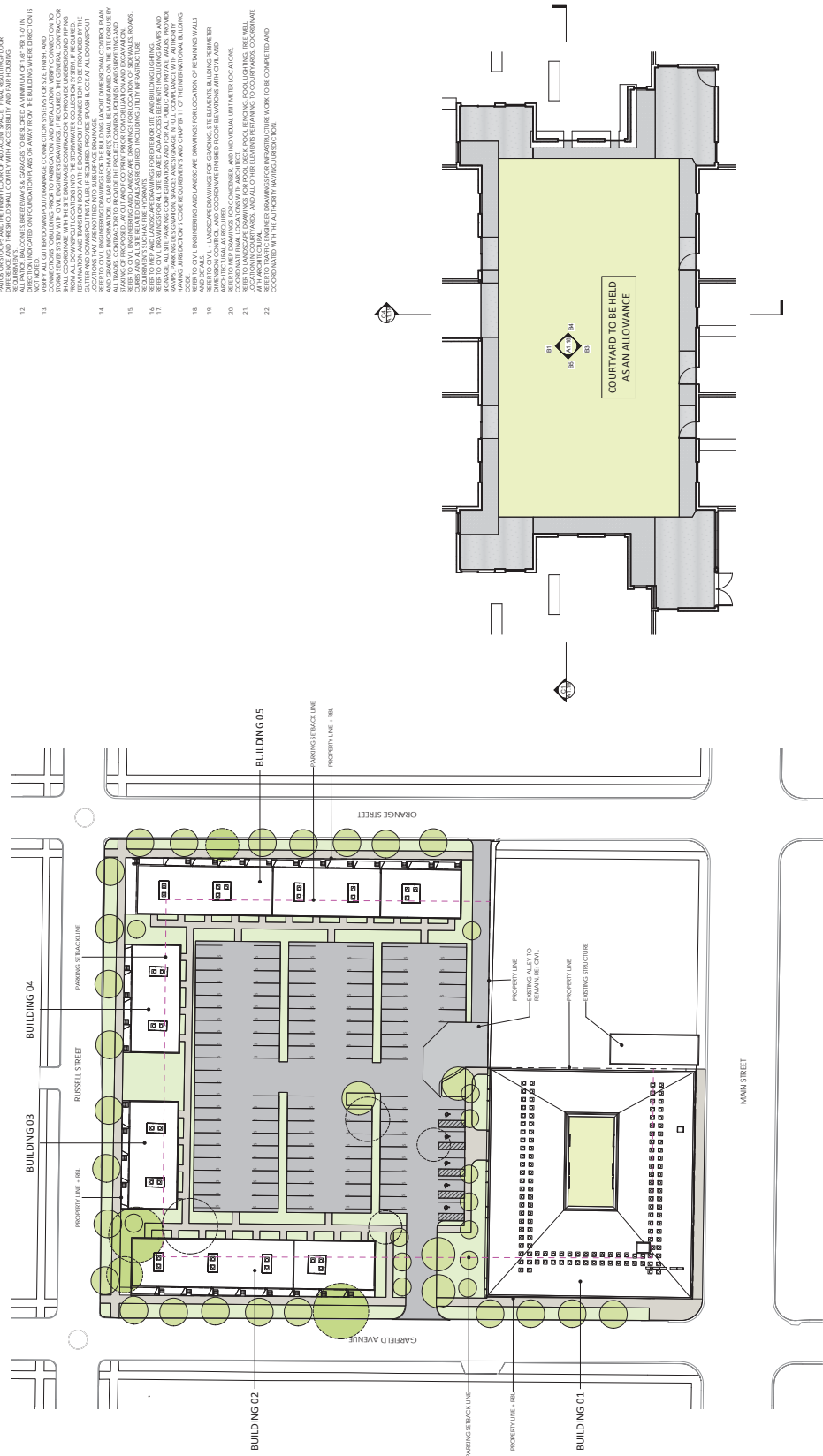




NOT FOR CONSTRUCTION

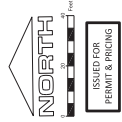
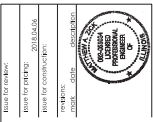
GENERAL SITE PLAN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES WITHIN THE CITY OF PEORIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES WITHIN THE CITY OF PEORIA.
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DS - ENLARGED PLAN - COURTYARD
 SCALE: 1/8" = 1'-0"

CS - J SITE PLAN
 SCALE: 1/8" = 1'-0"



