PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number 1208, as revised, (Planned Development) consists of approximately 131,052 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). The area delineated herein as Sub-Area A consists of approximately 70,209 square feet of property ("Sub-Area A") and is owned or controlled by the Applicant T2 OPPORTUNITY FUND 3 LLC. ("Applicant" or "Owner A"). The area delineated herein as Sub-Area B consists of approximately 60,893 square feet ("Sub-Area B") and is owned or controlled by ME LAWRENCE BUILDING LLC ("Owner B").

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Notwithstanding anything to the contrary, pursuant to Section 17-8-0400 of the Chicago Zoning Ordinance, the Planned Development is divided into two specifically delineated subareas, identified as Subarea A and Subarea B, each of which is subject to its own applicable bulk, density, use and other development controls as set forth herein. Accordingly, following adoption of this Planned Development, the owner or designated controlling party of Subarea A shall constitute the single owner or designated controlling party for purposes of any application for an amendment, modification or change to this Planned Development that relates solely to Subarea A, and the owner or designated controlling party of Subarea B shall constitute the single owner or designated controlling party for purposes of any application for an amendment, modification or change to this Planned Development that relates solely to Subarea B. The consent or participation of the owner or designated controlling party of the other subarea shall not be required for such subarea-specific amendment, modification or change, except as otherwise required by Section 17-8-0400 or expressly provided herein. Nothing contained herein shall permit the owner or designated controlling party of either Subarea to unilaterally seek or effectuate any amendment,

modification or change that would reduce any bulk, density, parking or similar development requirement generally applicable to both Subareas, materially adversely reduce another Subarea owner's right of access, materially adversely reduce open space, walkways or similar design requirements applicable to one or both Subareas, or render the other Subarea a nonconforming use.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

4. This Plan of Development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map (if applicable); Site Plan; Floor Plans (typical, if applicable); Landscape Plan; and, Building Elevations (North, South, East and West) prepared by Pappageorge Haymes Partners and dated (*date of Plan Commission presentation*), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development:

   Subarea A: office (excluding Electronic Data Storage Centers), eating and drinking establishments (including outdoor seating) with liquor sales as accessory use, entertainment and spectator sports (excluding wagering facilities), participant sports and recreation (excluding shooting range facility), artist work, consumer repair or laundry service, medical services, day care, financial services (excluding pawn shops, pay day loan stores), food and beverage retail sales, general retail sales, personal services, accessory uses, and accessory parking.

Subarea B: office (excluding Electronic Data Storage Centers), eating and drinking establishments (including outdoor seating) with liquor sales as accessory use, entertainment and spectator sports (excluding wagering facilities), participant sports and recreation, artist work, consumer repair or laundry services, medical services, day care, financial services (excluding pawn shops, pay day loan stores), food and beverage retail sales, existing food processing and distribution, general retail sales, personal services, accessory uses, and accessory parking.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 104,651 square feet and a base FAR of 1.2.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its

successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of

M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to: (a) provide and maintain a landscaped minimum 30-foot-wide river setback and continuous _____-wide riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; and, (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide informational and wayfinding signage following the Chicago River Brand and Sign Guidelines at all entries to the riverwalk that the riverwalk is open to the public, free of charge, during normal park hours from 6:00 a.m. to 11 p.m. The Applicant shall provide the menu of improvement items identified on the Landscape Plan with supporting documentation necessary to meet the requirements of the Chicago River Design Guidelines, in effect at the time the Part II review process. All improvements within the river setback must substantially be completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the underlying zoning that formed the basis of this Planned Development.

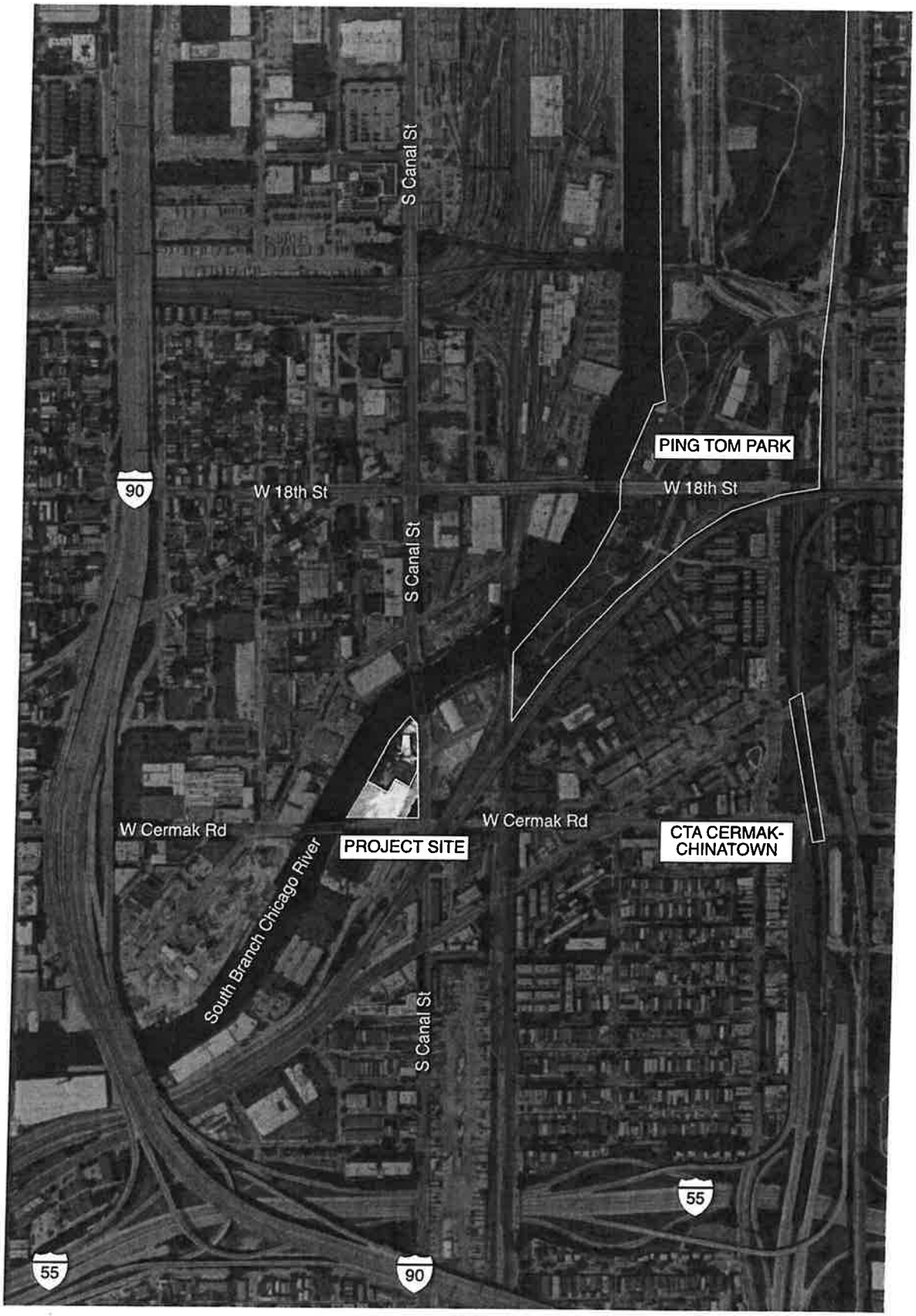
WATERWAY BUSINESS PLANNED DEVELOPMENT NO. 1208, AS REVISED

BULK REGULATIONS AND DATA TABLE

Total:		
Gross Site Area:	131,052 square feet	(3.01 acres)
Area To Remain in Public Right-of-Way:	26,401 square feet	(0.61 acres)
Area to Be Vacated	15,289 square feet	(0.35 acres)
Net Site Area (includes area to be vacated):	104,651 square feet	(2.40 acres)
Sub Area A:		
Gross Site Area – Sub Area A	70,209 square feet	(1.61 acres)
Area To Remain in Public Right-of-Way	16,781 square feet	(0.39 acres)
Area to Be Vacated	13,157 square feet	(0.30 acres)
Net Site Area (includes area to be vacated) – Sub Area A	53,428 square feet	(1.23 acres)
Sub Area B:		
Gross Site Area – Sub-Area B	60,893 square feet	(1.40 acres)
Area To Remain in Public Right-of-Way	9,620 square feet	(0.22 acres)
Area to Be Vacated	2,132 square feet	(0.05 acres)
Net Site Area (includes area to be vacated) - Sub-area B	51,223 square feet	(1.18 acres)

Maximum Floor Area Ratio:	
Total	1.2
Sub-area A	1.2
Sub-area B	1.2
Minimum Number of Off-Street Parking Spaces:	
Sub-area A	26
Sub-area B	53
Minimum Number of Loading Spaces:	
Sub-area A	0
Sub-area B	2
Minimum Number of Bicycle Storage Spaces:	As required by Code
Maximum Building Height:	
Sub-area A	50 feet
Sub-area B	40 feet
Minimum Setbacks:	Per Site Plan attached

Applicant: T2 Opportunity Fund 3 LLC
Address: 466 West Cermak Road and 2106-2124 South Canal Street, Chicago
Introduction Date: October 14, 2026
Plan Commission Date: TBD

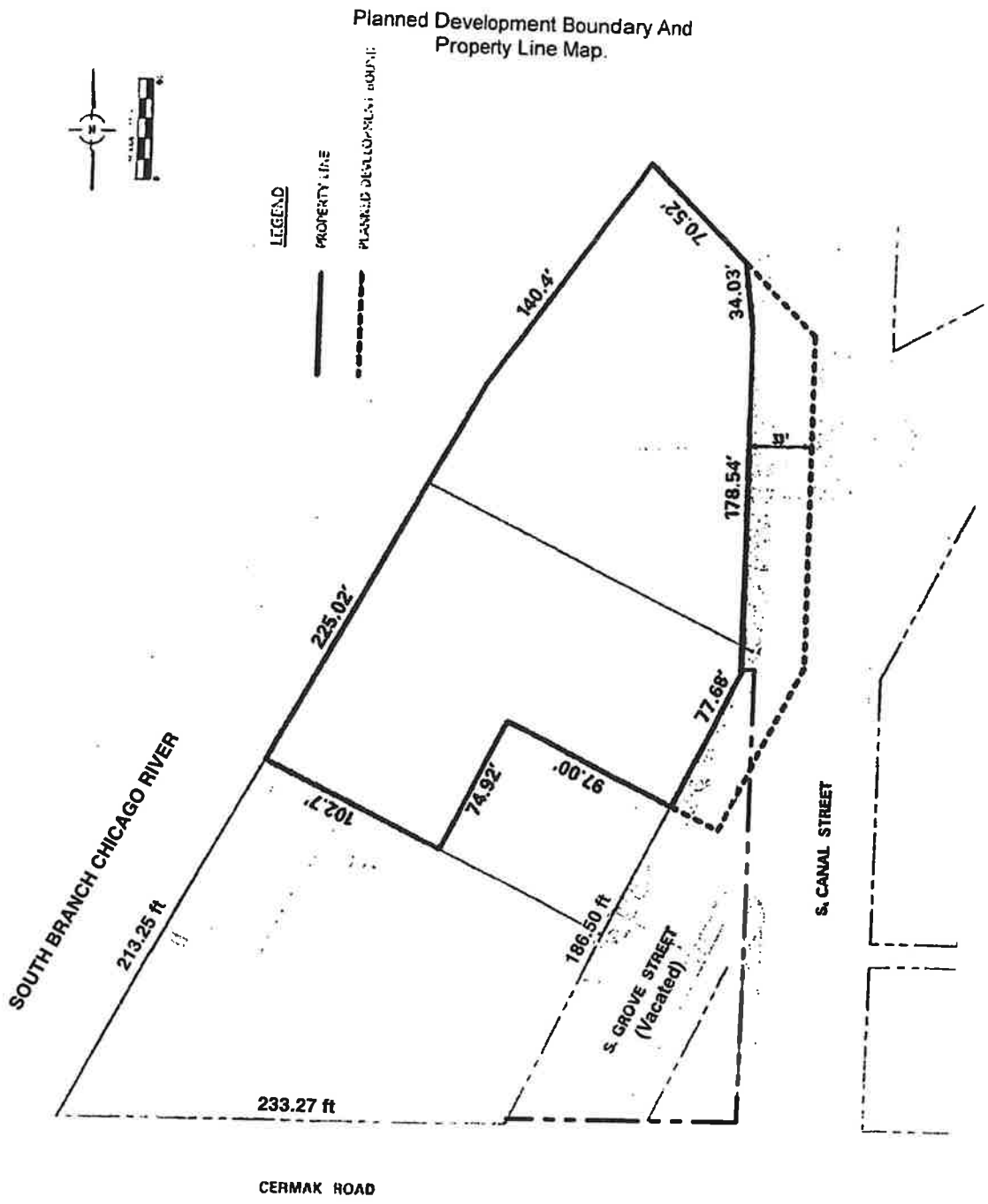


Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date:	October 14, 2026
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Area Map

N

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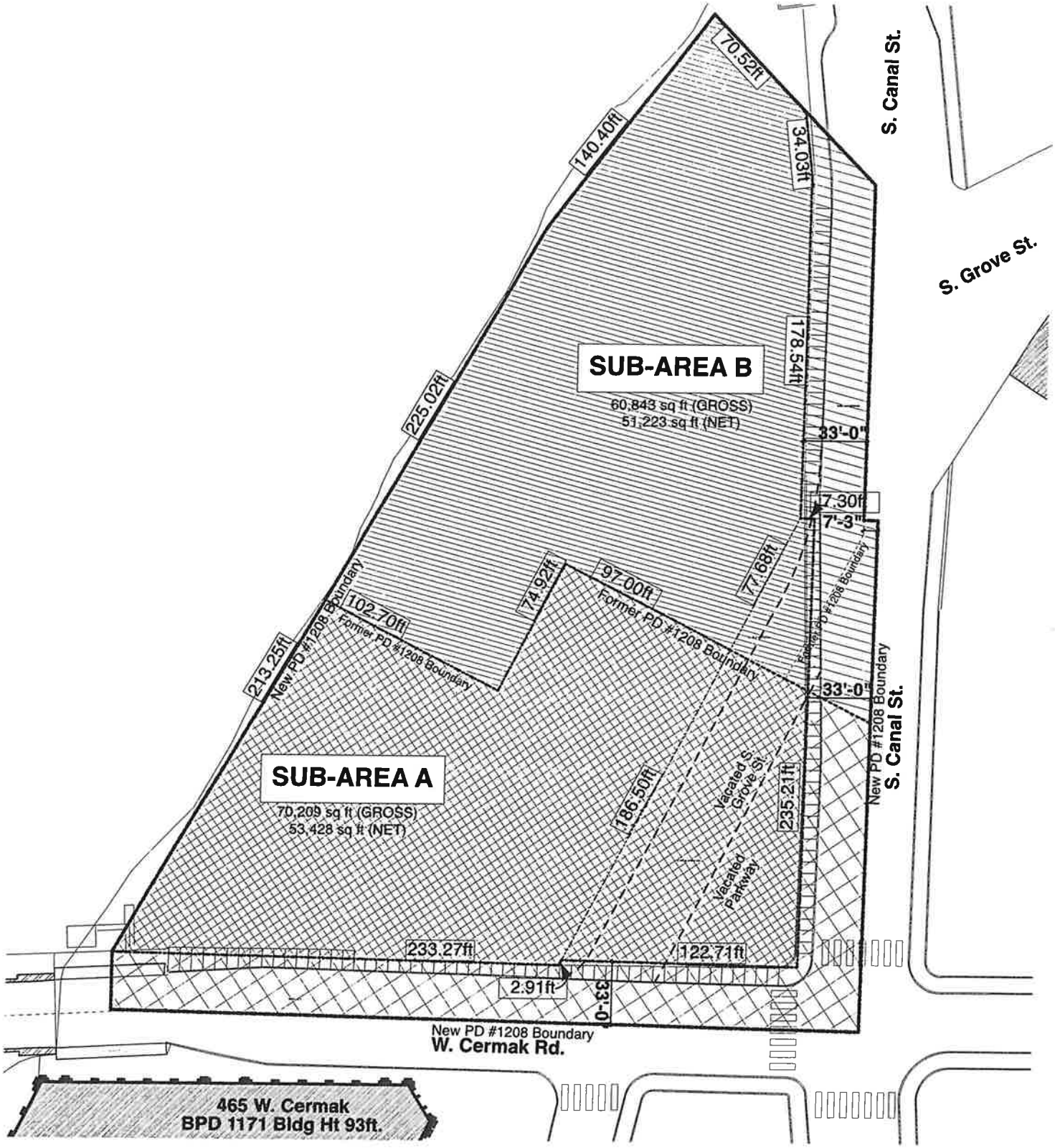
Existing PD#1208 Planned Development Boundary & Property Line Map

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date:	October 14, 2026
Plan Commission Date:	TBD

Existing PD BoundaryMap

N

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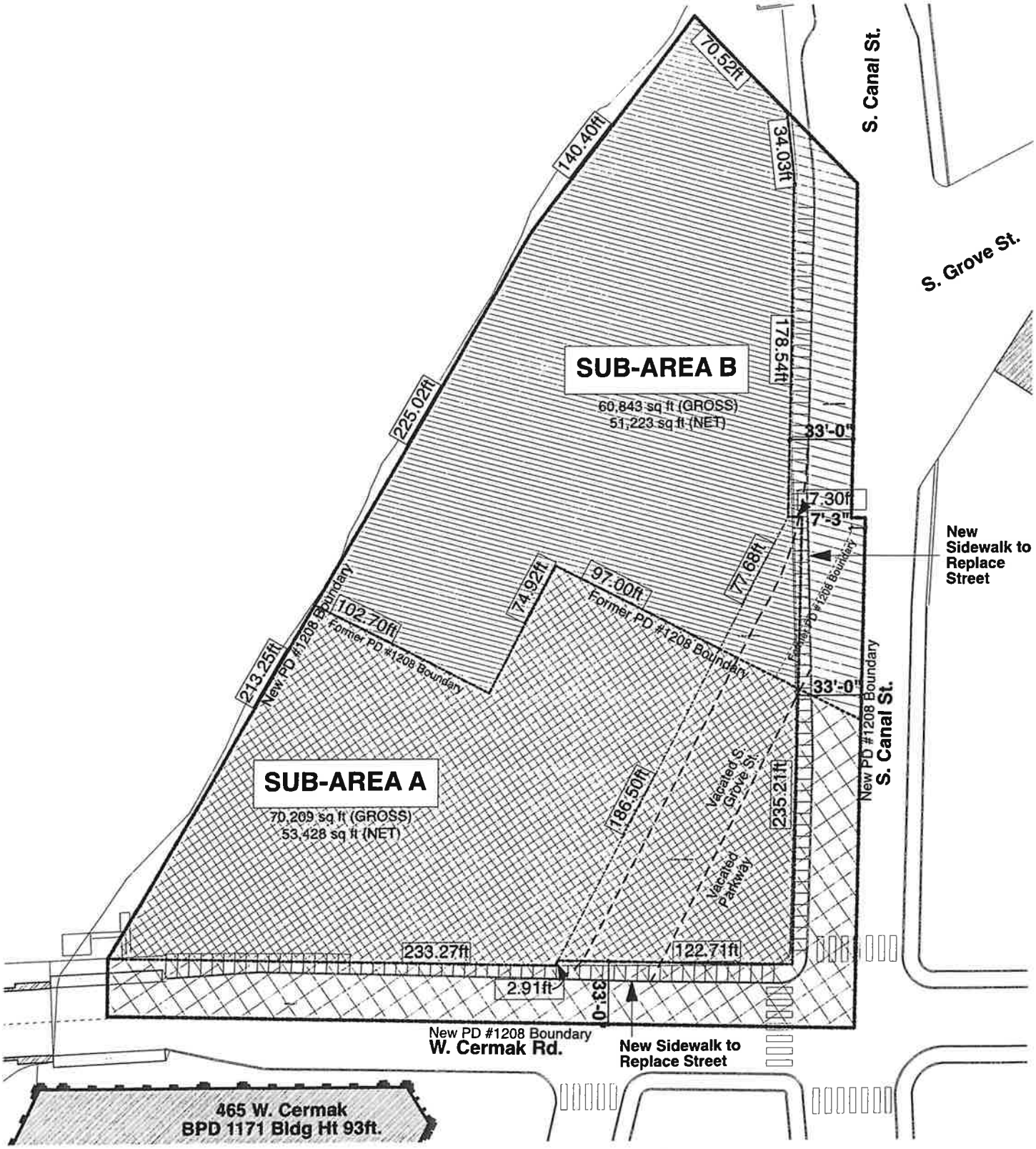
Proposed PD #1208 Planned Development Boundary & Property Line Map

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date:	October 14, 2026
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Proposed Boundary Map

N

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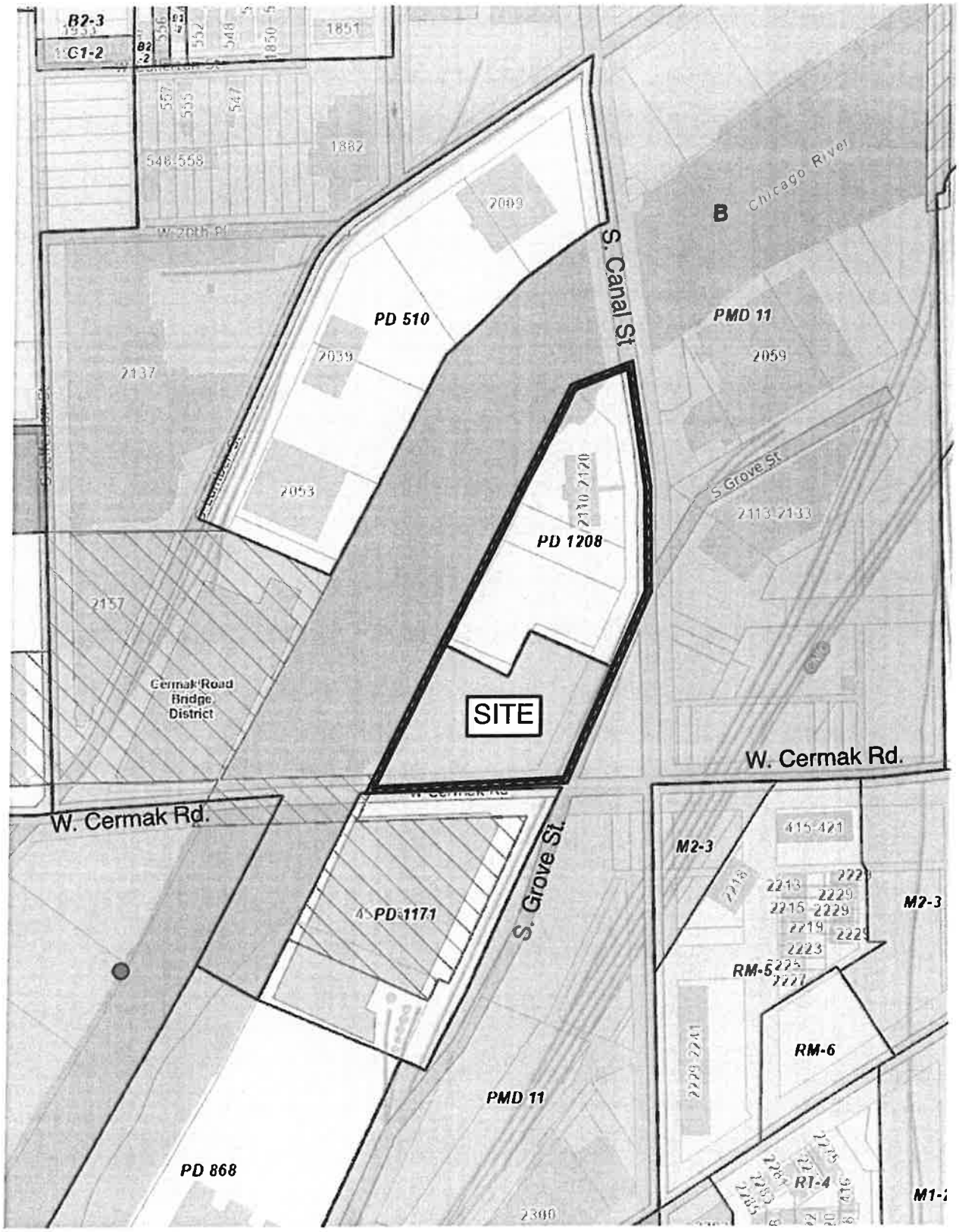
Right-of-Way Adjustment Map

Applicant:	T2 Opportunity Fund 3 LLC
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Right-of-Way Adjustment Map

