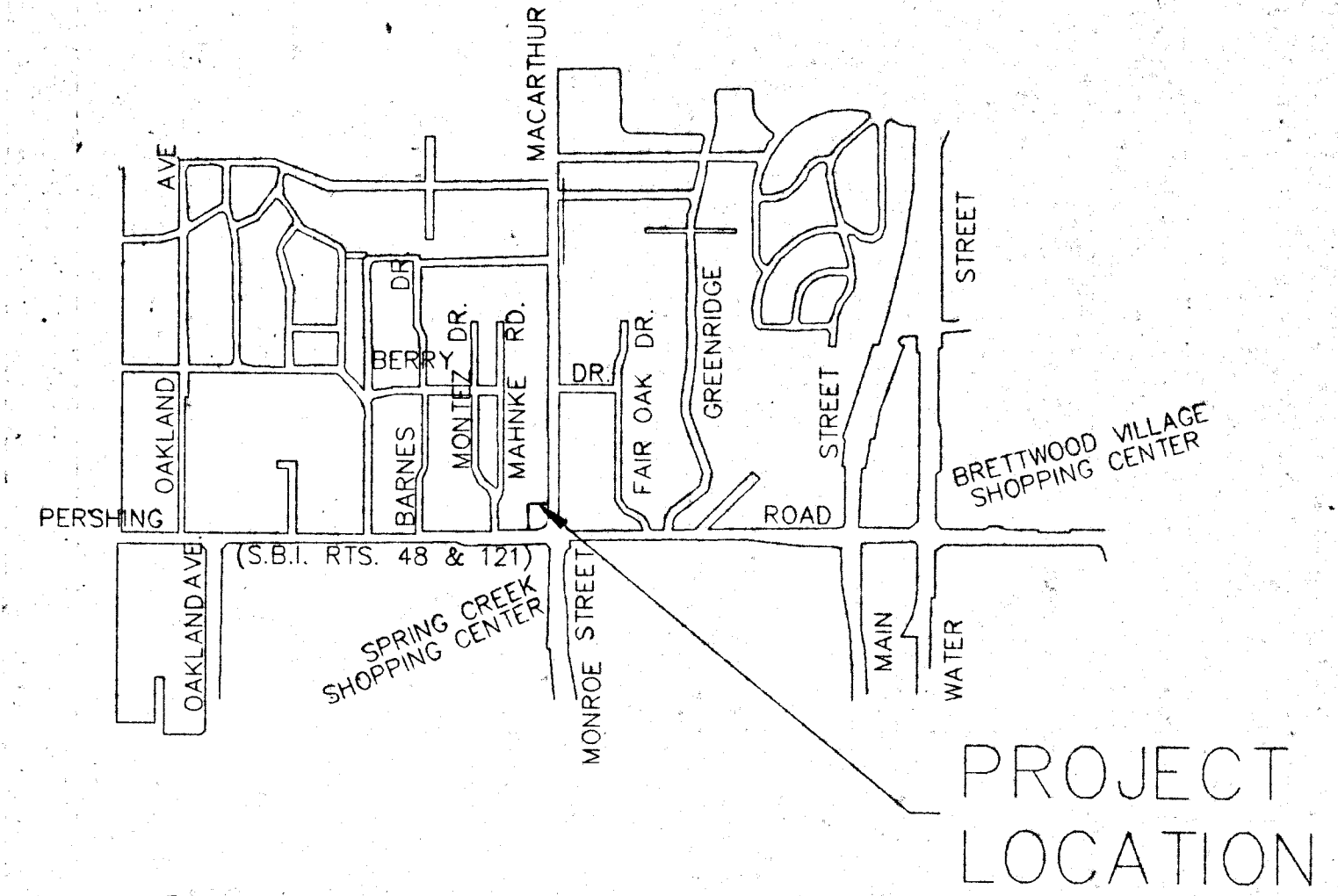
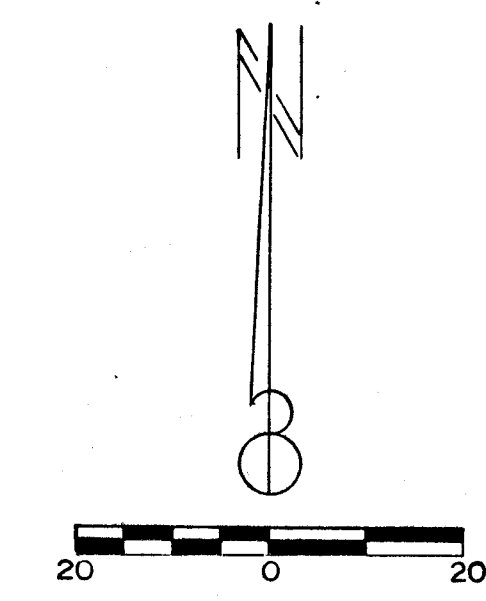


