

**SITE SYMBOLS**

INDICATES ACCESSIBLE PARKING SPACES

HATCHING INDICATES ACCESSIBLE PARKING STALL

CROSSWALK

INDICATES NUMBER OF PARKING SPACES IN BAY

INDICATES VISITOR PARKING SPACES

INDICATES TRANSFORMER, SEE ELECTRICAL DRAWINGS

INDICATES ACCESSIBLE VAN PARKING SPACE

**PARKING REQUIREMENTS**

CITY OF ROCHELLE  
OFF-STREET PARKING REQUIREMENTS:  
RESIDENTIAL REQUIRED PARKING:  
1 SPACE PER DWELLING UNIT

TOTAL REQUIRED PARKING = 60 SPACES  
1 PER UNIT

TOTAL PROVIDED PARKING = 62 SPACES  
INCLUDES: 7 ADA & 2 ADA VAN = 9 ADA

TOTAL BIKE PARKING PROVIDED =  
24 BIKE SLOTS

**SITE PLAN  
GENERAL NOTES**

- ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL AND LANDSCAPE DRAWINGS.
- REFER TO MEP ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL PANELS, METER, TRANSFORMERS, CLEANOUTS AND PARKING LIGHT LIGHTING.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING, UTILITY WORK, DRAINAGE, DIMENSIONAL CONTROLS, BUILDING FINISH FLOOR ELEVATION AND LOCATION OF REQUIRED RETAINING WALLS AT BUILDINGS. ALL DIMENSIONS ON ARCHITECTURAL SITE PLAN ARE FOR REFERENCE ONLY.
- PROVIDE KNOX BOX ENTRY SYSTEM AS REQUIRED AT FIRE DEPARTMENT AT ALL ENTRY DOORS.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE FINISHED FLOOR ELEVATIONS OF THE BUILDING TO THE FINISHED GRADES AROUND THE BUILDING. ACCESS SHOULD BE PROVIDED FROM ALL BUILDING ENTRANCES TO FINISHED GRADE.
- NO SIDEWALK ON THE ACCESSIBLE ROUTE IS TO HAVE GREATER THAN 2% SLOPE. REFER TO CIVIL DRAWINGS.

**PROJECT DATA**

ADDRESS: 400-420 WILLIS AVENUE ROCHELLE, IL 61068

ZONING DISTRICT: R-5 MULTI-FAMILY- HIGH DENSITY RESIDENTIAL

OCCUPANCY: SENIOR RESIDENTIAL APARTMENTS

LOT TOTAL AREA: ± 88,700 SF (5 ACRES)

BUILDING GROSS FLOOR AREA: ± 67,055 SF

BUILDING FOOTPRINT: ± 17,800 SF

BUILDING HEIGHT: 4-STORY BUILDING

CONSTRUCTION TYPE:  
5A FULLY SPRINKLERED BUILDING PER NFPA 13

TOTAL DWELLING UNITS PROPOSED = 60  
INCLUDES: (9) ACCESSIBLE UNITS & (2) SENSORY UNITS.  
(60) ADAPTABLE UNITS PER FAIR HOUSING  
(12) ADAPTABLE UNITS PER ILLINOIS ACCESSIBILITY CODE.

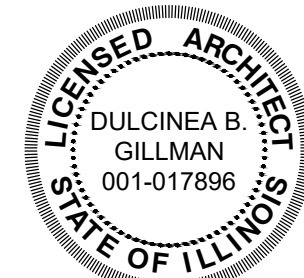
\*ONE BEDROOM UNITS = (45)  
INCLUDES: 5 ACCESSIBLE & 1 SENSORY UNIT.  
\*TWO BEDROOM UNITS = (15)  
INCLUDES: 4 ACCESSIBLE & 1 SENSORY UNIT

# WILLIS SENIOR LOFTS

400-420 WILLIS AVENUE  
ROCHELLE, IL 61068



524 East St. Charles Rd.  
Villa Park, Illinois 60181  
Tel: 630-279-9990



EXPIRES 11/30/2024

I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED BY OR UNDER MY  
DIRECT SUPERVISION AND TO THE BEST  
OF MY PROFESSIONAL KNOWLEDGE AND  
BELIEF CONFORM TO THE APPLICABLE  
BUILDING CODES AND ORDINANCES.