N

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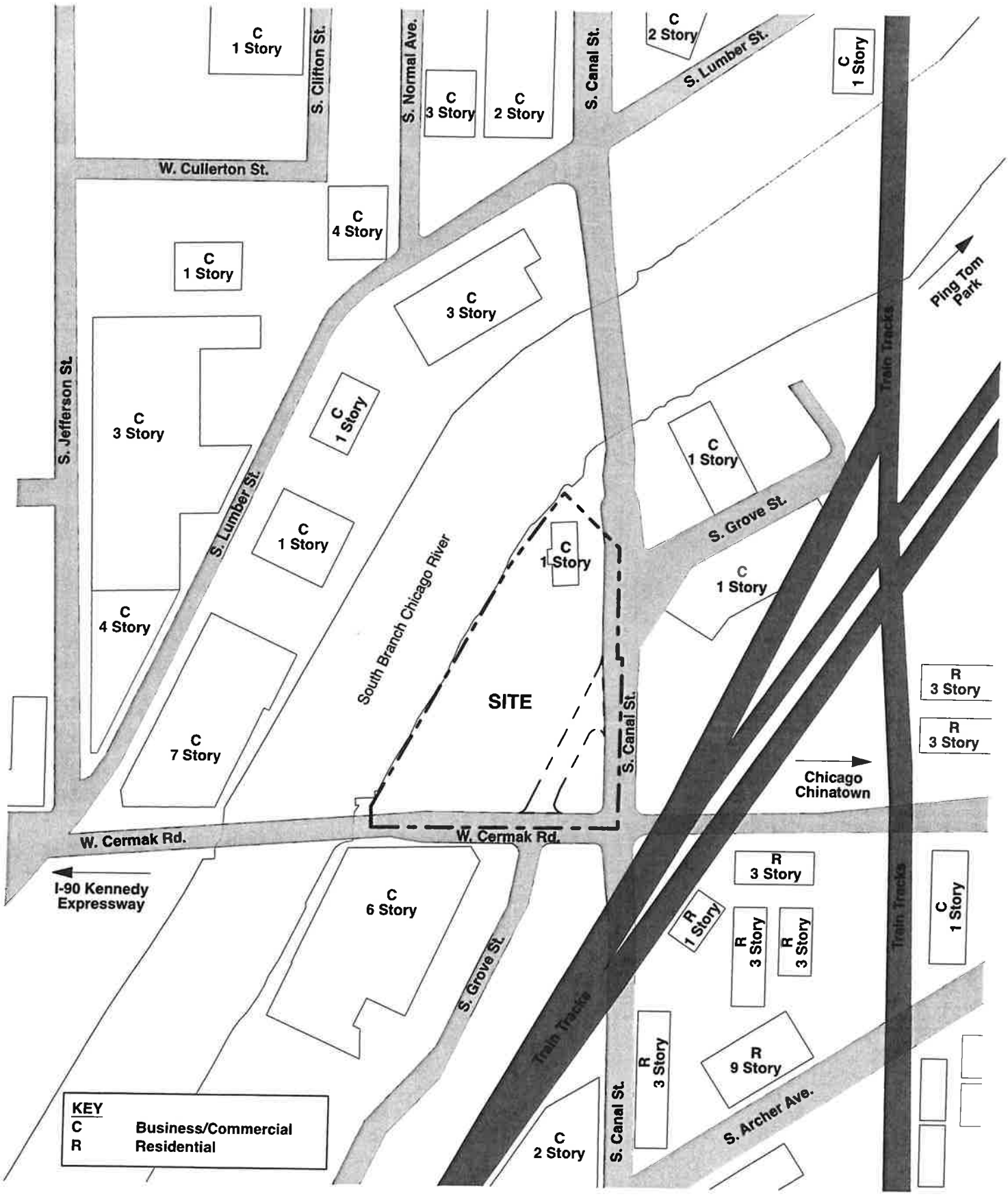
Existing Zoning Map

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
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Existing Zoning Map

N

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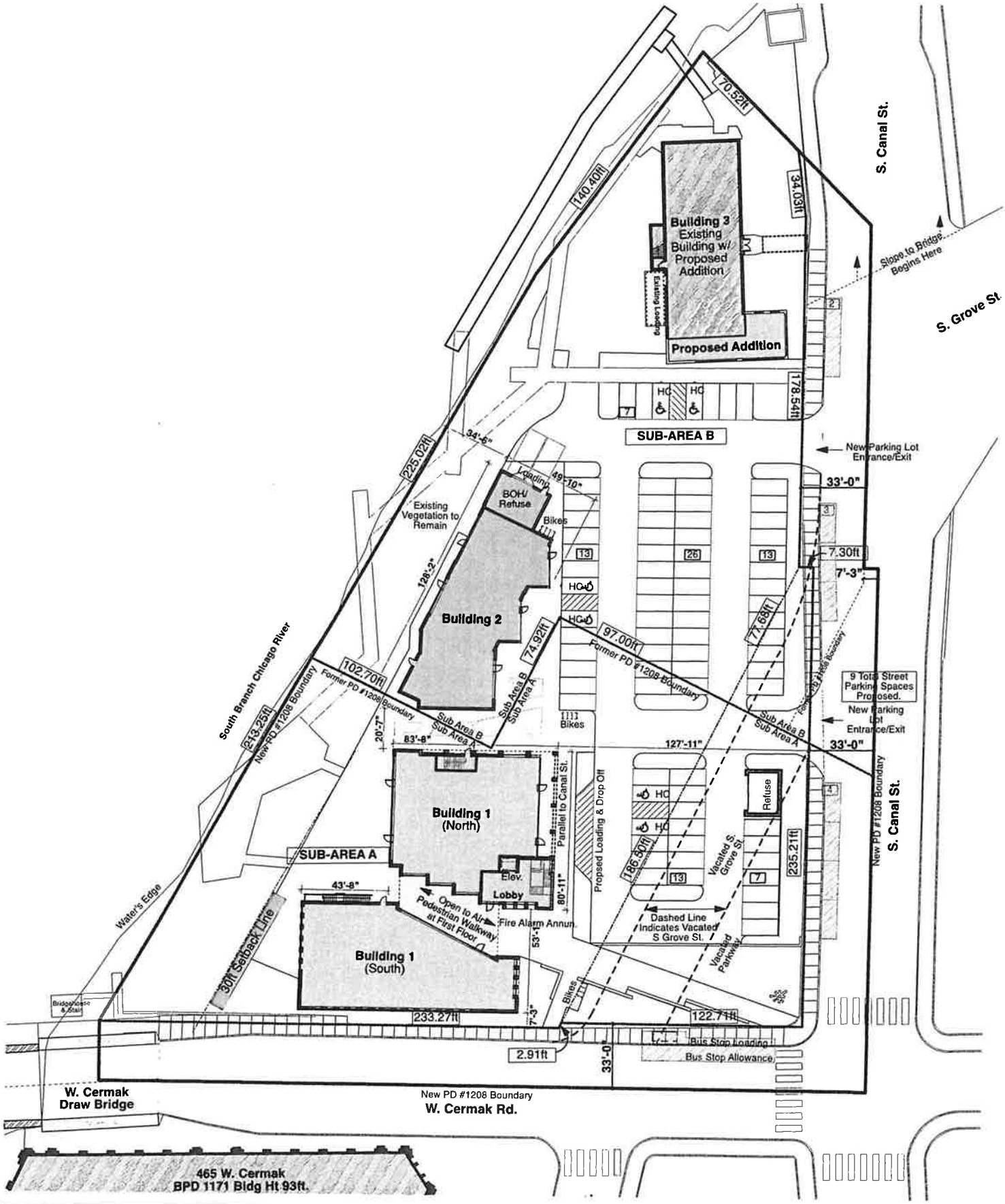


Applicant: T2 Opportunity Fund 3 LLC
Address: 466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date: October 14, 2026
Plan Commission Date: TBD

Existing & Generalized Land Use Map

N

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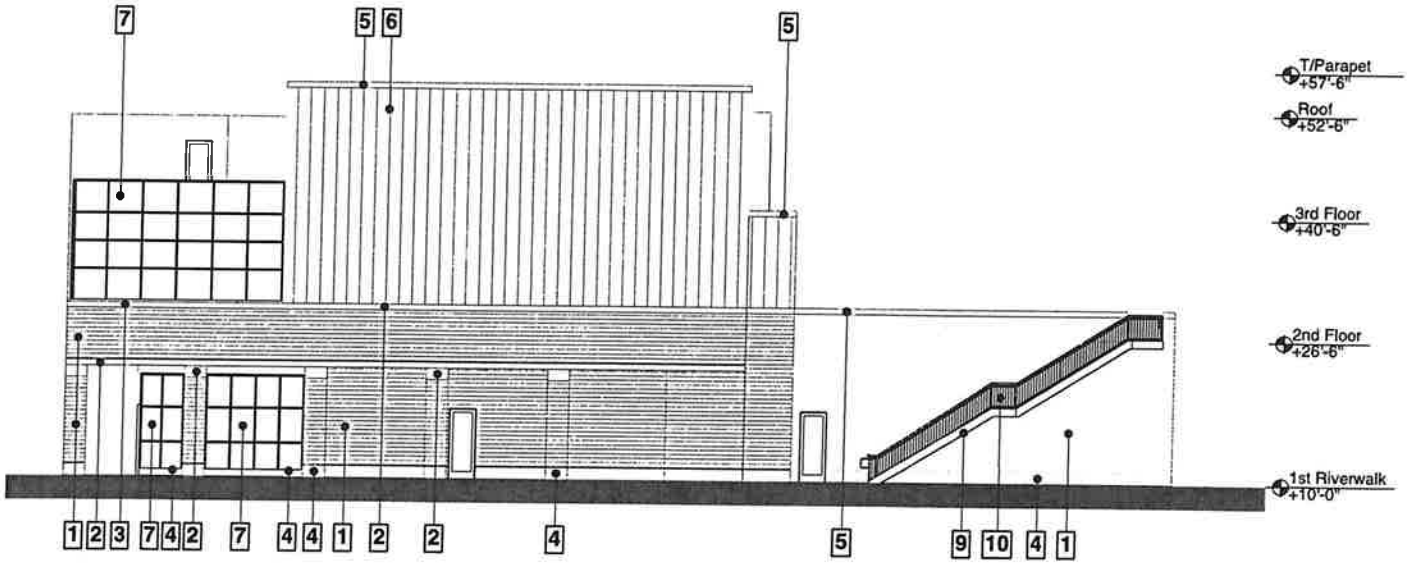
Overall Site Plan

N

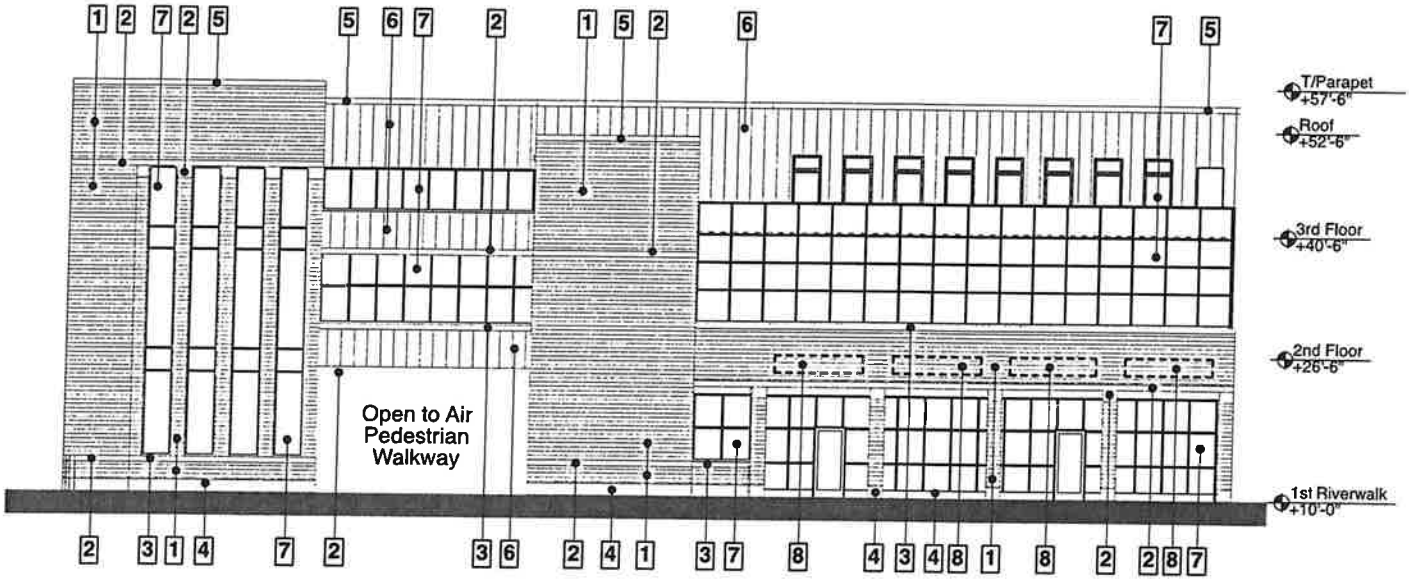
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MATERIAL LEGEND

1	Face Brick
2	Cast Stone Trim
3	Cast Stone Sill
4	Cast Stone Base
5	Metal Coping
6	Painted Metal Siding
7	Painted Aluminum Storefront
8	Signage Allowance
9	Painted Metal Stair
10	Painted Metal Guardrail



Building 1 - North Elevation



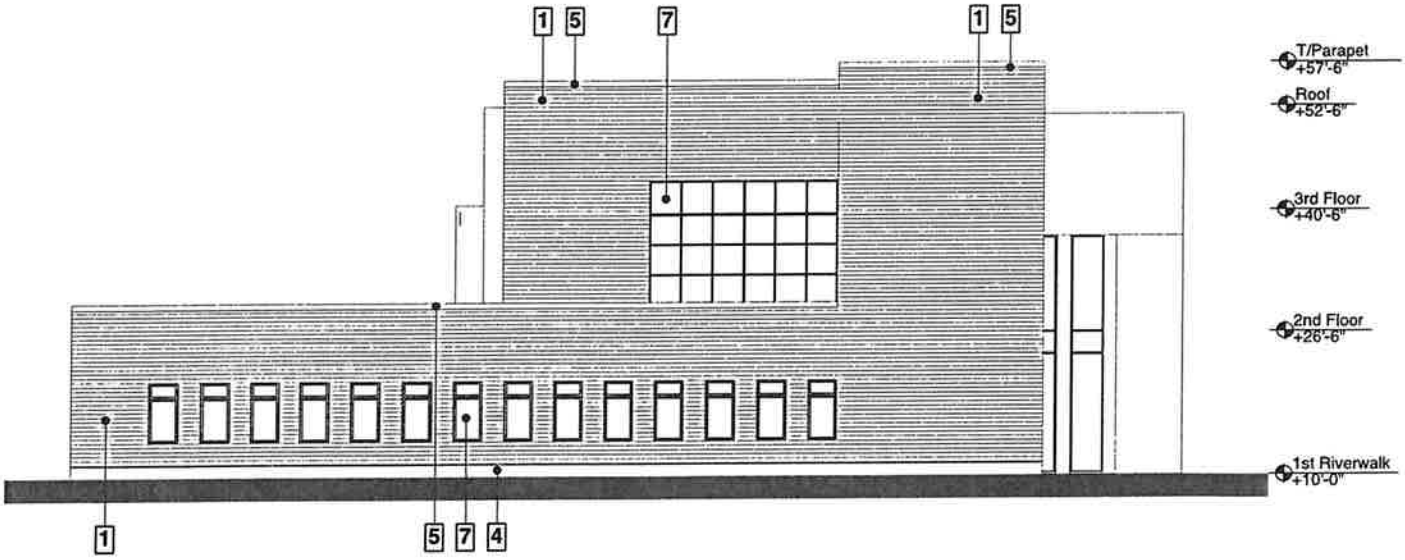
Building 1 - East Elevation

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date:	October 14, 2026
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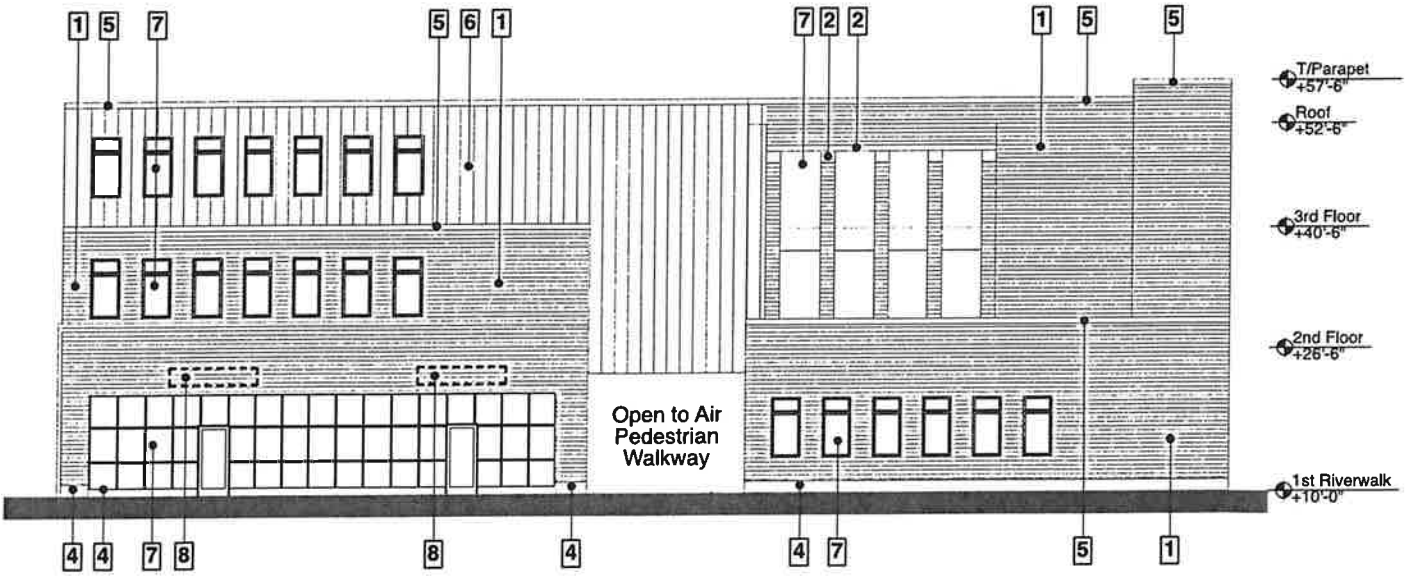
Elevations

MATERIAL LEGEND

1	Face Brick
2	Cast Stone Trim
3	Cast Stone Sill
4	Cast Stone Base
5	Metal Coping
6	Painted Metal Siding
7	Painted Aluminum Storefront
8	Signage Allowance



Building 1 - South Elevation



Building 1 - West Elevation

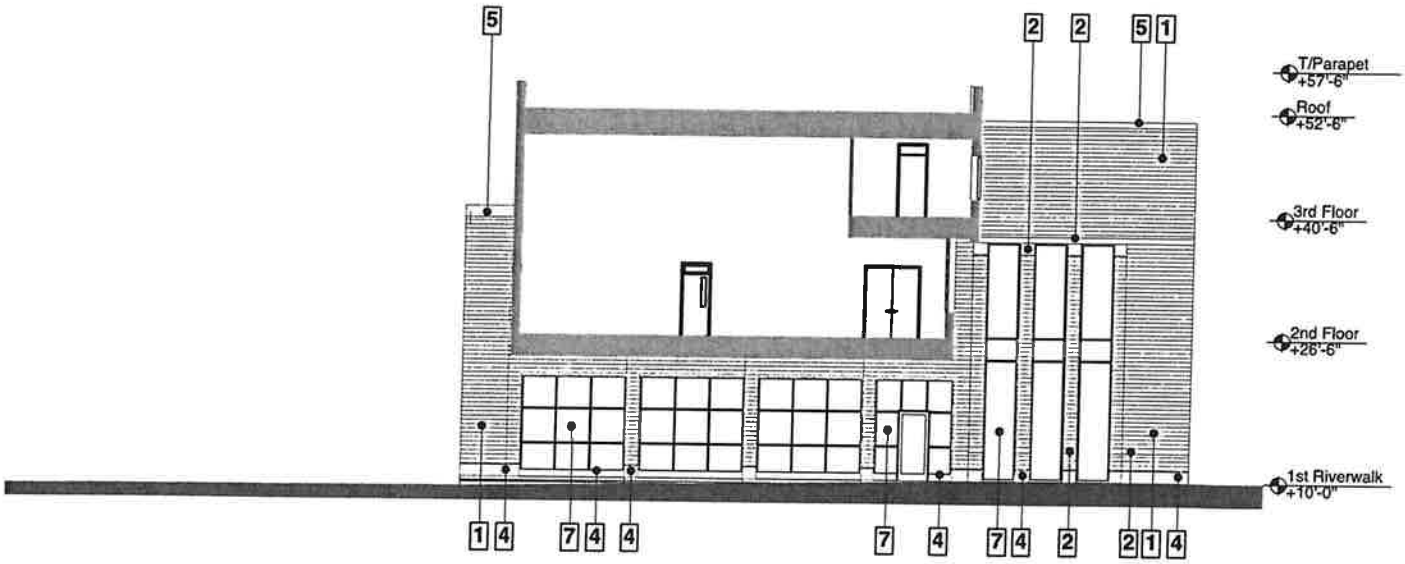
Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
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Elevations

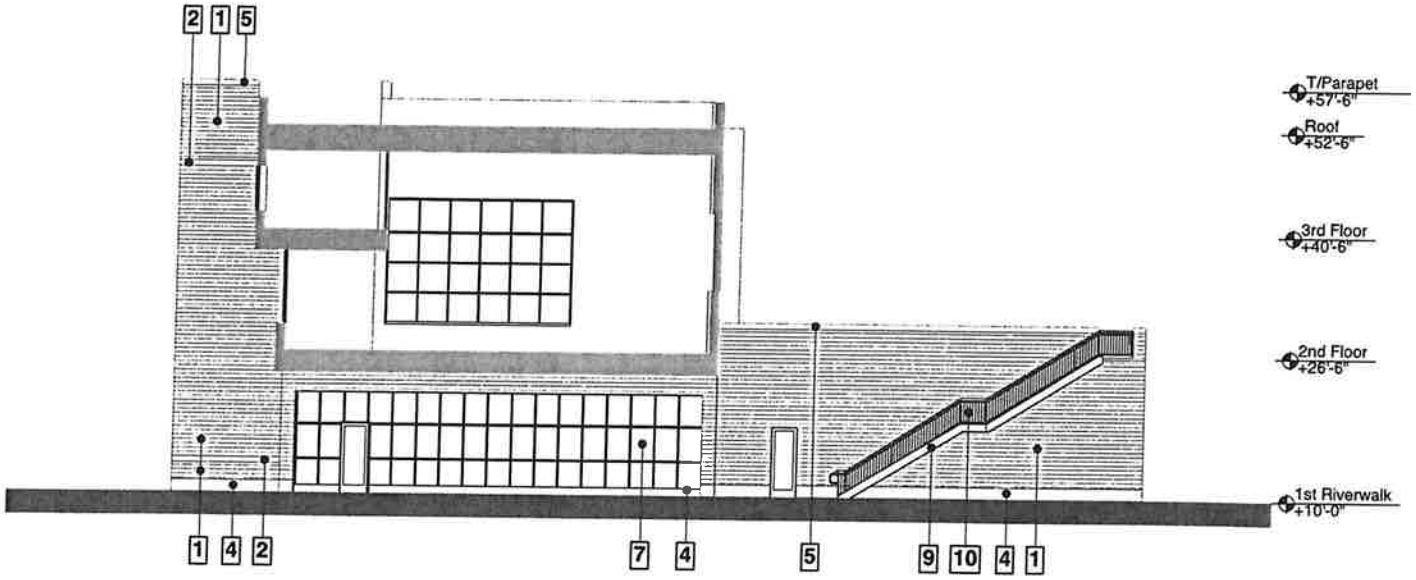
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MATERIAL LEGEND

1	Face Brick
2	Cast Stone Trim
3	Cast Stone Sill
4	Cast Stone Base
5	Metal Coping
6	Painted Metal Siding
7	Painted Aluminum Storefront
8	Signage Allowance
9	Painted Metal Stair
10	Painted Metal Guardrail



