#2025-46
Water's Edge – Final Planned Unit Development Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	April 16, 2025	
Request:	Final Planned Unit Development Amendment for the second commercial building of the Water's Edge development.	
Location:	593 Water's Edge Boulevard	
Zoning:	B-4 Mixed-Use Business PUD	
Surrounding Properties:	North:	B-2 – General Commercial PUD
	South:	Manufacturing (Three Oaks Recreation Area)
	East:	Manufacturing (Three Oaks Recreation Area)
	West:	B-2 – General Commercial PUD
Staff Contact:	Kathryn Cowlin (815.356.3605)	

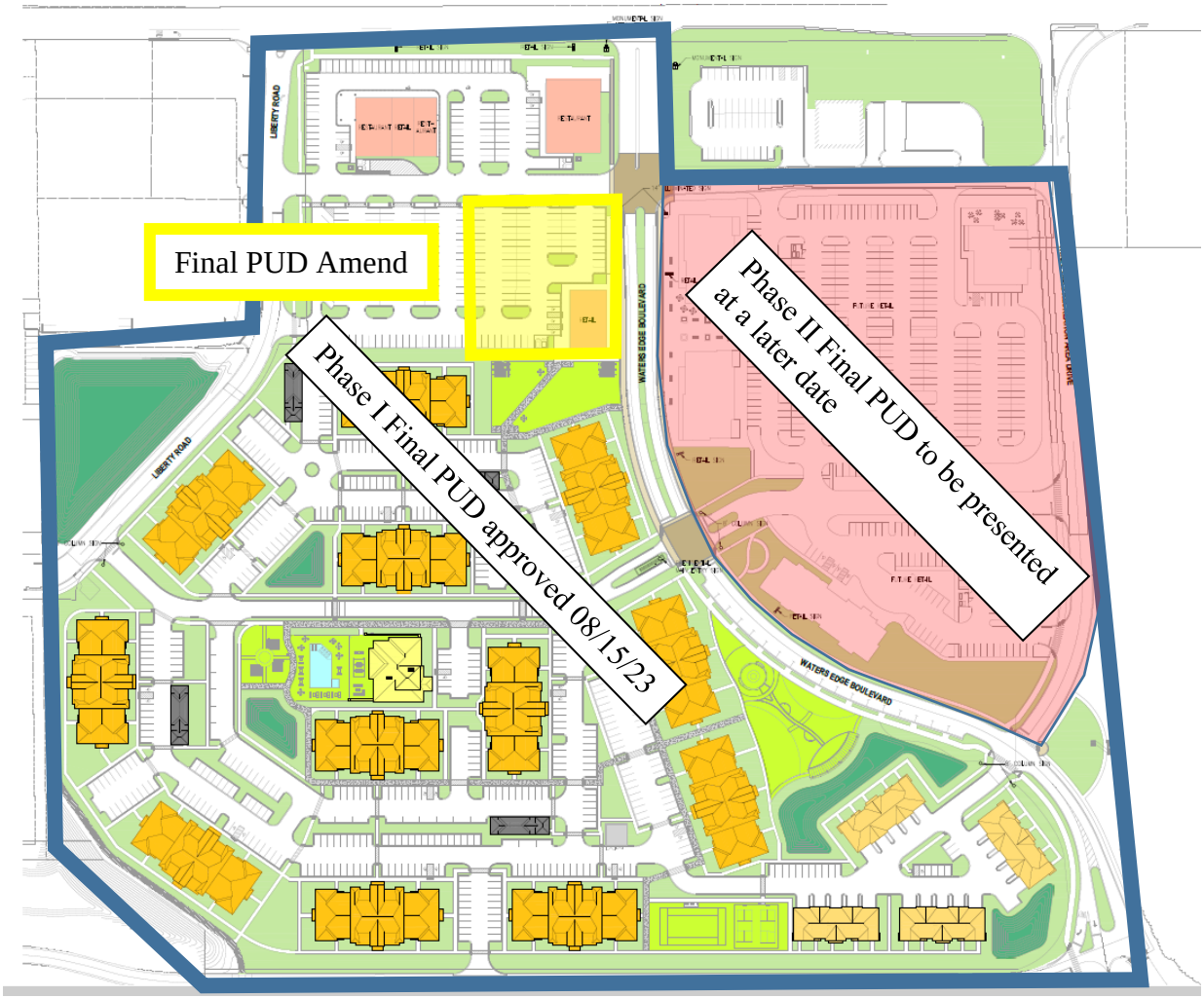
Background:

- Preliminary Planned Unit Development and plat of subdivision were approved July 19, 2022 for the Water's Edge mixed-use development.
- Final PUD and plat of subdivision were approved August 15, 2023 for the west side of the boulevard which included the first phase of the commercial, 240 apartment units and 20 rental townhomes.
- A Final PUD Amendment and Plat of Resubdivision for the commercial area was approved March 18, 2025 to allow for changes to the site plan and shape of the front commerical building.
- Construction has commenced on the portion of the development that has received final zoning approvals. Currently, the site preparation, public infrastructure, apartment buildings and townhomes are underway.
- Following the zoning approvals for Phase 1, the development team began marketing the commercial spaces. The rear commercial building has drawn interest and has three tenants reviewing final leases.

Request:

- Final Planned Unit Development Amendment to allow for changes to the approved site plan.

- Slight changes to the site plan are being requested for an expanded building and the orientation of the parking lot.



Development Analysis:

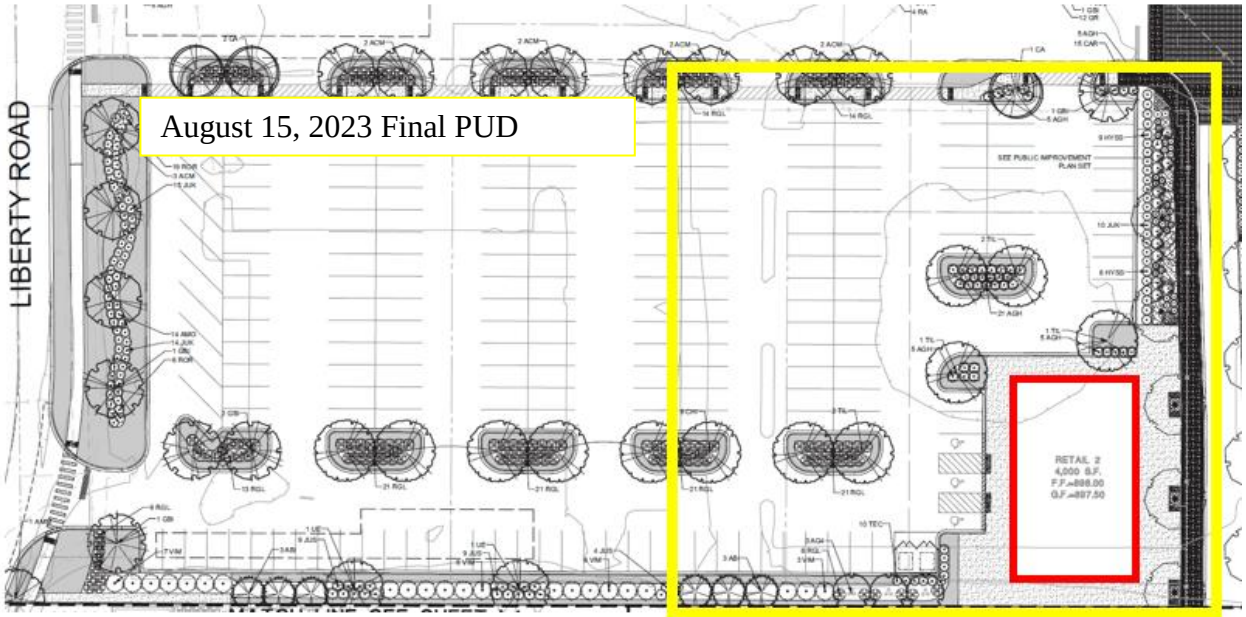
ZONING/ LAND USES:

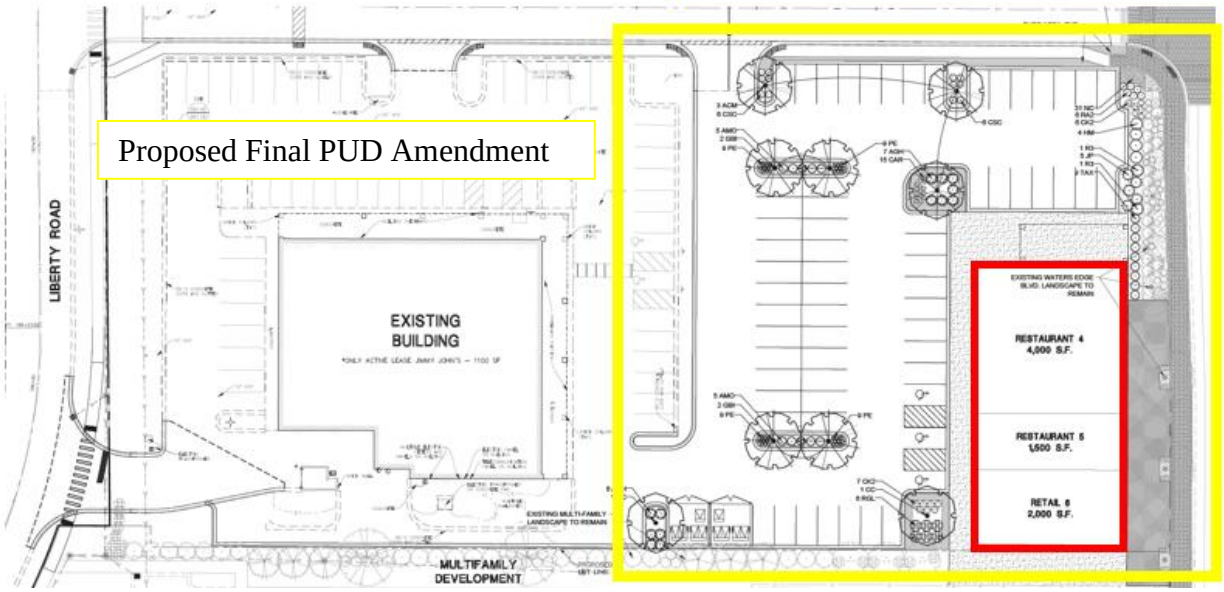
- The properties are all within the Three Oaks Recreation Area PUD Overlay District. Development should include features and amenities that complement the district's recreation and pedestrian-friendly character such as bike racks, sidewalks, and outdoor seating areas.
- The property was rezoned to B-4 Mixed-Use Business PUD in order to comply with the area's character, meet the standards of the Three Oaks Recreation Area PUD Overlay District and to permit the development described within the request.
- The B-4 Mixed-Use Business District is characterized by a town-center feel with a variety of uses, including hotels and convention centers, recreation and entertainment uses, transportation stops, high-density residential, and commercial and service uses.

- The project proposal remains consistent with the August 15, 2023 Final PUD plans in regards to land uses.

PROPOSED AMENDMENT:

- The petitioner is proposing to lengthen the building and change the orientation of the parking lot. See comparison below.
- The project is being phased due to an existing tenant in the rear building. The proposed building will be constructed and parking is provided as shown.
- It is anticipated that in the summer the developer will come before the PZC and City Council for a PUD Amendment for the sit-down restaurant located north of the proposed amended area.





