

# TOWER COURT RESIDENCES

4231 TOWER COURT  
NAPERVILLE, IL



CORPORATE OFFICE  
200 N. MAIN STREET  
OREGON, WI 53575

Seal

Consultant

PROJECT DIRECTORY	PROJECT LOCATION	PLAN INDEX	CODES & ORDINANCES																																						
<p><b>GORMAN &amp; COMPANY, LLC</b> OWNER 200 NORTH MAIN STREET OREGON, WI 53575 VOICE (608) 835-3900</p> <p><b>GORMAN &amp; COMPANY, LLC</b> DEVELOPER RON CLEWER 300 NORTH MAIN STREET OREGON, WI 53575 VOICE (615) 847-0347</p> <p><b>GORMAN ARCHITECTURAL, INC</b> ARCHITECT DAN OVAKA 300 NORTH MAIN STREET OREGON, WI 53575 VOICE (612) 481-3377</p> <p><b>GORMAN GENERAL CONTRACTORS, LLC</b> CONTRACTOR RON SWIGGUM 300 NORTH MAIN STREET OREGON, WI 53575 VOICE (608) 835-5573</p>	  <p>VICINITY MAP</p> <p>LOCAL MAP</p>	<table border="1"> <thead> <tr> <th>SHT NO.</th> <th>SHEET NAME</th> </tr> </thead> <tbody> <tr><td>G100</td><td>COVER SHEET</td></tr> <tr><td>AS100</td><td>ARCHITECTURAL SITE/LANDSCAPE PLAN</td></tr> <tr><td>AS101</td><td>SITE LIGHTING PLAN</td></tr> <tr><td>1 OF 5</td><td>TITLE SHEET</td></tr> <tr><td>2 OF 5</td><td>PRELIMINARY SITE PLAN</td></tr> <tr><td>3 OF 5</td><td>PRELIMINARY GRADING PLAN</td></tr> <tr><td>4 OF 5</td><td>PRELIMINARY UTILITY PLAN (EAST)</td></tr> <tr><td>5 OF 5</td><td>PRELIMINARY UTILITY PLAN (WEST)</td></tr> <tr><td>1 OF 2</td><td>DELIVERY TRUCK TURN PLAN</td></tr> <tr><td>2 OF 2</td><td>RIRE TRUCK TURN PLAN</td></tr> <tr><td>L100</td><td>LANDSCAPE PLAN</td></tr> <tr><td>A100</td><td>FIRST FLOOR CONCEPT PLAN</td></tr> <tr><td>A101</td><td>SECOND FLOOR CONCEPT PLAN</td></tr> <tr><td>A102</td><td>THIRD FLOOR CONCEPT PLAN</td></tr> <tr><td>A200</td><td>ENLARGED UNIT PLANS</td></tr> <tr><td>A201</td><td>ENLARGED COMMON AREA PLANS</td></tr> <tr><td>A400</td><td>TYPICAL PROPOSED ELEVATIONS</td></tr> <tr><td>A500</td><td>TYPICAL BUILDING SECTION GABLE/HIP</td></tr> </tbody> </table>	SHT NO.	SHEET NAME	G100	COVER SHEET	AS100	ARCHITECTURAL SITE/LANDSCAPE PLAN	AS101	SITE LIGHTING PLAN	1 OF 5	TITLE SHEET	2 OF 5	PRELIMINARY SITE PLAN	3 OF 5	PRELIMINARY GRADING PLAN	4 OF 5	PRELIMINARY UTILITY PLAN (EAST)	5 OF 5	PRELIMINARY UTILITY PLAN (WEST)	1 OF 2	DELIVERY TRUCK TURN PLAN	2 OF 2	RIRE TRUCK TURN PLAN	L100	LANDSCAPE PLAN	A100	FIRST FLOOR CONCEPT PLAN	A101	SECOND FLOOR CONCEPT PLAN	A102	THIRD FLOOR CONCEPT PLAN	A200	ENLARGED UNIT PLANS	A201	ENLARGED COMMON AREA PLANS	A400	TYPICAL PROPOSED ELEVATIONS	A500	TYPICAL BUILDING SECTION GABLE/HIP	<p><b>Applicable Codes:</b> City