

# 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.

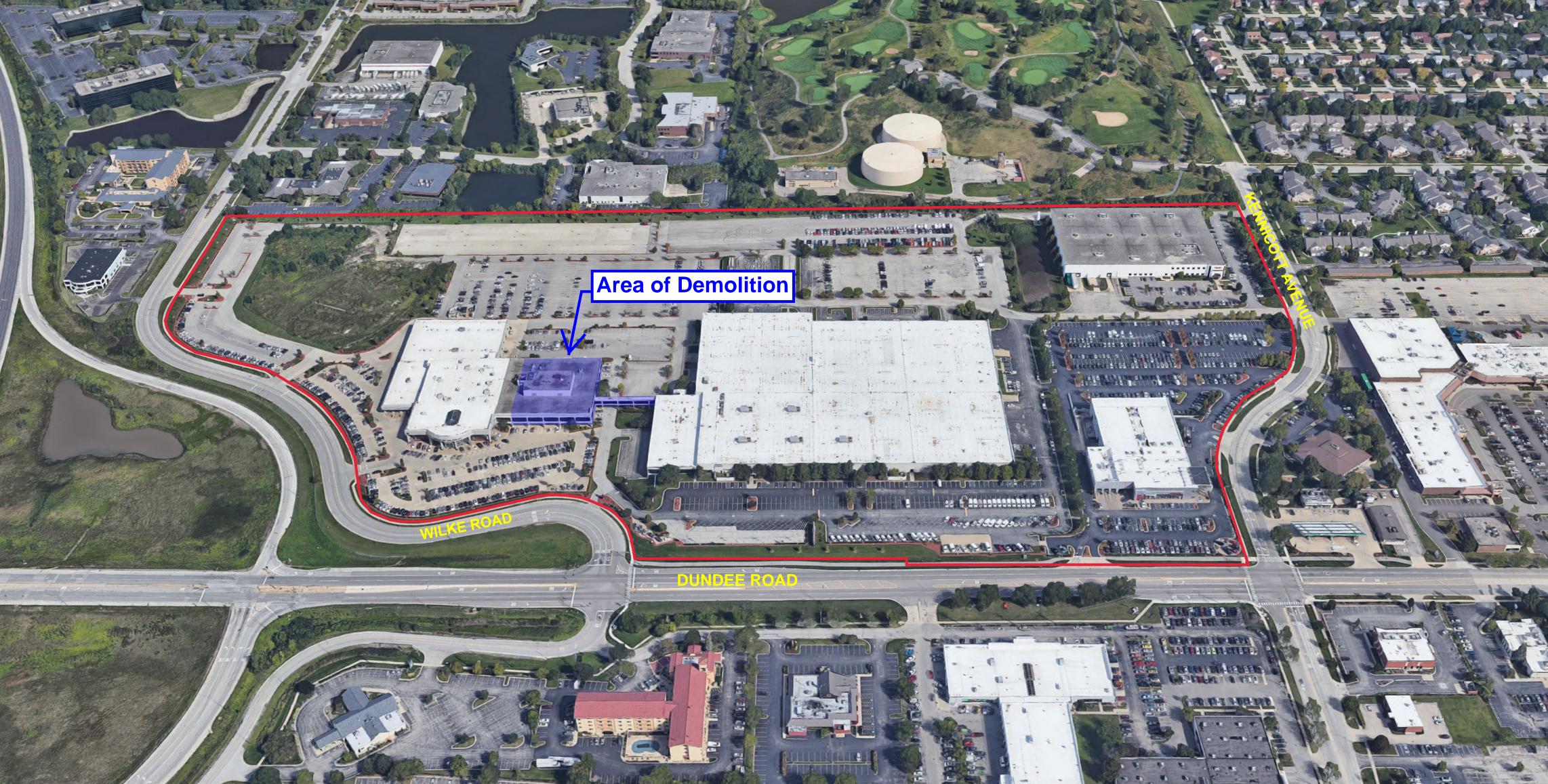
Typically, a building permit would not be granted until both Preliminary Plat and Final Plat of Subdivision approval was obtained, as well as approval of the PUD Amendment. Ordinance approval of the Preliminary Plat, along with the PUD amendment, may occur on September 20th, however, Final Plat of Subdivision 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.

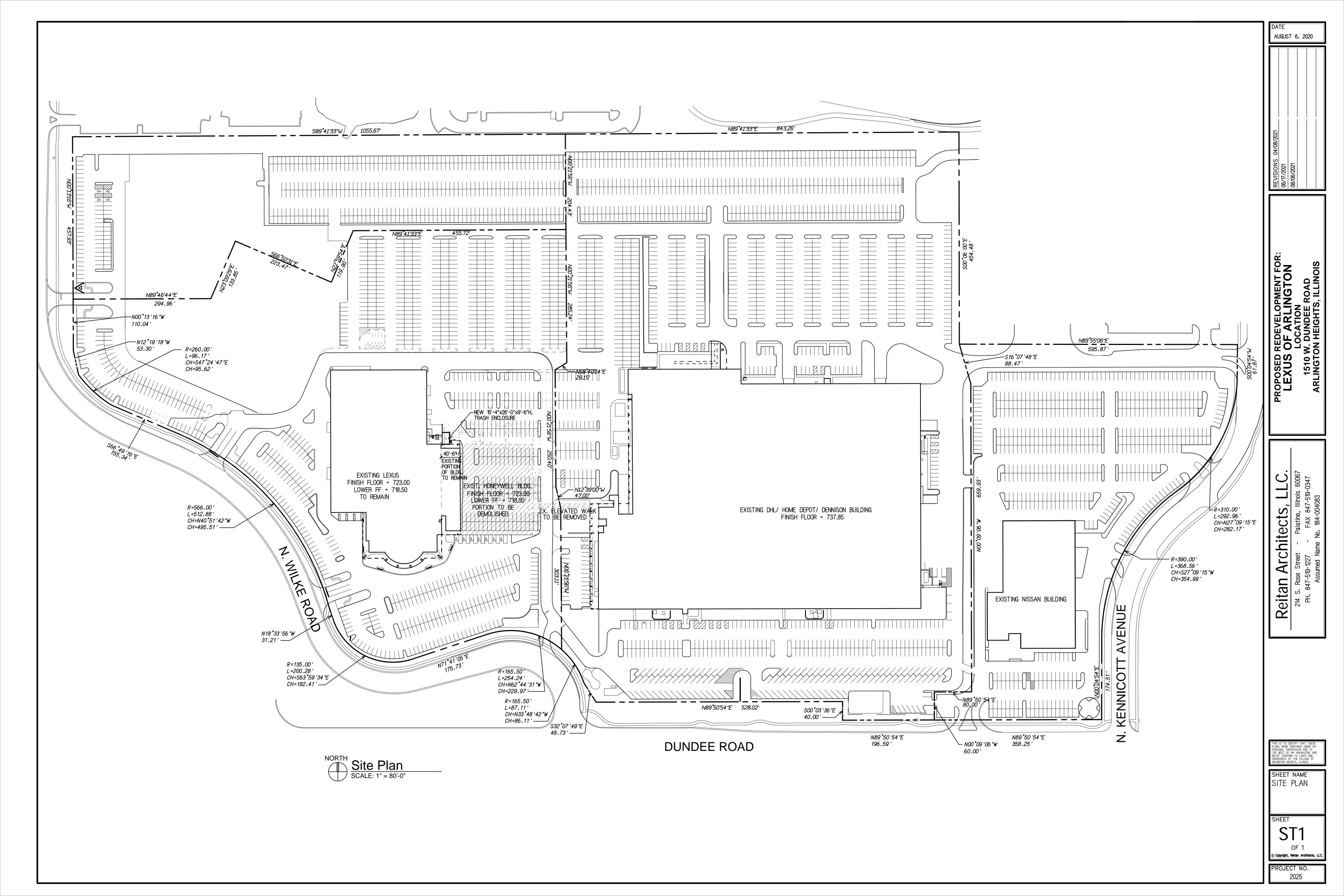
# ABBREVIATIONS

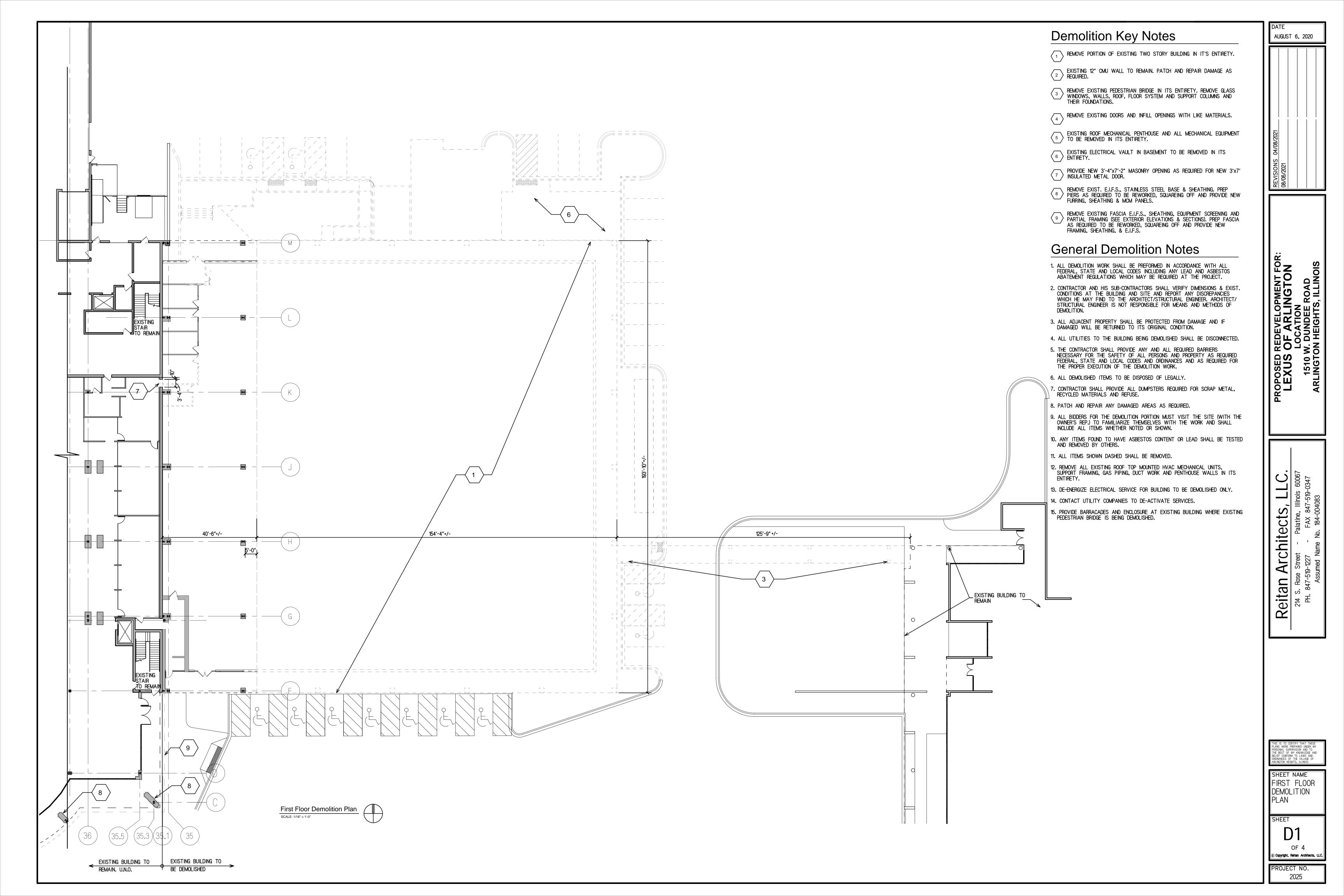
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| BRKT         EXIST         EXIST NA  | BRG PL   | BEARING PLATE       | EXH FN     | EXHAUST FAN          | INT     | INTERIOR             |       |                         |         | SHOWER                 |     | VINYL   |
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| 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/<br>CR.G. CABERT FEE FIRE EXTINUISER CABET<br>CONTENT FLOOR ELEVATION LAU LANDRY OPP OPOSITE STAND BOARD ST STANAENCH W/<br>CR.G. CONTENT FEE FIRE EXTINUISER LAW LAVATORY OPP OPOSITE SS SANTARY SEVER WC<br>CR.G. CONTENT FEE FIRE FIRE FIRE LASS LEF LAVID LIGHT UNCETT CONCRETE OSS OFFICATED STRAND BOARD ST STANLESS STEEL WD<br>MASONRY UNIT FN FREMALSS LF LIVER FOOT PC<br>C.J. CONSTRUCTION JOINT, FN FRISH FLOOR ELEVATION MASONRY UNIT FN FINISH LLONG LEG HORIZONTAL<br>OONTROL JOINT, FN FRISH LLH LONG LEG HORIZONTAL<br>OONTROL JOINT, FN FRISH LLH LONG LEG HORIZONTAL<br>OONTROL JOINT, FN FRISH LLH LIVE LOND<br>C.G. CONTROL JOINT, FN FRISH LLH LUNG LEG HORIZONTAL<br>OONTROL JOINT, FN FRISH LLH LUNG LEG VERTICAL<br>C.G. COLLING<br>CLEAR FLA FLOOR<br>CLEAR FLA ROW LINE LLV LUNG LEG VERTICAL<br>C.G. CLEAR FLA ROW LINE LLW LUNG LEG VERTICAL<br>CLEAR FLA ROW LINE LLW<br>CLIGHTWEIGHT CONCRETE<br>C.G. OCULINA<br>C.G. COLLING<br>C.G. COLING<br>C.G. COLLING<br>C.G. COLLING<br>C.G. COLLING<br>C.G. COLLING<br>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,<br>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                  |         |                        |     |         |

