



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, March 13, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Approval of Draft Minutes**
 - 1) Approval of the November 8, 2023, Regular Meeting Minutes
- C. Public Comment (non-agenda items)**
- D. Exterior Appearance Review**
 - 1) **453 Forest Avenue:** Exterior appearance review to accommodate the construction of a downtown event park with performance pavilion.
 - 2) **240 Geneva Road:** Exterior review to accommodate the addition of a full day kindergarten to Churchill Elementary School.
- E. Chairman's Report**
- F. Trustee Liaison's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/13/2024 7:00 PM
Department: Community Development
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID
2024-168)**

DOC ID: 2024-168

Approval of the November 8, 2023, Regular Meeting Minutes

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. DRAFT AAC Minutes 11.8.2023

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, November 8, 2023 at 7:00 P.M.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Susan Jacobson called the meeting to order at 7:00 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Chairperson Susan Jacobson and Commissioners Pam Albrecht, Yavor Goranov, Heather Mees, and Eric Rahn.

ABSENT: Commissioners Lisa Sallwasser and Julia Smith.

Also in attendance: Anne Gould, Trustee; Audrey Savikas, Recording Secretary; and Scott Viger, Planning Consultant.

B. Approval of Meeting Minutes

Commissioner Mees made a motion to approve the draft minutes of the October 11, 2023 meeting. Commissioner Goranov seconded the motion, and the motion passed by voice vote.

C. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

D1. Exterior Appearance Review: 550 N. Main Street

Staff Presentation

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: Exterior appearance review to accommodate a building addition to an existing building.

Mr. Viger presented information as detailed in the Staff Report dated November 8, 2023, included in the agenda packet. Mr. Viger noted that the Petitioner is the First Presbyterian Church of Glen Ellyn, owner of the property, and that the Petitioner is requesting a 300 square

foot addition. Mr. Viger's presentation included a description of the location and zoning (R2 Single Family Residential District with a Special Use Permit and Exterior Appearance Review); photos of existing site conditions; relevant Appearance Review Guidelines (Section 6.2); site plan; architectural elevations; color renderings; landscape plan; proposed lighting; and the AAC Action. Mr. Viger shared that the Petitioner is initiating an interior renovation of the building's sanctuary, necessitating the addition. He made note of the large circular window planned for the sanctuary's exterior wall and the proposed flat roof to match existing roofing on the other side of the building. He shared the Staff position that the proposed lighting fixtures meet Village Code; the proposal complies with Section 6.2 of the Architectural Appearance Guidelines; and the Landscape Plan is acceptable.

Petitioner's Presentation

Elizabeth Cerny of FGM Architects presented on behalf of the Petitioner. She shared that the intent is to blend the addition with the existing structure; she described the proposed brick materials and roof.

Ms. Cerny responded to a question from Commissioners, clarifying that the proposal will not reduce parking.

Commission Deliberation

Commissioners deliberated, expressing support for the proposal.

Commission Recommendation

Commissioner Albrecht made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, First Presbyterian Church, for approval of an exterior appearance review for 550 N. Main Street in the R2 Single-Family Residential District, the Architectural Appearance Commission hereby recommends APPROVAL as discussed or amended at the Architectural Appearance Commission public meeting on November 8, 2023, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

- 1. The project shall be constructed in substantial conformance with the plans and drawings prepared by FGM Architects, Inc. dated 10.11.23 last revised 10.19.23 and the testimony presented at the November 8, 2023, Architectural Appearance Commission meeting and before the Village Board of Trustees.**

2. A building permit shall be required for the exterior alterations.

Commissioner Rahn seconded the motion. The motion passed on a roll call vote, with five Commissioners present voting “Yes”: Chairperson Jacobson and Commissioners Albrecht, Goranov, Mees, and Rahn.

D2. Exterior Appearance Review: 481 N. Main Street

Staff Presentation

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: Exterior appearance review to accommodate the roof replacement of a structure within the Historic District.

Mr. Viger presented information as detailed in the Staff Report dated October 11, 2023, included in the agenda packet. Mr. Viger’s presentation included a description of the location (South Historic District) and zoning (C5A CBD Retail Core District); photos of existing site conditions; images of the existing natural slate roof; photos of proposed roof materials (architectural shingles or composite slate); photos of existing residential roofs in Glen Ellyn (composite slate and natural slate); relevant Appearance Review Guidelines (Sections 1.5.1; 3.2; and 3.6.1); excerpts from the US Department of the Interior publication “Preservation Briefs #16, The Use of Substitute Materials on Historic Building Exteriors”; and the AAC Action. He made note of the Petitioner’s claim of economic hardship. He shared the Staff position that the proposal is not consistent with Appearance Review Guidelines, nor the US Department of the Interior brief, and that replacing the existing slate roof in kind is appropriate. He remarked that Staff cannot confidently assess the accuracy of bids obtained by Petitioner to support economic hardship.

Mr. Viger responded to Commissioner questions, providing additional information about contractor estimates submitted by the Petitioner. He shared that there were square footage discrepancies among the quotes provided and that there was a single estimate for replacing the roof with natural slate (\$150,000). In response to Commissioner questions about opportunities for the Village to subsidize the project, Mr. Viger responded that re-roofing is not an eligible TIF expense. He and Ms. Gould shared that this is a topic of conversation for the Village Board.

Petitioner’s Presentation

Jimmy Li of Genesis Ventures LLC, property owner, presented. Mr. Li shared that he purchased the property in August. He discussed his attempts to obtain quotes from roofing contractors, noting that of four contractors who provided estimates, three were unwilling to replace the roof with natural slate. He shared that one contractor who was willing to provide an estimate for natural slate quoted \$150,000. Mr. Li shared that an estimate to replace the roof with composite slate was approximately \$16,000. Mr. Li noted that his property is the only remaining building

on the street with a natural slate roof; he questioned why he would be required to preserve the natural slate when other buildings had been permitted to use alternative roofing materials.

Mr. Li responded to Commissioner questions, including clarifying that at the time of purchase, he understood he would need to meet requirements for commercial buildings, but that he did not know there would be historic preservation requirements associated with the building. He discussed the square footage discrepancies in the quotes he submitted, noting that one contractor used satellite imaging to measure the roof as 600 square feet; Mr. Li said he personally measured the roof as 550 square feet. He clarified that he would be willing to replace the roof with composite slate material instead of architectural shingles, and he provided a sample composite slate tile for the Commission's consideration. Mr. Li confirmed that there are multiple color options for composite slate tiles, noting that he was hesitant to attempt to match the existing roof's color scheme but would be willing to use more than one color.

Commission Deliberation

Commissioners deliberated, expressing mixed support for the proposal. Areas of concern included: lack of alignment with Guidelines; and lack of a sufficient, accurate quotes to assess economic hardship. Areas of support included: acknowledgement of the difficulty of identifying contractors willing to replace a natural slate roof; expense considerations; and an openness to considering alternative composite slate materials. Commissioners indicated the need for additional information about proposed composite slate materials, including product samples with color variation. Commissioners did not support architectural shingles.

Commission Recommendation

Commissioners require additional information to proceed with a recommendation.

E. Trustee Liaison's Report

Trustee Liaison Anne Gould discussed recent and pending Village Board agenda and action items relevant to the Commission, including budget meetings and an upcoming joint workshop with the Glen Ellyn Park District to refine the vision for the proposed downtown park at the former US Bank site.

F. Chairperson's Report

None.

G. Staff Report

Mr. Viger discussed potential agenda items for upcoming meetings.

H. Other Business

Commissioners and Ms. Gould discussed legal requirements and the overlapping roles of the Historic Preservation Commission, the Architectural Appearance Commission, and the Plan Commission with regard to historic buildings, and potential opportunities for joint reviews.

I. Adjournment

Commissioner Rahn made a motion to adjourn the meeting. The motion was seconded by Commissioner Goranov, and the motion passed by voice vote.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Audrey Savikas

Recording Secretary



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/13/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Daniel Harper

AGENDA ITEM
(ID # 2024-165)

DOC ID: 2024-165

453 Forest Avenue: Exterior appearance review to accommodate the construction of a downtown event park with performance pavilion.

Statement of the Issue:

See staff report

Analysis:

See staff report

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

See staff report

Attachments:

1. AAC Staff Report Downtown Event Park Performance Pavilion
2. Application for Exterior Appearance
3. Location and Zoning Exhibit
4. Site Survey
5. Architectural Plans and Renderings
6. Concept Site Plan
7. Landscape and Planting Plan

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Daniel Harper – Planning Manager

FOR: March 13, 2024 Architectural Appearance Commission Meeting

SUBJECT: Downtown Events Park – 453 Forest Avenue
Exterior Appearance Approval

PETITIONER: Glen Ellyn Park District

REQUEST: The petitioner is requesting an Exterior Appearance Review for a proposed pavilion to be located at the proposed Glen Ellyn Downtown Event Park currently known as the former U.S. Bank site located at 453 Forest Avenue and Prairie Path Park.

**LOCATION/
ZONING:**

The subject property is located on the northeast corner of Forest Avenue and Duane Street in the C5B Central Business District (Service) Subdistrict. The surrounding zoning and land uses are as follows:

Surrounding Land Uses:

North: Railroad
South: Funeral Home
East: Medical Office
West: Parking Lot

Surrounding Zoning:

CR – Conservation Recreation
C5B – Central Business District
C5B - Central Business District
C5B - Central Business District

COMP PLAN: The 2023 Comprehensive Plan identifies this property as part of a future entertainment space. In partnership with the Glen Ellyn Park District, the intention is to create an open space and an event space at the US Bank site to drive visitors, by adding value, to Downtown in support of Downtown businesses. (pg. 22)

BACKGROUND: The Glen Ellyn Park District and the Village of Glen Ellyn are collaborating on the purchase, development and operation of a downtown park that features an event space with a pavilion structure.

**PROJECT
SUMMARY:**

The Glen Ellyn Park District's proposal is to expand the existing Prairie Path Park into a multi-functional open space located in Glen Ellyn's Downtown. The primary focal point of the park expansion will be a performance pavilion. The proposed pavilion is designed to provide a multi-purpose activity area to compliment and shelter programmatic activities within the park. The structure is designed to provide support for live music

performances, and to function as a gathering space for other activities like outdoor movies, public classes and events and other forms of unprogrammed gathering.

The pavilion is located at the southeast corner of the site and is oriented towards the center of the park lawn to optimize for sightlines during events. The roof is pitched open towards the lawn with the height of the ceiling reaching 14'-8".

The pavilion is primarily composed of cedar wood slats on a black steel structure. The restroom and storage building located under the pavilion will be finished with roman brick. The seating/steps leading towards the pavilion will be finished with limestone as a homage to the stonework features of the Lake Ellyn Boat House.

The 2006 Appearance Review Guidelines state that "Public and institutional buildings are major contributors to the character of Glen Ellyn. The Civic Center, high school and dozens of churches are prime examples of visual landmarks with which residents identify. Glen Ellyn's character is strongly influenced by these key community buildings. A sense of stability, permanence and character should be projected by the public and institutional buildings."

The petitioner has submitted a concept site and landscape plan as part of their submittal. These plans should be utilized as a reference for the overall concept for the utilization of the pavilion. The AAC's role for this application is to provide a recommendation to the Village Board regarding only the pavilion at this time. As other elements of the park, including accessory structures or design, are refined, the project may come back before the Architectural Appearance Commission for further review.

The next step for this project will be a joint review of the pavilion by the Historic Preservation Commission and the Environmental Commission scheduled for March 20th, 2024. The Parks district will then review and adjust the pavilion design based on the feedback of the three commissions.

The Glen Ellyn Park District will then proceed with the project application for the entirety of the site which would include a consolidation of the existing five (5) lots, a rezoning of the property to CR Conservation Recreation district and approval of any variances required based upon staff review. The complete event park application may come back before the Architectural Appearance Commission again before proceeding to the Plan Commission and Village Board of Trustees for approval.

AAC**ACTION:**

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms with the Appearance Review Guidelines.

Staff would recommend the AAC consider the following conditions of approval:

1. The project is constructed in substantial conformance with the plan prepared by Site Design Group, Ltd. as presented and the testimony presented at the March 13, 2024, Architectural Appearance Commission meeting.
2. A building permit shall be required prior to construction activity.

ATTACHMENTS:

1. Application for Exterior Appearance Review
2. Location and Zoning Exhibit
3. Site Survey
4. Architectural Plans and Renderings
5. Concept Site Plan
6. Landscape and Planting Plan

cc: Emily Rodman, AICP, Assistant Village Manager / Director of Community Development

EXTERIOR APPEARANCE REVIEW
APPLICATION

Please complete and return this form to the Planning and Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

CLEAR PAGE

A. Date Filed: 02/21/24 B: Application No. _____

C. Project Name: Downtown Events Park

D. Project Description:

The Village of Glen Ellyn and the Glen Ellyn Park District are collaborating on the purchase, development, and operation of the downtown park. The property, formally the U.S. Bank site, located at 453

E. Address of Property: US Bank site 453 Forest Avenue, & Prairie Path Park

F. Permanent Index No.: 0511322025, +Prairie Path Park G. Zoning: C5B & CR

H. Name of Applicant: Glen Ellyn Park District

I. Address of Applicant: 185 Spring Avenue

J. Phone No. (Business): 630-858-2462 (Home) _____

K. (Mobile) _____ (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: ntroia@gepark.org

N. Name of Property Owner: Village of Glen Ellyn

O. Address of Property Owner: 535 Duane Street

P. Phone No. (Business): 630-469-5000 (Home) _____

Q. E-Mail Address of Property Owner: erodman@glenellyn.org

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

See attached Memorandum dated February 20,2024 from Site Design Group.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

See attached Memorandum dated February 20,2024 from Site Design Group.

T. Please explain how the project complies with the Appearance Review Guidelines:

See attached Memorandum dated February 20,2024 from Site Design Group.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

See attached Memorandum dated February 20,2024 from Site Design Group.

Signature: _____ Date: _____

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, **Board President** _____ owner of the property described as

All parcels owned by the Glen Ellyn Park District

verify that **Nathan Troia** _____

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.

OWNER SIGNATURE

Subscribed and sworn to before me this

_____ day of _____, 20____

Notary Public

Memorandum

February 20, 2024

Project name: Glen Ellyn Downtown Event Park
 Project address: 453 Forest Avenue, Glen Ellyn, Illinois 60137
 Project number: 9586
 Written by: site design group, ltd. + Woodhouse Tinucci Architects
 Subject: AAC Application Responses



D. Project Description:

The Village of Glen Ellyn and the Glen Ellyn Park District are collaborating on the purchase, development, and operation of the downtown park. The property, formally the U.S. Bank site, located at 453 Forest Avenue in downtown Glen Ellyn, was purchased recently by the Village.

The Park District's plan is to transform this site and expand the existing Prairie Path Park into a dynamic open space within the heart of Glen Ellyn's Downtown. The site will create a "front yard" for commuters, Prairie Path users, Downtown residents, and the entire Glen Ellyn community. The project will fulfill an initiative driven by the Village's Downtown Plan and Comprehensive Plans, which call for the addition of green space within the Downtown area. Development of the site will also serve as a catalyst for improvements to adjacent properties and bring new events to the area.

R. Why was the architectural style chosen:

The pavilion design provides a multi-purpose covered activity area to complement and support the expected programmatic activities within the park. The task was to provide a singular space that could not only support live music performances, but also function as an informal shaded café space, allow for outdoor movies, provide opportunities for yoga/dance/speech uses, and support various forms of unprogrammed gathering. As such, the design of the park pavilion does not have an applied style, but rather responds to the specific site and programmatic criteria that were established.

-Orient toward the lawn for performances.

The pavilion is located on the high southeast corner of the site, at a maximal distance from train noise and the fast-moving circulation of the Illinois Prairie Path. It is oriented to align toward the center of the lawn for optimized sightlines. The roof is pitched to open toward the lawn – presenting a higher edge toward the park and a lower, pedestrian-scaled edge along the Duane Street sidewalk.

-Remain open and approachable for non-programmed informal use. Encourage 365-day-a-year use.

The west side of the pavilion adjoins a primary park entry pathway, connecting Duane Street to the inner park. The pavilion is open along this edge, its row of structural columns doubling as a colonnaded arcade that helps to define this pathway while providing open access to the pavilion and under the canopy to

site design group, ltd.
 888 south michigan avenue #1000
 chicago, illinois 60605
 tel 312.427.7240 fax 312.427.7241
 www.site-design.com

encourage daily use by the public for café seating, picnicking, and informal use. The intent is that this will integrate the pavilion into the park as an element of daily use and not simply as an object to observe, 'off limits' to the public.

-Support site pathway and access systems.

The pavilion negotiates the site topography by connecting the high side of the site (Duane Street, east side) with the main parkland, which is several feet lower. The flanking entry pathway is articulated by the pavilion structure on the west and integrates an accessible access ramp (which serves both the pavilion stage and the main park) on the east. The south façade of the pavilion provides an identifiable entry presence to the park in the northeast corner of the site and can support signage. The leading edge of the pavilion platform utilizes curved seat steps that serve both to define the edge of the stage during performance events and to provide access and informal seating at all other times.

-Screen activities from the neighbors

By orienting the stage to the south, noise and light from performances is directed away from neighboring properties and into the park center. A screen wall along the east and a solid wall along the back of the stage additionally serve to screen noise and visual clutter. The trellis nature of the roof system conceals structure, drainage, and enclosure – providing locations to shield lighting and theatrical equipment from view while also allowing sunlight to filter through, creating a roof that is integrated into the design solution.

-Provide a welcoming presence from all vantage points (no rear or service side of the pavilion)

A park pavilion must function differently from a normal building -- it cannot have a rear, or service side, as it exists "in the round". The pavilion has been designed to allow access from all sides while screening utilitarian or non-public functions in a way that is not distracting to the overall design.

(R. Abbreviated Response)

The pavilion architectural style and design aims to be versatile and responsive to the site's needs. It serves multiple purposes, including hosting live music, providing a café space, accommodating outdoor movies, and supporting various activities like yoga and informal gatherings. Key design features include:

1. Orientation: Positioned on the southeast corner of the site, away from noise and traffic, the pavilion faces the lawn for optimal sightlines during performances.
2. Accessibility: The pavilion integrates with park pathways, providing open access along its west side and incorporating a ramp for accessibility.
3. Integration: The design encourages year-round use by the public, blending the pavilion seamlessly into daily park activities.
4. Screening: Noise and light from performances are directed away from neighboring properties through strategic orientation and the use of screen walls along the stage.

5. Welcoming Design: Accessible from all sides, the pavilion maintains a welcoming presence without a distinct rear or service side, integrating utilitarian functions discreetly into the overall design.

S. Provide information about the architectural style and exterior materials of the building in the surrounding area:

The materials chosen for the pavilion were selected for their compatibility with neighboring context and other existing public spaces within the area – many of which additionally align with the goals expressed within the Glen Ellyn Appearance Review Guidelines and the Glen Ellyn Streetscape Plan. The materials are natural and honest to their function, without false decoration or applied color and style.

-Stone Paving. Integrates the pavilion surface with the surrounding park and pathway system.

-Brick Masonry walls. A thin Roman brick shape (2x12) was chosen to add a contextually-appropriate texture to the wall surfaces, harmonizing with existing masonry properties along Duane Street and in the historic Downtown, while borrowing from the long tradition of Prairie-style architecture throughout the region, emphasizing horizontality to visually compress the scale of the building within the landscape.

-Natural wood slats/trellis. Provides a sunlight-filtering canopy that appears thin and lightweight, rather than solid and heavy.

-Black Painted Metal. Echoes the streetlights and other site furnishings within the park and in Glen Ellyn. The steel structure allows for a minimum number of lightweight columns that can span the large clear opening of the stage canopy, permitting clear sightlines to and from the pavilion. The structure is proposed to be located above the wood slats to further conceal it from view.

(refer to provided material reference imagery)

T. Explain how the project complies with the Appearance Review Guidelines:

The pavilion is appropriately scaled for its use and for the site and is intended to be fully integrated, not just compatible, with the new park and streetscape improvements.

As a pavilion, it is not a building, and as such is purposefully set back from the existing street edge along Duane Street, so that it is more clearly recognizable as part of the parkland usage.

The chosen materials are commonly found within the notable public buildings and spaces of Glen Ellyn. The design utilizes materials recommended within the Appearance Guidelines and the Streetscape Plan.

As noted above, the pavilion is designed to respond to its performance and design criteria specifically. It does not have an applied style, ornament, or coloring. It utilizes natural and long-lasting materials that transcend any given style or trend, and will stand the test of time.