Building 1 - Walkway North Elevation



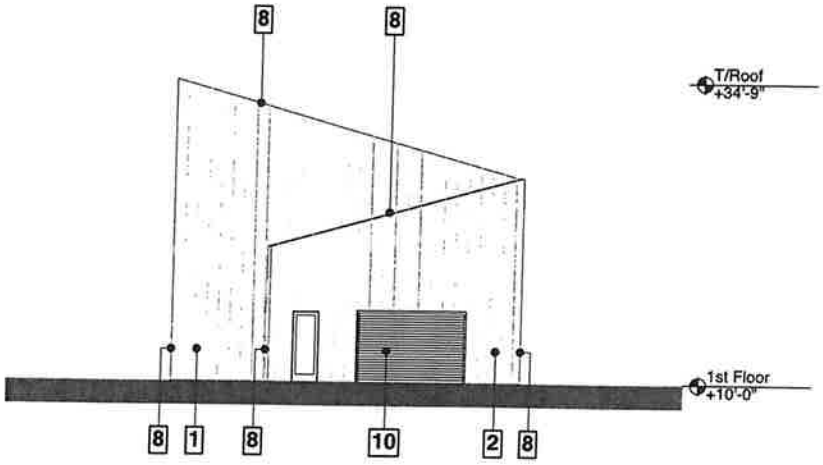
Building 1 - Walkway South Elevation

Applicant:	T2 Opportunity Fund 3 LLC
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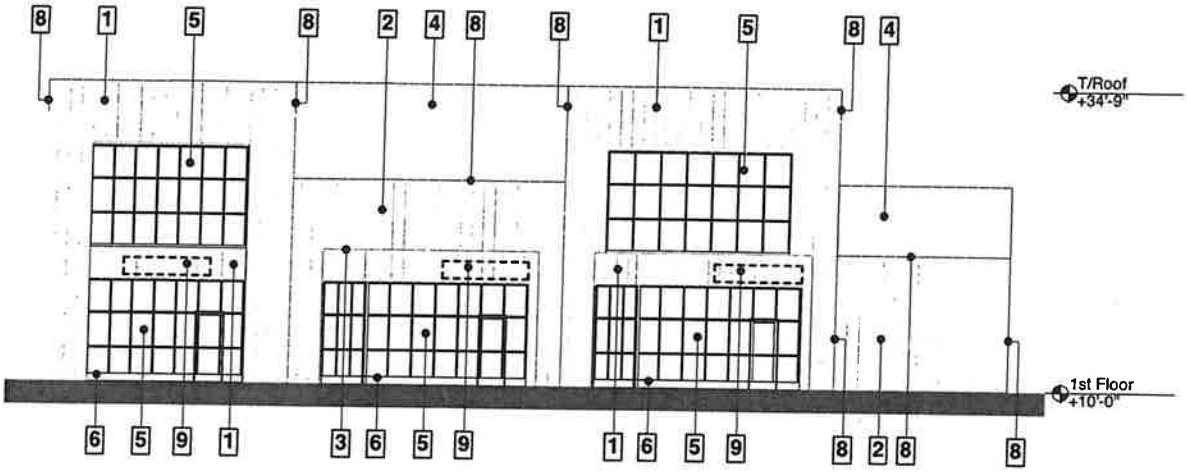
Elevations

MATERIAL LEGEND

1	Architectural Metal Siding 1
2	Architectural Metal Siding 2
3	Metal Coping
4	Standing Seam Metal Roof
5	Painted Aluminum Storefront
6	Cast Stone Sill
7	Metal Gutter & Downspout
8	Metal Corner Trim
9	Signage Allowance
10	Overhead Rolling Metal Door



Building 2 - North Elevation



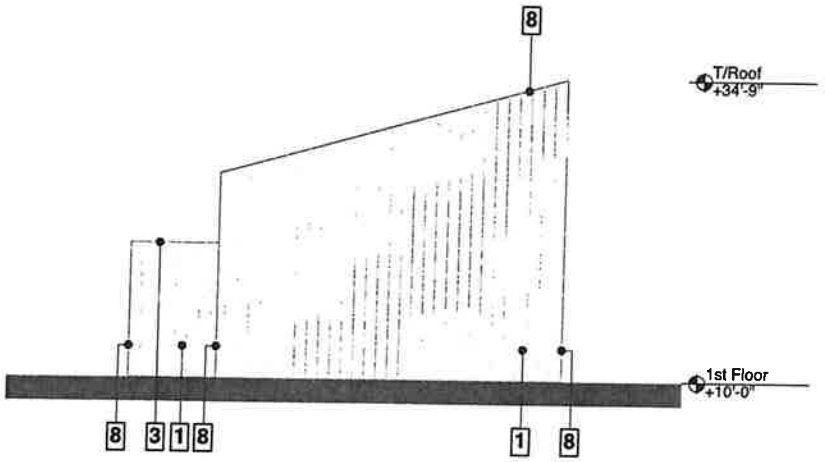
Building 2 - East Elevation

Applicant: T2 Opportunity Fund 3 LLC
Address: 466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date: October 14, 2026
Plan Commission Date: TBD

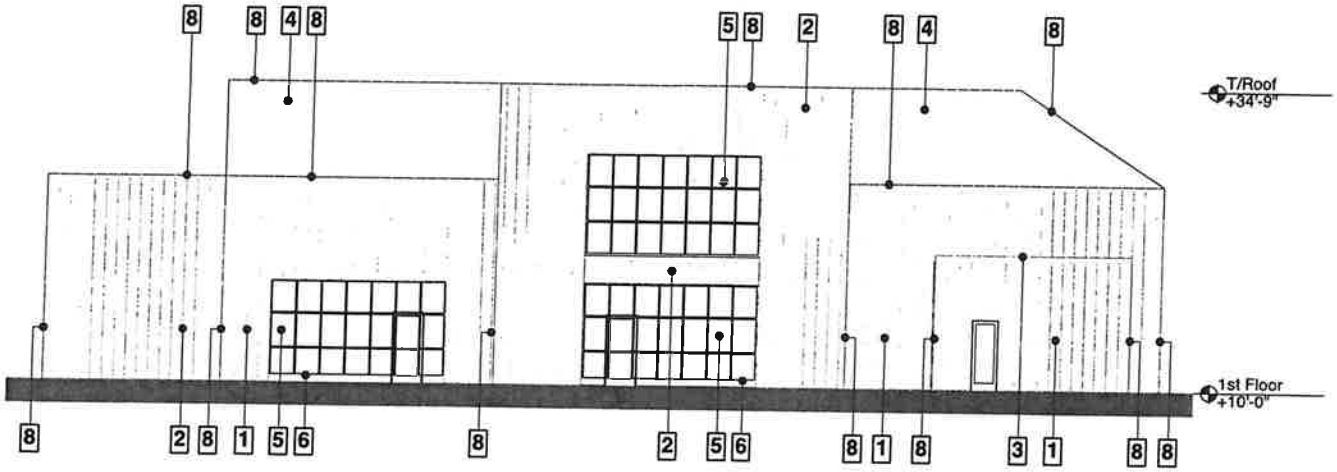
Elevations

MATERIAL LEGEND

1	Architectural Metal Siding 1
2	Architectural Metal Siding 2
3	Metal Coping
4	Standing Seam Metal Roof
5	Painted Aluminum Storefront
6	Cast Stone Sill
7	Metal Gutter & Downspout
8	Metal Corner Trim
9	Signage Allowance



Building 2 - South Elevation



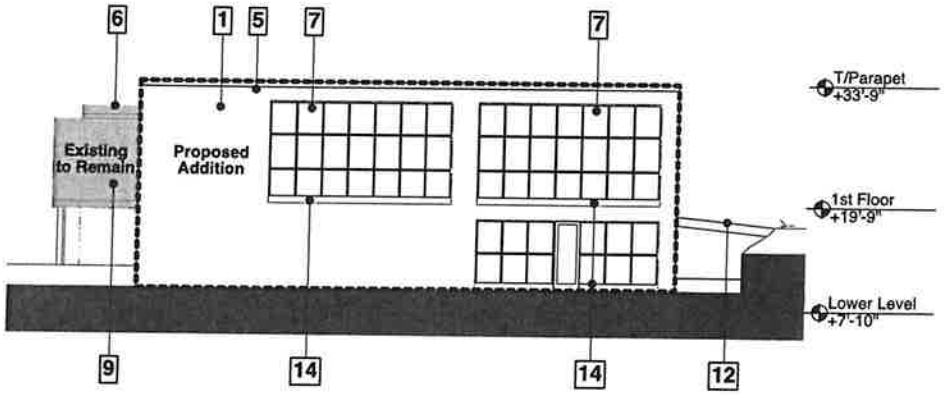
Building 2 - West Elevation

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
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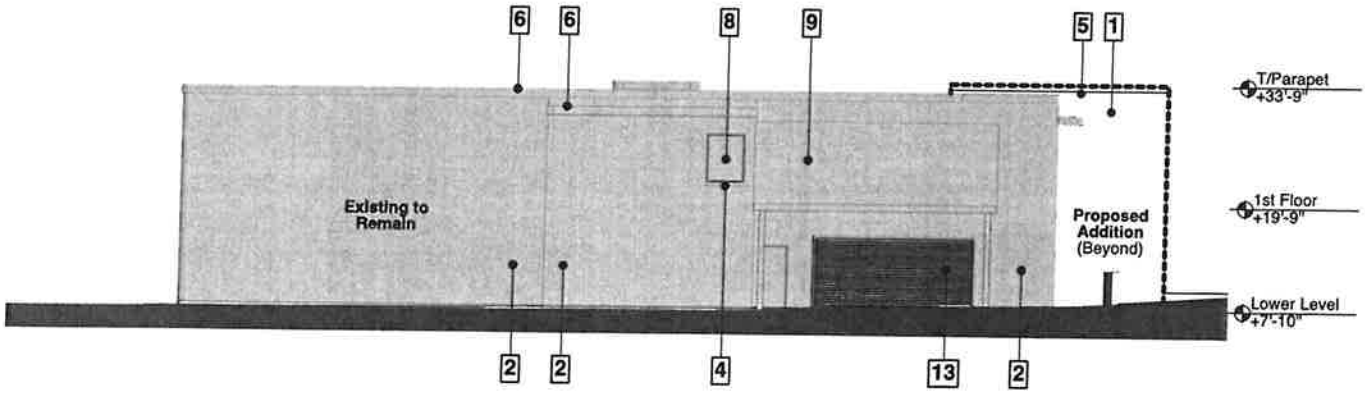
Elevations

MATERIAL LEGEND

1	New Architectural Metal Siding
2	Existing Face Brick
3	Existing Cast Stone Sill
4	Existing Cast Stone Base
5	New Metal Coping
6	Existing Metal Coping
7	New Painted Aluminum Storefront
8	Existing Aluminum Storefront
9	Existing Painted Cement Board
10	Existing Metal Awning
11	Existing Painted CMU
12	Existing Elevated Concrete Walkway
13	Existing Overhead Rolling Metal Door
14	New Cast Stone Sill



Building 3 - South Elevation



Building 3 - West Elevation

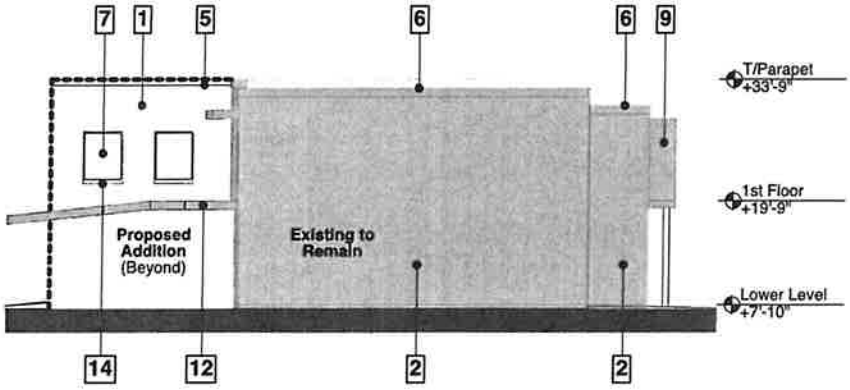
Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
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Plan Commission Date:	TBD

Elevations

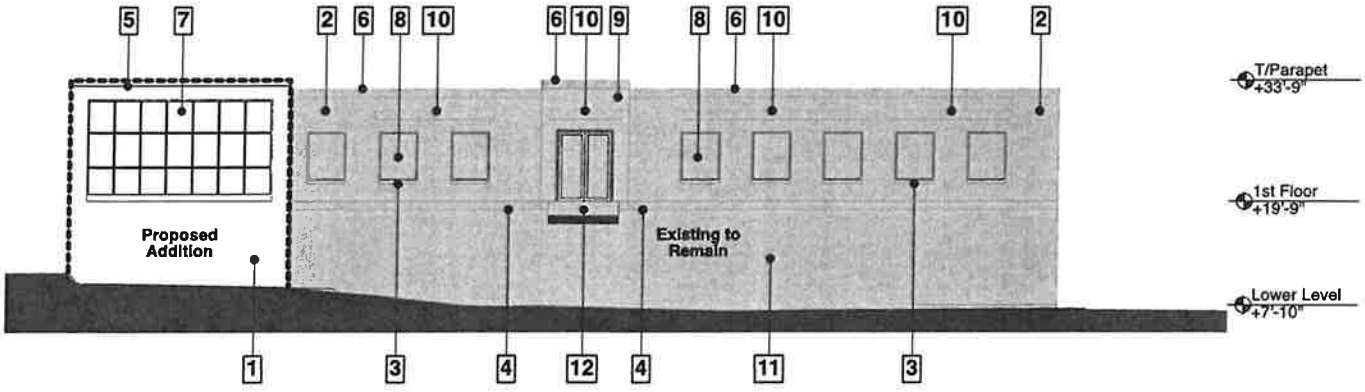
Pappageorge Haymes Partners

MATERIAL LEGEND

1	New Architectural Metal Siding
2	Existing Face Brick
3	Existing Cast Stone Sill
4	Existing Cast Stone Base
5	New Metal Coping
6	Existing Metal Coping
7	New Painted Aluminum Storefront
8	Existing Aluminum Storefront
9	Existing Painted Cement Board
10	Existing Metal Awning
11	Existing Painted CMU
12	Existing Elevated Concrete Walkway
13	Existing Overhead Rolling Metal Door
14	New Cast Stone Sill



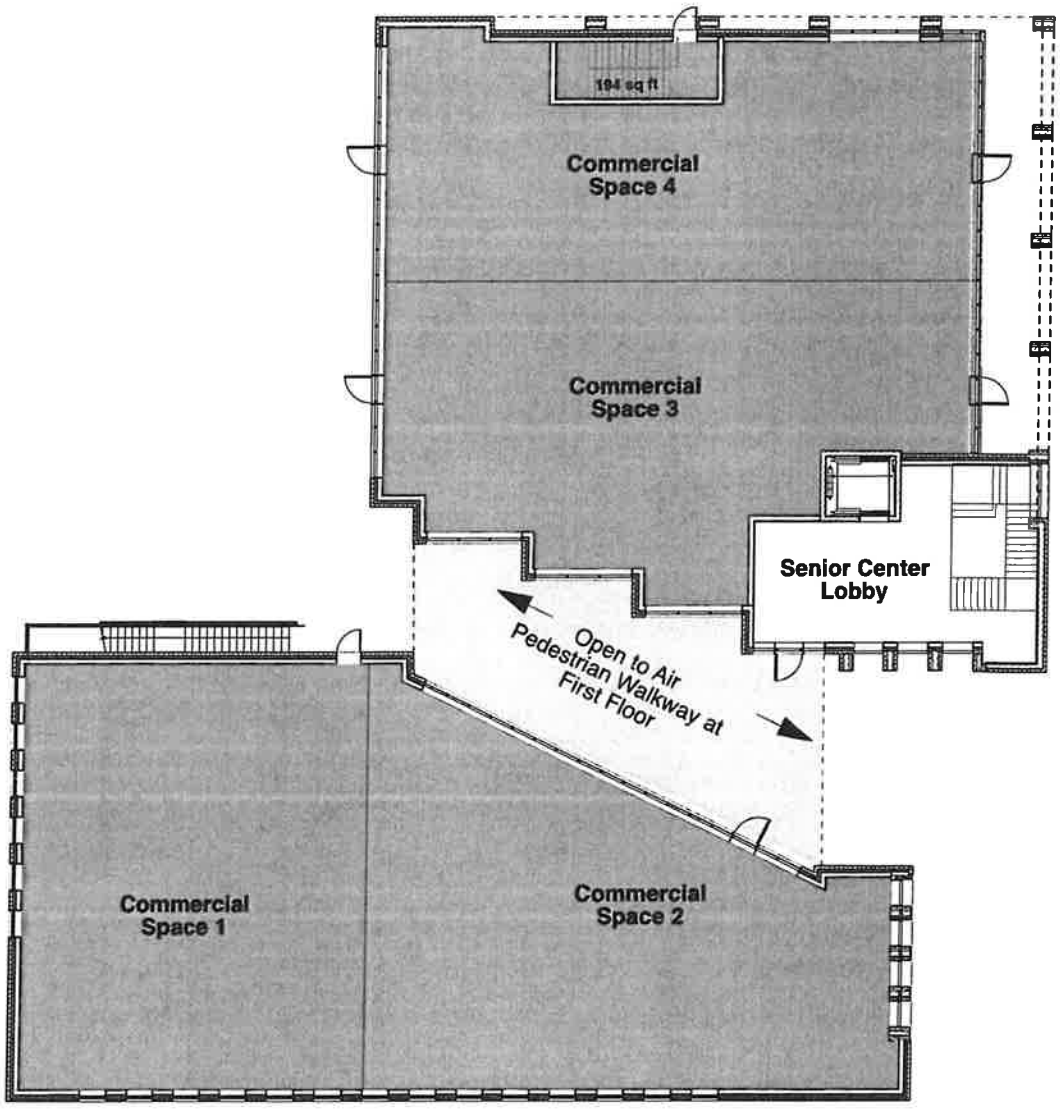
Building 3 - North Elevation



Building 3 - East Elevation

Applicant: T2 Opportunity Fund 3 LLC
Address: 466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date: October 14, 2026
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Elevations



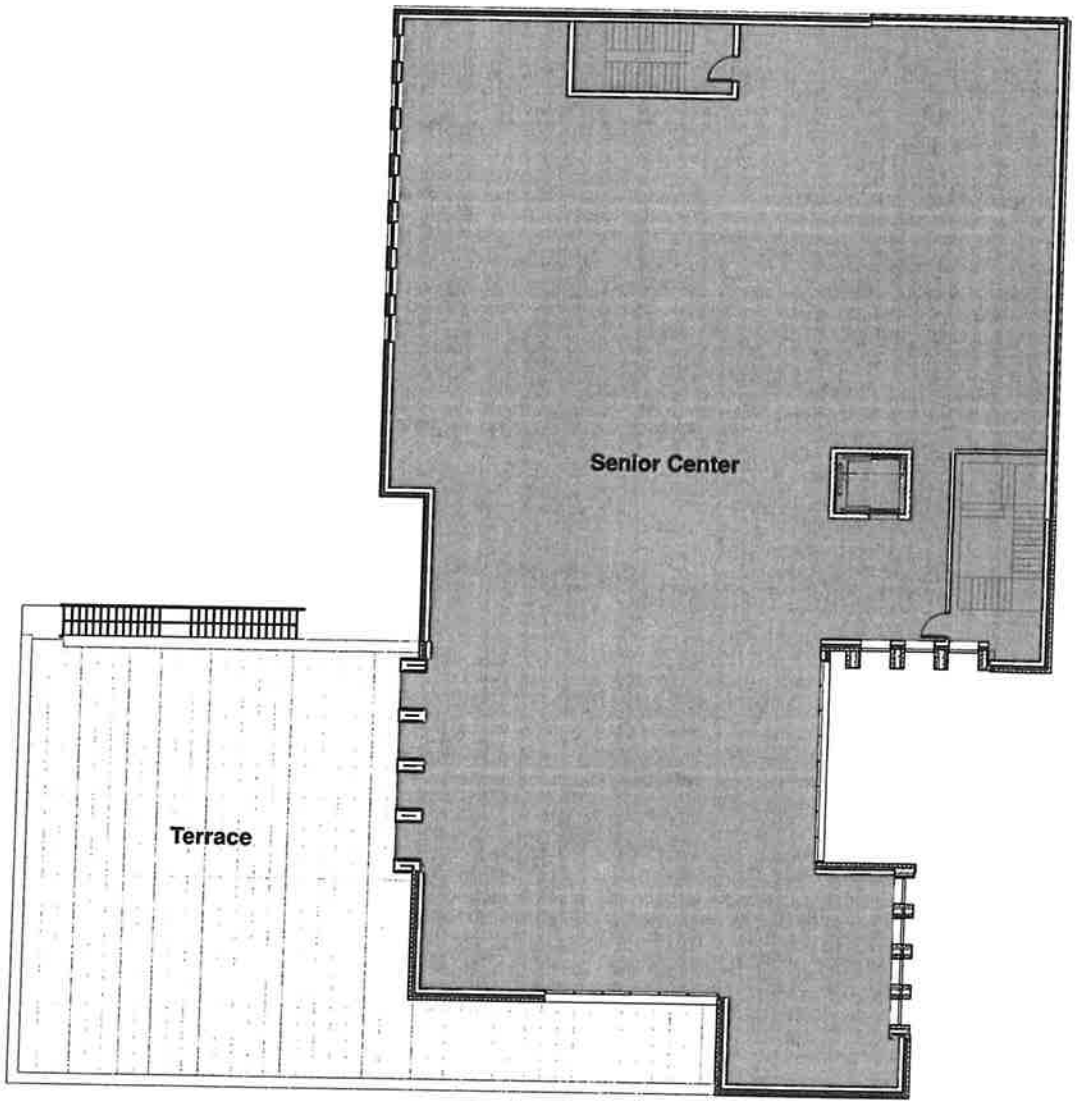
Building 1 - 1st Floor

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date:	October 14, 2026
Plan Commission Date:	TBD

Proposed Floor Plans

N

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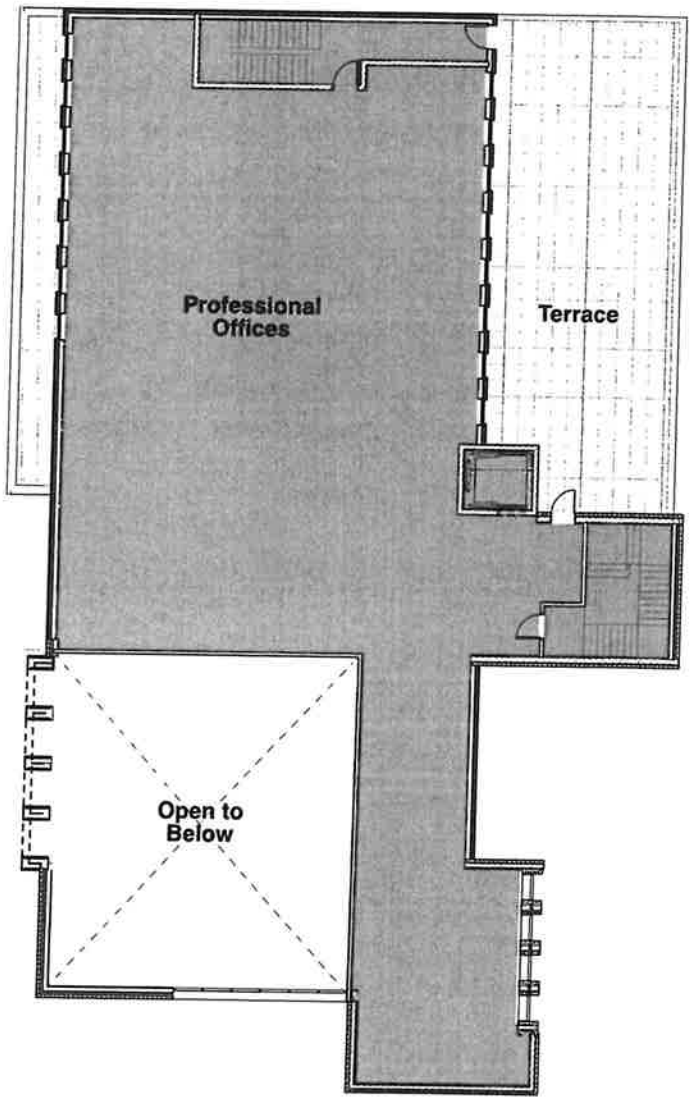
Building 1 - 2nd Floor

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date:	October 14, 2026
Plan Commission Date:	TBD

Proposed Floor Plans

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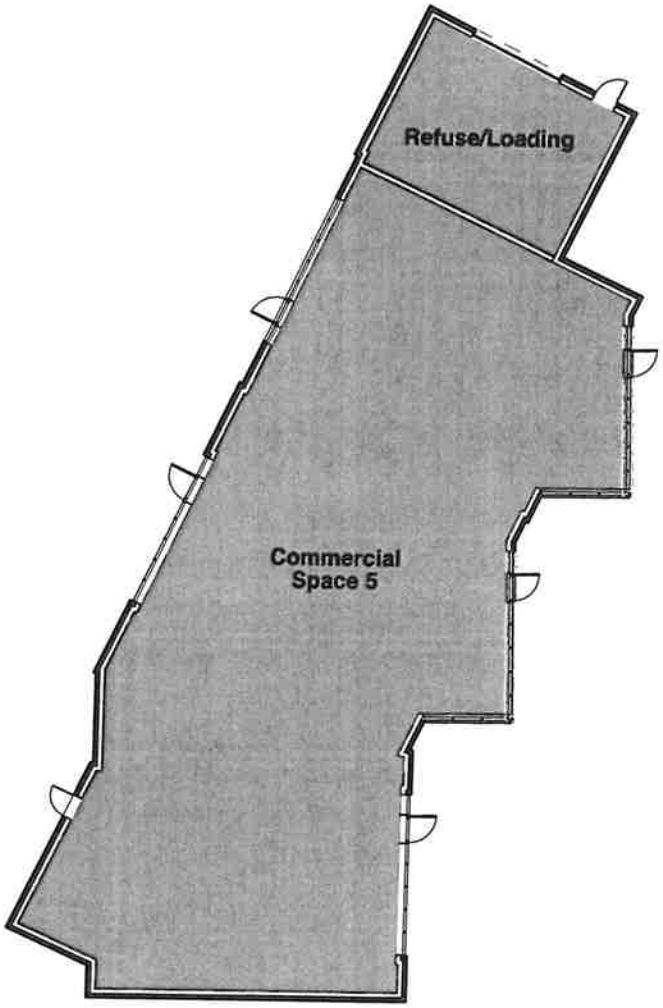
Building 1 - 3rd Floor