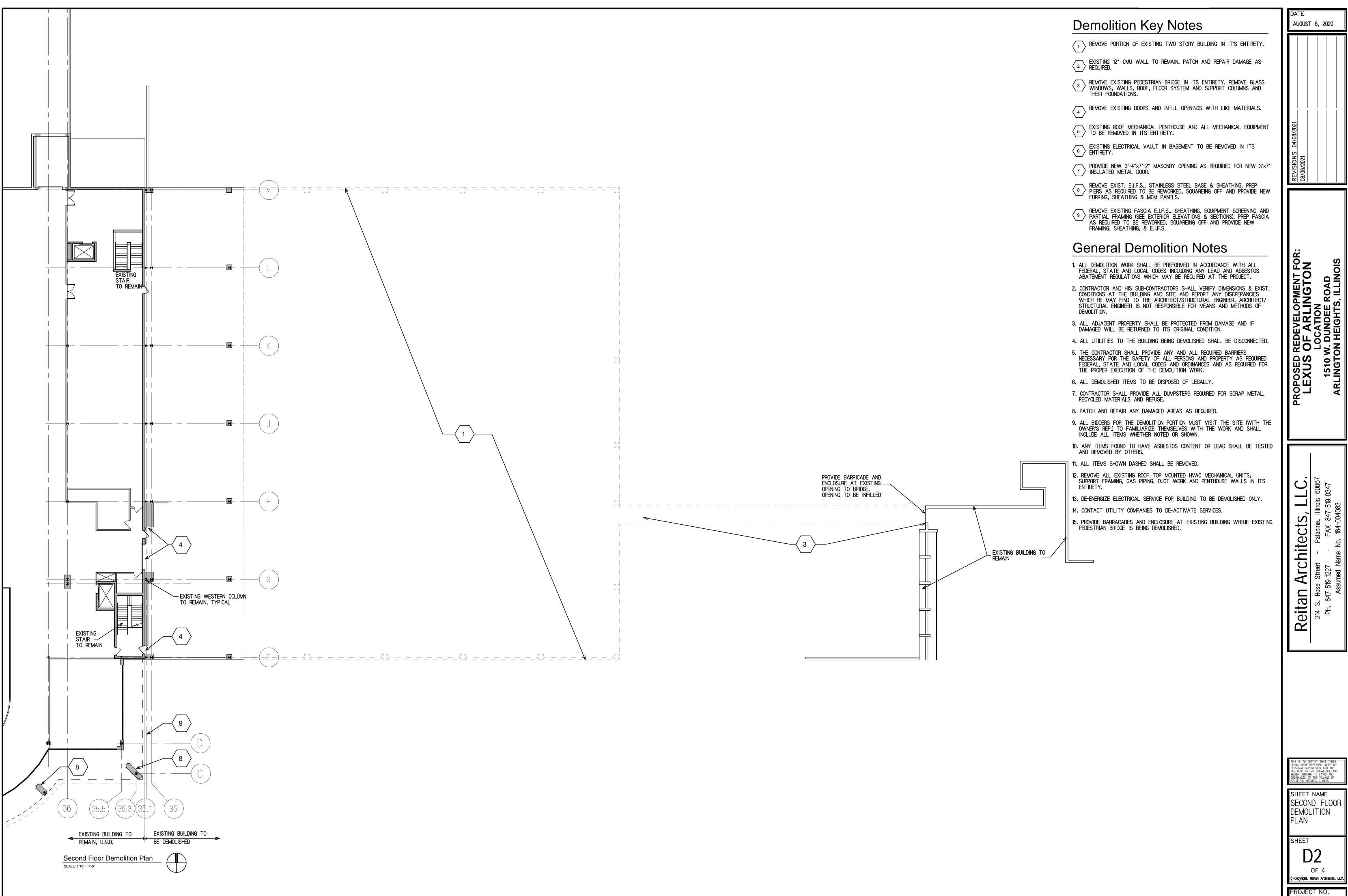
# Proposed Redevelopment for: LEXUS OF ARLINGTON 1500 Dundee Road Arlington Heights, Illinois

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

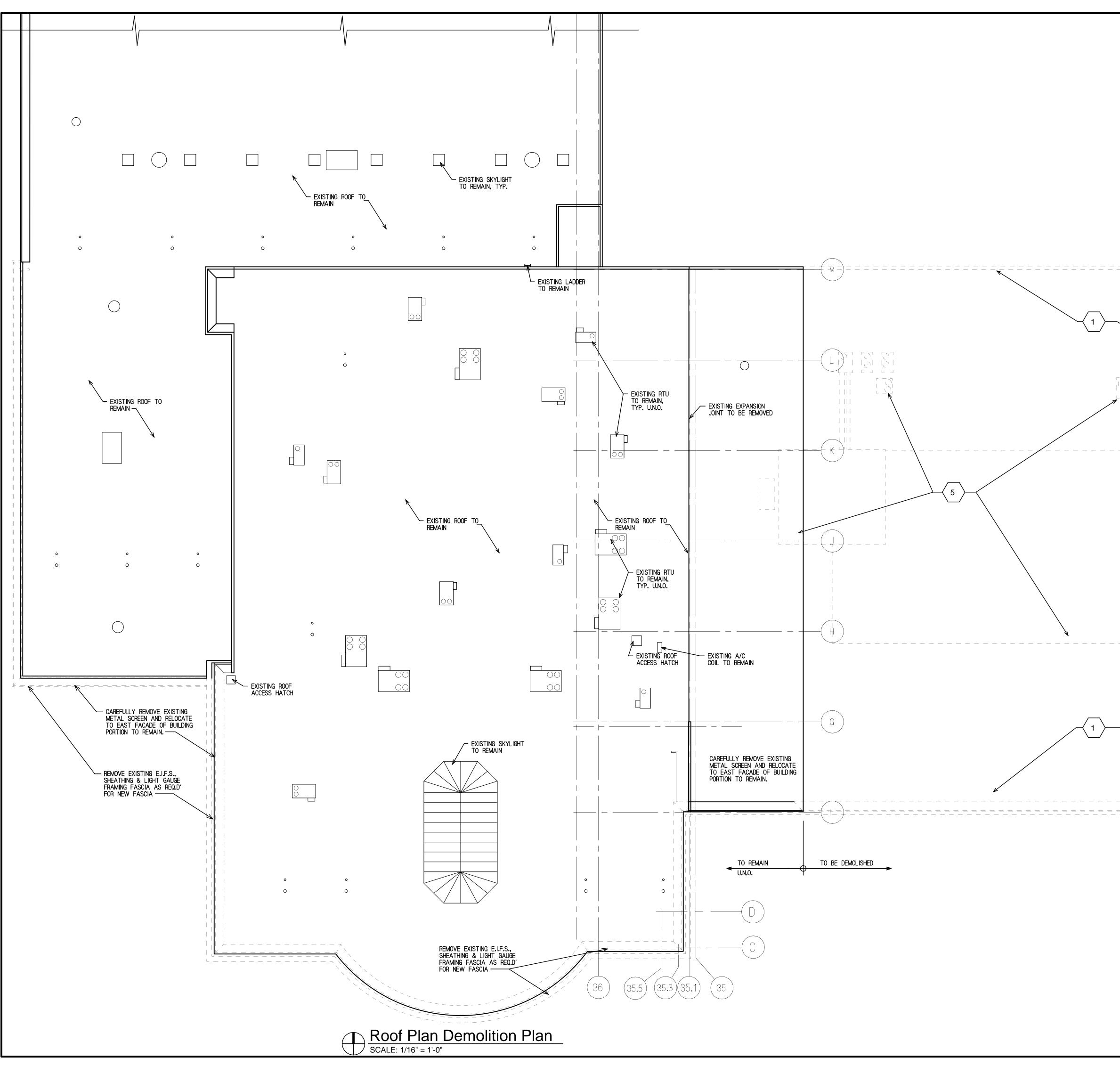
|  |  | DATE<br>AUGUST 6, 2020<br>02/02/2021<br>08/06/2021   |
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| SH   | EET INDEX  |  |
| NO.<br>ARCHI<br>T1<br>ST1  | SHEET NAME       I <tdi< th=""><th>PMENT FOR:<br/>NGTON<br/>ROAD<br/>S. ILLINOIS</th></tdi<> | PMENT FOR:<br>NGTON<br>ROAD<br>S.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





