Outlot Development within Southpoint Shopping Center Multi-Tenant Retail Building - Proposed QSR Tenant 715 East Rand Road, Arlington Heights, IL 60004

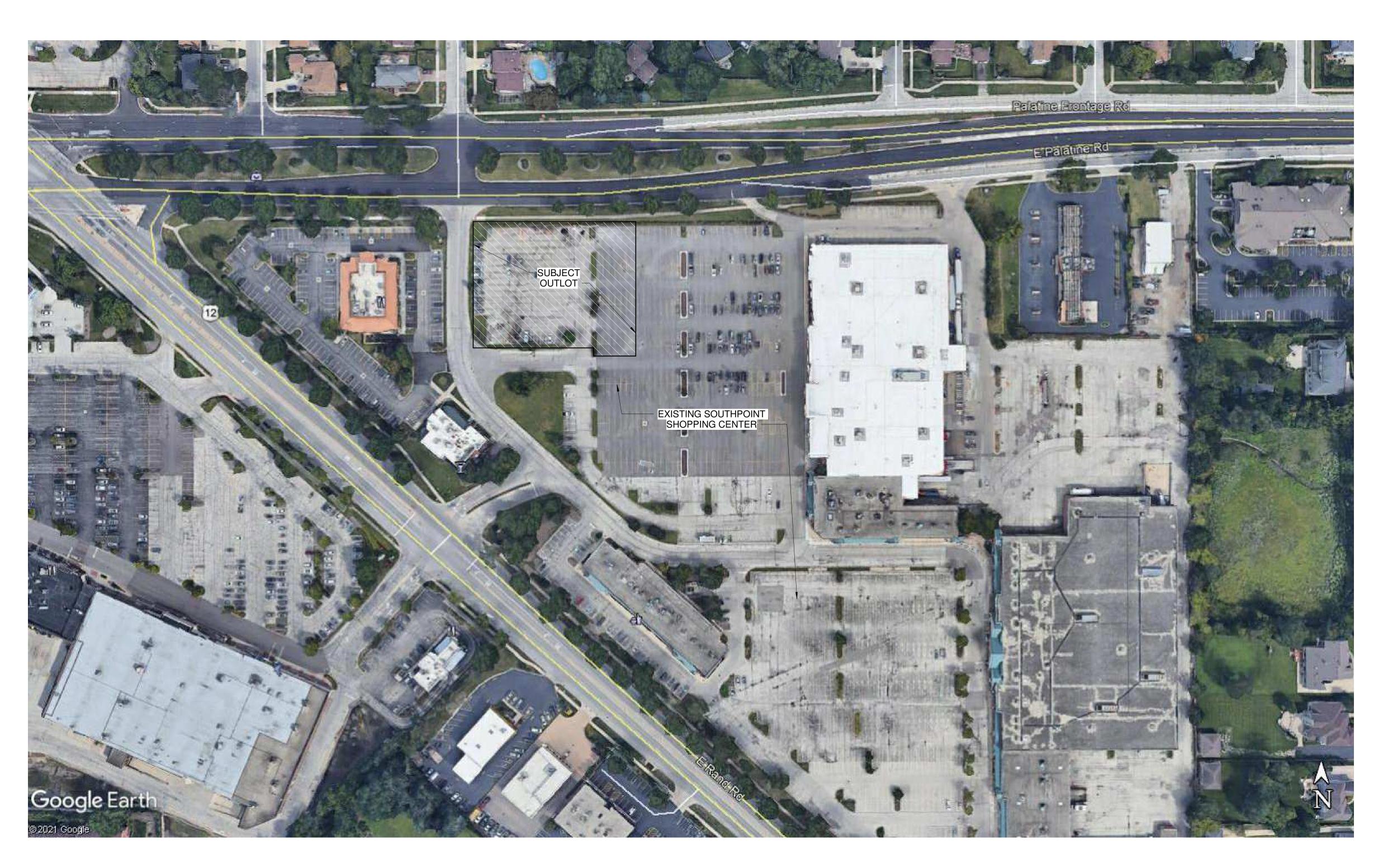
MJK Real Estate Holding Company, LLC. 1622 Willow Road, Suite 201 Northfield, IL 60093 847-919-4801



PC Submittal - DRAWING INDEX (Date: May 30, 2023)

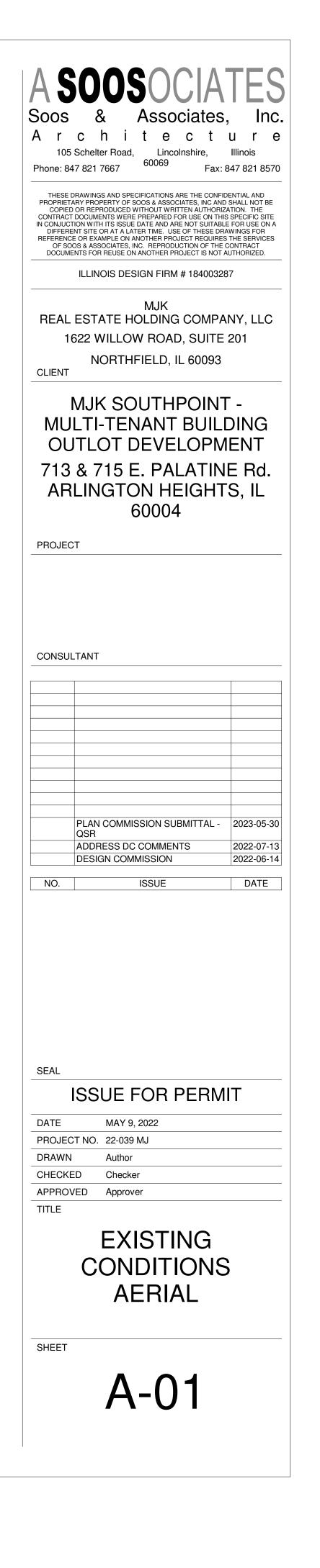
SHEET	SHEET TITLE	I
A-01	EXISTING CONDITIONS AERIAL	
A-02	ALTA/NSPS LAND TITLE SURVEY	
A-03 (SHEET 1)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY (NOT INCLUDED)	
A-04	SITE PLAN	
A-05	SITE PLAN DETAIL	
A-06	FLOOR PLAN	
A-07	EXTERIOR ELEVATIONS	
A-08	EXTERIOR ELEVATIONS	
A-09	BUILDING SECTION	
A-10	ROOF PLAN	
A-11	EXTERIOR PERSPECTIVES	
A-12	EXTERIOR PERSPECTIVES	

Soos & Associates, Inc. 105 Schelter Road, Suite 101 Lincolnshire, IL 60069 847-821-7667



