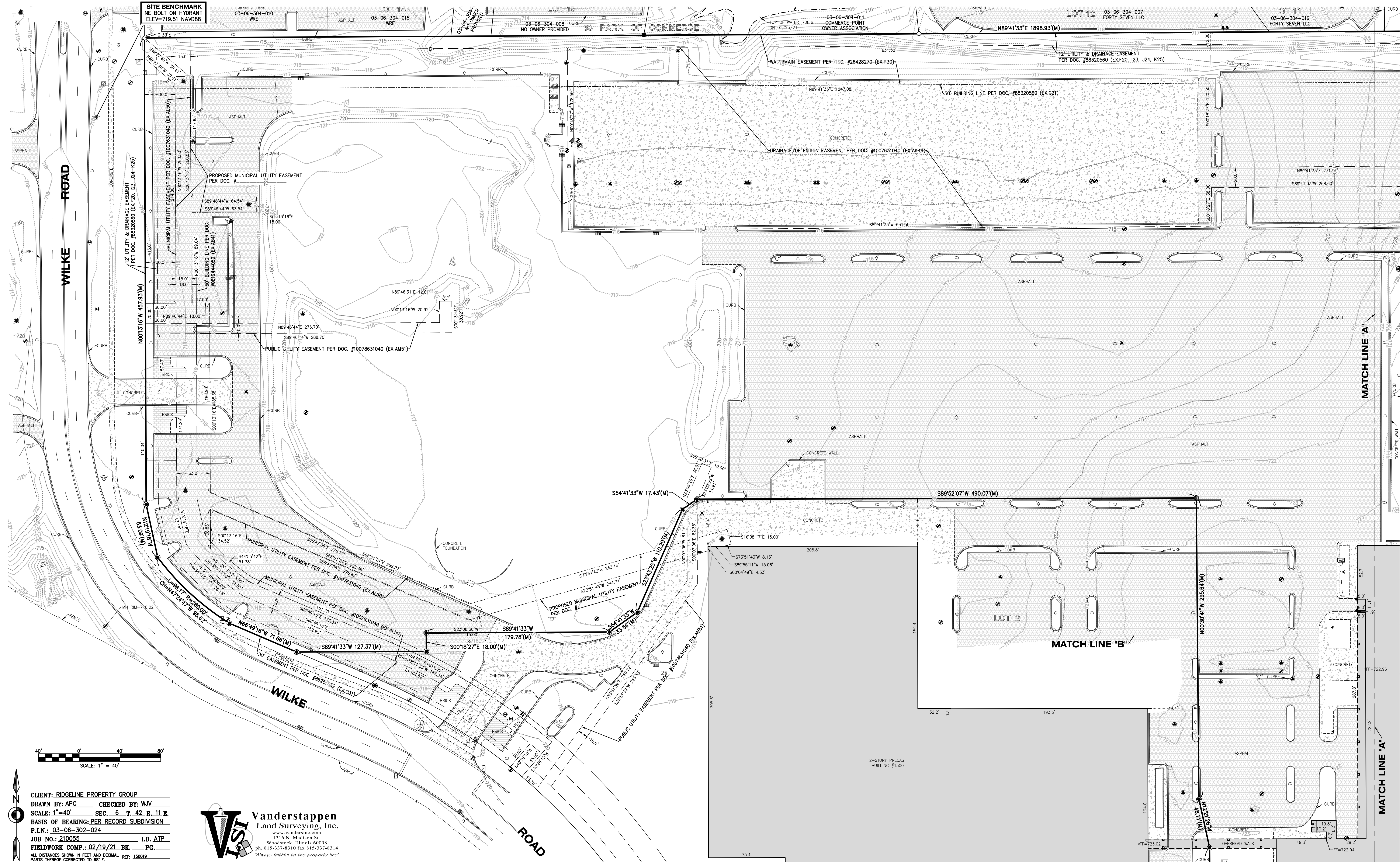


## 1400-1500 DUNDEE ROAD

1400-1500 DUNDEE ROAD  
ARLINGTON HEIGHTS, IL

CONCEPTUAL DESIGN  
CHI21-0006-00  
05.20.2021





40' 0' 40' 80'  
SCALE: 1" = 40'

CLIENT: RIDGELINE PROPERTY GROUP  
DRAWN BY: APG CHECKED BY: WJV  
SCALE: 1"=40' SEC. 6 T. 42 R. 11 E.  
BASIS OF BEARING: PER RECORD SUBDIVISION  
P.I.N.: 03-06-302-024  
JOB NO.: 210055 I.D. ATP  
FIELDWORK COMP.: 02/19/21 BK. PG.  
ALL DISTANCES SHOWN IN FEET AND DECIMAL  
PARTS THEREOF CORRECTED TO 68° F. REF: 150019

**VST**  
Vanderstappen  
Land Surveying, Inc.  
www.vandersinc.com  
1316 N. Madison St.  
Woodstock, Illinois 60098  
ph. 815-337-8310 fax 815-337-8314  
"Always faithful to the property line"

**RIDGELINE**  
PROPERTY GROUP  
Integrity | Experience | Performance

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ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY

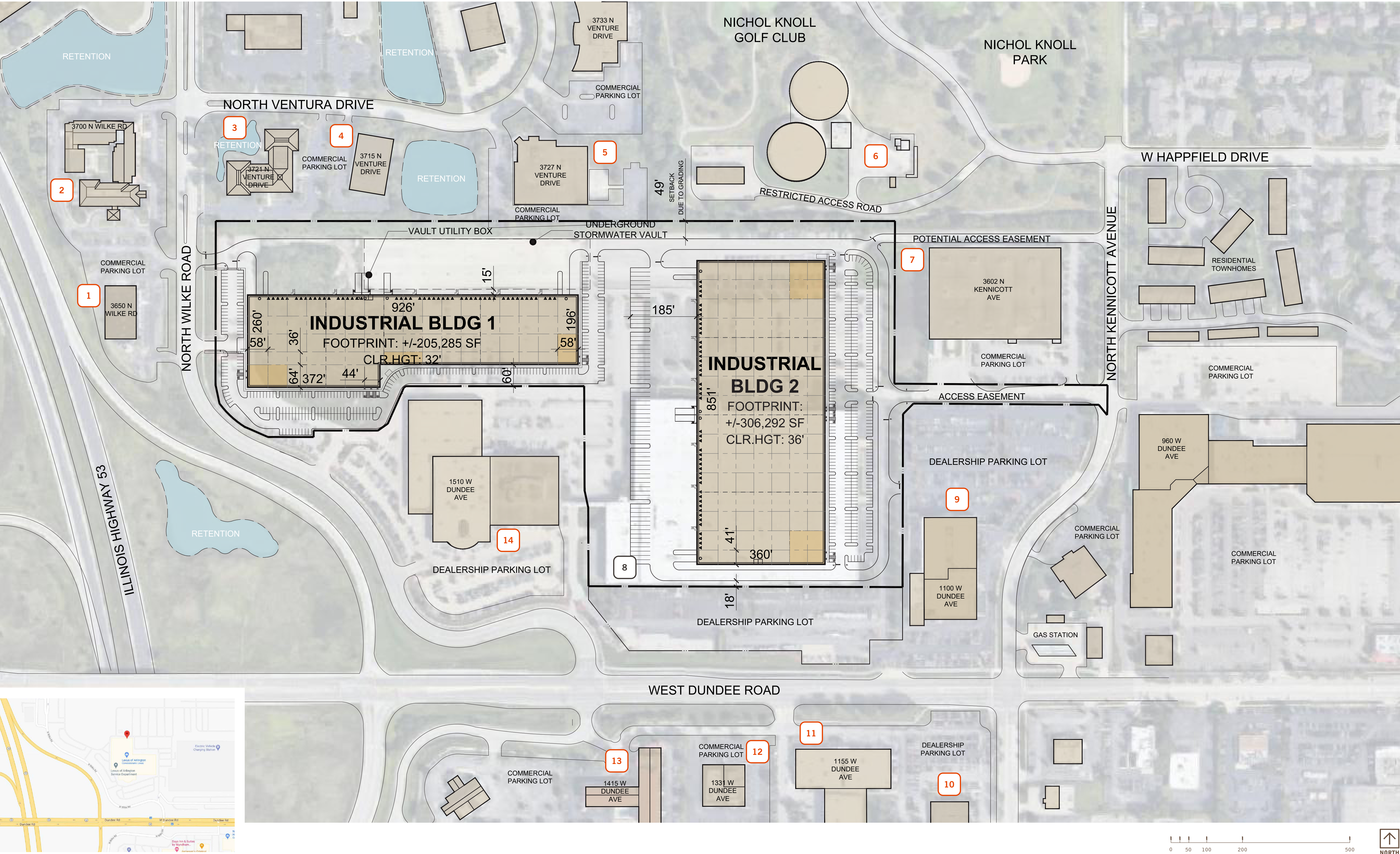
1400-1500 WEST DUNDEE ROAD  
ARLINGTON HEIGHTS, IL - CH121-0006-00

**WARE MALCOMB**

05.20.2021

PAGE  
2









SUBJECT & SURROUNDING PROPERTIES

- 1 NAPLETON OFF LEASE - 3650 N WILKE ROAD
- 2 SONESTA SELECT ARLINGTON HEIGHTS NORTH - 3700 N WILKE ROAD
- 3 WITRON - 3721 N VENTURE DRIVE
- 4 3715 N VENTURE DRIVE
- 5 SVM, LP - 3727 N VENTURE DRIVE
- 6 3700 N KENNICOTT AVE
- 7 ARENS CONTROLS CO LLC - 3602 N KENNICOTT AVE
- 8 1100 W DUNDEE RD (EXISTING BUILDING TO BE DEMOLISHED)
- 10 3436 N KENNICOTT AVE
- 11 NAPLETON'S ARLINGTON HEIGHTS CHRYSLER DODGE JEEP RAM - 1155 W DUNDEE AVE
- 12 JAMESON'S ORIGINAL CHARHOUSE - 1331 W DUNDEE AVE
- 13 DAYS INN & SUITES BY WYNDHAM ARLINGTON HEIGHTS - 1415 W DUNDEE AVE
- 14 LEXUS OF ARLINGTON - 1510 W DUNDEE AVE