SITE PLAN:

- Outdoor seating is provided for the restaurant tenant.
- The building increases in size from 4,000 square feet to 7,500 square feet.
- The proposed site plan consolidates drive aisle entrances from the main access road and will reduce vehicular turning conflicts.
- Based on the proposed land uses (retail, limited-service restaurant and full service restaurant), the site plan meets the UDO parking requirement.
    - Required number of parking spaces: 41 spaces
    - Proposed number of parking spaces: 64 spaces

LANDSCAPING:

- The amended landscape plan complies with the August 15, 2023 Final PUD approval.
- Variations for parking lot landscaping were part of the August 15, 2023 Final PUD approval, therefore, a variation request is not required for the proposed plan.

ARCHITECTURE:

- A commercial pattern book has been established with the July 19, 2022 Preliminary PUD approval that outlines requirements for building materials and building articulation to complement Three Oaks Recreational Area and the residential area.
- The petitioner has proposed to utilize building materials that would complement the buildings within the development and Three Oaks Recreation Area. The materials include stone, brick and fiber cement siding. The natural building materials would be high quality materials and create an overarching unified look with individual treatments amongst the varying land uses.
- The proposed building matches the front commercial building and continues the visual appearance of the development.
- There are recommended conditions of approval for the rear elevation since it fronts Water's Edge Boulevard. These recommendations include adding awnings and windows. The windows can be faux with an opaque covering (similar to Starbucks on Northwest Highway).

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Land Use Plan designates the subject property as Mixed-Use and encourages mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

7.3 Three Oaks Recreation Area and surrounding properties
Goal: Maintain Three Oaks Recreation Area as a premier recreation asset and as focal point for appropriate redevelopment along the Route 14 and Main Street corridors.

Supporting Actions: Encourage a variety of uses that can be self-sustaining and that attract people from and to the Three Oaks Recreation Area.

Success Indicators: Redevelopment of Crystal Court.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow changes to the site plan. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

   A. Application (Core Waters Edge Retail, LLC, dated 04/08/2025)
   B. Site Plan SEC Retail (Manhard Consulting, dated 03/19/2025)
   C. Final Landscape Plan SEC Retail (Manhard Consulting, dated 03/28/2025)
   D. Colored Elevations (PFDA Architects, Inc. dated 03/28/2025)
   E. Elevations (PFDA Architects, Inc. dated 03/28/2025)

2. Work with city staff on final plantings on the landscape plan. Add foundation landscaping along the rear (east) building elevation.

3. Align the north parking stall curb lines and eliminate the small strip of turf grass along the north parking lot edge. Replace the turf with sidewalk and work with staff on the final design to determine if a ribbon of pavers should be utilized.

4. Architecture:

   A. As the rear elevation is facing Water's Edge Boulevard, add:
      i. Windows or faux windows
      ii. Awnings over windows

   B. Ensure the Commercial Area Design Standards below are met:
      i. Stone/brick must make up 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.
      ii. Wood tone material must make up 20% of the exterior building material.
      iii. Window glazing must make up at least 10% of the exterior building material.
      iv. Window and storefront window trim must be a dark color in the commercial area.

5. Photometric:
   A. Work with staff on a final layout of the light fixtures.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments.

PIQ

593 Water's Edge Blvd



City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Core Waters Edge Retail, LLC

Address: 10 Parkway North Blvd, Deerfield, IL 60015

Phone: (312) 881-6491

E-mail: afirsel@coreacq.com

Project Name & Description: Phase 2 of the Water's Edge Development is a project that involves developing a three-tenant retail building on the southeast corner of the commercial development site.

Project Address/Location: Northwest Highway (Route 14) and Water's Edge Blvd, Crystal Lake, IL 60014

Signature

ADAM FIRSEL, MANAGER — 4/8/2025

Owner: Print and Sign name — Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

NORTHWEST HERALD

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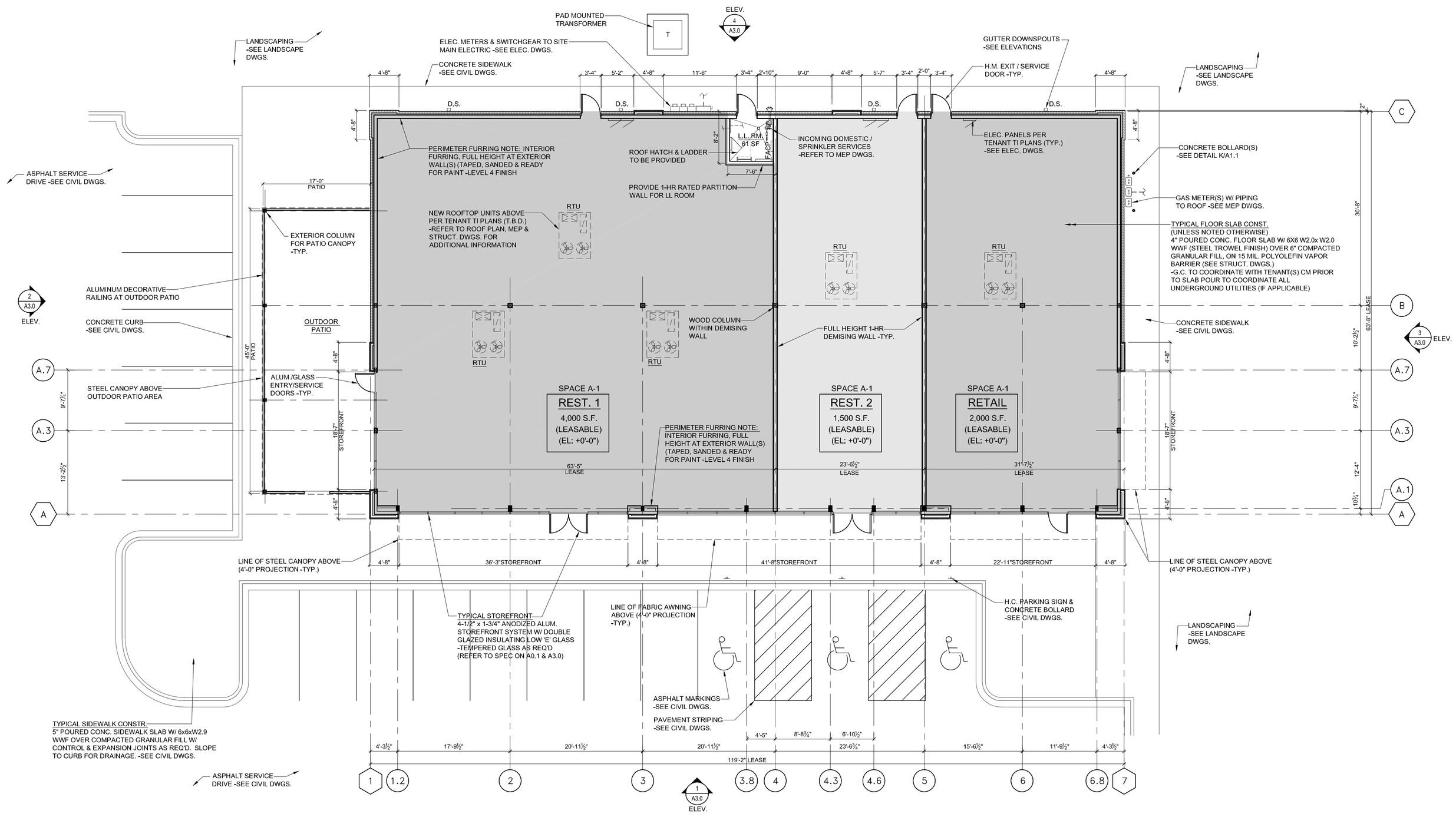
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Notice Publish Date:
Saturday, March 29, 2025

Notice Content

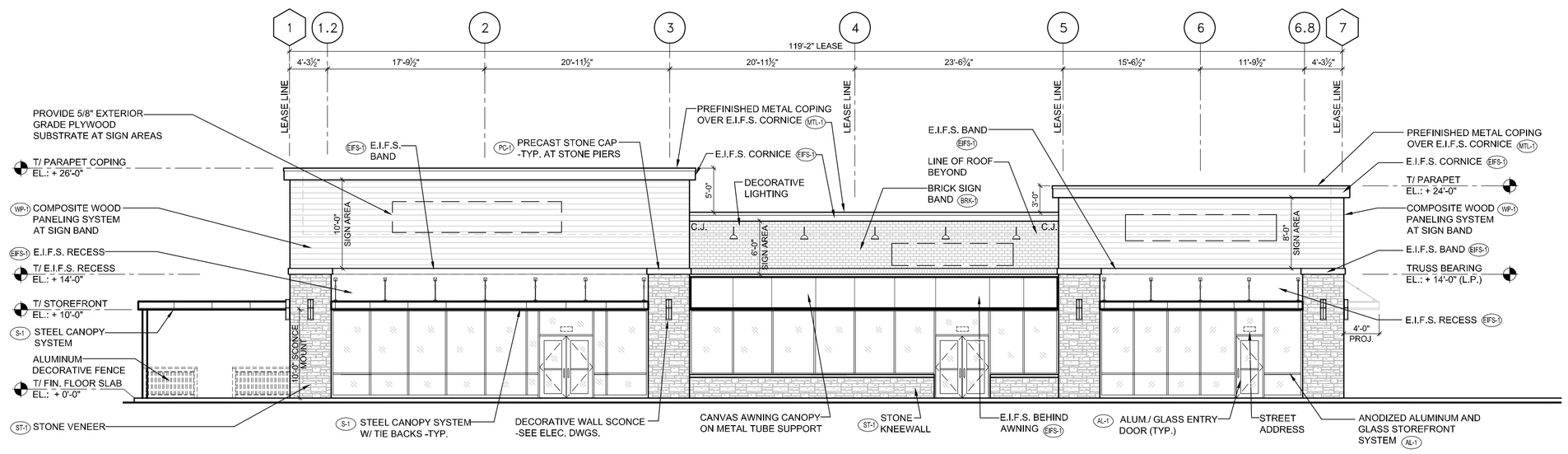
PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Water's Edge Commercial, LLC and Core Water's Edge Retail, LLC LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Water's Edge Commercial, LLC and Core Water's Edge Retail, LLC, for a Final Planned Unit Development Amendment, relating to lots 2, 3 and 4 of the Water's Edge Subdivision, commonly known as 5681 and 5689 Northwest Highway and 593 Water's Edge Boulevard, Crystal Lake, Illinois 60014. PINs: 19-09-127-001, 19-09-127-002 and 19-09-127-003. This application is filed for the purpose of seeking a Final Planned Unit Development Amendment approval allowing changes to the approved site plan and any other variations as necessary to approve the plans as presented, pursuant to Article 1, Article 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday April 16, 2025 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald March 29, 2025) 2235850

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1 PROPOSED FLOOR PLAN

LP1.0 SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION (FOR REFERENCE)

LP1.0 SCALE: 1/8" = 1'-0"

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING SHELL
FOR
COMMERCIAL DEVELOPMENT
(LOT 3)

WATER'S EDGE
US-14 & LIBERTY ROAD
CRYSTAL LAKE, IL

SHEET TITLE:

PROPOSED LEASE PLAN

NO.	DATE	DESCRIPTION
	03.28.25	FOR REVIEW

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DRAWN BY: | CHECKED BY:

SHEET:

LP1.0

JOB NO. **XXXXX**

NORTHWEST HIGHWAY (ROUTE 14)

LIBERTY ROAD

ONLY

WATERS EDGE BOULEVARD

ONLY

PATIO AREA
675 S.F.

