

# PROSPECT PLACE

## 80 UNIT MIXED-USE BUILDING



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### ISSUED FOR

- 01.07.2021 PLANNING AND ZONING
- 01.21.2021 PLANNING AND ZONING



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2045

**proj.** PROSPECT PLACE  
 80 UNIT MIXED-USE DEVELOPMENT  
 1 W PROSPECT AVE  
 MT PROSPECT, IL 60056

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## VIEW LOOKING NW FROM METRA STATION

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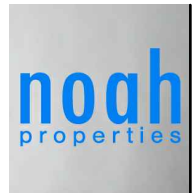


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## VIEW OF FIRST FLOOR COMMERCIAL ALONG PROSPECT

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## AERIAL VIEW FROM SOUTH

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## AERIAL VIEW FROM NORTH

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# 1 W PROSPECT

80 UNIT MIXED-USE BUILDING

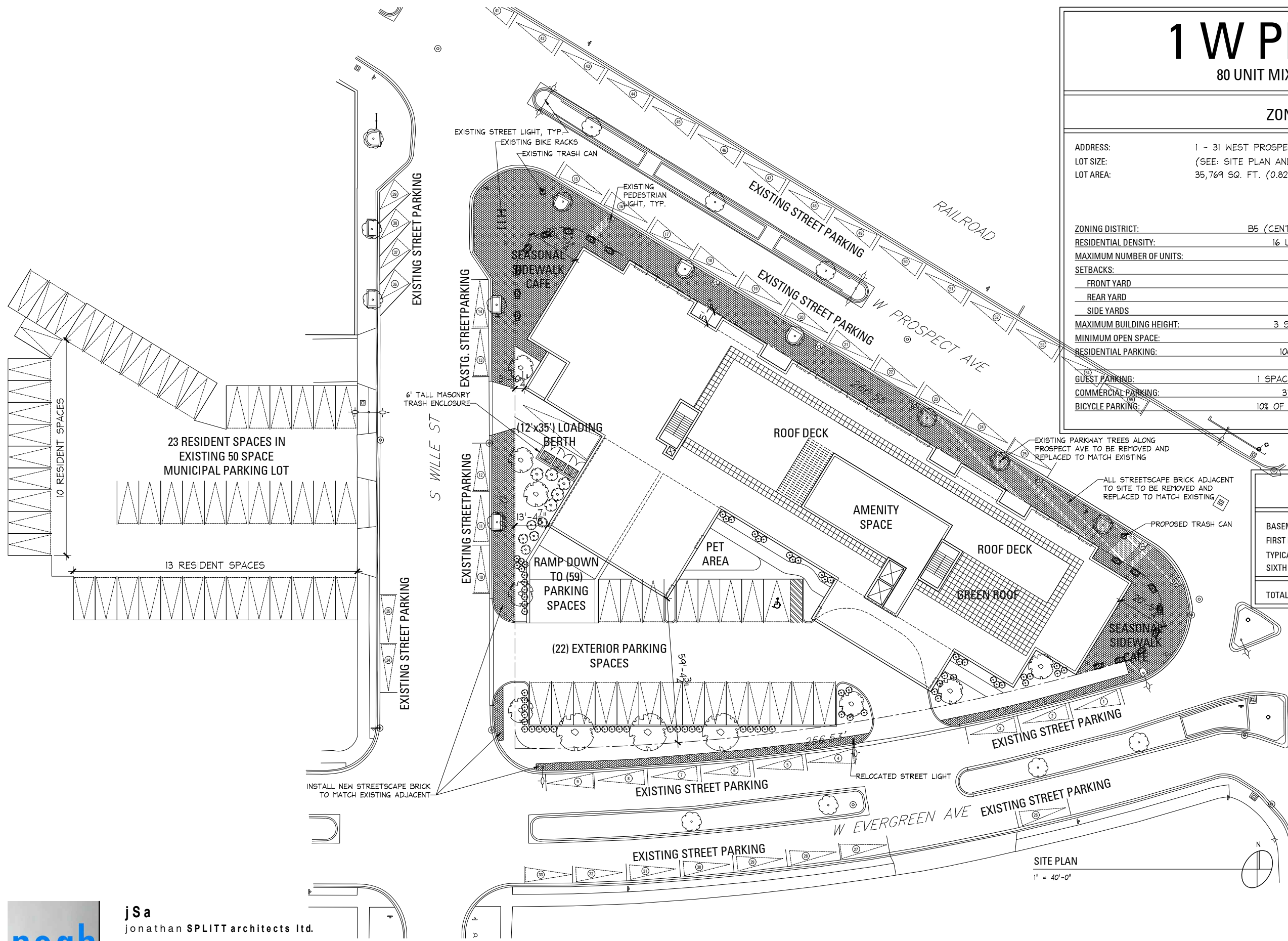
## ZONING DATA

ADDRESS: 1 - 31 WEST PROSPECT AVENUE, MOUNT PROSPECT, IL  
 LOT SIZE: (SEE: SITE PLAN AND PLAT OF SURVEY)  
 LOT AREA: 35,769 SQ. FT. (0.82 ACRES)

	CODE	PROPOSED
ZONING DISTRICT:	B5 (CENTRAL COMMERCIAL)	PLANNED DEVELOPMENT
RESIDENTIAL DENSITY:	16 UNITS / ACRE	98 UNITS / ACRE
MAXIMUM NUMBER OF UNITS:	13 UNITS	80 UNITS
SETBACKS:		
FRONT YARD	N/A	
REAR YARD	N/A	
SIDE YARDS	N/A	
MAXIMUM BUILDING HEIGHT:	3 STORIES / 35'	6 STORIES / 75'
MINIMUM OPEN SPACE:	N/A	
RESIDENTIAL PARKING:	100 REQUIRED	94 ON-SITE, 23 OFF-SITE
		117 (1.46 SPACE / UNIT)
GUEST PARKING:	1 SPACE / 10 REQUIRED	NONE
COMMERCIAL PARKING:	31 REQUIRED	55 STREET PARKING
BICYCLE PARKING:	10% OF VEHICLE SPACES	40 BIKE SPACES

## SQUARE FOOTAGE BREAKDOWN

BASEMENT:	26,695 SF
FIRST FLOOR:	17,231 SF
TYPICAL FLOOR (2-5):	20,658 SF (x4) = 82,632 SF
SIXTH FLOOR:	2,177 SF
TOTAL:	128,735 SF GROSS