LEGAL DESCRIPTION

LOT 1 OF WYSONG AND MILLER ADD
EXCEPT THAT PORTION DEDICATED
FOR PUBLIC RIGHT OF WAY PURPOSES



- NOTES**
1. Site Area = 1.10 Acres
 2. Present Zoning - R-1
 3. Proposed Zoning - O-1 Planned Unit Development (PUD)
 4. Proposed Use - 13,800 Square Foot Office Building
 5. Parking Requirements
 - A. Required = 35
 - B. Proposed = 54 Incl. 3 Handicapped Space
 6. Storm Drainage
 - On site detention to be provided in the Southeast corner of the property. The size of the detention will be designed in accordance with City of Decatur criteria.
 7. Sanitary Sewer
 - Sewer Service will be tapped to the sewer in MacArthur Rd.
 8. Water Service
 - Water service will be obtained by tapping the existing water-mains in MacArthur Rd.
 9. All improvements shall be in accordance with City of Decatur Department of Public Works standards and design criteria. Prior to any construction detailed plans shall be submitted for review and approval.
 10. Landscape screen to be provided on the North and West property line. Landscape to be as per attached Architectural Conceptual Site Plan.
 11. On Site Drainage to be surface drained through the parking and driveway and a grassy swale into the Detention Area.



Orcl 97-72
EXHIBIT A

O-1 PLANNED UNIT DEVELOPMENT

PERSHING & MACARTHUR
BLEDSAW GROUP INC.

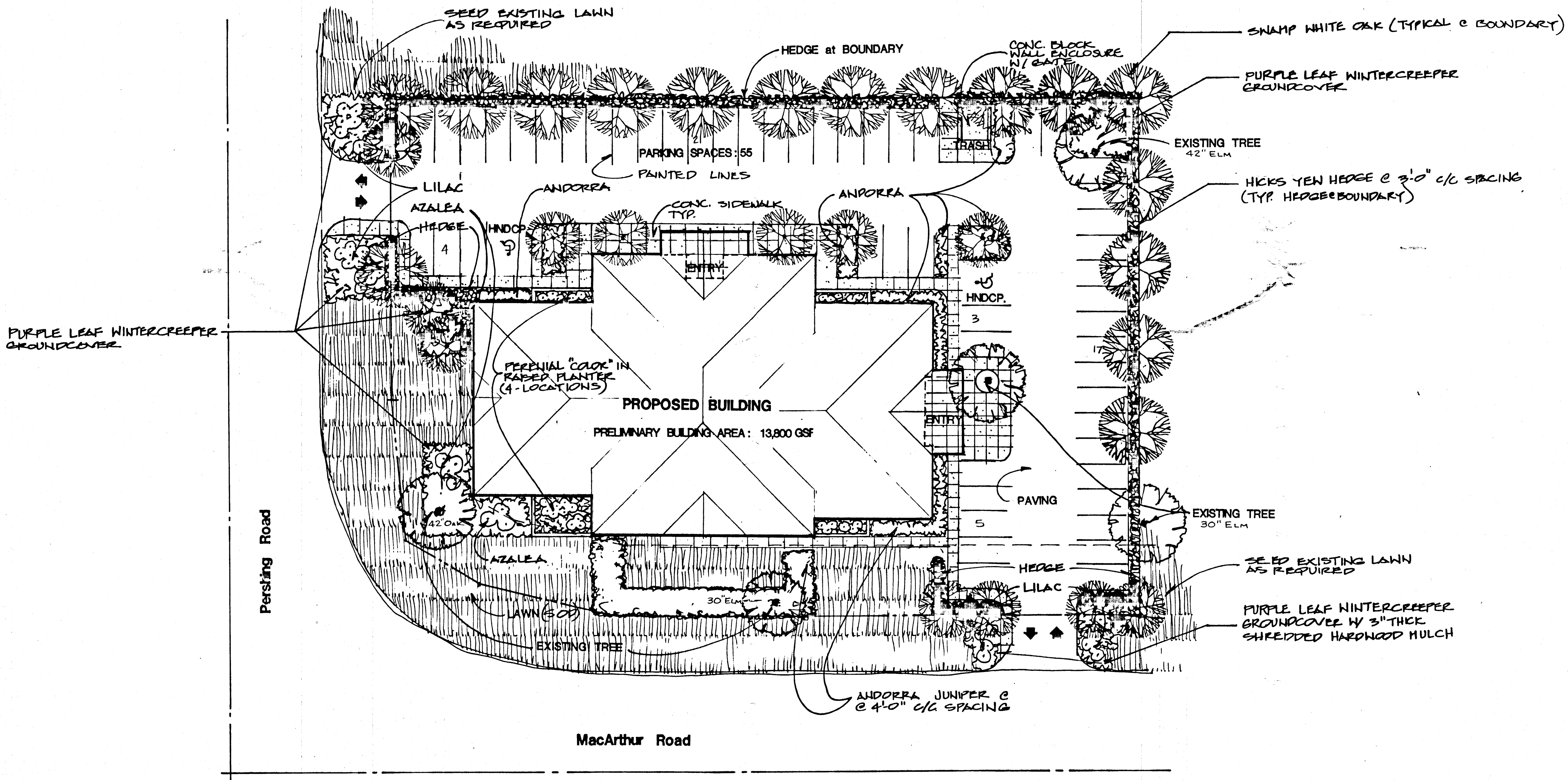
PWC philip w. cochran • consulting engineer • decatur, illinois
2602 n. morgan • 62526 • (217)875-3333 • fax 875-3371

