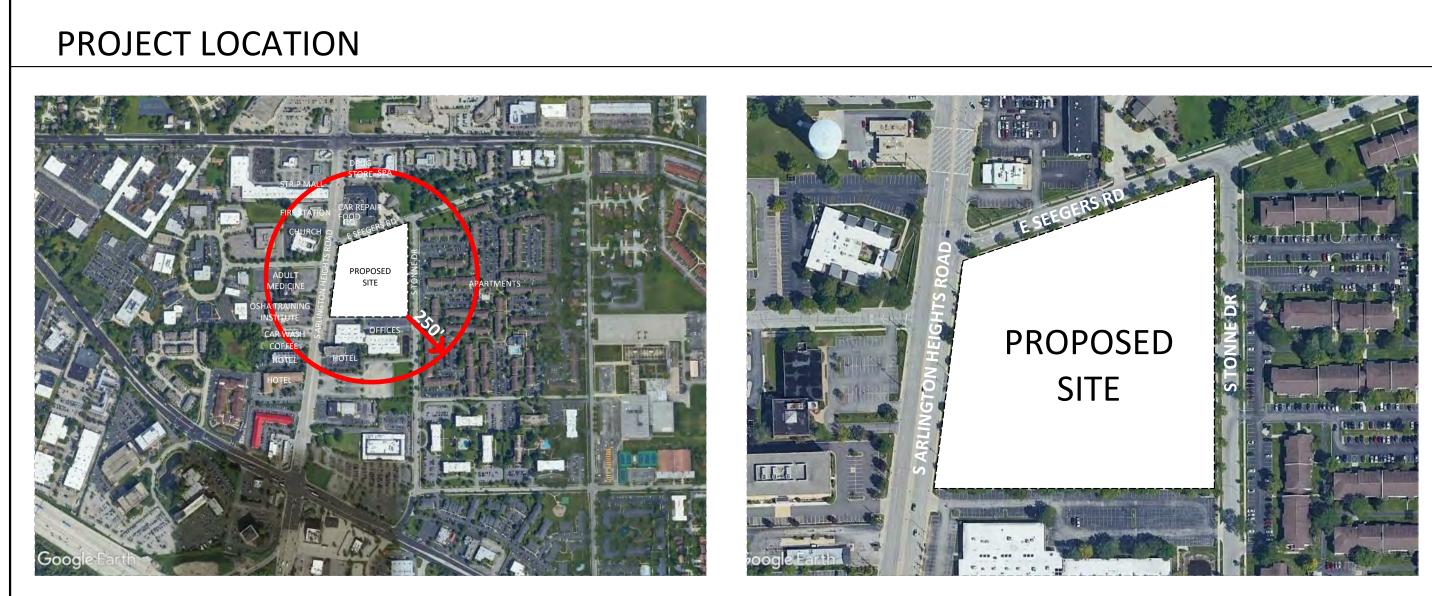
Arlington Heights Senior 2045 S Arlington Heights Rd Arlington Heights, IL 60005





<u>Vicinity</u>

	DRAWING INDEX			
DRAWING NUMBER	DRAWING NAME	VILLAGE APP. 07/30/2020	DESIGN RE-SUBMIT 10/28/2020	PLAN RE-SUBMIT 11/19/2020
ARCHITECTURA	AL DESIGN APPLICATION			
A0-0	TITLE PAGE	•	•	٠
A0-1	EXISTING SITE PHOTOS	•	•	٠
A0-2	EXISTING SITE PHOTOS	•	•	•
A1-1	PLANS	•	•	•
A1-3	SITE DESIGN ELEMENTS	•	•	•
A1-5	ELEVATIONS (OVERALL)	•	•	٠
				•
A1-6	ELEVATIONS (PARTIAL)	•	•	
A1-7	ELEVATIONS (PARTIAL)	•	•	٠
A1-7 A1-8	ELEVATIONS (PARTIAL) BUILDING SECTIONS	•	-	•
A1-7 A1-8 A1-9	ELEVATIONS (PARTIAL)BUILDING SECTIONSPERSPECTIVE VIEWS	•	-	•
A1-7 A1-8 A1-9 A1-10	ELEVATIONS (PARTIAL)BUILDING SECTIONSPERSPECTIVE VIEWSPERSPECTIVE VIEWS	• • • •	-	•
A1-7 A1-8 A1-9 A1-10 A1-11	ELEVATIONS (PARTIAL)BUILDING SECTIONSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWS	• • • • •	• • • • • • • • • • • • • • • • • • • •	•
A1-7 A1-8 A1-9 A1-10 A1-11 A1-12	ELEVATIONS (PARTIAL)BUILDING SECTIONSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWS		• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •
A1-7 A1-8 A1-9 A1-10 A1-11 A1-12 A1-13	ELEVATIONS (PARTIAL)BUILDING SECTIONSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWS	• • • • •	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •
A1-7 A1-8 A1-9 A1-10 A1-11 A1-12 A1-13 A1-14	ELEVATIONS (PARTIAL)BUILDING SECTIONSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWS		• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •
A1-7 A1-8 A1-9 A1-10 A1-11 A1-12 A1-13 A1-14 A1-15	ELEVATIONS (PARTIAL)BUILDING SECTIONSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSEXTERIOR MATERIALS			• • • • • • • • • • • • • • • • • • • •
A1-7 A1-8 A1-9 A1-10 A1-11 A1-12 A1-13 A1-14	ELEVATIONS (PARTIAL)BUILDING SECTIONSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWSPERSPECTIVE VIEWS		• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •



OWNER/DEVELOPER:	Trammell Crow Company 700 Commerce Dr. Suite 455 Oak Brook, IL 60523 Ph: 630-990-1501
<u>ARCHITECT:</u>	Elness Swenson Graham Architects, Inc. 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508
<u>CIVIL ENGINEER:</u>	SPACECO, Inc. 9575 W Higgins Road, Suite 700 Rosemont, IL 60018 Ph: 847-696-4060 Attn: Brett Duffy
LANDSCAPE ARCHITECT:	Confluence 307 N Michigan Ave #601 Chicago, IL 60601 Ph: 312-663-5494 Attn: Craig Soncrant
CONTRACTOR:	T.B.D.
STRUCTURAL ENGINEER:	T.B.D.
MECHANICAL/PLUMBING ENG	NEER: T.B.D.
ELECTRICAL ENGINEER:	Emanuelson-Podas, Inc 7705 Bush Lake Road Edina, MN 55439 Ph: 952-930-0050 Attn: Justin Artz

Site Location

2045 S Arlington Heights Rd Arlington Heights, IL 60005

UNIT MIX & SQUARE FOOTAGES

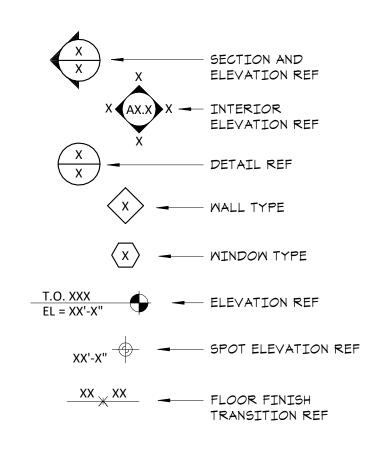
	OVER	ALL BUILDING M	ETRICS				
			INDEPEN	DENT	ASSISTED		MEMORY
	TOTAL GSF	COMMON GSF	LIVING	G GSF	LIVING GSF		CARE GSF
LEVEL 1	71,461	24,689	2	2,972	8,787		15,013
LEVEL 2	59,553	7,777	3	0,194	21,582		C
LEVEL 3	59,553	6,950	3	0,194	22,409		C
	190,567	39,416	8	3,360	52,778		15,013
		UNITS		93	58		24
		GSF/UNIT		896	910		626
SURFACE STALLS	194			-	TOTAL UNITS		175
STALLS PER UNIT	1.11						
		INDEPENDENT LIVI		FTRICS			
Level	1 2		TOTAL	%	Beds	Avg	Range
Etudio	2 2	1	Ö	10%	0	445	121 452

Level	1	2	3	TOTAL	%	Beds	Avg	Range
Studio	3	3	3	9	10%	9	445	431-452
1 Bedroom	12	18	18	48	52%	48	679	646-737
1 Bedroom + Den	6	8	8	22	24%	22	926	870-987
2 Bedroom	4	5	5	14	15%	28	1069	1068-1072
	25	34	34	93		107	774	

		ASS	STED LIVI	NG UNIT ME	TRICS			
Level	1	2	3	TOTAL	%	Beds	Avg	Range
Studio	0	3	3	6	10%	6	431	431
1 Bedroom	5	12	12	29	50%	29	682	646-758
1 Bedroom + Den	2	5	4	11	19%	11	915	827-960
2 Bedroom	2	5	5	12	21%	24	1080	1068-109
	9	25	24	58		70	782	

		MEN	IORY CAR	E UNIT MET	RICS			
Level	1	2	3	TOTAL	%	Beds	Avg	Range
Private Studio	16	0	0	16	67%	16	376	334-379
Companion Studio	8	0	0	8	33%	8	400	400
	24	0	0	24		24	384	

SYMBOLS LEGEND



EXTERIOR ELEVATION KEYNOTE REF
R <i>OO</i> M NAME AND NUMBER
DOOR NUMBER
SECTION KEYNOTE REF
REVISION NUMBER
FIRE EXTINGUISHER CABINET
FIRE EXTINGUISHER - WALL MOUNTED



