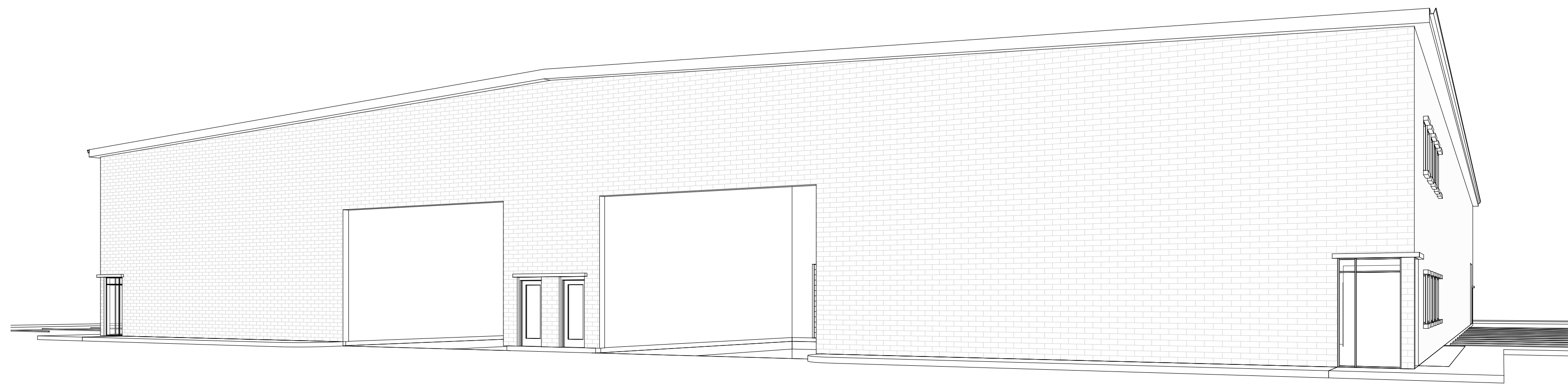
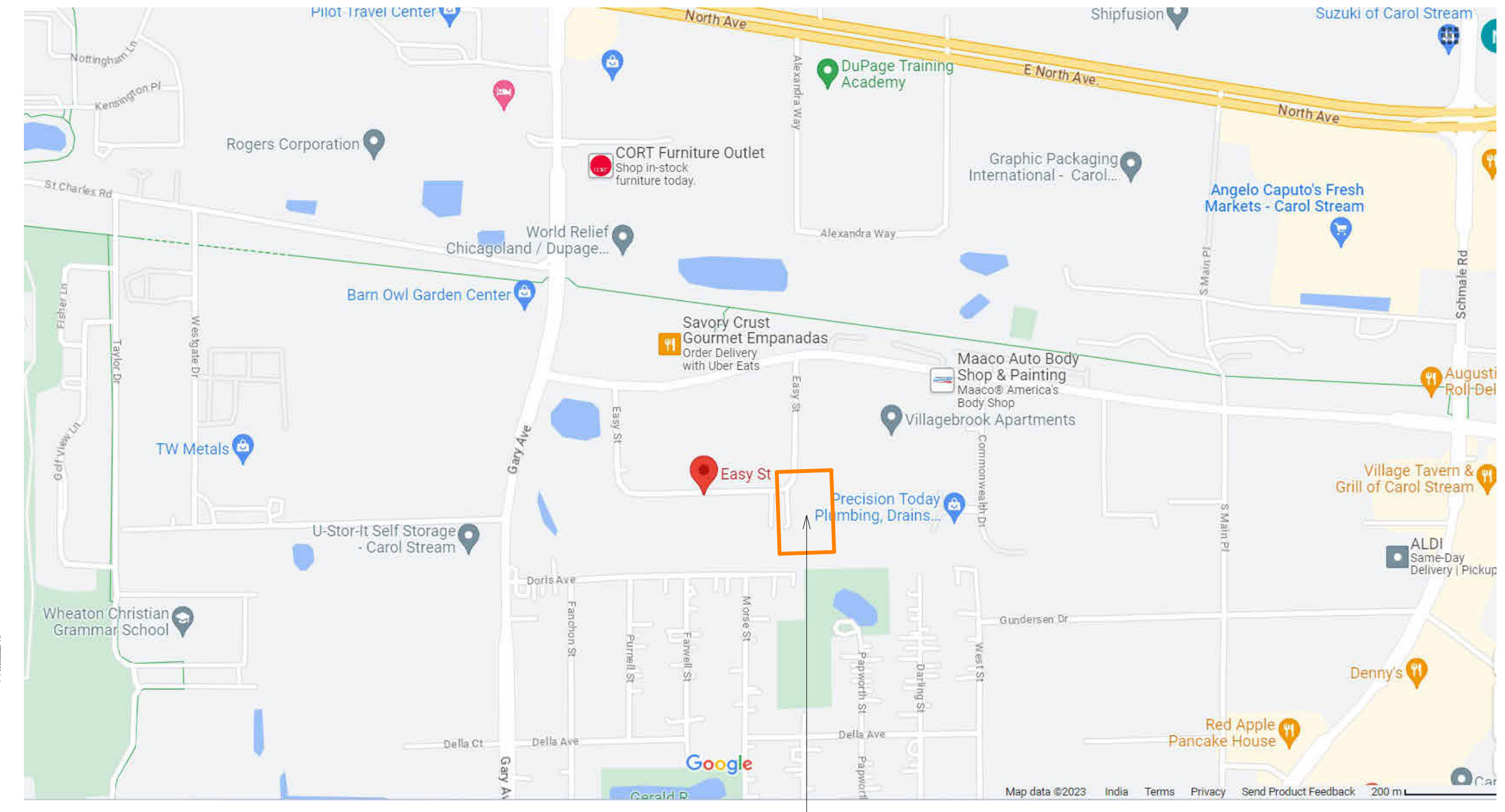


# LOT 18, EASY ST, CAROL STREAM, IL, 60188



1 3D View 1



LOCATION MAP

PROJECT LOCATION

Sheet List	
Sheet Number	Sheet Name
A101	TITLE SHEET
A102	GRAPHIC STANDARD
A103	ACCESSIBILITY DRAWINGS
A104	SURVEY SHEET
A105	LANDSCAPE DRAWING SET
A106	SITE PLAN
A107	FLOOR PLAN
A108	ELEVATIONS
A109	SECTIONS
A110	RCP
A111	WALL TYPES
A112	FINISH SCHEDULE
A113	DOOR WINDOW SCHEDULE
A114	WALL SECTIONS
A115	STAIRCASE DRAWINGS
A116	INTERIOR ELEVATIONS
A107.1	ROOF PLAN
A108.1	ELEVATIONS 02