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date:	October 14, 2026
Plan Commission Date:	TBD

Proposed Floor Plans

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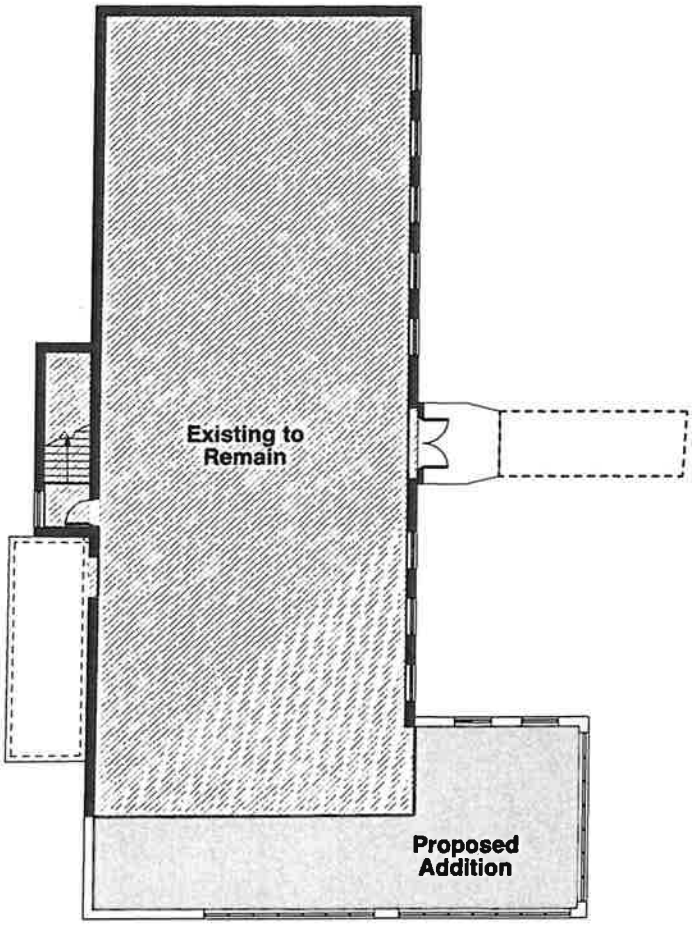
Building 2 - 1st Floor

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date:	October 14, 2026
Plan Commission Date:	TBD

Proposed Floor Plans

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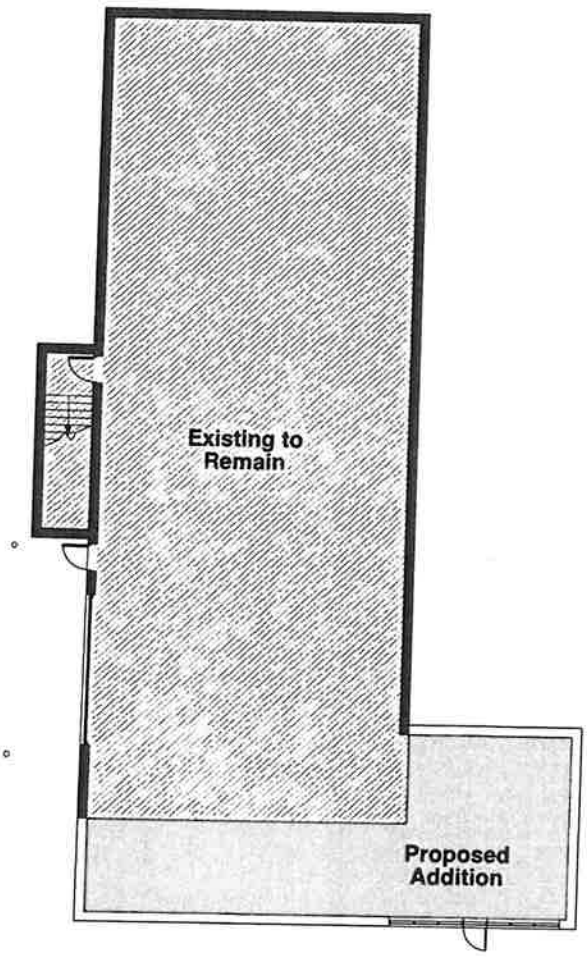
Building 3 - 1st Floor

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
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Plan Commission Date:	TBD

Proposed Floor Plans

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Existing Building - Lower Lower

Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
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Proposed Floor Plans

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WATERWAY BUSINESS PLANNED DEVELOPMENT NO. 1208, AS REVISED

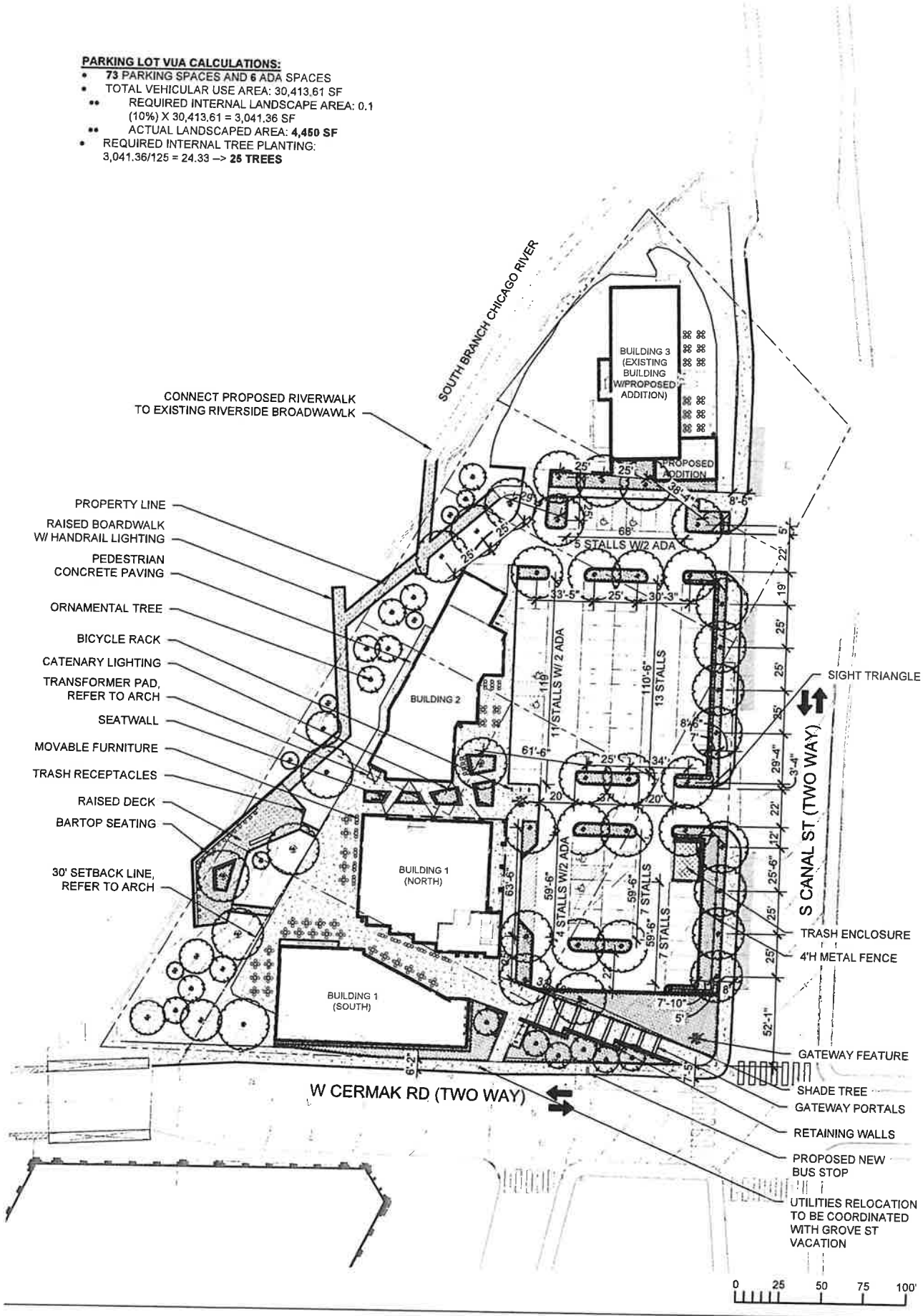
BULK REGULATIONS AND DATA TABLE

Total:		
Gross Site Area:	131,052 square feet	(3.01 acres)
Area in Public Right-of-Way:	26,401 square feet	(0.61 acres)
Net Site Area:	104,651 square feet	(2.40 acres)
Sub Area A:		
Gross Site Area – Sub Area A	70,209 square feet	(1.61 acres)
Area in Public Right-of-Way	16,781 square feet	(0.39 acres)
Net Site Area – Sub Area A	53,428 square feet	(1.23 acres)
Sub Area B:		
Gross Site Area – Sub-area B	60,843 square feet	(1.40 acres)
Area in Public Right-of-Way	9,620 square feet	(0.22 acres)
Net Site Area - Sub-area B	51,223 square feet	(1.18 acres)
Maximum Floor Area:		
Total	127,786 square feet	(2.93 acres)
Sub-area A	117,542 square feet	(2.70 acres)
Sub-area B	15,600 square feet	(0.39 acres)
Minimum Number of Off-Street Parking Spaces:		
Sub-area A	26	
Sub-area B	53	
Minimum Number of Loading Spaces:		
Sub-area A	0	
Sub-area B	2	
Minimum Number of Bicycle Storage Spaces:	As required by Code	
Maximum Building Height:		
Sub-area A	50 feet	
Sub-area B	40 feet	
Minimum Setbacks:	Per Site Plan attached	

Applicant: T2 Opportunity Fund 3 LLC
Address: 466 West Cermak Road and 2106-2124 South Canal Street, Chicago
Introduction Date: October 14, 2026
Plan Commission Date: TBD

PARKING LOT VUA CALCULATIONS:

- **73** PARKING SPACES AND **6** ADA SPACES
- TOTAL VEHICULAR USE AREA: 30,413.61 SF
  - REQUIRED INTERNAL LANDSCAPE AREA: 0.1 (10%) X 30,413.61 = 3,041.36 SF
  - ACTUAL LANDSCAPED AREA: **4,450 SF**
- REQUIRED INTERNAL TREE PLANTING: 3,041.36/125 = 24.33 –> **25 TREES**



Applicant: T2 Opportunity Fund 3 LLC
Address: 466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date: October 14th, 2026
Plan Commission Date: TBD

LANDSCAPE SITE PLAN

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LEGEND

PROPERTY LINE

SHADE TREE

ORNAMENTAL TREE

SHRUBS

NOTES:

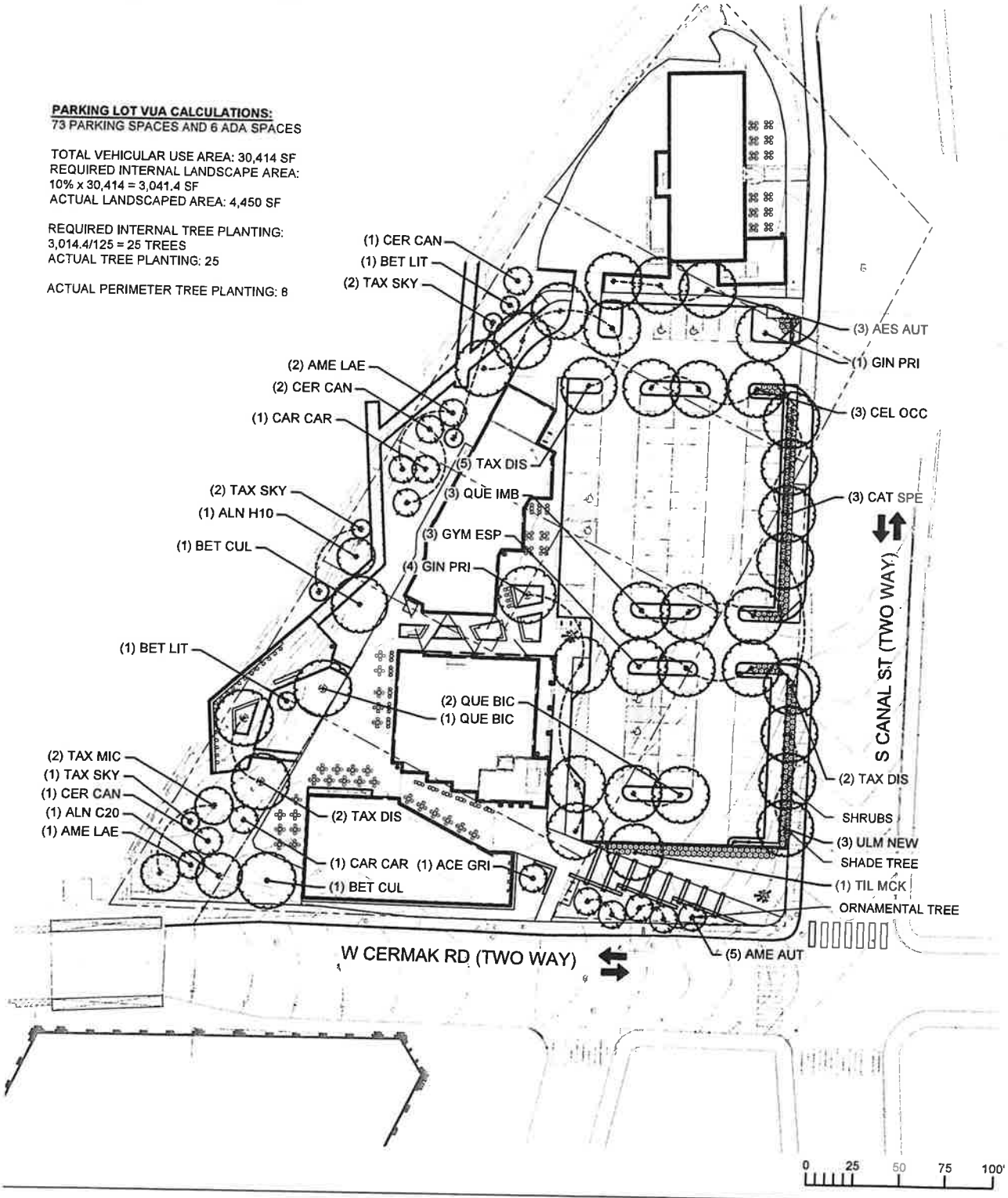
1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2' 6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.
4. ALL 'SHRUB, PERENNIAL, AND GROUNDCOVER' AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.

PARKING LOT VUA CALCULATIONS:
73 PARKING SPACES AND 6 ADA SPACES

TOTAL VEHICULAR USE AREA: 30,414 SF
REQUIRED INTERNAL LANDSCAPE AREA:
10% x 30,414 = 3,041.4 SF
ACTUAL LANDSCAPED AREA: 4,450 SF

REQUIRED INTERNAL TREE PLANTING:
3,014.4/125 = 25 TREES
ACTUAL TREE PLANTING: 25

ACTUAL PERIMETER TREE PLANTING: 8



Applicant: T2 Opportunity Fund 3 LLC
Address: 466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
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TREE PLANTING PLAN

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PLANTING SCHEDULE

SHADE TREES

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	CALIPER / HEIGHT	CBH	ROOT BALL	SPACING	NOTES
AES AUT	3	EA	*Aesculus x arnoldiana 'Autumn Splendor'*	Autumn Splendor Arnold Buckeye	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
ALN C20	1	EA	*Alnus glutinosa*	Black Alder	Single-Stem	2"	-	B&B/Container	PER PLAN	-
ALN H10	1	EA	*Alnus glutinosa*	Black Alder	Multi-Stem	10'T	-	B&B/Container	PER PLAN	-
BET CUL	2	EA	*Betula nigra 'Cully'*	Heritage River Birch	Multi-Stem	12'T	-	B&B/Container	PER PLAN	-
CAT SPE	3	EA	*Catalpa speciosa*	Northern Catalpa	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
CEL OCC	3	EA	*Celtis occidentalis*	Common Hackberry	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
GIN PRI	5	EA	*Ginkgo biloba 'PNI 2720'*	Princeton Sentry Ginkgo	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
GYM ESP	3	EA	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffee Tree	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
QUE BIC	3	EA	*Quercus bicolor*	Swamp White Oak	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
QUE IMB	3	EA	*Quercus imbricaria*	Shingle Oak	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
TAX DIS	9	EA	*Taxodium distichum*	Bald Cypress	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
TAX MIC	2	EA	*Taxodium distichum 'Mickelson'*	Shawnee Brave Bald Cypress	Single-Stem	2.5"	-	B&B/Container	PER PLAN	-
TIL MCK	1	EA	*Tilia americana 'McKSentry'*	American Sentry American Linden	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
ULM NEW	3	EA	*Ulmus 'New Horizon'*	New Horizon Elm	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
TOTAL:	42	EACH								

FASTIGIATE TREES

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	CALIPER	CBH	ROOT BALL	SPACING	NOTES
TAX SKY	5	EA	*Taxodium distichum 'Skyward'*	Skyward Bald Cypress	Columnar	1.5"	-	B&B/Container	PER PLAN	-
TOTAL:	5	EACH								

ORNAMENTAL TREES

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	CALIPER/HEIGHT	CBH	ROOT BALL	SPACING	NOTES
ACE GRI	1	EA	*Acer griseum*	Paperbark Maple	Multi-Stem	12'T	-	B&B/Container	PER PLAN	-
AME LAE	3	EA	*Amelanchier laevis*	Allegheny Serviceberry	Multi-Stem	8'T	-	B&B/Container	PER PLAN	-
AME AUT	5	EA	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	Multi-Stem	8'T	-	B&B/Container	PER PLAN	-
BET LIT	2	EA	*Betula nigra 'Little King'*	Fox Valley Dwarf River Birch	Multi-Stem	8'T	-	B&B/Container	PER PLAN	-
CAR CAR	2	EA	*Carpinus caroliniana*	American Hornbeam	Single-Stem	2"	-	B&B/Container	PER PLAN	-
CER CAN	4	EA	*Cercis canadensis*	Eastern Redbud	Multi-Stem	10'T	-	B&B/Container	PER PLAN	Northern Strain Only
TOTAL:	17	EACH								

EVERGREEN SHRUBS *(PALETTE AND DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
JUN KAL	-	EA	*Juniperus chinensis 'Kaley's Compact'*	Kaley's Compact Pfitzer Juniper	-	-	-	B&B/ #X Container	PER PLAN	-
TOTAL:		EACH								

DECIDUOUS SHRUBS *(PALETTE AND DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
ARO MOR	-	EA	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Chokeberry	-	-	-	B&B/ #X Container	30" oc	-
COR BER	-	EA	*Cornus sericea 'Bergeson Compact'*	Bergeson's Compact Dogwood	-	-	-	B&B/ #X Container	42" oc	-
DIE ORA	-	EA	*Diervilla 'D2X86544'*	Kodiak Orange Bush Honeysuckle	-	-	-	B&B/ #X Container	36" oc	-
HYD JAN	-	EA	*Hydrangea paniculata 'Jane'*	Little Lime Hydrangea	-	-	-	B&B/ #X Container	36" oc	-
ITE MOR	-	EA	*Itea virginica 'Morton'*	Scarlet Beauty Virginia Sweetspire	-	-	-	B&B/ #X Container	36" oc	-
PHY SEW	-	EA	*Physocarpus opulifolius 'Seward'*	Summer Wine Ninebark	-	-	-	B&B/ #X Container	48" oc	-
VIB COM	-	EA	*Viburnum carlesii 'Compactum'*	Dwarf Koreanspice Viburnum	-	-	-	B&B/ #X Container	42" oc	-
TOTAL:		EACH								

VINES *(DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
PAR TRI	-	EA	*Parthenocissus tricuspidata*	Boston Ivy	-	-	-	#2 Container	48" oc	-
TOTAL:		EACH								

GRASSES AND SEDGES *(PALETTE AND DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
CAR PEN	-	EA	*Carex pensylvanica*	Common Oak Sedge	-	-	-	#1 Container	12" oc	-
SES AUT	-	EA	*Sesleria Autumnalis*	Autumn Moor Grass	-	-	-	#1 Container	15" oc	-
SPO HET	-	EA	*Sporobolus heterolepis*	Prairie Dropseed	-	-	-	#1 Container	24" oc	-
TOTAL:	0	EACH								

PERENNIALS *(PALETTE AND DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
ALL SUM	-	EA	*Allium 'Summer Beauty'*	Summer Beauty Allium	-	-	-	#1 Container	18" oc	-
CAL NEP	-	EA	*Calamintha nepeta ssp. Nepeta*	Lesser calamint	-	-	-	#1 Container	18" oc	-
TOTAL:		EACH								

SODDED TURF

CODE	QTY*	UNIT	COMPONENT	MATERIAL	FORM/STEM	MODEL	-	ROOT MASS	-	NOTES
-	-	-	SODDED TURF	Black Beauty Fescue	Sod Rolls	-	-	-	-	-
-	-	-	*ASSEMBLY COMPONENT FOR ITEM ABOVE*	SOD STAKES	-	Stakes (BIO-DSTAKE®) *Or approved equal*	-	-	-	Green/Biodegradable

MULCH

CODE	QTY*	UNIT	COMPONENT	MATERIAL	DEPTH	-	-	-		NOTES
-	-	-	MULCH - TYPE 1	100% Screened Double Processed Hardwood Bark Mulch	3"D	-	-	-		For All Tree and Shrub Planting Areas, Hold Back 6" From All Trunks and Stems
-	-	-	MULCH - TYPE 2	100% Leaf Mulch	2"D	-	-	-		For All Ornamental Grass, Perennial and Groundcover Areas

*CONTRACTOR SHALL CONFIRM PLANT QUANTITIES AND AREA TAKE-OFFS PRIOR TO TIME OF BID. NOTED QUANTITIES AND AREA TAKE-OFFS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.

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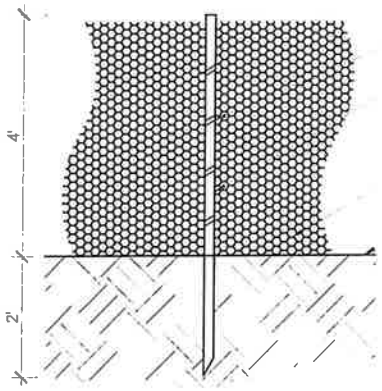
PLANT SCHEDULE

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NOTES

1. ALTERNATIVES TO TREE PROTECTION FENCING MAY BE APPROVED AND/OR BE REQUIRED SHOULD EXISTING CONDITIONS AND/OF PROPOSED WORK WARRANT IT SUCH AS LIMITED ACCESS TO THE PROPERTY.
2. WHERE IN-GROUND STAKING IS NOT VIABLE, CONTRACTOR SHALL PROVIDE TEMPORARY WEIGHTED FENCING PANEL STANDS.

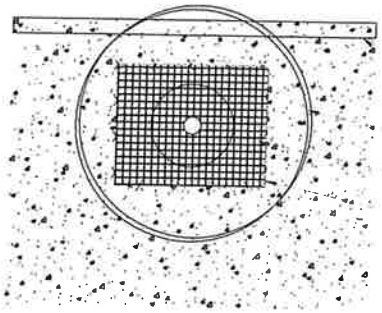


1 TREE PROTECTION FENCE

1/2" = 1'-0" @11x17

NOTES

1. PROTECTION FENCING SHALL BE INSTALLED AT A MINIMUM DISTANCE OF THE INSIDE DIMENSIONS OF THE TREE PIT.
2. WHERE IN-GROUND STAKING IS NOT VIABLE, CONTRACTOR SHALL PROVIDE TEMPORARY WEIGHTED FENCING PANEL STANDS.