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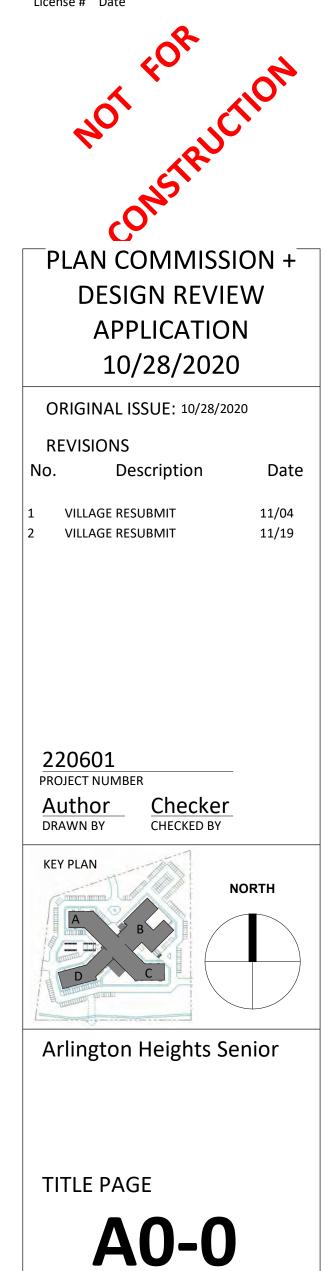
supervision and that I am a duly licensed archited

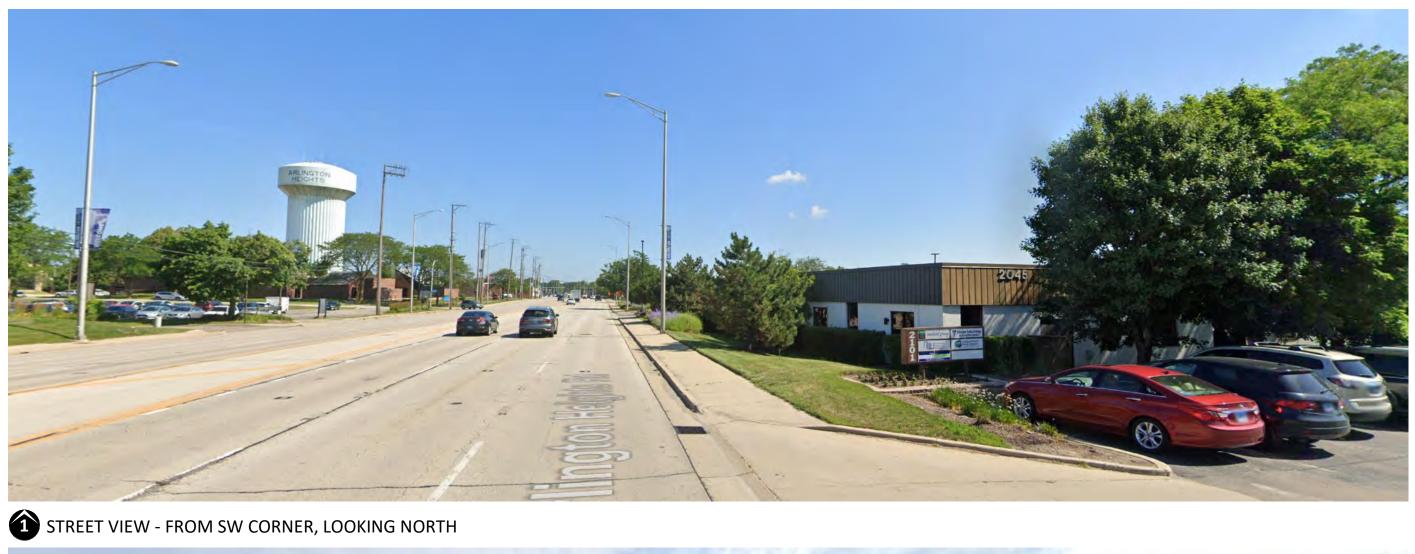
under the laws of the State of Illinoi

Signature

Typed or Printed Name

License #





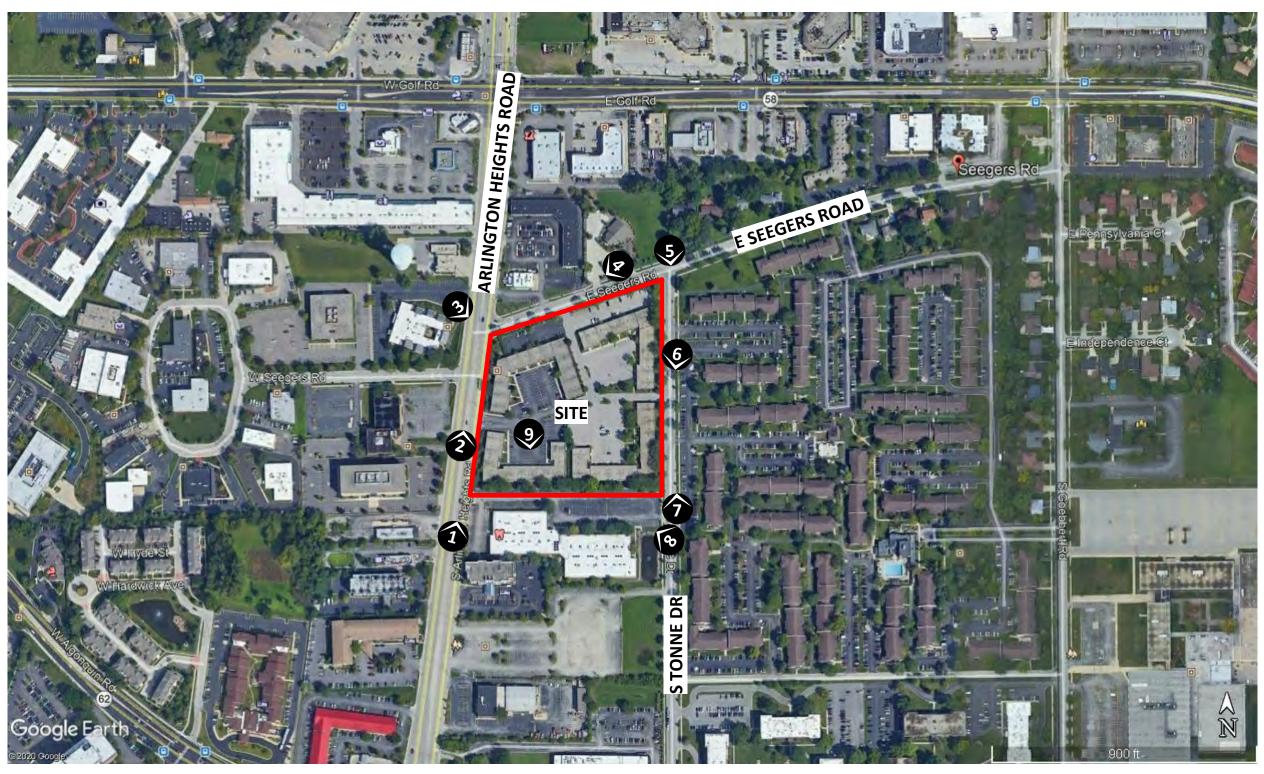


2 STREET VIEW - AT WEST CURB CUT, LOOKING NORTH



3 STREET VIEW - AT CORNER OF ARLINGTON HEIGHTS ROAD & E SEEGER ROAD, LOOKING SOUTHEAST





SITE PLAN



AERIAL PERSPECTIVE FROM THE NORTHEAST



AERIAL PERSPECTIVE FROM THE SOUTHWEST

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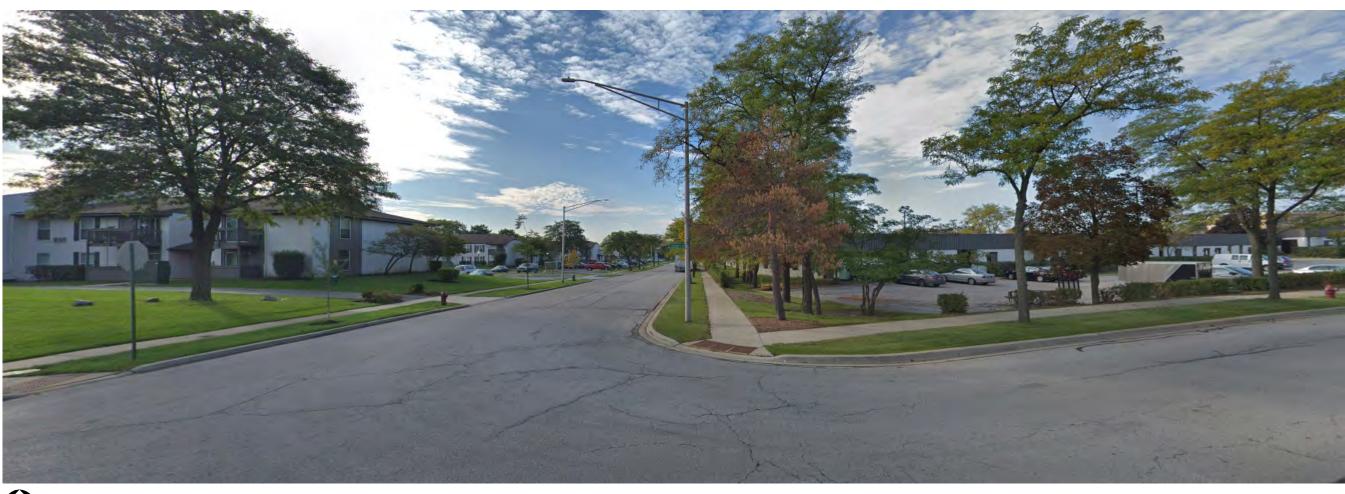
Signature

Typed or Printed Name

License # Date

PLAN COMMISSION + DESIGN REVIEW APPLICATION 10/28/2020 ORIGINAL ISSUE: 10/28/2020 REVISIONS Date Description No. VILLAGE RESUBMIT 11/04 VILLAGE RESUBMIT 11/19 220601 PROJECT NUMBER Author Drawn by Checker CHECKED BY KEY PLAN Arlington Heights Senior EXISTING SITE PHOTOS





