

W ALGONGUIN RD

ARLINGTON HEIGHTS, ILLINOIS

CONCEPTUAL DESIGN
CHI20-0114-00
`02.09.2021



PROJECT DATA:			DEVELOPMENT STANDARDS:	
SITE AREA:	GROSS:		ZONING:	M-2
		15.41 AC 671,453 SF	MAX. F.A.R.:	2.50
DETENTION:	@ 3%		BUILDING SETBACKS:	
	NET:	22,964 SF 14.89 AC 648,489 SF	FRONT:	15 FT
BUILDING AREA:	EXISTING BUILDING (PH 1)		SIDE:	10 FT
	PROPOSED EXPANSION (PH 2)		REAR:	15 FT
	TOTAL FOOTPRINT:		OFF-STREET PARKING:	
	138,650 SF 54,080 SF 192,730 SF		WIDTH:	9 FT
TENANT DATA:	EXISTING VACANT AREA:		LENGTH:	18 FT
	PROPOSED EXPANSION:		VERTICAL:	7 FT
	TOTAL TENANT AREA:		DRIVE AISLE:	24 FT
	107,586 SF		OVERHANG:	1.5 FT
	REQ. ACCESSIBLE		REQ. PARKING RATIO BY USE:	
	12'X65' - TRAILER STALLS		WAREHOUSE:	1/2 EMP
▲ 48" HIGH TRUCK DOCK DOORS	11		OFFICE:	1/300 SF
	● 28" HIGH VAN LOADING DOORS		NOTES:	
	○ GRADE-LEVEL DOORS		1 OR 30%, WHICHEVER IS LESS	
	TOTAL AUTO PARKING		190 STALLS	
			@1.77/1000 SF	
			6 STALLS	
			97 STALLS	
			73 STALLS	