PATIO AREA
350 S.F.

RESTAURANT 3
3,900 S.F.
F.F. 899.50

RETAIL 1
3,000 S.F.
F.F. 899.50

RESTAURANT 2
2,400 S.F.
F.F. 899.50

L.L.
ROOM

FUTURE
BUILDING
PAD

199+00
198+00
500+00
501+00
502+00
503+00
504+00
505+00
95+00
97+00
96+00

N

0 10 20 40

SCALE: 1"=20'

SITE DATA TABLE	
NWC LOT	
PROPOSED BUILDING AREA	9,300 S.F.
PARKING REQUIRED	93 SPACES (1 SP/100 S.F.)
STANDARD PARKING PROVIDED	64 SPACES
HANDICAP PARKING PROVIDED	4 SPACES
TOTAL PARKING PROVIDED (NWC LOT)	68 SPACES
SEC LOT	
PROPOSED BUILDING AREA	7,500 S.F.
PARKING REQUIRED	75 SPACES (1 SP/100 S.F.)
STANDARD PARKING PROVIDED	61 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
TOTAL PARKING PROVIDED (SEC LOT)	64 SPACES
PHASE 2 PARKING SUMMARY	
ADDITIONAL PARKING PROVIDED IN SWC LOT BEYOND JJ REQ'D	38 SPACES
TOTAL BUILDING AREA (NWC + SEC LOTS)	16,800 S.F.
TOTAL PARKING REQUIRED (NWC + SEC LOTS)	168 SPACES
TOTAL PARKING PROVIDED (NWC + SEC + SWC LOTS)	170 SPACES
PARKING RATIO	10.1 SPACES/1000 S.F.

LIBERTY ROAD

PT 196+23.62

197+00

196+00

EXISTING
BUILDING

*ONLY ACTIVE LEASE JIMMY JOHN'S – 1100 SF

RESTAURANT 4
4,000 S.F.

RESTAURANT 5
1,500 S.F.

RETAIL 6
2,000 S.F.

WATERS EDGE BOULEVARD

MULTIFAMILY
DEVELOPMENT

PROPOSED
LOT LINE

SITE DATA – SWC JIMMY JOHN'S PARKING AREA	
EXISTING BUILDING AREA*	1,100 S.F.
PARKING REQUIRED	11 SPACES (1 SP/100 S.F.)
STANDARD PARKING PROVIDED	45 SPACES
HANDICAP PARKING PROVIDED	4 SPACES
TOTAL PARKING PROVIDED	49 SPACES
ADDITIONAL PARKING PROVIDED BEYOND JIMMY JOHN'S REQ'D	38 SPACES

*ONLY ACTIVE LEASE JIMMY JOHN'S – 1100 SF

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069
Civil Engineers • Structural Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
p:847.634.5500 f:847.634.0066
manhard.com

WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

NWC RETAIL SITE PLAN - PHASE 2

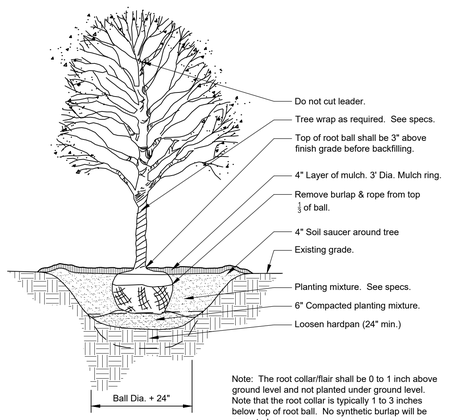
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PROJ. ASSOC.: KRK
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DATE: 03-19-25
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SHEET
1 OF 1

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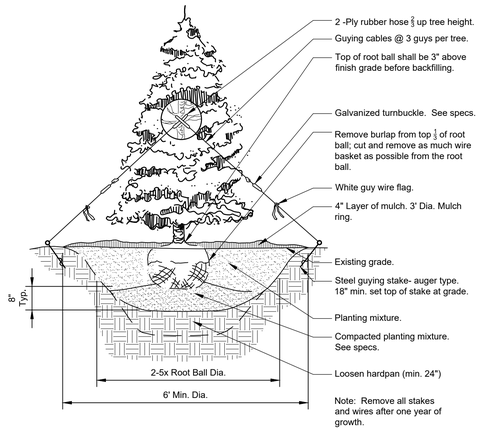
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March 19, 2025 – 09:32 Dwg Name: P:\Projects\Work\Final\Preliminary\Exhibits Final\Phase 2 Site Plan – Waters Edge NWC Retail.dwg Updated By: KKlowers



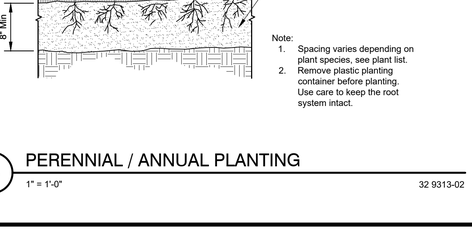
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0" 32 9343.33-20



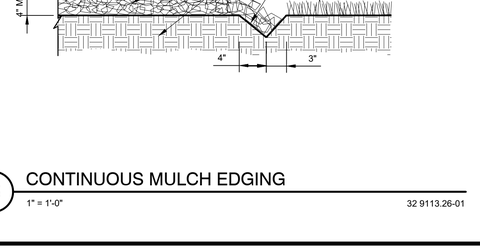
2 CONIFER TREE PLANTING

1/4" = 1'-0" 32 9343.46-01



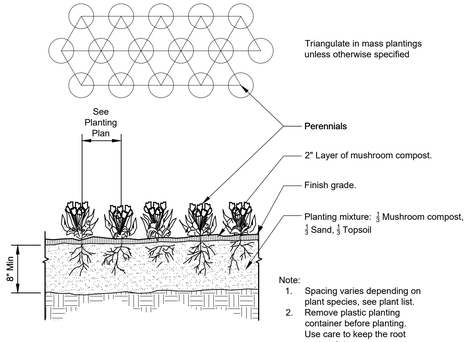
3 SHRUB PLANTING DETAIL

3/4" = 1'-0" 32 9333.16-05



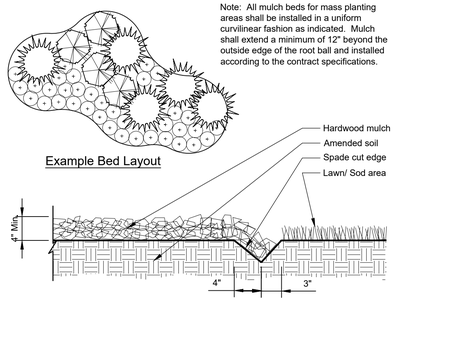
4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 32 9313-01



5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 32 9113.26-01

Village of Crystal Lake Required Landscaping

SIGHT TRIANGLE REQUIREMENT

No planting shall be placed within the clear sight triangle in such a manner as to materially impede vision (Section 4-100-D-1-d). All planting must be minimum 25' from an intersection (Section 4-400-E-3-d).

TREE PRESERVATION REQUIREMENT

A tree removal permit shall be required in connection with the building permit, approved only after review and approval of tree preservation plan (Section 4-300-C).

Replacement ratios: Minimum size of tree that warrants replacement for Groups A & B must have a DBH of 2" or greater, and 6" or greater for Groups C & D. [Species Group: Percentage of DBH to replace]. A:50, B:30, C:10, D:5. No replacement required for dead or dying trees. Tree banking may be used if insufficient space is available for replacements.

MINIMUM PLANT SIZES AT INSTALLATION (Section 4-400-E-1-a)

Deciduous canopy or shade trees: 2.5" caliper

Ornamental trees: 2.5" or 8'

Evergreen trees: 6'

Deciduous shrubs: 3' height for large, 18" spread for small

Evergreen shrubs: 5' height for large, 2' height for small

MISCELLANEOUS PLACEMENT STANDARDS (Section 4-400-E)

Fire hydrants: minimum 8' radius with no plantings over 12" tall

Parkway trees: minimum 25' from light poles, 8' from drives, 5' from manholes and b-boxes and 15' from stop signs. If less than 8' exists between curb and sidewalk, parkway trees shall not be permitted. Parkway plantings shall be planted within 35' and 50' on center, placed alternately along a street rather than opposite one another.

Nothing except ground cover shall be planted or installed within any underground or overhead utility, drainage, or gas easement without the consent of easement owner, as applicable.

PARKING LOT LANDSCAPING (Section 4-400-F-1)

INTERIOR: One 8'x19' landscape island, containing 1 canopy or ornamental tree and 5 shrubs to each 10 parking spaces and at the end of every parking row, OR

A 5' wide center island, containing one tree and 10 shrubs for each 40 lf and islands with one canopy or ornamental tree and 5 shrubs at the ends of each parking row, OR

parallel parking spaces require an 8'x8' island containing 1 canopy or ornamental tree and 5 shrubs every 4 spaces and at the ends of every parking row.

PERIMETER: When abutting ROW, continuous visual screen is required, 15' wide planted in undulating beds with 1 tree and 10 shrubs of various heights and averaging 3', along every 40 lf.

When not abutting ROW, Visual screen shall be 8' wide and undulating with 1 tree and 5 shrubs of various heights along every 40 lf.

Parking lots adjacent to residentially zoned properties shall provide a 6' solid screen either through berm, fence, or evergreen plantings.

FOUNDATION LANDSCAPING (Section 4-400-F-4)

A 5' wide landscape area around all building perimeters is required.

GENERAL BUFFERING REQUIREMENTS (Section 4-400-F-5)

Subject property is multifamily, adjacent to retail to the north and east, multifamily to the west, and manufacturing to the south. Per Table 4-400F(1), no buffer is required.

SIGN LANDSCAPE (Section 4-400-F-6)

All permanent freestanding signs shall have landscaping planted around the base of the sign at 1 sf of landscape area per 1 sf of sign area, and shall be a mix of plants with 50% being trees and/or shrubs.

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.

All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.

5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
DECIDUOUS TREES							
ACM	3	Acer miyabei 'Morton' TM	State Street Miyabe Maple	2.5" Cal.	B&B		
CC	2	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" Cal.	B&B		
GBI	4	Ginkgo biloba	Maidenhair Tree	2.5" Cal.	B&B		
DECIDUOUS SHRUBS							
AMO	10	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	3 gal.	Pot		
AGH	13	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	3 gal.	Pot		
CSC	12	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	3 gal.	Pot		
HM	4	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	5 gal.	Pot		
RGL	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot		
R3	2	Rosa rugosa 'Rotesmeer'	Purple Pavement Rose	5 gal.	Pot		
RA2	6	Rosa x 'BAlrage'	Easy Elegance® All The Rage Shrub Rose	3 gal.	Pot		
EVERGREEN SHRUBS							
JP	5	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal.	Pot		
TAX	9	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	3 gal.	Pot		
ORNAMENTAL GRASSES							
CK2	13	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot		
CAR	15	Carex elata 'Aurea'	Golden Sedge	1 gal.	Pot		
PE	36	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	Pot		
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
PERENNIALS							
NC	31	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot	18" o.c.	