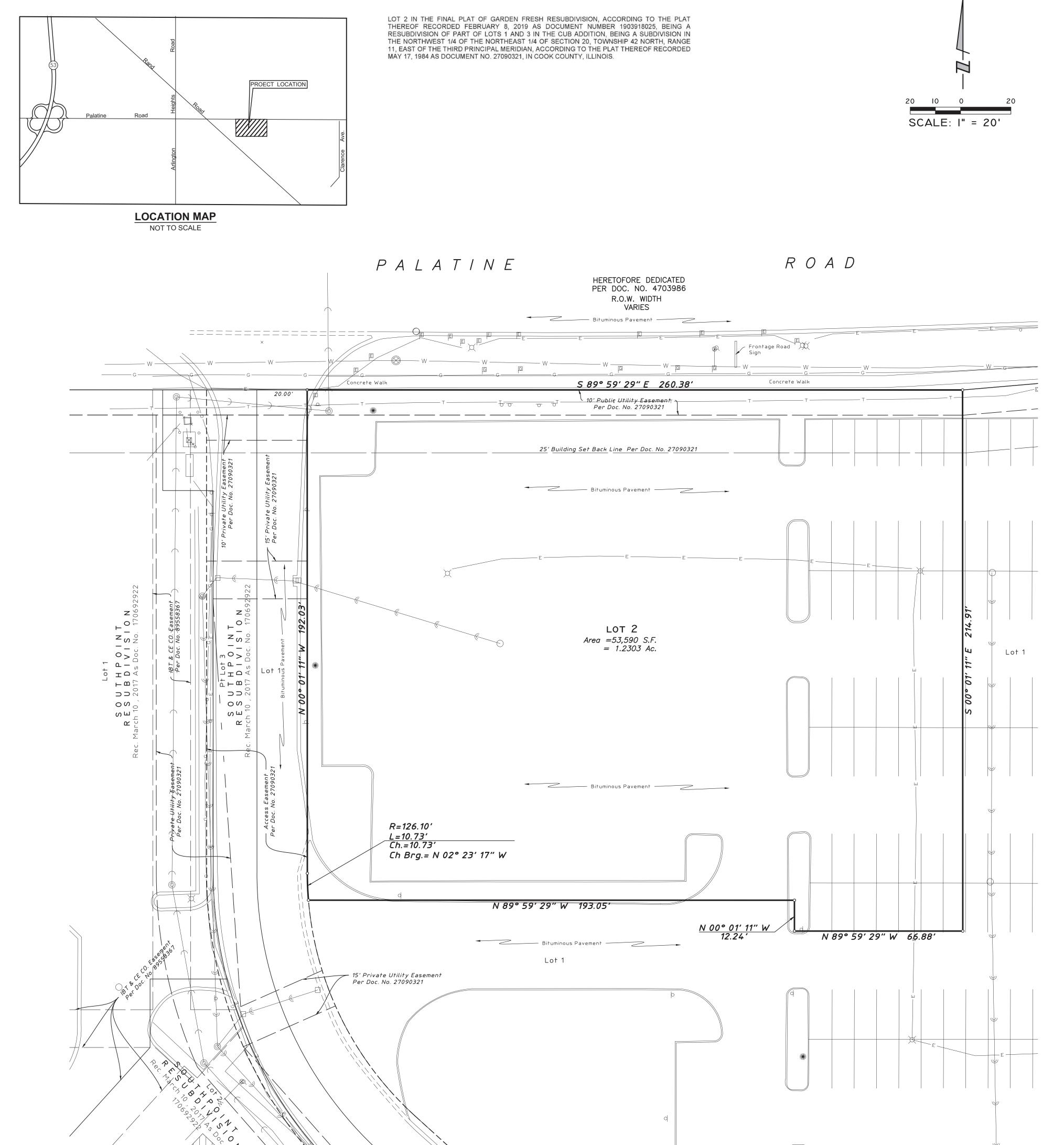


EXISTING CONDITIONS AERIAL



ALTA/NSPS LAND TITLE SURVEY





Surveyor's Notes:

- 1. The basis of bearing shown hereon is based on The Final Plat of Garden Fresh Resubdivision, Recorded February 8, 2019, 1984 as Doc. No. 19039180251.
- 2. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings.
- 3. Based on information provided on the Flood Insurance Rate Map Community Panel No. 17031C0202J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
- 4. With regards to Table A item 9 there are many areas where parking lines are not discernable and there for a current accurate parking count cannot be provided however looking at historical photos and documents there is approximately 132 parking spaces located on the subject property.
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 19012253WF with an Effective Date of February 25, 2020.

With respect to Schedule B of said commitment:

- Exception U Building Setback Lines Doc. No. 27090321 Plotted and shown hereon.
 Exception V Building Setback Lines Doc. No. 27090321 & 95498113 Plotted and shown hereon.
- Exception W Access Easement Doc. No. 95498113 The property therein described is not located on the subject property.
- Exception X Terms Provisions and Conditions Doc. No. 27089855 The subject property is located within the land described therein however there are no easements or servitudes to plot.
- Exception Y Terms Provisions and Conditions Doc. No. 27089856 The subject property is located within the land described therein however there are no easements or servitudes to plot.
- **Exception Z** Provisions Doc. No. 27089856 The subject property is located within the land described therein however there are no easements or servitudes to plot.
- Exception AA Terms and Provisions of ordinances Doc. No. 0508703007 & 0508703009
 The subject property is located within the land described therein however there are no easements or servitudes to plot.
- Exception AB Terms Provisions and Conditions Doc. No. 88046282 & 88409221 The subject property is located within the land described therein however there are no easements or servitudes to plot.

PARKING SUMMARY (See Surveyors Note #4)

REGULAR SPACES	132
ACCESSIBLE SPACES	0
TOTAL	132

- State of Illinois)) SS: County of Cook)
- To: MJR/Southpoint Real Estate Holding Company, LLC, an Illinois limited liability company, Chicago Title Insurance Company, and Old Second National Bank, a national banking association, and their respective successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 8, and 9 of Table A thereof. The field work was completed on March 26, 2020.

This professional service conforms to the current Illinois minimum standards for a boundary survey.



