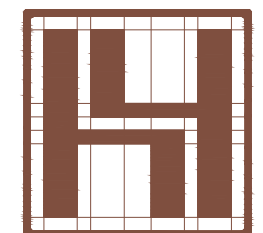




**GUIDEPOST
MONTESSORI**
@
BURR RIDGE
7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

**SPECIAL USE
APPROVAL APPLICATION**

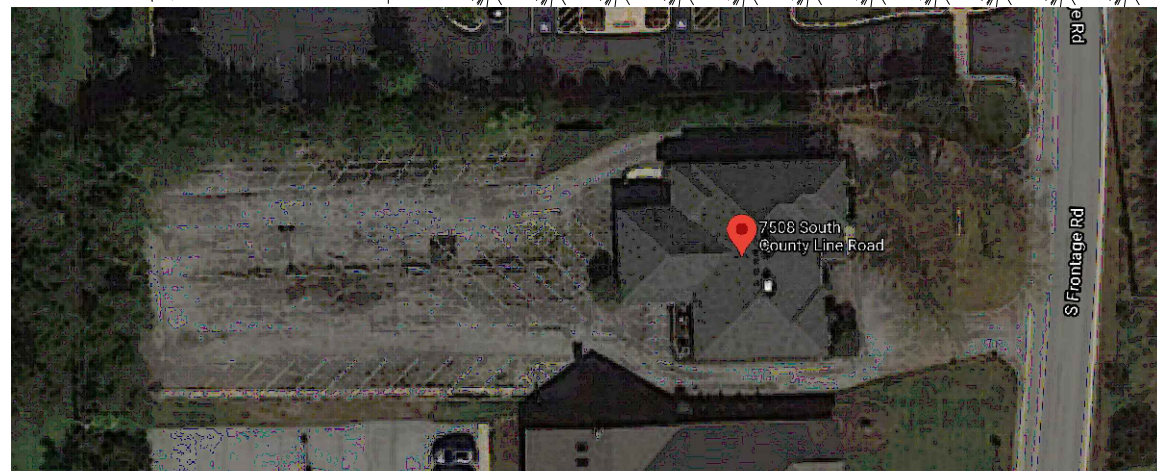
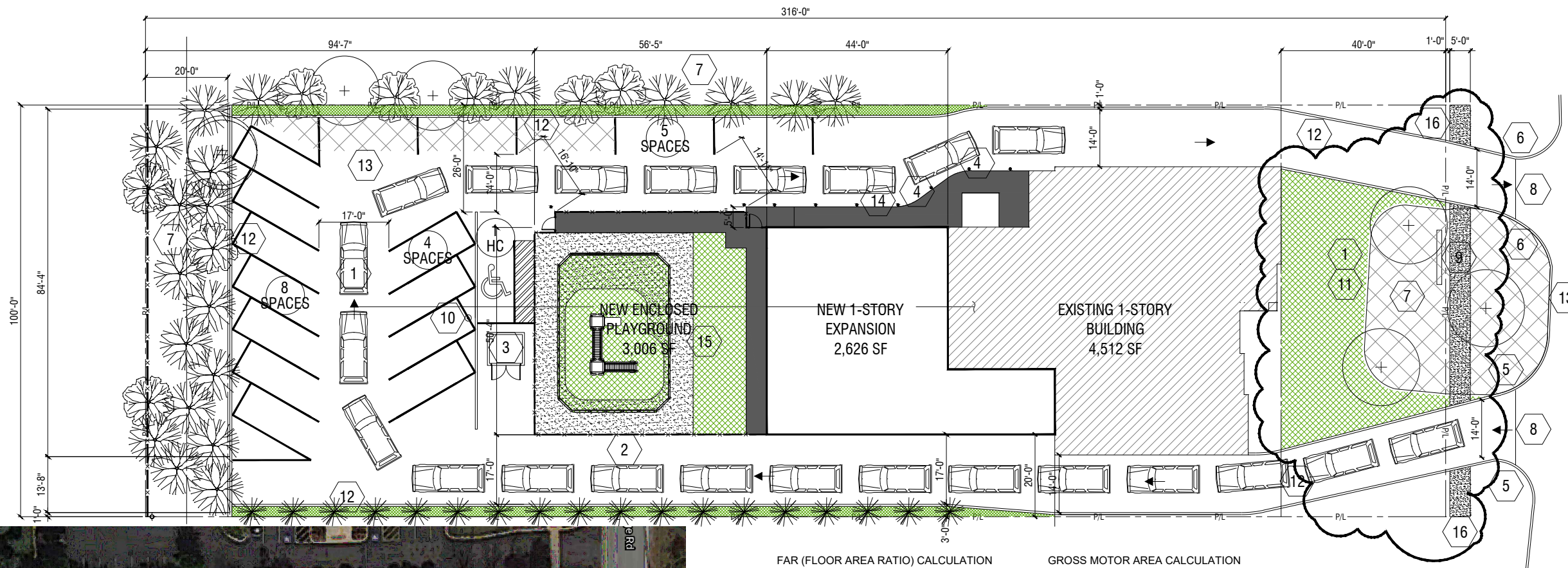
DATE: 09/24/2020
REV: 12/13/2020



