

**584 Randall Road  
St. Charles , IL**



**AVAILABLE SPACE:**

- **Unit A - 7,595 SF w/ 2,000 SF balcony**  
\$19.00/SQ.FT.
- **Unit C - 4,938 SF w/ 800 SF balcony**  
\$22.00/SQ.FT.

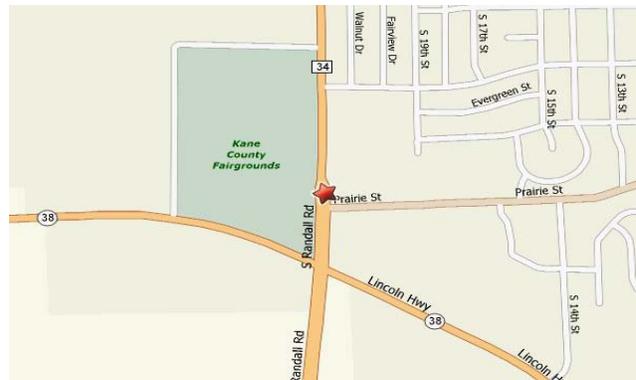
**4 MONTHS FREE RENT!!!**

**PROPERTY HIGHLIGHTS:**

- **Join Colonial Café, Subway, & CD One Price Cleaners!!!**
- Great Visibility
- Ample Parking
- High Traffic
- 2 Units available can be combined to **12,533 SF**

