



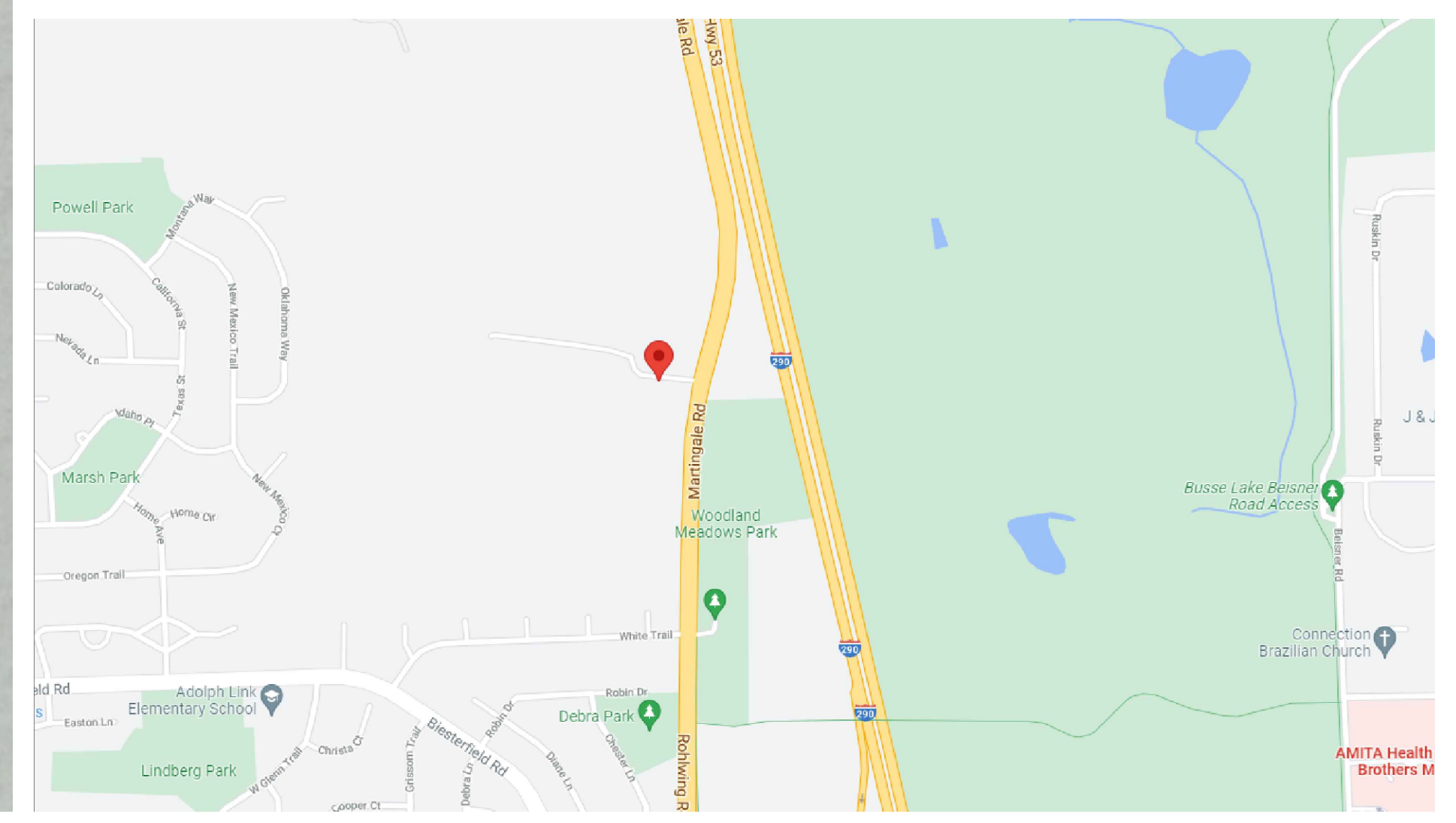
PROJECT DATA:	
SITE AREA:	
GROSS:	40.52 AC 1,765,266 SF
F.A.R.:	0.48
BUILDING AREA:	
BUILDING 1:	333,967 SF
BUILDING 2:	338,237 SF
BUILDING 3:	169,118 SF
TOTAL BUILDING AREA:	841,322 SF
COVERAGE:	
GROSS:	48%
NET:	48%
BUILDING 1	
FIRST FLOOR AREA:	184,362 SF
SECOND FLOOR AREA:	149,605 SF
TOTAL BUILDING AREA:	333,967 SF
▲ DOCK-HIGH DOORS:	4
HEIGHT (MAXIMUM):	60'
AUTO PARKING:	38 STALLS @0.11/1000 SF
REQ. ACCESSIBLE	2 STALLS
BLDG SETBACK FROM RESIDENTIAL:	338' FROM WESTERN PL 178' FROM SOUTHERN PL
BUILDING 2	
FIRST FLOOR AREA:	188,632 SF
SECOND FLOOR AREA:	149,605 SF
TOTAL BUILDING AREA:	338,237 SF
▲ DOCK-HIGH DOORS:	4
HEIGHT (MAXIMUM):	60'
AUTO PARKING:	38 STALLS @0.11/1000 SF
REQ. ACCESSIBLE	2 STALLS
BLDG SETBACK FROM RESIDENTIAL:	189' FROM SOUTHERN PL
BUILDING 3	
FIRST FLOOR AREA:	94,316 SF
SECOND FLOOR AREA:	74,802 SF
TOTAL BUILDING AREA:	169,118 SF
▲ DOCK-HIGH DOORS:	2
HEIGHT (MAXIMUM):	60'
AUTO PARKING:	19 STALLS @0.11/1000 SF
REQ. ACCESSIBLE	1 STALLS
BLDG SETBACK FROM RESIDENTIAL:	189' FROM SOUTHERN PL