**HWAIYANG
ARCHITECTS**
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

SHEET A1

PROPOSED SITE PLAN



SATELLITE IMAGE

FAR (FLOOR AREA RATIO) CALCULATION

EXISTING BUILDING: 4,512 GSF
PROPOSED ADDITION: 2,626 GSF
TOTAL: 7,138 GSF

LOT SIZE: 31,600 GSF
FAR: 7,138 / 31,600 = 0.226

GROSS MOTOR AREA CALCULATION

TOTAL CHILDREN: 122
YTD/ITD: 26
CH: 96

122 @ 75 SF/CHILD: 9,150 SF
@ 33% CAPACITY: 3,050 SF

AREA PROVIDED:
BACK PLAY AREA: 3,006 SF
INDOOR PLAY AREA: 1,175 SF
TOTAL: 4,195 SF

STORMWATER DRAINAGE:
UNDERGROUND STORMWATER STORAGE TO BE PROVIDED AS RECOMMENDED BY THE VILLAGE ENGINEER.



GRAPHIC SCALE: 1" = 30'-0"



KEYED NOTES: INDICATED BY SYMBOL

1. RESURFACE EXISTING ASPHALT AND RESTRIPE.
2. NEW 6'-0" HIGH WHITE VINYL FENCE TO ENCLOSE PLAYGROUND..
3. NEW MASONRY TRASH ENCLOSURE WITH W/PASSIVE ENTRY.
4. GUIDEPOST STAFF LOCATION FOR PROPOSED PICK UP/DROP OFF.
5. 2 SIDED ENTRY ONLY SIGN TO COMPLY WITH VILLAGE OF BURR RIDGE ORDINANCE.
6. 2 SIDED EXIT ONLY SIGN TO COMPLY WITH VILLAGE OF BURR RIDGE ORDINANCE.
7. EXISTING MATURE TREES TO REMAIN.
8. EXISTING CURB CUTS TO REMAIN.
9. REUSE EXISTING SIGN LOCATION.
10. RELOCATE EXISTING PARKING LIGHT POLE.
11. REMOVE EXISTING ASPHALT TURNAROUND DRIVE AND EXTEND EXISTING GRASS AREA.
12. NEW 6" CONTINUOUS CONCRETE CURB.
13. PROPOSED SNOW DISPOSAL AREA (CROSSHATCHED).
14. EXTEND EXISTING SIDEWALK FOR NEW DROP OFF AREA AND HC ACCESS.
15. PLAYGROUND AREA W/GREEN AREA, MULCH AND TRIKE LOOP.
16. NEW 5'-0" SIDEWALK IN R.O.W. VERIFY LOCATION OF EXISTING TREE.

SCOPE OF WORK:

CONVERT PREVIOUS MORTUARY FACILITY INTO A MONTESSORI SCHOOL FOR PRE-SCHOOL AGE CHILDREN.

EXTERIOR:

- EXPAND BUILDING SIZE
- USE MATERIALS & METHODS TO MATCH EXISTING BUILDING.
- REFRESH PAINT ON EXISTING NON-BRICK SURFACES AND TRIM.
- RESURFACE EXISTING ASPHALT PARKING SURFACE AND RE-STRIPE.
- INSTALL NEW PLAYGROUND FOR PRE-SCHOOL AND TODDLER AGE CHILDREN.
- 3'-0" LANDSCAPING BUFFER ALONG NORTH AND SOUTH PROPERTY LINES: ARBORVITAE @10'-0" O.C. ALONG SOUTH PL. SUPPLEMENT NORTH & WEST PL WITH ARBORVITAE TO INTEGRATE W/EXISTING MATURE TREES AND PROVIDE NEW GROUND COVER.

