

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION
IFC AUG. 27, 2025

JOB NUMBER

250145300

SHEET NUMBER

C1.1

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

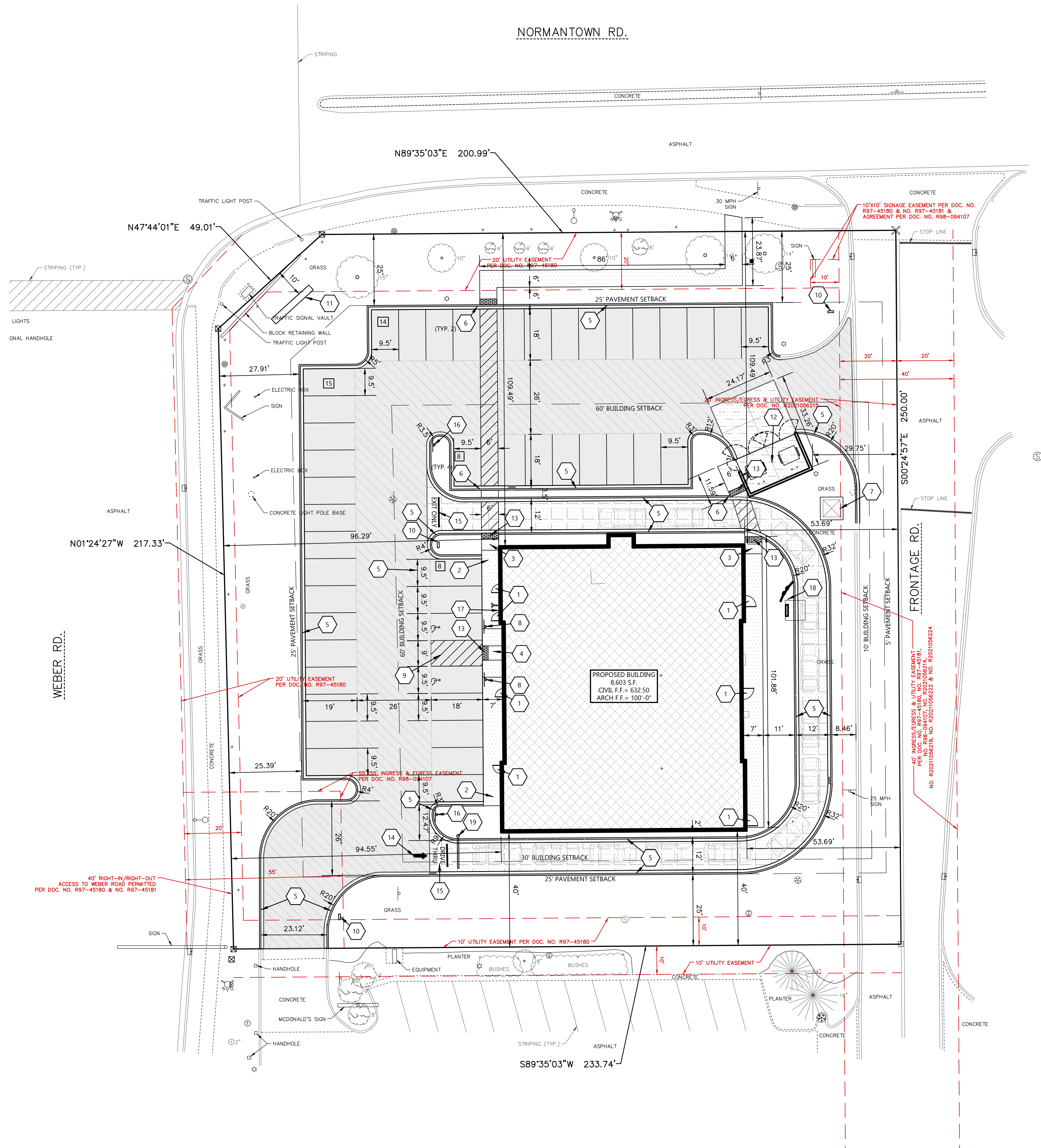
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	CURB RAMP (SEE DETAIL)
4	ADA CURB RAMP (SEE DETAIL)
5	18" CURB & GUTTER (SEE DETAIL)
6	CURB TAPER (SEE DETAIL)
7	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
8	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
9	HANDICAP STALL & STRIPING PER STATE CODES
10	SITE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
11	PLYON SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
12	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
13	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.
14	TRAFFIC FLOW ARROWS (TYP), COLOR TO MATCH PARKING STALL STRIPING
15	PAINT STRIPING (TYP), COLOR TO MATCH PARKING STALL STRIPING
16	NO PARKING OR STANDING FIRE LANE SIGN PER LOCAL STANDARDS
17	KNOX BOX PER LOCAL REQUIREMENTS. (SERIES 3200 OR 4400)
18	DRIVE THRU ORDER CANOPY AND MENU BOARD
19	CLEARANCE BAR

LEGEND: (SEE CO.2 FOR SECTIONS)

