

HAMILTON
PARTNERS

W Algonquin Road

ARLINGTON HEIGHTS, IL

CHI16-0313-00
SCHEMATIC DESIGN
01.09.2018

WARE MALCOMB

architecture | planning | interiors | branding | civil



PROJECT DATA:	
BUILDING FOOTPRINT:	331,014 SF
BUILDING USE:	
WAREHOUSE	320,094 SF
OFFICE @ 3%	10,920 SF
PARKING PROVIDED:	
AUTO:	308 STALLS @0.93/1000 SF
TRAILER:	0 STALLS
TRUCK DOCKS:	
DOCK-HIGH DOORS	64
GRADE-LEVEL DOORS	4

Phase 1		
	M-2 District Code Required	Proposed
Setbacks		
North (front)	15'	54.88'
South (rear)	15'	132.47' from existing building to south property line 81.73' between phase 1 and existing building
East (side)	10' or 10% of lot width (whichever is less)	60'
West (side)	10' or 10% of lot width (whichever is less)	56.94'
South (rear - parking areas)	15'	N/A - existing conditions
F.A.R.	2.50 maximum	.38
Building Lot Coverage	No zoning requirement, refer to building code for additional requirements	38.24%
Impervious Surface Coverage	No zoning requirement, refer to building code for additional requirements	81.58%
Building Height	No zoning requirement, refer to building code for additional requirements	39'-0"
Off-street Parking Spaces	77 (new building only)	152 (new building only)

Phase 1 and 2		
	M-2 District Code Required	Proposed
Lot Size	N/A	671,453 SF (15.41 AC)
Lot Width	N/A	441.74'
Setbacks		
North (front)	15'	54.88'
South (rear)	15'	84.18'
East (side)	10' or 10% of lot width (whichever is less)	60'
West (side)	10' or 10% of lot width (whichever is less)	56.94'
South (rear-parking areas)	15'	15.45'
F.A.R.	2.50 maximum	.49
Building Lot Coverage	No zoning requirement, refer to building code for additional requirements	49.30%
Impervious Surface Coverage	No zoning requirement, refer to building code for additional requirements	88.55%
Building Height	No zoning requirement, refer to building code for additional requirements	39'-0"
Off-street Parking Spaces	169	308

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

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KEY NOTES

- 1

PRECAST CONCRETE PANELS WITH REVEALS AND PAINT, TYP.
- 2

CONCRETE PRECAST WITH FORMLINER REVEALS
- 3

STOREFRONT WITH HIGH PERFORMANCE GLAZING SYSTEM
- 4

TRUGRAIN COMPOSITE WOOD SIDING
- 5

POTENTIAL LOCATION FOR TENANT BRANDING
- 6

CLERESTORY WINDOW FOR WAREHOUSE

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SCHEME 06

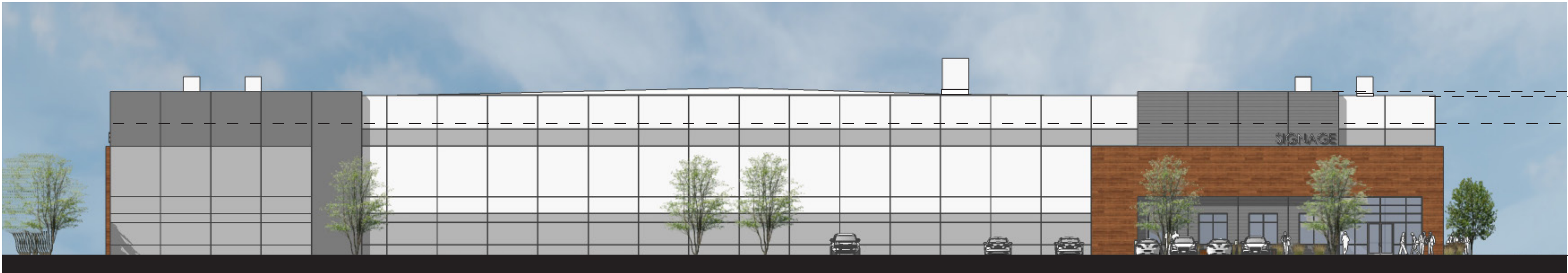
Northwest Perspective

W ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL

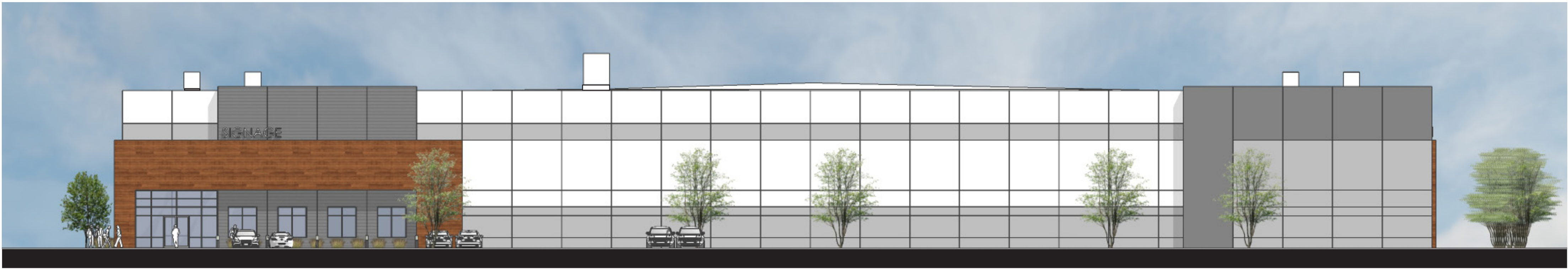
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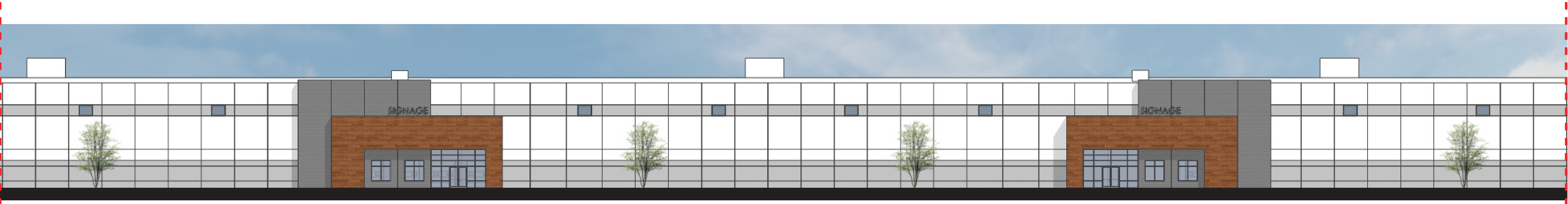
SHEET
2