INTERIOR:

- ALTERATION TO CREATE NEW CLASSROOMS & NON-COOKING KITCHEN
- UPDATE FINISHES - NEW PAINTING AND REPLACE ALL INTERIOR FINISHES

PARKING CALCULATION

OCCUPANCY SHOWN IS @ MAX CAPACITY

		RATIO	SPACES REQUIRED
# STAFF	12	1:1	12
# FTE	2	1:1	2
TOTAL SPACES REQUIRED			14
TOTAL SPACES PROVIDED			18
PROJECTED CAR POOL TOTAL			22

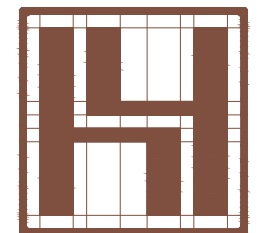


**GUIDEPOST
MONTESSORI**
@
BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

**SPECIAL USE
APPROVAL APPLICATION**

DATE: 09/24/2020
REV: 12/13/2020



HWAIYANG
ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

SHEET A1.1

PROPOSED REAR YARD

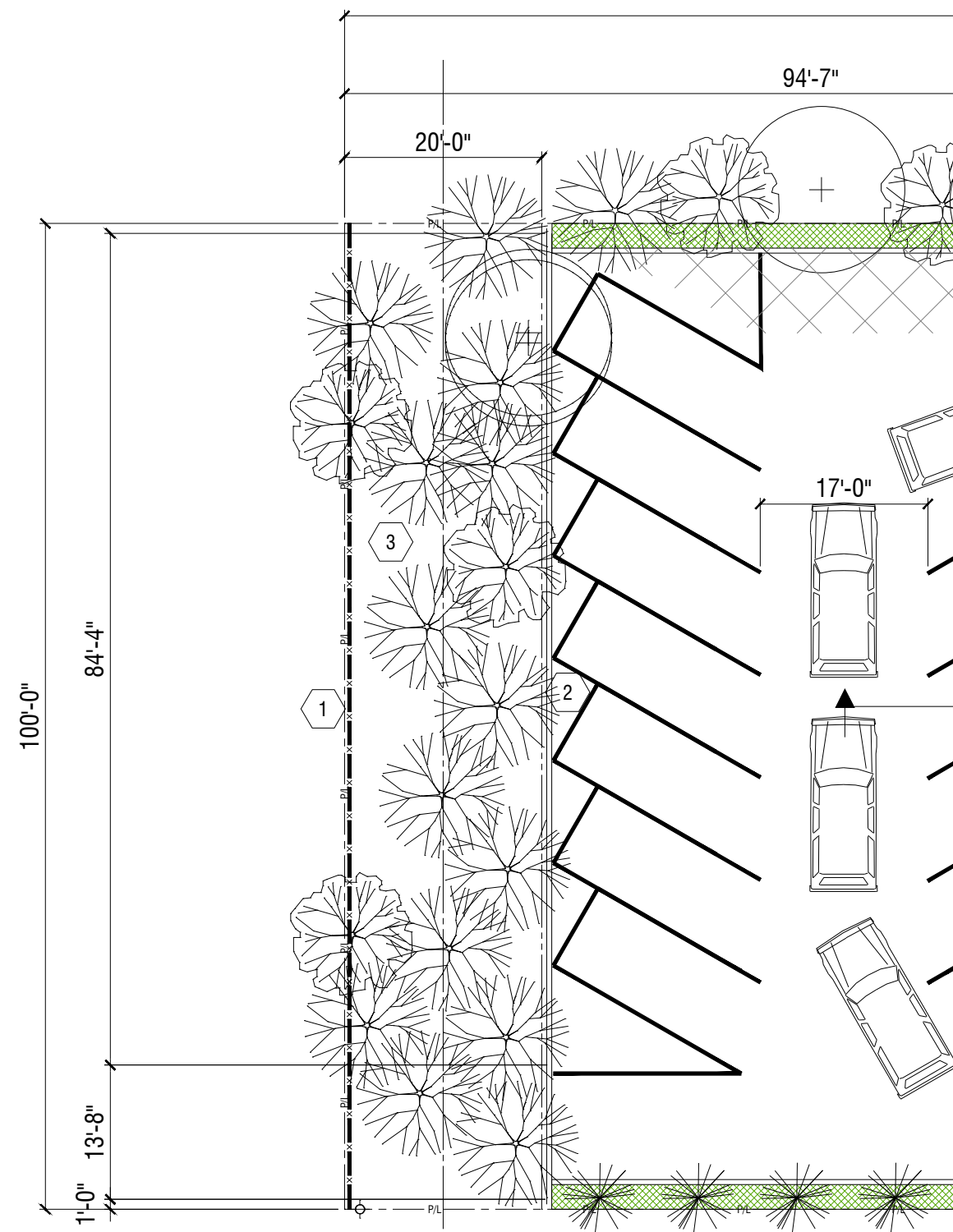


PROPOSED FENCE @ 7512 S COUNTY LINE



KEYED NOTES: INDICATED BY  SYMBOL

1. NEW FENCE TO MATCH AND ALIGN WITH PROPOSED @ 7512 S. COUNTY LINE RD.
2. NEW CONTINUOUS 6" CONCRETE CURB TO TIE INTO NEW 6" CONTINUOUS CURB ALONG NORTH AND SOUTH PROPERTY LINES.
3. EXISTING MATURE TREES TO REMAIN. NEW ARBORVITAE AND GROUNDCOVER TO SUPPLEMENT EXISTING.