BACK OF ADJACENT CURB

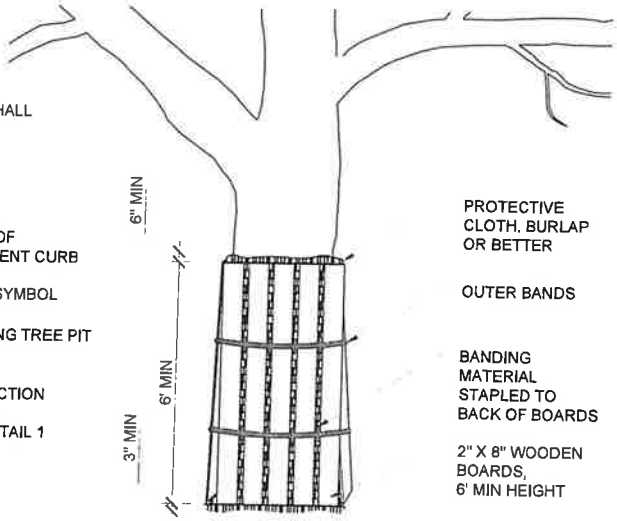
TREE SYMBOL

EXISTING TREE PIT

TREE PROTECTION FENCE, SEE DETAIL 1

2 TREE PROTECTION WITHIN TREE PIT

1/4" = 1'-0" @11x17



PROTECTIVE CLOTH, BURLAP OR BETTER

OUTER BANDS

BANDING MATERIAL STAPLED TO BACK OF BOARDS

2" X 8" WOODEN BOARDS, 6' MIN HEIGHT

3 TREE TRUNK PROTECTION

1/4" = 1'-0" @11x17

(ONLY WHERE REQUIRED BY CITY OF CHICAGO, BUREAU OF FORESTRY, AND/OR CDOT)

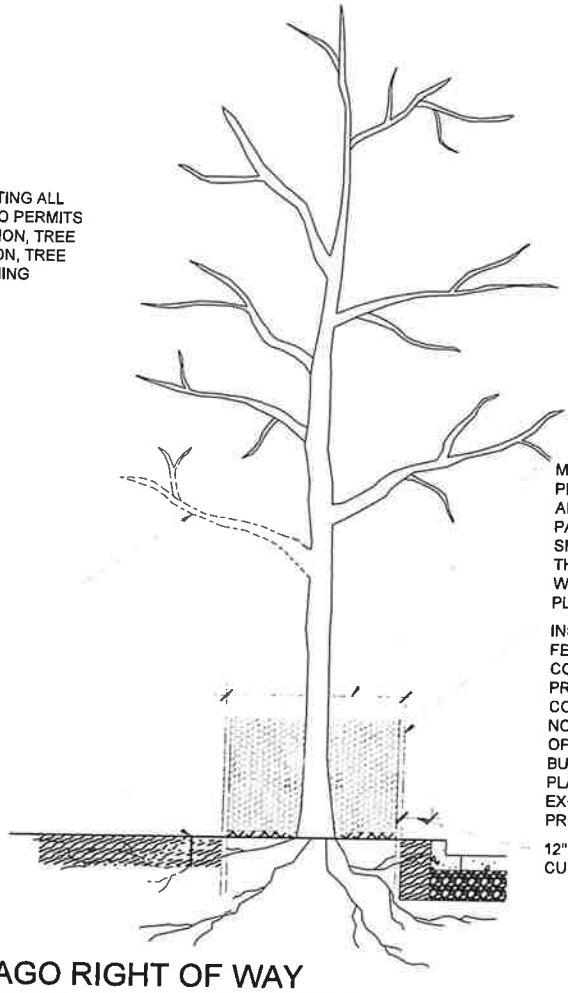
NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL REQUIRED CITY OF CHICAGO PERMITS RELATED TO SITE EXCAVATION, TREE REMOVAL, TREE PROTECTION, TREE TRIMMING, AND ROOT PRUNING WITHIN RIGHT OF WAY.

COORDINATE CANOPY PRUNING AND REMOVAL OF DEAD WOOD WITH ARBORIST. ALL PRUNING OR TYING SHALL BE DONE BY/OR UNDER THE SUPERVISION OF CERTIFIED ARBORIST. PRUNE OR TIE BRANCHES WHERE CONSTRUCTION EQUIPMENT IS EXPECTED TO INVADE TREE CROWN PRIOR TO START OF CONSTRUCTION.

EDGE OF PROPOSED SIDEWALK OR CURBLINE

ROOT PRUNING ZONE, DEPTH NOT TO EXCEED DEPTH REQUIRED FOR INSTALLATION OF HARDSCAPE. LIMIT ROOT PRUNING TO WITHIN 12" MAX OF PROPOSED SIDEWALK OR CURBLINE (OR OTHER NEW CONSTRUCTION NECESSITATING ROOT PRUNING)



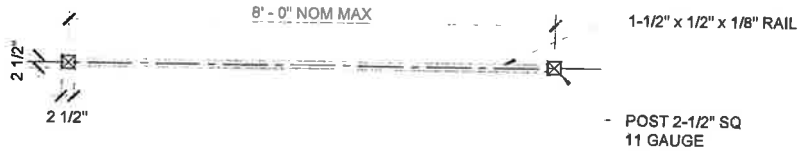
MAXIMIZE EXTENTS OF TREE PROTECTION FENCING PER ALLOWABLE SPACE IN BOULEVARD, PARKWAY, OR TREE PIT. FENCING SHALL BE INSTALLED TO 1' BEYOND THE DRIP-LINE OF THE TREE WHERE THE SITE ALLOWS. SEE PLAN DETAILS ABOVE.

INSTALL TREE PROTECTION FENCING PRIOR TO THE START OF CONSTRUCTION. WITHIN THIS PROTECTION ZONE, CONSTRUCTION MATERIALS SHALL NOT BE STORED, EQUIPMENT OPERATED, AND/OR TEMPORARY BUILDINGS OR WORK TRAILERS PLACED. NO MECHANICAL EXCAVATION IS PERMITTED WITHIN PROTECTION ZONE.

12" MAX DISTANCE FROM BACK OF CURB FOR ROOT PRUNING TRENCH

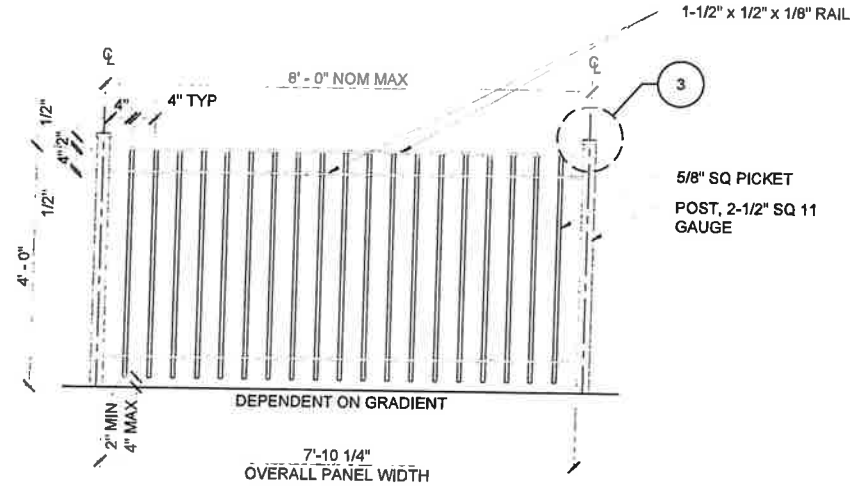
4 CITY OF CHICAGO RIGHT OF WAY TREE PROTECTION SECTION DIAGRAM

1/4" = 1'-0" @11x17



1 4'H ORNAMENTAL METAL FENCE PLAN

1/2" = 1'-0" @11x17



2 4'H ORNAMENTAL METAL FENCE ELEVATION

1/2" = 1'-0" @11x17

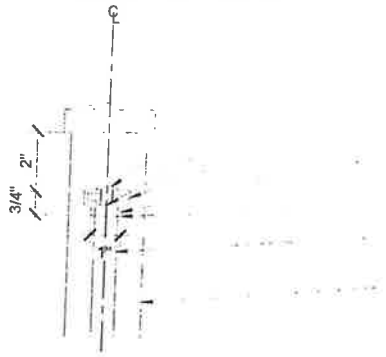
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FURNISHING DETAILS

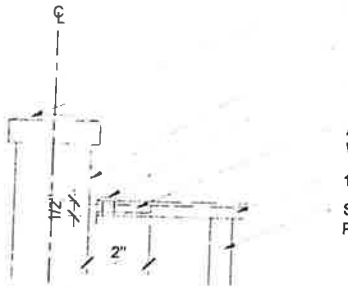
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NOTES:
1. CLIP HEAD BOLT PANEL/BRACKET



SIDE VIEW

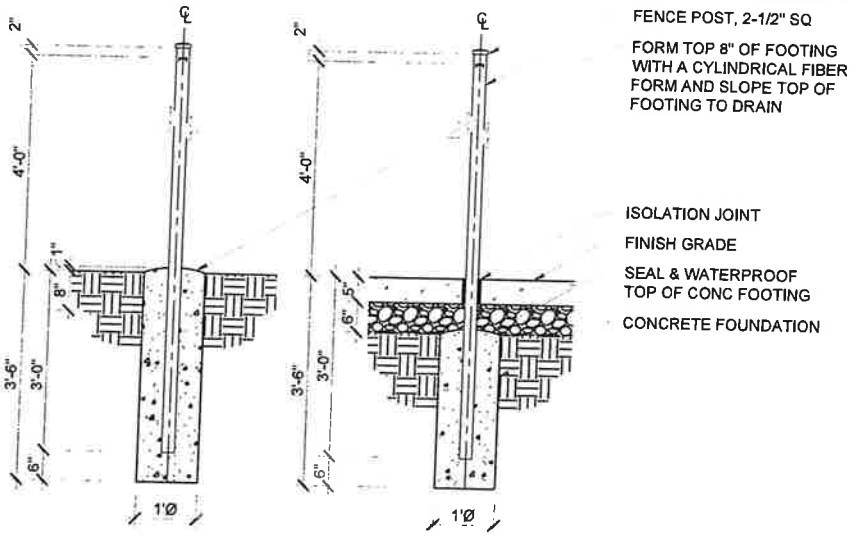


FRONT VIEW

3 FENCE CAP DETAIL

3" = 1'-0"

NOTES:
1. IF POST IS LESS THAN 3" FROM EDGE OF CONCRETE FOUNDATION, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT THAT POST FOUNDATION
2. CORNER AND GATE POSTS: 4" SQ
3. INTERMEDIATE POSTS: 2-1/2" SQ



SECTION IN PLANTING

SECTION IN PAVING

4 4'H ORNAMENTAL METAL FENCE POST FOOTING SECTION

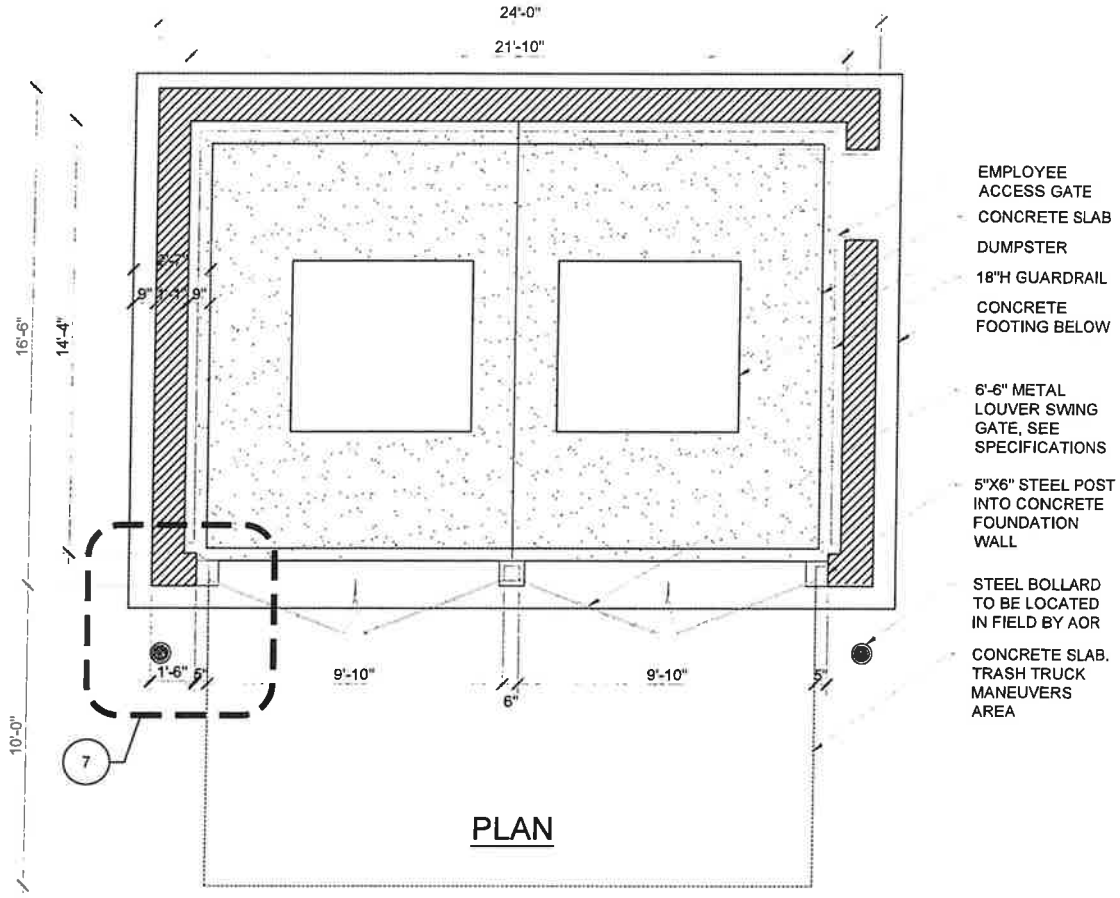
1/2" = 1'-0" @11x17

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Plan Commission Date: TBD

FURNISHING DETAILS

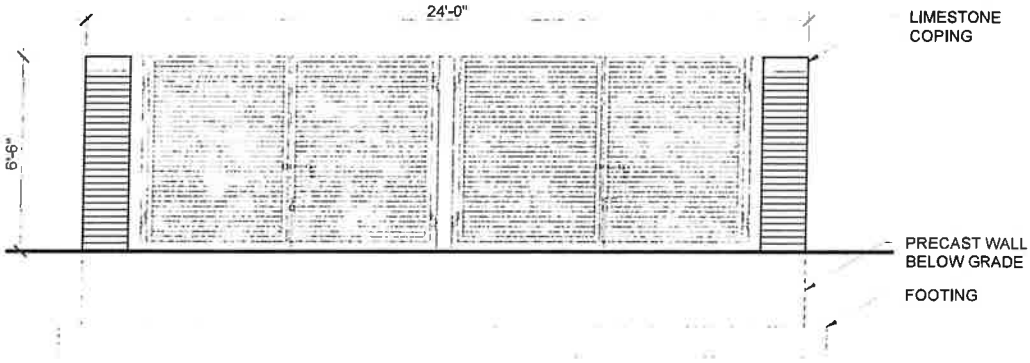
N

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PLAN

NOTE: HEIGHT AT TOP OF GATE SHALL MATCH HEIGHT AT TOP OF COPING



FRONT ELEVATION

5

TWO BAY DUMPSTER TRASH ENCLOSURE DETAIL (BRICK)

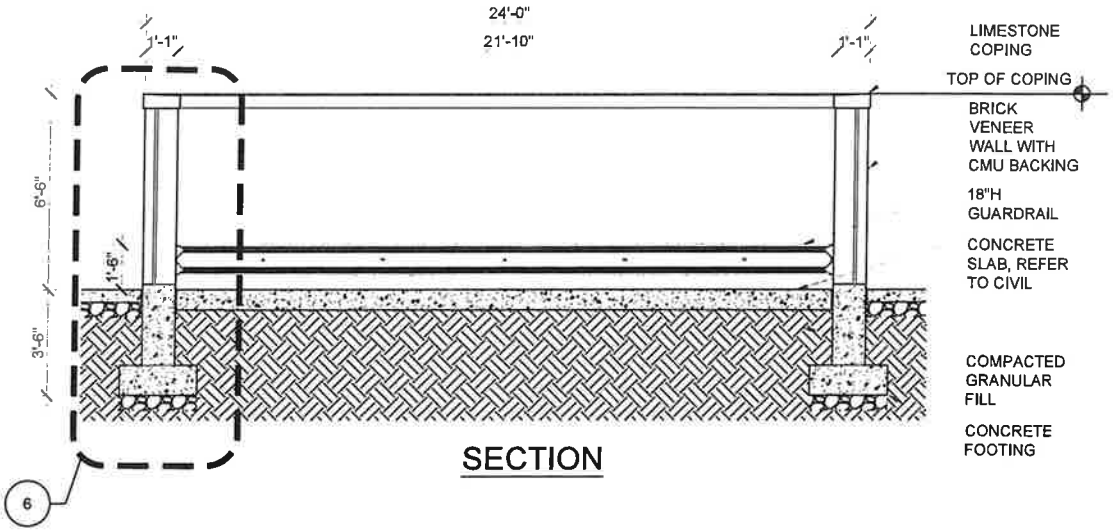
1/4" = 1'-0" @11x17

Applicant: T2 Opportunity Fund 3 LLC
Address: 466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
Introduction Date: October 14th, 2026
Plan Commission Date: TBD

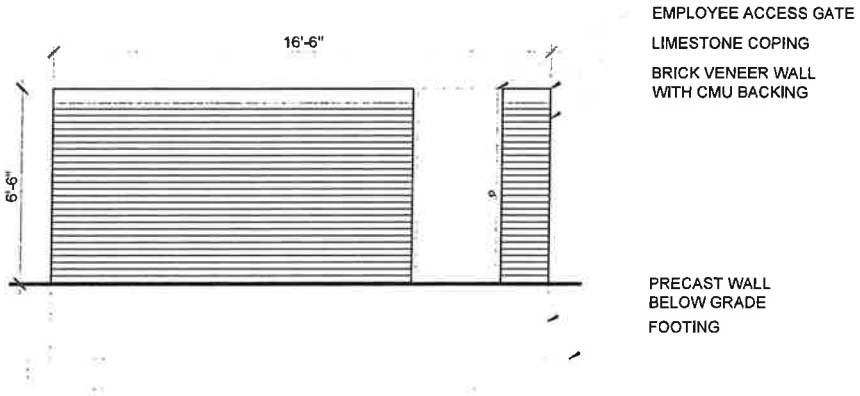
FURNISHING DETAILS

N

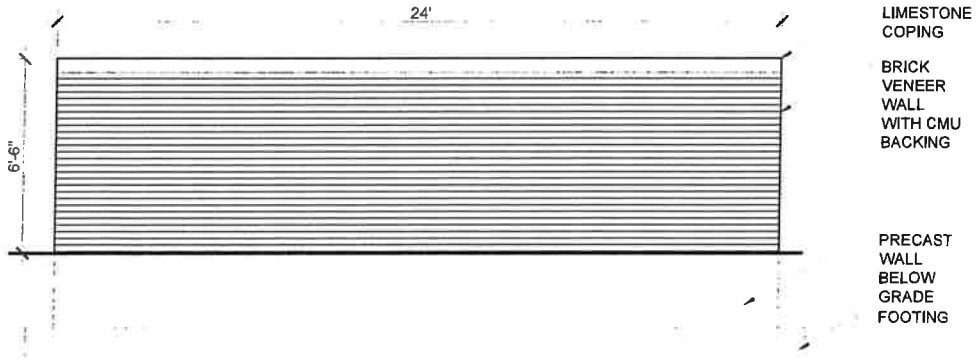
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SECTION

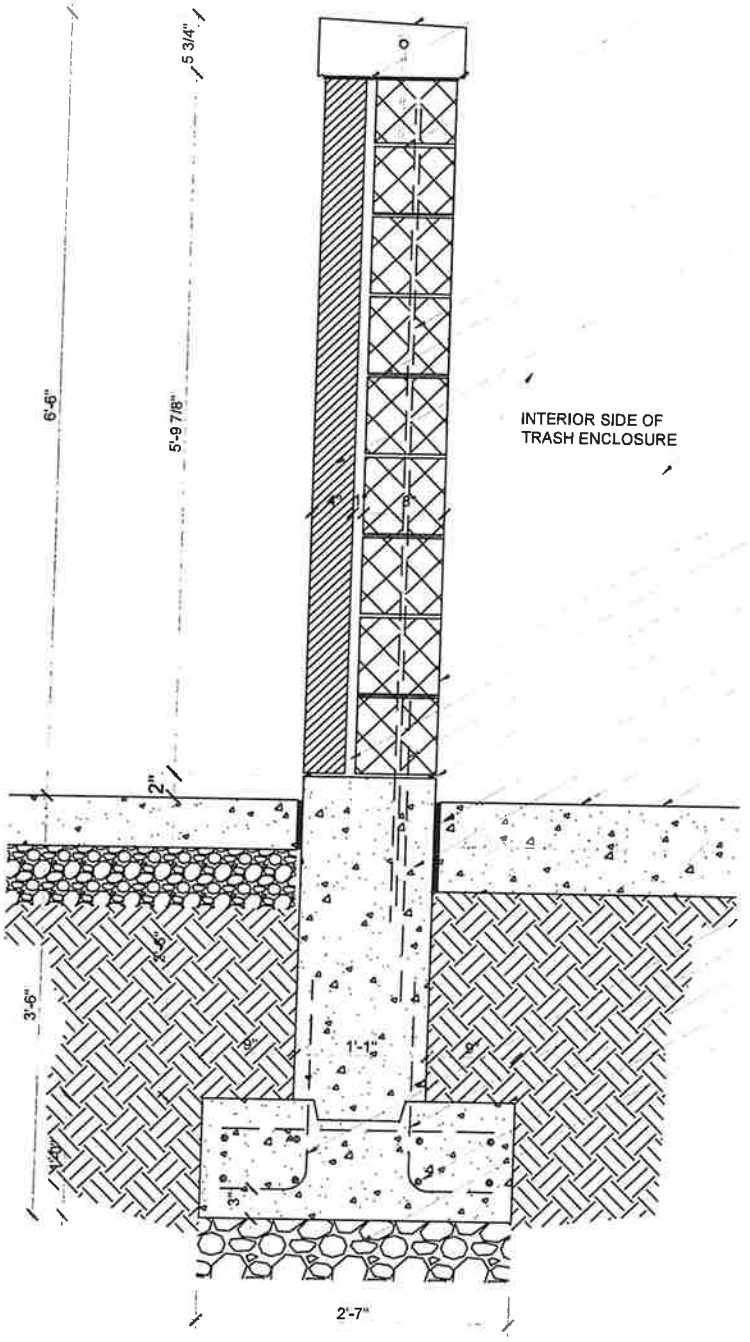


SIDE ELEVATION



BACK ELEVATION

TWO BAY DUMPSTER TRASH ENCLOSURE DETAIL (CONTINUED...)