DRAWN BY <i>BC</i>	REVISIONS		PROJECT NO.
DATE <i>6-11-97</i>	NO.	DATE	<i>9723</i>
CHECKED BY	1	<i>7/1/97</i>	FILE NO./FIELD BK. NO.
DATE			<i>168</i>
APP'D. BY			SHEET NO.
DATE			

PLANT IDENTIFICATION				
Common Name	Botanical Name	Size	Qty	Remarks
Swamp White Oak	Quercus bicolor	1"	Reference Sht SD1	Illinois State Tree, Hgt 50'-60', Spread 35-40'
Eastern Redbud	Cercis canadensis	8" hgt	Reference Sht SD1	Hgt 20'-30', Spread 20'-30'
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 gal	Reference Sht SD1	Hgt 4', Spread 4'
Orchid Lights Azalea	Rhododendron spp	5 gal	Reference Sht SD1	Hgt 2'-3', Spread 2'-3'
Hicks Yew	Taxus x media 'hicksii'	18"	Reference Sht SD1	Hgt 5'-10', Spread 4'-6', Spacing at 3'-0" o.c. *
Andora Juniper	J. horizontalis	3 gal	Reference Sht SD1	Hgt 1'-2', Spread 6'-10'
Purpleleaf Wintercreeper	Euonymus fortunei 'Coloratus'	1 gal	Reference Sht SD1	Spacing at 18" o.c. each way

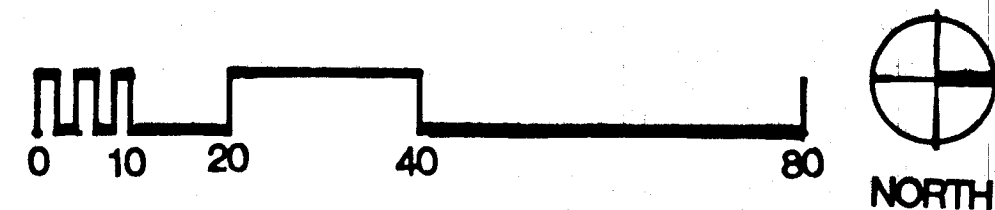
* Owner's option to substitute Techny Arborvitae (5gal) at 5' o.c.

** Provide 3" thick shredded hardwood mulch beneath all Hicks Yew hedge, Andora Juniper and Purpleleaf Wintercreeper mass plantings.



