

CLIENT

**BRIAN PROPERTIES, INC.**  
 2045 S. ARLINGTON HEIGHTS ROAD  
 ARLINGTON HEIGHTS, IL. 60005

PROJECT

**W. NORTHWEST HWY.  
 & WALNUT AVENUE**  
 ARLINGTON HEIGHTS, ILLINOIS  
 MULTI-FAMILY DEVELOPMENT

DRAWING TITLE

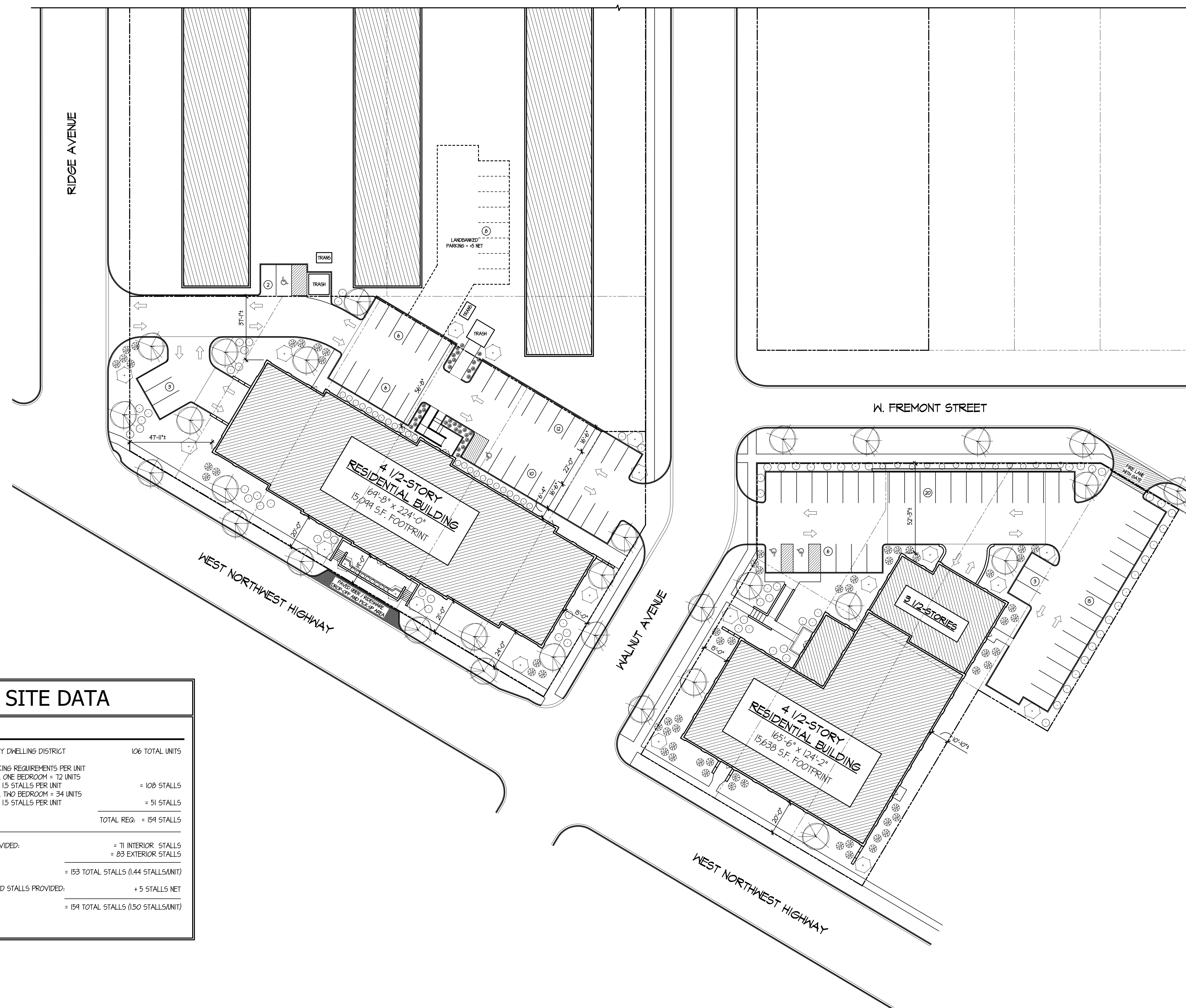
**CONCEPTUAL  
 SITE PLAN**

FILE NAME 3930-11P  
 DRAWN BY RDL DATE 9.28.16

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.15.16	RDL
2	DESIGN DEVELOPMENT	1.6.17	RDL
3	DESIGN DEVELOPMENT	1.11.17	RDL
4	ADDED SETBACK DIM'S	1.18.17	RDL
5	WEST PARKING LOT REV	2.28.17	RDL
6	EAST BUILDING REDESIGN	3.16.17	RDL
7	EAST BUILDING REDESIGN	7.17.17	RDL
8	DESIGN DEVELOPMENT	8.1.17	KQB
9	VILLAGE SUBMITTAL	8.10.17	KQB

