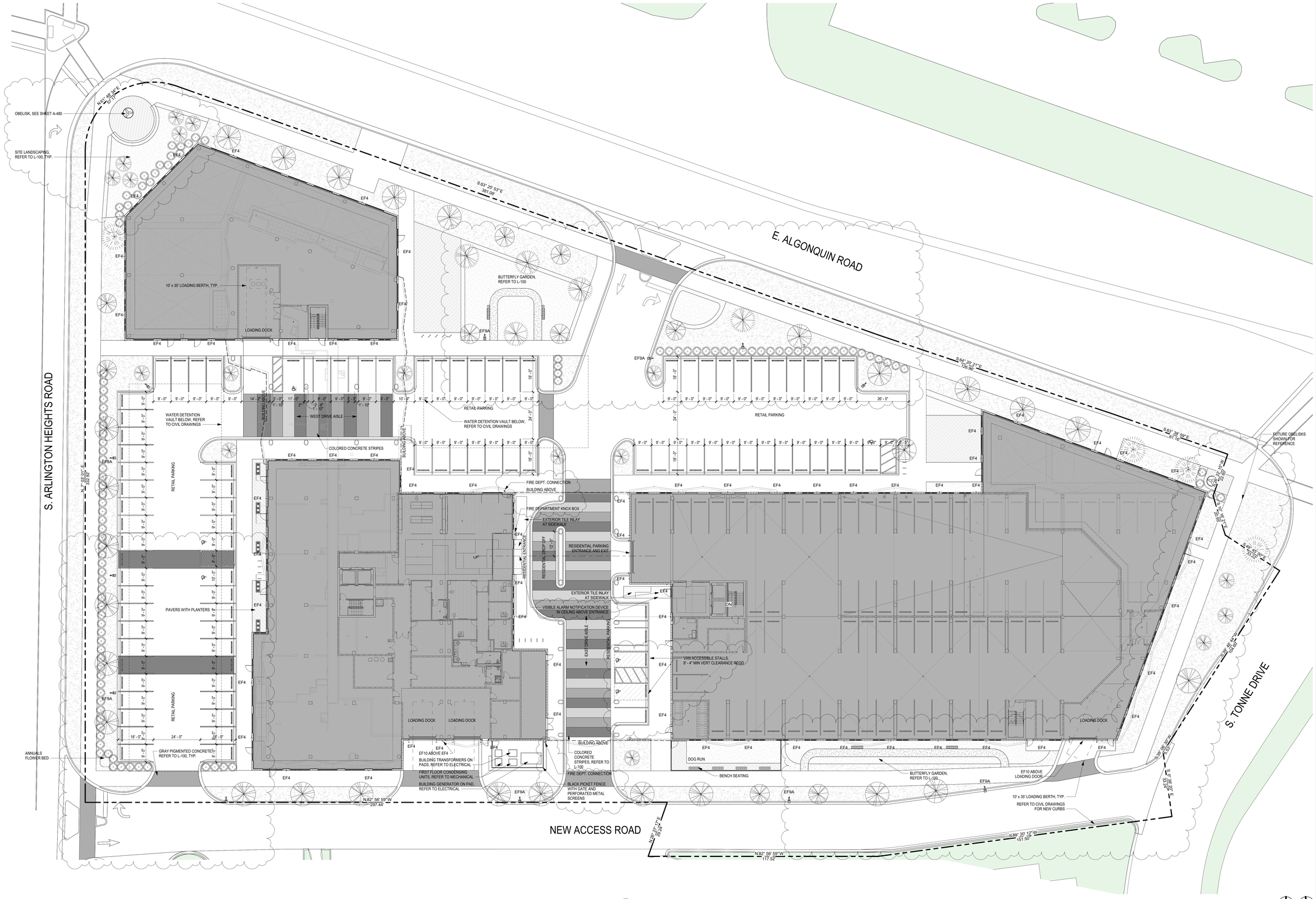


1 SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32'

PROJECT NORTH

TRUE NORTH

CITY STAMP

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SIGNATURE/SEAL

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

| No. | Date | Description |
|---|---|---|
| 12 | 10/25/2023 | 95% CD's |
| 11 | 10/20/2023 | VILLAGE COMMENTS |
| 4 | 9/15/2023 | 90% CD's |
| 3 | 8/10/2023 | ADDENDUM #1 |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

# ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
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145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

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Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN

SHEET TITLE
SITE PLAN

SCALE
As indicated

DATE
10/16/2023

SHEET NUMBER
A-100

## PARKING LEVEL NOTES

1. WALL REINFORCEMENT - CMU AND HERITAGE BRICK WALLS IN PARKING AREAS SHALL RESIST A CONCENTRATED LOAD OF 6,000 LBS APPLIED HORIZONTALLY IN ANY DIRECTION TO THE BARRIER SYSTEM AND SHALL HAVE ANCHORAGES OR ATTACHMENTS CAPABLE OF TRANSFERRING THIS LOAD TO THE STRUCTURE. THE LOADS SHALL BE ASSUMED TO ACT AT HEIGHTS BETWEEN 1'-6" AND 2'-3" ABOVE THE FLOOR. REFER TO SECTION 4.5.3 OF ASCE 7 FOR ADDITIONAL INFORMATION.
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   B. 10" TALL PAINTED ORANGE STALL NUMBER
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. 6" x 6" CONCRETE WHEEL STOP LOCATED 3'-0" FROM REAR OF STALL UNO. PINNED IN PLACE AT EXTERIOR LOCATIONS, EPOXIED IN PLACE AT INTERIOR LOCATIONS.
3. TYPICAL HANDICAPPED PARKING STALLS TO RECEIVE THE FOLLOWING:
   A. SIZE UNO: 11'-0" x 18'-0" + 5'-0" x 18'-0" ACCESS AISLE
   B. 10" TALL PAINTED ORANGE STALL NUMBER
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. MIN 60" WIDE PAINTED WHITE STRIPED ACCESS AISLE FOR FULL LENGTH OF STALL
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   F. FLOOR OR WALL MOUNTED HANDICAP SIGNAGE.
   G. NO AREA OF THE PARKING STALL OR ACCESS AISLE SHALL HAVE SLOPE GREATER THAN 1:48
4. ALL PARKING STALLS AND DRIVE AISLES TO MAINTAIN MINIMUM CLEAR HEIGHT OF 7'-2"
5. PROVIDE PIPE GUARDS AT ALL EXPOSED PIPES, PAINTED SAFETY ORANGE.
6. PROVIDE CORNER GUARDS AT ALL COLUMNS AND WALLS WITHIN VEHICULAR TRAFFIC, PAINTED SAFETY ORANGE.
7. PROVIDE VEHICULAR TRAFFIC COATING IN ALL PARKING GARAGES EXCEPT AT FOLLOWING LOCATIONS: HEAVY VEHICULAR TRAFFIC COATING OVER OCCUPIED SPACES. SEALED CONCRETE AT SLAB-ON-GRADES.
8. ALL PARKING FLOORS ARE TO SLOPE TO FLOOR DRAINS LOCATED AT DRIVE AISLE.
9. REFER TO SHEET A-422 FOR BOLLARD DETAILS. Bd

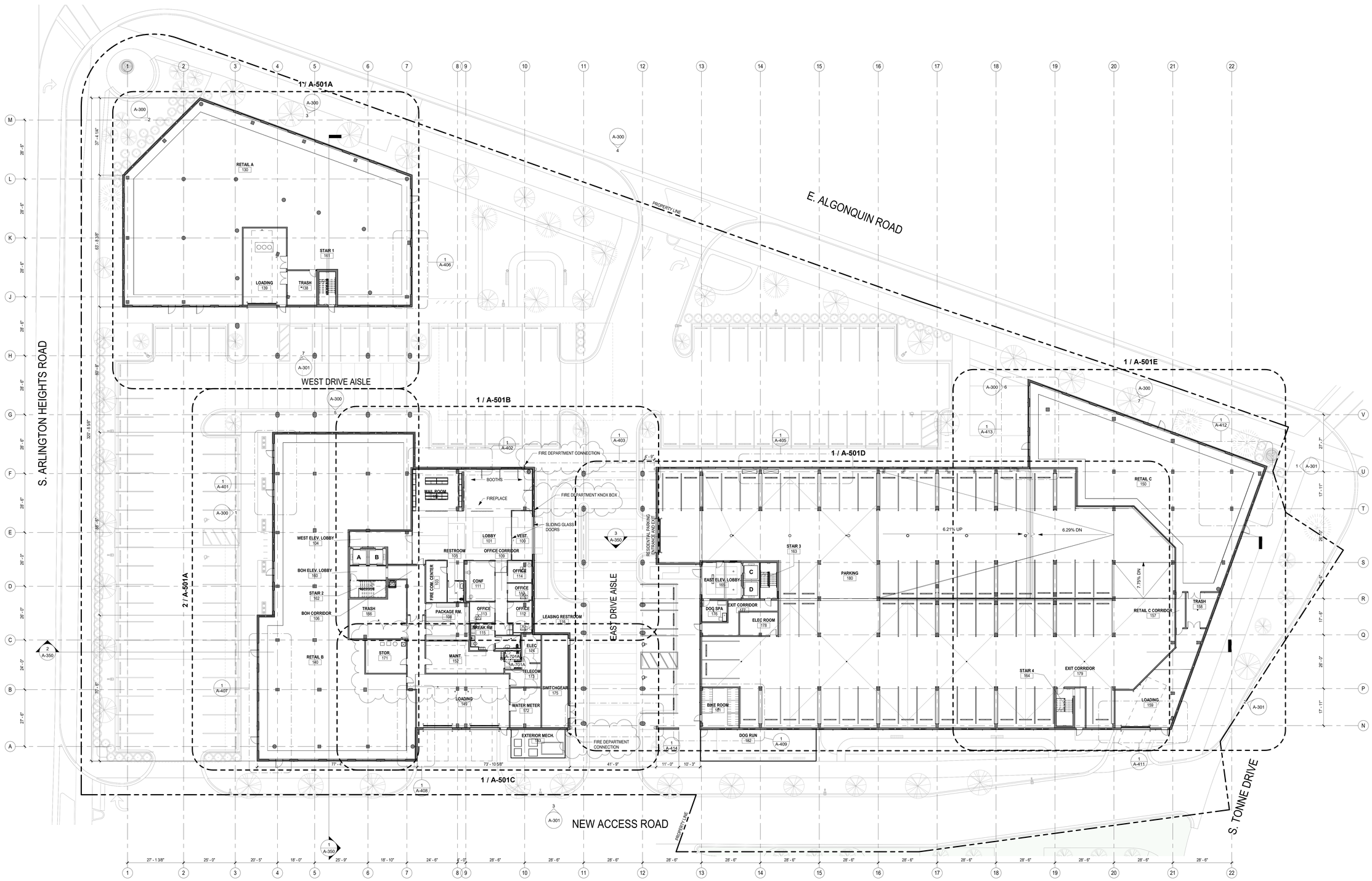
## FINISH LEGEND

| ROOM FINISH TAG | CEILING | WALL |
|---|---|---|
| | FLOOR | WALL BASE |

COMMON SPACE SHADES

## FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET WIDTHS, UNO.
3. SEE A-700 SHEETS FOR BATHROOM AND KITCHEN DETAILS IDENTIFYING DIFFERENCES BETWEEN TYPE A AND TYPE B UNITS.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-300 FOR ROOF TYPES AND A-003 FOR LOCATIONS AND SQUARE FOOTAGES
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS WITH MULTIPLE WALL PAINT COLORS LISTED
7. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH
8. REFER TO DOOR SCHEDULE FOR TYPICAL RESIDENTIAL DOORS TAGS WITH A LETTER. NON-RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH
9. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL BATHROOMS
10. REFER TO DETAIL A-815 FOR TYP DOOR DETAILS
11. PROVIDE SHADES IN ALL UNITS: 1% AT ALL BEDROOMS AND STUDIO UNITS, 3% AT ALL KITCHENS, LIVING, DINING ROOMS UNLESS STUDIO UNITS.
12. REFER TO A-900 SEAMING DIAGRAMS FOR CARPET PATTERNS.
13. REFER TO LEVEL 5 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
14. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD ASSEMBLIES AT INTERVALS OF 30' O.C. MAXIMUM. CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE JOINT DRAWING TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING MODULES WITH METAL HANGER RODS AT ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.
16. REFER TO SHEETS A-525A THROUGH A-525F FOR TYPE A CONFIGURATIONS OF ALL UNITS.




1 LEVEL 1 OVERALL FLOOR PLAN
1/16" = 1'-0"

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PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN

SHEET TITLE
LEVEL 1 FLOOR PLAN

SCALE
As indicated

DATE
10/16/2023

SHEET NUMBER
A-101

## LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS, AND SPECIFICATIONS.
2. REFER TO LANNDSCAPE DRAWINGS FOR PLANTS, TREES AND PLANTER SPECIFICATIONS.
3. REFER TO SHEET A-440 FOR ROOF TYPES
4. PROVIDE MINIMUM ONE EXTERIOR HOSE BIBB AND ONE WP/GFI RECEPTACLE PER ROOF FOR BUILDING MAINTENANCE. REFER TO ARCH DRAWINGS FOR LOCATIONS

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9. REFER TO SHEET A-422 FOR BOLLARD DETAILS BI

## FINISH LEGEND

| | | |
|---|---|---|
| ROOM FINISH TAG | CEILING | WALL |
| | FLOOR | WALL BASE |

COMMON SPACE SHADES

## FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET WIDTHS, UNO.
3. SEE A-700 SHEETS FOR BATHROOM AND KITCHEN DETAILS IDENTIFYING DIFFERENCES BETWEEN TYPE A AND TYPE B UNITS.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-350 FOR ROOF TYPES AND A-003 FOR LOCATIONS AND SQUARE FOOTAGES
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS WITH MULTIPLE WALL PAINT COLORS LISTED
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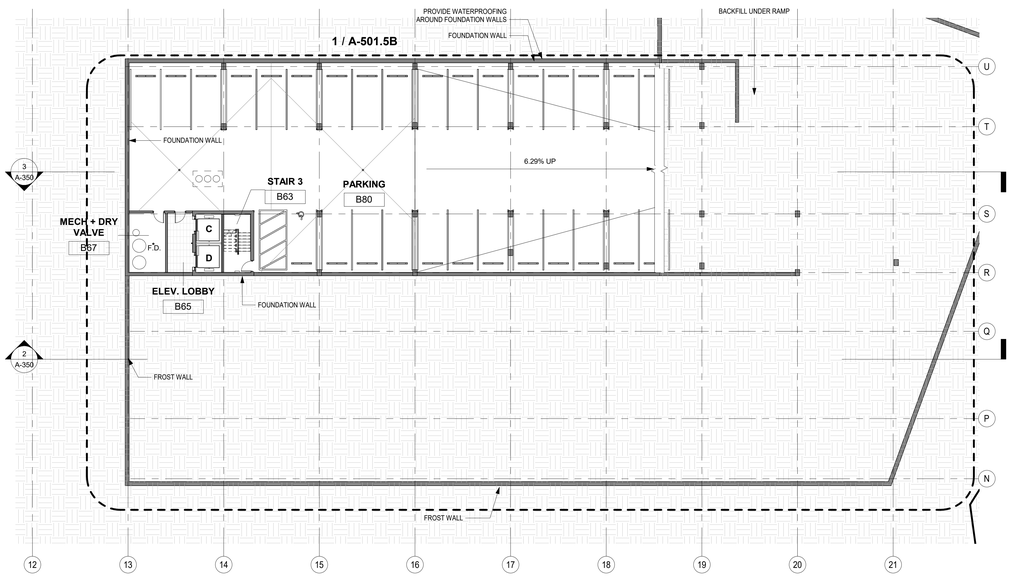
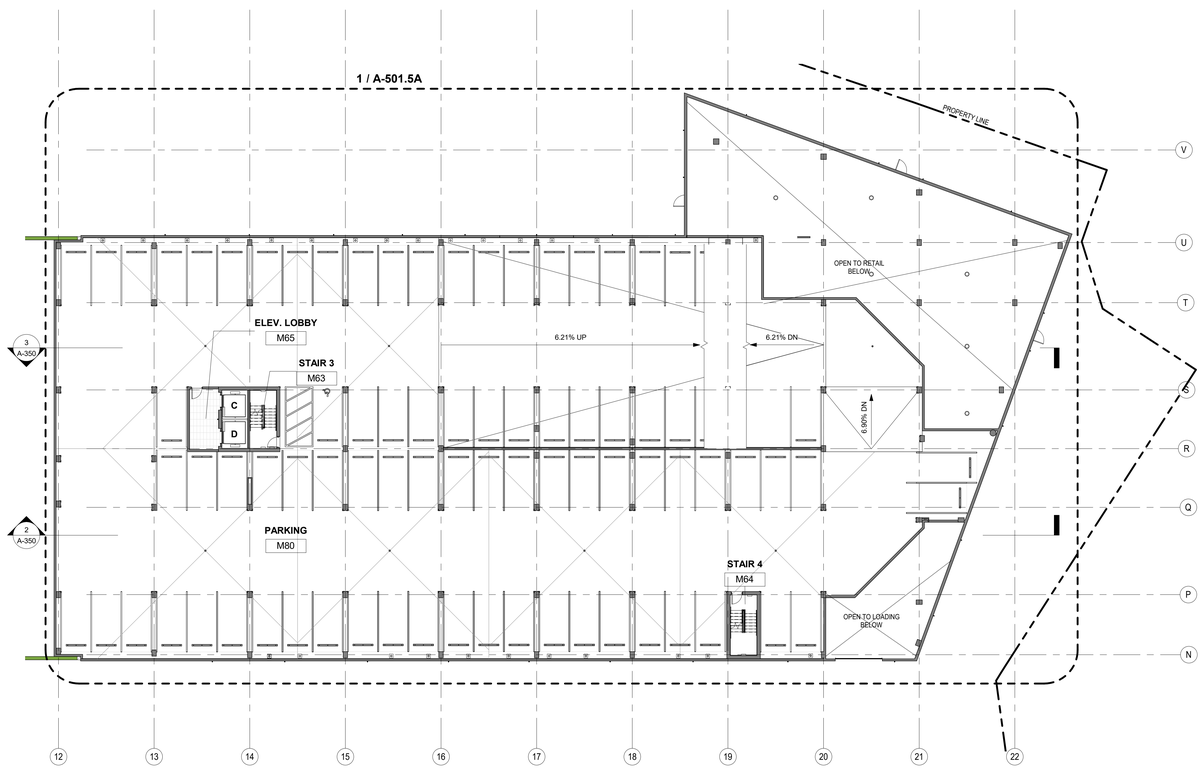



2 LEVEL LL OVERALL FLOOR PLAN
1/16" = 1'-0"




1 LEVEL 1.5 OVERALL FLOOR PLAN
1/16" = 1'-0"

CITY STAMP

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ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN LV1.5