of Naperville Zoning Ordinance 2018 International Building Code with Local Amendments 2018 Existing Building Code with Local Amendments 2018 International Residential Code with Local Amendments 2018 State of Illinois Energy Code, including recent updates 2018 International Fire Code with Local Amendments 2014 NFPA 70 National Electrical Code with Local Amendments 2018 International Mechanical Code with Local Amendments 2018 International Gas Code with Local Amendments 2018 Illinois State Plumbing Code with Local Amendments</p> <p><b>Summary:</b> All Floors - Type V-A Construction 2 story slab on grade with wood framed construction</p> <p><b>Allowable Heights and Areas:</b> Allowable Height: 50 feet (Table 503) Allowable Stories: 4 stories (Table 503) Proposed Stories: 3 stories Allowable Area: 96,000 square feet Proposed Area: 67,415 square feet</p> <p><b>Chapter 3 - Use and Occupancy Separation:</b> 303.2 Assembly Group A 310.1 Residential Group R-2 311.3 Low-hazard Storage Group S-2</p> <p><b>Enterprise Green:</b> The project will be certified enterprise green and needs to be compliant with and meet certification goals - note: further details will be added as MEPs and envelop design is advanced.</p> <p><b>EP4 Zone 1:</b> A radon exhaust system will be installed.</p>
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<p><b>ELECTRIC/GAS:</b> CITY OF NAPERVILLE NEW SERVICE: (630) 420-6059</p> <p><b>TELEPHONE:</b> RFCNET, INC. P.O. BOX 2256 NAPERVILLE, IL 60567-2256 (630) 544-3150</p> <p><b>CATV PROVIDER:</b> XFINITY 2727 W 75TH STREET NAPERVILLE, IL NEW SERVICE: XFINITY.COM/SUPPORT</p> <p><b>SEWER/WATER:</b> DEPT OF PUBLIC UTILITIES CITY OF NAPERVILLE 400 S. EAGLE STREET NAPERVILLE, IL 60540 (630) 420-6059</p>	<p><b>PROJECT IMAGES</b></p>  <p>RENDERING VIEW FROM HIGHWAY 59</p>	<p><b>ZONING ORDINANCE</b></p> <ul style="list-style-type: none"> <li>Existing Property is located in B-2 Business Zone</li> <li>Off Street Parking</li> <li>Off street parking required = 2 spaces per 1 dwelling unit.</li> <li>Parking provided = see matrix on AS100.</li> <li>Loading provided = see matrix on AS100</li> </ul>																																							
		<p><b>BUILDING CLASSIFICATION &amp; USE</b></p> <p>Proposed Building Use is Type VA - Multi-Family Residential Building will be fully protected by Automatic Fire Sprinkler System meeting NFPA 13. Three story wood framed building with Type X gypsum walls.</p>																																							