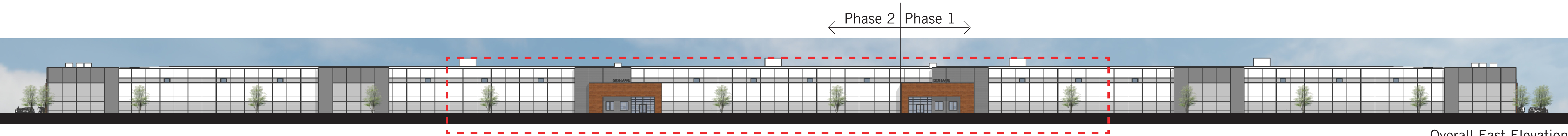
North Elevation



South Elevation



Partial East Elevation

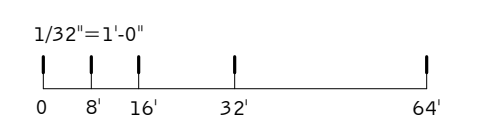
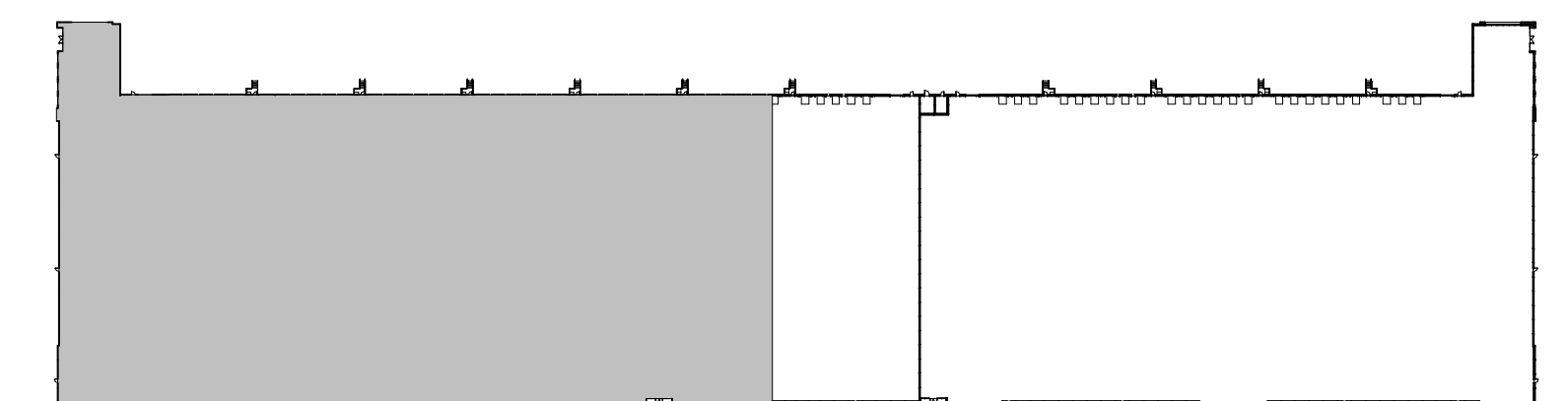
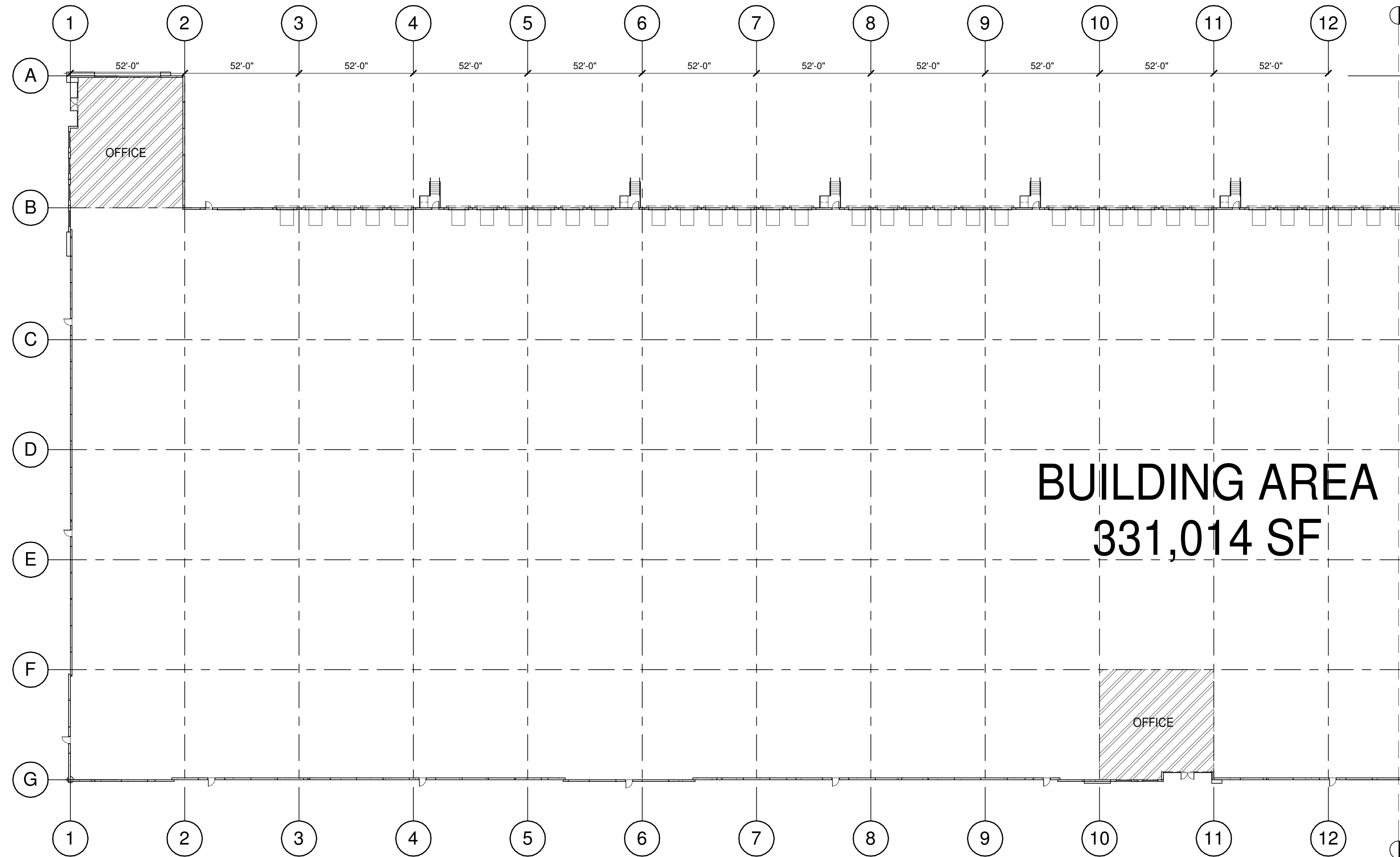


