

2006 Paragon Plan (ORD 06-0465)

LOT CALCULATIONS

LOT #	BUILDING AREA	CAR	PARKING AREA	TOTAL AREA	GENERAL SPACE	GROSS LOT AREA
1	50,400 SF	301	54,416 SF	104,816 SF	805	105,621 SF
2	30,100 SF	314	42,05 SF	72,15 SF	713	72,863 SF
3	45,000 SF	319	50,2 SF	95,2 SF	809	96,009 SF
4	29,800 SF	342	39,723 SF	69,523 SF	800	70,323 SF
5	29,800 SF	320	33,261 SF	63,061 SF	655	63,716 SF
6	29,800 SF	332	37,661 SF	67,461 SF	751	68,212 SF
7	29,800 SF	358	42,061 SF	71,861 SF	843	72,704 SF
8	15,000 SF	349	35,62 SF	50,62 SF	825	51,445 SF
9	30,100 SF	401	40,334 SF	70,434 SF	822	71,256 SF
10	50,400 SF	410	53,492 SF	103,892 SF	850	104,742 SF
11	108,000 SF	450	126,04 SF	234,04 SF	895	234,935 SF
12	45,000 SF	381	45,36 SF	90,36 SF	775	91,135 SF
13	45,000 SF	364	45,786 SF	90,786 SF	737	91,523 SF
14	108,000 SF	392	124,910 SF	232,910 SF	772	233,682 SF
15	0	0	0	0	0	0
TOTAL	675,400 SF	3244	752,339 SF	1,427,739 SF	6806	1,434,545 SF

PARKING SCHEDULE

TYPICAL PARKING STALL:

18'x11'

TYPICAL PARKING AISLE:

24' WIDE

TYPICAL HANDICAPPED STALL:

18' WIDE AND CONFORM TO U.S. ACCESSIBILITY REGULATIONS

PARKING REQUIREMENTS:

FOR SECTION 151.01 (1) (a) A RATIO OF 1 STALL FOR 250 SF OF GROUND AREA

TO BE USED AS A BASIS FOR CALCULATING OFFICE USE.

PER SECTION 151.01 (1) (b) ONE STALL IS TO BE PROVIDED FOR EACH

SHIFT EMPLOYEE PLUS ONE STALL FOR EACH VEHICLE USED IN THE CONDUCT

OF THE ENTERPRISE.

TYPE	QUANTITY	BUILDING SIZE	OFFICE AREA + STALLS AT 1:250	HOUSE/HOME AREA + STALLS AND RATIO	TOTAL STALLS
A	2	50,400 SF	5,000 SF (100) 20 STALLS	45,400 SF (100) 30 STALLS (1/500)	50
B	2	30,100 SF	3,810 SF (100) 15 STALLS	34,890 SF (100) 30 STALLS (1/1000)	45
C	2	108,000 SF	5,100 SF (100) 22 STALLS	102,900 SF (100) 70 STALLS (1/1000)	100
D	4	15,000 SF	4,500 SF (100) 18 STALLS	40,500 SF (100) 20 STALLS (1/450)	46
E	4	29,800 SF	9,000 SF (100) 36 STALLS	20,800 SF (100) 34 STALLS (1/614)	70

SCHEME 'S'

SITE PLAN

SCALE: 1"=100'-0"



NEW 32' WIDE (BACK OF CURB TO BACK OF CURB) INTERNAL STREET.

MONUMENTAL GROUND SIGN AND ASSOCIATED LANDSCAPED AREA.

BELMONT DRIVE R.O.W. IMPROVEMENTS BY OTHERS.

20' PARKING SETBACK.

POTENTIAL FUTURE CURB CUT PER VILLAGE REQUESTS AND APPROVAL.

35' FRONT YARD BLDG SETBACK (COLLECTOR STREET).

TYP. PARKING STALL: 9' WIDE x 18' DEEP x 24' DRIVE AISLE.



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PROPOSED MASTER LAND PLANNING FOR:
FIRST AMERICAN PROPERTIES
PARAGON BUSINESS PARK
JANESVILLE, ILLINOIS

FOR ALL APPROVALS
REVIEW THE V-1-A-1 CONCEPTS
DATE: 03-10-04

PROJECT NO.: 2004-01
DRAWN BY: P.P.
DATABASE: SITE 6.03

SHEET NO. 1
MASTER PLAN
1 OF 3 SHEETS

