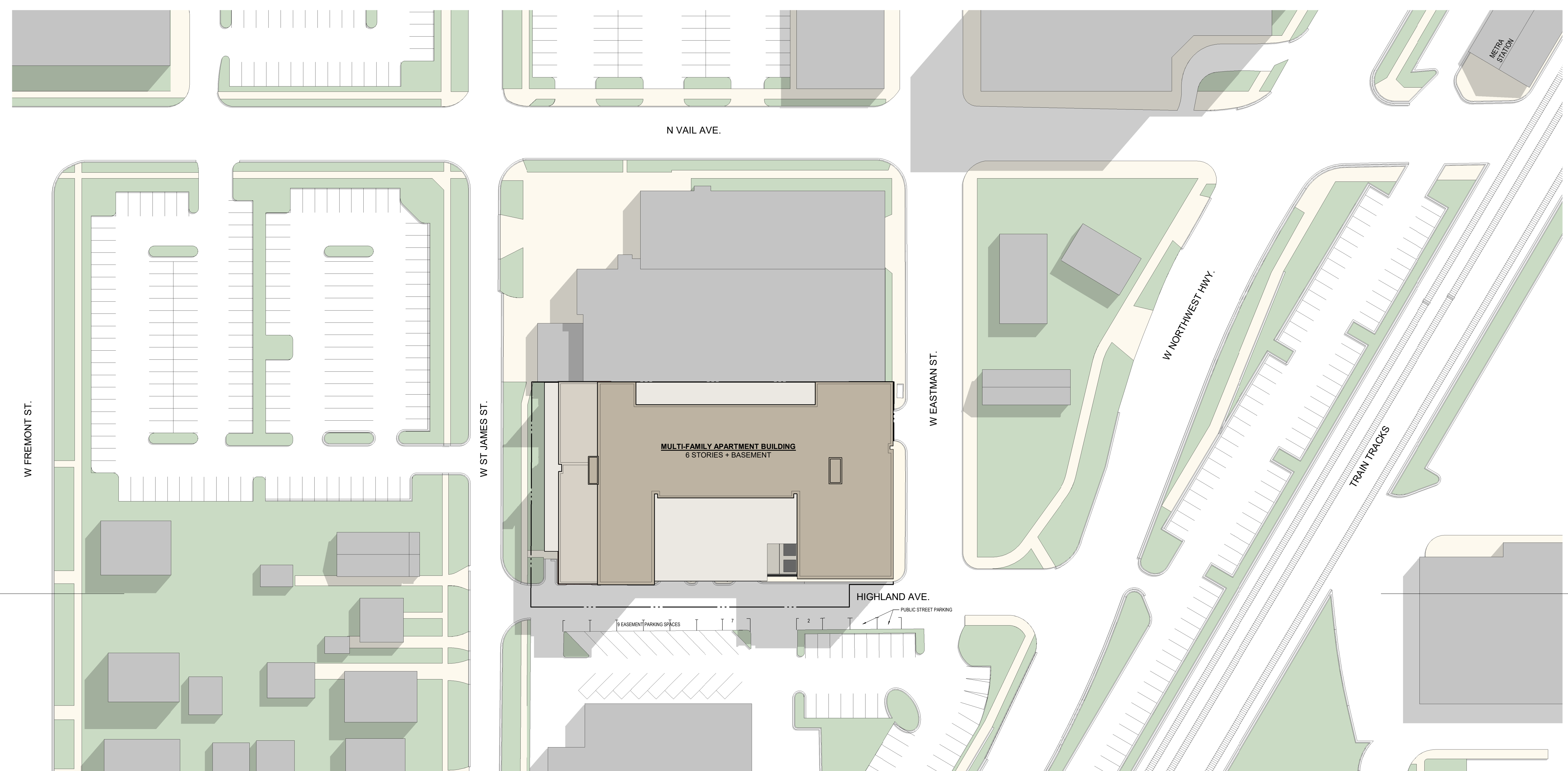


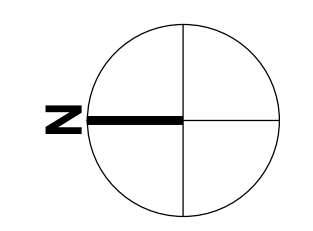
2
01 SITE CROSS SECTION
SCALE: 1" = 40'-0"



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



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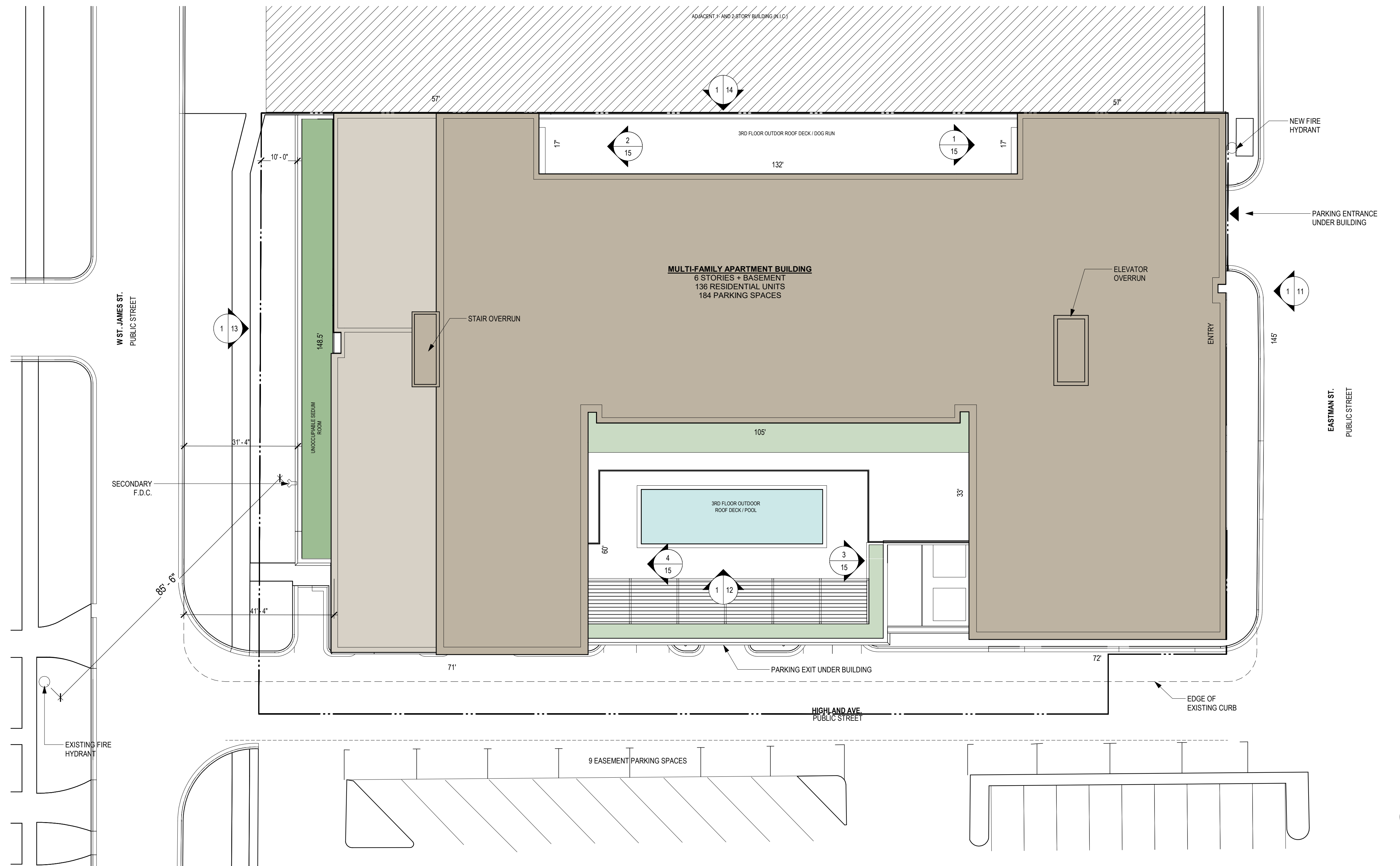
SCALE: 1" = 40'
0 10' 20' 40' 80'

PROJECT



ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 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.	0'-0"
	Adjacent Other Minimum: N/A	0'-0"
SIDE YARD (NEXT TO R-ZONE)	Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5 ft. 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"	92'-0" (PARAMPET 78'-0" STRUCTURE)
PARKING		
STUDIO & 1 BEDROOM UNITS	1 space / unit	
2-3 BR UNIT LOADING	1.25 space / unit (1) 10'x30'x4'xH	157
TOTAL RESIDENTIAL PARKING SPACES	143	
RESTAURANT	1 space / 200sf seating @ req'd spaces	8-9 easement
TOTAL:	151	184

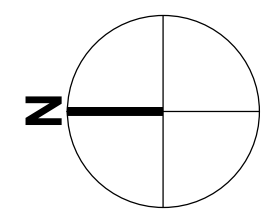
DEVELOPMENT SUMMARY			
BUILDING AREA			
	GROSS	NET (RESIDENTIAL)	PARKING
TOTAL:	35,669	-	34,238
LEVEL 01:	30,548	-	24,541
LEVEL 02:	26,521	14,192	
LEVEL 03:	26,521	19,558	
LEVEL 04:	26,521	19,558	
LEVEL 05:	26,521	19,558	
LEVEL 06:	22,943	17,395	
TOTAL:	196,044	90,861	58,779
PARKING			
LOWER LEVEL	RESIDENTIAL	COMMERCIAL	TOTAL
LEVEL 01	61	8	78
TOTAL PROVIDED	167	17	184
TOTAL REQ'D	143	8	151
BIKE PARKING			
LEVEL 01	RESIDENTIAL	COMMERCIAL	TOTAL
LEVEL 01	15	0	15
TOTAL PROVIDED	15	0	15
TOTAL REQ'D	15	0	15

UNIT MATRIX				
	STUDIO	1-BED	2-BED	TOTALS
LEVEL 2	12	9	3	24
LEVEL 3	10	15	5	30
LEVEL 4	10	15	5	30
LEVEL 5	8	16	3	27
LEVEL 6	6	14	4	24
TOTALS	46	69	20	135
TOTAL BEDROOMS: 155 (IMPELVIOUS DESIGN: 158)				

