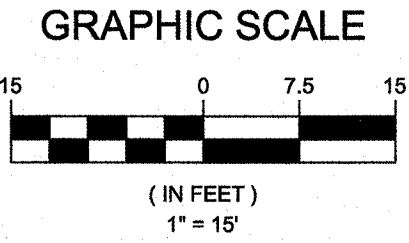


LEGEND

- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water Buffalo Box
- Water Fire Hydrant
- Utility Pole
- Electric Light Pole
- Electric Mounted Wall Light
- Gas Buffalo Box
- Gas Meter
- Sign Post
- Bumper Post
- Unclassified Manhole
- Hose Connection
- JULIE Mark - Water



GREMLEY & BIEDERMANN

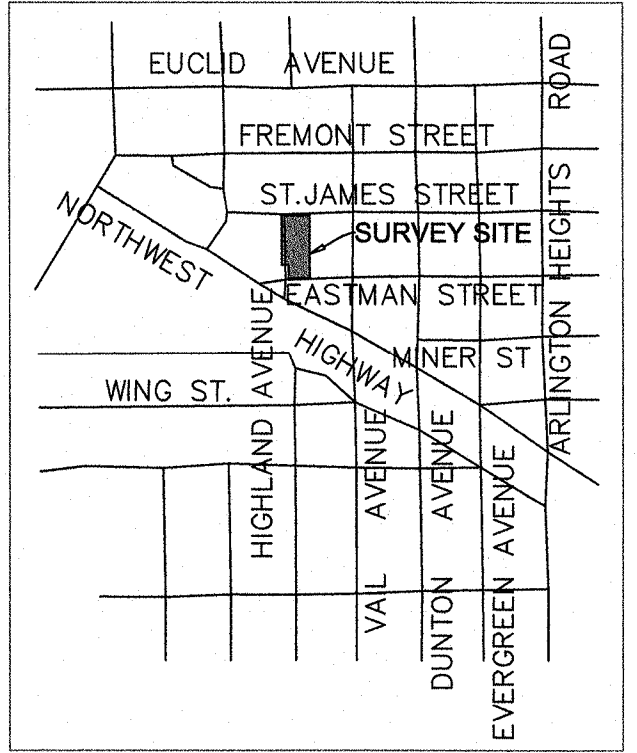
A DIVISION OF
PLCS Corporation
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

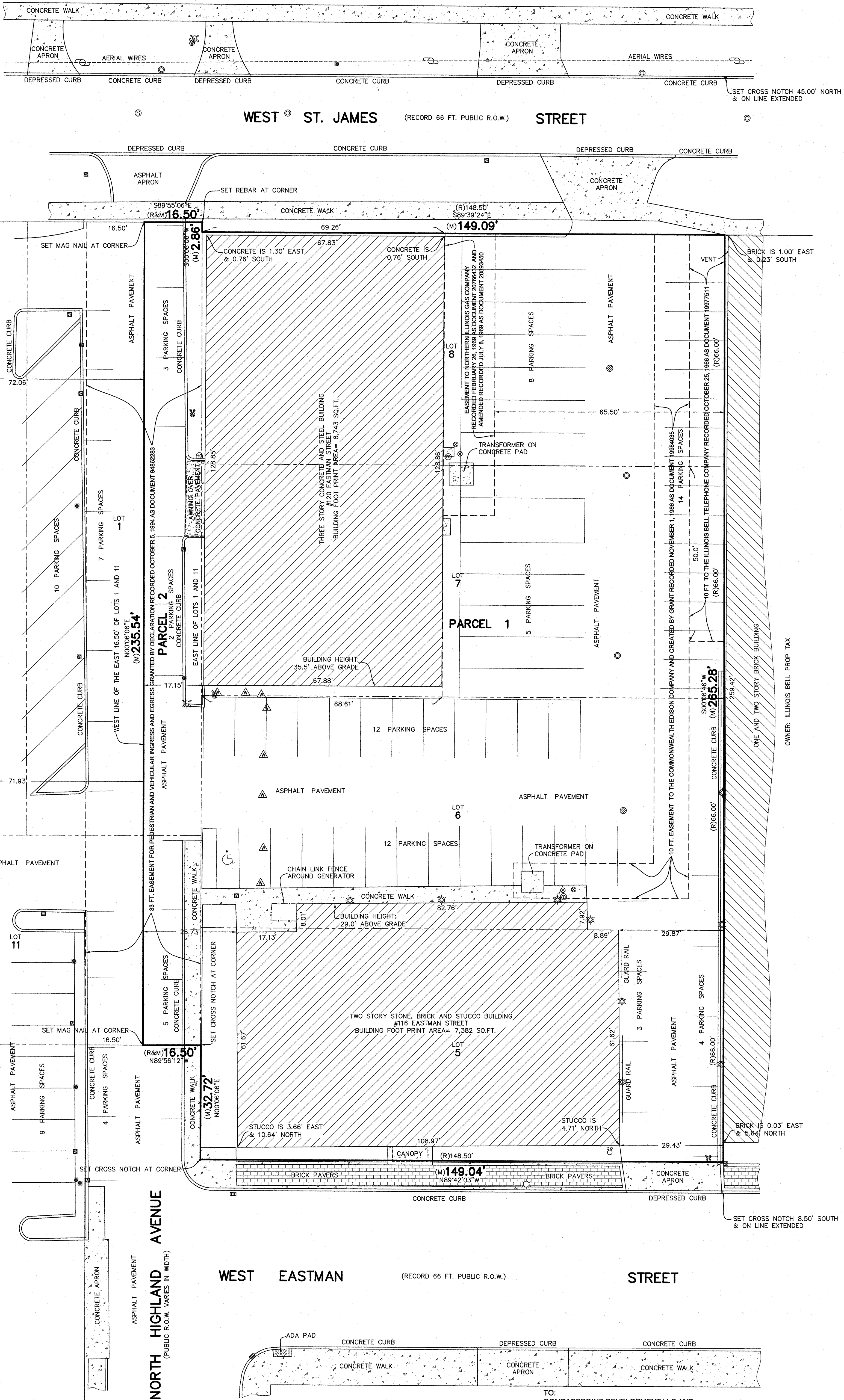
PARCEL 1:
LOTS 5, 6, 7 AND 8 IN BLOCK 9 IN TOWN OF DUNTON, COOK COUNTY, ILLINOIS, BEING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 16.50 FEET OF LOT 1 AND THE EAST 16.50 FEET OF THAT PART OF LOT 11 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 1 IN BLOCK 6, IN ATKINS ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