ISSUED FOR PERMIT & PRICING

LEGEND

| | |
|----------|---|
| [Symbol] | HOV3/4 SIGNAL TRANS PAVING SEE DETAIL B10C202 |
| [Symbol] | ICE MELTING MEDIUM GRANULAR ON MATCH EDGEOIP - SEE DETAIL B1118C202/2 |
| [Symbol] | PCC PAVEMENT ASPRON SEE DETAIL B1118C202 |
| [Symbol] | ADA PAVEMENT MARKINGS |
| [Symbol] | PARKING STALL NUMBER PER ROW |
| [Symbol] | SITE SIGN (SEE KEYNOTE FOR TYPE) |
| [Symbol] | LIGHT POLE/FEATURE |

PARKING SUMMARY

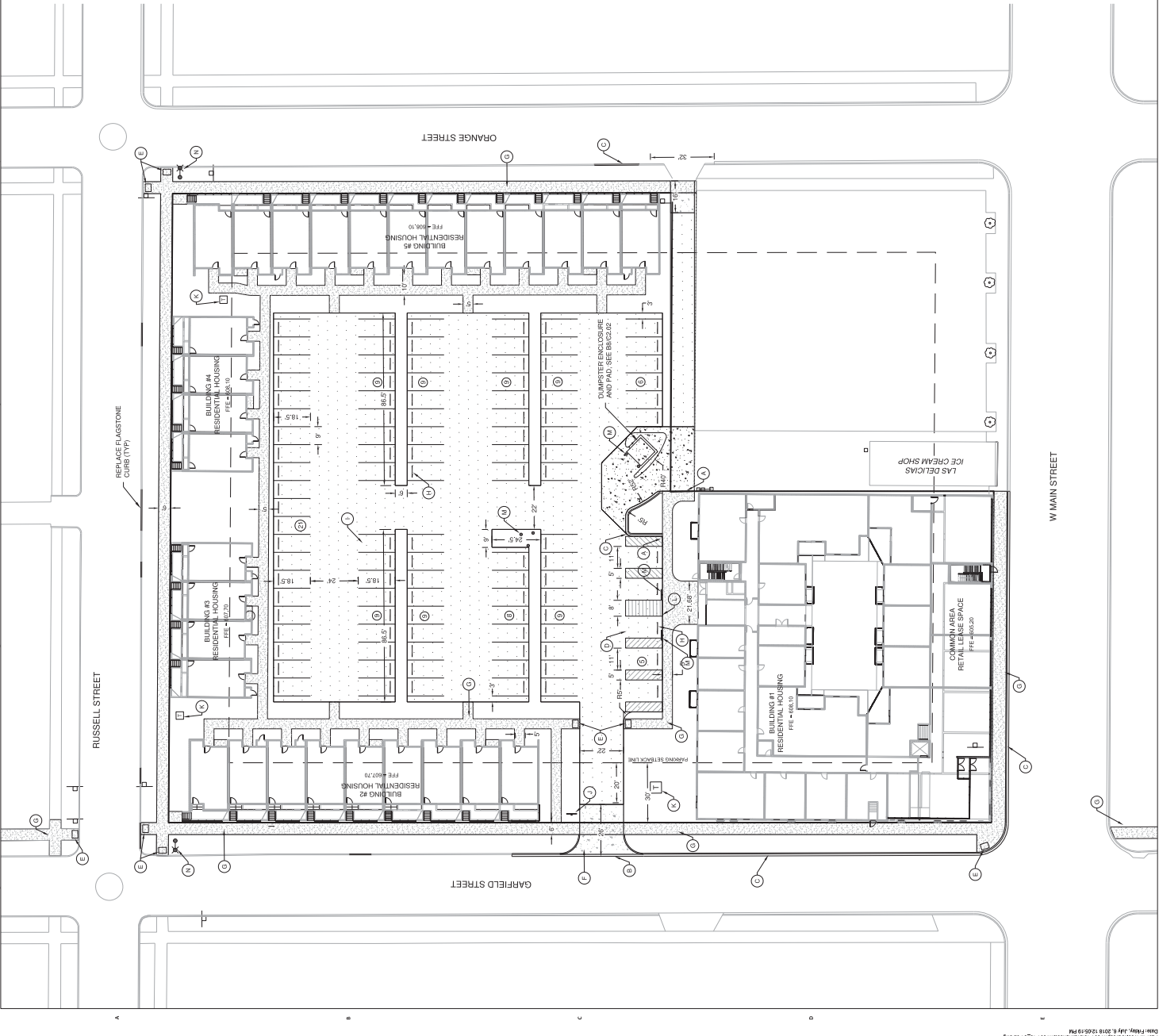
| | |
|--------------|----|
| PROPOSED | 26 |
| EXISTING | 24 |
| ADA SPACES | 5 |
| TOTAL SPACES | 55 |

