

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
 DENTAL DEVELOPMENT
 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

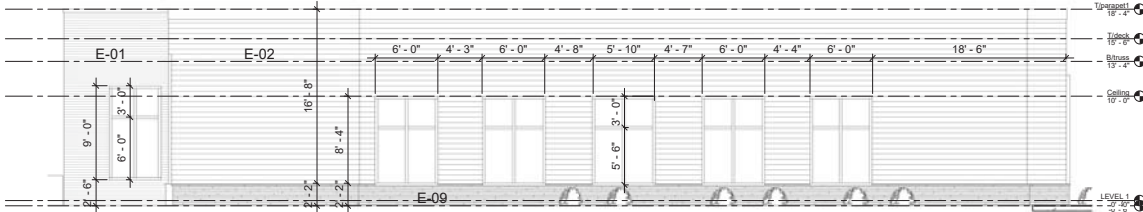
GENERAL CONTRACTOR

KEYSTONE PLANNING+DESIGN

KEYSTONE CONSTRUCT, LLC

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

COVER
 C000



REAR ELEVATION (NORTH)
1/4" = 1'-0"

STEIN GROUP EXTERIOR MATERIALS SCHEDULE				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (METAL)	ENTRY - CORRUGATED	PAC-CLAD	HWP - PROFILE, 7/8" DEPTH, .040 ALUMINUM	MIDNIGHT BRONZE
E-02 (FIBER)	BODY - FIBER CEMENT	STONEWOOD	STACK 7-5/8" H	FASHION GREY 5619-CB
E-04 (CANOPY)	CANOPY, C-CHANNEL FASCIA	MAPES OR EQUAL	PREFAB ALUMINUM CANOPY	match BLACK COLOR Matte M70028 - Flat Black - POWDERCOAT +
E-08 (COPING)	PARAPET COPING	PAC-CLAD, ALT. ATAS	TBD	match BLACK COLOR
E-09 (STONE)	SILL WALL & PLANTER ARCHITECTURALLY FINISHED (CONCRETE)	ARRISCRAPT (ALT. ARCHITECTURALLY FINISHED) (CONCRETE)	SHADOW STONE (ALT. CAST IN PLACE)	AVALANCHE (ALT. INCRETE FINISH)



KEYSTONE PLANNING DESIGN
KEYSTONE CONSTRUCT, LLC
114 CLAYTON RD.
RIVER FOREST, IL 60055
KEYSTONECONSTRUCT.LLC@GMAIL.COM

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESIDENTS
5001 CROSS POINT RD. SPARKLE, ILLINOIS

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

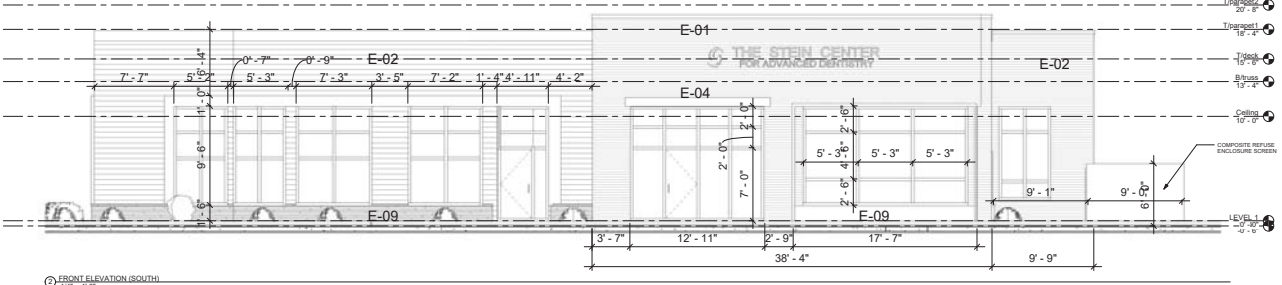
ELEVATIONS

A300

Scale 1/4" = 1'-0"

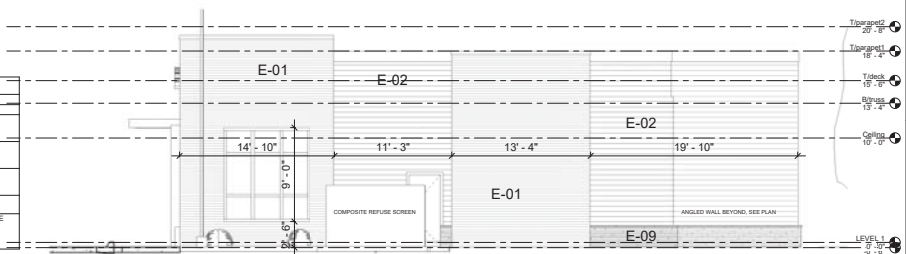
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FRONT ELEVATION (SOUTH)
1/4" = 1'-0"

STEIN GROUP EXTERIOR MATERIALS SCHEDULE				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (METAL)	ENTRY - CORRUGATED	PAC-CLAD	HWP - PROFILE, 7/8" DEPTH, .040 ALUMINUM	MIDNIGHT BRONZE
E-02 (FIBER)	BODY - FIBER CEMENT	STONEWOOD	STACK 7-5/8" H	FASHION GREY 5619-CB
E-04 (CANOPY)	CANOPY, C-CHANNEL FASCIA	MAPES OR EQUAL	PREFAB ALUMINUM CANOPY	match BLACK COLOR Matte M70028 - Flat Black - POWDERCOAT +
E-08 (COPING)	PARAPET COPING	PAC-CLAD, ALT. ATAS	TBD	match BLACK COLOR
E-09 (STONE)	SILL WALL & PLANTER ARCHITECTURALLY FINISHED (CONCRETE)	ARRISCRAPT (ALT. ARCHITECTURALLY FINISHED) (CONCRETE)	SHADOW STONE (ALT. CAST IN PLACE)	AVALANCHE (ALT. INCRETE FINISH)



SIDE ELEVATION (EAST)
1/4" = 1'-0"



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REAL ESTATE DEVELOPMENT
PRESIDENTS
5001 CROSS POINT RD. SPARKLE, ILLINOIS

No.	Description	Date
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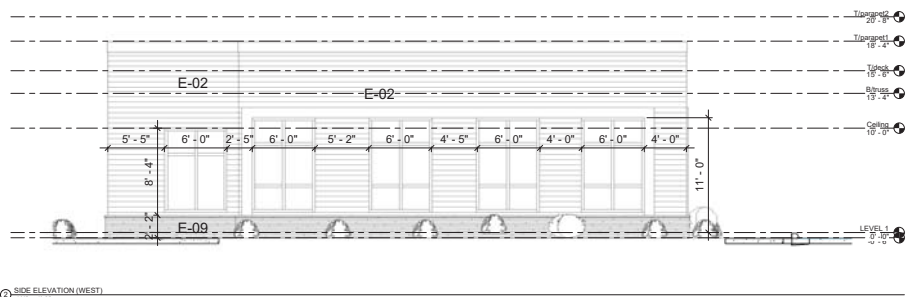
ELEVATIONS

A301

Scale 1/4" = 1'-0"

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SIDE ELEVATION (WEST)
1/4" = 1'-0"