SHEET TITLE
LEVEL 1.5 AND LEVEL LL FLOOR PLAN

SCALE
As indicated

DATE
09/07/2023

SHEET NUMBER
A-101.5

## LANDSCAPING NOTES

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## FINISH LEGEND

| ROOM FINISH TAG | CEILING | WALL |
|---|---|---|
| | FLOOR | WALL BASE |

COMMON SPACE SHADES

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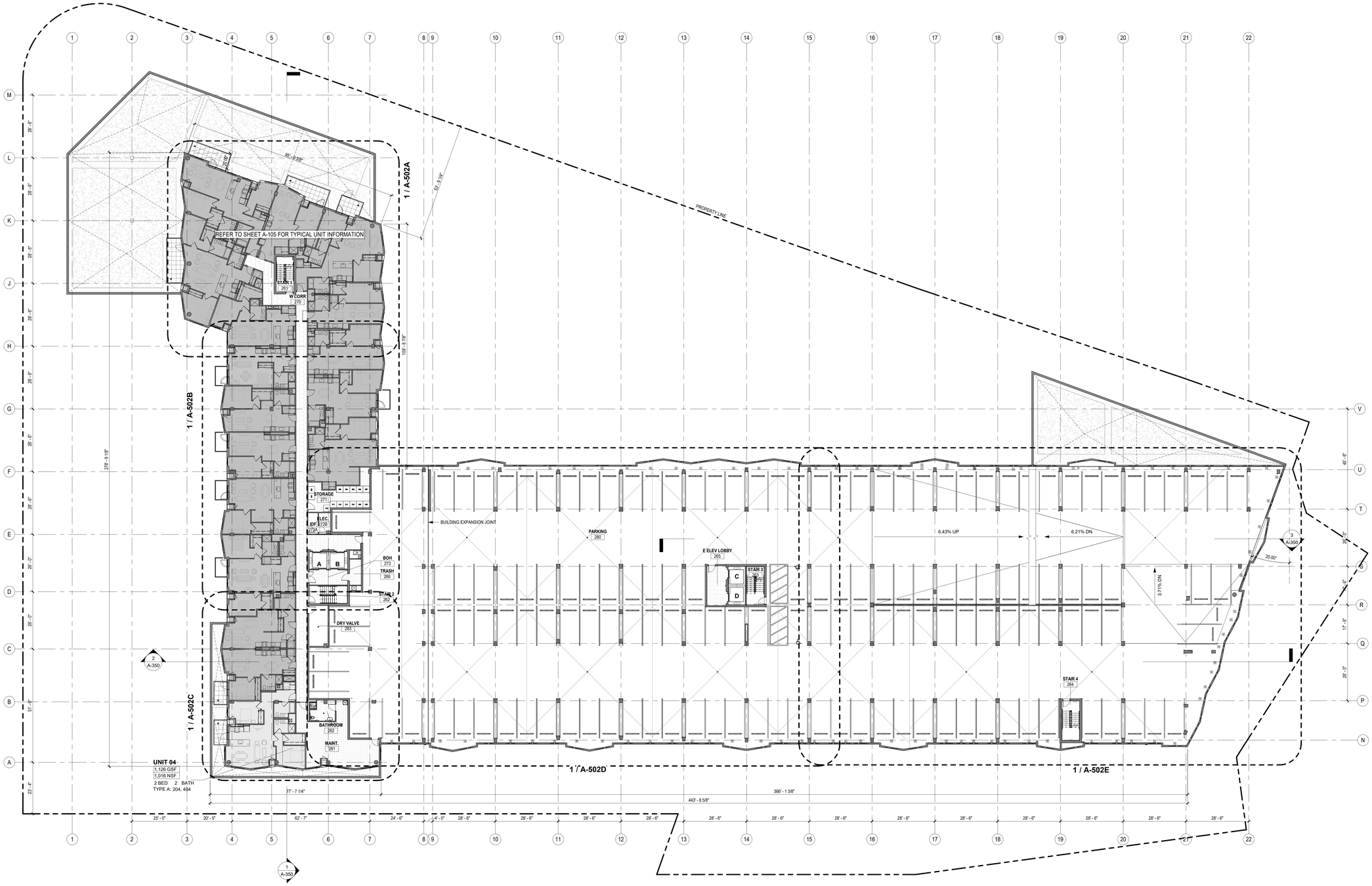


1 LEVEL 2 OVERALL FLOOR PLAN
1/16" = 1'-0"

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Tel: 630-724-9200

STRUCTURAL ENGINEER
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Chicago, IL 60611
Tel: 312-596-2000

MEPFP DESIGN CONSULTANT
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Tel: 312-985-0364

GENERAL CONTRACTOR
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Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN LV2-3

SHEET TITLE
LEVEL 2 FLOOR PLAN

SCALE
As indicated

DATE
09/07/2023

SHEET NUMBER
A-102

## LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS, AND SPECIFICATIONS.
2. REFER TO LANNDSCAPE DRAWINGS FOR PLANTS, TREES AND PLANTER SPECIFICATIONS.
3. REFER TO SHEET A-440 FOR ROOF TYPES
4. PROVIDE MINIMUM ONE EXTERIOR HOSE BIBB AND ONE WP/GFI RECEPTACLE PER ROOF FOR BUILDING MAINTENANCE. REFER TO ARCH DRAWINGS FOR LOCATIONS

## PARKING LEVEL NOTES

1. WALL REINFORCEMENT - CMU AND HERITAGE BRICK WALLS IN PARKING AREAS SHALL RESIST A CONCENTRATED LOAD OF 6,000 LBS APPLIED HORIZONTALLY IN ANY DIRECTION TO THE BARRIER SYSTEM AND SHALL HAVE ANCHORAGES OR ATTACHMENTS CAPABLE OF TRANSFERRING THIS LOAD TO THE STRUCTURE. THE LOADS SHALL BE ASSUMED TO ACT AT HEIGHTS BETWEEN 1'-6" AND 2'-3" ABOVE THE FLOOR. REFER TO SECTION 4.5.3 OF ASCE 7 FOR ADDITIONAL INFORMATION.
2. TYPICAL PARKING STALLS TO RECEIVE THE FOLLOWING:
   A. SIZE UNO: 9'-0" x 18'-0"
   B. 10" TALL PAINTED ORANGE STALL NUMBER
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. 6" x 6" BLACK RUBBER WHEEL STOP WITH REFLECTIVE VISIBILITY STRIPING LOCATED 2'-0" FROM REAR OF STALL, UNO.
3. TYPICAL HANDICAPPED PARKING STALLS TO RECEIVE THE FOLLOWING:
   A. SIZE UNO: 11'-0" x 18'-0" + 5'-0" x 18'-0" ACCESS AISLE
   B. 10" TALL PAINTED ORANGE STALL NUMBER
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. MIN 60" WIDE PAINTED WHITE STRIPED ACCESS AISLE FOR FULL LENGTH OF STALL
   E. 6" x 6" BLACK RUBBER WHEEL STOP WITH REFLECTIVE VISIBILITY STRIPING LOCATED 2'-0" FROM REAR OF STALL
   F. FLOOR OR WALL MOUNTED HANDICAP SIGNAGE.
   G. NO AREA OF THE PARKING STALL OR ACCESS AISLE SHALL HAVE SLOPE GREATER THAN 1:48
4. ALL PARKING STALLS AND DRIVE AISLES TO MAINTAIN MINIMUM CLEAR HEIGHT OF 7'-2"
5. PROVIDE PIPE GUARDS AT ALL EXPOSED PIPES, PAINTED SAFETY ORANGE.
6. PROVIDE CORNER GUARDS AT ALL COLUMNS AND WALLS WITHIN VEHICULAR TRAFFIC, PAINTED SAFETY ORANGE.
7. PROVIDE VEHICULAR TRAFFIC COATING IN ALL PARKING GARAGES EXCEPT AT FOLLOWING LOCATIONS: HEAVY VEHICULAR TRAFFIC COATING OVER OCCUPIED SPACES. SEALED CONCRETE AT SLAB-ON-GRADES.
8. ALL PARKING FLOORS ARE TO SLOPE TO FLOOR DRAINS LOCATED AT DRIVE AISLE.
9. REFER TO SHEET A-422 FOR BOLLARD DETAILS | B8

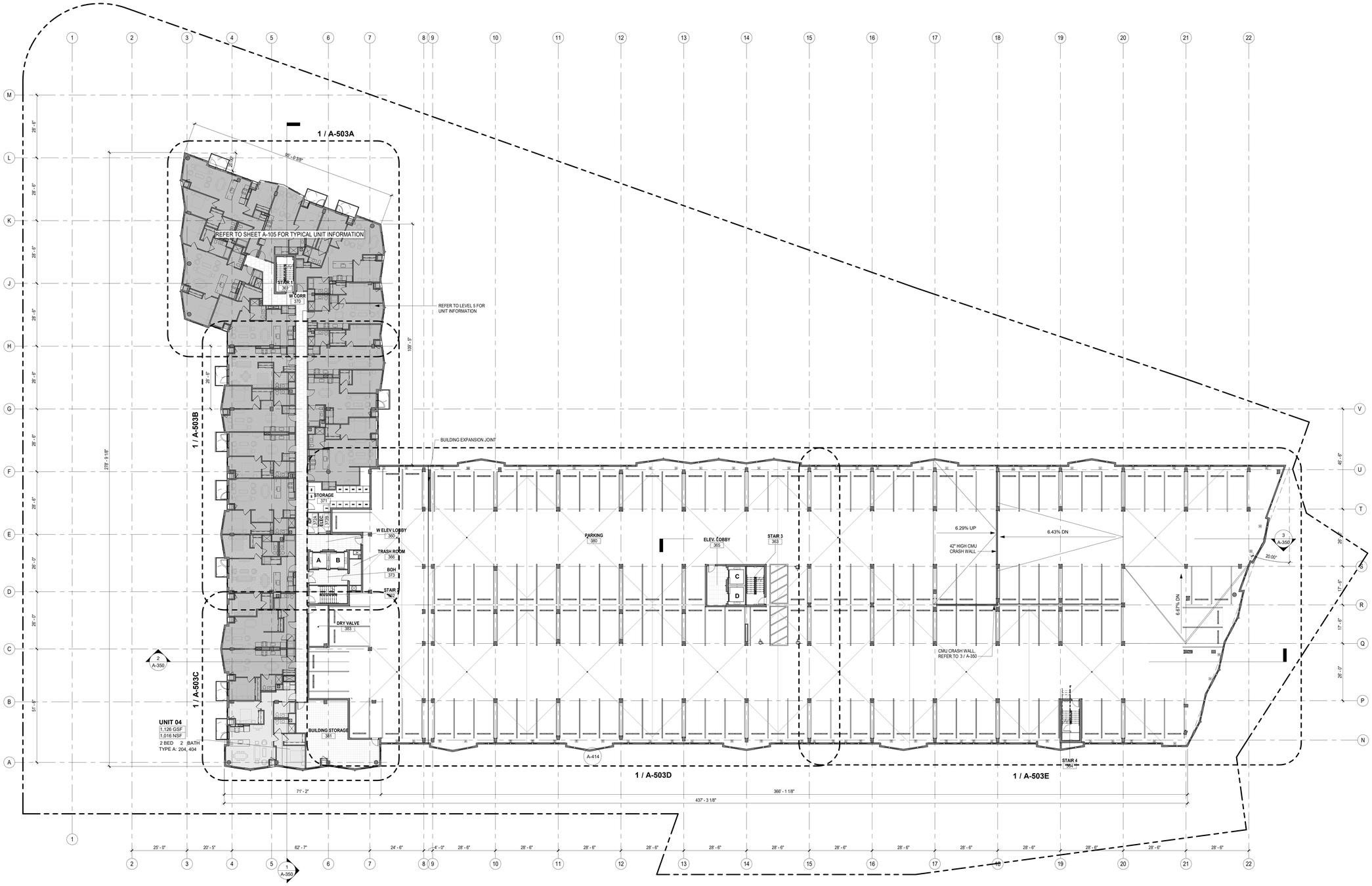
## FINISH LEGEND

| ROOM FINISH TAG | CEILING | WALL |
|---|---|---|
| | FLOOR | WALL BASE |

COMMON SPACE SHADES

## FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET WIDTHS, UNO.
3. SEE A-700 SHEETS FOR BATHROOM AND KITCHEN DETAILS IDENTIFYING DIFFERENCES BETWEEN TYPE A AND TYPE B UNITS.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-350 FOR ROOF TYPES AND A-003 FOR LOCATIONS AND SQUARE FOOTAGES
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS WITH MULTIPLE WALL PAINT COLORS LISTED
7. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH
8. REFER TO DOOR SCHEDULE FOR TYPICAL RESIDENTIAL DOORS TAGS WITH A LETTER, NON-RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH
9. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL BATHROOMS
10. REFER TO DETAIL A-815 FOR TYP DOOR DETAILS
11. PROVIDE SHADES IN ALL UNITS: 1% AT ALL BEDROOMS AND STUDIO UNITS, 3% AT ALL KITCHENS, LIVING, DINING ROOMS UNLESS STUDIO UNITS.
12. REFER TO A-900 SEAMING DIAGRAMS FOR CARPET PATTERNS.
13. REFER TO LEVEL 5 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
14. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD ASSEMBLIES AT INTERVALS OF 30' O.C. MAXIMUM. CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE JOINT DRAWING TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING MODULES WITH METAL HANGER RODS AT ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.




1 LEVEL 3 OVERALL FLOOR PLAN
1/16" = 1'-0"

CITY STAMP

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SIGNATURE/SEAL

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

| No. | Date | Description |
|---|---|---|
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

# ARLINGTON HEIGHTS PHASE I

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Arlington Heights, IL 60005

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ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN LV2-3

SHEET TITLE
LEVEL 3 FLOOR PLAN

SCALE
As indicated

DATE
08/07/2023

SHEET NUMBER
A-103

## LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS, AND SPECIFICATIONS.
2. REFER TO LANNDSCAPE DRAWINGS FOR PLANTS, TREES AND PLANTER SPECIFICATIONS.
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## FINISH LEGEND

| | | |
|---|---|---|
| ROOM FINISH TAG | CEILING | WALL |
| | FLOOR | WALL BASE |

COMMON SPACE SHADES

## FLOOR PLAN NOTES

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6. REFER TO INTERIOR ELEVATIONS FOR ROOMS WITH MULTIPLE WALL PAINT COLORS LISTED
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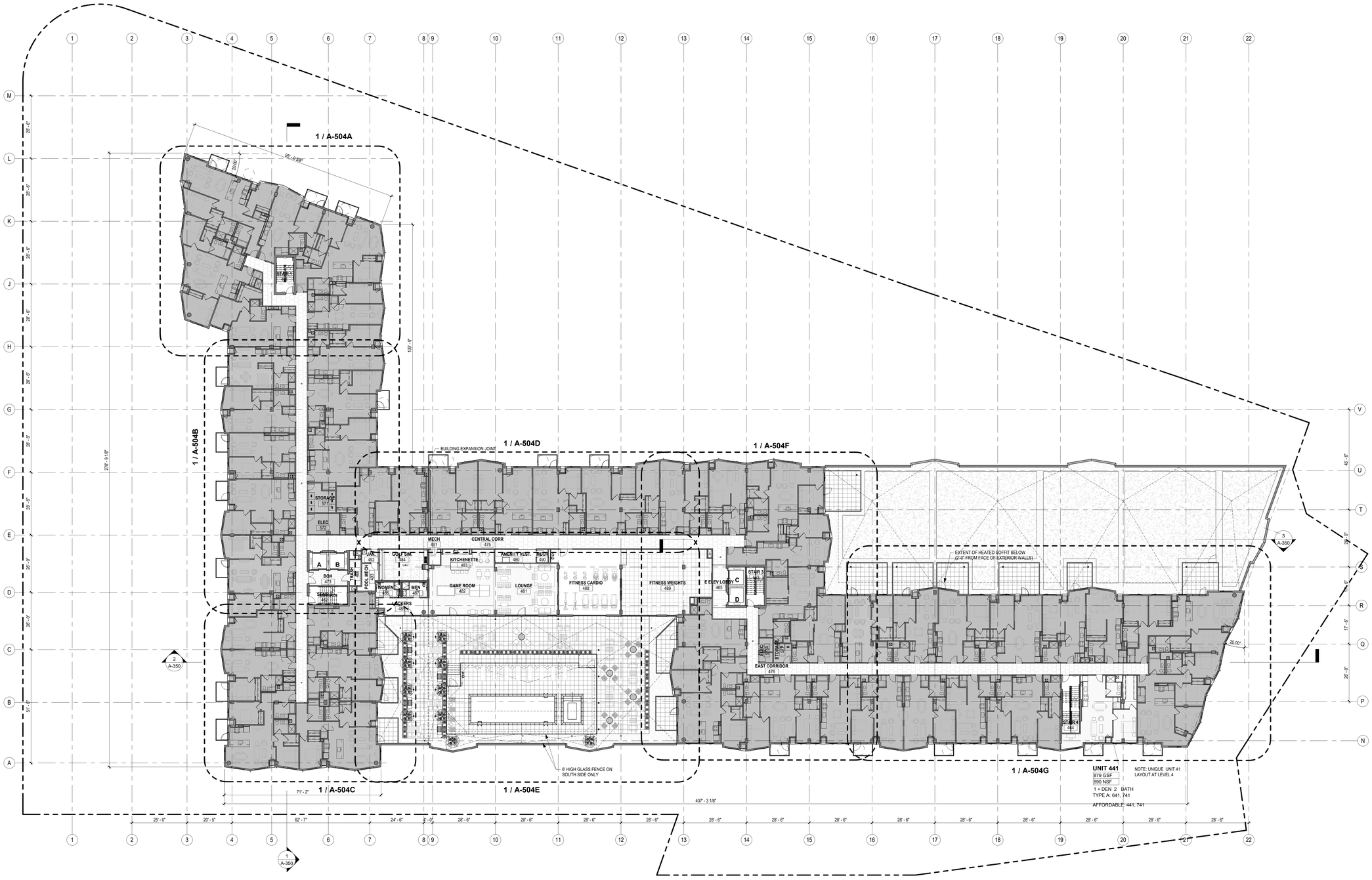


1 LEVEL 4 OVERALL FLOOR PLAN
1/16" = 1'-0"

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| No. | Date | Description |
|---|---|---|
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
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MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN LV4