5 STREET VIEW - FROM NE CORNER, LOOKING SOUTH



6 STREET VIEW - AT EAST CURB CUT



STREET VIEW - FROM SE CORNER, LOOKING NORTH



8 STREET VIEW - FROM SE CORNER, LOOKING WEST



SITE PLAN



STREET VIEW - INTERIOR OF PROPERTY



STREET VIEW - INTERIOR OF PROPERTY

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STREET VIEW - INTERIOR OF PROPERTY



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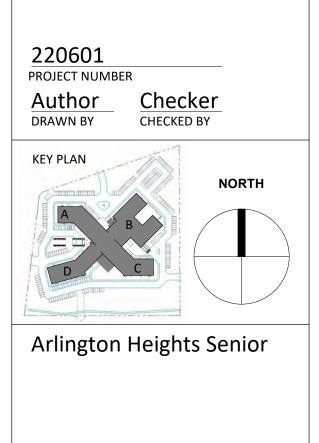
Typed or Printed Name

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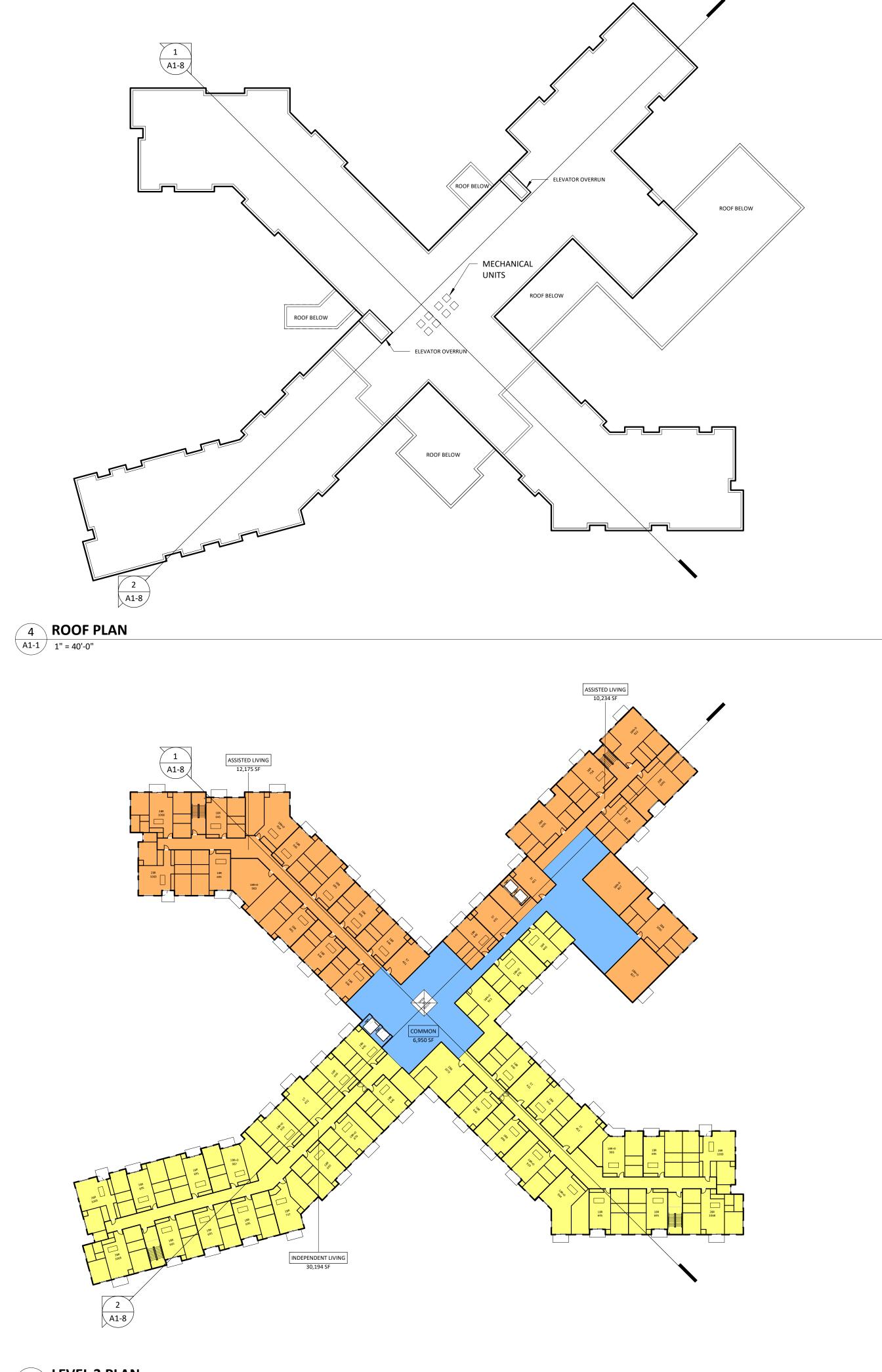
PLAN COMMISSION + DESIGN REVIEW APPLICATION 10/28/2020

0	RIGINAL ISSUE: 10/28/20	20
R	EVISIONS	
No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19



EXISTING SITE PHOTOS







A1-8



1 `

A1-8 /

ASSISTED LIVING 12,175 SF

CANOPY BELOW

L_____

ASSISTED LIVING 8,787 SF

4

A1-6

FIRE DEPARTMENT CONNECTION

KNOX BOX (#1)

DROPOFF PLAZA (CANOPY OVERHEAD)

12,764 SF

A1-6

FIRE HYDRANT

1

\A1-8

3 A1-6

FOUNTAIN SEATING FEATURE

6 A1-6

_ _ _ _ _ _ -

_ L _ _ <u>|</u>_ _ .

INDEPENDENT LIVING 30,194 SF

ROOF BELOW

CANOPY BELOW

ROOF BELOW

2 A1-5

DROPOFF PLAZA

AL TERRACE

AL DINING

BISTRO

KNOX BOX LOCATION (#2)

OUTDOOR TERRACE

1 A1-6

INDOOR POOL

2 A1-6

×***

COMMON 24,688 SF

IL DINING

KNOX BOX (#4)

STRETCHER COMPLIANT ELEVATOR

9 A1-6

ELEC RM

PRIMARY ENTRY

 $\wedge \wedge$

ROOF BELOW

3 LEVEL 2 PLAN A1-1 1" = 40'-0"

2 A1-8

_

4 A1-5

 \checkmark



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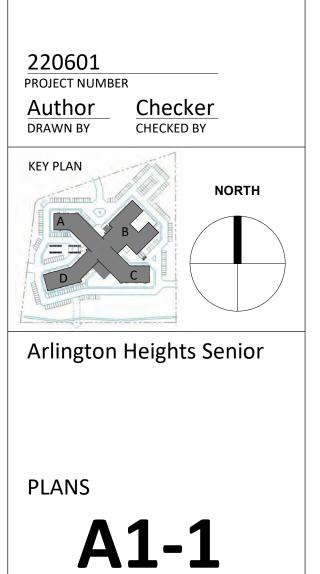
under the laws of the State of Illinois

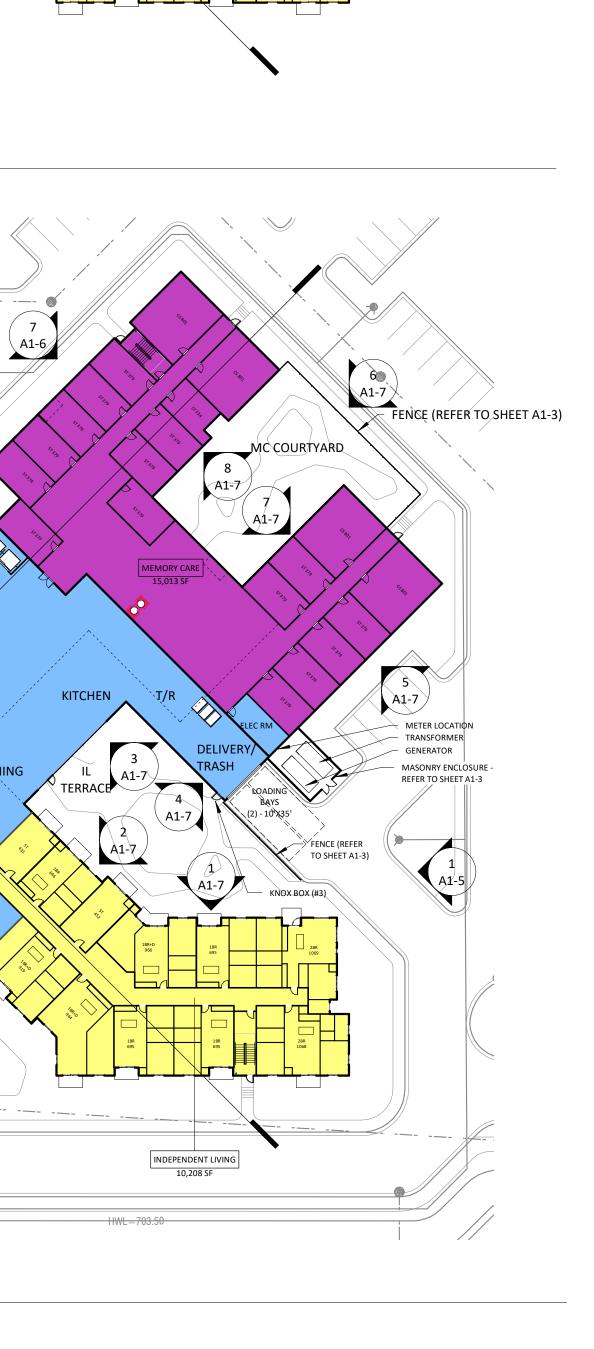
Signature

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License # Date

PLAN COMMISSION + DESIGN REVIEW APPLICATION 10/28/2020 ORIGINAL ISSUE: 10/28/2020 REVISIONS Date Description No. VILLAGE RESUBMIT 11/04 VILLAGE RESUBMIT 11/19