U. Explain why deviations from the Appearance Review Guidelines are proposed:

As noted in the previous response, the proposed structure is a pavilion, it is not a building. As such, it is purposefully set back from the existing street edge along Duane Street. This deviation is proposed so that it is more clearly recognizable as part of the parkland usage.

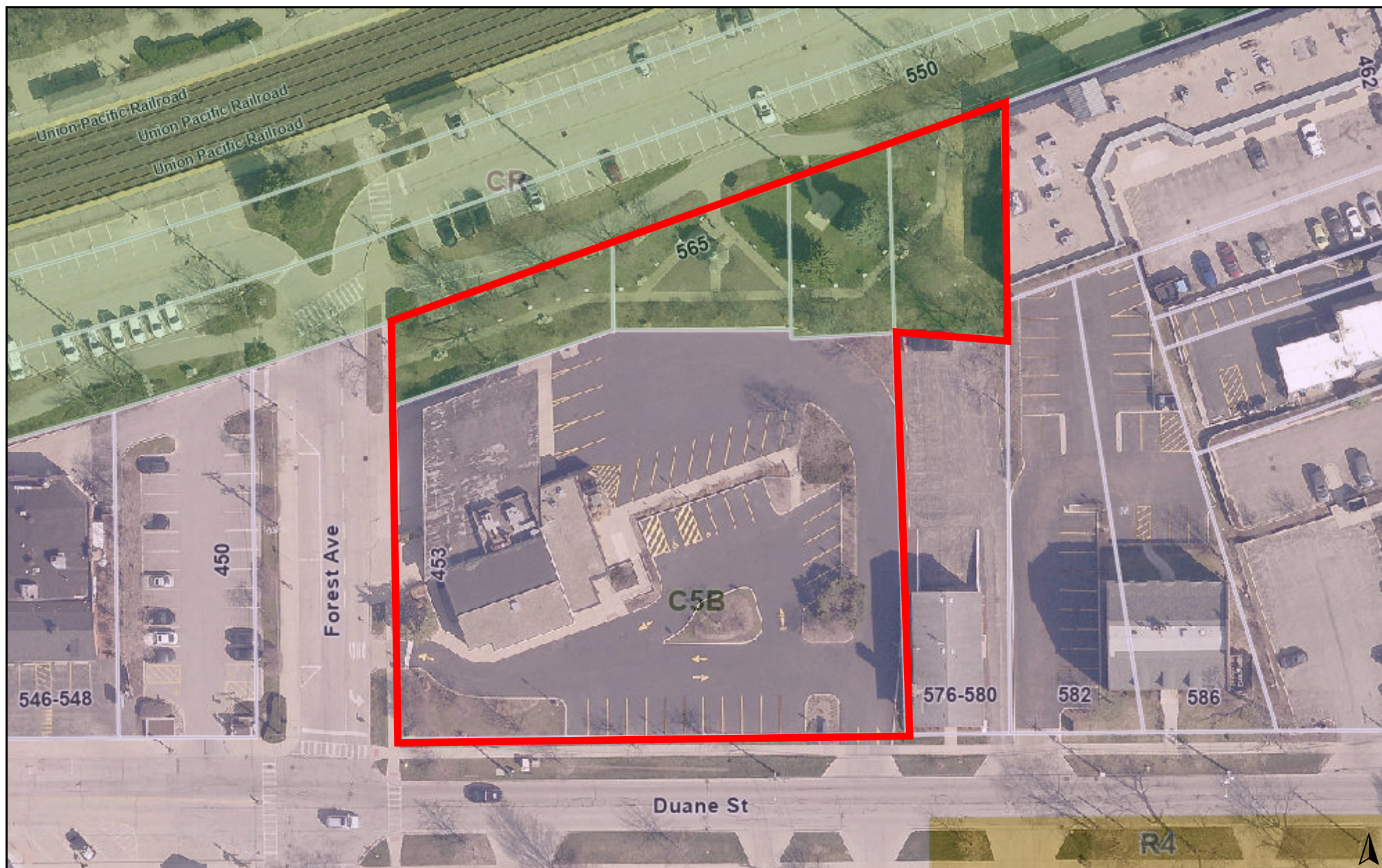
Thank you,

Clare Johnson

site // www.site-design.com

888 s michigan ave #1000 chicago, il 60605

d: 312.374.52(XX) o: 312 427 7240



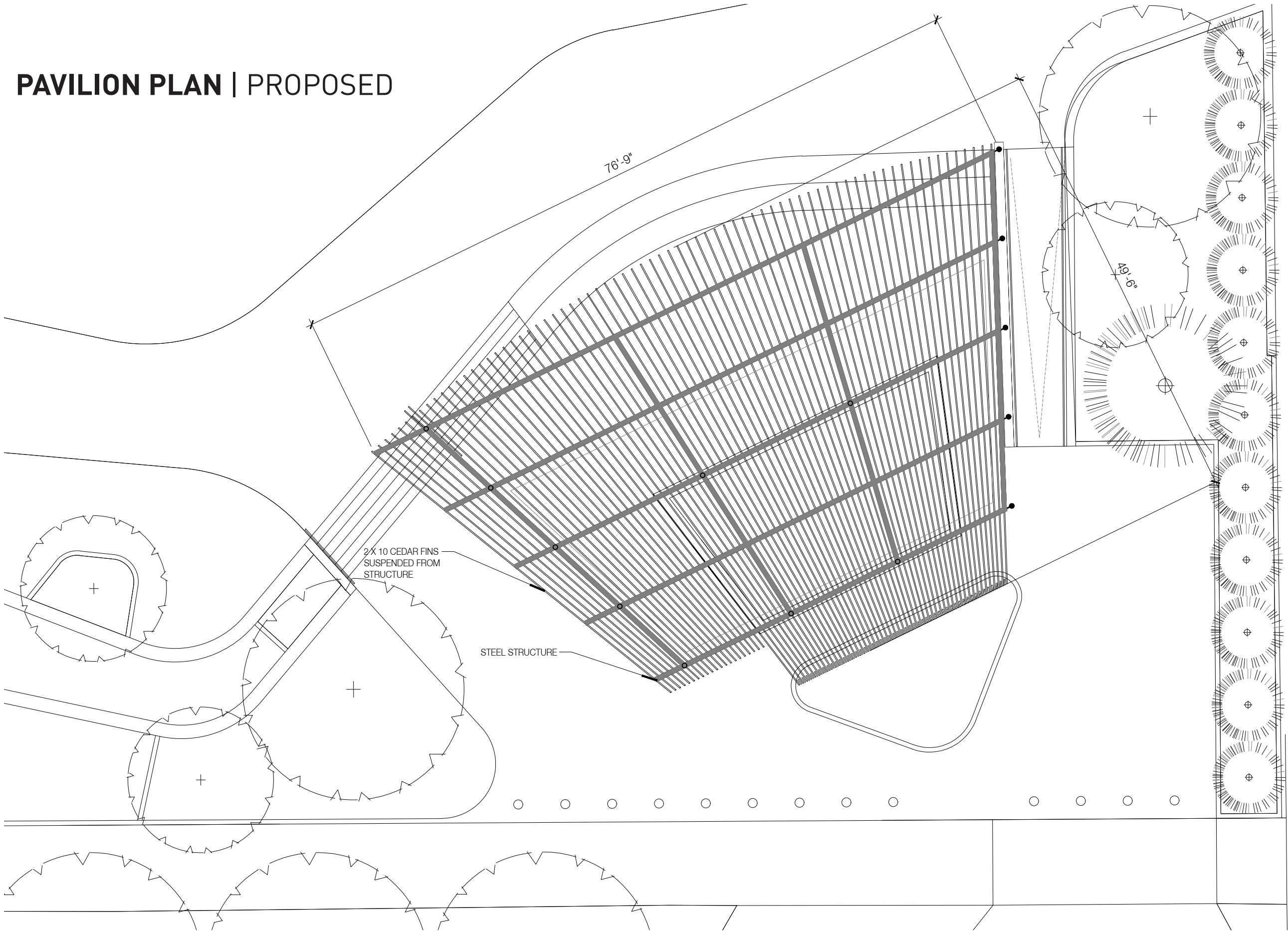
0 100 200
ft

Print Date: 3/5/2024

Notes

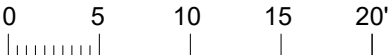
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

PAVILION PLAN | PROPOSED

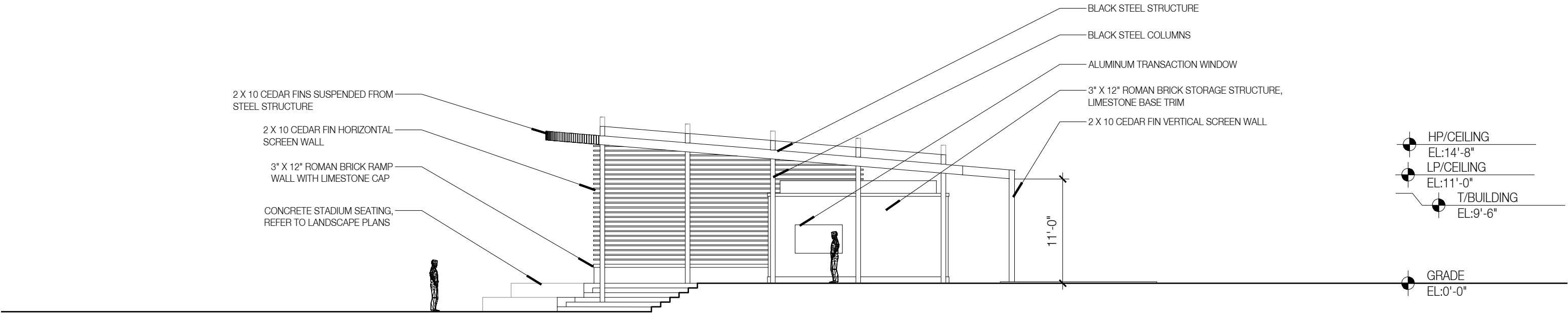


1

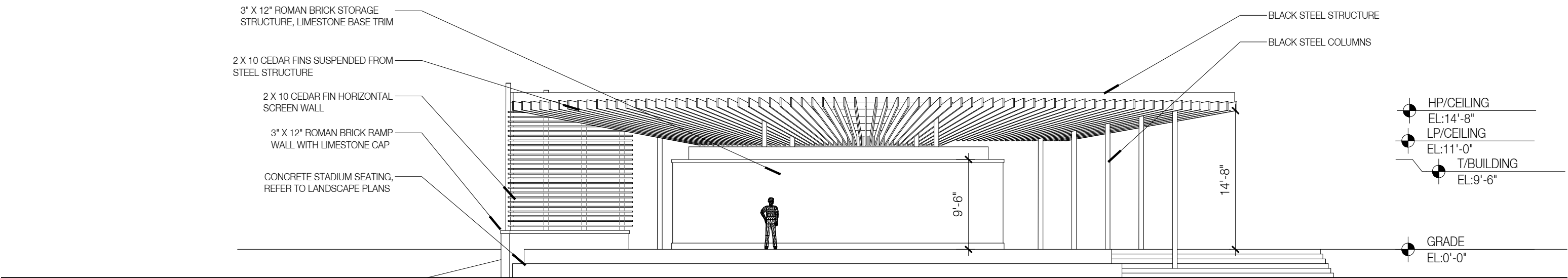
PAVILION - ROOF PLAN
3/32" = 1'-0"



PAVILION SECTIONS | PROPOSED

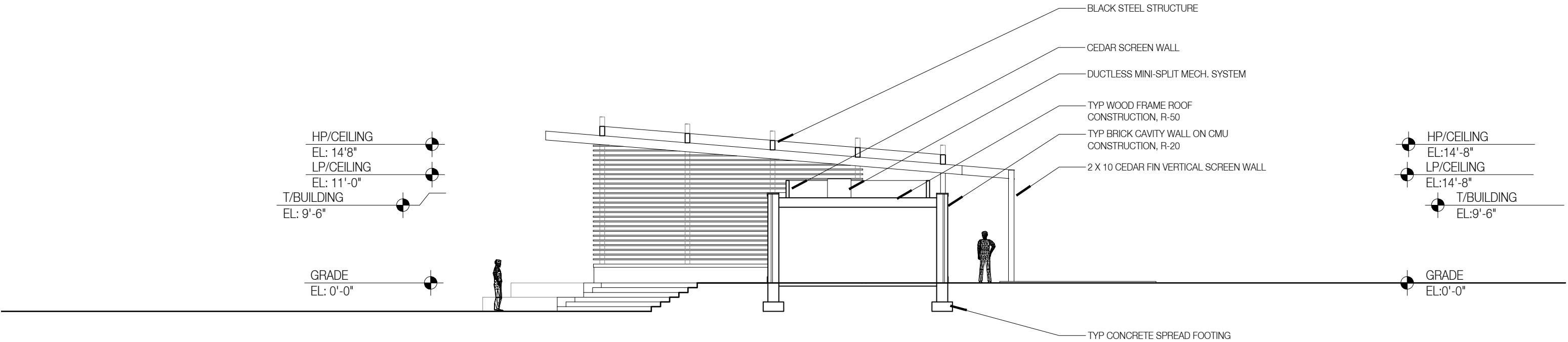


2 PAVILION ELEVATION - WEST
3/32" = 1'-0"

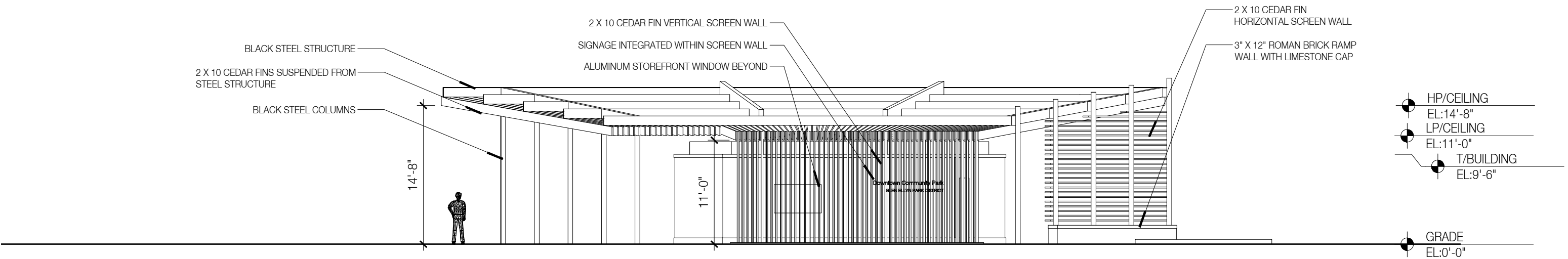


1 PAVILION ELEVATION - NORTH
3/32" = 1'-0"

PAVILION SECTIONS | PROPOSED



4 PAVILION SECTION - NORTH-SOUTH
3/32" = 1'-0"



3 PAVILION ELEVATION - SOUTH
3/32" = 1'-0"

PARK | PERSPECTIVES



PARK | PERSPECTIVES



PAVILION | PERSPECTIVES



PAVILION | PERSPECTIVES



PAVILION | PERSPECTIVES



PAVILION | PERSPECTIVES



PAVILION | MATERIALS AND CONTEXT



VISUAL & AUDIO SCREEN WALL
Wood slats



GLEN ELLYN STREETScape PLAN
Black steel elements



MORTON ARBORETUM
Black steel structure with wood slats



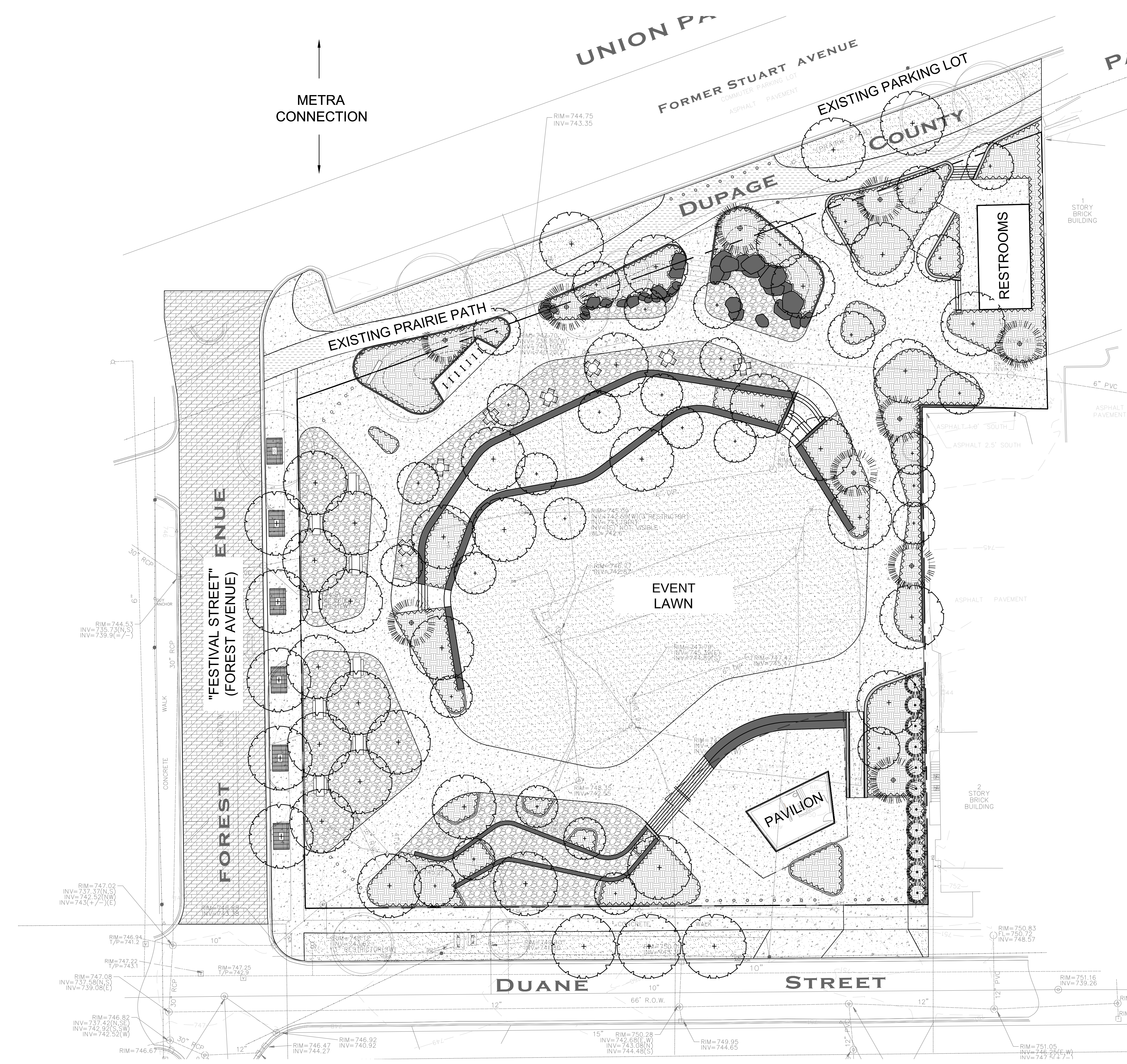
LAKE ELLYN PARK
Limestone seat/steps



GLEN ELLYN AAC GUIDELINES
Brick building facade



STEEL STRUCTURE
Avere on Duane



- LEGEND**
- PROPERTY LINE
 - PEDESTRIAN CONCRETE PAVING
 - PEDESTRIAN UNIT PAVING
 - VEHICULAR UNIT PAVING
 - AGGREGATE PAVING
 - EXISTING PRAIRIE PATH (NIC)
 - CONCRETE RETAINING WALL
 - CONCRETE SEATWALL
 - CONCRETE STADIUM SEATING
 - RAISED CONCRETE CURB
 - FLUSH CONCRETE CURB
 - EXPANSION JOINT
 - CONTROL JOINT
 - CONCRETE STEPS
 - HANDRAIL
 - PICNIC TABLE
 - TABLE & CHAIRS
 - TRASH & RECYCLING RECEPTACLE
 - BIKE RACK
 - LIGHT POLE
 - BOLLARDS
 - TREE GRATE
 - SIGN
 - EXISTING TREE PROTECT TO REMAIN
 - SHADE TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUBS
 - GROUND COVER/PERENNIALS
 - SOD (SYNTHETIC LAWN ALT)
 - LEDGEROCK

Glen Ellyn Downtown Event Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137



site design group, ltd.
888 South Michigan Avenue #1000, Chicago, IL 60605
p. 312.627.7260 w. www.sdg-design.com

Woodhouse Tinucci
230 W Superior, 6th Floor, Chicago, IL 60604
p. 312.943.3120 w. www.woodtinucci.com