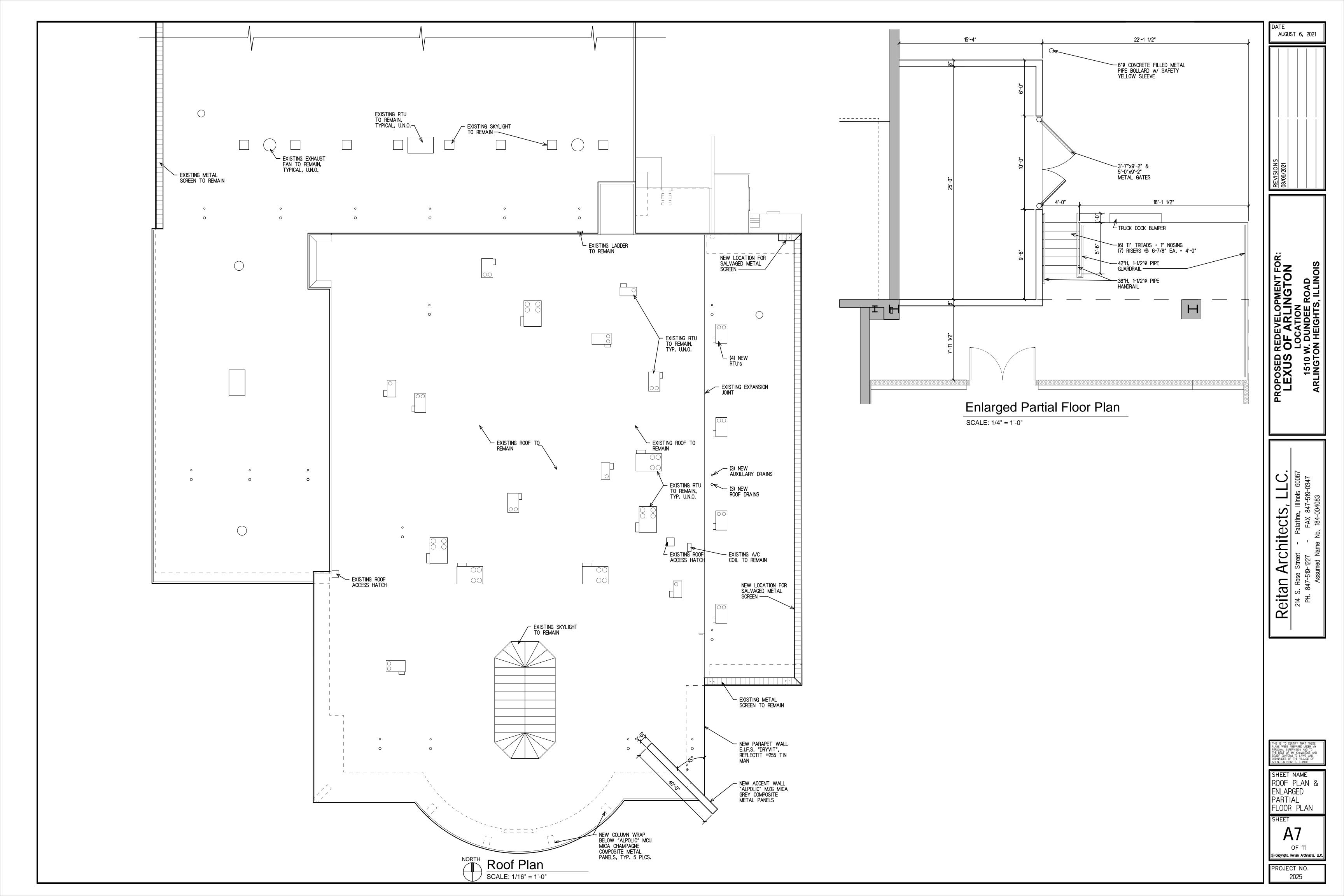


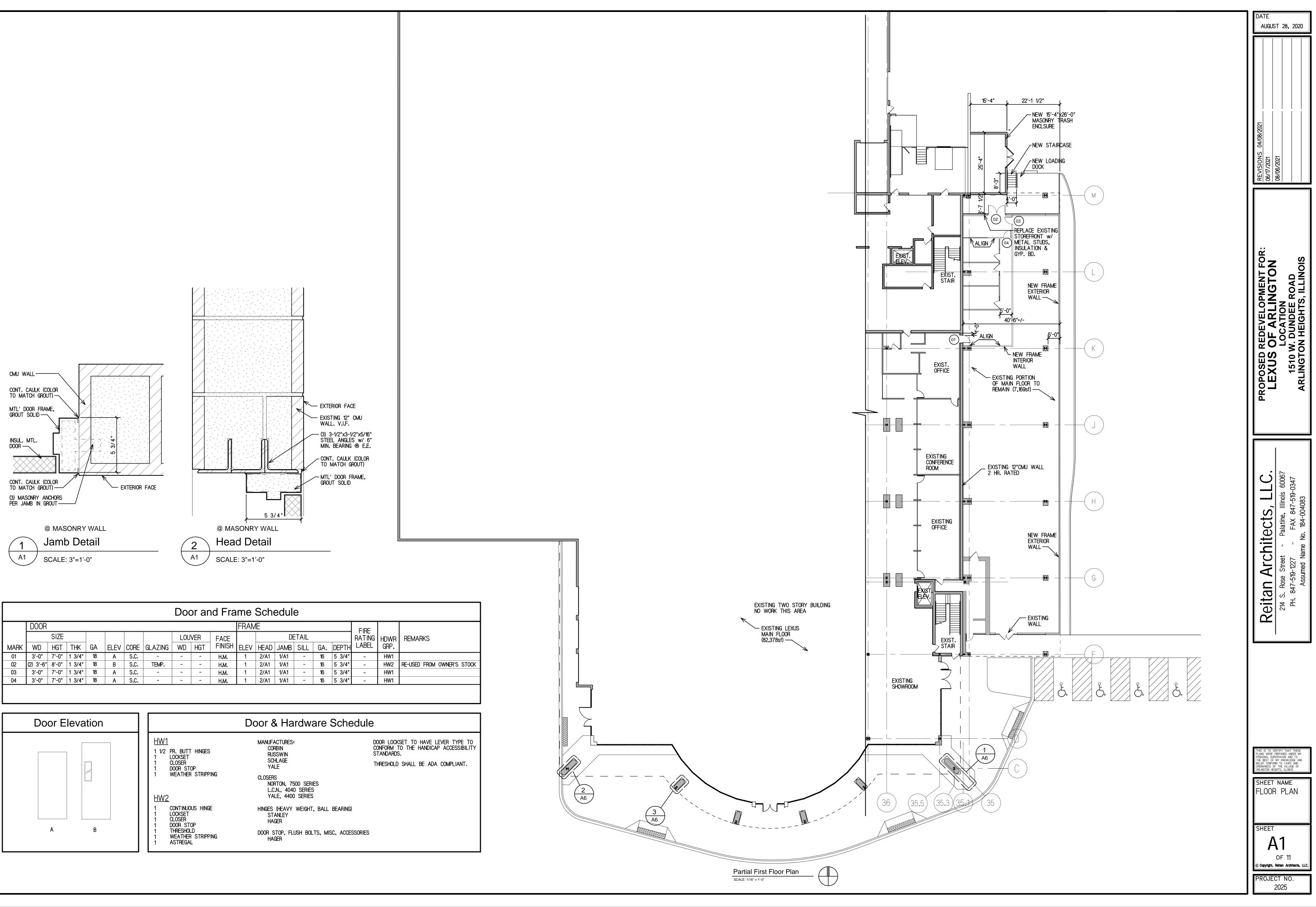
| THIS IS TO CERTIFY THAT THESE<br>PLANS WERE PREPARED UNDER MY<br>PERSONAL SUPERVISION AND TO<br>THE BEST OF MY KNOWLEDGE AND<br>BELIEF CONFORM TO LAWS AND<br>ORDINANCES OF THE VILLAGE OF<br>ARLINGTON HEIGHTS, ILLINOIS<br>SHEET NAME<br>SECOND FLOOR<br>DEMOLITION<br>PLAN |
|---|
| SECOND FLOOR<br>DEMOLITION<br>PLAN  |
| SECOND FLOOR<br>DEMOLITION<br>PLAN  |
| DEMOLITION<br>PLAN  |
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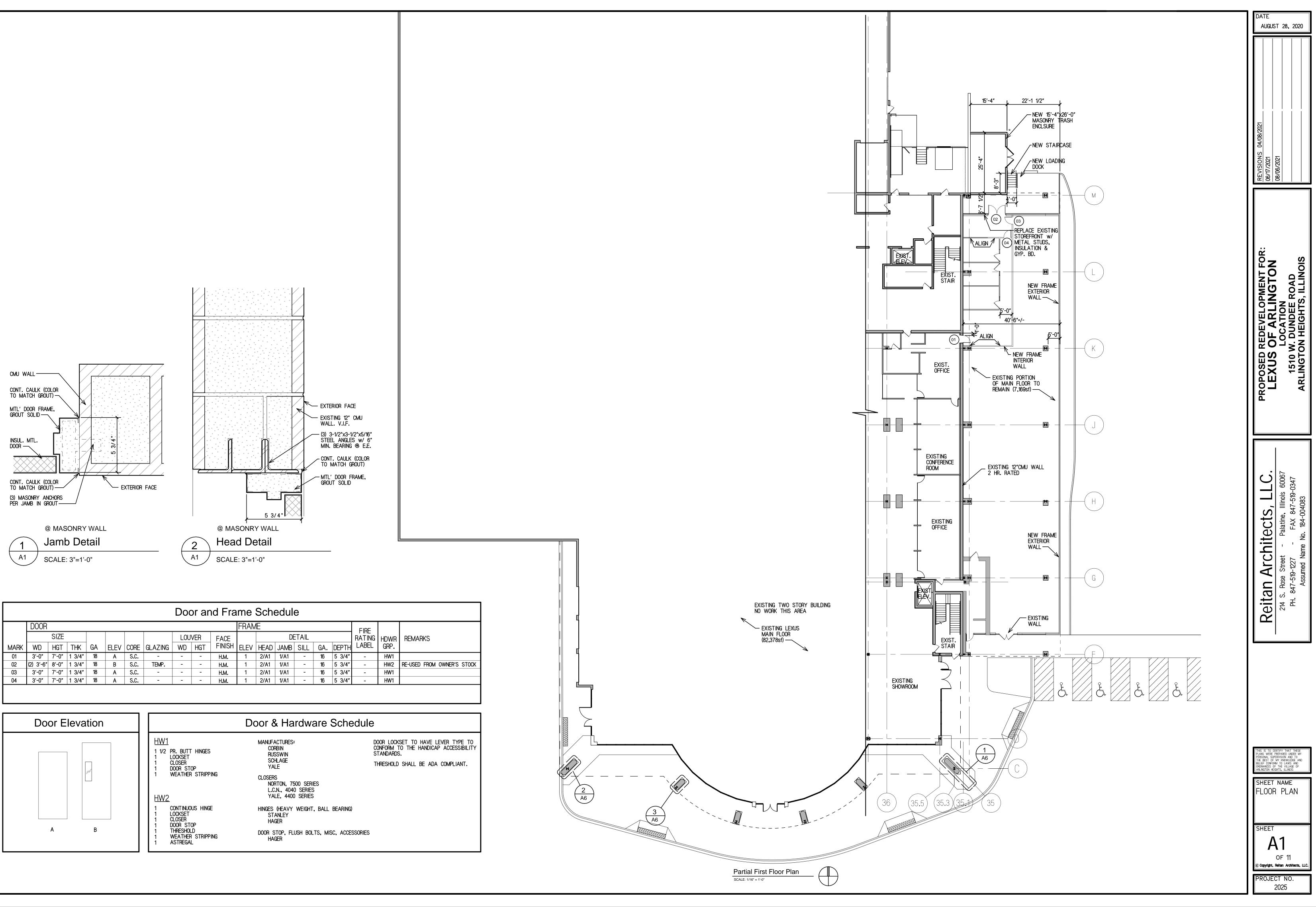
|                          | Demolition Key Notes  | DATE<br>AUGUST 6, 2020  |
|--------------------------|---|---|
|                          | $\sqrt{1}$ REMOVE PORTION OF EXISTING TWO STORY BUILDING IN IT'S ENTIRETY.  |   |
|                          | $\swarrow$ EXISTING 12" CMU WALL TO REMAIN. PATCH 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:<br>08/06/2021   |
|                          | <sup>8</sup> REMOVE EXIST. E.I.F.S., STAINLESS STEEL BASE & SHEATHING. PREP<br>PIERS AS REQUIRED TO BE REWORKED, SQUAREING OFF AND PROVIDE NEW<br>FURRING, SHEATHING & MCM PANELS.  |   |
|                          | REMOVE EXISTING FASCIA E.I.F.S., SHEATHING, EQUIPMENT SCREENING AND<br>PARTIAL FRAMING (SEE EXTERIOR ELEVATIONS & SECTIONS). PREP FASCIA<br>AS REQUIRED TO BE REWORKED, SQUAREING OFF AND PROVIDE NEW<br>FRAMING, SHEATHING, & E.I.F.S.   |   |
| <br> <br> <br> <br> <br> | General Demolition Notes  | <br>  |
|                          | 1. ALL DEMOLITION WORK SHALL BE PREFORMED IN ACCORDANCE WITH ALL<br>FEDERAL, STATE AND LOCAL CODES INCLUDING ANY LEAD AND ASBESTOS<br>ABATEMENT REGULATIONS WHICH MAY BE REQUIRED AT THE PROJECT.   | R <b>N</b> SO   |
|                          | 2. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VERIFY DIMENSIONS & EXIST.<br>CONDITIONS AT THE BUILDING AND SITE AND REPORT ANY DISCREPANCIES<br>WHICH HE MAY FIND TO THE ARCHITECT/STRUCTURAL ENGINEER. ARCHITECT/<br>STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF | OPMENT<br>INGTO<br>N<br>E ROAD<br>TS, ILLIN(  |
|                          | DEMOLITION.<br>3. ALL ADJACENT PROPERTY SHALL BE PROTECTED FROM DAMAGE AND IF   | GH TR   |
|                          | DAMAGED WILL BE RETURNED TO ITS ORIGINAL CONDITION.<br>4. ALL UTILITIES TO THE BUILDING BEING DEMOLISHED SHALL BE DISCONNECTED.   | <u><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/><u></u><br/></u> |
|                          | 5. THE CONTRACTOR SHALL PROVIDE ANY AND ALL REQUIRED BARRIERS<br>NECESSARY FOR THE SAFETY OF ALL PERSONS AND PROPERTY AS REQUIRED<br>FEDERAL STATE AND LOCAL CODES AND ORDINANCES AND AS REQUIRED FOR   |   |
|                          | FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND AS REQUIRED FOR<br>THE PROPER EXECUTION OF THE DEMOLITION WORK.   | XU<br>151<br>ING  |
|                          | <ol> <li>ALL DEMOLISHED ITEMS TO BE DISPOSED OF LEGALLY.</li> <li>CONTRACTOR SHALL PROVIDE ALL DUMPSTERS REQUIRED FOR SCRAP METAL,<br/>RECYCLED MATERIALS AND REFUSE.</li> </ol>  | ARI<br>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<br>AND REMOVED BY OTHERS.  |   |
|                          | 11. ALL ITEMS SHOWN DASHED SHALL BE REMOVED.  |   |
|                          | 12. REMOVE ALL EXISTING ROOF TOP MOUNTED HVAC MECHANICAL UNITS,<br>SUPPORT FRAMING, GAS PIPING, DUCT WORK AND PENTHOUSE WALLS IN ITS<br>ENTIRETY.   | O067  |
|                          | 13. DE-ENERGIZE ELECTRICAL SERVICE FOR BUILDING TO BE DEMOLISHED ONLY.  |   |
|                          | 14. CONTACT UTILITY COMPANIES TO DE-ACTIVATE SERVICES.  | <b>CtS, LL</b><br>latine, Illinois 6<br>FAX 847-519-00<br>184-004083  |
| 1                        | 15. PROVIDE BARRACADES AND ENCLOSURE AT EXISTING BUILDING WHERE EXISTING<br>PEDESTRIAN BRIDGE IS BEING DEMOLISHED.  | <b>ECTS, L</b><br>Palatine, Illinois<br>FAX 847-519-<br>5. 184-004083   |
|                          |   |   |
|                          |   | Chi<br>eet -<br><sup>27</sup> -   |
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|                          |   | This is to certify that these<br>Plans were prepared under my<br>Personal supervision and to  |
|                          |   | THE BEST OF MY KNOWLEDGE AND<br>BELIEF CONFORM TO LAWS AND<br>ORDINANCES OF THE VILLAGE OF<br>ARLINGTON HEIGHTS, ILLINOIS   |
|                          |   | SHEET NAME  |
|                          |   | ROOF<br>DEMOLITION  |
|                          |   | PLAN  |
|                          |   | SHEET   |
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|                          |   | PROJECT NO.   |