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COVER SHEET

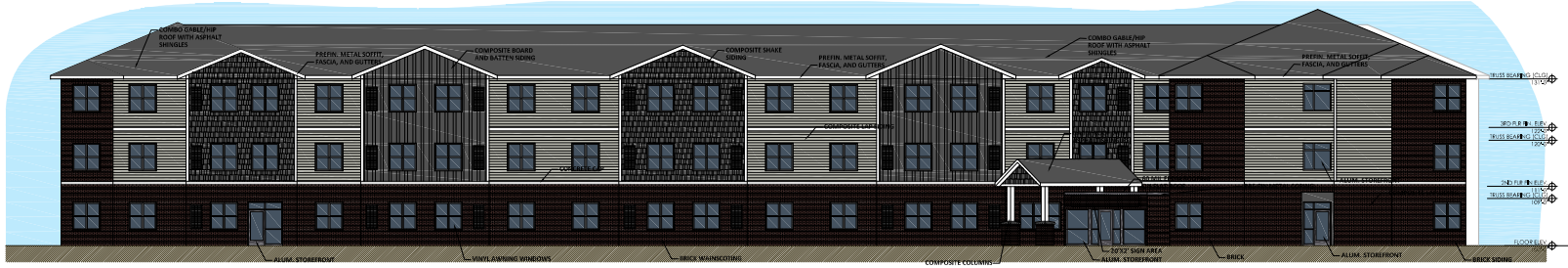
**Issue Dates:**

DATE	DESCRIPTION
11.03.2023	IFDA PFA APPLICATION
12.06.2023	PUD APPLICATION
03.26.2024	IFDA FULL APPLICATION
04.24.2024	PUD REVISION 1