7



8



9



10



11



12

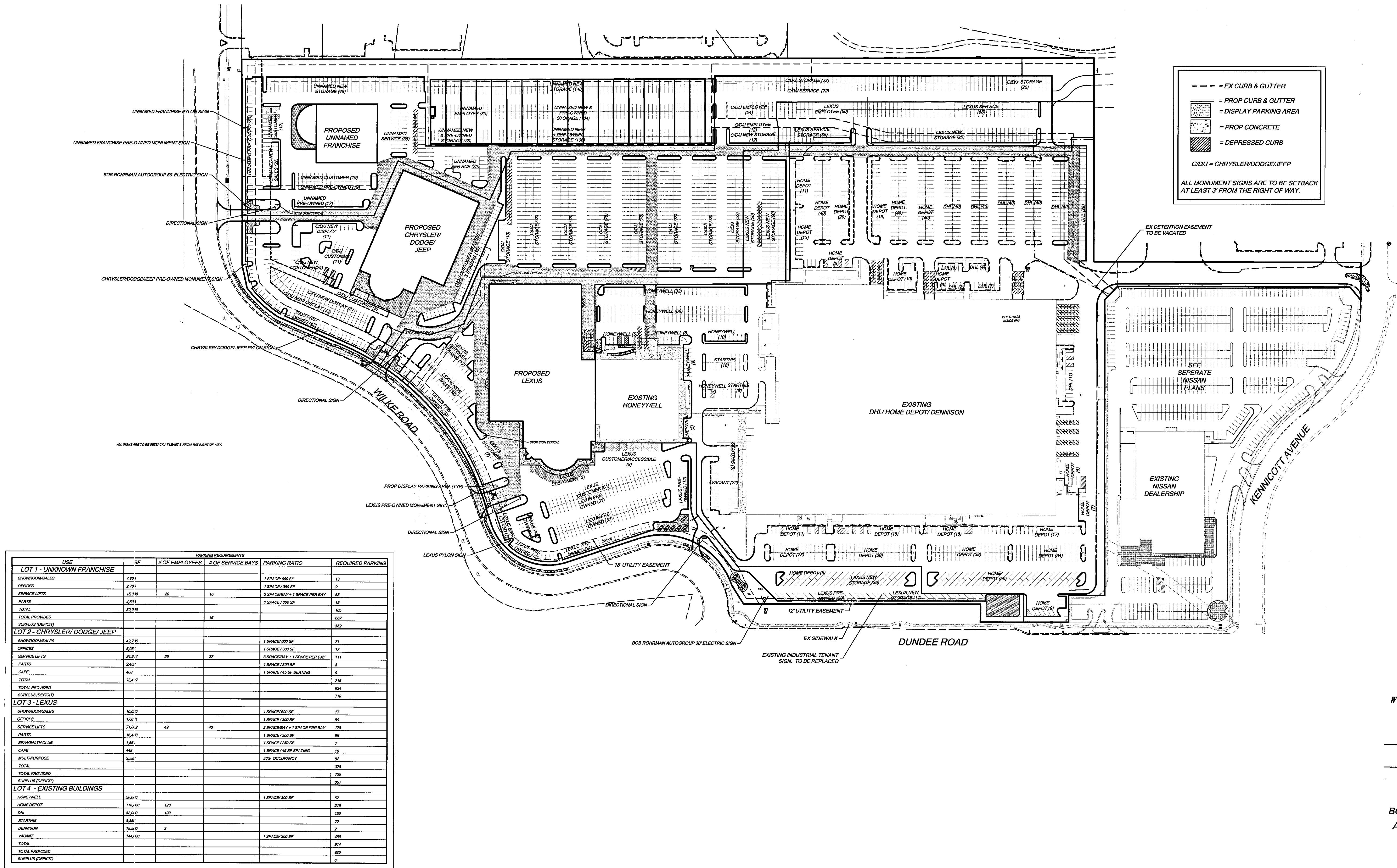


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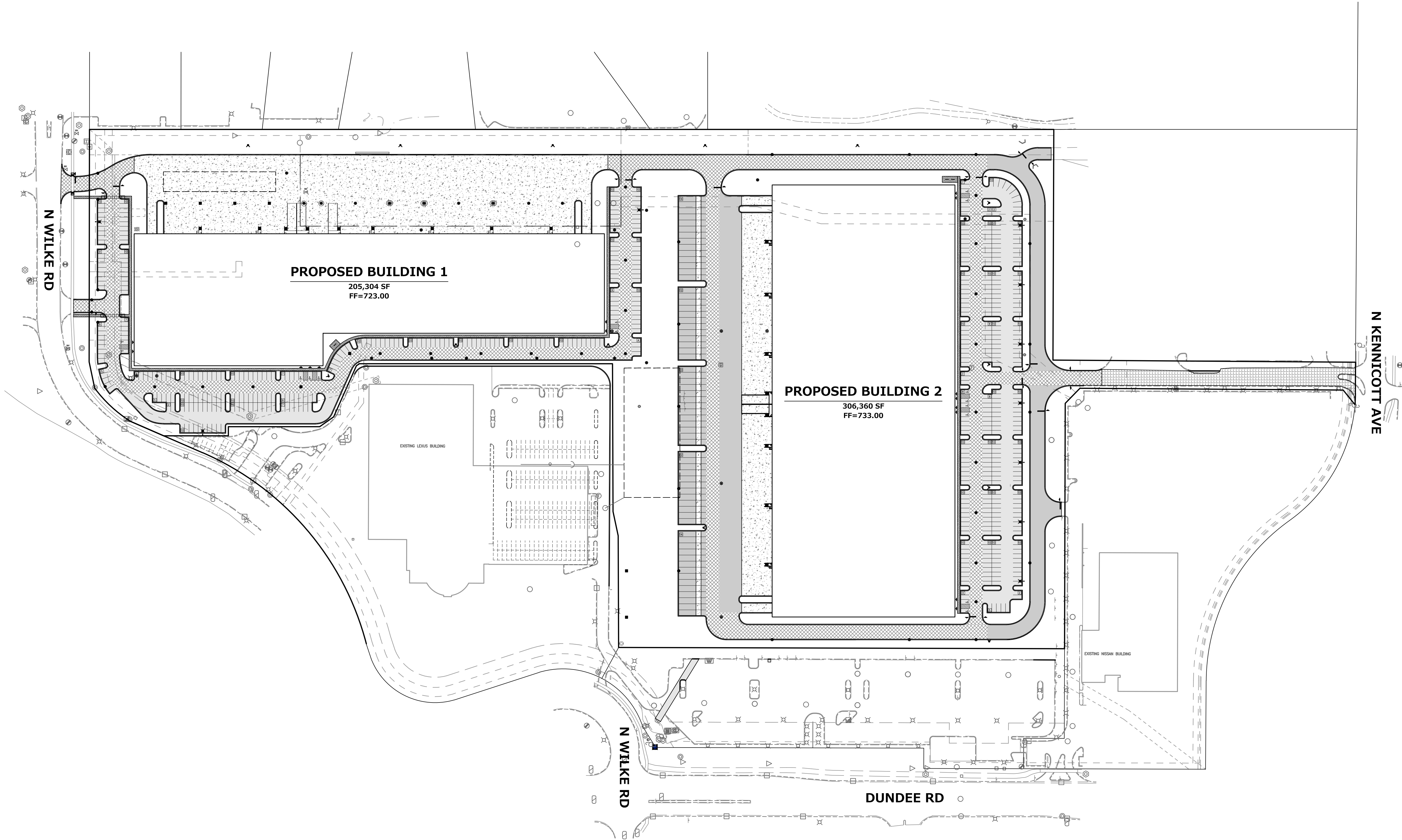




USE	SF	# OF EMPLOYEES	# OF SERVICE BAYS	PARKING RATIO	REQUIRED PARKING
LOT 1 - UNKNOWN FRANCHISE					
SHOWROOMSALES	7,800			1 SPACE/ 600 SF	13
OFFICES	2,700			1 SPACE/ 300 SF	9
SERVICE LIFTS	15,000	20	16	3 SPACEBAY + 1 SPACE PER BAY	68
PARTS	4,500			1 SPACE/ 300 SF	15
TOTAL	30,000				105
TOTAL PROVIDED			16		867
SURPLUS (DEFICIT)					562
LOT 2 - CHRYSLER/ DODGE/ JEEP					
SHOWROOMSALES	42,706			1 SPACE/ 600 SF	71
OFFICES	5,061			1 SPACE/ 300 SF	17
SERVICE LIFTS	24,917	35	27	3 SPACEBAY + 1 SPACE PER BAY	111
PARTS	2,402			1 SPACE/ 300 SF	8
CAFE	409			1 SPACE/ 45 SF SEATING	9
TOTAL	75,495				216
TOTAL PROVIDED					254
SURPLUS (DEFICIT)					719
LOT 3 - LEXUS					
SHOWROOMSALES	16,020			1 SPACE/ 600 SF	17
OFFICES	17,671			1 SPACE/ 300 SF	59
SERVICE LIFTS	71,042	49	43	3 SPACEBAY + 1 SPACE PER BAY	178
PARTS	16,400			1 SPACE/ 300 SF	55
SPRINKLER CLUB	1,851			1 SPACE/ 250 SF	7
CAFE	448			1 SPACE/ 45 SF SEATING	10
MULTI-PURPOSE	2,588			30% OCCUPANCY	82
TOTAL					378
TOTAL PROVIDED					735
SURPLUS (DEFICIT)					357
LOT 4 - EXISTING BUILDINGS					
HONEYWELL	30,000			1 SPACE/ 300 SF	67
HOME DEPOT	116,000	120			215
DHL	82,000	120			120
STARTRIS	8,885				30
DENNISON	15,500	2			2
VACANT	144,000			1 SPACE/ 300 SF	480
TOTAL					814
TOTAL PROVIDED					820
SURPLUS (DEFICIT)					6

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**SITE DIMENSIONAL AND PAVING NOTES**

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6. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
7. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
8. REFER TO CONSTRUCTION DETAILS AND GRADING ENLARGEMENTS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
9. REFER TO PHOTOMETRICS PLAN (BY OTHERS) FOR LIGHT STANDARDS AND SPECIFICATIONS.