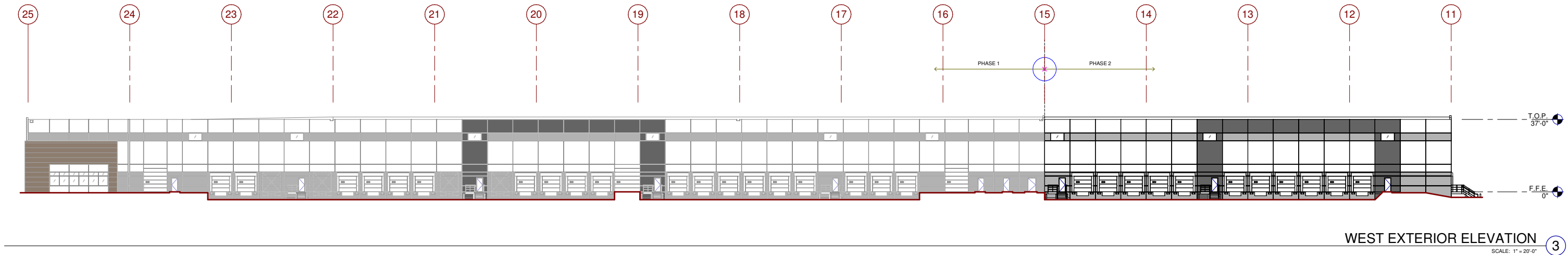
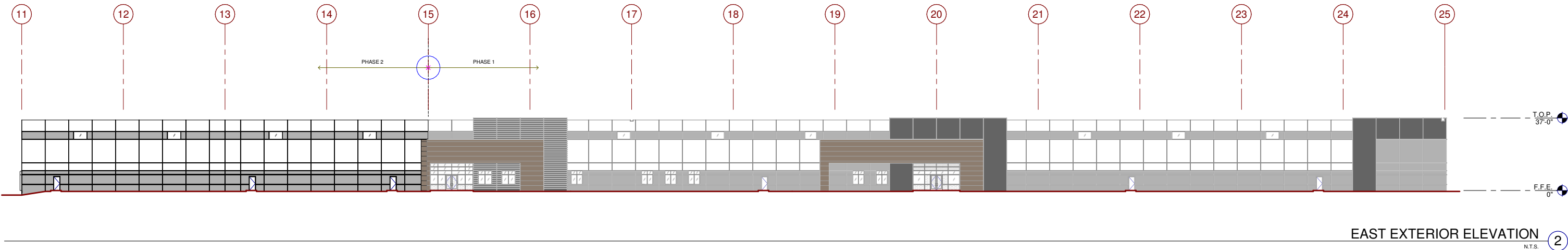
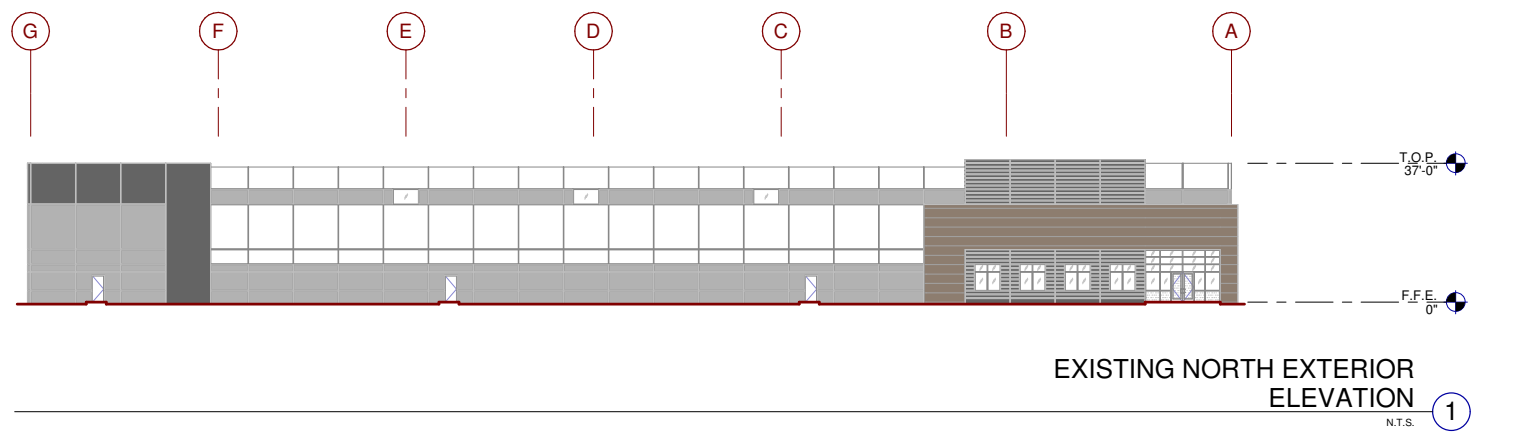
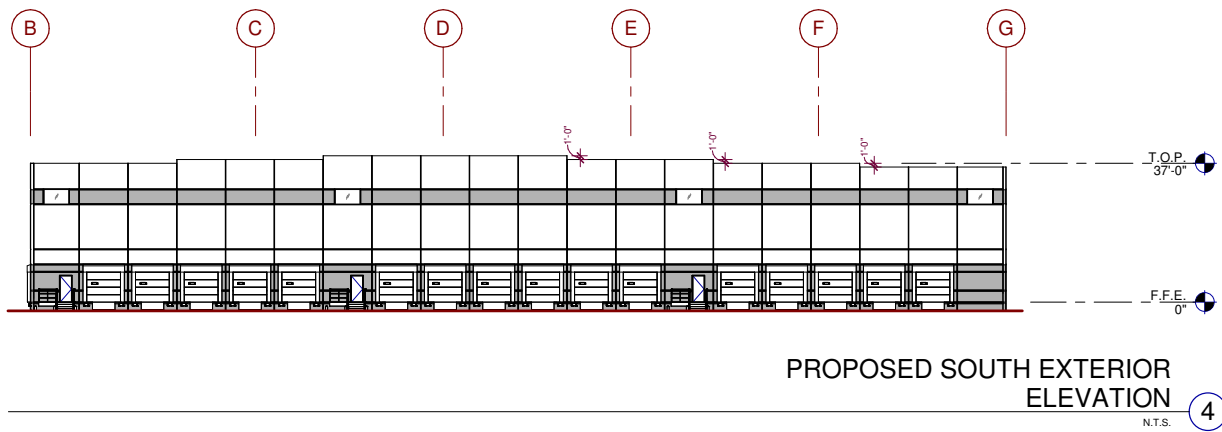
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