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK CONCRETE
	HEAVY DUTY CONCRETE
	DUMPSTER ENCLOSURE CONCRETE



CIVIL SITE PLAN



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:

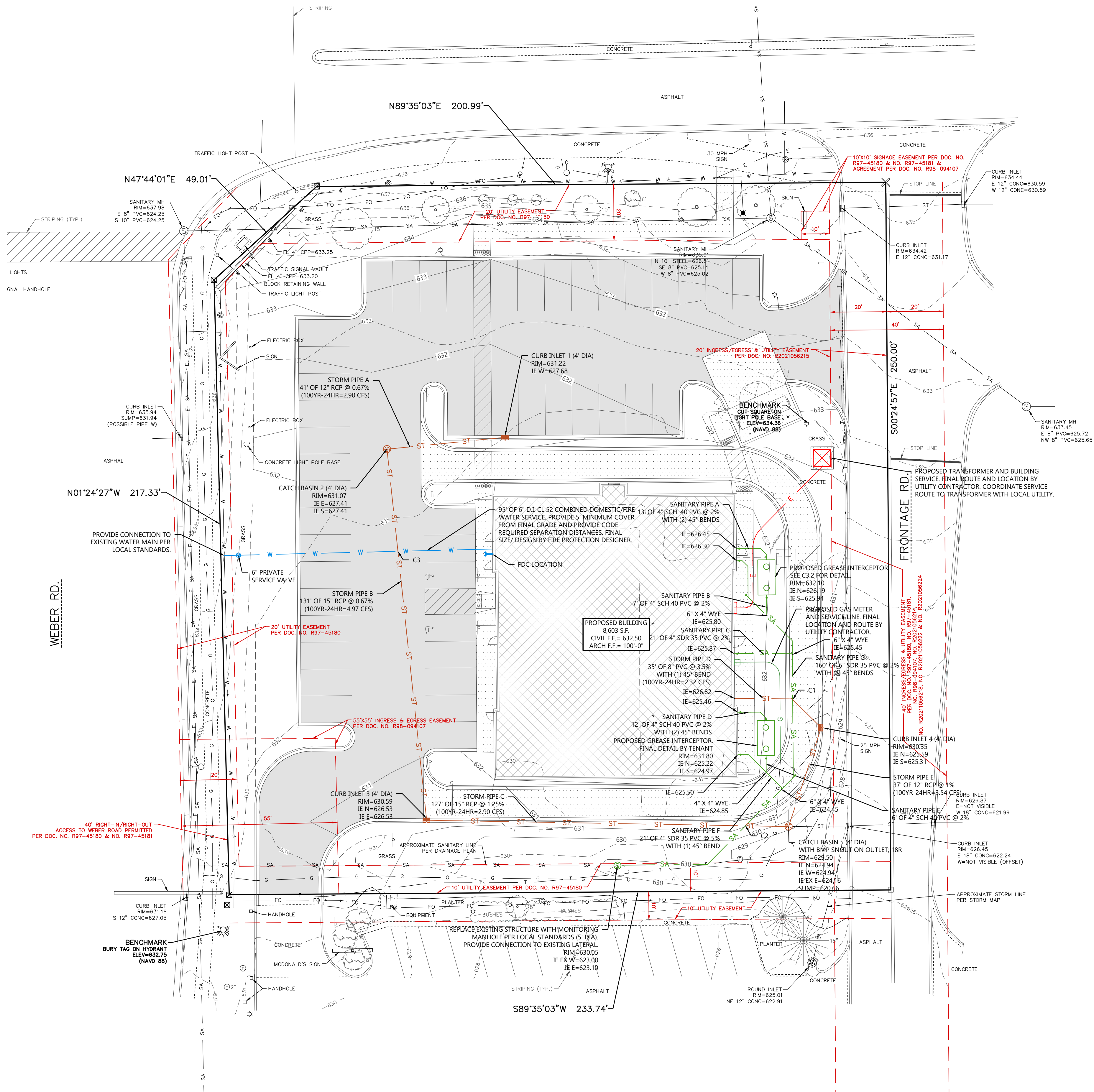
PROPERLY COMPACTED GRANULAR TRENCH BACKFILL IS REQUIRED WHEN THE TRENCH IS WITHIN TWO FEET OF PAVEMENT OR CURB. MATERIAL SHALL MEET STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, CURRENT EDITION.