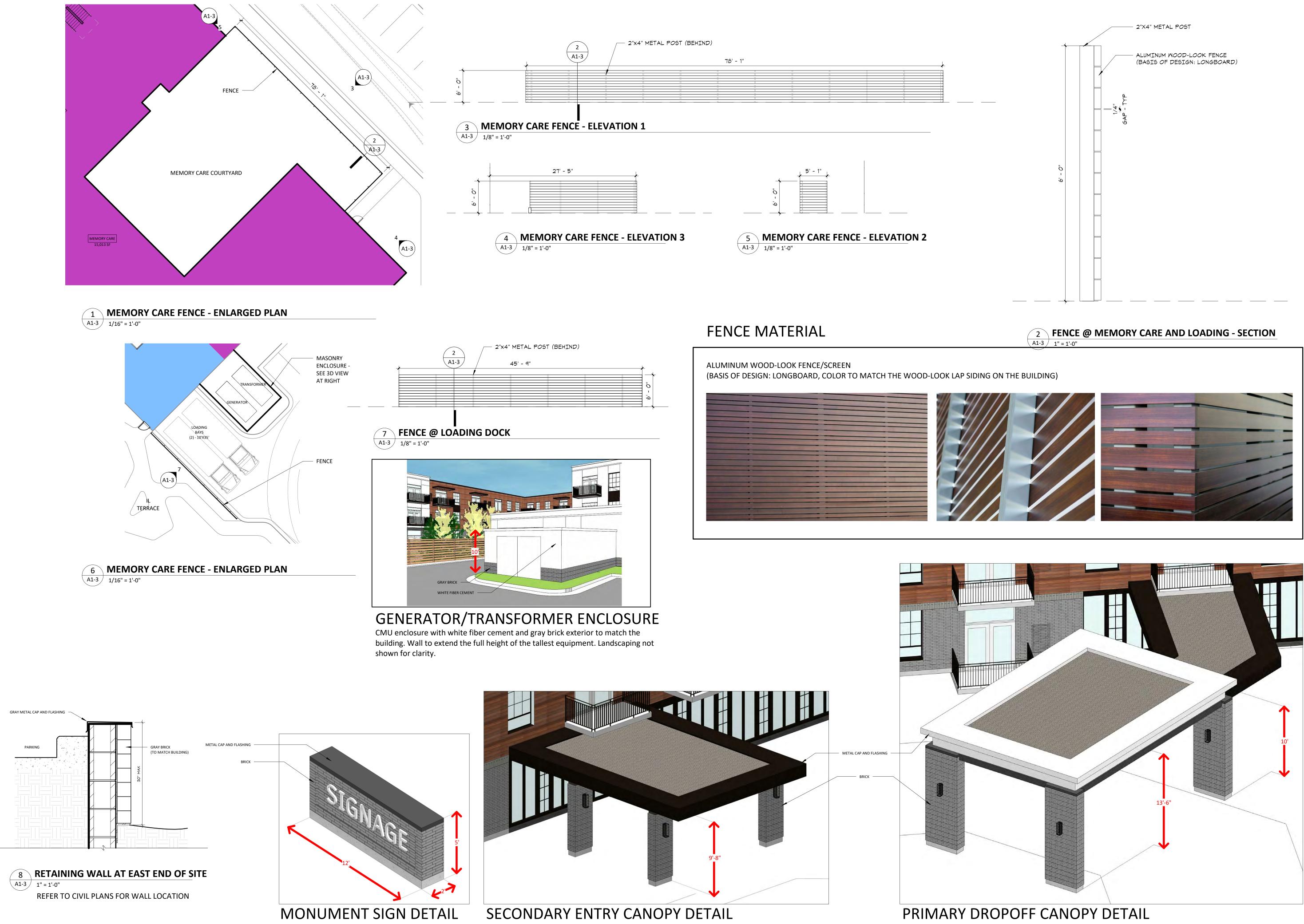




ASSISTED LIVING 7,489 SF

ROOF BELOW

ASSISTED LIVING 1,918 SF



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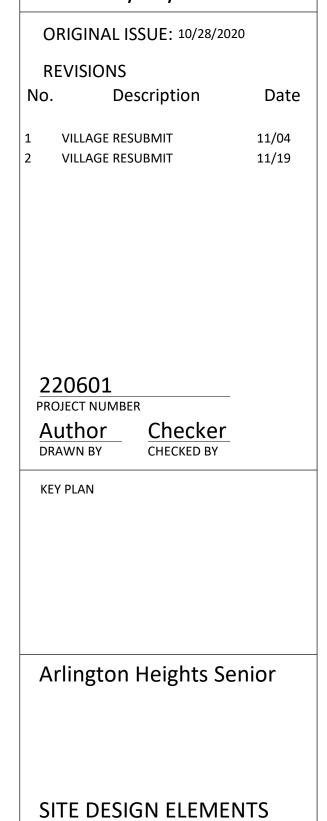
Signature

Typed or Printed Name

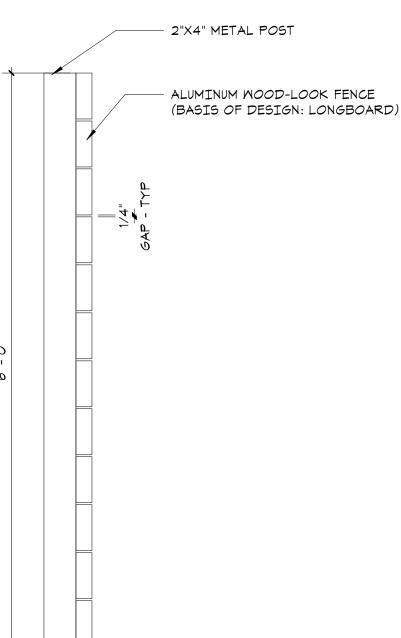
License # Date



DESIGN REVIEW APPLICATION 10/28/2020















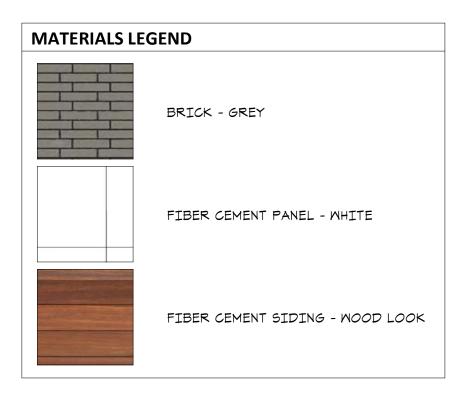














NORTH - PARTIAL ELEVATION 1 7 A1-6 1/16" = 1'-0"