LEGEND

Manhole

Inlet

Catch Basin

Fire Hydrant

Valve Vault

Valve Box

Light Pole

Marked Electric Point

Marked Gas Point

Curb & Gutter

Depressed Curb

Sign

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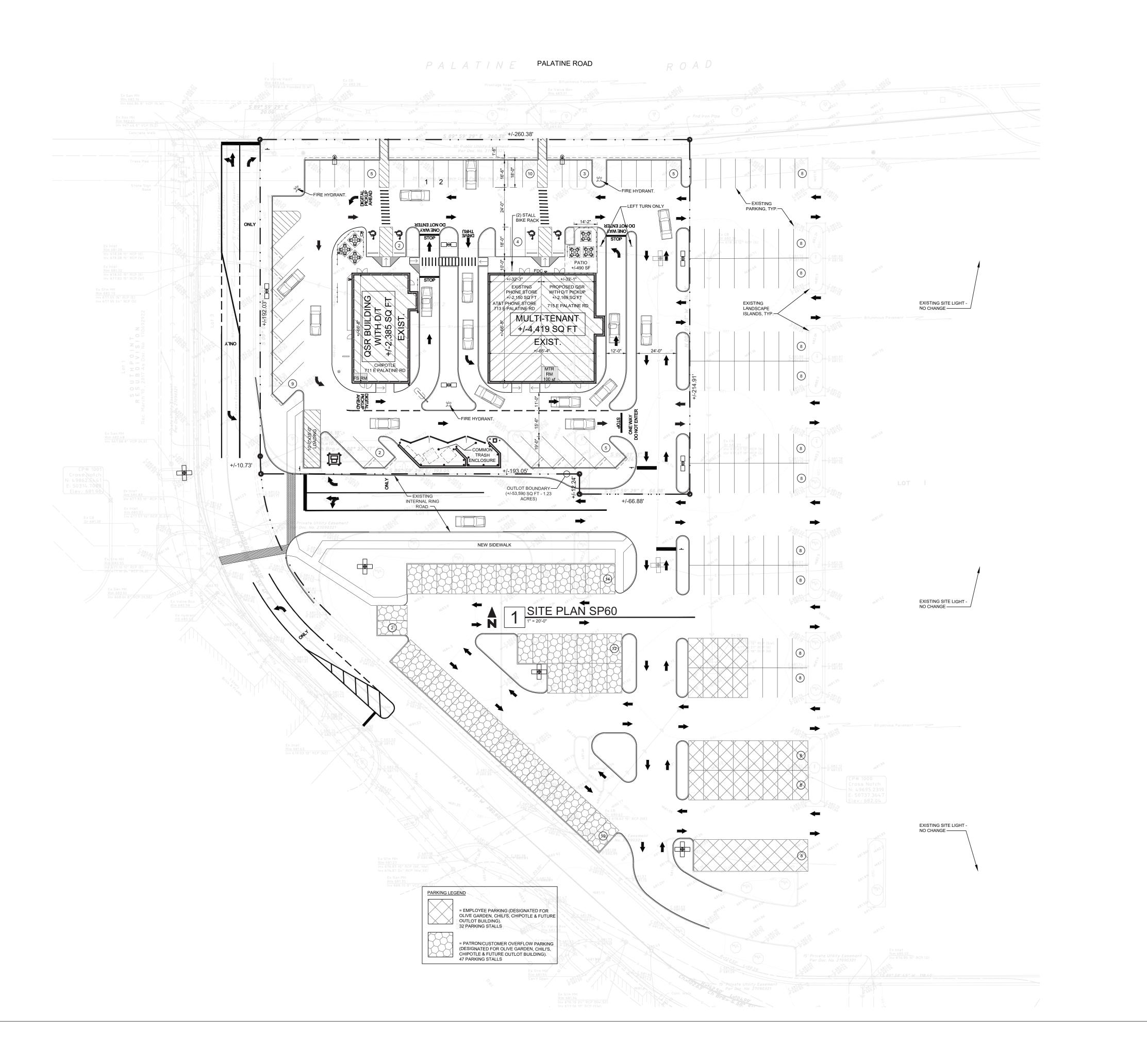
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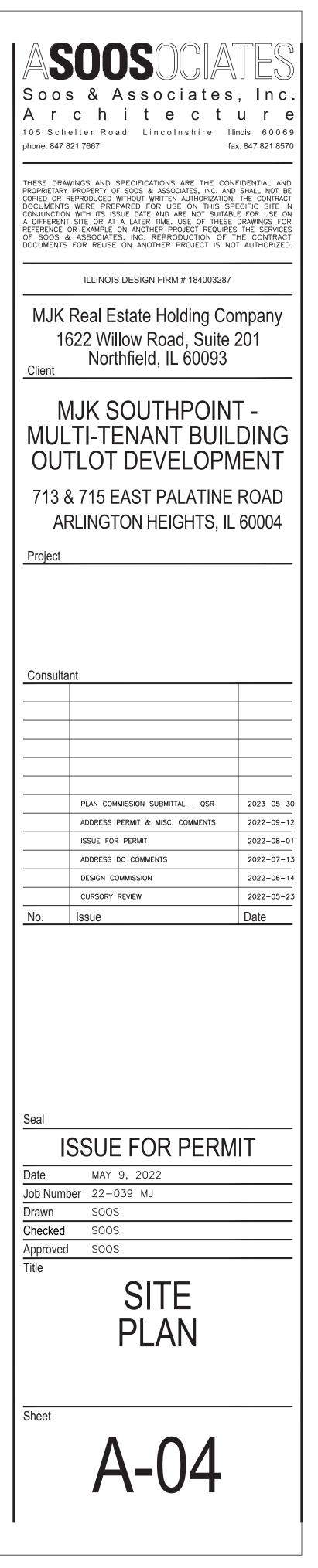