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

LICENSED LANDSCAPE ARCHITECT
MYLES URBANO ABURTO
157-001848
STATE OF ILLINOIS
SEAL

Date: 03/28/25
Myles Urbano Aburto, ASLA, PLA
Illinois Registered Landscape Architect
157-001848
Expires 08/31/2025

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 | p:847.634.5550 | f:847.634.0066 | manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY | REVISIONS | DATE

WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
LANDSCAPE PLAN PHASE 2 - COVER SHEET

PROJ. MGR.: KRK
PROJ. ASSOC.: MA
DRAWN BY: MA
DATE: 03/28/25
SCALE: N.T.S.

SHEET
L1 OF L3
CAQCLIL01

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March 26, 2025 - 1:3:23 Dwg Name: \\mcl-lic-nas\projects-ca\CaqcliI01\dwg\Landdsign\02-Final\Final Landscape Plan.dwg Updated By: maburto

NORTHWEST HIGHWAY (ROUTE 14)

LIBERTY ROAD

ONLY

WATERS EDGE BOULEVARD

ONLY

LIBERTY ROAD

WATERS EDGE BOULEVARD

RESTAURANT 3
3,900 S.F.
F.F. 899.50

RETAIL 1
3,000 S.F.
F.F. 899.50

RESTAURANT 2
2,400 S.F.
F.F. 899.50

FUTURE BUILDING PAD

PATIO AREA
675 S.F.

PATIO AREA
350 S.F.

LL ROOM

EXISTING BUILDING

*ONLY ACTIVE LEASE JIMMY JOHN'S – 1100 SF

RESTAURANT 4
4,000 S.F.

RESTAURANT 5
1,500 S.F.

RETAIL 6
2,000 S.F.

MULTIFAMILY DEVELOPMENT

EXISTING MULTI-FAMILY LANDSCAPE TO REMAIN

EXISTING WATERS EDGE BLVD. LANDSCAPE TO REMAIN

TURF AREA, TYP.

PROPOSED LOT LINE

SOUTHEASTERLY PIPE IS PLUGGED/CAPPED

ELECTRIC TRANSFORMER ON CONCRETE PAD

COMMUNICATION VAULT

ELECTRIC TRANSFORMER

SMH 899.87 S 889.97 E,W 889.07

SMH 898.42 SE --- N,S 890.37

SMH-V 895.12 P 890.92

SMH 899.82 890.30

SMH 897.46 891.28

SMH 897.58 892.95

18" DIP

12" DIP

24" RCP

18" RCP

8" DIP

8" PVC

15" RCP

30" RCP

12" RCP

3" TALL METAL RAIL

B6.12 CONCRETE CURB AND GUTTER

AGGREGATE

CONCRETE

BUILDING OVERHANG

BRICK COLUMN (TYP)

BRICK WALL

SIGN

MULTIPLE ELECTRIC METERS AND PANELS ON BUILDING

ELECTRIC PANEL ON BUILDING

TELECOMMUNICATION PANEL ON BUILDING

ELECTRIC TRANSFORMER ON CONCRETE PAD

MULTIPLE MAILBOXES

3 ACM
6 CSC

6 CSC

31 NC
6 RA2
6 CK2
4 HM

5 AMO
2 GBI
9 PE

9 PE
7 AGH
15 CAR

1 R3
5 JP
1 R3
9 TAX

5 AMO
2 GBI
9 PE

9 PE

6 AGH
1 CC

7 CK2
1 CC
6 RGL

199+00
198+00
197+00
196+00
PT 196+23.62
500+00
501+00
502+00
503+00
504+00
505+00

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

PLANT SCHEDULE

CODE	BOTANICAL NAME
DECIDUOUS TREES	
ACM	Acer miyabei 'Morton' TM
CC	Celtis occidentalis 'Chicagoland'
GBI	Ginkgo biloba
DECIDUOUS SHRUBS	
AMO	Aronia melanocarpa 'Morton' TM
AGH	Aronia melanocarpa 'UCONNAM012' TM
CSC	Clethra alnifolia 'Sixteen Candles'
RGL	Rhus aromatica 'Gro-Low'
ORNAMENTAL GRASSES	
CK2	Calamagrostis x acutiflora 'Karl Foerster'
CAR	Carex elata 'Aurea'
PE	Pennisetum alopecuroides 'Burgundy Bunny'

DRAWN BY | REVISIONS | DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
LANDSCAPE PLAN PHASE 2 - PLANTING PLAN

PROJ. MGR.: KRK
PROJ. ASSOC.: MA
DRAWN BY: MA
DATE: 03/28/25
SCALE: 1"=20'

SHEET
L2 OF L3
CAQCLIL01

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March 26, 2025 - 13:23 Dwg Name: \\vernon-fs-nas\Workjobs-wh\Crystal Lake\Landplan\V01-Final\Final Landscape Plan.dwg Updated By: mmburio

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. PROVIDE TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THIS WORK INCLUDES:
   1. SPREADING OF TOPSOIL OR SOIL PREPARATION
   2. TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS
   3. PLANTING MIXES
   4. MULCH AND PLANTING ACCESSORIES
   5. FERTILIZER AND HERBICIDE
   6. MAINTENANCE
   7. WARRANTY OF PLANT MATERIAL

B. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND REPORT ANY DISCREPANCIES TO THE OWNER OR HIS/HER REPRESENTATIVE.

1-02 QUALITY ASSURANCE:

A. COMPLY WITH SITE WORK REQUIREMENTS

B. PLANT NAMES INDICATED MUST COMPLY WITH 'STANDARDIZED PLANT NAMES' AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES WHICH ARE NOT LISTED SHOULD CONFORM WITH THOSE GENERALLY ACCEPTED BY THE NURSERY TRADE. STOCK SHOULD BE LEGIBLY TAGGED.

C. ALL PLANT MATERIALS SHALL CONFORM TO THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, D.C.

D. ALL PLANT MATERIAL SHALL BE GROWN AND SUPPLIED WITHIN A 50 MILE RADIUS OF THE PROJECT FOR A MINIMUM OF TWO FULL GROWING SEASONS.

E. ADHERE TO SIZING REQUIREMENTS AS LISTED IN THE PLANT LIST AND/OR BID FORM FOR THE PROJECT. A PLANT SHALL BE MEASURED IN ITS NATURAL STANDING POSITION.

F. STOCK THAT IS FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE SHOWN. WITH PERMISSION OF THE LANDSCAPE ARCHITECT, SUBSTITUTION FROM THE SPECIFIED PLANT LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE LANDSCAPE ARCHITECT, SHOWING THAT THE PLANT SPECIFIED IS NOT AVAILABLE. REQUESTS FOR APPROVAL OF SUBSTITUTE PLANT MATERIAL SHALL INCLUDE COMMON AND BOTANICAL NAMES AND SIZE OF SUBSTITUTE MATERIAL. ONLY THOSE SUBSTITUTIONS OF AT LEAST EQUIVALENT SIZE AND CHARACTER TO THAT OF THE SPECIFIED MATERIAL WILL BE APPROVED. STOCK WHICH IS LARGER THAN THAT WHICH IS SPECIFIED IS ACCEPTABLE WITH PERMISSION OF THE LANDSCAPE ARCHITECT, PROVIDING THERE IS NO ADDITIONAL COST AND THAT THE LARGER PLANT MATERIAL WILL NOT BE CUT DOWN IN ORDER TO CONFORM TO THE SIZE INDICATED.

G. ALL SHRUBS SHALL BE DENSE IN FORM. SHRUB LINERS DO NOT MEET THESE SPECIFICATIONS. SHRUBS SPECIFIED BY HEIGHT SHALL HAVE A SPREAD THAT IS EQUAL TO THE HEIGHT MEASUREMENT. SHRUBS WHICH ARE SPECIFIED BY SPREAD SHALL EXHIBIT THE NATURAL GROWTH HABIT OF THE PLANT BY HAVING A GREATER SPREAD THAN HEIGHT.

H. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO INSPECT PLANT MATERIAL FOR SIZE AND CONDITION OF ROOT SYSTEMS, THE PRESENCE OF INSECTS AND DISEASES, INJURIES AND LATENT DEFECTS (DUE TO CONTRACTOR NEGLIGENCE OR OTHERWISE), AND TO REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING PROGRESS OF THE PROJECT.

I. CONTAINER GROWN DECIDUOUS AND/OR EVERGREEN SHRUBS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED SHRUBS SUBJECT TO SPECIFIED LIMITATIONS FOR CONTAINER GROWN STOCK. SIZE OF CONTAINER GROWN MATERIAL MUST CONFORM TO SIZE/HEIGHT REQUIREMENTS OF PLANT LIST.

1-03 DELIVERY, STORAGE & HANDLING:

A. FERTILIZER SHALL BE DELIVERED IN ORIGINAL, UNOPENED AND UNDAMAGED PACKAGING. CONTAINERS SHALL DISPLAY WEIGHT, ANALYSIS AND MANUFACTURER'S NAME. STORE FERTILIZER IN A MANNER THAT WILL PREVENT WETTING AND DETERIORATION.

B. TAKE ALL PRECAUTIONS CUSTOMARY CONCERNING PROPER TRADE PRACTICE IN PREPARING PLANTS FOR TRANSPORT. PLANTS SHALL BE DUG, PACKED AND TRANSPORTED WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED EACH BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL, THE CERTIFICATE SHALL BE FILED WITH THE LANDSCAPE ARCHITECT . ALL PLANTS MUST BE PROTECTED FROM DRYING OUT. IF PLANT MATERIAL CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SAID MATERIAL SHOULD BE PROPERLY PROTECTED IN A MANNER THAT IS ACCEPTABLE TO THE LANDSCAPE ARCHITECT . HEELED-IN PLANTS MUST BE WATERED DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD STRIP BARK OR BREAK OR SHEAR BRANCHES.

C. PLANT MATERIAL TRANSPORTED ON OPEN VEHICLES SHOULD BE COVERED WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

D. DRY, LOOSE TOPSOIL SHALL BE PROVIDED FOR PLANTING BED MIXES. MUDDY OR FROZEN TOPSOIL IS UNACCEPTABLE AS WORKING WITH MEDIUM IN THIS CONDITION WILL DESTROY ITS STRUCTURE, MAKING ROOT DEVELOPMENT MORE DIFFICULT.

1-04 PROJECT CONDITIONS:

A. NOTIFY LANDSCAPE ARCHITECT AT LEAST SEVEN (7) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.

B. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING ABOVE AND BELOW GROUND UTILITIES. UTILITIES CAN BE LOCATED AND MARKED (IN ILLINOIS) BY CALLING J.U.L.I.E. AT (800)892-0123.