Dulcinea B. Gillman, AIA

DULCINEA B. GILLMAN, AIA  
ILLINOIS PROFESSIONAL DESIGN FIRM  
LICENSE # 184.005923

NO.	ISSUED FOR	DATE
	ISSUED FOR IHDA	03.13.2023
	ISSUED FOR PERMIT	03.24.2023
△	PERMIT REVIEW #1	06.16.2023
△	IHDA REVIEW #1	06.16.2023
△	ISSUED FOR CONSTRUCTION	09.12.2023
△	RFI #1 - FOUNDATIONS	10.27.2023
△	RFIs #3, #11, #13, #14	11.16.2023
△	RFI #22 - ELEVATOR UPDATE	12.07.2023
△	RFIs #23, 24, 27	01.03.2024
△	RFIs #30, 31, 32, 33	01.29.2024
△	RFI #36	01.31.2024
△	RFIs #37 & #43	03.04.2024
△	RFI #41	04.02.2024
△	RFIs #44, #50 & #51	05.03.2024
△	RFIs #52, #55	06.06.2024
△	EAST EXIT REVISION	09.17.2024
△	RFI #68	09.24.2024
△	CANOPY DETAILS	10.18.2024
△	COMMUNITY GARDEN RFI#72	11.07.2024
△	SECURITY FENCE UNITS 2A/2B	11.11.2024
△	DET. AREA CHAIN LINK FENCE	03.18.2025
△	MONUMENT SIGNAGE	
△	AS-BUILT	03.14.2025

SHEET TITLE:

## SITE PLAN

DRAWN BY: AK, JS

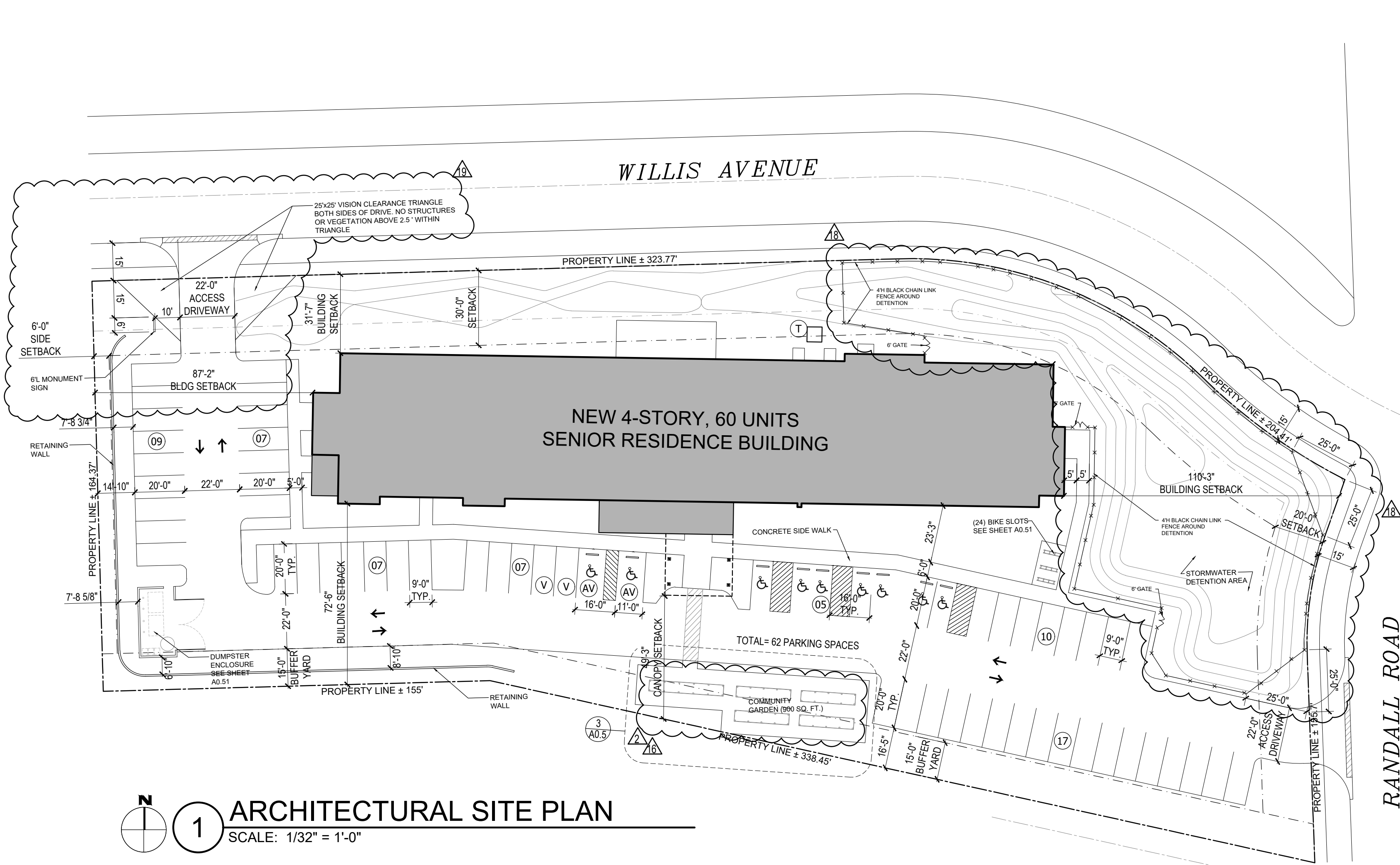
CHECKED BY: MM, RB

PROJECT NO: 121110

SCALE: AS NOTED

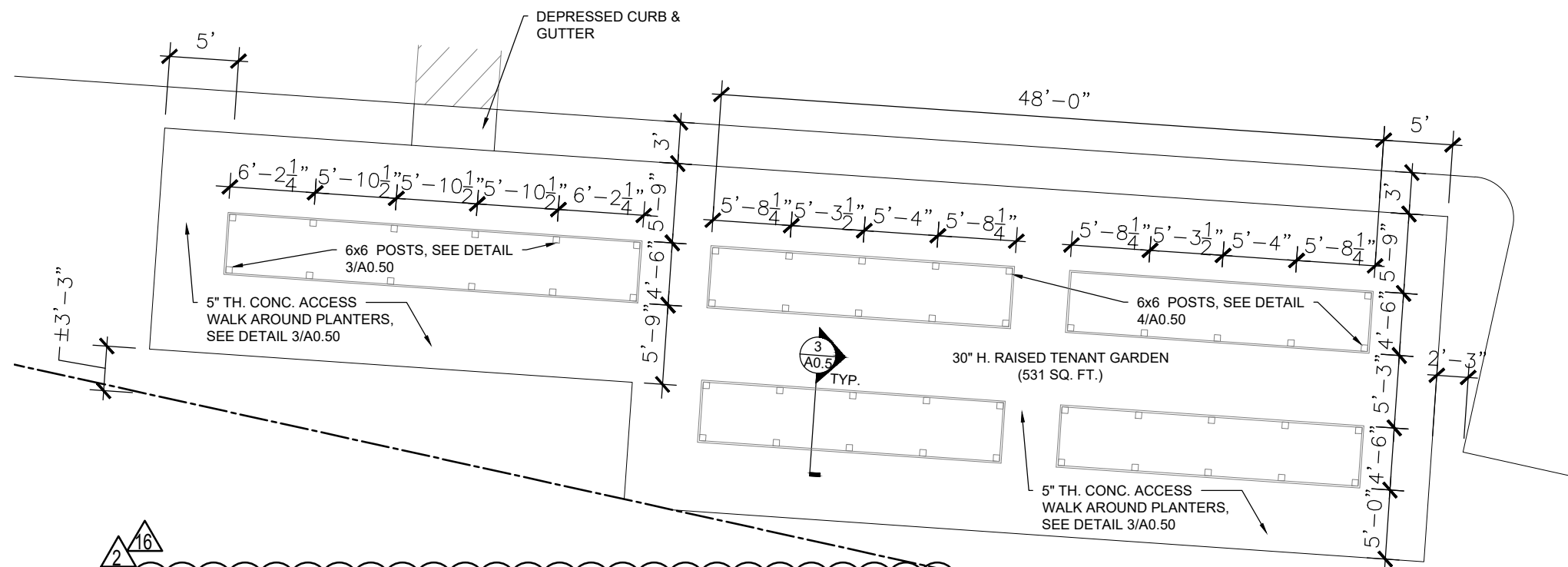
SHEET NO:

# A0.50



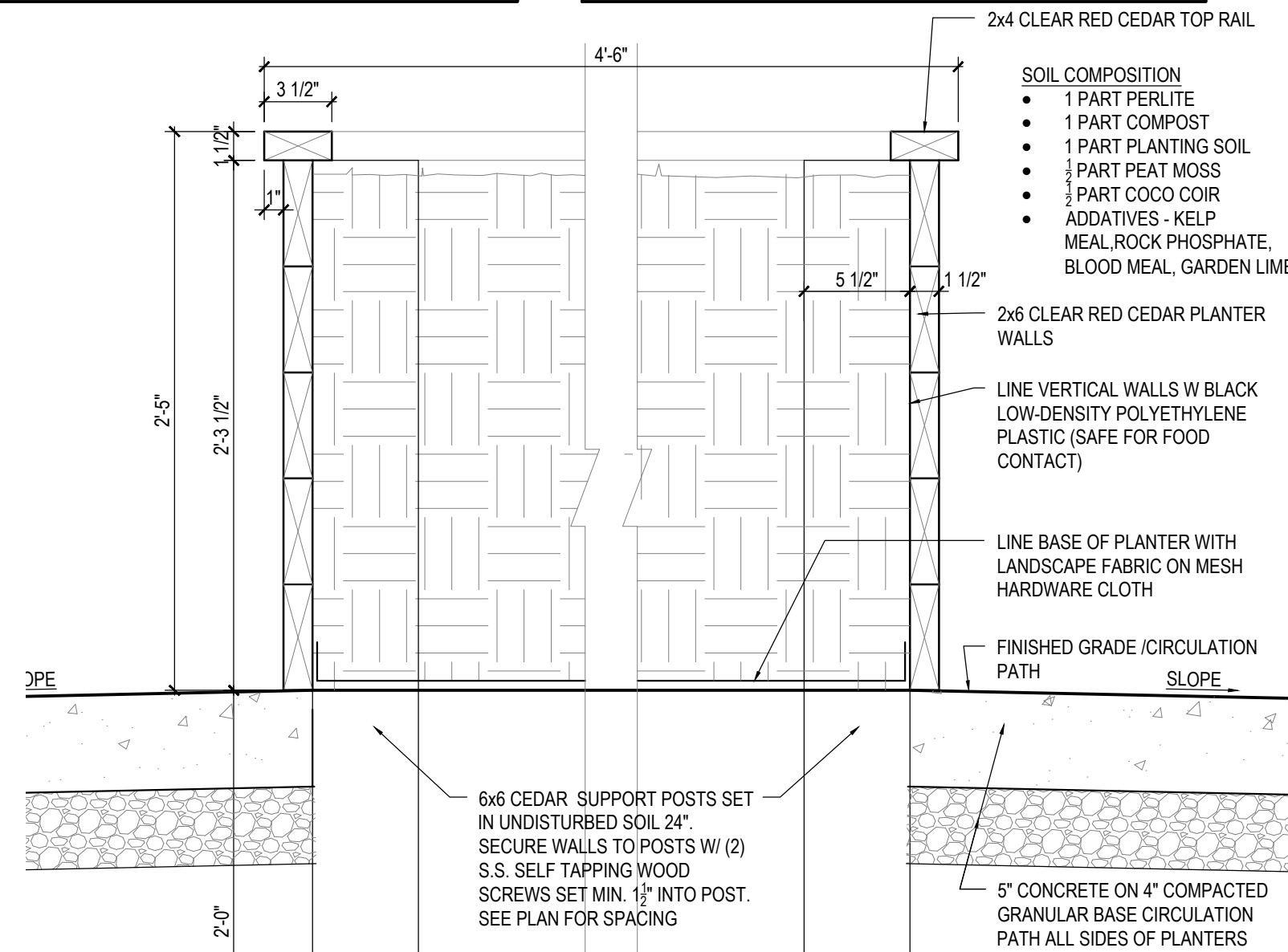
## 1 ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"