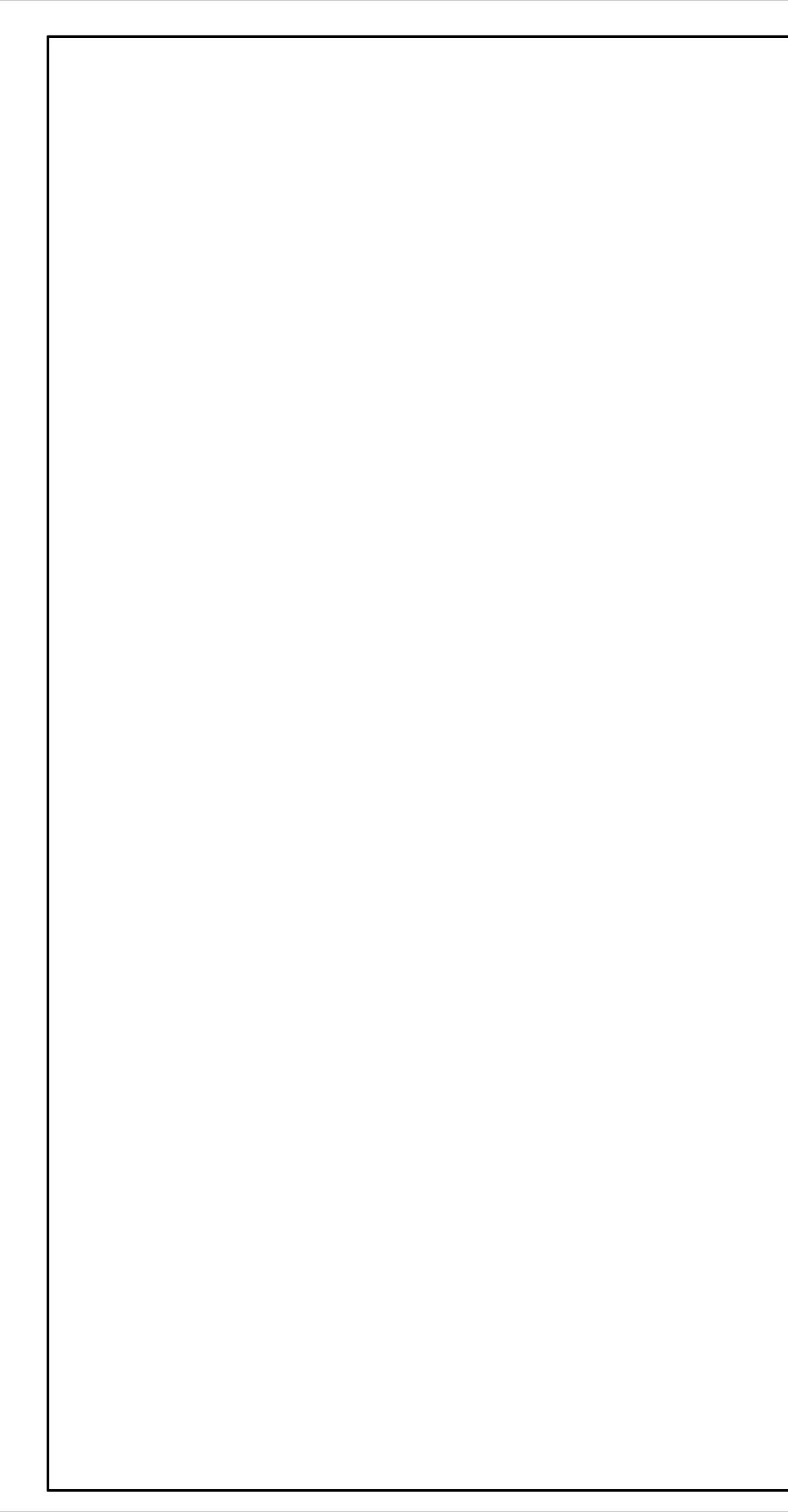
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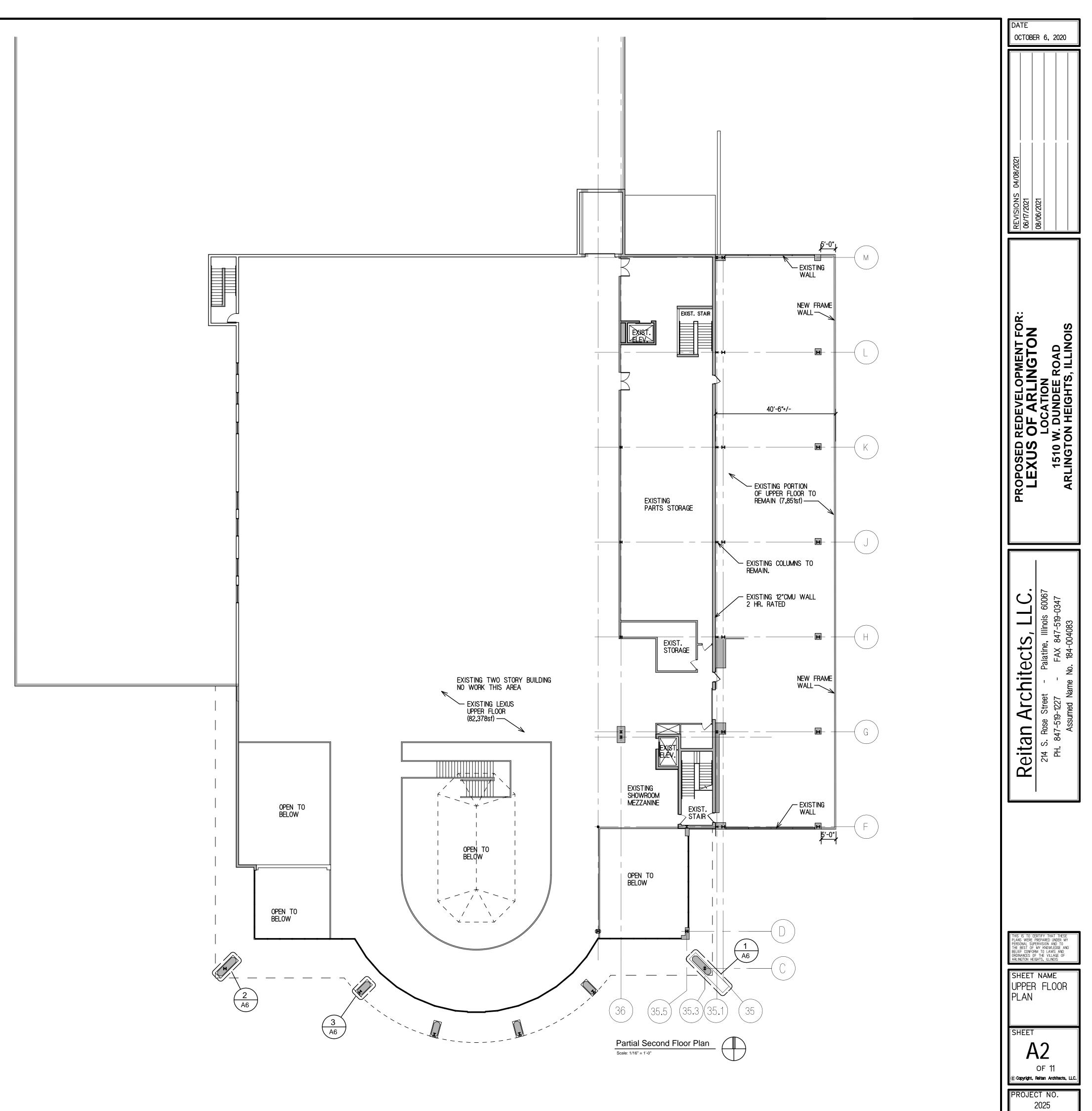


