

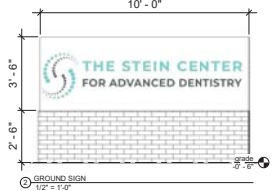
**DEVELOPMENT SUMMARY**  
 OVERALL SITE AREA: 0.48 AC  
 DENTAL TENANT:  
 TOTAL AREA : 4,700 SF

PARKING REQUIRED  
 5 PER 1,000 SF  
 5 X 4.7 = 24 REQUIRED

PARKING PROVIDED: 30

CURRENT ZONING:  
 M2 LIGHT INDUSTRIAL

FUTURE REZONING:  
 B2 COMMERCIAL  
 10' - 0"



KEYSTONE VENTURES  
 REAL ESTATE DEVELOPMENT  
 PRESENTS  
 THE STEIN CENTER  
 FOR ADVANCED DENTISTRY  
 9016 GROSS POINT RD, SKOKIE, ILLINOIS

No.	Description	Date
1	REZONE - APPEARANCE	03/04/2021

ARCHITECTURAL  
 SITE PLAN

SP100

Scale As indicated

No objects are allowed within a 10' sight distance triangle, between 30' and 84' in height, from grade except traffic control devices listed in the Manual on Uniform Traffic Control Devices. This is measured at each side of the driveway where it intersects the right-of-way line.

PER SKOKIE ZONING ORDINANCE, B2 DISTRICT, NO SIDE YARDS UNLESS ABUTTING RESIDENTIAL DISTRICT. WE ABUT ONE INDUSTRIAL, SO NO SETBACKS REQUIRED. REAR YARD OF 5' IS REQUIRED WHEN ABUTTING AN ALLEY. WE ABUT SKOKIE PUBLIC WORKS.



KEYSTONE VENTURES  
 REAL ESTATE DEVELOPMENT

JOSEPH ROSSI  
 & Associates

PRESENTS  
 DENTAL DEVELOPMENT  
 9016 GROSS POINT RD, SKOKIE, ILLINOIS



ARCHITECT OF RECORD

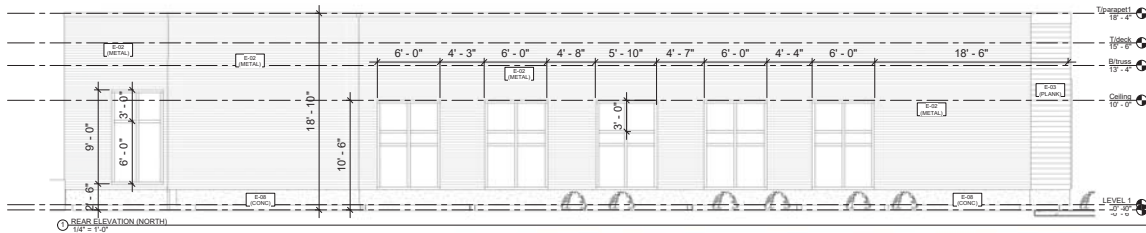
GENERAL CONTRACTOR

KEYSTONE  
 PLANNING+DESIGN

KEYSTONE  
 CONSTRUCT, LLC

No.	Description	Date
1	REZONE - APPEARANCE	03/04/2021

COVER  
 C000



STEIN GROUP EXTERIOR MATERIALS SCHEDULE				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (METAL)	MAIN ENTRY MASS	PAC-CLAD	HWP - PROFILE, 7/8" DEPTH, .040 ALUMINUM	MIDNIGHT BRONZE
E-02 (METAL)	REAR & EAST BODY OF BUILDING	PAC-CLAD	HWP - PROFILE, 7/8" DEPTH, .040 ALUMINUM	CITYSCAPE
E-03 (PLANK)	FRONT & WEST BODY OF BUILDING	STONEWOOD	MIX STACK 7.5/8" H & 11.5/8" H PANELS	MIX 75% FASHION GREY 95% FB, 25% NORTH SEA, 2482,DB
E-04 (CANOPY)	MAIN ENTRY CANOPY	MAPES, OR EQUAL	FLAT FASCIA PREFAB ALUMINUM CANOPY	BLACK
E-05 (COPING)	PARAPET COPING	PAC-CLAD	6" FLASH FASCIA	MIDNIGHT BRONZE
E-06 (WOOD)	WOOD SOFFIT AND SIDEWALLS	DIZAL	WOOD-LOOK ALUMINUM	JATOBA VARIEGATED DARK
E-07 (CONC)	PLANTER FRONT	TBD	ARCHITECTURALLY FINISHED CONCRETE	POST-SMOOTH AND BRUSH
E-08 (CONC)	SILL WALL THROUGHOUT BUILDING	NICHHA	INDUSTRIAL BLOCK 18" H PANELS	GRAY CONCRETE LOOK