CONCEPTUAL SITE PLAN

1" = 20'-0"



PRELIMINARY DESIGN	DATE
25%	75%
50%	100%
APPROVED	

NEW OFFICE BUILDING FOR
BLEDZAW GROUP INC
 PERSHING & MACARTHUR ROAD - DECATUR, ILLINOIS

FRANCOIS ASSOCIATES ARCHITECTS
 118 W. WASHINGTON BLOOMINGTON, IL 61701 394-524-8055

PROJECT NUMBER	DATE	06.10.97
DRAWN	JCJ	CHECKED
REVISION	DATE	REMARKS
LANDSCAPE NOTED	07.01.97	

SHEET **SD1** OF SHEETS

THE DIMENSIONS SHOWN ARE REASONABLY ACCURATE BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND TO CHECK WITH ALL PORTIONS OF THE WORK BEFORE PROCEEDING WITH CONSTRUCTION OR AUTHORIZING FABRICATION. NOTIFY THE ARCHITECT IF CLARIFICATION OF OR REVISION TO ANY INFORMATION SHOWN IS REQUIRED.

SECTION 02900 - LANDSCAPE WORK

GENERAL:

02900-1. **Work Included:** Provide fine grading to establish subgrade; provide and place topsoil; provide soil amendments; provide trees, shrubs, plants and ground cover as shown in Contract Documents; mulch; sod areas as noted in Contract Documents to establish lawn; provide initial maintenance of landscape materials.

02900-2. **Submittals:** Submit manufacturer's or supplier's certified analysis for fertilizer materials; submit supplier's certifications for each grass sod mixture required, stating botanical and common name, percentage by weight and percentages of purity, germination and weed seed for each grass seed species.

02900-3. **Substitutions:** Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, together with proposal for use of equivalent material.

02900-4. **Analysis and Standards:** Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.

02900-5. **Trees, Shrubs and Plants:** Provide trees, shrubs and plants of quantity, size, genus, species and variety shown and scheduled for landscape work, complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs larvae and defects such as knots, sun-scald, injuries, abrasions or disfigurement. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread, and label with number to assure symmetry in planting.

02900-6. **Labeling:** Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

02900-7. **Inspection:** The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

02900-8. **Maintenance Instructions:** Typewritten instructions recommending procedures to be established by Owner for maintenance of landscape work for one full year. Submit prior to expiration of required maintenance period.

02900-9. **Delivery of Packaged Materials:** Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.

02900-10. **Delivery of Trees and Shrubs:** Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of maintaining moisture. Do not remove container-grown stock from containers until planting time.

02900-11. **Job Conditions:** Determine location of underground utilities and perform work in manner which will avoid possible damage. Hand excavate as required. Maintain grade stakes set by others until removal is mutually agreed upon by all parties. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.

02900-12. **Planting Time:** Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required. Plant or install materials during normal planting seasons for each type of plant material required. Correlate planting with specified maintenance periods to provide maintenance from date of Substantial Completion.

02900-13. **Coordination with Lawns:** Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

02900-14. **Warranty:** Warranty trees and shrubs for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Installer's control.

02900-15. **Warranty Replacements:** Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless in the opinion of Architect, it is advisable to extend warranty period for a full growing season.

PRODUCTS:

02900-16. **Topsoil:** Provide if and as required to supplement stockpiled topsoil. New topsoil shall be clean, fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, free of roots, and extraneous or toxic matter harmful to plant growth. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4"; do not obtain from areas which are continuously wet.

02900-17. **Fertilizer for Seeded Areas:** Shall be complete, commercial grade fertilizer, with a high-Nitrogen content, containing 4% phosphorus, 2% potash and nitrogen in sufficient quantity to supply not less than 1.0 lbs. of actual nitrogen per 1,000 sq. ft. of lawn area.

02900-18. **Fertilizer for Trees and Shrubs:** Provide fertilizer with not less than 5 percent total nitrogen, 10 percent available phosphoric acid and 5 percent soluble potash.

02900-19. **Lime:** Natural dolomitic limestone containing not less than 85 percent of total carbonates with a minimum of 30 percent magnesium carbonates, ground so that not less than 90 percent passes a .10-mesh sieve and not less than 50 percent passes a 100-mesh sieve.

02900-20. **Aluminum Sulfate:** Commercial Grade.

02900-21. **Peat Humus:** Finely divided peat, so completely decomposed and free of fibers that its biological identity is lost. Provide in granular form, free of hard lumps and with pH range suitable for intended use.

02900-22. **Bonemeal:** Commercial, raw finely ground; 4 percent nitrogen and 20 percent phosphoric acid.

02900-23. **Superphosphate:** Soluble mixture of treated minerals; 20 percent available phosphoric acid.

02900-24. **Sand:** Clean, washed sand, free of toxic materials.

02900-25. **Perlite:** Conforming to National Bureau of Standards PS 23.

02900-26. **Vermiculite:** Horticultural grade, free of toxic substances.

