

**SITE INFORMATION:**

PARCEL NUMBER: 12-02-32-102-001  
 PROPERTY AREA: 58,386 S.F. (1.34 ACRES).  
 EXISTING ZONING: B-3  
 PROPOSED ZONING: B-3  
 EXISTING USE: VACANT GAS STATION W/ CONVENIENCE STORE  
 PROPOSED USE: MULTI-TENANT BUILDING (W/ DRIVE THRU)  
 AREA OF SITE DISTURBANCE: 50,233 S.F. (1.15 ACRES)

**SETBACKS:**  
 BUILDING: FRONT(WEST) = 60'  
 SIDE(EAST) = 10'  
 REAR(SOUTH) = 30'  
 STREET(NORTH) = 60'  
 PAVEMENT: FRONT(WEST) = 25'  
 SIDE(EAST) = 5'  
 REAR(SOUTH) = 25'  
 STREET(NORTH) = 25'

PROPOSED BUILDING HEIGHT: 23' (MAX. HEIGHT ALLOWED: 40')

PARKING REQUIRED: RESTAURANTS = 1 SPACE PER 50 S.F. OF FLOOR AREA ACCOMMODATING CUSTOMERS (14 H-BROS SPACES REQ.) (C/G ASSUMING 18)  
 LIQUOR STORE = 1 SPACE PER 300 S.F. OF CUSTOMER SERVICE AREA (14 SPACES REQ.)

PARKING PROVIDED: 46 SPACE (2 H.C. ACCESSIBLE)  
 QUELING PROVIDED: 14 VEHICLES  
 HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2  
 LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 15% (33.3% PROVIDED)

**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.07	2,997	5.1%
PAVEMENT (ASP. & CONC.)	0.90	39,157	67.1%
TOTAL IMPERVIOUS	0.97	42,154	72.2%
LANDSCAPE/ OPEN SPACE	0.37	16,232	27.8%
PROJECT SITE	1.34	58,386	100.0%

**PROPOSED SITE DATA**

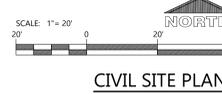
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.20	8,603	14.7%
PAVEMENT (ASP. & CONC.)	0.70	30,356	52.0%
TOTAL IMPERVIOUS	0.89	38,959	66.7%
LANDSCAPE/ OPEN SPACE	0.45	19,427	33.3%
PROJECT SITE	1.34	58,386	100.0%

**KEYNOTES**

- CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
- RAISED WALK (SEE DETAIL)
- CURB RAMP (SEE DETAIL)
- ADA CURB RAMP (SEE DETAIL)
- 18" CURB & GUTTER (SEE DETAIL)
- CURB TAPER (SEE DETAIL)
- CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- HANDICAP SIGN PER STATE CODE (SEE DETAIL)
- HANDICAP STALL & STRIPING PER STATE CODES
- SITE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- PYLON SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- DETECTABLE WARNING PLATE, DETECTIBLE WARNING PLATES SHALL BE EAST JORDAN INSERTS, HEAVY DUTY LOAD RATING, BRICK RED POWDER COATING RAL3016. TWO 30" x 24" PLATES ARE REQUIRED FOR 5' WALKS.
- TRAFFIC FLOW ARROWS (TYP), COLOR TO MATCH PARKING STALL STRIPING
- PAINT STRIPING (TYP), COLOR TO MATCH PARKING STALL STRIPING
- NO PARKING OR STANDING-FIRE LANE SIGN PER LOCAL STANDARDS
- KNOX BOX PER LOCAL REQUIREMENTS. (SERIES 3200 OR 4400)
- DRIVE THRU ORDER CANOPY AND MENU BOARD
- CLEARANCE BAR

**LEGEND:** (SEE CO.2 FOR SECTIONS)

HATCH	PAVEMENT SECTION
[Pattern]	STANDARD ASPHALT
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	SIDEWALK CONCRETE
[Pattern]	HEAVY DUTY CONCRETE
[Pattern]	DUMPSTER ENCLOSURE CONCRETE