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-Bolts
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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PRELIMINARY DATES

AUG. 20, 2025
AUG. 22, 2025

JOB NUMBER

250145300

SHEET NUMBER

C1.4

NOT FOR CONSTRUCTION

PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
SHADE TREES					
	Marmo Freeman Maple	Acer freemanii 'Marmo'	3	2 1/2" CAL.	8&8
	Hackberry	Celtis occidentalis	3	2 1/2" CAL.	8&8
	Golden Colomaded Ginkgo	Ginkgo biloba 'IFS-UGA2'	4	2 1/2" CAL.	8&8
	Redmond Linden	Tilia americana 'Redmond'	4	2 1/2" CAL.	8&8
DECIDUOUS SHRUBS					
	Kodiak Black Bush Honeysuckle	Diervilla rivularis 'SMNDSF'	14	24" HT.	CONT.
	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPLQF'	21	24" HT.	CONT.
	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	15	24" HT.	CONT.
	Spilled Wine Weigela	Weigela florida 'Bokraspiwi'	14	12" HT.	CONT.
EVERGREEN SHRUBS					
	Chicagoland Green Boxwood	Buxus 'Glencoe'	24	24" HT.	CONT.
	Sea Green Juniper	Juniperus chinensis 'Sea Green'	13	24" HT.	CONT.
	Dwarf Mugo Pine	Pinus mugo var. pumilio	14	24" HT.	CONT.
PERENNIALS					
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	30	1 GAL.	CONT.
	Monrose White Calamint	Calamintha nepeta 'Monrose White'	18	1 GAL.	CONT.

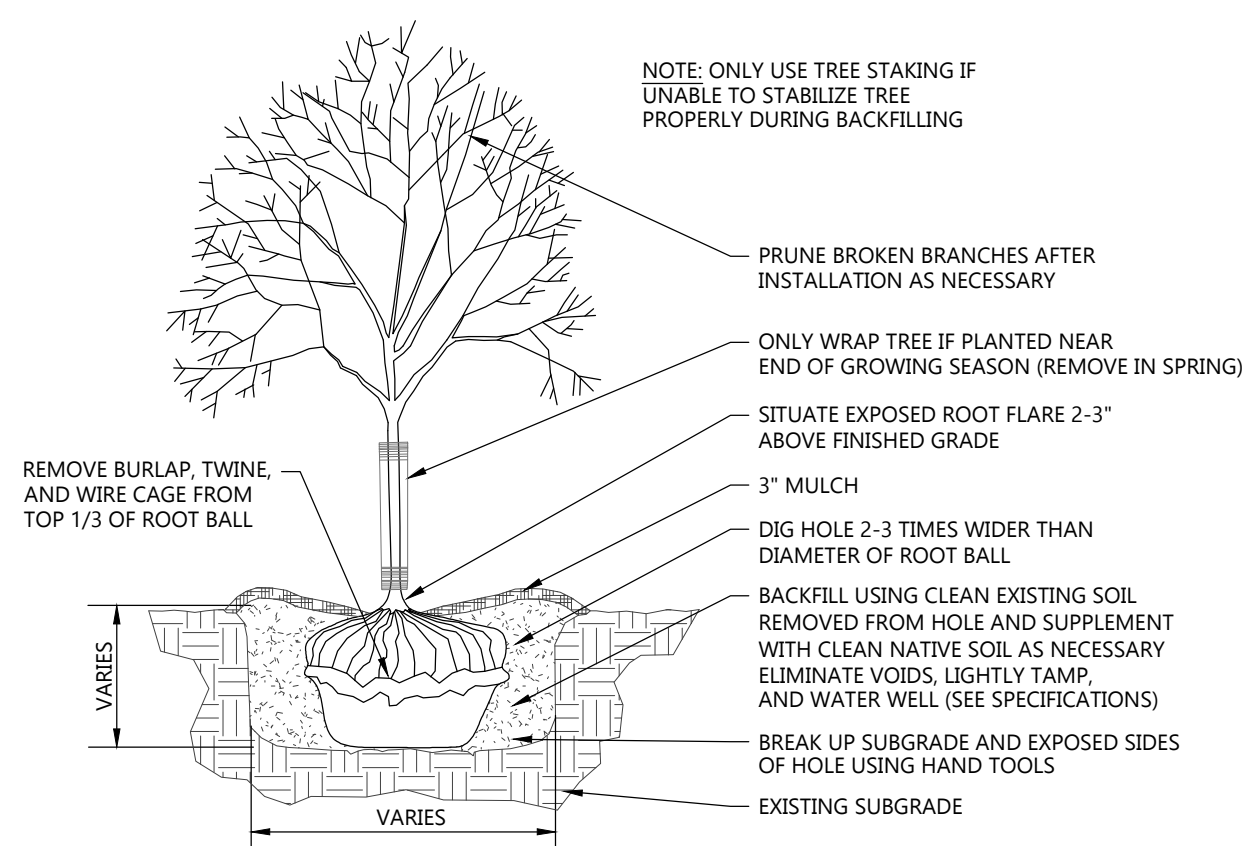
LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
ADDITIONAL PERIMETER LANDSCAPING	1 SHADE TREE PER 75' OF FRONTAGE ALONG ABUTTING PROPERTY LINE 185'/75' = 2.5 SHADE TREES	3 SHADE TREES
INTERIOR	1 SHADE TREE PER LANDSCAPE ISLAND 7 SHADE TREES	7 SHADE TREES
FRONT AND CORNER SIDE YARD	60% FRONTAGE COVERAGE, 7 SHRUBS PER 35' (60' x 60/35' = 7 = 48 SHRUBS	49 SHRUBS
SIDE AND REAR YARD	50% FRONTAGE COVERAGE, 7 SHRUBS PER 35' (50' x 35/35' = 7 = 36 SHRUBS	36 SHRUBS
FOUNDATION	LANDSCAPING AREAS AROUND BUILDING BUILDING WHEN POSSIBLE	26 SHRUBS, 48 PERENNIALS/ORNAMENTAL GRASSES
REPLACEMENT TREES	4-12" CALIPER REMOVED = 4 REPLACEMENT TREES	4 TREES