02900-27. **Sawdust:** Rotted sawdust, free of chips, stones, sticks, soil or toxic substances, and with 7.5 pounds of nitrogen uniformly mixed into each cubic yard of sawdust.

02900-28. **Manure:** Well rotted, unleached stable or cattle manure, containing not more than 25 percent by volume of straw, sawdust, or other bedding materials and containing no chemicals or ingredients harmful to plants.

02900-29. **Mulch:** Organic mulch free from deleterious materials and suitable for top dressing of trees, shrubs or plants and consisting of double-processed shredded cedar.

02900-30. **Plant Material Quality:** Provide trees, shrubs and other plants of size, genus, species, and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".

02900-31. **Deciduous Trees:** Provide trees of height and caliper scheduled or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Trees shall be balled and burlapped (B&B).

02900-32. **Deciduous Shrubs:** Provide shrubs of height shown or listed and with not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub required. Provide bare root deciduous shrubs, except where shown as B&B. Container grown deciduous shrubs will be acceptable in lieu of balled and burlapped shrubs, subject to limitations for container grown stock.

02900-33. **Grass Sod:** A blend of predominantly Kentucky bluegrass seed, with approximately 20% "nurse-grass" seeds, complying with standards of Official Seed Analysis of North America, for 85% purity, 80% germination and 1% (maximum) weed seed, recommended by producer for full-sun exposure of lawns in geographic location of the Project. Provide strongly rooted sod, not less than two years old, free of weeds and undesirable native grasses, and 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).

02900-34. **Ground Cover:** Provide plants established and well rooted in removable containers or integral peat pots, with not less than minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

02900-35. **Anti-Erosion Mulch:** Provide clean, seed-free salt hay or threshed straw of wheat, rye, oats or barley.

02900-36. **Wrapping Tape:** Tree-wrap tape not less than 4 inches wide, designed to prevent borer damage and winter freezing.

02900-37. **Stakes and Guys:** On trees greater than 2" caliper, provide stakes and deadmen of sound new hardwood, treated softwood or redwood, free of knot holes or other defects. Provide wire ties and guys of 2 strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

EXECUTION:

02900-38. **Finish Grading:** Finish grade the areas to receive topsoil or topplings to finished surfaces not more than 1.5 inches above or below the required elevations or acceptable cross section to receive the topsoil.

02900-39. **Scheduling:** Do not initiate topsoil spreading operations in an area until the complete operation of topsoiling, fertilizing, grassing and mulching can be completed in the area without interruption and the area protected against rainwash.

02900-40. **Preparation of Planting Soil:** Clean topsoil of roots, plants, sod, stones, clay lumps and other extraneous materials harmful or toxic to plant growth. Mix specified amendments and fertilizers into topsoil at specified rates. Prepare soil within a few days of planting. Mix planting soil for pit and trench type fill prior to use and stockpile on site. For planting beds and lawns, mix planting soil prior to planting or apply on surface of topsoil and mix thoroughly. Mix lime with dry soil prior to addition of fertilizer. Prevent lime from contacting roots of acid-loving plants. Apply phosphoric acid fertilizer directly to subgrade before applying planting soil and filling.

02900-41. **Topsoil Placement:** After bringing areas to receive topsoil to the proper grade, thoroughly till to a depth of 2 inches. Immediately after tillage, spread topsoil to depths shown. Spread to a depth of not less than 6 inches, measured perpendicular to ground surface. Place topsoil in two layers. Work first layer into loosened subgrade to create a transition layer, then place remainder of topsoil. Add specified soil amendments and work thoroughly into top 4 inches of topsoil.

02900-42. **Lawn Construction:** Scarify topsoil to a depth of 4 inches; remove all stones, sticks and other debris and leave the surface suitable for seeding. Incorporate fertilizer into soil and rake lightly until surface of the finished grade is smooth, loose and pulverized.

02900-43. **Preparation of Unchanged Areas:** In undisturbed areas, remove existing grass and vegetation, then till soil to a minimum depth of 6 inches. Apply soil amendments and initial fertilizers as specified. Till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.

02900-44. **Fine Grading:** Fine grade lawn areas to smooth even surface with loose, uniformly fine texture. Roll, rake, and drag lawn areas, remove ridges and fill depressions as required to meet finish grades. Water thoroughly, if required for germination, but do not create muddy soil condition. Allow surface moisture to dry before planting.

02900-45. **Sod Placement:** Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sited soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass. Water sod thoroughly with a fine spray immediately after planting.