Overall East Elevation



West Elevation

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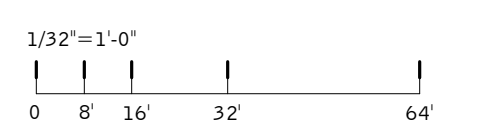
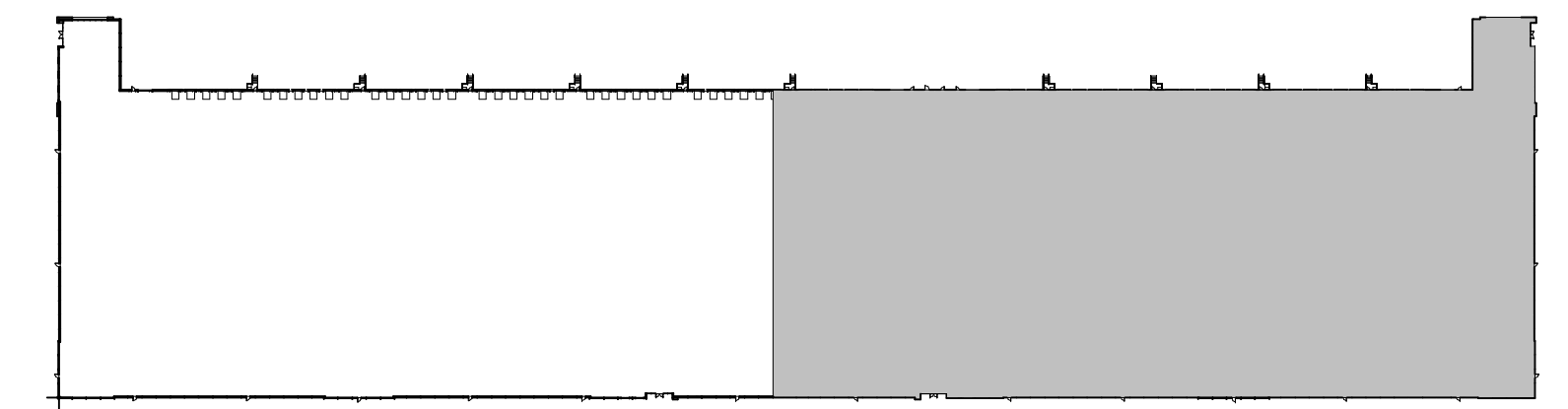
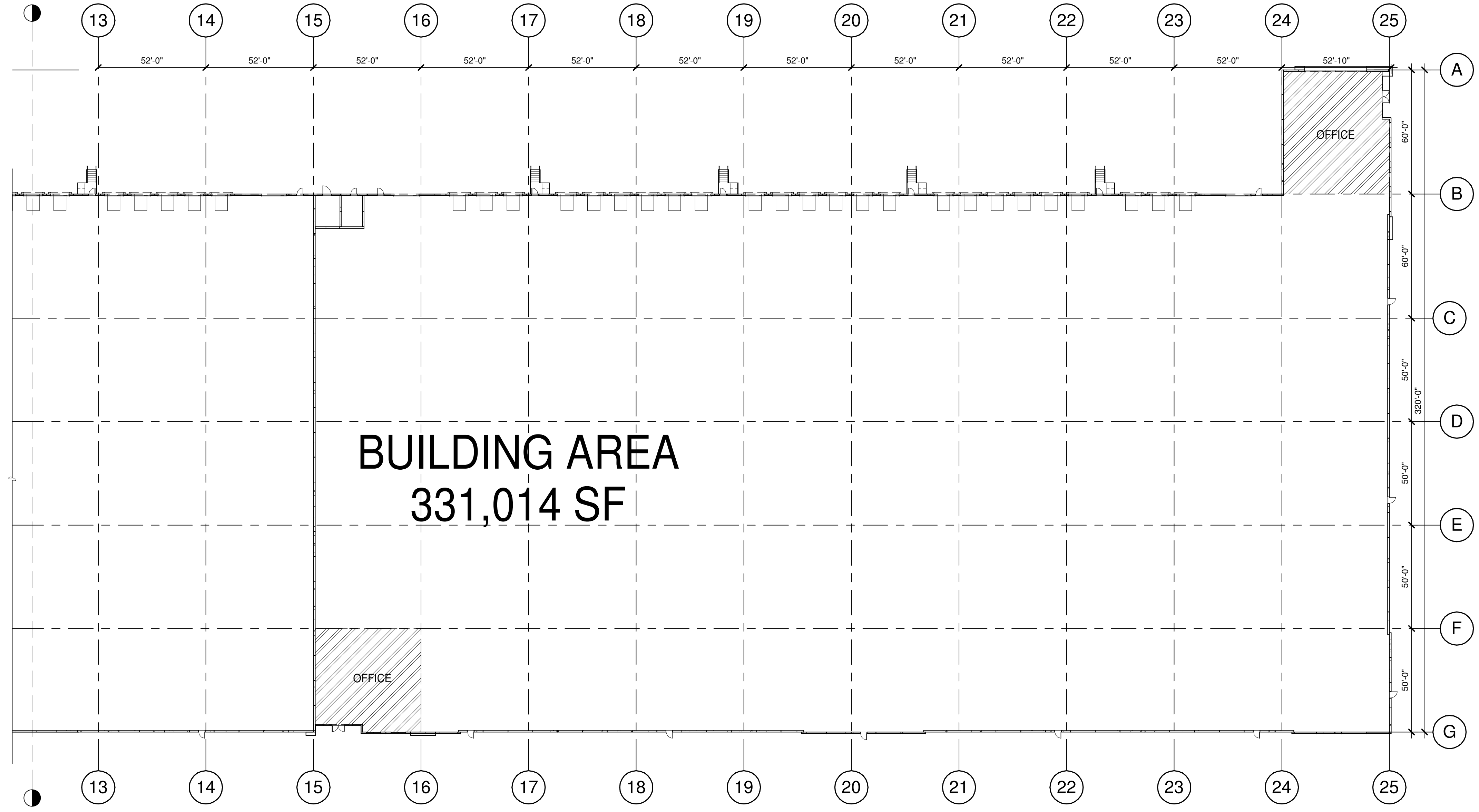
PROPOSED PARTIAL FLOOR PLAN