**LOCATION:**

- North East Corner, Randall Road & Prairie Street
- North of Roosevelt Road (Rt. 38)
- South of North Ave.



**DEMOGRAPHICS:**

Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	11,854	56,247	99,895
Avg. Income:	\$95,843	\$111,180	\$116,993

**Traffic Count**

- 46,400 vehicles per day



**GLEASON  
ARCHITECTS, P.C.**

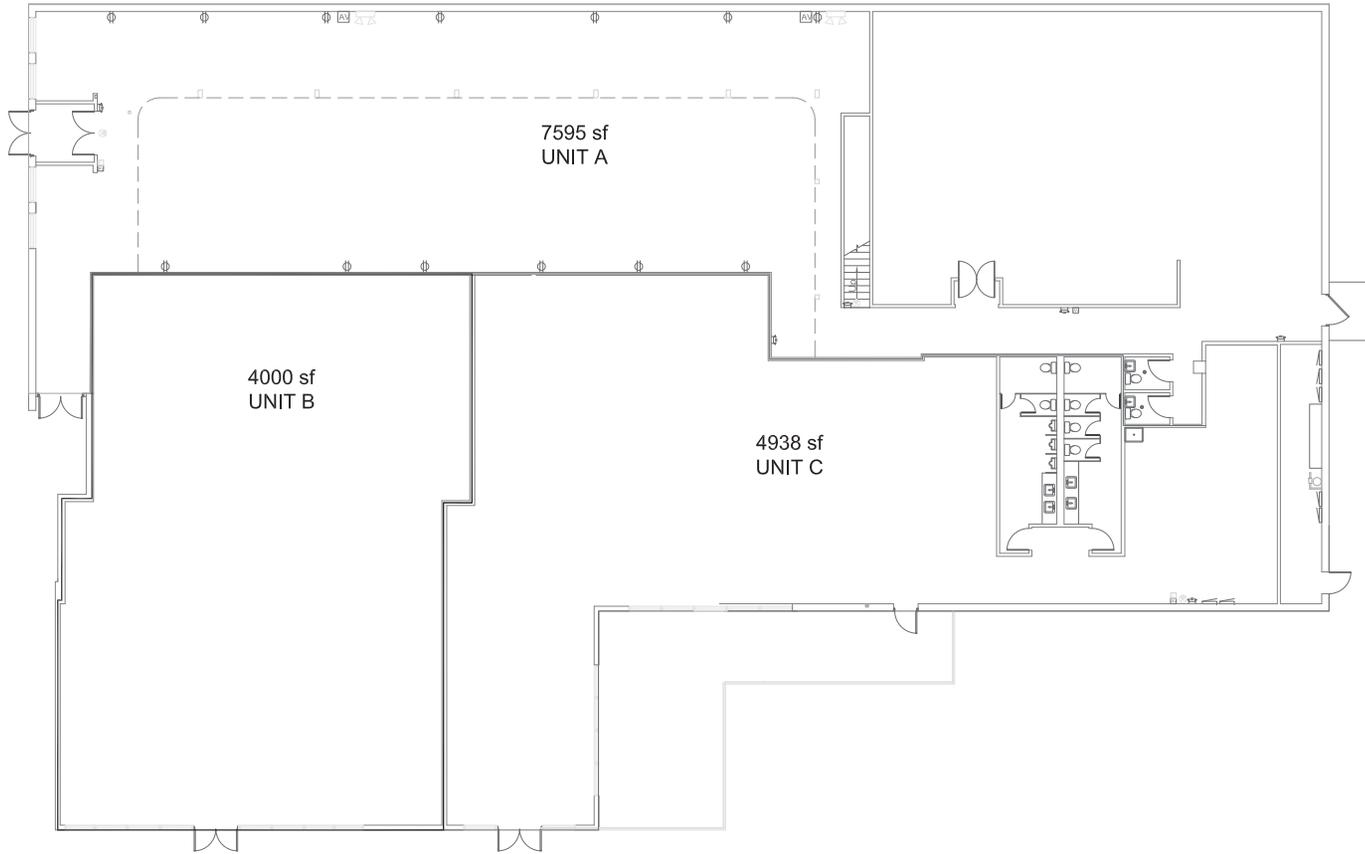
789 Heartland Drive, Unit 4  
Sugar Grove, Illinois 60554  
Phone: 630-466-8740  
Fax: 630-466-8700