Revision Schedule

Revision Number	Description	Date

PROJECT: **COMMERCIAL WAREHOUSE**  
 Address: **LOT 18, EASY ST,  
CAROL STREAM, IL, 60188**  
 Clients name: **MR. CLEMENT CHARLY**

SHEET TITLE:  
**TITLE SHEET**

SCALE :  
**DO NOT SCALE  
DRAWING**

DESIGNED BY :  
**NS**

CHECKED BY:  
**PF**

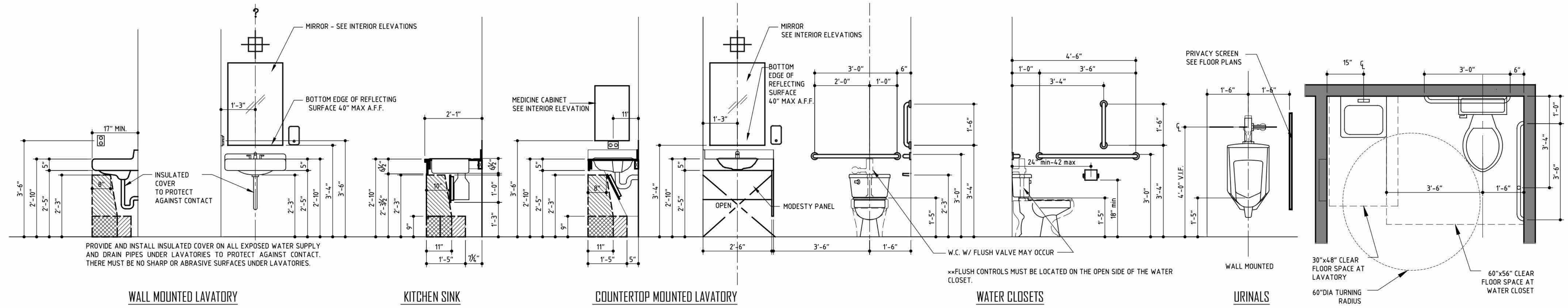
DATE:  
**09/09/23**

JOB NO:  
**Project Number**

SHEET NO:  
**A101**



Revision Number	Description	Date



WALL MOUNTED LAVATORY

KITCHEN SINK

COUNTERTOP MOUNTED LAVATORY

WATER CLOSETS

URINALS



**SIGNAGE AND CONTROLS**

SIGNAGE MUST BE MOUNTED ON THE WALL ADJACENT TO LATCH SIDE OF DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNAGE MUST BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT MUST BE 60" A.F.F. TO THE CENTERLINE OF SIGN.

SIGNS CONTAINING TACTILE CHARACTERS MUST HAVE AN 18" MIN. BY 18" MIN. CLEAR FLOOR SPACE, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND A 45 DEGREE OPEN POSITION.

TACTILE EXIT SIGNS: A TACTILE SIGN STATING "EXIT" AND COMPLYING WITH ICC/ANSI A117.1 CHAPTER 7 MUST BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

ACCESSIBLE SIGNAGE: ALL REQUIRED ACCESSIBLE ELEMENTS MUST BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:

1. ACCESSIBLE UNISEX TOILET AND BATHING ROOMS.
2. ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.
3. FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS.
4. ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE.

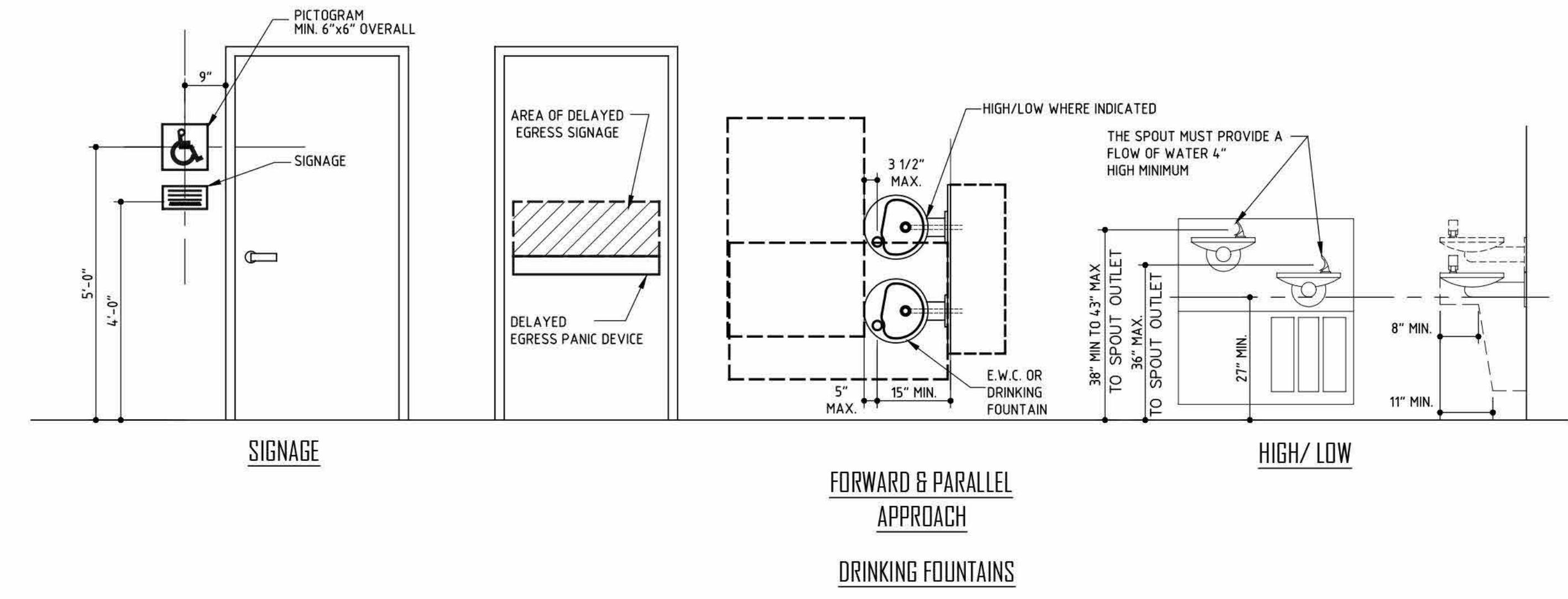
A TACTILE SIGN MUST BE PROVIDED AT ALL LOCATIONS WHERE PICTORIAL SIGNAGE IS USED TO LABEL PERMANENT ROOMS OR SPACES (I.E. RESTROOMS), COMPLYING WITH ICC/ANSI A117.1 CHAPTER 7 AND MUST BE PROVIDED ADJACENT TO EACH DOOR.