C. THE CONTRACTOR SHALL PROVIDE, AT HIS/HER OWN EXPENSE, PROTECTION AGAINST TRESPASSING AND DAMAGE TO SEEDED AREAS, PLANTED AREAS, AND OTHER CONSTRUCTION AREAS UNTIL THE PRELIMINARY ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE BARRICADES, TEMPORARY FENCING, SIGNS, AND WRITTEN WARNING OR POLICING AS MAY BE REQUIRED TO PROTECT SUCH AREAS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE OWNER AFTER SUCH WARNING HAS BEEN ISSUED.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF CROWNS, TRUNKS AND ROOTS OF EXISTING TREES, PLUS SHRUBS, LAWNS, PAVED AREAS AND OTHER LANDSCAPED AREAS THAT ARE TO REMAIN INTACT. EXISTING TREES, WHICH MAY BE SUBJECT TO CONSTRUCTION DAMAGE, SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED. THE OWNER DESIRES TO PRESERVE THOSE TREES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION EXCEPT THOSE SPECIFICALLY INDICATED TO BE REMOVED ON THE DRAWINGS. THE CONTRACTOR SHALL ERECT PROTECTIVE TREE FENCING AND TREE ARMOR AT LOCATIONS INDICATED ON THE DRAWINGS AND AROUND ALL TREES ON SITE WHICH ARE TO BE PRESERVED. PROTECTIVE FENCING SHALL BE ERECTED BETWEEN THE LIMITS OF CONSTRUCTION AND ANY TREE PRESERVATION AREAS SHOWN ON THE DRAWINGS.

E. A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF SIZES, QUANTITIES AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS AND ON THE BID FORM. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

1-05 PRELIMINARY ACCEPTANCE:

A. ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 90 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS/HER REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: MOWING AND EDGING TURF, PULLING WEEDS, WATERING TURF AND PLANT MATERIAL AND ANNUAL FLOWER MAINTENANCE.

1-06 WARRANTY:

A. ALL PLANT MATERIAL (EXCLUDING ANNUAL COLOR), SHALL BE WARRANTEED FOR ONE (1) YEAR AFTER THE END OF THE 90 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK BY THE OWNER OR HIS/HER REPRESENTATIVE. PLANT MATERIALS WILL BE WARRANTEED AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTROL OF THE CONTRACTOR. THE WARRANTY COVERS A MAXIMUM OF ONE REPLACEMENT PER ITEM.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. ONLY SOUND, HEALTHY, VIGOROUS PLANTS WHICH ARE FREE FROM SUNSCALD INJURIES, DISFIGURING KNOTS, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION SHALL BE PROVIDED. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN PATCHES.
   1. BALLED AND BURLAPPED PLANTS SHALL HAVE A FIRM NATURAL BALL OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS A ROOT SYSTEM NECESSARY FOR A FULL RECOVERY OF THE PLANT. ROOT BALL SIZES SHALL COMPLY WITH THE LATEST EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS). ROOT BALLS THAT ARE CRACKED OR MUSHROOMED ARE UNACCEPTABLE.
   2. CONTAINER GROWN STOCK SHOULD BE GROWN FOR AN AMOUNT OF TIME THAT IS OF SUFFICIENT LENGTH FOR THE ROOT SYSTEM TO HAVE DEVELOPED ENOUGH TO HOLD ITS SOIL TOGEHTER, FIRM AND WHOLE. PLANTS WILL NOT BE LOOSE IN THEIR CONTAINERS, NOR SHALL THEY BE POT-BOUND AND ALL CONTAINER GROWN STOCK WILL COMPLY WITH THE SIZES STATED ON THE PLANT LIST.
   3. NO EVIDENCE OF WOUNDS OR PRUNING CUTS SHALL BE ALLOWED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
   4. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND. THE HEIGHT OF EVERGREEN TREES ARE DETERMINED BY MEASURING FROM THE GROUND TO THE FIRST LATERAL BRANCH CLOSEST TO THE TOP. HEIGHT AND/OR WIDTH OF OTHER TREES ARE MEASURED BY THE MASS OF THE PLANT NOT THE VERY TIP OF THE BRANCHES.
   5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST. THE HEIGHT MEASUREMENT SHALL BE TAKEN FROM GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT, NOT THE LONGEST BRANCH. SINGLE STEM OR THIN PLANTS WILL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE FLUSHED WITH GROWTH AND HAVE GOOD FORM TO THE GROUND. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES OR OTHER ROOT OR BRANCH INJURIES.

2-02 ACCESSORIES:

A. TOPSOIL:
   1. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL OF A LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL. TOPSOIL SHALL BE REASONABLY FREE FROM CLAY, LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS WITH A PH BETWEEN 6.5 TO 7.0.

B. TOPSOIL FOR SEED AREAS SHALL BE A MINIMUM OF 6".

C. SOIL AMENDMENTS SHALL BE AS FOLLOWS:
   1. FOR TREES AND SHRUBS THE PLANT PIT WILL BE BACKFILLED WITH PULVERIZED BLACK DIRT.
   2. FOR PERENNIALS AND ORNAMENTAL GRASSES THE SOIL MIXTURE WILL BE AS FOLLOWS: CM-63 GENERAL PURPOSE PEAT BASED MIX AS SUPPLIED BY MIDWEST TRADING. TOP BEDS WITH 8" OF CM-63 AND TILL INTO EXISTING BEDS TO A DEPTH OF 8". SOIL MIXTURES ARE AVAILABLE FROM MIDWEST TRADING. MIDWEST TRADING, ST. CHARLES, IL 60174 (630) 365-1990

D. FERTILIZER:
   1. FOR TREES AND SHRUBS USE: 14-4-6 BRIQUETTES 17 G OR EQUIVALENT AVAILABLE FROM ARTHUR CLESEN, INC. FOLLOW MANUFACTURER'S RECOMMENDATION FOR APPLICATION. ARTHUR CLESEN, INC. 543 DIENS DRIVE, WHEELING, IL 60090 (847)537-2177
   2. FOR TURF AREAS USE 6-24-16 CLESEN FAIRWAY WITH MICRONUTRIENTS WITH MINOR ELEMENTS 3.0 % S, .02% B, .05% CU, 1.0% FE, .0006% MO, .10% MN AVAILABLE FROM ARTHUR CLESEN OR APPROVED EQUAL.

E. HERBICIDE:
   1. ROUND-UP OR APPROVED EQUAL

F. MULCH:
   1. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK WHICH HAS BEEN SCREENED AND IS FREE OF ANY GREEN FOLIAGE, TWIGS, ROCKS, SAWDUST, WOOD SHAVINGS, GROWTH OR GERMINATION INHIBITING INGREDIENTS, OR OTHER FOREIGN MATERIALS. BARK MULCH IS AVAILABLE FROM MIDWEST TRADING.
   2. MUSHROOM COMPOST AS AVAILABLE FROM MIDWEST TRADING.

G. WATER:
   1. WATER SERVICE WILL BE AVAILABLE ON THE SITE, WITH THE COST OF WATER BEING PAID BY THE OWNER. TRANSPORTING OF THE WATER FROM THE SOURCE TO THE WORK AREAS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ALL NECESSARY HOSE, PIPING, TANK TRUCK, ETC. SHALL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR.

H. GUYING:
   1. STAKES: 5/8" X 40" STEEL EYE ANCHOR WITH 4" HELIX
   2. CABLE:
      a. TREES UNDER 5": FLEXIBLE 1/8" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL
      b. TREES 5" AND OVER: FLEXIBLE 3/16" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL.
   3. TURNBUCKLES: 5/16", EYE AND EYE, WITH 4" TAKEUP.
   4. HOSE: NEW TWO-PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D.

I. TREE WRAP: BURLAP TREE WRAP 4" WIDE.

J. TWINE: SOFT NURSERY JUTE.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS OF INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3-02 PREPARATION:

A. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF 'HORTICULTURE STANDARDS OF NURSERYMEN, INC.' AND AS DETAILED ON THESE DRAWINGS.

B. PLANTING SHALL BE PERFORMED BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

C. ALL UNDERGROUND UTILITIES MUST BE LOCATED AND MARKED CLEARLY.

D. APPLY ROUND-UP OR APPROVED EQUIVALENT TO KILL ANY EXISTING VEGETATION IN ALL AREAS TO BE PLANTED. CONFIRM LENGTH OF WAITING PERIOD BETWEEN CHEMICAL APPLICATION AND PLANT INSTALLATION WITH MANUFACTURER. DO NOT BEGIN PLANTING OPERATIONS UNTIL PRESCRIBED POST-APPLICATION WAITING PERIOD HAS ELAPSED. TAKE EXTREME CARE TO AVOID CHEMICAL DRIFT TO ADJOINING PROPERTIES OF LANDSCAPE PLANTINGS.

E. PRIOR TO ALL PLANTING, ROTOTILL ALL AREAS TO BE LANDSCAPED TO PREPARE FOR PLANT INSTALLATION TO A MINIMUM DEPTH OF 12". ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOUR. CHANGES IN GRADE ARE TO BE GRADUAL. BLEND SLOPES INTO LEVEL AREAS. REMOVE ALL DEBRIS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM AREAS TO BE PLANTED. REMOVE ALL CONCRETE SLAG LARGER THAN 2" IN DIAMETER.

F. TOPSOIL SHALL BE SPREAD OVER THE SITE AT A MINIMUM DEPTH OF 6". FOR THOSE AREAS WHICH ARE INDICATED AS PRAIRIE OR NATURAL AREAS ON THE DRAWINGS, A TOPSOIL DEPTH OF 18" IS RECOMMENDED WHERE POSSIBLE.

G. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PREPARE ALL SEEDED AREAS BY DISKING AND RAKING PRIOR TO PLANTING SEED. SOIL SHALL BE LOOSENED AND SCARIFIED TO A MINIMUM DEPTH OF 6". FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".

H. LOCATE ALL PLANT MATERIAL AS INDICATED OR AS APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT. IF OBSTRUCTIONS ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THE DRAWINGS, THEN DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.

I. PLANTING HOLES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANTING DETAILS. HOLES SHALL BE HAND DUG OR MACHINE DUG. GREAT CARE WILL BE TAKEN TO NOT EXCAVATE THE HOLE DEEPER THAN THE ROOT BALL AND THE DIAMETER SHALL BE A MINIMUM OF TWO TIMES THE ROOT BALL WIDTH. REMOVE ANY MATERIALS ENCOUNTERED IN EXCAVATION THAT MAY BE INJURIOUS TO PLANT GROWTH, INCLUDING STONES LARGER THAN 2" IN DIAMETER OR OTHER DEBRIS. SOIL TO BE USED AS BACKFILL SHOULD BE PULVERIZED.

J. PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND ROOT SYSTEMS AND ROOT BALLS OF THE PLANTS. THE MIXTURES ARE OUTLINED IN SECTION B OF PART 2-02.

K. PRIOR TO PLANTING, PROVIDE ADDITIONAL TOPSOIL TO ALL PLANTING BEDS TO BRING THE FINISH GRADE OF THE BED TO 2" ABOVE LAWN GRADE AND TO FINISH GRADE OF ADJACENT HARD SURFACE GRADES.

L. ADD 2" THICKNESS OF MUSHROOM COMPOST TO ALL ANNUAL, PERENNIAL AND GROUNDCOVER BEDS. FINISH GRADE BED AND INSTALL PLANTS.