W ALGONQUIN ROAD
703-723 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

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CH116-0313-00
12/06/17

SHEET
1a



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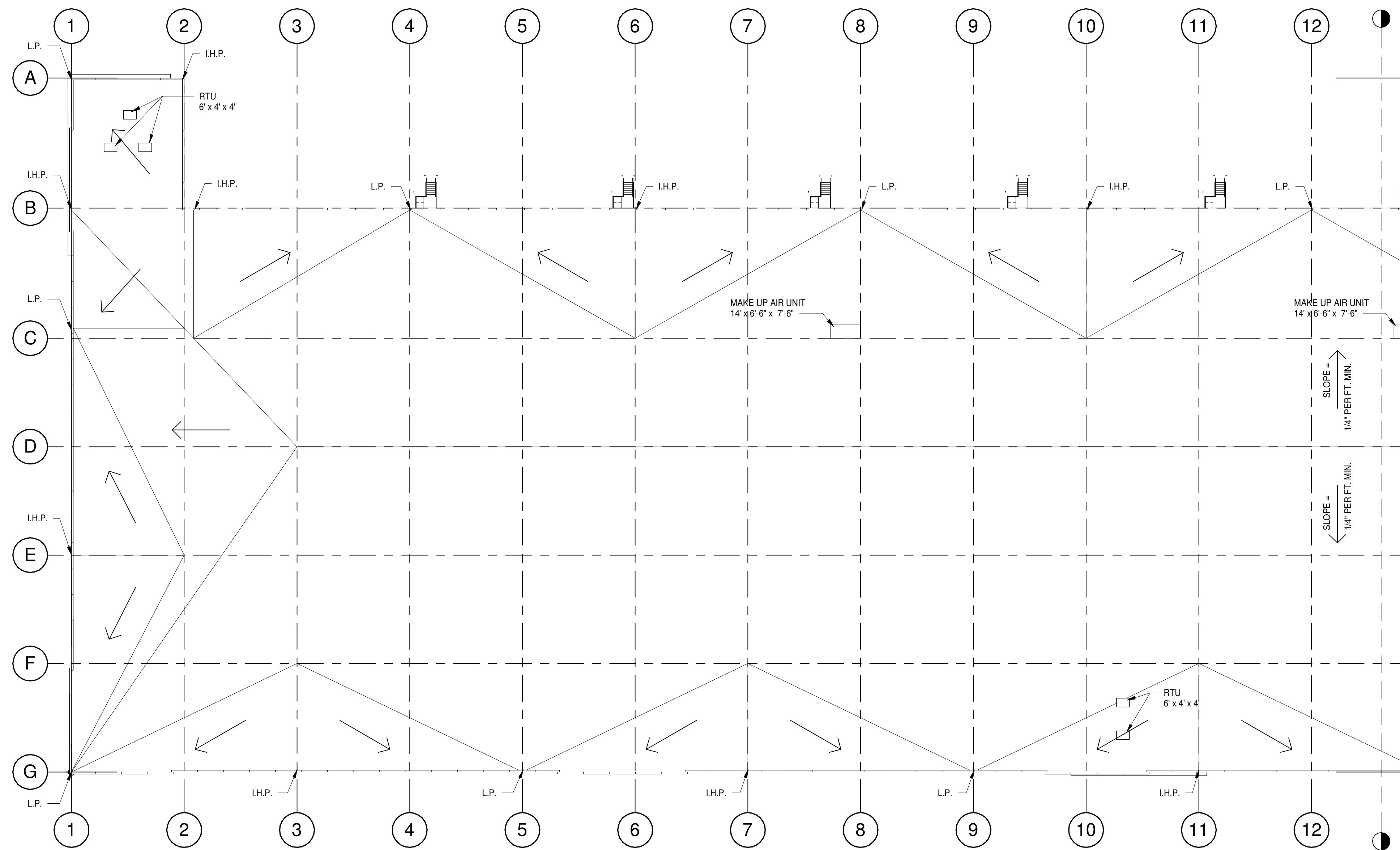
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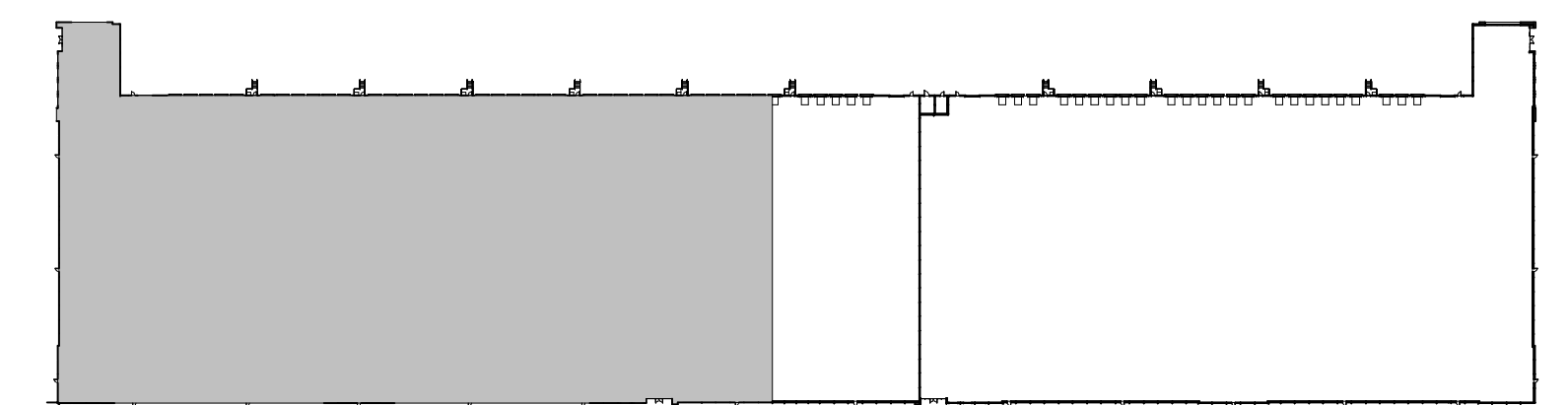
CH116-0313-00
12/06/17

SHEET
1b



ROOF ELEVATION KEY

RIDGE/HIGH POINT: 39'-10"
 INTERMEDIATE HIGH POINT: 37'-8"
 LOW POINT: 36'-8"



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PROPOSED PARTIAL ROOF PLAN

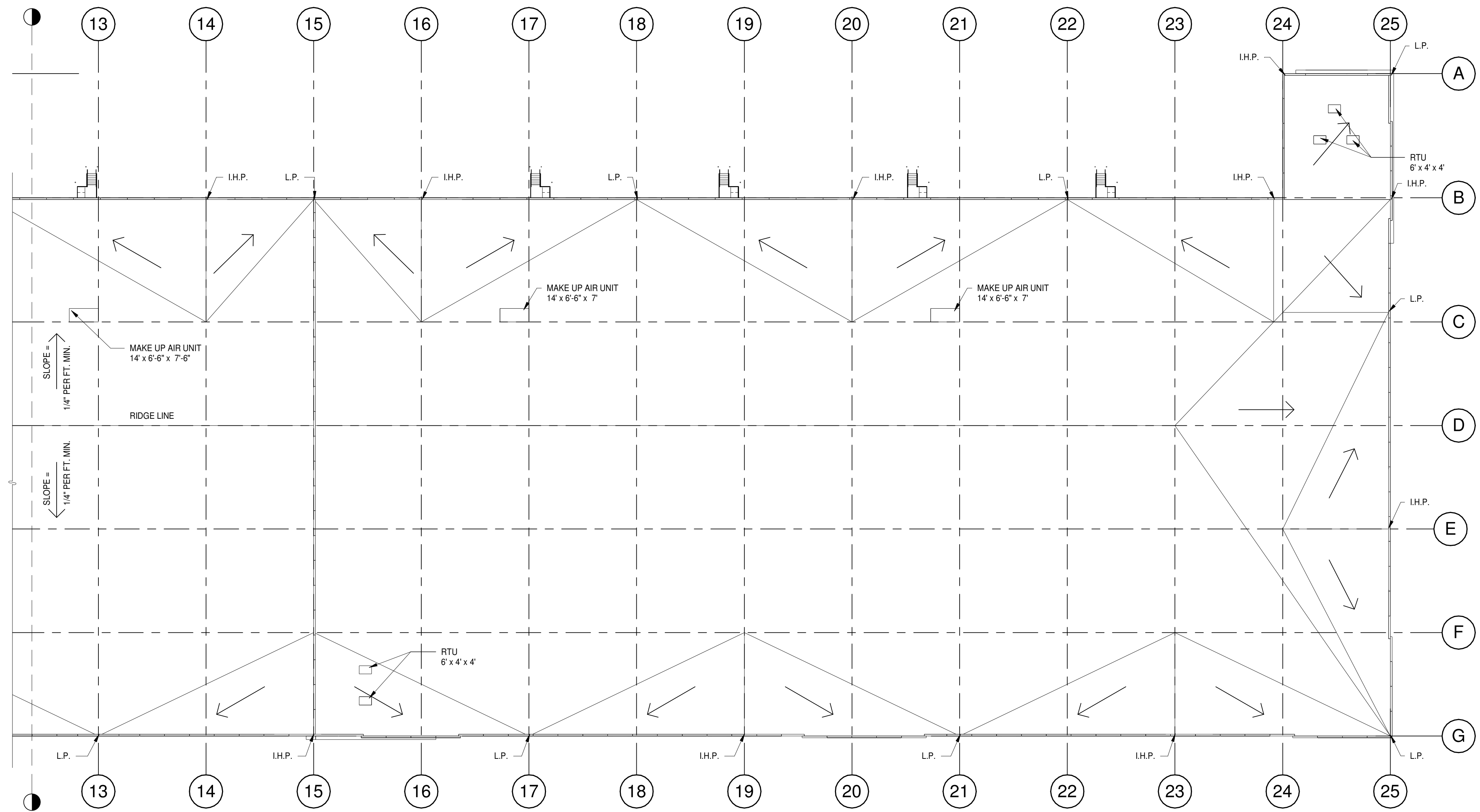
W ALGONQUIN ROAD
 703-723 W. ALGONQUIN RD.
 ARLINGTON HEIGHTS, IL