SITE PLAN KEYNOTES:

- A) PROPOSED MOVE THE CURB AND SIDEWALK - SEE DETAIL B10C202
- B) REMOVE AND RELOCATE EXISTING FLAGSTONE CURB
- C) CONCRETE CURB AND GUTTER - FOOT TYPE (A.S. STD 60061)
- D) ADA PARKING STALL MEETING LLKOB ACCESSIBILITY CODE (TYP). ALL ADA SPACES ARE TO BE ACCESSIBLE (PER LLKOB CODE) - SEE DETAIL B118C202 (TYP).
- E) METAL SIDEWALK RAMP IN ACCORDANCE WITH FOOT STANDARD 42002. ALL ADA SPACES ARE TO BE ACCESSIBLE (PER LLKOB CODE) - SEE DETAIL B118C202 (TYP). ALL ADA SPACES ARE TO BE ACCESSIBLE (PER LLKOB CODE) - SEE DETAIL B118C202 (TYP).
- F) CONCRETE ENTRANCE - SEE DETAIL B10C202
- G) INTEGRAL SIDEWALK OR STANDARD SIDEWALK - SEE DRAWINGS & DRAINAGE DETAILS. ALL SIDEWALKS TO BE CONCRETE. WHERE GRASSES ARE FLUSH W/ADJACENT PAVEMENT OR TURF AREA - SEE DETAIL B10C202 (TYP).
- H) PROPOSED 4" TALL LOW PROFILE PCC PARKING BLOCK (TYP)
- I) 9' X 18' PARKING STALL W/4" WHITE STRING (TYP)
- J) STOP SIGN WITH 24" WHITE STOP BAR
- K) PROPOSED TRANSFORMER - SEE UTILITY PLAN FOR DETAILS
- L) FLUSH CURB AT ADA PARKING STALLS (TYP)
- M) PROPOSED 10' CONCRETE ISOLAND (TYP) - SEE DETAIL B10C202
- N) LIGHT POLE & BASE - RELOCATED FROM MAIN STREET. LOCATE AND CONNECT TO EXISTING CITY OF PEORIA LIGHTING CIRCUIT

GENERAL NOTES:

1. DIMENSIONS SPECIFIED. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED BY FOOT LATEST EDITION, FOR PEORIA, ILLINOIS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND SIDEWALKS, ADOPTED BY FOOT LATEST EDITION. ALL REFERENCES TO THESE SPECIFICATIONS SHALL BE TO THE LATEST EDITION. IN THE EVENT OF A CONFLICT BETWEEN THESE SPECIFICATIONS AND THE CITY OF PEORIA SPECIFICATIONS, THE CITY OF PEORIA SPECIFICATIONS SHALL CONTROL.
2. STANDARDS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, EXISTING AND PROPOSED. ALL RELOCATIONS SHALL BE APPROVED BY SIGNAL ALLIANCE. ALL RELOCATIONS SHALL BE APPROVED BY SIGNAL ALLIANCE. ALL RELOCATIONS SHALL BE APPROVED BY SIGNAL ALLIANCE. ALL RELOCATIONS SHALL BE APPROVED BY SIGNAL ALLIANCE.
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C1.02

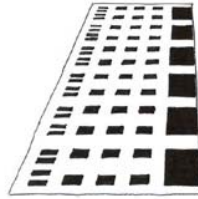
muse peoria | peoria, illinois

main street elevation studies

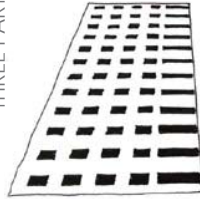
concept sketches



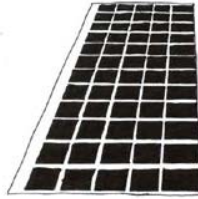
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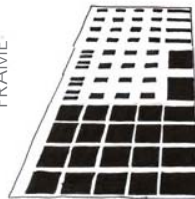
THREE PART



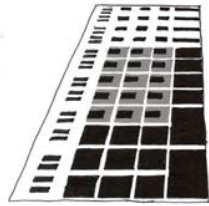
VITRINE



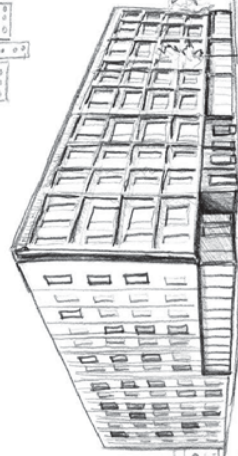
FRAME



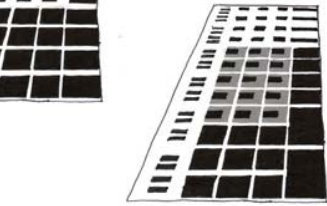
FRAME + THREE PART



FRAME + THREE PART + VITRINE



FRAME + THREE PART



FRAME + THREE PART + VITRINE

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buildings 02 designed with requested variances