**LEGEND**

	CONCRETE PAVEMENT 6.5" PORTLAND CEMENT CONCRETE 6" TYPE B GRANULAR BASE COURSE (IDOT CA-6)
	SIDEWALK 5" PORTLAND CEMENT CONCRETE (UNREINFORCED) 4" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
	LIGHT DUTY ASPHALT PAVEMENT (IBR=3.0) 1.5" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11) 1.5" BIT. BINDER COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11) 8" TYPE B GRANULAR BASE COURSE (IDOT CA-6)
	HEAVY DUTY ASPHALT PAVEMENT (IBR=3.0) 2" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11) 3" BIT. BINDER COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11) 10" TYPE B GRANULAR BASE COURSE (IDOT CA-6)
	FIRE LANE ASPHALT PAVEMENT (PER VILLAGE) 2" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11) 2.25" BIT. BINDER COURSE, N-50 5" BIT. BINDER COURSE, N-50 4" CA-6 STONE SUBBASE
	ASPHALT MILL & REPAVE 1.5" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11)
	B-6.12 CURB & GUTTER
	REVERSE PITCH B-6.12 CURB & GUTTER
	DEPRESSED B-6.12 CURB & GUTTER
	BOLLARD

**STRIPING/SIGNAGE LEGEND**

- ① 4" YELLOW STRIPE (ADA STALLS ONLY)
- ② 4" WHITE STRIPE (ALL STANDARD PARKING STALLS)
- ③ WHITE LETTERS / SYMBOLS / PAVEMENT MARKINGS
- ④ R1-1 STOP SIGN (30" x 30")
- ⑤ R7-8 & R7-8P HANDICAP SIGN
- ⑥ R7-8 & R7-8P HANDICAP W/ VAN ACCESSIBLE SIGN
- ⑦ "TRUCKS ARE PROHIBITED FROM TURNING RIGHT" SIGN
- ⑧ "NO TRUCK TRAFFIC, PASSENGER VEHICLES ONLY" SIGN
- ⑨ YELLOW LETTERS / SYMBOLS / PAVEMENT MARKINGS
- ⑩ "EMERGENCY ACCESS ONLY" SIGN

**SITE DATA**

LOT AREA:	1,462,614 SF (33.58 ACRES)
<b>BUILDING 1</b>	
BUILDING AREA:	205,304 SF
PARKING PROVIDED:	288 STALLS (INCLUDING 7 ADA)
DOCK POSITIONS:	45
DRIVE IN DOORS:	5
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BUILDING AREA:	306,360 SF
PARKING PROVIDED:	311 STALLS (INCLUDING 8 ADA)
DOCK POSITIONS:	47
DRIVE IN DOORS:	4
TRAILER PARKING:	65

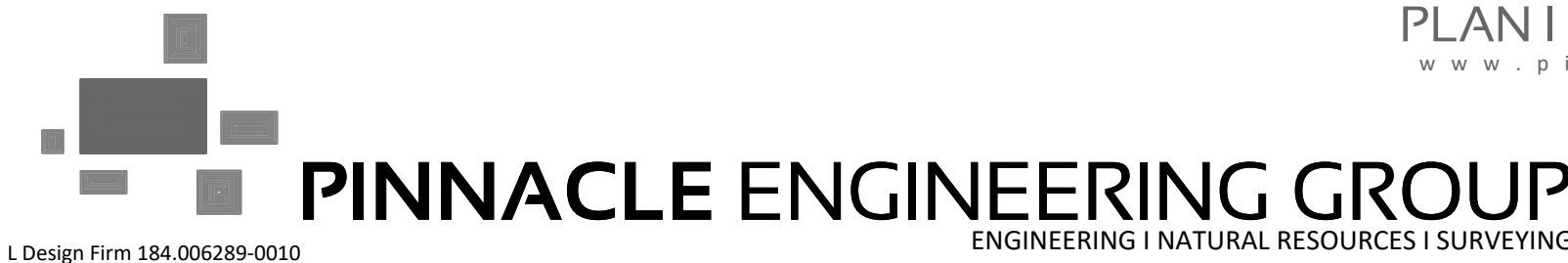


GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

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OVERALL SITE DIMENSIONAL & PAVING PLAN

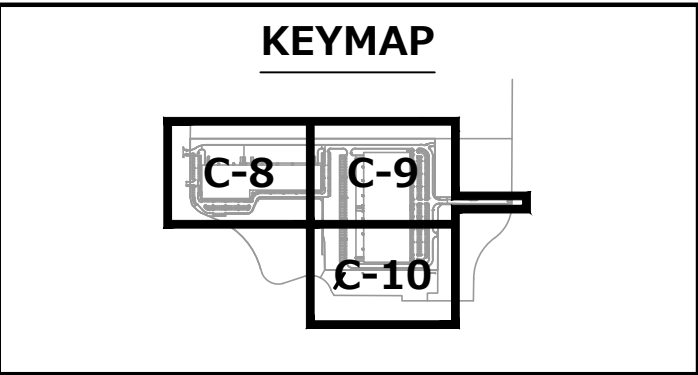
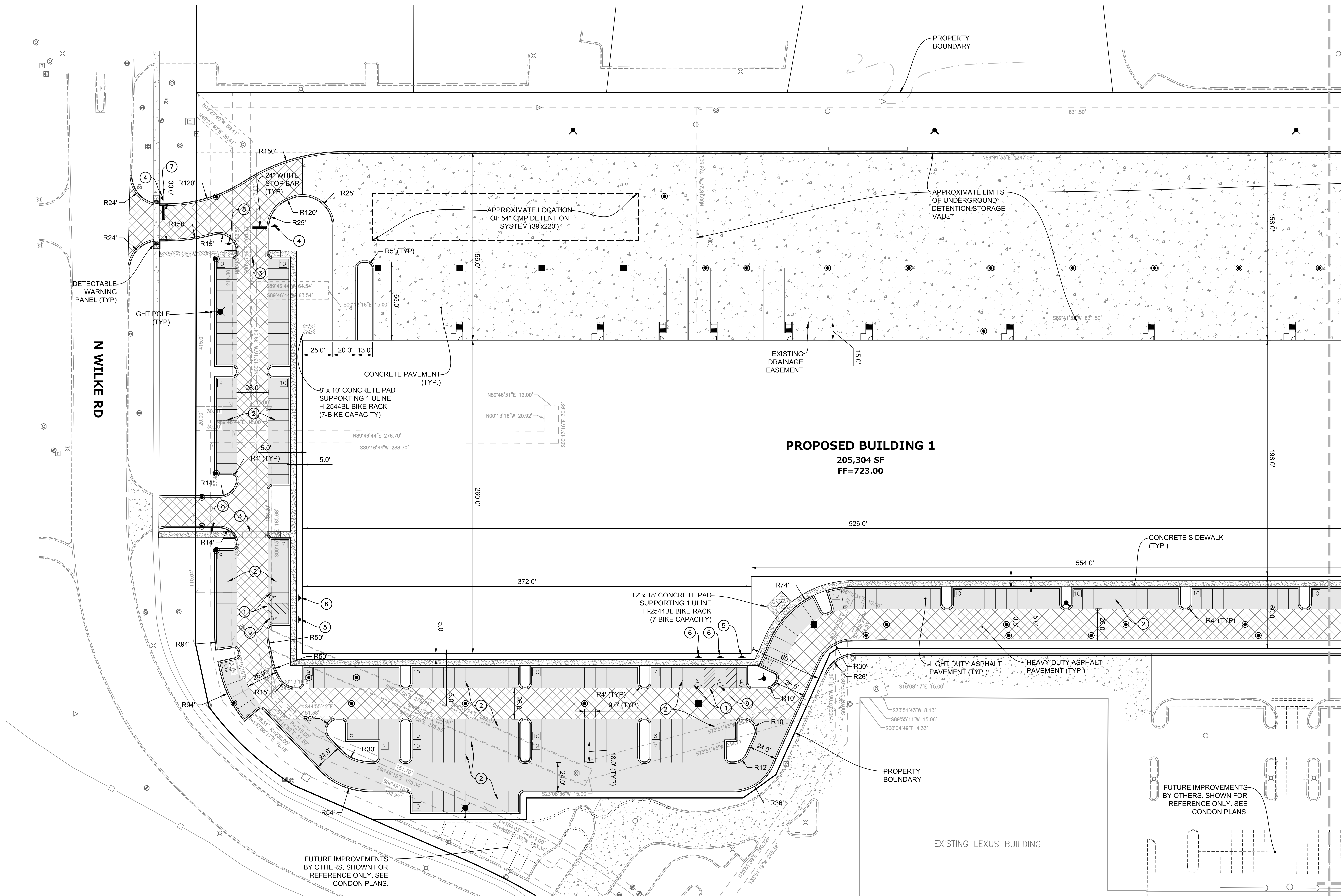
1400-1500 WEST DUNDEE ROAD  
ARLINGTON HEIGHTS, IL - CHI21-0006-00

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05.20.2021

PAGE  
7





#### SITE DIMENSIONAL AND PAVING NOTES

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#### LEGEND

- CONCRETE PAVEMENT**
- 6.5" PORTLAND CEMENT CONCRETE
  - TYPE B GRANULAR BASE COURSE (IDOT CA-6)
- SIDEWALK**
- 5" PORTLAND CEMENT CONCRETE (UNREINFORCED)
  - COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
- LIGHT DUTY ASPHALT PAVEMENT (IBR=3.0)**
- 1.5" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11)
  - 1.5" BIT. BINDER COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11)
  - 8" TYPE B GRANULAR BASE COURSE (IDOT CA-6)
- HEAVY DUTY ASPHALT PAVEMENT (IBR=3.0)**
- 2" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11)
  - 3" BIT. BINDER COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11)
  - 10" TYPE B GRANULAR BASE COURSE (IDOT CA-6)
- FIRE LANE ASPHALT PAVEMENT (PER VILLAGE)**
- 2" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11)
  - 2.25" BIT. BINDER COURSE, N-50
  - 5" BIT. BINDER COURSE, N-50
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- ASPHALT MILL & REPAVE**
- 1.5" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS 1 OR SUB-CLASS 1-11)

- B-6.12 CURB & GUTTER
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- BOLLARD

#### STRIPING/SIGNAGE LEGEND

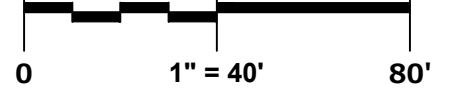
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- R7-8 & R7-8P HANDICAP SIGN
- R7-8 & R7-8P HANDICAP W/ VAN ACCESSIBLE SIGN
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#### SITE DATA

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TRAILER PARKING:	65

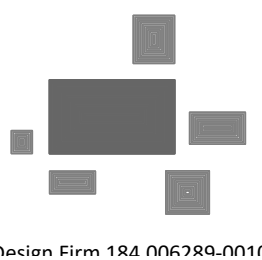


GRAPHICAL SCALE (FEET)



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**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

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#### SITE DIMENSIONAL & PAVING PLAN