JOB NO. **393016**

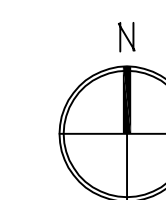
SHEET NO. **CP.1**  
 OF 7

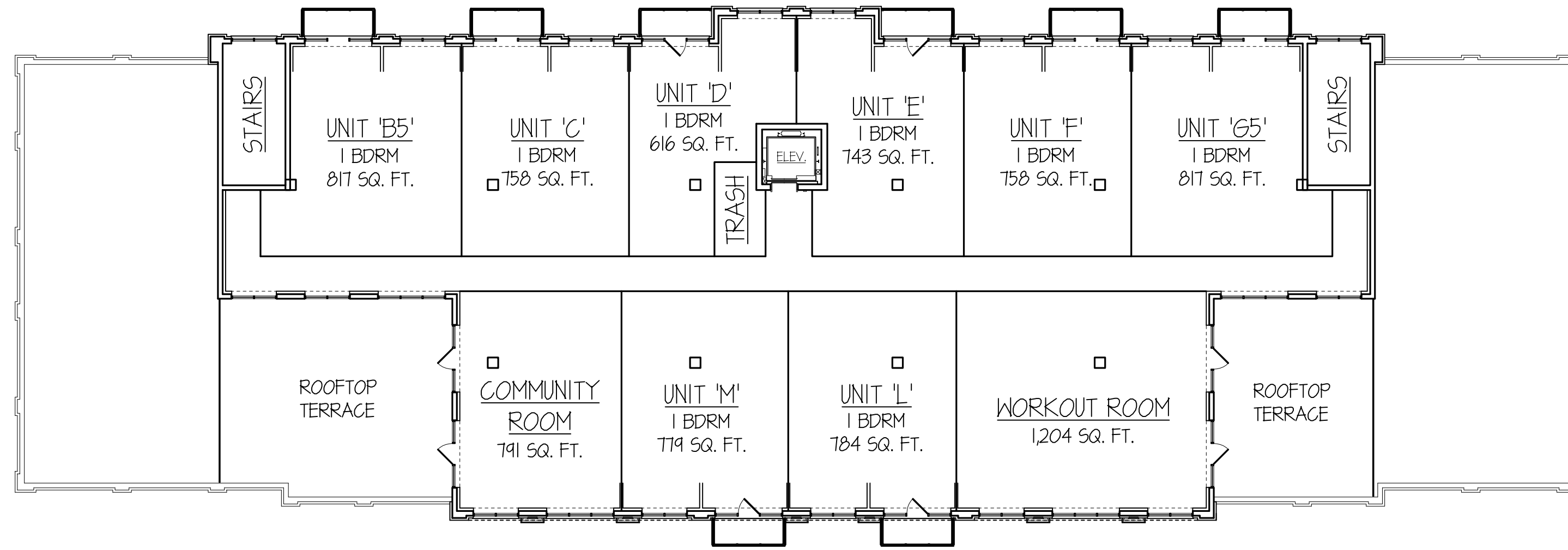


**SITE DATA**

**PARKING INFO**

- R-1 MULTIPLE-FAMILY DWELLING DISTRICT	106 TOTAL UNITS
- ZONING PARKING REQUIREMENTS PER UNIT	
- TOTAL ONE BEDROOM = 12 UNITS	= 108 STALLS
- 15 STALLS PER UNIT	
- TOTAL TWO BEDROOM = 34 UNITS	= 51 STALLS
- 15 STALLS PER UNIT	
	TOTAL REQ. = 159 STALLS
- TOTAL STALLS PROVIDED:	
= 71 INTERIOR STALLS	
= 83 EXTERIOR STALLS	
	= 154 TOTAL STALLS (1.44 STALLS/UNIT)
- TOTAL LAND BANKED STALLS PROVIDED:	+ 5 STALLS NET
	= 159 TOTAL STALLS (1.50 STALLS/UNIT)





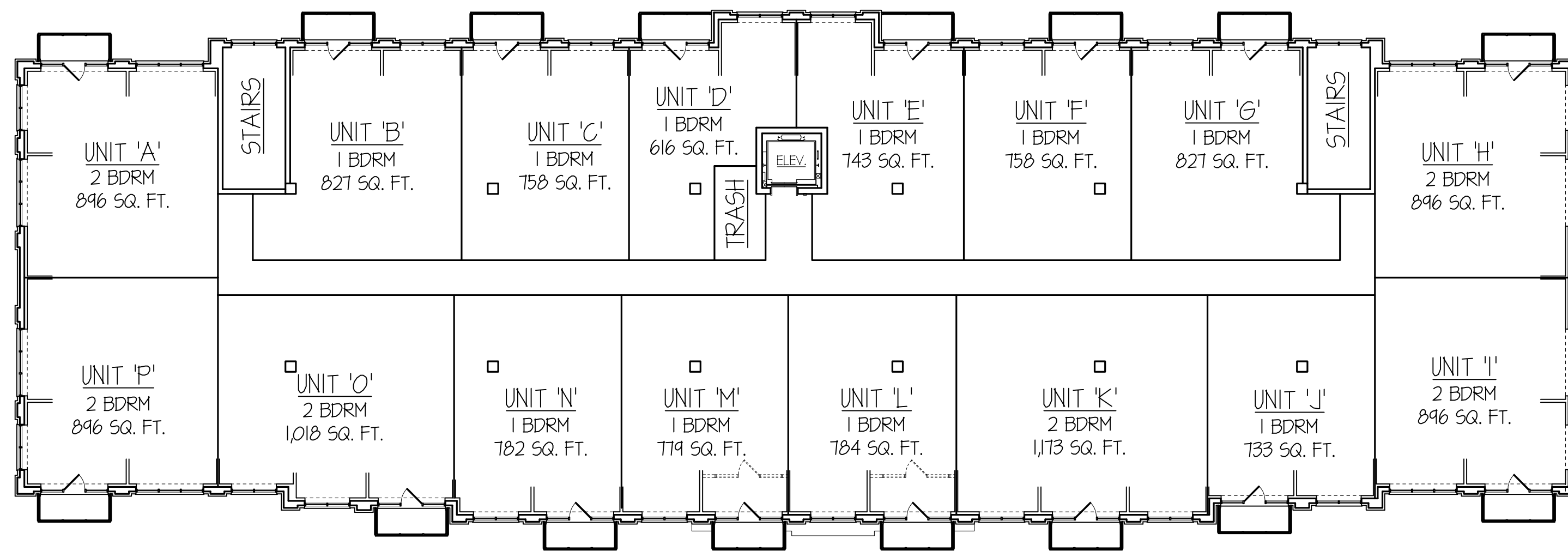
WEST BUILDING - FIFTH FLOOR PLAN

SCALE: 1" = 15'-0"

- 8 UNITS -

### WEST BUILDING DATA INFO

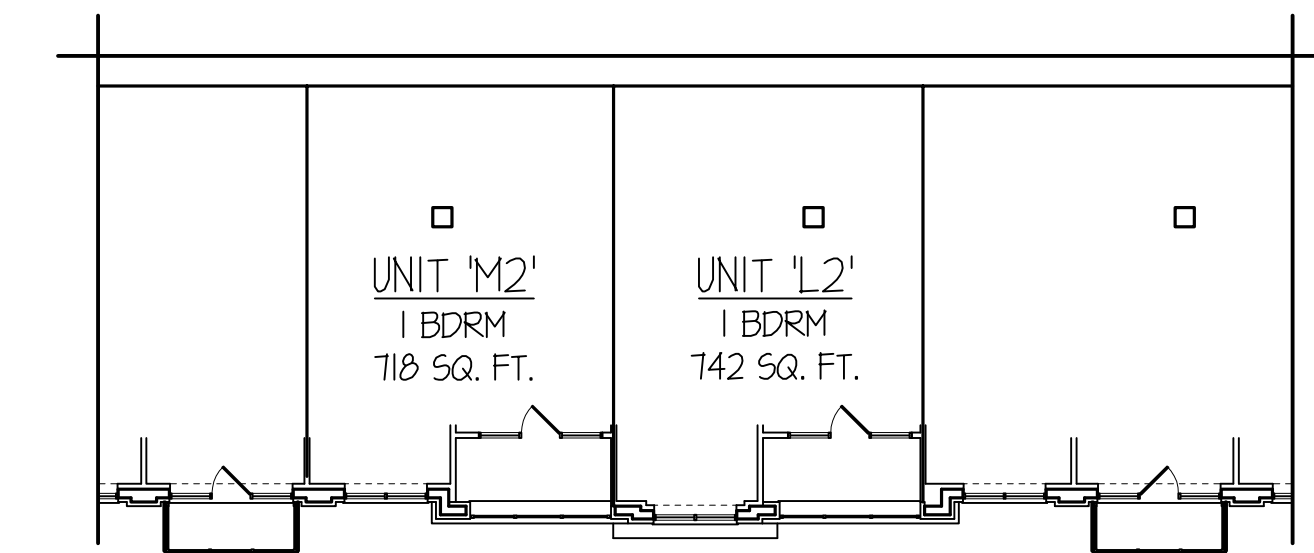
UNIT AND SQUARE FOOTAGE INFO	MINIMUM LOT SIZE (DENSITY) INFO	PARKING INFO
- DATA PER FLOOR / LEVEL: - GRADE LEVEL / FIRST FLOOR - RENTABLE AREA 15,099 SQ. FT. - # OF UNITS 30 UNITS - SECOND FLOOR - RENTABLE AREA 15,045 SQ. FT. - # OF UNITS 16 UNITS - THIRD FLOOR - RENTABLE AREA 15,041 SQ. FT. - # OF UNITS 16 UNITS - FOURTH FLOOR - RENTABLE AREA 14,204 SQ. FT. - # OF UNITS 16 UNITS - FIFTH FLOOR - RENTABLE AREA 1,745 SQ. FT. - # OF UNITS 8 UNITS - TOTAL ABOVE GROUND AREA (EXCLUDING PARKING GARAGE) 54,912 SQ. FT. - RENTABLE RESIDENTIAL AREA 48,493 SQ. FT. - RESIDENTIAL UNITS 56 UNITS	- LOT SIZE: 42,641 SQ. FT. ZONING CODE REQUIREMENTS - R-7 MULTIPLE-FAMILY DWELLING DISTRICT REQUIREMENTS - 600 SQ. FT. OF LOT PER 1-BEDROOM OR LESS DWELLING UNIT - 900 SQ. FT. OF LOT PER 2-BEDROOM OR MORE DWELLING UNIT - (38) 1-BEDROOM OR LESS UNITS PROPOSED = 22,800 SQ. FT. - (18) 2-BEDROOM OR MORE UNITS PROPOSED = 16,200 SQ. FT. TOTAL LOT SIZE REQ. = 39,000 SQ. FT.	- R-7 MULTIPLE-FAMILY DWELLING DISTRICT - ZONING PARKING REQUIREMENTS PER UNIT - TOTAL ONE BEDROOM = 38 UNITS = 57 STALLS - 15 STALLS PER UNIT - TOTAL TWO BEDROOM = 18 UNITS = 27 STALLS - 15 STALLS PER UNIT TOTAL REQ. = 84 STALLS - TOTAL STALLS PROVIDED: = 38 INTERIOR STALLS = 34 EXTERIOR STALLS = 72 TOTAL STALLS - SURPLUS FROM EAST SITE: + 2 STALLS = 74 STALLS (1.41 STALLS/UNIT) - TOTAL LAND BANKED STALLS PROVIDED: + 5 STALLS NET = 84 STALLS (1.50 STALLS/UNIT)