V3 Companies
7325 James Ave, Woodridge, IL 60517
p. 630.724.9200 w. www.v3co.com

Advance Consulting Group International
300 W Adams St #420, Chicago, IL 60606
p. 312.357.1840 w. www.acgintl.com/woodpress2/

Shen Milson & Wilke
125 S Wacker Dr., Suite 1510, Chicago, IL 60606
p. 312.559.4885 w. www.srwilco.com

C.E. Anderson & Associates
Structural Engineers
175 N Franklin St, Suite 410, Chicago, IL 60606
p. 312.780.1701 w. www.ce-as.com

**NOT FOR
CONSTRUCTION**

ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024

Project No : 9586
Drawn : ML, ND File : 9586_site.dwg
Checked : JD, AM Scale : AS NOTED
Approved : XX

Sheet Title:
**OVERALL SITE PLAN
(FOR REFERENCE ONLY)**

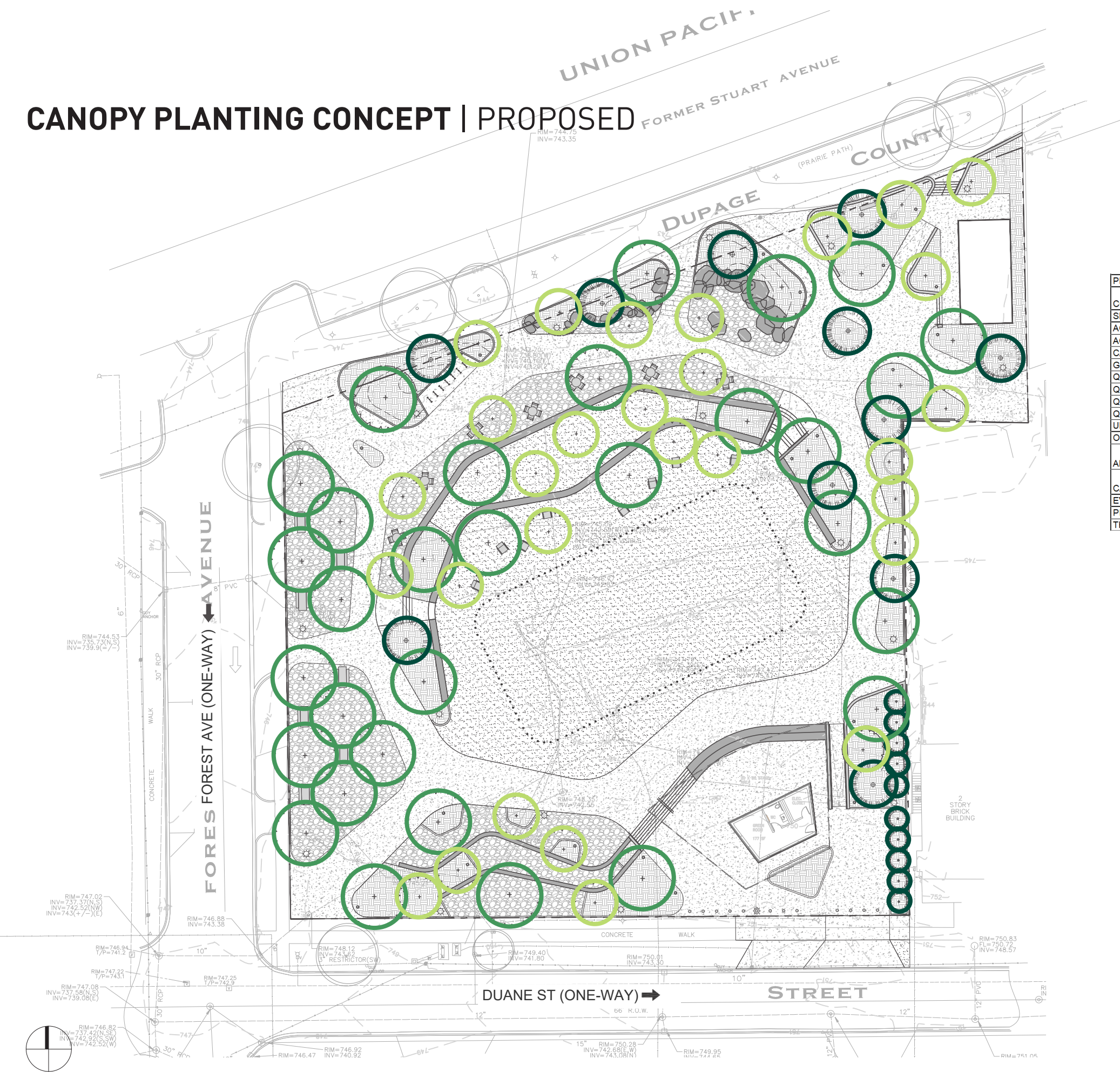
Drawing Number:

G-002

1 OVERALL SITE PLAN (FOR REFERENCE ONLY)
1"=20'-0"



CANOPY PLANTING CONCEPT | PROPOSED



LEGEND:

- SHADE TREE (31 PROPOSED)
- ORNAMENTAL TREE (28 PROPOSED)
- EVERGREEN TREE (10 PROPOSED)

PLANT SCHEDULE - GLEN ELLYN DOWNTOWN EVENT AREA & PARK						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
SHADE TREES						
AC.RP	-	<i>Acer rubrum</i> 'Frank Jr.' REDPOINTE	Redpointe Maple	B&B	3" cal	
AC.FF	-	<i>Acer saccharum</i> 'Bailsta' FALL FIESTA	Fall Fiesta Sugar Maple	B&B	3" cal	
CA.SP	-	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	3" cal	
GL.SM	-	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	B&B	3" cal	
QU.BI	-	<i>Quercus bicolor</i>	Swamp White Oak	B&B	3" cal	
QU.IM	-	<i>Quercus imbricaria</i>	Shingle oak	B&B	3" cal	
QU.MA	-	<i>Quercus macrocarpa</i>	Bur Oak	B&B	3" cal	
QU.MU	-	<i>Quercus muehlenbergii</i>	Chinkapin Oak	B&B	3" cal	
UL.NH	-	<i>Ulmus x</i> 'New Horizon'	New Horizon Elm	B&B	3" cal	
ORNAMENTAL TREES						
AM.A10	-	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	10' ht	
CA.CA	-	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal	
EVERGREEN TREES						
PI.ST	-	<i>Pinus strobus</i>	Eastern White Pine	B&B	10' ht	
TH.GG	-	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	B&B	10' ht	

UNDERSTORY PLANTING CONCEPT | PROPOSED



LEGEND:

- NATURAL LAWN
- ORNAMENTAL SHRUBS, PERENNIALS, GRASSES, & GROUNDCOVER
- NATIVE GARDEN EDGE
- EVERGREEN BUFFER

DECIDUOUS SHRUBS						
AE.PA	-	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	B&B	48" w	6' oc
AR.AM	-	<i>Aronia melanocarpa</i> 'Autumn Magic'	Autumn Magic Black Chokeberry	cont	24" ht	42" oc
AR.IR	-	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	cont	18" ht	30" oc
CO.BY	-	<i>Cornus sericea</i> 'Budd's Yellow'	Budd's Yellow Dogwood	cont	24" ht	48" oc
DI.KO	-	<i>Diervilla lonicera</i> 'Kodiak Orange'	Kodiak Orange Bush Honeysuckle	cont	24" w	36" oc
HY.IN	-	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Smooth Hydrangea	cont	30" ht	48" oc
IL.RP	-	<i>Ilex verticillata</i> 'Nana' RED SPRITE	Red Sprite Winterberry	cont	24" ht	36" oc
IL.JD	-	<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry	cont	24" ht	36" oc
IT.MO	-	<i>Itea virginica</i> 'Morton'	Scarlet Beauty Virginia Sweetspire	cont	24" ht	42" oc
RH.GL	-	<i>Rhus aromatica</i> 'Gro-low'	Grow Low Sumac	cont	24" w	30" oc
RH.PF	-	<i>Rhus copallinum</i> var. <i>latifolia</i> 'Morton'	Prairie Flame Sumac	B&B/cont	30" ht	48" oc
RH.TY	-	<i>Rhus typhina</i>	Staghorn Sumac	B&B/cont	48" ht	48" oc
RH.TE	-	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Sumac	B&B/cont	30" ht	48" oc
RO.FD	-	<i>Rosa</i> 'Frau Dagmar Hastrup'	Frau Dagmar Rugosa Rose	cont	24" w	36" oc
VI.CL	-	<i>Viburnum dentatum</i> 'Synnvested'	Chicago Lustre Arrowwood Viburnum	B&B	60" ht	8' oc
VI.PR	-	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	B&B	60" ht	8' oc
VI.WI	-	<i>Viburnum prunifolium</i> 'Wilson'	Wilson Blackhaw Viburnum	B&B	48" ht	6' oc
EVERGREEN SHRUBS						
JU.BC	-	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	cont	18" w	24" oc
JU.KC	-	<i>Juniperus</i> x <i>pfitzeriana</i> 'Kallay's Compact'	Kallay Compact Juniper	cont	24" w	36" oc
PERENNIALS & GROUNDCOVERS						
AL.SB	-	<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	cont	1 Gal	18" oc
AM.SC	-	<i>Amsonia tabernaemontana</i> 'Storm Cloud'	Storm Cloud Blue Star	cont	1 Gal	18" oc
AS.TU	-	<i>Asclepias tuberosa</i>	Butterflyweed	cont	1 Gal	18" oc
BA.PS	-	<i>Baptisia australis</i> 'Purple Smoke'	Purple Smoke False Indigo	cont	3 Gal	24" oc
CH.LA	-	<i>Chasmanthium latifolium</i>	Northern Sea Oats	cont	1 Gal	18" oc
EC.MA	-	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	cont	1 Gal	18" oc
HE.BS	-	<i>Hemerocallis</i> 'Bright Sunset'	Bright Sunset Daylily	cont	1 Gal	18" oc
HE.CW	-	<i>Hemerocallis</i> 'Catherine Woodbury'	Catherine Woodbury Daylily	cont	1 Gal	18" oc
HE.HY	-	<i>Hemerocallis</i> 'Hyperion'	Hyperion Daylily	cont	1 Gal	18" oc
HO.SS	-	<i>Hosta</i> 'Sum and Substance'	Sum and Substance Hosta	cont	2 Gal	24" oc
PY.MU	-	<i>Pycnanthemum muticum</i>	Clustered Mountain Mint	cont	1 Gal	18" oc
SO.FW	-	<i>Solidago rugosa</i> 'Fireworks'	Fireworks Goldenrod	cont	1 Gal	21" oc
SP.HE	-	<i>Sporobolus heterolepis</i>	Prairie Dropseed	cont	1 Gal	21" oc
SOD						
				Bluegrass HD2000, Central Sod Farm: rolls		



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/13/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Anabel Pederson

AGENDA ITEM
(ID # 2024-164)

DOC ID: 2024-164

240 Geneva Road: Exterior review to accommodate the addition of a full day kindergarten to Churchill Elementary School.

Statement of the Issue:

See staff report attached.

Analysis:

See staff report attached.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

Attachments:

1. STAFF REPORT - 240 Geneva Road
2. Application Form
3. 1a. 240 Geneva Narrative Statement and Project Description
4. Location
5. Zoning Exhibit
6. Plat and Site Plan
7. Proposed Building Elevations
8. Color Renderings
9. Floor Plans
10. Landscape Plan, Plant Palette
11. Tree Preservation Plan
12. List of Materials and Roofing Plan
13. Accessory Structures
14. Lighting Plan

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Anabel Pederson, Associate Planner

FOR: March 13, 2024, Public Meeting

SUBJECT: 240 Geneva Road – Full Day Kindergarten at Churchill Elementary School – Exterior Appearance Approval

PETITIONER: The petitioner is Glen Ellyn School District 41, owner of the property. The petitioner is represented by Wight & Company.

REQUEST: The petitioner is requesting an Exterior Appearance Review for a two-story Full Day Kindergarten addition to the north side of Churchill Elementary School.

LOCATION & ZONING: The addition will take place on the north side of Churchill Elementary School, and once completed, the school will occupy a total of 666,791.47 sq ft. located at 240 Geneva Road. The property is zoned R2 Single-Family Residential.

Surrounding Land Uses:

North: Residential, Unincorporated

South: Residential, Zoned: R2

East: Park District, Zoned: CR

West: Residential, Zoned: R2



Current Churchill Elementary School Building, North Side

COMP PLAN: The 2023 Comprehensive Plan mentions the passing of a referendum to support needed facilities improvements across the district. The referendum, passed in 2022, provides for full-

day kindergarten programming. The proposal is in compliance with the Comprehensive Plan.

PROJECT SUMMARY:

The petitioner aims to construct an addition to the north side of Churchill Elementary School. This addition will provide space for the District to offer full-day kindergarten for families within their boundaries. The District's plan to create a space for full-day kindergarten aligns with Illinois House Bill 2396 which requires each school board to develop a kindergarten program with full-day attendance. The District plans to be ready to host students in the new addition at the start of the 2025-2026 school year.

Building. The proposed addition will be two stories, 31 feet tall with twelve classrooms, a gross motor area, and dining and staff areas. The lower and upper levels are estimated to be a total of 1539.24 square feet. The architectural style for the addition was selected to resemble the existing school building. Materials, colors, and details reflect similar elements on the school campus with the intent of creating a consistent and unified appearance. The exterior will be primarily brick and stone masonry with highlights of composite paneling. The brown and beige color palette will be similar in look to the existing structure. A silicone glazed curtain wall will be installed with low e-clear vision glass and bird glass film, with dark bronze and aluminum framing. Multiple vertical windows will be placed on either side of the main entrance. The painted steel canopy/trellis above the main entrance will extend to the rounded drive-up. The height of the building will match the existing building height of 31 feet. Scale and proportions of the building are inspired by and designed to be compatible with the current architectural style of the campus.

1. **Accessory Structures.** The proposed addition will include a storage/trash enclosure building. All elements of the storage/trash enclosure are designed to be consistent with the existing architecture of the school building with beige and brown masonry elements and wooden slat gates. A 4' decorative metal fence will be incorporated in various locations within the site. The accessory metal fence would be a dark bronze color consistent with other proposed and existing architectural elements.
2. **Landscaping.** The landscaping plan includes intent to incorporate existing landscaping along the western property line to enhance the existing vegetative buffer to minimize the impacts to adjacent properties. The plant palette uses some species found on the suggested plant list and brings complementary species to the site design. The proposed landscape plan conforms to the standards contained in the Glen Ellyn "Appearance Guide and Criteria". The plan meets the requirements required in 10-5-13 of the Village code of Ordinances with the exception of the required size distribution per tree type as required by 10-5-13(L)1. (a.) (2) of the Village code. This will be adjusted by the applicant to be in conformance upon their submittal for zoning map amendment, zoning variations and

annexation to be reviewed by the Village Plan Commission.

The school will also provide outdoor space for recreational activities including a playground, open play areas for physical education, and parking for staff and visitors.

3. Lighting. New pole light fixtures will be added to the parking lot, as well as wall mounted sconces for the building's exterior. While not identical to existing fixtures, both proposed fixtures were selected to match the existing style. Both will have a dark bronze finish, and polished aluminum recessed fixtures will be placed in the canopy. The lighting plan is conforming with the Village Code. Further specifications, fixture details, and the photometric plan have been included in the supporting materials.



Color Rendering of the Full Day Kindergarten Addition, from the North side.

The 2006 Appearance Review Guidelines state that “Public and institutional buildings are major contributors to the character of Glen Ellyn. The Civic Center, high school and dozens of churches are prime examples of visual landmarks with which residents identify. Glen Ellyn’s character is strongly influenced by these key community buildings. A sense of stability, permanence and character should be projected by the public and institutional buildings.”

Upon review, the proposed building addition is consistent with the Appearance Review Guidelines

The School District intends to apply for a zoning map amendment, zoning variances and annexation and consolidation of the north most parcels, Parcels 6 and 7 for this project. Staff is currently anticipating engineering plans and a stormwater study of the combined properties to determine zoning variations for setback requirements and lot coverage limitations following the consolidation process.

The application will proceed to the Plan Commission and Village Board of Trustees for approval.

AAC**ACTION:**

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines.

Staff would recommend the AAC consider the following conditions of approval:

1. That the project is constructed in substantial conformance with the plans prepared by Wight & Company as presented and the testimony presented at the March 13, 2024, Architectural Appearance Commission meeting.
2. The landscape plan will be revised to meet the required size distribution per tree type as required by 10-5-13(L)1. (a.) (2) of the Village code. The conforming revised landscape plan shall be included in the submittal by the applicant for zoning map amendment, zoning variations and annexation to be reviewed by the Village Plan Commission.
3. A building permit shall be required prior to construction activity.

ATTACHMENTS:

1. Application Form
2. Location
3. Zoning Exhibit
4. Plat of Survey & Site Plan
5. Proposed Building Elevations
6. Color Renderings
7. Floor Plan
8. Landscape Plan, Plant Palette
9. Tree Preservation Plan
10. List of Materials and Roofing Plan
11. Accessory Structures
12. Lighting Plan

cc: Emily Rodman, Assistant Village Manager/Community Development Director

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

Please complete and return this form to the Planning and Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

CLEAR PAGE

A. Date Filed: 02/14/24B: Application No.

C. Project Name: Full Day Kindergarten @ Churchill Elementary School

D. Project Description:

School District 41 proposes addition to Churchill Elementary School for their Full Day Kindergarten Program. Facility will be two levels with 12 classrooms, gross motor area, dinning, and staff areas.

E. Address of Property: 240 Geneva Road Glen Ellyn, IL 60137

F. Permanent Index No.: See Attachment (after Application)G. Zoning: R2

H. Name of Applicant: Glen Ellyn School District 41

I. Address of Applicant: 793 N Main St, Glen Ellyn, IL 60137

J. Phone No. (Business): (630) 790-6400(Home) N/A

K. (Mobile) (Other) N/A

L. Fax No.: 630-790-1867

M. E-mail Address of Applicant: edeporter@d41.org (Eric DePorter)

N. Name of Property Owner: Glen Ellyn School District 41

O. Address of Property Owner: 793 N Main St, Glen Ellyn, IL 60137

P. Phone No. (Business): (630) 790-6400(Home) N/A

Q. E-Mail Address of Property Owner: edeporter@d41.org

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:
(You may attach separate sheets as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

The architectural style for the addition was selected to resemble the existing school building that it attaches to. Materials, colors and details reflect similar elements on the school campus with the intent of making a consistent and unified appearance in the community.

CLEAR PAGE

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

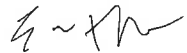
The adjacent east property is wooded, Park District land with no structures to comment on. One and two-story residential properties exist to the west. The scale and portion of the addition as well as the exterior materials were selected to reflect the similar elements on the campus as well as the adjoining properties.

T. Please explain how the project complies with the Appearance Review Guidelines:

See Attached

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

There are no deviations from objectives of the guidelines.

Signature:  Date: **02/14/24**

PERMANENT INDEX NUMBERS

PROJECT

Address:	240 GENEVA RD	PIN:	0503408014
Address:	240 GENEVA RD	PIN:	0503408010
Address:	871 BLOOMINGDALE RD	PIN:	0503408044
Address:	881 BLOOMINGDALE RD	PIN:	0503408043

OTHER SCHOOL

Address:	240 GENEVA RD	PIN:	0503408023
Address:	210 GENEVA RD	PIN:	0503408025

T. Please explain how the project complies with the Appearance review Guidelines:

The school addition meets the architectural objectives of the appearance review guidelines with natural & earthtone colors, blending with adjacent designs, readily identifiable entrance, screened roof top mechanical units, matching the height of the existing school, and accessory structures related to school building.

The landscape design meets the same objectives. It utilizes hardy plant material that will provide color throughout the growing season. Landscape beds exceeding five feet in width follow the building perimeter to help soften the façade and frame architectural features. Shrubs are provided along the parking lot perimeter to screen views from the west. Evergreen trees along the western property line provide further screening for the neighbors.

Narrative Statement & Project Description

Full-Day Kindergarten

The Board of Education has authorized the construction of an addition to the north side of Churchill Elementary School. This addition will provide space for the District to offer full-day kindergarten for all families within our boundaries. Creating space for full-day kindergarten has been a priority for many years. While the District has been working towards the goal of offering full-day kindergarten for many years, the decision to proceed is especially timely given that the Governor recently signed a bill that requires school districts to offer full-day kindergarten no later than the 2027-28 school year. The District’s plan is to welcome children into this new addition at the start of the 2025-2026 school year.