**PROJECT INFORMATION**

PROPOSED MULTI-TENANT BUILDING FOR:  
**OM GROUP - HAWAIIAN BROS - STR:##**  
 679 N WEBER ROAD • ROMEVILLE, IL 60446

PROFESSIONAL SEAL

**SHEET DATES**  
 ISSUED FOR CONSTRUCTION  
 IFC AUG. 27, 2025

**JOB NUMBER**  
 250145300

**SHEET NUMBER**  
**C1.1**

UTILITY CROSSINGS:

- C1: IE 6" STM=626.08  
TOP 6" SAN=625.63  
IE 6" SAN=625.13
- C2: IE 15" STM=625.13  
TOP 6" SAN=624.59  
IE 6" SAN=624.09
- C3: TOP 15" STM=628.42  
IE 15" STM=627.17  
TOP 6" WTR=626.13  
IE 6" WTR=625.63

BACKFILL NOTE:

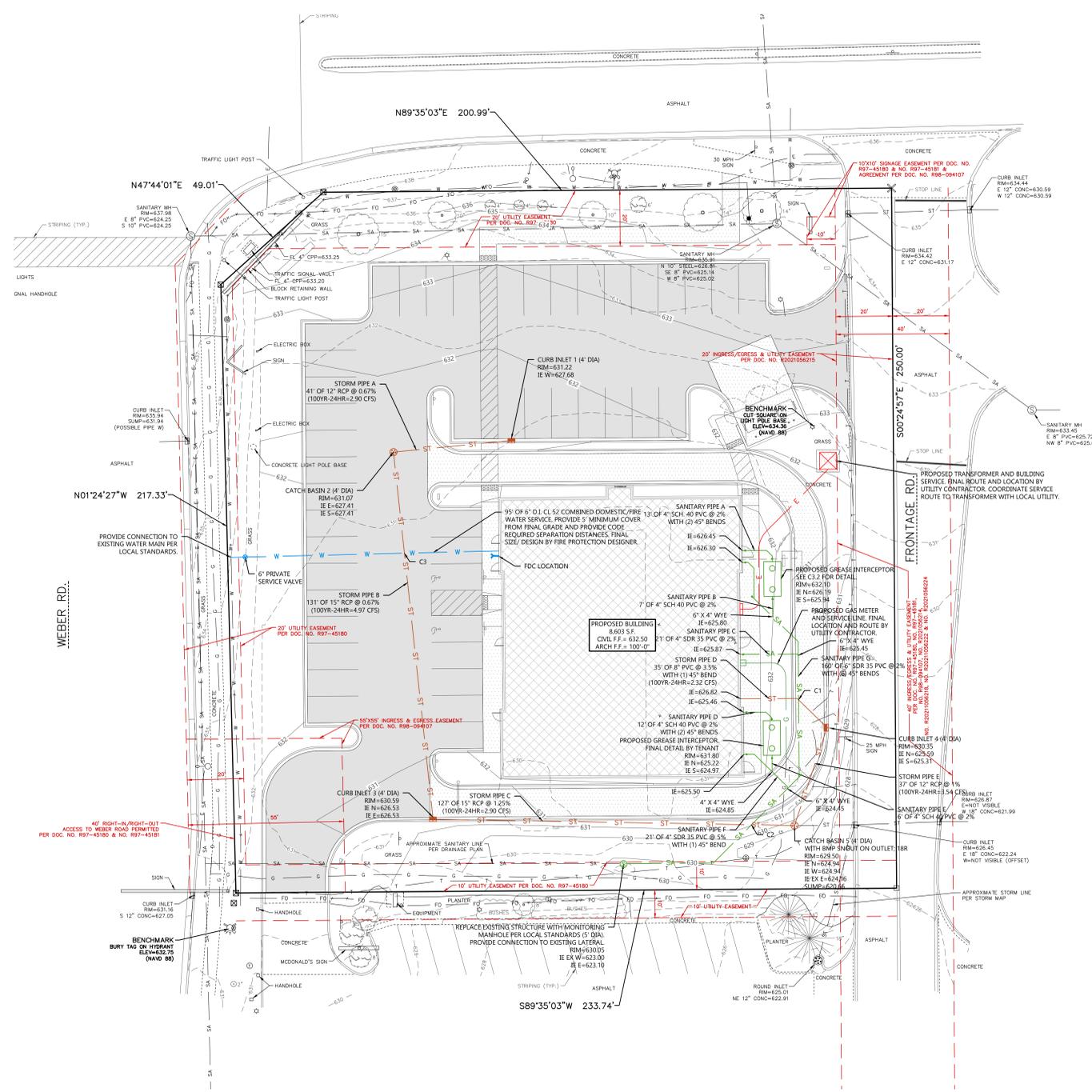
PROPERLY COMPACTED GRANULAR TRENCH BACKFILL IS REQUIRED WHEN THE TRENCH IS WITHIN TWO FEET OF PAVEMENT OR CURB. MATERIAL SHALL MEET STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, CURRENT EDITION.