ENLARGED REAR YARD



GUIDEPOST
MONTESSORI

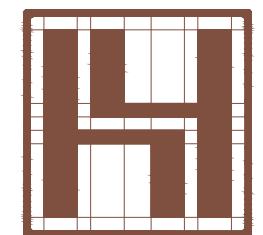
@

BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

SPECIAL USE
APPROVAL APPLICATION

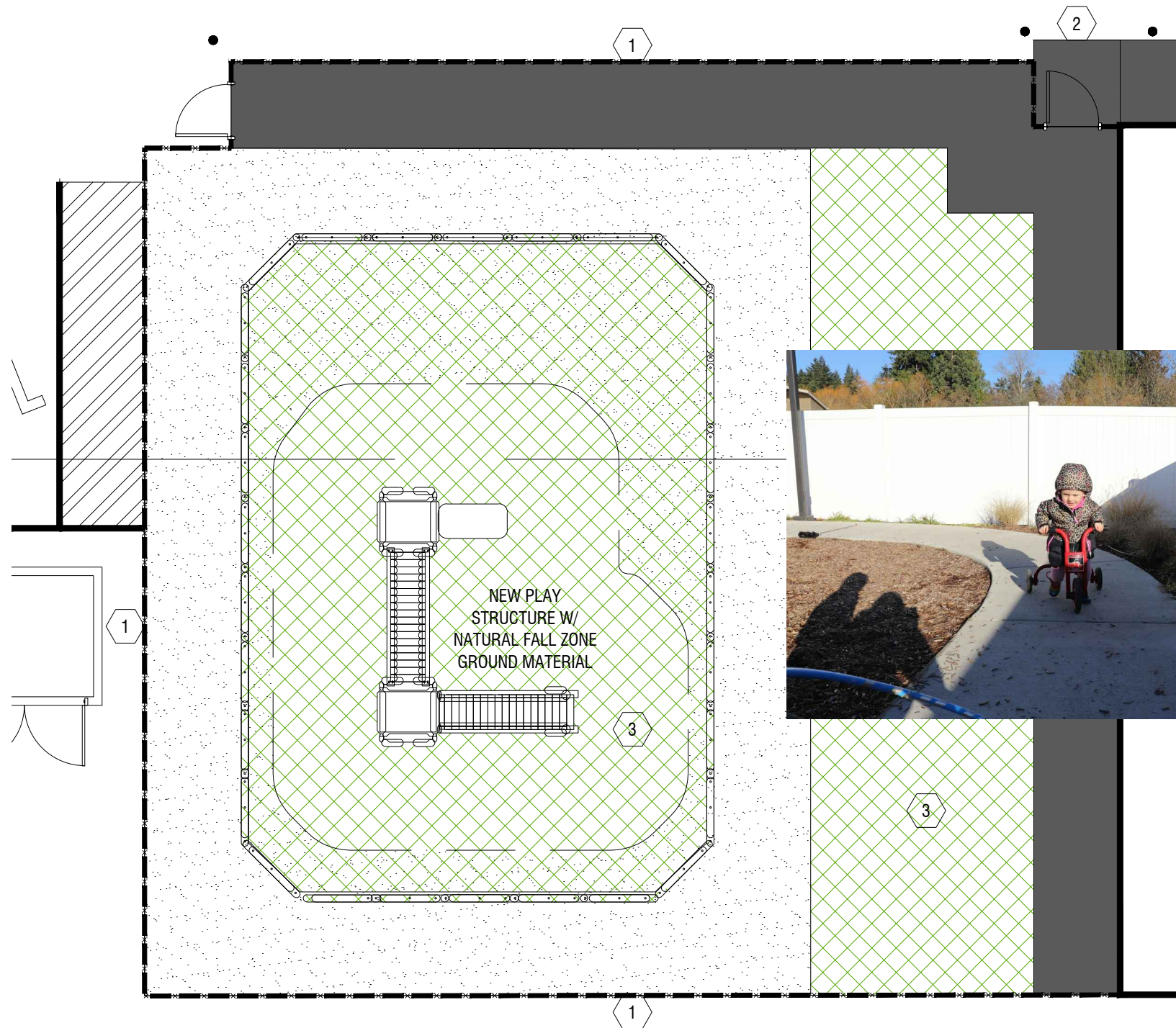
DATE: 09/24/2020
REV: 12/13/2020



HWAIYANG
ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

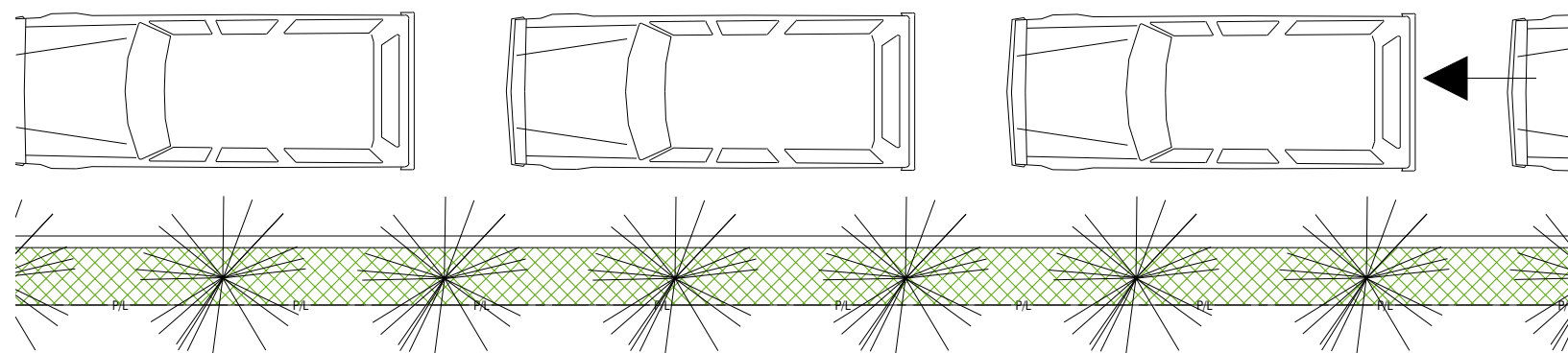
SHEET A1.2

PROPOSED PLAYGROUND



KEYED NOTES: INDICATED BY  SYMBOL

1. NEW 6'-0" HIGH WHITE VINYL FENCE TO ENCLOSE PLAYGROUND.
2. EXTEND EXISTING SIDEWALK FOR NEW DROP OFF AREA AND HC ACCESS.
3. PLAYGROUND AREA W/GREEN AREA, MULCH AND TRIKE LOOP.





GUIDEPOST
MONTESSORI

@

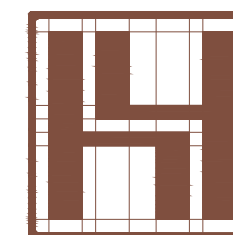
BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