SITE PLAN  
1" = 40'-0"

**noah properties**  
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PLANTING SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
1	TILIA TOMENTOSA	SILVER LINDEN TREE (LARGE)	50' - 70' TALL	N/A	3
2	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE (MEDIUM)	40' - 60' TALL	N/A	4
3	CORNUS MAS	CORNELIAN CHERRY DOGWOOD	15' - 25' TALL	N/A	3
4	FORSYTHIA X INTEREDIA	FORSYTHIA BUSH	3' TALL	3'	21
5	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	3' TALL	3'	25
6	SPOROBOLUS HETEROLEPIS	NORTHERN DROPSEED GRASS	1' - 1'-6" TALL	1'	34
NP	NATIVE PERENNIAL PLANTINGS: ECHINACIA, ASTER, BLUE LUPINES, LITTLE BLUESTEM GRASS (SCUPARIUM)				
GC	GROUND COVER PLANTING W/ LOW GROW PERNNALS				
SD	GRASS SOD				

**GENERAL LANDSCAPING NOTES:**

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT THE TIME OF INSTALLATION. IF SUBSTITUTIONS ARE NECESSARY, THE CONTRACTOR SHALL SUBMIT ALL REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT QUANTITIES SHOWN ON THE DRAWINGS AND IN THE PLANT LIST ARE FOR CONVENIENCE ONLY. THE NUMBER OF PLANT SYMBOLS SHOWN SUPERSEDES ALL QUANTITIES PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES GIVEN ON THE DRAWING AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTINGS SHOWN ON THE DRAWINGS.
- ALL UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING. IF UTILITIES OF OTHER CONSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING OR PLANT PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS CAN BE MADE.
- TOPSOIL SHALL BE "LOAM" SOIL, COMPRISED OF 30%-60% SAND, 20%-50% SILT AND 5%-20% CLAY. TOPSOIL SHALL HAVE A PH OF BETWEEN 6.0 AND 7.0 AND ORGANIC MATTER OF BETWEEN 3% AND 8%. SOIL SHALL BE FREE OF LEAVES, BRANCHES, DEBRIS, CHEMICALS, AND TOXINS. PROVIDE A SOIL ANALYSIS OF TOPSOIL FOR APPROVAL.
- BACKFILL MIX FOR PLANTINGS SHALL BE AS FOLLOWS:  
TREES AND SHRUBS - 70% TOPSOIL, 15% COARSE SAND, 15% PINE FINES  
PERENNIALS AND GROUNDCOVERS - 50% TOPSOIL, 25% COARSE SAND, 25% PINE FINES  
ALL PLANTING MIXES SHALL BE THOROUGHLY MIXED OUTSIDE OF THE PLANTING PIT.
- PROVIDE POSITIVE DRAINAGE FLOW. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERNS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AND PAVED AREAS TO REMAIN. ANY DAMAGES TO THESE AREAS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS ARE TO BE REGRADED AND RESTORED WITH SOD.
- ALL BED EDGES TO BE WELL SHAPED "SPADE-OUT" EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.
- APPLY A PRE-EMERGENT FOR GRASSY AND BROADLEAF WEEDS TO ALL SHRUB BEDS AND TREE RINGS. DO NOT APPLY PRE-EMERGENT TO BEDS OF GROUNDCOVERS OR ANNUALS.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL AND GROUNDCOVER BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING.



PROPOSED LANDSCAPE PLAN  
1" = 40'-0"