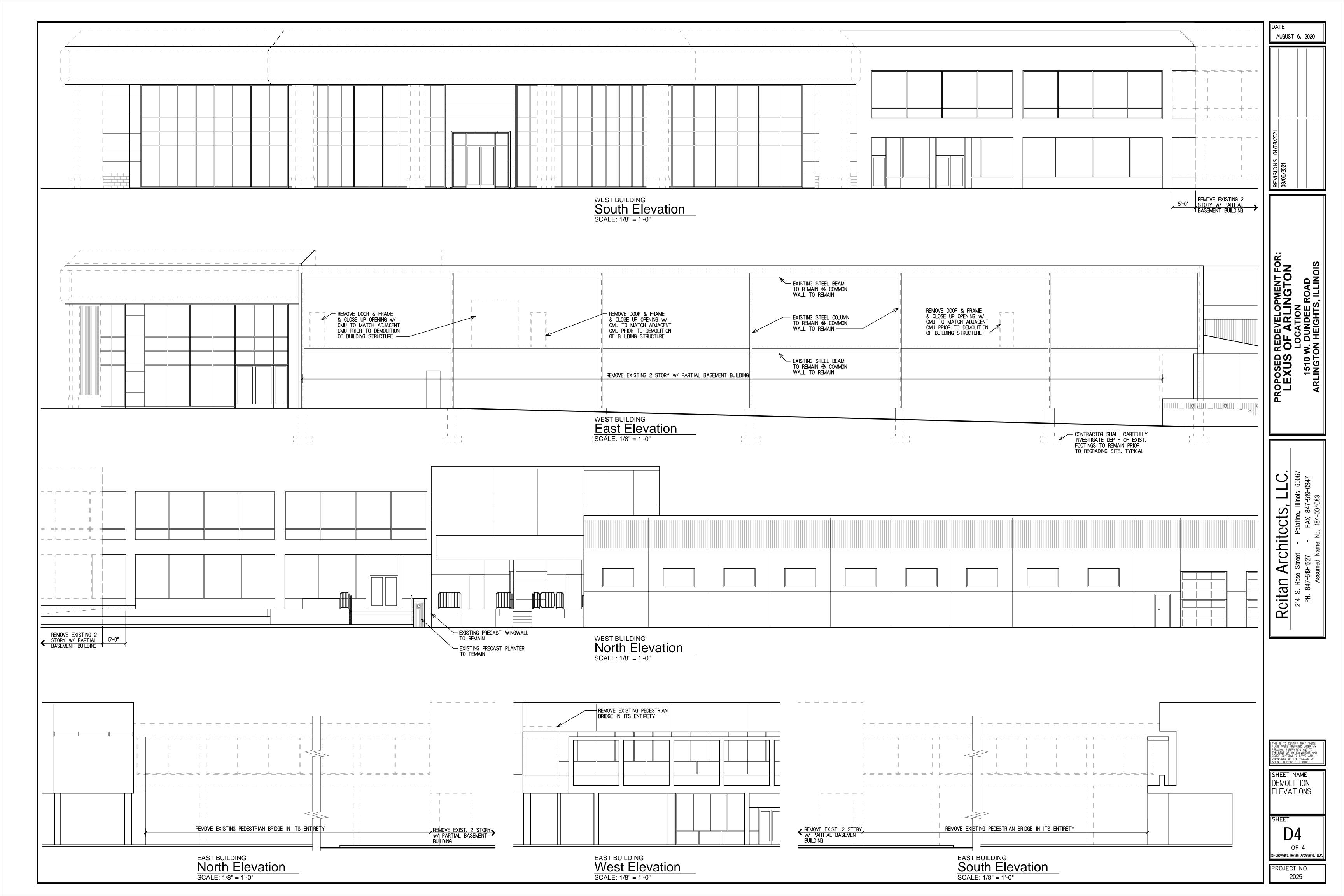


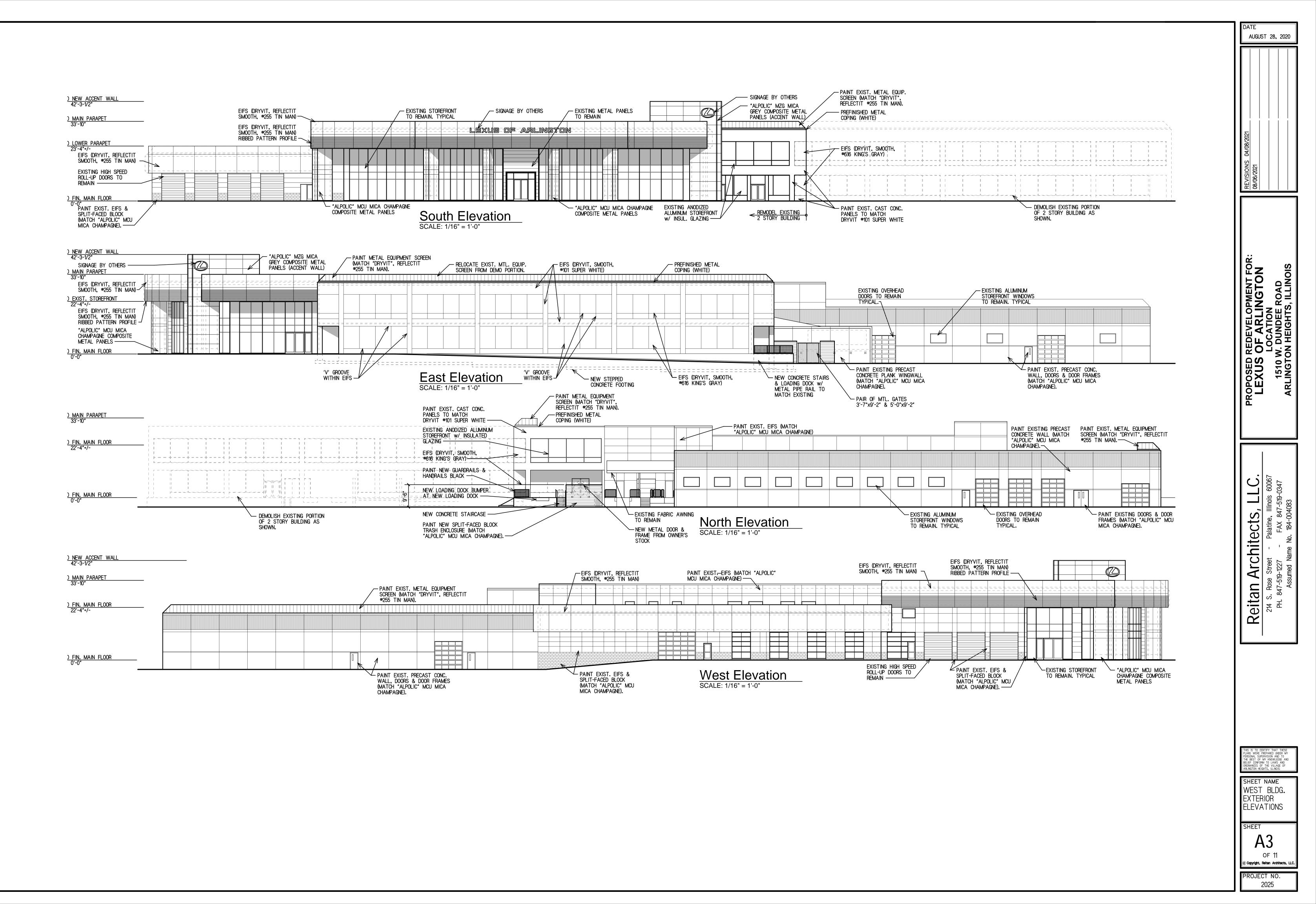
|      |           |                  |        |    |      |      |         | Doo | or ar | nd Fra | me   | Sch    | edul    | е    |     |        |       |      |              |
|------|-----------|------------------|--------|----|------|------|---------|-----|-------|--------|------|--------|---------|------|-----|--------|-------|------|--------------|
|      | 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  |              |
|      |           |                  |        |    |      |      |         |     |       |        |      |        |         |      |     |        |       |      |              |