1400-1500 WEST DUNDEE ROAD  
ARLINGTON HEIGHTS, IL - CH121-0006-00

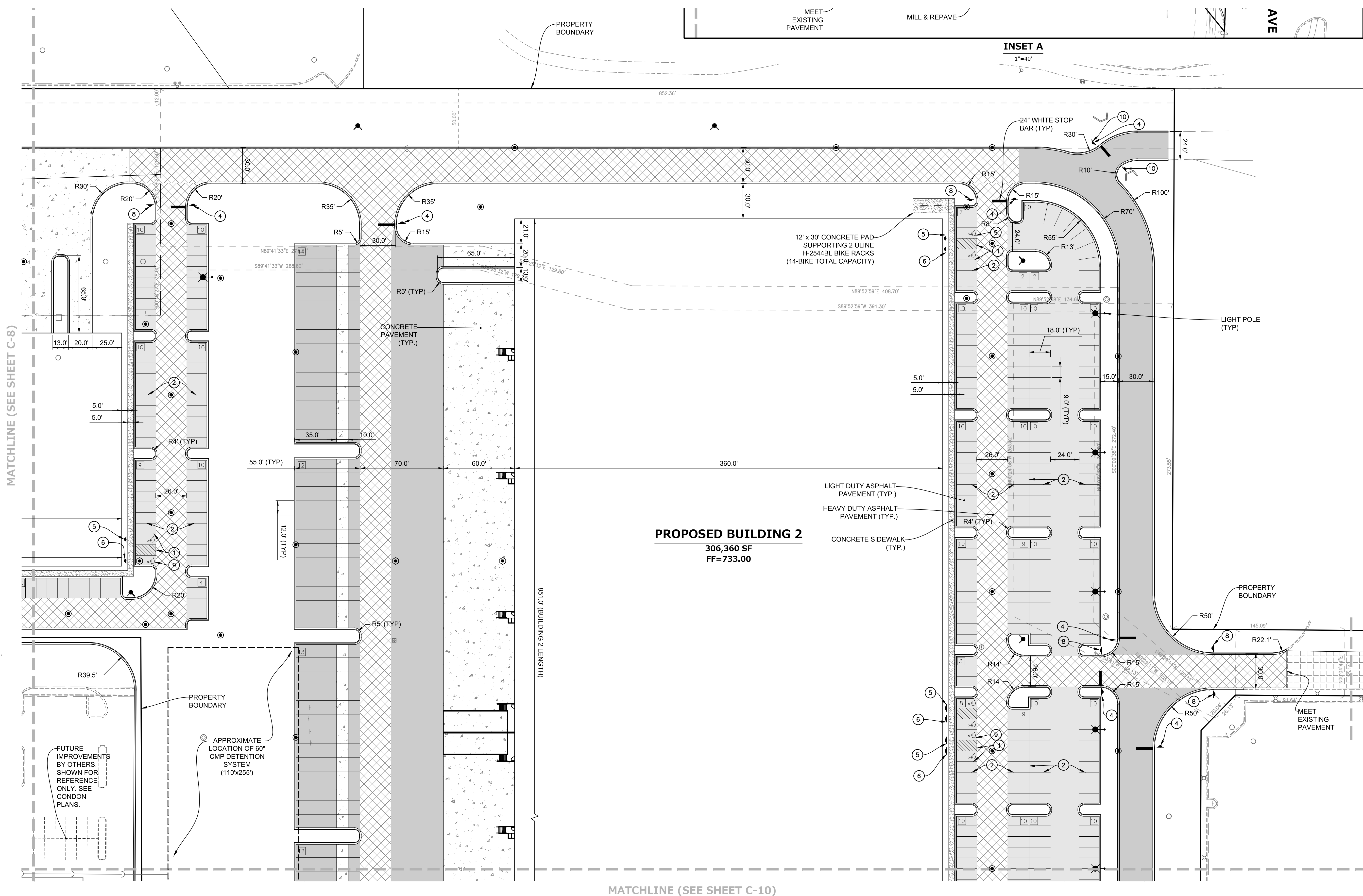
**WARE MALCOMB**

05.20.2021

PAGE  
8







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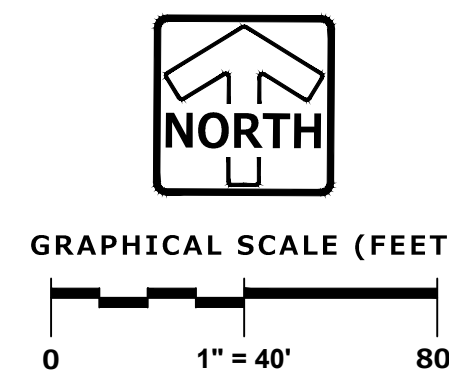
**LEGEND**

	CONCRETE PAVEMENT
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	SIDEWALK
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- |   |  |
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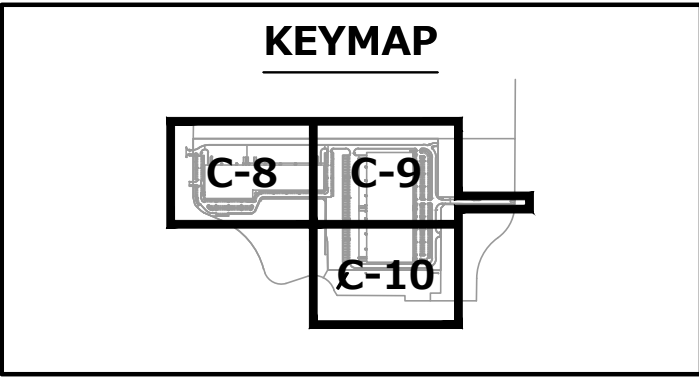
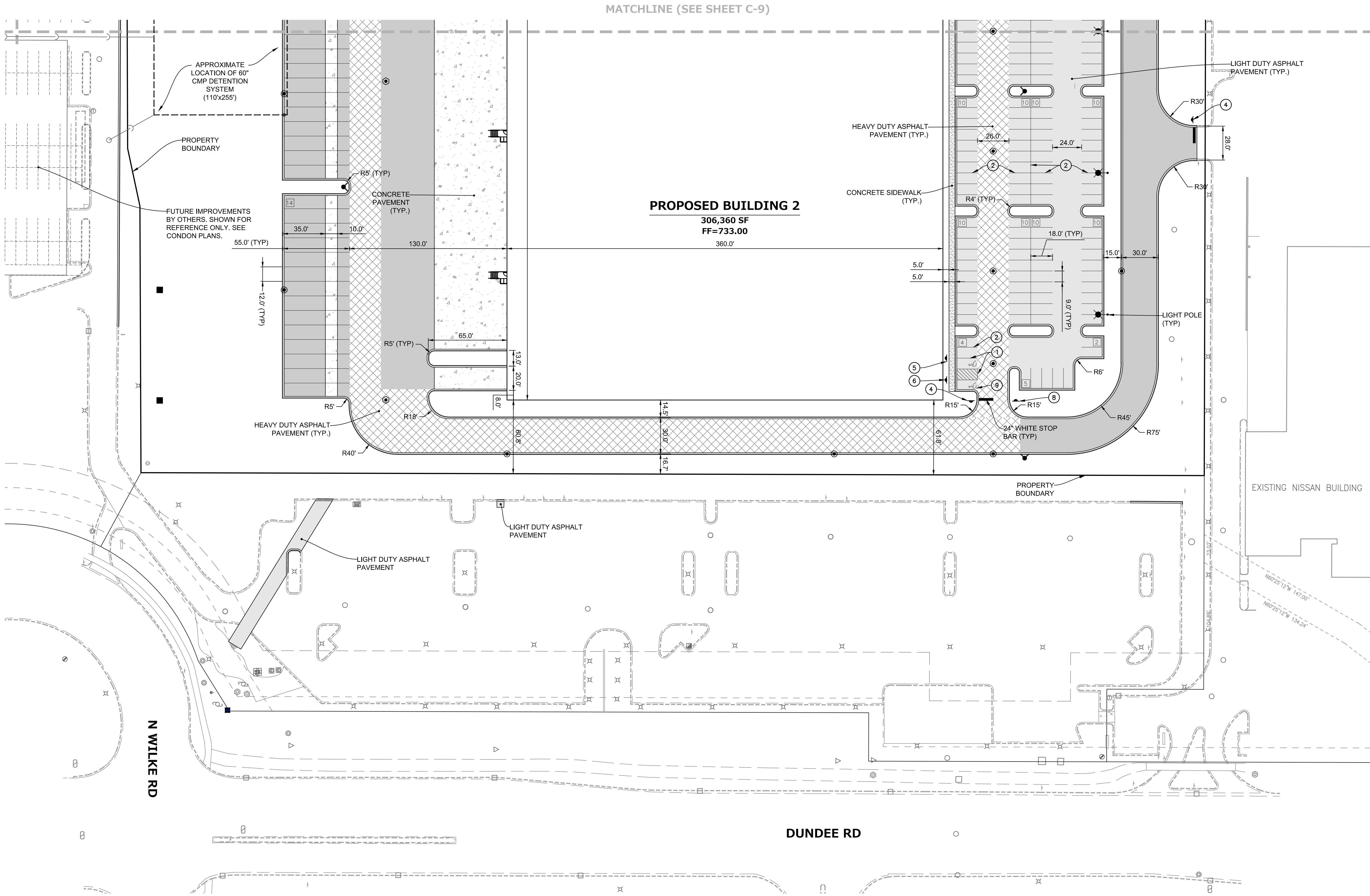
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  - 5" PORTLAND CEMENT CONCRETE (UNREINFORCED)
  - 4" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
- LIGHT DUTY ASPHALT PAVEMENT (IBR=3.0)
  - 1.5" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS I OR SUB-CLASS I-11)
  - 1.5" BIT. BINDER COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS I OR SUB-CLASS I-11)
  - 8" TYPE B GRANULAR BASE COURSE (IDOT CA-6)
- HEAVY DUTY ASPHALT PAVEMENT (IBR=3.0)
  - 2" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS I OR SUB-CLASS I-11)
  - 3" BIT. BINDER COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS I OR SUB-CLASS I-11)
  - 10" TYPE B GRANULAR BASE COURSE (IDOT CA-6)
- FIRE LANE ASPHALT PAVEMENT (PER VILLAGE)
  - 2" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS I OR SUB-CLASS I-11)
  - 2.25" BIT. BINDER COURSE, N-50
  - 5" BIT. BINDER COURSE, N-50
  - 4" CA-6 STONE SUBBASE
- ASPHALT MILL & REPAVE
  - 1.5" BIT. SURFACE COURSE; FINE, DENSE GRADED AGGREGATE (IDOT CLASS I OR SUB-CLASS I-11)
- B-6.12 CURB & GUTTER
- REVERSE PITCH B-6.12 CURB & GUTTER
- DEPRESSED B-6.12 CURB & GUTTER
- BOLLARD