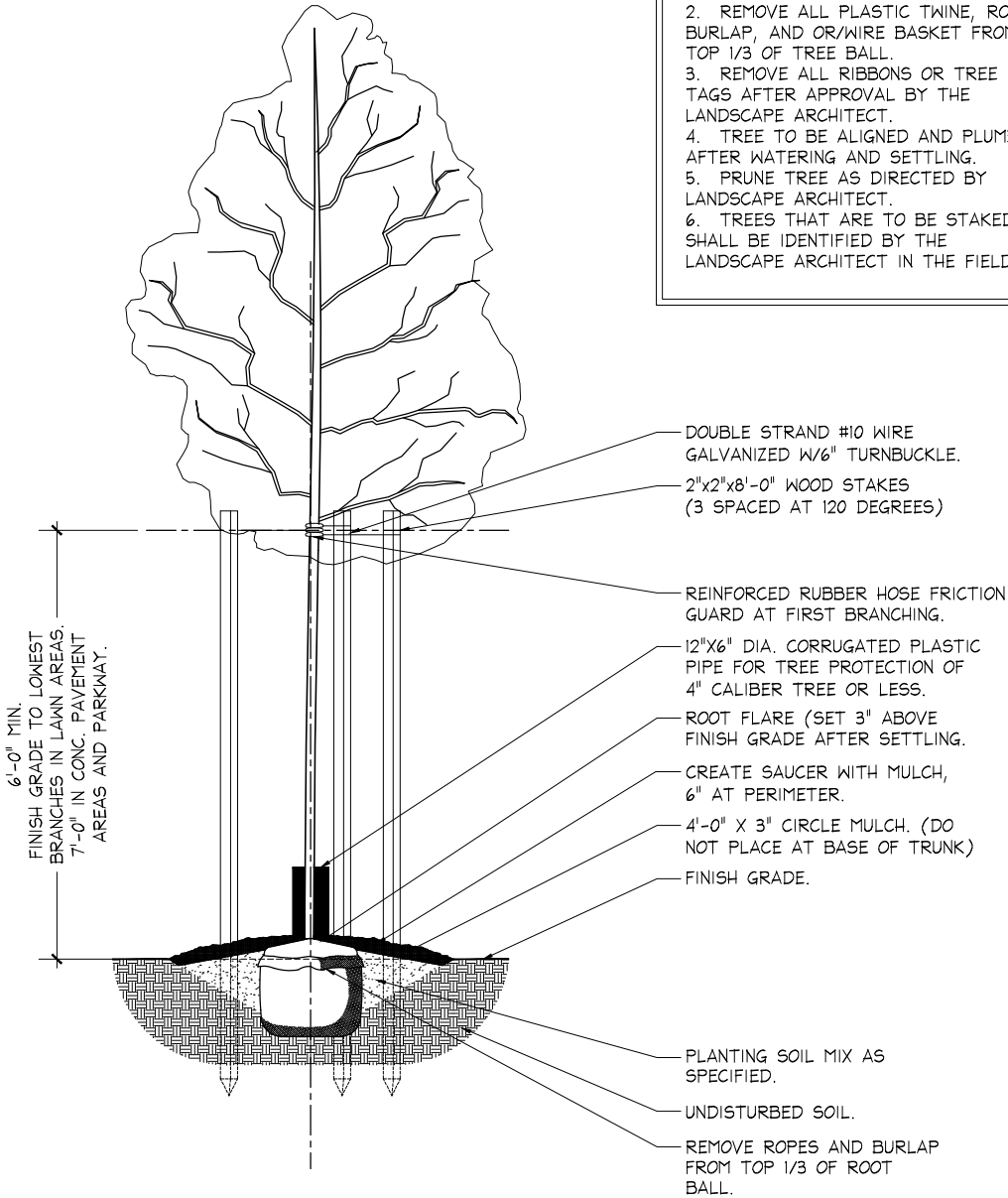
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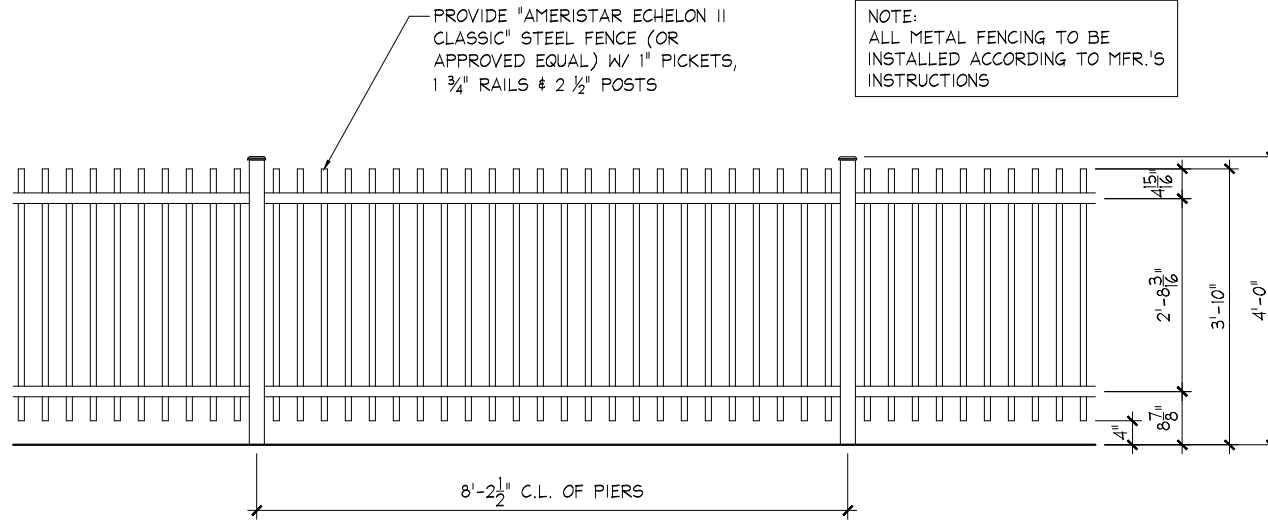
- NOTES:
1. SHRUBS AND TREES SHALL BE BALLED & BURLAPPED
  2. ALL PLANTS TO BE SPECIMAN QUALITY
  3. IN THE EVENT OF DISCREPANCY IN PLANT QUALITY TITLES BETWEEN PLAN AND PLANT SCHEDULE, LARGER QUANTITY TO BE PROVIDED AND INSTALLED.

- NOTES:
1. EXCAVATION FOR TREE PITS SHALL BE PER DETAILS, SET ON UNDISTURBED SUB-BASE.
  2. REMOVE ALL PLASTIC TWINE, ROPE, BURLAP, AND OR/WIRE BASKET FROM TOP 1/3 OF TREE BALL.
  3. REMOVE ALL RIBBONS OR TREE TAGS AFTER APPROVAL BY THE LANDSCAPE ARCHITECT.
  4. TREE TO BE ALIGNED AND PLUMB AFTER WATERING AND SETTLING.
  5. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
  6. TREES THAT ARE TO BE STAKED SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD.



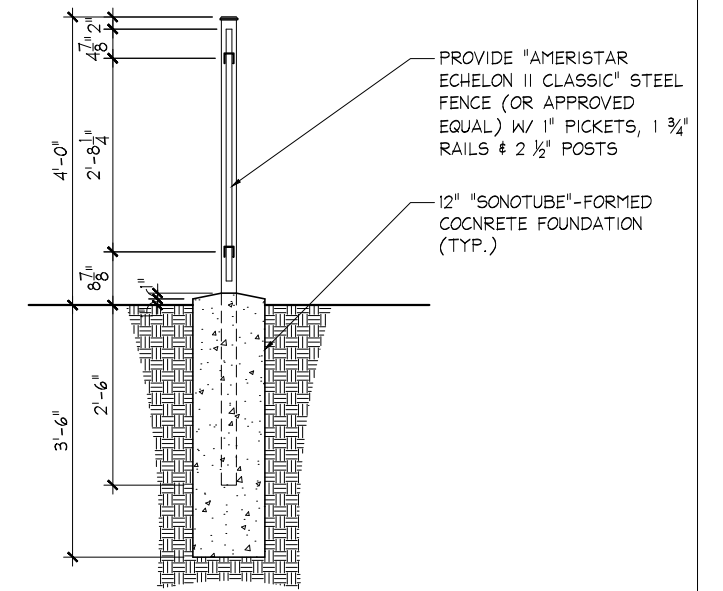
2 1/2" dia. CANOPY TREE PLANTING DETAIL

N.T.S.