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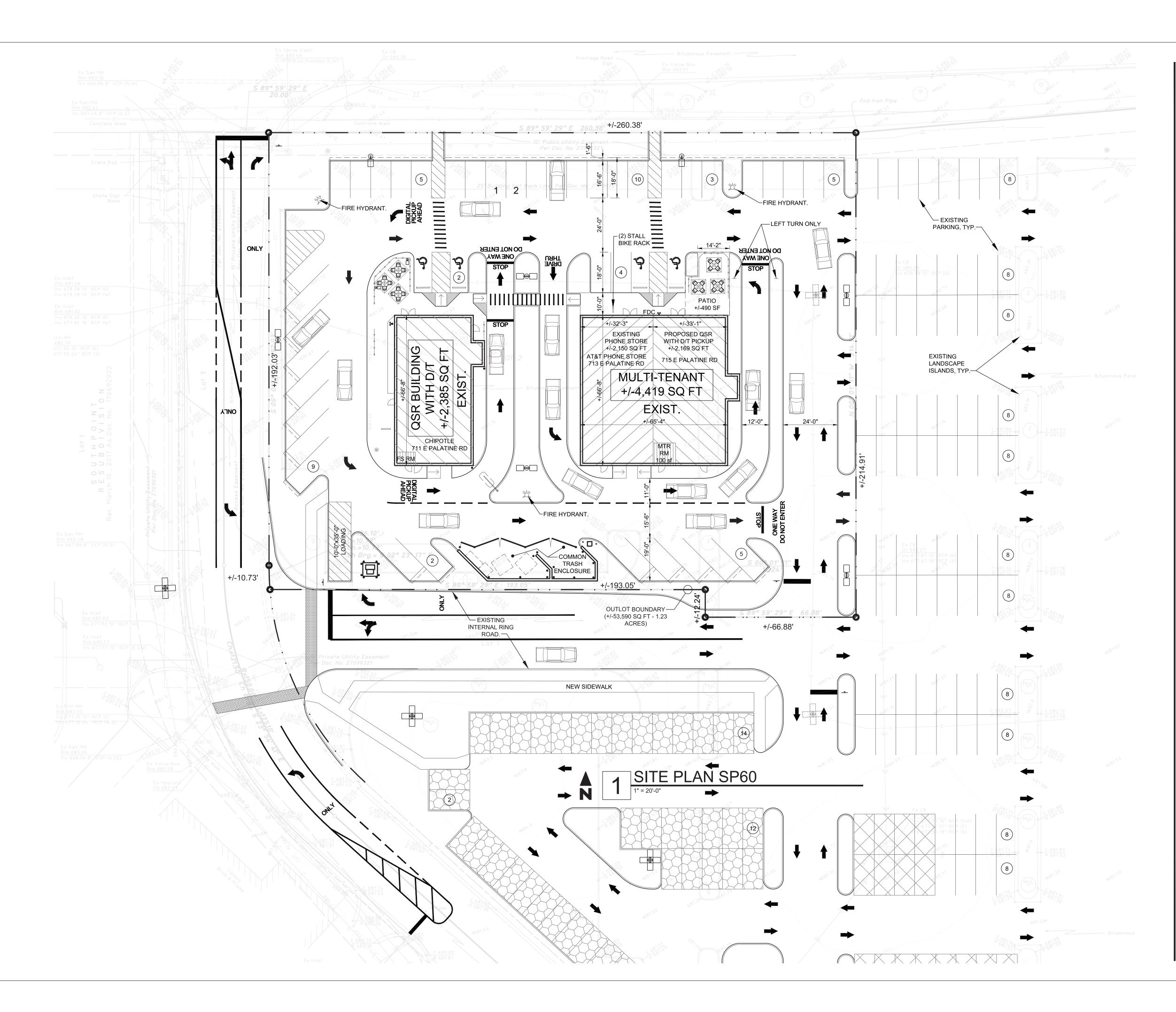
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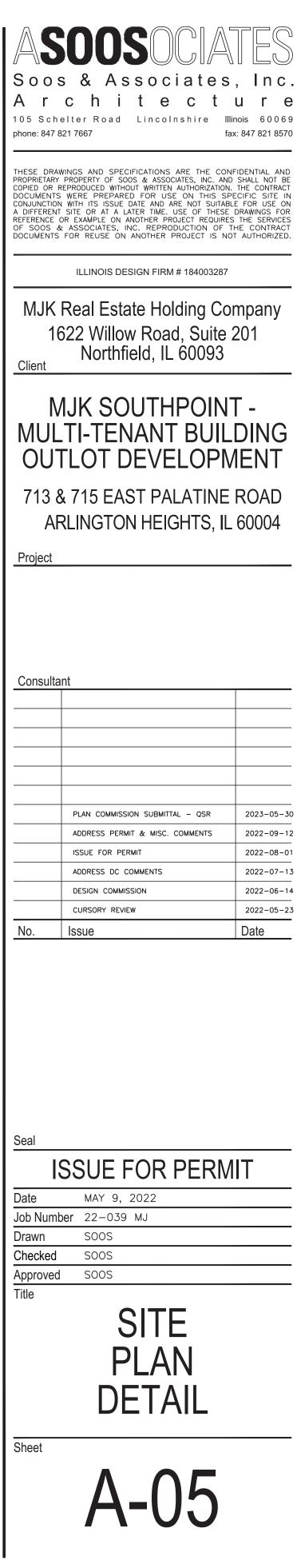
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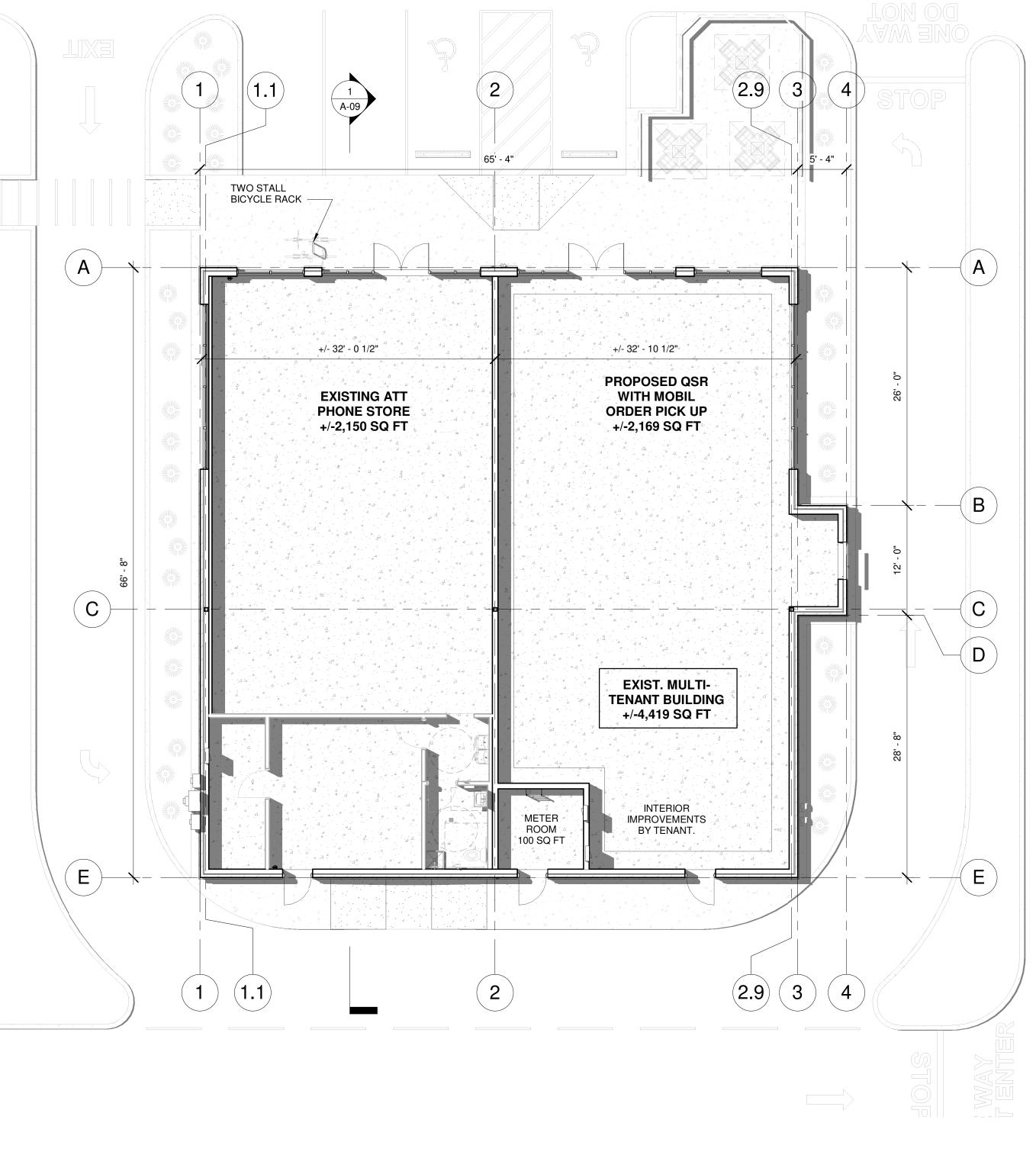