Boundary Source:
GIS MAP & AERIAL IMAGE



SOUTHEAST PERSPECTIVE



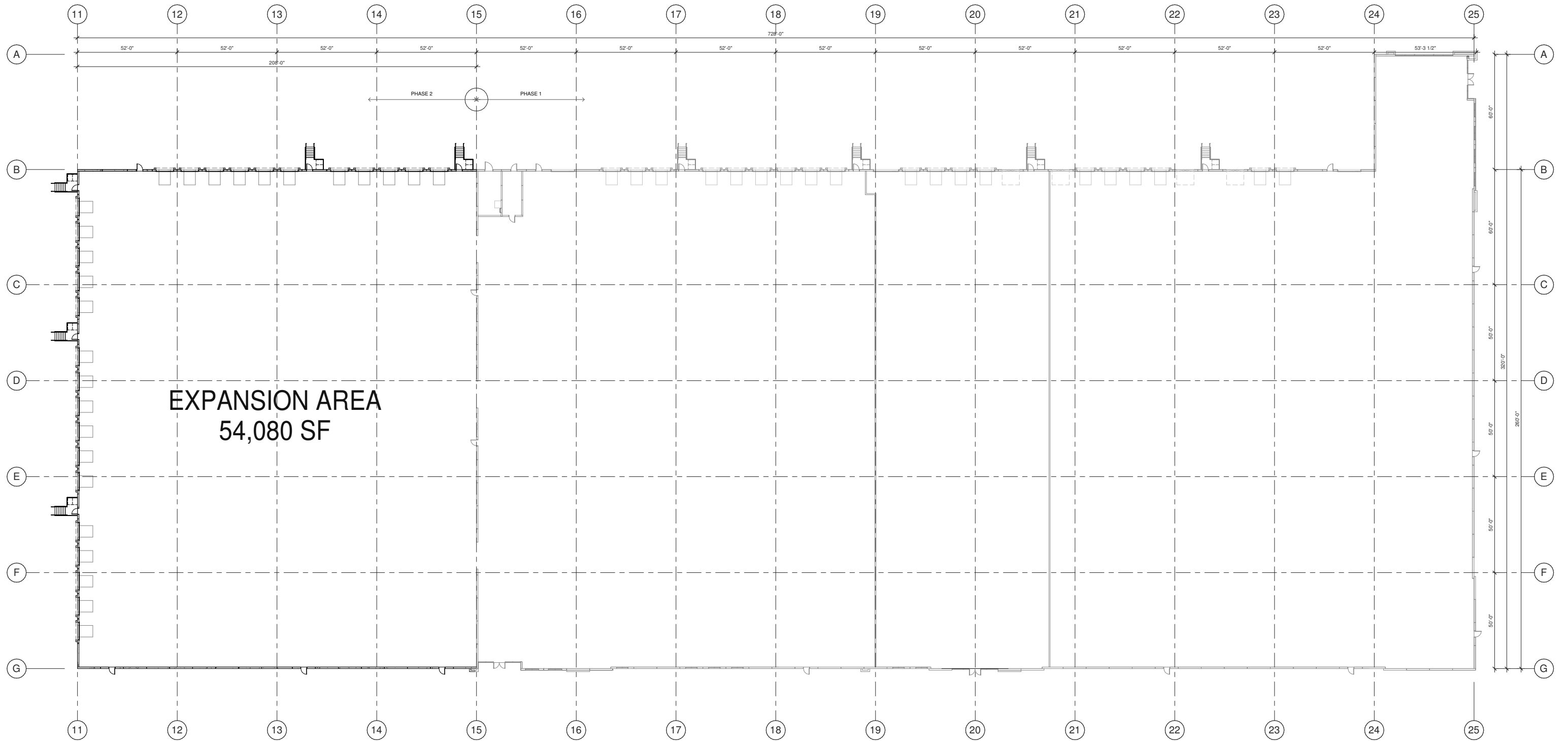
LEGEND

EXISTING PAINT TO REMAIN:

- BASE COLOR: BENJAMIN MOORE, BM 2112-70, AMERICAN WHITE
- SECONDARY COLOR: BENJAMIN MOORE, BM 2112-50, STORMY MONDAY
- ACCENT COLOR: BENJAMIN MOORE, BM 2124-20, TROUT GRAY

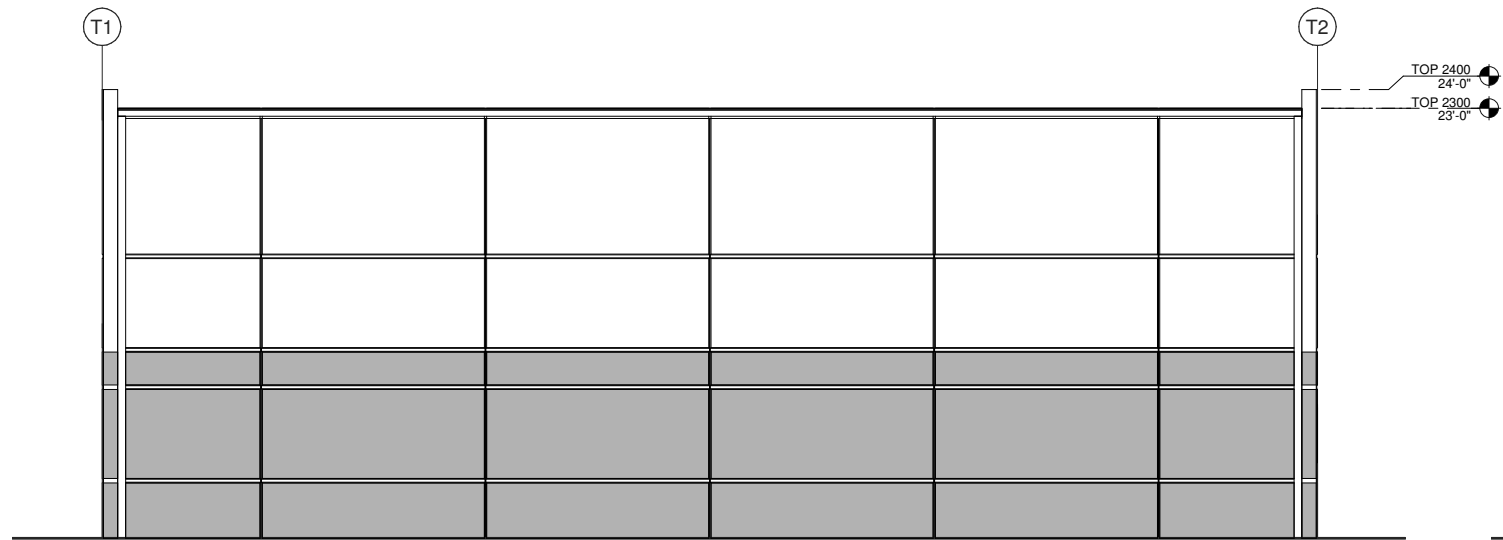
SIDING (TO MATCH EXISTING):

