

Memorandum

To: Randy Recklaus, Village Manager

CC: Bill Enright, Assistant Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 8/31/2021

Re: Proceed at Own Risk Request – Bob Rohrman Lexus Demolition, 1510 W. Dundee Rd.

Attached is a request to "Proceed At Own Risk" relative to a building permit to allow demolition of portion of the Bob Rohrman Lexus Dealership building, proposed at 1510 W. Dundee Road. The request comes from Mark Battista, Director at the Bob Rohrman Auto Group ("Petitioner"), who is asking the Village to approve a building permit to allow building demolition of approximately 36,000 square feet of the existing Lexus Dealership building, along with the elevated walkway connection between the Lexus Dealership and the former Honeywell building, while the Petitioner awaits Preliminary and Final Plat of Subdivision approval, as well a PUD amendment to make changes to the overall site. The Preliminary Plat and PUD amendment will be before the Village Board for their initial consideration at the September 8th meeting. Further details on the project can be found on the Board's agenda for September 8th, New Business Item A.

Project Background:

The Bob Rohrman Auto Group (BRG), in conjunction with Ridgeline Property Group (RPG), is proposing to subdivide approximately 33 acres and sell that land to RPG. As part of that project, BRG has proposed the demolition of a portion of the Lexus Dealership (known as the "Motorola" building) that is used mostly for storage, along with demolition of the skywalk connection to the former Honeywell building. In its place, BRG has proposed the construction of a surface parking lot for use by the Lexus Dealership. There would be certain building façade improvements made at the Lexus Dealership building, and the parking lot improvements include additional areas of tandem parking, which requires a variation.

On April 12, 2021, the Petitioner filed a complete Plan Commission application, and on August 25, 2021, the Plan Commission held a public hearing on the project. The Staff Development Committee (SDC) recommended approval of the application subject to certain conditions, to which the Petitioner has agreed. The Plan Commission voted 5-1 in favor of a recommendation of approval of the application subject to the conditions as recommended by the SDC.

Typically, a building permit would not be granted until both Preliminary Plat and Final Plat of Subdivision approval was obtained, as well as approval of the PUD Amendment. Ordinance approval of the Preliminary Plat, along with the PUD amendment, may occur on September 20th, however, Final Plat of Subdivision approval may not come until later this year. As such, the BRG wishes to proceed with demolition of the Lexus Building prior to these approvals.

Recommendation

It is recommended that the Village Board approve the Bob Rohrman Group request to "Proceed At Own Risk" and authorize issuance of a building permit to allow the demolition while awaiting Ordinance approvals for the Preliminary Plat of Subdivision as well as the PUD amendment, and future consideration and approvals of the Final Plat of Subdivision.

This approval shall be subject to the following conditions:

- 1. That the Petitioner understands they are proceeding at their own risk since preliminary and final zoning approval has not yet been granted by the Village, nor has Preliminary or Final Plat been approved. Any required permit fees must be paid at time of permit issuance, and said permit fees will not be refunded if the permit is ultimately revoked by the Village.
- 2. Should the proposed PUD amendment, and/or any of the other associated variations or Design Commission approvals be denied, the building permit may be revoked by the Village, or alternatively, the permit must be amended by the Petitioner to comply with the Municipal Code (if applicable).
- 3. Should the permit be revoked by the Village, the Petitioner will be required to return the site to an acceptable finish, including regrading and landscaping, and any exterior improvement needed to finish exterior portions of the building.
- 4. Issuance of a building permit shall be subject to compliance with all applicable building permit procedures, Letter of Credit requirements, and approvals.





Lafayette Bob Rohrman Honda 888-752-0476 **Bob Rohrman Hyundai** 888-843-2099 Bob Rohrman Kia 888-752-4586 **Bob Rohrman Lincoln** 888-843-2099 Bob Rohrman Mitsubishi 888-871-9772 **Bob Rohrman Subaru** 888-904-1256 **Bob Rohrman Suzuki** 888-380-3772 **Bob Rohrman Toyota/Scion** 888-848-1471 Rohr-Max #2 888-387-2195

Indianapolis

Indy Honda 888-752-4589 Indy Hyundai 888-864-5023 Indy Motorwerks Suzuki 888-802-0670

Fort Wayne

Fort Wayne Acura 888-899-1419 Infiniti of Fort Wayne 888-997-6148 Fort Wayne Kla 888-696-9921 Fort Wayne Lexus 888-252-9480 Fort Wayne Nissan 888-751-7082 Fort Wayne Subaru 888-884-0461 Fort Wayne Toyota/Scion 688-751-7182

illinois

Arlington Acura 877-725-0518 **Arlington Kia** 888-717-5668 Arlington Lexus 888-202-4838 Arlington Nissan 888-718-1837 **Chesterton Nissan** 888-693-6712 **Gurnee Hyundal** 888-751-3962 Gurnee Volkswagen 888-861-0815 Libertyville Mitsubishi 888-717-6760 **Oakbrook Toyota/Scion** 877-394-6544 Rohr-Max #1 868-492-8795 Schaumburg Ford 888-669-1852 Schaumburg Honda 866-527-1739 Schaumburg Kla 888-693-6712 Schaumburg Lincoln 888-719-2562

Wisconsin Nissan of Kenosha 262-891-3457

The Bob Rohrman Auto Group

1510 W. Dundee Road • Arlington Heights, IL 60004 • 123-456-7890

July 7, 2021

Charles Perkins Village of Arlington Heights 33 Arlington Heights Road Arlington Heights, IL 6005

Dear Mr. Perkins,

Please be advised Lexus of Arlington has been directed by the manufacturer, Lexus of North America to conform to Lexus standards regarding branding image. Although Lexus of Arlington is a state-of-the art facility, including all the modern conveniences set forth and completed in July of 2015, we regret to inform the Village that these standards must be updated. Enclosed please find an architectural plan and engineering plans associated with the new Lexus requirements. These changes will only affect the east, west and south façade to include less EIFS and more ACM panel systems. It will also include the new brand image black sail to be used on all Lexus facilities. This improvement will beautify not only our facility but the entrance off Illinois Route 53 and Illinois Route 68 intersection which is the gateway to the Arlington Heights business corridor off the Interstate.

Also included in this improvement is a request for demolition to the 70,000 SF facility contiguous to Lexus of Arlington on the east side of Lexus. This demolition will allow Lexus additional parking for storage and delivery of new vehicles.

As you know, Ridgeline Development is in the process of their request to amend the PUD for 1400 Dundee Road, the old Honeywell Facility which is under contract and scheduled to close in late October. Lexus of Arlington submitted their plans for the new branding image inclusive with Ridgeline Development's submission for the amendment of 1400 Dundee.

Please accept this as our formal request for permission to demolish the east portion of Lexus to create additional parking due to the sale of 24 acres which was once used for vehicle storage as well as the future site for additional dealerships.



JUL - 9 2021 PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Thanks in advance. 0 ----

Mark Battista Rohrman Auto Group

Enclosures

PROJECT DIRECTORY

LEXUS OF ARLINGTON 1510 W. DUNDEE ROAD ARLINGTON HEIGHTS, ILLINOIS 60004

ARCHITECT: REITAN ARCHITECTS, LLC. 214 S. ROSE STREET PALATINE, ILLINOIS 60067 PH. 847-519-1227 FAX 847-519-0347

PROJECT DESCRIPTION

DEMOLISH EXISTING CATWALK & PORTION OF 2 STORY OFFICE BUILDING W/ PARTIAL BASEMENT & PENTHOUSE AND CONSTRUCTION OF NEW EXTERIOR WALL OF DEMOED OFFICE BUILDING. SCOPE ALSO INCLUDES PARTIAL DEMOLISION OF EXISTING LEXUS CAR DEALERSHIP FACADE AS REQUIRED FOR NEW LEXUS FACADE.