**STRIPING/SIGNAGE LEGEND**

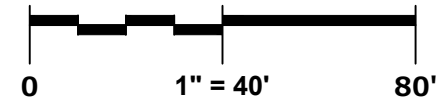
- ① 4" YELLOW STRIPE (ADA STALLS ONLY)
- ② 4" WHITE STRIPE (ALL STANDARD PARKING STALLS)
- ③ WHITE LETTERS / SYMBOLS / PAVEMENT MARKINGS
- ④ R1-1 STOP SIGN (30" x 30")
- ⑤ R7-8 & R7-8P HANDICAP SIGN
- ⑥ R7-8 & R7-8P HANDICAP W/ VAN ACCESSIBLE SIGN
- ⑦ "TRUCKS ARE PROHIBITED FROM TURNING RIGHT" SIGN
- ⑧ "NO TRUCK TRAFFIC, PASSENGER VEHICLES ONLY" SIGN
- ⑨ YELLOW LETTERS / SYMBOLS / PAVEMENT MARKINGS
- ⑩ "EMERGENCY ACCESS ONLY" SIGN

**SITE DATA**

LOT AREA:	1,462,614 SF (33.58 ACRES)
<b>BUILDING 1</b>	
BUILDING AREA:	205,304 SF
PARKING PROVIDED:	288 STALLS (INCLUDING 7 ADA)
DOCK POSITIONS:	45
DRIVE IN DOORS:	5
<b>BUILDING 2</b>	
BUILDING AREA:	306,360 SF
PARKING PROVIDED:	311 STALLS (INCLUDING 8 ADA)
DOCK POSITIONS:	47
DRIVE IN DOORS:	4
TRAILER PARKING:	65

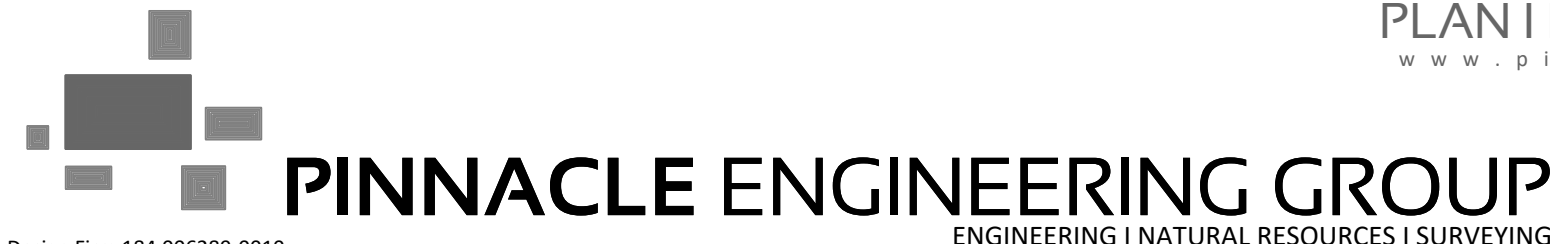


GRAPHICAL SCALE (FEET)



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**SITE DIMENSIONAL & PAVING PLAN**

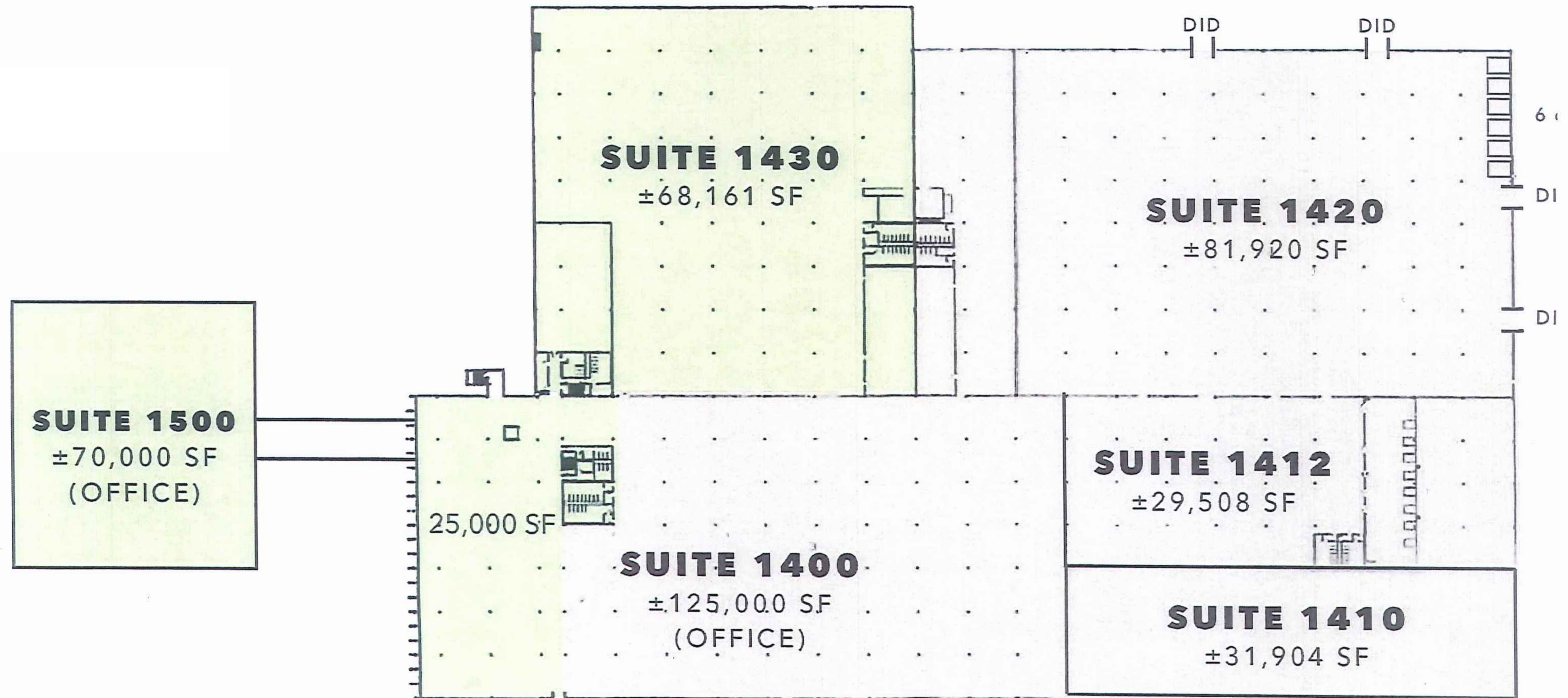
**1400-1500 WEST DUNDEE ROAD**  
ARLINGTON HEIGHTS, IL - CH121-0006-00

**WARE MALCOMB**

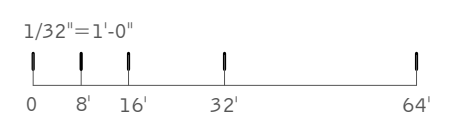
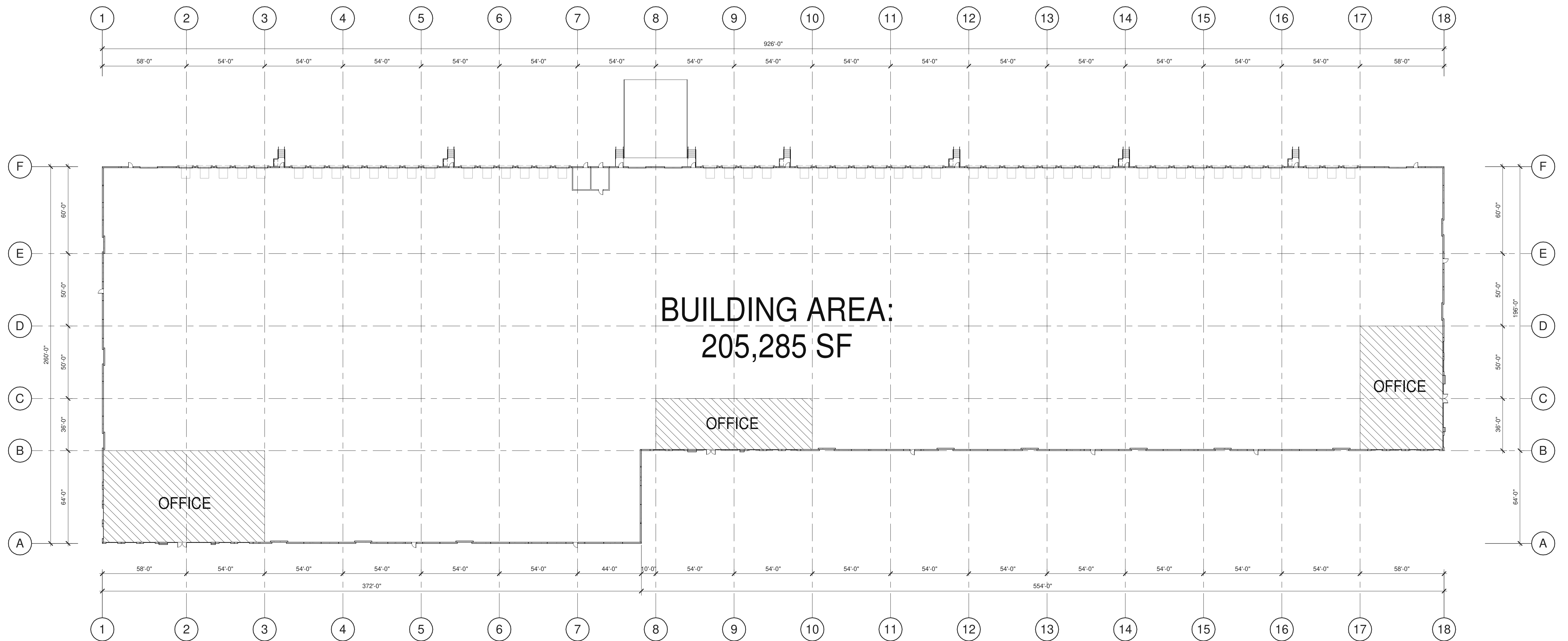
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PAGE  
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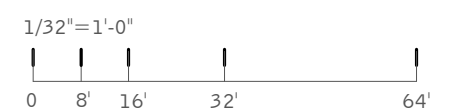
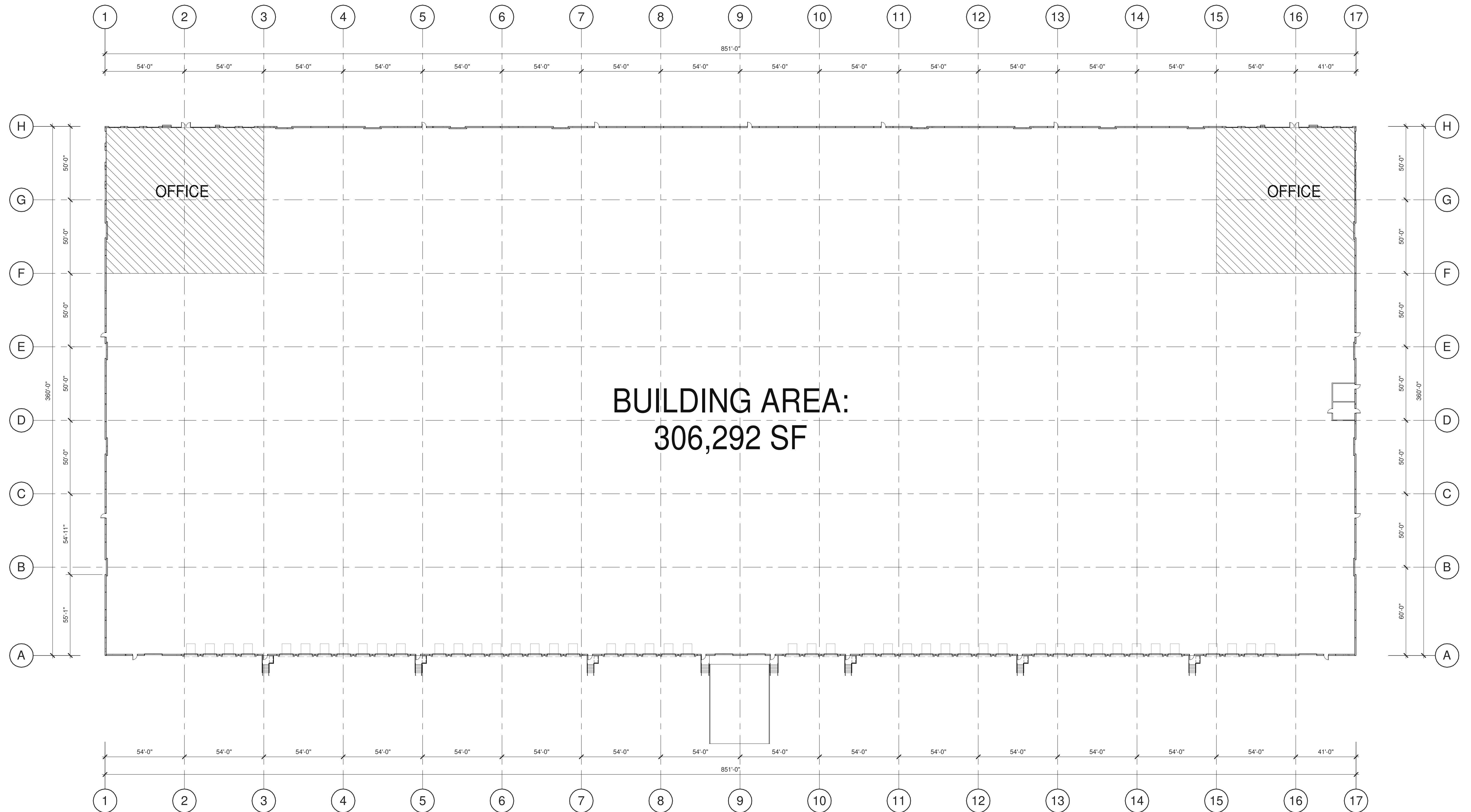