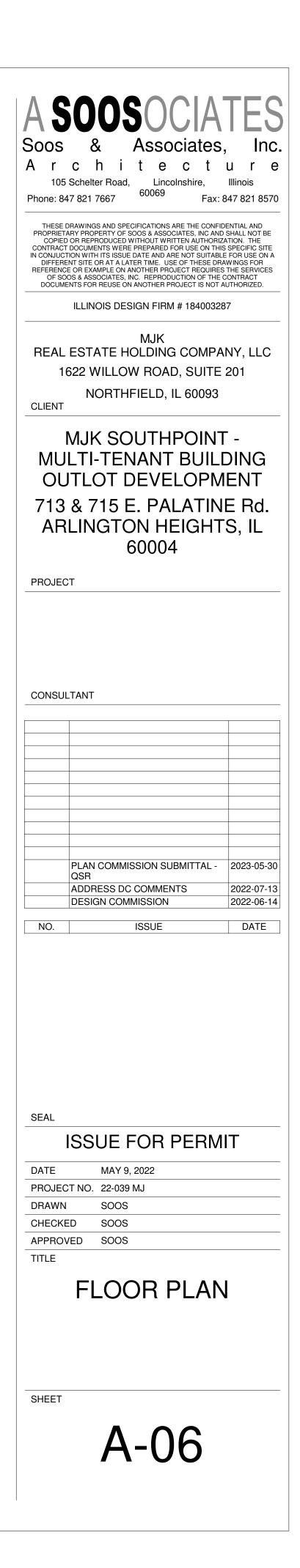












EXTERIOR FINISH SCHEDULE - A-07 ARLINGTON HEIGHTS

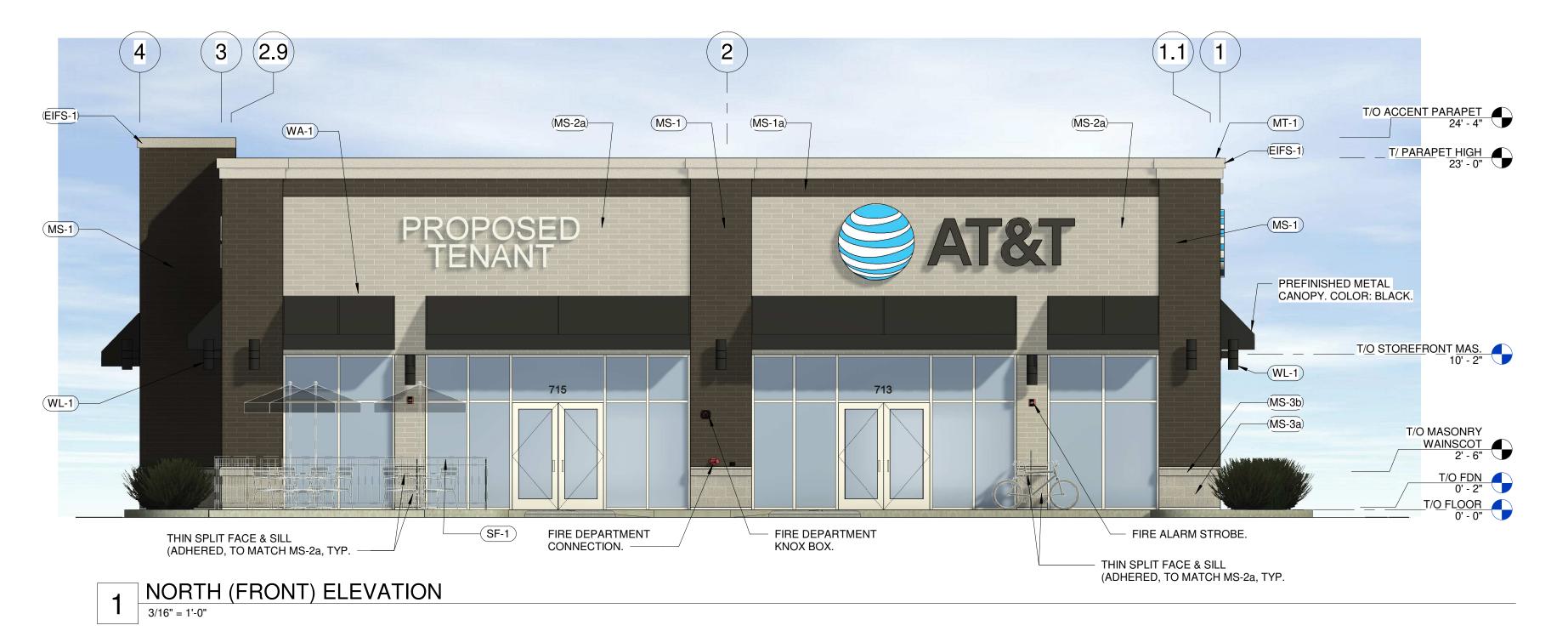
(MS-1)	CONCRETE BRICK
	MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY
	MATERIALS

- SIZE: 4"X4"X16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: SLATE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials
- (MS-1a) CONCRETE BRICK THIN BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 3/4"X4"X16" (HALF-HIGH), MASONRY THIN BRICK CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: SLATE
- MS-2 PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY
- MATERIALS SIZE: 4"X4"X16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: GRAYSTONE PATTERN: RUNNING BOND

*Contractor shall submit samples for architect's approval prior to ordering materials

(MS-2a) <u>CONCRETE BRICK - THIN BRI</u> MFG: HERITAGE COLLECTION MATERIALS

- (MS-3a) SIZE: 3/4"X4"X16" (HALF-HIGH TEXTURE: INTEGRAL COLOR COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit sample: SPLITFACE CONCRETE BLOCK MFG: CONCRETE BLOCK BY (SIZE: NOM. 4"x8"x16", MASON TEXTURE: INTEGRAL COLOR COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit sample:
- (MS-3b) SPLITFACE CONCRETE BLOCK MFG: CONCRETE BLOCK BY C TYPE: ACCENT SILL SIZE: NOM. 5"x4"x16", MASONF COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit samples





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BRICK ION, DESIGNER CONCRETE BRICK BY COUNTY GH), MASONRY THIN BRICK CONCRETE BRICK DR, SMOOTH FACING, NO FLASHING	SF-1	ALUMINUM STOREFRONT SYSTEM MANUFACTURER: KAWNEER (OR EQUAL) TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS) COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CLEAR ALUMINUM GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX. PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS *Contractor shall submit samples for architect's approval prior to ordering materials	WA-1	<u>WII</u> MA TYI CO *Co
ples for architect's approval prior to ordering materials <u>OCK</u> (MASONRY WAINSCOT BASE) SY COUNTY MATERIALS ONRY VENEER CONCRETE BLOCK OR, SPLITFACE) ples for architect's approval prior to ordering materials	MT-1	PREFINISHED METAL COPING MFG: UNA-EDGE METAL EDGE SYSTEM TYPE: UNA-EDGE CO COPING SYSTEM THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS FINISH: KYNAR 500 (GALVANIZED G-90 STEEL) COLOR: STONE WHITE (COLOR TO MATCH EIFS) *Contractor shall submit samples for architect's approval prior to ordering materials	(EIFS-1)	EX MA TYI FIN CO PR *Co
OCK SILL BY COUNTY MATERIALS ONRY VENEER CONCRETE BLOCK	(HD-1)	INSULATED HOLLOW METAL DOORS MANUFACTURER: TBD TYPE: PAINT: SHERWIN WILLIAMS (COLOR TO MATCH GRAYSTONE MASONRY) *Contractor shall submit samples for architect's approval prior to ordering materials	(WL-1)	CY MA MC CO *Cc

WINDOW CANOPY / AWNING MANUFACTURER: TBD

TYPE: FABRIC COVERS OVER ALUMINUM FRAME WITH CLOSED ENDS COLOR: BLACK (MFG.: SUNBRELLA, FIRE RETARDANT) *Contractor shall submit samples for architect's approval prior to ordering materials

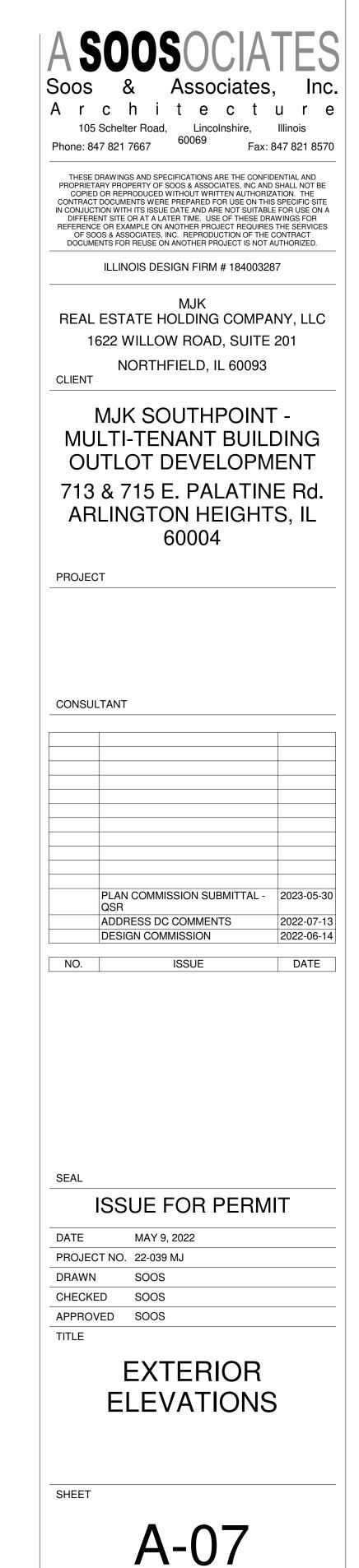
EXTERIOR INSULATION FINISH SYSTEM (ACCENT CORNICE) MANUFACTURER: DRYVIT SYSTEMS, INC. TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS. FINISH: SANDBLAST TEXTURE COLOR: TBD (COLOR TO MATCH GRAYSTONE MASONRY) PROFILE: REFER TO WALL SECTIONS, TYP. *Contractor shall submit samples for architect's approval prior to ordering materials

<u>CYLINDER UP/DOWN ACCENT WALL LIGHTING</u> MANUFACTURER: CONTECH LIGHTING

MODEL: CYL8 4 35K UD X M CLR B

COLOR: MATTE BLACK *Contractor shall submit samples for architect's approval prior to ordering materials

> NOTE: PROPOSED SIGNAGE IS CONCEPTUAL AND FOR REFERENCE ONLY. ALL SIGNAGE BY TENANT.