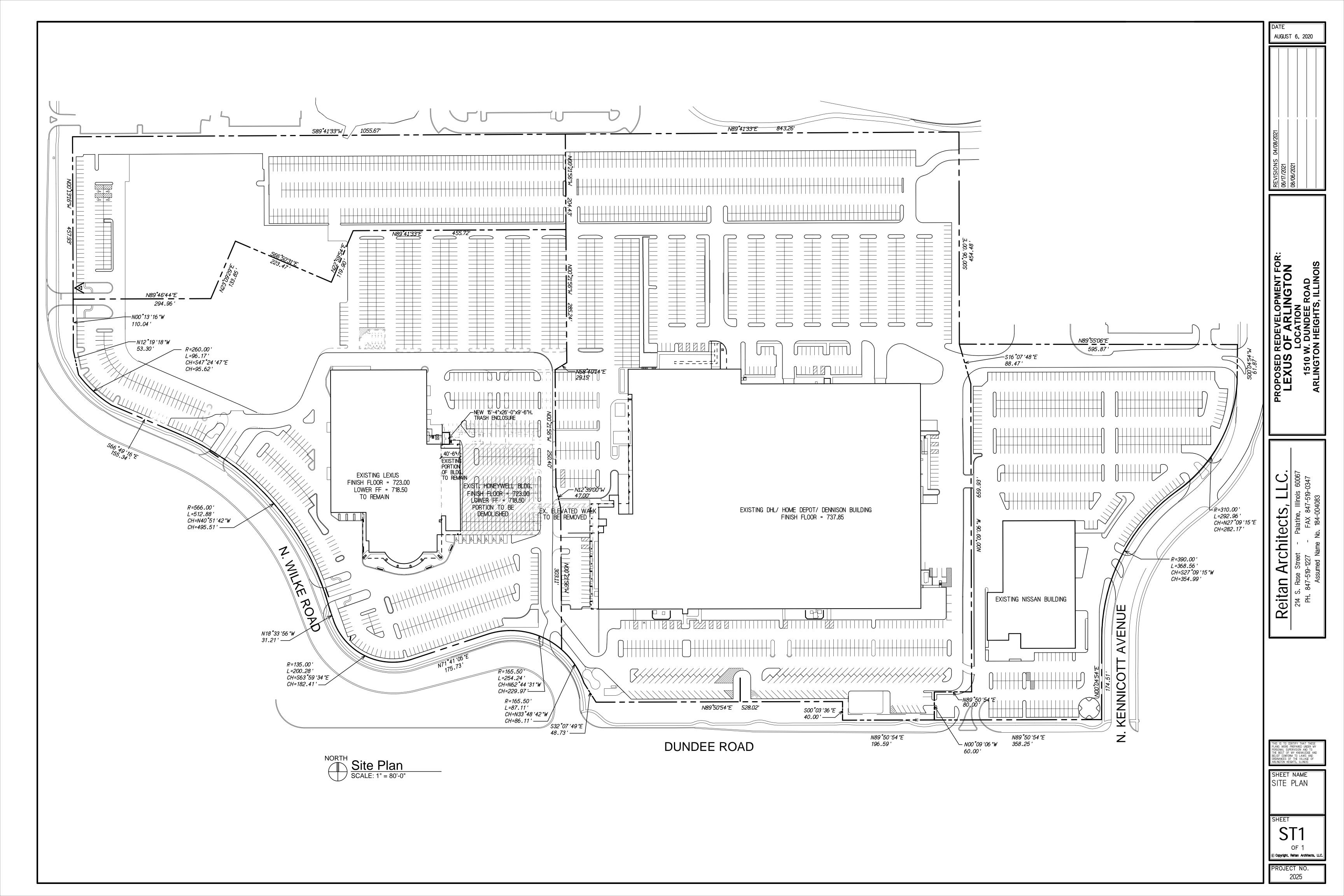
ABBREVIATIONS

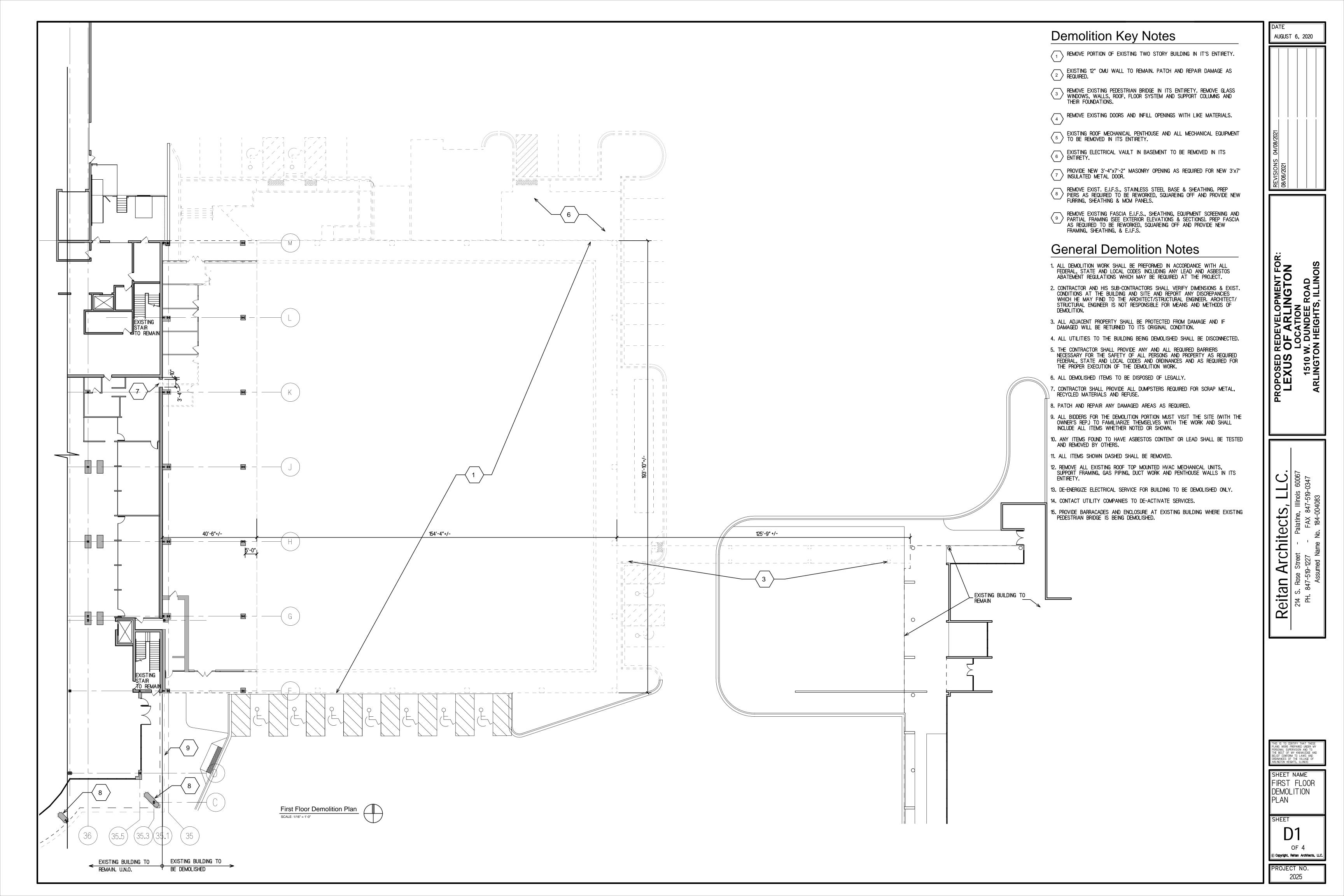
AB ANCER PLACE BB DOBLE AN ANTER MATE MATE MATE MATE <t< th=""><th>Α</th><th></th><th>D</th><th></th><th>G</th><th></th><th>м</th><th></th><th>Q</th><th></th><th>т</th><th></th></t<>	Α		D		G		м		Q		т	
ACCD PAULY DELAY MEL DEGO DESAUTION PLAY SILENAYMED STEL WILL METERAL THE METERAL	AB	ANCHOR BOLT	DBL	DOUBLE		GAGE		MAINTENANCE	QT	QUARRY TILE	Ť	TREAD
ACT ACDETINGL BELIE EPT BATMINET B GRAG BAM MXX MASHAM R_ RELTUNE AND RE TOTAL AND ADDETERS DF BETAL BET BETAL BETAL ADDETERS B B BETAL ADDETERS B		NLACOUSTICAL PANEL			GALV ST						ТВ	top a
ADJ ADJ ADJ Fill EFER PERT EFER PERT PE									D			TOWEL
APP APP RAME CONTRACTOR DER MASTER BEROOM PA TETALY AR TETALY AR <									n			TELEPH
AU ALI MATER DIA DIA/ETER GL GL/SS MOTH MELLANDA DIP DIA/ETER DI DIA/ETER DIA DIA/ETER DIA												TERRAZ
ALT ALT ALT ALT ALT DAG DAGANL DP 80 DPASE MAD DATE DA												TONGUE
ALM ALM DM DMSS/N - MES MULL_FORMS TO												THICKN
AND AND CED D. D. E. DE DA DO Los No.												TACK
APC ADDESTIGUE, PARE, CELENG DR DOOR HP2 MANULATE DEA DOOR HP2 MANULATE DEA DEALEDT TOC ARRIA ARRITECTURAL DW DEMWASER NM MALLOW VETAL MSG MSGLEAKCSS REST NTD MANUARS REST REST REST REST REST NTD MANUARS REST REST REST NTD MANUARS REST REST REST REST REST NTD MANUARS REST					Н							TEMPER
APPROX APPROX MAIN MMADUATE MMAN					HCP	HANDICAPPED						
Month Acceleration Device Acceleration Month Advance Method Method <th< td=""><td></td><td></td><td></td><td></td><td>HDW</td><td>HARDWARE</td><td></td><td></td><td></td><td></td><td></td><td>TOP OF</td></th<>					HDW	HARDWARE						TOP OF
Average Assets Best of the State Best of the State Total Average Best of the State Total Average Total Ave					HDWD			-				TOP OF
AVT AVT <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>REST</td> <td>RESTROOM</td> <td></td> <td>TOP OF</td>									REST	RESTROOM		TOP OF
AVX AXX001LL WALL PE MOSEPORE MTD MOSEPORE PE ROAD DOT 6			DWG	DRAWING					REV	REVISION		top of
L AMALE E EAST HOLL WISTEL Mile Mole Mole PA ROUG MORE TTTP BC BACK OF CUPB EFS ECTERIOR RELATION HVAC HEATRAY VENTLATEARY MULL WILLOW PA ROUGH MORES TTTP BC BACK OF CUPB EFS ECTERIOR RELATION HVAC HEATRAY VENTLATEARY MW MULLOW FEEL WW MORE MOREWARE TTTP BC BOTH AVACES E BOTH AVACES E BOTH AVACES SCOTT TTTP MV HAT WATER MW MORE MOREWARE SCOTT SCOTT <td< td=""><td>AWT</td><td></td><td>F</td><td></td><td></td><td></td><td></td><td></td><td>RFG</td><td>ROOFING</td><td></td><td>top of</td></td<>	AWT		F						RFG	ROOFING		top of
B. DATE EA EAG EAG FIT HEIGHT MILL MALL MILL MALL MILL MALL MILL	L	ANGLE	<u>с</u>	FAST					RM	ROOM		TOILET
BC BAX & COURS EFS DETERM RELATION MAX	D								RO	ROUGH OPENING		TRANSF
BOARD AREADYSTEM ARE CONTINUES MM MOUNTACE RE ROUGH SAMM ITT BITLM RADES EL BUDARDANDAS EL BUDARDANDAS EL PERSON JUNT N NOT IN CONTRACT RE RELATION N NOT IN CONTRACT SS STATH U BUTLM RUSS EL ELSTRICK OR LESTRICAL INTO IN CONTRACT SS SS STATH BLOCK U BUTM RUSS ELS ELSTRICK OR LESTRICAL INTO IN CONTRACT SS STAN BALL U BUTM RUSS ELST ELSTRICAL INTO IN CONTRACT NOT IN CONTRACT SS STAN BALL U BUTM RUSS ELST ELSTRICAL INTO IN CONTRACT NOT IN CONTRACT SS STAN BALL U BUTM RUSS ELST ELSTRICAL NOT IN CONTRACT SS STAN BALL NOT IN CONTRACT SS STAN BALL V BUTM RUSS ELST ELSTRICAL NOT IN CONTRACT SS STAN BALL NOT IN CONTRACT							MULL		RPM	REVOLUTIONS PER MINUTE	TWF	TRANSF
Def DOT NAME L Def Def <thdef< <="" td=""><td></td><td></td><td>EIFS</td><td></td><td>NVAC</td><td></td><td>MW</td><td>MICROWAVE</td><td>RS</td><td>ROUGH SAWN</td><td>ΤV</td><td>TELEVI</td></thdef<>			EIFS		NVAC		MW	MICROWAVE	RS	ROUGH SAWN	ΤV	TELEVI
BITLM BULMADE EL ELECATION HWY HREMAY N NOTITI Stand U			F 1		1.847		N				TYP	TYPICA
LUD SUDNAGE BEC BECTRE OR BEGTRICAL HYD HYDRINT NO. NO. NO.NURL SOF BUILD HYD BW BECOW BEY BEY BECOW BEY BEYATOR Image: Soft and the soft and								NODTH	-		п	
EW BELOW BEAVAGE L MARK												UNIT H
Image: Beak in the Bord Bould in the Bould In the Bould Bould					HYD	HYDRANT						
DT ENTROL DUIP EDIPAGNT D NSIE ENABLE State Sta												UNFINIS
BEILINGN DESIT EXAMPLE PAGLEDIT INCL PAGLEDIT INC					I				SCWD	SOLID CORE WOOD	UNO	UNLESS
DM BUNKOW DSMIT DATE DATE <thdate< th=""> DATE DATE <th< td=""><td>BOT</td><td>BOTTOM</td><td></td><td></td><td></td><td></td><td></td><td></td><td>SD</td><td>STORM DRAIN</td><td>v</td><td></td></th<></thdate<>	BOT	BOTTOM							SD	STORM DRAIN	v	
Base Back Brance Date That Date That Date That NT INTERIOR D	BR	BEDROOM	ESMT	EASEMENT			NTS	NOT TO SCALE	SECT	SECTION	v	VOLT
BRG P, BLARING PLATE DOI NN EXALST FAN MI INTOMA CO OUT SHR SHOWRR VCT BKT BRANCET EXISTING J	BRG	BEARING	EW	EACH WAY			•		SF	SQUARE FOOT	VB	VINYL
BRKT EXIST EXIST NA	BRG PL	BEARING PLATE	EXH FN	EXHAUST FAN	INT	INTERIOR				SHOWER		VINYL
BS BOTH SDES DP EXTENSION JAN JANTOR OK OVEPALL OVEPAL SM SHEUNB WEST BSWT ASSMEAT EXTENDR KITOR O OUTSDE DIAMETER SA SA SHEURS KITOR VEST BW BUTH-UP ROFINA FA FEST ARS O OUTSDE DIAMETER SA SMITAN WARKN DISPESER WEST BW BOTH WAYS FA FEST ARS C OWER NUMERDED SEC SECES	BRKT	BRACKET	EXIST	EXISTING								VENTIL
BASE DATE EXT EXTENDA Data Data Data Data Struct Struct Yest BYNN BETWEIN BUT-T-P FOOTING E KIT KIT OFEN GU OUTSEE JAME/EN SMLAR WEST BYNN BETWEIN FC BRK FA FRESH AR C OUTSEE JAME/EN SNU SANLAR WIT C C GUARDE FC BRK FAGE BRICK L ANELE OUTSEE JAME/EN SNU SANLAR YARNIN DISPOSAL UNT WIT C GUARDE FC BRK FAGE BRICK L ANELE OUTSEE JAME/EN SNU SANLAR YARNIN DISPOSAL UNT WIT C GUARDE FC DR RUR LEAN OUT LAB LADGATORY OFF OFFICE SNU SANLAR YARNIN DISPOSAL UNT WIT CAB CABRET FDTN FORD RANN LAN LANDARY OFF OFFICE SNU SANLAR YARNE WIT CAB CABRET FDTN FORD RANN LAN LANDARY OFF OFFICE SNU SNU SANLAR YARNE WIT CAB CABRET FDTN FORD RANNE LANDARY LANDARY ONT ONT SNU SANLAR YARNE SNUR	BS	Both Sides	EXP	EXPANSION								VERTIC
BTW BETWEEN K CO OUTSUE DIAME LEH SMI SMILLA CO CO BR BUTL-UP MORING F KIT KITCHEN GF/CL OWNER FLANEBOL/U SMO SMILLA TAUE CO CONTRACTOR INSTALLED SMO SANTARY INARXIN DEPOSER WWC C OWNER FLANEBOL/U SANTARY INARXIN DEPOSER WWC SMO SANTARY INARXIN DEPOSER WWC C OWNER FLANEBOL/U SANTARY INARXIN DEPOSER WWC SMO SANTARY INARXIN DEPOSER WWC C OWNER FLANEBOL/U SANTARY INARXIN DEPOSER WWC SMO SANTARY INARXIN DEPOSER WWC C 00 CASTER DAYER FD FLOOR CLEAN UUT LAM LAMEATORY OPF OPFICE SMO SANTARY INARXIN DEPOSER W/C C 00 CONTRET CASHING FE FE EXTINUISHER CASHING LAU LANCRY OPA OPASITE SS SANTARY SEVER W/C C 00 CAST FROM PRE FG FE EXTINUISHER CASHING LAU LANCRY OPA OPASITE <t< td=""><td></td><td></td><td></td><td></td><td>5/11</td><td>544101</td><td></td><td></td><td></td><td></td><td></td><td>VESTIB</td></t<>					5/11	544101						VESTIB
BR BUILT-UP ROOF MG F F KIT KIT GEN CH	BTWN				K							VAPOR
BW BOTH WAYS FA FRESH AR		BUILT-UP ROOFING	-		KIT	KITCHEN	OF/CI					VAPON
C FACE BRICK L ANSLE OWNER INSTALLED SPEC SPEC SPECIATION W C C10 C CONTRET TO CATER TO CATER TO CATER TO PLOAD RDAN LAM LABORATORY OFF OFF OFF SPEC SPECIATION W CAB CAB CAB FOD RANN LAM LABORATORY OFF OFF OFF SPEC SPECIATION W CAB CAB CAB CAB ADMART CAM ADMART W W CAB CAB CAB CAB CAM MAINATE OH OVERA SPEC SPEC SPEC FILE W CAB CAB CAB CAB CAB CAB OVERALISATION U/U LAINTER OVERALISATION W/U W/U CH BD CHAB CAB FILE FILE CAB CAB OVERALISATION SS SAMITARY SEWER W/U CH BD CHAB CAB FILE FILE CAB CAB CAB CAB SS SAM												
L MALE MALE MALE MALE MALE C CHANEL FO FLOR DAIN OUT LAB LABRATORY OFF OFF S0 S0LABE W C TO C CNTER TO CENTER FD FLOR DAIN LAM LAMINATE OH OVERHANS S0 N S0LABE W C TO C CAB CABNET FD FLOR DAIN LAU LAMINATE OH OVERHANS S0 N S0LABE W C TO C CAB CABNET FE FIRE EXTINUISER LAU LAUDRY OPP OPPOSITE S0 S0LABE N/V W/V C GA CABNET FE FIRE EXTINUISER LAU LAVIDRY OPP OPPOSITE S0 S0LABE N/V W/V C GA FRON PIPE FE FIRE INSIRTERS LAVIDLANDRY OPP OPPOSITE S0 S0LABE N/V N/V C GO CAST RON PIPE FIL FINISH FLOOR ELEVATION MASORY UNIT P P ANTICLE BOARD ST STANDADD N/N ST STANDADD N/N N/N C GONTRUCTION JONT FIL FIL FINISH FLOOR ELEVATION MASORY UNIT FIL	5				L		0F/01	OWNER FURNISHED/			VWF	VINYL
C CHANNEL FLOW FLOW CLEAR VOUT LAB LABORATORY OFFICE SUME SUME W CAB CABINET FD FLOW REAN LAW LAWINATE OFFICE SUME SUME W CAB CABINET FD FLOW REAN LAW LAWINATE OFFICE SUME SUME W/O CAB CABINET FD FLOW REAN LAW LAWINATE OFFICE SUME SUME W/O CAB CABINET FD FLOW REAN LAW LAWINATE OP OPENINE SUME SUME W/O CH CONTRELASING FE FIRE EXTINGUISHER CABINET LAV LAVATORY OP OPENINE SUME SUME SUME W/O CH GO MITER FLASHING FE FIRE EXTINGUISHER CABINET LAV LAVATORY OP OPENINT SUME SUME </td <td><u>C</u></td> <td></td> <td></td> <td></td> <td>L</td> <td>ANGLE</td> <td></td> <td>OWNER INSTALLED</td> <td></td> <td></td> <td>W</td> <td></td>	<u>C</u>				L	ANGLE		OWNER INSTALLED			W	
C TO C CENTER TO CENTER PD FLOOR DAAN LAW LAWINTE OH OVERHANG SUCK STOCKETE OF CENTRAL SECTION FOR ATTON LAU LANDRY OPP OPOSITE STANADENCH W/ CR.G. CABERT FEE FIRE EXTINUISER CABET CONTENT FLOOR ELEVATION LAU LANDRY OPP OPOSITE STAND BOARD ST STANAENCH W/ CR.G. CONTENT FEE FIRE EXTINUISER LAW LAVATORY OPP OPOSITE SS SANTARY SEVER WC CR.G. CONTENT FEE FIRE FIRE FIRE LASS LEF LAVID LIGHT UNCETT CONCRETE OSS OFFICATED STRAND BOARD ST STANLESS STEEL WD MASONRY UNIT FN FREMALSS LF LIVER FOOT PC C.J. CONSTRUCTION JOINT, FN FRISH FLOOR ELEVATION MASONRY UNIT FN FINISH LLONG LEG HORIZONTAL OONTROL JOINT, FN FRISH LLH LONG LEG HORIZONTAL OONTROL JOINT, FN FRISH LLH LONG LEG HORIZONTAL OONTROL JOINT, FN FRISH LLH LIVE LOND C.G. CONTROL JOINT, FN FRISH LLH LUNG LEG HORIZONTAL OONTROL JOINT, FN FRISH LLH LUNG LEG VERTICAL C.G. COLLING CLEAR FLA FLOOR CLEAR FLA ROW LINE LLV LUNG LEG VERTICAL C.G. CLEAR FLA ROW LINE LLW LUNG LEG VERTICAL CLEAR FLA ROW LINE LLW CLIGHTWEIGHT CONCRETE C.G. OCULINA C.G. COLLING C.G. COLING C.G. COLLING C.G. COLLING C.G. COLLING C.G. COLLING C.G	С	CHANNEL			LAB	LABORATORY	OFF	OFFICE				WEST,
CAB CABNET FDIN FOUNDATION LAU LAUDEY OPNG SUMP SUMP SUMP MAX CBM OBMENT FE FIRE CTINGUISHER CABINET LAV LAVATORY OPP OPPOSITE SUMP SUMP NM W/O CH OCMITER FLASHING FEC FIRE EXTINGUISHER CABINET LAV LAVATORY OPP OPPOSITE SUMP SUMP <t< td=""><td>с то с</td><td>CENTER TO CENTER</td><td></td><td></td><td>LAM</td><td>LAMINATE</td><td>ОН</td><td>OVERHANG</td><td></td><td></td><td></td><td>WITH</td></t<>	с то с	CENTER TO CENTER			LAM	LAMINATE	ОН	OVERHANG				WITH
CBM CBM <td>CAB</td> <td>CABINET</td> <td></td> <td></td> <td>LAU</td> <td>LAUNDRY</td> <td>OPNG</td> <td>OPENING</td> <td></td> <td></td> <td>W/0</td> <td>WITHOU</td>	CAB	CABINET			LAU	LAUNDRY	OPNG	OPENING			W/0	WITHOU
CH BD CALING AND FEC FHE EXTINGUISHER CABINET LOAU LIGHTWEIGHT CONCRETE OSB ORIENTATED STRAND BOARD SS SAMILART SCHORD WD CH BD CH ALGOARD FEL FINISH LINEAR FOOT MASONRY UNIT P ST STREET WDW CJ CONSTRUCTION JONT, FH FLATTEAD SCREW LL LINEAR FOOT PBD PARTICLE BOARD ST STRUCT STRAND, SS OND WH CJ CONSTRUCTION JONT, FH FLATTEAD SCREW LL LINE LOAD PC POINT OF CARVE STD STANDARD WH CL CONTROL JOINT FIN FINISH LLH LINE LOAD PC POINT OF CARVE STD STANDARD WH CL CONTROL JOINT FIN FINISH LLH LINE LOAD PC POINT OF CARVE STD STANDARD WH CL CONTROL JOINT FIN FINISH LLH LINE LOAD PC POINT OF CARVE STD STD STD STD WH CL CONTROL JOINT FIN FINISH LLH LINE LOAD ND STD	CEM	CEMENT			LAV	LAVATORY	OPP	OPPOSITE				WALL
CH BD CHALKBOARD FF EL FINISH FLOOR ELEVATION MASONRY UNIT P SST STAILADESS STELL WDW CP CAST RON PIPE FAL FIBBRAASS LF LIMEAR FOOT PED PARTICLE BOARD STC SOUND TRANSMISSION CLASS WRL CJ CONTROL JOINT FIN FINISH PATHEAD SORW LL LIVE LOAD PC POINT OF CIRVE STD STANDARD WRL CAST RON PIPE FIX FIXTURE LLV LONG LEG HORIZONTAL PC POINT OF CIRVE STD STANDARD WRL CA CONTROL JOINT FIX FIXTURE LLV LONG LEG VERTICAL PC POINT OF CIRVE STD STANDARD WRD CLG CENTER LINE FLASH FLASH RASHING LR LUVING ROM PGF POINT OF CIRVE STD STRUCT NAL WSC CLG CELING FLA RLOW LWE LWC LIGHTWEIGHT CONCRETE PERF PERF PERF PUINT STRUCT STRUCT RAL WSC CLG CORTAGE FLB RLOW LWC LIGHTWEIGHT CONCRETE PERF PERF PERF PUINT STRUCT STRUCT RAL WSC CLG CORTAGE FLB <	CFLG	COUNTER FLASHING				LIGHTWEIGHT CONCRETE	OSB	ORIENTATED STRAND BOARD				WOOD
CIP CAST IRON PIPE FBE RLASS LF LINEAR FOOT PC	CH BD	CHALKBOARD				MASONRY UNIT	-					WINDO\
CJ CONSTRUCTION JOINT, ONTROL JOINT FIN FLATHEAD SOREW L LIVE LOAD PBU PARTICLE BUARD STC SUMD HARMSSIND CLASS WH CONTROL JOINT FIN FINSH LLH LOW CLASS PC POINT OF CURVE STD STADADAD WH CL CONTROL JOINT FIN FINSH LLH LOW CLASS PC POINT OF CURVE STD STADADAD WH CL CONTROL JOINT FIN FINTHE LLV LOW CLASS LLV LOW CLES VERTICAL PC PROUDS PER OLDIC FOOT STD STADAAD WH CLG CELING FLA FLASH FLASH RASHING LR LIVING ROOM PEF PERFORPORTED STRUCT STRUCT STRUCT WSCT CLG CLEAR FLA FLOR FLA FLOR LWC LIGHTWEIGHT CONCRETE PEF PERFORPTICATION SV SVEET VINTL WWF CM COARDETE MASONPY UNIT FLOR FLOR FLOR FLOR PLOR FLAL PL PROF PROFORETO SV SVEET VINTL WWF CM COARDETE MASONPY UNIT FLOR FLOR FLOR PLAR PLAS PLASTIC LAMINATE SV <td></td> <td></td> <td>FGL</td> <td></td> <td>IF</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>WIRED</td>			FGL		IF							WIRED
CONTROL_JOINT FIN			FH	FLATHEAD SCREW								WATER
CL CENTER LINE FIXT FIXTURE LLV LONG LEG VERTICAL PCC PHCAST COMPARTE SIL JST STELL JUST WRPR CLG CELING FLASH FLASH FLASHING LR LIVING ROOM PER PER CUBIC FOOT STOR STORAGE WRPR CLG CLOSET FL FLW HOW LINE LIVING ROOM PER PER STOR STORAGE WRPR CLG CLEAR FLR FLOOR LWC LIGHTWEIGHT CONCRETE PER PERMETER SUSP OLG SUSPENDED CELLING WT CLR CLEAR FLR FLOOR HLOOR ANTERIAL BREAK PI POINT OF INTERSECTION SV SHEET VIN/L WWF CMP CORRETE MARE FLOOR FLOOR FLOOR FLOOR FLOOR WT CMP CORRETE MARE FLOOR FLOOR FLOOR FLOOR SW SWITCH WWF CMU CONCRETE FNB FLUOR FLOOR FLOOR FLOOR SW SWITCH WWF CMU CONCRETE FS FLOAT SAFETY GLASS PLAM PLAS PLAS PLAS FLAS SWITCH COL COLUMN			FIN	FINISH								WATER
CLG CEILING FLASH FLASHING LA LIVING ROOM PGF PUDINDS PEH CODIC FUOI STOR STORAGE WITT CLO CLOSET FL FLOW LINE LWC LIGHTWEIGHT CONCRETE PEH PEF PERFORMATED STRUCT STRUCTURAL WSCT CLR CLEAR FLR FLOR HLR FLOR LWC LIGHTWEIGHT CONCRETE PEH PEF PERFORMATED STRUCT STRUCTURAL WSCT CLP CORRUGATED METAL PIPE FMB FLOR MATERIAL BREAK PL PROPERTY LINE SUSP CLG SUSPENDED CELING WT CMU CONRORETE MASONRY UNIT FLUOR FLOR FAIL STER PL PROPERTY LINE SW SWITCH WWF CMU CONRETE MASONRY UNIT FLOR FAIL STER FAS FLOR SCENT PL PARETIC LAMINATE SW SWITCH WWF CMU CONRETE MASONRY UNIT FLOR FAIL STER FS FLOR SAFETY GLASS PLAS	a		FIXT	FIXTURE			PCC		STL JST	steel joist		
CLO CLOSET FLL FLOW LINE LIVING HOUM PERFORATED STRUCT STRUCTURAL WSCI CLO CLOSET FLR FLOOR LIVING HOUM PERFORATED SUSP CLG SUSPENDED CELLING WT CLR CLEAR FLR FLOOR PI POINT OF INTERSECTION SV SHEET VINVL WWF CMP CORRUGATED METAL PIPE FMOR FLOOR RUDR MATERIAL BREAK PL PROPERTY LINE SW SW SW CM CONCRETE MASONRY UNIT FOF FACE OF FINISH PL PROPERTY LINE SW SW SWITCH CO CLEAN OUT, COMPANY FOF FACE OF FINISH PLAN PLAS PLAS PLAS PLASTER COL COLUMN FS FLL SIZE PLA PLAN PLASTIC LAMINATE PLAS PLAS PLAS PLAS CONC CONCRETE FS FAR SDE PL PANEL SW SWITCH SW SW CONT CONTINUE FT FOOT PREFIN PREFIN PREFIN PANEL SW SW CONT CONTRACTOR FURG FURG FURG PREFIN PARE SW SW SW CONT CONTRACTOR			FLASH	FLASHING			PCF	POUNDS PER CUBIC FOOT	STOR	STORAGE		WRAP
CLGAR FLR FLOOR FUNCE LUNCE LUNCE LUNCE PERIME PERIME SUSP CLG SUSPENDED CELLING WI CLR CLEAR FL FLOOR ANTERIAL BREAK PI POINT OF INTERSECTION SV SHEET WWF CMU CONCRETE MASONRY UNIT FLUOR FLUORESCENT PL PROPERTY LINE SW SWITCH WWF CO CLEAN OUT, COMPANY FOF FACE OF FINISH PLAN PLASTIC LAMINATE SW SWITCH CO CLONTINUED FS FLOAT SAFETY GLASS PLF POUNDS PER LINEAR FOOT F COL COLUMN FS FLUL SIZE PLYNO PLYNOD PLYNOD F F CONT CONTRACT, CONTRACTOR FT FOF FOT FAR SIDE PL PARE F F CONT CONTRACT, CONTRACTOR FTG FOT ING PREFAB PREFAB PREFAB PREFAB F F CORR CORRIDOR FURG FURNING PREFAB PREFIN F F F COT CARPET FURN FURNACE PROL PREFIN PREFIN F F COT CARPET FURG FURNING			FLL	FLOW LINE			PERF	PERFORATED	STRUCT	STRUCTURAL		WAINS
CMP CORRUGATED METAL PIPE FMB FLOOR MATERIAL BREAK PI POINT OF INTERSECTION SV SHEET VINYL WWF CMU CONCRETE MASONRY UNIT FLUOR FLUORSECONT PL PROPERTY LINE SW SWITCH C0 CLEAN OUT, COMPANY FOF FACE OF FINISH PLAN PLAN PLASTIC LAMINATE C0 CLEAN OUT, COMPANY FR FRAME PLAS PLASTIC LAMINATE C0 CLEAN OUT, COMPANY FR FRAME PLAS PLASTIC LAMINATE C0 CLEAN OUT, COMPANY FS FLOAT SAFETY GLASS PLF POUNDS PER LINEAR FOOT C0L COLUMN FS FULL SIZE PL PANEL C0NT CONTRACTOR FT FOOT PR PAIR C0NT CONTRACTOR FT FOOT PREFAB PREFABRICATE C0NT CONTRACTOR FTG FOOTING PREFIN PREFABRICATE C0R CORRIDOR FURG FURNING PREFIN PREFINISH CPT CAPET FURN FURNACE PROJ PROL CORT CORRIDOR FURG FWC FABRIC WALL COVERING PSF CT CERAMIC TILE PSI					LWU		PERIM	PERIMETER	SUSP CL	g suspended ceiling		WEIGHT
CMU CONCRETE MASONRY UNIT FLUOR FLUORESCENT PL PROPERTY LINE SW SWITCH CMU CONCRETE MASONRY UNIT FOF FACE OF FINISH PLAM PLASTIC LAMINATE C0 CLEAN OUT, COMPANY FOF FACE OF FINISH PLAS PLASTIC LAMINATE C0 CLEAN OUT, COMPANY FS FLOAT SAFETY GLASS PLF POUNDS PER LINEAR FOOT C0L COLUMN FS FLUL SIZE PL PARE FOT CONC CONCRETE FS FAR SIDE PL PANEL FOT CONT CONTRUE FT FOOT PN PANEL FOT FOT CONT CONTRACT, CONTRACTOR FT FOOT PREFAB PREFAB PREFINISH FOT FOT COR CORRIDOR FURG FURNACE PROJ PROUNDS PER SQUARE FOOT FSI FOUNDS PER SQUARE FOOT FSI POUNDS PER SQUARE FOOT FSI POINDS PER SQUARE INCH FI							PI	POINT OF INTERSECTION	SV	SHEET VINYL	WWF	WELDE
CMU COMDALETE MASURATIONIT FORM FACE OF FINISH PLAM PLAM PLASTIC LAMINATE CO CLEAN OUT, COMPANY FOF FACE OF FINISH PLAS PLAS PLASTER C CONTINUED FS FLOAT SAFETY GLASS PLF POUNDS PER LINEAR FOOT COL COLUMN FS FULL SIZE PLYWD PLYWD PLYWOOD CONC CONCRETE FS FACE OF FINISH PNL CONT CONTINUE FT FOOT PRE CONT CONTRACT, CONTRACTOR FT FOOT PRE CORR CORRIDOR FURG FURRING PREFAB PREFABRICATE COPT CARPET FUR FURACE PROJ PROJECT CSK COUNTER SUNK FWC FABRIC WALL COVERING PSF POUNDS PER SQUARE FOOT CTR CBRAMIC TILE PSI POUNDS PER SQUARE INCH PSI POUNDS PER SQUARE INCH CTR CUNTER SUNK FWC FABRIC WALL COVERING PSF POUNDS PER SQUARE INCH CTR CENTER CENTER PSI POUNDS PER SQUARE INCH CTR CUNTER SUNK FWC FABRIC WALL COVERING PSI POUNDS PER SQUARE INCH <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>PL</td><td>PROPERTY LINE</td><td>SW</td><td>SWITCH</td><td></td><td></td></t<>							PL	PROPERTY LINE	SW	SWITCH		
CO CLEAN OUT, COMPANY FR FRAME PLAS PLAS PLAS CONTINUED FS FLOAT SAFETY GLASS PLF POUNDS PER LINEAR FOOT COL COLUMN FS FUL SIZE PLYWD PLYWD CONC CONCRETE FS FAR SIDE PL PANEL CONT CONTINUE FT FOOT PR PAIR CONTR CONTRACT, CONTRACTOR FTG FOOTING PREFAB PREFABRICATE CORR CORRIDOR FURG FURING PREFIN PREFINISH CPT CARPET FURG FURING PROJ PROJECT CT CERAMIC TILE FWC FABRIC WALL COVERING PS POUNDS PER SQUARE FOOT CT CERAMIC TILE FWC FABRIC WALL COVERING PS POUNDS PER SQUARE FOOT CT CERTER CURTE CURTER PT PAINT CU FT CURTER CURTER PT PAINT CU FT CURTER CURTER PT PAINT								PLASTIC LAMINATE				
C CONTINUED FS FLOAT SAFETY GLASS PLF POUNDS PER LINEAR FOOT COL COLUMN FS FULL SIZE PLYWD PLYWDD CONC CONCRETE FS FAIL SIZE PNL PANEL CONT CONTINUE FT FOOT PR PAIR CONT CONTRACT, CONTRACTOR FTG FOOTING PREFAB PREFABB PREFABRICATE CORR CORRIDOR FURG FURING PREFIN PREFIN PREFINISH CPT CARPET FURN FURNACE PROJ PROJECT CSK COUNTER SUNK FWC FABRIC WALL COVERING PSF POUNDS PER SQUARE FOOT CT CERAMIC TILE PSI POUNDS PER SQUARE INCH PT PAINT CU FT CENTER CUSIC FEET PT PAINT PT PAINT	CO	CLEAN OUT, COMPANY										
COL COLUMN FS FULL SIZE PLYWD PLYWDD CONC CONCRETE FS FAR SIDE PNL PANEL CONT CONTINUE FT FOOT PR PAIR CONT CONTRACT, CONTRACTOR FT FOOT PREFAB PREFAB PREFABRICATE CONT CONTRACT, CONTRACT, CONTRACTOR FTG FOOTING PREFIN PREFIN CORR CORRIDOR FURG FURING PREFIN PREFINISH CPT CARPET FURN FURNACE PROJ PROJECT CSK COUNTER SUNK FWC FABRIC WALL COVERING PSF POUNDS PER SQUARE FOOT CT CERAMIC TILE PSI POUNDS PER SQUARE INCH PT PAINT CU FT CENTER CUBIC FEET PT PAINT PT PAINT	C CONTIN	ILIED.										
CONCCONCRETEFSFAR SIDEPNLPANELCONTCONTRINUEFTFOOTPRPAIRCONTRCONTRACT, CONTRACTORFTGFOOT INGPREFABPREFABRICATECONRCORRIDORFURGFURRINGPREFINPREFINSHCOPTCARPETFURNFURNACEPROJPROJECTCSKCOUNTER SUNKFWCFABRIC WALL COVERINGPSFPOUNDS PER SQUARE FOOTCTCERAMIC TILEPSIPOUNDS PER SQUARE INCHPTPAINTCU FTCUTERCUTER CUBIC FEETPTPAPER TOWEL DISPENSER												
CONTCONTINUEFTFOOTPRPAIRCONTRCONTRACT, CONTRACTORFTFOOTPOOTPREFABPREFABRICATECORRCORRIDORFURGFURGFURINGPREFINPREFINISHCPTCARPETFURNFURNACEPROJPROJECTCSKCOUNTER SUNKFWCFABRIC WALL COVERINGPSFPOUNDS PER SQUARE FOOTCTCERAMIC TILEPSIPOUNDS PER SQUARE INCHCTRCENTERFURFURFURCU FTCENTER CUBIC FEETFURPTPAINTCU FTCENTER CUBIC FEETPTDPAPER TOWEL DISPENSER												
CONTR CONTRACT, CONTRACTOR FTG FOOTING PREFAB PREFAB PREFABRICATE CORR CORRIDOR FURG FURRING PREFIN PREFINSH CPT CARPET FURN FURNACE PROJ PROJECT CSK COUNTER SUNK FWC FABRIC WALL COVERING PSF POUNDS PER SQUARE FOOT CT CERAMIC TILE PSI POUNDS PER SQUARE INCH CTR CENTER CU FT CUTER CUBIC FEET PT PAINT CU FT CENTER CUBIC FEET PTD PAPER TOWEL DISPENSER												
CORR CORRIDOR FURG FURNING PREFIN PREFINISH CPT CARPET FURN FURNACE PROJ PROJECT CSK COUNTER SUNK FWC FABRIC WALL COVERING PSF POUNDS PER SQUARE FOOT CT CERAMIC TILE PSI POUNDS PER SQUARE INCH CTR CENTER PT PAINT CU FT CENTER CUBIC FEET PTD PAPER TOWEL DISPENSER												
CPT CARPET FURN FURNACE PROJ PROJECT CSK COUNTER SUNK FWC FABRIC WALL COVERING PSF POUNDS PER SQUARE FOOT CT CERAMIC TILE PSI POUNDS PER SQUARE INCH CTR CENTER PT PAINT CU FT CENTER CUBIC FEET PTD PAPER TOWEL DISPENSER												
CSK COUNTER SUNK FWC FABRIC WALL COVERING PSF POUNDS PER SQUARE FOOT CT CERAMIC TILE PSI POUNDS PER SQUARE INCH CTR CENTER PT PAINT CU FT CENTER CUBIC FEET PTD PAPER TOWEL DISPENSER												
CT CERAMIC TILE PSI POUNDS PER SQUARE INCH CTR CENTER PT PAINT CU FT CENTER CUBIC FEET PTD PAPER TOWEL DISPENSER			Furn									
CTR CENTER CU FT CENTER CUBIC FEET PTD PAPER TOWEL DISPENSER			FWC	FABRIC WALL COVERING								
CUFT CENTER CUBIC FEET PTD PAPER TOWEL DISPENSER												
		CENTER CUBIC FEET					PTD					
CU YU CUBIC YARU PTN PARTITION	CU YD	CUBIC YARD					PTN	PARTITION				
CUH CABINET UNIT HEATER PVC POLYVINYL CHLORIDE	CUH	CABINET UNIT HEATER					PVC	POLYVINYL CHLORIDE				
CW COLD WATER PVG PAVING	CW	COLD WATER					PVG	PAVING				