WEST BUILDING - SECOND, THIRD AND FOURTH FLOOR PLANS

SCALE: 1" = 15'-0"

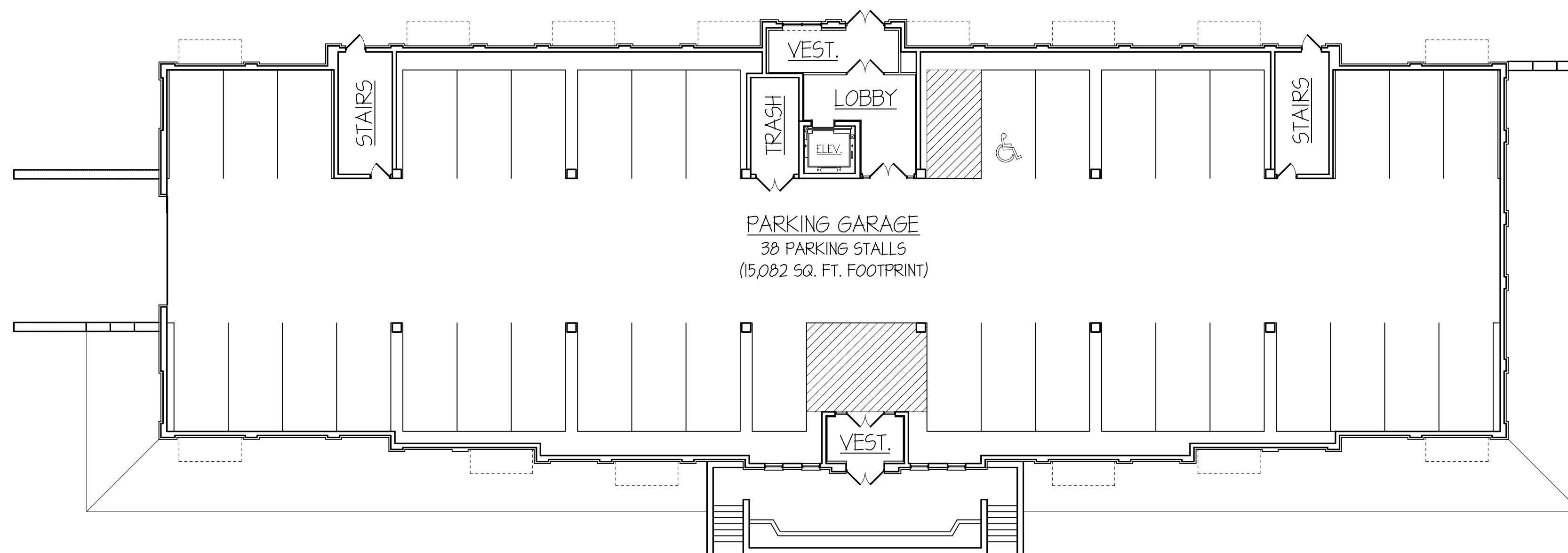
- 16 UNITS PER FLOOR -



WEST BUILDING - PARTIAL SECOND & THIRD FLOOR PLAN

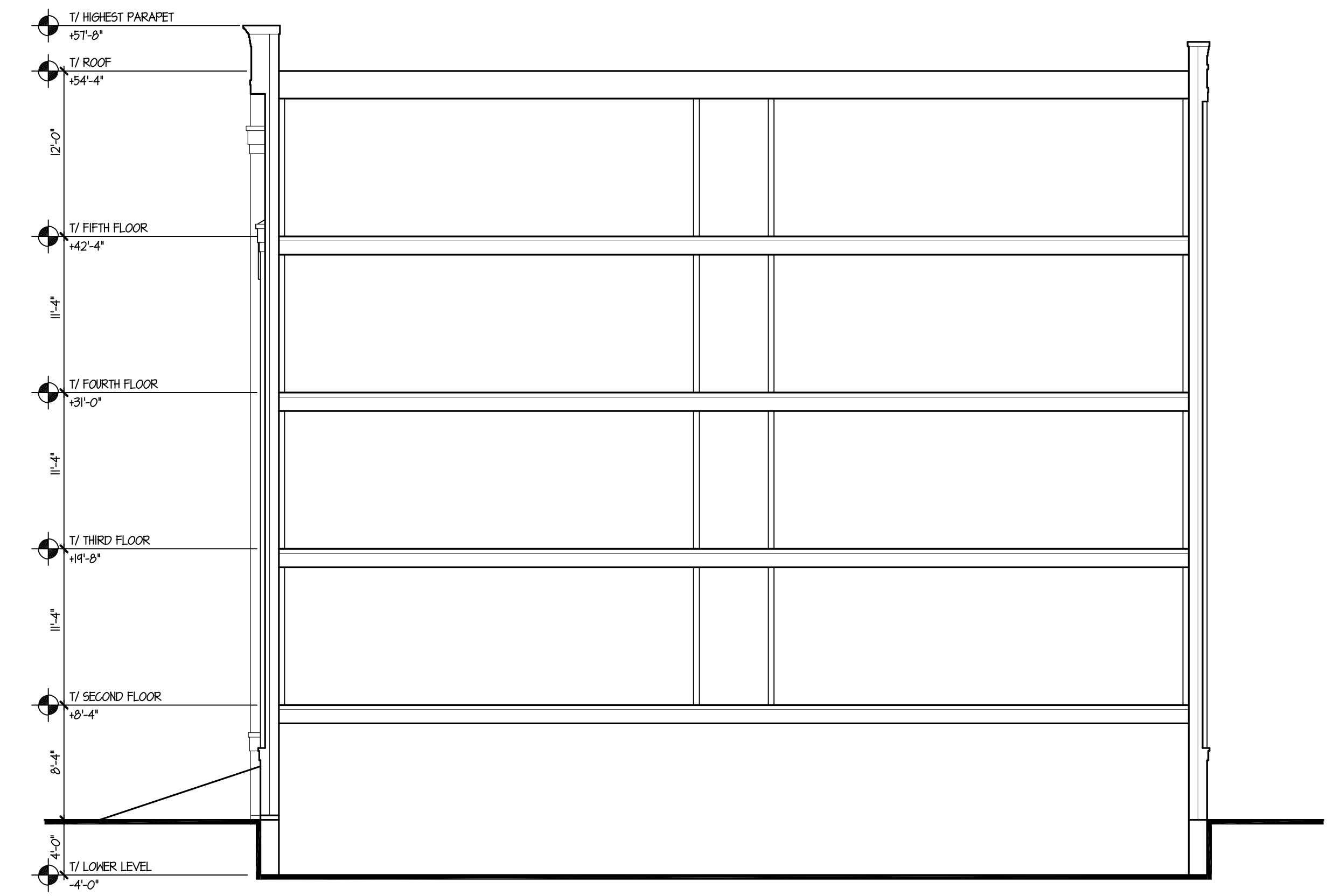
SCALE: 1" = 15'-0"