02900-46. **Sod Protection:** Protect sodded areas against damage due to landscaping operations, operations by other contractors and trades and pedestrians. Maintain protection during installation and maintenance period of not less than 30 days after installation. Treat, repair, or replace damaged landscape work as directed.

02900-47. **Lawn Maintenance:** Maintain seeded lawns for not less than 60 days after the Date of Substantial Completion of the Project, by watering, fertilizing, weeding, mowing, trimming, rolling or regrading as required to establish smooth, full growing turf.

02900-48. **Planting Pit, Bed and Trench Excavation:** Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in excavation bottom.

02900-49. **Bare Root Trees and Shrubs:** Make excavations at least 12 inches wider than root spread and deep enough to allow for setting of roots on a layer of compacted backfill and with collar set at same grade level as in nursery, at 1 inch below finished grade at site. Allow for 9 inch setting layer of planting soil mixture.

02900-50. **Balled and Burlapped or Container Grown Stock Excavations:** Make excavations at least half again as wide as the ball or container diameter, and equal to ball or container depth, plus allow for 3 inch thick setting layer of planting soil mixture. Dispose of removed subsoil; do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.

02900-51. **Planting Balled and Burlapped Stock:** Plant on a layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap form sides of balls; retain on bottom. When set, place additional backfill around base and sides of ball; work each layer to settle backfill and eliminate voids and air pockets. When excavation is 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing final layer of backfill.

02900-52. **Planting Bare Root Stock:** Set on cushion of planting soil mixture. Spread roots and carefully work backfill around roots by hand and puddle with water until backfill layers are completely saturated. Plumb before backfilling and maintain plumb while working backfill around roots and placing layers of soil mixture above roots. Set collar 1 inch below adjacent finish landscape grades. Spread out roots without tangling or turning up to surface. Cut injured roots clean; do not break.

02900-53. **Planting Container Grown Stock:** Set container grown stock as specified for balled and burlapped stock. Cut cans on 2 sides with approved can cutter. Remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.

02900-54. **Mulching:** Dish top of backfill to allow for mulching. Mulch pits, trenches and planted areas. Provide not less than 3 inches of mulch, and work into top of backfill and finish level with adjacent finish grades.

02900-55. **Tree and Shrub Pruning:** Thin out, prune and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders, and remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Remove and replace misformed stock.

02900-56. **Tree Wrapping:** Wrap tree trunks of 2 inches caliper and larger. Start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping. Guy and stake trees immediately after planting, as indicated.

02900-57. **Planting Ground Cover:** Space ground cover plants as indicated, but not more than 24 inches o.c. Dig holes large enough to allow for spreading of roots and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soil. Mulch areas between plants to a minimum thickness of 2 inches.

02900-58. **Miscellaneous Work:** Install miscellaneous landscape items as shown on drawings.

02900-59. **Planting Maintenance:** Begin maintenance immediately after planting until a minimum of 60 days following Substantial Completion. Maintain plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Replace damaged wrappings. Spray as required to keep plants free of insects and disease.

02900-60. **Cleanup:** During landscaping, keep pavements and work area clean and in orderly condition.

02900-61. **Protection:** Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as necessary.

02900-62. **Acceptance:** When landscape work and maintenance is completed, Architect will make an inspection to determine acceptability. If work is not in compliance, replace rejected work and continue maintenance until reinspected by Architect and found acceptable. Remove rejected materials promptly from site.