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



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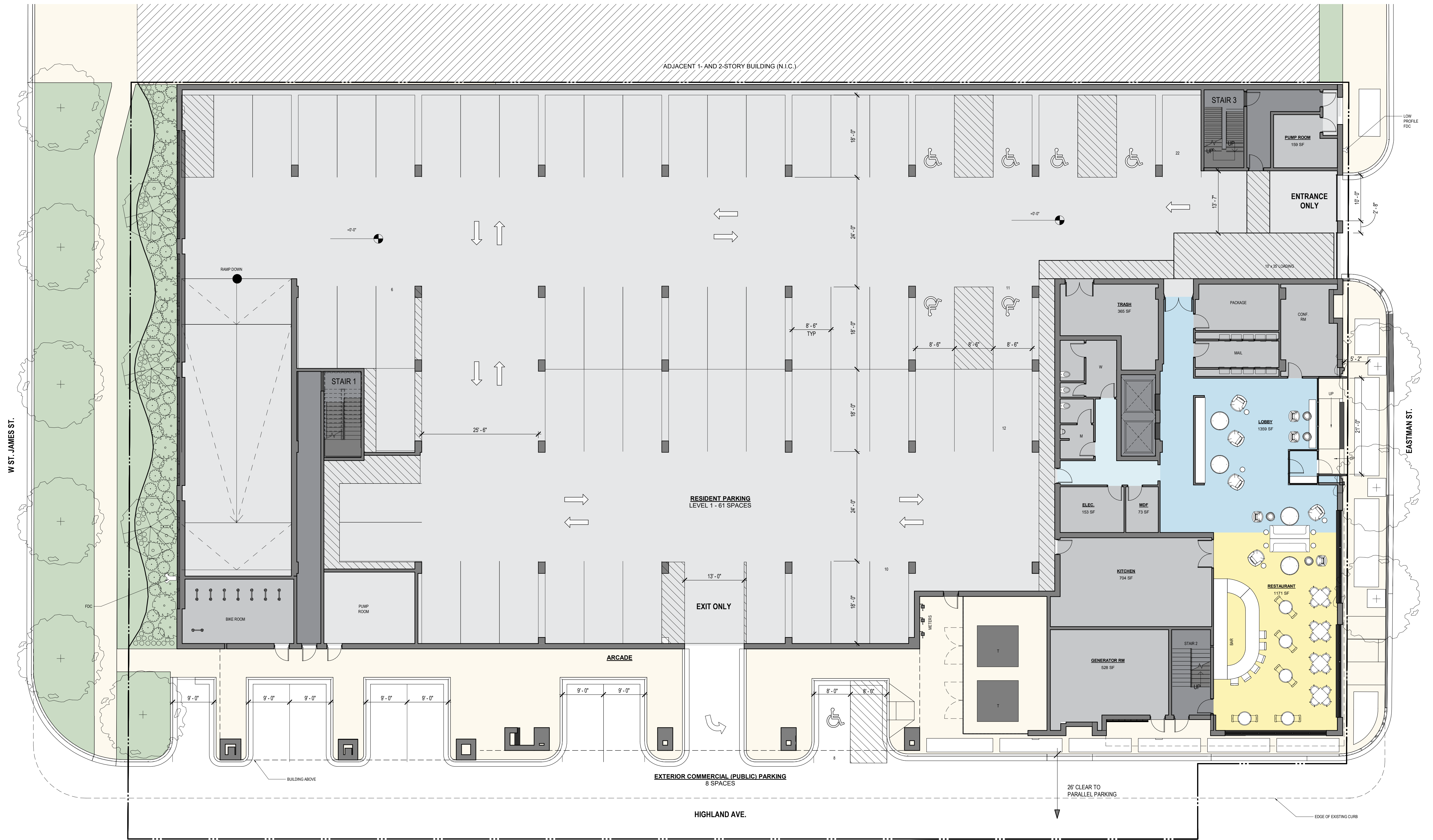
PROJECT

SCALE: 1/16" = 1'-0"
0' 4' 8' 16' 32'



ARLINGTON HEIGHTS MULTI-FAMILY

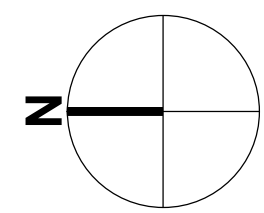
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ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008



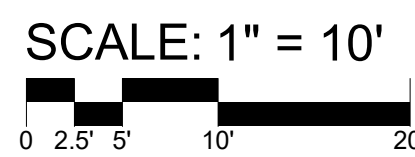
1 03 1ST FLOOR PLAN
SCALE: 1" = 10'-0"



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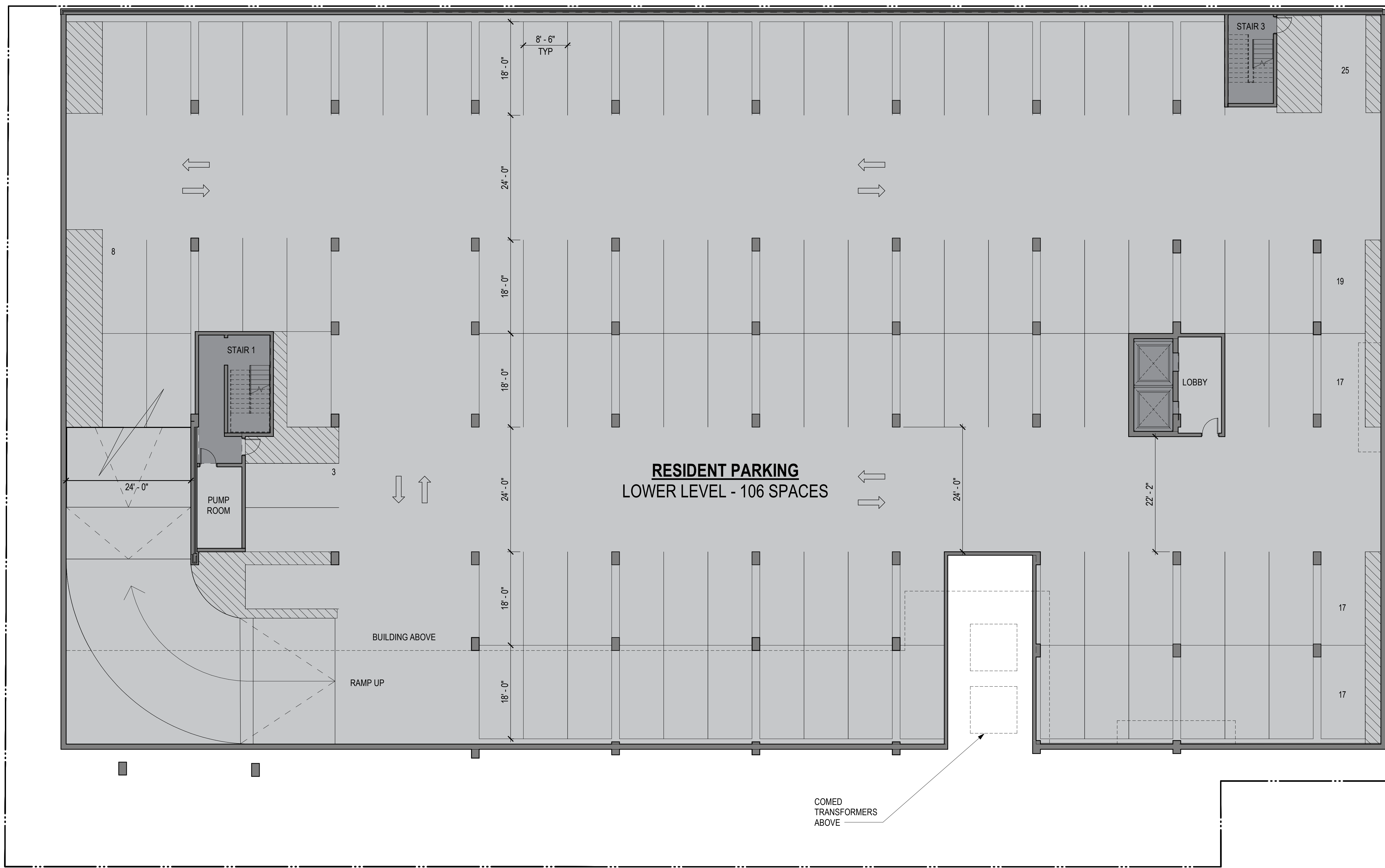


PROJECT



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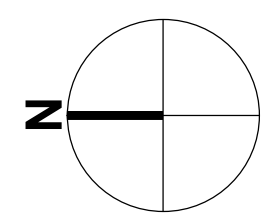
116 W EASTMAN STREET
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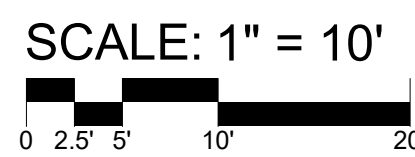
1 BASEMENT FLOOR PLAN
04 SCALE: 1" = 10'-0"



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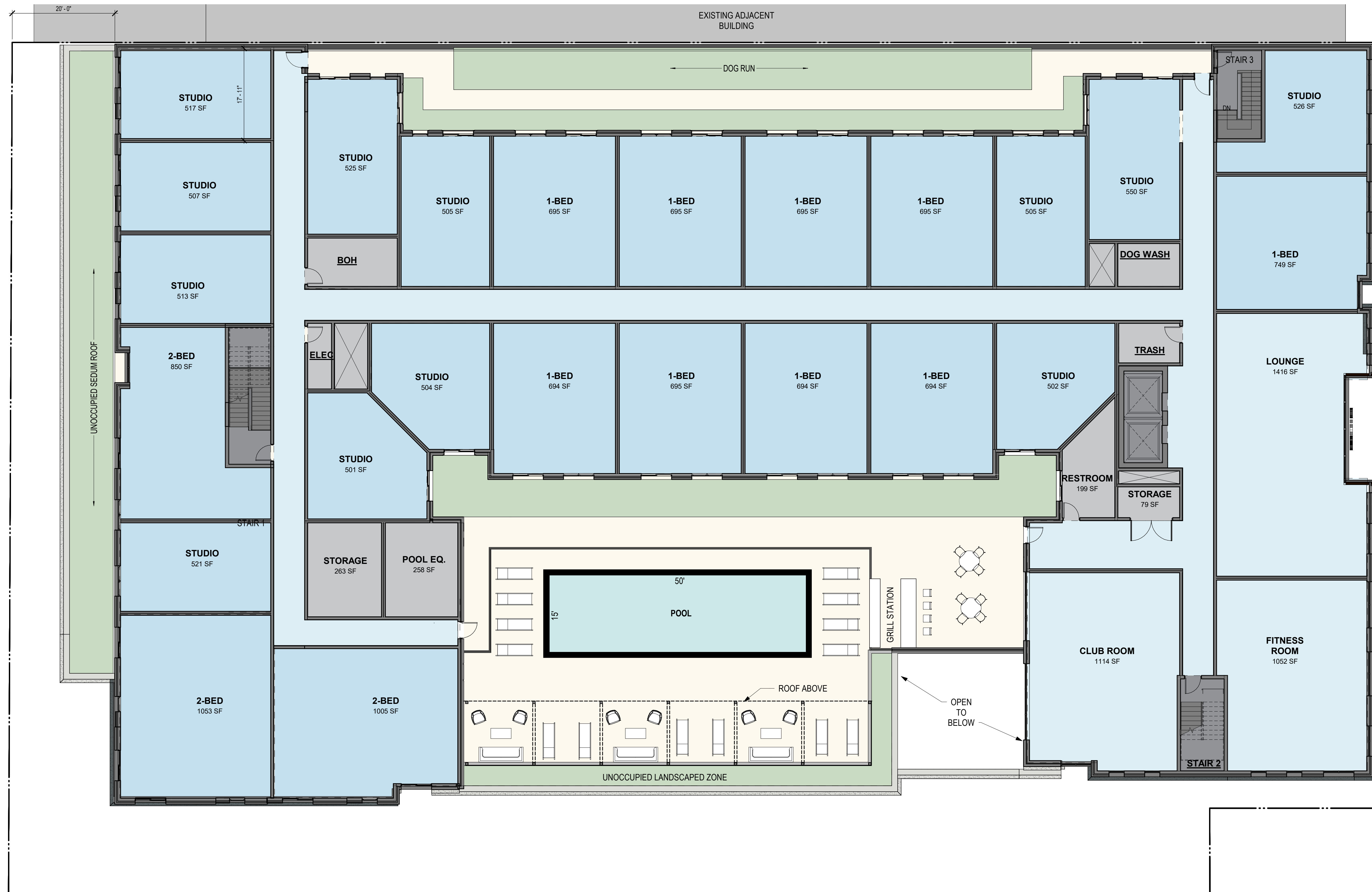