- TRU-GRAIN COMPOSITE SIDING: 6" PLANKS, STAIN COLOR MAHAGONY C64



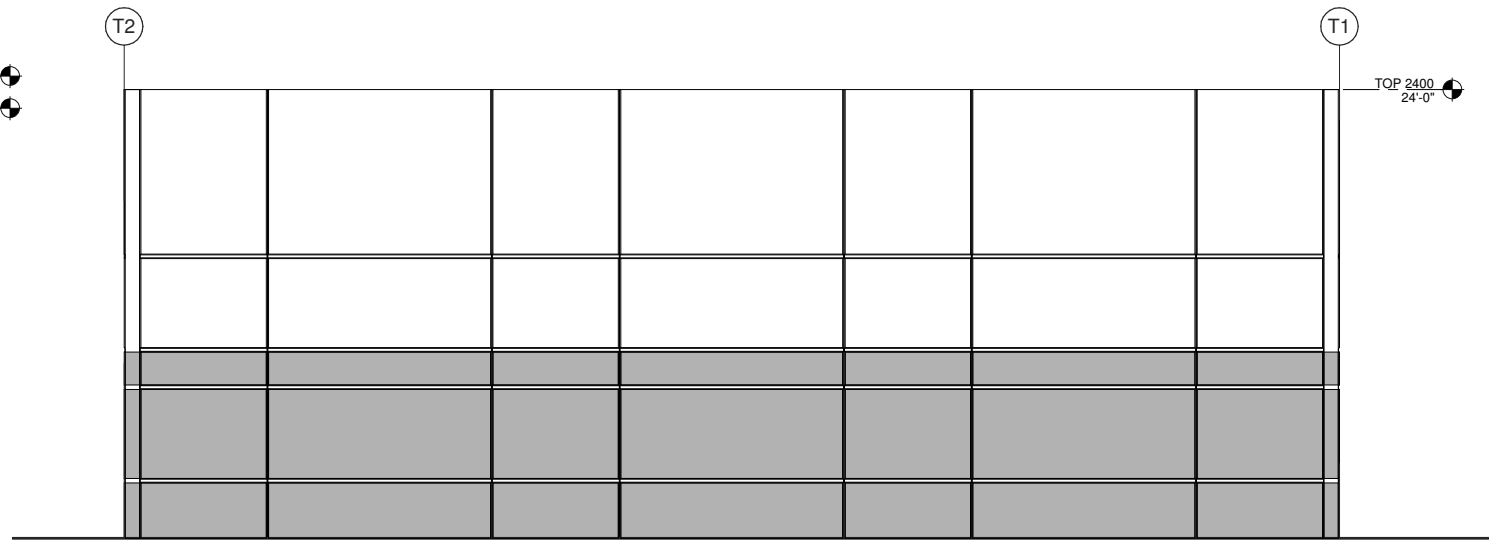


NORTHWEST TRUCK MAINTENANCE PERSPECTIVE



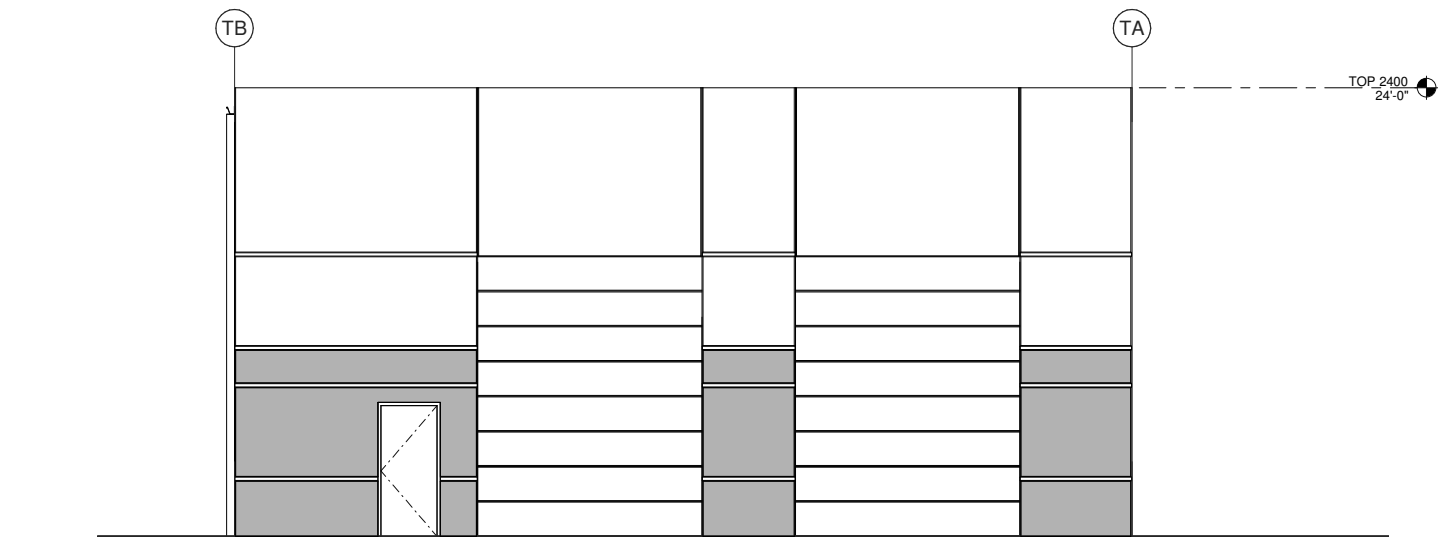
EAST ELEVATION
SCALE: 1/4" = 1'-0"