1/32"=1'-0"
 0 8' 16' 32' 64'



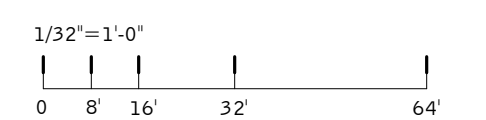
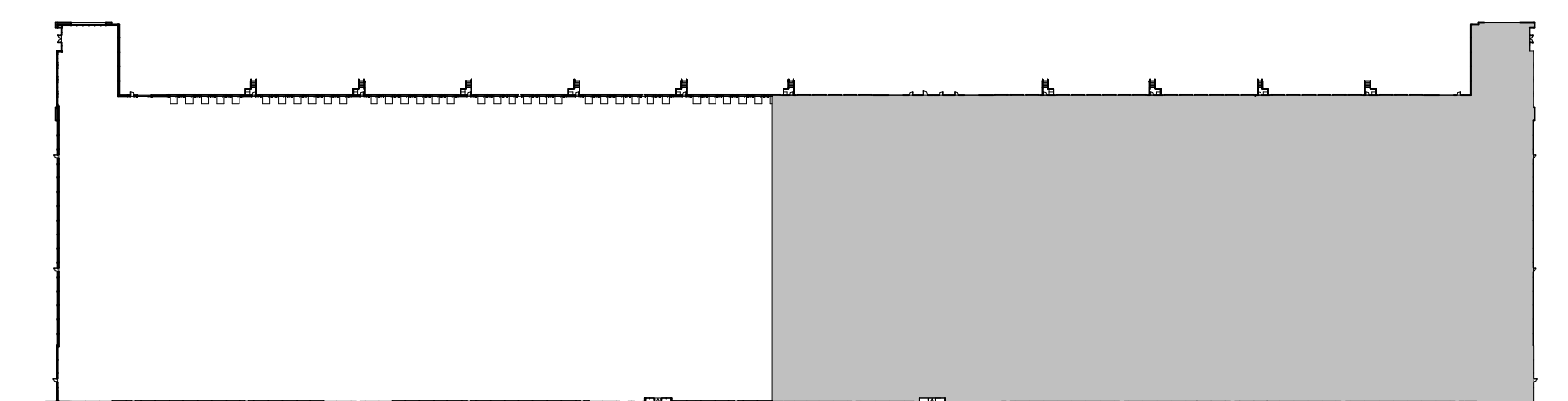
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CHI16-0313-00 SHEET
 12/06/17 2a



ROOF ELEVATION KEY

RIDGE/HIGH POINT: 39'-10"
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 LOW POINT: 36'-8"



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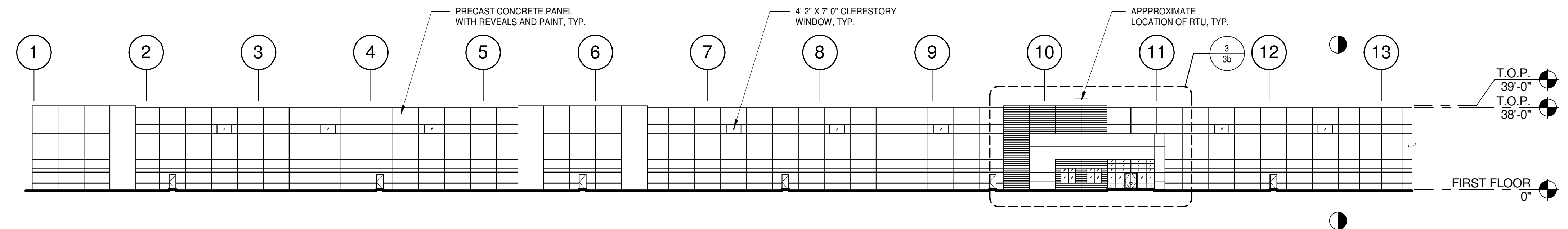
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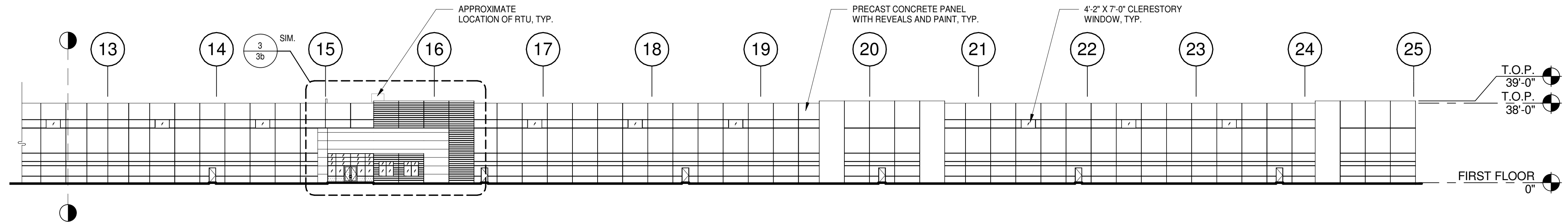
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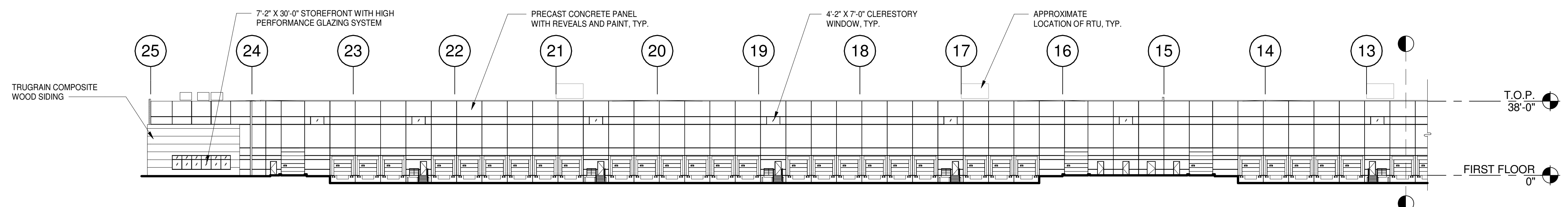
SHEET
2b