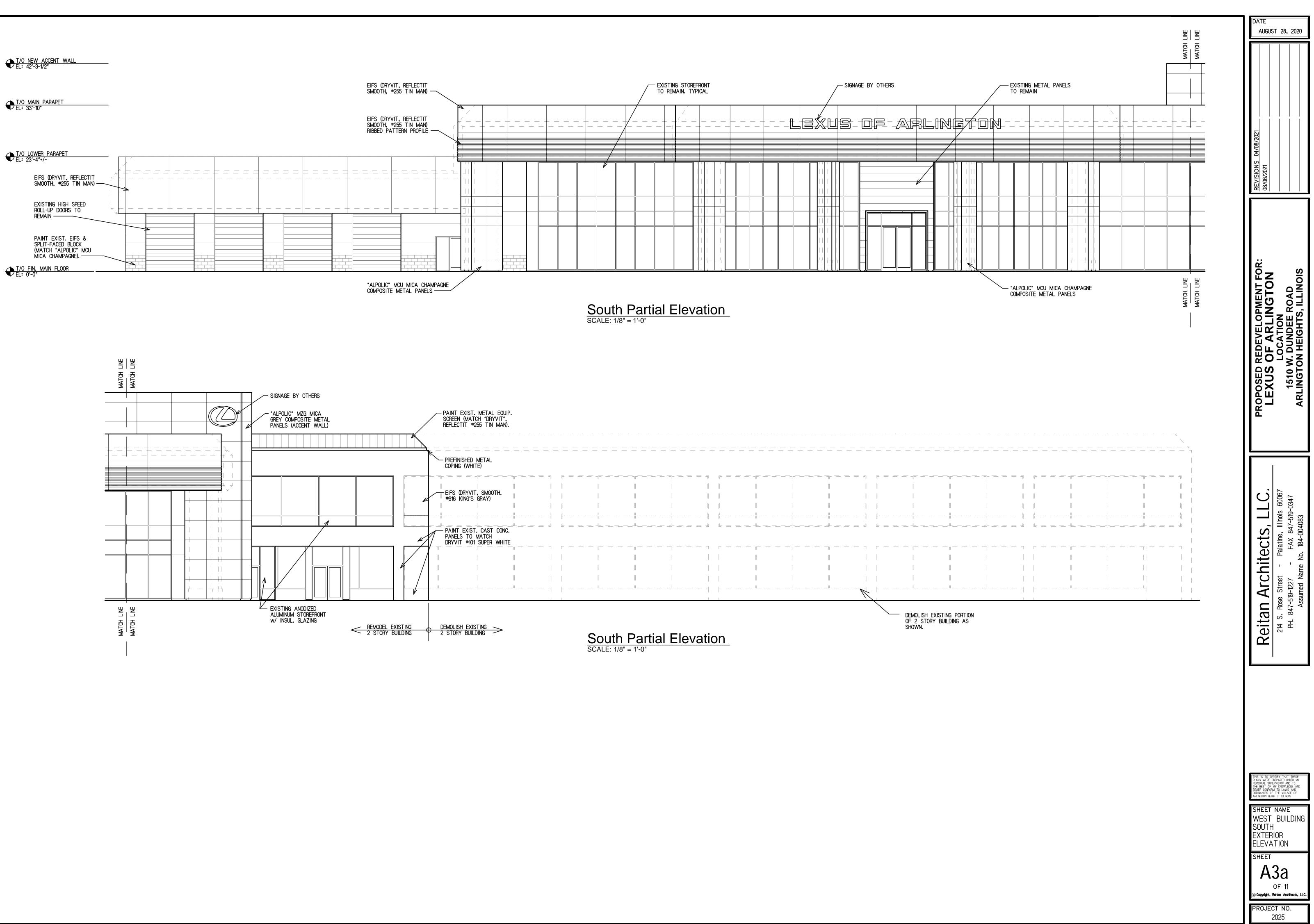


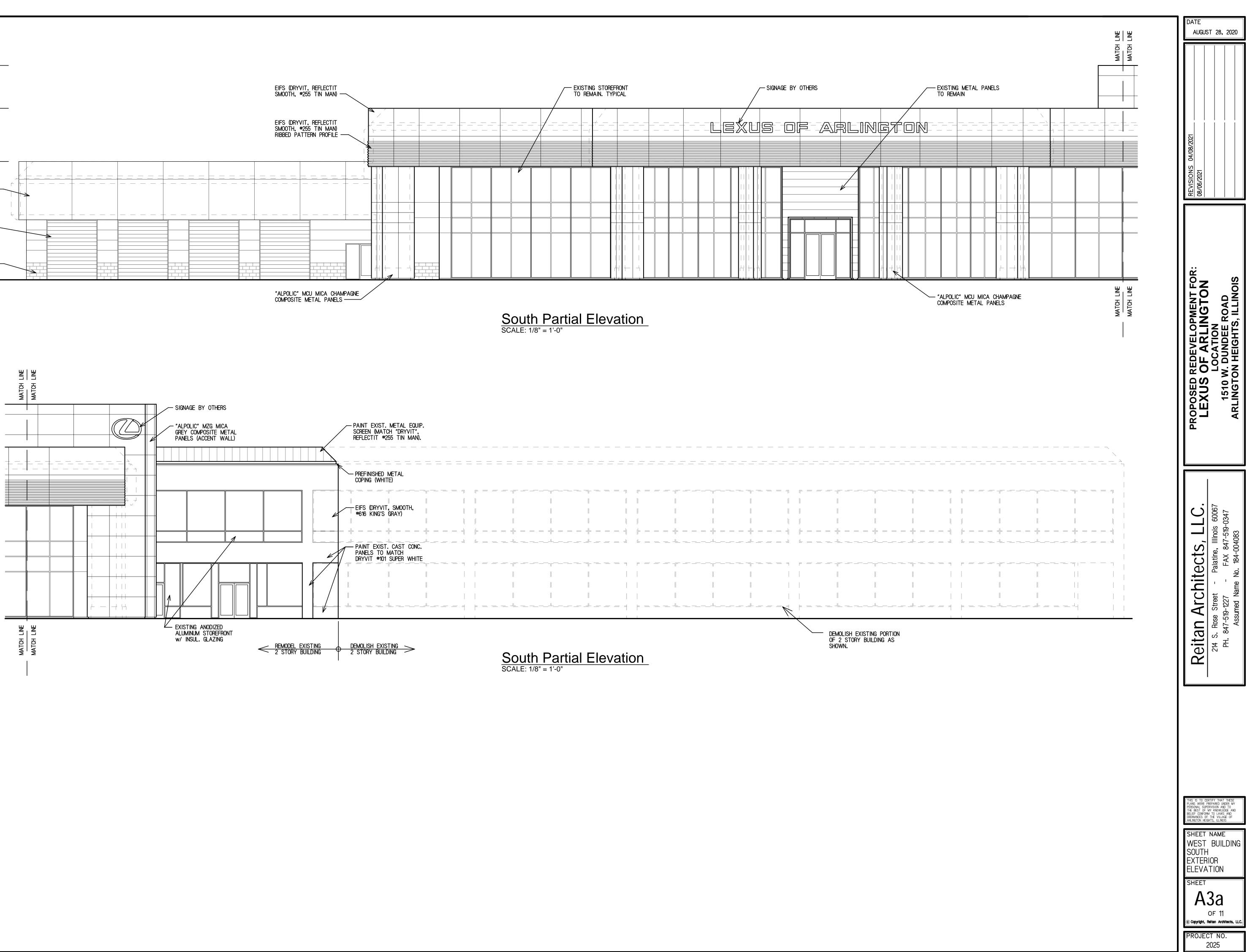


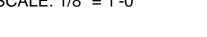


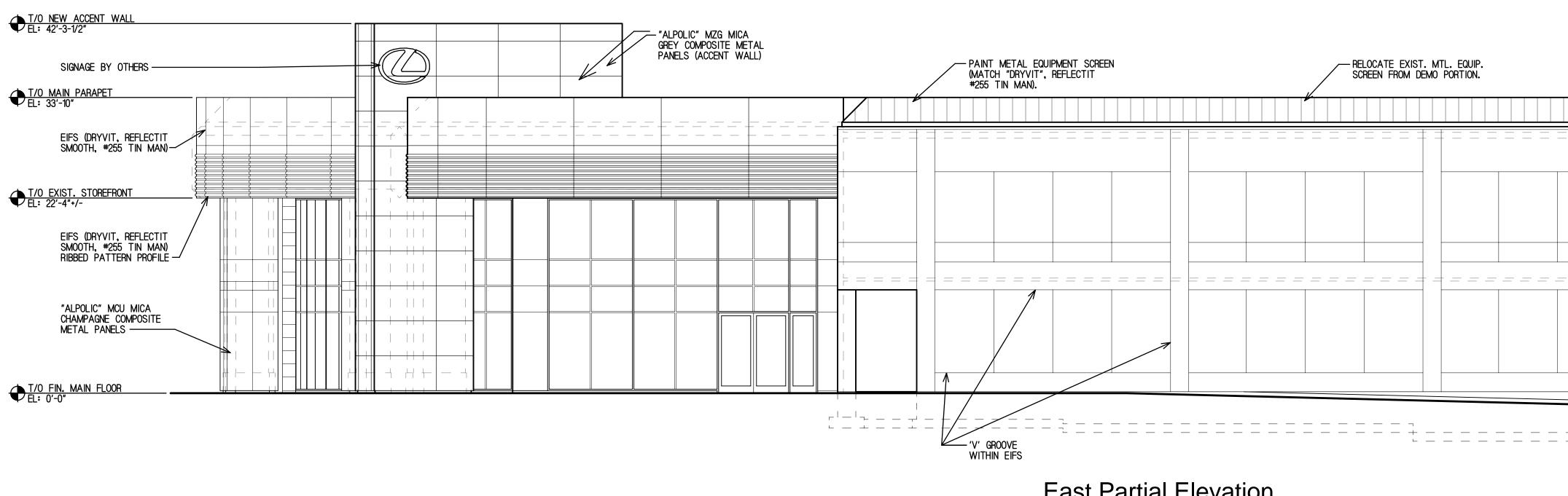


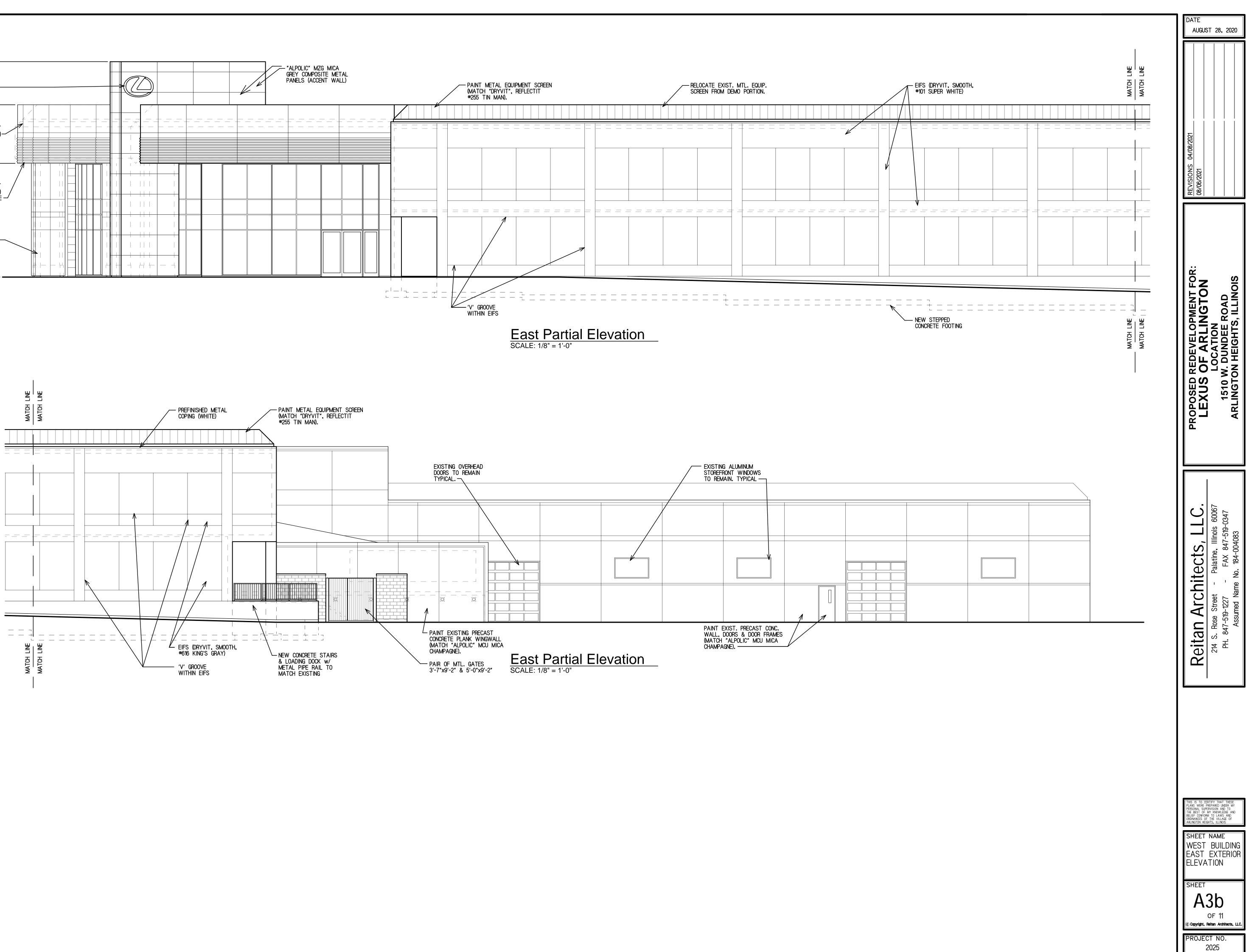