SPECIAL USE
APPROVAL APPLICATION

DATE: 09/24/2020

REV: 12/13/2020

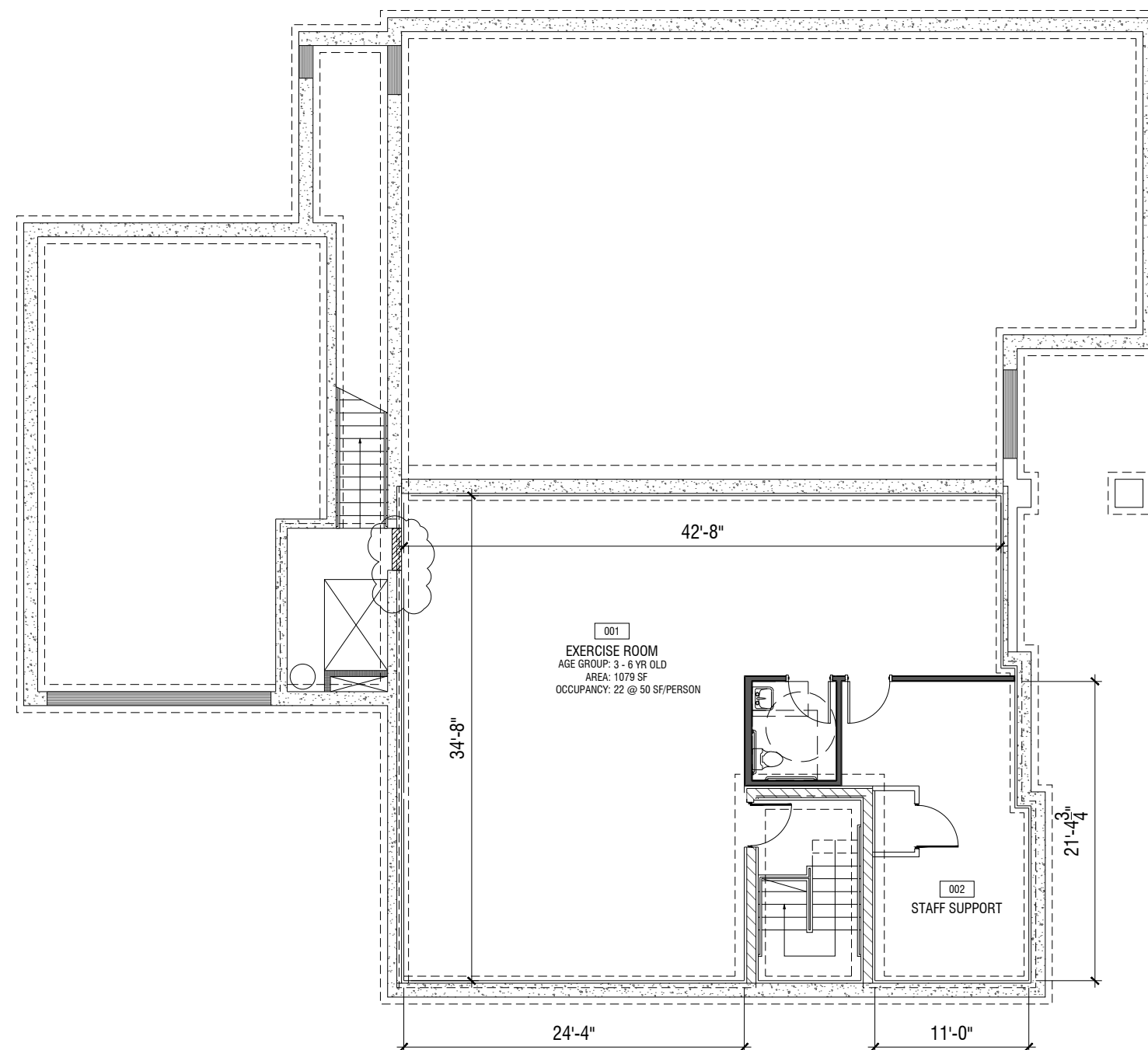


HWAIYANG

ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

SHEET A2

PROPOSED FLOOR PLAN



BASEMENT
FLOOR PLAN

SCALE: $\frac{3}{32}$ " = 1'-0"



GUIDEPOST MONTESSORI

@

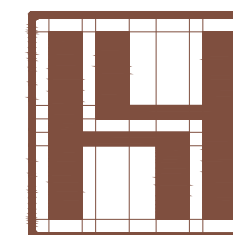
BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