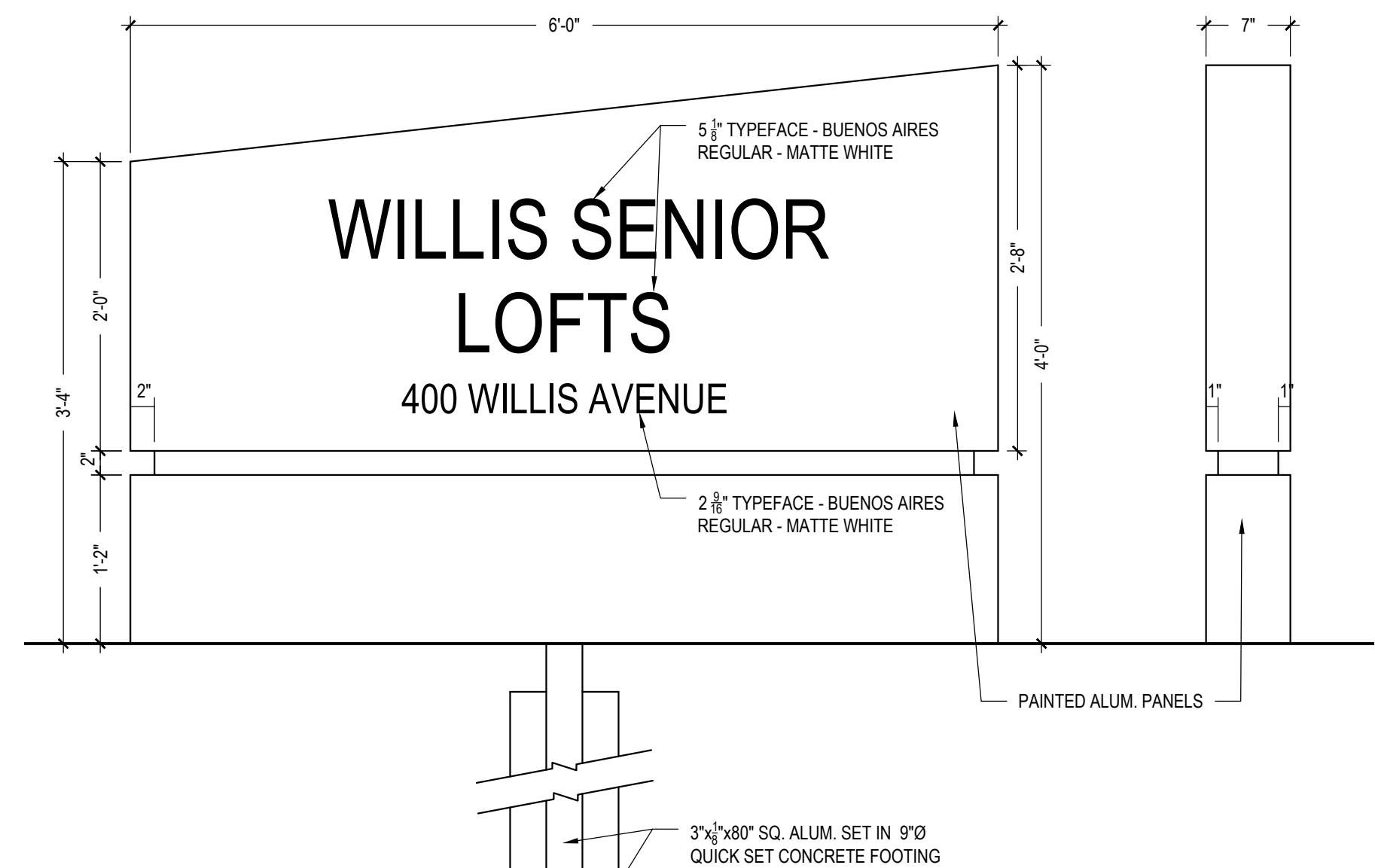
## 2 ENLARGED GARDEN PLAN

SCALE: 3/32" = 1'-0"



## 3 ENLARGED GARDEN PLAN

SCALE: 11/2" = 1'-0"



## 4 MONUMENT SIGN

SCALE: 3/4" = 1'-0"