Project No. 21-NAPE-00-01  
Plot Date: 04.24.2024  
Drawn by: PDO  
Checked by: PDO  
Approved by: PDO

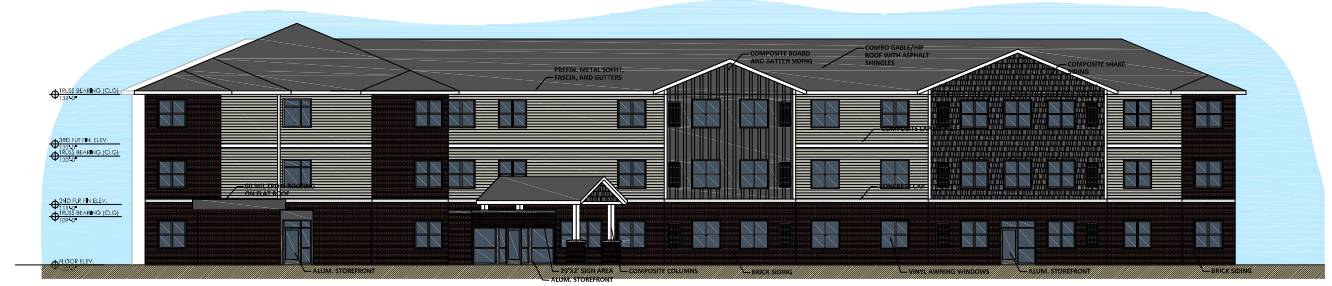
Sheet Title

**G100**



1 WEST ELEVATION CONCEPT  
3/32"=1'-0"

BRICK PERCENTAGE = 36.6%



2 NORTH ELEVATION CONCEPT  
3/32"=1'-0"

BRICK PERCENTAGE = 37.4%



3 EAST ELEVATION CONCEPT  
3/32"=1'-0"

BRICK PERCENTAGE = 32.7%



4 SOUTH ELEVATION CONCEPT  
3/32"=1'-0"

BRICK PERCENTAGE = 36.0%

**Tower Court Residences**

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CONCEPT ELEVATIONS

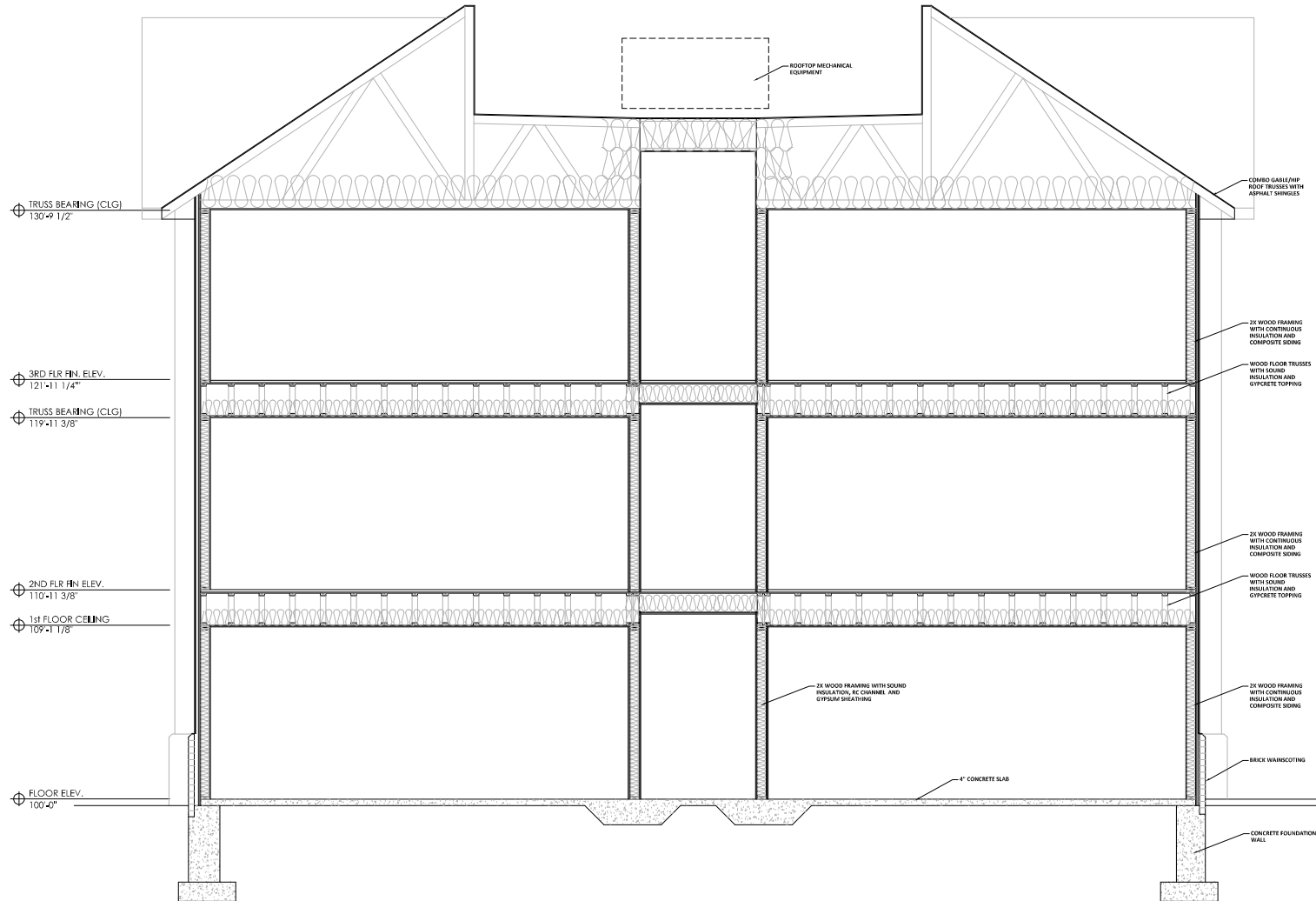
**Issue Dates:**

DATE	DESCRIPTION
11.30.2023	IRDA PFA APPLICATION
12.06.2023	PUD APPLICATION
03.26.2024	IRDA FULL APPLICATION
04.24.2024	PUD REVISION 1

Project No. 21-NAPE-00-01  
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**Sheet Title**