- 16 UNITS PER FLOOR -



WEST BUILDING - LOWER LEVEL PARKING GARAGE PLAN

SCALE: 1" = 15'-0"



WEST BUILDING SECTION

NOT TO SCALE

## EAST BUILDING DATA INFO

### UNIT AND SQUARE FOOTAGE INFO

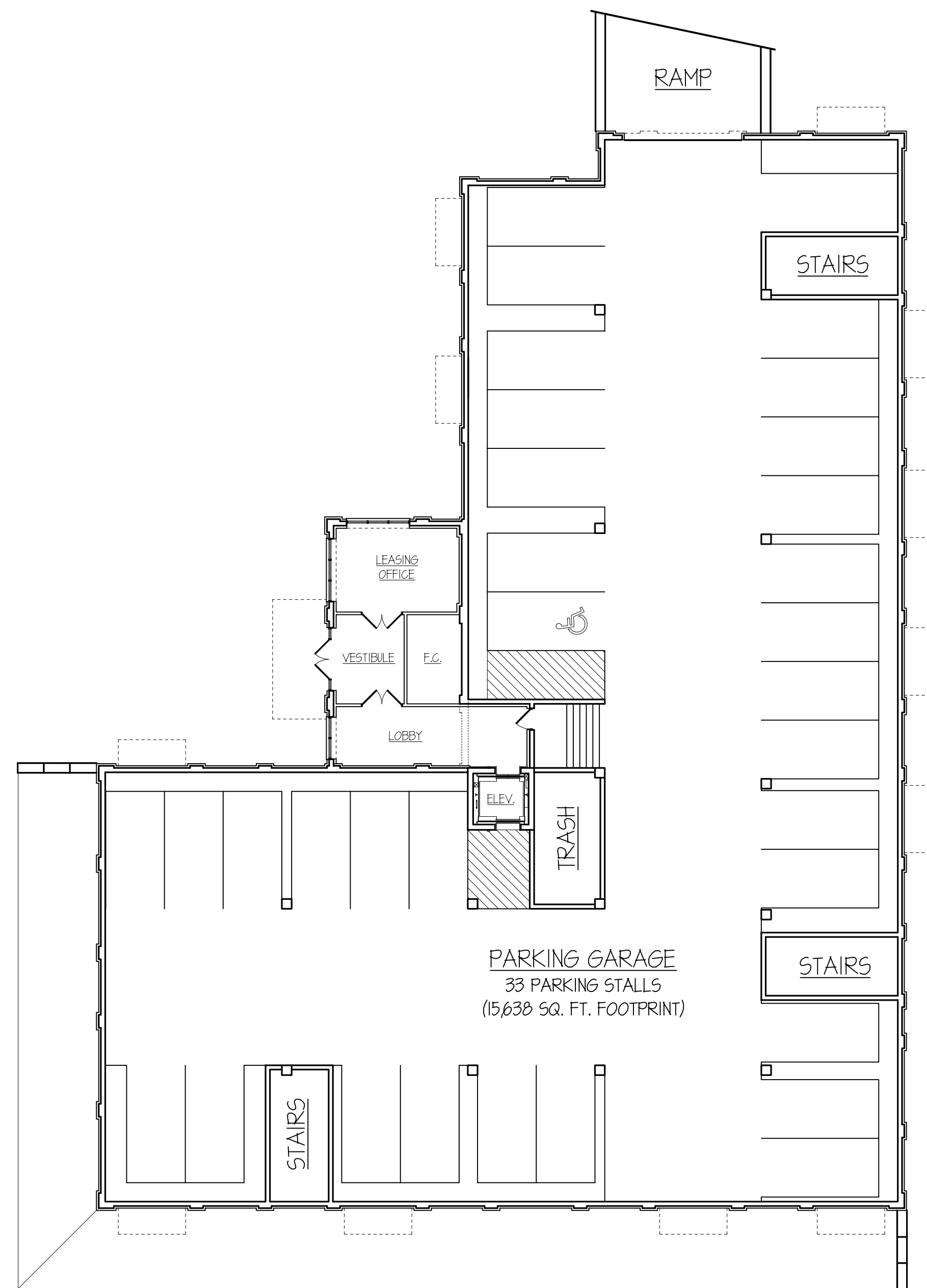
- DATA PER FLOOR / LEVEL:	
- LOWER LEVEL / PARKING GARAGE	15,630 SQ. FT. 33 STALLS
- FIRST FLOOR	14,856 SQ. FT. 1,440 SQ. FT. - RENTABLE AREA - # OF UNITS
- SECOND FLOOR	14,856 SQ. FT. 12,271 SQ. FT. - RENTABLE AREA - # OF UNITS
- THIRD FLOOR	14,856 SQ. FT. 12,271 SQ. FT. - RENTABLE AREA - # OF UNITS
- FOURTH FLOOR	11,745 SQ. FT. 1,042 SQ. FT. - RENTABLE AREA - # OF UNITS
- TOTAL ABOVE GROUND AREA (EXCLUDING PARKING GARAGE)	56,363 SQ. FT.
- RENTABLE RESIDENTIAL AREA	44,324 SQ. FT.
- RESIDENTIAL UNITS	50 UNITS

### PARKING INFO

- R-7 MULTIPLE-FAMILY DWELLING DISTRICT	
- ZONING PARKING REQUIREMENTS PER UNIT	
- TOTAL ONE BEDROOM = 34 UNITS	= 51 STALLS
- TOTAL TWO BEDROOM = 16 UNITS	= 24 STALLS
	TOTAL REQ. = 75 STALLS
- TOTAL STALLS PROVIDED:	
= 33 INTERIOR STALLS	
= 44 EXTERIOR STALLS	
	= 77 TOTAL STALLS