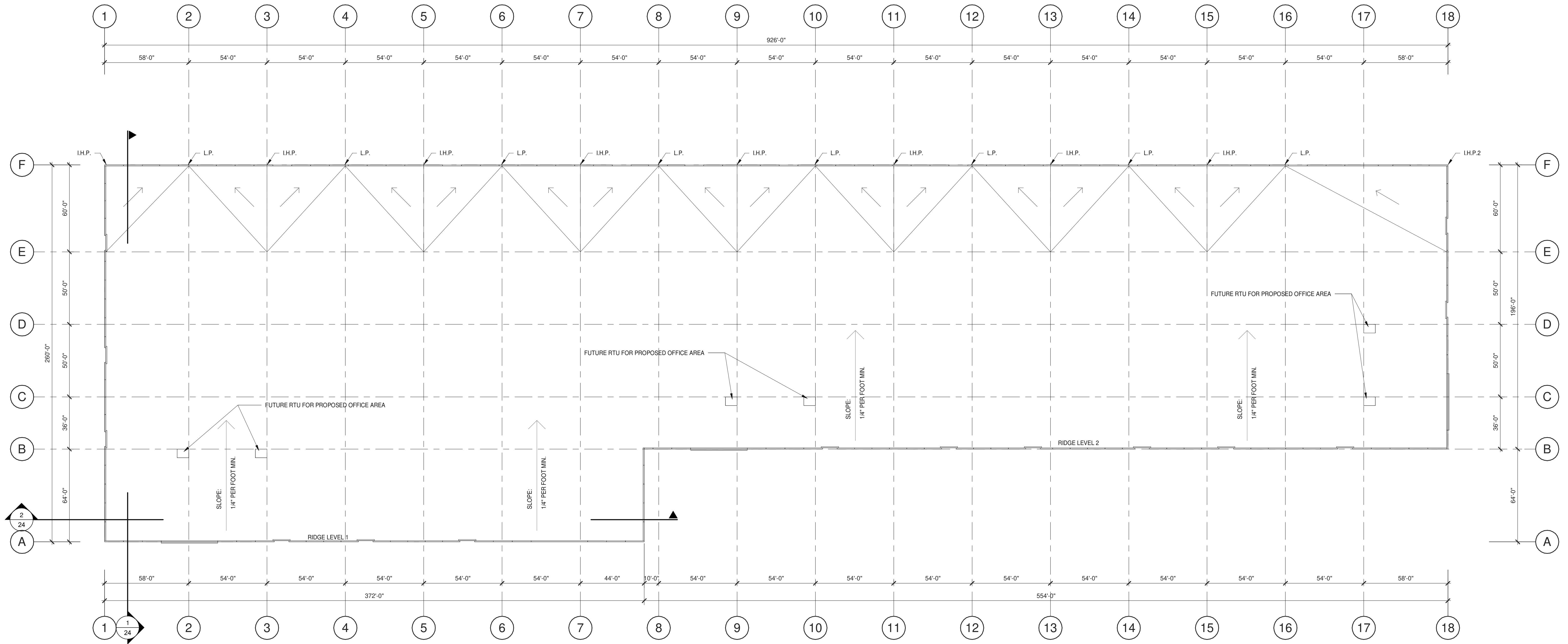


NORTH



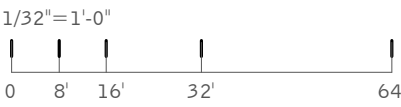






**ROOF ELEVATION KEY:**

- RIDGE/HIGH POINT 1: 39'-5 1/2"
- RIDGE/HIGH POINT 2: 38'-1 1/2"
- INTERMEDIATE HIGH POINT: 34'-6 1/2"
- INTERMEDIATE HIGH POINT 2: 35'-0 1/2"
- LOW POINT: 34'-0 1/2"



NORTH



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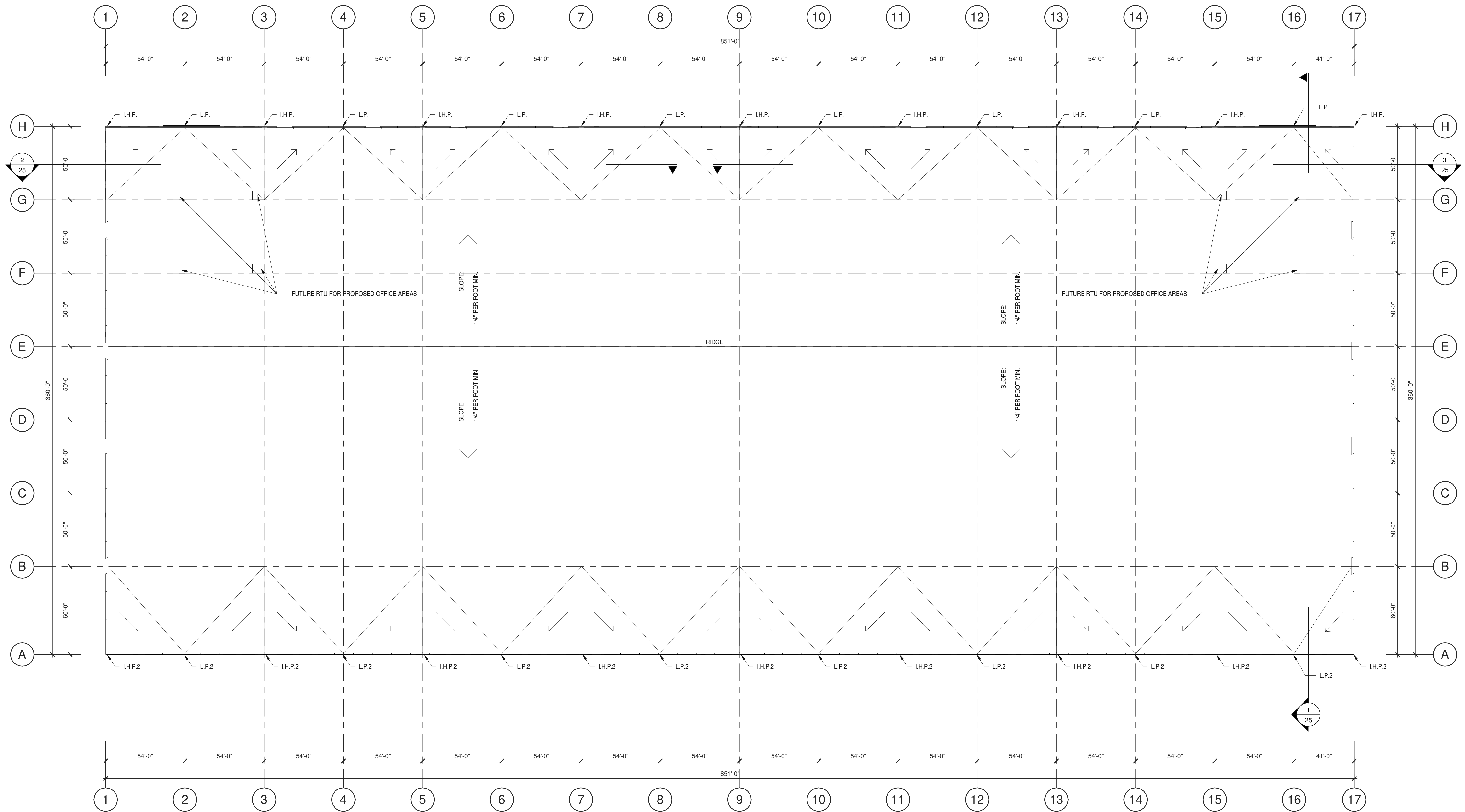
CONCEPTUAL ROOF PLAN - BUILDING 1  
1400-1500 WEST DUNDEE ROAD  
ARLINGTON HEIGHTS, IL - CHI21-0006-00