3-03 PLANTING PROCEDURES:

A. SET PLANT MATERIAL IN THE PLANTING HOLE TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT AND PLUMB. SET PLANT MATERIAL 2" ABOVE THE ADJACENT FINISH GRADE. REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE TREATED BURLAP (GREEN). CUT AND REMOVE OR CUT AND FOLD DOWN UPPER HALF OF WIRE BASKET, DEPENDENT UPON TREE SIZE. BACKFILL HOLE BY FIRMLY TAMPING SOIL TO AVOID ANY AIR POCKETS OR VOIDS.

B. SET BALLED AND BURLAPPED PLANTS IN THE PLANTING HOLE AND COMPACT 8" OF SOIL AROUND THE BASE OF THE BALL. BACKFILL REMAINING SPACE WITH PLANTING MIXTURE. WATER PLANTS IMMEDIATELY AFTER PLANTING TO ELIMINATE ALL VOIDS AND THOROUGHLY SOAK THE PLANT ROOT BALL.

C. SPACE GROUNDCOVER PLANTS ACCORDING TO DIMENSIONS GIVEN ON THE PLANS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED NUMBER OF PLANTS. PLANT TO WITHIN 18" OF THE TRUNKS OF TREES AND SHRUBS OR AT THE EDGE OF THE PLANT BALL, WHICHEVER IS CLOSEST. PLANT TO WITHIN 12" OF EDGE OF BED.

D. MULCHING:
   1. INSTALL 4" DEPTH OF MULCH AROUND ALL TREE AND SHRUB BEDS AS INDICATED ON DRAWINGS OR PLANTING DETAILS. MULCH SHRUB PLANTING AREAS AS CONTINUOUS BEDS. DO NOT PLACE MULCH DIRECTLY AGAINST TREE TRUNK; FORM MULCH TO CREATE AN INVERTED CONE AROUND TRUNK.
   2. MULCH PERENNIAL, GROUNDCOVER AND ANNUAL PLANTING BEDS WITH 2" MUSHROOM COMPOST. WATER MULCHED AREAS THOROUGHLY AFTER PLACING MULCH.

E. TREE WRAPPING IS NOT REQUIRED, UNLESS THE CONTRACTOR FEELS IT IS NECESSARY DUE TO CHARACTERISTICS OF A PARTICULAR SPECIES OR PAST EXPERIENCE WITH THE SPECIES. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED AS TO WHICH TREES ARE TO BE WRAPPED AND SHALL INSPECT THE TRUNK(S) BEFORE WRAPPING. TREE WRAP WILL NOT BE USED TO COVER DAMAGE OR DEFECTS. WHEN WRAPPING IS DONE, TRUNKS WILL BE WRAPPED SPIRALLY WITH APPROVED TREE WRAPPING TAPE THAT IS NOT LESS THAN 4" WIDE, AND SECURELY TIED WITH SUITABLE CORD AT THE TOP, BOTTOM AND 2" INTERVALS ALONG THE TRUNK. WRAP FROM GROUND TO THE HEIGHT OF THE FIRST BRANCH.

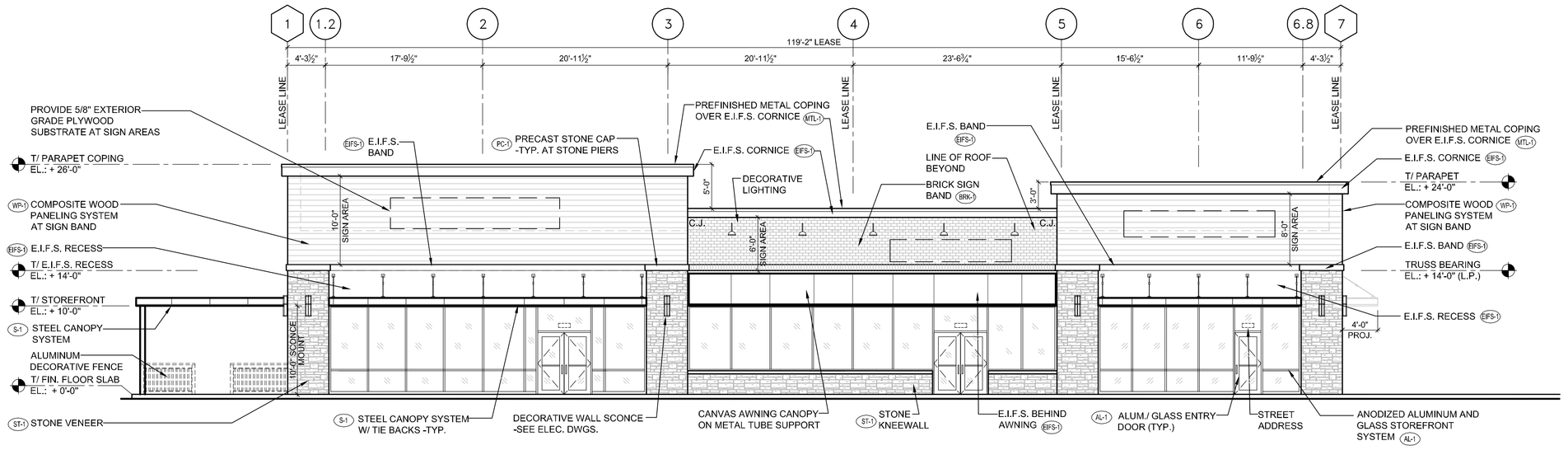
F. STAKING AND GUYING OF TREES IS OPTIONAL. IF THE CONTRACTOR CHOOSES TO STAKE ALL OR PART OF THE TREES, HE/SHE SHALL USE THE METHOD SPECIFIED IN THE PLANTING DETAILS. ONE (1) STAKE IS TO BE USED ON TREES OF 1" CALIPER AND UNDER, OR 4' HEIGHT AND UNDER. TWO (2) STAKES ARE TO BE USED ON TREES OF 1" TO 2 3/4" CALIPER. GUY TREES OF 3" CALIPER OR LARGER AT THREE (3) PER TREE. THE ROOT BALL WILL NOT BE PIERCED WITH A STAKE. STAKES ARE TO BE DRIVEN AT LEAST EIGHTEEN (18) INCHES INTO SUBSOIL BELOW THE PLANTING HOLE. STAKES AND WIRE ATTACHMENTS SHALL BE REMOVED AFTER THREE MONTHS FOR SPRING PLANTED MATERIAL AND BY THE FOLLOWING MAY FOR FALL PLANTED STOCK BY THE CONTRACTOR. STAKING AND GUYING SHOULD BE DONE IMMEDIATELY AFTER LAWN SEEDING OR SODDING OPERATIONS.

G. SEEDING OF SPECIFIED LAWN AREAS ON PLANS WILL BE TREATED AS FOLLOWS:
   1. TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 6" WHEN COMPACTED (TO BE PERFORMED BY OTHERS).
   2. SEED MIXTURE AND APPLICATION RATE - USE PREMIUM SEED MIX AS SUPPLIED BY ARTHUR CLESEN, INC. APPLY AT A RATE OF 5 LBS./1000 S.F.
   3. APPLY FERTILIZERS AND CONDITIONERS AT THE RATE SPECIFIED PER SOIL TEST FINDINGS. IN LIEU OF SOIL TEST RESULTS, APPLY TWO (2) TONS OF GROUND AGRICULTURAL LIMESTONE AND 1000 LBS. 10-10-10 OR EQUIVALENT ANALYSIS FERTILIZER PER ACRE. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.
   4. SOIL PREPARATION AREAS WHERE VEHICULAR TRAFFIC HAS COMPACTED THE SOIL SHALL BE LOOSENED/SCARIFIED TO A MINIMUM DEPTH OF 6" BEFORE FERTILIZING AND SEEDING. FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".
   5. WATERING SEEDED AREAS SHALL BE DONE TO ENSURE PROPER GERMINATION. ONCE SEEDS HAVE GERMINATED, WATERING MAY BE DECREASED BUT THE SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED APPROXIMATELY FOUR (4) WEEKS AFTER GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN 'AS NEEDED' BASIS.
   6. TURF IS BEING ESTABLISHED ON A VARIETY OF SLOPE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT WHATEVER PROCEDURES HE/SHE DEEMS NECESSARY TO ESTABLISH THE TURF AS PART OF HIS/HER WORK. SEEDED AREAS WILL BE ACCEPTED WHEN ALL AREAS SHOW A UNIFORM STAND OF THE SPECIFIED GRASS IN HEALTHY CONDITION AND AT LEAST 90 DAYS HAVE ELAPSED SINCE THE COMPLETION OF THIS WORK. THE CONTRACTOR SHALL SUBMIT WITH HIS/HER BID A DESCRIPTION OF THE METHODS AND PROCEDURES HE/SHE INTENDS TO USE.

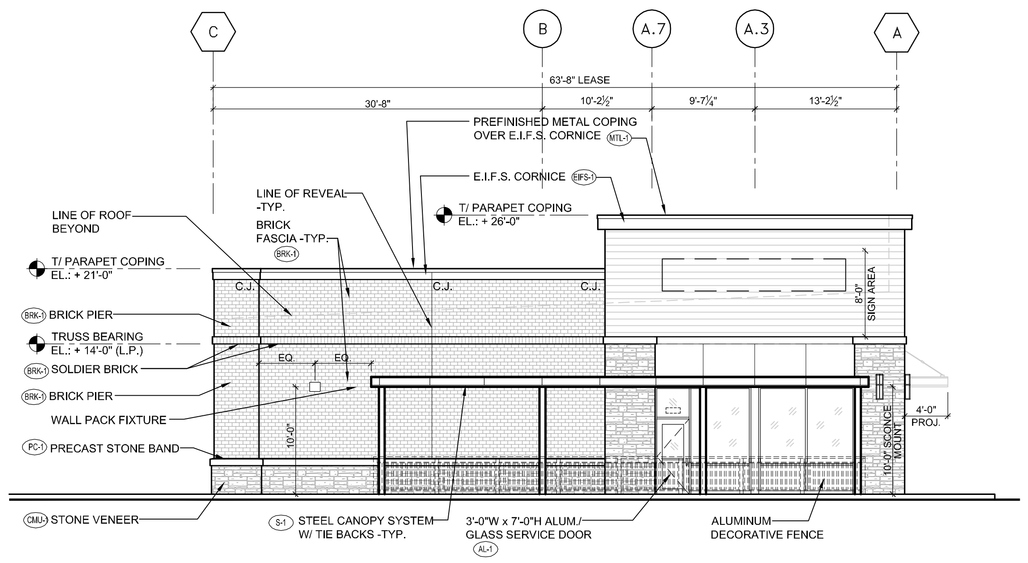
H. EROSION CONTROL BLANKET
   1. EROSION CONTROL BLANKET SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION IN ALL AREAS SHOWN ON THE PLAN.
   2. INSTALL S-75 EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
   3. BLANKET SHOULD BE PREMARKED WITH STAPLE PATTERN.
   4. STAPLES SHOULD BE 8" WIRE STAPLES, APPLIED AT TWO (2) PER SQUARE YARD MINIMUM.
   5. SUITABLE EROSION CONTROL PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCES AND THE PLANS.