2 SOUTH - PARTIAL ELEVATION 2 A1-6 1/16" = 1'-0"

5 WEST - PARTIAL ELEVATION 3 A1-6 1/16" = 1'-0"





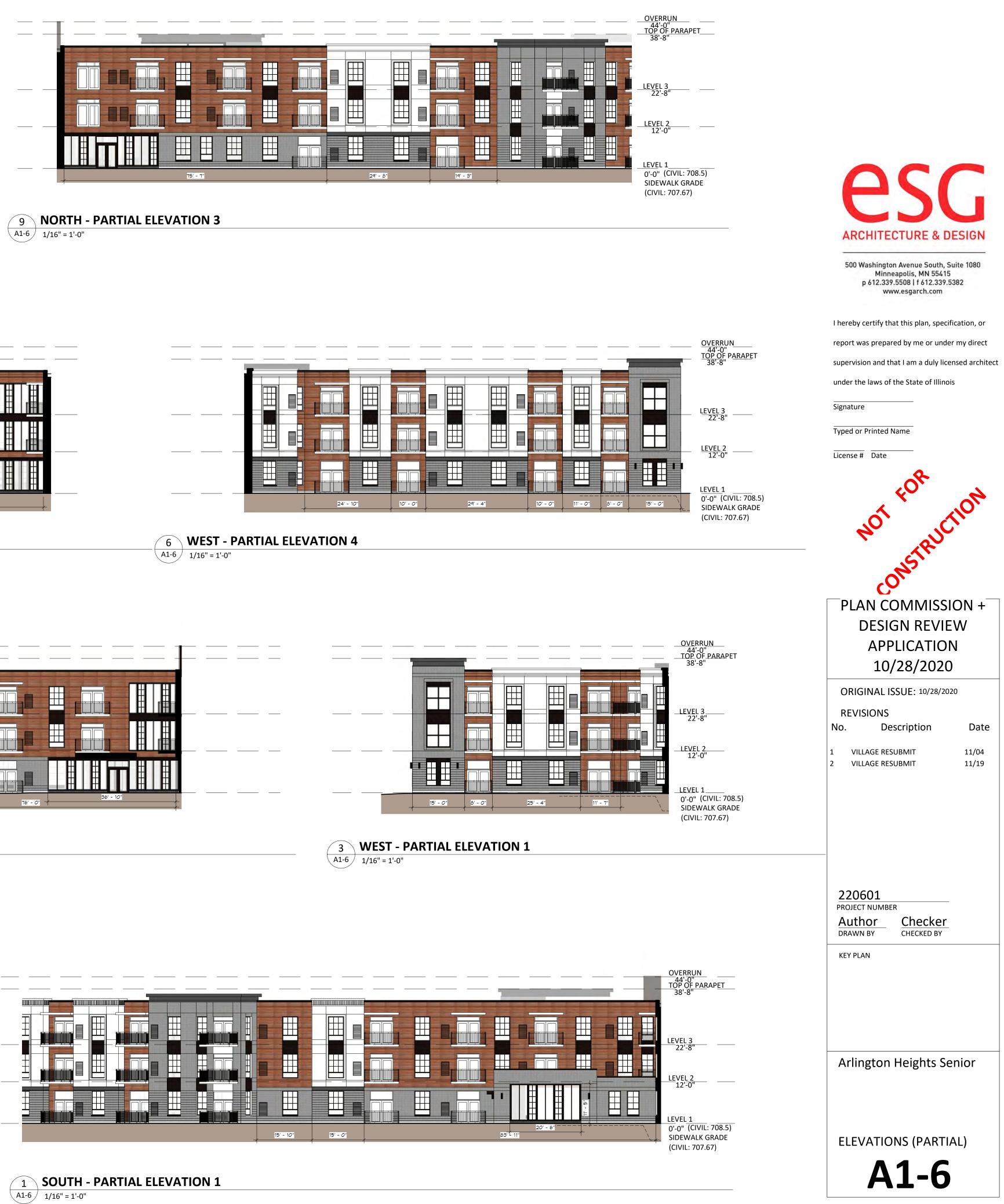






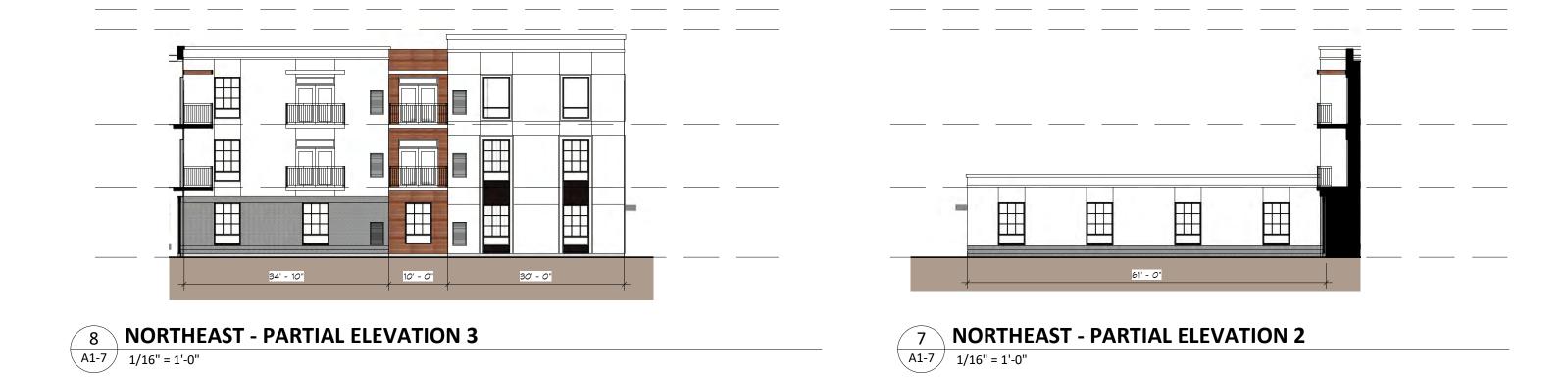


4 WEST - PARTIAL ELEVATION 2 A1-6 1/16" = 1'-0"



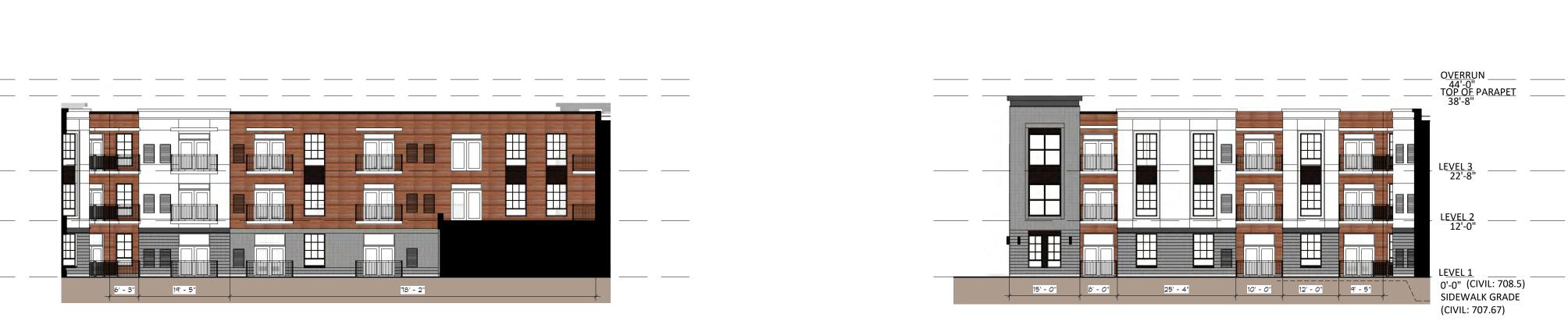
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54' - 5"

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0	RIGINAL ISSUE: 10/28/2020	
R	EVISIONS	
No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19

220601 PROJECT NUMBER

KEY PLAN

Author drawn by Checker CHECKED BY

Arlington Heights Senior

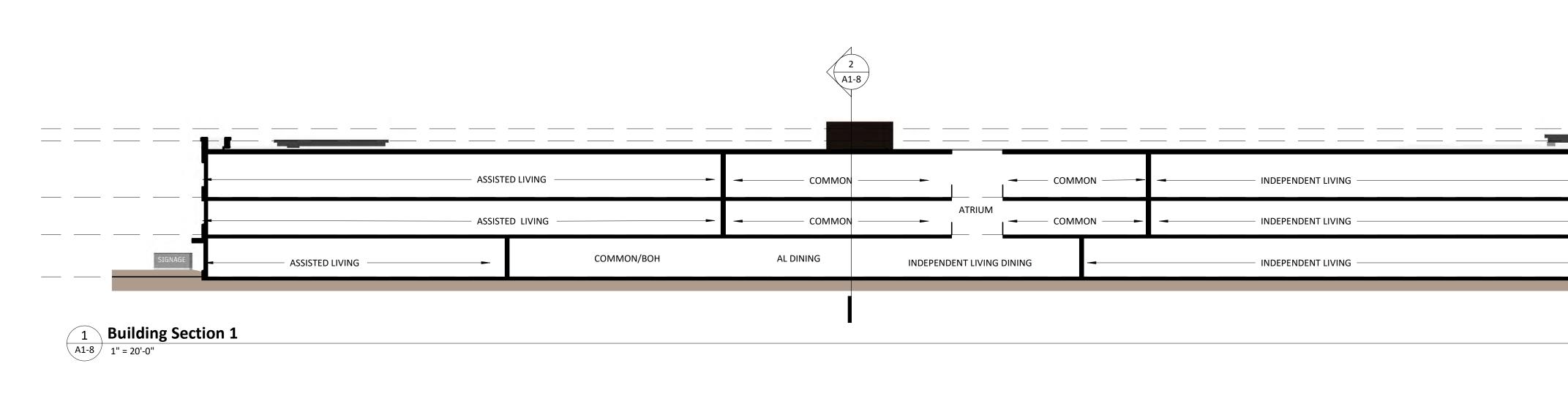
ELEVATIONS (PARTIAL)

A1-7





3 EAST - PARTIAL ELEVATION 3



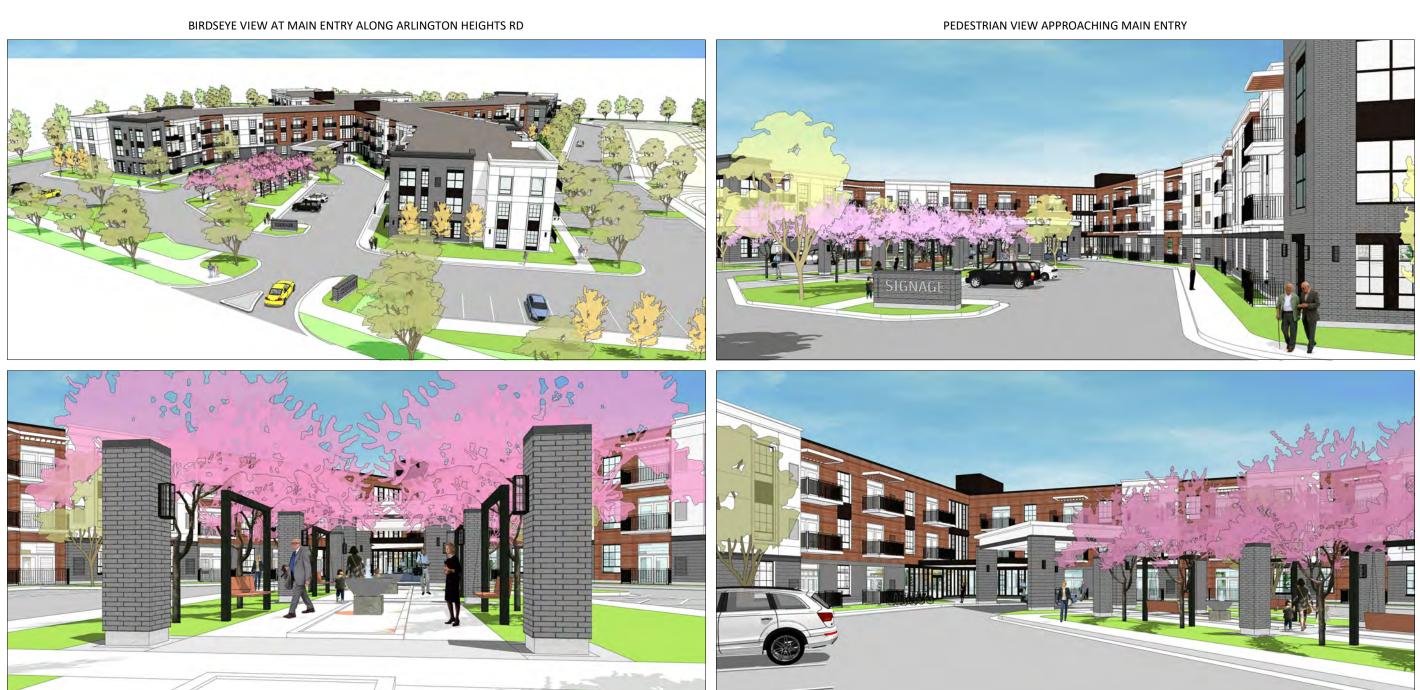
	 		8					
		COMMON		COMMON		LOBBY		
		 CONTROL	<u> </u>	COMMON	AL	LUBBY	◄ AL►	COMN
	 INDEPENDENT LIVING	 COMMON	ATRIUM	COMMON	AL	LOBBY	- AL	- сомм
	 INDEPENDENT LIVING	DMMON SPACE		DINING	G LOBI			