SHEET TITLE
LEVEL 4 FLOOR PLAN

SCALE
As indicated

DATE
09/07/2023

SHEET NUMBER
A-104

UNIT MIX

| ROOM NUMBER | BEDROOMS | AREA (GSF) | Area (NSF) | COUNT |
|---|---|---|---|---|
| UNIT 01 | STUDIO | 589 SF | 549 | 5 |
| UNIT 02 | 2 BED | 923 SF | 874 | 5 |
| UNIT 03 | 2 BED | 1,146 SF | 1,072 | 5 |
| UNIT 04 | 2 BED | 1,081 SF | 1,009 | 7 |
| UNIT 05 | 1 BED | 646 SF | 610 | 7 |
| UNIT 06 | STUDIO | 613 SF | 580 | 7 |
| UNIT 07 | 2 BED | 1,041 SF | 990 | 7 |
| UNIT 08 | 1 + DEN | 810 SF | 771 | 7 |
| UNIT 09 | 1 BED | 644 SF | 612 | 7 |
| UNIT 10 | 1 BED | 685 SF | 652 | 7 |
| UNIT 11 | STUDIO | 578 SF | 545 | 7 |
| UNIT 12 | 1 BED | 763 SF | 724 | 7 |
| UNIT 13 | 2 BED | 1,076 SF | 1,006 | 7 |
| UNIT 14 | 2 BED | 1,169 SF | 1,089 | 7 |
| UNIT 15 | 1 BED | 685 SF | 644 | 7 |
| UNIT 16 | 2 BED | 1,114 SF | 1,047 | 7 |
| UNIT 17 | 1 BED | 646 SF | 609 | 7 |
| UNIT 18 | 1 BED | 702 SF | 666 | 7 |
| UNIT 19 | 1 BED | 736 SF | 697 | 7 |
| UNIT 20 | 1 + DEN | 849 SF | 808 | 7 |
| UNIT 21 | STUDIO | 571 SF | 532 | 5 |
| UNIT 22 | 1 BED | 636 SF | 607 | 5 |
| UNIT 23 | 1 BED | 703 SF | 663 | 5 |
| UNIT 24 | 1 BED | 797 SF | 758 | 5 |
| UNIT 25 | 1 BED | 733 SF | 696 | 5 |
| UNIT 26 | 2 BED | 1,087 SF | 1,040 | 5 |
| UNIT 27 | 1 BED | 736 SF | 701 | 5 |
| UNIT 28 | STUDIO | 588 SF | 553 | 5 |
| UNIT 29 | 2 BED | 1,101 SF | 1,031 | 5 |

UNIT MIX

| ROOM NUMBER | BEDROOMS | AREA (GSF) | Area (NSF) | COUNT |
|---|---|---|---|---|
| UNIT 30 | 1 BED | 762 SF | 709 | 5 |
| UNIT 31 | 1 BED | 677 SF | 639 | 5 |
| UNIT 32 | 1 BED | 648 SF | 616 | 5 |
| UNIT 33 | 1 BED | 710 SF | 672 | 5 |
| UNIT 34 | 1 BED | 648 SF | 614 | 5 |
| UNIT 35 | 1 BED | 748 SF | 710 | 5 |
| UNIT 36 | 1 BED | 769 SF | 737 | 5 |
| UNIT 37 | STUDIO | 634 SF | 604 | 5 |
| UNIT 38 | STUDIO | 572 SF | 540 | 5 |
| UNIT 39 | 3 BED | 1,419 SF | 1,333 | 5 |
| UNIT 40 | 3 BED | 1,296 SF | 1,222 | 5 |
| UNIT 41 | 2 BED | 969 SF | 890 | 3 |
| UNIT 42 | 2 BED | 1,042 SF | 987 | 5 |
| UNIT 43 | STUDIO | 554 SF | 525 | 5 |
| UNIT 44 | 1 BED | 702 SF | 665 | 5 |
| UNIT 45 | 1 BED | 702 SF | 659 | 5 |
| UNIT 46 | STUDIO | 554 SF | 525 | 5 |
| UNIT 47 | 2 BED | 1,068 SF | 1,022 | 5 |
| UNIT 48 | 1 BED | 1,192 SF | 1,120 | 5 |
| UNIT 49 | 1 BED | 761 SF | 716 | 5 |
| UNIT 50 | 1 BED | 904 SF | 870 | 4 |
| UNIT 51 | 1 BED | 776 SF | 736 | 4 |
| UNIT 52 | 2 BED | 1,180 SF | 1,125 | 4 |
| UNIT 53 | 2 BED | 1,179 SF | 1,132 | 4 |
| UNIT 54 | 1 + DEN | 862 SF | 831 | 4 |
| UNIT 203 | 1 BED | 874 SF | 824 | 2 |
| UNIT 441 | 1 + DEN | 879 SF | 890 | 1 |
| UNIT 541 | 2 BED | 951 SF | 890 | 1 |
| Grand total | | 47,476 SF | 44,938 | 301 |

FINISH LEGEND

| ROOM FINISH TAG | CEILING | WALL |
|---|---|---|
| | FLOOR | WALL BASE |

COMMON SPACE SHADES

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
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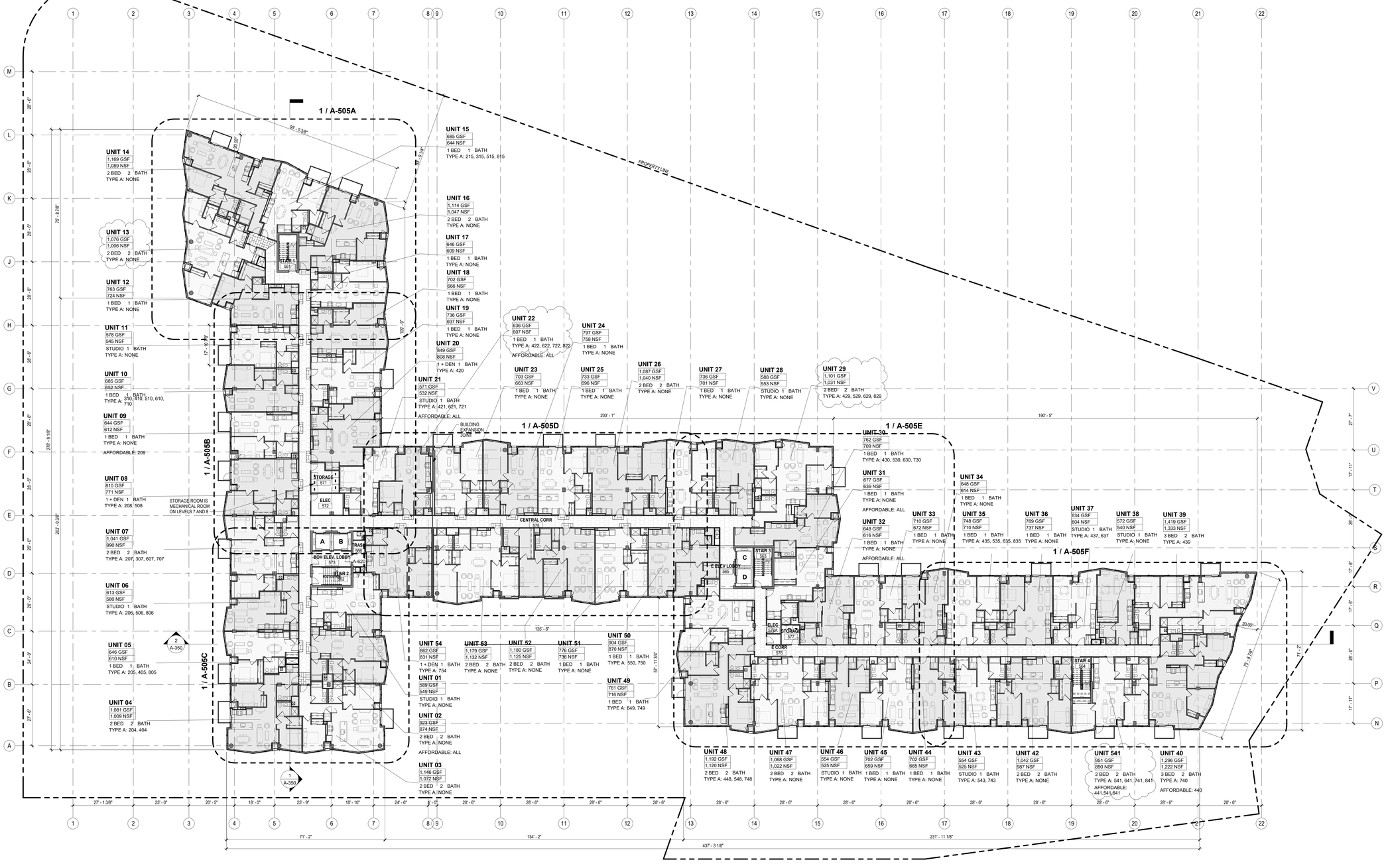
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING MODULES WITH METAL HANGER RODS AT ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.
16. REFER TO SHEETS A-525A THROUGH A-525F FOR TYPE A CONFIGURATIONS OF ALL UNITS.




1 LEVEL 5-8 OVERALL FLOOR PLAN
1/16" = 1'-0"

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| No. | Date | Description |
|---|---|---|
| 12 | 10/25/2023 | 95% CD's |
| 11 | 10/20/2023 | VILLAGE COMMENTS |
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

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FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN LV5-8

SHEET TITLE
LEVEL 5-8 OVERALL FLOOR PLAN

SCALE
As indicated

DATE
10/16/2023

SHEET NUMBER
A-105

## LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS, AND SPECIFICATIONS.
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## FINISH LEGEND

| | | |
|---|---|---|
| ROOM FINISH TAG | CEILING | WALL |
| | FLOOR | WALL BASE |

COMMON SPACE SHADES

## FLOOR PLAN NOTES

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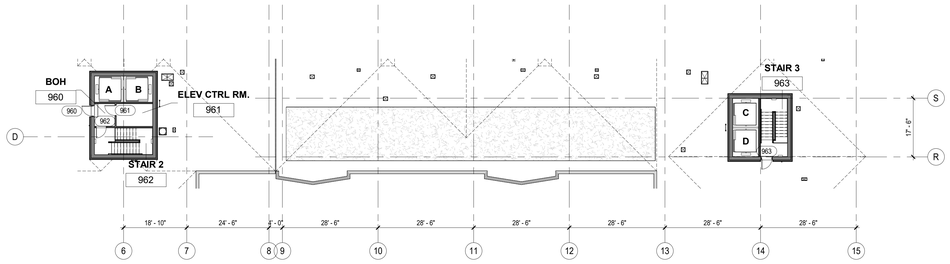
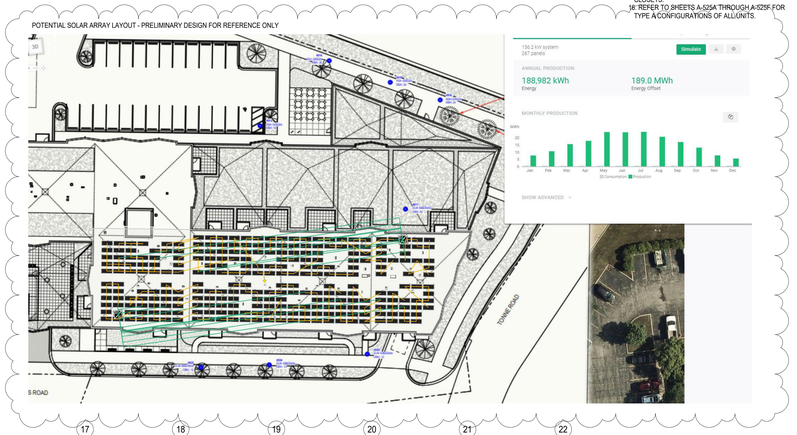
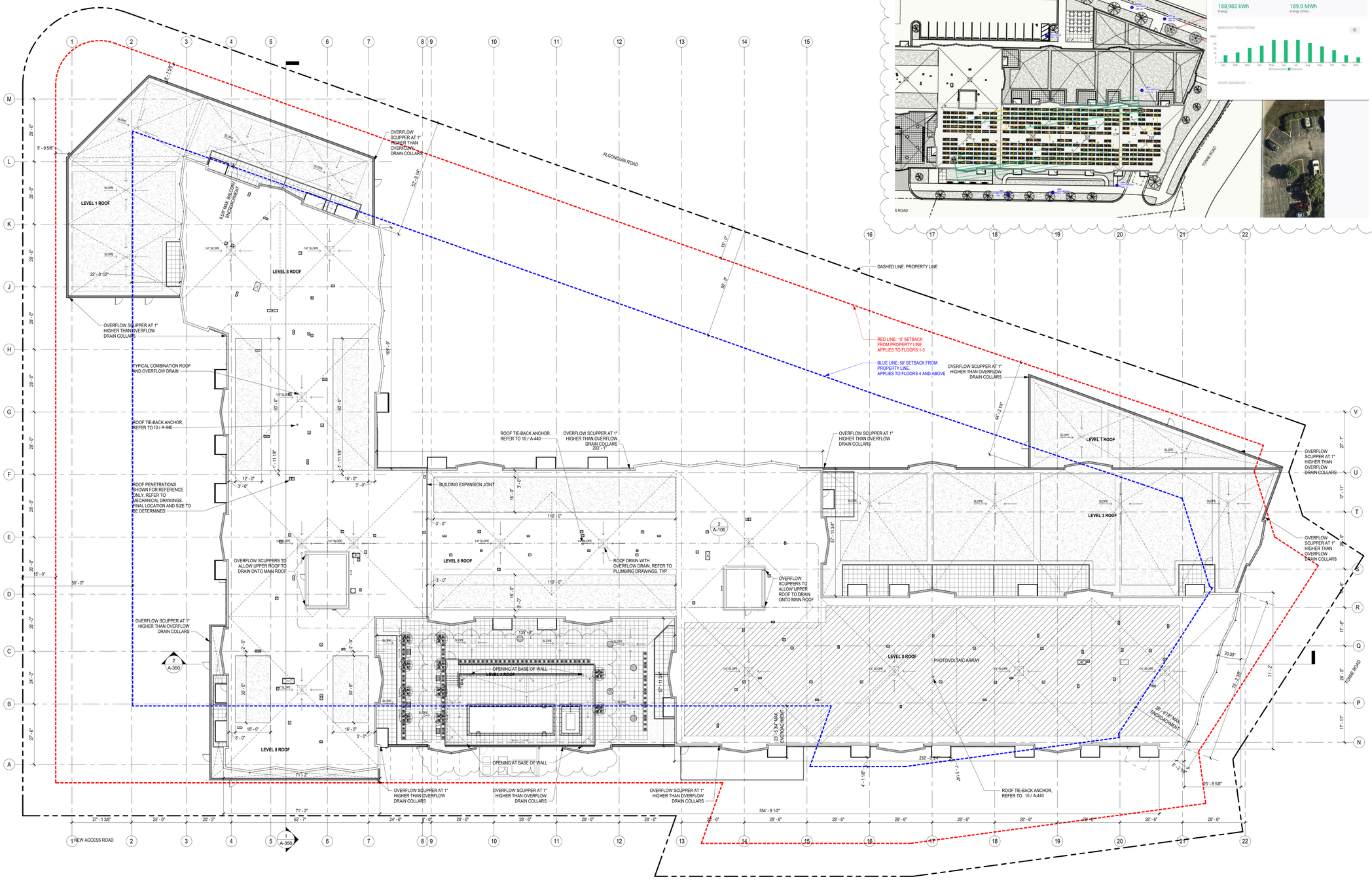
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS WITH MULTIPLE WALL PAINT COLORS LISTED
7. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH
8. REFER TO DOOR SCHEDULE FOR TYPICAL RESIDENTIAL DOORS TAGS WITH A LETTER, NON-RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH
9. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL BATHROOMS
10. REFER TO DETAIL A-815 FOR TYP DOOR DETAILS
11. PROVIDE SHADES IN ALL UNITS. 1% AT ALL BEDROOMS AND STUDIO UNITS, 3% AT ALL KITCHENS, LIVING, DINING ROOMS UNLESS STUDIO UNITS.
12. REFER TO A-900 SEAMING DIAGRAMS FOR CARPET PATTERNS.
13. REFER TO LEVEL 5 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
14. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD ASSEMBLIES AT INTERVALS OF 30' O.C. MAXIMUM. CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE JOINT DRAWING TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING MODULES WITH METAL HANGER RODS AT ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.
16. REFER TO SHEETS A-525A THROUGH A-525F FOR TYPE A CONFIGURATIONS OF ALL UNITS.




