDS

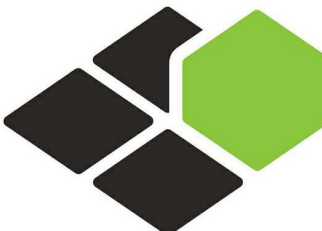
- BASE4 NOTES
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  2. REFER "Courtyard Gen 6 C'nergy Interior Finish Index-ID" FOR FINISHES.
  3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_C'nergy" FOR RESTROOM ACCESSORIES.

GENERAL FLOOR PLAN NOTES

- BASE4 NOTES
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.
- PROJECT NOTES
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

GENERAL NOTE - ENLARGED

- BASE4 NOTES
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

**ENLARGED LOBBY  
CONSTRUCTION  
PLAN**

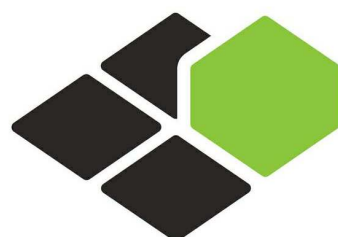
DRAWINGS NO.

**A-401A**

**A** ENLARGED LOBBY - CONSTRUCTION PLAN  
A-401A 1/4" = 1'-0"

**2** KEYPLAN LOBBY  
A-401A 1" = 50'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

**ENLARGED LOBBY  
RCP PLAN**

DRAWINGS NO.

**A-401B**

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 C'Energy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-2240000-C-Plumbing Fixture Matrix\_Gen 6\_C'Energy" FOR RESTROOM ACCESSORIES.

## CEILING FINISH LEGEND

- A CEILING FINISH  
5'-0" CEILING HEIGHT
- A PRIME & PAINTED GYPSUM BOARD  
B PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT  
C 2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.  
D 2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.  
E 6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.  
F EPOXY PAINT  
G 2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.  
I METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3  
J 2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

## GENERAL RCP NOTES

### BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

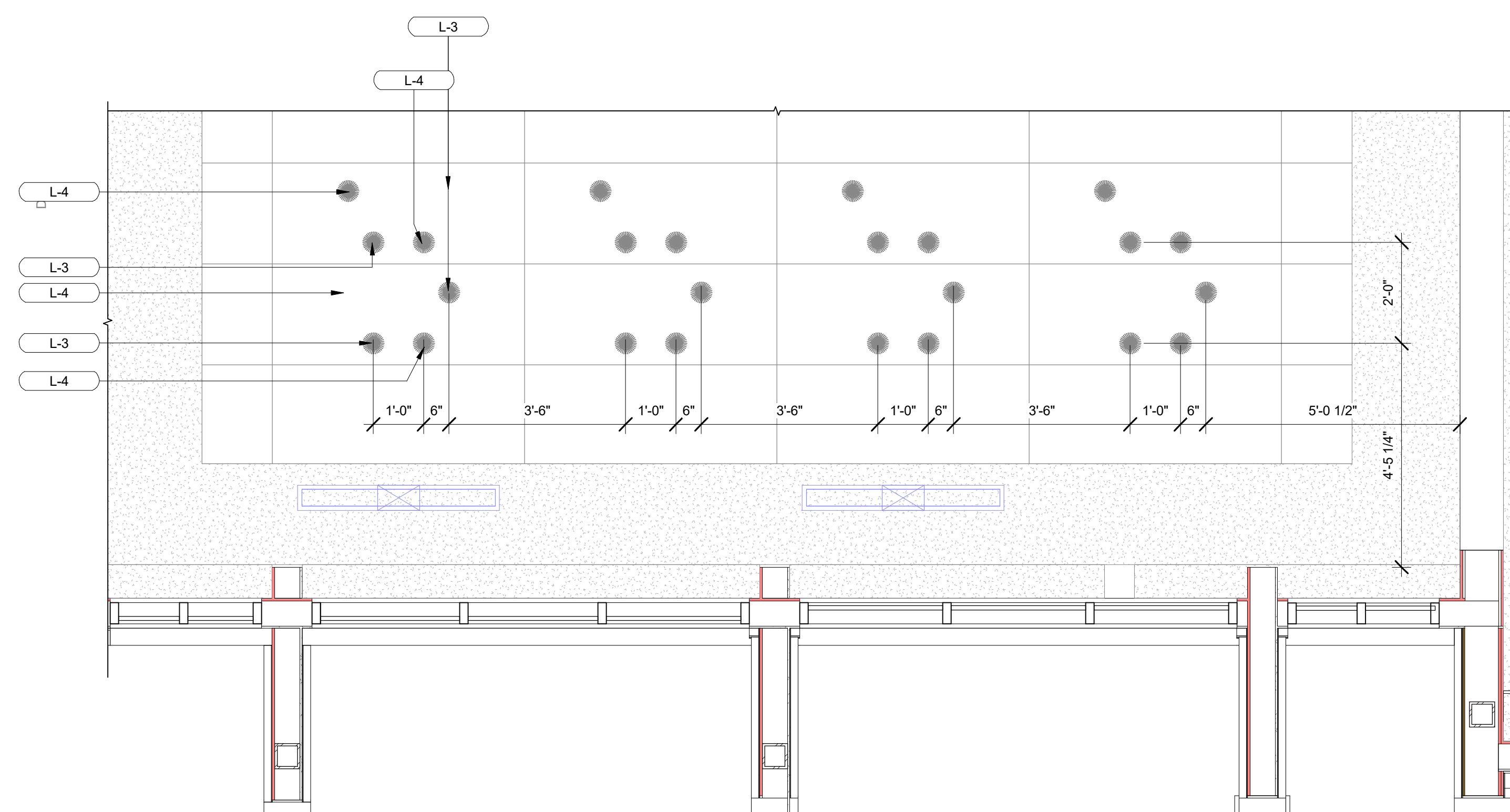
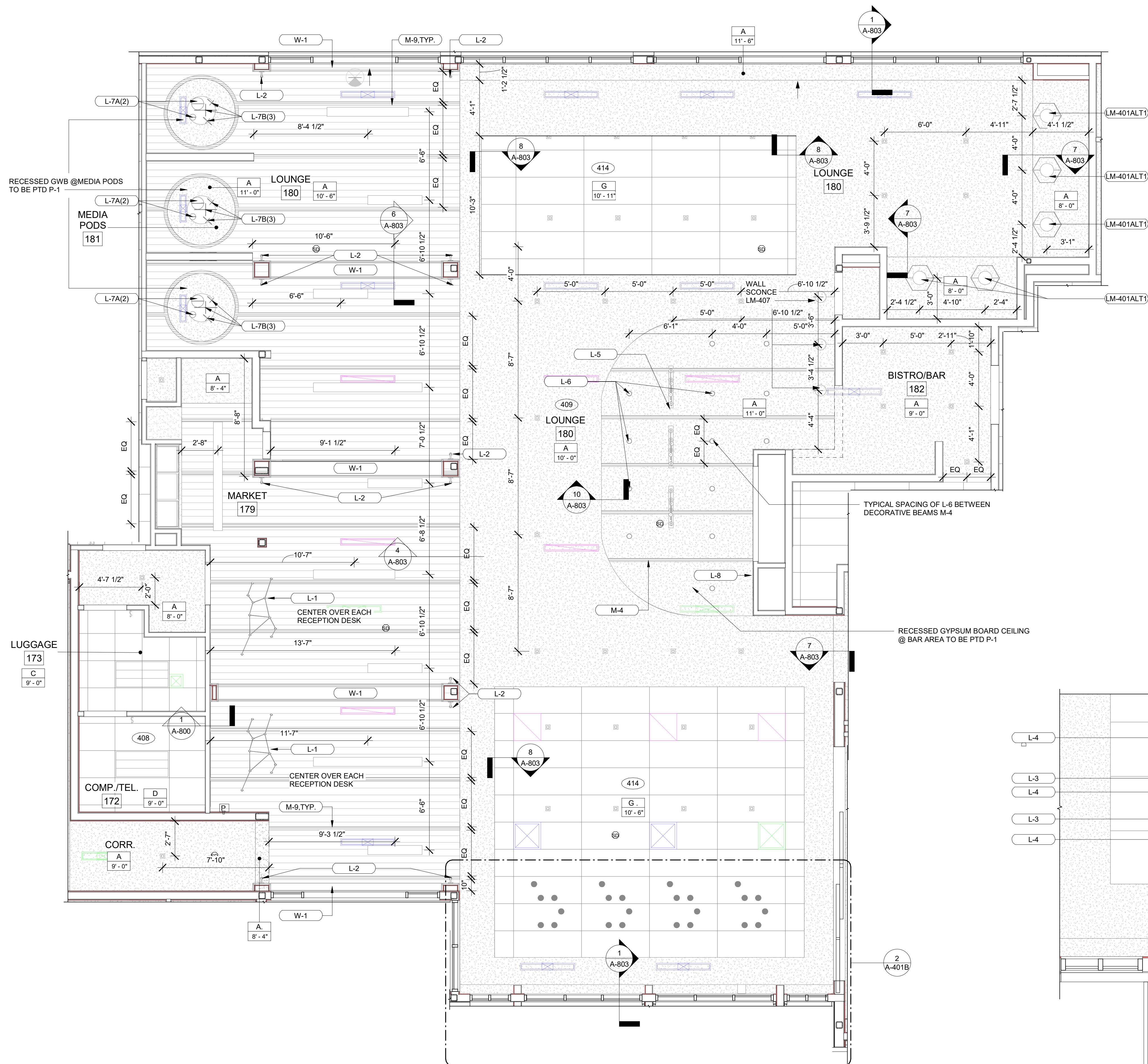
### PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE - ENLARGED

### BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



A  
A-401B  
ENLARGED LOBBY RCP PLAN  
1/4" = 1'-0"

2  
A-401B  
ENLARGE RCP OF LIGHTS L-4 & L-3 AT LOBBY AREA  
1/2" = 1'-0"



## GENERAL NOTE FOR LEGENDS

## BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 C/energy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-240000-C-Plumbing Fixture Matrix\_Gen 6\_C/energy" FOR RESTROOM ACCESSORIES.

## GENERAL NOTE FOR LEGENDS

## BASE4 NOTES

REFER TO SHEET G-002 FOR ACCESSIBLE LEGEND

## GENERAL FLOOR PLAN NOTES

## BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 3/2" MAX O.C. AND AT DOOR JAMBES FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

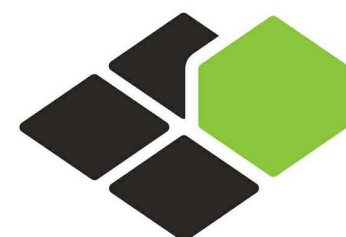
## PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL NOTE - ENLARGED

## BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

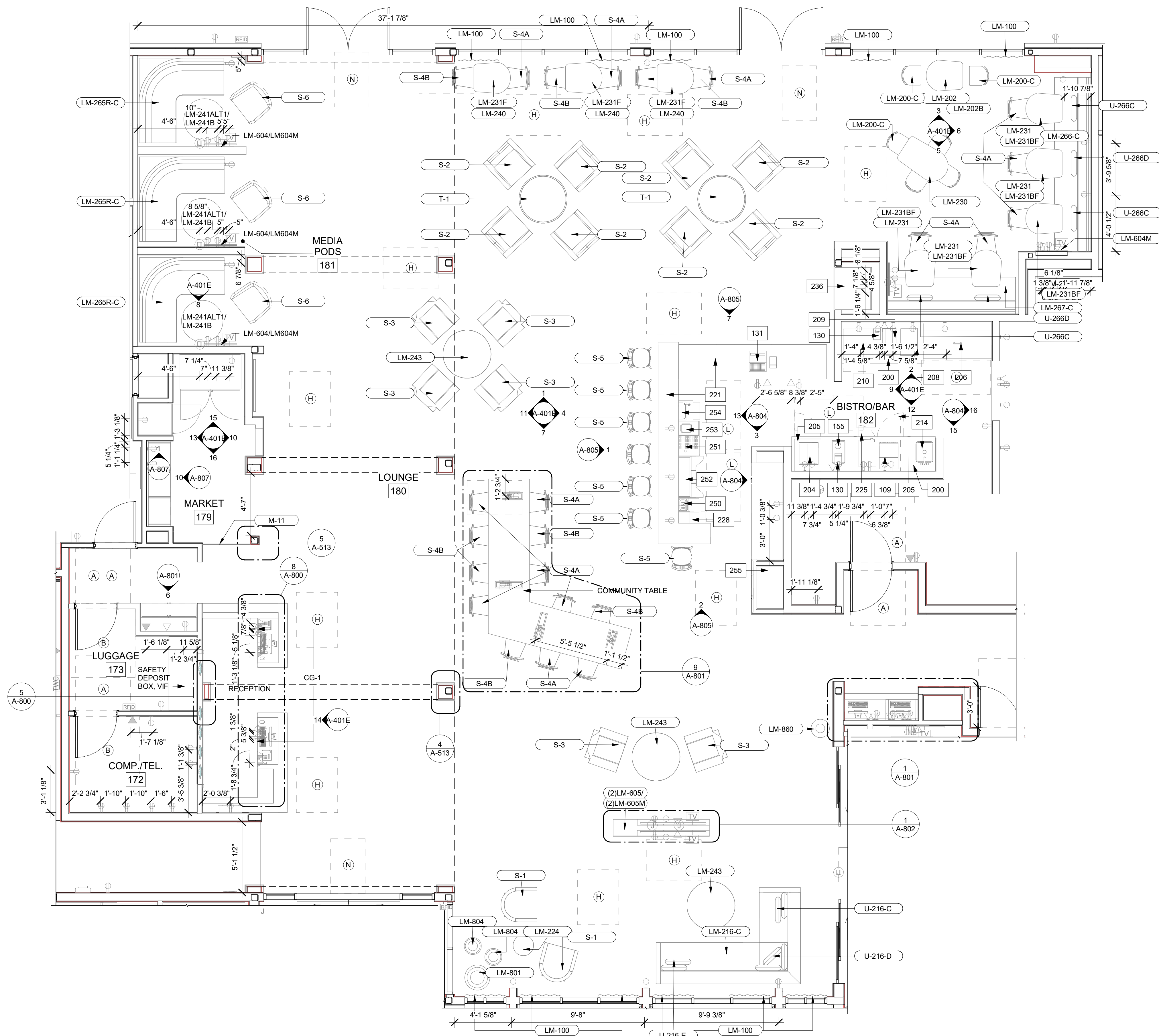
CURRENT ISSUE DATE  
2020.05.25DRAWN BY  
RCCHECKED BY  
RB/DDPPROJECT NO.  
B4-157-1801

SHEET NAME

ENLARGED LOBBY  
FURNITURE PLAN

DRAWINGS NO.

A-401C



A ENLARGED LOBBY FURNITURE PLAN  
A-401C 1/4" = 1'-0"



GENERAL NOTE FOR LEGENDS

BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_CYnergy" FOR RESTROOM ACCESSORIES.

GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

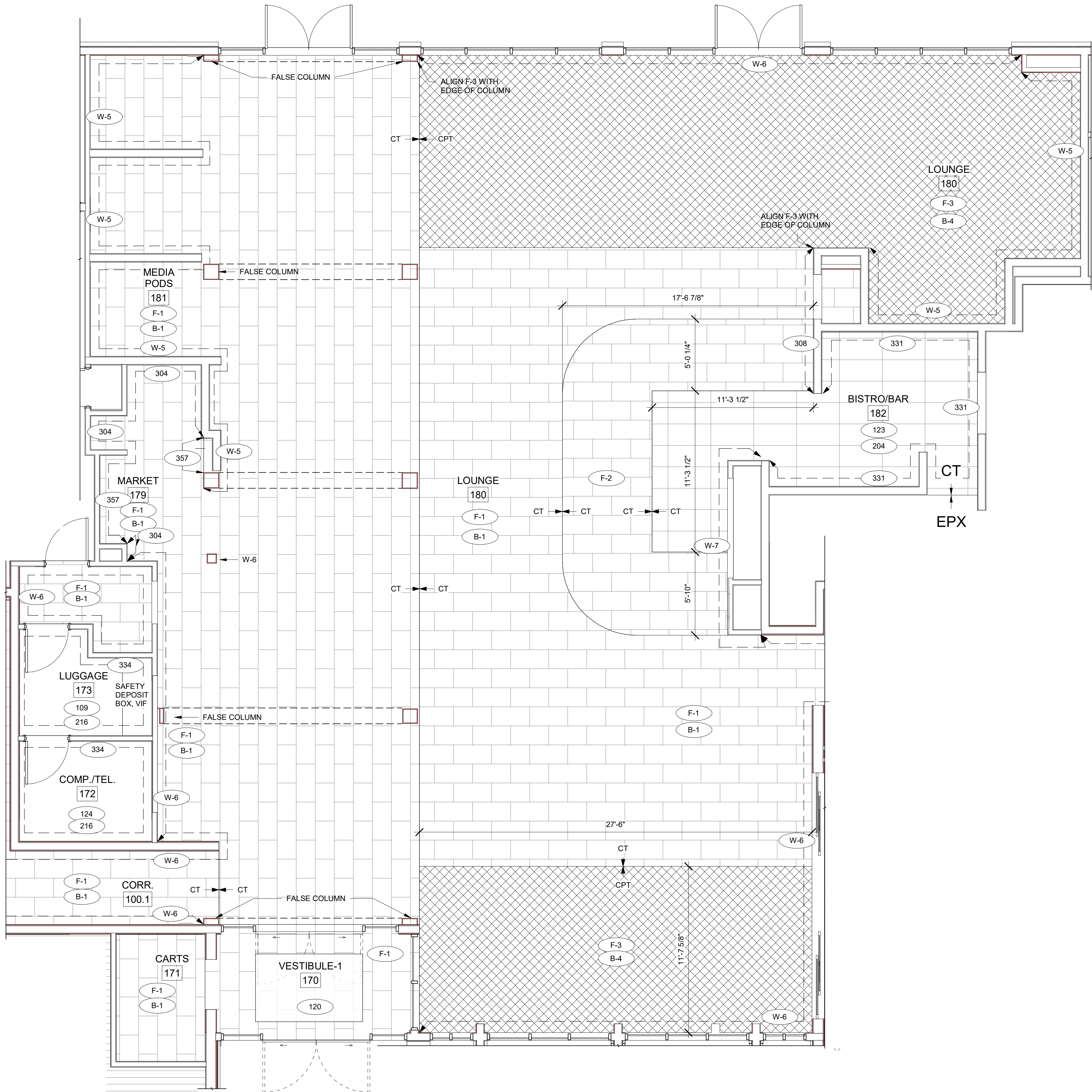
PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

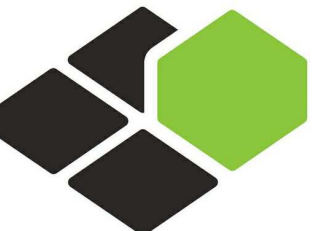
GENERAL NOTE - ENLARGED

BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



A ENLARGED LOBBY FINISH PLAN  
1/4" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

ENLARGED LOBBY  
FINISH PLAN

DRAWINGS NO.

A-401D





RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Professional Engineer Seal for Ricardo Javier Ruiz Guillet, State of Illinois, License No. 001023672.

**TOP**  
**Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 1  
REVISION DATE: 2018.08.24

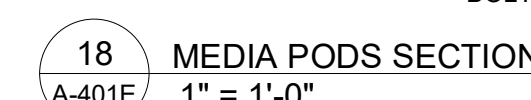
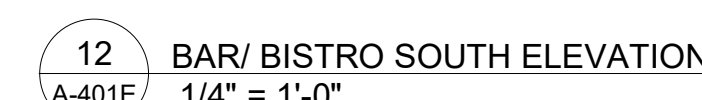
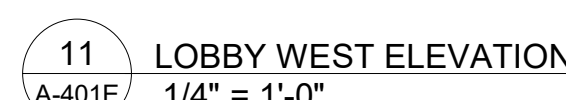
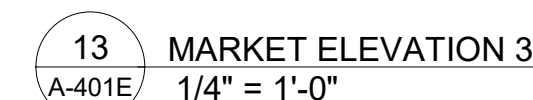
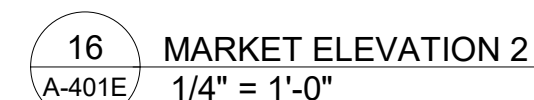
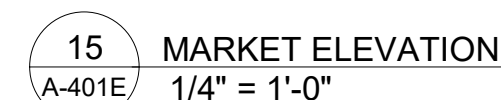
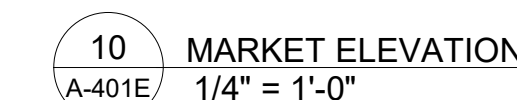
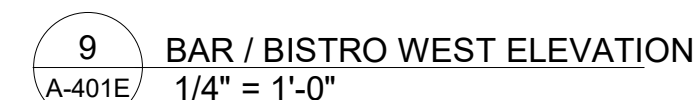
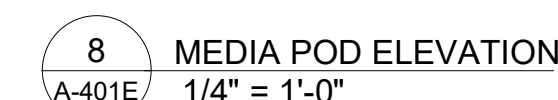
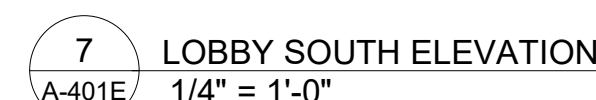
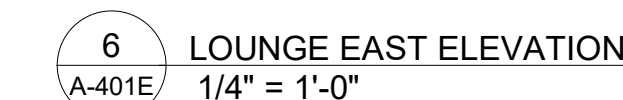
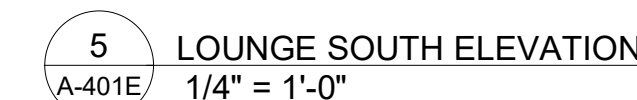
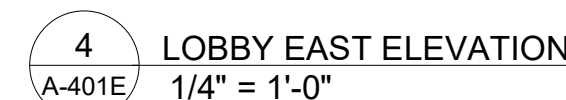
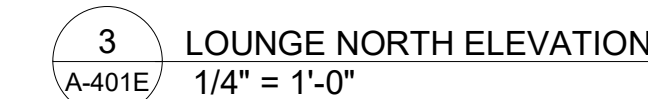
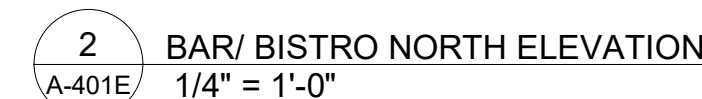
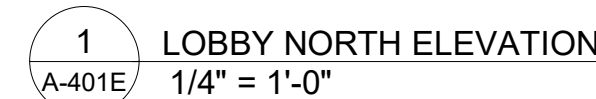
11

---

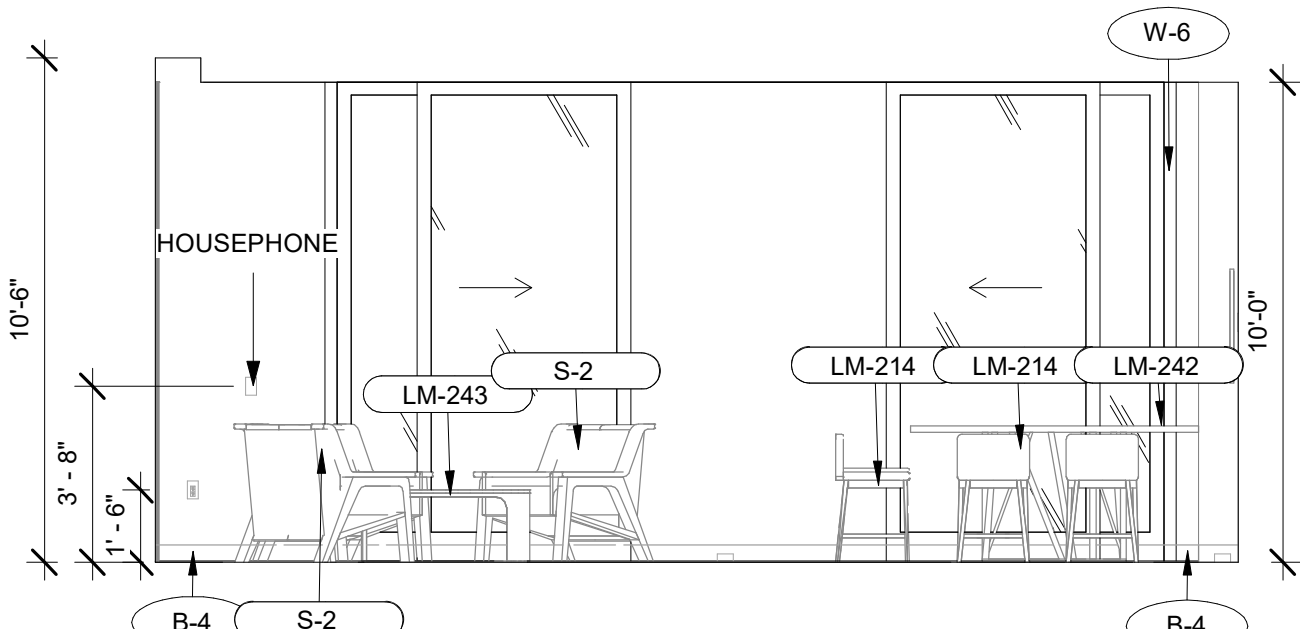
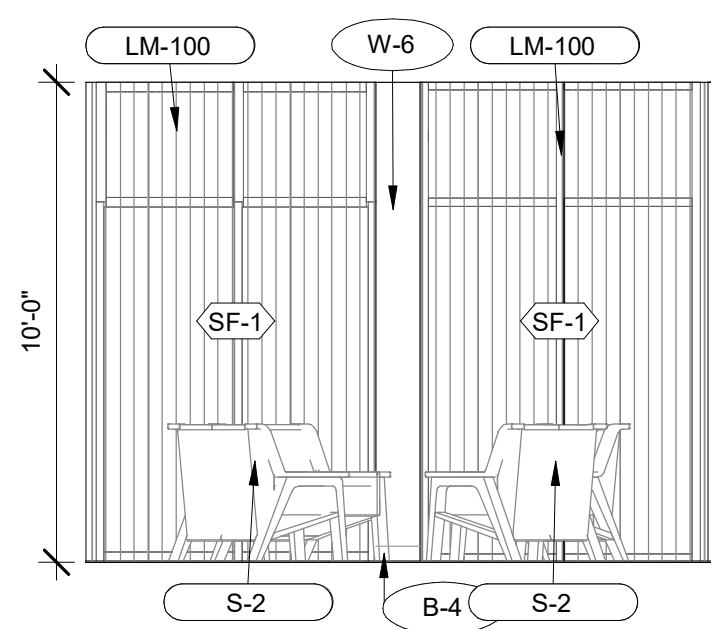
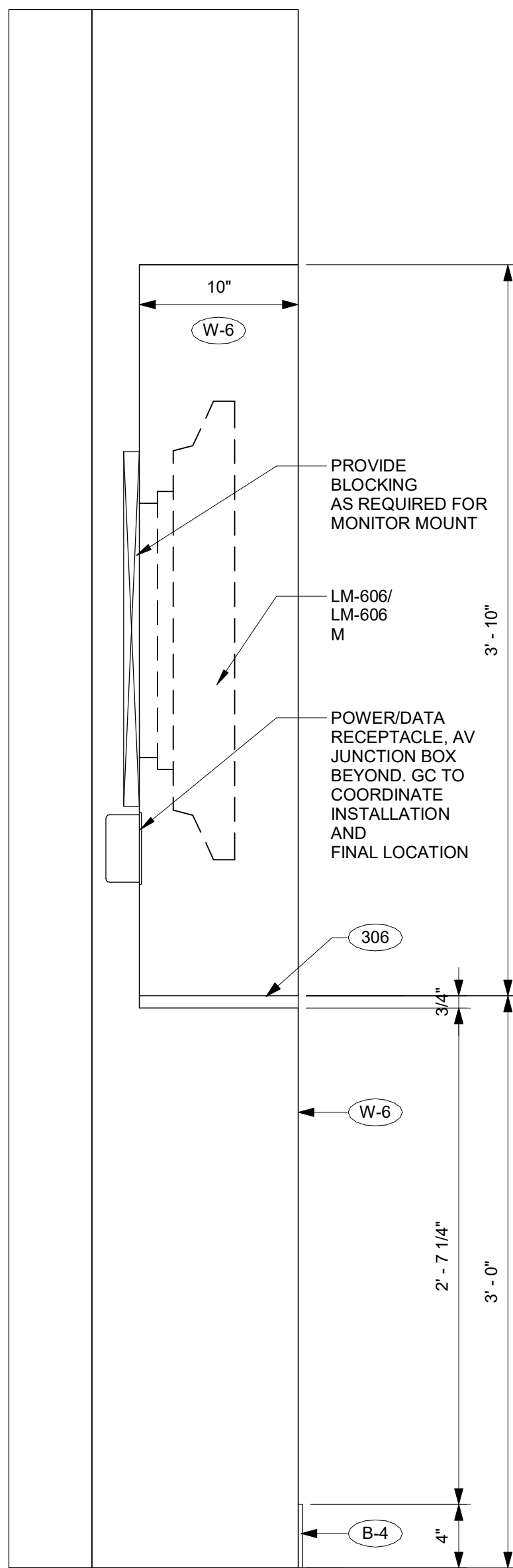
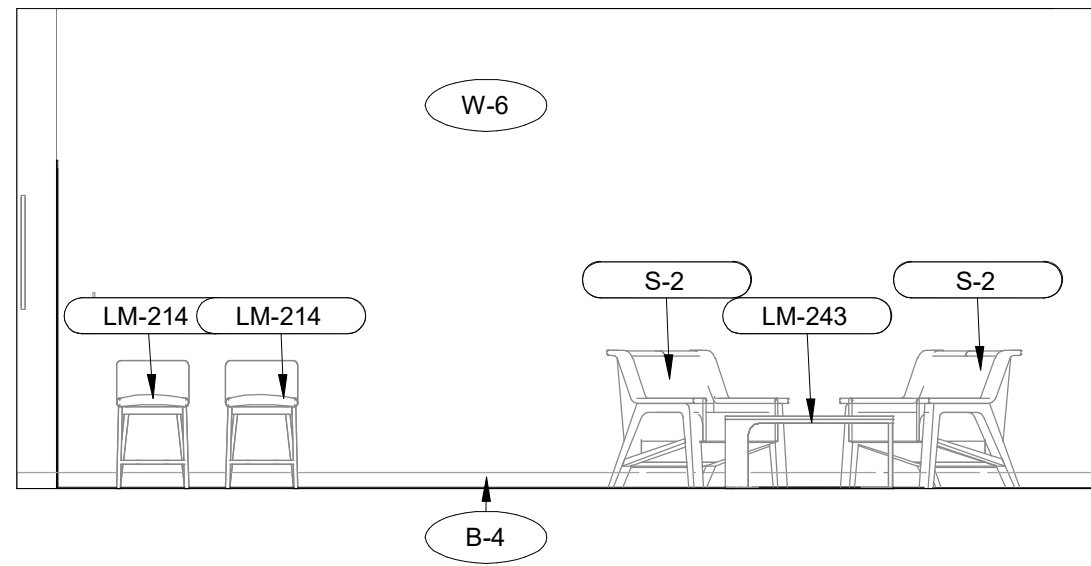
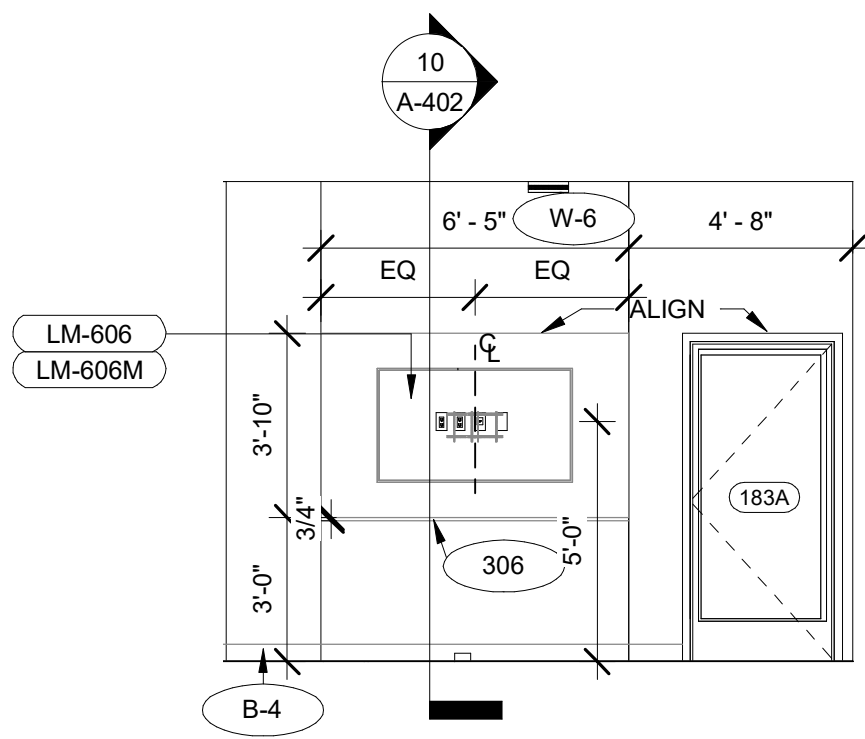
CURRENT ISSUE
<b>ISSUED FOR 100% FRANCHISE REVIEW</b>
CURRENT ISSUE DATE
2020.05.25
DRAWN BY
RC
CHECKED BY
RB/DDP
PROJECT NO.
B4-157-1801
SHEET NAME

## ENLARGED LOBBY ELEVATIONS

# A-401E



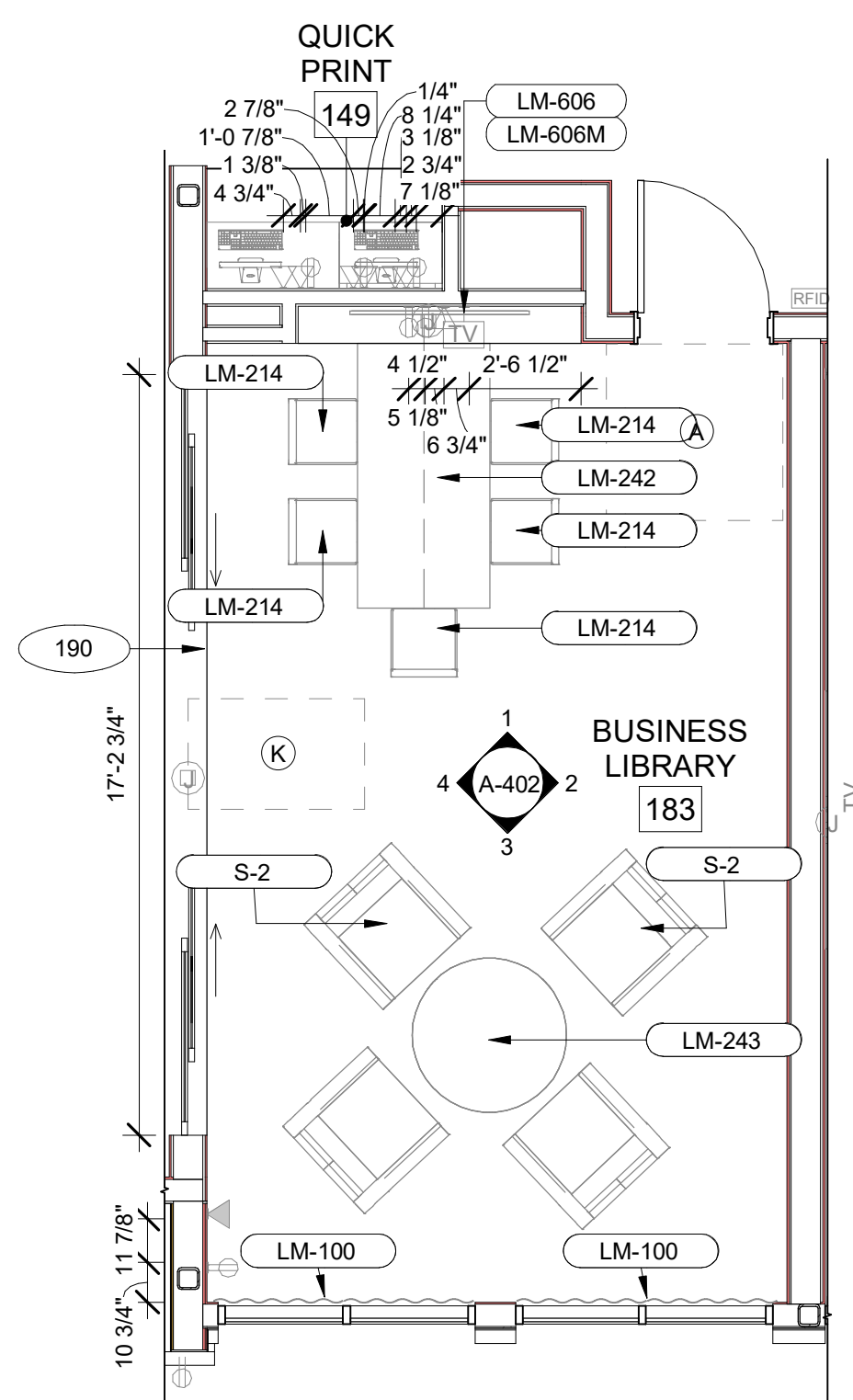
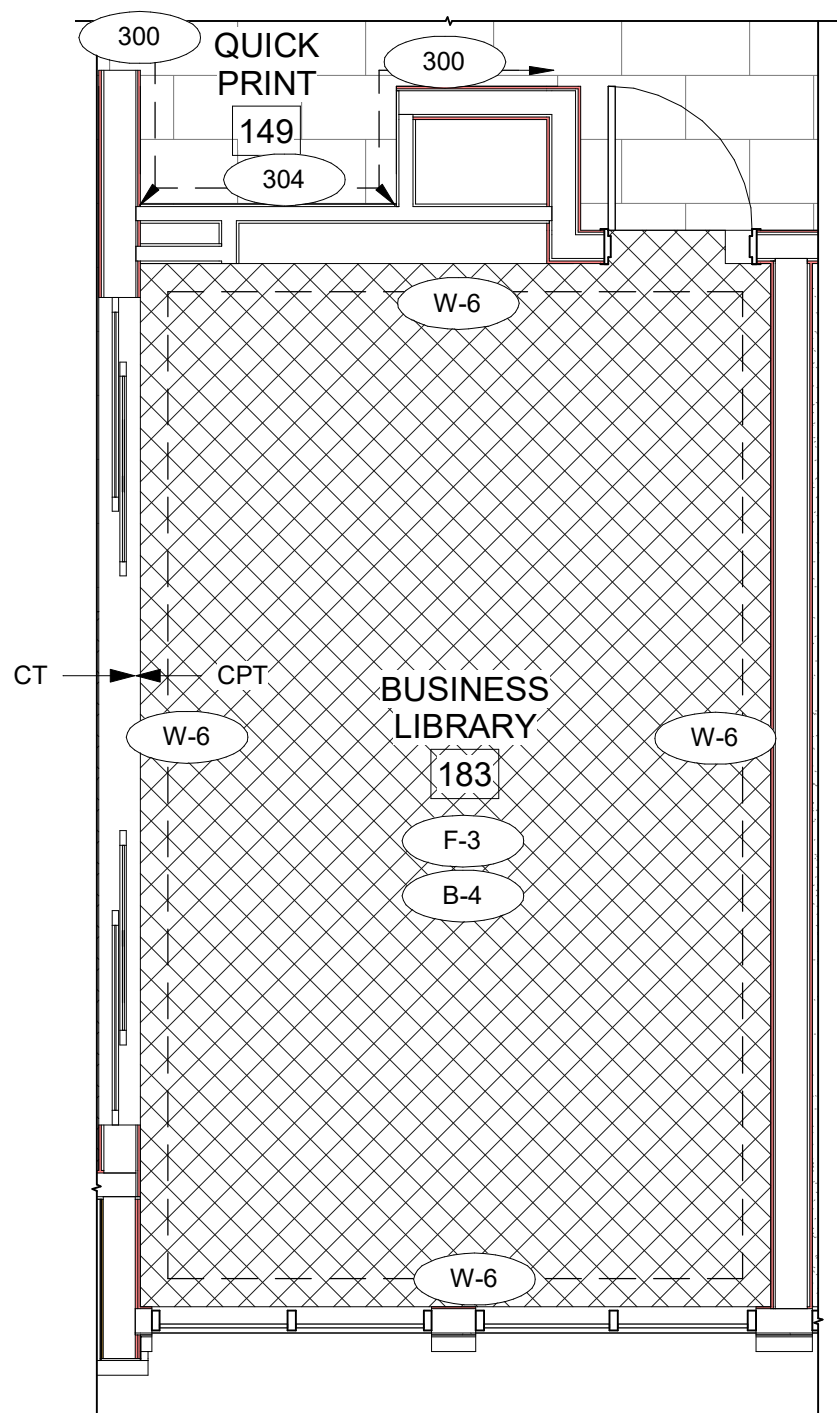




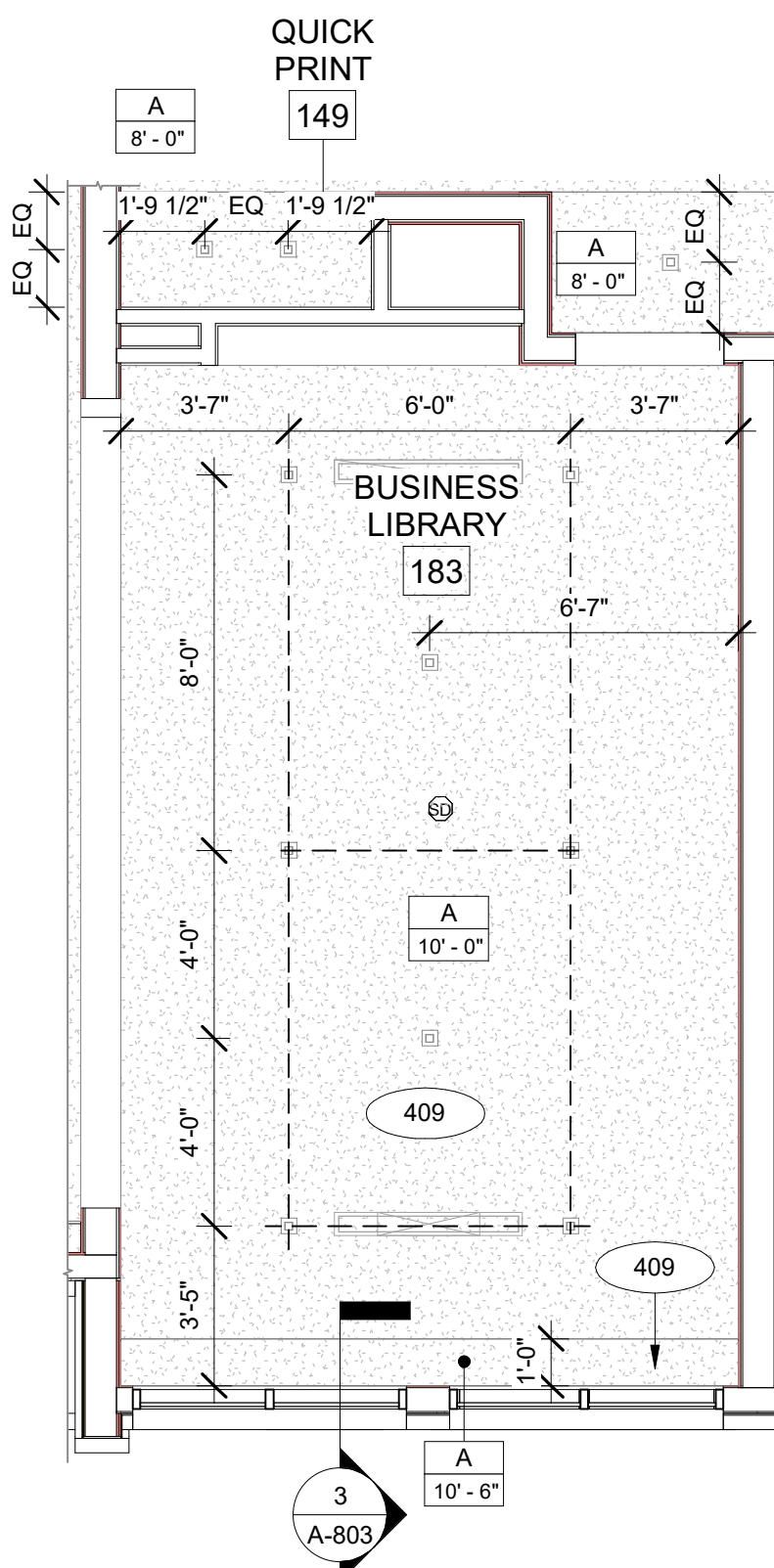
3 A-402 BUSINESS LIBRARY INTERIOR ELEVATION-C  
1/4" = 1'-0"

4 A-402 BUSINESS LIBRARY INTERIOR ELEVATION-D  
1/4" = 1'-0"

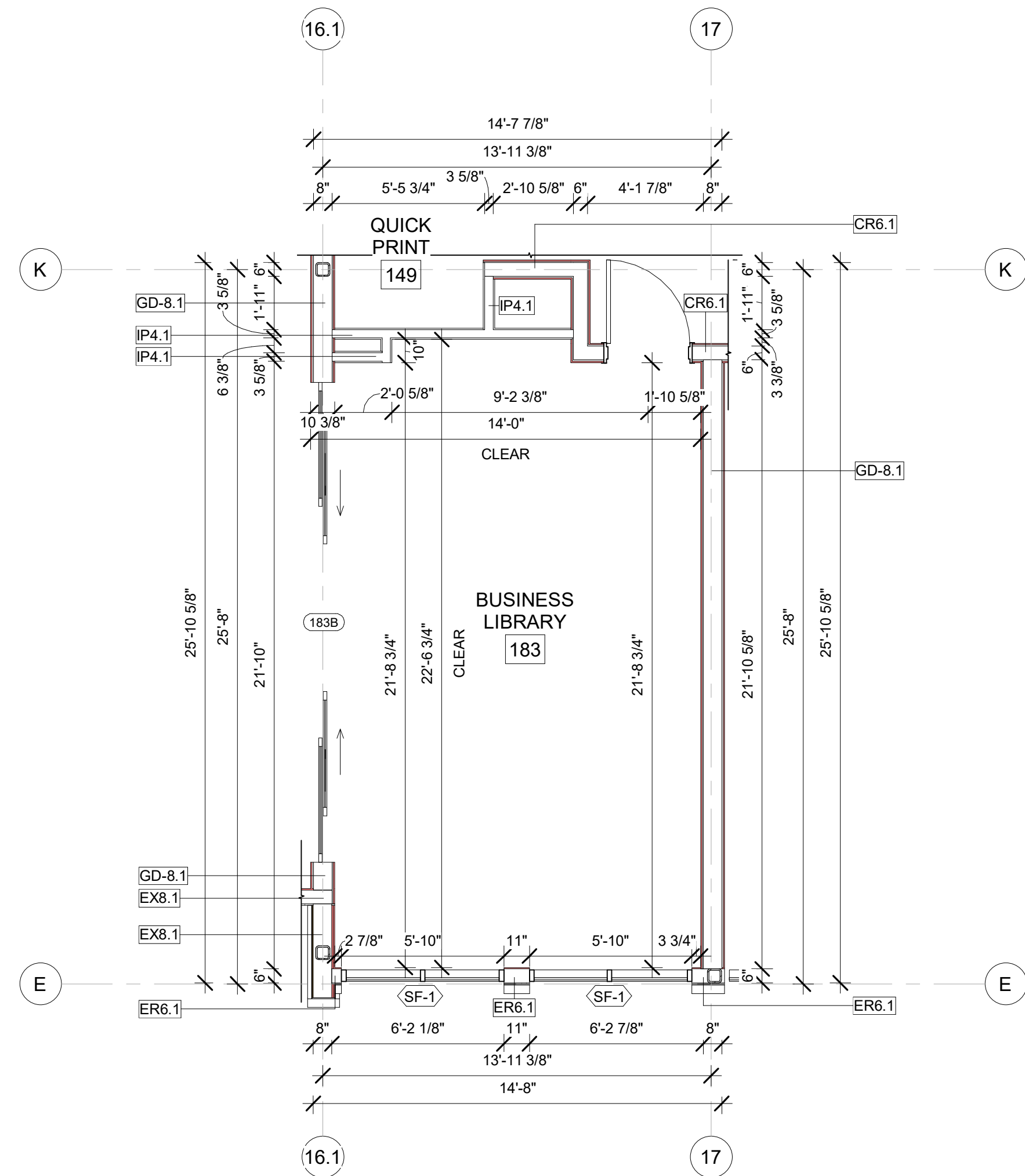
10 A-402 BUSINESS LIBRARY SECTION  
1 1/2" = 1'-0"



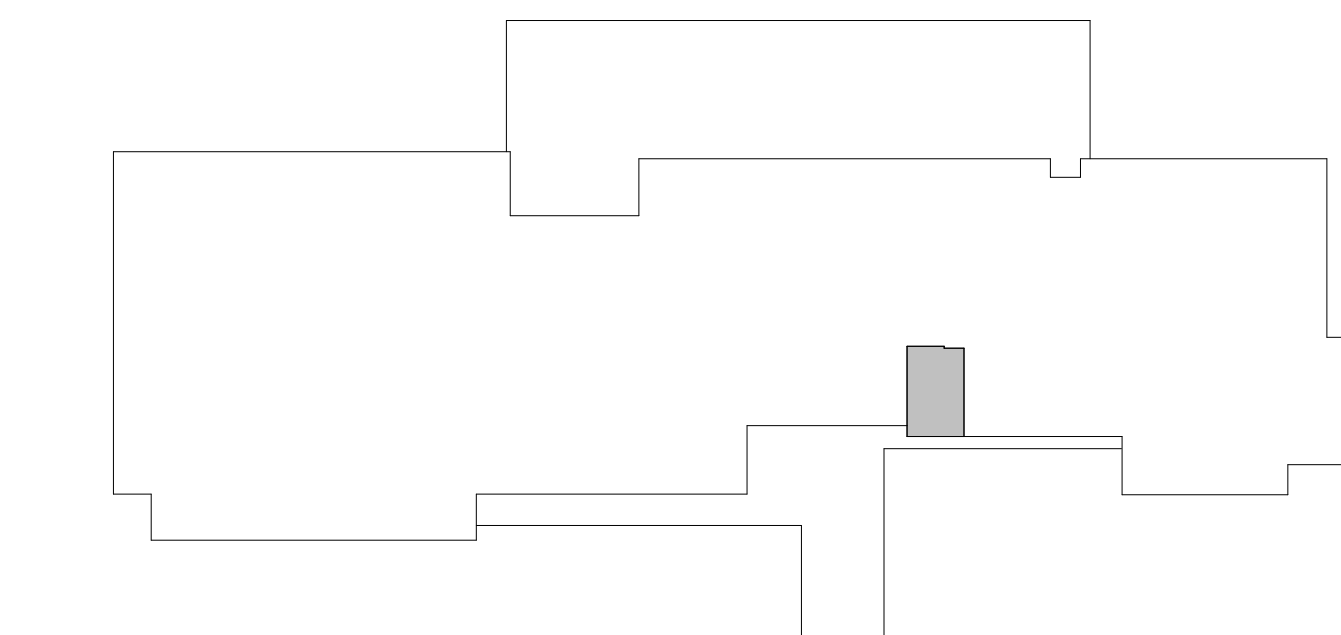
C A-402 ENLARGED BUSINESS FURNITURE PLAN  
1/4" = 1'-0"



B A-402 ENLARGED BUSINESS RCP PLAN  
1/4" = 1'-0"



A A-402 ENLARGED BUSINESS CONSTRUCTION PLAN  
1/4" = 1'-0"



9 A-402 KEYPLAN BUSINESS LIBRARY  
1" = 50'-0"

## GENERAL RCP NOTES

### BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM

### PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
3. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

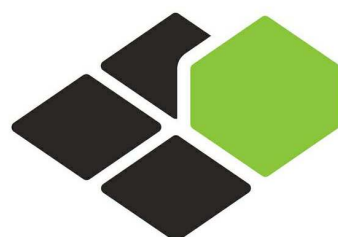
### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL NOTE - ENLARGED

### BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

**ENLARGED  
BUSINESS LIBRARY  
PLAN AND  
ELEVATIONS**

DRAWINGS NO.

**A-402**





RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Professional Engineer Seal for Ricardo Javier Ortiz Guillot, State of Illinois, License No. 001023672.

**TOP**  
**Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 1  
RELEASE DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

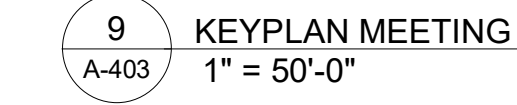
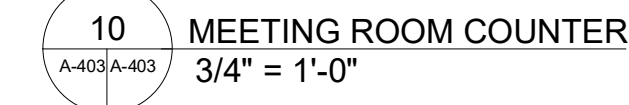
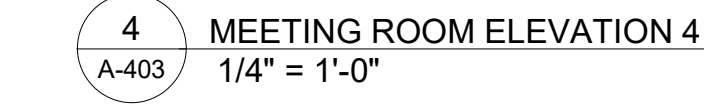
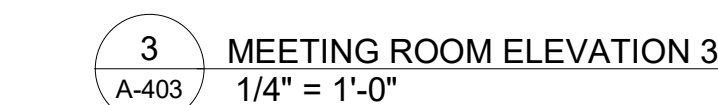
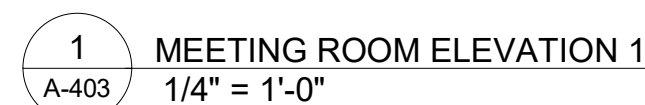
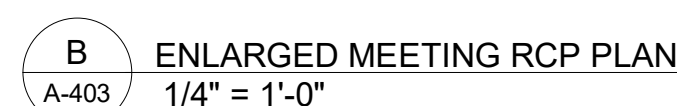
**ISSUED FOR 100%  
FRANCHISE REVIEW**

DRAWN BY RC

PROJECT NO. B4-157-1801

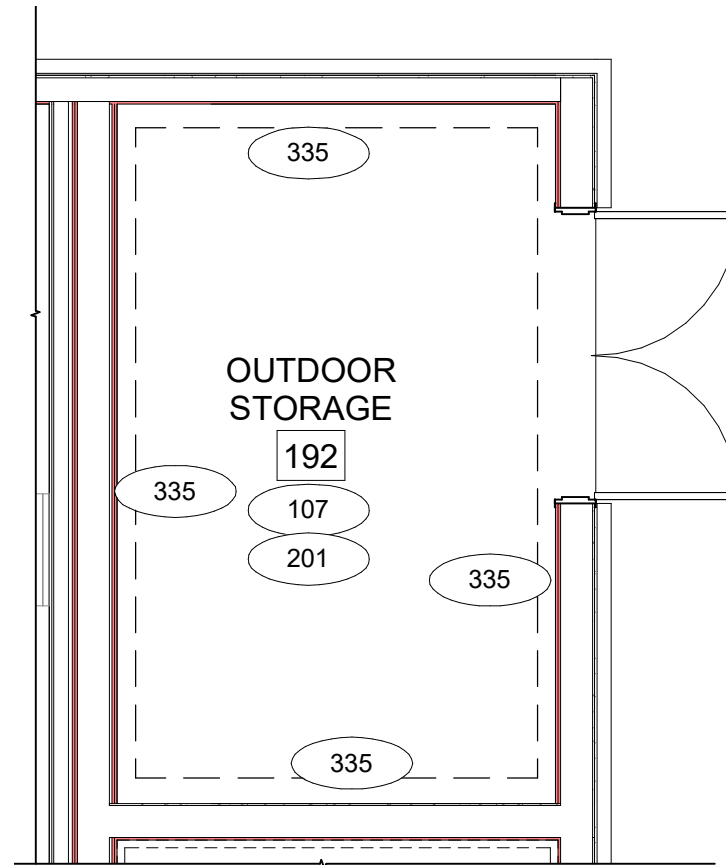
# ENLARGED MEETING ROOM PLANS

**A-403**

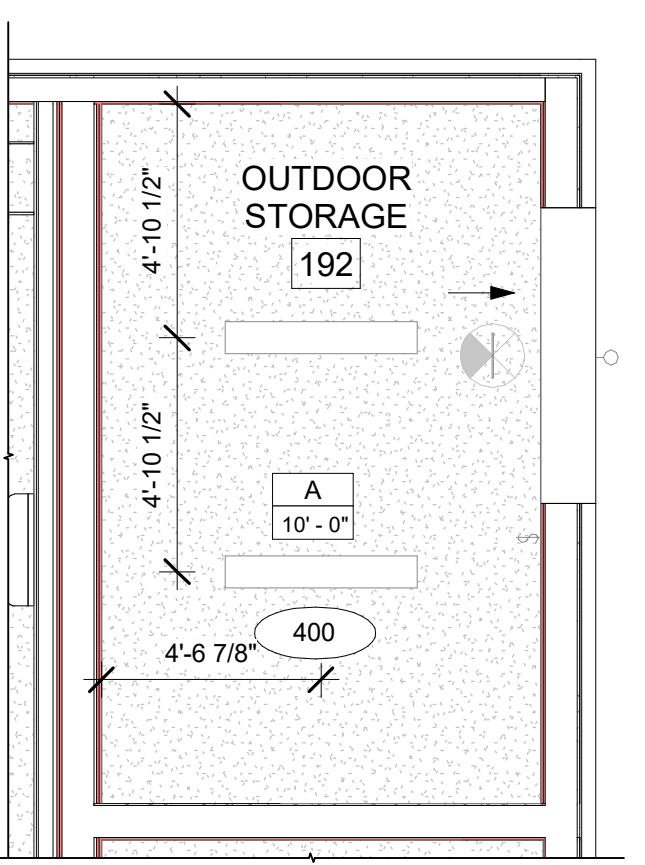


REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL  
OBJECT NOTES, LEGENDS AND SYMBOLS.  
REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR  
ISHES.  
REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR  
STROOM ACCESSORIES.

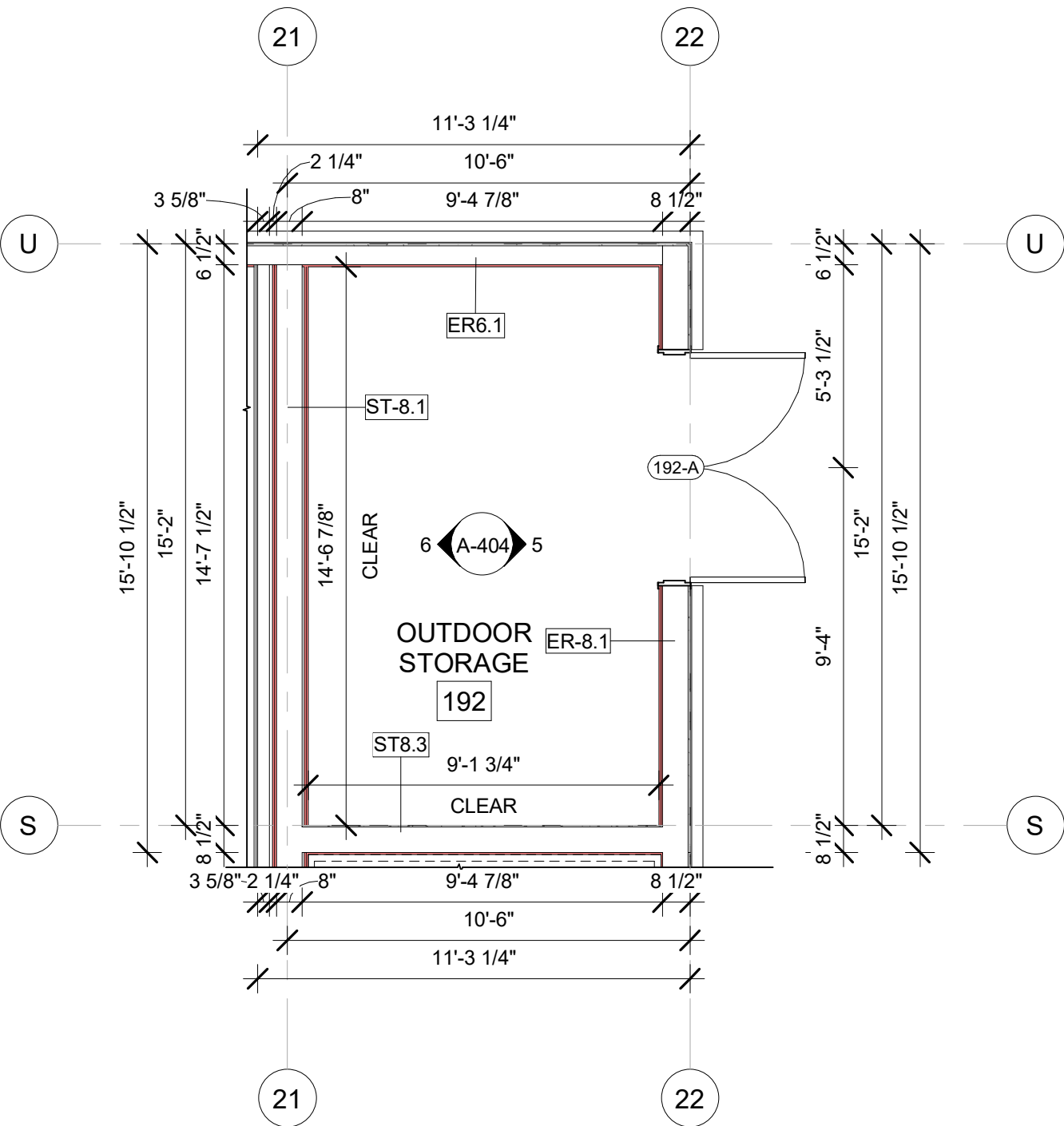




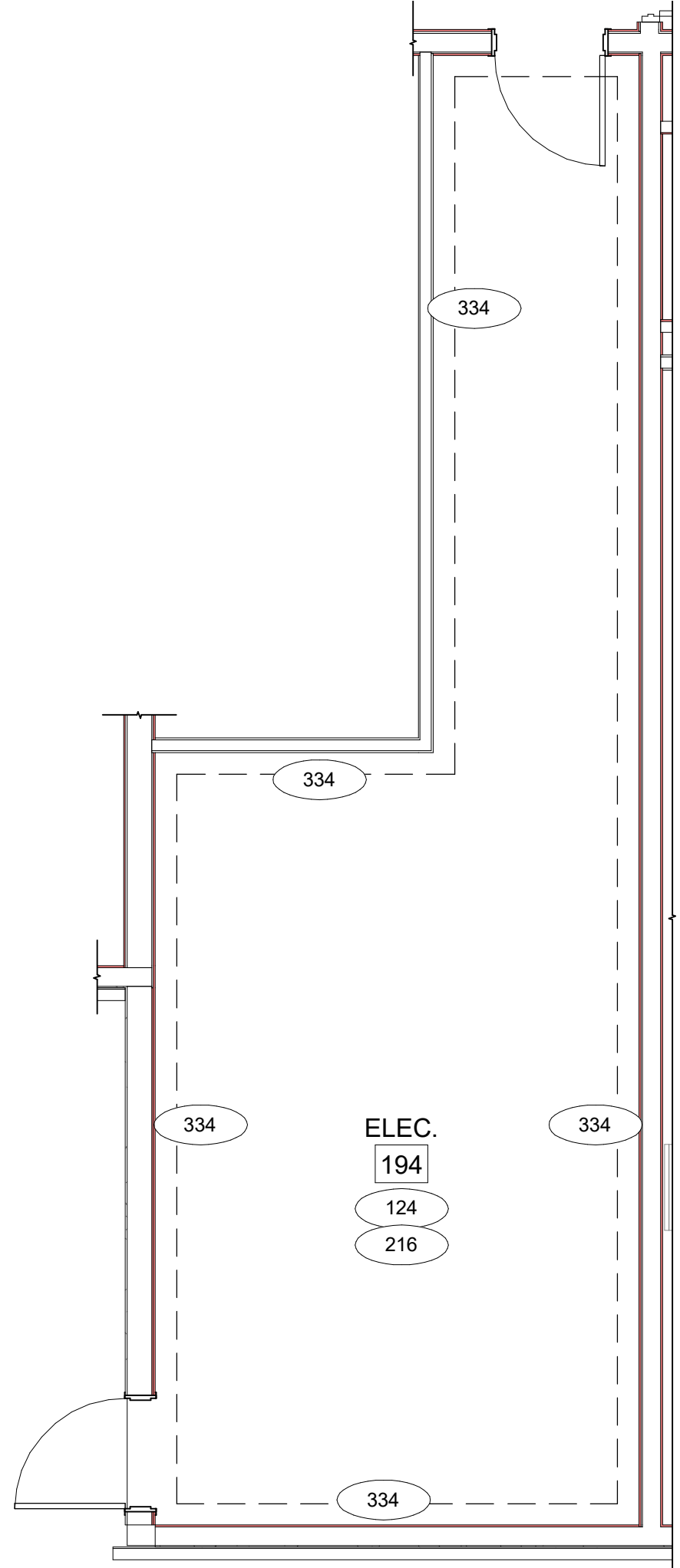
F  
A-404  
ENLARGED OUTDOOR STORAGE FINISH PLAN  
1/4" = 1'-0"



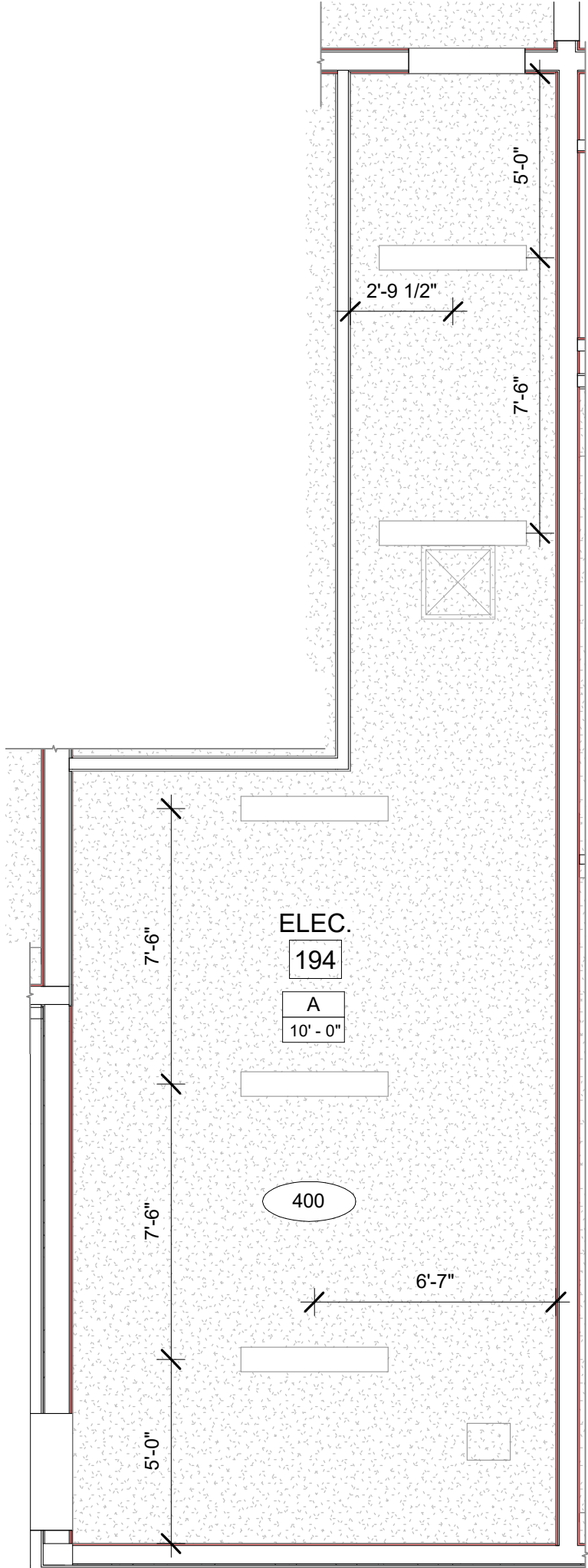
E  
A-404  
ENLARGED OUTDOOR STORAGE RCP PLAN  
1/4" = 1'-0"



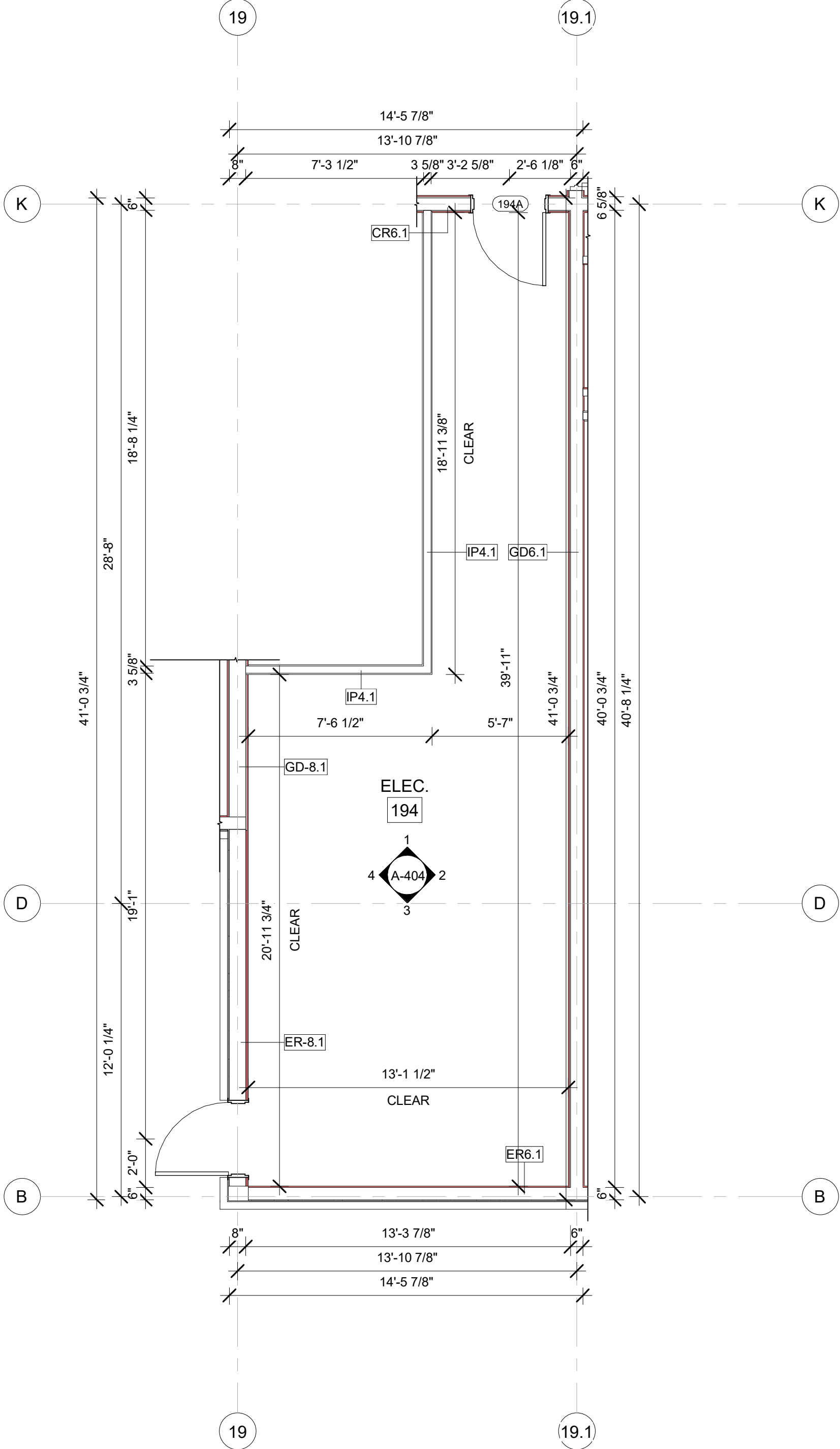
D  
A-404  
ENLARGED OUTDOOR PATIO CONSTRUCTION PLAN  
1/4" = 1'-0"



C  
A-404  
ENLARGED ELECTRICAL FINISH PLAN  
1/4" = 1'-0"



B  
A-404  
ENLARGED ELECTRICAL RCP PLAN  
1/4" = 1'-0"



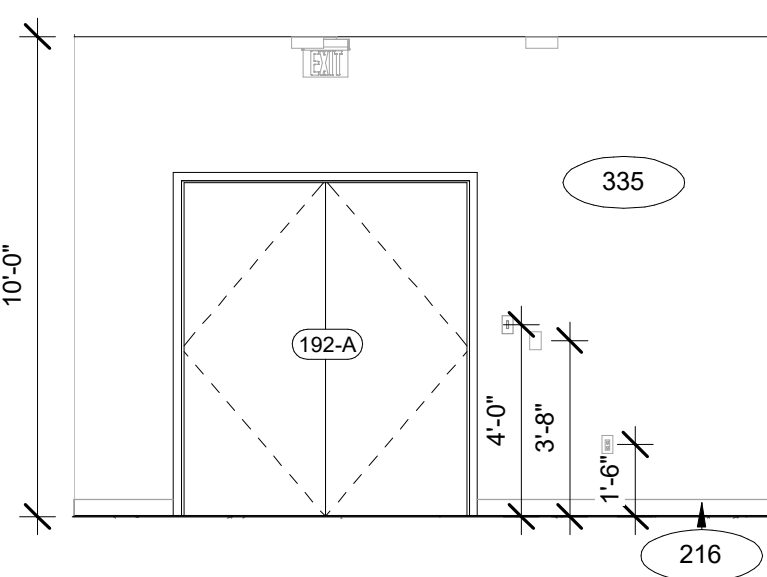
A  
A-404  
ENLARGED ELECTRICAL CONSTRUCTION PLAN  
1/4" = 1'-0"

- GENERAL RCP NOTES**
- BASE4 NOTES**
1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  6. ALL ACT TILE CENTERED IN ROOM.
  7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.
- PROJECT NOTES**
1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
  2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
  3. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

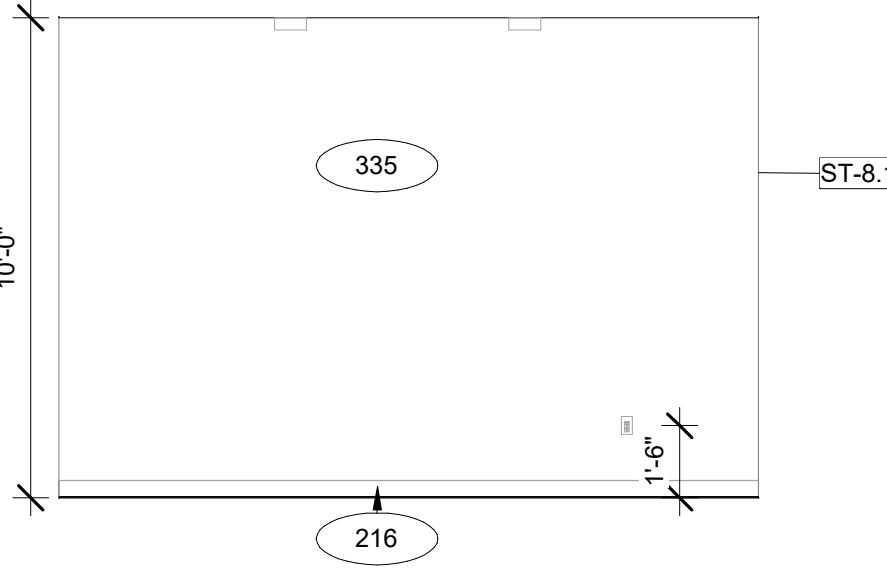
- GENERAL NOTE FOR LEGENDS**
- BASE4 NOTES**
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
  3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

- GENERAL FLOOR PLAN NOTES**
- BASE4 NOTES**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.
- PROJECT NOTES**
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

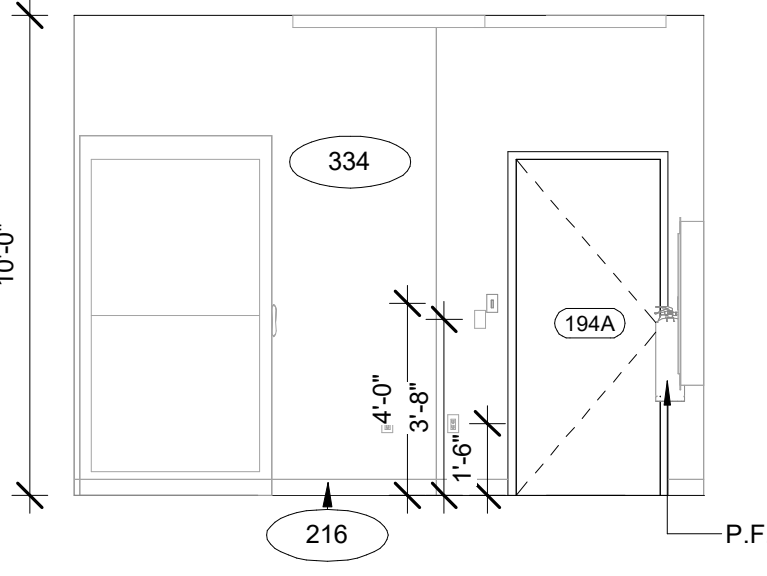
- GENERAL NOTE - ENLARGED**
- BASE4 NOTES**
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



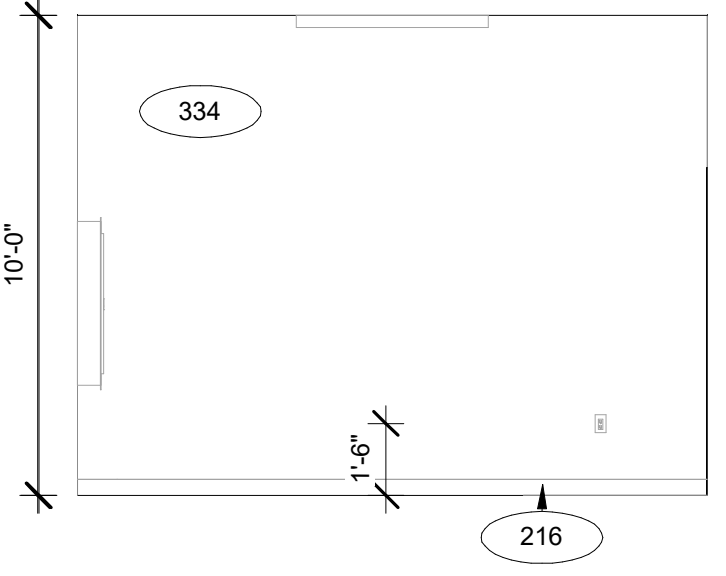
5  
A-404  
OUTDOOR STORAGE EAST ELEVATION  
1/4" = 1'-0"



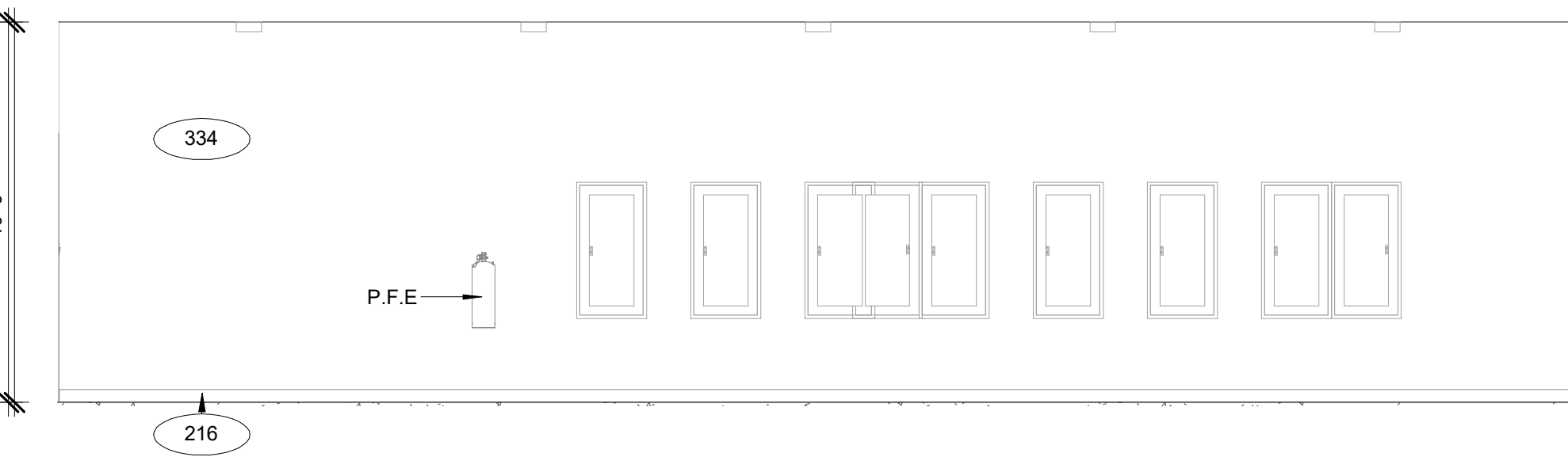
6  
A-404  
OUTDOOR STORAGE WEST ELEVATION  
1/4" = 1'-0"



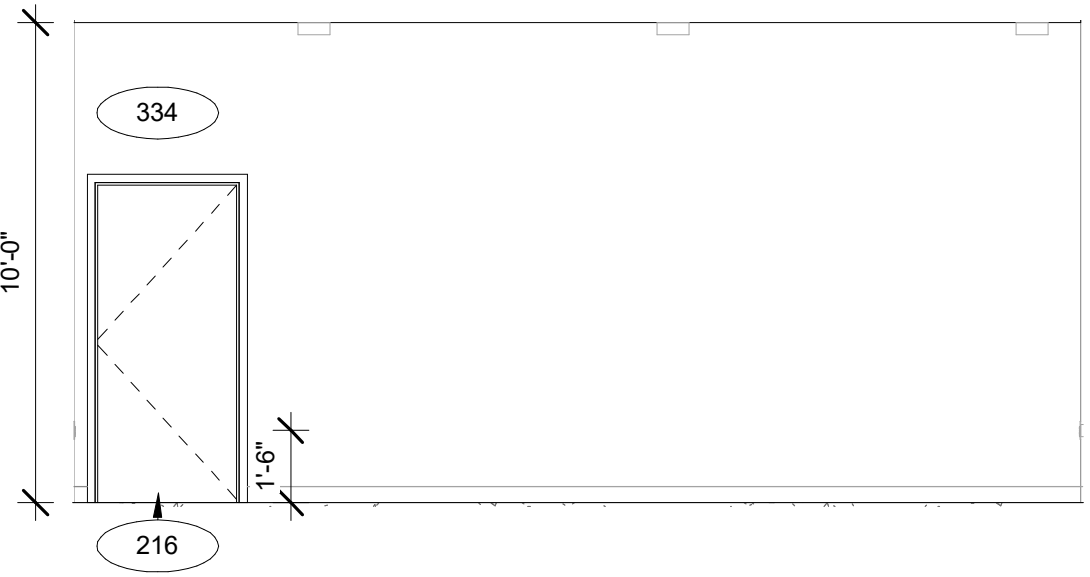
1  
A-404  
ELECTRICAL NORTH ELEVATION  
1/4" = 1'-0"



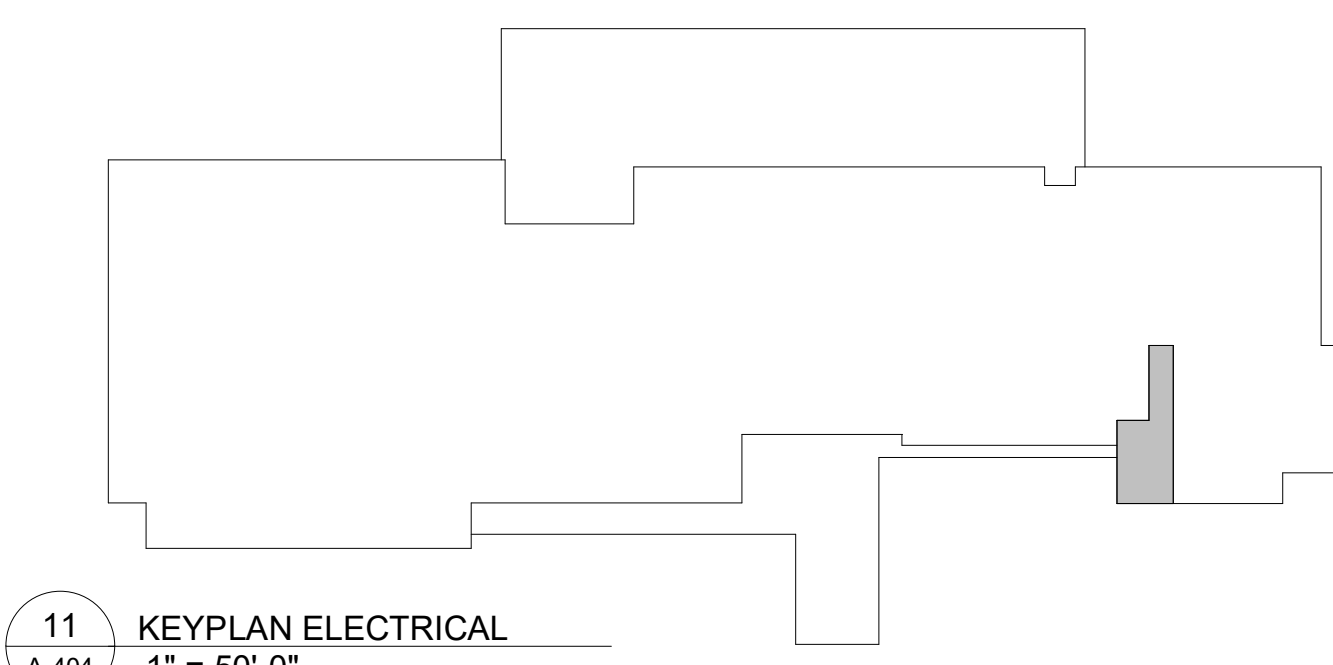
3  
A-404  
ELECTRICAL SOUTH ELEVATION  
1/4" = 1'-0"



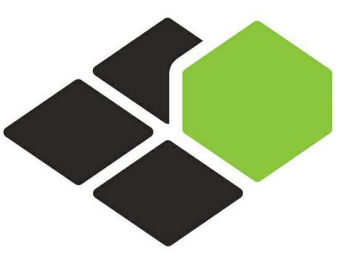
2  
A-404  
ELECTRICAL EAST ELEVATION  
1/4" = 1'-0"



4  
A-404  
ELECTRICAL WEST ELEVATION  
1/4" = 1'-0"



11  
A-404  
KEYPLAN ELECTRICAL  
1" = 50'-0"



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

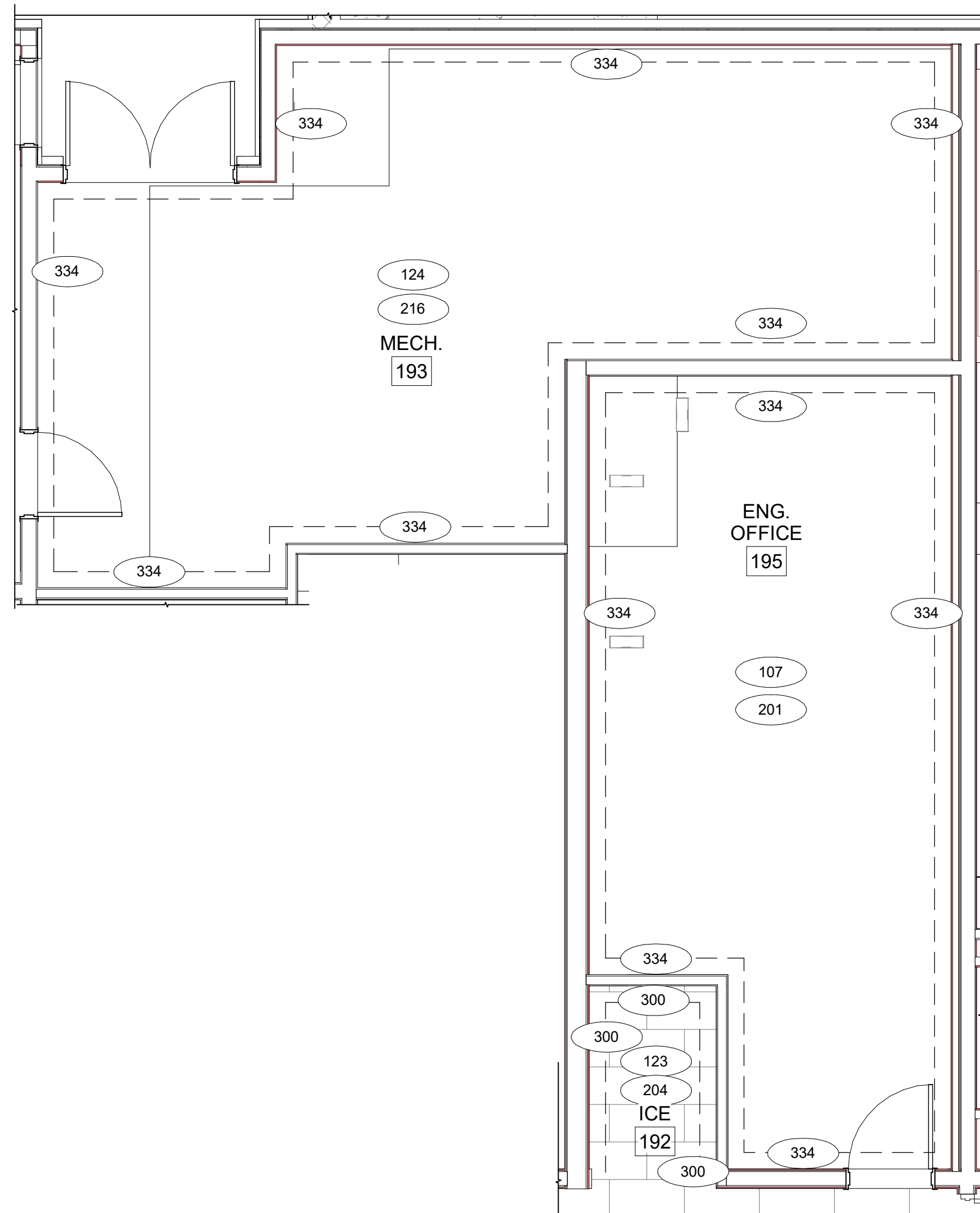
SHEET NAME

**ENLARGED ELEC/OUTDOOR STORAGE PLANS**

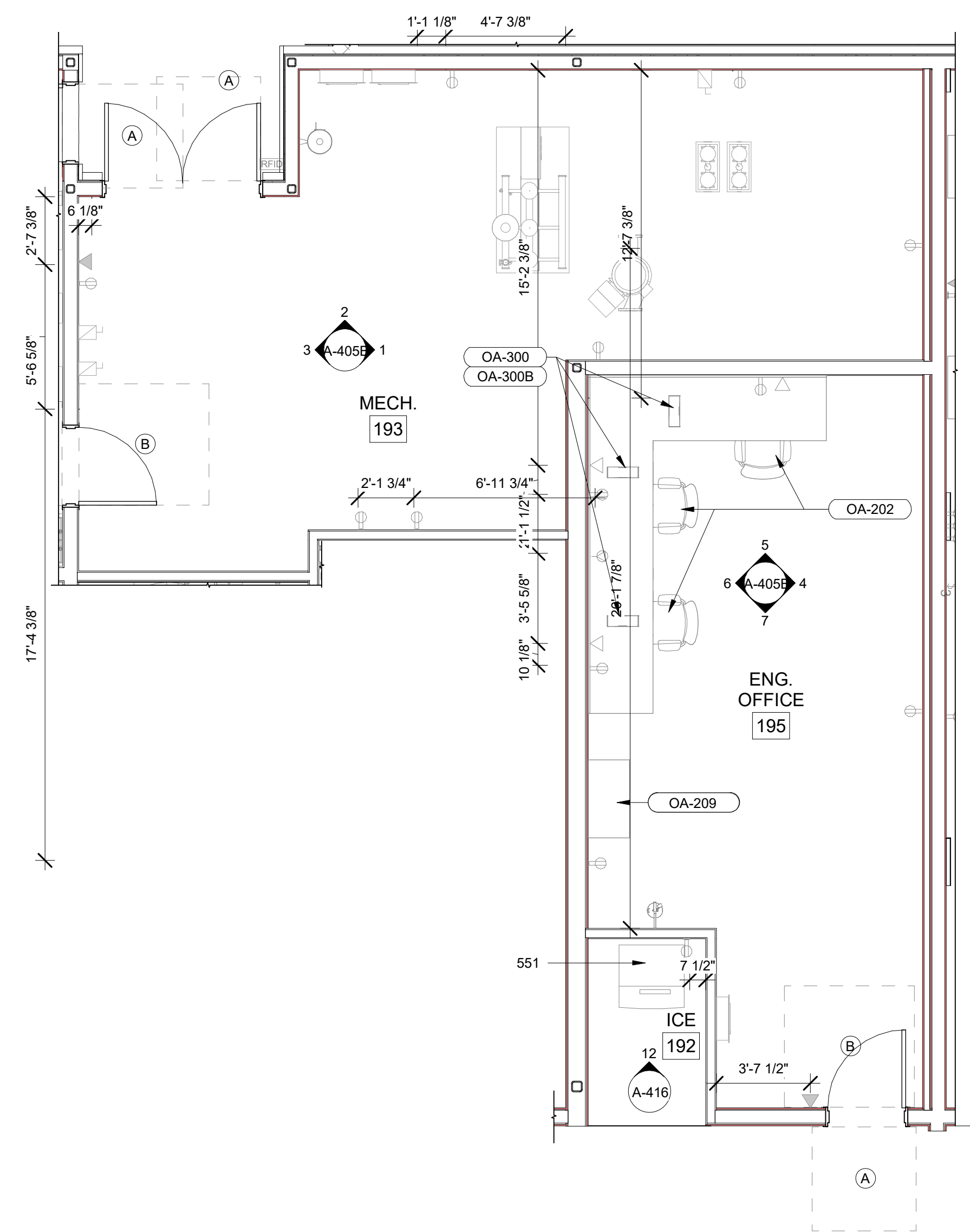
DRAWINGS NO.

**A-404**

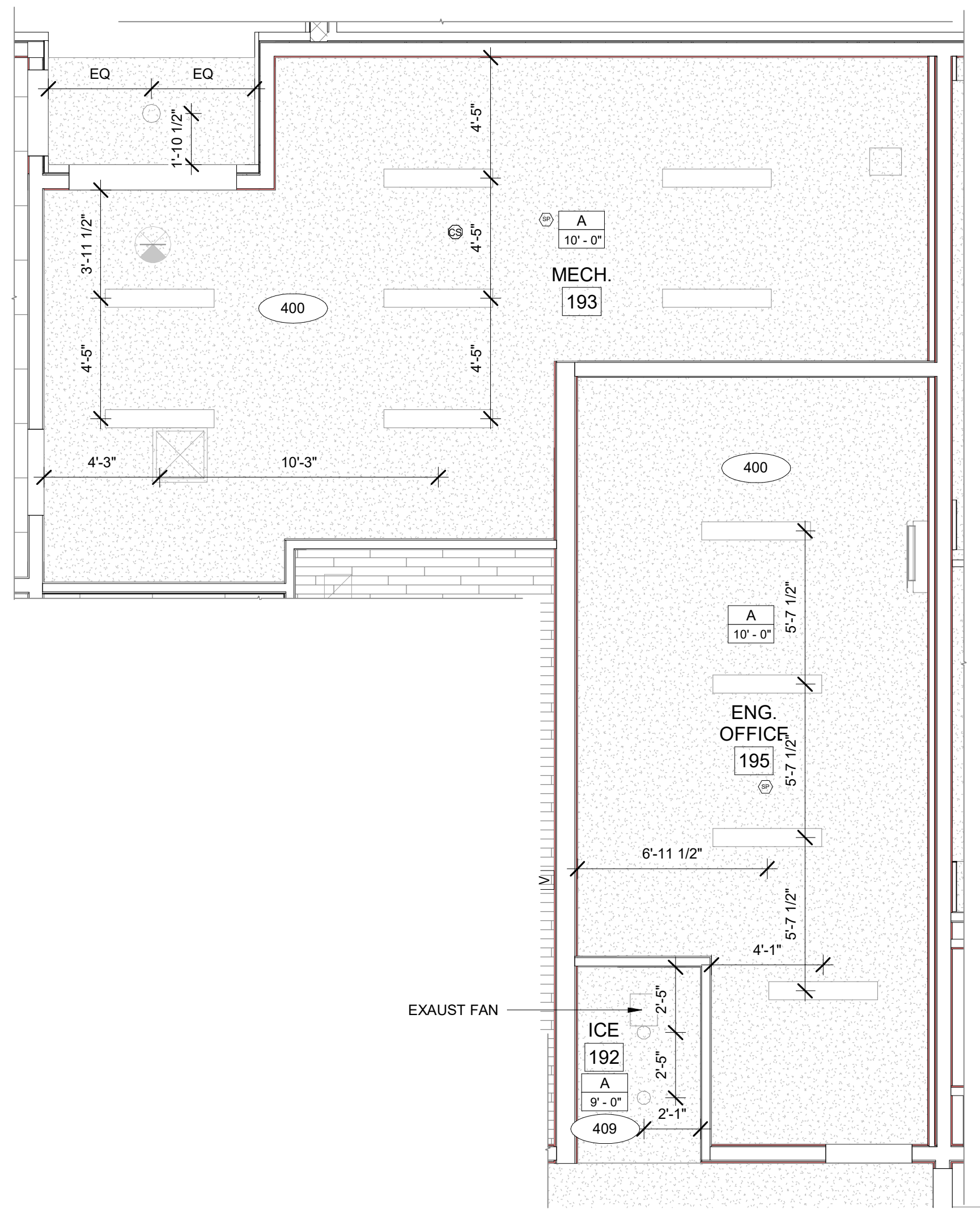




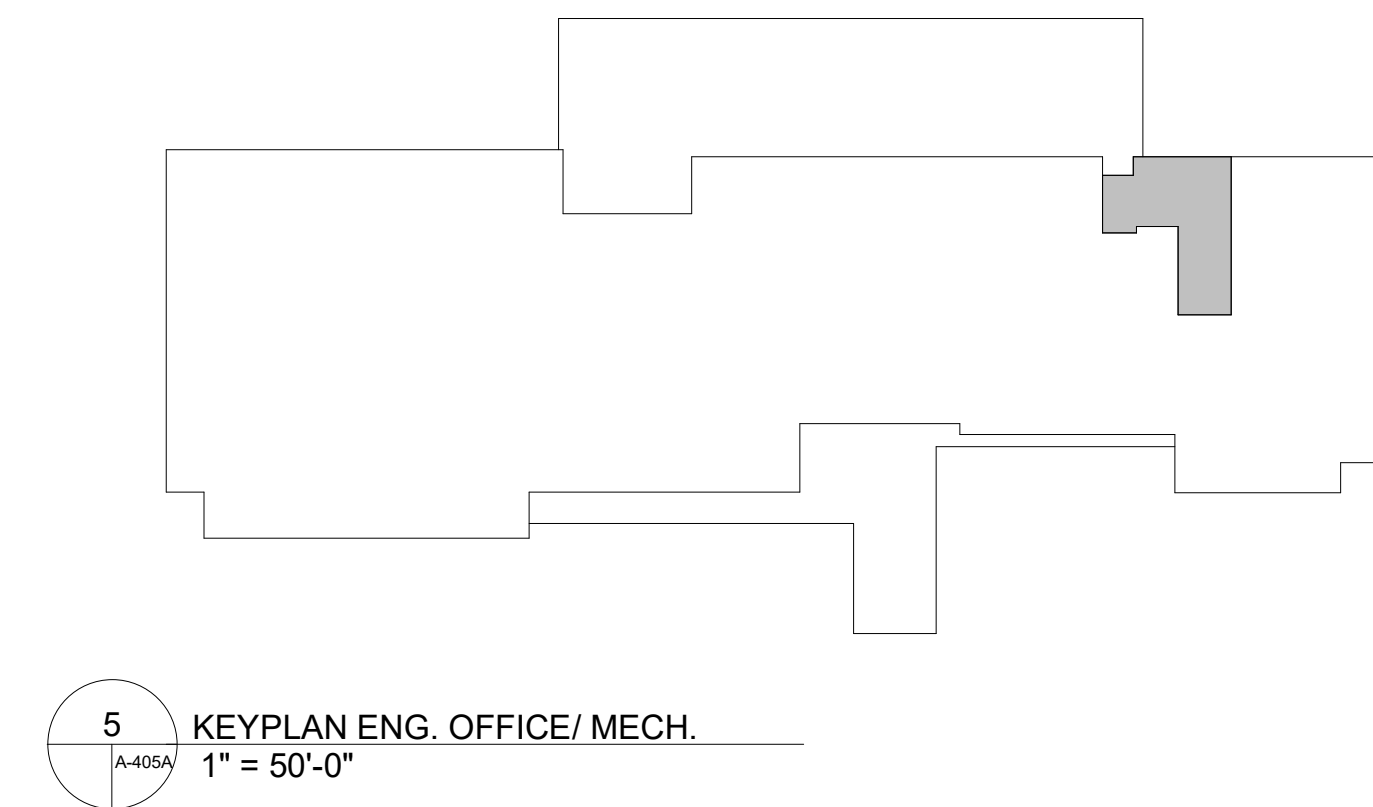
D ENLARGED ENG OFFICE/ MECH. FINISH PLAN  
A-405A 1/4" = 1'-0"



C ENLARGED ENG OFFICE/ MECH. FURNITURE PLAN  
A-405A 1/4" = 1'-0"



B ENLARGED ENG OFFICE/ MECH. RCP PLAN  
A-405A 1/4" = 1'-0"



5 KEYPLAN ENG. OFFICE/ MECH.  
A-405A 1" = 50'-0"

## GENERAL FLOOR PLAN NOTES

- BASE4 NOTES**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION
  7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS
- PROJECT NOTES**
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS
  2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION
  3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL RCP NOTES

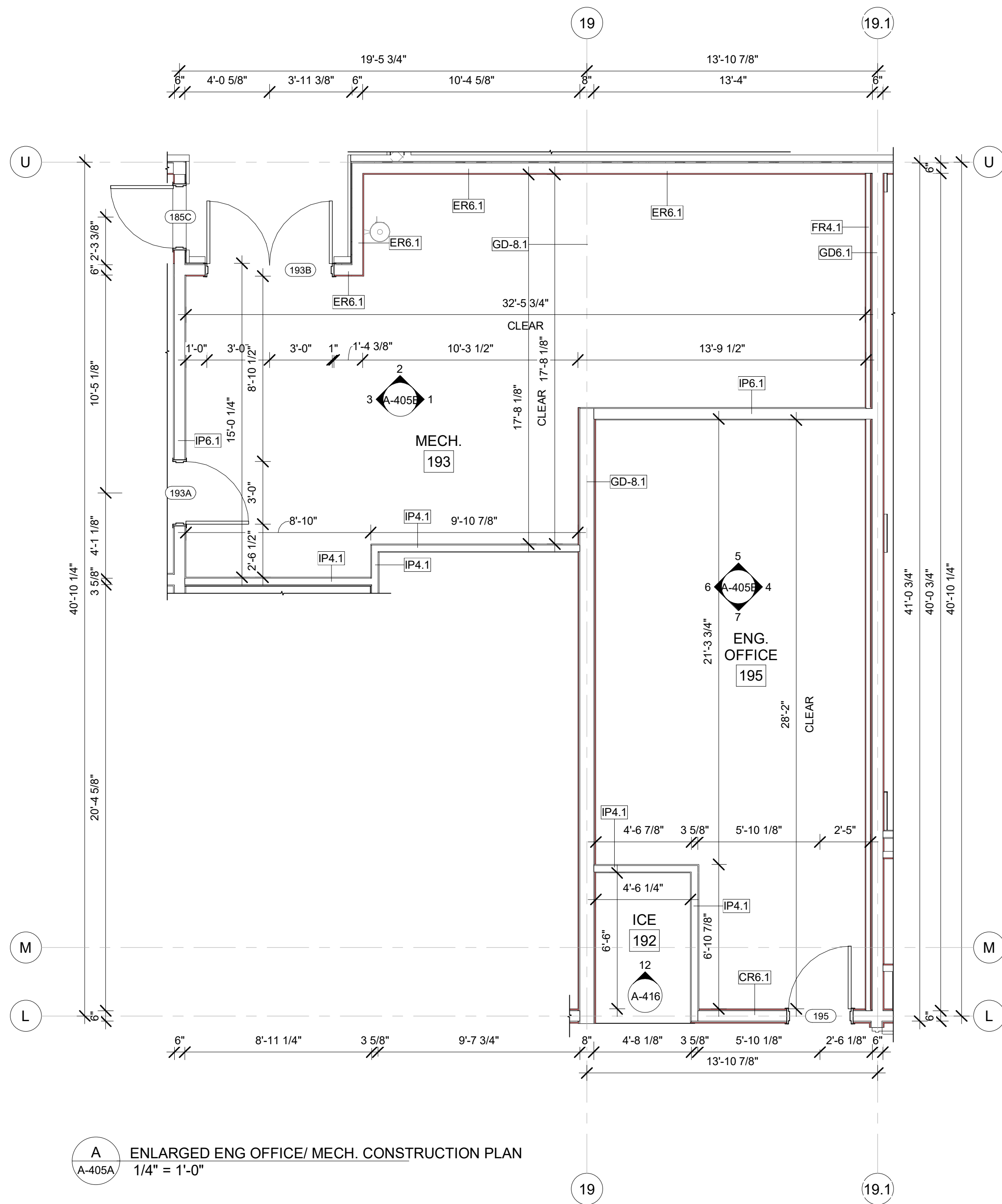
- BASE4 NOTES**
1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS
  2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  4. CEILING CONTROL JOINTS TO BE 60'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF
  5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  6. ALL ACT TILE CENTERED IN ROOM
  7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM
- PROJECT NOTES**
1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
  2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE - ENLARGED

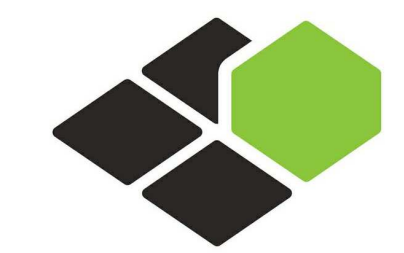
- BASE4 NOTES**
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.

## GENERAL NOTE FOR LEGENDS

- BASE4 NOTES**
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
  3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.



A ENLARGED ENG OFFICE/ MECH. CONSTRUCTION PLAN  
A-405A 1/4" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

Author

CHECKED BY

Checker

PROJECT NO.

B4-157-1801

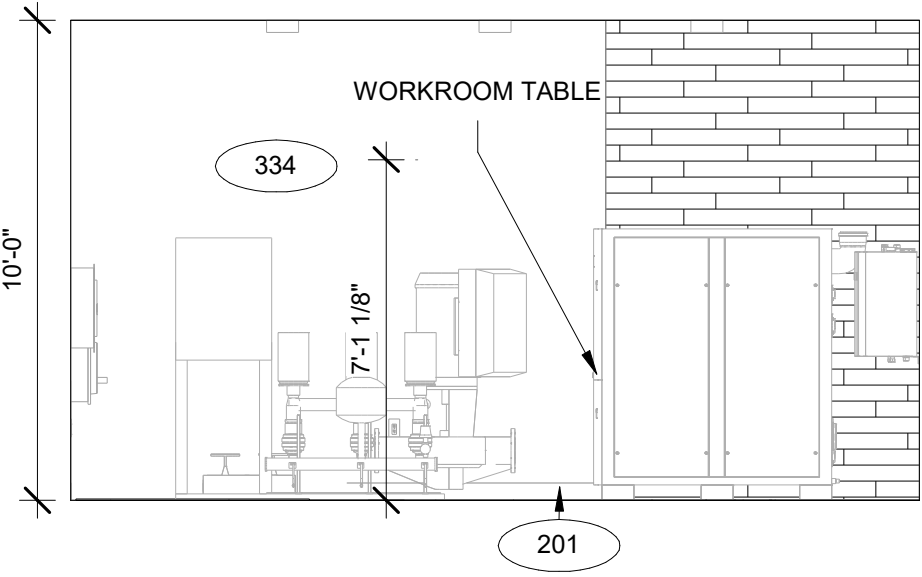
SHEET NAME

**ENLARGED ENG. OFFICE/ MECH. PLANS**

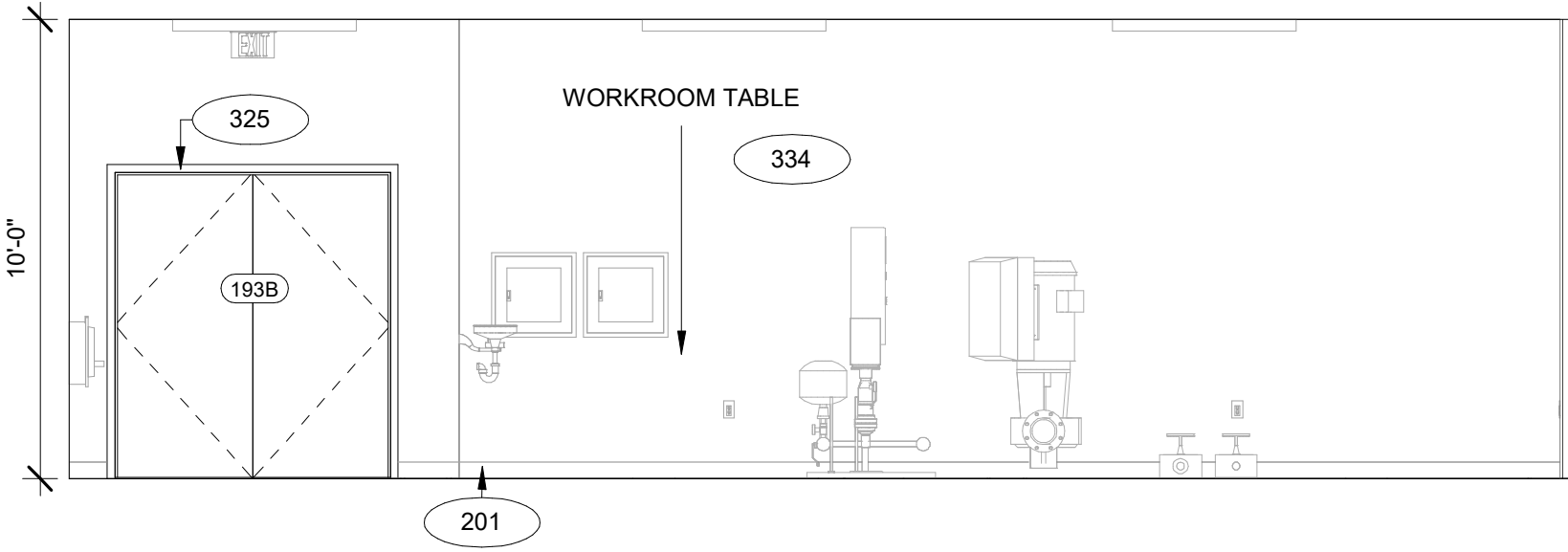
DRAWINGS NO.

**A-405A**

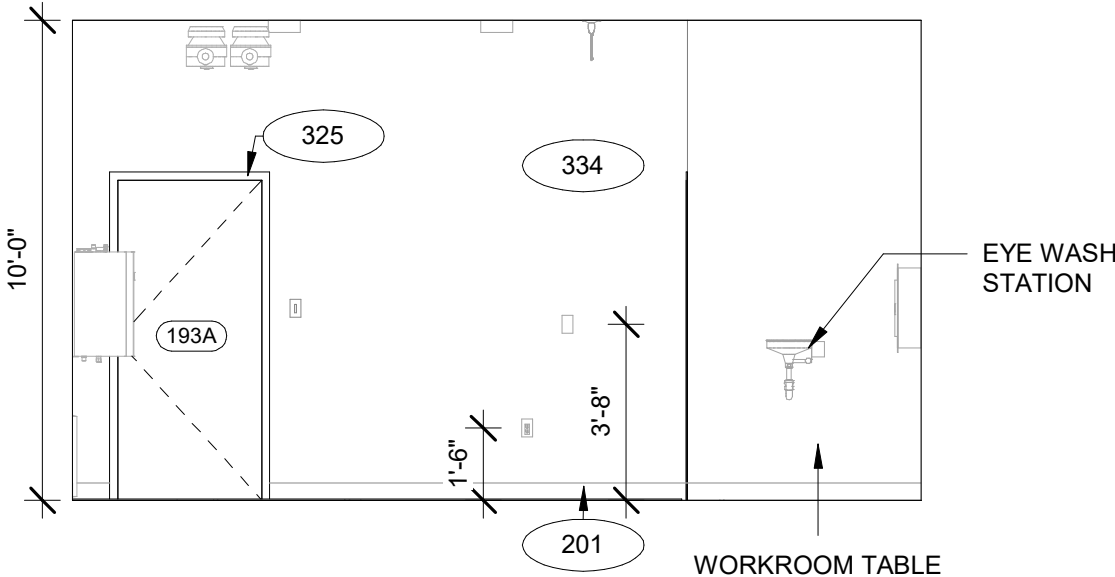




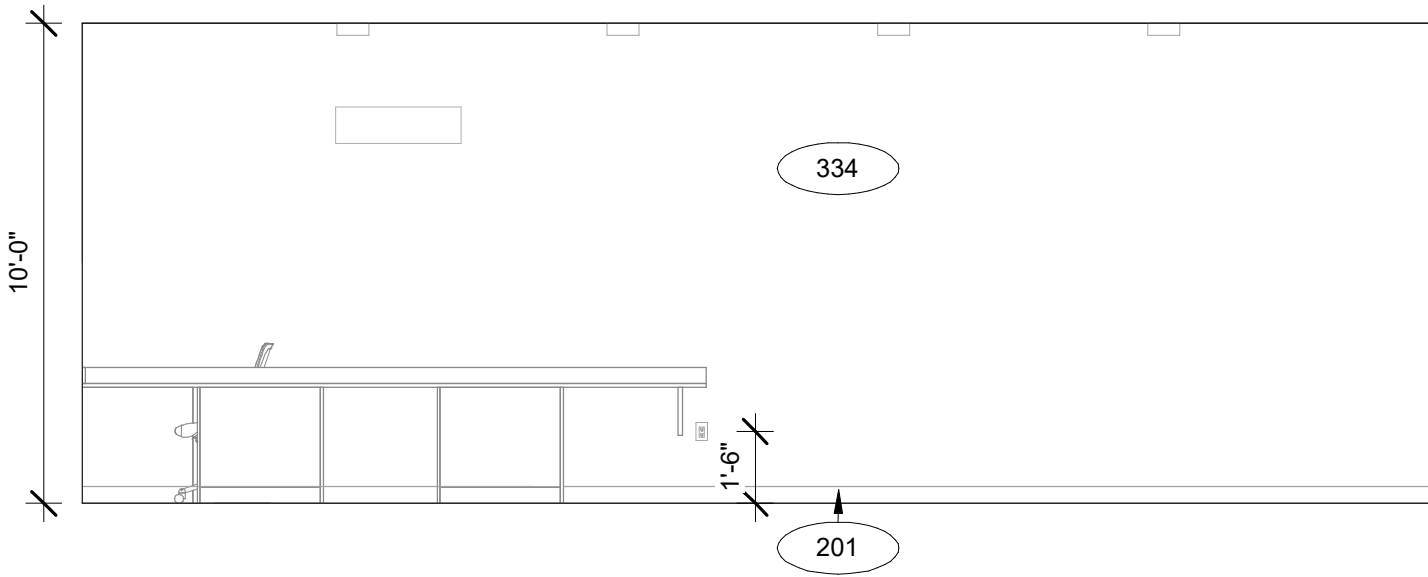
1 ENG. OFFICE EAST ELEVATION  
A-405B 1/4" = 1'-0"



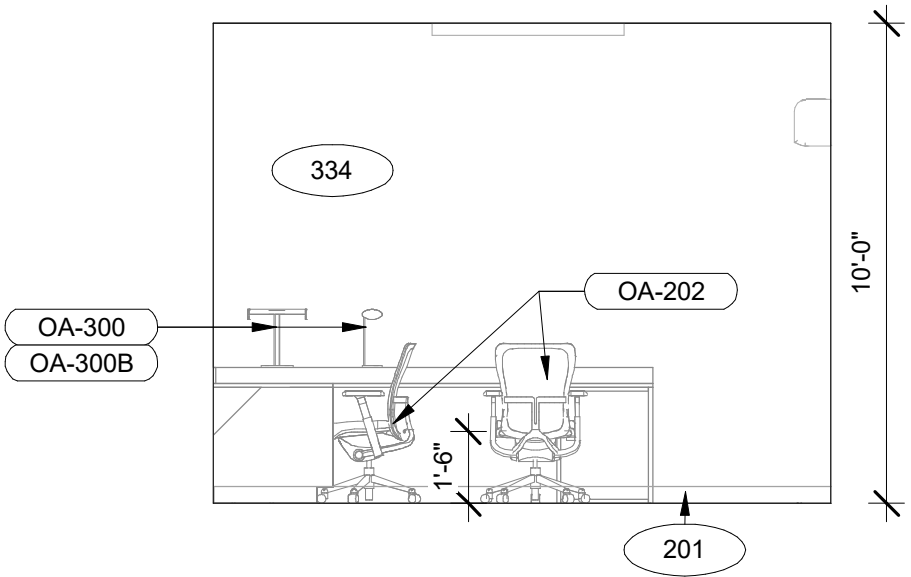
2 ENG. OFFICE NORTH ELEVATION  
A-405B 1/4" = 1'-0"



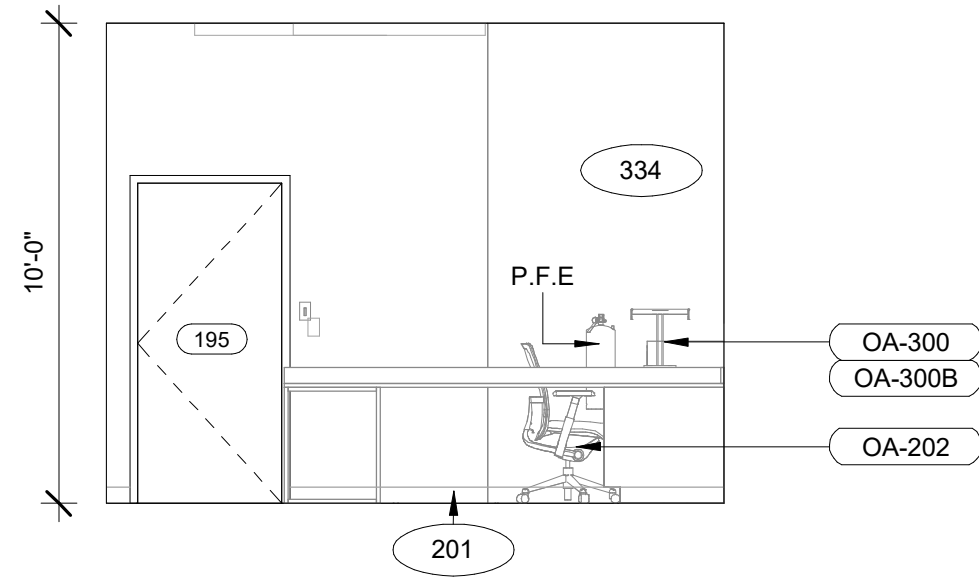
3 ENG. OFFICE WEST ELEVATION  
A-405B 1/4" = 1'-0"



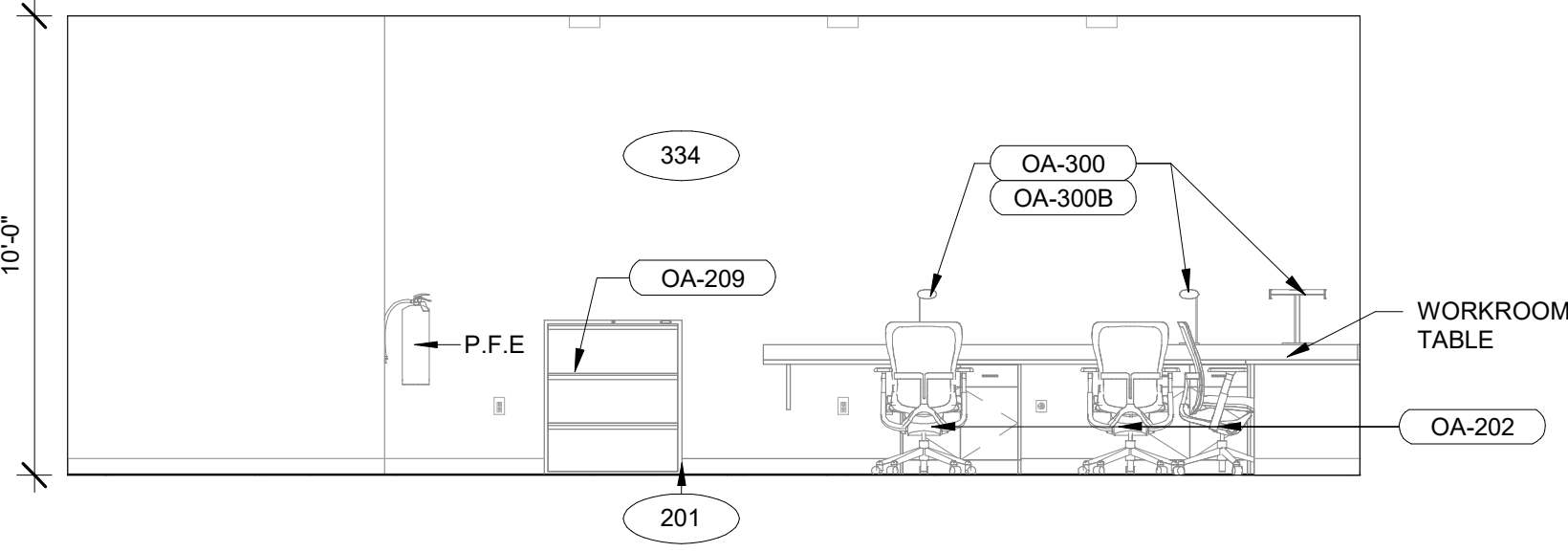
4 MECH. EAST ELEVATION  
A-405B 1/4" = 1'-0"



5 MECH. NORTH ELEVATION  
A-405B 1/4" = 1'-0"



7 MECH. SOUTH ELEVATION  
A-405B 1/4" = 1'-0"



6 MECH. WEST ELEVATION  
A-405B 1/4" = 1'-0"

## GENERAL FLOOR PLAN NOTES

- BASE4 NOTES**
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  - INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  - PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  - GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBES FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  - REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  - REFER TO SHEETS STARTING ON A-401 FOR ENLARGED GUESTROOM INFORMATION.
  - REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

- PROJECT NOTES**
- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  - REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  - REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  - REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL RCP NOTES

- BASE4 NOTES**
- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  - COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  - REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  - CEILING CONTROL JOINTS TO BE 80'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  - REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  - ALL ACT TILE CENTERED IN ROOM.
  - USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

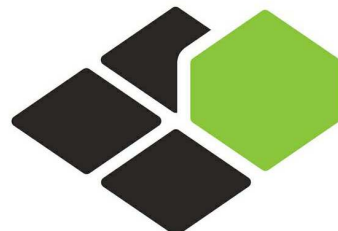
- PROJECT NOTES**
- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
  - BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
  - CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE - ENLARGED

- BASE4 NOTES**
- CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  - EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  - ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.

## GENERAL NOTE FOR LEGENDS

- BASE4 NOTES**
- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  - REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
  - REFER NOTE: FIRST AID KIT MOUNT ON WALL\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

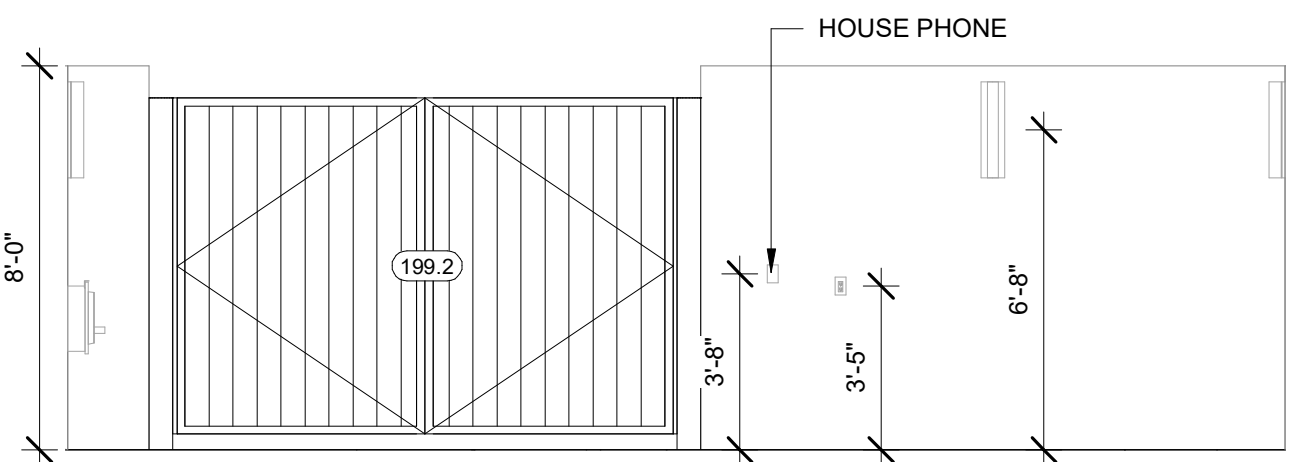
SHEET NAME

**ENLARGED ENG. OFFICE/ MECH. ELEVATION**

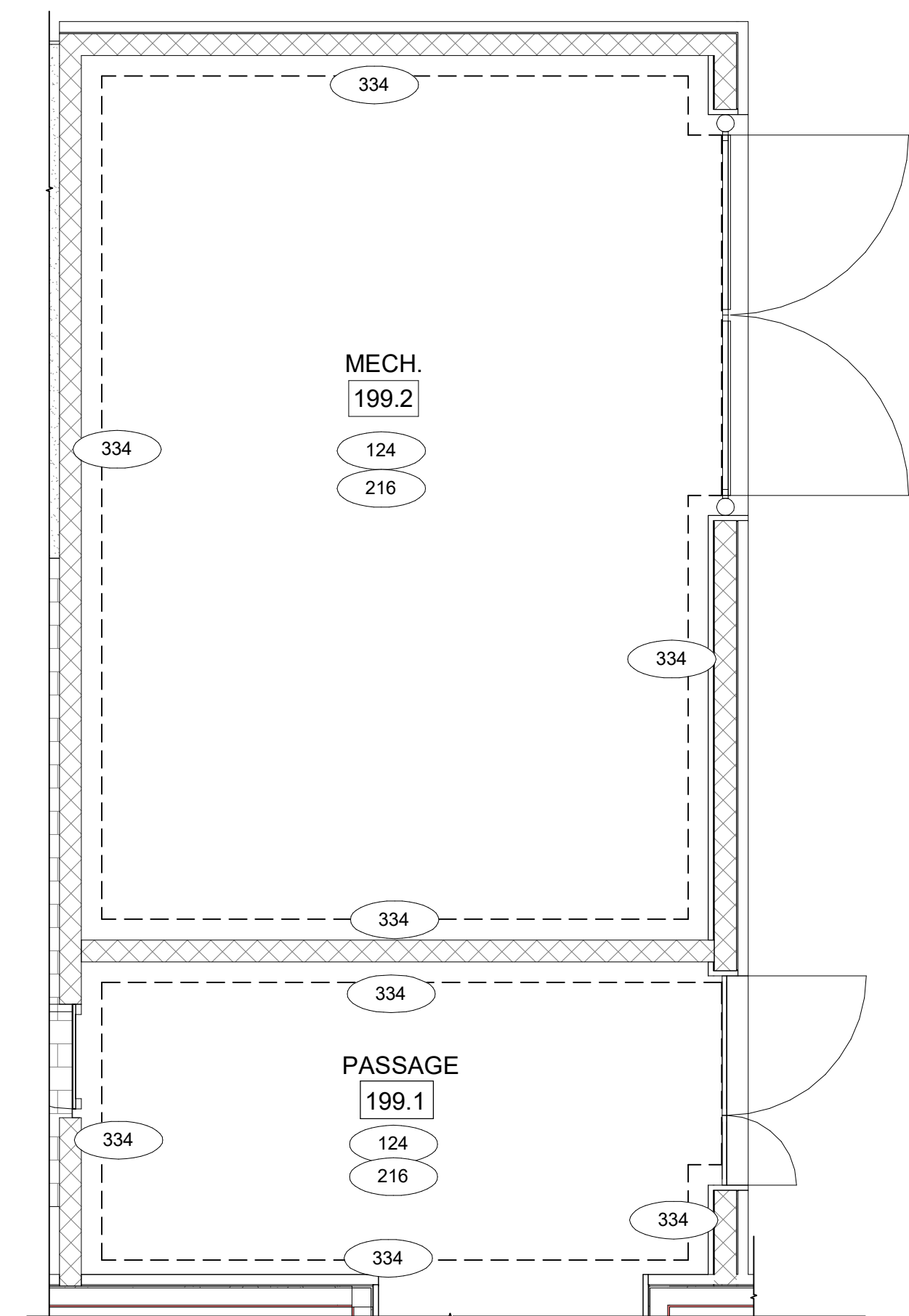
DRAWINGS NO.

**A-405B**

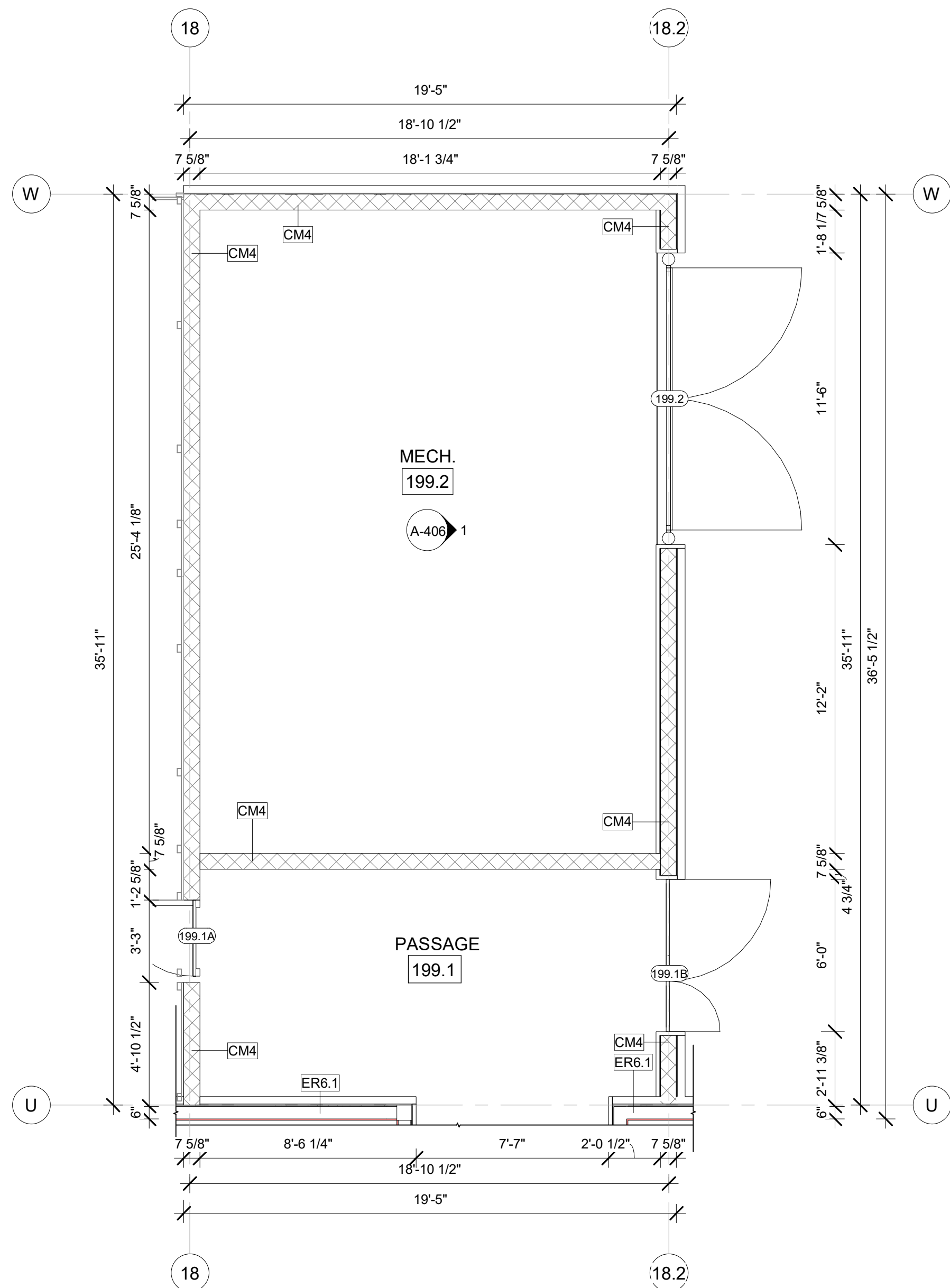




1 MECHANICAL EAST ELEVATION  
1/4" = 1'-0"



B ENLARGED MECHANICAL FINISH PLAN  
1/4" = 1'-0"



A ENLARGED MECHANICAL CONSTRUCTION PLAN  
1/4" = 1'-0"

## GENERAL RCP NOTES

### BASE4 NOTES

- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
- COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
- REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
- CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
- REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
- ALL ACT TILE CENTERED IN ROOM.
- USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
- CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
- REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
- REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_CYnergy" FOR RESTROOM ACCESSORIES.

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
- PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
- GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBES FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
- REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
- REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
- REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.

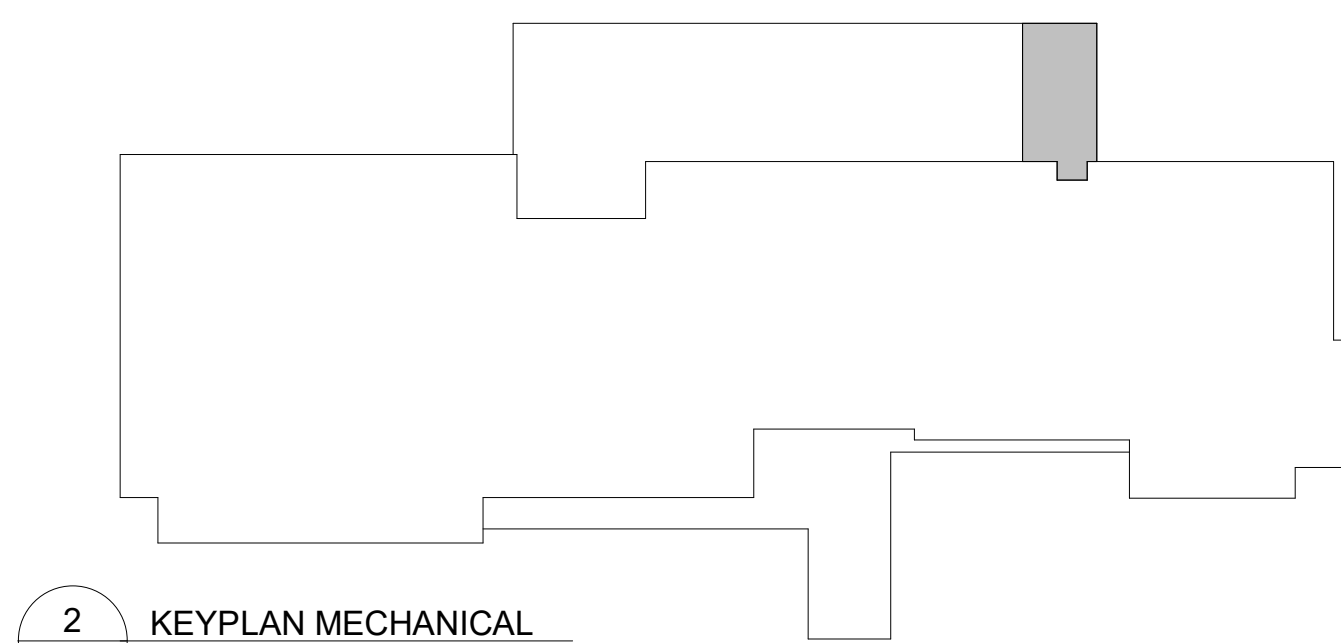
### PROJECT NOTES

- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
- REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
- REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
- REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

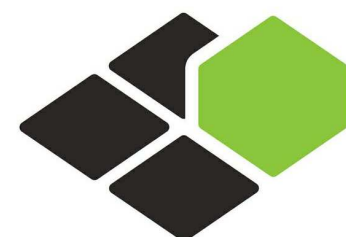
## GENERAL NOTE - ENLARGED

### BASE4 NOTES

- CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
- EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
- ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



2 KEYPLAN MECHANICAL  
1" = 50'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

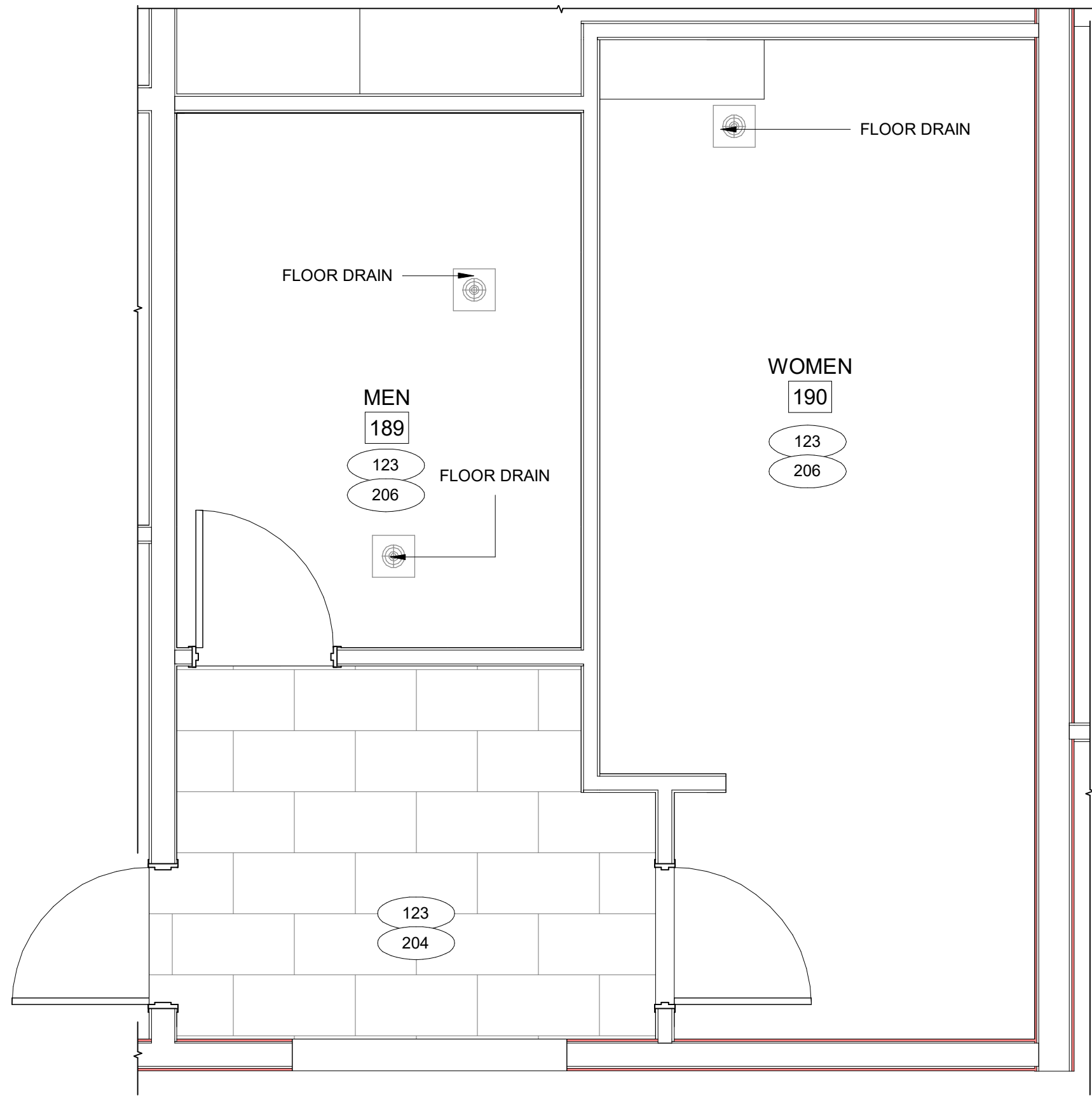
SHEET NAME

ENLARGED  
MECHANICAL  
PLANS AND  
ELEVATIONS

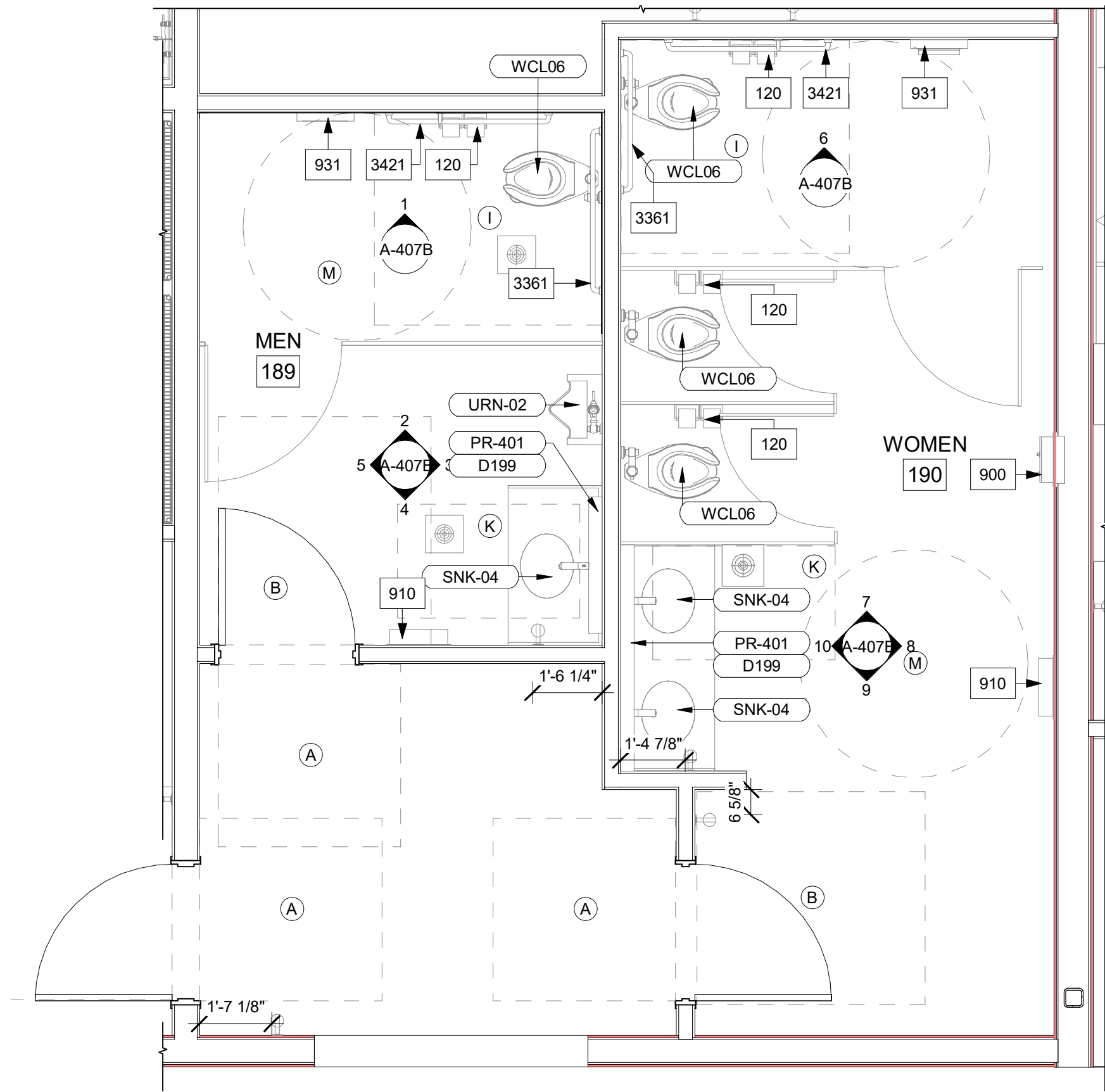
DRAWINGS NO.

A-406





D ENLARGED PUBLIC RESTROOM FINISH PLAN  
A-407A 3/8" = 1'-0"



C ENLARGED PUBLIC RESTROOM FURNITURE PLAN  
A-407A 3/8" = 1'-0"

#### GENERAL RCP NOTES

- BASE4 NOTES**
- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  - COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  - REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  - CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  - REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  - ALL ACT TILE CENTERED IN ROOM.
  - USE 9/16TH GRID ON SUSPENDED GRID SYSTEM

#### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

#### GENERAL NOTE FOR LEGENDS

- BASE4 NOTES**
- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  - REFER "Courtyard Gen 6 C'nergy Interior Finish Index-ID" FOR FINISHES.
  - REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_C'nergy" FOR RESTROOM ACCESSORIES.

#### GENERAL FLOOR PLAN NOTES

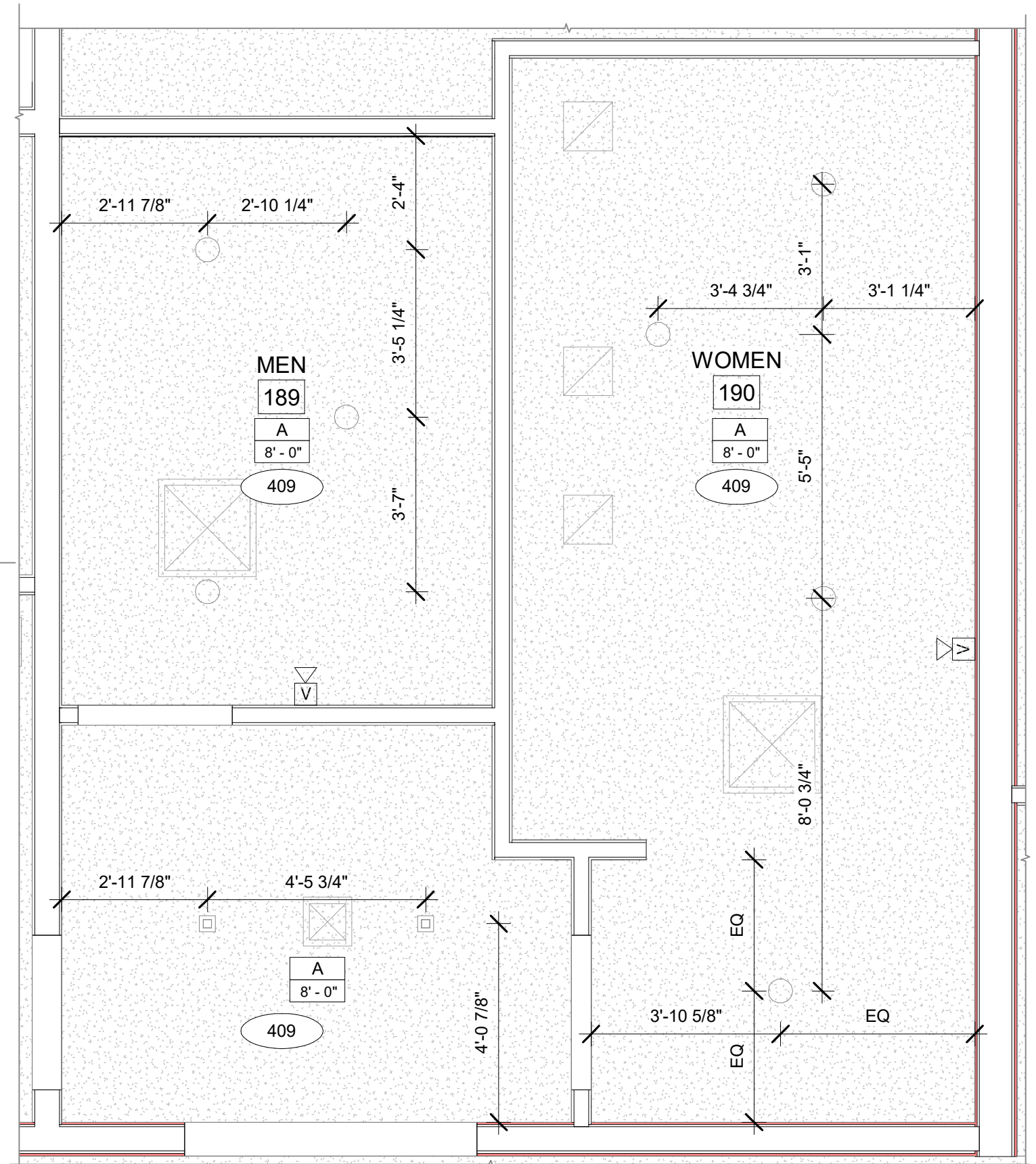
- BASE4 NOTES**
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  - INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  - PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  - GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  - REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
  - REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  - REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS

#### PROJECT NOTES

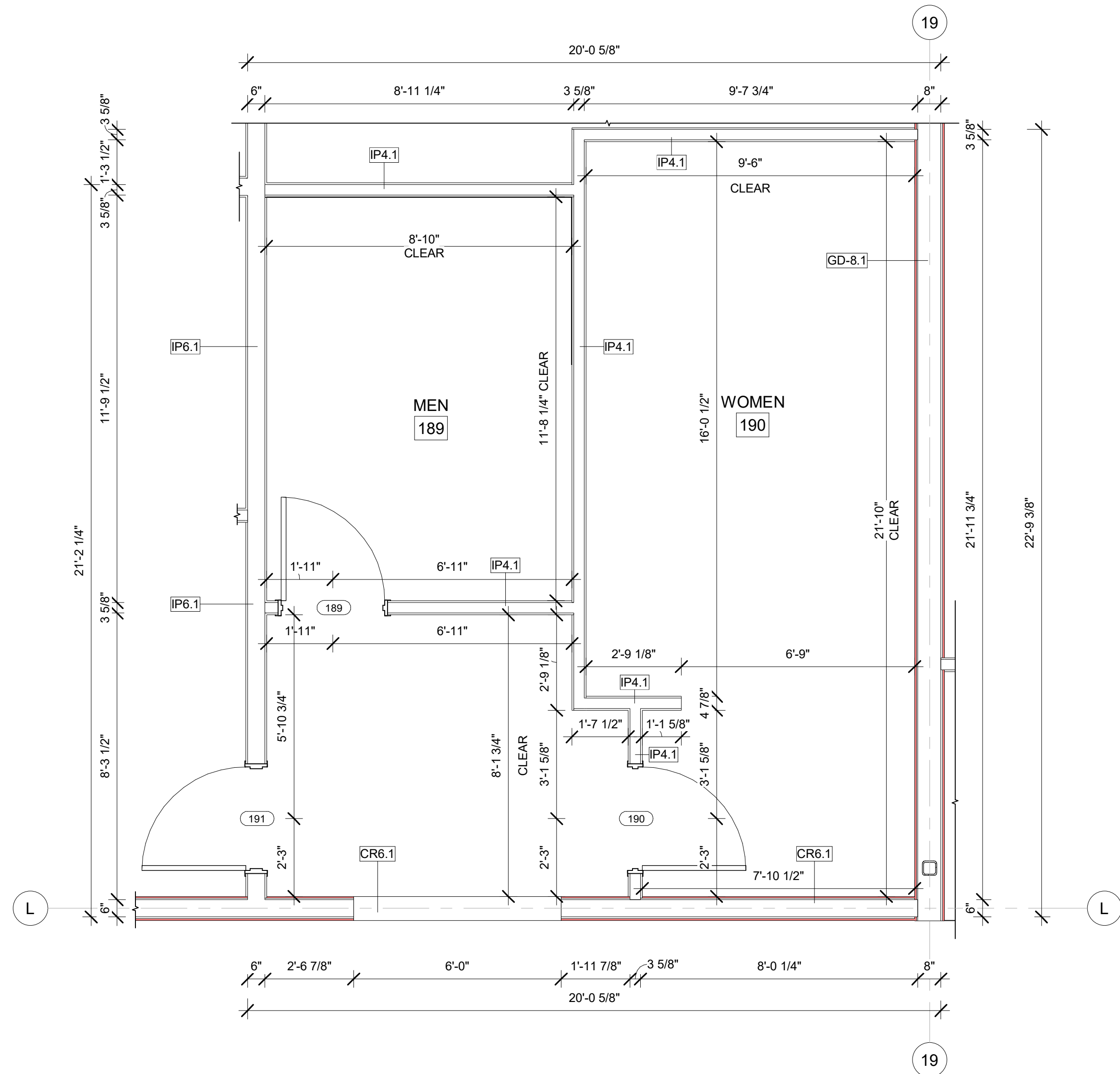
- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
- REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
- REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES
- REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

#### GENERAL NOTE - ENLARGED

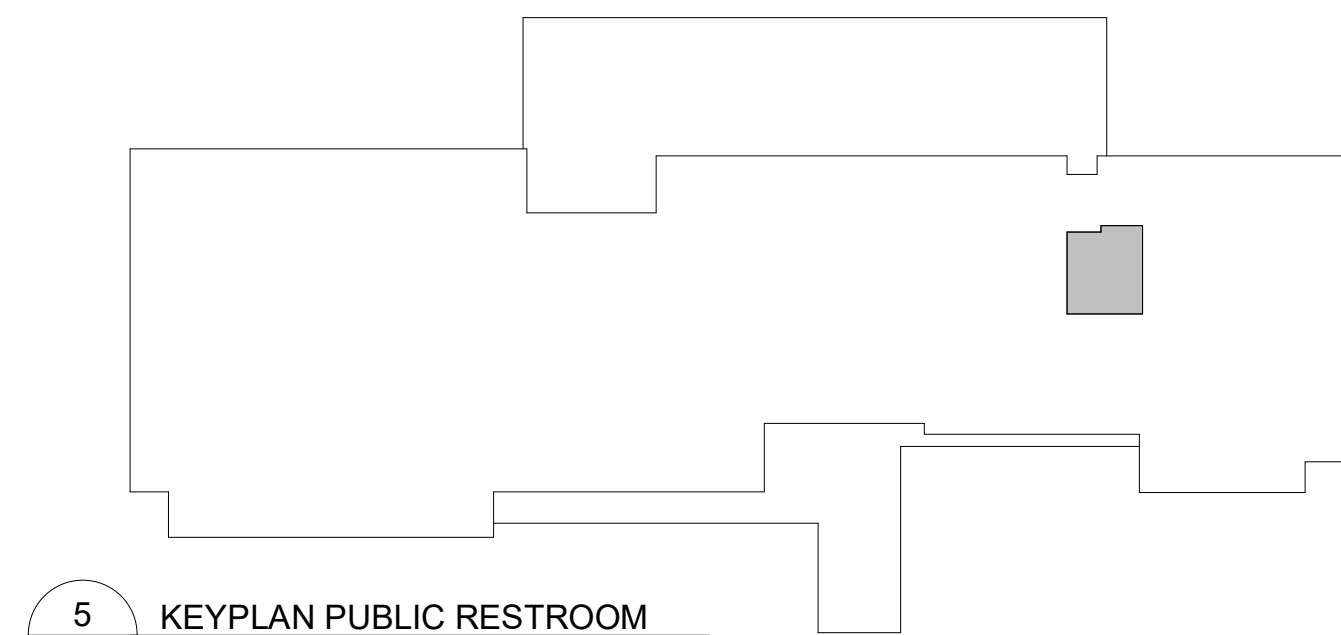
- BASE4 NOTES**
- COORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  - EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  - ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



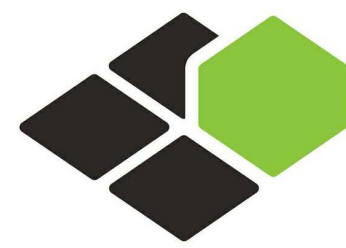
B ENLARGED PUBLIC RESTROOM RCP PLAN  
A-407A 3/8" = 1'-0"



A ENLARGED PUBLIC RESTROOM CONSTRUCTION PLAN  
A-407A 3/8" = 1'-0"



5 KEYPLAN PUBLIC RESTROOM  
A-407A 1" = 50'-0"



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

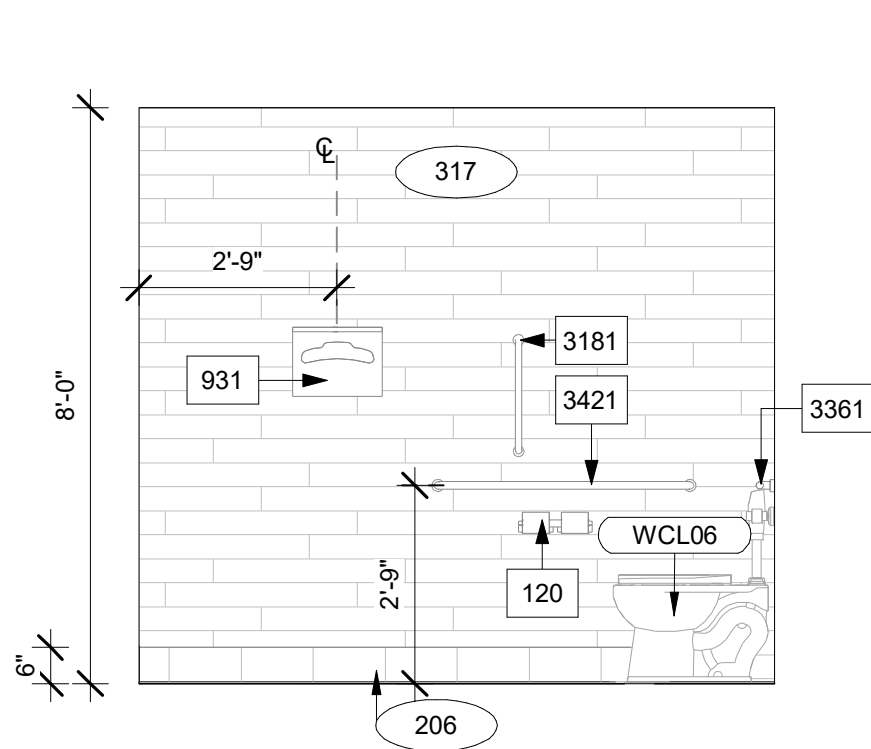
SHEET NAME

**ENLARGED PUBLIC RESTROOM AND STORE PLANS**

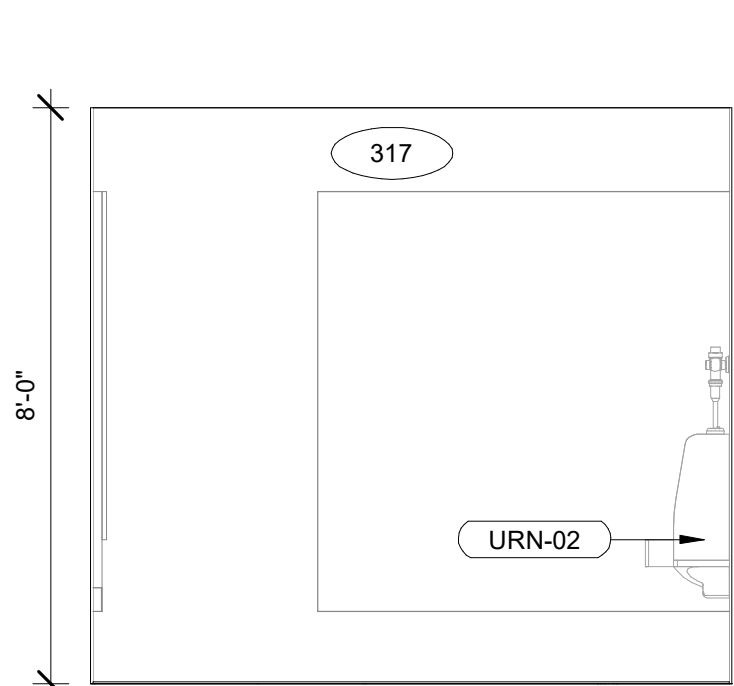
DRAWINGS NO.

**A-407A**

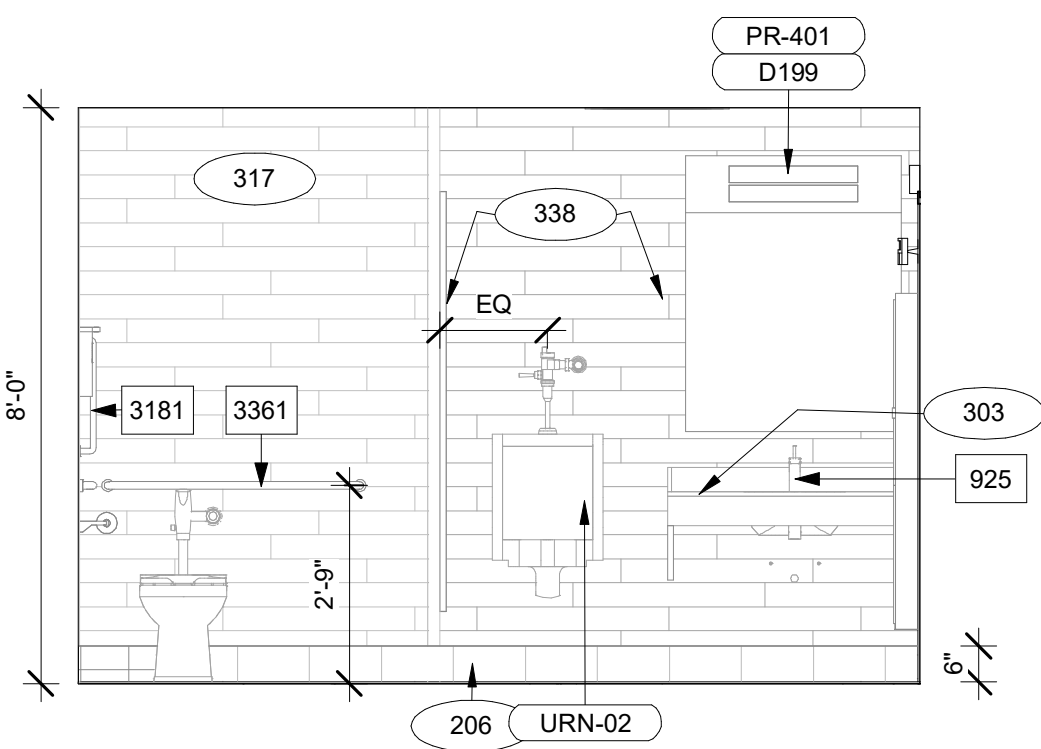




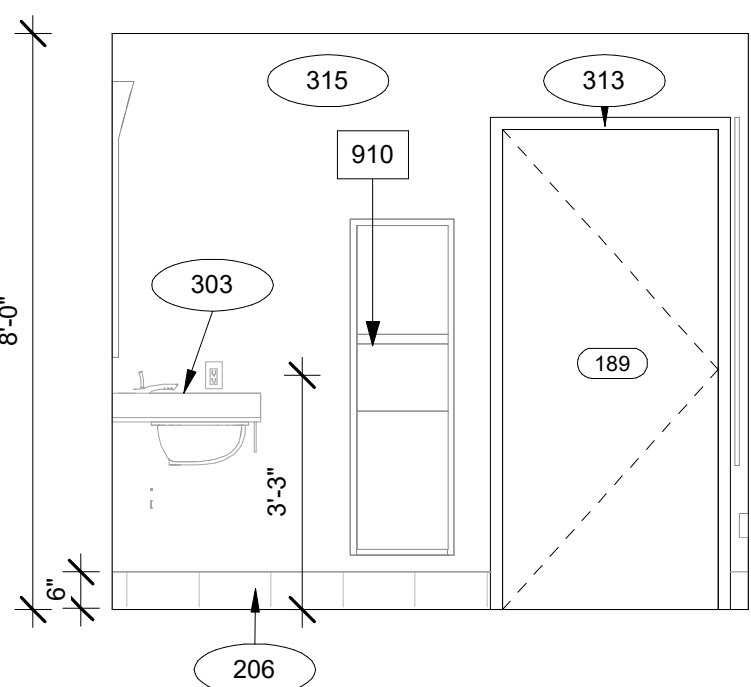
1 MEN'S RESTROOM ELEVATION 1  
A-407B 3/8" = 1'-0"



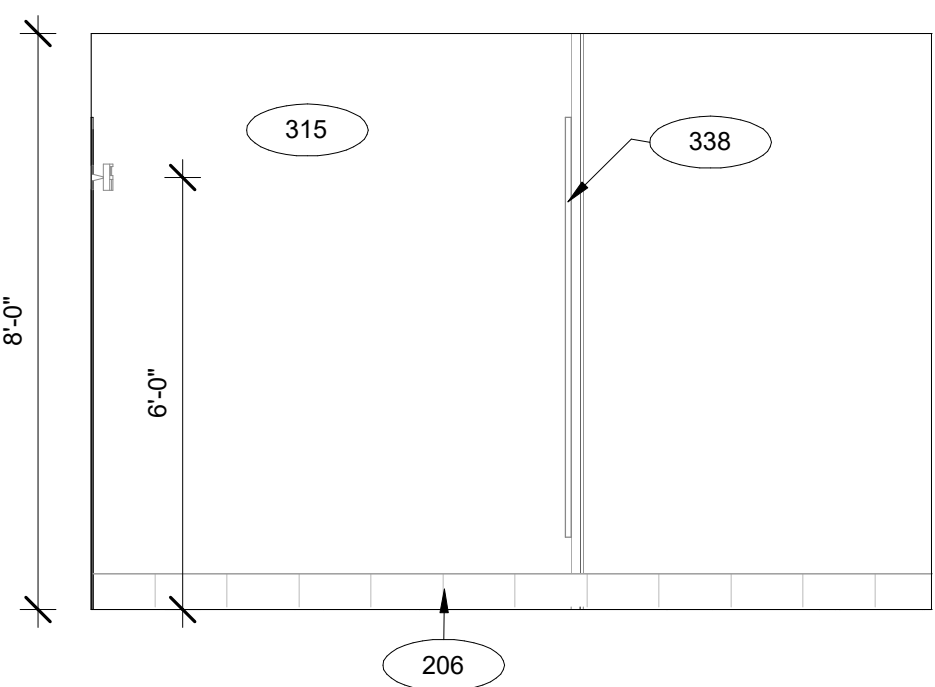
2 MEN'S RESTROOM ELEVATION 2  
A-407B 3/8" = 1'-0"



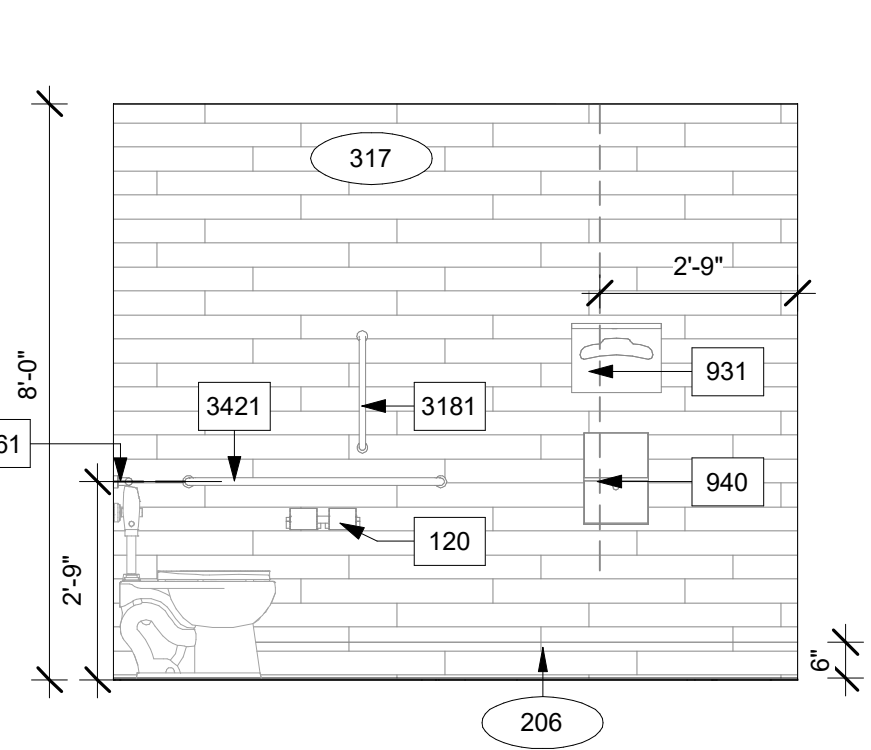
3 MEN'S RESTROOM ELEVATION  
A-407B 3/8" = 1'-0"



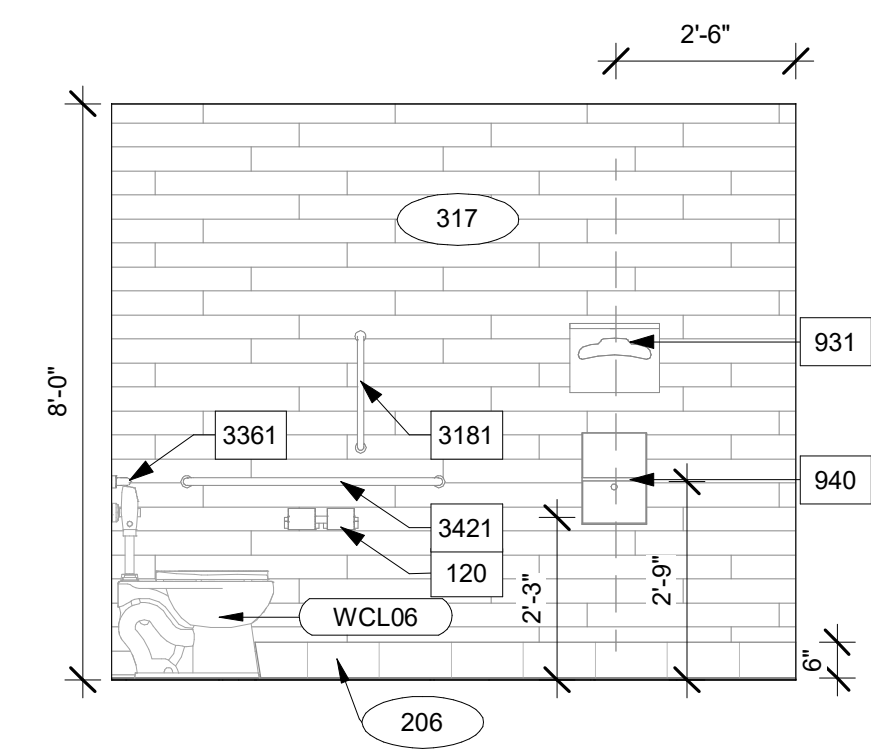
4 MEN'S RESTROOM ELEVATION 4  
A-407B 3/8" = 1'-0"



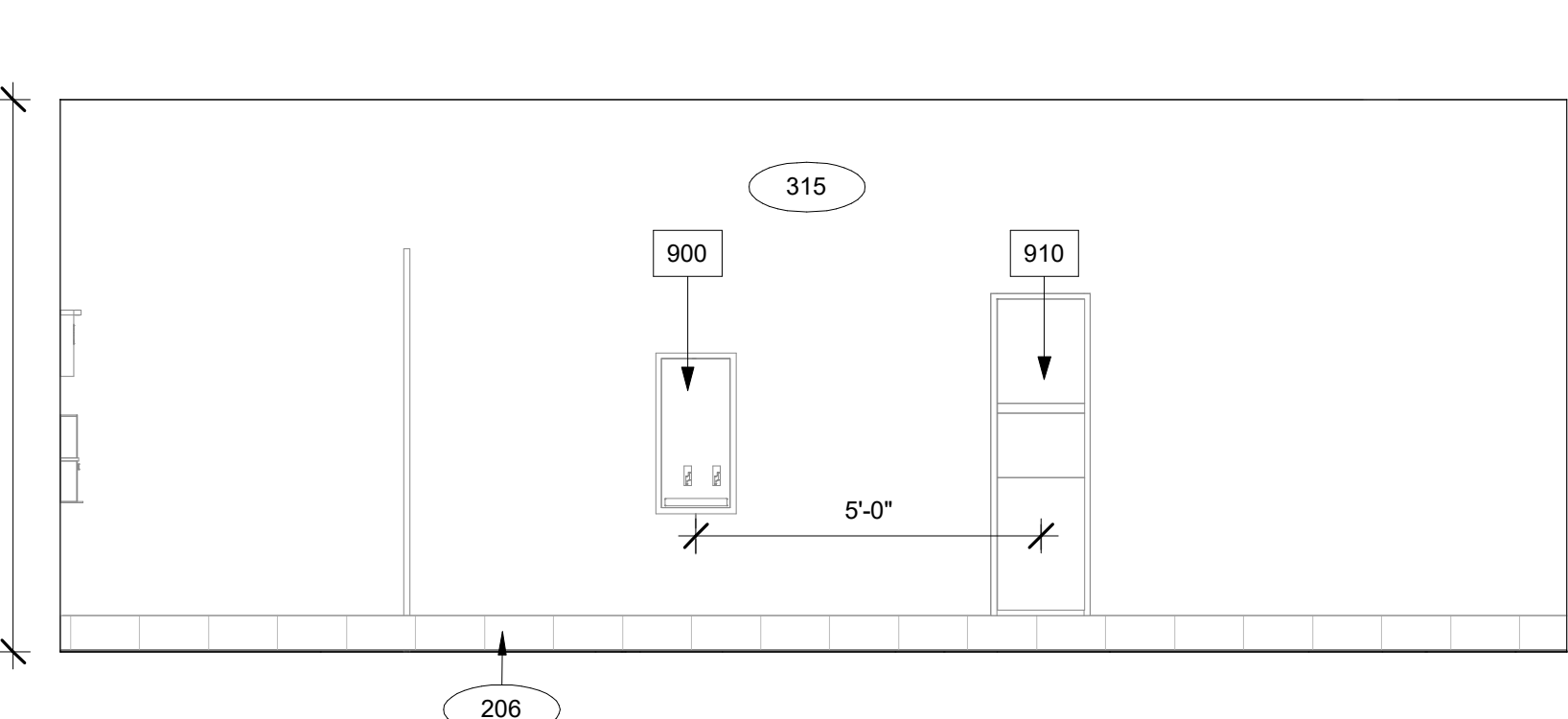
5 MEN'S RESTROOM ELEVATION 5  
A-407B 3/8" = 1'-0"



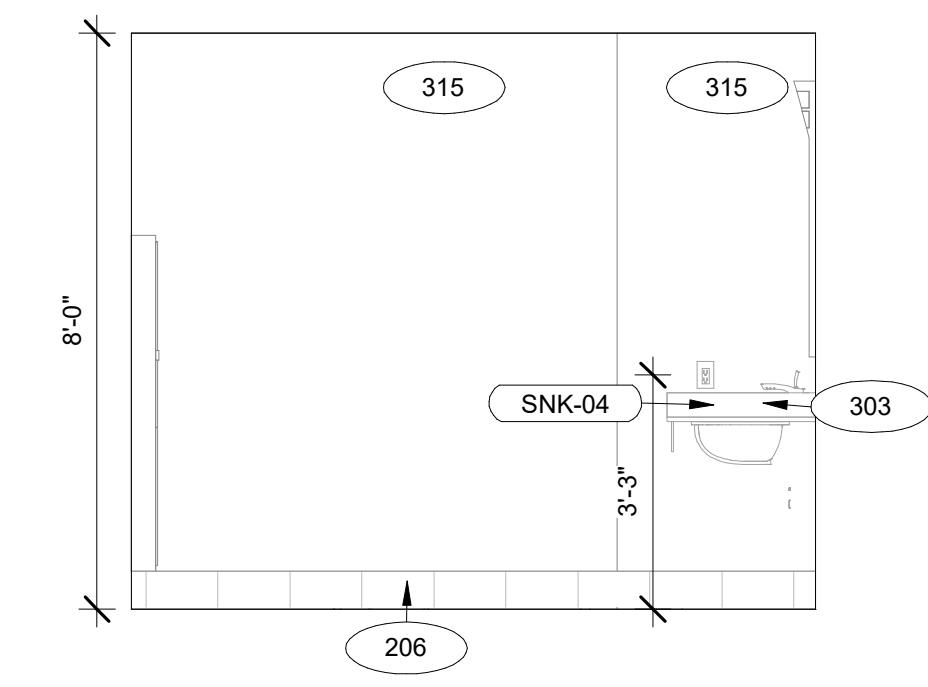
6 WOMEN'S RESTROOM ELEVATION 6  
A-407B 3/8" = 1'-0"



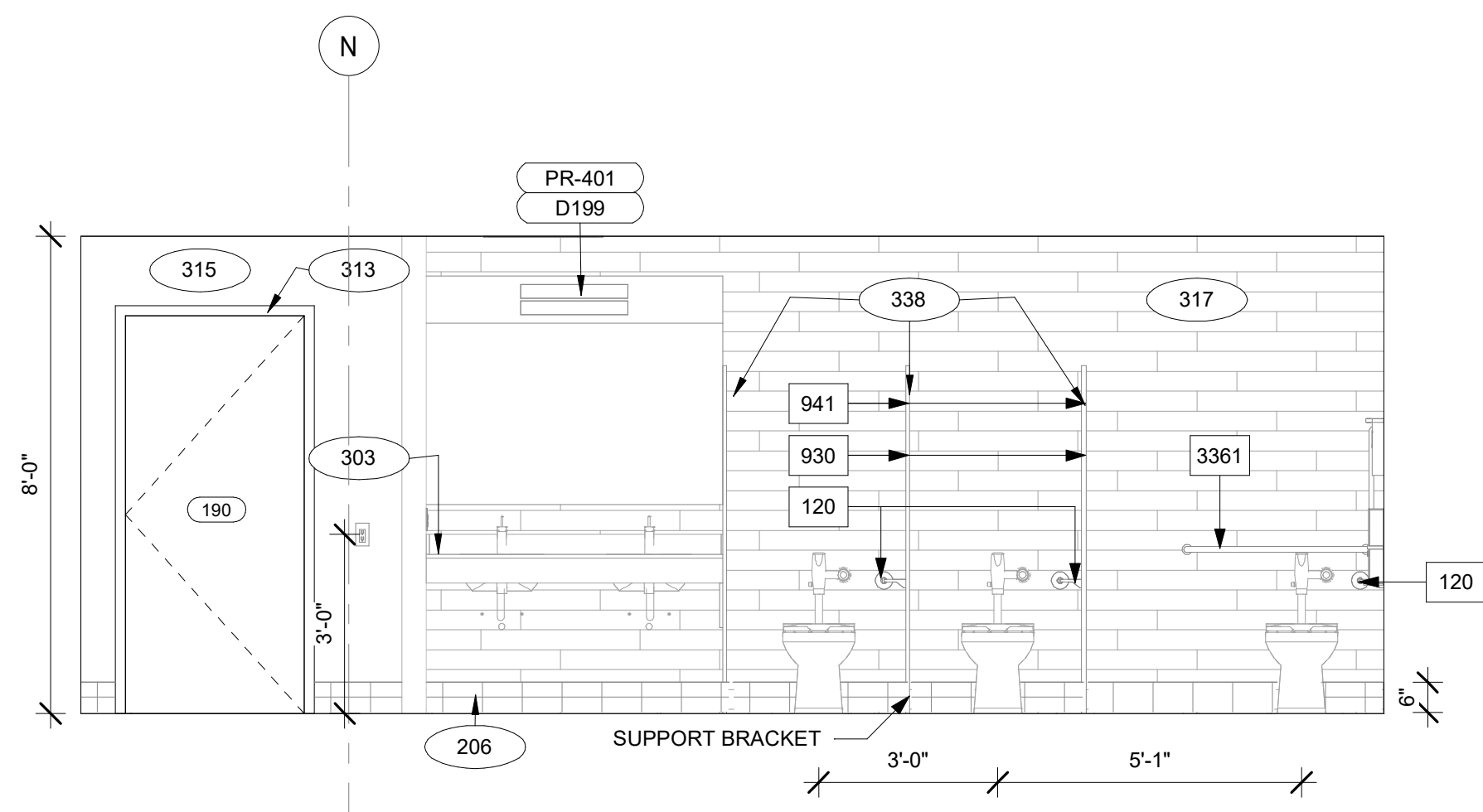
7 WOMEN'S RESTROOM ELEVATION 7  
A-407B 3/8" = 1'-0"



8 WOMEN'S RESTROOM ELEVATION 8  
A-407B 3/8" = 1'-0"



9 WOMEN'S RESTROOM ELEVATION 9  
A-407B 3/8" = 1'-0"



10 WOMEN'S RESTROOM ELEVATION 10  
A-407B 3/8" = 1'-0"

#### GENERAL NOTE FOR LEGENDS

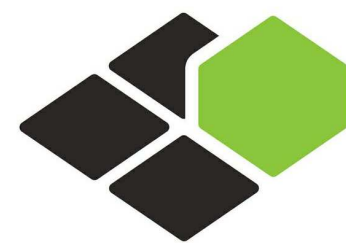
##### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_CYnergy" FOR RESTROOM ACCESSORIES.

#### GENERAL NOTE - ENLARGED

##### BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

**ENLARGED PUBLIC  
RESTROOM AND  
STORE  
ELEVATIONS**

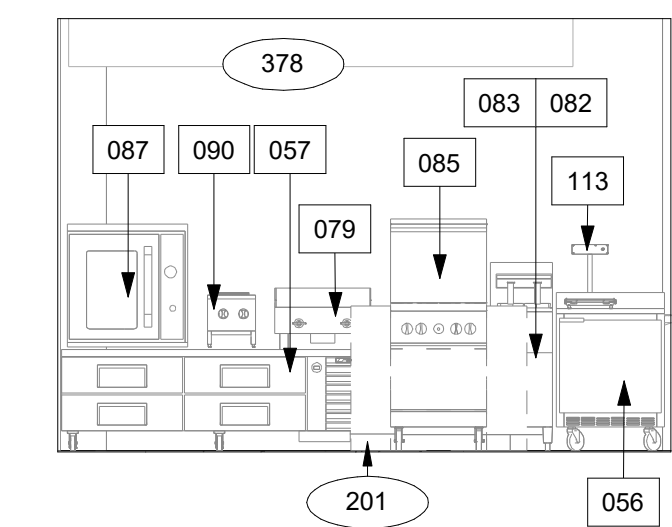
DRAWINGS NO.

**A-407B**

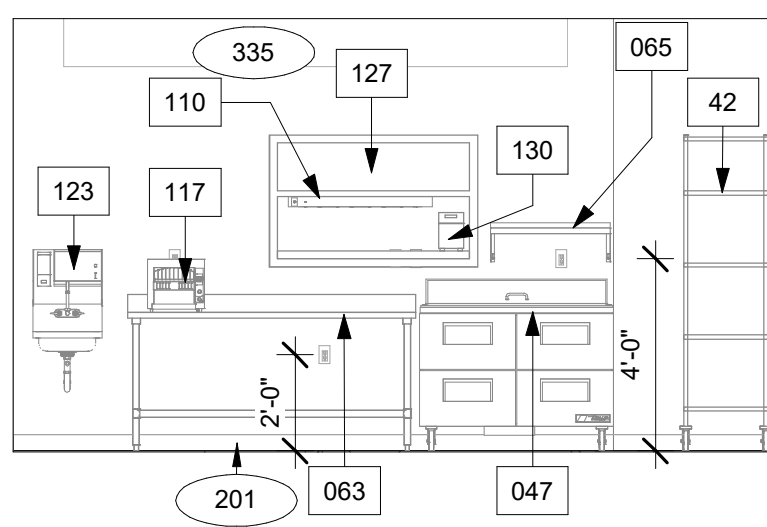




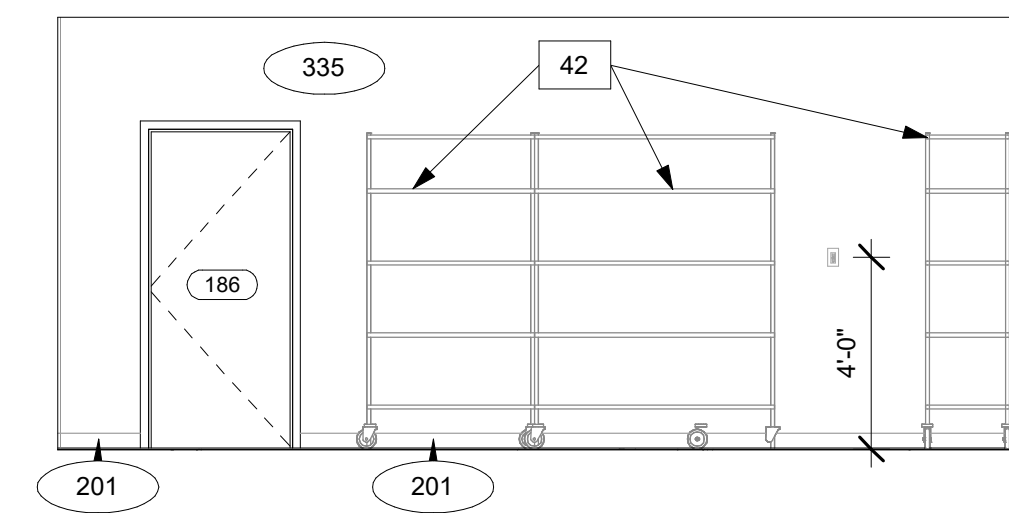




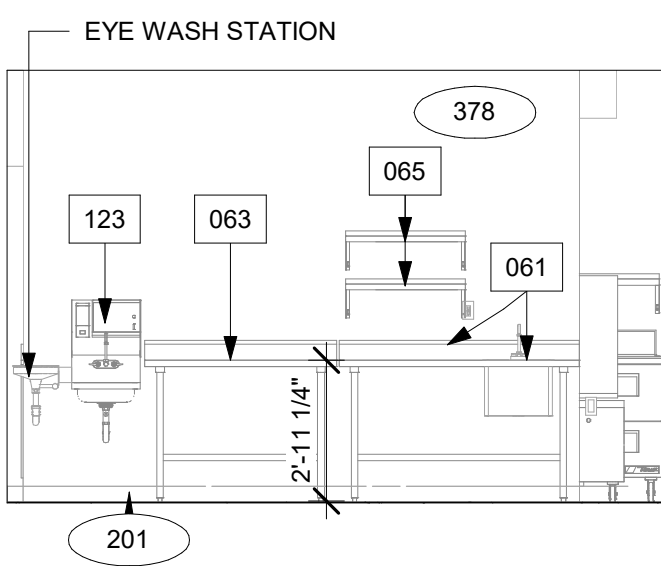
1 FOOD PREP. ELEVATION 1  
1/4" = 1'-0"



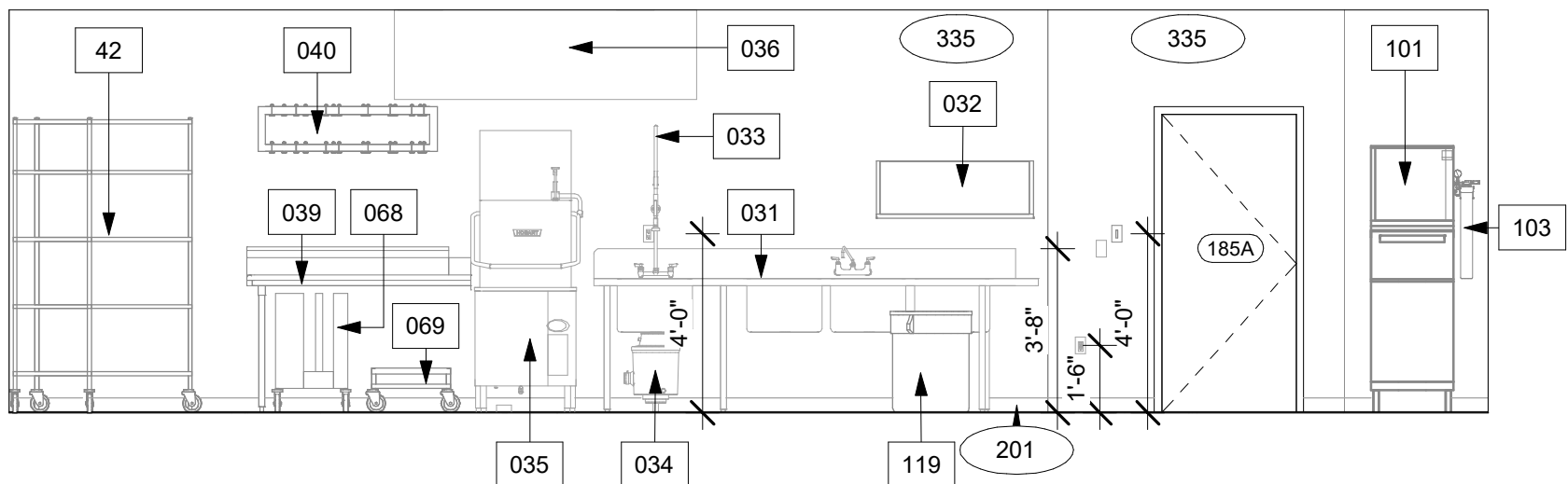
2 FOOD PREP. ELEVATION 2  
1/4" = 1'-0"



3 FOOD PREP. ELEVATION 3  
1/4" = 1'-0"



4 FOOD PREP. ELEVATION 4  
1/4" = 1'-0"



5 FOOD PREP. ELEVATION 5  
1/4" = 1'-0"

EQUIPMENT SCHEDULE - FOODSERVICE			
MARK	QTY	DESCRIPTION	COMMENTS
011	1	WALK-IN COOLER	
012	1	REFRIGERATION SYSTEM +35F - COMPRESSOR	REMOTE COMPRESSOR
013	1	REFRIGERATION SYSTEM +35F - COIL	
014	1	WALK-IN FREEZER	
015	1	REFRIGERATION SYSTEM -10F - COMPRESSOR	REMOTE COMPRESSOR
016	1	REFRIGERATION SYSTEM -10F - COIL	
021	4	SHELIVING - COOLER	
022	3	SHELIVING - FREEZER	
023	7	SHELIVING - DRY STORAGE SHELIVING	
025	VFY	ANGLE LEDGE RACK	
026	VFY	SHELIVING - BULK STORAGE DECKS	
031	1	SOILED DISH TABLE / SCULLERY SINK	
032	1	DISH TABLE / SCULLERY RACK SHELF	
033	1	SPRAY RINSE	
034	1	DISPOSER and CONTROL	
035	1	DISHWASHER and BOOSTER HEATER	
036	1	VAPOR HOOD	
037	LOT	DUCT, FAN, CONTROLS	BY GC, NIKEC
039	1	DISH TABLE - CLEAN	
040	1	POT RACK	
042	VFY	SHELIVING - PAN and CHINA	
047	1	REFRIGERATOR - 48" SANDWICH PREP with DRAWERS	
056	1	FREEZER WORKTOP	
057	1	REFRIGERATOR EQUIPMENT STAND	
061	1	TABLE - PREP with SINK	
063	2	TABLE - PREP with BACKSPLASH	
065	VFY	SHELVES - WALL	
068	LOT	ADJUSTABLE POKER CHIP DOLLIES	
069	LOT	GLASS RACK DOLLY	
071	1	EXHAUST HOOD	
072	LOT	DUCTS, FANS, HEATER CONTROLS	BY GC, NIKEC
073	1	FIRE PROTECTION SYSTEM	
076	1	TWO BURNER HOT TOP - ELECTRIC	ALTERNATE TO 090
077	1	TWO BURNER HOT TOP - GAS	ALTERNATE TO 090
078	1	GRIDDLE - ELETRIC	ALTERNATE TO 079
079	1	GRIDDLE - GAS	
080	1	NOT USED	
081	1	FRYER - ELECTRIC	ALTERNATE TO 079
082	1	FRYER - GAS	
083	1	FRYER FILTER	
084	1	FOUR BURNER RANGE - ELECTRIC	ALTERNATE TO 079
085	1	FOUR BURNER RANGE - GAS	
086	1	CONVECTION OVEN - ELECTRIC	HALF SIZE; ALTERNATE TO 087
087	1	CONVECTION OVEN - GAS	HALF SIZE
090	1	BROILER - GAS	
101	1	ICE MAKER and BIN	
103	1	WATER FILTER	
110	1	HEAT LAMP	
113	1	FRYER DUMP STATION	
117	1	TOASTER	
119	LOT	GARBAGE CANS	BY OPERATOR, NIKEC
121	1	SPLASH SHIELD	
123	2	HAND LAVATORY	
124	LOT	CORNER GUARDS and FLASH TRIM	
127	LOT	PASS WINDOW ASSEMBLY	
130	1	TICKET PRINTER	BY OPERATOR, NIKEC

GENERAL NOTE - ENLARGED

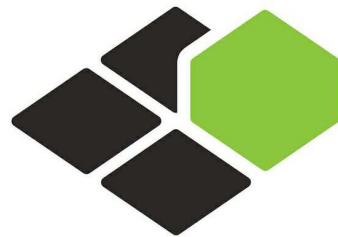
BASE4 NOTES

- COORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
- EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
- ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.

GENERAL NOTE FOR LEGENDS

BASE4 NOTES

- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
- REFER "Courtyard Gen 6 C'Ynergy Interior Finish Index-ID" FOR FINISHES.
- REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_C'Ynergy" FOR RESTROOM ACCESSORIES.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

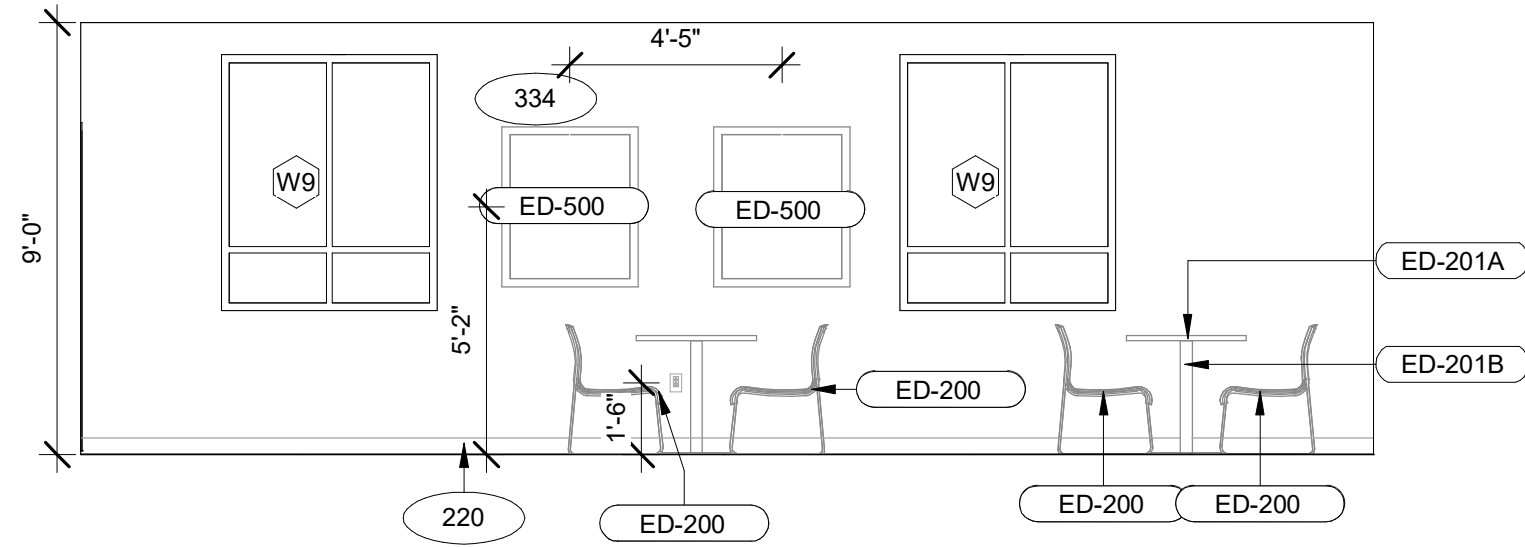
SHEET NAME

**ENLARGED FOOD  
PREP. ELEVATIONS**

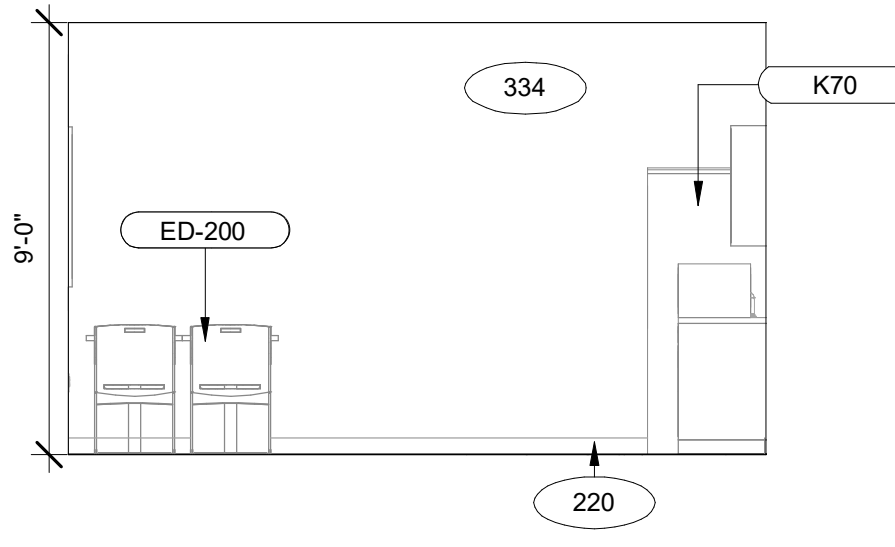
DRAWINGS NO.

**A-408B**

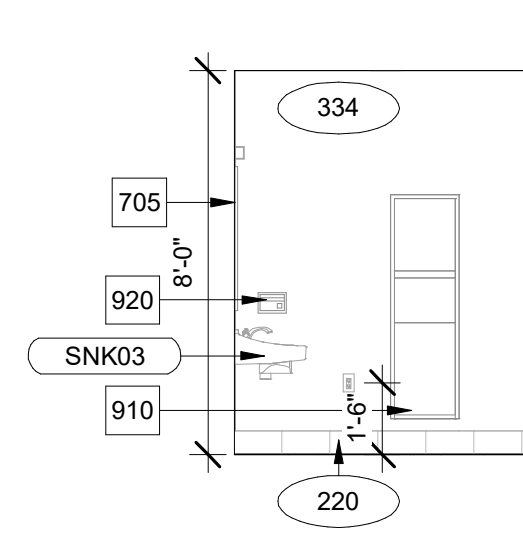




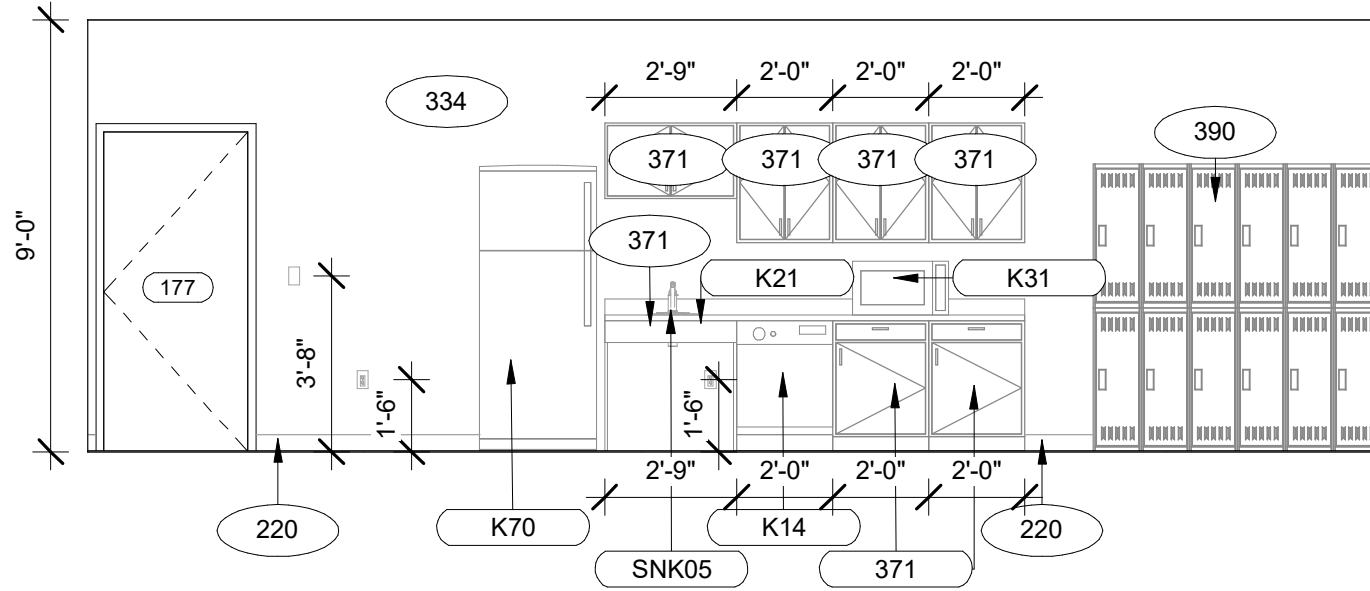
1  
A-409  
EMPLOYEE BREAKROOM ELEVATION 1  
1/4" = 1'-0"



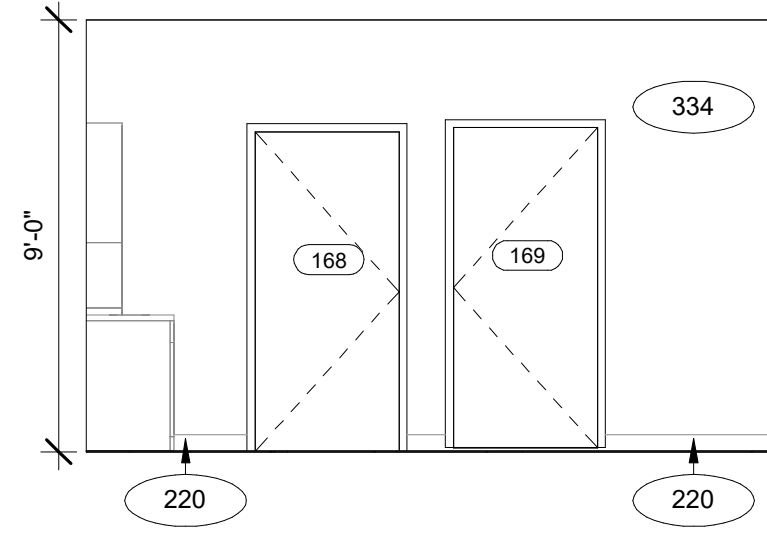
2  
A-409  
EMPLOYEE BREAKROOM ELEVATION 2  
1/4" = 1'-0"



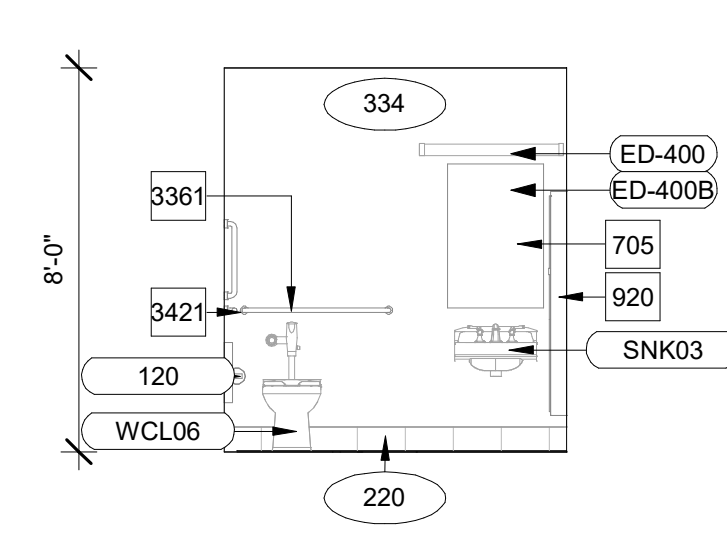
6  
A-409  
EMPLOYEE BREAKROOM- WC ELEVATION 5  
1/4" = 1'-0"



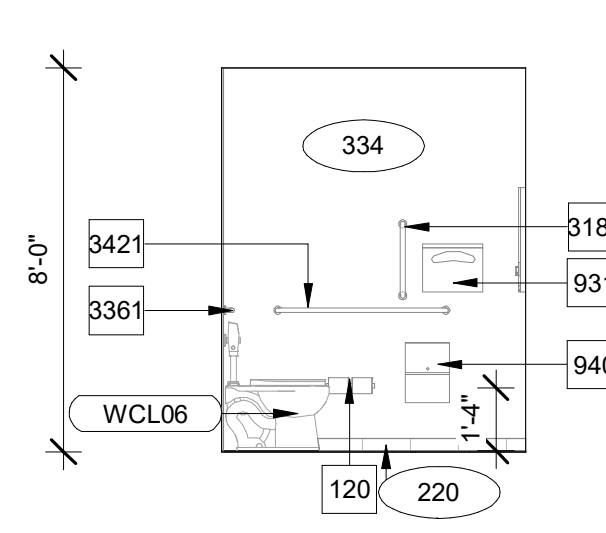
3  
A-409  
EMPLOYEE BREAKROOM ELEVATION 3  
1/4" = 1'-0"



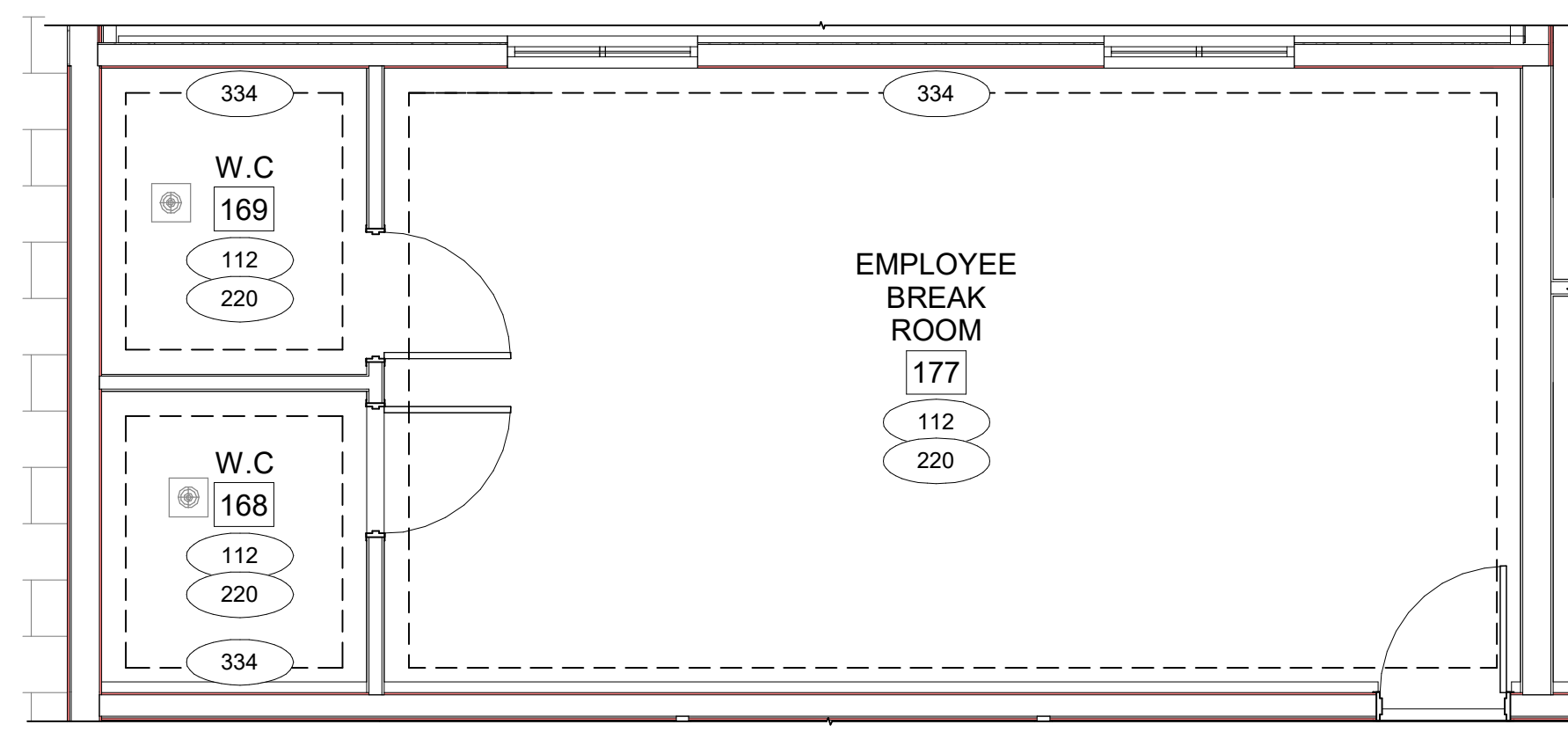
4  
A-409  
EMPLOYEE BREAKROOM ELEVATION 4  
1/4" = 1'-0"



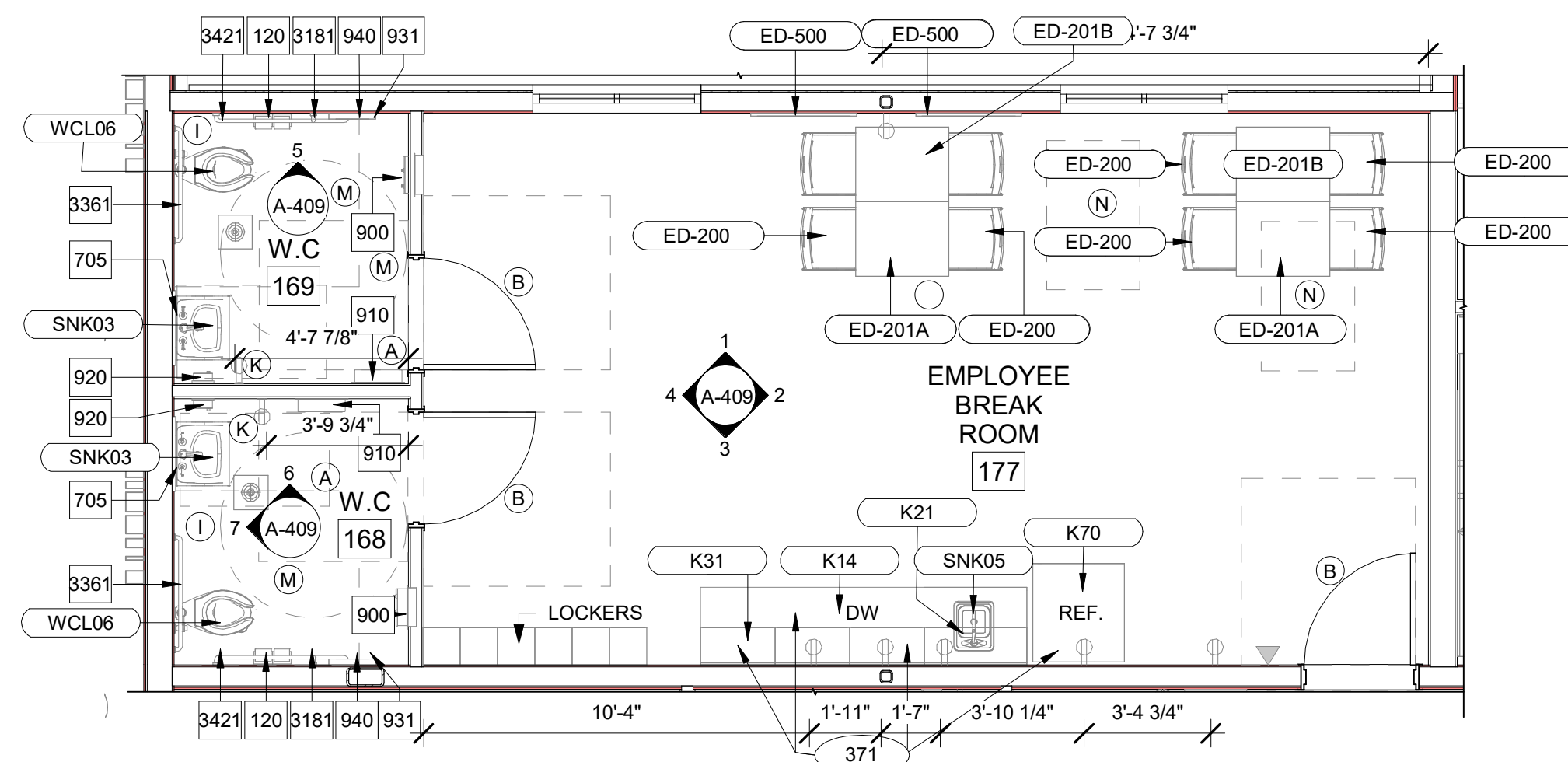
7  
A-409  
EMPLOYEE BREAKROOM- WC ELEVATION 6  
1/4" = 1'-0"



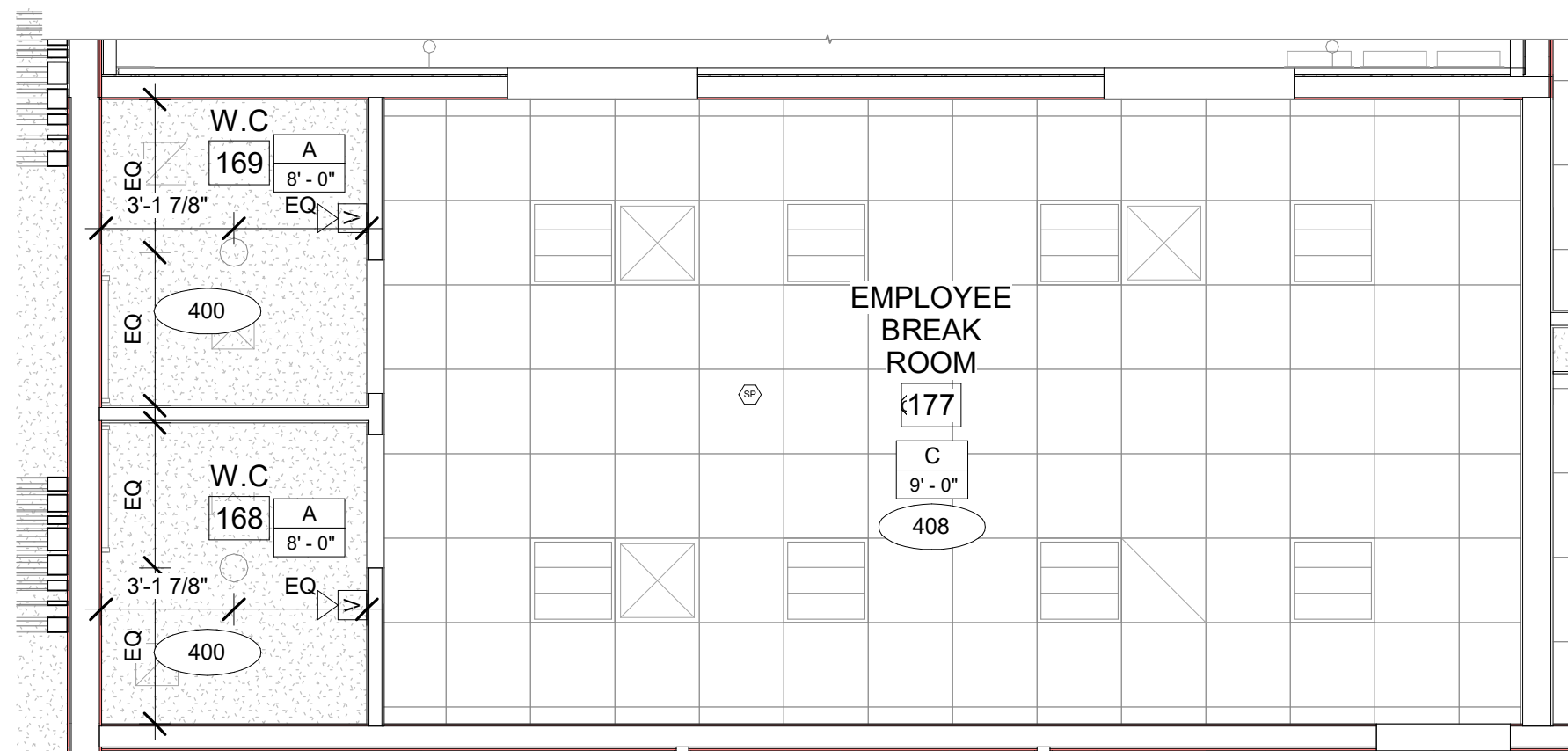
5  
A-409  
EMPLOY BREAKROOM- WC ELEVATION 7  
1/4" = 1'-0"



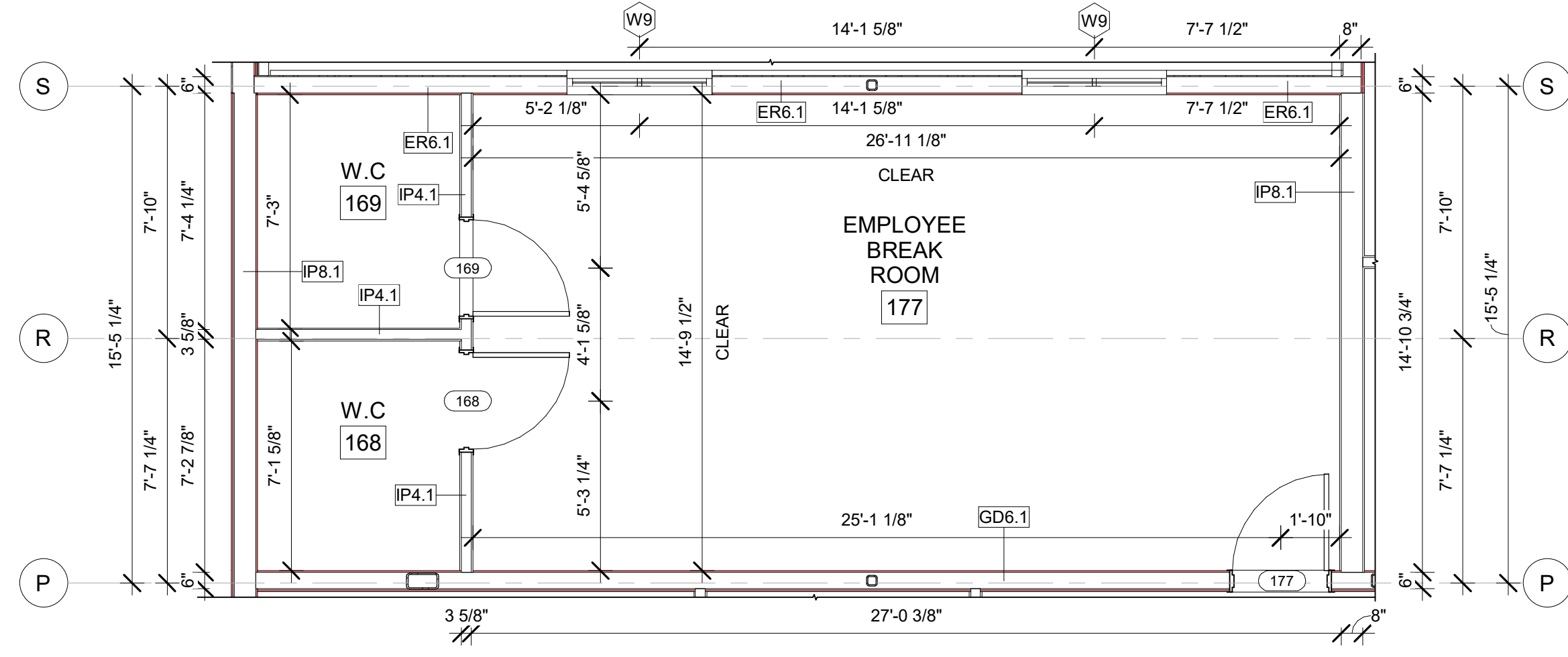
D  
A-409  
ENLARGED EMPLOYEE BREAKROOM FINISH PLAN  
1/4" = 1'-0"



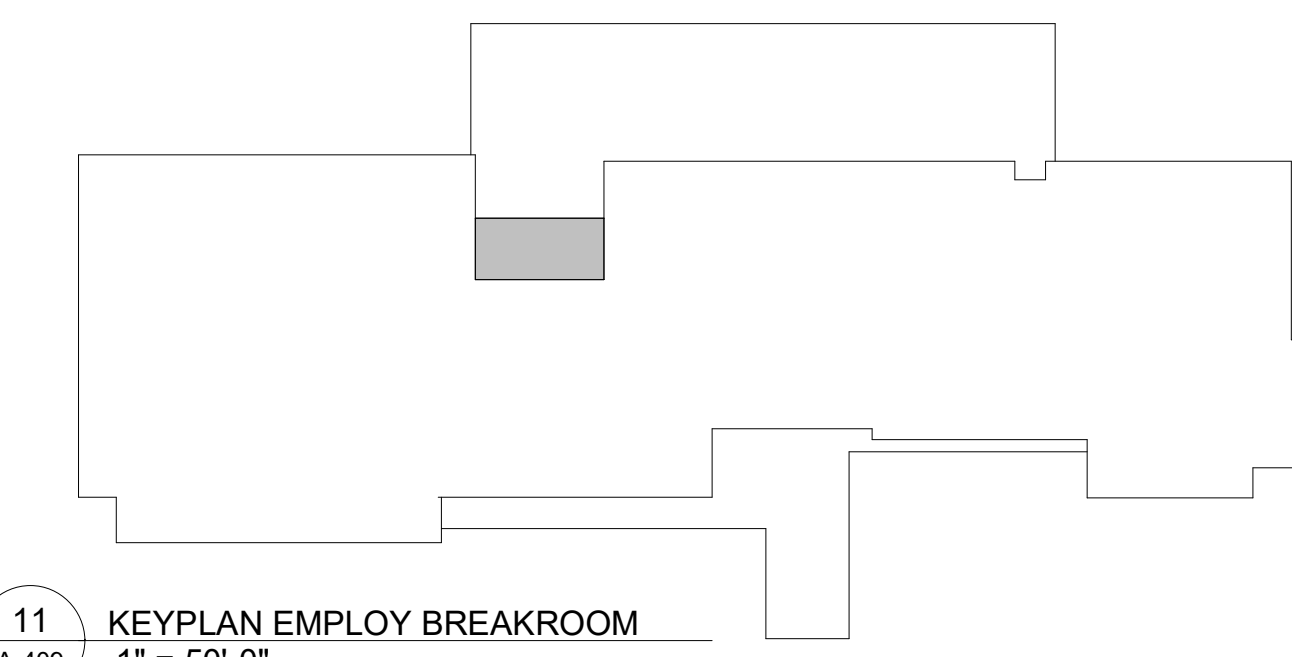
C  
A-409  
ENLARGED EMPLOYEE BREAKROOM FURNITURE PLAN  
1/4" = 1'-0"



B  
A-409  
ENLARGED EMPLOYEE BREAKROOM RCP PLAN  
1/4" = 1'-0"



A  
A-409  
ENLARGED EMPLOYEE BREAKROOM CONSTRUCTION PLAN  
1/4" = 1'-0"



11  
A-409  
KEYPLAN EMPLOY BREAKROOM  
1" = 50'-0"

**GENERAL RCP NOTES**

**BASE4 NOTES**

- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
- COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
- REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
- CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
- REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
- ALL ACT TILE CENTERED IN ROOM.
- USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

**PROJECT NOTES**

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

**GENERAL NOTE FOR LEGENDS**

**BASE4 NOTES**

- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
- REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
- REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6 Cynergy" FOR RESTROOM ACCESSORIES.