CONTAINING 43,438 SQUARE FEET OR 0.997 ACRES



VICINITY MAP
(NOT TO SCALE)



SURVEY NOTE:
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER: 2280248-IL
COMMITMENT DATE: DECEMBER 30, 2021 AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B"

10. EASEMENT OVER THE WEST 15 FEET OF THE EAST 80.5 FEET OF LOTS 7 AND 8 (EXCEPT THE SOUTH 52 FEET THEREOF OF LOT 7) OF PARCEL 1 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED FEBRUARY 26, 1969 AS DOCUMENT 20768432 AND AMENDED BY AMENDMENT TO EASEMENT DATED JUNE 30, 1969 AND RECORDED JULY 8, 1969 AS DOCUMENT 20893450 AMENDING THE LEGAL DESCRIPTION TO COVER THAT PART OF LOTS 7 AND 8 (EXCEPT THE SOUTH 52 FEET THEREOF LOT 7) LYING WEST OF A LINE 65.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS AND EAST OF A LINE DRAWN FROM A POINT ON SOUTH LINE OF SAID LOT 7, 66.61 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 10 TO A POINT ON THE NORTH LINE OF SAID LOT 8, 69.26 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8 IN THE TOWN OF DUNTON (NOW ARLINGTON HEIGHTS) BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. [PLOTTED]

11. EASEMENT OVER THE EAST 10 FEET OF LOT 8 AND THE EAST 10 FEET OF THE NORTH 50 FEET OF LOT 7 IN BLOCK 9 FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, OPERATING, UNDERGROUND TELEPHONE SYSTEM TOGETHER WITH RIGHT OF ACCESS THERETO IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AS CREATED BY GRANT RECORDED OCTOBER 25, 1986 AS DOCUMENT 19977511 (AFFECTS PARCEL 1). [PLOTTED]

12. EASEMENT OVER THE WEST 50 FEET OF THE EAST 80 FEET OF THE NORTH 10 FEET OF THE SOUTH 19 FEET AND ALSO THE WEST 10 FEET OF THE EAST 20 FEET OF LOTS 7 AND 8 IN BLOCK 9 AND OVER THE WEST 10 FEET OF THE EAST 20 FEET OF LOTS 7 AND 8 IN BLOCK 9 AFORESAID FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES TOGETHER WITH RIGHT OF ACCESS THERETO IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND CREATED BY GRANT RECORDED NOVEMBER 1, 1966 AS DOCUMENT 19984035. (AFFECTS PARCEL 1). [PLOTTED]

13. EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS GRANTED BY DECLARATION RECORDED OCTOBER 5, 1994 AS DOCUMENT 94862283, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 2) [PLOTTED]

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

CERT NAMES ADDED FEBRUARY 25, 2022
PER EMAIL DATED FEBRUARY 25, 2022

ORDERED BY: 116-20 EASTMAN LLC	CHECKED: LB	DRAWN: RL
ADDRESS: 116-20 EASTMAN STREET		
GREMLEY & BIEDERMANN		
PLCS CORPORATION		
LICENSE No. 184-005332		
PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2022-29831-001	DATE: FEBRUARY 9, 2022	PAGE NO. 1 OF 1
SCALE: 1" = 15 FEET		

G:\CAD\2022\2022-29831\2022-29831-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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SURVEY NOTES:

PREMISES COVERED BY ICE & SNOW MAY OBSCURE ADDITIONAL IMPROVEMENTS.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0203J, EFFECTIVE DATE AUGUST 19, 2008.

TO:
COMPASSPOINT DEVELOPMENT LLC AND
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9 AND 19 OF TABLE A THEREOF.

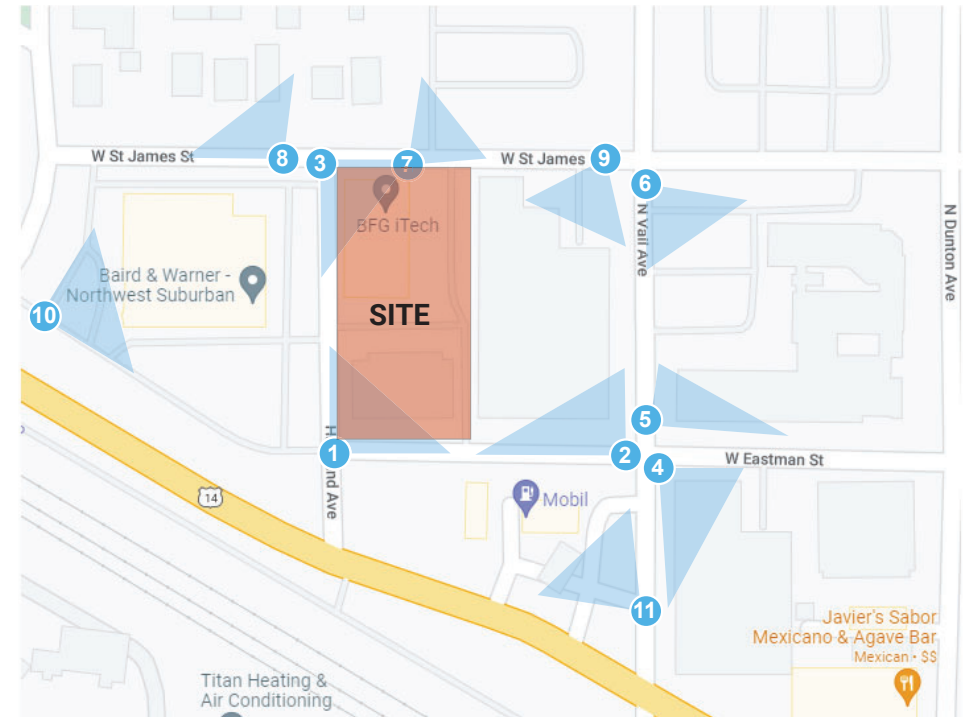
THE FIELD WORK WAS COMPLETED ON FEBRUARY 9, 2022.