WARE MALCOMB

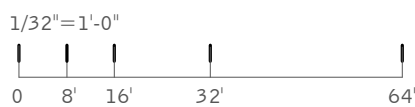
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PAGE  
14





**ROOF ELEVATION KEY:**  
RIDGE/HIGH POINT 1: 42'-5"  
INTERMEDIATE HIGH POINT: 39'-9 1/2"  
INTERMEDIATE HIGH POINT 2: 38'-6 1/2"  
LOW POINT: 39'-3 1/2"  
LOW POINT 2: 38'-0 1/2"



NORTH



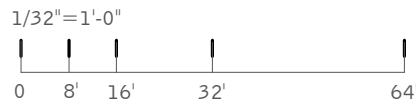
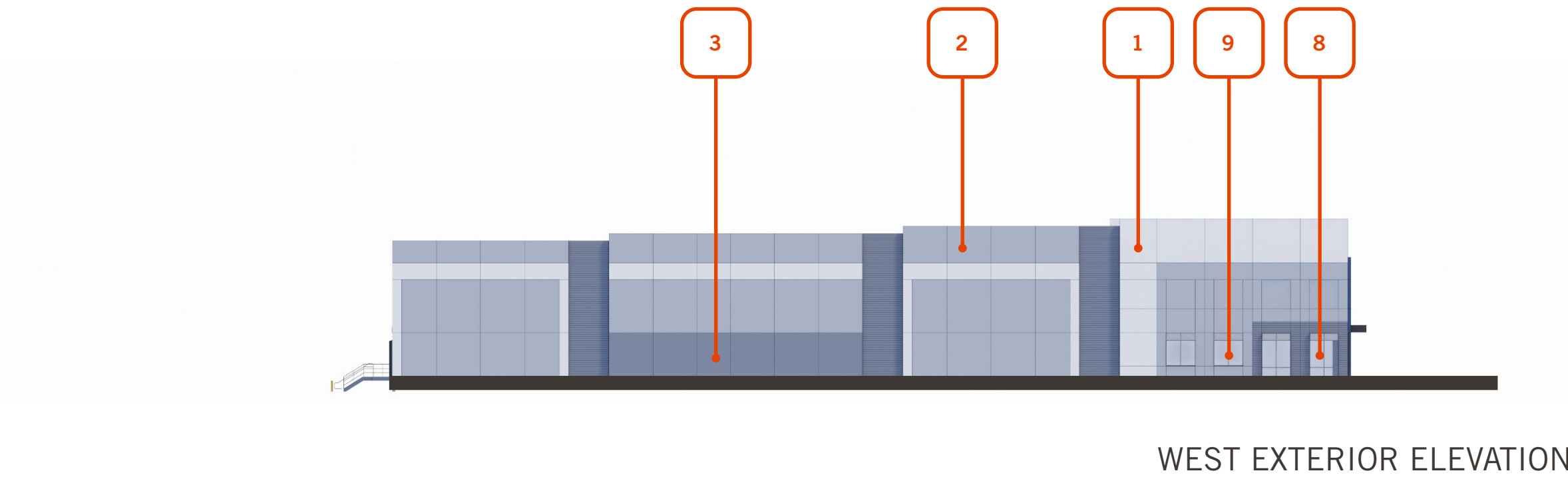
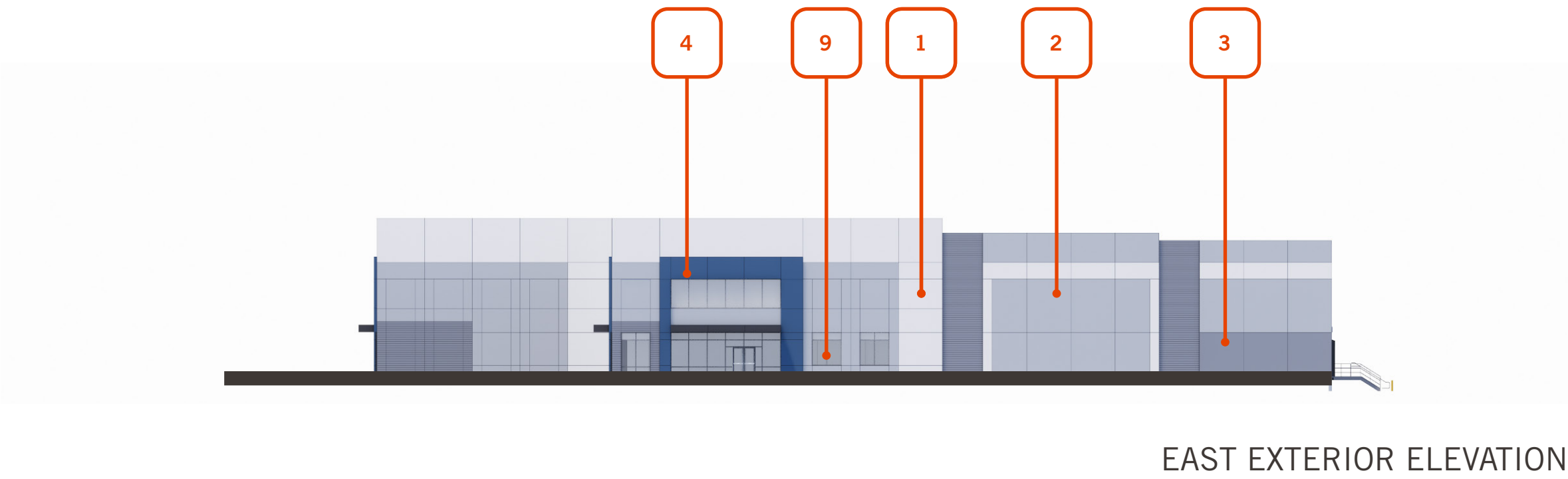
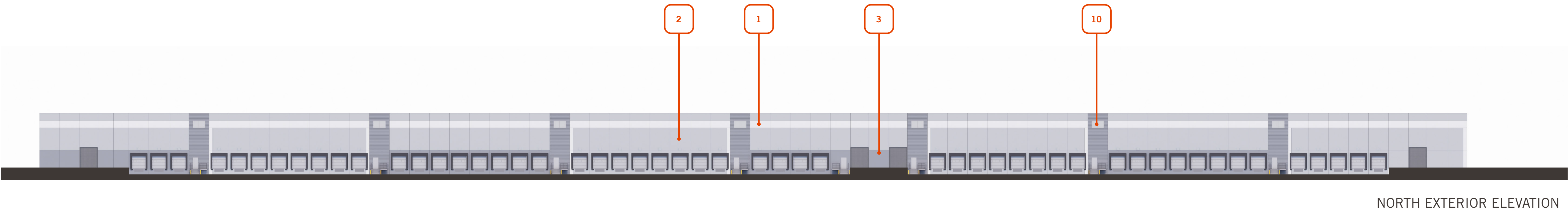
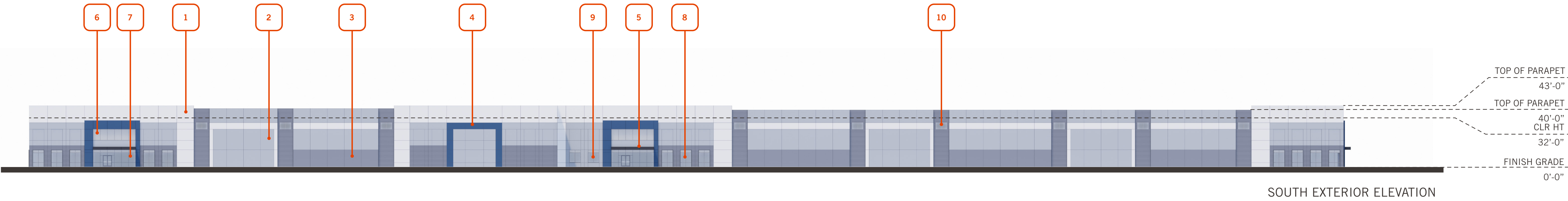
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CONCEPTUAL ROOF PLAN - BUILDING 2  
1400-1500 WEST DUNDEE ROAD  
ARLINGTON HEIGHTS, IL - CHI21-0006-00

WARE MALCOMB

05.20.2021





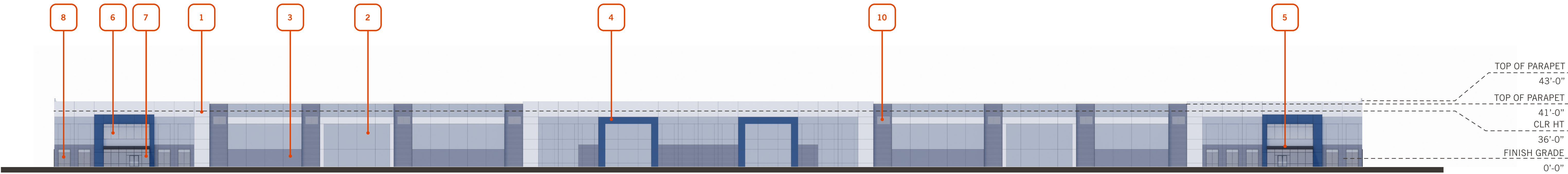
KEYNOTES

- |  |   |  |  |
|--|---|--|--|
| <b>1</b> PAINTED PRECAST PANEL W/ REVEALS<br>SW 7757 HIGH REFLECTIVE WHITE | <b>4</b> PAINTED PRECAST LAP PANEL W/ REVEALS<br>SW 6510 LOYAL BLUE     | <b>7</b> HIGH PERFORMANCE STOREFRONT GLAZING<br>SYSTEM, 30'-0" X 8'-0" | <b>10</b> CLERESTORY WINDOW<br>8'-0" X 4'-6" |
| <b>2</b> PAINTED PRECAST PANEL W/ REVEALS<br>SW 9558 CASTLEGATE            | <b>5</b> ACM CANOPY<br>ALUCABOND, TBL BLACK                             | <b>8</b> HIGH PERFORMANCE STOREFRONT GLAZING<br>SYSTEM, 8'-0" X 12'-0" |  |
| <b>3</b> PAINTED PRECAST PANEL W/ REVEALS<br>SW 9564 BEFORE THE STORM      | <b>6</b> HIGH PERFORMANCE STOREFRONT GLAZING<br>SYSTEM, 30'-0" X 12'-0" | <b>9</b> HIGH PERFORMANCE STOREFRONT GLAZING<br>SYSTEM, 8'-0" X 9'-0"  |  |