2 ROOF LEVEL - ELEVATOR CORES FLOOR PLAN - 1/16"
1/16" = 1'-0"

POTENTIAL SOLAR ARRAY LAYOUT - PRELIMINARY DESIGN FOR REFERENCE ONLY




1 OVERALL ROOF PLAN
1/16" = 1'-0"

CITY STAMP

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

| No. | Date | Description |
|---|---|---|
| 12 | 10/25/2023 | 95% CD's |
| 11 | 10/20/2023 | VILLAGE COMMENTS |
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

# ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

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Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN LV5-8

SHEET TITLE
ROOF PLAN

SCALE
As indicated

DATE
10/16/2023

SHEET NUMBER
A-106

## ELECTRICAL NOTES

1. OUTLET LOCATION TO COMPLY WITH CBC REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SECTION 18-27-210.52:
   A. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE.
   B. ONLY SWITCHED OUTLET LOCATIONS ARE SHOWN ON ARCHITECTURAL DRAWINGS. REFER TO DESIGN / BUILD ELECTRICAL ENGINEER DRAWINGS FOR REQUIREMENTS.
   C. WHERE FLOOR OUTLET LOCATIONS ARE REQUIRED,REFER TO SHEET G003 FOR DETAILS ALONG EXTERIOR WALL.
2. PROVIDE FIRE ALARM DEVICES TO COMPLY WITH, BUT NOT LIMITED TO, THE CODES LISTED ON SHEET G000, AND MEP/FP SPECIFICATIONS (COSENTINI MEP BOD NARRATIVE DATED MAY 20, 2019). DEVICES TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
   A. SMOKE DETECTORS
   B. AUDIBLE/VISUAL DEVICES (ADA COMPLIANT)
   C. CO DETECTORS
   D. COMMUNICATION DEVICES W/IN STAIRWELLS AND ELEVATOR CABS.
3. PROVIDE EXIT SIGNAGE TO COMPLY WITH CBC REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SECTIONS 13-160-790.
4. LIGHT FIXTURES AND SPEAKERS AT SOFFIT LOCATIONS TO BE RECESSED.
   A. RESIDENTIAL UNIT LIGHT FIXTURE F1 TO BE REPLACED WITH FIXTURE F2 AT SOFFITS.
5. REFER TO ENLARGED FLOOR PLANS FOR TERRACE AND BALCONY BOLLARD LOCATIONS

## ELECTRICAL SYMBOLS

- RECESSED JUNCTION BOX
- SURFACE MOUNTED JUNCTION BOX
- SURFACE MOUNTED DOWN LIGHT
- RECESSED DOWN LIGHT
- SURFACE MOUNTED ELEVATOR SCONE
- SURFACE MOUNTED UNIT ENTRY LIGHT
- SURFACE MOUNTED UNDER-CAB LIGHT
- SURFACE MOUNTED CLOSET LIGHT
- CEILING MOUNTED TRACK LIGHT
- CEILING MOUNTED WATERPROOF DOWNLIGHT
- WALL MOUNTED STAIRWELL LIGHT
- SURFACE MOUNTED GARAGE LIGHT
- EXTERIOR TERRACE BOLLARD
- CEILING SUSPENDED LINEAR LIGHT
- SD — SMOKE DETECTOR
- SC — ELEVATOR SMOKE CURTAIN - SMOKE DETECTION ACTIVATED
- RESIDENTIAL UNIT ELECTRIC BREAKER PANEL

## ELECTRICAL SYMBOLS

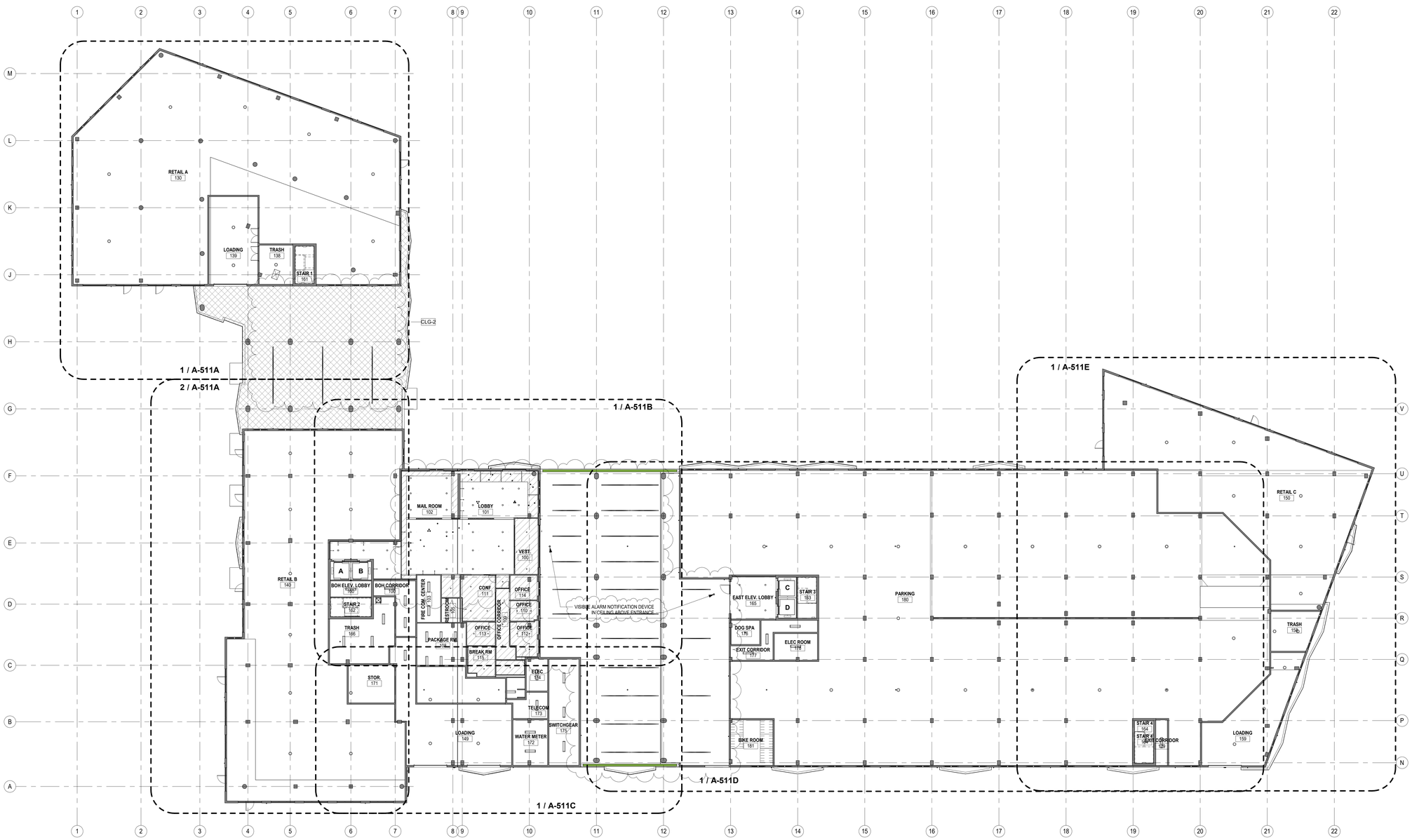
- DUPLEX OUTLET
- RECESSED FLOOR OUTLET
- USB OUTLET
- RECESSED USB FLOOR OUTLET
- DATA OUTLET
- RECESSED DATA OUTLET
- WP — WEATHERPROOF OUTLET
- GFI OUTLET
- SINGLE SWITCH
- 3 — THREE - WAY LIGHT SWITCH
- AIR SWITCH (GARBAGE DISPOSAL)

## REFLECTED CEILING PLAN NOTES

1. "EQ" DIMENSIONS ARE ONLY EQUAL WITHIN INDIVIDUAL DIMENSION STRINGS.
2. TERMINATE ALL SOFFITS INTO SLAB ABOVE, UNO
3. LIGHT AND OUTLET LOCATIONS ARE FOR REFERENCE FOR ELECTRICAL DESIGN-BUILD CONTRACTOR TO SHOW DESIGN INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ELECTRICAL EQUIPMENT WHERE SHOWN ON THESE DRAWINGS AS WELL AS ALL CODE REQUIRED DEVICES.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. PROVIDE ONE SWITCHED AND ONE USB OUTLET AT ALL BED WALLS.
6. PROVIDE AN OUTLET AT ALL WORK DESKS IN UNITS
7. PROVIDE A WATERPROOF + GFCI RECEPTABLE BOLLARD AT ALL RESIDENTIAL TERRACES.
8. REFER TO 6/G004 FOR TYPICAL PERIMETER FLOOR OUTLET DETAIL.

## CEILING FINISHES SYMBOLS

- (CLG-1) GYP. BOARD SOFFIT, PAINTED
- (CLG-2) EXTERIOR GYP. BOARD SOFFIT, PAINTED, INSULATED (R-30 MIN)
- (CLG-3) ACT CEILING - EXTERIOR GRADE, 2x4 GRID, INSULATED (R-30 MIN)
- (CLG-4) INSULATION (R30) APPLIED TO UNDERSIDE OF SLAB
- (CLG-5) HIGH IMPACT RUBBER TILE ADHERED TO 5KIM COATED SLAB ABOVE




1 LEVEL 1 REFLECTED CEILING PLAN
1/16" = 1'-0"

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MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

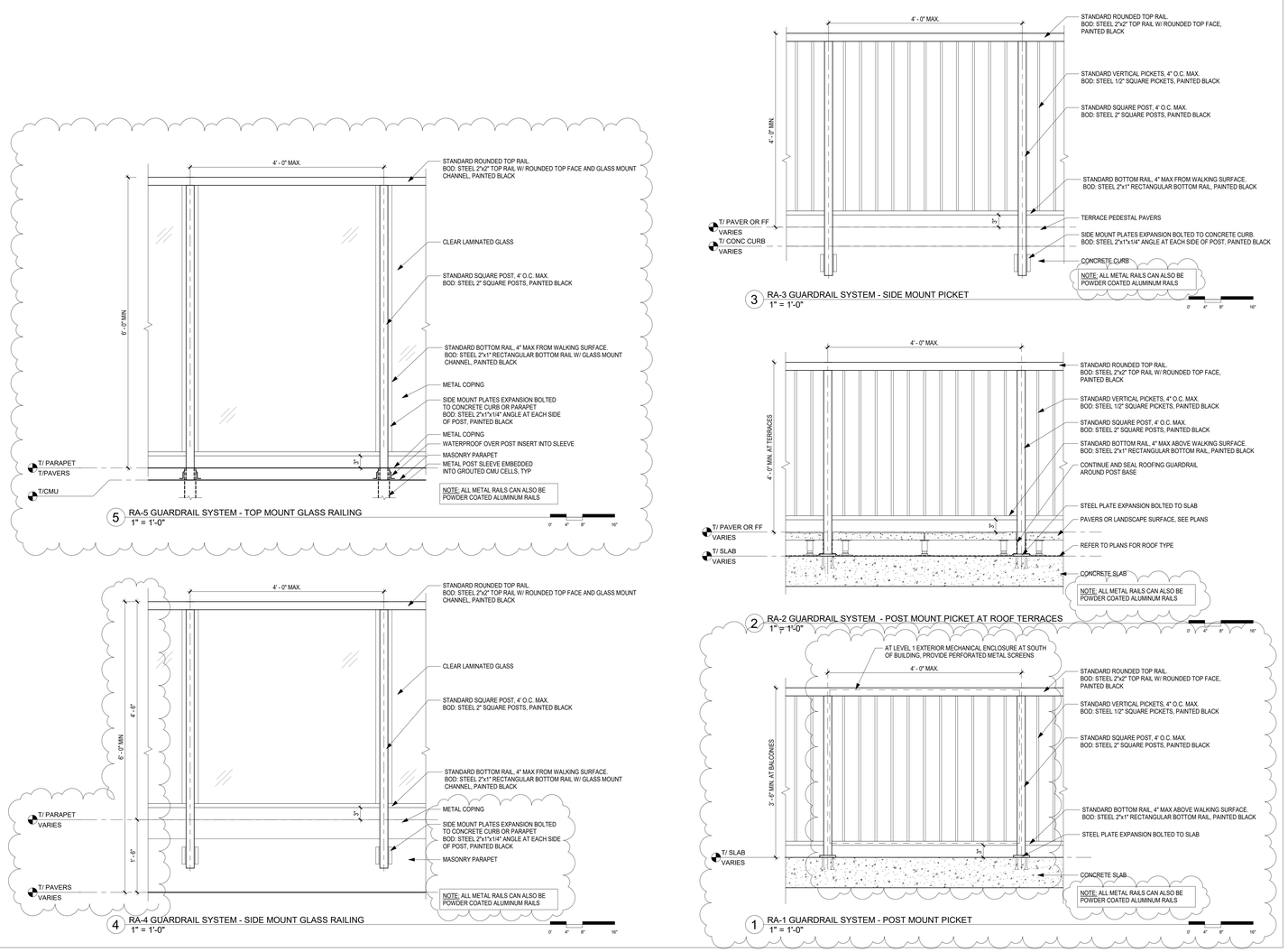
FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
LEVEL 1 REFLECTED CEILING PLAN

SCALE
As indicated

DATE
10/16/2023

SHEET NUMBER
A-201

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ELECTRICAL DESIGN/BUILD CONTRACTOR

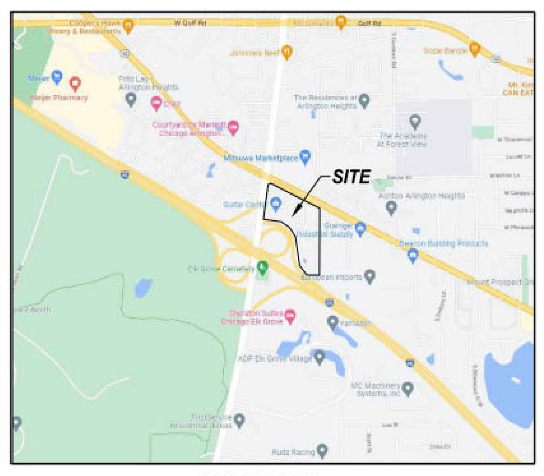
FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
EXTERIOR GUARDRAILTYPES

SCALE
1" = 1'-0"

DATE
10/16/2023

SHEET NUMBER
A-426




VICINITY MAP
NOT TO SCALE

# *ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY*
## *OF*
# *ARLINGTON HEIGHTS RESIDENTIAL*
## *ARLINGTON HEIGHTS, ILLINOIS*

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:
1, 15 & 111 EAST ALGONQUIN ROAD, 2355 ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, IL 60005

### *FLOOD HAZARD NOTE*

THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0211J) EFFECTIVE DATE 8/19/2008.

### *AREA*

*PARCELS 1, 3, 5, 8, 9A AND 9B TOTAL:*
167,269 SQ. FT.
3.8400 ACRES

### *BASIS OF BEARINGS*

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 42° 02' 33.36921" N
LONGITUDE 87° 58' 52.65087" W
ELLIPSOIDAL HEIGHT: 597.165 SFT
GROUND SCALE FACTOR 1.0000430461
ALL MEASUREMENTS ARE ON THE GROUND.

### *LEGEND*

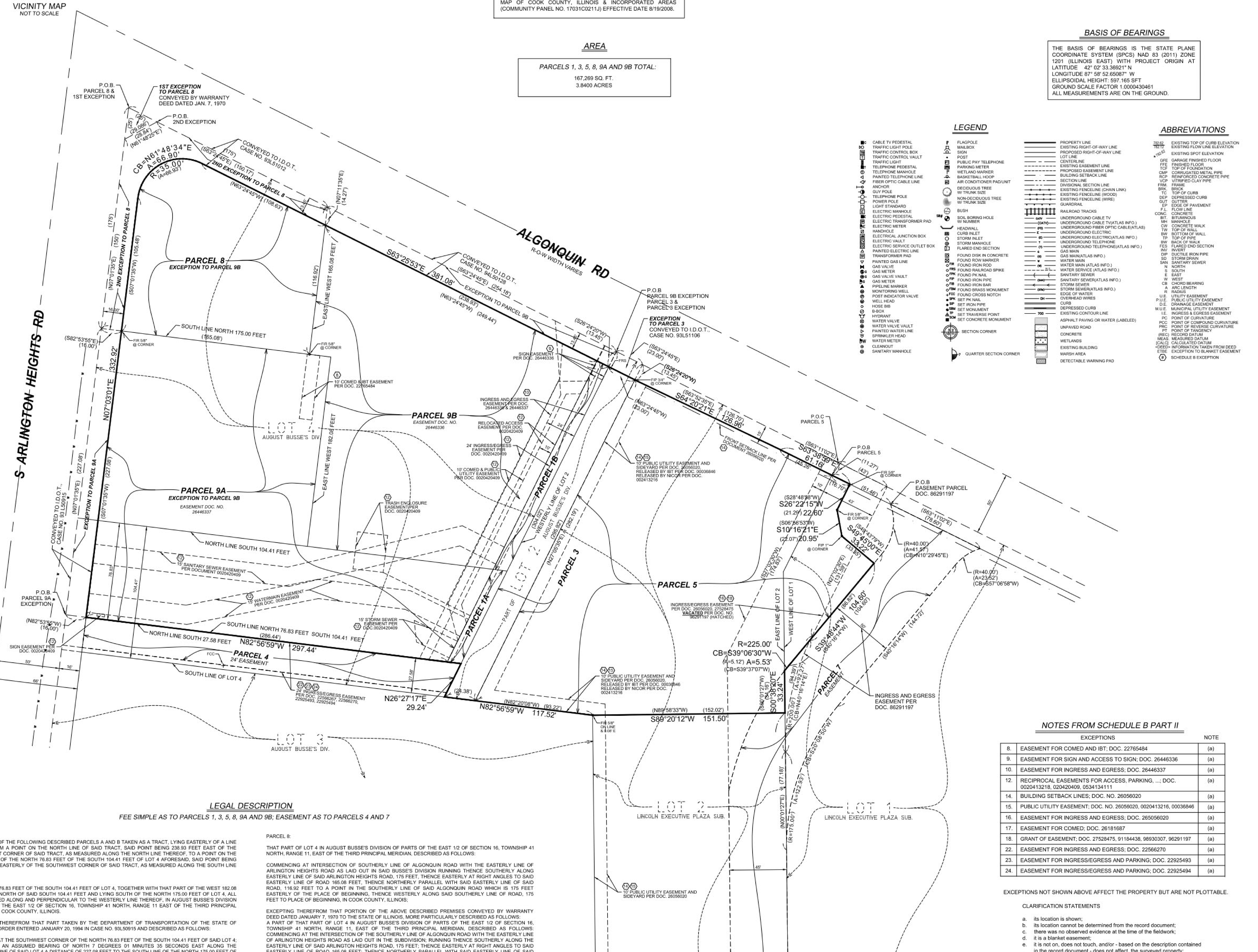
CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
TELEPHONE POLE
POWER POLE
LIGHT STANDARD
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER PAD
ELECTRIC METER
HANDHOLE
ELECTRICAL JUNCTION BOX
ELECTRIC VAULT
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE
TRANSFORMER PAD
PAINTED GAS LINE
GAS VALVE
GAS METER
GAS VALVE VAULT
GAS METER
PIPELINE MARKER
MONITORING WELL
POST INDICATOR VALVE
WELL HEAD
HOSE BIB
B-BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
SPRINKLER HEAD
WATER METER
CLEANOUT
SANITARY MANHOLE

FLAGPOLE
MAILBOX
SIGN
POST
PUBLIC PAY TELEPHONE
PARKING METER
WETLAND MARKER
BASKETBALL HOOP
AIR CONDITIONER PAD/UNIT
DECIDUOUS TREE W/ TRUNK SIZE
NON-DECIDUOUS TREE W/ TRUNK SIZE
BUSH
SOIL BORING HOLE W/ NUMBER
HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
FOUND DISK IN CONCRETE
FOUND ROW MARKER
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
FBM FOUND BRASS MONUMENT
FCC FOUND CROSS NOTCH
SPK SET PK NAIL
SIP SET IRON PIPE
SBM SET MONUMENT
TP SET TRAVERSE POINT
SCM SET CONCRETE MONUMENT
SECTION CORNER
QUARTER SECTION CORNER

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
LOT LINE
CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE
DIVISIONAL SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
UNDERGROUND CABLE TV
UNDERGROUND CABLE TV(ATLAS INFO.)
UNDERGROUND FIBER OPTIC CABLE(ATLAS)
UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC(ATLAS INFO.)
UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE(ATLAS INFO.)
GAS MAIN
GAS MAIN(ATLAS INFO.)
WATER MAIN
WATER MAIN (ATLAS INFO.)
WATER SERVICE (ATLAS INFO.)
SANITARY SEWER
SANITARY SEWER(ATLAS INFO.)
STORM SEWER
STORM SEWER(ATLAS INFO.)
EDGE OF WATER
OVERHEAD WIRES
CURB
DEPRESSED CURB
EXISTING CONTOUR LINE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING
MARSH AREA
DETECTABLE WARNING PAD

### *ABBREVIATIONS*

| | |
|---|---|
| 782.62 / 782.12 | EXISTING TOP OF CURB ELEVATION / EXISTING FLOW LINE ELEVATION |
| 782.62 | EXISTING SPOT ELEVATION |
| GFE | GARAGE FINISHED FLOOR |
| FFE | FINISHED FLOOR |
| TCF | TOP OF FOUNDATION |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| VCP | VITRIFIED CLAY PIPE |
| FRM. | FRAME |
| BRK. | BRICK |
| TC | TOP OF CURB |
| DEP | DEPRESSED CURB |
| GUT | GUTTER |
| EP | EDGE OF PAVEMENT |
| F.L. | FLOW LINE |
| CONC. | CONCRETE |
| BIT. | BITUMINOUS |
| MH | MANHOLE |
| CW | CONCRETE WALK |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| TP | TOP OF PIPE |
| BW | BACK OF WALK |
| FES | FLARED END SECTION |
| INV | INVERT |
| DIP | DUCTILE IRON PIPE |
| SD | STORM DRAIN |
| SAN | SANITARY SEWER |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| CB | CHORD BEARING |
| A | ARC LENGTH |
| R | RADIUS |
| U.E. | UTILITY EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| M.U.E. | MUNICIPAL UTILITY EASEMENT |
| I.E. | INGRESS & EGRESS EASEMENT |
| PC | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| PRC | POINT OF REVERSE CURVATURE |
| PT | POINT OF TANGENCY |
| (REC) | RECORD DATUM |
| MEAS. | MEASURED DATUM |
| [CALC] | CALCULATED DATUM |
| <DEED> | INFORMATION TAKEN FROM DEED |
| ETBE | EXCEPTION TO BLANKET EASEMENT |
| (#) | SCHEDULE B EXCEPTION |




### *NOTES FROM SCHEDULE B PART II*

| | EXCEPTIONS | NOTE |
|---|---|---|
| 8. | EASEMENT FOR COMED AND IBT; DOC. 22765484 | (a) |
| 9. | EASEMENT FOR SIGN AND ACCESS TO SIGN; DOC. 26446336 | (a) |
| 10. | EASEMENT FOR INGRESS AND EGRESS; DOC. 26446337 | (a) |
| 12. | RECIPROCAL EASEMENTS FOR ACCESS, PARKING, ...; DOC. 0020413218, 020420409, 0534134111 | (a) |
| 14. | BUILDING SETBACK LINES; DOC. NO. 26056020 | (a) |
| 15. | PUBLIC UTILITY EASEMENT; DOC. NO. 26056020, 0020413216, 00036846 | (a) |
| 16. | EASEMENT FOR INGRESS AND EGRESS; DOC. 265056020 | (a) |
| 17. | EASEMENT FOR COMED; DOC. 26181687 | (a) |
| 18. | GRANT OF EASEMENT; DOC. 27528475, 91184438, 98930307, 96291197 | (a) |
| 22. | EASEMENT FOR INGRESS AND EGRESS; DOC. 22566270 | (a) |
| 23. | EASEMENT FOR INGRESS/EGRESS AND PARKING; DOC. 22925493 | (a) |
| 24. | EASEMENT FOR INGRESS/EGRESS AND PARKING; DOC. 22925494 | (a) |

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE.