LIMESTONE CAP

DO DRIPS @ BOTH SIDE OF CAP W/ SS FLASHING

SET LIMESTONE CAP ON 1/2" MORTAR BED OVER SS FLASHING W/ DRIP EDGE

3/8 DIA SS DOWEL & 3/8" DIA ANCHOR W/HOOK TIED TO #4 REBARS EXTENDING FROM CONCRETE WALL

#5 VERTICAL BAR AT 32" OC

NO 9 GAUGE WIRE LADDER TIE HOT DIPPED GALVANIZED @ 16" OC VERTICALLY

4" BRICK W/ MASONRY TIES EVERY 3 COURSES. BRICK TO MATCH BUILDING, PROVIDE SAMPLE TO AOR FOR APPROVAL

CMU BLOCK

GROUT

#6 DOWEL @ 32" OC

DRIPS @ BOTH SIDE OF BASE W/ SS FLASHING

1/2" EXPANSION JOINT, REFER TO CIVIL

FOUNDATION WALL

ADJACENT CONCRETE PAVEMENT, REFER TO CIVIL

GRADE

(6) #5 @ 12"

#5 @ 12" DOWEL

CONCRETE FOOTING

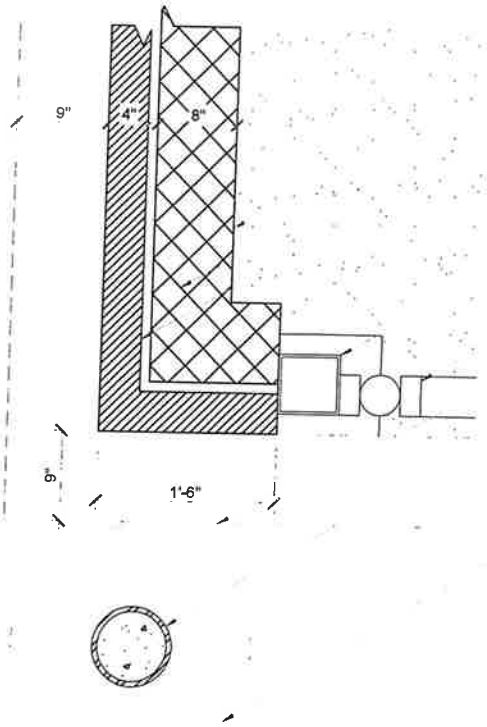
(6) #4 CONTINUOUS BOTTOM

6" CA-6 COMPACTED TO 95% MOD PROCTOR DENSITY INSTALLED IN (2) EQ LIFTS (TYP)

6 TRASH ENCLOSURE WALL SECTION DETAIL - BRICK / CMU BLOCK

1" = 1'-0" @11x17

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CONCRETE

CMU BLOCK WALL

4" FACE BRICK

5"X5" SQ TUBE HINGE POST, VERIFY HINGE POST AND HINGE WITH MANUFACTURER

METAL LOUVER GATE

CONCRETE FOOTING BELOW

8" DIA GALVANIZED SCHEDULE 40 ROUND PIPE BOLLARD PAINTED YELLOW WITH CONCRETE FILL ONE EACH SIDE OF OPENING, LOCATION TO BE DETERMINED BY ARCH

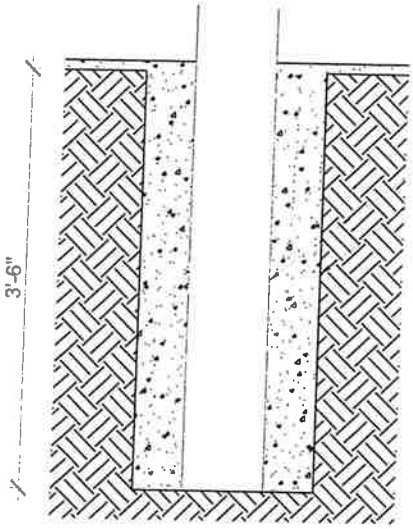
24" DIA REINFORCED CONCRETE FOOTING W/ 4 #7 BARS VERT #4 TIES AT 10" OC

7 DETAIL PLAN

1" = 1'-0" @11x17

NOTES:

1. CANE BOLT SHALL HAVE ANTI-THEFT DESIGN AS PER MANUFACTURER

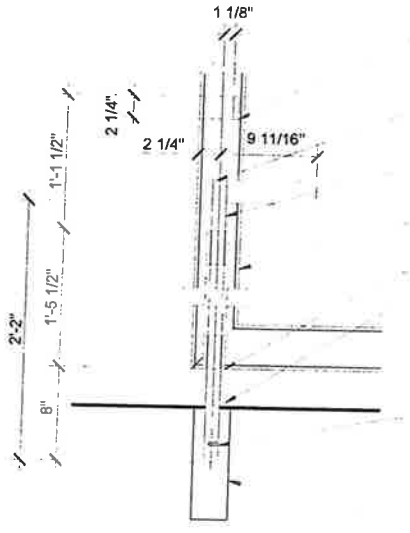


8" DIA POST

18" MIN. DIA. HOLE EXCAVATED FOR POST. BACKFILL ENTIRELY WITH NATIVE MATERIAL

8 BOLLARD BACKFILL

1" = 1'-0" @11x17



TAB 1/4X1X1" 1/2 TO HOLD CANE IN RAISED POSITION

1/4" X 1" X 4" SS MILL FINISH

5/8" DIA ROD SS MILL FINISH

GATE FRAME TS 2" X 2" X 3/16"

CANE BOLT GUIDE

GRADE

AFTER FRAME IS FINISHED INSTALL CANE BOLT THEN INSTALL SCREW SO CANE BOLT CANNOT BE REMOVED

METAL SLEEVE TO RECEIVE CANE BOLT

9 CANE BOLT DETAIL

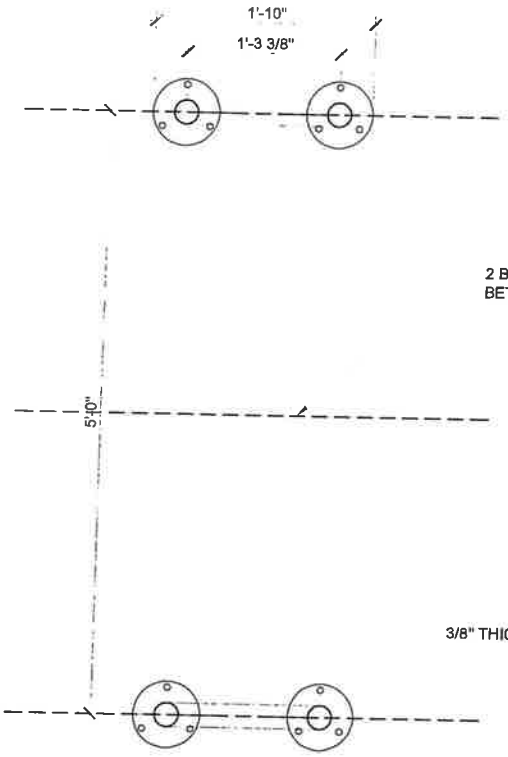
1" = 1'-0" @11x17

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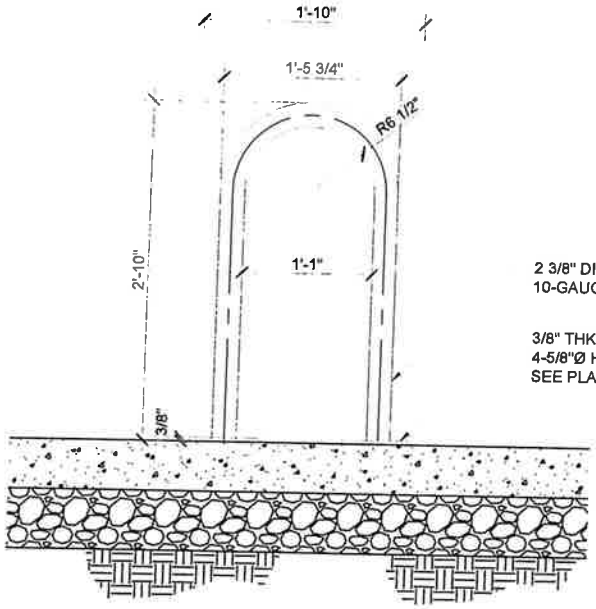
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PLAN

PLATE DETAIL (NTS)



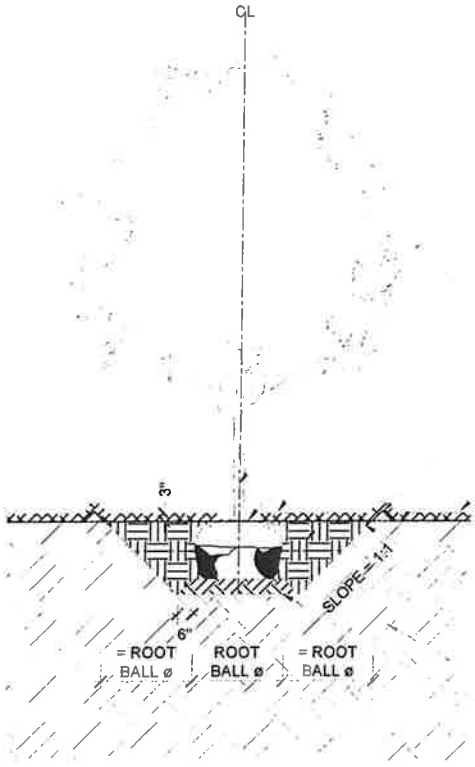
ELEVATION / SECTION

10 BICYCLE RACK DETAIL

1" = 1'-0" @11x17

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NOTES:
1. ALIGN TRUNKS WHEN PLANTED IN A LINE
2. ORIENT TREE PER LA TREE SEALS, RIBBON, AND/OR OTHER MARKINGS AS COORDINATED W/ NURSERY VISITS PER SPECIFICATIONS
3. DO NOT PRUNE OR THIN CANOPY UNLESS DIRECTED BY LA
4. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED W/ WIRE BASKET AROUND ROOT BALL, CUT WIRE IN FOUR PLACES AND REMOVE TOP HALF
5. SET ROOTBALL AND BASE OF ROOT FLARE 2" HIGHER THAN FINISH GRADE
6. ENSURE TRUNK AND LEADER ARE PLUMB
7. REMOVE EXCESS FILL ON TOP OF ROOT BALL TO ENSURE ROOT FLARE IS VISIBLE



TREE W/ STRONG CENTRAL LEADER

ROOT FLARE

MULCH. DO NOT PLACE DIRECTLY IN CONTACT W/ ROOT FLARE

INSTALL PLANTING SOIL IN EQ, 6" MAX LIFTS, TAMP AND FULLY SATURATE EACH LIFT PRIOR TO PROCEEDING TO SUBSEQUENT LIFTS

SOIL SAUCER

FINISH GRADE, REFER TO CIVIL

ADJACENT PLANTING, SEE PLAN

SCARIFY EDGES OF ALL EXCAVATIONS ABUTING EXISTING SOILS TO 4" DEPTH

UNDISTURBED SUBGRADE

ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

1 SHADE TREE SECTION

1/4" = 1'-0" @11x17

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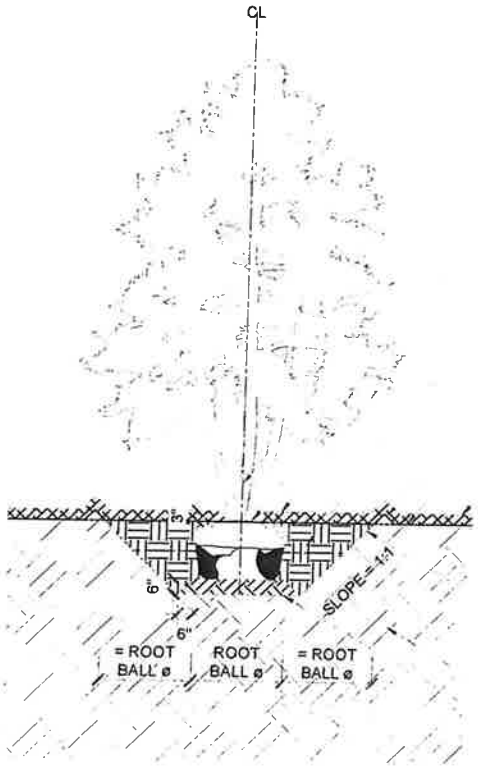
PLANTING DETAILS

N

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NOTES:

1. ALIGN TRUNKS WHEN PLANTED IN A LINE
2. ORIENT TREE PER LA TREE SEALS, RIBBON, AND/OR OTHER MARKINGS AS COORDINATED W/ NURSERY VISITS PER SPECIFICATIONS
3. DO NOT PRUNE OR THIN CANOPY UNLESS DIRECTED BY LA
4. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED W/ WIRE BASKET AROUND ROOT BALL, CUT WIRE IN FOUR PLACES AND REMOVE TOP HALF
5. SET ROOTBALL AND BASE OF ROOT FLARE 2" HIGHER THAN FINISH GRADE
6. ENSURE TRUNK AND LEADER ARE PLUMB
7. REMOVE EXCESS FILL ON TOP OF ROOT BALL TO ENSURE ROOT FLARE IS VISIBLE



TREE W/ STRONG CENTRAL LEADER

ROOT FLARE

MULCH. DO NOT PLACE MULCH DIRECTLY IN CONTACT W/ ROOT FLARE

INSTALL PLANTING SOIL IN EQ, 6" MAX LIFTS, TAMP AND FULLY SATURATE EACH LIFT PRIOR TO PROCEEDING TO SUBSEQUENT LIFTS

SOIL SAUCER

FINISH GRADE, REFER TO CIVIL

ADJACENT PLANTING, SEE PLAN

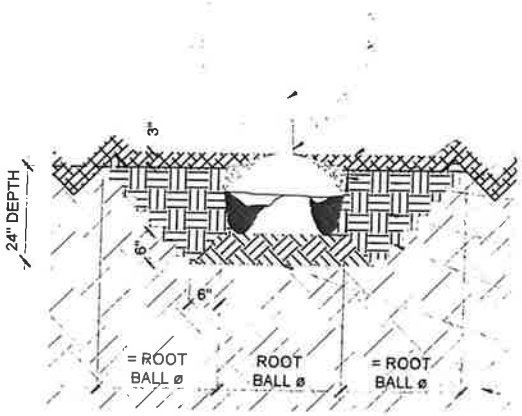
SCARIFY EDGES OF ALL EXCAVATIONS ABUTING EXISTING SOILS TO 4" DEPTH

UNDISTURBED SUBGRADE

ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

2 MULTI-STEM TREE SECTION

1/4" = 1'-0" @11x17



SHRUB,
SEE PLANTING SCHEDULE

SET BASE OF ROOT FLARE 2" - 3" ABOVE FINISH GRADE

MULCH. DO NOT PLACE IN CONTACT W/ TRUNK

FINISH GRADE,
REFER TO CIVIL

SOIL SAUCER AND SPADE CUT EDGE,
SEE DETAIL 11

ROOTBALL W/ TOP HALF OF BURLAP REMOVED

PLANTING SOIL,
24" DEPTH

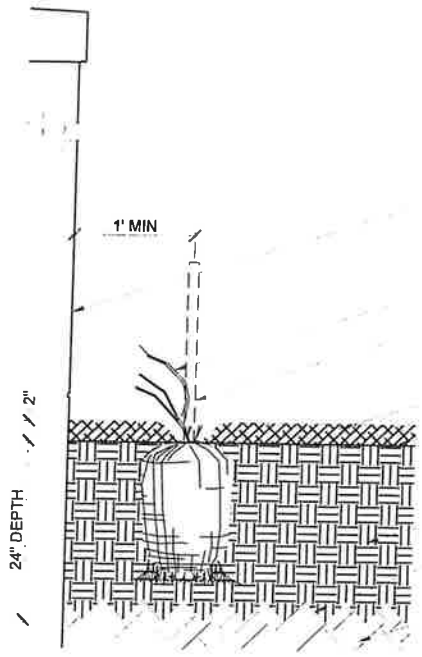
SCARIFY SIDES AND BOTTOM OF PIT PRIOR TO BACKFILL

TAMPED COMPACTED FILL, OR NATIVE SOIL

UNDISTURBED SUBGRADE

3 SHRUB SECTION

1/2" = 1'-0" @11x17



TRASH ENCLOSURE

VINES

REMOVE CONTAINER & LOOSEN ROOTS OF VINE, REMOVE STAKE OR ANY TEMPORARY TRELLIS DEVICE

MULCH

FINISH GRADE, REFER TO CIVIL

PLANTING SOIL,
24" DEPTH

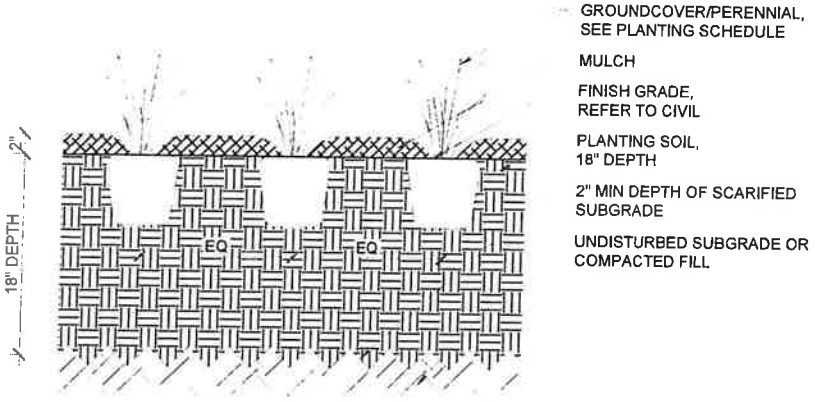
2" MIN DEPTH OF SCARIFIED SUBGRADE

UNDISTURBED SUBGRADE OR COMPACTED FILL, SEE PLAN

4 VINE SECTION

1" = 1'-0" @11x17

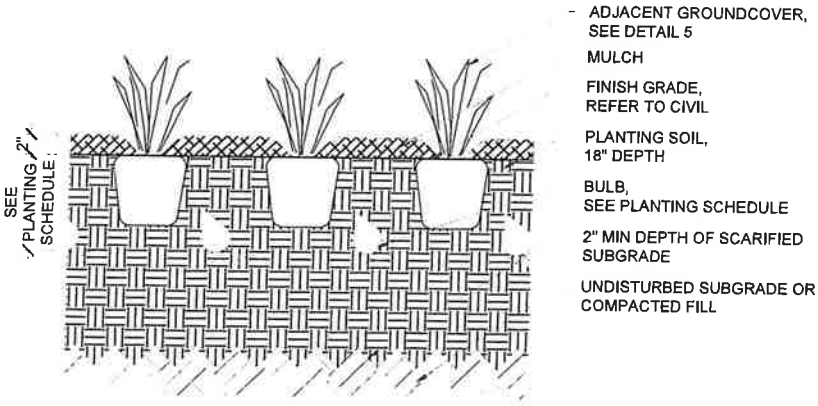
NOTES:
1. RAISE PLANTING BED FOR ADEQUATE DRAINAGE. PROPOSED DRAINAGE, REFER TO CIVIL
2. PLANT SHALL BE HANDLED BY CONTAINER, NOT BY STEMS OR BRANCHES



5 GROUNDCOVER/PERENNIAL SECTION

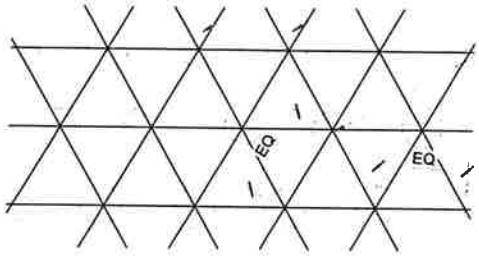
1" = 1'-0" @11x17

NOTES:
1. PLANT SINGLE BULB, OR CLUMPS OF BULBS BETWEEN GROUNDCOVERS AS SHOWN IN ENLARGEMENT PLANTING PLANS



6 BULB SECTION

1" = 1'-0" @11x17



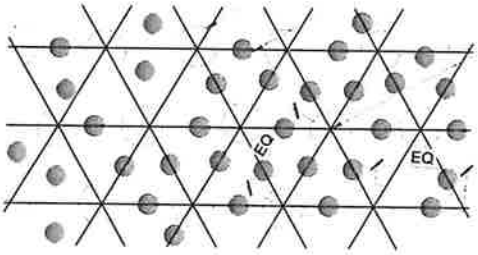
GROUNDCOVER/PERENNIAL,
SEE DETAIL 5

NUDGE EVERY OTHER PLANT SLIGHTLY OFF PATTERN TO ENSURE ALL PLANTS ARE ROUGHLY EVENLY SPACED, BUT NO PLANT ROW APPEARS IN A PERCEIVABLE LINE

TRIANGULAR OC SPACING VARIES PER PLANT TYPE, SEE PLANTING SCHEDULE

7 TRIANGLUAR SPACING PLANTING PLAN

NTS



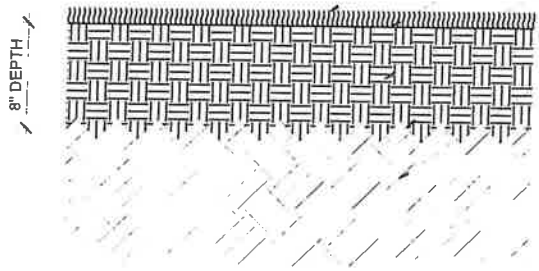
PRIMARY PERENNIAL/MIX,
SEE PLANTING SCHEDULE

ACCENT PERENNIAL AND/OR ANNUALS OR BULBS, SEE PLANTING SCHEDULE, TO BE PLANTED IN NATURALISTIC DRIFTS THROUGHOUT PRIMARY PERENNIAL/MIX

TRIANGULAR OC SPACING PLANTING,
SEE DETAIL 7

8 GROUNDCOVER INTERPLANTING PLAN

NTS



SODDED TURF,
SEE PLANTING SCHEDULE

FINISH GRADE,
REFER TO CIVIL

PLANTING SOIL,
8" DEPTH
2" MIN DEPTH OF SCARIFIED SUBGRADE

UNDISTURBED SUBGRADE OR COMPACTED FILL

9 SODDED TURF SECTION

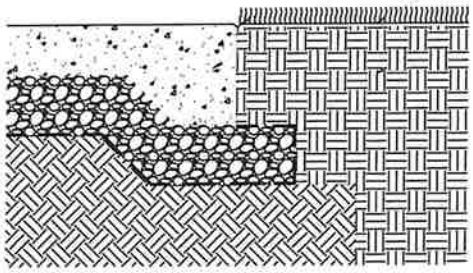
1" = 1'-0" @11x17

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PLANTING DETAILS

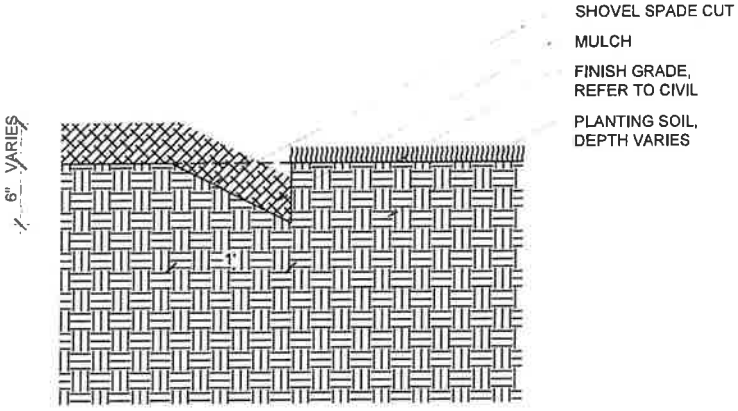
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10 SODDED TURF TO CONCRETE PAVING SECTION

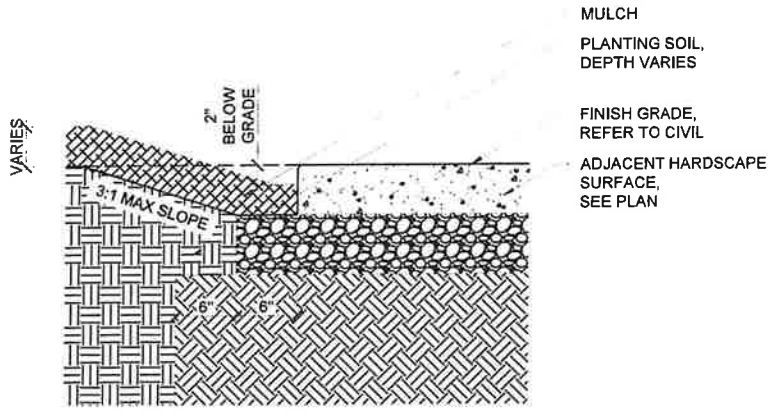
1" = 1'-0" @11x17



11 SPADE CUT EDGE SECTION

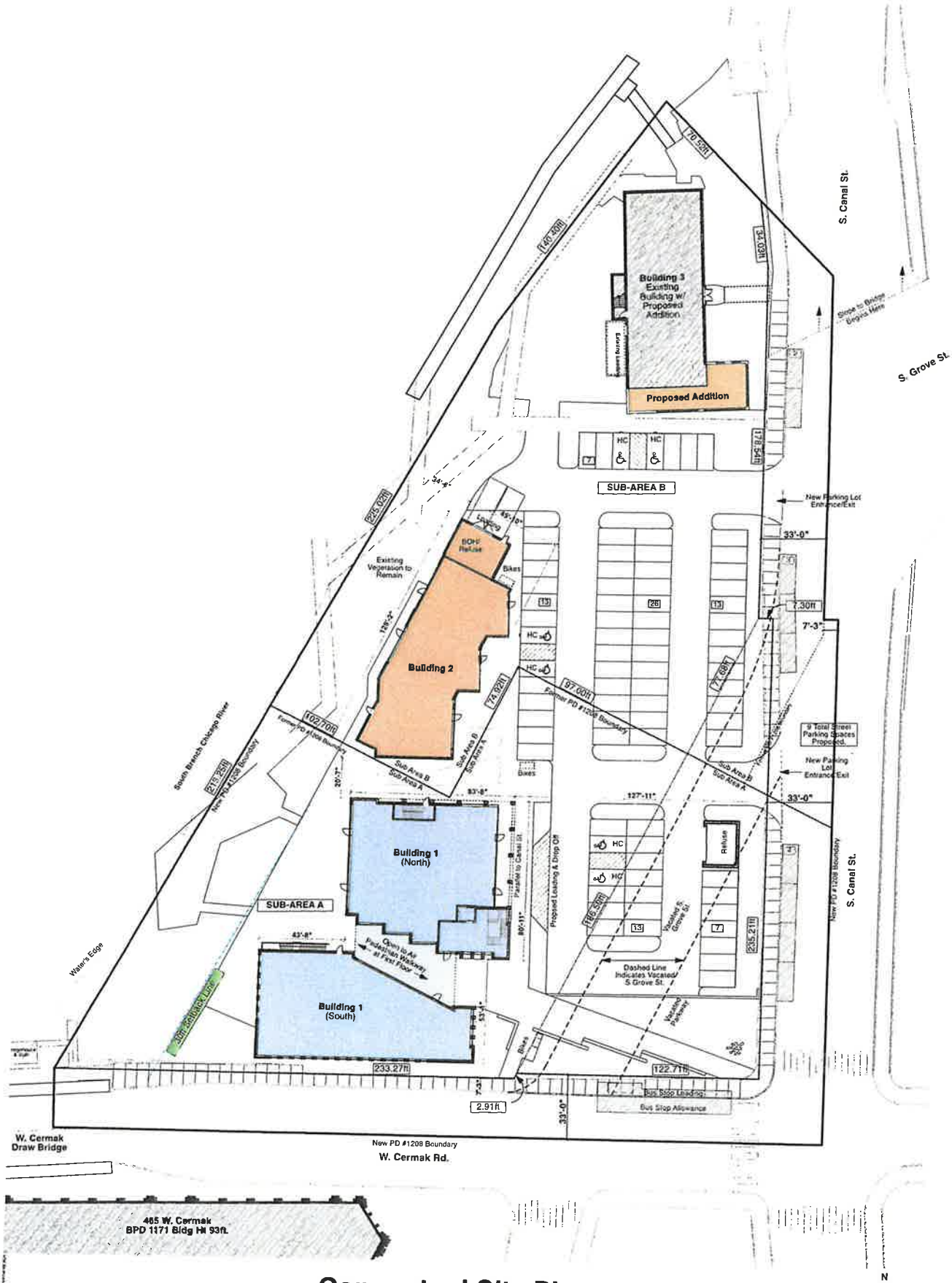
1" = 1'-0" @11x17

NOTES:
1. RAISE PLANTING BED FOR ADEQUATE DRAINAGE. PROPOSED DRAINAGE, REFER TO CIVIL



12 PLANTING MATERIAL EDGE TO HARDSCAPE SURFACE SECTION

1" = 1'-0" @11x17



Conceptual Site Plan

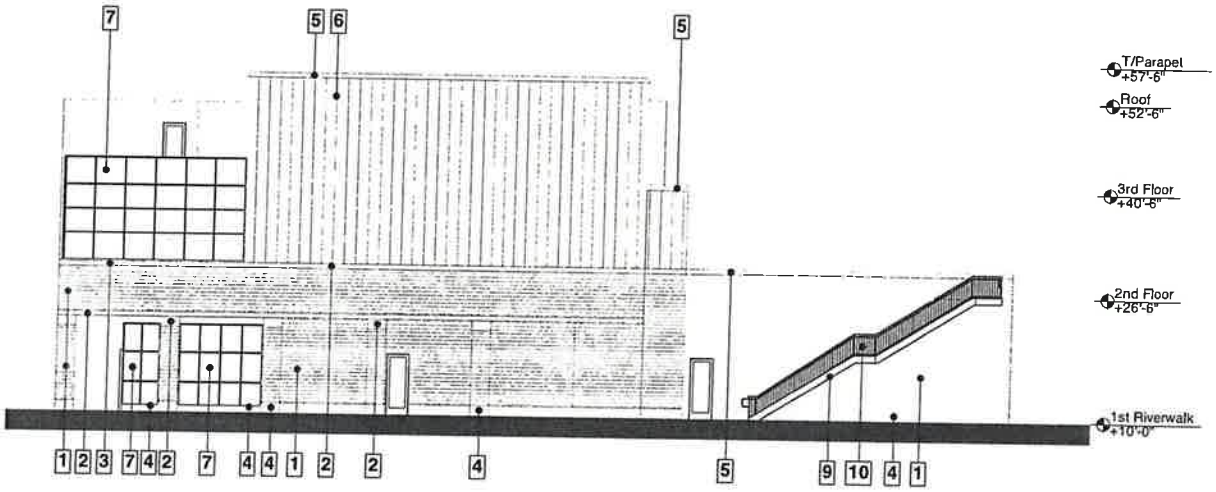
Applicant:	T2 Opportunity Fund 3 LLC
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Overall Site Plan