DATE OF PLAT FEBRUARY 28, 2022.

BY: *Robert G. Biedermann*

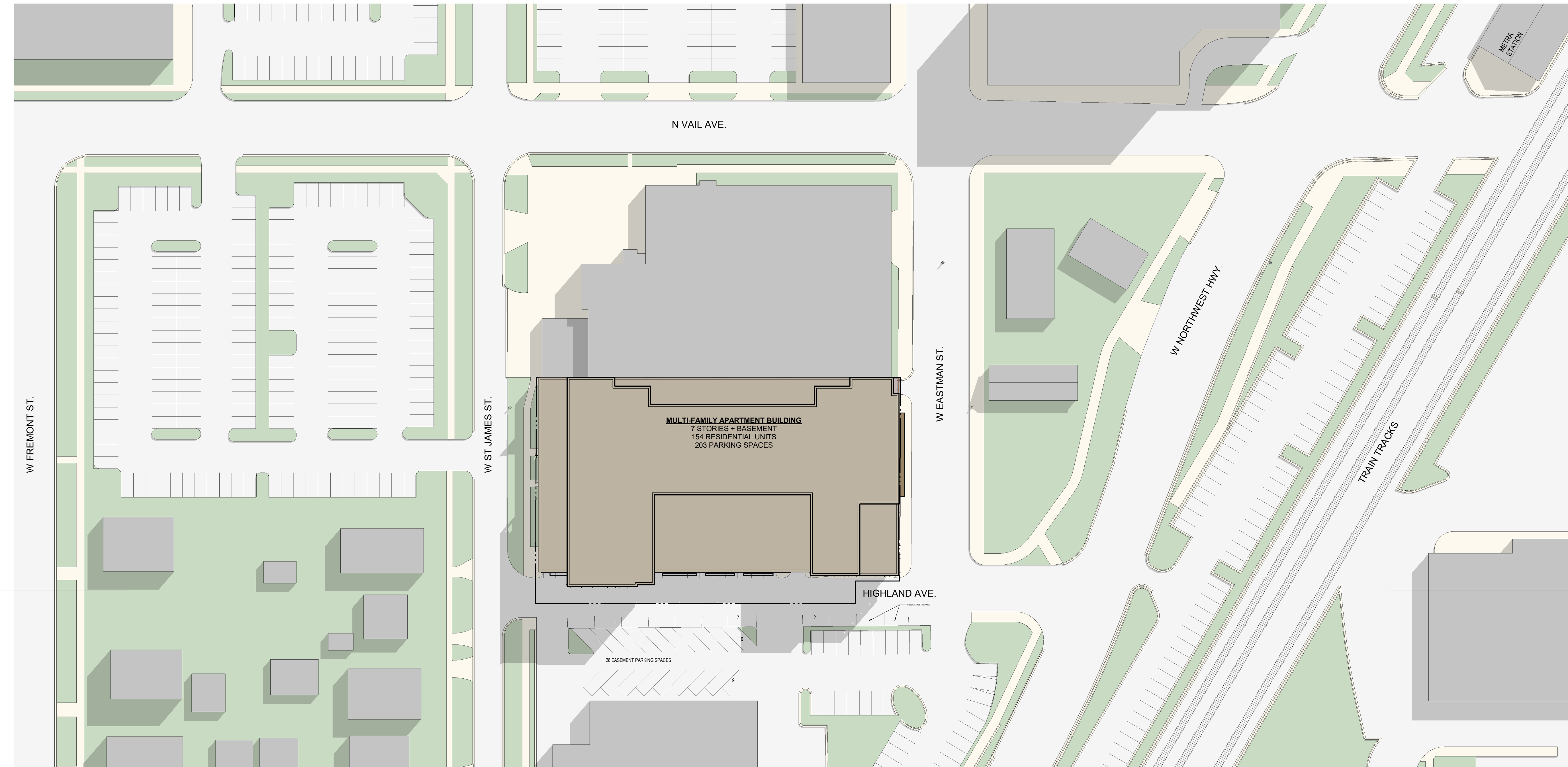
ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802







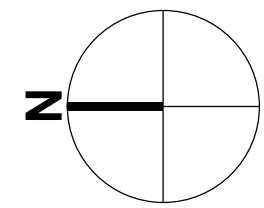
2 SITE CROSS SECTION
01 SCALE: 1" = 40'-0"



1 OVERALL SITE PLAN
01 SCALE: 1" = 40'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



PROJECT

SCALE: 1" = 40'
0 10' 20' 40' 80'