CLARIFICATION STATEMENTS

a. its location is shown;
b. its location cannot be determined from the record document;
c. there was no observed evidence at the time of the fieldwork;
d. it is a blanket easement;
e. it is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property;
f. it limits access to an otherwise abutting right of way;
g. the documents are illegible; or
h. the surveyor has information indicating that it may have been released or otherwise terminated

### *LEGAL DESCRIPTION*

*FEE SIMPLE AS TO PARCELS 1, 3, 5, 8, 9A AND 9B; EASEMENT AS TO PARCELS 4 AND 7*

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:
THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY
LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

PARCEL 2: INTENTIONALLY DELETED

PARCEL 3:
THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NO. 10023115 IN BOOK 258 OF PLATS, PAGE 32, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 23 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 295.92 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF SAID LOT 2 FOR 24.38 FEET TO THE MOST WESTERLY CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 304.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 14, 1994 IN CASE NO. 93L51106 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCELS 1A, 1B, 9A AND 9B (TAKEN AS A TRACT) AS CREATED BY DEED RECORDED DECEMBER 7, 1973 AS DOCUMENT NO. 22566267 FOR INGRESS AND EGRESS.

PARCEL 5:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 16.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM SAID POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET, AS MEASURED ALONG SAID WESTERLY LINE SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FE[illegible] TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NO[illegible]THWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SA[illegible] LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, BEING ALSO THE EAST LINE OF SAID LOT 2, 34.16 FEET TO A POINT 505.81 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, 152.02 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 93.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.19 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 52 MINUTES 35 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 126.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6: INTENTIONALLY DELETED.

PARCEL 7:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 5 CREATED PURSUANT TO GRANT RECORDED APRIL 28, 1985 AS DOCUMENT 27528475 AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438 AND SECOND AMENDMENT RECORDED APRIL 6, 1996 AS DOCUMENT 962911197 AND THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307 IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHERLY ALONG EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET, THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 175 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY DEED DATED JANUARY 7, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN THE SUBDIVISION; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 175 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFOREMENTIONED SUBDIVISION, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 25 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.086 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 25 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 25 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 93 L 51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 2, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST 14.27 FEET TO A POINT 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 108.63 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 35.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 40 SECONDS, 66.93 FEET TO A POINT 16.00 FEET NORMALLY DISTANT EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 105.48 FEET; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST 16.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 150.00 FEET; THENCE NORTH 61 DEGREES 48 MINUTES 25 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

PARCEL 9A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL 9B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCELS 9A AND 9B ABOVE A TRACT OF LAND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF IN COOK COUNTY, ILLINOIS.

PARCEL 9C: INTENTIONALLY DELETED (COMBINED WITH PARCEL 4)
PARCEL 9D: INTENTIONALLY DELETED.
PARCEL 9E: INTENTIONALLY DELETED
PARCEL 10A: INTENTIONALLY DELETED.
PARCEL 10B: INTENTIONALLY DELETED.

### *SURVEYOR'S CERTIFICATE*

STATE OF INDIANA )
) SS
COUNTY OF LAKE )

TO: IHP AH REDEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
IHP ARLIMGTON HEIGHTS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
FIRST AMERICAN 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 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(a), 11(b), AND 13 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHY SURVEYS.

THE FIELD WORK WAS COMPLETED ON MARCH 29, 2023.

DATED THIS 5TH DAY OF APRIL, A.D., 2023

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
*tstrickland@v3co.com*

ANTHONY J. STRICKLAND 035-003437 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ST. JOHN, INDIANA

NOT TO SCALE

***SEE SHEET 2: FOR IMPROVEMENTS AND GENERAL NOTES***
***SEE SHEET 3: FOR TOPOGRAPHY***
***SEE SHEET 4: FOR UTILITIES***

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THOMAS ROSZAK ARCHITECTURE
14 S. WELLS ST, SUITE 700
CHICAGO, IL 60606
773-516-3501

REVISIONS

| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
|---|---|---|---|---|---|
| | | | | | |

| | | | | |
|---|---|---|---|---|
| ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY | | | Project No: | 23084 |
| ARLINGTON HEIGHTS RESIDENTIAL, ARLINGTON HEIGHTS, IL | | | Group No: | VP01.1 |
| DRAFTING COMPLETED: 04-05-23 | DRAWN BY: MLP | PROJECT MANAGER: AJS | SHEET NO. | 1 of 4 |
| FIELD WORK COMPLETED: 03-29-23 | CHECKED BY: AJS | SCALE: 1" = 30' | | |

SHEET TITLE
SURVEY - ALTA NSPS TITLE SURVEY

SCALE
1 1/2" = 1'-0"

DATE
09/07/2023

SHEET NUMBER
G-007

FIRE PROTECTION DESIGN/BUILD CONTRACTOR
ELECTRICAL DESIGN/BUILD CONTRACTOR
PLUMBING DESIGN/BUILD CONTRACTOR
MECHANICAL DESIGN/BUILD CONTRACTOR

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

GEOTECHNICAL ENGINEER
GEI
8615 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60631
Tel: 312-985-0364

MEP/FP DESIGN CONSULTANT
Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312-201-7401

STRUCTURAL ENGINEER
Thornton Tomasetti
330 N. Wabash Avenue, Suite 1500
Chicago, IL 60611
Tel: 312-596-2000

CIVIL ENGINEER
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
Tel: 630-724-9200

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
TR Management + Consulting
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
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Chicago, IL 60606
Tel: 312-423-7989

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

**ARLINGTON HEIGHTS PHASE I**
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

| No. | Date | Description |
|---|---|---|
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

THOMAS A. ROSZAK
ILLINOIS REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE: NOVEMBER 30, 2024


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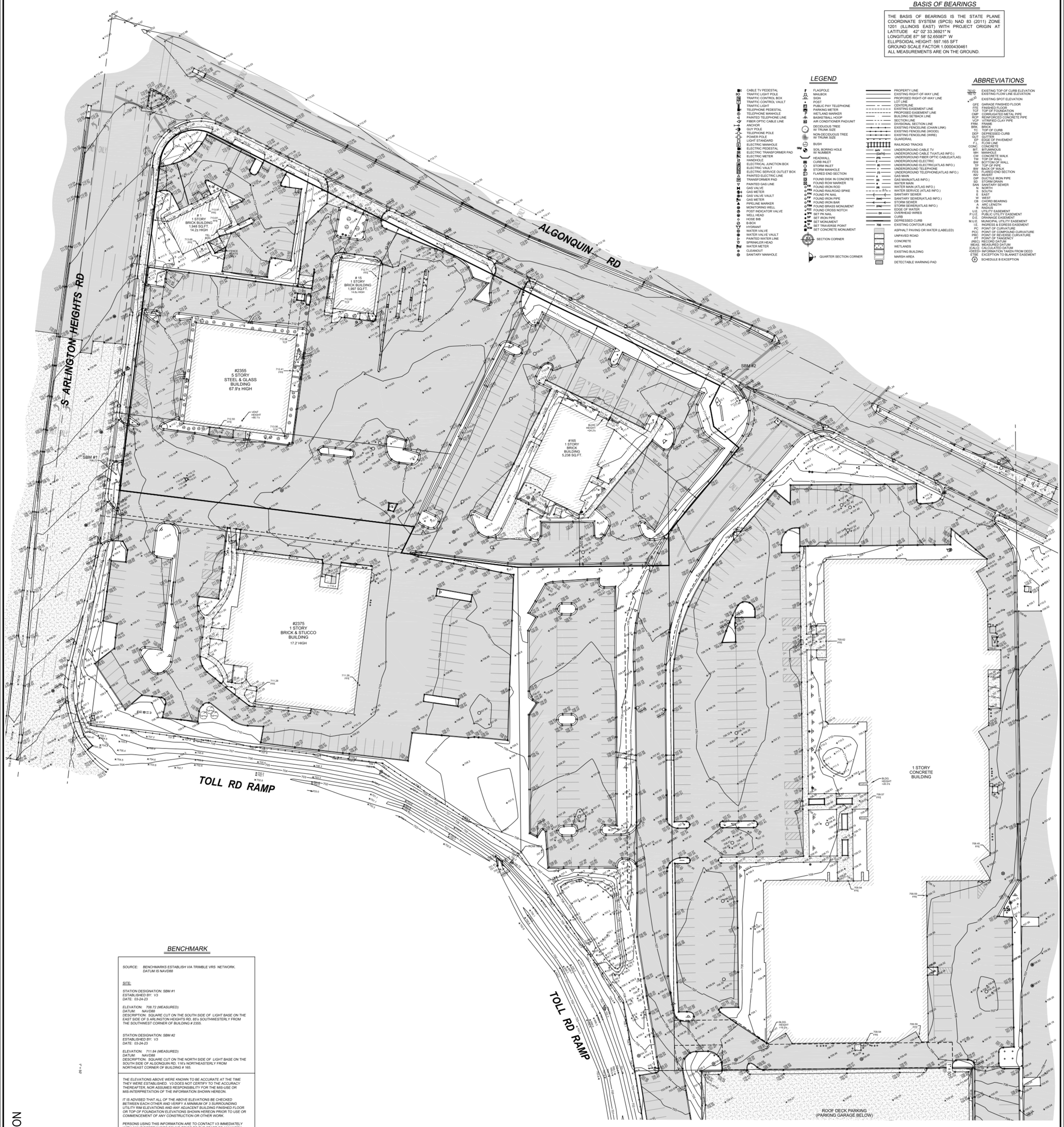
SIGNATURE/SEAL

CITY STAMP

# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
OF
# ARLINGTON HEIGHTS RESIDENTIAL
## ARLINGTON HEIGHTS, ILLINOIS

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE PLANE MERIDIAN




### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 02' 33.36921" N
LONGITUDE 87° 58' 52.65087" W
ELLIPSOIDAL HEIGHT: 597.165 SFT
GROUND SCALE FACTOR 1.00000430461
ALL MEASUREMENTS ARE ON THE GROUND.

### LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- TELEPHONE POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- CLEANOUT
- SANITARY MANHOLE
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- FOUND DISK IN CONCRETE
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- FOUND BRASS MONUMENT
- FOUND CROSS NOTCH
- SET PK NAIL
- SET IRON PIPE
- SET MONUMENT
- SET TRAVERSE POINT
- SET CONCRETE MONUMENT
- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- DIVISIONAL SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV (ATLAS INFO.)
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- WATER SERVICE (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA
- DETECTABLE WARNING PAD

### ABBREVIATIONS

| | |
|---|---|
| 782.62 | EXISTING TOP OF CURB ELEVATION |
| 782.17 | EXISTING FLOW LINE ELEVATION |
| 782.62 | EXISTING SPOT ELEVATION |
| GFE | GARAGE FINISHED FLOOR |
| FFE | FINISHED FLOOR |
| TCF | TOP OF FOUNDATION |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| VCP | VITRIFIED CLAY PIPE |
| PVC | PVC PIPE |
| BRK | BRICK |
| TC | TOP OF CURB |
| DEP | DEPRESSED CURB |
| GUT | GUTTER |
| EP | EDGE OF PAVEMENT |
| F.L. | FLOW LINE |
| CONC. | CONCRETE |
| BIT. | BITUMINOUS |
| MH | MANHOLE |
| CW | CONCRETE WALK |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| TP | TOP OF PIPE |
| BW | BACK OF WALK |
| FES | FLARED END SECTION |
| INV. | INVERT |
| DIP | DUCTILE IRON PIPE |
| SD | STORM DRAIN |
| S-INV. | SANITARY SEWER |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| CB | CHORD BEARING |
| A | ARC LENGTH |
| R | RADIUS |
| U.E. | UTILITY EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| M.U.E. | MUNICIPAL UTILITY EASEMENT |
| I.E. | INGRESS & EGRESS EASEMENT |
| PC | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| PRC | POINT OF REVERSE CURVATURE |
| PT | POINT OF TANGENCY |
| (REC) | RECORD DATUM |
| MEAS. | MEASURED DATUM |
| [CALC] | CALCULATED DATUM |
| <DEED> | INFORMATION TAKEN FROM DEED |
| ETBE | EXCEPTION TO BLANKET EASEMENT |
| (B) | SCHEDULE B EXCEPTION |

### BENCHMARK

SOURCE: BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK.
DATUM IS NAVD88

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 03-24-23

ELEVATION: 708.72 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SQUARE CUT ON THE SOUTH SIDE OF LIGHT BASE ON THE EAST SIDE OF S ARLINGTON HEIGHTS RD, 85'± SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF BUILDING # 2355.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 03-24-23

ELEVATION: 711.84 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SQUARE CUT ON THE NORTH SIDE OF LIGHT BASE ON THE SOUTH SIDE OF ALGONQUIN RD, 116'± NORTHEASTERLY FROM NORTHEAST CORNER OF BUILDING # 165.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

1" = 50'

NOT TO SCALE


Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com


PREPARED FOR:
THOMAS ROSZAK ARCHITECTURE
14 S. WELLS ST, SUITE 700
CHICAGO, IL 60606
773-516-3501

REVISIONS

| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
|---|---|---|---|---|---|
| | | | | | |

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
ARLINGTON HEIGHTS RESIDENTIAL, ARLINGTON HEIGHTS, IL

| | | | |
|---|---|---|---|
| DRAFTING COMPLETED: | 04-05-23 | DRAWN BY: MLP | PROJECT MANAGER: AJS |
| FIELD WORK COMPLETED: | 03-29-23 | CHECKED BY: AJS | SCALE: 1" = 30' |

Project No: 23084
Group No: VP01.1
SHEET NO. 3 of 4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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001.019175
EXPIRATION DATE:
NOVEMBER 30, 2024


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| No. | Date | Description |
|---|---|---|
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

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ELECTRICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
SURVEY - PLAT OF TOPOGRAPHY

SCALE 1 1/2" = 1'-0"
DATE 09/07/2023

SHEET NUMBER
G-008


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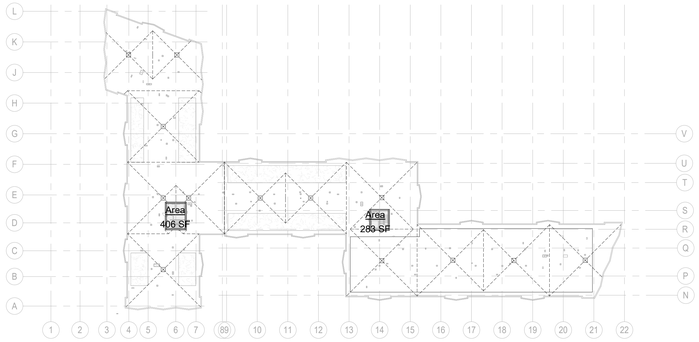


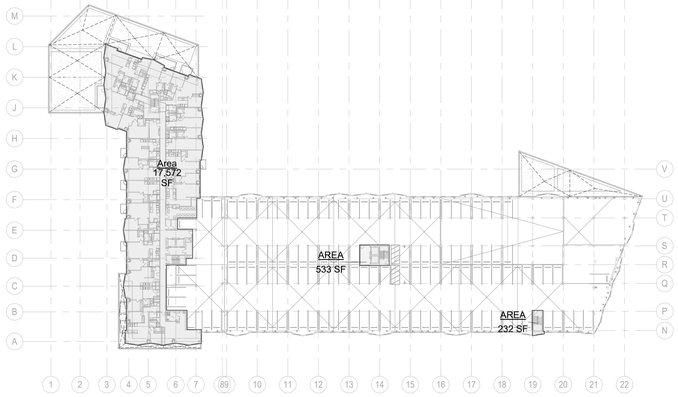

10 ROOF - FAR
1" = 50'-0"

| FAR CALCULATION | |
|---|---|
| Level | Area |
| LEVEL 1 | 40,478 SF |
| LEVEL 1.5 | 730 SF |
| LEVEL 2 | 18,337 SF |
| LEVEL 3 | 18,337 SF |
| LEVEL 4 | 50,188 SF |
| LEVEL 5 | 50,293 SF |
| LEVEL 6 | 50,293 SF |
| LEVEL 7 | 50,293 SF |
| LEVEL 8 | 50,293 SF |
| ROOF | 689 SF |
| TOTAL AREA: | 329,930 SF |