GENERAL NOTES:

- SEE C102 FOR LANDSCAPE SPECIFICATIONS
- SEED AREAS OF DISTURBED BARE SOIL OUTSIDE OF MULCH AREAS
- MINERAL MULCH MIX TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT

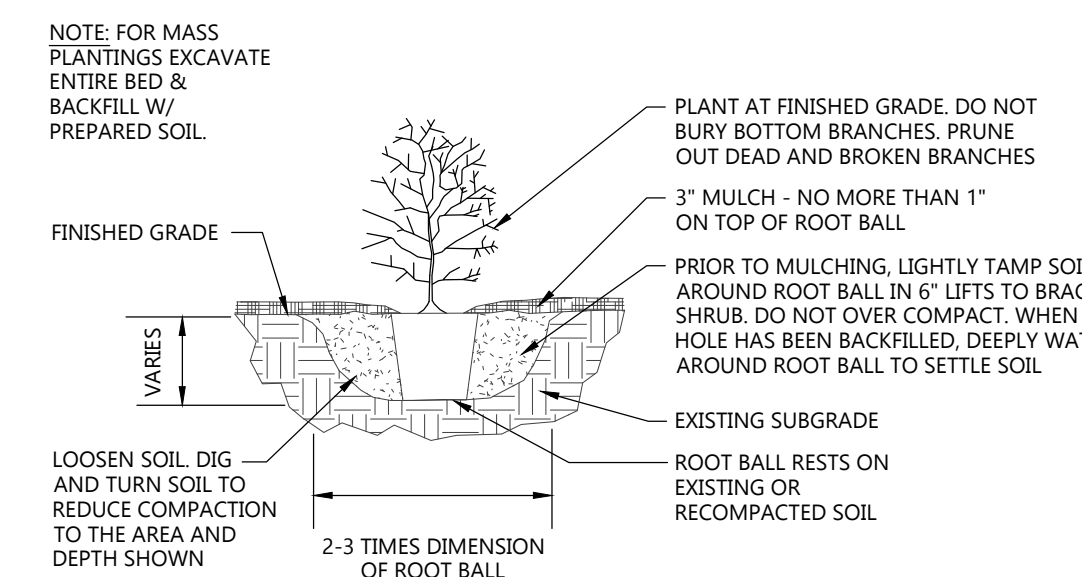
HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	ORGANIC MULCH
	MINERAL MULCH
	SEEDED LAWN



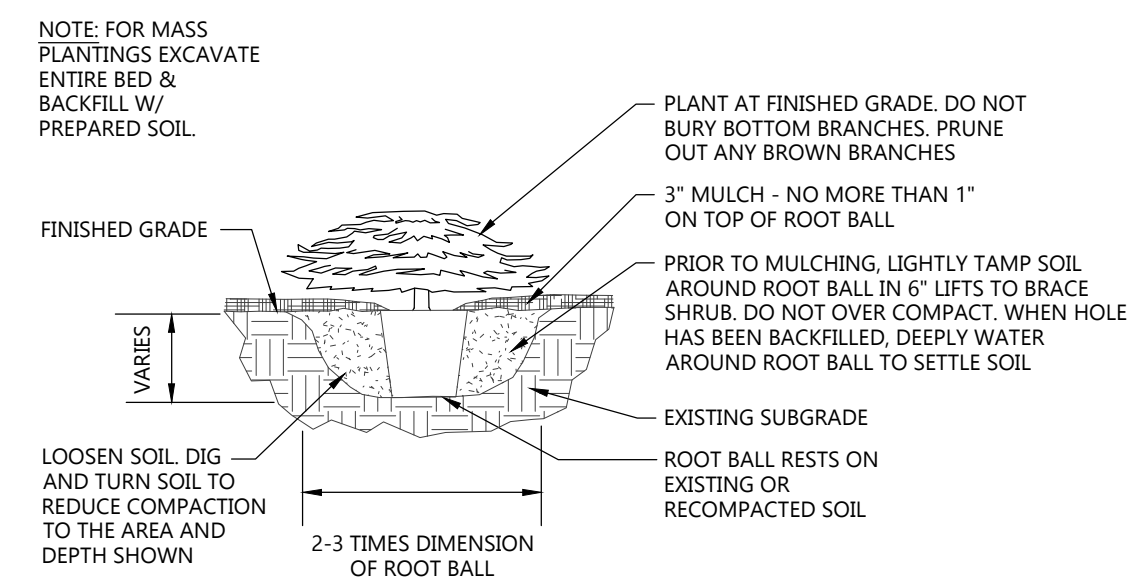
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