District 41 Full-Day Kindergarten

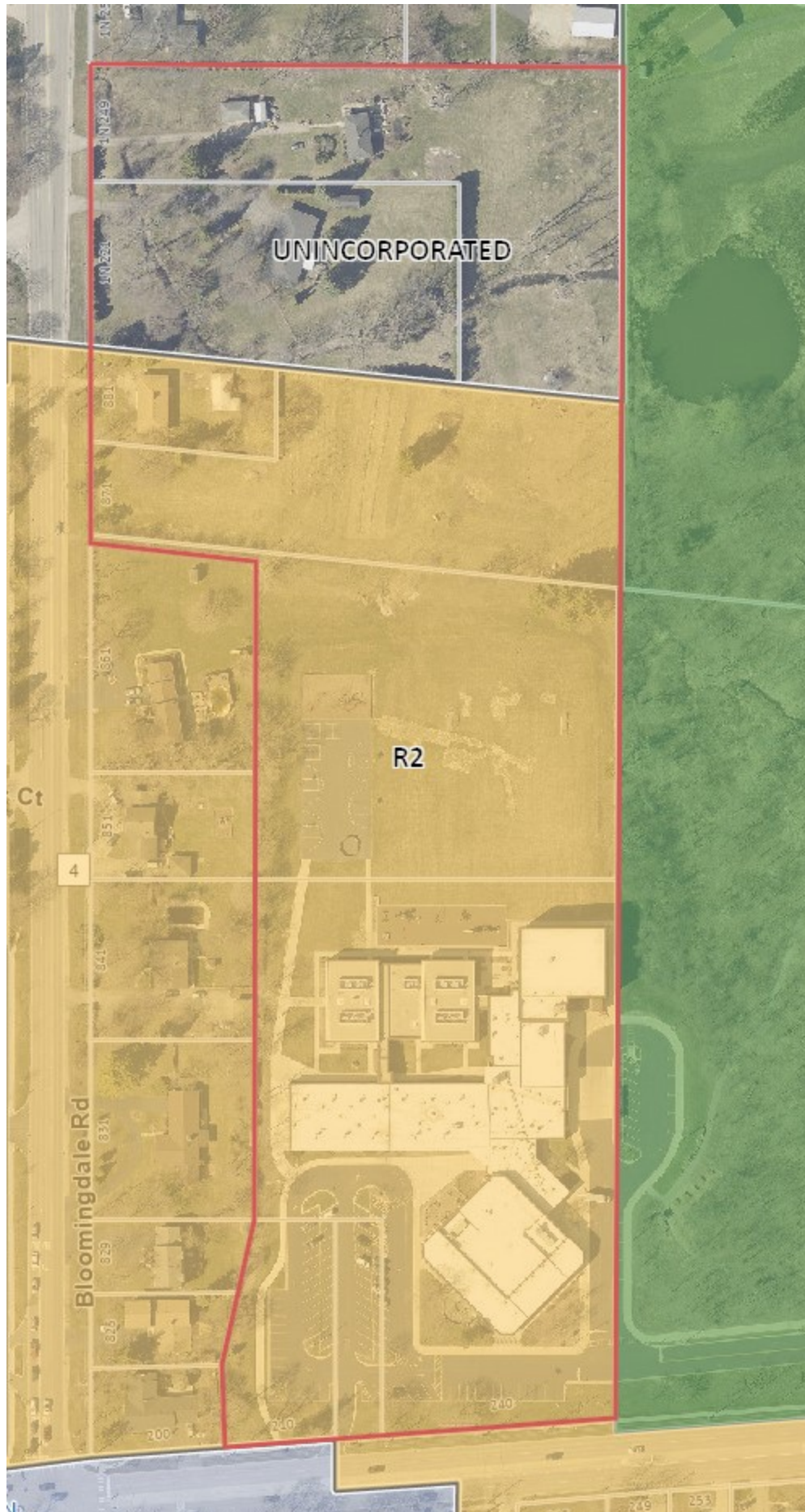
The new Full Day Kindergarten Center Addition will be a state-of-the-art facility designed to provide a safe and healthy learning environment for the kindergarten children in our community. This addition will be similar in aesthetics and system components to the existing school. The exterior will be mostly masonry with highlights of composite paneling. Scale and proportions of the building as well as major details are inspired and compatible with the current architectural vocabulary of the campus. The facility will have 12 kindergarten classrooms, a flex room, a multi-use room for dining, art & other activities, gross motor area (indoor playground), small group rooms, and staff areas. The addition will have a separate entrance and drop-off area from the rest of the Churchill Elementary School.

The addition is being designed with energy-efficient features and will be constructed with sustainable materials. The school will also have ample outdoor space for recreational activities and will include a playground, open play areas for physical education, and ample parking for staff and visitors.

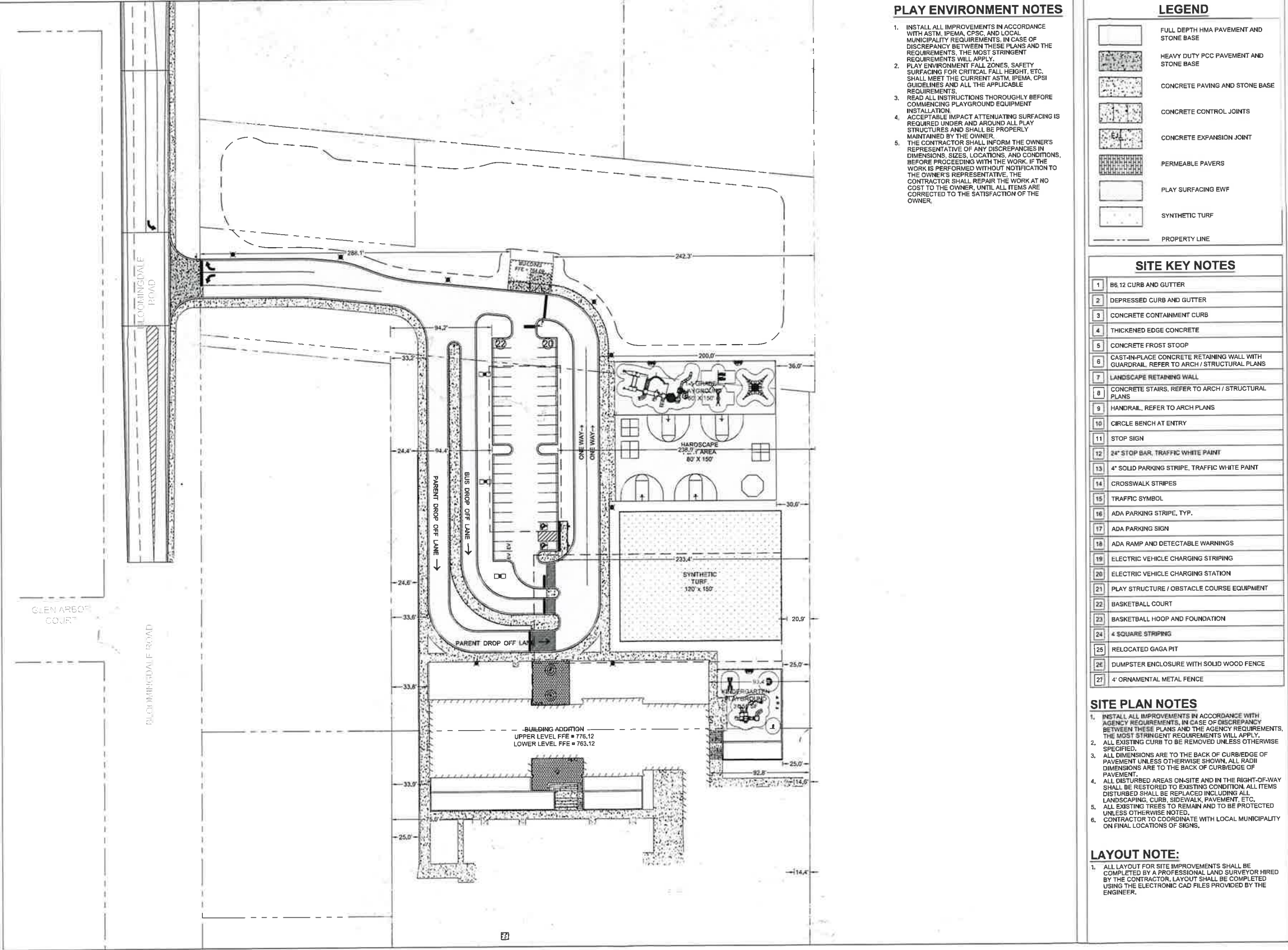
The plan is to incorporate landscaping along the western property line to enhance the existing vegetative buffer to minimize the impacts to adjacent properties.

This new full-day kindergarten addition will be a valuable asset to the community and provide a positive impact on every student’s educational experience on this campus.



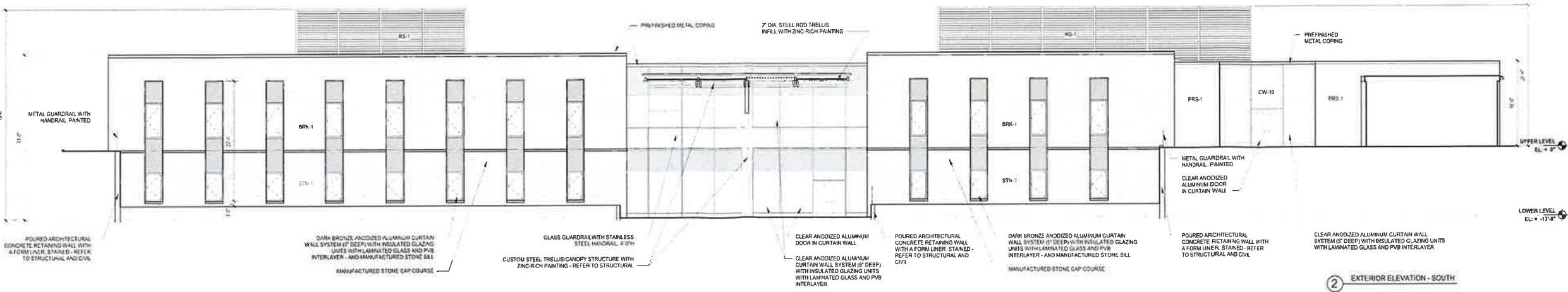
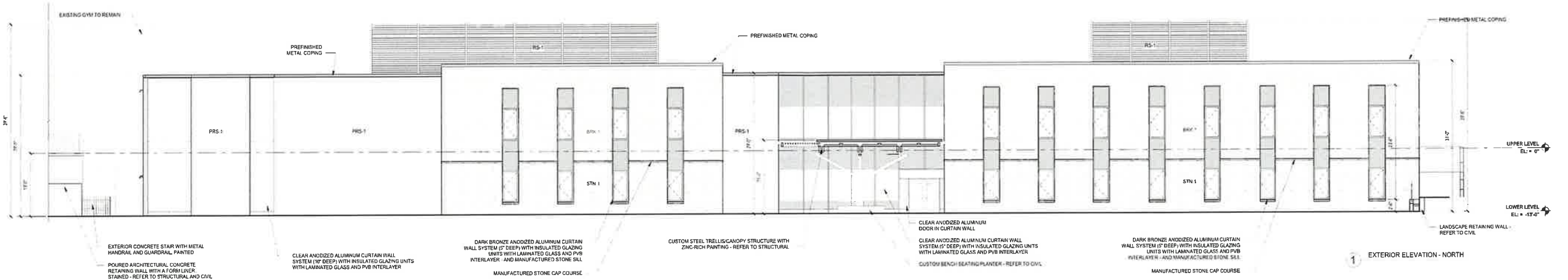


SITE DESIGN
OVERALL SITE PLAN



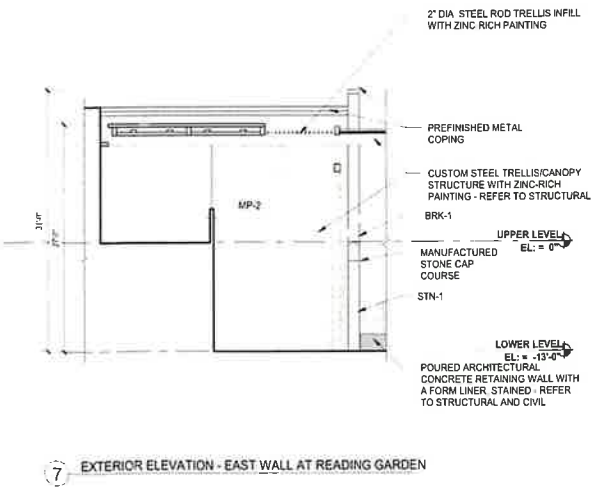
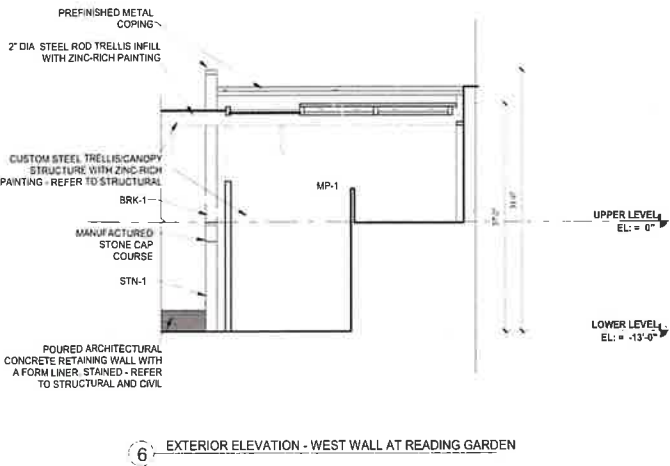
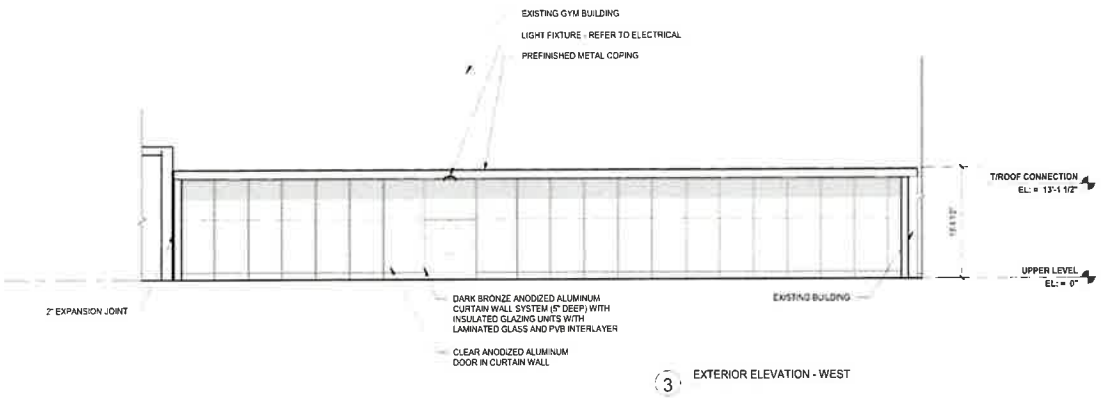
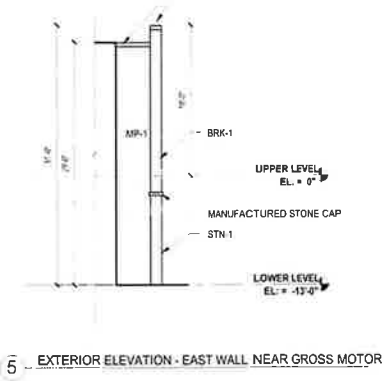
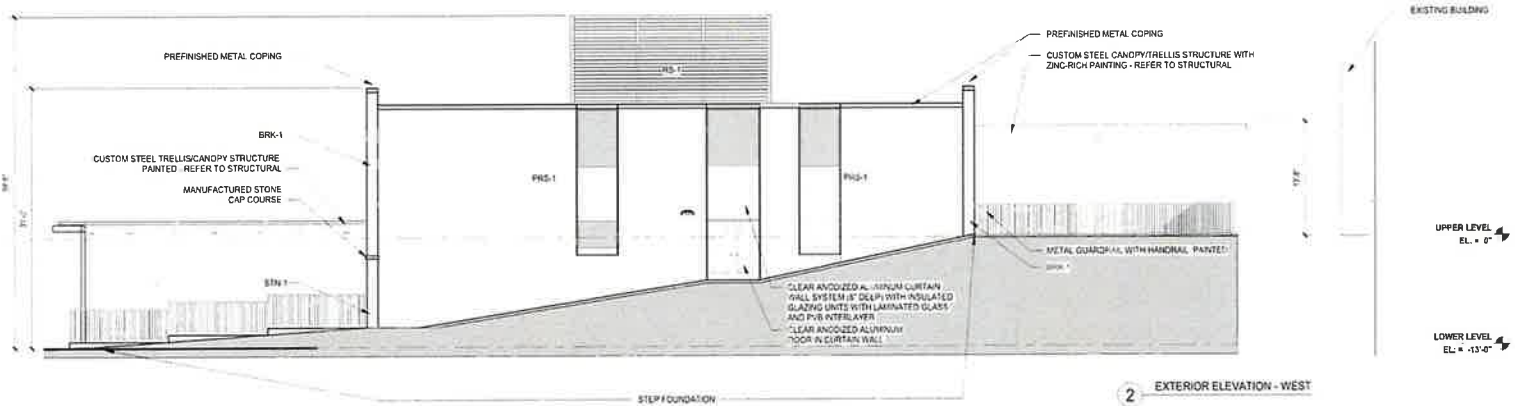
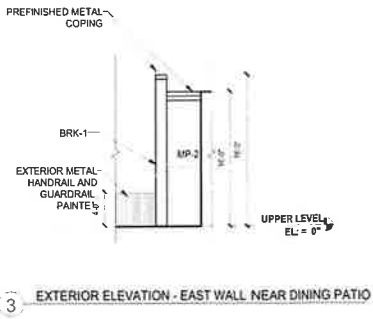
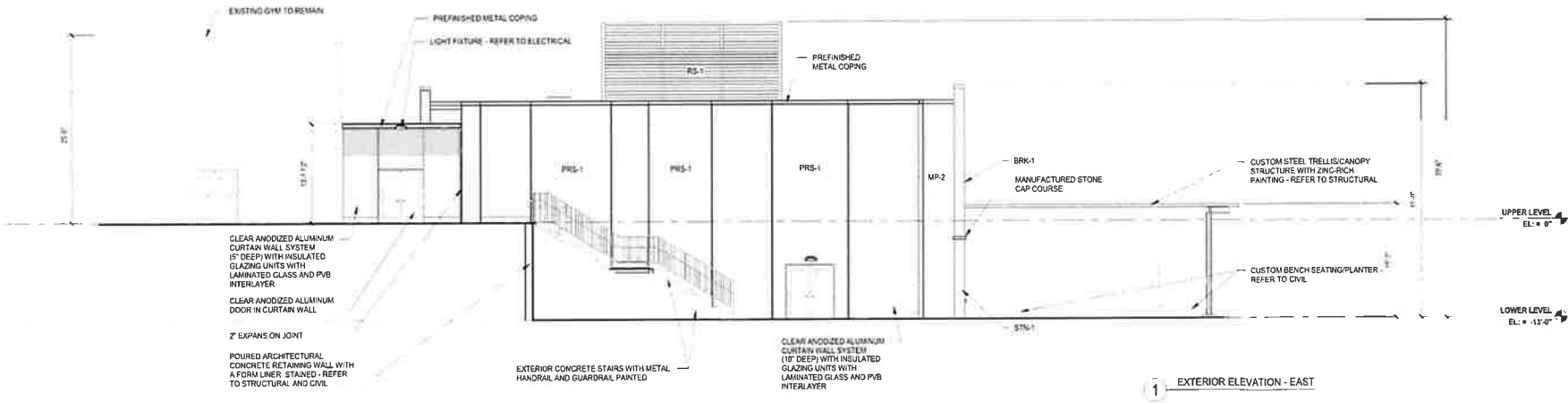
PROPOSED BUILDING ELEVATIONS