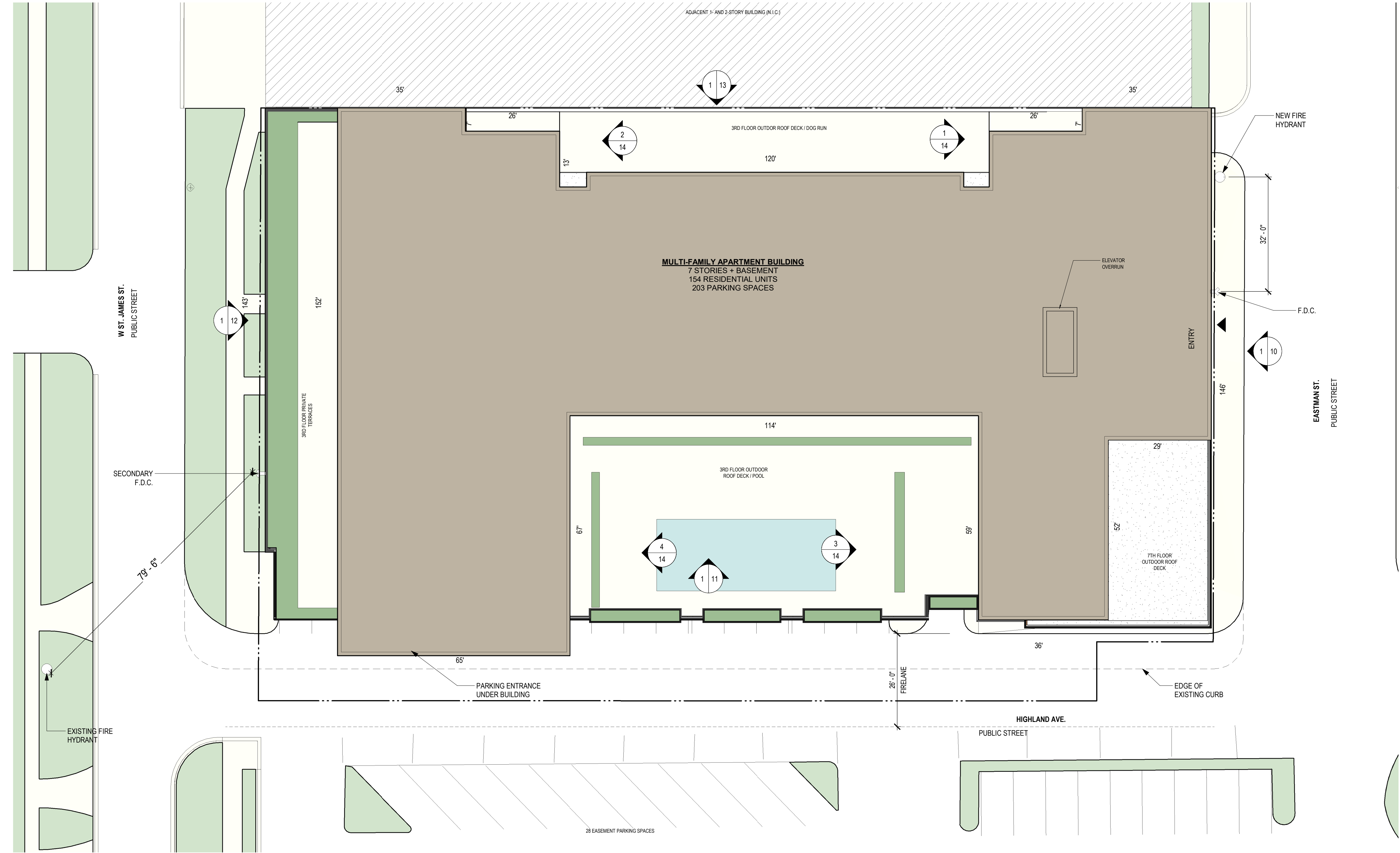
ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008

ZONING SUMMARY		
PROPOSED ZONING DISTRICT:	B-5	
ZONING DESCRIPTION:	43,984 SF	
SITE AREA:	ORDINANCE REQUIREMENT	PROPOSED
FAR	N/A	
AREA / DWELLING UNIT:		
1 Bedroom	300 sf lot area / DU	
2 Bedroom	400 sf lot area / DU	
FRONT YARD	Adjacent Residential Minimum: 5 FT.	
Adjacent Other Minimum: N/A	0'-0"	0'-0"
SIDE YARD (NEXT TO R-ZONE)	Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5 ft. if abutting street or alley	0'-0"
REAR YARD (NEXT TO R-ZONE)	Adjacent Residential Minimum: 25 ft. or 20% of lot depth, whichever is less. Adjacent Other Minimum: N/A	0'-0"
HEIGHT (W/ GROUND FLOOR RETAIL)	90'-0"	85'-0"
PARKING	STUDIO & 1 BEDROOM UNITS: 1 space / unit 2-BR UNIT: 1.25 space / unit LOADING: (1) 10x35x14H	
TOTAL RESIDENTIAL PARKING SPACES:	156	
RESTAURANT	1 space / 200sf seating 8 req'd spaces	
LOADING:	(1) 10x35x14H	
TOTAL:	164	203 (+19 TANDEM)

DEVELOPMENT SUMMARY			
BUILDING AREA			
	GROSS	NET (RESIDENTIAL)	PARKING
TOTAL	7,372	--	
LEVEL 01	33,040		26,428
LEVEL 02	36,966	7,130	29,845
LEVEL 03	26,053	19,082	
LEVEL 04	26,053	22,532	
LEVEL 05	26,053	22,532	
LEVEL 06	26,053	22,532	
LEVEL 07	24,451	19,151	
TOTAL:	206,681	114,159	56,274
PARKING			
	RESIDENTIAL	COMMERCIAL	TOTAL
LEVEL 01	81	14	95
LEVEL 02	80 (+19 TANDEM)	18	98
TOTAL PROVIDED	161 (+19 TANDEM)	42	203 (+19 TANDEM)
TOTAL REQ'D	156	8	164

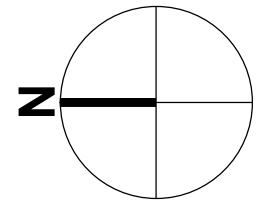
UNIT MATRIX				
	STUDIO	1-BED	1-B+DEN	2-BED
LEVEL 2	--	6	1	--
LEVEL 3	8	14	4	1
LEVEL 4	4	19	6	2
LEVEL 5	4	19	6	2
LEVEL 6	4	19	6	2
LEVEL 7	6	16	4	1
TOTALS	28	93	27	8