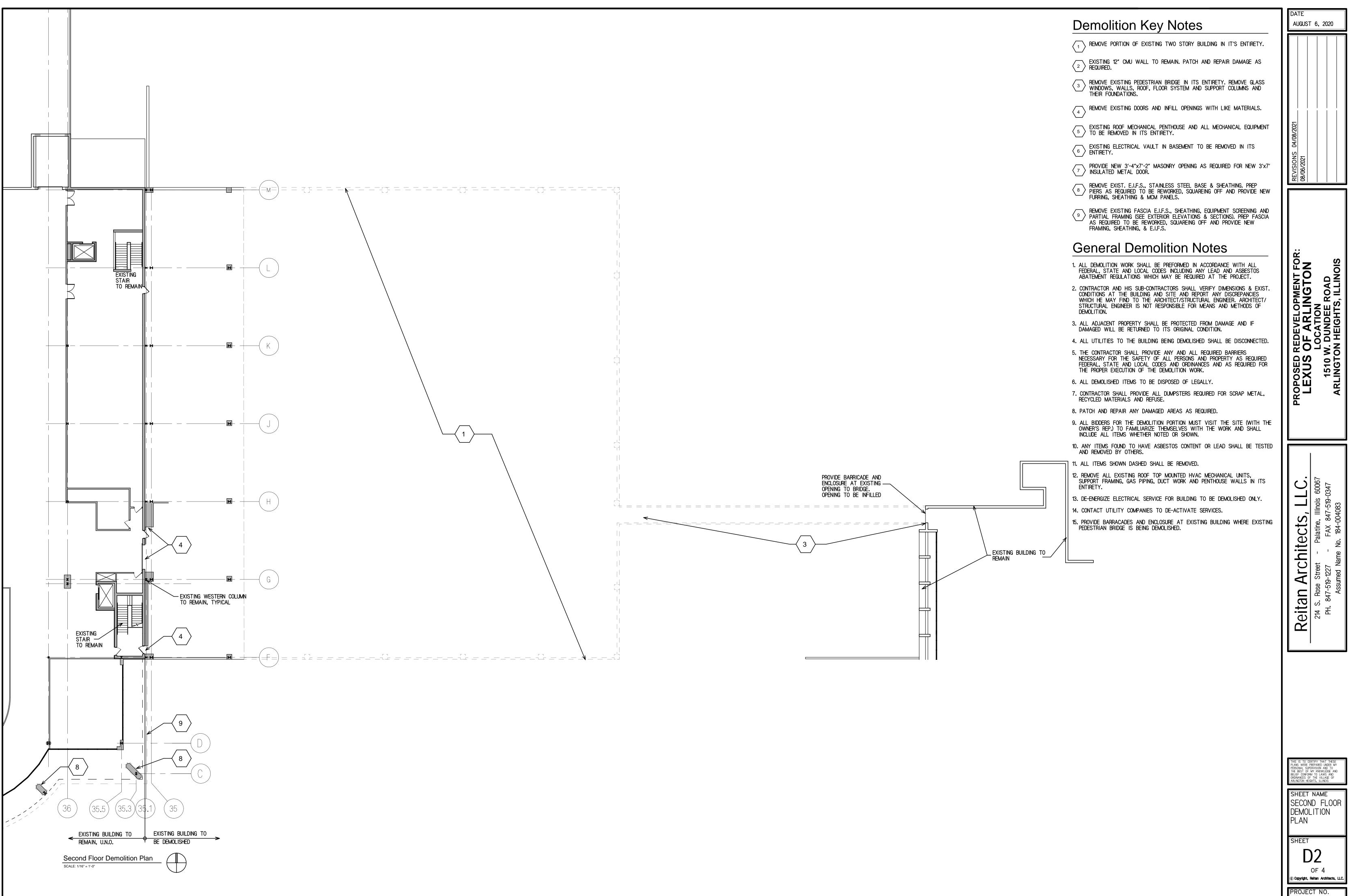
Proposed Redevelopment for: LEXUS OF ARLINGTON 1500 Dundee Road Arlington Heights, Illinois