**GENERAL FLOOR PLAN NOTES**

**BASE4 NOTES**

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
- PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
- GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
- REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
- ENLARGED GUESTROOM INFORMATION.
- REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

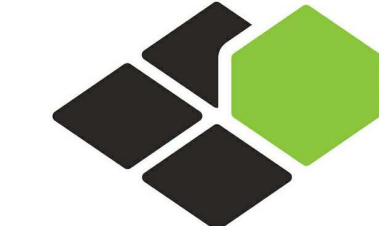
**PROJECT NOTES**

- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
- REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
- REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
- REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

**GENERAL NOTE - ENLARGED**

**BASE4 NOTES**

- CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
- EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
- ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 80090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

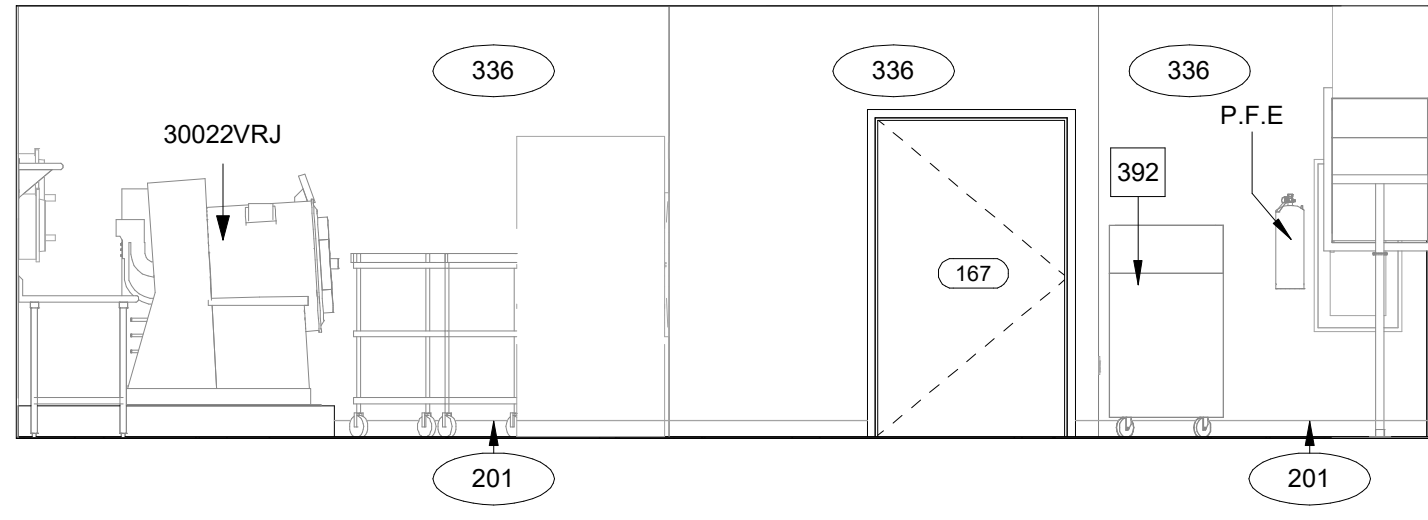
SHEET NAME

**ENLARGED  
EMPLOYEE BREAK  
ROOM PLANS AND  
ELEVATION**

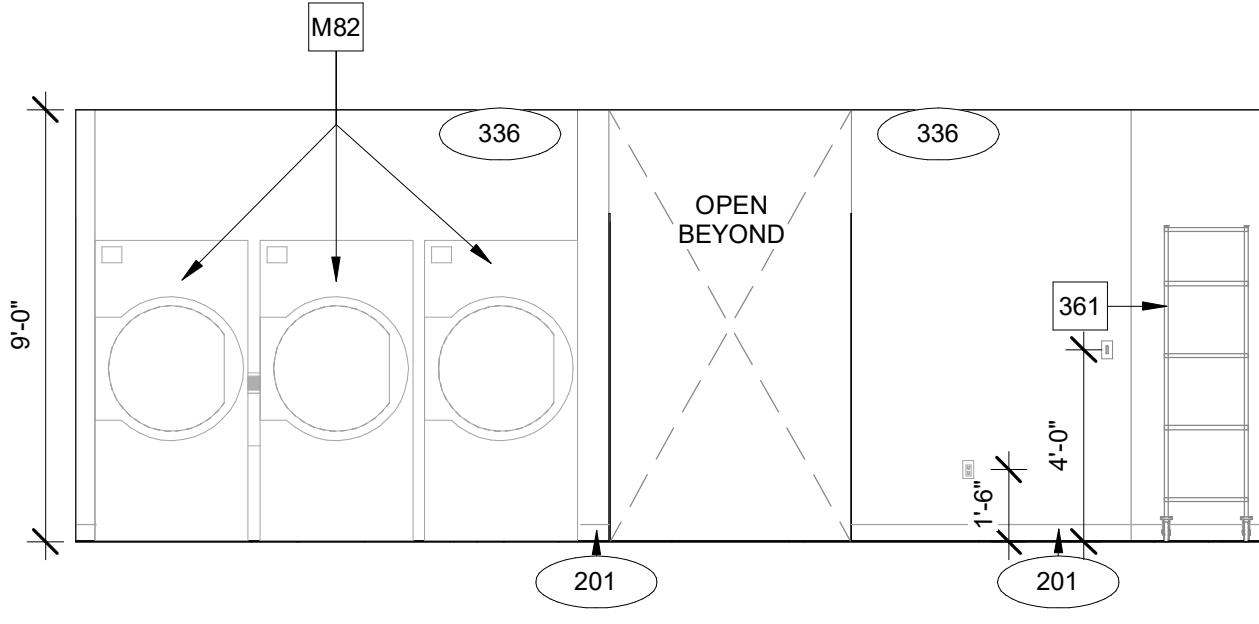
DRAWINGS NO.

**A-409**

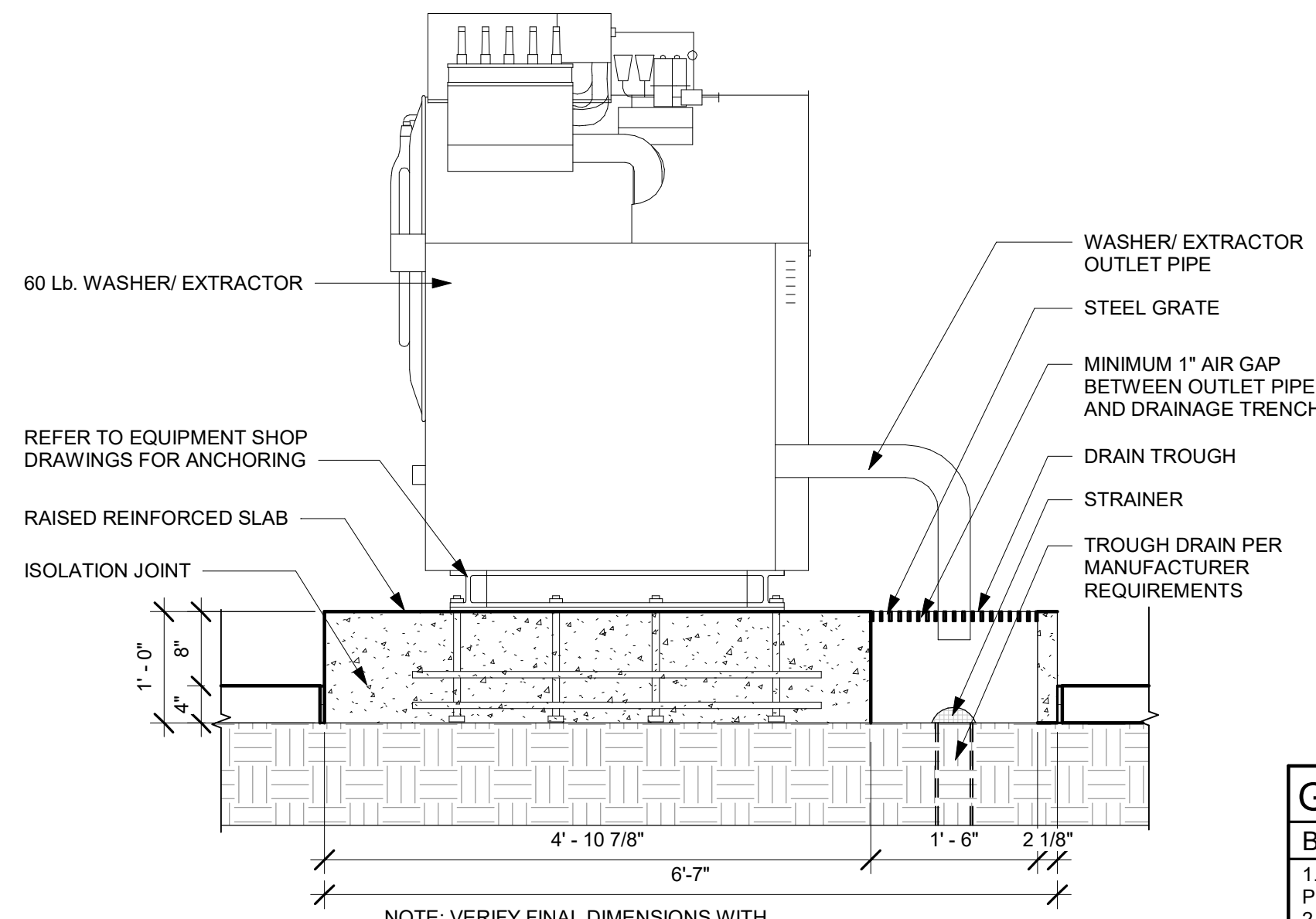




1 LAUNDRY NORTH ELEVATION  
A-410 1/4" = 1'-0"



2 LAUNDRY EAST ELEVATION  
A-410 1/4" = 1'-0"



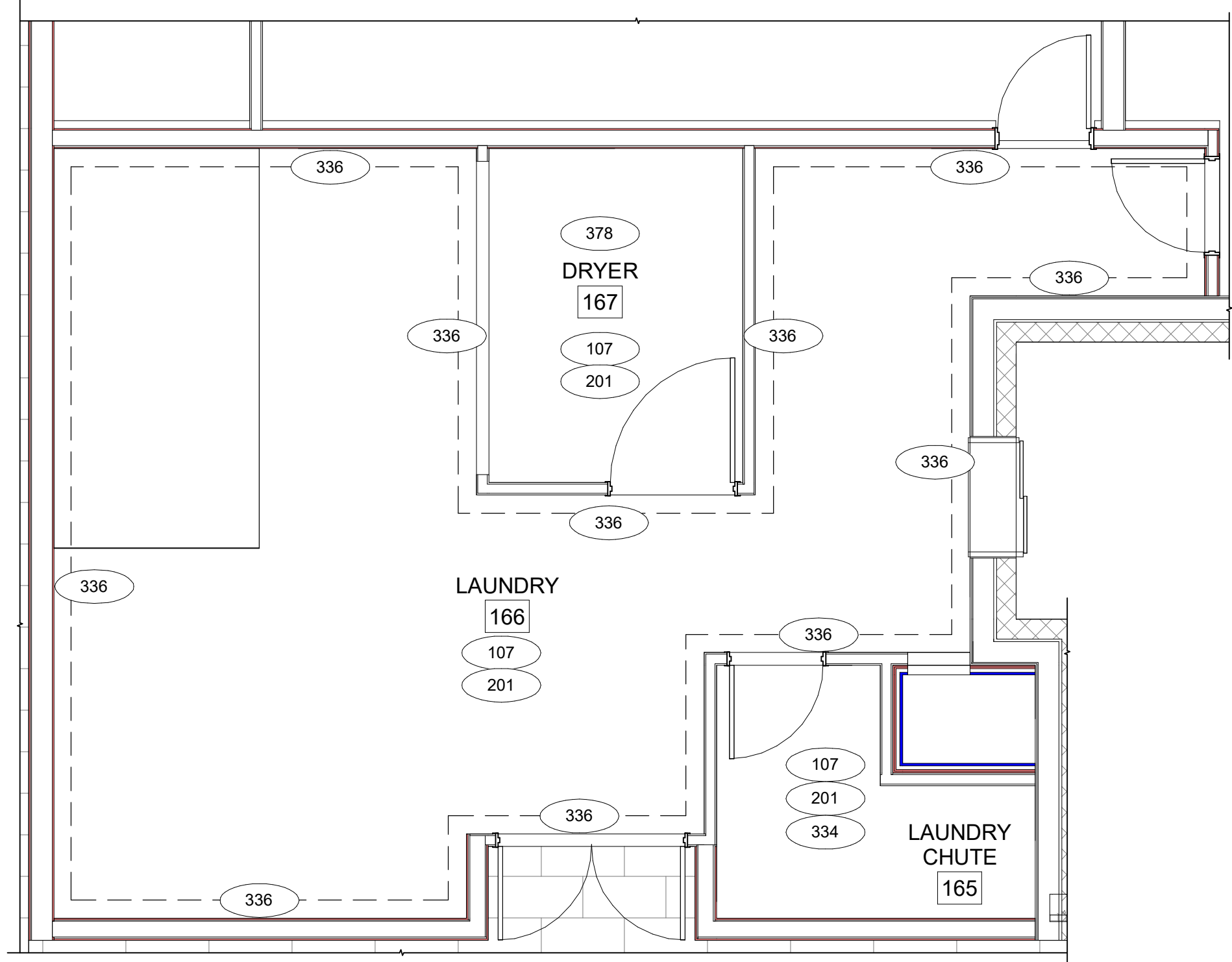
7 WASHER PAD DETAIL  
A-410 3/4" = 1'-0"

- GENERAL RCP NOTES**
- BASE4 NOTES**
1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  6. ALL ACT TILE CENTERED IN ROOM.
  7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.
- PROJECT NOTES**
1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET.
  2. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
  3. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

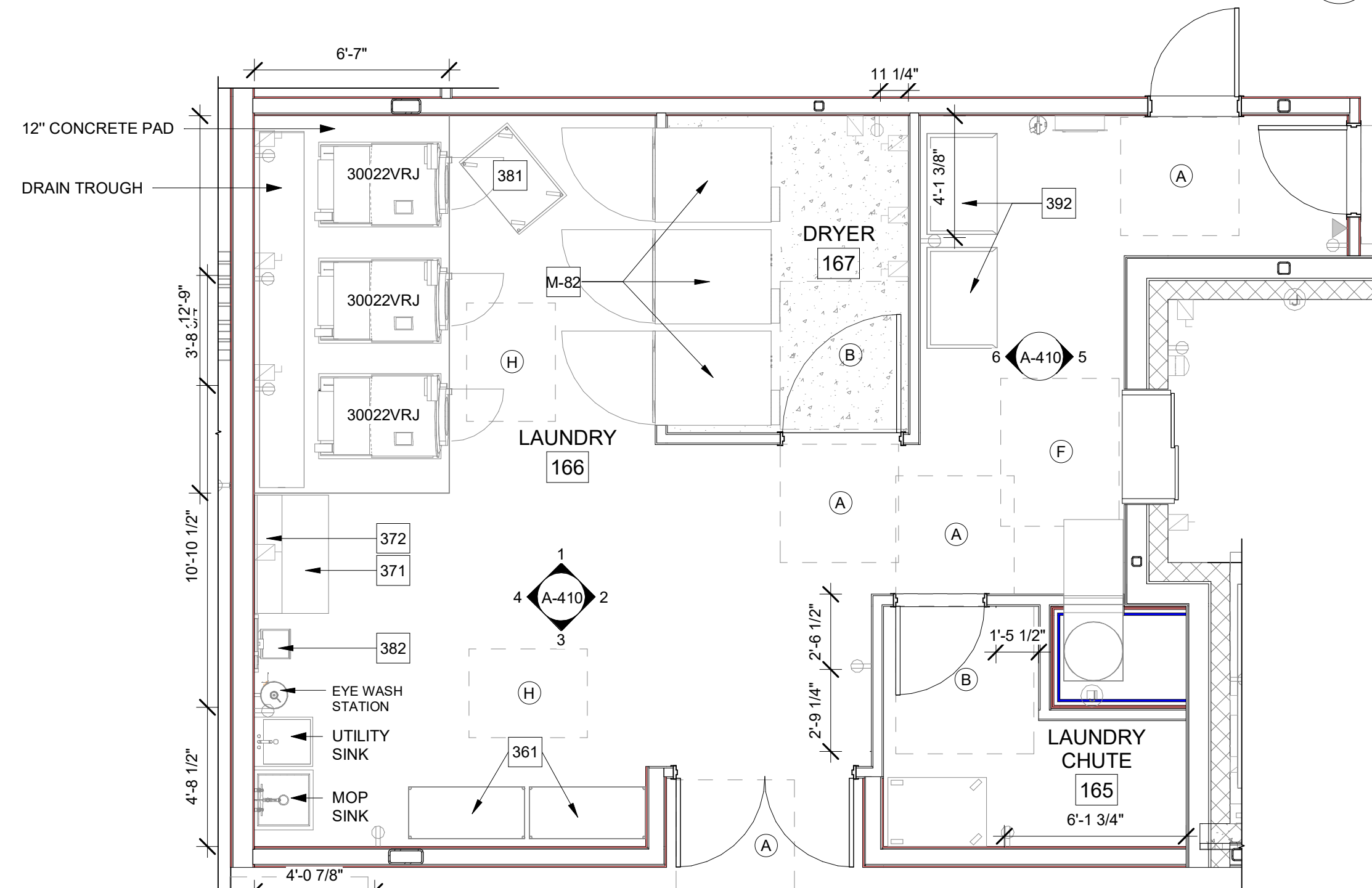
- GENERAL NOTE FOR LEGENDS**
- BASE4 NOTES**
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
  3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

- GENERAL FLOOR PLAN NOTES**
- BASE4 NOTES**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 39'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  7. REFER G-002G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.
- PROJECT NOTES**
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

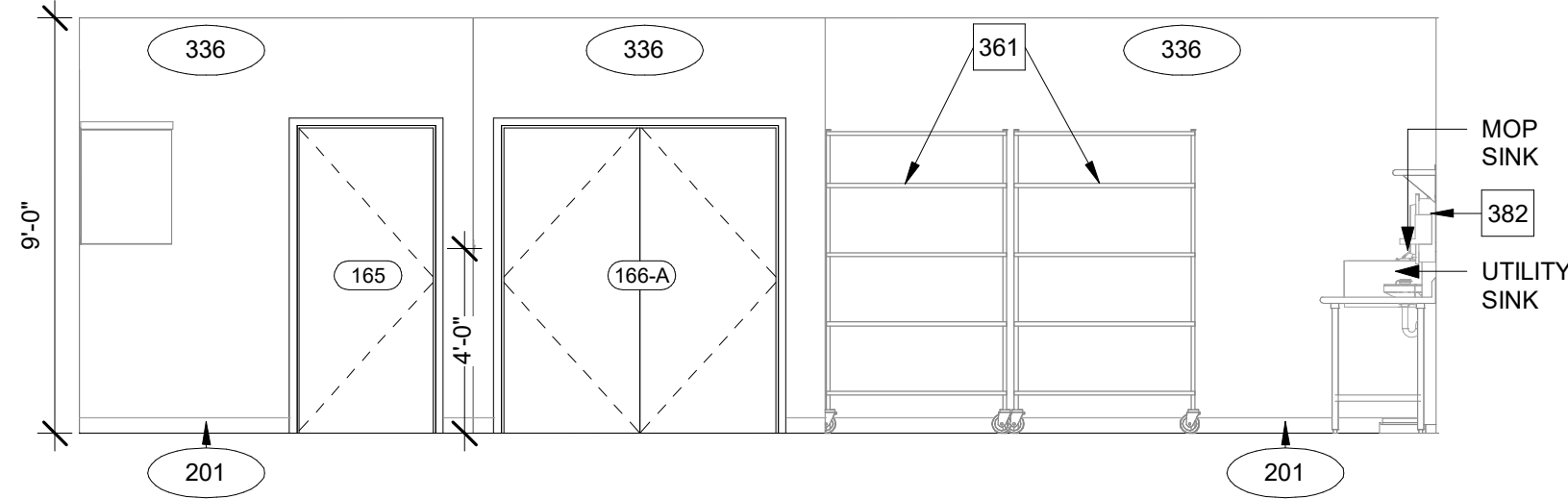
- GENERAL NOTE - ENLARGED**
- BASE4 NOTES**
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



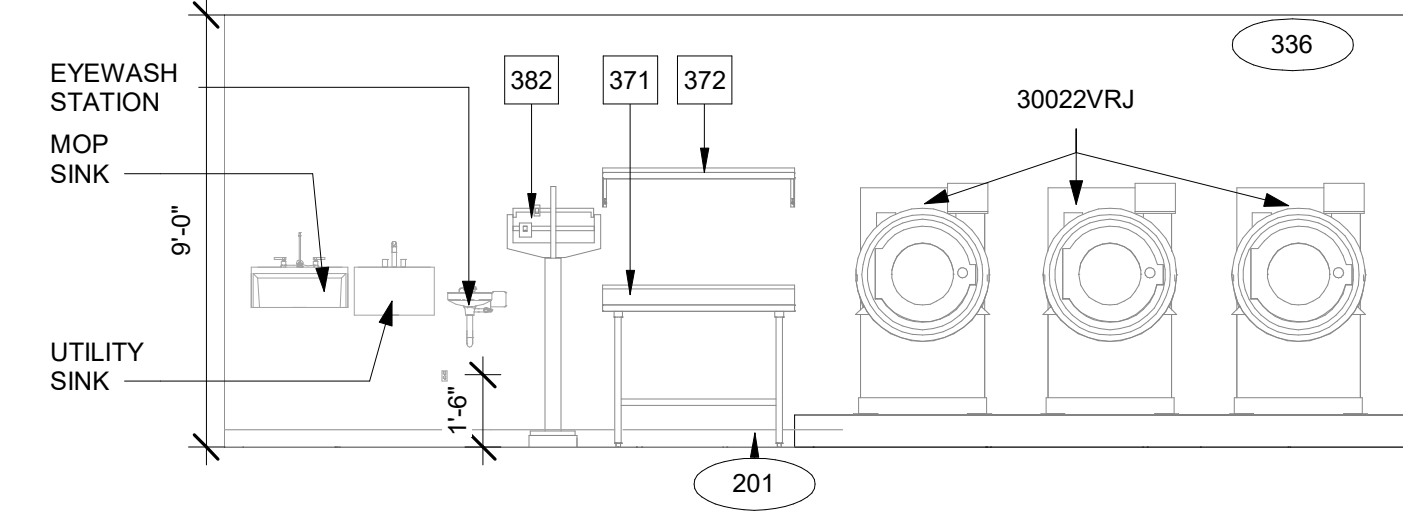
D ENLARGED LAUNDRY FINISH PLAN  
A-410 1/4" = 1'-0"



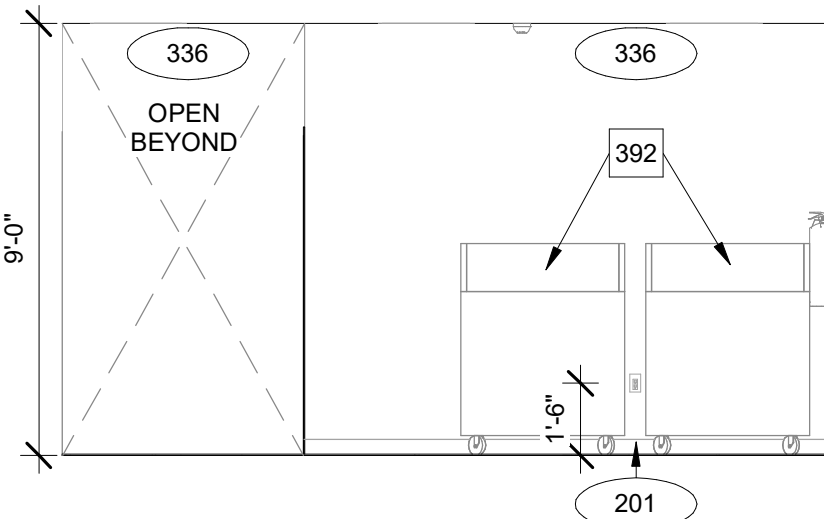
C ENLARGED LAUNDRY FURNITURE PLAN  
A-410 1/4" = 1'-0"



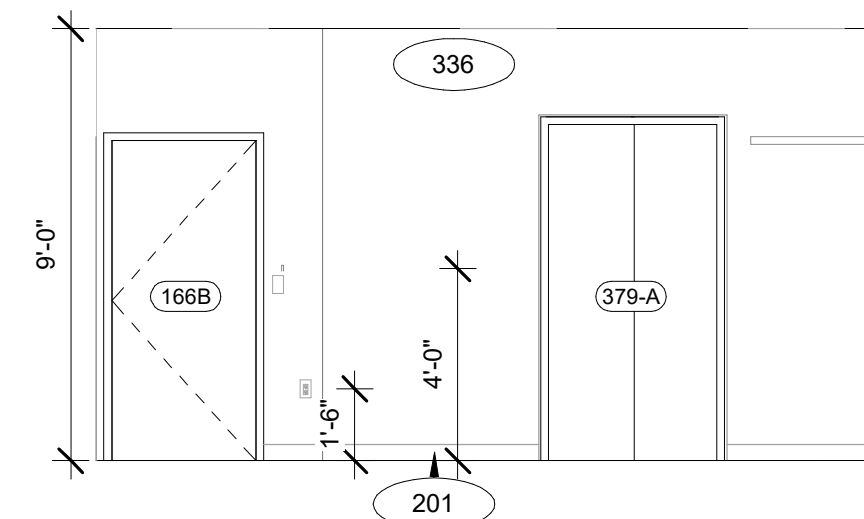
3 LAUNDRY SOUTH ELEVATION  
A-410 1/4" = 1'-0"



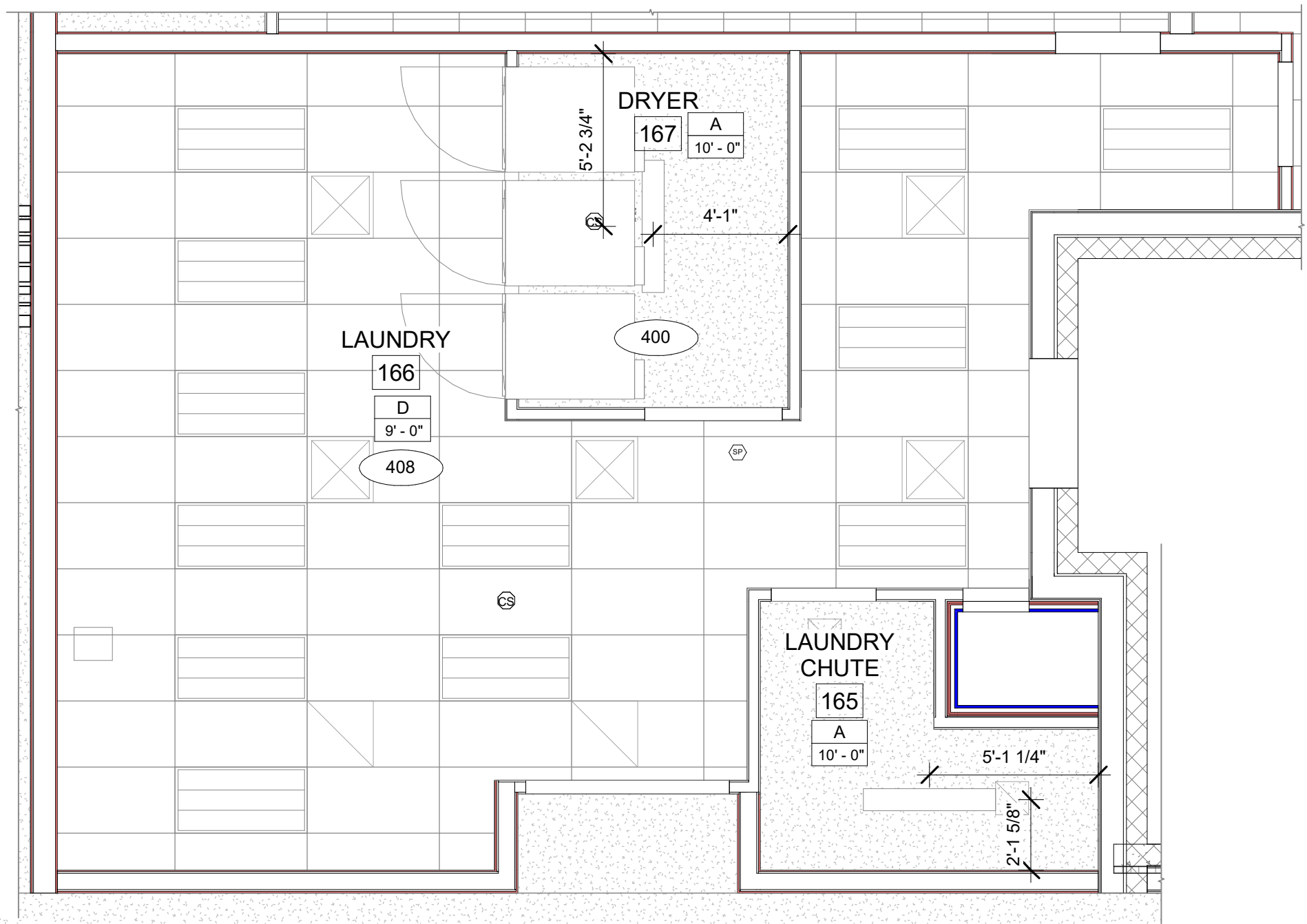
4 LAUNDRY WEST ELEVATION  
A-410 1/4" = 1'-0"



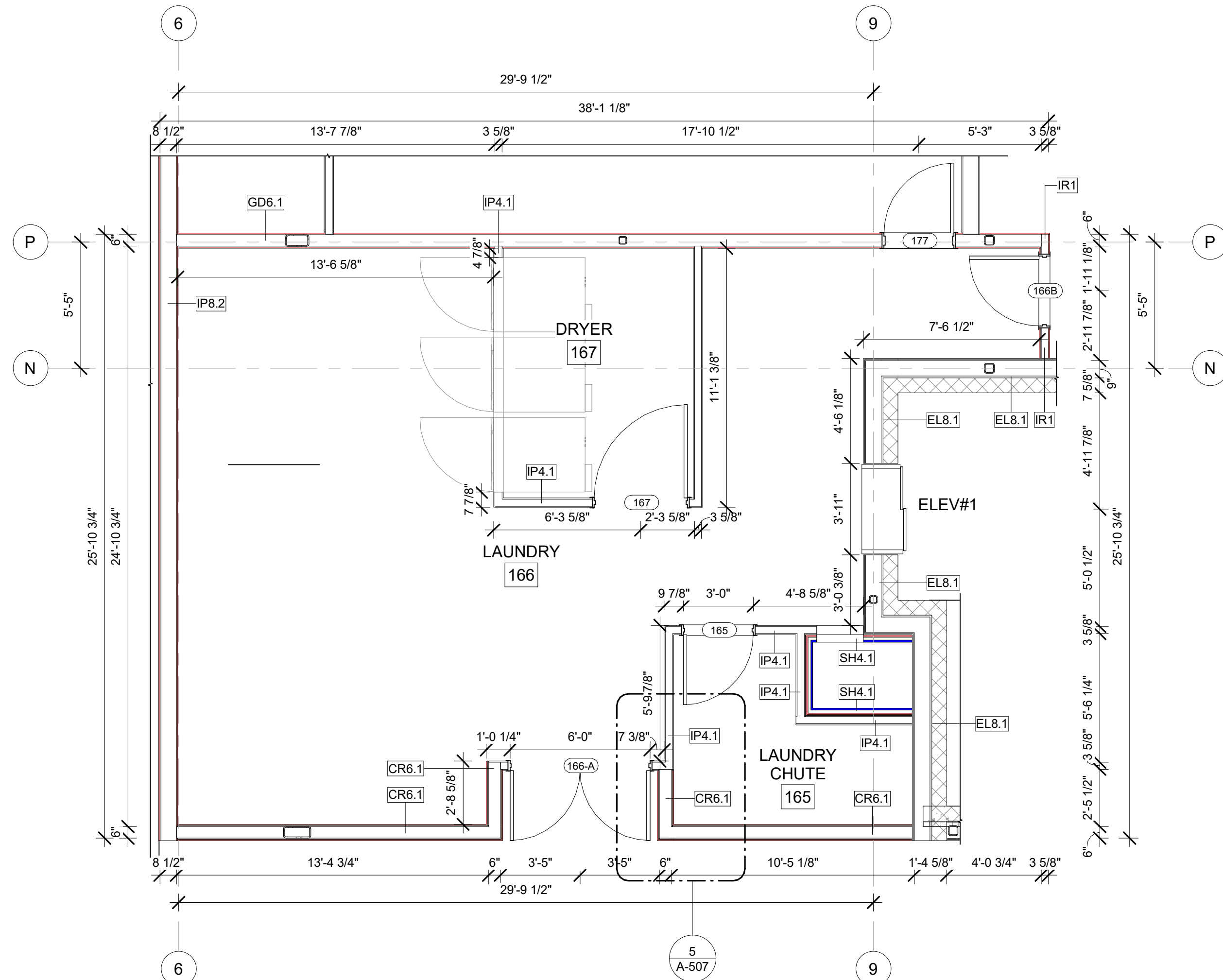
6 LAUNDRY WEST ELEVATION 1  
A-410 1/4" = 1'-0"



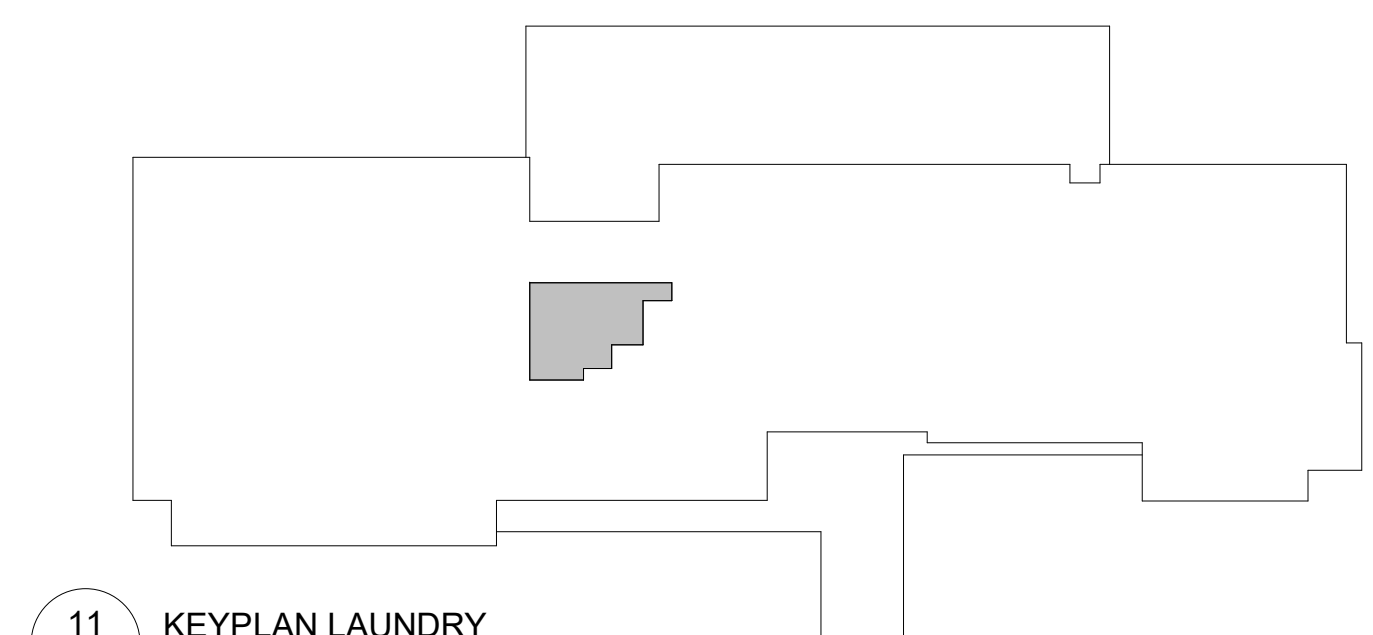
5 LAUNDRY EAST ELEVATION 1  
A-410 1/4" = 1'-0"



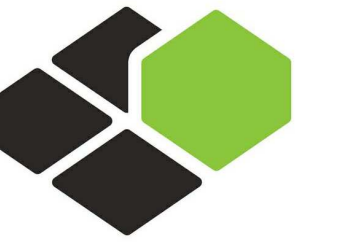
B ENLARGED LAUNDRY RCP PLAN  
A-410 1/4" = 1'-0"



A ENLARGED LAUNDRY CONSTRUCTION PLAN  
A-410 1/4" = 1'-0"



11 KEYPLAN LAUNDRY  
A-410 1" = 50'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

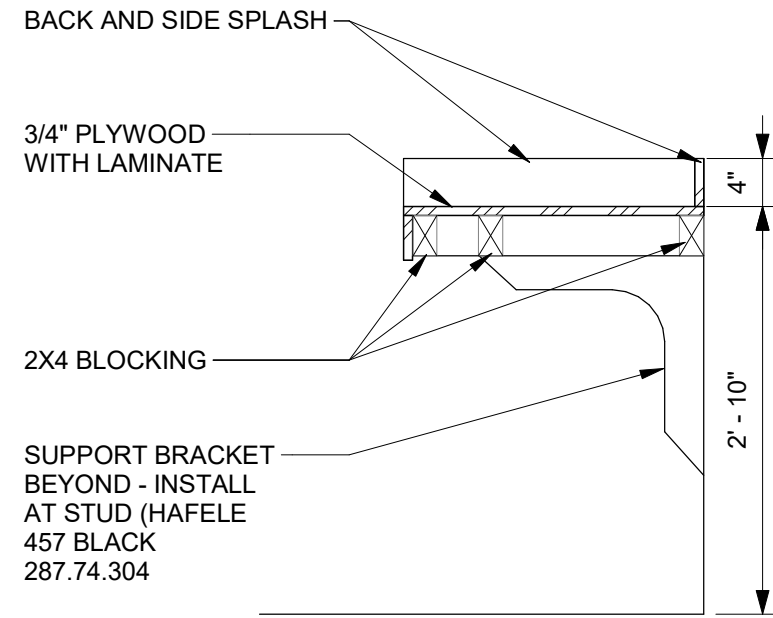
SHEET NAME

ENLARGED  
LAUNDRY PLANS  
AND ELEVATIONS

DRAWINGS NO.

A-410





6 SECTION - GUEST LAUNDRY COUNTER  
3/4" = 1'-0"

GENERAL RCP NOTES

BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM

PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.
- 3.

GENERAL NOTE FOR LEGENDS

BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 C\_Ynergy" Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_C\_Ynergy" FOR RESTROOM ACCESSORIES.

GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

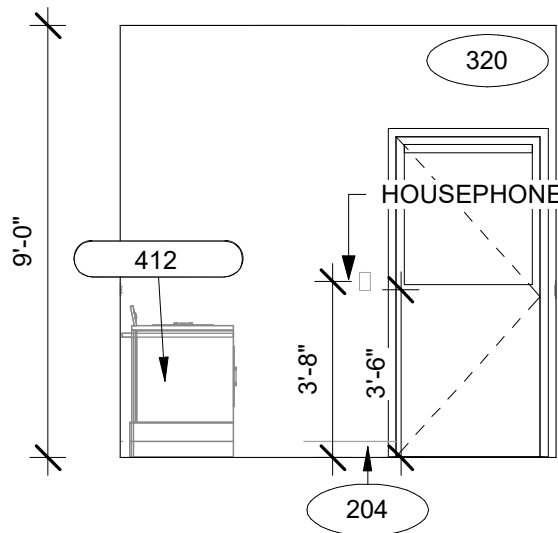
PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES
4. REFER TO SHEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

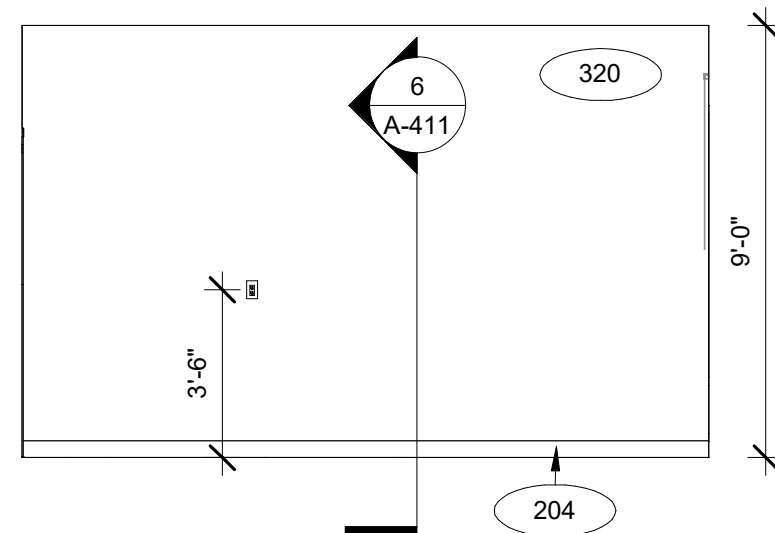
GENERAL NOTE - ENLARGED

BASE4 NOTES

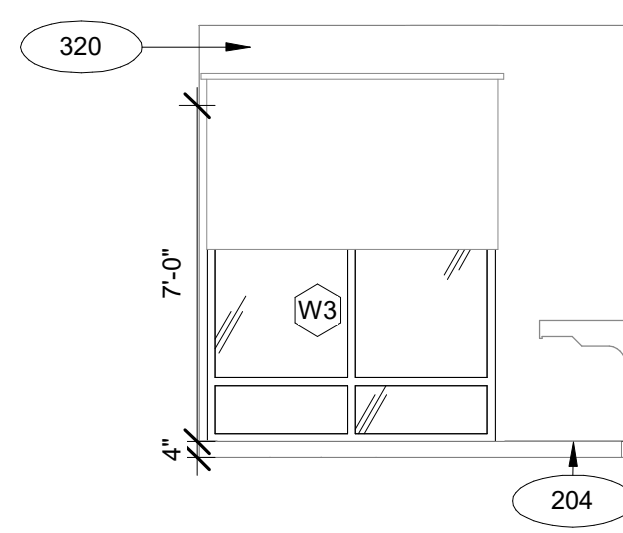
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



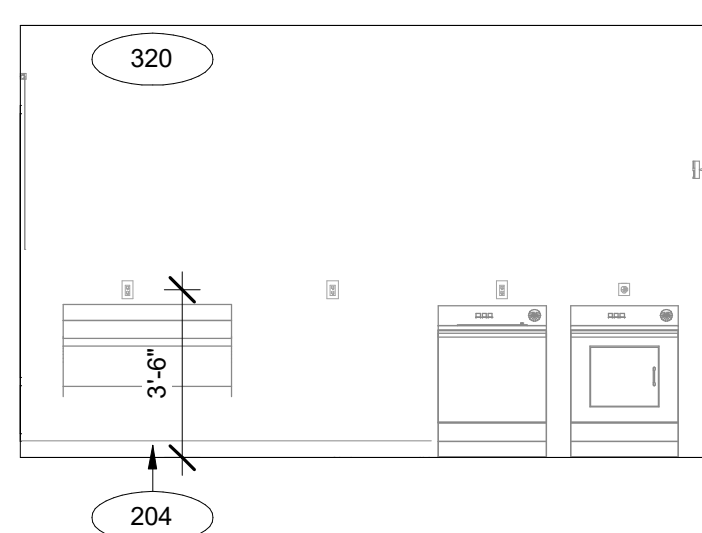
1 GUEST LAUNDRY ELEVATION-A  
1/4" = 1'-0"



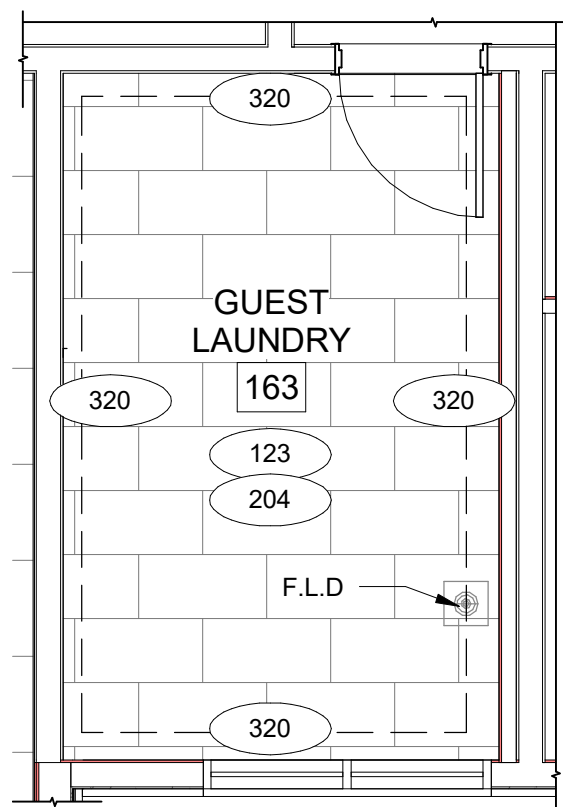
2 GUEST LAUNDRY ELEVATION-B  
1/4" = 1'-0"



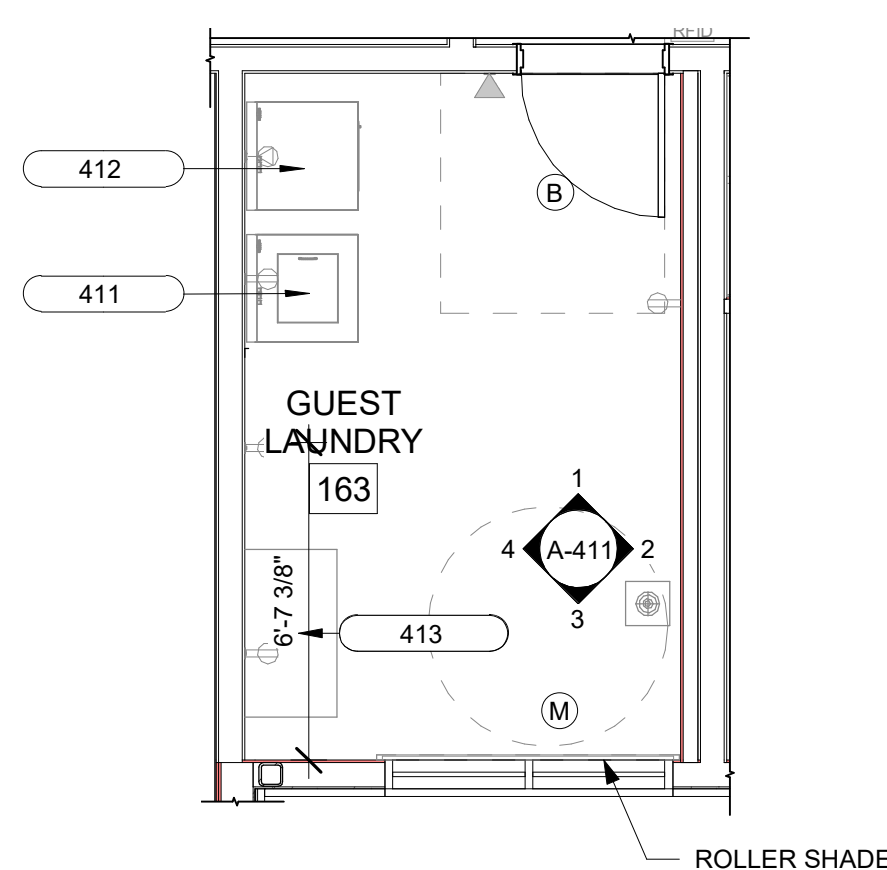
3 GUEST LAUNDRY ELEVATION-C  
1/4" = 1'-0"



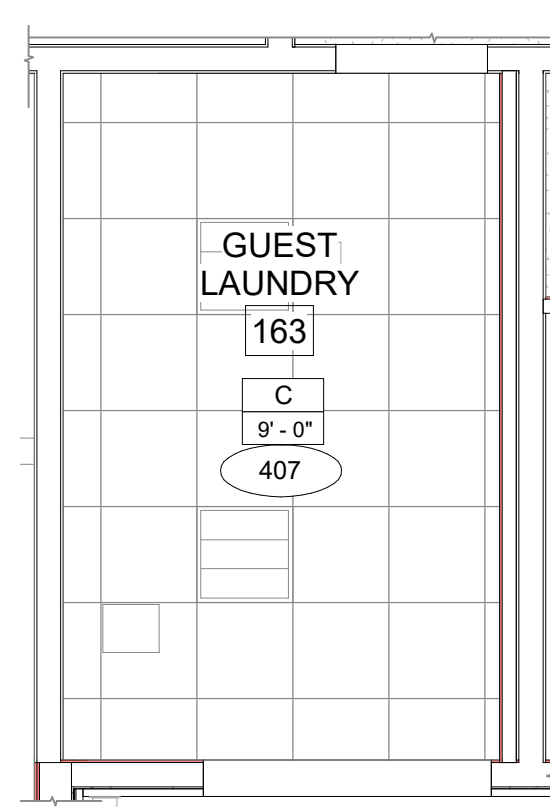
4 GUEST LAUNDRY ELEVATION-D  
1/4" = 1'-0"



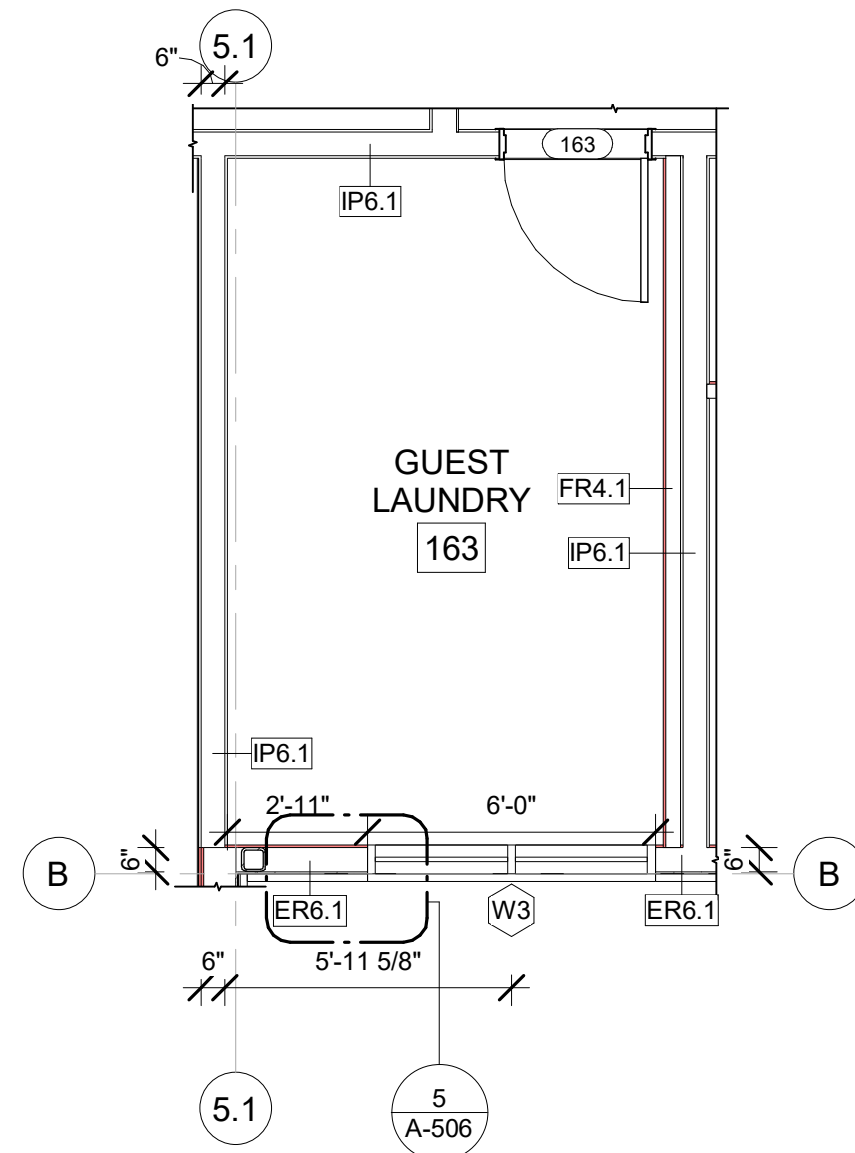
D ENLARGED GUEST LAUNDRY FINISH PLAN  
1/4" = 1'-0"



C ENLARGED GUEST LAUNDRY FURNITURE PLAN  
1/4" = 1'-0"



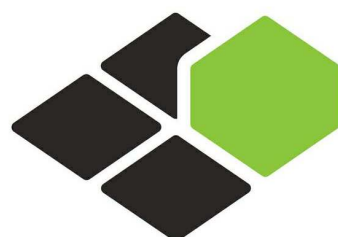
B ENLARGED GUEST LAUNDRY RCP PLAN  
1/4" = 1'-0"



A ENLARGED GUEST LAUNDRY CONSTRUCTION PLAN  
1/4" = 1'-0"



5 KEYPLAN GUEST LAUNDRY  
1" = 50'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

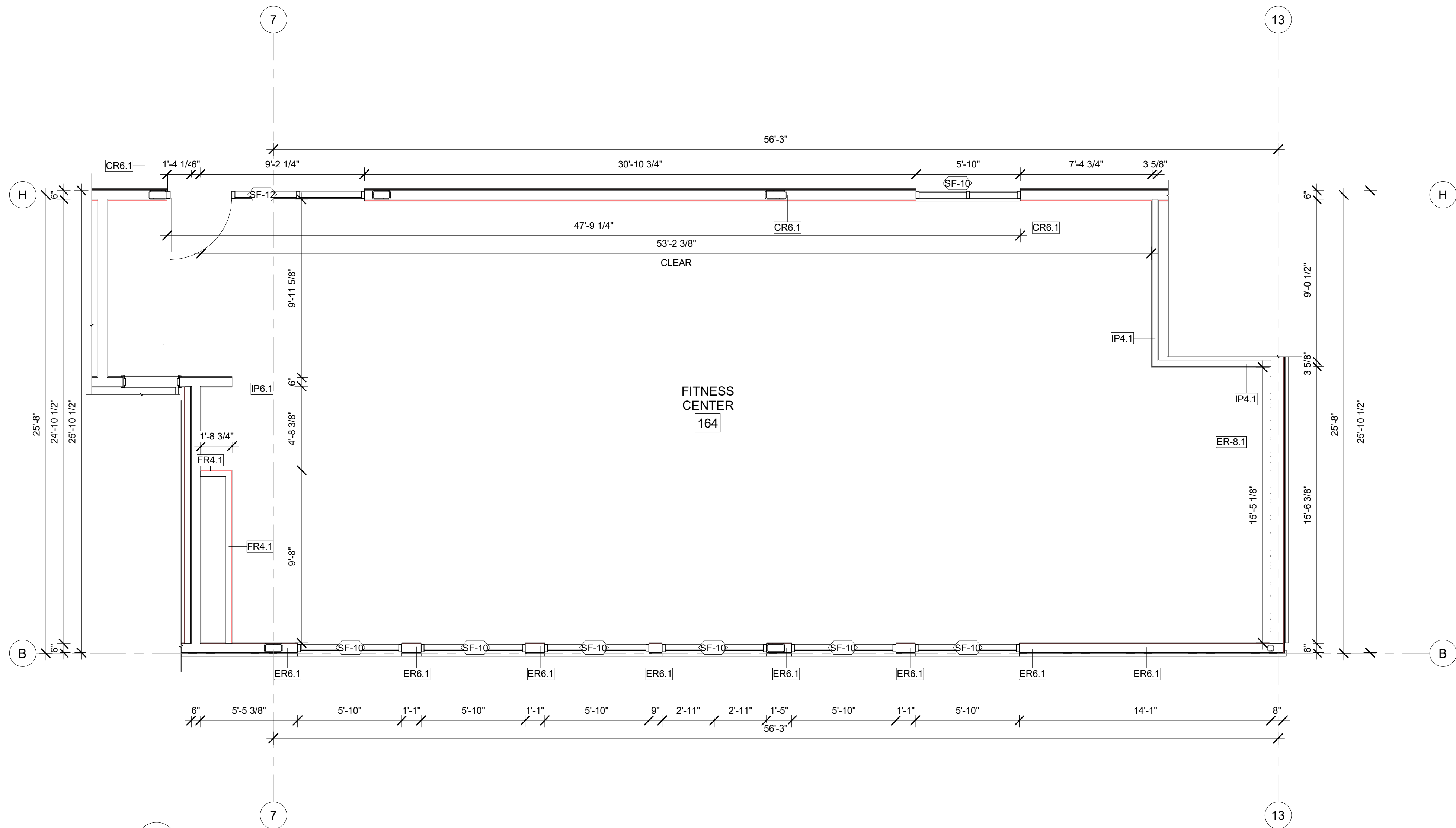
SHEET NAME

ENLARGED GUEST  
LAUNDRY PLANS &  
ELEVATIONS

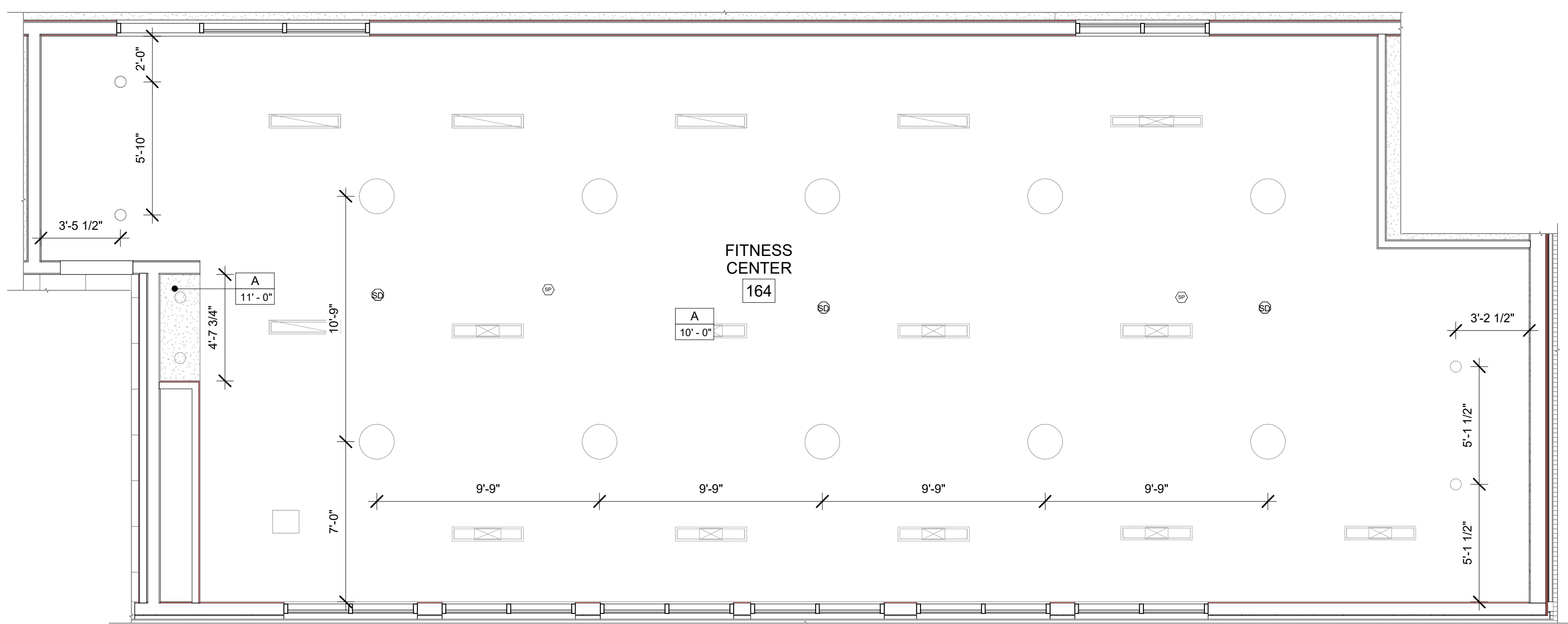
DRAWINGS NO.

A-411

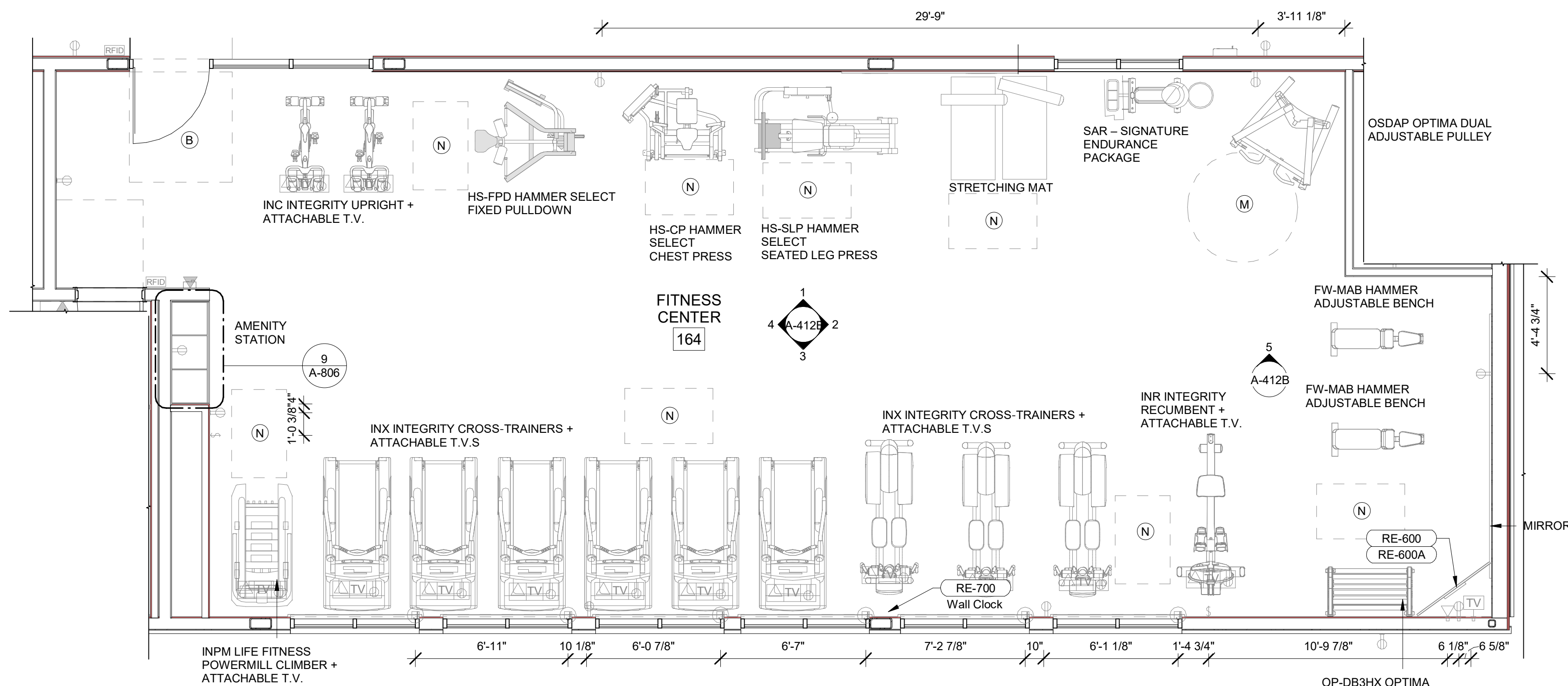




**A** ENLARGED FITNESS CONSTRUCTION PLAN  
1/4" = 1'-0"



**B** ENLARGED FITNESS RCP PLAN  
1/4" = 1'-0"



**C** ENLARGED FITNESS FURNITURE PLAN  
1/4" = 1'-0"

**4** KEYPLAN FITNESS  
1" = 50'-0"

## GENERAL RCP NOTES

### BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 60'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

### PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
3. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6\_Cynergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

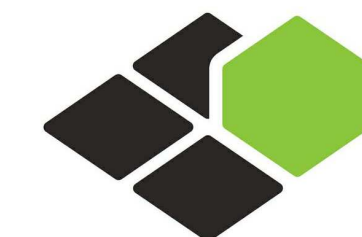
### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL NOTE - ENLARGED

### BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

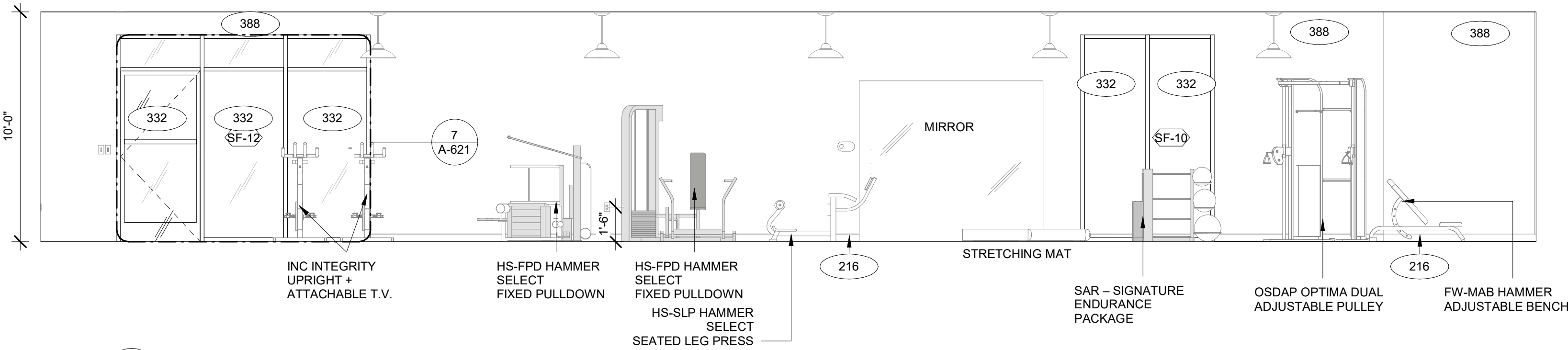
SHEET NAME

**ENLARGED FITNESS PLANS**

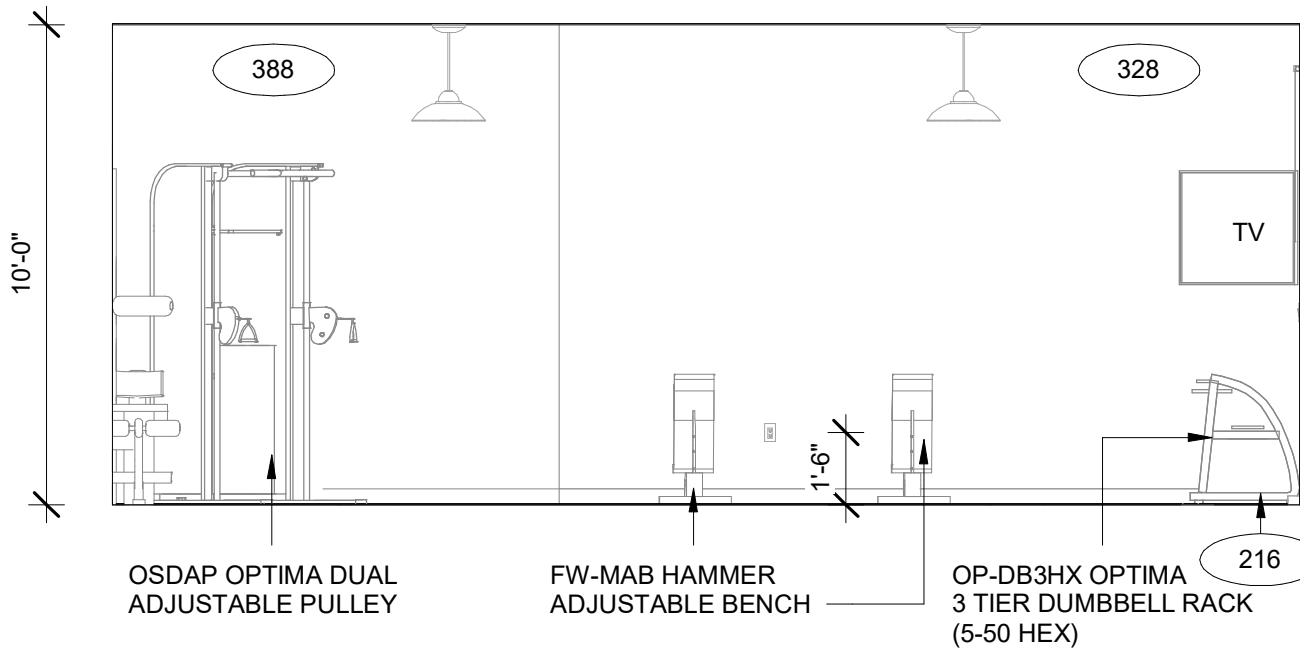
DRAWINGS NO.

**A-412A**

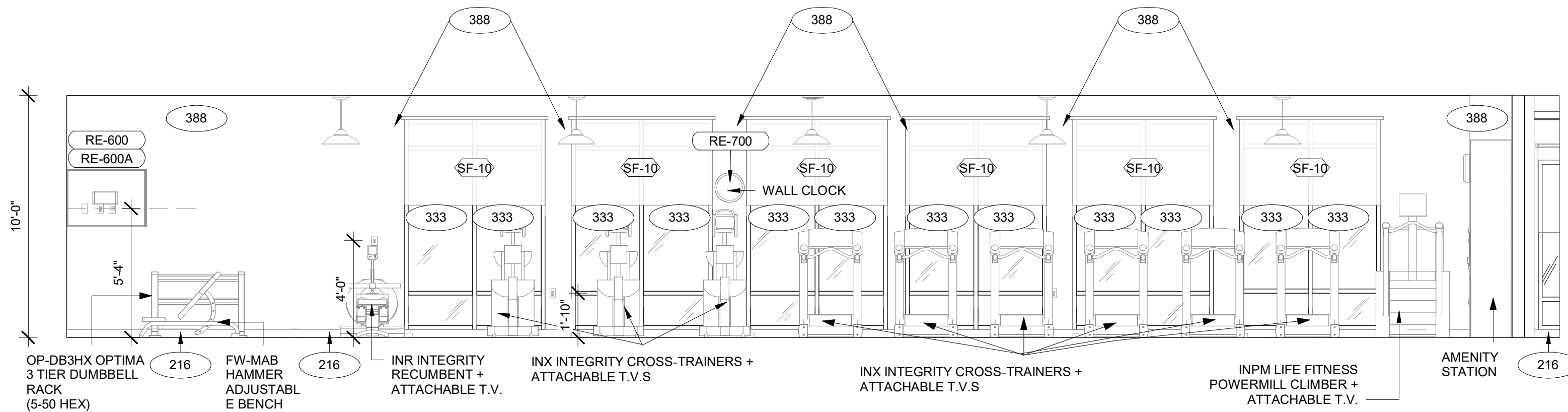




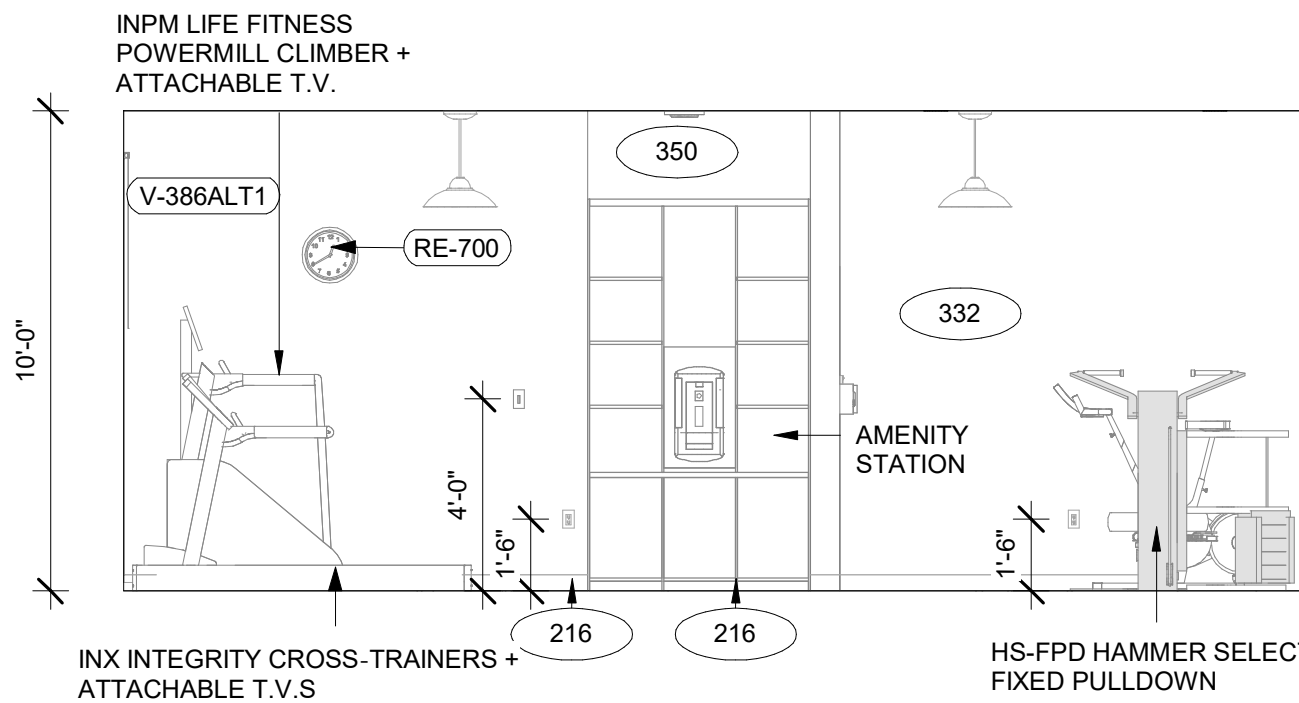
1 FITNESS ELEVATION-A  
A-412B 1/4" = 1'-0"



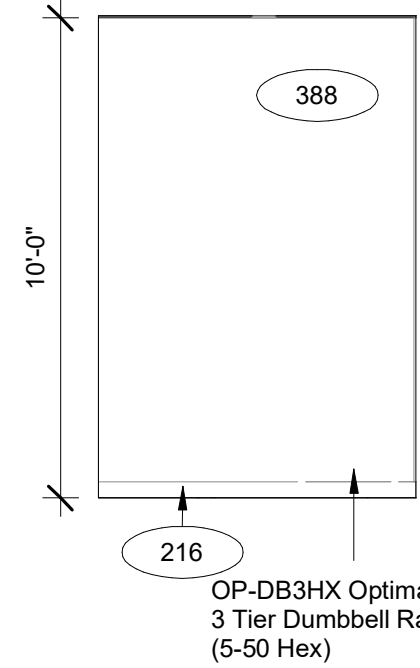
2 FITNESS ELEVATION-B  
A-412B 1/4" = 1'-0"



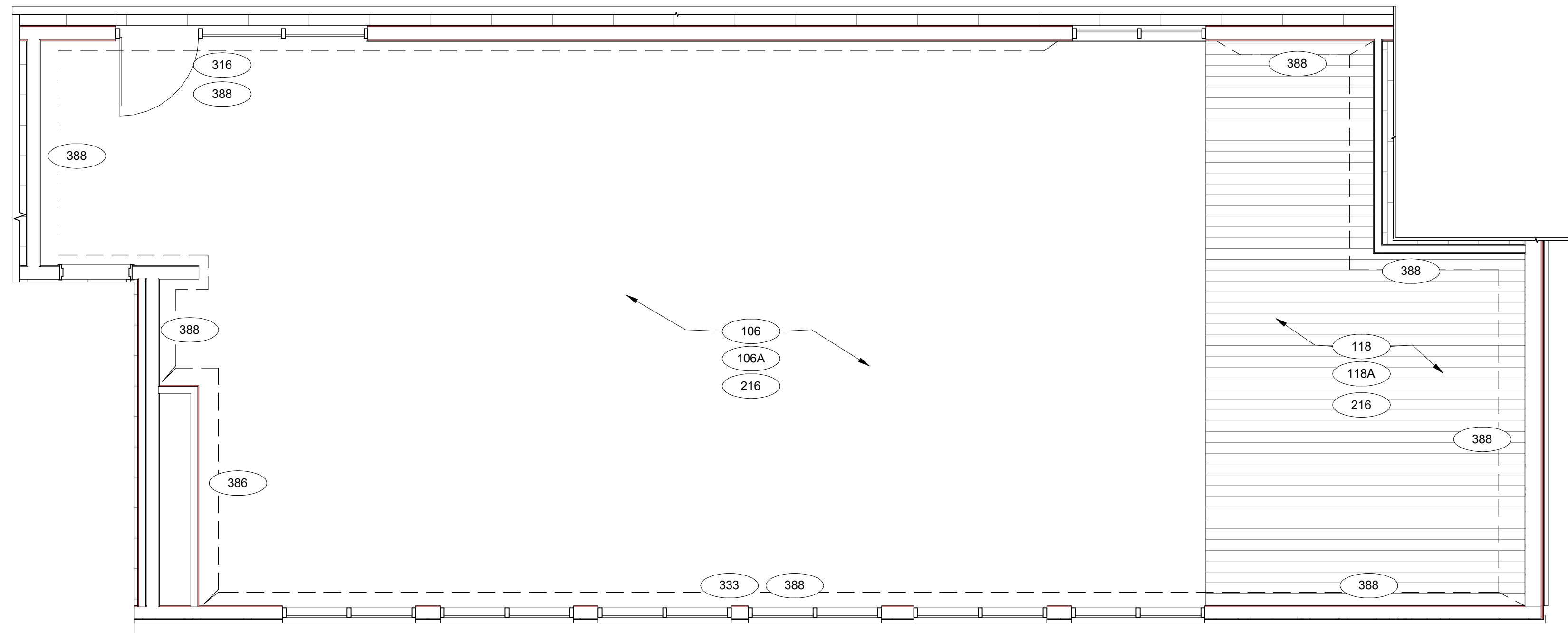
3 FITNESS ELEVATION-C  
A-412B 1/4" = 1'-0"



4 FITNESS ELEVATION-D  
A-412B 1/4" = 1'-0"



5 FITNESS ELEVATION-E  
A-412B 1/4" = 1'-0"



A ENLARGED FITNESS FINISH PLAN  
A-412B 1/4" = 1'-0"

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_CYnergy" FOR RESTROOM ACCESSORIES.

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

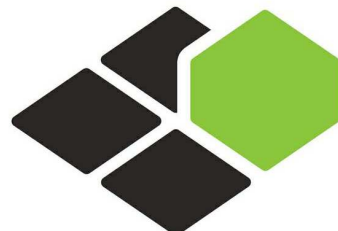
### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO MEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL NOTE - ENLARGED

### BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

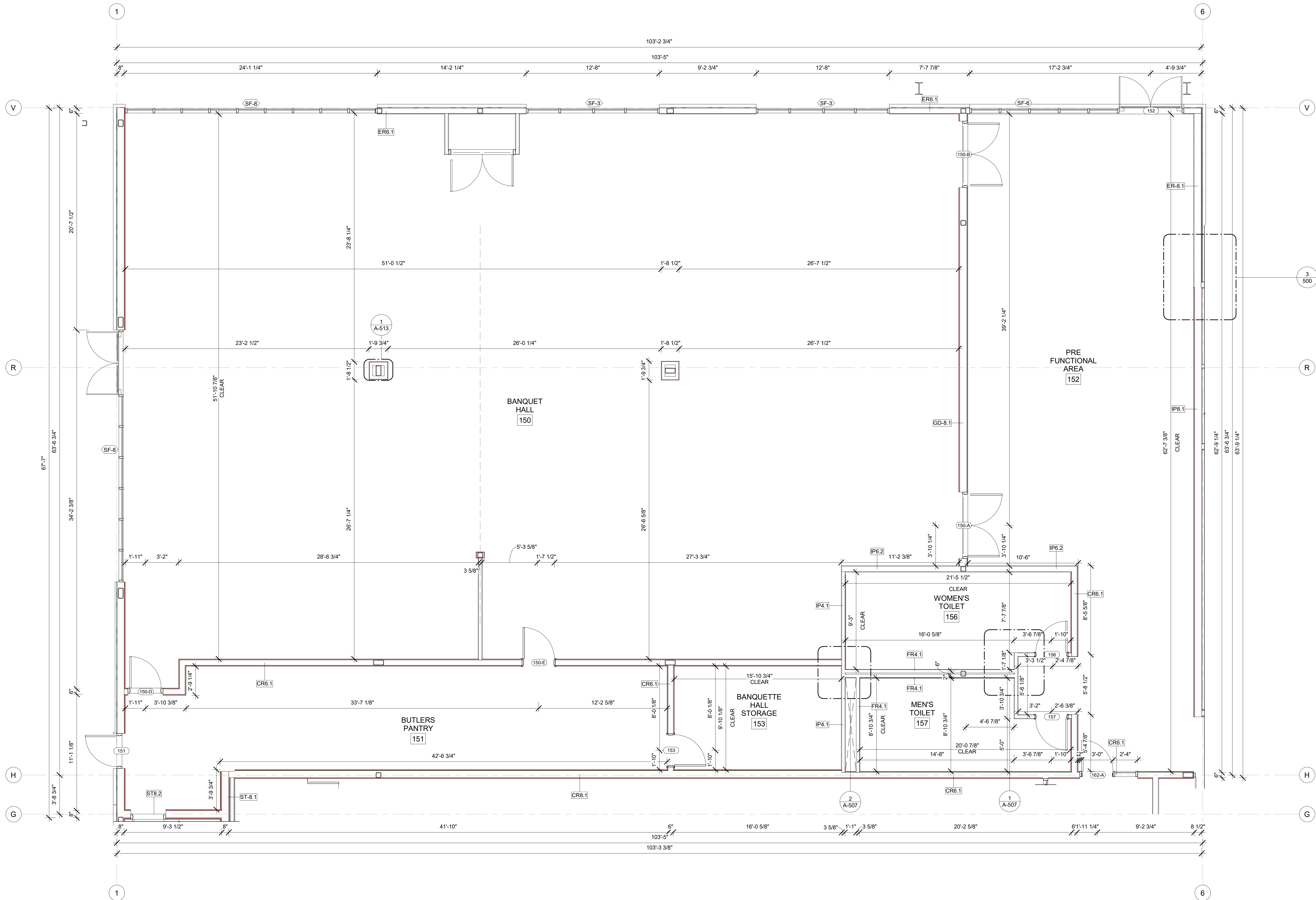
SHEET NAME

ENLARGED  
FITNESS PLANS  
AND ELEVATIONS

DRAWINGS NO.

A-412B





A ENLARGED BANQUET HALL CONSTRUCTION PLAN  
A-413A/ 1/4" = 1'-0"

#### GENERAL NOTE FOR LEGENDS

##### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

#### GENERAL FLOOR PLAN NOTES

##### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX C.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

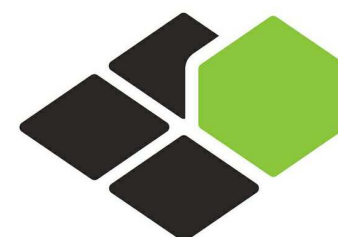
##### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

#### GENERAL NOTE - ENLARGED

##### BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

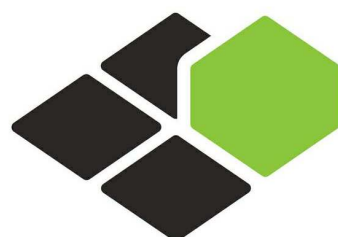
SHEET NAME

**ENLARGED  
BANQUET HALL  
CONSTRUCTION  
PLAN**

DRAWINGS NO.

**A-413A**





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

**ENLARGED  
BANQUET HALL  
RCP PLAN**

DRAWINGS NO.

**A-413B**

## GENERAL RCP NOTES

### BASE4 NOTES

- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
- COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
- REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
- CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
- REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
- ALL ACT TILE CENTERED IN ROOM.
- USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
- REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
- REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_CYnergy" FOR RESTROOM ACCESSORIES.

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
- PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
- GYPSON WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSON WALLBOARD.
- REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
- REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
- REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.

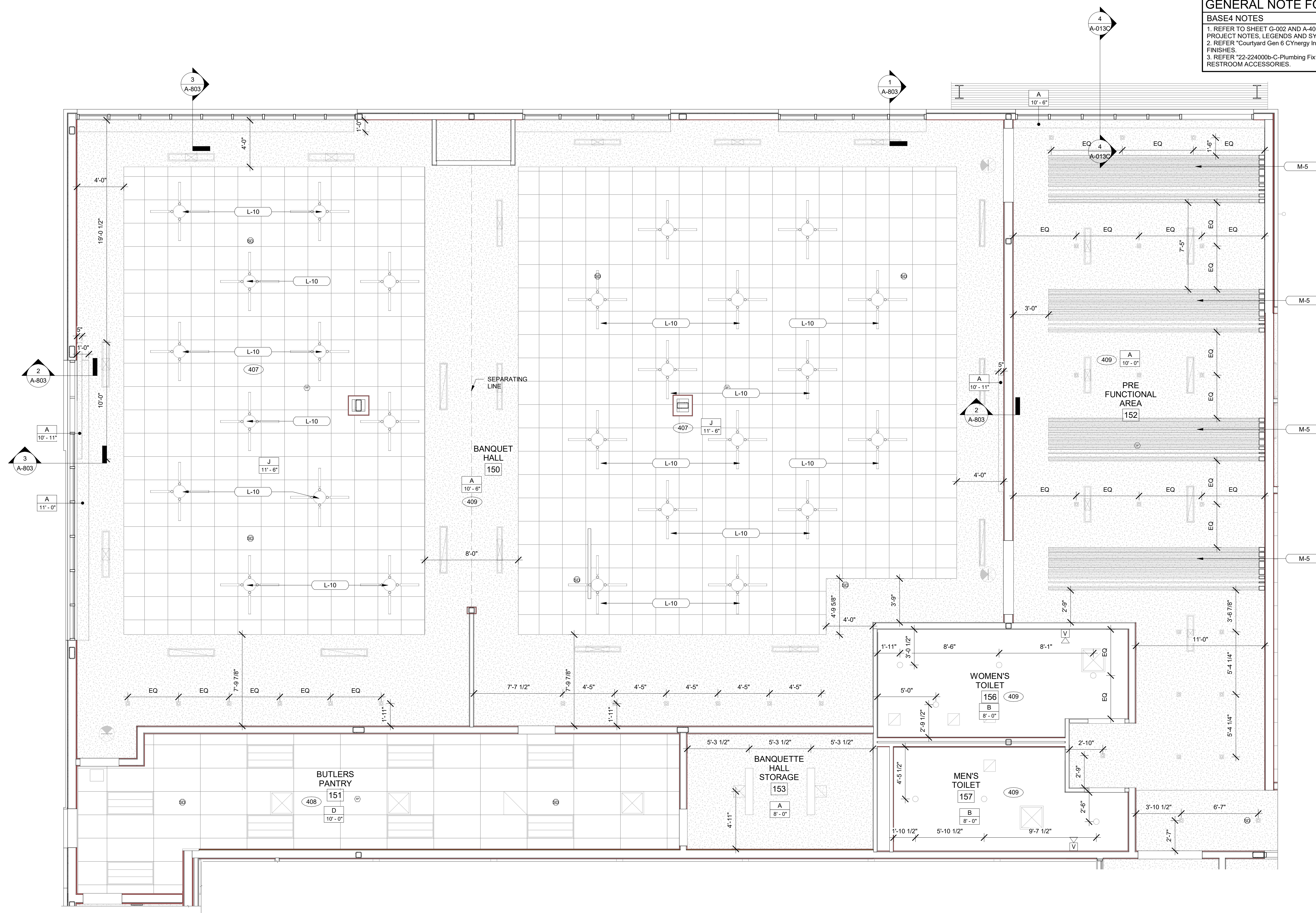
### PROJECT NOTES

- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
- REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
- REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
- REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

## GENERAL NOTE - ENLARGED

### BASE4 NOTES

- CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
- EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
- ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



A  
A-413B  
ENLARGED BANQUET HALL RCP PLAN  
1/4" = 1'-0"



GENERAL NOTE FOR LEGENDS

- BASE4 NOTES
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  2. REFER "Courtyard Gen 6 C/Nergy Interior Finish Index-ID" FOR FINISHES.
  3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_C/Nergy" FOR RESTROOM ACCESSORIES.

GENERAL FLOOR PLAN NOTES

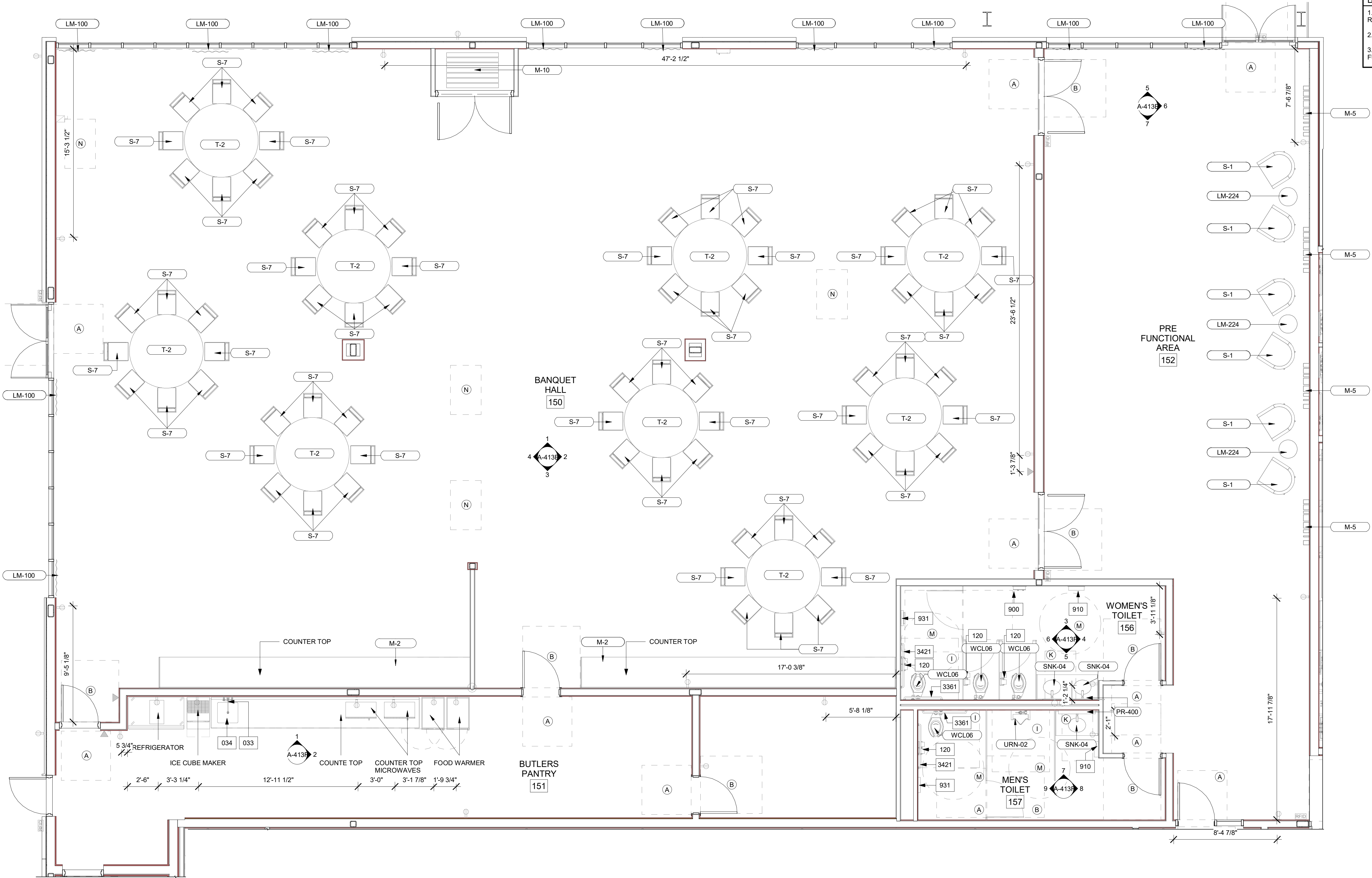
- BASE4 NOTES
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

PROJECT NOTES

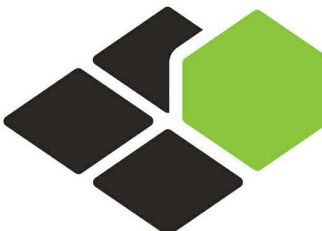
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

GENERAL NOTE - ENLARGED

- BASE4 NOTES
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



A  
A-413C ENLARGED BANQUET HALL FURNITURE PLAN  
1/4" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

ENLARGED  
BANQUET HALL  
FURNITURE PLAN

DRAWINGS NO.

A-413C



## GENERAL NOTE FOR LEGENDS

## BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-D" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

## GENERAL FLOOR PLAN NOTES

## BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 3/8" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.

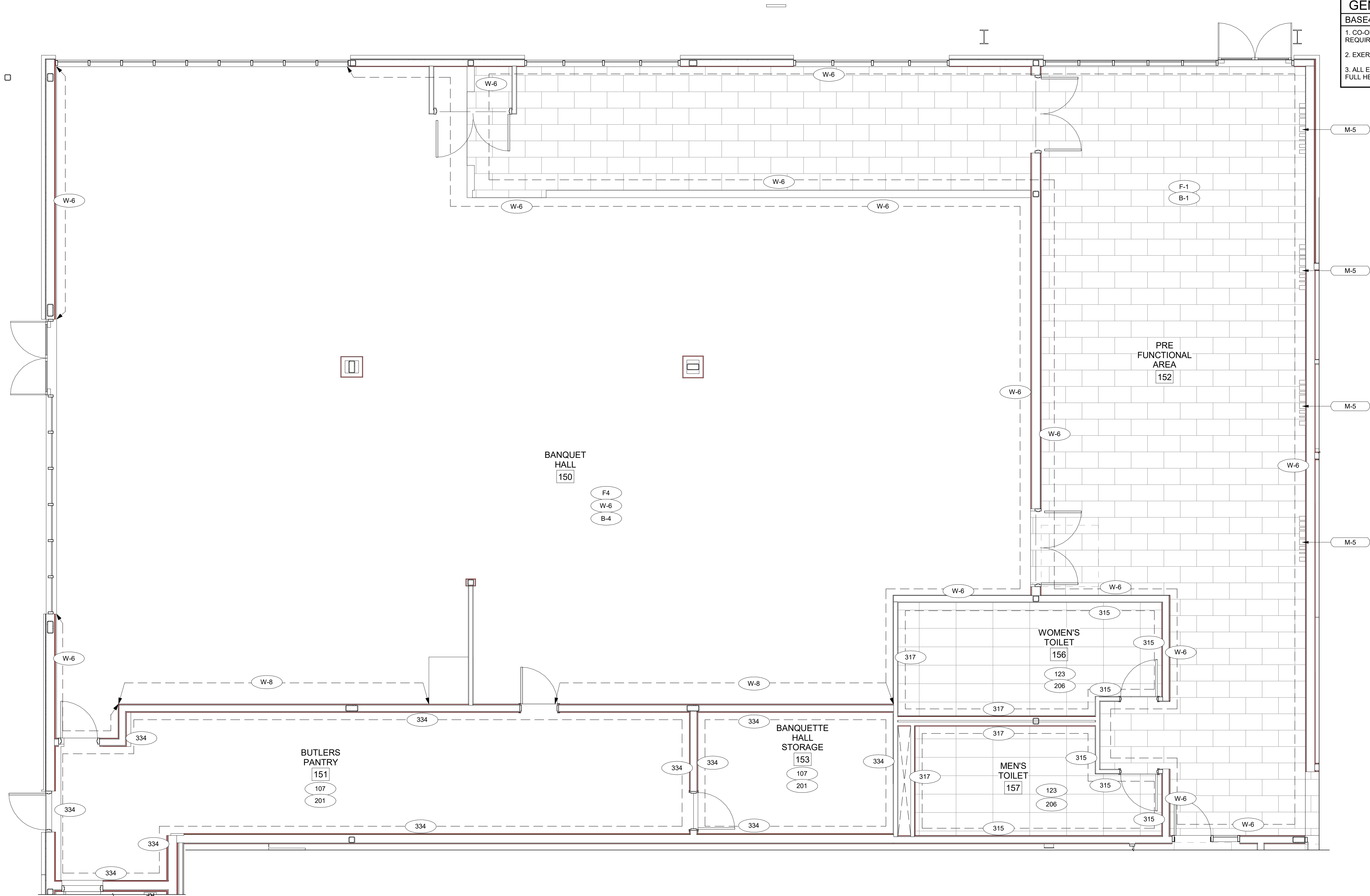
## PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

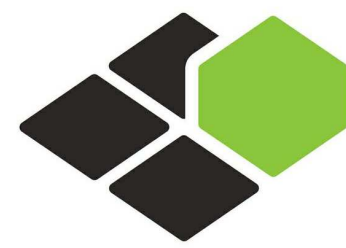
## GENERAL NOTE - ENLARGED

## BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



A  
A-413D  
ENLARGED BANQUET HALL FINISH PLAN  
1/4" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

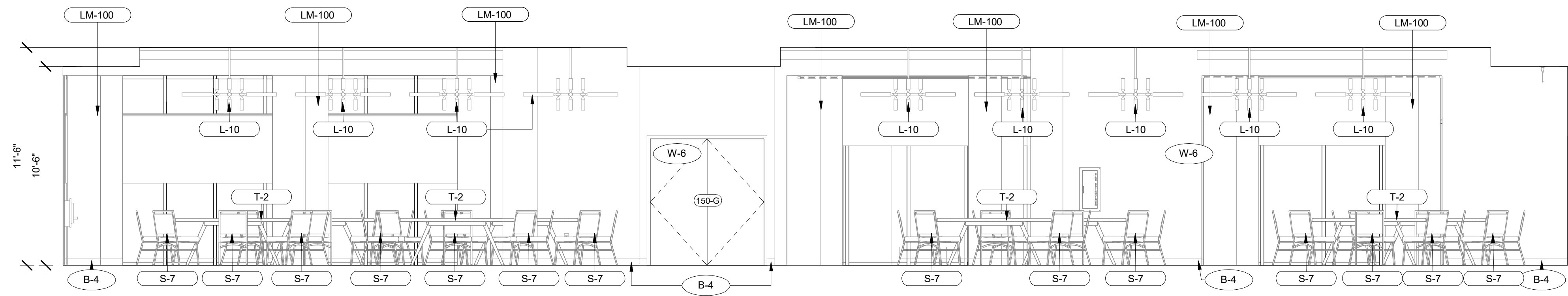
SHEET NAME

ENLARGED  
BANQUET HALL  
FINISH PLAN

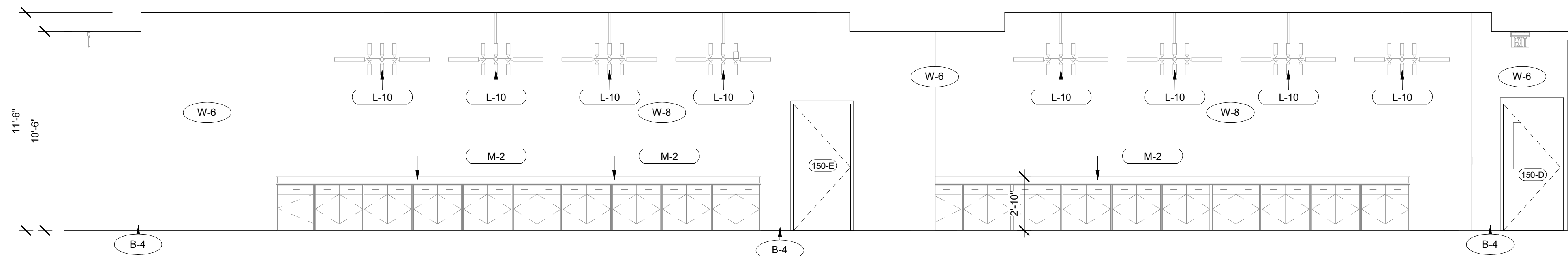
DRAWINGS NO.

A-413D

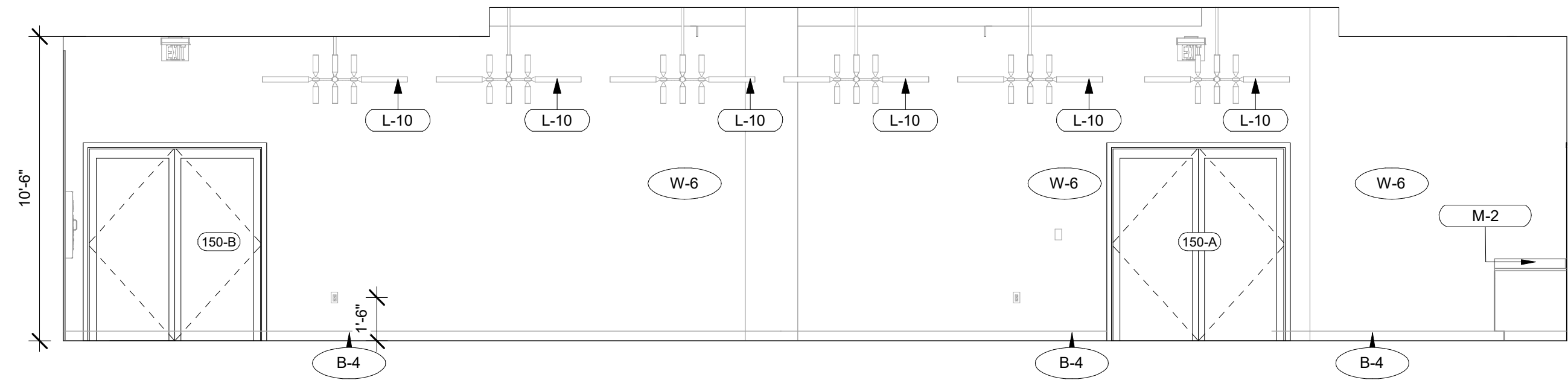




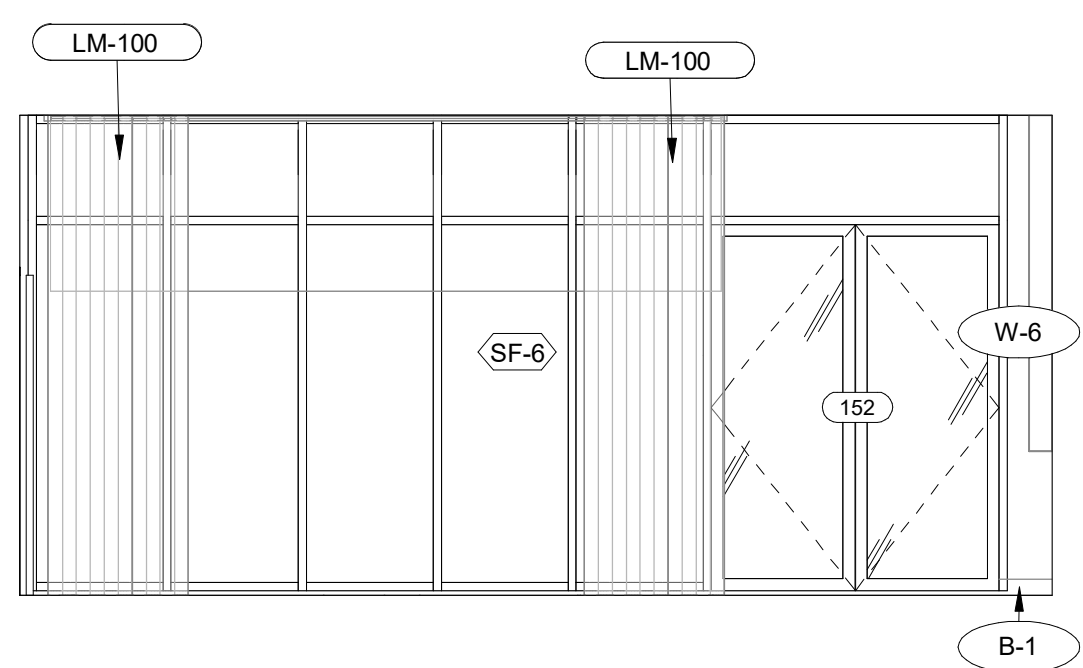
1 BANQUET HALL NORTH ELEVATION  
A-413E 1/4" = 1'-0"



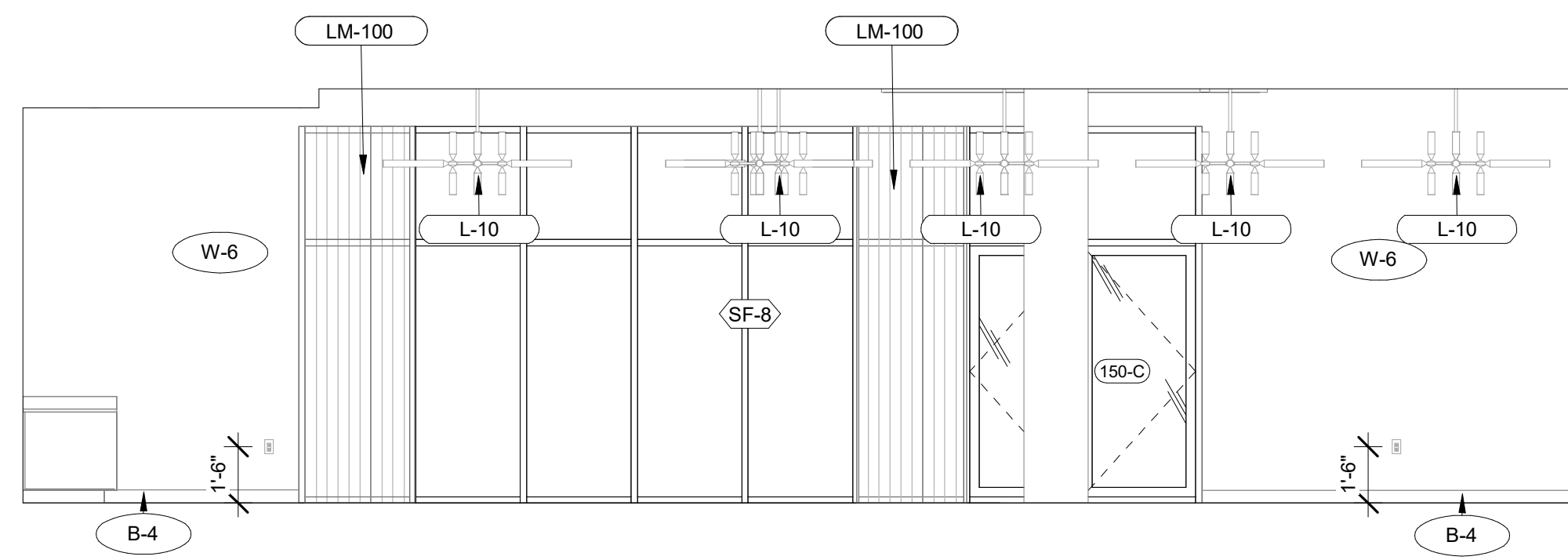
3 BANQUET HALL SOUTH ELEVATION  
A-413E 1/4" = 1'-0"



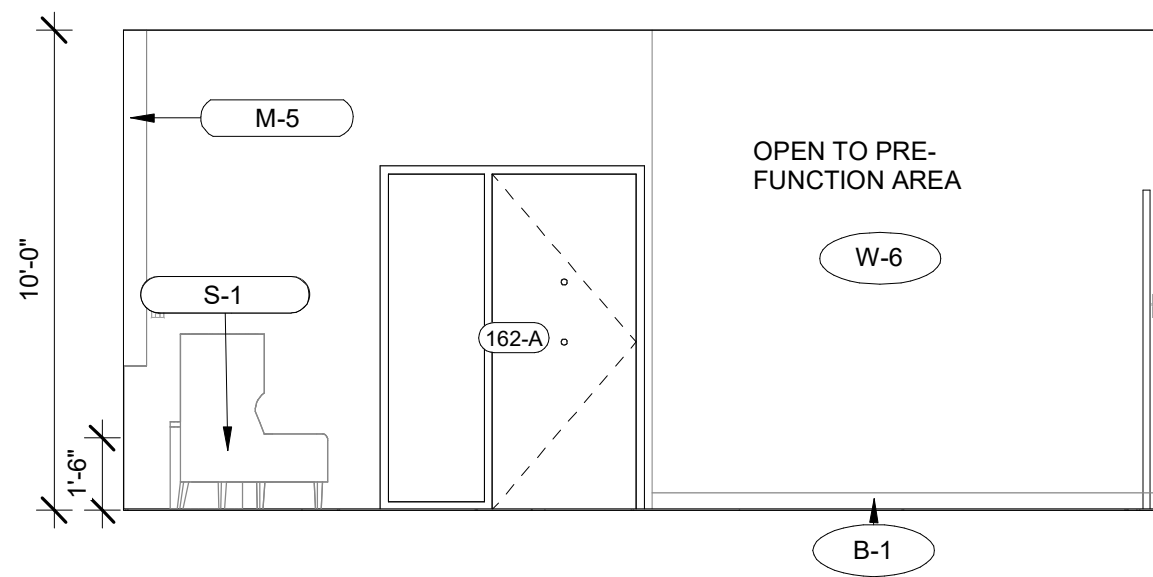
2 BANQUET HALL EAST ELEVATION  
A-413E 1/4" = 1'-0"



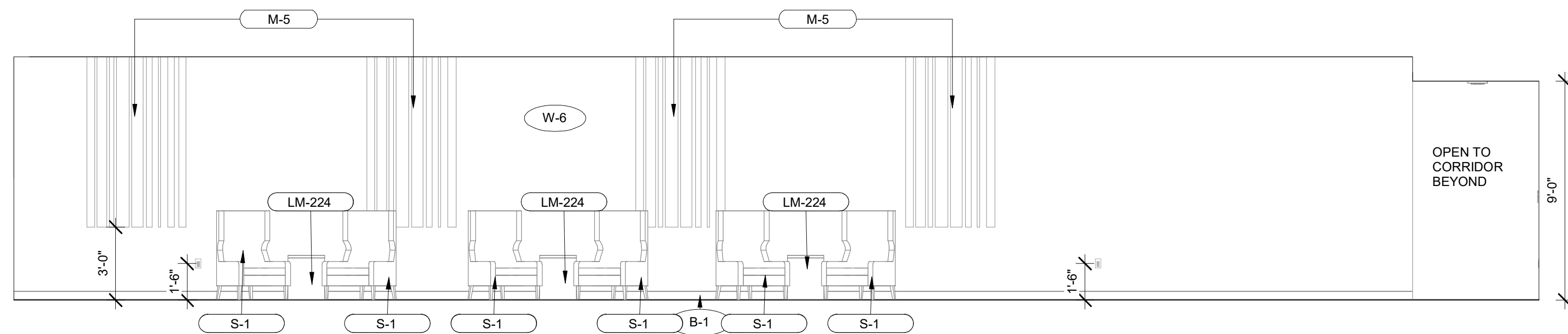
5 PRE FUNCTION AREA NORTH ELEVATION  
A-413E 1/4" = 1'-0"



4 BANQUET HALL WEST ELEVATION  
A-413E 1/4" = 1'-0"



7 PRE FUNCTION AREA SOUTH ELEVATION  
A-413E 1/4" = 1'-0"



6 PRE FUNCTION AREA EAST ELEVATION  
A-413E 1/4" = 1'-0"

#### GENERAL NOTE FOR LEGENDS

- BASE4 NOTES**
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  2. REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
  3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_CYnergy" FOR RESTROOM ACCESSORIES.

#### GENERAL FLOOR PLAN NOTES

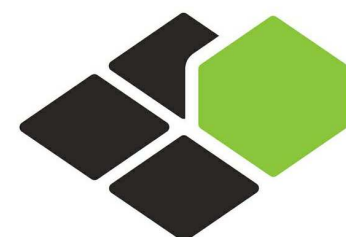
- BASE4 NOTES**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 36" O.C. MAX. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

#### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

#### GENERAL NOTE - ENLARGED

- BASE4 NOTES**
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 80090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

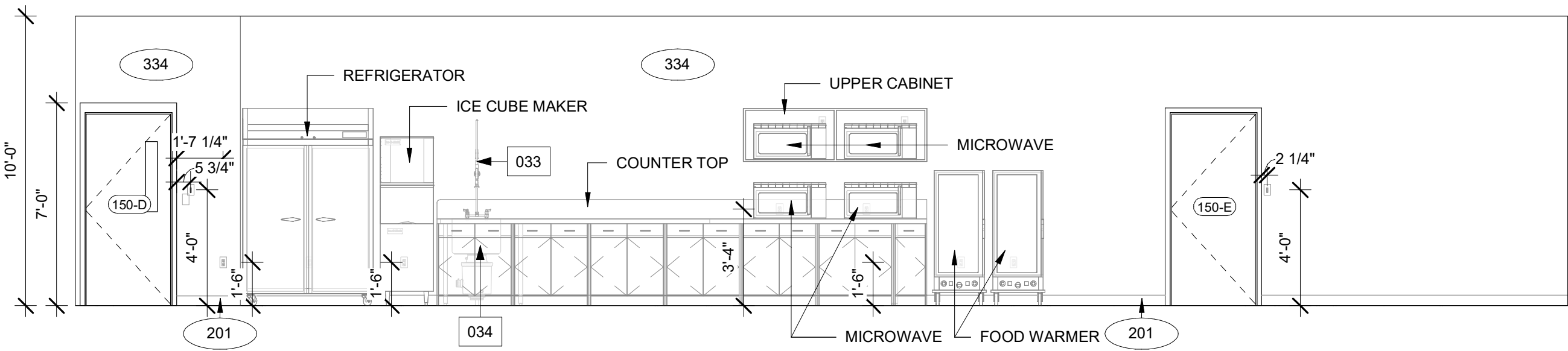
SHEET NAME

**ENLARGED  
BANQUET HALL  
ELEVATIONS**

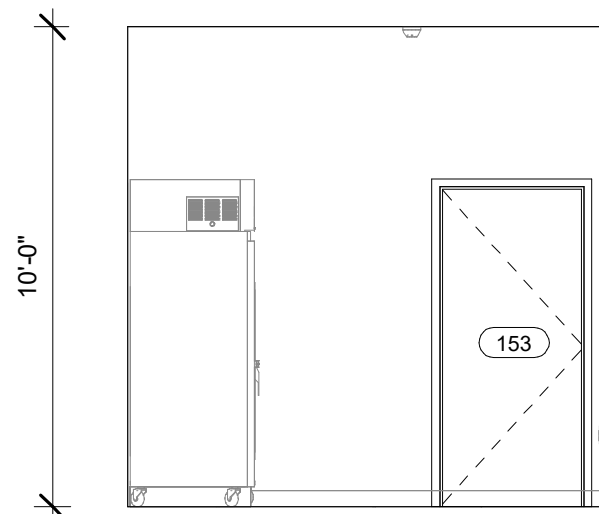
DRAWINGS NO.

**A-413E**

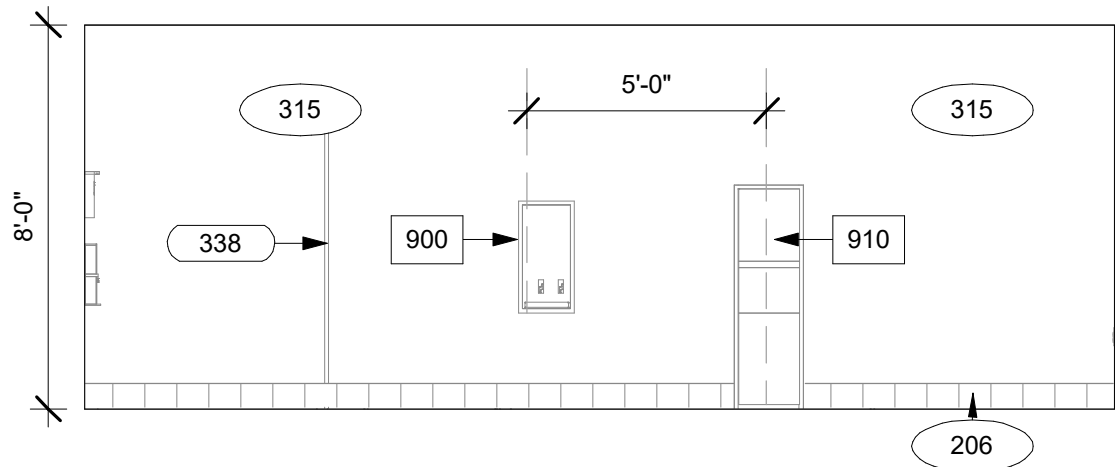




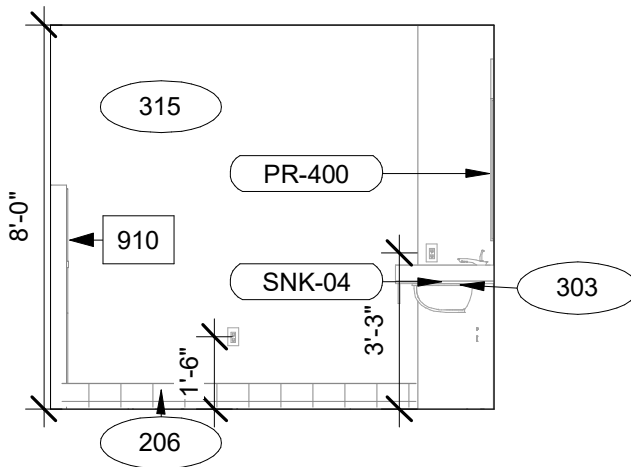
1 BUTLERS PANTRY NORTH ELEVATION  
A-413F 1/4" = 1'-0"



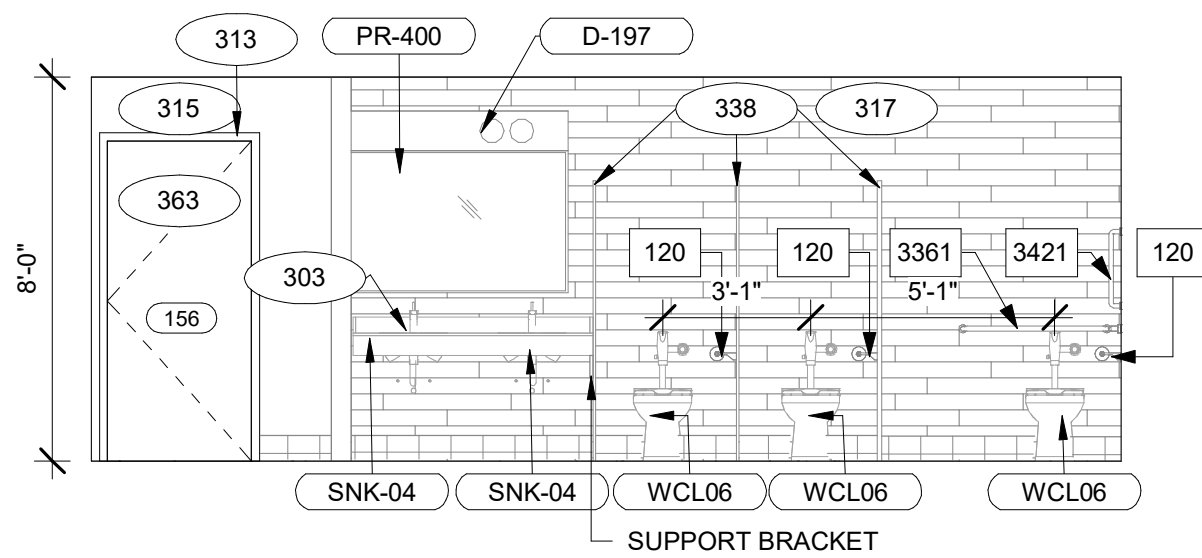
2 BUTLERS PANTRY EAST ELEVATION  
A-413F 1/4" = 1'-0"



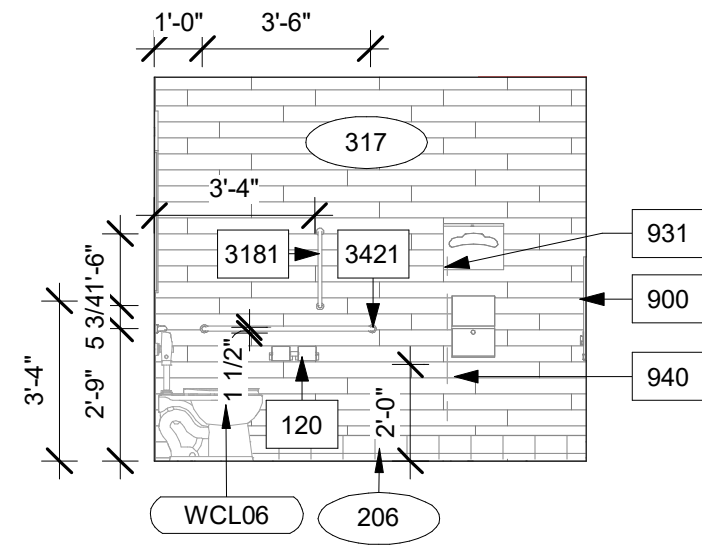
3 BANQUET-WOMENS RESTROOM NORTH ELEVATION.  
A-413F 1/4" = 1'-0"



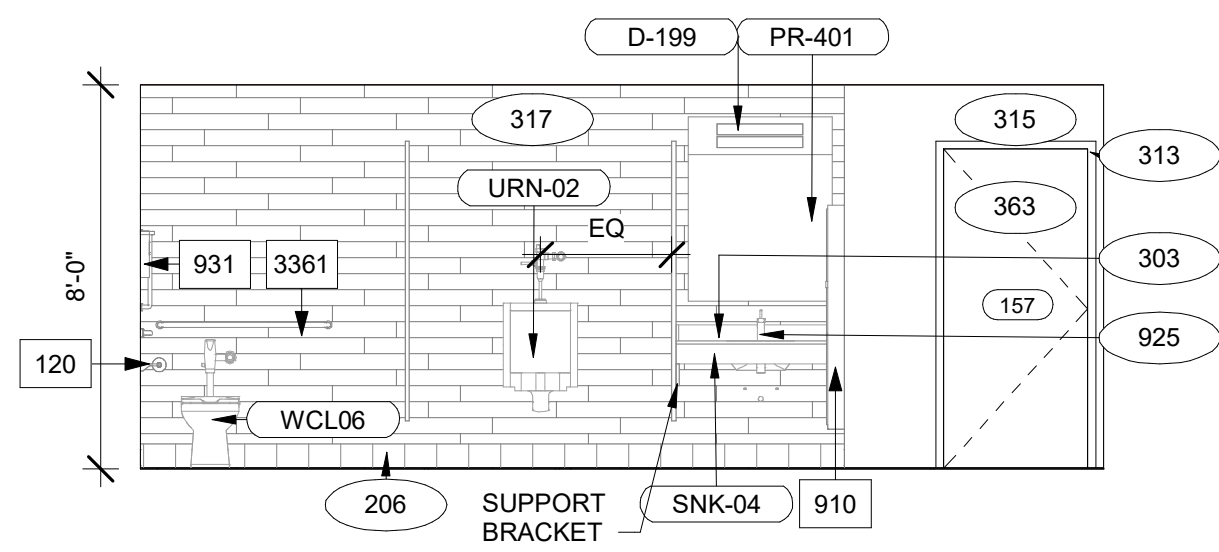
4 BANQUET-WOMENS RESTROOM EAST ELEVATION.  
A-413F 1/4" = 1'-0"



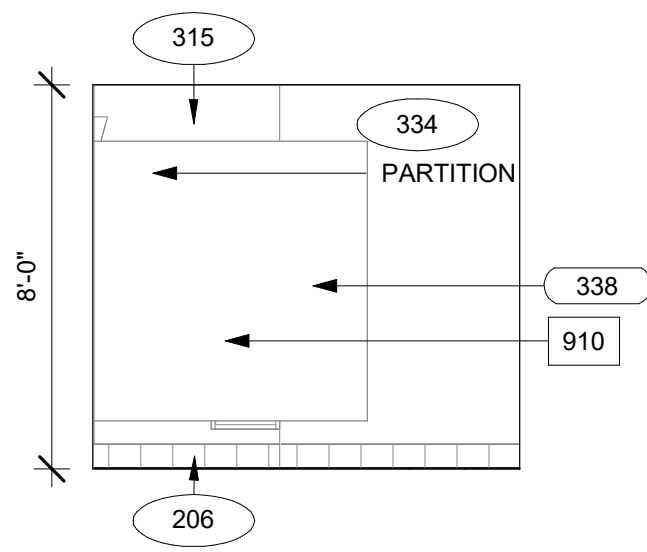
5 BANQUET-WOMENS RESTROOM SOUTH ELEVATION.  
A-413F 1/4" = 1'-0"



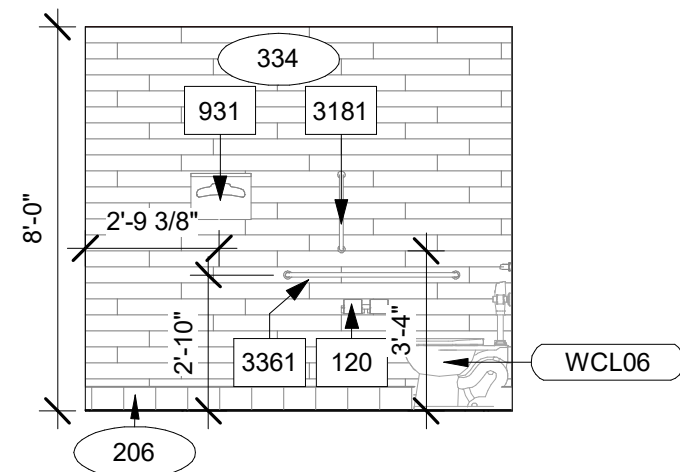
6 BANQUET-WOMENS RESTROOM WEST ELEVATION.  
A-413F 1/4" = 1'-0"



7 BANQUET-MENS RESTROOM NORTH ELEVATION.  
A-413F 1/4" = 1'-0"



8 BANQUET-MENS RESTROOM EAST ELEVATION.  
A-413F 1/4" = 1'-0"



9 BANQUET-MENS RESTROOM WEST ELEVATION.  
A-413F 1/4" = 1'-0"

#### GENERAL NOTE FOR LEGENDS

##### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

#### GENERAL FLOOR PLAN NOTES

##### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 3'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

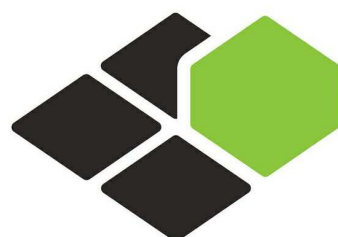
##### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

#### GENERAL NOTE - ENLARGED

##### BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

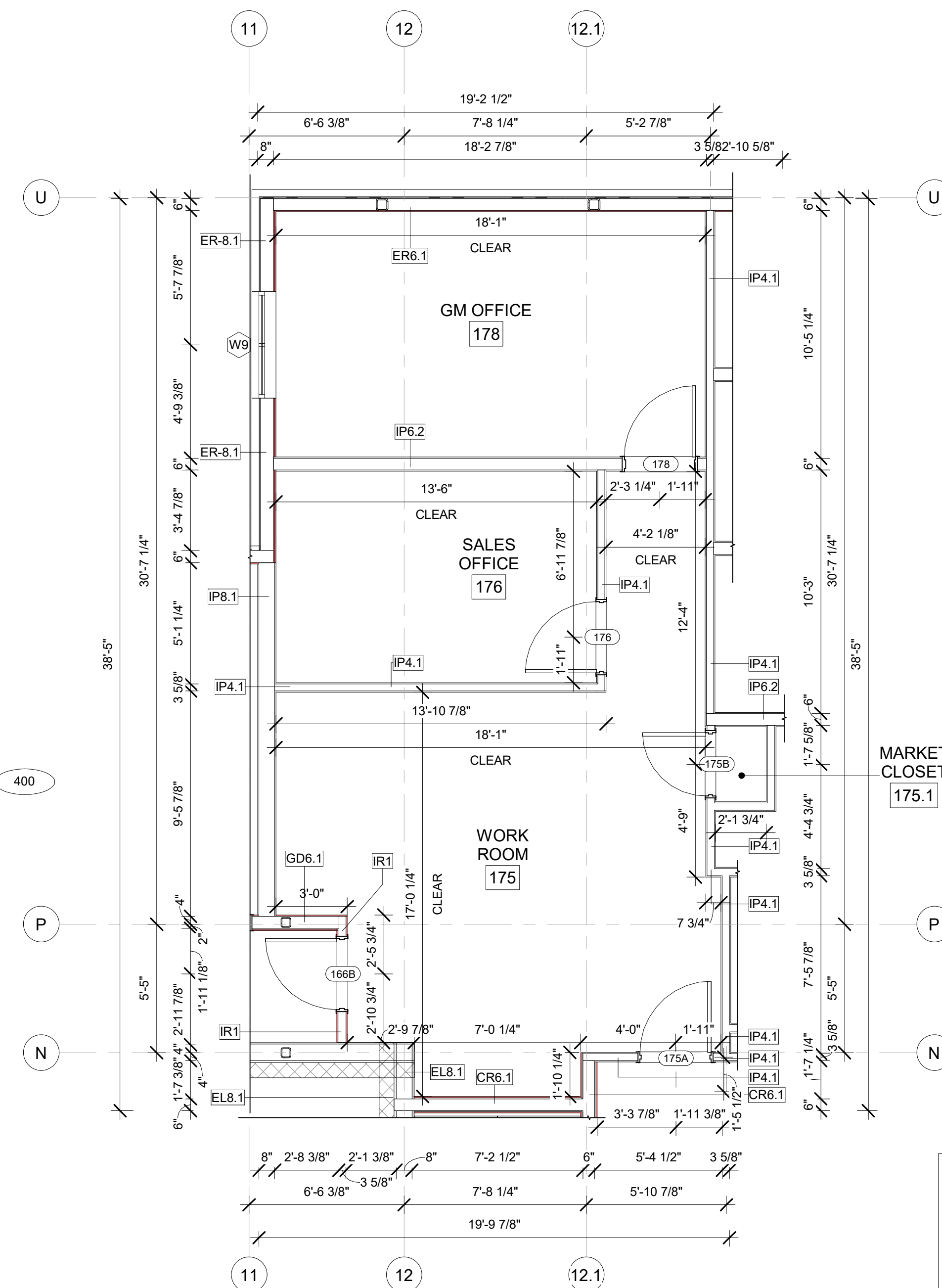
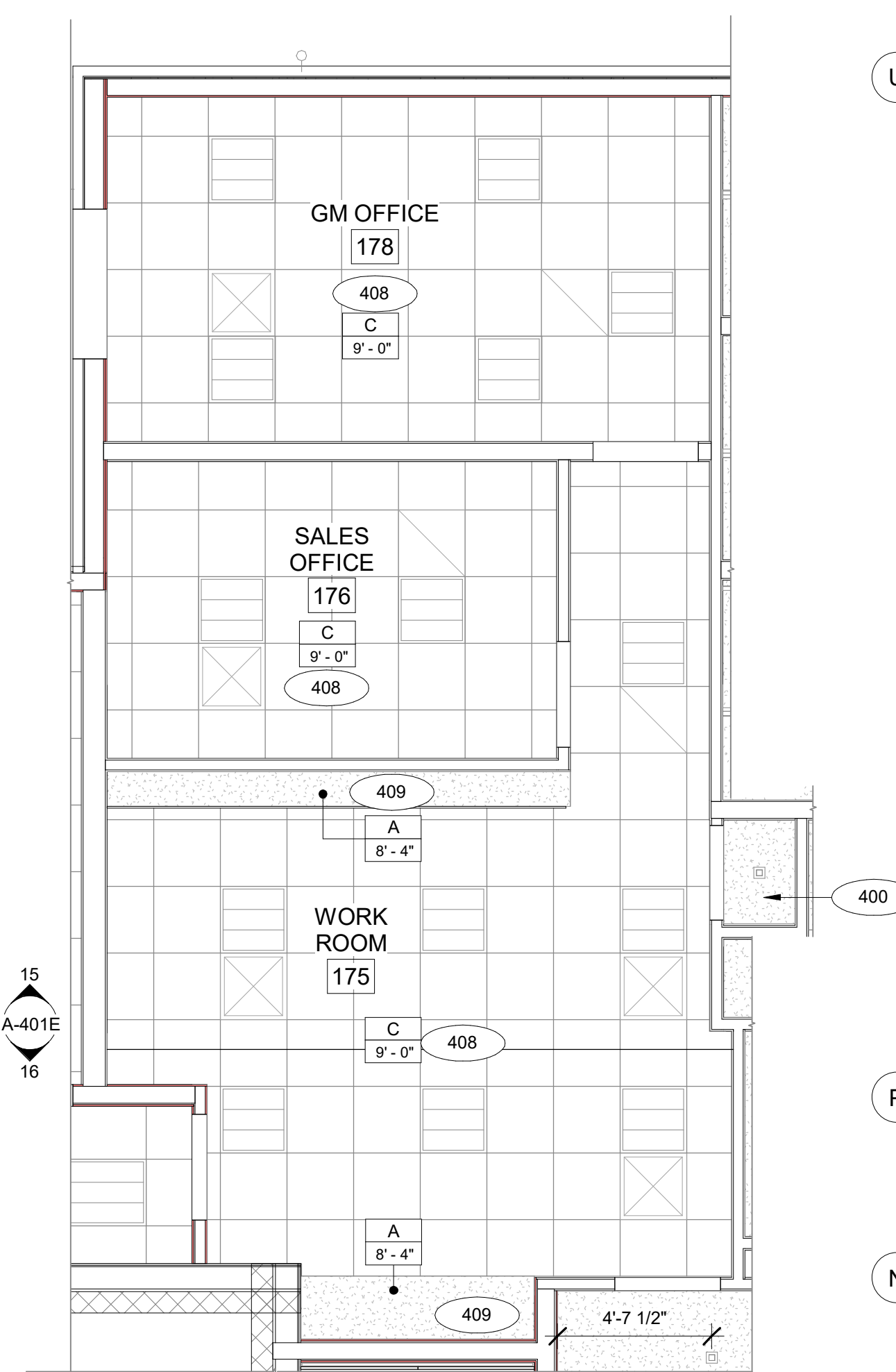
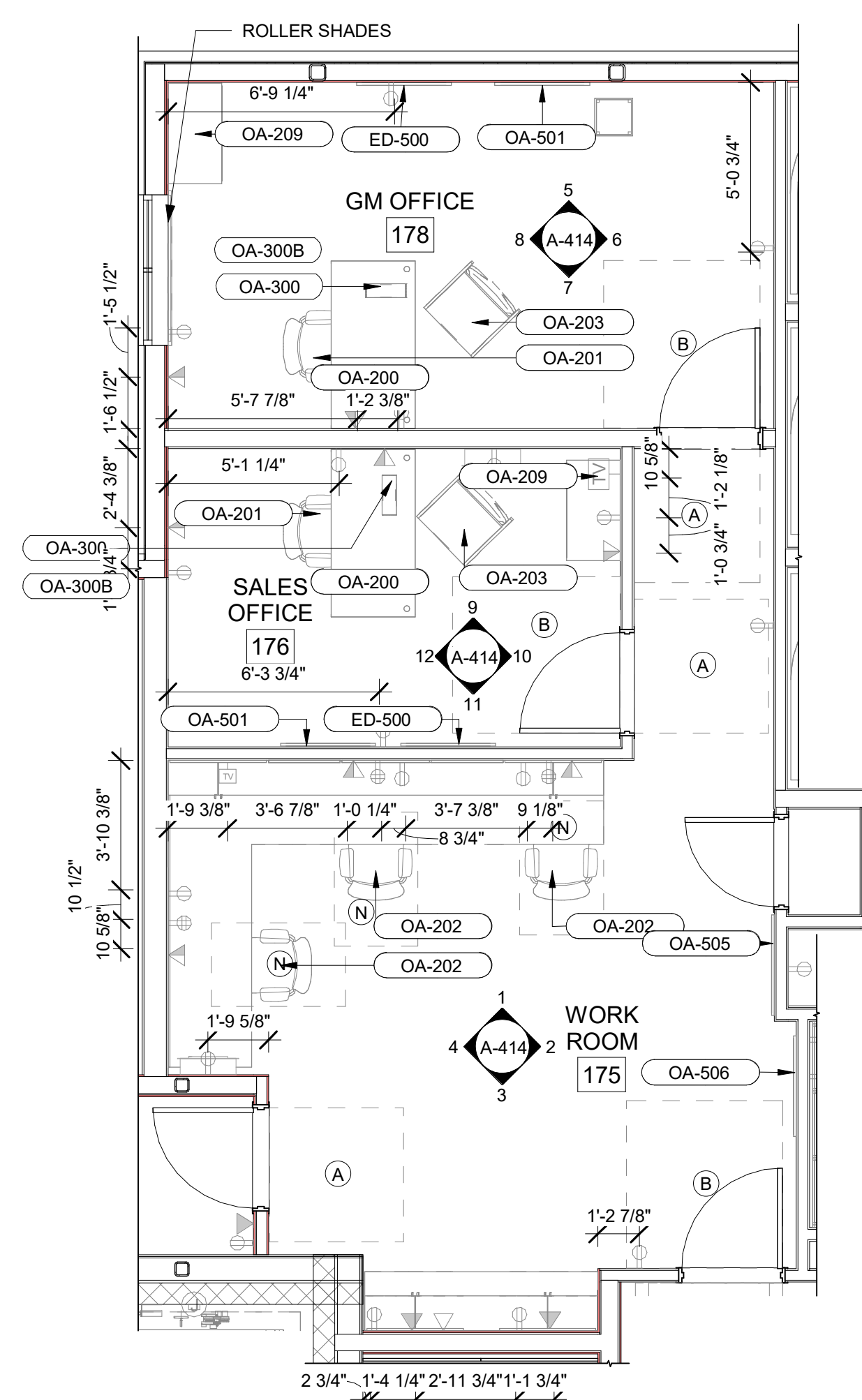
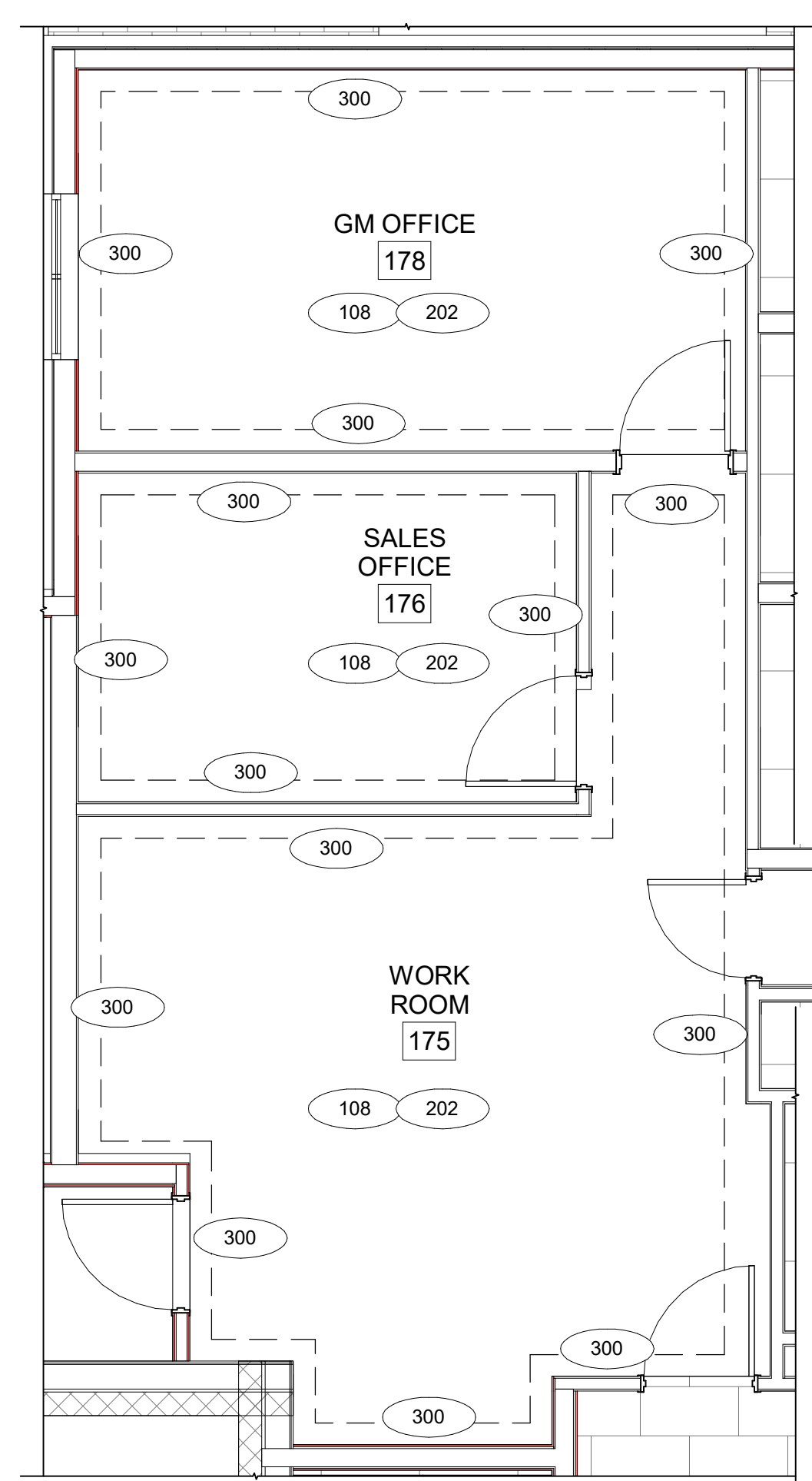
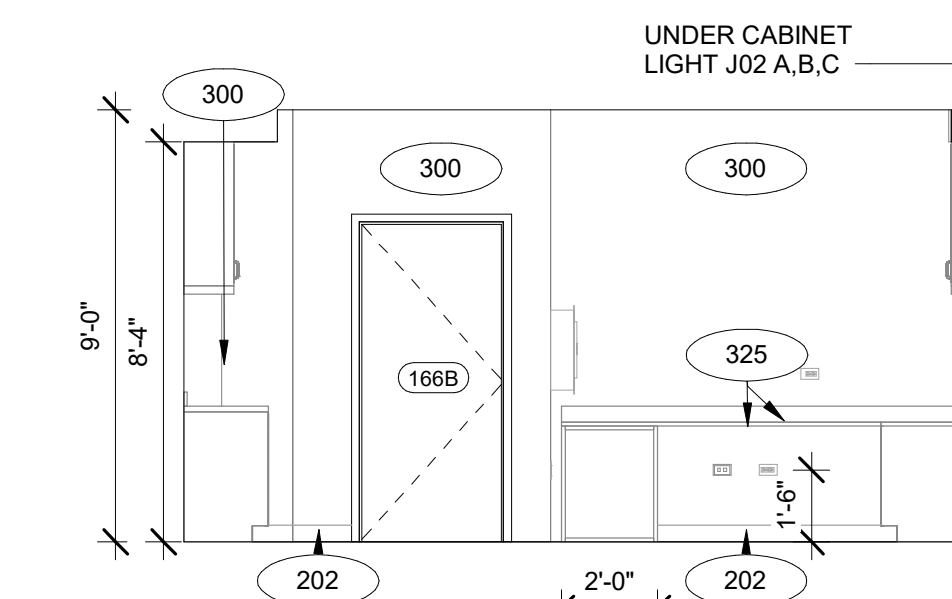
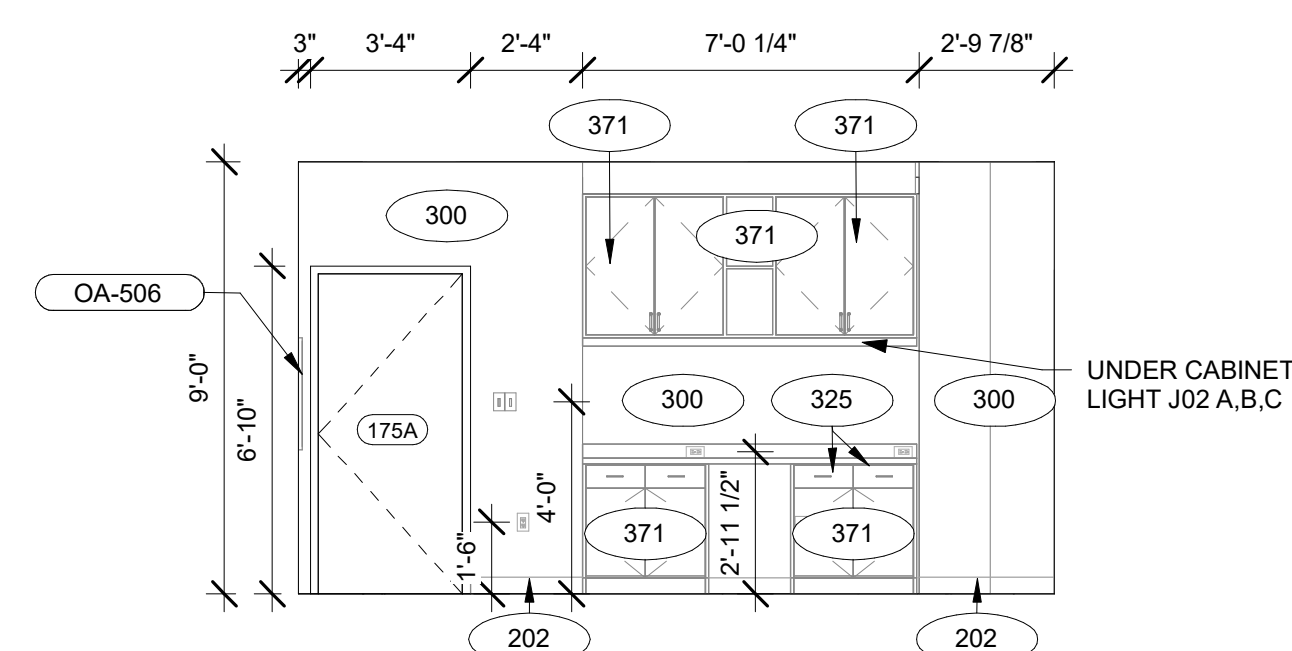
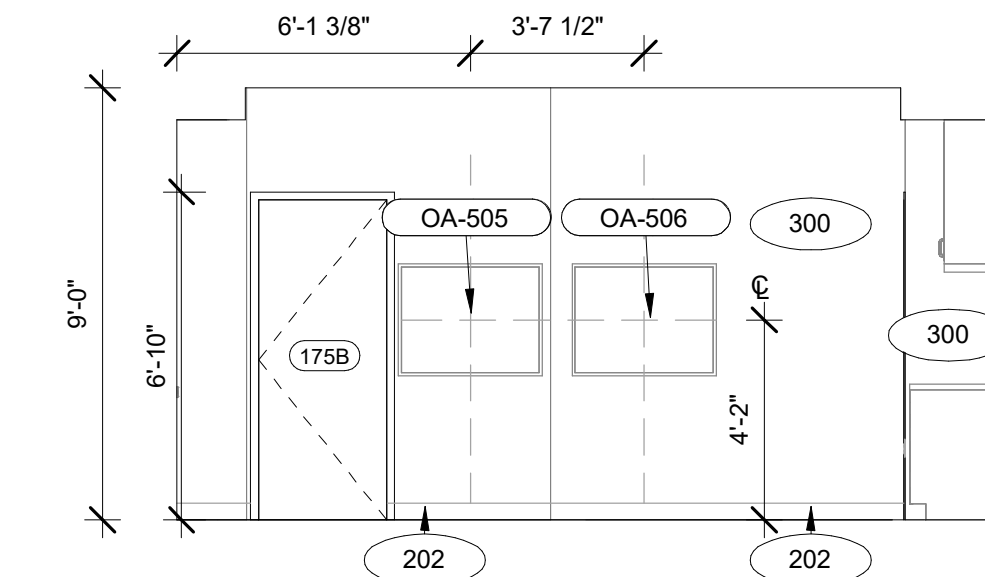
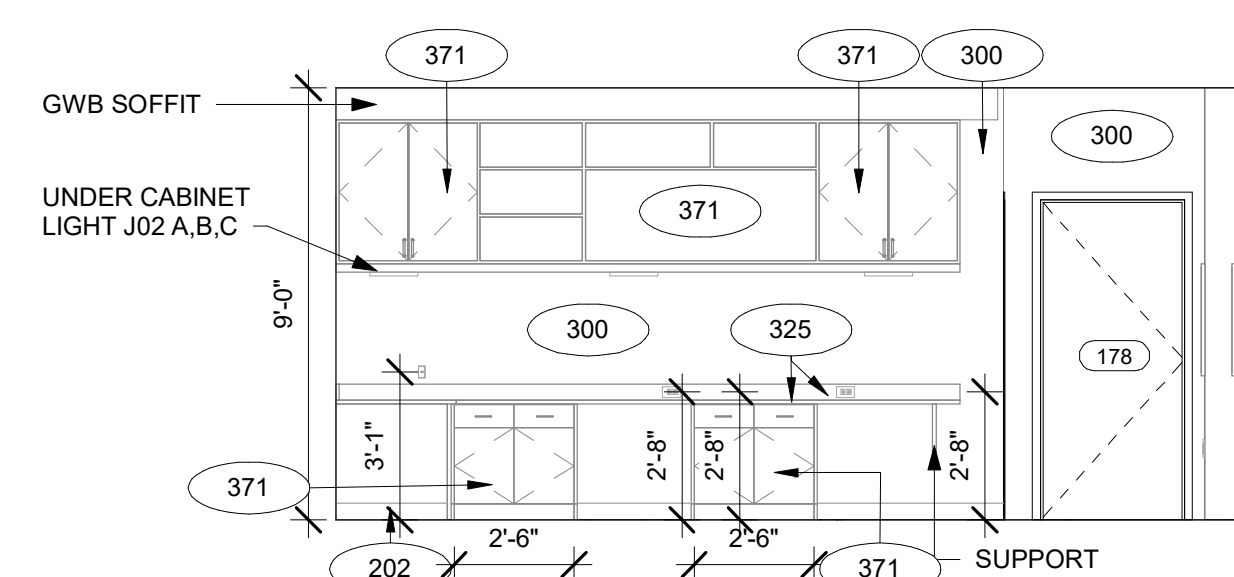
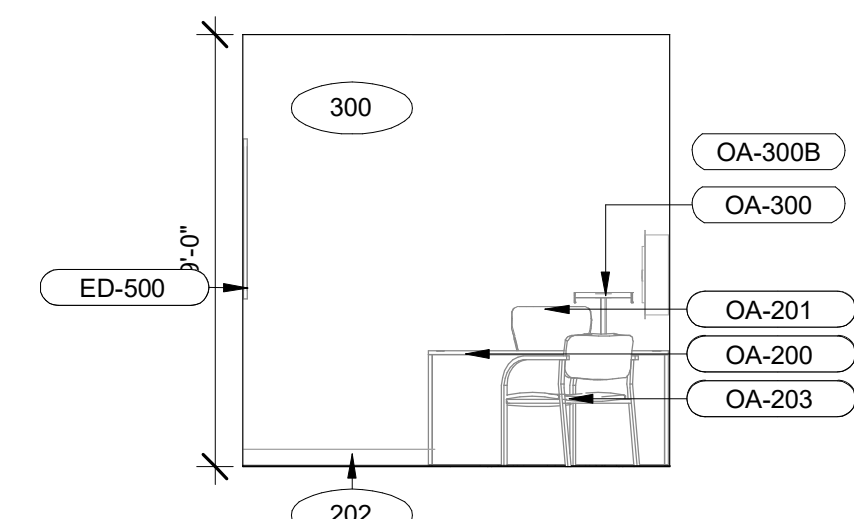
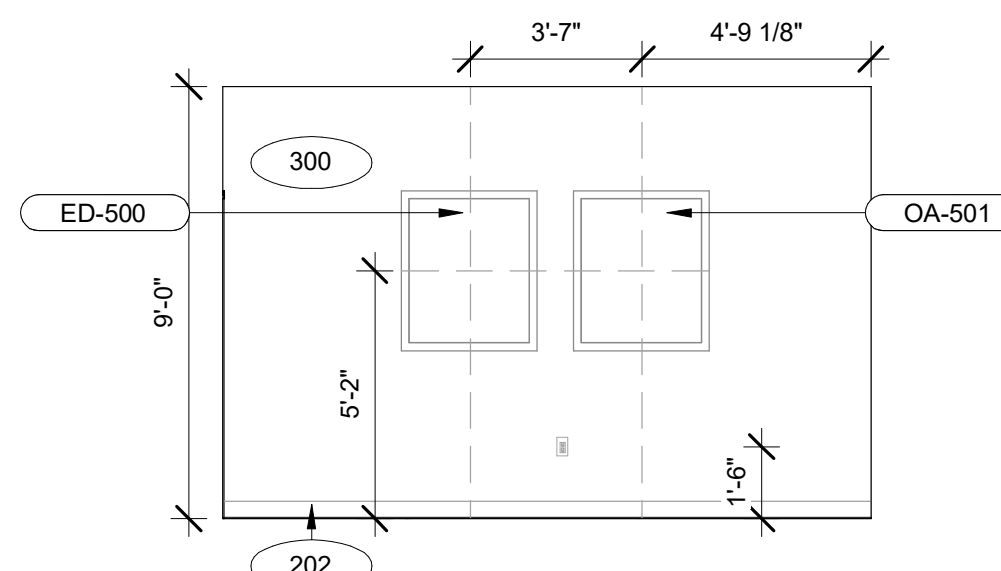
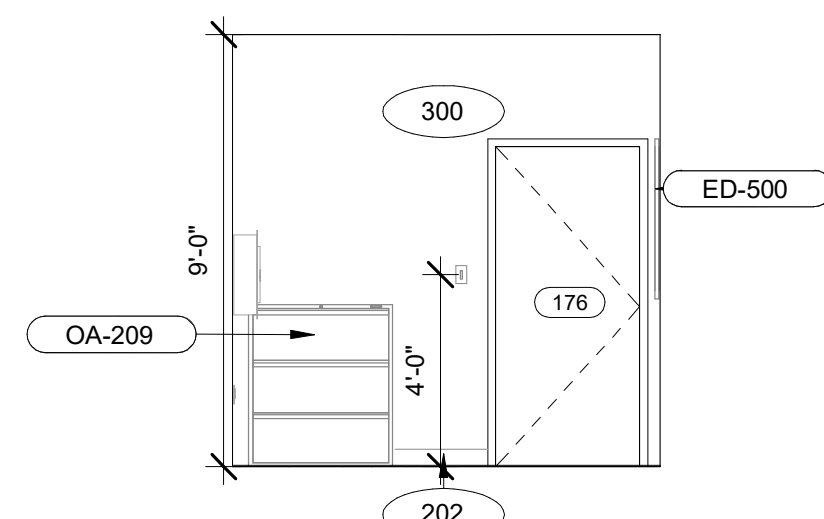
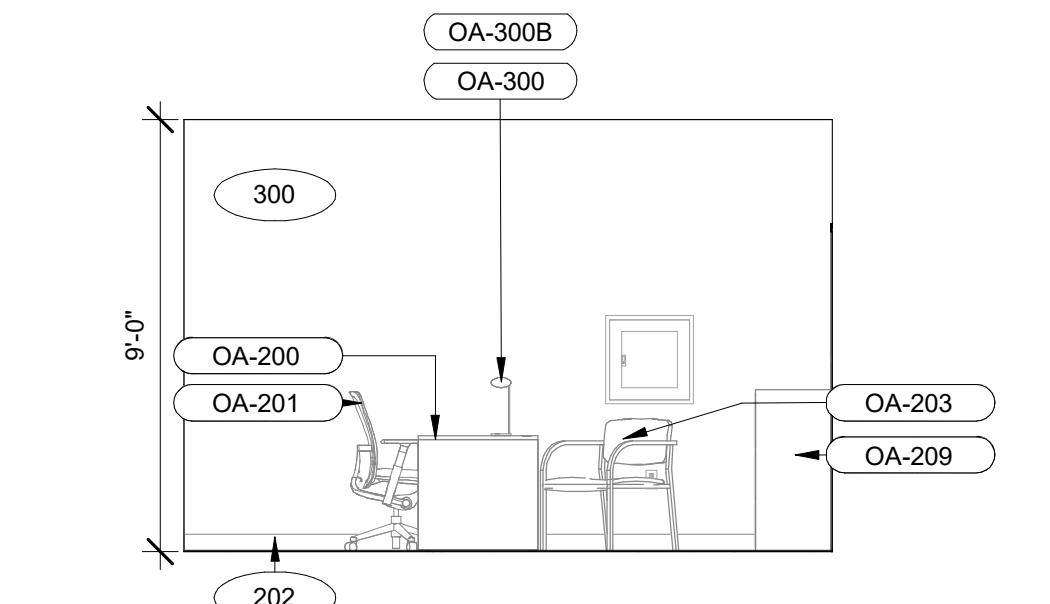
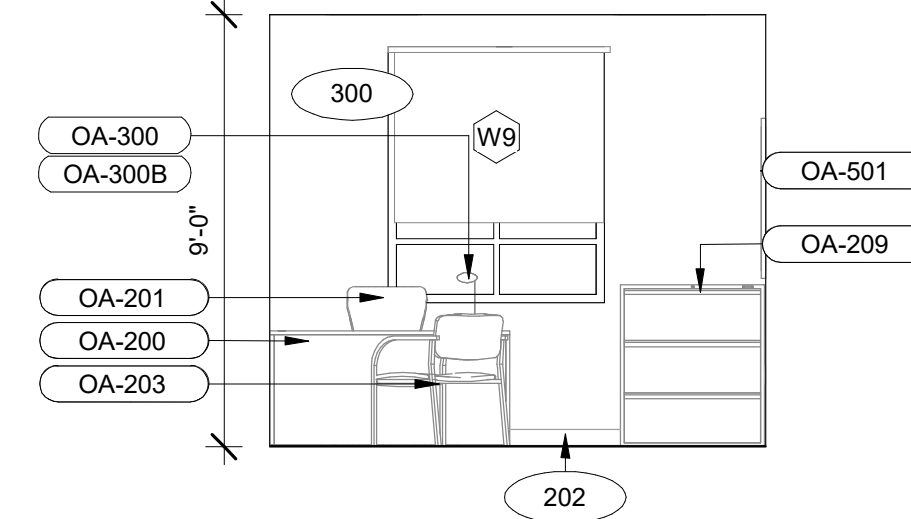
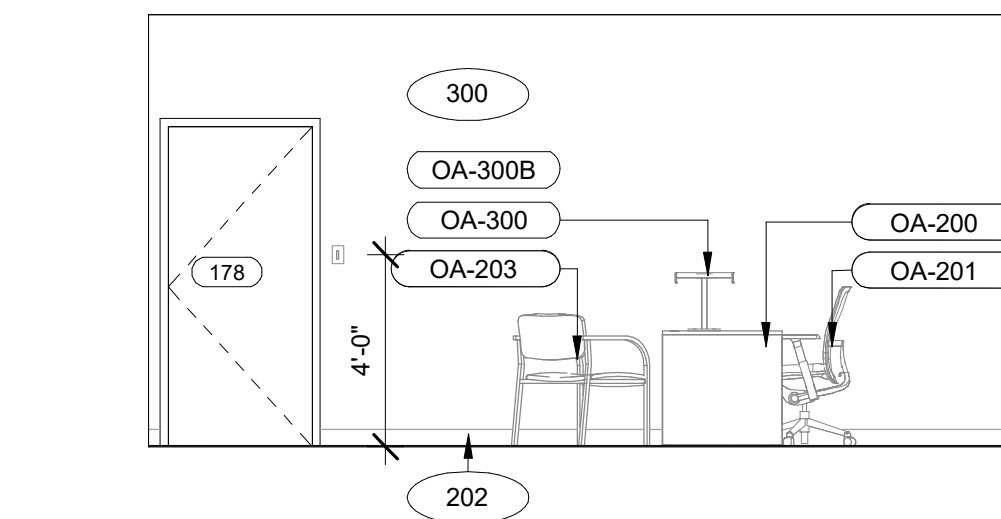
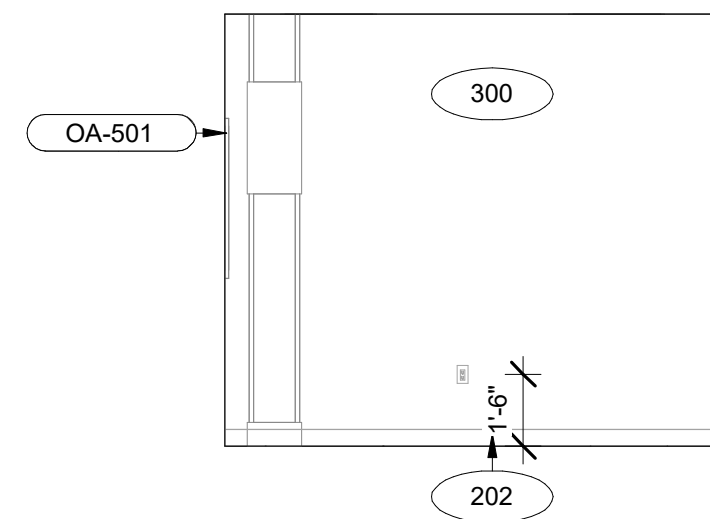
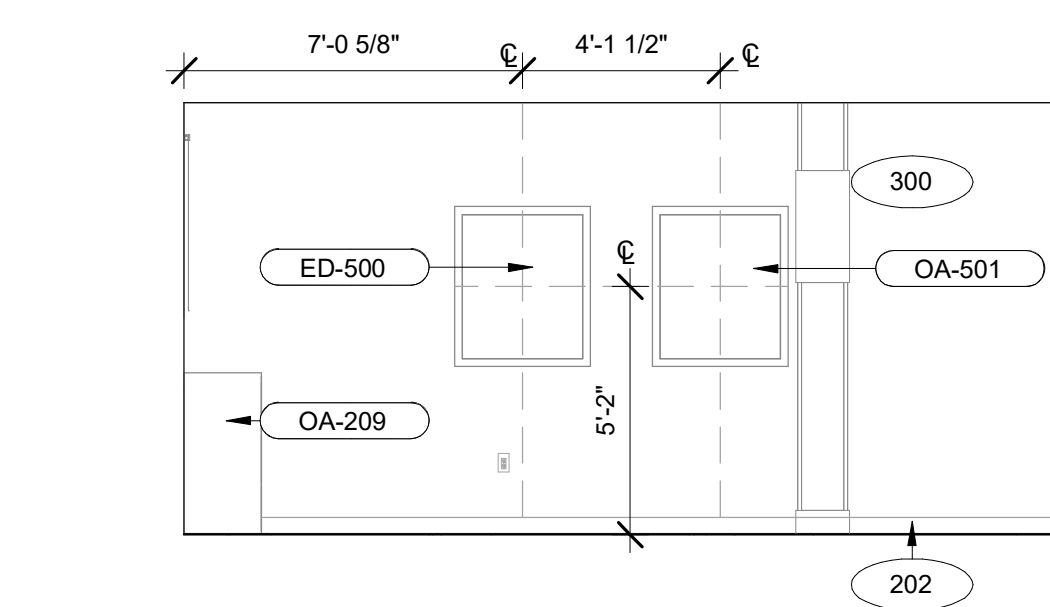
SHEET NAME

**ENLARGED  
BANQUET HALL  
RESTROOM  
ELEVATIONS**

DRAWINGS NO.

**A-413F**





## GENERAL RCP NOTES

- | BASE4 NOTES |   |
|-------------|---|
| 1.          | REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.                         |
| 2.          | COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS. |
| 3.          | REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.                                 |
| 4.          | CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SQ. FT.       |
| 5.          | REFER TO CEILING DETAILS FOR FURTHER INFORMATION.   |
| 6.          | ALL ACT TILE CENTERED IN ROOM.  |
| 7.          | USE 9/16" GRID ON SUSPENDED GRID SYSTEM   |

- | PROJECT NOTES |  |
|---------------|--|
| 1.            | REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS. |
| 2.            | BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.  |
| 3.            | CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.   |

## GENERAL NOTE FOR LEGENDS

- |  |
|--|
| <b>BASE4 NOTES</b>   |
| <p>1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.</p> <p>2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.</p> <p>3. REFER "22-224000b-C-Plumbing Fixture Matrix_Gen 6_Cynergy" FOR RESTROOM ACCESSORIES.</p> |

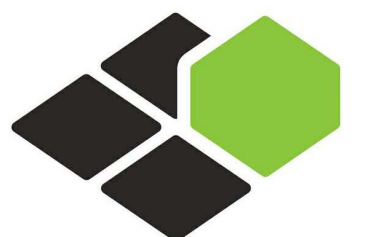
## GENERAL FLOOR PLAN NOTES

- | BASED NOTES |   |
|-------------|---|
| 1.          | ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED   |
| 2.          | INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.  |
| 3.          | PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS  |
| 4.          | GYPSUM WALLBOARD CONTROL JOINTS TO BE 30"-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD. |
| 5.          | REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES                                      |
| 6.          | REFER TO SHEETS S-1000-A-420 FOR ENLARGED GUESTROOM INFORMATION   |
| 7.          | REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS  |

- | PROJECT NOTES |   |
|---------------|---|
| 1.            | REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS. |
| 2.            | REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.      |
| 3.            | REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.                    |
| 4.            | REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.   |

GENERAL NOTE - ENLARGED

- | BASE4 NOTES   |
|---|
| 1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS. |
| 2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.                                |
| 3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.          |



BASE<sup>4</sup>

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 [www.base-4.com](http://www.base-4.com)

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner

## TOP Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY RC

CHECKED BY

PROJECT NO. B4-157-1801

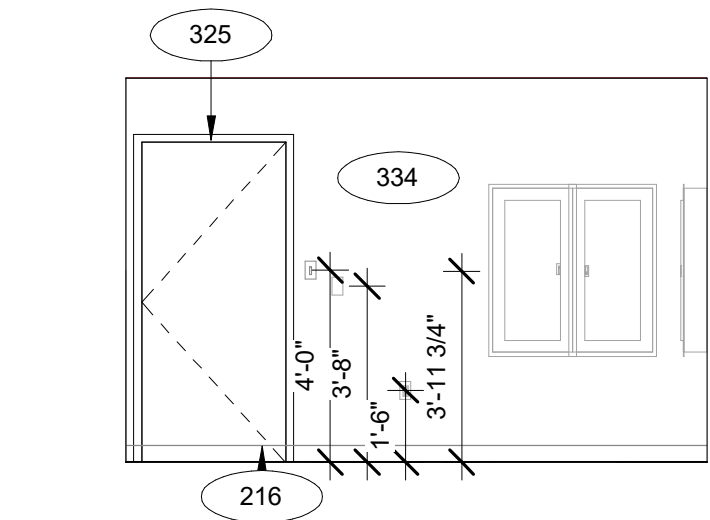
SHEET NAME

## ENLARGED OFFICE AREA PLANS AND ELEVATIONS

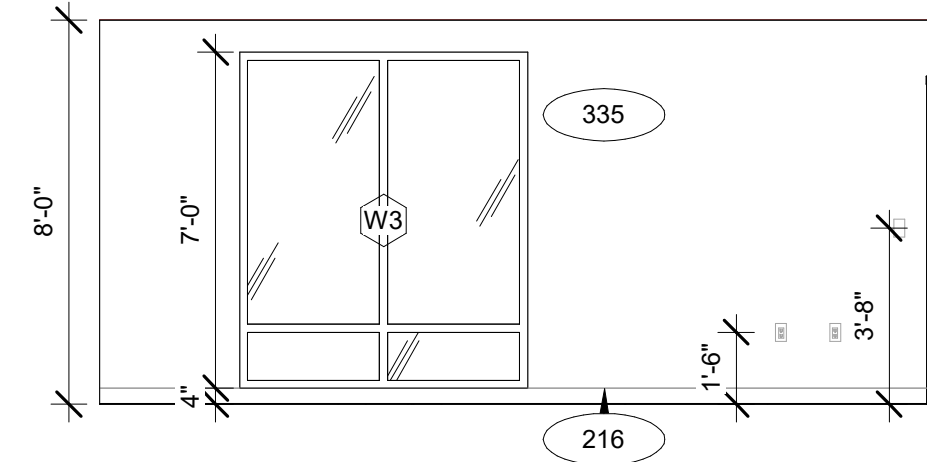
DRAWINGS NO.

# A-414

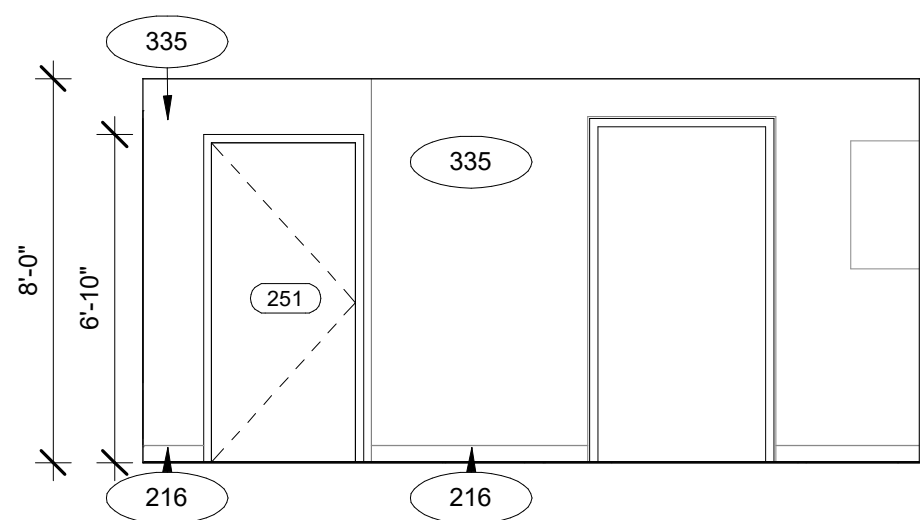




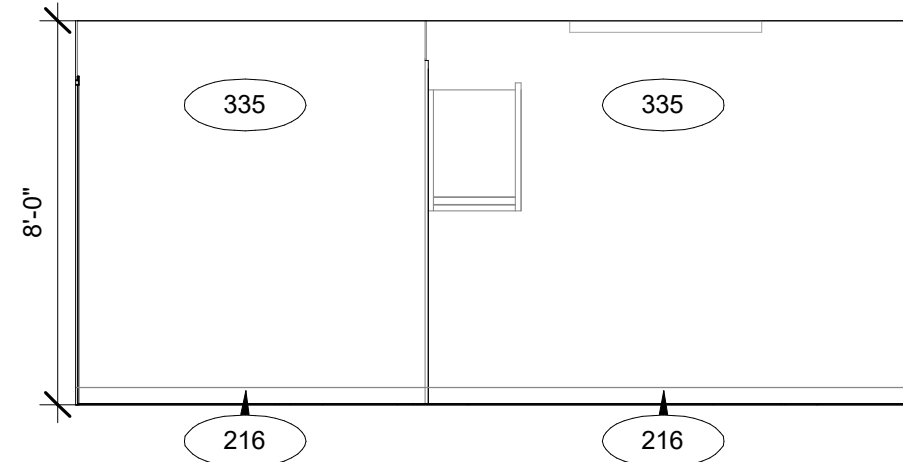
4 ELEC. ROOM ELEVATION  
1/4" = 1'-0"



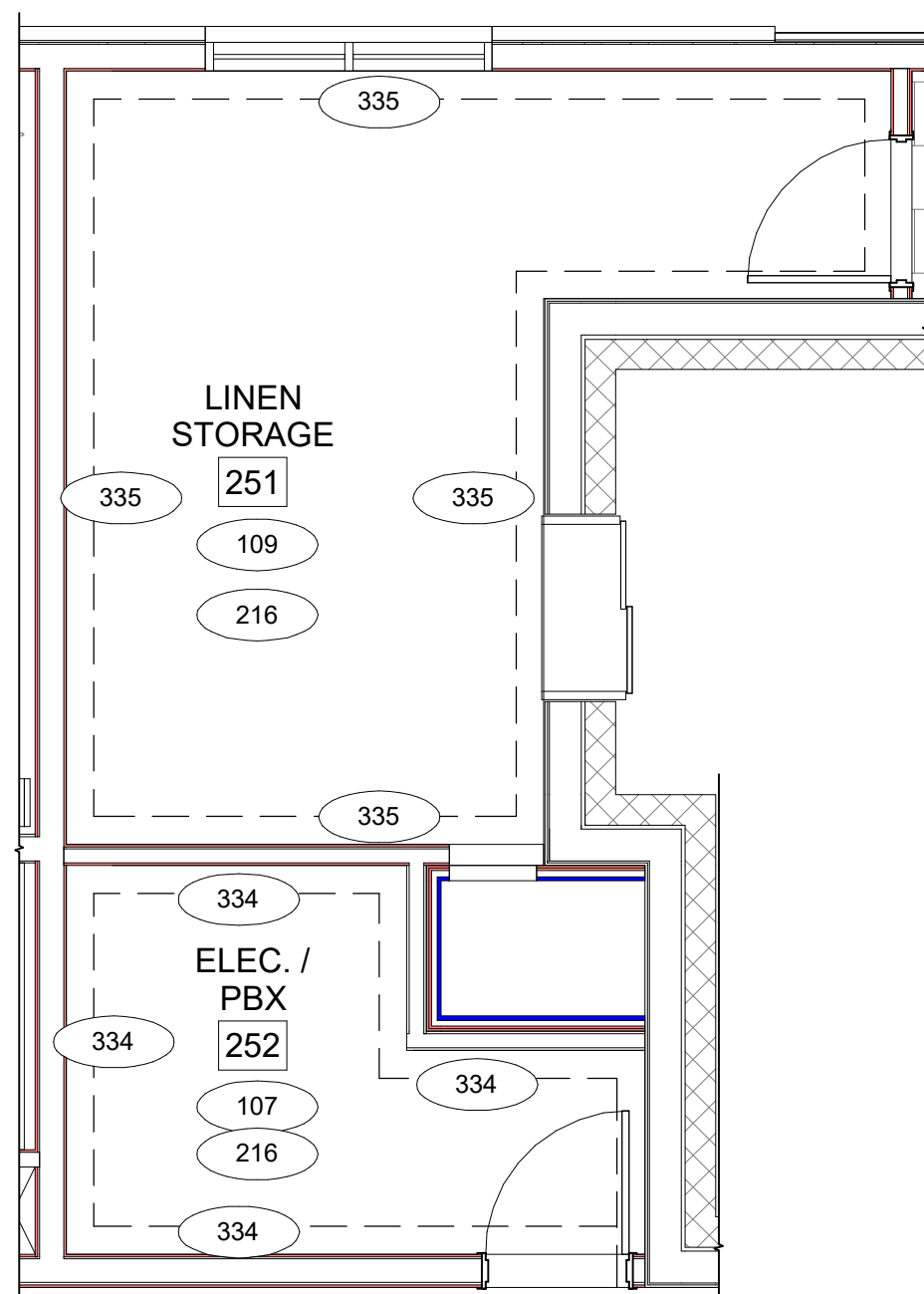
1 LINEN STORAGE ELEVATION-A  
1/4" = 1'-0"



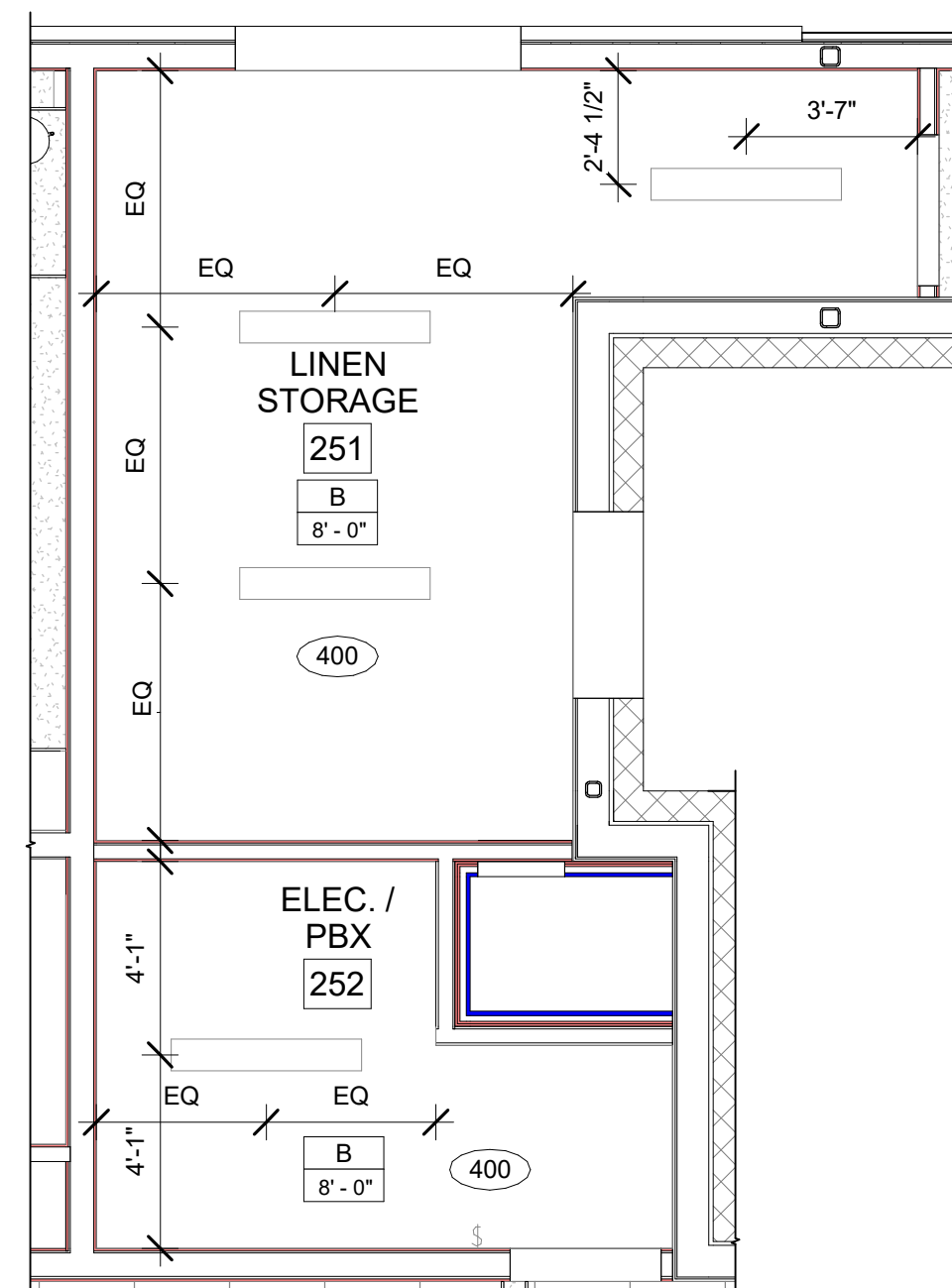
2 LINEN STORAGE ELEVATION-B  
1/4" = 1'-0"



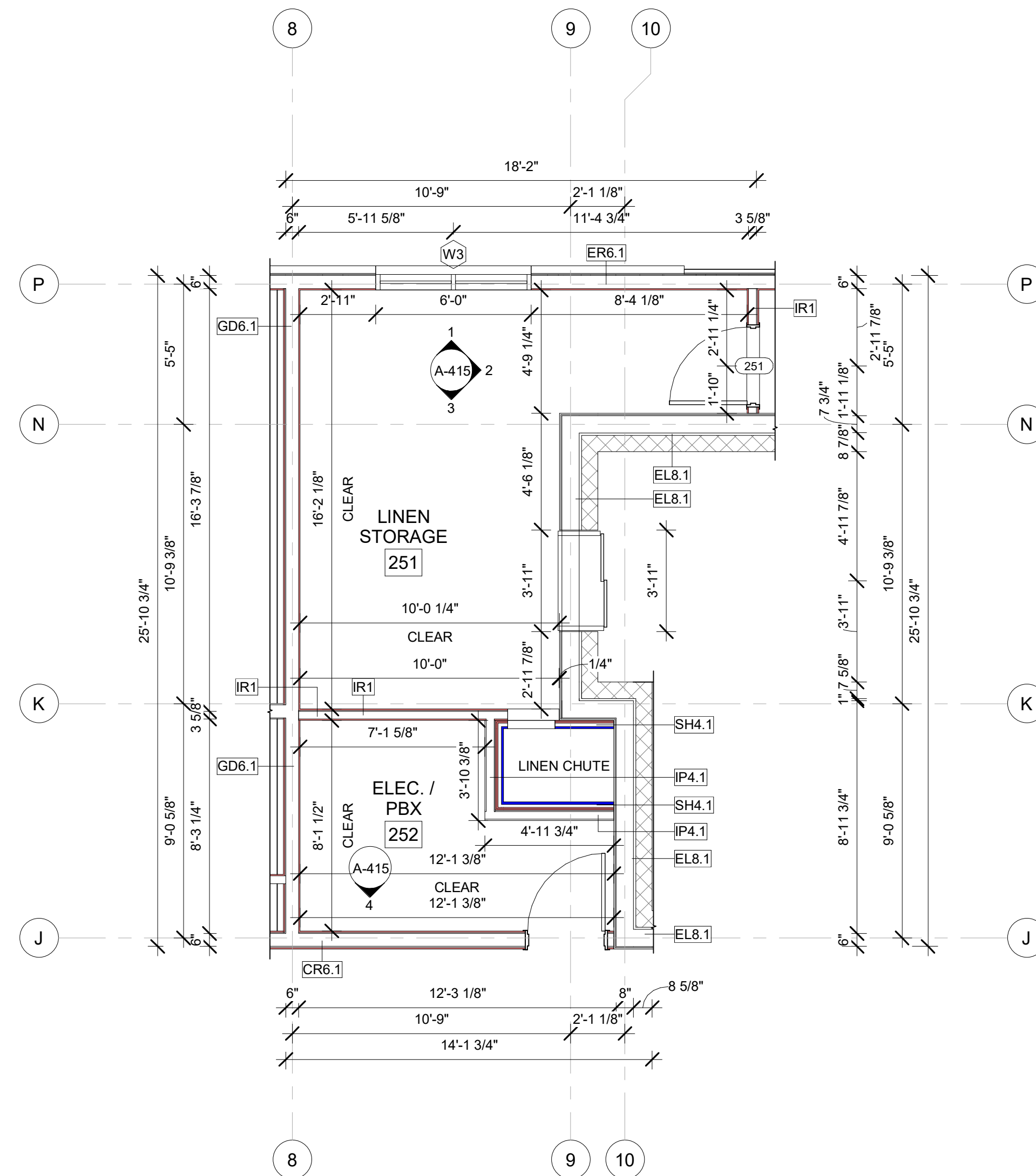
3 LINEN STORAGE ELEVATION-C  
1/4" = 1'-0"



C ENLARGED LINEN STORAGE/ ELEC. FINISH PLAN  
1/4" = 1'-0"



B ENLARGED LINEN STORAGE/ ELEC. RCP  
1/4" = 1'-0"



A ENLARGED LINEN STORAGE/ ELEC. CONSTRUCTION PLAN  
1/4" = 1'-0"

#### GENERAL RCP NOTES

##### BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

##### PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.
3. REFER '22-2240005-C Plumbing Fixture Matrix\_Gen 6\_Cynergy' FOR RESTROOM ACCESSORIES.

#### GENERAL FLOOR PLAN NOTES

##### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.

##### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

#### GENERAL NOTE - ENLARGED

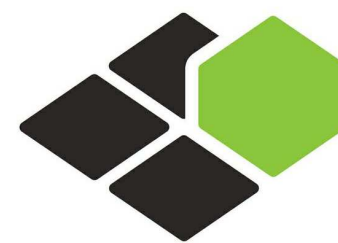
##### BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.

#### GENERAL NOTE FOR LEGENDS

##### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER 'Courtyard Gen 6 Cynergy Interior Finish Index-ID' FOR FINISHES.
3. REFER '22-2240005-C Plumbing Fixture Matrix\_Gen 6\_Cynergy' FOR RESTROOM ACCESSORIES.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

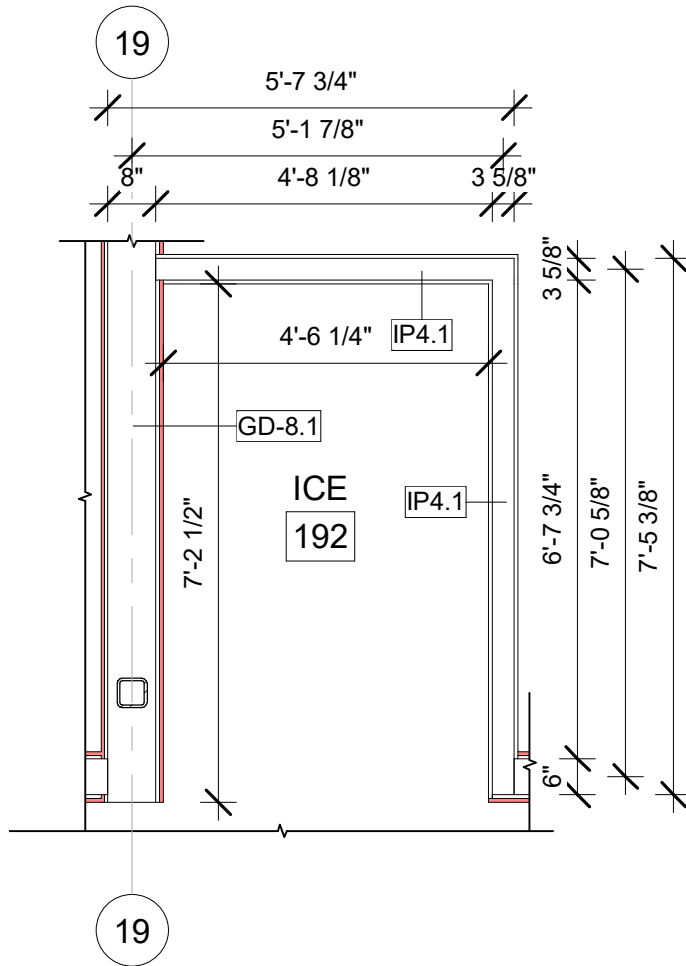
SHEET NAME

ENLARGED LINEN  
STORAGE/ ELEC.  
PLANS &  
ELEVATION

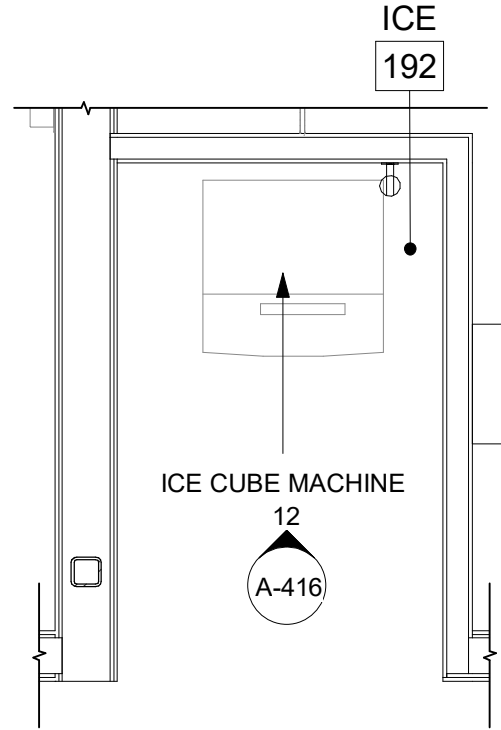
DRAWINGS NO.

A-415

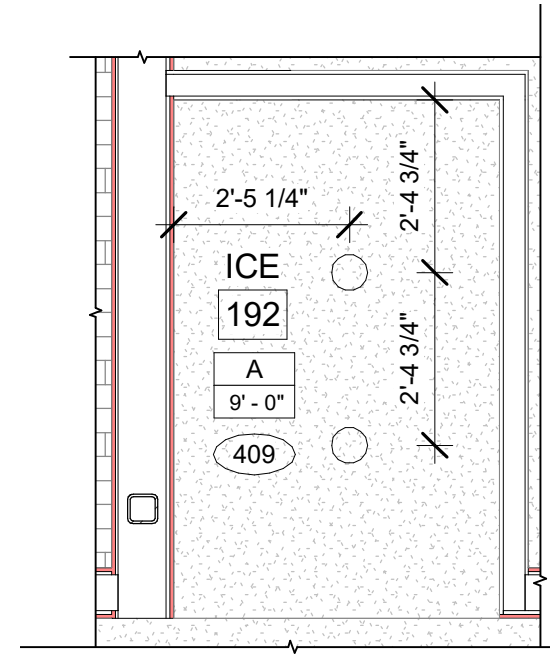




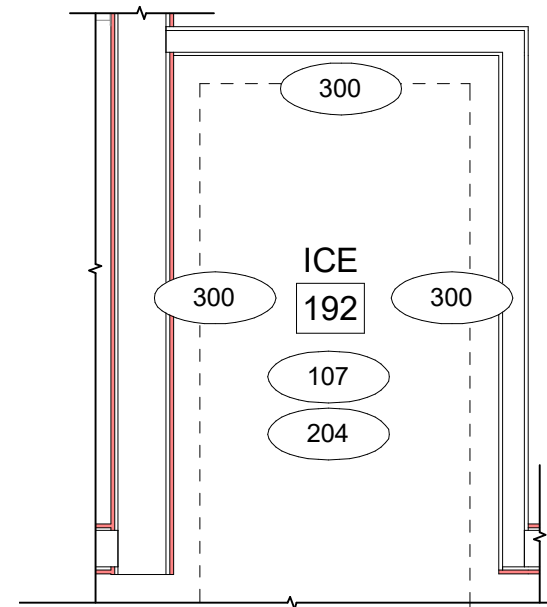
10 ICE ROOM 1ST FLOOR CONSTRUCTION PLAN  
3/8" = 1'-0"



8 ICE ROOM 1ST FLOOR FURNITURE PLAN  
3/8" = 1'-0"



9 ICE ROOM 1ST FLOOR RCP PLAN  
3/8" = 1'-0"



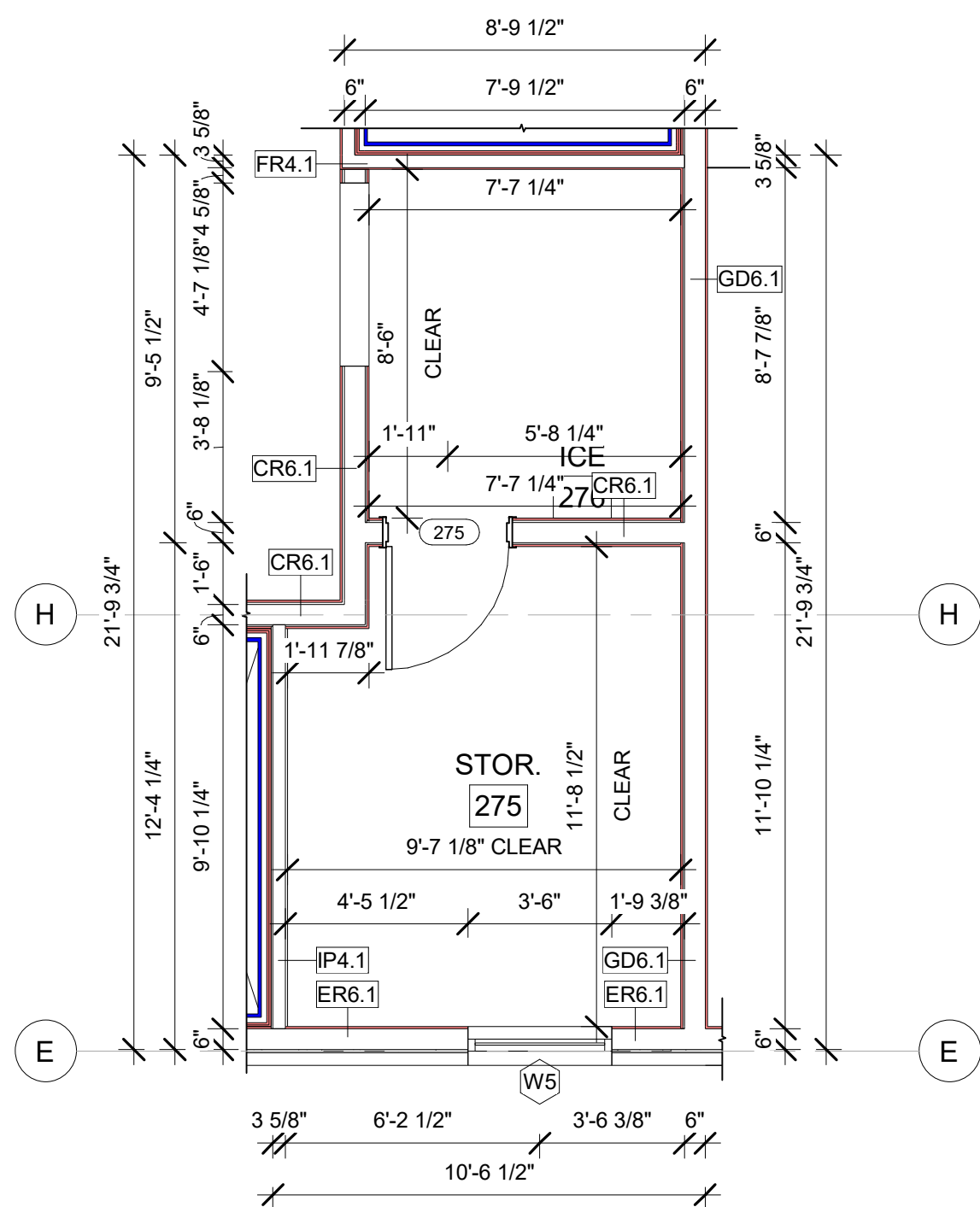
11 ICE ROOM 1ST FLOOR FINISH PLAN  
3/8" = 1'-0"

- GENERAL RCP NOTES**
- BASE4 NOTES**
1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  6. ALL ACT TILE CENTERED IN ROOM.
  7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.
- PROJECT NOTES**
1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
  2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

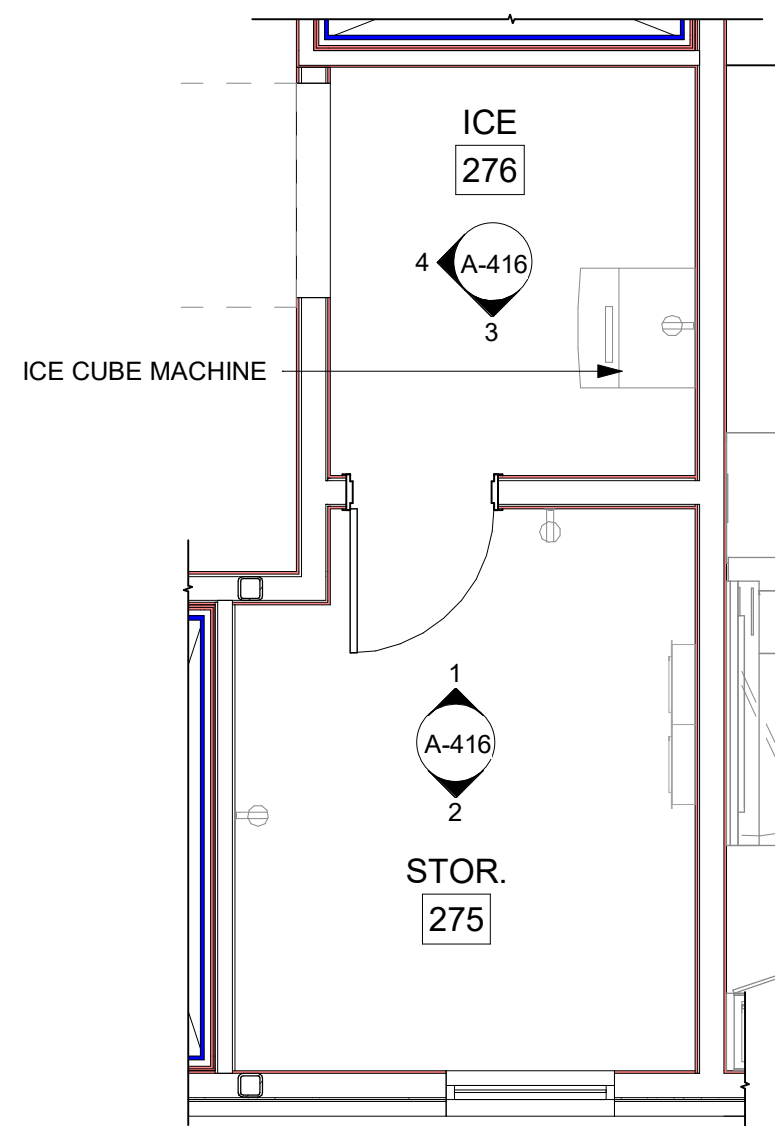
- GENERAL NOTE FOR LEGENDS**
- BASE4 NOTES**
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
  3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

- GENERAL FLOOR PLAN NOTES**
- BASE4 NOTES**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.
- PROJECT NOTES**
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

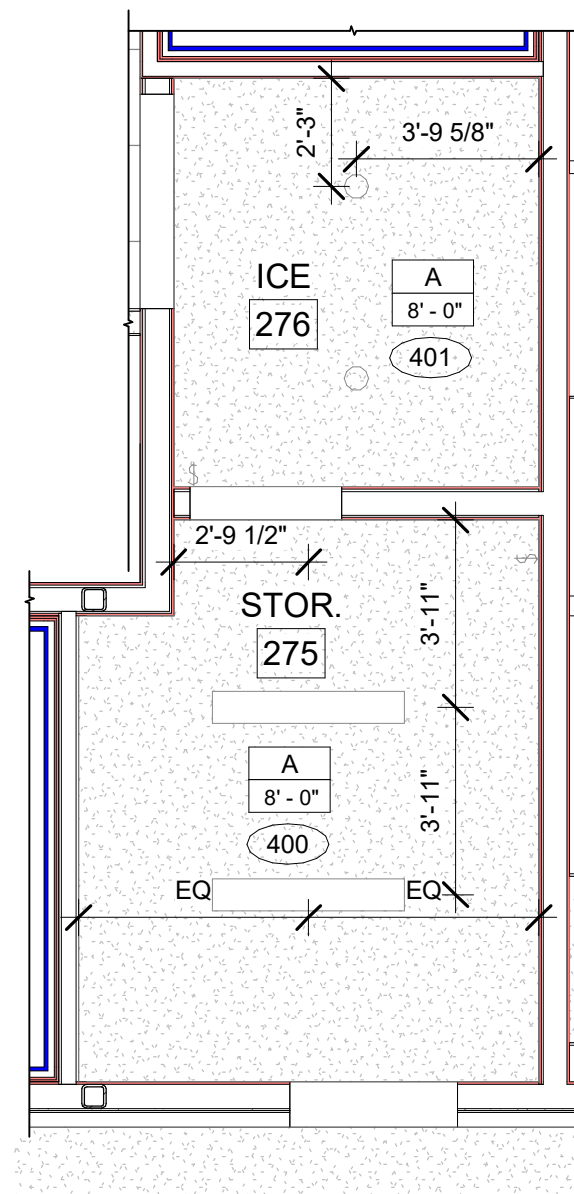
- GENERAL NOTE - ENLARGED**
- BASE4 NOTES**
1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.