(329,930) / (167,266) = 1.97 FAR

9 LEVEL 8 - FAR
1" = 50'-0"

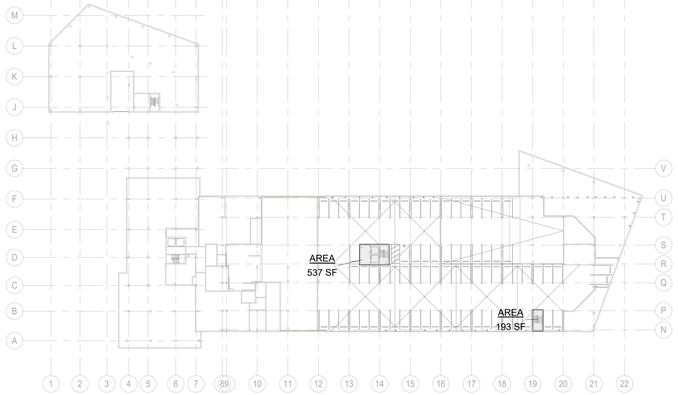
6 LEVEL 5 - FAR
1" = 50'-0"




3 LEVEL 2 - FAR
1" = 50'-0"

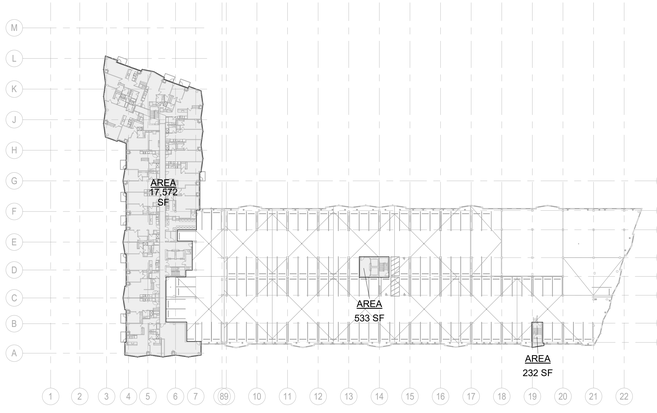
8 LEVEL 7 - FAR
1" = 50'-0"

5 LEVEL 4 - FAR
1" = 50'-0"

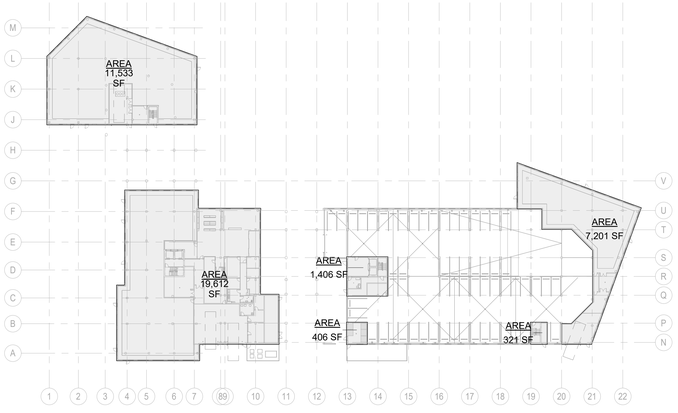



2 LEVEL 1.5 - FAR
1" = 50'-0"

7 LEVEL 6 - FAR
1" = 50'-0"




4 LEVEL 3 - FAR
1" = 50'-0"




1 LEVEL 1 - FAR
1" = 50'-0"

CITY STAMP

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

| No. | Date | Description |
|---|---|---|
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

# ARLINGTON HEIGHTS PHASE I

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Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
FAR CALCULATION DIAGRAMS

SCALE
1" = 50'-0"

DATE
09/07/2023

SHEET NUMBER
A-001

## UNIT MIX SUMMARY

| FLOOR | STUDIO | 1 Bed | 1 Bed + Den | 2 Bed | 3 Bed | Total Units per Floor |
|---|---|---|---|---|---|---|
| LEVEL 2 | 2 | 8 | 2 | 5 | 0 | 17 |
| LEVEL 3 | 2 | 8 | 2 | 5 | 0 | 17 |
| LEVEL 4 | 9 | 23 | 2 | 13 | 2 | 49 |
| LEVEL 5 | 9 | 25 | 3 | 15 | 2 | 54 |
| LEVEL 6 | 9 | 25 | 3 | 15 | 2 | 54 |
| LEVEL 7 | 9 | 25 | 3 | 15 | 2 | 54 |
| LEVEL 8 | 9 | 25 | 3 | 15 | 2 | 54 |
| TOTALS | 49 | 139 | 18 | 83 | 10 | 299 |

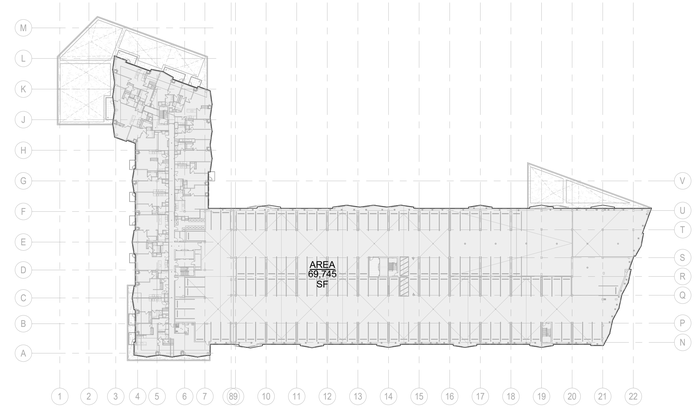
GSF CALCULATION

| LEVEL | AREA |
|---|---|
| LEVEL LL | 13,735 SF |
| LEVEL 1 | 78,754 SF |
| LEVEL 1.5 | 31,021 SF |
| LEVEL 2 | 69,745 SF |
| LEVEL 3 | 69,800 SF |
| LEVEL 4 | 50,293 SF |
| LEVEL 5 | 50,293 SF |
| LEVEL 6 | 50,293 SF |
| LEVEL 7 | 50,293 SF |
| LEVEL 8 | 50,293 SF |
| ROOF | 846 SF |
| | 515,364 SF |

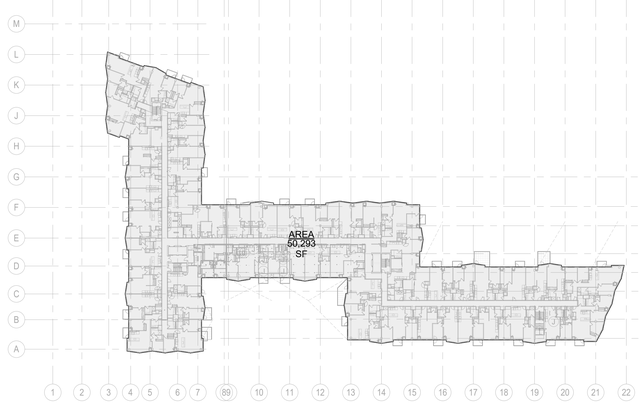
10 ROOF
1" = 50'-0"

20 LEVEL 8 - GROSS BUILDING AREA
1" = 50'-0"

7 LEVEL 5 - GROSS BUILDING AREA
1" = 50'-0"

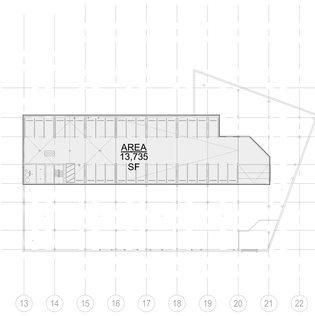



4 LEVEL 2 - GROSS BUILDING AREA
1" = 50'-0"

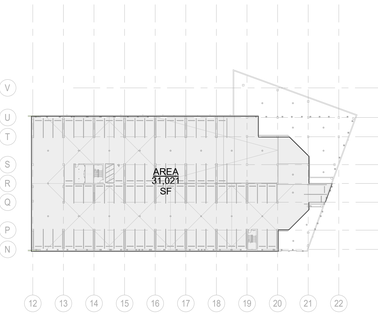



9 LEVEL 7 - GROSS BUILDING AREA
1" = 50'-0"

6 LEVEL 4 - GROSS BUILDING AREA
1" = 50'-0"




3 LEVEL LL - GROSS BUILDING AREA
1" = 50'-0"




2 LEVEL 1.5 - GROSS BUILDING AREA
1" = 50'-0"

8 LEVEL 6 - GROSS BUILDING AREA
1" = 50'-0"

5 LEVEL 3 - GROSS BUILDING AREA
1" = 50'-0"

1 LEVEL 1 - GROSS BUILDING AREA
1" = 50'-0"

CITY STAMP

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SHEET TITLE
GSF CALCULATION DIAGRAMS

SCALE
1" = 50'-0"

DATE
09/07/2023

SHEET NUMBER
A-002

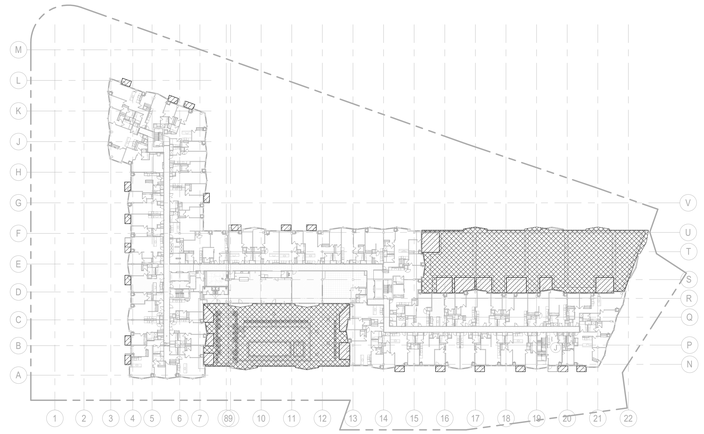
EXTERIOR AREAS LEGEND

GENERAL EXTERIOR AREA

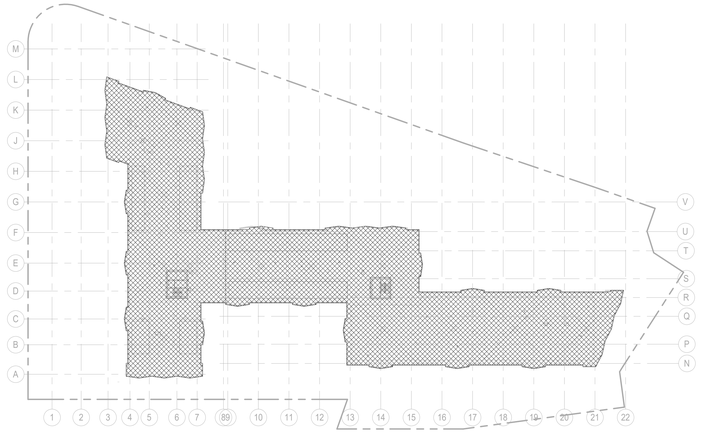
PRIVATE EXTERIOR AREA

**EXTERIOR AREAS TAKEOFF**

| LEVEL | AREA |
|---|---|
| GENERAL | |
| LEVEL 2 | 9,740 SF |
| LEVEL 4 | 17,211 SF |
| ROOF | 50,392 SF |
| | 77,343 SF |
| PRIVATE | |
| LEVEL 2 | 1,019 SF |
| LEVEL 3 | 474 SF |
| LEVEL 4 | 3,127 SF |
| LEVEL 5 - 8 | 5,366 SF |
| | 9,987 SF |
| TOTAL EXTERIOR AREA: | 87,330 SF |

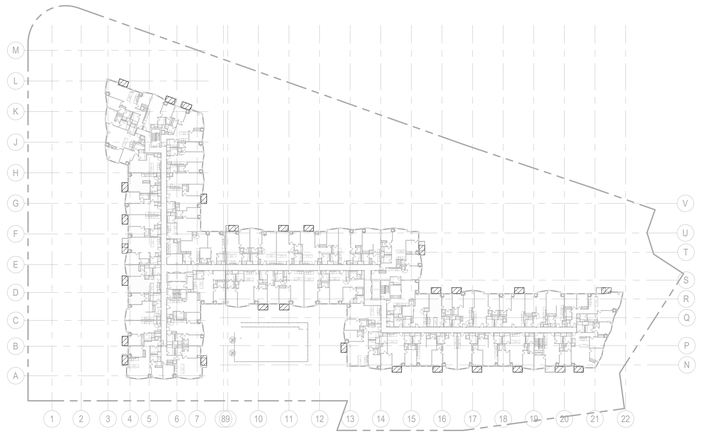


2 LEVEL 4 - EXTERIOR AREA TAKEOFF
1" = 50'-0"

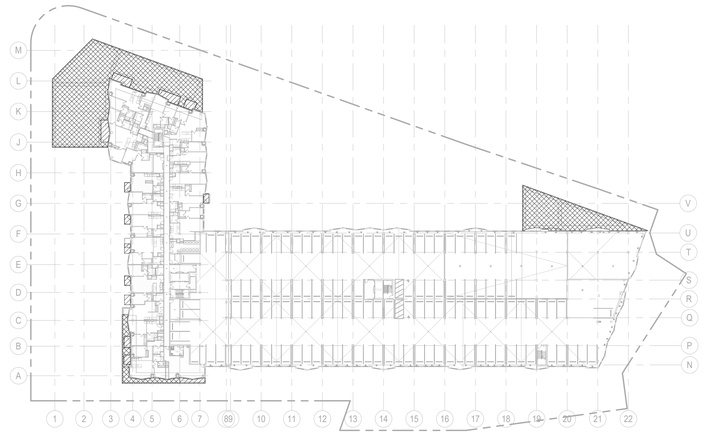


3 ROOF - EXTERIOR AREA TAKEOFF
1" = 50'-0"

5 LEVEL 3 - EXTERIOR AREA TAKEOFF
1" = 50'-0"



4 LEVEL 5-8 - EXTERIOR AREA TAKEOFF
1" = 50'-0"



1 LEVEL 2 - EXTERIOR AREA TAKEOFF
1" = 50'-0"

CITY STAMP

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

| No. | Date | Description |
|---|---|---|
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

# ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

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MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

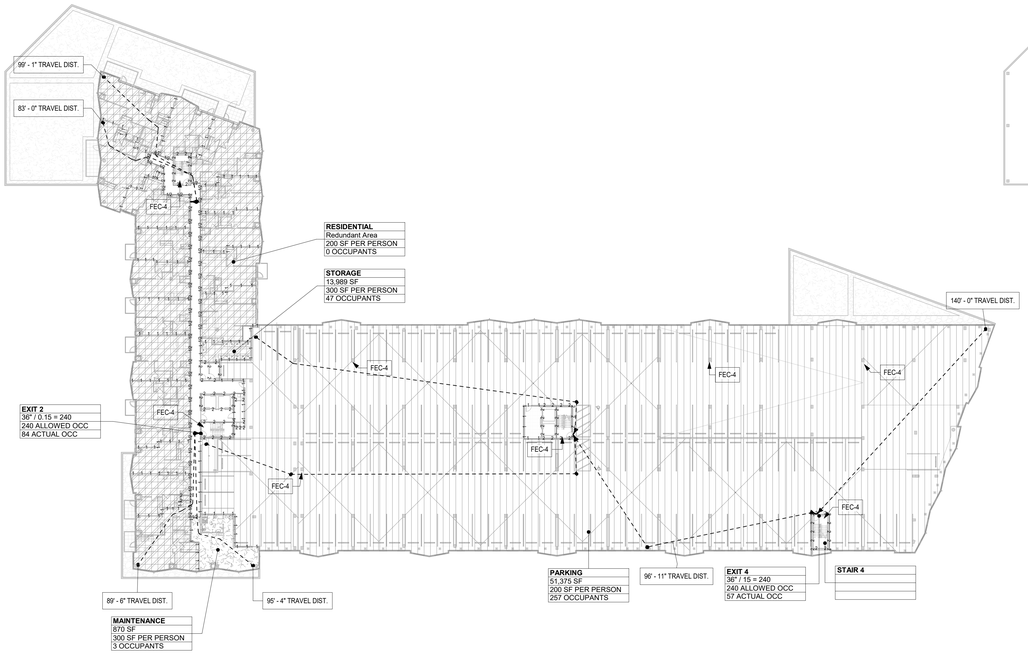
FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
EXTERIOR AREAS DIAGRAMS

SCALE
As indicated

DATE
09/07/2023

SHEET NUMBER
A-003

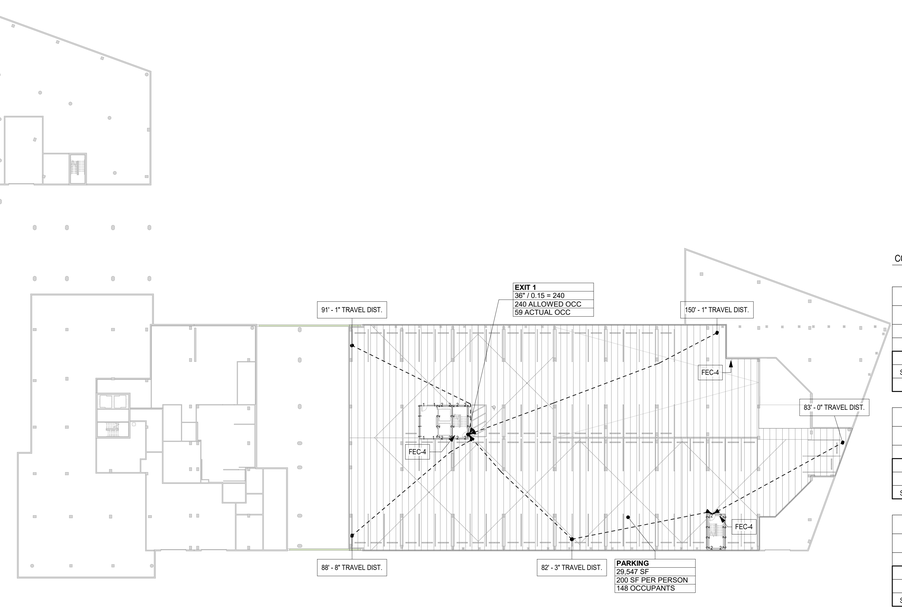



| LIFE SAFETY - LEVELS 2 AND 3 | | | |
|---|---|---|---|
| NAME | AREA | FLOOR AREA PER PERSON | OCCUPANCY |
| PARKING | 51,375 SF | 200 | 257 |
| STORAGE | 13,989 SF | 300 | 47 |
| RESIDENTIAL | Redundant Area | 200 | |
| MAINTENANCE | 870 SF | 300 | 3 |
| | | | 307 |

| LIFE SAFETY - STAIR LEVELS 2 AND 3 | | | |
|---|---|---|---|
| STAIR NAME | STAIR EGRESS FACTOR | ALLOWED OCC | STAIR WIDTH OCCUPANCY ACTUAL |
| STAIR 4 | | | |

| LIFE SAFETY - DOOR LEVELS 2 AND 3 | | | |
|---|---|---|---|
| DOOR EXIT # | DOOR EGRESS FACTOR | ALLOWED OCCUPANCY | DOOR WIDTH OCCUPANCY ACTUAL |
| EXIT 1 | 0.15 | 240 | 84 |
| EXIT 2 | 0.15 | 240 | 84 |
| EXIT 4 | 15 | 240 | 57 |