PROJECT



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11/28/23 Project #: 22008

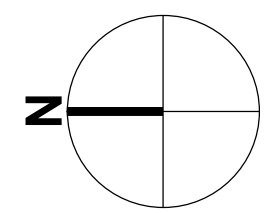


1 2ND FLOOR PLAN - 25 UNITS
05 SCALE: 1" = 10'-0"

22 UNITS



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

PROJECT



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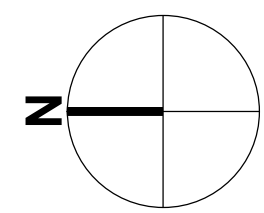
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1
06 TYPICAL FLOOR PLAN (3RD - 4TH) 30 UNITS
SCALE: 1" = 10'-0"



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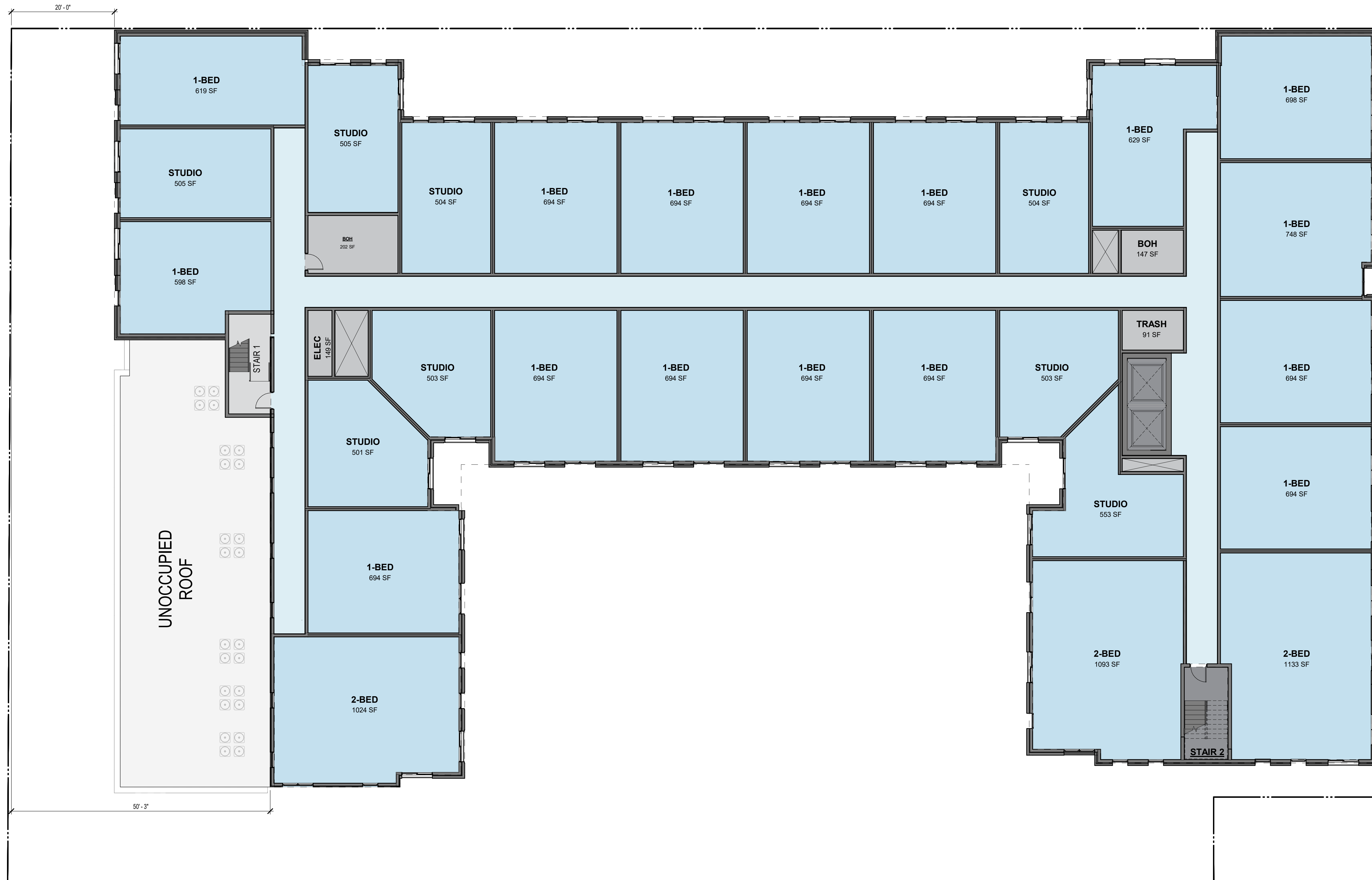
SCALE: 1" = 10'
0 2.5' 5' 10' 20'

PROJECT



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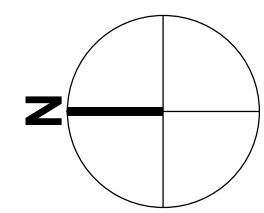


1 5TH FLOOR
07 SCALE: 1" = 10'-0"

27 UNITS



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

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11/28/23 Project #: 22008

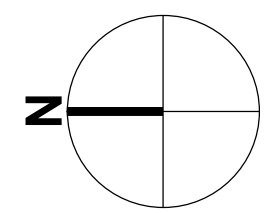


1 6TH FLOOR PLAN
08 SCALE: 1" = 10'-0"

24 UNITS



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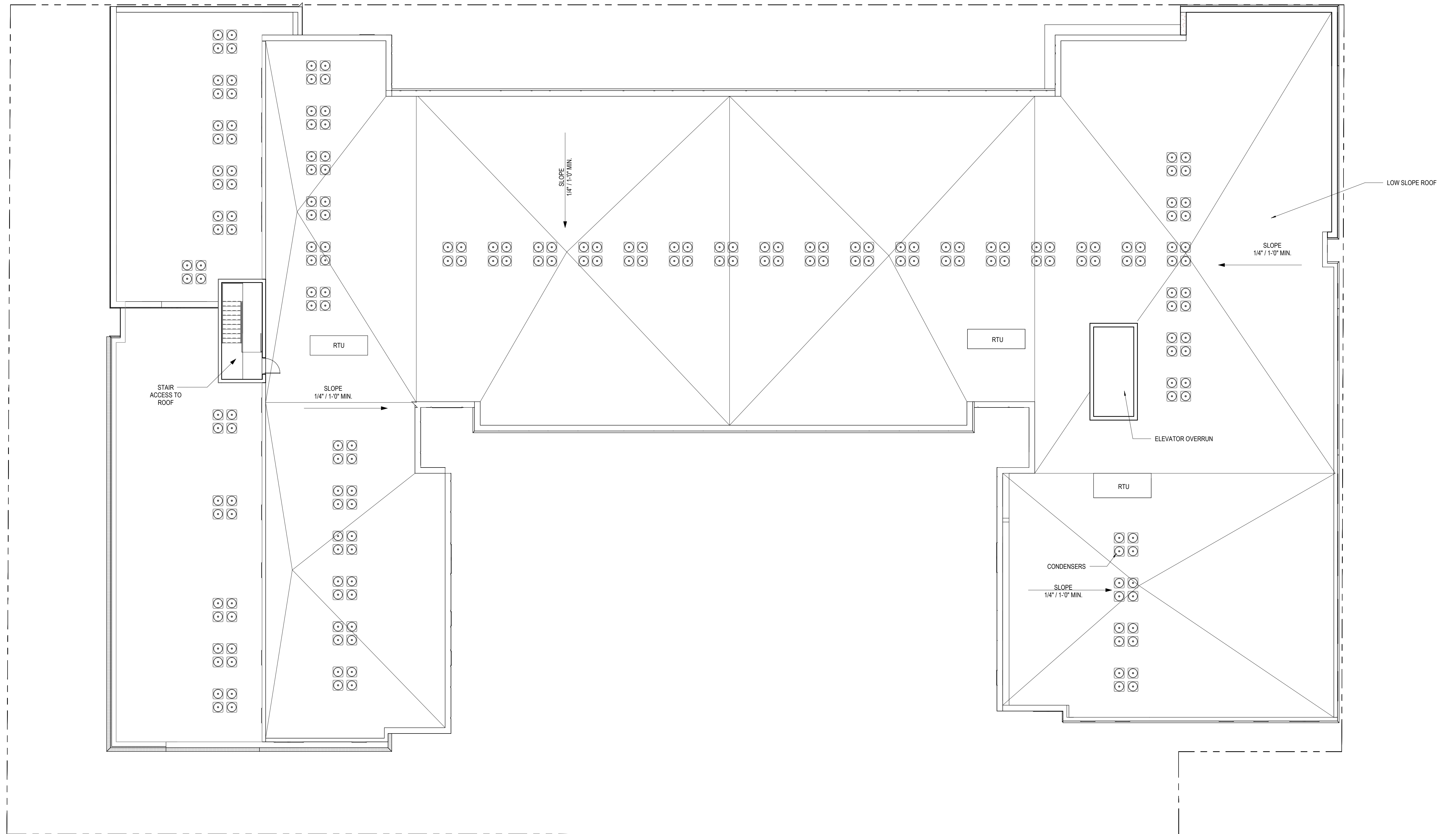
PROJECT