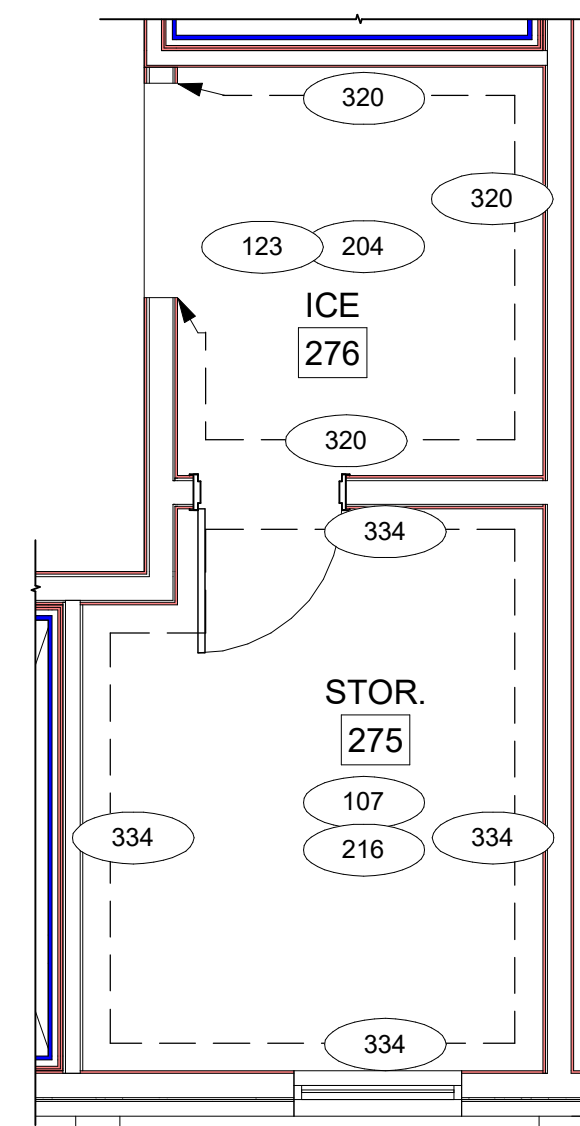
D ENLARGED ICE/ STOR SECOND FLOOR CONSTRUCTION PLAN  
1/4" = 1'-0"



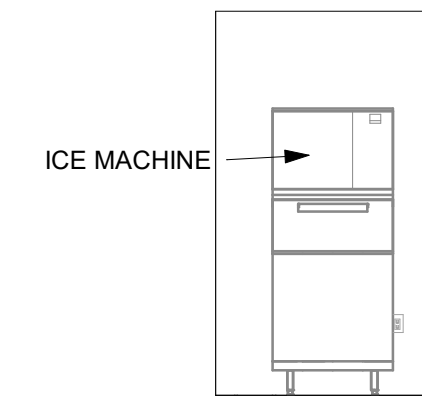
C ENLARGED ICE/ STOR SECOND FLOOR FURNITURE PLAN  
1/4" = 1'-0"



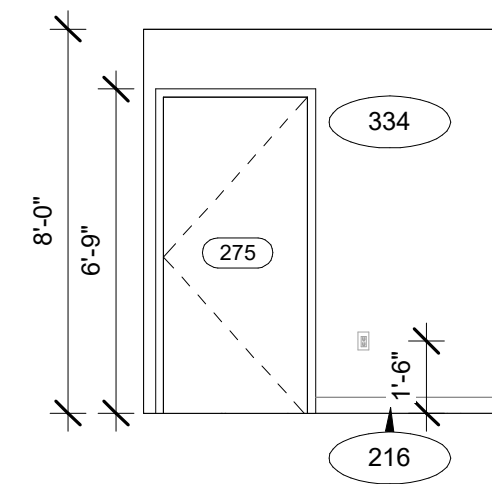
B ENLARGED ICE/ STOR SECOND FLOOR RCP  
1/4" = 1'-0"



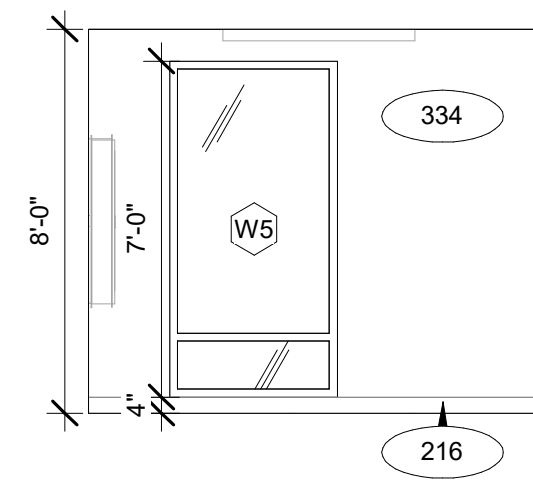
A ENLARGED ICE/ STOR SECOND FLOOR FINISH PLAN  
1/4" = 1'-0"



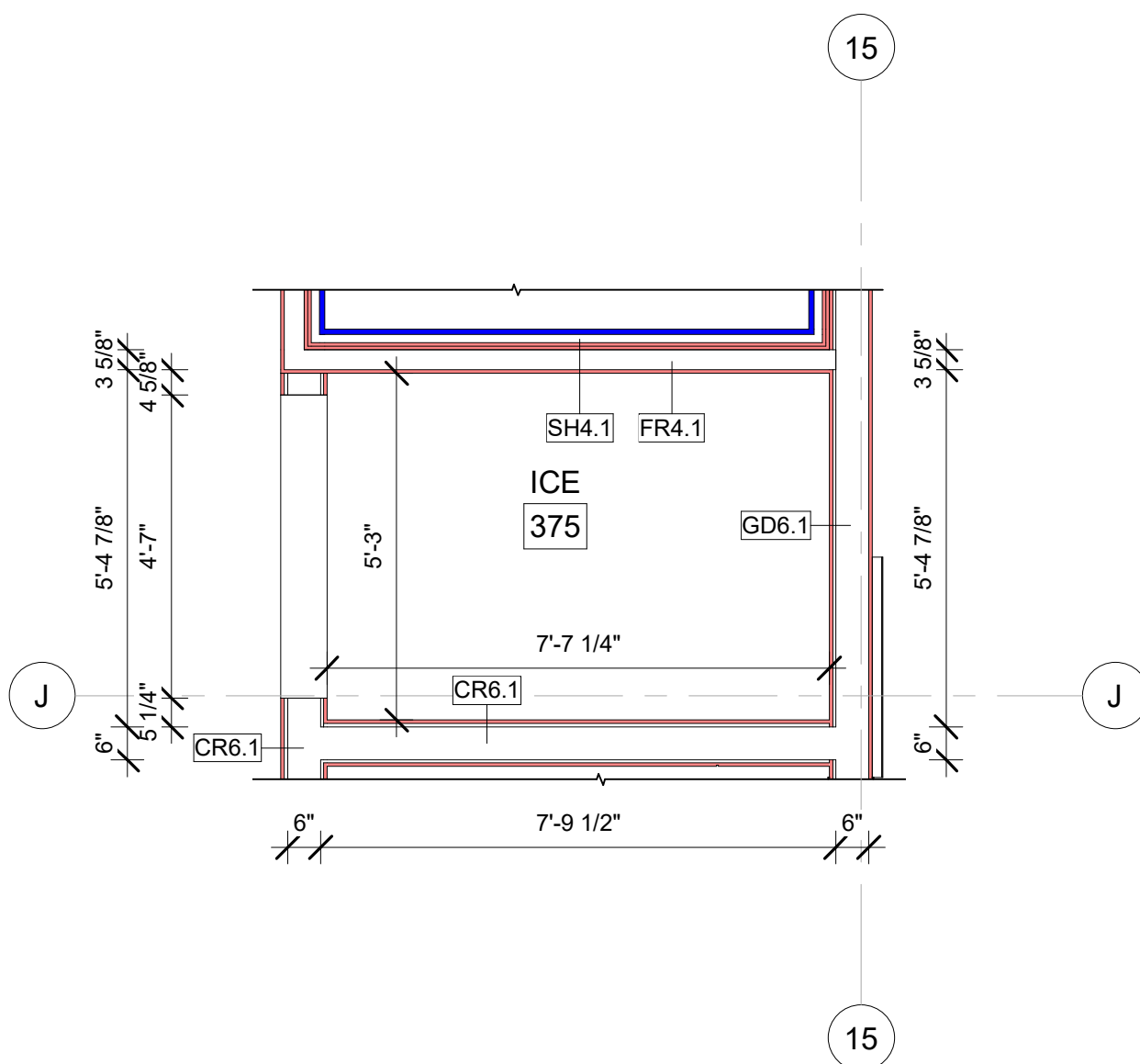
12 ICE ROOM ELEVATION  
1/4" = 1'-0"



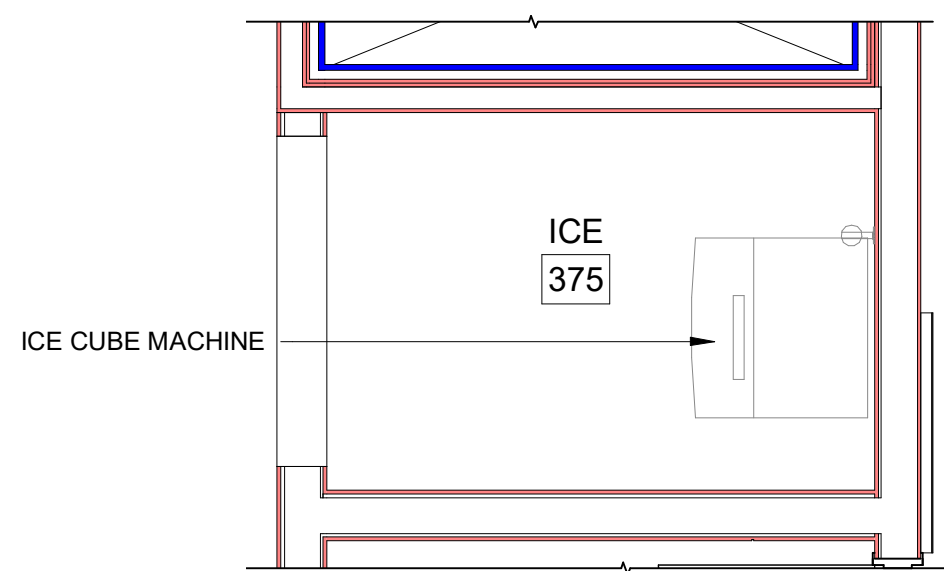
1 STORE ELEVATION-A  
1/4" = 1'-0"



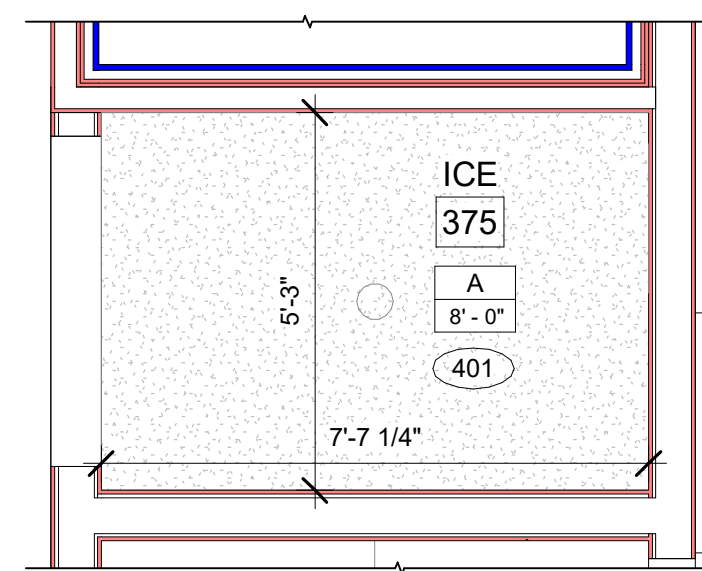
2 STORE ELEVATION-B  
1/4" = 1'-0"



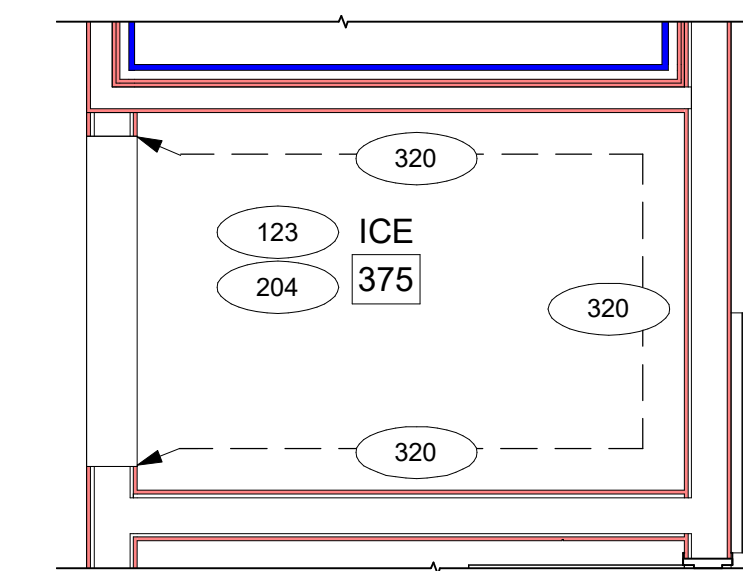
14 ENLARGED ICE/ STOR TYPICAL FLOOR CONSTRUCTION PLAN  
3/8" = 1'-0"



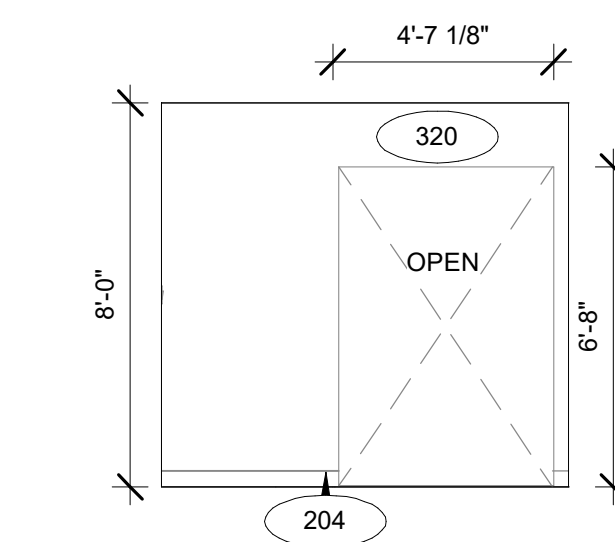
15 ENLARGED ICE/ STOR TYPICAL FLOOR FURNITURE PLAN  
3/8" = 1'-0"



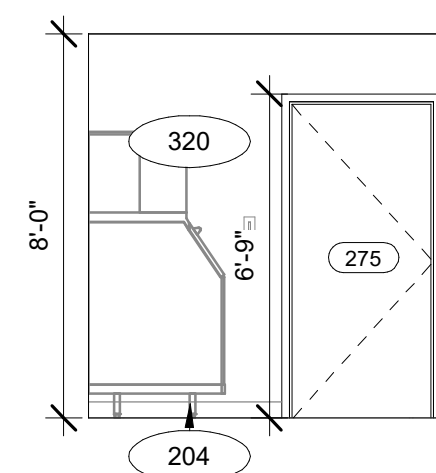
16 ENLARGED ICE/ STOR TYPICAL FLOOR RCP PLAN  
3/8" = 1'-0"



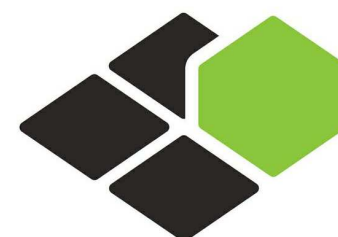
17 ENLARGED ICE/ STOR TYPICAL FLOOR FINISH PLAN  
3/8" = 1'-0"



4 ICE ELEVATION- B  
1/4" = 1'-0"



3 ICE ELEVATION- A  
1/4" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

SHEET NAME

ENLARGED ICE/  
STORE PLANS &  
ELEVATION

DRAWINGS NO.

A-416





RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Professional Engineer Seal for Ricardo Javier Muniz Bouillet, State of Illinois, License No. 001023672.

**TOP**  
**Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

WILEY PARK, IL

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

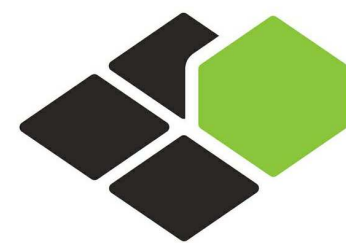
**ISSUED FOR 100%  
FRANCHISE REVIEW**

## ENLARGED FIRST FLOOR CORRIDOR FINISH PLANS

**A-417A**







BASE<sup>4</sup>

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

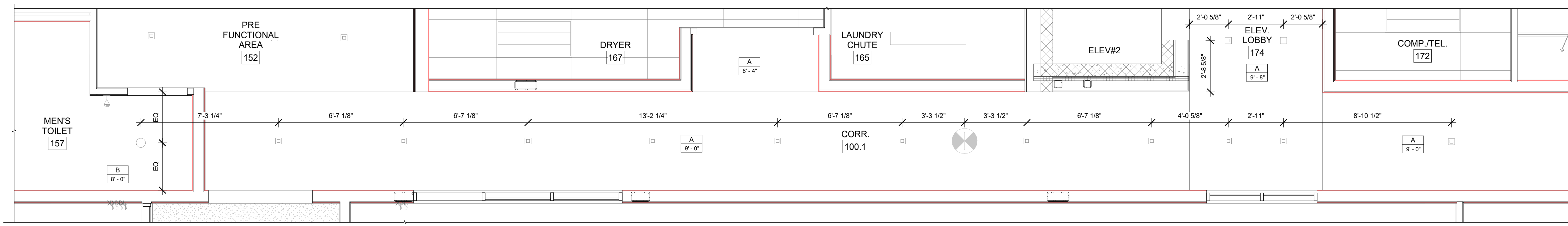
CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

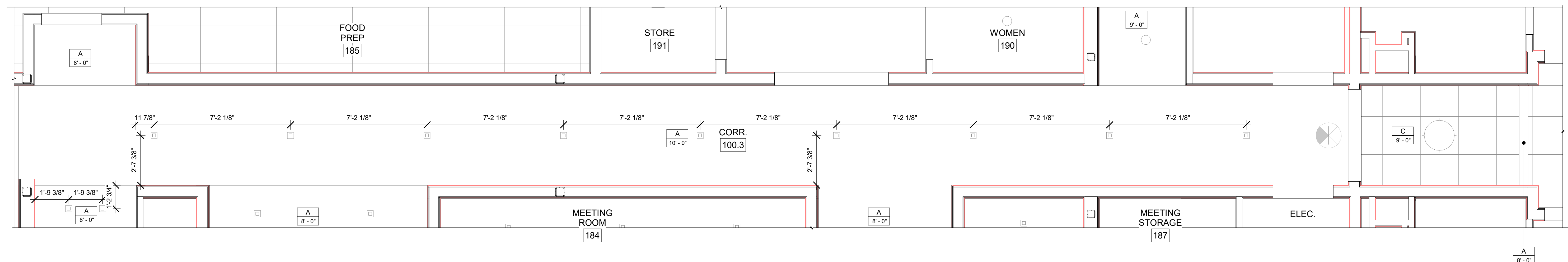
SHEET NAME  
**ENLARGED FIRST  
FLOOR CORRIDOR  
REFLECTED  
CEILING PLANS**

DRAWINGS NO.

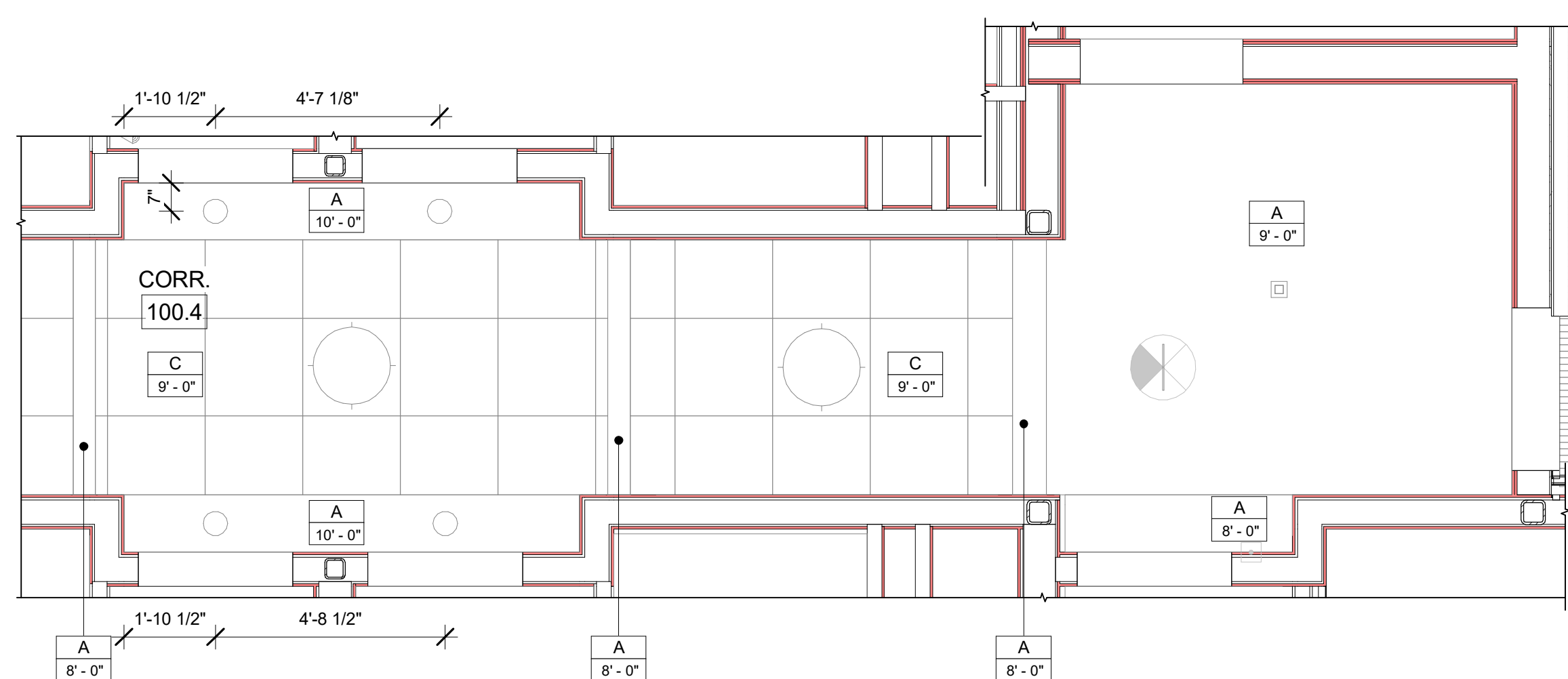
**A-417B**



**C** ENLARGED FIRST FLOOR RCP - CORRIDOR A  
3/8" = 1'-0"

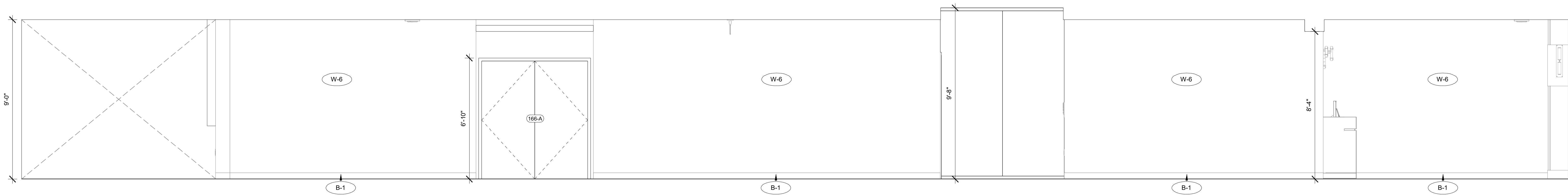


**B** ENLARGED FIRST FLOOR RCP - CORRIDOR B (PUBLIC AREA)  
3/8" = 1'-0"

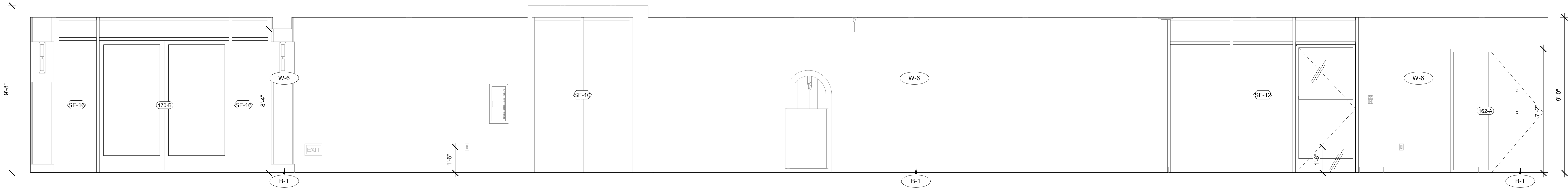


**A** ENLARGED FIRST FLOOR RCP - CORRIDOR B (GUESTROOM AREA)  
3/8" = 1'-0"

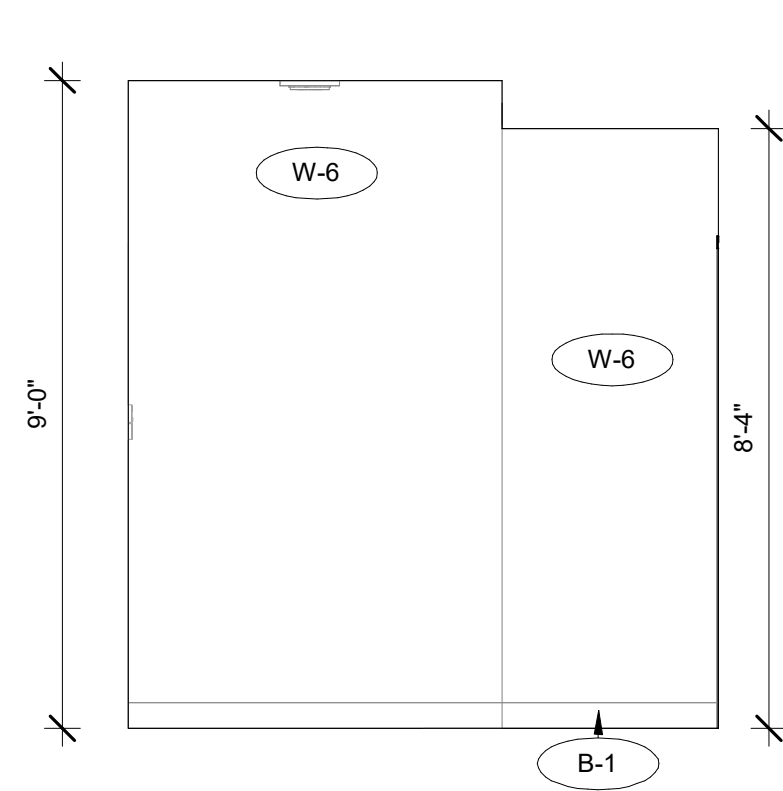




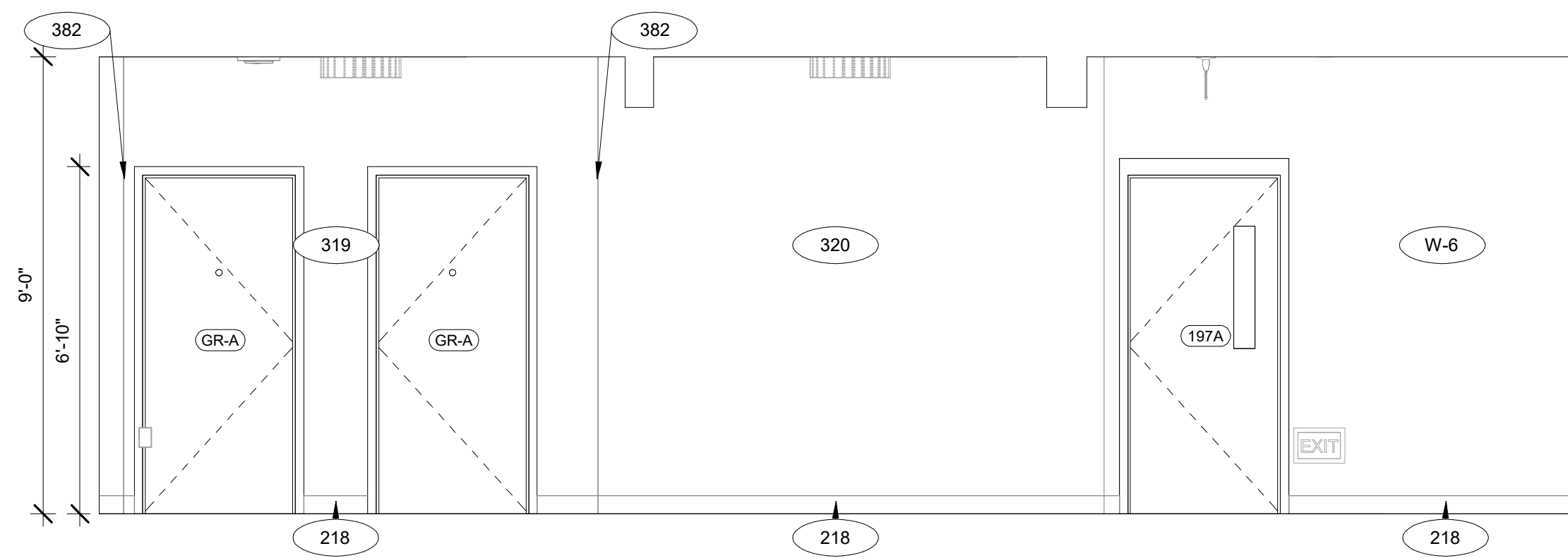
1 ENLARGED CORRIDOR ELEVATION-A  
A-417C  
3/8" = 1'-0"



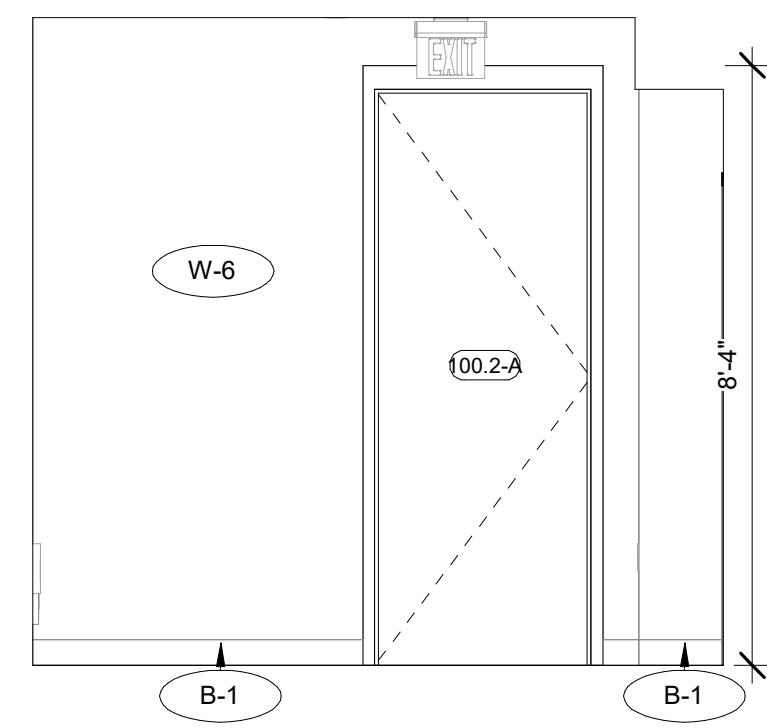
2 ENLARGED CORRIDOR ELEVATION-B  
A-417C  
3/8" = 1'-0"



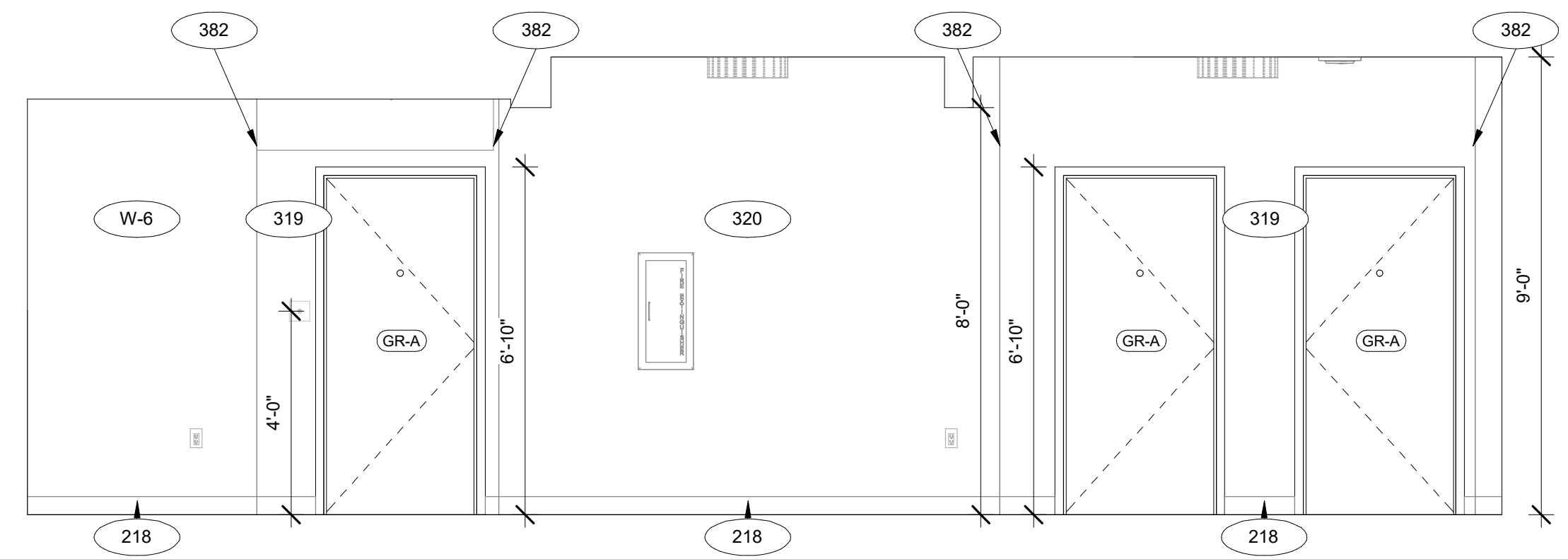
3 ENLARGED CORRIDOR ELEVATION-C  
A-417C  
3/8" = 1'-0"



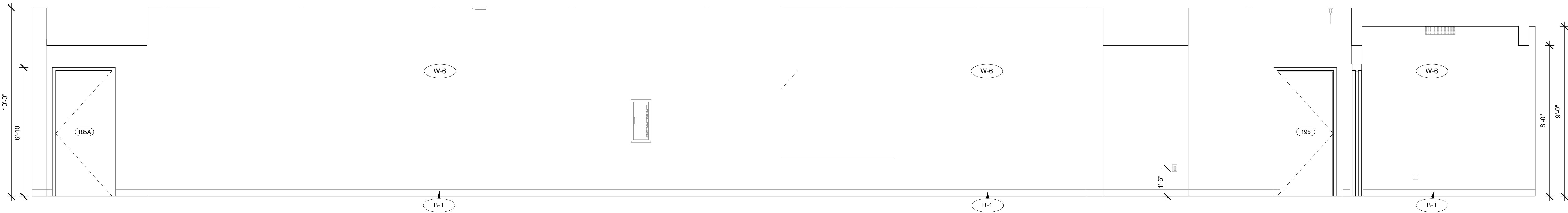
5 ENLARGED CORRIDOR ELEVATION-E  
A-417C  
3/8" = 1'-0"



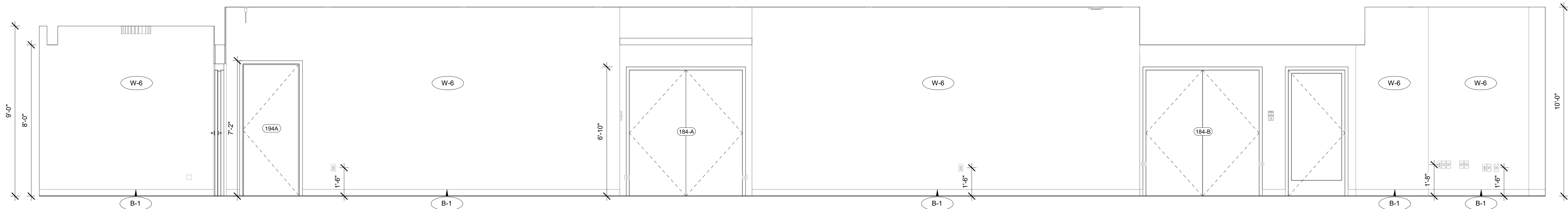
6 ENLARGED CORRIDOR ELEVATION-F  
A-417C  
3/8" = 1'-0"



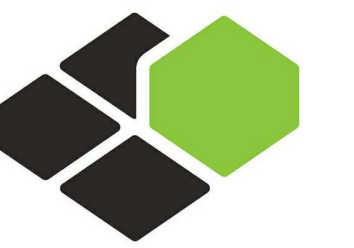
7 ENLARGED CORRIDOR ELEVATION-G  
A-417C  
3/8" = 1'-0"



4 ENLARGED CORRIDOR ELEVATION-D  
A-417C  
3/8" = 1'-0"



8 ENLARGED CORRIDOR ELEVATION-H  
A-417C  
3/8" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

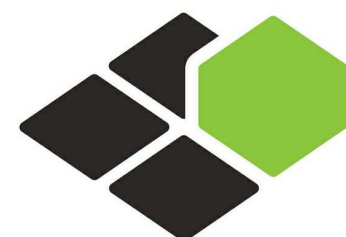
SHEET NAME

**ENLARGED FIRST  
FLOOR CORRIDOR  
ELEVATIONS**

DRAWINGS NO.

**A-417C**





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018/08/24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

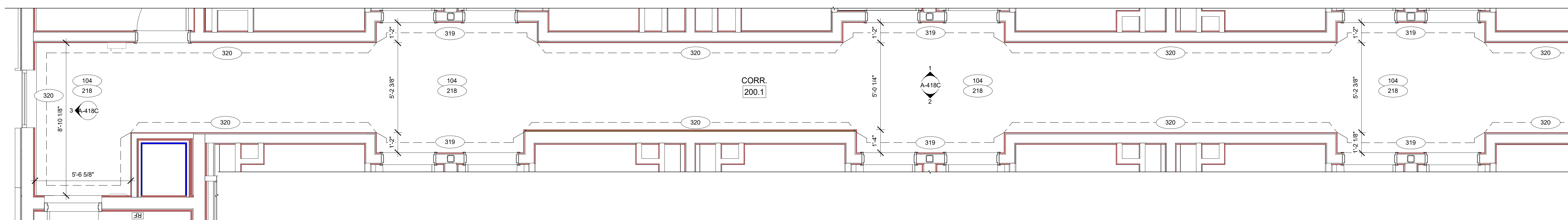
CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

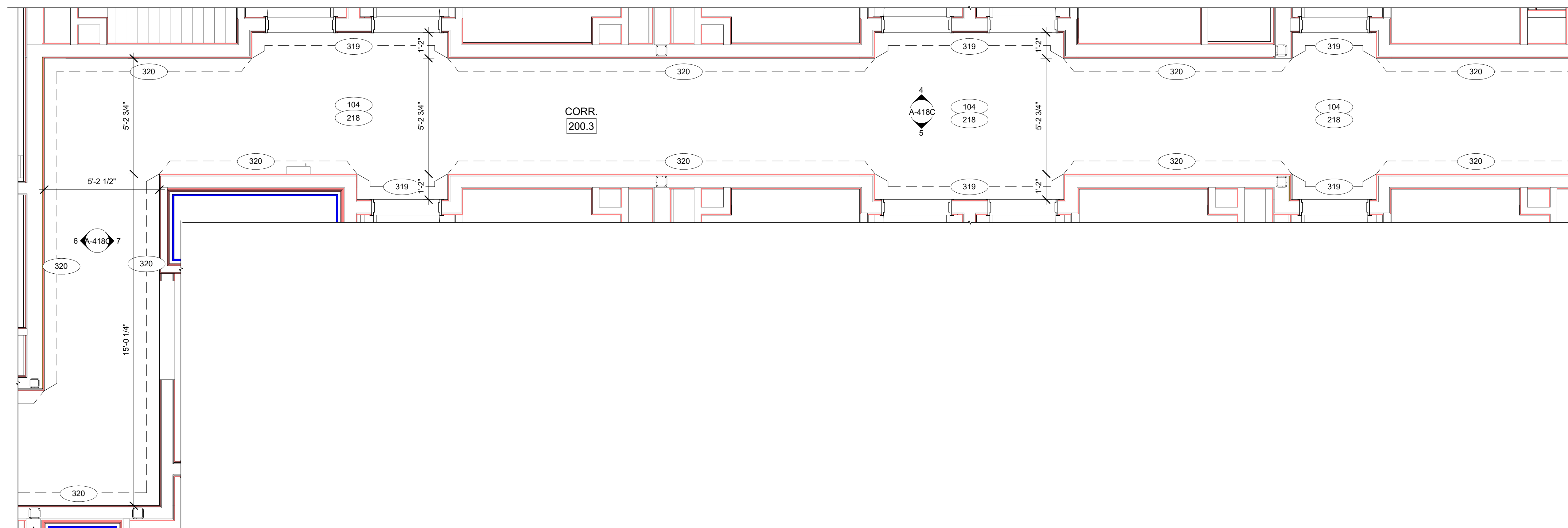
SHEET NAME  
**ENLARGED  
TYPICAL FLOOR  
CORRIDOR FINISH  
PLANS**

DRAWINGS NO.

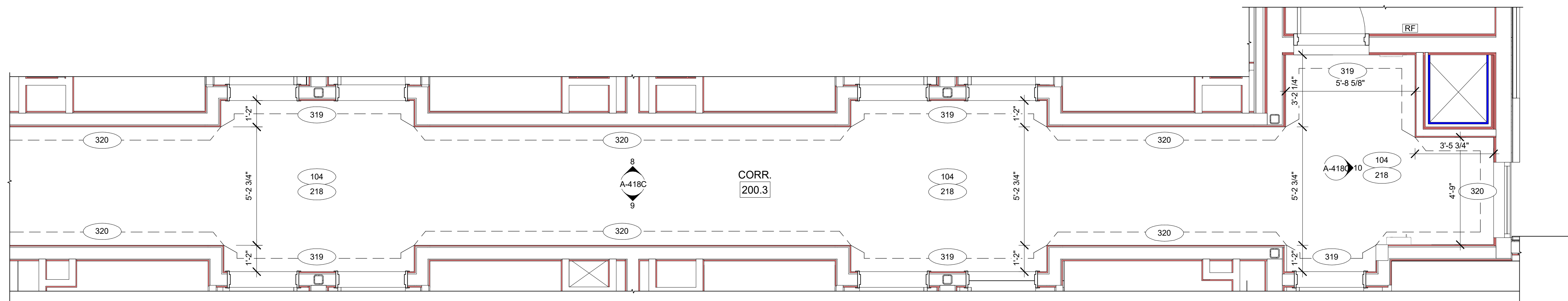
**A-418A**



**C** ENLARGED TYPICAL FLOOR FINISH PLAN - A  
3/8" = 1'-0"

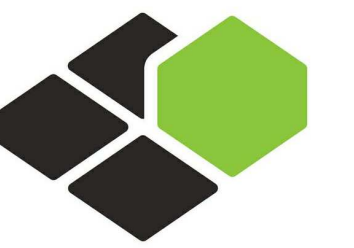


**B** ENLARGED TYPICAL FLOOR FINISH PLAN - B (PART 1)  
3/8" = 1'-0"



**A** ENLARGED TYPICAL FLOOR FINISH PLAN - B (PART 2)  
3/8" = 1'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

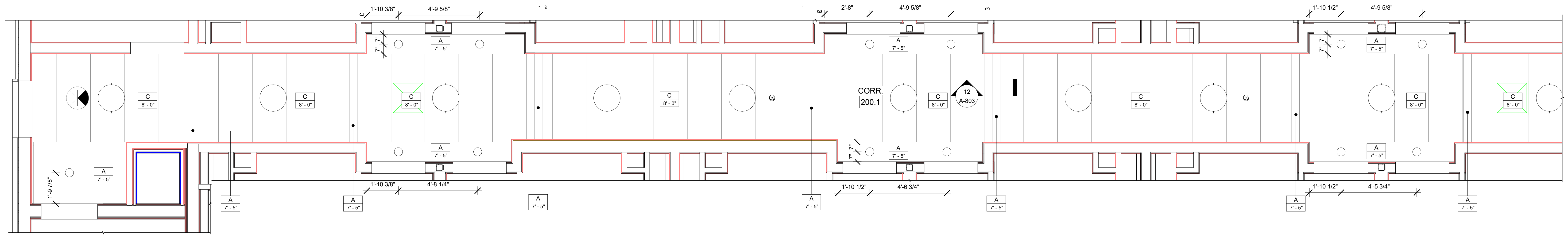
B4-157-1801

SHEET NAME

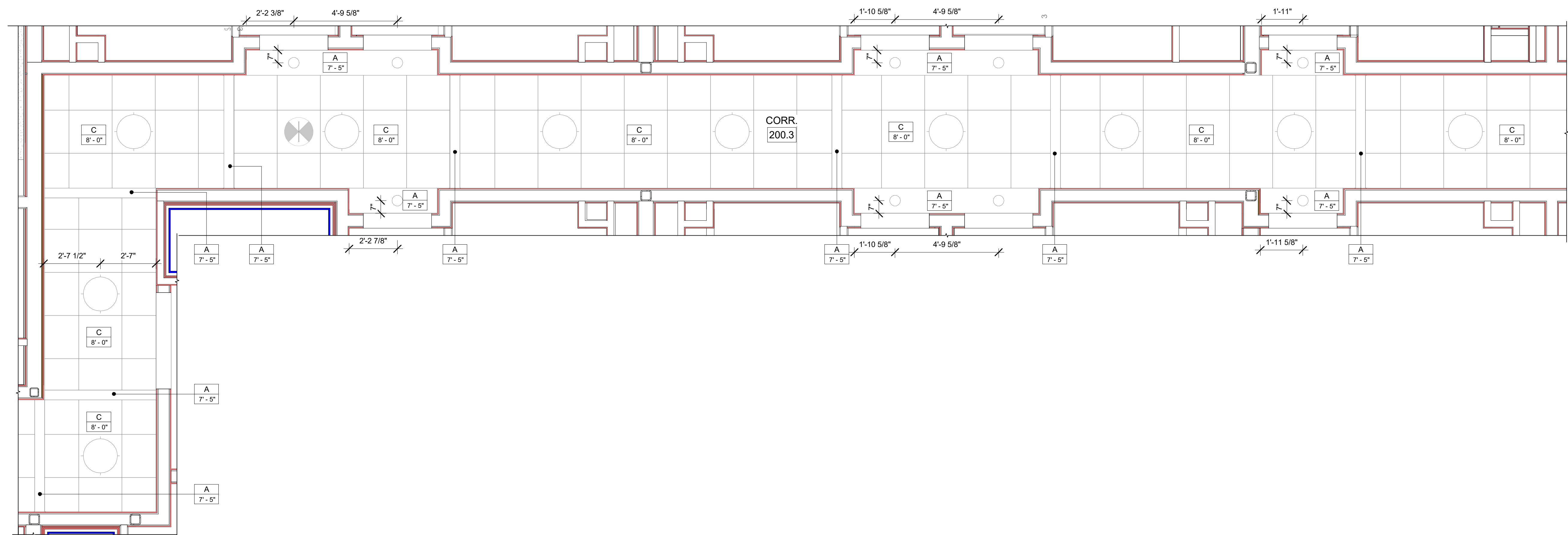
**ENLARGED  
TYPICAL FLOOR  
CORR. REFLECTED  
CEILING PLANS**

DRAWINGS NO.

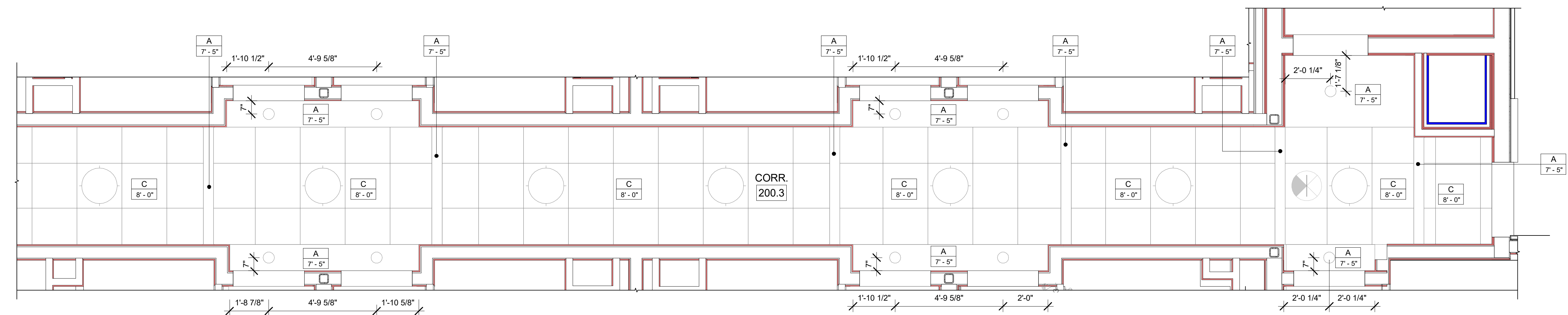
**A-418B**



**C** ENLARGED TYPICAL FLOOR RCP - CORRIDOR A  
3/8" = 1'-0"

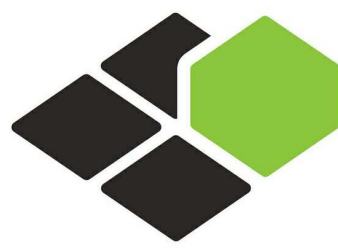


**B** ENLARGED TYPICAL FLOOR RCP - CORRIDOR B (PART 1)  
3/8" = 1'-0"



**A** ENLARGED TYPICAL FLOOR RCP - CORRIDOR B (PART 2)  
3/8" = 1'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

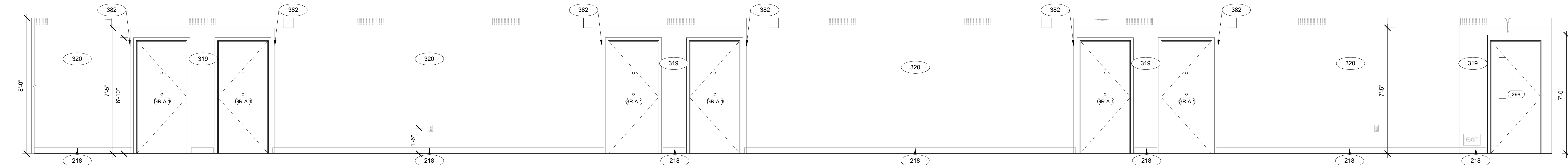
SHEET NAME

**ENLARGED  
TYPICAL FLOOR CORRIDOR  
ELEVATIONS**

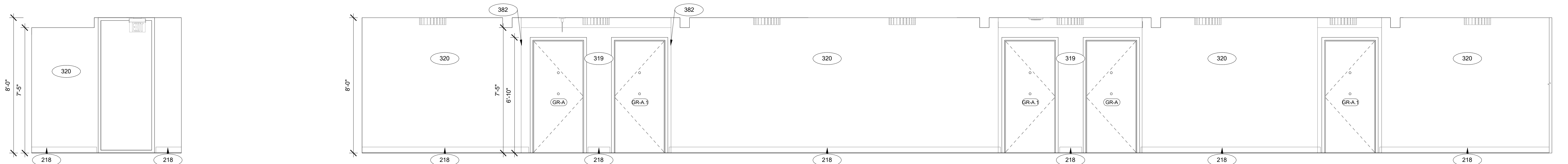
DRAWINGS NO.

**A-418C**

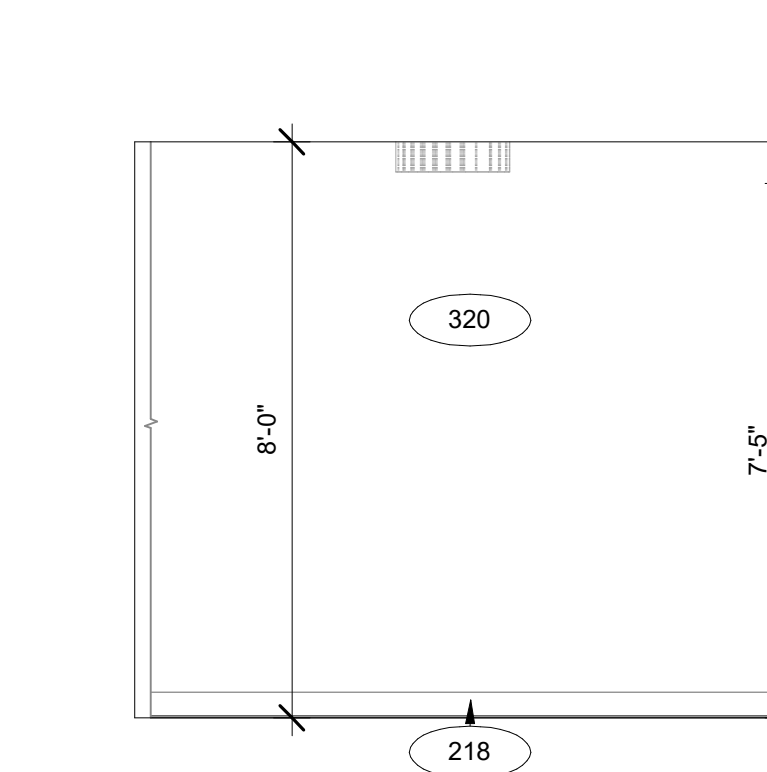
1 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-A  
3/8" = 1'-0"



2 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-B  
3/8" = 1'-0"



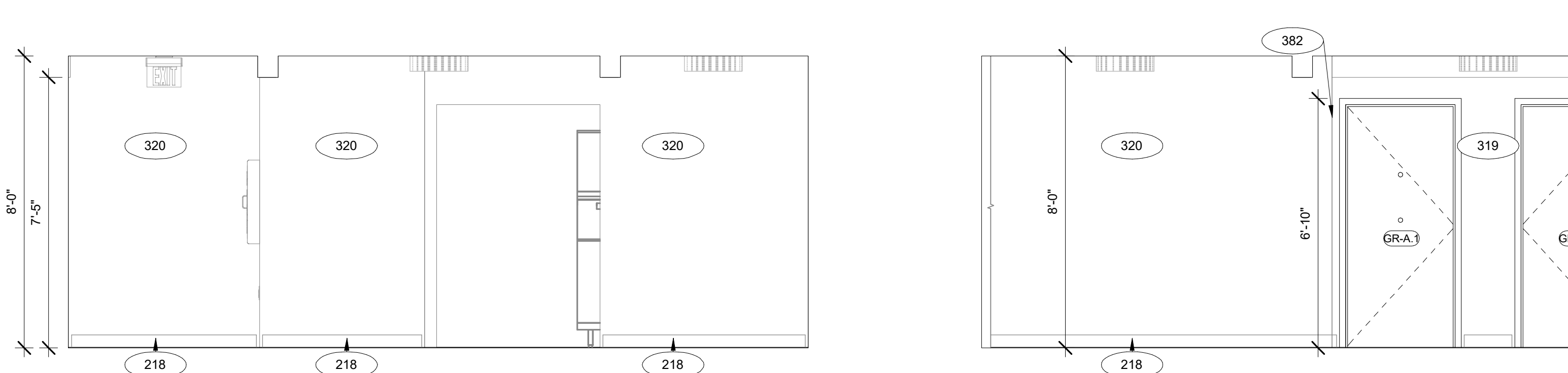
3 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-C  
3/8" = 1'-0"



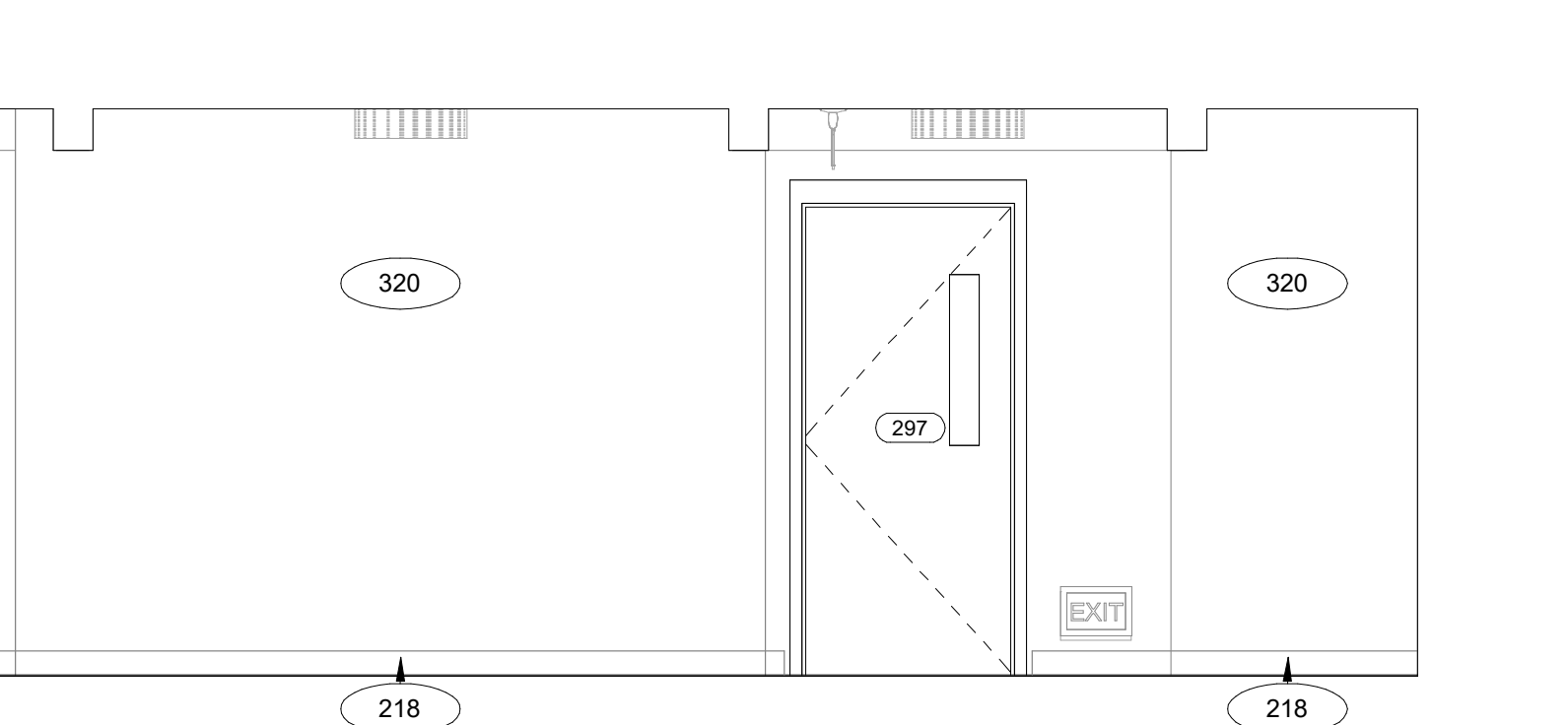
4 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-D  
3/8" = 1'-0"



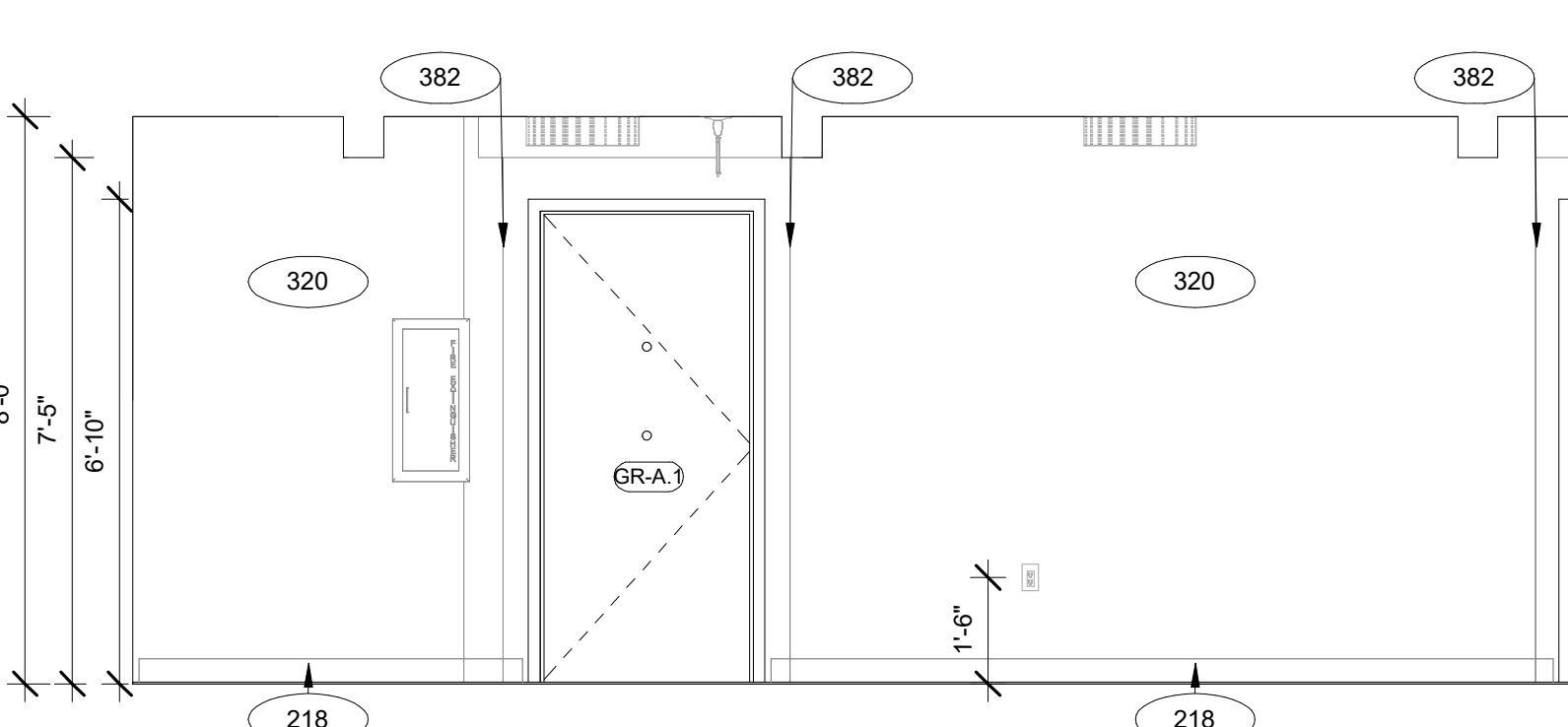
5 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-E  
3/8" = 1'-0"



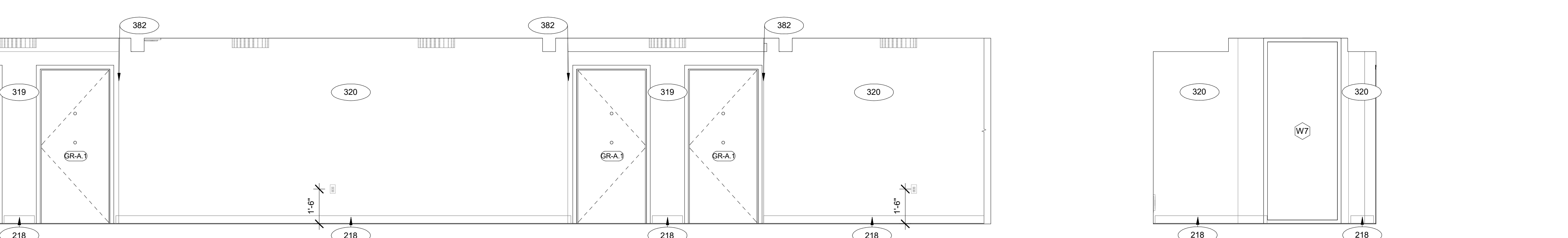
6 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-F  
3/8" = 1'-0"



7 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-G  
3/8" = 1'-0"



8 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-H  
3/8" = 1'-0"



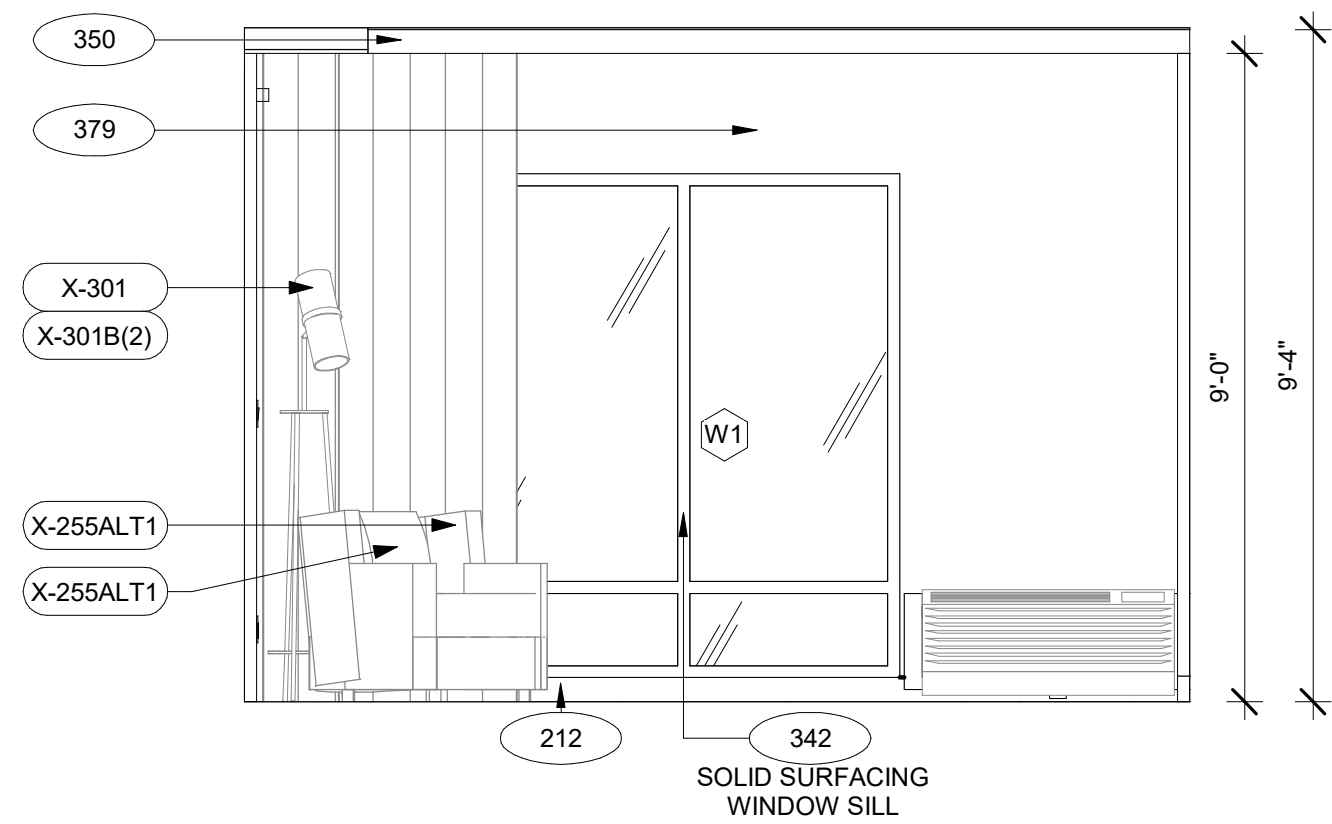
9 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-J  
3/8" = 1'-0"



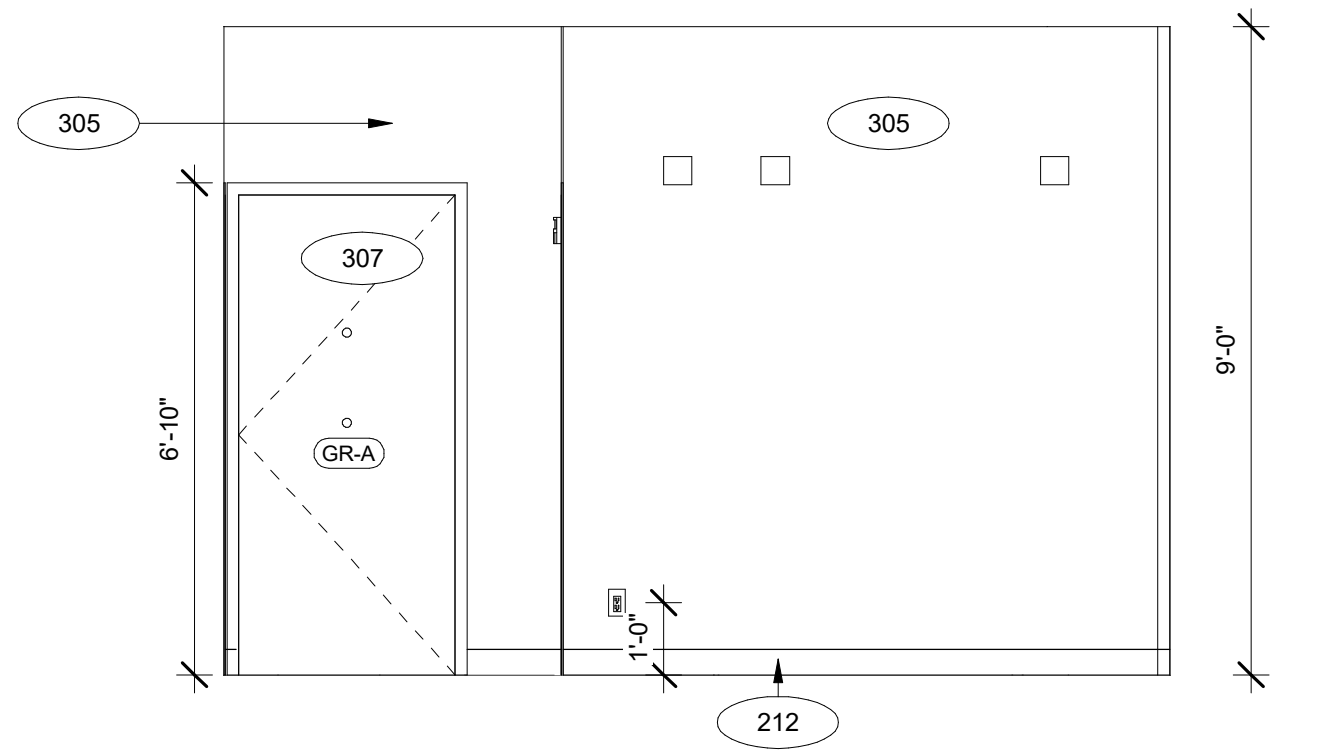
10 ENLARGED TYPICAL FLOOR CORRIDOR ELEVATION-K  
3/8" = 1'-0"



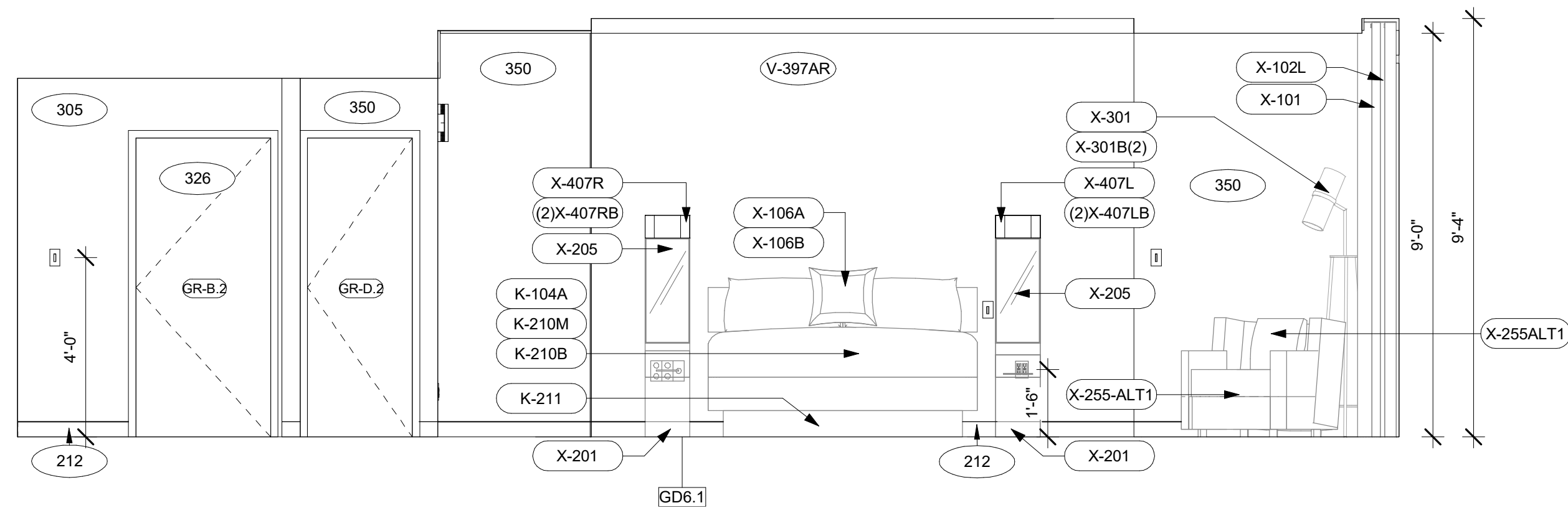




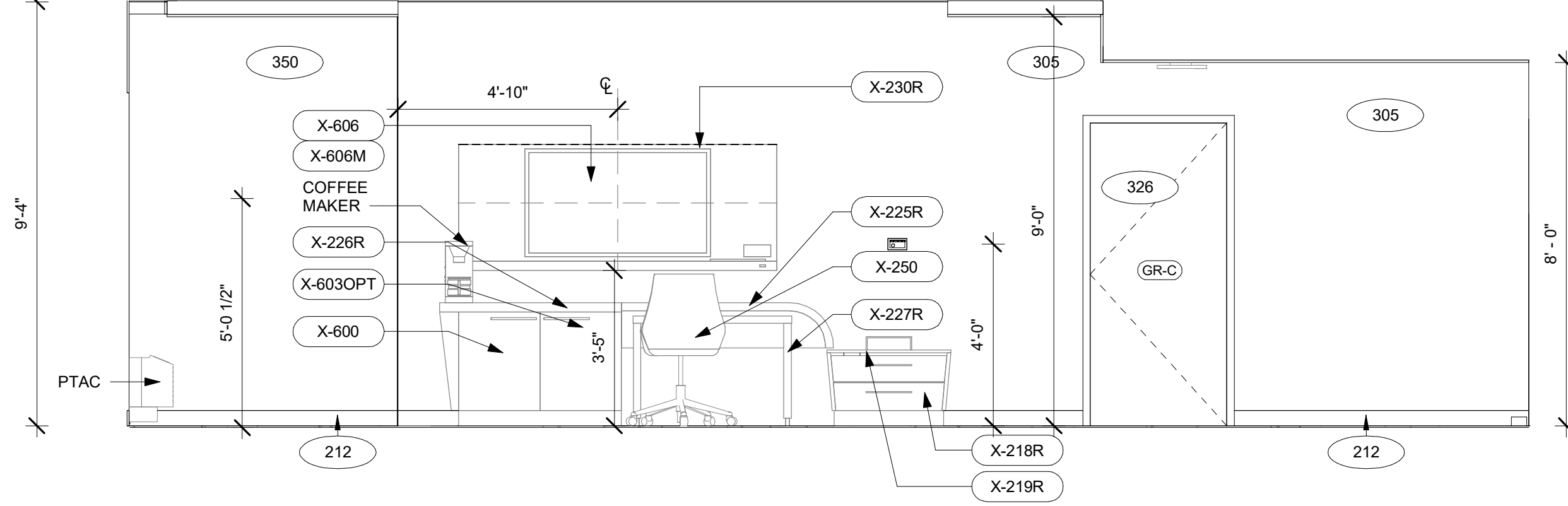
1 GUESTROOM ADA-KING W/ris ELEVATION-A  
3/8" = 1'-0"



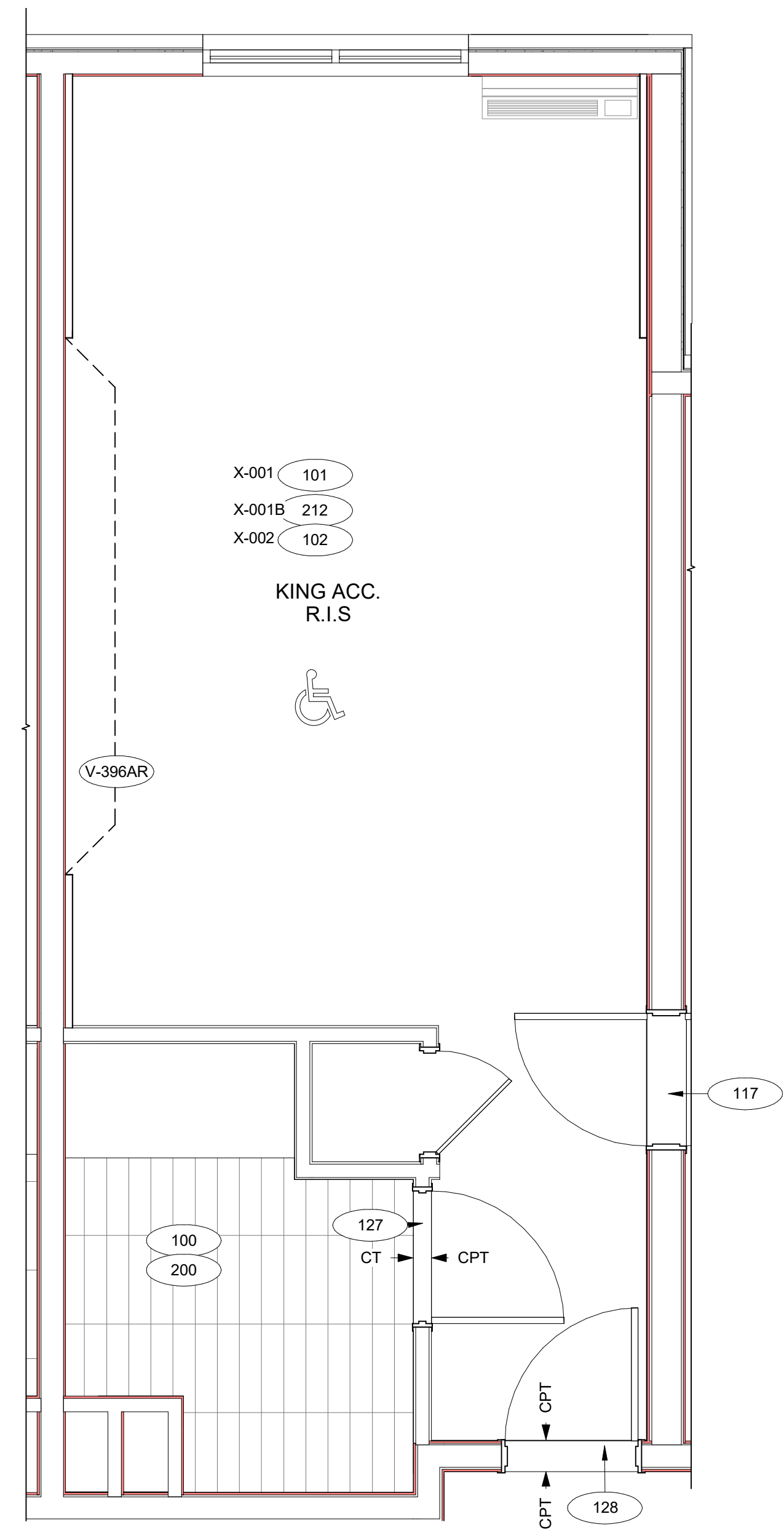
3 GUESTROOM ADA-KING W/ris ELEVATION-C  
3/8" = 1'-0"



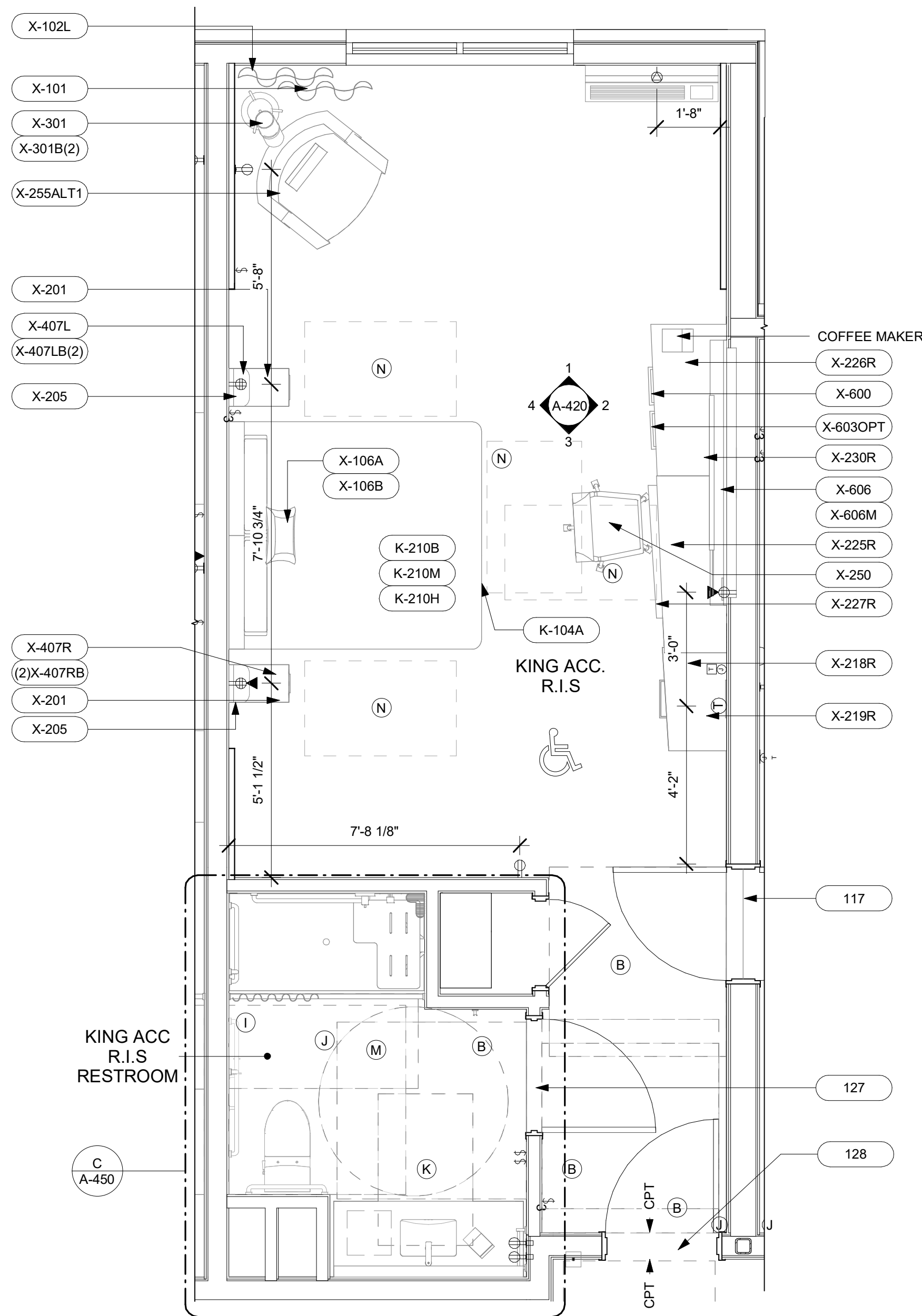
4 GUESTROOM ADA-KING W/ris ELEVATION-B  
3/8" = 1'-0"



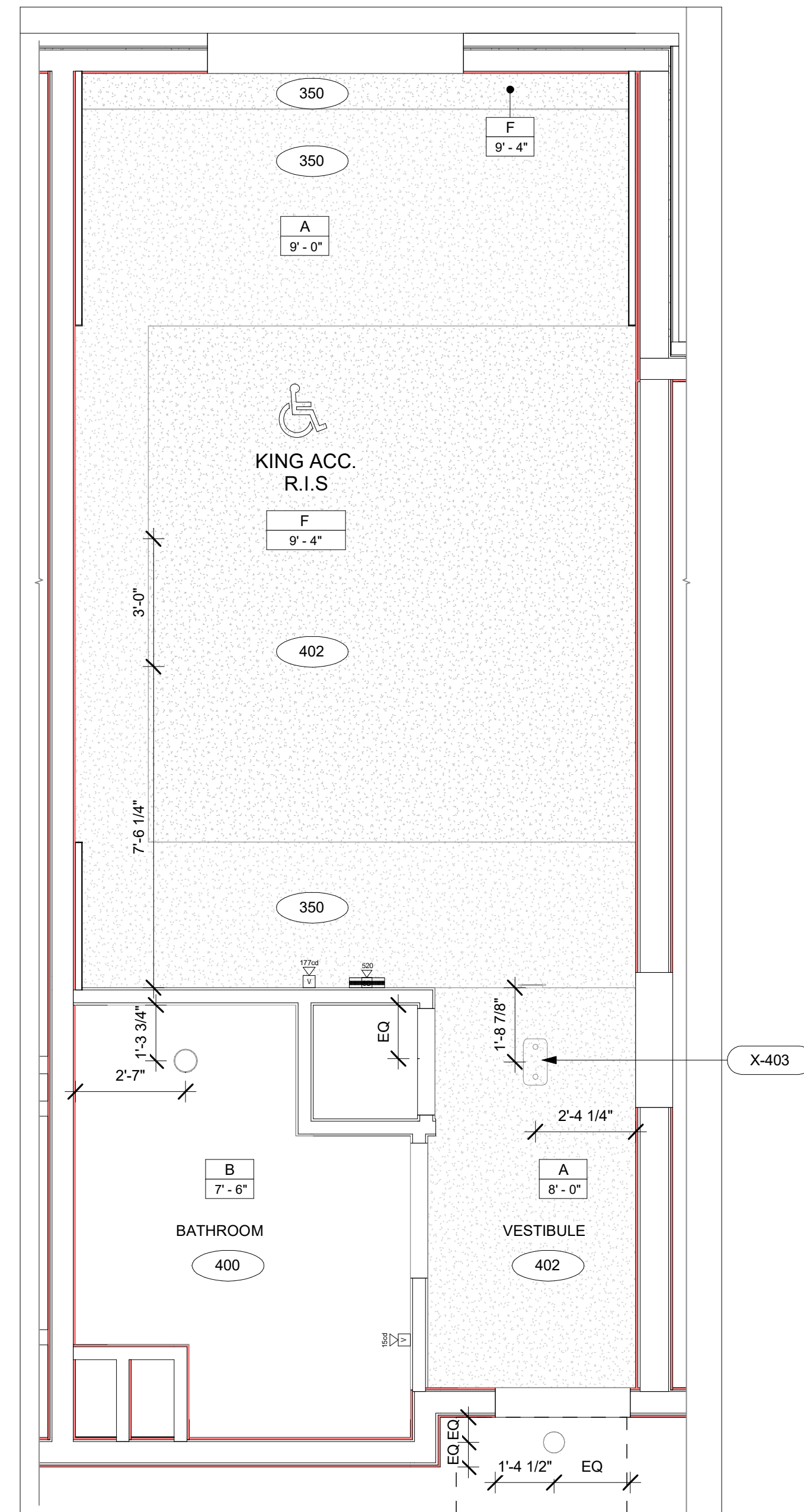
2 GUESTROOM ADA-KING W/ris ELEVATION-D  
3/8" = 1'-0"



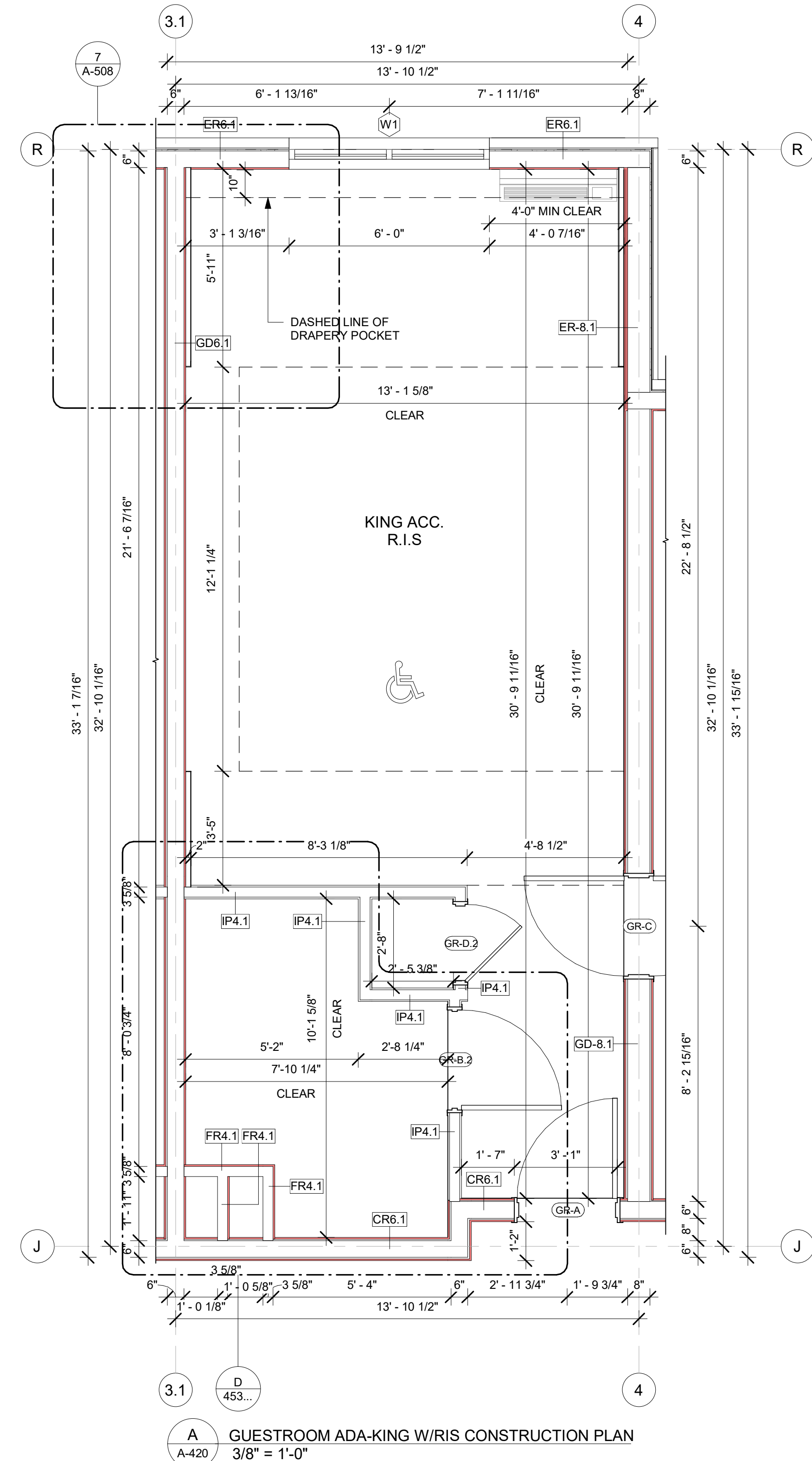
D GUESTROOM ADA-KING W/ris FLOOR FINISH PLAN  
3/8" = 1'-0"



C GUESTROOM ADA-KING W/ris FURNITURE & POWER PLAN  
3/8" = 1'-0"



B GUESTROOM ADA-KING W/ris RCP  
3/8" = 1'-0"



A GUESTROOM ADA-KING W/ris CONSTRUCTION PLAN  
3/8" = 1'-0"

## GENERAL RCP NOTES

### BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9'-0" GRID ON SUSPENDED GRID SYSTEM.

### PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

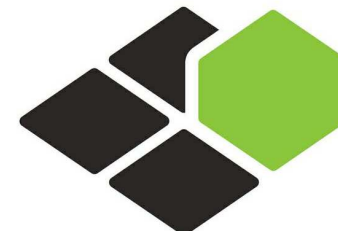
### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## CEILING FINISH LEGEND

A	CEILING FINISH
9'-4"	CEILING HEIGHT

- PRIME & PAINTED GYPSUM BOARD
- PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
- 2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
- 2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
- 6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
- EPOXY PAINT
- 2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
- METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
- 2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

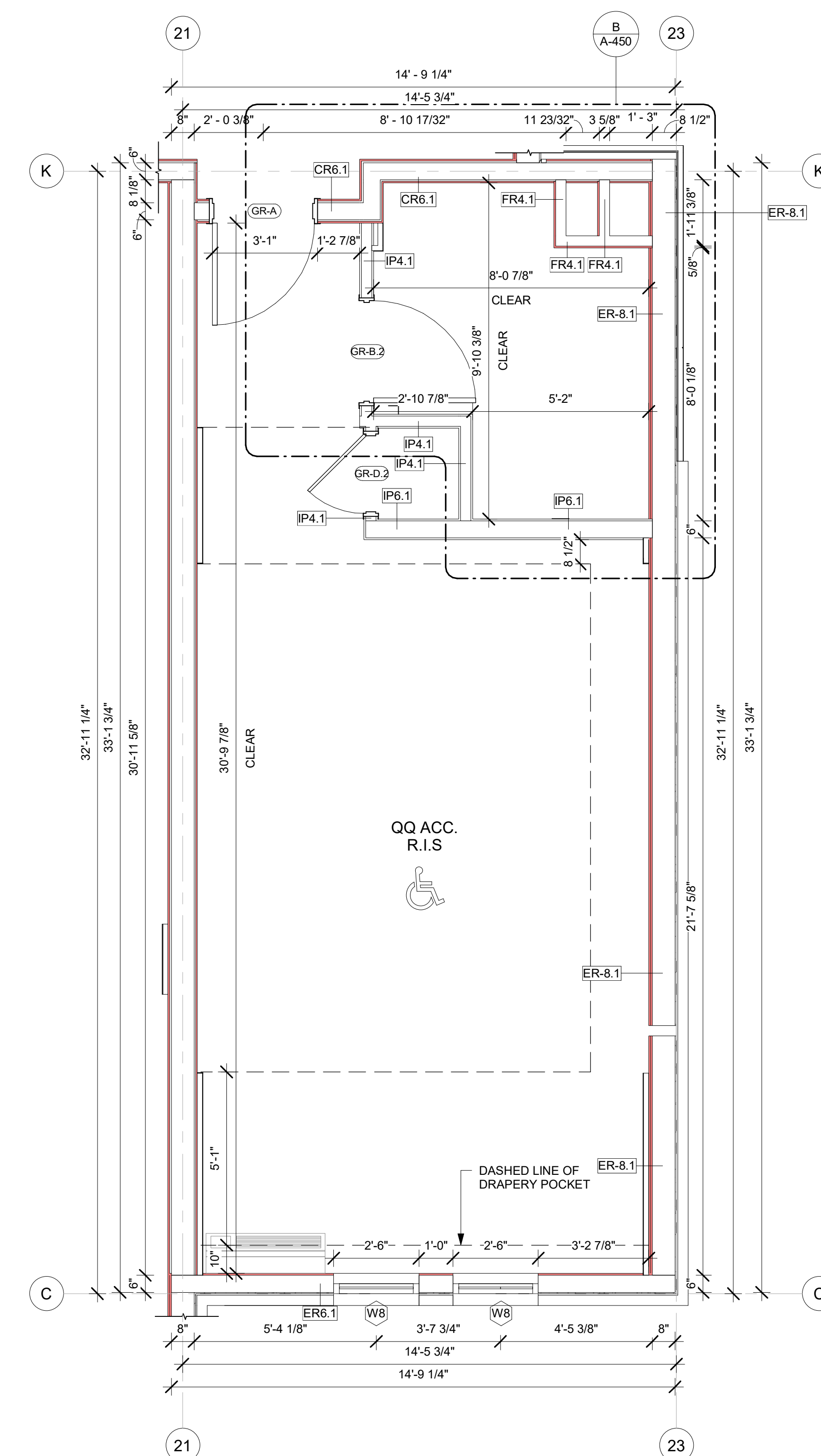
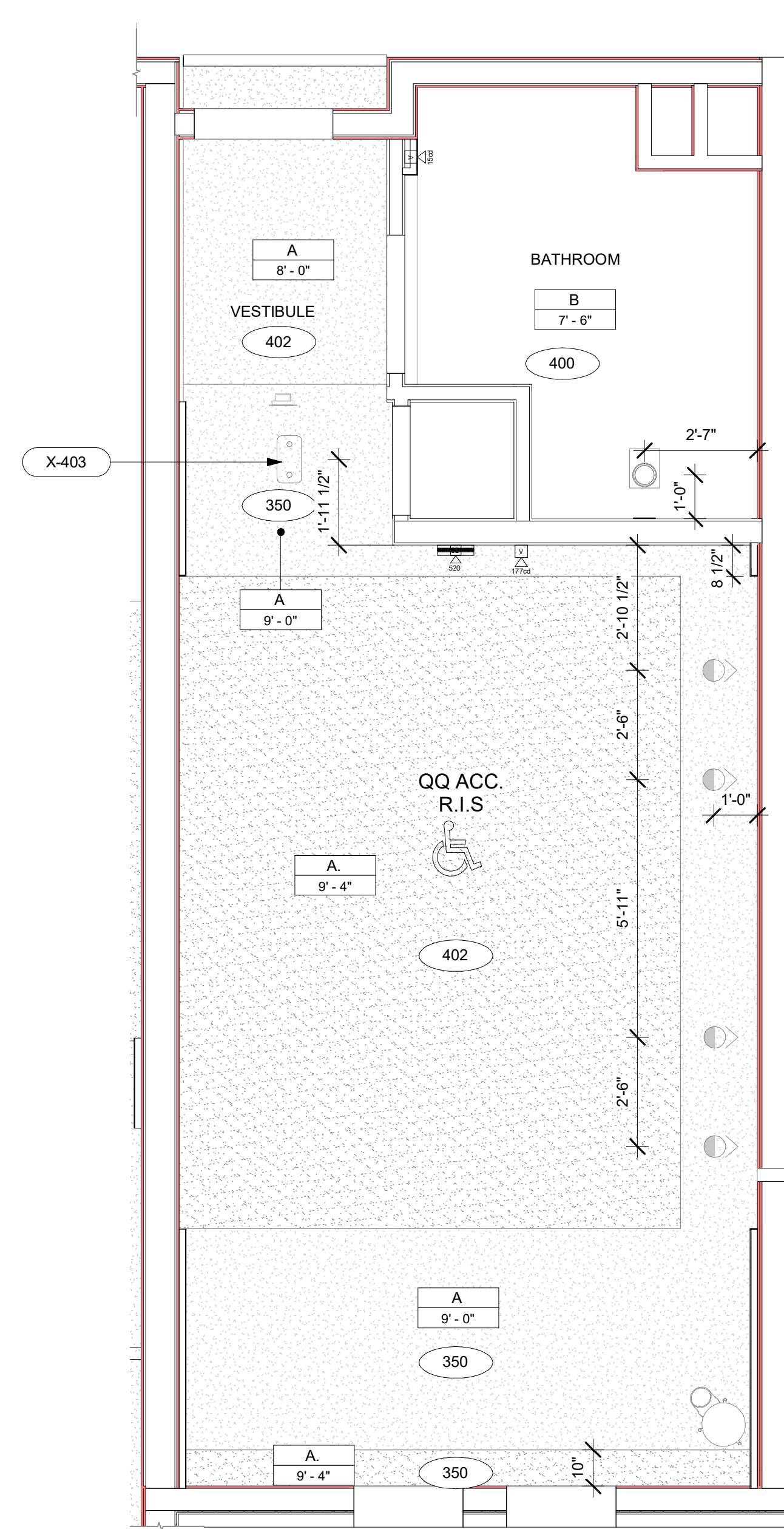
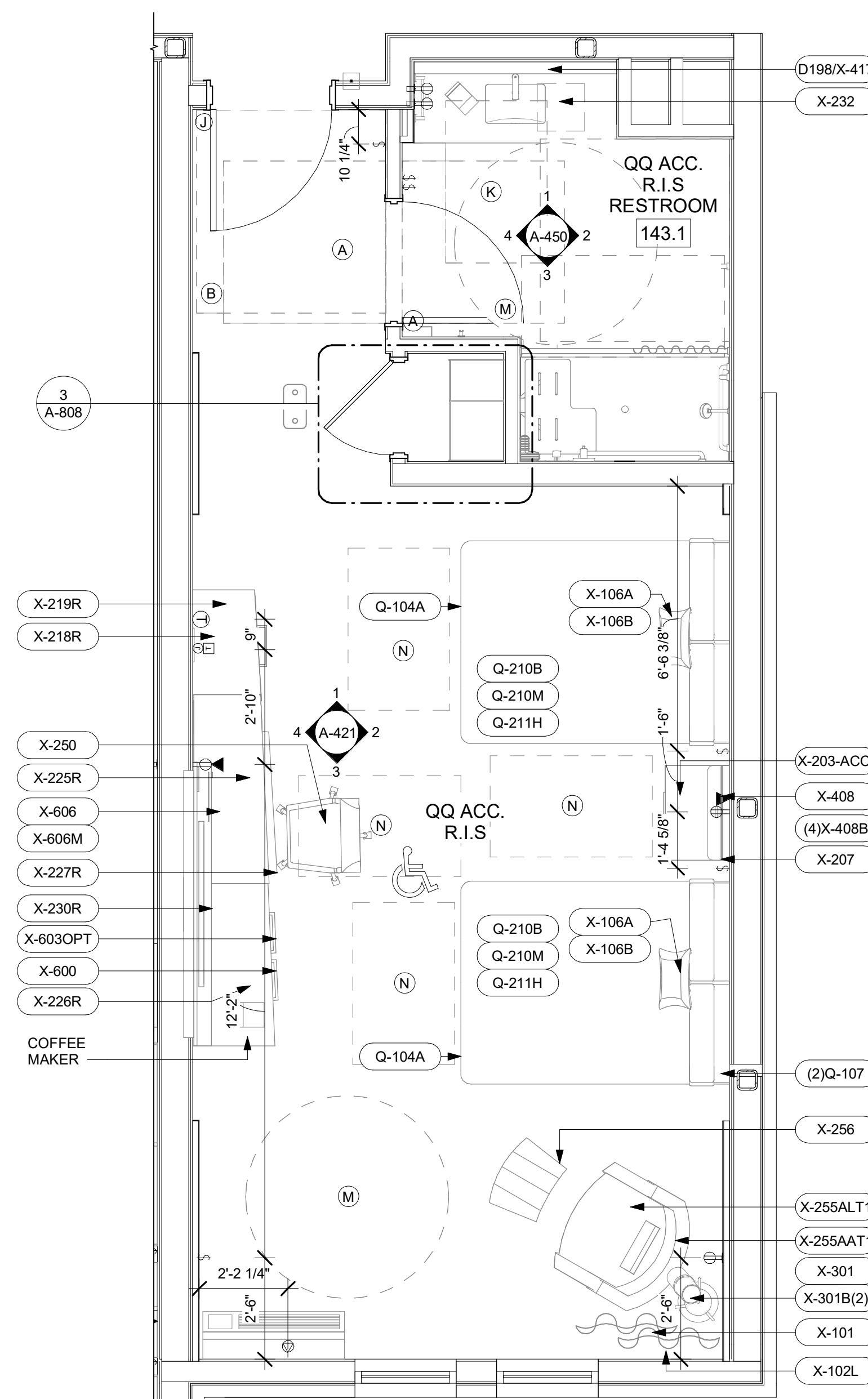
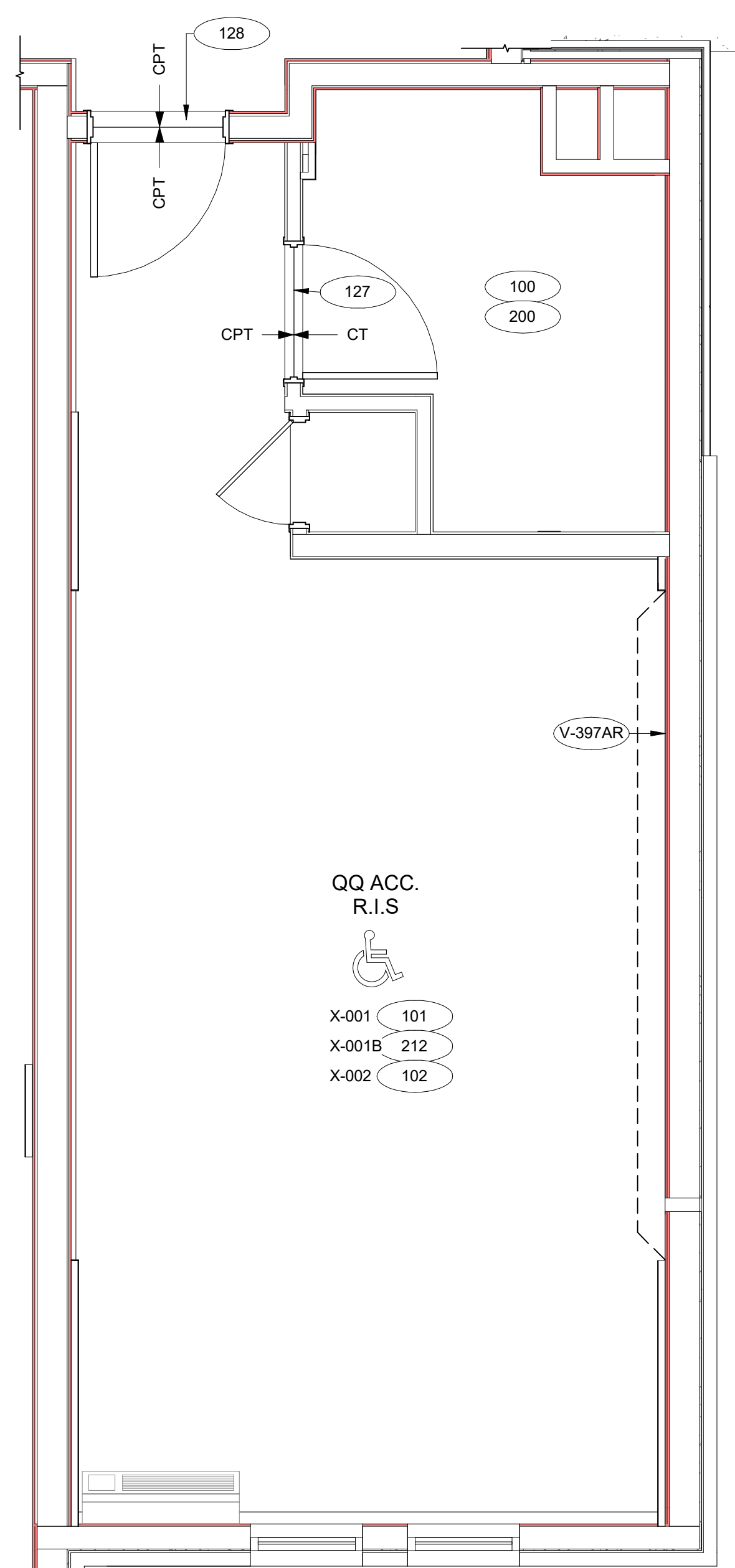
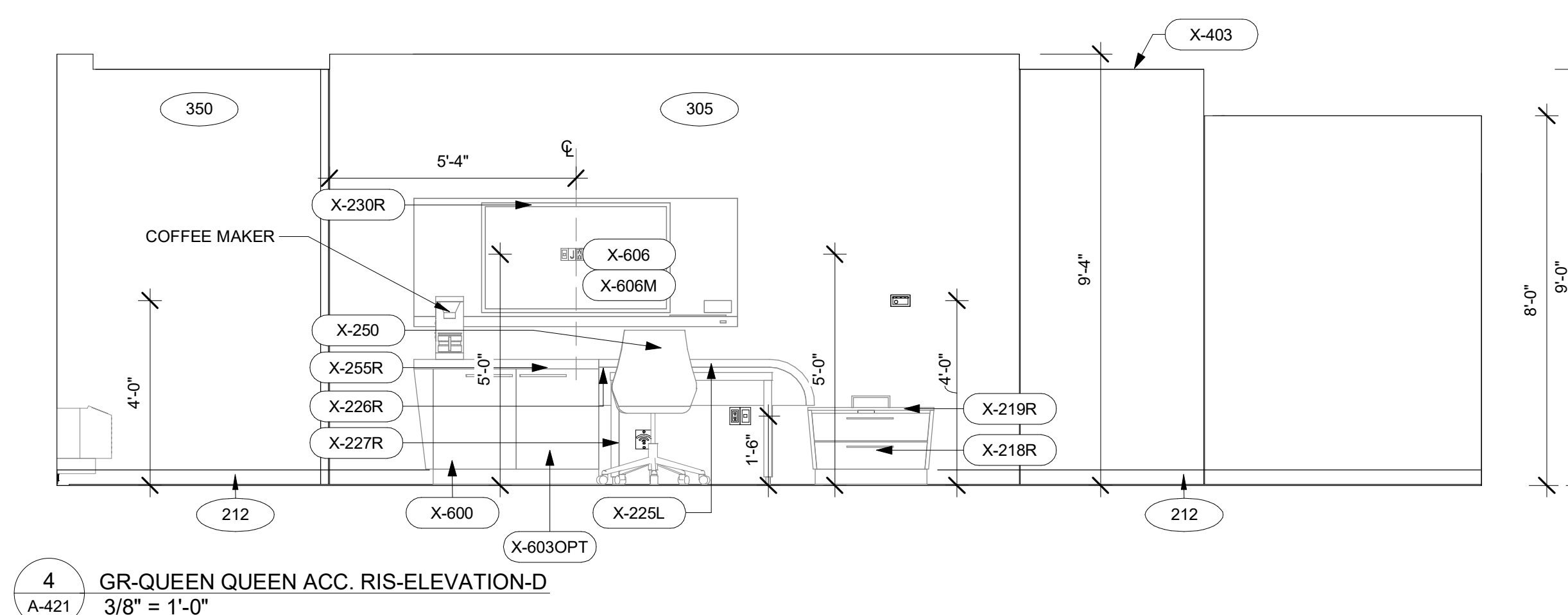
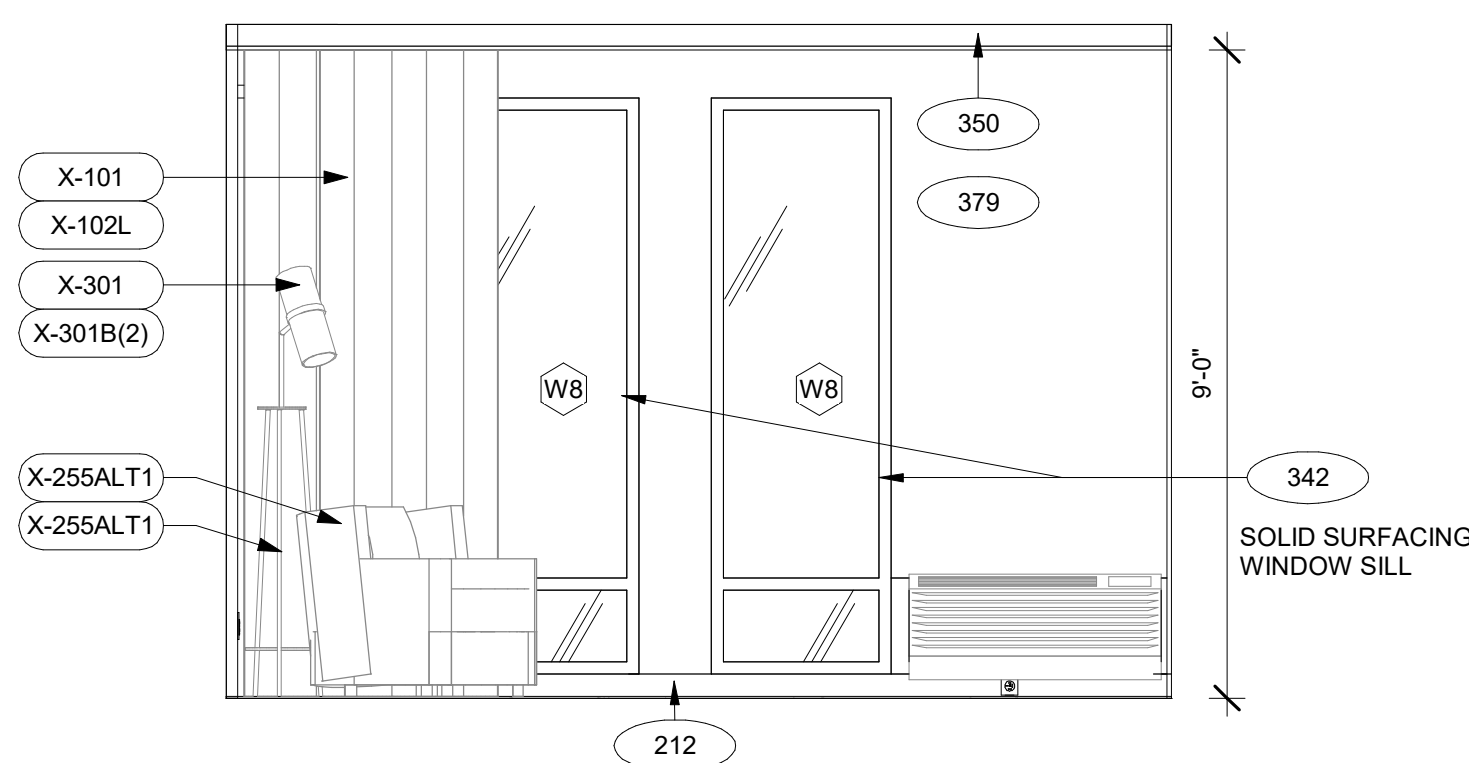
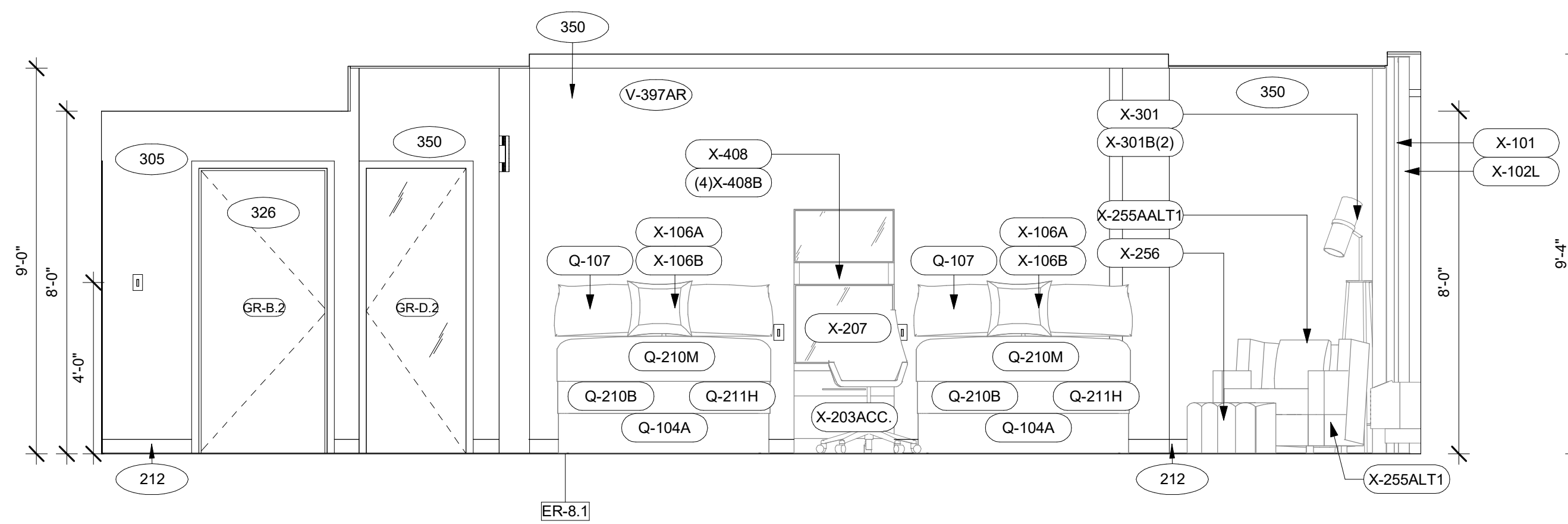
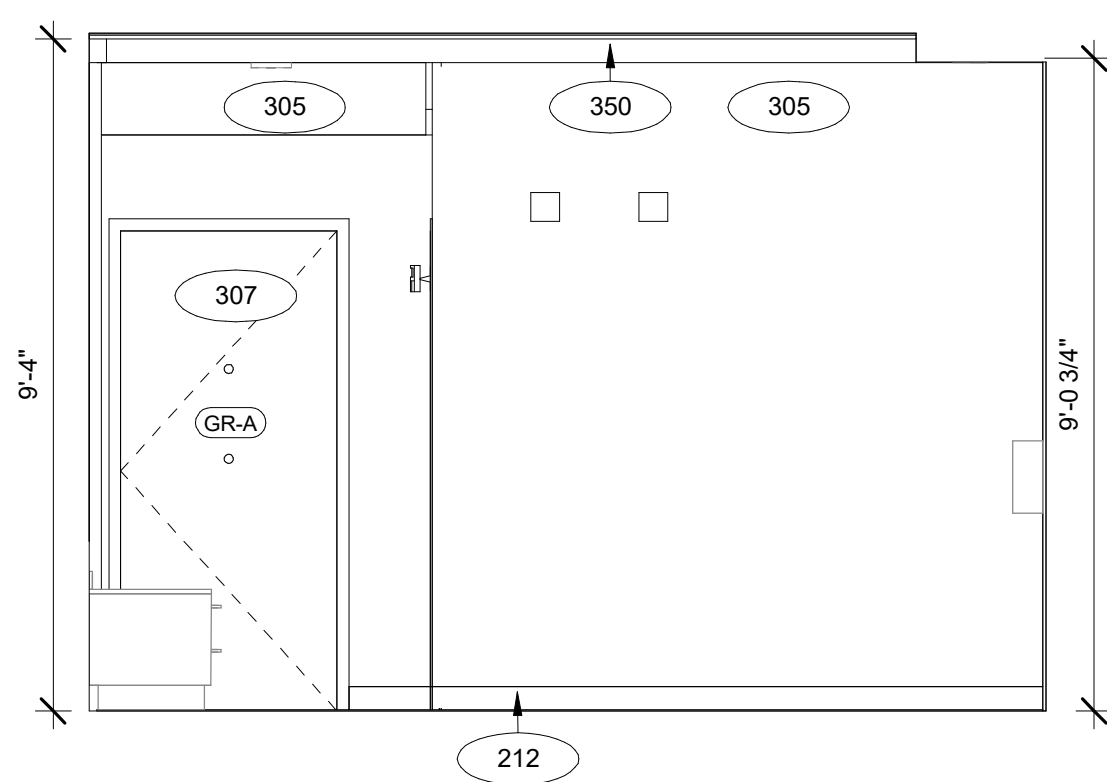
SHEET NAME

**GUESTROOM ACC. KING W/ris FLOOR PLANS**

DRAWINGS NO.

**A-420**





## GENERAL RCP NOTES

- | BASE4 NOTES |   |
|-------------|---|
| 1.          | REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.                         |
| 2.          | COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS. |
| 3.          | REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.                                 |
| 4.          | CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SQ. FT.       |
| 5.          | REFER TO CEILING DETAILS FOR FURTHER INFORMATION.   |
| 6.          | ALL ACT TILE CENTERED IN ROOM.  |
| 7.          | USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.   |

- | PROJECT NOTES |  |
|---------------|--|
| 1.            | REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS. |
| 2.            | BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP.  |
| 3.            | CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.   |

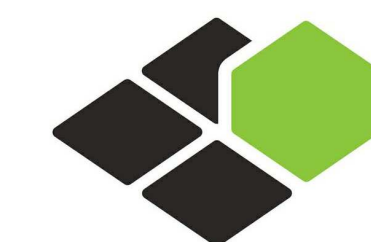
## GENERAL FLOOR PLAN NOTES

- |    |  |
|----|--|
|    | <b>BASE4 NOTES</b>   |
| 1. | ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED                            |
| 2. | INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.           |
| 3. | PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.                            |
| 4. | 30" OF MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.  |
| 5. | REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES |
| 6. | REFER TO SHEETS SITTING ON L-420 FOR ENLARGED GUESTROOM INFORMATION.             |
| 7. | REF G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS                     |

- | PROJECT NOTES |   |
|---------------|---|
| 1.            | REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS. |
| 2.            | REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.      |
| 3.            | REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.                    |
| 4.            | REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.   |

### GENERAL NOTE FOR LEGENDS

- |   |
|---|
| <b>BASE4 NOTES</b>  |
| <p>1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.</p> <p>2. REFER "Court yard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.</p> <p>3. REFER "22-224000b-C-Plumbing Fixture Matrix_Gen 6_CYnergy" FOR RESTROOM ACCESSORIES.</p> |



BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 [www.base-4.com](http://www.base-4.com)

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Sea



Owner

## TOP Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY RC

CHECKED BY RB/DDP

PROJECT NO.	B4-157-1801
-------------	-------------

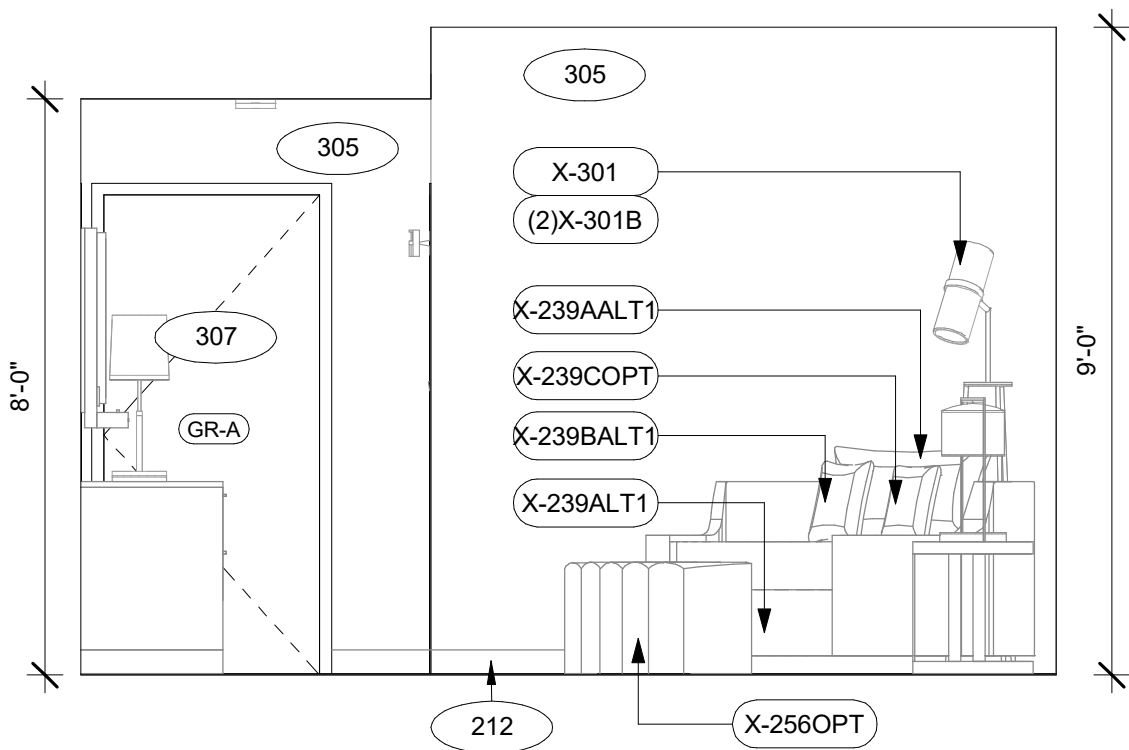
SHEET NAME
------------

GUESTROOM ACC.  
QUEEN QUEEN RIS  
FLOOR PLANS

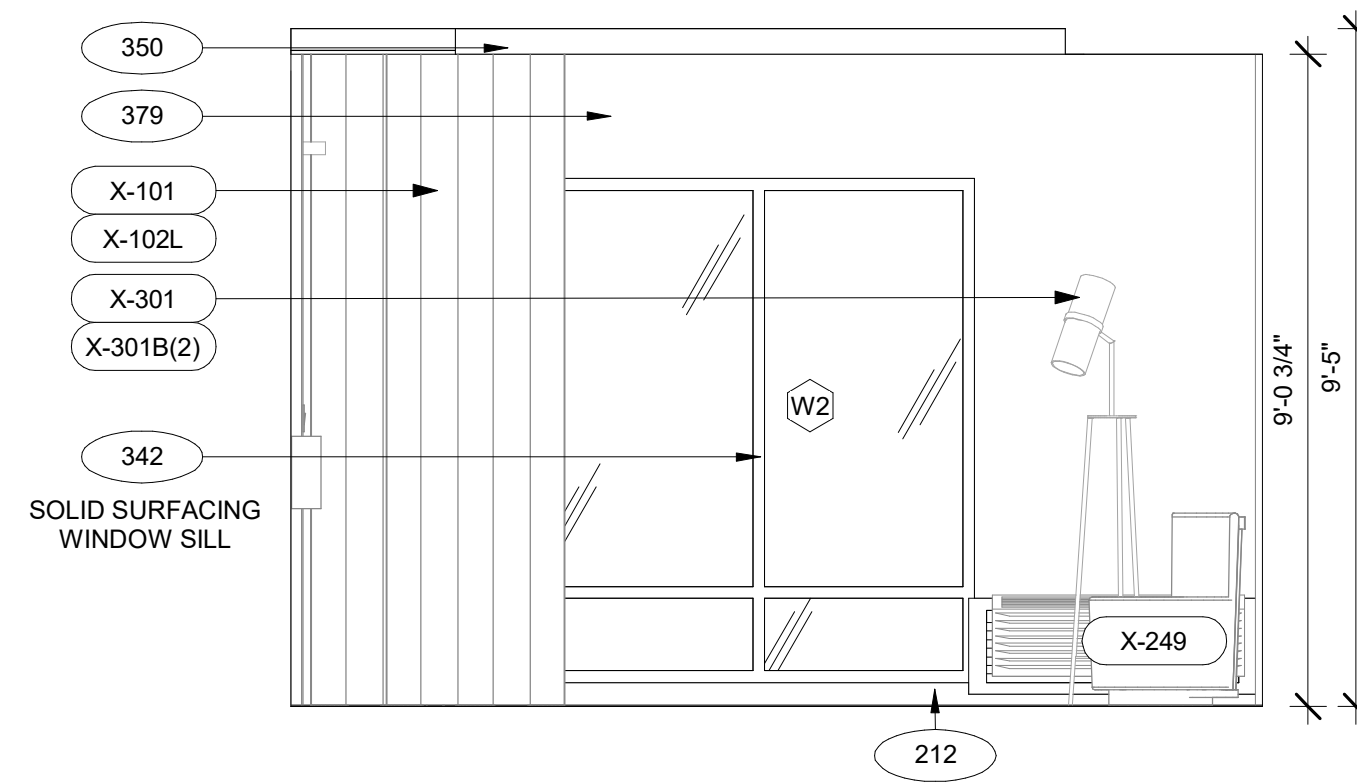
DRAWINGS NO.

**A-421**

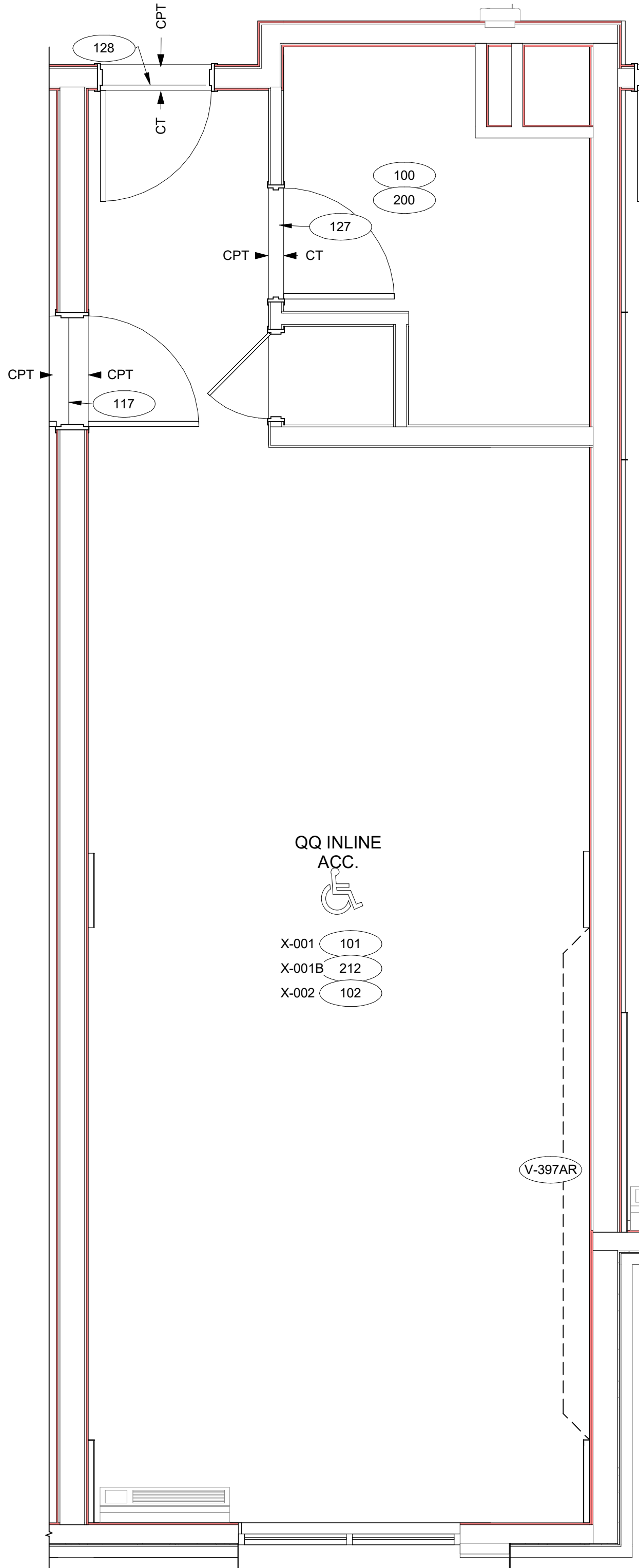




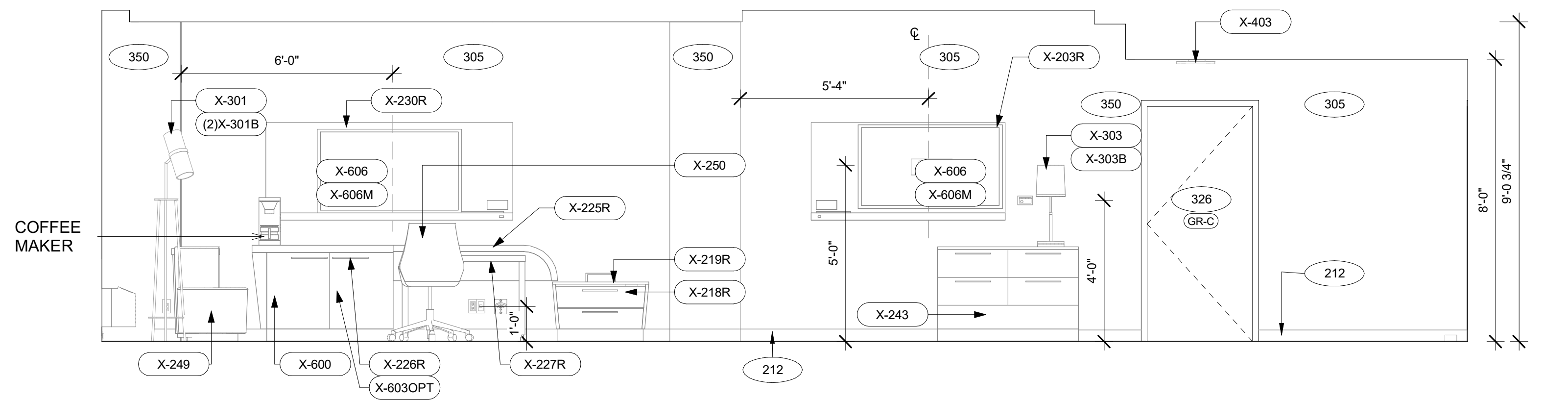
1 GR-QQ INLINE ACC. RIS. ROOM ELEVATION-A  
3/8" = 1'-0"



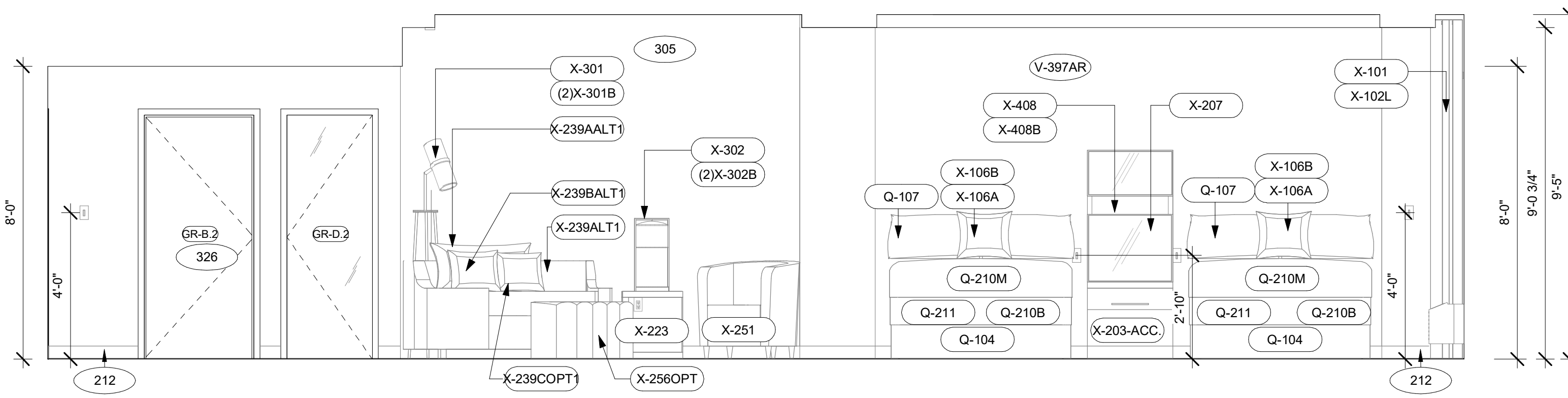
3 GR-QQ INLINE ACC. RIS. ROOM ELEVATION-C  
3/8" = 1'-0"



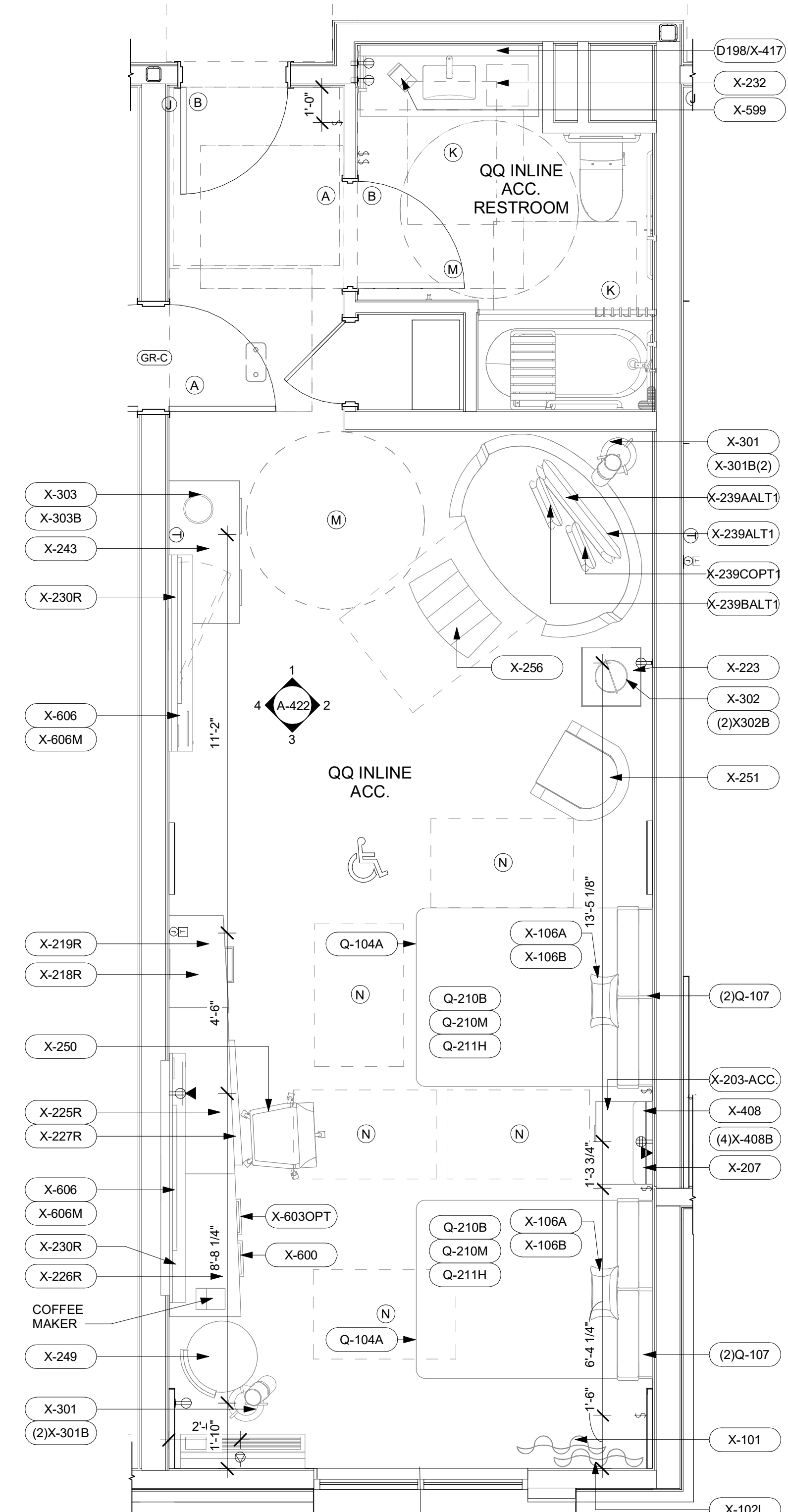
D GR-QQ INLINE ACC. ROOM FLOOR FINISH PLAN  
3/8" = 1'-0"



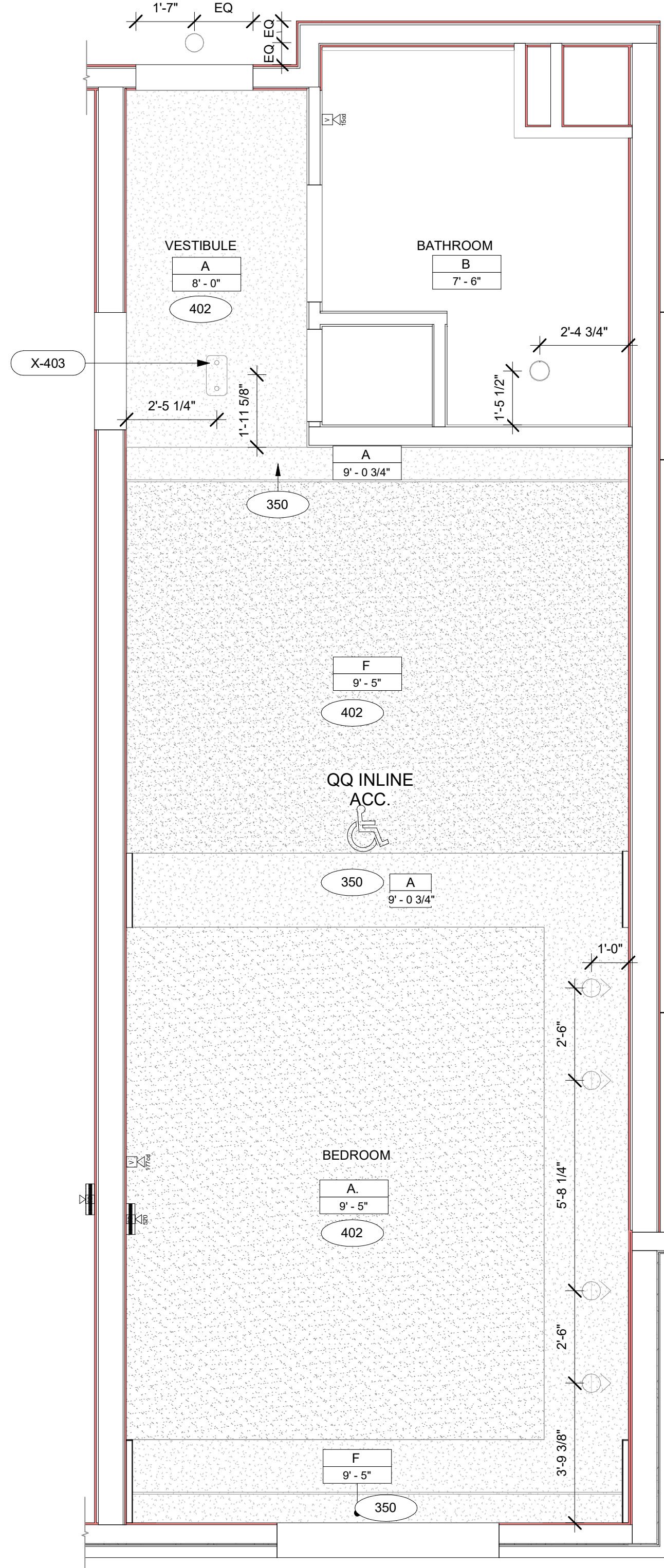
4 GR-QQ INLINE ACC. RIS. ROOM ELEVATION-B  
3/8" = 1'-0"



2 GR-QQ INLINE ACC. RIS. ROOM ELEVATION-D  
3/8" = 1'-0"



C GR-QQ INLINE ACC. ROOM FURNITURE & POWER PLAN  
3/8" = 1'-0"



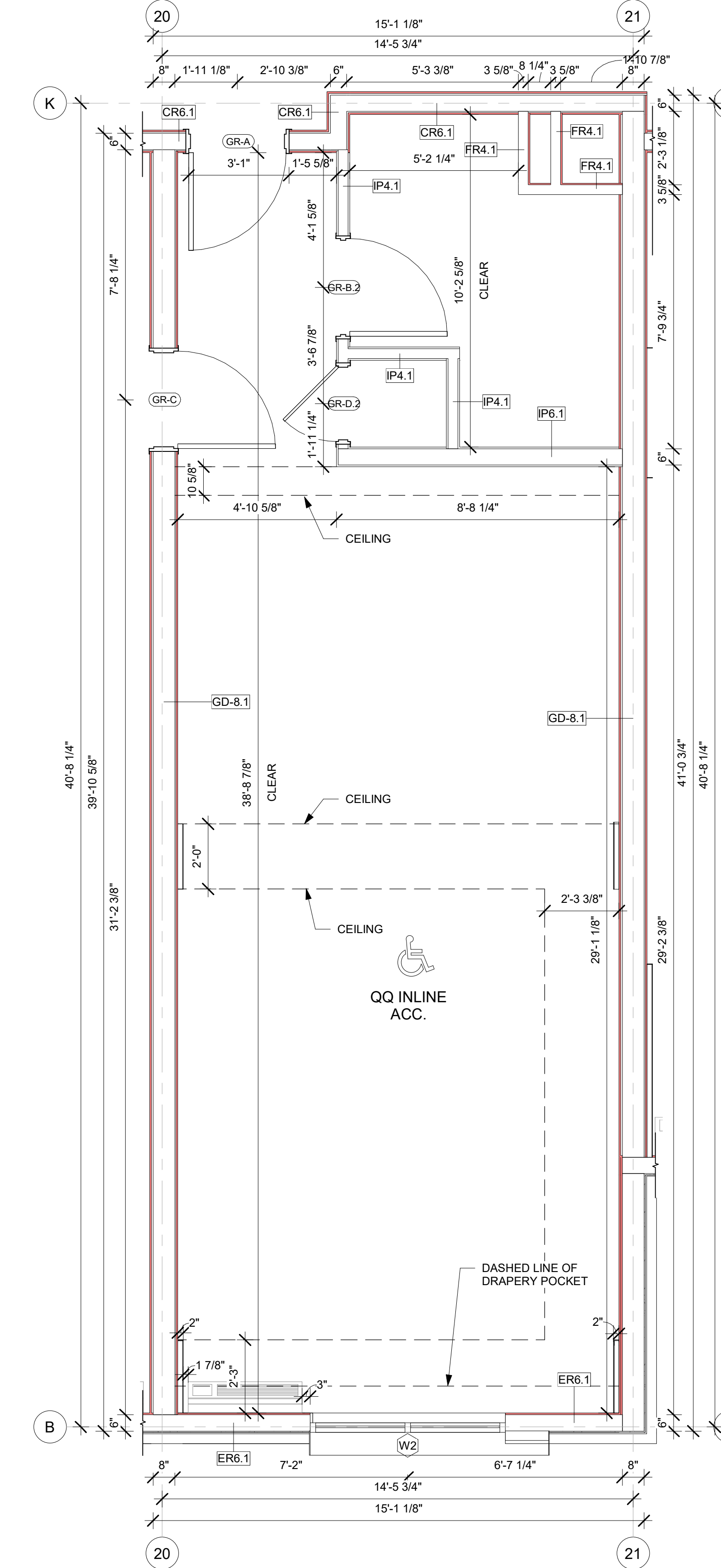
B GR-QQ INLINE ACC. ROOM RCP  
3/8" = 1'-0"

GENERAL RCP NOTES	
BASE4 NOTES	
1.	REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2.	COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3.	REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4.	CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
5.	REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6.	ALL ACT TILE CENTERED IN ROOM.
7.	USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.
PROJECT NOTES	
1.	REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2.	BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP.
3.	CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

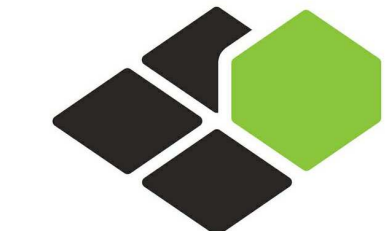
GENERAL NOTE FOR LEGENDS	
BASE4 NOTES	
1.	REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2.	REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
3.	REFER "22-224000b-C-Plumbing Fixture Matrix_Gen 6_Cynergy" FOR RESTROOM ACCESSORIES.

GENERAL FLOOR PLAN NOTES	
BASE4 NOTES	
1.	ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2.	INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3.	PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4.	GYPSON WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSON WALLBOARD.
5.	REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6.	REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7.	REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.
PROJECT NOTES	
1.	REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2.	REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3.	REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4.	REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

CEILING FINISH LEGEND	
A	CEILING FINISH
9'-4"	CEILING HEIGHT
A PRIME & PAINTED GYPSON BOARD	
B PRIME & PAINTED GYPSON BOARD- MOISTURE RESISTANT	
C 2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
D 2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
E 6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.	
F EPOXY PAINT	
G 2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.	
I METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3	
J 2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.	



A GR-QQ INLINE ACC. ROOM CONSTRUCTION PLAN  
3/8" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

GUESTROOM ACC.  
QUEEN INLINE  
FLOOR PLANS

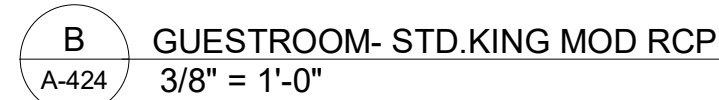
DRAWINGS NO.

A-422





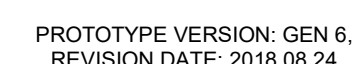




1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.

2. REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.

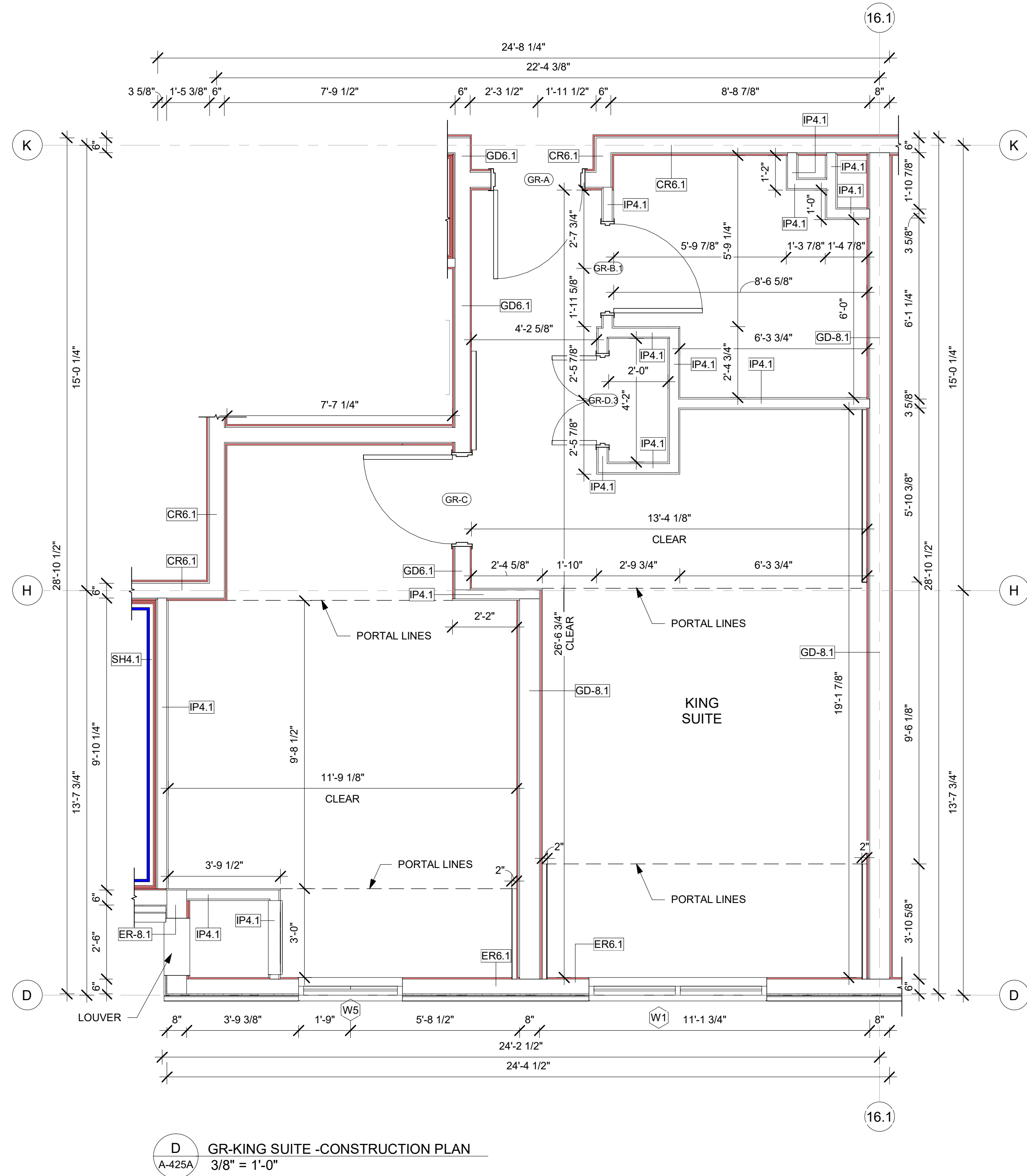
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_CYnergy" FOR RESTROOM ACCESSORIES.



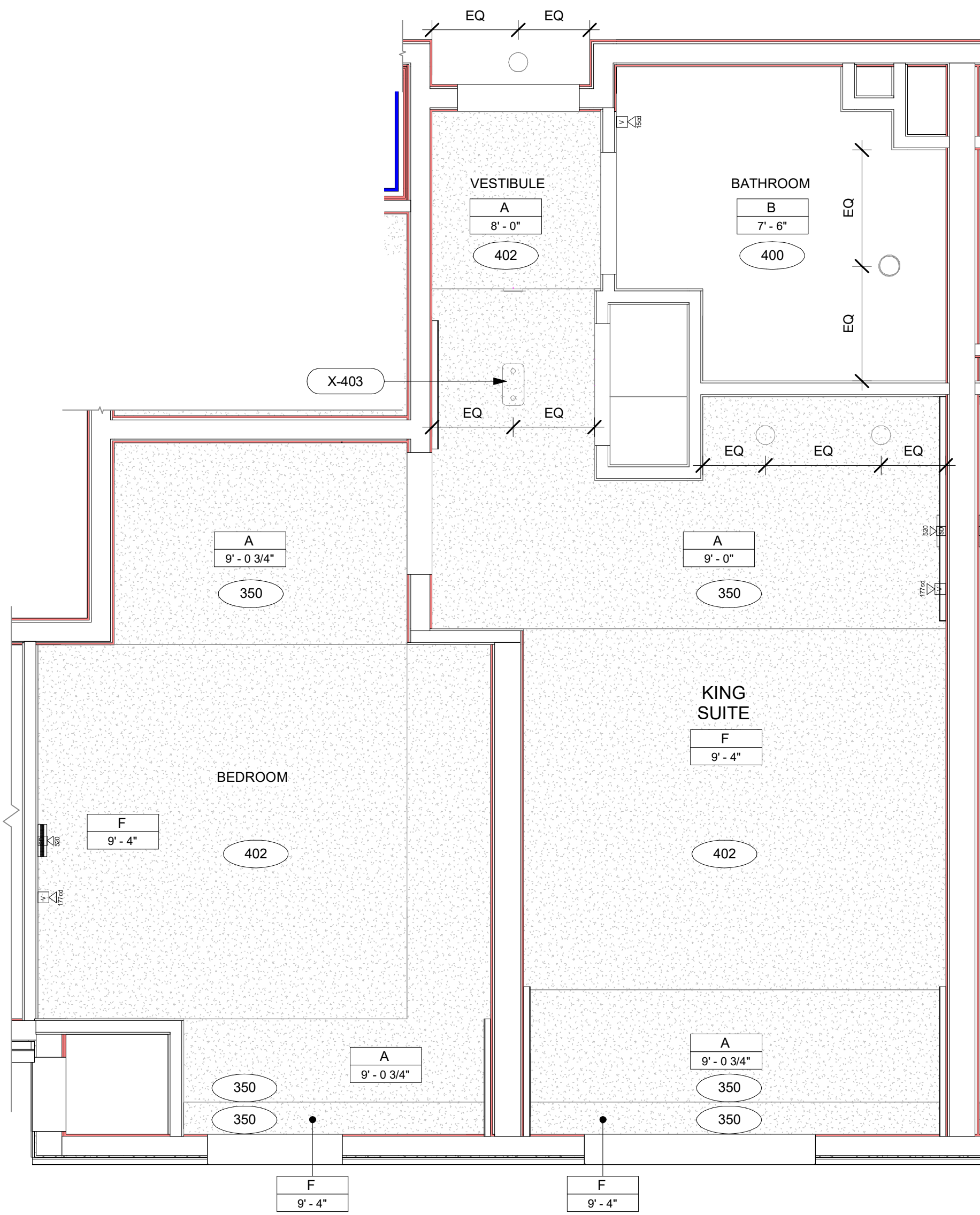
ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

**A-424**

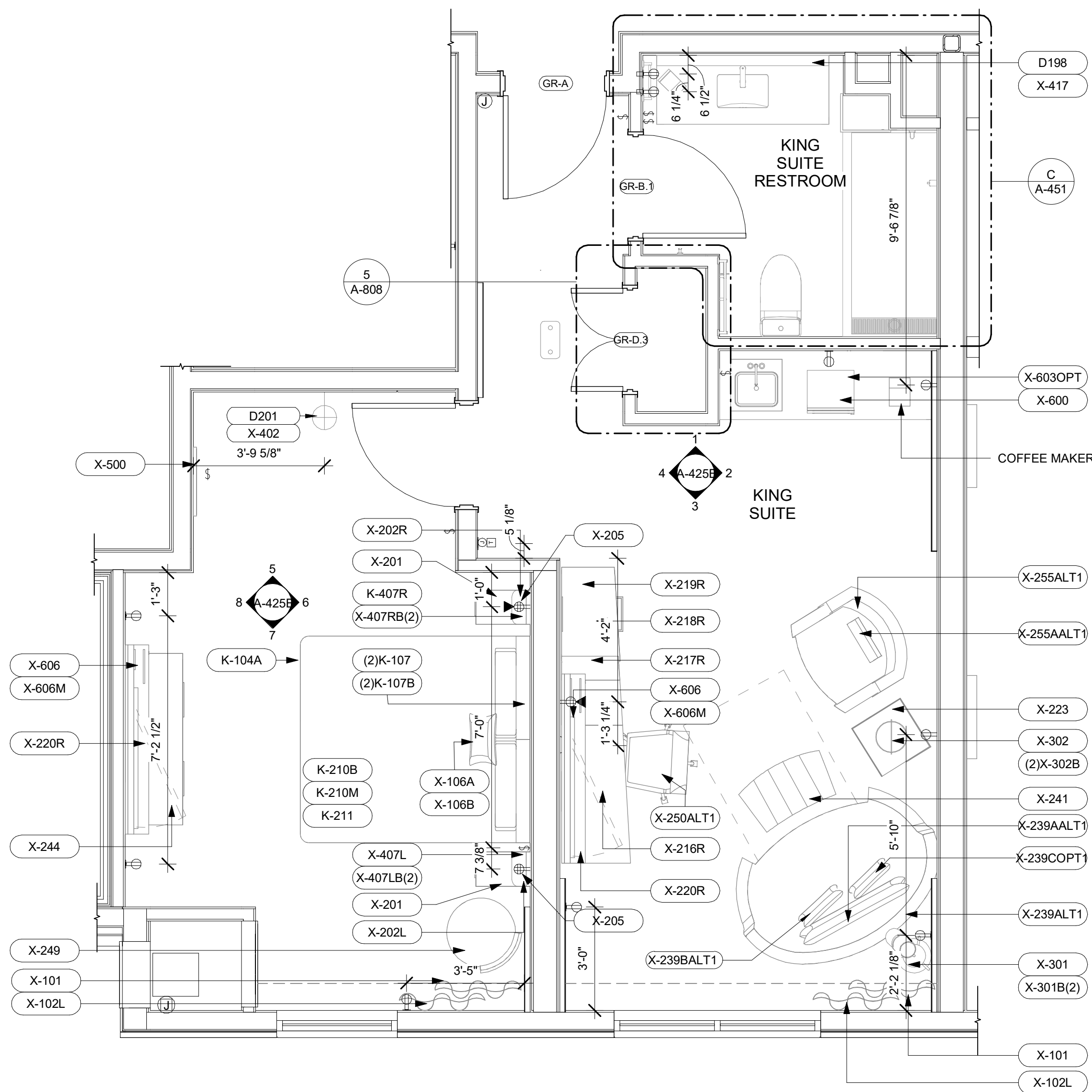




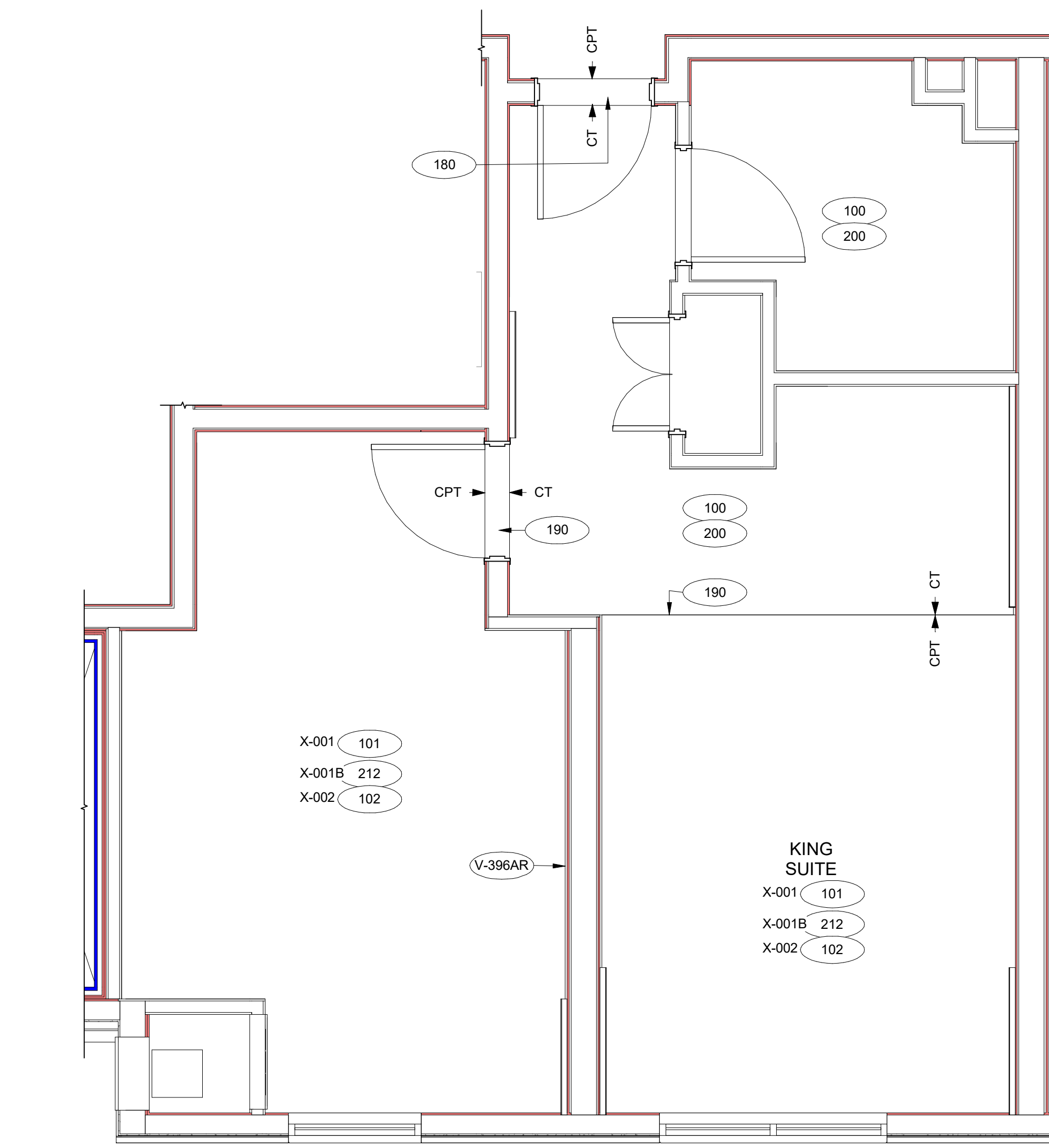
D GR-KING SUITE -CONSTRUCTION PLAN  
3/8" = 1'-0"



C GR-KING SUITE - RCP  
3/8" = 1'-0"



B GR-KING SUITE -FURNITURE & POWER PLAN  
3/8" = 1'-0"



A GR-KING SUITE -FLOOR FINISH PLAN  
3/8" = 1'-0"

## GENERAL RCP NOTES

### BASE4 NOTES

- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
- COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
- REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
- CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
- REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
- ALL ACT TILE CENTERED IN ROOM.
- USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
- CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
- GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
- REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
- REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
- REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

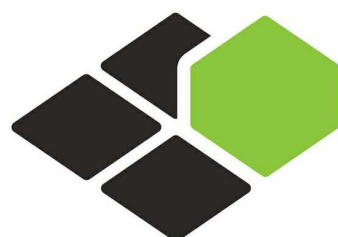
### PROJECT NOTES

- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
- REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
- REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
- REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
- REFER "Courtney Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
- REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_CYnergy" FOR RESTROOM ACCESSORIES.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

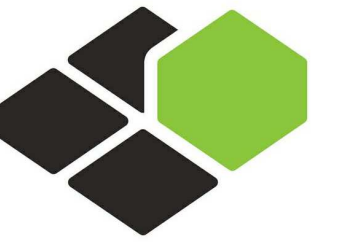
SHEET NAME

GUESTROOM-KING  
SUITE FLOOR  
PLANS

DRAWINGS NO.

A-425A





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

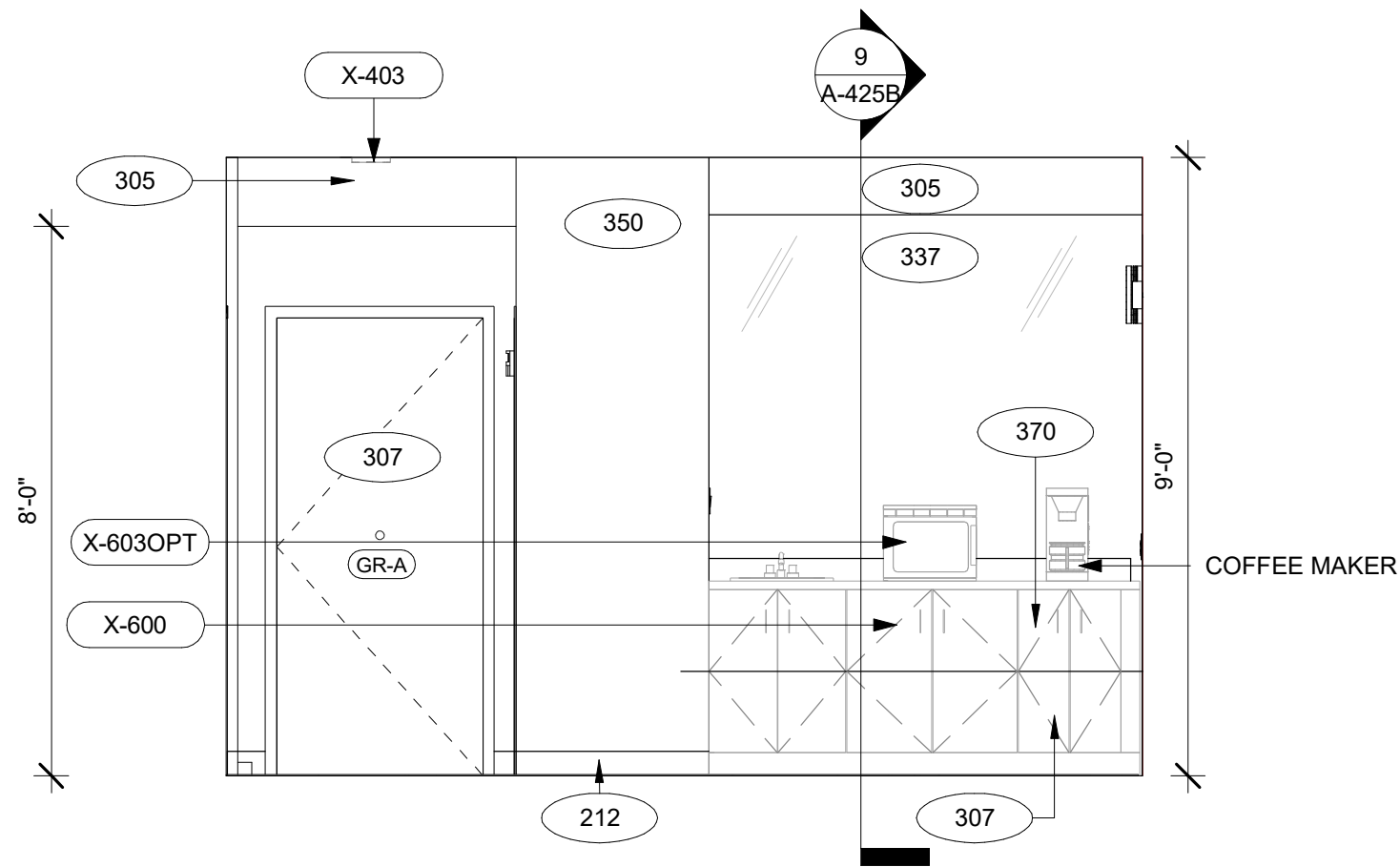
**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

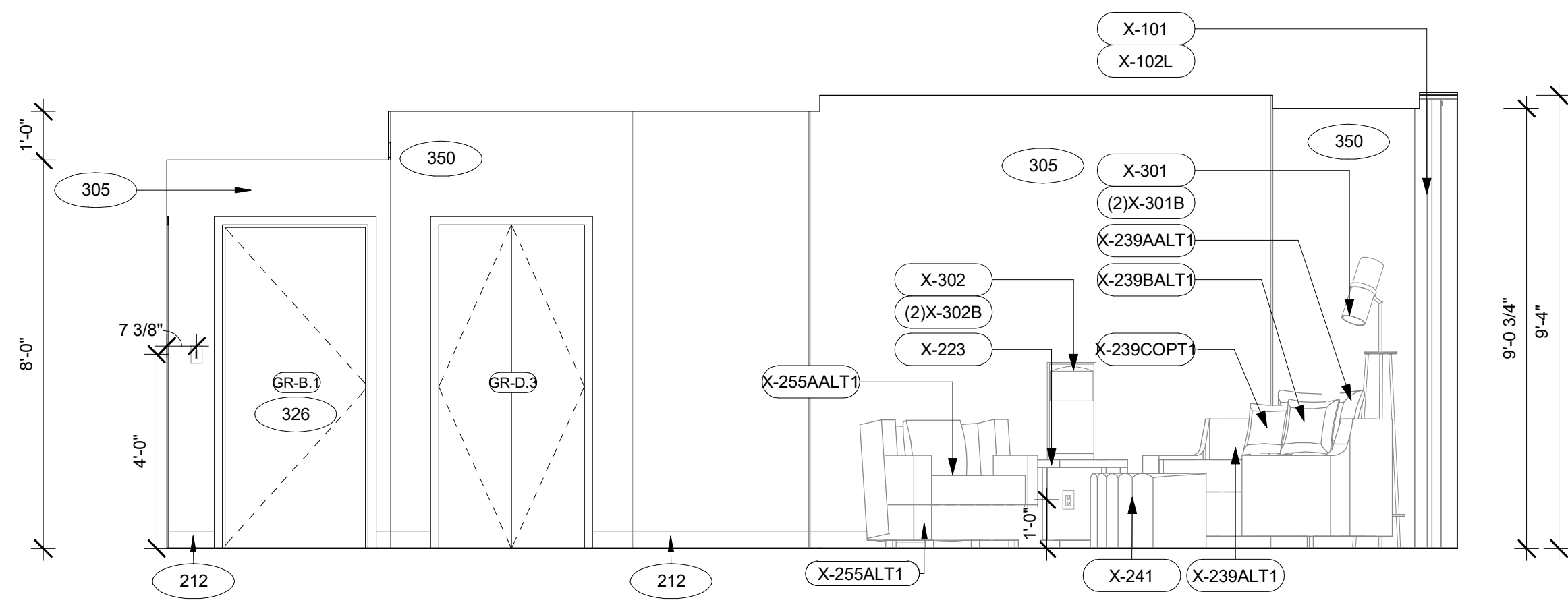
TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

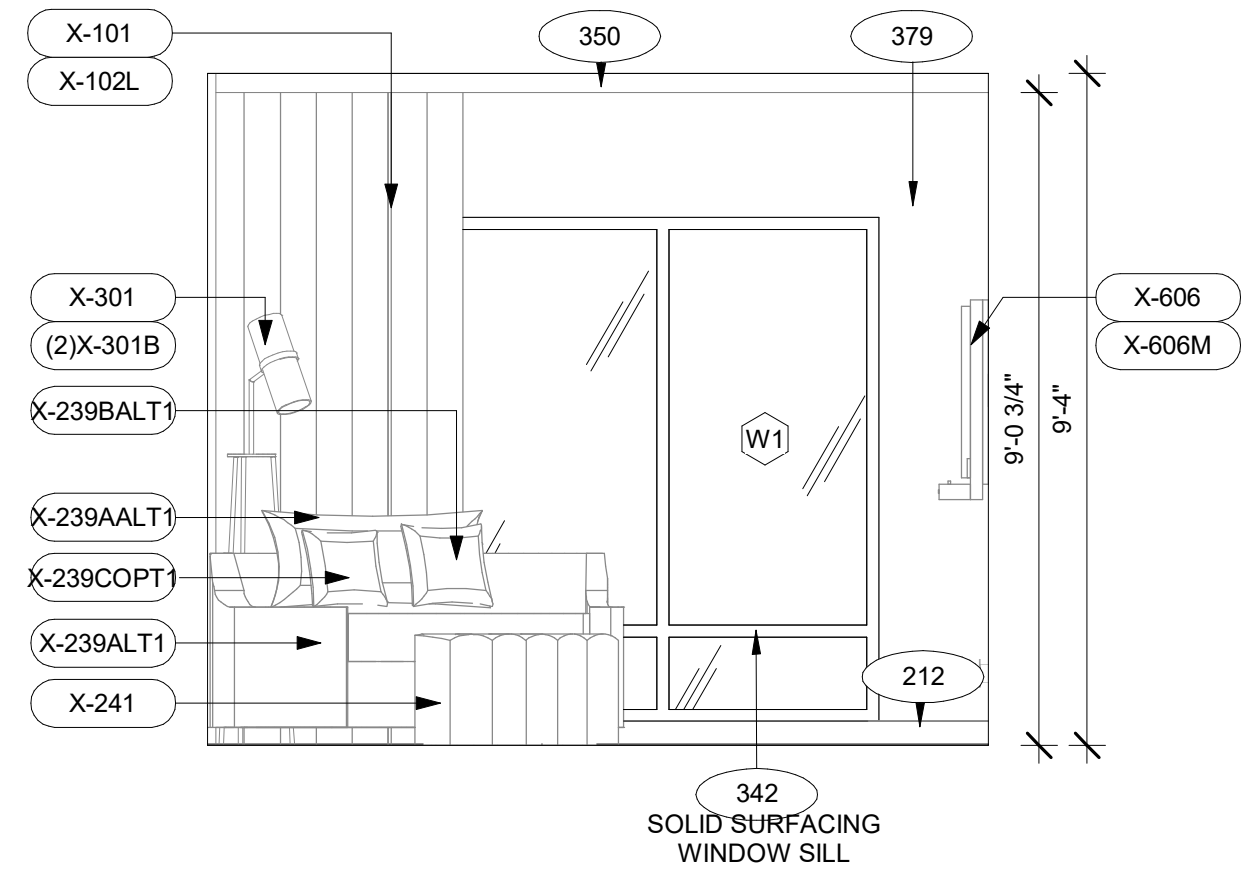
ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT



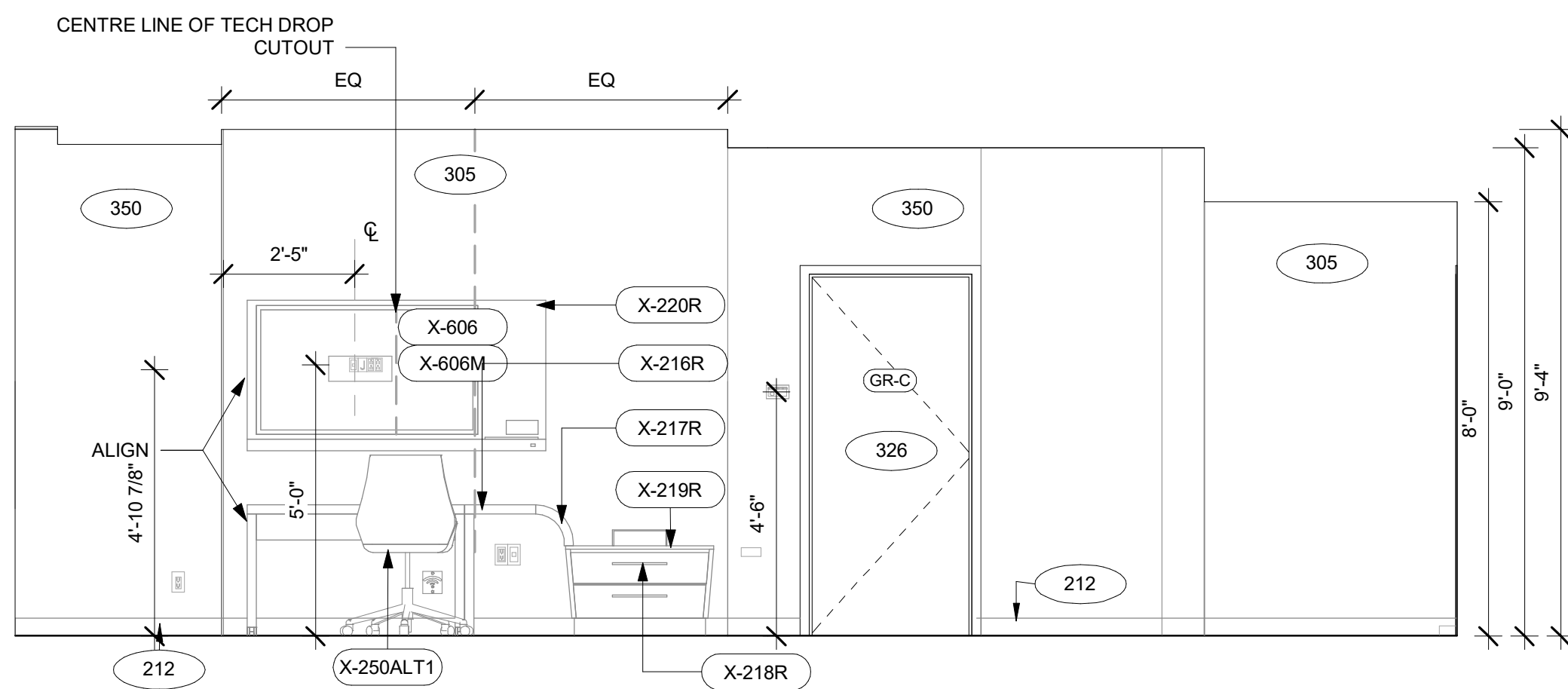
1 GR-KING SUITE ROOM ELEVATION-A  
A-425B  
3/8" = 1'-0"



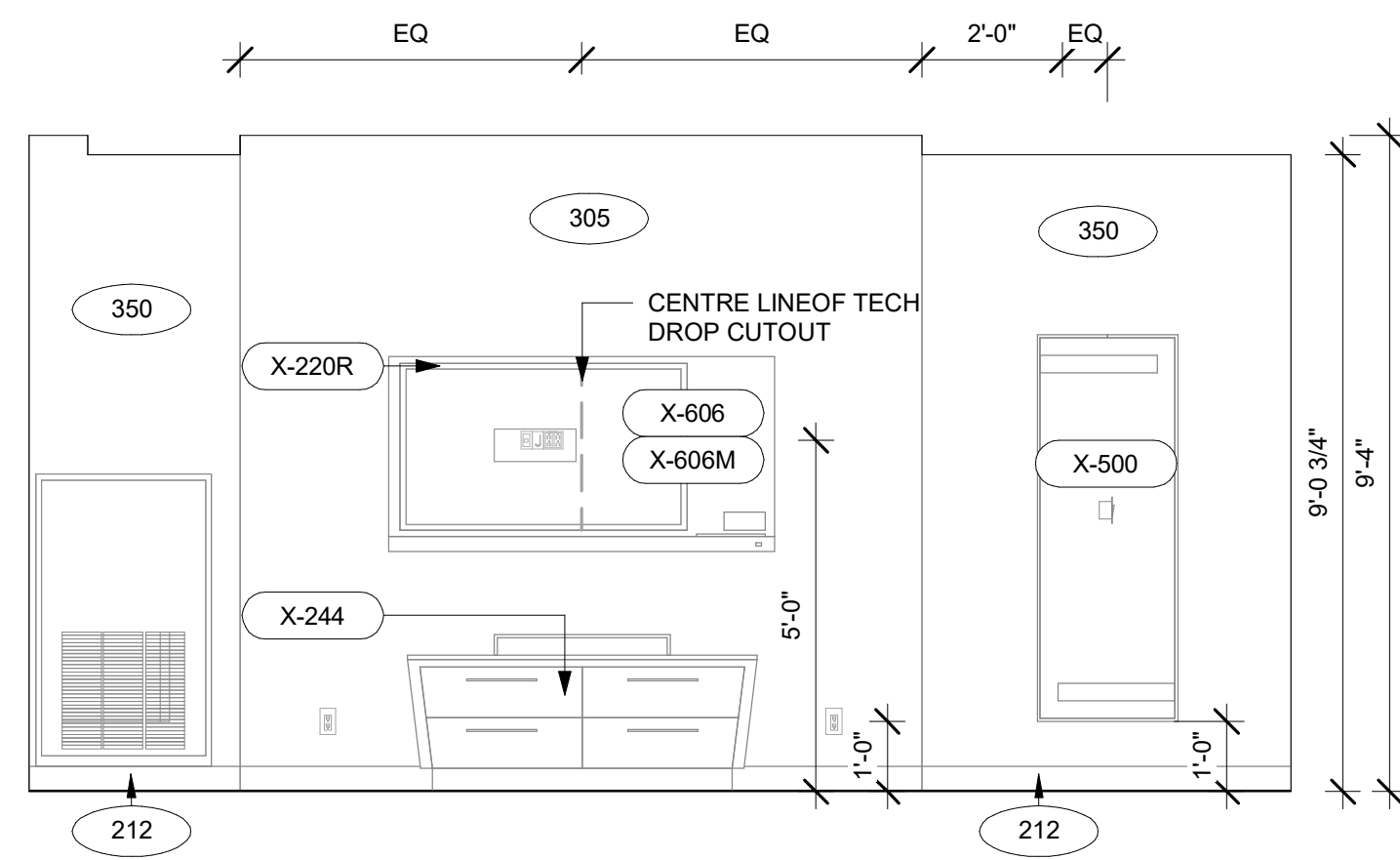
2 GR-KING SUITE ROOM ELEVATION-B  
A-425B  
3/8" = 1'-0"



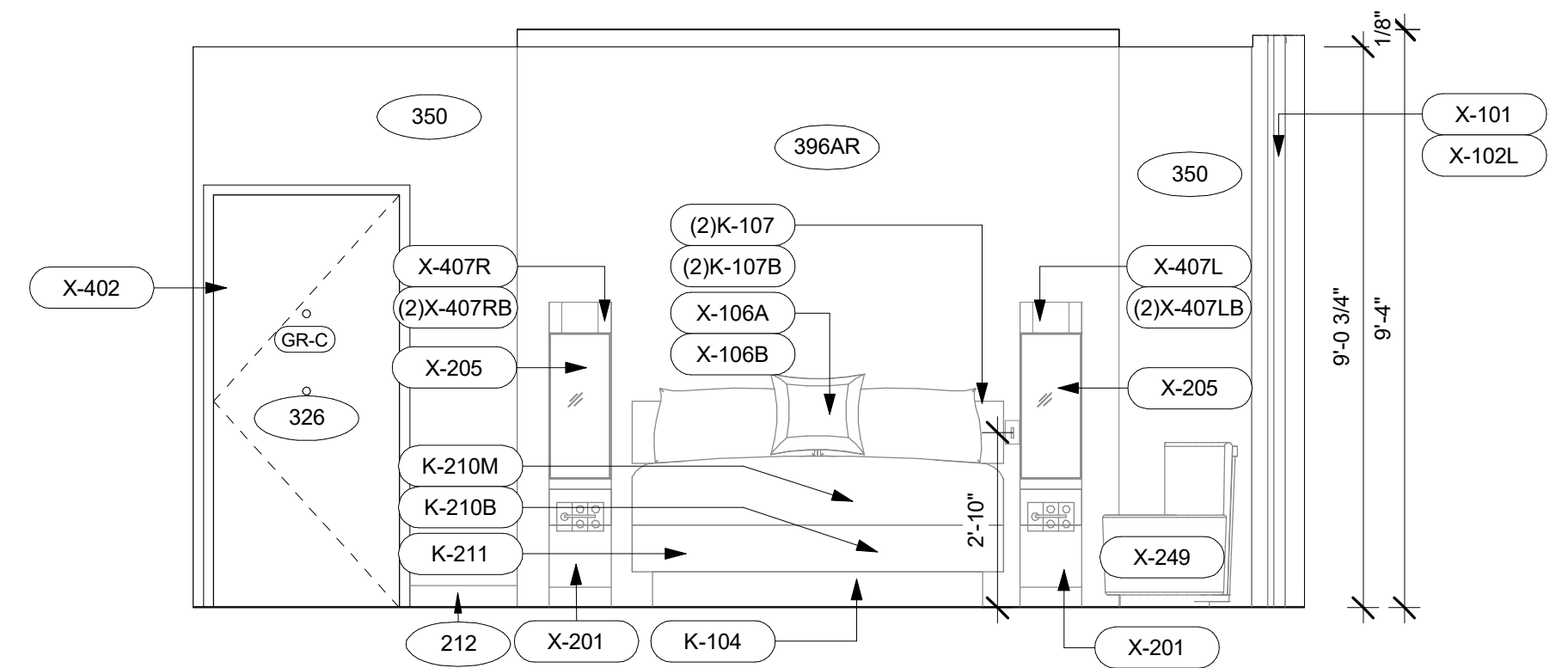
3 GR-KING SUITE ROOM ELEVATION-C  
A-425B  
3/8" = 1'-0"



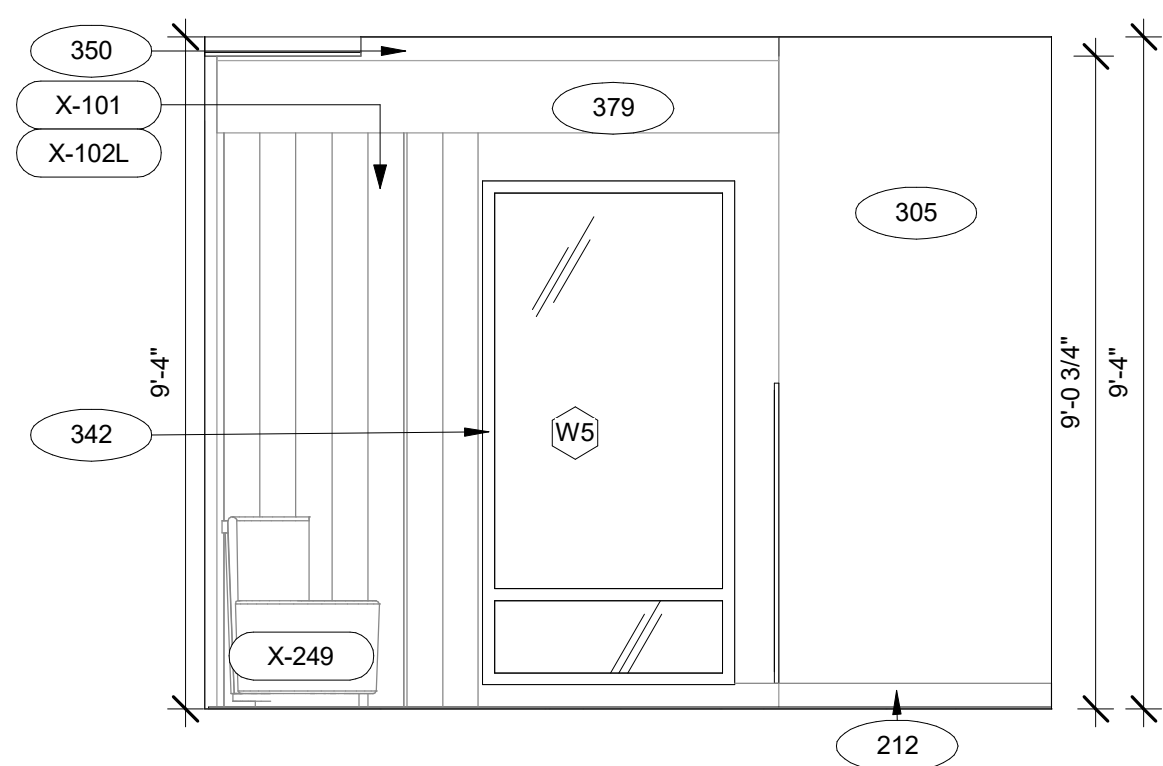
4 GR-KING SUITE ROOM ELEVATION-D  
A-425B  
3/8" = 1'-0"



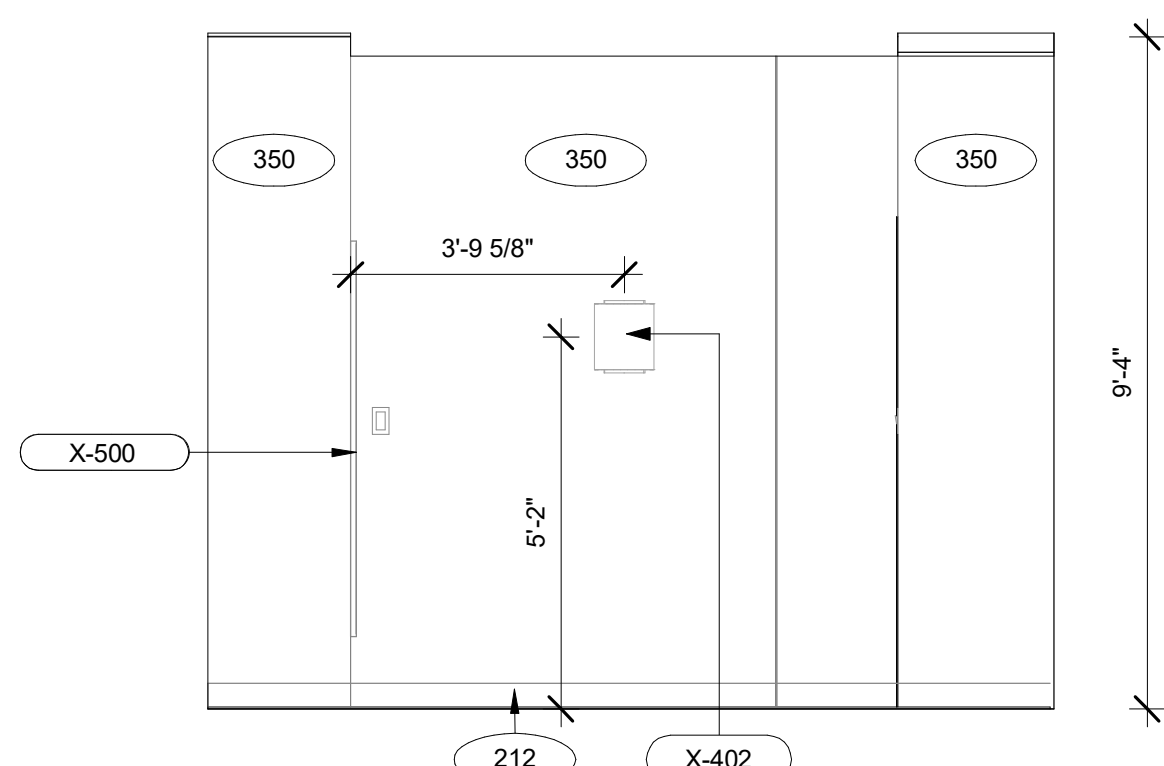
8 GR-KING SUITE ROOM ELEVATION-H  
A-425B  
3/8" = 1'-0"



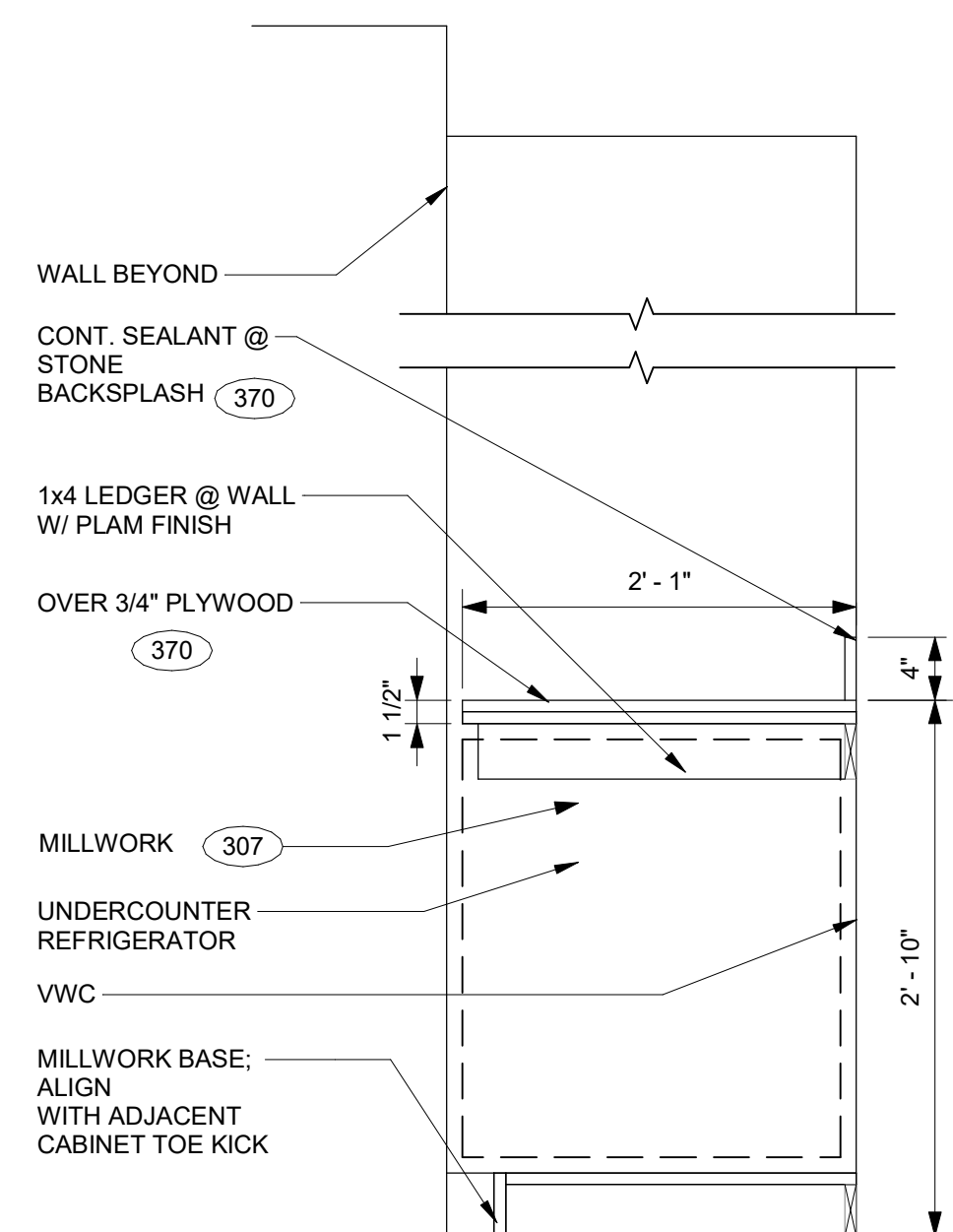
6 GR-KING SUITE ROOM ELEVATION-F  
A-425B  
3/8" = 1'-0"



7 GR-KING SUITE ROOM ELEVATION-G  
A-425B  
3/8" = 1'-0"



5 GR-KING SUITE ROOM ELEVATION-E  
A-425B  
3/8" = 1'-0"



9 SUITE COUNTER SECTION  
A-425B  
1" = 1'-0"

GUEST ROOM-KING  
SUITE ELEVATIONS

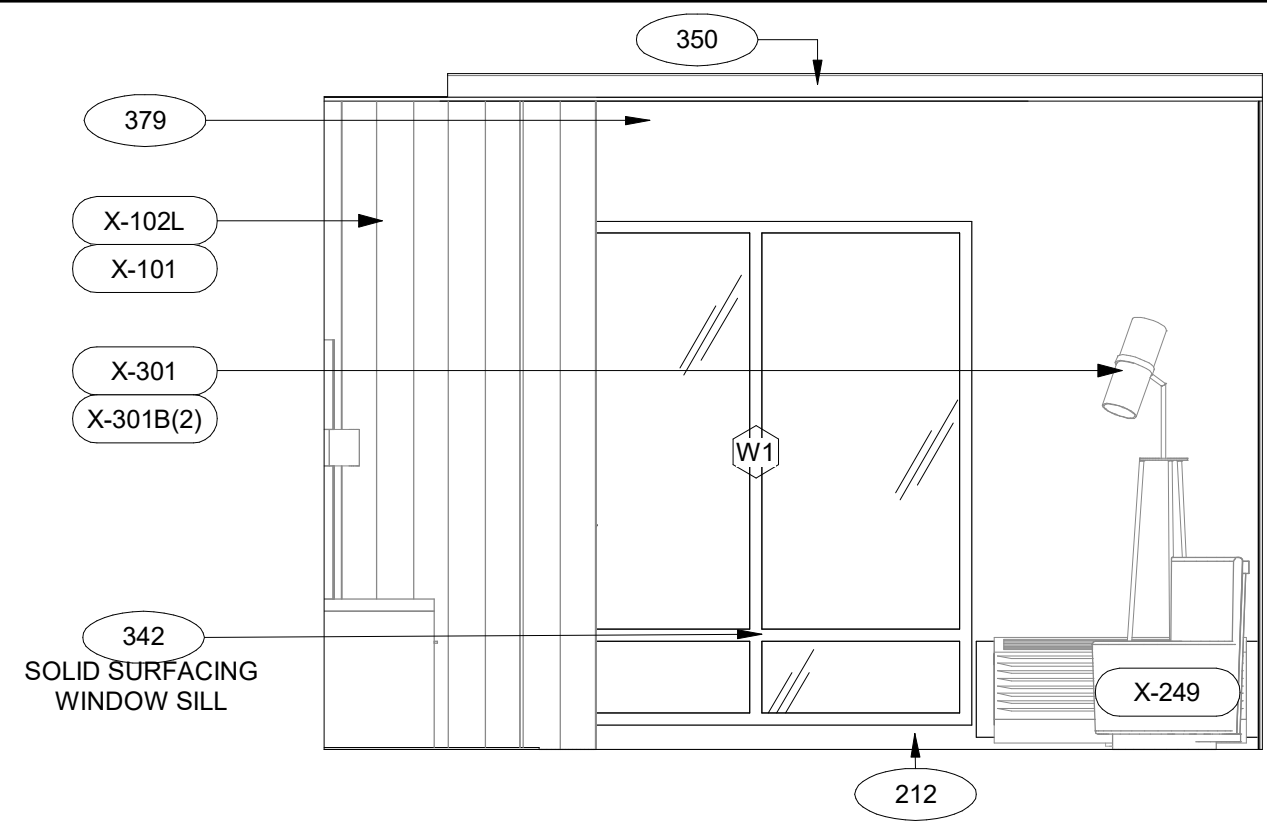
DRAWINGS NO.

A-425B

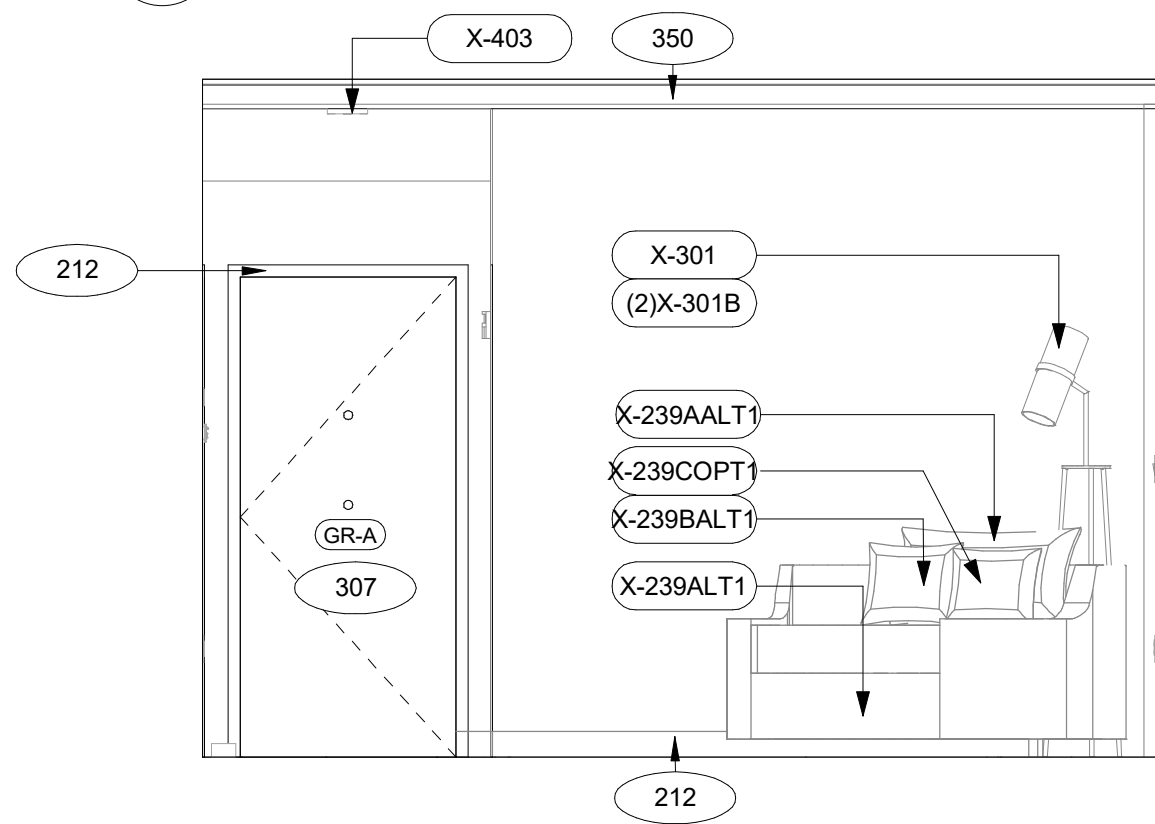




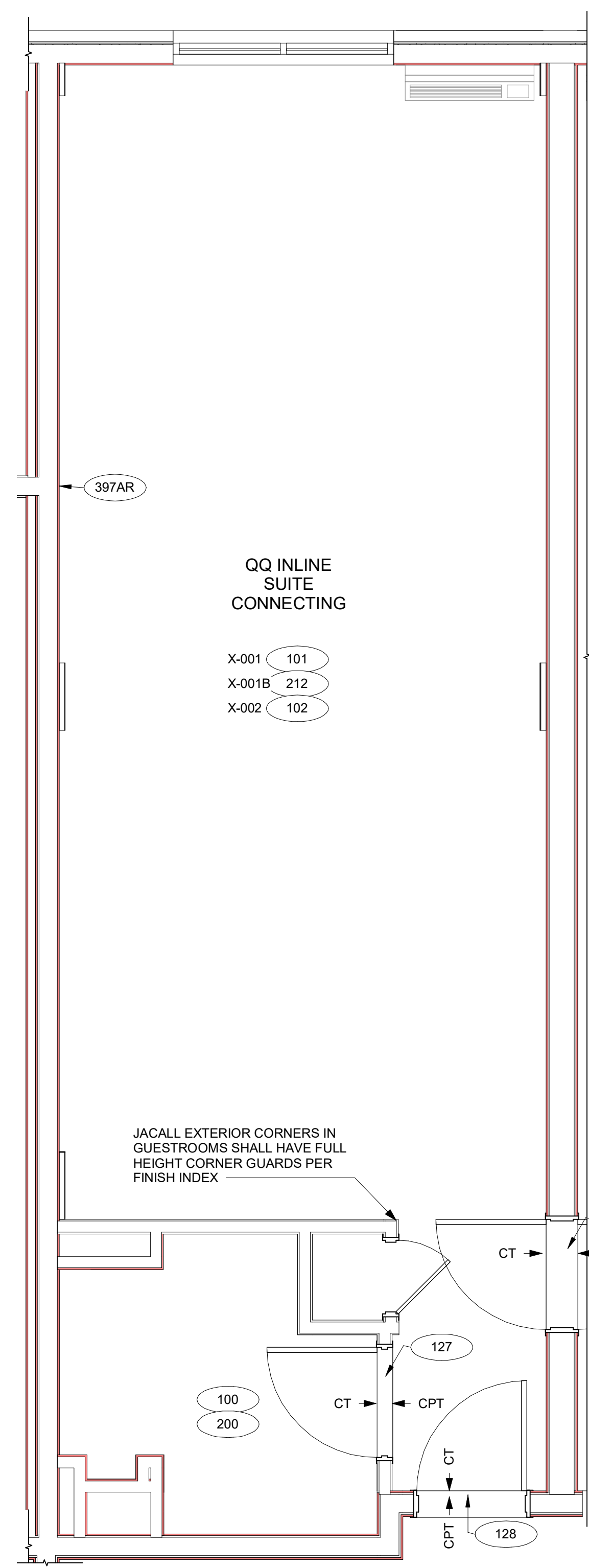




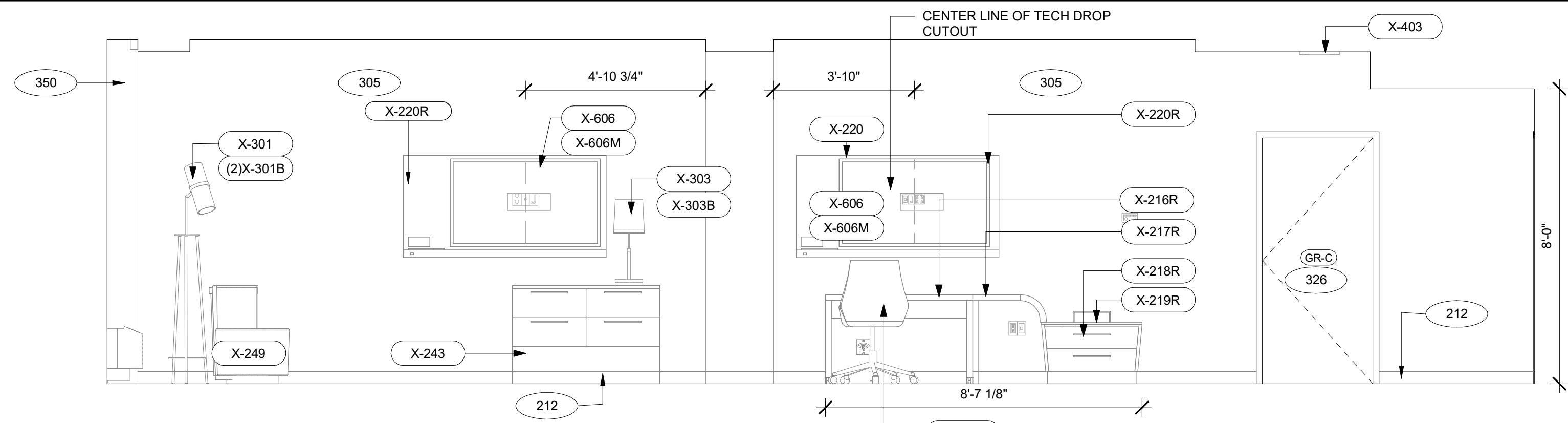
1 QQ ROOM ELEVATION-A  
3/8" = 1'-0"



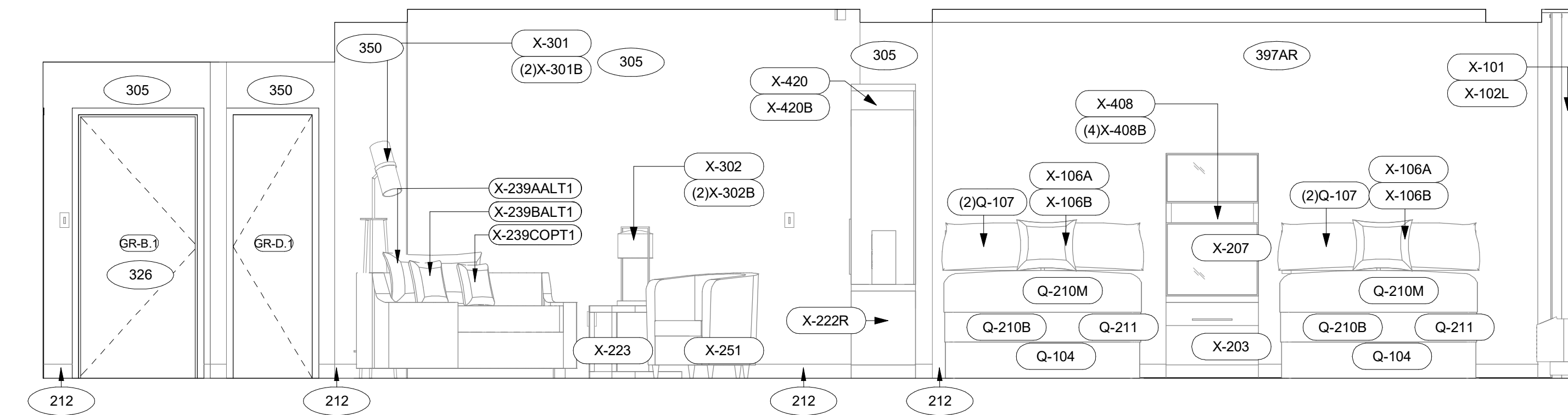
3 QQ ROOM ELEVATION-C  
3/8" = 1'-0"



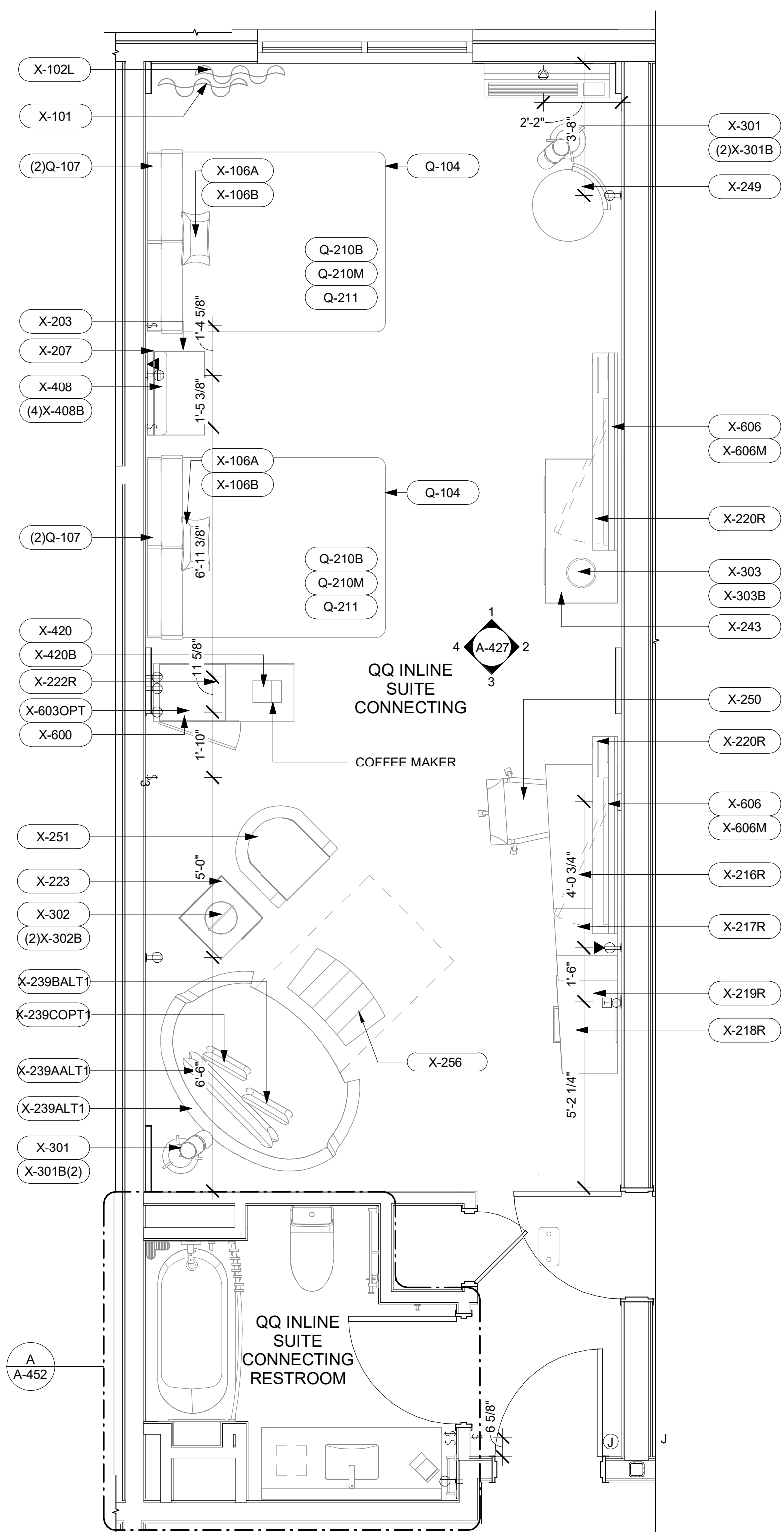
D GR-QQ INLINE CONNECTING ROOM-FLOOR FINISH PLAN  
3/8" = 1'-0"



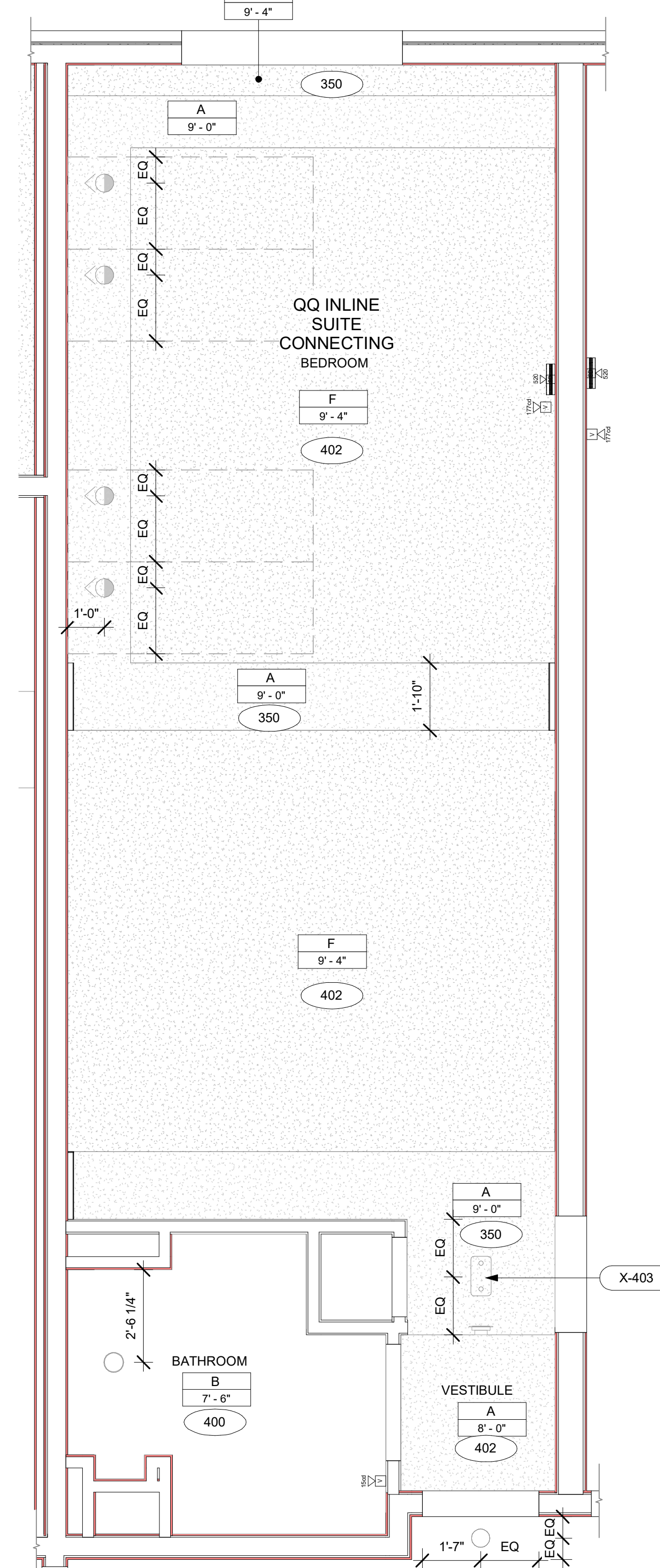
2 QQ ROOM ELEVATION-B  
3/8" = 1'-0"



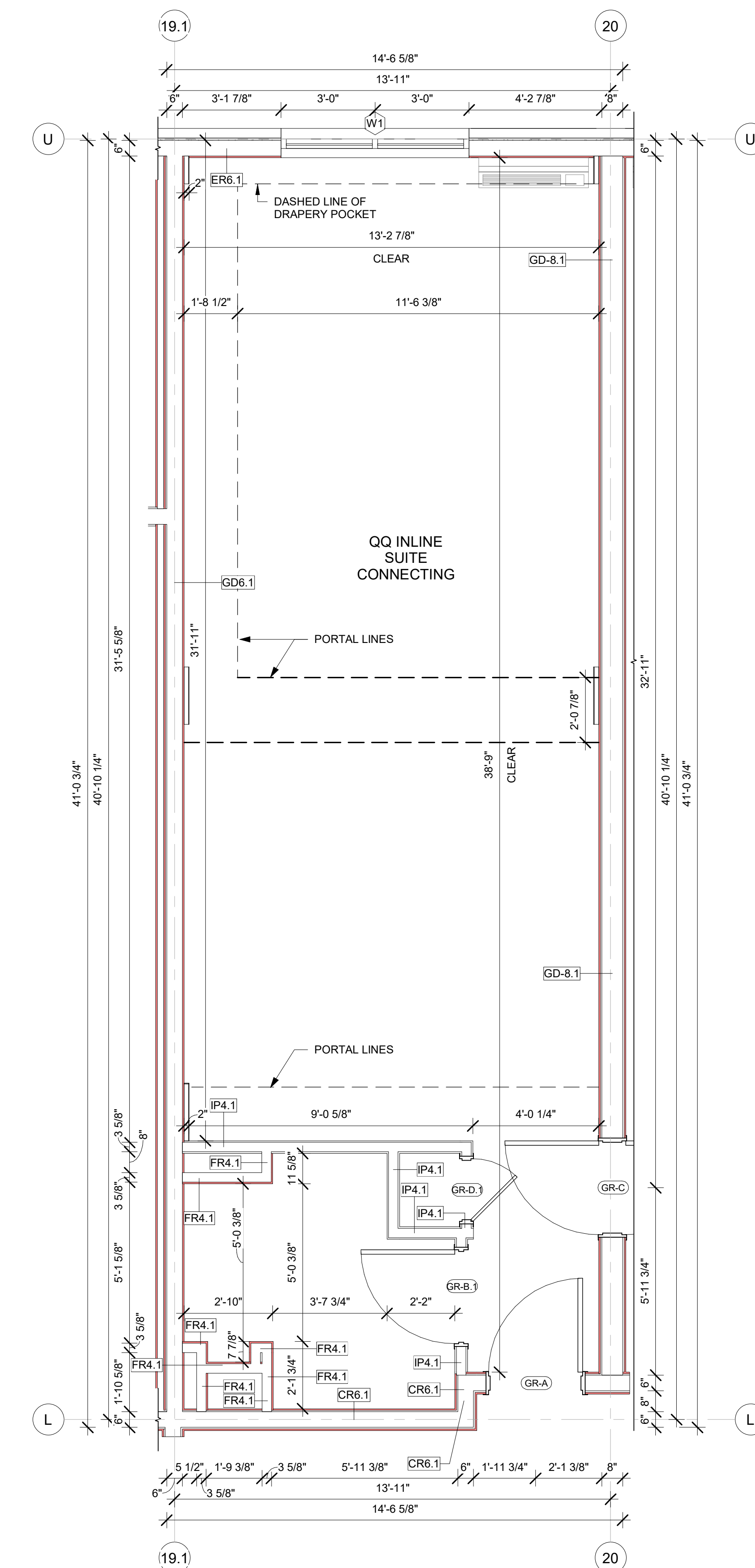
4 QQ ROOM ELEVATION-D  
3/8" = 1'-0"



C GR-QQ INLINE CONNECTING ROOM-FURNITURE AND POWER PLAN  
3/8" = 1'-0"



B GR-QQ INLINE CONNECTING ROOM-RCP  
3/8" = 1'-0"



A GR-QQ INLINE CONNECTING ROOM-CONSTRUCTION PLAN  
3/8" = 1'-0"

## GENERAL RCP NOTES

- BASE4 NOTES**
- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  - COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  - REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  - CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  - REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  - ALL ACT TILE CENTERED IN ROOM.
  - USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

- PROJECT NOTES**
- REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET.
  - ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
  - BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

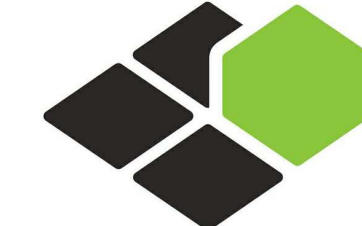
## GENERAL FLOOR PLAN NOTES

- BASE4 NOTES**
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
  - INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  - PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  - GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  - REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  - REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  - REFER G-002G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.