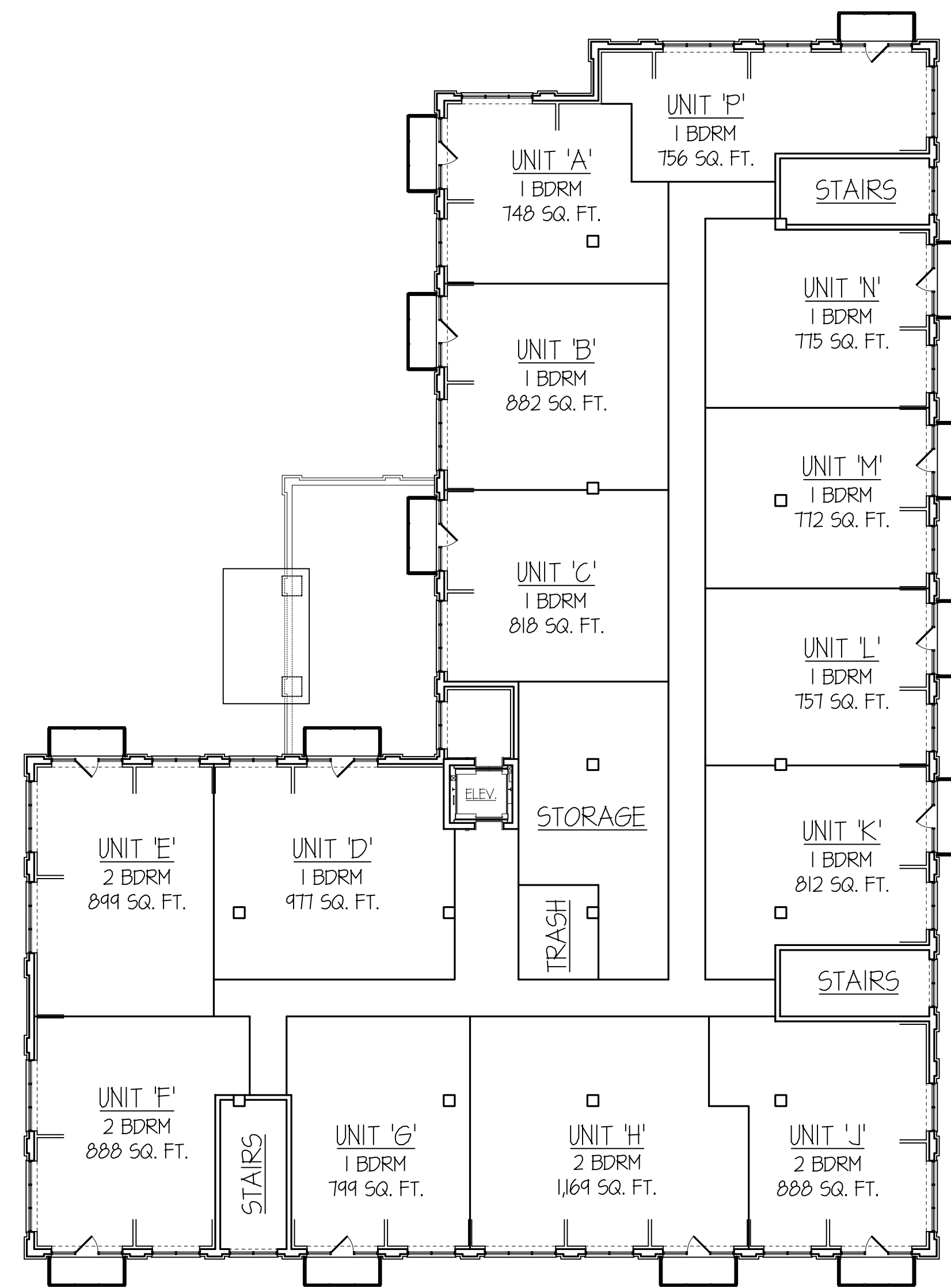
### MINIMUM LOT SIZE (DENSITY) INFO

- LOT SIZE: 44,213 SQ. FT.	
ZONING CODE REQUIREMENTS	
- R-7 MULTIPLE-FAMILY DWELLING DISTRICT REQUIREMENTS	
- 600 SQ. FT. OF LOT PER 1-BEDROOM OR LESS DWELLING UNIT	
- 900 SQ. FT. OF LOT PER 2-BEDROOM OR MORE DWELLING UNIT	
- (34) 1-BEDROOM OR LESS UNITS PROPOSED = 20,400 SQ. FT.	
- (16) 2-BEDROOM OR MORE UNITS PROPOSED = 14,400 SQ. FT.	
	TOTAL LOT SIZE REQ. = 34,800 SQ. FT.



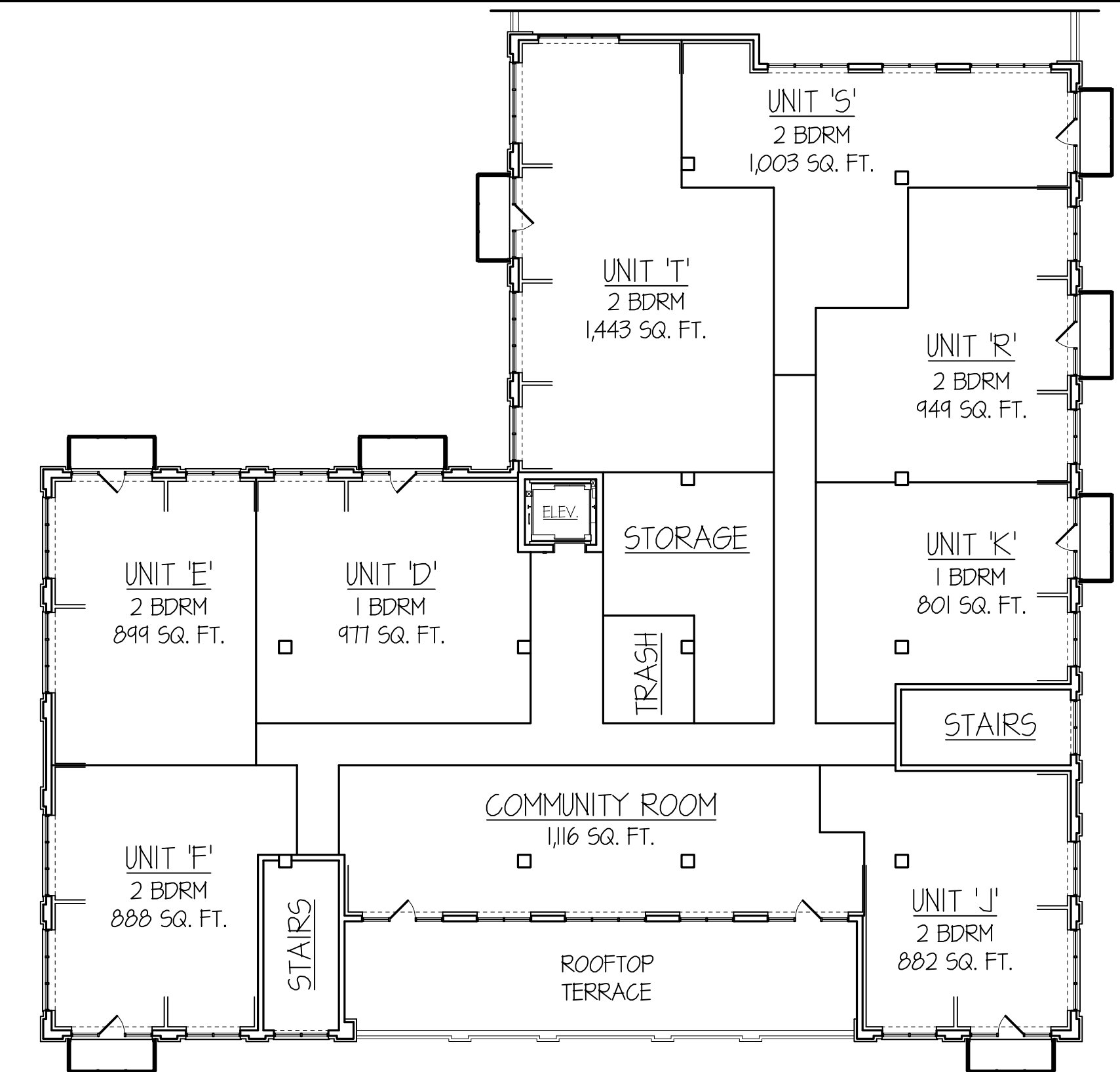
EAST BUILDING - LOWER LEVEL PARKING GARAGE PLAN

SCALE: 1" = 15'-0"