E-mail: thodgeason@gleasonarchitects.com

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ISSUED DATE  
FOR APPROVAL  
FOR PERMIT  
FOR BID  
FOR CONST.

APPROVED DATE  
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# FLOOR PLAN

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

PROJECT: **Randall Plaza Renovation**

St. Charles, IL

OWNER: **Angell and Associates**  
381 East St. Charles Rd  
Crest Stream, IL

JOB NO. 13-037  
DATE 04/16/13  
FILE 13141  
PLOT SCALD51

OWNER APPROVAL

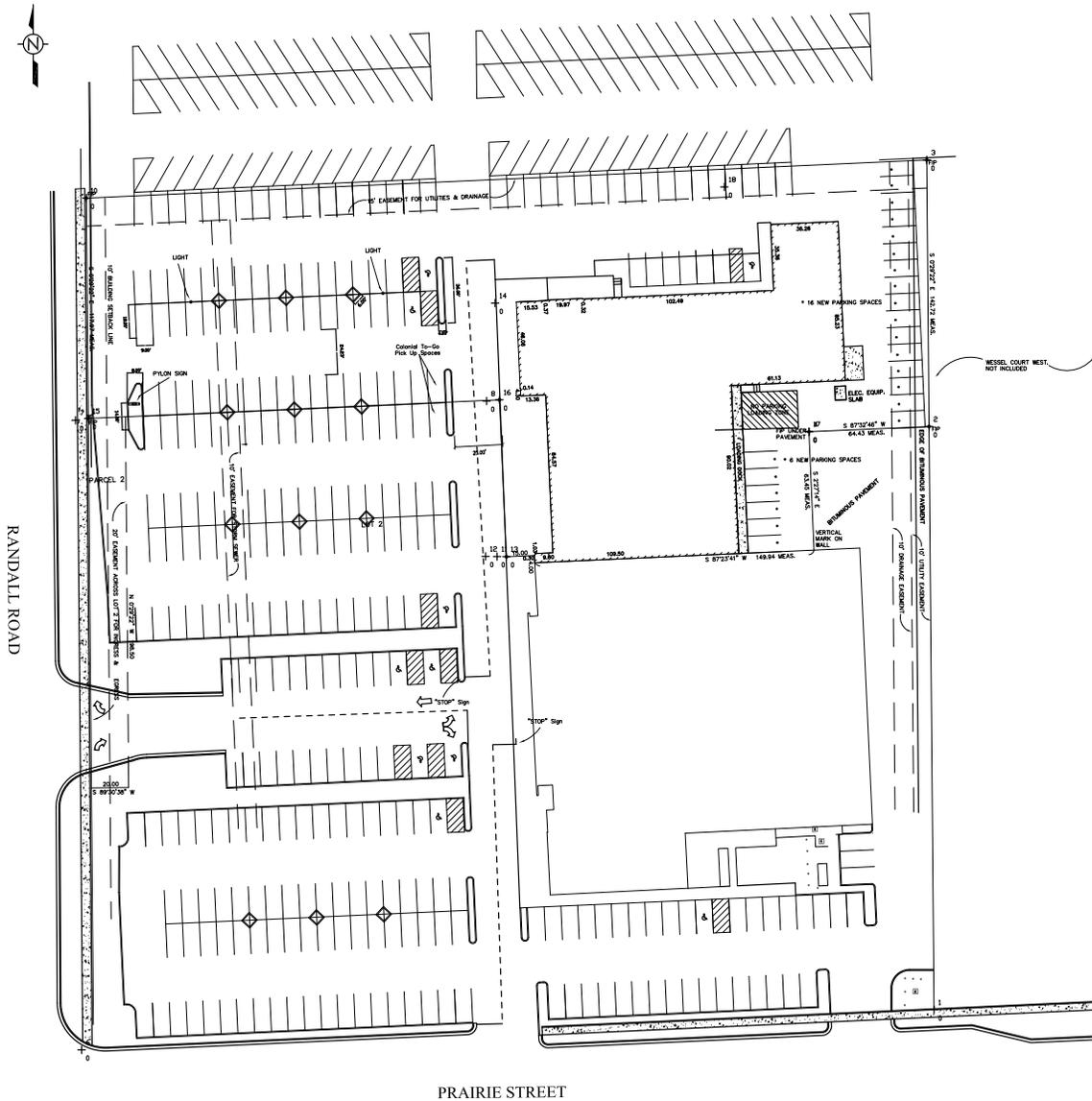
Signature \_\_\_\_\_  
DATE \_\_\_\_\_

SHEET TITLE  
**FLOOR PLAN**

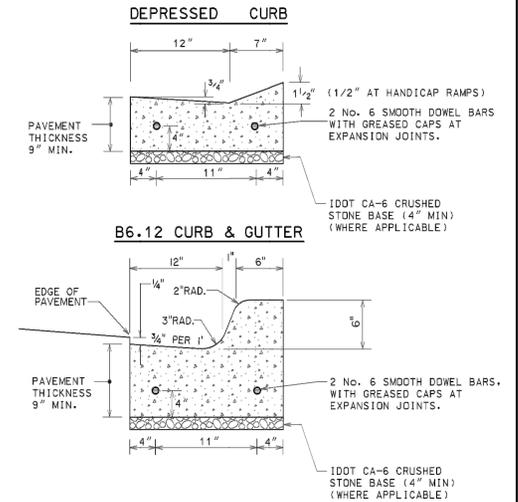
SHEET NUMBER

**A1**

# REVISED PARKING AREA



## CURB DETAIL



### NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS S1 (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS. (NO FLY ASH ALLOWED)

FOR RESIDENTIAL STREETS ONLY

COMB. CONCRETE CURB AND GUTTER (SPECIAL)  
P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)