1 SITE PLAN
02 SCALE: 1/16" = 1'-0"



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Chicago, IL 60661



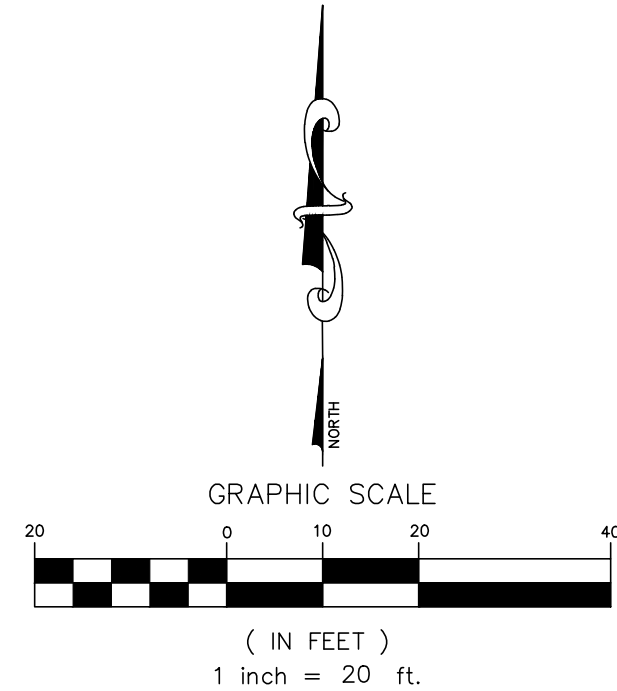
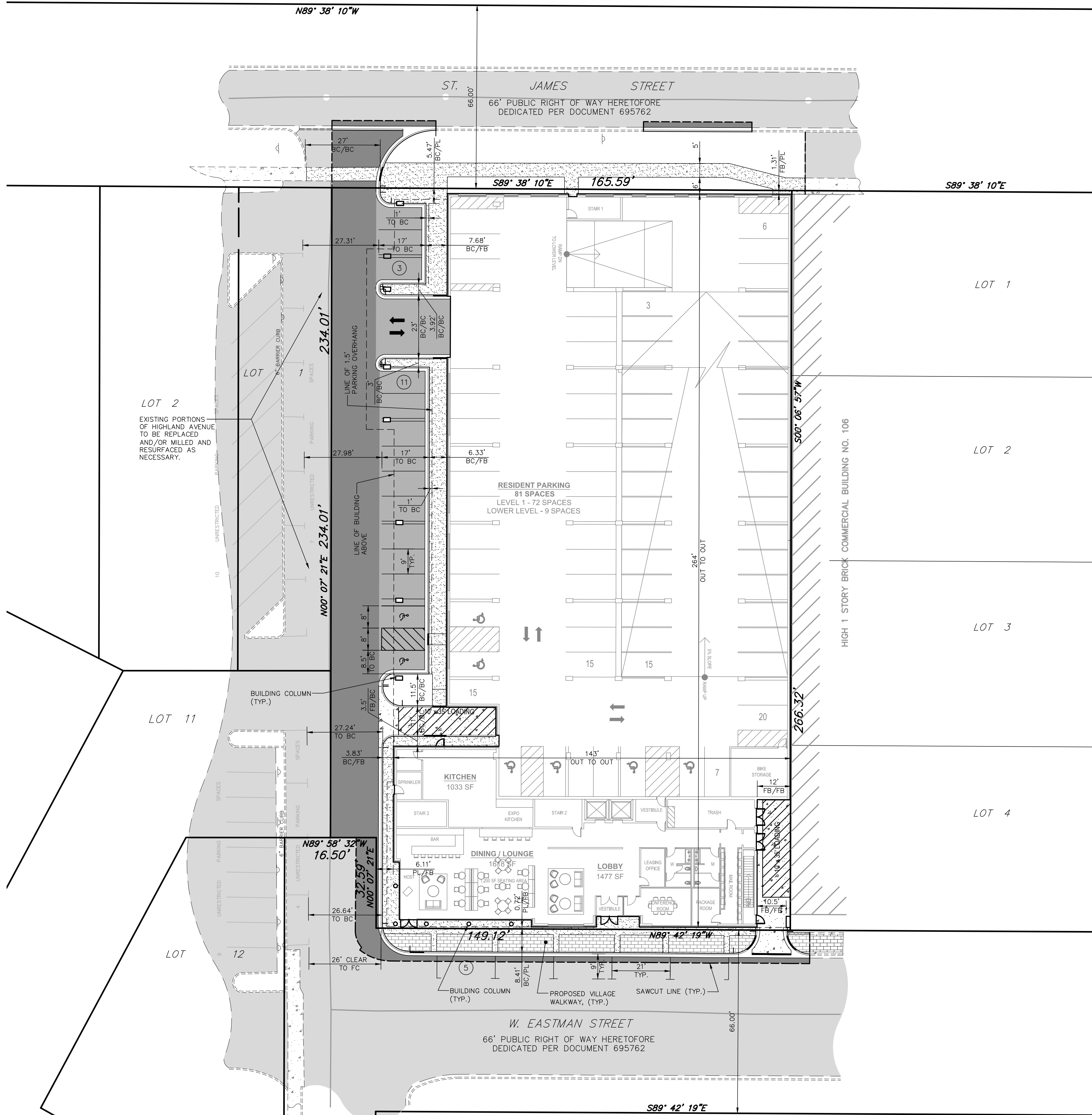
PROJECT

SCALE: 1/16" = 1' 0"



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



- SITE GEOMETRIC AND PAVING NOTES:**
1. SIDEWALK RAMP WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
 3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER.
 4. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY GENTILE AND ASSOCIATES, INC. AND DATED APRIL 27, 2022.
 5. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 6. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY—REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 7. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
 8. ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
 9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ON-SITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.