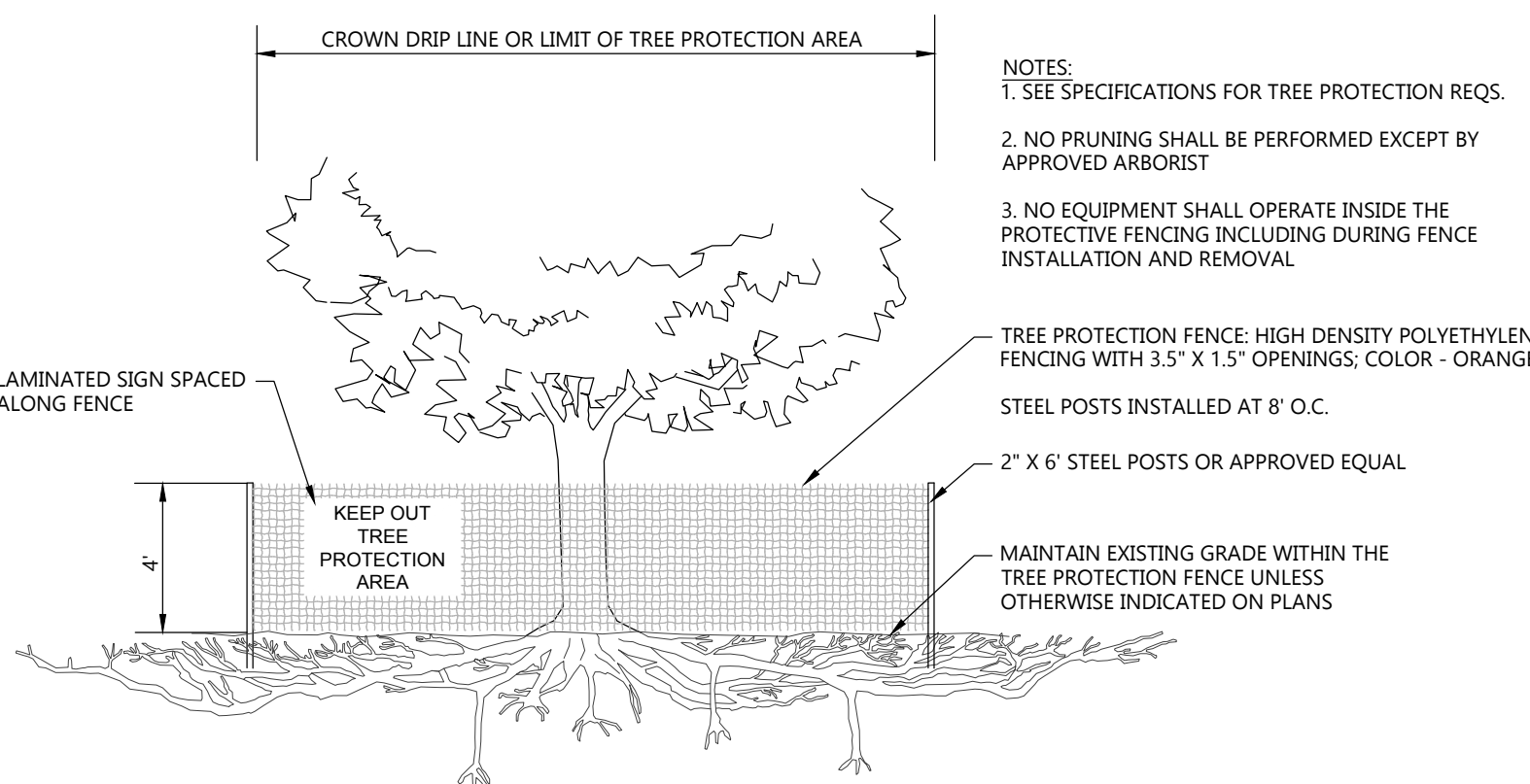
DECIDUOUS SHRUB PLANTING DETAIL

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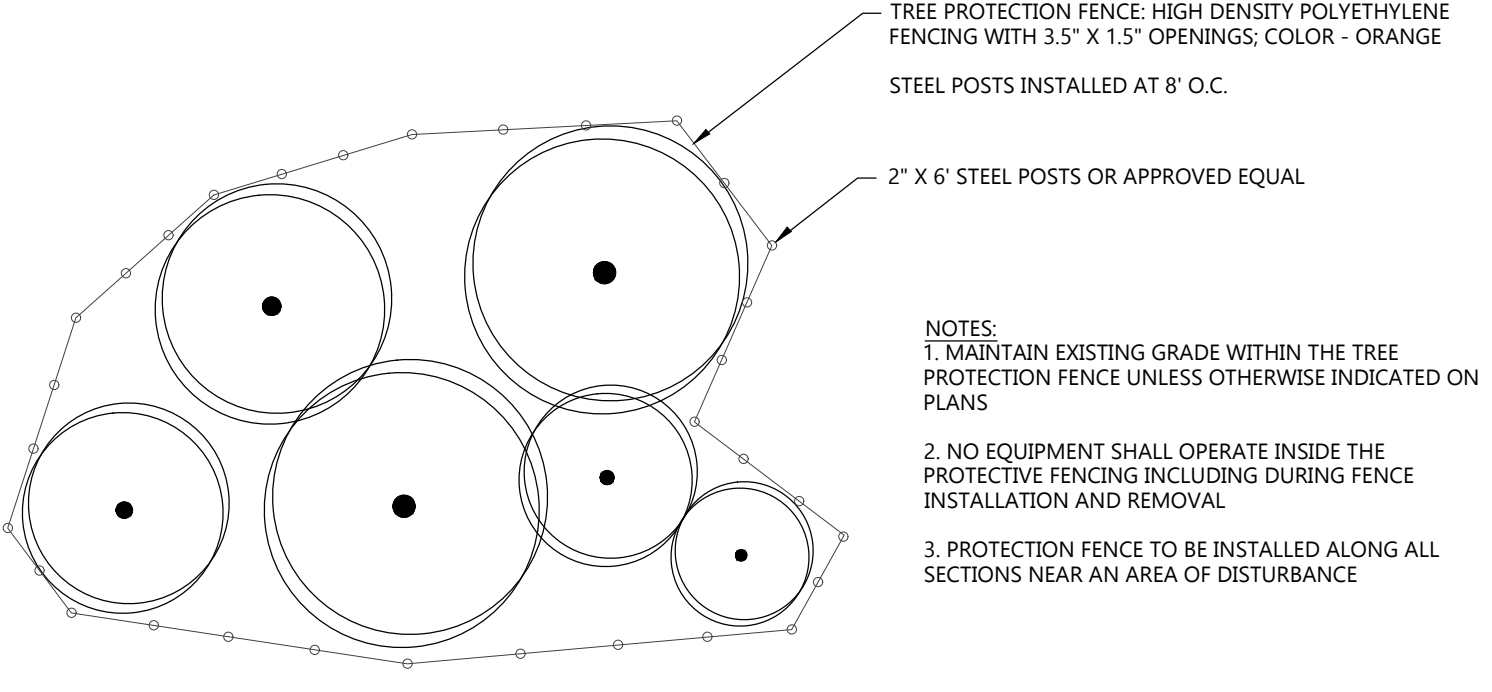
EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



EXISTING TREE PROTECTION DETAIL

NOT TO SCALE

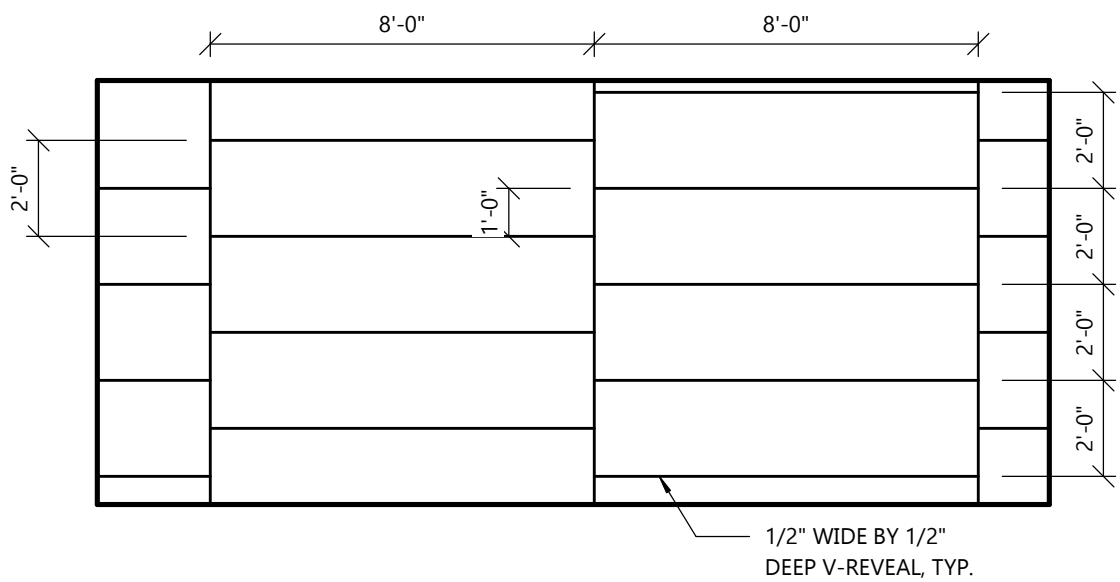


EXISTING TREE PROTECTION AREA DETAIL

NOT TO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN



3
AZ.0
EIFS PATTERN
SCALE: 1/4" = 1'-0"

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 MANUFACTURERS RECOMMENDATIONS
4. INSTALLATION SHALL COMPLY WITH LOCAL AND STATE CODES