- 8'-0" DECORATIVE STEEL PICKET FENCE
- 8'-0" CHAINLINK FENCE
- 8'-0" DECORATIVE STONE FENCE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE



scheme: 12

Conceptual Site Plan

Martingale Road
Elk Grove Village, IL 60007

WARE MALCOMB

CHI22-0011-00
04.27.2023

SHEET
1



PERSPECTIVE - SOUTHEAST



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CONCEPT DESIGN

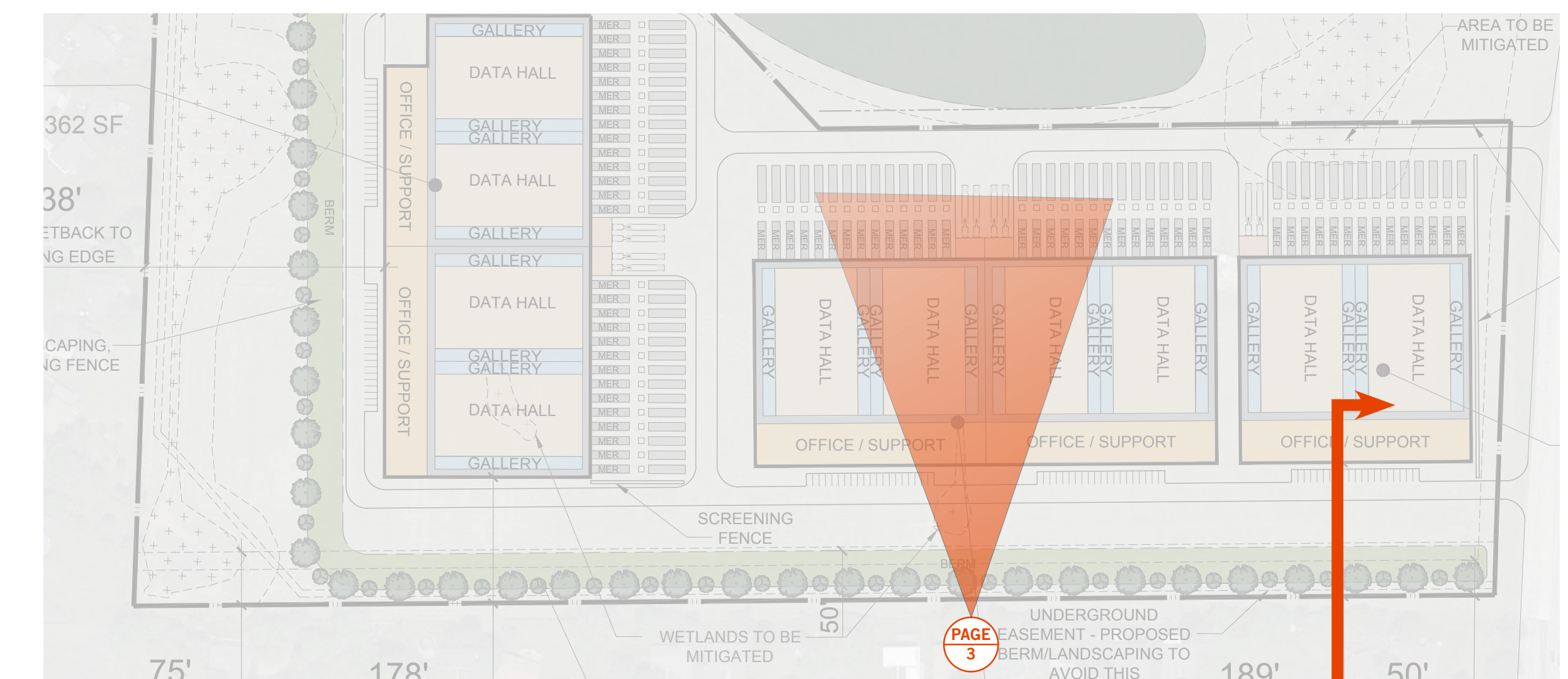
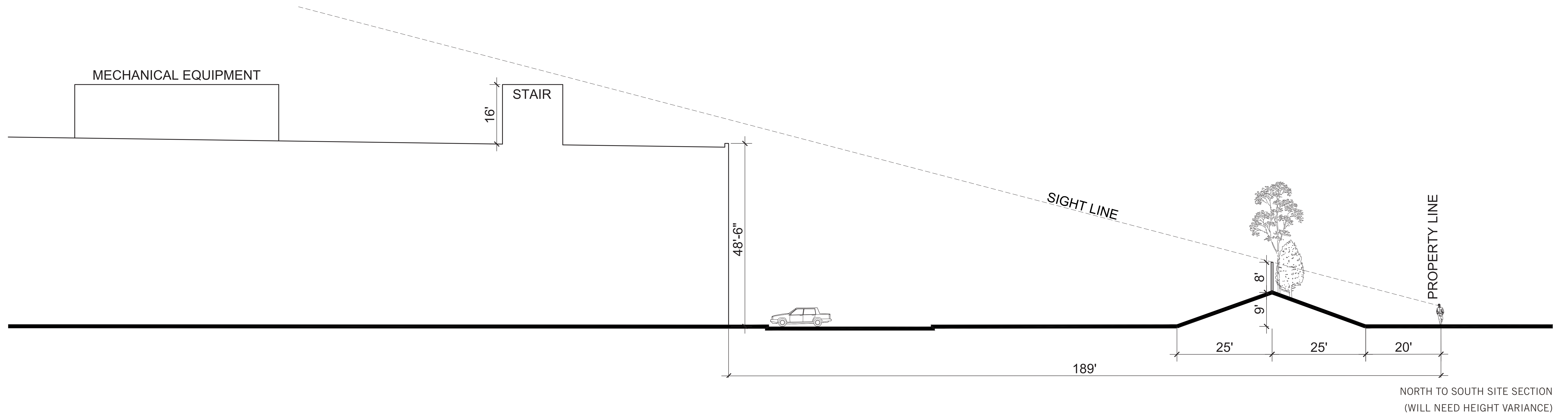
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PAGE
3