- PROJECT NOTES**
- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  - REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  - REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  - REFER TO SHEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL NOTE FOR LEGENDS

- BASE4 NOTES**
- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  - REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
  - REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

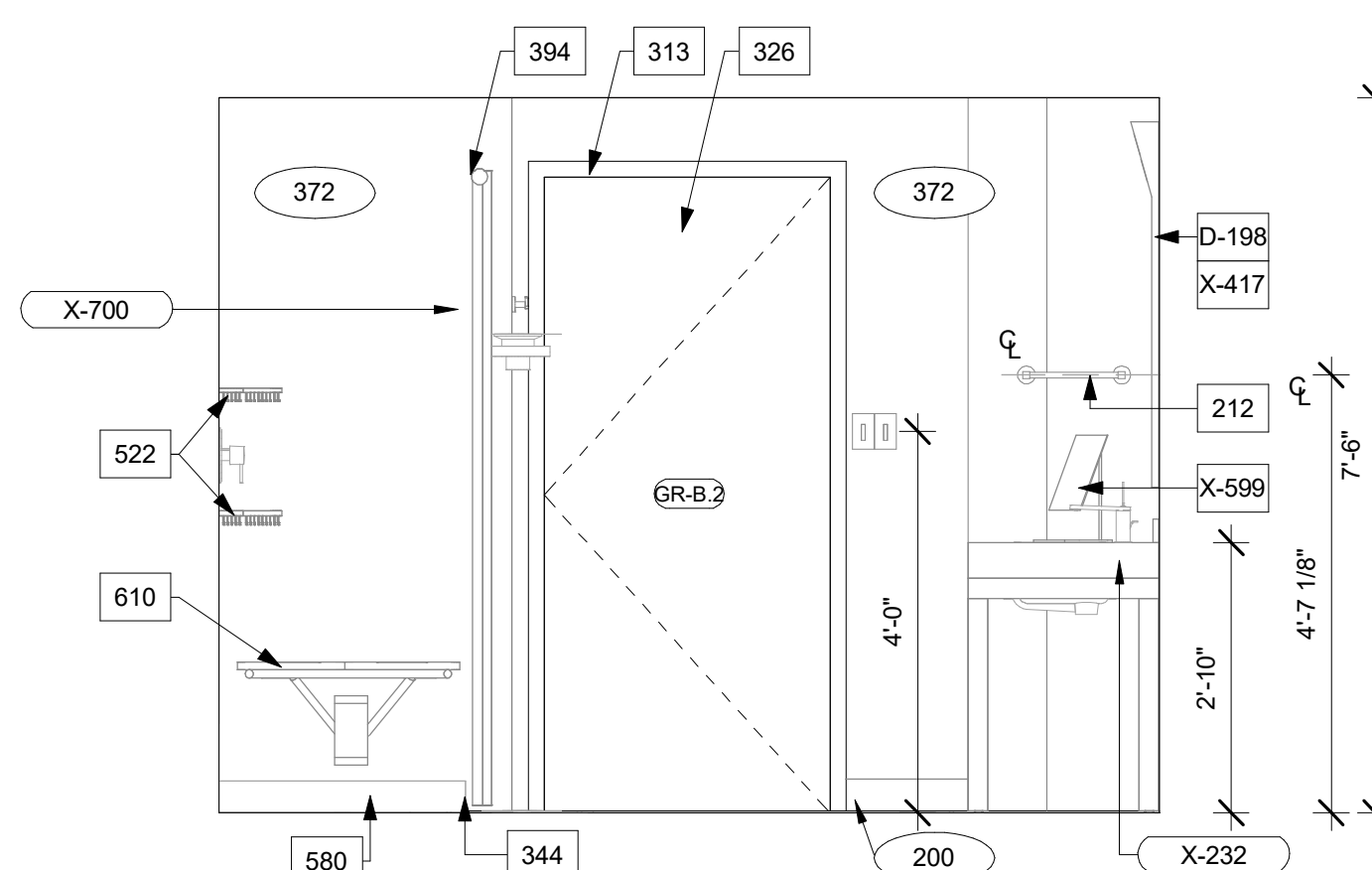
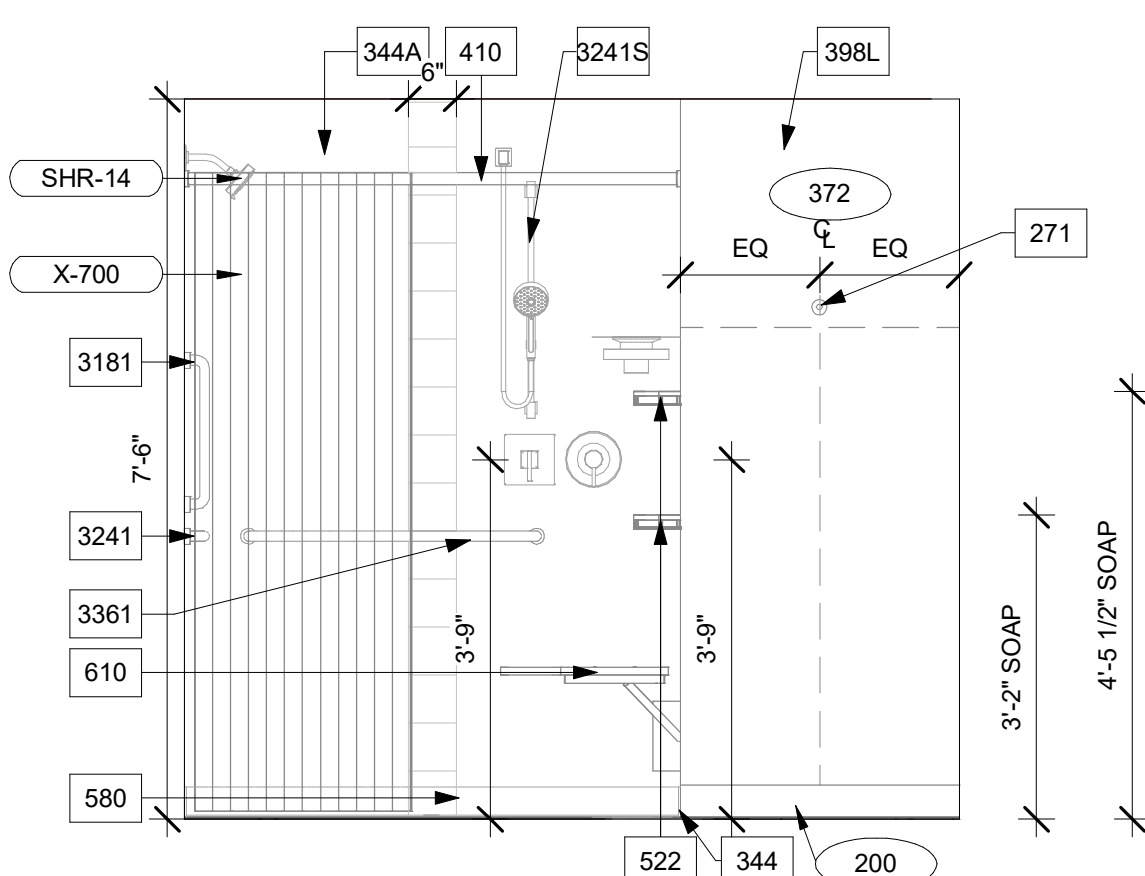
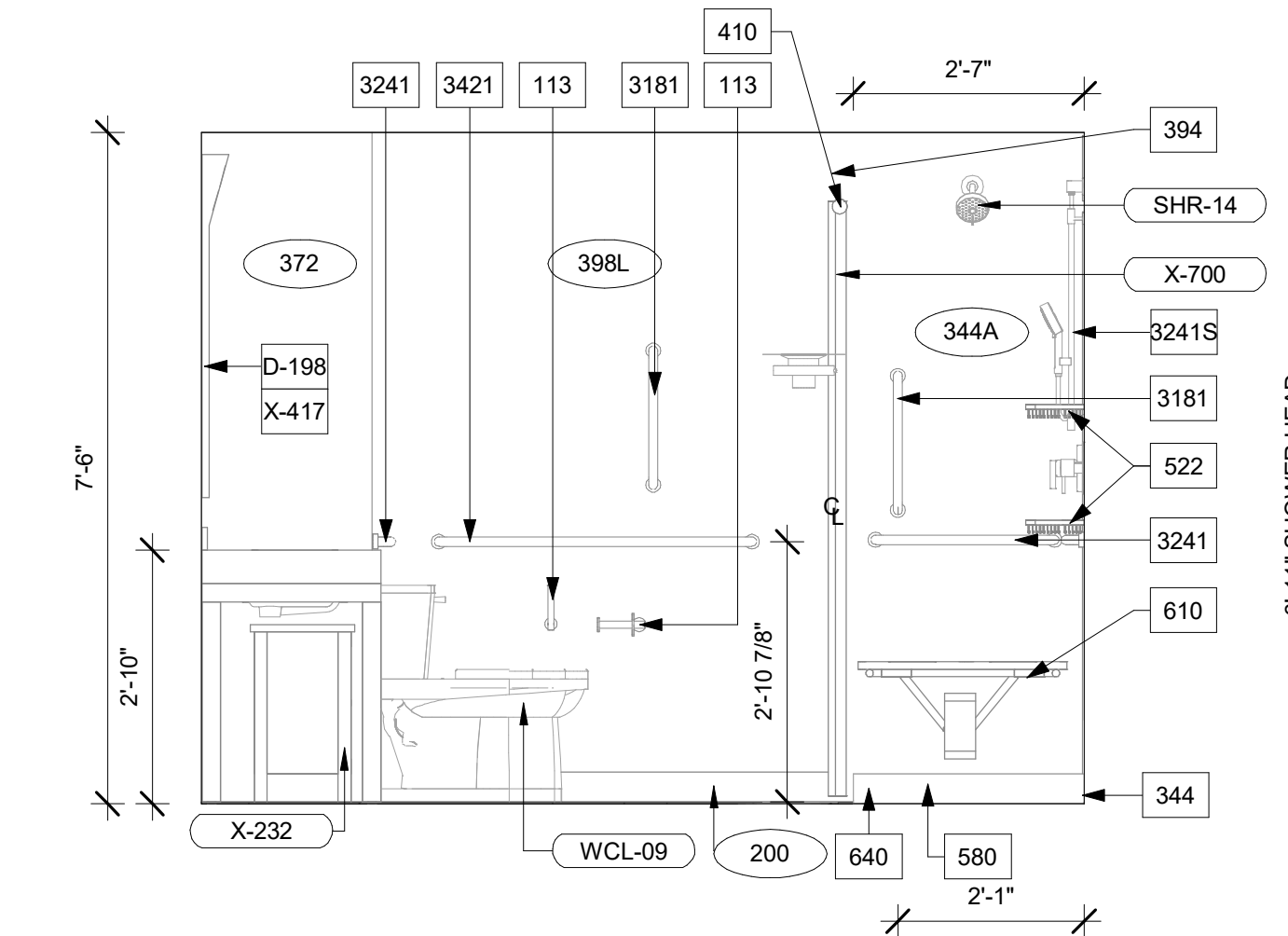
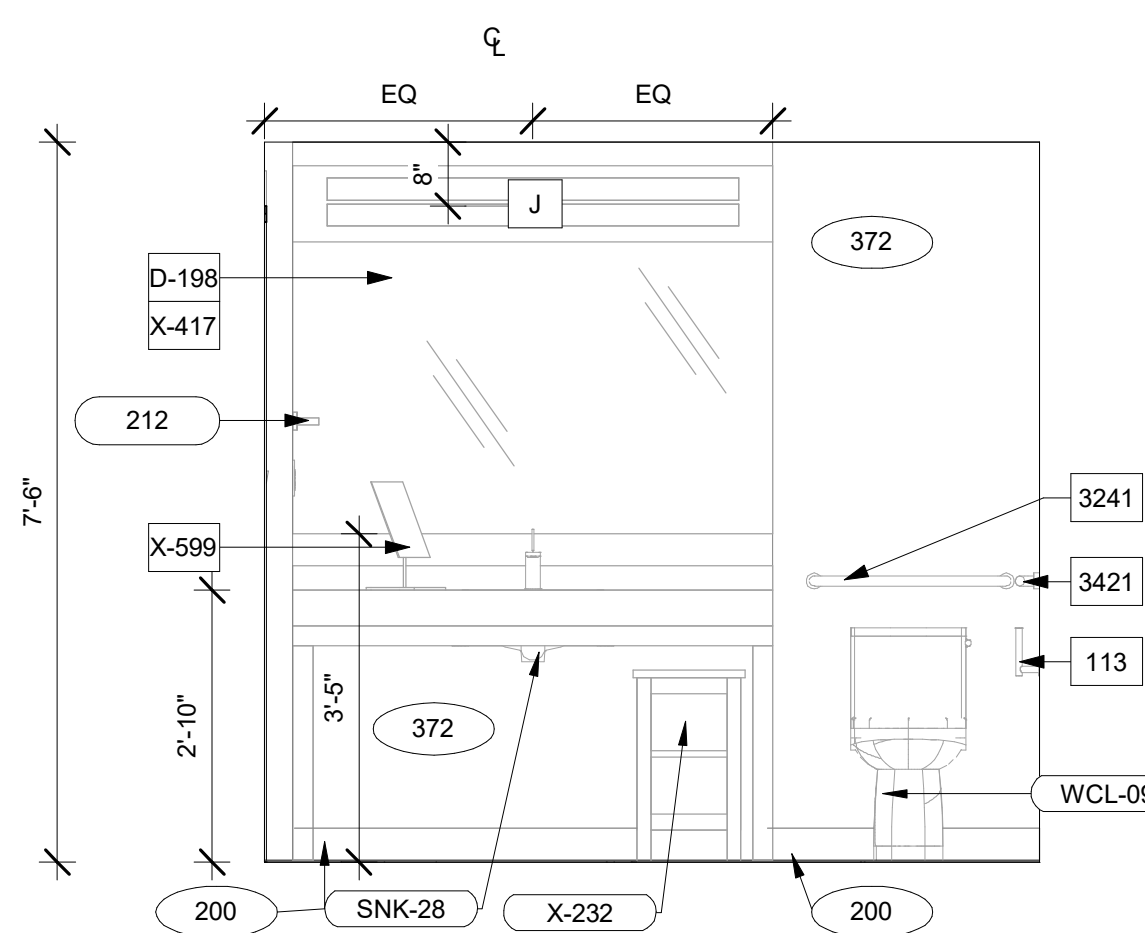
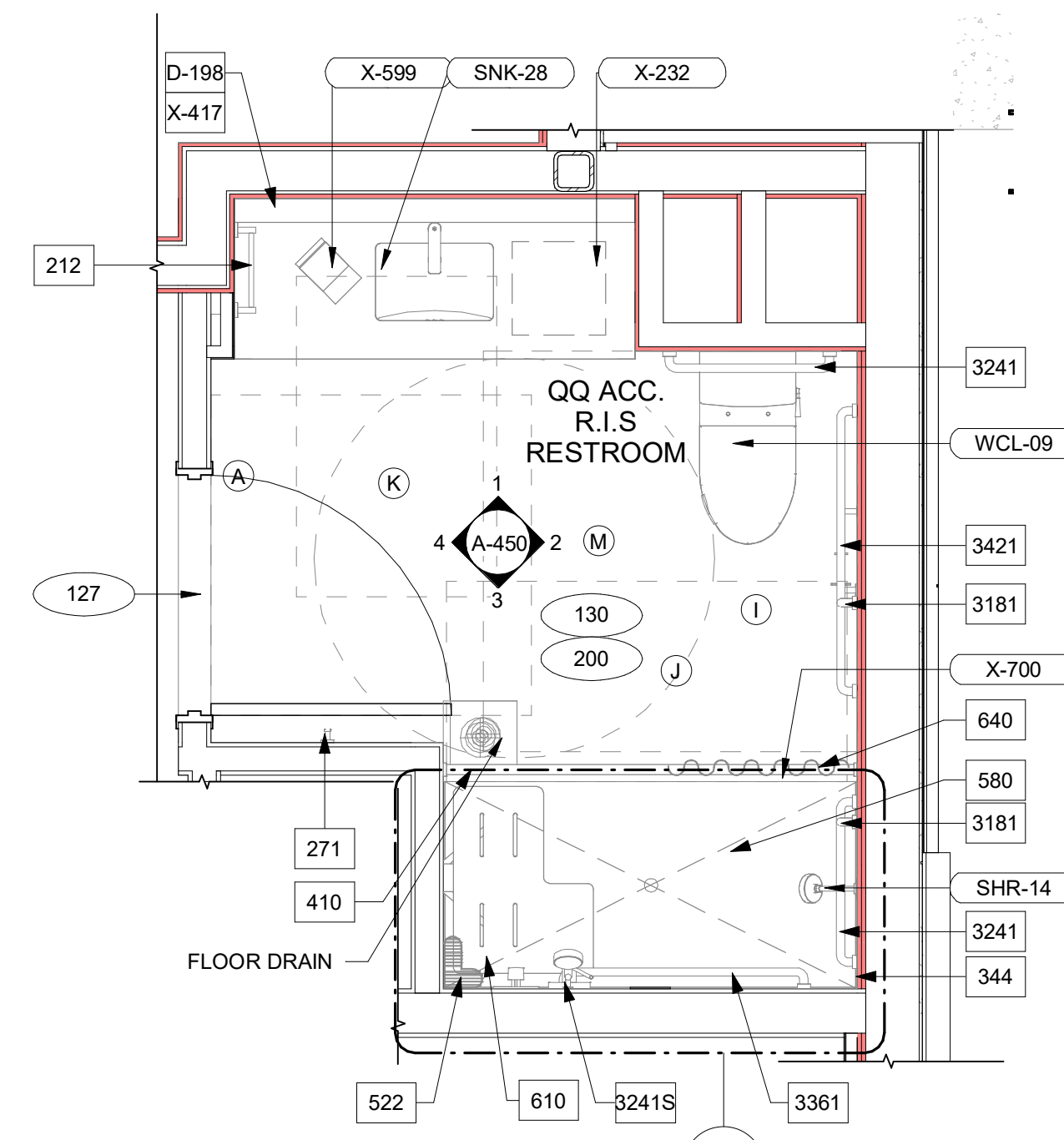
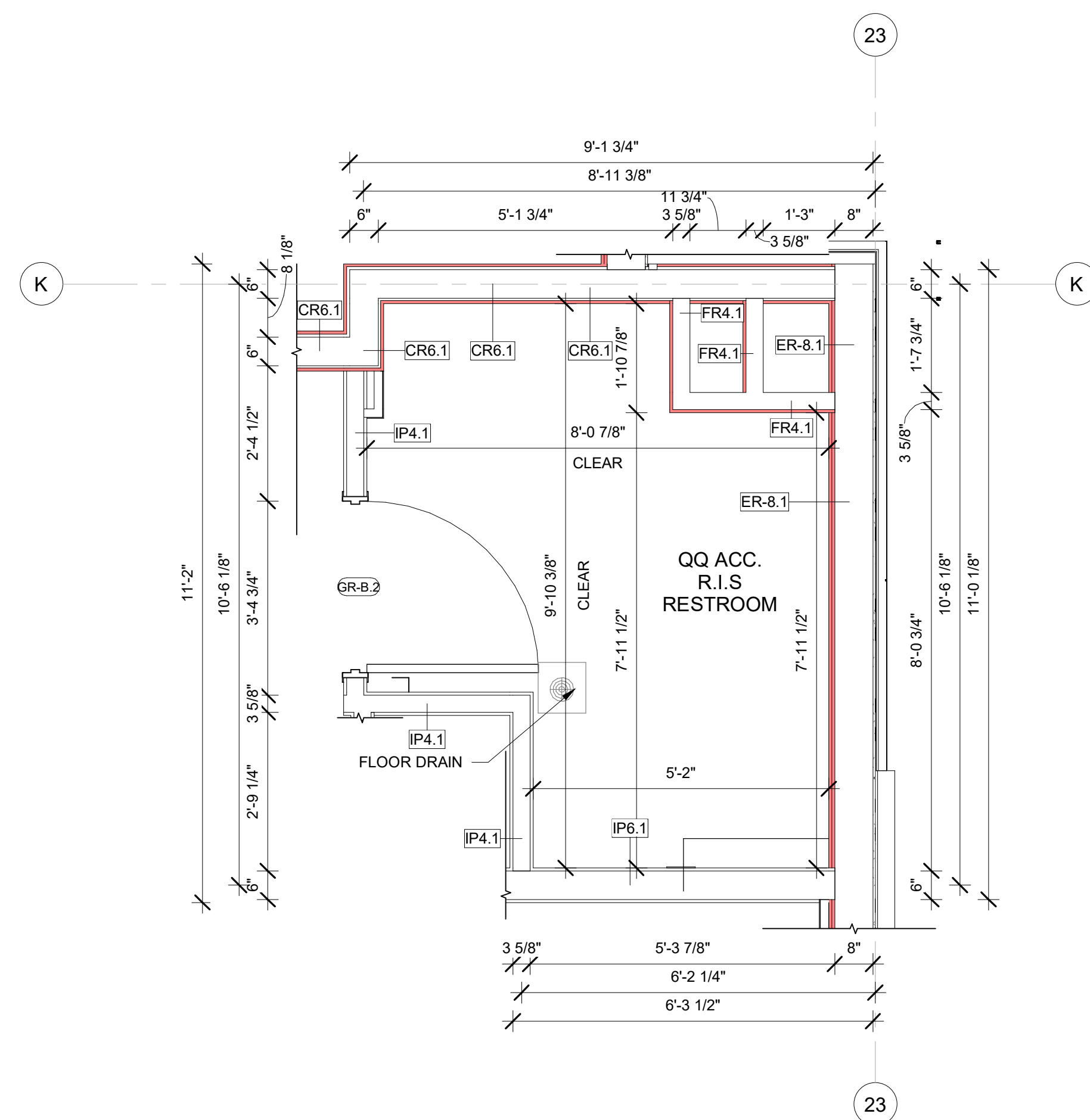
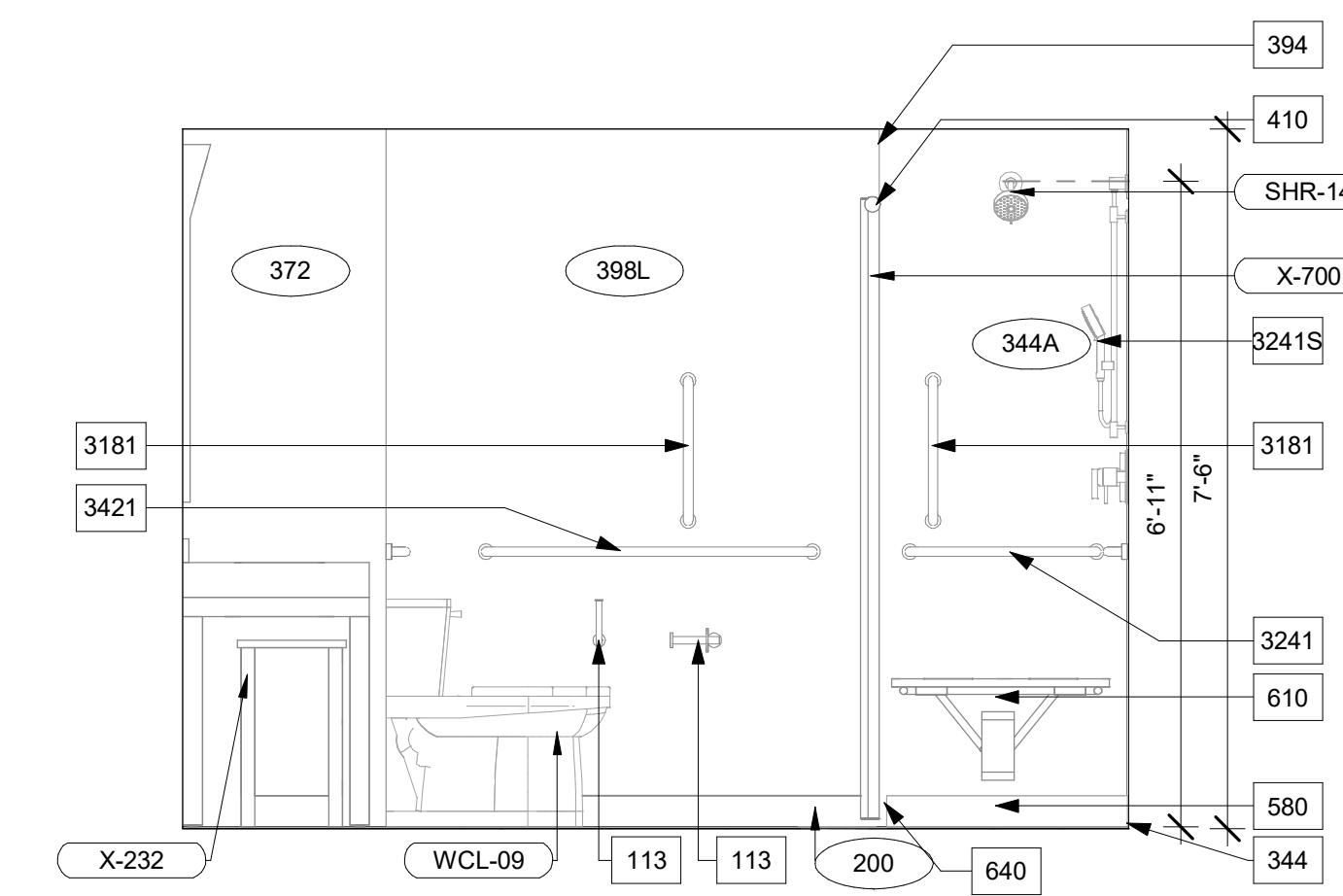
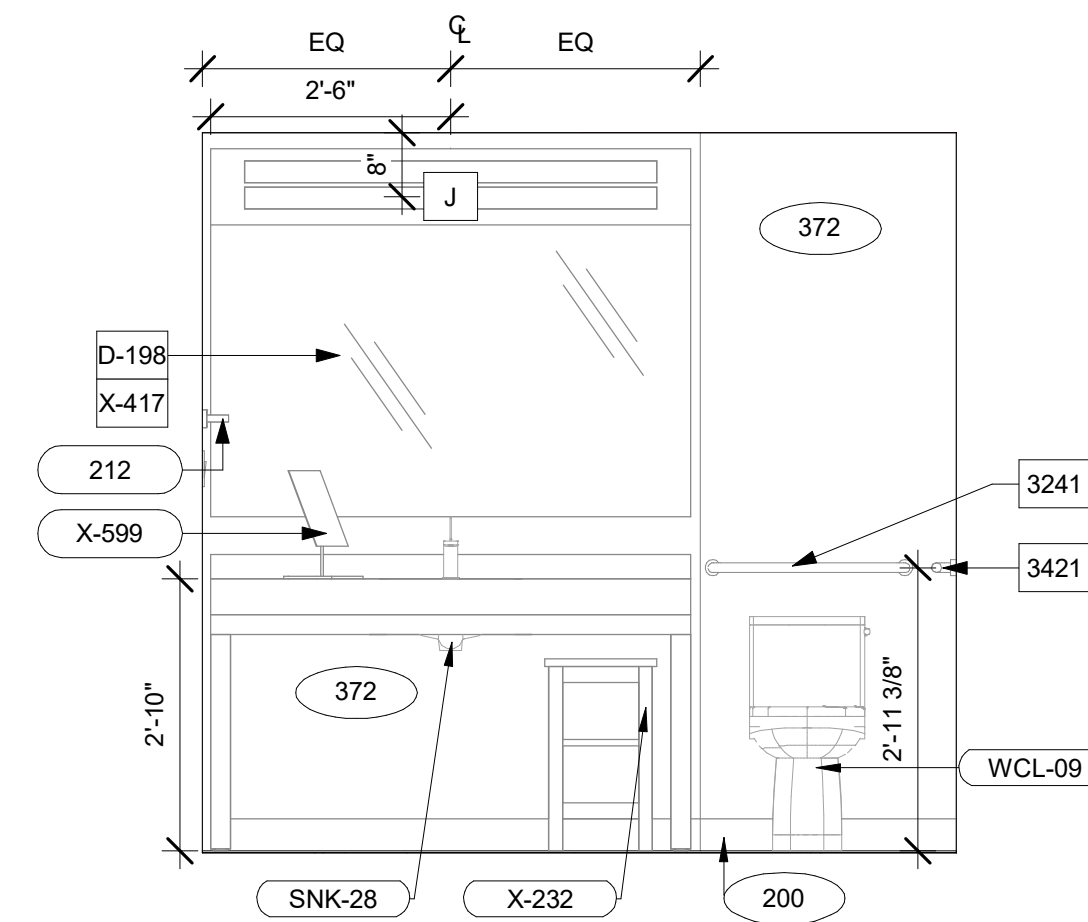
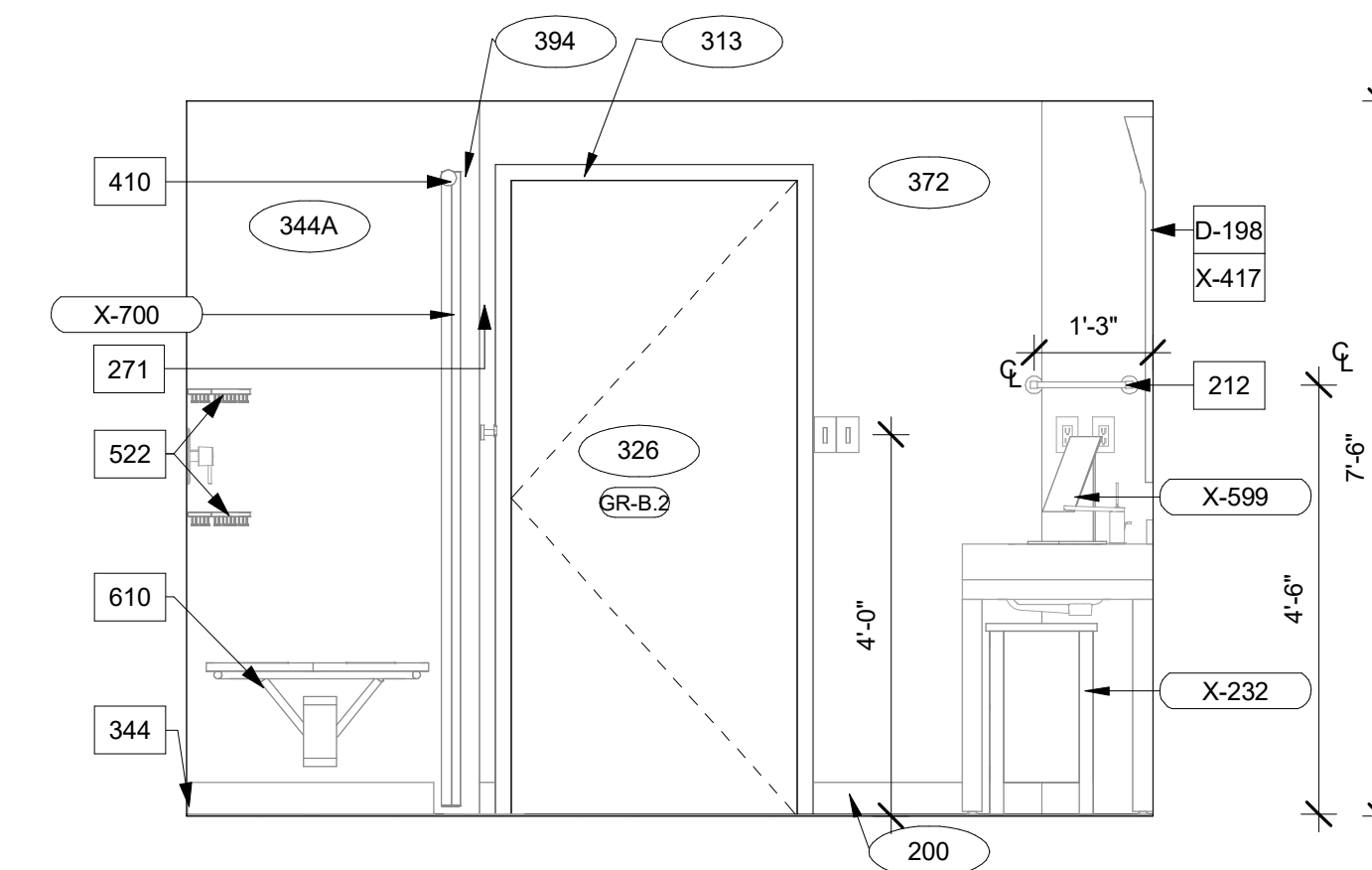
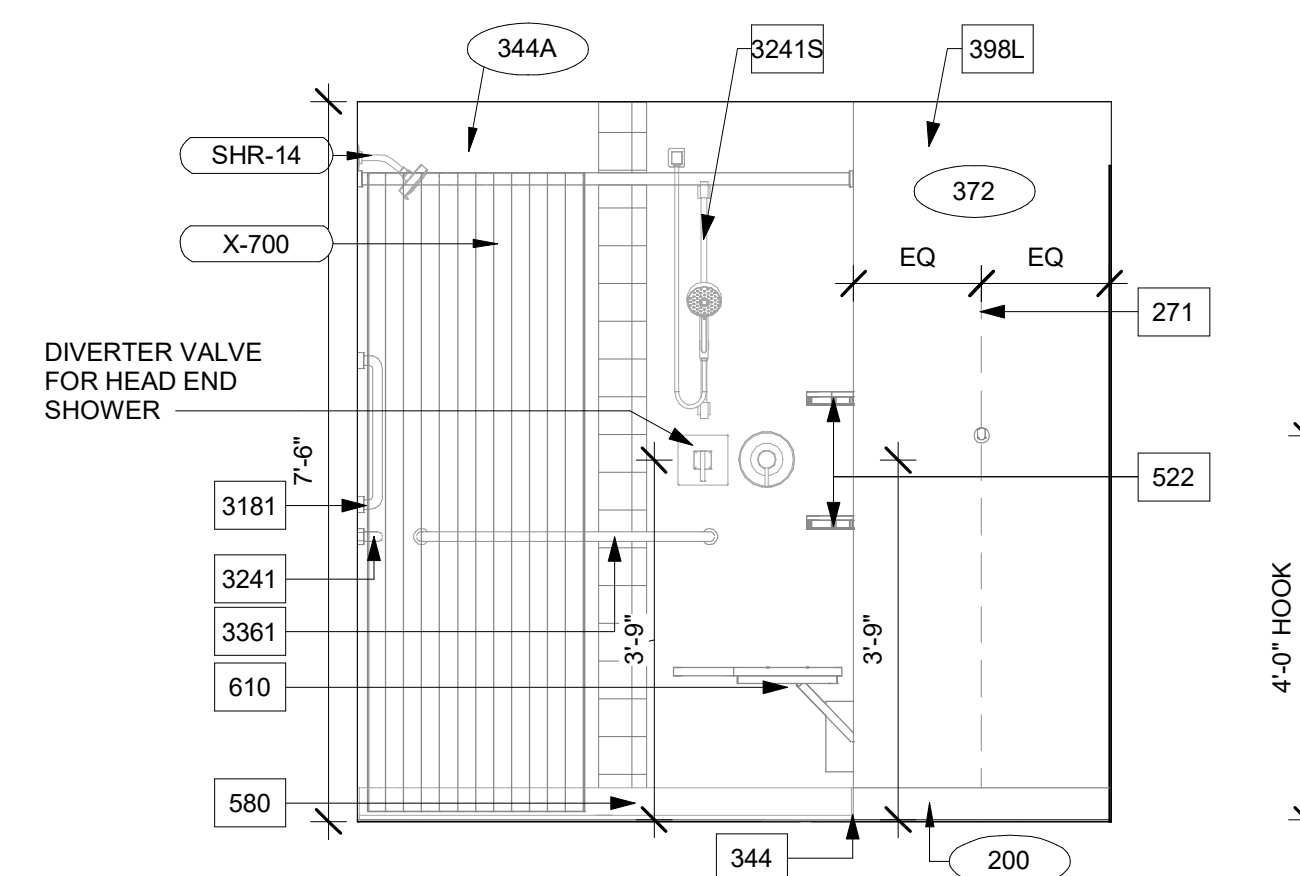
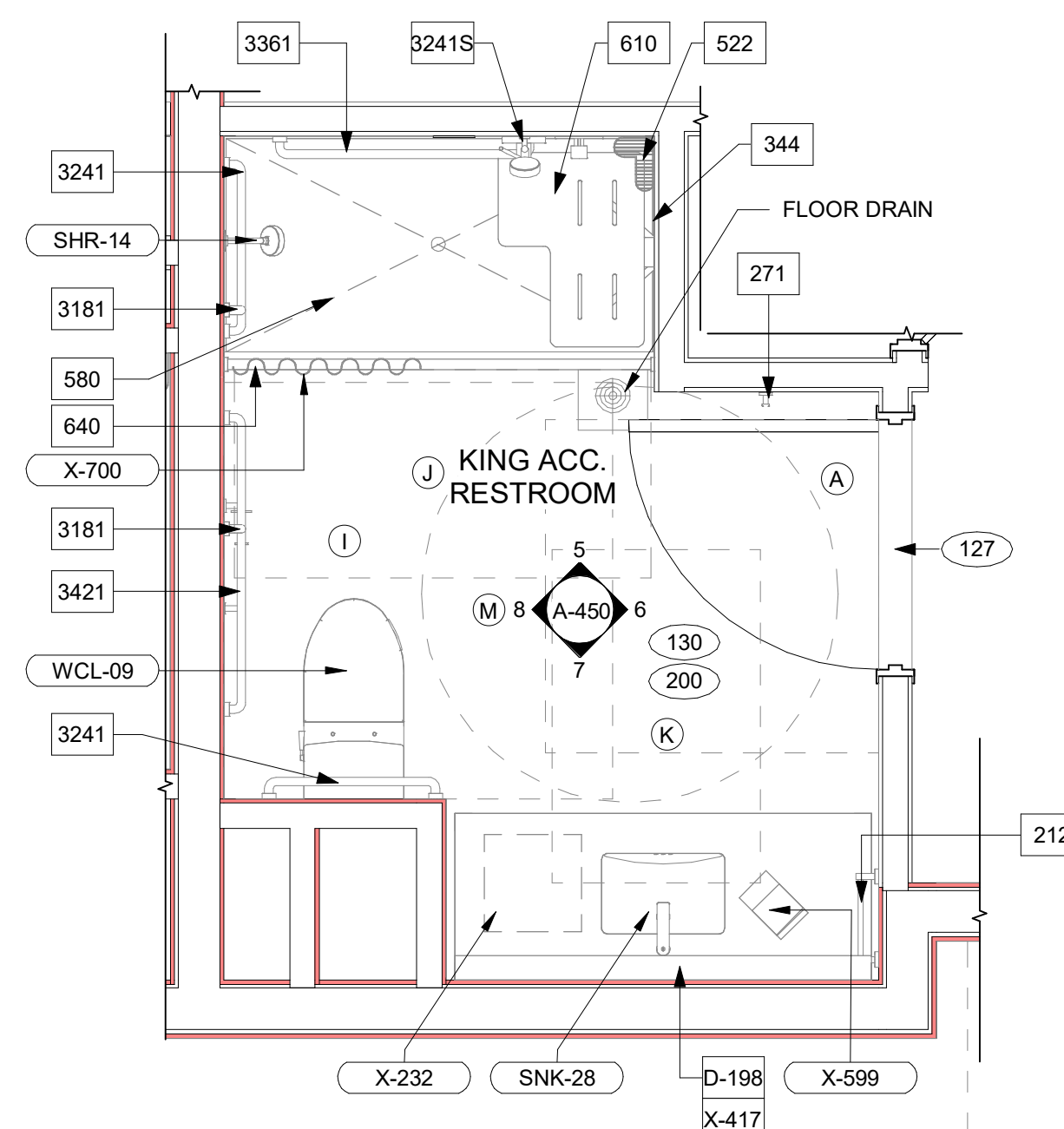
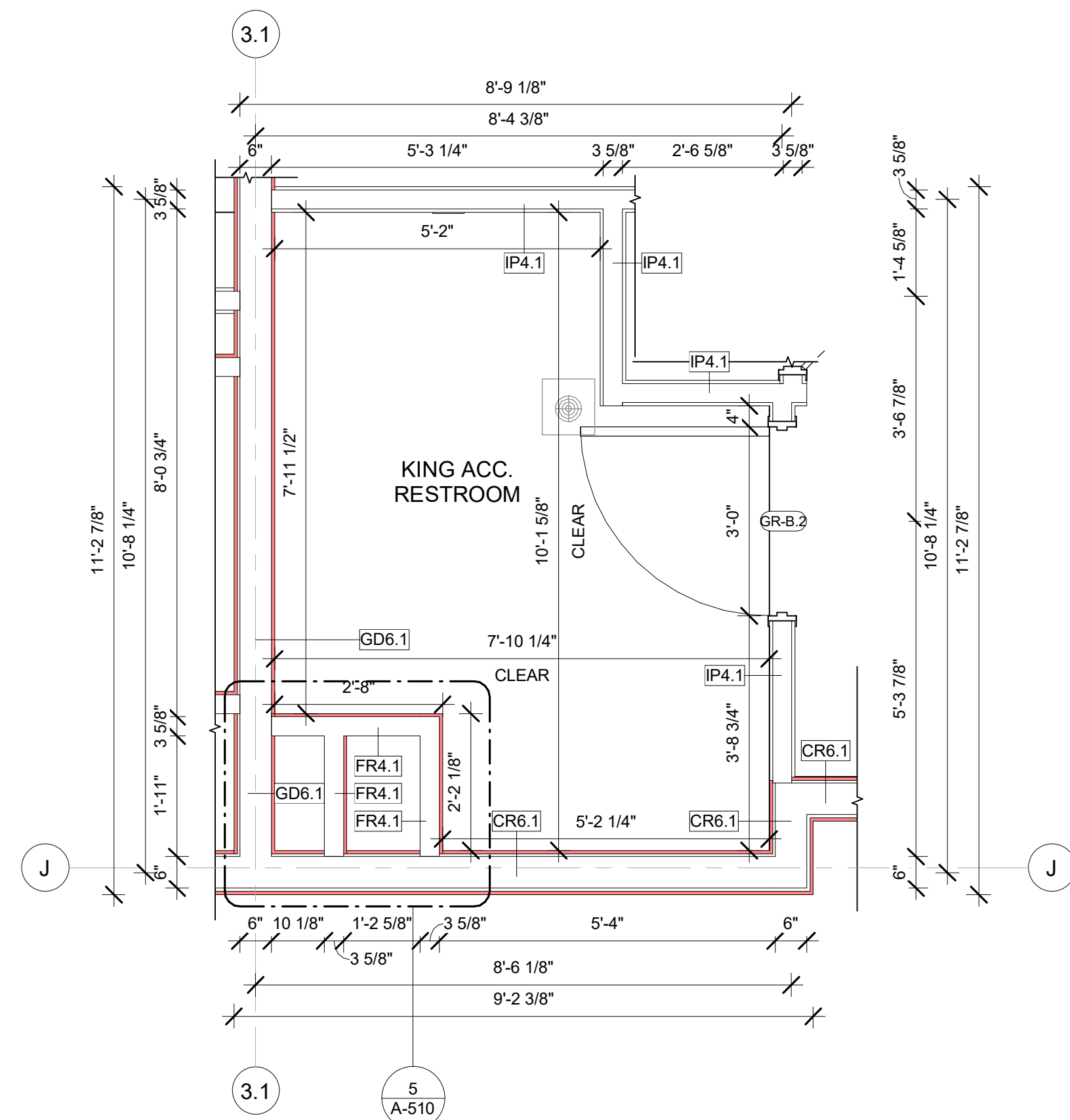
SHEET NAME

**GUESTROOM- QQ  
INLINE SUITE  
CONNECTING  
FLOOR PLANS**

DRAWINGS NO.

**A-427**





### GENERAL NOTE FOR LEGENDS

<p><b>BASE4 NOTES</b></p> <p>1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.</p> <p>2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.</p> <p>3. REFER "22-224000b-C-Plumbing Fixture Matrix_Gen 6_Cynergy" RESTROOM ACCESSORIES.</p>
--

GENERAL NOTE FOR TUB/SHOWER

BASE4 NOTES

1. COORDINATE LOCATION OF GRAPHIC WALL MURAL WITH ROPE HOOK LOCATION. REFER TO INTERIOR DESIGN SPECIFICATION MANUAL FOR INSTALLATION GUIDELINES.

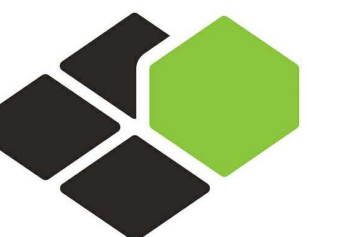
## GENERAL FLOOR PLAN NOTES

	BASE4 NOTES
--	-------------

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR PRICED GUESTROOM INFORMATION.
7. REFER G-02/G-03 FOR GUESTROOM MIX/MATR AND GENERAL LEGENDS

PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.



# BASE<sup>4</sup>

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 [www.base-4.com](http://www.base-4.com)

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Deal:



Owner:

## TOP Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

NLEY PARK, IL

ROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

## CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY RC

CHECKED BY RB/DDP

PROJECT NO. B4-157-1801

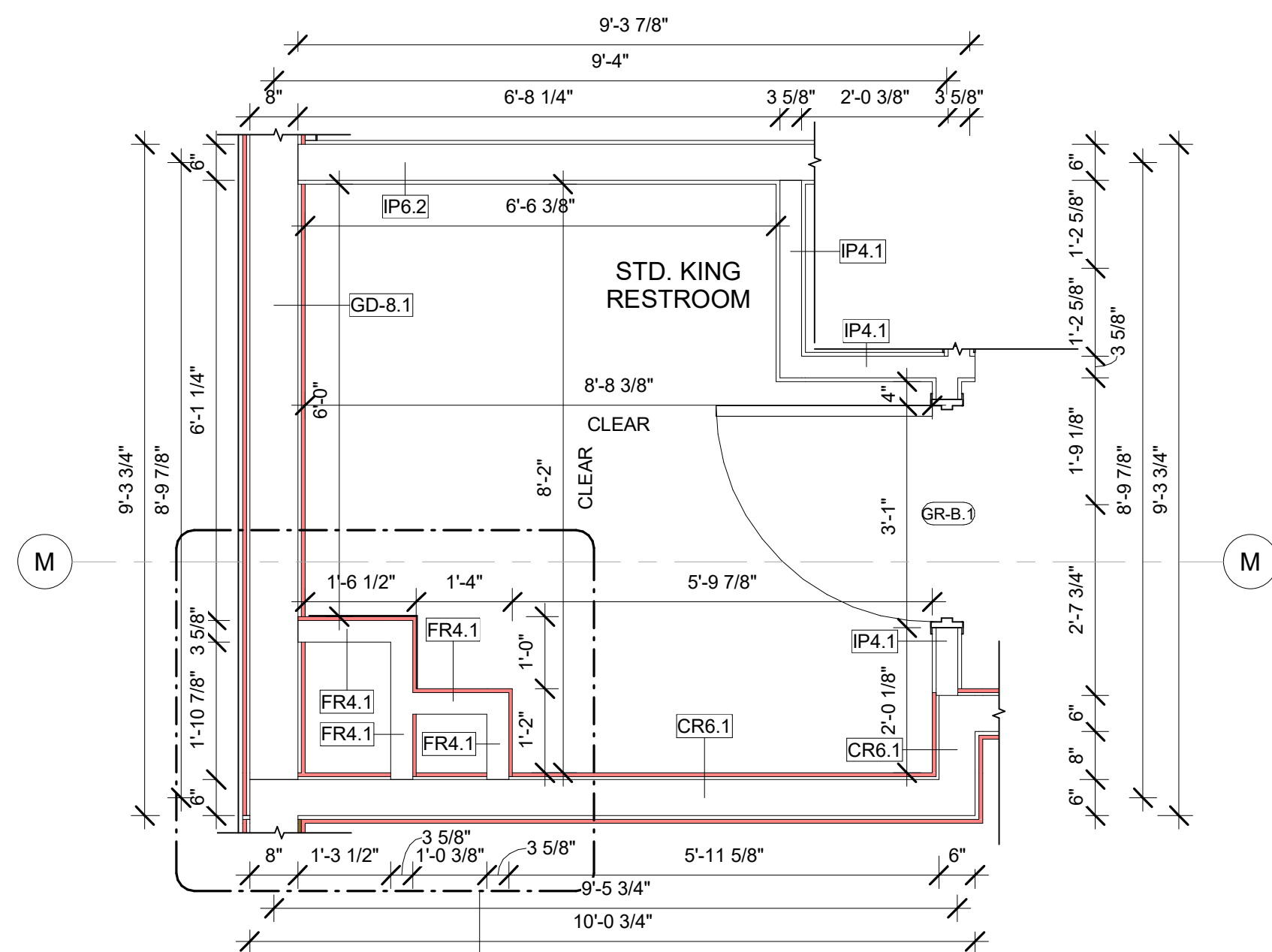
SHEET NAME

KING/ QUEEN - ADA  
ROLL IN SHOWER

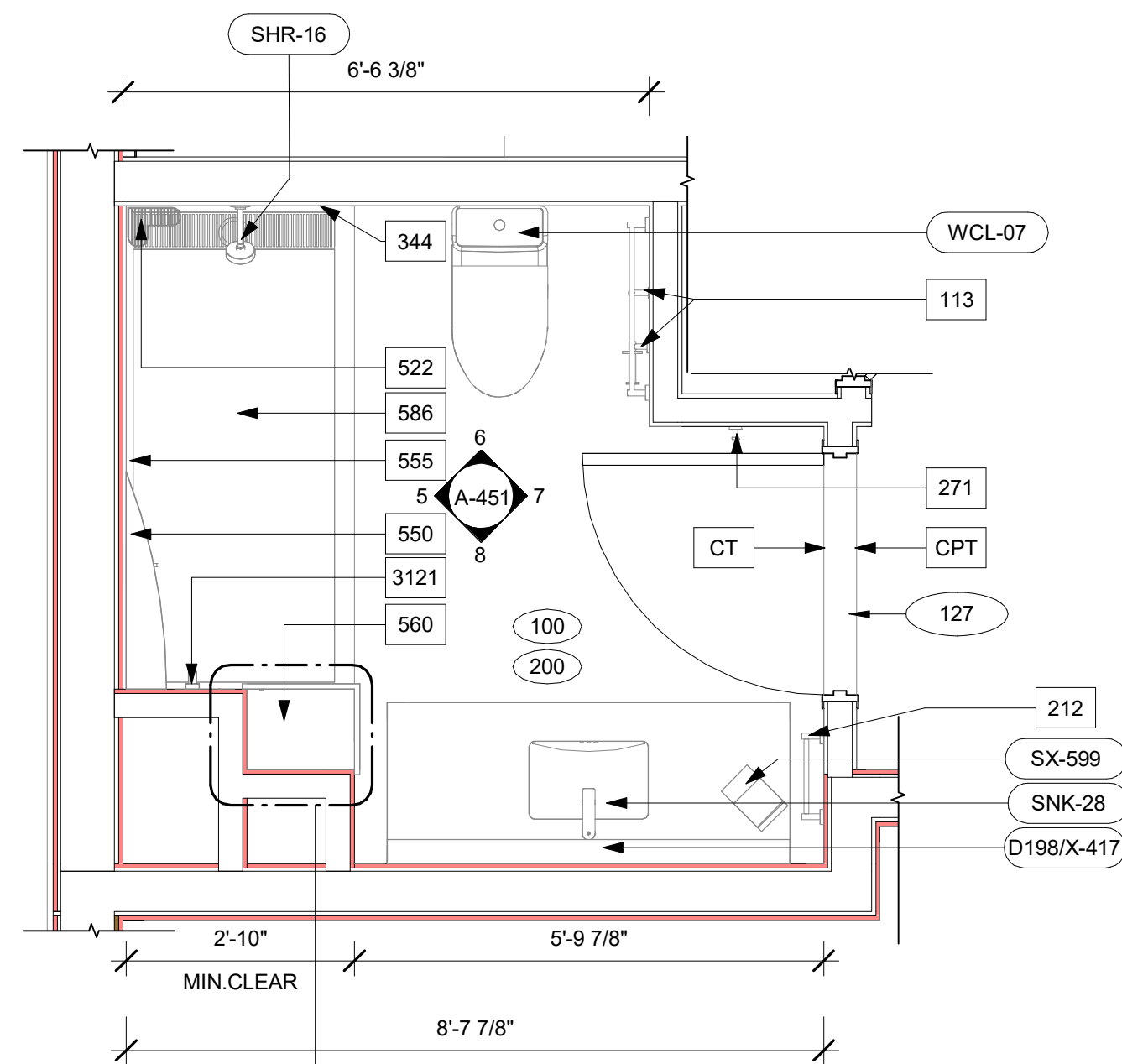
DRAWINGS NO.

# A-450

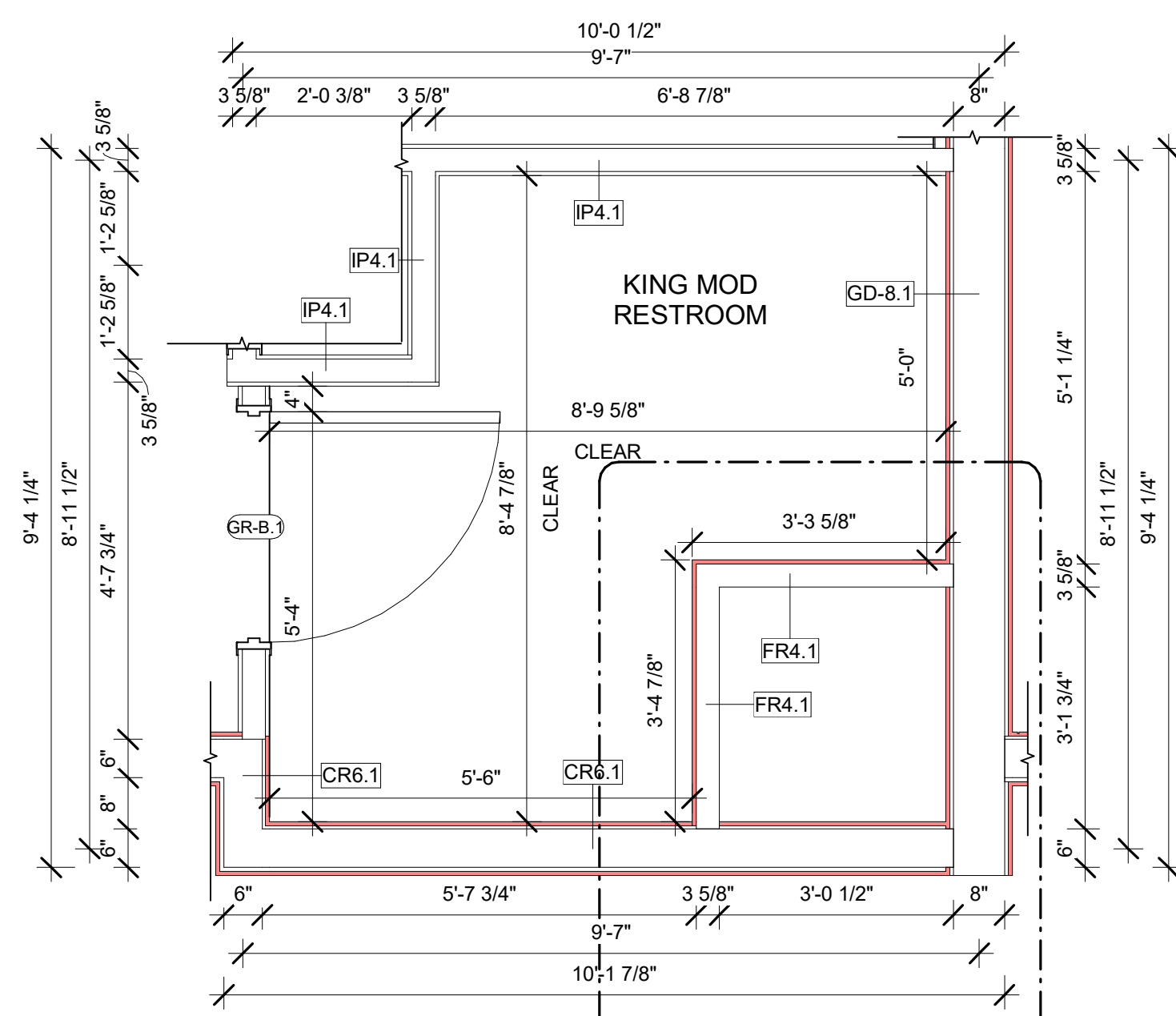




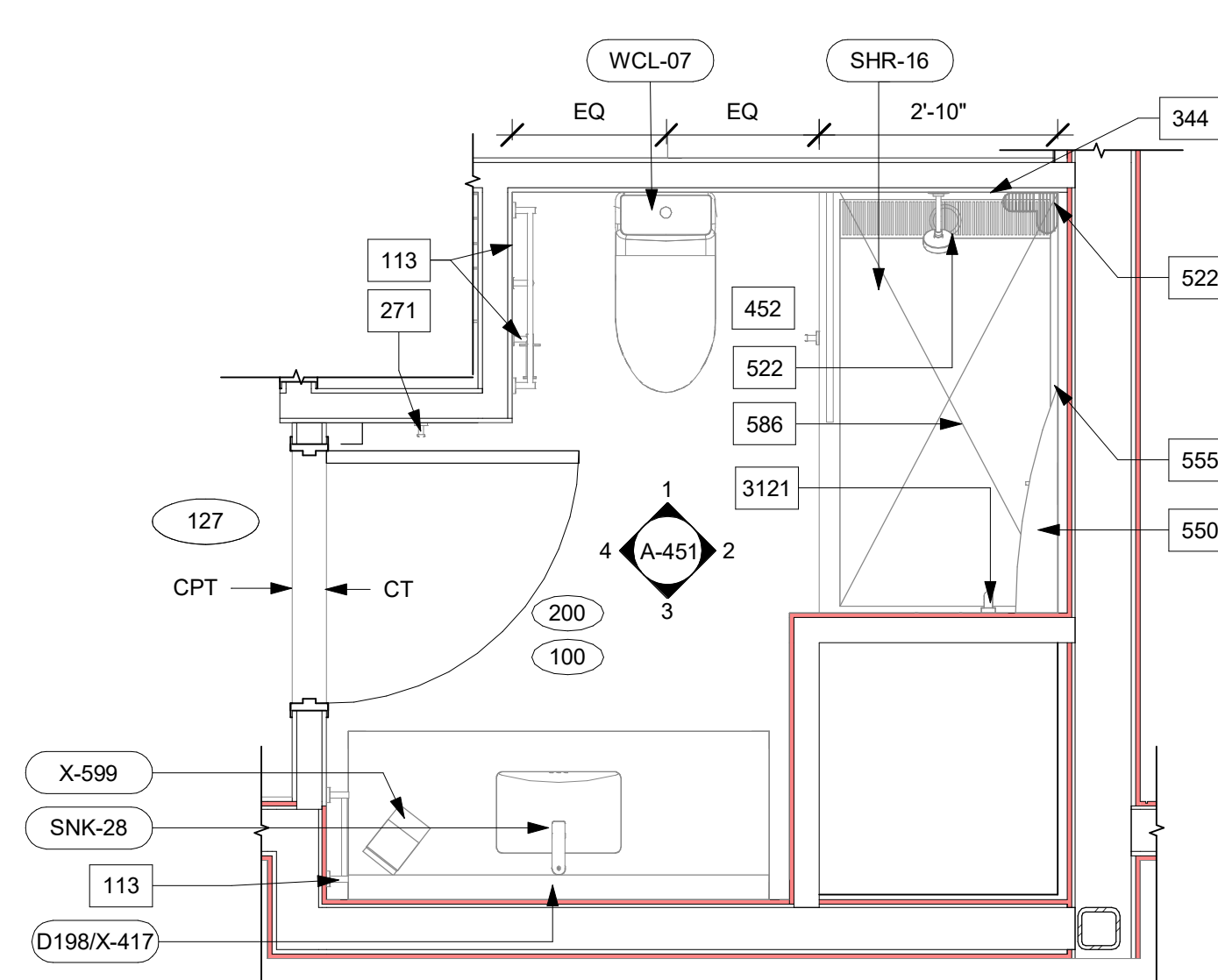
**D** RESTROOM ENLARGED-STD.KING ROOM CONSTRUCTION PLAN  
1/2" = 1'-0"



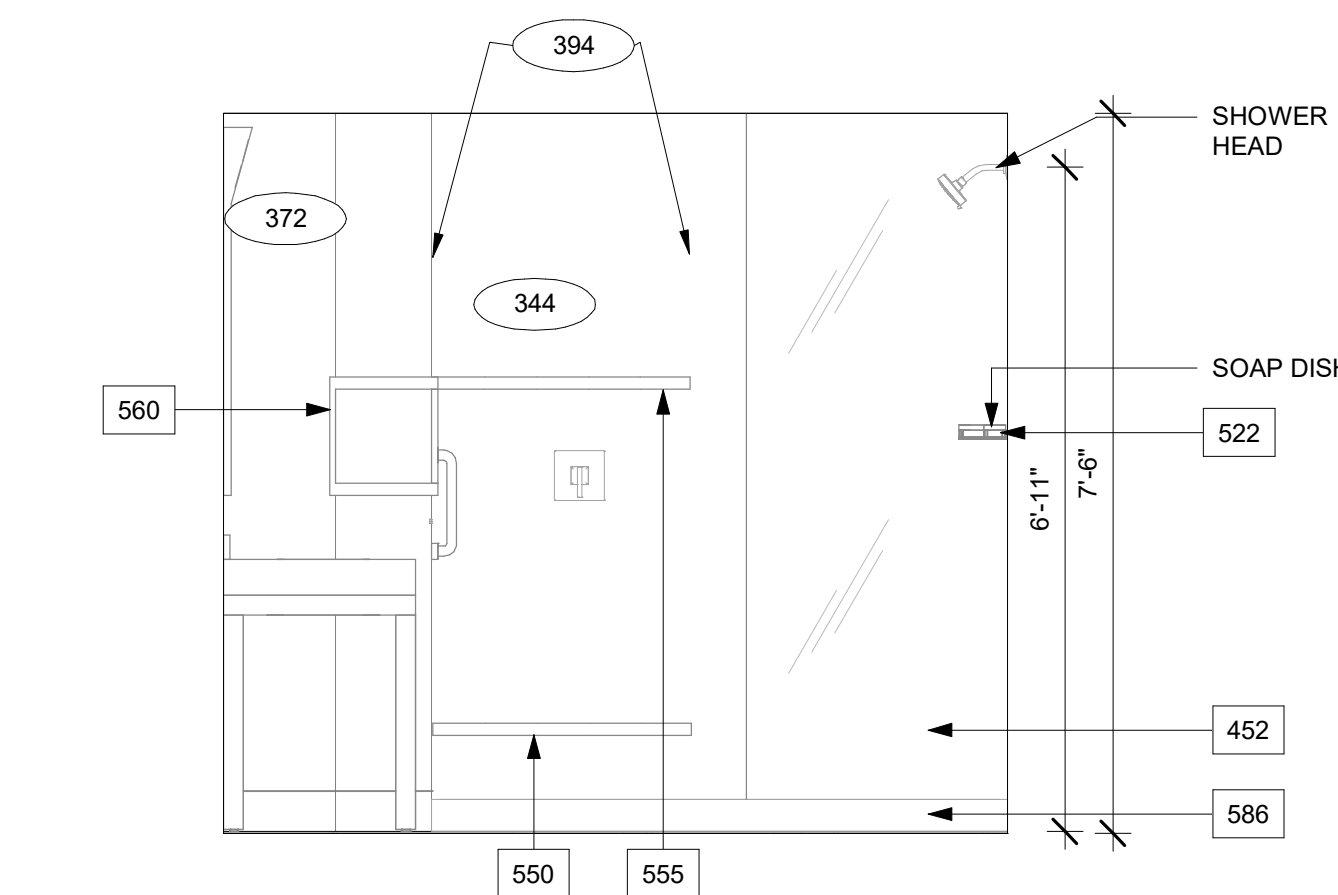
**C** RESTROOM ENLARGED- STD.KING ROOM FURNITURE PLAN  
1/2" = 1'-0"



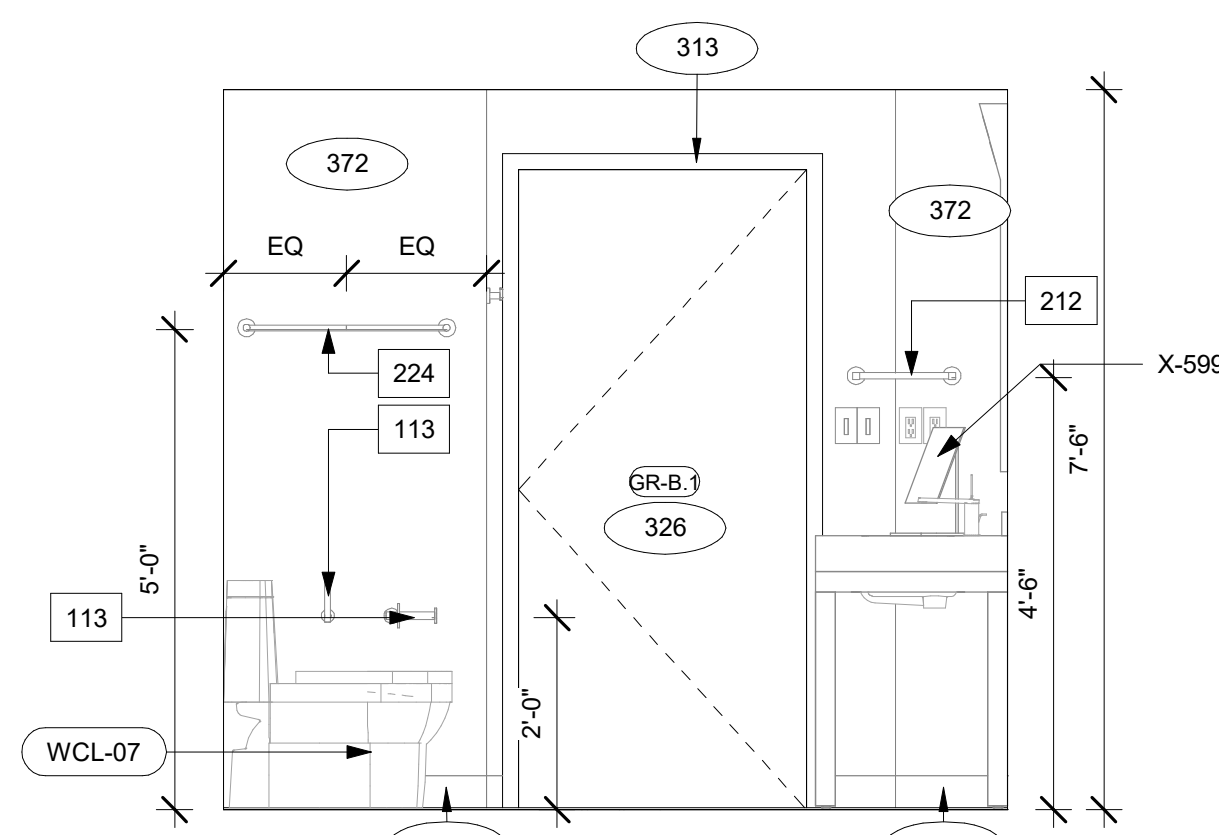
**B** RESTROOM ENLARGED- STD.KING MOD CONSTRUCTION PLAN  
1/2" = 1'-0"



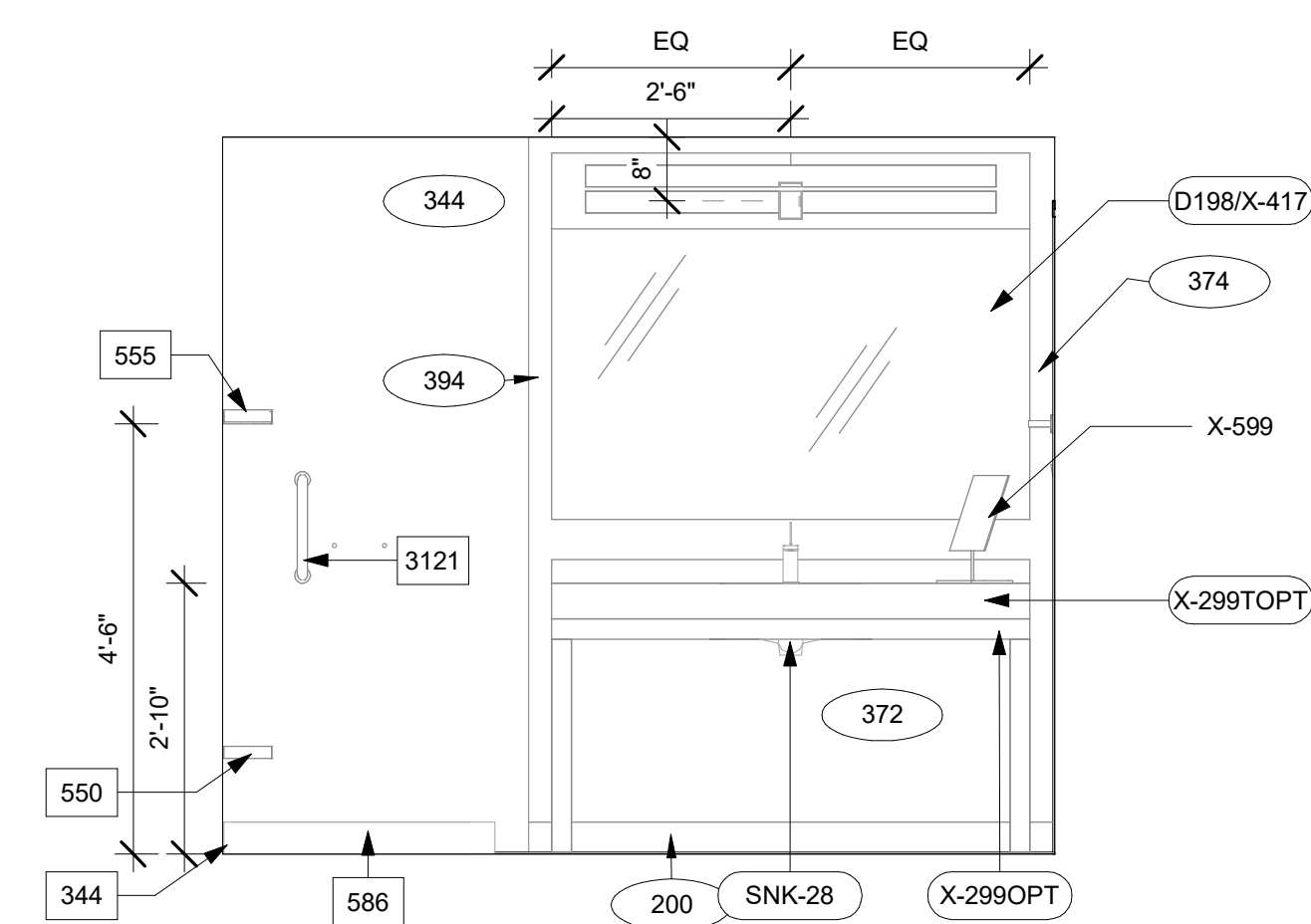
**A** RESTROOM ENLARGED- STD.KING MOD FURNITURE PLAN  
1/2" = 1'-0"



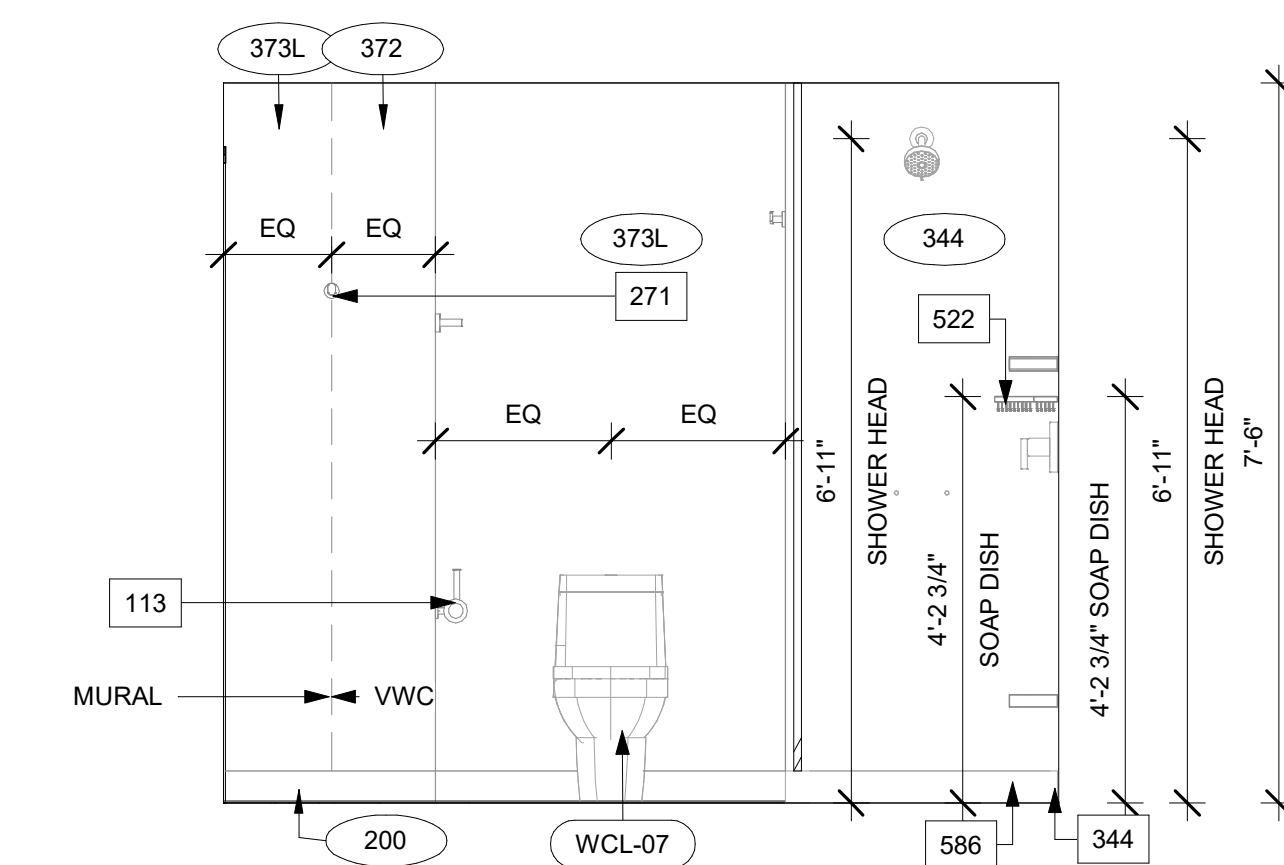
**5** RESTROOM ENLARGED- STD.KING ROOM ELEVATION-A  
1/2" = 1'-0"



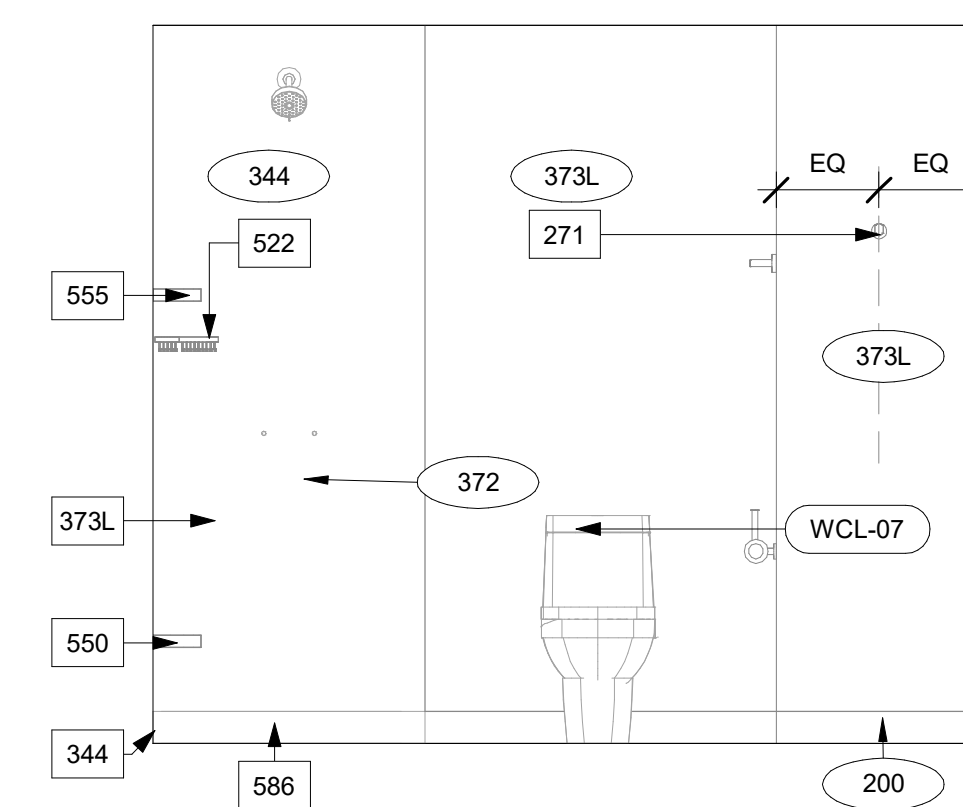
**7** RESTROOM ENLARGED-STD.KING ROOM ELEVATION-C  
1/2" = 1'-0"



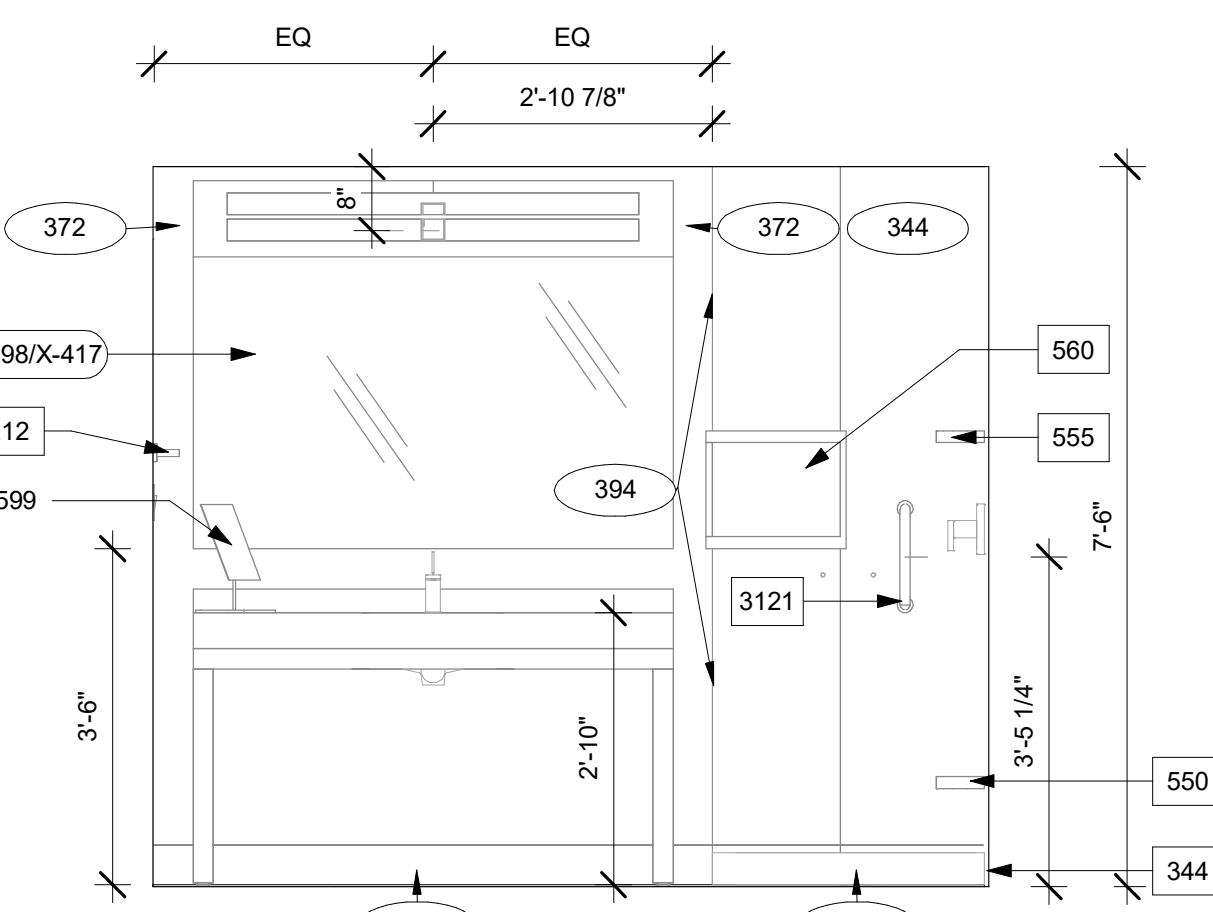
**3** RESTROOM ENLARGED- STD.KING MOD ELEVATION -A  
1/2" = 1'-0"



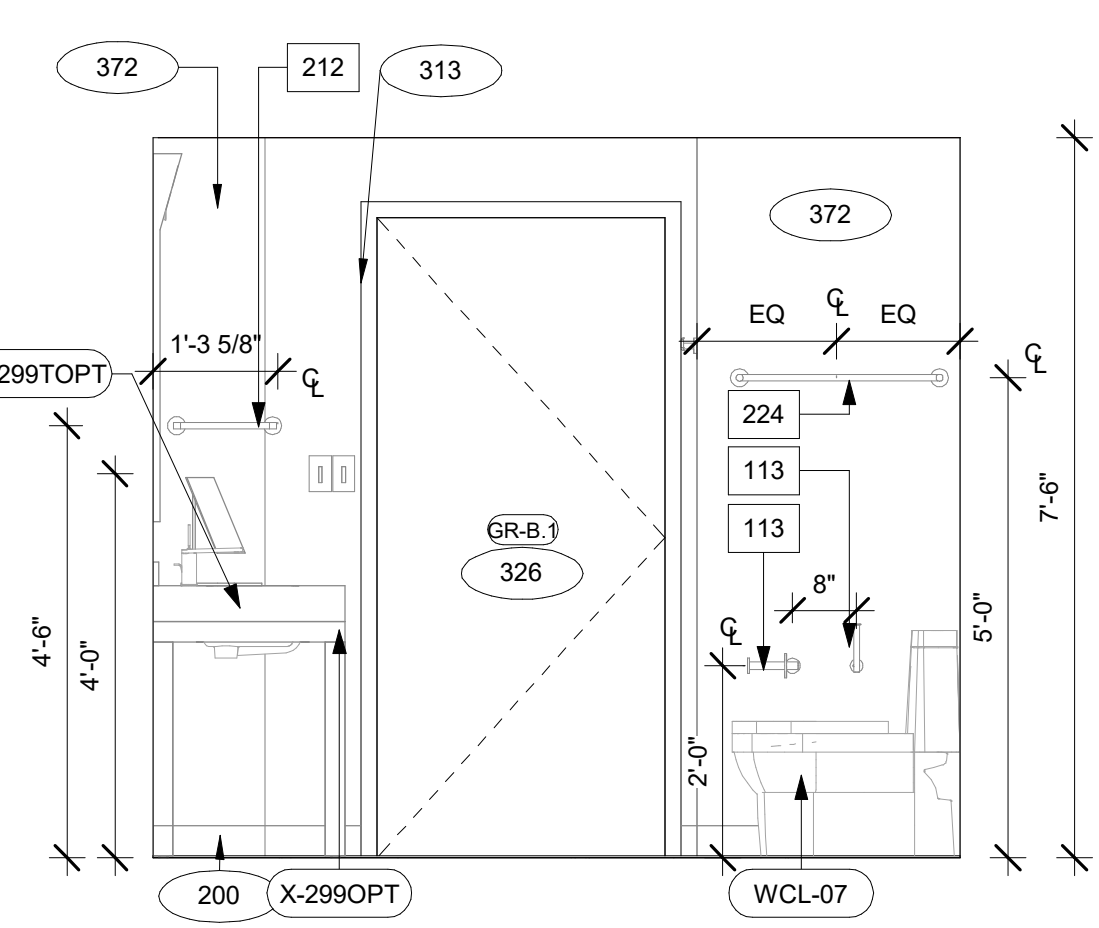
**1** RESTROOM ENLARGED- STD.KING MOD ELEVATION-C  
1/2" = 1'-0"



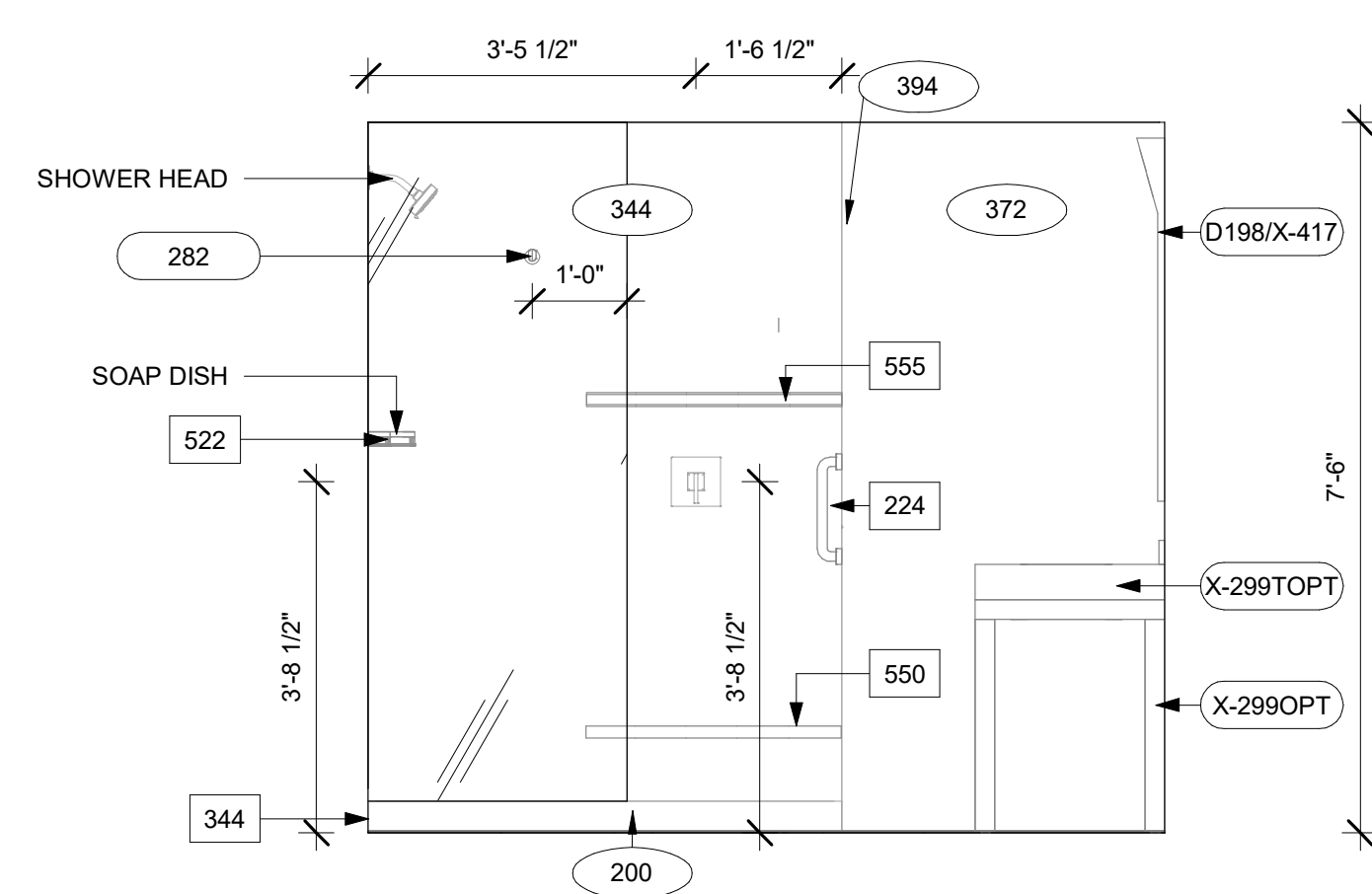
**6** RESTROOM ENLARGED-STD.KING ROOM ELEVATION-B  
1/2" = 1'-0"



**8** RESTROOM ENLARGED-STD.KING ROOM ELEVATION-D  
1/2" = 1'-0"



**4** RESTROOM ENLARGED- STD.KING MOD ELEVATION-B  
1/2" = 1'-0"



**2** RESTROOM ENLARGED- STD.KING MOD ELEVATION-D  
1/2" = 1'-0"

## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 C.Ynergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_C.Ynergy" FOR RESTROOM ACCESSORIES.

## GENERAL NOTE FOR TUB/SHOWER

### BASE4 NOTES

1. COORDINATE LOCATION OF GRAPHIC WALL MURAL WITH ROBE HOOK LOCATION. REFER TO INTERIOR DESIGN SPECIFICATION MANUAL FOR INSTALLATION GUIDELINES.

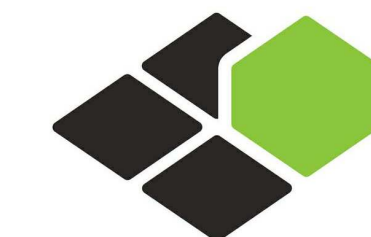
## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.

### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

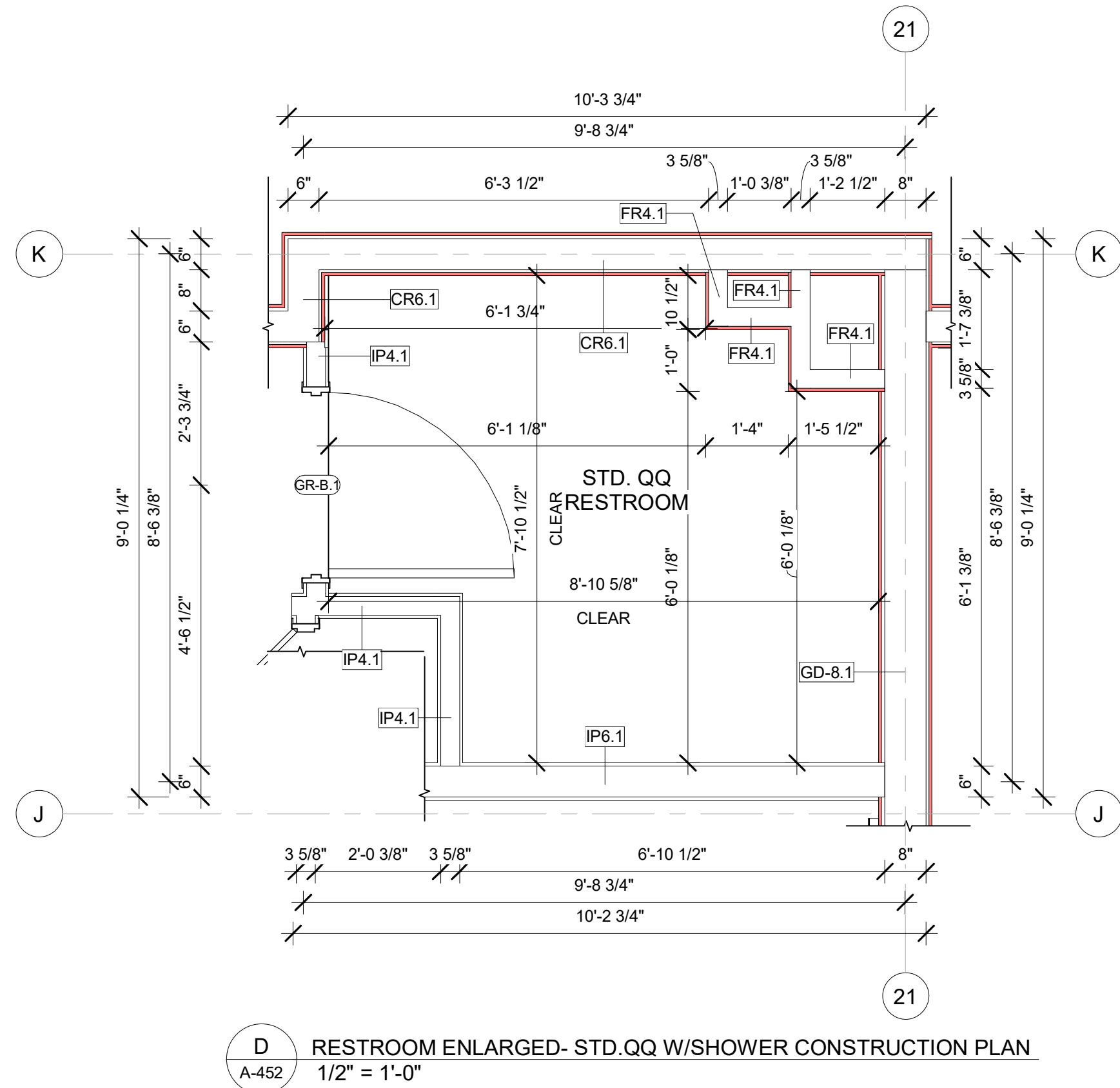
SHEET NAME

**RESTROOM SHOWER**

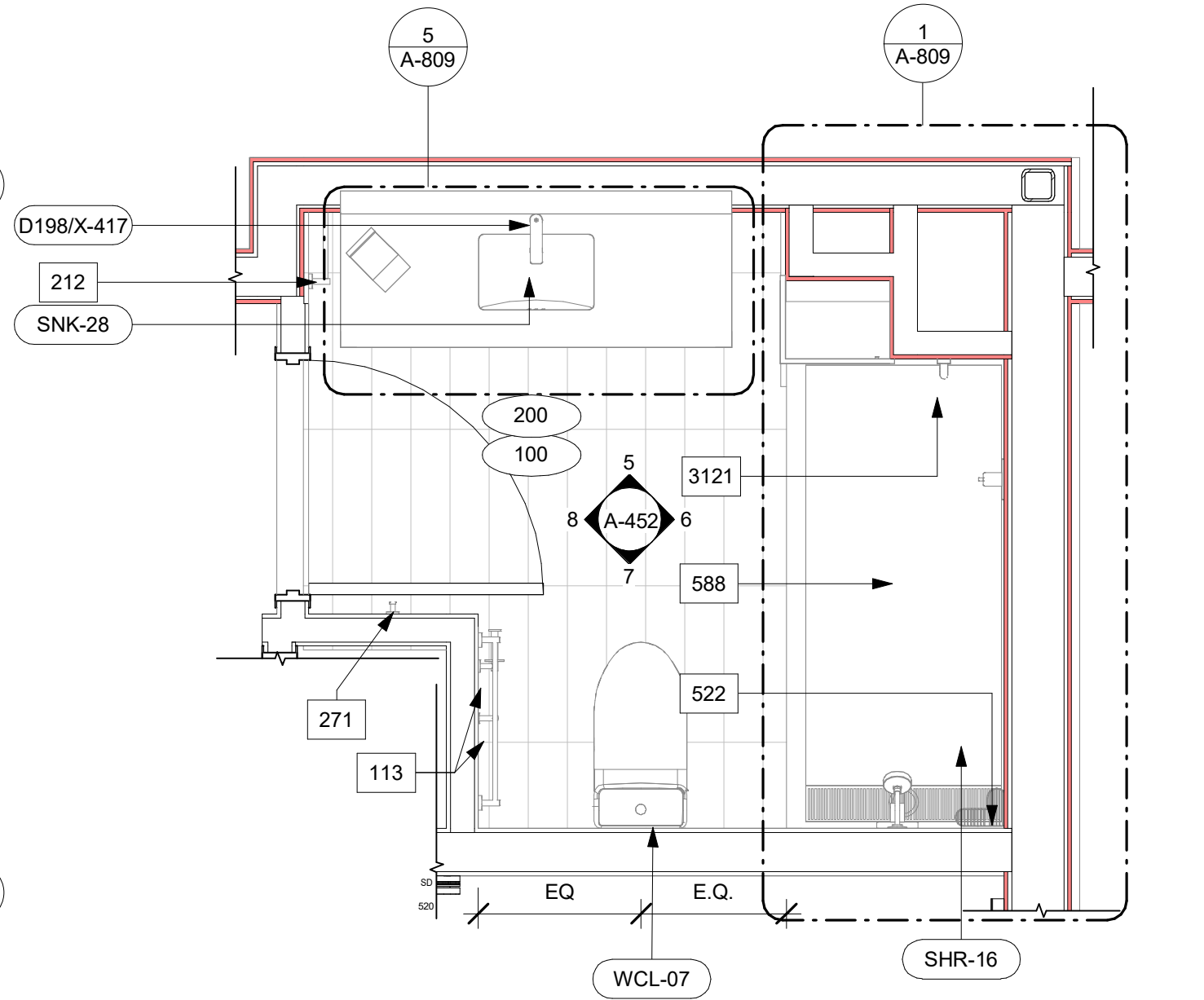
DRAWINGS NO.

**A-451**

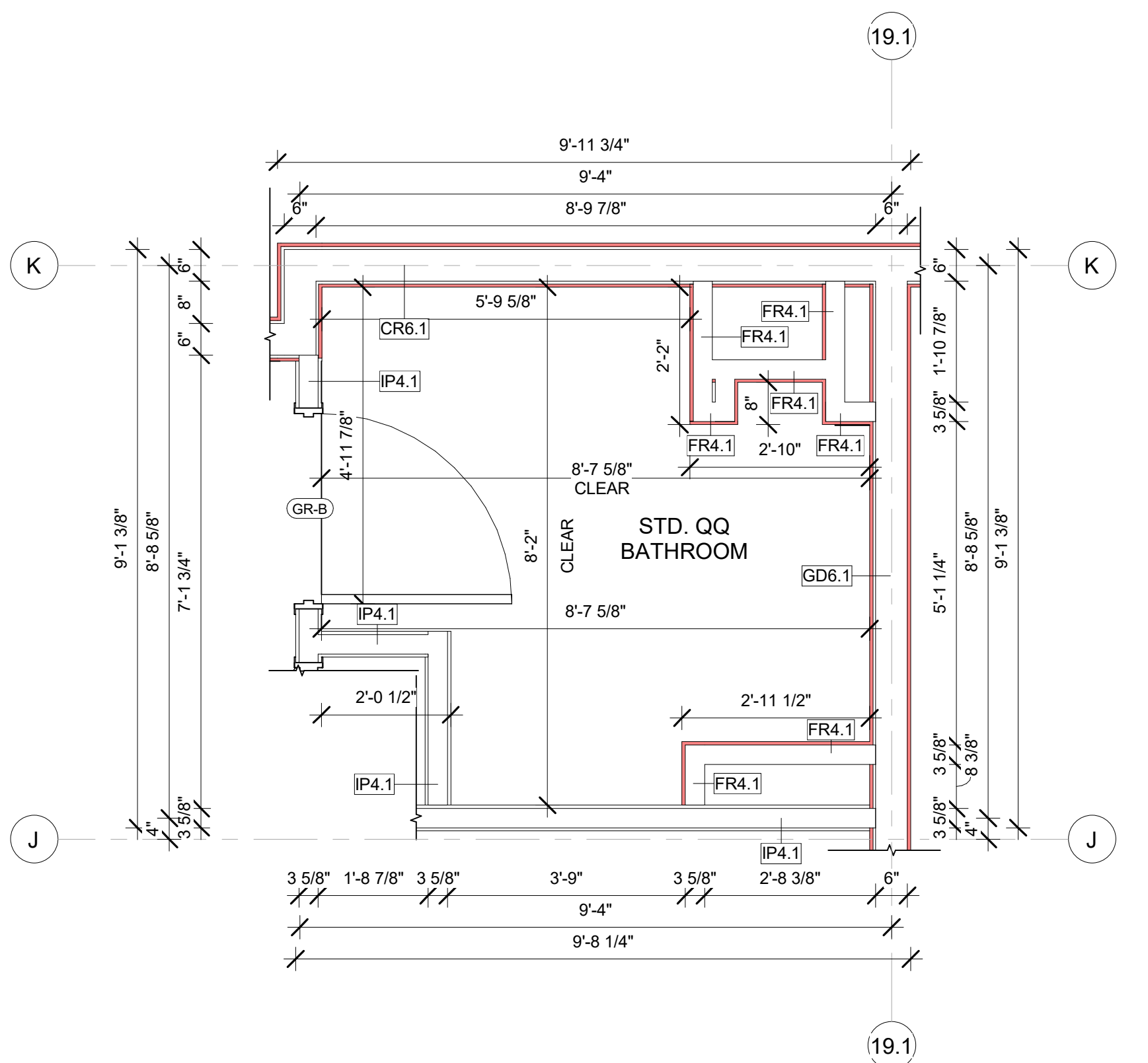




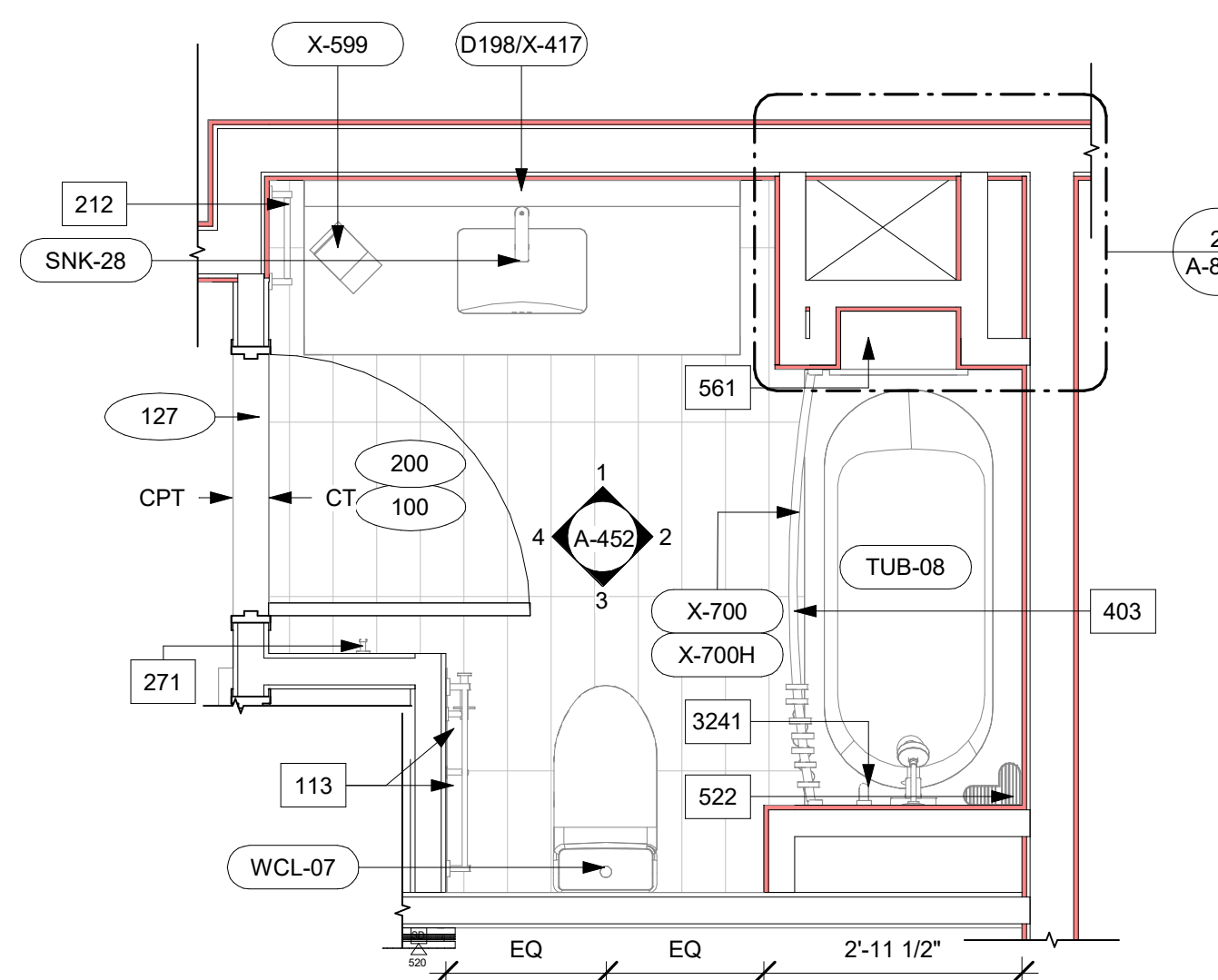
D RESTROOM ENLARGED- STD.QQ W/SHOWER CONSTRUCTION PLAN  
1/2" = 1'-0"



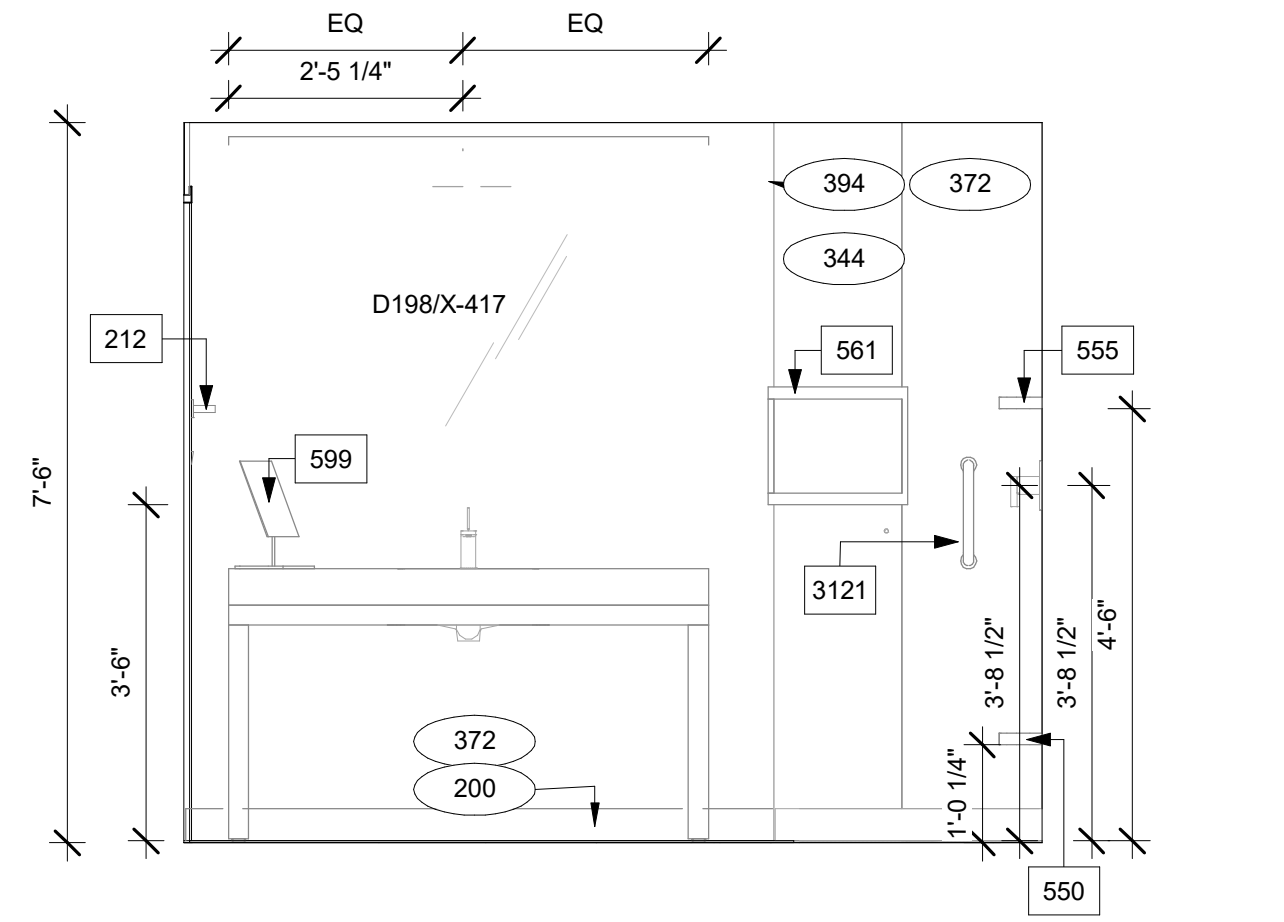
C RESTROOM ENLARGED- STD.QQ W/SHOWER FURNITURE PLAN  
1/2" = 1'-0"



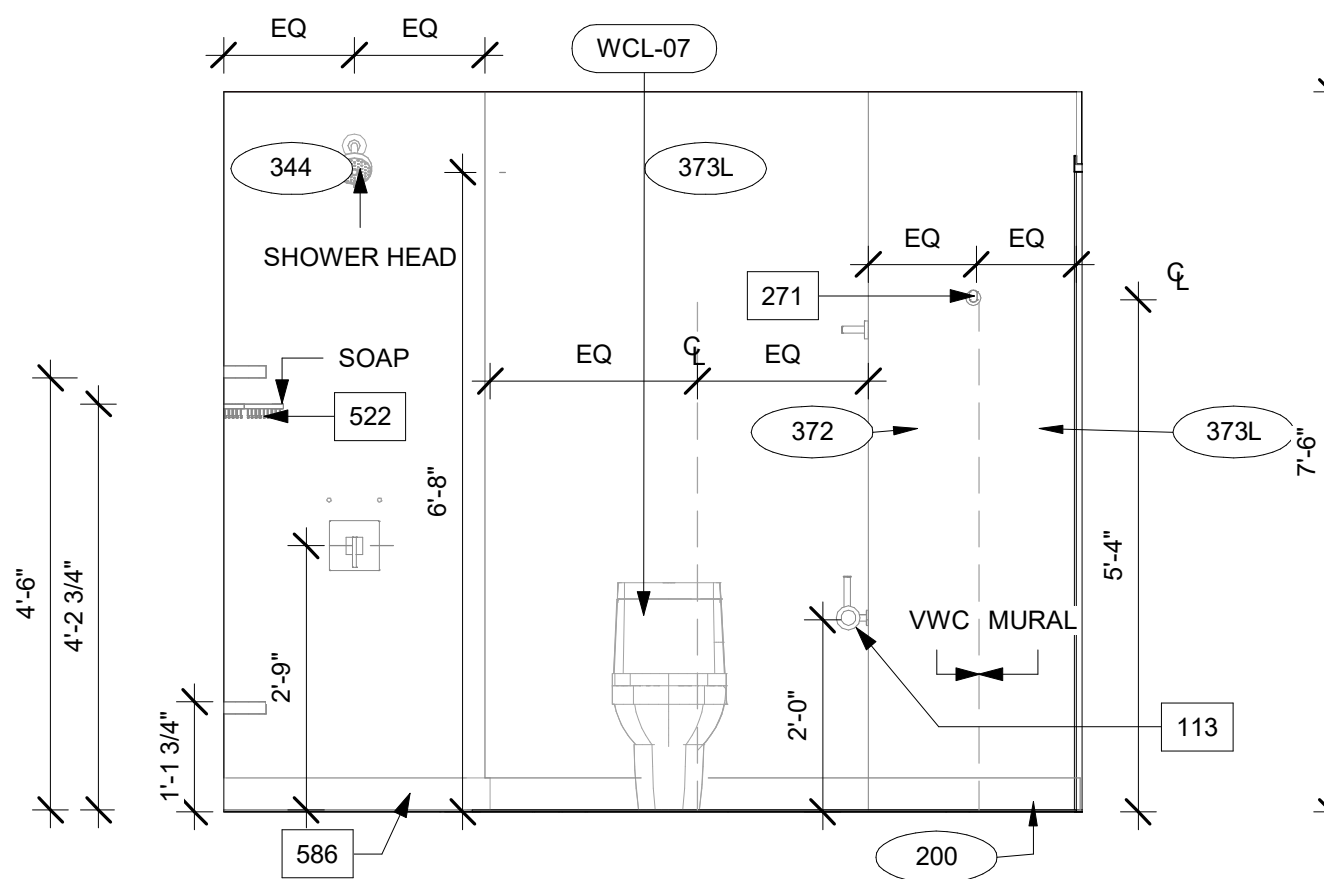
B RESTROOM ENLARGED- STD.QQ ROOM W/TUB CONSTRUCTION PLAN  
1/2" = 1'-0"



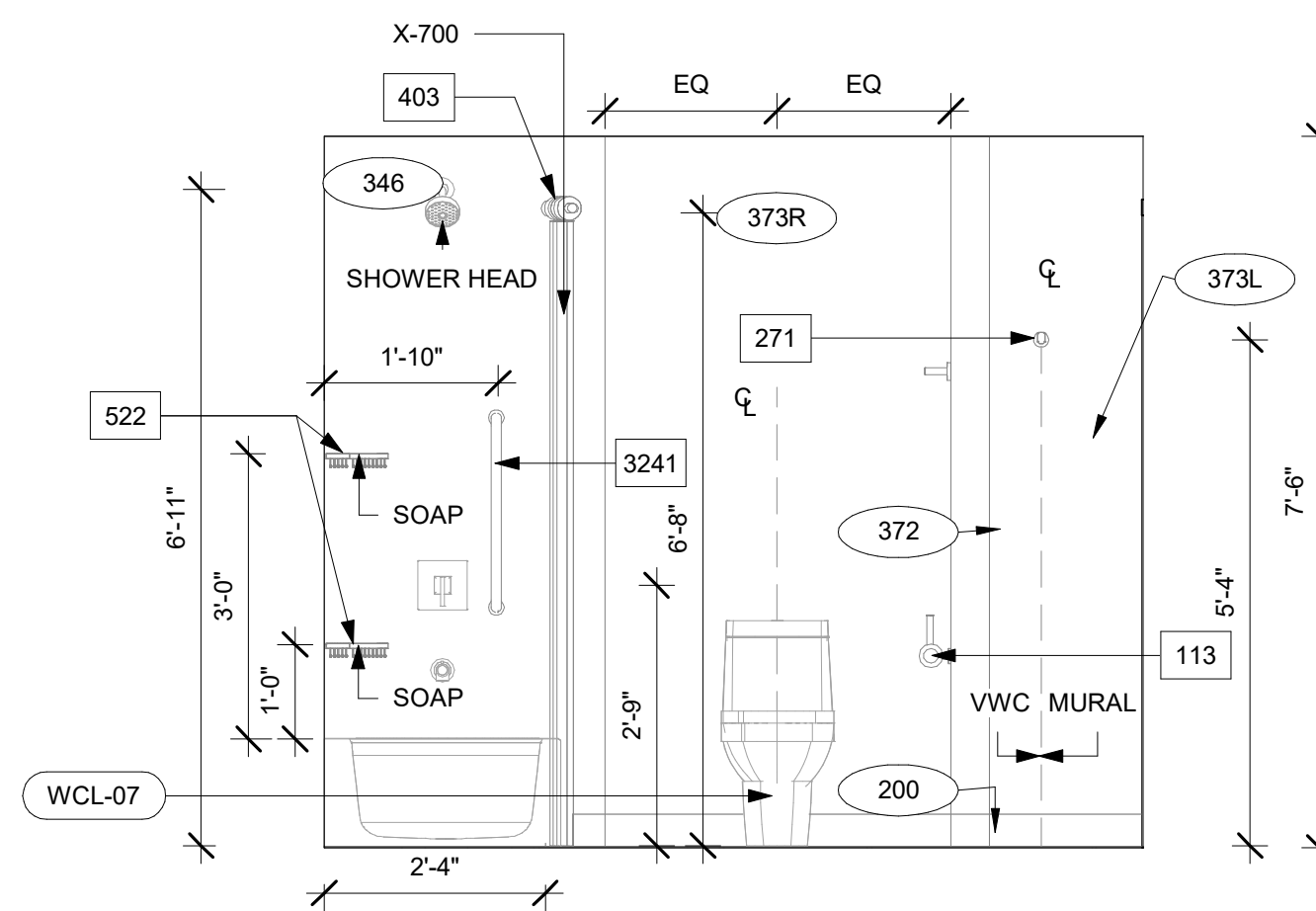
A RESTROOM ENLARGED- STD.QQ ROOM W/TUB FURNITURE PLAN  
1/2" = 1'-0"



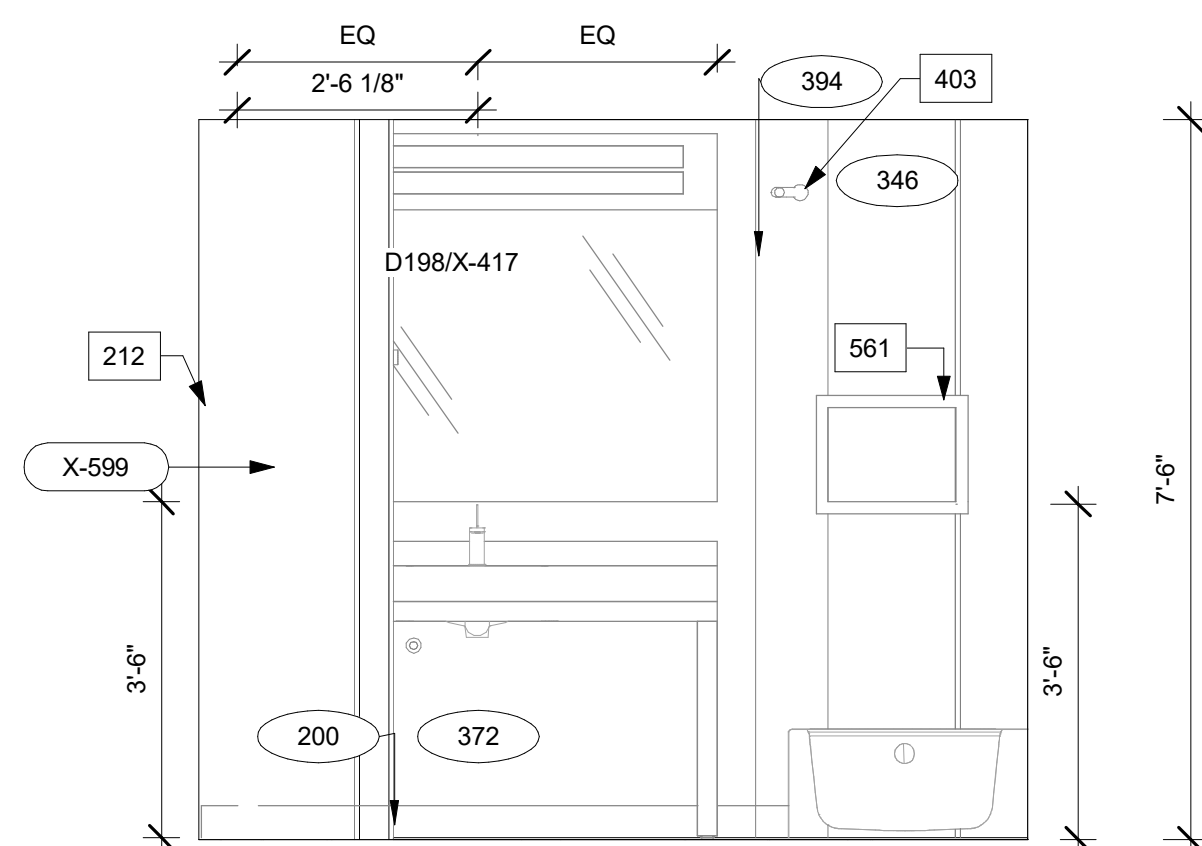
5 RESTROOM ENLARGED- STD.QQ ROOM W/SHOWER ELEVATION-A  
1/2" = 1'-0"



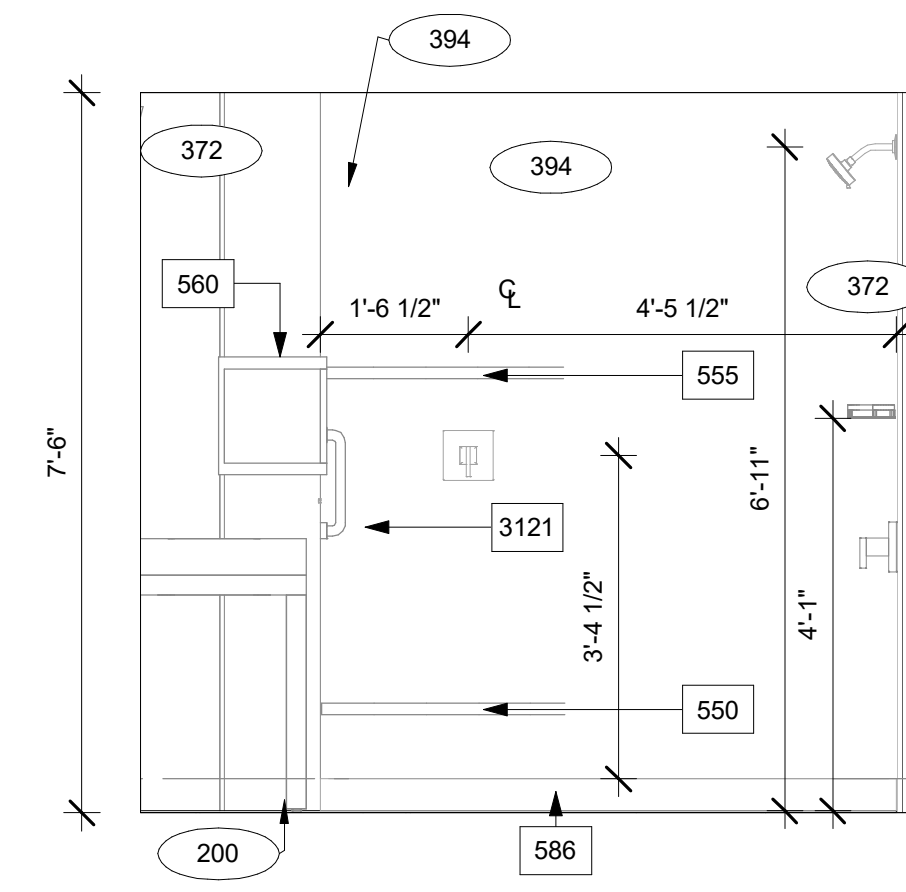
7 RESTROOM ENLARGED- STD.QQ ROOM W/SHOWER ELEVATION-C  
1/2" = 1'-0"



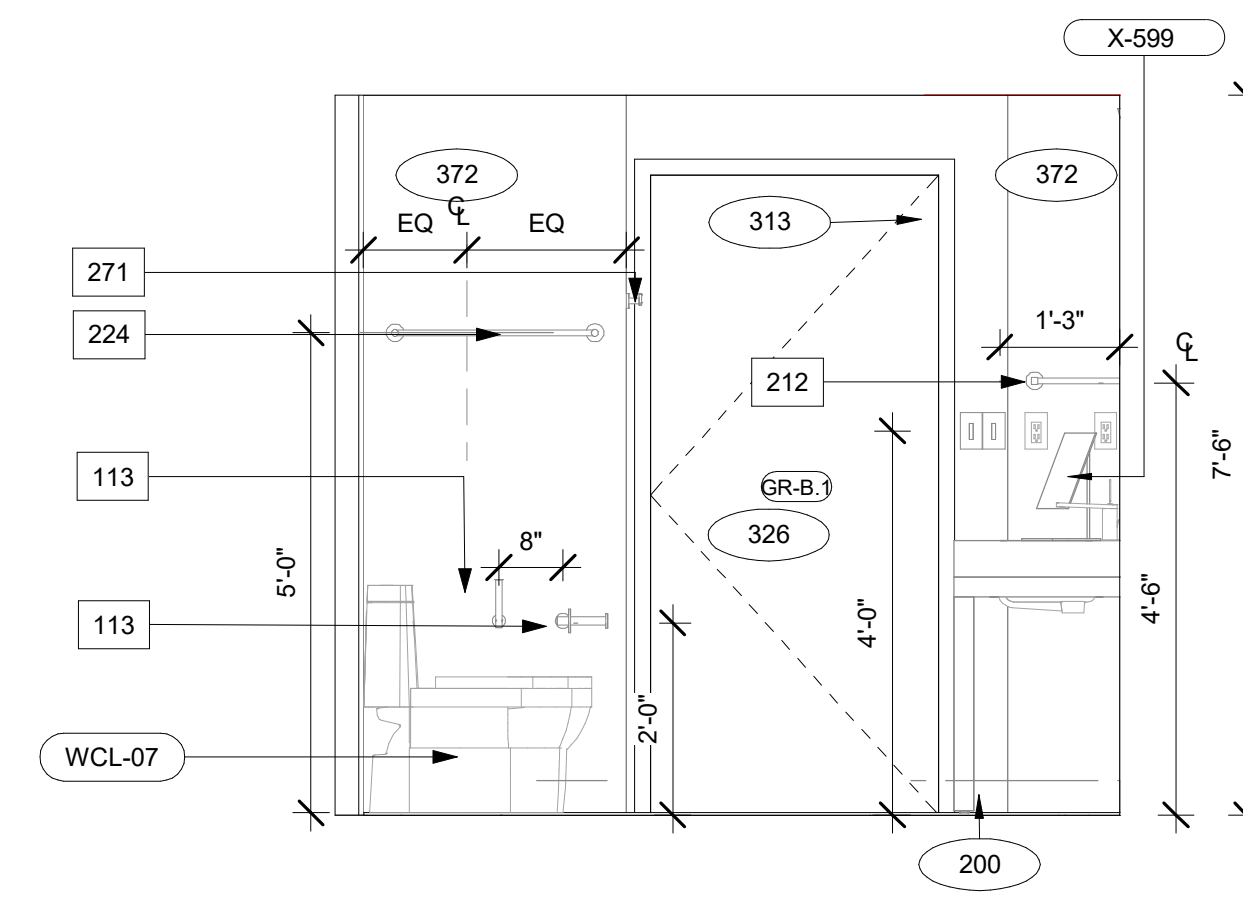
3 RESTROOM ENLARGED- STD.QQ ROOM W/TUB ELEVATION-A  
1/2" = 1'-0"



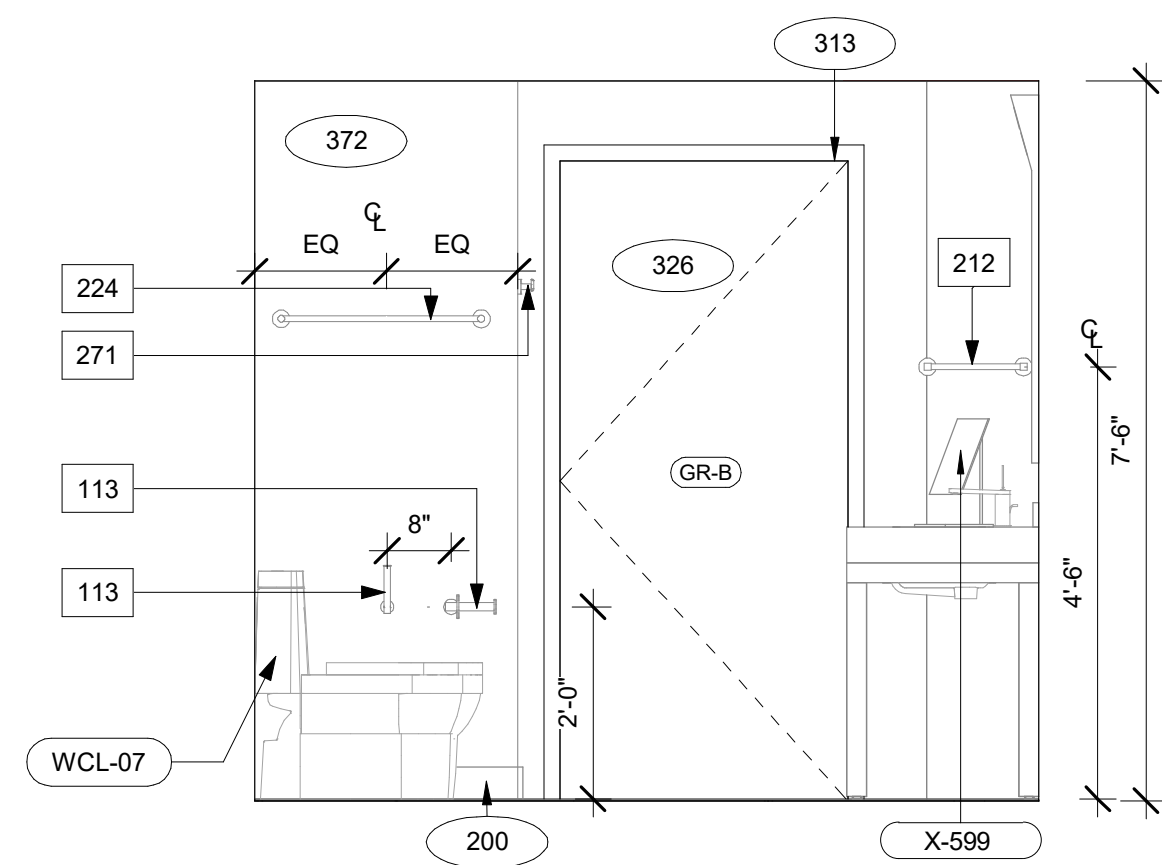
1 RESTROOM ENLARGED- STD.QQ ROOM W/TUB ELEVATION-C  
1/2" = 1'-0"



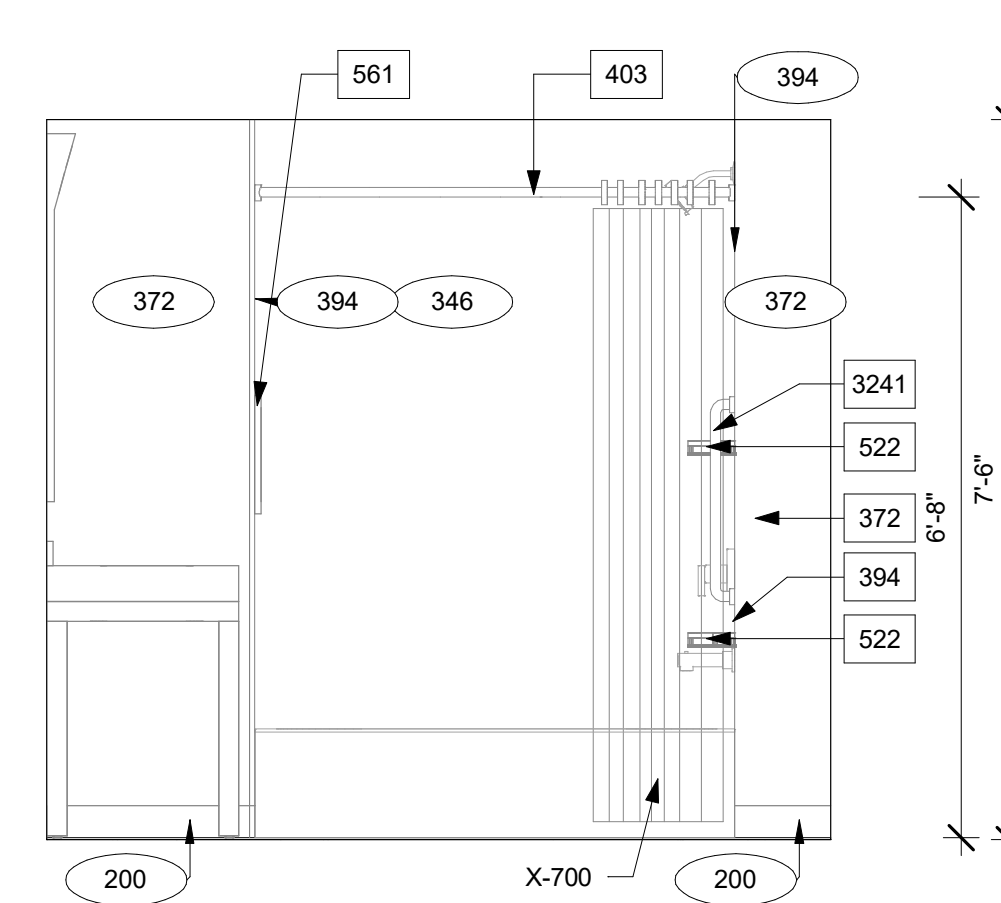
6 RESTROOM ENLARGED- STD.QQ ROOM W/SHOWER ELEVATION-B  
1/2" = 1'-0"



8 RESTROOM ENLARGED- STD.QQ ROOM W/SHOWER ELEVATION-D  
1/2" = 1'-0"



4 RESTROOM ENLARGED- STD.QQ ROOM W/TUB ELEVATION-B  
1/2" = 1'-0"



2 RESTROOM ENLARGED- STD.QQ ROOM W/TUB ELEVATION-D  
1/2" = 1'-0"

#### GENERAL NOTE FOR LEGENDS

##### BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.

#### GENERAL NOTE FOR TUB/SHOWER

##### BASE4 NOTES

1. COORDINATE LOCATION OF GRAPHIC WALL MURAL WITH ROBE HOOK LOCATION. REFER TO INTERIOR DESIGN SPECIFICATION MANUAL FOR INSTALLATION GUIDELINES.

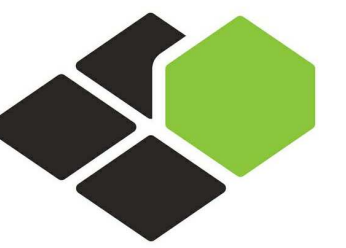
#### GENERAL FLOOR PLAN NOTES

##### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS

##### PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

RESTROOM TUB

DRAWINGS NO.

A-452





RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Professional Engineer Seal for Ricardo Javier Muniz Guillet, State of Illinois, License No. 001023672.

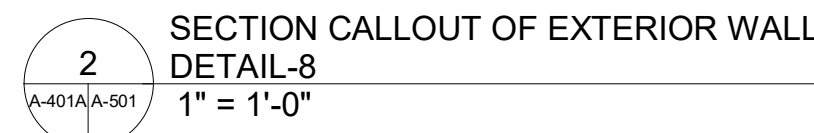
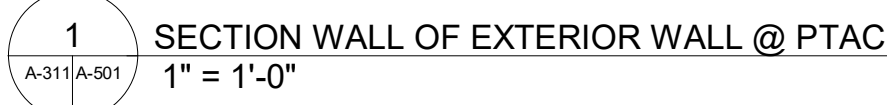
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

WINLEY PARK, IL

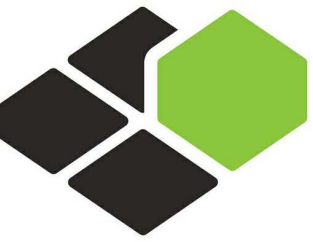
PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

CURRENT ISSUE	
<b>ISSUED FOR 100% FRANCHISE REVIEW</b>	
CURRENT ISSUE DATE	2020.05.25
DRAWN BY	RC
CHECKED BY	RB/DDP
PROJECT NO.	B4-157-1801
SHEET NAME	

# A-501







BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

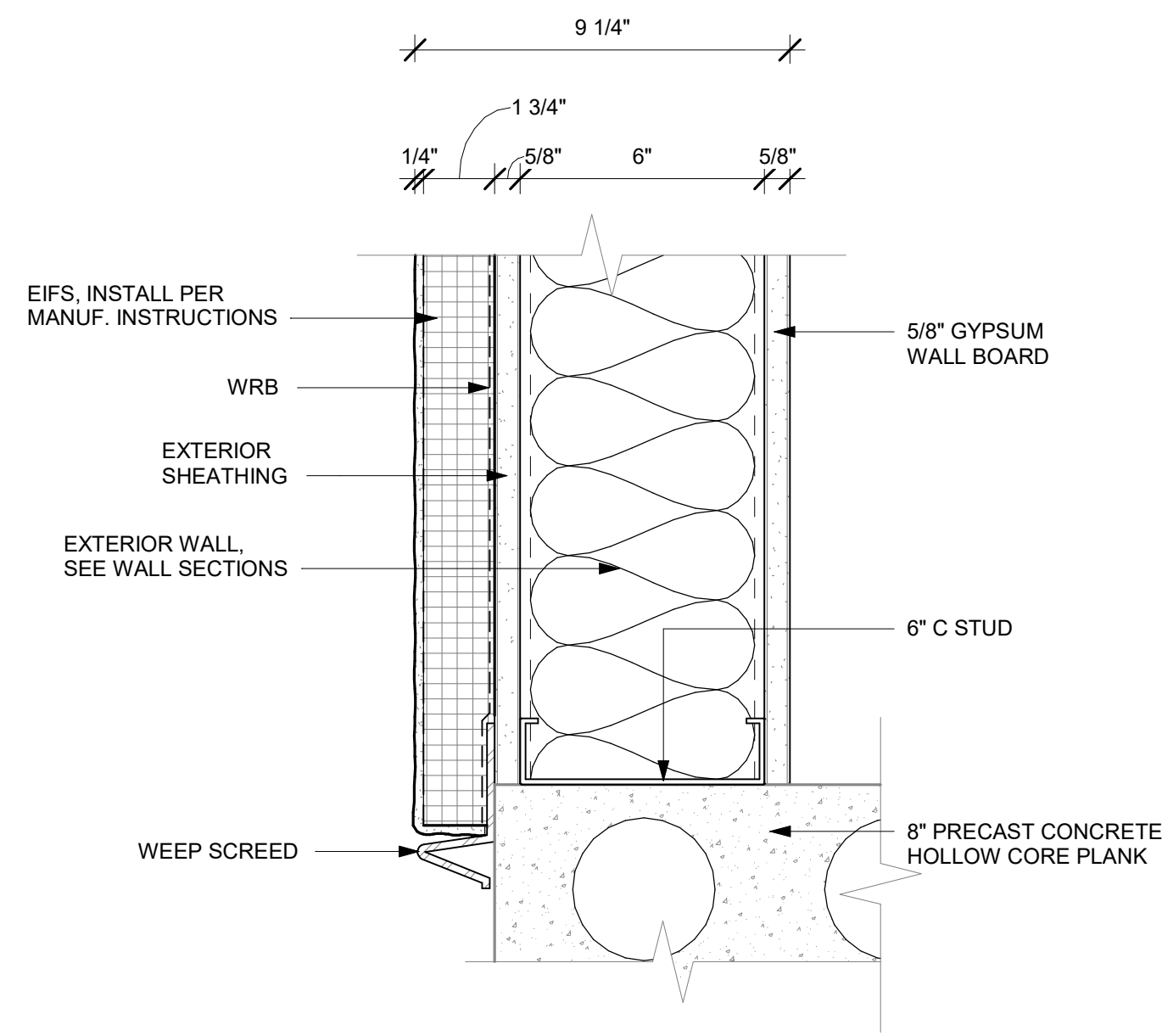
PROJECT NO.  
B4-157-1801

SHEET NAME

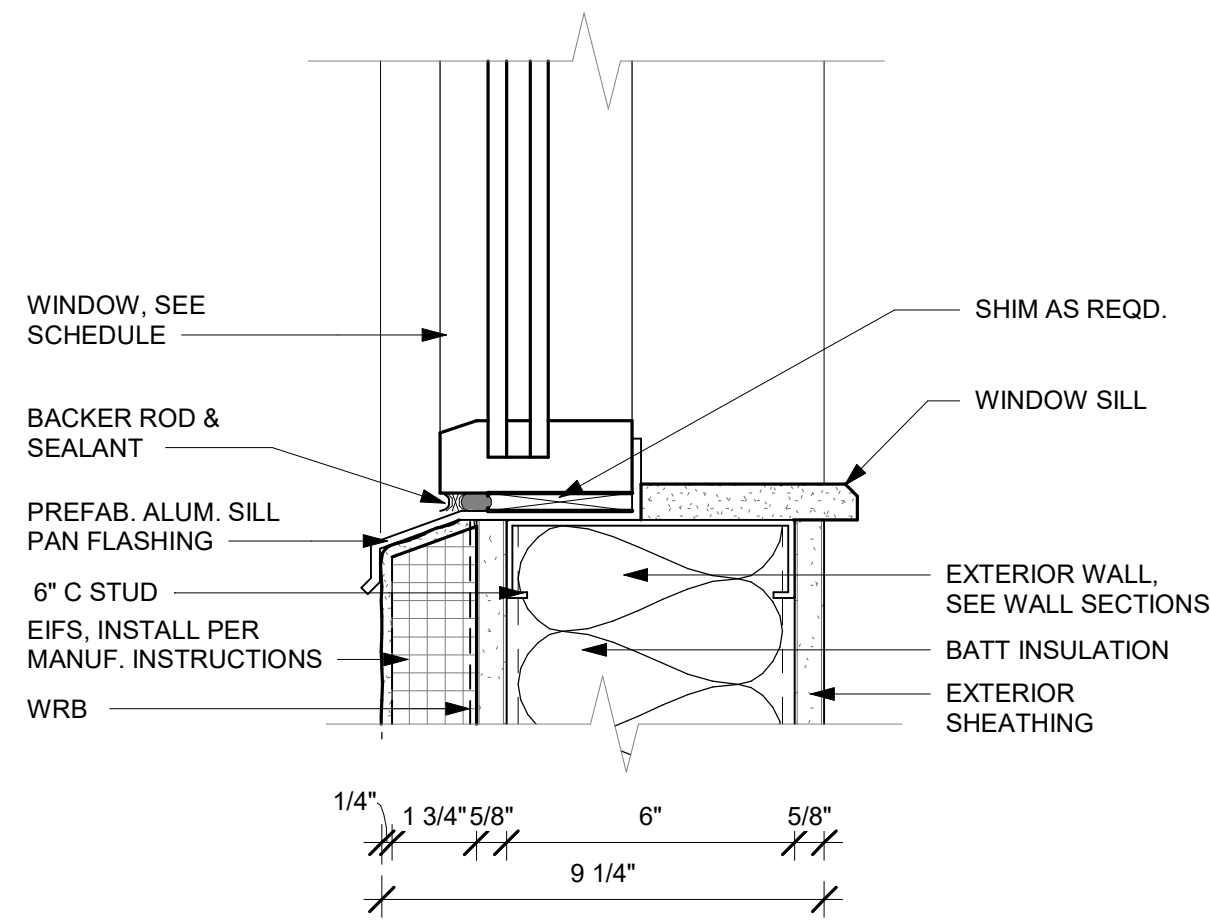
**CONSTRUCTION  
DETAIL @ EIFS**

DRAWINGS NO.

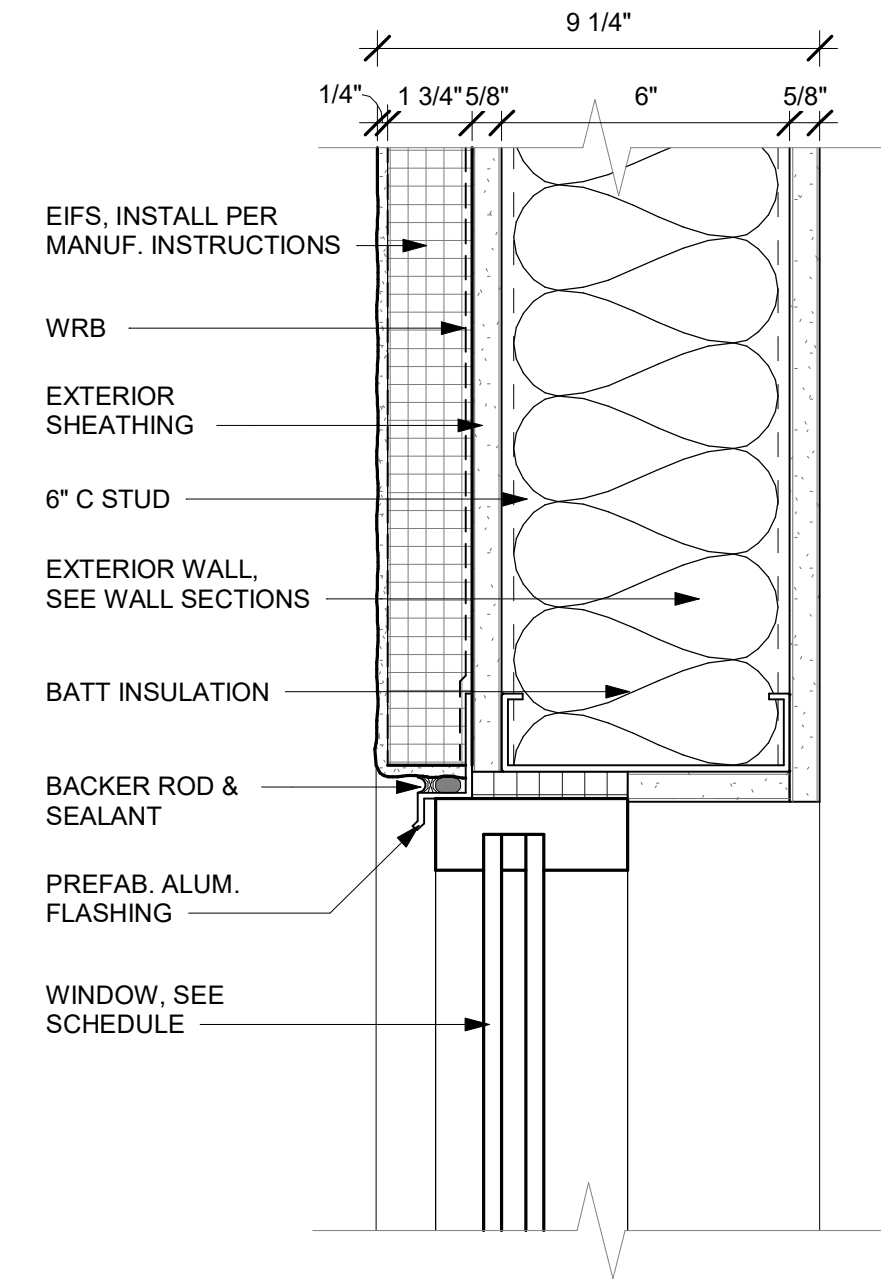
**A-502**



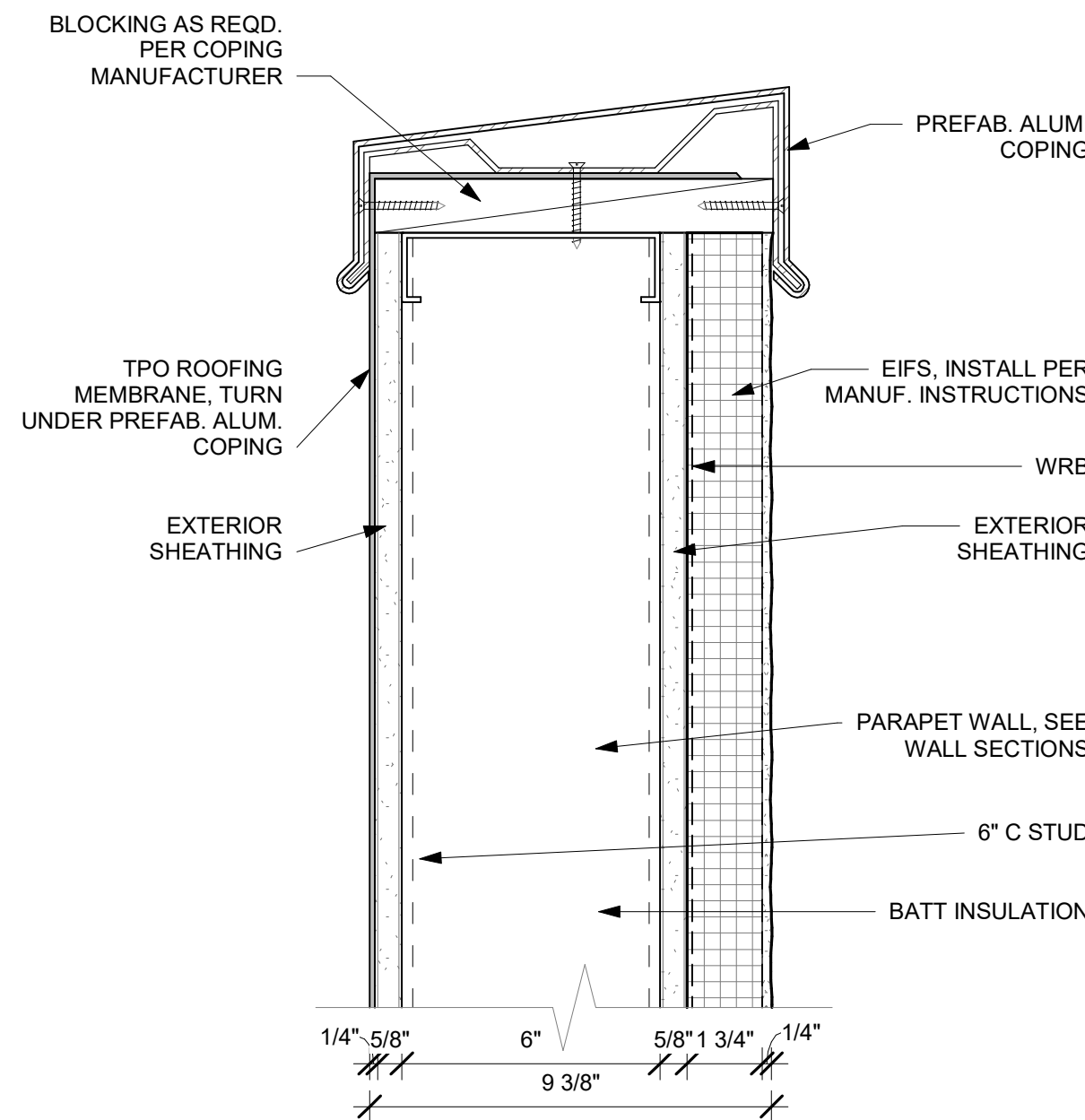
1  
A-311(A-502)  
EIFS START DETAIL  
3\"/>



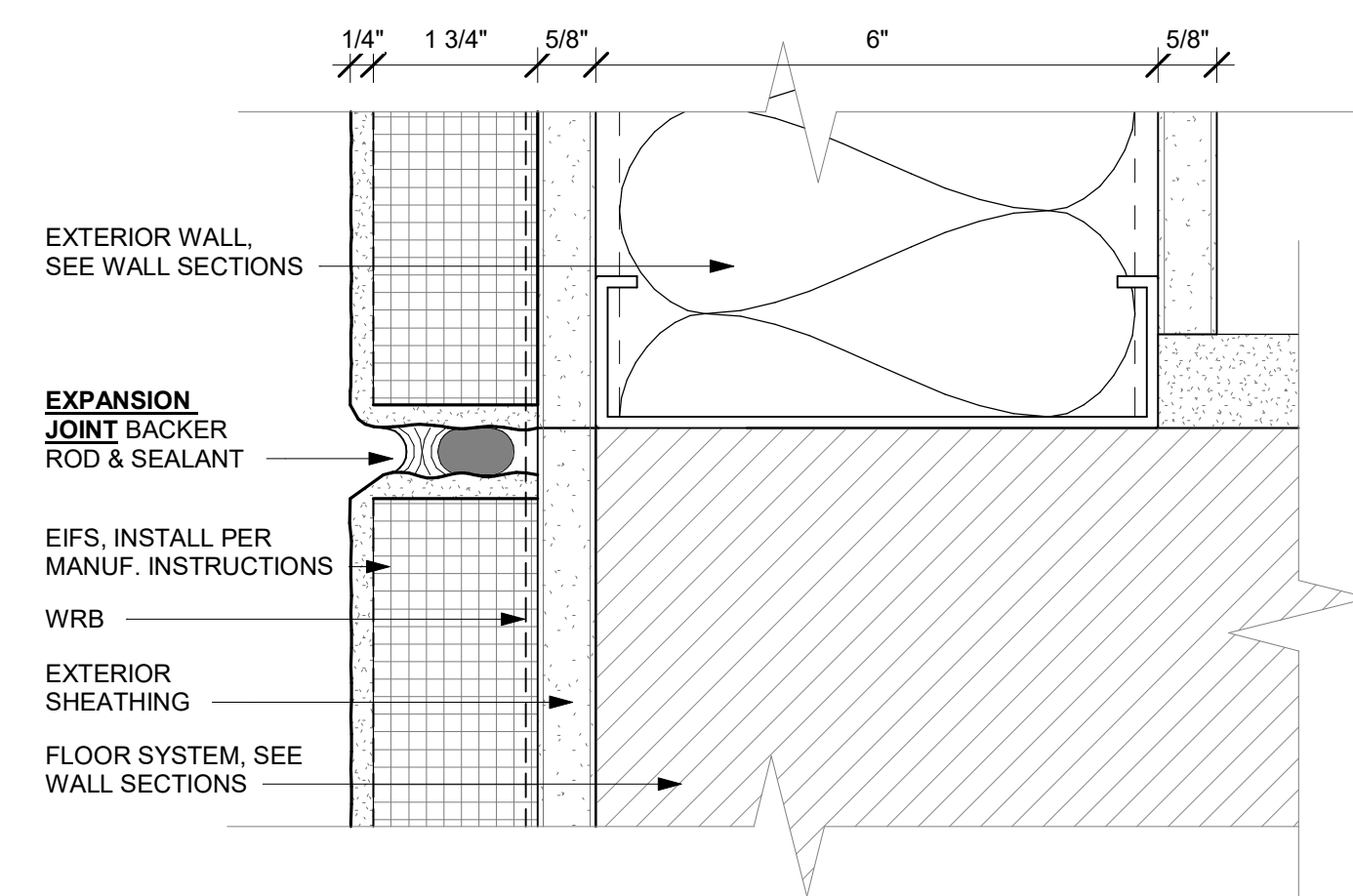
2  
A-310(A-502)  
WINDOW DETAIL-1  
3\"/>



3  
A-310(A-502)  
WINDOW DETAIL-2  
3\"/>

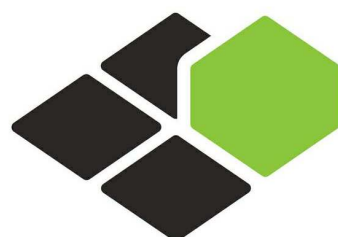


4  
A-303(A-502)  
EIFS END DETAIL  
3\"/>



5  
A-311(A-502)  
EIFS REVEAL DETAIL  
6\"/>





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

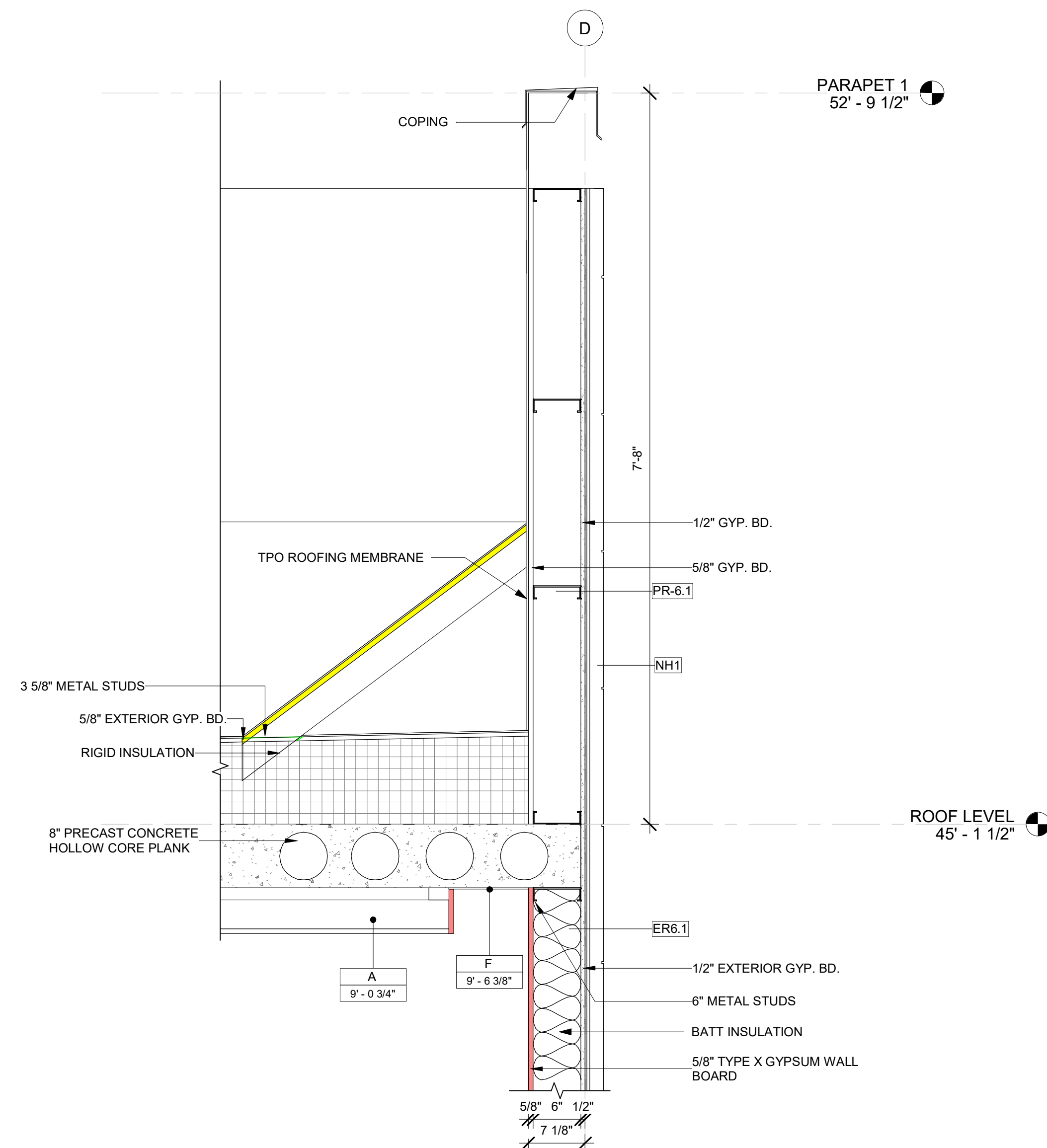
B4-157-1801

SHEET NAME

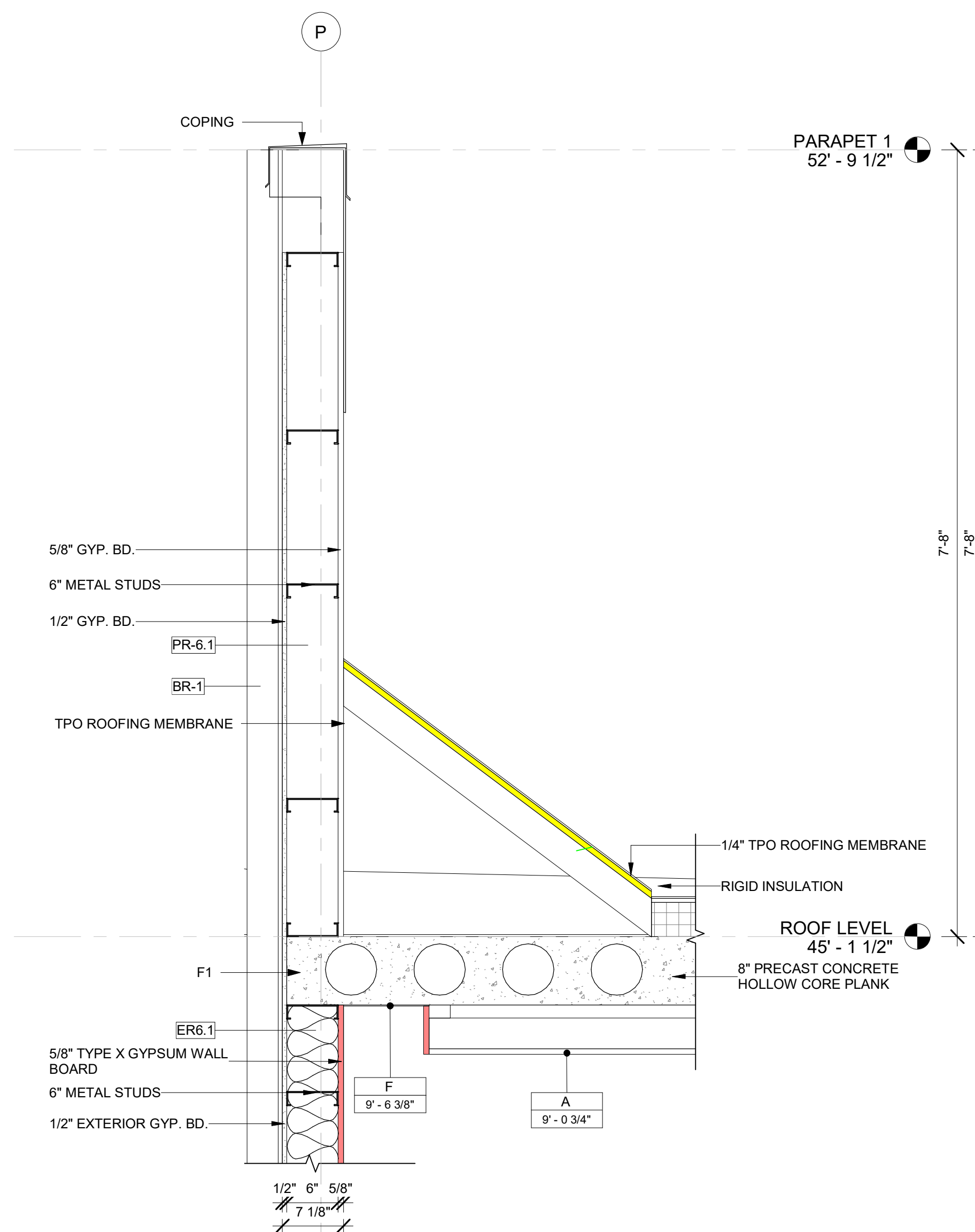
**CONSTRUCTION  
DETAILS @ ROOF**

DRAWINGS NO.

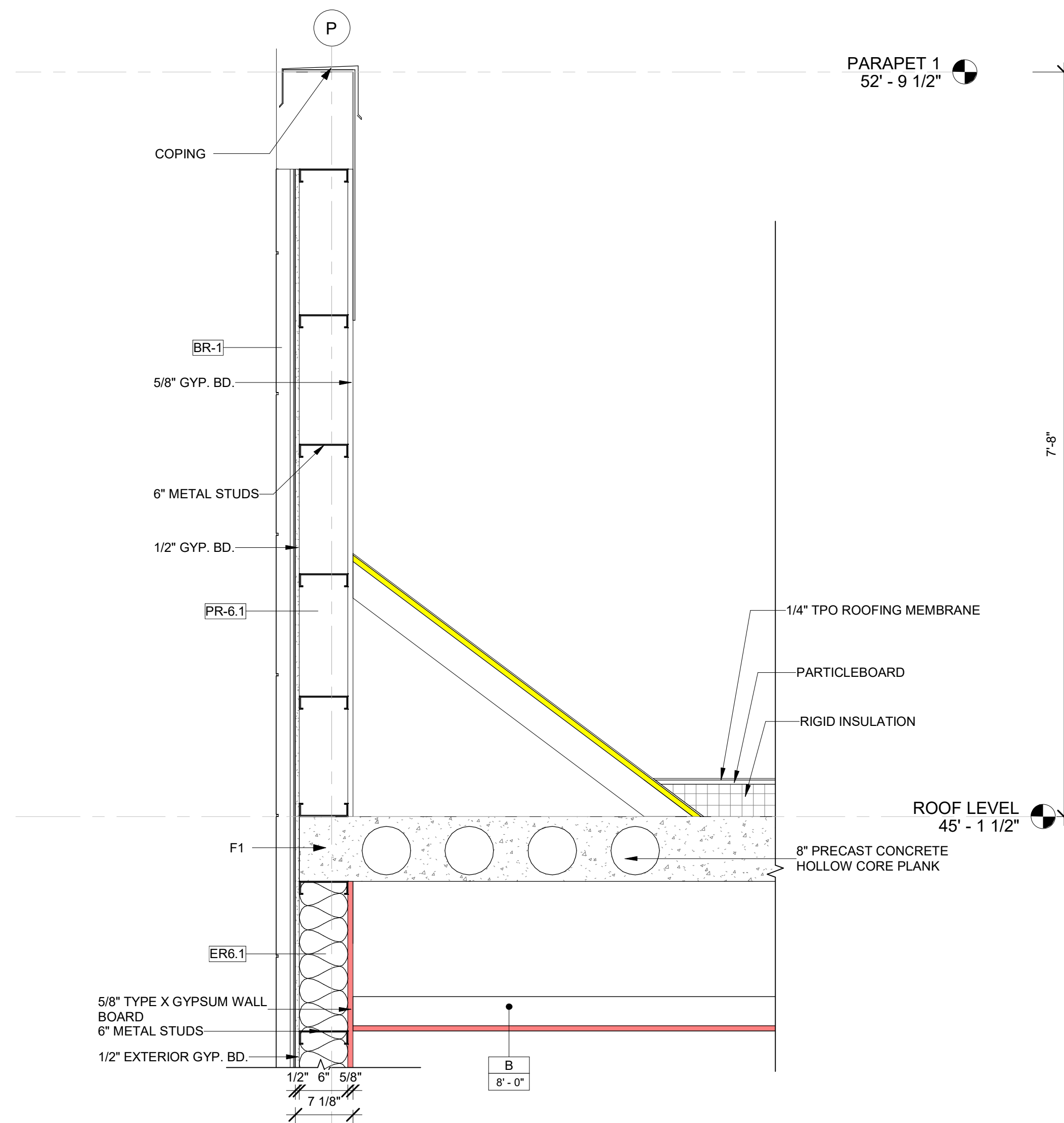
**A-503**



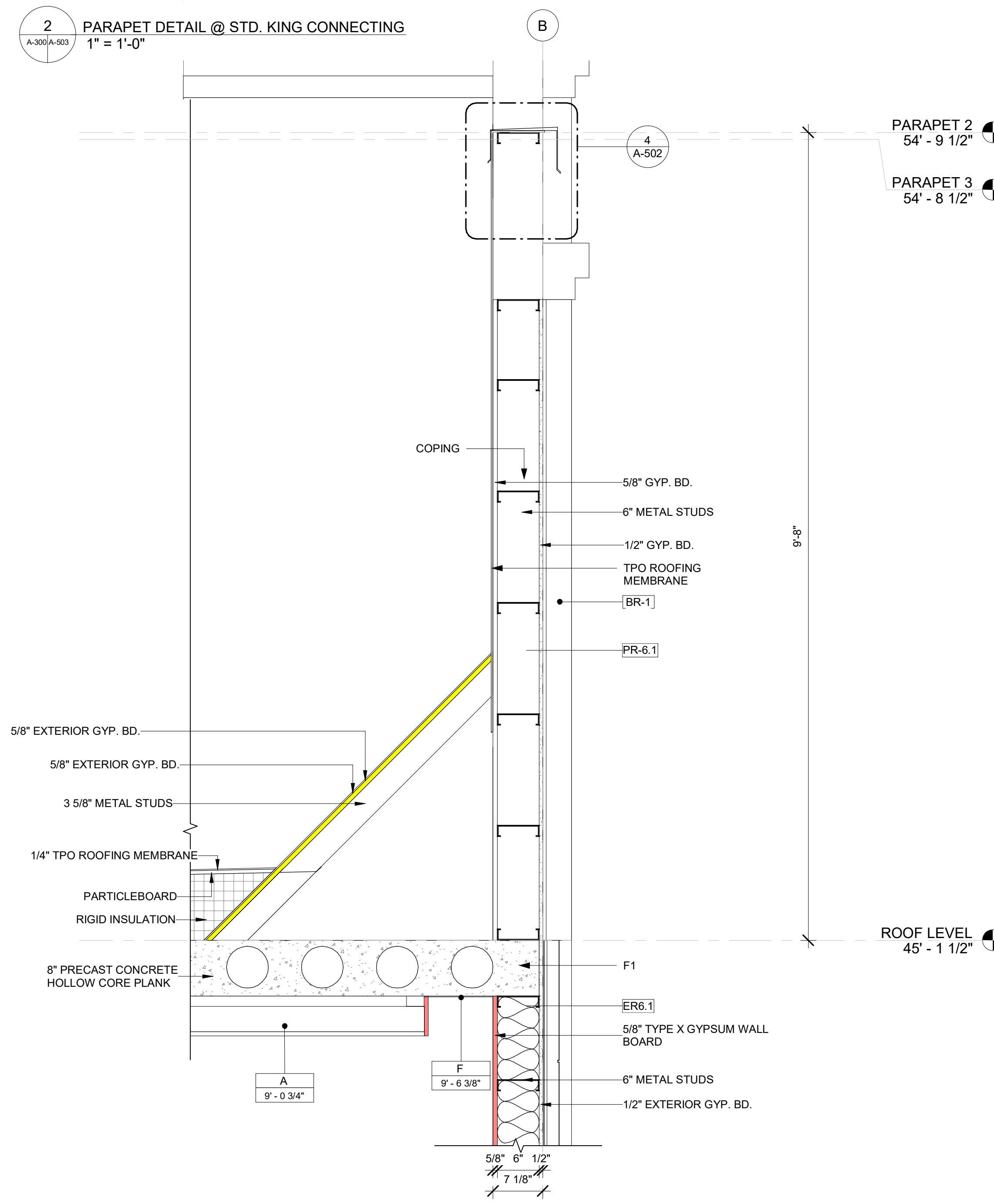
1 PARAPET DETAIL @ STD. QQ  
1" = 1'-0"



2 PARAPET DETAIL @ STD. KING CONNECTING  
1" = 1'-0"



3 PARAPET DETAIL @ LINEN STORE  
1" = 1'-0"



4 PARAPET DETAIL @ STD. KING  
1" = 1'-0"

#### CEILING FINISH LEGEND

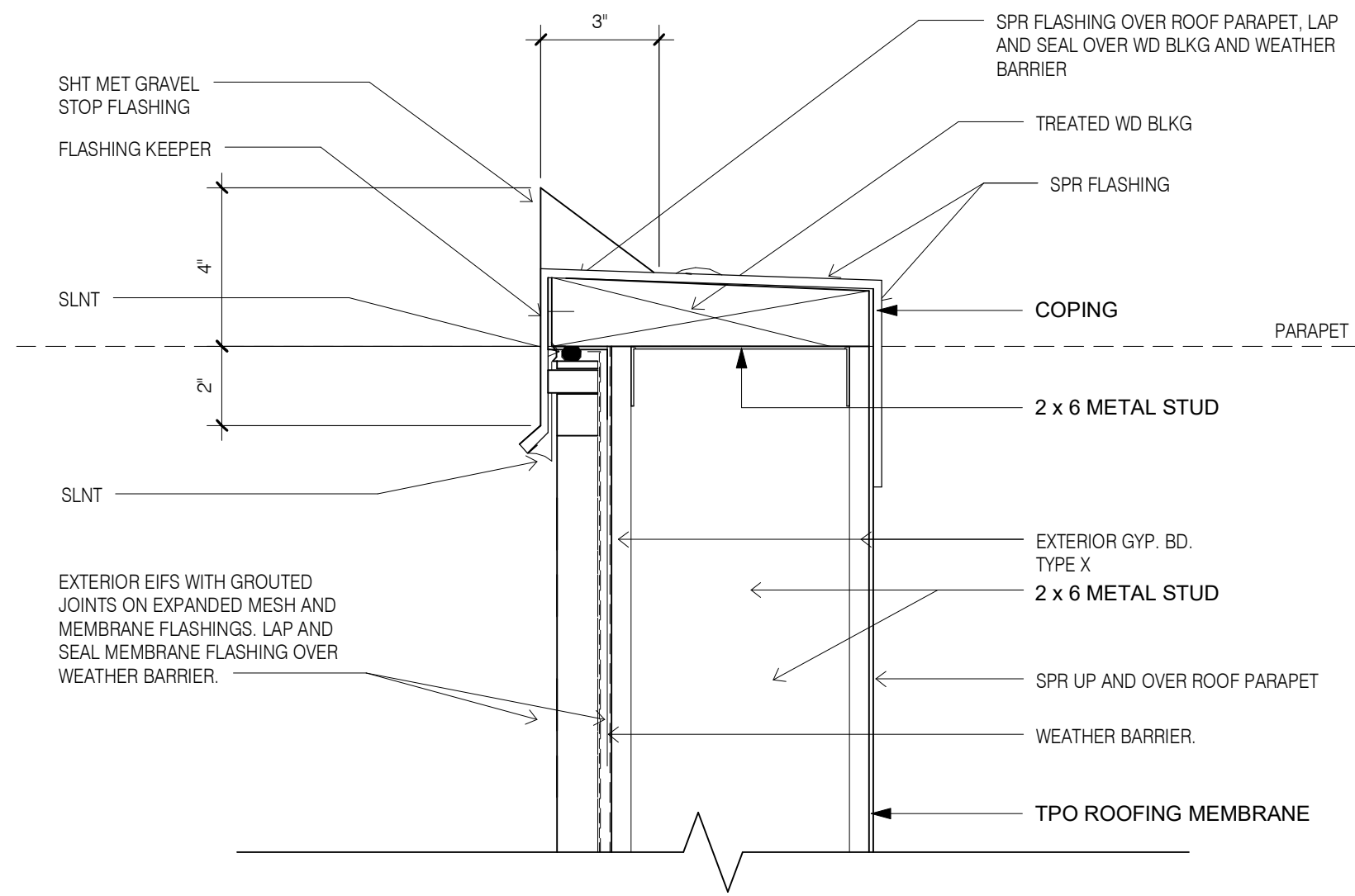
A	CEILING FINISH
9'-0"	CEILING HEIGHT

A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

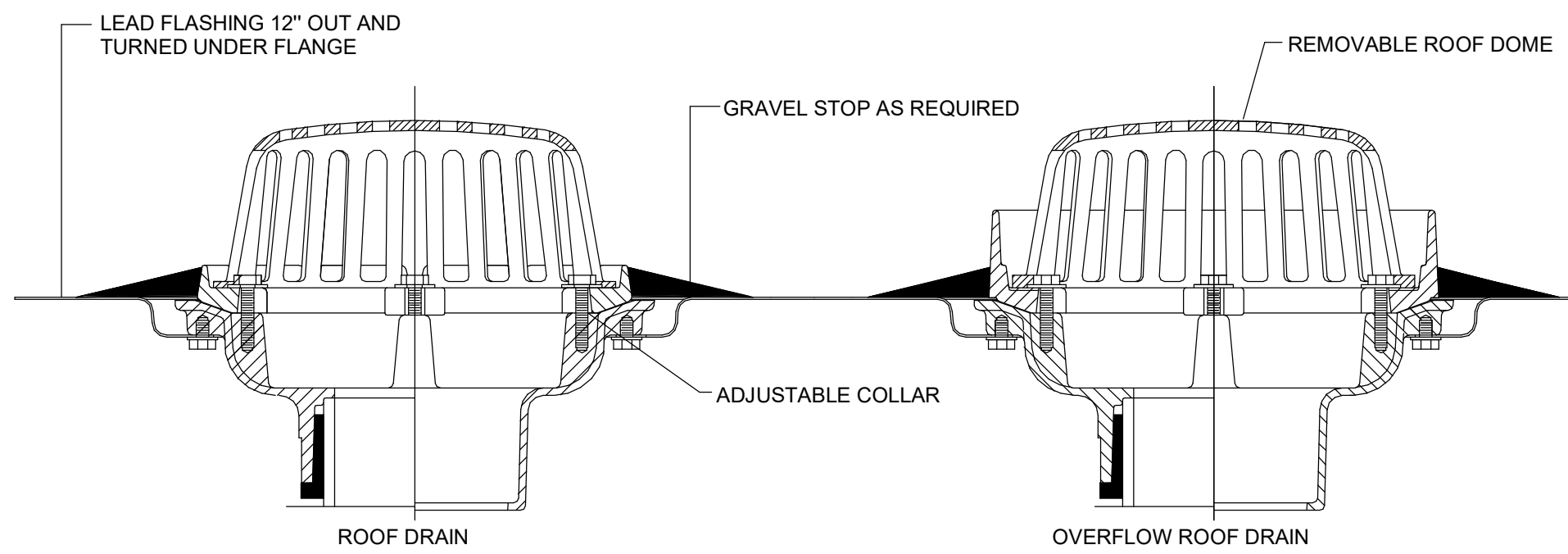
#### LEGEND - EXTERIOR FINISHES

MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
NH1	NICHIHA	SW-7666 FLEUR DE SEL		39%
SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR : EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%



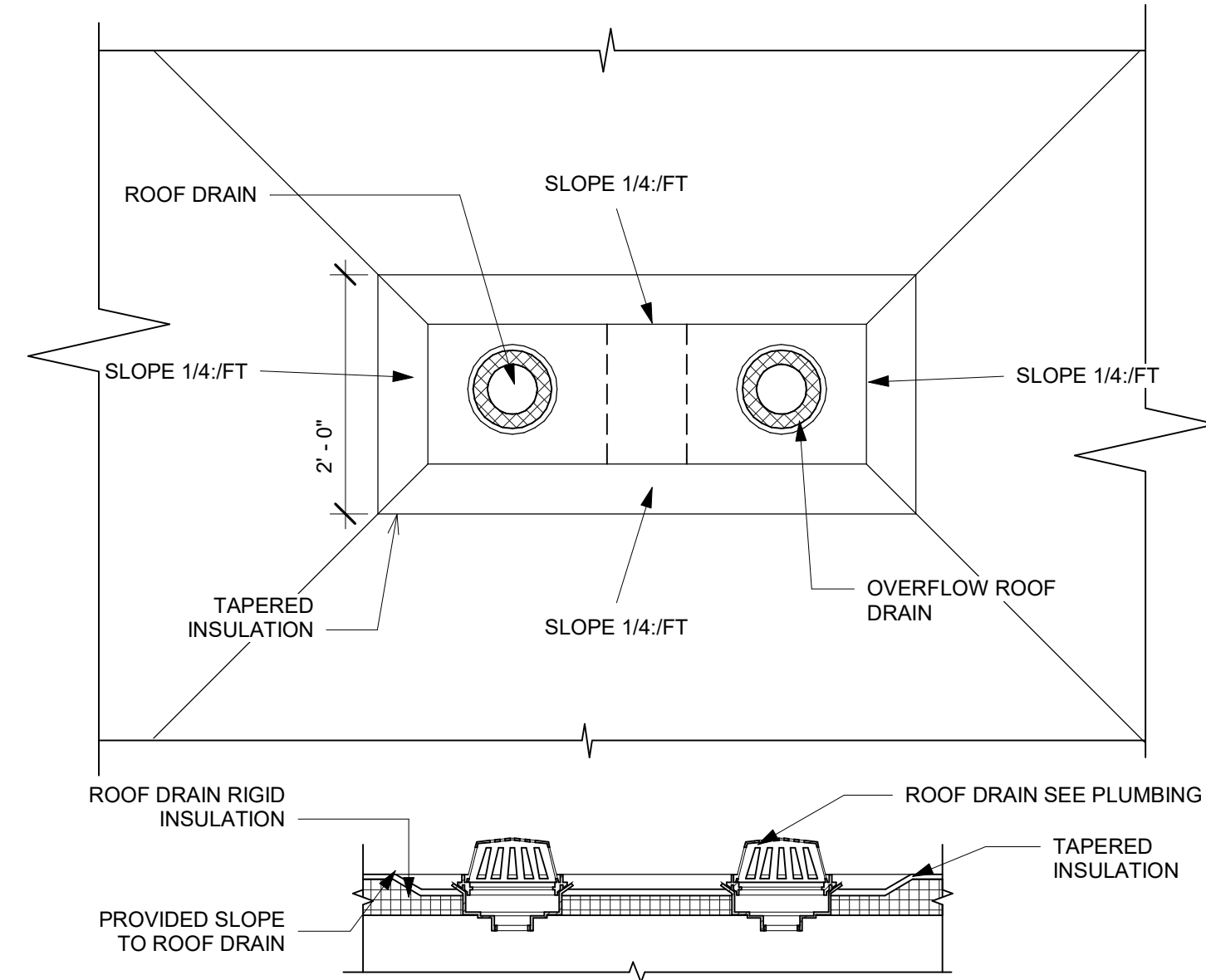


1 CONSTRUCTION DETAIL TYPICAL COPING1  
3" = 1'-0"

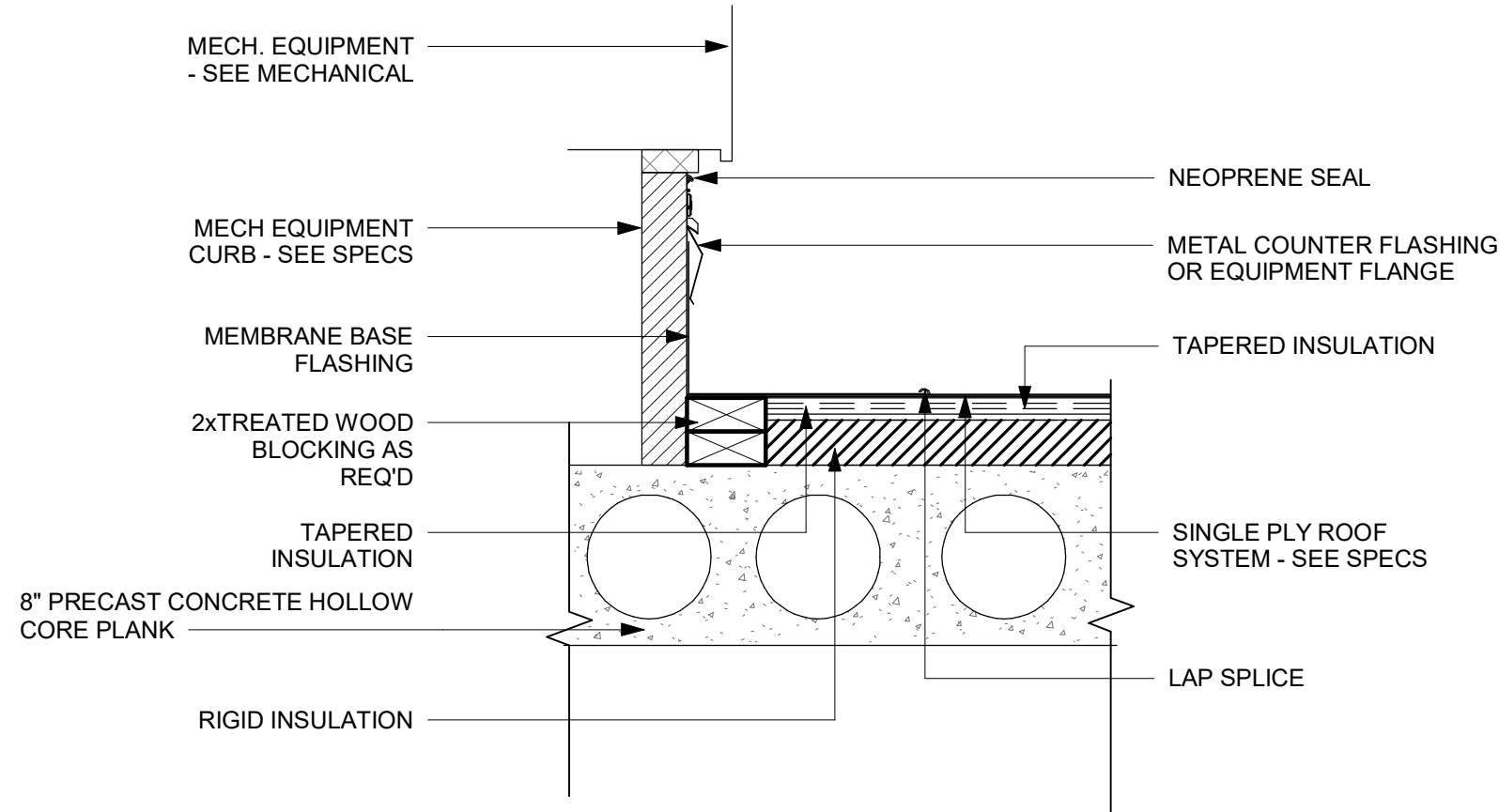


NOTE:  
1. CONTRACTOR SHALL VERIFY THAT INSTALLATION IS IN COMPLIANCE WITH ROOFING MANUFACTURERS RECOMMENDATIONS.  
2. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ROOF CONSTRUCTION.

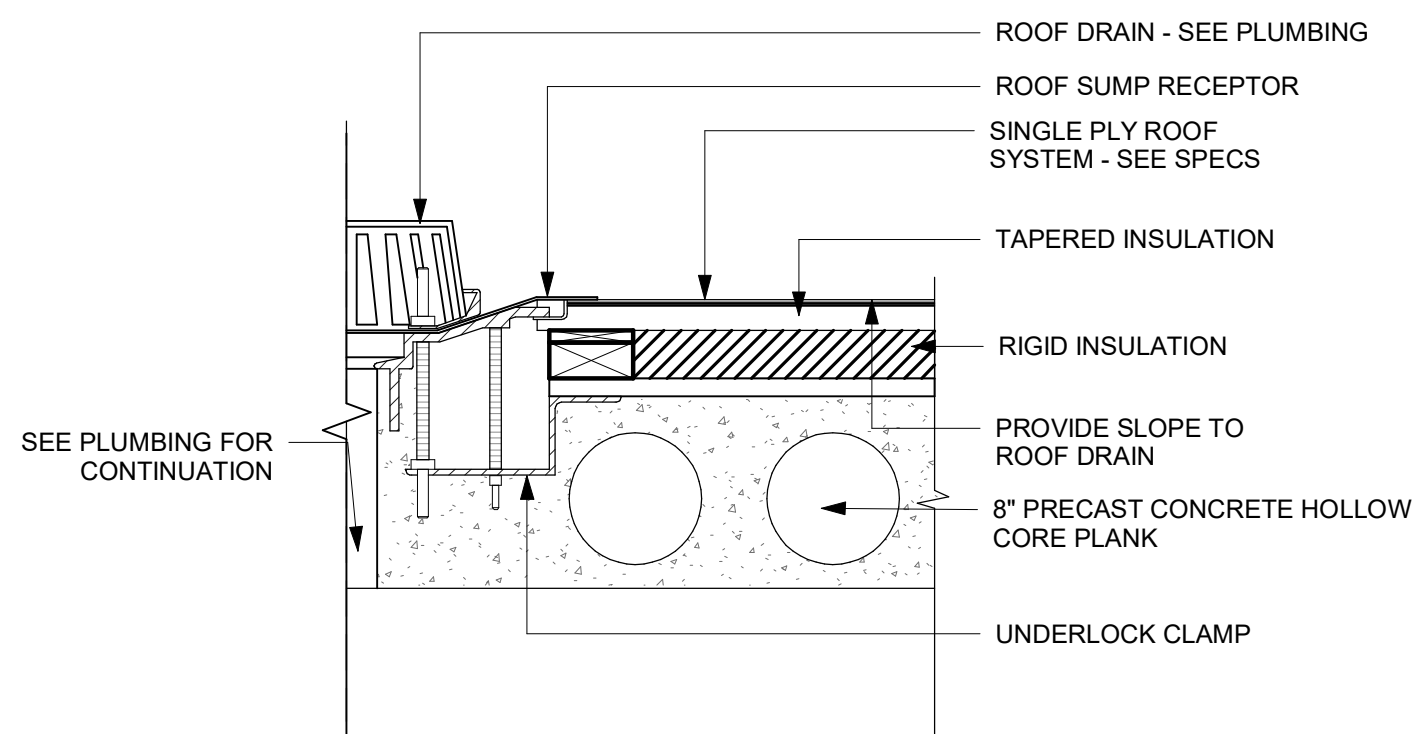
2 ROOF DRAIN DETAIL SECTION  
1" = 1'-0"



3 DETAIL@ROOF DRAIN1  
3/4" = 1'-0"

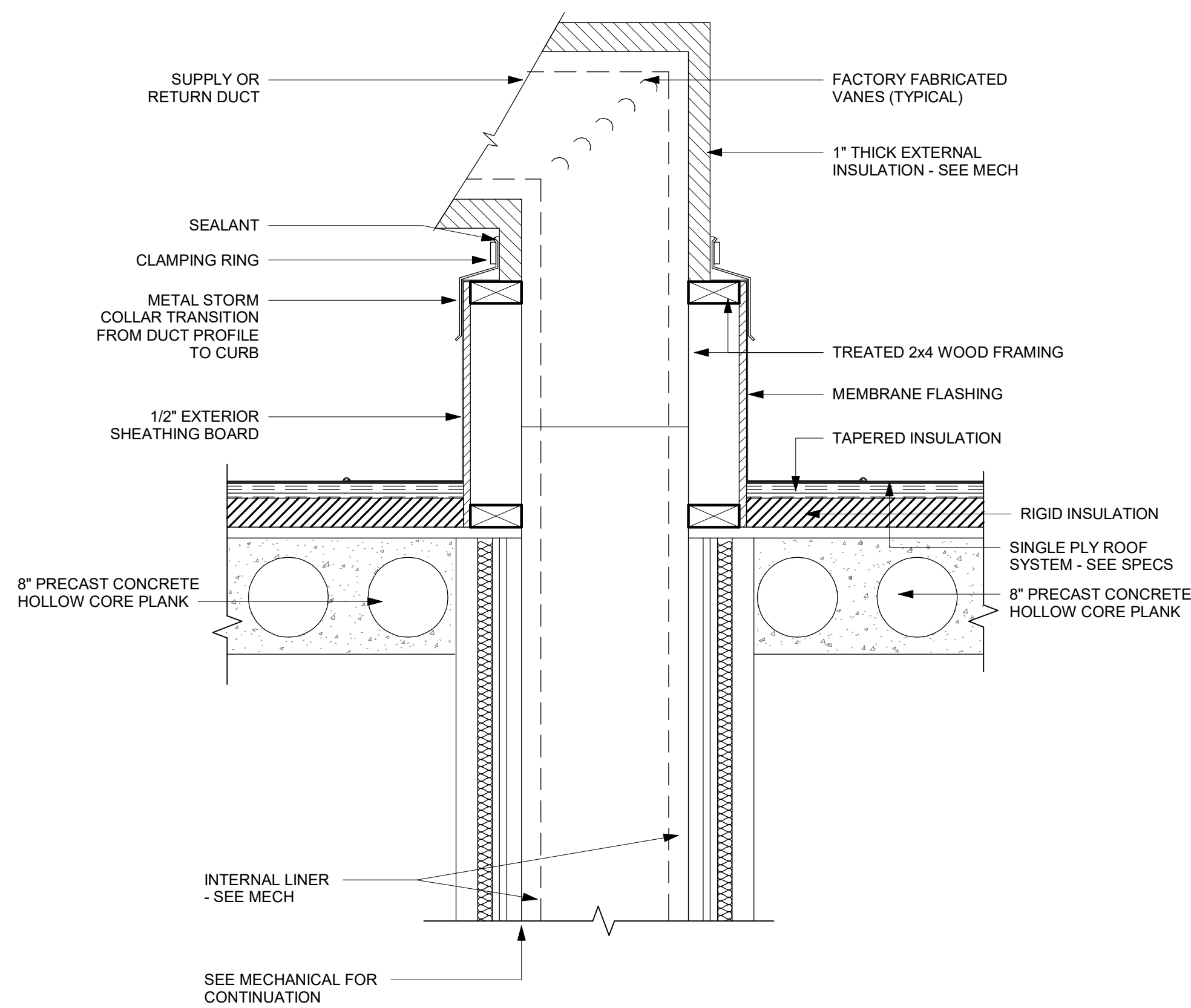


4 EQUIPMENT CURB1  
1 1/2" = 1'-0"

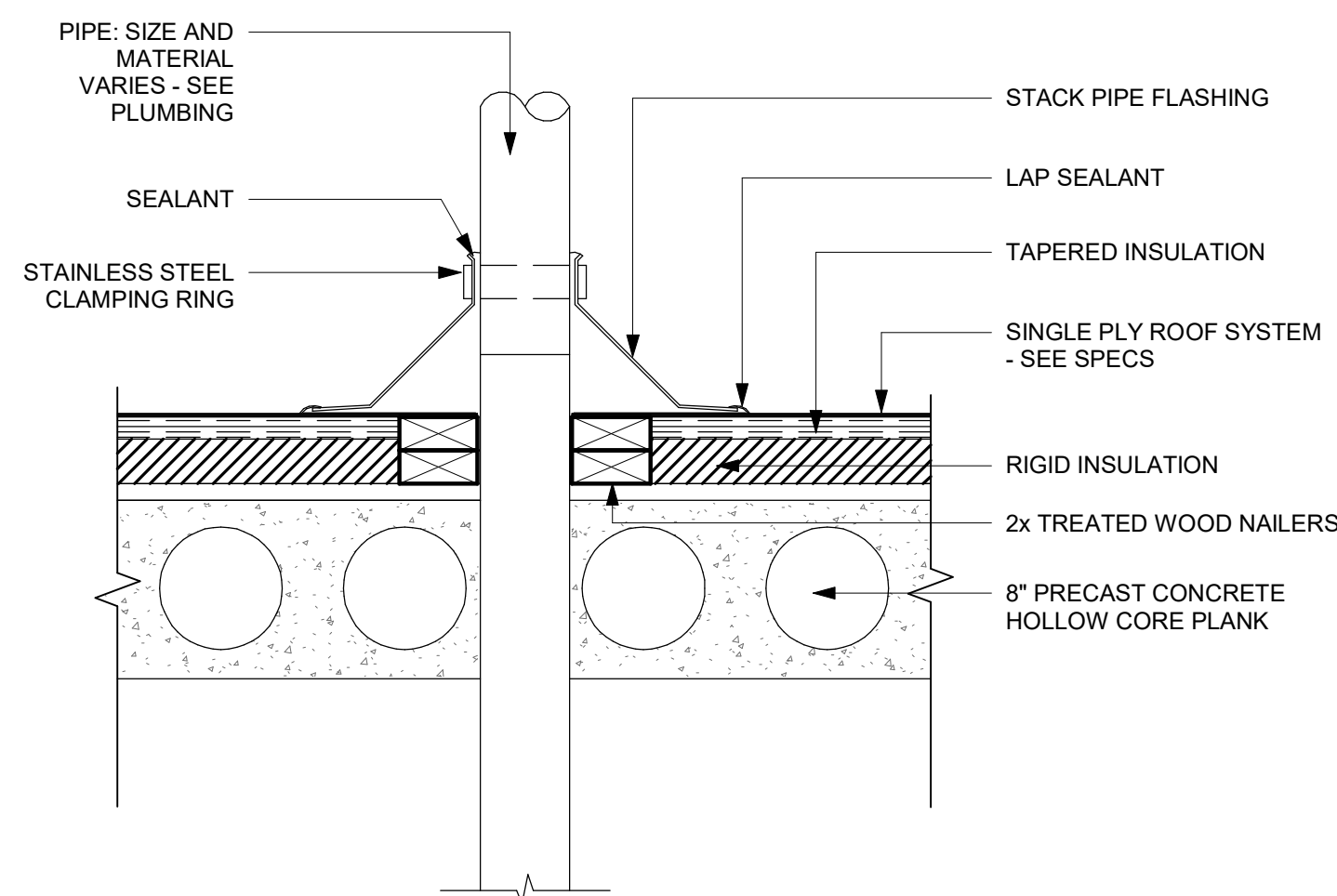


NOTE: COORDINATE LOCATION OF ROOF DRAINS W/ STRUCTURAL

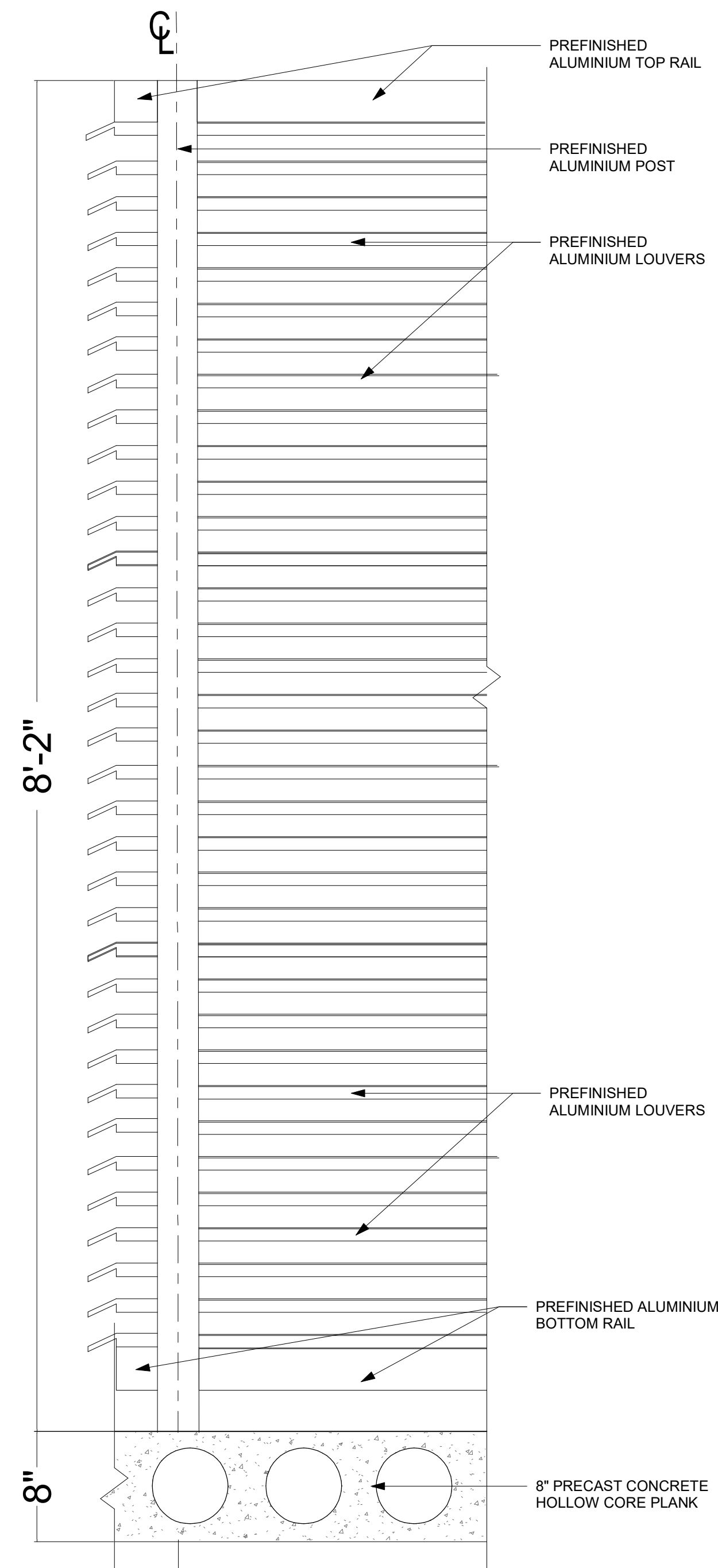
5 ROOF DRAIN PENETRATION1  
1 1/2" = 1'-0"



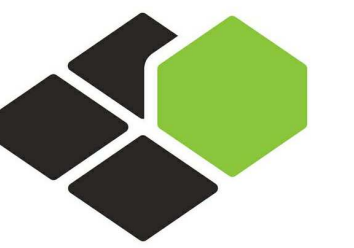
6 DUCT / EQUIPMENT PENETRATION1  
1 1/2" = 1'-0"



7 VENT STACK PENETRATION1  
1 1/2" = 1'-0"



8 TYPICAL ROOF SCREENING DETAIL  
1 1/2" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/CM

PROJECT NO.

B4-157-1801

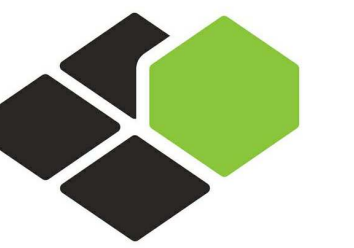
SHEET NAME

**CONSTRUCTION  
DETAILS @ ROOF**

DRAWINGS NO.

**A-504**





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

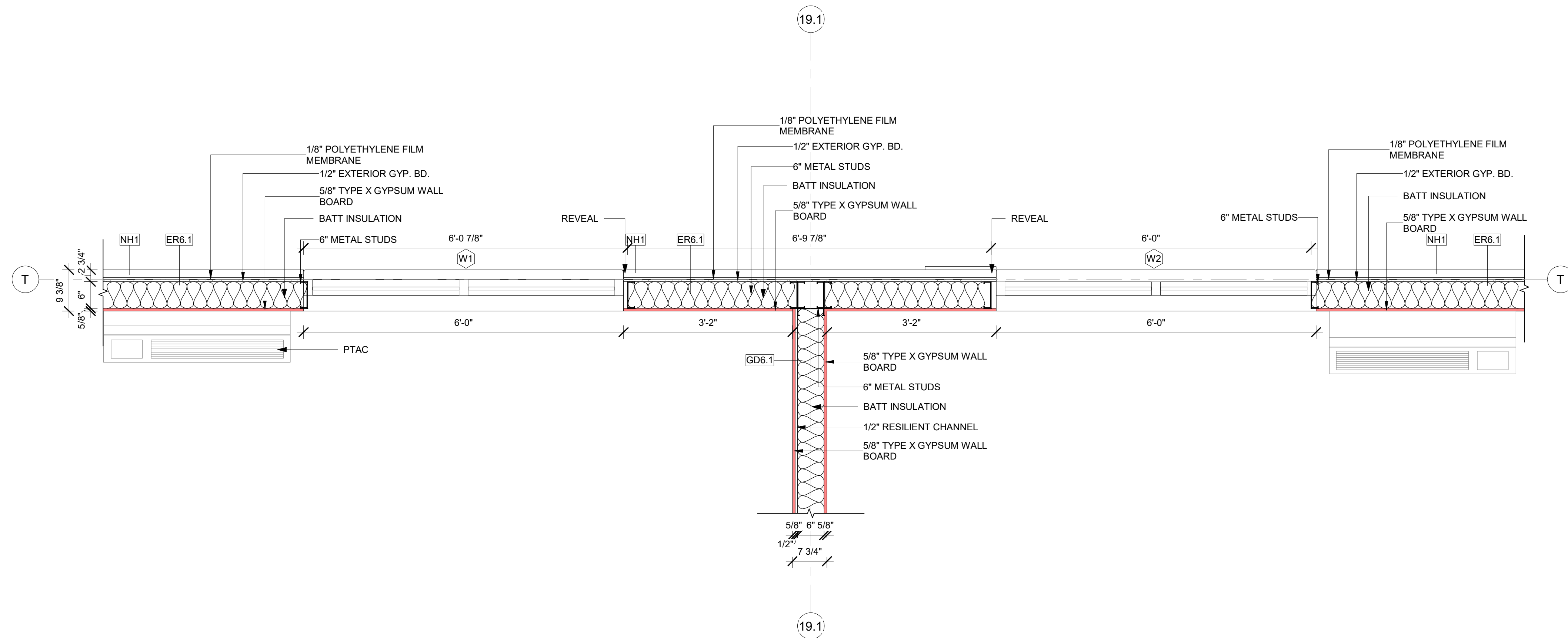
PROJECT NO.  
B4-157-1801

SHEET NAME

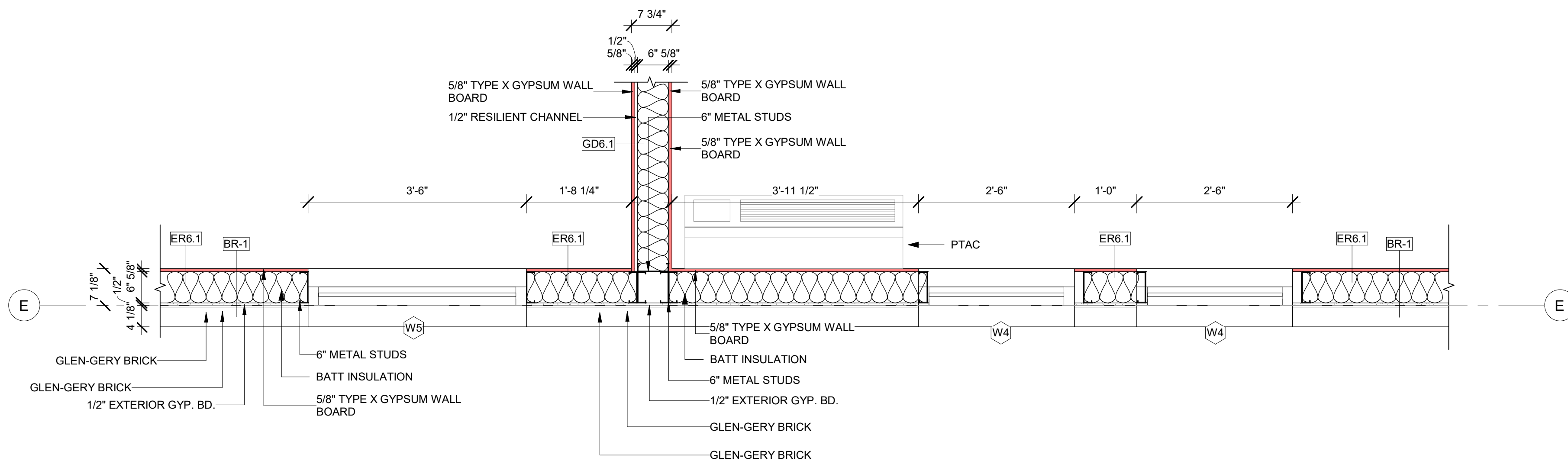
**CONSTRUCTION  
DETAILS @  
WINDOWS**

DRAWINGS NO.