KEYNOTES

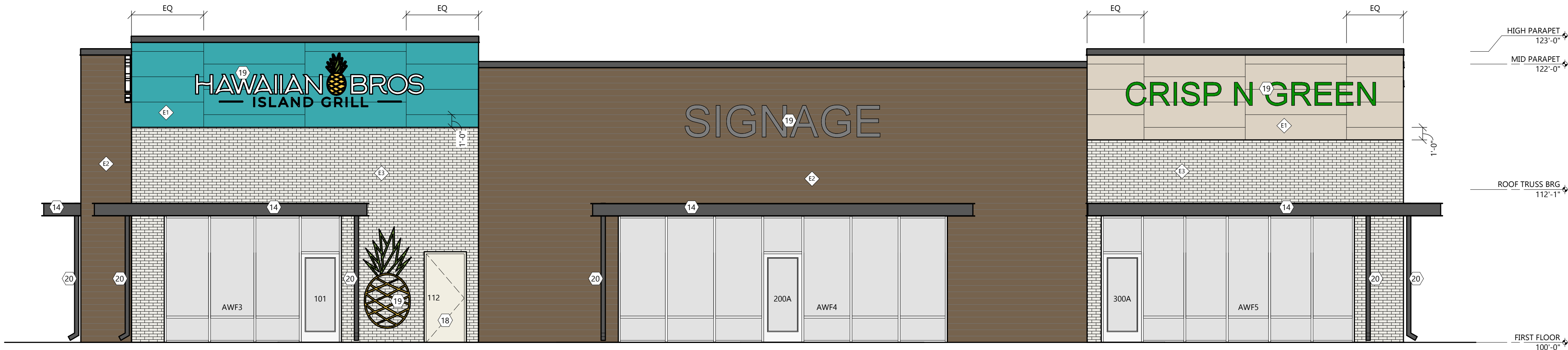
14. MANUFACTURED CANOPY. SEE SPECIFICATIONS ON A1.2 FOR ADDITIONAL INFORMATION. SEE STRUCTURAL FOR BLOCKING REQUIREMENTS.
18. PAINT DOORS, FIXTURE, AND EQUIPMENT TO MATCH FINISH MATERIAL BEHIND, DOORS, FIXTURE, LADDER, AND EQUIPMENT.
19. SIGNAGE SHOWN FOR REFERENCE ONLY. COORDINATE INTERIOR AND EXTERIOR 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

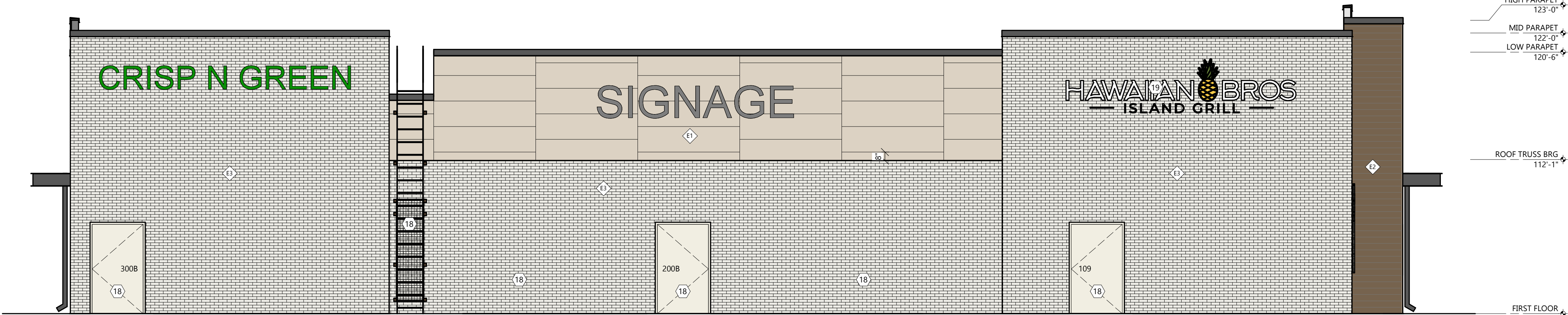
EXTERIOR WALL TYPE LEGEND

- 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



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

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JAN. 16, 2025
FEB. 28, 2025
AUG. 20, 2025

JOB NUMBER

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SHEET NUMBER

A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

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EXTERIOR WALL TYPE LEGEND

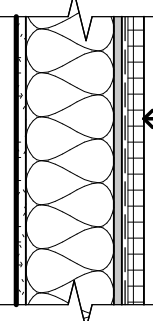
EXTERIOR WALL TYPE

E1

GENERAL NOTES

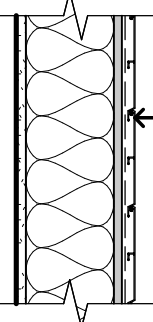
- SEE EXTERIOR MATERIAL KEY FOR ALL EXTERIOR FINISHES
- SEE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISH
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E1 EIFS (TYP. WOOD STUD CONSTRUCTION)