 T/O ACCENT PARAPET

 24' - 4"

 T/ PARAPET HIGH

 23' - 0"

 T/ PARAPET LOW

 21' - 4"

WAINSCOT 2' - 6" T/O FDN 0' - 2" T/O FLOOR 0' - 0"

EXTERIOR FINISH SCHEDULE - A-08 ARLINGTON HEIGHTS

\frown	
(MS-1)	<u>CONCRETE BRICK</u>
	MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY
	MATERIALS
	SIZE: 4"X4"X16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK
	TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
	COLOR: SLATE
	PATTERN: RUNNING BOND
	*Contractor shall submit samples for architect's approval prior to ordering materials
(MS-1a)	CONCRETE BRICK - THIN BRICK
	MECHLEDITAGE COLLECTION DECIONED CONODETE DDIOK DV COLINTY

- MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 3/4"X4"X16" (HALF-HIGH), MASONRY THIN BRICK CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: SLATE PATTERN: RUNNING BOND
- *Contractor shall submit samples for architect's approval prior to ordering materials (MS-2) CONCRETE BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 4"X4"X16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK
 - TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: GRAYSTONE PATTERN: RUNNING BOND

*Contractor shall submit samples for architect's approval prior to ordering materials

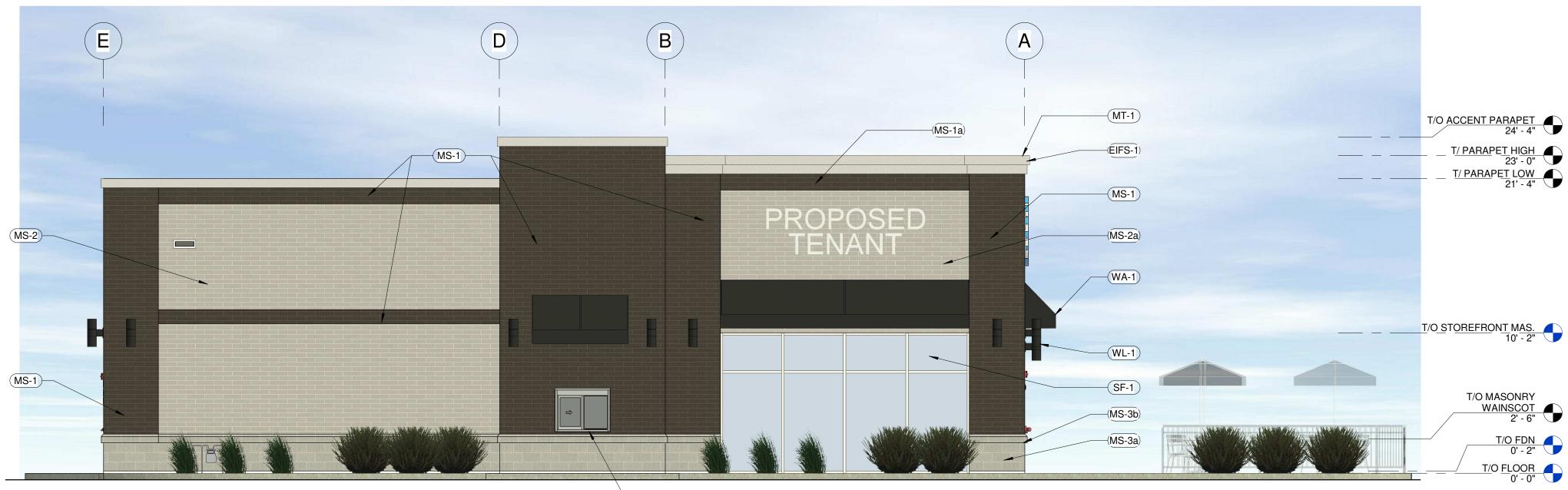
(MS-2a)	CONCRETE BRICK - THIN E
	MFG: HERITAGE COLLECT
	MATERIALS
	SIZE: 3/4"X4"X16" (HALF-HI
	TEXTURE: INTEGRAL COL
	COLOR: GRAYSTONE
	PATTERN: RUNNING BONE
	*Contractor shall submit sam
(<u>MS-3a</u>)	SPLITFACE CONCRETE BL
	MFG: CONCRETE BLOCK E
	SIZE: NOM. 4"x8"x16", MAS
	TEXTURE: INTEGRAL COL
	COLOR: GRAYSTONE
	PATTERN: RUNNING BONI
	*Contractor shall submit sam
(MS-3b)	
(1012-20)	SPLITFACE CONCRETE BL MFG: CONCRETE BLOCK E
	TYPE: ACCENT SILL SIZE: NOM. 5"x4"x16", MAS
	COLOR: GRAYSTONE
	COLOR. GRATSTONE

PATTERN: RUNNING BOND

*Contractor shall submit samples for architect's approval prior to ordering materials



SOUTH (REAR) ELEVATION 3/16" = 1'-0"



2 EAST (SIDE) ELEVATION 3/16" = 1'-0"

IN BRICK	(SF-1)	ALUMINUM STOREFRONT SYSTEM	(WA-1)
CTION, DESIGNER CONCRETE BRICK BY COUNTY		MANUFACTURER: KAWNEER (OR EQUAL)	
		TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)	
-HIGH), MASONRY THIN BRICK CONCRETE BRICK		COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CLEAR ALUMINUM	
OLOR, SMOOTH FACING, NO FLASHING		GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.	
		PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS	
OND		*Contractor shall submit samples for architect's approval prior to ordering materials	
amples for architect's approval prior to ordering materials			
BLOCK (MASONRY WAINSCOT BASE)	(MT-1)	PREFINISHED METAL COPING	(ÉIFS-1)
K BY COUNTY MATERIALS		MFG: UNA-EDGE METAL EDGE SYSTEM	
ASONRY VENEER CONCRETE BLOCK		TYPE: UNA-EDGE CO COPING SYSTEM	
OLOR, SPLITFACE		THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS	
		FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)	
DND		COLOR: STONE WHITE (COLOR TO MATCH EIFS)	
amples for architect's approval prior to ordering materials		*Contractor shall submit samples for architect's approval prior to ordering materials	
BLOCK SILL	(HD-1)	INSULATED HOLLOW METAL DOORS	(WL-1)
CK BY COUNTY MATERIALS		MANUFACTURER: TBD	
		TYPE:	
ASONRY VENEER CONCRETE BLOCK		PAINT: SHERWIN WILLIAMS (COLOR TO MATCH GRAYSTONE MASONRY)	
		*Contractor shall submit samples for architect's approval prior to ordering materials	