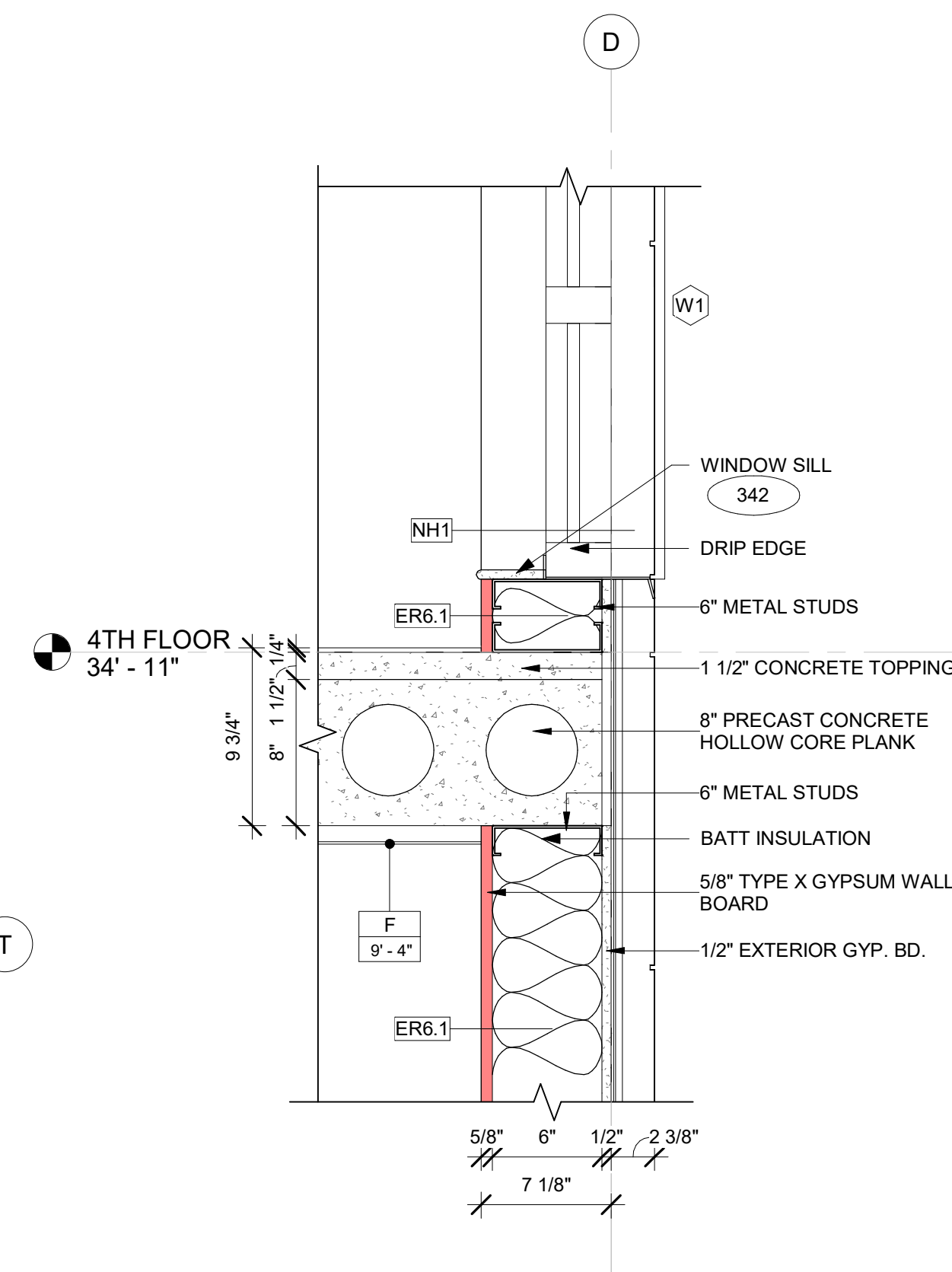
**A-505**



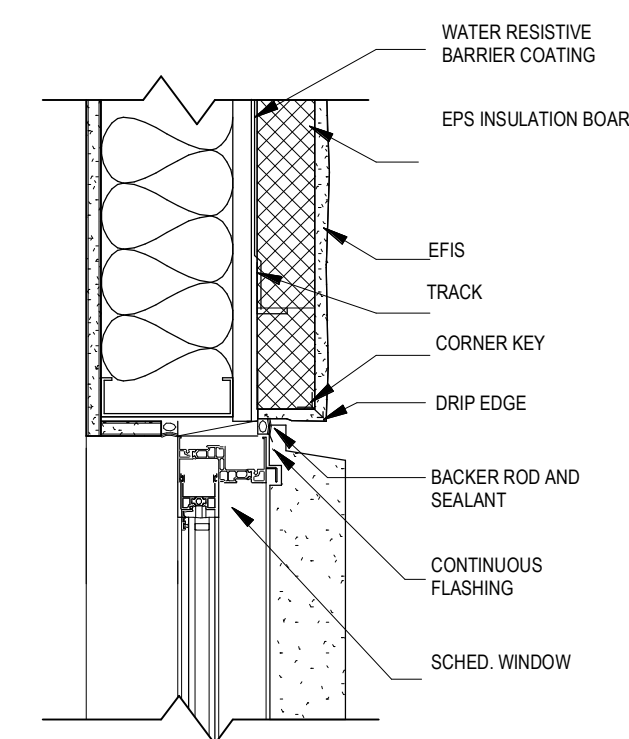
1 WINDOW W1/ W2 PLAN DETAIL @  
GUESTROOM  
3/4" = 1'-0"



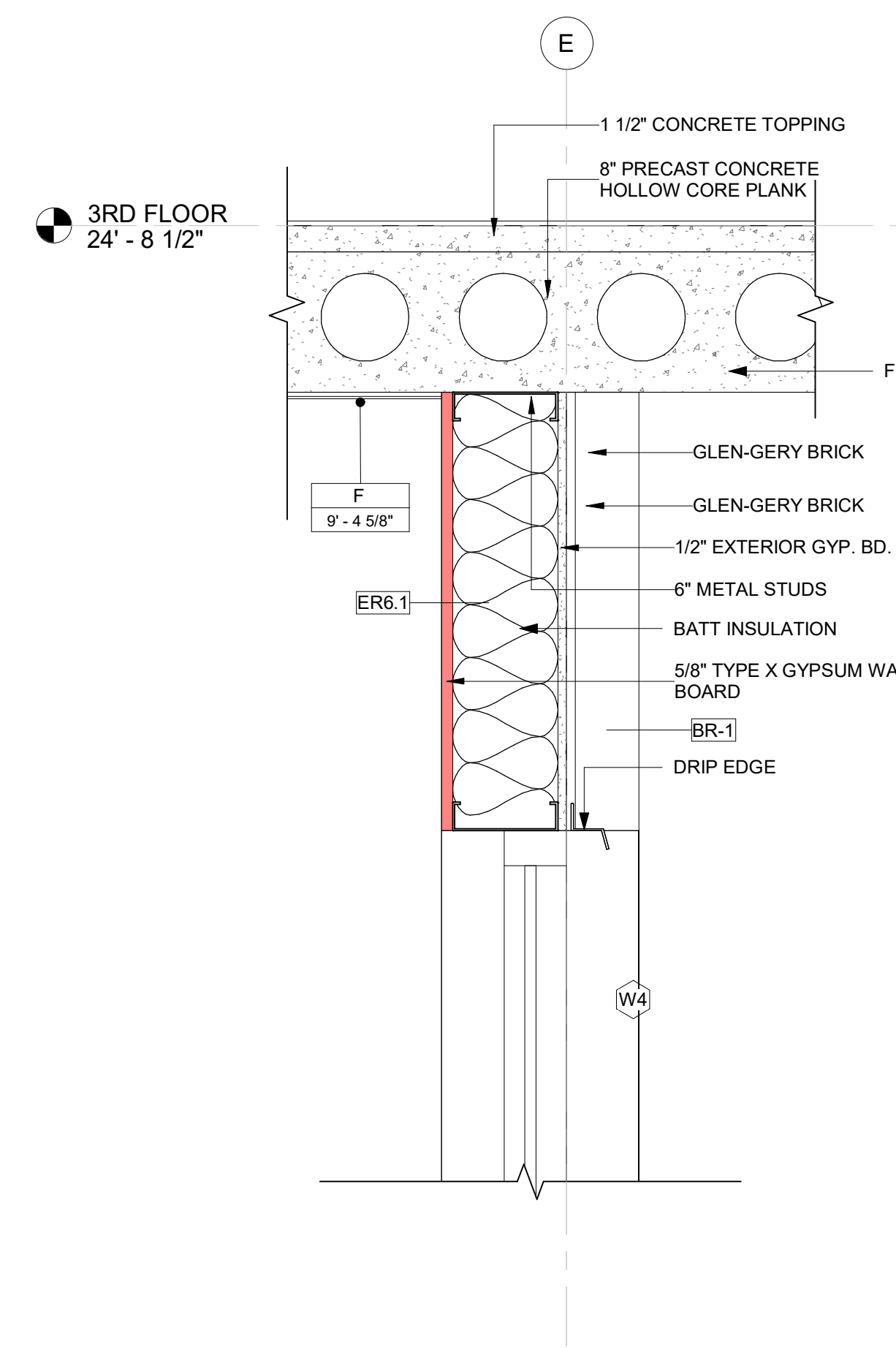
5 WINDOW W4/ W5 PLAN DETAIL @ GUESTROOM/ STORE  
3/4" = 1'-0"



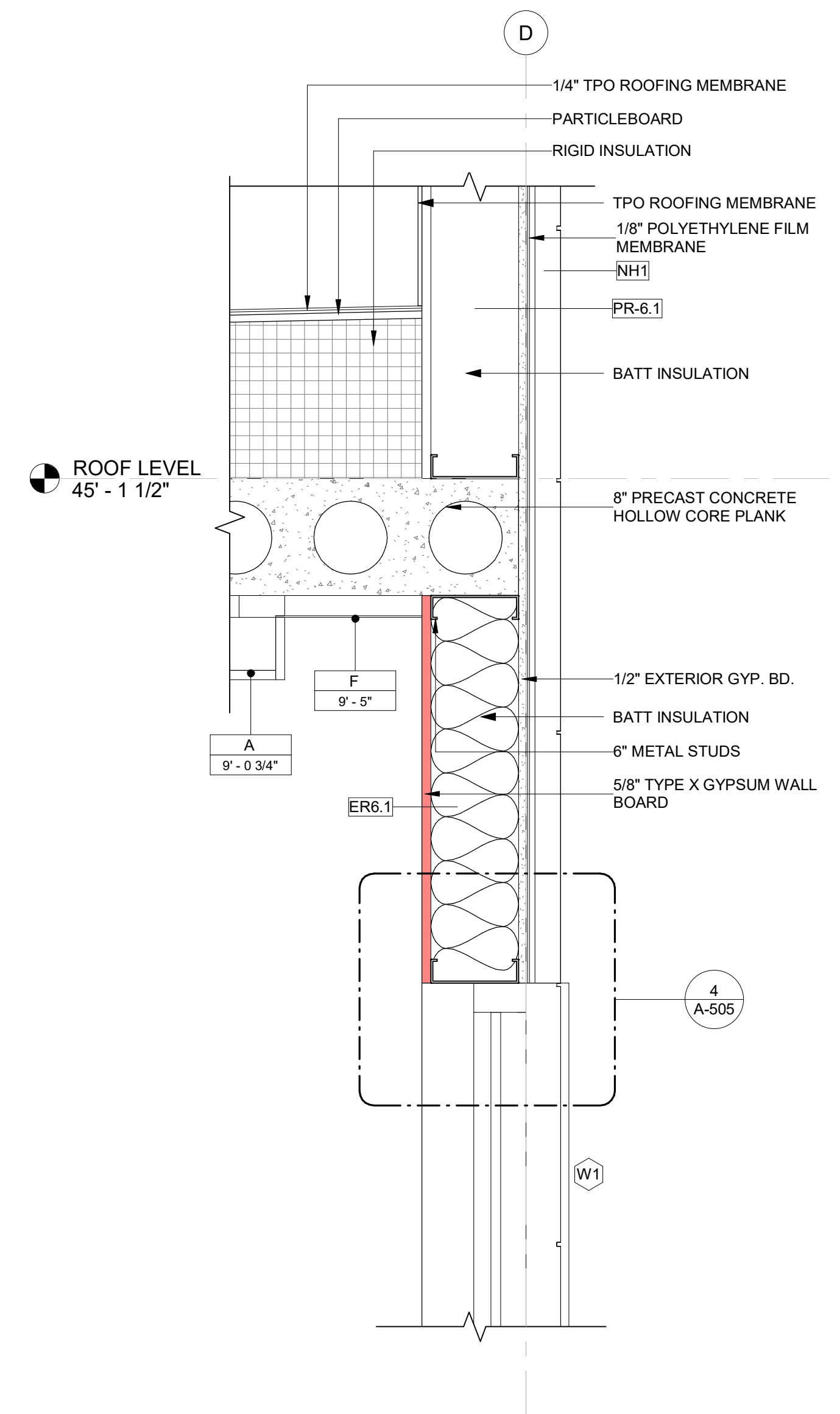
2 TYPICAL WINDOW W1 SILL DETAIL-1  
1 1/2" = 1'-0"



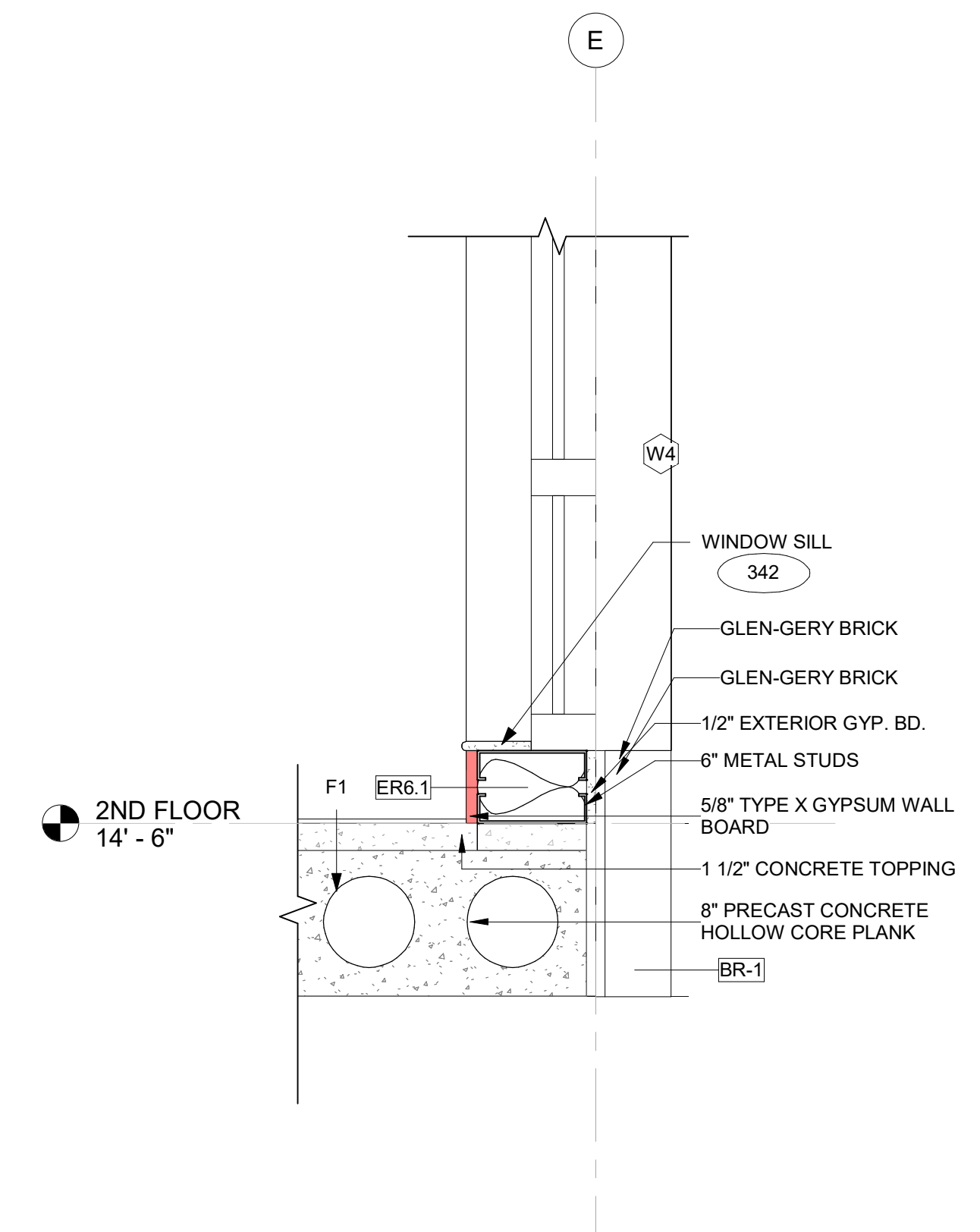
4 TYPICAL WINDOW HEAD DETAIL  
1 1/2" = 1'-0"



6 TYPICAL WINDOW W4 HEAD DETAIL-2  
1 1/2" = 1'-0"

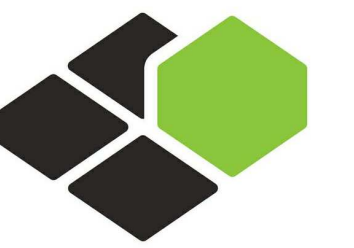


3 TYPICAL WINDOW W1 HEAD DETAIL-1  
1 1/2" = 1'-0"



7 TYPICAL WINDOW W4 SILL DETAIL-2  
1 1/2" = 1'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

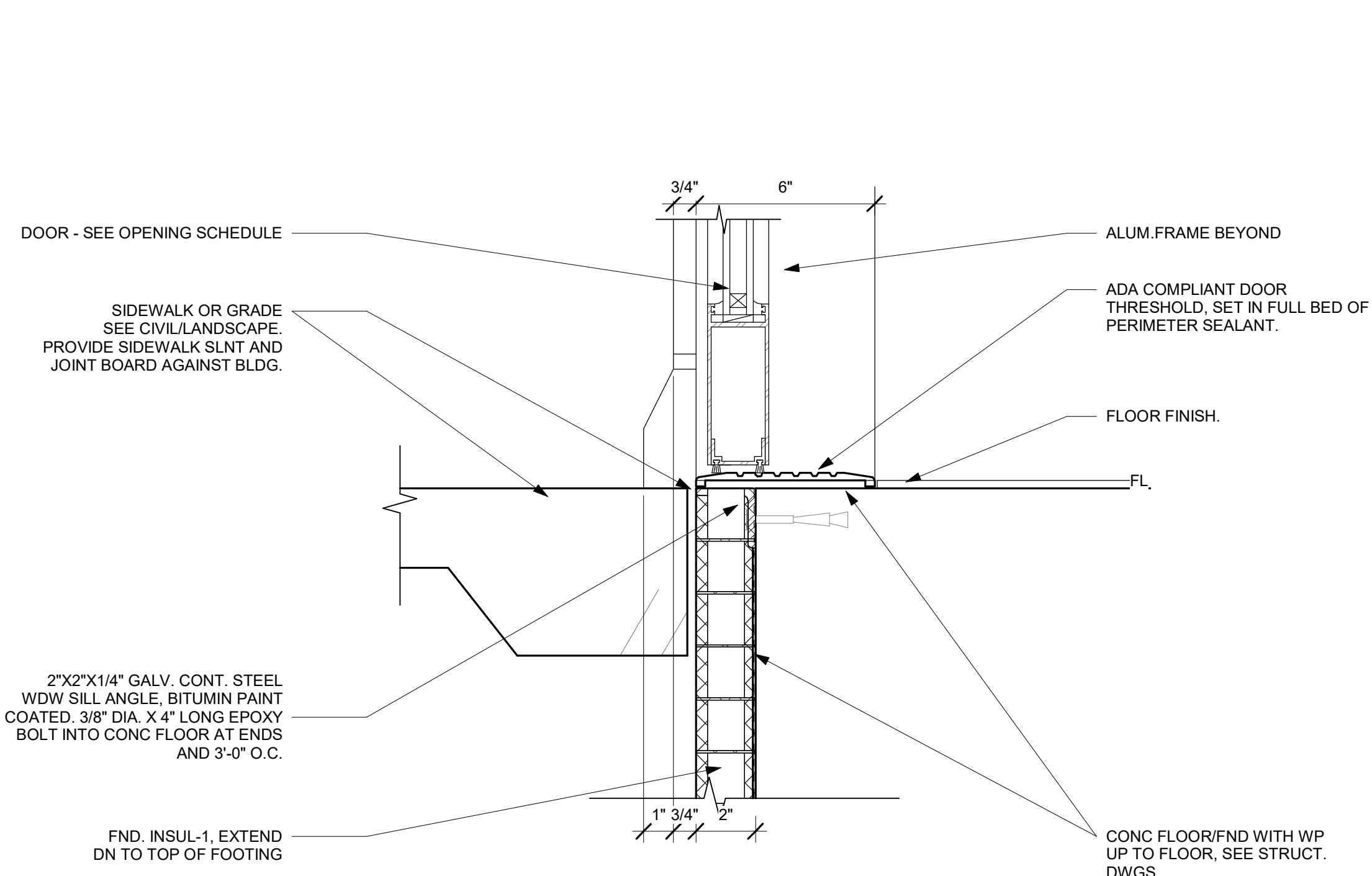
PROJECT NO.  
B4-157-1801

SHEET NAME

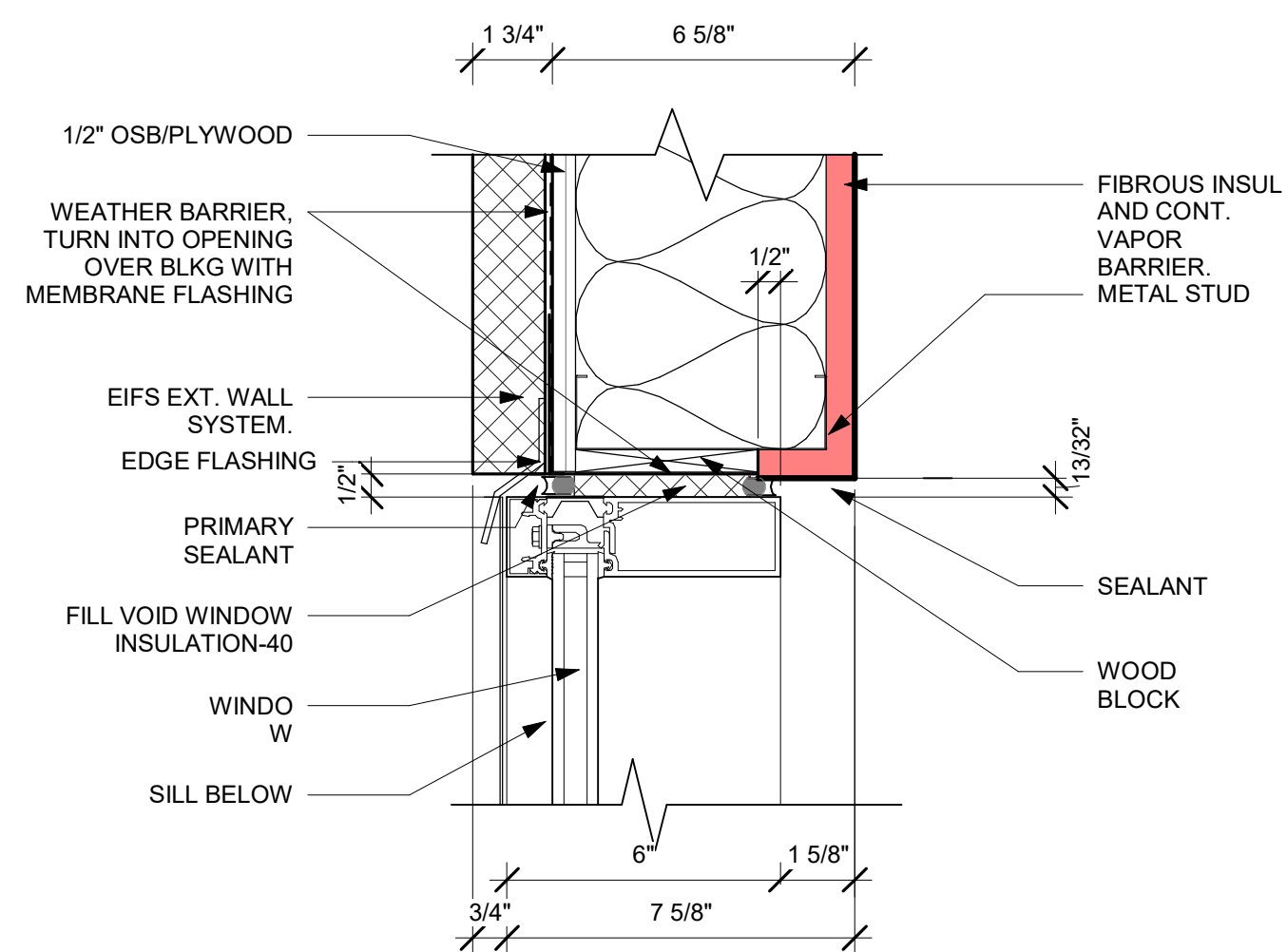
**CONSTRUCTION  
DETAILS @  
CURTAIN GLAZING**

DRAWINGS NO.

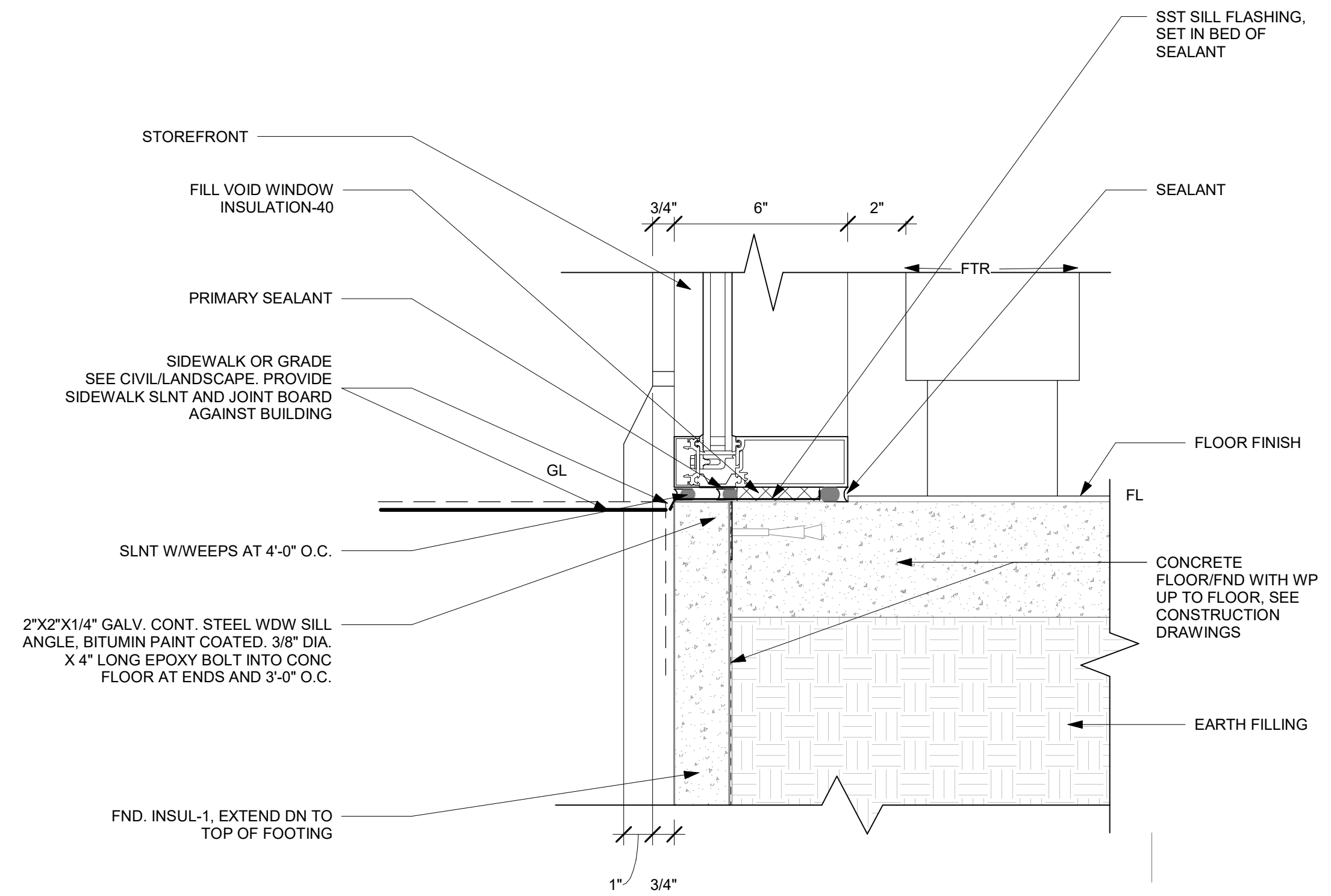
**A-506**



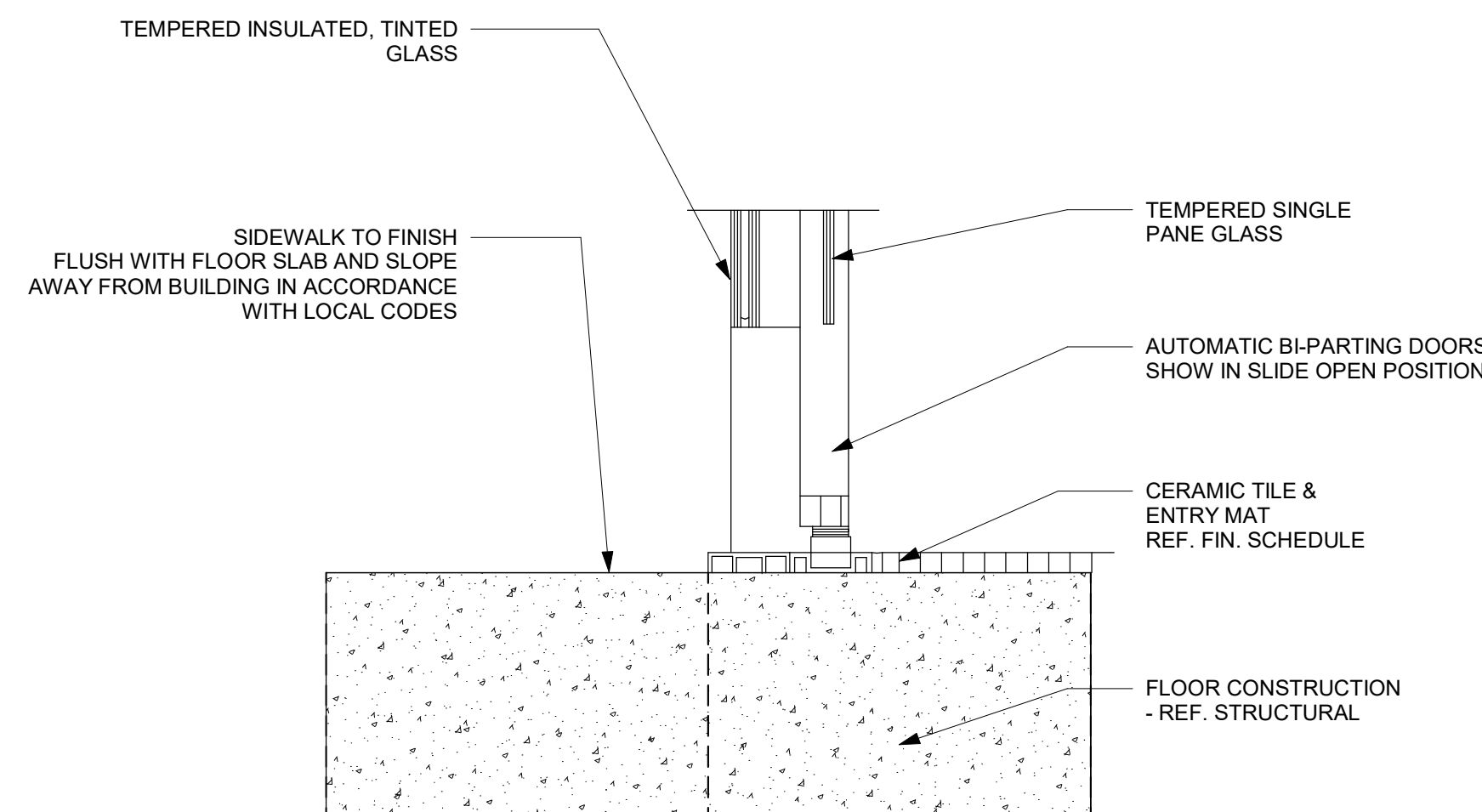
**1** EXTERIOR STOREFRONT TYPICAL DOOR  
SILL1  
3\"/>



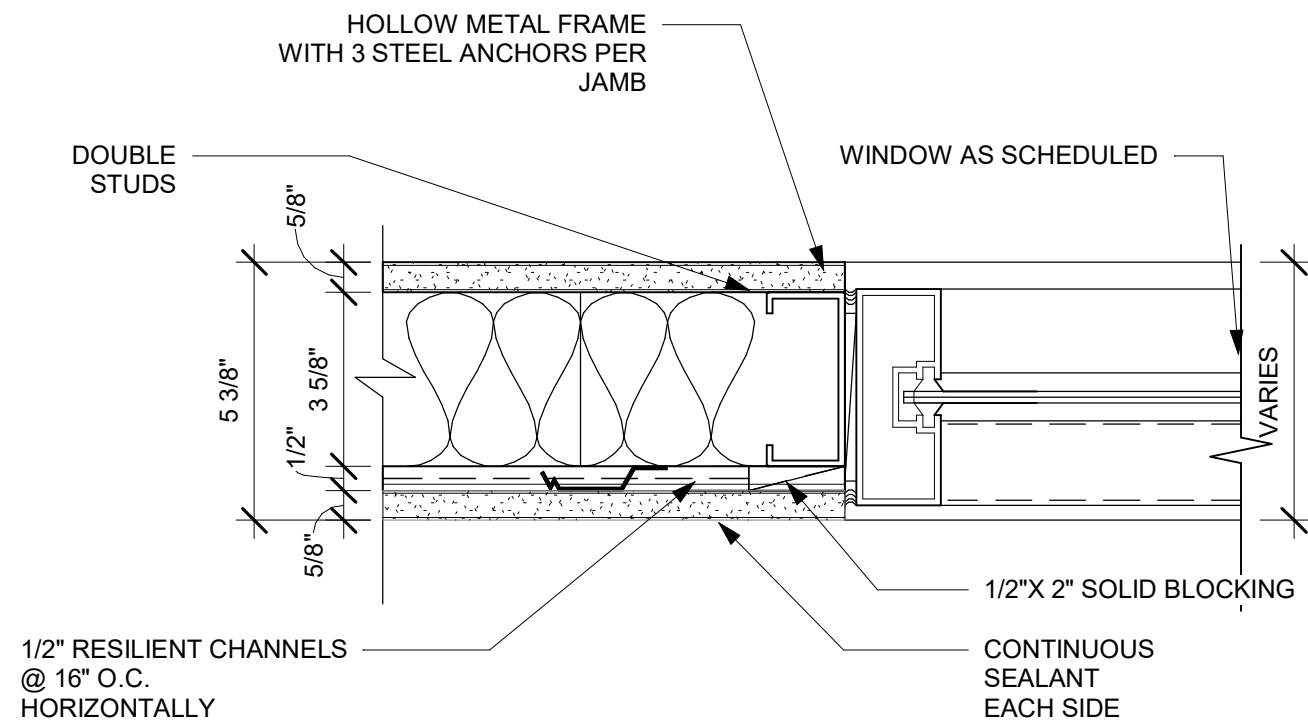
**2** EXTERIOR STOREFRONT TYPICAL JAMB1  
3\"/>



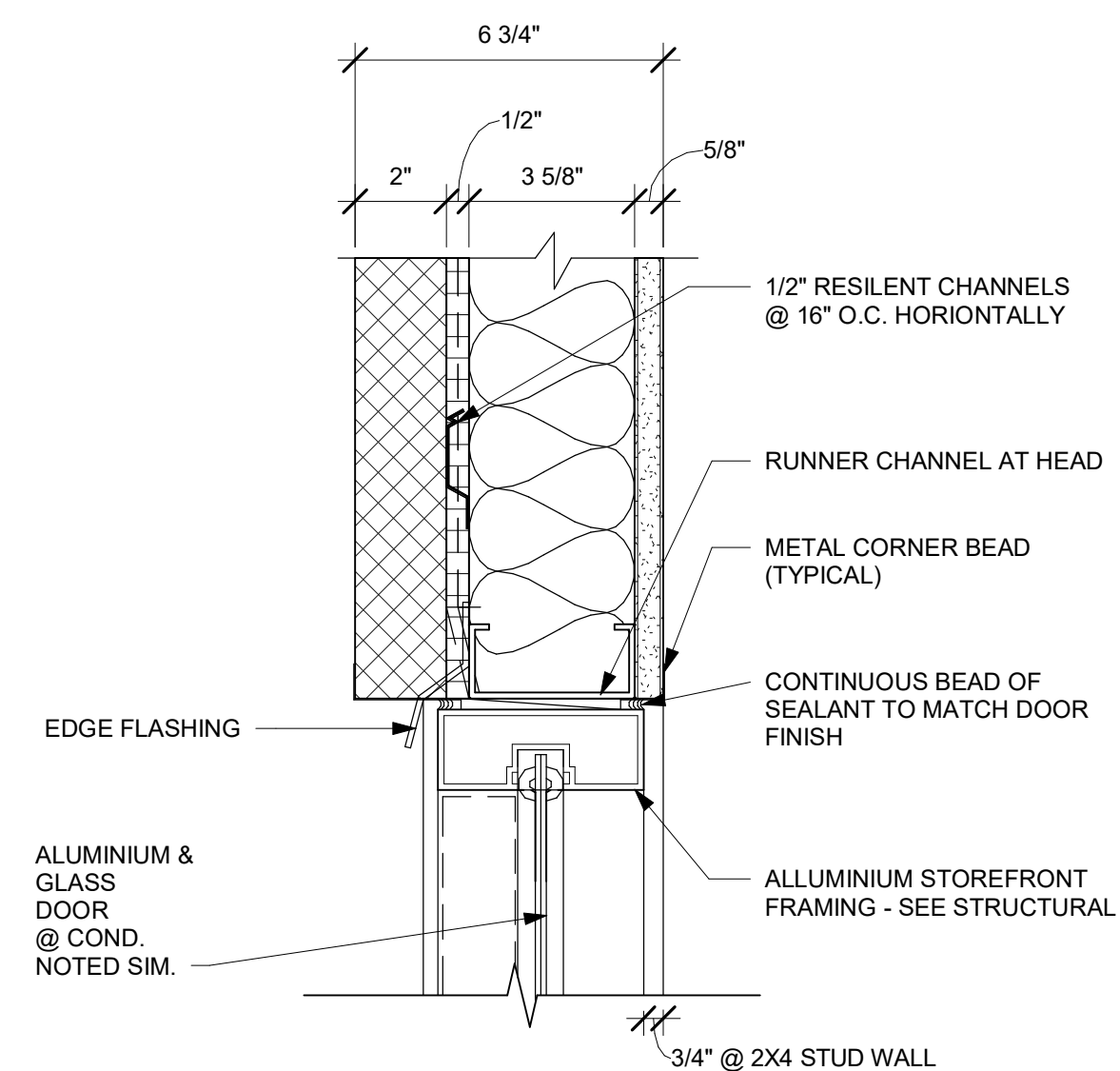
**3** EXTERIOR STOREFRONT TYPICAL SILL1  
3\"/>



**4** SECTION DETAIL -SLIDING ENTRY DOOR  
SILL1  
3\"/>

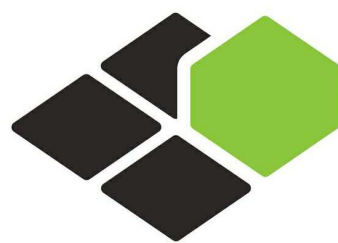


**5** TYPICALSECTION DETAIL-JAMB 1  
3\"/>



**6** SECTION DETAIL - HEAD INTERIOR  
STOREFRONT1  
3\"/>





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

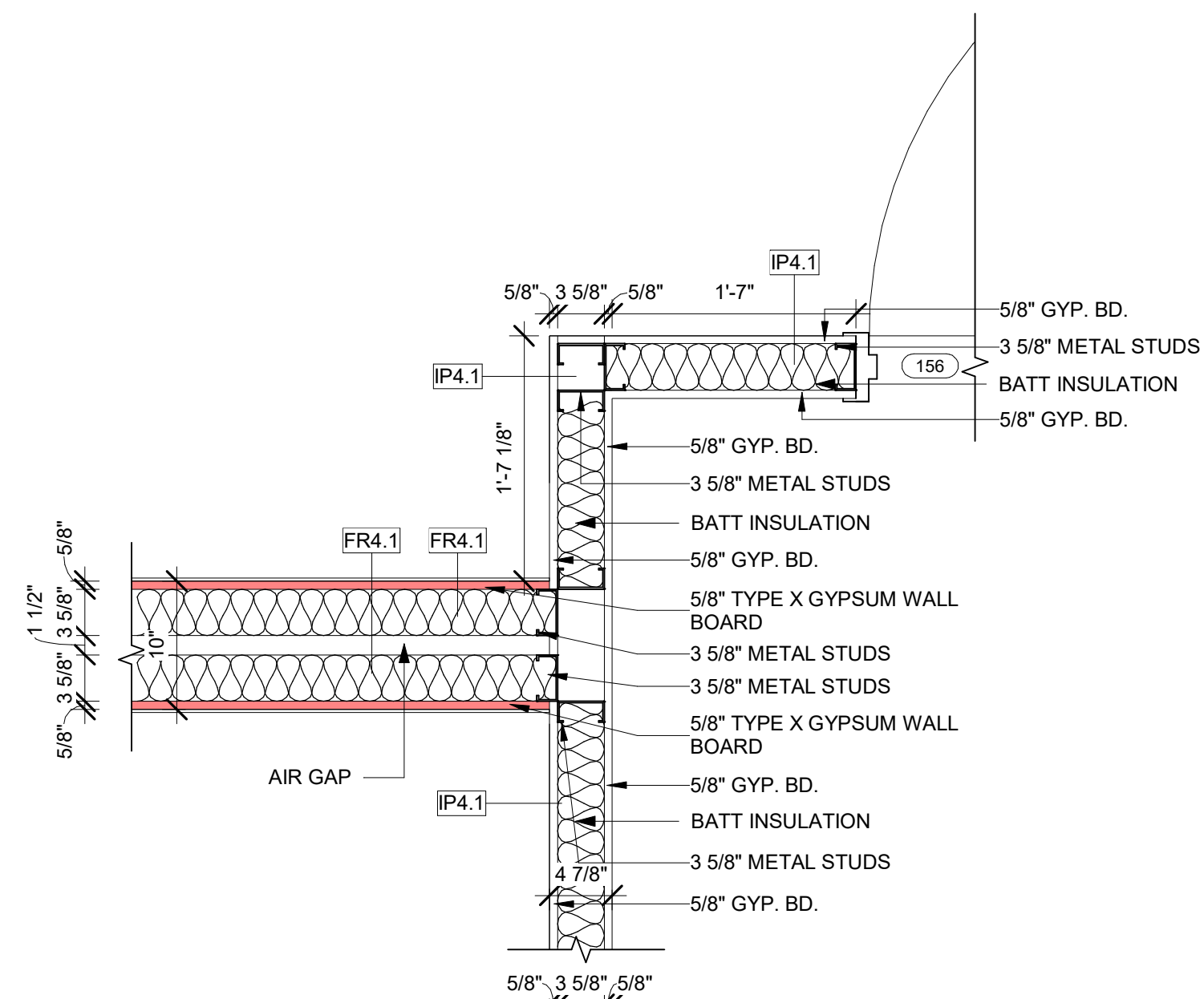
PROJECT NO.  
B4-157-1801

SHEET NAME

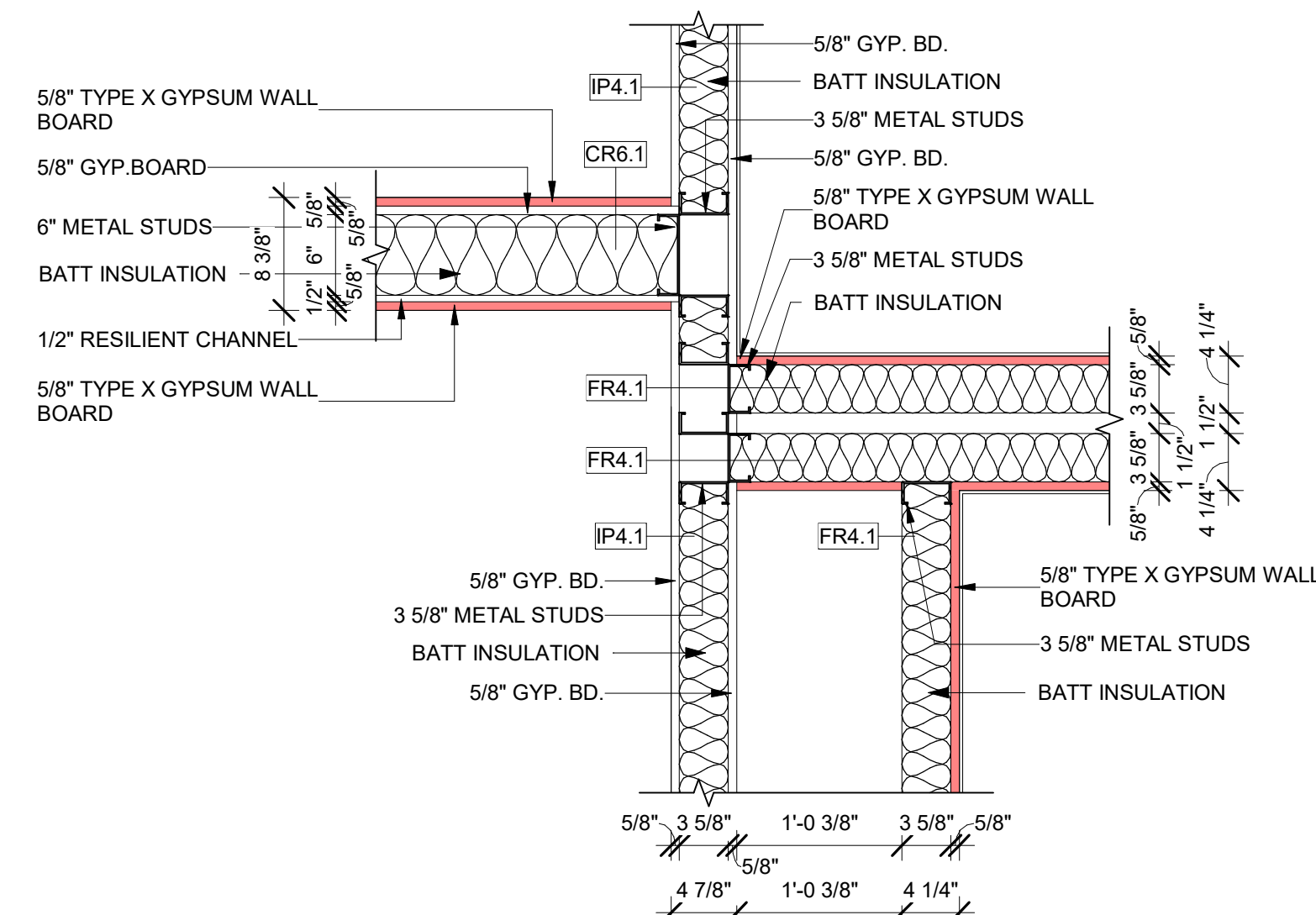
**CONSTRUCTION  
DETAILS @ INT  
WALLS**

DRAWINGS NO.

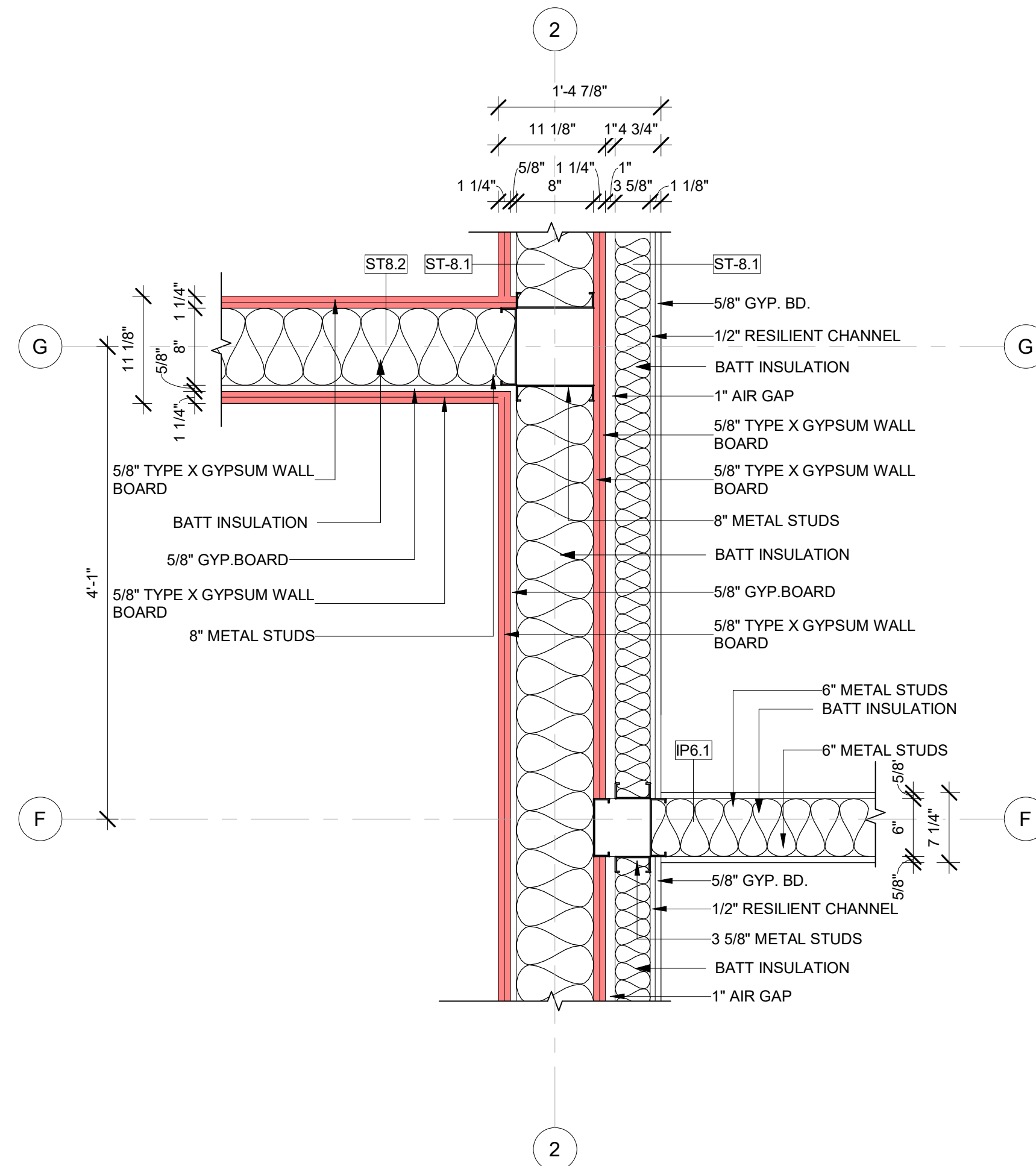
**A-507**



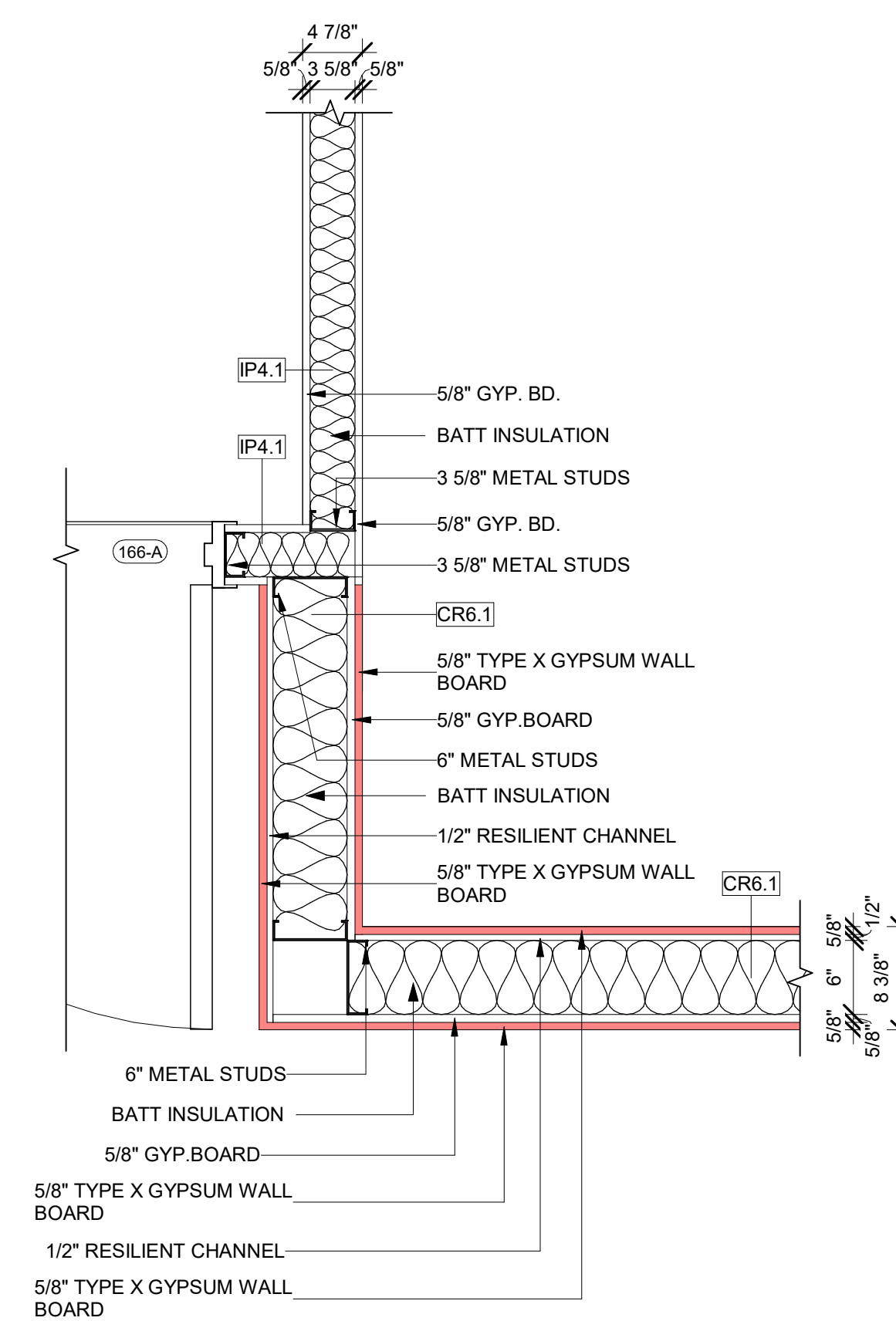
1 INTERIOR WALL @ JUNCTION DETAIL-1  
1" = 1'-0"



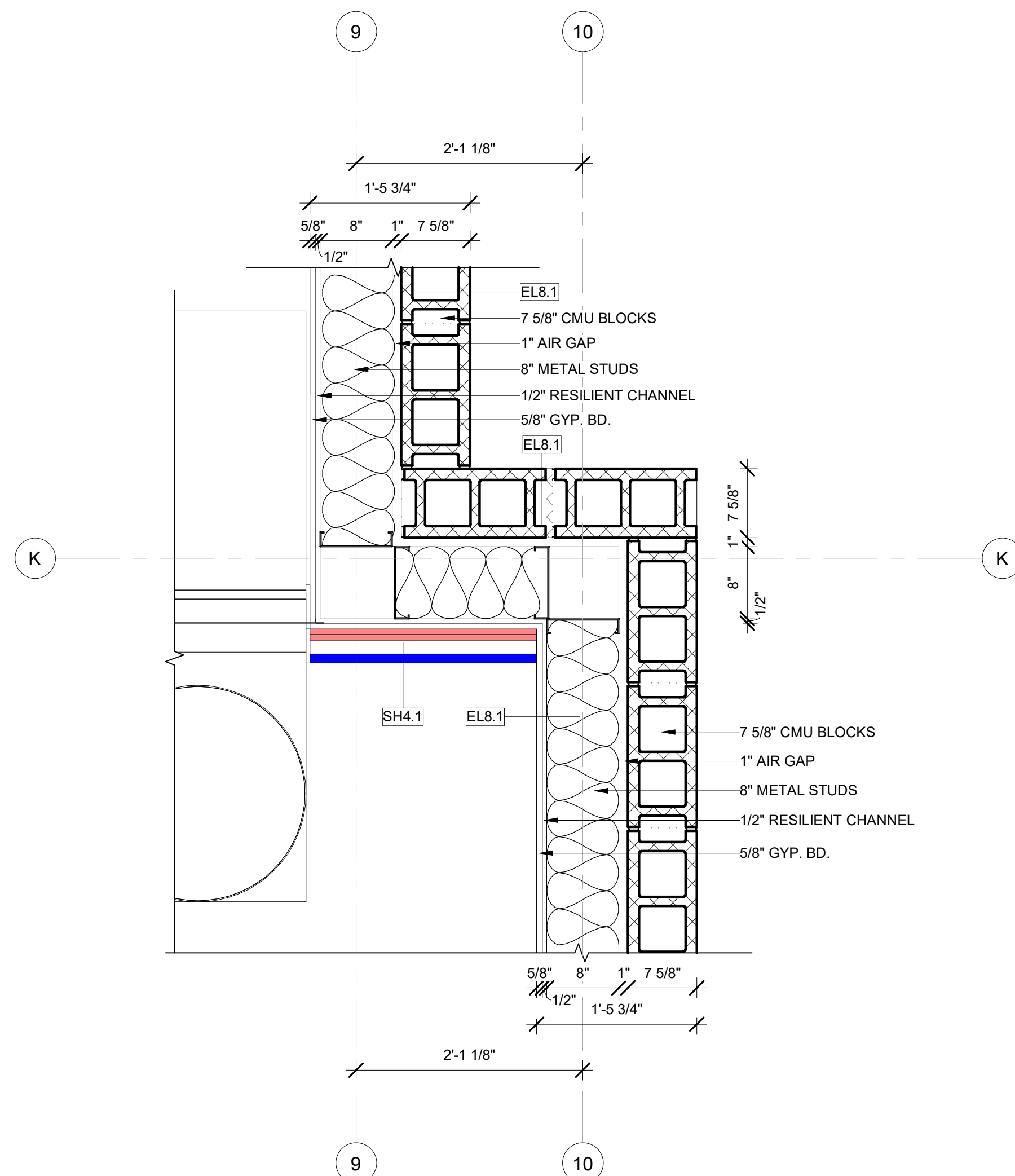
2 INTERIOR WALL @ JUNCTION DETAIL-2  
1" = 1'-0"



3 INTERIOR WALL @ JUNCTION DETAIL-3  
1" = 1'-0"



5 INTERIOR WALL @ JUNCTION DETAIL-5  
1" = 1'-0"

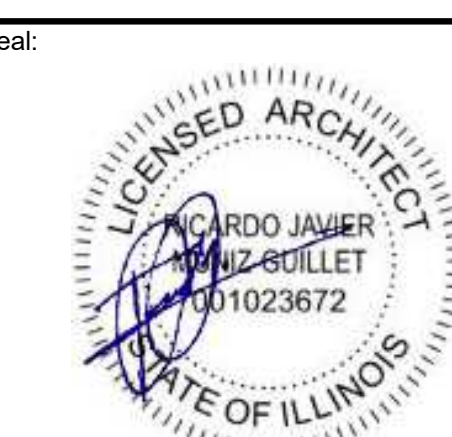


6 INTERIOR WALL @ JUNCTION DETAIL-6  
1" = 1'-0"





RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076



Owner:

**TOP  
Hospitality**

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, II

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE	2020.05.25
--------------------	------------

DRAWN BY RC

CHECKED BY RB/DDP

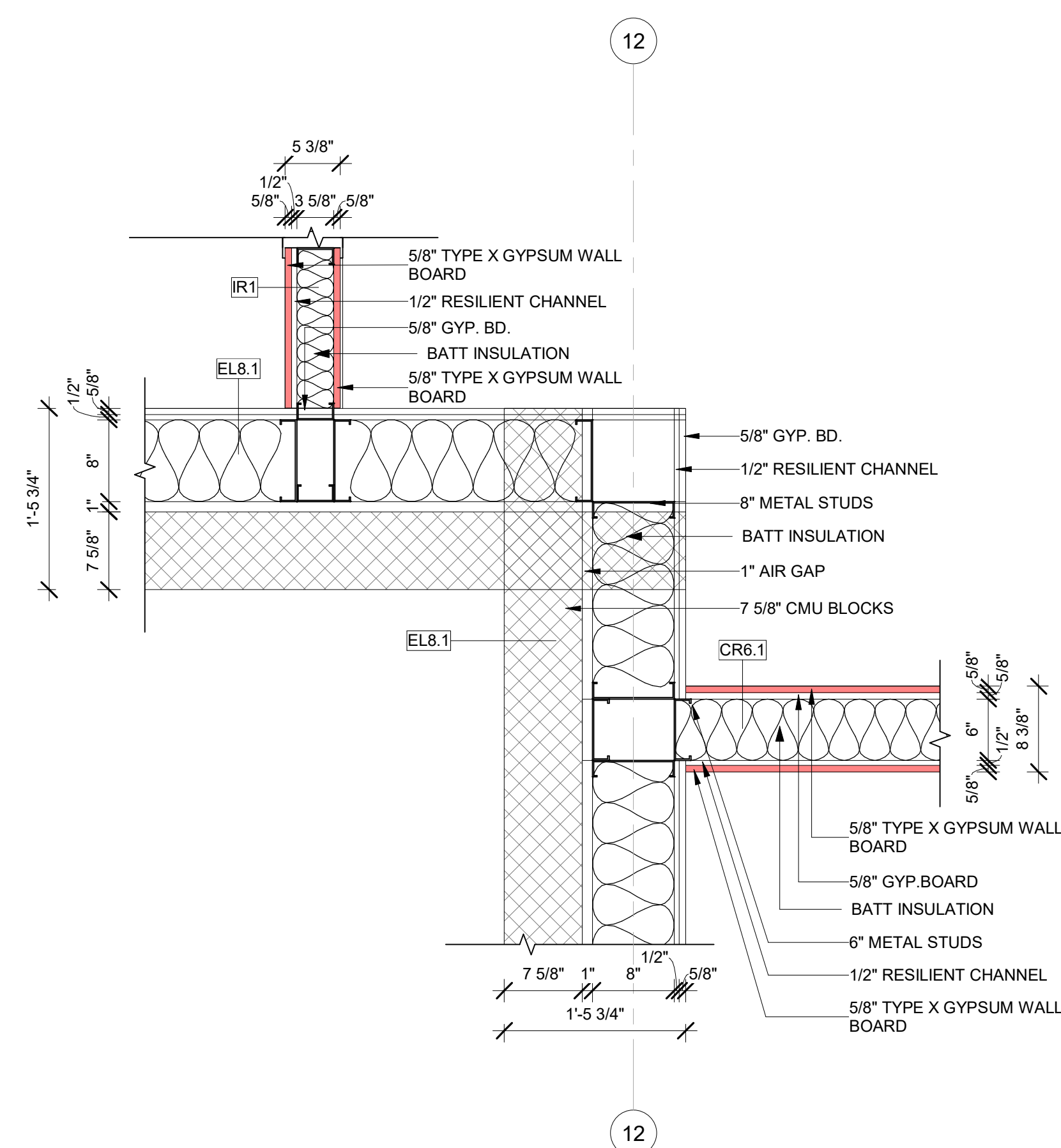
PROJECT NO.	B4-157-1801
-------------	-------------

	SHEET NAME
--	------------

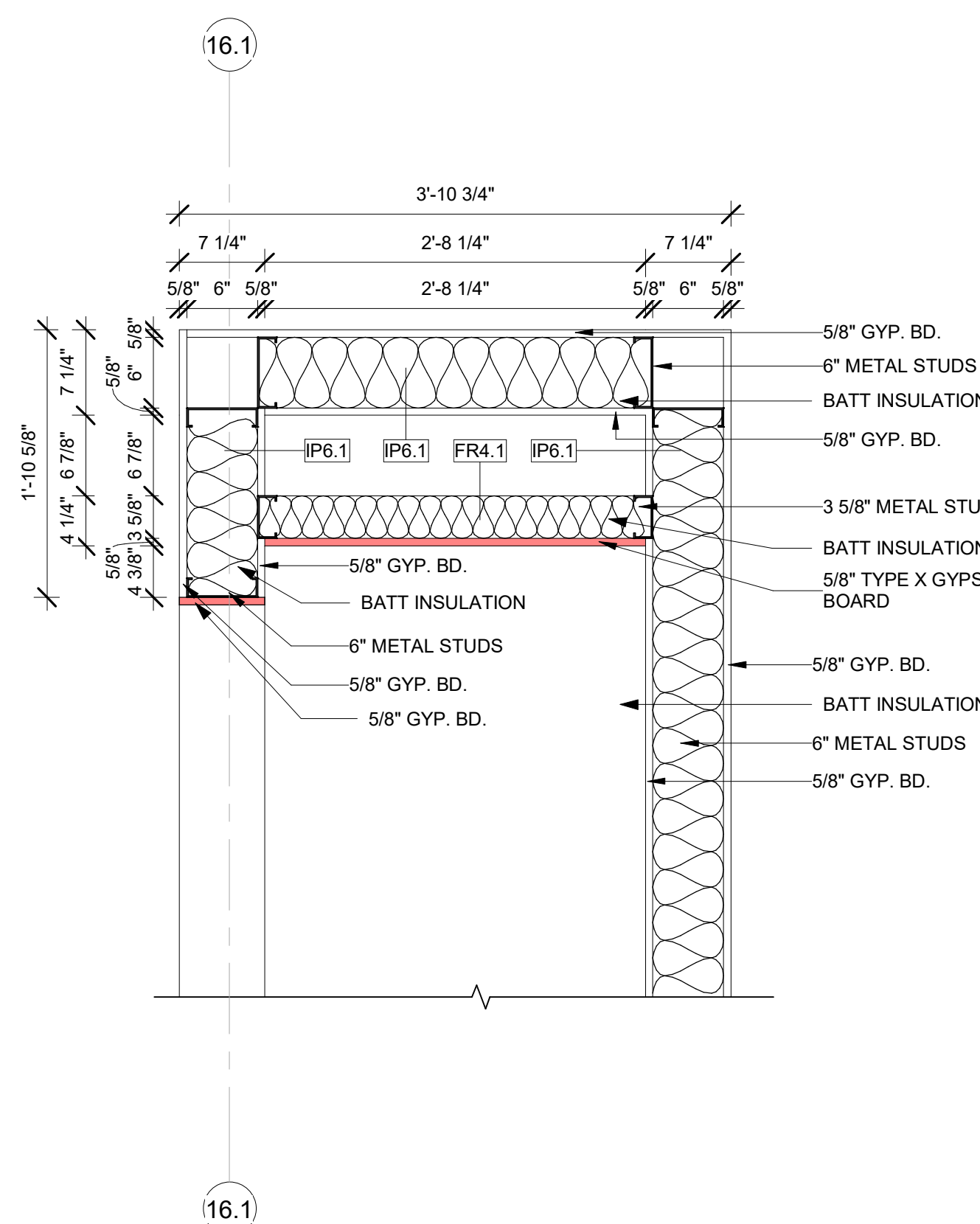
## CONSTRUCTION DETAILS @ INT WALLS

DRAWINGS NO.

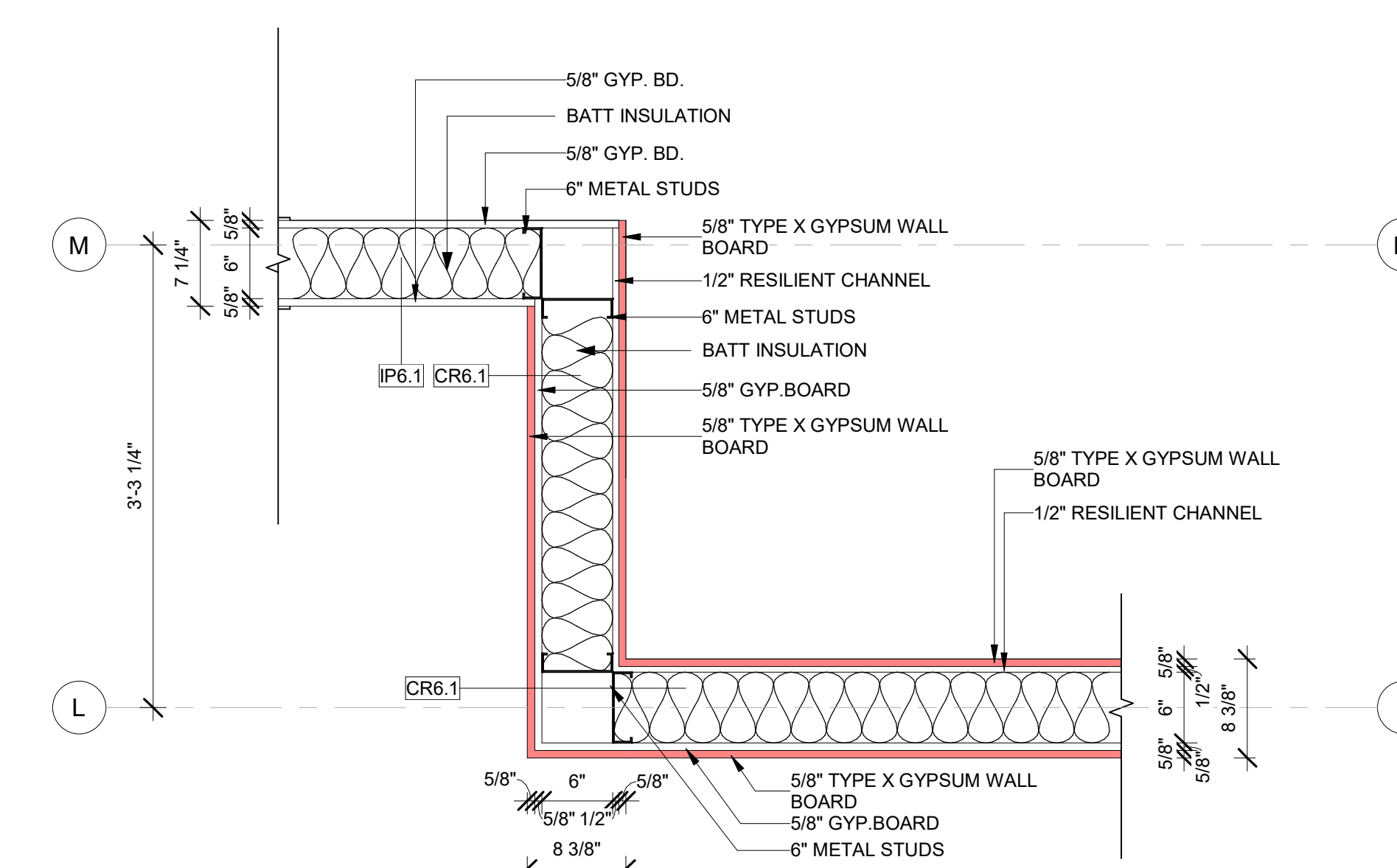
# A-508



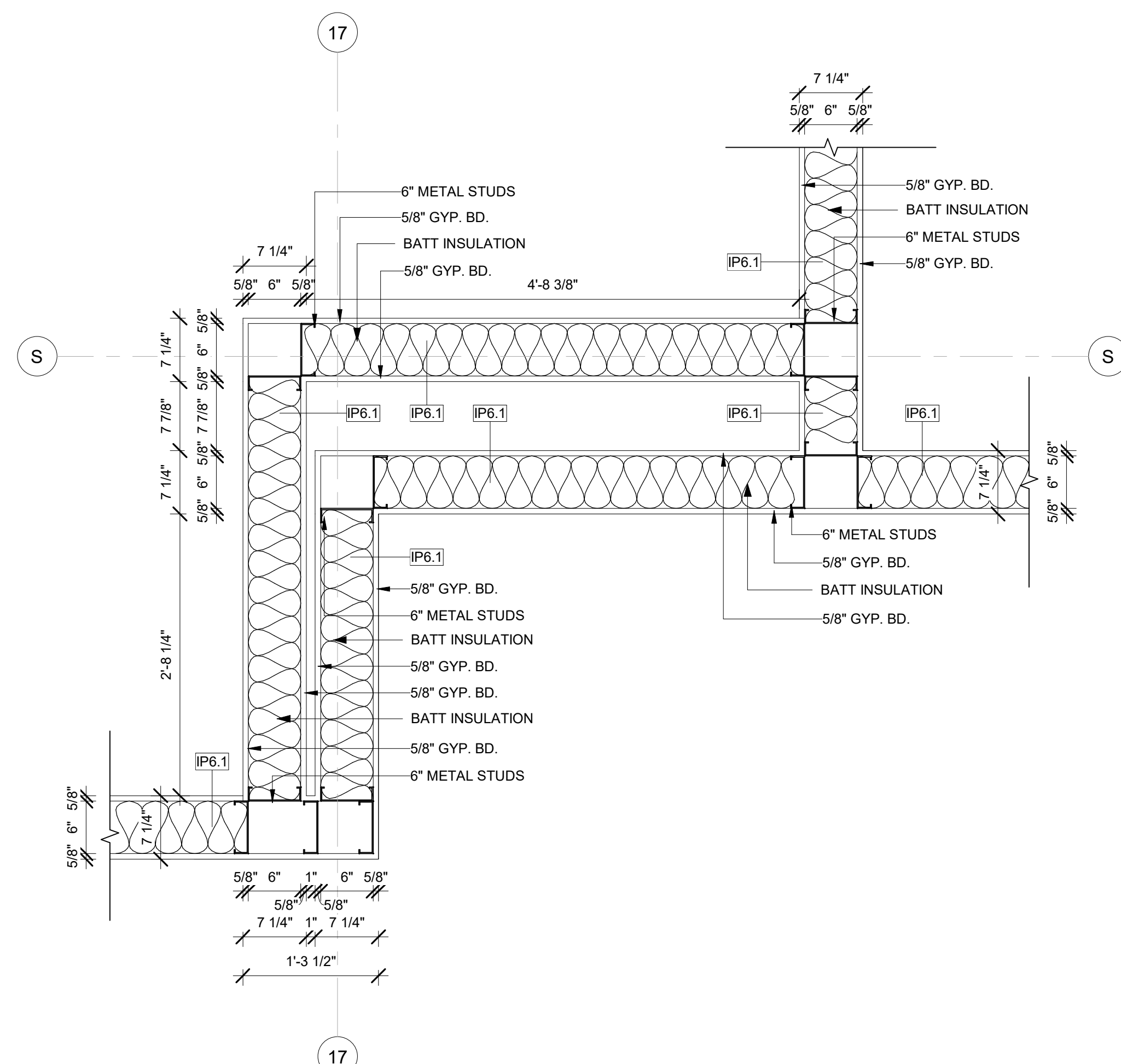
1 INTERIOR WALL @ JUNCTION DETAIL @  
ELEVATOR  
A-710 A-508 1" = 1'-0"



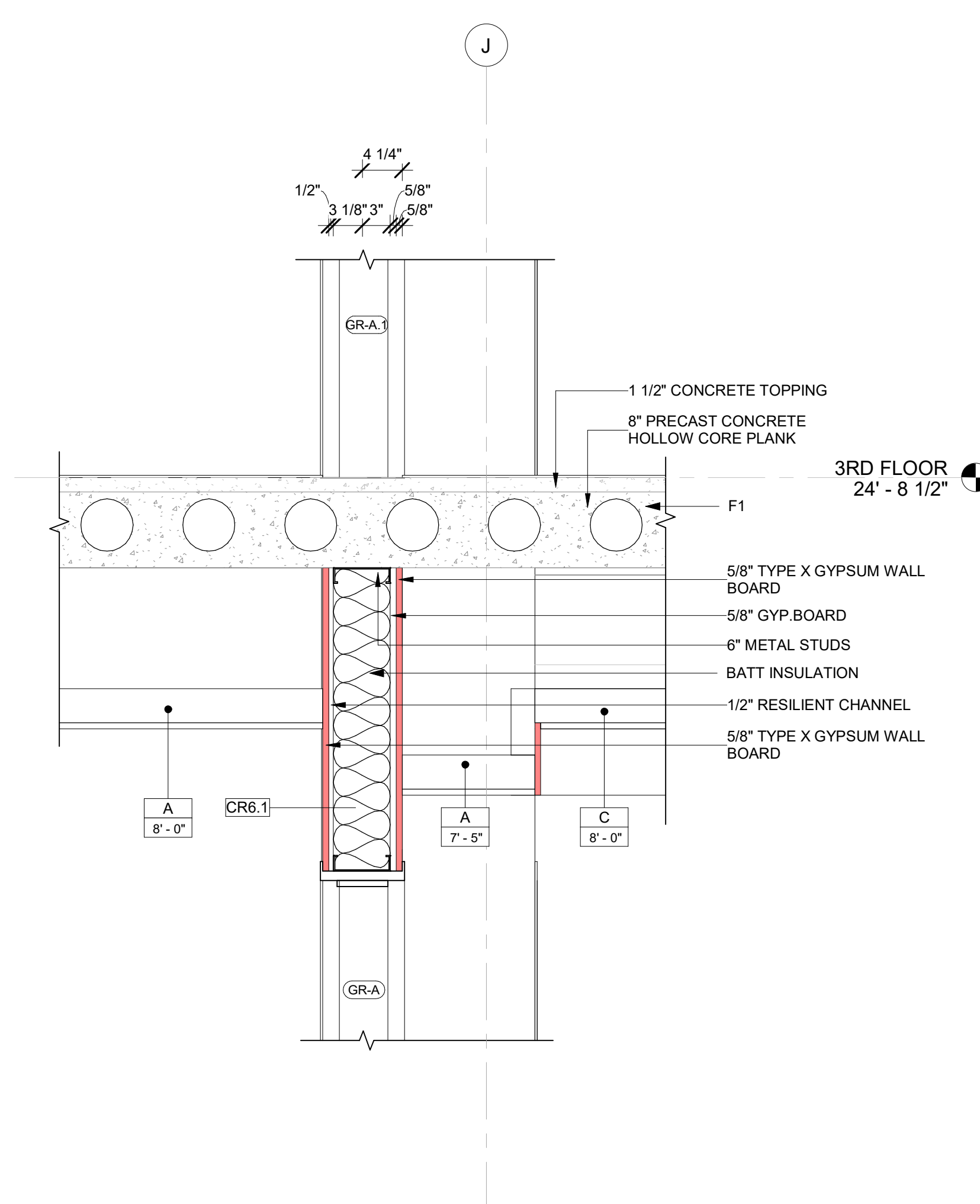
2 INTERIOR WALL @ JUNCTION DETAIL-1 @  
LOUNGE  
A-401A-A-508 1" = 1'-0"



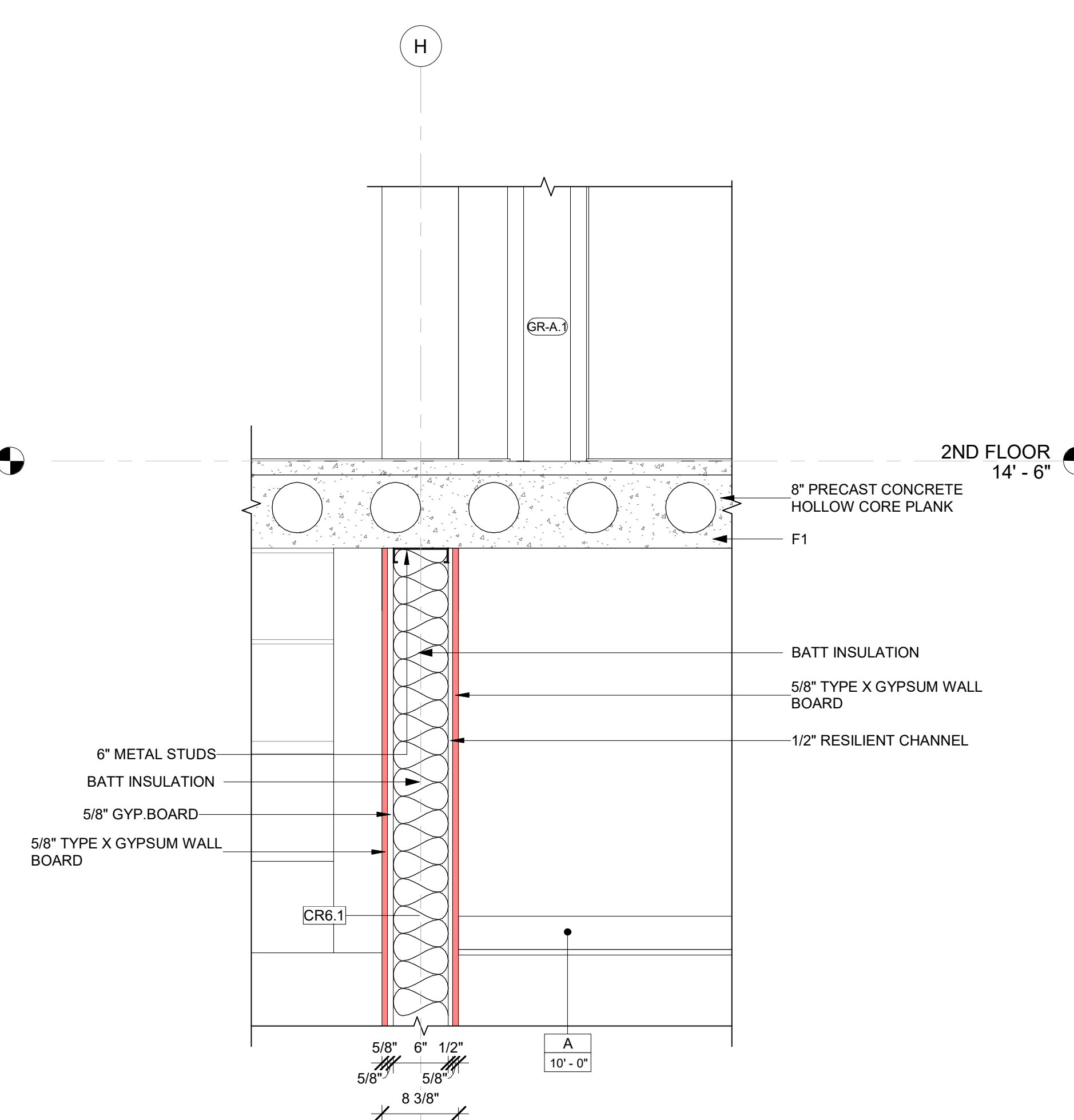
3 INTERIOR WALL @ JUNCTION DETAIL @  
FOOD PREP.  
A-608A/A-508 1" = 1'-0"



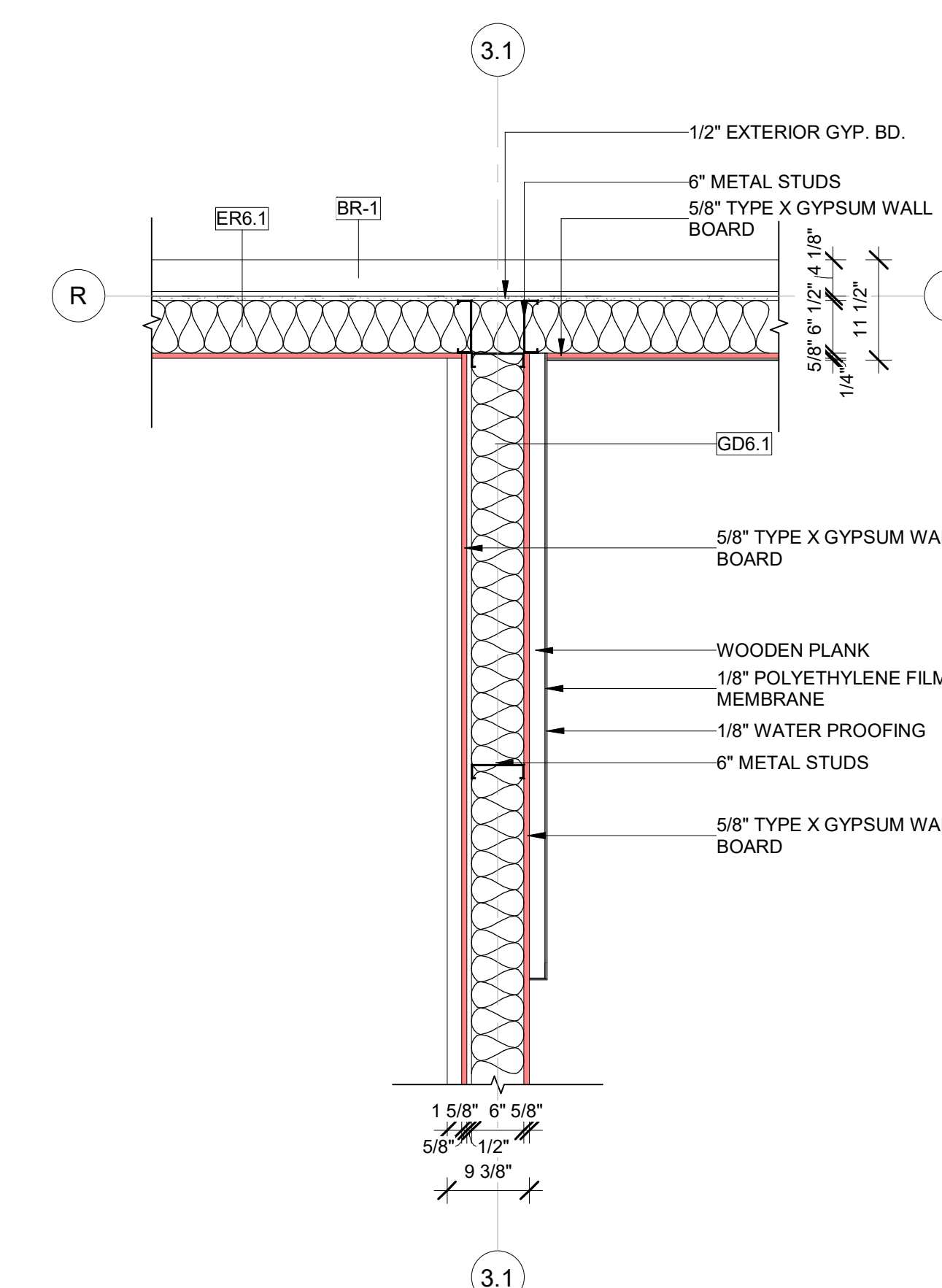
4 INTERIOR WALL @ JUNCTION DETAIL-2 @ LOUNGE  
A-401A/A-508 1" = 1'-0"



5 INTERIOR WALL @ JUNCTION DETAIL STD.  
KING CONNECTING  
A-300/A-508 1" = 1'-0"

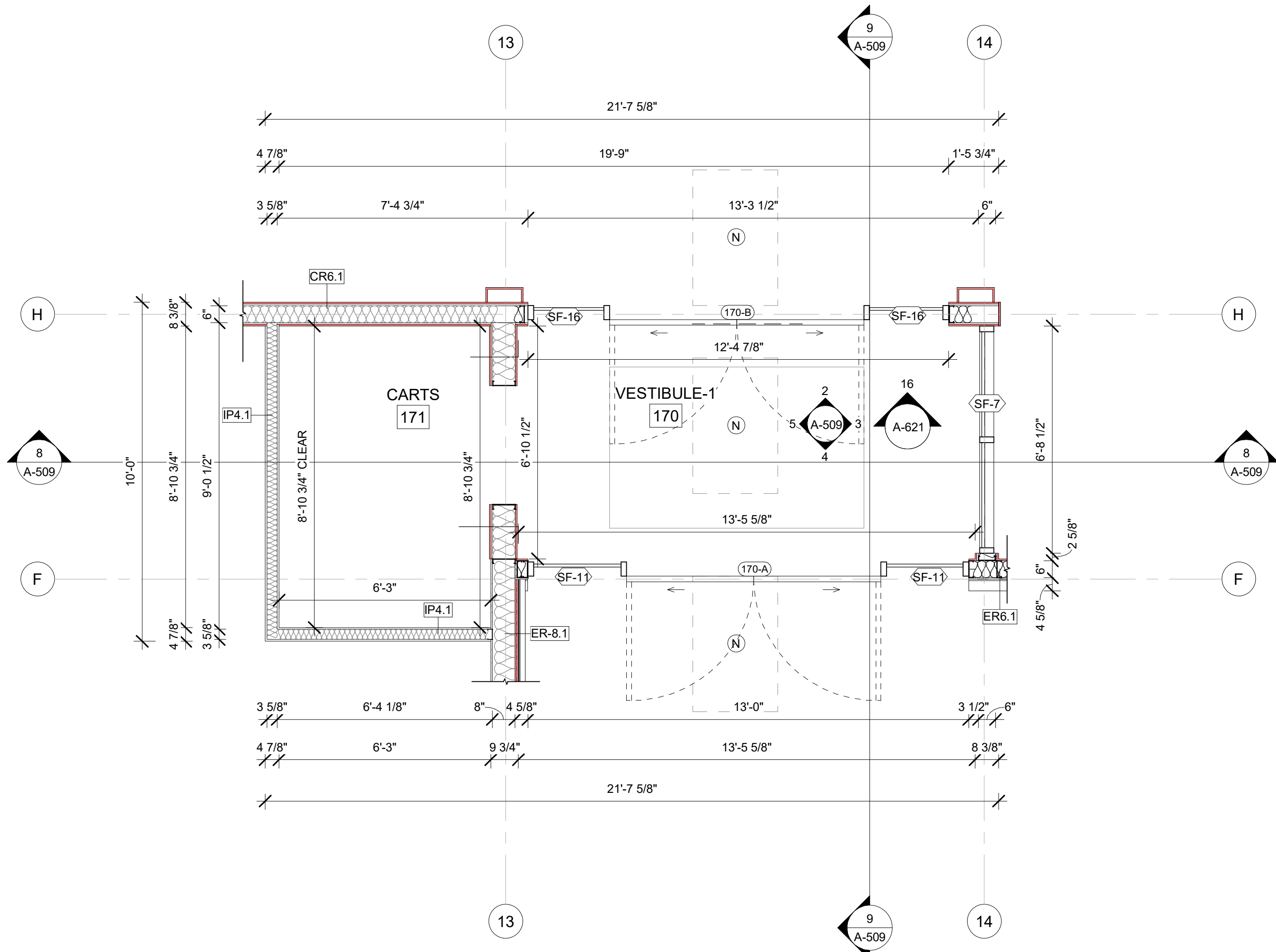


6 INTERIOR WALL @ JUNCTION DETAIL @ STD.  
KING  
A-300 A-508 1" = 1'-0"

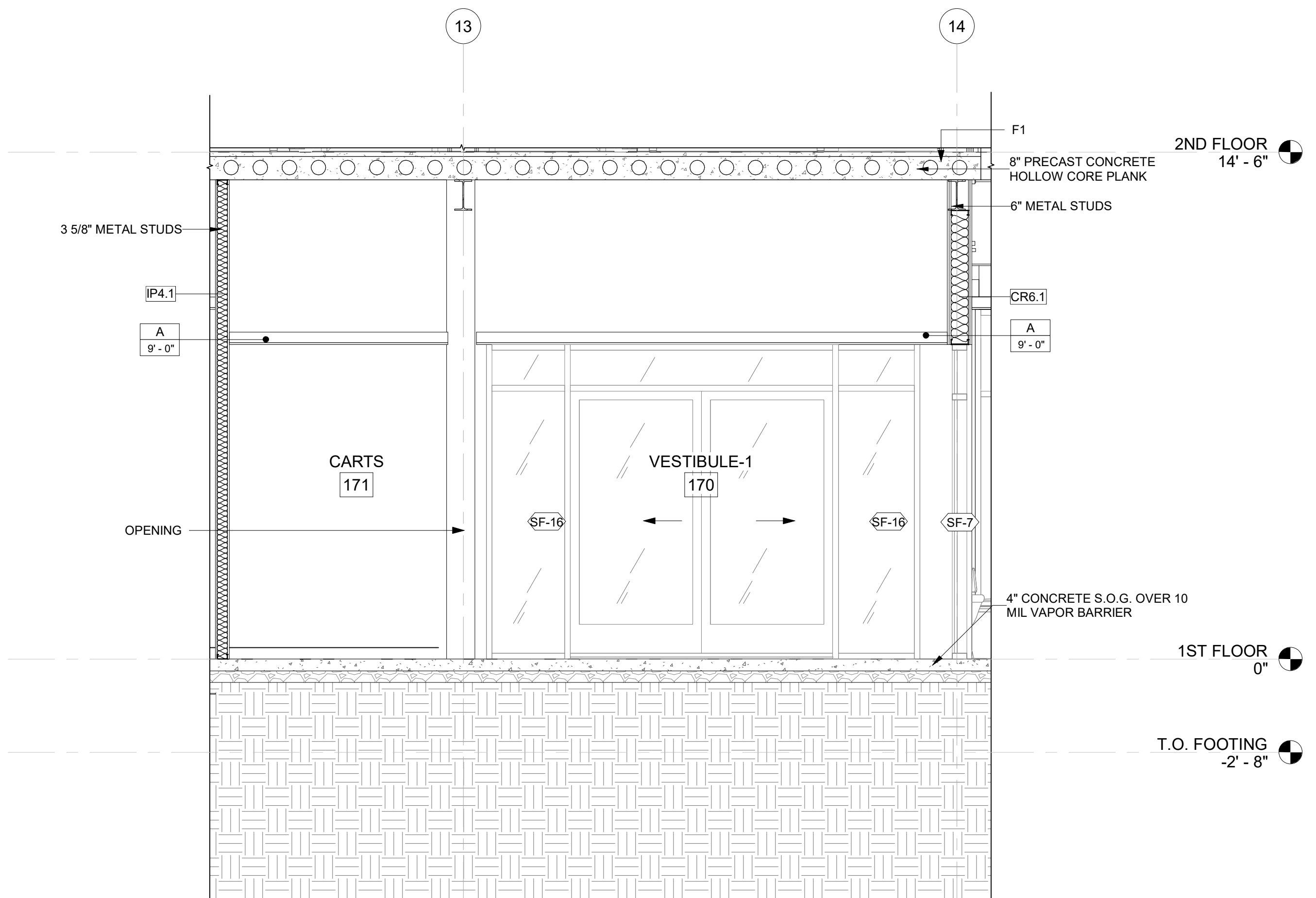


7 INTERIOR WALL @ GUESTROOM  
A-508 3/4" = 1'-0"

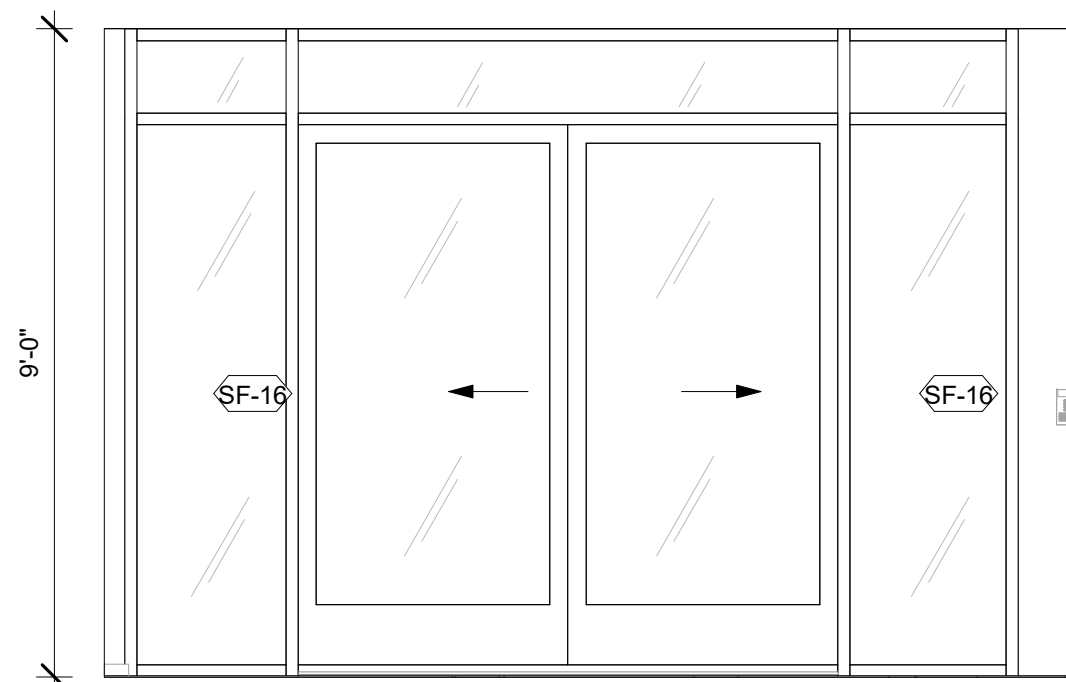




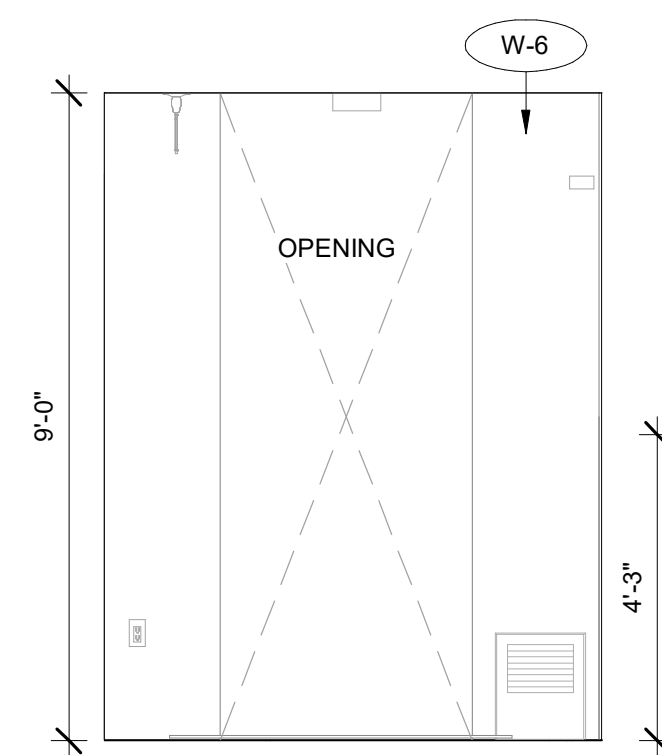
1 ENLARGED VESTIBULE CONSTRUCTION PLAN  
3/8" = 1'-0"



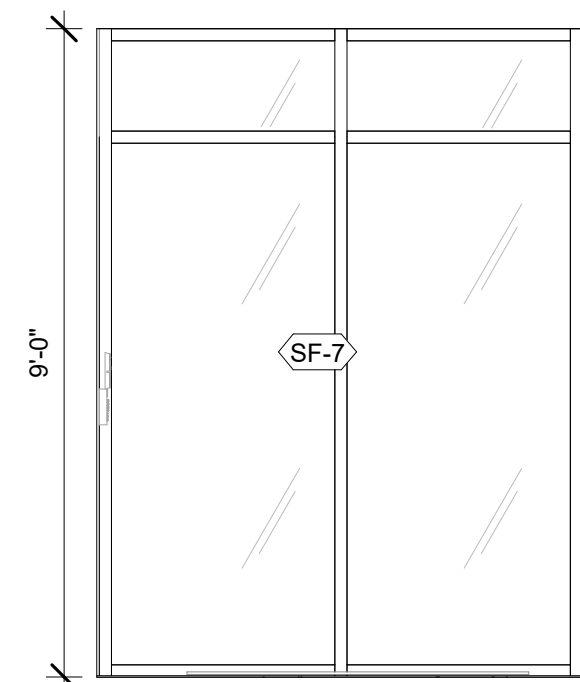
8 VESTIBULE SECTION  
3/8" = 1'-0"



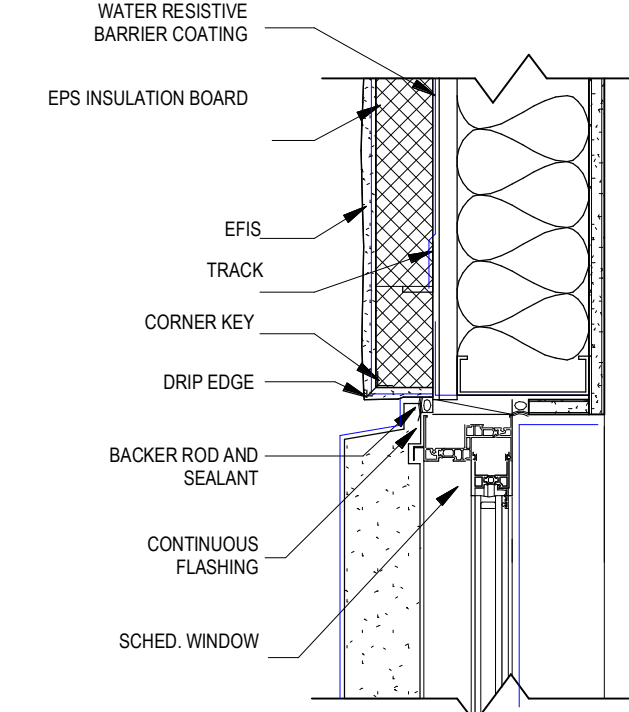
2 ENLARGED VESTIBULE ELEVATION  
3/8" = 1'-0"



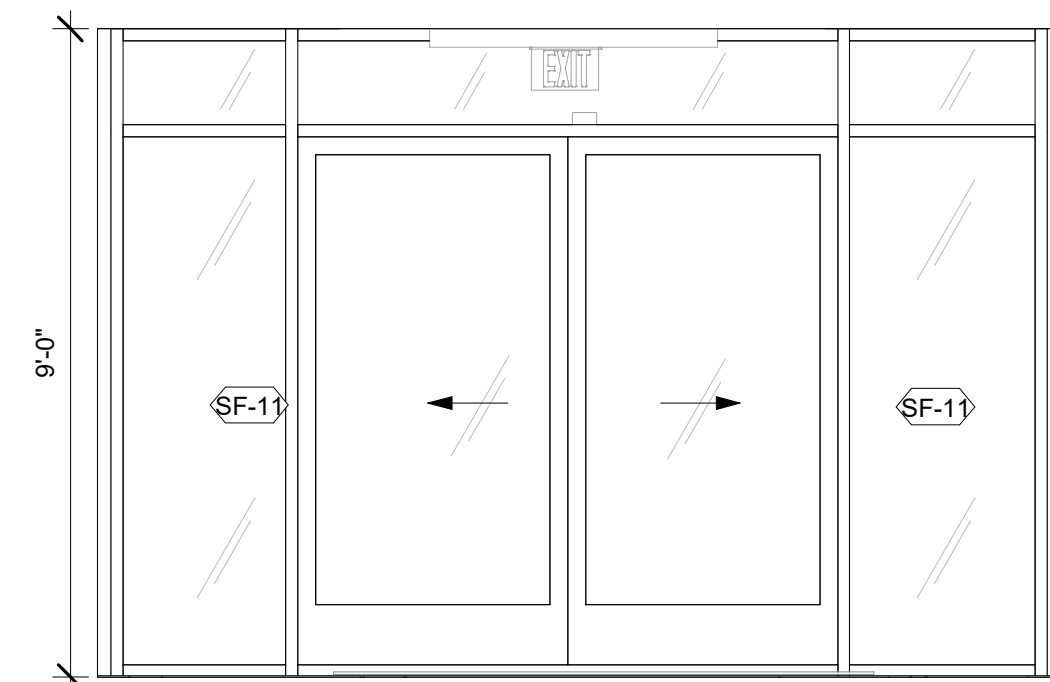
5 ENLARGED VESTIBULE ELEVATION  
3/8" = 1'-0"



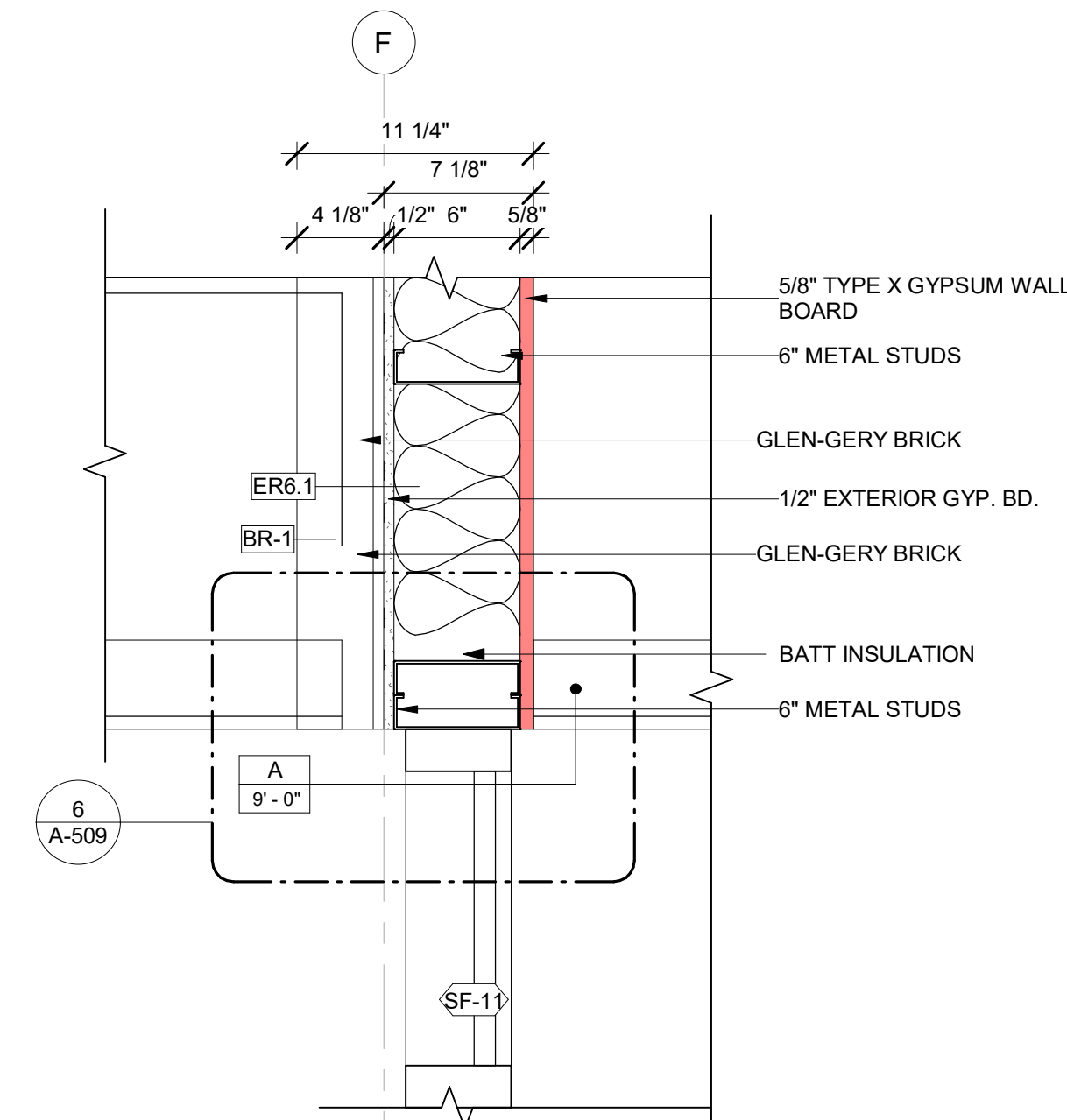
3 ENLARGED VESTIBULE ELEVATION  
3/8" = 1'-0"



6 VESTIBULE SECTION-DETAIL 3  
1 1/2" = 1'-0"

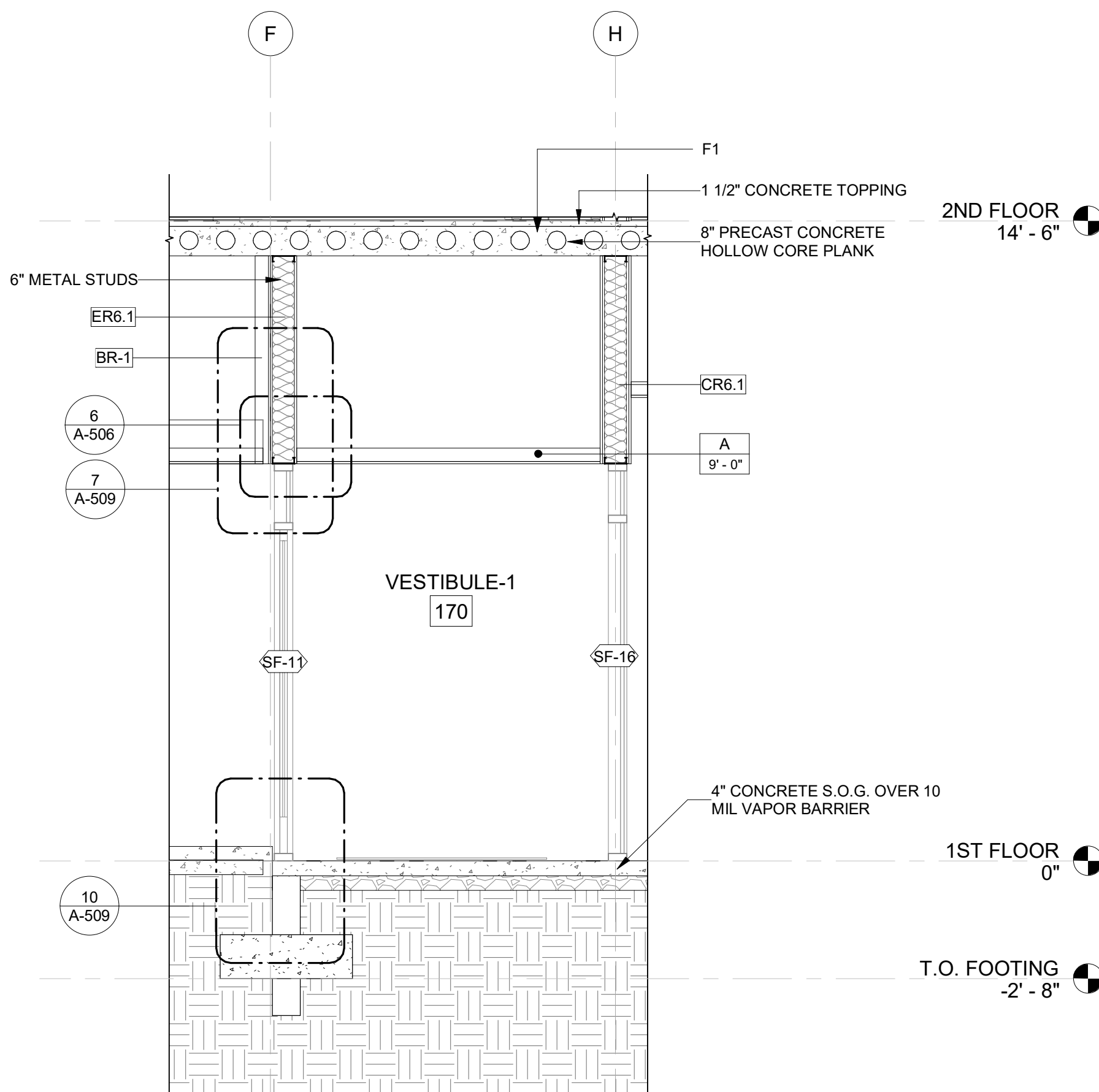


4 ENLARGED VESTIBULE ELEVATION  
3/8" = 1'-0"

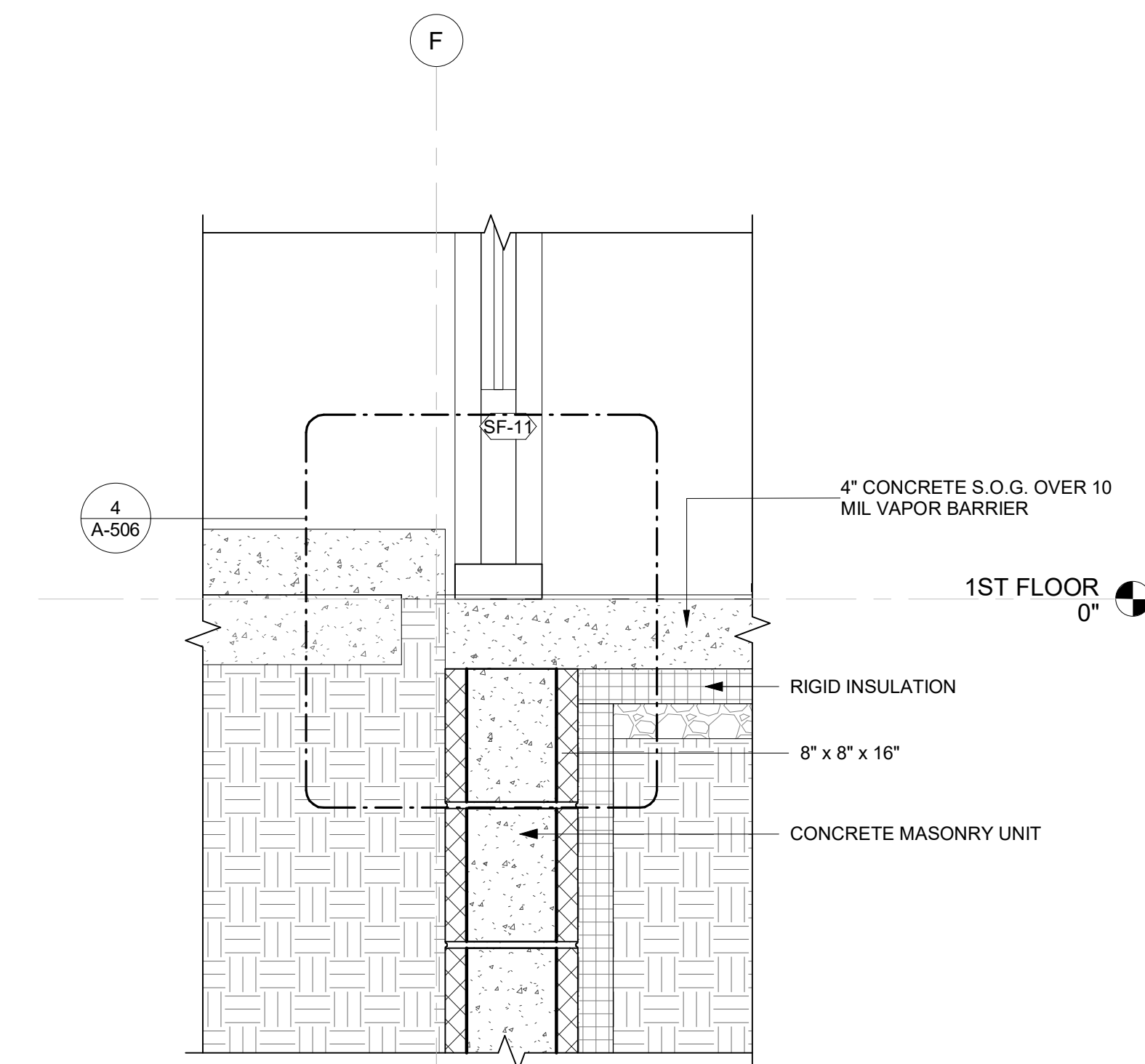


7 VESTIBULE SECTION-DETAIL 1  
1 1/2" = 1'-0"

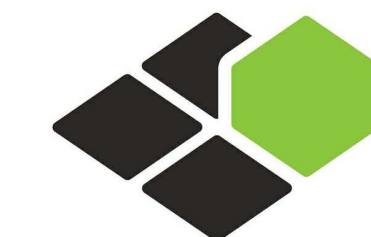
VESTIBULE-1  
170



9 VESTIBULE SECTION  
3/8" = 1'-0"



10 VESTIBULE SECTION-DETAIL 2  
1 1/2" = 1'-0"



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

**CONSTRUCTION  
DETAILS @  
VESTIBULE**

DRAWINGS NO.

**A-509**





RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

**TOP**  
**Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

NLEY PARK, IL

REVISION DATE: 2018.08.24

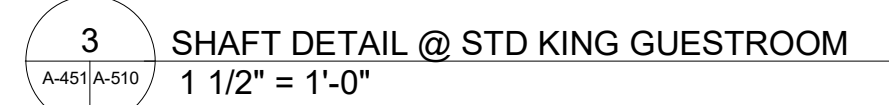
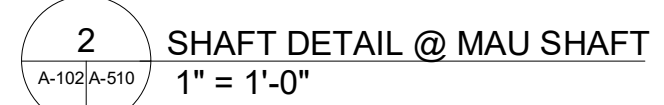
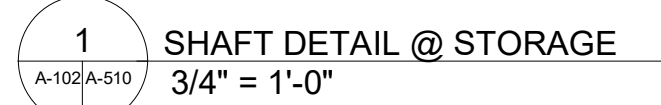
**ISSUED FOR 100%  
FRANCHISE REVIEW**

DRAWN BY RC

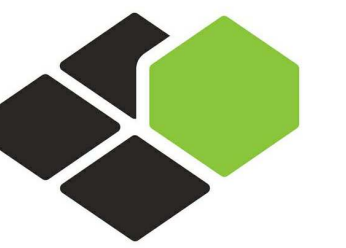
PROJECT NO. B4-157-1801

## CONSTRUCTION DETAILS @ SHAFT

# A-510







BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

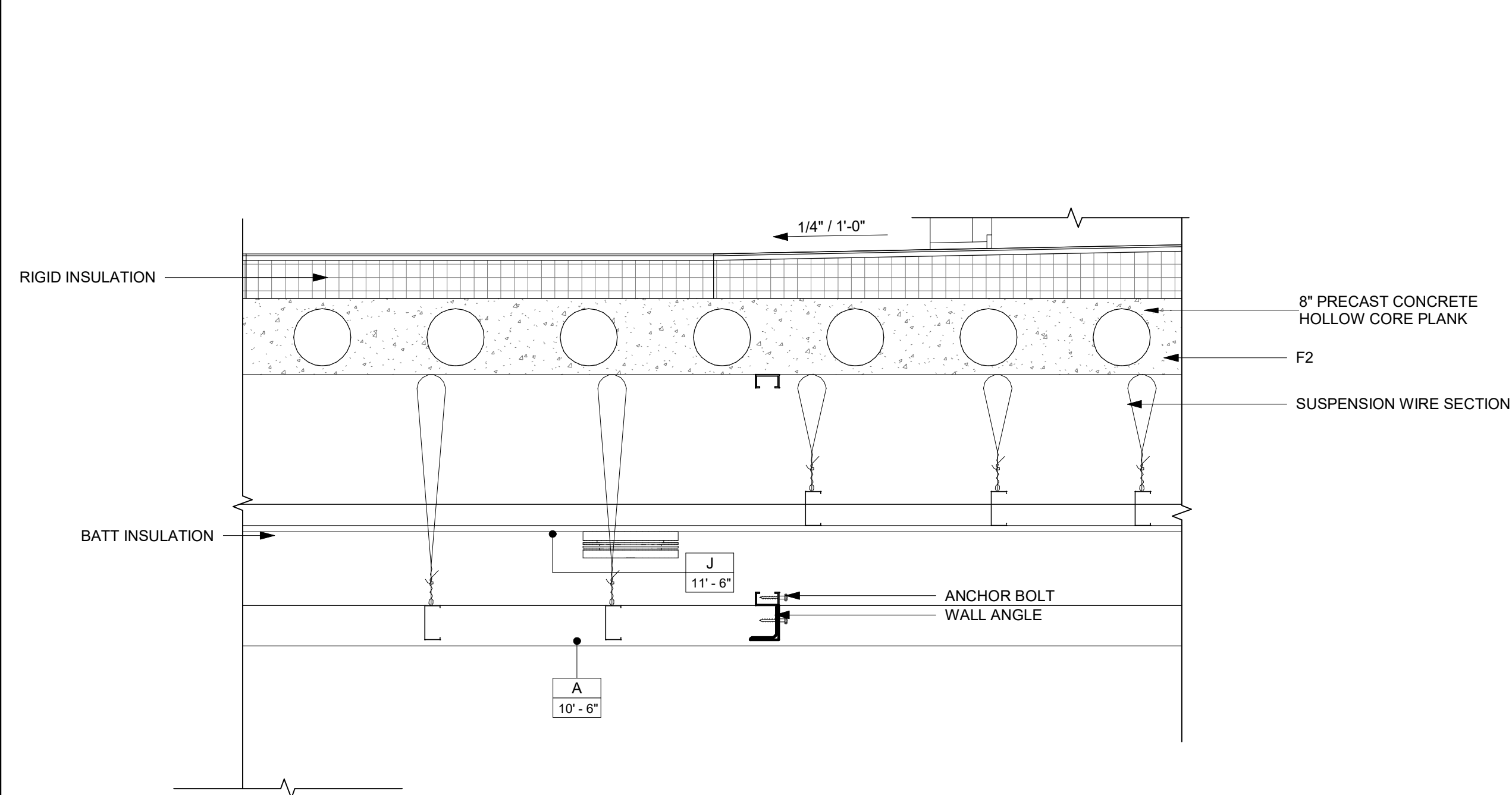
**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

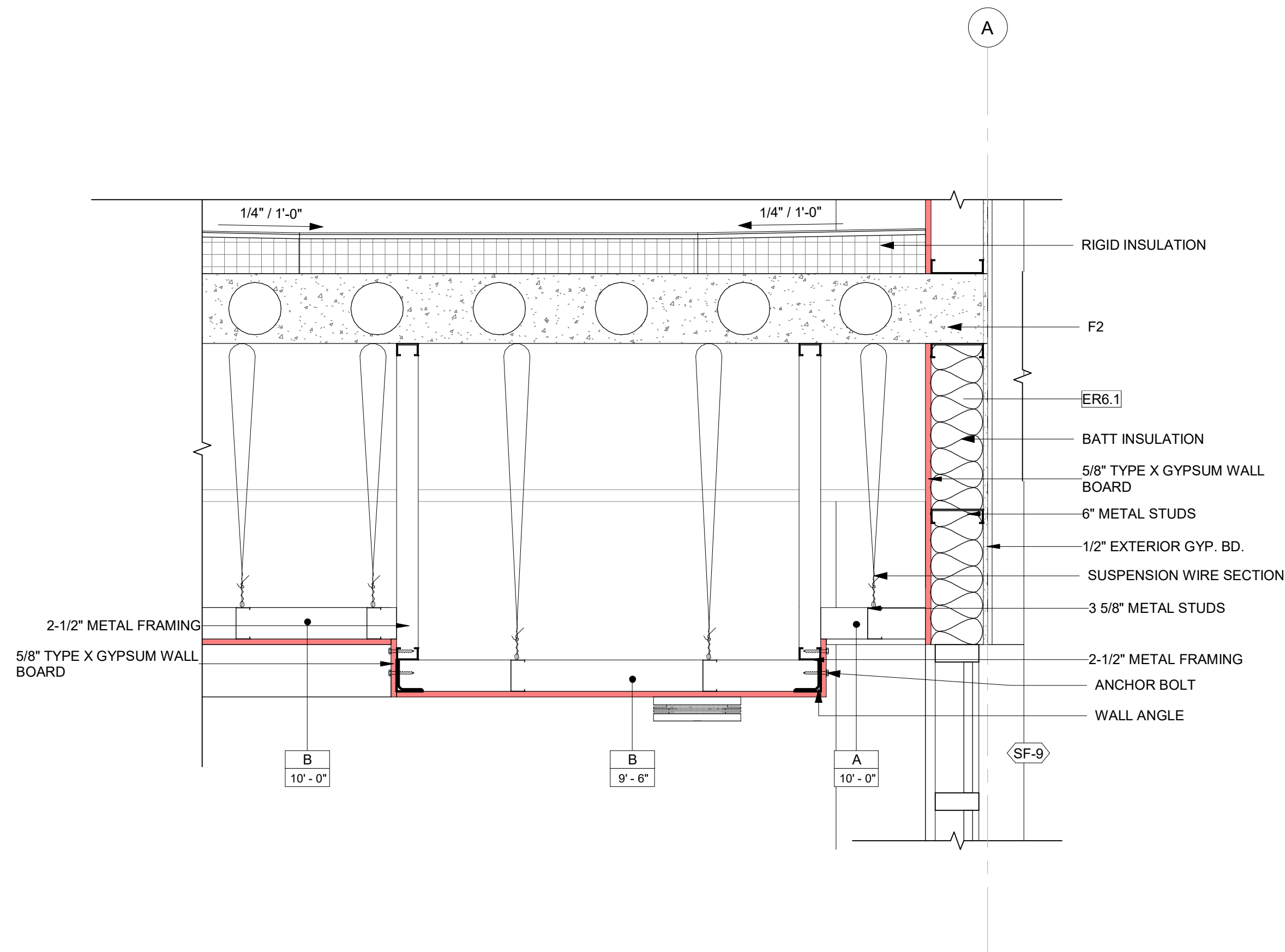
TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

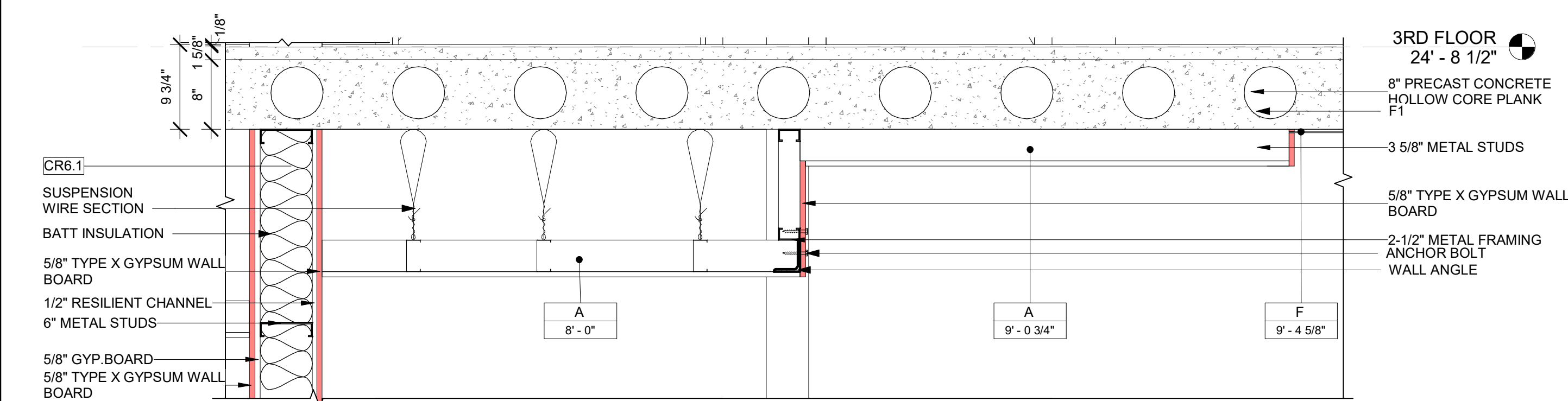
ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT



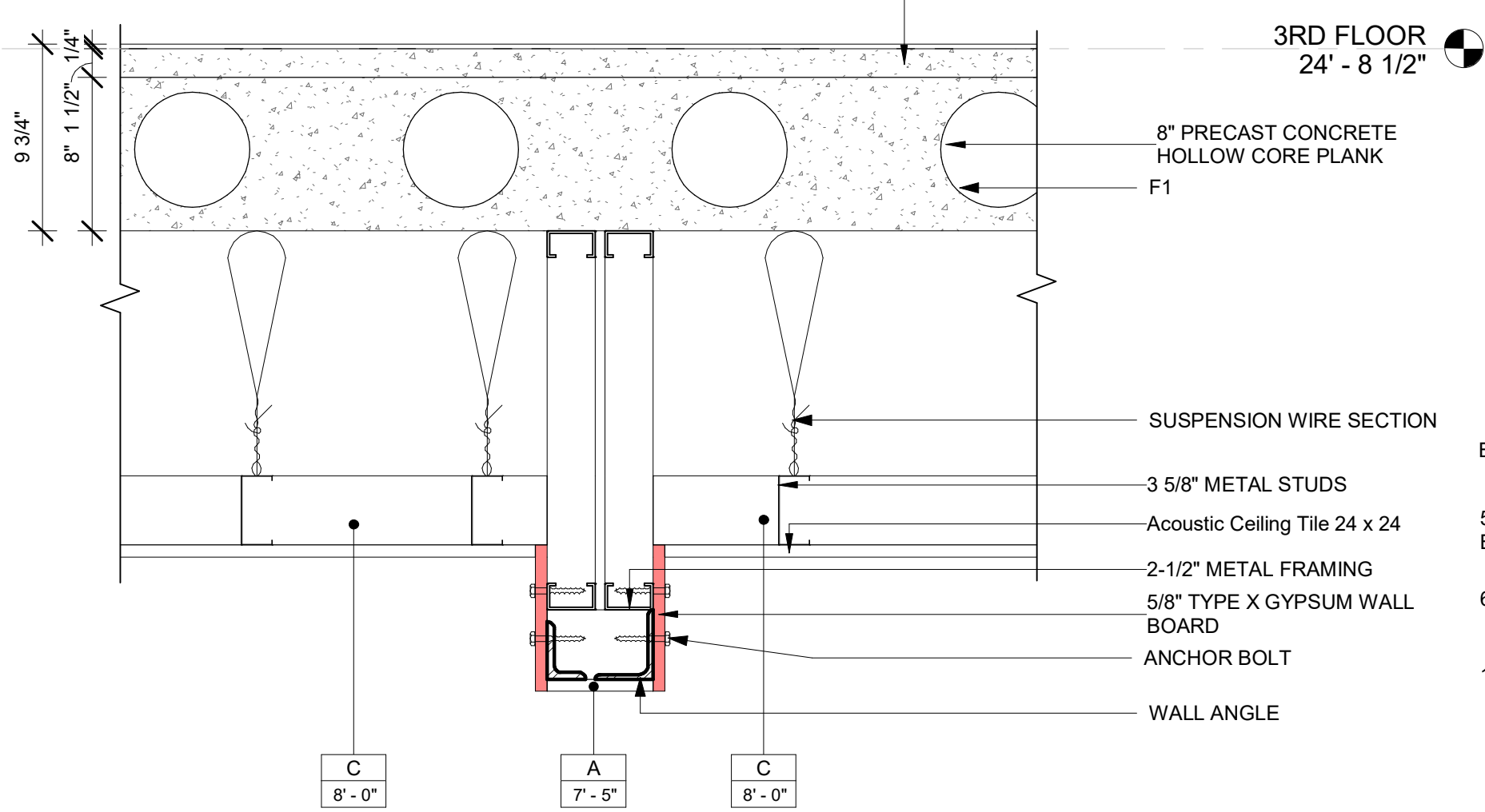
1  
A-300/A-511  
CEILING DETAIL @ BANQUETTE HALL  
1" = 1'-0"



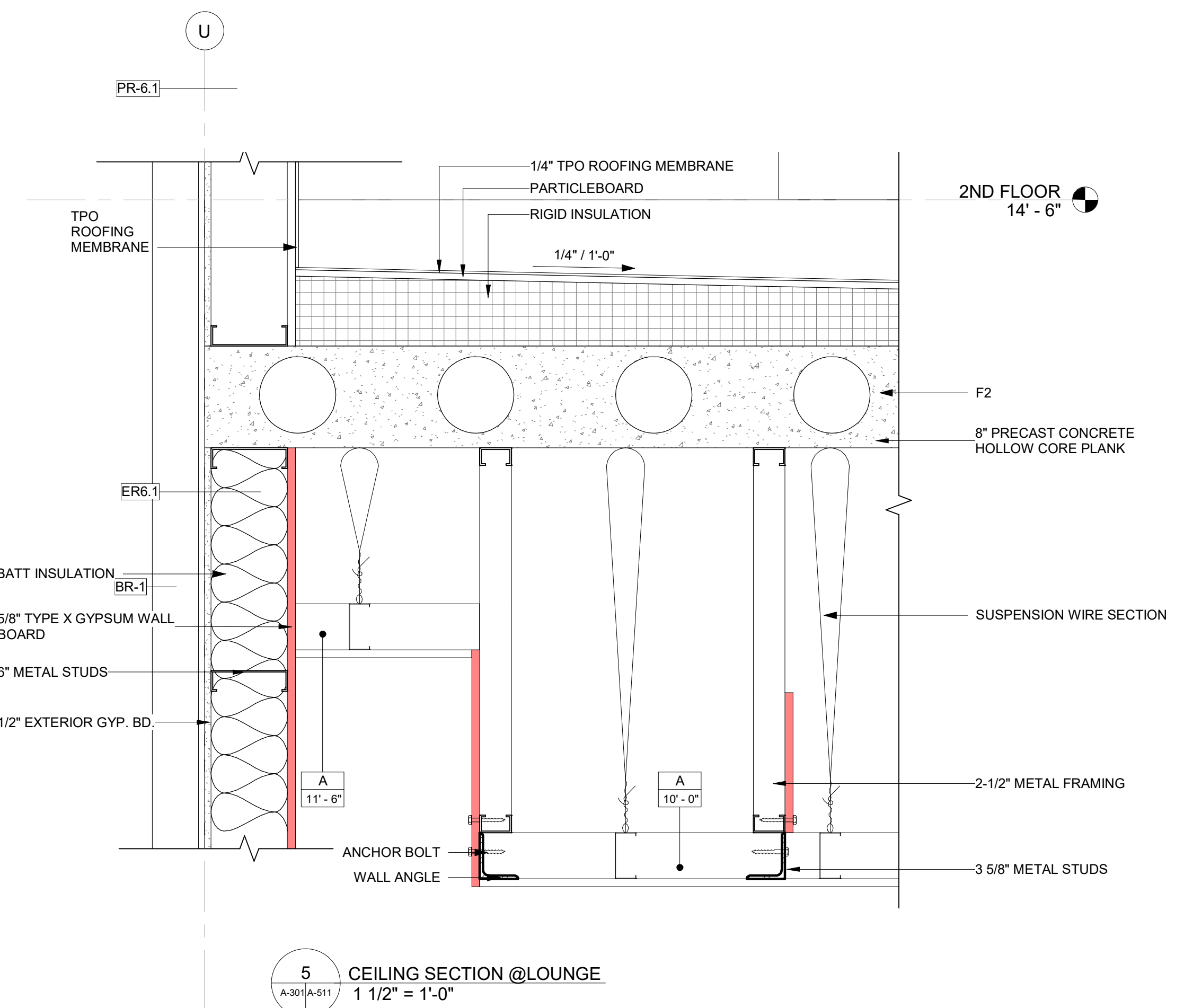
2  
A-300/A-511  
CEILING DETAIL @ INDOOR POOL AREA  
1" = 1'-0"



3  
A-300/A-511  
CEILING DETAIL @ STD KING GUESTROOM  
1" = 1'-0"



4  
A-300/A-511  
CEILING DETAIL @ CORRIDOR  
1 1/2" = 1'-0"



5  
A-300/A-511  
CEILING SECTION @ LOUNGE  
1 1/2" = 1'-0"

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

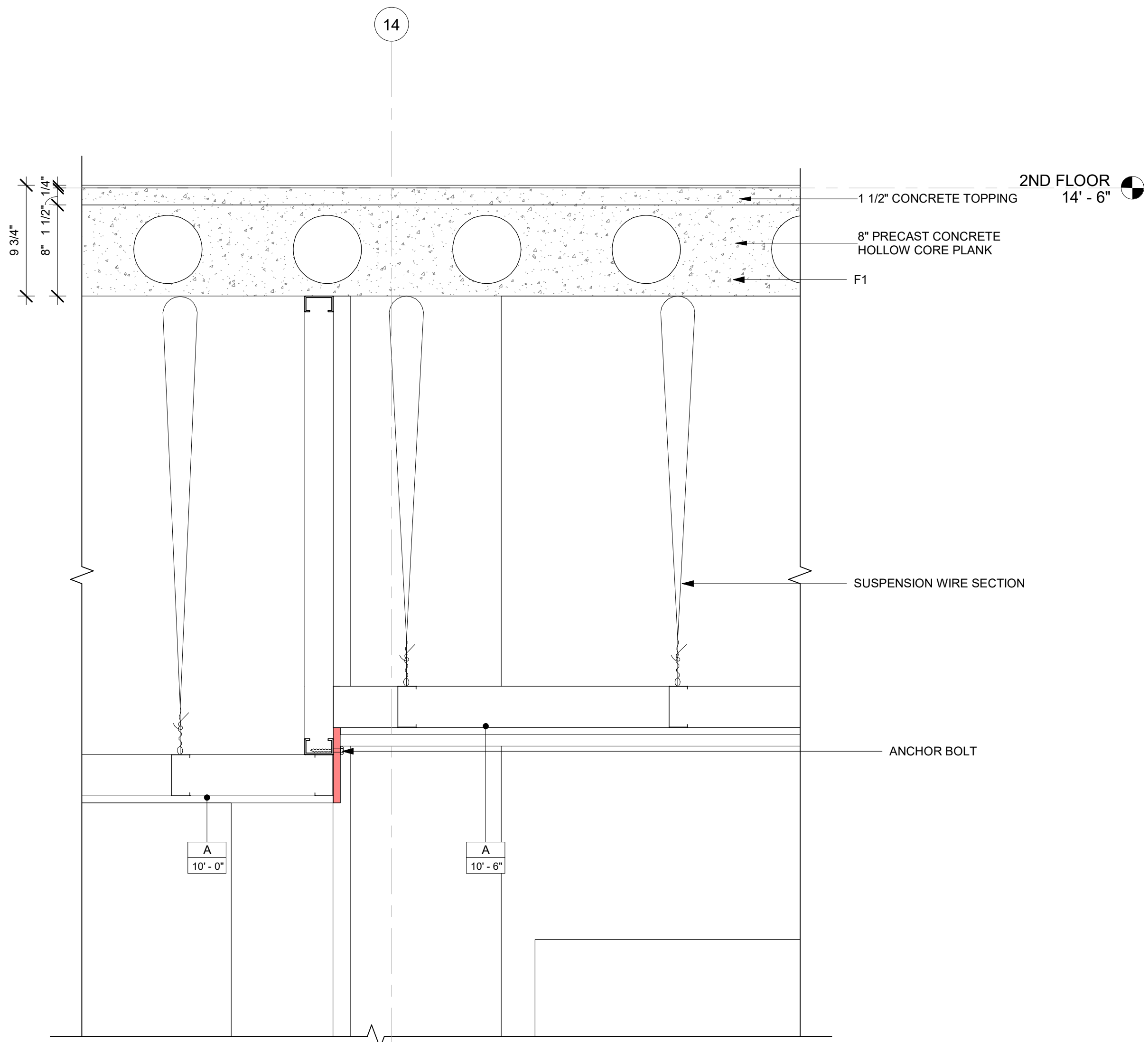
SHEET NAME

**CONSTRUCTION  
DETAILS @  
CEILING**

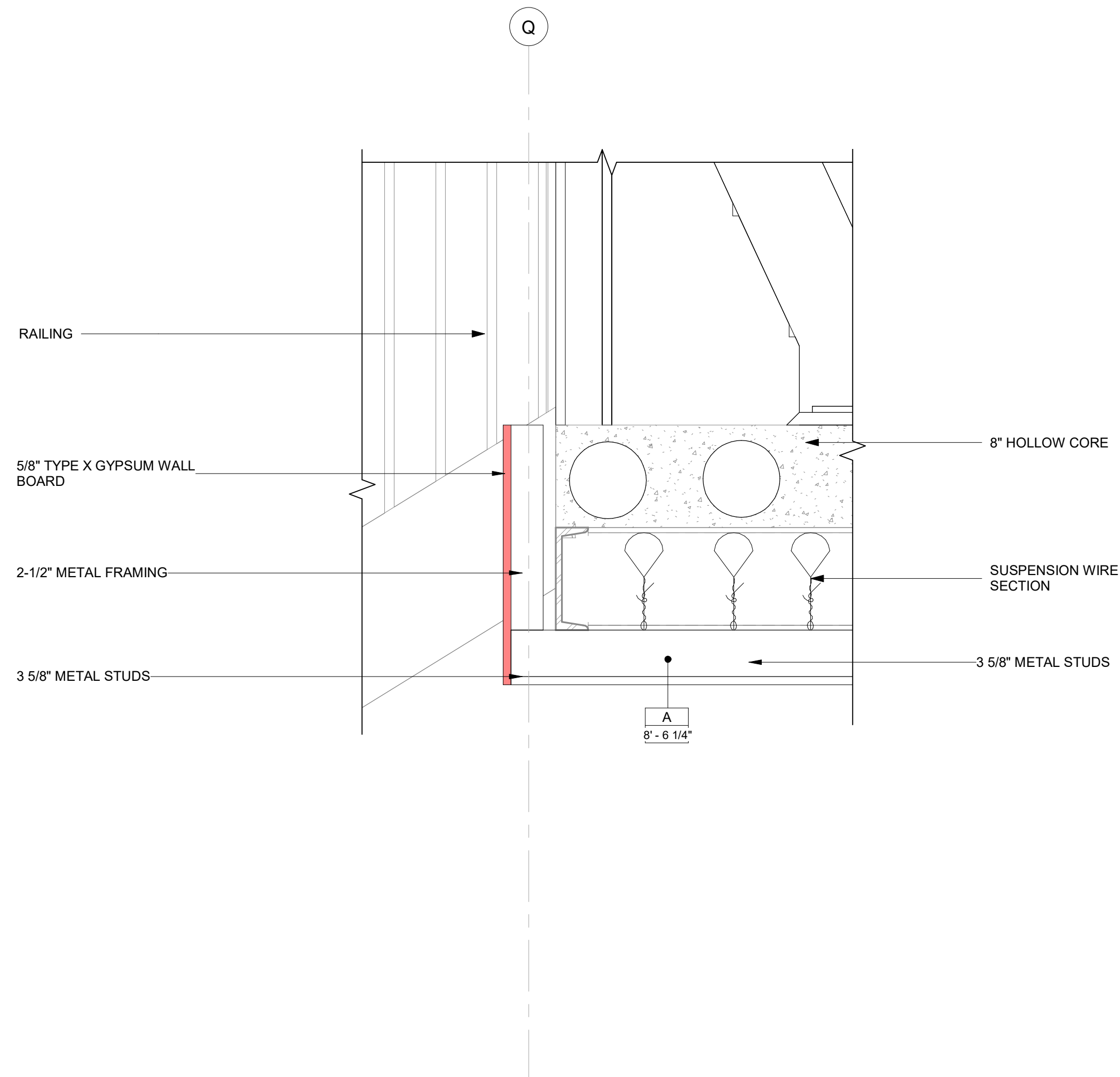
DRAWINGS NO.

**A-511**

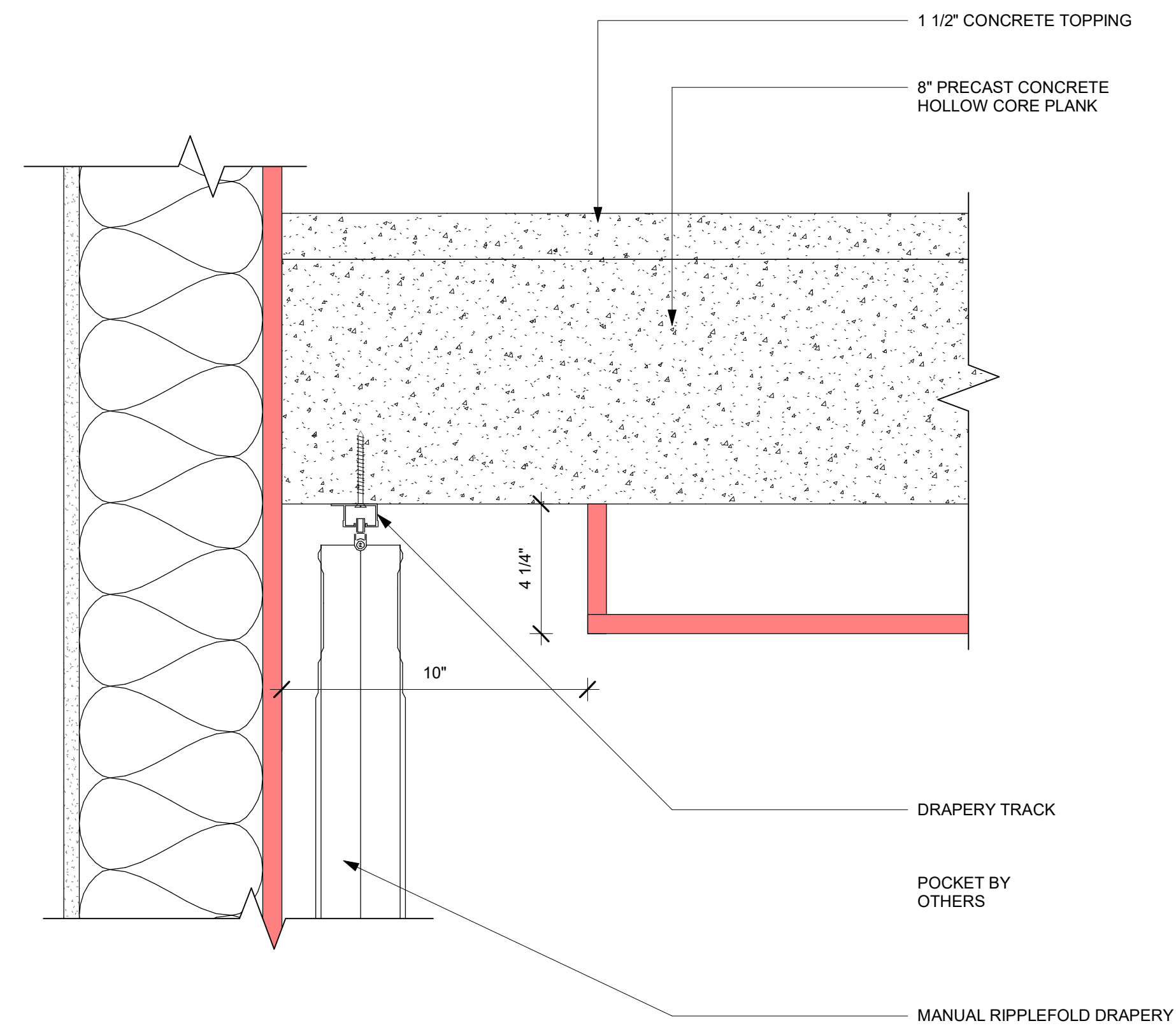




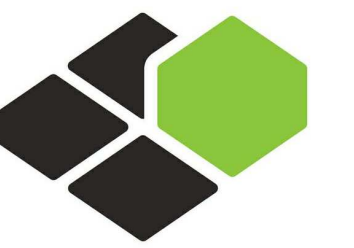
1  
A-300/A-512  
CEILING DETAIL @ LOUNGE AREA  
1 1/2" = 1'-0"



2  
A-701/A-512  
CEILING DETAIL @ STAIRCASE  
1 1/2" = 1'-0"



3  
A-512  
GUESTROOM DRAPERY POCKET DETAIL  
3" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

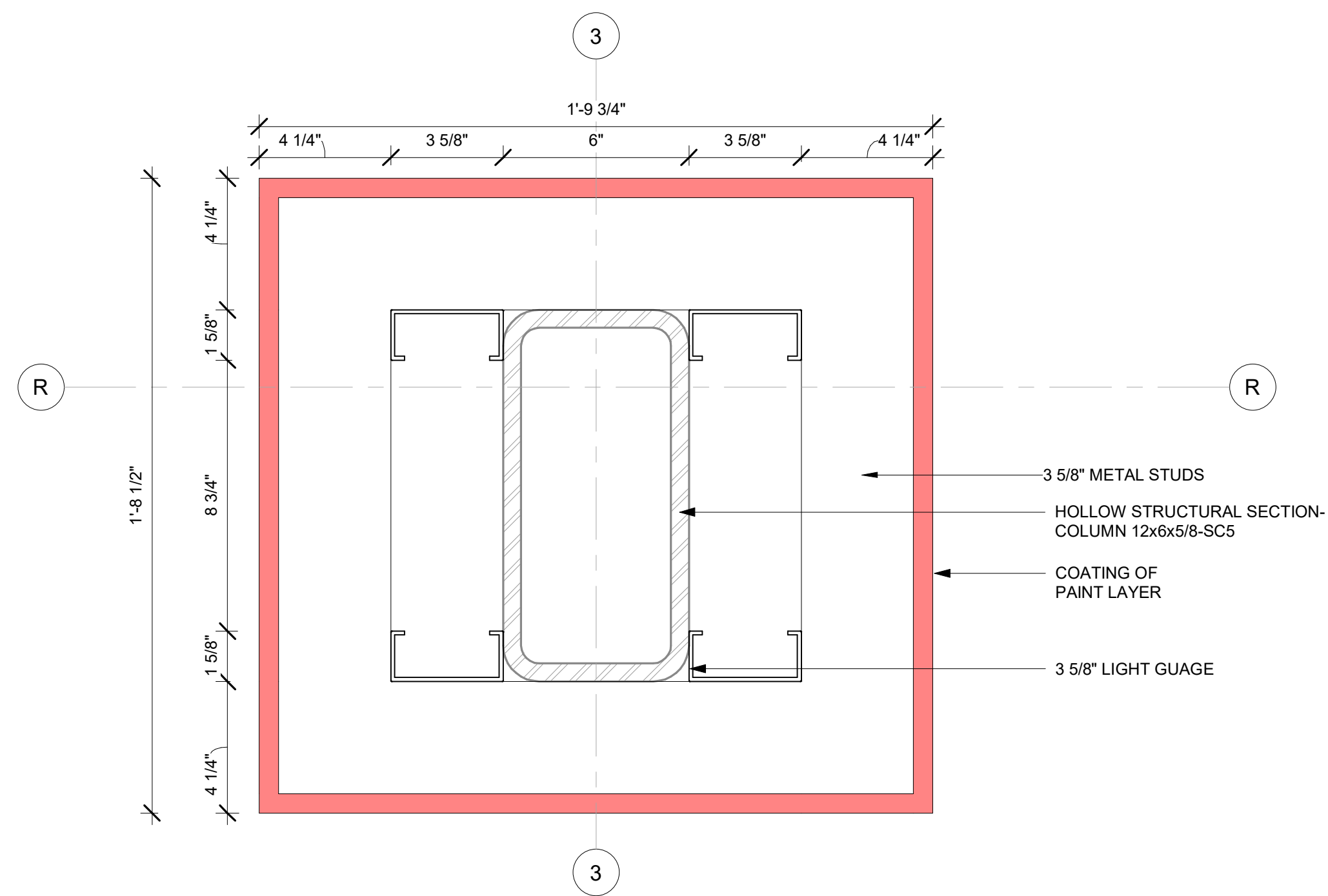
SHEET NAME

CONSTRUCTION  
DETAILS @  
CEILING

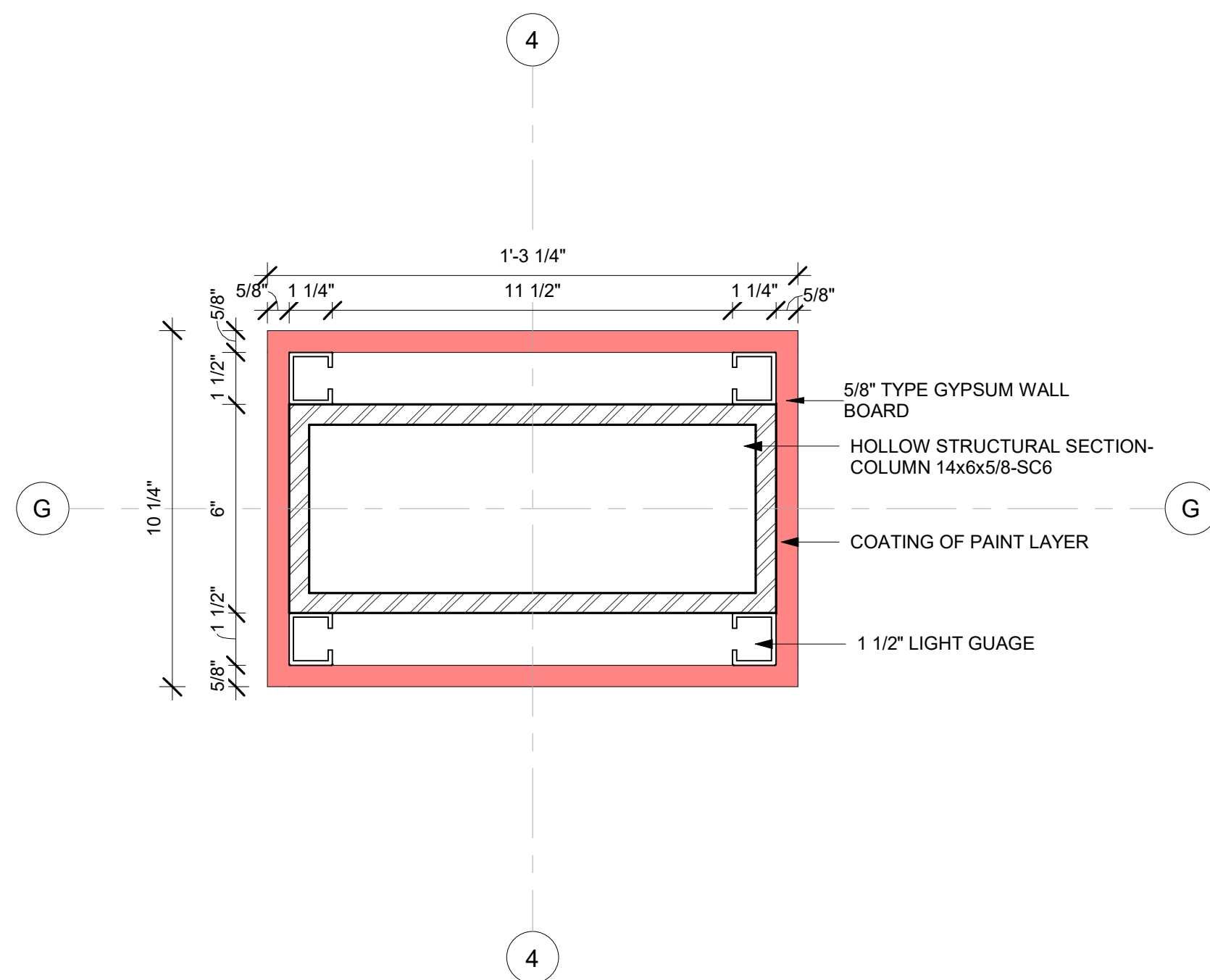
DRAWINGS NO.

A-512

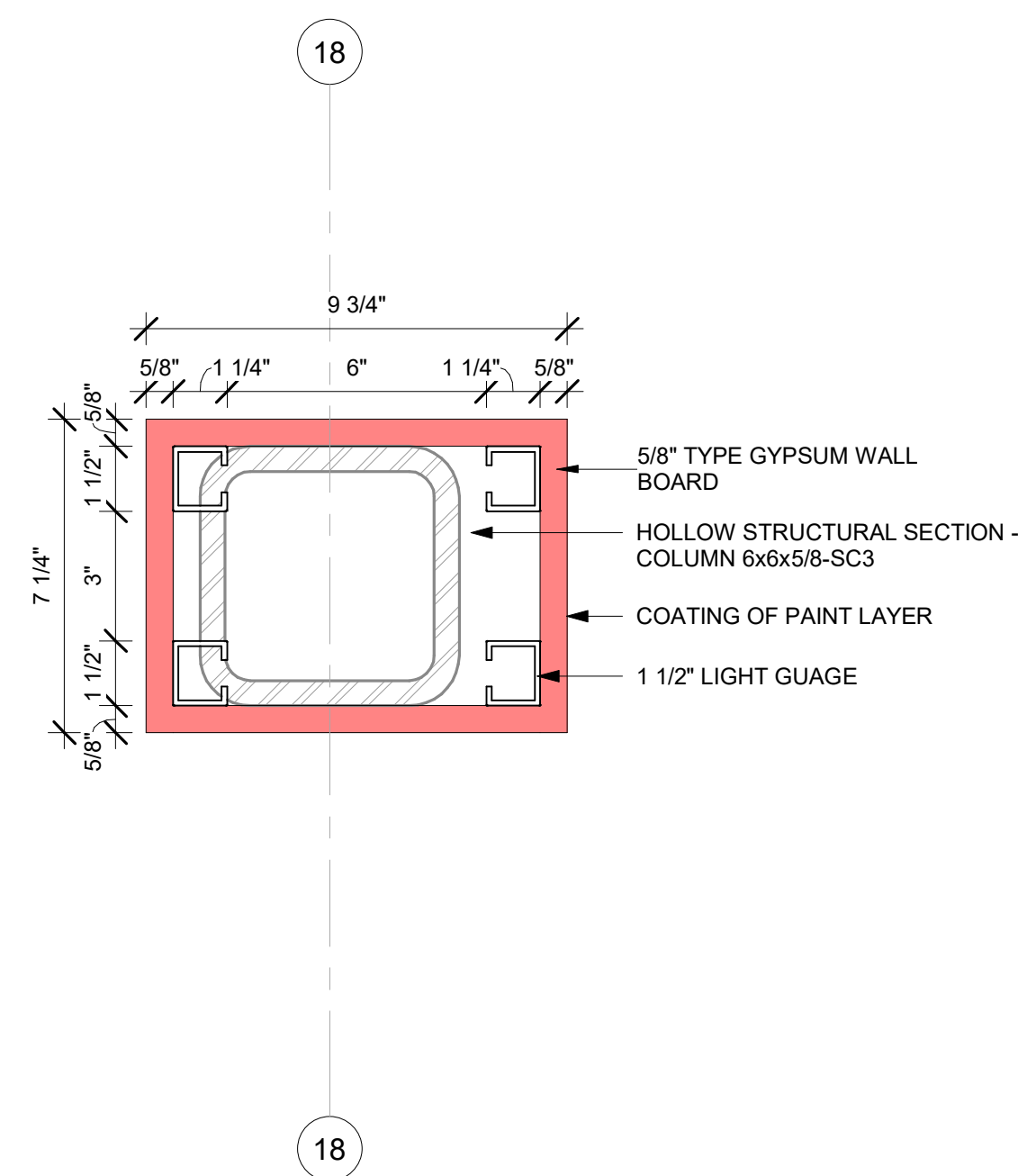




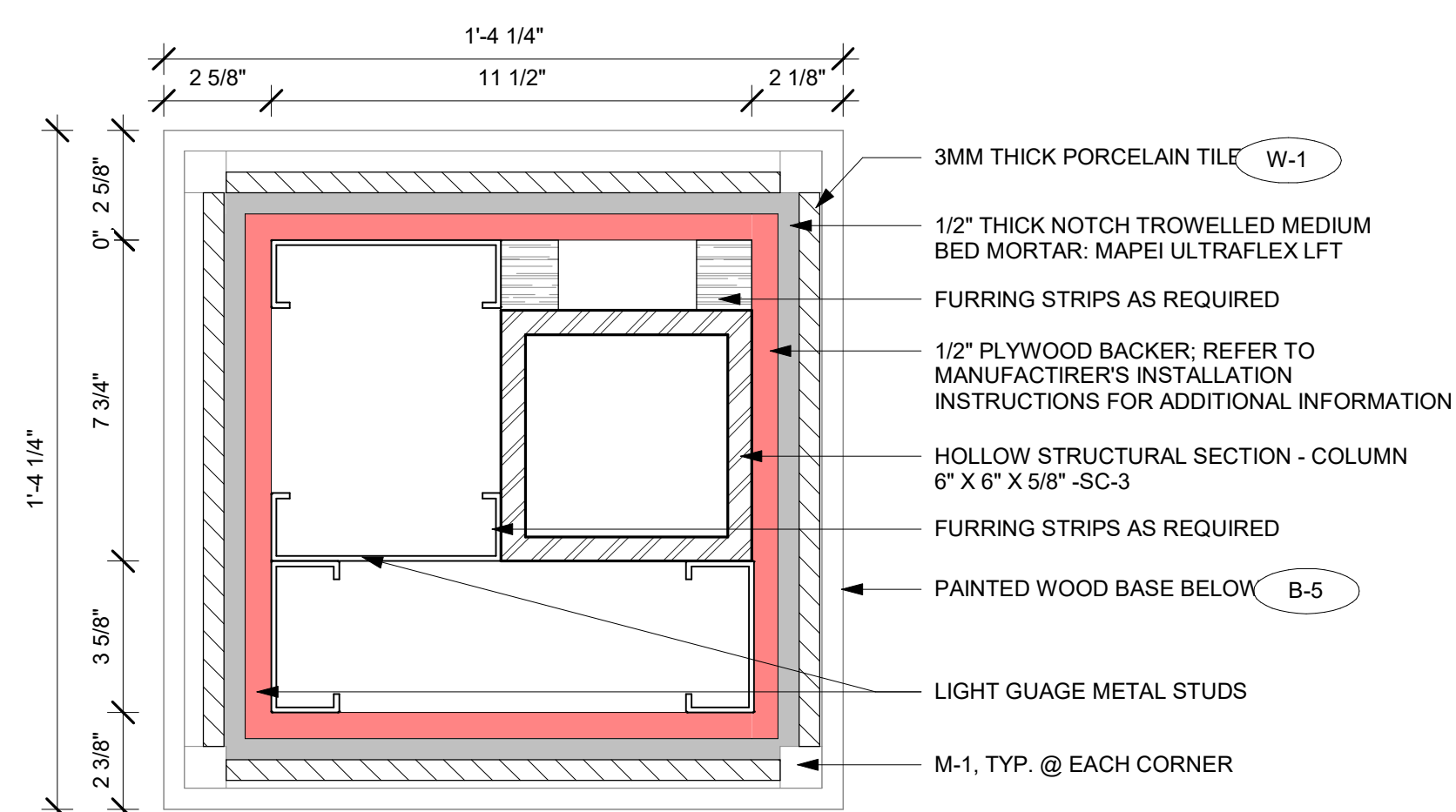
1 COLUMN DETAIL @ BANQUET HALL  
3" = 1'-0"



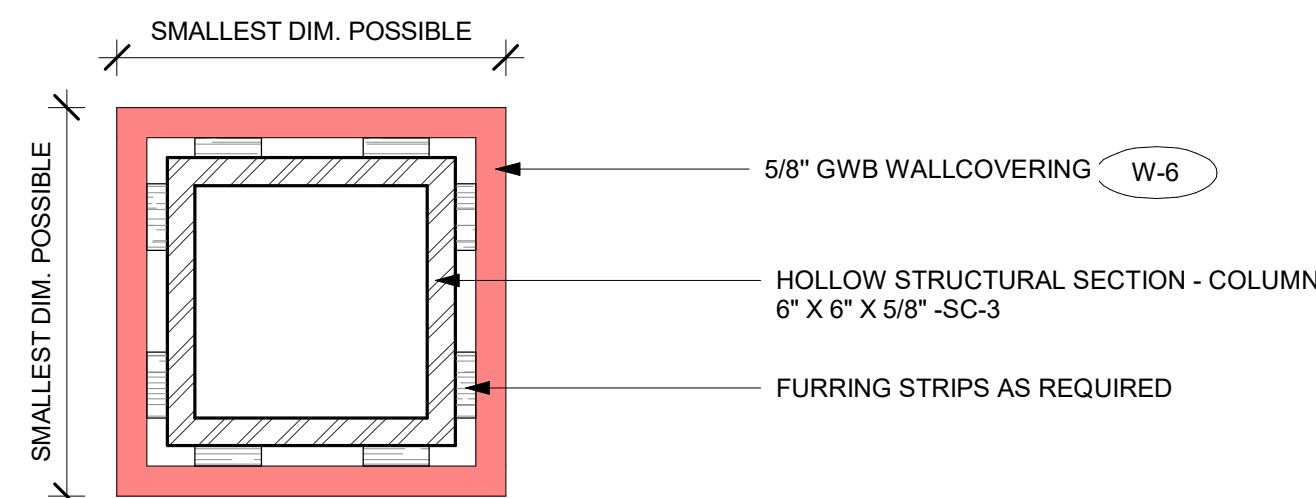
2 COLUMN DETAIL @ INDOOR POOL AREA  
3" = 1'-0"



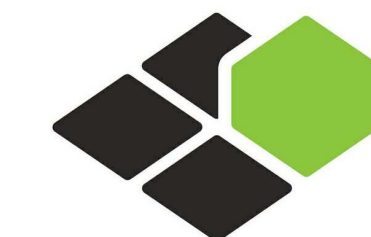
3 COLUMN DETAIL @ FOOD PREP  
3" = 1'-0"



4 COLUMN DETAIL 2 @ LOUNGE AREA  
3" = 1'-0"



5 COLUMN DETAIL 1 @ LOUNGE AREA  
3" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

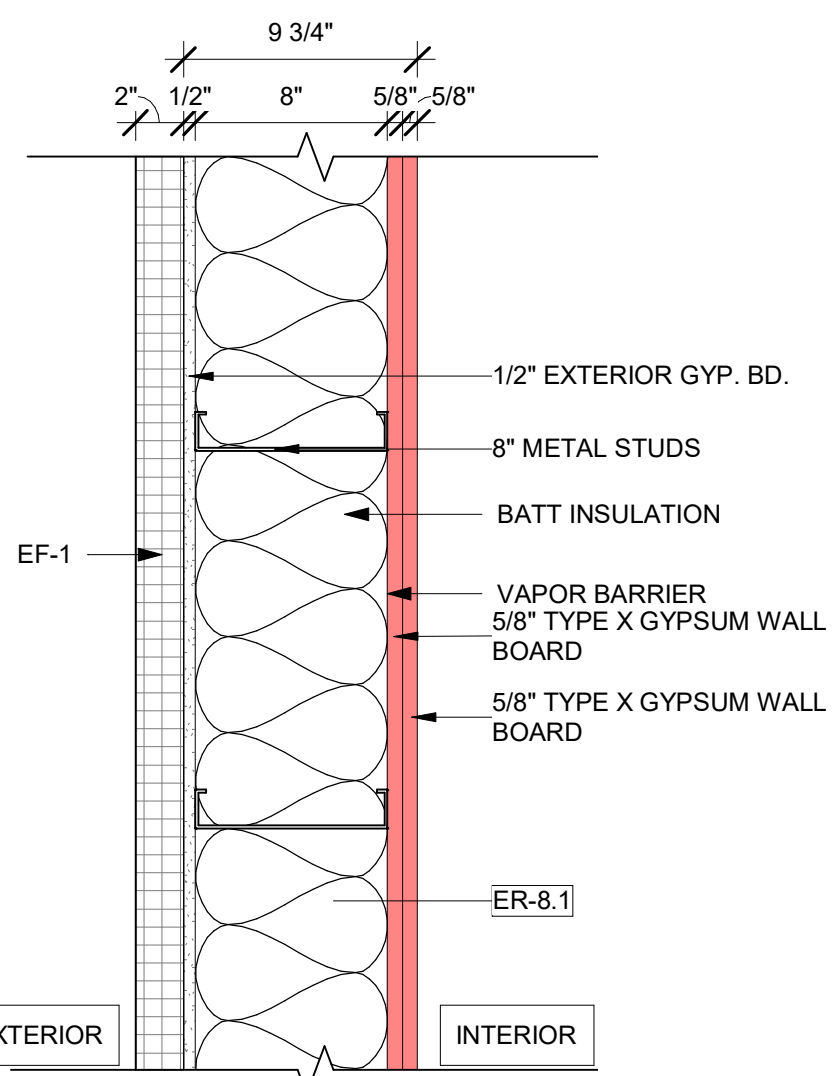
PROJECT NO.  
B4-157-1801

SHEET NAME  
CONSTRUCTION  
DETAILS @  
COLUMN  
WRAPPING

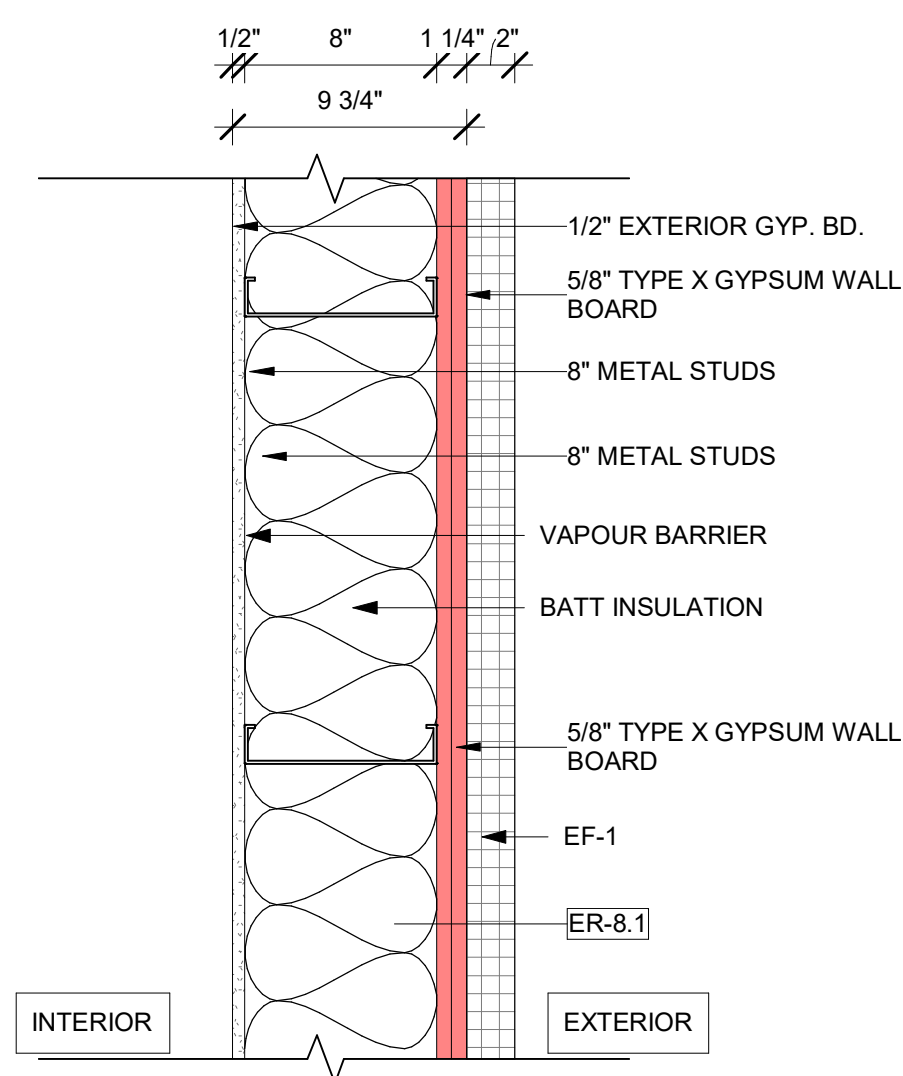
DRAWINGS NO.

A-513

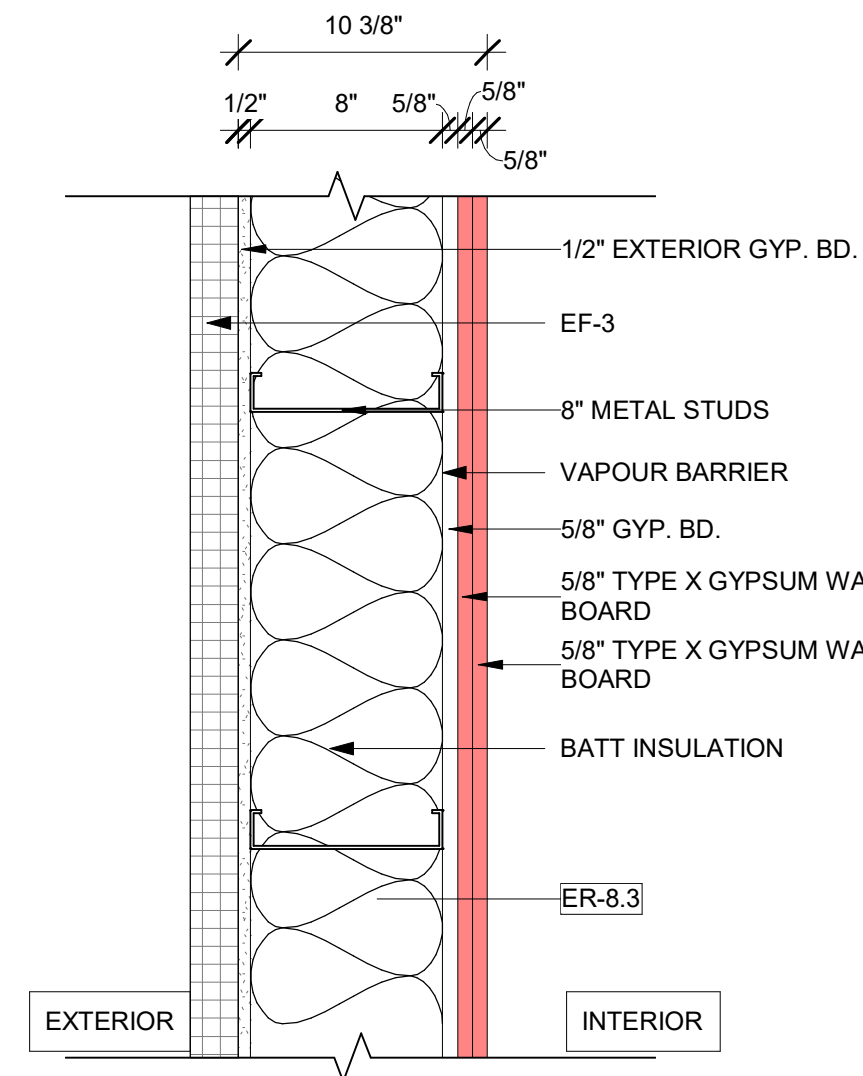




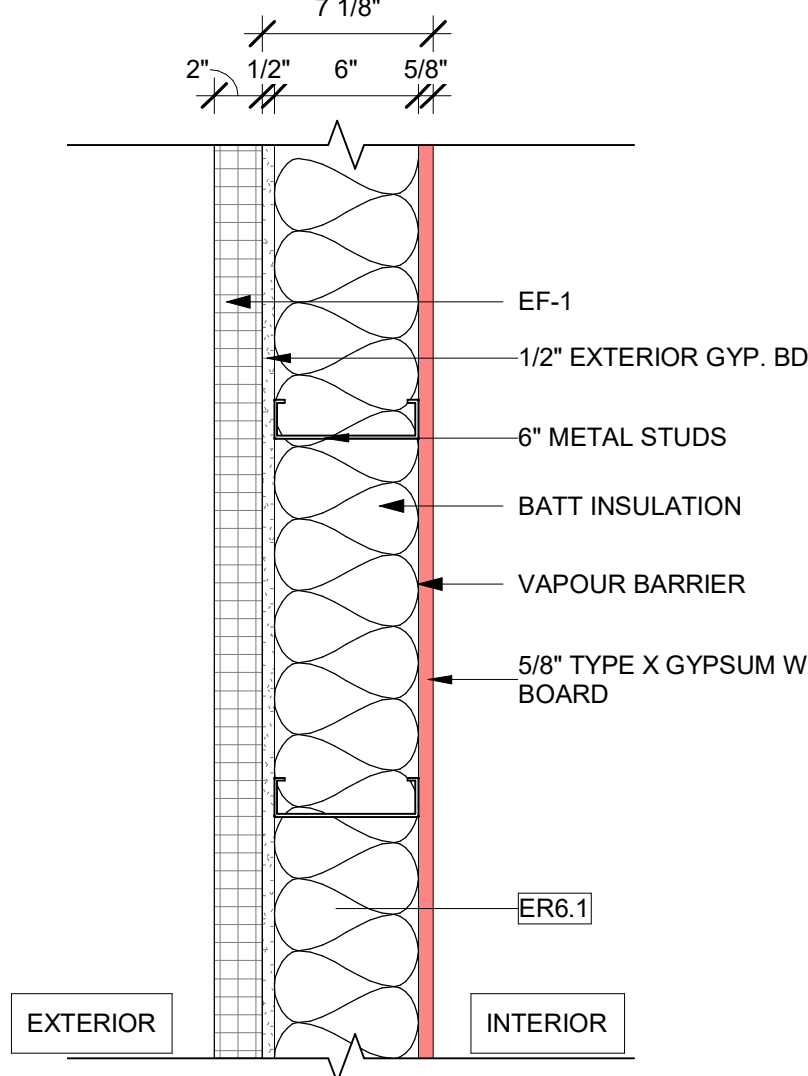
1  
A-600  
ER8.1-EXTERIOR BEARING WALL  
1 1/2" = 1'-0"  
UL U425 - 2 HR  
STC - 49



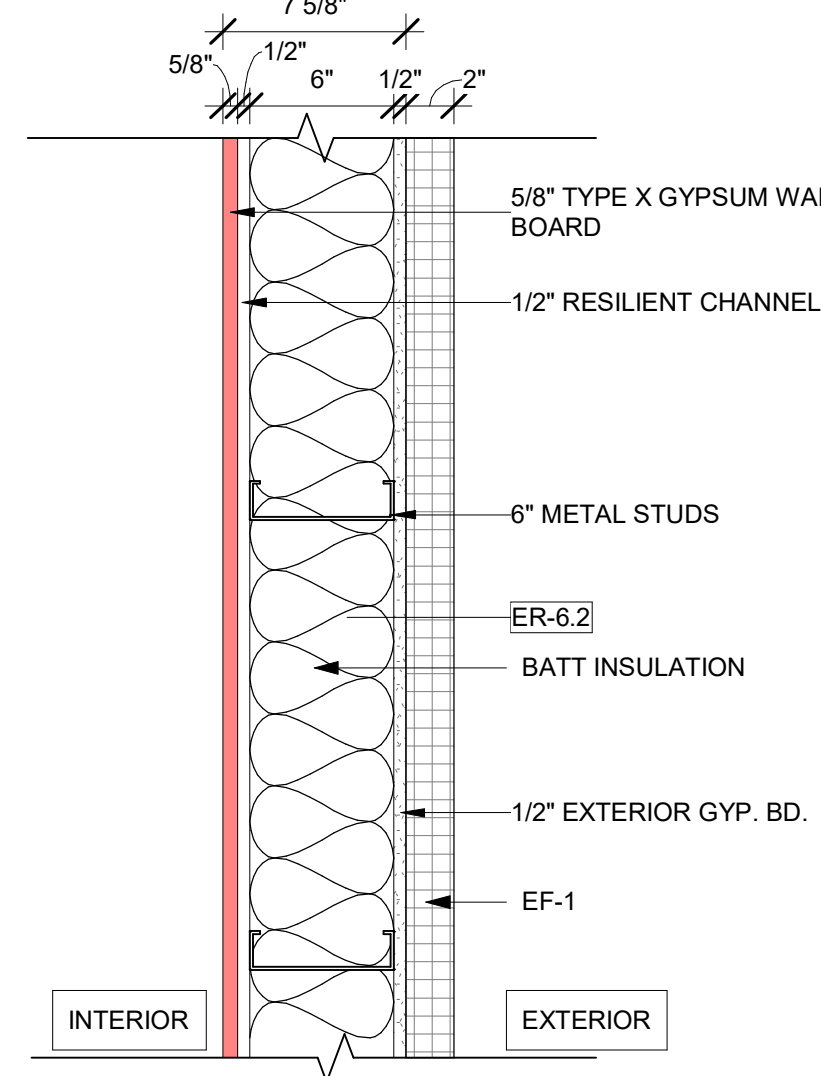
2  
A-600  
ER8.2-EXTERIOR BEARING WALL  
1 1/2" = 1'-0"  
UL U425 - 2 HR  
STC - 49



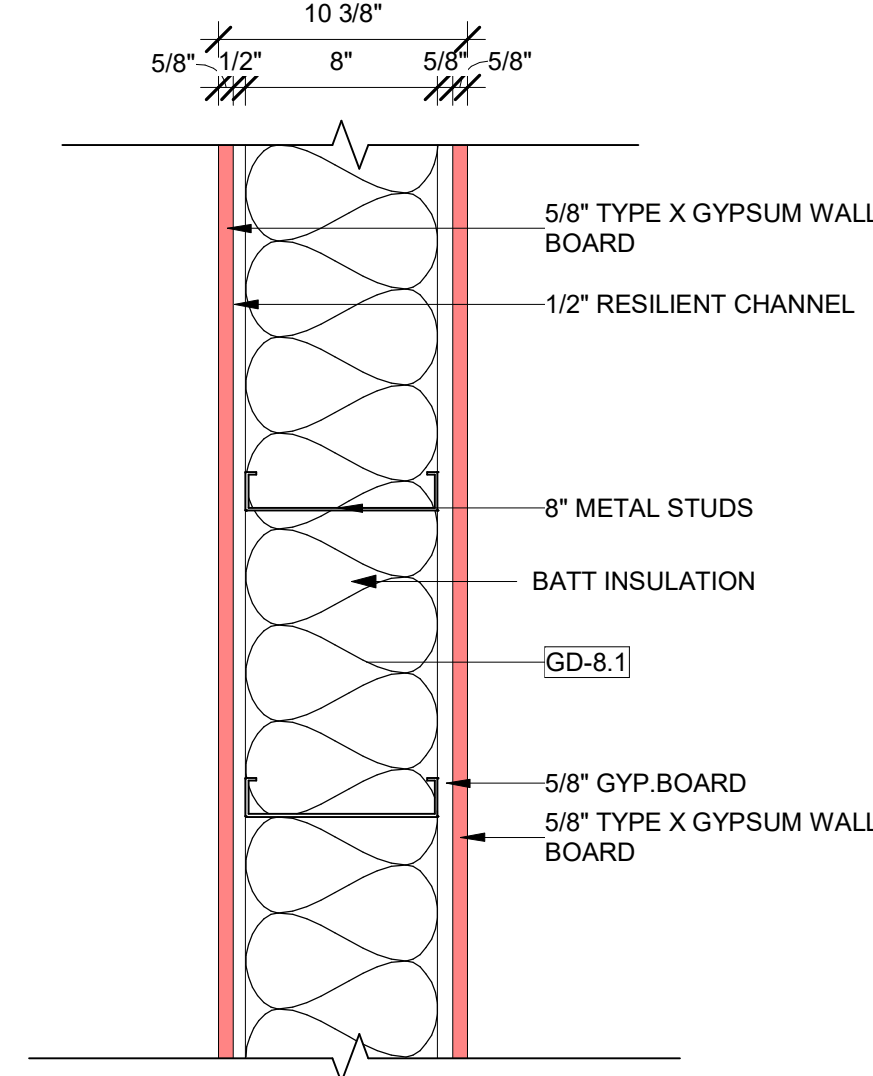
3  
A-600  
ER8.3-EXTERIOR BEARING WALL  
1 1/2" = 1'-0"  
UL U425 - 2 HR  
STC - 49



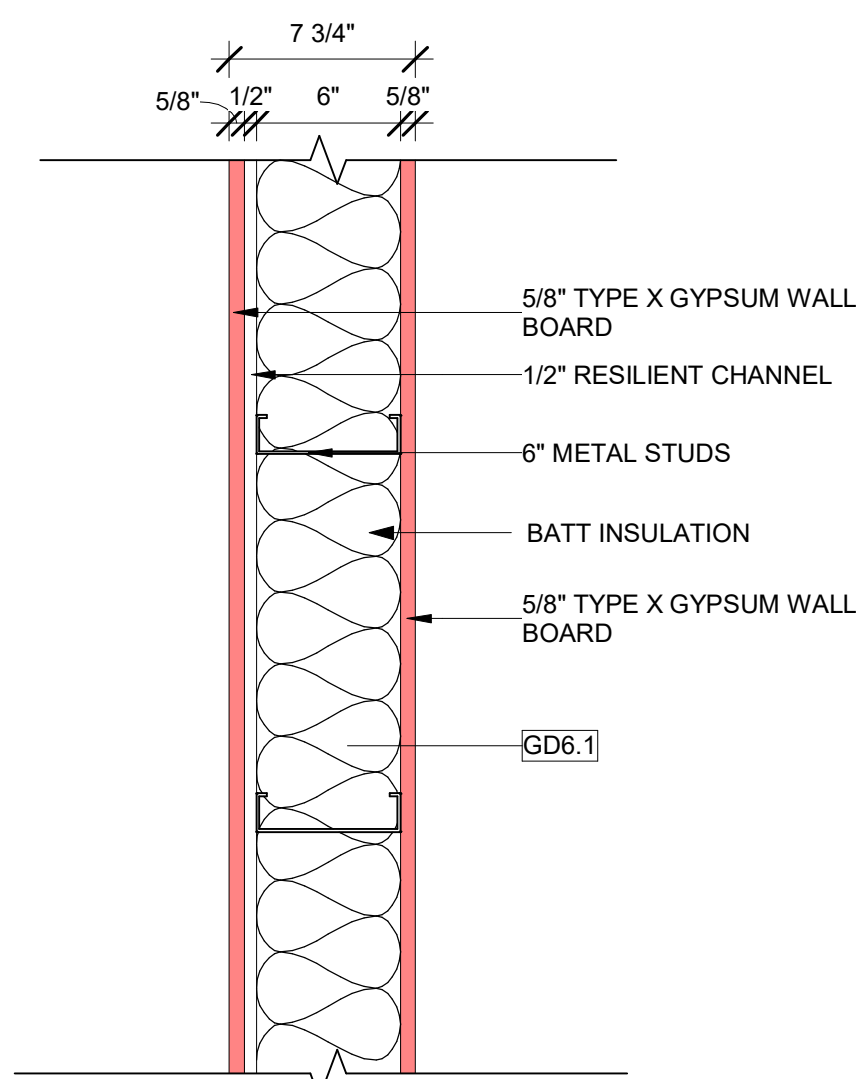
4  
A-600  
ER6.1-EXTERIOR NON-BEARING WALL  
1 1/2" = 1'-0"  
UL U404 - 1 HR  
STC - N/A



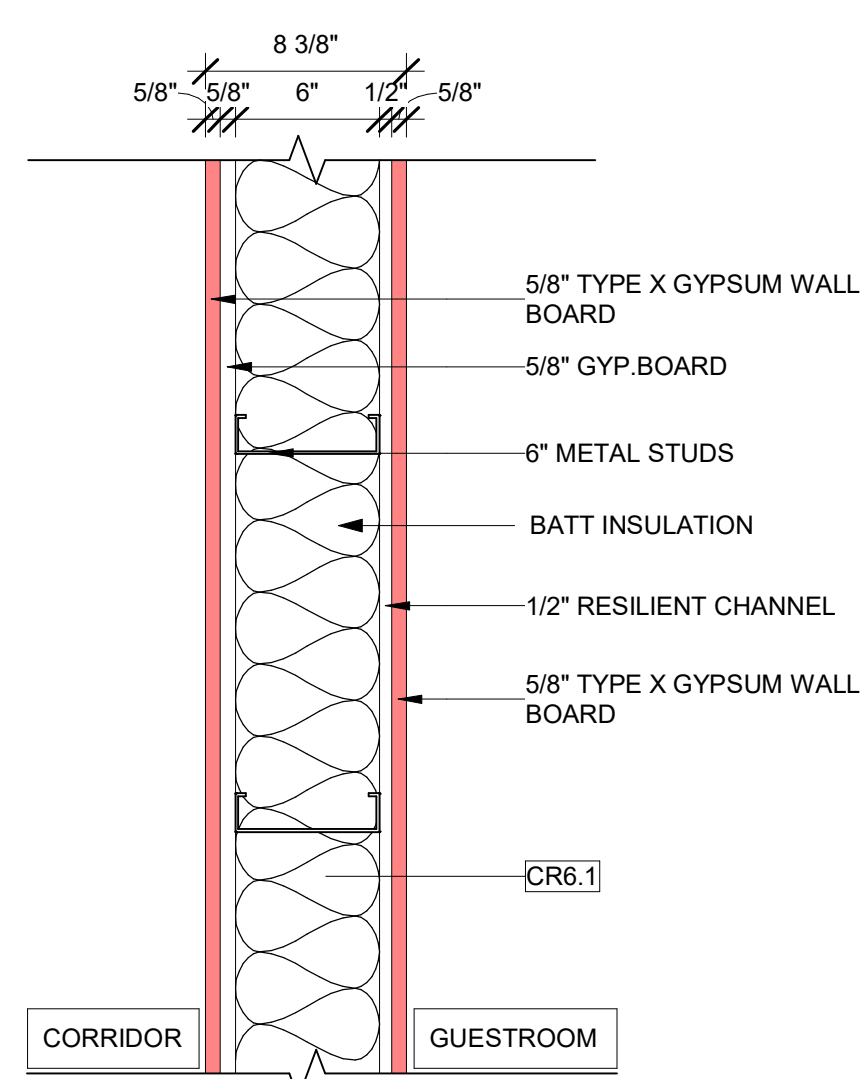
5  
A-600  
ER6.2-EXTERIOR NON-BEARING WALL  
1 1/2" = 1'-0"  
UL U404 - 1 HR  
STC - N/A



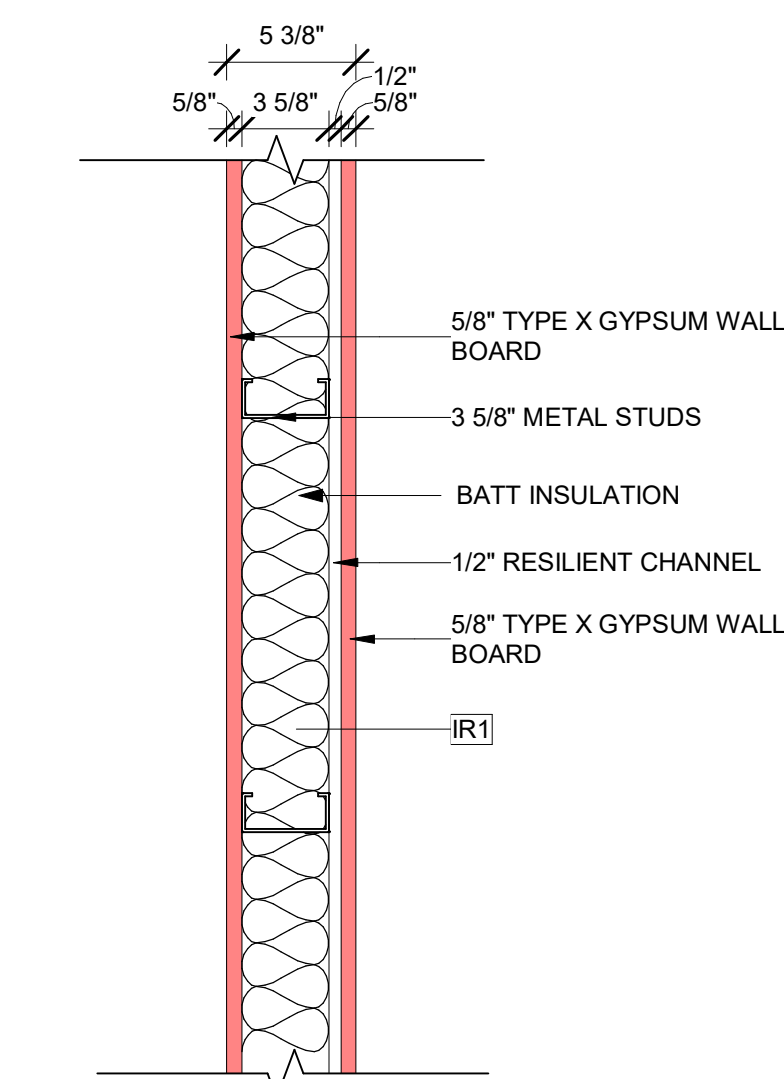
6  
A-600  
GD8.1-DEMISING BEARING WALL  
1 1/2" = 1'-0"



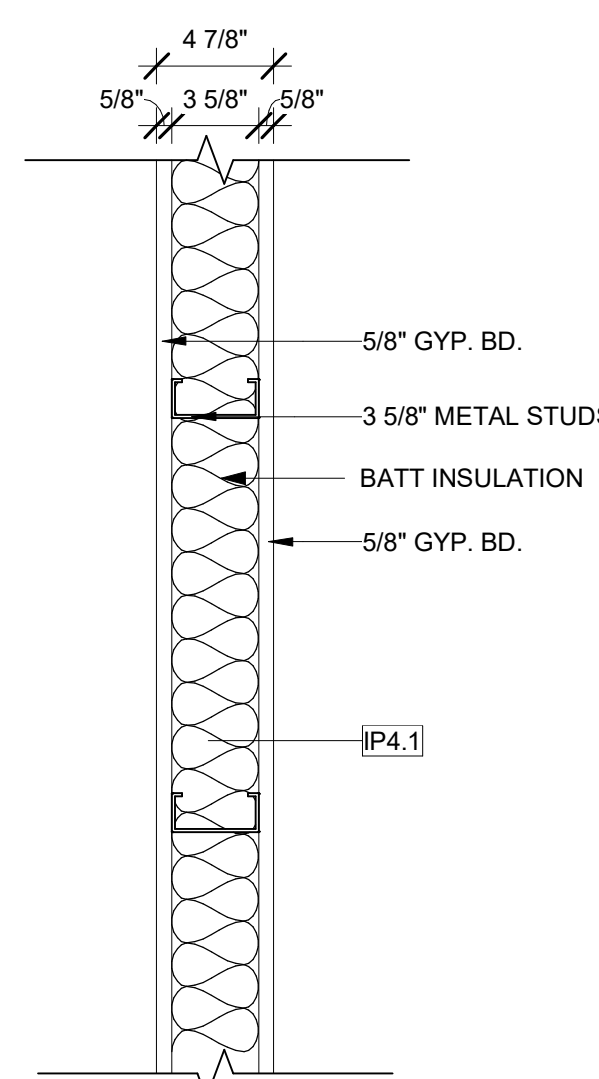
7  
A-600  
GD6.1-DEMISING NON-BEARING WALL  
1 1/2" = 1'-0"  
UL U423 - 1 HR  
STC - 61



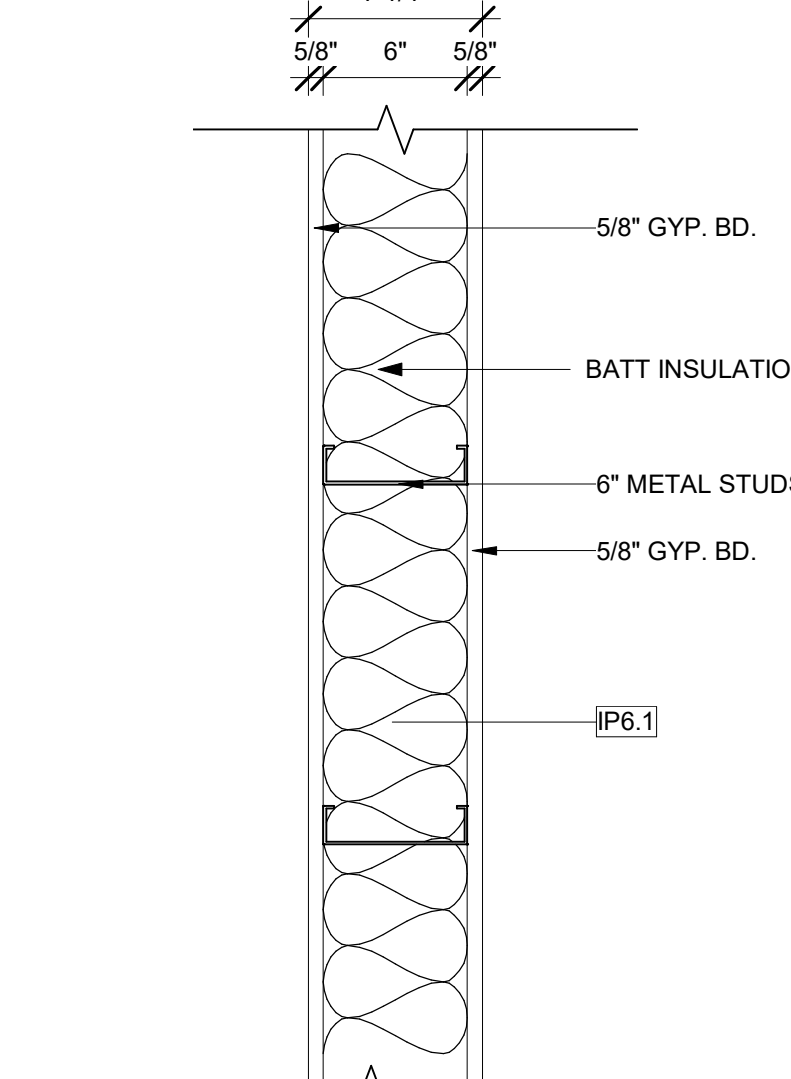
8  
A-600  
CR6.1-CORRIDOR WALL  
1 1/2" = 1'-0"  
UL U419 - 1 HR  
STC - 56



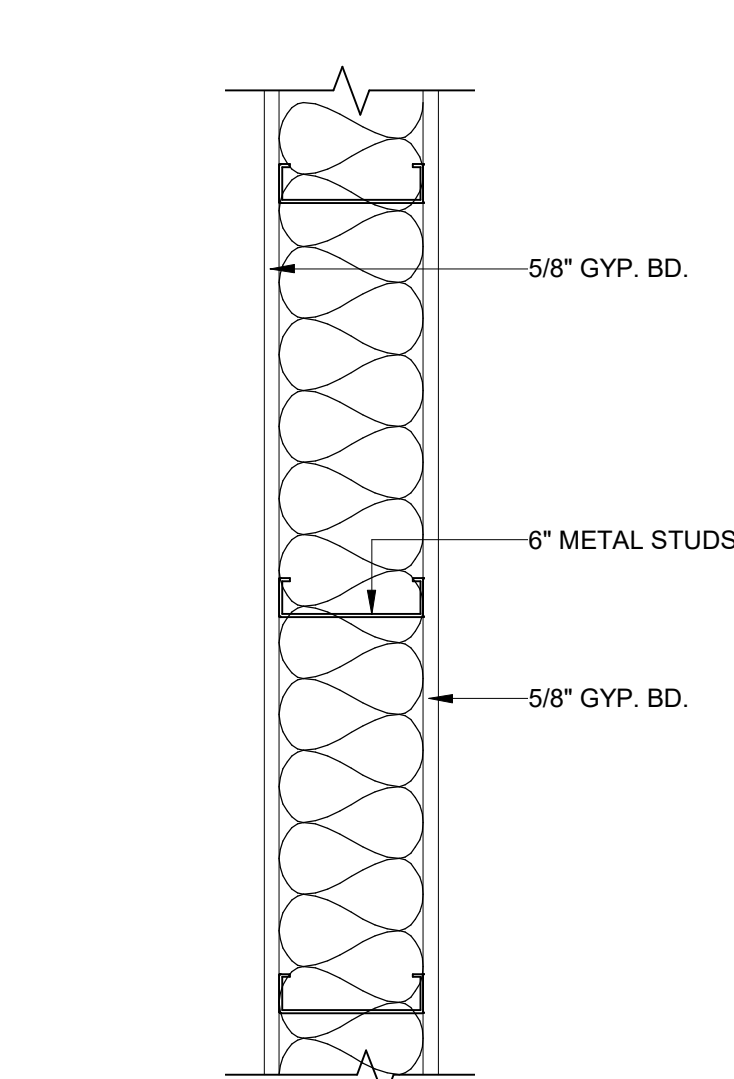
9  
A-600  
IR4.1-INTERIOR PARTITION WALL  
1 1/2" = 1'-0"  
UL U419 - 1 HR  
STC - 56



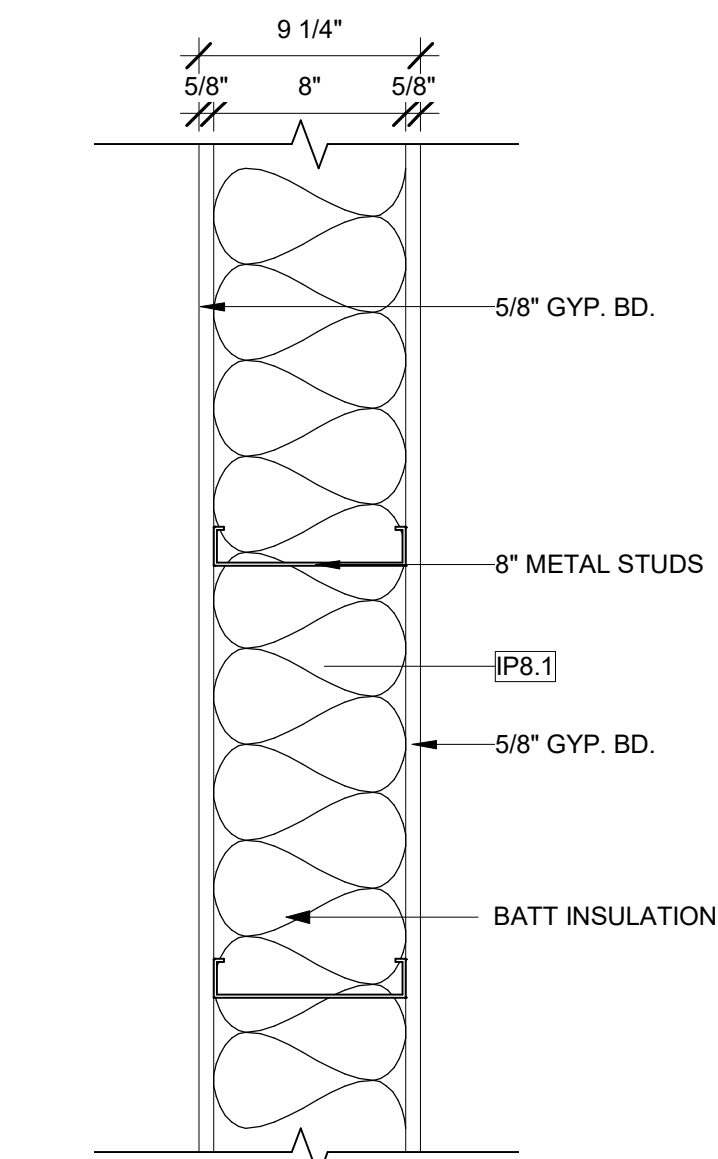
10  
A-600  
IP4.1-INTERIOR PARTITION WALL  
1 1/2" = 1'-0"  
UL U419 - 1 HR  
STC - 54



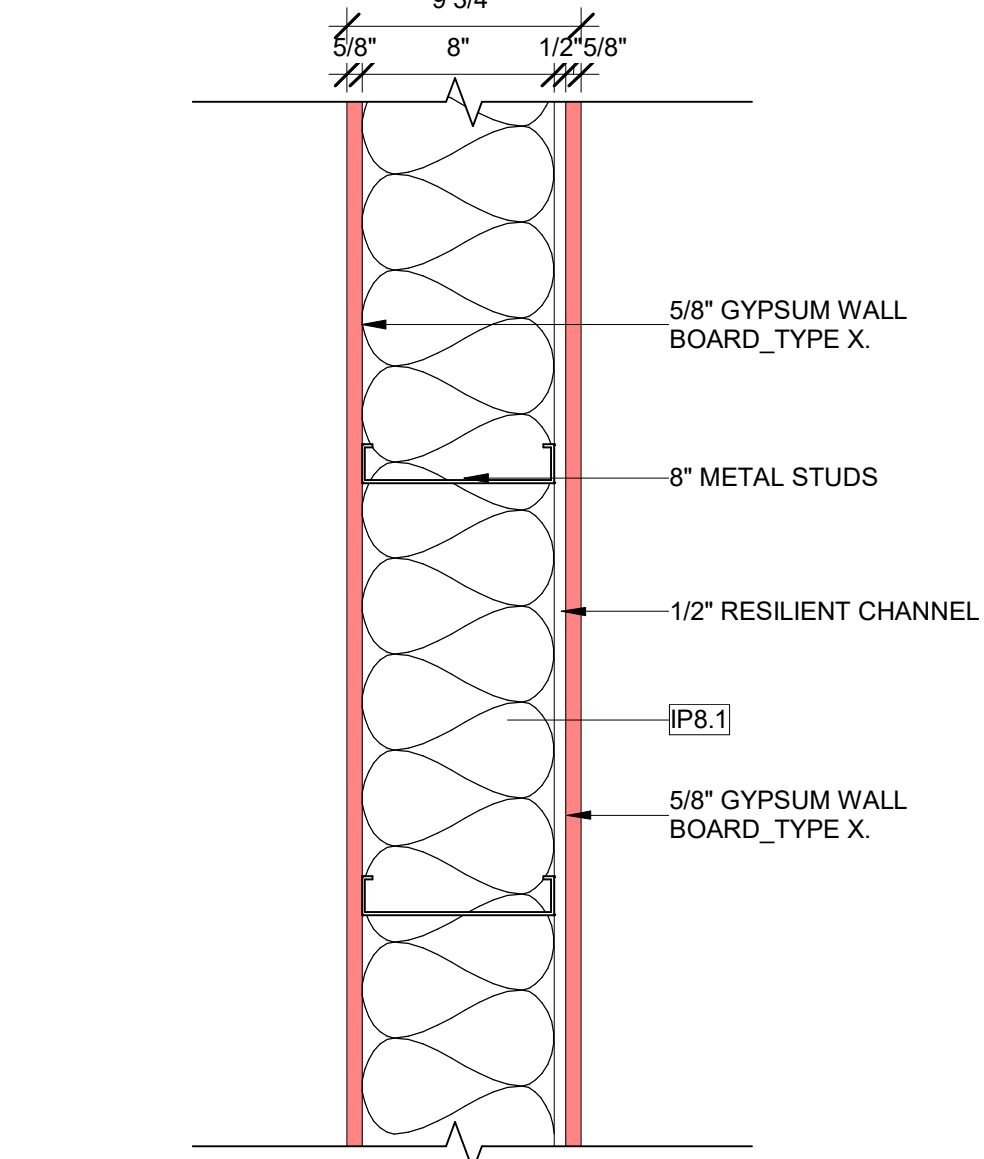
11  
A-600  
IP6.1-INTERIOR PARTITION WALL  
1 1/2" = 1'-0"  
STC - N/A



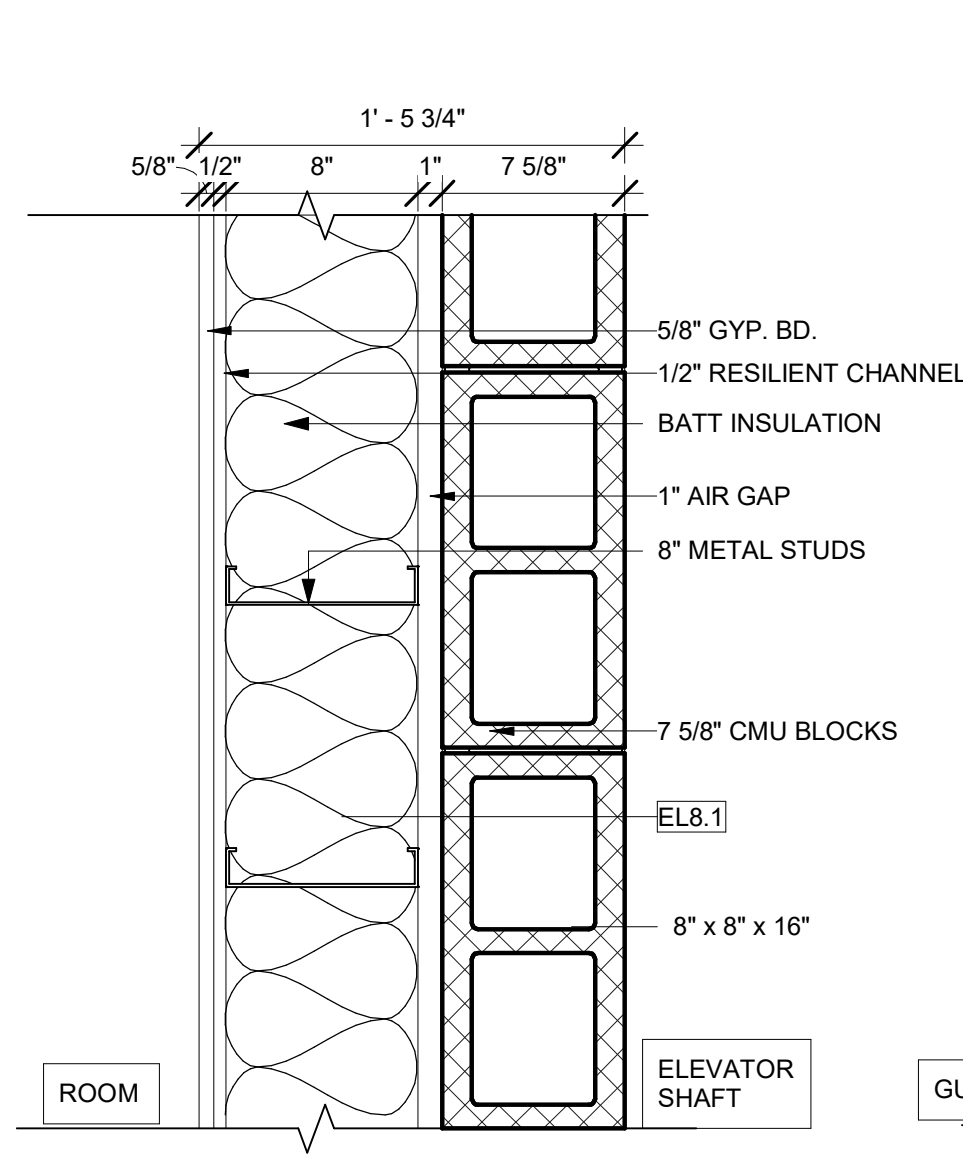
12  
A-600  
IP6.2 INTERIOR PARTITION WALL (NON RATED)  
1 1/2" = 1'-0"  
STC - N/A



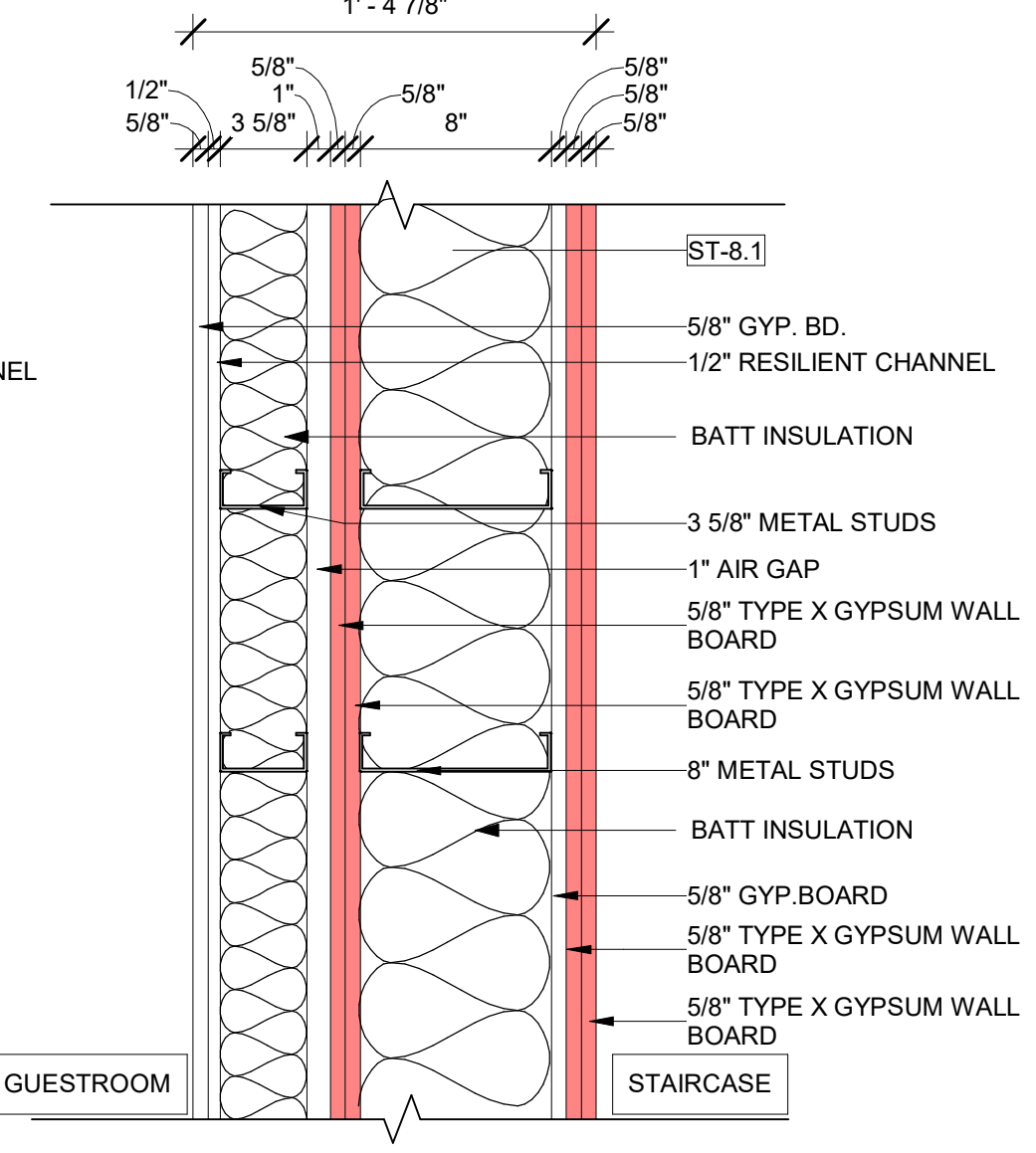
13  
A-600  
IP8.1-INTERIOR PARTITION WALL  
1 1/2" = 1'-0"



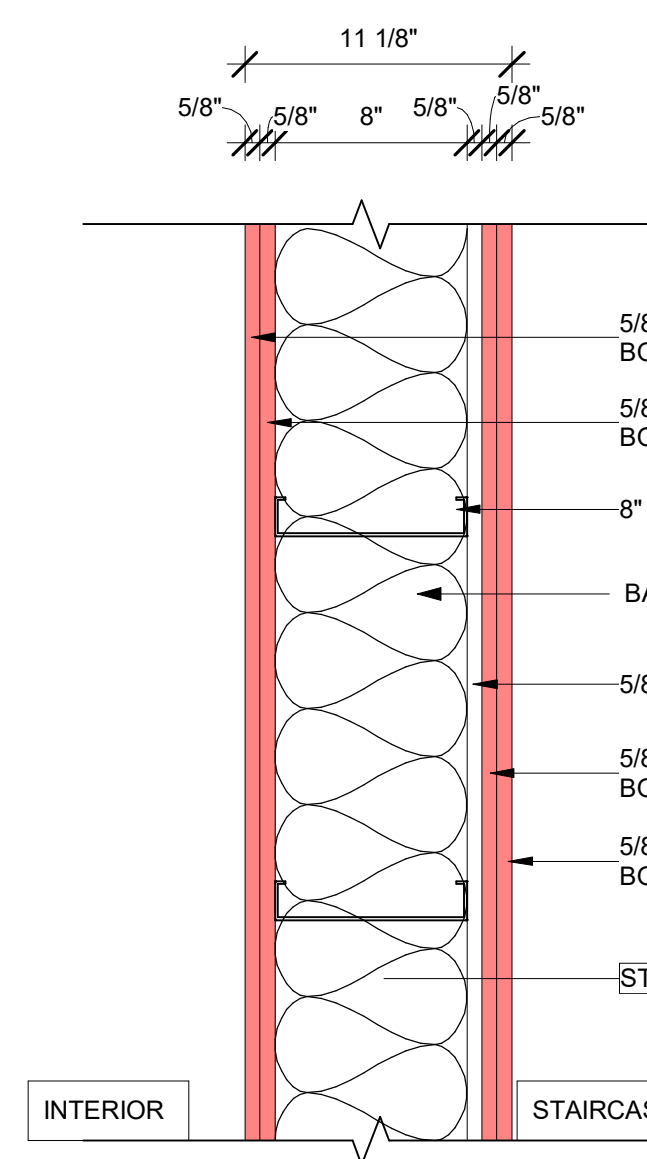
14  
A-600  
IR8.2-INTERIOR PARTITION WALL RATED  
1 1/2" = 1'-0"  
UL U419 - 1 HR  
STC - 54



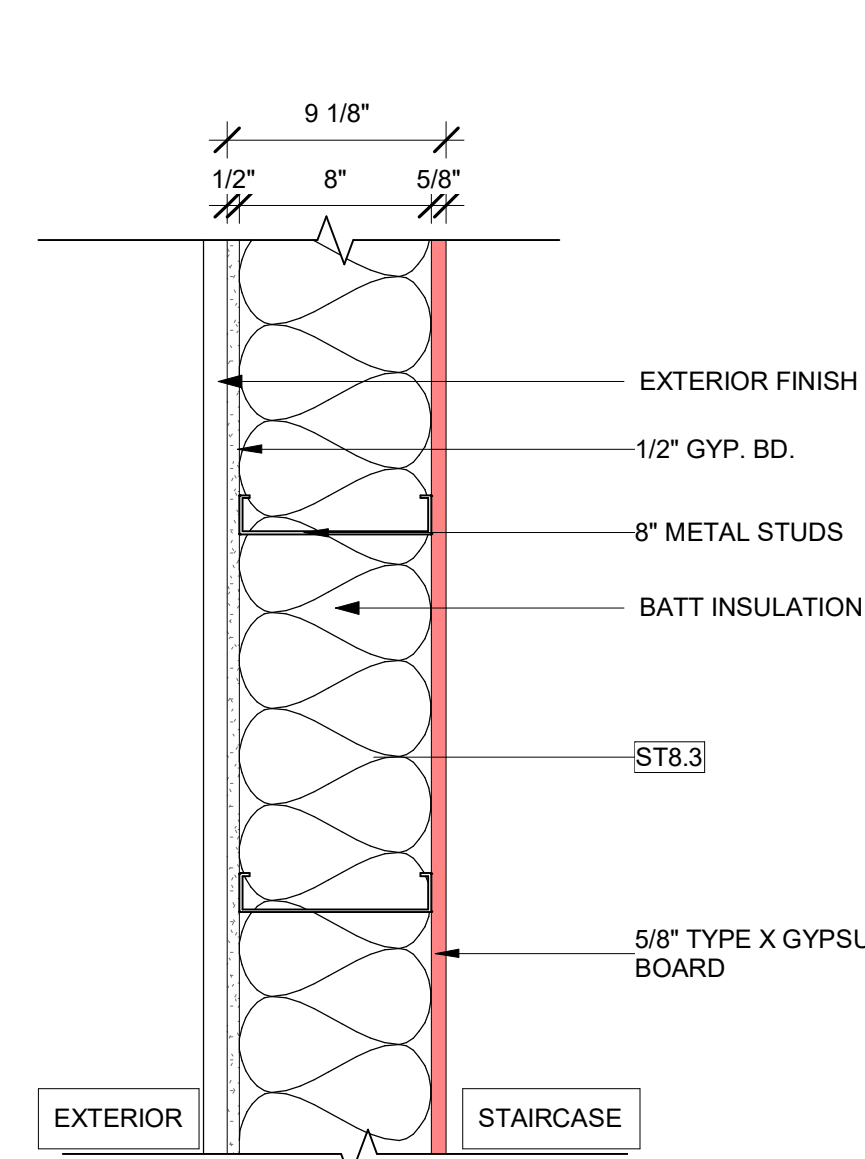
15  
A-600  
EL8.1-ELEVATOR INTERIOR WALL  
1 1/2" = 1'-0"  
UL U423 - 2 HR  
STC - 60+



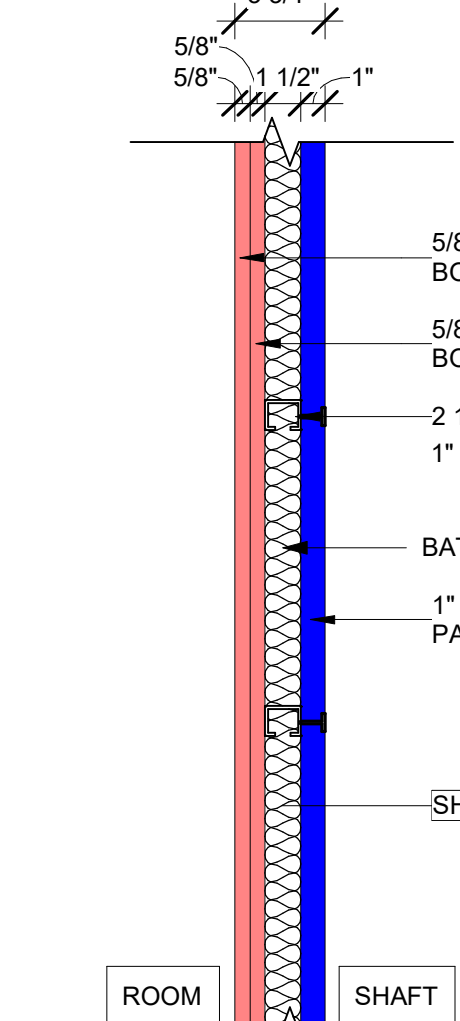
16  
A-600  
ST8.1-STAIRCASE INTERIOR WALL  
1 1/2" = 1'-0"  
UL U423 - 2 HR  
STC - 61



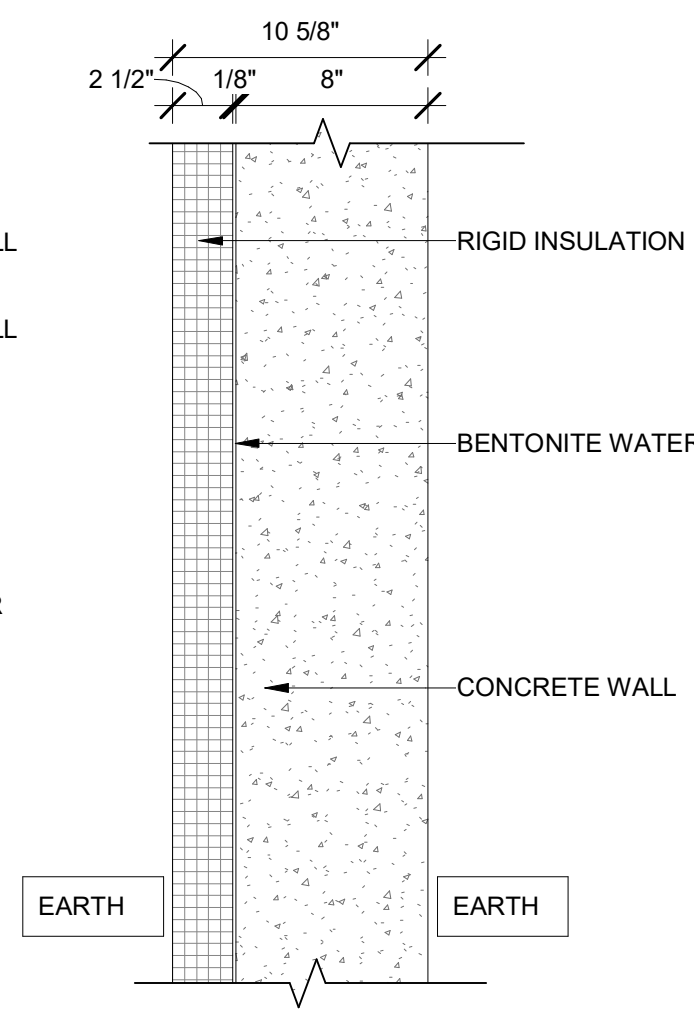
17  
A-600  
ST8.2-STAIRCASE INTERIOR WALL  
1 1/2" = 1'-0"  
UL U423 - 2 HR  
STC - 61



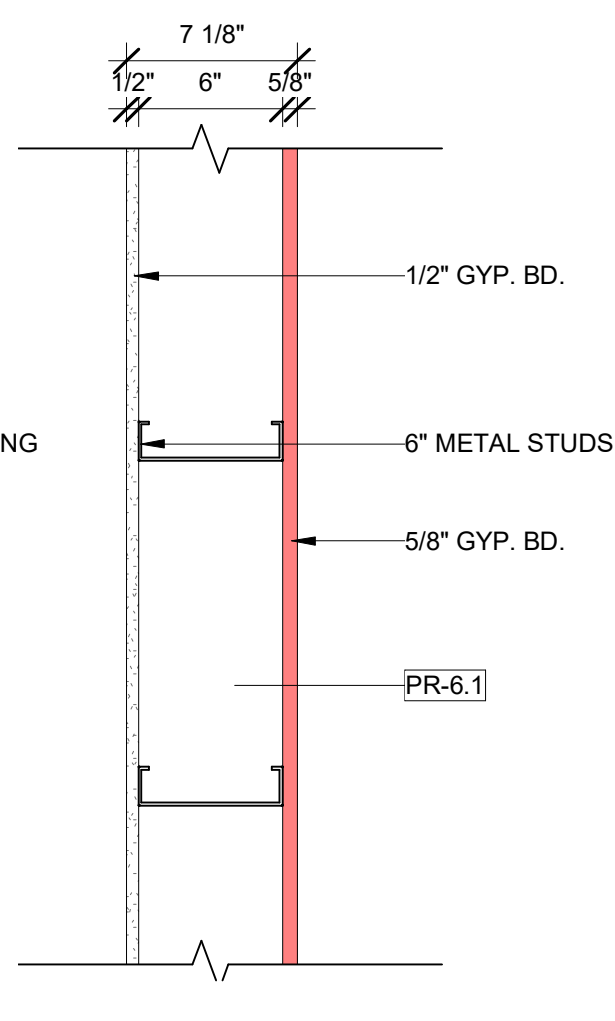
18  
A-600  
ST8.3-STAIRCASE EXTERIOR WALL  
1 1/2" = 1'-0"  
UL U404 - 2 HR  
STC - N/A



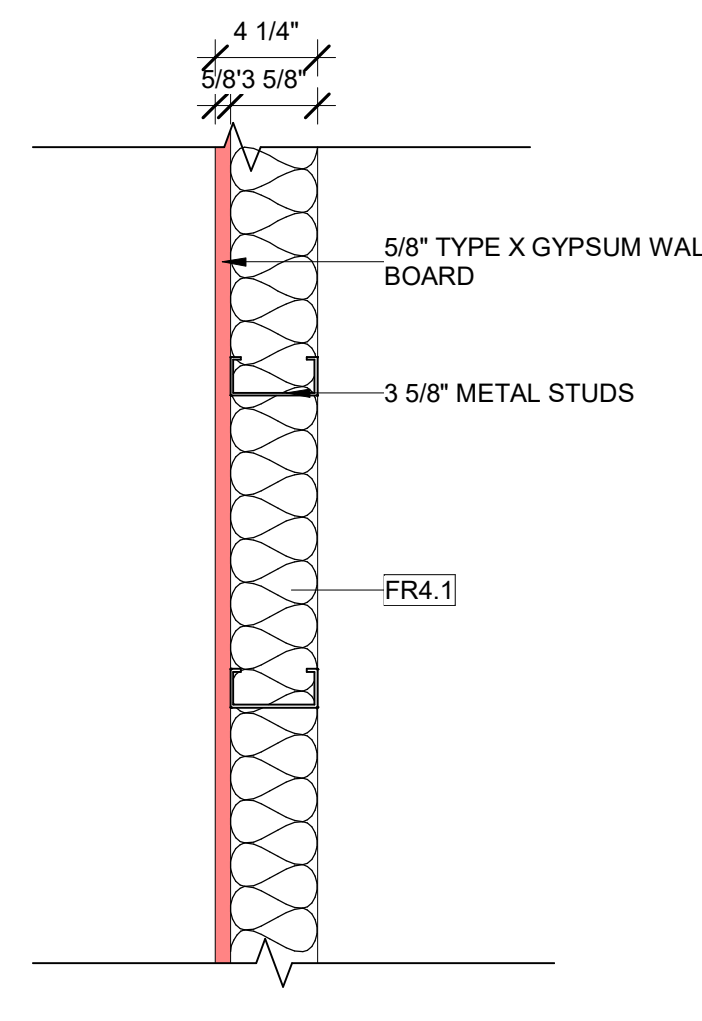
19  
A-600  
SH4.1-SHAFT WALL  
1 1/2" = 1'-0"  
UL U428 - 2 HR  
STC - N/A



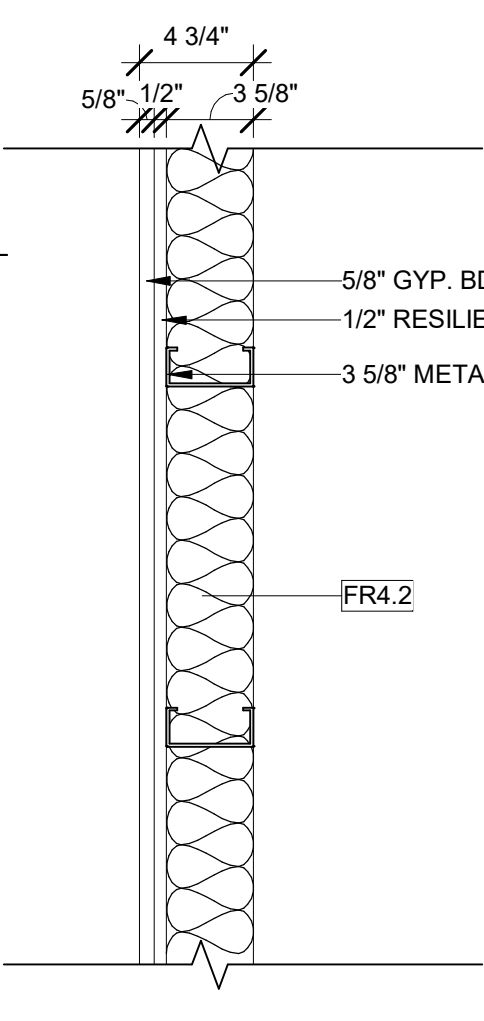
20  
A-600  
EL-8.2 FOUNDATION  
1 1/2" = 1'-0"



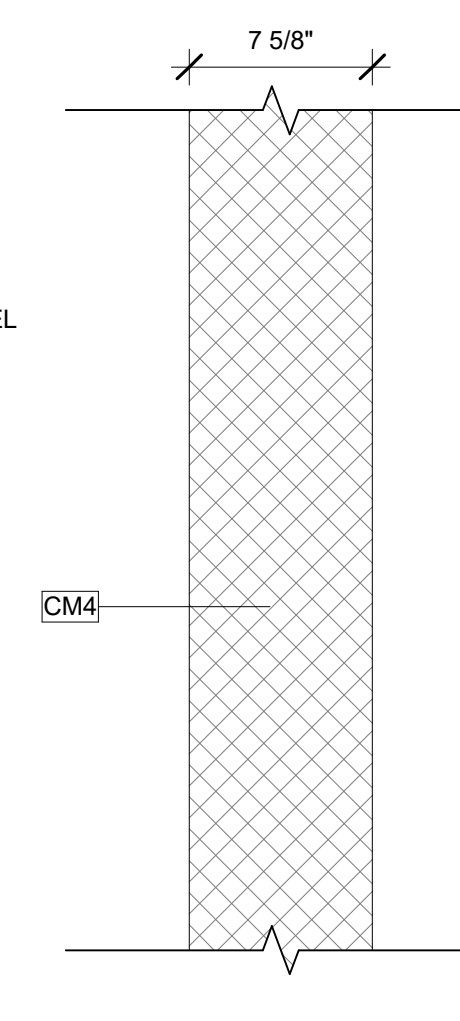
21  
A-600  
PR6.1-PARAPET WALL  
1 1/2" = 1'-0"



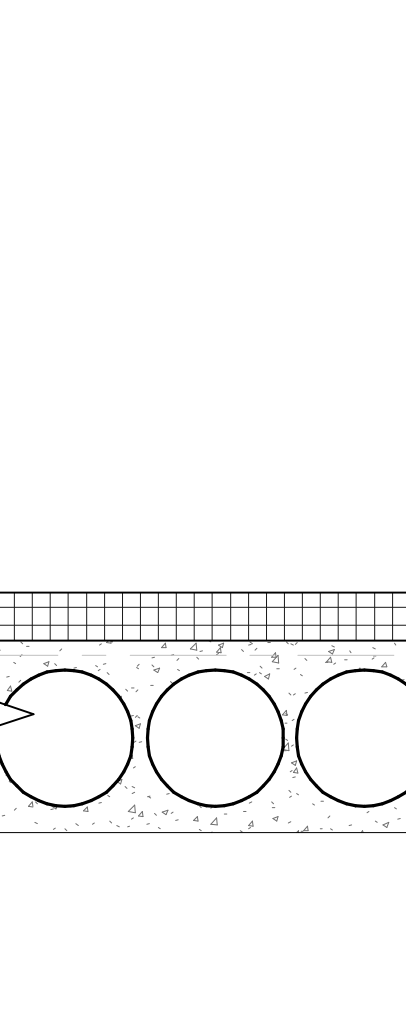
22  
A-600  
FR4.1-FURRING WALL  
1 1/2" = 1'-0"



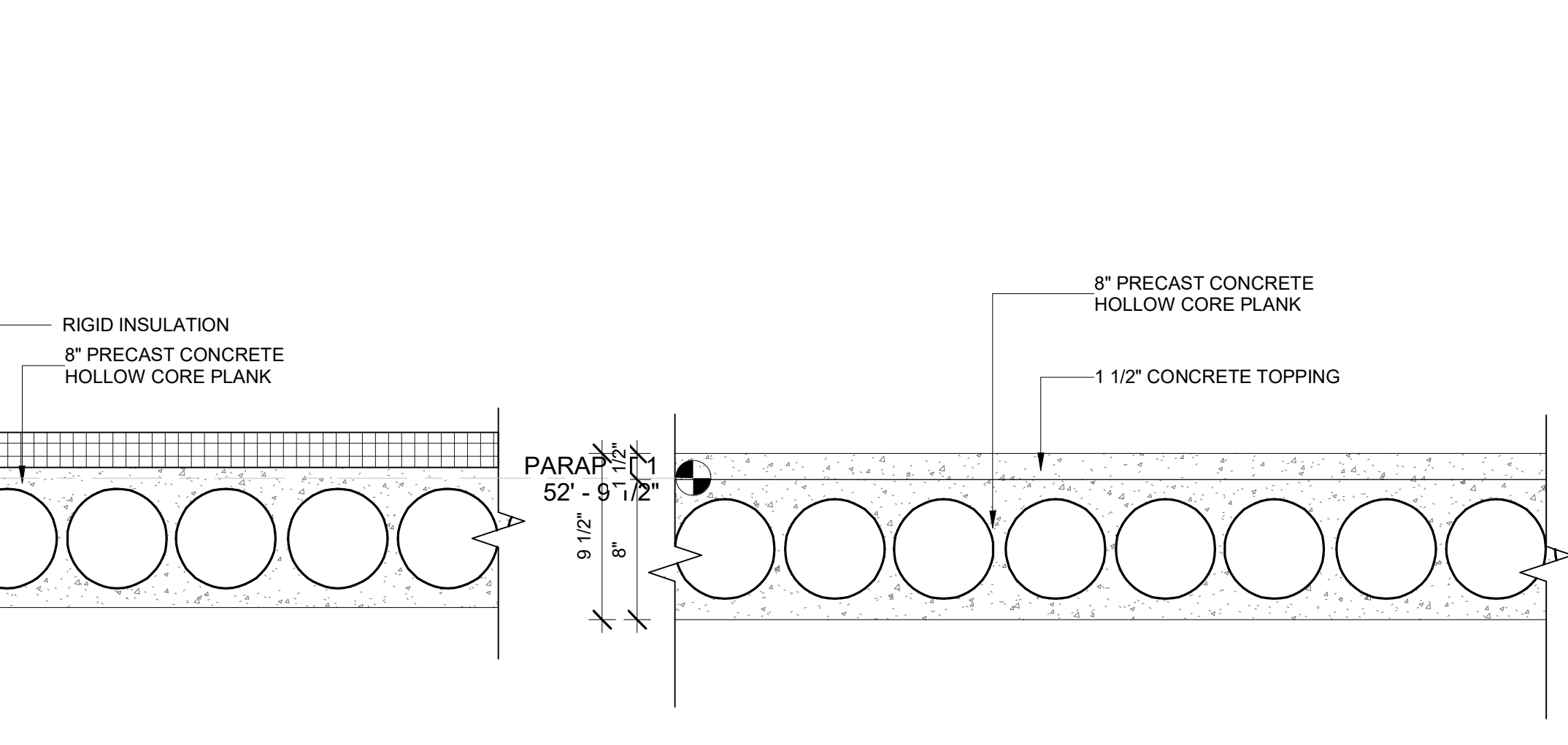
23  
A-600  
FR4.2-FURRING WALL  
1 1/2" = 1'-0"



24  
A-600  
CM4-CMU WALL  
1 1/2" = 1'-0"



25  
A-600  
R1-ROOF  
1 1/2" = 1'-0"  
UL J995 - 0 HR  
STC - N/A



26  
A-600  
F1-TYPICAL FLOOR  
1 1/2" = 1'-0"  
UL J995 - 2 HR  
STC - N/A

**GENERAL NOTES**  
**WALL TYPES**

ALL GYPSUM BOARD IS TO BE 5/8" THICK UNLESS NOTED OTHERWISE

INSTALL ACOUSTICAL SEALANT AT ALL GYP BD TERMINATIONS

HOLD ALL SUBSTRATE 1/2" ABOVE CONCRETE TO AVOID WICKING ACTION

ALL EDGES OF GYP. BD. SHALL BE LOCATED AT AND SECURED TO FRAMING SUPPORT

USE PAPERLESS MOISTURE RESISTANT GYP BD (FIRE RATED IN RIRE RATED AREAS) IN ALL WET AREAS. ON WALLS WITH MULTIPLE LAYERS ONLY THE OUTERMOST LAYER NEEDS TO MEET THIS CRITERIA. THIS INCLUDES BUT IS NOT LIMITED TO:  
GUEST BATHROOMS  
PUBLIC & STAFF RESTROOMS  
JANITOR CLOSETS  
LAUNDRY AREA  
POOL AREAS

USE CEMENT BOARD BEHIND ALL SHOWERS, TUB SURROUNDS & TILED AREAS

USE CEMENT BOARD BEHIND ALL EXTERIOR ADHEARED FINISHES

ON A NON FIRE RATED WALL GYP. BD SHALL TERMINATE 6" ABOVE THE FINISH CEILING MATERIALS OR CONTINUE TO THE UNDERSIDE OF THE STRUCTURE ABOVE IF FIRE RATED OR CEILING IS EXPOSED TO STRUCTURE

ALL CMU WALL SHALL CONTINUE TO THE UNDERSIDE OF STRUCTURE UNO. FINISHES APPLIED TO THESE WALLS SHALL TERMINATE AT THE FINISH CEILING MATERIAL OR CONTINUE TO THE STRUCTURE ABOVE IF THE CEILING IS EXPOSED TO STRUCTURE

ALL FIRE RATED EXTERIOR WALLS WITH A DISTANCE GREATER THAN 10' FROM ANOTHER STRUCTURE SHALL BE RATED FROM THE INSIDE ONLY

SEE STRUCTURAL PLANS FOR SPACING OF STUDS UNLESS SPECIFICALLY NOTED

PROVIDE FIRE BLOCKING AT FLOOR AND ROOF LEVELS. CONCEALED SPACES BETWEEN STAIRWAY STRINGERS, PENETRATIONS IN FLOOR/CEILING ASSEMBLIES AND OTHER LOCATIONS AS REQUIRED PER CODE

FIRE RATED EGRESS CORRIDORS ARE TO BE SEALED WITH INTUMESCENT SEALING SYSTEMS. RATED WALLS ARE TO BE SEALED TO DECK. VERTICAL JOINTS AT CMU/GYPSUM BOARD WALLS ARE TO BE SEALED BOTH SIDES. WALL PENETRATIONS SUCH AS BAR JOIS'S, PIPING, CONDUIT, DUCTWORK, ETC. ARE TO BE SEALED PER FIRE STOP MANUFACTURER'S RECOMMENDATIONS.

PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT AS REQUIRED AND DETAILED IN DRAWINGS. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER/TENANT.

MAXIMUM HEIGHT OF NON LOAD BEARING WALL ABOVE HEADER TO BE 20'-0"

REFERENCE CAPTURE TRACK DETAILS FOR DEFLECTION REQUIREMENTS

METAL STUD WALLS RECEIVING PLYWOOD SHALL BE 22 GAUGE OR HEAVIER.

PROVIDE HORIZONTAL BRACING FOR METAL STUDS AT 1/3 & 2/3 OF WALL HEIGHT

**GENERAL NOTES**  
**STC NOTES**

SOUND ATTENUATION REQUIREMENTS EMPLOY THE BEST PRACTICES OUTLINED BY THE AMERICAN SOCIETY OF TESTS AND MEASURES (ASTM), SECTION E-497 TO ENSURE GOOD SOUND CONTROL; CONFER WITH GYPSUM WALLBOARD MANUFACTURERS FOR SPECIFIC RECOMMENDATIONS ON HOW BEST IMPLEMENT THEIR SYSTEMS TO OPTIMIZE SOUND CONTROL

THE ENTIRE PERIMETER OF SOUND-INSULATING ASSEMBLIES SHALL BE AIRTIGHT, SO AS TO ELIMINATE FLANKING PATHS THROUGH WHICH SOUND CAN TRAVEL. SOUND-INSULATING ASSEMBLIES THEMSELVES SHALL BE AIRTIGHT - NO HOLES OR HAIRLINE CRACKS ARE ALLOWED, AS THEY WOULD CREATE FLANKING PATHS FOR SOUND

APPLY ACOUSTICAL SEALANT BETWEEN SOUND INSULATING ASSEMBLIES AND OTHER DISSIMILAR ASSEMBLIES AND SIMILAR SURFACES, WHERE PERIMETER RELIEF IS REQUIRED. TAPING AND CAULKING OF GYPSUM WALLBOARD AND WALL / CEILING INTERSECTIONS WILL PROVIDE AN ADEQUATE SEAL AT THESE LOCATIONS

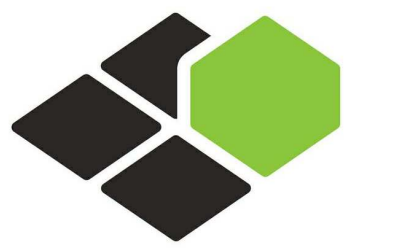
RECESSED WALL FIXTURES, SUCH AS CABINETS, OUTLETS AND OTHER ITEMS THAT PENETRATE THE GYPSUM WALLBOARD SURFACE SHALL NOT BE LOCATED BACK-TO-BACK IN THE SAME STUD CAVITY. ANY OPENINGS FOR SUCH FIXTURES SHALL BE CAREFULLY CUT TO SIZE AND CAULKED

**WALL TYPE ABBREVIATIONS**

EX= EXTERIOR  
ER= EXTERIOR RATED  
CR= CORRIDOR  
GD= GUESTROOM DEMISING  
ST= STAIRS  
CM= CMU WALL  
CN= CONCRETE WALL  
FS= FIRE SEPERATION  
IP= INTERIOR PARTITION  
IR= INTERIOR PARTITION RATED  
FR= FURRING  
PR= PARAPET WALL  
SH= SHAFT WALL

**STRUCTURAL SHEATHING**

COORDINATE WITH STRUCTURAL DRAWINGS ON LOCATIONS OF STRUCTURAL SHEATHING. WALLS IN THE SAME PLANE AS WALLS REQUIRING STRUCTURAL SHEATHING GC IS TO FURR OUT SO ALL FINAL FINISHES PLANE OUT



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

**PARTITION TYPES**

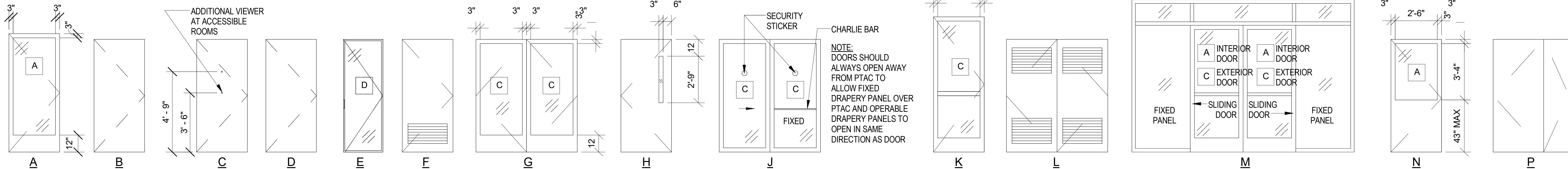
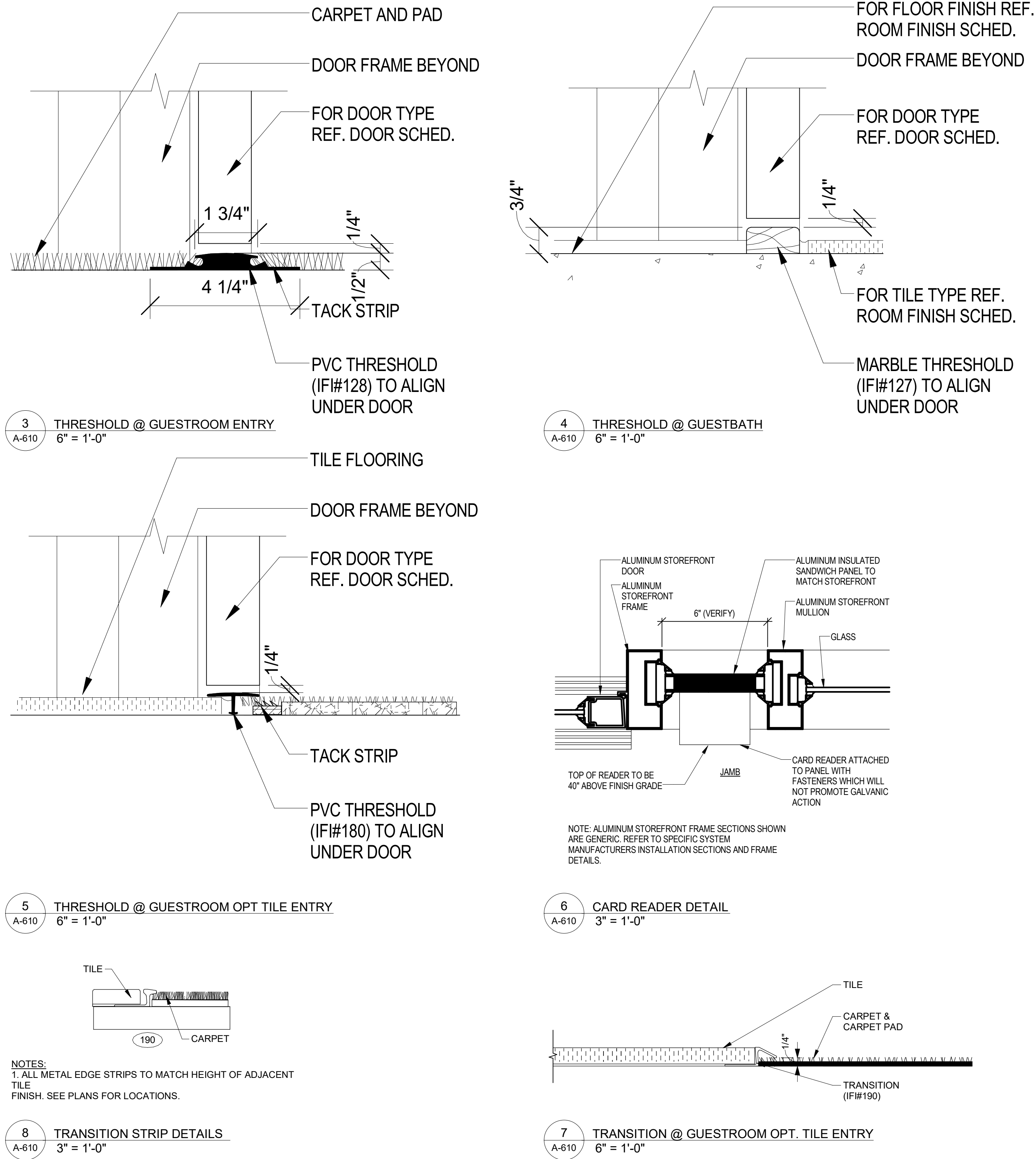
DRAWINGS NO.

**A-600**



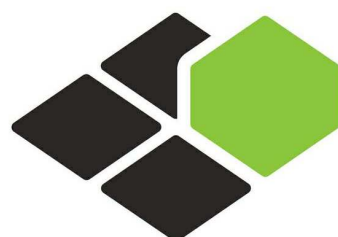
DOOR SCHEDULE-NON GUESTROOM												
MARK	ROOM NAME	FIRE RATING	PANEL TYPE	DOOR				FRAME		HRDW. SET	COMMENTS	
				WIDTH	HEIGHT	THICK.	PANEL MATERIAL	PANEL FINISH	FRAME MATERIAL			FRAME FINISH
1ST FLOOR												
100-2-A	CORRIDOR	0 MIN	K	3'-0"	8'-0"	1 3/4"	ALUM.	DK ANOD.	ALUM.	PAINT	T12	
100-4	CORRIDOR	45 MIN	P	4'-6"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T33	
150-A	BANQUETTE HALL	45 MIN	G	6'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T20	
150-B	BANQUETTE HALL	45 MIN	G	6'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T20	
150-C	BANQUETTE HALL	0 MIN	G	6'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T20	
150-E	BANQUETTE HALL	45 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T20	
150-G	BANQUETTE CLOSET	0 MIN	G	6'-0"	6'-8"	1 3/4"	SCW	PLAM	GALV. H.M.	PAINT	T32	
151	CORRIDOR EXTERIOR	90 MIN	B	3'-0"	7'-0"	1 3/4"	GALV. H.M.	PLAM.	GALV. H.M.	PAINT	T16A	
152	PREFUNCTIONAL	45 MIN	G	6'-0"	7'-7 1/2"	1 3/4"	ALUM.	DK ANOD	Aluminum	ANODIZED	T20	PANIC DEVICES REQUIRED
153	MEETING STORAGE	45 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T23	
156	WOMEN TOILET	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T23	
157	MEN TOILET	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PTD	H.M.	PAINT	T23	
158	POOL WC	0 MIN	B	3'-0"	6'-8"	1 3/4"	GALV. H.M.	PTD	H.M.	PAINT	T23	
159-B	POOL EQUIP.	0 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T21	
162	VESTIBULE	45 MIN	K	3'-4"	7'-4"	1 3/4"	ALUM.	DK ANOD	ALUM.	ANODIZED	T20	
162-A	VESTIBULE	45MIN	K	3'-0"	7'-0"	1 3/4"	ALUM.	DK ANOD	ALUM.	ANODIZED	T20	CARD READER
162-B	VESTIBULE	0 MIN	B	3'-0"	7'-0"	1 3/4"	ALUM.	PLAM.	ALUM.	ANODIZED	T20	
163	GUEST LAUNDRY	45 MIN	N	3'-0"	6'-8"	1 3/4"	SCW/GLASS	PLAM	ALUM.	ANODIZED	T14C	WHERE CODE WILL ALLOW ALL GLASS- USE TYPE N WITH HRWR T24
164-A	FITNESS	45 MIN	K	3'-5 1/2"	7'-5"	1 3/4"	ALUM.	DK ANOD	ALUM.	ANODIZED	T14C	
165	LAUNDRY CHUTE	0 MIN	H	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T16	
166-A	LAUNDRY	45 MIN	B	6'-0"	6'-8"	1 3/4"	H.M.	Finish	H.M.	PAINT	T16	
166-B	LAUNDRY	45 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	Finish	H.M.	PAINT	T16	
167	DRYERS	0 MIN	B	4'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T30	
168	EMPLOYEE BREAKROOM WC	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T23	45 MIN IN CORRIDOR LOCATIONS
169	EMPLOYEE BREAKROOM WC	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T23	
170-A	VESTIBULE	45 MIN	Q	7'-6"	7'-4"	1 3/4"	ALUM.	DK ANOD	GALV. H.M.	ANODIZED	T15A	DOOR WIDTH TO BE 60" CLEAR, TILE TRANSITION AT THRESHOLD; AUTOMATIC DOOR HARDWARE BY SUPPLIER
170-B	VESTIBULE	45 MIN	F	7'-6"	7'-6"	1 3/4"	SCW	PLAM	ALUM.	ANODIZED	T15A	DOOR WIDTH TO BE 60" CLEAR, TILE TRANSITION AT THRESHOLD; AUTOMATIC DOOR HARDWARE BY SUPPLIER
172	COMP/ TELE	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T30	
173	LUGGAGE	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T30	
175A	WORK ROOM	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T26	
175B	WORK ROOM CLOSET	0 MIN	F	2'-8"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T30	
176	SALES OFFICE	0 MIN	F	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T30	
177	EMPLOYEE BREAKROOM	45 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T30	
178	GM OFFICE	0 MIN	F	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T30	PIVOTS, THRESHOLD, DOOR SEAL BY DOOR SUPPLIER
180-A	LOUNGE	0 MIN	G	6'-1"	7'-6"	1 3/4"	ALUM.	DK ANOD	DK ANOD	PAINT	T12C	PIVOTS, THRESHOLD, DOOR SEAL BY DOOR SUPPLIER
180-B	LOUNGE	0 MIN	G	6'-1"	7'-6"	1 3/4"	ALUM.	DK ANOD	DK ANOD	PAINT	T12C	PIVOTS, THRESHOLD, DOOR SEAL BY DOOR SUPPLIER
183-A	BUSINESS LIBRARY	0 MIN	A	3'-0"	6'-8"	1 3/4"	SCW	Finish	H.M.	ALUMINIUM	T20	
183-B	BUSINESS LIBRARY	45 MIN	Q	17'-2 3/4"	10'-0"	1 3/4"	ALUM.	DK ANOD	GALV. H.M.	PAINT	T50	
184-A	MEETING ROOM	45 MIN	G	6'-0"	6'-8"	1 3/4"	SCW/GLASS	PLAM	H.M.	PAINT	T20	GLASS TO BE IFI #332
184-B	MEETING ROOM	45 MIN	G	6'-0"	6'-8"	1 3/4"	SCW/GLASS	PLAM	H.M.	PAINT	T20	GLASS TO BE IFI #332
184-D	MEETING ROOM CLOSET	45 MIN	G	3'-0"	6'-8"	1 3/4"	SCW/GLASS	PLAM	H.M.	PAINT	T20	GLASS TO BE IFI #332
185-A	FOOD PREP	45 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T31A	
185-C	FOOD PREP	45 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16A	
186	FOOD PREP STORAGE	45 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16	
187	MEETING ROOM STORAGE	45 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T32	
189	MEN TOILET	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T23	
190	WOMEN TOILET	0 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T23	
191	STORE	45 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16	
192-A	OUTDOOR STORAGE	0 MIN	L	6'-0"	7'-0"	1 3/4"	H.M.	PAINT.	H.M.	PAINT	T16A	
192-E		90 MIN	H	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T10	
193-A	MECH.	45MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T31A	PROVIDE SECURE, LOCABLE SPACE TO COMPLY WITH OPEARTIONAL REQUIREMENTS
193-B	MECH EXTERIOR	0 MIN	F	6'-0"	6'-8"	1 3/4"	SCW	Finish	H.M.	PAINT	T16A	
194-A	ELEC	45 MIN	B	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	H.M.	PAINT	T16	PANIC DEVICES REQUIRED
194-B	ELEC EXTERIOR	0 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PAINT	H.M.	PAINT	T16A	
195	ENG OFFICE	45 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	H.M.	PAINT	T16	
197-A		90 MIN	H	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T10	
197-B	STAIR#1 EXTERIOR	0 MIN	B	3'-0"	7'-0"	1 3/4"	H.M.	PTD.	H.M.	PAINT	T11	PANIC DEVICES REQUIRED
198	STAIR#2 EXTERIOR	0 MIN	H	3'-0"	7'-0"	1 3/4"	H.M.	PTD.	H.M.	PAINT	T11	PANIC DEVICES REQUIRED
199-1A	PASSAGE	90 MIN	L	3'-3"	8'-0"	1 3/4"	H.M.	PTD	H.M.	PAINT	T11	
199-1B	PASSAGE	90 MIN	L	6'-0"	7'-0"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16A	
199-2	MECH.	0 MIN	L	6'-0"	7'-0"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16A	
2ND FLOOR												
250	STORAGE	45MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T17	
251	LINEN STORAGE	45 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16	
252	ELEC/ PBX	45MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16	PANIC DEVICES REQUIRED, SELF CLOSING
275	STORE	45 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T17	
297	STAIR#1	90 MIN	H	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T10	PANIC DEVICES REQUIRED
298	STAIR#2	90 MIN	H	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T10	PANIC DEVICES REQUIRED
3RD FLOOR												
350	STORAGE	45MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T17	
351	LINEN STORAGE	45 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16	
352	ELEC/ PBX	45MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16	PANIC DEVICES REQUIRED, SELF CLOSING
397	STAIR#1	90 MIN	H	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T10	PANIC DEVICES REQUIRED
398	STAIR#2	90 MIN	H	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T10	PANIC DEVICES REQUIRED
4TH FLOOR												
450	STORAGE	45MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T17	
451	LINEN STORAGE	45 MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16	
452	ELEC/ PBX	45MIN	B	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T16	PANIC DEVICES REQUIRED, SELF CLOSING
497	STAIR#1	90 MIN	H	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T10	PANIC DEVICES REQUIRED
498	STAIR#2	90 MIN	H	3'-0"	6'-8"	1 3/4"	H.M.	PTD	H.M.	PAINT	T10	PANIC DEVICES REQUIRED

DOOR SCHEDULE-COMMON GUESTROOM												
MAR K	ROOM NAME	FIRE RATING	PANEL TYPE	DOOR				PANEL FINISH	FRAME FINISH.	FRAME FRAME MATERIAL	HRDW. SET	COMMENTS
				WIDTH	HEIGHT	THICK.	PANEL MATERIAL					
GR-A	GUESTROOM ENTRY	20 MIN	C	3'-0"	6'-8"	1 3/4"	SCW	PLAM	PAINT	H.M.	T1/T1A	SEE DETAIL 10/230
GR-B.1	GUESTROOM RESTROOM	0 MIN	D	3'-0"	6'-8"	1 3/4"	SCW	PLAM	PAINT	H.M.	T2	
GR-B.2	ADA GUESTROOM RESTROOM	0 MIN	D	3'-0"	6'-8"	1 3/4"	SCW	PLAM	PAINT	H.M.	T2	
GR-C	GUESTROOM CONNECTING	45 MIN	B	3'-0"	6'-8"	1 3/4"	SCW	PLAM	PAINT	H.M.	T5	
GR-D.1	GUESTROOM CLOSET	0 MIN	E	2'-0"	6'-8"	1"	SCW	MIRROR	PAINT	H.M.	T4B	STANDARD GUESTROOMS AND CORNER SUITES DOOR HARDWARE BY SUPPLIER
GR-D.2	ADA GUESTROOM CLOSET	0 MIN	E	2'-4"	6'-8"	1"	SCW	MIRROR	PAINT	H.M.	T4B	ACCESSIBLE GUESTROOMS AND CORNER SUITES DOOR HARDWARE BY SUPPLIER
GR-D.3	SUIT GUESTROOM CLOSET	0 MIN	E	3'-0"	6'-8"	1 3/4"	SCW			H.M.	T4B	STANDARD GUESTROOMS AND CORNER SUITES DOOR HARDWARE BY SUPPLIER



DOOR MATERIAL ABBREVIATIONS AND DESCRIPTIONS LEGENDS	
Materials	Description
HMF	Hollow Metal, Flush Panel
WDF	Wood, Flush Panel, Solid Core (Includes particleboard core, wood veneer face, plastic laminate face, thermally fused face (Melamine, Optional) and vinyl-acrylic face.
WDSR	Stile and Rail Wood, wood veneer face.
WDMC	Molded wood fibre composite, particleboard core (Option for WDSR)
ALUM	Aluminium stile and rail (storefront), medium stile, fully glazed.

GLAZING SCHEDULE	
Refer to specifications for thickness and type.	
A	SAFETY / TEMPERED (typical interior doors)
B	FIRE RESISTIVE GLAZING (typical stair and fire doors)
C	INSULATED / SAFETY (typical exterior doors)
D	MIRROR
E	UNICEL - VIULITE SL20C (with thumb wheel)



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018/08/24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

SHEET NAME

**DOOR SCHEDULE**

DRAWINGS NO.

**A-610**

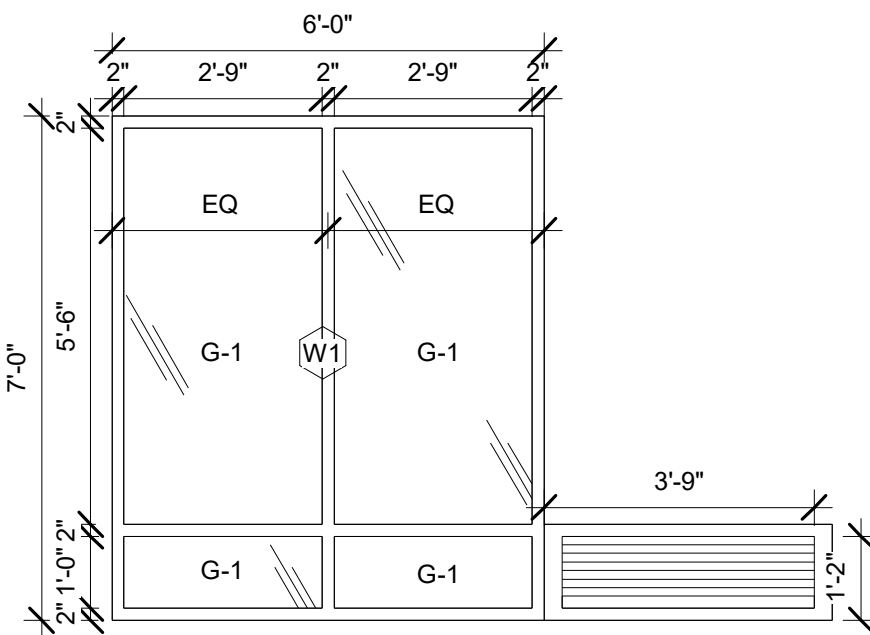


HW SET - T1									
SINGLE DOORS 01 EACH DOOR TO HAVE:									
3 EA HINGES	TA2714 4.5 X 4.5	US26D	MCK						
1 EA LOCK	QUANTUM RFID X ADB X BLE	US26D	SAF						
1 EA CLOSER	X CONTINENTAL 2701	US26D	YAL						
1 EA DOOR GUARD	607 PDL	US26D	RO						
1 EA DOOR VIEWER	627 (WITH HINGED COVER)	US26D	RO						
1 EA WALL STOP	1270WVCP	US26D	TRM						
1 SETDOOR SEALS	S773D	PEM							
1 EA MAG SWITCH	REFER TO SECTION 25 51 10								
HW SET - T2									
SINGLE DOORS 02 EACH DOOR TO HAVE:									
3 EA HINGES	T2714 4.5 X 4.5	US26D	MCK						
3 EA SWING CLR HGS	TA2695 4.5	US26D	MCK						
1 EA PRIVACY SET	28-65U65 KP	US26D	SAR						
1 EA WALL STOP	WS11WS11X	US26D	IVES						
3 EA SILENCERS	1229A	TRM							
EA ROLLER STOP	455	US26D	RO						
HW SET - T4B									
MIRRORED DOORS 03, 06, 09 EACH DOOR TO HAVE:									
NOTE: DOOR HARDWARE BY DOOR MANUFACTURER (REFER SECTION 08 11 13)									
HW SET - T5									
COMMUNICATING PAIR DOORS 05, 39 (at Optional Boardroom) EACH DOOR TO HAVE:									
2 EA SPRING HINGES	1502 4.5 X 4.5	US26D	MCK						
1 EA HINGE	TA2714 4.5 X 4.5	US26D	MCK						
3 EA HINGES	TA2714 4.5 X 4.5	US26D	MCK						
1 EA COMMUNICATING LOCKSET	28-65G15-3-KP	US26D	SAR						
1 EA DEADBOLT	489	US26D	SAR						
1 EA WALL STOP	1270WVCP	US26D	TRM						
1 EA AUTO DOOR BOT	P08411AE	US27	PEM						
1 SETDOOR SEALS	S773D	PEM							
HW SET - T10									
SINGLE DOORS 50 EACH DOOR TO HAVE:									
3 EA HINGES	TA2714 4.5 X 4.5	US26D	MCK						
1 EA PASSAGE SET	28-10U15 LP	US26D	SAR						
1 EA CLOSER	2701	689	YAL						
1 EA FLOOR STOP	1231	US26D							
TRM									
1 EA WALL MAGNET	FM998	689	RIX						
1 SETDOOR SEALS	S773D	PEM							
NOTE: WALL MAGNET TO BE TIED INTO FIRE ALARM SYSTEM.									
HW SET - T11									
SINGLE DOORS 51 EACH DOOR TO HAVE:									
3 EA HINGES	TA2314 4.5 X 4.5 NRP	US26D	MCK						
1 EA EXIT DEVICE	98EO-F	US26D	VDI						
1 EA CLOSER	2721	689	YAL						
1 EA THRESHOLD	172A	US27	PEM						
1 EA DOOR SWEEP	315AN	US27	PEM						
1 SETDOOR SEALS	S773D	PEM							
HW SET - T12C									
EACH PAIR TO HAVE:									
2 EA OH CONCEALED CLOSER	0608090N X LCP	US26D	RIX						
2 EA ELEC EXIT DEV.	EL33NL-OP	US26D	VDI						
2 EA CYLINDER 34	1233	US26D	TRM						
2 EA FLOOR STOP									
1 EA ELEC POWER TRANSFER	EPT10	VDI							
1 EA POWER SUPPLY	PS914	VDI							
1 EA RFID REMOTE READER	RCU RFID X BLE	US32D	SAF						
NOTE: CONTINUOUS HINGES, PULLS, THRESHOLD & DOOR SEALS FURNISHED BY DOOR SUPPLIER. PAIR DOORS 62									
HW SET - T14C									
EACH DOOR TO HAVE:									
1 EA OH CONCEALED CLOSER	0608090N X LCP	US26D	RIX						
1 EA ELECTRO. LOCK M390RPFK	US26D	SCE							
1 EA DOOR SENSOR SCAN II	US26D	PUL							
1 EA POWER SUPPLY PS902	VDI								
1 EA RFID REMOTE READER	RCU RFID X BLE	US32D	SAF						
1 EA PUSH BUTTON 701RDEX	SCE								
NOTE: CONTINUOUS HINGES, PUSH/PULLS, THRESHOLD & DOOR SEALS FURNISHED BY DOOR SUPPLIER. SINGLE DOORS 14, 15									
HW SET - T15A									
PAIR DOORS 26 EACH PAIR TO HAVE:									
1 EA PUSH BUTTON RELEASE	MUSHROOM BUTTON	32310	SAF						
1 EA KEYSWITCH	653-04	US26D	SCE						
1 EA CYLINDER 41 (@ KEYSWITCH)	US26D	SAR							
1 EA RFID REMOTE									
1 EA CONTROL UNIT	FLUSH MTD. 94770	RFID X BLE	SAF						
1 EA POWER SUPPLY	32280	SAF							
1 EA AIPHONE INTERCOM SYSTEM LEM-1 DLS	AIP								
NOTE: AUTOMATIC DOOR HARDWARE & ACCESSORIES BY DOOR MANUFACTURER									

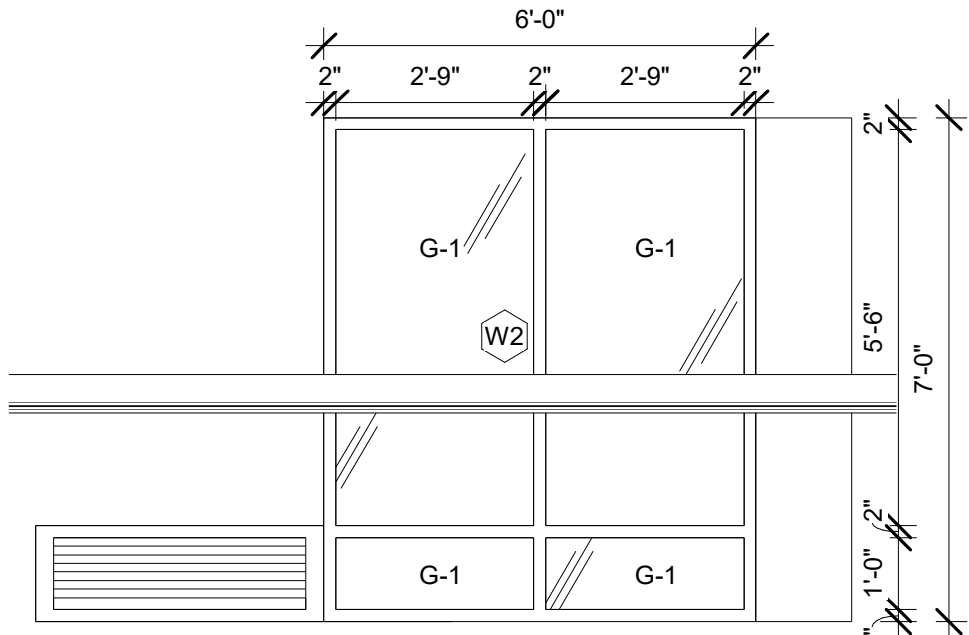
HW SET - T16									
(LESS DEADBOLT) X CONTINENTAL US26D SAF									
1 EA CLOSER	2701 689	YAL							
1 EA WALL STOP	1270WVCP	US26D	TRM						
1 SETDOOR SEALS	S773D		PEM						
NOTE: HANDICAP WARNING ONLY ON MECHANICAL/ELECTRICAL ROOMS									
3 EA HINGES	TA2714 4.5 X 4.5	US26D	MCK						
1 EA LOCKSET	QUANTUM RFID X BLE								
PANIC HARDWARE									
HW SET - T16A									
EXTERIOR ELECTRICAL / EXTERIOR MECHANICAL / KITCHEN EXTERIOR PAIR DOORS 63, 64, 65 EACH PAIR TO HAVE:									
6 EA HINGES	TA2714 4.5 X 4.5	US26D	MCK						
2 EA FLUSH BOLTS	3917	US26D	TRM						
1 EA DUST PROOF STRIKE	3910	US26D	TRM						
1 EA LATCHGUARD									
1 EA LOCKSET	76-28-10G04 LP	US26D	SAR						
1 EA CLOSER	2701 (ACTIVE LEAF)	689	YAL						
2 EA WALL STOPS	1270WVCP	US26D	TRM						
1 SETASTRAGAL	S772		PEM						
1 EA THRESHOLD	172A	US27	PEM						
1-2 EA DOOR SWEEP	315CN	US28 P							
2 SETDOOR SEALS	S773D		PEM						
NOTE: HANDICAP WARNING ONLY ON MECHANICAL / ELECTRICAL ROOMS									
HW SET - T17									
SINGLE DOORS 45 EACH DOOR TO HAVE:									
3 EA HINGES	TA2714 4.5 X 4.5	US26D	MCK						
1 EA LOCK	QUANTUM RFID X BLE								
(LESS DEADBOLT) X CONTINENTAL US26D SAF									
1 EA CLOSER	2701 689	YAL							
1 EA WALL STOP	1270WVCP	US26D	TRM						
1 SETDOOR SEALS	S773D		PEM						
HW SET - T20									
PAIR DOORS 10, 30 EACH PAIR TO HAVE:									
6 EA HINGES	TA2714 4.5 X 4.5	US26D	MCK						
2 EA EXIT DEVICES	9927L X 17 LEVER	US26D	VDI						
2 EA CYLINDERS	34	US26D	SAR						
2 EA CLOSER	2711 689	YAL							
1 EA DOOR VIEWER	U696B	US26D	IVES						
2 EA FLOOR STOPS	1231	US26D	TRM						
2 SETDOOR SEALS	S773D		PEM						
NOTE: DOOR CLOSER TO BE ADJUSTABLE BY LEAF NOTE: DOOR VIEWER TO VIEW IN TO ROOM FROM CORRIDOR									
HW SET - T21									
PAIR DOORS 38 EACH PAIR TO HAVE:									
6 EA HINGES	TA2314 4.5X4.5 NRP	US26D	MCK						
2 EA FLUSH BOLTS	3917	US26D	TRM						
1 EA DUST PROOF STRIKE	3910	US26D	TRM						
1 EA LOCKSET	8204 LP	US26D							
1 EA CLOSER	2751 (ACTIVE LEAF)	689	YAL						
1 EA THRESHOLD	172A	US27	PEM						
2 EA DOOR SWEEP	315CN	US28	PEM						
1 SETDOOR SEALS	S773D		PEM						
HW SET - T23									
SINGLE DOORS 16 EACH DOOR TO HAVE:									
1 EA PASSAGE SET	28-10U15 LP	US26	SAR						
1 EA DEADBOLT 454	US26	SAR							
1 EA CLOSER	2701 689	YAL							
1 EA KICKPLATE	K0050 8" X 2" LDW	US26	TRM						
1 EA WALL STOP	1270WVCP	US26	TRM						
1 SETDOOR SEALS	S773D		PEM						
3 EA HINGES	TA2714 4.5 X 4.5	US26	MCK						
1 EA PUSH/PULL 1001-3 / 1013-38	US26	TRM							
SINGLE DOORS 16 EACH DOOR TO HAVE:									
HW SET - T26									
SINGLE DOORS 25 EACH DOOR TO HAVE:									
3 EA HINGES	TA2714 4.5 X 4.5	US26D	MCK						
1 EA LOCK	QUANTUMRFID X BLE								
(LESS DEADBOLT) X CONTINENTAL US26D SAF									
1 EA CLOSER	2701 689	YAL							
1 EA WALL STOP	1270WVCP	US26D	TRM						
3 EA SILENCERS	1229A	US27	PEM						
HW SET - T27									
PAIR DOORS 19 EACH PAIR TO HAVE:									
6 EA HINGES	TA43786 4.5 X 4.5	US26D	MCK						
2 EA FLUSH BOLTS	3917	US26D	TRM						
1 EA DUST PROOF STRIKE	3910	US26D	TRM						
1 EA LOCK	QUANTUMRFID X BLE								
(LESS DEADBOLT) X CONTINENTAL US26D SAF									
1 EA CLOSER	2701 (ACTIVE LEAF)	689	YAL						
1 EA KICKPLATE	K0050 8" X 2" LDW (ACT LEAF)	US26D	TRM						
1 EA WALL STOP	1270WVCP (ACTIVE LEAF)	US26D	TRM						
1 EA WALL MAGNET	FM998	689	RIX						
2 SETDOOR SEALS	S773D		PEM						
NOTE: WALL MAGNET TO BE TIED INTO FIRE ALARM SYSTEM.									
HW SET - T27									
PAIR DOORS 19 EACH PAIR TO HAVE:									
6 EA HINGES	TA43786 4.5 X 4.5	US26D	MCK						
2 EA FLUSH BOLTS	3917	US26D	TRM						
1 EA DUST PROOF STRIKE	3910	US26D	TRM						
1 EA LOCK	QUANTUMRFID X BLE								
(LESS DEADBOLT) X CONTINENTAL US26D SAF									
1 EA CLOSER	2701 (ACTIVE LEAF)	689	YAL						
1 EA KICKPLATE	K0050 8" X 2" LDW (ACT LEAF)	US26D	TRM						
1 EA WALL STOP	1270WVCP (ACTIVE LEAF)	US26D	TRM						
1 EA WALL MAGNET	FM998	689	RIX						
2 SETDOOR SEALS	S773D		PEM						
NOTE: WALL MAGNET TO BE TIED INTO FIRE ALARM SYSTEM.									



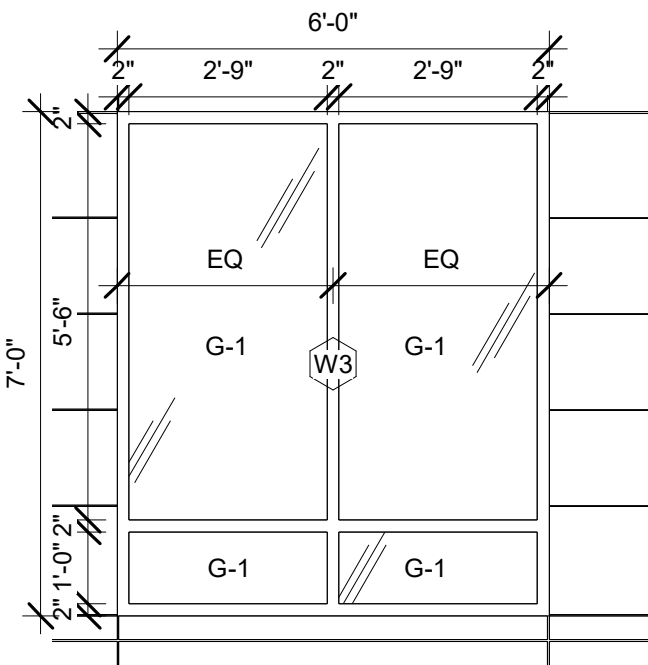
WINDOW SCHEDULE						
TYPE MARK	WIDTH	HEIGHT	HEAD HEIGHT	FRAME MATERIAL	GLASS TYPE	SILL HEIGHT
1ST FLOOR						
W1	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W2	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W3	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W8	2' - 6"	8' - 0"	8' - 4"	ALUMINIUM	G-1	4"
W9	4' - 6"	5' - 4"	8' - 4"	ALUMINIUM	G-1	3' - 0"
2ND FLOOR						
W1	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W2	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W3	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W4	2' - 6"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W5	3' - 6"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W7	3' - 4"	8' - 0"	8' - 0"	ALUMINIUM	G-1	0"
3RD FLOOR						
W1	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W2	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W3	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W4	2' - 6"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W5	3' - 6"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W6	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W7	3' - 4"	8' - 0"	8' - 0"	ALUMINIUM	G-1	0"
4TH FLOOR						
W1	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W2	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W3	6' - 0"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W5	3' - 6"	7' - 0"	7' - 4"	ALUMINIUM	G-1	4"
W7	3' - 4"	8' - 0"	8' - 0"	ALUMINIUM	G-1	0"



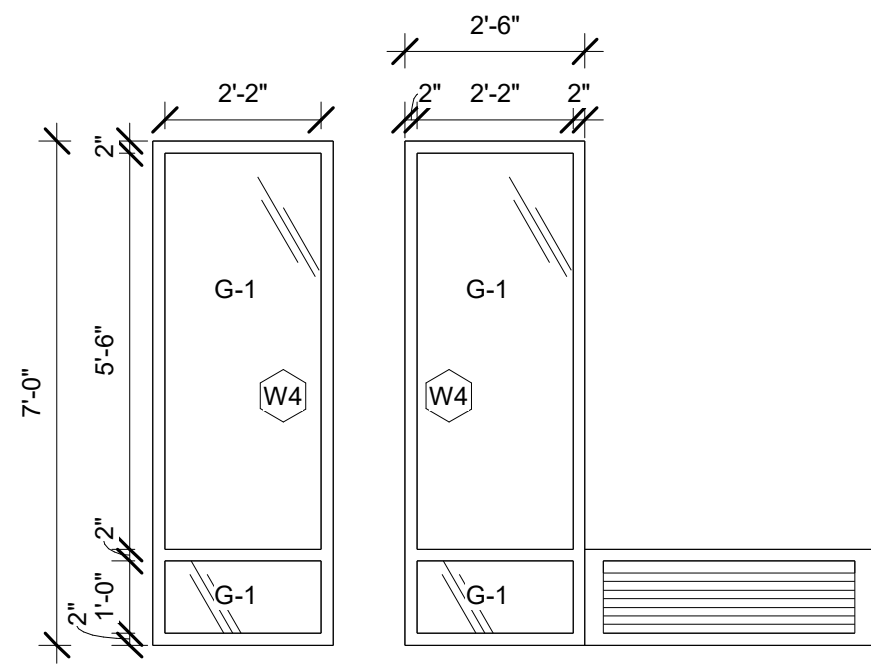
1. WINDOW - W1  
3/8" = 1'-0"



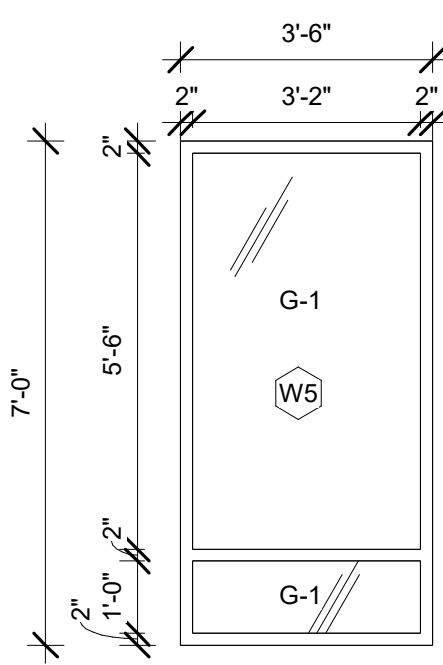
2. WINDOW - W2  
3/8" = 1'-0"



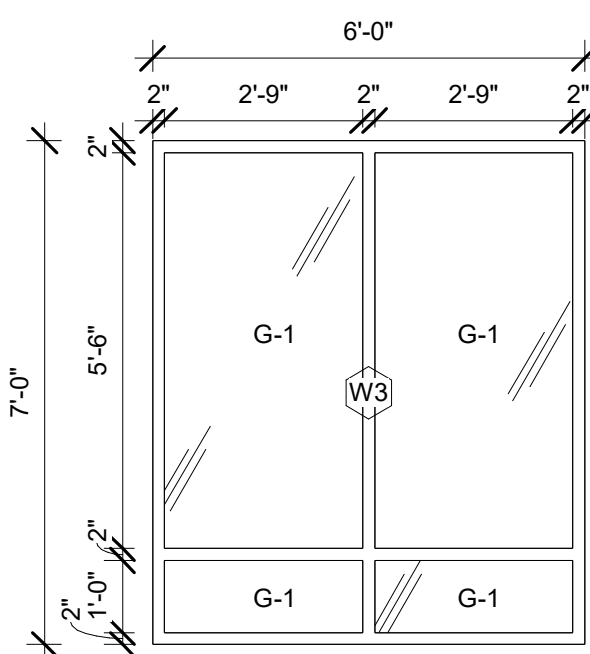
3. WINDOW - W3  
3/8" = 1'-0"



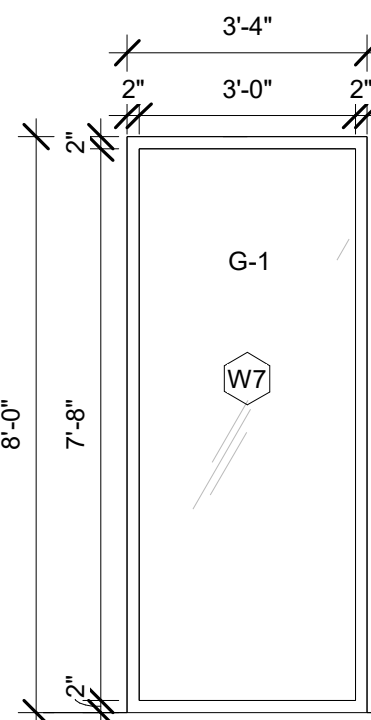
4. WINDOW - W4  
3/8" = 1'-0"



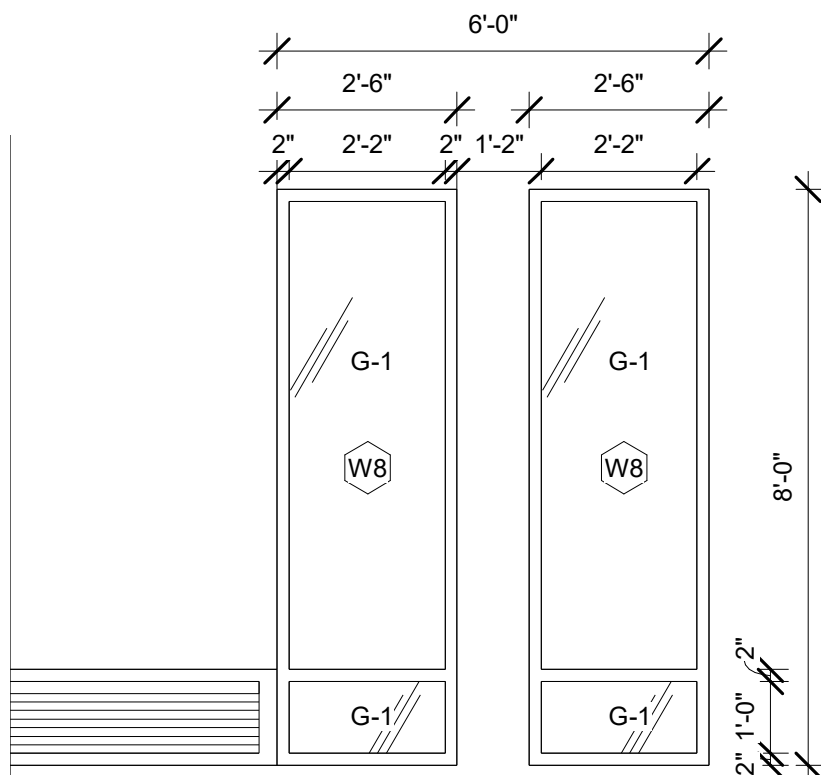
5. WINDOW - W5  
3/8" = 1'-0"



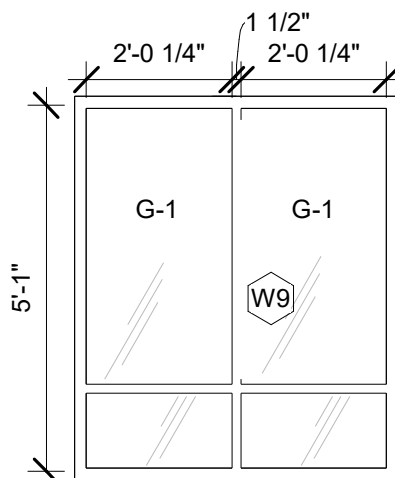
6. WINDOW - W6  
3/8" = 1'-0"



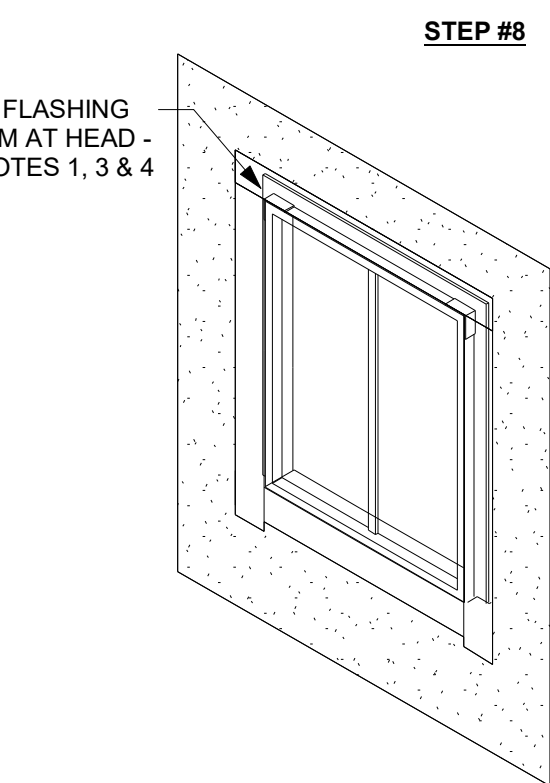
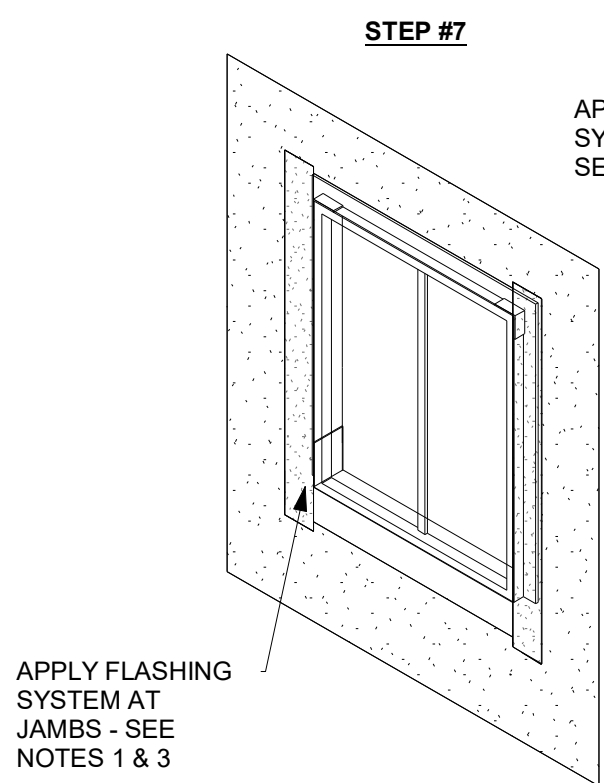
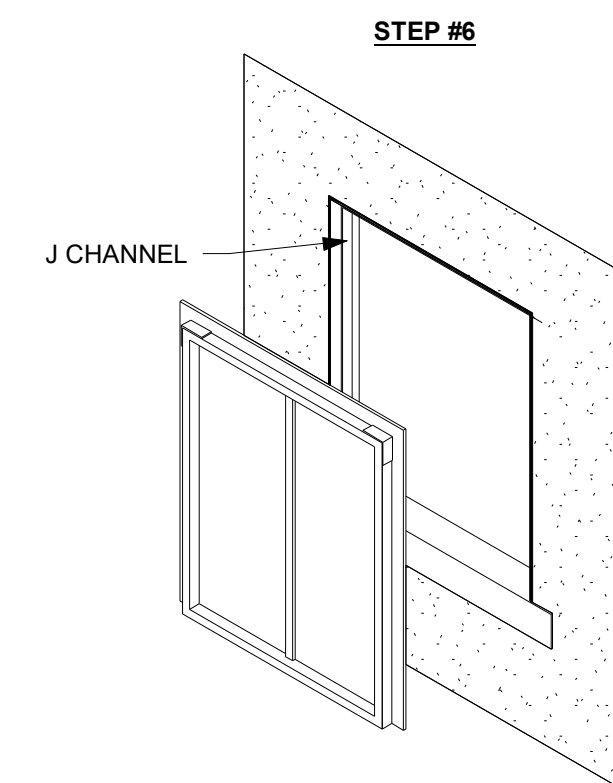
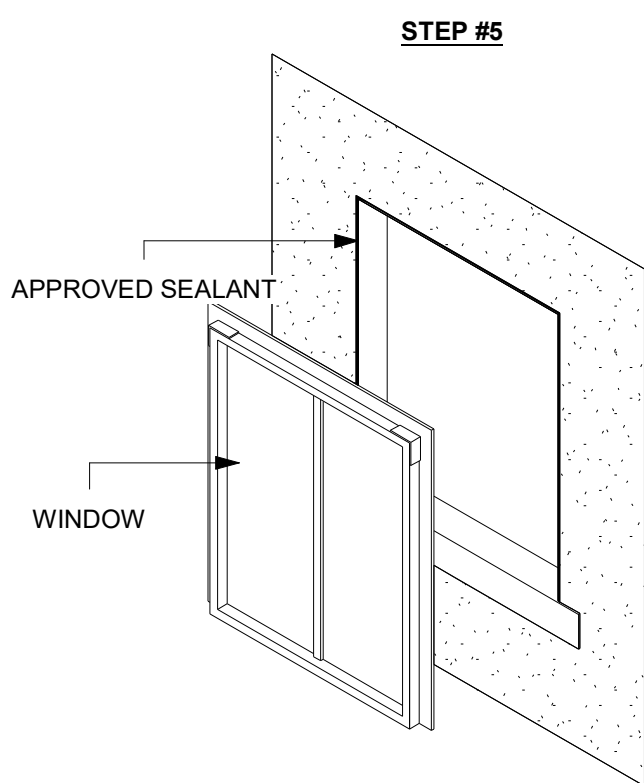
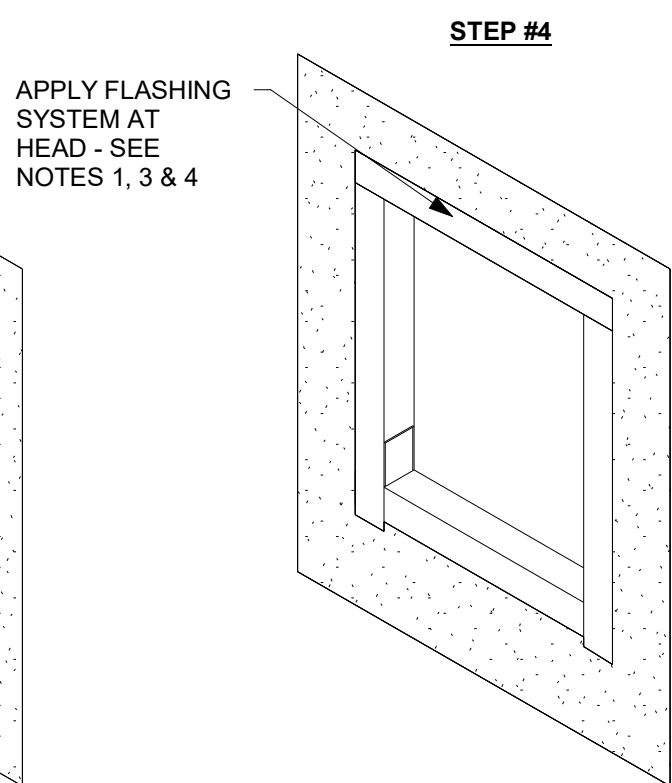
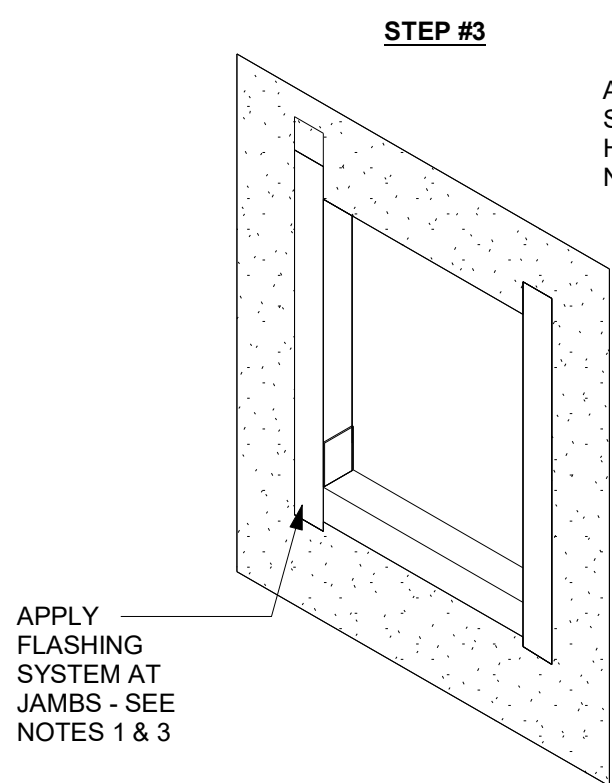
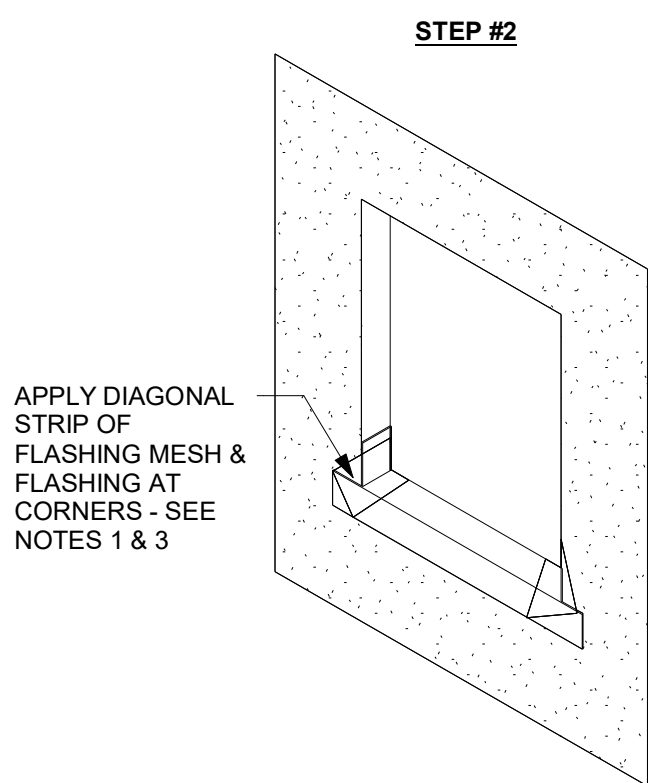
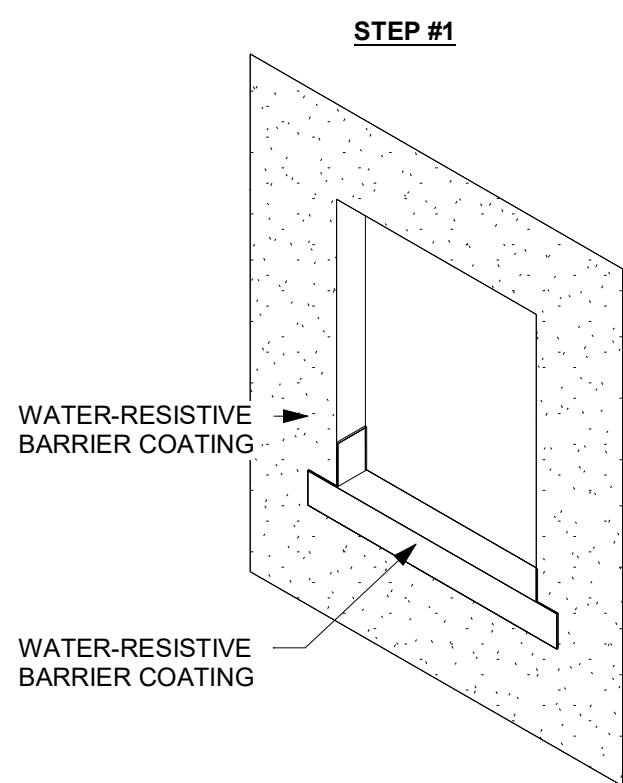
7. WINDOW - W7  
3/8" = 1'-0"



8. WINDOW - W8  
3/8" = 1'-0"



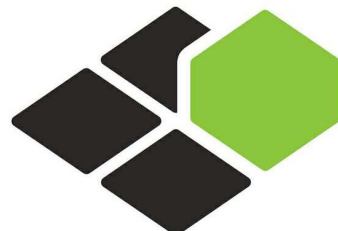
9. WINDOW - W9  
3/8" = 1'-0"



NOTES  
1. DRYVIT AQUAFASH SHALL EXTEND TO INTERIOR FACE OF OPENING.  
2. REFER TO HEAD, SILL AND JAMB DETAILS FOR FLASHING INTEGRATION.  
3. EXTEND 1" ABOVE WINDOW HEAD & 4" TO 6" BELOW BOTTOM EDGE OF NAILING FLANGE.  
4. EXTEND 4" BEYOND OUTER EDGES OF JAMB FLASHING.  
5. GC TO PROVIDE A COMPLETE GUEST ROOM MOCK UP TO INCLUDE EXTERIOR WINDOW FOR OWNER/ARCHITECT APPROVAL.

#### GENERAL GLAZING NOTES

- TEMPERED LOW-E GLASS WITH 20-30% TINT ON GUESTROOMS.
- 1ST FLOOR CLEAR GLAZING
- ALL OPERATING AND FIXED ALUMINIUM WINDOWS
- FACTORY GLAZING ONLY USE QUAKER, WOLAN OR EQUIVALENT
- ALL EXTERIOR AND INTERIOR WINDOWS ARE FIXED TYPE WITH NO OPERABLE PANELS.
- ALL INTERIOR GLAZING TO BE CLEAR.
- ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR AND/OR WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR JAMB IN A CLOSED POSITION SHALL BE TEMPERED GLASS PER SECTION 2406.3 OF THE I.B.C.
- ALL EXTERIOR ALUMINIUM FRAMES TO BE THERMALLY BROKEN
- FINISHED PTAC LOUVERS TO MATCH WINDOW FRAMES.
- COORDINATE WINDOW SILL HEIGHTS WITH REVEAL IN BUILDING ELEVATIONS.
- ALL GLAZING SURROUNDED BY LAMINATE COLORED PANELS AT ENTRY AREAS TO BE PREFINISHED TO MATCH ADJACENT COLOR ON EXTERIOR SIDE ONLY.
- MIN STC 33 ON GUESTROOMS WINDOWS.
- MIN STC 41 IF HOTEL IS BY HIGHWAY OR AIRPORT.



BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

WINDOW  
SCHEDULE

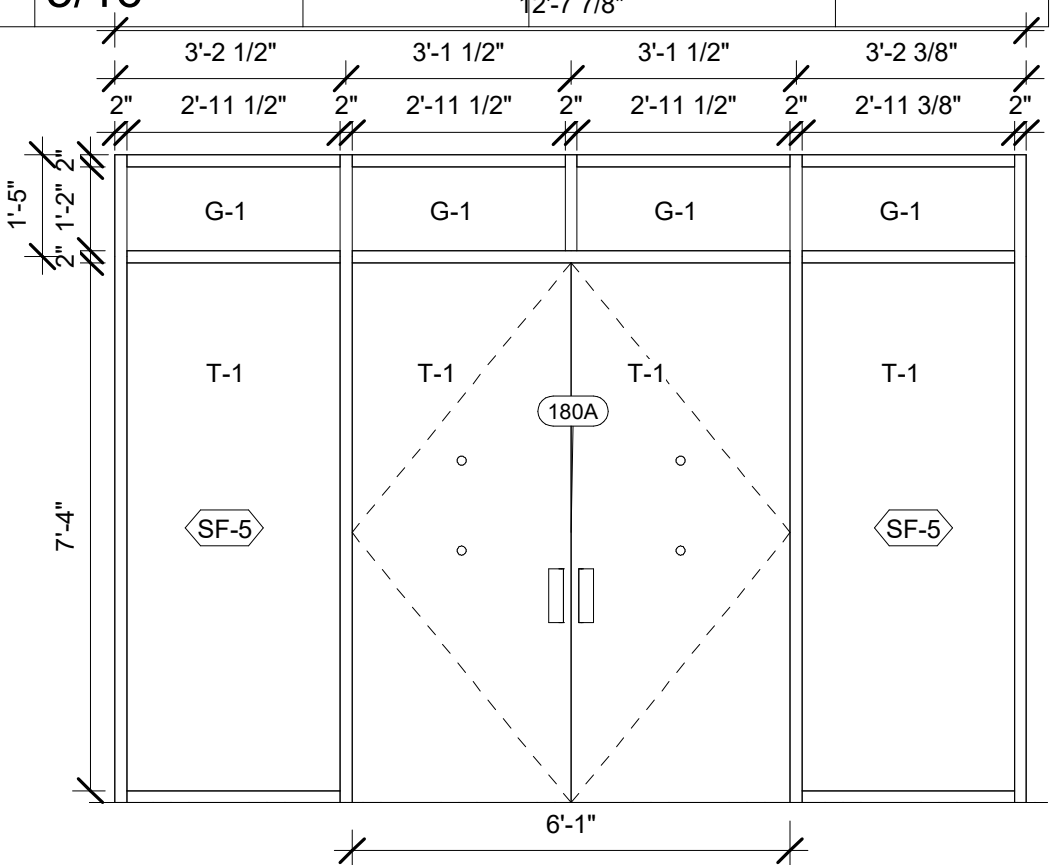
DRAWINGS NO.

A-620

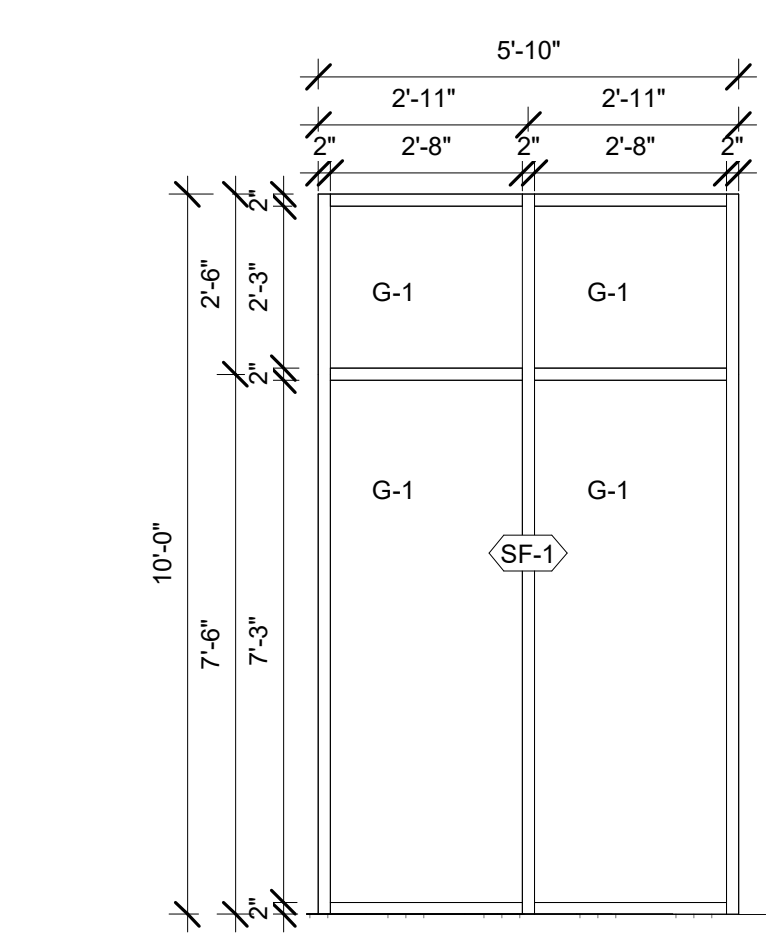


STOREFRONT SCHEDULE				
MARK	LENGHT	HEIGHT	FRAME MATERIAL	GLASS TYPE

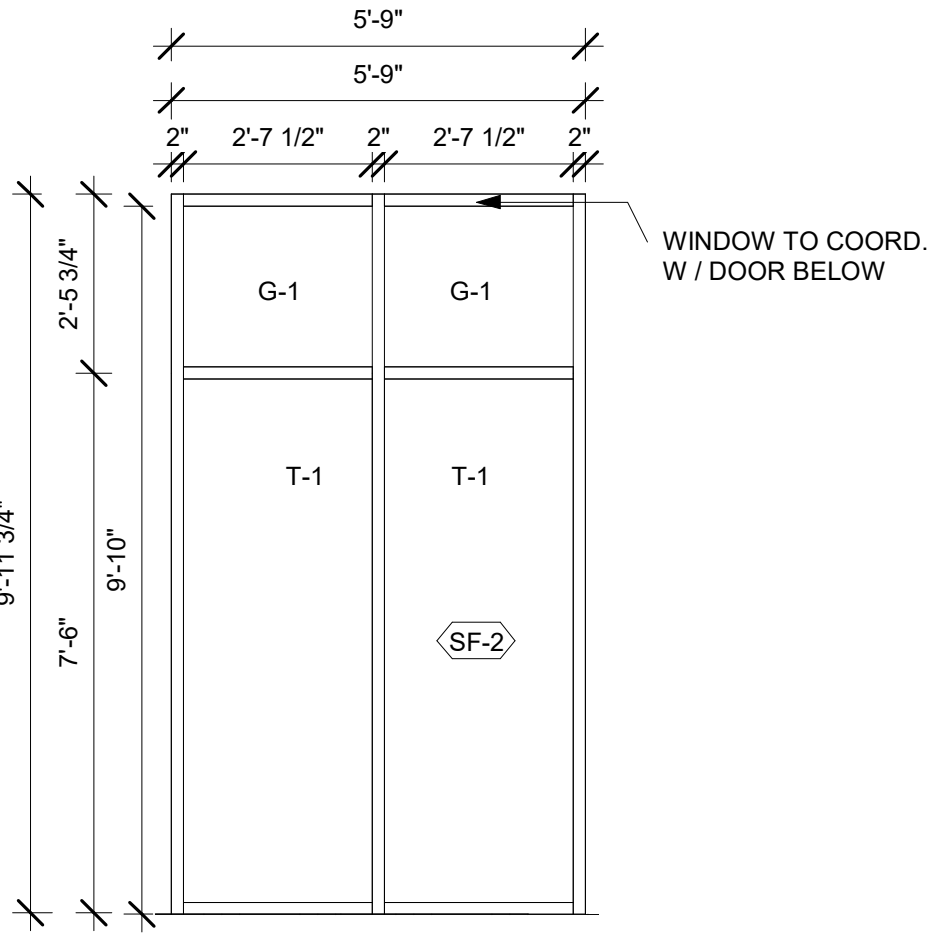
SF-1	5' - 10"	10' - 0"	ALUMINUM	G-1
SF-2	5' - 9"	10' - 0"	ALUMINUM	G-1
SF-3	12' - 8"	10' - 0"	ALUMINUM	G-1
SF-4	12' - 8"	10' - 0"	ALUMINUM	G-1
SF-5	12' - 7 7/8"	9' - 0"	ALUMINUM	G-1
SF-6	20' - 4 3/4"	9' - 0"	ALUMINUM	G-1
SF-7	6' - 8 1/2"	10' - 0"	ALUMINUM	G-1
SF-8	24' - 0"	9' - 0"	ALUMINUM	G-1
SF-9	26' - 5"	10' - 0"	ALUMINUM	G-1
SF-10	5' - 10"	9' - 0"	ALUMINUM	G-1
SF-11		9' - 0"		
SF-12	11' - 0 1/2"	9' - 0"	ALUMINUM	G-1
SF-13	10' - 5 5/8"	9' - 0"	ALUMINUM	G-1
SF-14	3' - 0"	10' - 0"	ALUMINUM	G-1
SF-15	8' - 8"	10' - 0"	ALUMINUM	G-1
SF-16	12' - 4 7/8"	9' - 0"	ALUMINUM	G-1
SF-17	8' - 2 5/16"	9' - 0"		
SF-18		9' - 0"		
SF-19	22' - 0 5/16"	9' - 0"		



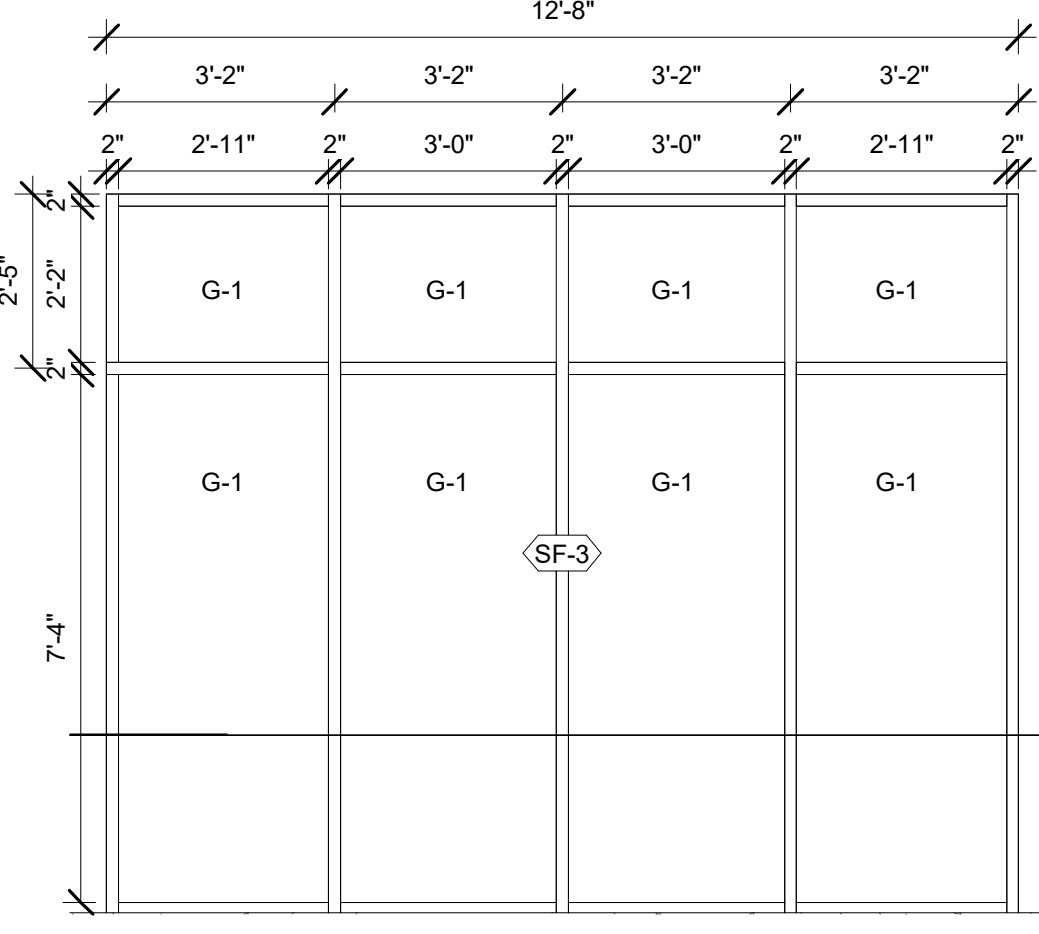
5 STOREFRONT 5  
3/8" = 1'-0"



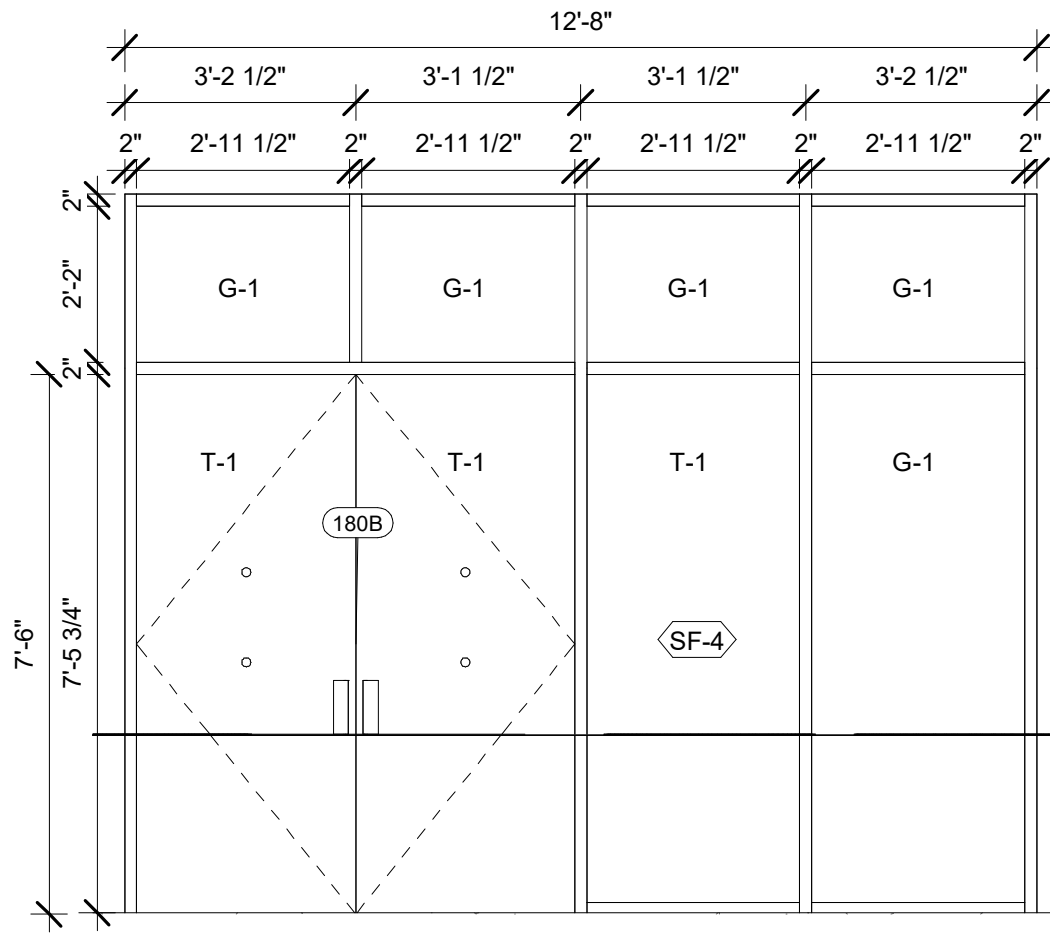
1 STOREFRONT 1  
3/8" = 1'-0"



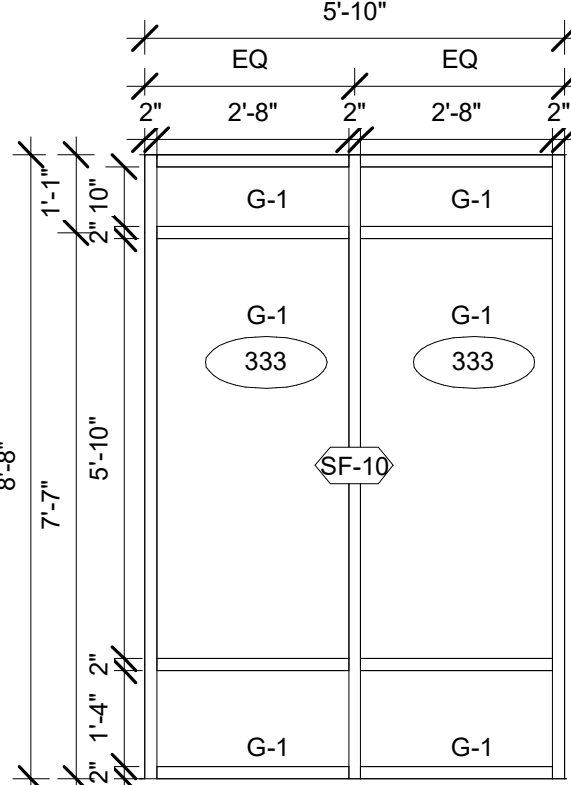
2 STOREFRONT 2  
3/8" = 1'-0"



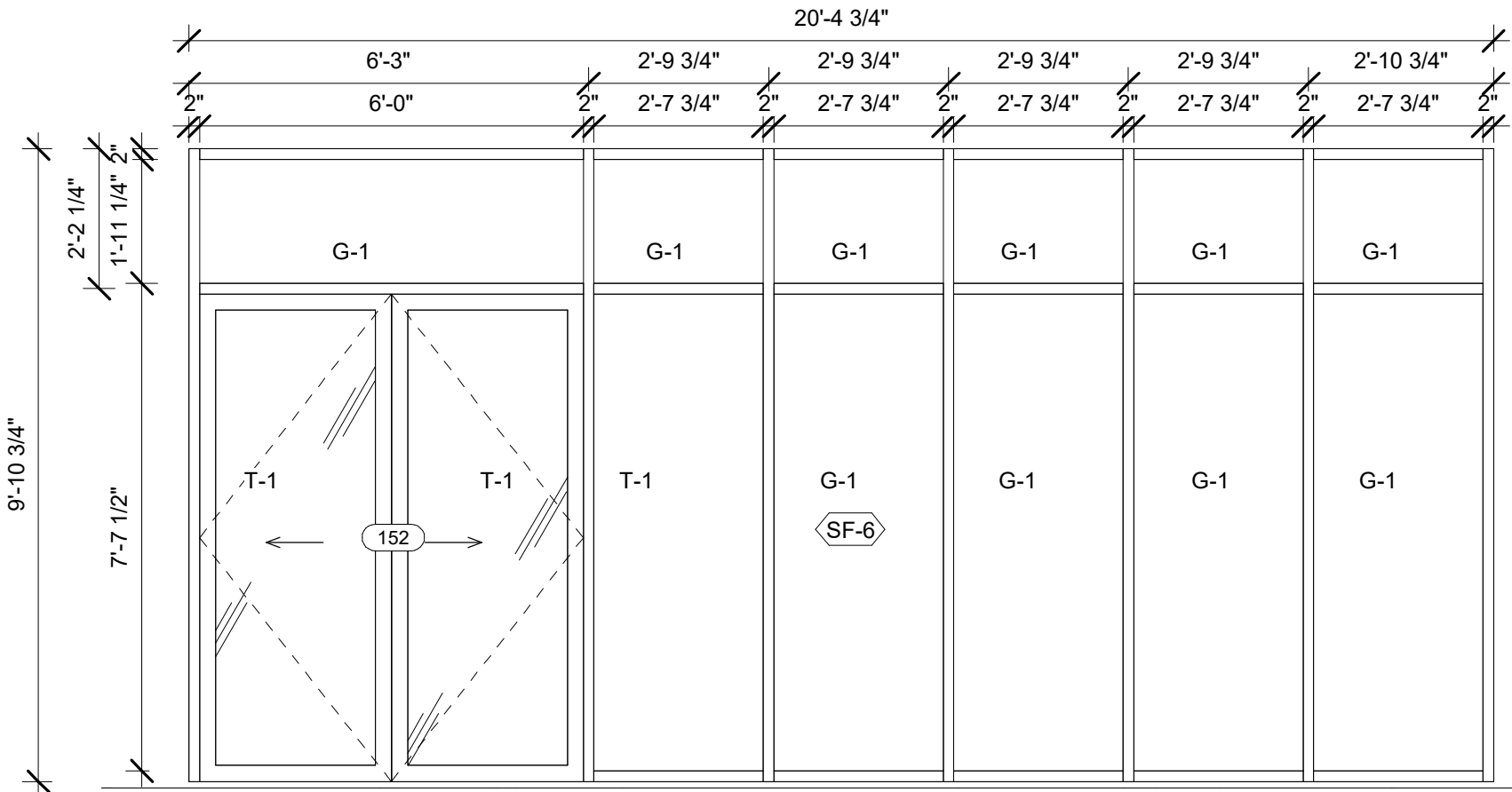
3 STOREFRONT 3  
3/8" = 1'-0"



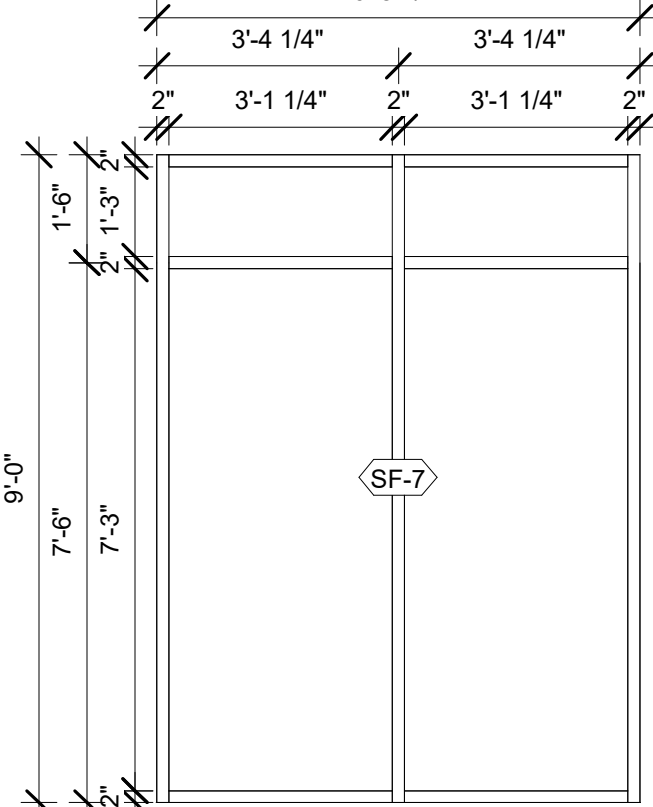
4 STOREFRONT 4  
3/8" = 1'-0"



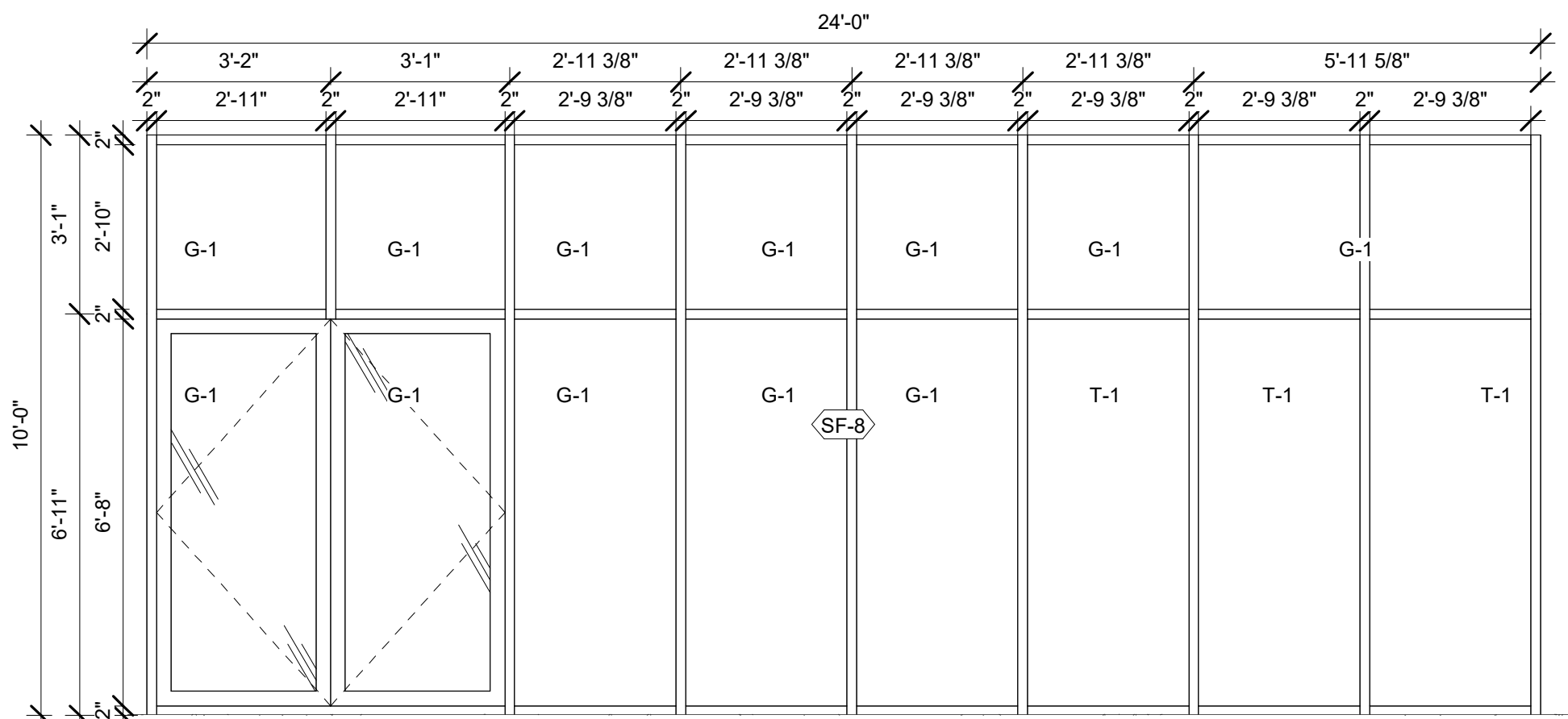
11 STOREFRONT 10  
3/8" = 1'-0"



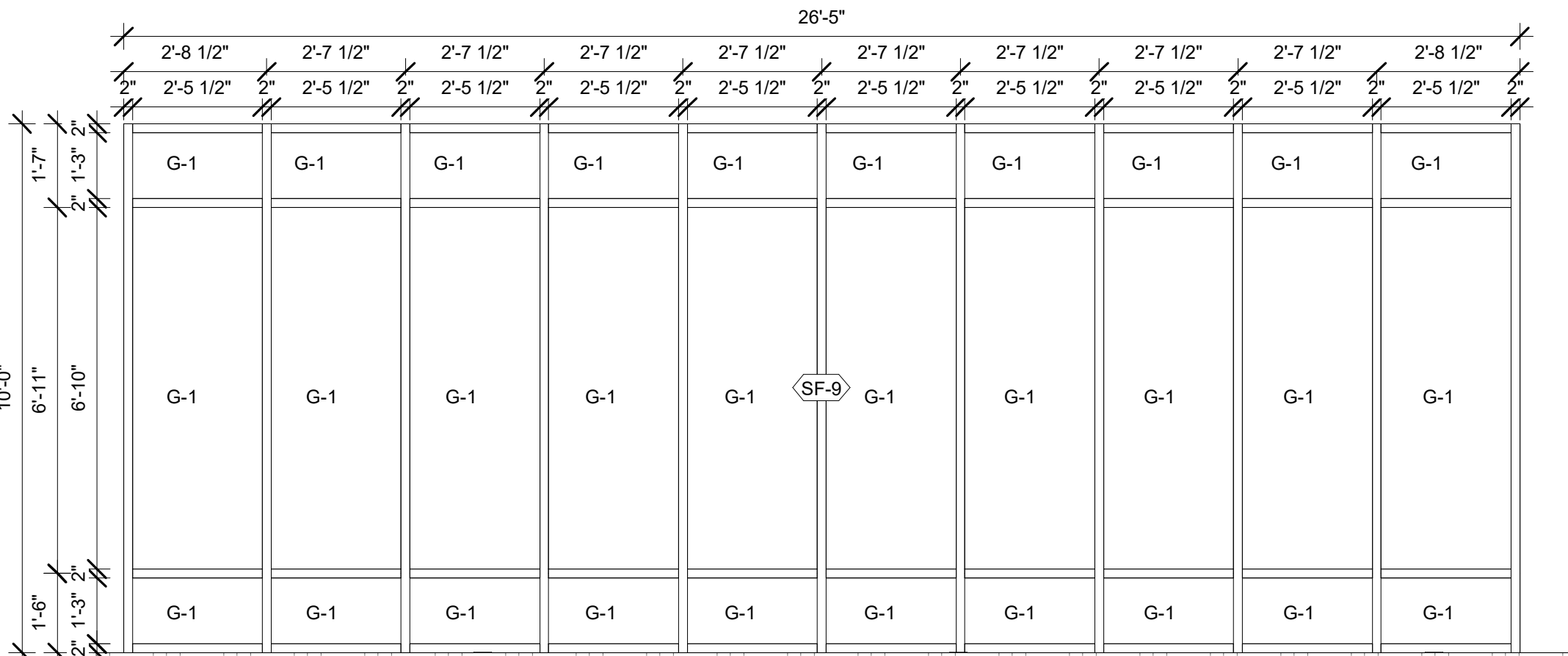
6 STOREFRONT 6  
3/8" = 1'-0"



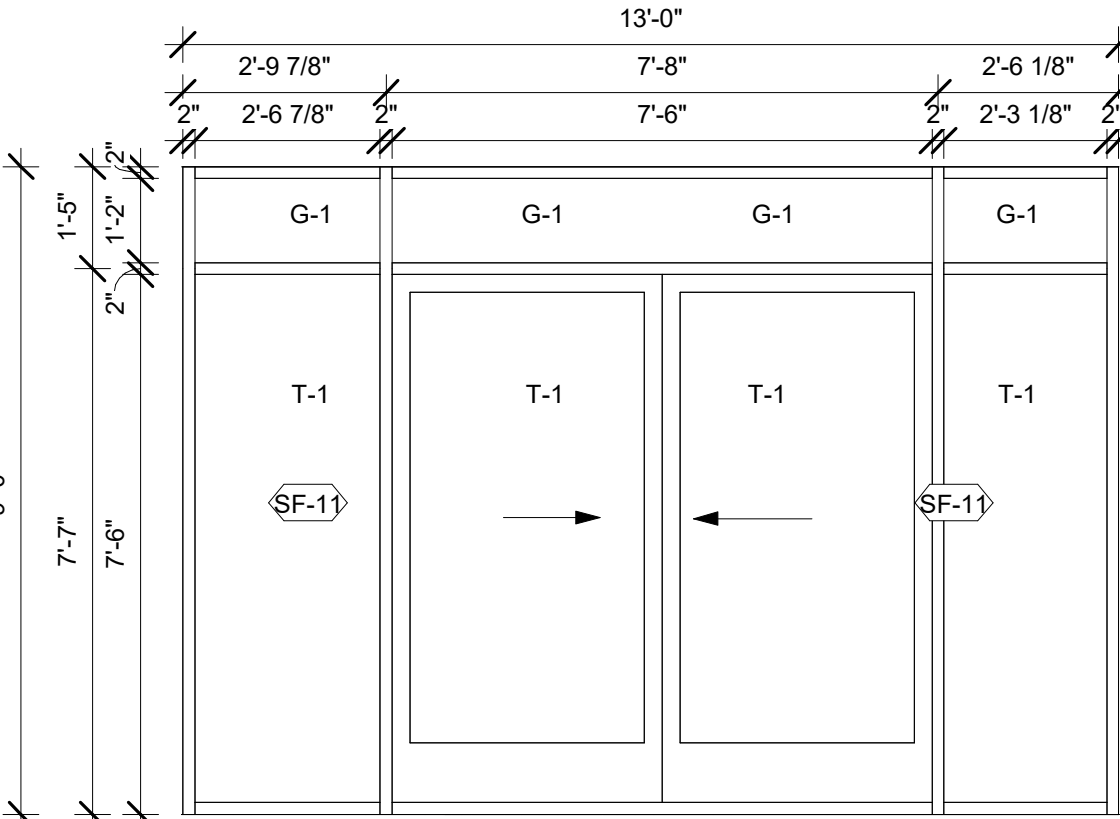
9 STOREFRONT 7  
3/8" = 1'-0"



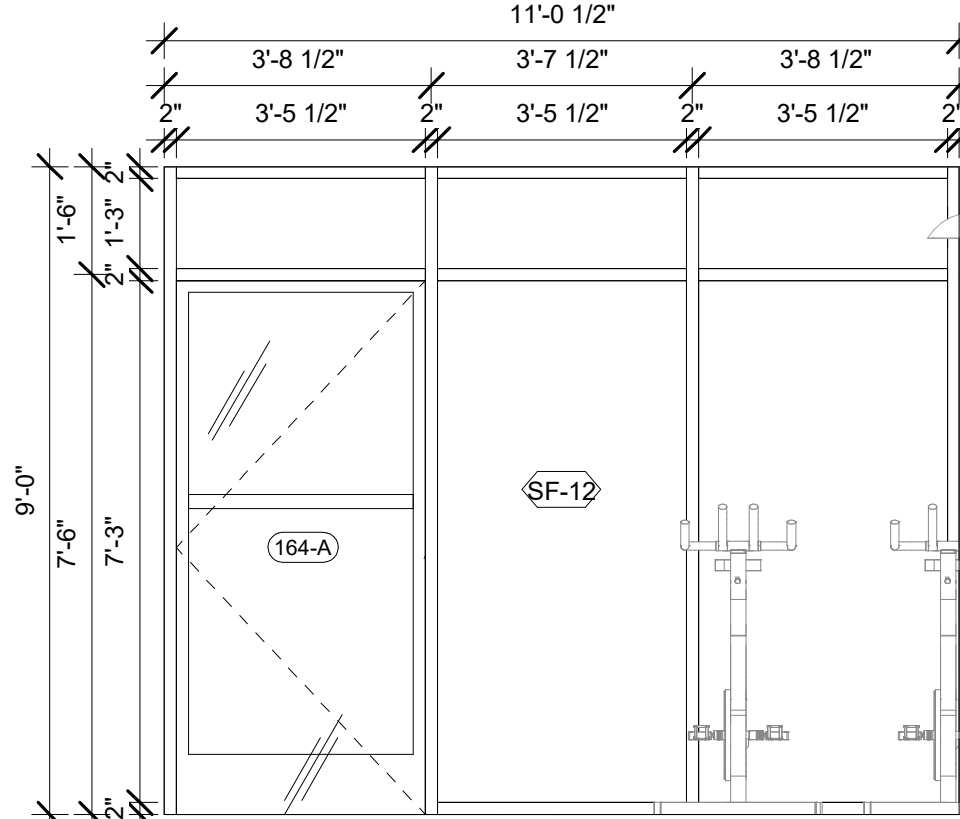
10 STOREFRONT 8  
3/8" = 1'-0"



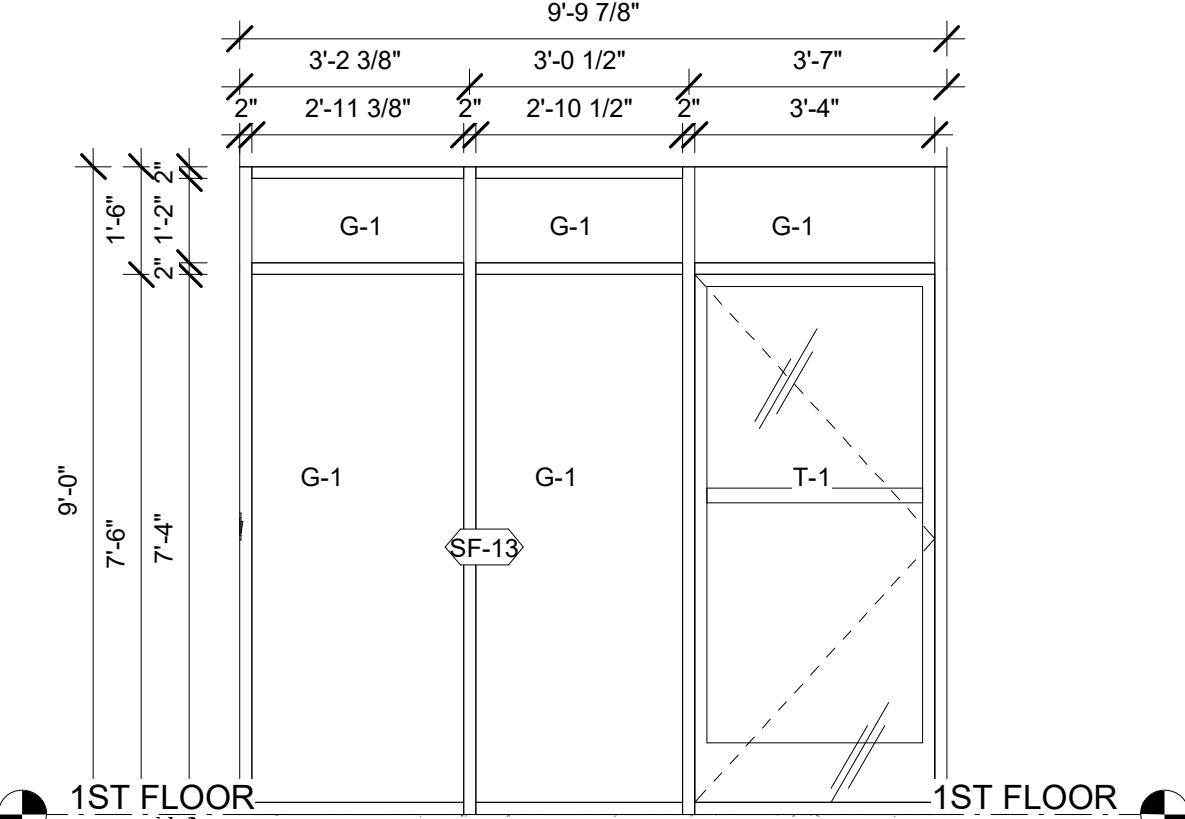
13 STOREFRONT 9  
3/8" = 1'-0"



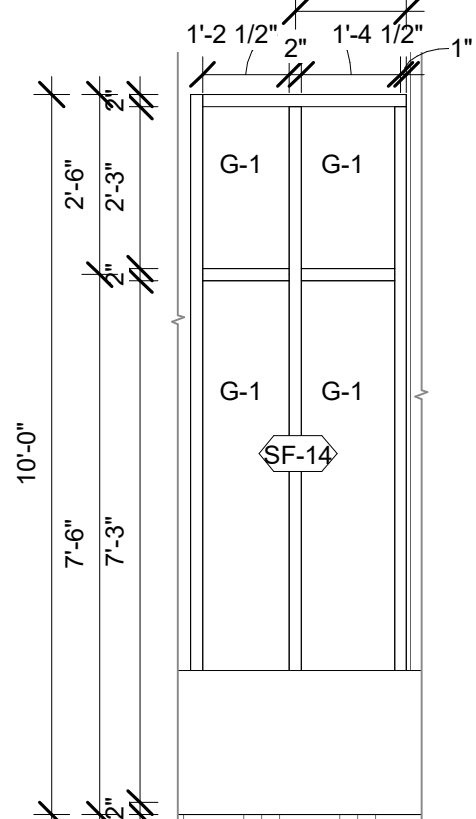
12 STOREFRONT 11  
3/8" = 1'-0"



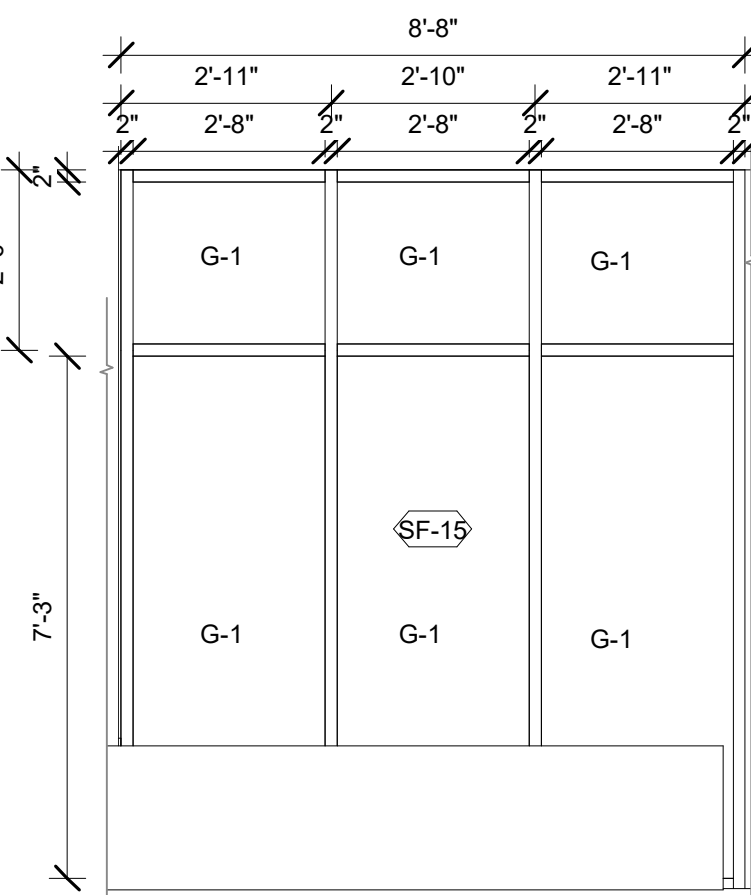
7 STOREFRONT 12  
3/8" = 1'-0"



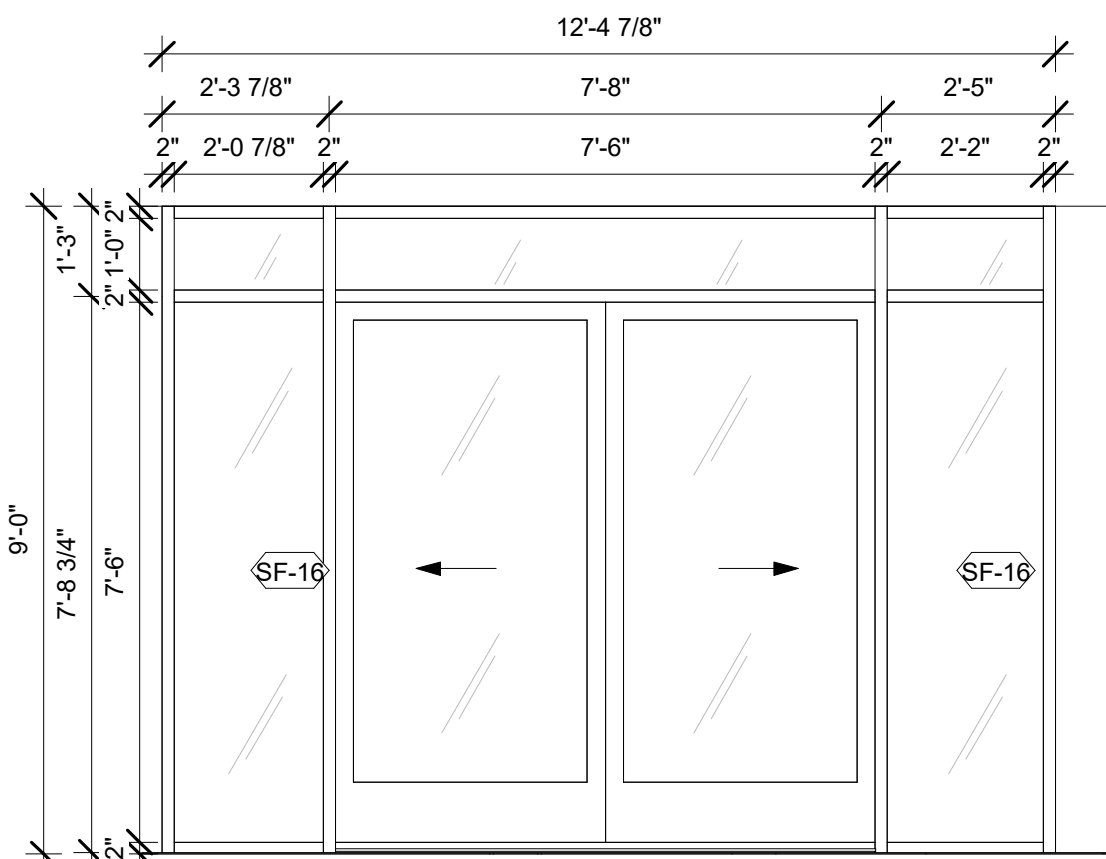
8 STOREFRONT 13  
3/8" = 1'-0"



15 STOREFRONT 14  
3/8" = 1'-0"



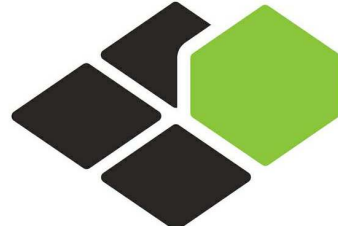
14 STOREFRONT 15  
3/8" = 1'-0"



16 STOREFRONT 16  
3/8" = 1'-0"

#### GENERAL GLAZING NOTES

1. TEMPERED LOW-E GLASS WITH 20-30% TINT ON GUESTROOMS.
2. 1ST FLOOR CLEAR GLAZING
3. ALL OPERATING AND FIXED ALUMINUM WINDOWS
4. FACTORY GLAZING ONLY USE QUAKER, WOJAN OR EQUIVALENT.
5. ALL EXTERIOR AND INTERIOR WINDOWS ARE FIXED TYPE WITH NO OPERABLE PANELS.
6. ALL INTERIOR GLAZING TO BE CLEAR.
7. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR AND/OR WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR JAMB IN A CLOSED POSITION SHALL BE TEMPERED GLASS PER SECTION 2406.3 OF THE I.B.C.
8. ALL EXTERIOR ALUMINUM FRAMES TO BE THERMALLY BROKEN.
9. FINISHED PTAC LOUVERS TO MATCH WINDOW FRAMES.
10. COORDINATE WINDOW SILL HEIGHTS WITH REVEAL IN BUILDING ELEVATIONS.
11. ALL GLAZING SURROUNDED BY LAMINATE COLORED PANELS AT ENTRY AREAS TO BE PREFINISHED TO MATCH ADJACENT COLOR ON EXTERIOR SIDE ONLY.
12. MIN STC 33 ON GUESTROOMS WINDOWS.
13. MIN STC 41 IF HOTEL IS BY HIGHWAY OR AIRPORT.



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

B4-157-1801

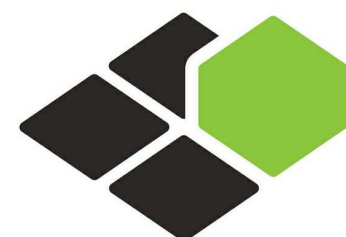
SHEET NAME

STOREFRONT  
SCHEDULE

DRAWINGS NO.

A-621





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

**STAIRWAY-PLANS  
& SECTION @  
STAIRCASE 1**

DRAWINGS NO.

**A-701**

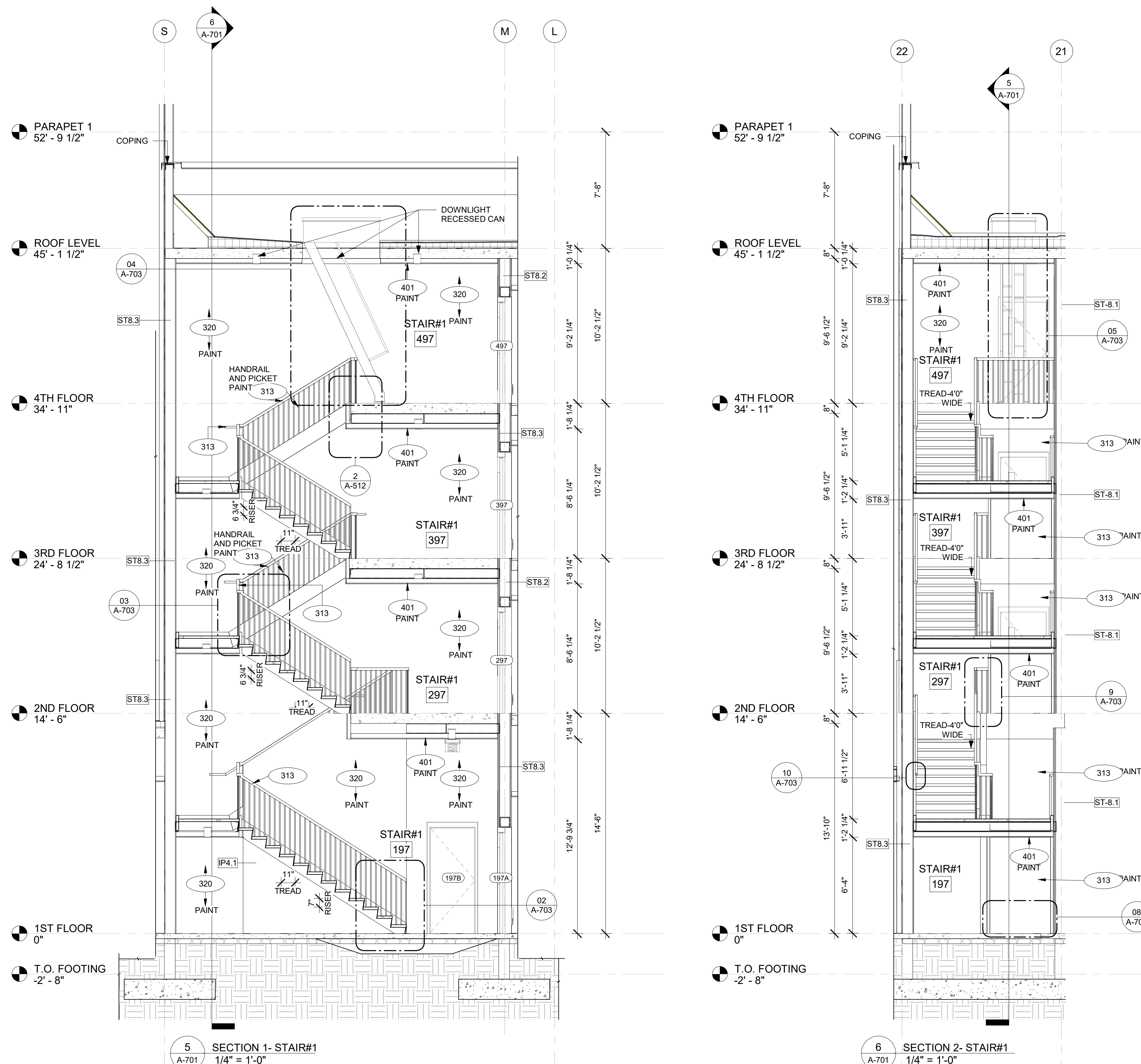
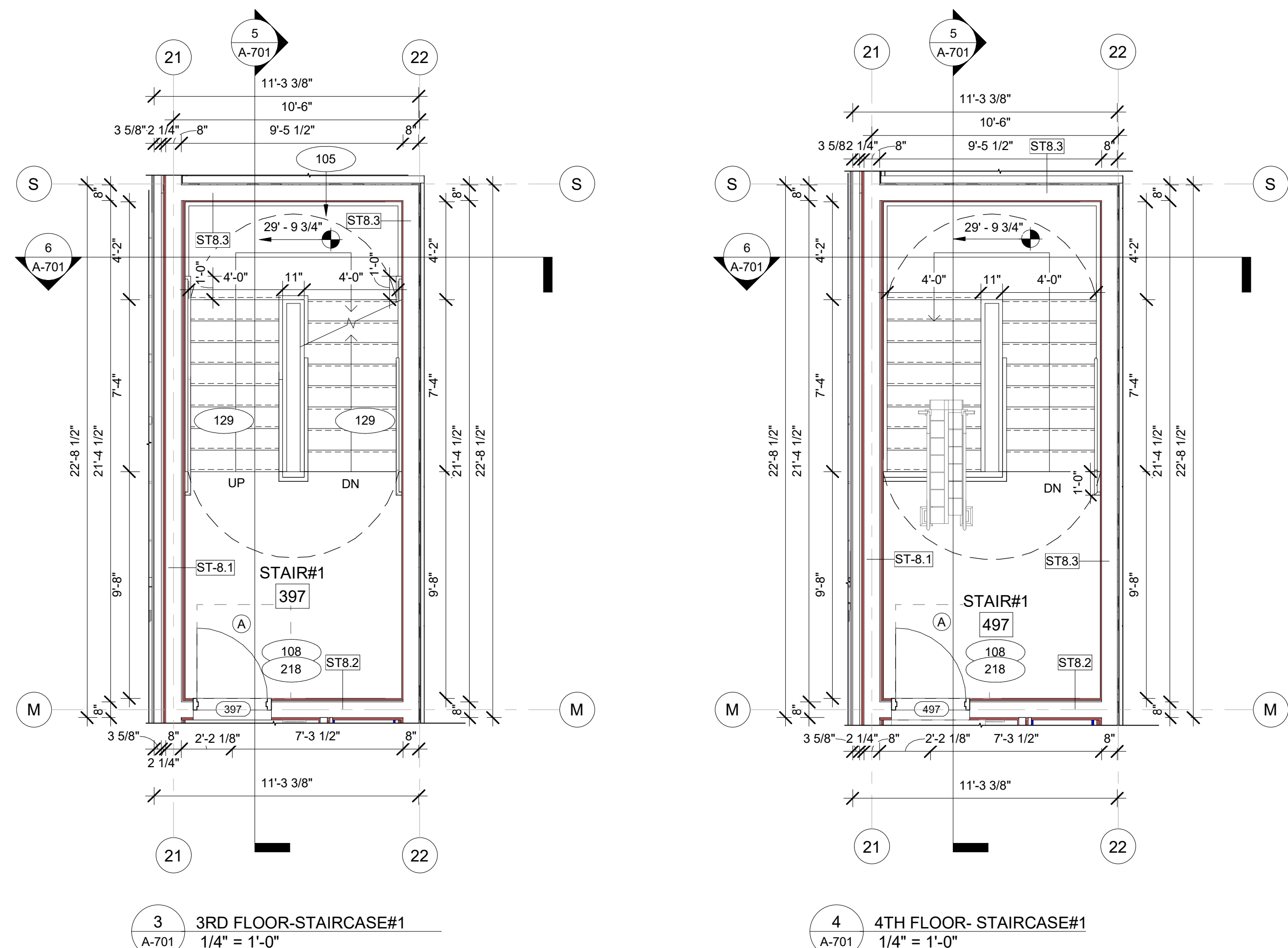
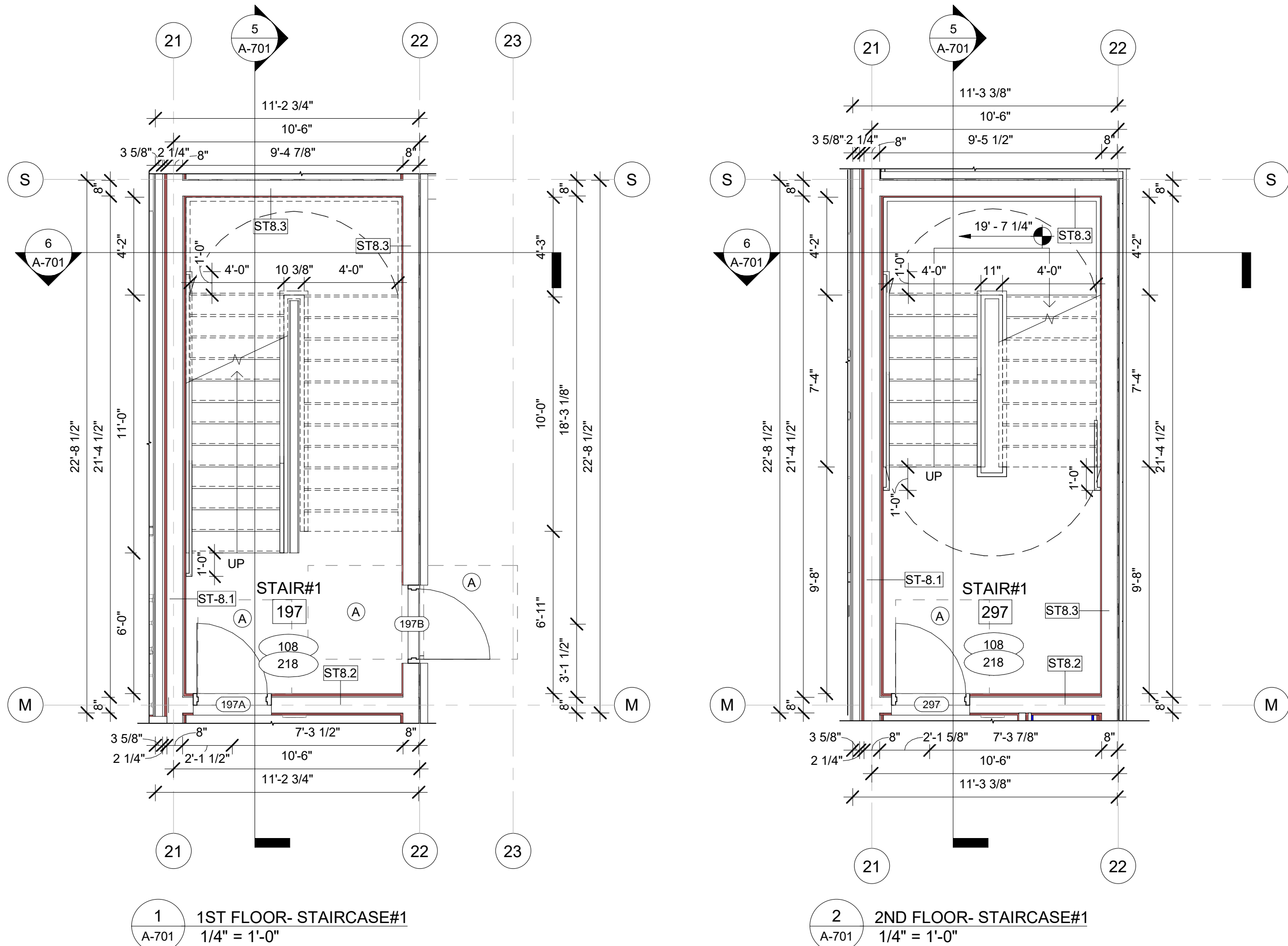
## STAIRCASE NOTES

### GENERAL NOTES

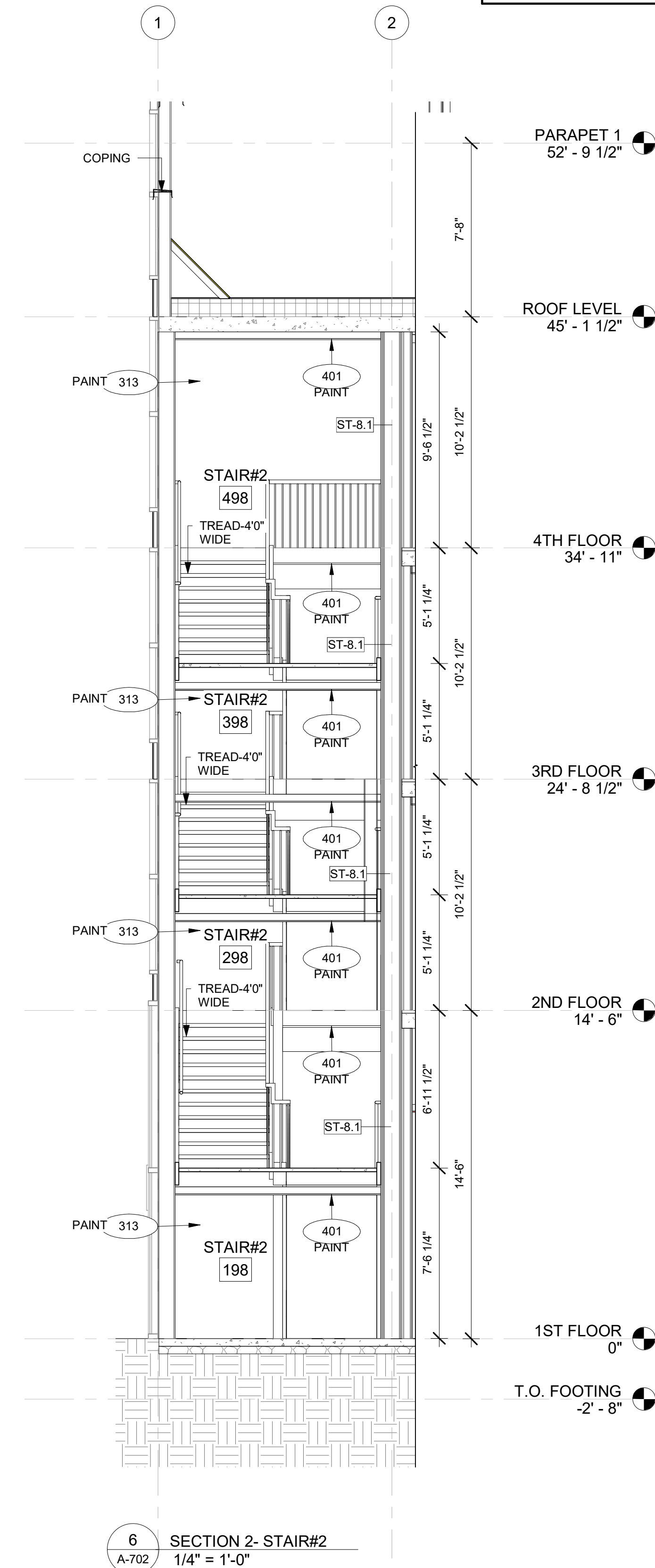
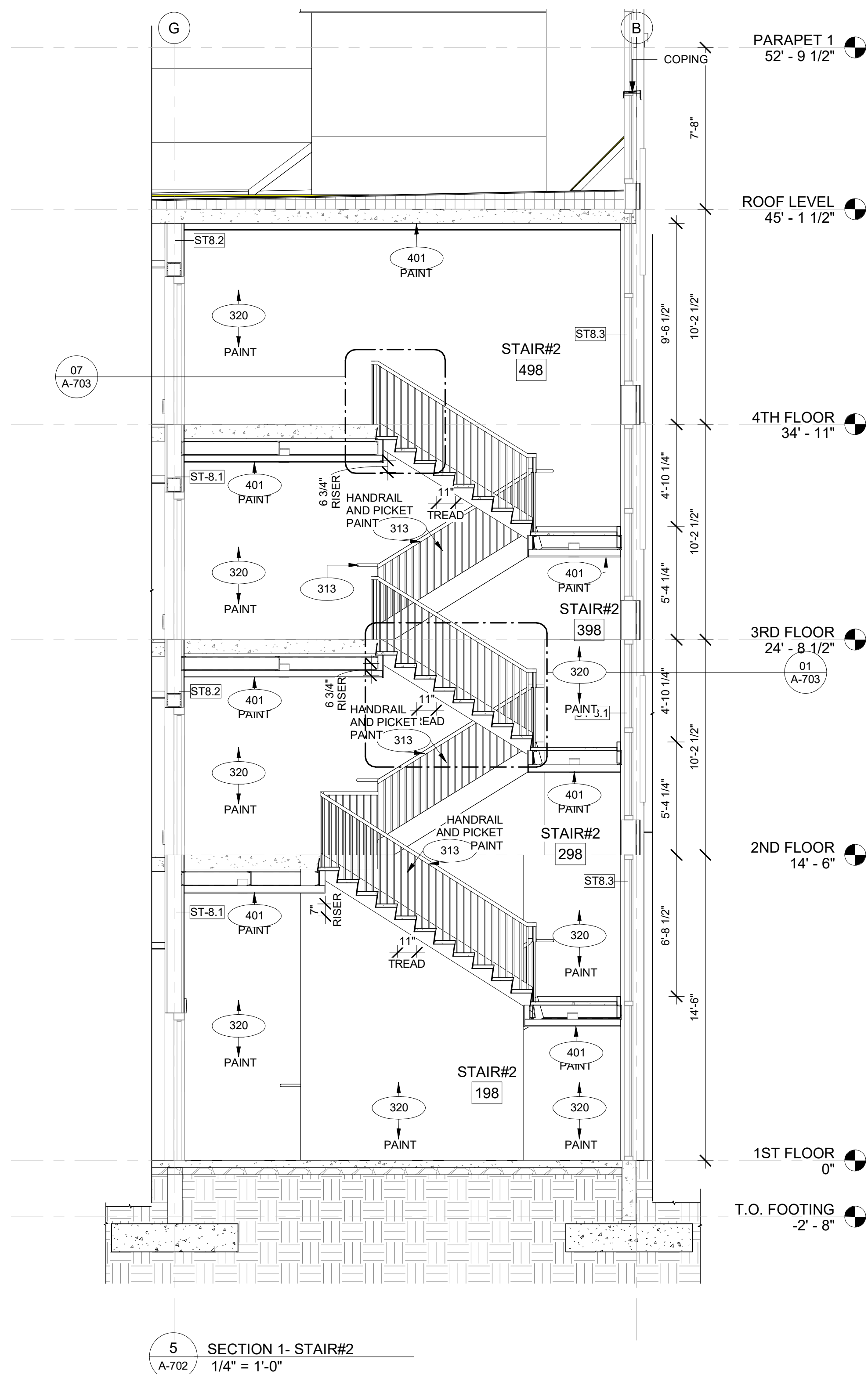
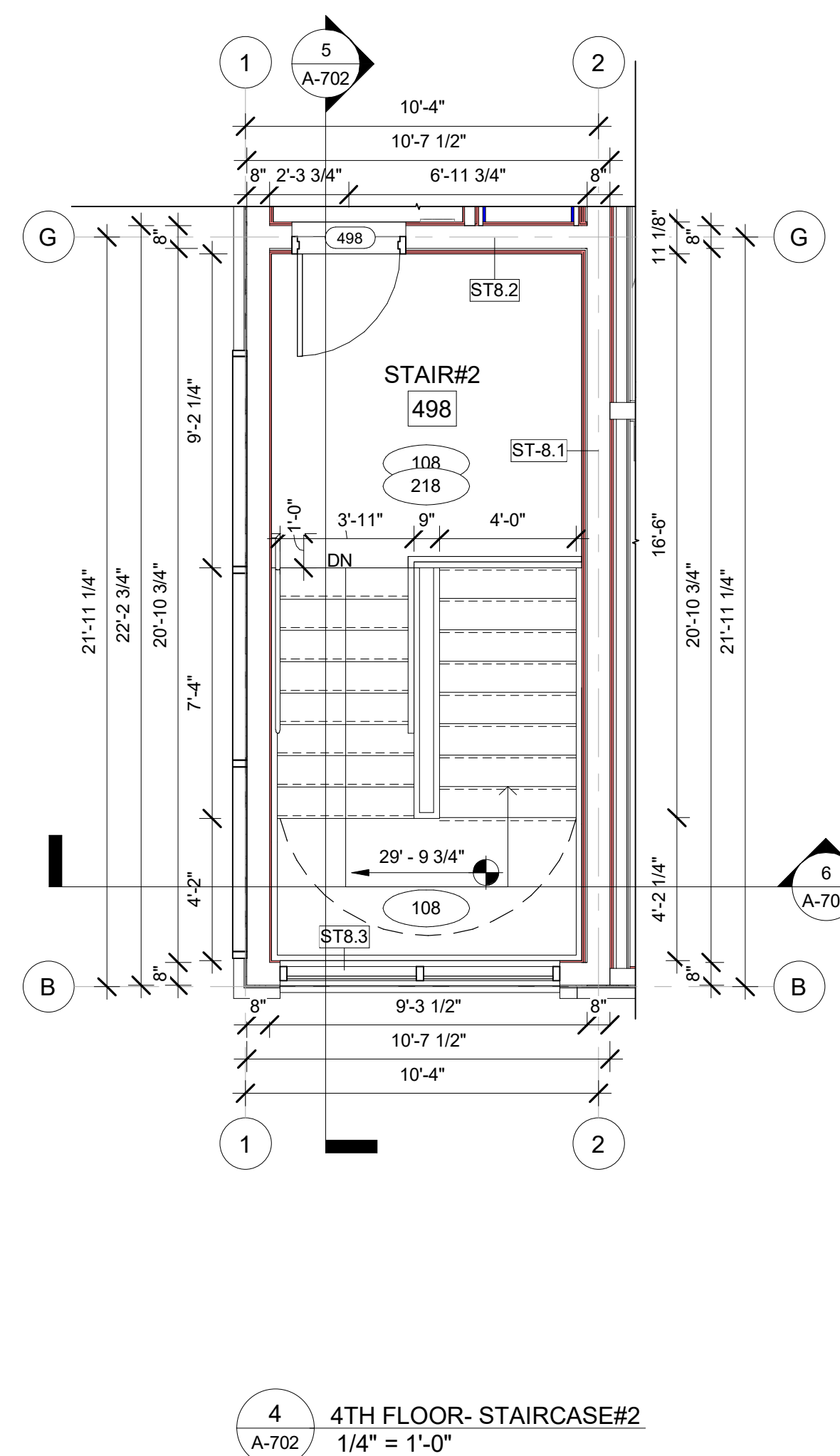
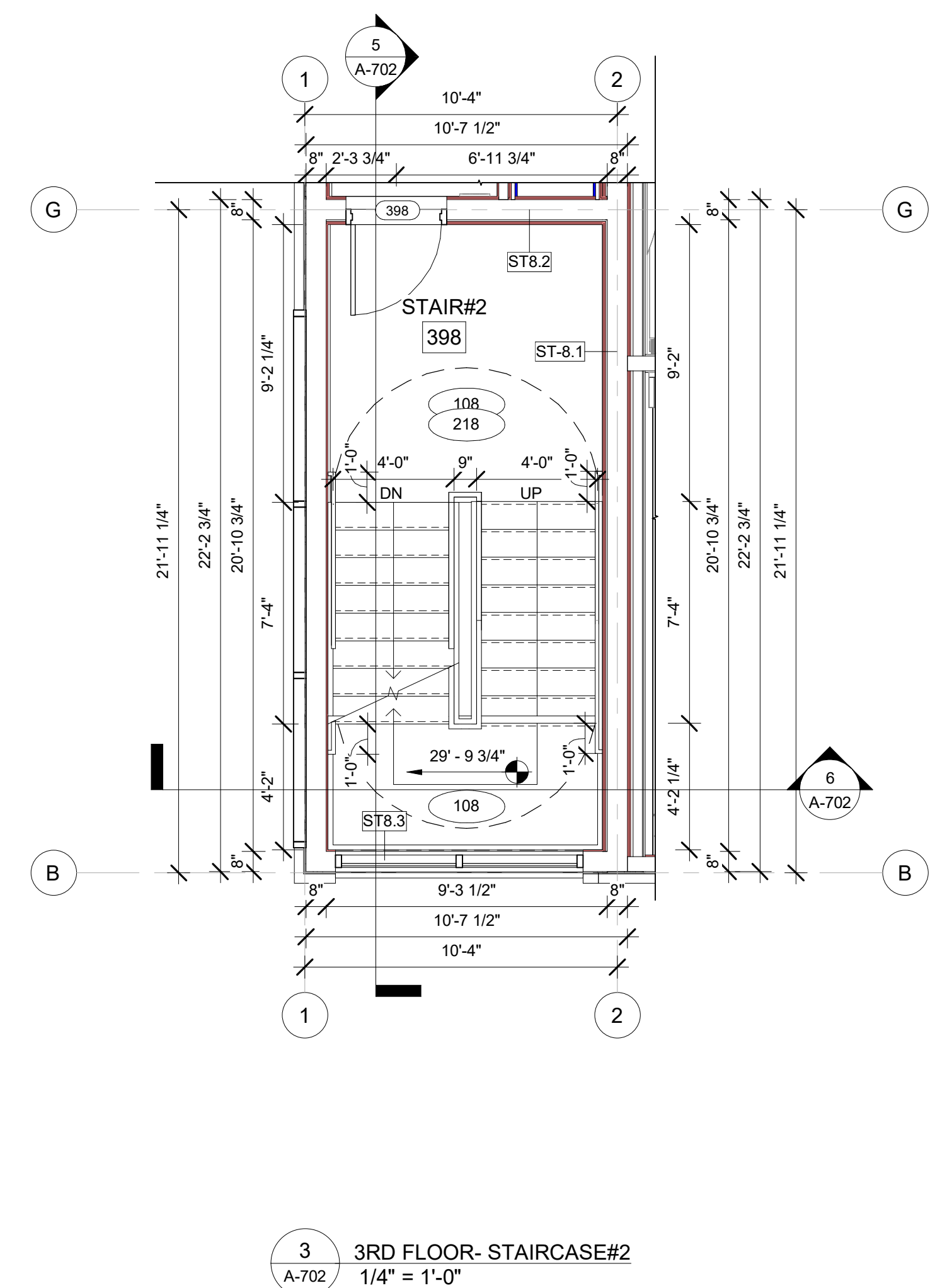
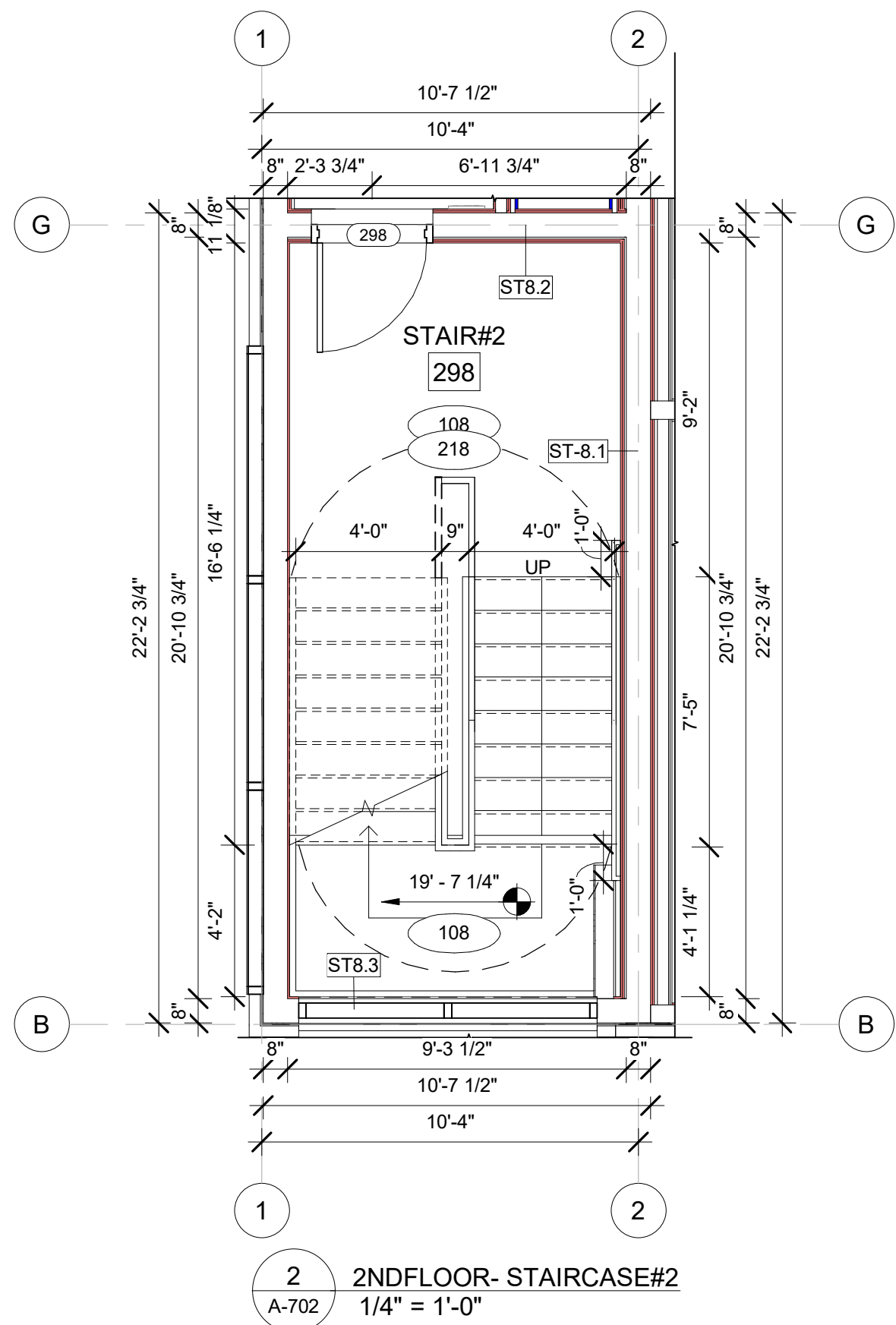
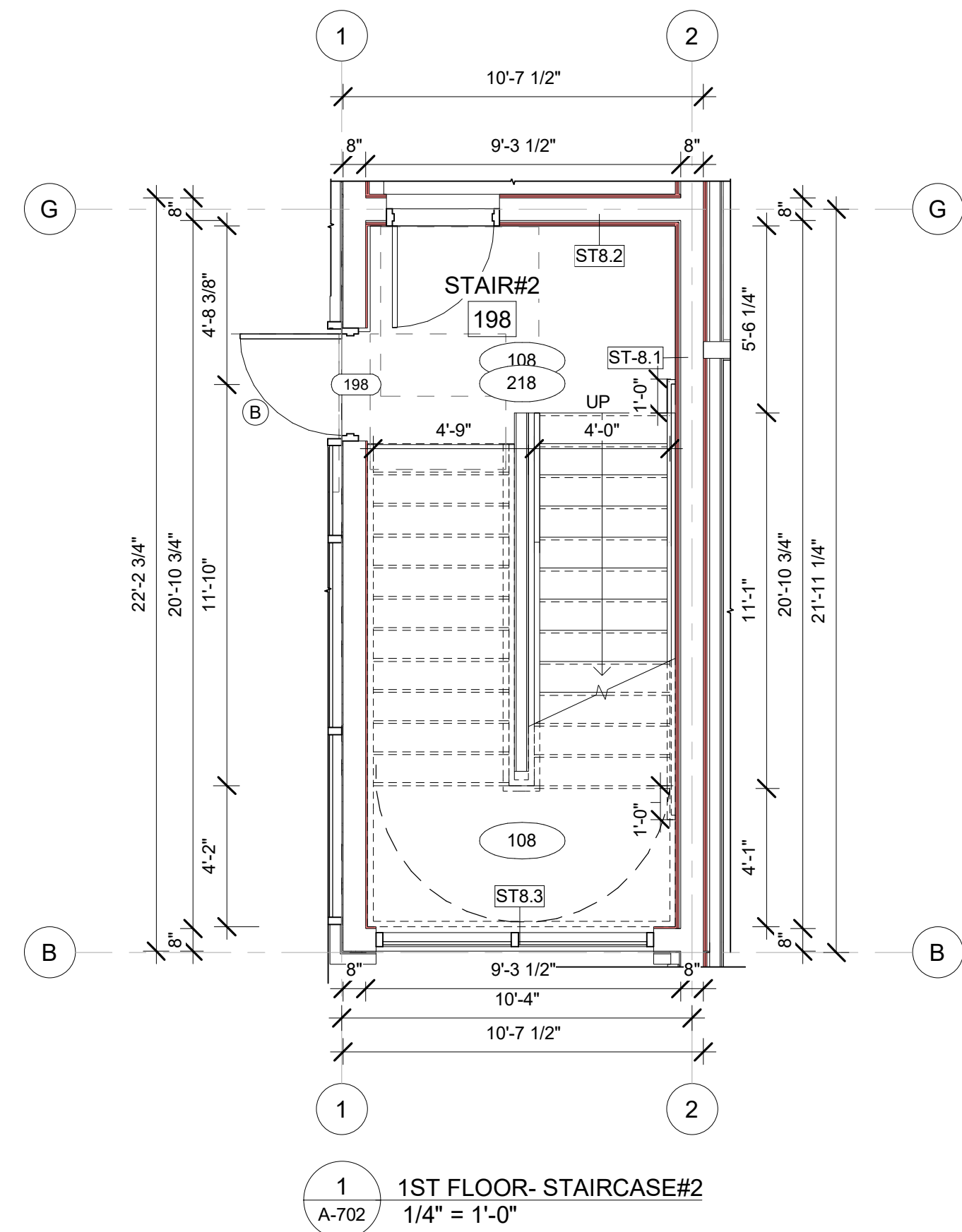
1. STAIR TREADS SHALL BE NO LESS THAN 11 INCHES DEEP.  
NO OPEN RISERS ARE PERMITTED.
2. NO SCENES SHALL NOT BE ABRUPT. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 1/8 INCH. RISERS SHALL BE SLOPED OR PER THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60° FROM THE HORIZONTAL NOSY A PROJECT MORE THAN 1/8 INCH.
3. HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES OF THE STAIRS. THE INSIDE HANDRAIL ON THE SWITCHBACK OR DOGLEG STAIRS SHALL ALWAYS BE CONTINUOUS.
4. IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD TO BE ON THE BOTTOM RISER AT THE TOP OF THE EXTENSION SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. AT THE BOTTOM, THE HANDRAILS SHALL CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FOR THE BOTTOM RISER THE REMAINDER OF THE EXTENSION SHALL BE HORIZONTAL.
5. THE CLEAR SPACE BETWEEN THE HANDRAILS AND THE WALL GUARD RAIL SHALL BE 1/4 INCHES.
6. GRIPPING SURFACE SHALL BE UNINTERRUPTED BY NEW POSTS OR OTHER ELEMENTS OR OBSTRUCTIONS.
7. TOP OF HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED AT 34 INCHES ABOVE STAIR NOSING.
8. ENDS OF HANDRAIL SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR WALL OR POST.
9. GUARDRAILS ARE REQUIRED TO BE 42 INCHES FROM THE STAIR NOSING. HANDRAILS SHALL BE SECURELY ATTACHED TO THE GUARDRAILS. ALL POSTS RAILING AND PICKETS TO BE 12 GAUGE OR BETTER.
10. SPACING BETWEEN PICKETS SHALL BE FOUR-INCH CENTERLINE TO CENTERLINE OF PICKET.
11. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 200 POUNDS, APPLIED AT ANY POINT IN ANY DIRECTION.
12. PH INDICATES PANIC HARDWARE.
13. ALL WALL, CEILINGS, PIPES, AND DEVICES IN STAIRWELLS TO BE PAINTED.
14. THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 POUND CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 FT² AREA AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS AND OTHER ELEMENTS SERVING THIS PURPOSE.

### PROJECT NOTES

1. PROVIDE A SIGN AT ALL STAIRS, INDICATING FLOOR LEVEL AND DIRECTION TO EXIT DISCHARGE AND AVAILABILITY OF ROOF ACCESS AT EACH LANDING. LOCATE 5 FOOT 8FF IN A VISIBLE LOCATION.
2. EACH STAIR DOOR CORD OR SIDE SHALL BE PROVIDED WITH THE WORD EXIT AT 6 INCHES AFF IN REFLECTIVE LETTERS.
3. EACH STAIR DOOR CORE DOOR SIDE SHALL BE PROVIDED WITH THE WORDS THIS FIRE DOOR MUST REMAIN CLOSED AT ALL TIMES.
4. AT EACH DOOR INTO A STAIR PROVIDE TACTILE SIGNAGE STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. INSTALL ADJACENT TO THE LATCH SIDE OF THE DOOR 5 FOOT AFF TO THE CENTERLINE OF THE SIGN.







### STAIRCASE NOTES

#### GENERAL NOTES

1. STAIR TREADS SHALL BE NO LESS THAN 11 INCHES DEEP. NO OPEN RISERS ARE PERMITTED.
2. NO SCENES SHALL NOT BE ABRUPT. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 1/4 INCH. RISERS SHALL BE SLOPED OR PER THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60° FROM THE HORIZONTAL NOSY A PROJECT MORE THAN 1/4 INCH.
3. HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES OF THE STAIRS. THE INSIDE HANDRAIL ON THE SWITCHBACK OR DOGLEG STAIRS SHALL ALWAYS BE CONTINUOUS.
4. IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD TO BE ON THE BOTTOM RISER. AT THE TOP OF THE EXTENSION SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. AT THE BOTTOM, THE HANDRAILS SHALL CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FOR THE BOTTOM RISER THE REMAINDER OF THE EXTENSION SHALL BE HORIZONTAL.
5. THE CLEAR SPACE BETWEEN THE HANDRAILS AND THE WALL GUARD RAIL SHALL BE 1/4 INCHES.
6. GRIPPING SURFACE SHALL BE UNINTERRUPTED BY NEW POSTS OR OTHER ELEMENTS OR OBSTRUCTIONS.
7. TOP OF HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED AT 34 INCHES ABOVE STAIR NOSING.
8. ENDS OF HANDRAIL SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR WALL OR POST.
9. GUARDRAILS ARE REQUIRED TO BE 42 INCHES FROM THE STAIR NOSING. HANDRAILS SHALL BE SECURELY ATTACHED TO THE GUARDRAILS. ALL POSTS RAILING AND PICKETS TO BE 10 GAUGE OR BETTER.
10. SPACING BETWEEN PICKETS SHALL BE FOUR-INCH CENTERLINE TO CENTERLINE OF PICKET.
11. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 200 POUNDS, APPLIED AT ANY POINT IN ANY DIRECTION.
12. PH INDICATES PANIC HARDWARE.
13. ALL WALL, CEILINGS, PIPES, AND DEVICES IN STAIRWELLS TO BE PAINTED.
14. THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 POUND CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 FT² AREA AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS AND OTHER ELEMENTS SERVING THIS PURPOSE.

#### PROJECT NOTES

1. PROVIDE A SIGN AT ALL STAIRS, INDICATING FLOOR LEVEL AND DIRECTION TO EXIT DISCHARGE AND AVAILABILITY OF ROOF ACCESS AT EACH LANDING. LOCATE 5 FOOT 8FF IN A VISIBLE LOCATION.
2. EACH STAIR DOOR CORD OR SIDE SHALL BE PROVIDED WITH THE WORD EXIT AT 6 INCHES AFF IN REFLECTIVE LETTERS.
3. EACH STAIR DOOR CORE DOOR SIDE SHALL BE PROVIDED WITH THE WORDS THIS FIRE DOOR MUST REMAIN CLOSED AT ALL TIMES.
4. AT EACH DOOR INTO A STAIR PROVIDE TACTILE SIGNAGE STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. INSTALL ADJACENT TO THE LATCH SIDE OF THE DOOR 5 FOOT AFF TO THE CENTERLINE OF THE SIGN.

**BASE4**

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:

Owner: **TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE: 2020.05.25

DRAWN BY: RC

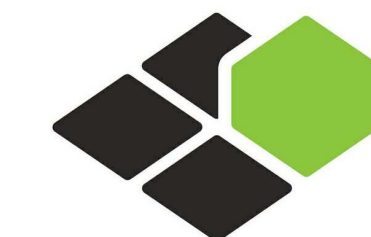
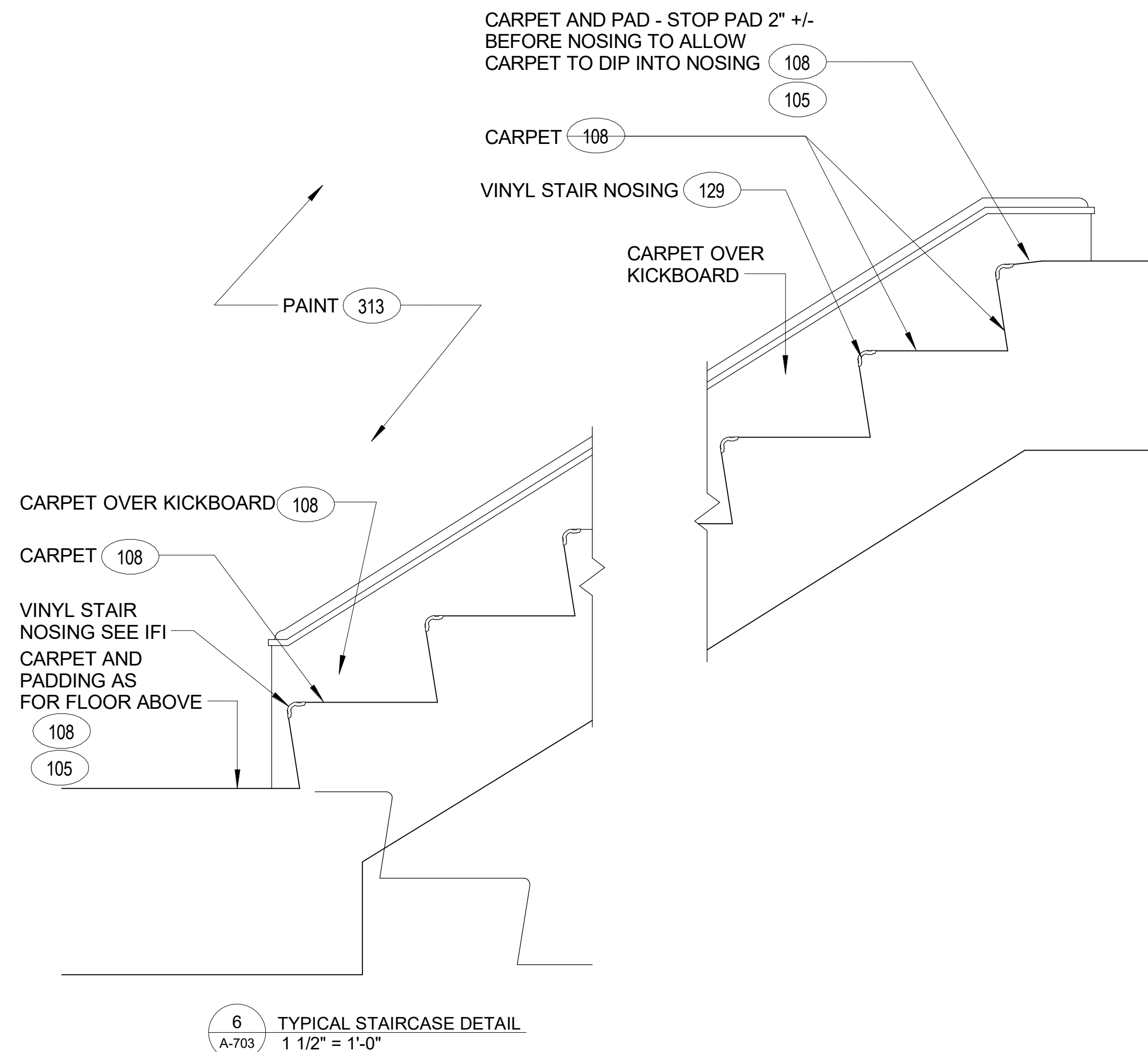
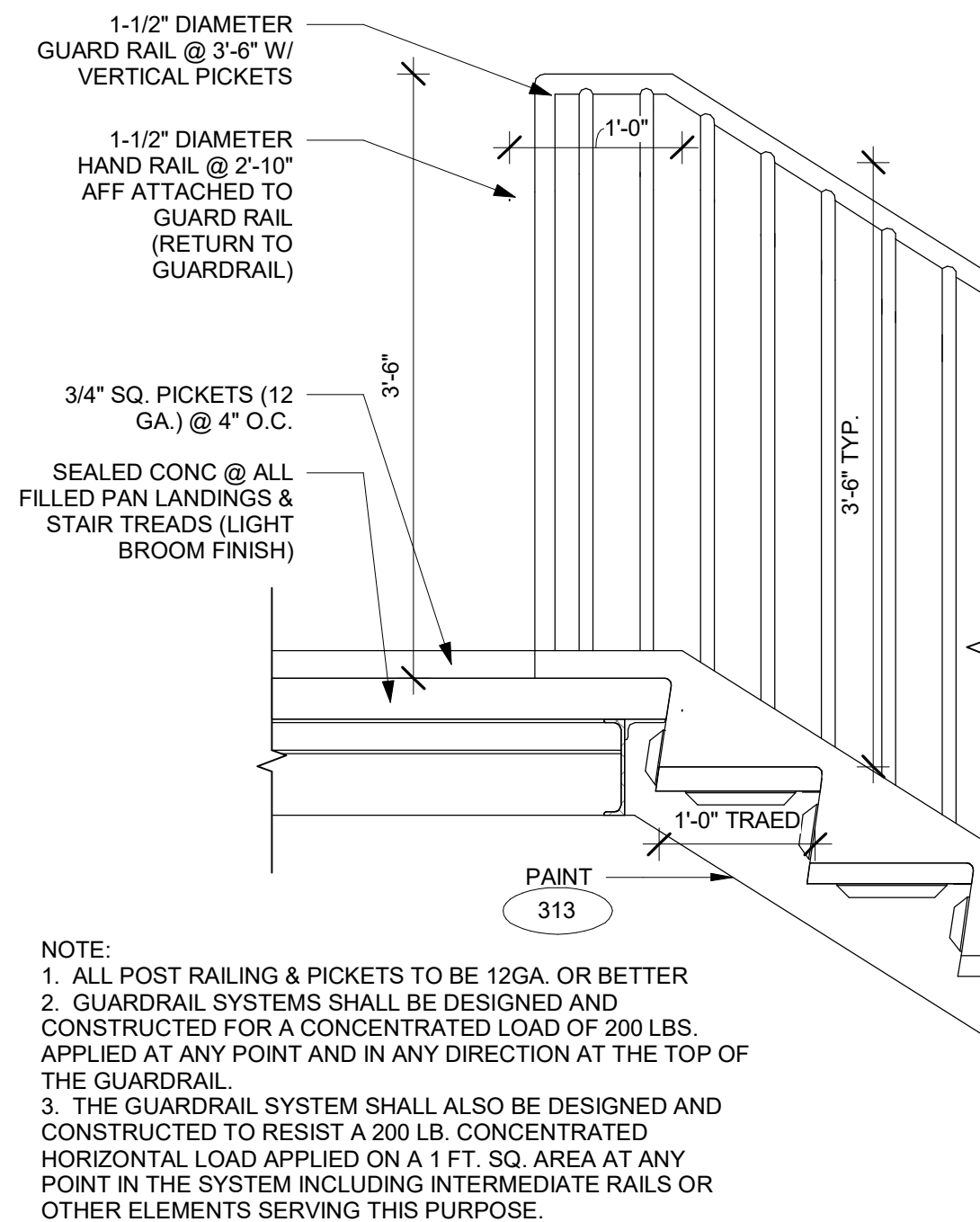
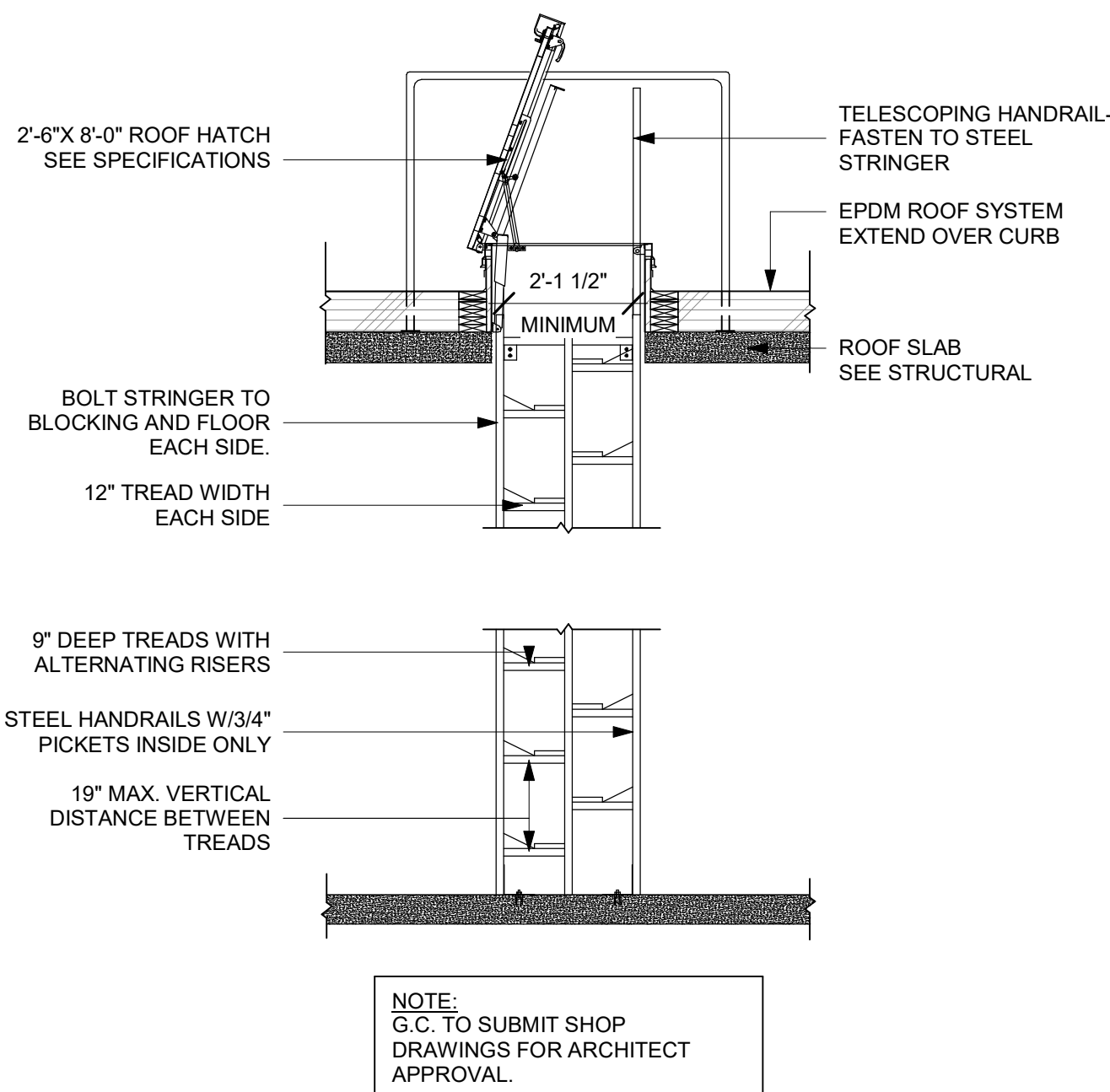
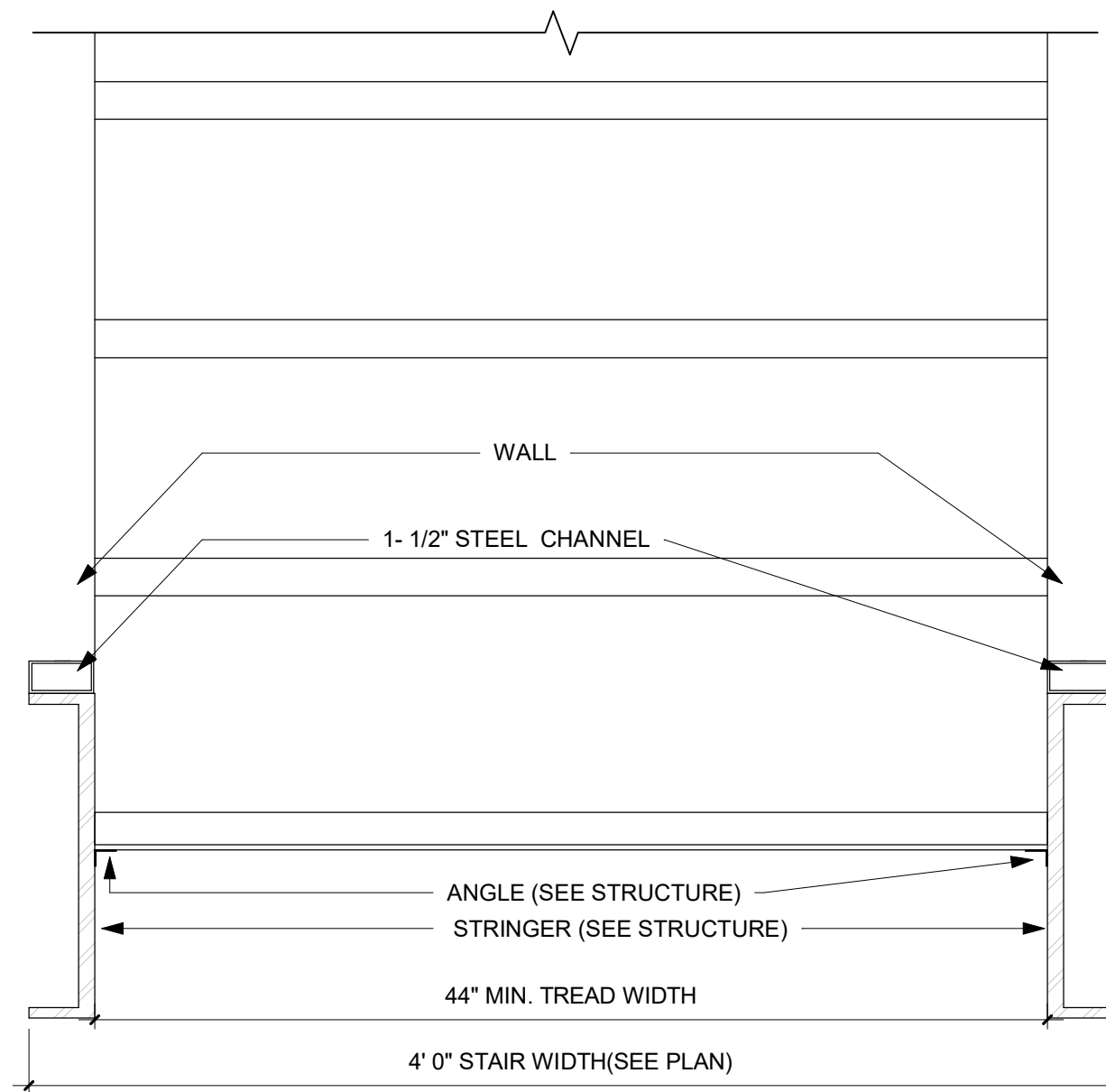
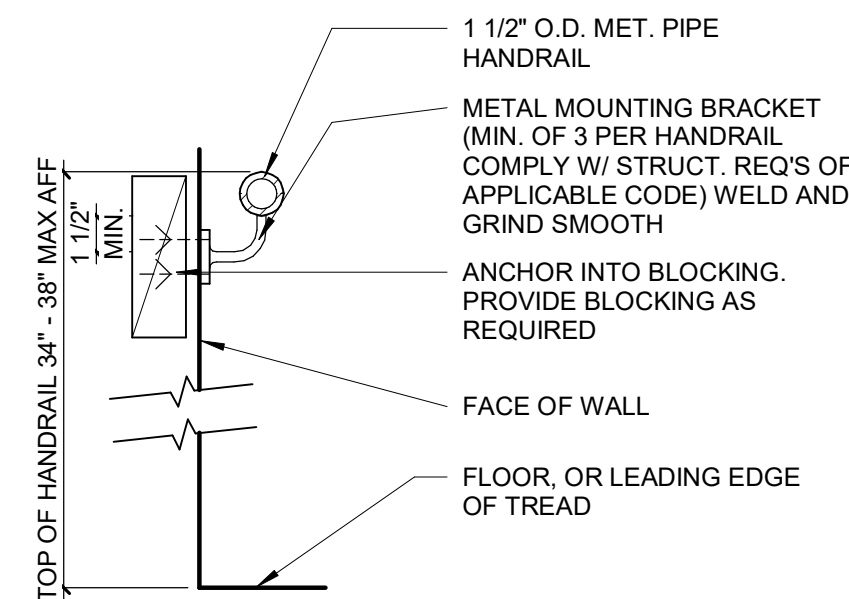
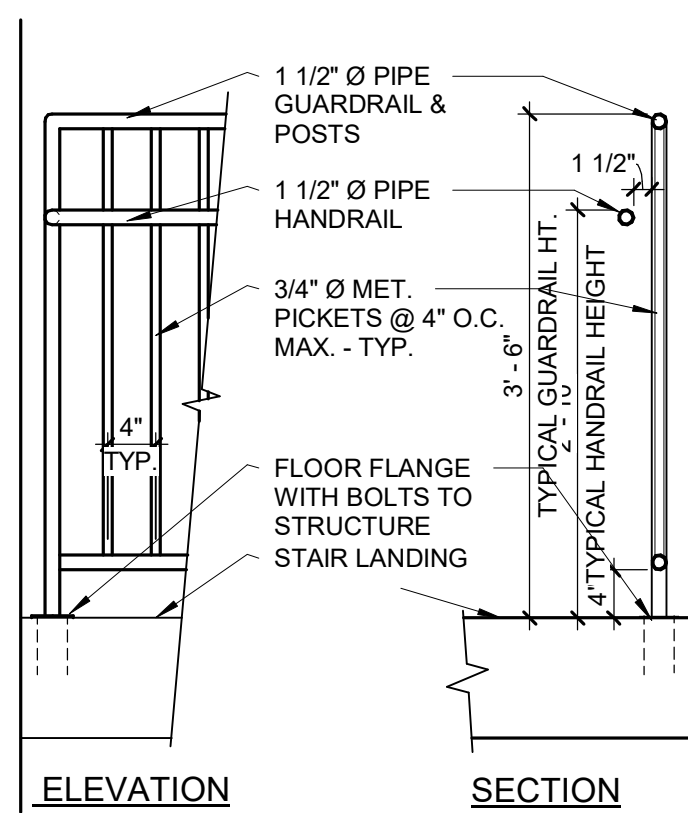
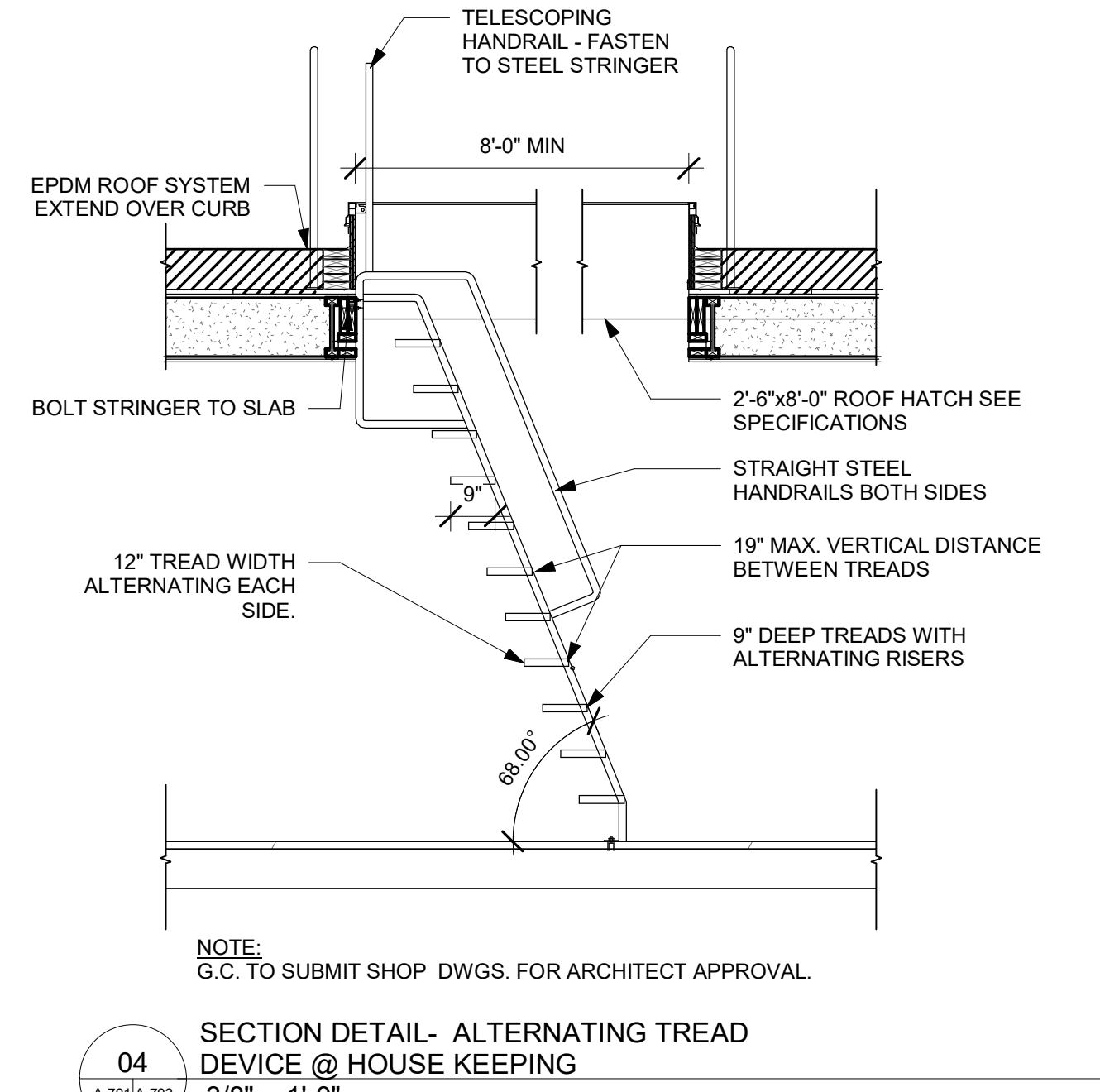
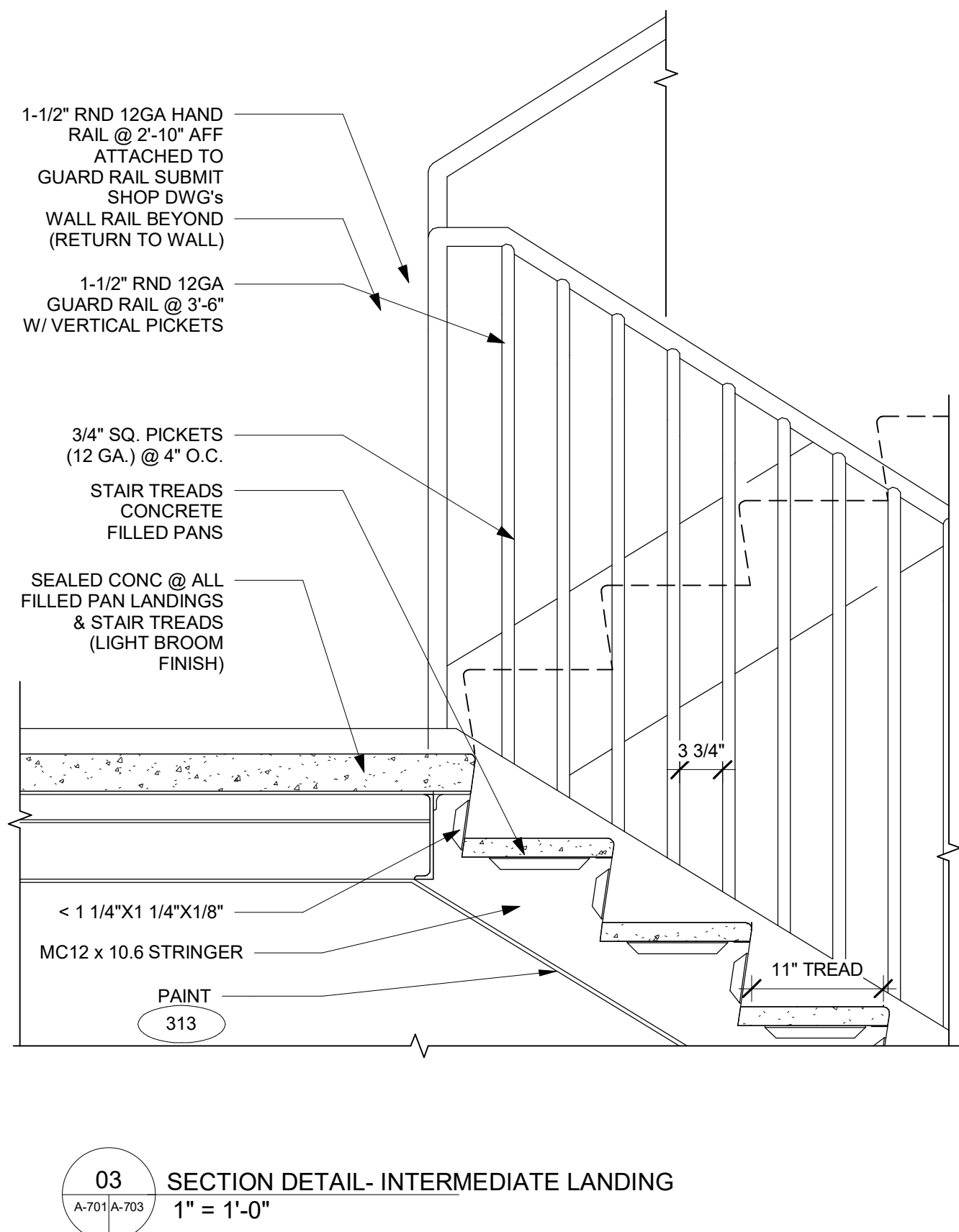
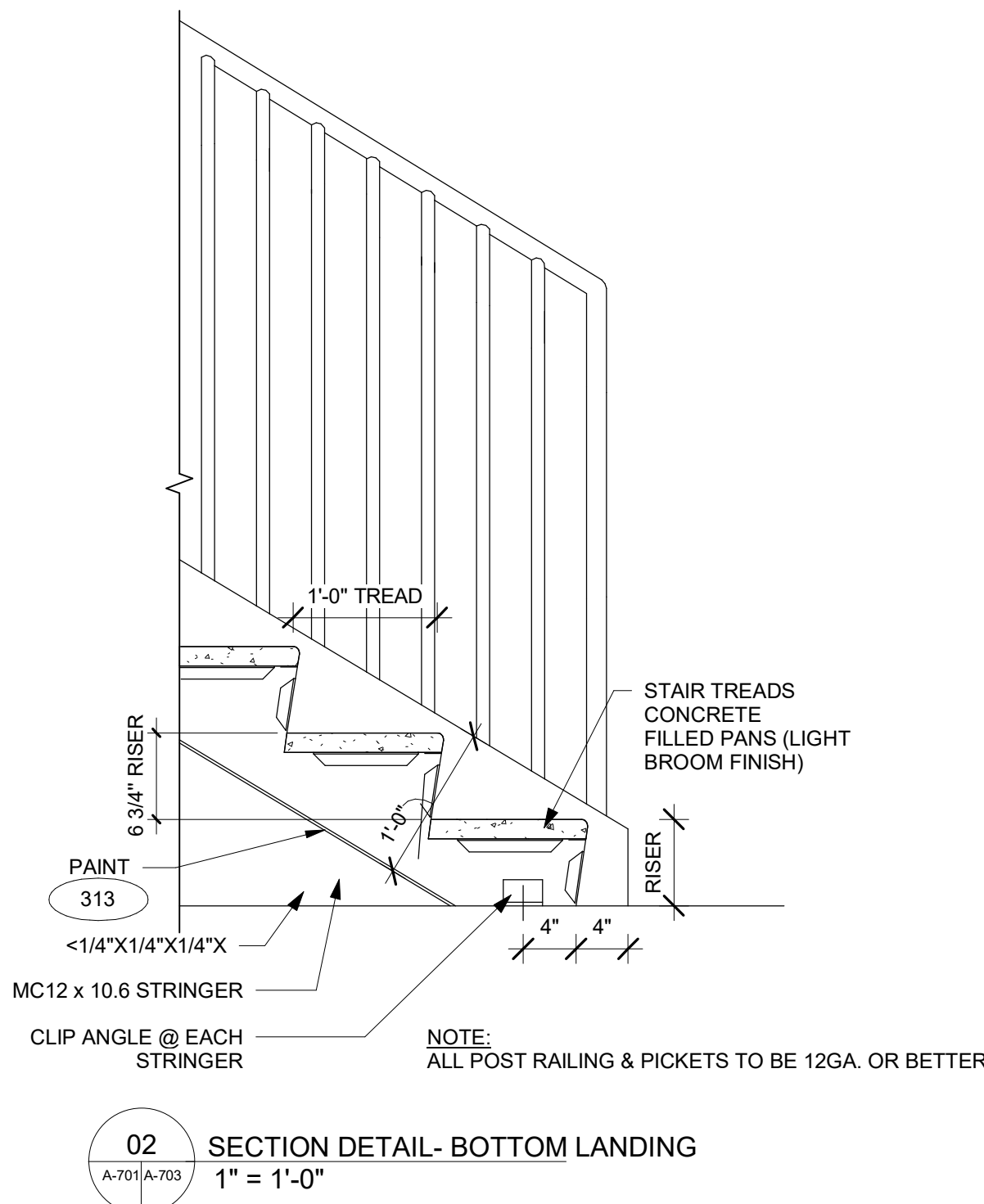
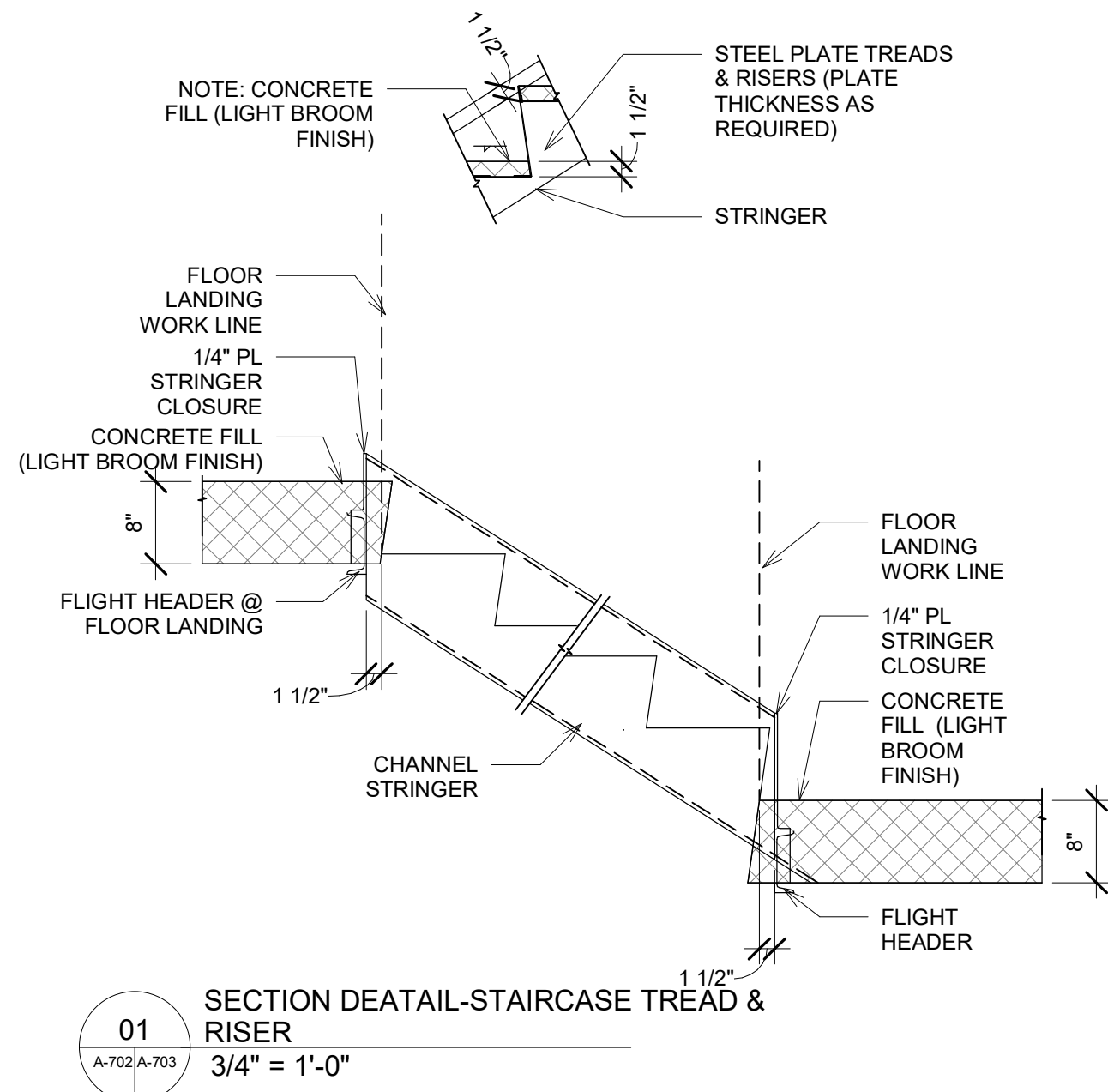
CHECKED BY: RB/DDP

PROJECT NO.: B4-157-1801

SHEET NAME: STAIRWAY-PLANS AND SECTIONS@ STAIRCASE 2

DRAWINGS NO. **A-702**





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

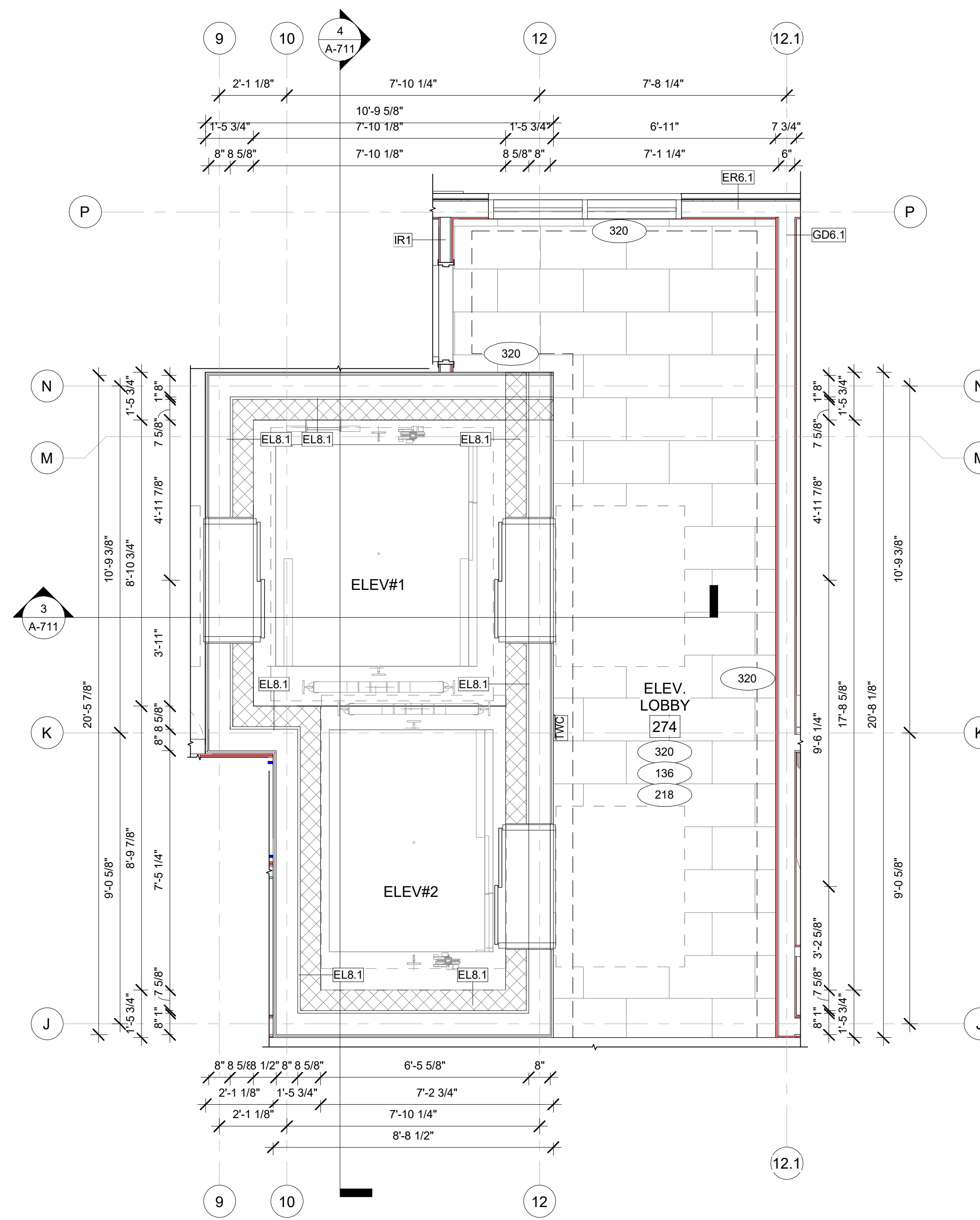
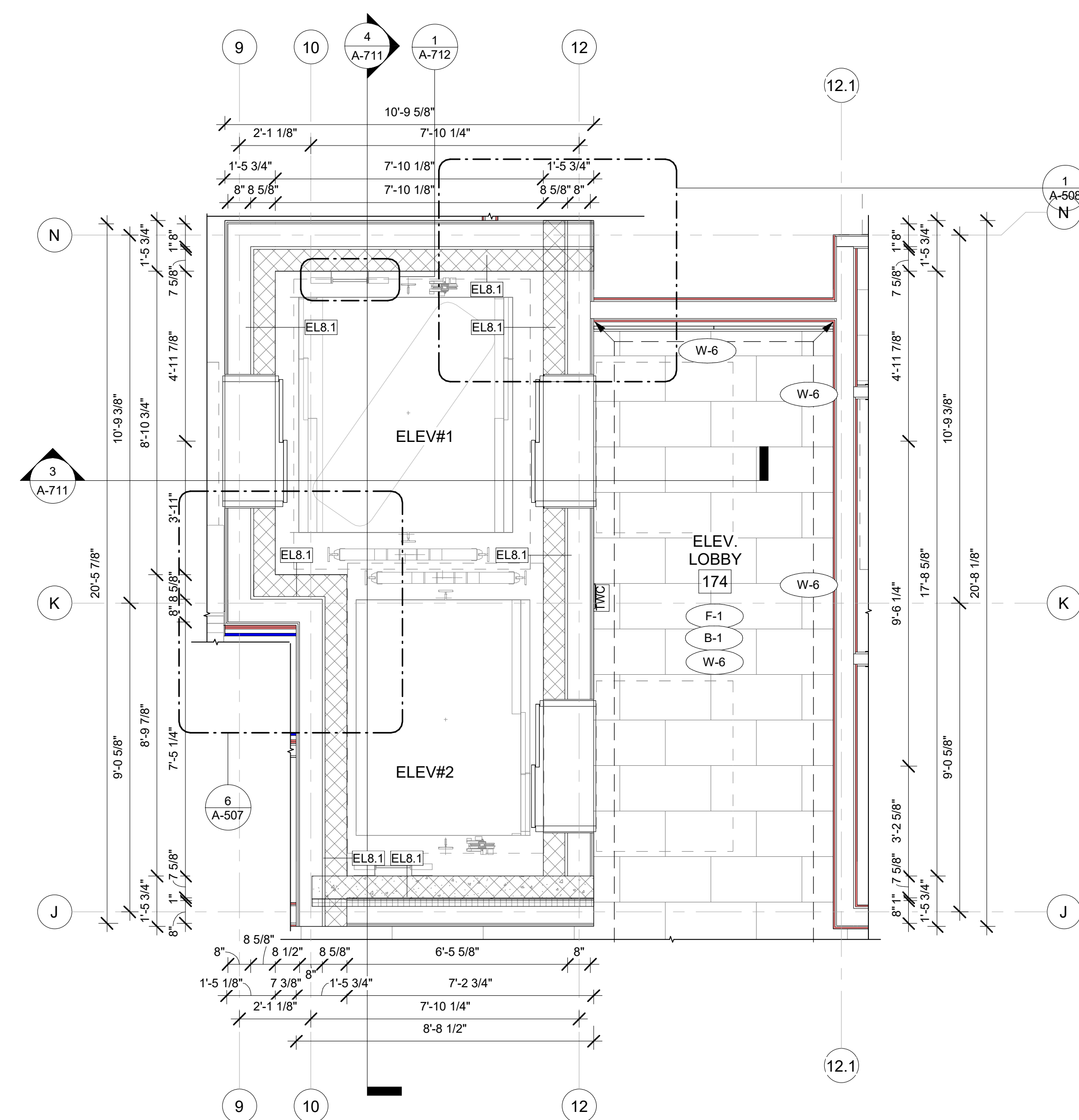
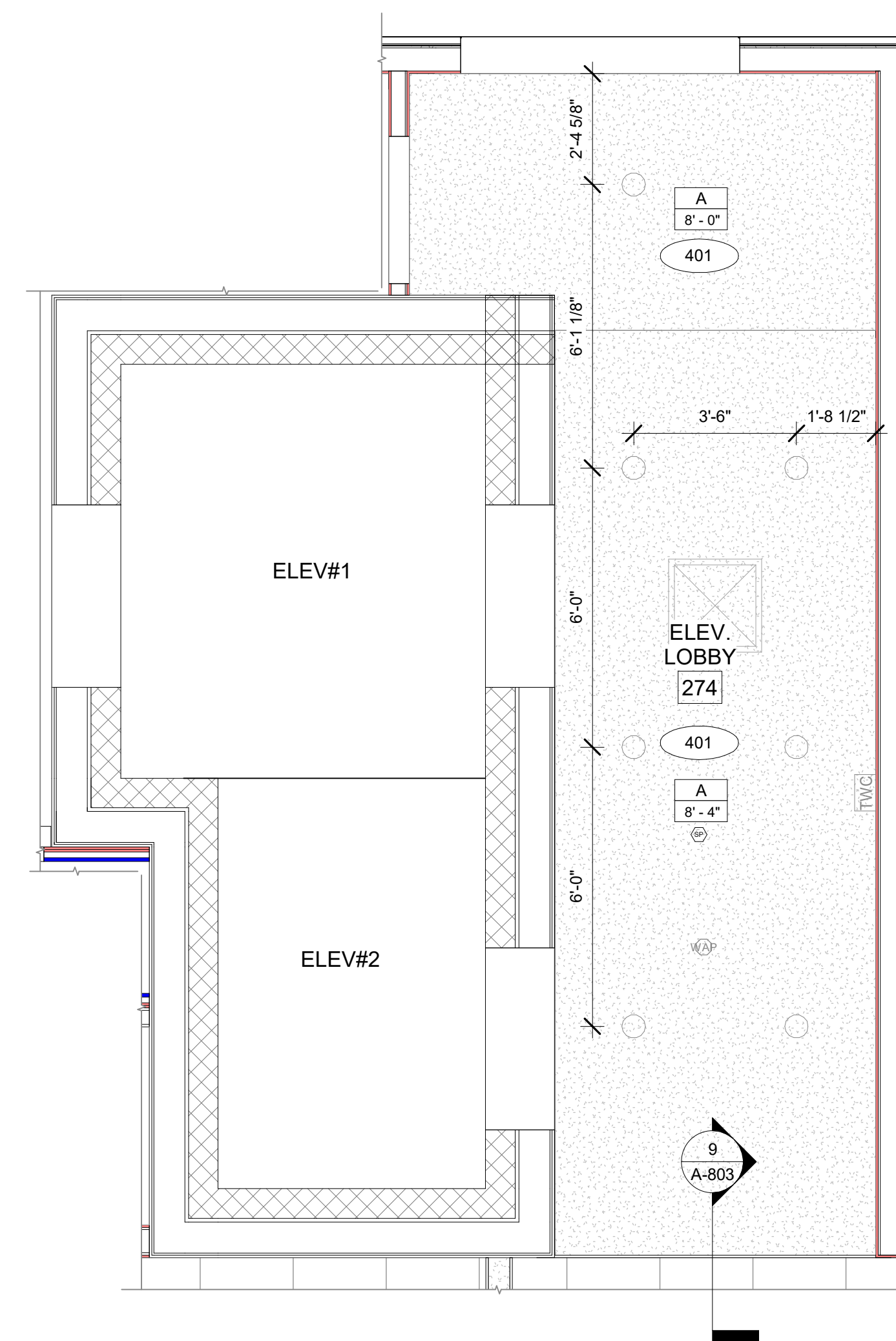
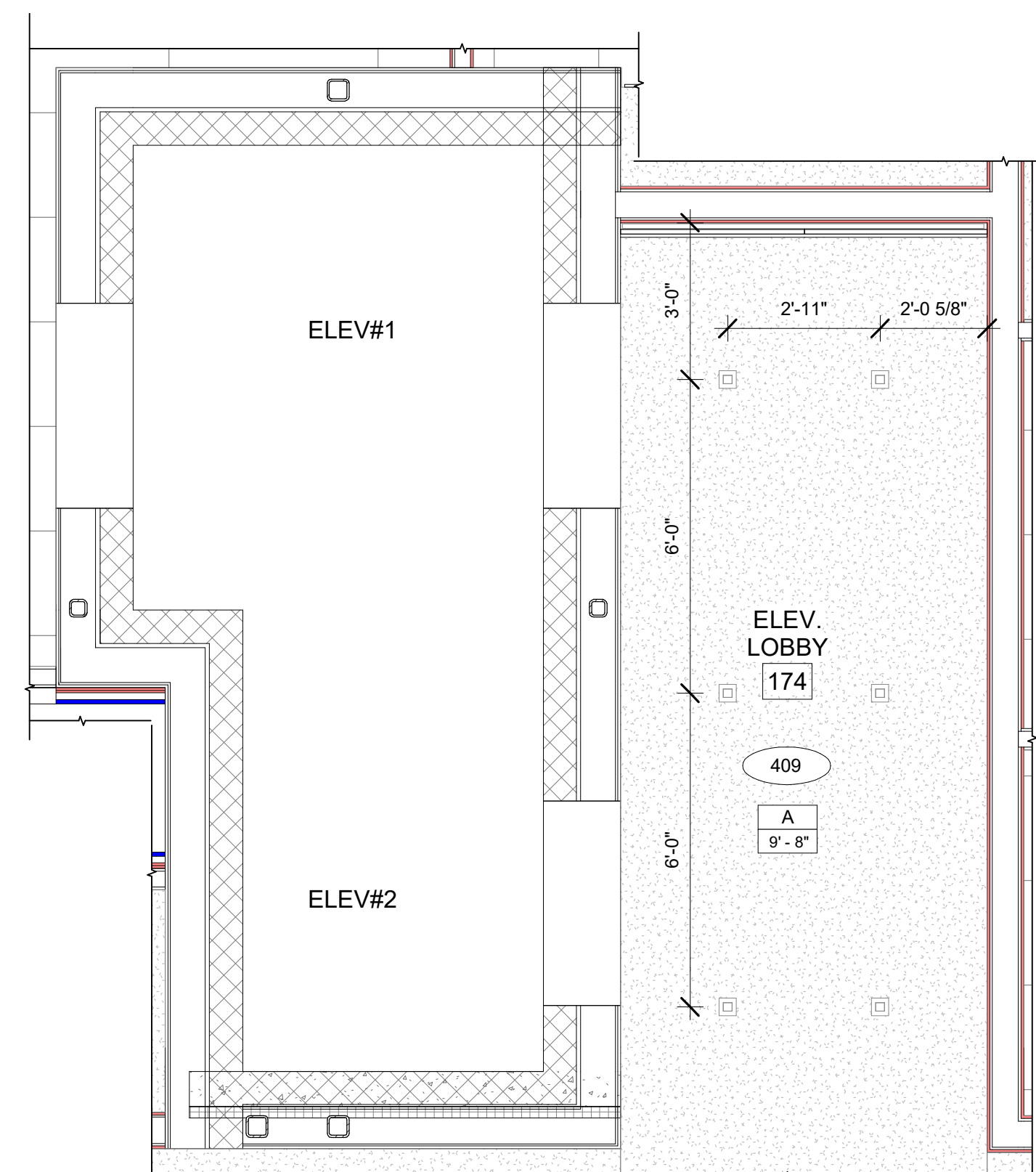
SHEET NAME

STAIRWAY DETAILS

DRAWINGS NO.

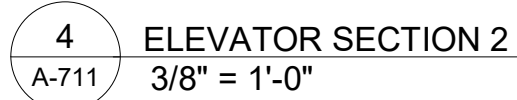
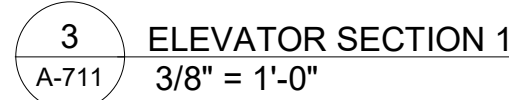
**A-703**





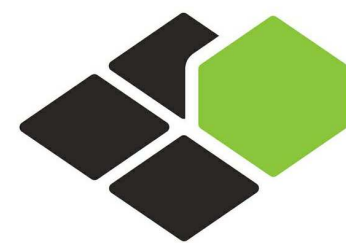
# A-710





**A-711**





BASE<sup>4</sup>

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/DDP

PROJECT NO.

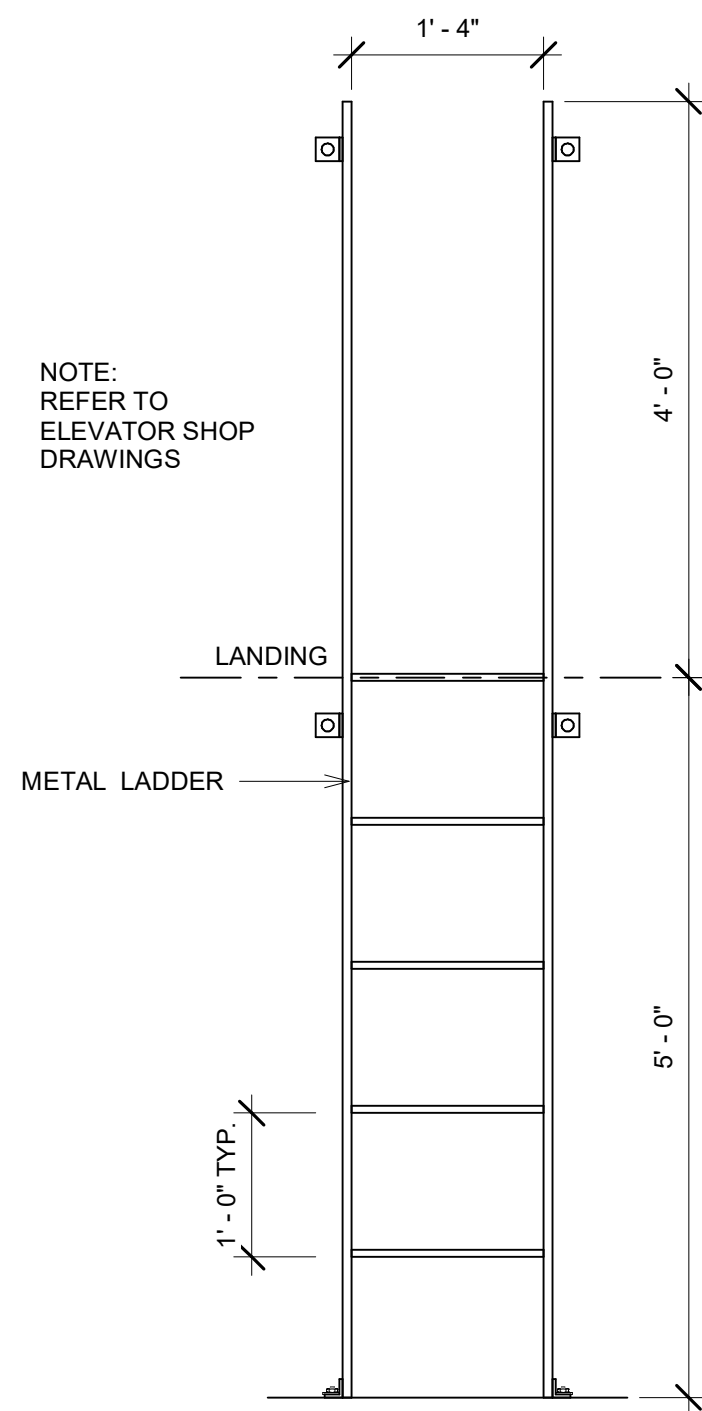
B4-157-1801

SHEET NAME

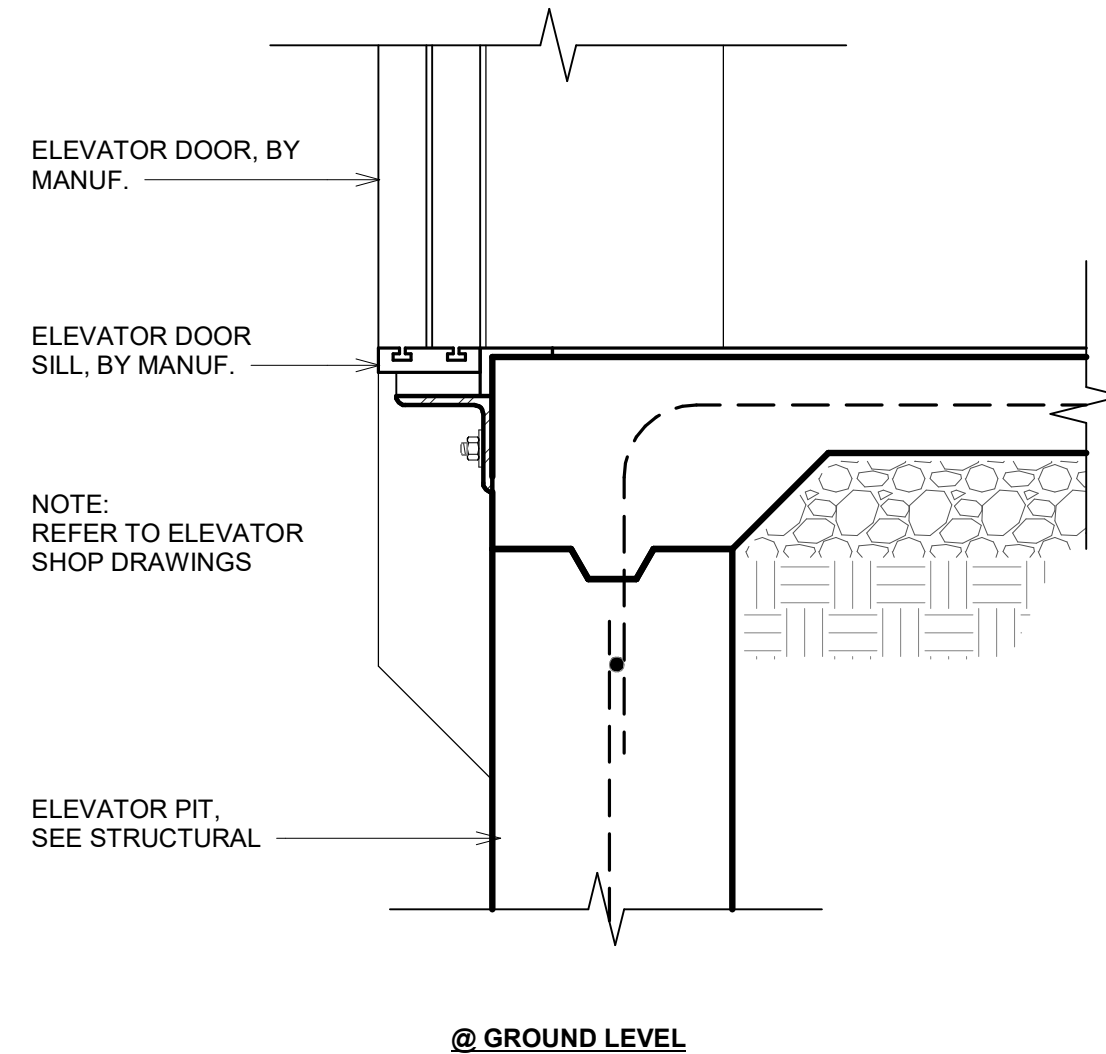
**ELEVATOR  
DETAILS**

DRAWINGS NO.