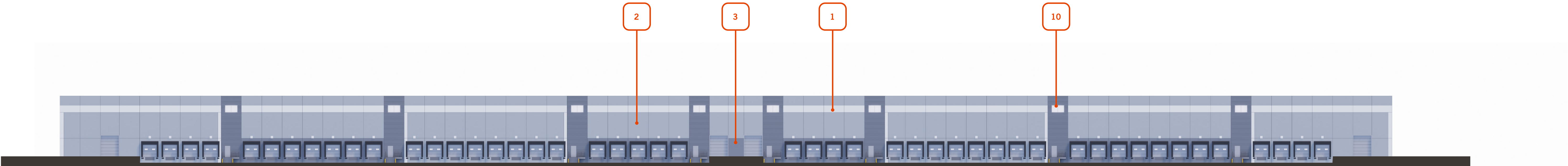
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CONCEPTUAL ELEVATIONS - BUILDING 1  
1400-1500 WEST DUNDEE ROAD  
ARLINGTON HEIGHTS, IL - CHI21-0006-00

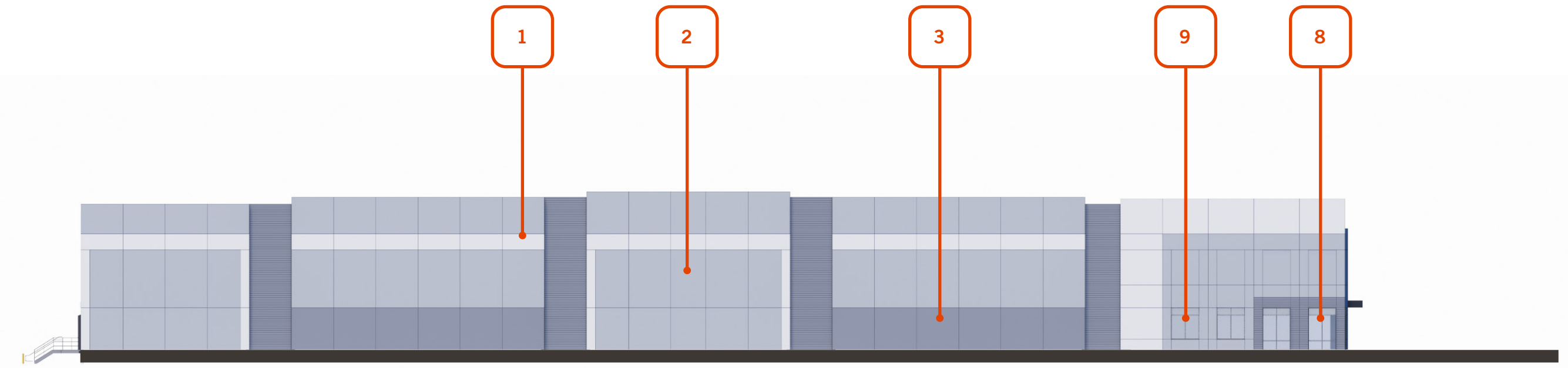




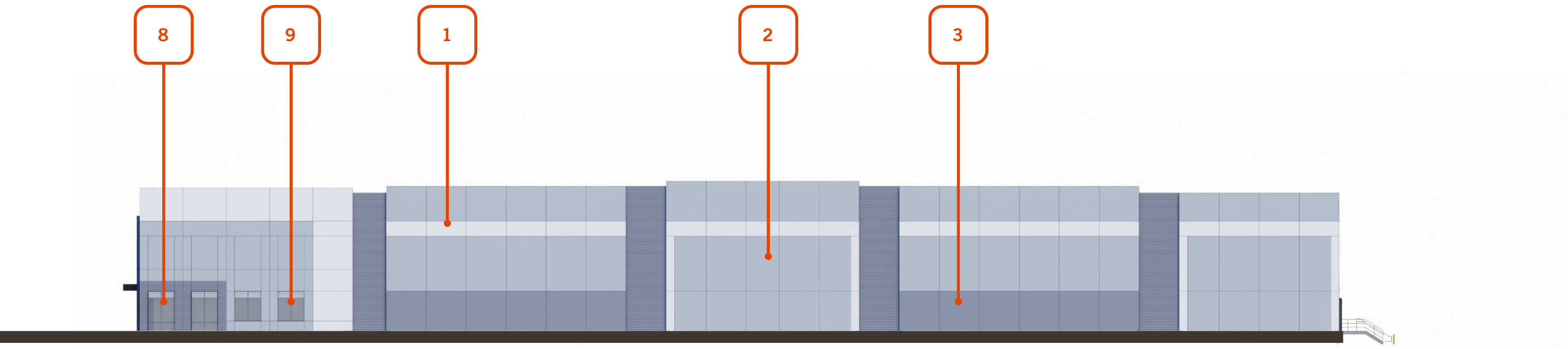
EAST EXTERIOR ELEVATION



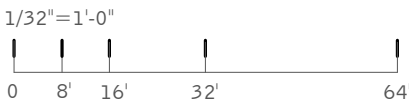
WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



KEYNOTES

- 1

PAINTED PRECAST PANEL W/ REVEALS  
SW 7757 HIGH REFLECTIVE WHITE
- 2

PAINTED PRECAST PANEL W/ REVEALS  
SW 9558 CASTLEGATE
- 3

PAINTED PRECAST PANEL W/ REVEALS  
SW 9564 BEFORE THE STORM
- 4

PAINTED PRECAST LAP PANEL W/ REVEALS  
SW 6510 LOYAL BLUE
- 5

ACM CANOPY  
ALUCABOND, TBL BLACK
- 6

HIGH PERFORMANCE STOREFRONT GLAZING  
SYSTEM, 30'-0" X 12'-0"
- 7

HIGH PERFORMANCE STOREFRONT GLAZING  
SYSTEM, 30'-0" X 10'-0"
- 8

HIGH PERFORMANCE STOREFRONT GLAZING  
SYSTEM, 8'-0" X 12'-0"
- 9

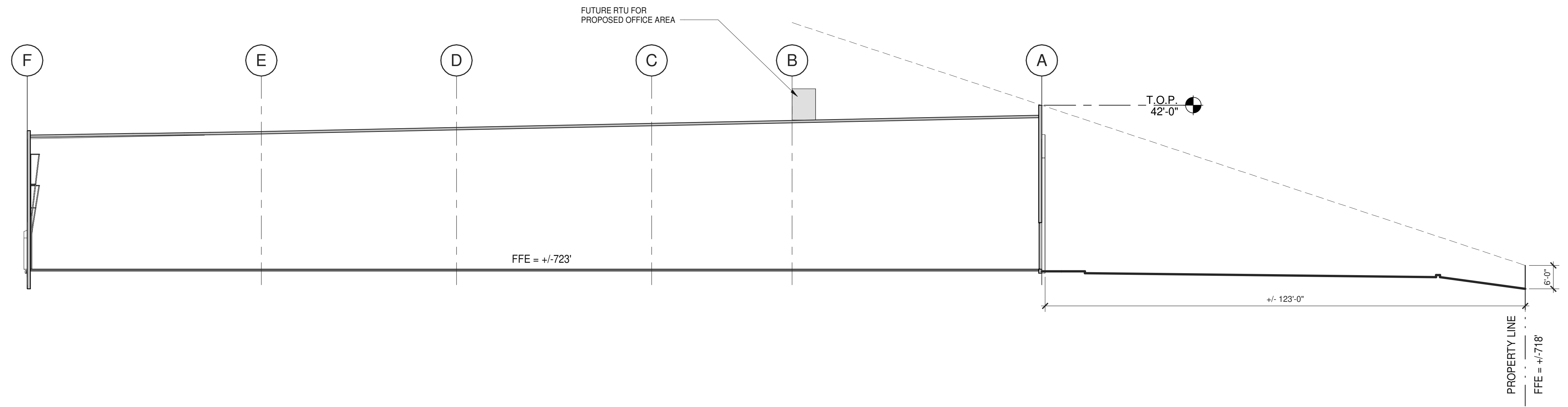
HIGH PERFORMANCE STOREFRONT GLAZING  
SYSTEM, 8'-0" X 9'-0"
- 10

CLERESTORY WINDOW  
8'-0" X 4'-6"

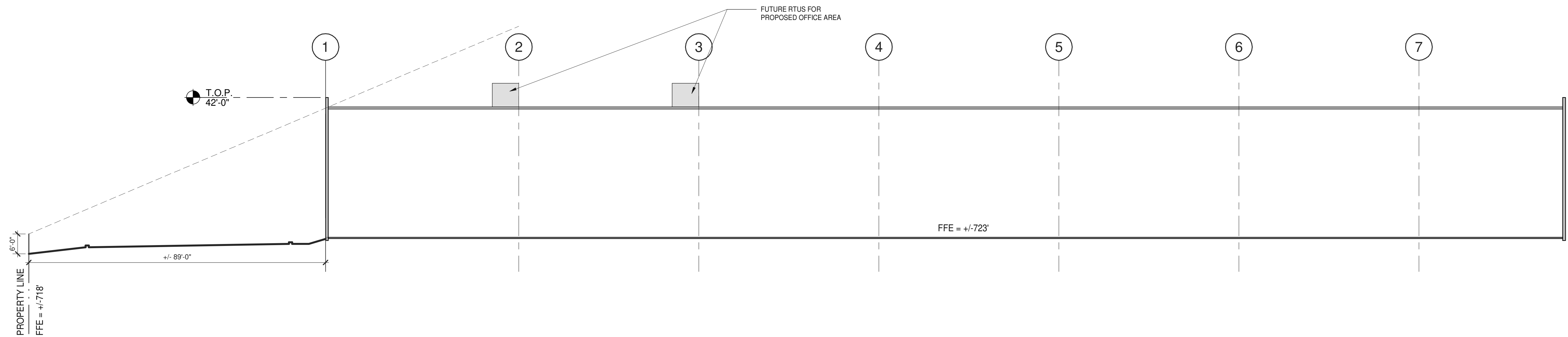
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CONCEPTUAL ELEVATIONS - BUILDING 2  
1400-1500 WEST DUNDEE ROAD  
ARLINGTON HEIGHTS, IL - CHI21-0006-00





SECTION 1 ①  
SCALE: 1/16" = 1'-0"



SECTION 2 ②  
SCALE: 1/16" = 1'-0"