EXTERIOR MATERIAL SCHEDULE			
#			
SYMBOL	MATERIAL	DESCRIPTION	REMARKS
BRK-1	BRICK VENEER	8" D.D. BELDEN BRICK 105/106 HANGAR W. 1.5" MOULD	MATCH EXISTING
GF-1	EXTERIOR GLASS FILM	SPD PATTERN GLASS FILM - SURFACE AND PATTERN T.S.D.	ALL EXTERIOR GLASS
MP-1	METAL PANEL SYSTEM	8" D.D. CENTRA INTERCEPT ENTIRE PREFINISHED ALUMINUM PANELS. CUSTOM COLOR: YELLOW	
MP-2	METAL PANEL SYSTEM	8" D.D. CENTRA INTERCEPT ENTIRE PREFINISHED ALUMINUM PANELS. CUSTOM COLOR: BLUE	
PRS-1	PHENOLIC RAINSCREEN SYSTEM	8" S.D. 1" DEEP X 3" THICK PHENOLIC PLANK 1.3 STAGGERED LAYOUT. COLOR: HANS	
RS-1	ROOF EQUIPMENT SCREEN	PREFINISHED METAL ROOF EQUIPMENT SCREEN. COLOR: T.B.D	
STN-1	MANUFACTURED STONE VENEER	STONE MASONRY WITH CAST STONE SILL AND CAP COURSE. 8" D.D. AUGUST STONE LEDGE COLLECTION. COLOR: CHILTON FULL	



PROPOSED BUILDING ELEVATIONS

EXTERIOR MATERIAL SCHEDULE			
SYMBOL	MATERIAL	DESCRIPTION	REMARKS
BRK-1	BRICK VENEER	8" O.D. BELDEN BRICK 100-SS HARSHAW 1" SPANDXG	MATCH EXISTING
GF-8	EXTERIOR GLASS FILM	8" O.D. FRENCHLY GLASS FILM - SURFACE AND PATTERN 1 B.D.	ALL EXTERIOR GLASS
MP-1	METAL PANEL SYSTEM	8" O.D. CENTRIA INTERCEPT ENTIRE PREFINISHED ALUMINUM PANELS. CUSTOM COLOR: YELLOW	
MP-2	METAL PANEL SYSTEM	8" O.D. CENTRIA INTERCEPT ENTIRE PREFINISHED ALUMINUM PANELS. CUSTOM COLOR: BLUE	
PRS-1	PHENOLIC RAINSCREEN SYSTEM	8" O.D. TRESPA 1" WIDE X 3/8" THICK PHENOLIC PLANK, 1/2" STAGGERED LAYOUT. COLOR: WOOD	
RS-1	ROOF EQUIPMENT SCREEN	PREFINISHED METAL ROOF EQUIPMENT SCREEN. COLOR: T.B.D.	
STN-1	MANUFACTURED STONE VENEER	STONE MASONRY WITH CAST STONE SILL AND CAP COURSE. 8" O.D. MASONRY STONE LEDGE COLLECTION. COLOR: CHILTON FALL	