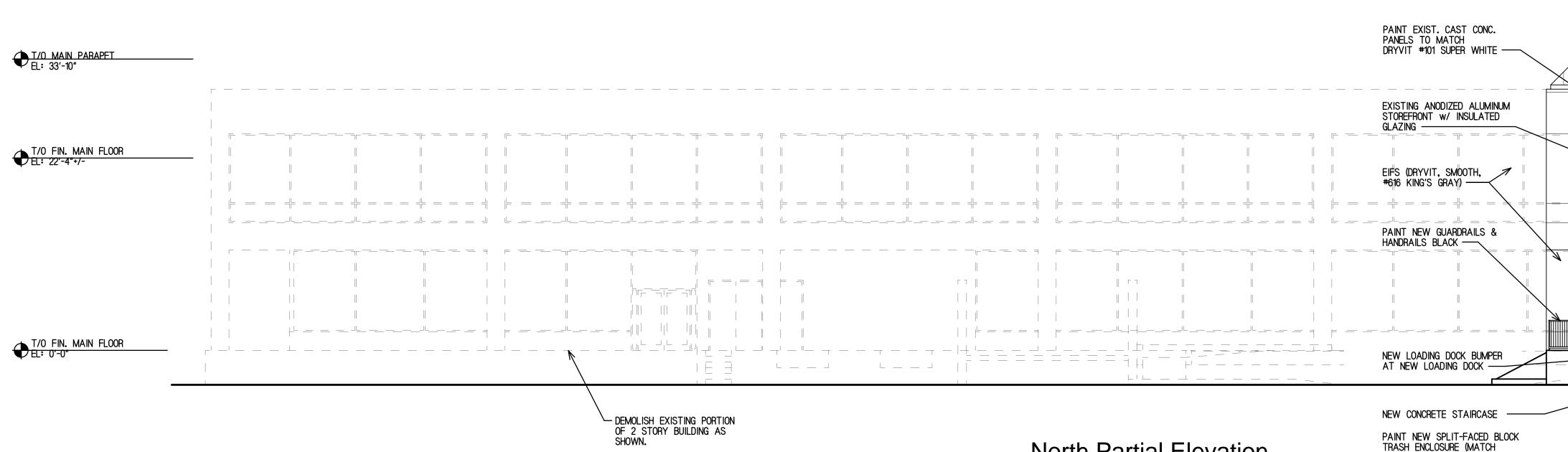


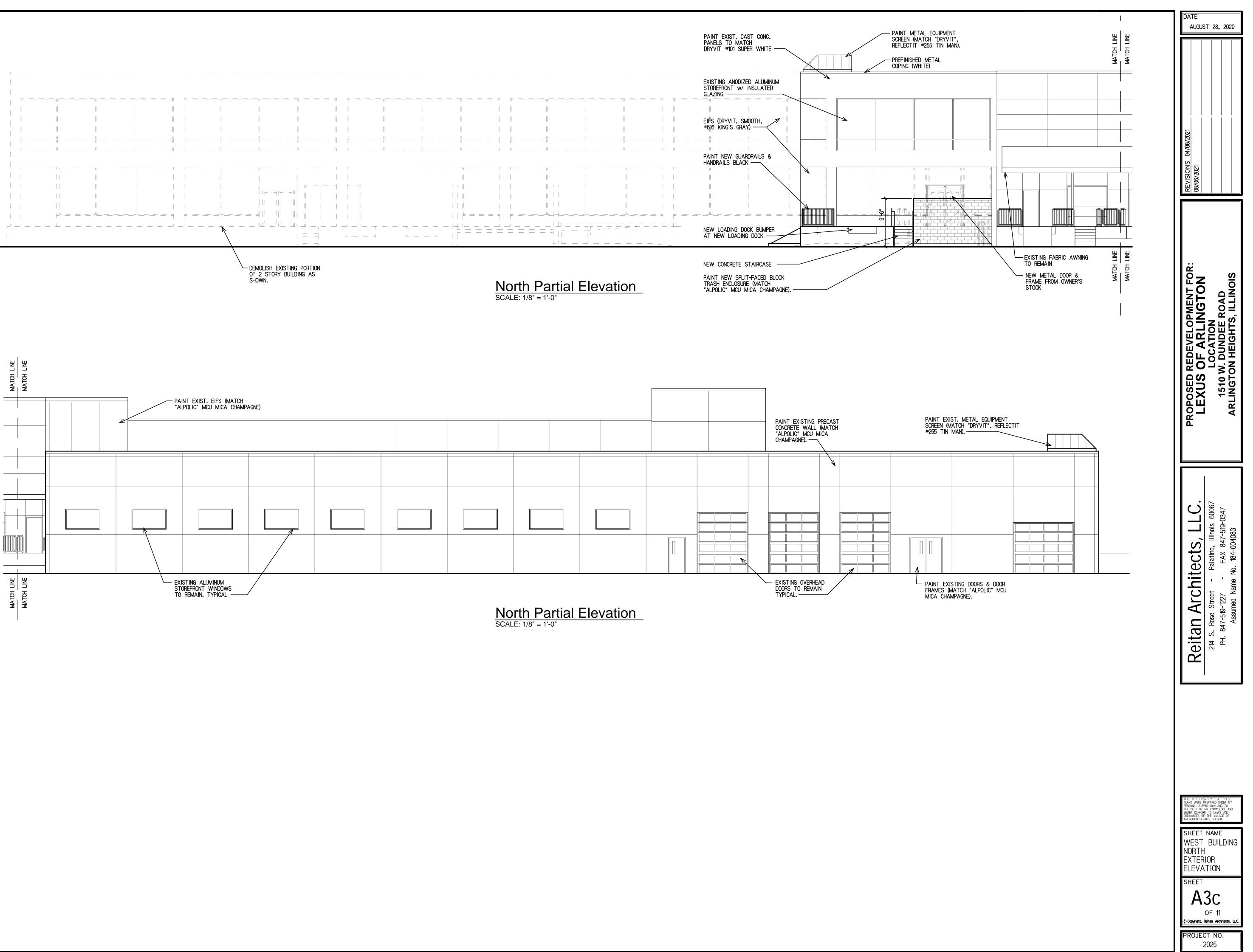


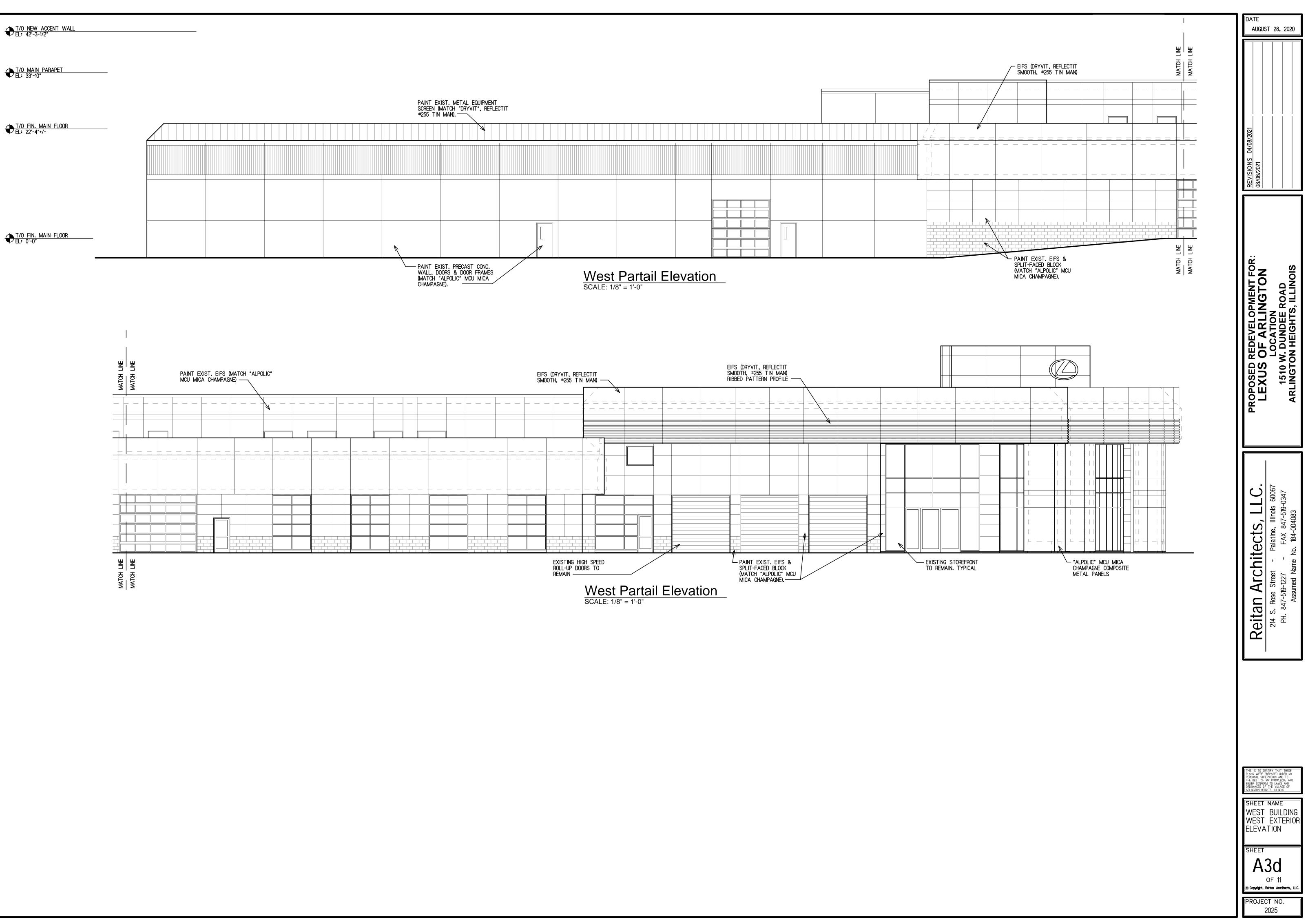


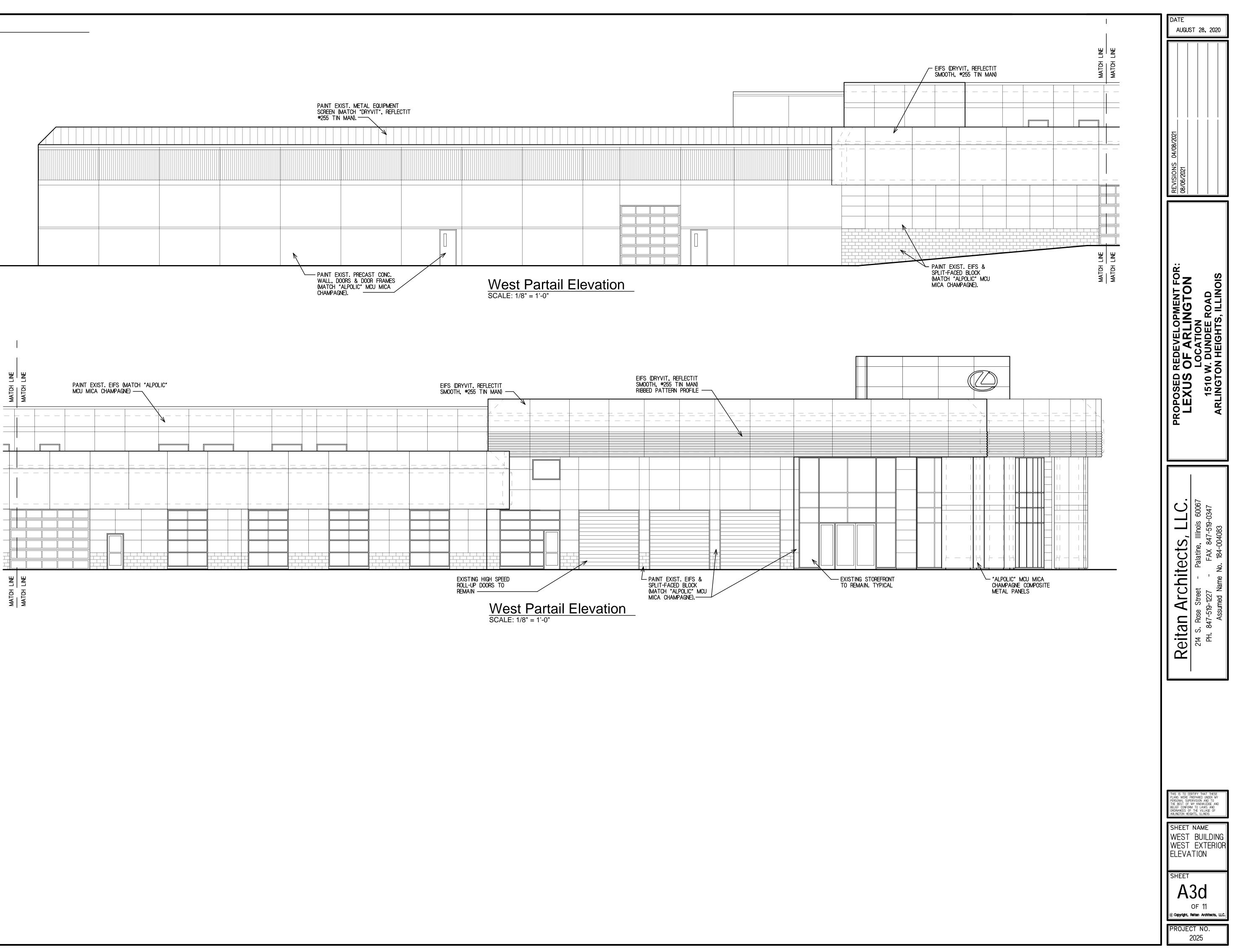


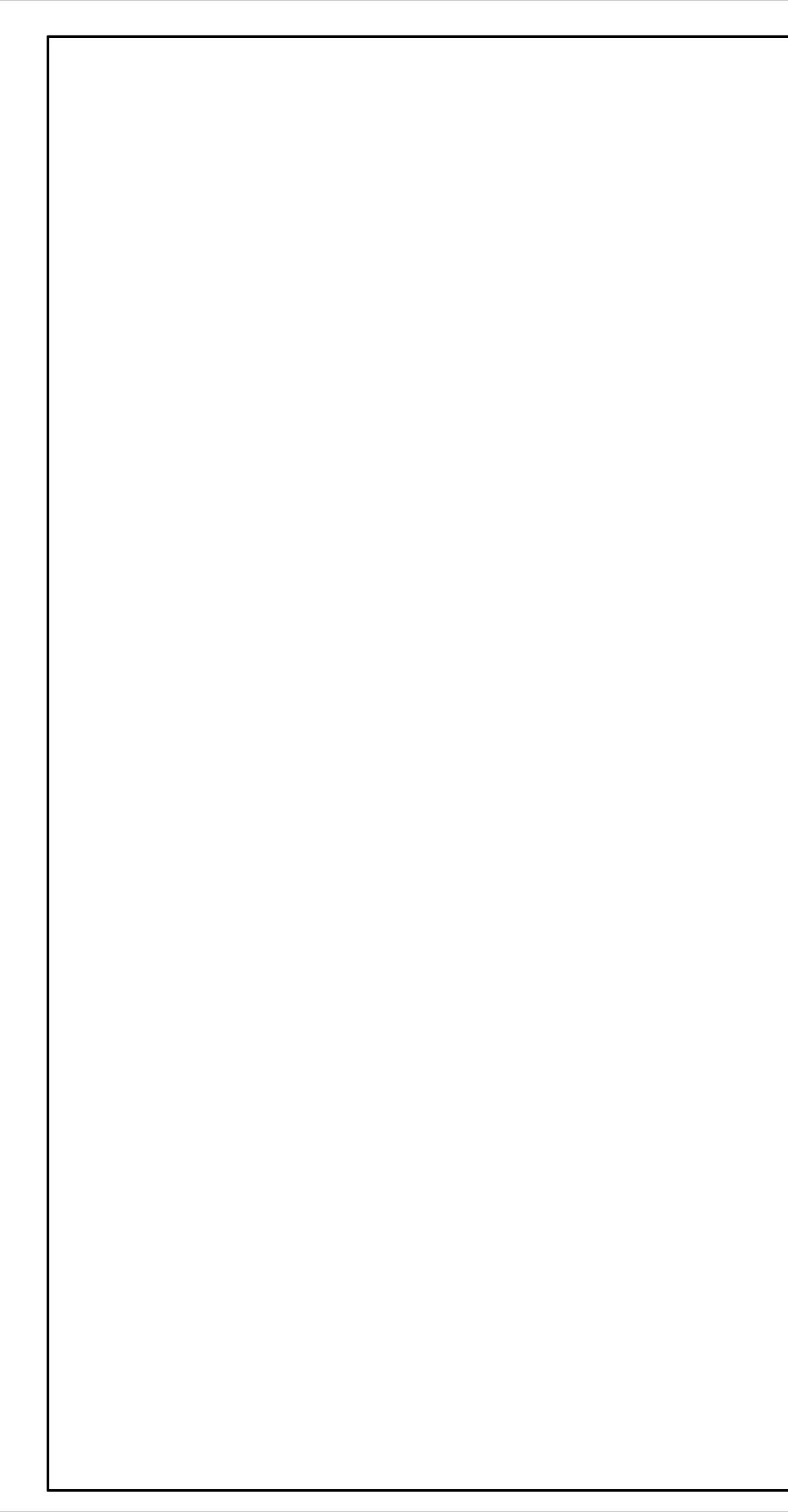


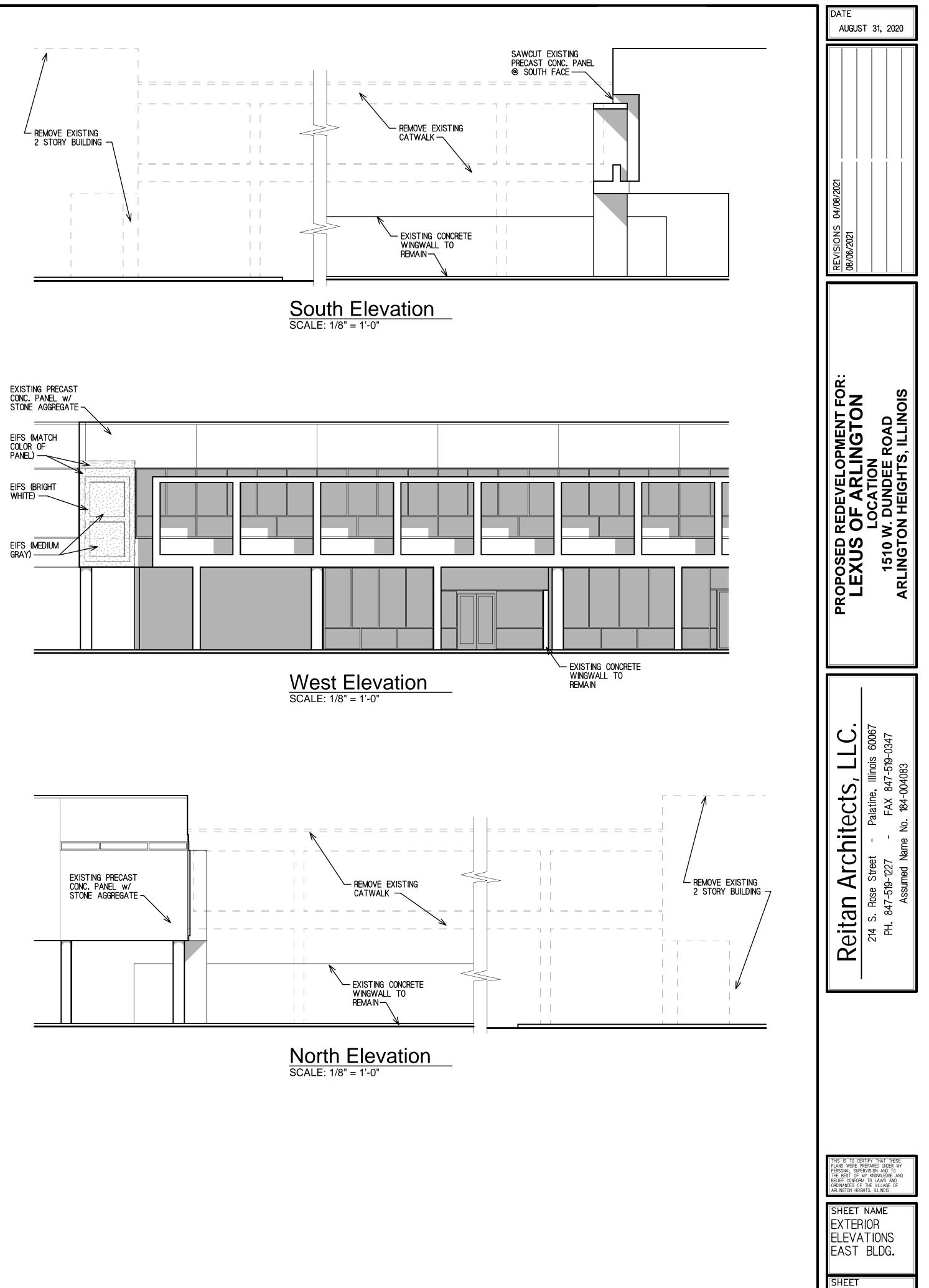