OCCUPANT LOAD SIGNAGE: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY MUST HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED NEAR THE MAIN EXIT.

DELAYED EGRESS SIGNAGE: A SIGN MUST BE PROVIDED ON THE DOOR LOCATED ABOVE AND WITHIN 12" OF THE RELEASE DEVICE STATING, "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 30 SECONDS".

FIRE RESISTANCE RATING SIGNAGE: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING.

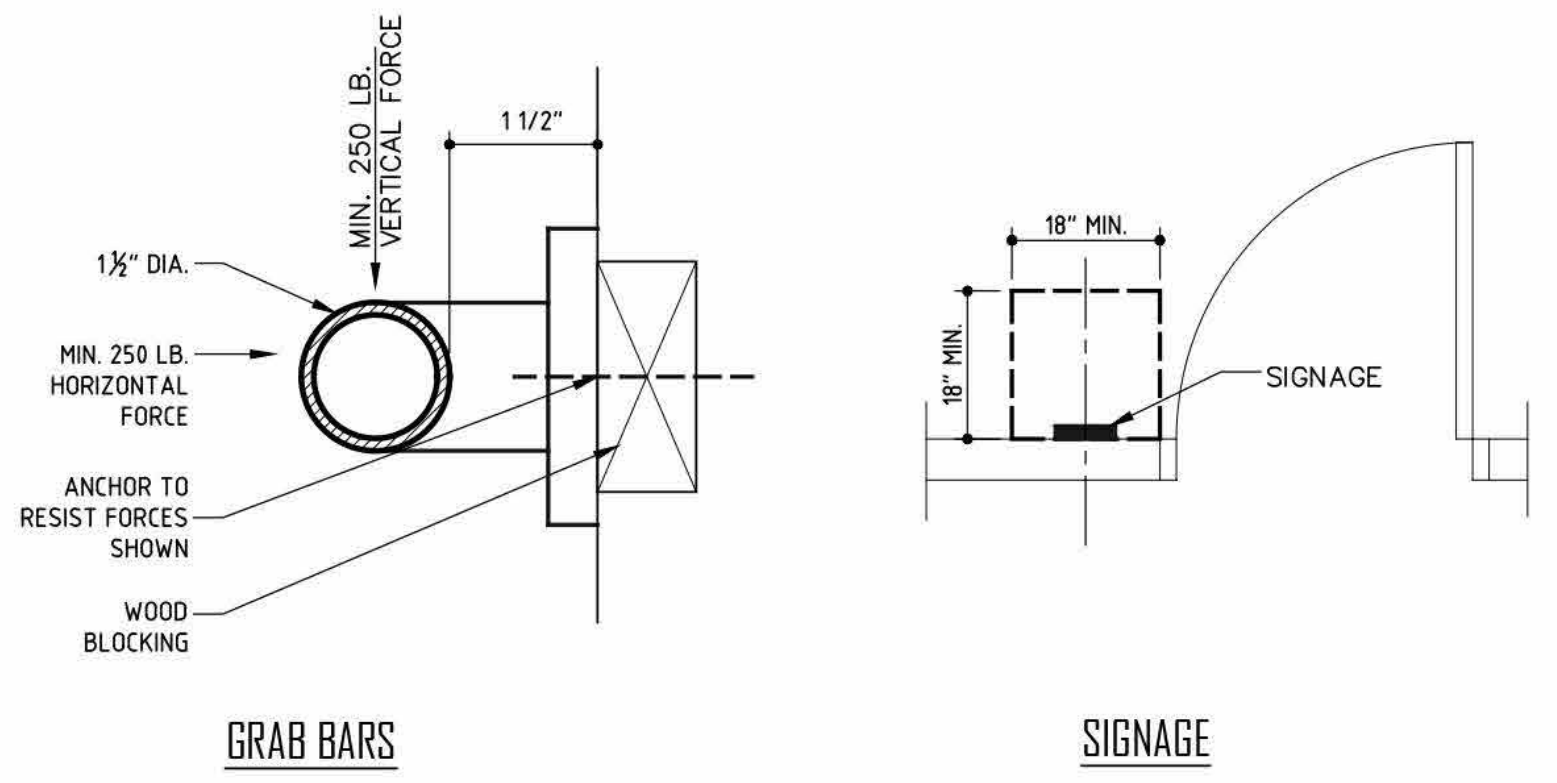
1. SUCH IDENTIFICATION MUST INCLUDE LETTERING NOT LESS THAN 0.5" IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR WORDING.
2. SIGNS MUST BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING OR ATTIC SPACES.
3. SIGNS MUST BE REPEATED AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.



SIGNAGE

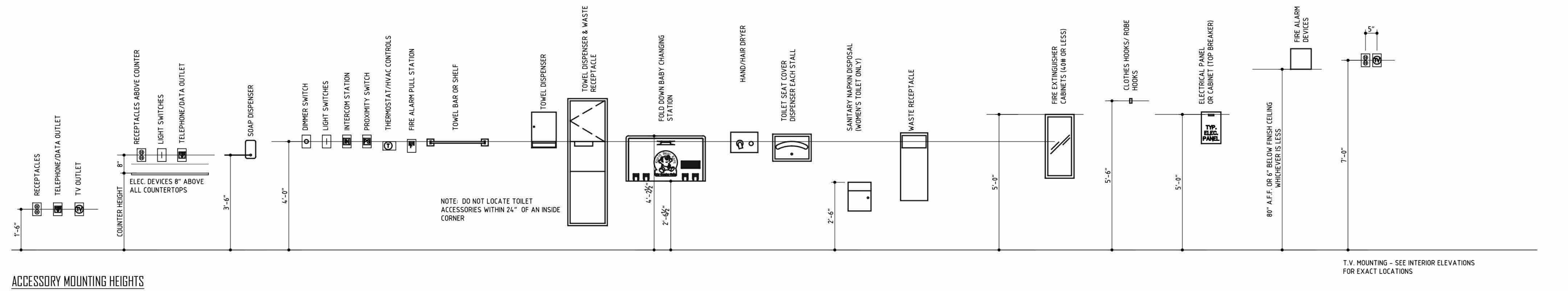
FORWARD & PARALLEL APPROACH DRINKING FOUNTAINS

HIGH/LOW



GRAB BARS

SIGNAGE



ACCESSORY MOUNTING HEIGHTS

PROJECT: **COMMERCIAL WAREHOUSE**  
 Address: LOT 18, EASY ST., CAROL STREAM, IL, 60188  
 Client name: MR. CLEMENT CHARLY