EAST BUILDING - FIRST FLOOR PLAN

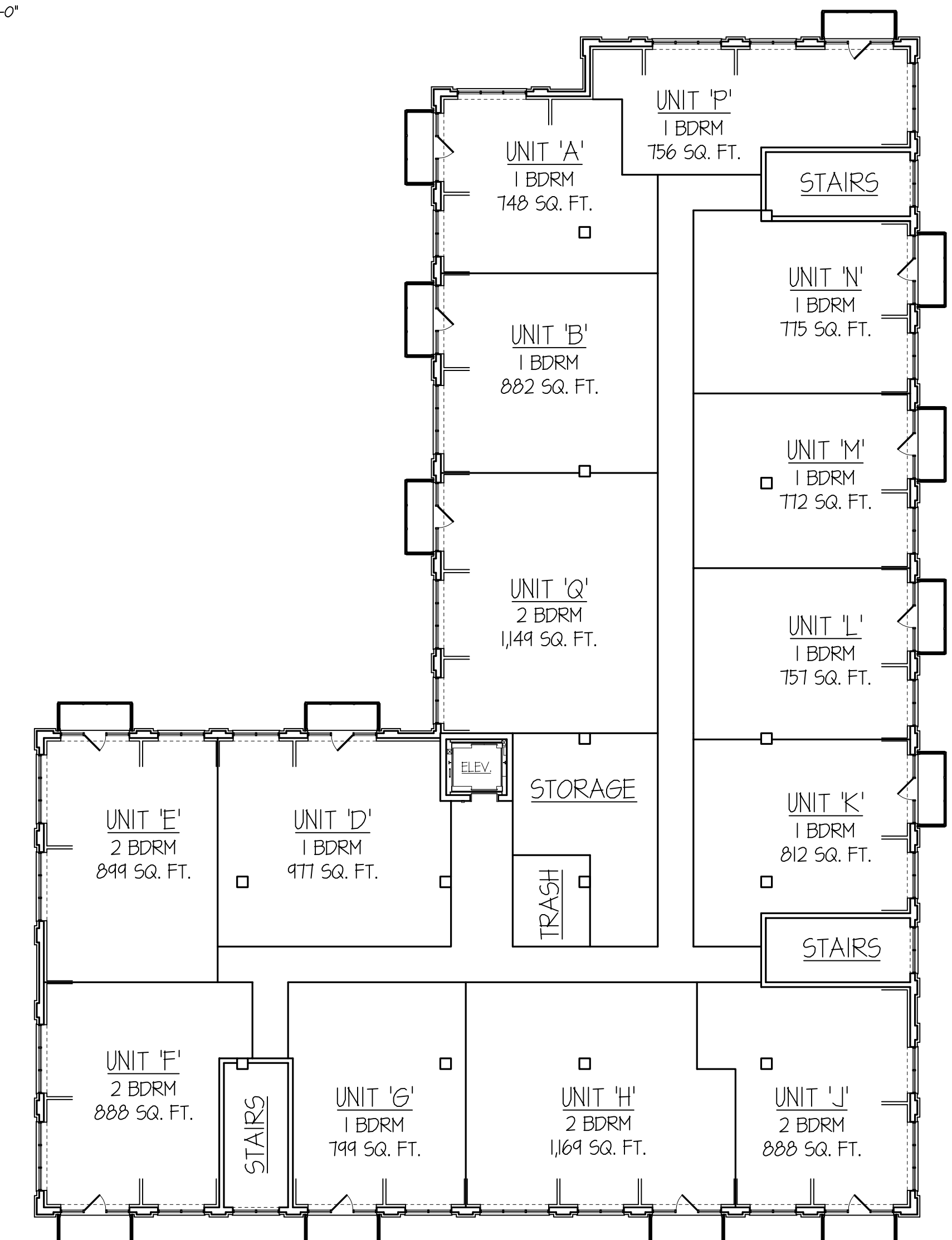
SCALE: 1" = 15'-0"



EAST BUILDING - FOURTH FLOOR PLAN

SCALE: 1" = 15'-0"

(4) 1 BEDROOM UNITS  
(4) 2 BEDROOM UNITS



EAST BUILDING - SECOND AND THIRD FLOOR PLANS

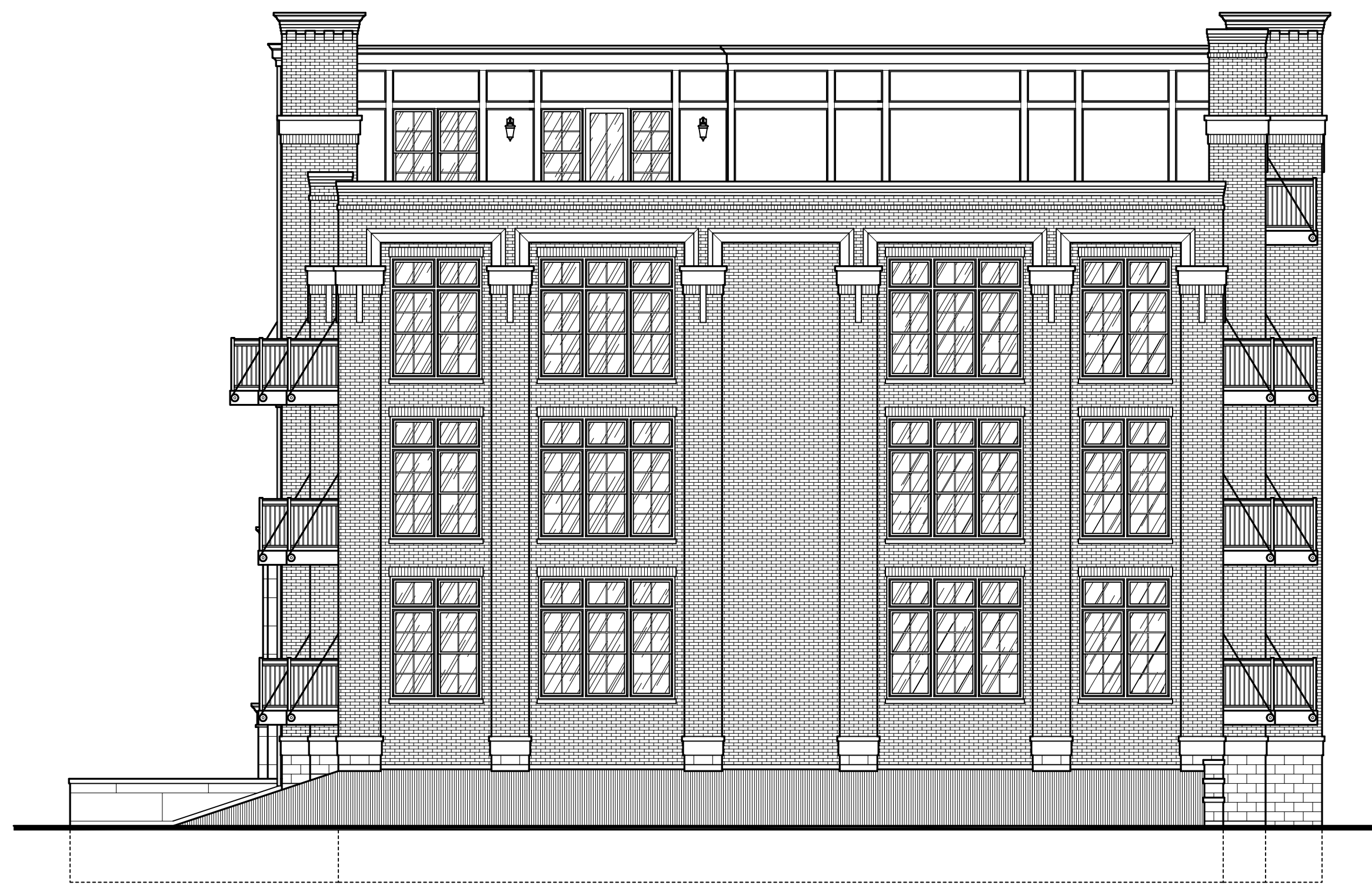
SCALE: 1" = 15'-0"