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



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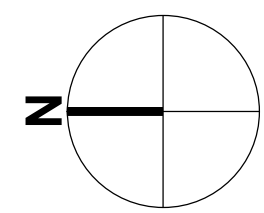
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1 ROOF PLAN
09 SCALE: 1" = 10'-0"



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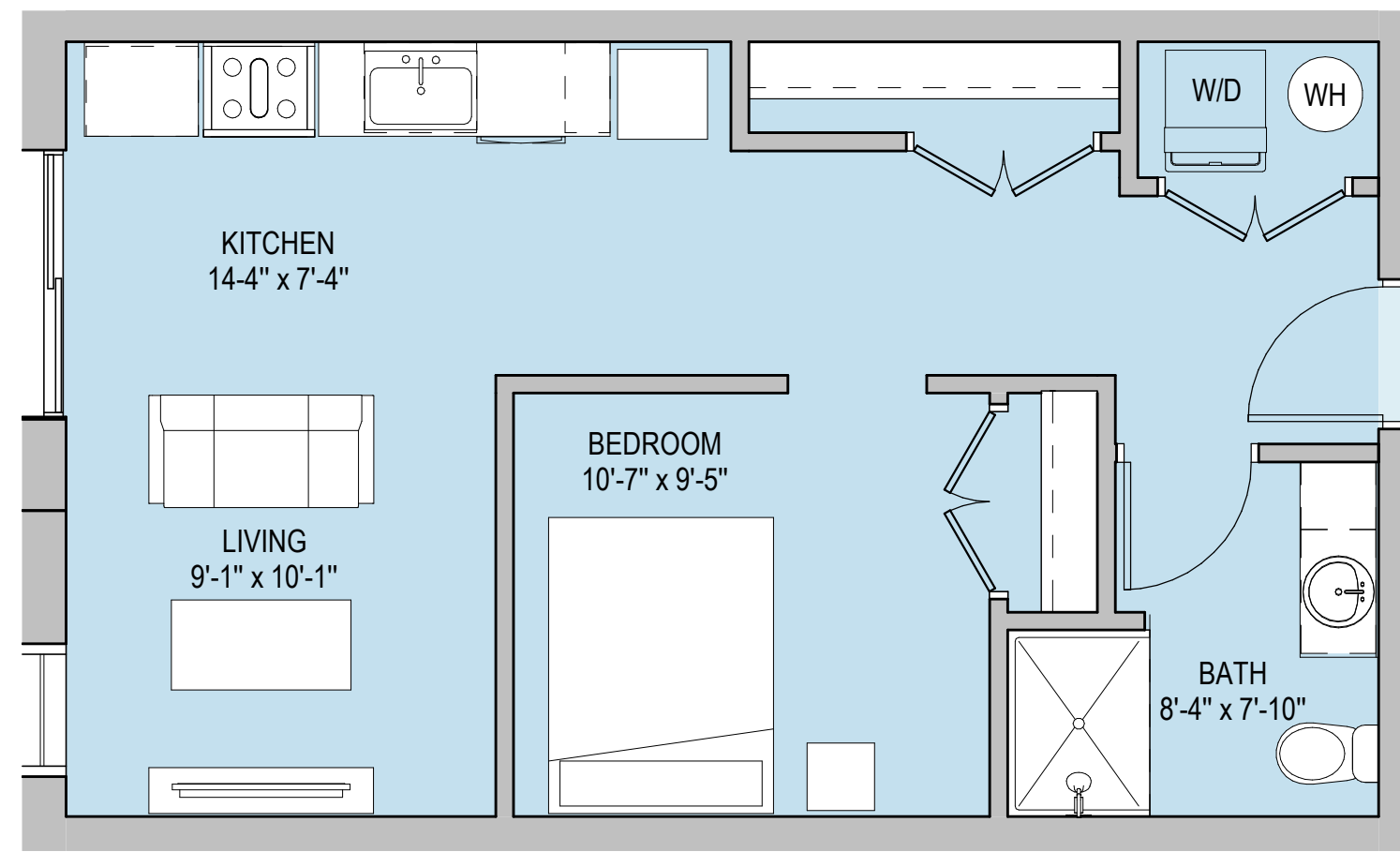
PROJECT