COLOR RENDERINGS
NORTH CANOPY/ENTRANCE







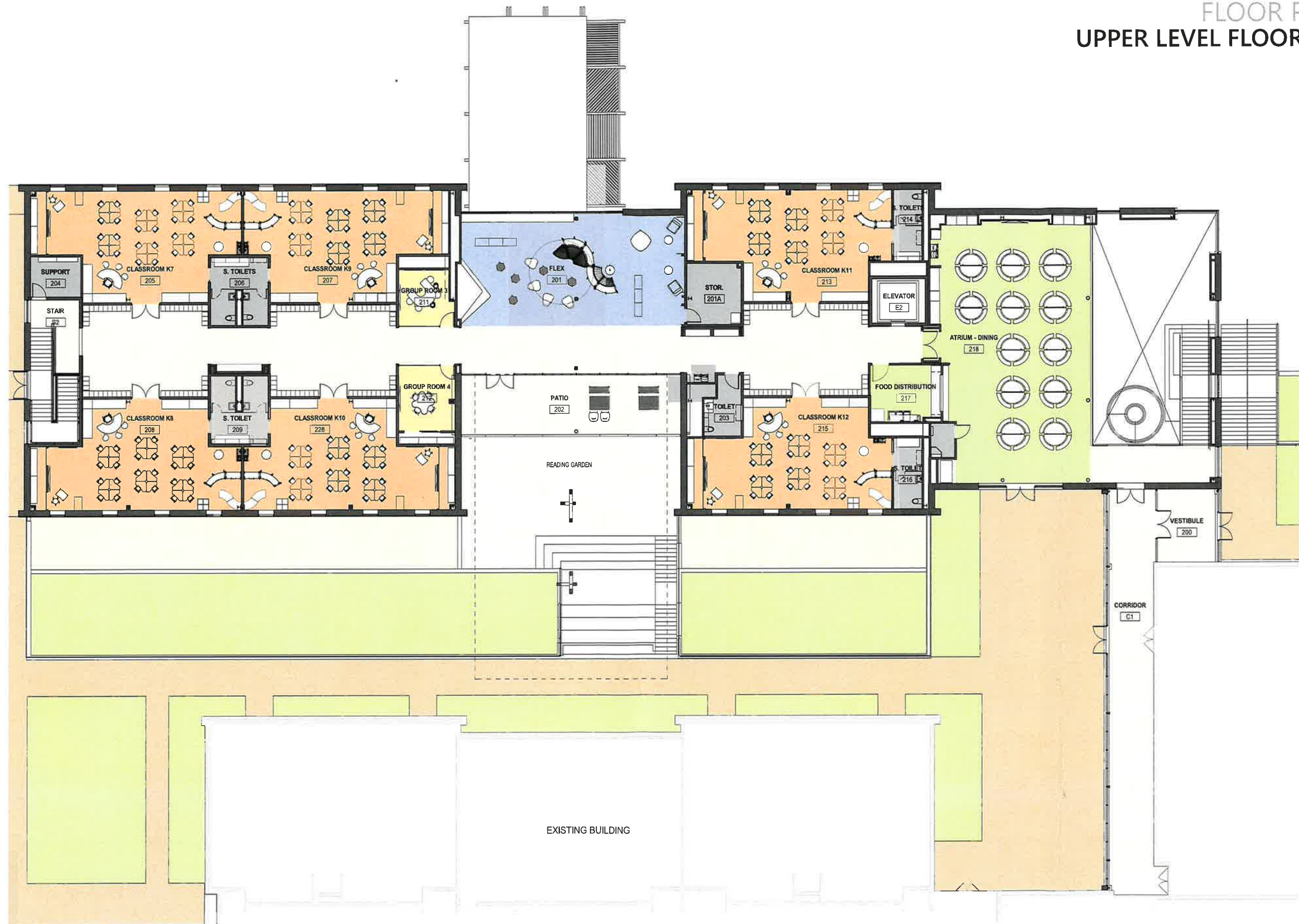




FLOOR PLANS
LOWER LEVEL FLOOR PLAN

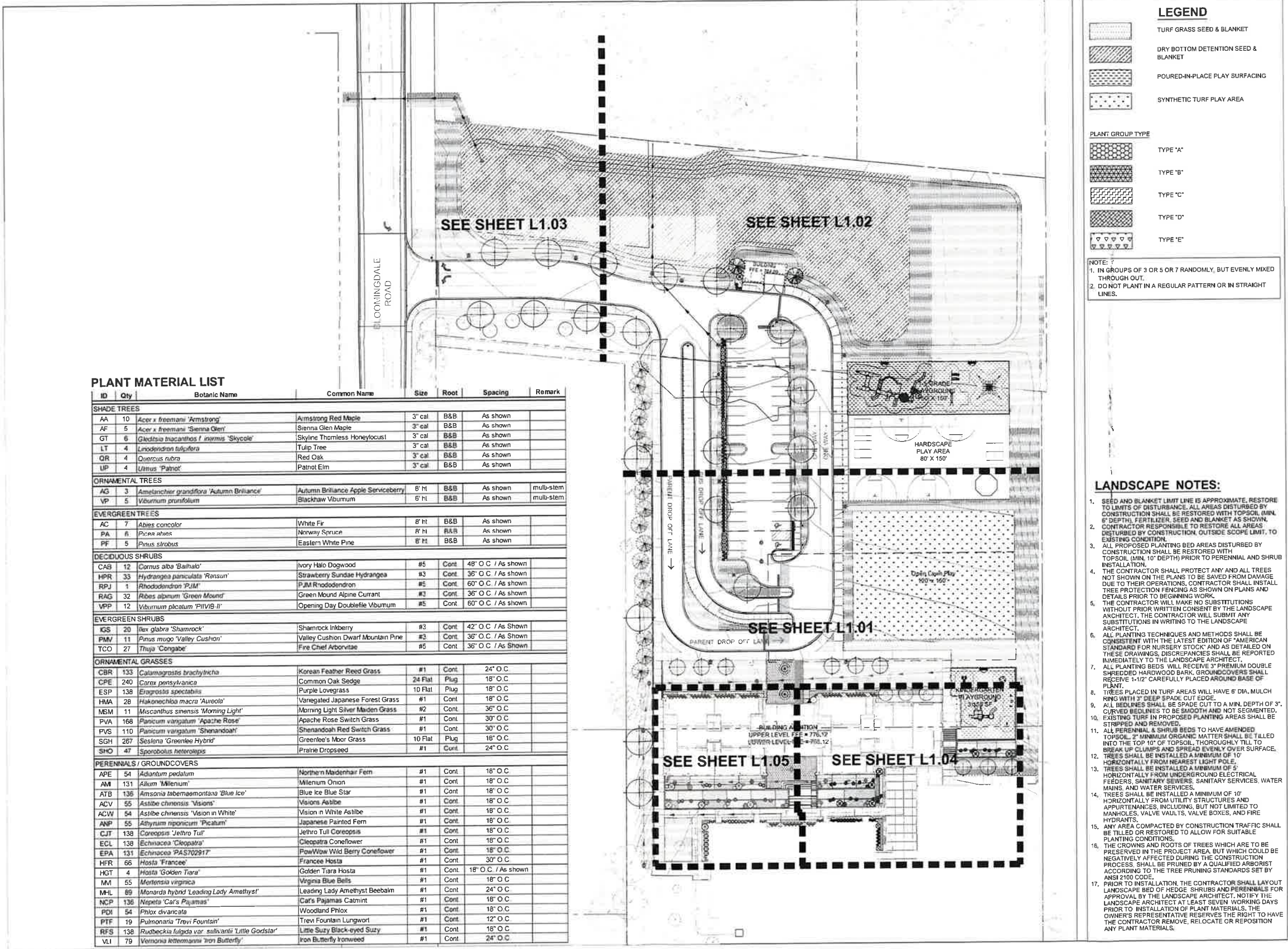


FLOOR PLANS UPPER LEVEL FLOOR PLAN

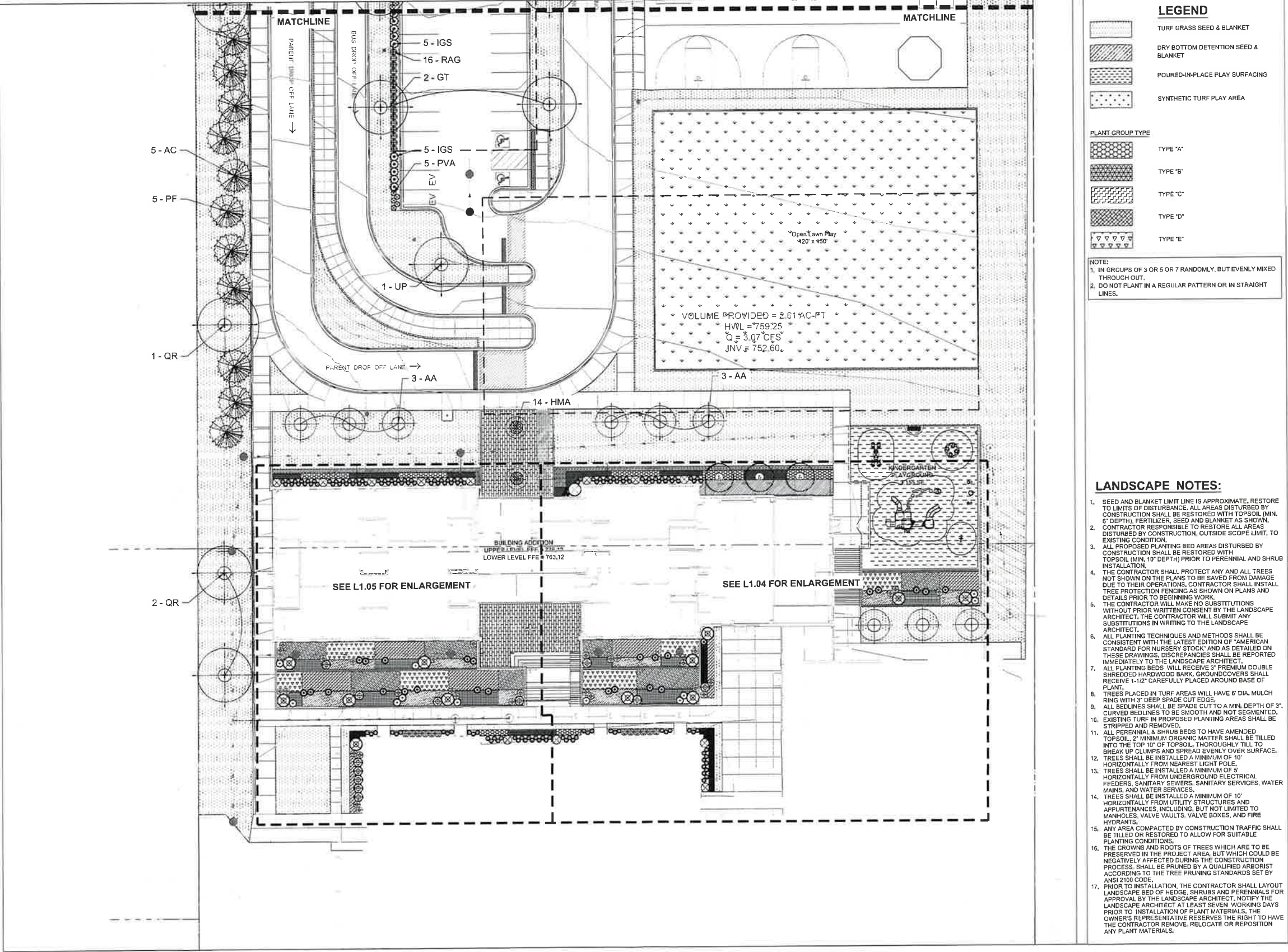


SITE DESIGN

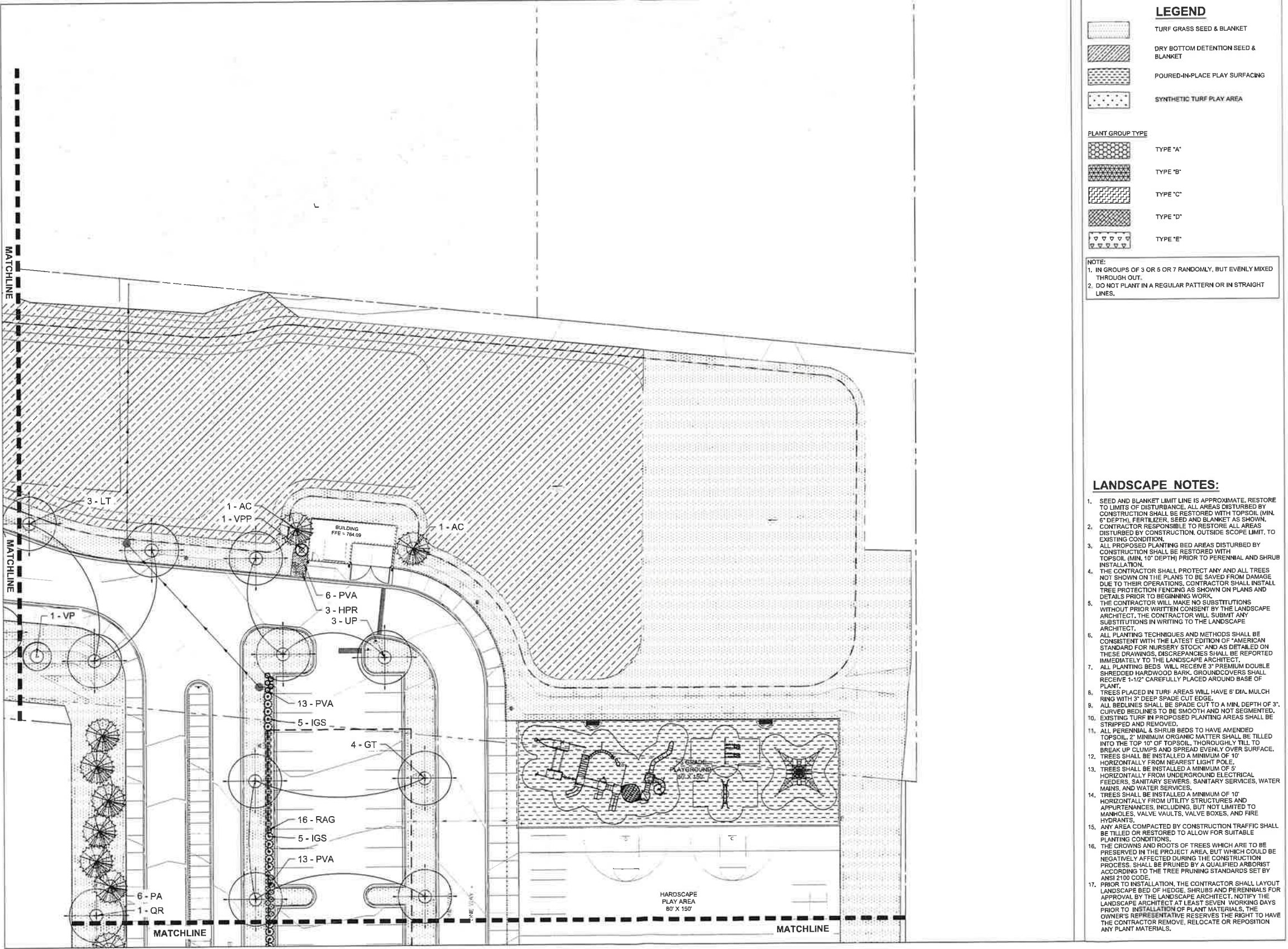
OVERALL LANDSCAPE PLAN



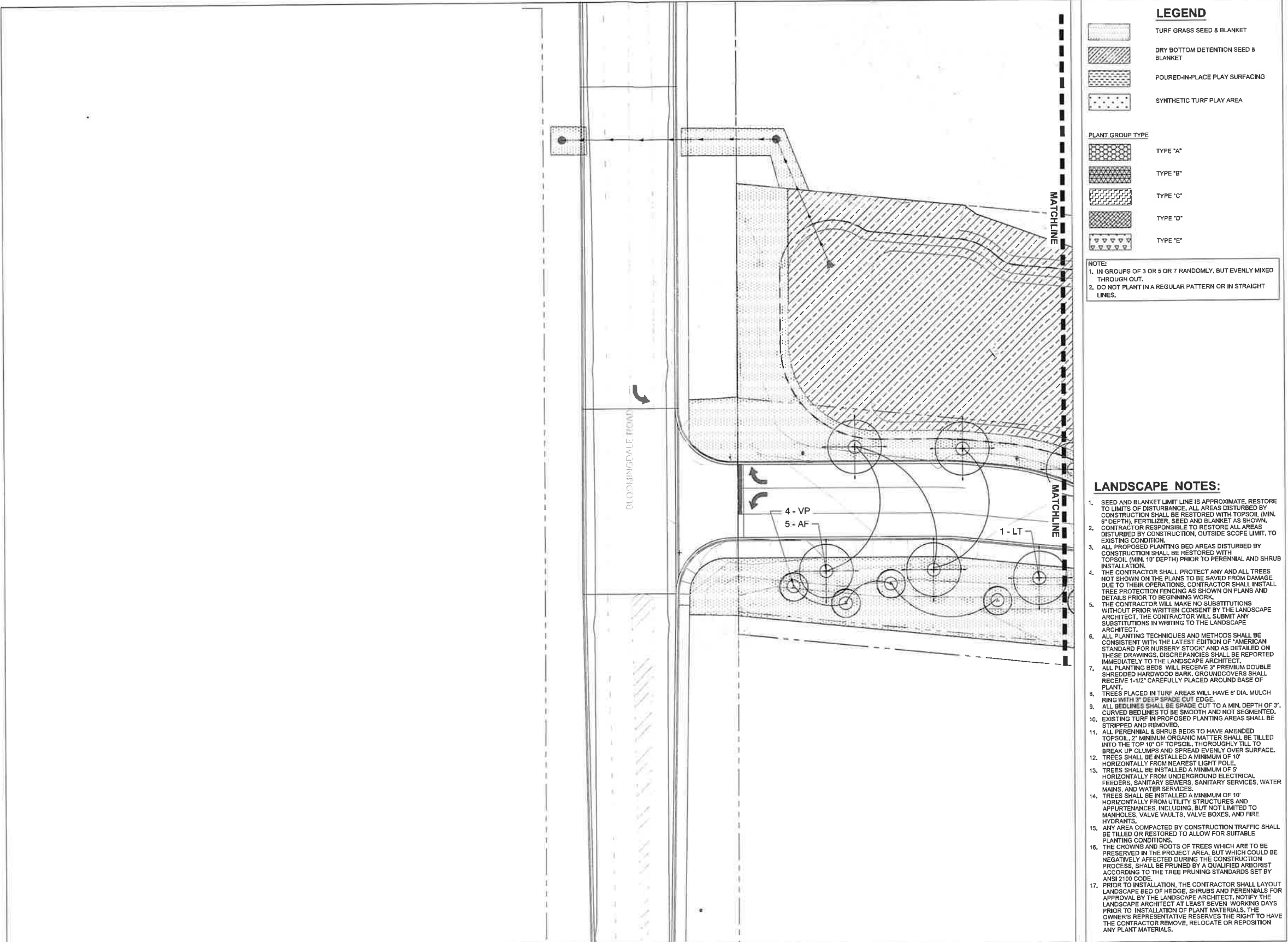
SITE DESIGN
LANDSCAPE PLAN



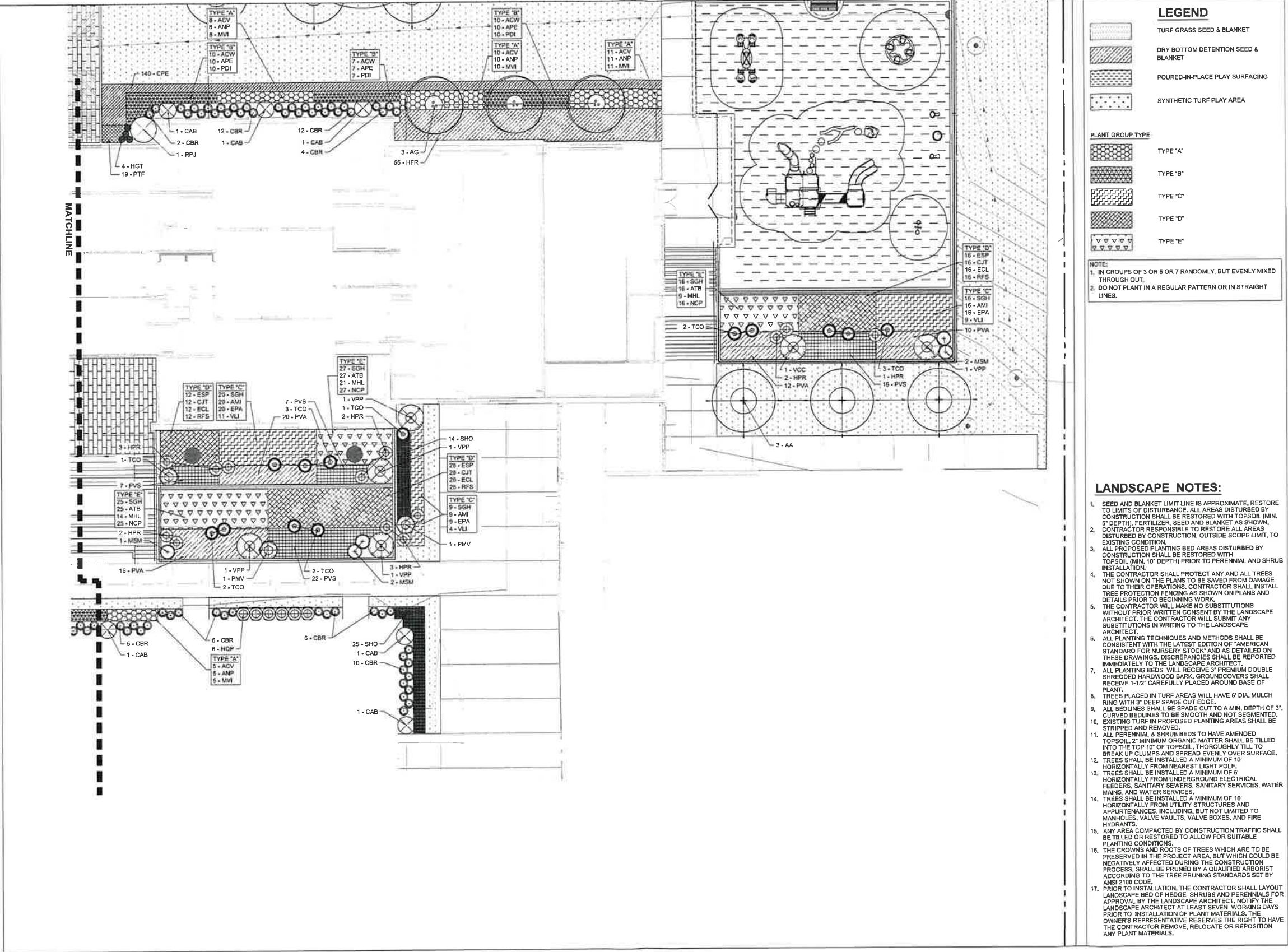
SITE DESIGN
LANDSCAPE PLAN



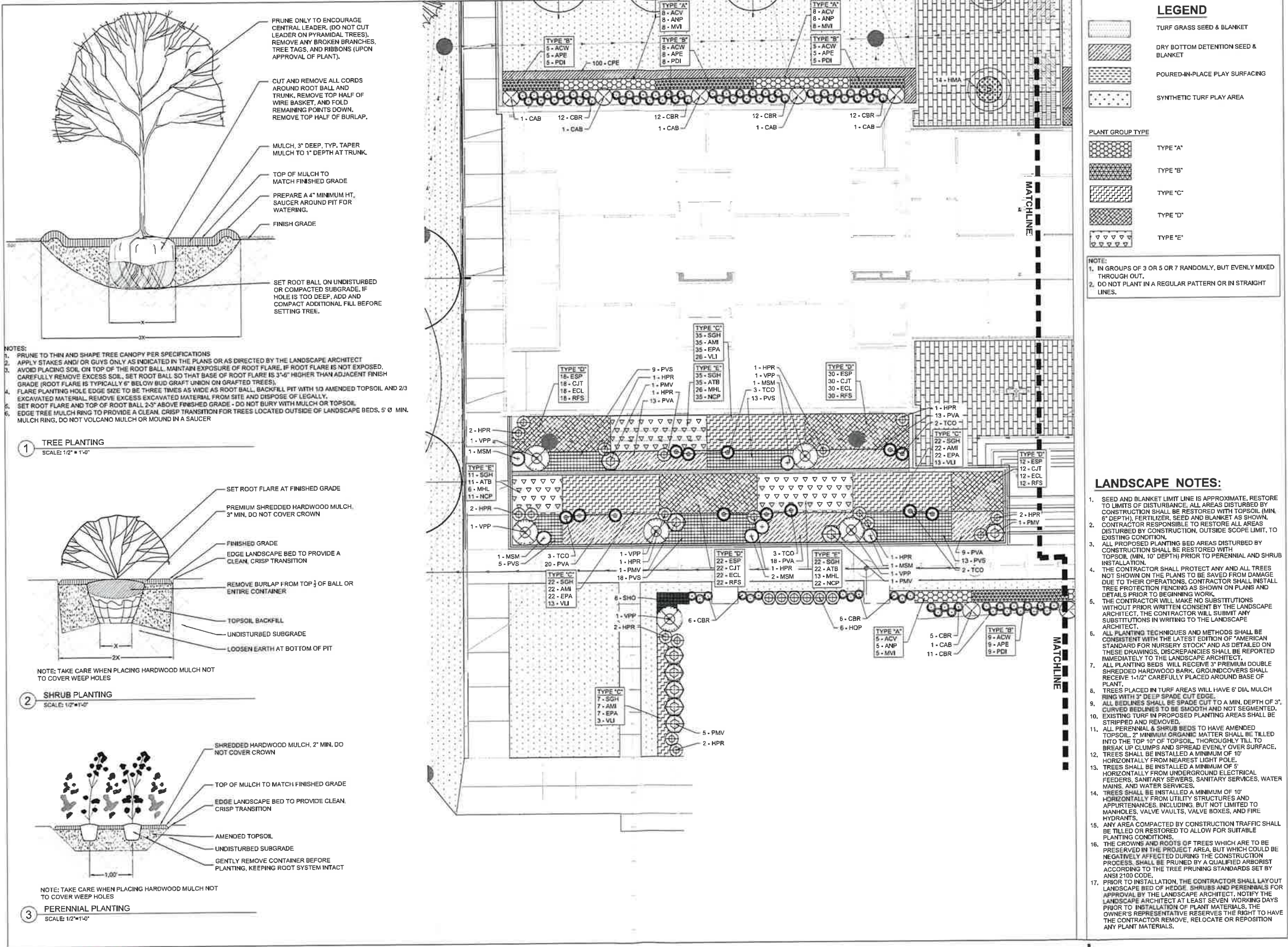
SITE DESIGN
LANDSCAPE PLAN



SITE DESIGN
LANDSCAPE PLAN



SITE DESIGN
LANDSCAPE PLAN



SITE DESIGN
PLANT PALETTE - TREES



ARMSTRONG MAPLE



SIENNA GLEN FREEMAN MAPLE



TULIPTREE



RED OAK



SKYLINE HONEYLOCUST



AUTUMN BRILLIANCE SERVICEBERRY



BLACKHAW VIBURNUM



WHITE FIR



NORWAY SPRUCE

PLANT PALETTE - READING COURTYARDS

PLANT MIX C



GREENLEE'S MOOR GRASS

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



MILLENIU ONION

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



WILD BERRY CONEFLOWER

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



SUMMER'S SWAN SONG IRONWEED

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	

ACCENT PLANTINGS



OPENING DAY VIBURNUM



STRAWBERRY SUNDAE HYDRANGEA

PLANT MIX D



PURPLE LOVEGRASS

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



JETHRO TULL COREOPSIS

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



CLEOPATRA CONEFLOWER

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



LITTLE SUZY BLACK-EYED SUSAN

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



FIRE CHIEF ARBORVITAE



DWARF MUGO PINE

PLANT MIX E



GREENLEE'S MOOR GRASS

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



BLUE ICE BLUE STAR

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



CAT'S PAJAMAS CATMINT

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



LEADING LADY AMETHYST BEEBALM

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	



APACHE ROSE SWITCH GRASS



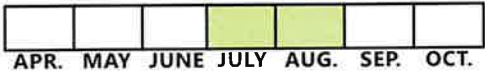
SHENANDOAH RED SWITCH GRASS

PLANT PALETTE - SHADED FOUNDATION AREAS

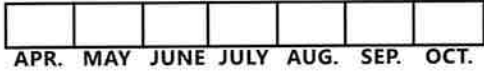
PLANT MIX A



VISIONS IN WHITE ASTILBE



JAPANESE PAINTED FERN



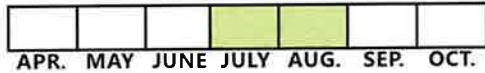
VIRGINIA BLUEBELLS



PLANT MIX B



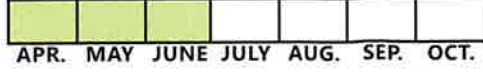
VISIONS ASTILBE



NORTHERN MAIDENHAIR FERN



WOODLAND PHLOX



ACCENT PLANTINGS



IVORY HALO DOGWOOD



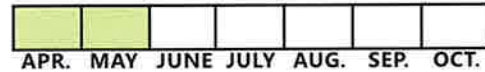
PJM RHODODENDRON



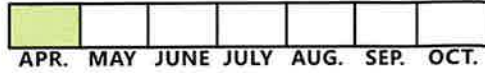
KOREAN FEATHER REED GRASS



COMMON OAK SEDGE



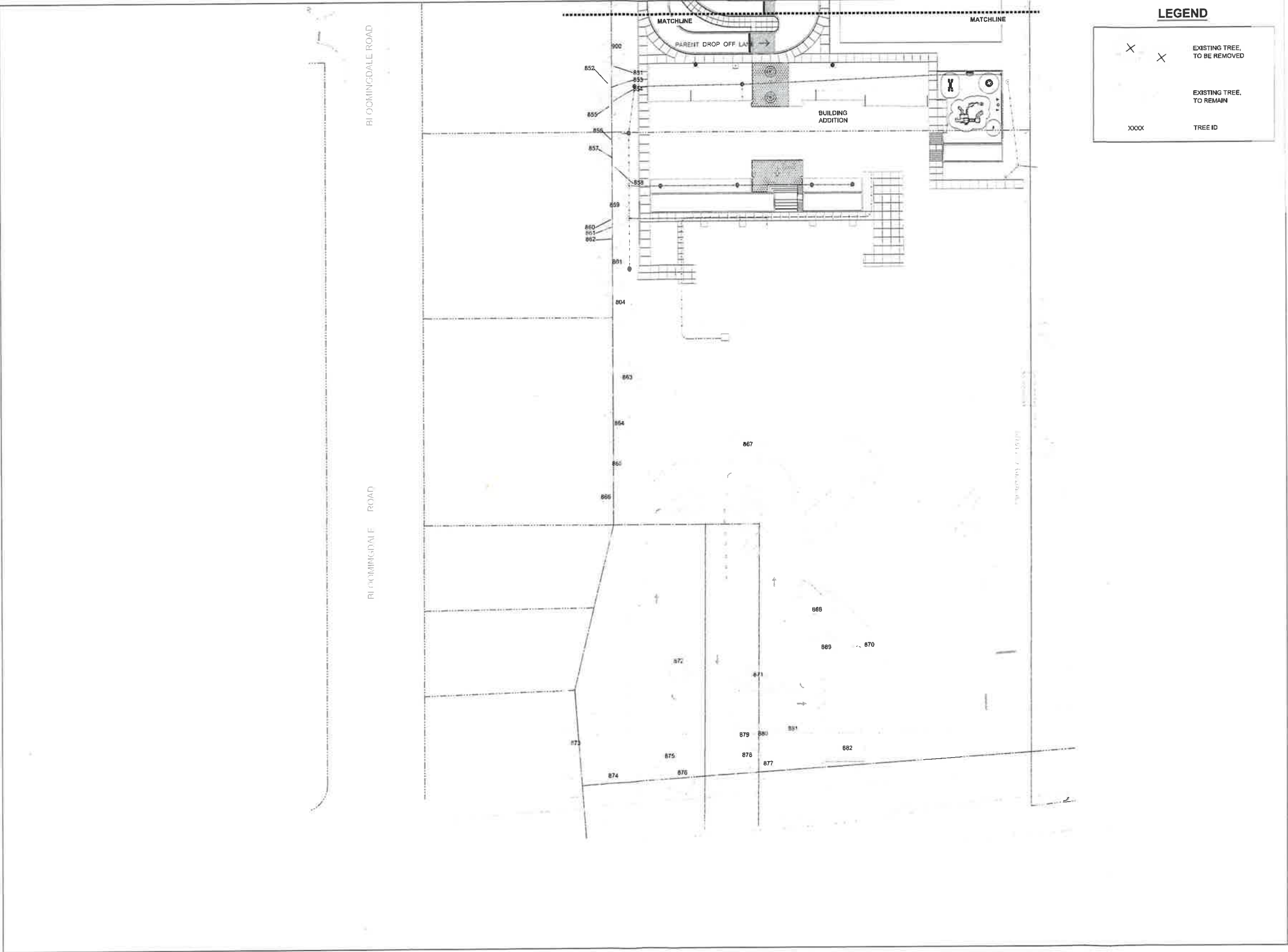
TREVI FOUNTAIN LUNGWORT



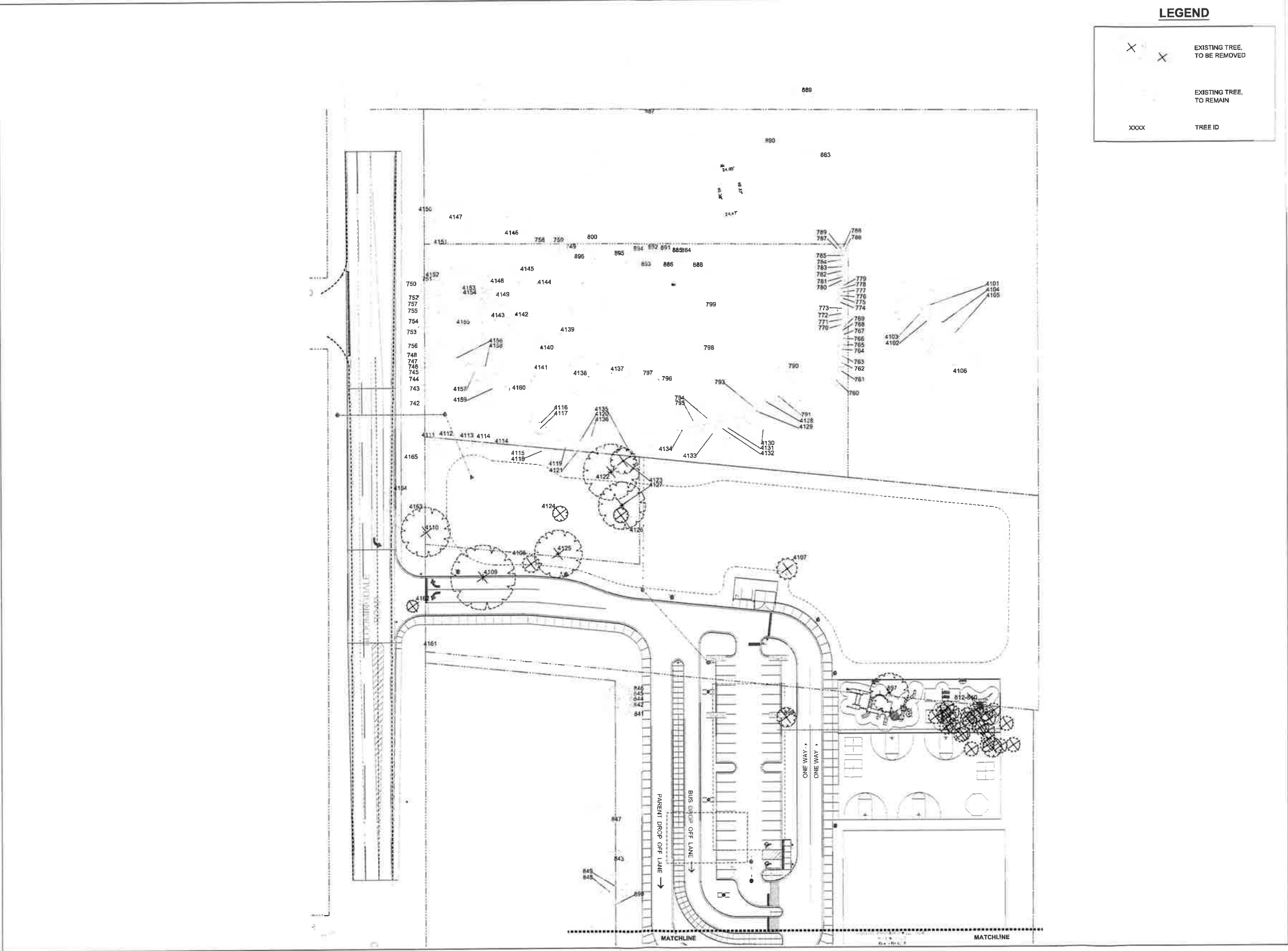
FRANCES WILLIAMS HOSTA



SITE DESIGN
TREE PRESERVATION PLAN



SITE DESIGN
TREE PRESERVATION PLAN



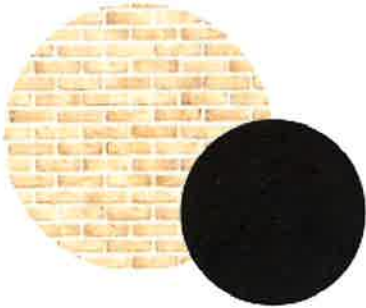
SITE DESIGN

TREE INVENTORY

TAG #	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	PROPOSED ACTION
82	<i>Morus spp</i>	MULBERRY-SPP	9	4	Preserve
742	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
743	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
744	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
745	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
746	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
747	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
748	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
749	<i>Thuja occidentalis</i>	ARBOR VITAE	11	3	Preserve
750	<i>Thuja occidentalis</i>	ARBOR VITAE	9	3	Preserve
751	<i>Thuja occidentalis</i>	ARBOR VITAE	7	3	Preserve
752	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
753	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
754	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
755	<i>Juniperus virginiana</i>	EASTERN REDCEDAR	6	3	Preserve
756	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
757	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
758	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
759	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
760	<i>Thuja occidentalis</i>	ARBOR VITAE	9	3	Preserve
761	<i>Thuja occidentalis</i>	ARBOR VITAE	7	3	Preserve
762	<i>Juniperus virginiana</i>	EASTERN REDCEDAR	7	3	Preserve
763	<i>Thuja occidentalis</i>	ARBOR VITAE	8	3	Preserve
764	<i>Thuja occidentalis</i>	ARBOR VITAE	8	3	Preserve
765	<i>Thuja occidentalis</i>	ARBOR VITAE	8	3	Preserve
766	<i>Thuja occidentalis</i>	ARBOR VITAE	8	3	Preserve
767	<i>Thuja occidentalis</i>	ARBOR VITAE	8	3	Preserve
768	<i>Thuja occidentalis</i>	ARBOR VITAE	8	3	Preserve
769	<i>Thuja occidentalis</i>	ARBOR VITAE	11	3	Preserve
770	<i>Thuja occidentalis</i>	ARBOR VITAE	11	3	Preserve
771	<i>Thuja occidentalis</i>	ARBOR VITAE	11	3	Preserve
772	<i>Thuja occidentalis</i>	ARBOR VITAE	11	3	Preserve
773	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
774	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
775	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
776	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
777	<i>Thuja occidentalis</i>	ARBOR VITAE	9	3	Preserve
778	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
779	<i>Thuja occidentalis</i>	ARBOR VITAE	8	3	Preserve
780	<i>Thuja occidentalis</i>	ARBOR VITAE	11	3	Preserve
781	<i>Thuja occidentalis</i>	ARBOR VITAE	8	3	Preserve
782	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
783	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
784	<i>Thuja occidentalis</i>	ARBOR VITAE	12	3	Preserve
785	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
786	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
787	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
788	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
789	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
790	<i>Juglans nigra</i>	WALNUT-BLACK	18	3	Preserve
791	<i>Juglans nigra</i>	WALNUT-BLACK	24	2	Preserve
793	<i>Juglans nigra</i>	WALNUT-BLACK	12	2	Preserve
794	<i>Acer platanoides</i>	MAPLE-NORWAY	13	3	Preserve
795	<i>Juglans nigra</i>	WALNUT-BLACK	14	3	Preserve
796	<i>Thuja occidentalis</i>	ARBOR VITAE	7	3	Preserve
797	<i>Thuja occidentalis</i>	ARBOR VITAE	9	3	Preserve
798	<i>Picea pungens</i>	SPRUCE-BLUE	20	3	Preserve
799	<i>Picea pungens</i>	SPRUCE-BLUE	20	3	Preserve
800	<i>Juniperus virginiana</i>	EASTERN REDCEDAR	11	3	Preserve
801	<i>Acer saccharum</i>	MAPLE-SUGAR	18	2	Preserve
804	<i>Acer saccharum</i>	MAPLE-SUGAR	16	2	Preserve
812	<i>Acer negundo</i>	BOXELDER	11	4	Remove
813	<i>Pinus strobus</i>	PINE-WHITE	8	3	Remove
814	<i>Pinus strobus</i>	PINE-WHITE	11	3	Remove
815	<i>Pinus strobus</i>	PINE-WHITE	9	2	Remove
816	<i>Pinus strobus</i>	PINE-WHITE	10	3	Remove
817	<i>Pinus strobus</i>	PINE-WHITE	9	3	Remove
818	<i>Pinus strobus</i>	PINE-WHITE	6	3	Remove
819	<i>Pinus strobus</i>	PINE-WHITE	12	2	Remove
820	<i>Pinus strobus</i>	PINE-WHITE	12	2	Remove
821	<i>Pinus strobus</i>	PINE-WHITE	9	2	Remove
822	<i>Pinus strobus</i>	PINE-WHITE	9	2	Remove

TAG #	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	PROPOSED ACTION
823	<i>Pinus strobus</i>	PINE-WHITE	7	3	Remove
824	<i>Pinus strobus</i>	PINE-WHITE	7	3	Remove
825	<i>Pinus strobus</i>	PINE-WHITE	16	2	Remove
827	<i>Pinus strobus</i>	PINE-WHITE	7	3	Remove
828	<i>Pinus strobus</i>	PINE-WHITE	8	3	Remove
829	<i>Pinus strobus</i>	PINE-WHITE	6	3	Remove
830	<i>Pinus strobus</i>	PINE-WHITE	14	2	Remove
831	<i>Pinus strobus</i>	PINE-WHITE	11	2	Remove
832	<i>Pinus strobus</i>	PINE-WHITE	11	2	Remove
833	<i>Pinus strobus</i>	PINE-WHITE	9	3	Remove
834	<i>Pinus strobus</i>	PINE-WHITE	16	2	Remove
835	<i>Pinus strobus</i>	PINE-WHITE	5	3	Remove
836	<i>Pinus strobus</i>	PINE-WHITE	8	3	Remove
837	<i>Pinus strobus</i>	PINE-WHITE	6	3	Remove
838	<i>Pinus strobus</i>	PINE-WHITE	12	2	Remove
839	<i>Pinus strobus</i>	PINE-WHITE	3	3	Remove
840	<i>Pinus strobus</i>	PINE-WHITE	15	2	Remove