I. SODDING OF SPECIFIED LAWN AREAS ON PLANS WILL BE COMPLETED AS FOLLOWS:
   1. RAKE SOIL SURFACE TO RECEIVE SOD TO COMPLETELY REMOVE ANY SOIL CRUST NO MORE THAN ONE DAY PRIOR TO LAYING SOD.
   2. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
   3. SOD SHALL BE LAID WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF THE GROUND IS FROZEN.
   4. 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. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT SOD.
   5. PLACE TOP ELEVATION OF SOD 1/2 INCH BELOW ADJOINING EDGING OR PAVING.
   6. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
   7. AFTER SOD AND SOIL HAVE DRIED, ROLL SEEDED AREAS TO ENSURE A GOOD BOND BETWEEN THE SOD AND SOIL, AND TO REMOVE MINOR DEPRESSIONS AND IRREGULARITIES.
   8. SODDED SLOPES 3:1 OR GREATER SHALL BE STAKED TO PREVENT EROSION AND WASHOUT.
   9. WARRANTY SODDING FOR A PERIOD OF ONE (1) YEAR FROM THE END OF THE 90 DAY MAINTENANCE PERIOD. IF SOD FAILS OR LACKS VIGOR AND FULL GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR WILL REPEAT SITE PREPARATION OPERATIONS AND RE-SOD AFFECTED AREAS AT THE CONTRACTOR'S EXPENSE.
   10. NOTE: SOD SHALL BE A PREMIUM KENTUCKY BLUEGRASS BLEND, AND IS REQUIRED IN ALL AREAS INDICATED ON THE PLANS AS WELL AS AREAS WHICH HAVE BEEN AFFECTED BY CONSTRUCTION. SOD CAN BE PLACED AS LONG AS WATER IS AVAILABLE AND THE GROUND SURFACE CAN BE PROPERLY PREPARED. SOD SHALL NOT BE LAID ON FROZEN OR SNOW-COVERED GROUND. SOD SHALL BE STRONGLY ROOTED, NOT LESS THAN TWO (2) YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHOULD BE MACHINE CUT TO PAD THICKNESS OF 3/4" (PLUS OR MINUS 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10% OF PAD WILL NOT BE ACCEPTED.

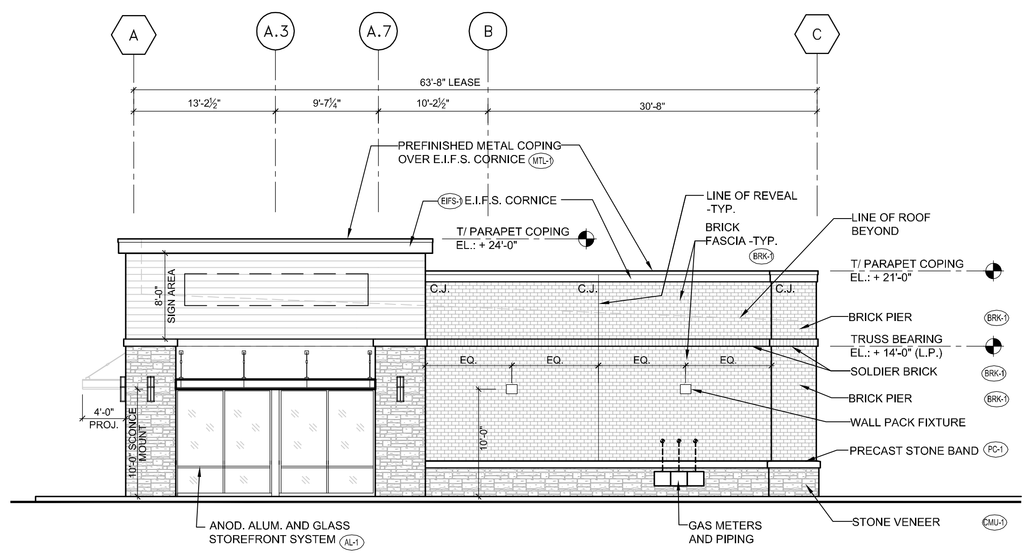
J. TIMING OF PLANT MATERIAL AND SEEDING OPERATIONS:
   1. SEEDING OF SPECIFIED AREAS SHALL OCCUR WHEN THE SOIL TEMPERATURE IS ABOVE 55° F. NO SEED SHALL BE SOWN DURING PERIODS OF HIGH WINDS, OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING (SEE SECTION 3-02 (G)). SEEDING OPERATIONS FOR THE SPECIFIED MIXES SHALL OCCUR IN THE SPRING TIME FRAME OF APRIL 15 THROUGH JUNE 30 AND IN THE SUMMER TIME FRAME OF AUGUST 15 THROUGH DECEMBER 1. THE MIXES CONTAINING BLUEGRASS AND FESCUE SEED MUST HAVE SIX WEEKS TO HARDEN OFF FOR WINTER SURVIVAL.
   2. SOD SHALL BE INSTALLED WHEN THE GROUND IS NOT FROZEN OR SNOW COVERED AND TEMPERATURES ARE LESS THAN 80° F. IT SHALL NOT BE PLACED DURING A PERIOD OF EXTENDED DROUGHT.
   3. HERBACEOUS ORNAMENTAL PLANTS SHALL BE PLANTED BETWEEN MAY 1 AND JUNE 15 OR BETWEEN AUGUST 15 AND DECEMBER 1.
   4. SPRING PLANTING OF WOODY ORNAMENTAL PLANTS SHALL BE PERFORMED FROM THE TIME THE SOIL CAN BE EASILY WORKED UNTIL JUNE 1, EXCEPT THAT EVERGREEN PLANTING SHALL END ON MAY 15. OAK, HAWTHORN AND RED MAPLE SPECIES WILL ONLY BE PLANTED DURING THIS SPRING PLANTING PERIOD. FALL PLANTING WILL BEGIN AUGUST 15 AND WILL CONTINUE UNTIL THE GROUND CANNOT BE WORKED SATISFACTORILY, EXCEPT THAT EVERGREEN PLANTING SHALL BE PERFORMED BETWEEN AUGUST



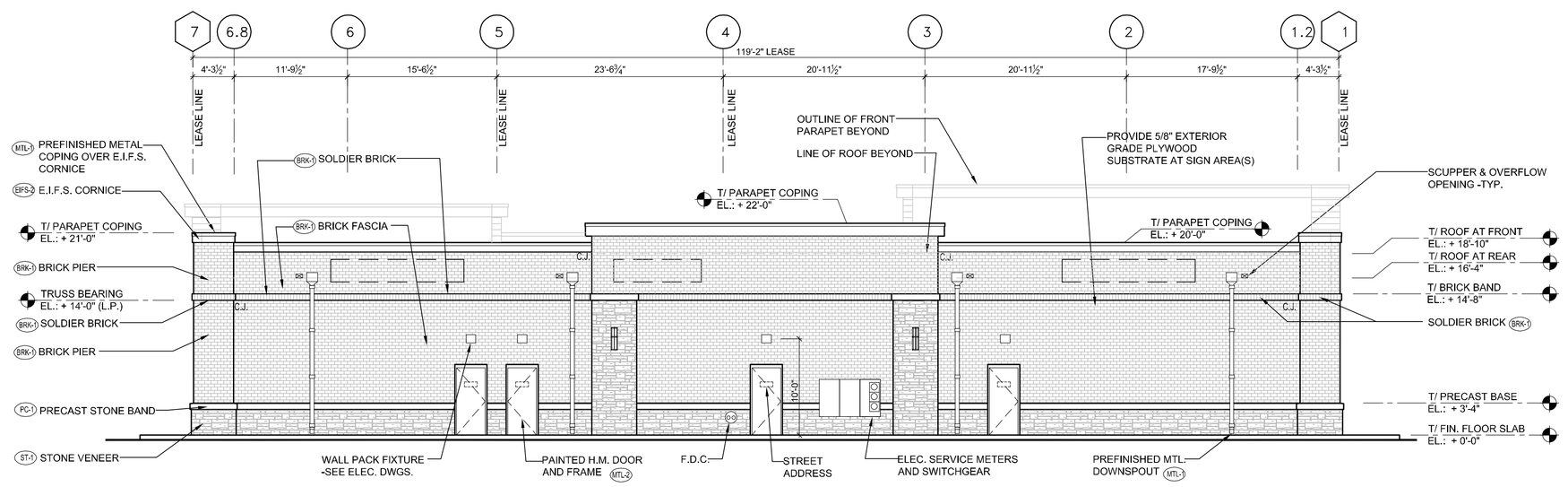
1 EL-1 FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 EL-1 SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



3 EL-1 SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



4 EL-1 REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

SIGNAGE NOTE:

SIGN CONTRACTOR TO PROVIDE & INSTALL SIGN (SUBMIT NECESSARY DETAILS FOR APPROVAL BY CITY)

5/8" EXTERIOR GRADE F.R. PLYWOOD SHEATHING TO BE SUBSTITUTED IN PLACE OF DENS GLASS AT PROPOSED SIGNAGE AREA & ADDITIONAL BLOCKING AS NECESSARY FOR FOR ANCHORING REQUIREMENTS.
(G.C. TO VERIFY SIZE/LOCATION OF SIGN)

PROVIDE J-BOX & CONDUIT TO NEW ELEC. PNL(S) FOR EACH TENANT'S SIGN (CONFIRM WITH EACH TENANT ON REQUIREMENTS & FINAL SIGN LOCATIONS)

CANVAS AWNING NOTE:

SUNBRELLA CANVAS AWNING

1"x1" ALUM. SQ. TUBING FRAME (PROVIDE NECESSARY BLOCKING FOR ANCHORING REQUIREMENTS)
-PAINTED TO MATCH CANVAS
(ENDS OF AWNING ARE NOT CLOSED)

COLOR: TO BE DETERMINED BY TENANT(S) - T.B.D.