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	ARCHITECTURE & DESIGN
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	Minneapolis, MN 55415 p 612.339.5508 f 612.339.5382
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	supervision and that I am a duly licensed architect
	under the laws of the State of Illinois
COMMON — ASSISTED LIVING (AL) — —	Signatura
COMMON ASSISTED LIVING (AL)	Signature
	Typed or Printed Name
	License # Date
	PLAN COMMISSION +
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	ET K
	and a second sec
	DESIGN REVIEW
	APPLICATION
	10/28/2020
	ORIGINAL ISSUE: 10/28/2020
	REVISIONS
	No. Description Date
	1 VILLAGE RESUBMIT 11/04
	2 VILLAGE RESUBMIT 11/19
	220001
	220601 PROJECT NUMBER
	Author Checker
	DRAWN BY CHECKED BY
	KEY PLAN
	Arlington Heights Senior
	BUILDING SECTIONS
	A1-8



PEDESTRIAN VIEW AT FRONT PLAZA

10/28/2020

Arlington Heights Senior 2045 S Arlington Heights Rd Arlington Heights, IL 60005

esg

PERSPECTIVE VIEWS

PEDESTRIAN VIEW AT MAIN ENTRY



BIRDSEYE VIEW AT NORTHWEST CORNER AT ARLINGTON HEIGHTS RD AND SEEGERS RD

BIRDSEYE VIEW AT SECONDARY ENTRY ALONG SEEGERS RD

PEDESTRIAN VIEW AT SECONDARY ENTRY

10/28/2020

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PERSPECTIVE VIEWS

PEDESTRIAN VIEW AT NORTHWEST CORNER



PEDESTRIAN VIEW AT SECONDARY (NORTH) ENTRY

BIRDSEYE VIEW ALONG TONNE DR AT NORTHEAST CORNER

10/28/2020

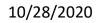
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PERSPECTIVE VIEWS

BIRDSEYE VIEW AT NORTHEAST CORNER ALONG SEEGERS RD NEAR TONNE DR

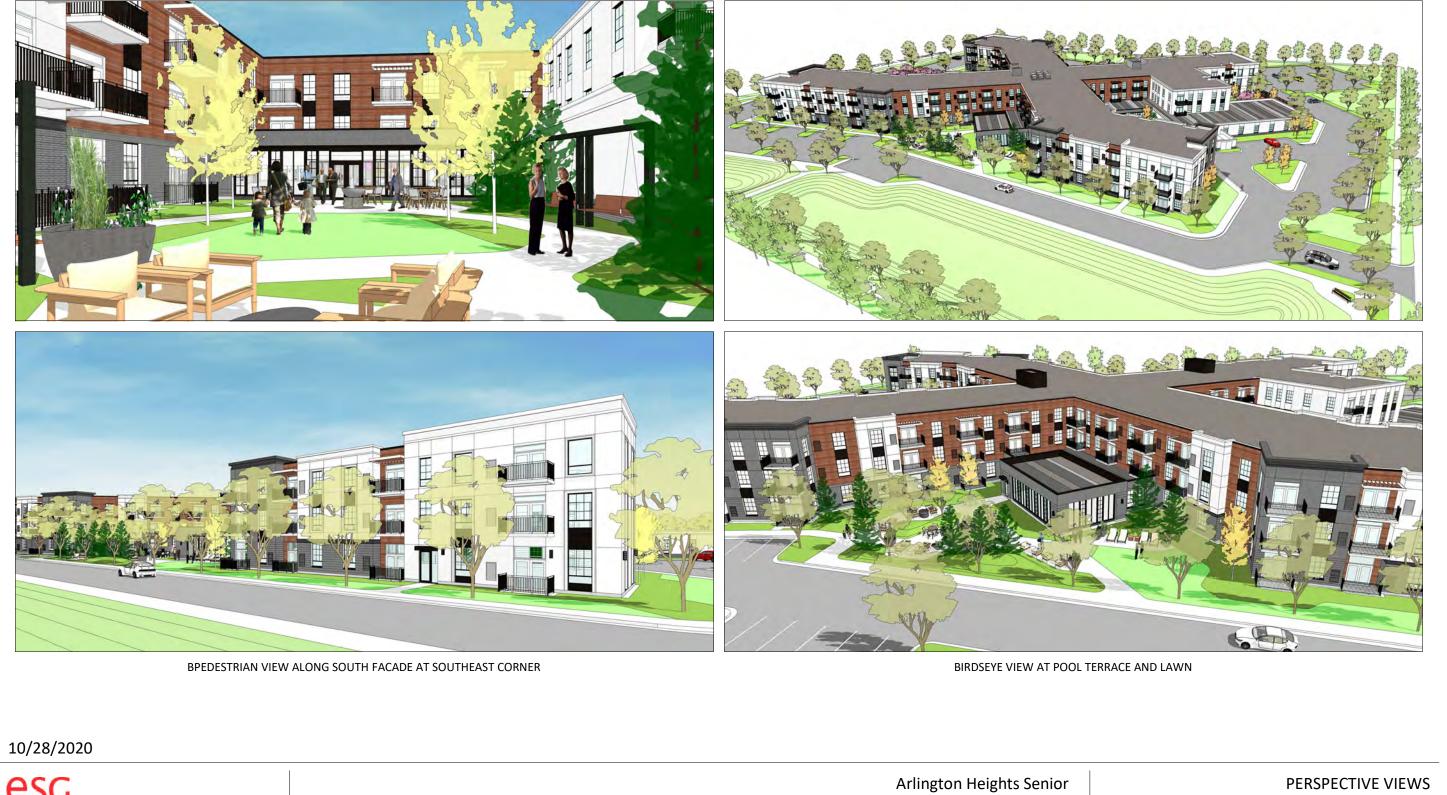




esg



PERSPECTIVE VIEWS

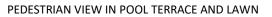


PEDESTRIAN VIEW IN INDEPENDENT LIVING COURTYARD

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esg

BIRDSEYE VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER



PEDESTRIAN VIEW AT POOL TERRACE AND LAWN



BIRDSEYE VIEW AT SOUTHWEST CORNER ALONG ARLINGTON HEIGHTS RD

PEDESTRIAN VIEW AT SOUTHWEST CORNER

10/28/2020

Arlington Heights Senior 2045 S Arlington Heights Rd Arlington Heights, IL 60005

esg

PERSPECTIVE VIEWS

MATERIAL NAME

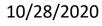
CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