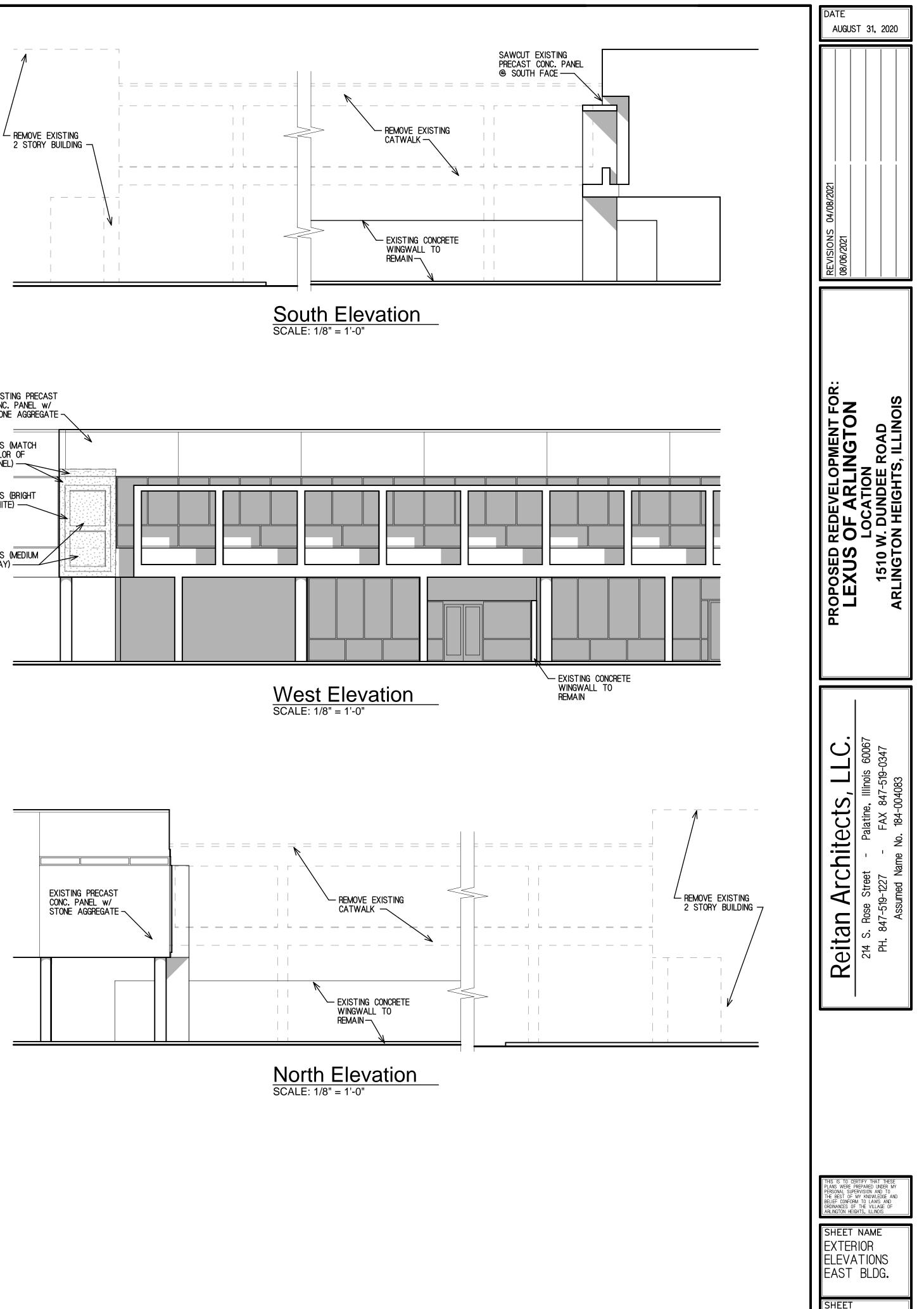


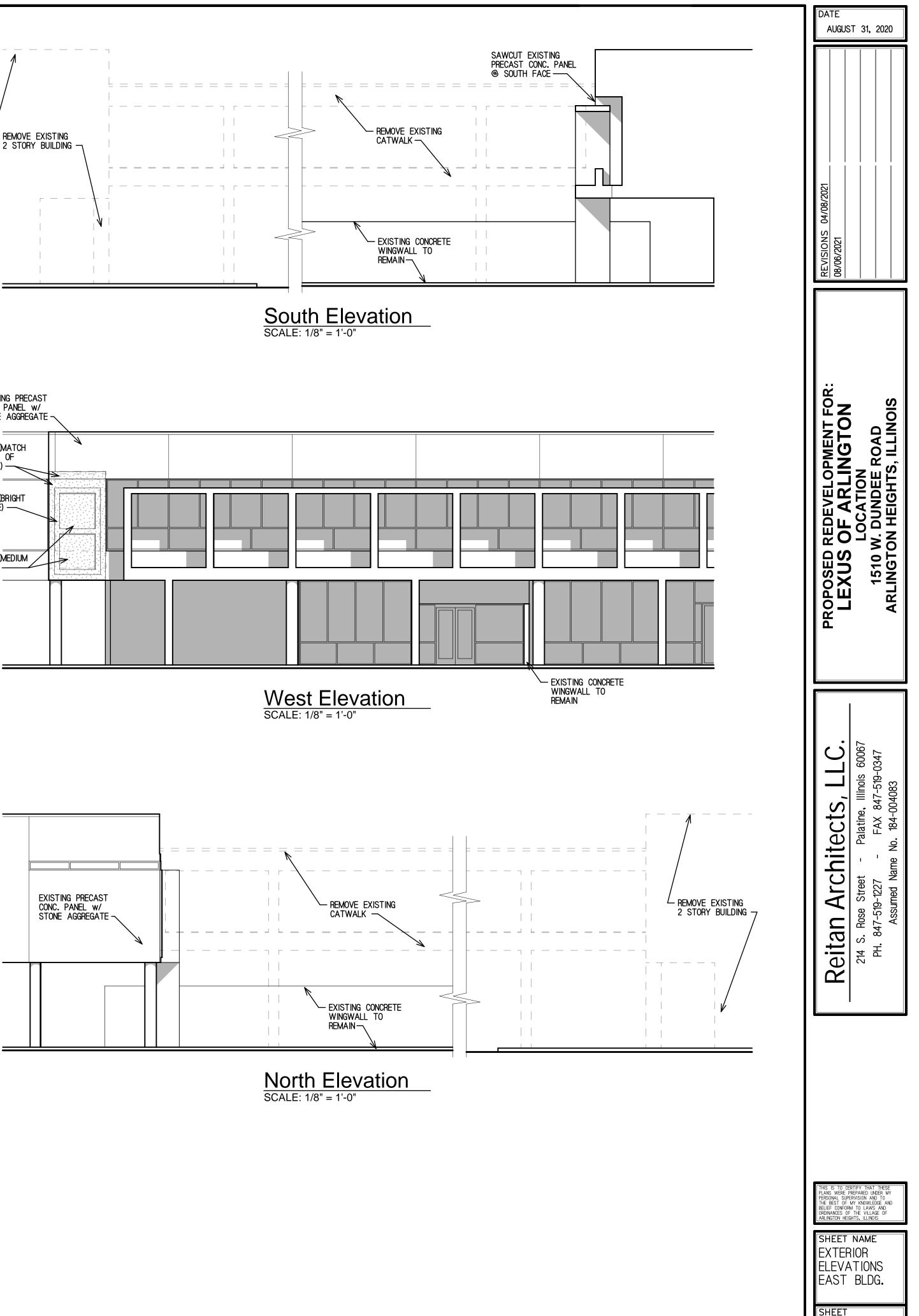












PROJECT NO. 2025

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A4



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