(10) 1 BEDROOM UNITS  
(4) 2 BEDROOM UNITS



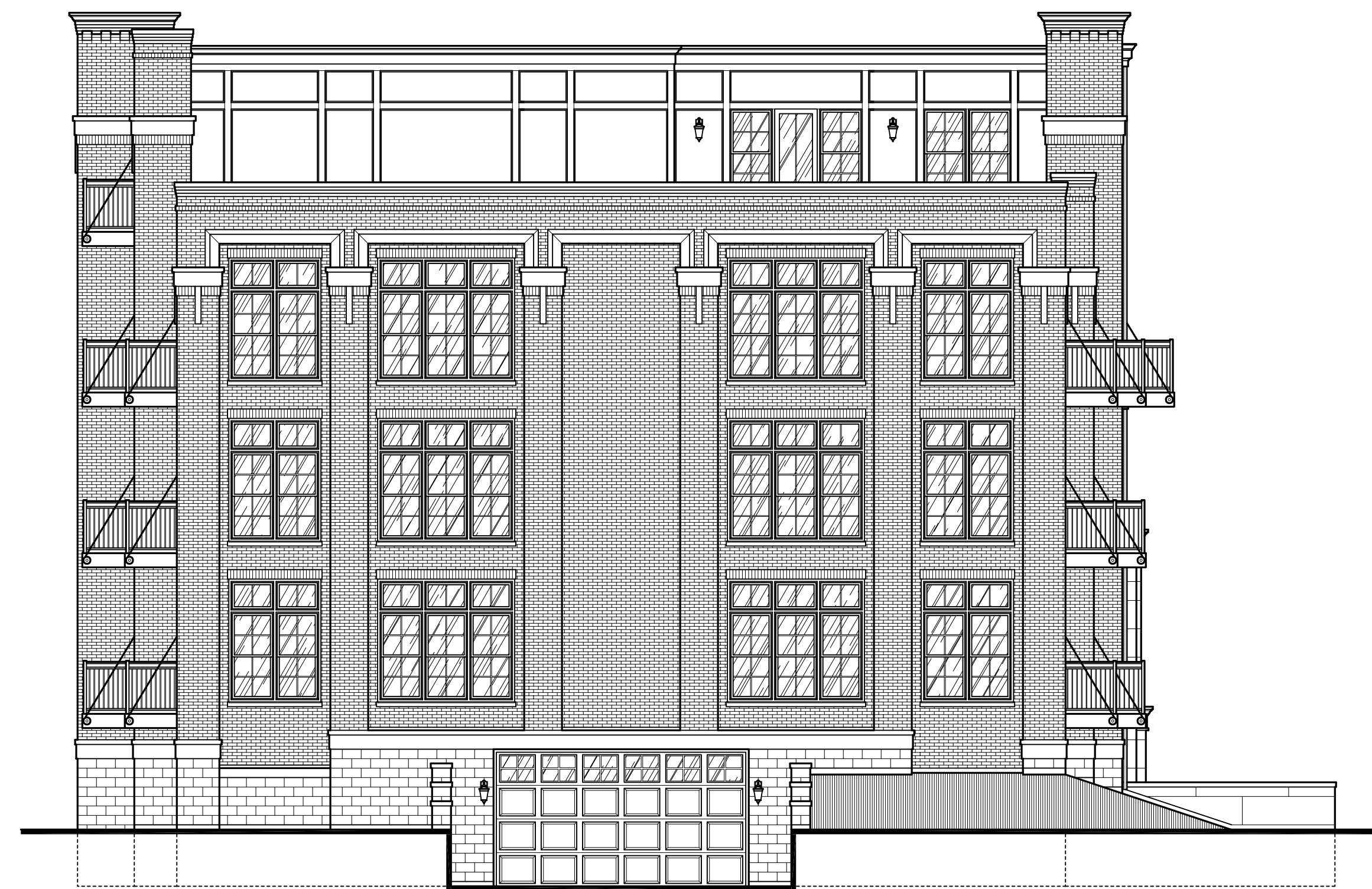
WEST BUILDING: NORTHWEST HIGHWAY (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



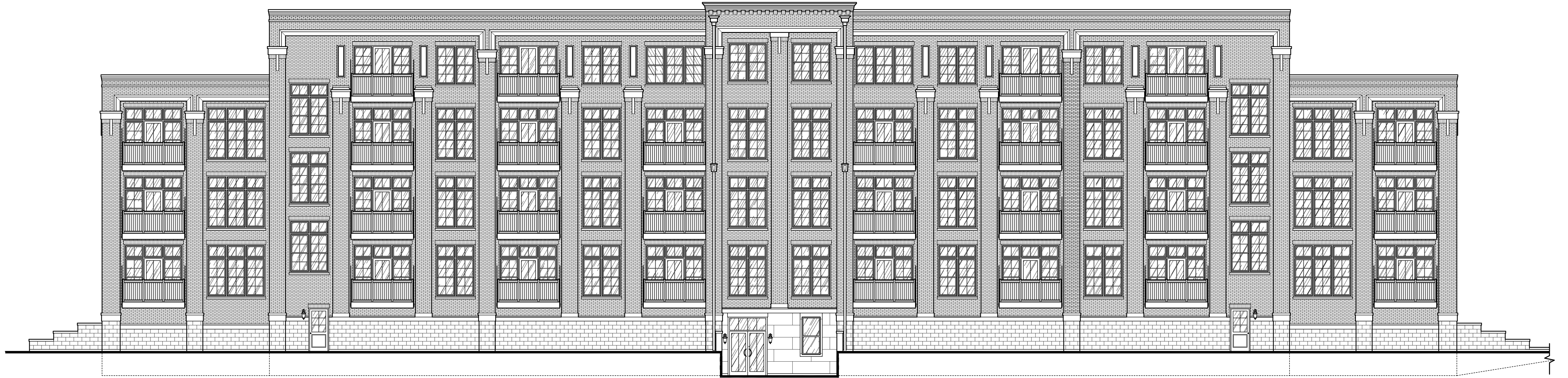
WEST BUILDING: WALNUT AVENUE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