	STE
	AREAL
AD AD AND BOTTOM VEL BAR EPHONE RAZZO GUE AND GROOVE XNESS X BOARD PERED OF CURB OF FOOTING OF MASONRY OF STEEL OF WALL LET PAPER HOLDER NSPARENT N	<image/>

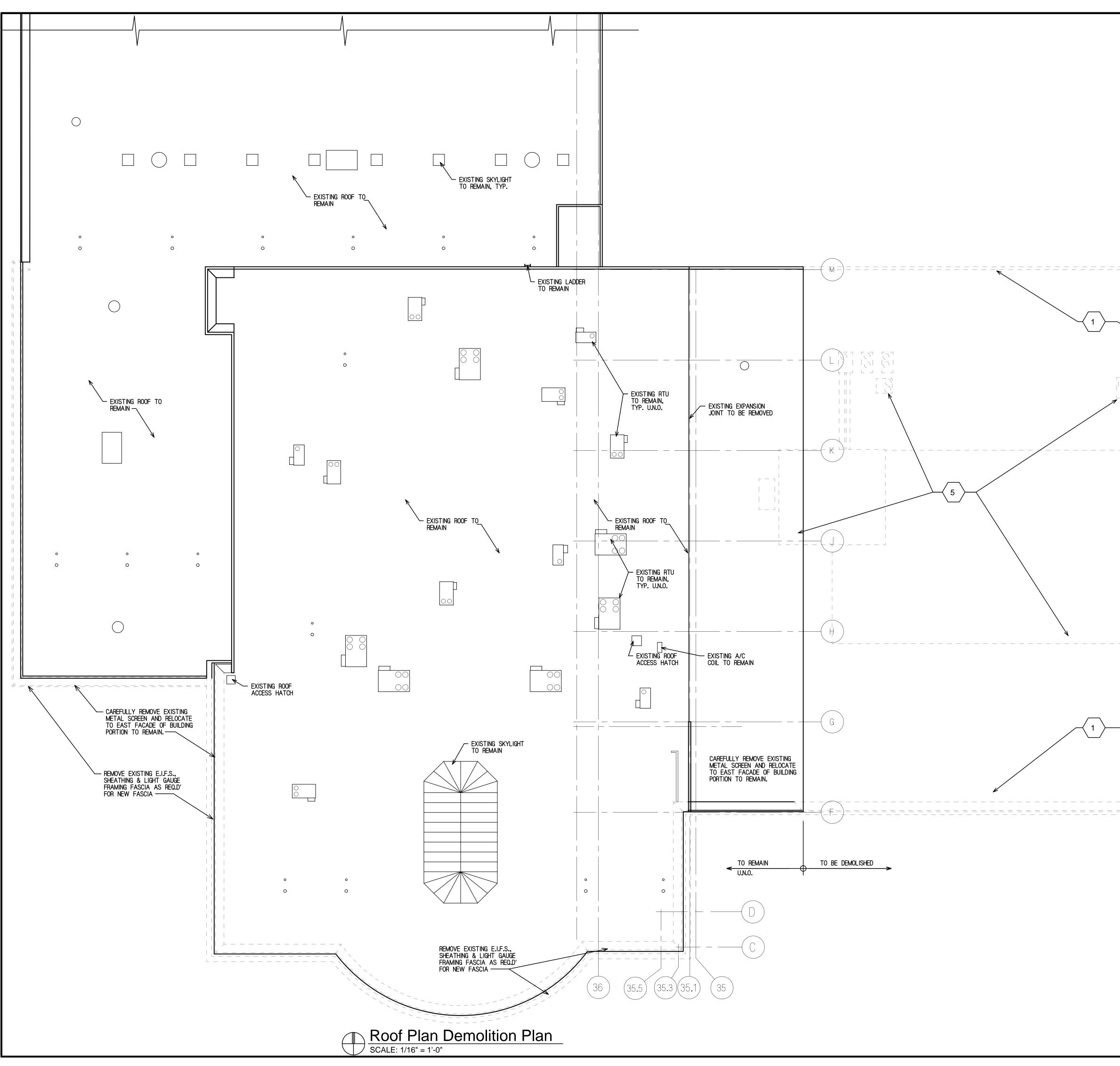
		DATE AUGUST 6, 2020 02/02/2021 08/06/2021
SH	EET INDEX	
NO. ARCHI T1 ST1	SHEET NAME I <tdi< th=""><th>PMENT FOR: NGTON ROAD S. ILLINOIS</th></tdi<>	PMENT FOR: NGTON ROAD S. ILLINOIS
D1 D2 D3 D4 A1 A2 A3	MAIN FLOOR DEMOLITION PLANII <td>PROPOSED REDEVELOPMENT LEXUS OF ARLINGTO LOCATION 1510 W. DUNDEE ROAD ARLINGTON HEIGHTS. ILLINC</td>	PROPOSED REDEVELOPMENT LEXUS OF ARLINGTO LOCATION 1510 W. DUNDEE ROAD ARLINGTON HEIGHTS. ILLINC
A3a A3b A3c A3d A4 A5 A6 A7	WEST BUILDING SOUTH EXTERIOR ELEVATIONII <tdi< td="">II<th>PRO</th></tdi<>	PRO
BI 20 ⁻ 20 ⁻ 20 ⁻ 20 ⁻ 20 ⁻ 20 ⁻ 20 ⁻ CUI CUI CUI 20 ⁻ CUI 20 ⁻ CUI	8 INTERNATIONAL FIRE PROTECTION CODE w/ AMENDMENTS 8 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS 8 INTERNATIONAL FUEL GAS CODE w/ AMENDMENTS 8 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ AMENDMENTS	Reitan Architects, LLC. 214 S. Rose Street - Palatine, Illinois 60067 PH. 847-519-1227 - FAX 847-519-0347 Assumed Name No. 184-004083
/ I BU EX EX EX EX EX EX EX EX EX	GROUP CLASSIFICATION: F-1 MODERATE-HAZARD FACTORY INDUSTRIAL GROUP BUSINESS GROUP LDING CONSTRUCTION TYPE: TYPE II-B NON-COMBUSTIBLE CONSTRUCTION STING BUILDING IS SPRINKLERED, WITH FIRE ALARM SYSTEM STING BUILDING TO REMAIN #STORIES/BUILDING HT.: 2 STORIES/33'-10" STING BUILDING TO BE DEMOLISHED HT.: 2 STORIES/31'-3" STING LEXUS MAIN FLOOR AREA: 82,378sf STING HONEYWELL MAIN FLOOR AREA: 7,169sf STING LEXUS UPPER FLOOR AREA: 32,189sf STING HONEYWELL UPPER FLOOR AREA: 7,851sf STING HONEYWELL UPPER FLOOR AREA: 40,040sf XIMUM ALLOWABLE AREA (TABLE 506.2): 92,000sf	THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINACES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINDIS SHEET NAME TITLE SHEET SHEET T1 OF 1 © Copyright, Reitan Architects, LL





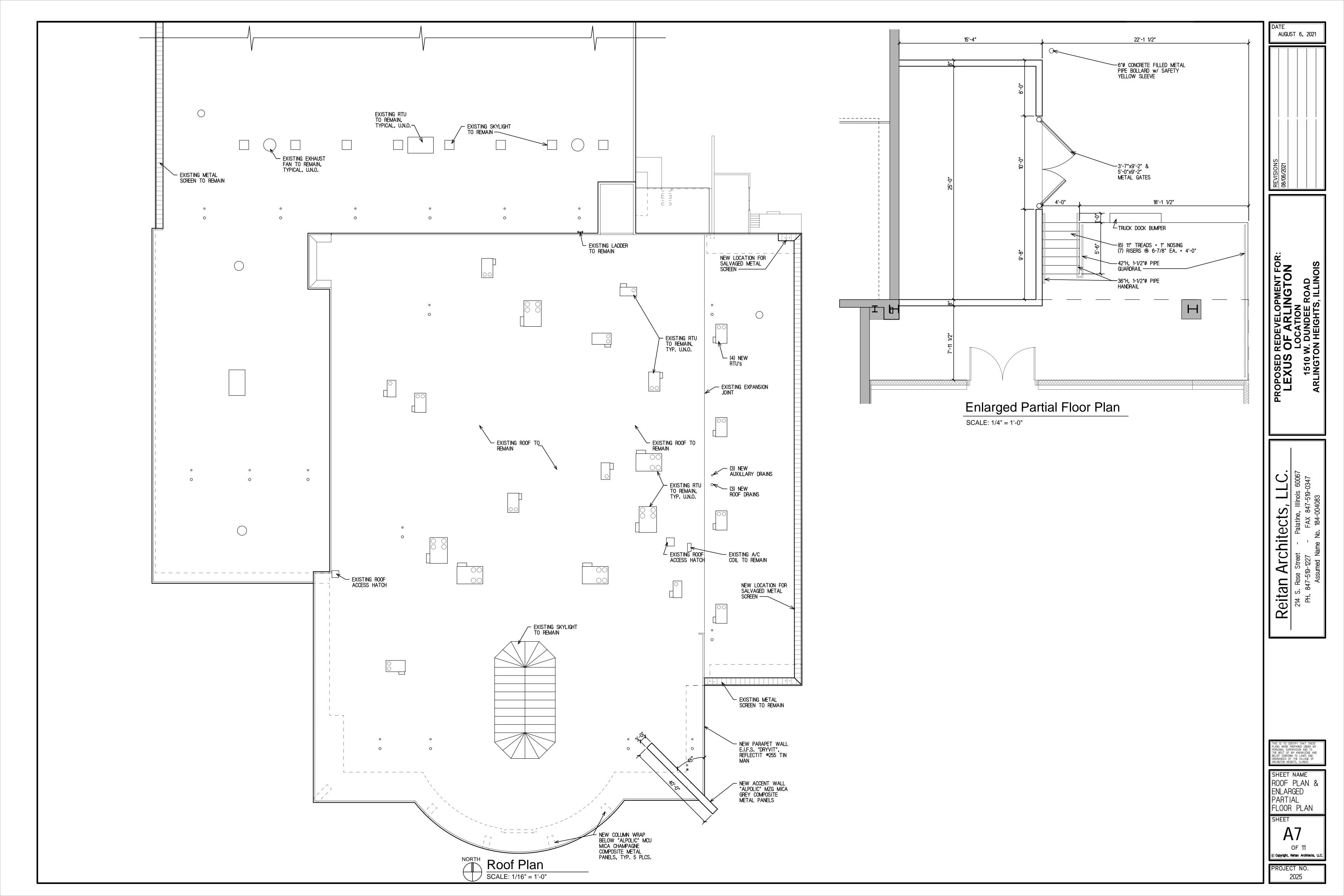


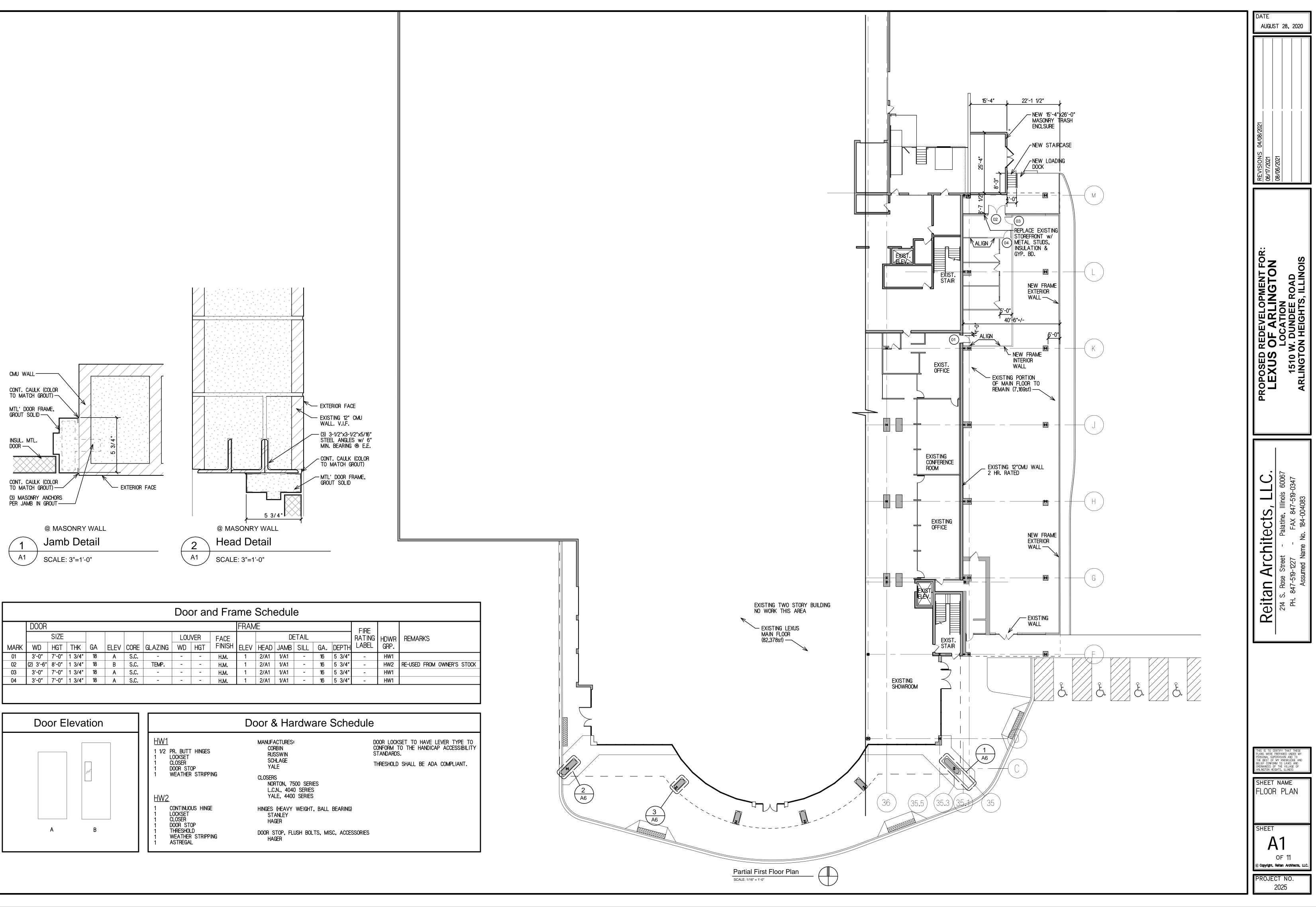
THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS SHEET NAME SECOND FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN
DEMOLITION PLAN
SHEET
SHEET
D2
OF 4
© Copyright, Reitan Architects, LLC.