GENERAL NOTE:

THE VILLAGE REQUIRES SUBMISSION OF RECORDED VIDEO INSPECTIONS FOR ALL PUBLIC STORM SEWERS.

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Combined Domestic/Fire Service	Ductile Iron-Class 52	AWWA C115 & C151	AWWA C110 & C153	Mechanical Joints AWWA C111-Class 250 Cor-Blue T-Boils
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
*Sanitary Sewer	SCH 40 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564
Storm Sewer	RRCP-Class II	ASTM C14, ASTM C76, AASHTO M170		ASTM C443 Rubber Gasket
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477



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**OM GROUP - HAWAIIAN BROS - STR:##**  
679 N WEBER ROAD • ROMEVILLE, IL 60446

PROFESSIONAL SEAL

SHEET DATES

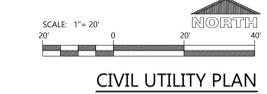
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SHEET NUMBER

**C1.3**



CIVIL UTILITY PLAN





**GENERAL NOTES**

- ALL HVAC UNITS TO BE SCREENED BY PARAPETS.
- COORDINATE FINAL SIGNAGE BLOCKING AND SIGNAGE REQUIREMENTS WITH SIGNAGE VENDOR.

**VAPOR RETARDER**

1. MANUFACTURER: CERTAINTED 'MEMBRAN'
2. MEMBRANE VAPOR RETARDER TO BE INSTALLED ON INSIDE FACE OF INSULATION
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
4. INSTALLATION SHALL COMPLY WITH LOCAL AND STATE CODES

**KEYNOTES**

14. MANUFACTURED CANOPY. SEE SPECIFICATIONS ON A1.2 FOR ADDITIONAL INFORMATION. SEE STRUCTURAL FOR BLOCKING REQUIREMENTS.
19. SIGNAGE SHOWN FOR REFERENCE ONLY. COORDINATE INTERIOR AND EXTERIOR SIGNAGE LOCATIONS WITH SIGNAGE SUPPLIER AND PROVIDE BLOCKING AS REQUIRED.
20. SEE SHEET A1.2 FOR DOWNSPOUT SPEC AND COLOR.

**EXTERIOR MATERIAL KEY**

**THIN BRICK**  
MFR: GLEN-GERY  
STYLE: EXTRUDED  
TEXTURE: SMOOTH  
COLOR: ASPEN WHITE (GROUT COLOR: G-501)

**WOOD-LOOK ALUMINUM SIDING & SOFFIT (LONGBOARD)**  
PRODUCT: LONGBOARD 6" V-GROOVE SIDING PANEL  
MATERIAL: HEAVY GAUGE ALUMINUM  
COLOR: DARK NATIONAL WALNUT  
SEE T1.2 FOR NATIONAL VENDOR CONTACT INFORMATION