DATE: 10-22-10

D-5

## LANDSCAPING

- Pear Trees (26 Total)
  - 15 Current
  - 11 NEW
- Gold Cedar Mulch

1" = 30'





**GLEASON**  
ARCHITECTS, P.C.

769 Heartland Drive, Unit A  
Sage Grove, Illinois 60454  
Phone: 630-466-8740  
Fax: 630-466-8700  
E-mail: [info@gleasonarchitects.com](mailto:info@gleasonarchitects.com)

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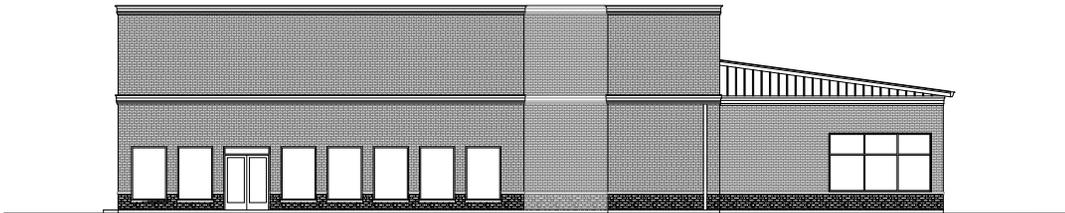
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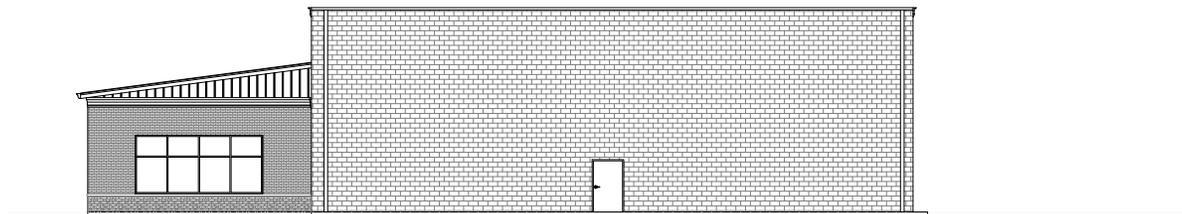
**SOUTH ELEVATION**

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



**WEST ELEVATION**

SCALE: 3/16"=1'-0"



**EAST ELEVATION**

SCALE: 3/16"=1'-0"

PROJECT: **Randall Plaza Remodel**  
CLIENT: **St. Charles II**  
ARCHITECT: **Angell and Associates**  
1000 North Main Street, Suite 100  
St. Charles, IL 60154

JOB NO. 13-037  
DATE 04/18/13  
FILE 13-037  
PLOT SCALE 1/8"=1'-0"  
OWNER APPROVAL

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER  
**A5**

**PROJECT:**



Randall Plaza  
580 Randall Road  
St. Charles, IL

**CUSTOMER APPROVAL:**

DATE \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_

Brian Newton

DRAWN BY \_\_\_\_\_

Bill Marlow

DATE \_\_\_\_\_

4.01.13

SCALE \_\_\_\_\_

3/8" = 1'