**A400**



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TYPICAL BUILDING SECTIONS

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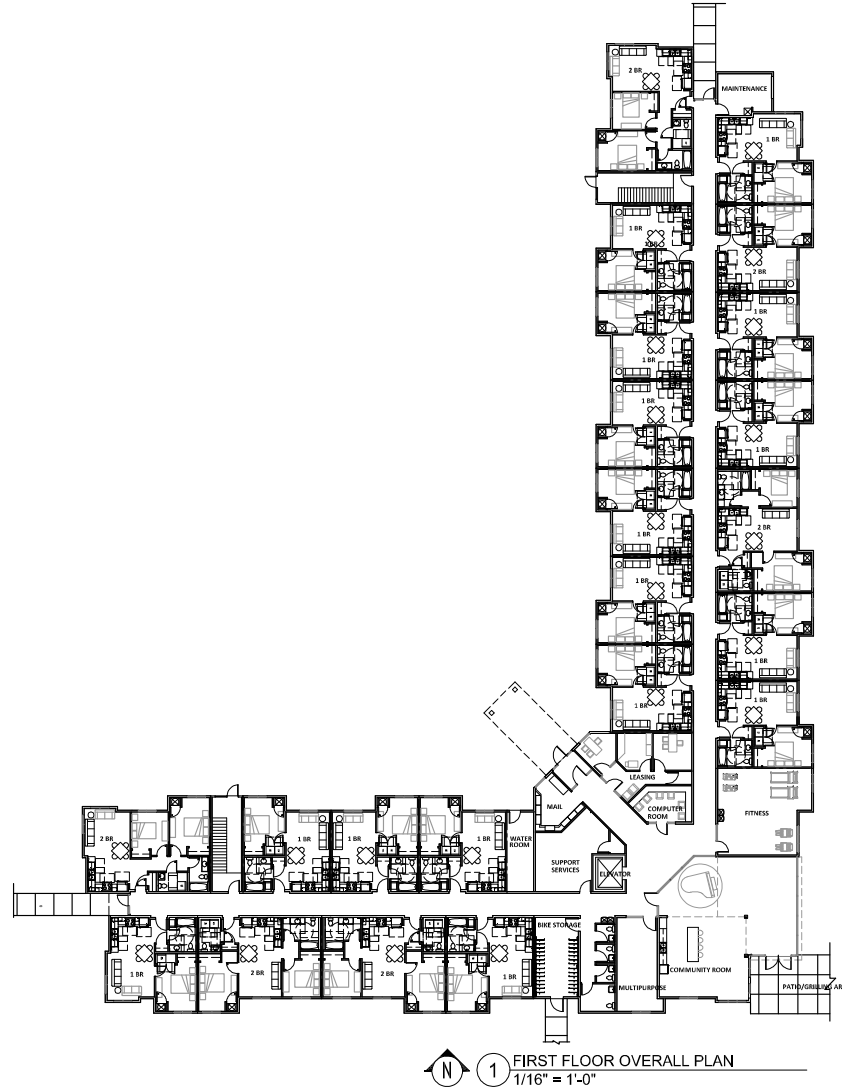
**Sheet Title**