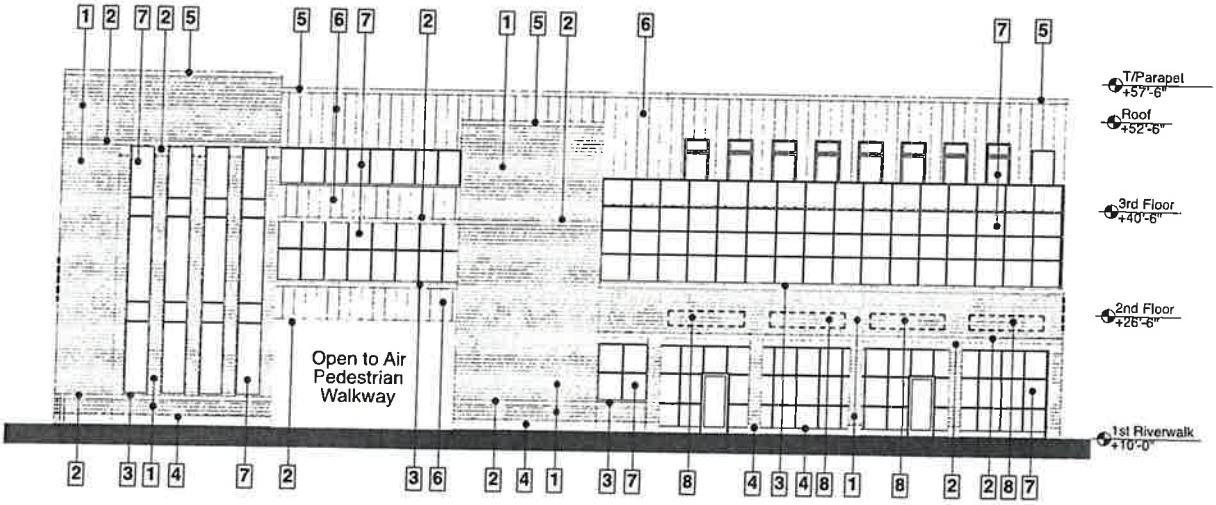
T2 Development
Pappageorge Haymes Partners

MATERIAL LEGEND

1	Face Brick
2	Cast Stone Trim
3	Cast Stone Sill
4	Cast Stone Base
5	Metal Coping
6	Painted Metal Siding
7	Painted Aluminum Storefront
8	Signage Allowance
9	Painted Metal Stair
10	Painted Metal Guardrail



Building 1 - North Elevation



Building 1 - East Elevation

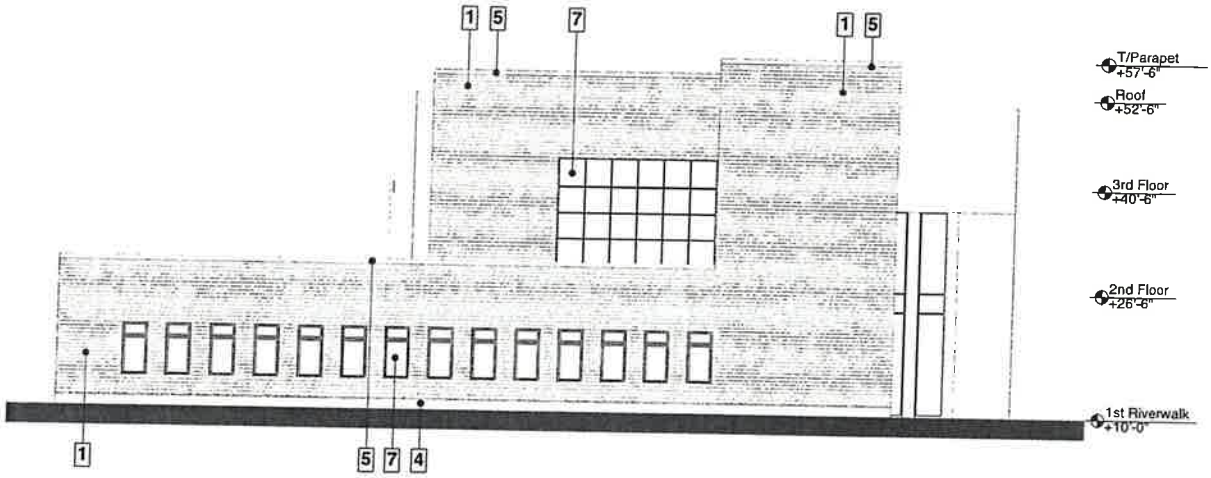
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Elevations

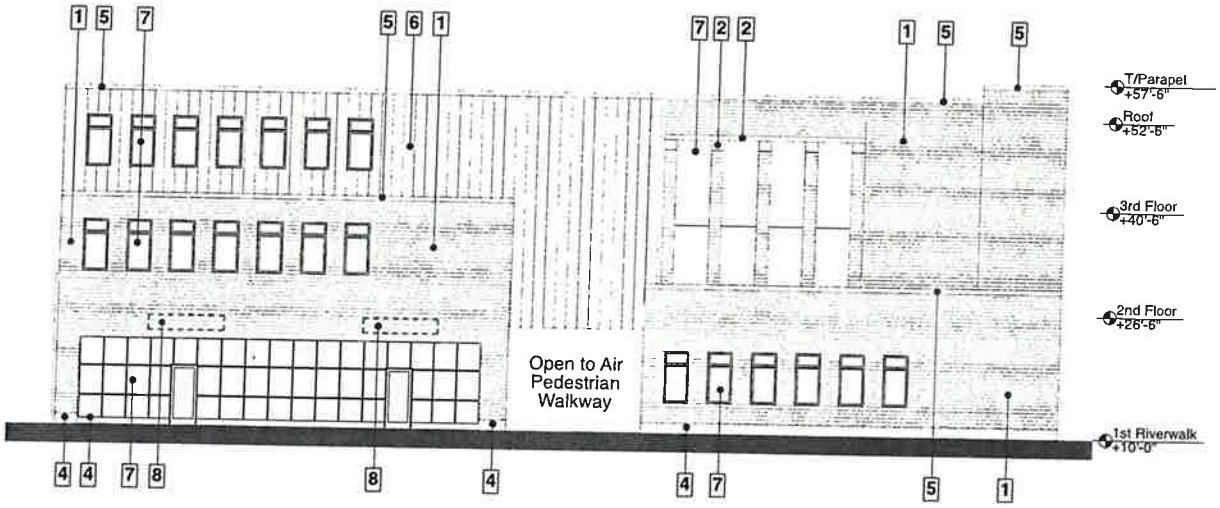
T2 Development
Pappageorge Haymes Partners

MATERIAL LEGEND

1	Face Brick
2	Cast Stone Trim
3	Cast Stone Sill
4	Cast Stone Base
5	Metal Coping
6	Painted Metal Siding
7	Painted Aluminum Storefront
8	Signage Allowance



Building 1 - South Elevation



Building 1 - West Elevation

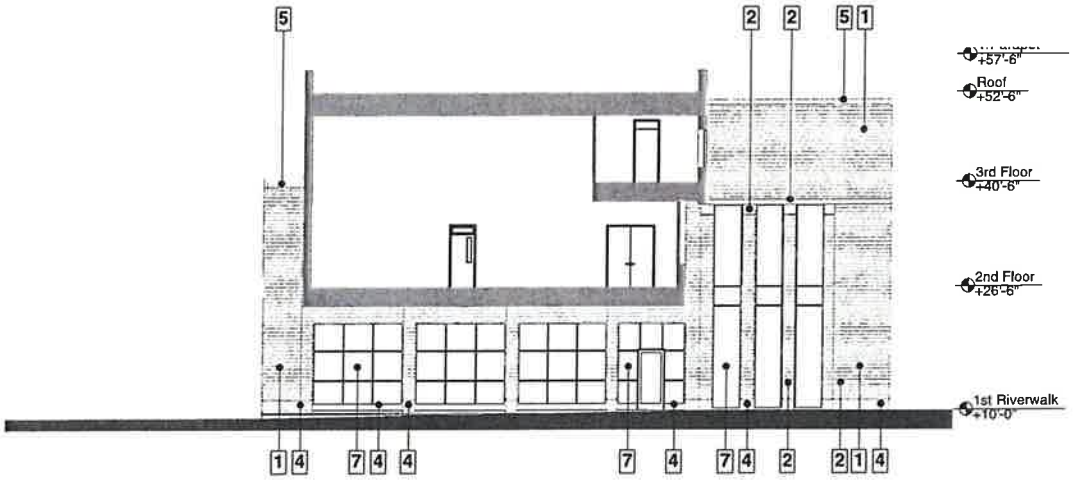
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Elevations

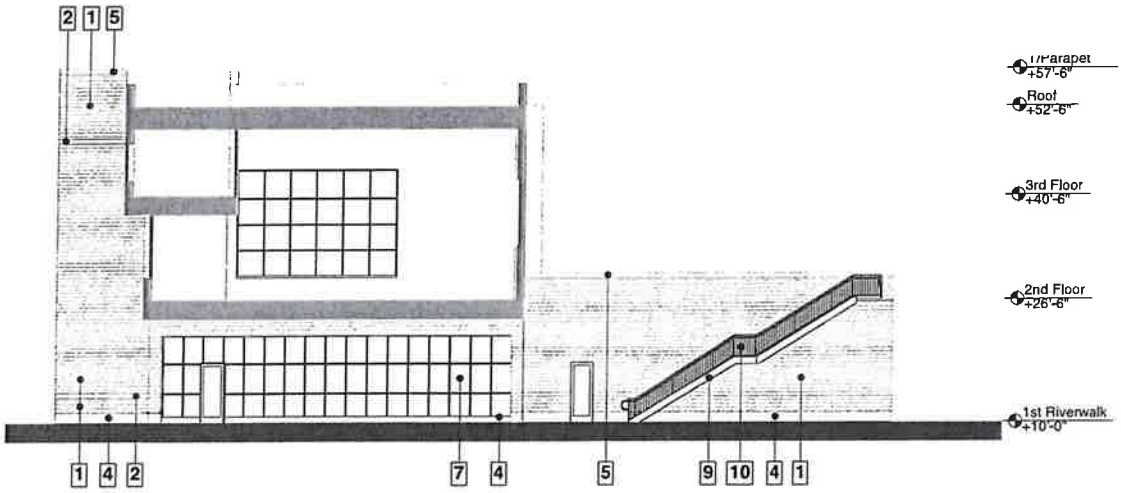
T2 Development
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MATERIAL LEGEND

1	Face Brick
2	Cast Stone Trim
3	Cast Stone Sill
4	Cast Stone Base
5	Metal Coping
6	Painted Metal Siding
7	Painted Aluminum Storefront
8	Signage Allowance
9	Painted Metal Stair
10	Painted Metal Guardrail



Building 1 - Walkway North Elevation



Building 1 - Walkway South Elevation

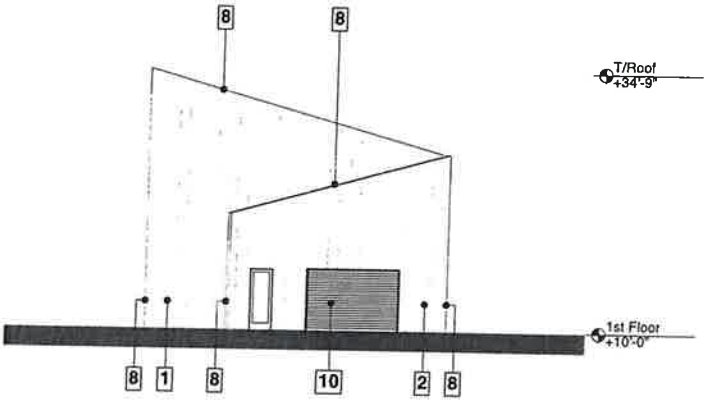
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Elevations

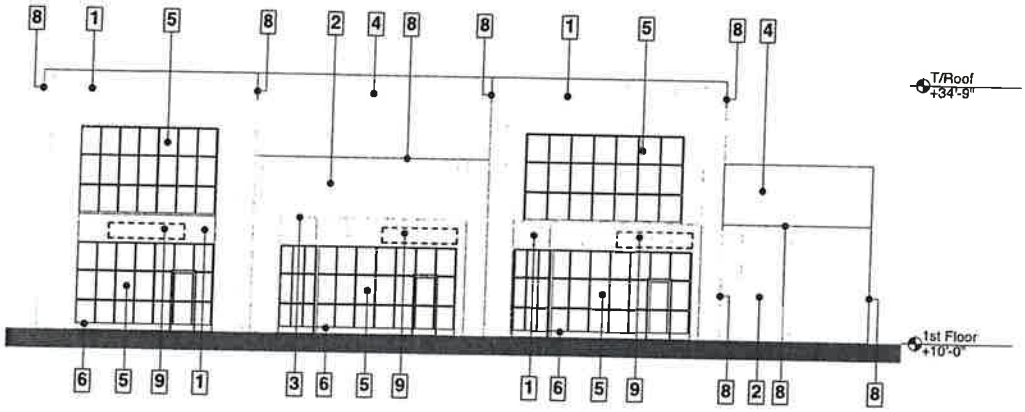
T2 Development
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MATERIAL LEGEND

1	Architectural Metal Siding 1
2	Architectural Metal Siding 2
3	Metal Coping
4	Standing Seam Metal Roof
5	Painted Aluminum Storefront
6	Cast Stone Sill
7	Metal Gutter & Downspout
8	Metal Corner Trim
9	Signage Allowance
10	Overhead Rolling Metal Door



Building 2 - North Elevation



Building 2 - East Elevation

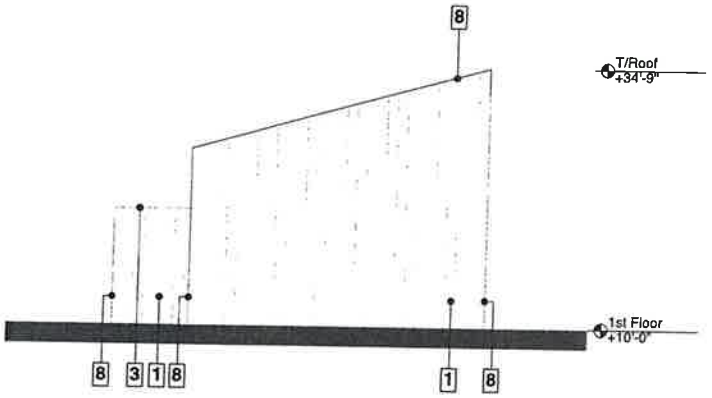
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Plan Commission Date:	TBD

Elevations

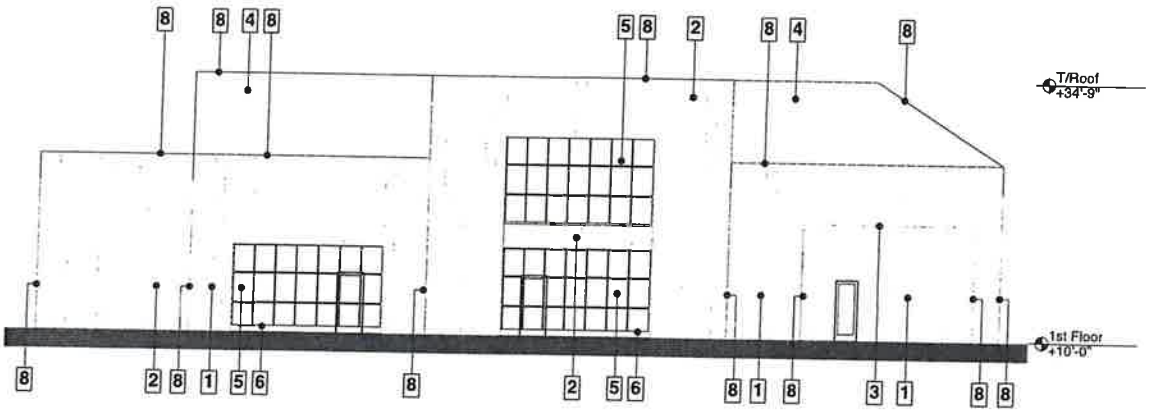
T2 Development
Pappageorge Haymes Partners

MATERIAL LEGEND

1	Architectural Metal Siding 1
2	Architectural Metal Siding 2
3	Metal Coping
4	Standing Seam Metal Roof
5	Painted Aluminum Storefront
6	Cast Stone Sill
7	Metal Gutter & Downspout
8	Metal Corner Trim
9	Signage Allowance



Building 2 - South Elevation



Building 2 - West Elevation

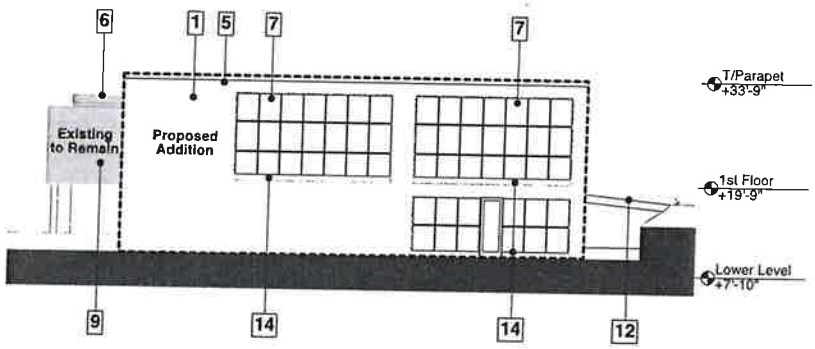
Applicant:	T2 Opportunity Fund 3 LLC
Address:	466 W. Cermak Rd. and 2106-24 S. Canal St. Chicago
Introduction Date:	October 13, 2026
Plan Commission Date:	TBD

Elevations

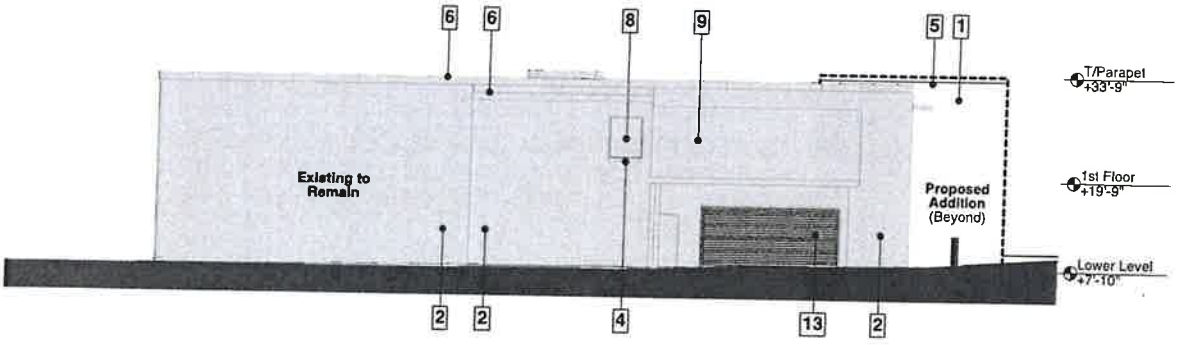
T2 Development
Pappageorge Haymes Partners

MATERIAL LEGEND

1	New Architectural Metal Siding
2	Existing Face Brick
3	Existing Cast Stone Sill
4	Existing Cast Stone Base
5	New Metal Coping
6	Existing Metal Coping
7	New Painted Aluminum Storefront
8	Existing Aluminum Storefront
9	Existing Painted Cement Board
10	Existing Metal Awning
11	Existing Painted CMU
12	Existing Elevated Concrete Walkway
13	Existing Overhead Rolling Metal Door
14	New Cast Stone Sill



Building 3 - South Elevation



Building 3 - West Elevation

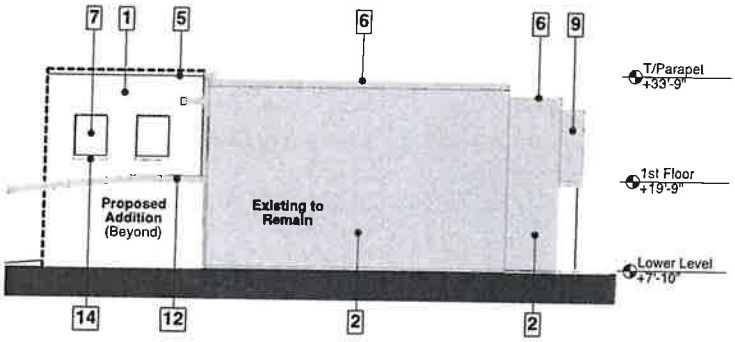
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Elevations

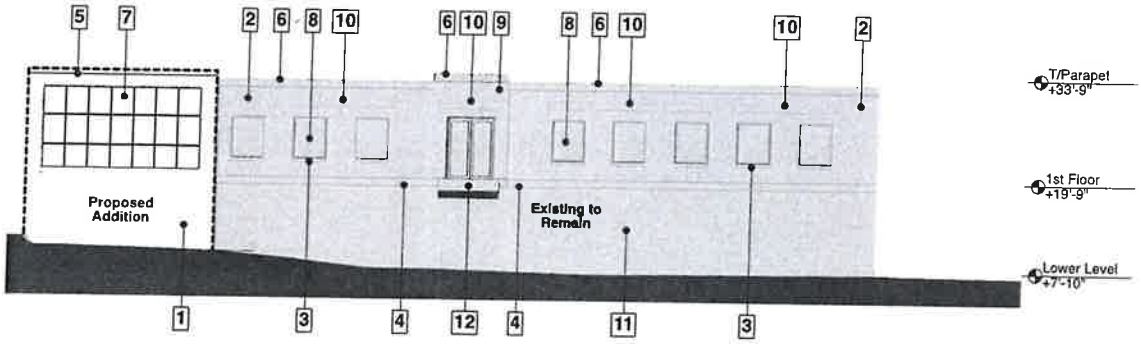
T2 Development
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MATERIAL LEGEND