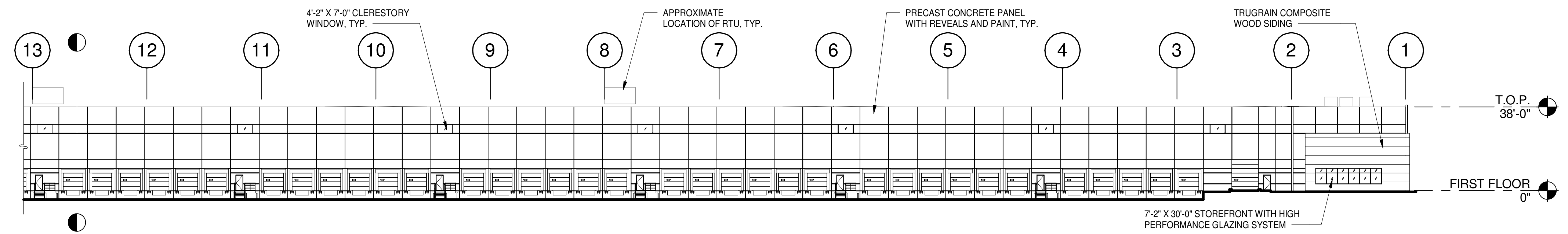
PARTIAL EAST EXTERIOR ELEVATION 1
SCALE: 1/32" = 1'-0"



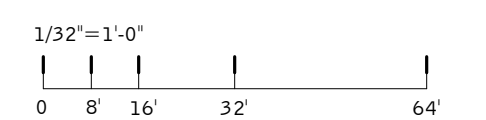
PARTIAL EAST EXTERIOR ELEVATION 2
SCALE: 1/32" = 1'-0"

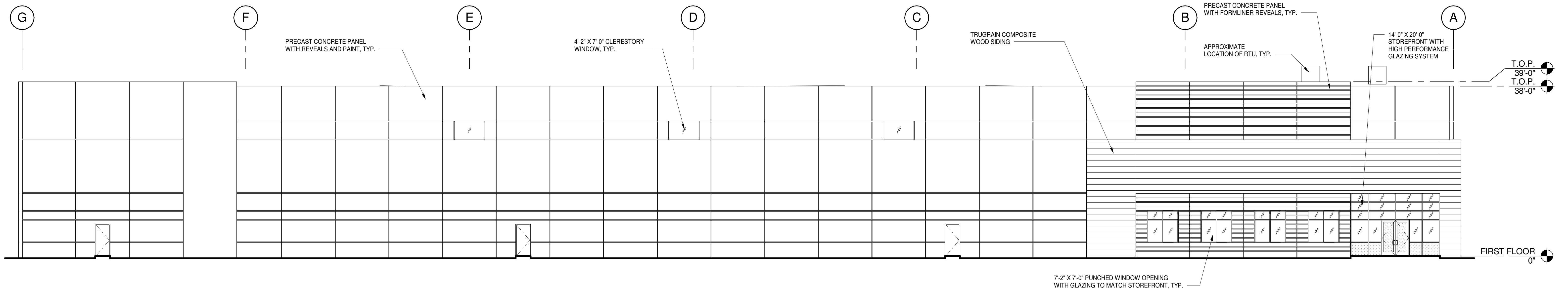


PARTIAL WEST EXTERIOR ELEVATION 3
SCALE: 1/32" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 4
SCALE: 1/32" = 1'-0"

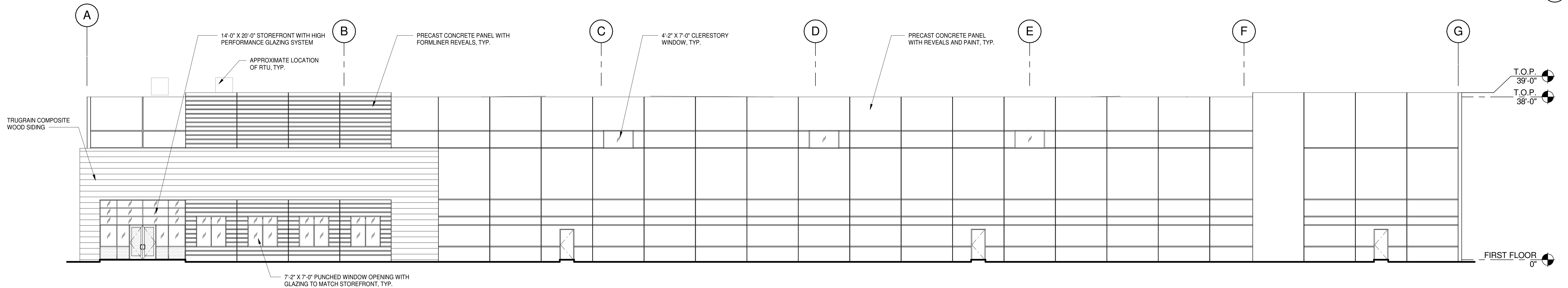




NORTH EXTERIOR ELEVATION

1

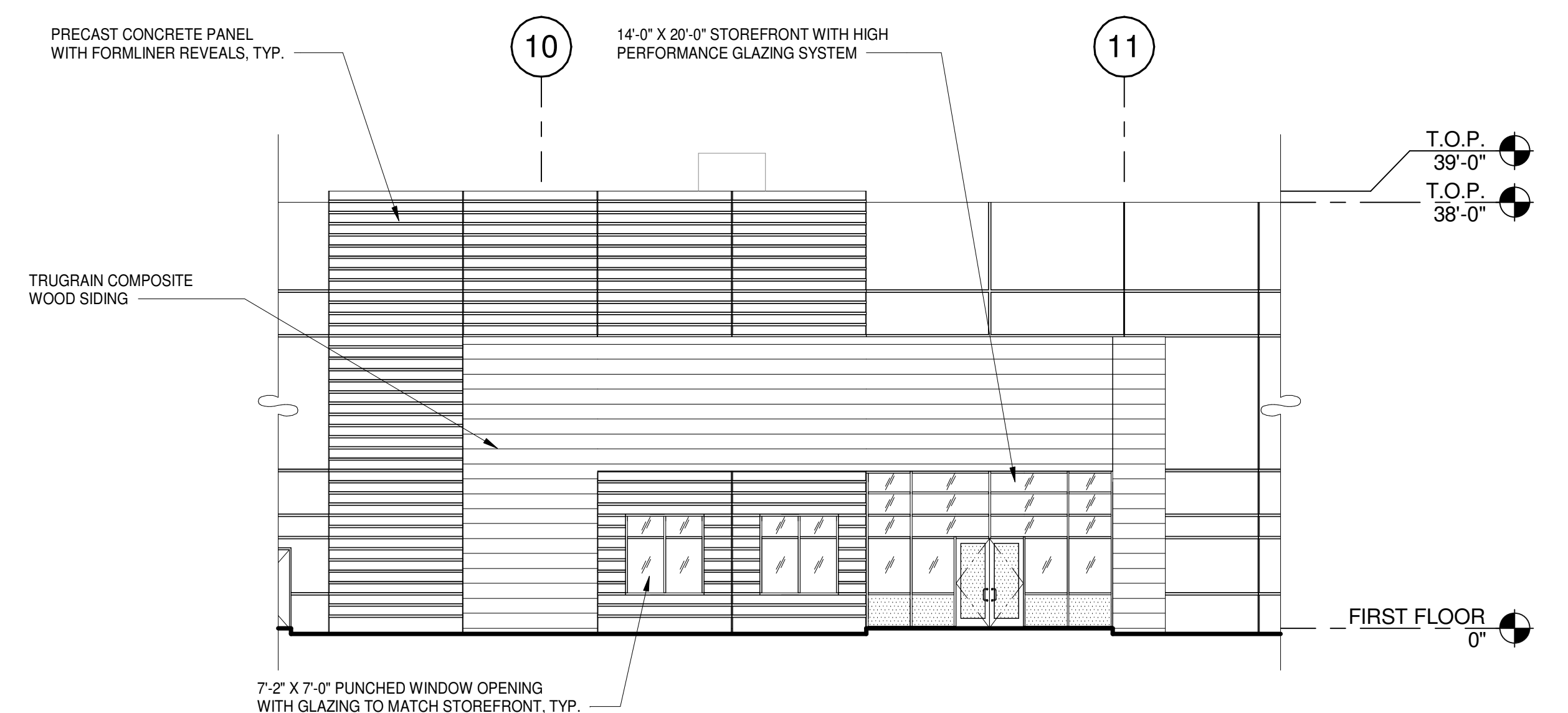
SCALE: 3/32" = 1'-0"