3



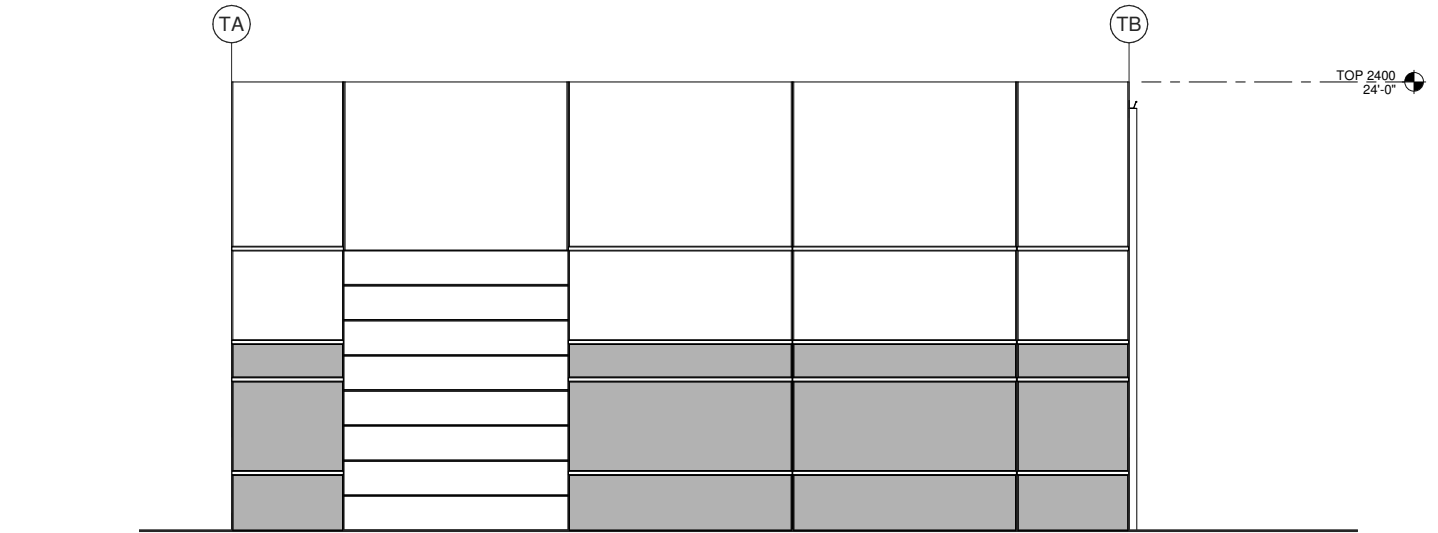
WEST ELEVATION
SCALE: 1/4" = 1'-0"