MOBIL ORDER PICKUP WINDOW

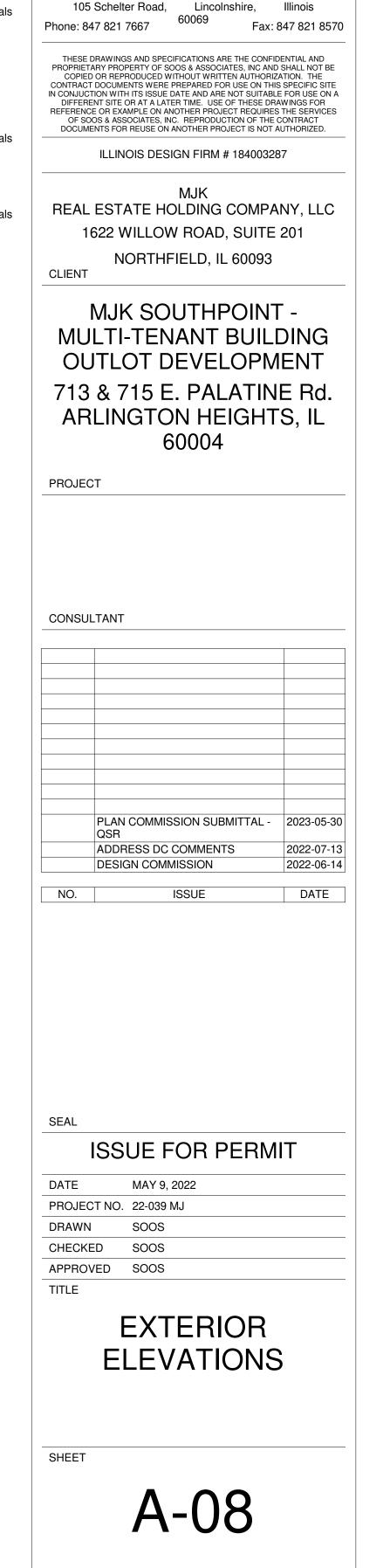
WINDOW CANOPY / AWNING MANUFACTURER: TBD

- TYPE: FABRIC COVERS OVER ALUMINUM FRAME WITH CLOSED ENDS COLOR: BLACK (MFG.: SUNBRELLA, FIRE RETARDANT) *Contractor shall submit samples for architect's approval prior to ordering materials
- EXTERIOR INSULATION FINISH SYSTEM (ACCENT CORNICE) MANUFACTURER: DRYVIT SYSTEMS, INC. TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS. FINISH: SANDBLAST TEXTURE COLOR: TBD (COLOR TO MATCH GRAYSTONE MASONRY) PROFILE: REFER TO WALL SECTIONS, TYP. *Contractor shall submit samples for architect's approval prior to ordering materials
- CYLINDER UP/DOWN ACCENT WALL LIGHTING MANUFACTURER: CONTECH LIGHTING MODEL: CYL8 4 35K UD X M CLR B COLOR: MATTE BLACK
- *Contractor shall submit samples for architect's approval prior to ordering materials

NOTE: PROPOSED SIGNAGE IS CONCEPTUAL AND FOR REFERENCE ONLY. ALL SIGNAGE BY TENANT.

T/O FDN 0' - 2"

<u>T/O FLOOR</u> 0' - 0"



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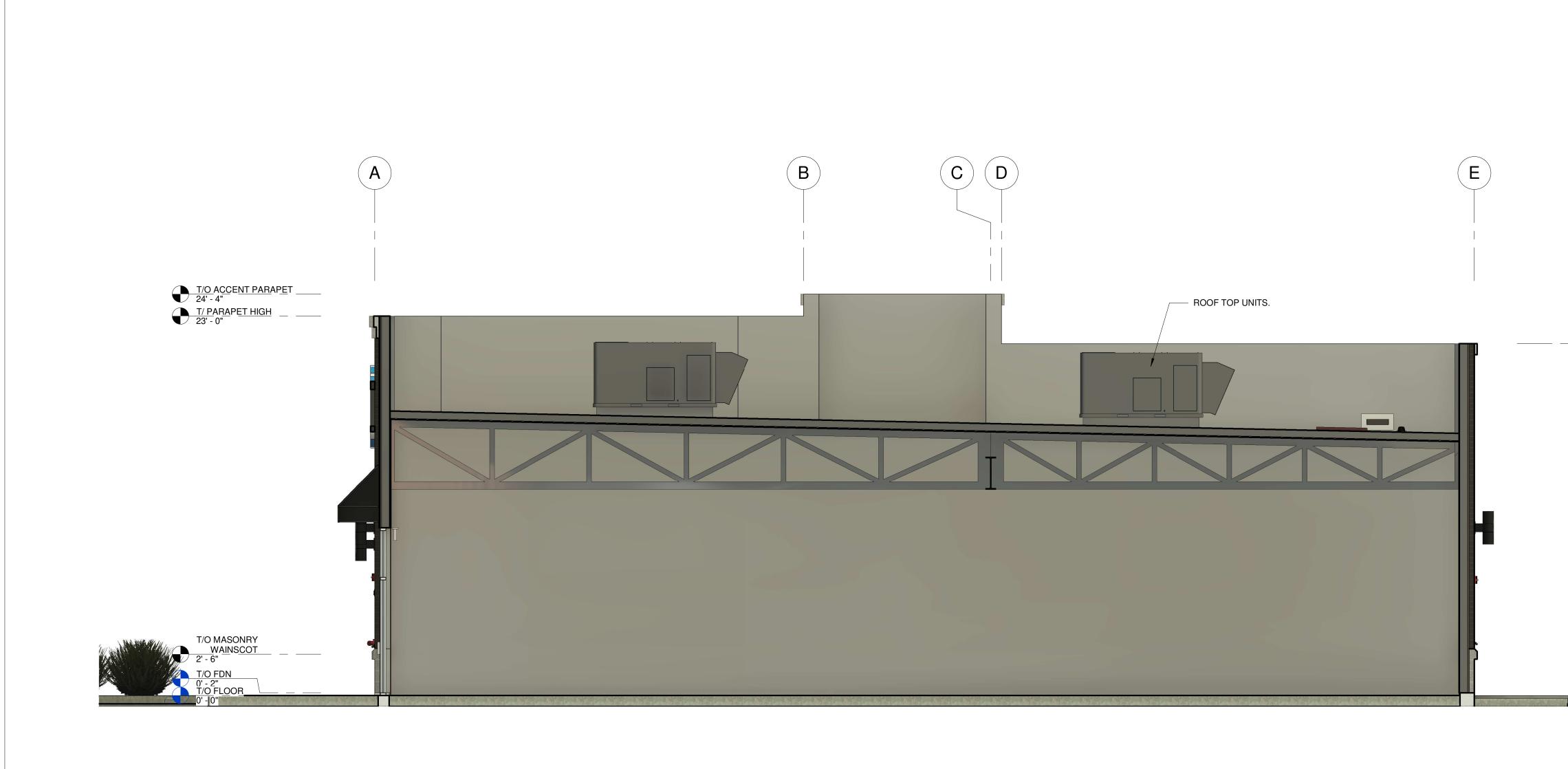
Architect