**A500**

1 ENLARGED BUILDING SECTION AT PITCHED ROOF  
3/8"=1'-0"

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FIRST FLOOR CONCEPT PLAN

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04-24-2024	PUD REVISION 1

Project No. 21-NAPE-00-01

Plot Date: 04.24.2024

Drawn by: PDO

Checked by: PDO

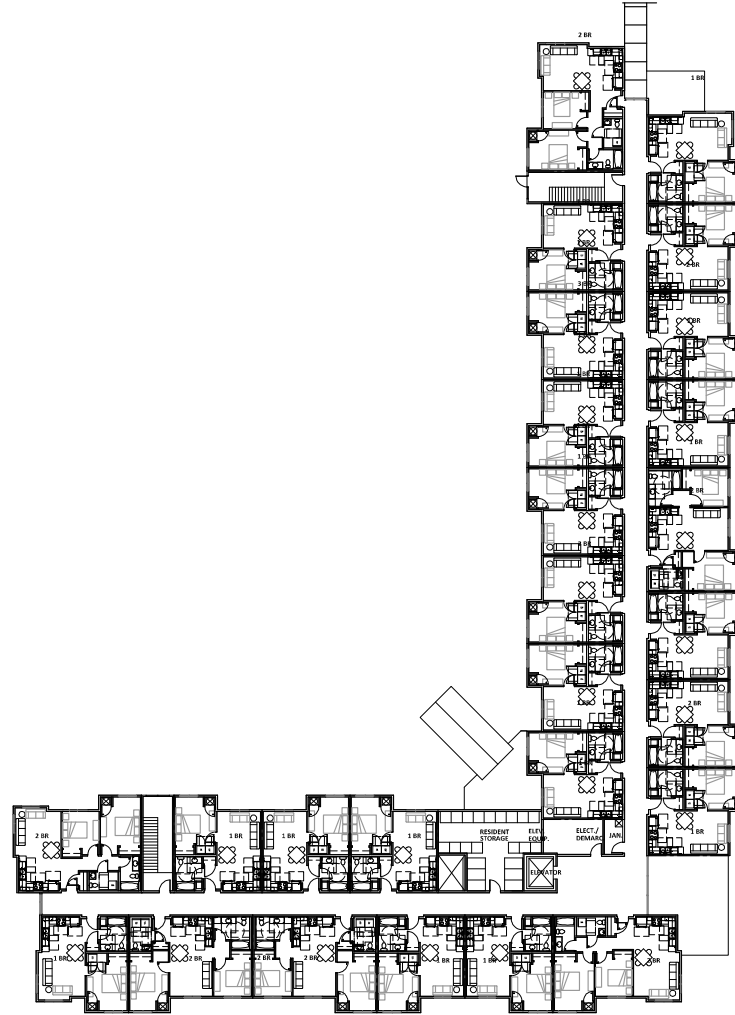
Approved by: PDO

Sheet Title

**A100**

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**1** SECOND AND THIRD FLOOR OVERALL PLANS  
1/16" = 1'-0"

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SECOND FLOOR CONCEPT PLAN

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Project No. 21-NAPE-00-01

Plot Date: 04.24.2024

Drawn by: PDO

Checked by: PDO

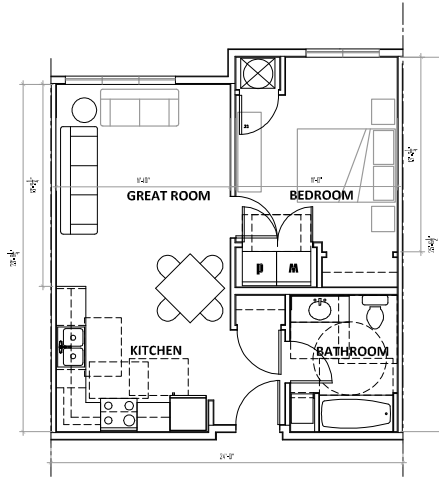
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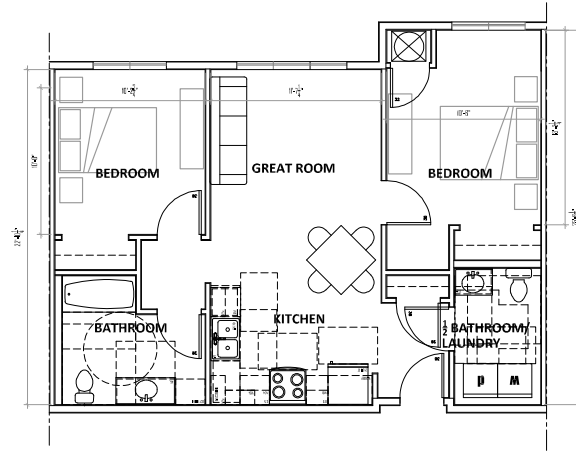
**A101**

Seal

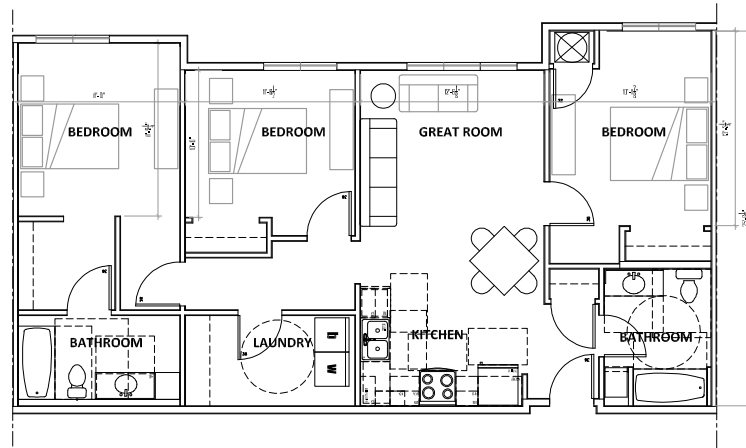
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1 ONE BEDROOM TYPE A & B UNIT  
1/4" = 1'-0" 560 SQUARE FEET