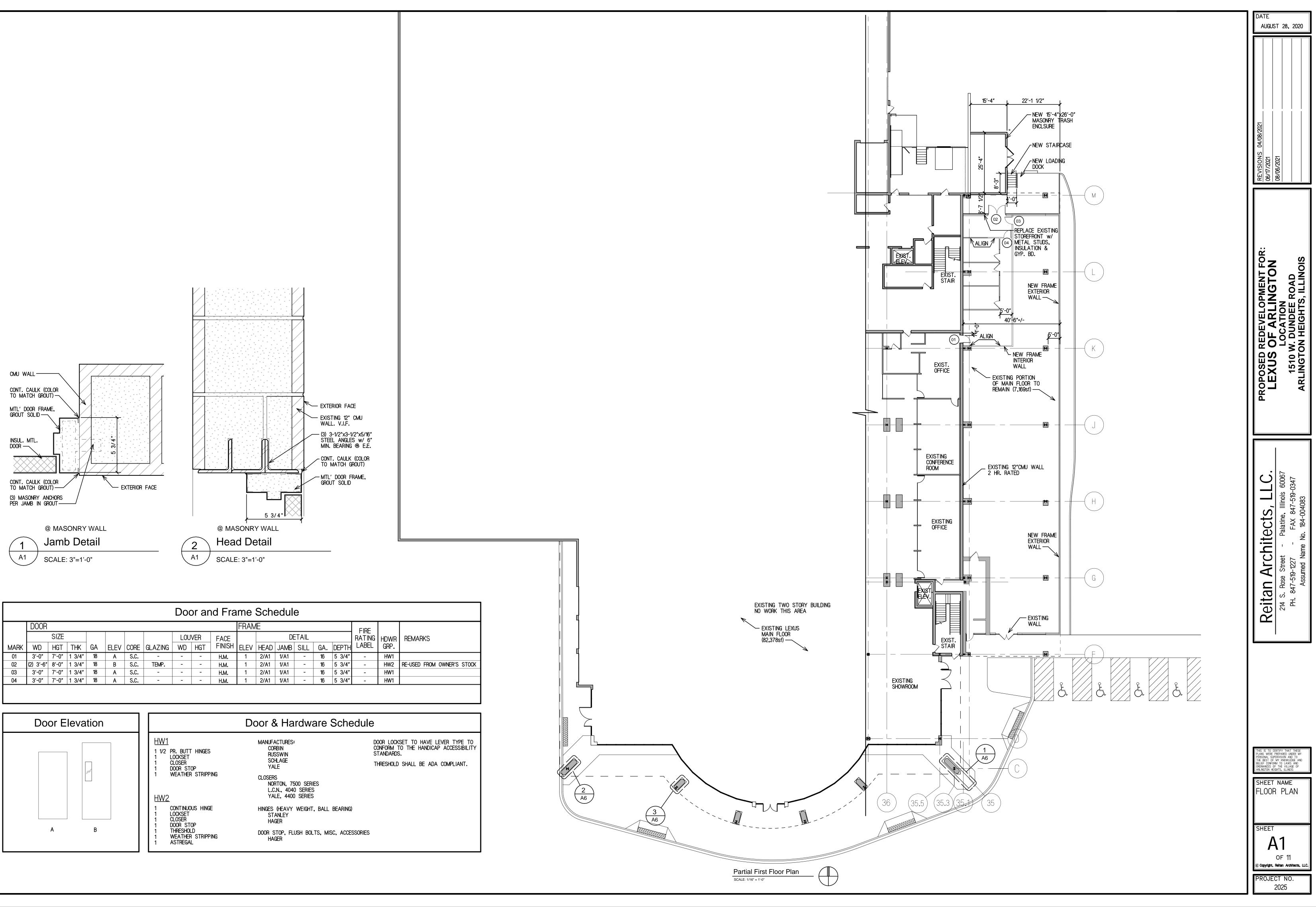
	Demolition Key Notes	DATE AUGUST 6, 2020
	$\sqrt{1}$ REMOVE PORTION OF EXISTING TWO STORY BUILDING IN IT'S ENTIRETY.	
	\swarrow EXISTING 12" CMU WALL TO REMAIN. PATCH AND REPAIR DAMAGE AS REQUIRED.	
	REMOVE EXISTING PEDESTRIAN BRIDGE IN ITS ENTIRETY. REMOVE GLASS	
	THEIR FOUNDATIONS.	
	4 REMOVE EXISTING DOORS AND INFILL OPENINGS WITH LIKE MATERIALS.	
	${\color{black} 5}{\color{black} 5}$ EXISTING ROOF MECHANICAL PENTHOUSE AND ALL MECHANICAL EQUIPMENT TO BE REMOVED IN ITS ENTIRETY.	04/08/2021
	$\overbrace{6}^{EXISTING ELECTRICAL VAULT IN BASEMENT TO BE REMOVED IN ITS ENTIRETY.$	S
	$\fbox{7}$ PROVIDE NEW 3'-4"x7'-2" MASONRY OPENING AS REQUIRED FOR NEW 3'x7' INSULATED METAL DOOR.	REVISION: 08/06/2021
	⁸ REMOVE EXIST. E.I.F.S., STAINLESS STEEL BASE & SHEATHING. PREP PIERS AS REQUIRED TO BE REWORKED, SQUAREING OFF AND PROVIDE NEW FURRING, SHEATHING & MCM PANELS.	
	REMOVE EXISTING FASCIA E.I.F.S., SHEATHING, EQUIPMENT SCREENING AND PARTIAL FRAMING (SEE EXTERIOR ELEVATIONS & SECTIONS). PREP FASCIA AS REQUIRED TO BE REWORKED, SQUAREING OFF AND PROVIDE NEW FRAMING, SHEATHING, & E.I.F.S.	
 	General Demolition Notes	
	1. ALL DEMOLITION WORK SHALL BE PREFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES INCLUDING ANY LEAD AND ASBESTOS ABATEMENT REGULATIONS WHICH MAY BE REQUIRED AT THE PROJECT.	R N SO
	2. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VERIFY DIMENSIONS & EXIST. CONDITIONS AT THE BUILDING AND SITE AND REPORT ANY DISCREPANCIES WHICH HE MAY FIND TO THE ARCHITECT/STRUCTURAL ENGINEER. ARCHITECT/ STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF	OPMENT INGTO N E ROAD TS, ILLIN(
	DEMOLITION. 3. ALL ADJACENT PROPERTY SHALL BE PROTECTED FROM DAMAGE AND IF	GH TR
	DAMAGED WILL BE RETURNED TO ITS ORIGINAL CONDITION. 4. ALL UTILITIES TO THE BUILDING BEING DEMOLISHED SHALL BE DISCONNECTED.	<u><u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> </u>
	5. THE CONTRACTOR SHALL PROVIDE ANY AND ALL REQUIRED BARRIERS NECESSARY FOR THE SAFETY OF ALL PERSONS AND PROPERTY AS REQUIRED FEDERAL STATE AND LOCAL CODES AND ORDINANCES AND AS REQUIRED FOR	
	FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND AS REQUIRED FOR THE PROPER EXECUTION OF THE DEMOLITION WORK.	XU 151 ING
	 ALL DEMOLISHED ITEMS TO BE DISPOSED OF LEGALLY. CONTRACTOR SHALL PROVIDE ALL DUMPSTERS REQUIRED FOR SCRAP METAL, RECYCLED MATERIALS AND REFUSE. 	ARI ARI
	8. PATCH AND REPAIR ANY DAMAGED AREAS AS REQUIRED.	РК
	9. ALL BIDDERS FOR THE DEMOLITION PORTION MUST VISIT THE SITE (WITH THE OWNER'S REP.) TO FAMILIARIZE THEMSELVES WITH THE WORK AND SHALL INCLUDE ALL ITEMS WHETHER NOTED OR SHOWN.	
	10. ANY ITEMS FOUND TO HAVE ASBESTOS CONTENT OR LEAD SHALL BE TESTED AND REMOVED BY OTHERS.	
	11. ALL ITEMS SHOWN DASHED SHALL BE REMOVED.	
	12. REMOVE ALL EXISTING ROOF TOP MOUNTED HVAC MECHANICAL UNITS, SUPPORT FRAMING, GAS PIPING, DUCT WORK AND PENTHOUSE WALLS IN ITS ENTIRETY.	O067
	13. DE-ENERGIZE ELECTRICAL SERVICE FOR BUILDING TO BE DEMOLISHED ONLY.	
	14. CONTACT UTILITY COMPANIES TO DE-ACTIVATE SERVICES.	CtS, LL latine, Illinois 6 FAX 847-519-00 184-004083
1	15. PROVIDE BARRACADES AND ENCLOSURE AT EXISTING BUILDING WHERE EXISTING PEDESTRIAN BRIDGE IS BEING DEMOLISHED.	ECTS, L Palatine, Illinois FAX 847-519- 5. 184-004083
		Chi eet - ²⁷ -
		\circ δ $\boldsymbol{\Omega}$
		eit ²⁴ s
		Ŕ
ן ר חון		
		This is to certify that these Plans were prepared under my Personal supervision and to
		THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
		SHEET NAME
		ROOF DEMOLITION
		PLAN
		SHEET
		D3
		OF 4 © Copyright, Reitan Architects, LLC.
		PROJECT NO.