SHEET TITLE: **ACCESSIBILITY DRAWINGS**

SCALE: **DO NOT SCALE DRAWING**

DESIGNED BY: **NS**

CHECKED BY: **PF**

DATE: **09/09/23**

JOB NO: **Project Number**

SHEET NO: **A103**

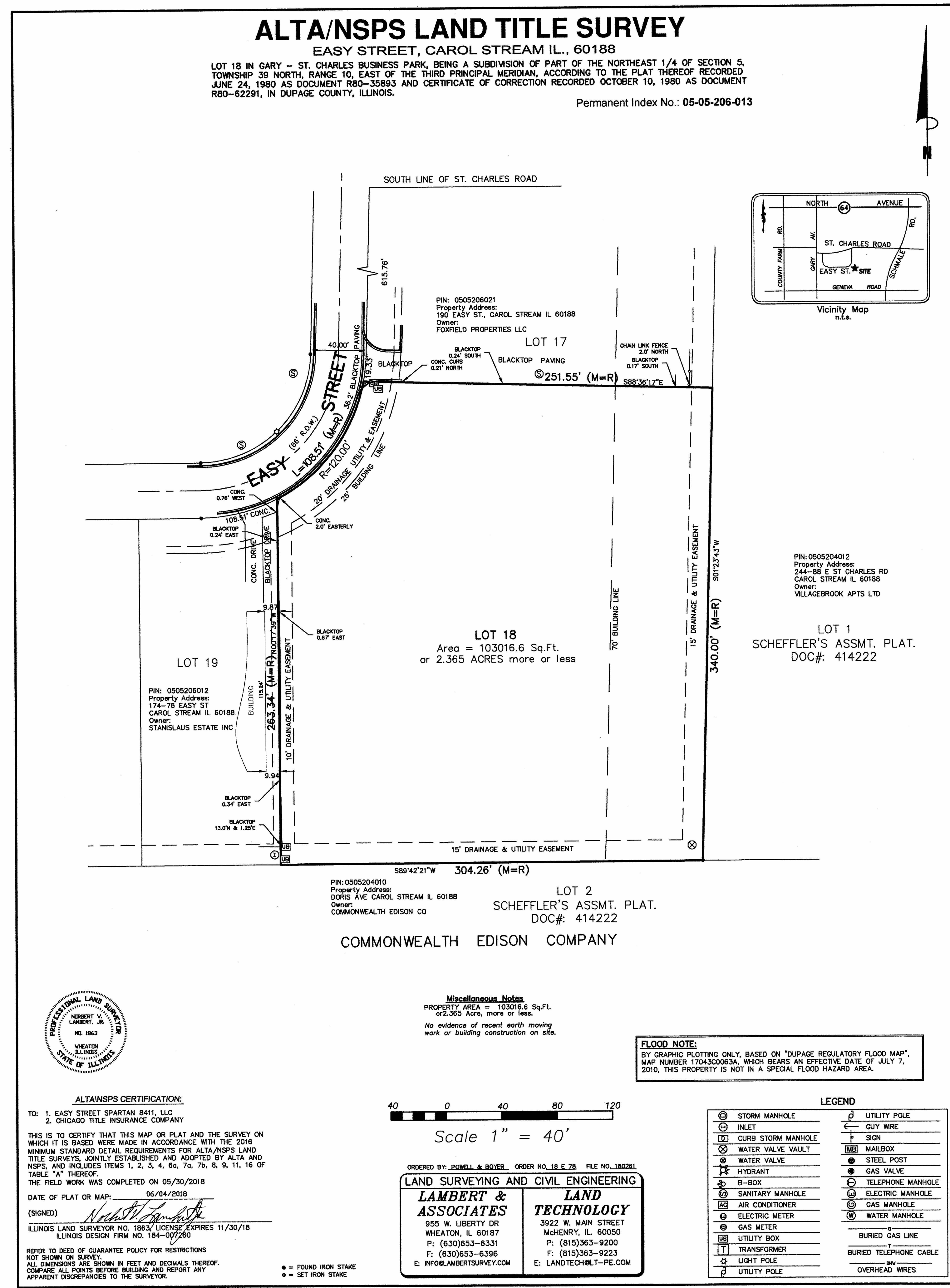
Revision Number	Description	Date

# ALTA/NSPS LAND TITLE SURVEY

EASY STREET, CAROL STREAM IL., 60188

LOT 18 IN GARY - ST. CHARLES BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1980 AS DOCUMENT R80-35893 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 10, 1980 AS DOCUMENT R80-62291, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index No.: 05-05-206-013

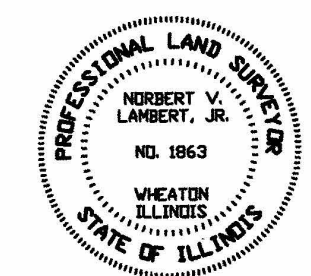


LOT 19  
 PIN: 0505206012  
 Property Address:  
 174-76 EASY ST  
 CAROL STREAM IL 60188  
 Owner:  
 STANISLAUS ESTATE INC

LOT 18  
 Area = 103016.6 Sq.Ft.  
 or 2.365 ACRES more or less

LOT 1  
 SCHEFFLER'S ASSMT. PLAT.  
 DOC#: 414222

LOT 2  
 SCHEFFLER'S ASSMT. PLAT.  
 DOC#: 414222  
 COMMONWEALTH EDISON COMPANY



**Miscellaneous Notes**  
 PROPERTY AREA = 103016.6 Sq.Ft.  
 or 2.365 Acres, more or less.  
 No evidence of recent earth moving  
 work or building construction on site.