BRICK - GRAY ENDICOTT MANGANESE IRONSPOT VELOUR, OR EQUAL -NORMAN



FIBER CEMENT LAP SIDING -WOOD LOOK WOODTONE RUSTIC SERIES, OR EQUAL - OLD CHERRY FINISH

















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EXTERIOR MATERIALS

MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL



PELLA IMPERVIA SERIES, OR EQUAL (FIXED AND AWNING) - FIBERGLASS -BLACK









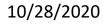
PELLA IMPERVIA SLIDING PATIO DOOR, OR EQUAL - FIBERGLASS -WHITE

PEERLESS SWING DOOR, OR EQUAL - ALUMINUM - WHITE

BALCONY DESIGN

ALUMADECK METAL RAILINGS, OR EQUAL - BLACK

ALUMADECK METAL FASCIA/SOFFITS, OR EQUAL -BLACK FASCIA, GRAY SOFFIT



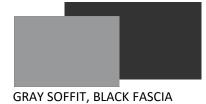








RAILING STYLE



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EXTERIOR MATERIALS

MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

ROOF EDGE FASCIA AND PARAPETS

SHEET METAL -BLACK AT GRAY BRICK AND WOOD LOOK, WHITE AT WHITE SIDING

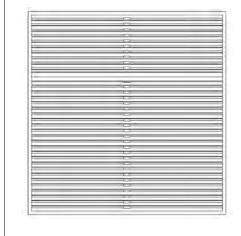


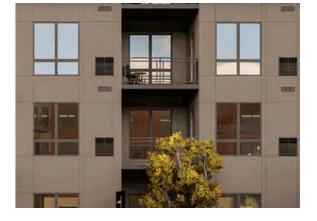






MAGIC-PAK ALVRAL 1 LOUVER, OR EQUAL - PAINTED TO MATCH EXTERIOR MATERIAL





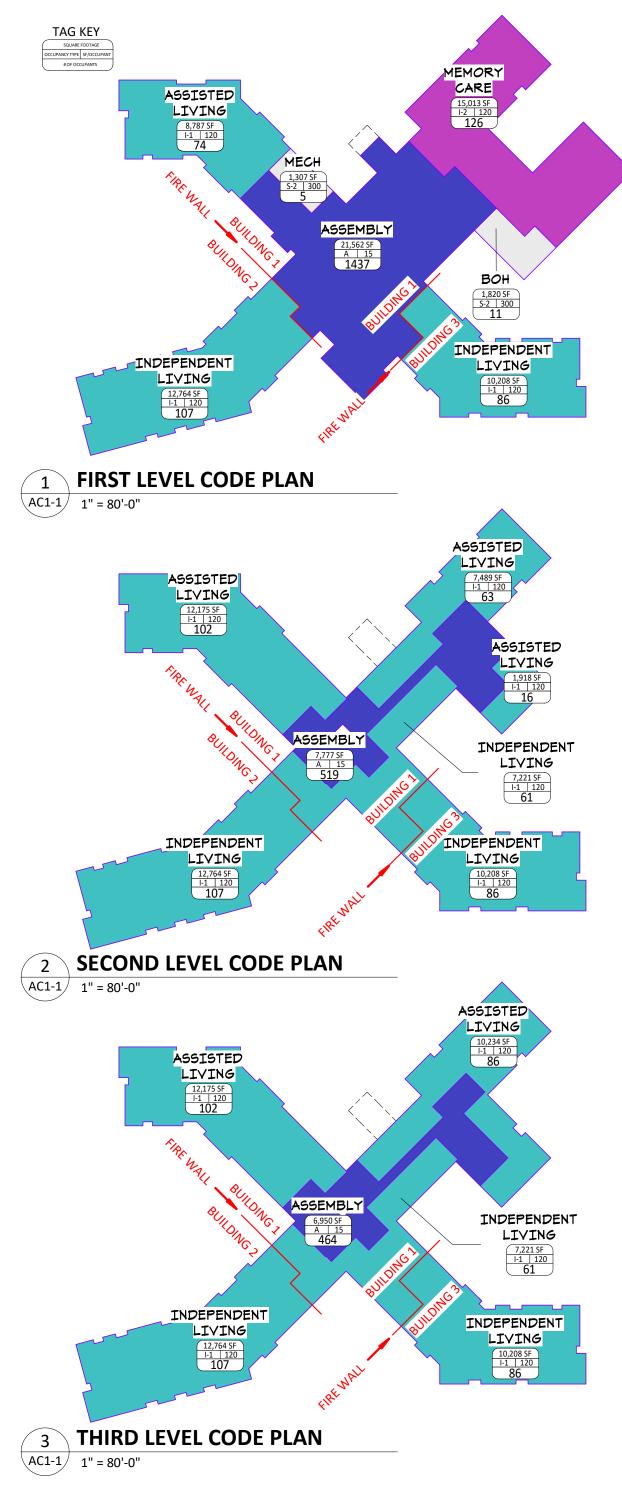
10/28/2020



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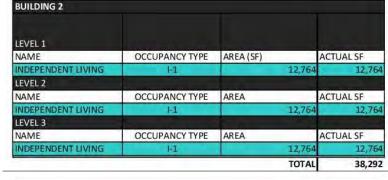
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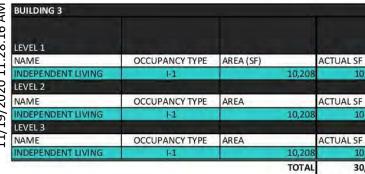
EXTERIOR MATERIALS



Building Areas (Chapter 5)









OCCUPANO

LLOWABLE AREA FACTORS FROM ADJUSTED ALLOWABLE SF I

ALLOWABLE AREA FACTORS FROM ADJUSTED ALLOWABLE SF PE

CLASSIFICATION	TABLE 506.2 (At and NS values)	LEVEL (Aa values)
I-1, SM	49500	60027
I-1, NS	16500	
	IBC	506.2.4: $Aa = [At + NS \times I_f]$
	F	555
	Р	625
	W	30
	1,	0.64
	IBC	506.2: I _f = [F/P - 0.25]W/30
BUILDING 3: TYPE III-	A	-
BUILDING 3: TYPE III- OCCUPANCY CLASSIFICATION	A ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values)	ADJUSTED ALLOWABLE SF PER LEVEL (Aa values)
OCCUPANCY	ALLOWABLE AREA FACTORS FROM TABLE 506.2	LEVEL
OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values)	LEVEL (Aa values)
OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values) 49500 16500	LEVEL (Aa values)
OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values) 49500 16500	LEVEL (Aa values) 59202
OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values) 49500 16500 IBC	LEVEL (Aa values) 59202 506.2.4: Aa = [At + NS x I _f]
OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values) 49500 16500 IBC	LEVEL (Aa values) 59202 506.2.4: Aa = [At + N5 x I _f] 450

Project Summary:

The project is a new 3-story senior housing facility in Arlington Heights, IL. The program consists of independent living, assisted living, and memory care. The building will be framed in wood, except at the memory care wing and some common spaces which will be framed in steel. There are no below grade levels. Parking is surface parking. The entire building shall have an automatic sprinkler system compliant with NFPA 13. This summary is intended to illustrate highlights of requirements to be met and is not intended to illustrate all requirements to be met.

Applicable codes and regulations:

- 2018 IBC 2018 Illinois Accessibility Code
- Village of Arlington Heights Amendments
- Illinois Department of Health
- Federal Fair Housing Act Safe Harbor: HUD Fair Housing Act Design Manual

Occupancy Classification (Chapter 3): Independent Living (IL) and related spaces: I-1, Condition 2 Assisted Living (AL) and related spaces: I-1, Condition 2 Memory Care (MC) and related spaces: I-2, Condition 1 Amenity spaces: less than 50 occupants B

if 50 occupants or more A

Occupancy Separation Requirements (Table 508.4):

Occupancy:	А	I-1	I-2
Α	Ν	1	2
I-1	-	Ν	2
I-2	-	-	Ν
S-2	-	-	-

Height and Area (Chapter 5):

Building 1:				
Construction Type III-A				
Occupancy Class:	I-1 Condition 2,	I-2 Condition 1,	A	
Allowable Height:	85'	65'	85'	
Allowable # of Stories:	4	1	4	
OK. Building is one st	tory of I-2 and three s	stories of I-1 and A. Build	ing height is less thar	ו 65
Building 2:				
Construction Type III-A				
Occupancy Class:	I-1, Condition 2			

Allowable Height: 85' Allowable # of Stories: 4 OK. Building is three stories of I-1. Building height is less than 65'. Building 3:

Construction Type III-A		
Occupancy Class:	I-1, Condition 2	
Allowable Height:	85'	
Allowable # of Stories:	4	
OK. Building is three	stories of I-1. Building height is less than 65	۰.

Refer to tables below for allowable areas for each building. Firewalls as shown on code plans to the left.

Fire Walls (Table 706.4):

wall.

Fire-Resistance Rating (hours) <u>Occ. Group</u>

Vertical Continuity (706.6, Exception 4): In buildings of Types III, IV, and V construction, fire walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided that all of the following requirements are met: 4.1. Roof openings are not less than 4' from the fire wall

4.2. The roof is covered with a minimum Class B root covering 4.3. The roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4' on both sides of the wall or the roof is protected with 5/8" Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by not less than 2" nominal ledgers attached to the sides of the roof framing members for a distance of not less than 4' on both sides of the fire

Special Detailed Requirements Based on Occupancy and Use - Chapter 4 407.2 Corridors Continuity and Separation. Corridors in occupancies in Group I-2 shall be continuous to the exits and shall be

separated from other areas. Waiting areas can be open to the corridor provided that the open space is protected by an automatic fire detection system installed in accordance with Section 907; and the corridors onto which the spaces open are protected by an automatic fire detection system installed in accordance with Section 907, or the smoke compartment in which the spaces are located is equipped throughout with quick response sprinklers in accordance with Section 903.3.2.

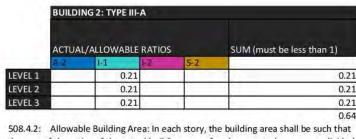
407.4.4 Group I-2 Care Suites

407.4.4.1 Exit access through care suites: exit access from all other portions of a building not classified as a care suite shall not pass through a care suite.

407.4.4.2 Separation: Care suites shall be separated from other portions of the building, including other care suites, by a smoke partition complying with Section 710.

	BUILDING	A. 111 C III-	<u> </u>		
	ACTUAL/ALLOWABLE RATIOS				SUM (m
	A-1	1-1	1-2	5-2	
LEVEL 1	0.42	0.15	0.34	0.03	
LEVEL 2	0.15	0.48			/
LEVEL 3	0.14	0.49			

the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.



the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.



508.4.2: Allowable Building Area: In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.

Construction Type Fire Resistive Ratings: (IBC Tables 601 & 602)

Construction Type III-A Primary Structural Frame 1 hr Exterior Bearing Walls 2 hr*** Interior Bearing Walls Floor Construction Roof Construction

1 hr Exterior Non-bearing Walls 0***, except 1 hr when less than 30 feet from property line Interior Non-bearing Walls 0^{**}, except not less than reqd by other Code sections 1 hr 1 hr

** Interior non-bearing walls separating dwelling units shall have a minimum 1/2 hour fire resistive rating. Note: Although a 30 minute rating is the minimum requirement, all corridor and demising walls shall be constructed as one hour fire resistant walls, and all penetrations shall meet this requirement. *** Exterior walls shall be of non-combustible material, utilizing fire retardant treated wood framing permitted by IBC 602.3

Fire-Resistance Rating for Exterior Walls Based on Fire Separation Distance:

Less than 5'	1 hr (for all occupancies/construction types)
5' to 10'	1 hr (for all occupancies/construction types)
10' to 30'	0 hr (for type II-B); 1 hr (for III-A)
Greater than 30'	0 hr (for all occupancies/construction types)

Maximum Area of Exterior Wall Openings (Table 705.8)

<u>0' to 3'</u>	<u>3' to < 5'</u>	<u>5' to < 10'</u>	<u>10' to < 15'</u>	<u>15' to < 20'</u>	<u>20' and over</u>	
Unprotected Sprinklered: Not Permitted	15%	25%	45%	75%	No Limit	
Opening Protective Fire Protection Ratings (Table 716.1)						

1/3

Type of Assembly

(IBC Table 602)

Type of Assembly	Req'd. Assembly Rating	Min. Opening Protection
Fire Wall and Fire Barriers having a required	4	3
fire-resistive rating greater than 1 hr	3	3
	2	1 ½
	1 ½	1 ½
Shafts, Exit Enclosure and Exit passageway walls	2	1 ½
Fire Barriers having a required fire-resistance rating of 1 h	nr: 1	1
Enclosures for shafts, exit access stairways, exit access		
ramps, interior exit ramps and exit passageway walls		
Other Fire Barriers	1	3/4
Fire Partitions:	1	1/3
Corridor Walls	0.5	1/3
Other Fire Partitions	1	3/4
	0.5	1/3
Exterior Walls	3	1 1/2
	2	1 ½
	1	3/4

Smoke Barriers

Shafts in both construction types (713.4): Connecting less than 4 stories: 1 hour fire resistive rating

Interior Finishes - Chapter 8

Flam	e Spread	Classification per 803.	1.1:	
	Class	Flame Spread Index	Smoke Develope	d Index
	А	0-25	0-450	
	В	26-75	0-450	
	С	76-200	0-450	
Inter	ior Wall	and Ceiling Finish Requ	irements by Occup	ancy - Table 803.9:
	Occupa	ncy Exit Enclo	osures Corrido	ors Rooms and

Occupancy	EXIL ETICIOSULES	Cornuors	ROOTIS allu
Group	and Passageways		Enclosed Spaces
I-1	В	С	C
I-2	В	В	В
A-2	В	В	С
S	С	С	С
Note: Requirements b	ased on fully sprinklered b	ouilding.	