4 LEVELS 2 AND 3 - LIFE SAFETY
1" = 30'-0"




| LIFE SAFETY - LEVEL 1.5 | | | |
|---|---|---|---|
| NAME | AREA | FLOOR AREA PER PERSON | OCCUPANCY |
| PARKING | 29,547 SF | 200 | 148 |
| | | | 148 |

| LIFE SAFETY - STAIR LEVEL 1.5 | | | |
|---|---|---|---|
| STAIR NAME | STAIR EGRESS FACTOR | ALLOWED OCCUPANCY | STAIR WIDTH OCCUPANCY ACTUAL |

| LIFE SAFETY - DOOR LEVEL 1.5 | | | |
|---|---|---|---|
| DOOR EXIT # | DOOR EGRESS FACTOR | ALLOWED OCCUPANCY | DOOR WIDTH OCCUPANCY ACTUAL |
| EXIT 1 | 0.15 | 240 | 59 |

3 LEVEL 1.5 - LIFE SAFETY
1" = 30'-0"

## FIRE LIFE SAFETY GENERAL NOTES

1. PROVIDE FIRE EXTINGUISHERS IN BUILDING AS REQUIRED BY CODE
2. PROVIDE FEC-4 IN ALL STAIRWELLS
3. PROVIDE FEC-1 IN ALL APARTMENT CORRIDORS
4. PROVIDE FIRE EXTINGUISHERS ON EVERY FLOOR AS REQUIRED BY MUNICIPAL CODE OF VILLAGE OF ARLINGTON HEIGHTS AND IN ACCORDANCE WITH NFPA 10

## FIRE LIFE SAFETY SYMBOLS

PATH OF EGRESS
1 HOUR RATED WALL
2 HOUR RATED WALL
3 HOUR RATED WALL
4 HOUR RATED WALL
DEAD-END MARKER

FEC-1 FIRE-RATED CABINET (RATING TO MATCH WALL WHICH LOCATED) SEMI-RECESSED (ADA COMPLIANT)
FEC-2 NON-RATED CABINET SEMI-RECESSED (ADA COMPLIANT)
FEC-3 NON-RATED CABINET SURFACE MOUNT CABINET
FEC-4 NO CABINET BRACKET MOUNT

## CONCRETE CONSTRUCTION - FIRE RATINGS REQUIREMENTS

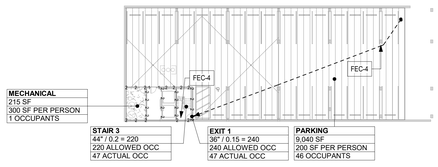
CODE REFERENCE: ACI 216.1-19 / TMS 0216.1-97

| TABLE 2.1 - Fire resistance of singular layer concrete walls, floor and roofs | | | | | |
|---|---|---|---|---|---|
| Aggregate Type | Minimum equivalent thickness for fire resistance rating, in. | | | | |
| | 1 hr | 1 1/2 hr | 2 hr | 3 hr | 4 hr |
| Siliceous | 3.5 | 4.3 | 5.0 | 6.2 | 7.0 |
| Carbonate | 3.2 | 4.0 | 4.6 | 5.7 | 6.6 |
| Semi-lightweight | 2.7 | 3.3 | 3.8 | 4.6 | 5.4 |
| Lightweight | 2.5 | 3.1 | 3.6 | 4.4 | 5.1 |

| TABLE 2.7 - Minimum concrete column size | | | | | |
|---|---|---|---|---|---|
| Aggregate Type | Minimum column dimension for fire resistance, in. | | | | |
| | 1 hr | 1 1/2 hr | 2 hr | 3 hr | 4 hr |
| Carbonate | 8.0 | 9.0 | 10.0 | 11.0 | 12.0 |
| Siliceous | 8.0 | 9.0 | 10.0 | 12.0 | 14.0 |
| Semi-lightweight | 8.0 | 8.5 | 9.0 | 10.5 | 12.0 |

| TABLE 2.8 - Minimum concrete column size with fire exposure conditions on two parallel sides | | | | | |
|---|---|---|---|---|---|
| Aggregate Type | Minimum column dimension for fire resistance, in. | | | | |
| | 1 hr | 1 1/2 hr | 2 hr | 3 hr | 4 hr |
| Carbonate | 8.0 | 8.0 | 8.0 | 8.0 | 10.0 |
| Siliceous | 8.0 | 8.0 | 8.0 | 8.0 | 10.0 |
| Semi-lightweight | 8.0 | 8.0 | 8.0 | 8.0 | 10.0 |

NOTES:
1. Refer to architectural and structural drawings for concrete thicknesses.
2. Project minimum slab thickness = 7.5".
3. Project minimum wall thickness = 12".
4. Project minimum column dimension = 24" dia. & 12" in any dim.

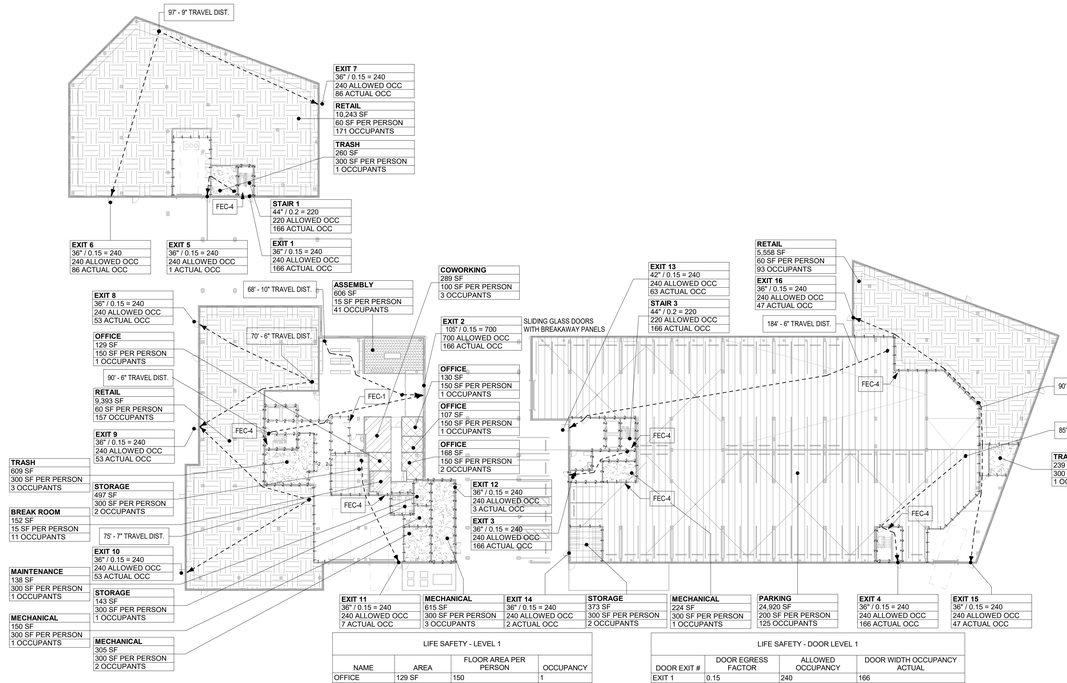



| LIFE SAFETY - LEVEL LL | | | |
|---|---|---|---|
| NAME | AREA | FLOOR AREA PER PERSON | OCCUPANCY |
| PARKING | 9,040 SF | 200 | 46 |
| MECHANICAL | 215 SF | 300 | 1 |
| | | | 47 |

| LIFE SAFETY - STAIR LEVEL LL | | | |
|---|---|---|---|
| STAIR NAME | STAIR EGRESS FACTOR | ALLOWED OCCUPANCY | STAIR WIDTH OCCUPANCY ACTUAL |
| STAIR 3 | 0.2 | 220 | 47 |

| LIFE SAFETY - DOOR LEVEL LL | | | |
|---|---|---|---|
| DOOR EXIT # | DOOR EGRESS FACTOR | ALLOWED OCCUPANCY | DOOR WIDTH OCCUPANCY ACTUAL |
| EXIT 1 | 0.15 | 240 | 47 |

2 LEVEL LL - LIFE SAFETY
1" = 30'-0"




| LIFE SAFETY - LEVEL 1 | | | |
|---|---|---|---|
| NAME | AREA | FLOOR AREA PER PERSON | OCCUPANCY |
| OFFICE | 129 SF | 150 | 1 |
| OFFICE | 168 SF | 150 | 2 |
| OFFICE | 107 SF | 150 | 1 |
| OFFICE | 130 SF | 150 | 1 |
| COWORKING | 289 SF | 100 | 3 |
| RETAIL | 9,393 SF | 60 | 157 |
| MAINTENANCE | 138 SF | 300 | 1 |
| MECHANICAL | 615 SF | 300 | 3 |
| MECHANICAL | 150 SF | 300 | 1 |
| STORAGE | 143 SF | 300 | 1 |
| BREAK ROOM | 152 SF | 15 | 11 |
| RETAIL | 5,558 SF | 60 | 93 |
| PARKING | 24,920 SF | 200 | 125 |
| RETAIL | 10,243 SF | 60 | 171 |
| TRASH | 609 SF | 300 | 3 |
| STORAGE | 497 SF | 300 | 2 |
| ASSEMBLY | 606 SF | 15 | 41 |
| MECHANICAL | 305 SF | 300 | 2 |
| MECHANICAL | 224 SF | 300 | 1 |
| STORAGE | 373 SF | 300 | 2 |
| TRASH | 260 SF | 300 | 1 |
| TRASH | 239 SF | 300 | 1 |
| | | | 624 |

| LIFE SAFETY - DOOR LEVEL 1 | | | |
|---|---|---|---|
| DOOR EXIT # | DOOR EGRESS FACTOR | ALLOWED OCCUPANCY | DOOR WIDTH OCCUPANCY ACTUAL |
| EXIT 1 | 0.15 | 240 | 166 |
| EXIT 2 | 0.15 | 700 | 166 |
| EXIT 3 | 0.15 | 240 | 166 |
| EXIT 3 | 0.15 | 240 | 57 |
| EXIT 4 | 0.15 | 240 | 166 |
| EXIT 5 | 0.15 | 240 | 1 |
| EXIT 6 | 0.15 | 240 | 86 |
| EXIT 7 | 0.15 | 240 | 86 |
| EXIT 8 | 0.15 | 240 | 53 |
| EXIT 9 | 0.15 | 240 | 53 |
| EXIT 10 | 0.15 | 240 | 53 |
| EXIT 11 | 0.15 | 240 | 7 |
| EXIT 12 | 0.15 | 240 | 3 |
| EXIT 13 | 0.15 | 240 | 63 |
| EXIT 14 | 0.15 | 240 | 2 |
| EXIT 15 | 0.15 | 240 | 47 |
| EXIT 16 | 0.15 | 240 | 47 |

1 LEVEL 1 - LIFE SAFETY
1" = 30'-0"

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ELECTRICAL DESIGN/BUILD CONTRACTOR

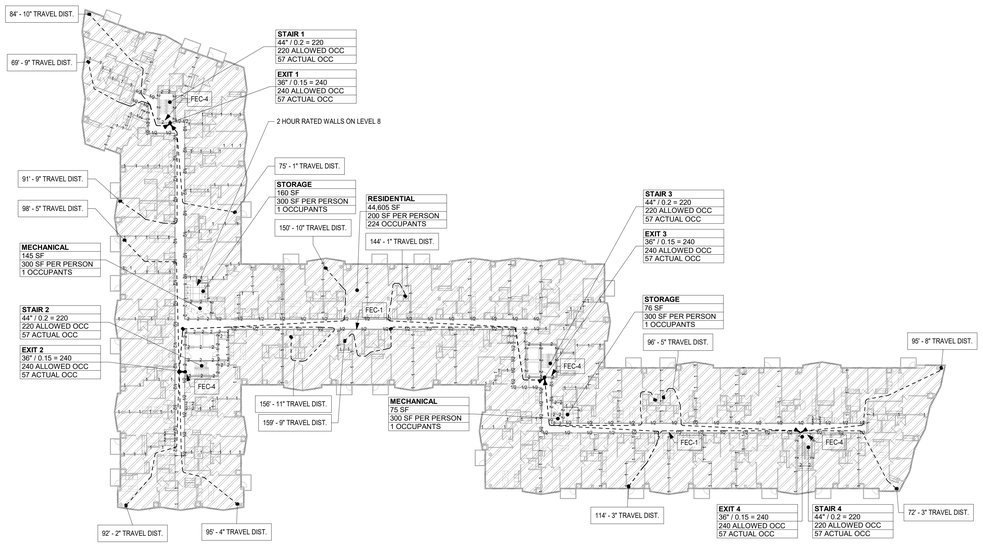
FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
LIFE SAFETY DIAGRAMS

SCALE
As indicated

DATE
09/07/2023

SHEET NUMBER
A-004A




3 LEVEL 5-8 - LIFE SAFETY
1" = 30'-0"

0' 15' 30' 60'

| LIFE SAFETY - LEVEL 5-8 | | | |
|---|---|---|---|
| NAME | AREA | FLOOR AREA PER PERSON | OCCUPANCY |
| RESIDENTIAL | 44,605 SF | 200 | 224 |
| STORAGE | 76 SF | 300 | 1 |
| MECHANICAL | 75 SF | 300 | 1 |
| MECHANICAL | 145 SF | 300 | 1 |
| STORAGE | 160 SF | 300 | 1 |
| | | | 228 |

| LIFE SAFETY - STAIR LEVEL 5-8 | | | |
|---|---|---|---|
| STAIR NAME | STAIR EGRESS FACTOR | ALLOWED OCCUPANCY | STAIR WIDTH OCCUPANCY ACTUAL |
| STAIR 1 | 0.2 | 220 | 57 |
| STAIR 2 | 0.2 | 220 | 57 |
| STAIR 3 | 0.2 | 220 | 57 |
| STAIR 4 | 0.2 | 220 | 57 |

| LIFE SAFETY - DOOR LEVEL 5-8 | | | |
|---|---|---|---|
| DOOR EXIT # | DOOR EGRESS FACTOR | ALLOWED OCCUPANCY | DOOR WIDTH OCCUPANCY ACTUAL |
| EXIT 1 | 0.15 | 240 | 57 |
| EXIT 2 | 0.15 | 240 | 57 |
| EXIT 3 | 0.15 | 240 | 57 |
| EXIT 4 | 0.15 | 240 | 57 |

## FIRE LIFE SAFETY GENERAL NOTES

1. PROVIDE FIRE EXTINGUISHERS IN BUILDING AS REQUIRED BY CODE
2. PROVIDE FEC-4 IN ALL STAIRWELLS
3. PROVIDE FEC-1 IN ALL APARTMENT CORRIDORS
4. PROVIDE FIRE EXTINGUISHERS ON EVERY FLOOR AS REQUIRED BY MUNICIPAL CODE OF VILLAGE OF ARLINGTON HEIGHTS AND IN ACCORDANCE WITH NFPA 10

## FIRE LIFE SAFETY SYMBOLS

PATH OF EGRESS
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2 HOUR RATED WALL
3 HOUR RATED WALL
4 HOUR RATED WALL
DEAD-END MARKER

FEC-1 FIRE-RATED CABINET (RATING TO MATCH WALL WHICH LOCATED) SEMI-RECESSED (ADA COMPLIANT)
FEC-2 NON-RATED CABINET SEMI-RECESSED (ADA COMPLIANT)
FEC-3 NON-RATED CABINET SURFACE MOUNT CABINET
FEC-4 NO CABINET BRACKET MOUNT

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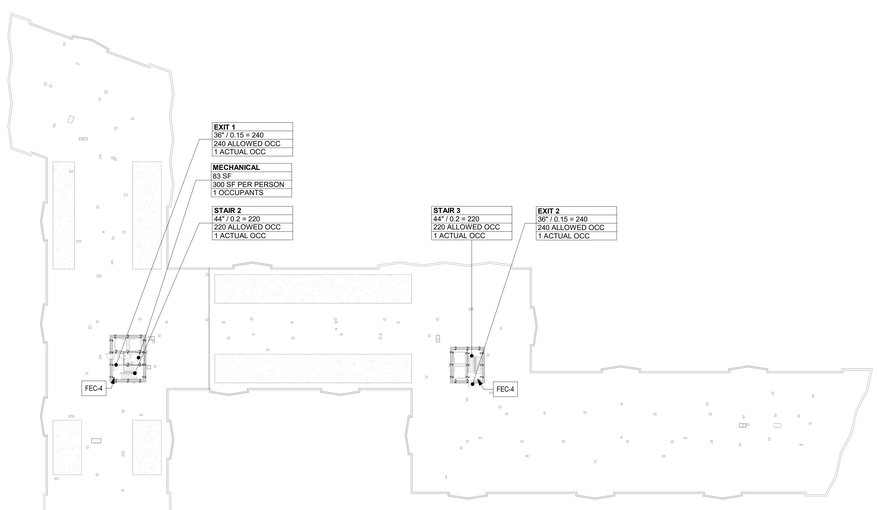
CODE REFERENCE: ACI 216.1-19 / TMS 0216.1-97

| TABLE 2.1 - Fire resistance of singular layer concrete walls, floor and roofs | | | | | |
|---|---|---|---|---|---|
| Aggregate Type | Minimum equivalent thickness for fire resistance rating, in. | | | | |
| | 1 hr | 1 1/2 hr | 2 hr | 3 hr | 4 hr |
| Siliceous | 3.5 | 4.3 | 5.0 | 6.2 | 7.0 |
| Carbonate | 3.2 | 4.0 | 4.6 | 5.7 | 6.6 |
| Semi-lightweight | 2.7 | 3.3 | 3.8 | 4.6 | 5.4 |
| Lightweight | 2.5 | 3.1 | 3.6 | 4.4 | 5.1 |

| TABLE 2.7 - Minimum concrete column size | | | | | |
|---|---|---|---|---|---|
| Aggregate Type | Minimum column dimension for fire resistance, in. | | | | |
| | 1 hr | 1 1/2 hr | 2 hr | 3 hr | 4 hr |
| Carbonate | 8.0 | 9.0 | 10.0 | 11.0 | 12.0 |
| Siliceous | 8.0 | 9.0 | 10.0 | 12.0 | 14.0 |
| Semi-lightweight | 8.0 | 8.5 | 9.0 | 10.5 | 12.0 |

| TABLE 2.8 - Minimum concrete column size with fire exposure conditions on two parallel sides | | | | | |
|---|---|---|---|---|---|
| Aggregate Type | Minimum column dimension for fire resistance, in. | | | | |
| | 1 hr | 1 1/2 hr | 2 hr | 3 hr | 4 hr |
| Carbonate | 8.0 | 8.0 | 8.0 | 8.0 | 10.0 |
| Siliceous | 8.0 | 8.0 | 8.0 | 8.0 | 10.0 |
| Semi-lightweight | 8.0 | 8.0 | 8.0 | 8.0 | 10.0 |

NOTES:
1. Refer to architectural and structural drawings for concrete thicknesses.
2. Project minimum slab thickness = 7.5".
3. Project minimum wall thickness = 12".
4. Project minimum column dimension = 24" dia. & 12" in any dim.