841	<i>Populus deltoides</i>	COTTONWOOD	14	3	Preserve
842	<i>Populus deltoides</i>	COTTONWOOD	15	3	Preserve
843	<i>Acer negundo</i>	BOXELDER	12	4	Preserve
844	<i>Populus deltoides</i>	COTTONWOOD	11	3	Preserve
845	<i>Populus deltoides</i>	COTTONWOOD	13	3	Preserve
846	<i>Populus deltoides</i>	COTTONWOOD	11	3	Preserve
847	<i>Morus spp</i>	MULBERRY-SPP	26	4	Preserve
848	<i>Ulmus pumila</i>	ELM-SIBERIAN	15	4	Preserve
849	<i>Morus spp</i>	MULBERRY-SPP	15	4	Preserve
850	<i>Pinus strobus</i>	PINE-WHITE	11	3	Preserve
851	<i>Acer platanoides</i>	MAPLE-NORWAY	10	4	Preserve
852	<i>Ulmus pumila</i>	ELM-SIBERIAN	14	4	Preserve
853	<i>Acer negundo</i>	BOXELDER	16	4	Preserve
854	<i>Morus spp</i>	MULBERRY-SPP	13	4	Preserve
855	<i>Morus spp</i>	MULBERRY-SPP	10	4	Preserve
856	<i>Morus spp</i>	MULBERRY-SPP	9	4	Preserve
857	<i>Morus spp</i>	MULBERRY-SPP	13	4	Preserve
858	<i>Morus spp</i>	MULBERRY-SPP	17	4	Preserve
859	<i>Ulmus americana</i>	ELM-AMERICAN	17	4	Preserve
860	<i>Morus spp</i>	MULBERRY-SPP	8	4	Preserve
861	<i>Ulmus americana</i>	ELM-AMERICAN	7	4	Preserve
862	<i>Ulmus americana</i>	ELM-AMERICAN	9	4	Preserve
863	<i>Acer saccharum</i>	MAPLE-SUGAR	17	2	Preserve
864	<i>Acer saccharum</i>	MAPLE-SUGAR	16	4	Preserve
865	<i>Gleditsia triacanthos</i>	HONEYLOCUST	11	3	Preserve
866	<i>Gleditsia triacanthos</i>	HONEYLOCUST	15	3	Preserve
867	<i>Cercis canadensis</i>	AMERICAN REDBUD	18	3	Preserve
868	<i>Gleditsia triacanthos</i>	HONEYLOCUST	24	2	Preserve
869	<i>Acer platanoides</i>	MAPLE-NORWAY	16	2	Preserve
870	<i>Pinus nigra</i>	PINE-AUSTRIAN	18	2	Preserve
871	<i>Gleditsia triacanthos</i>	HONEYLOCUST	14	2	Preserve
872	<i>Tilia cordata</i>	LINDEN-LITTLELEAF	9	4	Preserve
873	<i>Catalpa speciosa</i>	CATALPA	34	2	Preserve
874	<i>Catalpa speciosa</i>	CATALPA	37	3	Preserve
875	<i>Picea abies</i>	SPRUCE-NORWAY	20	3	Preserve
876	<i>Salix spp</i>	WILLOW-SPP	14	4	Preserve
877	<i>Acer saccharum</i>	MAPLE-SUGAR	12	3	Preserve
878	<i>Cercis canadensis</i>	AMERICAN REDBUD	10	3	Preserve
879	<i>Pinus sylvestris</i>	PINE-SCOTCH	9	3	Preserve
880	<i>Gleditsia triacanthos</i>	HONEYLOCUST	12	2	Preserve
881	<i>Acer rubrum</i>	MAPLE-RED	7	3	Preserve
882	<i>Gleditsia triacanthos</i>	HONEYLOCUST	24	2	Preserve
883	<i>Juglans nigra</i>	WALNUT-BLACK	17	3	Preserve
884	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
885	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
886	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
887	<i>Populus deltoides</i>	COTTONWOOD	55	3	Preserve
888	<i>Picea pungens</i>	SPRUCE-BLUE	18	2	Preserve
889	<i>Robinia pseudoacacia</i>	BLACK LOCUST	10	3	Preserve
890	<i>Pinus sylvestris</i>	PINE-SCOTCH	6	3	Preserve
891	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
892	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
893	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
894	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve

TAG #	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	PROPOSED ACTION
895	<i>Thuja occidentalis</i>	ARBOR VITAE	10	3	Preserve
896	<i>Acer platanoides</i>	MAPLE-NORWAY	21	2	Preserve
897	<i>Acer platanoides</i>	MAPLE-NORWAY	18	4	Preserve
898	<i>Morus spp</i>	MULBERRY-SPP	17	4	Preserve
899	<i>Populus deltoides</i>	COTTONWOOD	9	4	Remove
900	<i>Morus spp</i>	MULBERRY-SPP	12	4	Preserve
4101	<i>Populus deltoides</i>	COTTONWOOD	33	4	Preserve
4102	<i>Populus deltoides</i>	COTTONWOOD	29	4	Preserve
4103	<i>Populus deltoides</i>	COTTONWOOD	25	3	Preserve
4104	<i>Populus deltoides</i>	COTTONWOOD	24	4	Preserve
4105	<i>Populus deltoides</i>	COTTONWOOD	30	3	Preserve
4106	<i>Populus deltoides</i>	COTTONWOOD	27	3	Preserve
4107	<i>Picea abies</i>	SPRUCE-NORWAY	21	3	Remove
4108	<i>Picea abies</i>	SPRUCE-NORWAY	17	4	Remove
4109	<i>Acer platanoides</i>	MAPLE-NORWAY	30	3	Remove
4110	<i>Acer platanoides</i>	MAPLE-NORWAY	23	3	Remove
4111	<i>Picea pungens</i>	SPRUCE-BLUE	14	3	Preserve
4112	<i>Picea pungens</i>	SPRUCE-BLUE	15	3	Preserve
4113	<i>Picea abies</i>	SPRUCE-NORWAY	16	3	Preserve
4114	<i>Picea pungens</i>	SPRUCE-BLUE	15	4	Preserve
4114	<i>Picea abies</i>	SPRUCE-NORWAY	16	2	Preserve
4115	<i>Taxus spp</i>	YEW	10	3	Preserve
4116	<i>Ulmus americana</i>	ELM-AMERICAN	11	3	Preserve
4117	<i>Juglans nigra</i>	WALNUT-BLACK	6	3	Preserve
4118	<i>Morus spp</i>	MULBERRY-SPP	12	3	Preserve
4119	<i>Morus spp</i>	MULBERRY-SPP	10	3	Preserve
4120	<i>Juglans nigra</i>	WALNUT-BLACK	21	3	Preserve
4121	<i>Picea spp</i>	SPRUCE-SPP	7	5	Preserve
4122	<i>Morus spp</i>	MULBERRY-SPP	26	3	Remove
4123	<i>Ulmus americana</i>	ELM-AMERICAN	12	3	Remove
4124	<i>Juglans nigra</i>	WALNUT-BLACK	7	3	Remove
4125	<i>Acer platanoides</i>	MAPLE-NORWAY	22	3	Remove
4126	<i>Ulmus americana</i>	ELM-AMERICAN	7	3	Remove
4127	<i>Acer platanoides</i>	MAPLE-NORWAY	22	3	Remove
4128	<i>Populus deltoides</i>	COTTONWOOD	34	1	Preserve
4129	<i>Salix spp</i>	WILLOW-SPP	14	3	Preserve
4130	<i>Juniperus virginiana</i>	EASTERN REDCEDAR	10	3	Preserve
4131	<i>Juglans nigra</i>	WALNUT-BLACK	11	3	Preserve
4132	<i>Populus deltoides</i>	COTTONWOOD	33	3	Preserve
4133	<i>Populus deltoides</i>	COTTONWOOD	18	4	Preserve
4134	<i>Juglans nigra</i>	WALNUT-BLACK	18	1	Preserve
4135	<i>Acer saccharinum</i>	MAPLE-SILVER	25	2	Preserve
4136	<i>Acer saccharum</i>	MAPLE-SUGAR	8	2	Preserve
4137	<i>Acer platanoides</i>	MAPLE-NORWAY	17	3	Preserve
4138	<i>Acer platanoides</i>	MAPLE-NORWAY	20	4	Preserve
4139	<i>Quercus palustris</i>	OAK-PIN	31	3	Preserve
4140	<i>Magnolia spp</i>	MAGNOLIA-TREE	6	4	Preserve
4141	<i>Picea pungens</i>	SPRUCE-BLUE	10	4	Preserve
4142	<i>Picea glauca</i>	SPRUCE-WHITE	22	4	Preserve
4143	<i>Pyrus calleryana</i>	PEAR-CALLERY	17	4	Preserve
4144	<i>Picea glauca</i>	SPRUCE-WHITE	18	4	Preserve
4145	<i>Picea glauca</i>	SPRUCE-WHITE	16	4	Preserve
4146	<i>Picea abies</i>	SPRUCE-NORWAY	25	2	Preserve
4147	<i>Prunus spp</i>	CHERRY-SPP	18	2	Preserve
4148	<i>Acer x freemanii</i>	MAPLE-AUTUMN BLAZE	18	2	Preserve
4149	<i>Picea pungens</i>	SPRUCE-BLUE	15	4	Preserve
4150	<i>Prunus spp</i>	CHERRY-SPP	13	4	Preserve
4151	<i>Picea pungens</i>	SPRUCE-BLUE	16	3	Preserve
4152	<i>Acer saccharinum</i>	MAPLE-SILVER	17	3	Preserve
4153	<i>Ulmus pumila</i>	ELM-SIBERIAN	24	3	Preserve
4154	<i>Ulmus pumila</i>	ELM-SIBERIAN	24	4	Preserve
4155	<i>Ulmus pumila</i>	ELM-SIBERIAN	26	4	Preserve
4156	<i>Acer saccharinum</i>	MAPLE-SILVER	23	3	Preserve
4157	<i>Acer platanoides</i>	MAPLE-NORWAY	10	3	Preserve
4158	<i>Acer platanoides</i>	MAPLE-NORWAY	16	3	Preserve
4159	<i>Acer platanoides</i>	MAPLE-NORWAY	16	3	Preserve
4160	<i>Acer platanoides</i>	MAPLE-NORWAY	22	3	Preserve
4161	<i>Pinus sylvestris</i>	PINE-SCOTCH	15	3	Preserve
4162	<i>Pinus sylvestris</i>	PINE-SCOTCH	12	4	Remove
4163	<i>Acer platanoides</i>	MAPLE-NORWAY	20	4	Preserve
4164	<i>Acer saccharinum</i>	MAPLE-SILVER	24	3	Preserve
4165	<i>Acer saccharinum</i>	MAPLE-SILVER	36	3	Preserve



MATCHES EXISTING
ADJACENT BUILDING HEIGHT
31'-0"



UPPER LEVEL/
EXISTING BUILDING GRADE
13'-0"



EXISTING ADJACENT BUILDING



LOWER LEVEL/
PROPOSED BUILDING GRADE
0'-0"

LIST OF BUILDING MATERIALS & COLORS



(A) PAINTED STEEL CANOPY/TRELLIS



(B) CUSTOM COLOR METAL PANEL
CENTRIA INTERCEPT ENTYRE PREFINISHED ALUMINUM PANELS



(C) BIRD FRIENDLY
GLASS FILM



(D) PHENOLIC RESIN: PLANK
SIDING RAINSCREEN
NW30 | TRESPA METEON



**DARK BRONZE
ANODIZED ALUMINUM
CURTAINWALL FRAMING**



**CLEAR ANODIZED
ALUMINUM
CURTAINWALL FRAMING**



(E) SILICONE GLAZED CURTAINWALL
WITH LOW-E CLEAR VISION GLASS



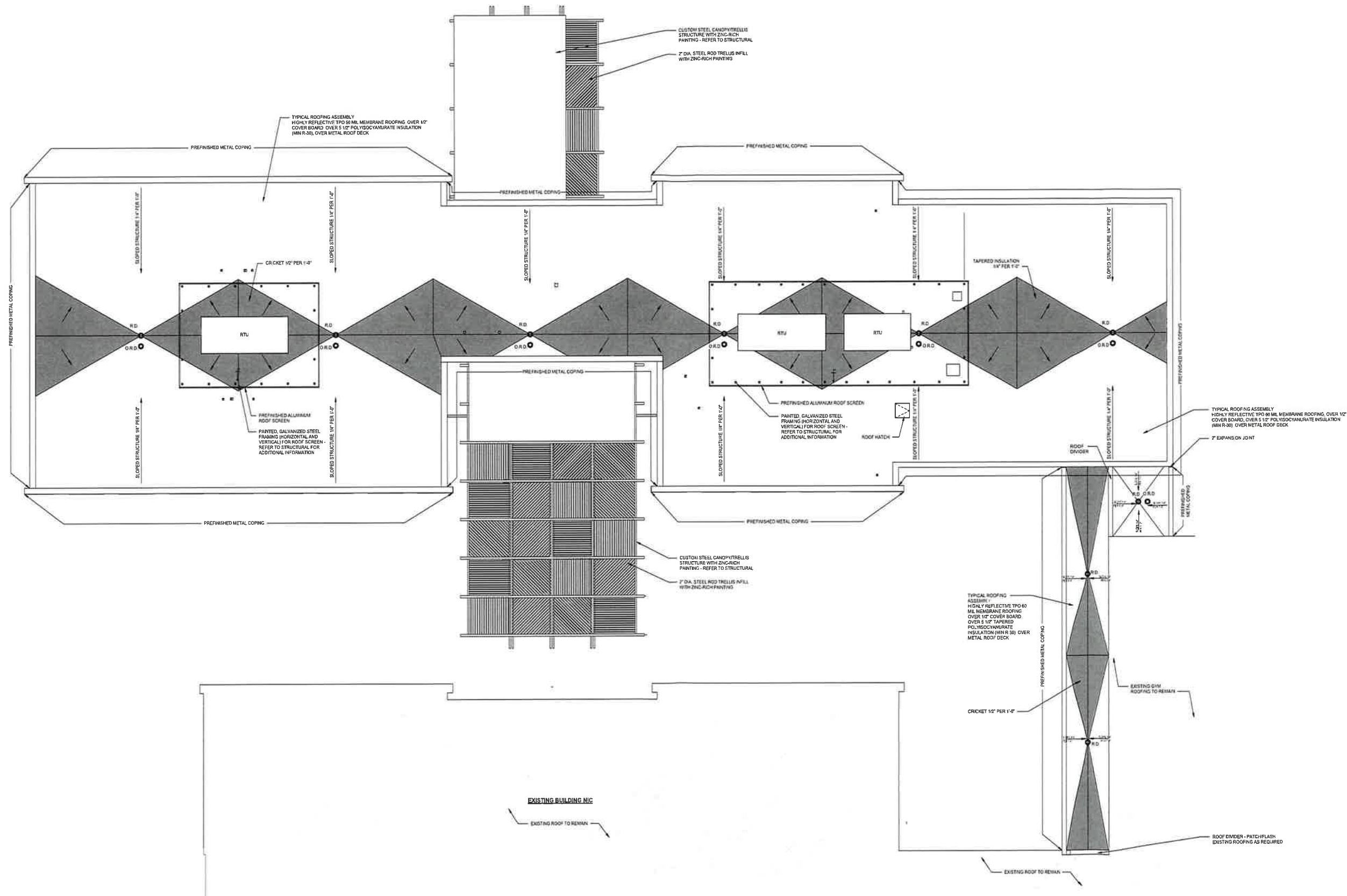
(F) BRICK
920-926 WARSAW | BELDEN
BRICK COMPANY



(G) STONE
CHILTON FULL | HALQUIST
STONE



(H) POURED CONCRETE WITH
FORMLINER





Vert-A-Cade 301



The VAC-301 horizontal screen is our most economical extruded vision barrier and ideal for use on rooftop equipment and parking garages. Free area shown is based on standard blade spacing.