1	New Architectural Metal Siding
2	Existing Face Brick
3	Existing Cast Stone Sill
4	Existing Cast Stone Base
5	New Metal Coping
6	Existing Metal Coping
7	New Painted Aluminum Storefront
8	Existing Aluminum Storefront
9	Existing Painted Cement Board
10	Existing Metal Awning
11	Existing Painted CMU
12	Existing Elevated Concrete Walkway
13	Existing Overhead Rolling Metal Door
14	New Cast Stone Sill



Building 3 - North Elevation

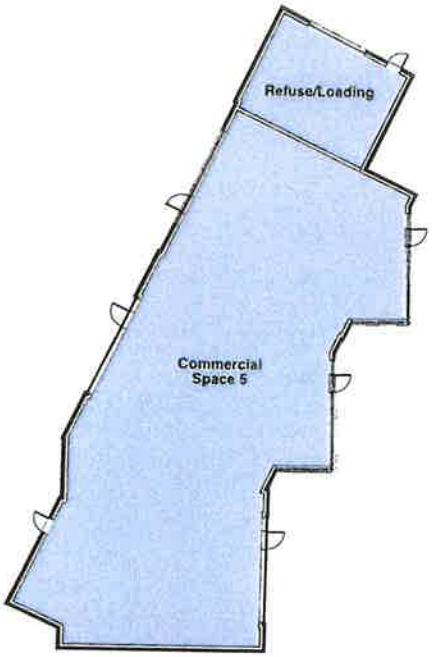


Building 3 - East Elevation

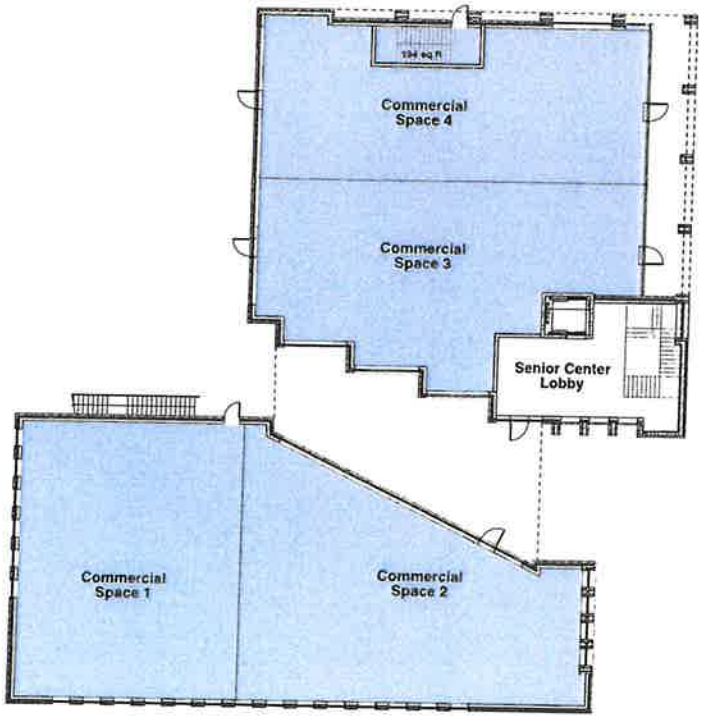
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Elevations

T2 Development
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Building 2 - 1st Floor

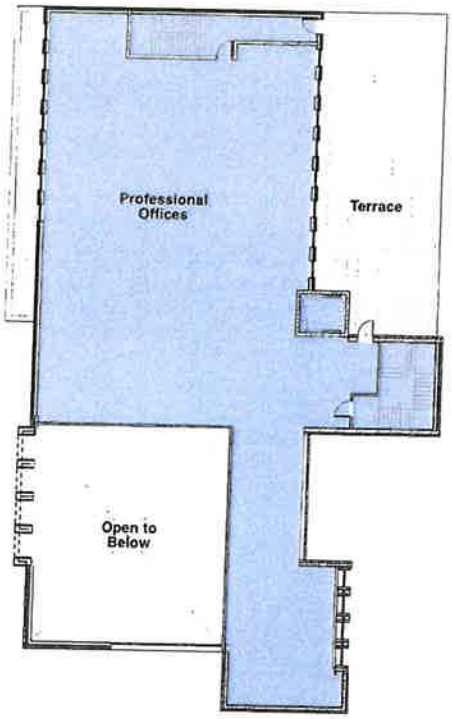


Building 1 - 1st Floor

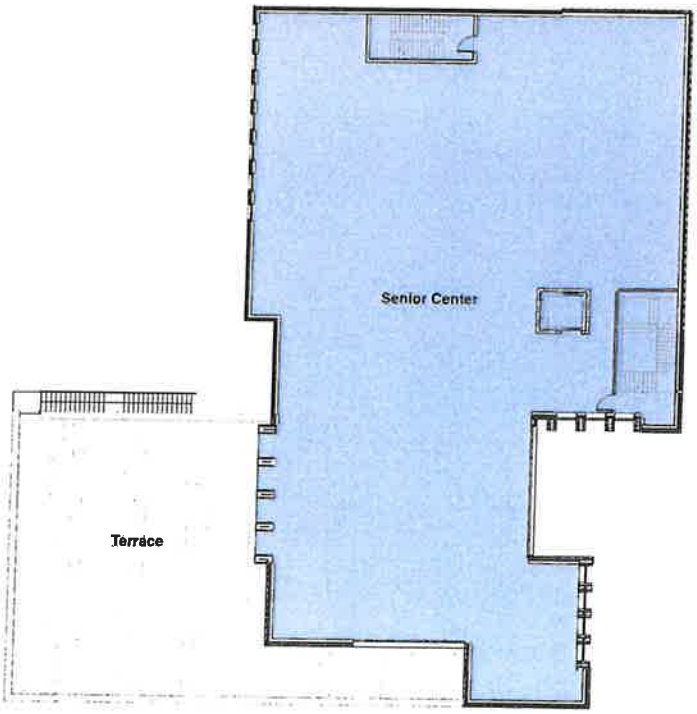
Applicant:	**T2 Opportunity Fund 3 LLC**
Address:	**466 W. Cermak Rd. and 2106-24 S. Canal St. Chicago**
Introduction Date:	**October 13, 2026**
Plan Commission Date:	**TBD**

Proposed Floor Plans

T2 Development
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Building 1 - 3rd Floor



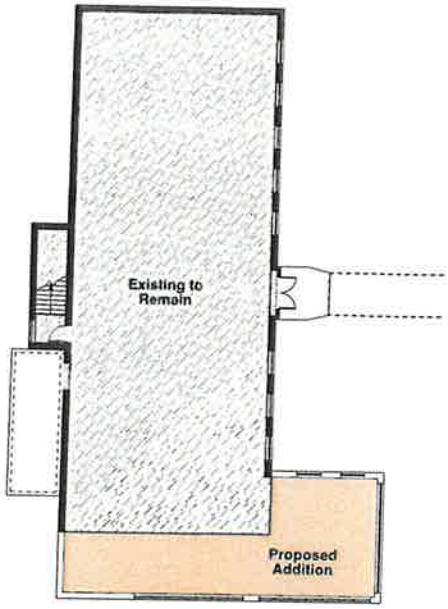
Building 1 - 2nd Floor

N

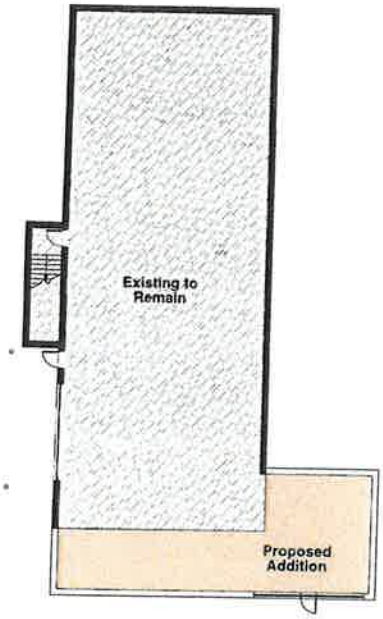
Applicant:	**T2 Opportunity Fund 3 LLC**
Address:	**466 W. Cermak Rd. and 2106-24 S. Canal St. Chicago**
Introduction Date:	**October 13, 2026**
Plan Commission Date:	**TBD**

Proposed Floor Plans

T2 Development
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Building 3 - 1st Floor



Building 3 - Lower Level

N

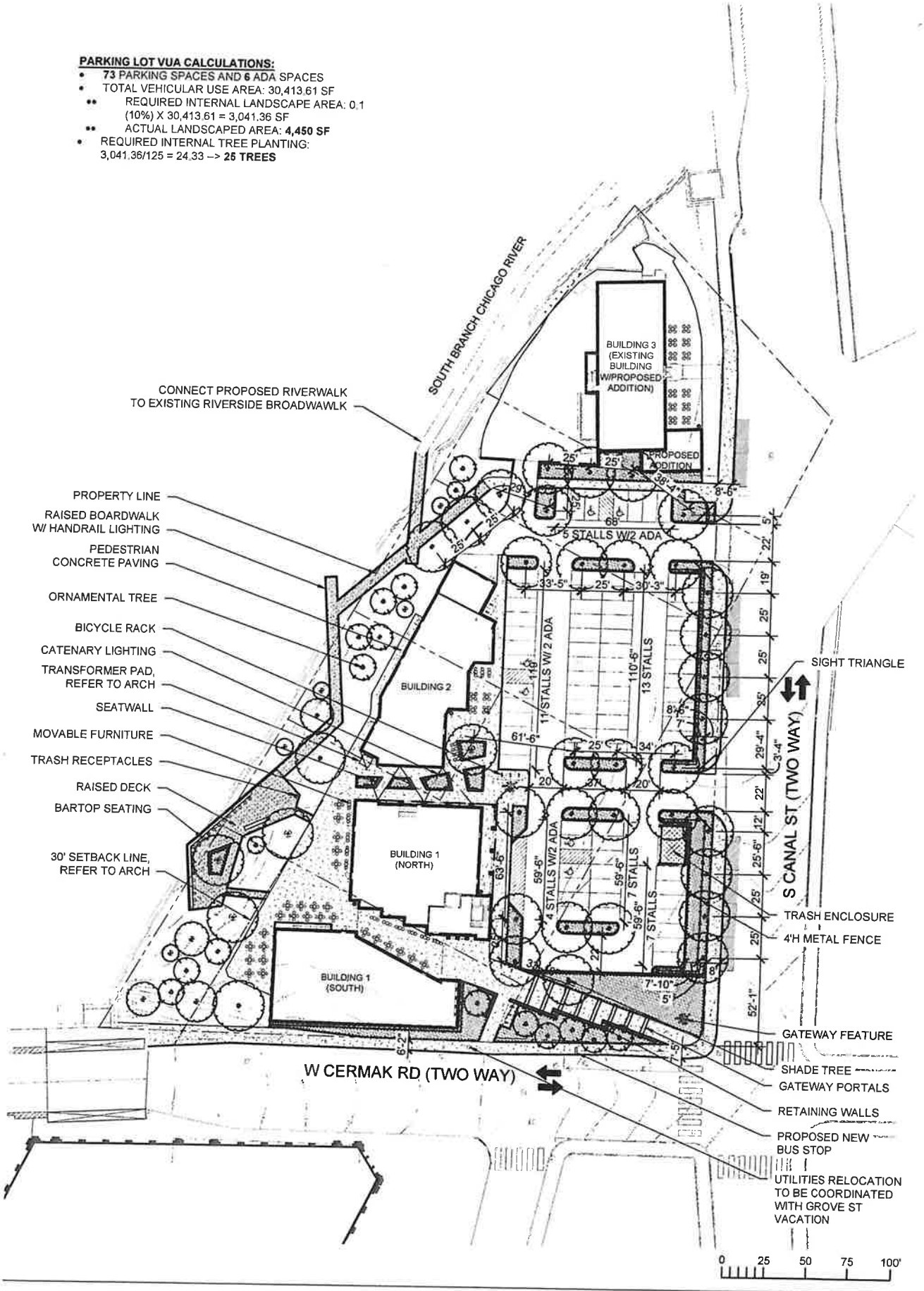
Applicant:	**T2 Opportunity Fund 3 LLC**
Address:	**466 W. Cermak Rd. and 2106-24 S. Canal St. Chicago**
Introduction Date:	**October 13, 2026**
Plan Commission Date:	**TBD**

Proposed Floor Plans

T2 Development
Pappageorge Haymes Partners

PARKING LOT VUA CALCULATIONS:

- **73** PARKING SPACES AND **6** ADA SPACES
- TOTAL VEHICULAR USE AREA: 30,413.61 SF
  - REQUIRED INTERNAL LANDSCAPE AREA: 0.1 (10%) X 30,413.61 = 3,041.36 SF
  - ACTUAL LANDSCAPED AREA: **4,450 SF**
- REQUIRED INTERNAL TREE PLANTING: 3,041.36/125 = 24.33 --> **25 TREES**



Applicant: T2 Opportunity Fund 3 LLC
Address: 466 W. Cermak Rd. and 2106-24 S. Canal St., Chicago
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Plan Commission Date: TBD

LANDSCAPE SITE PLAN

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LEGEND

PROPERTY LINE

SHADE TREE

ORNAMENTAL TREE

SHRUBS

NOTES:

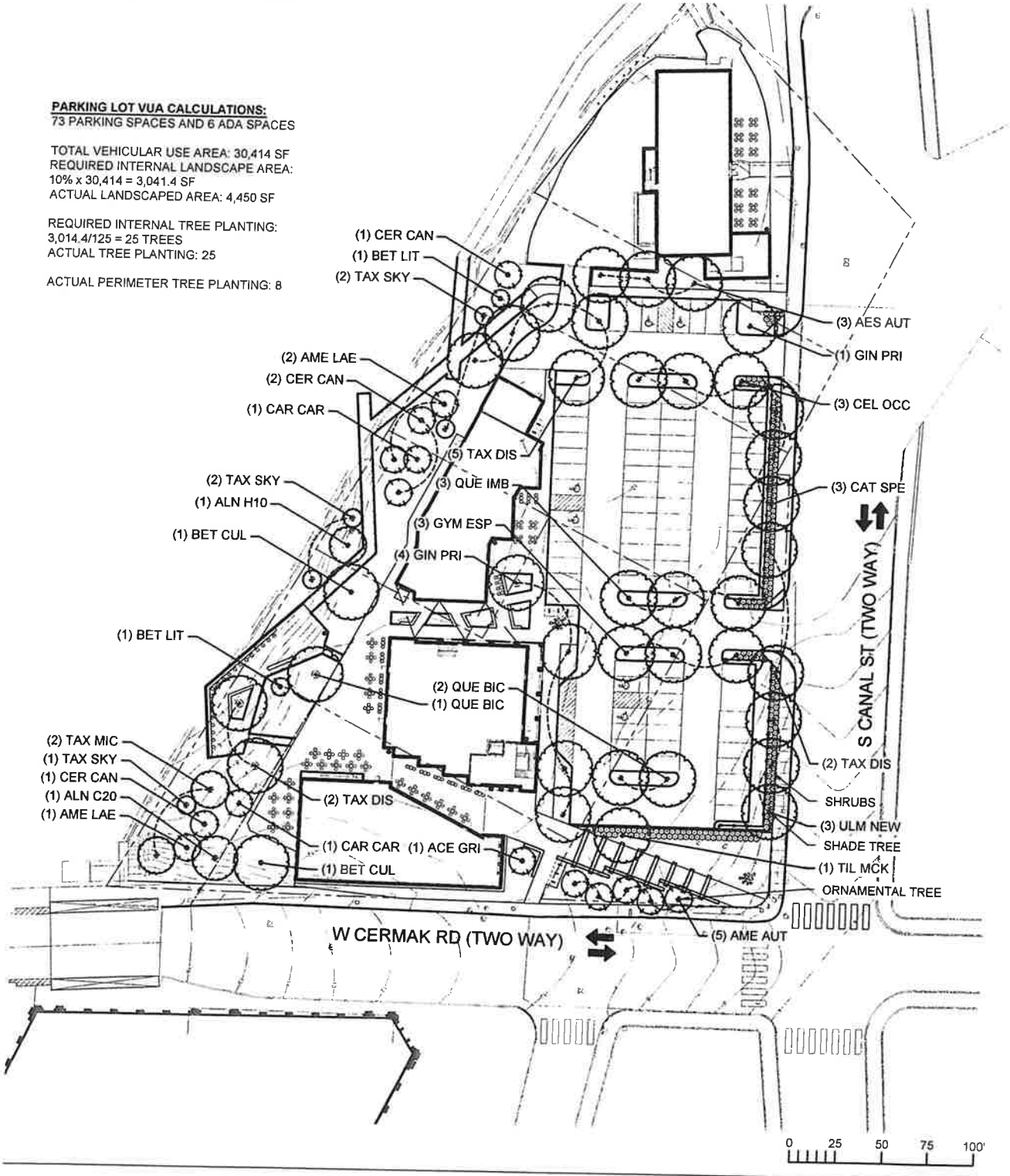
1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2' 6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.
4. ALL 'SHRUB, PERENNIAL, AND GROUNDCOVER' AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.

PARKING LOT VUA CALCULATIONS:
73 PARKING SPACES AND 6 ADA SPACES

TOTAL VEHICULAR USE AREA: 30,414 SF
REQUIRED INTERNAL LANDSCAPE AREA:
10% x 30,414 = 3,041.4 SF
ACTUAL LANDSCAPED AREA: 4,450 SF

REQUIRED INTERNAL TREE PLANTING:
3,014.4/125 = 25 TREES
ACTUAL TREE PLANTING: 25

ACTUAL PERIMETER TREE PLANTING: 8



Applicant: T2 Opportunity Fund 3 LLC
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TREE PLANTING PLAN

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Pappageorge Haymes Partners

PLANTING SCHEDULE

SHADE TREES

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	CALIPER / HEIGHT	CBH	ROOT BALL	SPACING	NOTES
AES AUT	3	EA	*Aesculus x arnoldiana 'Autumn Splendor'*	Autumn Splendor Arnold Buckeye	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
ALN C20	1	EA	*Alnus glutinosa*	Black Alder	Single-Stem	2"	-	B&B/Container	PER PLAN	-
ALN H10	1	EA	*Alnus glutinosa*	Black Alder	Multi-Stem	10'T	-	B&B/Container	PER PLAN	-
BET CUL	2	EA	*Betula nigra 'Cully'*	Heritage River Birch	Multi-Stem	12'T	-	B&B/Container	PER PLAN	-
CAT SPE	3	EA	*Catalpa speciosa*	Northern Catalpa	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
CEL OCC	3	EA	*Celtis occidentalis*	Common Hackberry	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
GIN PRI	5	EA	*Ginkgo biloba 'PNI 2720'*	Princeton Sentry Ginkgo	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
GYM ESP	3	EA	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffee Tree	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
QUE BIC	3	EA	*Quercus bicolor*	Swamp White Oak	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
QUE IMB	3	EA	*Quercus imbricaria*	Shingle Oak	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
TAX DIS	9	EA	*Taxodium distichum*	Bald Cypress	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
TAX MIC	2	EA	*Taxodium distichum 'Mickelson'*	Shawnee Brave Bald Cypress	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
TIL MCK	1	EA	*Tilia americana 'McKSentry'*	American Sentry American Linden	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
ULM NEW	3	EA	*Ulmus 'New Horizon'*	New Horizon Elm	Single-Stem	2.5"	7'	B&B/Container	PER PLAN	-
TOTAL:	42	EACH								

FASTIGIATE TREES

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	CALIPER	CBH	ROOT BALL	SPACING	NOTES
TAX SKY	6	EA	*Taxodium distichum 'Skyward'*	Skyward Bald Cypress	Columnar	1.5"	-	B&B/Container	PER PLAN	-
TOTAL:	6	EACH								

ORNAMENTAL TREES

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	CALIPER/HEIGHT	CBH	ROOT BALL	SPACING	NOTES
ACE GRI	1	EA	*Acer griseum*	Paperbark Maple	Multi-Stem	12'T	-	B&B/Container	PER PLAN	-
AME LAE	3	EA	*Amelanchier laevis*	Allegheny Serviceberry	Multi-Stem	6'T	-	B&B/Container	PER PLAN	-
AME AUT	5	EA	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	Multi-Stem	8'T	-	B&B/Container	PER PLAN	-
BET LIT	2	EA	*Betula nigra 'Little King'*	Fox Valley Dwarf River Birch	Multi-Stem	8'T	-	B&B/Container	PER PLAN	-
CAR CAR	2	EA	*Carpinus caroliniana*	American Hornbeam	Single-Stem	2"	-	B&B/Container	PER PLAN	-
CER CAN	4	EA	*Cercis canadensis*	Eastern Redbud	Multi-Stem	10'T	-	B&B/Container	PER PLAN	Northern Strain Only
TOTAL:	17	EACH								

EVERGREEN SHRUBS *(PALETTE AND DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
JUN KAL	-	EA	*Juniperus chinensis 'Kalley's Compact'*	Kalley's Compact Pfitzer Juniper	-	-	-	B&B/ #X Container	PER PLAN	-
TOTAL:		EACH								

DECIDUOUS SHRUBS *(PALETTE AND DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
ARO MOR	-	EA	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Chokeberry	-	-	-	B&B/ #X Container	30" oc	-
COR BER	-	EA	*Cornus sericea 'Bergeann Compact'*	Bergeann's Compact Dogwood	-	-	-	B&B/ #X Container	42" oc	-
DIE ORA	-	EA	*Diervilla 'ORADIER44'*	Kodiak Orange Bush Honeysuckle	-	-	-	B&B/ #X Container	36" oc	-
HYD JAN	-	EA	*Hydrangea paniculata 'Jane'*	Little Lime Hydrangea	-	-	-	B&B/ #X Container	36" oc	-
ITE MOR	-	EA	*Itea virginica 'Morton'*	Scarlet Beauty Virginia Sweetspire	-	-	-	B&B/ #X Container	36" oc	-
PHY SEW	-	EA	*Physocarpus opulifolius 'Seward'*	Summer Wine Ninebark	-	-	-	B&B/ #X Container	48" oc	-
VIB COM	-	EA	*Viburnum carlesii 'Compactum'*	Dwarf Koreanspice Viburnum	-	-	-	B&B/ #X Container	42" oc	-
TOTAL:		EACH								

VINES *(DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
PAR TRI	-	EA	*Parthenocissus tricuspidata*	Boston Ivy	-	-	-	#2 Container	48" oc	-
TOTAL:		EACH								

GRASSES AND SEDGES *(PALETTE AND DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
CAR PEN	-	EA	*Carex pensylvanica*	Common Oak Sedge	-	-	-	#1 Container	12" oc	-
SES AUT	-	EA	*Sesleria Autumnalis*	Autumn Moor Grass	-	-	-	#1 Container	15" oc	-
SPO HET	-	EA	*Sporobolus heterolepis*	Prairie Dropseed	-	-	-	#1 Container	24" oc	-
TOTAL:	0	EACH								

PERENNIALS *(PALETTE AND DESIGN IN PROGRESS)*

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM/STEM	-	-	ROOT BALL	SPACING	NOTES
ALL SUM	-	EA	*Allium 'Summer Beauty'*	Summer Beauty Allium	-	-	-	#1 Container	18" oc	-
CAL NEP	-	EA	*Calamintha nepeta ssp. Nepeta*	Lesser calamint	-	-	-	#1 Container	18" oc	-
TOTAL:		EACH								

SODDED TURF

CODE	QTY*	UNIT	COMPONENT	MATERIAL	FORM/STEM	MODEL	-	ROOT MASS	-	NOTES
-	-	-	SODDED TURF	Black Beauty Fescue	Sod Rolls	-	-	-	-	-
-	-	-	*ASSEMBLY COMPONENT FOR ITEM ABOVE*	SOD STAKES	-	Stakes (BIO-DSTAKE6) Or approved equal	-	-	-	Green/Biodegradable

MULCH

CODE	QTY*	UNIT	COMPONENT	MATERIAL	DEPTH	-	-	-	-	NOTES
-	-	-	MULCH - TYPE 1	100% Screened Double Processed Hardwood Bark Mulch	3"D	-	-	-		For All Tree and Shrub Planting Areas, Hold Back 6" From All Trunks and Stems
-	-	-	MULCH - TYPE 2	100% Leaf Mulch	2"D	-	-	-		For All Ornamental Grass, Perennial and Groundcover Areas

*CONTRACTOR SHALL CONFIRM PLANT QUANTITIES AND AREA TAKE-OFFS PRIOR TO TIME OF BID. NOTED QUANTITIES AND AREA TAKE-OFFS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.

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PLANT SCHEDULE

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Pappageorge Haymes Partners