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

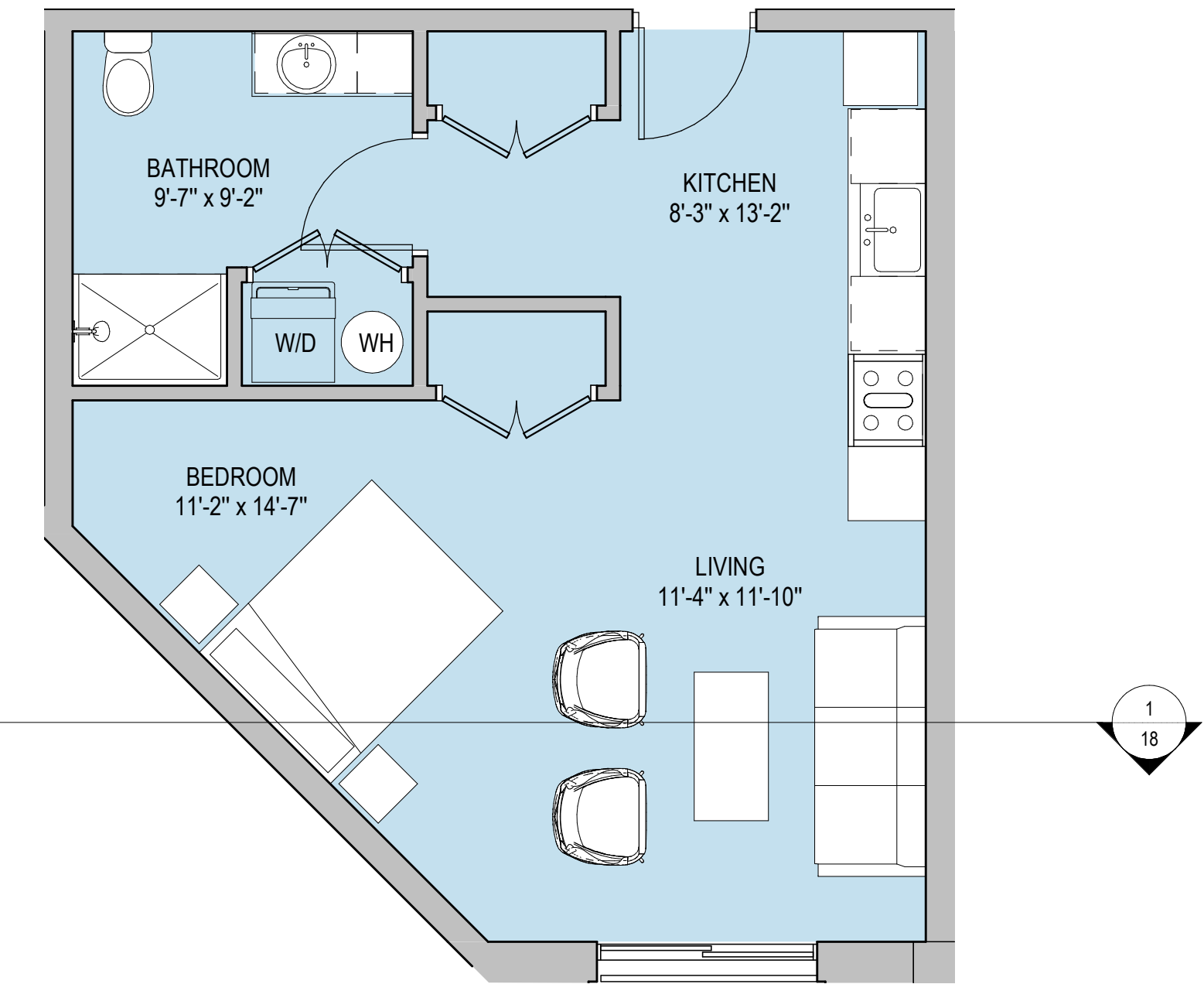


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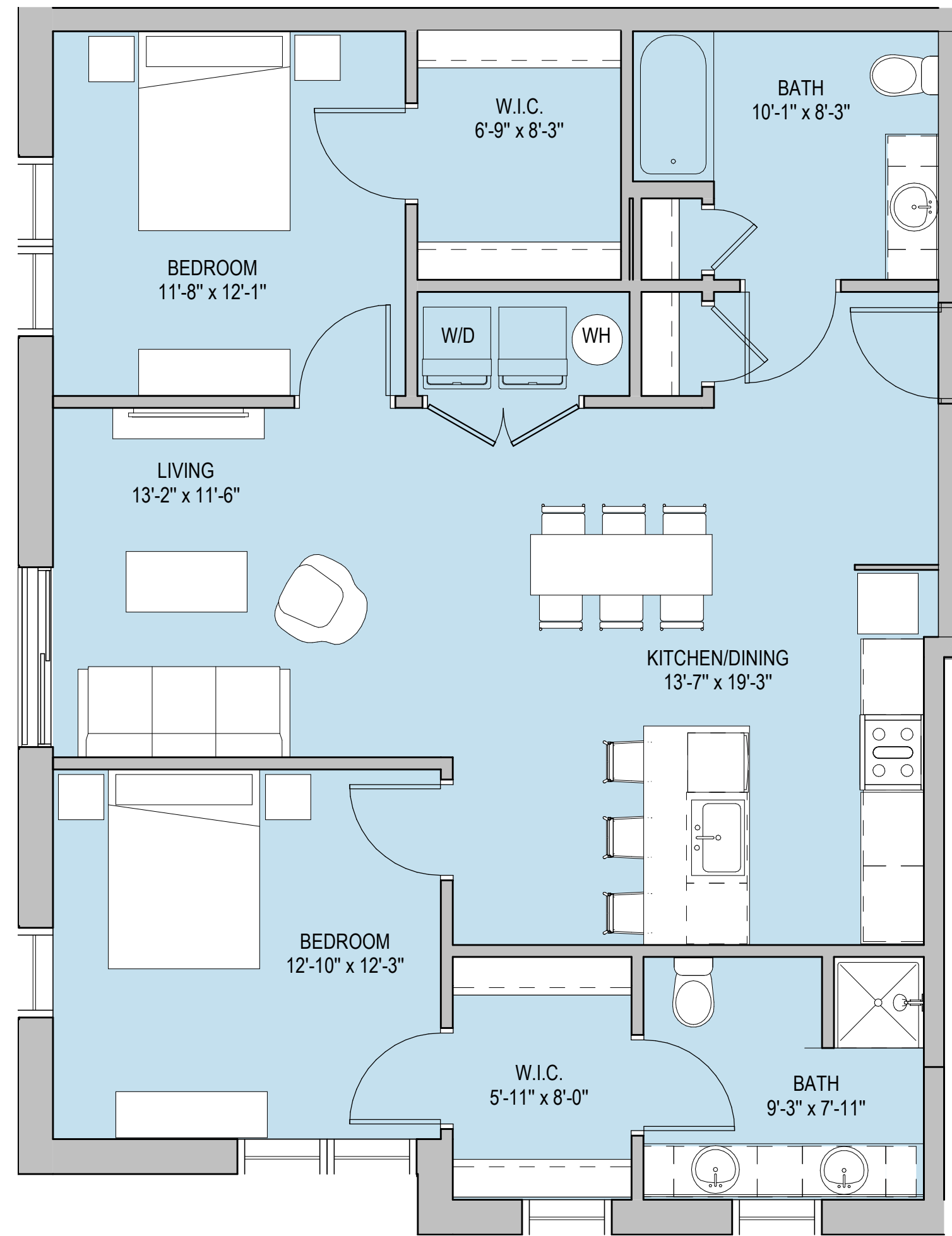
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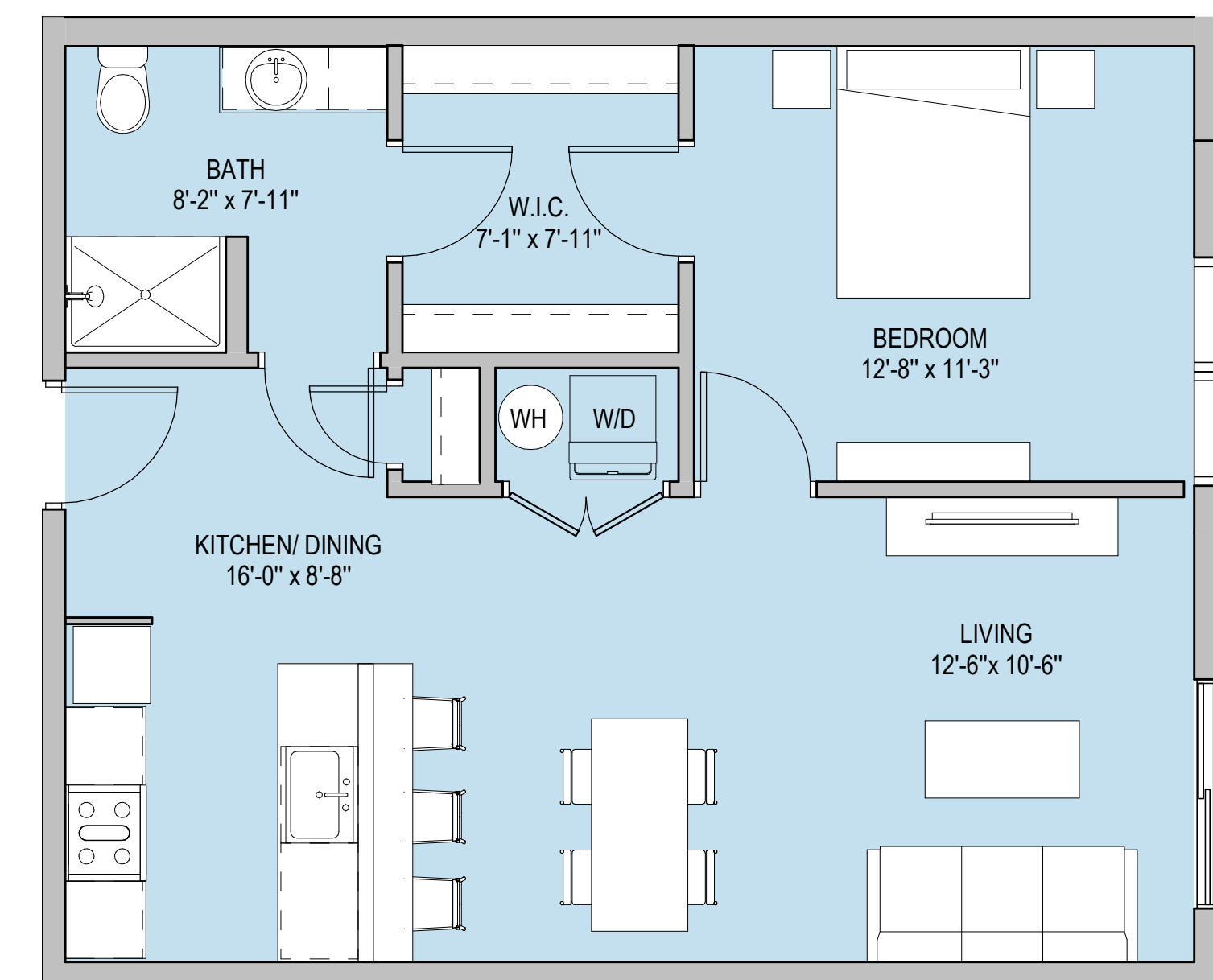
4
10 TYPICAL STUDIO UNIT PLAN
SCALE: 1/4" = 1'-0"



3
10 TYPICAL INTERIOR STUDIO
SCALE: 1/4" = 1'-0"



2
10 TYPICAL TWO BEDROOM UNIT PLAN
SCALE: 1/4" = 1'-0"



1
10 TYPICAL ONE BEDROOM UNIT PLAN
SCALE: 1/4" = 1'-0"

MATERIAL LIST

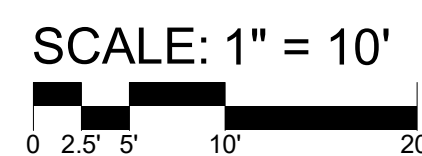
Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick



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



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MATERIAL LIST

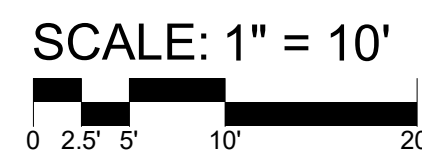
Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick



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



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MATERIAL LIST

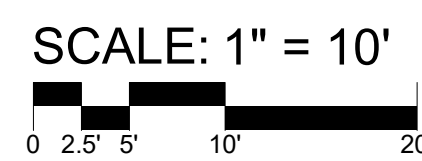
Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick



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



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MATERIAL LIST

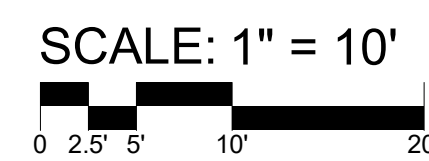
Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick



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



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ARLINGTON HEIGHTS MULTI-FAMILY

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MATERIAL LIST

Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick



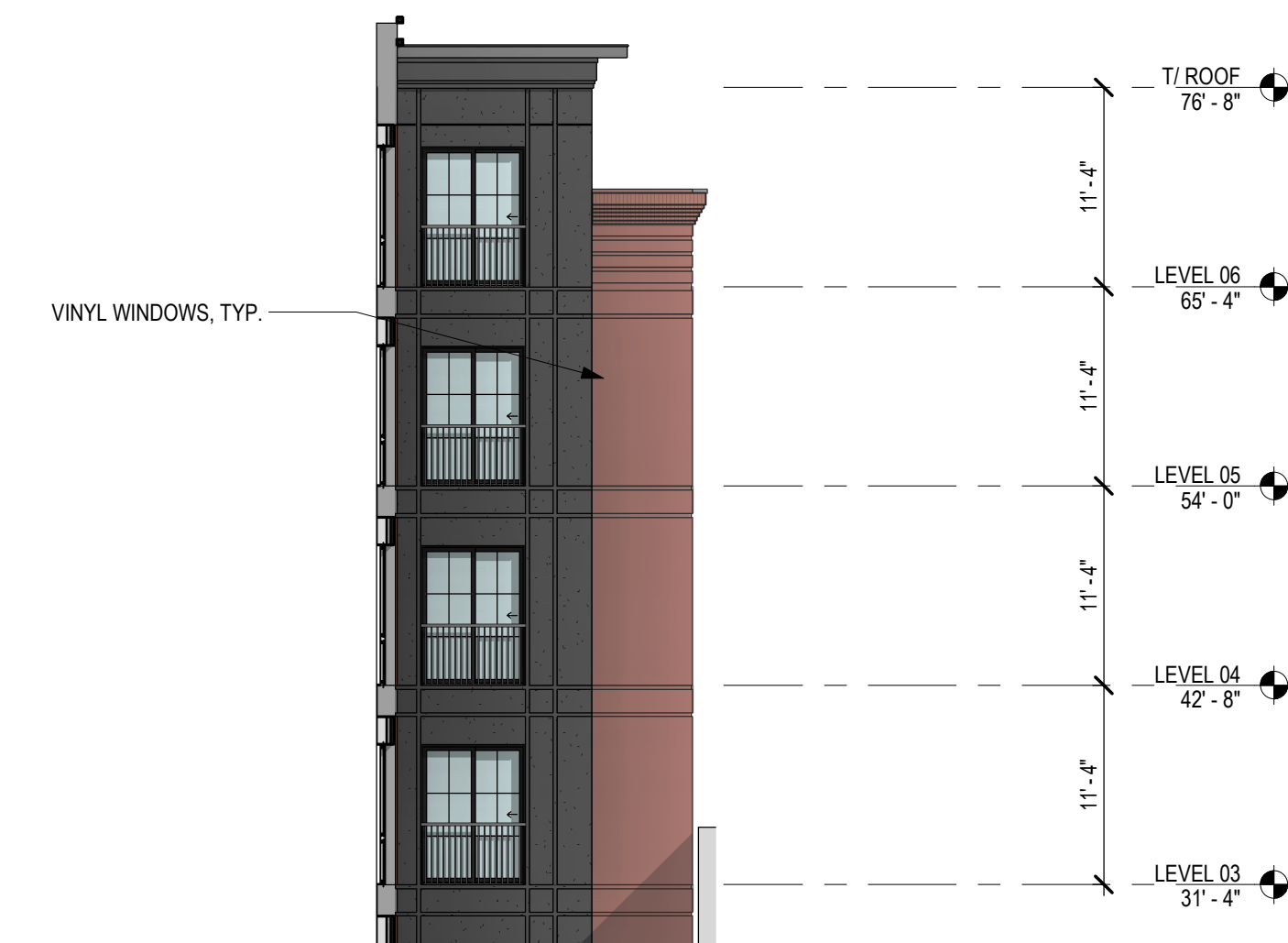
3 SOUTH COURTYARD EAST ELEVATION
SCALE: 1" = 10'-0"



