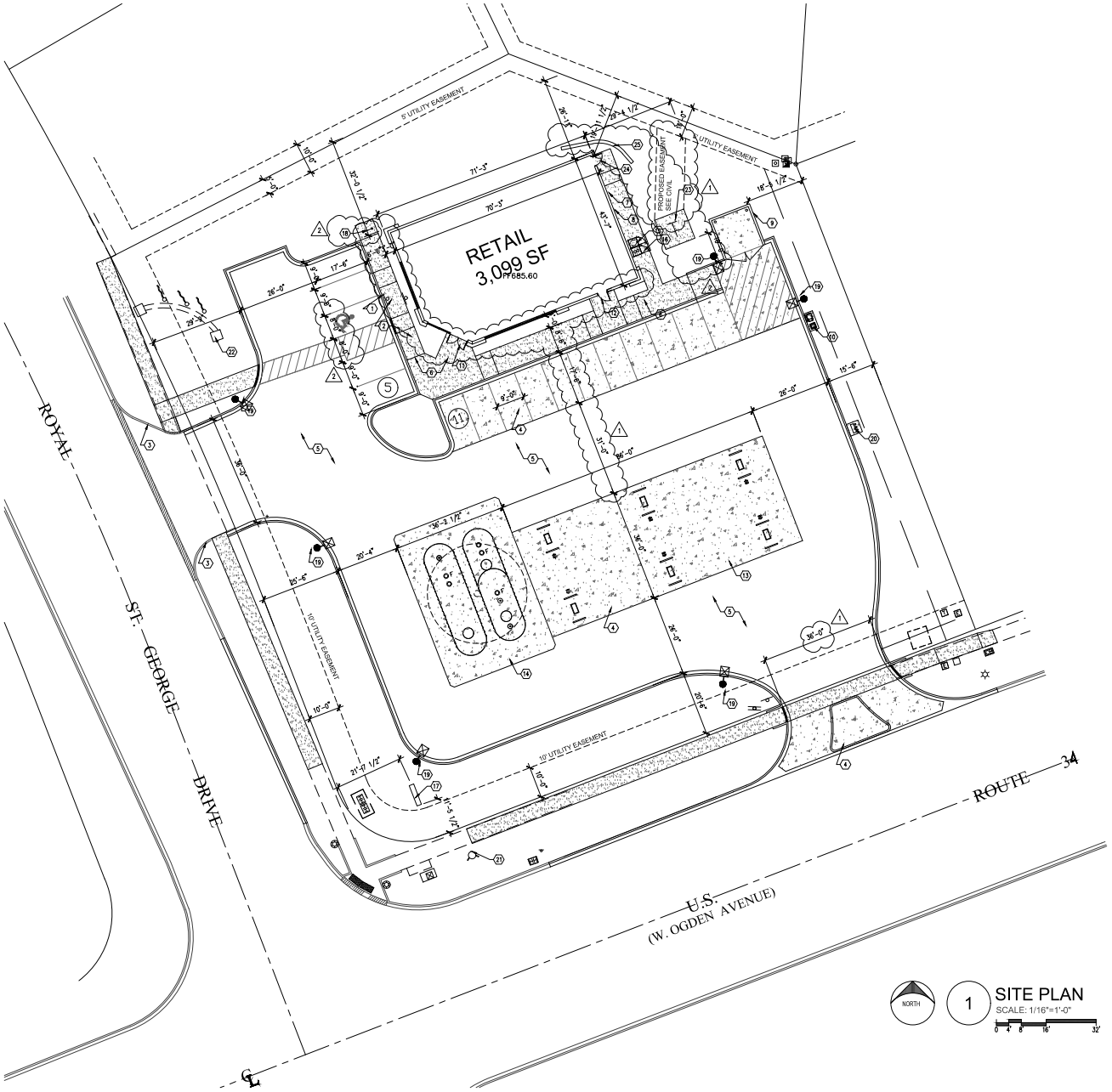

1 SITE PLAN
SCALE: 1/16"=1'-0"
0 4 8 16 32'

SITE-BUILDING ANALYSIS			
ZONE	B-3	GENERAL COMMERCIAL DISTRICT	
LOT AREA (SF)	48,123	SF	
BUILDING AREA SF:	3,099	SF	
BUILDING AREA SF:	3,099	SF	
BUILDING SETBACKS		PROVIDED	VARIANCE
FRONT YARD		20' FROM RIGHT OF WAY OR 26' FROM STREET CENTER which EVER IS GREATER	
REAR YARD		30'	
SIDE YARD		10'	
SIDE YARD		10'	
NOTES:			