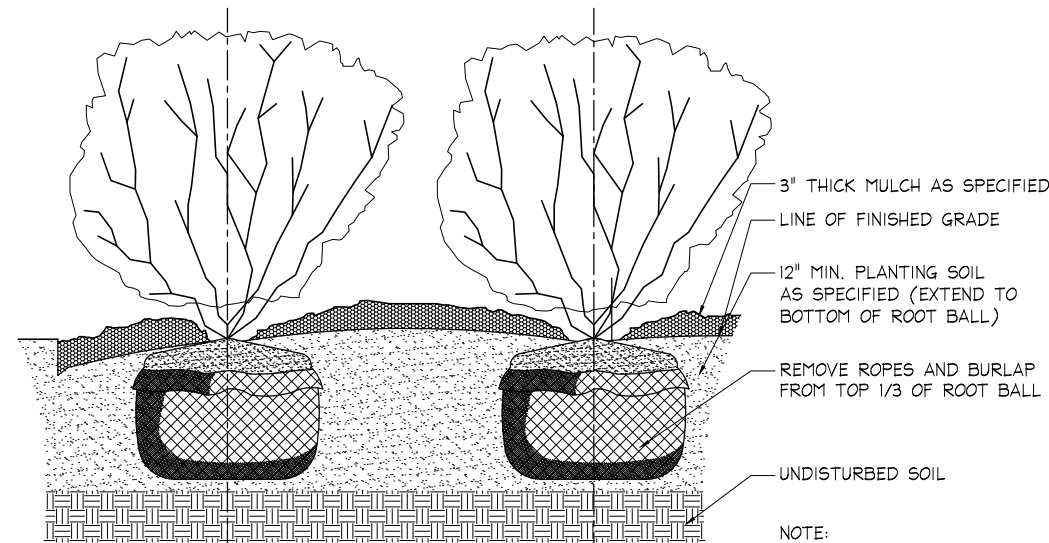
METAL FENCE ELEVATION

1/2" = 1'-0"



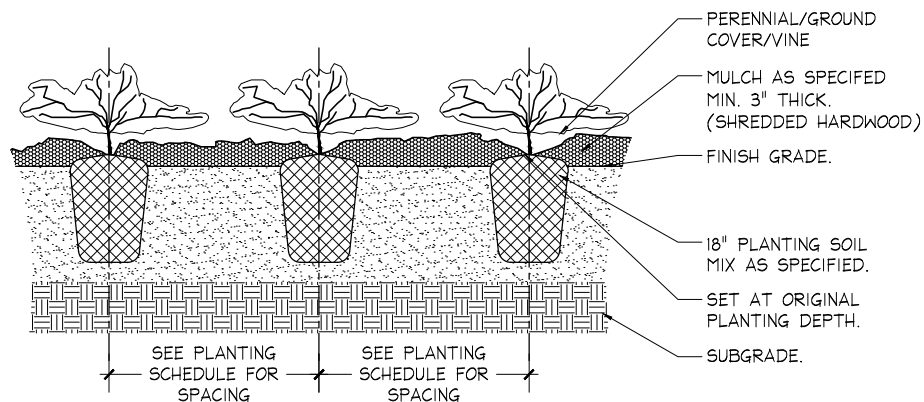
METAL FENCE SECTION

1/2" = 1'-0"



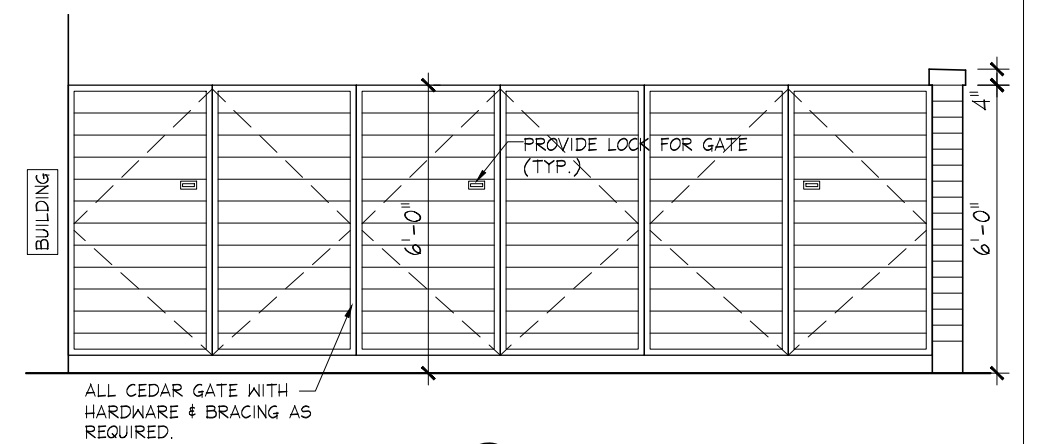
HEDGE PLANTING DETAIL

N.T.S.



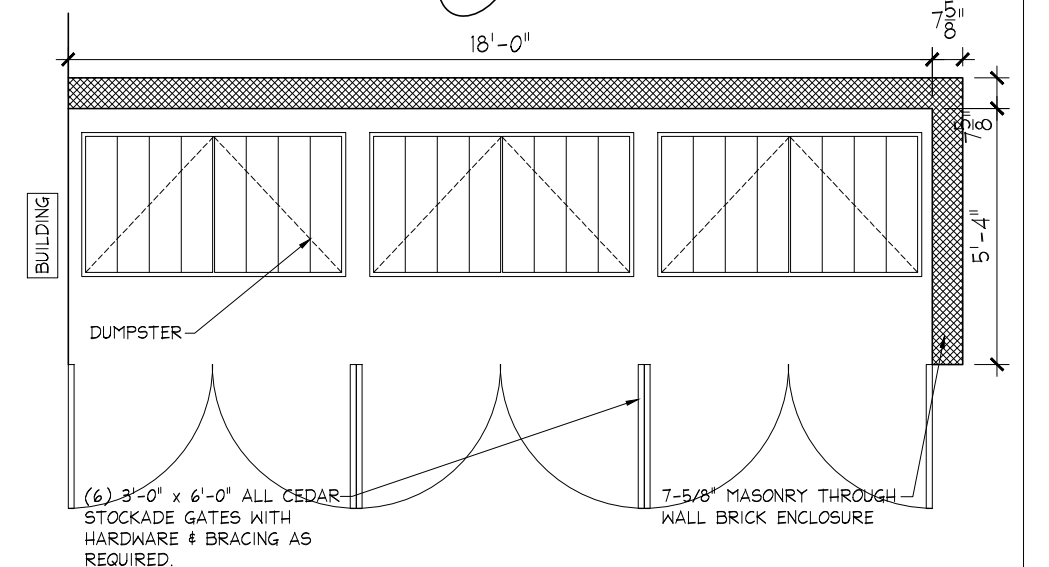
PERENNIAL/GROUND COVER/VINE PLANTING

N.T.S.



TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"



TRASH ENCLOSURE PLAN

1/4" = 1'-0"



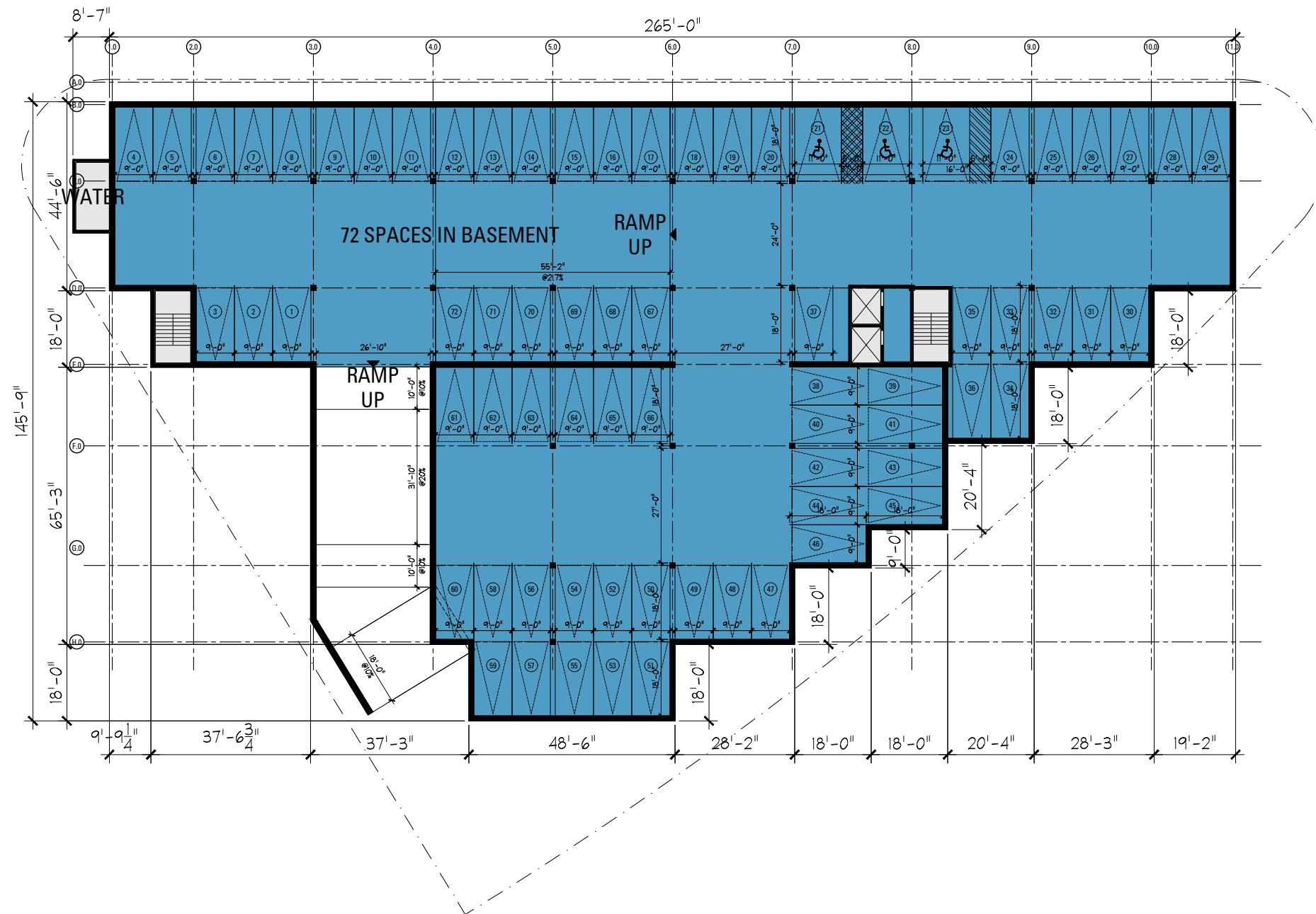
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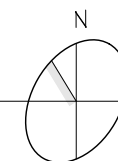
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**BASEMENT FLOOR PLAN - 26,695 SF**

1/32" = 1'-0"



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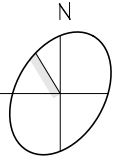
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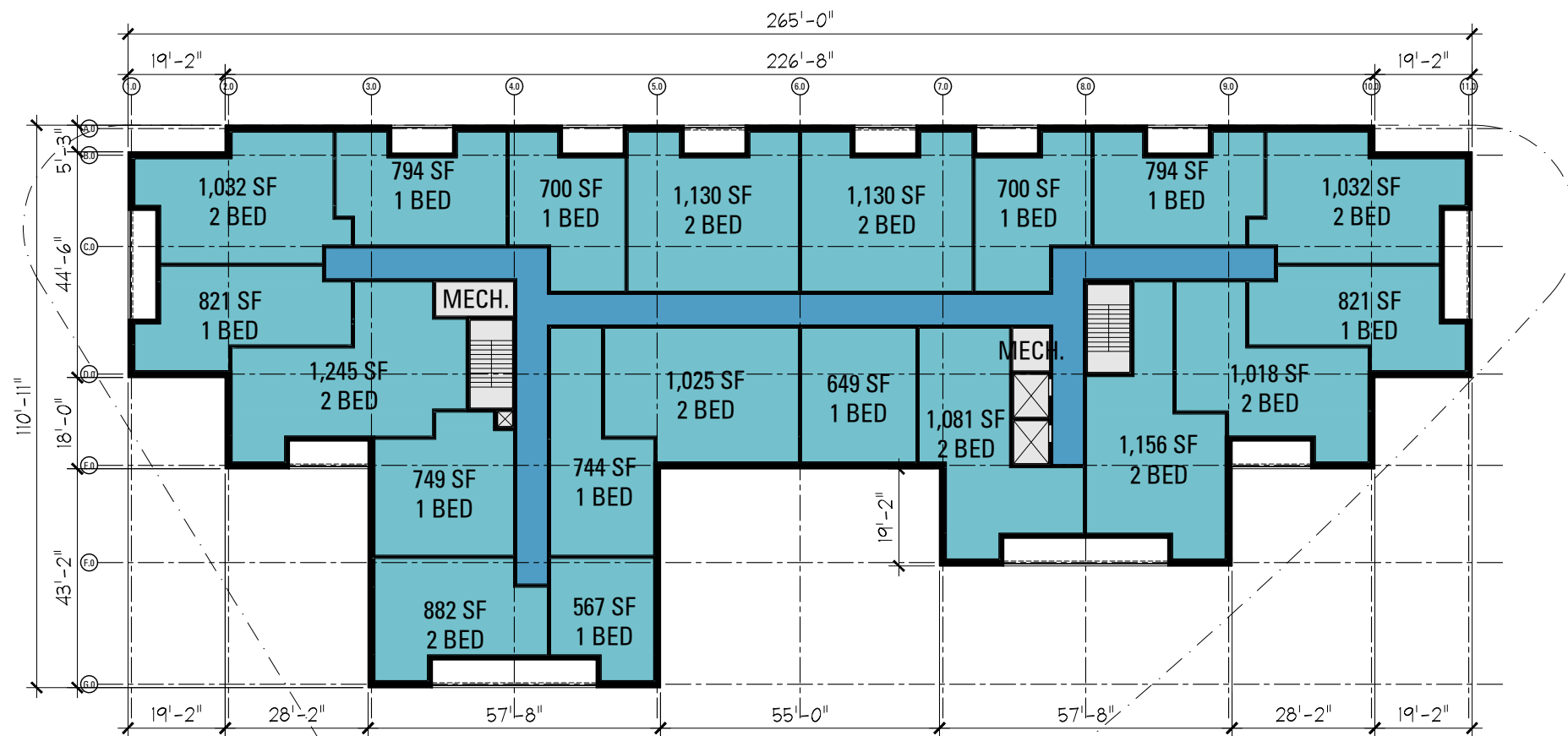
FIRST FLOOR PLAN - 17,231 SF