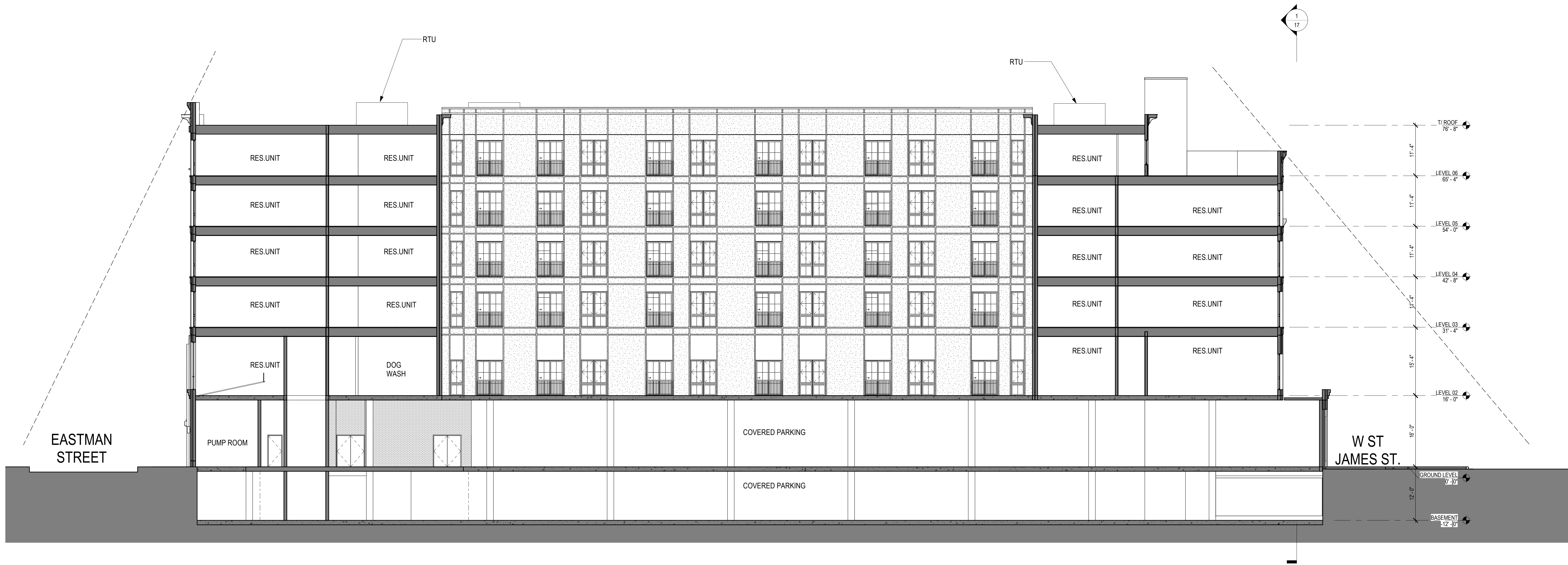
1 NORTH COURTYARD EAST ELEVATION
SCALE: 1" = 10'-0"



4 SOUTH COURTYARD WEST ELEVATION
SCALE: 1" = 10'-0"



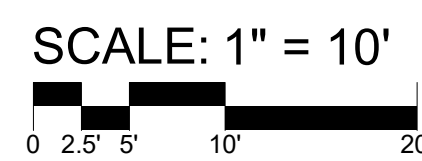
2 NORTH COURTYARD WEST ELEVATION
SCALE: 1" = 10'-0"



1 NORTH-SOUTH BUILDING SECTION
16 SCALE: 1" = 10'-0"



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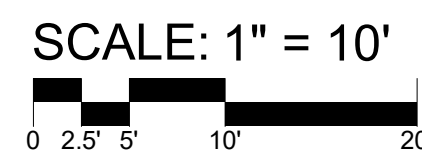
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1 EAST-WEST BUILDING SECTION
17 SCALE: 1" = 10'-0"

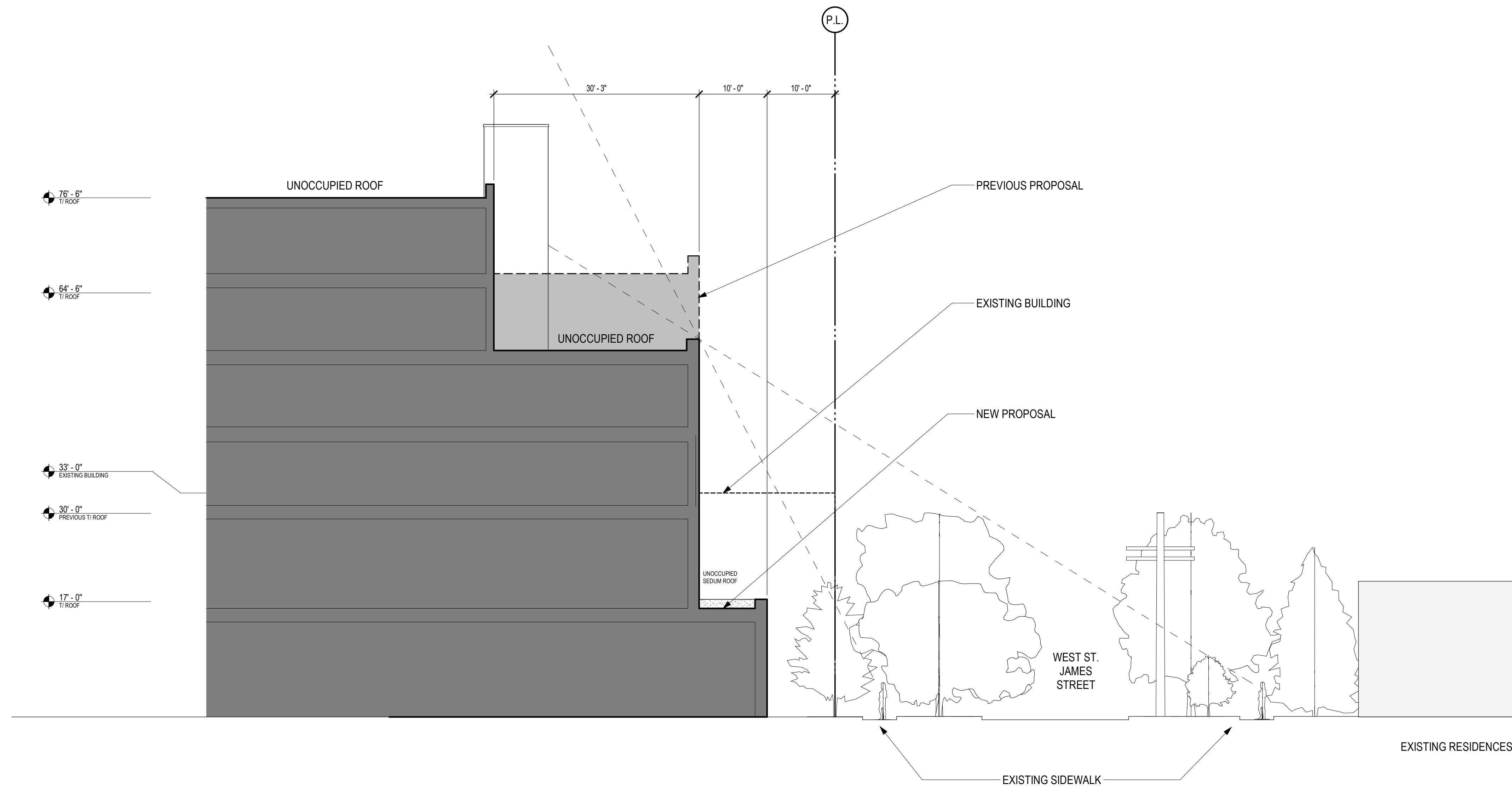


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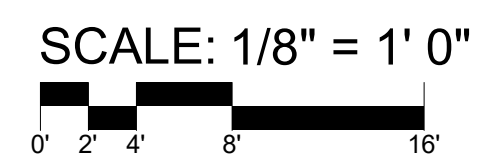
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1 WEST ST. JAMES STREET SECTION
 18 SCALE: 1" = 10'-0"