2



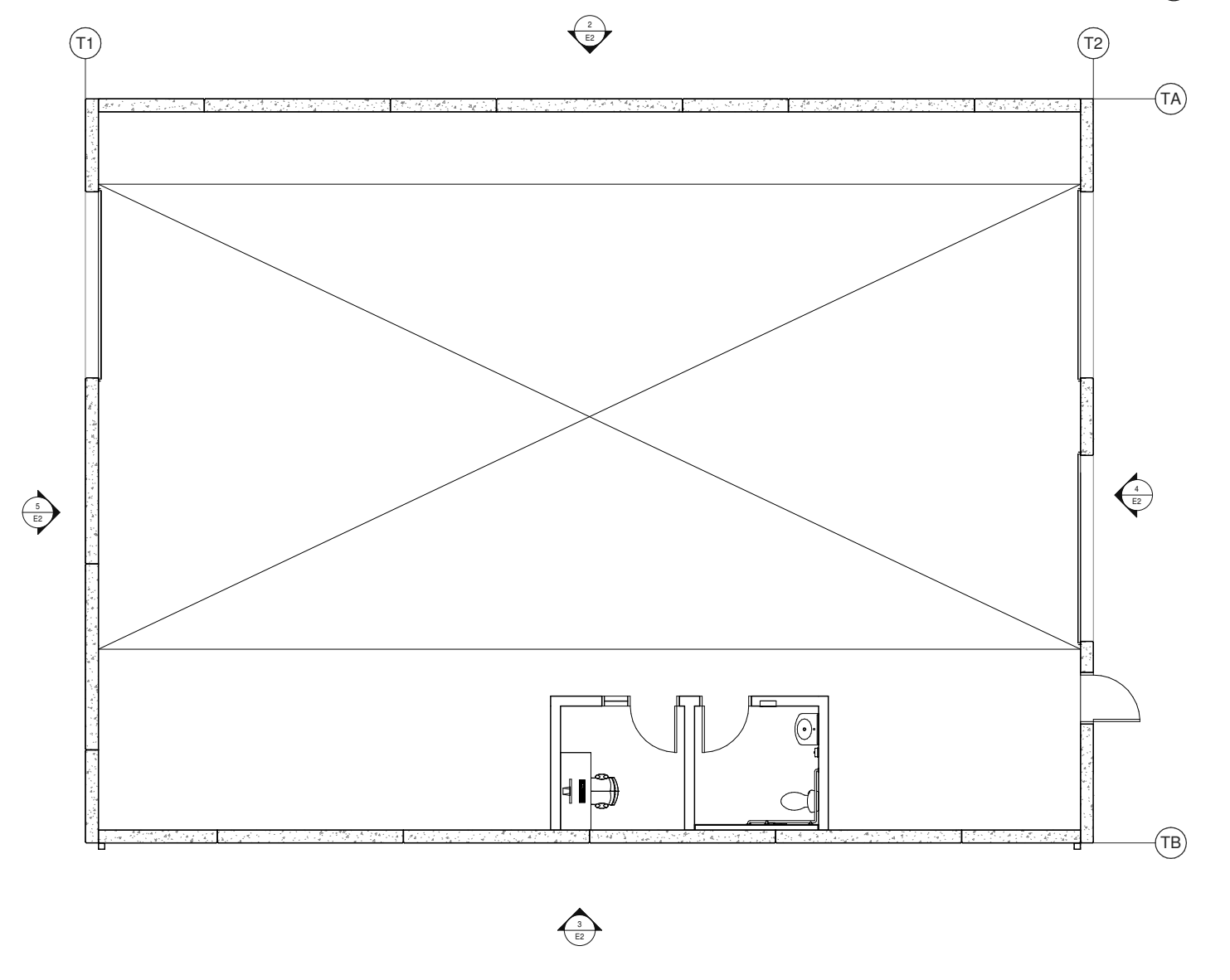
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

5



FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

CONCEPTUAL TRUCK MAINTENANCE PLAN AND EXTERIOR ELEVATIONS

W ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL - CHI20-0114-00