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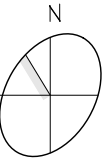
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RESIDENTIAL UNIT BREAKDOWN			
<b>PER FLOOR</b>			
2 BEDROOMS:	10 UNITS	1,074 SF AVG.	50% OF TOTAL
1 BEDROOMS:	10 UNITS	734 SF AVG.	50% OF TOTAL
TOTAL:	20 UNITS	18,070 SF LEASE	87.4% LEASABLE
<b>GRAND TOTAL:</b>		80 UNITS	

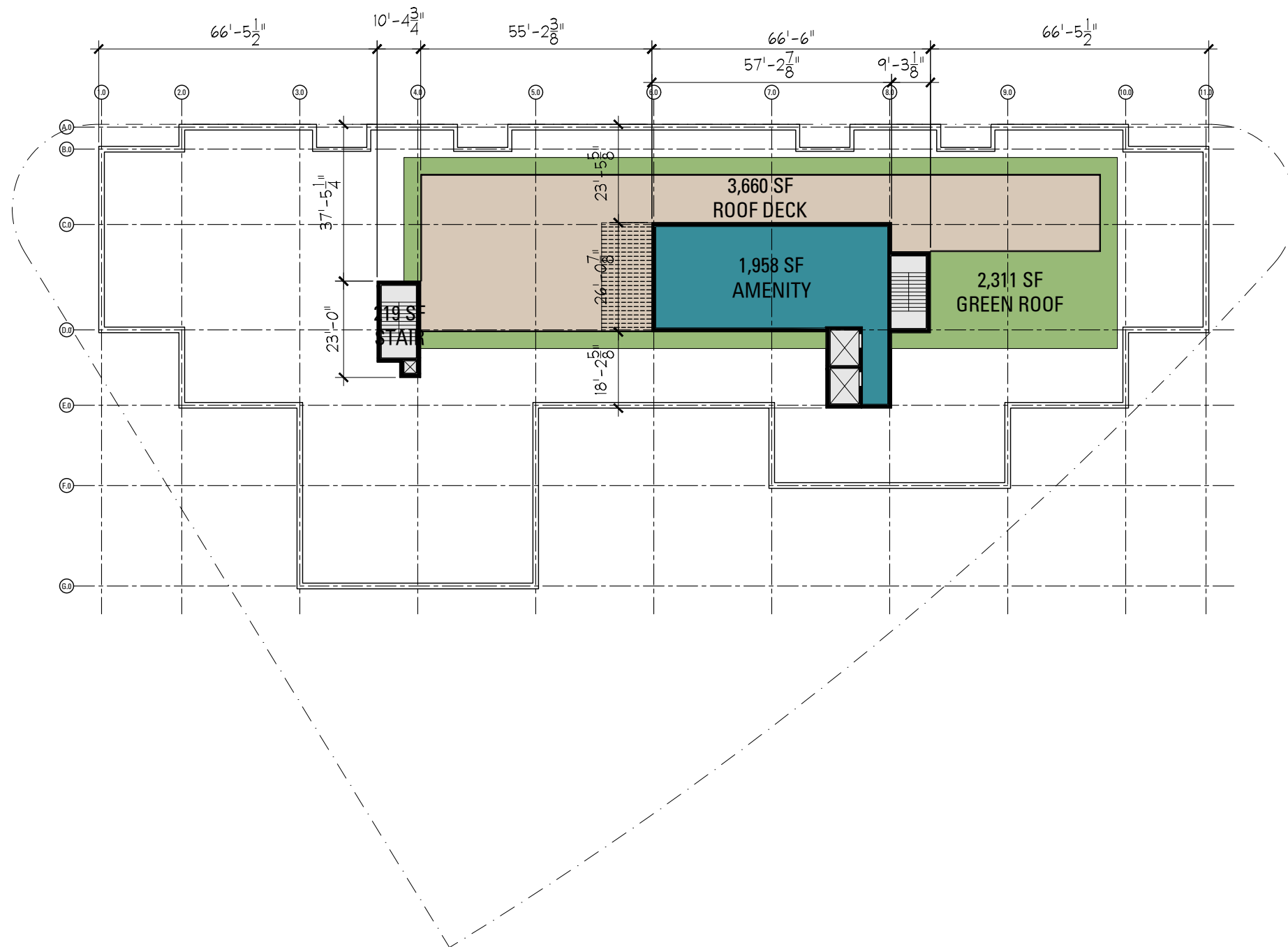
TYPICAL (2-5) FLOOR PLAN - 20,658 SF



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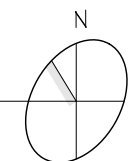
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SIXTH FLOOR / ROOF PLAN - 2,177 SF

1/32" = 1'-0"