END OF SECTION 02900

PRELIMINARY DESIGN	DATE
25%	50%
75%	100%
APPROVED	DATE

NEW OFFICE BUILDING FOR
BLEDSAW GROUP INC
 PERSHING & MACARTHUR ROAD - DECATUR, ILLINOIS

FRANCOIS ASSOCIATES ARCHITECTS
 118 W. WASHINGTON BLOOMINGTON, IL 61701 309-528-4403

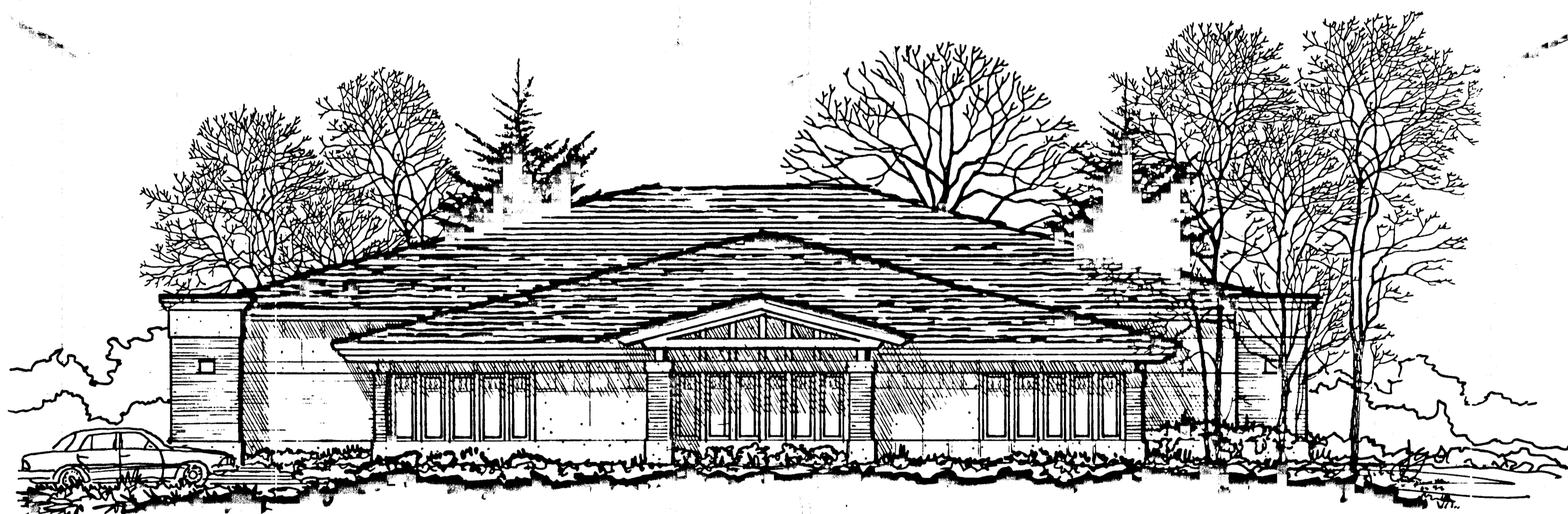
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FA95025	07-07-97
DRAWN	CHECKED
REVISION	DATE
REMARKS	

SHEET
L2
 OF 2 SHEETS



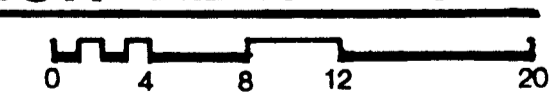
CONCEPTUAL EAST EXTERIOR ELEVATION

1/8" = 1'-0"



CONCEPTUAL SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"



SUBMITTALS & REVIEWS	
<input checked="" type="checkbox"/>	PRELIMINARY DESIGN
<input type="checkbox"/>	25%
<input type="checkbox"/>	50%
<input type="checkbox"/>	75%
<input type="checkbox"/>	100%
	APPROVED
	DATE