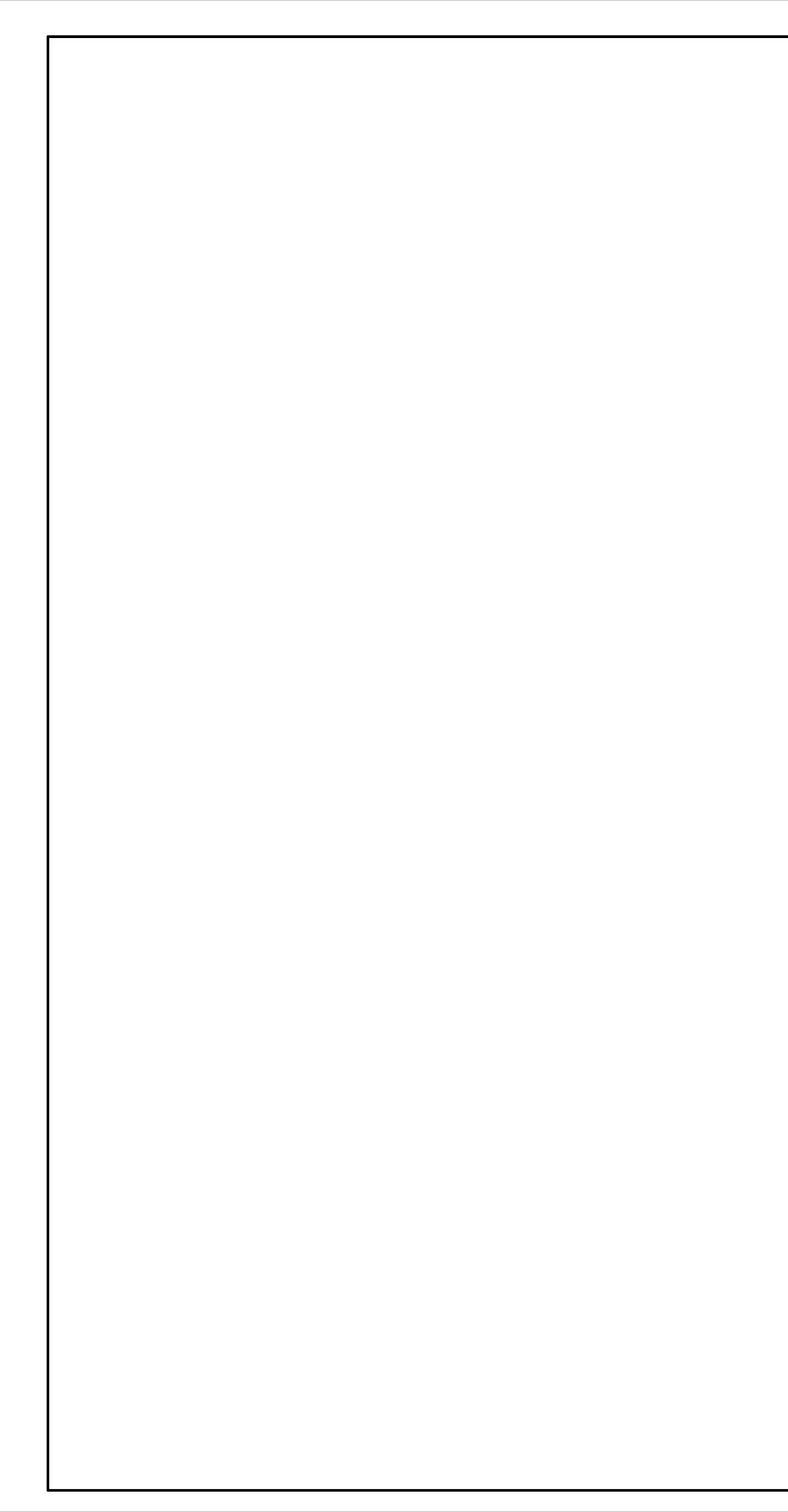
2025

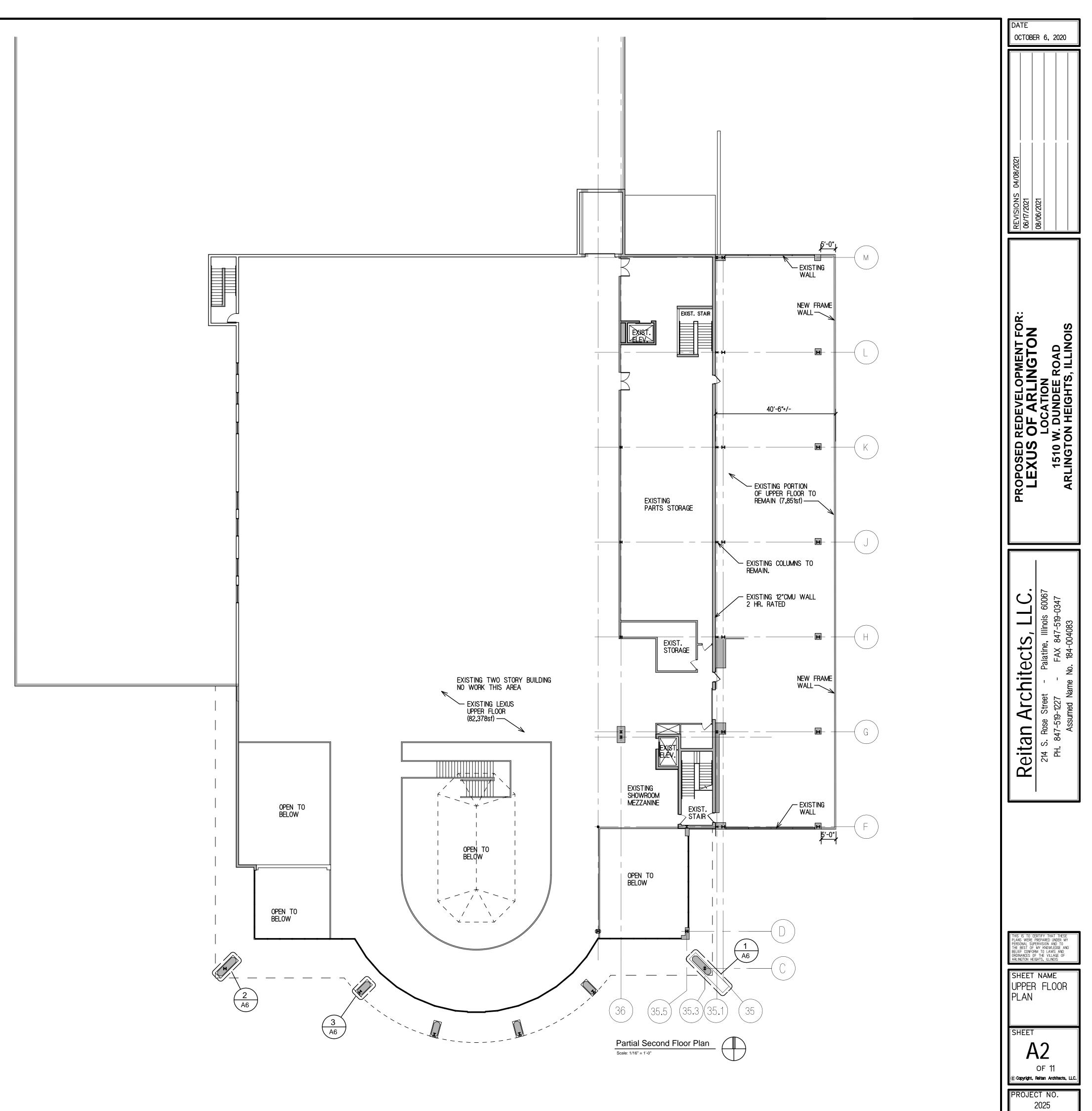


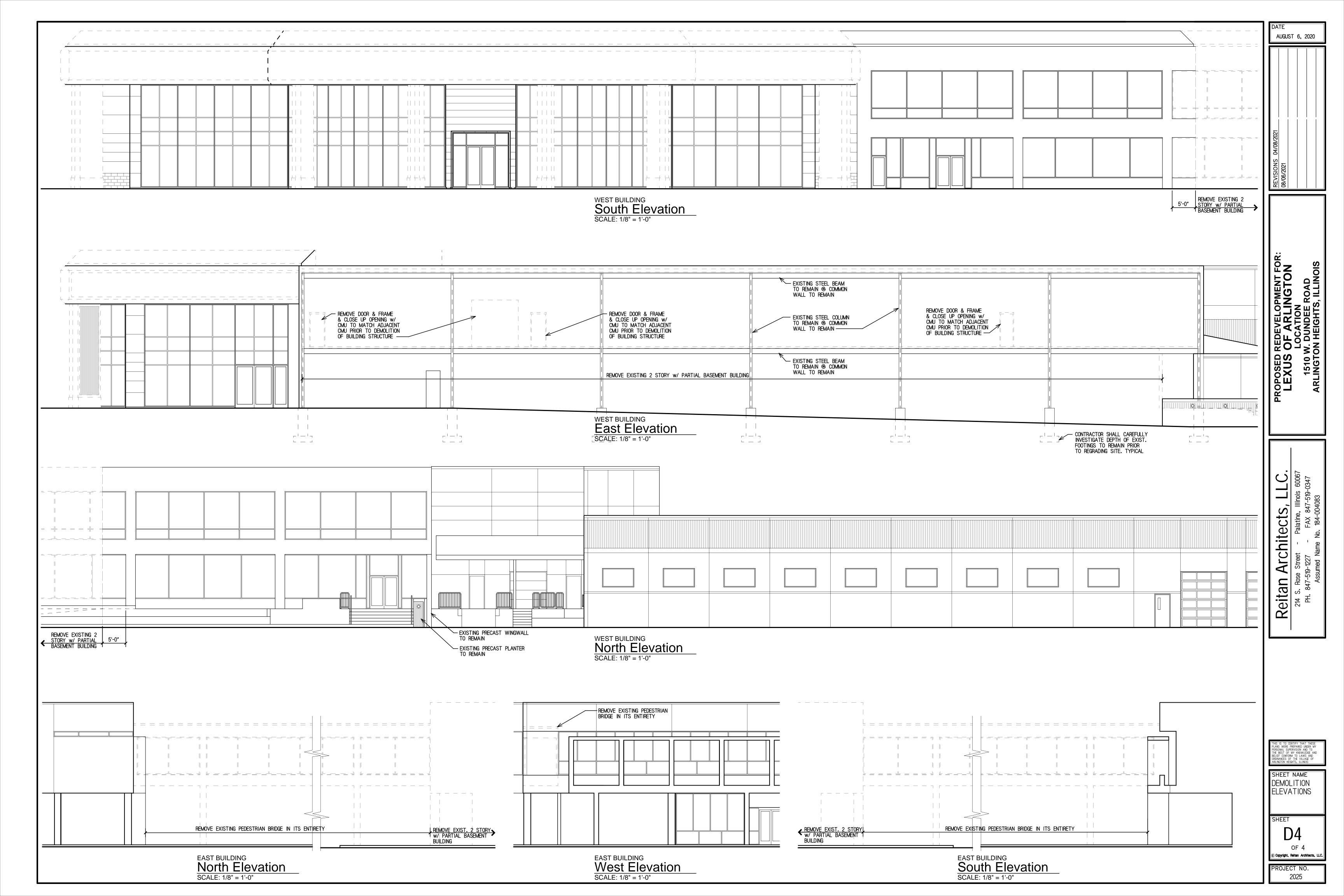


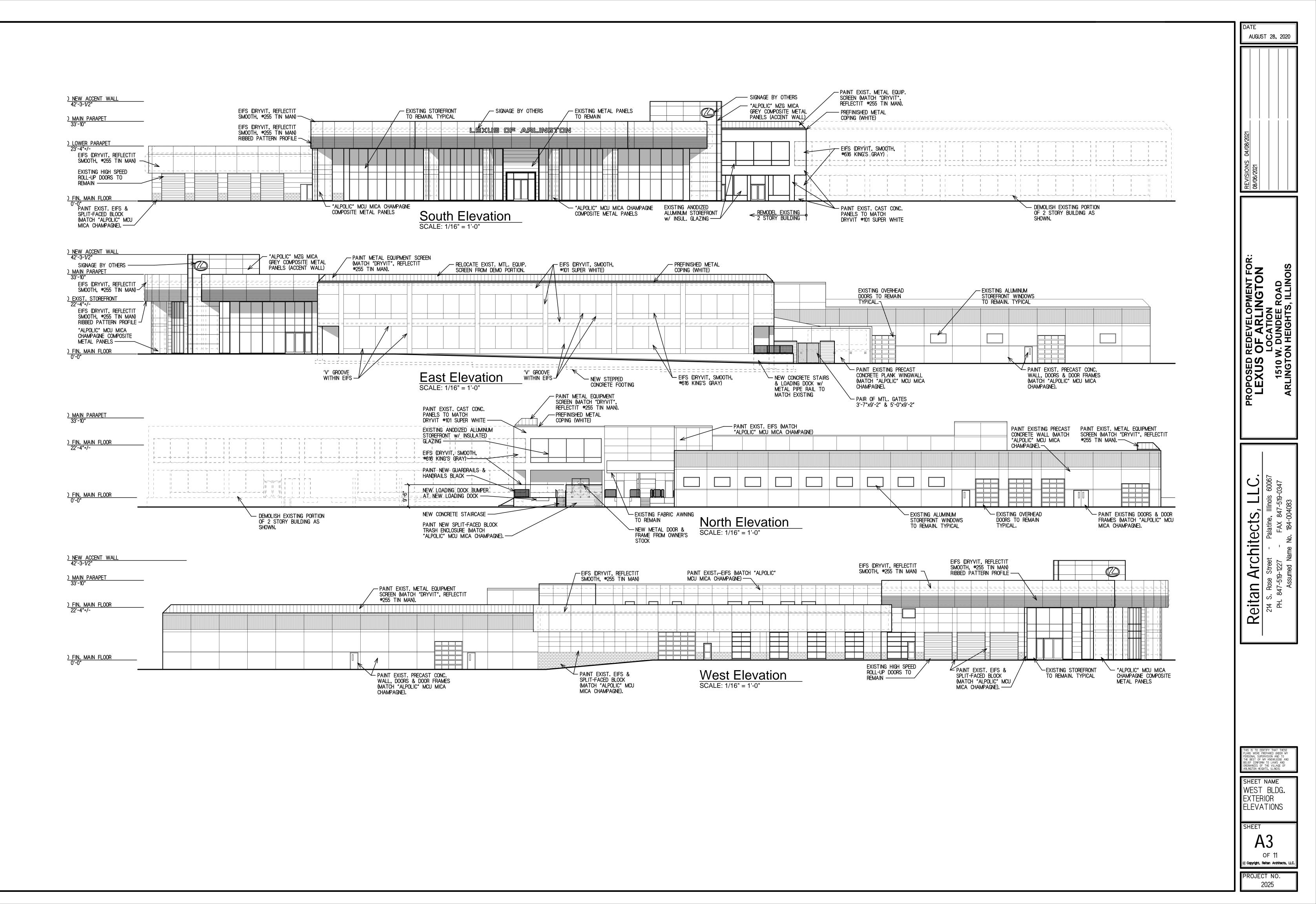
								Doo	or ar	nd Fra	me	Sch	edul	е					
	DOOR									FIRE									
		SIZE LOUVER FACE				FACE	DETAIL					RATING	REMARKS						
MARK	WD	HGT	THK	GA	ELEV	CORE	GLAZING	WD	HGT	FINISH	ELEV	HEAD	JAMB	SILL	GA.	DEPTH	LABEL	GRP.	
01	3'-0"	7'-0"	1 3/4″	18	A	S.C.	-	-	-	H.M.	1	2/A1	1/A1	-	16	5 3/4"	-	HW1	
02	(2) 3'-6"	8'-0"	1 3/4″	18	В	S.C.	TEMP.	-	-	H.M.	1	2/A1	1/A1	-	16	5 3/4"	-	HW2	RE-USED FROM
03	3'-0"	7'-0"	1 3/4″	18	A	S.C.	-	-	-	H.M.	1	2/A1	1/A1	-	16	5 3/4"	-	HW1	
04	3'-0"	7'-0"	1 3/4″	18	A	S.C.	-	-	-	H.M.	1	2/A1	1/A1	-	16	5 3/4"	-	HW1	