- SURFACE IMPROVEMENT LEGEND:**
- EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE
 - NEW ASPHALT PAVEMENT
 - NEW HEAVY-DUTY ASPHALT PAVEMENT
 - NEW CONCRETE SIDEWALKS
- PROPOSED B6.12 CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING DEPRESSED CURB AND GUTTER

- ABBREVIATIONS LEGEND:**
- EX = EXISTING
 - PR = PROPOSED
 - BC = BACK OF CURB
 - FC = FACE OF CURB
 - EP = EDGE OF PAVEMENT
 - PL = PROPERTY LINE
 - FB = FACE OF BUILDING
 - FW = FACE OF WALK (SIDEWALK)
 - ROW = RIGHT OF WAY
 - BC/BC = BACK OF CURB TO BACK OF CURB
 - SW = SIDEWALK
 - R = RADIUS
 - RW = RETAINING WALL
 - (TYP) = TYPICAL

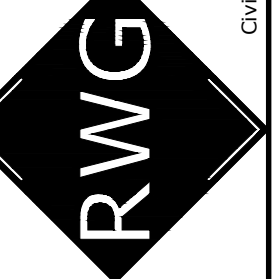
SITE DATA:

TOTAL SITE SIZE	= 43,581 S.F. (1.0 AC)
EXISTING SITE CONDITIONS:	
EXISTING BUILDING/PAVT/SW	= 41,544 S.F.
EXISTING GREENSPACE	= 2,037 S.F.
EXISTING CONDITION IMPERVIOUS AREA	= 41,544 S.F.
PROPOSED SITE CONDITIONS:	
PROPOSED BUILDING/PAVT/SW	= 43,215 S.F.
PROPOSED GREENSPACE	= 366 S.F.
PROPOSED CONDITION IMPERVIOUS AREA	= 43,215 S.F.

EASTMAN STREET APARTMENTS
116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL
PRELIMINARY SITE DEVELOPMENT PLAN

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management



PROJECT NO. 68512022
DATE 11/22/22
SCALE 1"=20'
PROJ. MGR. MRM
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
1 OF 2



PERSPECTIVE RENDERING - LOOKING NORTH-EAST



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 Chicago, IL 60661



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
 ARLINGTON HEIGHTS, IL 60004

02/27/2023 Project #: 22008



PERSPECTIVE RENDERING - LOOKING SOUTH-EAST



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Chicago, IL 60661



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004

02/27/2023 Project #: 22008



PROPOSED DESIGN



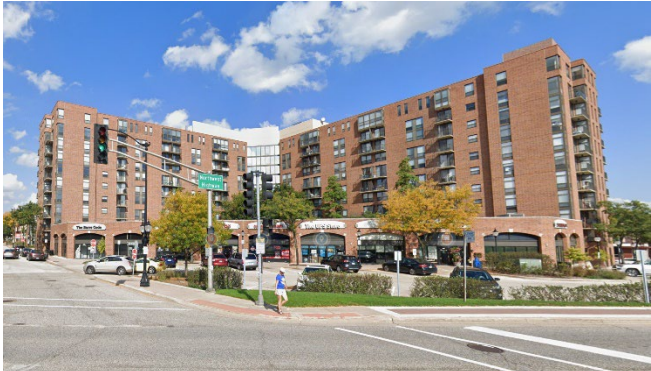
CONDOMINIUMS, 201 N VAIL AVE



PARKVIEW APARTMENTS



HANCOCK SQUARE APARTMENTS



HANCOCK SQUARE APARTMENTS

MULTI-FAMILY BUILDINGS ALONG NORTHWEST HIGHWAY



Fiber Cement - Wood look:
Ceraclad, 'Urban Cedar'



Fiber Cement - Light Gray:
Hardie Panel - 'Cobblestone'



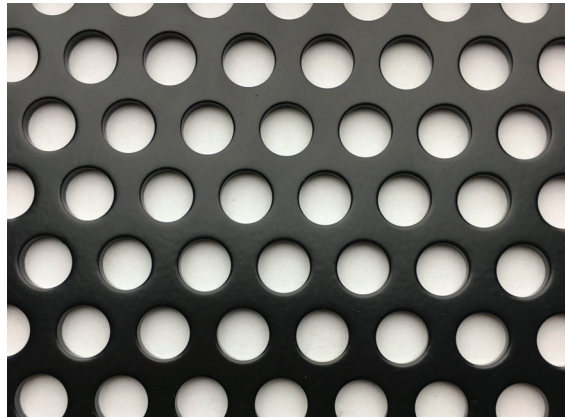
Fiber Cement - Dark Gray:
Hardie Panel, 'Iron Gray'



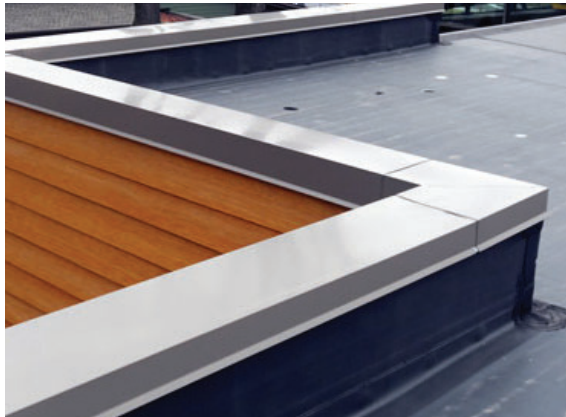
Brick:
Interstate Brick, Modular, Blend of 'Ash' and 'Pewter'



Stone Base:
Shouldice - Architectural, Colby



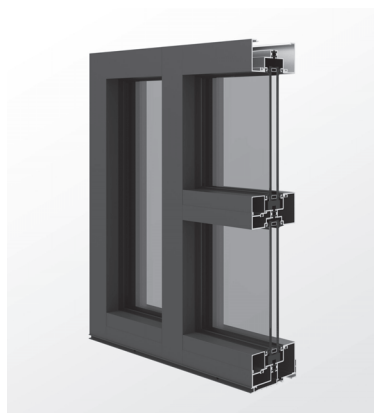
Perforated metal screens:
Pre-finished Alum. - Black



Wall Coping:
Pre-finished Alum.