NOTE: SUBMIT CUT-SHEET FOR FINAL APPROVAL

DECORATIVE WALL SCONCE:

REFER TO ELECTRICAL DRAWINGS FOR MAKE / MODEL INFORMATION

COLOR: TO MATCH STOREFRONT GLASS: CLEAR FROSTED ACRYLIC

NOTE: SUBMIT CUT-SHEET FOR FINAL APPROVAL

ENTRY / SERVICE DOOR NOTE:

ALL DOOR LOCATIONS TO BE COORDINATED WITH TENANT TI PLANS TO CONFIRM EXACT LOCATION

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : CREAM NOTE : FIELD COLOR	DRYVIT OR APPROVED EQUAL
BRK-1	UTILITY SIZE FACE BRICK NOTE: THIN BRICK TO BE USED ABOVE ALL STOREFRONT LOCATIONS COLOR : LIGHT GRAY (SMOOTH FINISH) - PROVIDE INTEGRAL WATER REPELLENT	ENDICOTT CLAY PRODUCTS OR APPROVED EQUAL
PC-1	PRECAST CONCRETE BAND/PIER CAP COLOR : WHITE #100 - SMOOTH FINISH	CONTINENTAL CAST STONE OR APPROVED EQUAL
ST-1	THIN STONE VENEER (LIGHT GRAY VARIATION) COLOR: LIGHT GREY VARIATION - PROVIDE INTEGRAL WATER REPELLENT IN BLOCK AND MORTAR ("DRY-BLOCK")	DUTCH QUALITY OR APPROVED EQUAL
MTL-1	PREFINISHED METAL COPING COLOR DARK GRAY	BERRIDGE ALUM CORP 655 FRATT RD SAN ANTONIO, TX (800) 669-0009
MTL-2	INSULATED HOLLOW METAL DOOR AND FRAME - COLOR : PRIMED AND PAINTED TO MATCH ADJACENT MATERIAL COLOR	BENJAMIN MOORE OR APPROVED EQUAL
S-1	STEEL CANOPY SYSTEM COLOR: "DARK GRAY" TEXTURE: POWDERCOAT	BENJAMIN MOORE OR APPROVED EQUAL
WP-1	COMPOSITE WOOD PANELING SYSTEM COLOR: DARK BROWN TEXTURE: WOOD GRAIN (HORIZONTAL)	NICHIA OR APPROVED EQUAL
AL-1	"DARK BRONZE" ANODIZED ALUMINUM STOREFRONT SYSTEM WITH LOW E DOUBLE INSULATED CLEAR GLASS (NON-TINTED) - WIDE STILE, TEMPERED AS REQUIRED NOTE: NO TEMPORARY HARDWARE	KAWNEER COMPANY, INC. 1377 EAST INDUSTRIAL DRIVE ITASCA, IL 60143 (630) 773-3700 OR APPROVED EQUAL

GENERAL NOTE:

GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES. COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING SHELL
FOR
COMMERCIAL DEVELOPMENT
(LOT 3)

WATER'S EDGE
US-14 & LIBERTY ROAD
CRYSTAL LAKE, IL

SHEET TITLE:
EXTERIOR ELEVATIONS

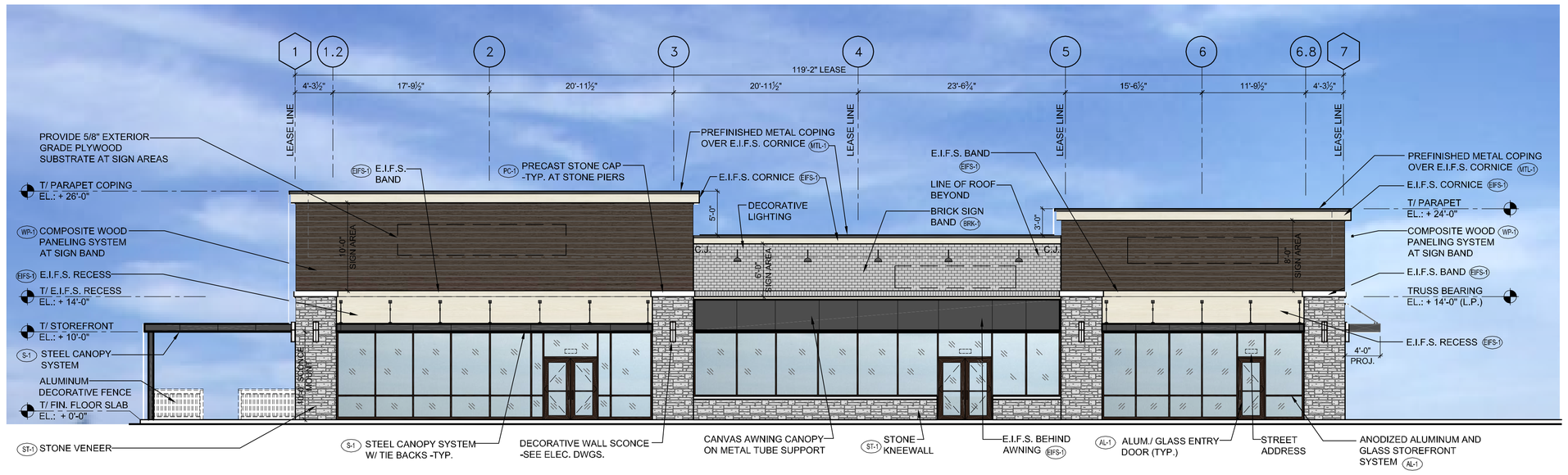
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SHEET:
EL-1

JOB NO. XXXXX



1 EL-1 FRONT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

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-PAINTED TO MATCH CANVAS
(ENDS OF AWNING ARE NOT CLOSED)

COLOR: TO BE DETERMINED BY TENANT(S) - T.B.D.

NOTE: SUBMIT CUT-SHEET FOR FINAL APPROVAL

DECORATIVE WALL SCONCE:

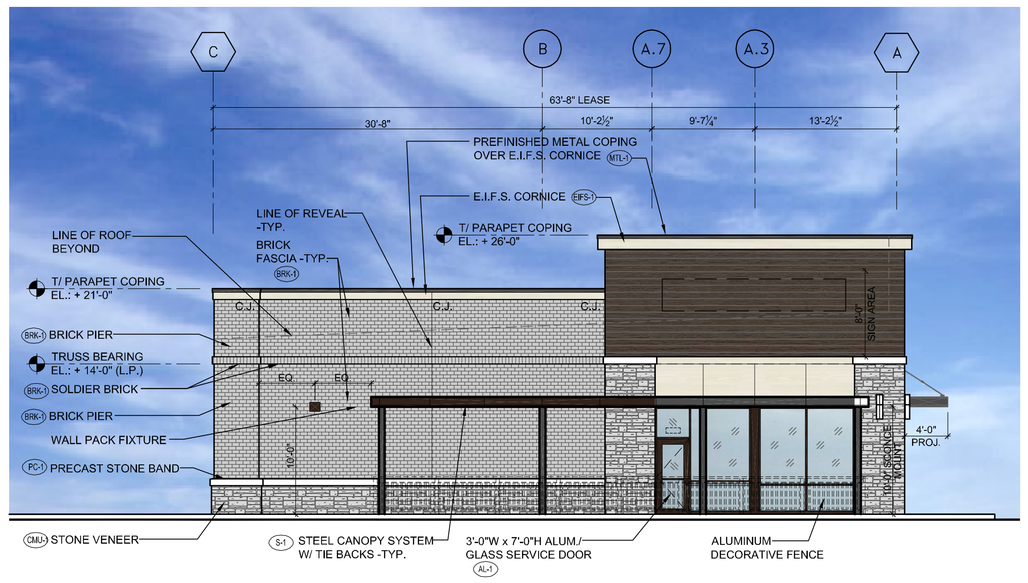
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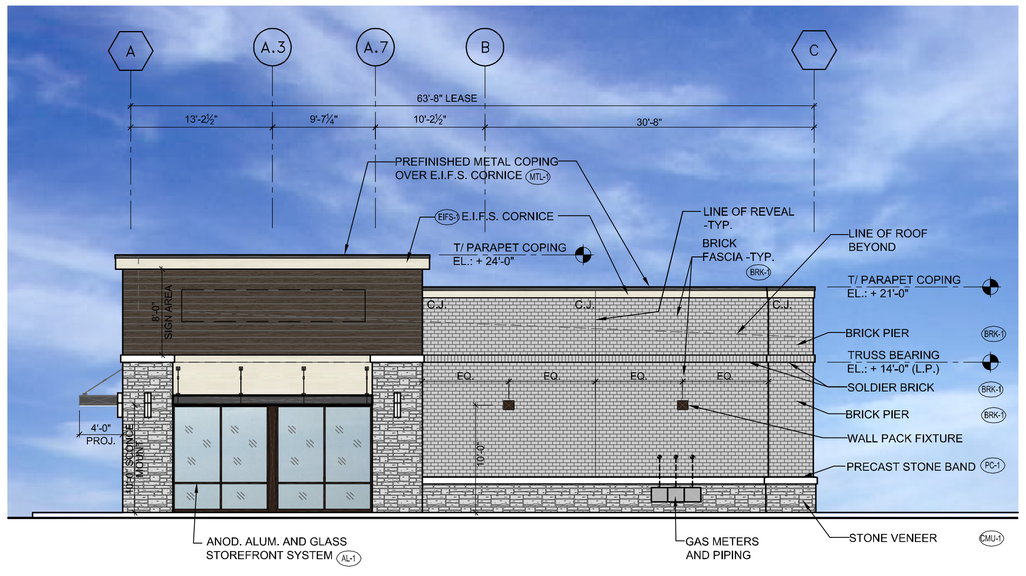
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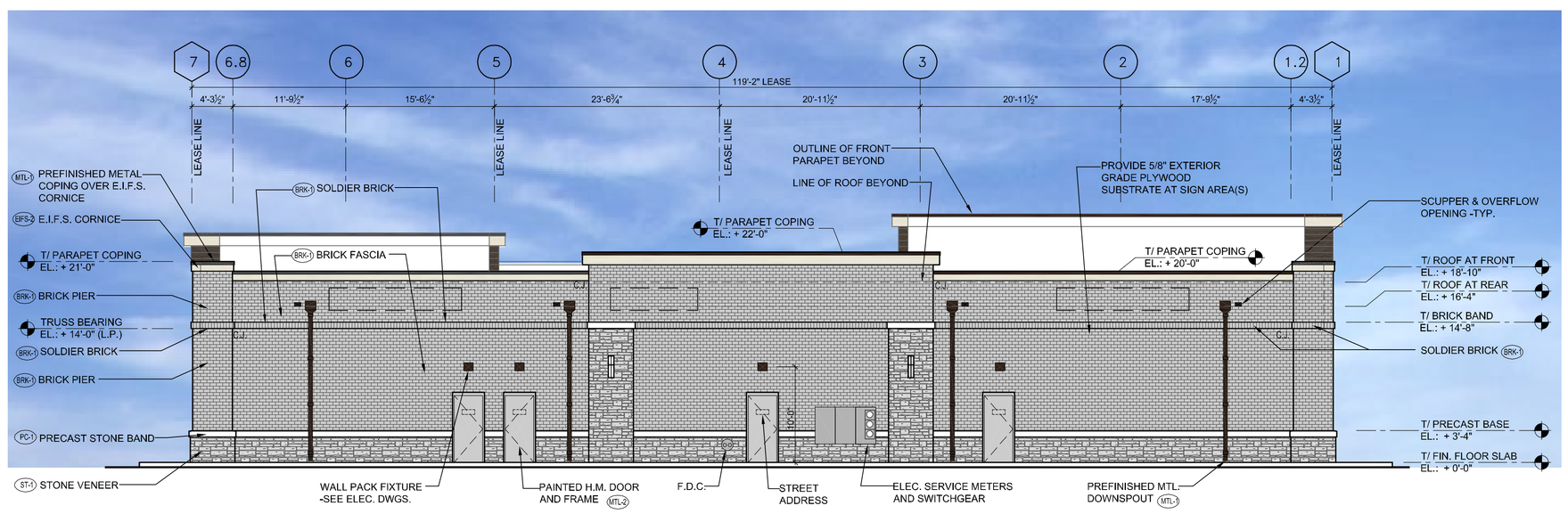
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3 EL-1 SIDE ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



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PROJECT:

PROPOSED
BUILDING SHELL
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WATER'S EDGE
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SHEET TITLE:
EXTERIOR ELEVATIONS

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