Fire Protection Systems (Chapter 9)

Group "I" (903.2.6): An automatic sprinkler system shall be provided throughout buildings with a group "I" fire area. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.

Group A-3 Amenity Areas (903.2.1.3): An automatic sprinkler system is required.

Other areas where automatic sprinkler systems are required (As required by IFC 903.2.13.)

Rubbish and linen chutes (903.2.11.2) Commercial cooking operations (903.2.11.5)

Additional Required Supression Systems (Table 903.2.11.6)

Atriums (Section 404.3)

Group I-2 (Section 407.7)

Installation Requirements: In accordance with NFPA 13 (903.3)

Standpipe Systems: Class I standpipes required per 905.3.1 Exception 1.

Fire Alarm and Detection Systems: Required as per IBC and NFPA 72 (Section 907)

907.2.6 Group I: A manual fire alarm system that activates the occupant notification systeme in accordance with Section 907.5 shall be installed in Group I occupancies. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be provided in accordance with Sections 907.2.6.1, 907.2.6.2 and 907.2.6.3.3

907.2.6.1 Group I-1: An automatic smoke detection system shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. The system shall be activated in accordance with Section 907.5.

907.2.6.1.1 Smoke Alarms: Single- and multple-station smoke alarms shall be installed in accordance with Section 907.2.10

907.2.6.2 Group I-2: An automatic smoke detection system shall be installed in corridors in Group I-2, Condition 1 facilities and spaces permitted to be open to the corridors by Section 407.2. The system shall be activated in accordance with Section 907.4.

907.2.10 Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installeed in accordance with Sections 907.2.10.1 through 907.2.10.7 and NFPA 72.

907.2.10.6 - Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system in accordance with Section 2707. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

Carbon Monoxide Alarms:

In each dwelling unit, provide one carbon monoxide alarm within 10 feet of each room lawfully used for sleeping.

Means of Egress and Occupant Load (Chapter 10) See code / exiting plans for additional information. Occupant Load (Table 1004.5)

Assembly (unconcentrated) 15 s.f. net per person

Institutional Areas (sleeping areas) 120 s.f. gross per person

Accessory Storage, Mechanical 300 s.f. gross per person

Egress Width

Corridor width (1020.2)

Group I-2 in areas where required for bed movement: 96" Within a dwelling unit: 36"

Elsewhere: 44"

0.63 COMPLIES g area shall be such that SUM (must be less than 0.21 COMPLIES 0.17 COMPLIES 0.17 COMPLIES

407.4.4.5 Care suites containing sleeping room areas: Sleeping rooms shall be permitted to be grouped into care suites where one of the following criteria is met: 3. An automatic smoke detection system is provided in the sleeping rooms and installed in accordance with NFPA 72.

407.4.4.5.1 Area Exception: Care suites containing sleeping rooms shall be permitted to be not greater than 10,000 sf in area where an automatic smoke detection system is provided throughout the care suite and installed in accordance with NFPA 72.

407.5 Smoke Barriers: Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping into not fewer than two smoke compartments. Smoke barriers shall be provided to subdivide other stories with an occupant load of 50 or more persons, into not fewer than two smoke compartments. The smoke barrier shall be in accordance with

Section 709. 407.5.2 Exit access travel distance: the distance of travel from any point in a smoke compartment to a smoke barrier door shall be

407.5.3 / 420.6.1 Refuge Area: For I-1, refuge areas shall be provided within each smoke compartment.

not greater than 200 feet.

420.7 Group I-1 Assisted Living Housing Units: In Group I-1 occupancies, where a fireresistance corridor is provided in areas where assisted living residents are housed, shared living spaces, group meeting or multipurpose therapeutic spaces open to the corridor shall be in accordance with all of the following criteria:

 The wall and ceilings of the space are constructed as required for corridors.

Stairway width

0.2 inches/occupant* for I-1 and A occupancies; 0.3 inches/occupant for I-2 Other egress components

0.15 inches/occupant* at I-1 and A occupancies; 0.2 inches/occupant at I-2 *Egress Width Exceptions allowed in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

1009.3.3 Stairways, Exception 2. Areas of refuge are not required at stairways in buildings equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

1009.4 Elevators, Exception 2. Areas of refuge are not required in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

1009.8 Two-way communication. A two-way communication system shall be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge.

1006.2.1 Egress based on occupant load and common path of egress travel distance: Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in table 1006.2.1.

Table 1006.2.1 Common Path of Egress Travel Occupancy With Sprinkler System

Table 1017.2 Exit Access Travel Distance Occupancy With Sprinkler System

1018.4 Dead End Corridors not to exceed 20' in length

Exception 2. In occupancies in Groups B, E, F, I-1, M, R-1, R-2, R-4, S, and U, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of the dead-end corridors shall not exceed 50'.

Accessibility:

2018 Illinois Accessibility Code replaces Chapter 11 of the IBC

206 Accessible Routes

206.2.1 Site Arrival Points: At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

206.2.3 Multi-Story Building and Facilities: At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities. All public use areas serving residential dwelling units are on an accessible route, complying with 809.2-809.4.

206.4.2 Spaces and Elements: At least one accessible route shall connect accessible building entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility which are otherwise connected by a circulation path. An accessible route shall also connect at least one accessible entrance of each accessibele dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

206.4.1 Public Entrances Exception: In multi-story housing covered by 233.6, at least 50% of all public entrances shall comply with 404.

208 Parking Spaces

Total vehicle parking spaces provided is 194, thus 6 are required as accessible stalls (Table 208.2)

209 Passenger Loading Zones and Bus Stops

209.3 Medical Care and Long-Term Care Facilities: At least one passenger loading zone complying with 503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay exceeds 24 hours.

223 Medical Care and Long-Term Care Facilities

223.3 Long-Term Care Facilities: In licensed long-term care facilities, at least 50% of each type of resident sleeping room shall provide mobility features complying with 805.

233: Residential Facilities

233.7. Assisted Living Facilities: Dwelling units in assisted living facilities, not including facilities that are owned or financed by governmental entities, shall comply with the requirements for transient lodging guest rooms in sections 224 and 806.

224.2: Guest rooms with mobility features: Guest rooms with mobility features complying with 806.2 shall be provided in accordance with Table 224.2

224.4: Guest rooms with communication features: Guest rooms with communication features complying with 806.3 shall be provided in accordance with Table 224.4

233.6.1 Common Use and Public Use Spaces: All common use and public use spaces on all floors shall be accessible in compliance with the applicable requirements of this code. Entrance doors to all individual dwelling units shall comply with 404.

506 Accessible Means of Egress

506.1 Accessible Means of Egress Required: Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by the applicable building code from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

506.7 Exterior Areas for Assisted Rescue: Exterior areas for assisted rescue shall be accessed by an accessible route from the area served. Where the exit discharge does not include an accessible route from an exit located on the level of exit discharge to a public way, an exterior area of assisted rescue shall be provided on the exterior landing in accordance with 506.7.1 through 506.7.4.

407 Elevators

Elevators Shall comply with ASME A17.1. They shall be passenger elevators as classified by ASME A17.1.

Roof Assemblies and Rooftop Structures (Chapter 15)

Class "B" required at Type III-A Construction

1510.1.1 Area Limitation: The aggregate area of penthouses and other enclosed rooftop structures shall not exceed one-third the are of the supporting roof deck.

<u>Elevators (Chapter 30)</u>

Table 1505.1

3002.4 Elevator Car to accomodate ambulance stretcher (per Village of Arlington Heights ch. 23): At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accomodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60" by 85"; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3" high and shall be placed inside on both sides of the hoist-way door frame.

3003.1.3 Two or more elevators.

Where two or more elevators are controlled by a common operating system, all elevators shall automatically transfer to standby power within 60 seconds after failure of normal power where the standby power source is of sufficient capacity to operate all elevators at the same time. Where the standby power source is not of sufficient capacity to operate all elevators at the same time, all elevators shall transfer to standby power in sequence, return to the designated landing and disconnect from the standby power source. After all elevators have been returned to the designated level, at least one elevator shall remain operable from the standby power source.

Department of Health

295.9000 Physical Plant: The establishment shall comply with the residential board and care occupancies chapter of the NFPA Life Safety Code 101 Chapter 32, New Residential Board and Care Occupancies.

32.3.3.7.1 Each story shall be divided into not less than two smoke compartments

Arlington Heights Senior

2045 S Arlington Heights Rd Arlington Heights, IL 60005



500 Washington Avenue South, Suite 1080 Minneapolis, MN 55415 p 612.339.5508 | f 612.339.5382 www.esgarch.com

I hereby certify that this plan, specification, or

report was	prepared	by me	or under	my direct	

supervision and that I am a duly licensed architect

under the laws of the State of Illinois

Signature

Typed or Printed Name

License # Date



PLAN COMMISSION + **DESIGN REVIEW** APPLICATION 10/28/2020

ORIGINAL ISSUE: 10/28/2020

REVISIONS No. Description Date 11/04 VILLAGE RESUBMIT 11/19 VILLAGE RESUBMIT

220601 **PROJECT NUMBER**

Author DRAWN BY

KEY PLAN

Arlington Heights Senior

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CODE PLANS