Windows:
Vinyl - Black Finish



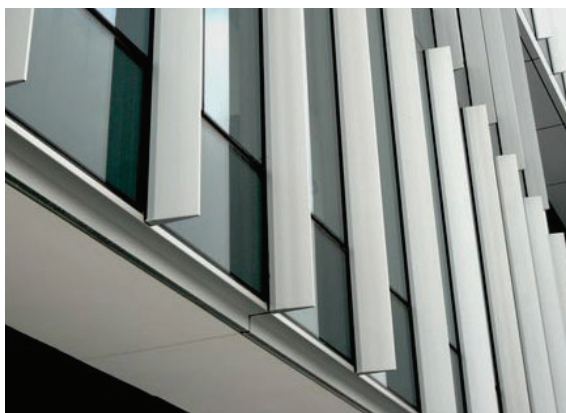
Storefront:
Pre-finished Alum. - Black



Balcony Railing:
Pre-finished metal - Black



Building Planters
Pre-finished Alum. - Black



Facade Fins
Pre-finished Alum. - White



1
10 SOUTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Cobblestone'
Fiber Cement (dark gray)	Hardie Panel, color: 'Iron Gray'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Perforated metal Screen	Prefinished Alum. Perforated Panel - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping



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SCALE: 1" = 10'
0 2.5' 5' 10' 20'



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



MATERIAL LIST

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SCALE: 1" = 10'
0 2.5' 5' 10' 20'



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



1 NORTH ELEVATION
12 SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
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Wall coping	Pre-finished Alum. Coping



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Chicago, IL 60661

SCALE: 1" = 10'
0 2.5' 5' 10' 20'



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



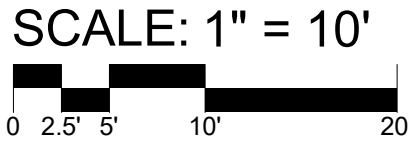
1 EAST ELEVATION
13 SCALE: 1" = 10'-0"

MATERIAL LIST

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Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

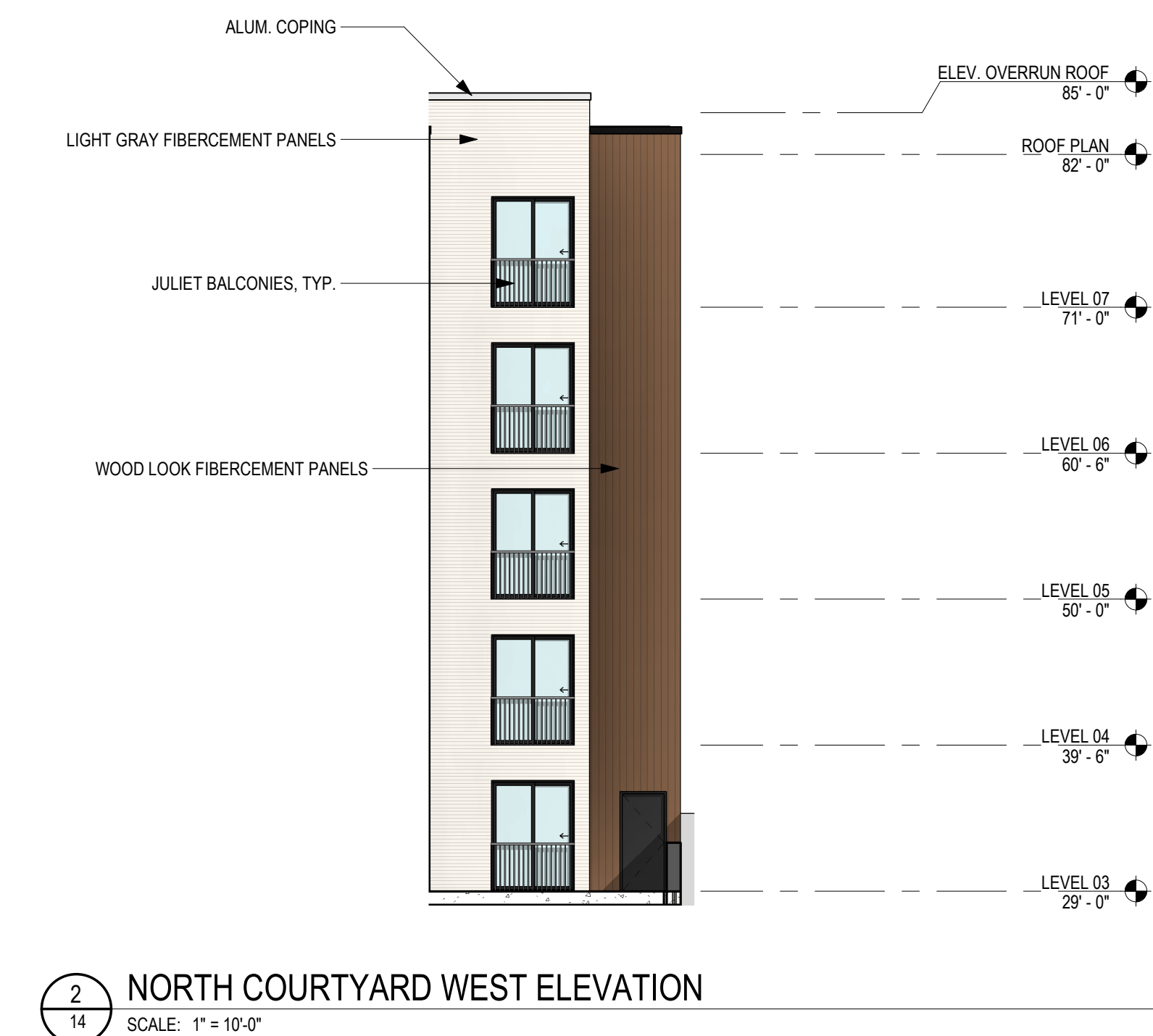
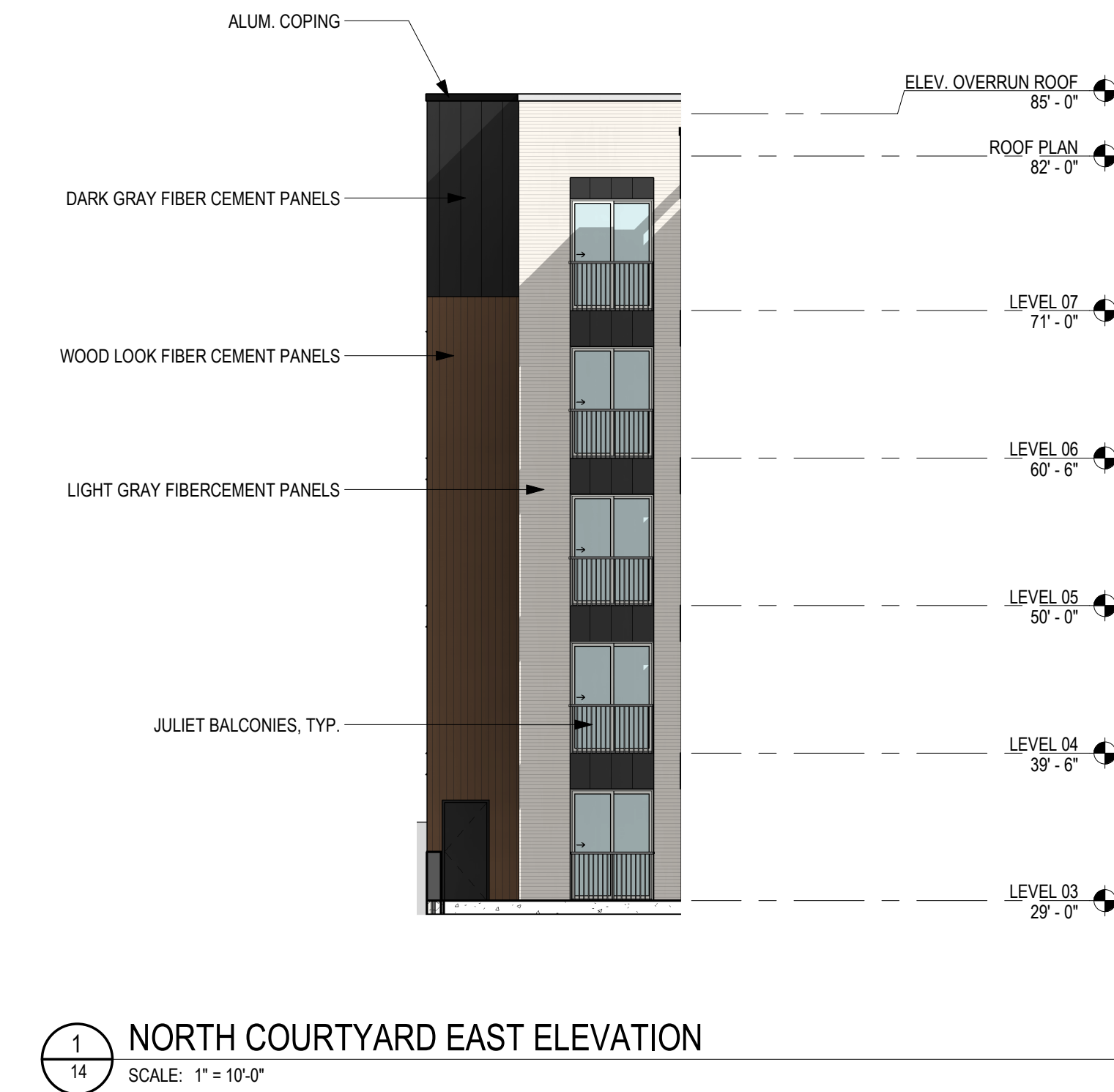