**EIFS**  
MFR: STOTHEIM CI  
TEXTURE: SANDBLAST (SEE DETAIL ON SHEET FOR REVEALS)  
COLOR: PAINTED SW6767 AQUARIUM

**METAL STRUCTURE**  
COLOR: PAINTED SW7674 PEPPERCORN

**METAL COPING**  
MATERIAL: PAC CLAD 24 GAUGE STEEL  
COLOR: CHARCOAL

**VINYL SCREEN**  
PATTERN: WAVE GRAPHIC  
FRAME AND SIGNAGE PROVIDED BY SIGNAGE VENDOR  
COLOR: WHITE/GRAY

**EIFS**  
MFR: STOTHEIM CI  
TEXTURE: SANDBLAST (SEE DETAIL ON SHEET FOR REVEALS)  
COLOR: PAINTED SW7567 NATURAL TAN

**EXTERIOR WALL TYPE LEGEND**

EXTERIOR WALL TYPE  
E1

**GENERAL NOTES**

- SEE EXTERIOR MATERIAL KEY FOR ALL EXTERIOR FINISHES
- SEE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISH
- NOT ALL WALL TYPES WILL BE USED ON ALL PROJECTS

**E1 EIFS (TYP. WOOD STUD CONSTRUCTION)**

- EIFS INSTALLED PER MFR SPECIFICATIONS \*
- 1" RIGID INSUL. (U.N.O.) AND INTEG. DRAINAGE PLANE \*
- LIQUID APPLIED AIR/MOISTURE BARRIER \*
- WOOD SHEATHING
- 2X6 WOOD STUD (U.N.O.) @ 16" O.C. W/ R-21 BATT INSUL.
- VAPOR RETARDER
- 5/8" GYPSUM BOARD

**E2 LONGBOARD (TYP. WOOD STUD CONST.)**

- LONGBOARD 6" V-GROOVE SIDING PANEL \*
- LIQUID APPLIED AIR/MOISTURE BARRIER \*
- WOOD SHEATHING
- 2X6 WOOD STUD (U.N.O.) @ 16" O.C. W/ R-21 BATT INSUL.
- VAPOR RETARDER
- 5/8" GYPSUM BOARD

**E3 THIN BRICK (TYP. WOOD STUD CONST.)**

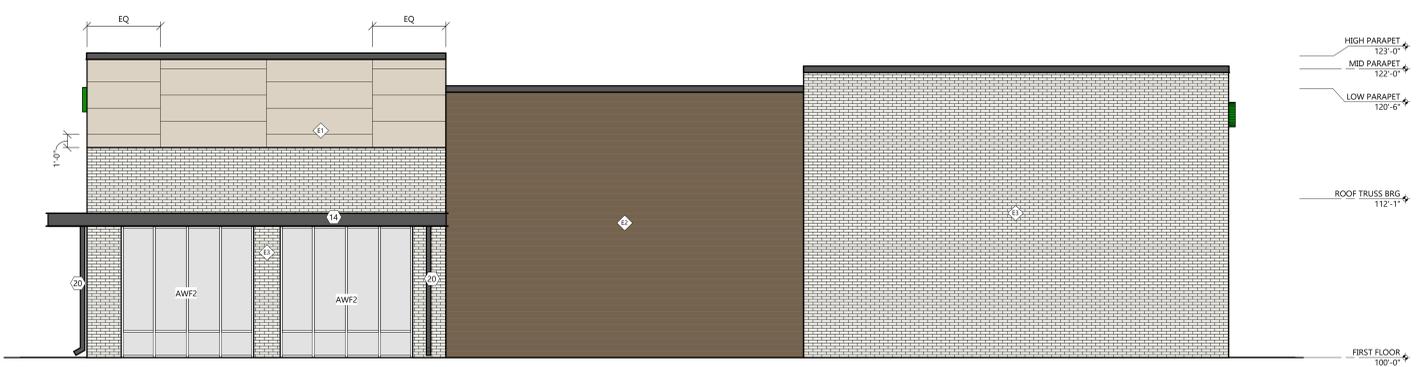
- THIN BRICK VENEER \*
- SCRATCH COAT \*
- LIQUID APPLIED AIR/MOISTURE BARRIER \*
- WOOD SHEATHING
- 2X6 WOOD STUD (U.N.O.) @ 16" O.C. W/ R-21 BATT INSUL.
- VAPOR RETARDER
- 5/8" GYPSUM BOARD

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**DRIVE THRU ELEVATION**  
**NORMANTOWN RD**  
SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
JAN. 16, 2025  
FEB. 28, 2025  
AUG. 20, 2025

**JOB NUMBER**  
250145300

**SHEET NUMBER**  
A2.1

NOT FOR CONSTRUCTION

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