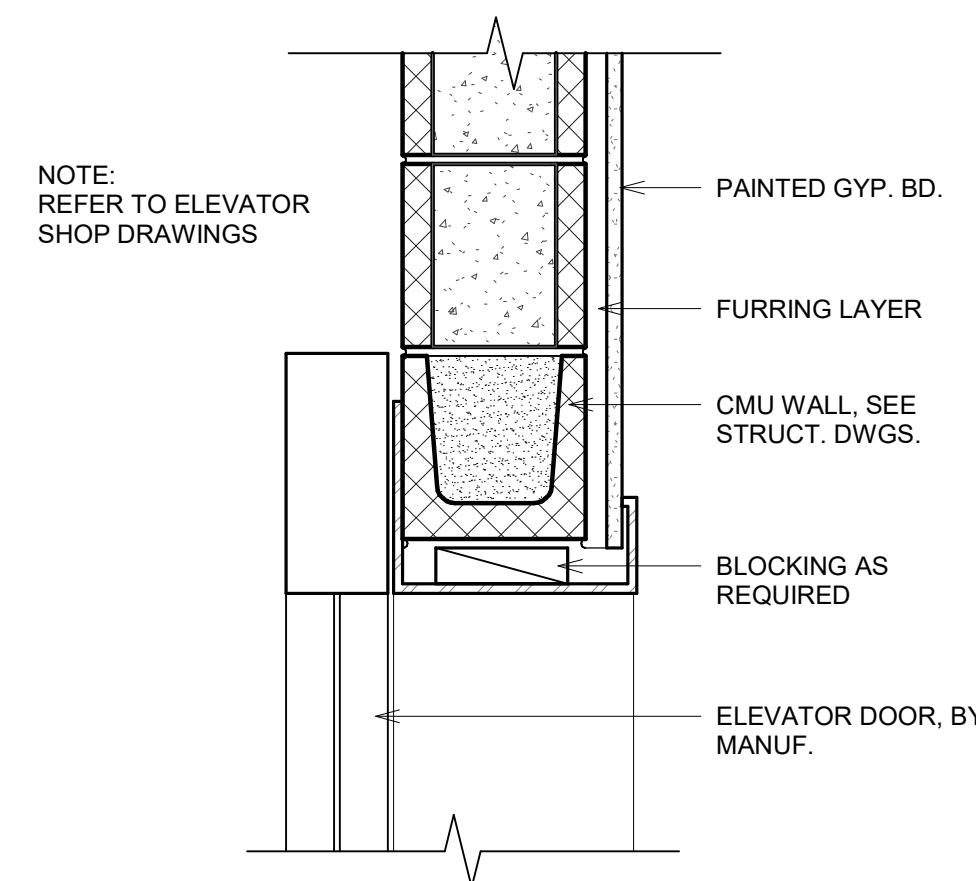
**A-712**



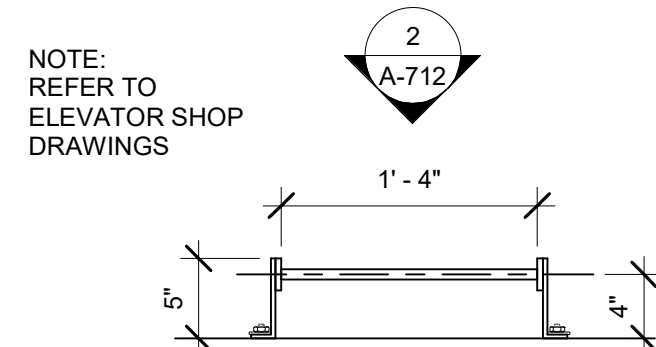
2 ELEVATOR LADDER  
3/4" = 1'-0"



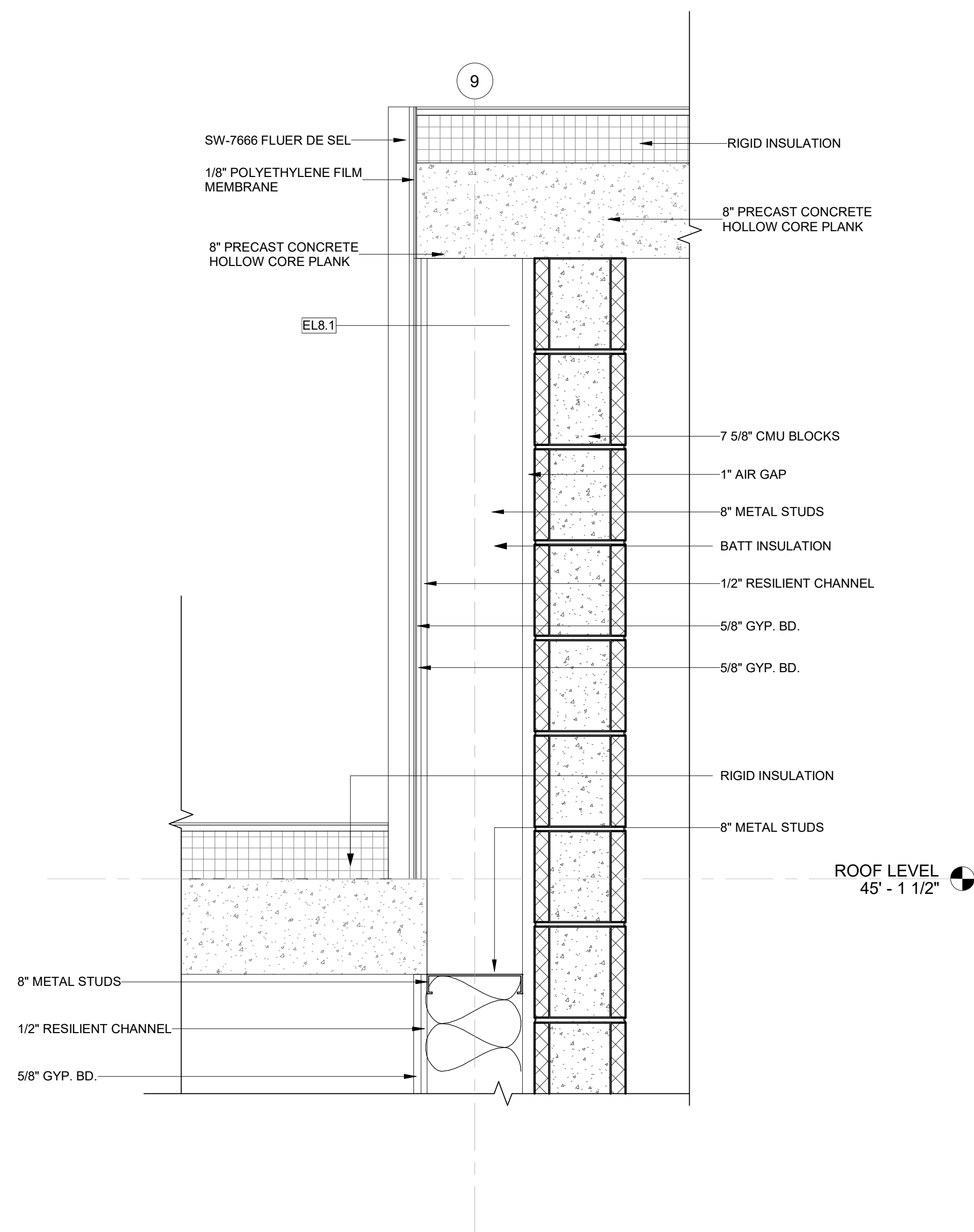
3 ELEVATOR SILL LEVEL DETAIL  
1 1/2" = 1'-0"



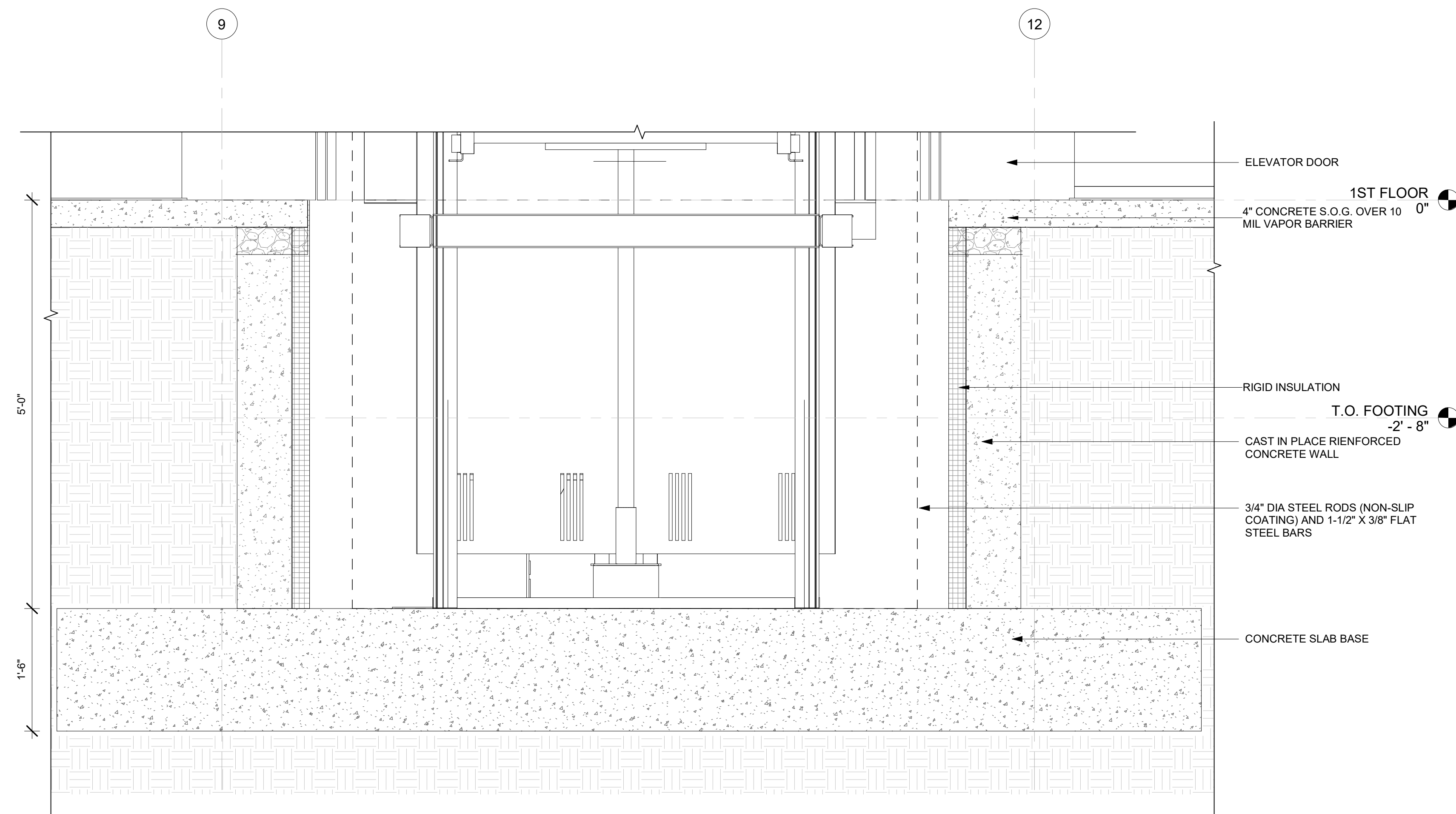
4 ELEVATOR HEAD LEVEL DETAIL  
1 1/2" = 1'-0"



1 Elevator Ladder Plan  
1" = 1'-0"

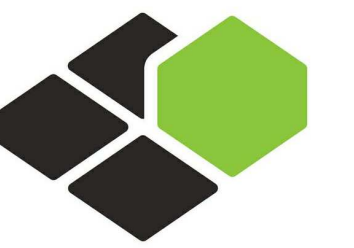


5 ELEVATOR DETAIL  
1 1/2" = 1'-0"



6 ELEVATOR PIT ENLARGED DETAIL  
1" = 1'-0"





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/DDP

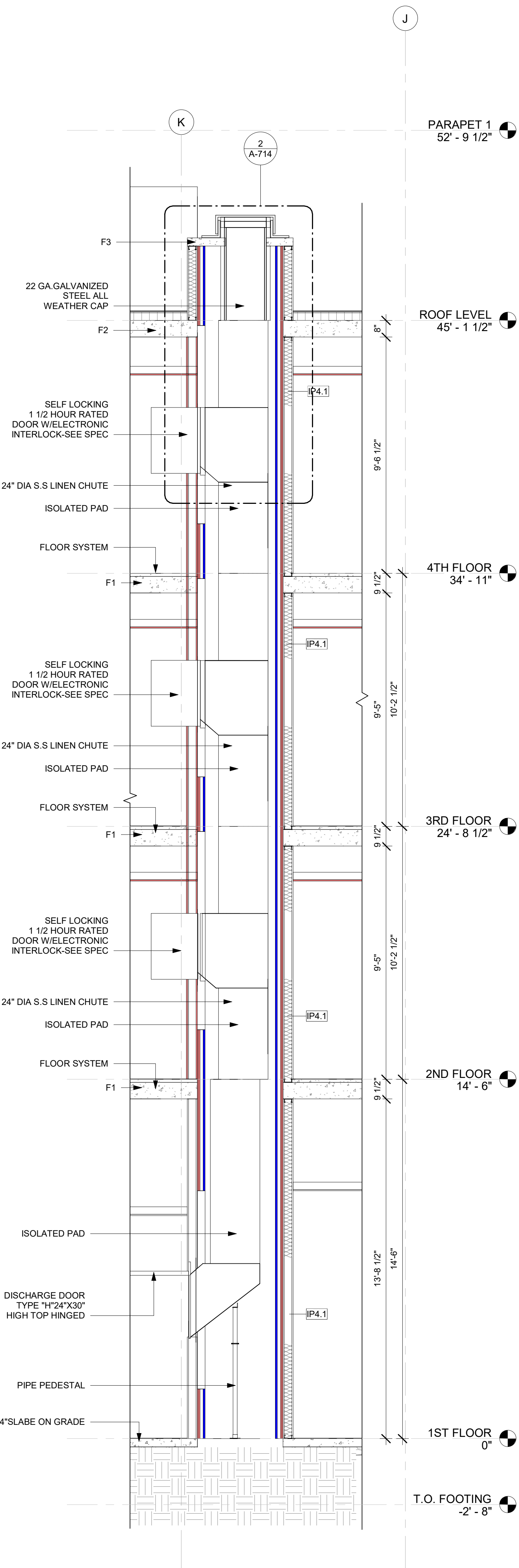
PROJECT NO.  
B4-157-1801

SHEET NAME

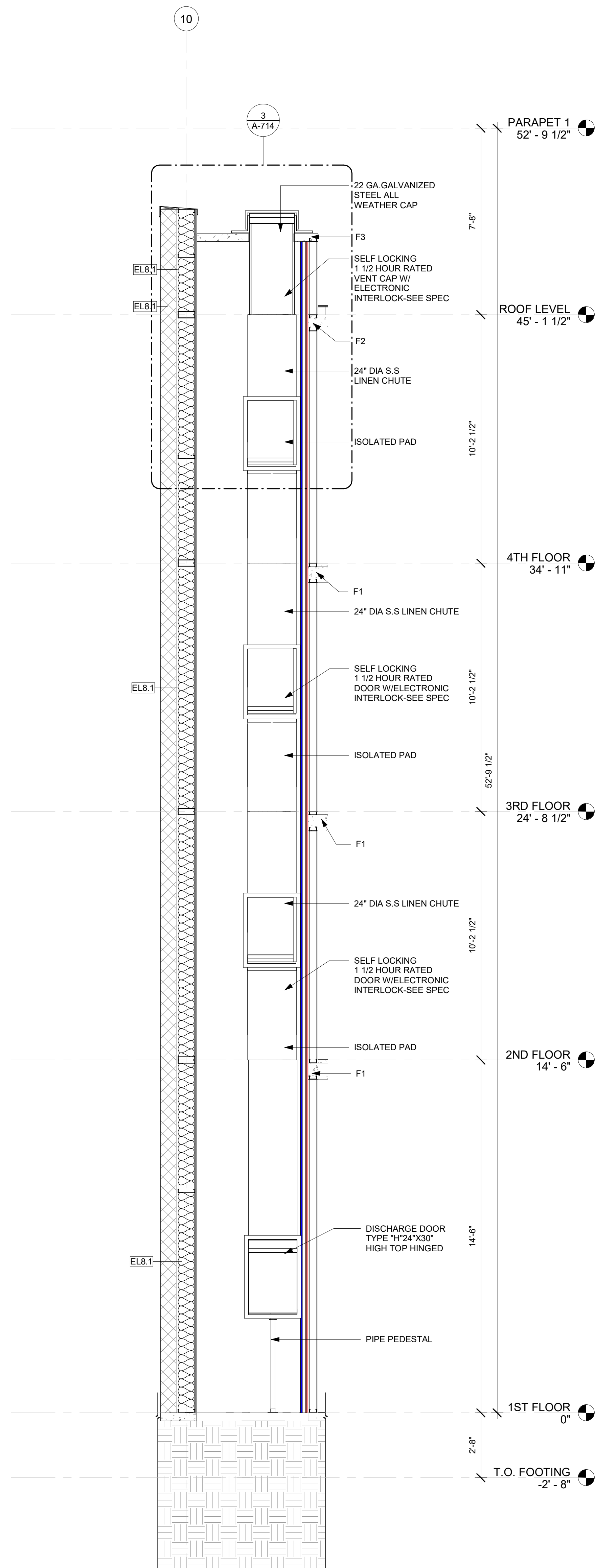
**LINEN CHUTE -  
PLAN AND  
SECTIONS**

DRAWINGS NO.

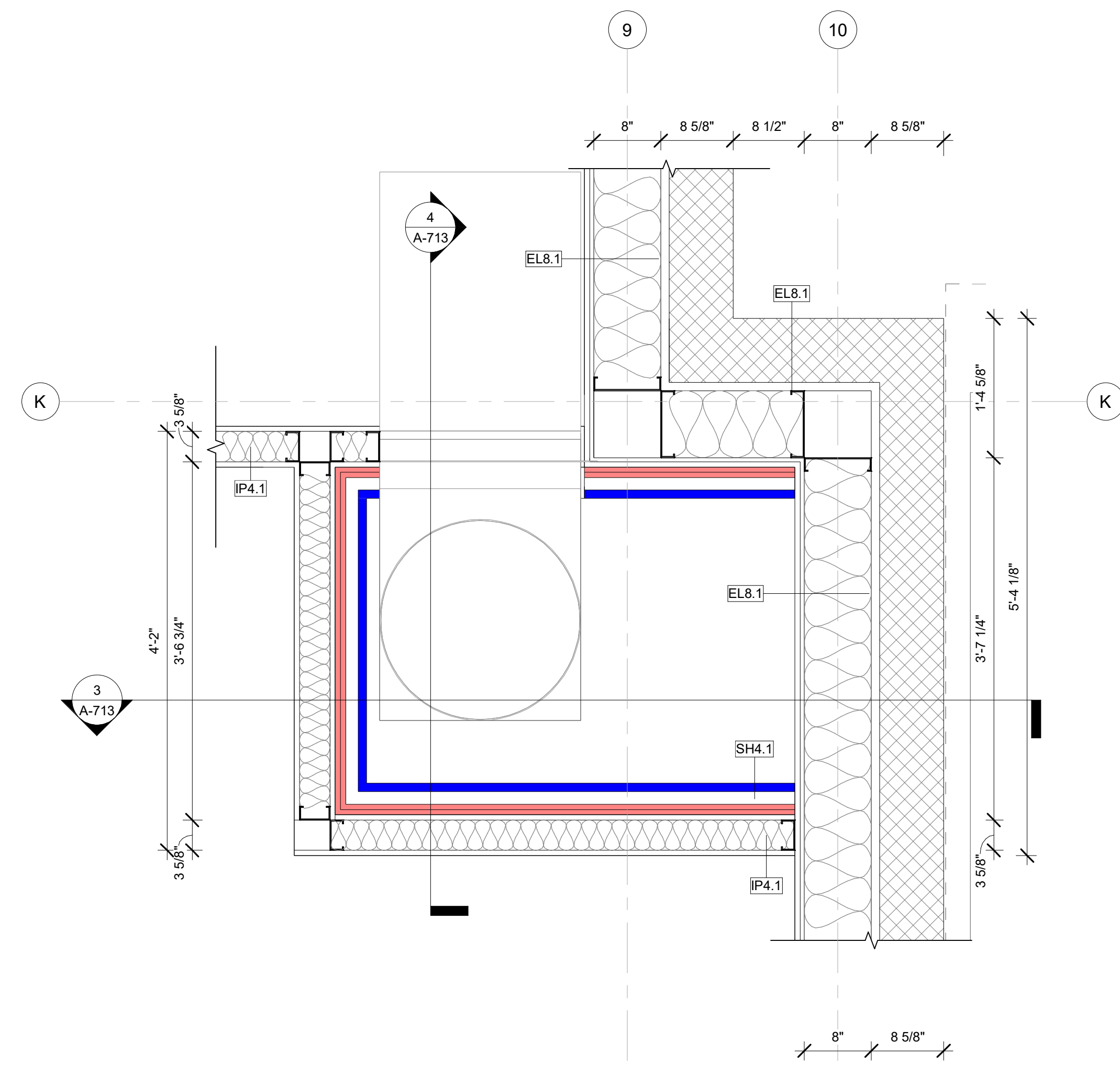
**A-713**



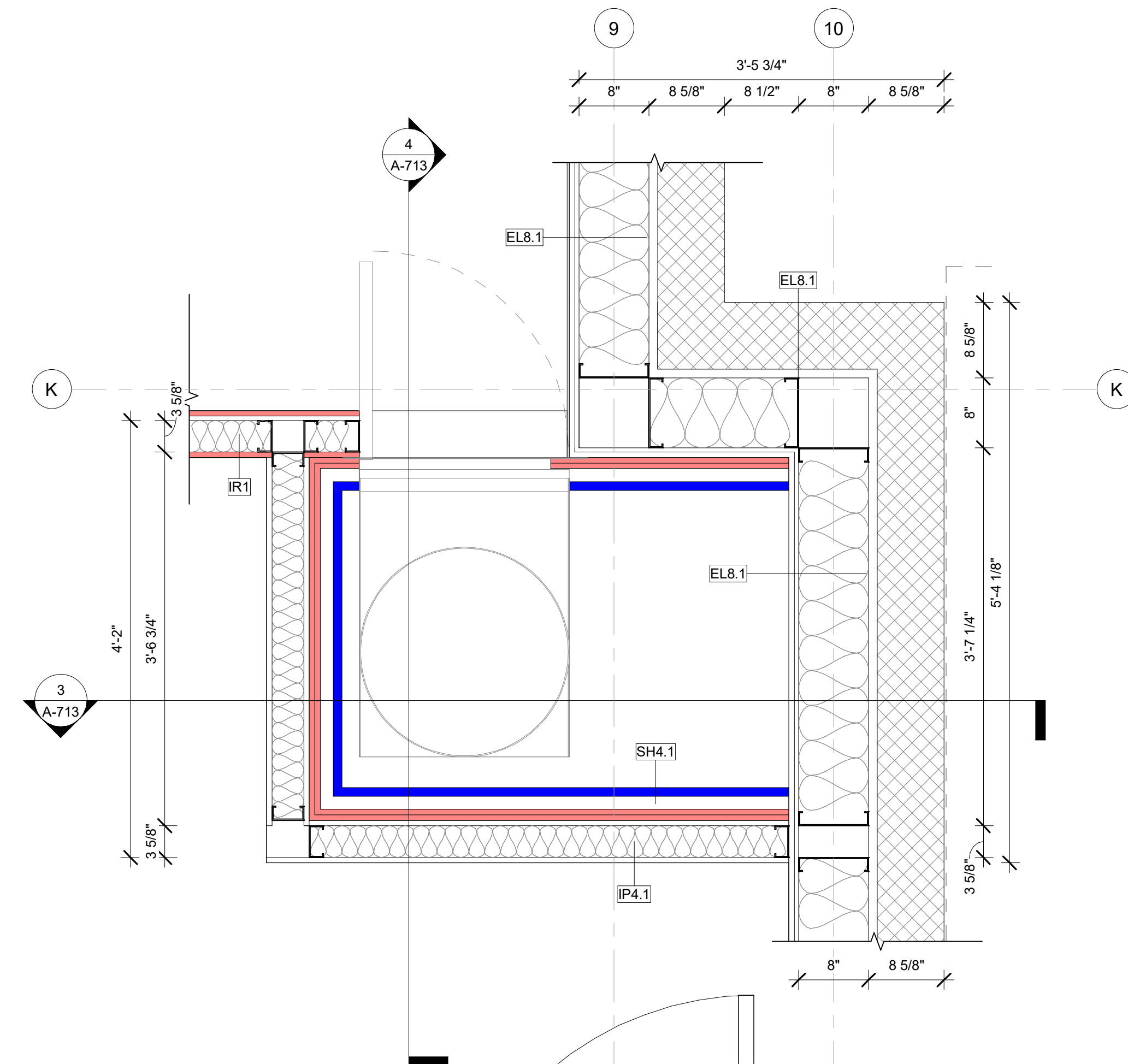
4 LINEN CHUTE SECTION -1  
3/8" = 1'-0"



3 LINEN CHUTE SECTION-2  
3/8" = 1'-0"

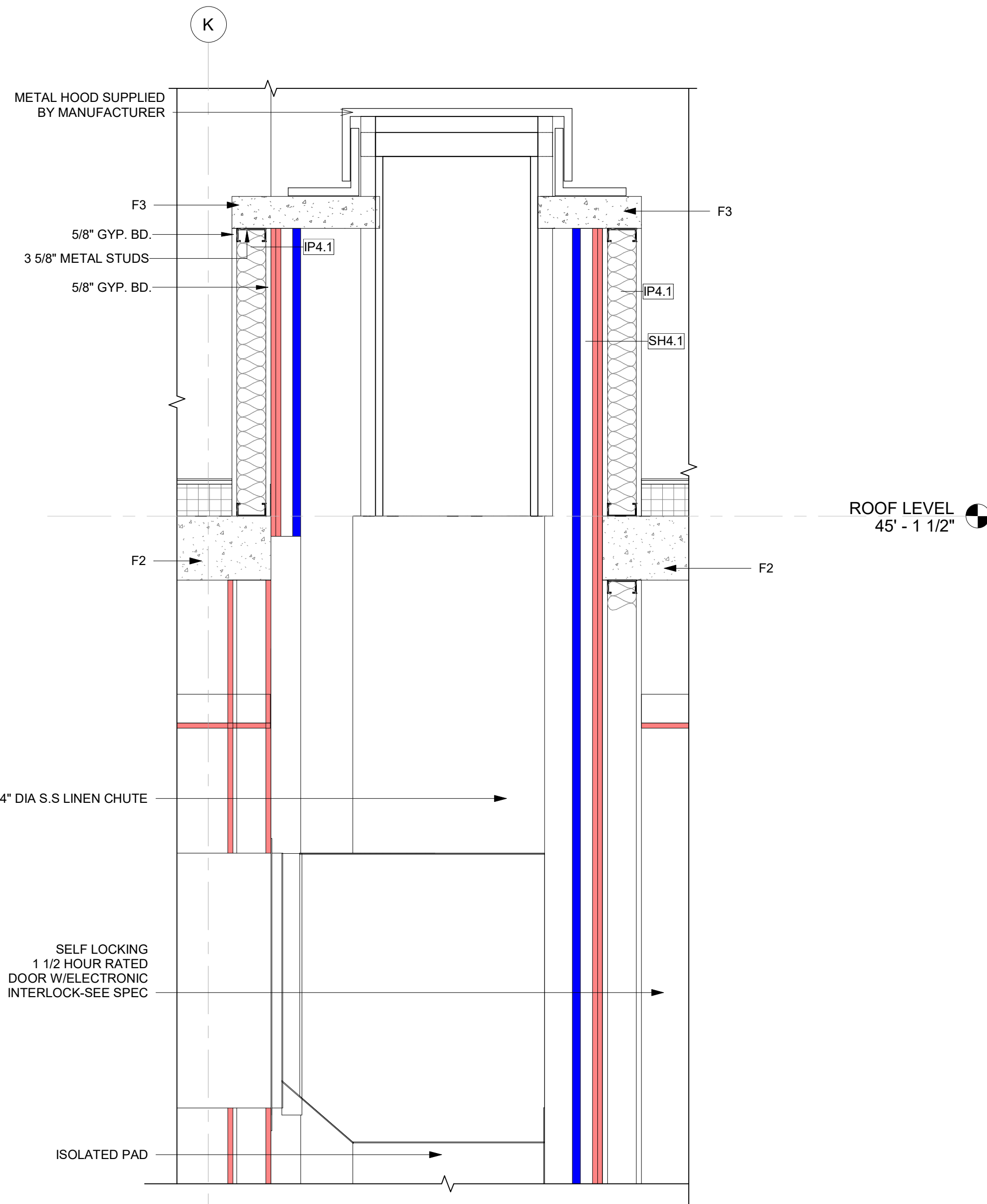


1 FIRST FLOOR LINEN CHUTE PLAN  
1" = 1'-0"

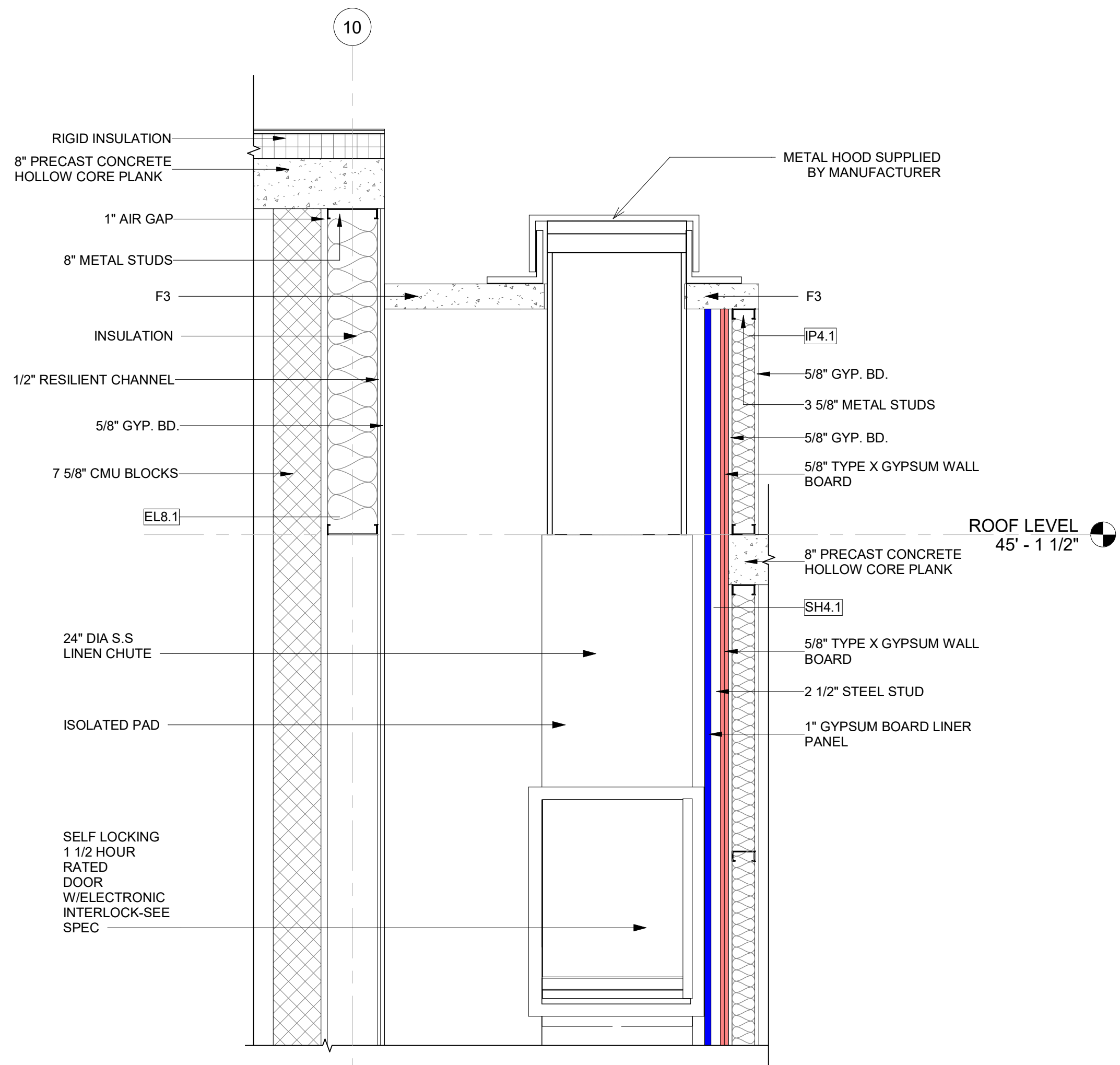


2 TYPICAL FLOOR LINEN CHUTE PLAN  
1" = 1'-0"

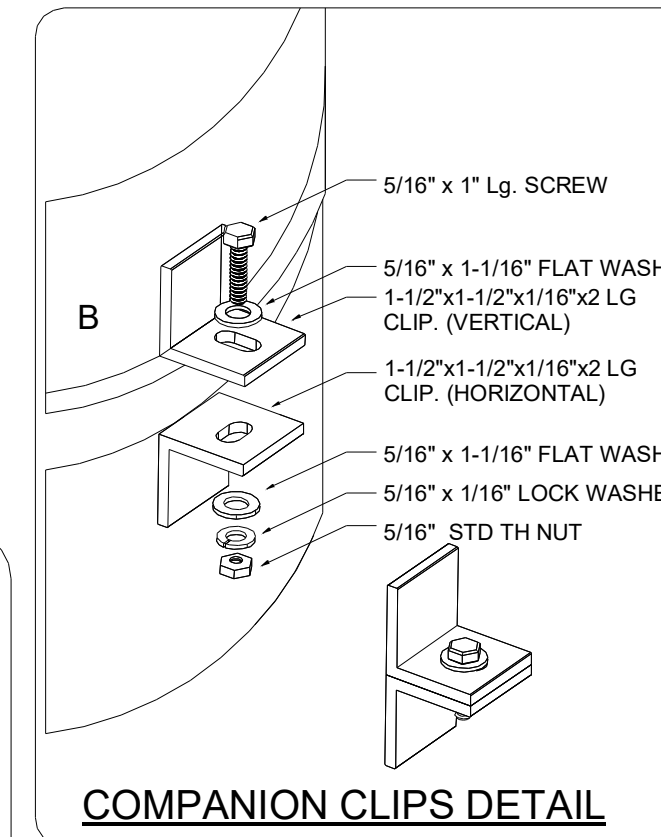
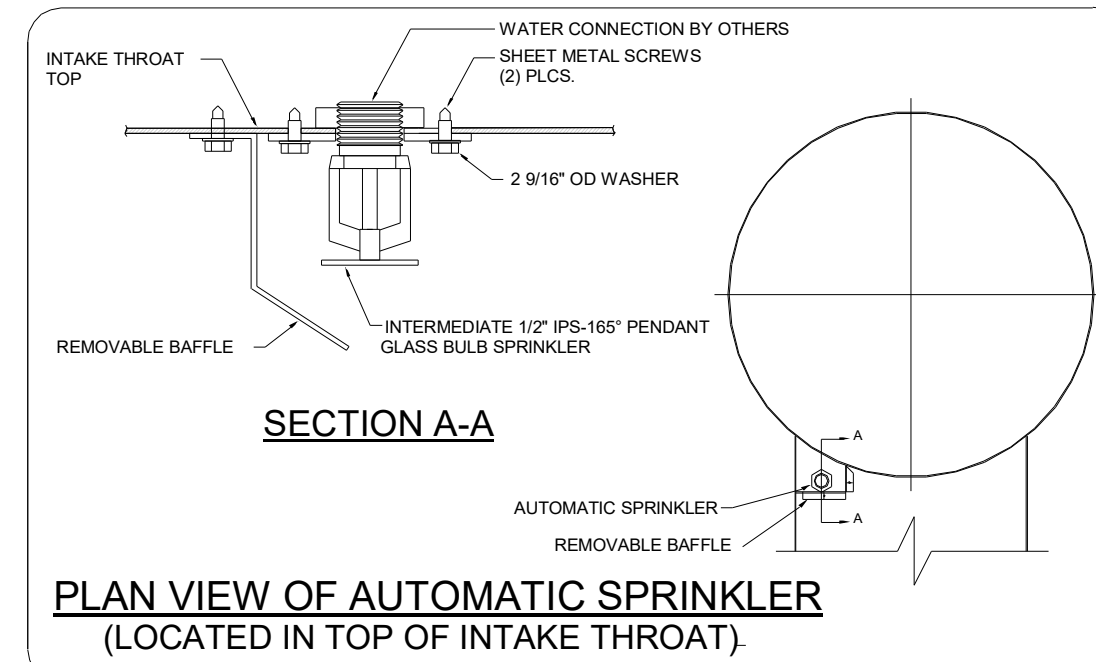




2 LINEN CHUTE SECTION -1 - Callout 1  
1" = 1'-0"



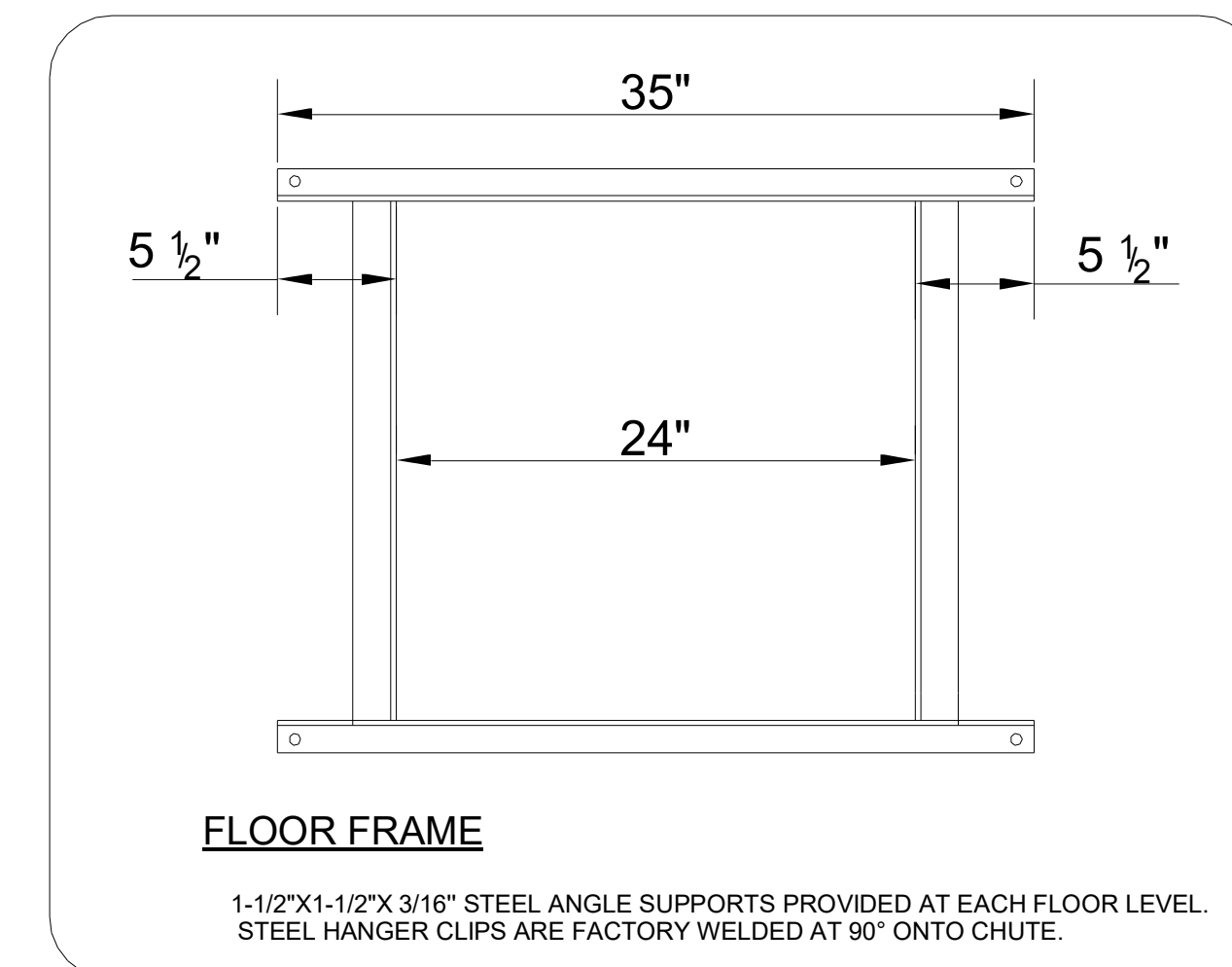
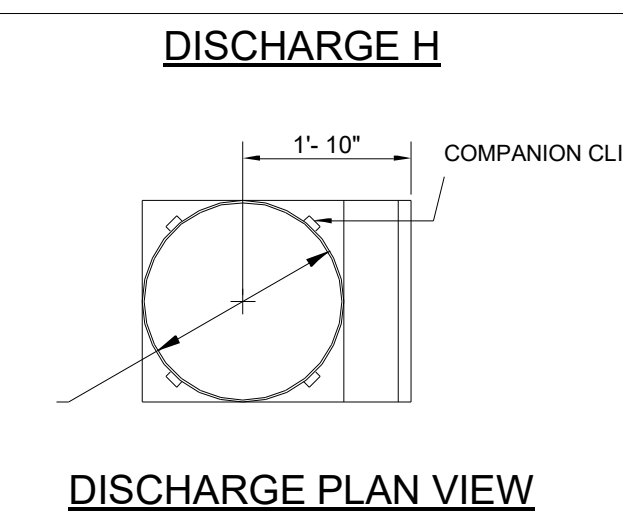
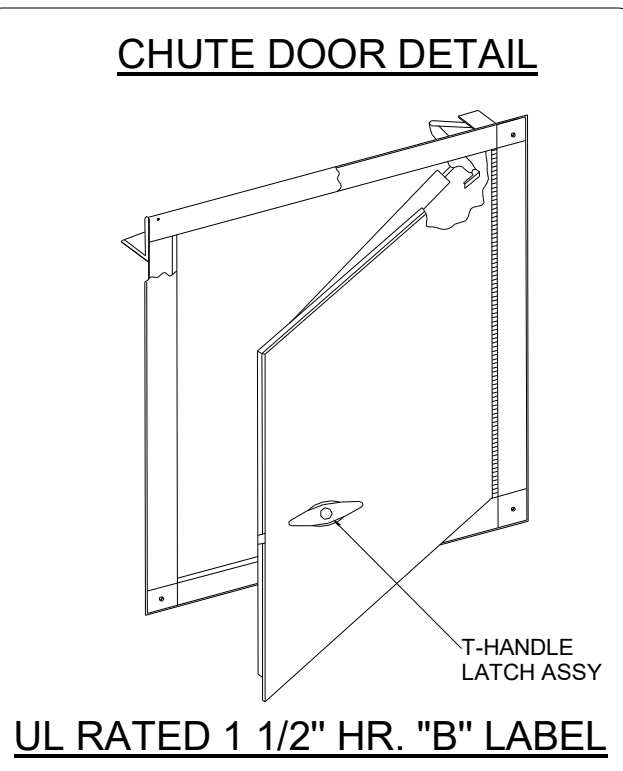
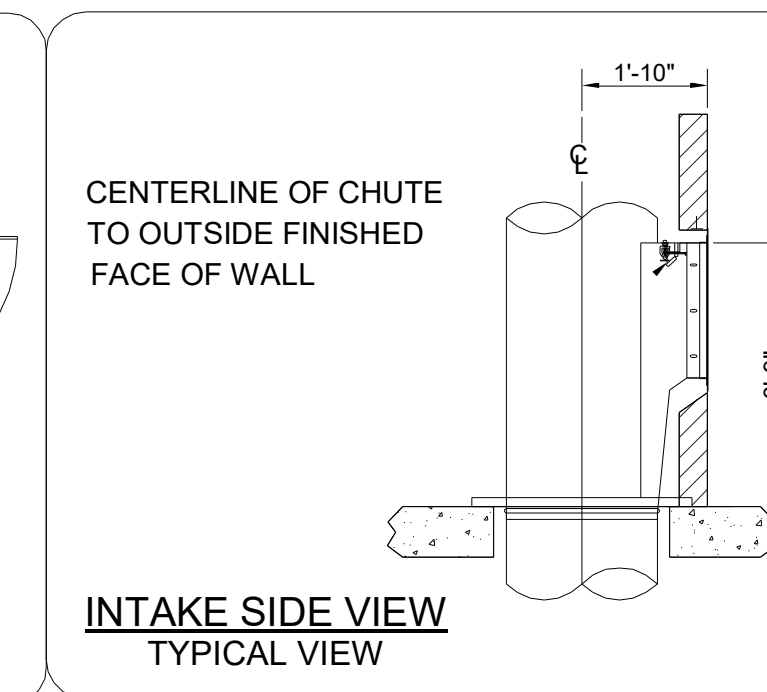
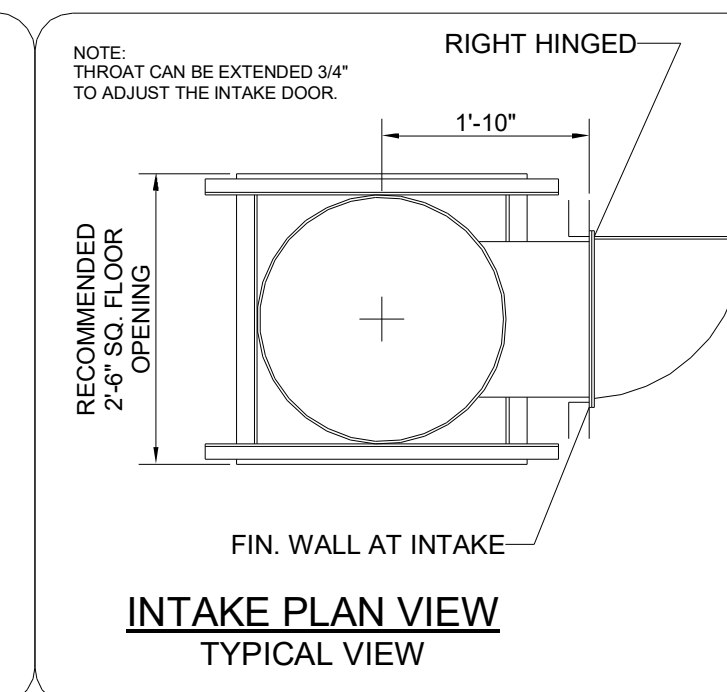
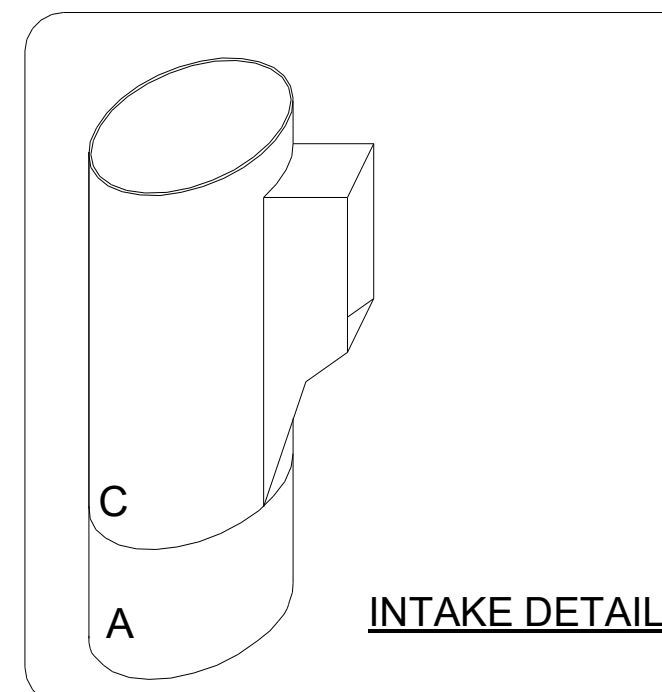
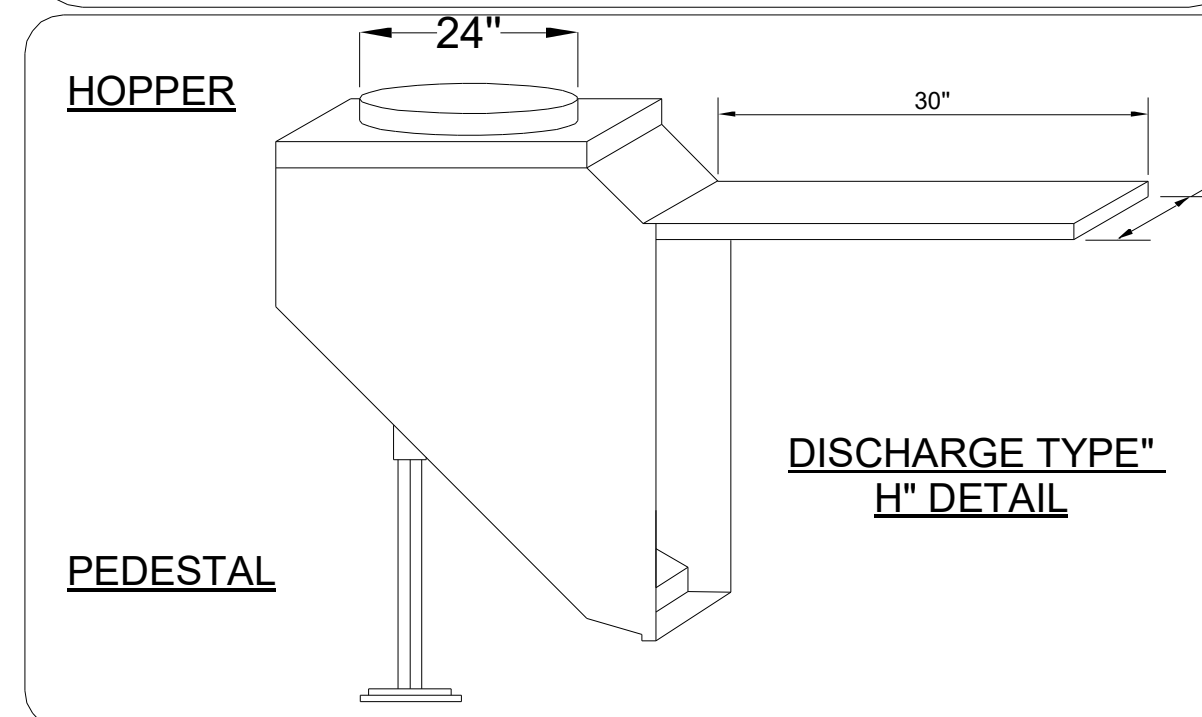
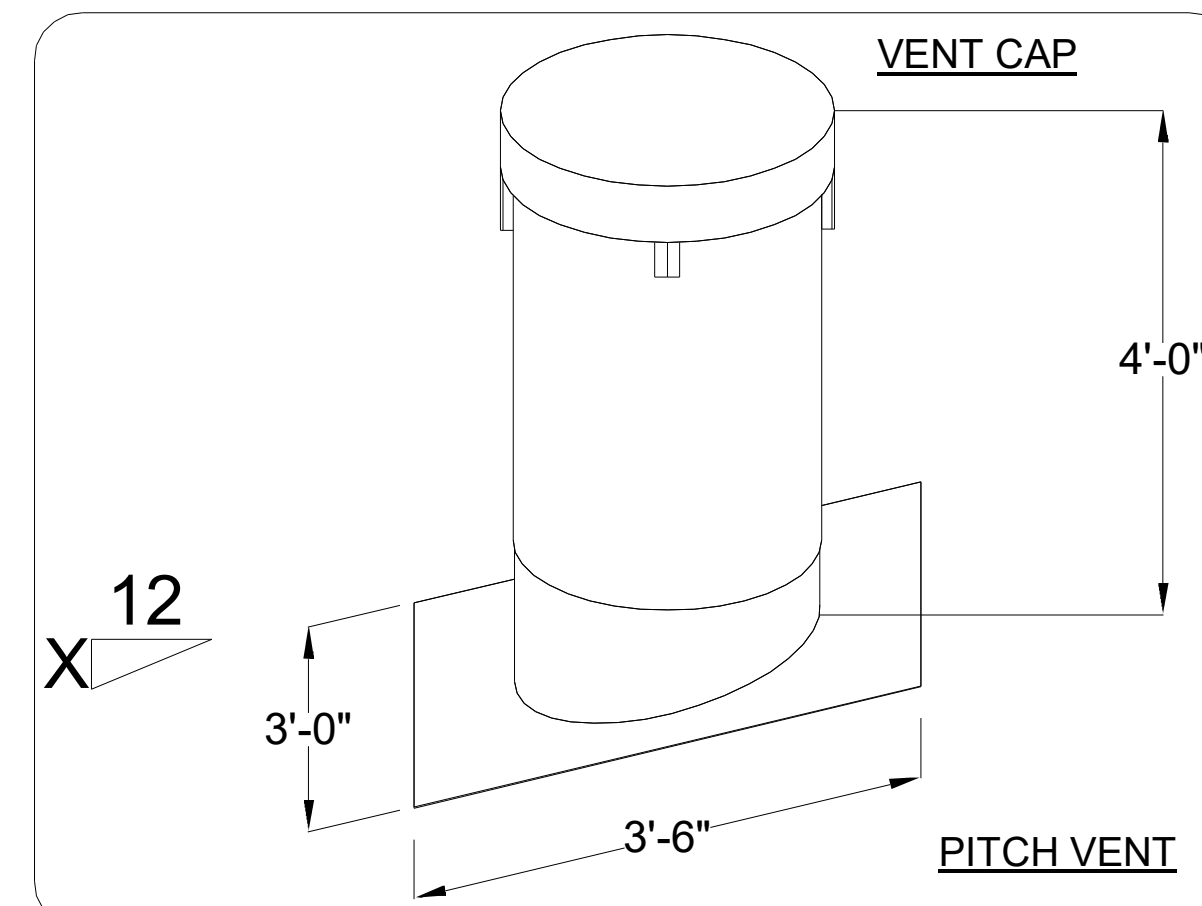
3 LINEN CHUTE SECTION-2- CALLOUT 1  
3/4" = 1'-0"



**FIELD NOTE**  
ENCLOSING WALLS AROUND CHUTES ARE NOT TO BE ERECTED UNTIL AFTER CHUTE IS INSTALLED

**NOTE**  
CONTRACTOR TO VERIFY AND APPROVE ALL DIMENSIONS ON THIS DRAWING WITH CONDITIONS AT THE JOB SITE.

**GENERAL NOTES:**  
1. ALL CHUTES TO HAVE WILKINSON TYPE VERTICAL LOCK-SEAMS AND INSIDE LAP ROUND-ABOUT JOINT SEE DETAIL SHEET (OR, WHATEVER WE REFERENCE THE DETAIL INFO IN THE SHOP DRAWINGS)  
2. ALL CUTTING OF FLOORS, WALLS, OR ROOF TO ALLOW FOR CHUTE INSTALLATION TO BE DONE BY OTHERS.  
3. CHUTE VENTING PER NFPA 82 - FULL SIZE VENT EXTENDING 3 FT. ABOVE FINISHED ROOF.  
4. WILKINSON H-RISE COMPLIES WITH ALL NFPA GUIDELINES AND ACCEPTS NO RESPONSIBILITY FOR THE DEVIATION OF THESE STANDARDS BY LOCAL CODES OR ORDINANCES.





**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:  


Owner:  
**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT  
TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE  
**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

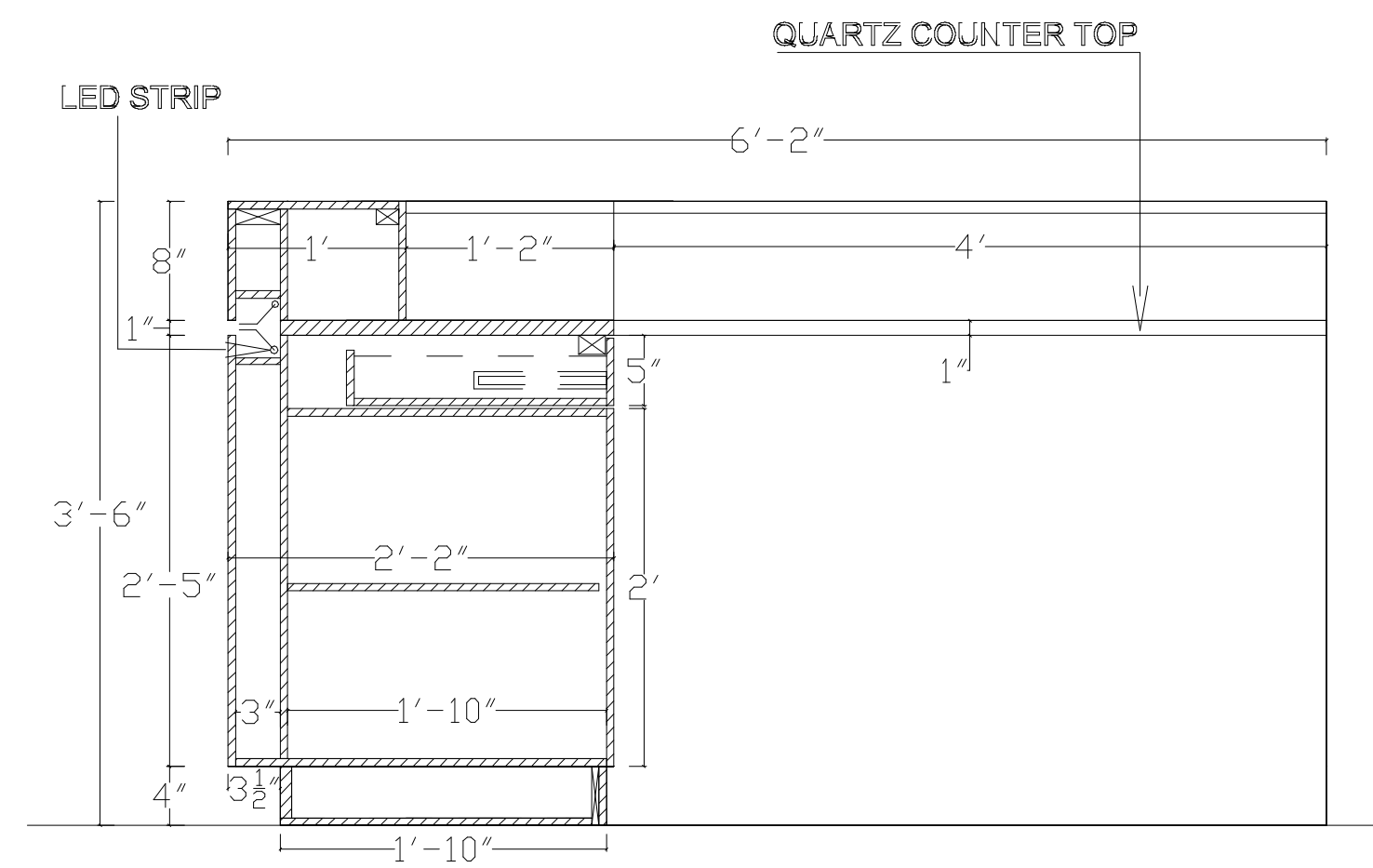
CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

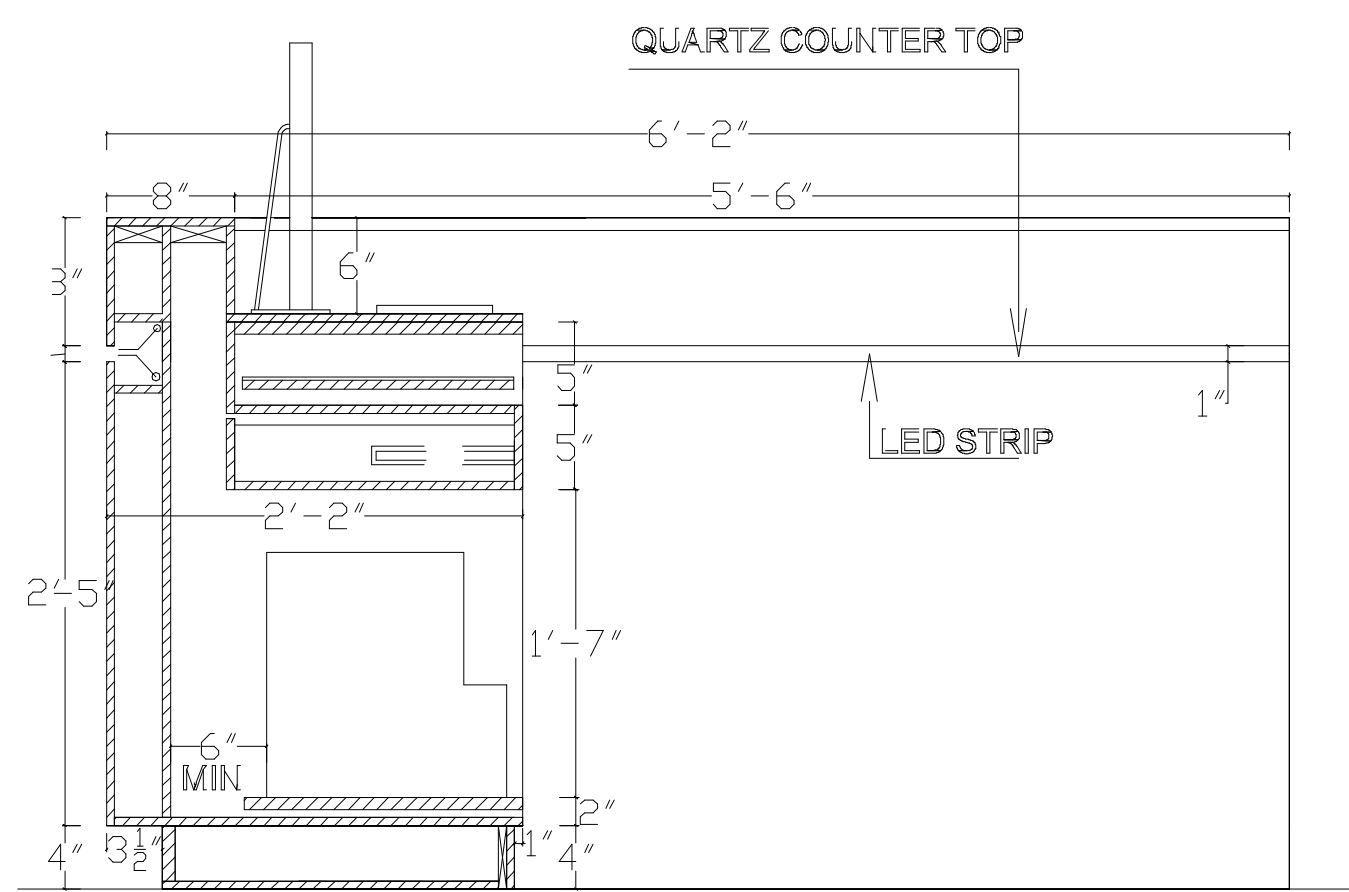
SHEET NAME  
**LINEN CHUTE DETAIL**

DRAWINGS NO.  
**A-714**

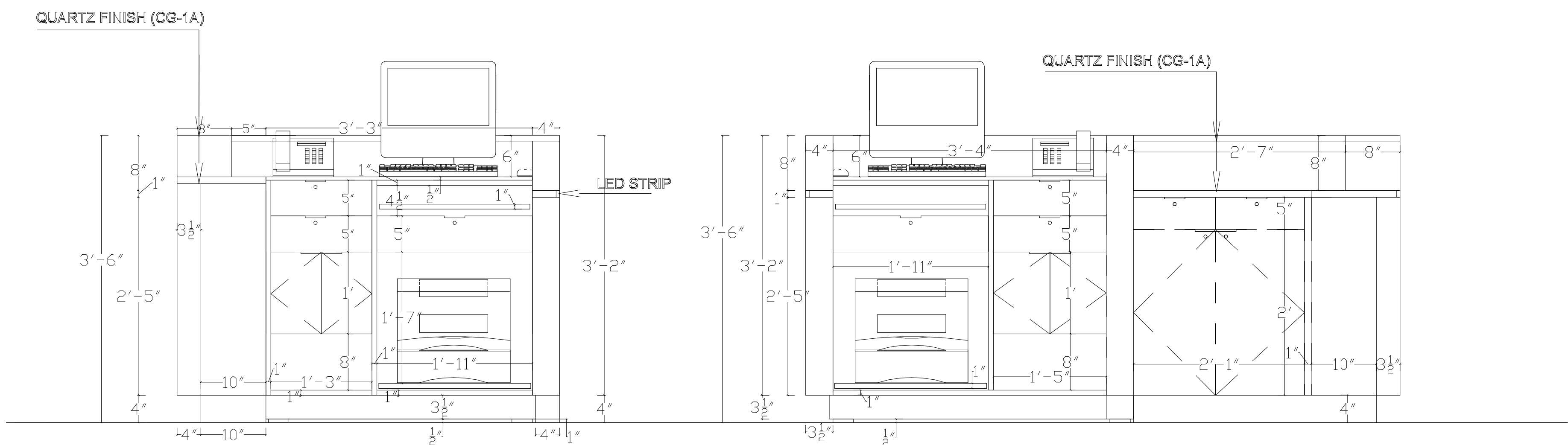




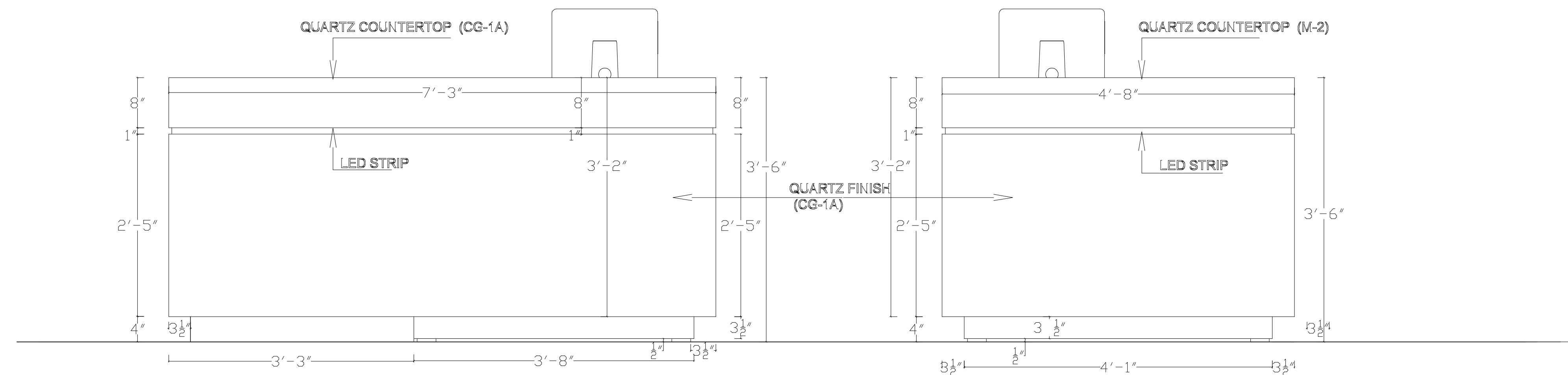
11 WELCOME PEDESTALS SECTION 1  
1" = 1'-0"



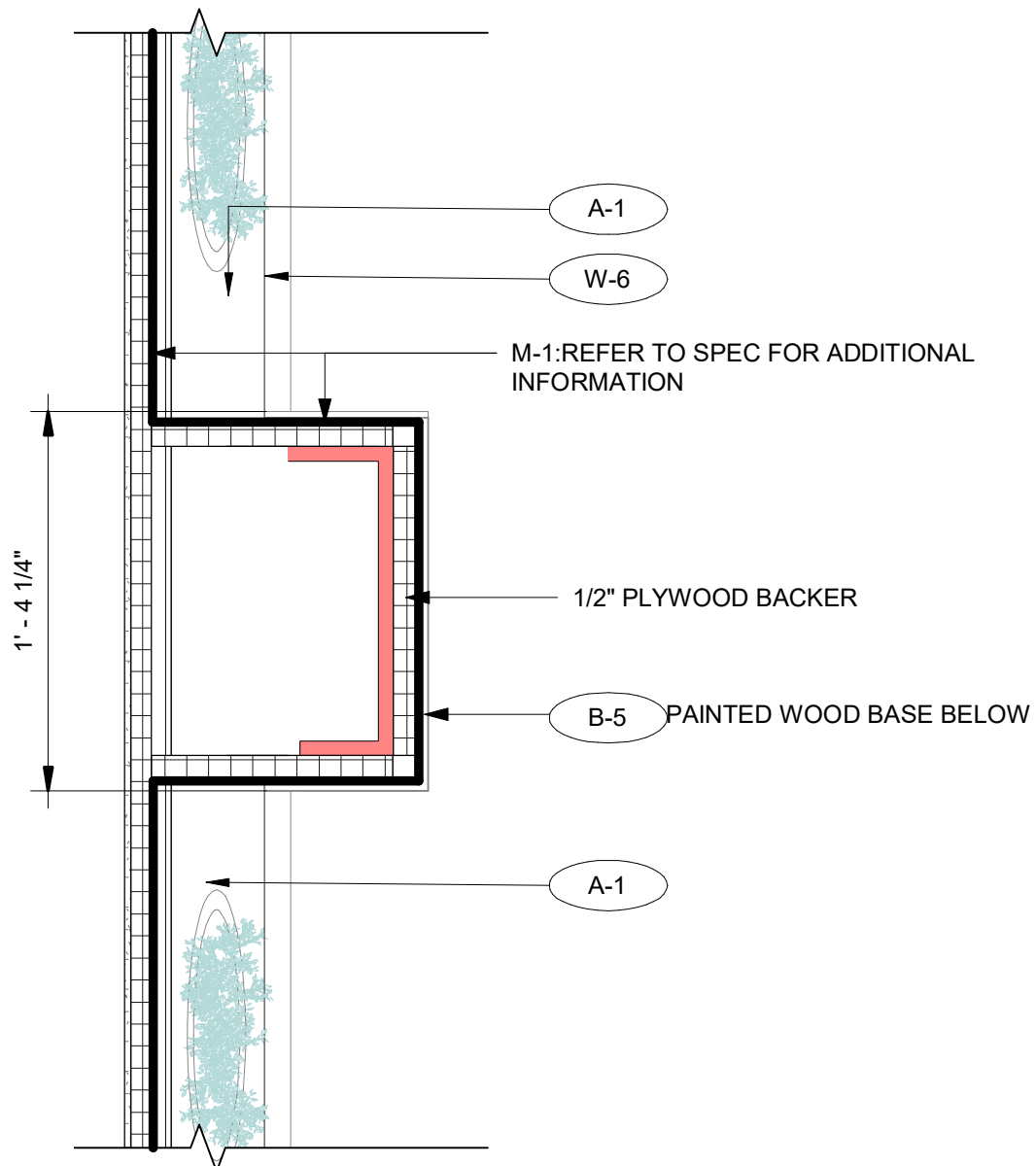
12 WELCOME PEDESTALS SECTION 2  
1" = 1'-0"



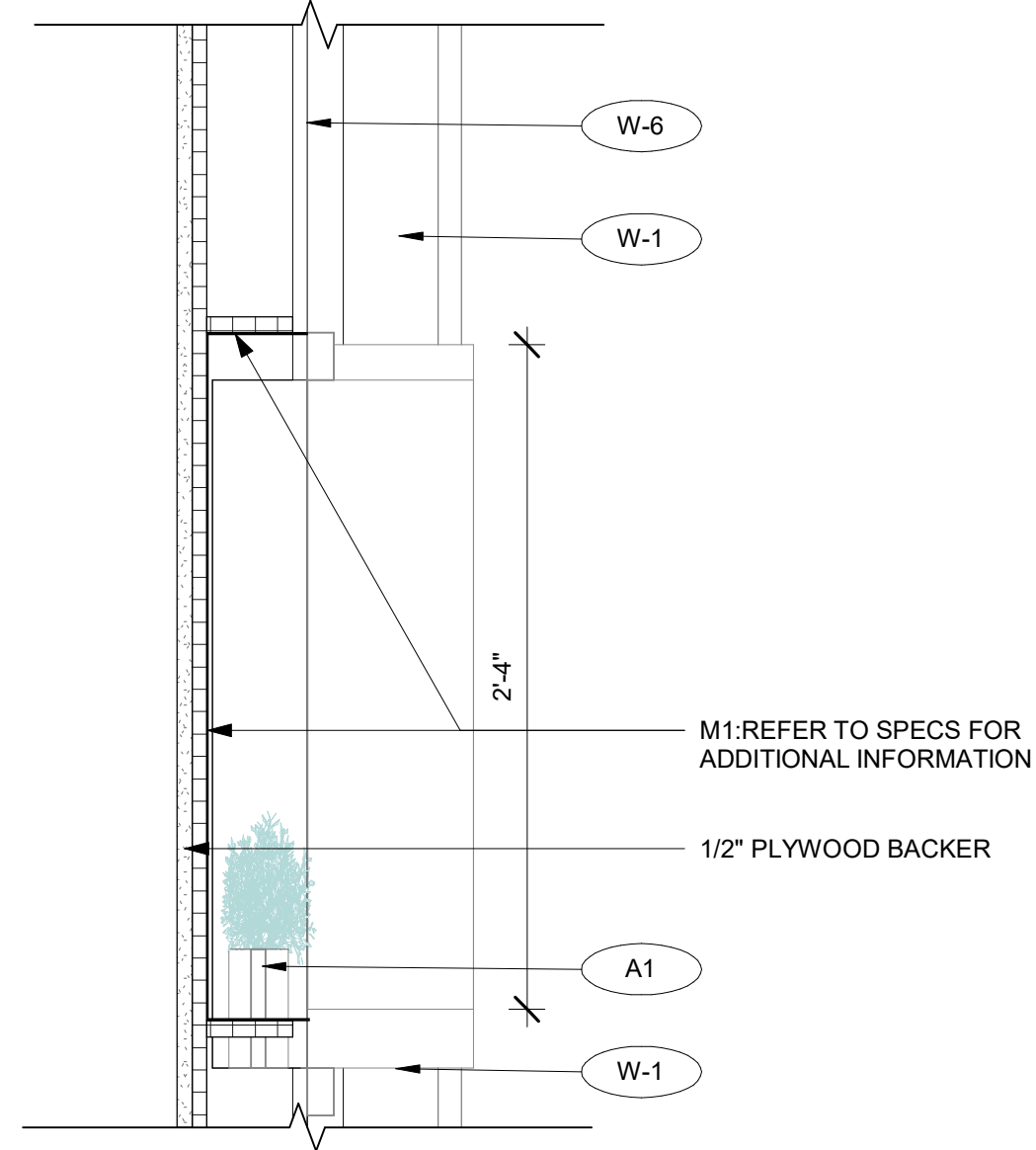
10 WELCOME PEDESTAL ELEVATION  
1" = 1'-0"



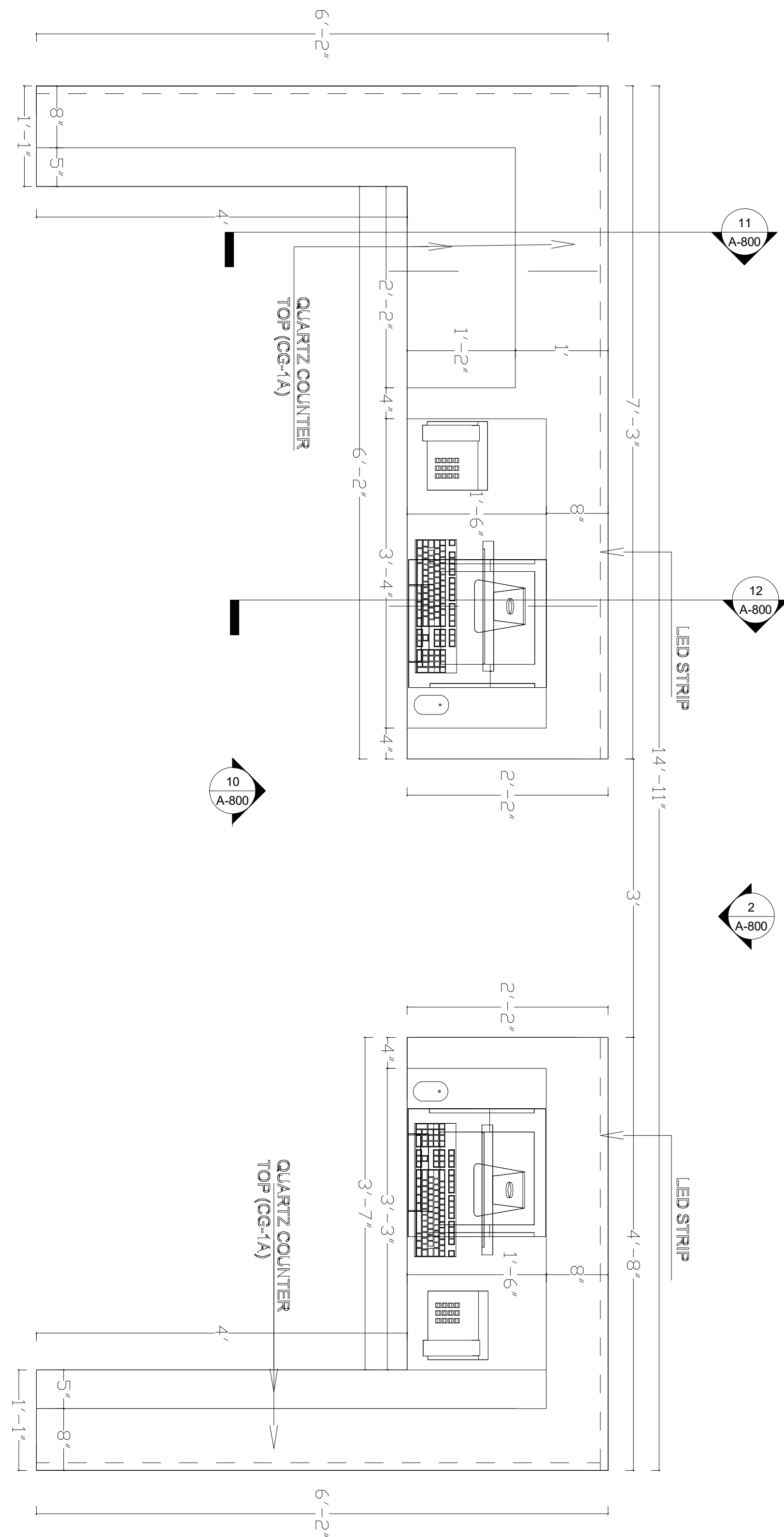
2 WELCOME PEDESTAL ELEVATION Copy 1  
1" = 1'-0"



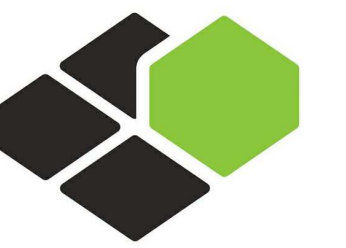
5 RECEPTION FALSE COLUMN SECTION  
1 1/2" = 1'-0"



1 RECEPTION WALL SECTION  
1 1/2" = 1'-0"



8 WELCOME PEDESTALS PLAN  
1" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

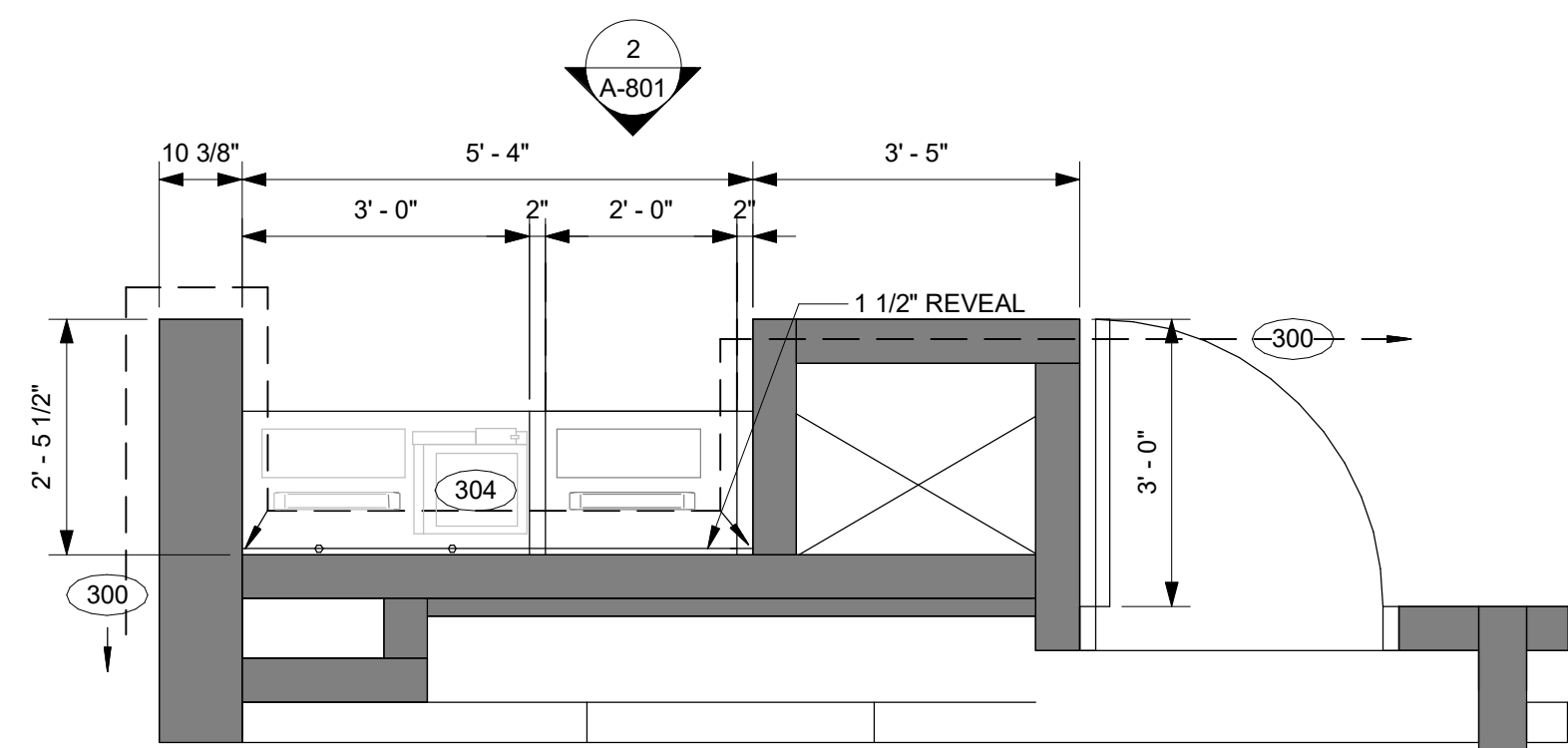
SHEET NAME

MILLWORK OF  
RECEPTION

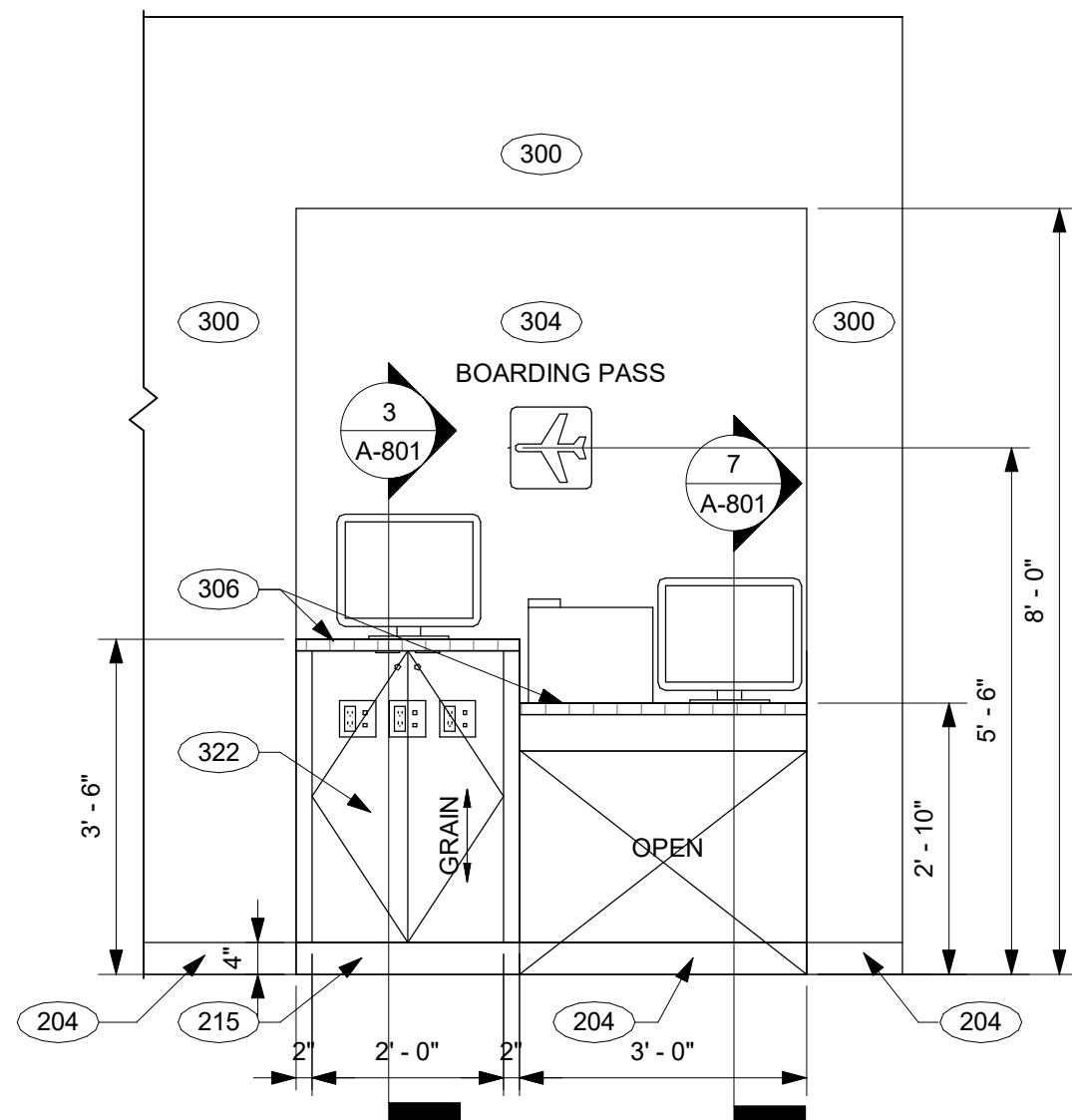
DRAWINGS NO.

A-800

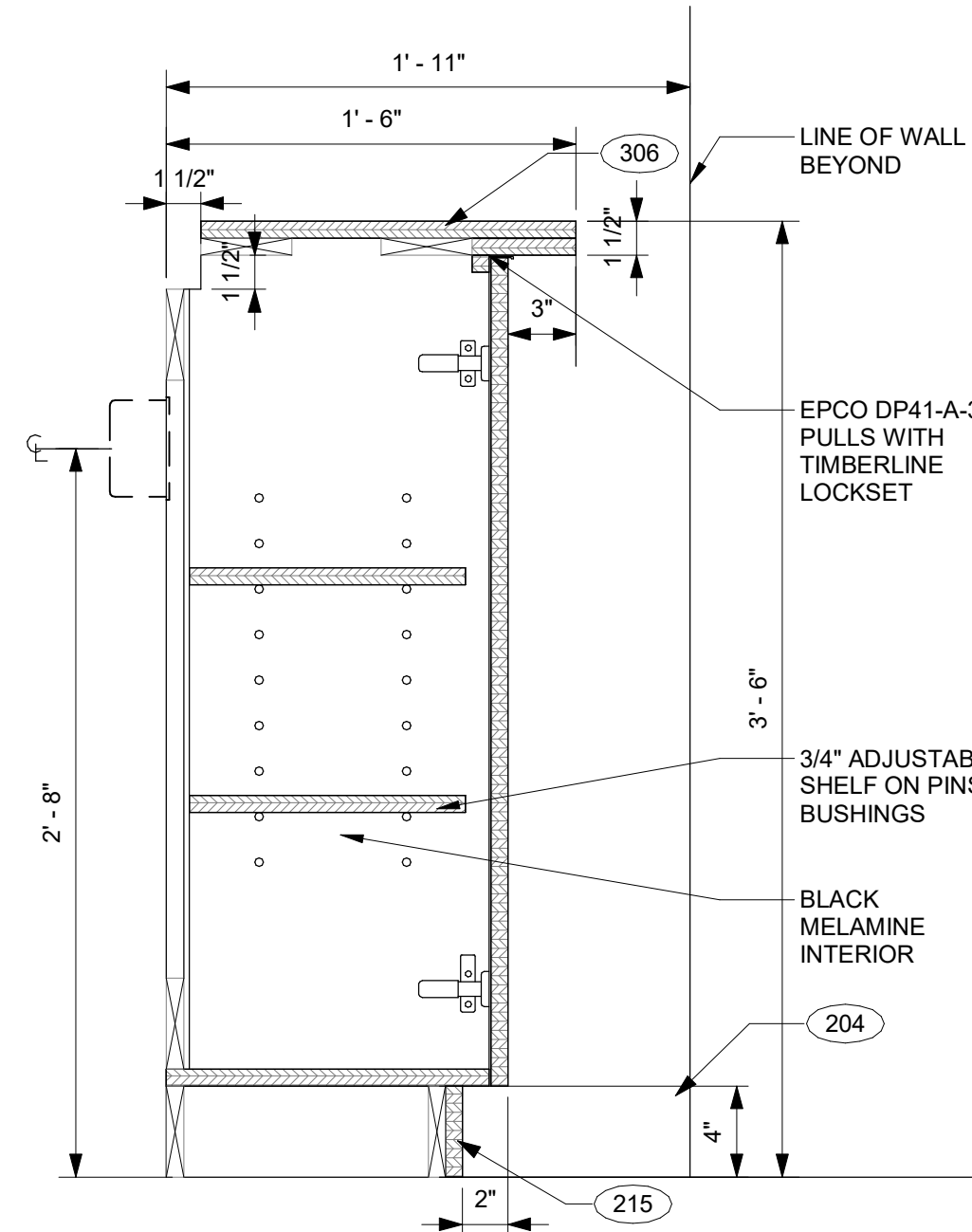




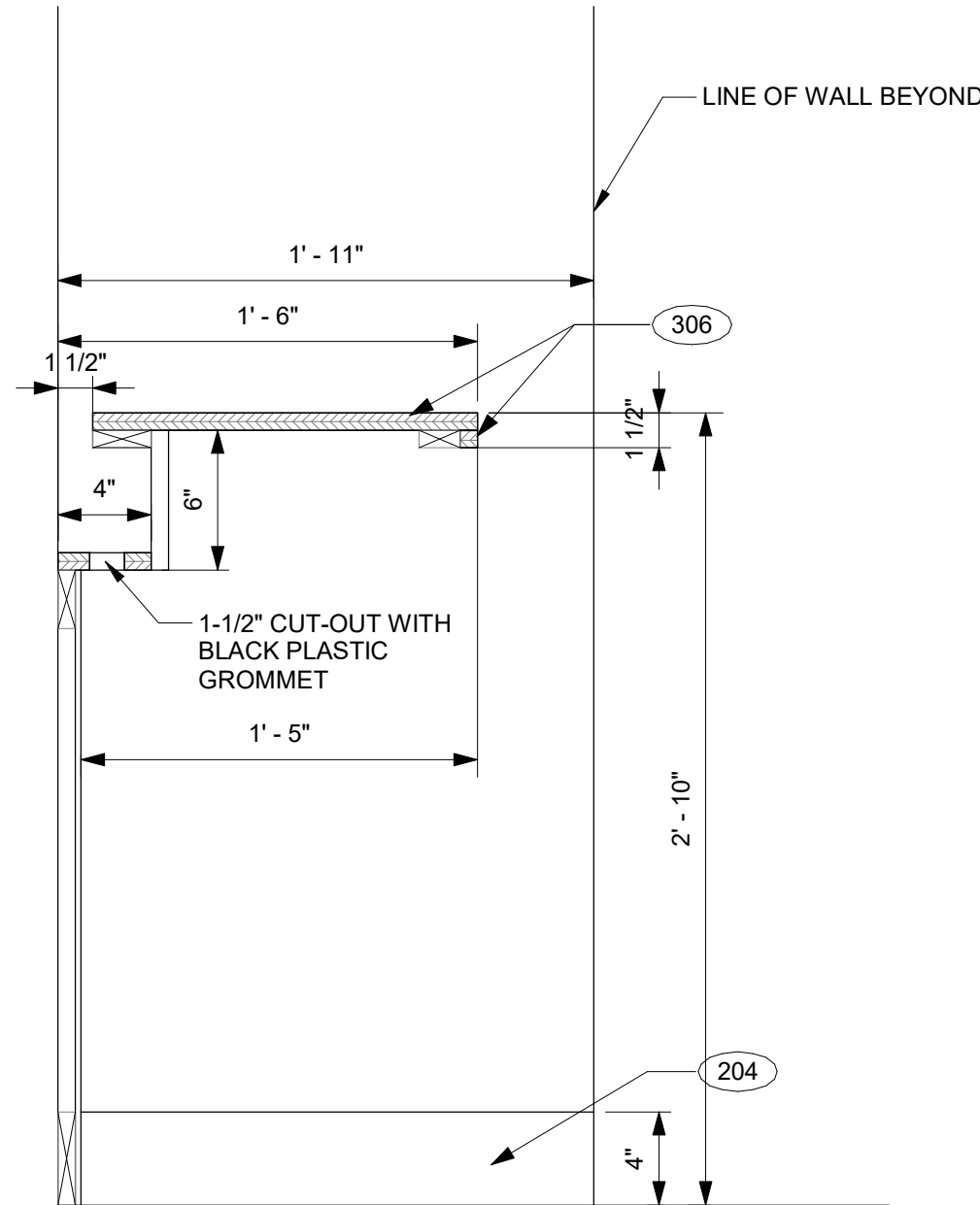
1 QUICK PRINT PLAN  
1/2" = 1'-0"



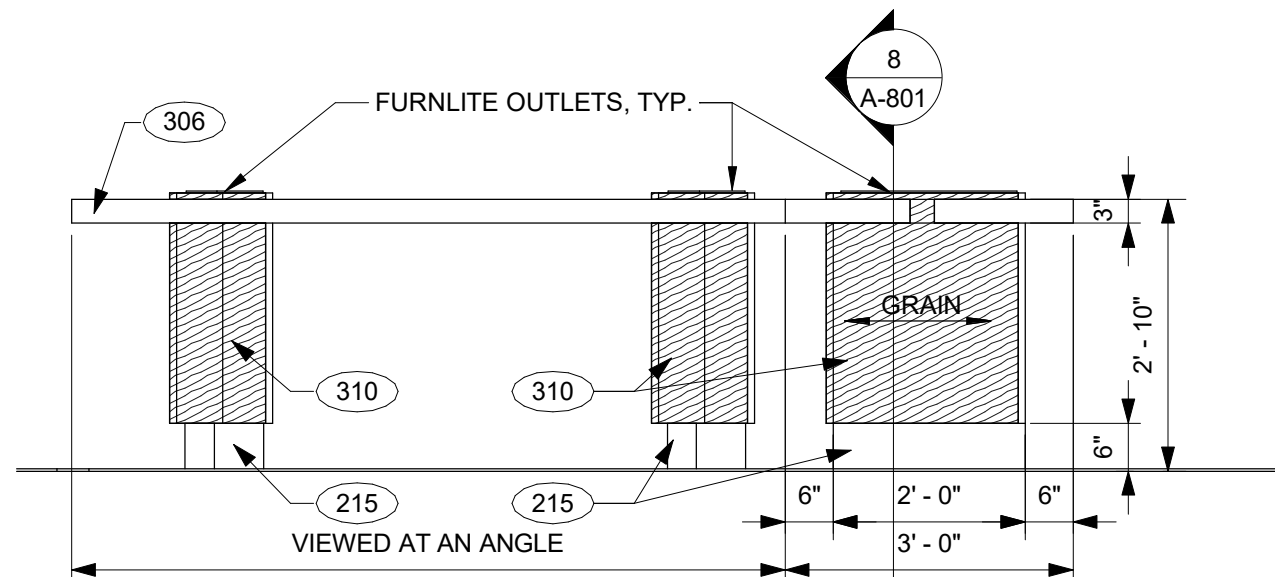
2 QUICK PRINT ELEVATION  
1/2" = 1'-0"



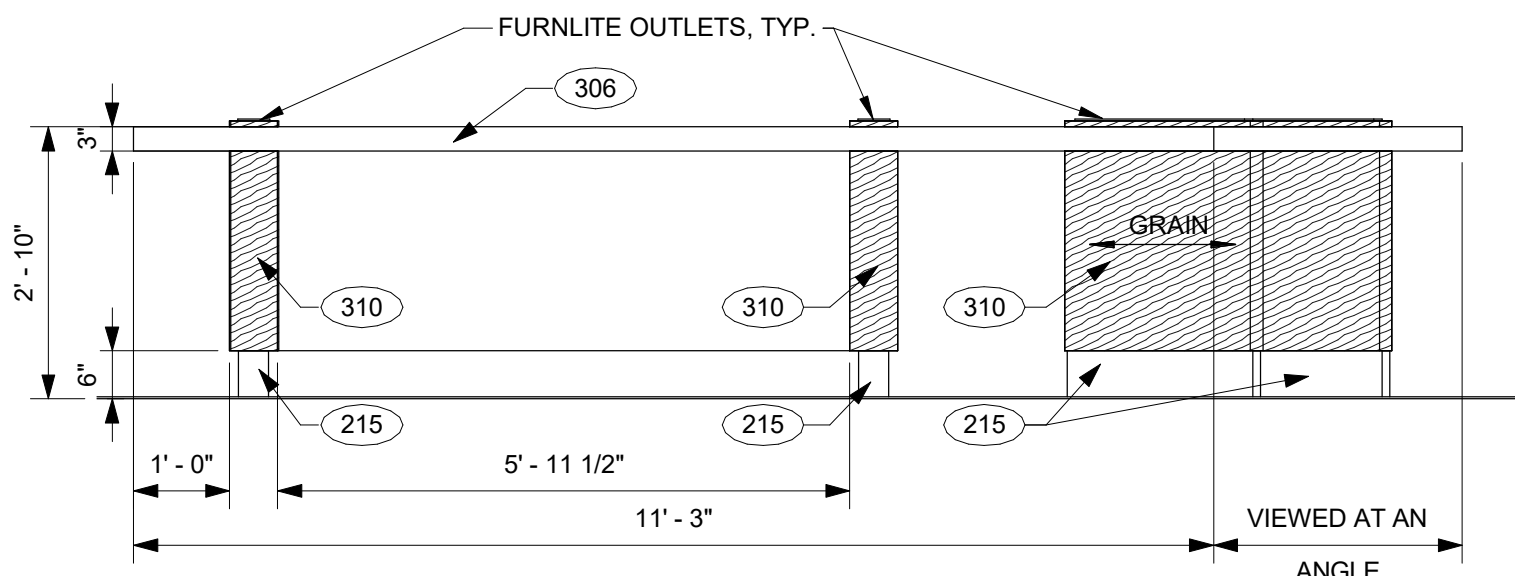
3 QUICK PRINT SECTION - 1  
1 1/2" = 1'-0"



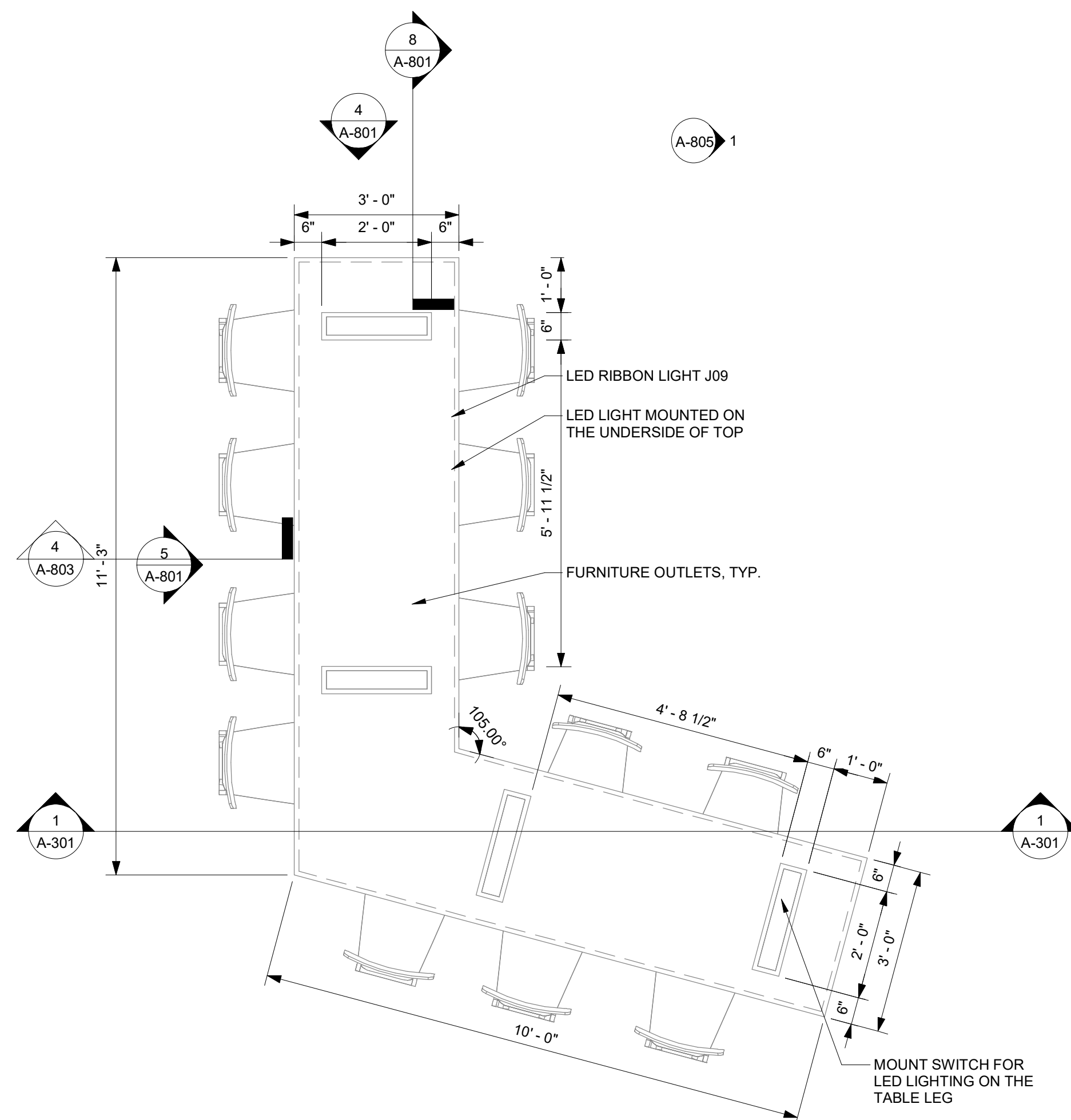
7 QUICK PRINT SECTION - 2  
1 1/2" = 1'-0"



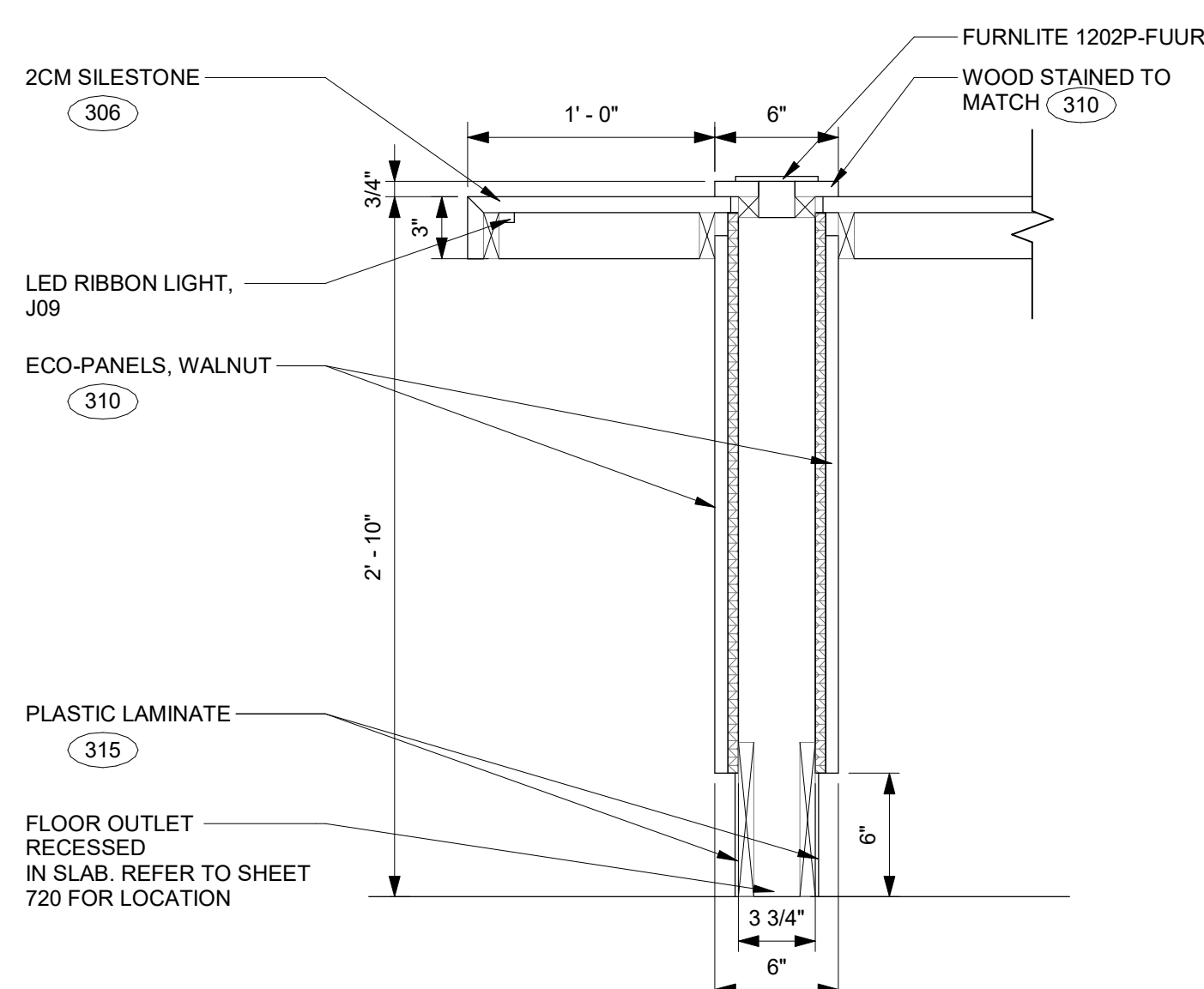
4 COMMUNITY TABLE ELEVATION - 1  
1/2" = 1'-0"



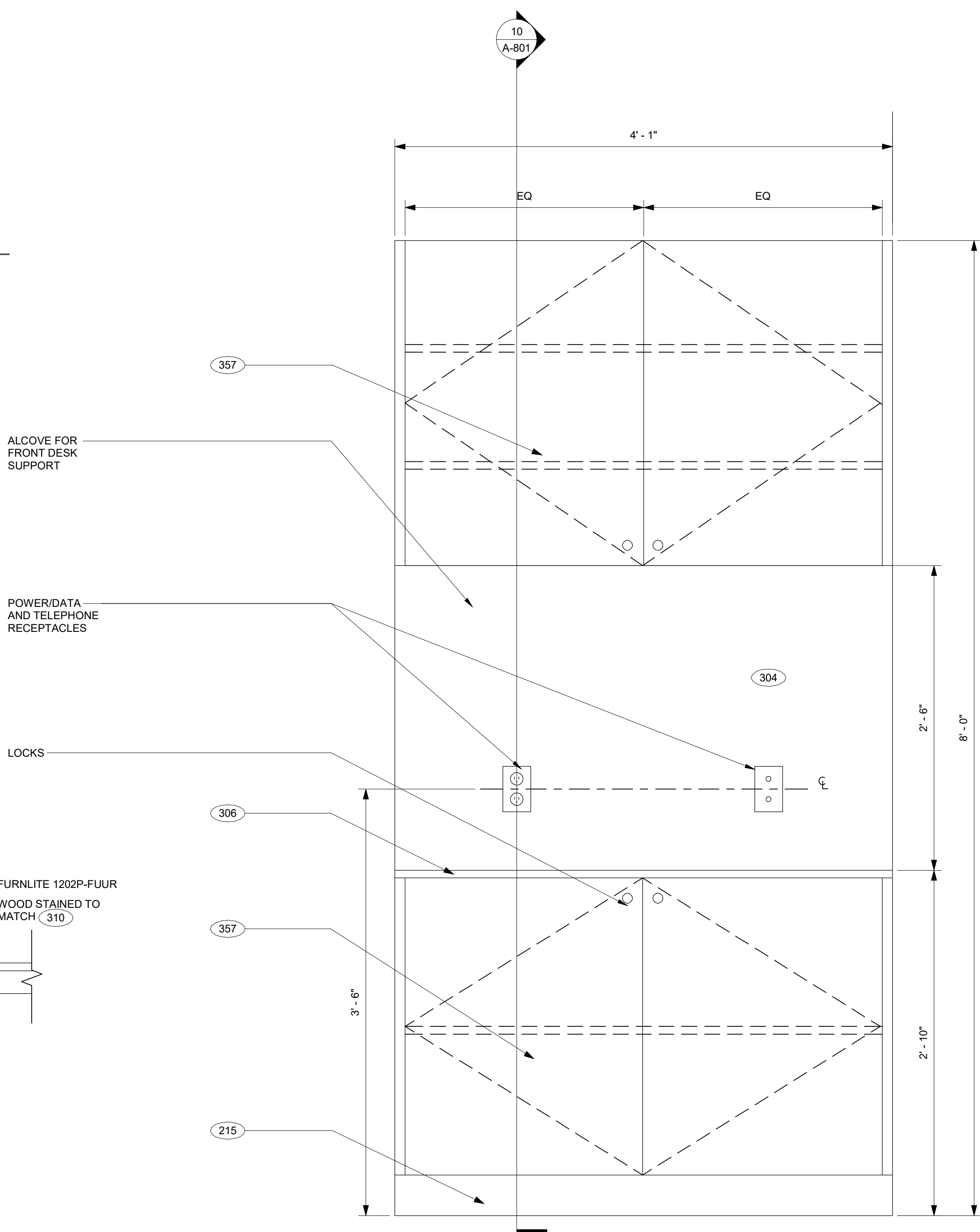
5 COMMUNITY TABLE ELEVATION - 2  
1/2" = 1'-0"



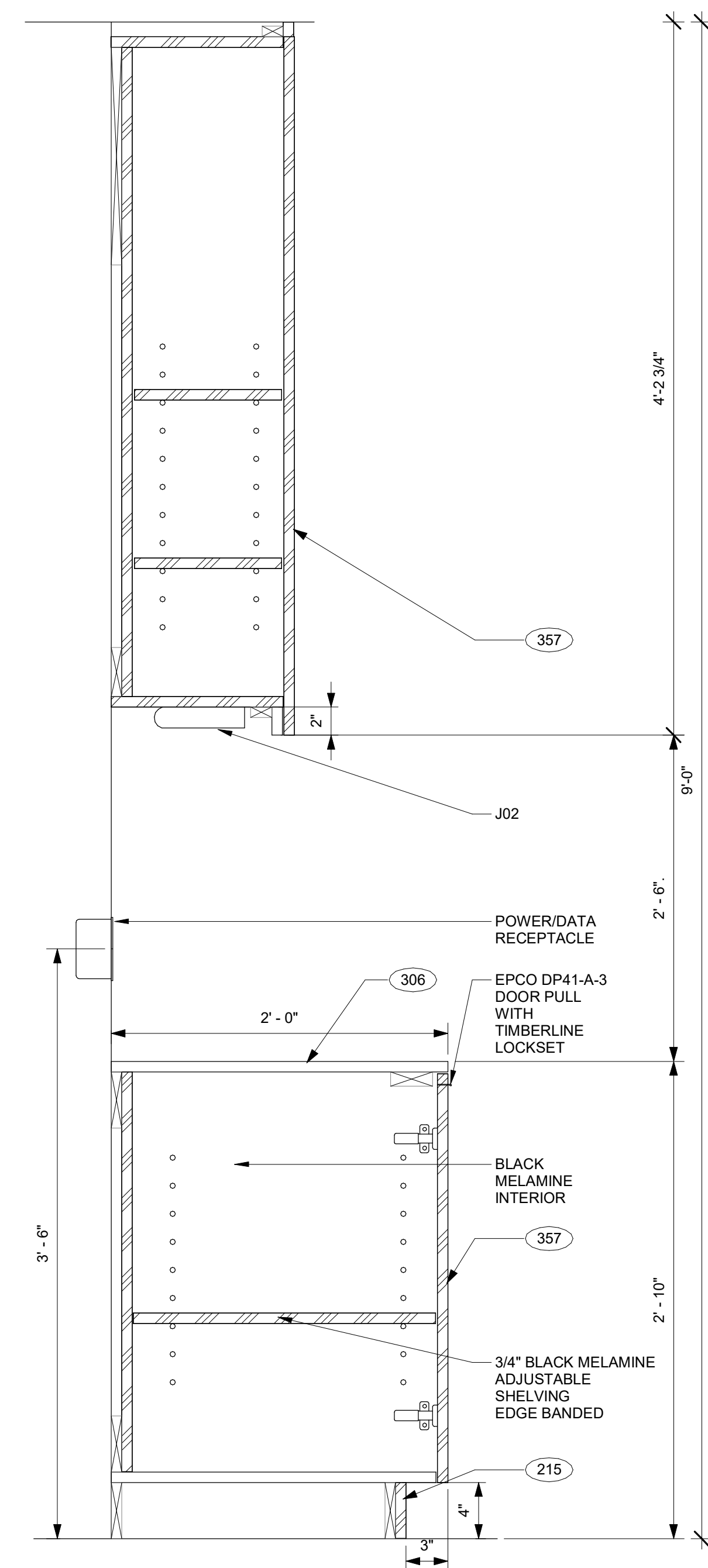
9 COMMUNITY TABLE PLAN - 1  
1/2" = 1'-0"



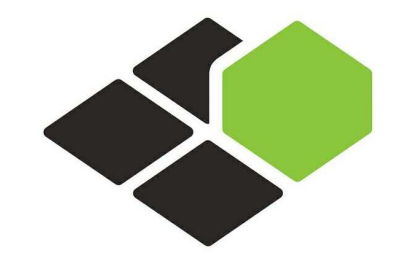
8 COMMUNITY TABLE SECTION  
1 1/2" = 1'-0"



6 RECEPTION ELEVATION - 1  
1 1/2" = 1'-0"



10 RECEPTION SECTION  
1 1/2" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

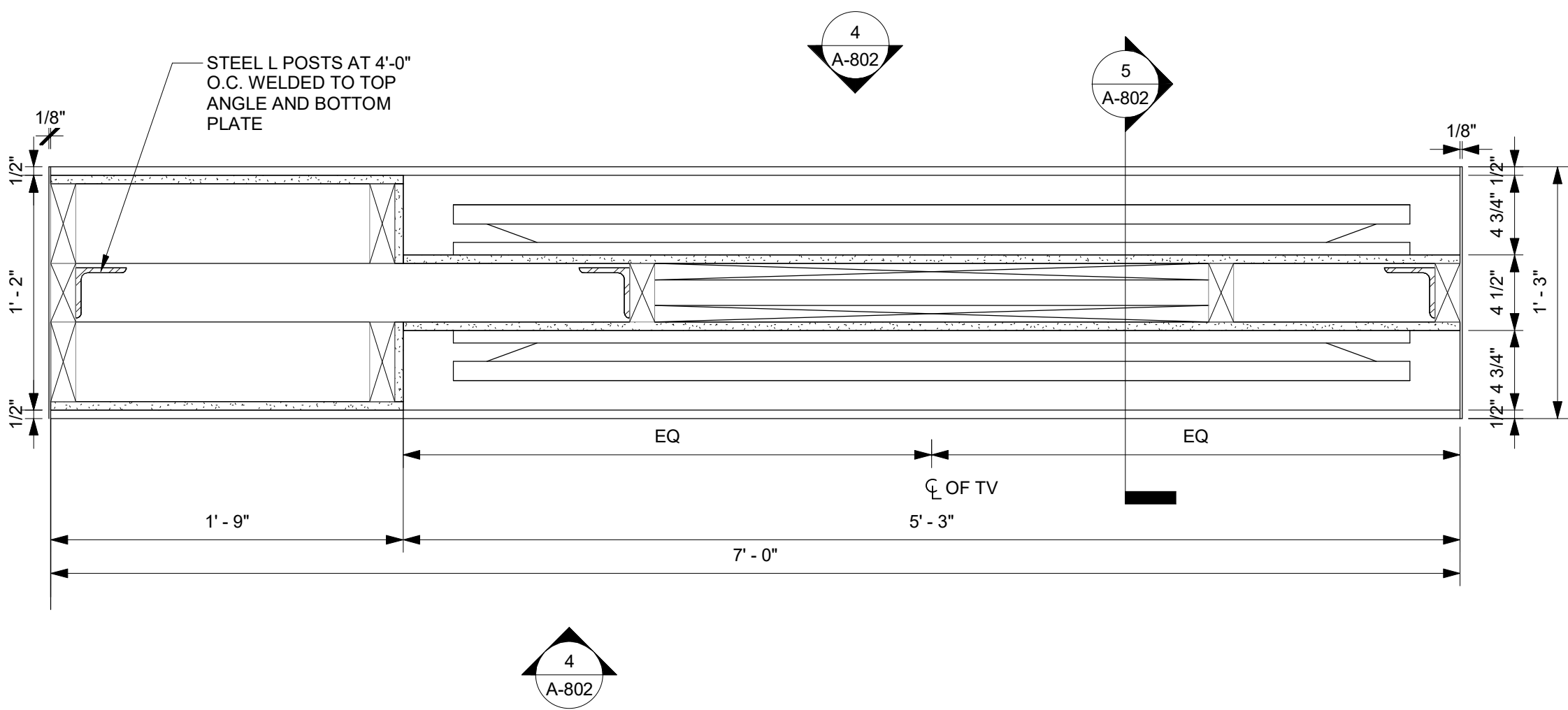
SHEET NAME

MILLWORK OF  
QUICK PRINT/  
COMMUNITY TABLE

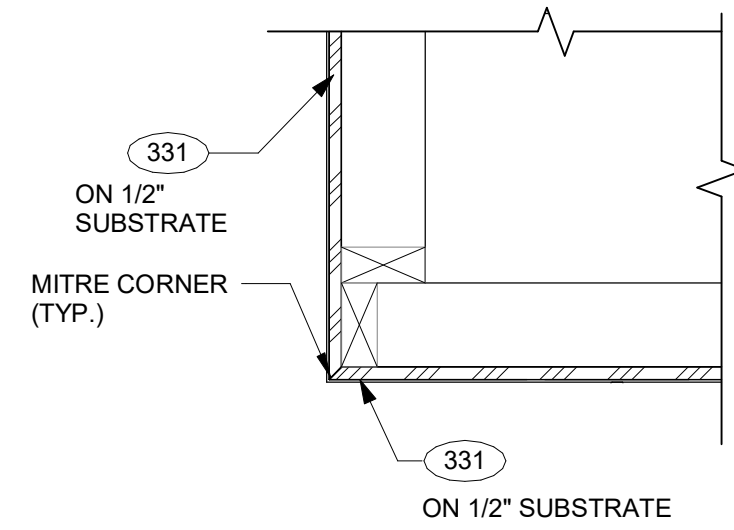
DRAWINGS NO.

A-801

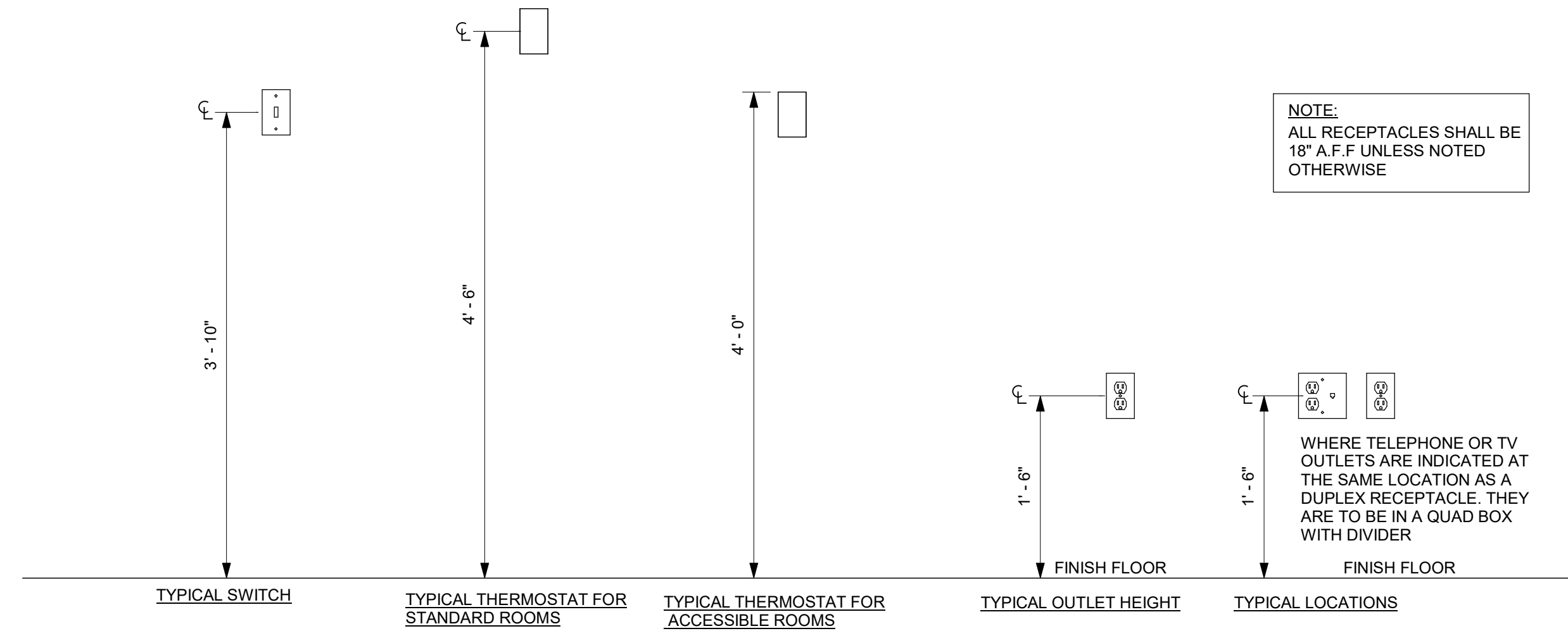




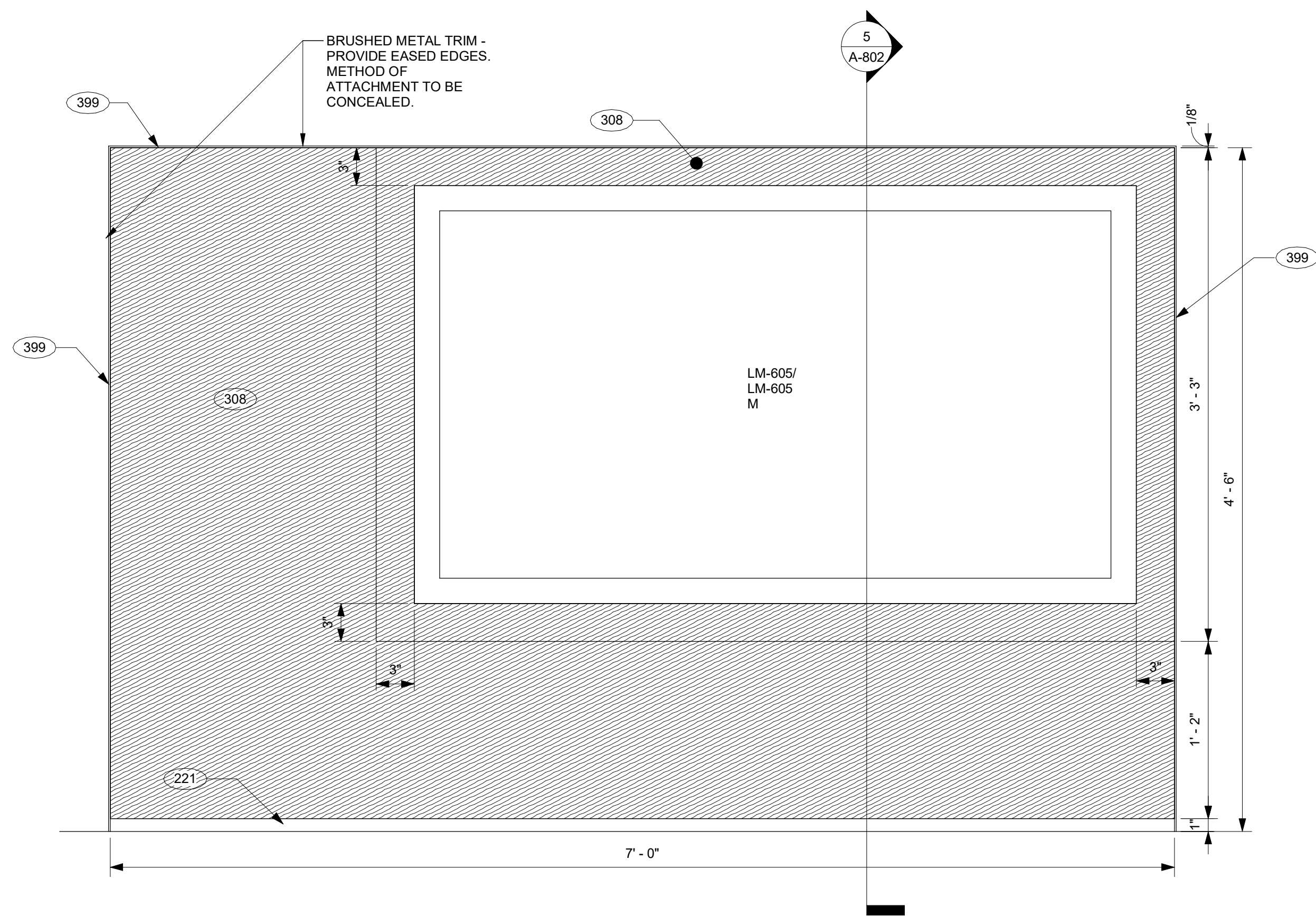
1 TV DISPLAY PLAN  
1 1/2" = 1'-0"



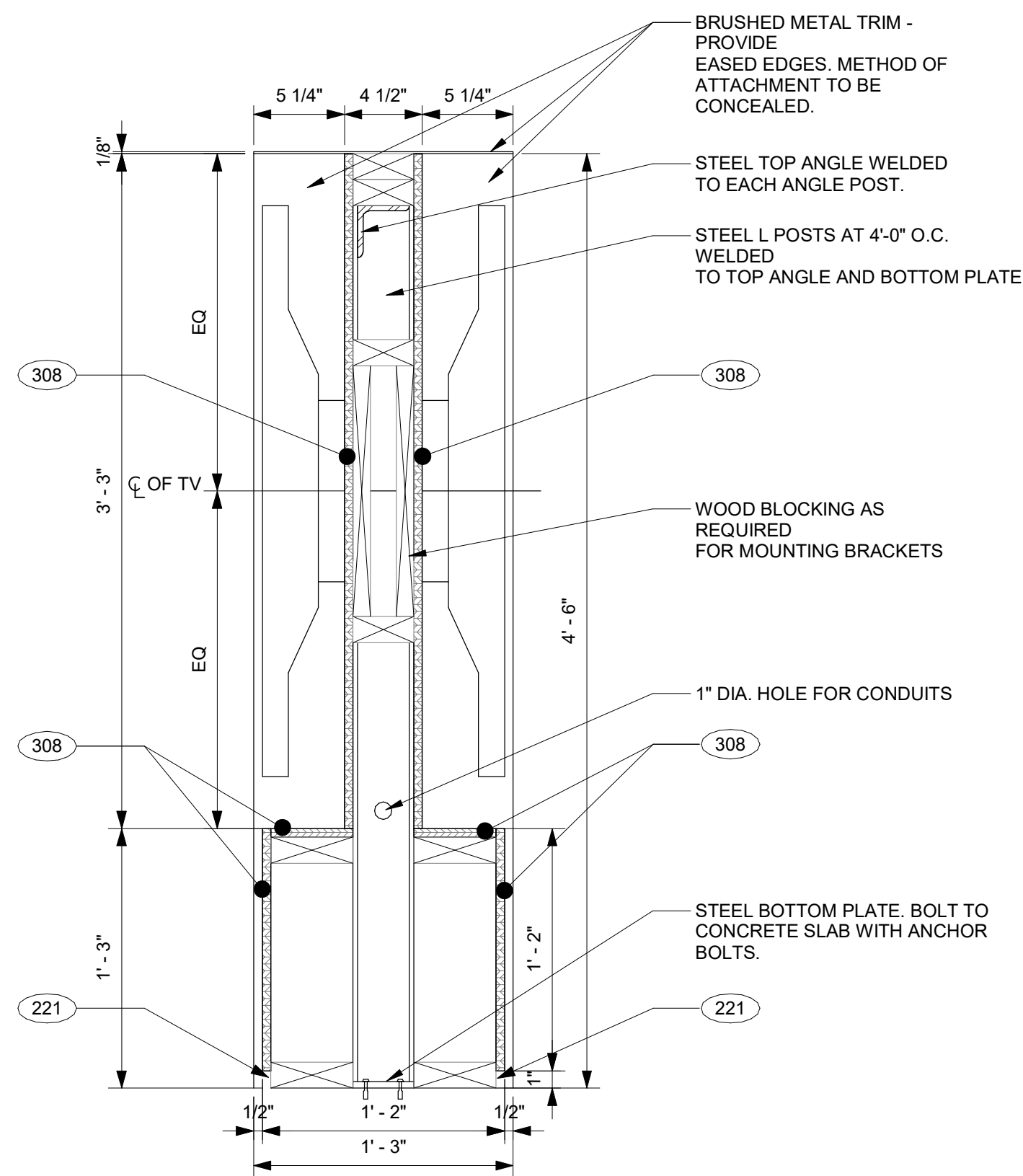
2 TYP. DETAIL @ CORNER  
1 1/2" = 1'-0"



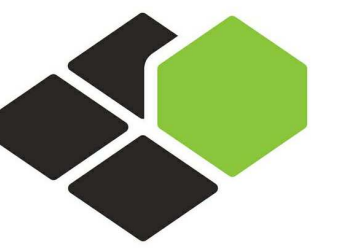
3 TYP. PUBLIC SPACE ELECTRICAL OUTLET  
HEIGHTS  
1" = 1'-0"



4 TV DISPLAY ELEVATION  
1 1/2" = 1'-0"



5 TV DISPLAY SECTION  
1 1/2" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

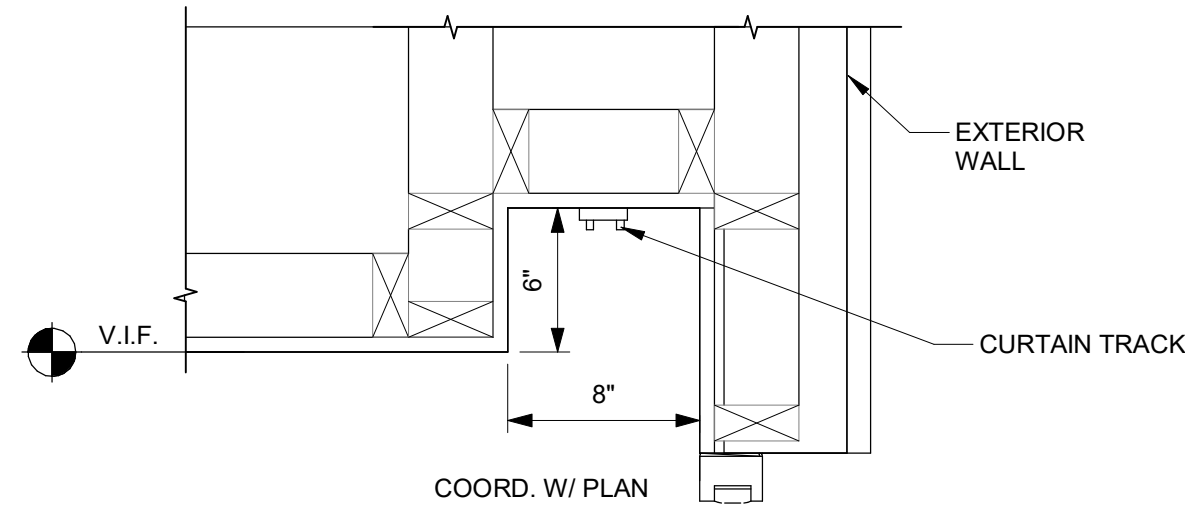
SHEET NAME

MILLWORK OF TV  
DISPLAY/ LOBBY  
AREAS DETAILS

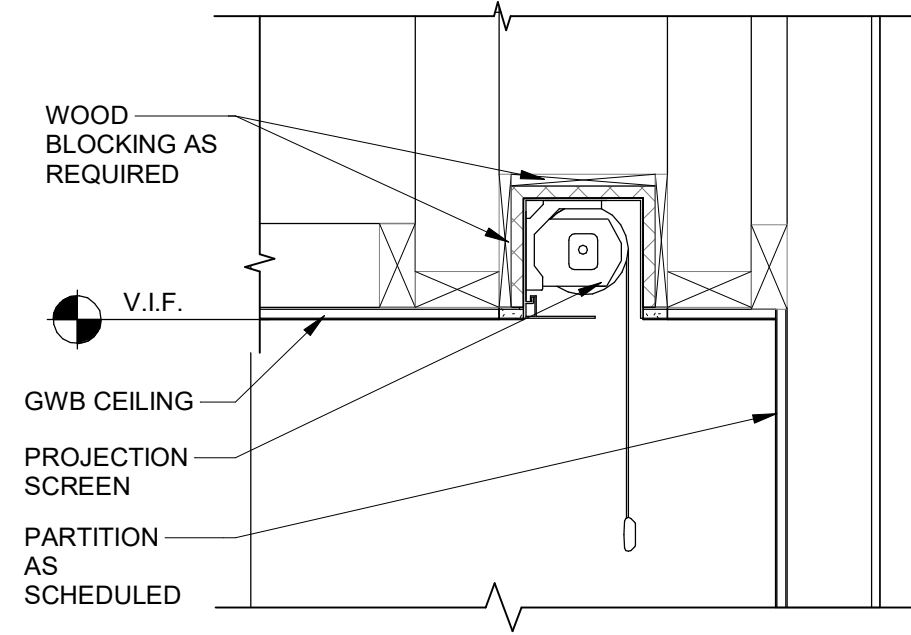
DRAWINGS NO.

A-802

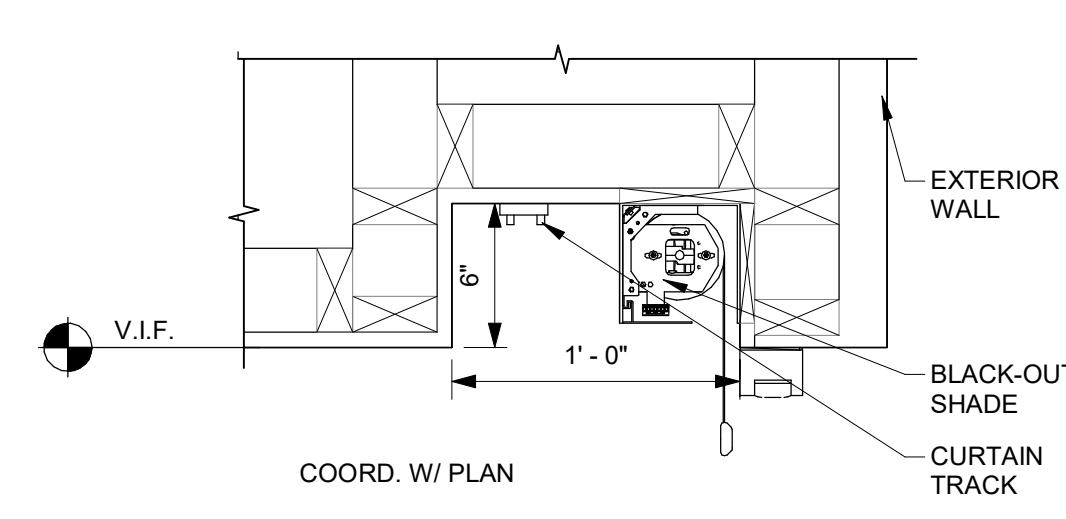




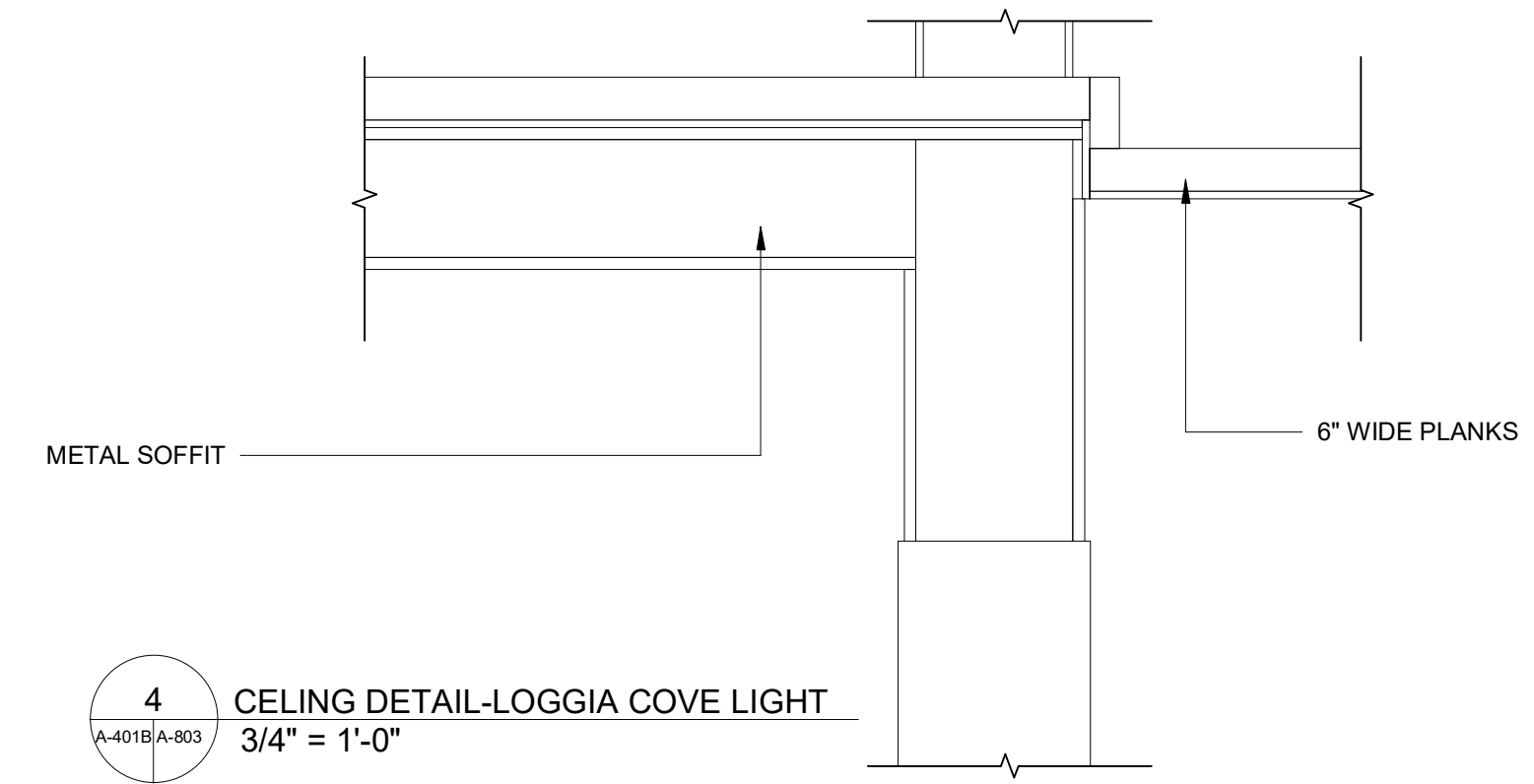
1 CEILING DETAIL - DRAPERY TRACK  
1 1/2" = 1'-0"



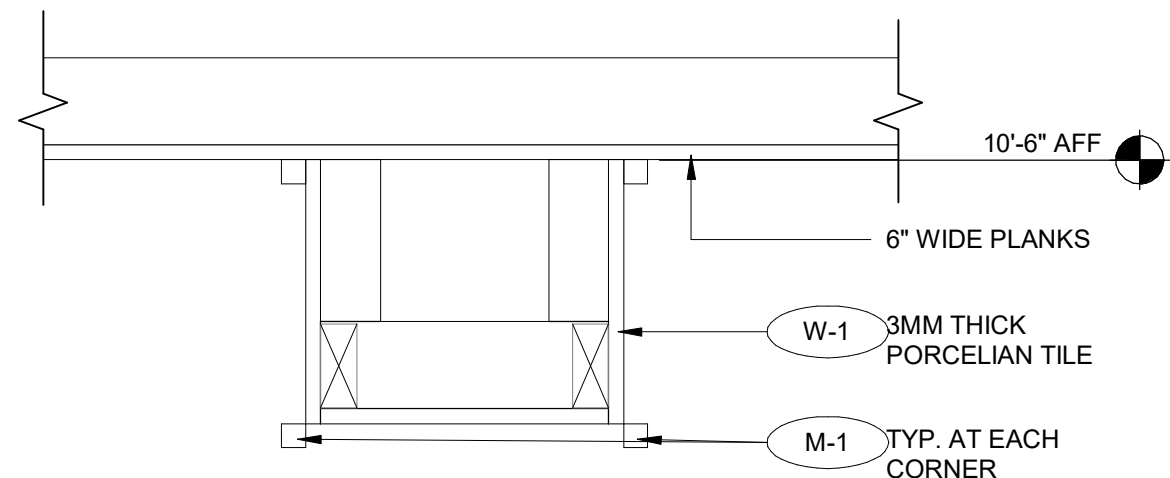
2 CEILING DETAIL - PROJECTION SCREEN  
1 1/2" = 1'-0"



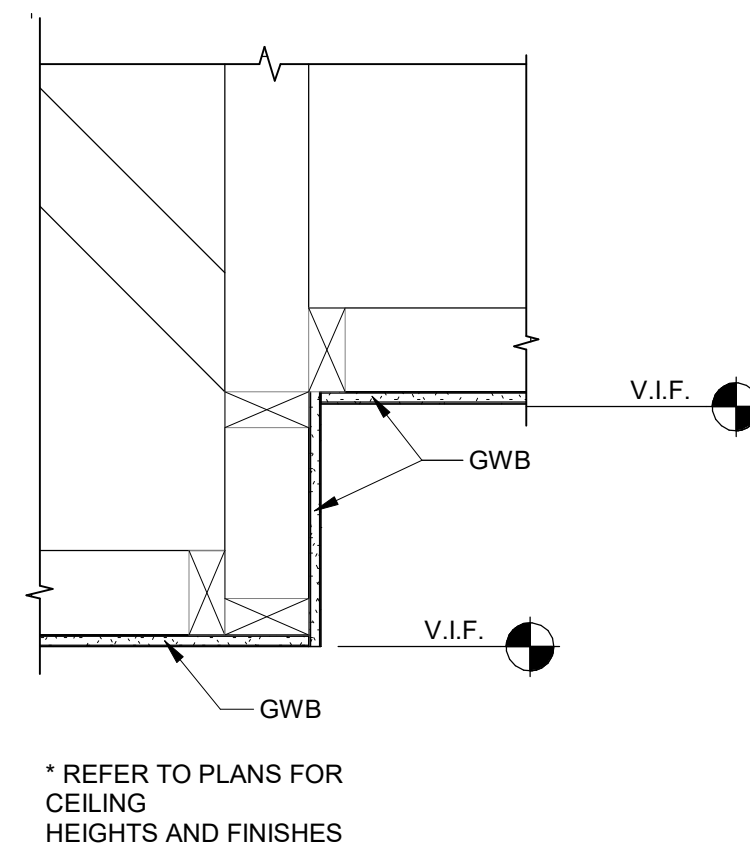
3 CEILING DETAIL - DRAPERY TRACK + SOLAR SHADE  
1 1/2" = 1'-0"



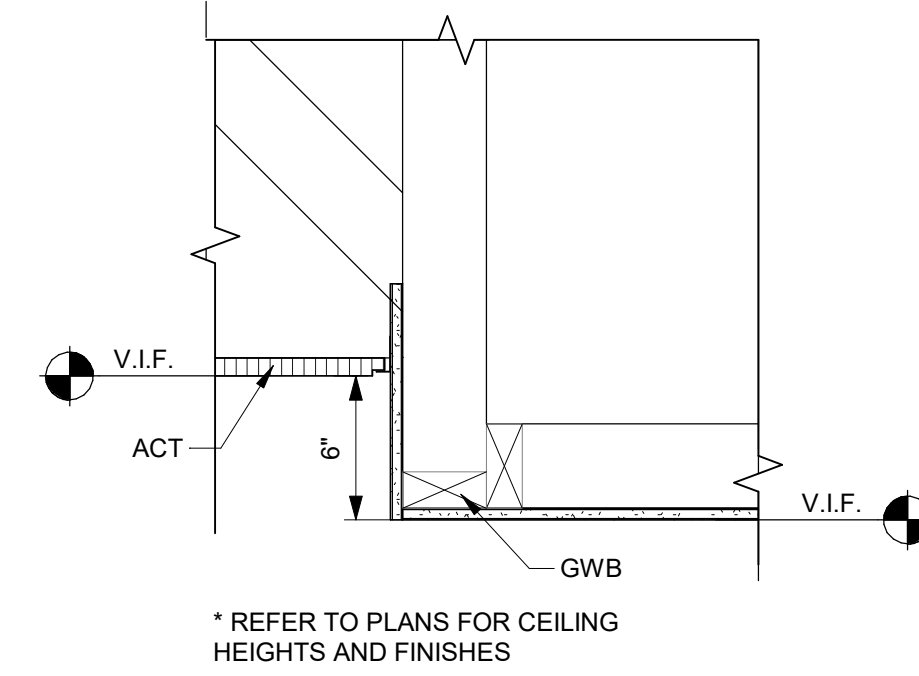
4 CEILING DETAIL-LOGGIA COVE LIGHT  
3/4" = 1'-0"



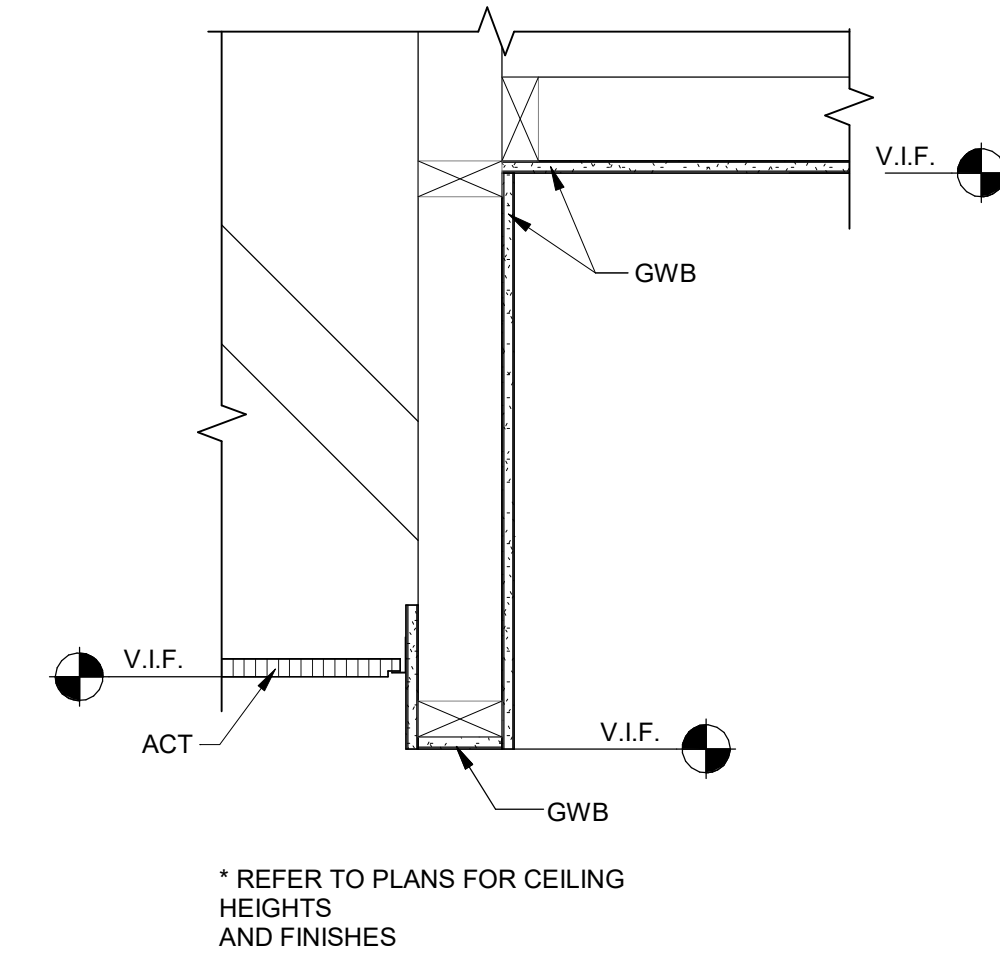
6 CEILING DETAIL @ FAUX BEAMS  
1 1/2" = 1'-0"



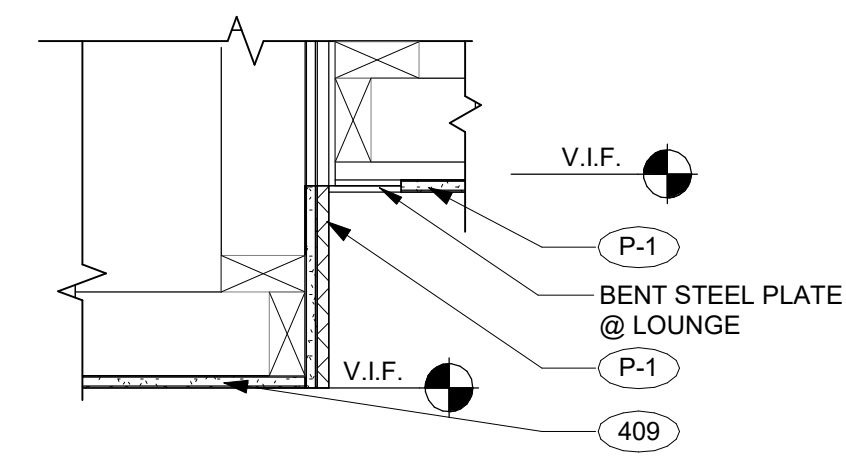
7 CEILING DETAIL - GWB SOFFIT  
1 1/2" = 1'-0"



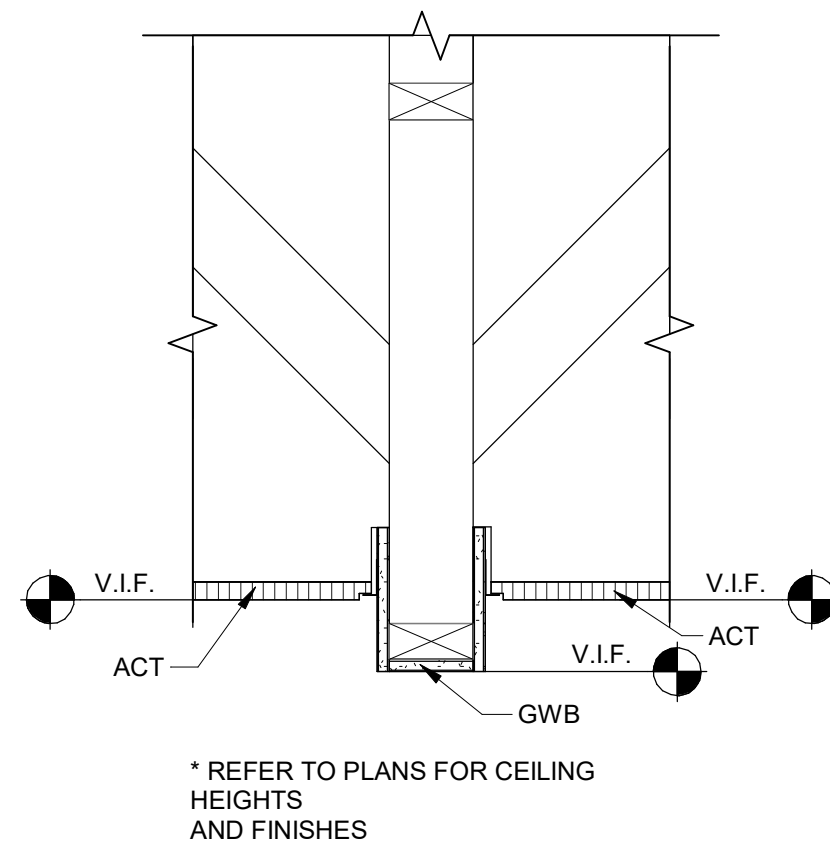
8 CEILING DETAIL - GWB/ACT TRANSITION  
1 1/2" = 1'-0"



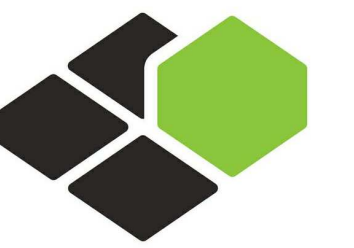
9 CEILING DETAIL 1 - GWB BULKHEAD  
1 1/2" = 1'-0"



10 CEILING DETAIL 2 - LOUNGE  
1 1/2" = 1'-0"



12 CEILING DETAIL 2 - GWB BULKHEAD  
1 1/2" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

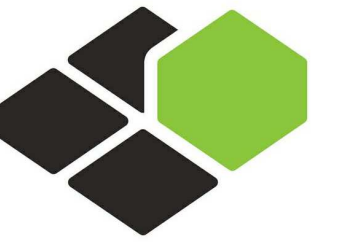
SHEET NAME

**MILLWORK OF  
LOBBY AREAS -  
CEILING DETAILS**

DRAWINGS NO.

**A-803**





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

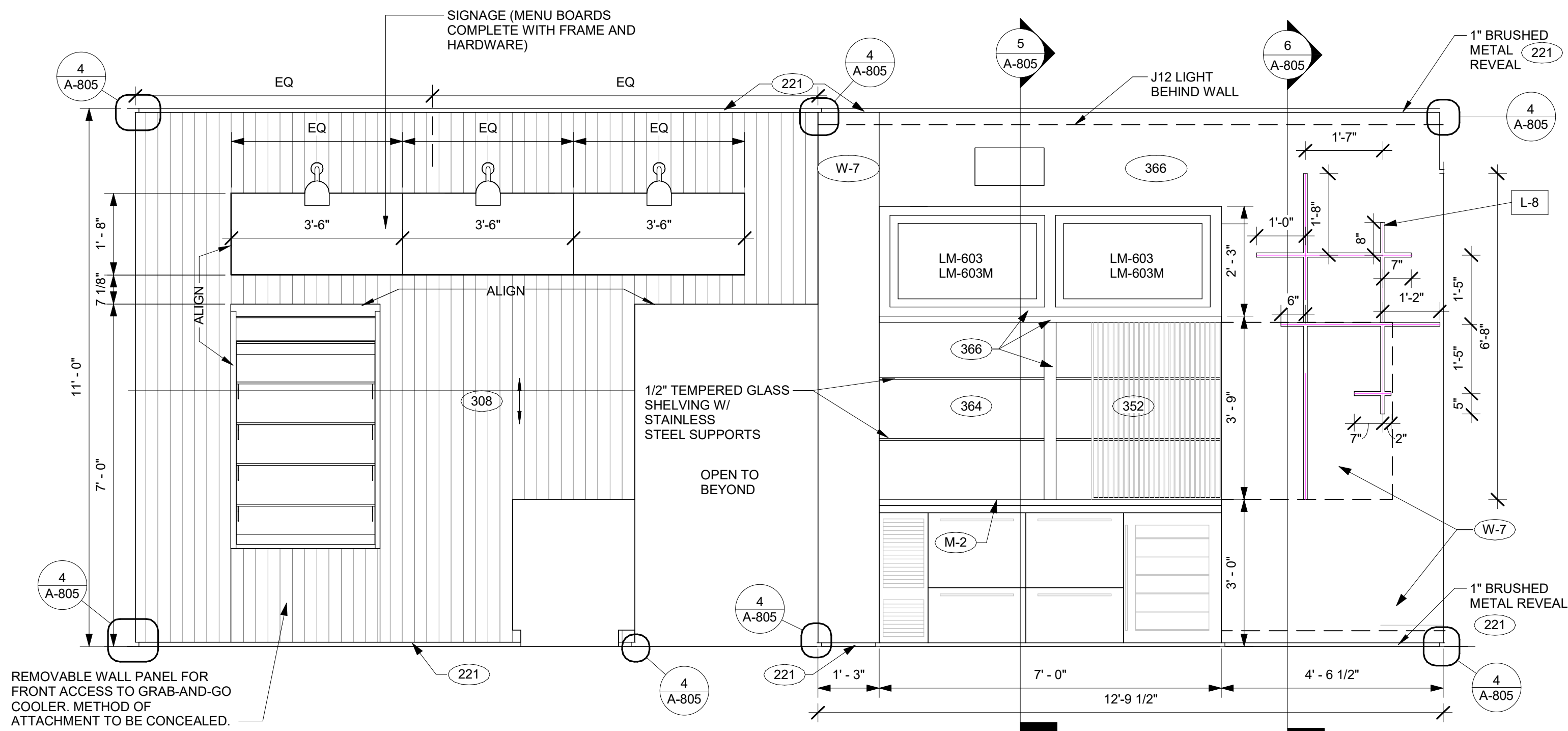
PROJECT NO.  
B4-157-1801

SHEET NAME

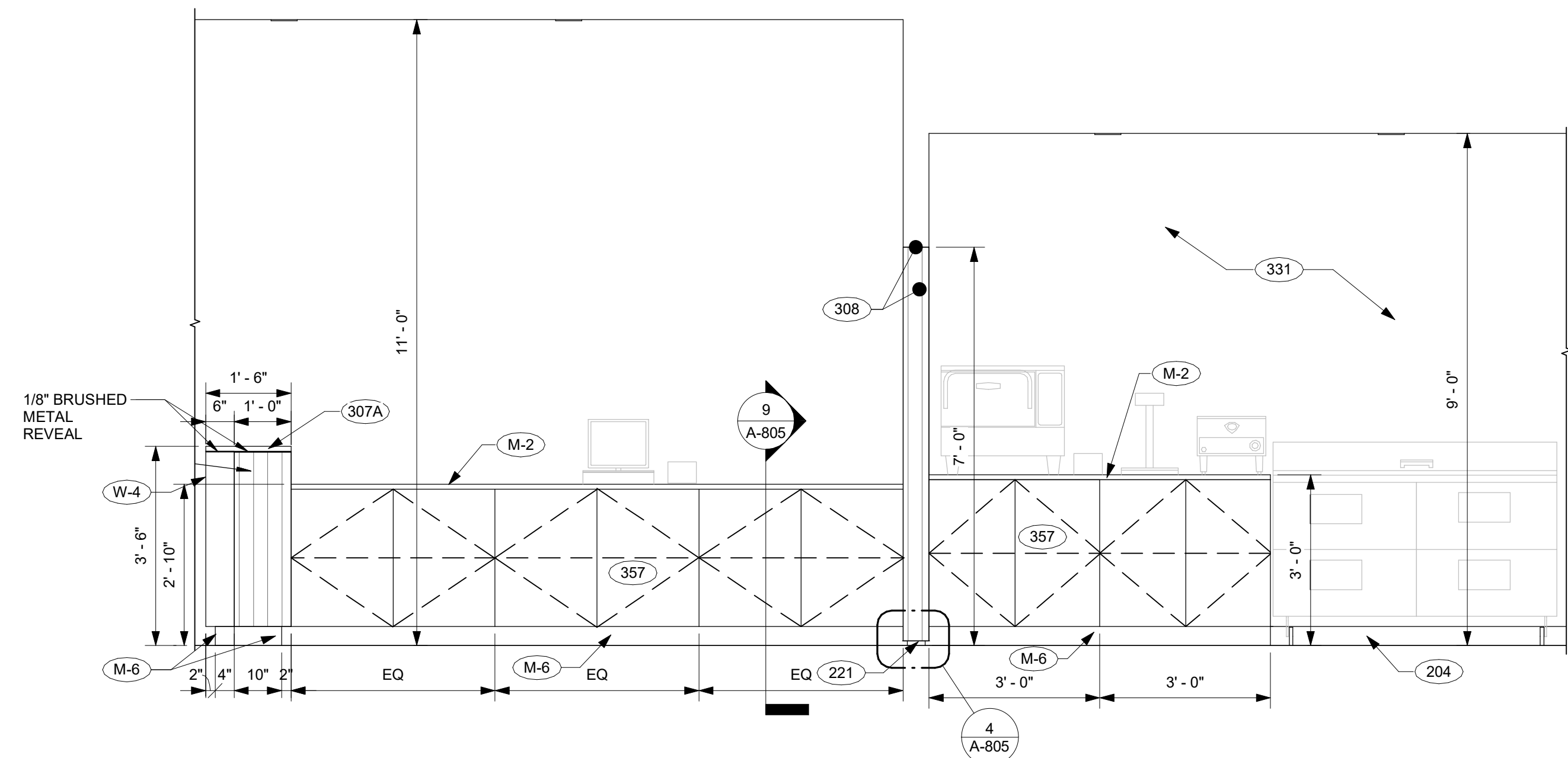
**MILLWORK OF  
BAR/BISTRO  
ELEVATIONS**

DRAWINGS NO.

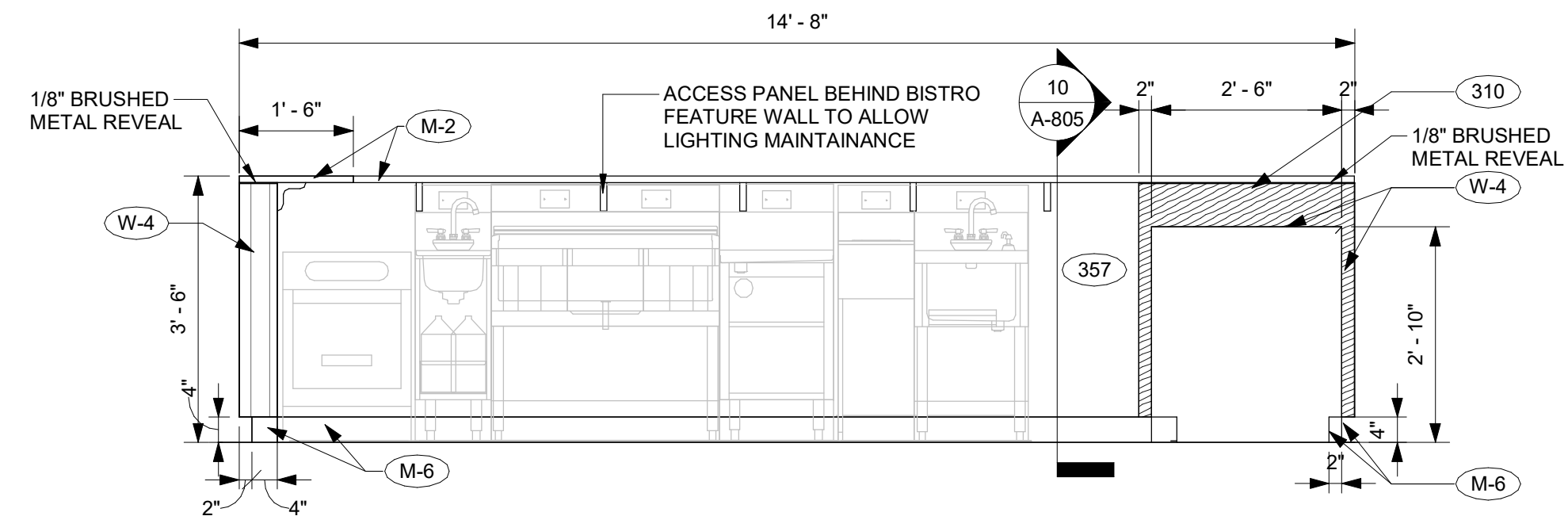
**A-804**



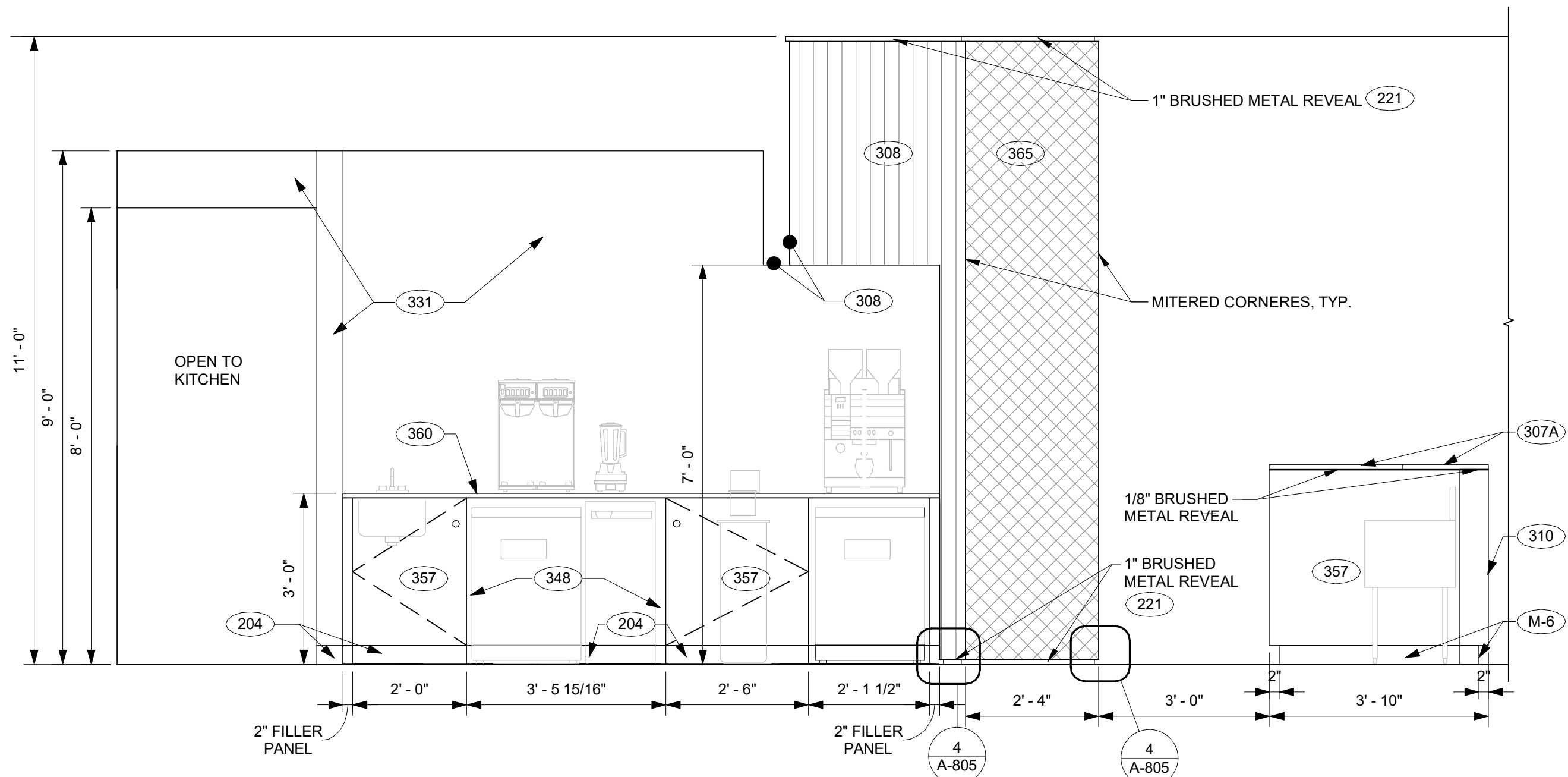
1 ELEVATION - 1  
1/2" = 1'-0"



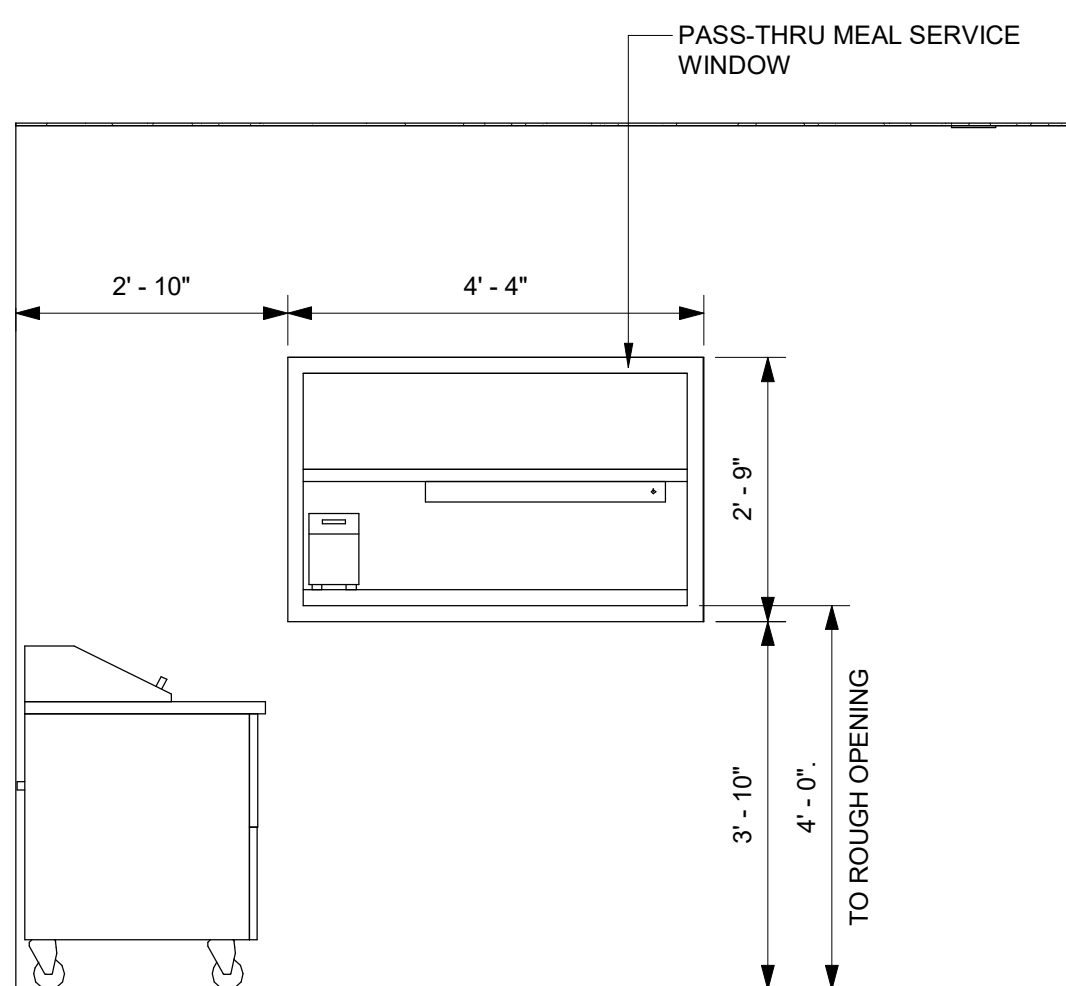
3 ELEVATION - 2  
1/2" = 1'-0"



13 ELEVATION - 3  
1/2" = 1'-0"

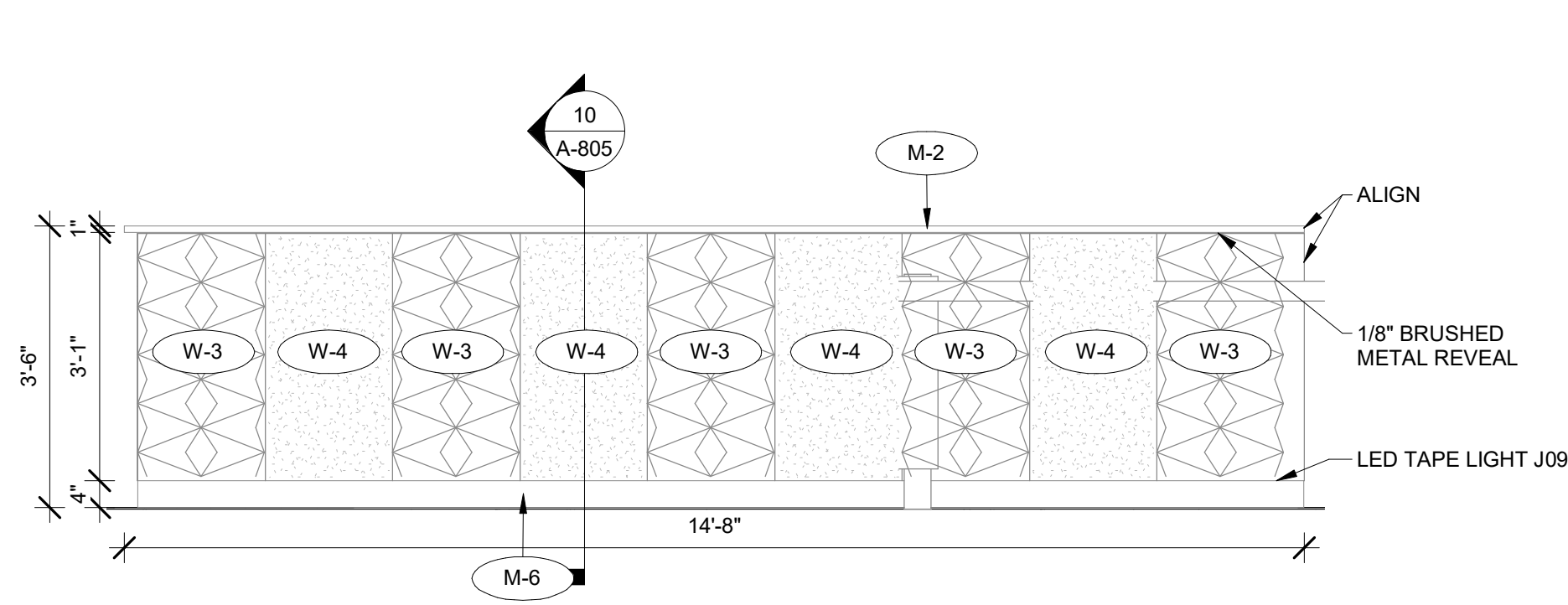


15 ELEVATION - 5  
1/2" = 1'-0"

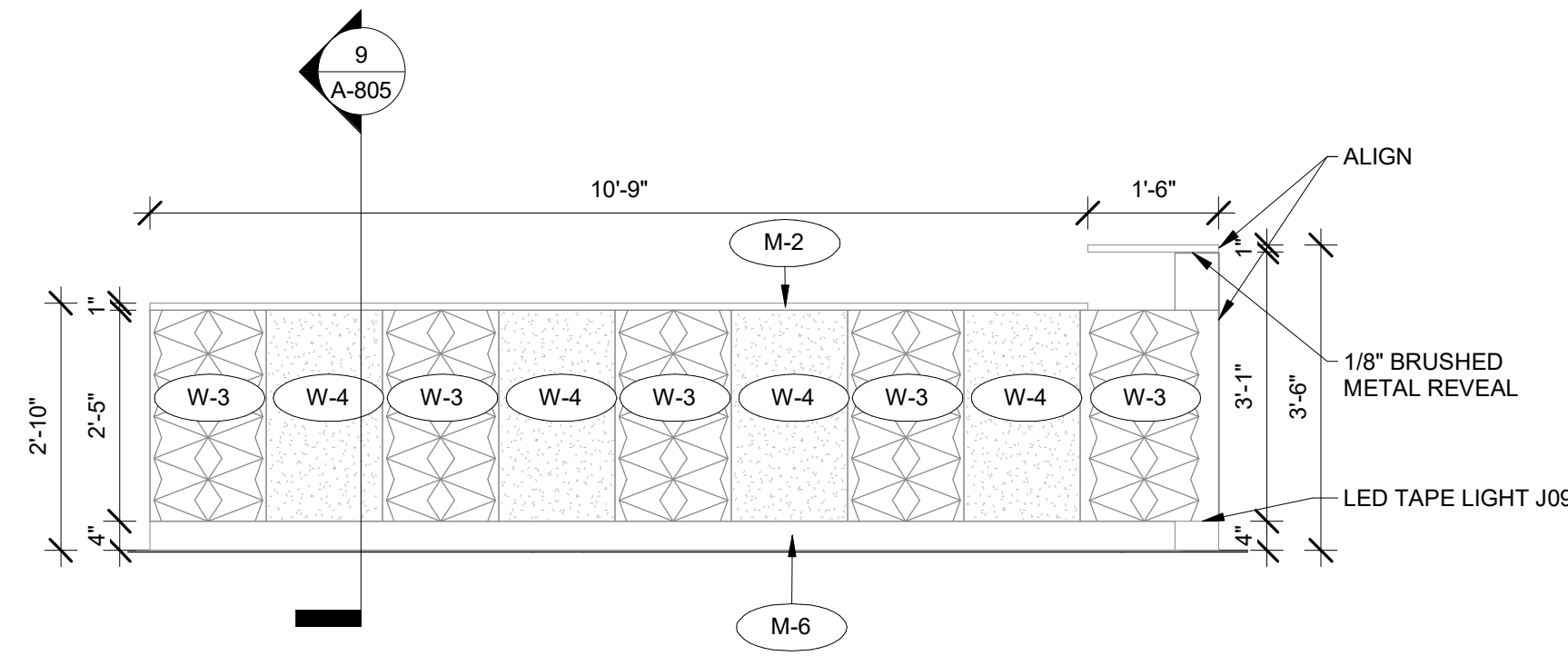


16 ELEVATION - 4  
1/2" = 1'-0"

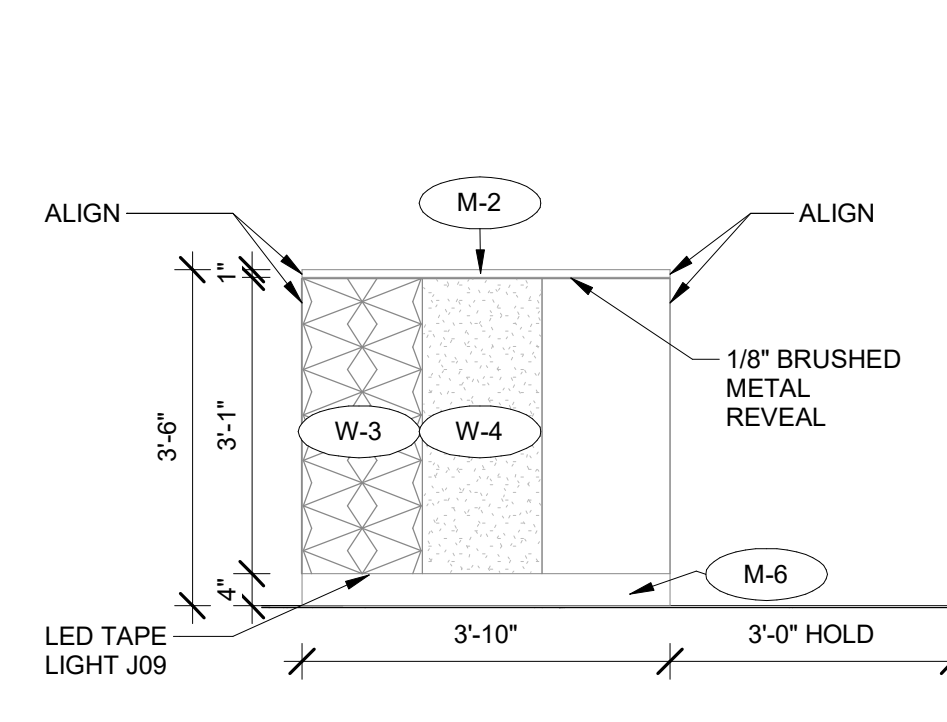




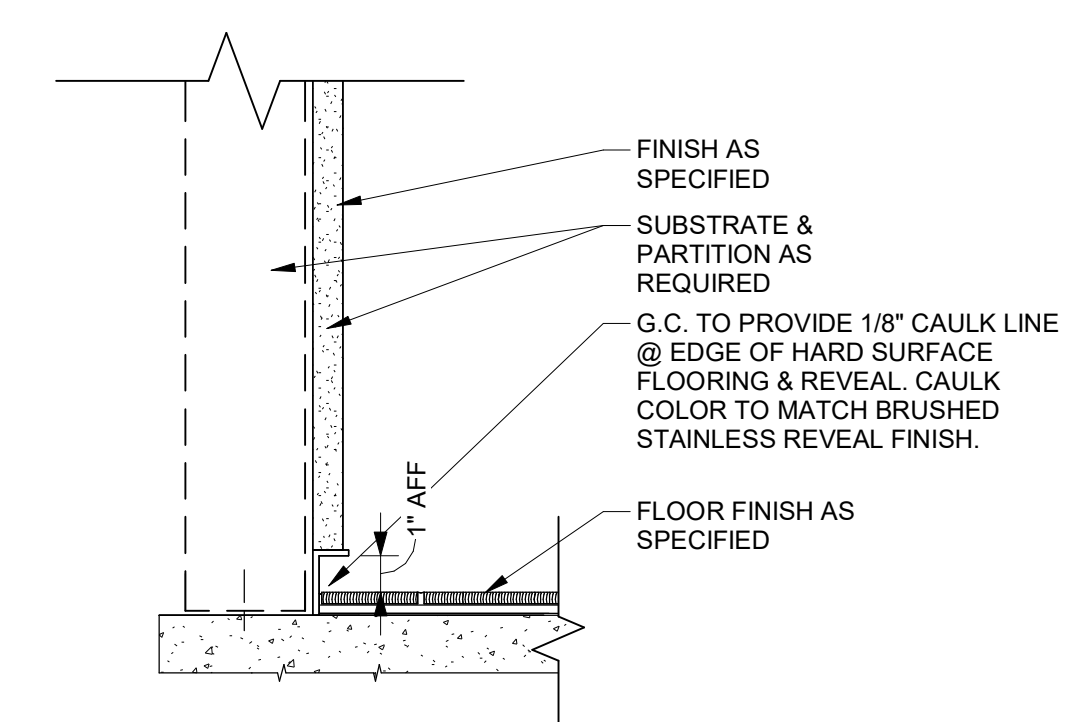
1 FRONT ELEVATION - 1  
1/2" = 1'-0"



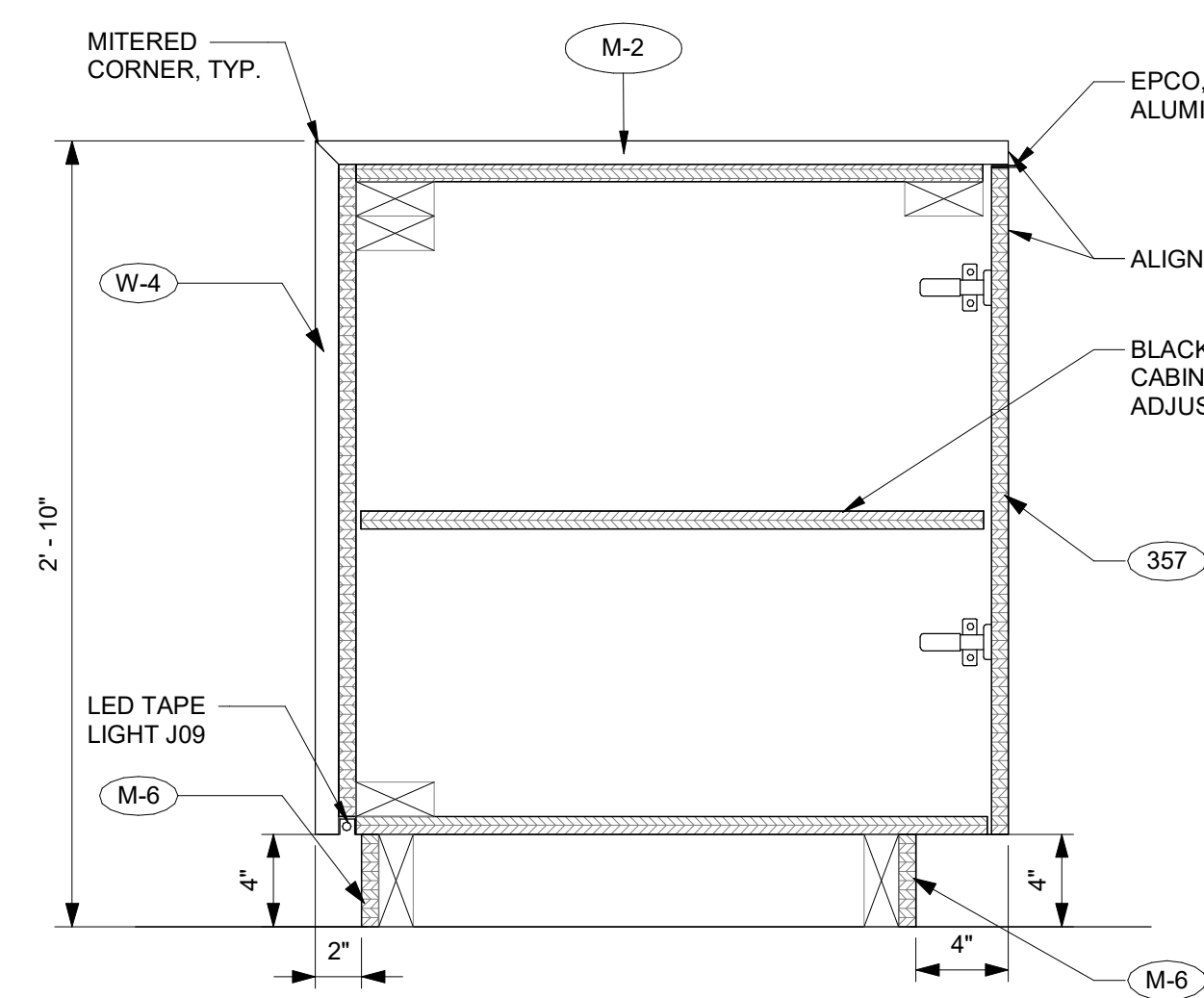
7 SIDE ELEVATION  
1/2" = 1'-0"



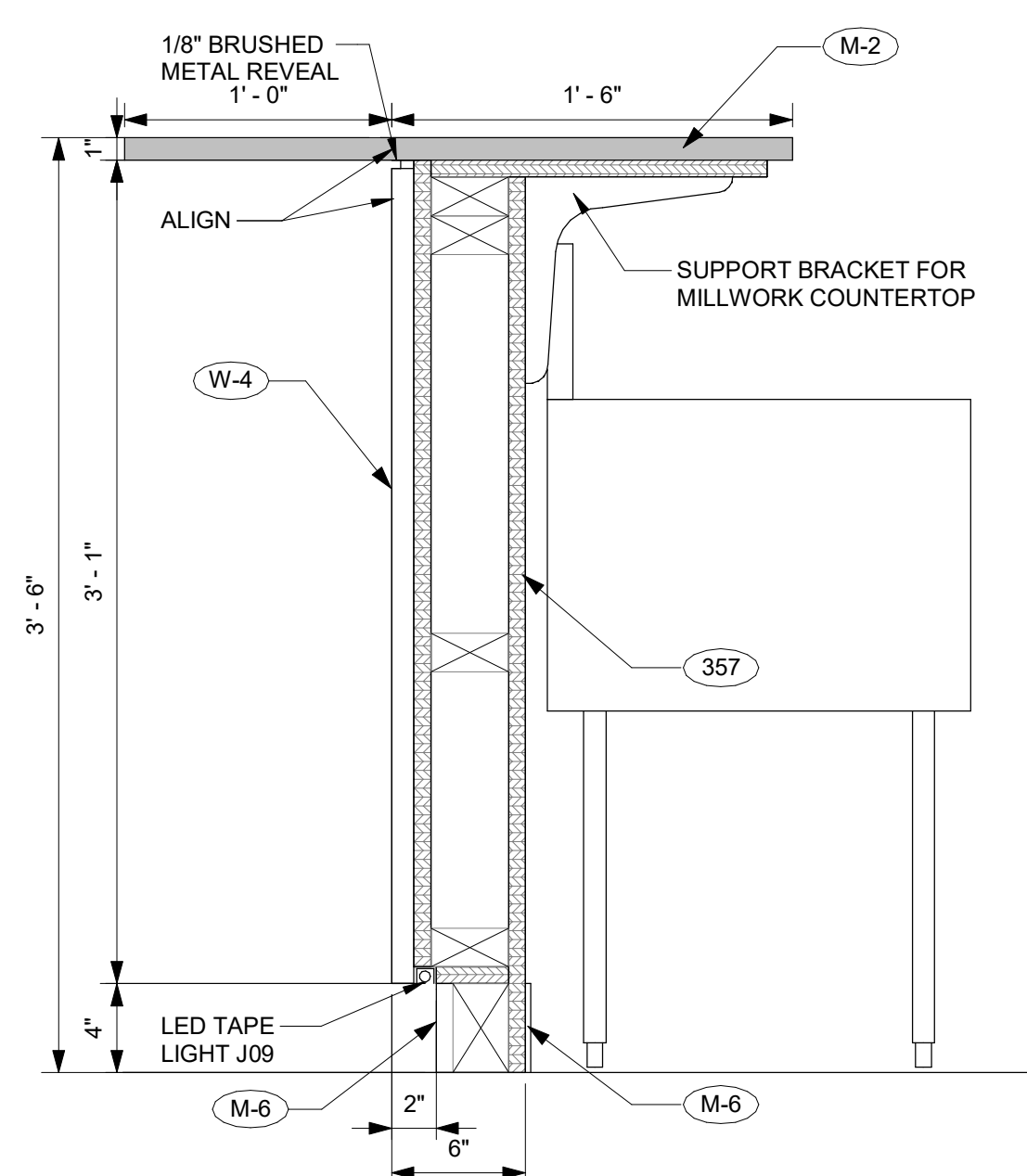
2 FRONT ELEVATION - 2  
1/2" = 1'-0"



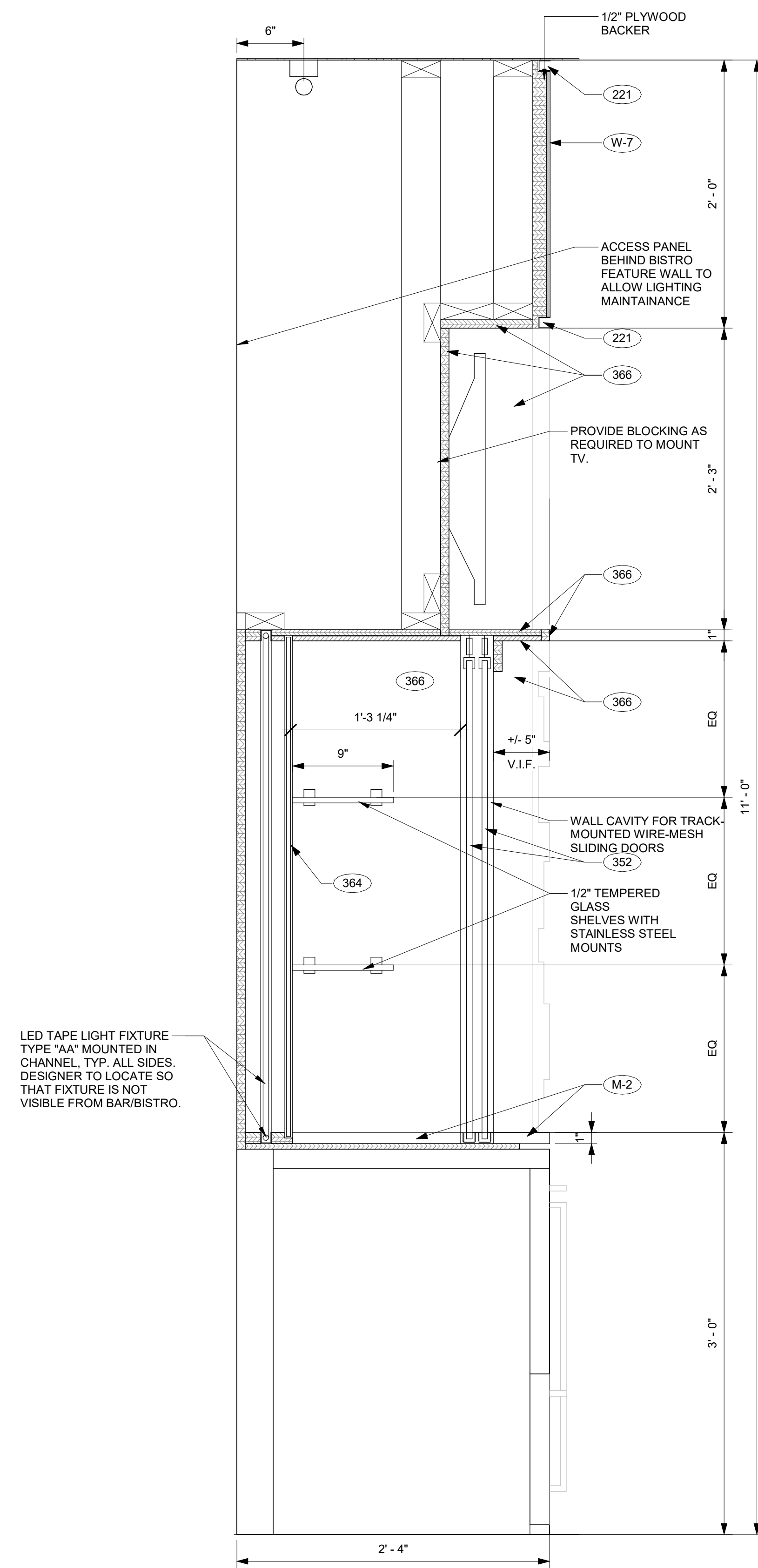
4 DETAIL @ REVEAL BASE  
3" = 1'-0"



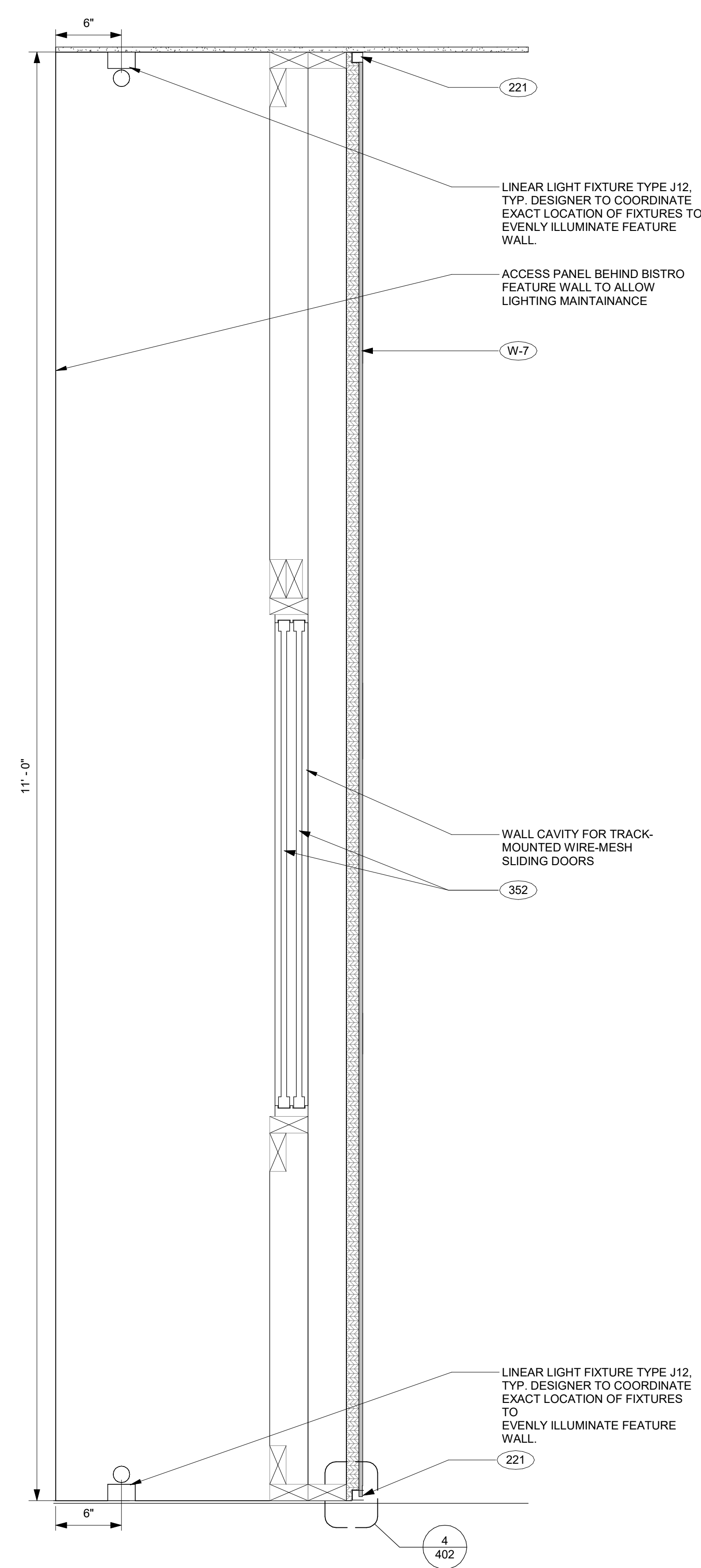
9 SECTION @ SIDE COUNTER  
1 1/2" = 1'-0"



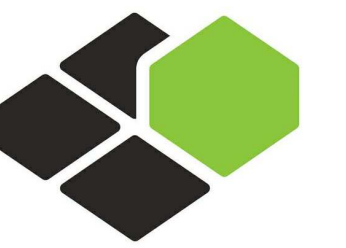
10 SECTION @ FRONT BAR  
1 1/2" = 1'-0"



5 SECTION - 4  
1 1/2" = 1'-0"



6 SECTION - 5  
1 1/2" = 1'-0"



BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

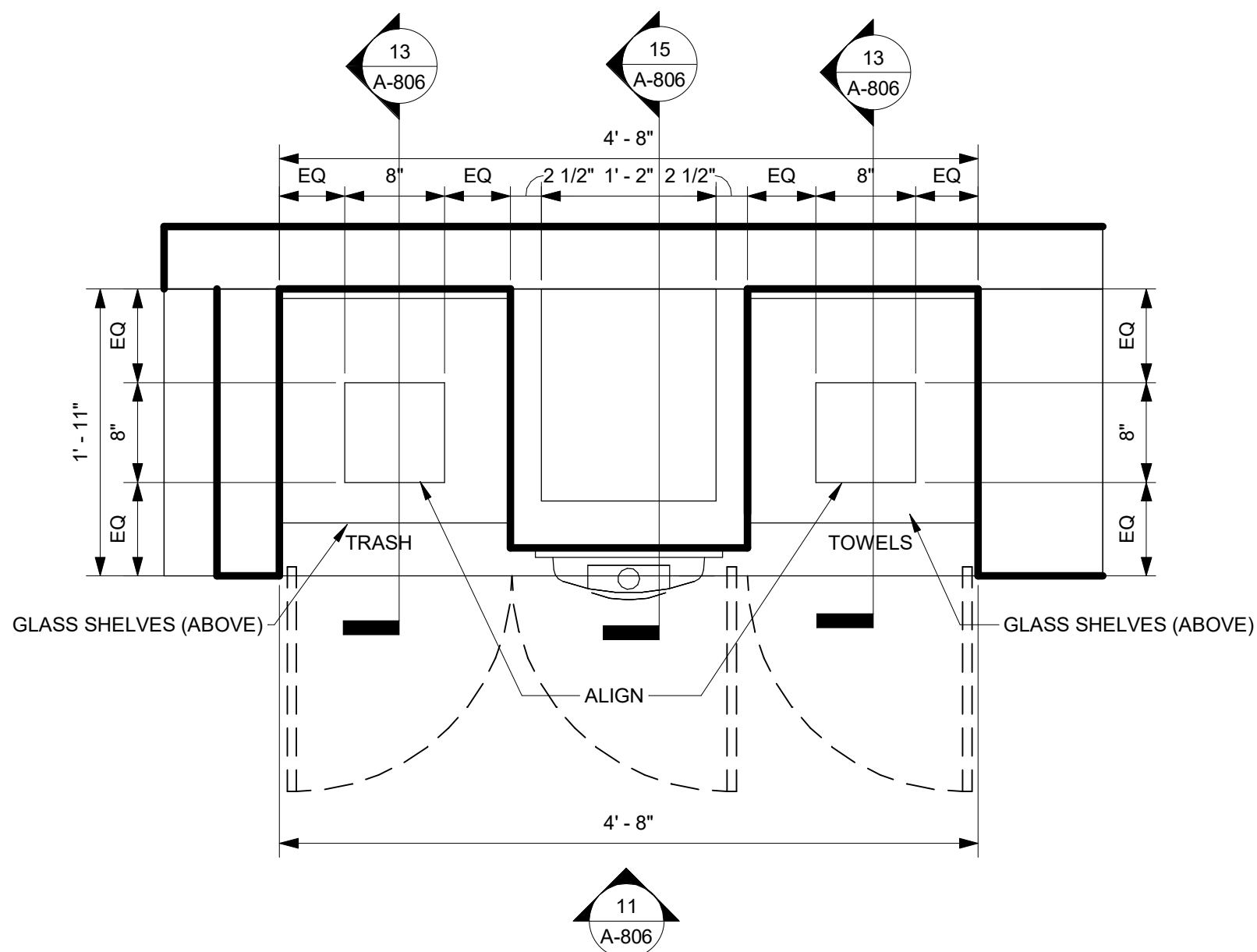
SHEET NAME

MILLWORK OF BAR/  
BISTRO DETAILS

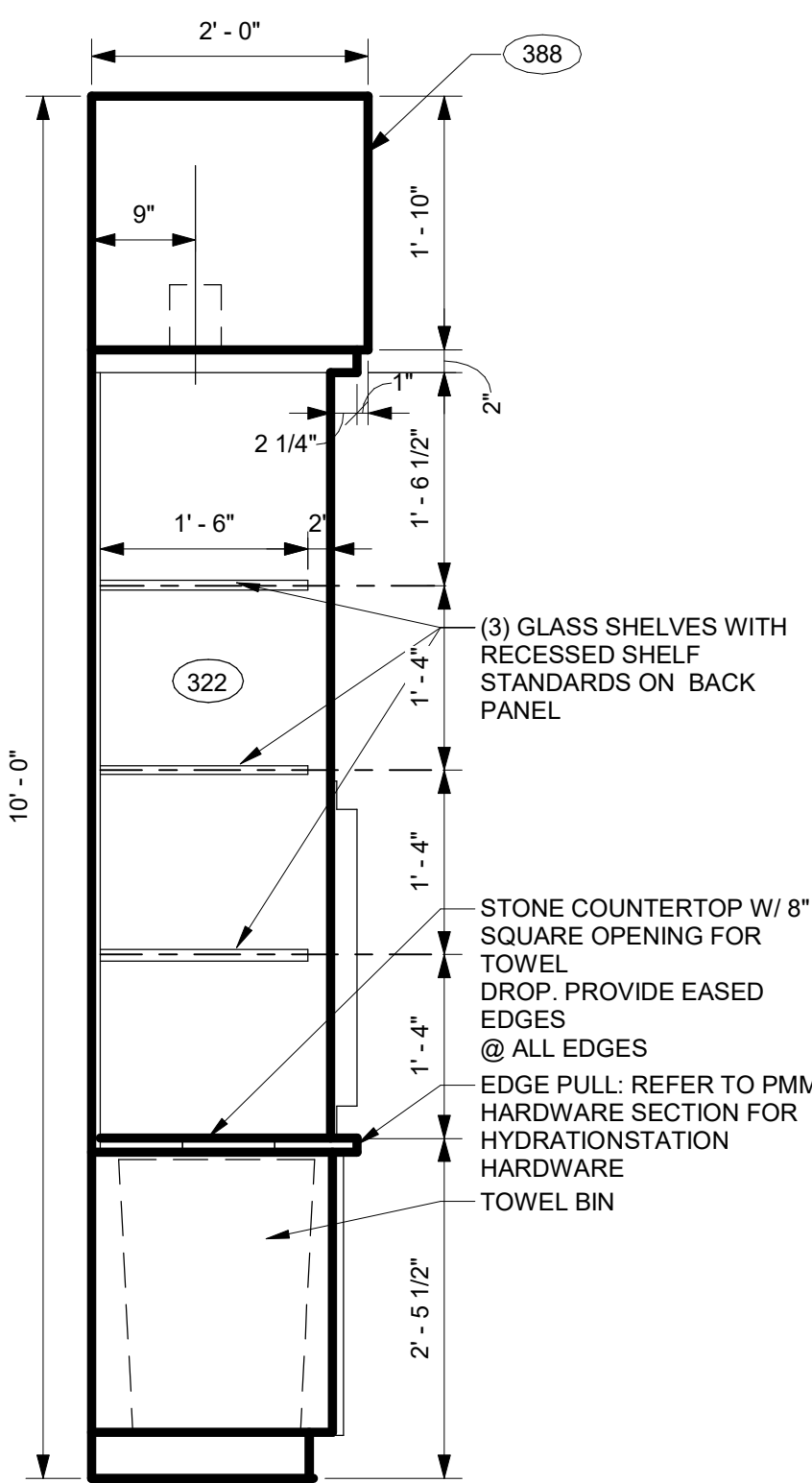
DRAWINGS NO.

A-805

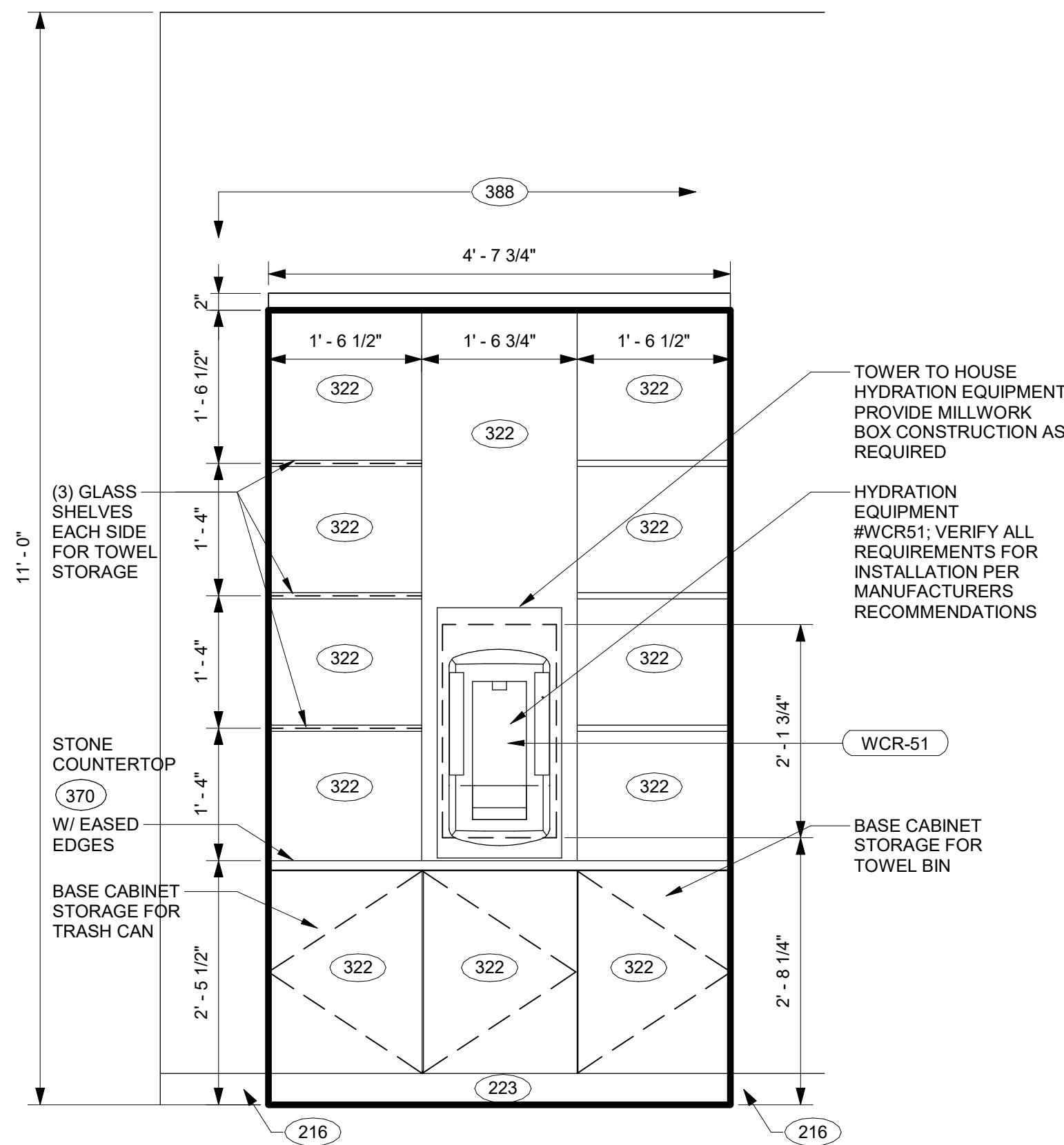




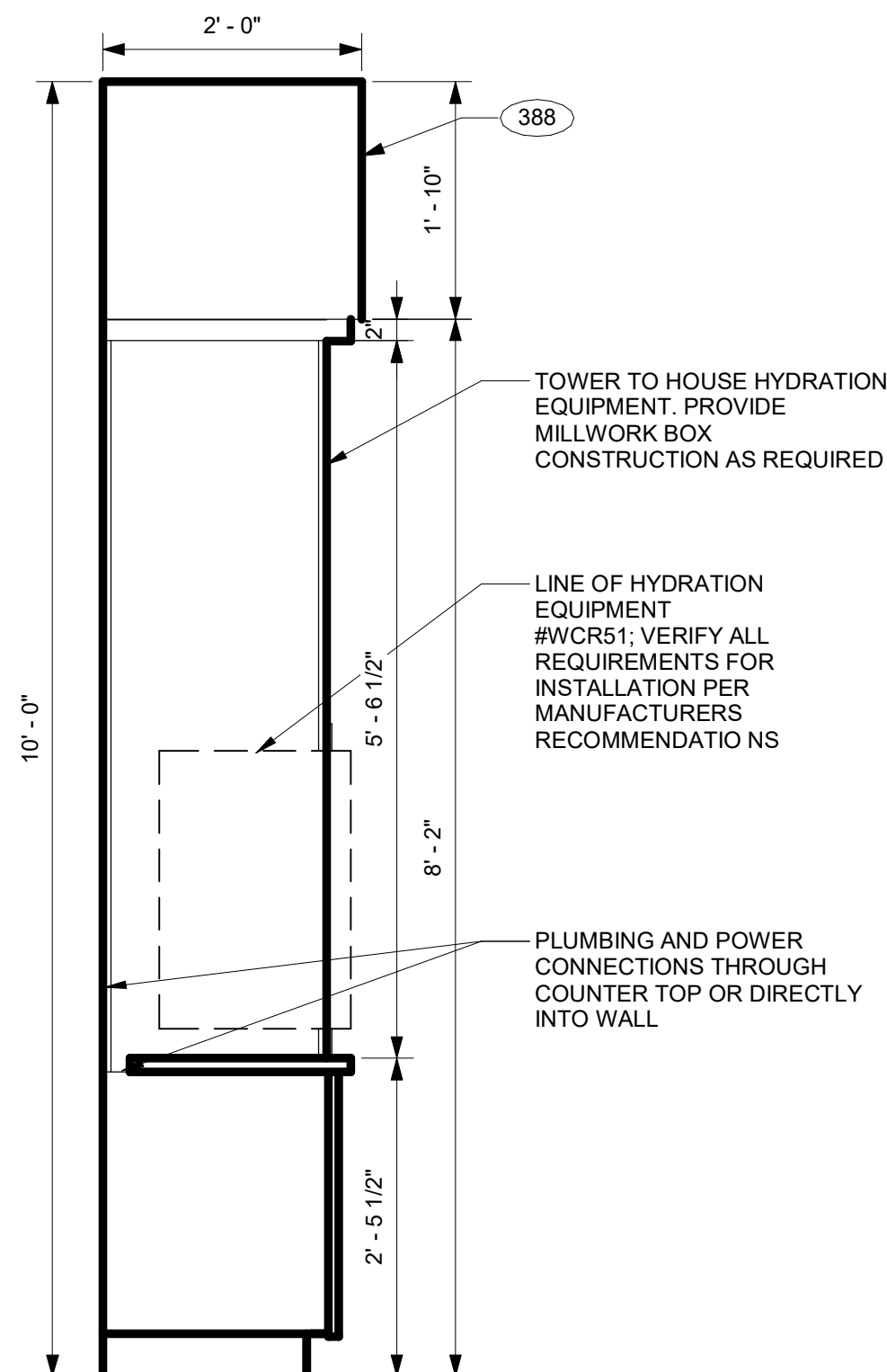
9 HYDRATION STATION PLAN  
1" = 1'-0"



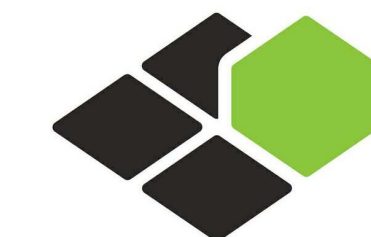
13 SECTION @ TOWEL TOWER  
3/4" = 1'-0"



11 HYDRATION STATION ELEVATION  
3/4" = 1'-0"



15 SECTION @ WATER COOLER  
3/4" = 1'-0"



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE

2020.05.25

DRAWN BY

RC

CHECKED BY

RB/ DDP

PROJECT NO.