SOUTH EXTERIOR ELEVATION

2

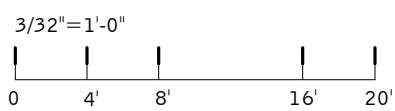
SCALE: 3/32" = 1'-0"

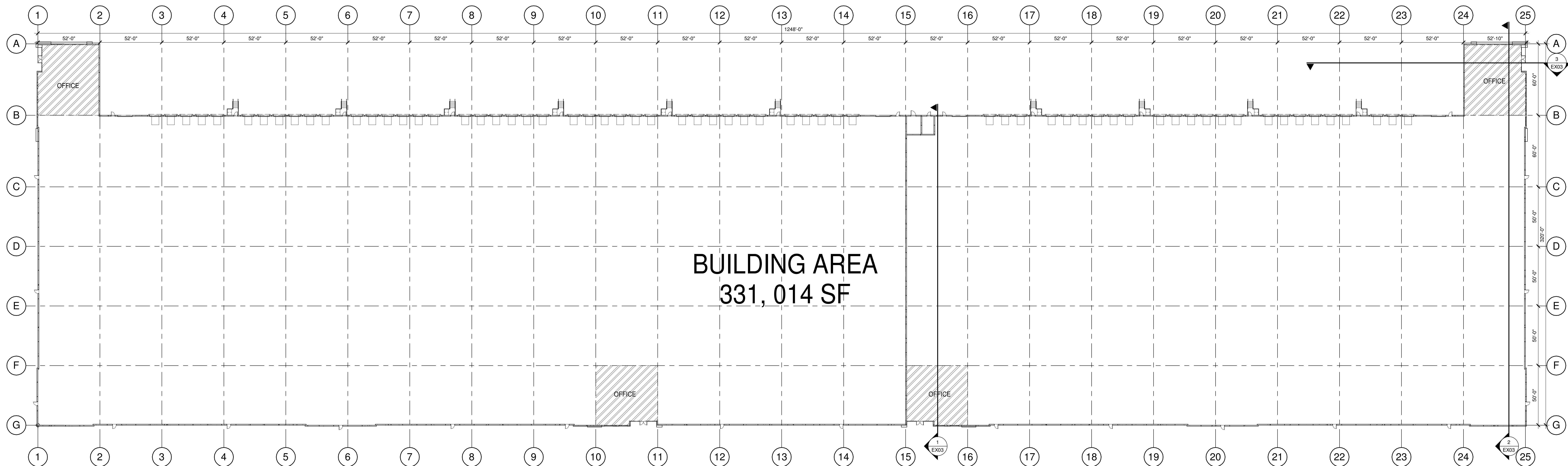


EAST ENLARGED ENTRY ELEVATION

3

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





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FLOOR PLAN
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1/32"=1'-0"
0 8' 16' 32' 64'

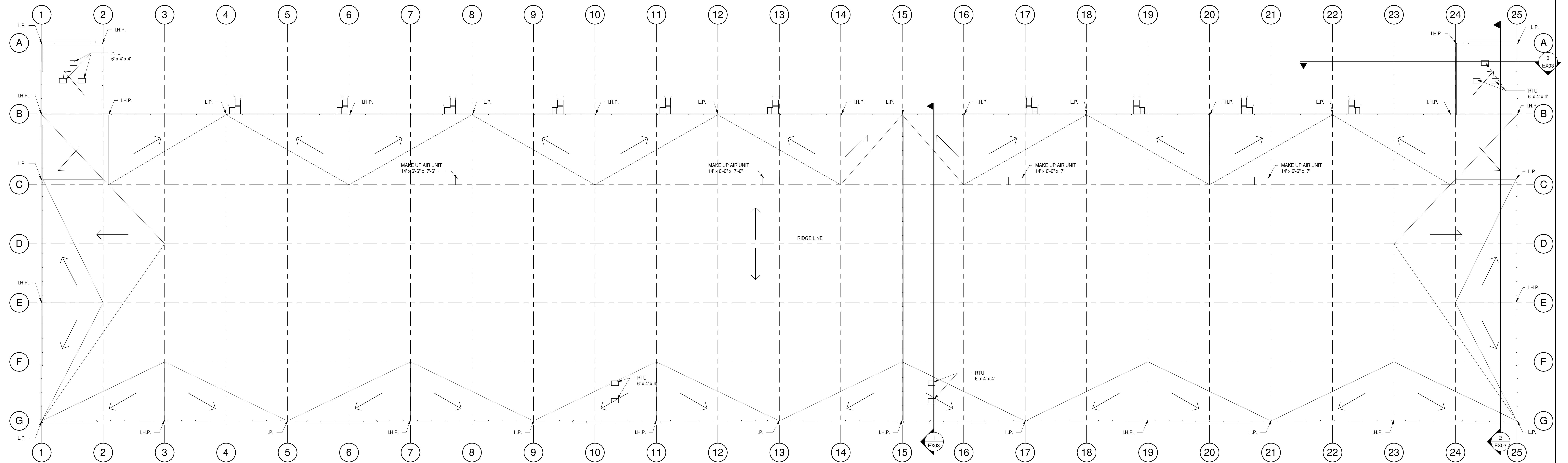


NORTH

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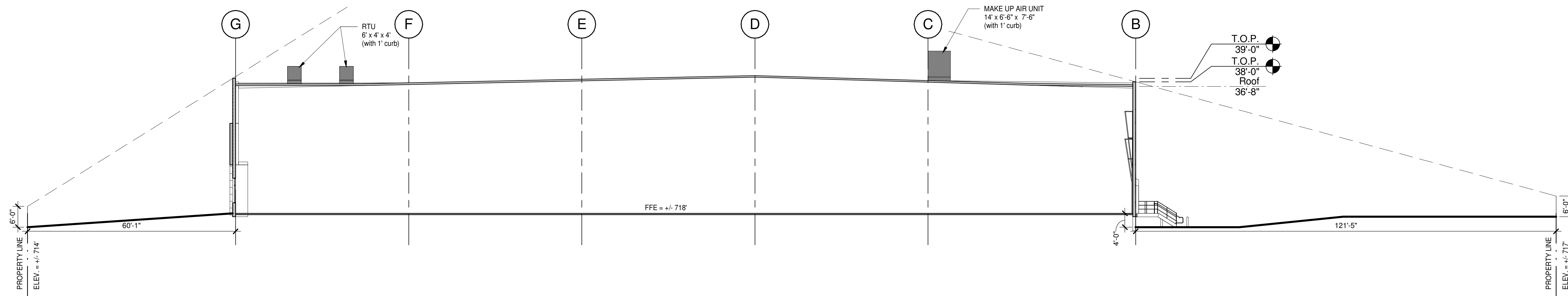
SHEET
EX01