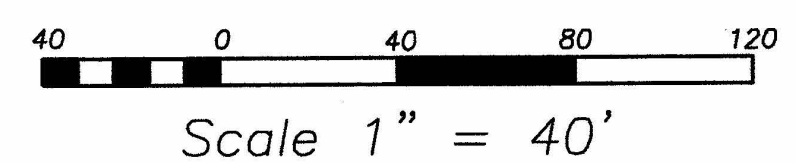
**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, BASED ON "DUPAGE REGULATORY FLOOD MAP",  
 MAP NUMBER 170430063A, WHICH BEARS AN EFFECTIVE DATE OF JULY 7,  
 2010, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**ALTA/NSPS CERTIFICATION:**  
 TO: 1. EASY STREET SPARTAN B411, LLC  
 2. CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b, 8, 9, 11, 16 OF TABLE "A" THEREOF.  
 THE FIELD WORK WAS COMPLETED ON 05/30/2018  
 DATE OF PLAT OR MAP: 06/04/2018  
 (SIGNED) *Robert Lambert, Jr.*  
 ILLINOIS LAND SURVEYOR NO. 1863, LICENSE EXPIRES 11/30/18  
 ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

• = FOUND IRON STAKE  
 • = SET IRON STAKE



ORDERED BY: POWELL & BOYER, ORDER NO. 18 E 78, FILE NO. 180251  
**LAND SURVEYING AND CIVIL ENGINEERING**  
**LAMBERT & ASSOCIATES**  
 955 W. LIBERTY DR  
 WHEATON, IL 60187  
 P: (630)653-6331  
 F: (630)653-6396  
 E: INFO@LAMBERTSURVEY.COM

**LAND TECHNOLOGY**  
 3922 W. MAIN STREET  
 McHENRY, IL 60050  
 P: (815)363-9200  
 F: (815)363-9223  
 E: LANDTECH@LT-PE.COM

**LEGEND**

⊙	STORM MANHOLE	⊕	UTILITY POLE
⊖	INLET	—	GUY WIRE
⊠	CURB STORM MANHOLE	+	SIGN
⊗	WATER VALVE VAULT	⊠	MAILBOX
⊙	WATER VALVE	⊙	STEEL POST
⊕	HYDRANT	⊙	GAS VALVE
⊕	B-BOX	⊙	TELEPHONE MANHOLE
⊕	SANITARY MANHOLE	⊕	ELECTRIC MANHOLE
⊕	AIR CONDITIONER	⊕	GAS MANHOLE
⊕	ELECTRIC METER	⊕	WATER MANHOLE
⊕	GAS METER	—	BURIED GAS LINE
⊕	UTILITY BOX	—	BURIED TELEPHONE CABLE
⊕	TRANSFORMER	—	OVERHEAD WIRES
⊕	LIGHT POLE		
⊕	UTILITY POLE		