PARKING CALCULATION				
TENANT	OCCUPANCY	AREA	PARKING/SF	PARKING REQUIRED
BLDG A	RETAIL USE	3,099	4.5 PER 1,000 SF	14.00
TOTAL BUILDING AREA		3,099	TOTAL REQUIRED	14
			TOTAL PROVIDED	16
			SURPLUS / DEFICIT	2

90 Degree

	REQUIRED	PROVIDED
ADA PARKING SPACES :	1	1
LOADING BERTH :		
BIKE PARKING :	1	1
STACKING (PARKING)		

GENERAL NOTES:

A. SEE CIVIL FOR GRADING PLAN. SEE CIVIL DRAWING FOR SITE DEMOLITION, NEW PAVEMENT, SITE UTILITIES, SIGNAGE AND FINAL SITE DIMENSIONS.
B. SEE AS1.02 FOR ADDITIONAL SITE DETAILS.
C. VERIFY THE EXISTENCE OF AND PROTECT ALL EXISTING UTILITY LINES. EXCAVATE WITH CARE.
D. INSTALL ADDRESS ON BUILDING AS REQUIRED BY LOCAL CODE.
E. PROVIDE KNOX BOX , PER FIRE DEPARTMENT REQUIREMENTS.
F. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE SIGNAGE REQUIREMENTS.
G. CLEAN LOT AFTER SITE WORK AND AFTER CONSTRUCTION COMPLETION.
H. PROTECT ADJACENT PROPERTY. ANY DAMAGE IS TO BE REPAIRED AT CONTRACTOR EXPENSE WITH PERMISSION OF ADJACENT BUILDING OWNER. FOR EXAMPLE, IF SOD IS DAMAGED IT WILL BE REPLACED AND WATERED REGULARLY UNTIL ESTABLISHED.
I. PROVIDE EXPANSION JOINTS IN CONCRETE PAVING AND CURBS AS REQUIRED BY MFGR SPECS, OR 30FT SPACING WHICHEVER IS LESS. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION AND DETAILS.

KEY NOTES:

1. ADA PARKING SIGN MOUNTED ON POST. SEE CIVIL FOR DETAILS.
2. ADA SIDEWALK RAMP TYP. SEE CIVIL.
3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
4. NEW CONCRETE PAVEMENT TYP. SEE CIVIL.
5. PROVIDE ASPHALT PAVEMENT. SEE CIVIL PLANS FOR PAVING AND GRADING DETAILS.
6. CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS.
7. 1/2" ISOLATION JOINT ALONG PROFILE OF BUILDING AND WHERE INDICATED. USE BITUMINOUS FILLER AND SEALANT ALONG EDGE.
8. CONCEALED LOCKABLE HOSE BIB.
9. PROVIDE TRASH ENCLOSURE. REFER TO AS1.02 FOR DETAILS.
10. AIR / VAC REFER TO CIVIL SHEETS FOR LOCATION.
11. MAIN DOOR
12. EXIT DOOR
13. PROPOSED FUEL CANOPY. REFER TO CIVIL.
14. PROPOSED UNDERGROUND FUEL TANKS, REFER TO CIVIL.
15. CO2 TANK/ CAGE INSTALLED / ANCHOR PER MANUFACTURER SPECS BY GC.
16. N2 TANK/ CAGE INSTALLED / ANCHOR PER MANUFACTURER SPECS BY GC.
17. NEW PYLON SIGN
18. NEW BIKE RACK
19. NEW LIGHT POLE , REFER TO PHOTOMETRIC PLAN
20. VENT STACK REFER TO CIVIL DRAWINGS.
21. EXISTING FIRE HYDRANT
22. EXISTING MONUMENT SIGN FOR THE RESIDENTIAL SUBDIVISION WITH EXISTING FLAG POLES.
23. ELECTRICAL TRANSFORMER PAD REFER TO CIVIL.
24. ELECTRICAL ROOM DOOR.
25. RETAINING WALL REFER TO CIVIL

LEGEND:

NEW CONCRETE

SIGNAGE

CITY APPROVAL

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400 N. State
Suite 400
Chicago, IL 60654
312-985-0987
Email info@vequity.com
www.vequity.com

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THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
ALPHONSE A. ILEKIS, AIA
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NOTE:

RETAIL BUILDING
PROJECT # 1814-24
991 W OGDEN AVE
NAPERVILLE, IL 60563

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DATE:	ISSUED FOR:
05/22/19	ISSUED PER CITY COMMENTS
04/17/19	ISSUED PER CITY COMMENTS
03/10/19	ISSUED FOR CITY REVIEW

SITE PLAN

AS1.01