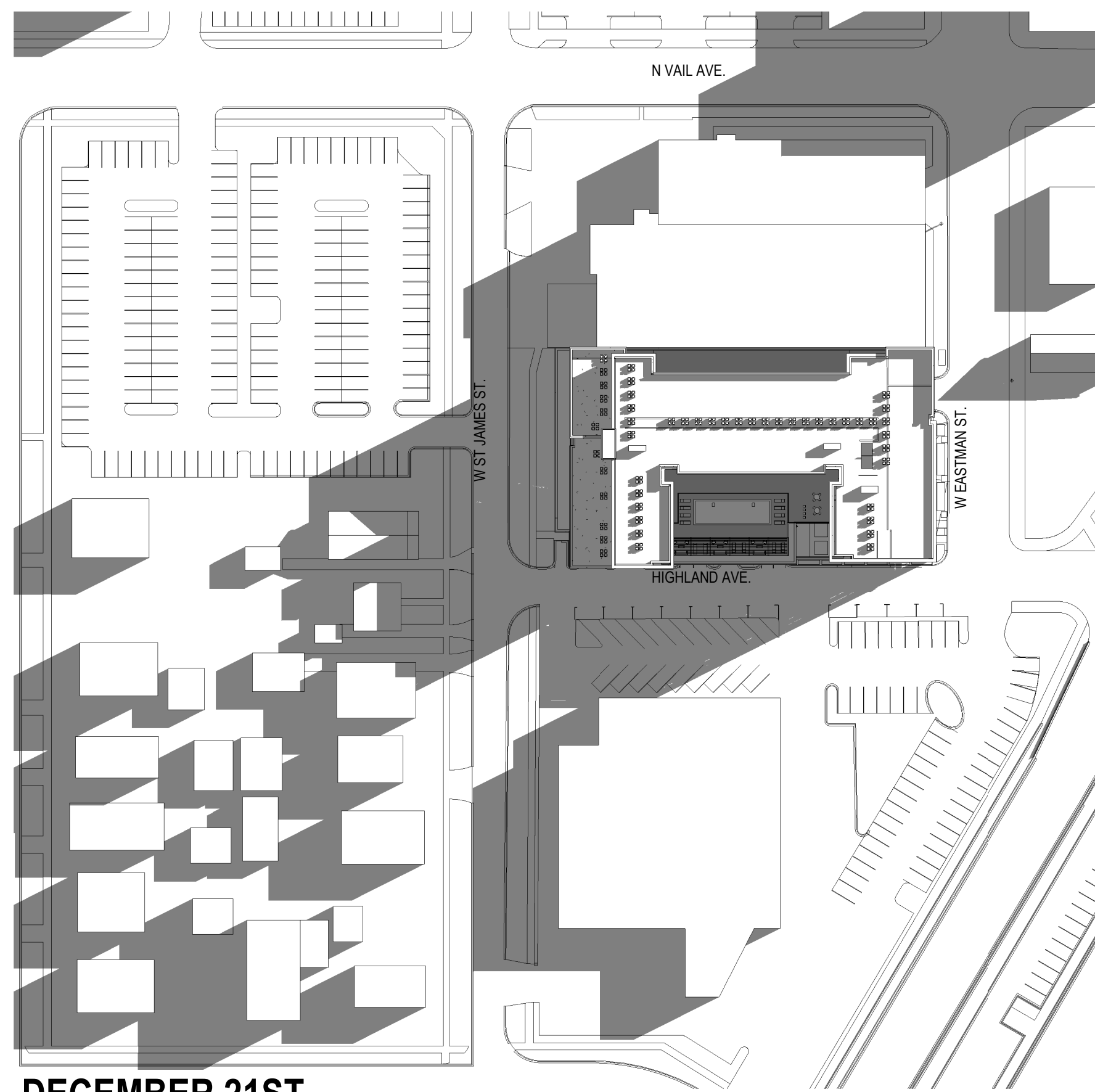


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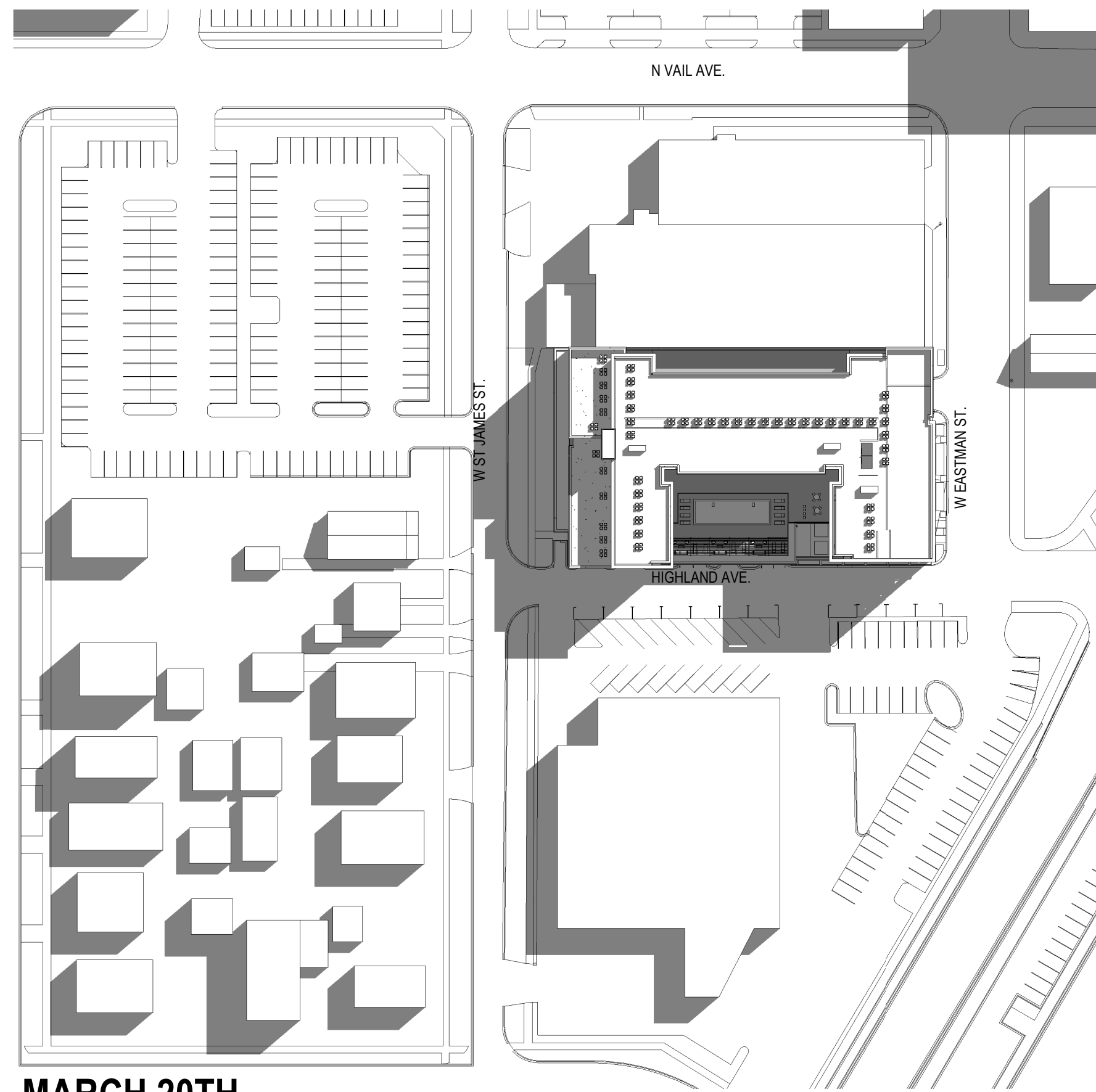


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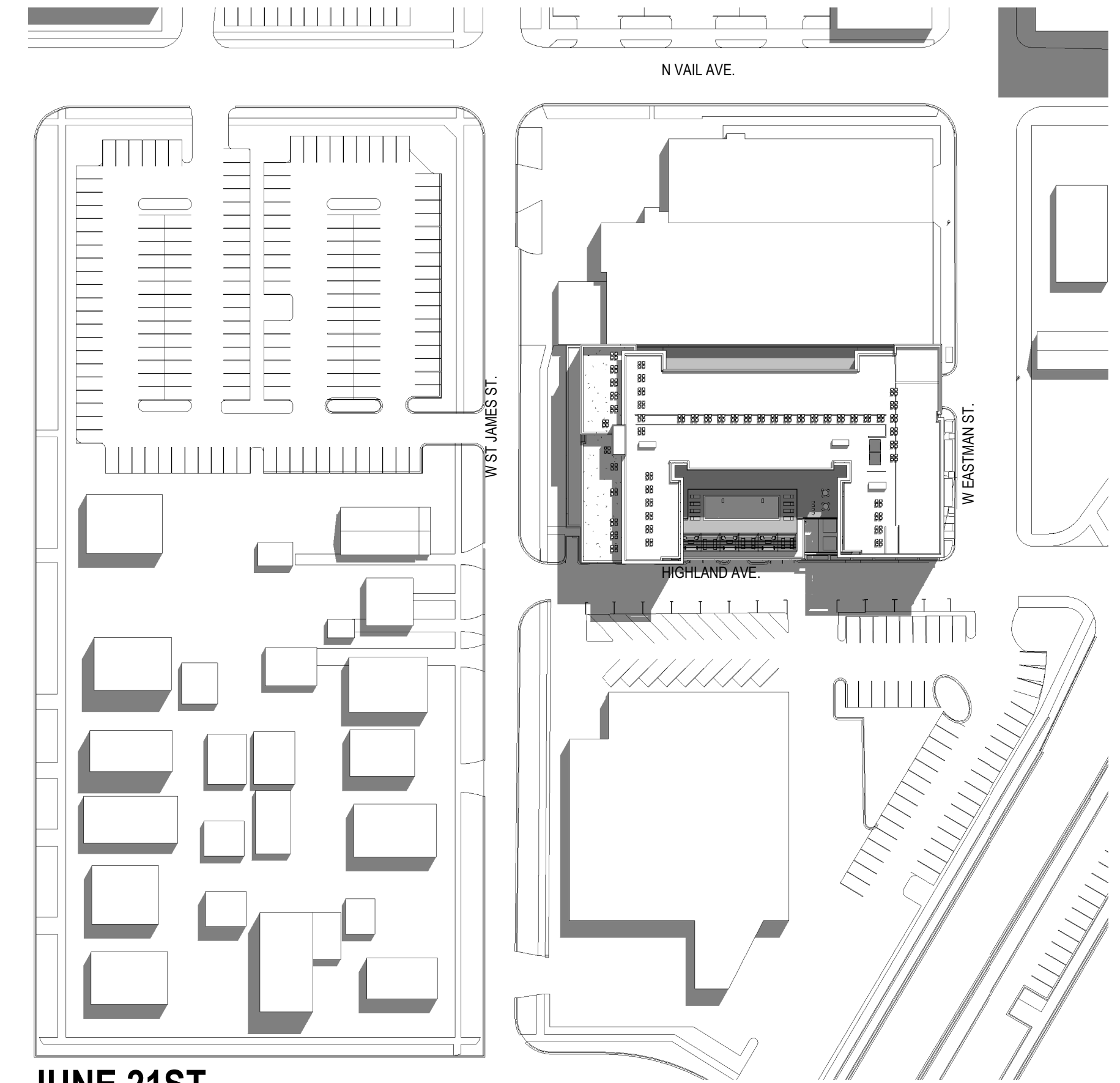
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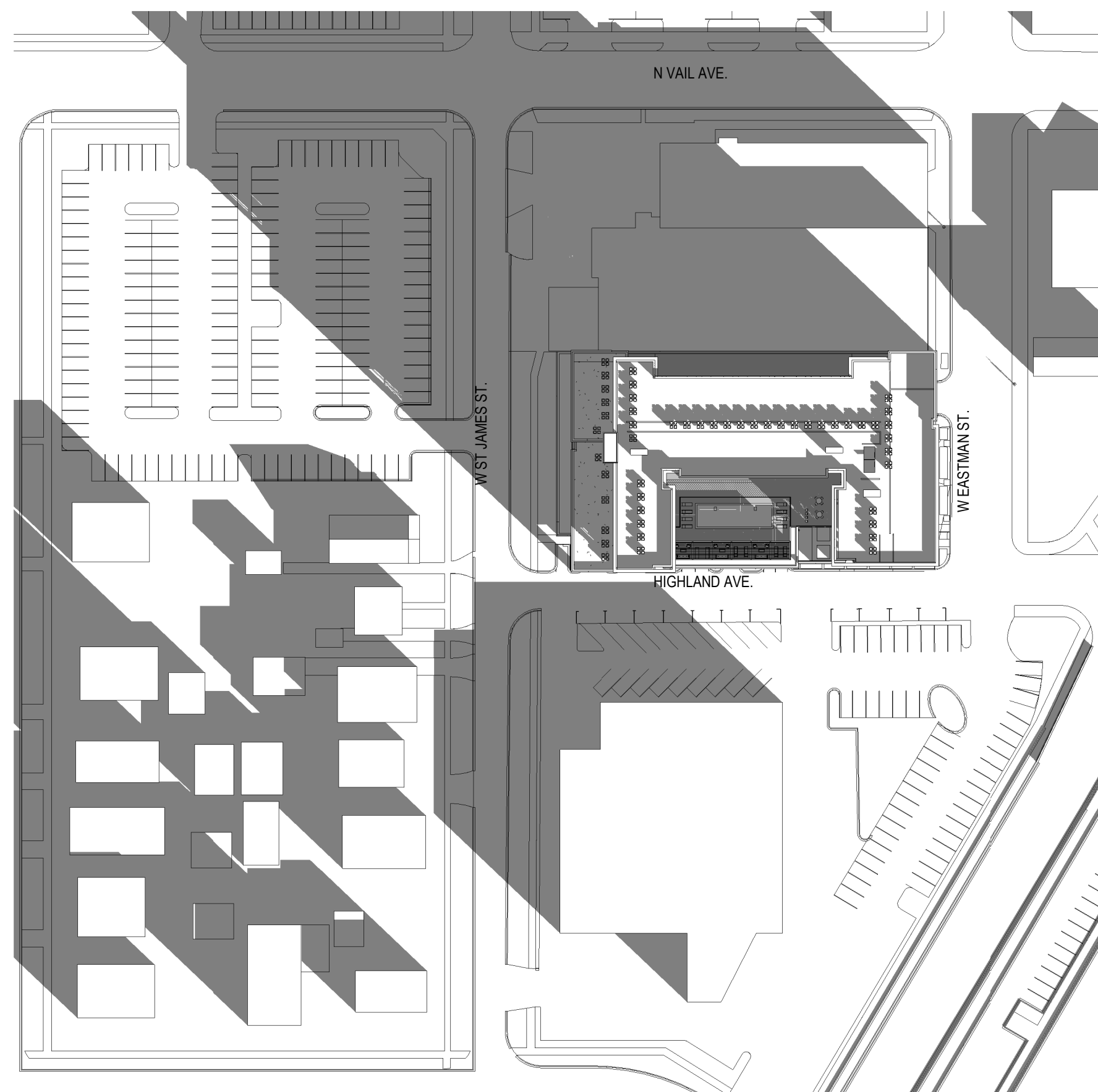
DECEMBER 21ST
10:00 AM