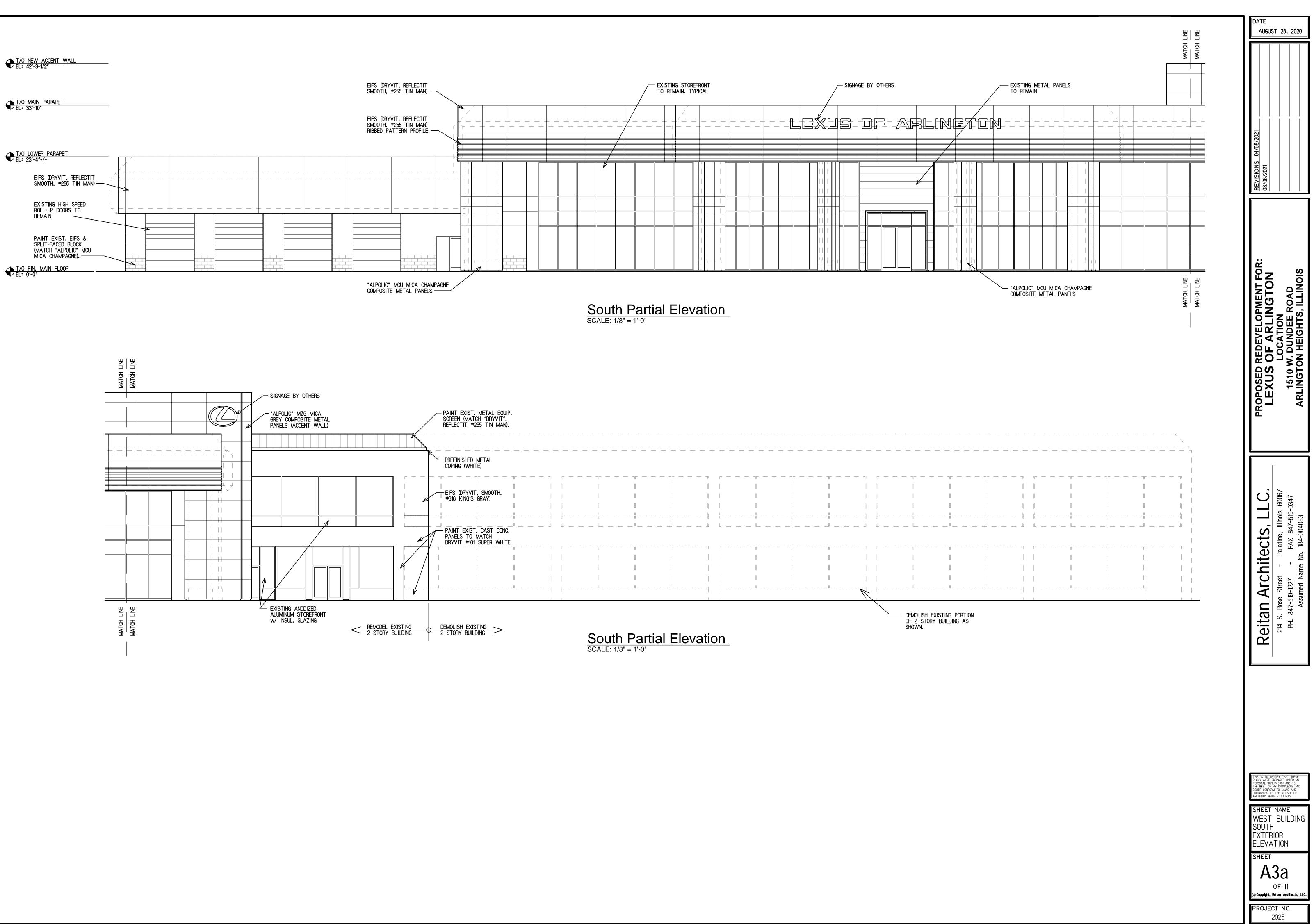


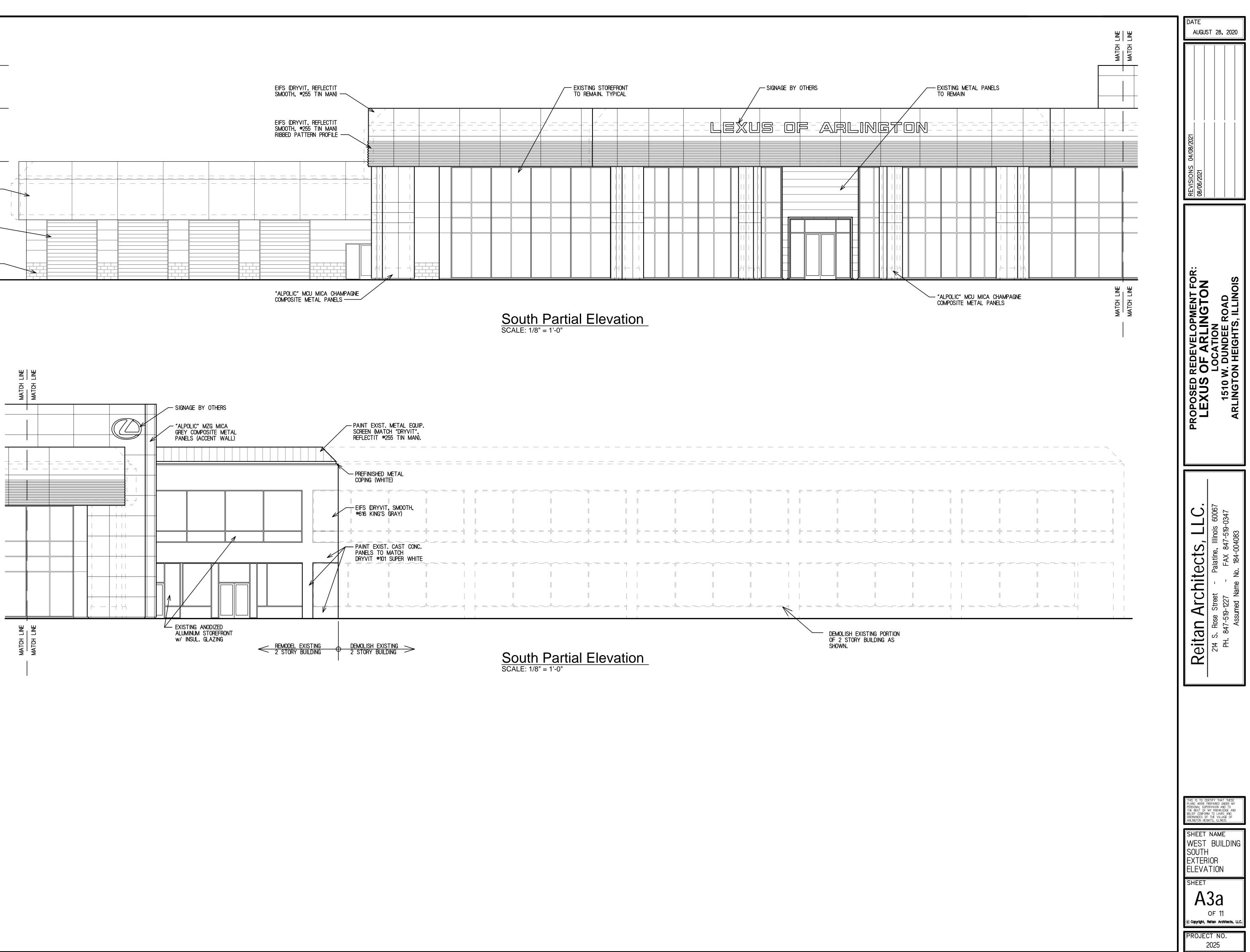


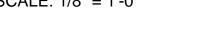


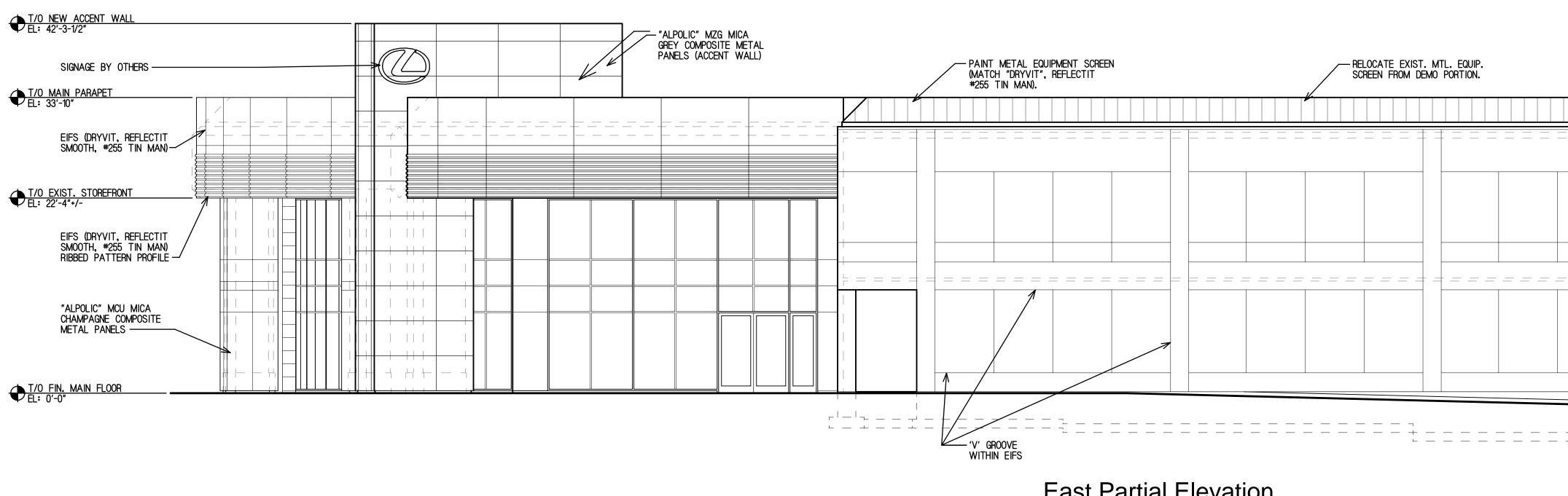


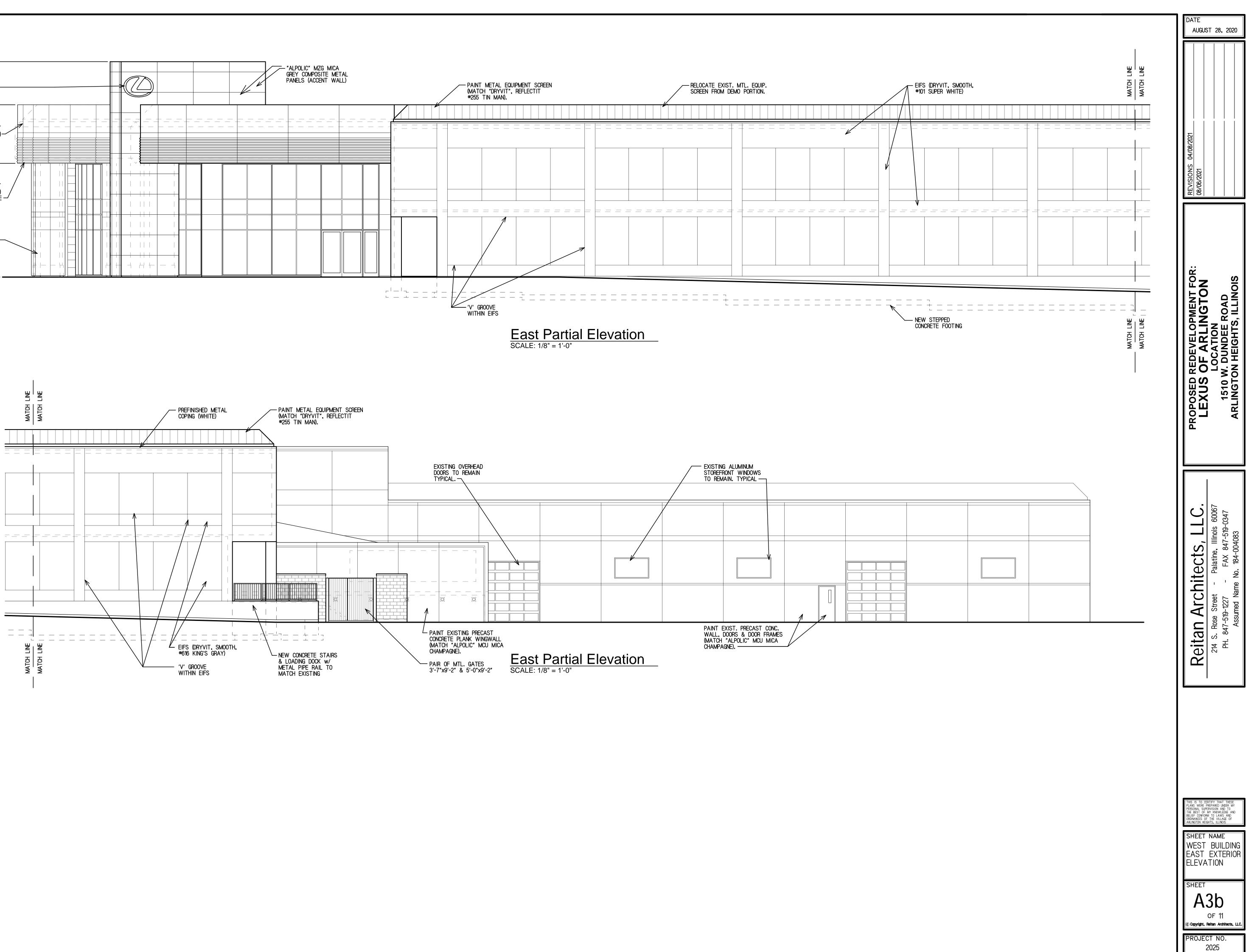


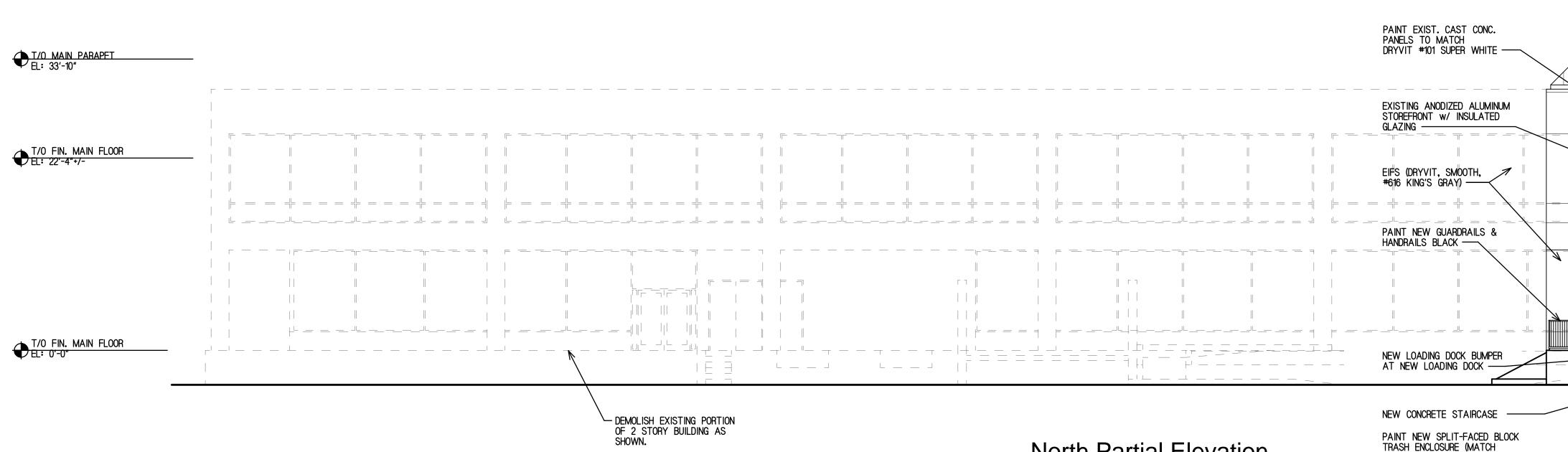


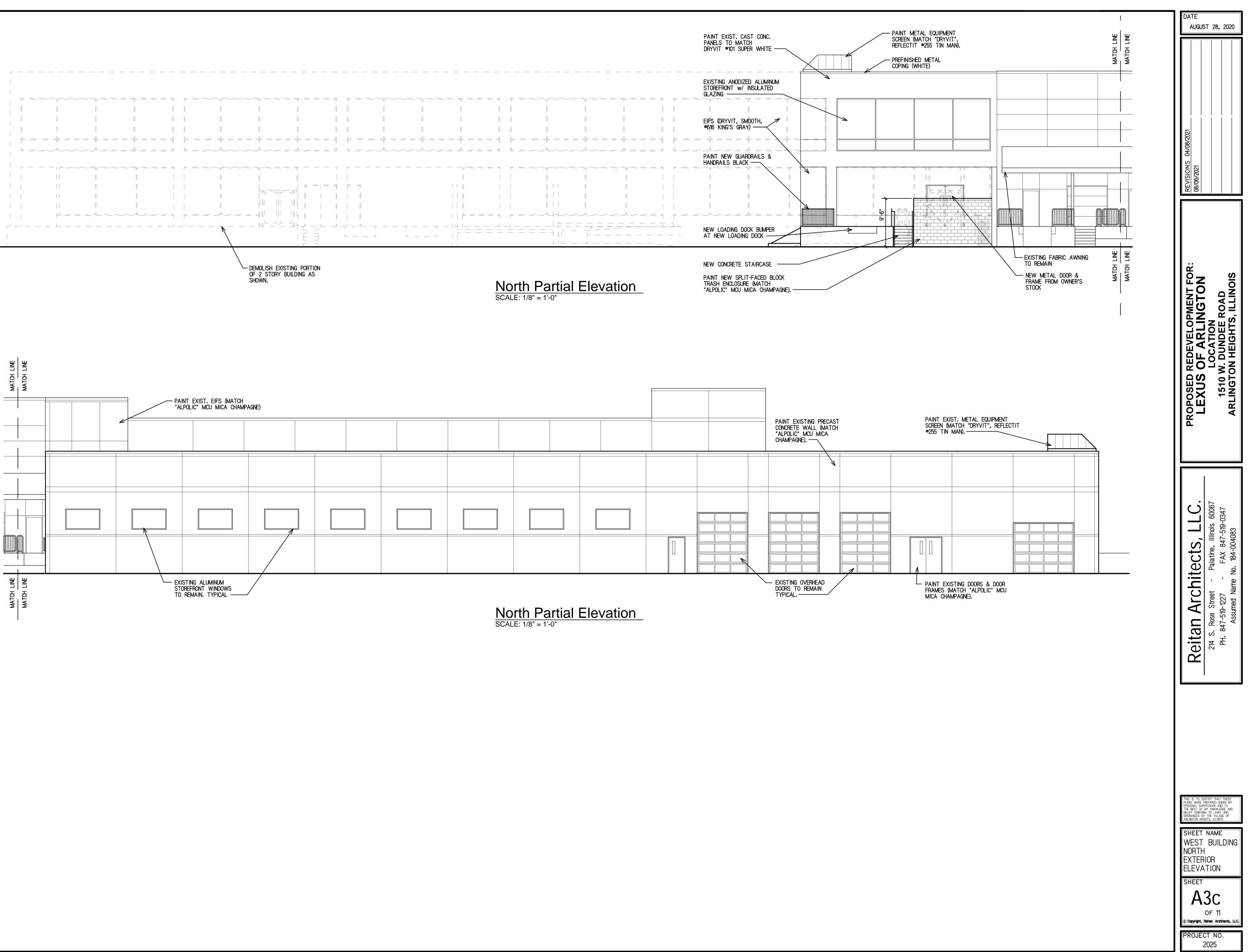


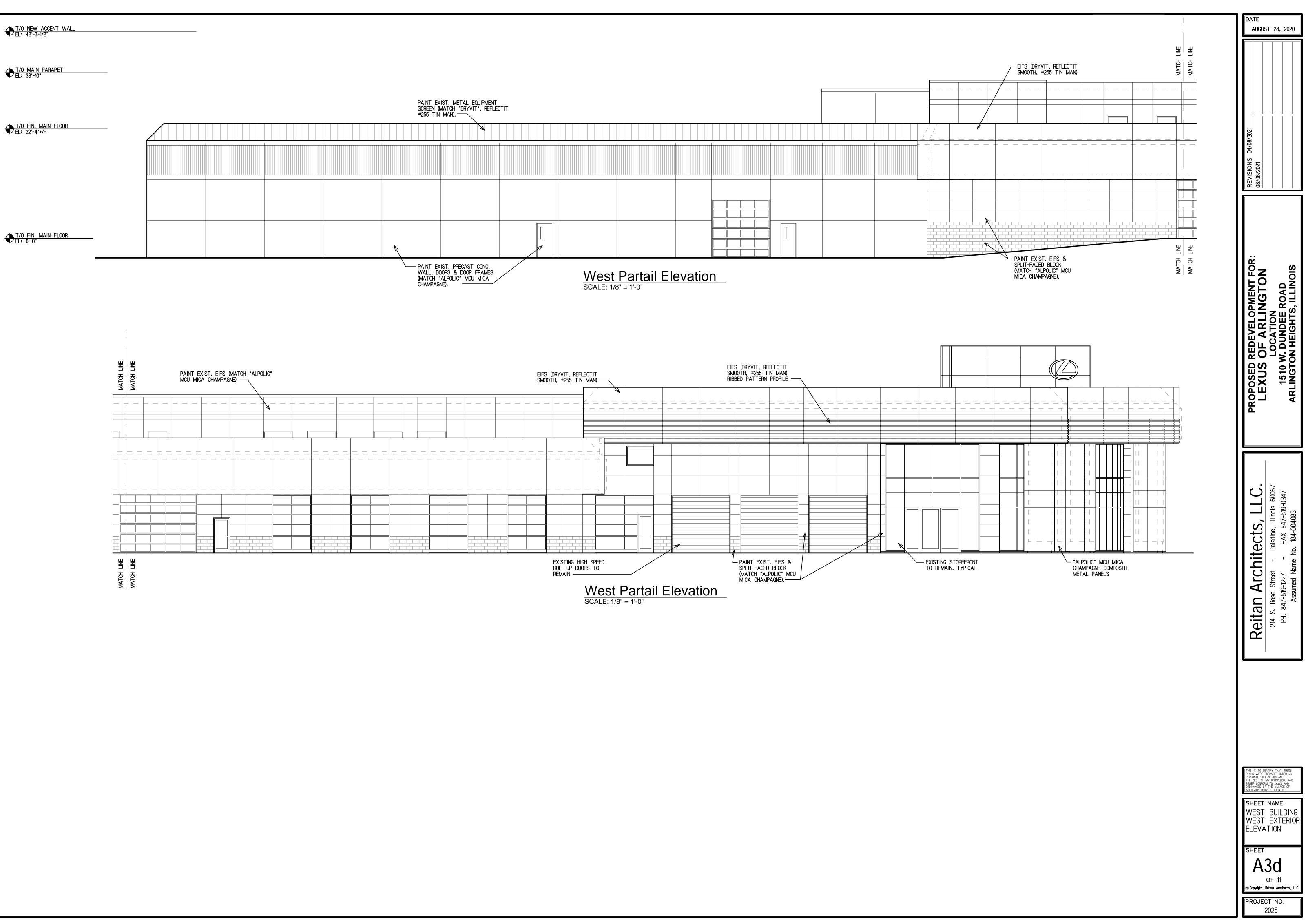


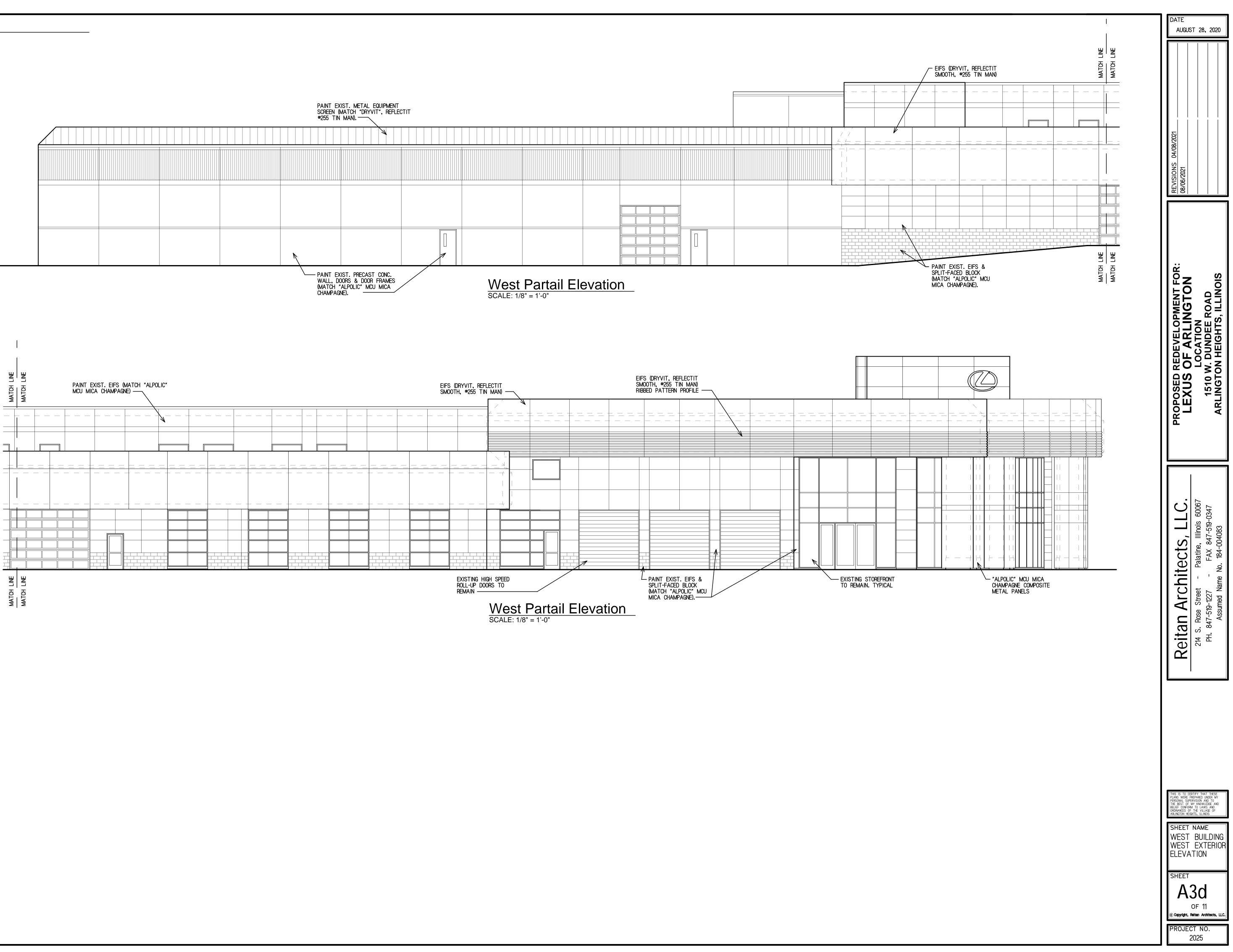


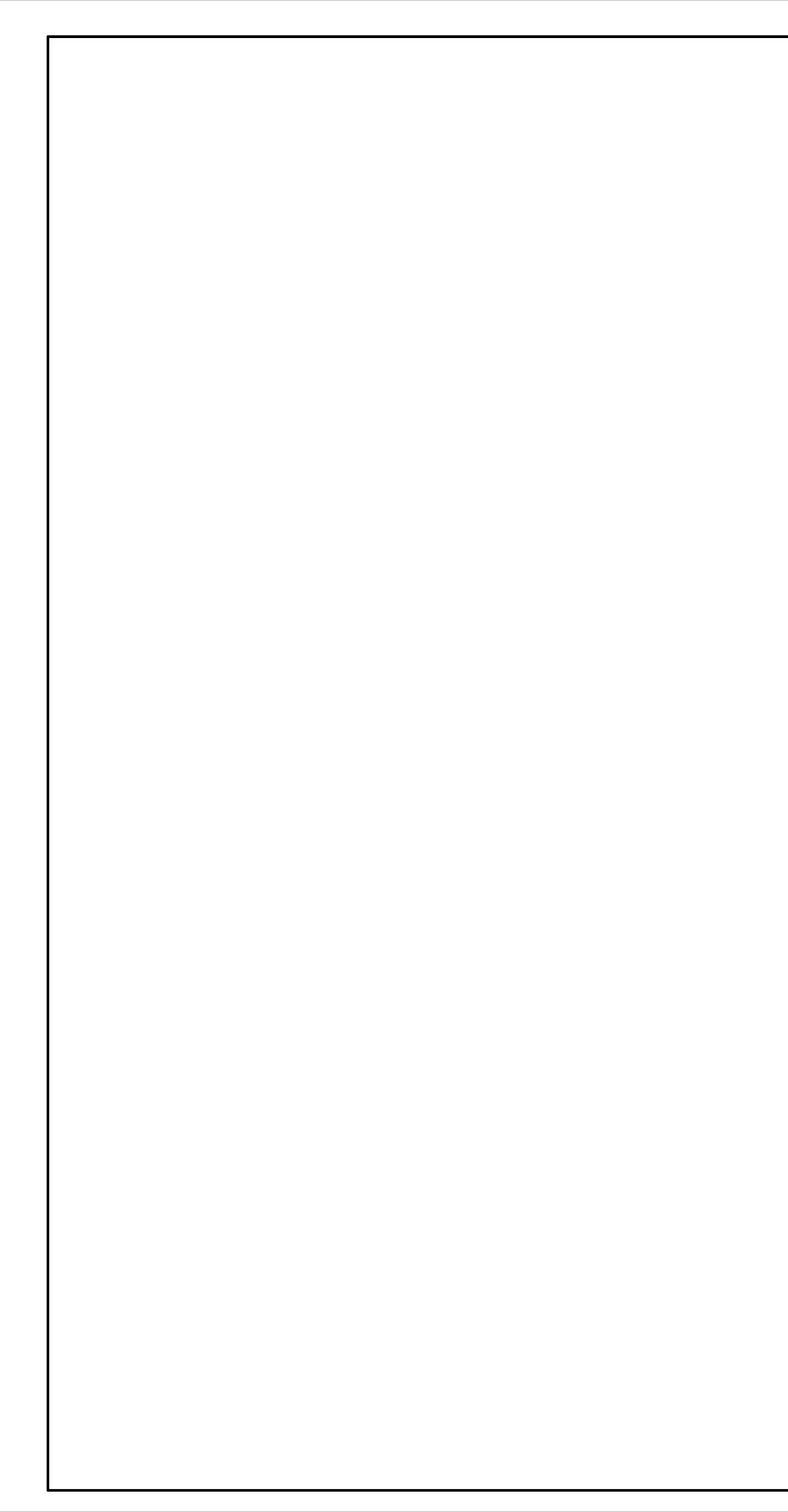


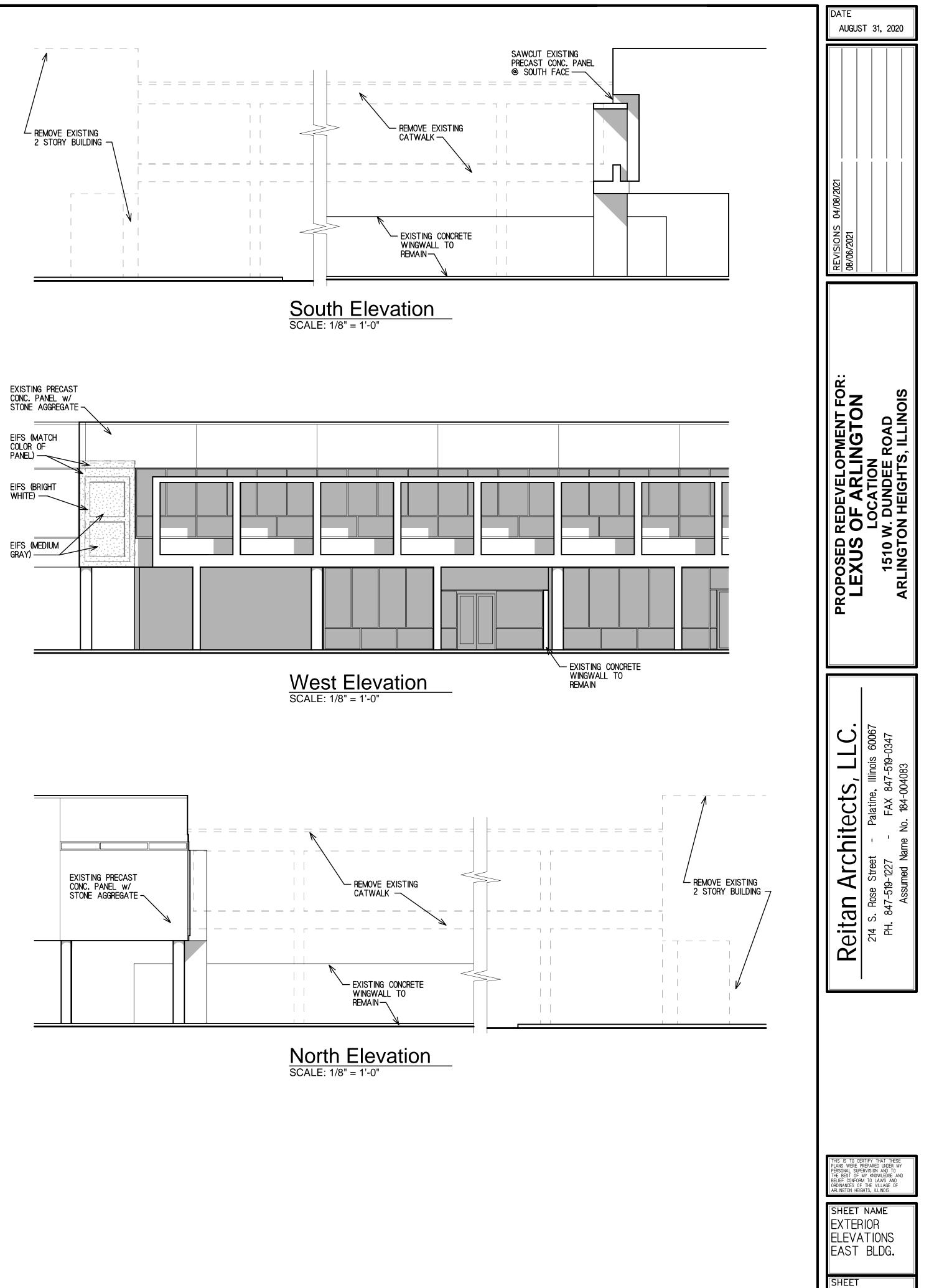


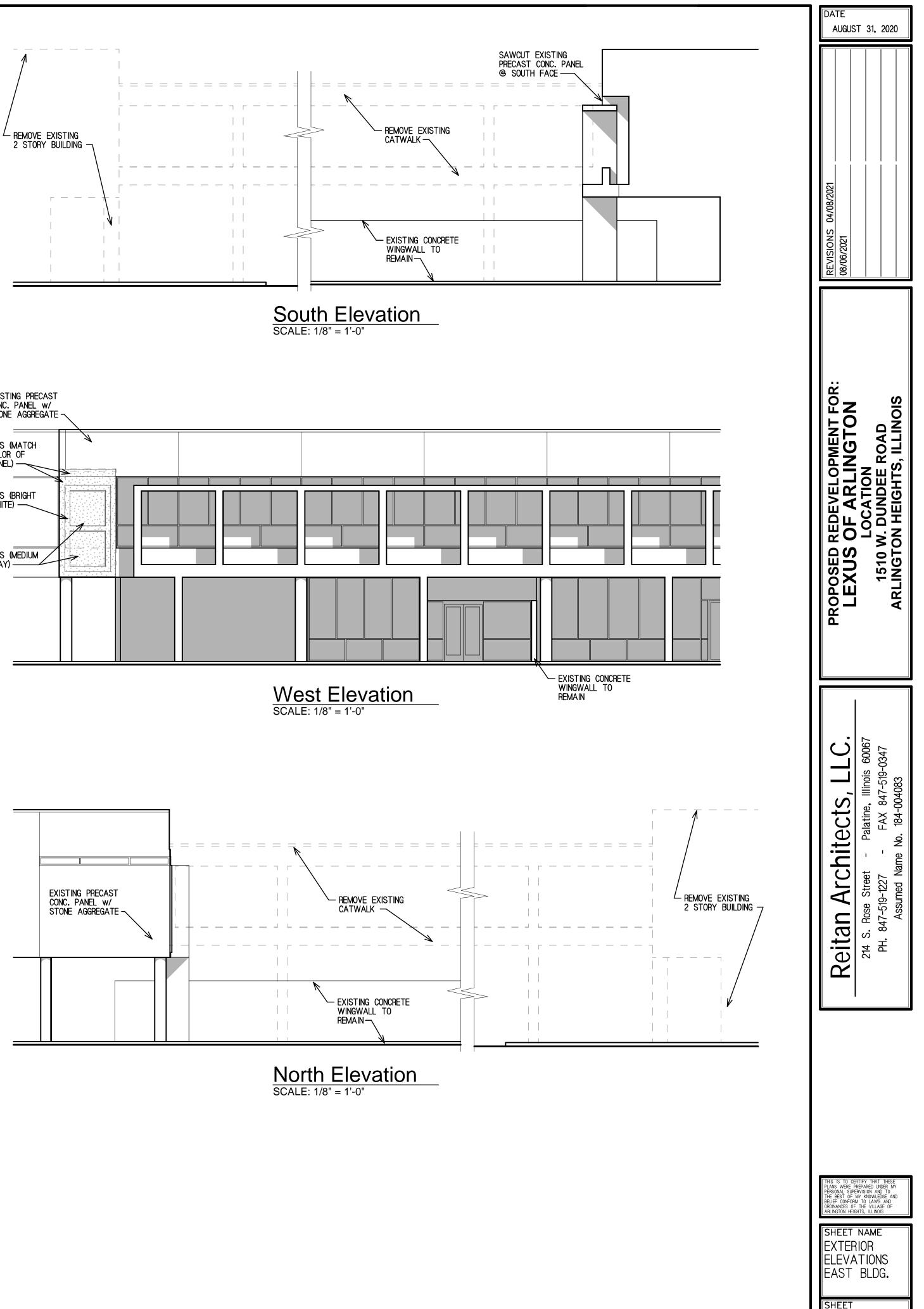