SHEET NO. \_\_\_\_\_

1 of 1

WORK ORDER \_\_\_\_\_

68575

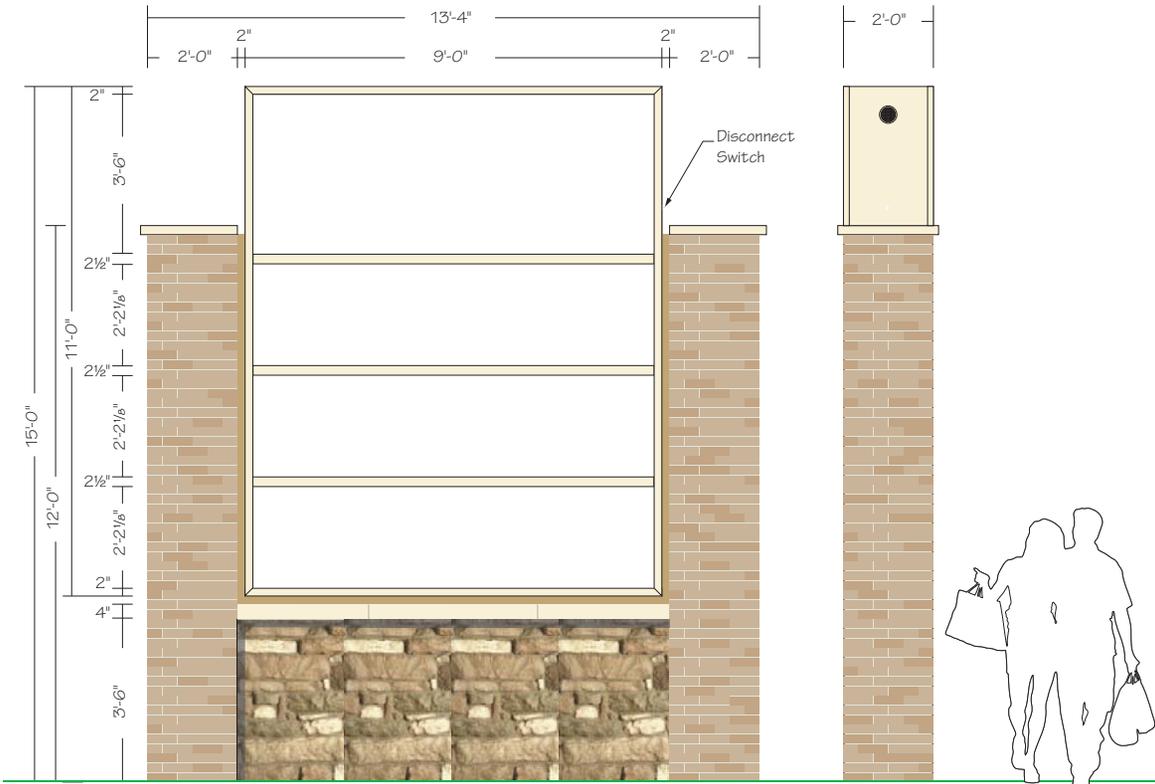
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PARR68575

**REVISIONS:**

1	4.08.13
2	4.23.13
3	
4	
5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**(1) 11'-0" x 9'-0" x 2'-0" Deep Double Face Illuminated Monument Sign**

**Cabinet:** Fabricated Aluminum Painted MAP 25829 Taos Sand Beige

**Faces:** White Polycarbonate

**Tenant Graphics:** T.B.D.

**Reveals:** 2" Aluminum Painted MAP 25829 Taos Sand Beige

**Columns & Base:** Brick & Stone to Match Building - by Others

**Illumination:** Fluorescent Lamps and Electronic Ballasts

**Power:** Reuse Existing

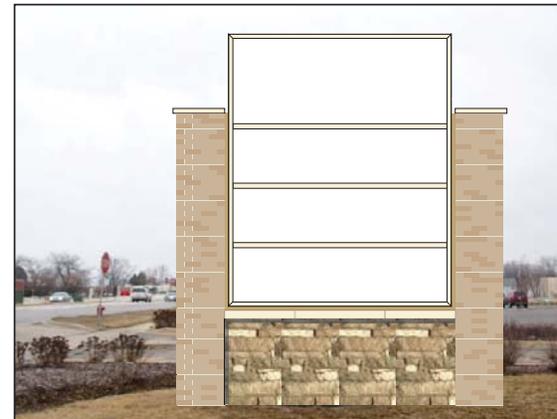
**Mounting:** Reuse Existing Steel Column, Exact Dimension T.B.D.

**NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION**

**OPTION: COLUMNS & BASE - FOAMCRAFT - COLORS T.B.D.**



Existing



Proposed



This sign is built to UL Standards for operation in North America.

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