N-S SECTION

SECTION KEY



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SITE SECTION AND PERSPECTIVE

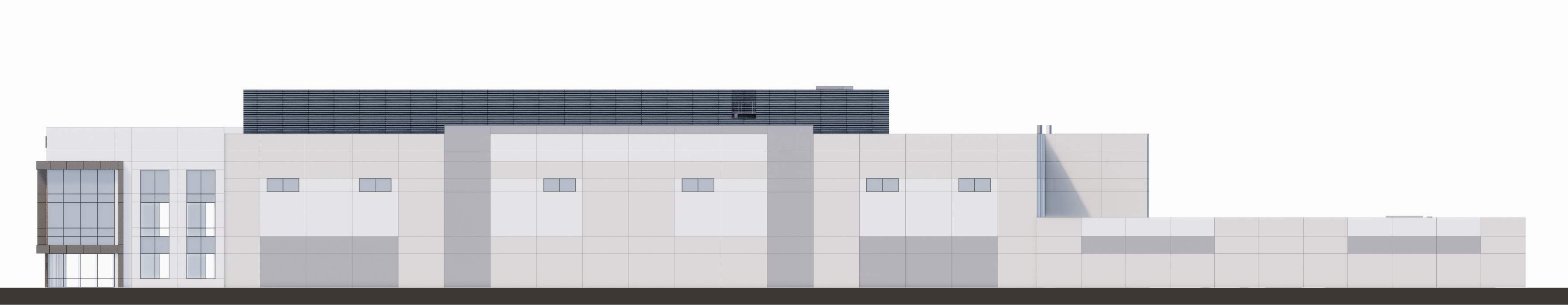
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PAGE 4



BUILDING 1 ELEVATION - SOUTH



BUILDING 2 ELEVATION - SOUTH



BUILDING 3 ELEVATION - SOUTH



OVERALL ELEVATION - SOUTH



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CONCEPT DESIGN

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PAGE 5