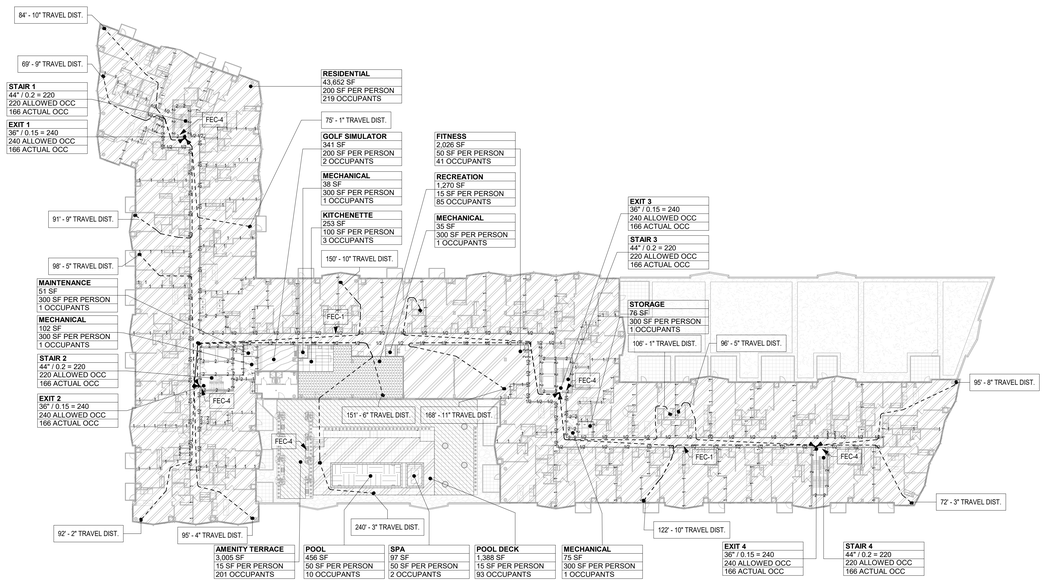

4 ROOF - LIFE SAFETY
1" = 30'-0"

0' 15' 30' 60'

| LIFE SAFETY - ROOF LEVEL | | | |
|---|---|---|---|
| NAME | AREA | FLOOR AREA PER PERSON | OCCUPANCY |
| MECHANICAL | 83 SF | 300 | 1 |
| | | | 1 |

| LIFE SAFETY - STAIR ROOF LEVEL | | | |
|---|---|---|---|
| STAIR NAME | STAIR EGRESS FACTOR | ALLOWED OCCUPANCY | STAIR WIDTH OCCUPANCY ACTUAL |
| STAIR 2 | 0.2 | 220 | 1 |
| STAIR 3 | 0.2 | 220 | 1 |

| LIFE SAFETY - DOOR ROOF LEVEL | | | |
|---|---|---|---|
| DOOR EXIT # | DOOR EGRESS FACTOR | ALLOWED OCCUPANCY | DOOR WIDTH OCCUPANCY ACTUAL |
| EXIT 1 | 0.15 | 240 | 1 |
| EXIT 2 | 0.15 | 240 | 1 |




2 LEVEL 4 - LIFE SAFETY
1" = 30'-0"

0' 15' 30' 60'

| LIFE SAFETY - LEVEL 4 | | | |
|---|---|---|---|
| NAME | AREA | FLOOR AREA PER PERSON | OCCUPANCY |
| AMENITY TERRACE | 3,005 SF | 15 | 201 |
| FITNESS | 2,026 SF | 50 | 41 |
| GOLF SIMULATOR | 341 SF | 200 | 2 |
| KITCHENETTE | 253 SF | 100 | 3 |
| MAINTENANCE | 51 SF | 300 | 1 |
| MECHANICAL | 102 SF | 300 | 1 |
| MECHANICAL | 38 SF | 300 | 1 |
| MECHANICAL | 35 SF | 300 | 1 |
| MECHANICAL | 75 SF | 300 | 1 |
| POOL | 456 SF | 50 | 10 |
| POOL DECK | 1,388 SF | 15 | 93 |
| RECREATION | 1,270 SF | 15 | 85 |
| RESIDENTIAL | 43,652 SF | 200 | 219 |
| SPA | 97 SF | 50 | 2 |
| STORAGE | 76 SF | 300 | 1 |
| | | | 662 |

| LIFE SAFETY - STAIR LEVEL 4 | | | |
|---|---|---|---|
| STAIR NAME | STAIR EGRESS FACTOR | ALLOWED OCCUPANCY | STAIR WIDTH OCCUPANCY ACTUAL |
| STAIR 1 | 0.2 | 220 | 166 |
| STAIR 2 | 0.2 | 220 | 166 |
| STAIR 3 | 0.2 | 220 | 166 |
| STAIR 4 | 0.2 | 220 | 166 |

| LIFE SAFETY - DOOR LEVEL 4 | | | |
|---|---|---|---|
| DOOR EXIT # | DOOR EGRESS FACTOR | ALLOWED OCCUPANCY | DOOR WIDTH OCCUPANCY ACTUAL |
| EXIT 1 | 0.15 | 240 | 166 |
| EXIT 2 | 0.15 | 240 | 166 |
| EXIT 3 | 0.15 | 240 | 166 |
| EXIT 4 | 0.15 | 240 | 166 |

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Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
LIFE SAFETY DIAGRAMS

SCALE
As indicated

DATE
09/07/2023

SHEET NUMBER
A-004B

## FLOOR TYPES

F1 - CONCRETE SLAB ON GRADE
- FINISH FLOORING (SEE FINISH SCHEDULE)
- REINFORCED CAST-IN-PLACE CONCRETE (SEE STRUCTURAL DRAWINGS)
- VAPOR BARRIER
- CONPACTED GRANULAR FILL (SEE STRUCTURAL)

F2 - PARKING POST-TENSIONED CONCRETE SLAB
- VEHICULAR TRAFFIC BEARING WATERPROOF COATING (EXTRA HEAVY-DUTY COATING AT RAMP AND DRIVE AISLES)
- POST-TENSIONED CONCRETE OVERPOURED TO SLOPE TO DRAINS. (SEE STRUCTURAL DRAWINGS)

F3 - TYPICAL FLOOR POST-TENSIONED CONCRETE SLAB
- FINISH FLOORING (SEE FINISH SCHEDULE)
- POST-TENSIONED CONCRETE (SEE STRUCTURAL DRAWINGS)
- R-30 INSULATION UNDERNEATH POOL
- R-30 INSULATION AT UNDERSIDE OF SLAB AT OCCUPIED SPACES
- HEATED SUSPENDED CEILING ENCLOSURE WITH INSULATION AT GARAGE AND EXTERIOR SOFFITS
- GYP. BOARD SOFFIT (WHERE SCHEDULED)

## ROOF TYPES

REFER TO ROOF PLANS FOR LOCATIONS OF PAVERS, GREEN ROOF, AND PLANTERS OVER ROOF TYPES LISTED BELOW

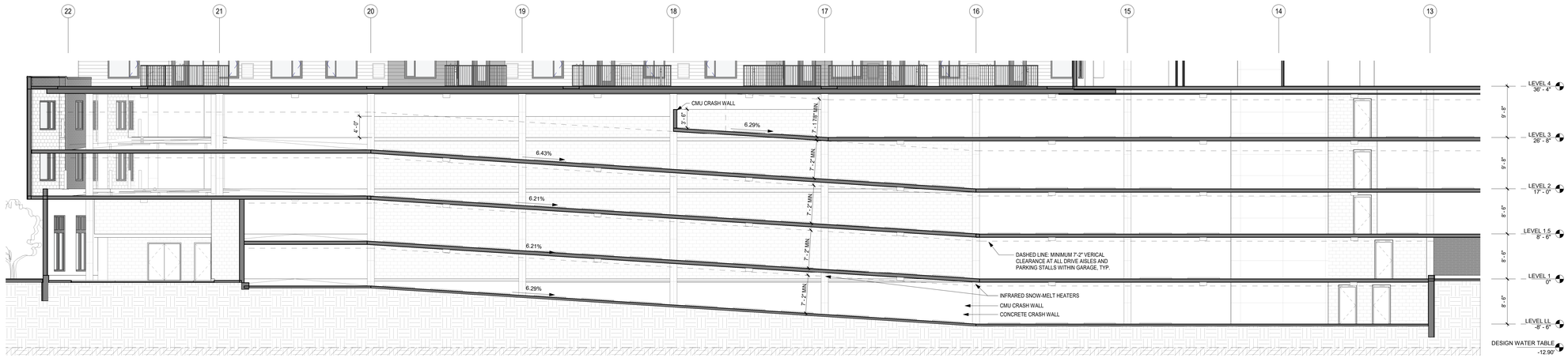
R1 — ROOF TYPE 1
- OVERBURDEN (SEE PLANS)
- INSULATION (6") R-30
- HOT RUBBERIZED ASPHALT
- BONDING PRIMER
- SLOPED CONCRETE SLAB

R2 — ROOF TYPE 2
- OVERBURDEN (SEE PLANS)
- HOT RUBBERIZED ASPHALT
- BONDING PRIMER
- SLOPED CONCRETE SLAB

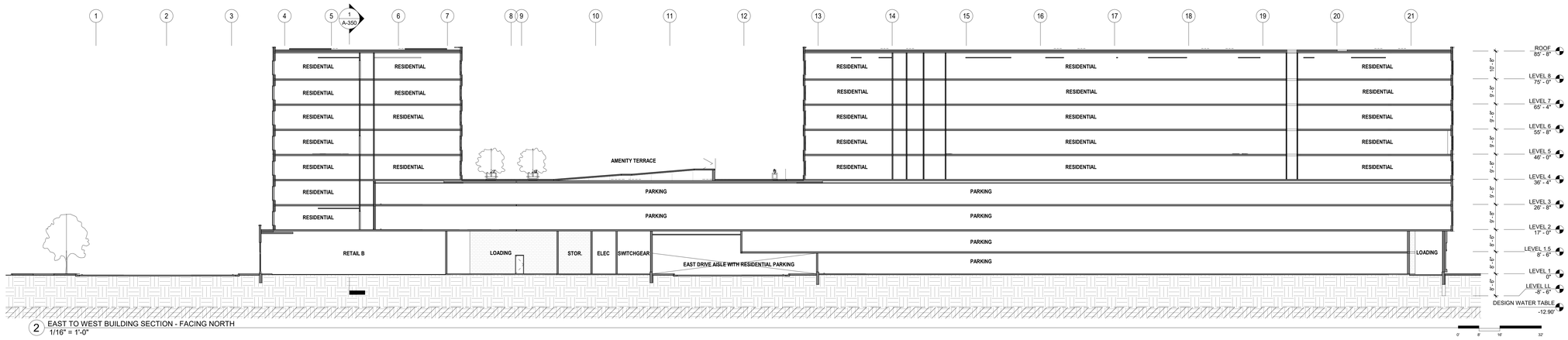
R3 — ROOF TYPE 3
- OVERBURDEN (SEE PLANS)
- TPO ROOFING MEMBRANE
- COVER BOARD
- TAPERED INSULATION
- VAPOR BARRIER

## BUILDING SECTION CONSTRUCTION NOTES

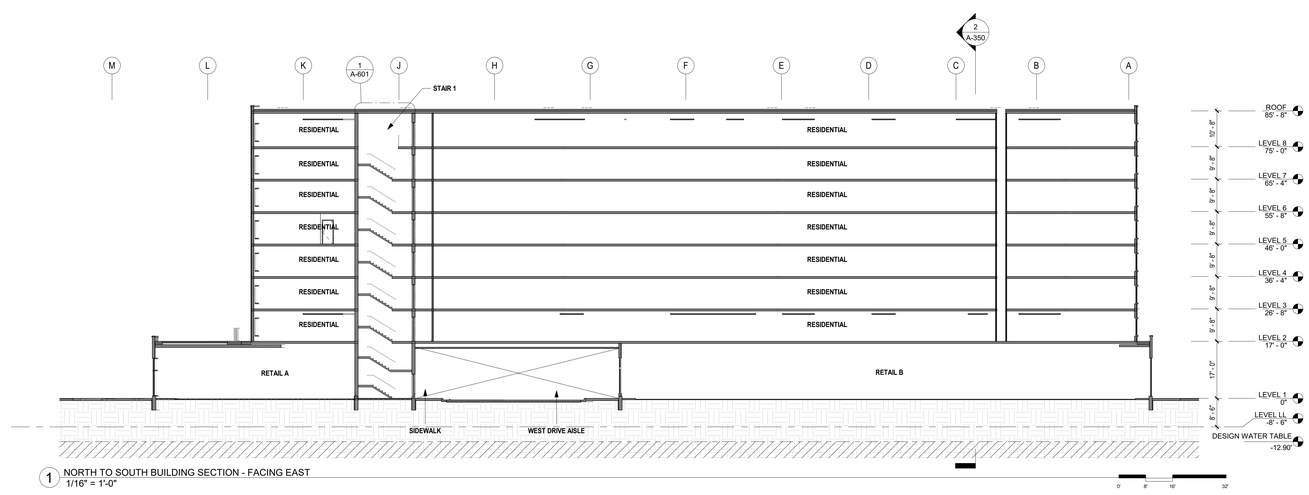
1. PROJECT LEVELS REPRESENT THE TOP OF STRUCTURAL FLOORS OR SUBFLOORS.
2. REFER TO A-440 FOR ROOF DETAILS
3. REFER TO PLANS AND DETAILS FOR PAVER AND LANDSCAPING CONDITIONS
4. REFER TO SHEET A-003A FOR FIRE RESISTANCE RATINGS OF CONCRETE ASSEMBLIES




3 SECTION AT PARKING LOOKING SOUTH
1/8" = 1'-0"




2 EAST TO WEST BUILDING SECTION - FACING NORTH
1/16" = 1'-0"




1 NORTH TO SOUTH BUILDING SECTION - FACING EAST
1/16" = 1'-0"

CITY STAMP

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SIGNATURE/SEAL

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

| No. | Date | Description |
|---|---|---|
| 4 | 9/15/2023 | 90% CD's |
| 2 | 7/25/2023 | 80% CD's |
| 1 | 6/30/2023 | 50% CD's |

# ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
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Tel: 312-994-5700

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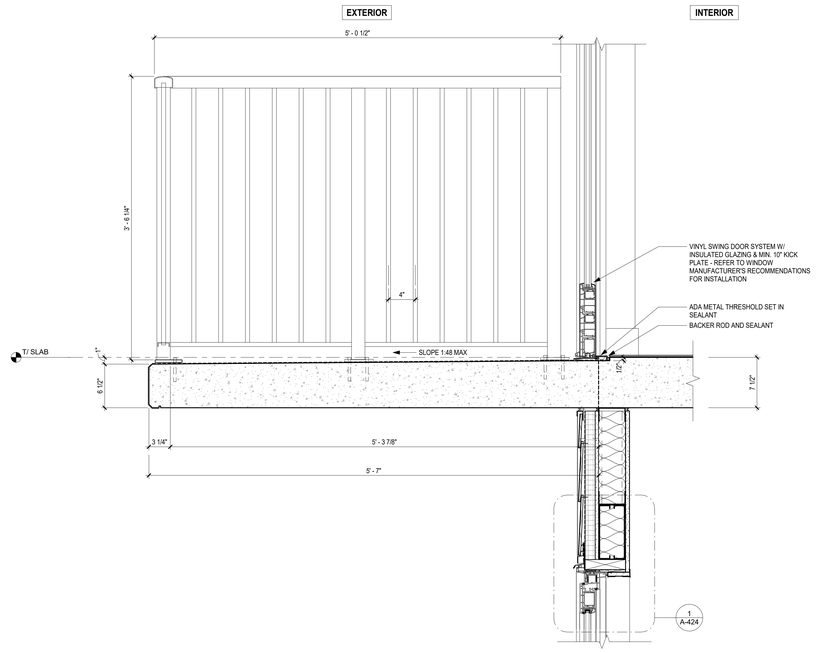
SHEET TITLE
BUILDING SECTIONS

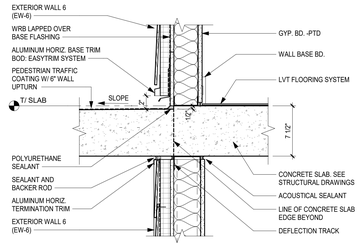
SCALE
As indicated

DATE
09/07/2023

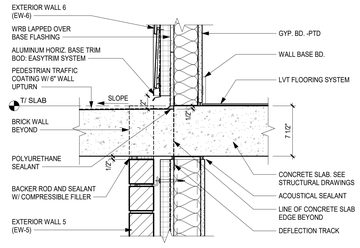
SHEET NUMBER
A-350



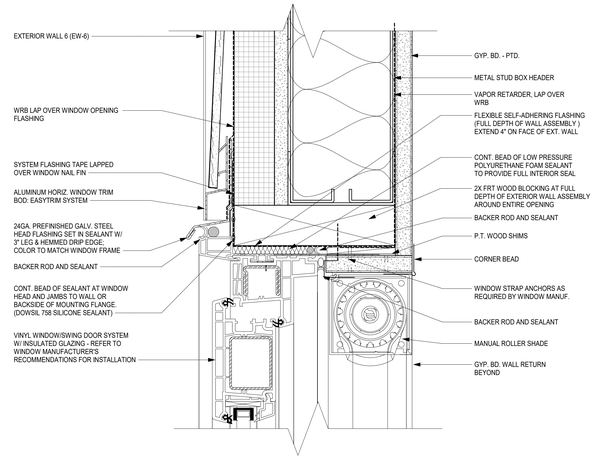

4 SECTION DETAIL - PICKET RAIL BALCONY
1 1/2" = 1'-0"




3 SECTION DETAIL - BALCONY WALL
1 1/2" = 1'-0"




2 SECTION DETAIL - BALCONY WALL
1 1/2" = 1'-0"




1 SECTION DETAIL - BALCONY DOOR HEAD
6" = 1'-0"

CITY STAMP

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SHEET TITLE
EXTERIOR BALCONY DOOR DETAILS

SCALE
As indicated

DATE
09/07/2023

SHEET NUMBER
A-424