SPECIAL USE
APPROVAL APPLICATION

DATE: 09/24/2020

REV: 12/13/2020

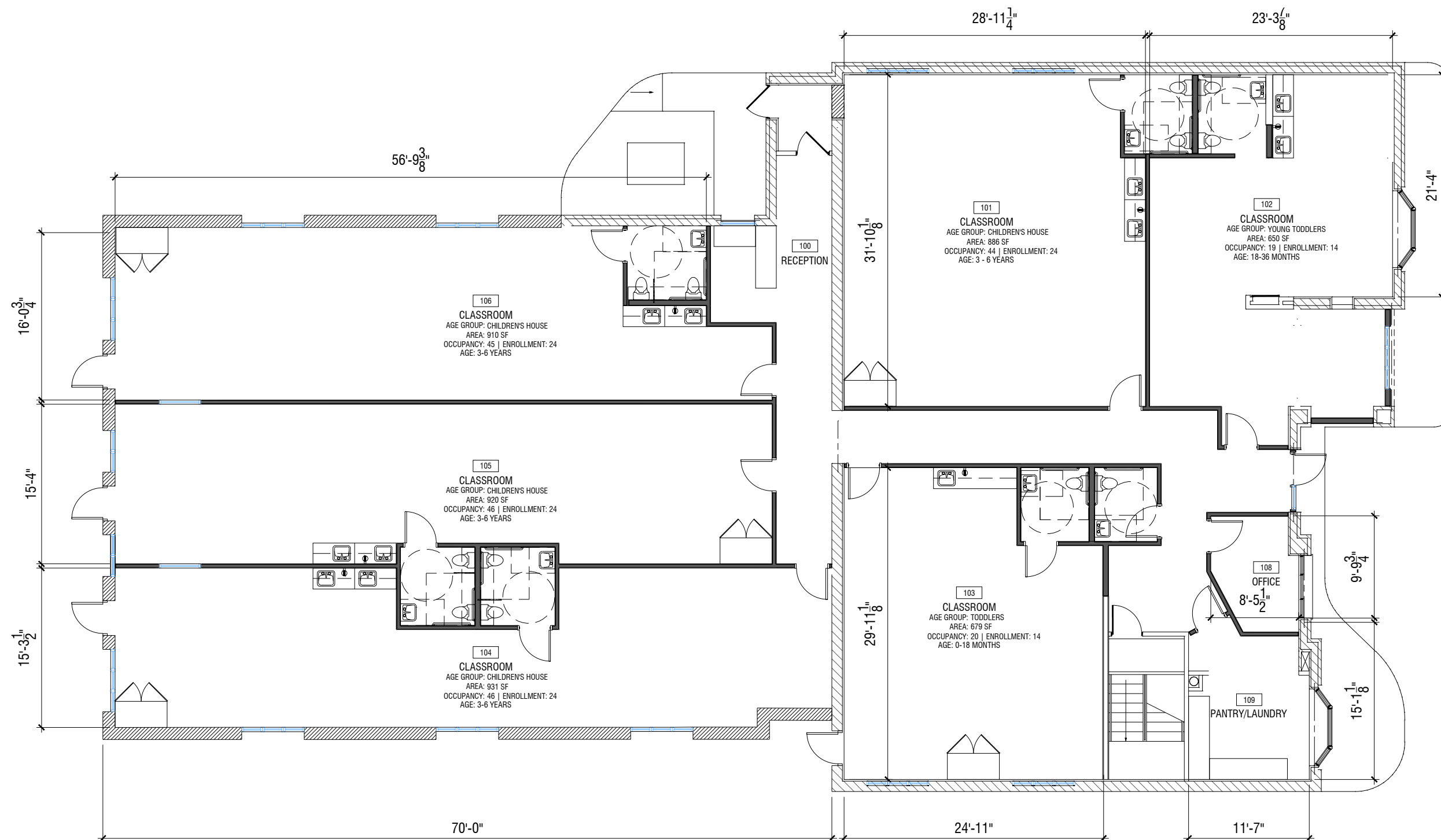


HWAIYANG

ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

SHEET A3

PROPOSED FLOOR PLAN



FLOOR PLAN

SCALE: $\frac{3}{32}$ " = 1'-0"



KEYED NOTES: INDICATED BY  SYMBOL

- 1. BRICK & MASONRY DETAILING TO MATCH EXISTING
- 2. ARCHITECTURAL ASPHALT SHINGLE ROOF
- 3. WINDOWS TO MATCH EXISTING
- 4. DOORS TO MATCH EXISTING



EAST ELEVATION

SCALE : $\frac{3}{32}$ " = 1' - 0 "