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1 BUILDING CROSS SECTION

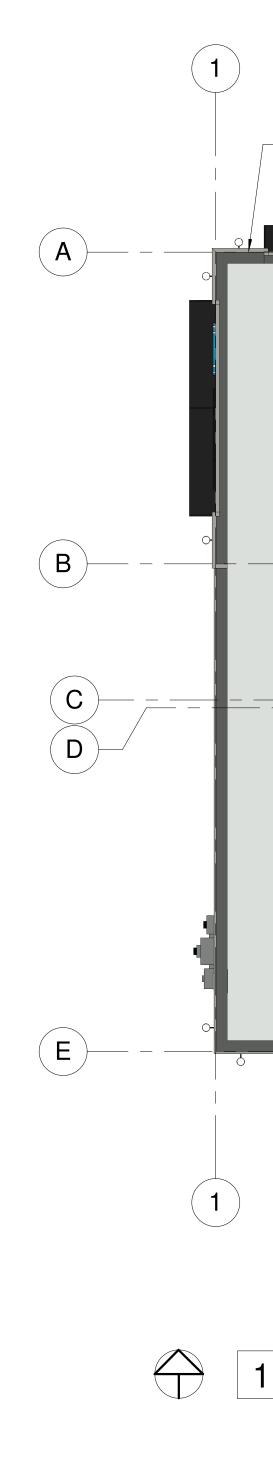


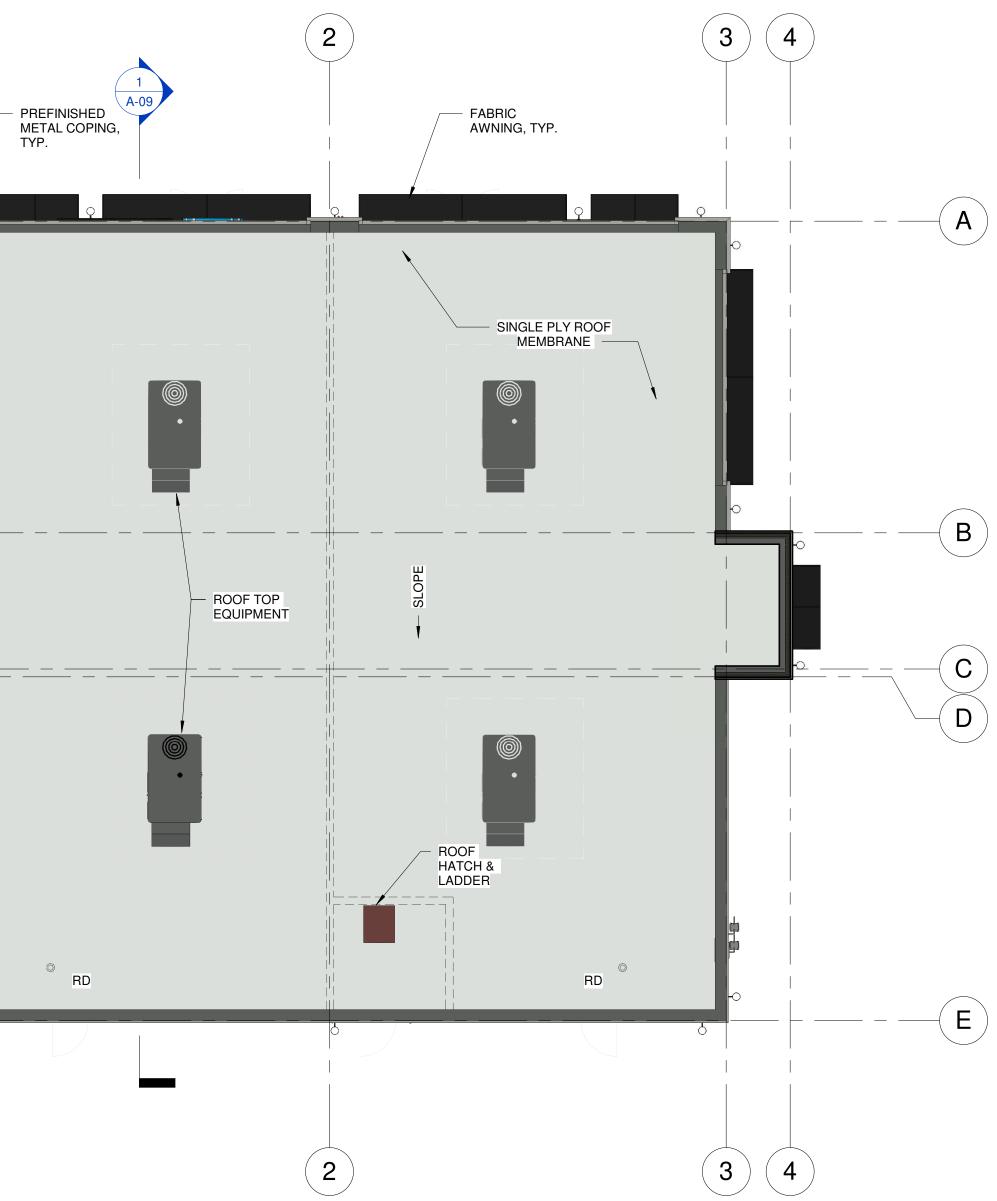
Soos & Associates, Inc. Architecture 105 Schelter Road, Lincolnshire, Illinois 60069 Phone: 847 821 7667 Fax: 847 821 8570 THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED. ILLINOIS DESIGN FIRM # 184003287 MJK REAL ESTATE HOLDING COMPANY, LLC 1622 WILLOW ROAD, SUITE 201 NORTHFIELD, IL 60093 CLIENT MJK SOUTHPOINT -MULTI-TENANT BUILDING OUTLOT DEVELOPMENT 713 & 715 E. PALATINE Rd. ARLINGTON HEIGHTS, IL 60004 PROJECT CONSULTANT PLAN COMMISSION SUBMITTAL - 2023-05-30 QSR ADDRESS DC COMMENTS DESIGN COMMISSION 2022-07-13 2022-06-14 NO. ISSUE DATE SEAL **ISSUE FOR PERMIT** DATE MAY 9, 2022 PROJECT NO. 22-039 MJ DRAWN Author CHECKED Checker APPROVED Approver TITLE BUILDING SECTION SHEET A-09

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1 PROPOSED ROOF PLAN

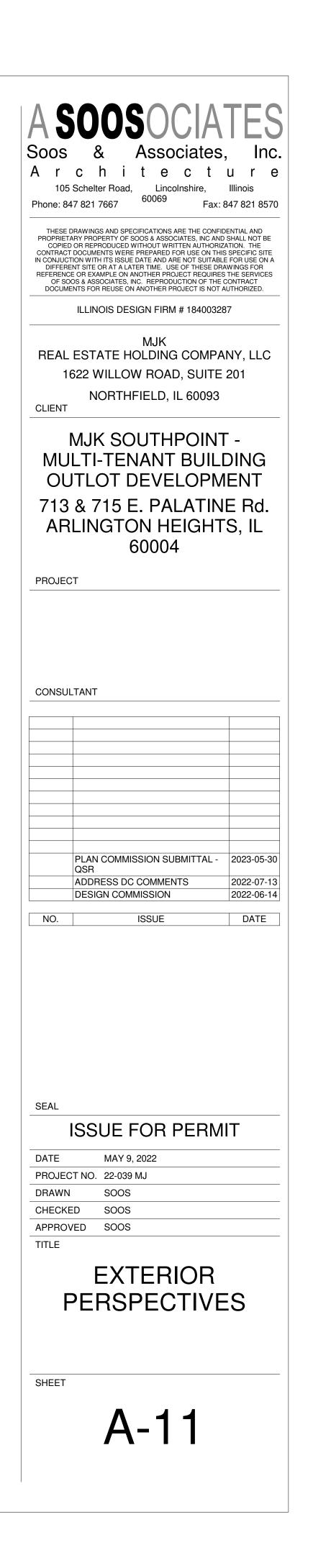




1 MULTI-TENANT - VIEW FROM NORTHEAST



2 MULTI-TENANT - VIEW FROM NORTHWEST



2 MULTI-TENANT - VIEW FROM SOUTHWEST



1 MULTI-TENANT - VIEW FROM SOUTHEAST



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