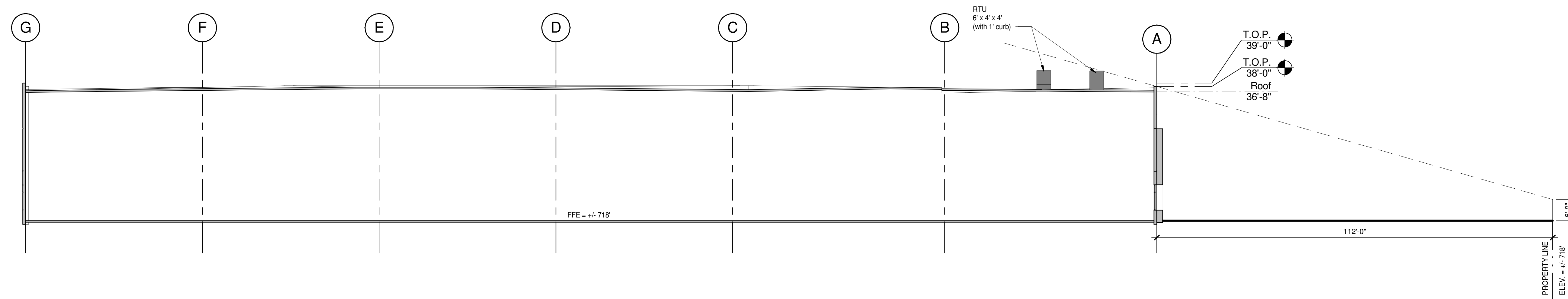
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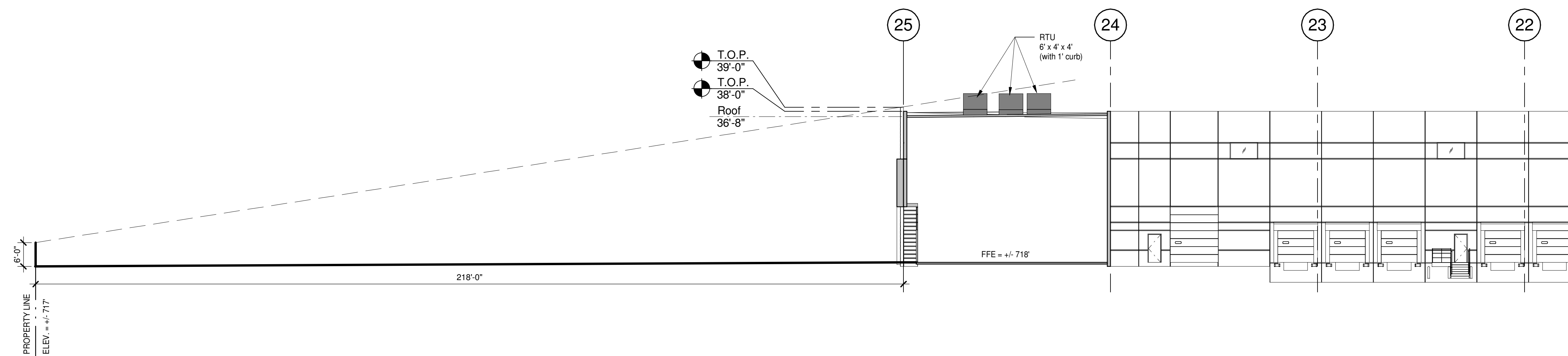
WARE MALCOMB
CHI16-0313-00
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SHEET
EX02



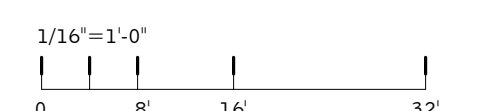
SECTION 1
SCALE: 1/16" = 1'-0"

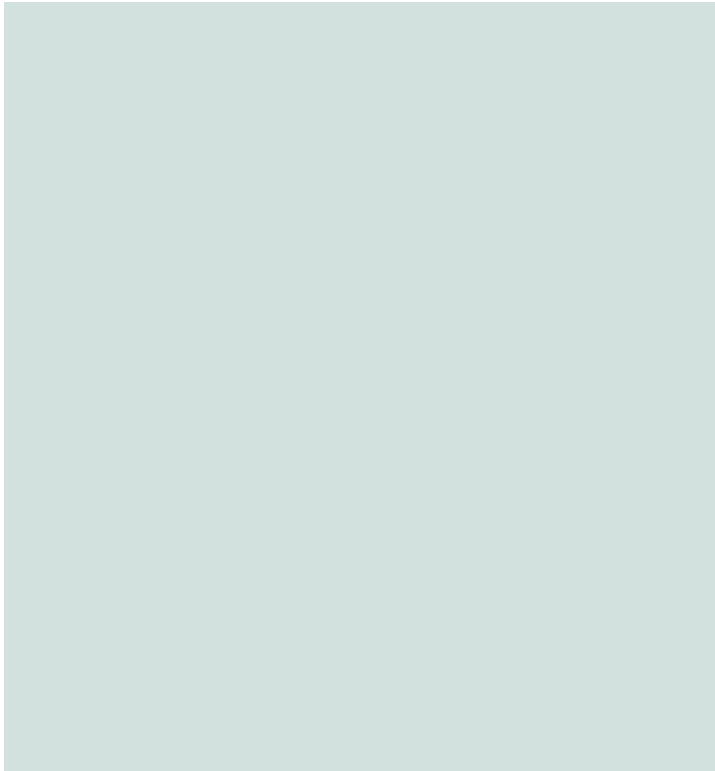


SECTION 2
SCALE: 1/16" = 1'-0"



SECTION 3
SCALE: 1/16" = 1'-0"

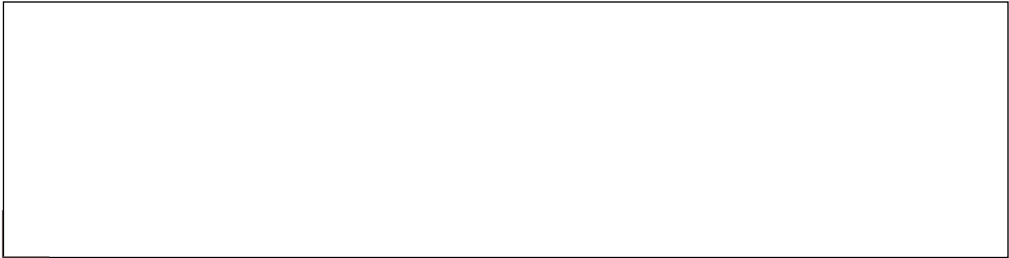




C Glazing



B Composite Wood Siding



A1 Paint for Precast Panel - White



A2 Paint for Precast Panel - Medium Grey



A3 Paint for Precast Panel - Dark Grey



D Aluminum Storefront Framing