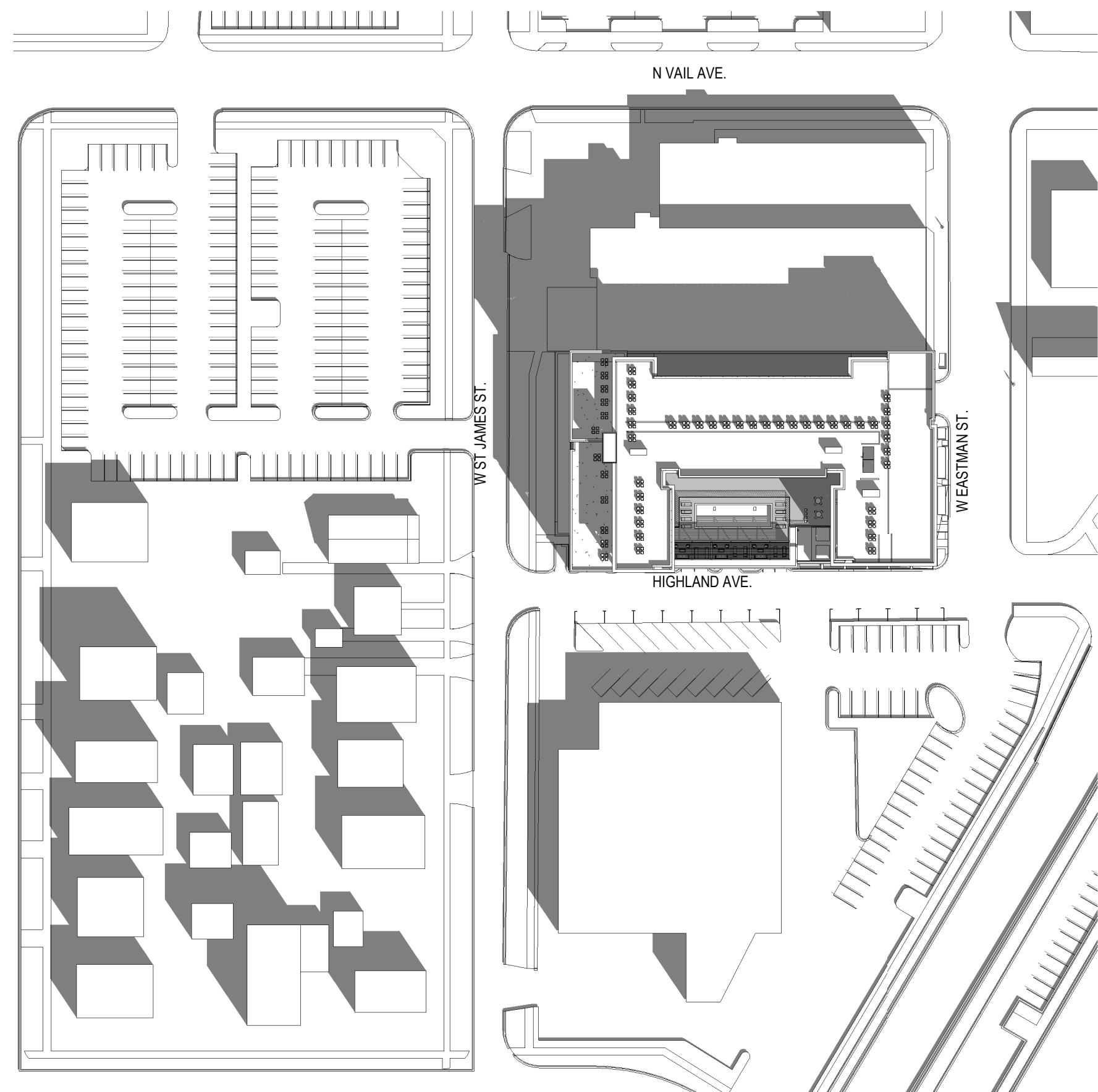
MARCH 20TH
10:00 AM



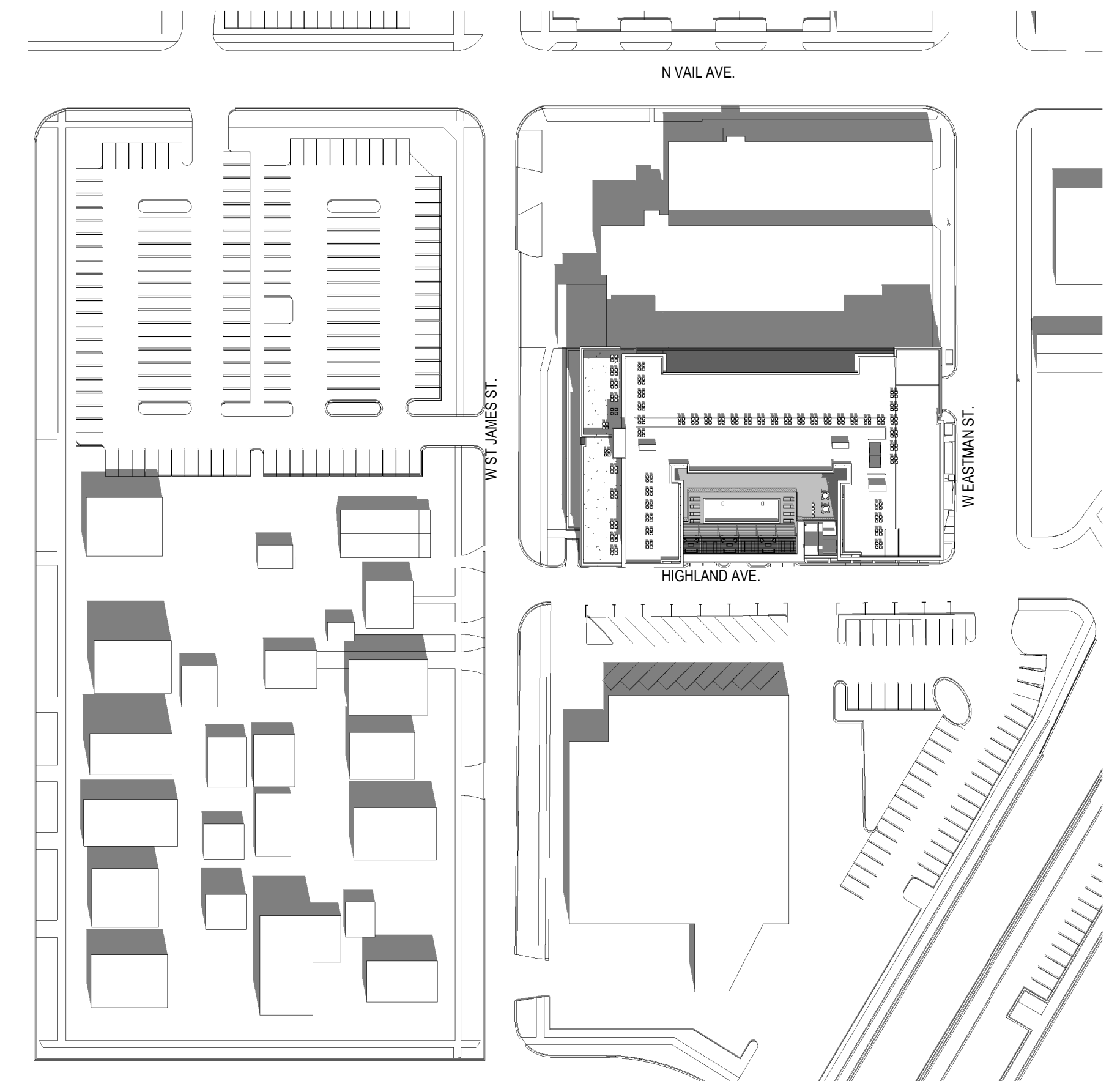
JUNE 21ST
10:00 AM



DECEMBER 21ST
3:00 PM



MARCH 20TH
3:00 PM

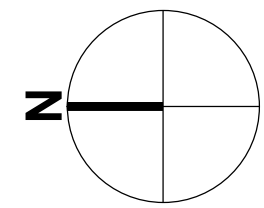


JUNE 21ST
3:00 PM

SUN STUDIES



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SCALE: 1" = 80'
0 20' 40' 80' 160'

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