PROJECT: COMMERCIAL WAREHOUSE  
 Address: LOT 18, EASY ST., CAROL STREAM, IL, 60188  
 Clients name: MR. CLEMENT CHARLY

SHEET TITLE: SURVEY SHEET

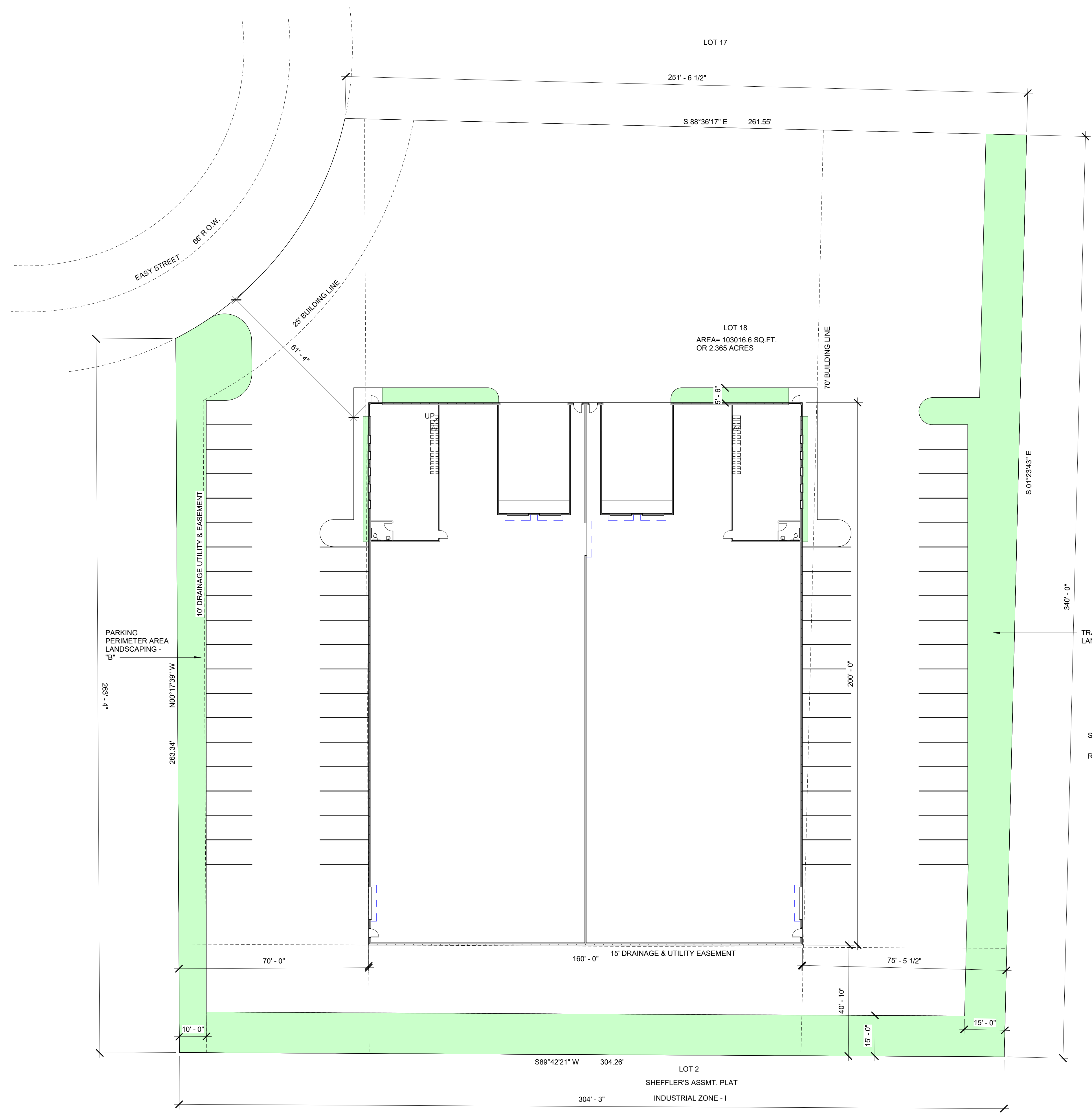
SCALE: DO NOT SCALE DRAWING

DESIGNED BY: NS  
 CHECKED BY: PF

DATE: 09/09/23

JOB NO. Project Number

SHEET NO. A104



1 SITE PLAN  
1" = 20'-0"

ZONING SCHEDULE & REGULATIONS		
REGULATIONS	REQUIREMENTS FOR INDUSTRIAL DISTRICT	PROVIDED
LOT AREA	1 ACRE	2.365 ACRE
SETBACKS	FRONT YARD - 60' SIDE YARD - 10' REAR YARD - 20'	61' 10' 20'
BUILDING HEIGHT	50'	28' 10 1/2"
FAR	0.8	
	TOTAL BUILT UP AREA - 82,892 SQ. FT.	34,400 SQ. FT.
LOT WIDTH	75'	261.55'

AREA REQUIREMENTS  
1/4" = 1'-0"

LANDSCAPING REQUIREMENTS		
REGULATIONS	REQUIREMENTS FOR INDUSTRIAL DISTRICT	PROVIDED
PARKING PERIMETER AREA LANDSCAPING	7' DEEP MINIMUM SHRUB - ONE PER EVERY 3 FEET, MIN. HT 3'	10' DEEP MINIMUM SHRUB - ONE PER EVERY 3 FEET, MIN. HT 3'
TRANSITION AREA LANDSCAPING	15' DEEP MINIMUM 6' MIN. FENCE WALL HEIGHT BELOW PER 100 LINEAR FEET ORNAMENTAL - 5 CANOPY/ EVERGREEN - 5 SHRUBS/ NATIVE GRASS - 30	15' DEEP YARD 6' MIN. FENCE WALL HEIGHT BELOW PER 100 LINEAR FEET ORNAMENTAL - 5 CANOPY/ EVERGREEN - 5 SHRUBS/ NATIVE GRASS - 30

LANDSCAPING REQUIREMENT  
1/4" = 1'-0"

Revision Schedule		
Revision Number	Description	Date

--

PROJECT: **COMMERCIAL WAREHOUSE**  
Address: LOT 18, EASY ST., CAROL STREAM, IL, 60188  
Client's name: MR. CLEMENT CHARLY

SHEET TITLE:  
**SITE PLAN**

SCALE: **As indicated**  
DO NOT SCALE DRAWING

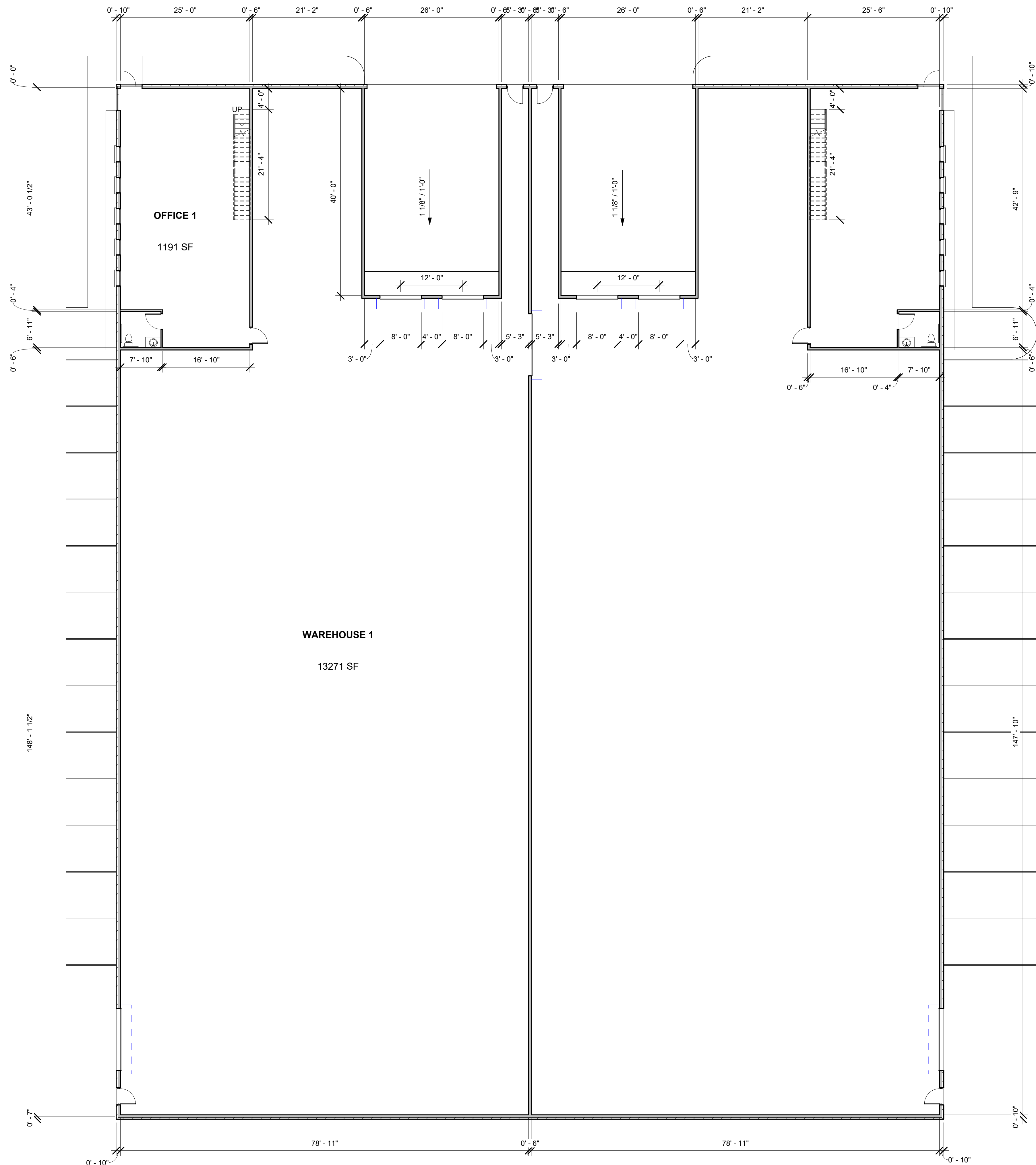
DESIGNED BY :  
**NS**

CHECKED BY:  
**PF**

DATE:  
**09/09/23**

JOB NO:  
**Project Number**

SHEET NO:  
**A106**



1 FLOOR PLAN  
3/32" = 1'-0"

Revision Schedule

Revision Number	Description	Date
-----------------	-------------	------

PROJECT: **COMMERCIAL WAREHOUSE**  
 Address: LOT 18, EASY ST., CAROL STREAM, IL, 60188  
 Clients name: MR. CLEMENT CHARLY