No.	Description	Date
1	REVISION - APPEARANCE	03/04/2021

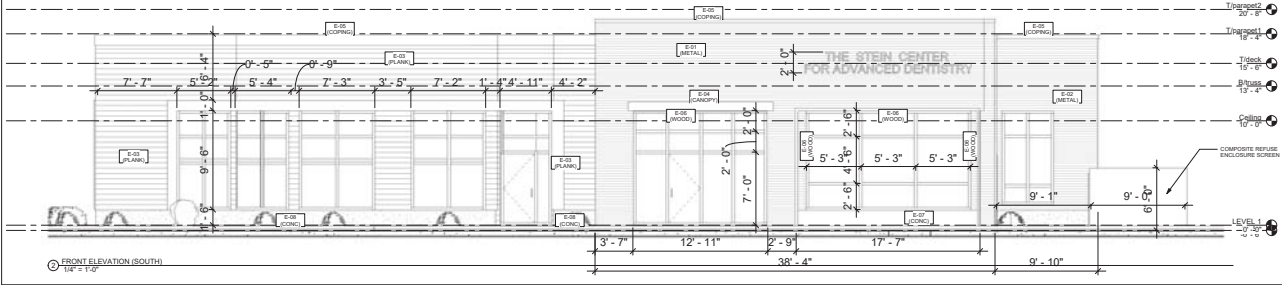
ELEVATIONS

A300

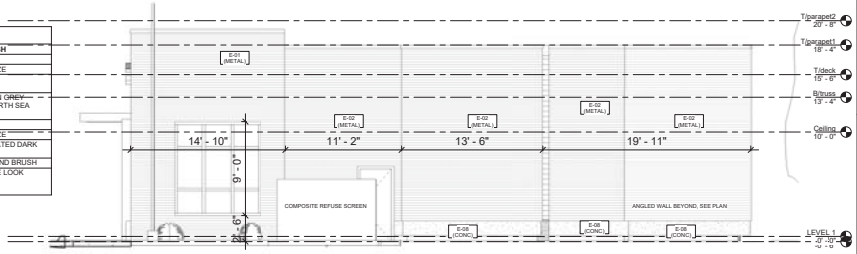
Scale 1/4" = 1'-0"

COPYRIGHT KEYSTONE PLANNING + DESIGN, LLC (P-10) 2020

4/20/21 5:50:02 PM



STEIN GROUP EXTERIOR MATERIALS SCHEDULE				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (METAL)	MAIN ENTRY MASS	PAC-CLAD	HWP - PROFILE, 7/8" DEPTH, .040 ALUMINUM	MIDNIGHT BRONZE
E-02 (METAL)	REAR & EAST BODY OF BUILDING	PAC-CLAD	HWP - PROFILE, 7/8" DEPTH, .040 ALUMINUM	CITYSCAPE
E-03 (PLANK)	FRONT & WEST BODY OF BUILDING	STONEWOOD	MIX STACK 7.5/8" H & 11.5/8" H PANELS	MIX 75% FASHION GREY 95% FB, 25% NORTH SEA, 2482,DB
E-04 (CANOPY)	MAIN ENTRY CANOPY	MAPES, OR EQUAL	FLAT FASCIA PREFAB ALUMINUM CANOPY	BLACK
E-05 (COPING)	PARAPET COPING	PAC-CLAD	6" FLASH FASCIA	MIDNIGHT BRONZE
E-06 (WOOD)	WOOD SOFFIT AND SIDEWALLS	DIZAL	WOOD-LOOK ALUMINUM	JATOBA VARIEGATED DARK
E-07 (CONC)	PLANTER FRONT	TBD	ARCHITECTURALLY FINISHED CONCRETE	POST-SMOOTH AND BRUSH
E-08 (CONC)	SILL WALL THROUGHOUT BUILDING	NICHHA	INDUSTRIAL BLOCK 18" H PANELS	GRAY CONCRETE LOOK



No.	Description	Date
1	REVISION - APPEARANCE	03/04/2021

ELEVATIONS

A301

Scale 1/4" = 1'-0"

COPYRIGHT KEYSTONE PLANNING + DESIGN, LLC (P-10) 2020

4/20/21 5:51:00 PM