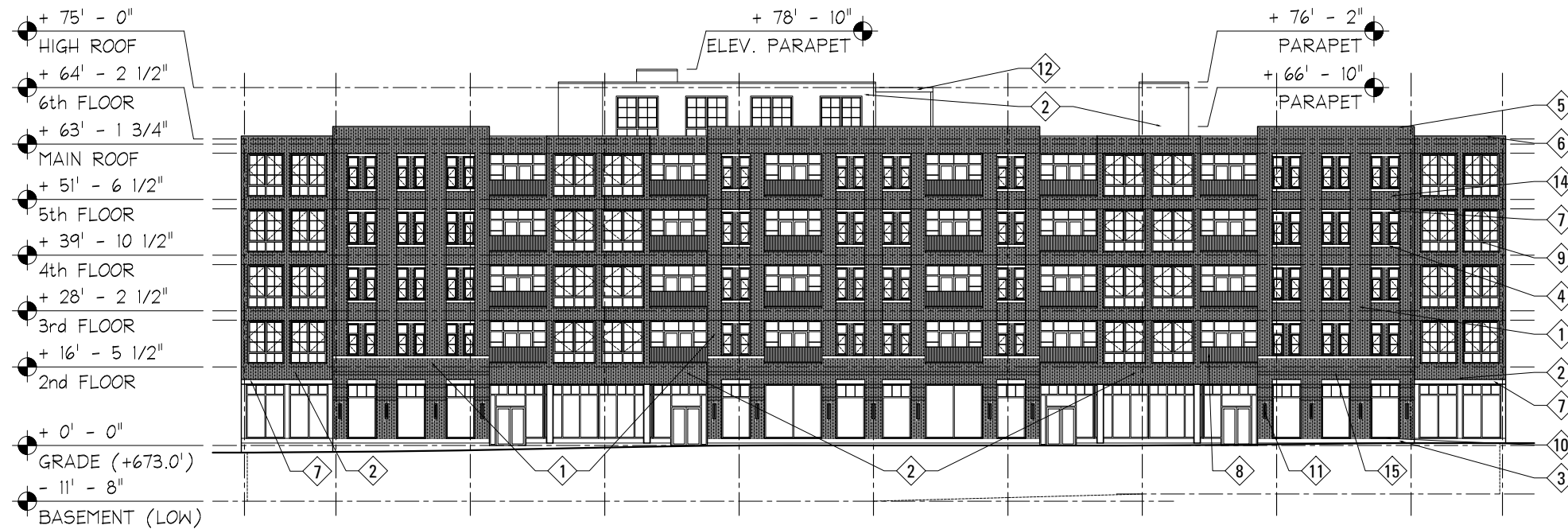
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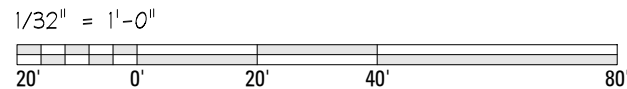




**NORTHEAST (PROSPECT) ELEVATION**



**SOUTHWEST ELEVATION**



- NOTE:**
1. RUBY RED FACE BRICK (ENDICOTT)
  2. MANGANESE IRON SPOT FACE BRICK (ENDICOTT)
  3. 12" RED LIMESTONE BASE
  4. 8" RED LIMESTONE SILL
  5. 4" RED LIMESTONE CAP
  6. 4" BLACK METAL COPING
  7. BLACK EXPOSED STEEL LINTEL
  8. BLACK METAL GUARDRAIL
  9. BLACK METAL FRAME PVC WINDOW (SALAMANDER-BRUGMAN BLUEVOLUTION 82)
  10. RECESSED WINDOW SILL PLANTER
  11. ASPEN 3/6 CHARCOAL LINEAR WALL SCENCE (TECH LIGHTING)
  12. WOOD TRELLIS
  13. PERFORATED BRICK SCREEN WALL
  14. RECESS BRICK 1"
  15. PROJECT BRICK 1"



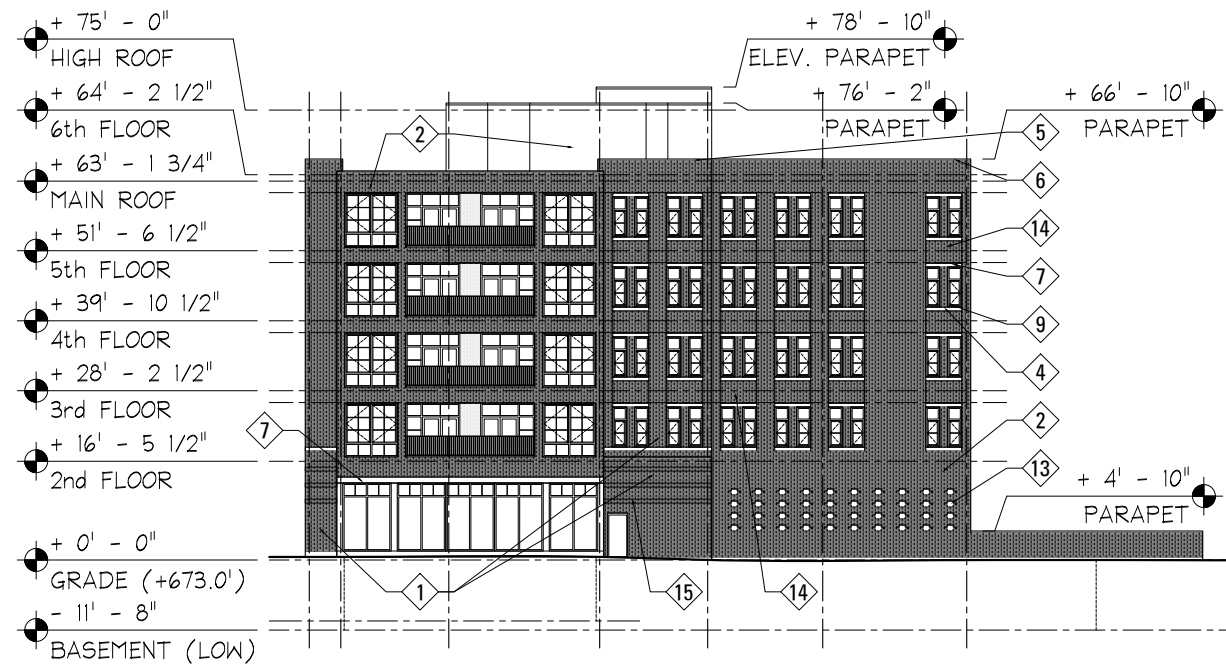
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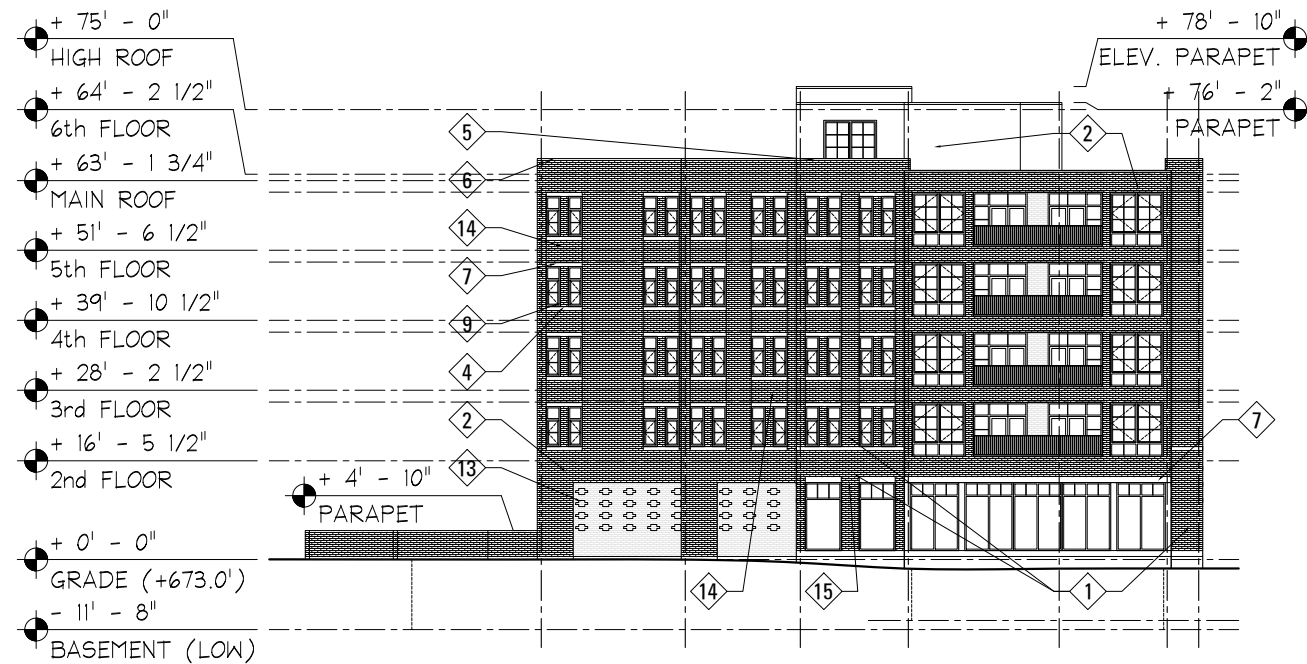
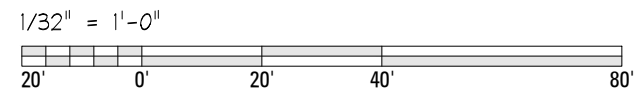
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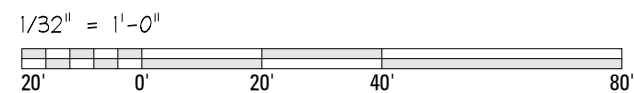




**NORTHWEST ELEVATION**



**SOUTHEAST (EVERGREEN) ELEVATION**



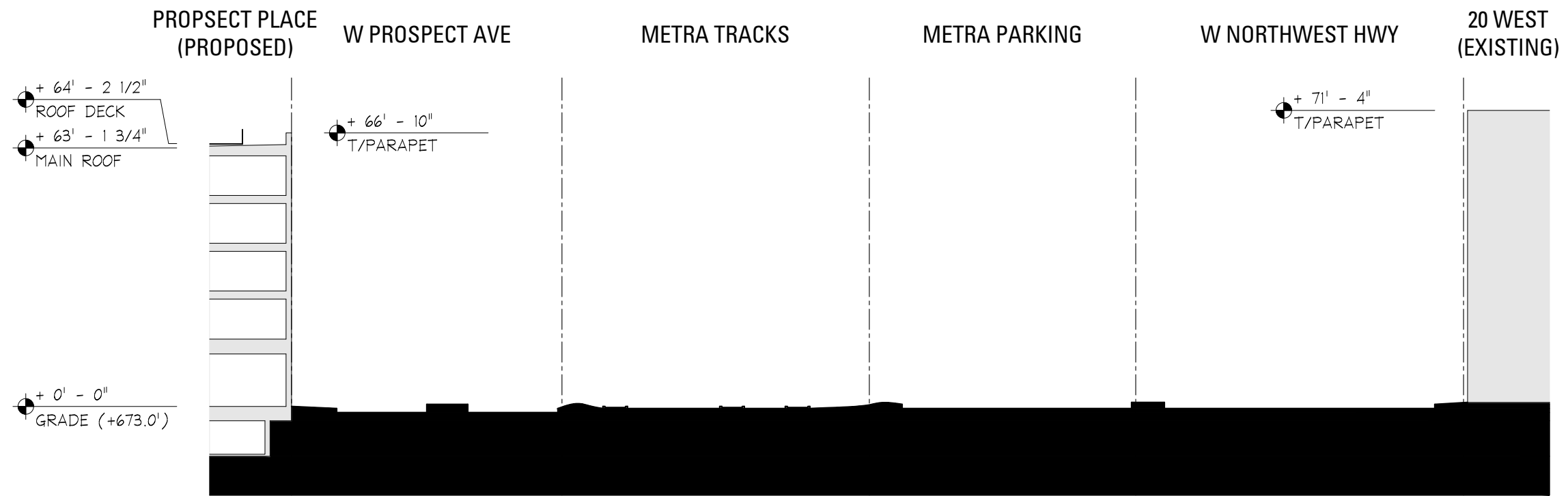
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  8. BLACK METAL GUARDRAIL
  9. BLACK METAL FRAME PVC WINDOW (SALAMANDER-BRUGMAN BLUEVOLUTION 82)
  10. RECESSED WINDOW SILL PLANTER
  11. ASPEN 36 CHARCOAL LINEAR WALL SCENCE (TECH LIGHTING)
  12. WOOD TRELLIS
  13. PERFORATED BRICK SCREEN WALL
  14. RECESS BRICK 1"
  15. PROJECT BRICK 1"



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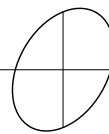
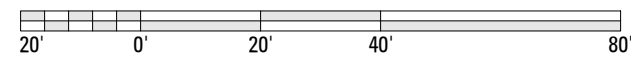
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CONTEXT SECTION

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ELEVATION DETAIL VIEW

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