SHEET TITLE:  
**FLOOR PLAN**

SCALE: 3/32" = 1'-0"  
DO NOT SCALE DRAWING

DESIGNED BY :  
NS

CHECKED BY:  
PF

DATE:  
09/09/23

JOB NO:  
Project Number

SHEET NO:  
**A107**



METAL ROOF  
MTL-3

1 ROOF PLAN  
3/32" = 1'-0"

Revision Schedule		
Revision Number	Description	Date


PROJECT: **COMMERCIAL WAREHOUSE**  
 Address: LOT 18, EASY ST., CAROL STREAM, IL, 60188  
 Clients name: MR. CLEMENT CHARLY

SHEET TITLE:  
**ROOF PLAN**

SCALE : 3/32" = 1'-0"  
DO NOT SCALE DRAWING

DESIGNED BY :  
**NS**

CHECKED BY:  
**PF**

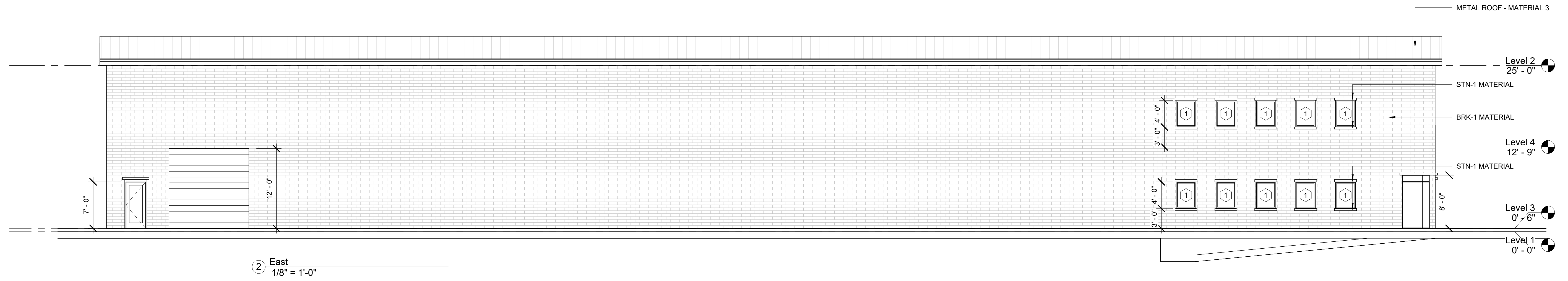
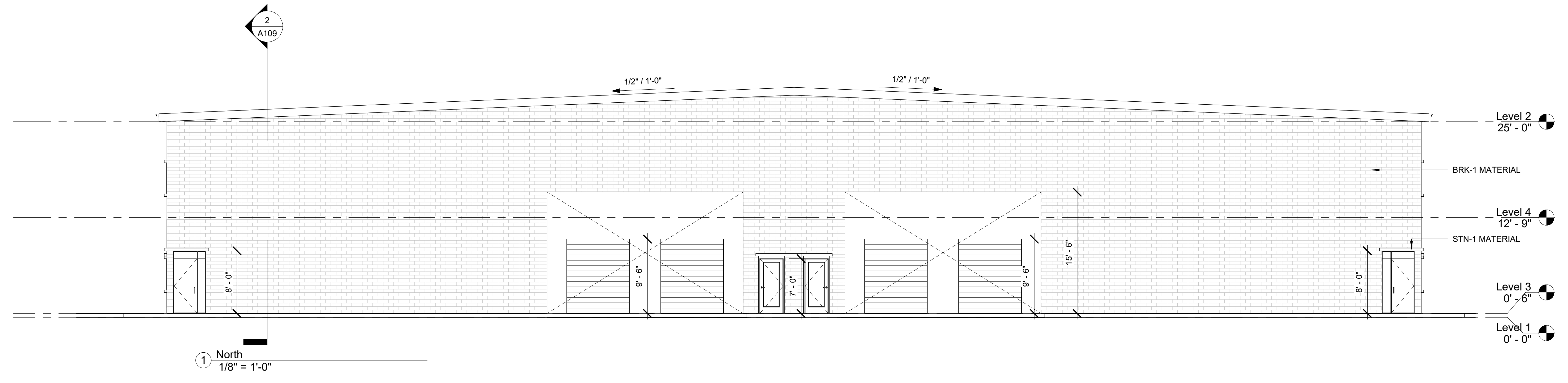
DATE:  
**09/09/23**

JOB NO:  
Project Number

SHEET NO:  
**A107.1**

Revision Schedule

Revision Number	Description	Date



PROJECT: **COMMERCIAL WAREHOUSE**  
 Address: LOT 18, EASY ST., CAROL STREAM, IL, 60188  
 Clients name: MR. CLEMENT CHARLY