B4-157-1801

SHEET NAME

**MILLWORK OF FITNESS CENTER DETAILS**

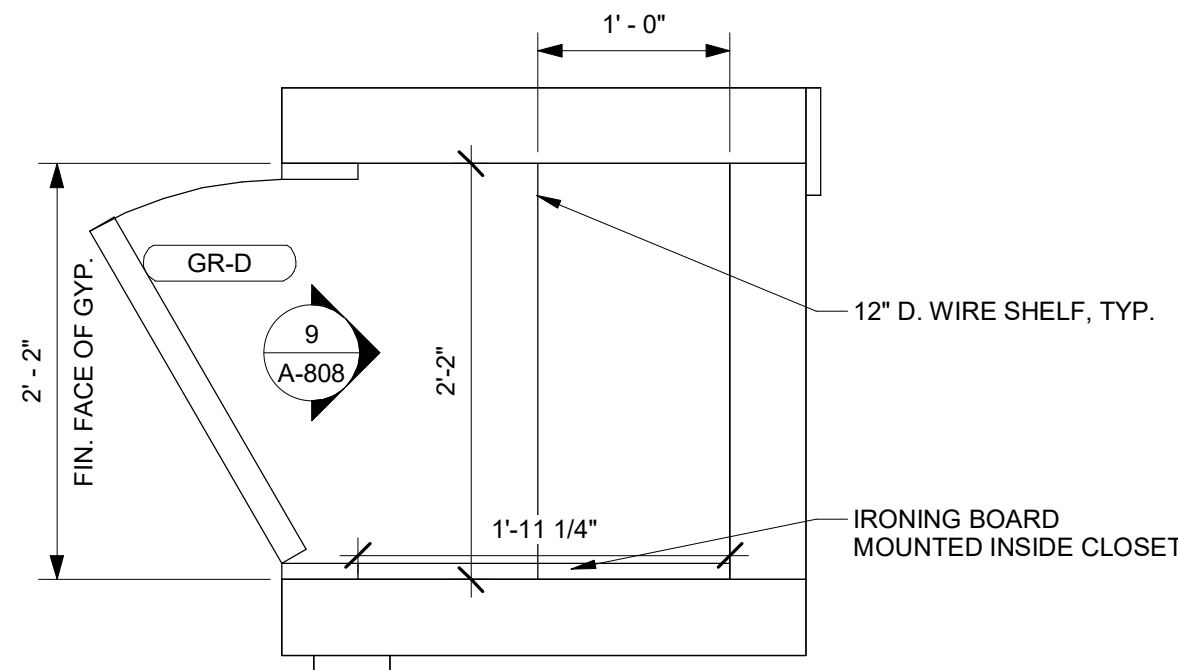
DRAWINGS NO.

**A-806**

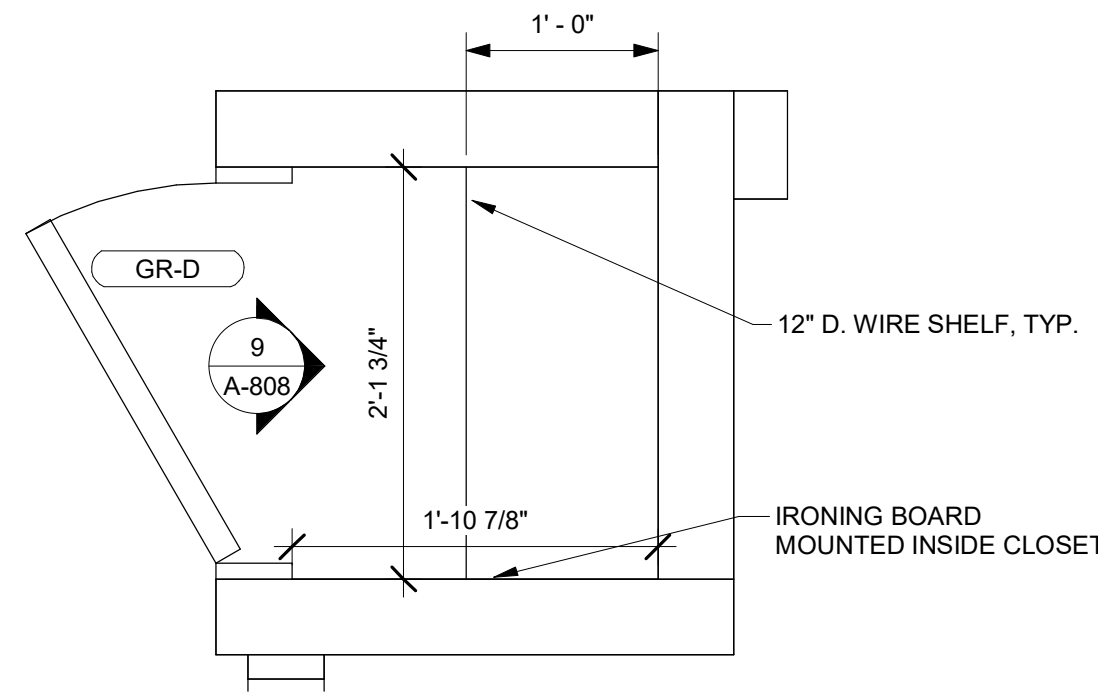




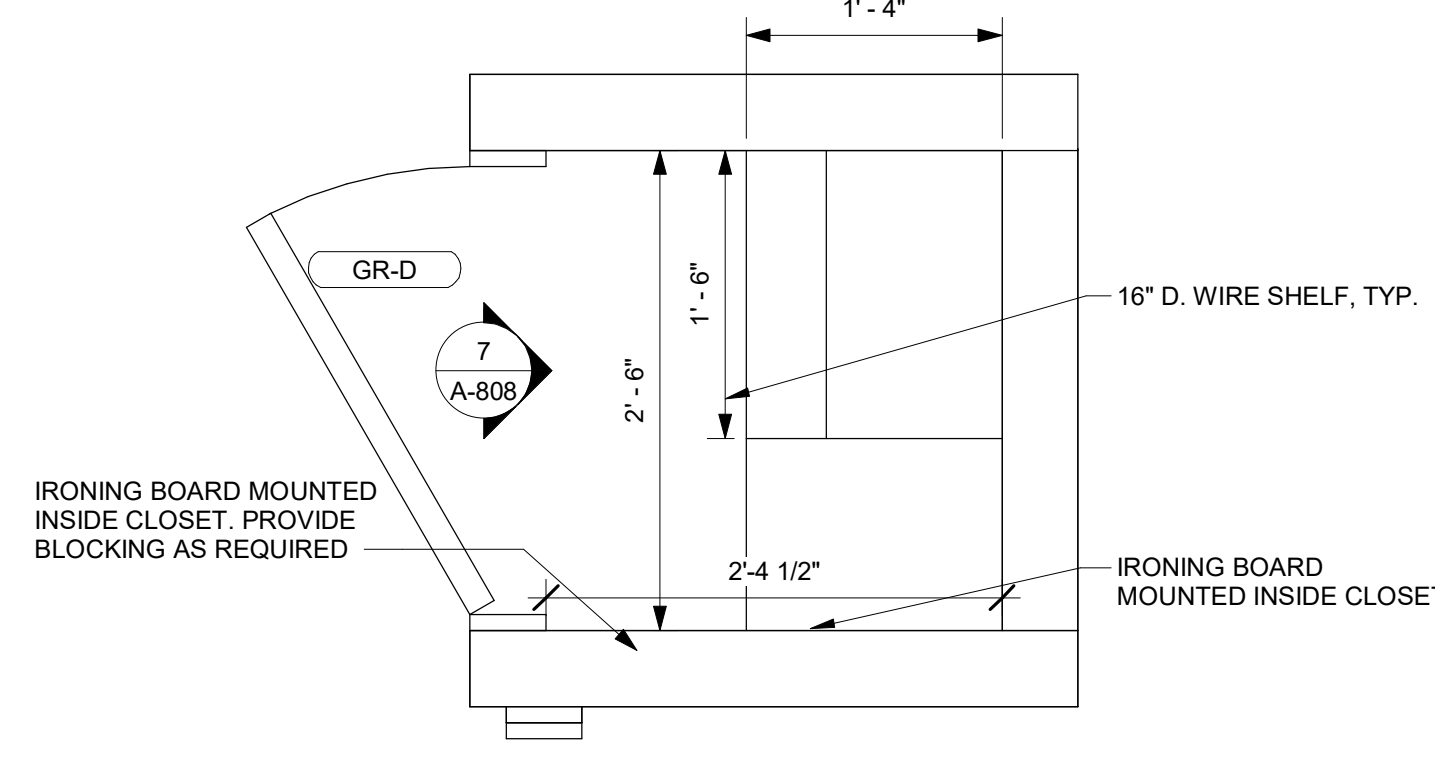




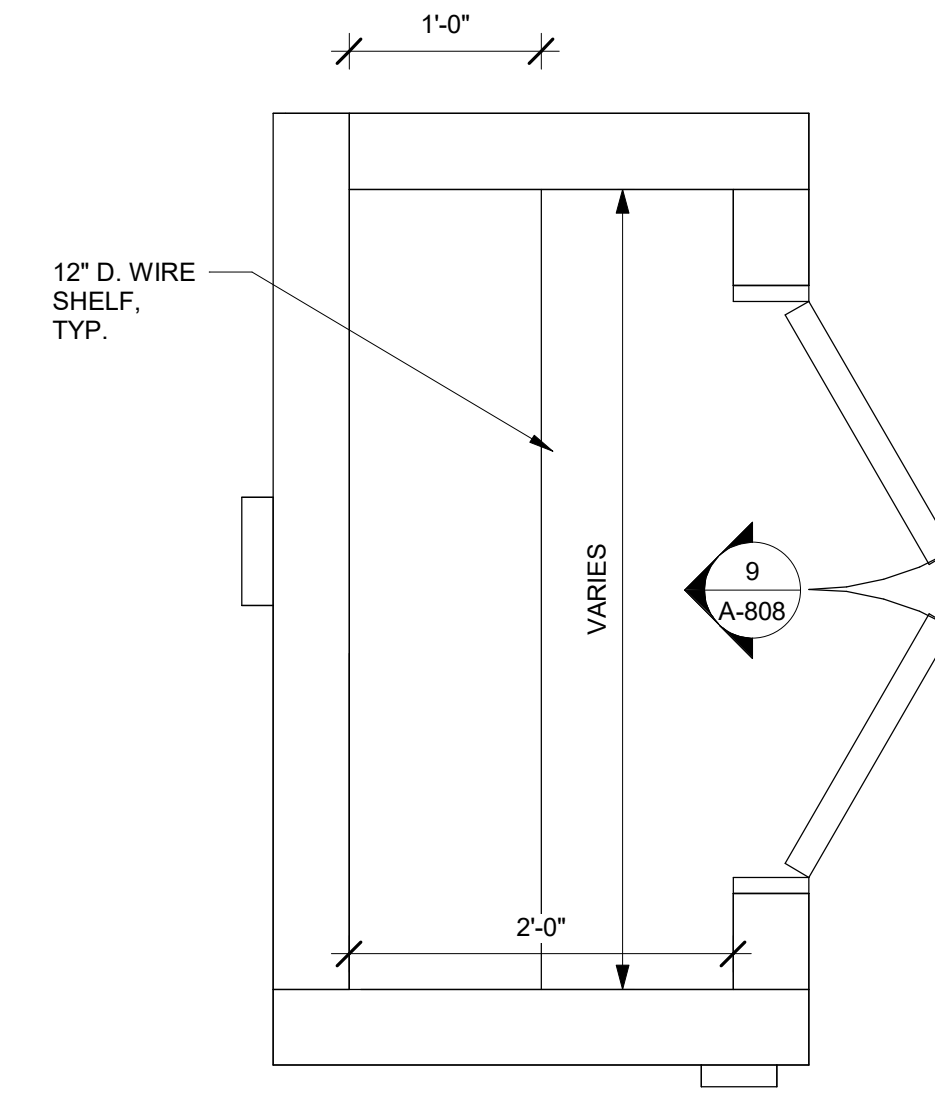
1 QUEEN/ QUEEN CLOSET PLAN  
1" = 1'-0"



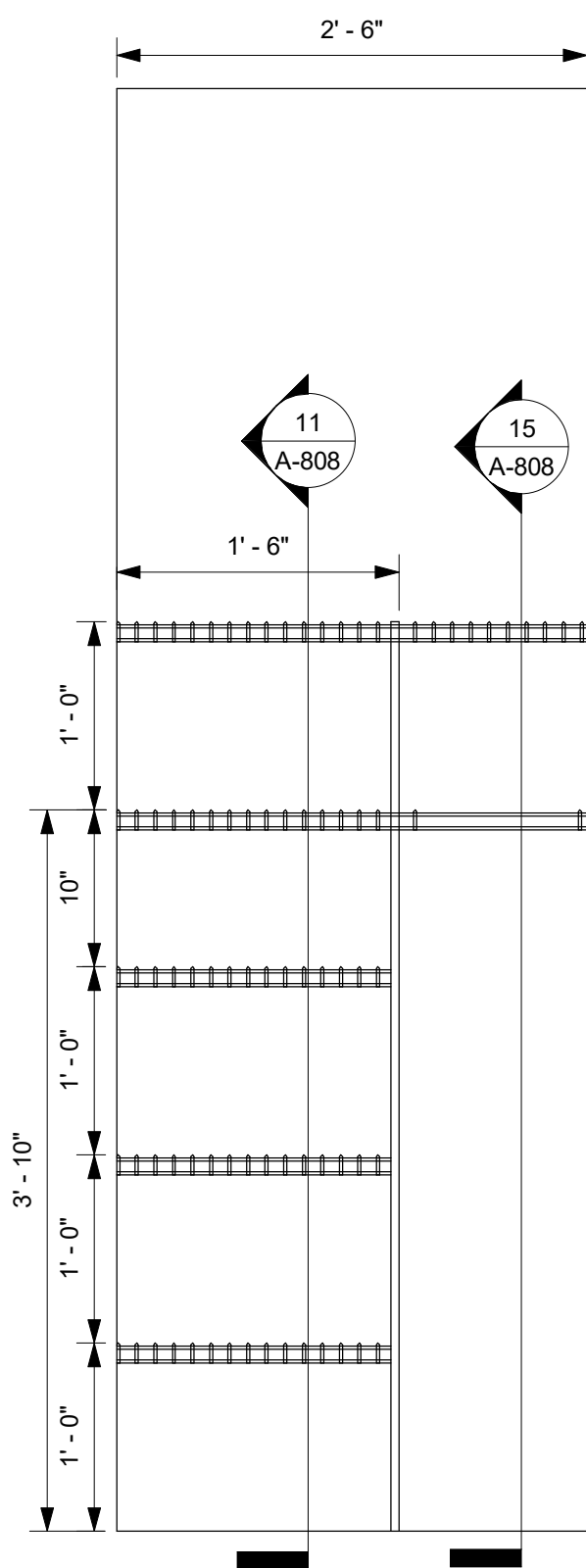
2 KING CLOSET PLAN  
1" = 1'-0"



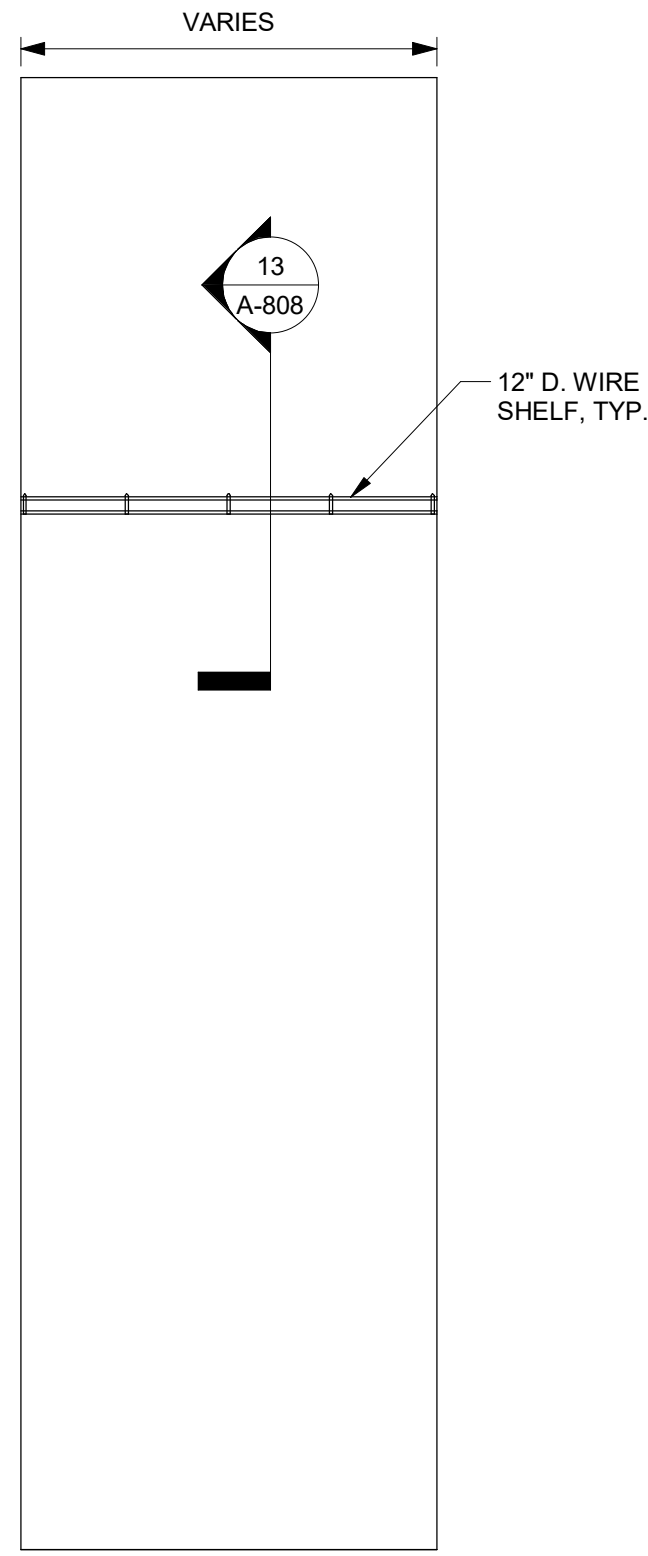
3 ACCESSIBLE GR CLOSET PLAN  
1" = 1'-0"



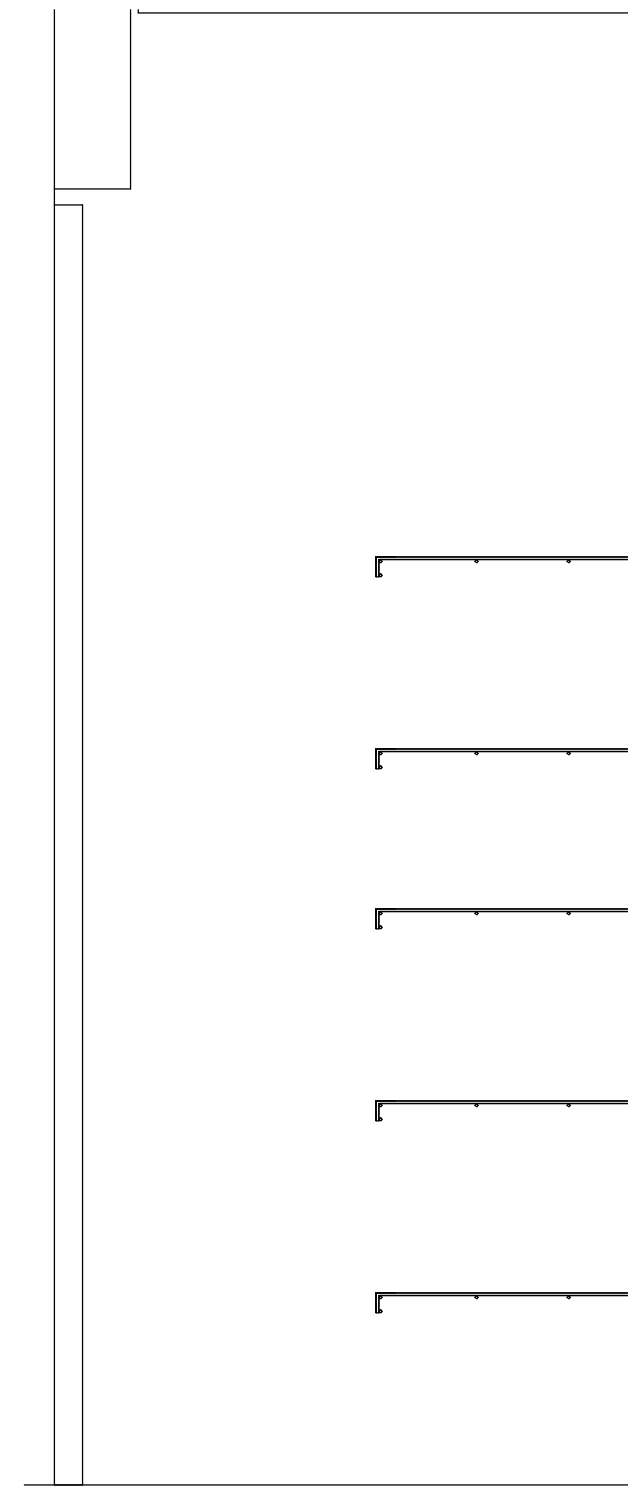
5 KING SUIT CLOSET  
1" = 1'-0"



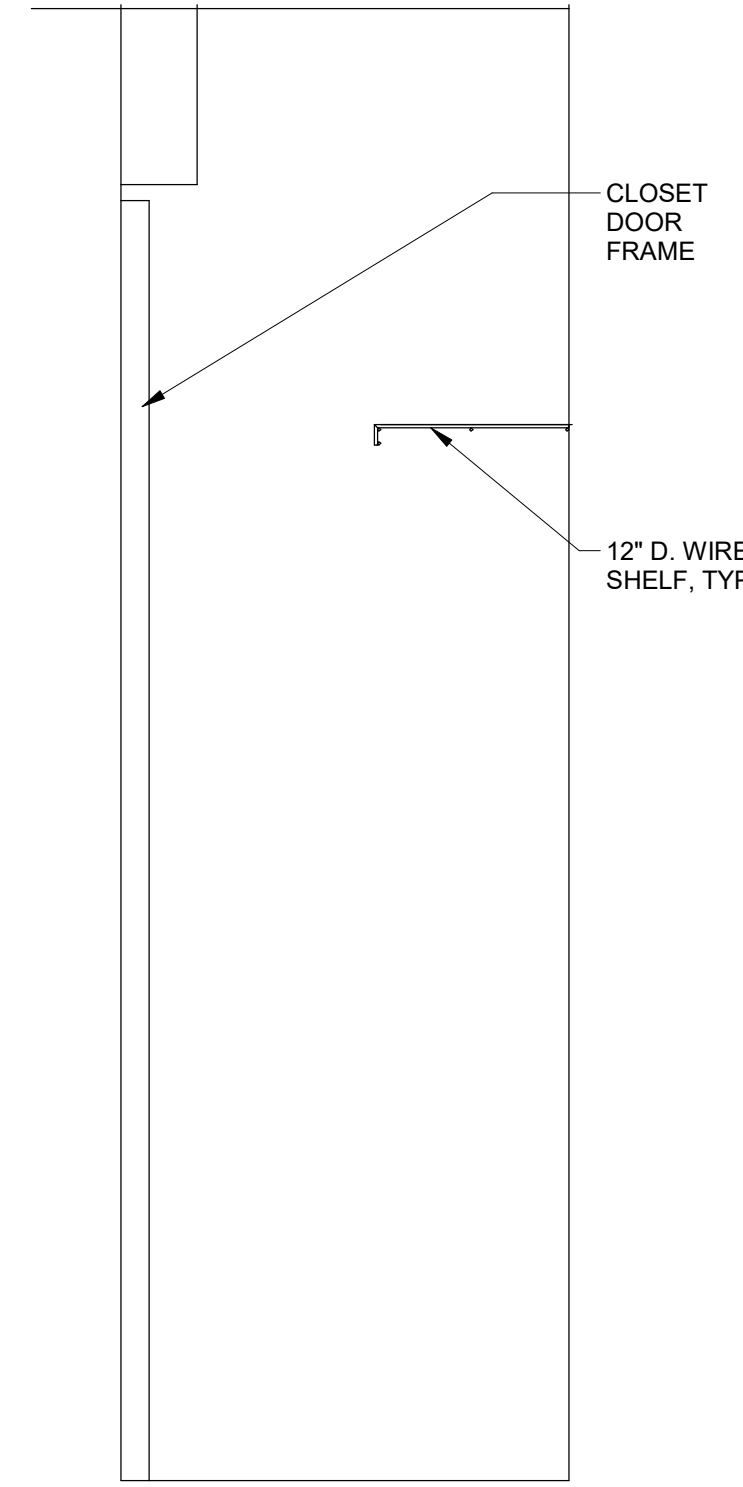
7 ACCESSIBLE CLOSET ELEVATION  
1" = 1'-0"



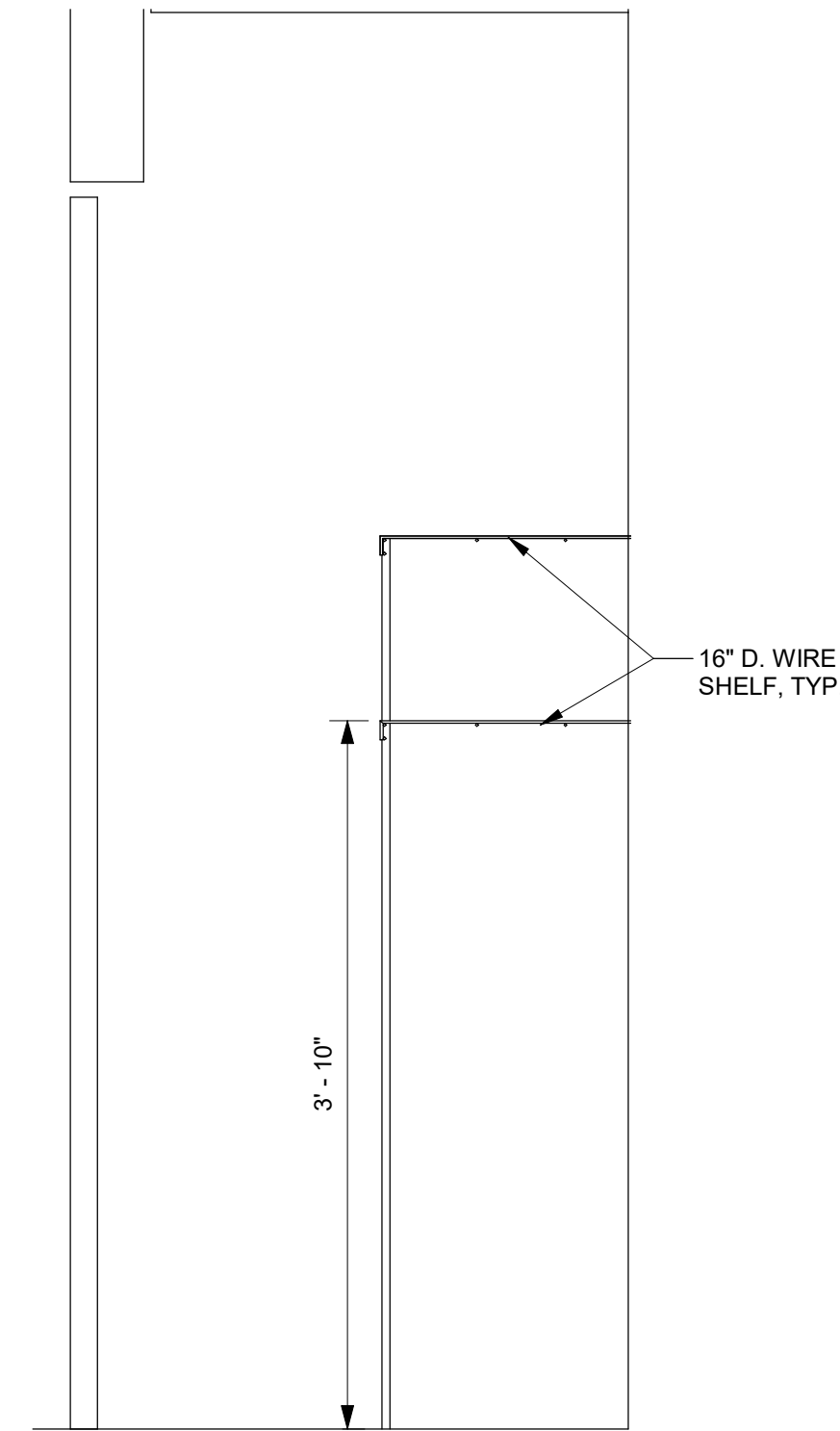
9 CLOSET ELEVATION  
1" = 1'-0"



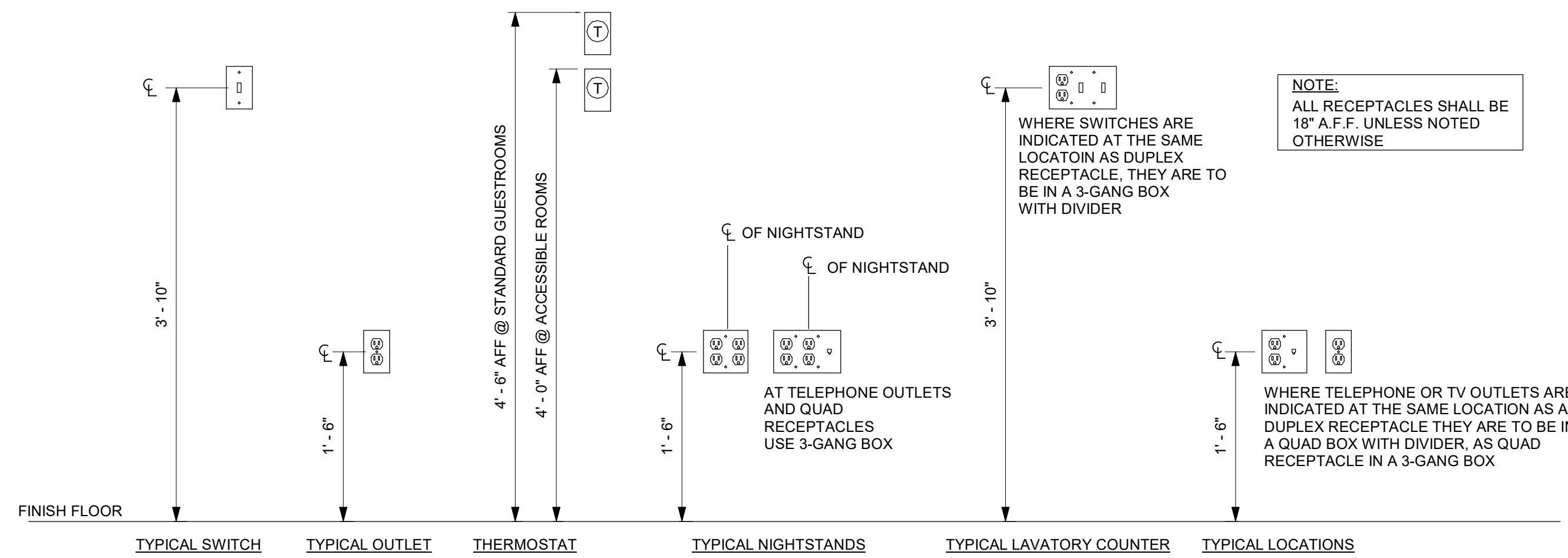
11 ACCESSIBLE CLOSET SECTION - 1  
1" = 1'-0"



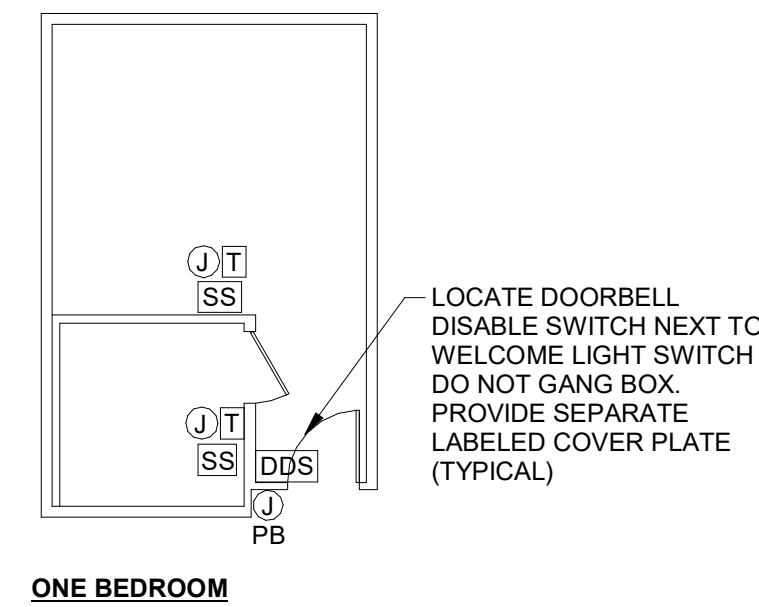
13 CLOSET SECTION  
1" = 1'-0"



15 ACCESSIBLE CLOSET SECTION - 2  
1" = 1'-0"



6 TYP. GUESTROOM ELECTRICAL OUTLET HEIGHTS  
1" = 1'-0"



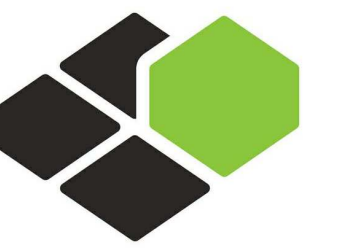
4 HEARING IMPAIRED DEVICES DIAGRAM  
1/8" = 1'-0"

DEVICES FOR THE HEARING IMPAIRED		
SYMBOL	DEVICE	NOTES
	BUTTON FOR DOOR SIGNAL	OUTSIDE DOOR ON STRIKE SIDE, +48" AFF CL
	2-GANG BOX W/ TRANSFORMER FOR DOOR BELL	FACTORY LABEL ON COVER PLATE
	DOORBELL DISABLE SWITCH	MOUNT TRANSFORMER IN SOFFIT OR CABINET AND PROVIDE ACCESS
	SMOKE STROBE, REMOTE	WALL BEHIND ENTRY DOOR, NEAR LIGHT SWITCH "DOORBELL DISABLE SWITCH" PLAQUE
		COMPATIBLE WITH SMOKE DETECTOR, BATHROOM +80" AFF "SMOKE" LABEL INTEGRAL TO DEVICE

A. PLAN DIAGRAM SHOWS GENERAL CONFIGURATION OF DOORBELL DEVICES - DESIGNER TO MODIFY AS REQUIRED FOR ACTUAL GUESTROOM CONFIGURATION AND LOCAL REQUIREMENTS.

B. PLAQUES (EXCEPT AS NOTED); PROVIDE AS REQUIRED; PLAQUES SHALL BE BLACK PHENOLIC W/ 1/4" WHITE ENGRAVED LETTERS.

REQUIREMENTS ON QUANTITY AND DISPERSAL OF GUESTROOMS WITH FEATURES FOR THE HEARING IMPAIRED TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS AND DETERMINED BY THE ARCHITECT OF RECORD. DOORBELL SPEC INCLUDED IN THE PROJECT MANUAL MASTER.



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

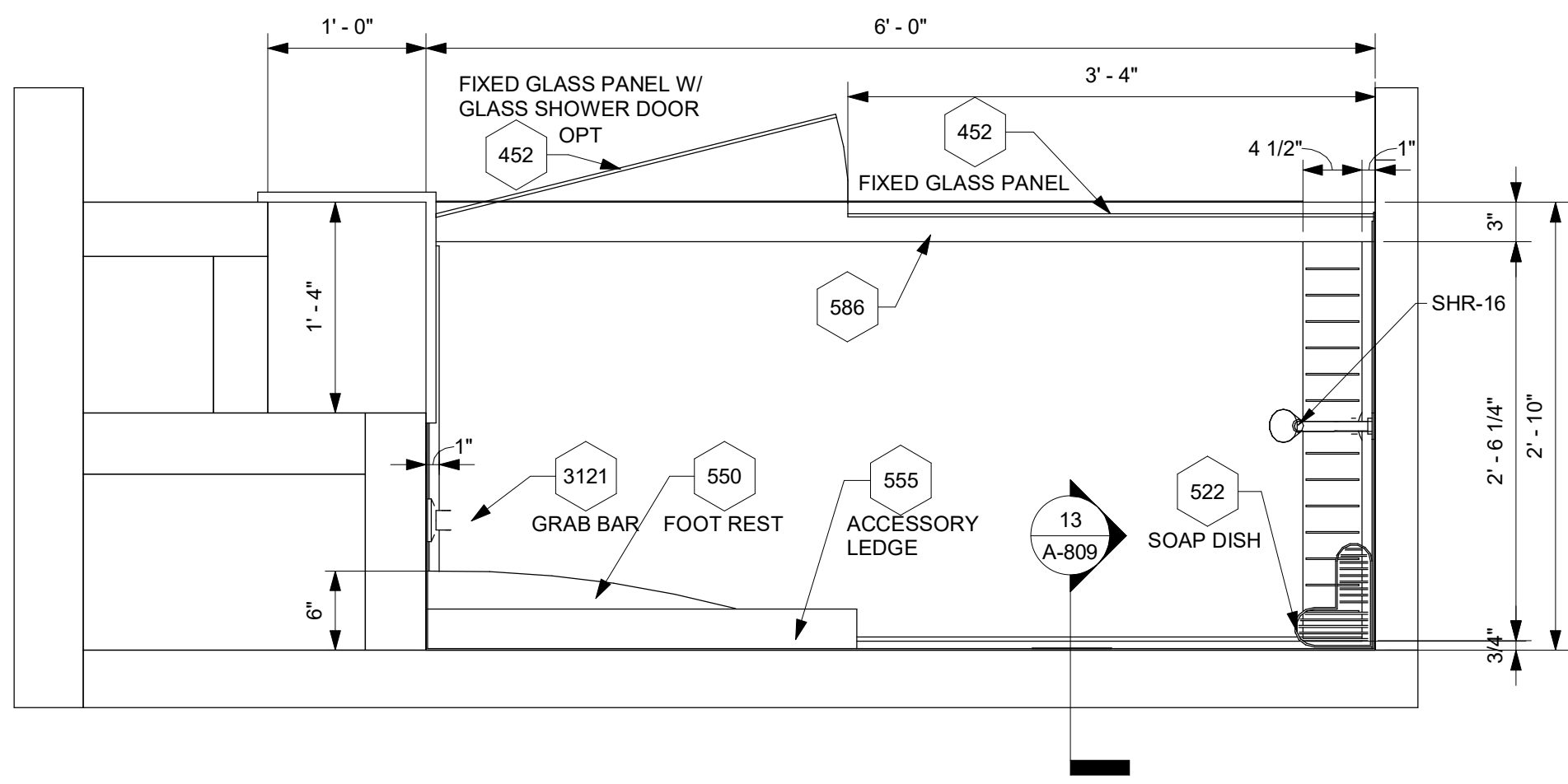
SHEET NAME

**MILLWORK OF GUESTROOM AND CLOSET DETAILS**

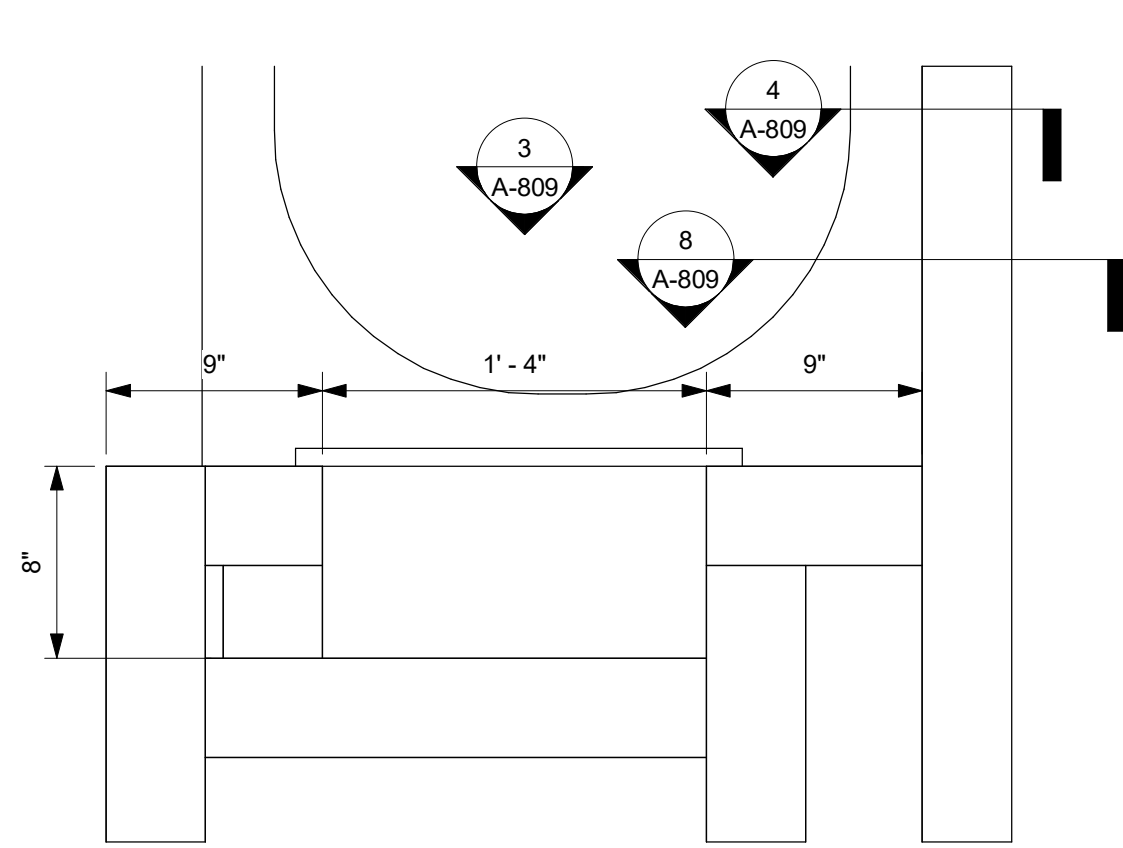
DRAWINGS NO.

**A-808**

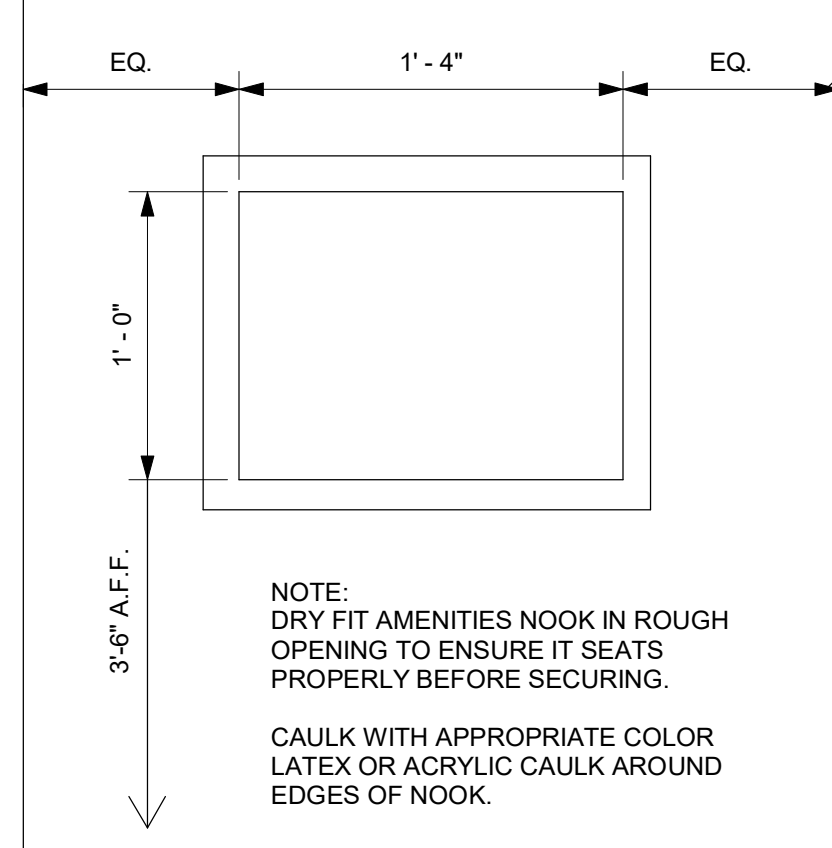




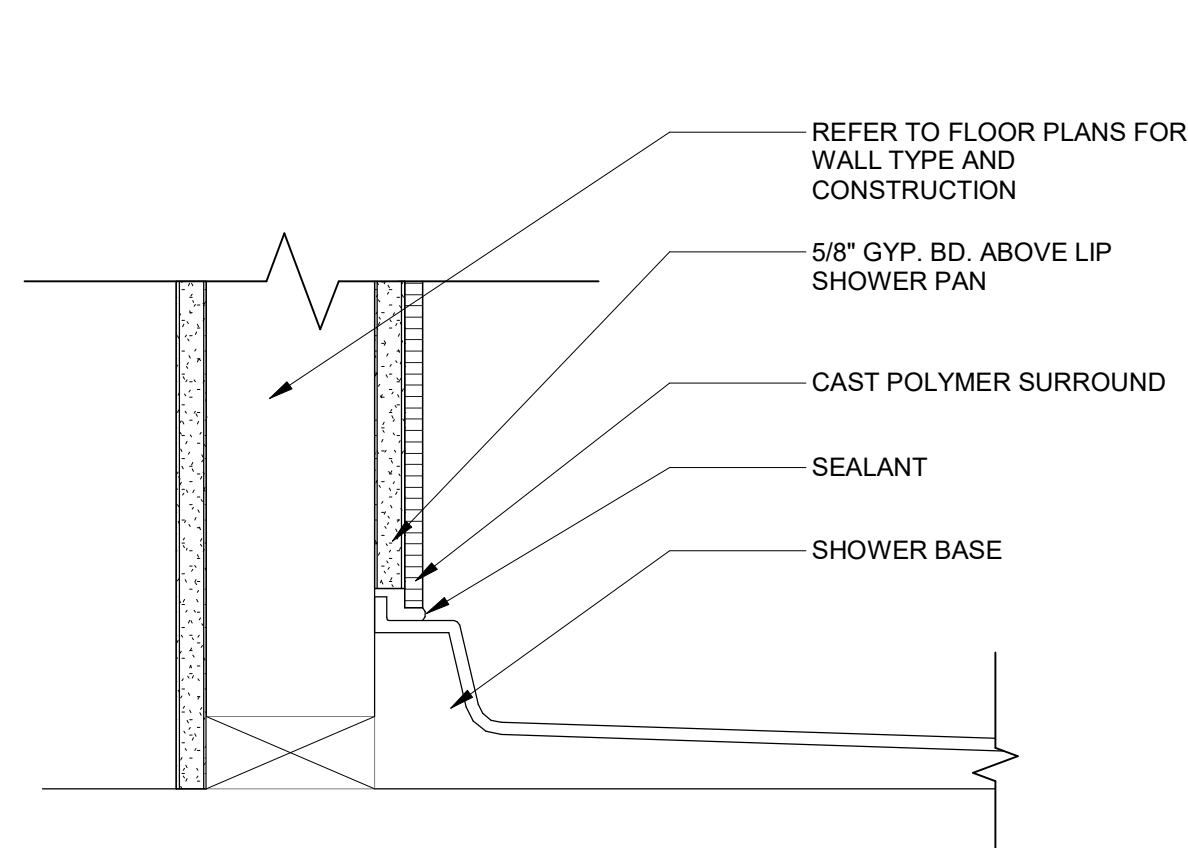
1 STANDARD SHOWER PLAN  
1" = 1'-0"



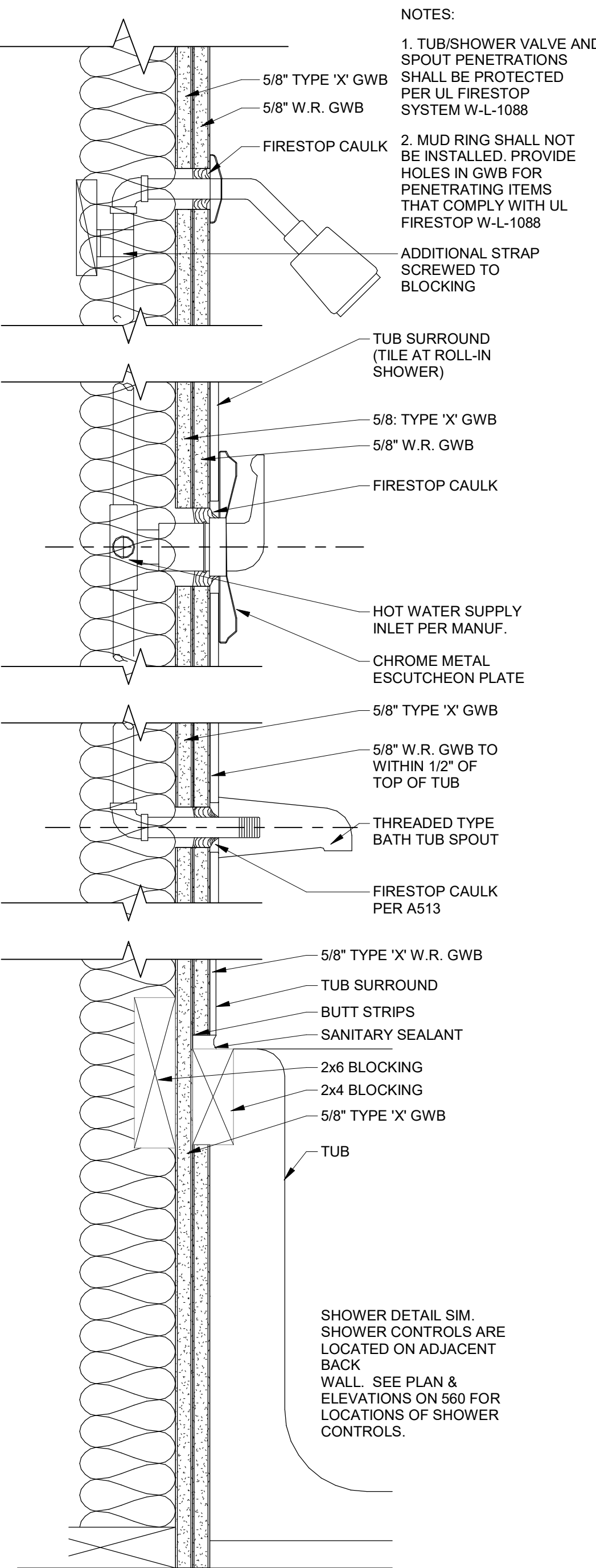
2 WALL NOOK TUB - PLAN  
1 1/2" = 1'-0"



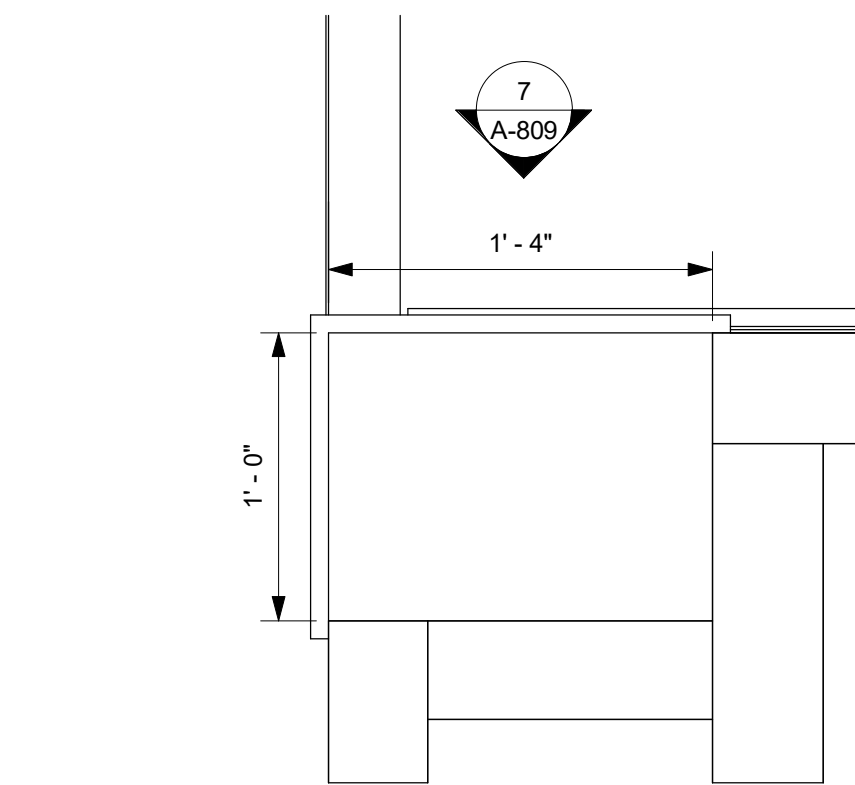
3 WALL NOOK TUB - ELEVATION  
1 1/2" = 1'-0"



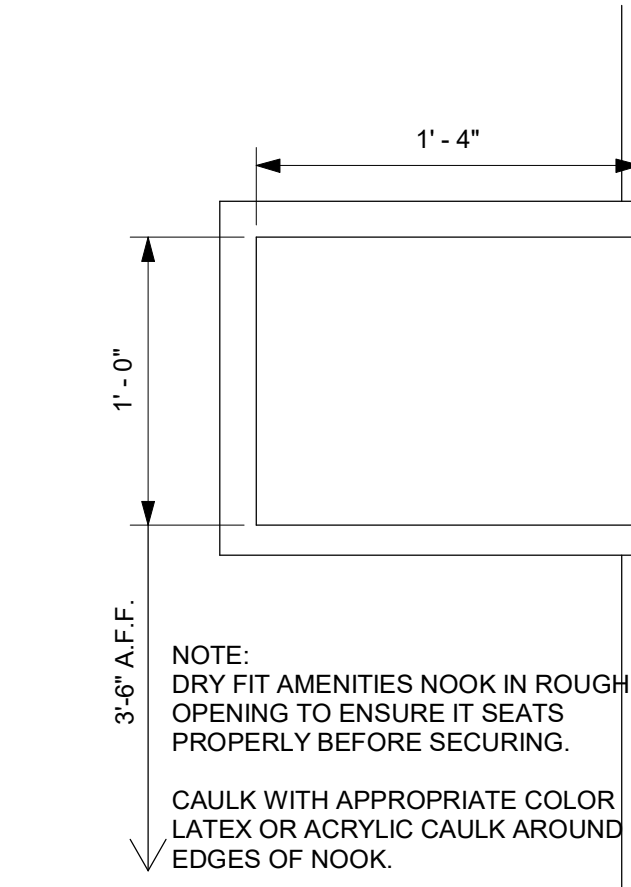
16 SHOWER BASE DETAIL  
3" = 1'-0"



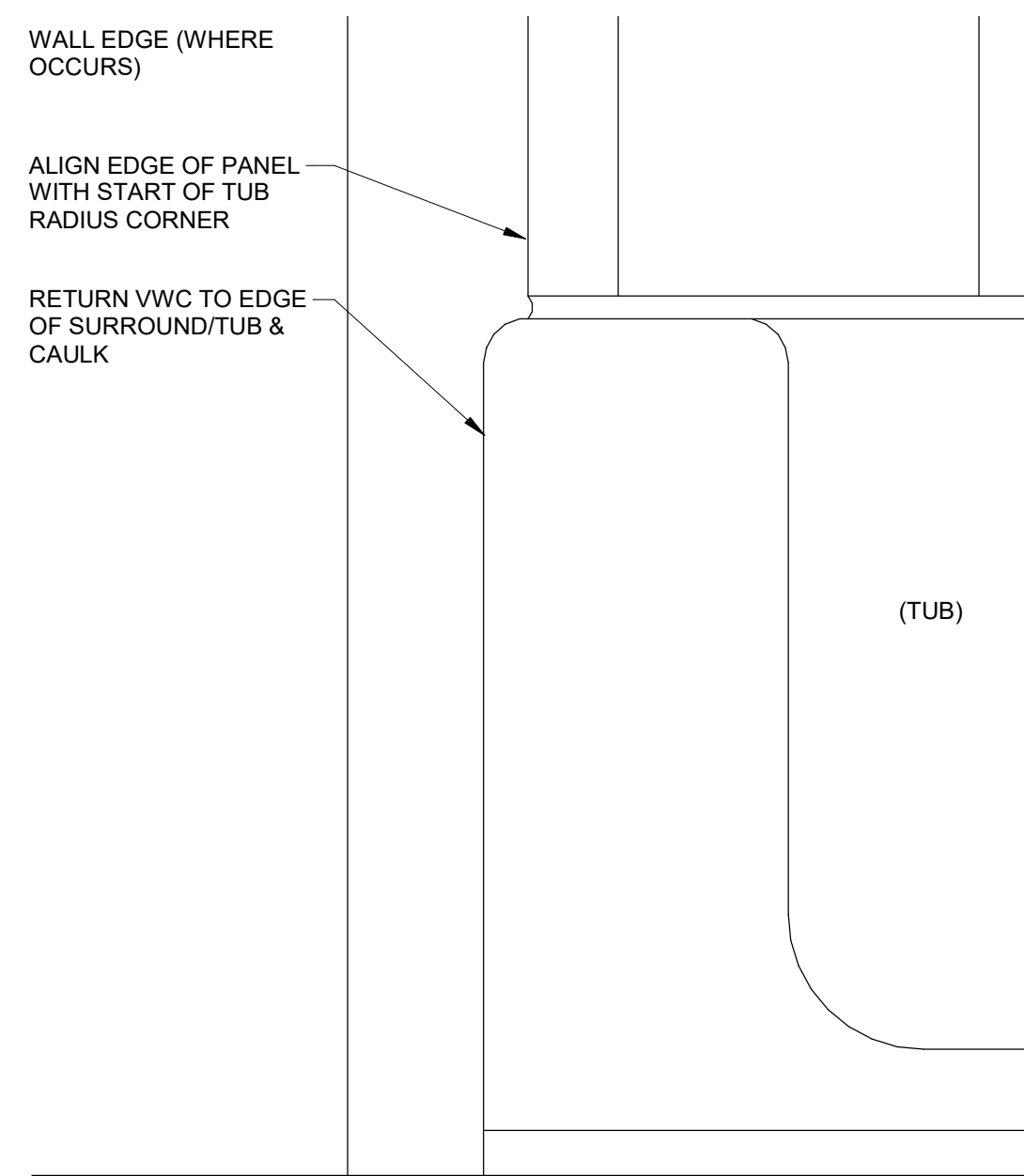
13 TUB/ SHOWER AT 1-HR WALL  
3" = 1'-0"



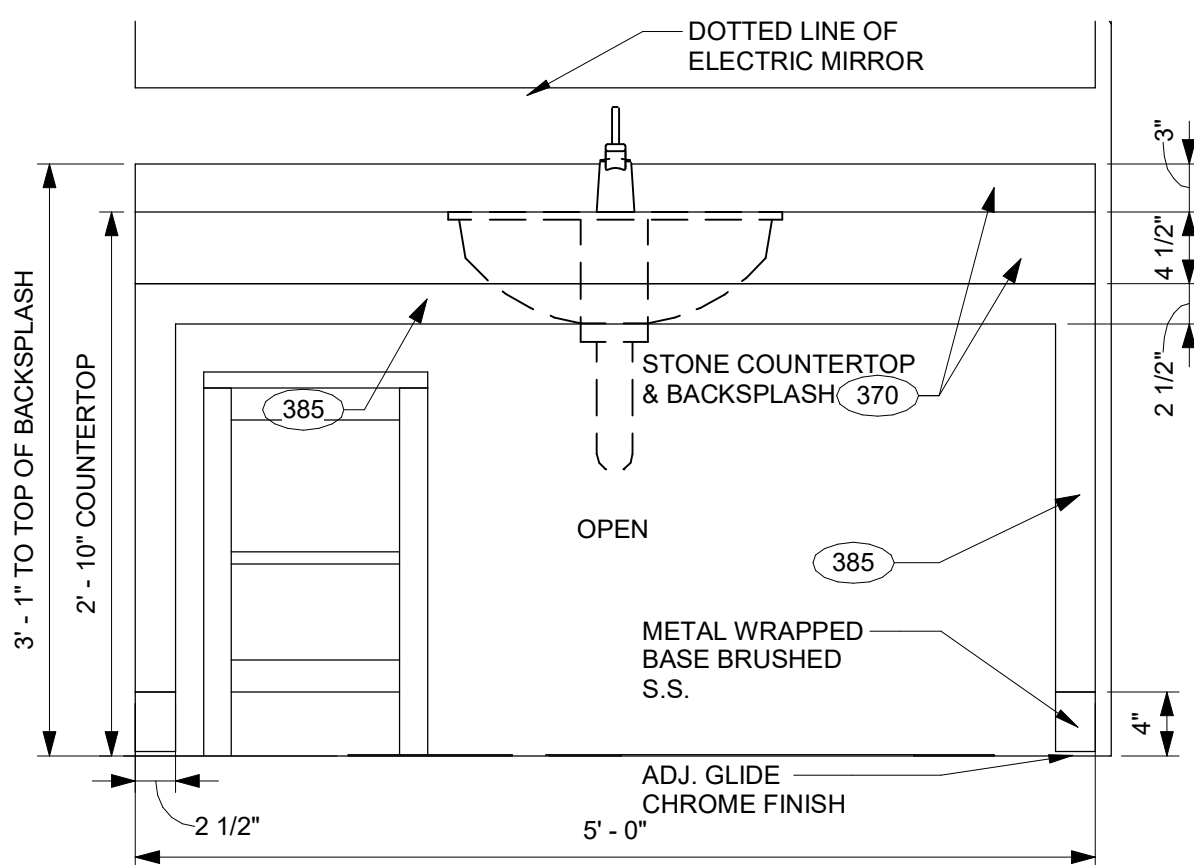
6 WALL NOOK SHOWER - PLAN  
1 1/2" = 1'-0"



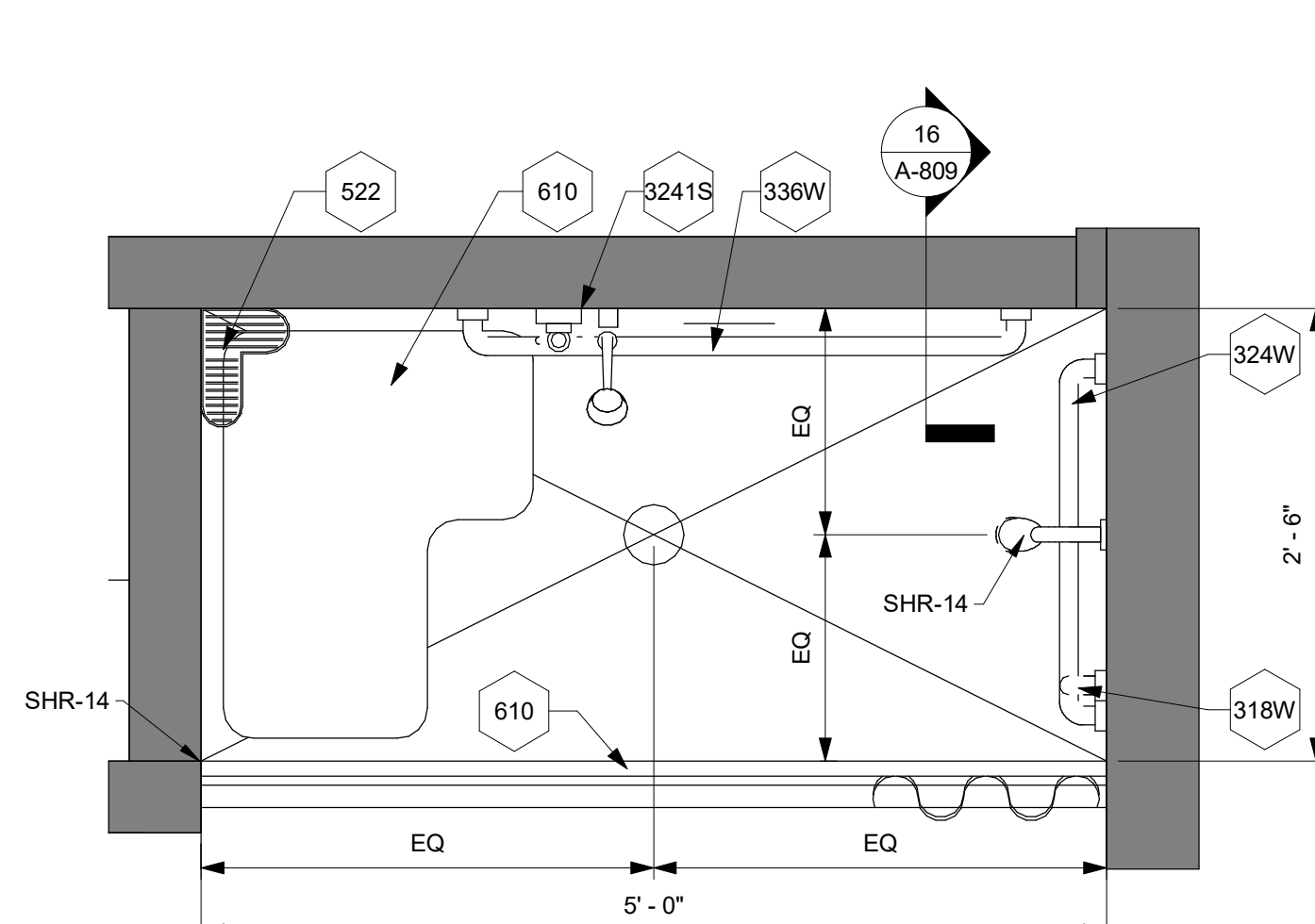
7 WALL NOOK SHOWER - ELEVATION  
1 1/2" = 1'-0"



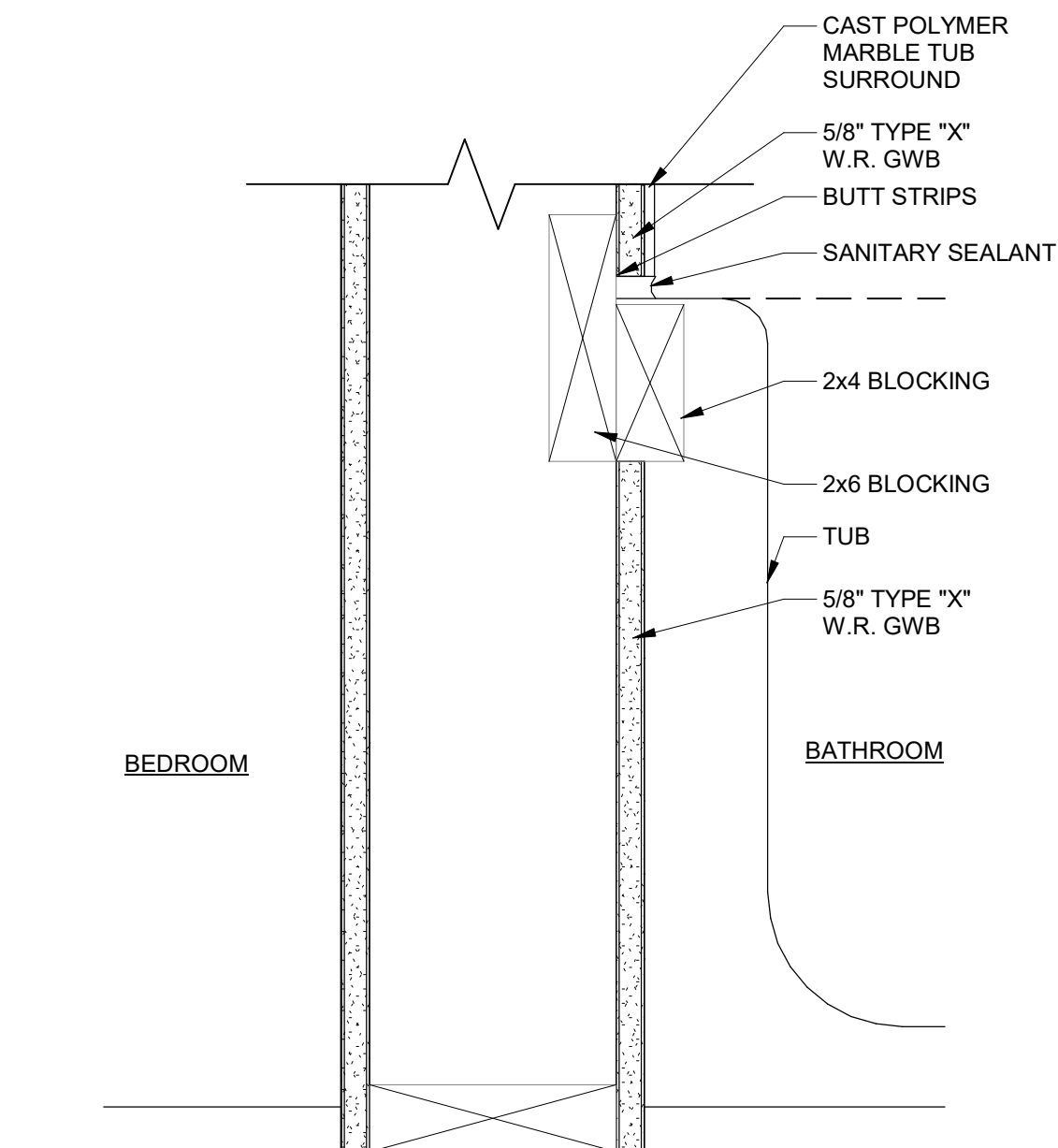
4 TUB SURROUND EDGE  
3" = 1'-0"



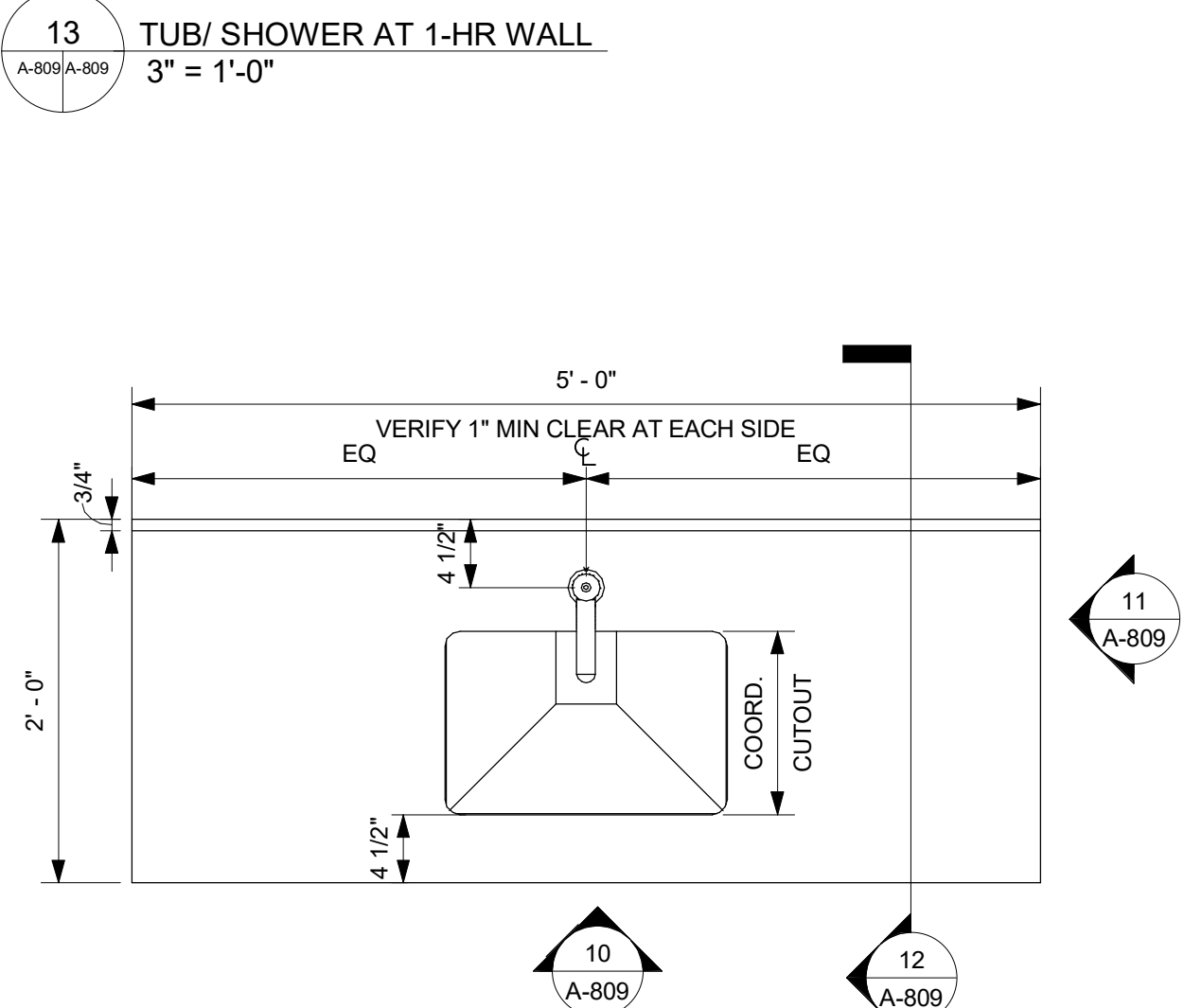
10 VANITY ELEVATION - 1  
1" = 1'-0"



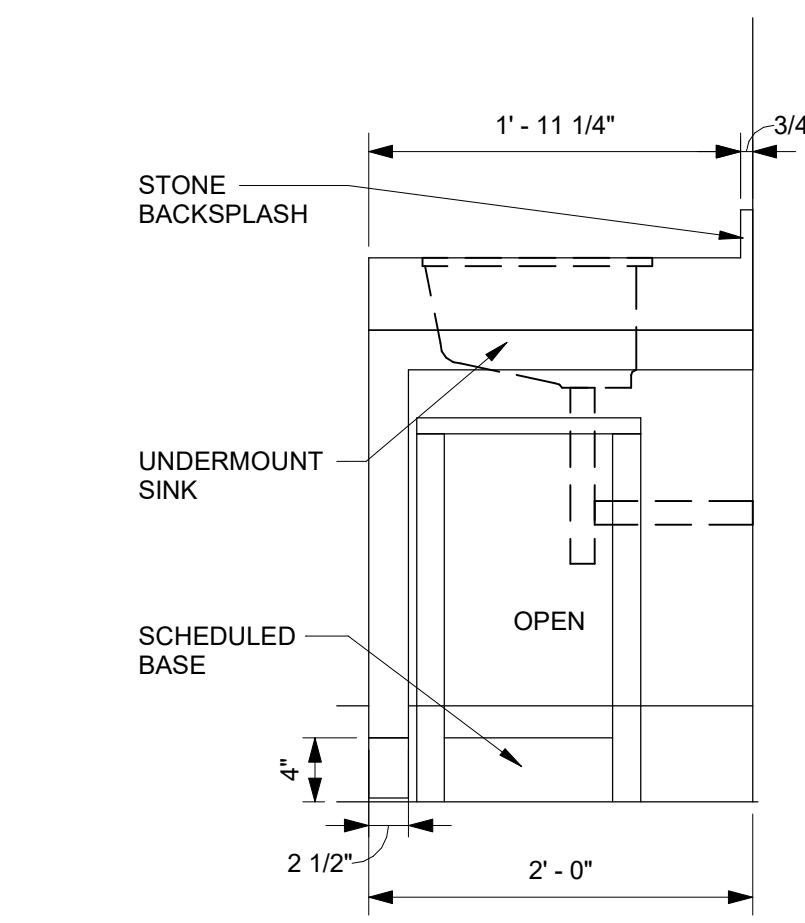
9 ACCESSIBLE ROLL-IN SHOWER - PLAN  
1" = 1'-0"



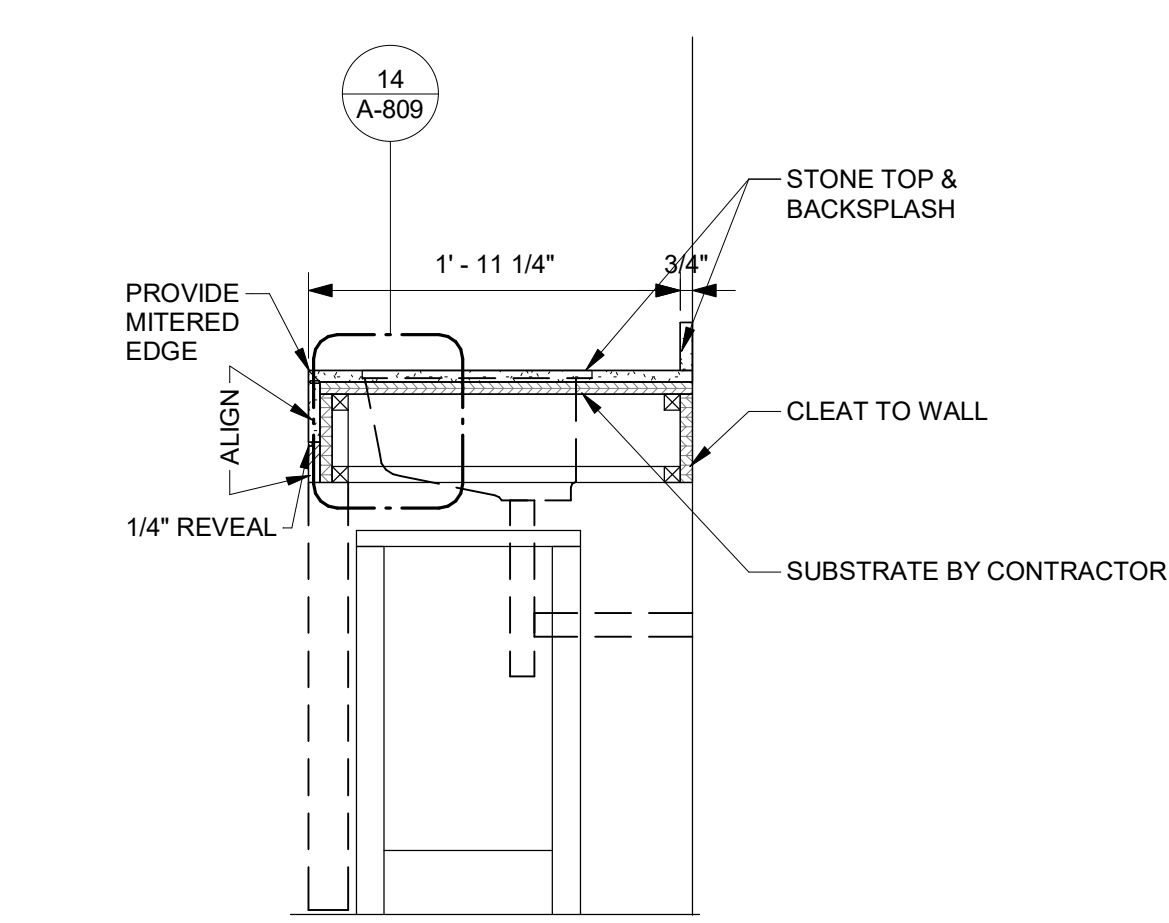
8 TUB AT NON-RATED WALL  
3" = 1'-0"



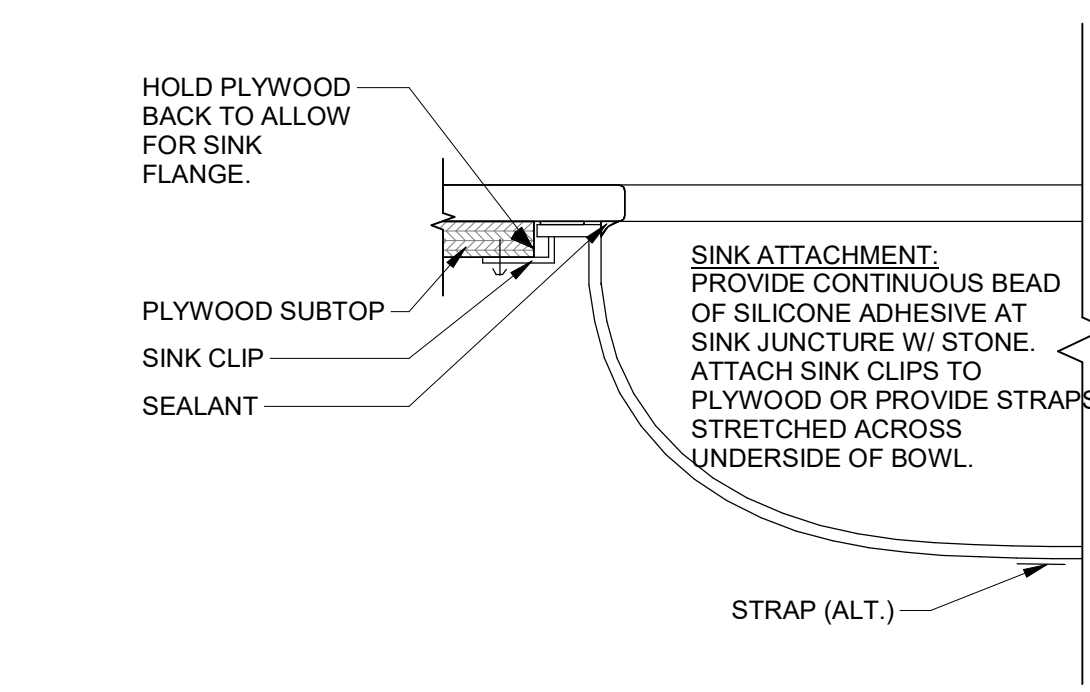
5 VANITY PLAN  
1" = 1'-0"



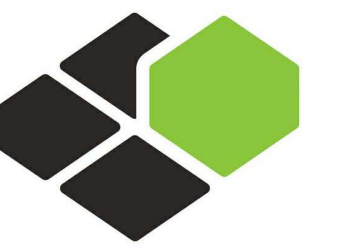
11 VANITY ELEVATION - 2  
1" = 1'-0"



12 VANITY SECTION  
1" = 1'-0"



14 SINK ATTACHEMENT  
3" = 1'-0"



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**

143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018/08/24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%  
FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
RB/ DDP

PROJECT NO.  
B4-157-1801

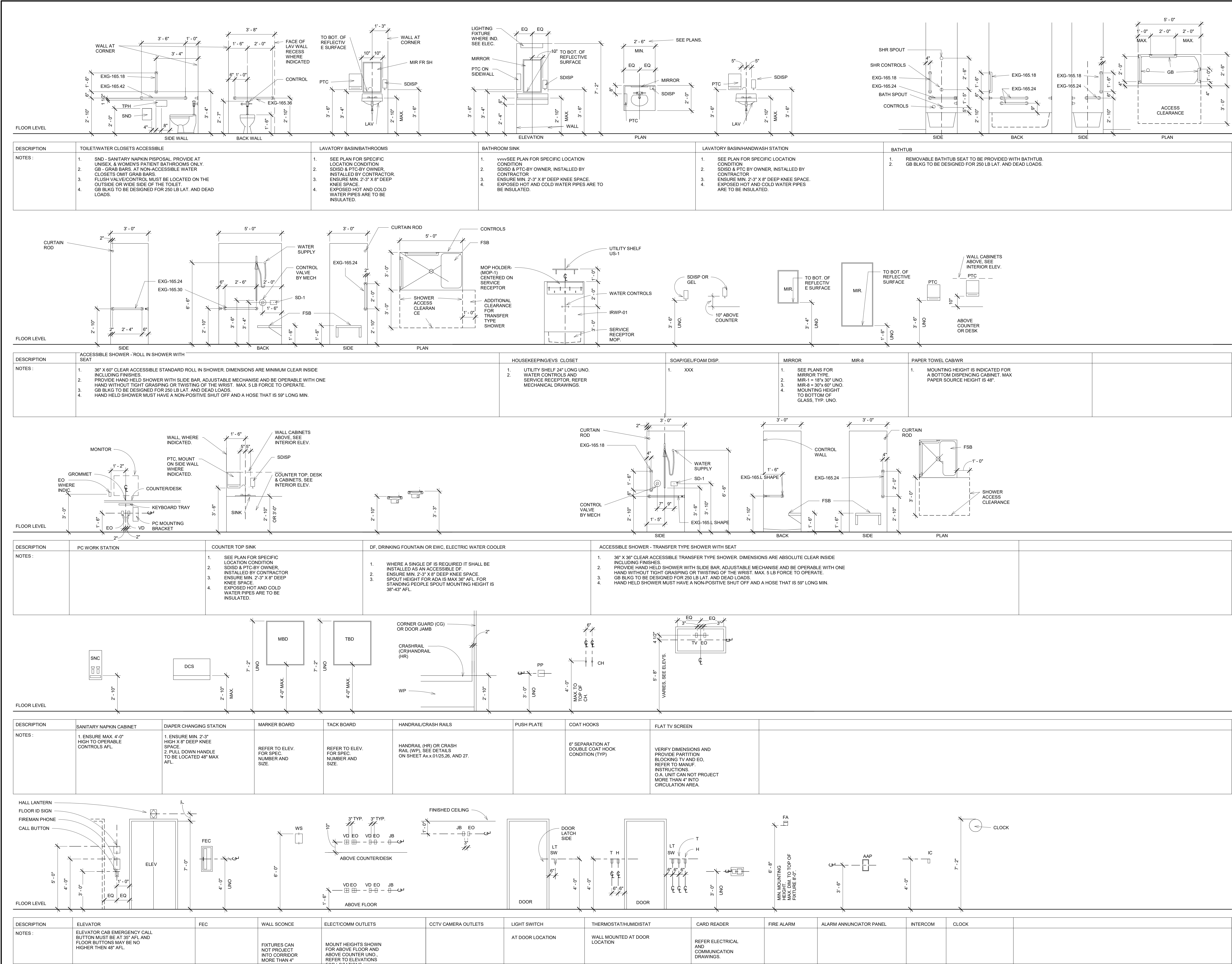
SHEET NAME

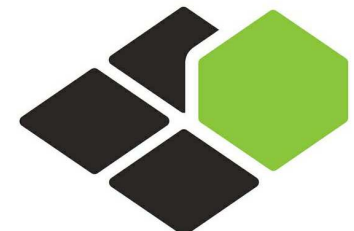
**MILLWORK OF  
GUEST BATH  
DETAILS**

DRAWINGS NO.

**A-809**








**BASE4**  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 80090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100% FRANCHISE REVIEW**

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

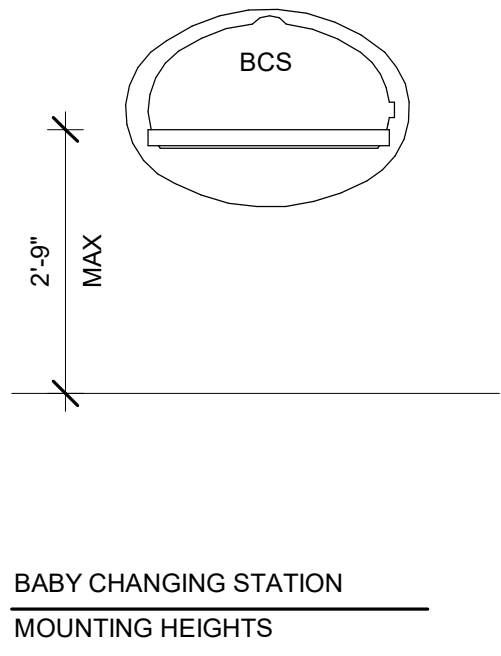
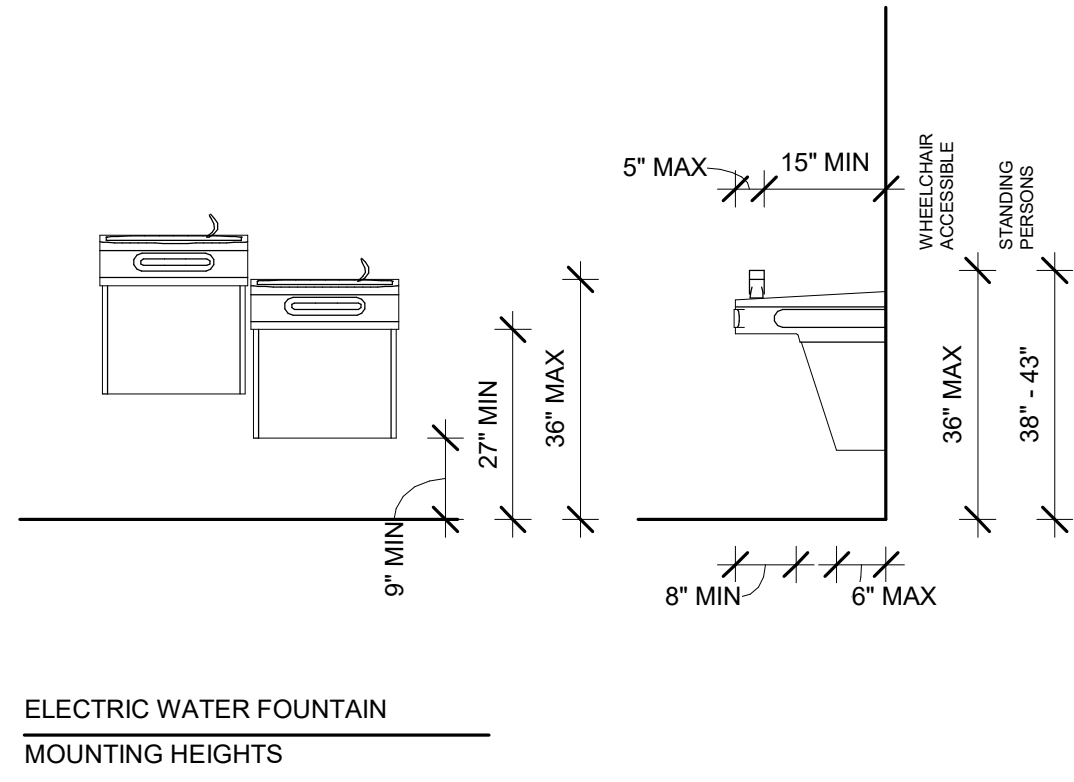
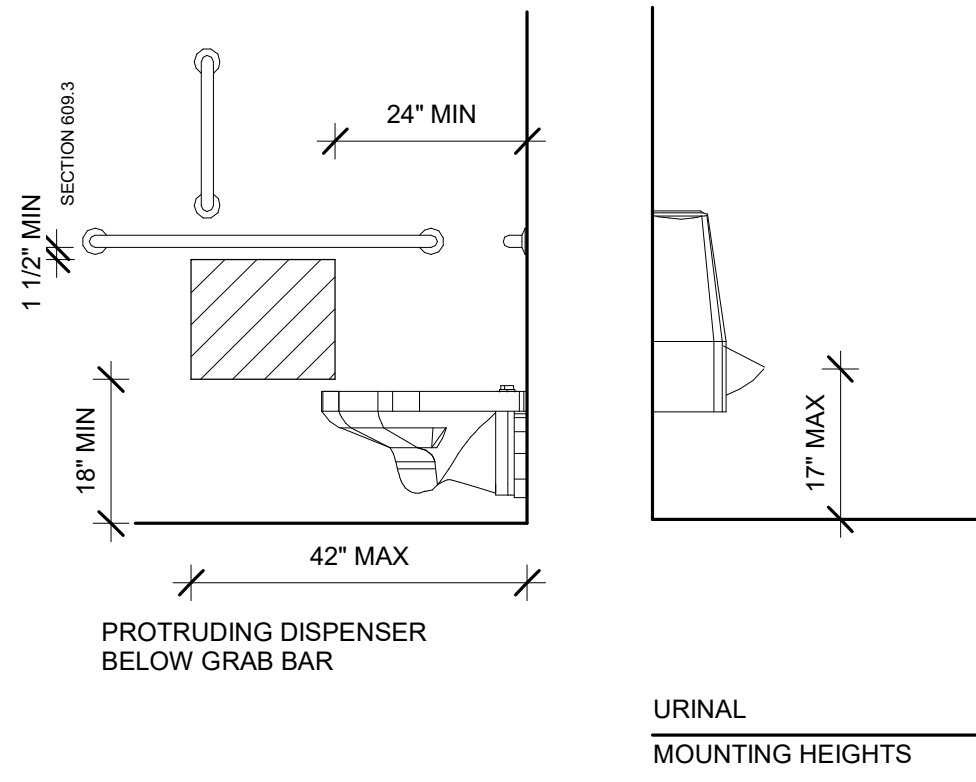
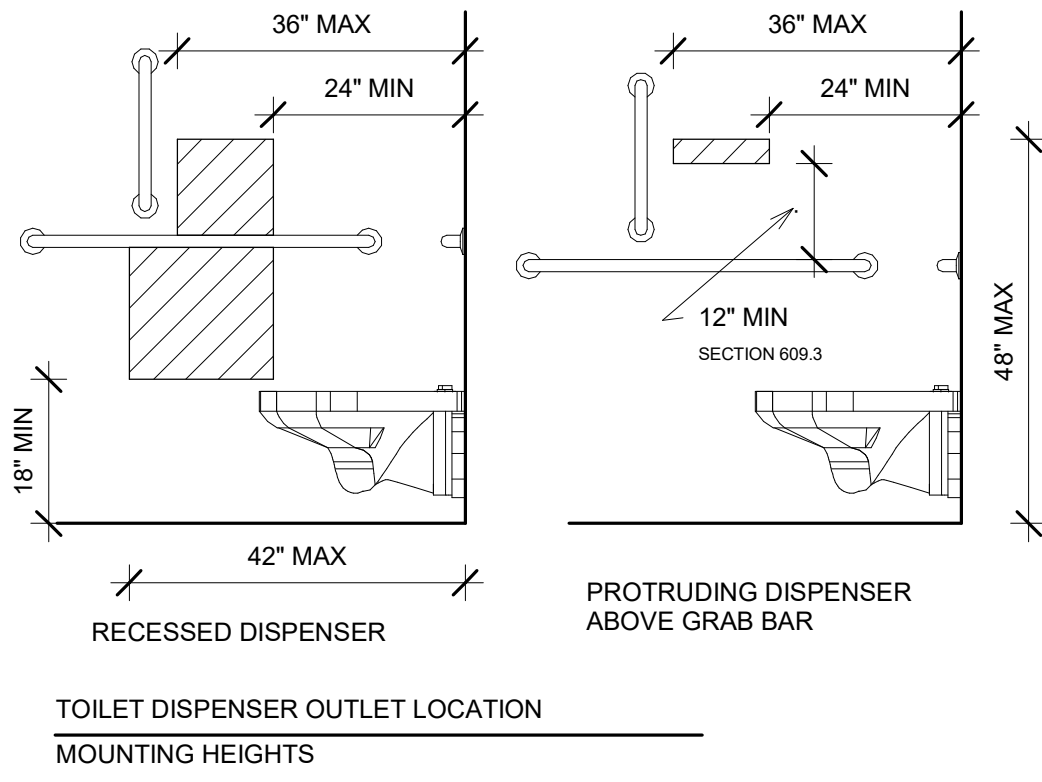
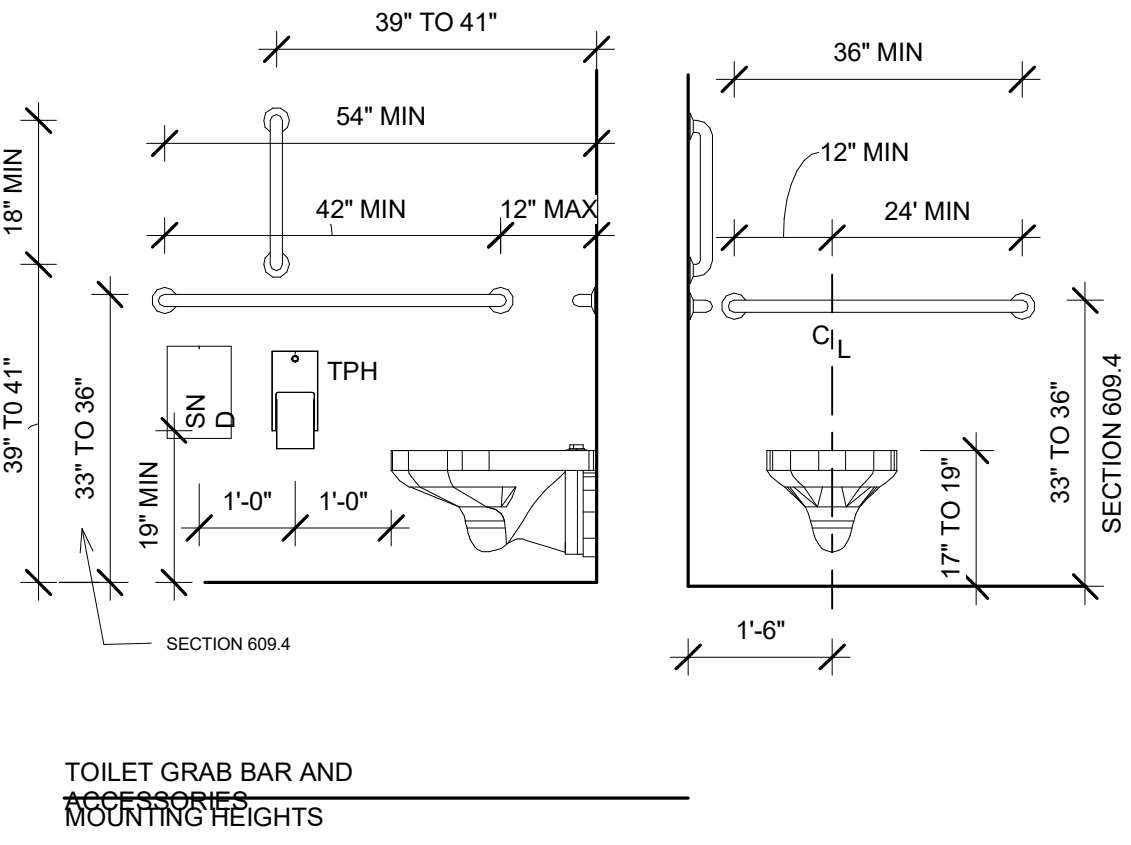
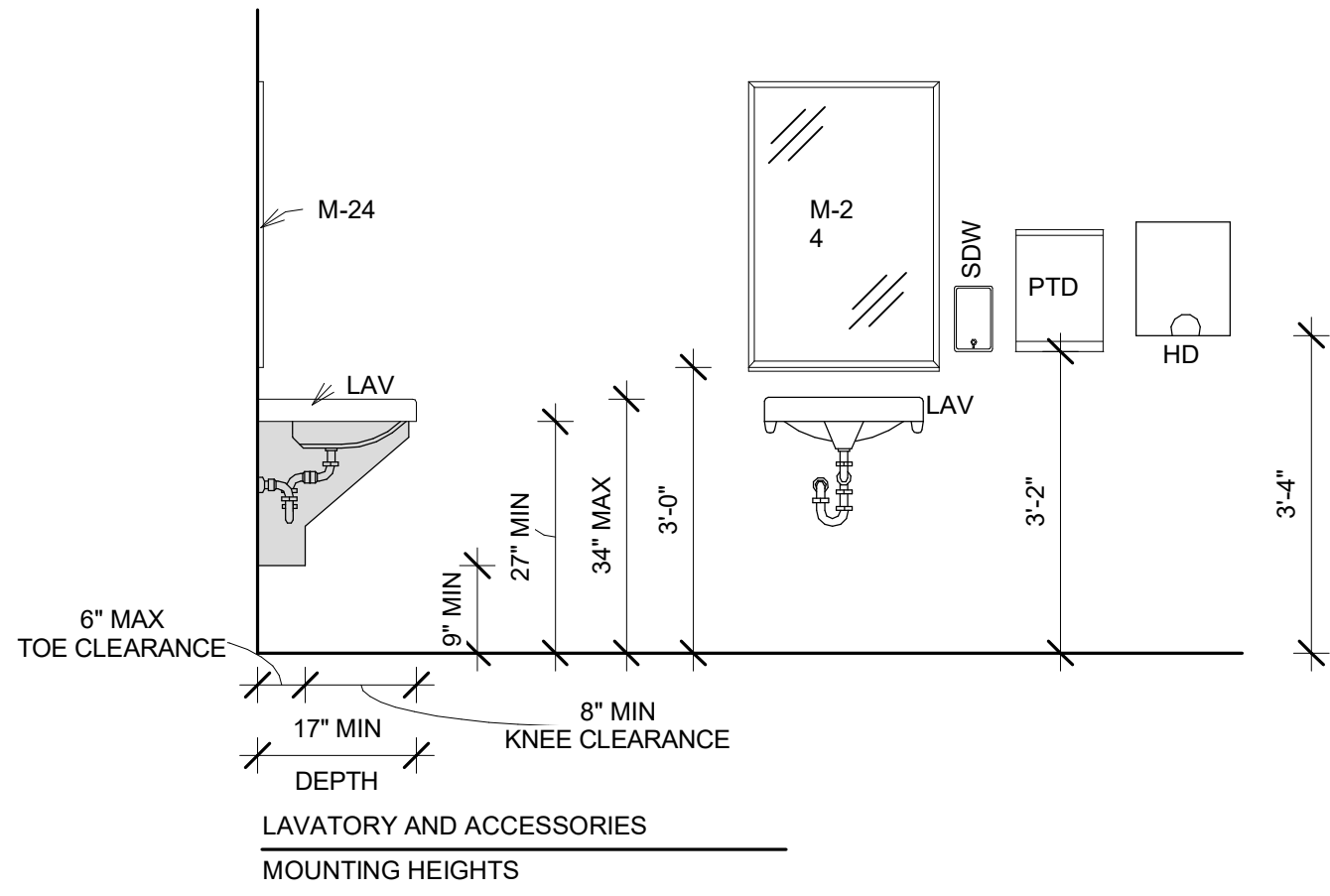
CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME  
**STANDARD MOUNTING DETAILS**

DRAWINGS NO.  
**A-920A**








BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:  


Owner:  

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT  
TINLEY PARK, IL  
PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE  
ISSUED FOR 100%  
FRANCHISE REVIEW

CURRENT ISSUE DATE  
2020.05.25

DRAWN BY  
RC

CHECKED BY  
Checker

PROJECT NO.  
B4-157-1801

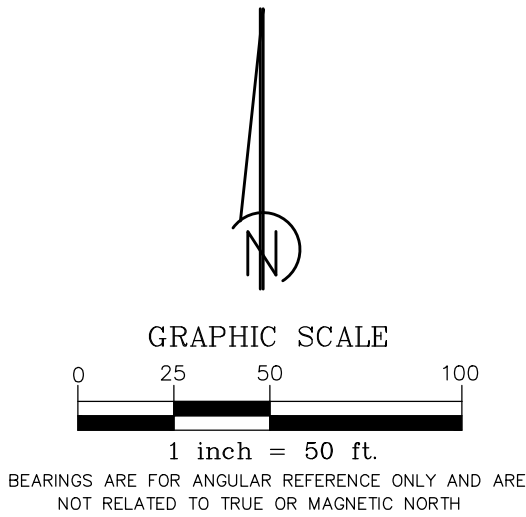
SHEET NAME  
STANDARD  
MOUNTING  
DETAILS

DRAWINGS NO.  
A-920B



LEGEND

- N North  
S South  
E East  
W West  
° Degrees  
' Feet/Minutes  
" Inches/Seconds  
--- Village Limits



LAND AREA:

398,599.13 SF± OR 9.15 ACRES±

# PLAT OF ANNEXATION

## TO THE VILLAGE OF TINLEY PARK

PINS: 27-34-300-013-0000; 27-34-300-014-0000

ADDRESS: 18300 96TH AVENUE, TINLEY PARK, ILLINOIS 60477

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY

THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC \_\_\_\_\_

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

VILLAGE PRESIDENT \_\_\_\_\_

ATTEST: VILLAGE CLERK \_\_\_\_\_

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS.

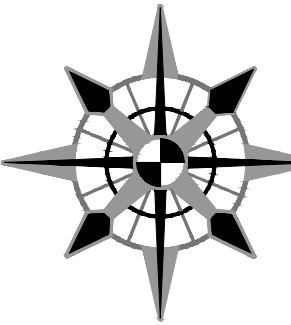
THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0706J HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2022.

JAMES L. HARPOLE, ILLINOIS PROFESSIONAL  
LAND SURVEYOR NO. 3190

JLH LAND  
SURVEYING INC.  
Illinois Professional Design Firm No. 184.007120  
910 Geneva Street, Shorewood, Illinois 60404  
815.729.4000 www.jlhsurvey.com



ADVANTAGE  
CONSULTING ENGINEERS  
8100 N. JEFFERSON STREET, SUITE 101, JEFFERSON, ILLINOIS 60155  
www.advantage-engineers.com

PREPARED FOR:  
TOP HOSPITALITY LLC  
2730 UNIVERSITY BLVD  
HOUSTON, TX 77005  
PHONE: 312.404.6735

DATE	BY	REVISIONS
10/21/19	JLH	VILLAGE COMMENTS
12/12/19	JLH	VILLAGE COMMENTS
06/09/22	JLH	VILLAGE COMMENTS

PLAT OF ANNEXATION  
18300 96TH AVENUE  
TINLEY PARK, ILLINOIS 60477

PROJ. MGR.: JLH  
DRAWN BY: JLH  
CHECKED BY: SR  
DATE: 07/24/19  
SCALE: 1"=50'

SHEET

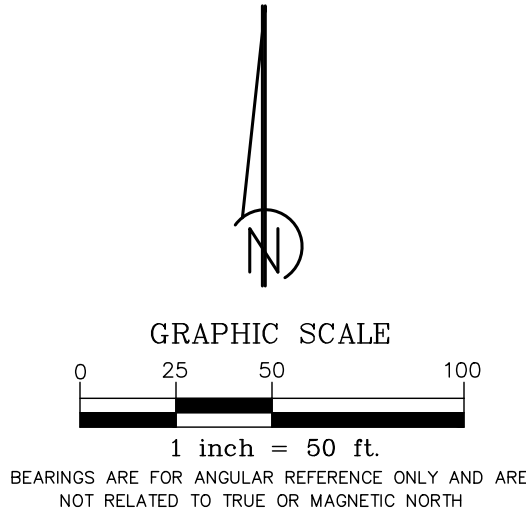
1 OF 1

18-632-123



LEGEND  
N North  
S South  
E East  
W West  
° Degrees  
' Feet/Minutes  
" Inches/Seconds  
ROW Right of Way

PINS:  
27-34-300-013-0000  
27-34-300-014-0000



LAND AREA:  
378,726.36 SF± OR 8.7 ACRES±

NOTES:

1. THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 34-36-12.
2. EASEMENTS ARE FOR PUBLIC UTILITY AND DRAINAGE UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY

THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC \_\_\_\_\_

DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS CONSOLIDATION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO ELIMINATE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY OWNERS BECAUSE OF THIS CONSOLIDATION. THE EXISTING OVERLAND FLOW ROUTES WILL CONFORM TO THE ORIGINAL SUBDIVISION GRADING PLAN AND ACCEPTED ENGINEERING DESIGN, SHOULD AND PONDING OCCUR ON-SITE. IT WILL BE OUR RESPONSIBILITY TO ADDRESS AS PER ALL REQUIREMENTS OF THE VILLAGES' CODES, ORDINANCES AND REGULATIONS RELATED TO STORMWATER MANAGEMENT, SOIL EROSION CONTROL AND SITE GRADING.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER \_\_\_\_\_ ENGINEER \_\_\_\_\_

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

VILLAGE ENGINEER \_\_\_\_\_

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

VILLAGE PRESIDENT \_\_\_\_\_

ATTEST: VILLAGE CLERK \_\_\_\_\_

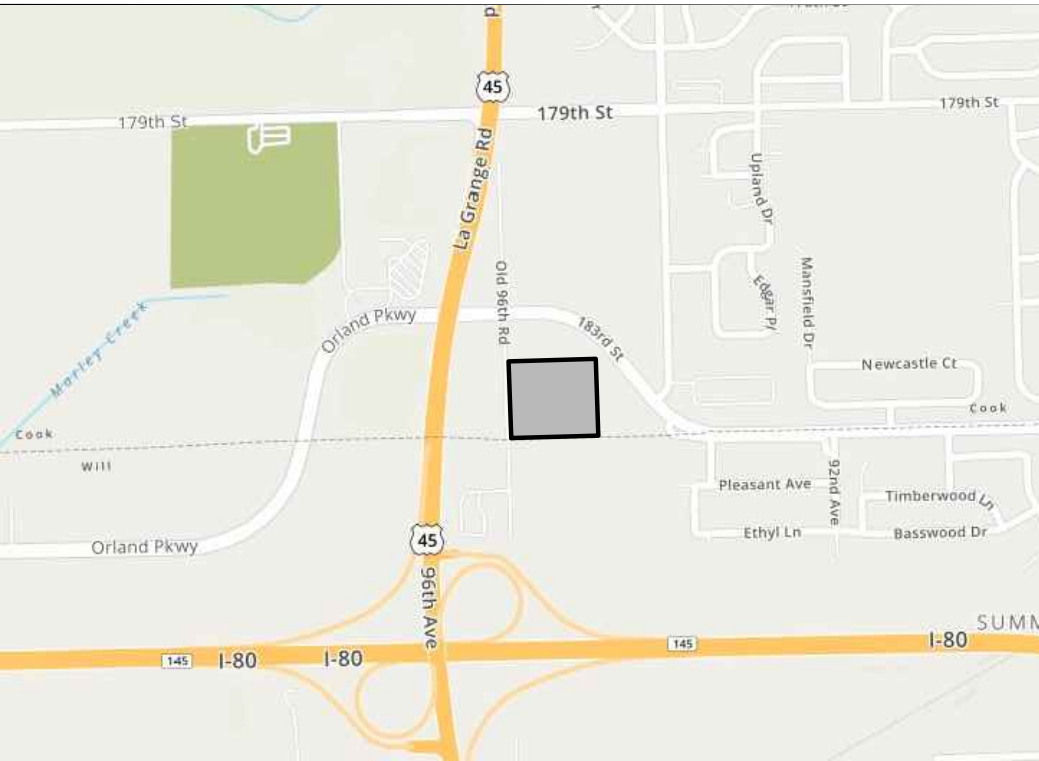
COOK COUNTY RECORDERS' OFFICE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY AFORESAID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

COOK COUNTY RECORDER \_\_\_\_\_

LOCATION MAP - NOT TO SCALE



CROSS ACCESS AND PARKING EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS AND PARKING IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOTS 1 AND 2 AS MARKED AND IDENTIFIED AS "CROSS ACCESS AND PARKING EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOTS 1 AND 2 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS AND PARKING EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC.

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "CROSS ACCESS AND PARKING EASEMENT" IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS AND PARKING EASEMENT" AREA. MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHoles AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "EASEMENT") TO THE VILLAGE OF TINLEY PARK, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE VILLAGE OF TINLEY PARK, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION, OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED THERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE VILALGE OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO THE VILLAGE AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT WHICH INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODE, AND REGULATIONS OF THE VILLAGE OF TINLEY PARK AND ALL OTHER APPLICABLE LAW.

SIGN EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UPON THE PERIMETER DRIVEWAY, PARKING AREAS AND LANDSCAPED AREA FOR THE PURPOSE OF PROVIDING THE LOT 2 OWNER AND THEIR RESPECTIVE AGENTS REPRESENTING INGRESS AND EGRESS TO, FROM AND BETWEEN THE MONUMENT SIGN FOR PURPOSES OF INSTALLING, CONSTRUCTING, UTILIZING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING, REMOVING, REPLACING AND RENEWING A PROPOSE MONUMENT SIGN AND ASSOCIATED LANDSCAPING. THE MONUMENT SIGN SHALL BE PLACED WITHIN THE BOUNDARY OF THE "MONUMENT SIGN EASEMENT" AS DEFINED ON THIS PLAT OF SUBDIVISION.

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS.

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

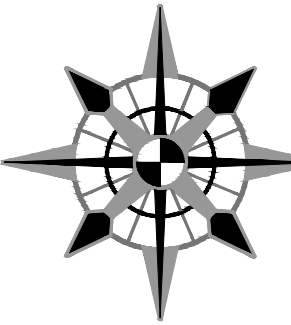
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C07060 HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

JAMES L. HARPOLE, ILLINOIS PROFESSIONAL  
LAND SURVEYOR NO. 3190

JLH LAND  
SURVEYING INC.  
Illinois Professional Design Firm No. 184.007120  
910 Geneva Street, Shorewood, Illinois 60404  
815.729.4000 www.jlhsurvey.com



ADVANTAGE  
CONSULTING ENGINEERS  
8100A STREET, SUITE 101, EVANSTON, ILLINOIS 60201  
847.764.4559  
www.aecq.us

PREPARED FOR:  
TOP HOSPITALITY LLC  
2730 UNIVERSITY BLVD  
HOUSTON, TX 77005  
PHONE: 312.404.6735

REVISIONS	DATE	BY	DESCRIPTION
10/21/19	VILLAGE COMMENTS	JLH	
10/22/19	CROSS ACCESS EASEMENT	JLH	
12/12/19	VILLAGE COMMENTS	JLH	
02/19/20	REVISED EASEMENTS	JLH	
02/19/20	REVISED EASEMENTS	JLH	
02/17/21	SIGN EASEMENT PROVISIONS	JLH	
06/09/22	VILLAGE COMMENTS	JLH	

PRELIMINARY PLAT OF SUBDIVISION  
18300 96TH AVENUE  
TINLEY PARK, ILLINOIS 60477

PROJ. MGR.: JLH  
DRAWN BY: JLH  
CHECKED BY: SR  
DATE: \_\_\_\_\_  
SCALE: VARIES

SHEET  
1 OF 2  
18-632-123

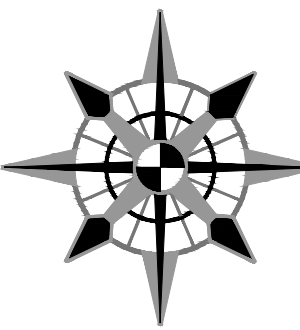


LEGEND  
N North  
S South  
E East  
W West  
° Degrees  
' Feet/Minutes  
" Inches/Seconds  
ROW Right of Way

# NEW HORIZON SUBDIVISION

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

JLH LAND  
SURVEYING INC.  
Illinois Professional Design Firm No. 184.007120  
910 Geneva Street, Shorewood, Illinois 60404  
815.729.4000 www.jlhsurvey.com

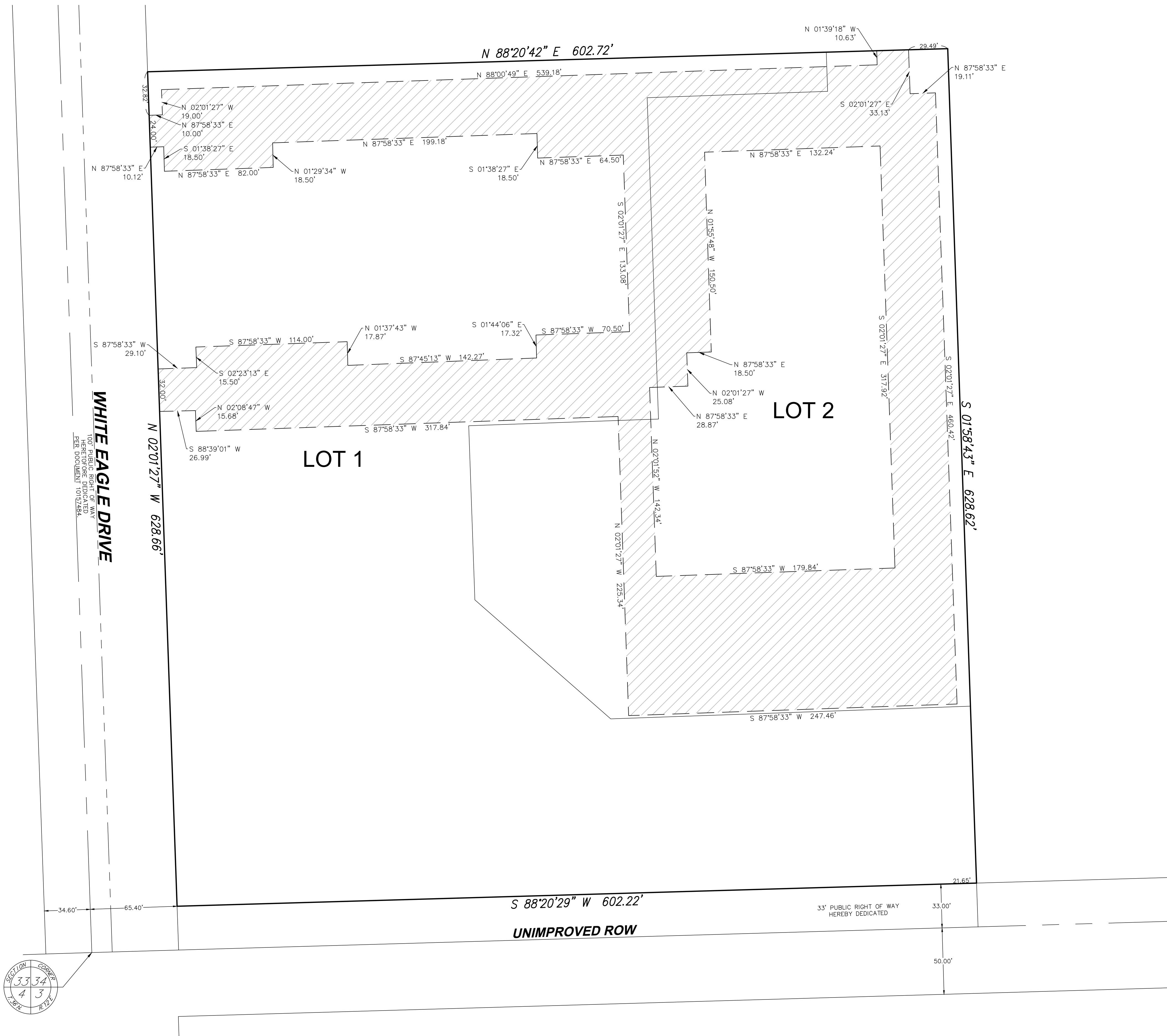
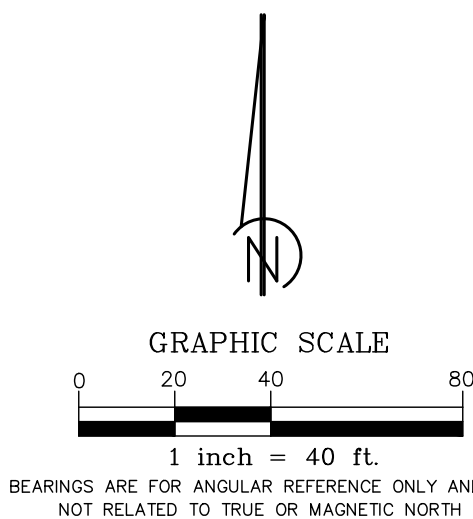


## NOTES:

1. THE BASIS OF BEARINGS IS THE WEST  
LINE OF SECTION 34-36-12.



CROSS ACCESS AND PARKING EASEMENT



PRELIMINARY PLAT OF SUBDIVISION  
18300 96TH AVENUE  
TINLEY PARK, ILLINOIS 60477

SHEET  
2 OF 2  
18-632-123





**Project Name:** Marriott/New Horizon Hotels (Courtyard & Residence Inn)

**Project #:** B4-157-1801/1901

Project Narrative

Red: Base4 Response

Date: 2019.12.13

**Comments Received: 2019.11.25**

1. A Project Narrative is required to be submitted with the project. This narrative explains the overall project, company, brands, project phasing, investment, and any other information the Plan Commission or Village Board might find relevant.

### ***Project Narrative:***

Marriott/New Horizon Hotels, a project by TOP Hospitality is set to provide two Marriot Brand Hotels on a 9.15-parcel, located at 9551 & 9555 183<sup>RD</sup> Street, Village of Tinley Park, Illinois.

The first one, a Courtyard Hotel with a 32,876 sq ft. building and the second, a Residence Inn with 26,033 sq. ft. which will provide 125 and 118 guestrooms respectively; parking stalls will also be included to accommodate all guestroom guests and staff members, all as per local jurisdiction requirements. Both are designed to provide public spaces, meeting rooms, exterior patios, fitness center, indoor pool, lounge with dining area and bar.

The current design for both Tinley Park hotels represents TOP Hospitality and Marriott's intention to promote economic growth through a modern yet rooted to the Brand's style hotel.

Courtyard's minimalist design uses clean lines, recesses and protrusion to achieve this modern design look, while also maintaining the Brand's identity. Brick will be the main finish material, achieving 60% to comply with city requisites. Other materials include Stucco and metal panel which will tone down the brick to make everything look balanced. The construction type is currently 3-B and it is designed to have 4 floors (45'-8" to roof).

Residence Inn's design has a more complex design based on the Brand's identity standards for these types of hotels. Sloped roofs and a more private and extended front of house area will provide a more opened space for guests, color combinations will be used to tackle and achieve a more modern look on this project. Like Courtyard, brick will also be the main finish material up to a 56%, following up with Hardie Plank Siding in different shades of gray and blue, tones will transition smoothly towards the brick at first 3 floors. The construction type is also 3-B, it's designed to have 4 floors as well.

Construction material for these buildings currently includes Wood framed walls, hollow core floors and roof, stem wall footing and CMU walls for elevator and stairs.

YOUR GLOBAL HOTEL DESIGN PARTNER

**BASE4**

2901 Clint Moore Road, #114 Boca Raton, Florida 33496

Phone: 1.888.901.8008 | Email: info@base-4.com | Website: www.base-4.com



# TOP HOSPITALITY



PROJECT: NEW HORIZON  
EXPERIENCE THE NEXT LEVEL



We believe in providing experiences that have lasting effects.

We do this by building premium real estate assets that host spaces and services with customer experience at the core.

Patrons. Guests. Investors. Team Members. Community. Our Customers.

We pursue opportunities in unique urban locations with one core goal – provide our customers a higher level of experience.

EXPERIENCE THE NEXT LEVEL.

JOIN US.





## **| EXECUTIVE SUMMARY**

The Property

The Numbers

The Return

The Timeline

The Location

## **| THE BRAND**

Courtyard by Marriott

Residence Inn by Marriott

## **| THE TEAM**

Overview

Key Strengths



# COURTYARD<sup>®</sup>

BY MARRIOTT

ADDRESS	183 <sup>rd</sup> & 96 <sup>th</sup> (La Grange) Avenue, Tinley Park, IL
TARGET OPEN	Q1 2021
# OF KEYS	125
MEETING/EVENT SPACE	4,000 sqft.
FOOD & BEVERAGE	Bistro Bar & Restaurant
HOTEL AMENITIES	Business Center, Fitness Center, Pool
RETAIL	Shop
CONSTRUCTION	TBD
DEVELOPMENT	TOP HOSPITALITY
MANAGEMENT	TOP HOSPITALITY
OWNERSHIP	Fee Simple

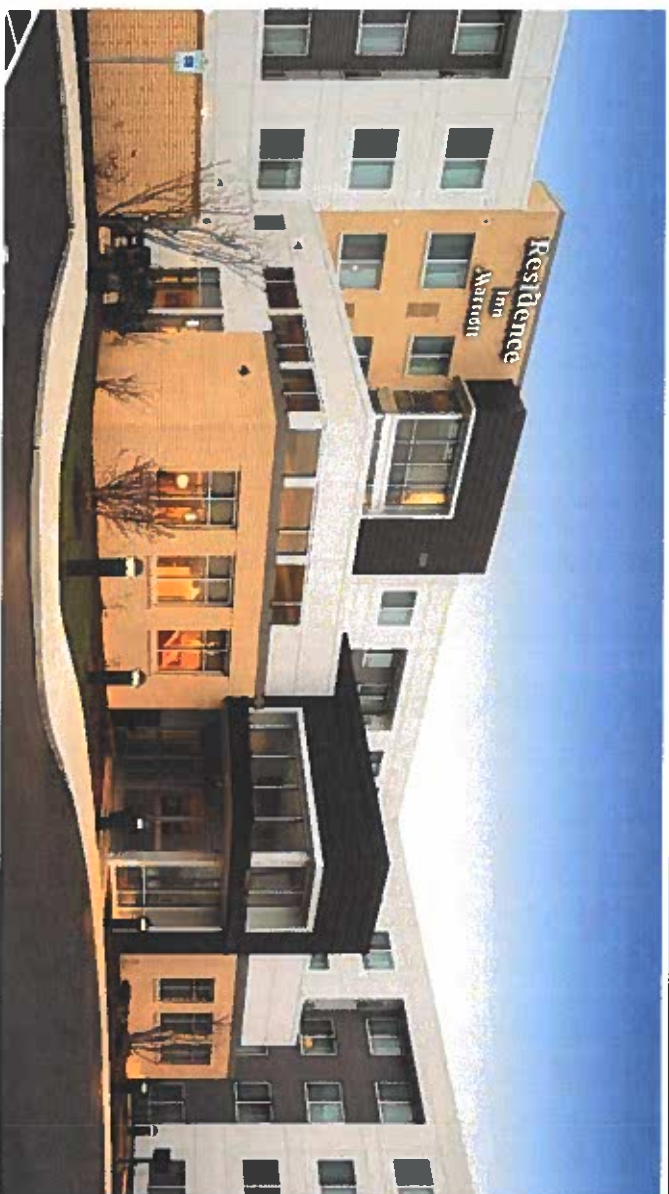


MARRIOTT  
BONVOY

# Residence INN<sup>®</sup>

BY MARRIOTT

ADDRESS	183 <sup>rd</sup> & 96 <sup>th</sup> (La Grange) Avenue, Tinley Park, IL
TARGET OPEN	Q2 2021
# OF KEYS	118
MEETING/EVENT SPACE	500 sqft.
FOOD & BEVERAGE	Lobby Bar
HOTEL AMENITIES	Business Center, Fitness Center, Pool
RETAIL	Shop
CONSTRUCTION	TBD
DEVELOPMENT	TOP Hospitality
MANAGEMENT	TOP HOSPITALITY
OWNERSHIP	Fee Simple





# COURTYARD<sup>®</sup>

BY MARRIOTT

key count

125

gross square footage

84,000

## DEVELOPMENT BUDGET

	\$ / KEY		%
LAND ACQUISITION	\$ 1,200,000	\$ 9,600	6.6 %
CONSULTANTS & FEES	\$ 1,325,000	\$ 10,600	7.3 %
GENERAL CONSTRUCTION	\$ 11,250,000	\$ 90,000	62 %
FF&E + OS&E	\$ 3,055,000	\$ 24,400	16.8 %
MARRIOTT LICENSE FEE	\$ 75,000	\$ 600	0.4 %
INTEREST + CLOSING COSTS	\$ 500,000	\$ 4,000	2.8 %
PRE-OPENING EXPENSES	\$ 250,000	\$ 2,000	1.4 %
CONTINGENCY	\$ 500,000	\$ 4,000	2.8 %
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 18,155,000</b>	<b>\$ 145,240</b>	<b>100%</b>

# Residence INN<sup>®</sup>

BY MARRIOTT

key count

118

gross square footage

85,000

## DEVELOPMENT BUDGET

	\$ / KEY		%
LAND ACQUISITION	\$ 1,800,000	\$ 15,254	10 %
CONSULTANTS & FEES	\$ 1,300,000	\$ 11,017	7.2 %
GENERAL CONSTRUCTION	\$ 10,750,000	\$ 91,102	59.5 %
FF&E + OS&E	\$ 2,980,000	\$ 25,254	16.5 %
MARRIOTT LICENSE FEE	\$ 75,000	\$ 636	0.4 %
INTEREST + CLOSING COSTS	\$ 500,000	\$ 4,237	2.8 %
PRE-OPENING EXPENSES	\$ 150,000	\$ 1,271	0.8 %
CONTINGENCY	\$ 500,000	\$ 4,237	2.8 %
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 18,055,000</b>	<b>\$ 153,008</b>	<b>100%</b>



# COURTYARD®

BY MARRIOTT

3-YEAR PRO FORMA	YEAR 1	YEAR 2	YEAR 3
Occupancy	72.30 %	75.60 %	76.60 %
ADR	\$129.67	\$133.73	\$137.92
RevPAR	\$93.75	\$101.10	\$108.41
Number of Rooms	125	125	125
Days in Period	365	365	365
Available Rooms	45,625	45,625	45,625
Occupied Rooms	32,987	34,493	35,862

REVENUE			
Rooms	\$ 4,277,424	\$ 4,612,749	\$ 4,946,087
F&B	\$ 744,912	\$ 880,912	\$ 1,000,100
Telecommunications	\$ 5,405	\$ 6,780	\$ 8,970
Other	\$ 12,278	\$ 14,567	\$ 15,679
<b>TOTAL</b>	<b>\$ 5,040,019</b>	<b>\$ 5,515,008</b>	<b>\$ 5,970,836</b>

DEPARTMENTAL EXPENSES			
Rooms	\$ 983,808	\$ 1,060,932	\$ 1,137,600
F&B	\$ 501,692	\$ 591,230	\$ 690,989
Telecommunications	\$ 6,756	\$ 7,540	\$ 8,190
<b>TOTAL</b>	<b>\$ 1,492,256</b>	<b>\$ 1,669,702</b>	<b>\$ 1,836,779</b>

GROSS OPERATING PROFIT	\$ 4,056,212	\$ 4,454,076	\$ 4,833,236
------------------------	--------------	--------------	--------------

UNDISTRIBUTED OPERATING EXPENSES			
Admin & General	\$ 299,420	\$ 348,000	\$ 350,890
Management Fees	\$ 151,201	\$ 165,450	\$ 179,125
Franchise Fees	\$ 554,402	\$ 606,651	\$ 656,792
Sales & Marketing	\$ 160,456	\$ 120,890	\$ 125,890
Utility Costs	\$ 256,645	\$ 276,765	\$ 296,765
Property Operation & Maintenance	\$ 171,097	\$ 184,510	\$ 197,843
<b>TOTAL</b>	<b>\$ 1,693,221</b>	<b>\$ 1,702,266</b>	<b>\$ 1,807,306</b>

HOUSE PROFIT	\$ 2,462,991	\$ 2,751,810	\$ 3,025,930
--------------	--------------	--------------	--------------

FIXED EXPENSES			
Insurance	\$ 43,980	\$ 43,980	\$ 45,980
Property Taxes	\$ 250,790	\$ 265,790	\$ 270,000
FF&E Replacement	\$ 201,601	\$ 220,600	\$ 238,833
Loan Payment	\$ 669,300	\$ 669,300	\$ 669,300
<b>TOTAL</b>	<b>\$ 1,166,671</b>	<b>\$ 1,199,670</b>	<b>\$ 1,224,113</b>

NET OPERATING INCOME	\$ 1,297,320	\$ 1,552,139	\$ 1,801,817
----------------------	--------------	--------------	--------------

# Residence IN.

BY MARRIOTT

3-YEAR PRO FORMA	YEAR 1	YEAR 2	YEAR 3
Occupancy	73.60 %	76.60 %	78.60 %
ADR	\$129.67	\$135.73	\$141.92
RevPAR	\$95.44	\$103.97	\$111.55
Number of Rooms	118	118	118
Days in Period	365	365	365
Available Rooms	43,070	43,070	43,070
Occupied Rooms	31,700	32,992	33,854

REVENUE			
Rooms	\$ 4,110,539	\$ 4,478,004	\$ 4,804,560
F&B	\$ 0	\$ 0	\$ 0
Telecommunications	\$ 4,405	\$ 5,780	\$ 6,970
Other	\$ 12,278	\$ 14,567	\$ 15,679
<b>TOTAL</b>	<b>\$ 4,127,222</b>	<b>\$ 4,498,351</b>	<b>\$ 4,827,209</b>

DEPARTMENTAL EXPENSES			
Rooms	\$ 822,108	\$ 895,601	\$ 960,912
F&B	\$ 4,500	\$ 5,000	\$ 7,000
Telecommunications	\$ 6,756	\$ 7,540	\$ 8,190
<b>TOTAL</b>	<b>\$ 833,364</b>	<b>\$ 908,141</b>	<b>\$ 976,102</b>

GROSS OPERATING PROFIT	\$ 3,305,114	\$ 3,602,750	\$ 3,866,297
------------------------	--------------	--------------	--------------

UNDISTRIBUTED OPERATING EXPENSES			
Admin & General	\$ 205,527	\$ 223,900	\$ 240,228
Management Fees	\$ 123,817	\$ 134,951	\$ 144,816
Franchise Fees	\$ 453,994	\$ 494,819	\$ 530,993
Sales & Marketing	\$ 123,316	\$ 134,340	\$ 144,137
Utility Costs	\$ 246,632	\$ 268,680	\$ 288,274
Property Operation & Maintenance	\$ 123,316	\$ 134,340	\$ 144,137
<b>TOTAL</b>	<b>\$ 1,276,603</b>	<b>\$ 1,391,030</b>	<b>\$ 1,492,584</b>

HOUSE PROFIT	\$ 2,028,511	\$ 2,211,720	\$ 2,373,712
--------------	--------------	--------------	--------------

FIXED EXPENSES			
Insurance	\$ 50,980	\$ 51,980	\$ 52,980
Property Taxes	\$ 250,790	\$ 265,790	\$ 270,000
FF&E Replacement	\$ 165,089	\$ 179,934	\$ 193,088
Loan Payment	\$ 663,300	\$ 663,300	\$ 663,300
<b>TOTAL</b>	<b>\$ 1,130,159</b>	<b>\$ 1,161,004</b>	<b>\$ 1,179,368</b>

NET OPERATING INCOME	\$ 898,353	\$ 1,050,716	\$ 1,194,344
----------------------	------------	--------------	--------------

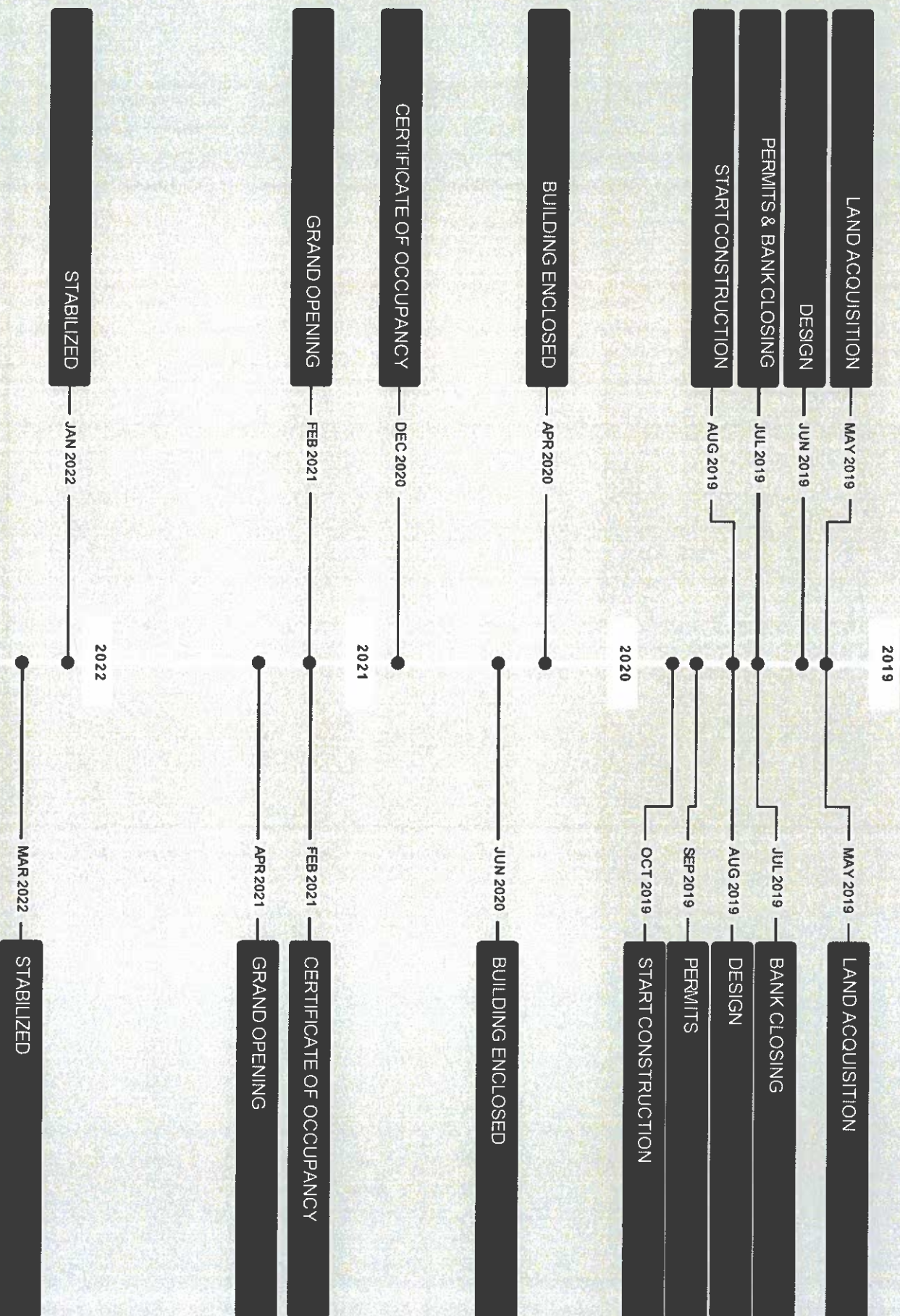


# COURTYARD<sup>®</sup>

BY MARRIOTT

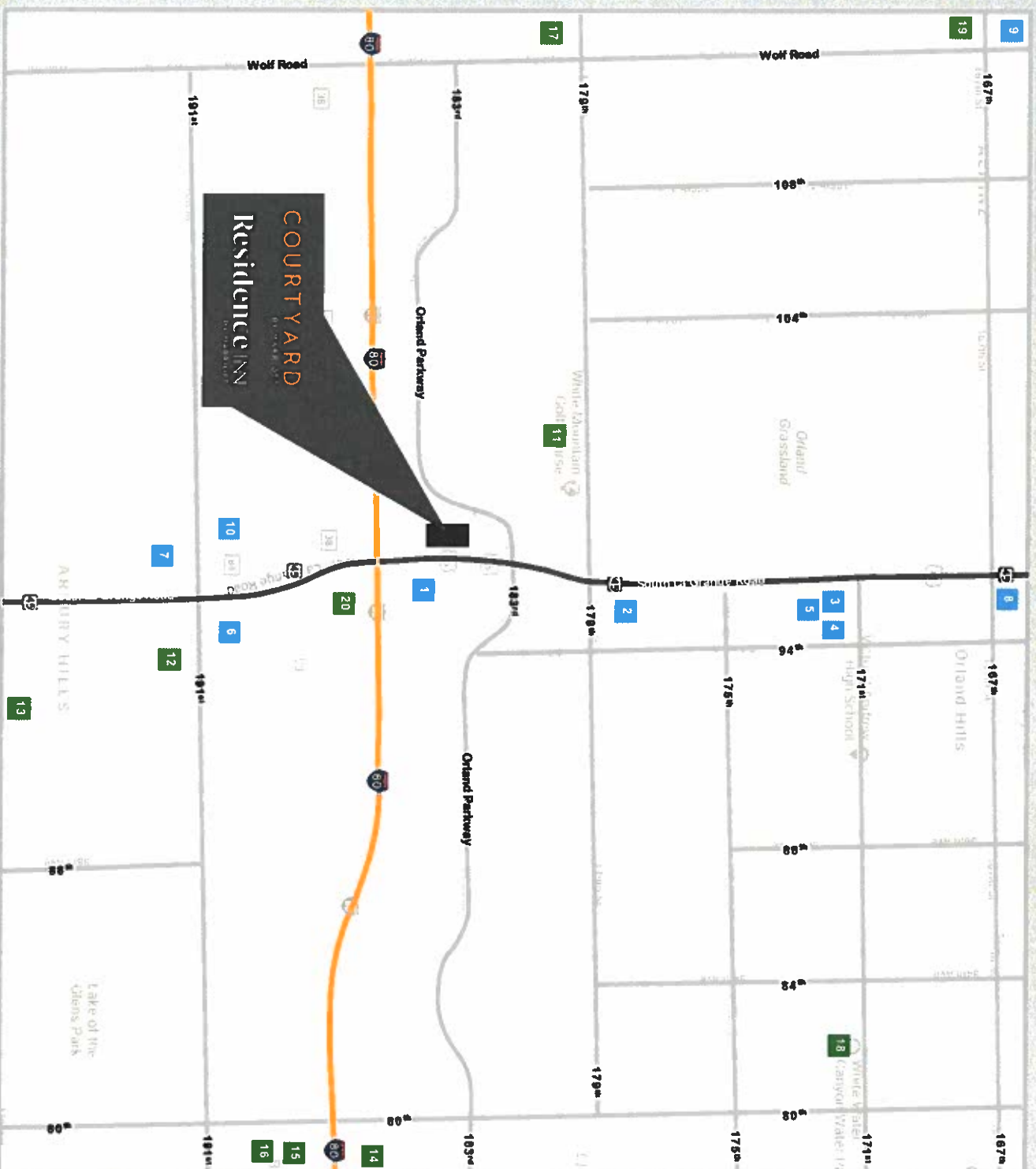
# Residence IN<sup>®</sup>

BY MARRIOTT





# TINLEY PARK, IL



## RESTAURANTS

- 1 Texas Roadhouse
- 2 Saigon Restaurant
- 3 Lou Malnati's Pizzeria
- 4 Tribes Alehouse & Grill
- 5 Frankie's Ristorante
- 6 DOC's Smokehouse & Craft Beer
- 7 Mr. Benny's Steak & Lobster
- 8 Ottimo
- 9 Q Restaurant
- 10 Legends Bar & Grill

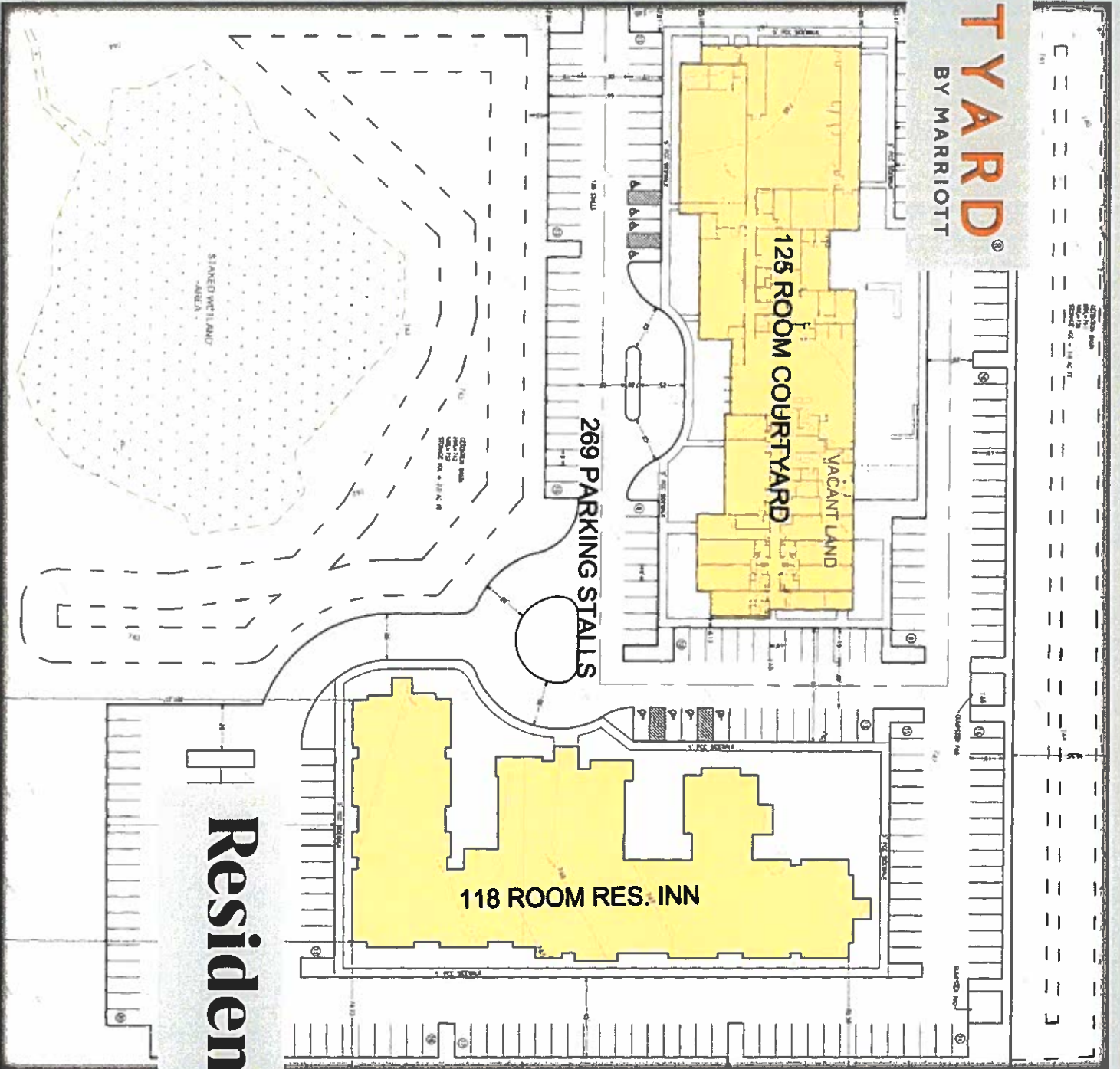
## BANQUETS & ATTRACTIONS

- 11 White Mountain Golf Course
- 12 Tuscan Falls Banquets
- 13 Frankfort Township Event Centre
- 14 Tinley Park Convention Center
- 15 The Odyssey Venue
- 16 Hollywood Casino Amphitheatre
- 17 Psych Escape Room
- 18 White Water Canyon WaterPark
- 19 Sportsplex
- 20 Thunder Bowl



# COURTYARD®

BY MARRIOTT



**Residence INN.**  
BY MARRIOTT



# COURTYARD

BY MARRIOTT

Marriott's largest brand by distribution, Courtyard® has a legacy of impressive performance that includes consistent delivery of high returns and solid RevPAR to owners. Courtyard owners also benefit from Marriott's robust demand generation engine that drives top-line revenue while maximizing bottom-line savings.

Courtyard has long led the industry when it comes to meeting the needs of the modern business traveler. Since breaking into the market 35 years ago as a brand built for business, Courtyard has continuously evolved, pushing the boundaries of design, style and service in the upscale category.

Courtyard has introduced game-changing amenities like The Bistro—a leading fast casual restaurant and collaborative lobby spaces. With a new, more flexible prototype that fits a wide range of site needs and the largest global rooms pipeline in the Marriott portfolio, Courtyard is poised to deliver owners even greater success in the future.

## FRANCHISE HOTEL PERFORMANCE\*

Average Occupancy Rate:



Average Daily Room Rate: \$138.31



Average RevPAR: \$101.54

Average RevPAR Index: 110.2



Loyal Customer Base:



Marriott Rewards® Member Paid Nights represent 55.9% of total Courtyard Nights



Lower Cost Bookings: Marriott's channels generate 69.7% of Courtyard's reservations



### EXTERIOR

- Arrival experience includes an optional porte-cochere and enhanced lighting.
- Modern exterior offers color and material options adaptable to your location.



### LOBBY

- The newly designed lobby lounge focuses on an elevated evening experience with special seating options to work or relax.
- The Bistro, provides guests the opportunity to expand their horizons through fresh, seasonal menu items for breakfast and dinner, signature crafted cocktails, and wine tasting opportunities.
- An extension of the lobby, the Bistro Terrace, features a community fire pit and upgraded outdoor seating area.
- The 24/7 Market offers "grab and go" options, creating additional revenue opportunities for the property.
- The décor package, C'nergy, provides a more flexible set of color palette options for the lobby and creates cohesiveness with the guest room décor.



### GUEST ROOMS

- The smartly designed room features a luggage drop, tech drop to charge and store your electronics, a hospitality cabinet, movable workspace and outlets where most needed. Guests also enjoy the LoungeAround™ sofa which offers a modern way of working and relaxing.
- Other guest room amenities include a 42" inch flat-panel television, in-room refrigerator and an optional microwave.
- The spacious, upgraded bathroom features an integrated walk-in shower.
- The décor package, C'nergy, features tone-on-tone décor with subtle color accents to differentiate the relaxation areas from the rejuvenation areas.



### OTHER AMENITIES

- Expansive, redesigned fitness experience: 1,000 square feet of appropriate space for cardio, stretching and strength activities.
- Optional indoor or outdoor pool.
- Scalable meeting space options to meet the demands of your market.





SOCIALIZE



DINE + DRINK



RELAX



BUSINESS CENTER



FITNESS & POOL



WIFI CONNECT



# Residence INN

BY MARRIOTT

Residence Inn by Marriott invented and continues to define the Extended Stay lodging category in North America. With over 760 locations worldwide and twice the footprint of its next largest competitor, Residence Inn's high awareness brings huge occupancy premiums and legendary RevPAR Index compared to the category.

Approximately one third of all business travel room nights are part of an 'extended stay.' With its unique culture and service model that recognizes the different needs of long-stay guests, Residence Inn® is optimally positioned to serve this large market segment. The latest prototype evolves the guest suite by expanding the bathroom and re-orienting the living, working, cooking and dining spaces. A fresh new décor package provides contemporary appeal, while a new bar option creates additional revenue opportunities.

Building on its solid performance record and powered by Marriott's peerless sales, marketing and operations engine, Residence Inn is primed to extend its leadership throughout Central America, Europe and the Middle East.

## ② franchise hotel performance\*

Average Occupancy Rate: 79.3% 1.1

Average Extended Stay Occupancy: 70.3% 1.1

Average Daily Room Rate: \$144.00

Average RevPAR: \$114.25

Average Extended Stay RevPAR: \$56.41

Average RevPAR Index: 119.3

Loyal Customer Base:

Marriott Rewards® Member Paid Nights represent 60.5% of total Residence Inn Nights

Lower Cost Bookings:

Marriott's channels generate 69.8% of Residence Inn's reservations



### guest suite

- Spacious suites offer zones for working, relaxing, eating and sleeping.
- Every suite features a fully equipped kitchen with full-sized refrigerator, stove, microwave, dishwasher and coffeemaker for preparing meals.
- A redesigned desk, located by the window offers natural light and room to spread out.
- A separate dressing area offers an innovative luggage landing zone.
- A large, one-compartment bathroom with a six-foot walk-in shower creates a spacious upscale feel.
- Neuhaus, the new décor package, features 4 different options to furnish and finish combinations.

### public areas

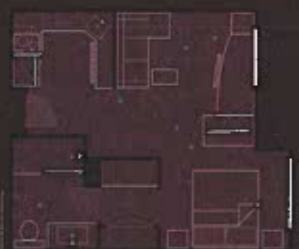
- Flexible seating options offer the choice to connect or just hang out.
- Complimentary hot breakfast with healthy and indulgent options.
- The outdoor living room with a fire pit and high-end grill offer shared social spaces.
- A bar option is encouraged, if supported by the market, with programming to help maximize profitability.
- The décor package, Neuhaus, features contemporary updates.
- The 24/7 Market offers "grab and go" items and creates additional revenue opportunities for the property.

### other amenities

- The Residence Inn Mix™ evening events offer guests an engaging environment to relax with a complimentary offering of premium beer and wine while connecting with others over small bites and local area flavors
- An enhanced fitness center equipped with televisions and a pool allow guests to keep fit while away from home. Residence Inn Runs, a partnership with Under Armour's Map My Fitness app, maps local routes to allow guests to run like a local during their stay.
- Scalable meeting space options to meet the demands of your market.
- On-site laundry offers an added convenience to extended stay guests.







STUDIO

Approximate layout only. Actual layout may vary. Studio is a compact unit with a kitchenette, living area, and bedroom. It is ideal for solo travelers or couples looking for a quick getaway.

Spacious studio, one and two bedroom suites

Fully equipped in-suite kitchens with full-sized refrigerator, stove, microwave and coffeemaker

Free grocery delivery

## LIVE

Convenient 24-hour market

Dry cleaning and on-site laundry

Complimentary Paul Mitchell® products

## WORK

Business center services including free Wi-Fi and access to computers, printers, and fax

Free Wi-Fi in all suites and lobbies  
Private meeting spaces for events and family gatherings

## RELAX

Fitness center equipped with TVs

Modern lobby to relax outside your suite

Outdoor spaces with barbeque and fire pits

Pet accepted\*

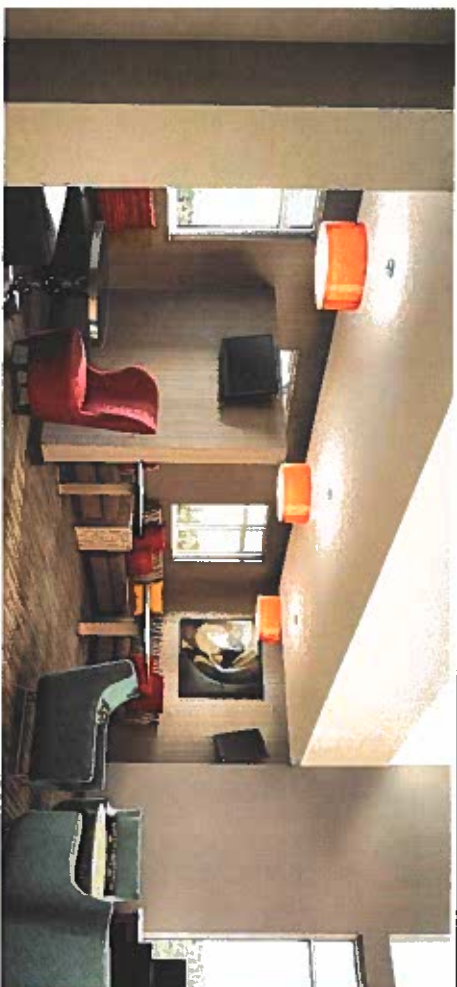
\*Additional fees apply, see your hotel for details

## PENTHOUSE

- Located on the top floor of the hotel
- Features a private rooftop terrace with lounge furniture and BBQ grill
- Fully equipped kitchen with full-sized refrigerator, stove, microwave and coffeemaker
- Two bedrooms with queen beds
- Two bathrooms
- In-unit laundry
- Pet friendly
- Complimentary parking









# Key Strengths



**Enormous  
project management &  
hospitality experience**



**Disciplined, organized &  
calculated risk taker with  
responsibility to the investor**



**Contacts & relationships  
across the hotel sector  
& building divisions**



**Negotiating experience with  
contractors, franchisor,  
partners & vendors**



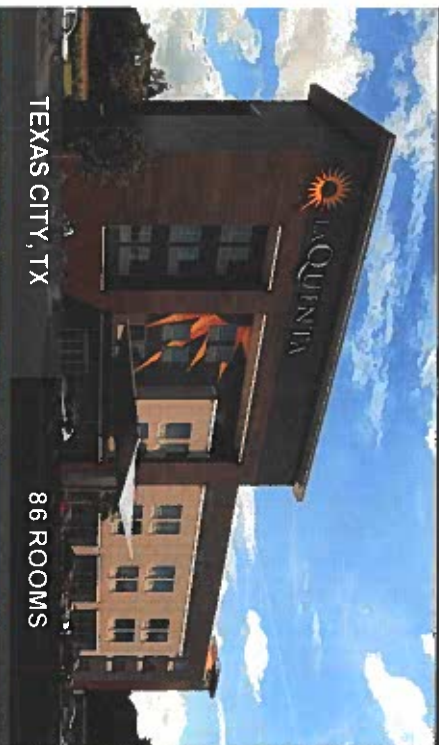
**Extensive knowledge of  
product, equipment & current  
market trends**



**Extensive development  
experience in hospitality  
sector within multiple brands**



# Under Development & Construction

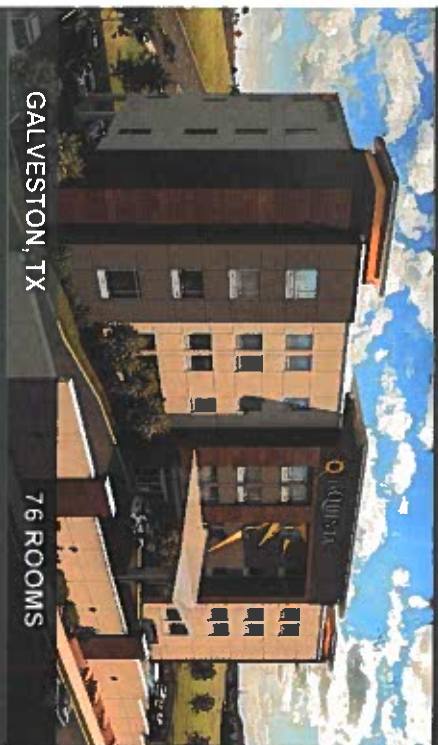


TEXAS CITY, TX

86 ROOMS

## LaQuinta Del Sol

OPENING 2019



GALVESTON, TX

76 ROOMS

## LaQuinta Inn & Suites

OPENING 2020



WAUKEGAN, IL

102 ROOMS

## Home2 Suites by Hilton

OPENING 2021



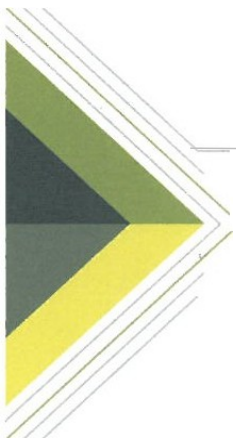
**Budget**  
**Courtyard Marriott - Tinley Park**

**Budget**  
**Residence Inn - Marriott - Tinley Park**

Item	Amount	Item	Amount
Land	\$1,200,000	Land	\$1,800,000
Architect and Interior Design	\$250,000	Architect and Interior Design	\$250,000
Development Fee	\$500,000	Development Fee	\$500,000
Marriott Lisence Fee	\$75,000	Marriott Lisence Fee	\$75,000
Construction Permits	\$200,000	Construction Permits	\$175,000
IEPA Permit	\$125,000	IEPA Permit	\$125,000
Civil Engineer	\$60,000	Civil Engineer	\$60,000
Testing and Survey	\$20,000	Testing and Survey	\$20,000
Hard Constrcution Cost	\$9,100,000	Hard Constrcution Cost	\$9,000,000
FF&E	\$1,900,000	FF&E	\$2,400,000
Exterior Signage	\$125,000	Exterior Signage	\$125,000
Interior Signage	\$45,000	Interior Signage	\$45,000
Door Locks	\$75,000	Door Locks	\$60,000
Landsacping	\$50,000	Landsacping	\$50,000
OS&E	\$200,000	OS&E	\$200,000
Laundry Equipment	\$75,000	Laundry Equipment	\$75,000
Kitchen/Bar Equipment	\$175,000	Kitchen/Bar Equipment	\$50,000
PMS	\$75,000	PMS	\$75,000
POS	\$35,000	POS	\$35,000
Banquet	\$100,000	Banquet	\$0
IT - Wifi/phones/security	\$250,000	IT - Wifi/phones/security	\$250,000
Tvs	\$120,000	Tvs	\$120,000
TV provider	\$50,000	TV provider	\$50,000
Pre Opening	\$250,000	Pre Opening	\$150,000
Interest	\$500,000	Interest	\$500,000
Contingency	\$500,000	Contingency	\$500,000
<b>Total</b>	<b>\$16,055,000</b>	<b>Total</b>	<b>\$16,690,000</b>

<b>Total Project Cost</b>	<b>\$32,745,000</b>
---------------------------	---------------------





# ADVANTAGE

## CONSULTING ENGINEERS

February 27, 2020

Daniel Ritter, AICP  
Village of Tinley Park  
16250 South Oak Park Avenue  
Tinley Park, Illinois 60477

### New Horizon Hotels Tinley Park, Illinois (ACE # 18-036)

Dear Dan:

We received your comment via email dated February 21, 2020 for the above mention development. Our responses to your comments area listed below:

1. Courtyard Materials - A minimum of 50% face brick should continue to be utilized. However, look at alternative materials to utilize on the exterior of Courtyard. Fiber cement siding is an odd look but utilizing fiber cement panels or concrete panels work as well and give the building a more modern look. Alternatively, utilizing a different type of brick or stone can work. Some stucco can be acceptable, however the use of it should be somewhat limited.

**Minimum 50% face brick has been maintained. The Courtyard will not use Fiber Cement Siding, the proposed Nichiha Illumination Panel is a rainscreen system using fiber cement panels. This system does not have the lap siding look but rather a metal panel type look.**

2. Courtyard Design - The overall look and design of the Courtyard building was not preferred. It does appear to have a boxy and harsh look. This has been a comment staff has supplied in each of the last two review letters. Look to make changes in building material and additional articulation above the first floor of the building. Better use of different materials, colors, windows, façade breaks and vertical elements (see Olathe, KS example). I have also attached an example of the recently approved Holiday Inn as an example of a building that had similar issues.

**Further development of the exterior design has been done by wrapping the full height glazing on the site entry stair tower around the front elevation as well as a brick tower over the main entry. Brick on the end elevation facing the main site entry has also been increased to improve proportions. Cornices have also been provided at all parapets. See response to comment #1 above regarding materials.**

3. Basketball Court - The Plan Commission had concerns about the location and design of the outdoor basketball court. If the basketball court is going to work, it would need to be moved to another location. Alternatively, we suggest looking at other options that don't include bouncing balls that are likely to leave the enclosed space. Another activity could utilize a more attractive fencing type rather than a brick wall and chain-link fencing.



Marriott has approved the use of life-size games in the area formerly shown as a basketball court. This area is under development but will likely provide a mix of concrete paving and grass to support the games that will be chosen. No games will be chosen that include opportunity for balls or similar items to occasionally enter the parking area. A 4' tall brick wall has been provided to enclose the space and mask views of the gaming area from the entry drive and parking area.

4. Banquet Parking - The parking-related with the banquet area was not previously addressed and was assumed as an amenity of the hotel. As discussed at the meeting though, this does function as an additional use. Our parking requirements would require 25 parking stalls for the banquet use (1 stall per 200 sq. ft.) We can be flexible with the parking, but this was a Plan Commission concern. If you think parking will work as proposed, we would recommend requesting the Parking Variation be conditioned on "land banking" parking on the area that is south of the Residence Inn (area not in the wetland). You can show a couple of land banked rows of parking (usually shown as lighter or dotted lines). This would only have to be built if it was determined that there was not enough parking for the hotels and banquet use after construction.

Often hotel meeting rooms are used during the day when hotel guest parking is at it's lowest. Also typical occupancy is not 100% so if it were say 80% and parking is 1:1 then there would enough parking spaces be available on a standard day. Also meeting guests could also be hotel guests and there likely are very few instances when the entire hotel will be full and a meeting will be held that would cause a parking issue. If the parking issue occurs frequently, the anticipated land banking parking spaces will be added.

#### Site Plan, Parking, Signs, etc.

5. Revise plans to indicate all proposed structure setbacks from the lot lines.

All proposed setbacks from lot lines are added.

6. Revise plans to indicate locations of traffic control signage and striping.

Traffic control signs and striping added on site plan

7. Revised ground/monument sign drawings.

Monument signs have been reduced in size to meet requirements

8. Indicate the ground sign setback on the plans.

The ground sign setback of 5 feet added to site plan.

9. Revise the site plan parking counts.

The parking count listed on site plan is updated.

10. Landscaping

- a. Add canopy trees to the two internal islands located between the hotel buildings.
- b. Add shrubs and landscaping around the proposed outdoor activity area.

Canopy trees in these islands conflict with a flag location and a light pole location. We have added labels for clarity. By "outdoor activity area" we are assuming you are referencing the basketball court area of the Residence Inn. We have added a row of arborvitae to west side and a row of upright ornamental grasses to the narrow strip along the north.



## Plat of Subdivision

11. Relocate the sign easement to the newly purposed location in the island.

**Sign easement is relocated to new location in island**

12. Add sign easement language.

**Sign easement language is added.**

13. The Public Utility and Drainage (P.U. & D.) easement location should be labeled as such on the plat.

**The PUDE labels are added.**

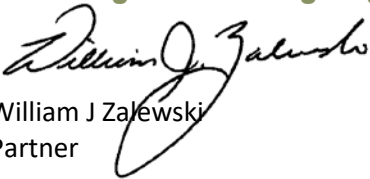
14. The cross-parking easement language was not included on the plat (may be easiest just to include with the cross-access easement language).

**The cross-parking easement language added within ingress-egress easement provisions.**

If you should have any questions regarding our responses please do not hesitate to contact our office at 847-260-4758.

Very Truly Yours,

**Advantage Consulting Engineers**



William J Zalewski  
Partner





Base<sup>4</sup>  
Hotels





Base<sup>4</sup>  
Hotels



# PLAN COMMISSION STAFF REPORT

April 16, 2020 – Public Hearing

## Marriott Hotels: Courtyard and Residence Inn

9551 & 9555 183<sup>rd</sup> Street

### Petitioner

Top Hospitality LLC

### Property Location

9551 & 9555 183<sup>rd</sup> Street  
(off of White Eagle Drive)

### PIN

27-34-300-013-0000 &  
27-34-300-014-0000

### Zoning

Current: Unincorporated  
Cook County (C-4)

Proposed: B-3, General  
Business & Commercial

### Approvals Sought

Site Plan Approval  
Variations  
Plat Approval  
Rezoning (Upon  
Annexation)

### Project Planner

Daniel Ritter, AICP  
Senior Planner



## EXECUTIVE SUMMARY

The Petitioner, Top Hospitality LLC (Petitioner/Owner), is requesting Rezoning upon Annexation, Final Plat of Subdivision approval, Variations, and Site Plan approval for their site to be developed with two Marriott brand hotels: Courtyard and Residence Inn. The subject property is located on the east side of White Eagle Drive and south of 183<sup>rd</sup> Street. The 8.7 acre subject site is proposed to be subdivided into two lots and zoned to the B-3, General Business and Commercial zoning district.

The Courtyard hotel includes an **83,722 sq. ft.** four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an **87,875 sq. ft.** four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

Amendments to the February 20, 2020 Plan Commission Workshop Staff Report are indicated in **Red**. All 3D renderings in the plans and staff report have not been updated. The Courtyard's elevation changes are the most significant change from the workshop and presented below.

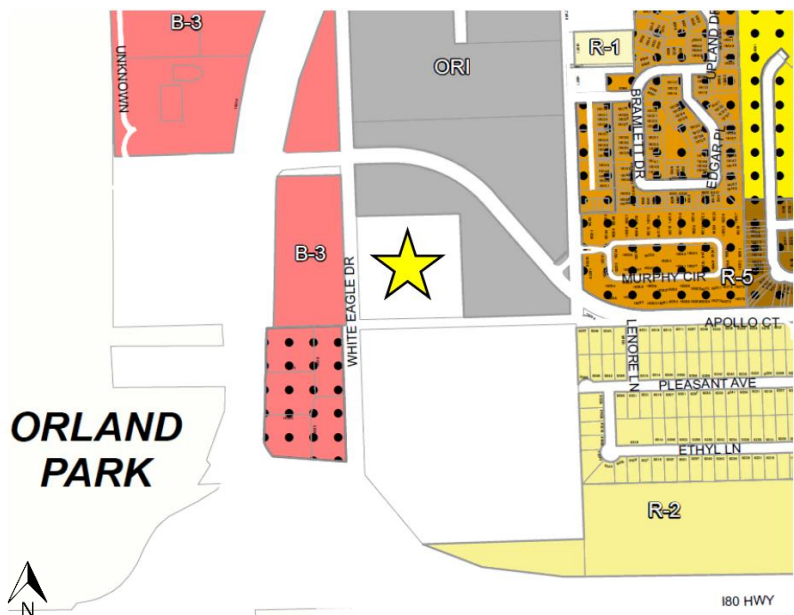
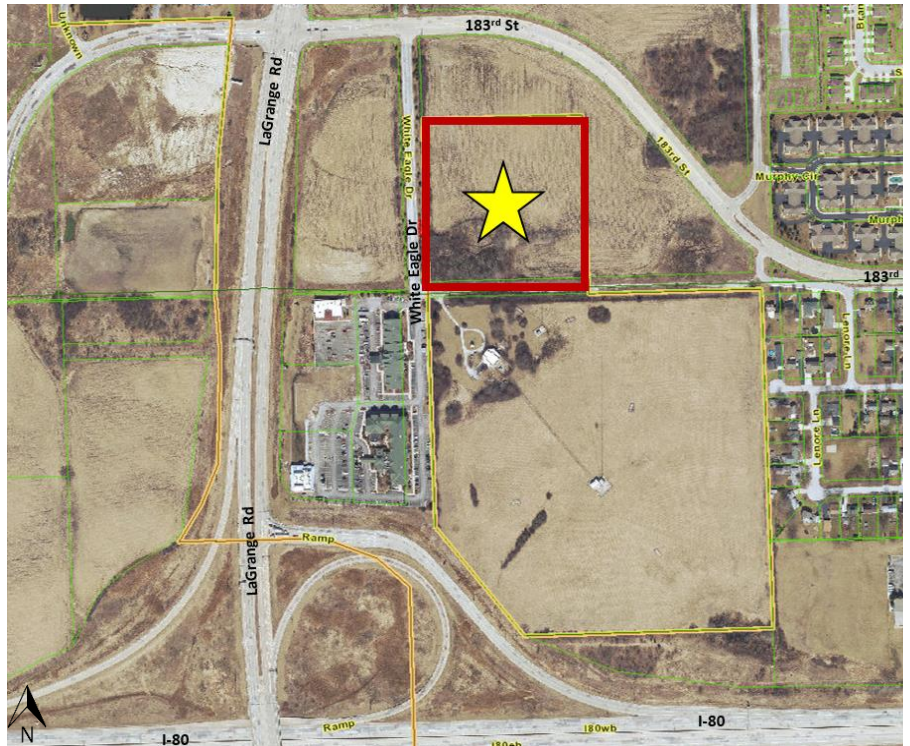


## EXISTING SITE & ZONING

The property consists of two vacant parcels totaling 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial (similar to the Village's B-3 zoning district). The land is undeveloped and has historically been used for farming purposes. There is a small portion of the southwest corner of the subject property encumbered with an existing wetland that is regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183<sup>rd</sup> Street extension and will result in the annexation of a total of 9.15 acres.

South of the subject site is the WLS radio tower site that is also located in unincorporated Cook County (C-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial); west is a vacant parcel zoned B-3 (General Business & Commercial). The property is nearby the I-80 LaGrange Road northbound exit. Currently existing to the southwest of the property is a Planned Unit Development (PUD) that includes two hotels (Hilton Garden Inn and Country Inn & Suites), two standalone restaurants (Texas Roadhouse and Jumbo Crab), and a third vacant pad that is planned for an additional standalone restaurant.

The site is located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall a more urbanized look.



## PROPOSED USE

The Petitioner plans to develop two Marriott brand hotels on the subject property: Courtyard and Residence Inn. The Courtyard hotel includes an **83,722 sq. ft.** four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an **87,875 sq. ft.** four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. The amenities, including the dining and bars, are only open to hotel guests. Construction of the two sites will happen simultaneously and will not be phased.



## VARIATIONS

---

Below is the list of Variations from the Zoning Code required based on the currently proposed plans? Each Variation is addressed separately as an open item in the applicable Staff Report sections below.

### Lot & Building

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.

### Urban Design Overlay District (UDOD)

6. A Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.

### Signage

9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback **five feet** from the property line instead of the required ten foot minimum.

## FINAL PLAT OF SUBDIVISION

---

The two existing lots are proposed to be resubdivided through approval of a Final Plat of Subdivision that alters the lot configuration to accommodate the two hotels. Appropriate easements are being recorded for cross-access, cross-parking, signage, and public utilities as part of the final plat approval.

The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with unique lot, land, or use circumstances to have a lot that does not abut the public right-of-way, subject to appropriate cross-access and utility easements. In this case, the lot and site design were chosen due to the existing wetland location, detention location/topography and the large building footprint required for a hotel.

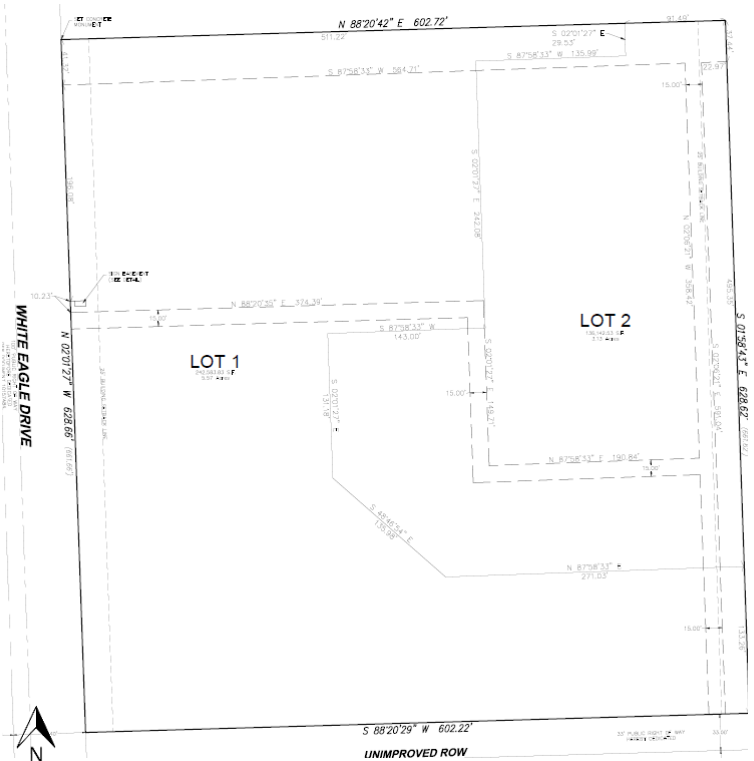


Additionally, the desire to divide the detention pond location made it even more difficult to have a separate right-of-way frontage for the Residence Inn/Lot 2. The lot configuration was designed to roughly divide the parking lots and detention pond based on the supply needed for each site. The shared ownership of the pond ensures responsibility for maintenance by both owners since covenants or a property owner's association (POA) can be changed in the future. Minor revisions are still required for the location of public utility easements, cross-parking language, and cross-access language that the Petitioner has agreed to make prior to the Public Hearing.

The Final Plat of Subdivision has been updated to include cross-parking allowances, revised public utility and drainage easements, and a revised sign easement location and language.

**~~Open Item #1: The Petitioner shall revise the Final Plat of Subdivision and Easements based on staff comments.~~**

The petitioner also hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in the future to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1. If the wetland is mitigated in the future, the Petitioner can request to subdivide Lot 1 into two lots at that time.



## ANNEXATION & REZONING

The Petitioner is requesting annexation into the Village. The Annexation Agreement is scheduled to be reviewed by the Community Development Committee; it will be scheduled for Village Board review at the same time as all zoning and entitlements requests. While the Plan Commission does not specifically review annexations in themselves, the appropriate zoning district and overall development proposal are reviewed. The annexation will include the adjacent unimproved IDOT right-of-way for a total annexation of 9.15 acres.

There are two possibilities for zoning this property based on the surrounding zoning and proposed land use; either the B-3 (General Business and Commercial) or the ORI (Office and Restricted Industrial) zoning districts can accommodate the proposed hotel use as a permitted use. While both districts will allow for hotel land uses the assignment of the B-3 zoning district will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor. The B-3 zoning district is generally described to "accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists." Alternatively the ORI zoning district is intended to provide land for "medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting". The zoning of the subject parcel expands current and planned commercial land uses along this major corridor (Rt. 45) which enjoys has valuable commercial potential due to its adjacency to Interstate 80.

The Comprehensive Plan designates the parcel as *Office/Restricted Industrial* however the Comprehensive Plan was approved in 2000, prior to the realignment of 183<sup>rd</sup> Street and prior to the area's initial development. The realignment of this 4-lane commercial corridor along with the realignment of LaGrange Rd/Rt. 45 created increased opportunities



for commercial development with valuable commercial frontage. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.

**~~Open Item #2: Discuss proposed B-3 (General Business and Commercial) zoning district upon annexation.~~**

Lot Size - The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The five acre size limit was approved in 1997 to promote the development of larger, full-service hotels. This area limitation is not a recognized limitation in the marketplace; many full-service hotels can be developed on less than 5 acres. The Courtyard parcel (Lot 1) is 5.57 acres and therefore meets the size requirement. The Residence Inn (Lot 2) comprises 3.13 acres and therefore requires a Variation of the five acre requirement. Staff believes the development of both hotels meet the intent of the zoning requirement in providing large full-service hotels by a reputable hotel brand.

**~~Open Item #3: Discuss Variation request to permit a hotel to be developed on a lot less than 5 acres in size.~~**

Structure Size - The B-3 zoning district limits structures to a maximum of three stories and 35 feet in height. The proposed hotels are both proposed at four stories; the proposed heights are 55' 10" (Residence Inn) and 54' 9.5" (Courtyard).

There are many properties that have been approved in the Village for Variations (or exceptions if part of a PUD) from the Zoning Code's height limitations such as office buildings, hotels, condominiums, and apartments. Variation requests to allow for additional height are have been reviewed in regards to the surrounding area's development pattern and neighboring uses. The property is nearby to two existing three-story hotels, a tall radio tower, and does not have any immediately adjacent single-family residential homes.

**~~Open Item #4: Discuss Variation request to permit hotels to exceed a maximum of three stories and 35 feet in height.~~**

Urban Design Overlay District (UDOD) - The site is located within the UDOD, which was designed to promote walkability, lesser front yard setbacks, and overall a more urbanized look. The majority of the UDOD requirements are difficult to apply to the proposed development primarily due to the unique lot design and lack of a true front yard on the Residence Inn site. The unique lot design with shared access and frontage along White Eagle Drive was chosen due to the large building footprint, existing site topography, and the existing wetland encumbrance. However, staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Courtyard hotel is positioned near the White Eagle Drive frontage, an interconnected public and private sidewalk system is proposed, and future cross-access to the neighboring undeveloped properties is proposed. Building setbacks are not indicated on the plans and shall be revised to show proposed setbacks for each structure.

**~~Open Item #5: Discuss three Variation requests from the Urban Design Overlay District in regards to maximum front yard setback, permitted front yard parking, and the maximum number of curb cuts.~~**

**~~Open Item #6: Revise plans to indicate all proposed structure setbacks.~~**

Plans were revised to indicate specific building setbacks. The Plan Commission did not express concern for the proposed Variations in height due, lot size, or UDOD requirements. As requested, staff confirmed the closest residential structure (Heritage Club Villas) to the hotels will be approximately 808 ft. from the Residence Inn building.



## SITE PLAN

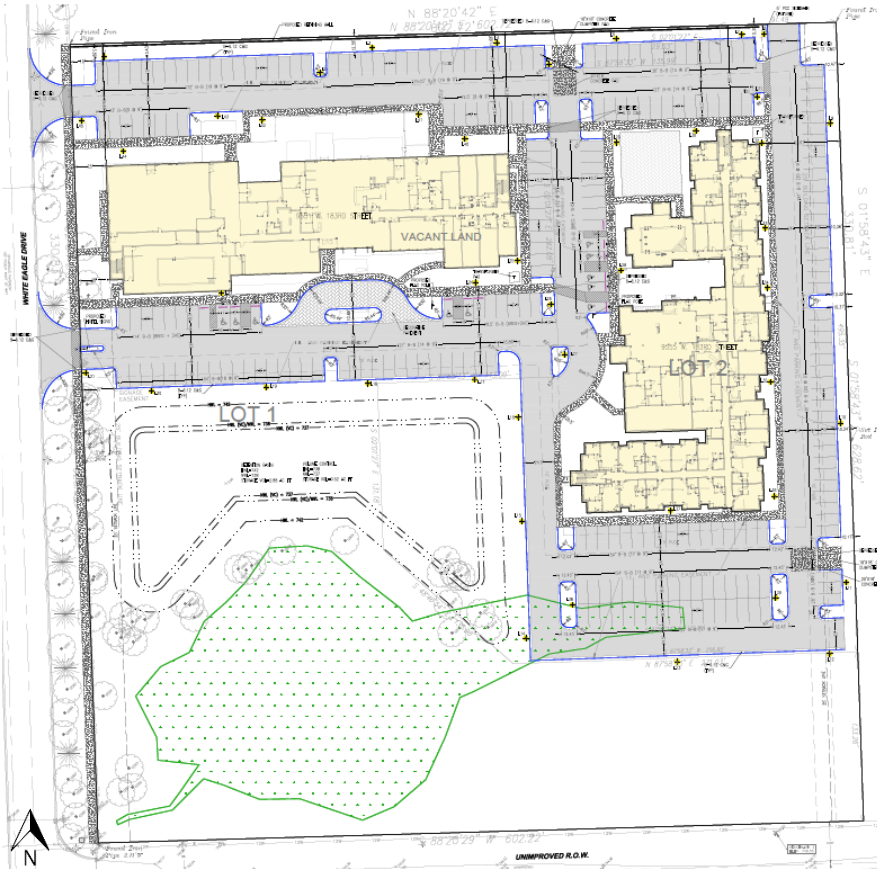
The site plan includes the two hotel buildings, drop off canopies, parking, walkways, landscaping, outdoor patios, and dumpster encloses. In addition, there is a shared stormwater detention pond and an existing wetland area located on the site.

**Lot Design and Cross-Access** – The two hotels will be located on separate lots, but the overall project is being designed cohesively. While hotel amenities will be separate, the sites will share curb cut access and the overall parking field. Proper easements are proposed with the Plat of Resubdivision to ensure if the hotels are owned separately in the future, there are no issues with the parking or access allowances.

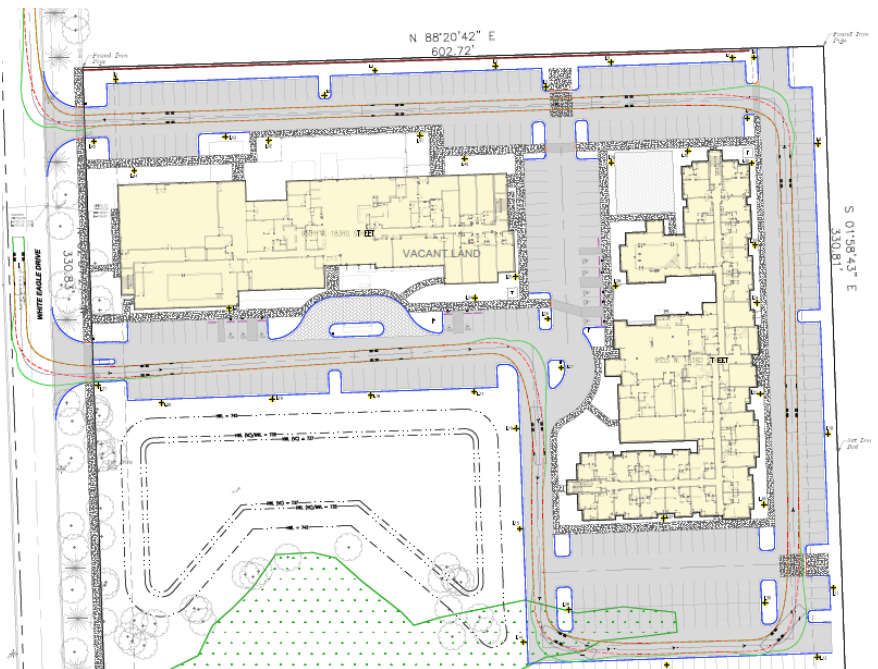
Future cross-access has also been established to the vacant lot that wraps around the subject property to the north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not established in the future, the drive aisle connections can be converted to parking stalls.

**Site Access and Parking Lot Circulation** – The hotel will have two driveways off of White Eagle Drive. Guests will primarily enter the site at the south entrance which leads to the front entrances of both hotels. Both hotel entrances will have a circular drop-off/check-in location. The Courtyard will have an overhead porte-cochere canopy while the Residence Inn entrance will be open. A separate building entrance on the north side of the Courtyard will allow banquet guests a separate entrance without needing to go through the hotel.

Staff has recommended that the Petitioner investigate adding a boulevard entrance with a center island separating the drive aisles. A boulevard entrance will draw attention to the driveway as the main entrance and increase the attractiveness of the site overall. This can also assist with installing a shared



*Above: Proposed Site Plan (Updated)*



*Above: Fire truck auto turn template (Updated)*



monument sign that complies with the required setbacks. Depending on the specific design of the entrance, the changes may result in a small reduction of parking spaces.

***Open Item #7: Discuss staff's suggestion of a boulevard entrance at the main (south) driveway.***

Traffic control signage and striping is not shown on the plans. Locations of ADA parking signs, stop signs, stop bars, one-way (for canopy drop-offs) shall be indicated on the plans according to MUTCD requirements.

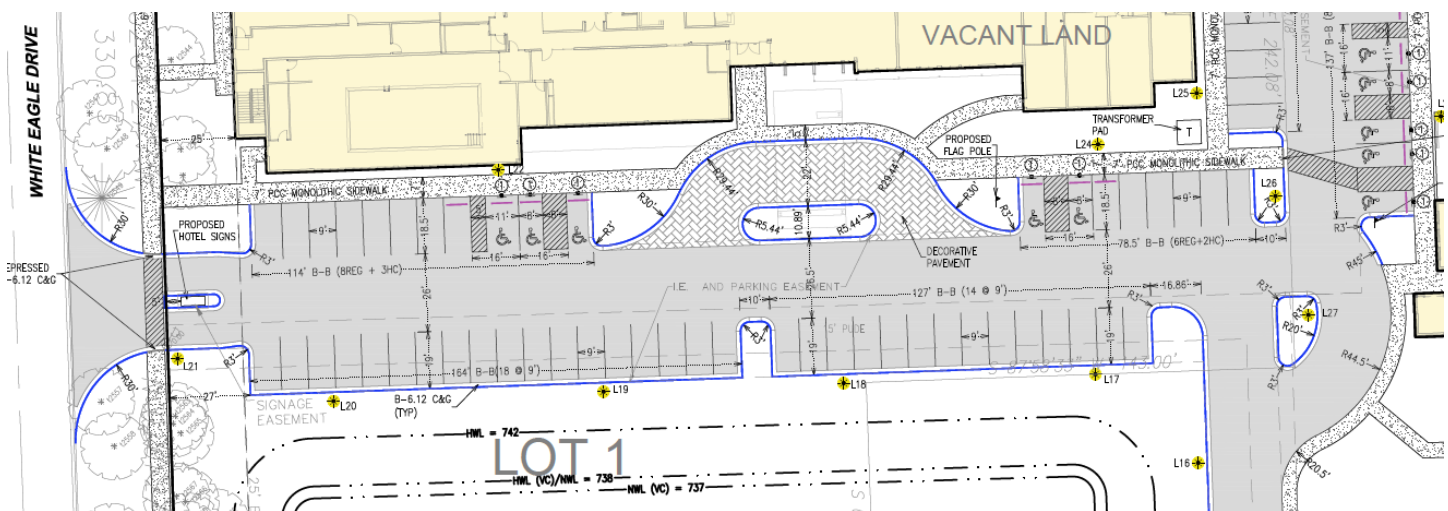
***Open Item #8: Revise plans to indicate locations of traffic control signage and striping.***

Drive Aisle Width - The current proposal shows all drive aisles as 24 feet in width instead of the minimum 26 feet requirement. The Petitioner has noted that it is difficult to pick up enough space for the 26 feet drive aisle width without eliminating landscape bufferyard, reducing parking stall lengths or needing to install a retaining wall on the detention pond. Staff is supportive of a reduction to a 24 feet drive aisle width as long as the site allows for proper circulation of a fire truck and full-size semi-truck, which is shown in the submitted auto-turn circulation plan. Staff has recommended revising the main access aisle to the two hotel entrances to be 26 feet wide due to the amount of traffic and adjacent parking stalls. The Petitioner has stated they agree to this change and will make the necessary revisions.

***Open Item #9: Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.***

***Open Item #10: Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.***

Plans have been revised with a boulevard entrance and the main entrance drive aisle has been expanded to 26 ft. in width (see image below). Other drive aisle widths remain at 24 ft. A revised autoturn template has been supplied showing proper turning radii for delivery and fire trucks. Traffic control signage and striping has been added to the preliminary engineering plans as well.



Sidewalks – The Petitioner has proposed installing a public sidewalk along the White Eagle Drive and private walkways throughout the development. The public sidewalk will be six feet in width and runs along the east side of White Eagle Drive for the full length of the lot. The private walkways encircle the two buildings and provide continuity within the site and with the public walkway system. Private sidewalks are five feet in width, with an additional two feet added to sidewalks that have parking stalls fronting them. The additional sidewalk width allows for bumper overhang, without blocking the walkway. Crosswalks have been utilized wherever sidewalks cross drive aisles.

Basketball Court – An outdoor basketball court is proposed on the Residence Inn property at the northwest corner of the building. The court is proposed to allow for an on-site outdoor activity as required by the hotel brand. The half-court design is approximately 42 feet long by 50 feet wide. The court is proposed to be surrounded by an eight feet



high brick wall that matches the hotel and an eight foot high chain-link fence. The court is located between the parking lot and the hotel building.

Staff has noted some concerns with the proposed basketball court's location. A standard basketball hoop is ten feet in height and 13.5 feet to the top of the backboard. Due to the design and proposed location, it is expected that balls will bounce out of the enclosure and have the potential to cause vehicle damage or injure other guests. Staff also has concerns about the appearance of the basketball enclosure in regards to the building's architectural design. The wall will cover some windows and architectural features potentially detracting from the building's architectural design. Staff recommended that the Petitioner look at the feasibility of a different location, permitting the activity to be indoors, or utilizing a different type of activity that might have less of a negative visual impact such as a putting green, bocce ball, badminton, bags, etc. One similar example at a newer Residence Inn in Bolingbrook is shown below. This location, while similar, has additional width for spacing from the building and parking lot that allows a buffer and landscaping to be added.

The Petitioner will not be pursuing a basketball court and the area will be designed to accommodate an outdoor game area without any bouncing balls. The specific design for this area has not been specified. The area can either be left open or screened with an open wrought iron style fence. A recommended condition noting that the game area shall be revised and that it will utilize an open design fence that is not chain-link has been added to the site plan approval.

~~Open Item #11: Discuss proposed outdoor basketball court location, appearance, and possible alternatives.~~

Dumpster Enclosures - Dumpster enclosures have been placed near the back of the two hotel lots and positioned for easy access to waste trucks. The enclosures are each constructed of brick matching the buildings.

Engineering – Overall site engineering is preliminary and will require revisions based upon final comments from the Village Engineer, MWRD, and U.S. Army Corps of Engineers. The most notable changes will be based upon the final location of the Village's sanitary main, which will extend from 179<sup>th</sup> Street to the site. A small portion of the wetland area will be developed and requires approval and mitigation permitted through the U.S. Army Corps of Engineers. Site Plan approval will be conditioned subject to final engineering approvals to clarify this.

~~Open Item #12: Review the proposed site plan layout, design, pedestrian connections, and traffic circulation.~~

Site Plan and Plat approvals have been conditioned to be subject to engineering approvals from the Village Engineer, MWRD, and the U.S. Army Corps of Engineers.

## LANDSCAPE

---

The proposed Landscape Plan is in general conformance with code requirements. Any deficiencies are offset by additional plantings in other areas of the site. The full landscaping analysis from the Village's consultant is shown below in Table A. The consultant expressed they have largely met the intent of the code and added landscaping where possible. The largest deficiency is in regards to interior parking lot landscaping. This requirement can be difficult to meet on smaller parking lots that don't have room for large rows of landscaping and trees. To comply with this interior landscaping code requirement, parking lot islands are required to be added in many of the proposed parking stalls; this may result in a need for the parking lot to be expanded. To meet the 3,970 sq. ft. interior landscaping deficit, 24 parking stalls will need to be converted to landscape islands. The location of the currently proposed islands combined with the bufferyard and foundational landscaping are designed to create an attractive and heavily landscaped site.

Below are staff's suggestions for landscape revisions to be made prior to the public hearing:

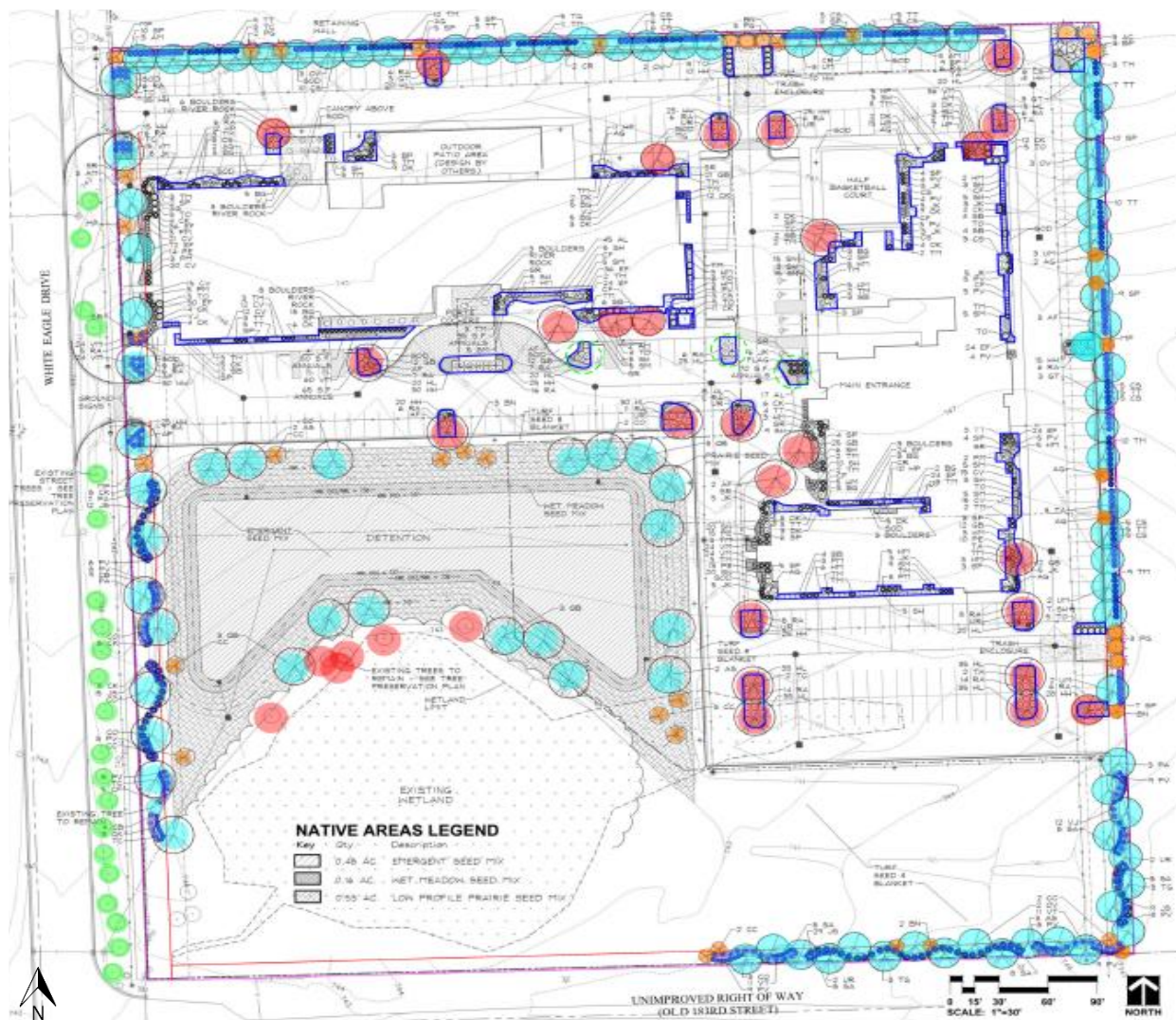
1. Add additional islands/bufferyard space at the two driveway entrances to comply with the 15 foot bufferyard requirement. This allows for more attractive entrances and additional space for the ground signs to be located. Meeting this requirement will result in a reduction of ~~six~~ proposed parking stalls.



2. Add canopy trees to the two internal islands located between the hotel buildings.
3. Add shrubs around the proposed basketball court wall and fence.

**~~Open Item #13: Discuss the proposed Landscape Plan, in regards to deficiencies/required waivers and staff recommendations.~~**

The Landscape Plan was revised per Plan Commission's suggestions to update the driveway bufferyard widths on the west property line. The increase to the bufferyard near the driveways resulted in a loss of 6 parking spaces from the previous proposal. Trees were unable to be added to the two internal islands due to conflicts with a light pole and flag pole. Landscaping has been proposed surrounding the exterior of the outdoor game area (previously the basketball court).





**Table A**

Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

BUFFERYARD REQUIREMENTS							
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments
North ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	24 CT 12 US 117 SH	-5 CT - +3 SH	
East ("C" Bufferyard)	10'	10'	595'	30 CT 12 US 119 SH	29 CT 11 US 152 SH	-1 CT -1 US +33 SH	Ornamental grasses included in shrubs.
South ("C" Bufferyard)	10'	varies	575'	29 CT 12 US 115 SH	29 CT 12 US 99 SH	- - -16 SH	Included plantings around detention pond and ornamental grasses.
West ("B" Bufferyard)	15'	10'/15'	570'	16 CT 5 US 80 SH	16 CT 6 US 140 SH	- +1 US +60 SH	Ornamental grasses included in shrubs.
INTERIOR LOT LANDSCAPING REQUIREMENTS							
Location	Requirement		Proposed		Deficit		Comments
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscaped area		70%		-		
Interior	40 canopy trees		32		-8		Credit given to 6 trees to be preserved on north side of existing wetland.
PARKWAY STANDARDS							
Location	Requirement		Required Trees	Proposed Trees	Deficit	Comments	
Parkway	1 Tree per 25 Lineal Feet		21	21*	0	*Existing trees counted.	
PARKING LOT LANDSCAPING STANDARDS							
Location	Requirement		Provided		Deficit		Comments
Parking Lot	15% of parking lot area to be landscaped or 15,700 square feet		11,730 square feet		3,970 sq. ft.		104,685 s.f. of parking lot shown on landscape plan. Credit was given to foundation plantings not facing public R.O.W.
Parking Lot	Screening of adjacent properties and streets.		All lots screened.		-		
Parking Lot Islands	1 tree per 200 square feet (16 required)		2		-2 CT		Islands between 2 buildings can add trees.



## ARCHITECTURE

### Courtyard Before (Workshop):



### Courtyard After (Public Hearing):

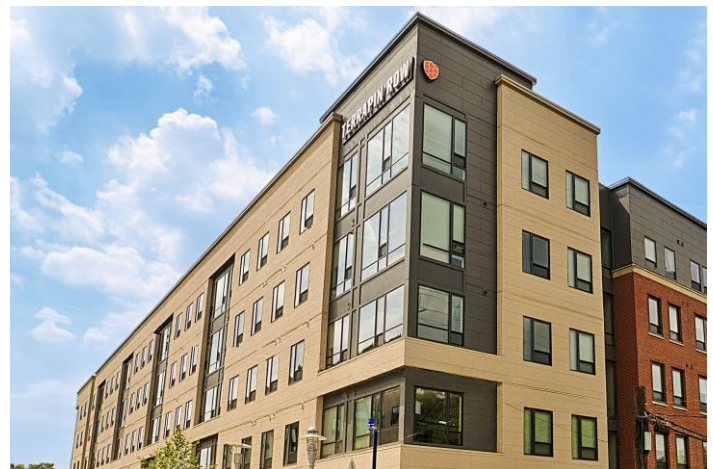




Before (Workshop):



Materials - The masonry code for structures exceeding 80,000 sq. ft. requires 25% of each façade to be face brick or decorative stone with the balance of the façade to be constructed of alternate masonry products of which 15% can use non-masonry products (EIFs, stucco, cement board, etc.) for architectural treatments. However, utilizing the new Architectural Design review standards, staff recommended a minimum of 50% face brick be utilized on the hotels based on the design and building material choices approved on recently approved hotels (Holiday Inn and Woodspring Suites). In addition, the nearby hotels (Country Inn & Suites and Hilton Garden Inn) have also utilized a large amount of face brick. Brick is a preferred material that creates a durable and high-quality building. The remaining exterior material is flexible to allow for some design creativity but must be considered masonry.



Above: Examples of fiber cement panels proposed on the Courtyard.

The petitioner met the recommended minimum of 50% face brick, but the remaining portion of the structure has proposed non-masonry materials exceeding the maximum 15% requirement. The alternative materials utilized are fiber cement board (43% of the exterior) for the Residence Inn and stucco (41% of the exterior) for the Courtyard. Fiber cement board is an alternative to masonry previously supported due to its durability, quality, and modern appearance. The largest concern is with the use of stucco on a large portion of the Courtyard building. Stucco has



not been recently approved as a primary building material. The quality, durability, and appearance of a stucco/EIFS products lack in comparison to brick, stone, or fiber cement siding.

The Petitioner will be utilizing fiber cement board panels on the Courtyard hotel. The panels will be flush-mounted similar to the images on the right. The panels will be 18 inches in height and uniform in color. Fiber cement board requires a Variation from the masonry requirements but is considered a high-quality and durable substitute according to the Village's Building Manager.

***Open Item #14: Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.***

Architectural Design - The overall designs of the buildings were chosen to meet with each brand's approved corporate design. The Residence Inn is modern in design and has a residential look that is purposeful in regards to their branding (extended-stay oriented). The Courtyard has a modern, box-style design. All roof-top mechanical equipment is proposed to be screened from view of neighboring properties and roadways by the building parapets.

Staff's primary concern with the Courtyard building is a lack of articulation and dimension in the building above the first floor. Additionally there is a lack of different materials and color in the façade. The proposal design creates a harsh and sterile building appearance. The Petitioner has added some windows and additional brick from their first design, but the façades still lack articulation and character. Staff recommends looking at adding different material types, colors, and design elements to make for a more interesting design. An example of a recent Courtyard project in Olathe, Kansas is shown below.

The Revised architecture includes many of the suggestions discussed by staff and recommended by Plan Commission. The architectural changes include the following:

- Wrapped the glass on the south front façade stair towers and added additional glazing above main roof line.
- Stair tower wall has been bumped out slightly to add depth and articulation to the façade.
- Added a tower of brick above entry and extends above main roof line. This breaks up the long front façade and adds an architectural element at the entry way.
- Brick was brought up one floor on the west elevation facing White Eagle Drive.
- Added a modern but more decorative cornice at top of all parapet walls
- Brick color was different (lighter) on the 3D rendering and has been adjusted in the renderings.
- Building material samples will be provided for Commission review at the Public Hearing.

***Open Item #15: Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.***





*Above: Revised Courtyard Elevations.*

*Example: Courtyard Kansas City Olathe – Olathe, KS*





## SIGNAGE

Wall Signs - Wall signs are proposed on the north, south, and west elevations of both hotels. The wall signs will each be individually mounted aluminum backed letters.



Ground/Freestanding Signs - Two ground signs are proposed at the main entrance and located on Lot 1 (Courtyard lot). The signs will have matching designs with solid brick bases. The brick color will match the brick utilized for each building. The size and height requirements for the proposed ground signs comply with the Zoning Code requirements.

The required setback for ground signs is ten feet from a property line. However, the ground sign locations are currently proposed at somewhere between six inches and one foot from the property line (no setback indicated on the plans). The signs are also located immediately adjacent to the sidewalk and within the "clear vision triangle" which reduces vehicle visibility when stopped at the required stop sign. To alleviate these issues, as well as meet the landscaping requirements, staff has proposed expanding the width of the proposed landscape islands to allow for a more appropriate setback. Alternatively, a boulevard entrance with a center island and shared ground sign can allow for additional setback space. The entrance design creates a more attractive and eye-catching main entrance as well as avoid vehicle visibility concerns in regards to the ground signs. If the ten foot setback requirement cannot be met, the setback must maintain a minimum of five feet to avoid any visibility and safety concerns.

The ground sign was revised to be a shared monument sign and placed in the boulevard entrance median. The sign has been adjusted to be setback five ft. from the property line. A Variation is required for the reduced setback but with the new setback and location, there are no longer staff concerns with visibility. The specific design of the shared monument sign has not been supplied yet, but will be in compliance with the height, size, and material requirements of the Zoning Code. A concept of the shared sign is shown in the 3D rendering for the Courtyard hotel.

### ***~~Open Item #16: Discuss the setbacks of proposed ground signs and Variation for ground sign setbacks.~~***

Due to the shared access and lack of direct roadway frontage for the Residence Inn site, the ground sign locations for both sites will be on Lot 1 along White Eagle Drive. This will constitute an off-site sign and require a Variation (which will also be permitted for in the Annexation Agreement). Off-site signage is typically prohibited primarily to prevent billboards and off-site advertising. However, the proposed development's layout is unique in regards to its shared access and frontage. The Lot 2 (Residence Inn) sign will be located within an easement on Lot 1. The easement will ensure that Lot 2 has rights to a ground sign located along White Eagle Drive and explain requirement maintenance and liability requirements. A condition can be included in the approval that clarifies that the location of the off-site sign will substitute for the permitted on-site sign and that no additional ground sign is permitted.

### ***~~Open Item #17: Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.~~***



## PARKING

The Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 125 rooms at the Courtyard and 118 rooms at the Residence Inn. The Petitioner has indicated a maximum number of ten employees at the Courtyard and six employees at the Residence Inn. The proposed site plan provides 135 parking spaces on the Courtyard lot and 124 on the Residence Inn lot meeting the required minimum and complying with the Zoning Code.

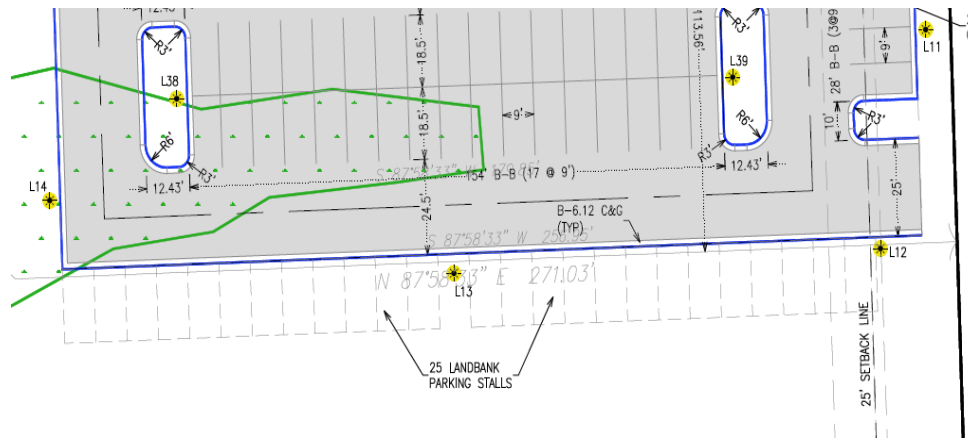
Changes proposed with the west landscaping bufferyard at the two driveway entrances may result in a reduction of up to four parking spaces. Staff has identified areas where the parking stalls may be able to be added. However, if the Courtyard site is reduced below 135 stalls, a parking variation may be required.

Hotels do not typically operate at full-capacity on a day-to-day basis and it is expected that the parking provided (including the potential loss of up to four parking stalls) will be more than sufficient to accommodate guests and employees. Cross-parking allows for flexibility in demand between the sites and avoids any future issues if the two hotels are operated separately. It was also noted that the times when most employees are on-site is typically during the day to clean rooms, which is also when there are the least amount of customers at the property.

Previously, the Courtyard's banquet room was looked at as a hotel amenity. However, because the banquet room can be used for any type of event that would include guests not staying at the hotel, the use was determined to require its own parking. The Petitioner has indicated that the majority of events they will have in the banquet room are corporate and held in the afternoon when the hotel has less parking demand. Additionally the shared parking between the hotels allows for some additional flexibility in demand between the properties. The parking supply meets Marriott's corporate requirements and they do not believe additional parking will be required from what has been provided. However, to ensure there are no future parking issues, a parking lot extension south of the Residence Inn has been design and will be "land banked". The parking Variation will be conditioned that if parking issues are determined to be occurring, the parking expansion will need to be constructed at that time by the owner of the Courtyard property.

Required Parking for Marriott Hotels		
“Motels, Hotels, and Inns”	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.	
Banquet Use	One (1) space per 200 square feet (with shared parking opportunities)	
Proposed Parking for Marriott Hotels		
	Courtyard	Residence Inn
TOTAL REQUIRED	125 Rooms + 10 Employees + 25 Banquet = 160 parking spaces	118 Rooms + 6 Employees Max = 124 parking spaces
TOTAL PROVIDED	129 parking spaces (includes 5 ADA)	124 parking spaces (includes 5 ADA)





A photometric plan was submitted indicating compliance with the lighting ordinance for parking lot, walkway, and building-mounted lighting. Off-site light spillage is minimal and within the allowable limits. All light fixtures will be full-cutoff and downcast to avoid any off-site glare. Parking lots, walkways, steps, entrances, and exits are all adequately lit for safety and security purposes. Parking lot lights will be mounted at a height of 25 feet.



Staff identified the following open items that may require further input or discussion at the Public Hearing:

1. Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.
2. Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.
3. Discuss the request for a 31 parking stall Variation to permit the Courtyard to have 129 parking spaces instead of the 160 spaces required. The Variation would be conditioned that if parking issues were to occur in the future, the land banked parking to the south of the Residence Inn shall be constructed.



## STANDARDS FOR REZONING APPROVAL

---

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission’s review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
  - *The B-3 zoning district will allow the Subject Property to serve as an extension of the existing B-3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183<sup>rd</sup> Street and realignment of LaGrange Rd/Rt. 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.*
- b. The extent to which property values are diminished by the particular zoning;
  - *The area along LaGrange Road are transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, and likely surrounding properties as well.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
  - *The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
  - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will contribute directly to the economic development of the community.*
- e. The suitability of the property for the zoned purpose;
  - *The proposed use as hotels is suitable for the subject property due to the availability of high traffic volumes and available access points. The use is a permitted use subject to the approval of a hotel lot size Variation.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
  - *The lot has remained vacant under Cook County’s C-4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.*
- g. The public need for the proposed use; and
  - *There is a demand for additional hotel rooms in the area due to the location off of I-80 (east-west) expressway and near various entertainment options.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
  - *The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183<sup>rd</sup> Street has been extended and LaGrange Rd/Rt. 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.*



## STANDARDS FOR A VARIATION

---

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses to the Findings of Fact for consideration. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing. Due to the number of Variations (10) staff have aggregated the Findings where possible. The full list of Variations can be found in Motion 2 below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - *The property is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being requested. The Variations allow for a unique site and development that benefits the Village economically and are difficult to meet all requirements.*
2. The plight of the owner is due to unique circumstances.
  - *The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott's corporate design standards and remains visually appealing.*
3. The Variation, if granted, will not alter the essential character of the locality.
  - *The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.



## STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

---

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval and Architectural Review approval. Specific findings are not required, however the proposed site plan and building design must meet these standards.

### Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to



break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

#### Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.



## MOTIONS TO CONSIDER

---

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative. By making a motion in the affirmative, it does not indicate a specific recommendation in support or against the plan.

### **Motion 1 (Map Amendment/Rezoning):**

*"...make a motion to recommend that the Village Board grant the Petitioner, Top Hospitality LLC, a Rezoning (Map Amendment) of the properties located at 9551 & 9555 183<sup>rd</sup> Street (off of White Eagle Drive, South of 183<sup>rd</sup> Street) upon annexation to the B-3 (General Business & Commercial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the Staff Report."*

### **Motion 2 (Variations):**

*"...make a motion to recommend that the Village Board grant the following Variations to the Petitioner, Top Hospitality LLC, at the properties located at 9551 & 9555 183<sup>rd</sup> Street (off of White Eagle Drive, South of 183<sup>rd</sup> Street) in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report."*

- 1. A 1.87 acre Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres (Residence Inn – Lot 2).*
- 2. A height Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55 ft. 10 in. tall building (Residence Inn) and a four story 54 ft. 9. In. tall building (Courtyard) instead of the permitted maximum of three stories and 35 ft.*
- 3. A two ft. Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24 ft. drive aisle instead of the permitted minimum of 26 ft.*
- 4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize fiber cement board siding and panels to comply with the masonry requirements beyond face brick instead of the maximum of 15% of the building exteriors.*
- 5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.*
- 6. A front yard setback Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.*
- 7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).*
- 8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.*
- 9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement*
- 10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.*

*Subject to the following Conditions:*

- 1. The off-site sign for Lot 2 shall constitute the only ground sign permitted for that lot.*
- 2. An area land banked for parking, as indicate in the plans, shall be constructed by the owner of the Lot 1 (Courtyard) if it is determined that the proposed parking is not sufficient to accommodate the hotel or banquet uses.*
- 3. A minimum of 50% face brick shall be utilized on both hotel exteriors, as indicated in the architectural plans.*



**Motion 3 (Site Plan):**

*“...make a motion to grant the Petitioner, Top Hospitality LLC, Site Plan Approval to construct two hotels at 9551 & 9555 183<sup>rd</sup> Street in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:*

- 1. Directional signage and striping is required on the final plans at the hotel drop-off entrances.*
- 2. The outdoor game area shall be revised to utilize either no fencing or an open-style fence such as an aluminum wrought iron design. No chain-link fencing shall be utilized.*
- 3. Site Plan Approval is subject to approval of the Rezoning and Variations by the Village Board.*
- 4. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.*

*[any conditions that the Commission would like to add]*

**Motion 4 (Final Plat):**

*“...make a motion to recommend that the Village Board grant approval to the Petitioner, Top Hospitality LLC, Final Plat of Subdivision for the New Horizon Subdivision in accordance with the Final Plat submitted and dated February 27, 2020, subject to the following condition:*

- 1. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.”*

*[any conditions that the Commissioners would like to add]*



## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
G-000 - A-201	Courtyard Architectural Plans (3D Rendering Not Revised)	Base4 Arch	1.22.2020 (Revised 2.27.2020)
G-000 – A-607	Residence Inn Architectural Plans (3D Rendering Not Revised)	Base4 Arch	1.22.2020 (Revised 2.27.2020)
SP1	New Horizon Preliminary Site Plan	Advantage	1.22.2020 (Revised 2.27.2020)
	Final Site Improvement Plans	Advantage	1.17.2020 (Revised 2.27.2020)
1 of 1	Plat of Annexation	JLH Surveying / Advantage	12.12.2019
1 of 1	Plat of Subdivision	JLH Surveying / Advantage	12.27.19
V1	Autoturn Exhibit	Advantage	11.18.2019 (Revised 2.27.2020)
	Final Landscape Plan	Gary R. Weber Assoc. Inc	2.27.2020
LT-200B	Site Photometric Staff Review	Base4 Arch	1.16.2020
	3D Renderings	Base 4 Arch	3.12.2020 (Revised)