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Chicago, IL 60661



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



MATERIAL LIST

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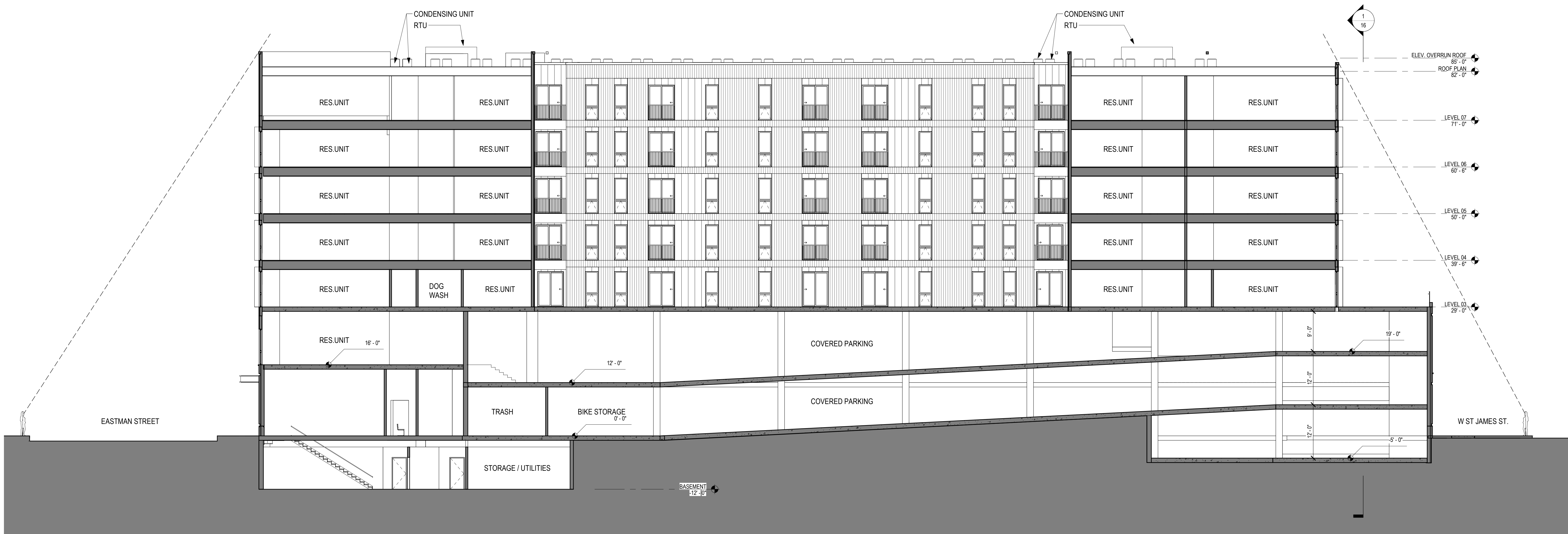
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1" = 10'
0 2.5' 5' 10' 20'



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



1 BUILDING SECTION
15 SCALE: 1" = 10'-0"