SHEET TITLE:  
**ELEVATIONS**

SCALE : 1/8" = 1'-0"  
 DO NOT SCALE  
 DRAWING

DESIGNED BY :  
**NS**

CHECKED BY:  
**PF**

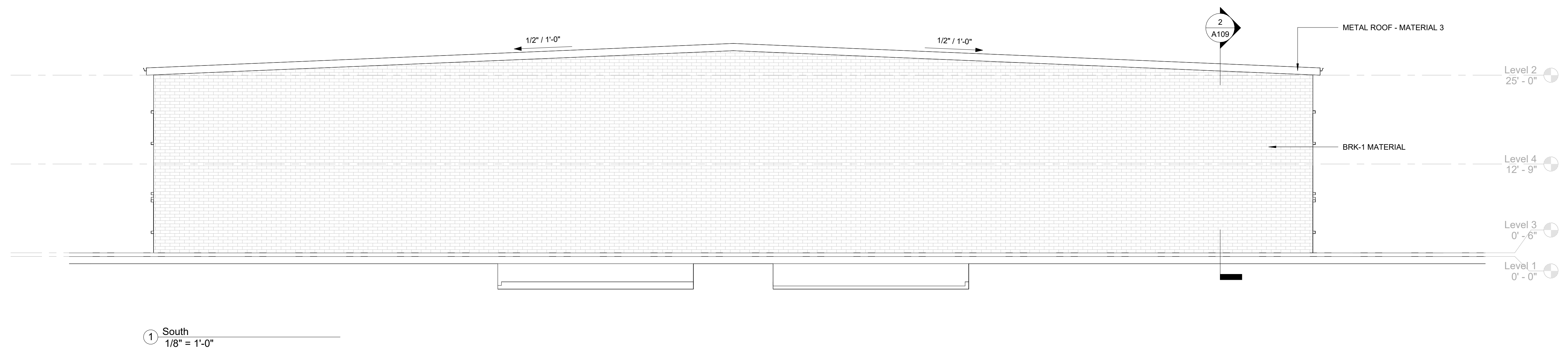
DATE:  
**09/09/23**

JOB NO:  
 Project Number

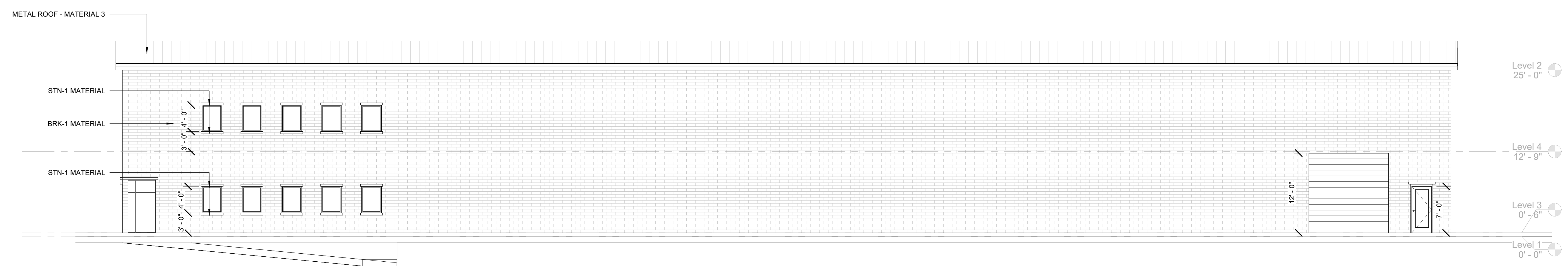
SHEET NO:  
**A108**

Revision Schedule

Revision Number	Description	Date



① South  
1/8" = 1'-0"



② West  
1/8" = 1'-0"

PROJECT: **COMMERCIAL WAREHOUSE**  
 Address: LOT 18, EASY ST., CAROL STREAM, IL, 60188  
 Clients name: MR. CLEMENT CHARLY

SHEET TITLE:  
**ELEVATIONS 02**

SCALE : 1/8" = 1'-0"  
 DO NOT SCALE  
 DRAWING

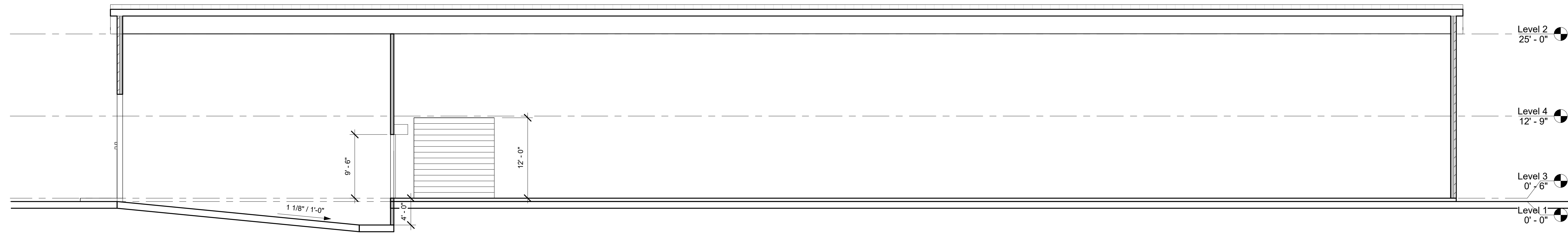
DESIGNED BY :  
**NS**

CHECKED BY:  
**PF**

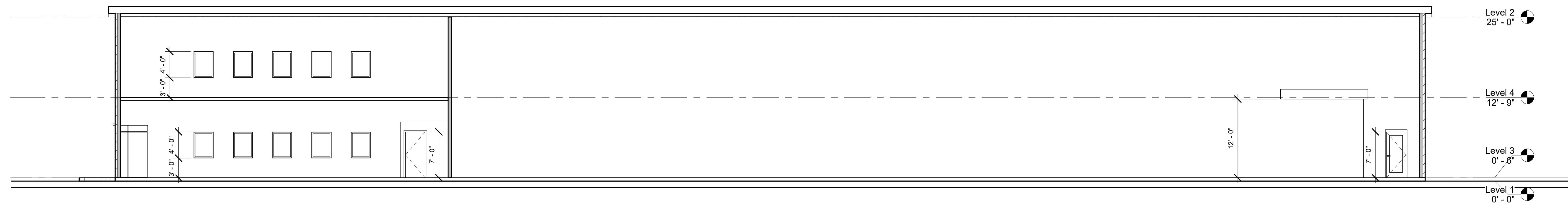
DATE:  
**09/09/23**

JOB NO:  
 Project Number

SHEET NO:  
**A108.1**



① Section 1  
1/8" = 1'-0"



② Section 2  
1/8" = 1'-0"

Revision Schedule

Revision Number	Description	Date
-----------------	-------------	------



PROJECT: **COMMERCIAL WAREHOUSE**  
 Address: LOT 18, EASY ST., CAROL STREAM, IL, 60188  
 Clients name: MR. CLEMENT CHARLY

SHEET TITLE:  
**SECTIONS**

SCALE: 1/8" = 1'-0"  
DO NOT SCALE DRAWING

DESIGNED BY: **NS**

CHECKED BY: **PF**

DATE: **09/09/23**

JOB NO: **Project Number**

SHEET NO: **A109**