**GUIDEPOST
MONTESSORI**

@

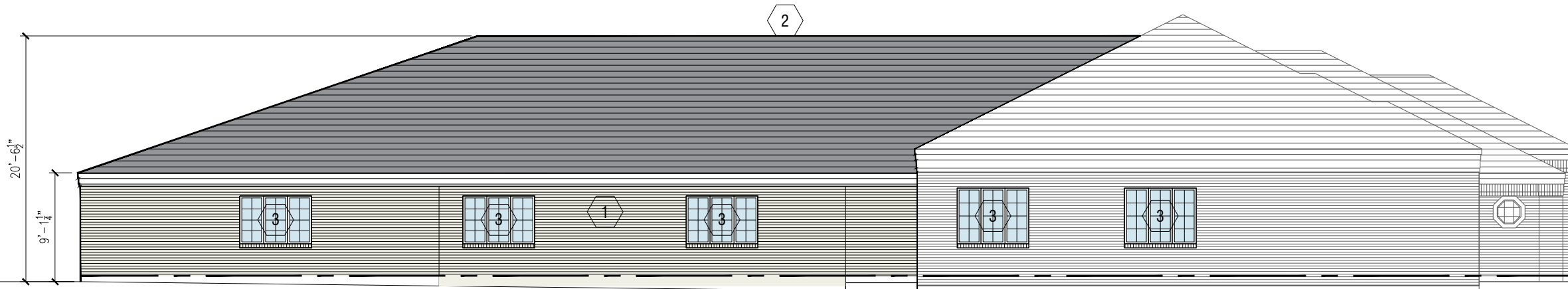
BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

**SPECIAL USE
APPROVAL APPLICATION**

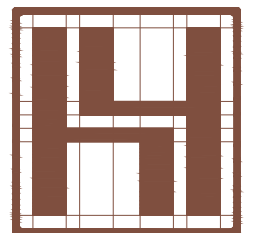
DATE: 09/24/2020

REV: 12/13/2020



SOUTH ELEVATION

SCALE : $\frac{3}{32}$ " = 1' - 0 "



**HWAIYANG
ARCHITECTS**
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

SHEET A4

PROPOSED ELEVATION

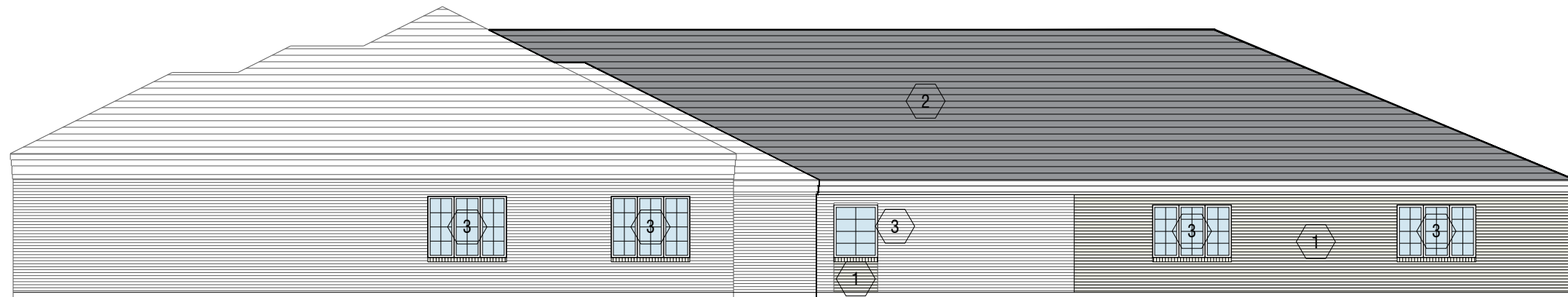
KEYED NOTES: INDICATED BY  SYMBOL

- 1. BRICK & MASONRY DETAILING TO MATCH EXISTING
- 2. ARCHITECTURAL ASPHALT SHINGLE ROOF
- 3. WINDOWS TO MATCH EXISTING
- 4. DOORS TO MATCH EXISTING



WEST ELEVATION

SCALE : $\frac{3}{32}$ " = 1' - 0 "



NORTH ELEVATION

SCALE : $\frac{3}{32}$ " = 1' - 0 "



**GUIDEPOST
MONTESSORI**

@

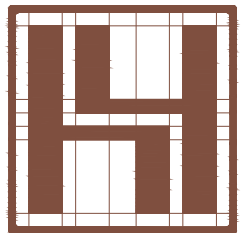
BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

**SPECIAL USE
APPROVAL APPLICATION**

DATE: 09/24/2020

REV: 12/13/2020



**HWAIYANG
ARCHITECTS**
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

SHEET A5

PROPOSED ELEVATION