NEW OFFICE BUILDING FOR
BLEDZAW GROUP INC
 PERSHING & MACARTHUR ROAD - DECATUR, ILLINOIS

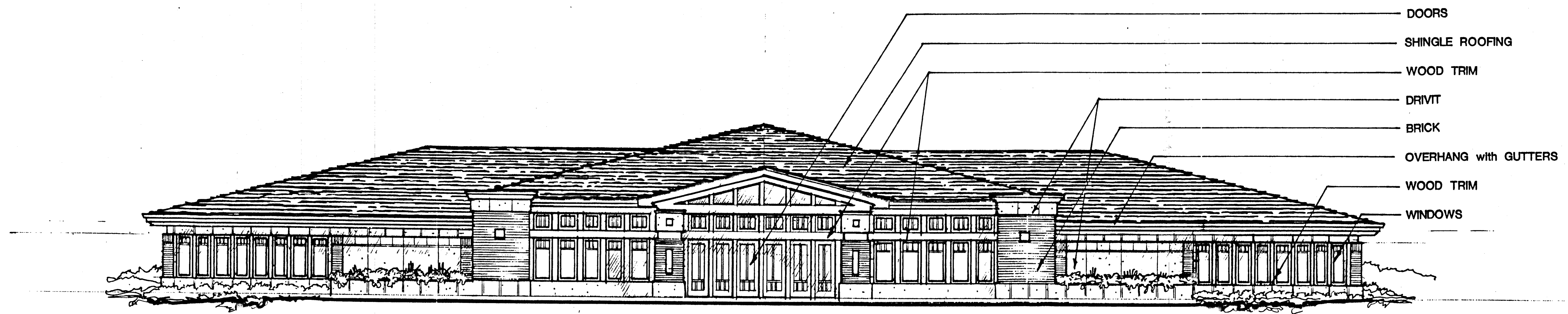


FRANCOIS ASSOCIATES ARCHITECTS
 118 W. WASHINGTON BLOOMINGTON, IL 61701 309-838-4055

PROJECT NUMBER	DATE 06.10.97
DRAWN J.C.J.	CHECKED APPROVED
REVISION DATE	REMARKS

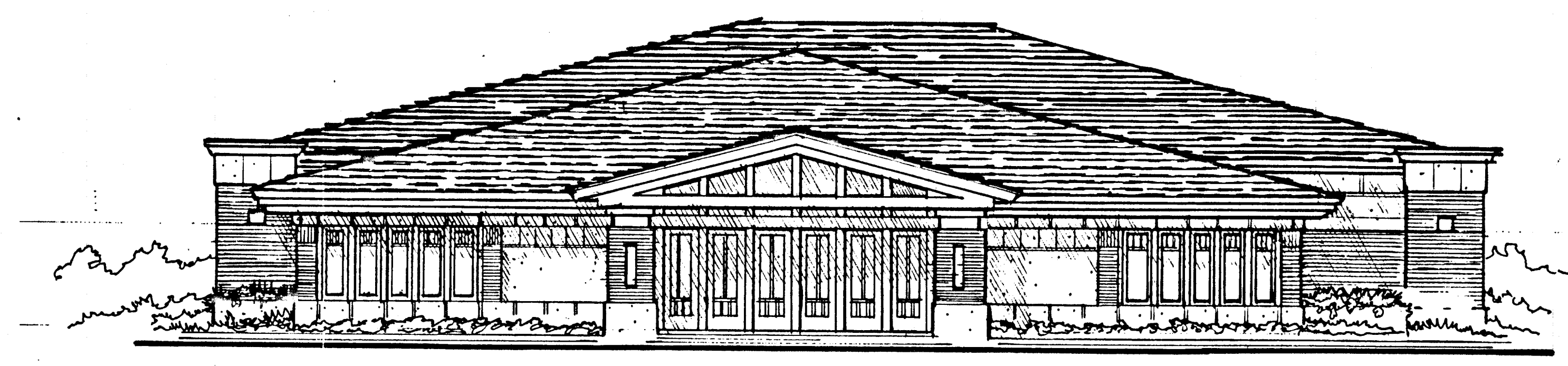
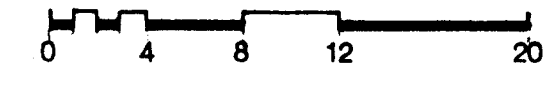
SHEET **SD2** OF SHEETS

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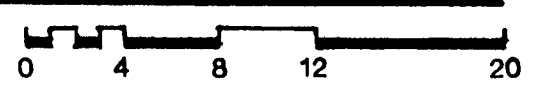
CONCEPTUAL WEST EXTERIOR ELEVATION

1/8" = 1'-0"



CONCEPTUAL NORTH EXTERIOR ELEVATION

1/8" = 1'-0"



SUBMITTALS & REVIEWS	
<input checked="" type="checkbox"/> PRELIMINARY DESIGN	<input type="checkbox"/> 25%
<input type="checkbox"/> 50%	<input type="checkbox"/> 75%
<input type="checkbox"/> 100%	<input type="checkbox"/> APPROVED
	DATE

NEW OFFICE BUILDING FOR
BLEDSAW GROUP INC
 PERSHING & MACARTHUR ROAD - DECATUR, ILLINOIS

FRANCOIS ASSOCIATES ARCHITECTS
 118 W. WASHINGTON BLOOMINGTON, IL 61701 309-832-4055

PROJECT NUMBER	DATE 06.10.97
DRAWN J.C.J.	CHECKED APPROVED
REVISION DATE	REMARKS

SHEET **SD3** OF SHEETS

THE DIMENSIONS SHOWN ARE REASONABLY ACCURATE BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND TO CHECK WITH ALL PORTIONS OF THE WORK BEFORE PROCEEDING WITH CONSTRUCTION OR AUTHORIZING FABRICATION. NOTIFY THE ARCHITECT IF CLARIFICATION OF OR REVISION TO ANY INFORMATION SHOWN IS REQUIRED.