SPECIFICATIONS:

- Manufacturer: Construction Specialties, Inc.
- Product: C/S Aluminum Screen Vert-A-Cade 301
- Description: Inverted-pitch blade, louvered equipment screen system that attaches to vertical stringers and provides up to 100% sight cutoff
- 6063 Extruded-Aluminum Blades:
 - Blade Depth: 4 to 6 inches deep
 - Blade Pitch: 3 to 6-3/4 inches on center
- Extruded-Aluminum Vertical Supports: 0.125 inch thick
- Include supports, anchorage, and accessories for a complete installation
- Powder coat or fluoropolymer (metallic) finish
- 23% open-air space and does not include the open-air space below/above the panels

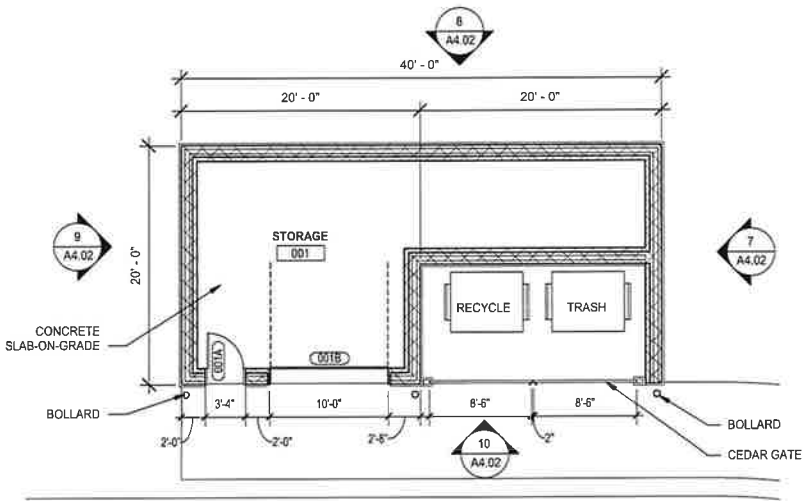
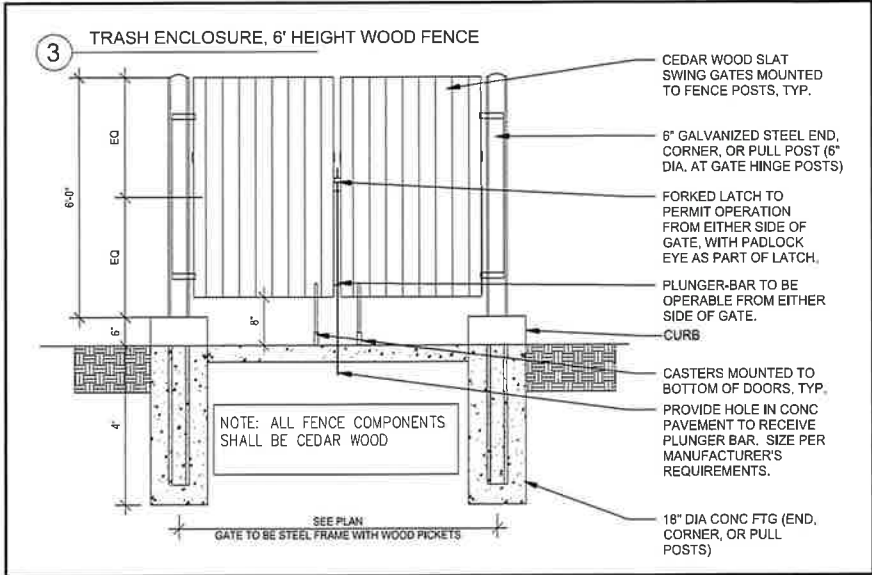
Standard & Metallic Colors

CS 20 Year AAMA 2605 Powder Coat Finishes

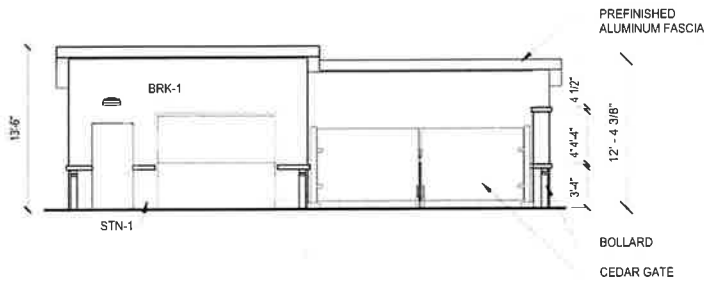
532 Terra Cotta	581 Forge Red	584 Banner Red	585 Arabian Blue	580 Interstate Green
537 Cordovan Brown	546 Dark Bronze	543 Medium Bronze	548 Light Bronze	563 Seawolf Gray
521 Bone White	518 Colonial White	516 Spanish White	572 Sand Beige	519 Sandstone
559 Mushroom	562 Phantom Gray	560 Onyx Gray	549 Charcoal	512 Black

Fluoropolymer Pearlescent & Metallic Coatings

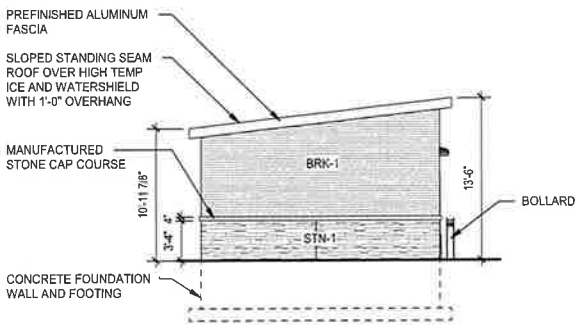
604/704 Silver	605/705 Bright Silver	606/706 Silver Gray	647/747 Pewter	641/741 Medium Gray
624/724 Champagne Gold	609/709 Champagne Bronze	611/711 Light Bronze	612/712 Medium Bronze	613/713 Dark Bronze
618/718 Roman Bronze	626/726 Copper	686/786 Copper Penny	679/779 Chestnut	680/780 Canyon Red
682/782 Metallic Redwood	683/783 Dark Claret	662/762 Concord Blue	665/765 Midnight Blue	639/739 Seafoam Green



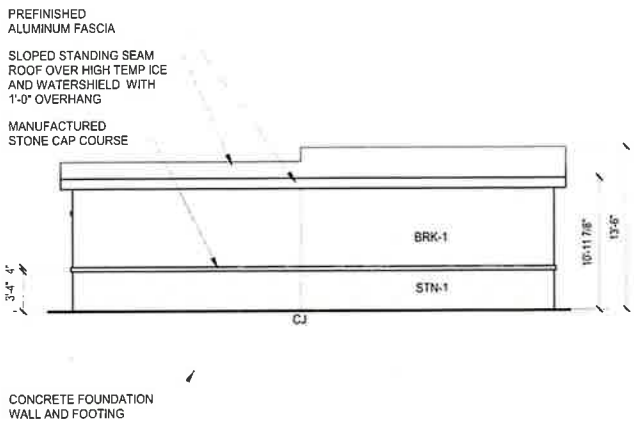
2 STORAGE/TRASH ENCLOSURE BUILDING



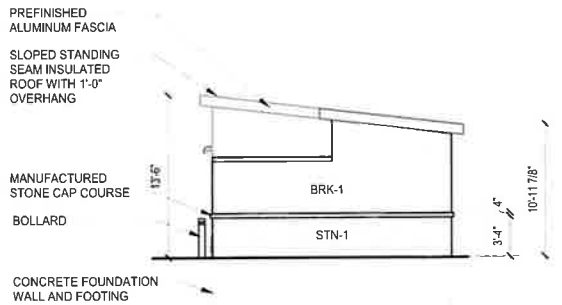
10 STORAGE/TRASH BUILDING ELEVATION - SOUTH



9 STORAGE/TRASH BUILDING ELEVATION - WEST



8 STORAGE/TRASH BUILDING ELEVATION - NORTH



7 STORAGE/TRASH BUILDING ELEVATION - EAST

AMERISTAR ECHELON II
INDUSTRIAL ALUMINUM
FENCE



Colors



Black



Bronze

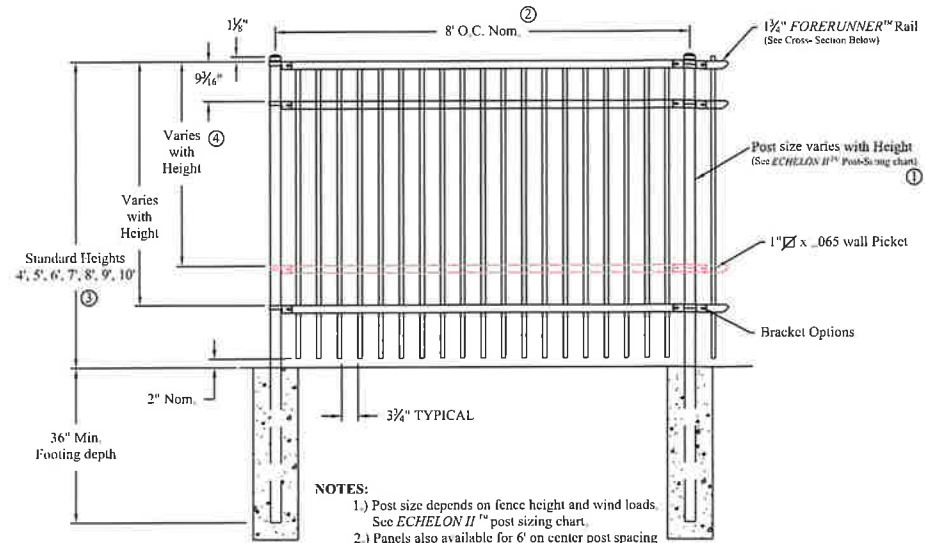


White



Sand

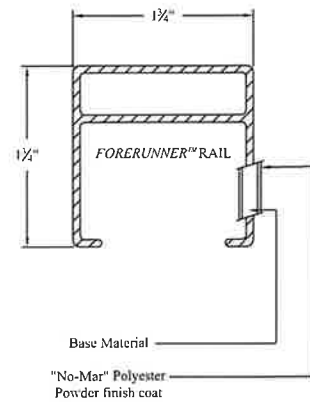
1 4' HEIGHT DECORATIVE METAL FENCE



- NOTES:
- 1.) Post size depends on fence height and wind loads. See ECHELON II™ post sizing chart.
 - 2.) Panels also available for 6" on center post spacing.
 - 3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
 - 4.) Third and Fourth rail optional.

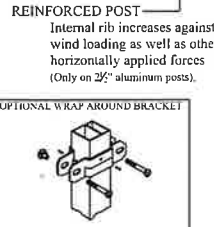
PANEL BRACKET
Specially designed two-point connection ensures fixity of rail ends for increased strength.

INTERNAL RETAINING ROD
Variable pitch connection system for ease of installation, high angle bias ability and elimination of unsightly external fasteners.



INTERIOR GUIDE CHANNEL
Channel forms lower limit of raceway for retaining rod and allows for high angle bias ability.

FORERUNNER™ RAIL
"U"-Channel specially formed high strength architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

INDUSTRIAL STRENGTH ALUMINUM

File: ECHELON II MAJESTIC 2/3/4-RAIL

DR: NJB SH: 1 of 1 SCALE: DO NOT SCALE

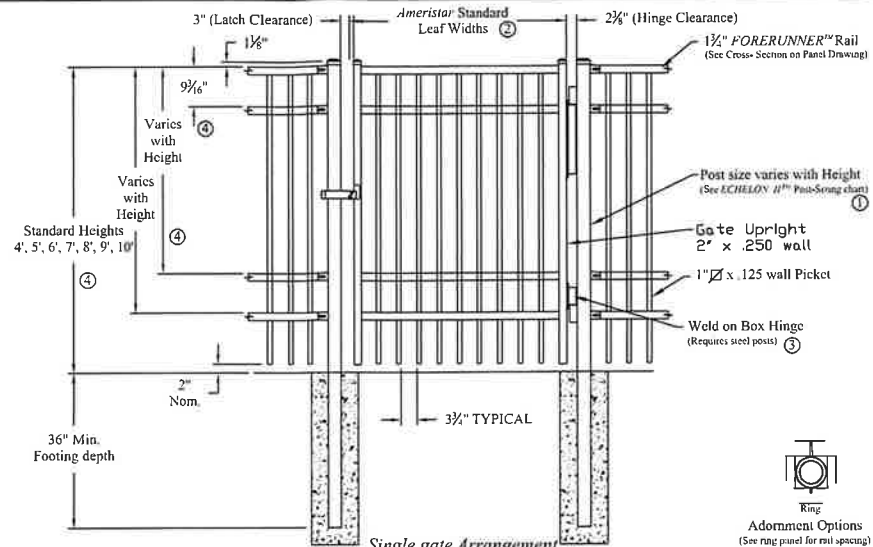
CK: BS Date: 2-07-12 REV: c



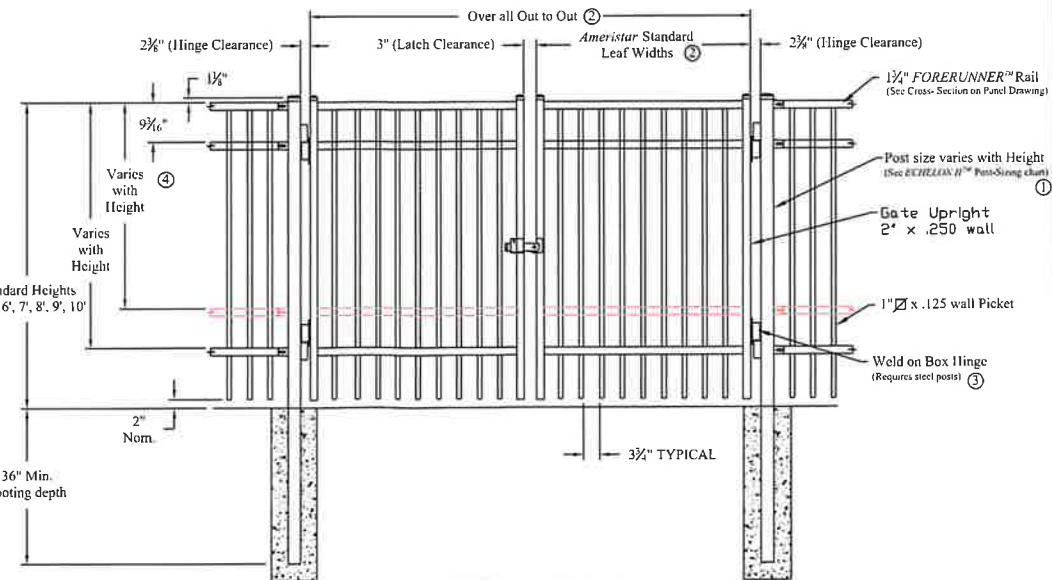
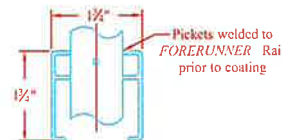
AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

2 4' HEIGHT DECORATIVE METAL SWING GATE
SCALE: NTS



- NOTES:
- 1.) Post size depends on fence height, weight and wind loads. See ECHELON II™ post sizing chart.
 - 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
 - 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
 - 4.) Third and Fourth rail optional. Some heights noted required a third and/or fourth rail.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

INDUSTRIAL STRENGTH ALUMINUM

File: ECHELON II MAJESTIC 2/3/4-RAIL SGL & DBL GATE

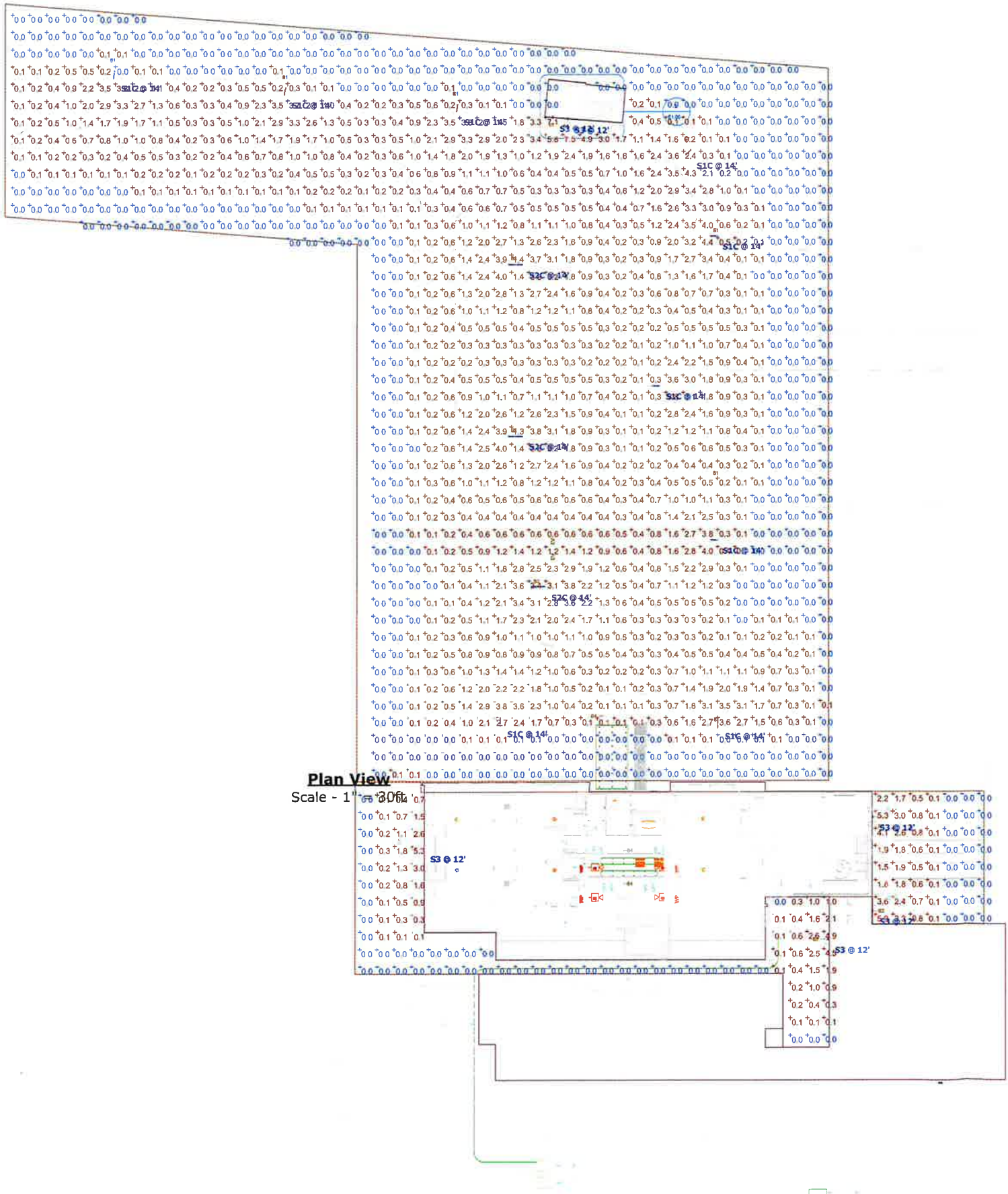
DR: NJB SH: 1 of 1 SCALE: DO NOT SCALE

CK: BS Date: 2-07-12 REV: d



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



Light Loss Factor								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Description	Lumens Per Lamp	Wattage
	S1C	9	Lumenpulse	BLDM-SD-120/277-CSL-L120-30K-CRI 80-4 BLS	1	Lumenblade	5707	120
	S2C	3	Lumenpulse	BLDM-SD-120/277-CSL-L120-30K-CRI 80-4 BLS	1	Lumenblade	5707	240
	S3	6	Lithonia Lighting	MRW LED P3 SR3 40K MVOLT	1	MRW LED WITH P3-PERFORMANCE PACKAGE, 4000K, AND SR3 OPTIC TYPE	4783	39.31

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	0.6 fc	7.5 fc	0.0 fc	N/A	N/A
Sidewalks	+	0.7 fc	5.9 fc	0.0 fc	N/A	N/A

NOTES:

1. CALCULATION POINT WORK PLANE: Ground Level

2. FIXTURE MOUNTING HEIGHT: Shown on Plan

3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