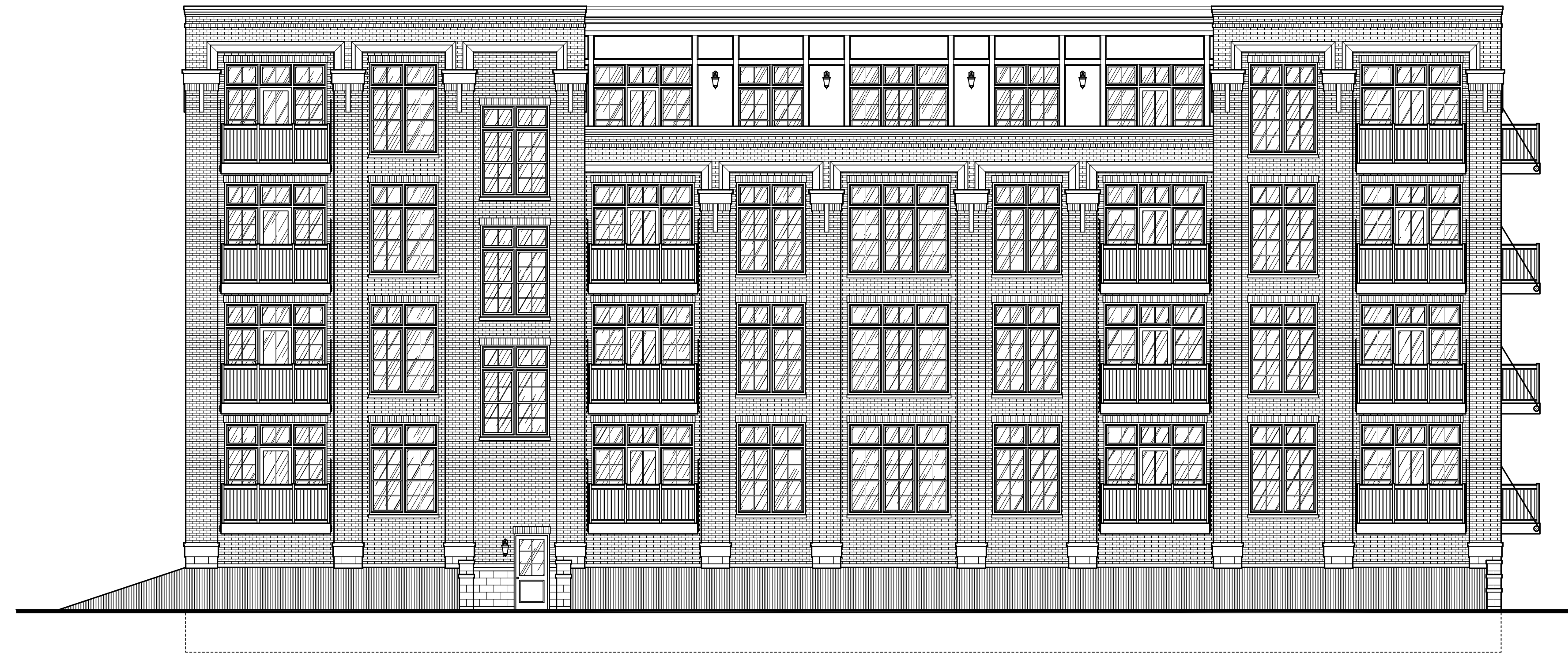
WEST BUILDING: RIDGE AVENUE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



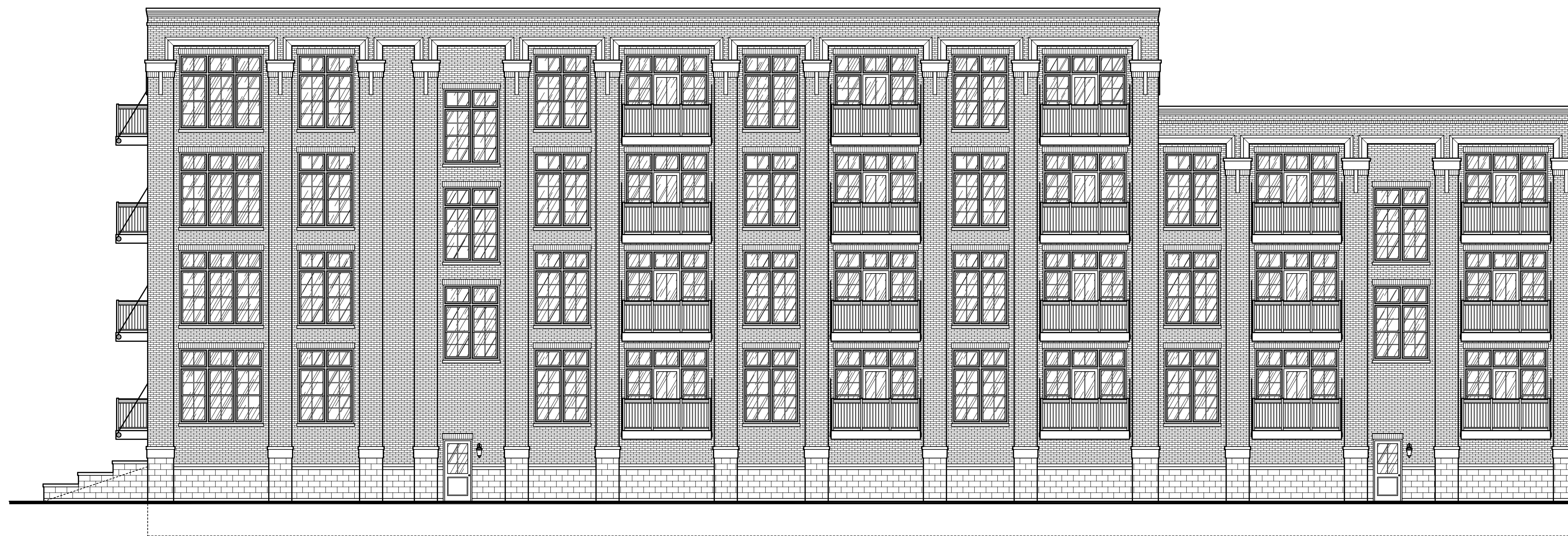
WEST BUILDING: NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST BUILDING: NORTHWEST HIGHWAY (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



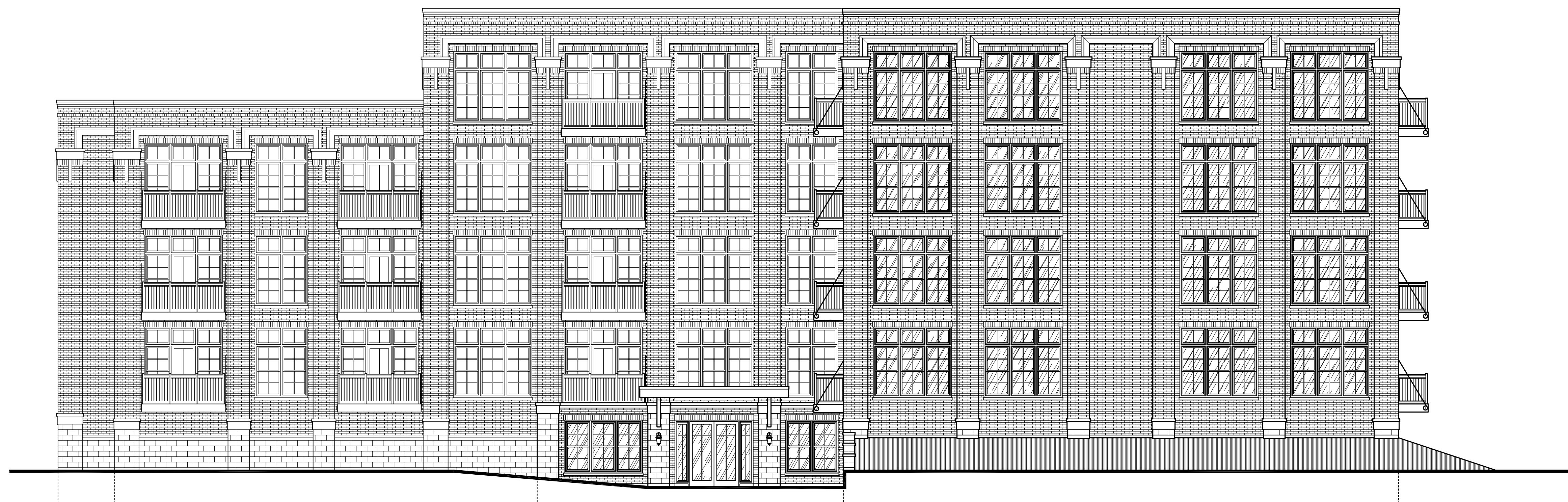
EAST BUILDING: EAST ELEVATION

SCALE: 1/8" = 1'-0"



EAST BUILDING: FREMONT STREET (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



EAST BUILDING: WALNUT AVENUE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"