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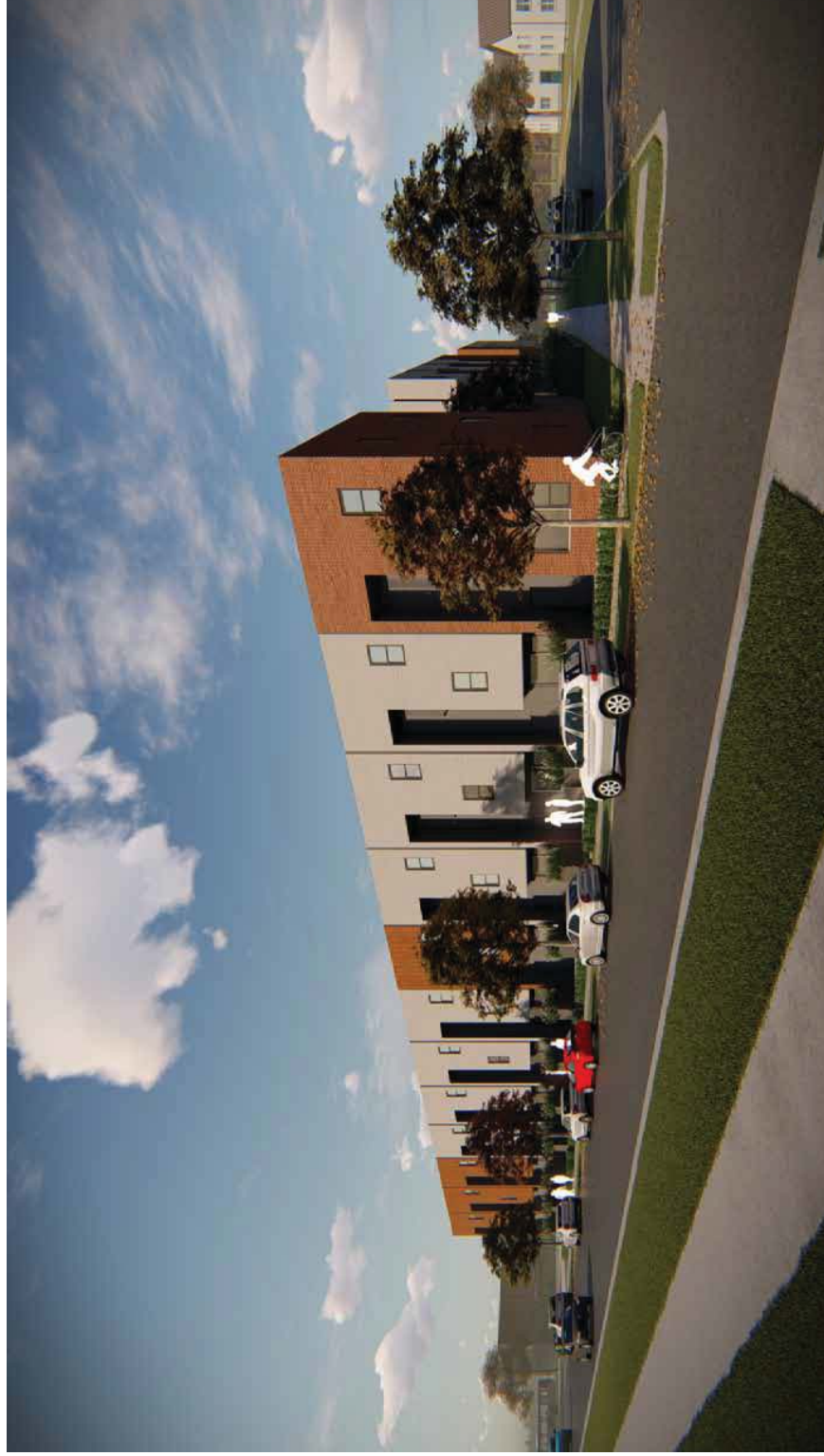
Local commerce zone changed to R-4 allowing for 3 story units. First floor finish elevation is 18 inches above sidewalk.

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buildings 05 designed with requested variances



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Local commerce zone changed to R-4 allowing for 3 story units. First floor finish elevation is 18 inches above sidewalk.