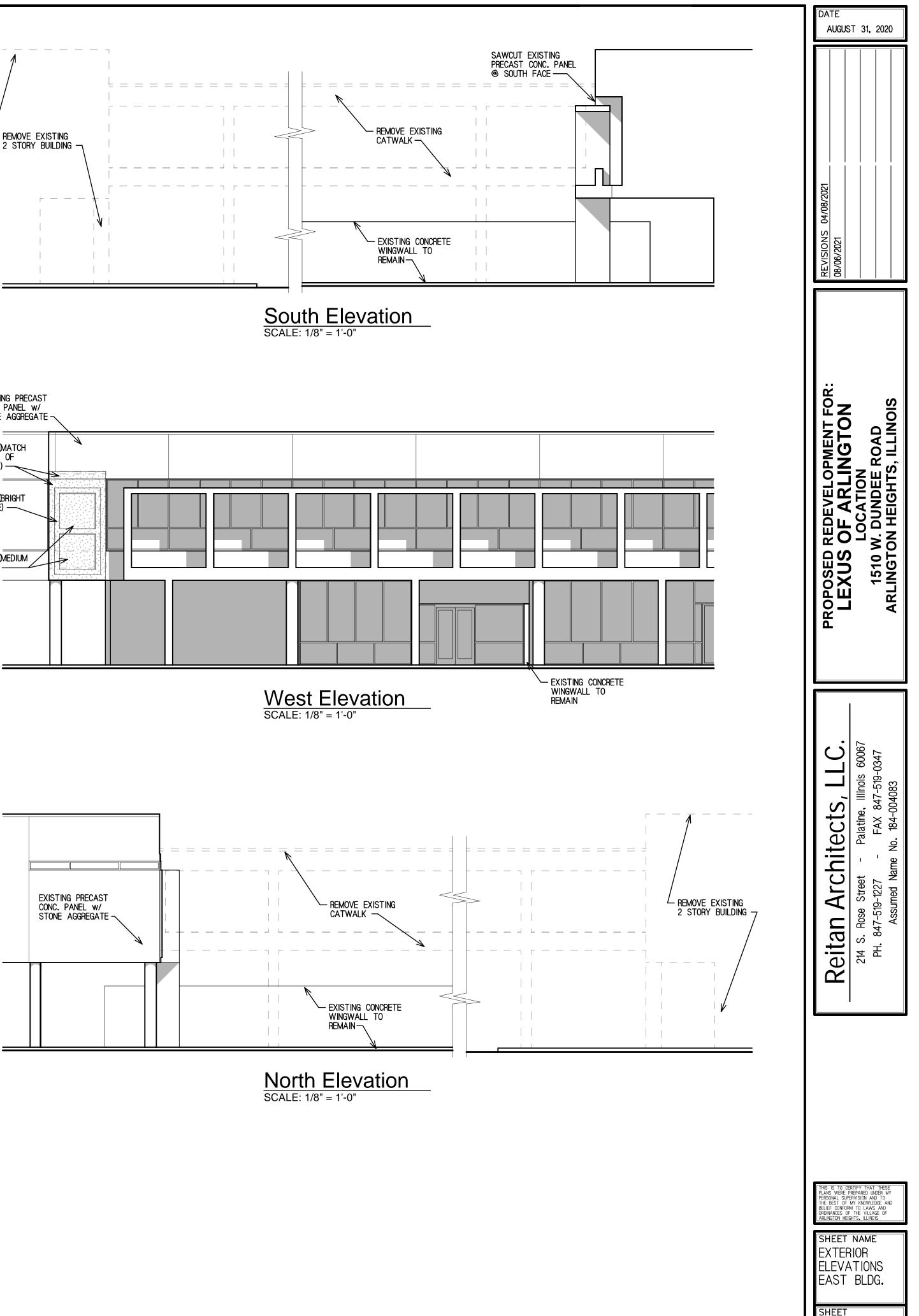












PROJECT NO. 2025

OF 11 © Copyright, Reitan Architects, LL

A4



DATE AUGUST 06, 2021
PROPOSED REDEVELOPMENT FOR: LEXUS OF ARLINGTON LOCATION 1510 W. DUNDEE ROAD ARLINGTON HEIGHTS, ILLINOIS
Reitan Architects, LLC. T225 Wiley Read - Suite 766 - Schaumbug, Illinois 60773 PH. 847-519-1227 - FAX 847-519-0347 Assumed Name No. 184-004083
SHEET NAME PREPOSED EXTERIOR ELEVATIONS COLOR SHEET SKE1 OF 1 Orgyfyr, Reen Arthers, LL PROJECT NO. 2025