2 TWO BEDROOM TYPE A & B UNIT  
1/4" = 1'-0" 790 SQUARE FEET



3 THREE BEDROOM TYPE A & B UNIT  
1/4" = 1'-0" 1,104 SQUARE FEET

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ENLARGED UNIT PLANS

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Project No. 21-NAPE-00-01

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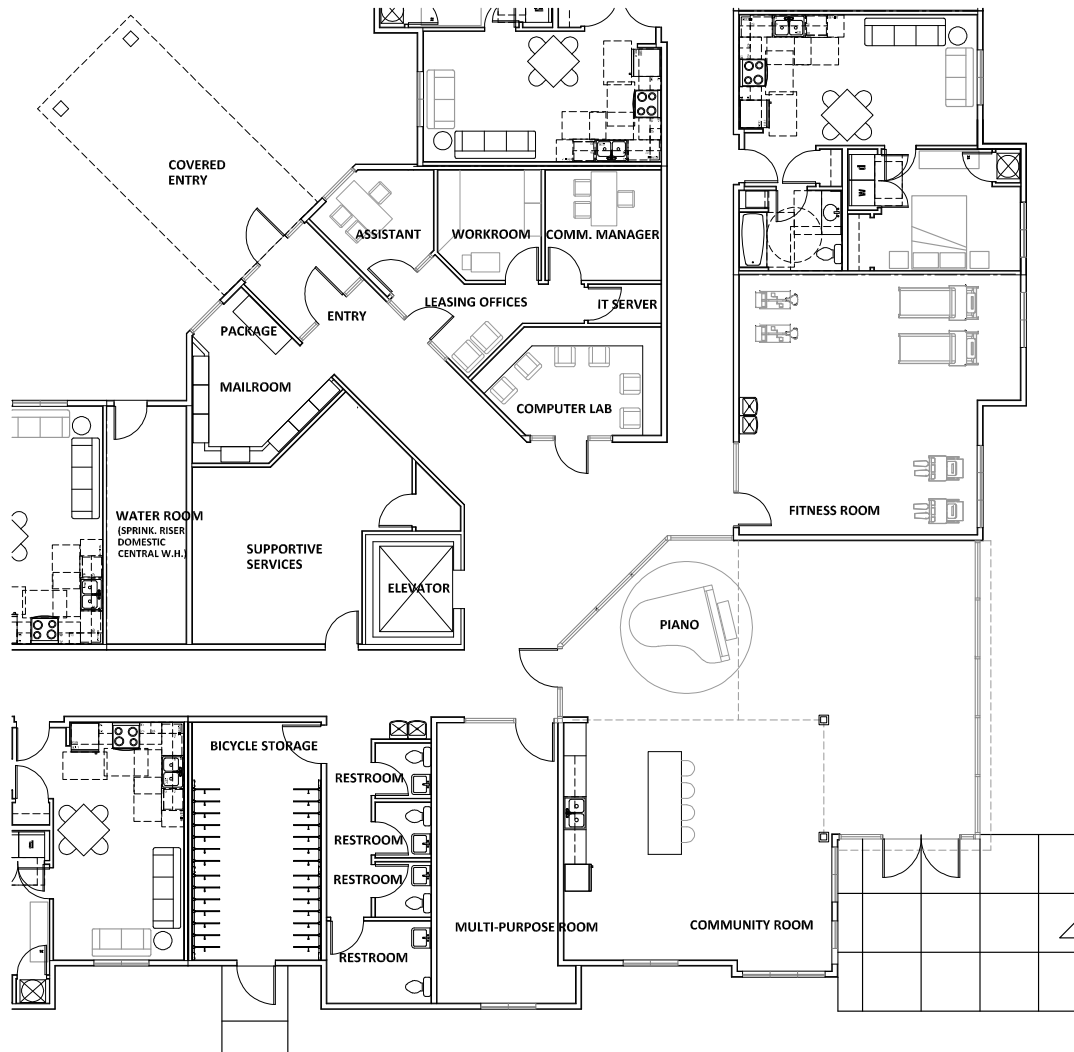
Approved by: PDO

**Sheet Title**

**A200**

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**1** COMMON AREA FLOOR PLAN  
1/4" = 1'-0"

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ENLARGED COMMON AREA

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**A201**