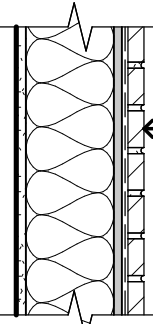
- EIFS INSTALLED PER MFR SPECIFICATIONS *
- 1" RIGID INSUL. (U.N.O.) AND INTEG. DRAINAGE PLANE *
- LIQUID APPLIED AIR/MOISTURE BARRIER *
- WOOD SHEATHING
- 2X6 WOOD STUD (U.N.O.) @ 16" O.C. W/ R -21
- BATT INSUL.
- VAPOR RETARDER
- 5/8" GYPSUM BOARD

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
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COLOR: PAINTED SW7674 PEPPERCORN

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PATTERN: WAVE GRAPHIC
FRAME AND SIGNAGE PROVIDED BY SIGNAGE VENDOR
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EIFS

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COLOR: PAINTED SW7567 NATURAL TAN

GENERAL NOTES

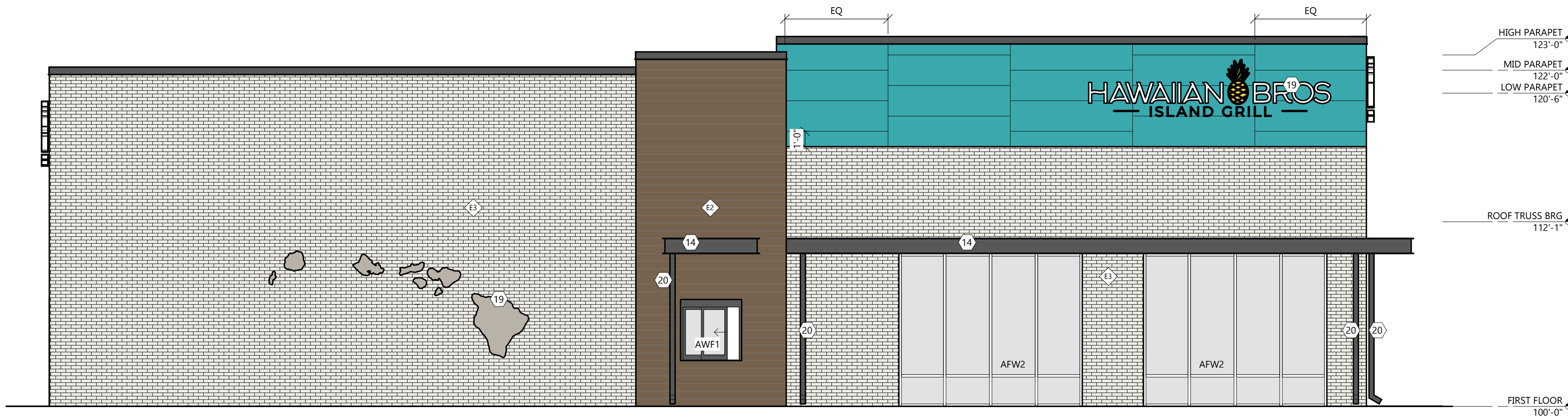
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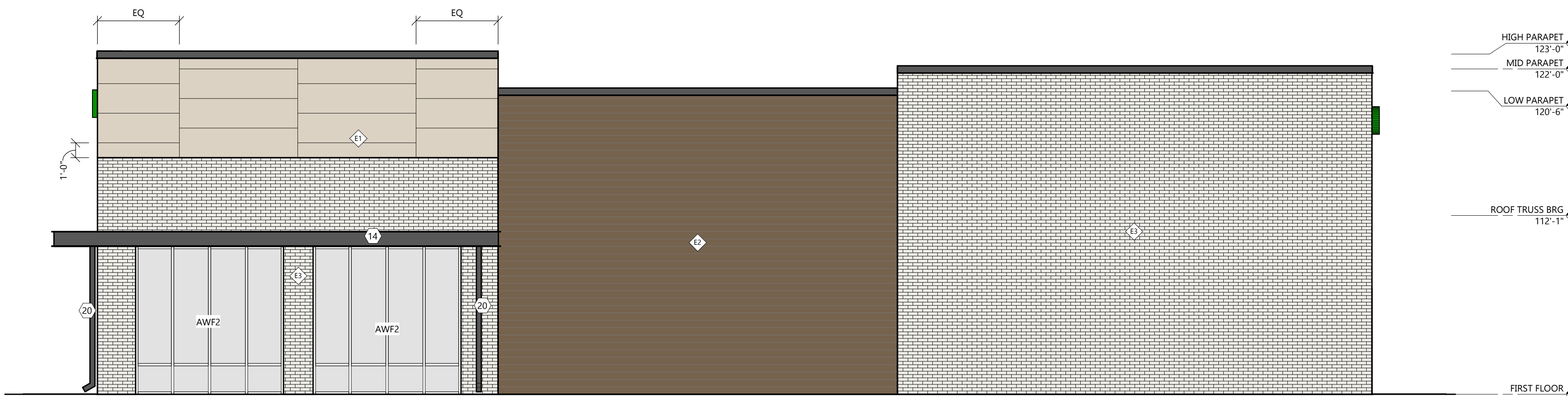
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DRIVE THRU ELEVATION
NORMANTOWN RD

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS