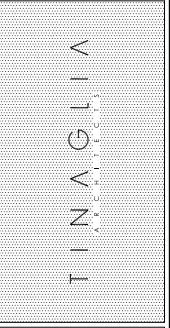


ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

PROJECT		
PARKVIEW 212 N. DUNTION AVENUE ARLINGTON HEIGHTS, ILLINOIS		
LOT / ZONING DATA		
LOT AREA:	0.40 ACRES	1204 SQ. FT.
EXISTING ZONING DISTRICT:	19-0' CENTRAL BUSINESS DISTRICT / P.U.D.	1424 SQ. FT.
PROPOSED ZONING DISTRICT:	19-0' CENTRAL BUSINESS DISTRICT / P.U.D.	21 STALLS
BUILDING DATA		
- DATA PER FLOOR / LEVEL:		
- BASEMENT LEVEL		1204 SQ. FT.
- GRADE LEVEL / FIRST FLOOR		1847 SQ. FT.
- LEASABLE RETAIL SPACE		134 SQ. FT.
- ASSIGNED PARKING		27 STALLS
- ASSIGNED PARKING w/o RETAIL SPACE*		130 STALLS
- SECOND FLOOR		1484 SQ. FT.
- ASSIGNED PARKING		19 STALLS
- THIRD FLOOR		1125 SQ. FT.
- RENTABLE AREA		818 SQ. FT.
- # OF RESIDENCES		4 UNITS
- FOURTH FLOOR		1125 SQ. FT.
- RENTABLE AREA		818 SQ. FT.
- # OF RESIDENCES		4 UNITS
- FIFTH FLOOR		1125 SQ. FT.
- RENTABLE AREA		818 SQ. FT.
- # OF RESIDENCES		4 UNITS
- SIXTH FLOOR		1125 SQ. FT.
- RENTABLE AREA		818 SQ. FT.
- # OF RESIDENCES		4 UNITS
- SEVENTH FLOOR		1125 SQ. FT.
- RENTABLE AREA		818 SQ. FT.
- # OF RESIDENCES		4 UNITS
- TOTAL ABOVE GROUND AREA		
- RENTABLE RESIDENTIAL AREA	4494 SQ. FT.	54 STALLS
- ASSIGNED RESIDENT PARKING		6 STALLS
- GUEST PARKING w/o RETAIL SPACE		14 STALLS
- RESIDENTIAL UNITS		45 UNITS
BULK DATA		
- LOT COVERAGE	PER ORDINANCE	AS PROPOSED
- FLOOR AREA RATIO	NA	95.48 = 16411 SQ. FT.
- BUILDING HEIGHT	NA	500.00 = 87100 SQ. FT.
	10'-0" ROOF HEIGHT	(7) STORIES / 100'-0"
YARD SETBACKS		
	PER ORDINANCE	AS PROPOSED
- FRONT YARD / EAST	0'-0"	0'-2"
- EXTERIOR SIDE YARD / NORTH	0'-0"	0'-2"
- SIDE YARD / SOUTH	0'-0" AT FIRST	1'-0" AT FIRST/SECOND
- REAR YARD / WEST	30'-0" ABOVE FIRST	24'-0" ABOVE SECOND
	0'-0" AT FIRST	1'-2" AT FIRST/SECOND
	30'-0" ABOVE FIRST	25'-4" ABOVE SECOND
DENSITY		
- DENSITY ALLOWED		
- ONE BEDROOM	11,424 SQ. FT. LOT / 300 SQ. FT. = 580 UNITS	(80) UNITS / ACRE MAX.
- TWO BEDROOM	11,424 SQ. FT. LOT / 400 SQ. FT. = 440 UNITS	(101) UNITS / ACRE MAX.
- THREE BEDROOM	11,424 SQ. FT. LOT / 500 SQ. FT. = 384 UNITS	(81) UNITS / ACRE MAX.
- DENSITY PROPOSED		
- ONE BEDROOM	(6) UNITS x 300 SQ. FT. = 4800 SQ. FT. LOT	
- TWO BEDROOM	(24) UNITS x 400 SQ. FT. = 16800 SQ. FT. LOT	
- THREE BEDROOM	(8) UNITS x 500 SQ. FT. = 25000 SQ. FT. LOT	
	(48) UNITS = 16800 SQ. FT. LOT REQUIRED	(60) UNITS / ACRE PROPOSED
PARKING		
- PARKING REQUIRED		
- ONE BEDROOM	(6) UNITS x 1.0 STALLS PER UNIT = (6) STALLS	
- TWO BEDROOM	(24) UNITS x 1.25 STALLS PER UNIT = (30) STALLS	
- THREE BEDROOM	(8) UNITS x 1.5 STALLS PER UNIT = (12) UNITS	
	(54) STALLS REQUIRED = 12 RATIO	
- PARKING PROVIDED		
- GRADE LEVEL GARAGE PARKING	(27) STALLS PROVIDED	
- w/o RETAIL SPACE	(130) STALLS PROVIDED	
- 2nd LEVEL GARAGE PARKING	(83) STALLS PROVIDED	
	(60) STALLS PROVIDED = 1.33 RATIO	
	(63) STALLS PROVIDED w/o RETAIL SPACE = 1.4 RATIO	
	- INCLUDES (8) HANDICAPPED STALLS	
BUILDING CODE DATA		
CONSTRUCTION TYPE		
TYPE 2A I.B.C. SECTION 403.2.11 ITEM #2, 4 SECTION 602.1 TABLE 601		
- NON-COMBUSTIBLE BUILDING MATERIALS		
- BUILDING TO BE FULLY SPRINKLERED		
FIRE SEPARATION ASSEMBLIES I.B.C. TABLE 508.4.1		
- 5-2 TO 4 = 1 HOUR		
- 5-2 TO R-2 = 1 HOUR		
- R-1 TO R-2 = 1 HOUR		

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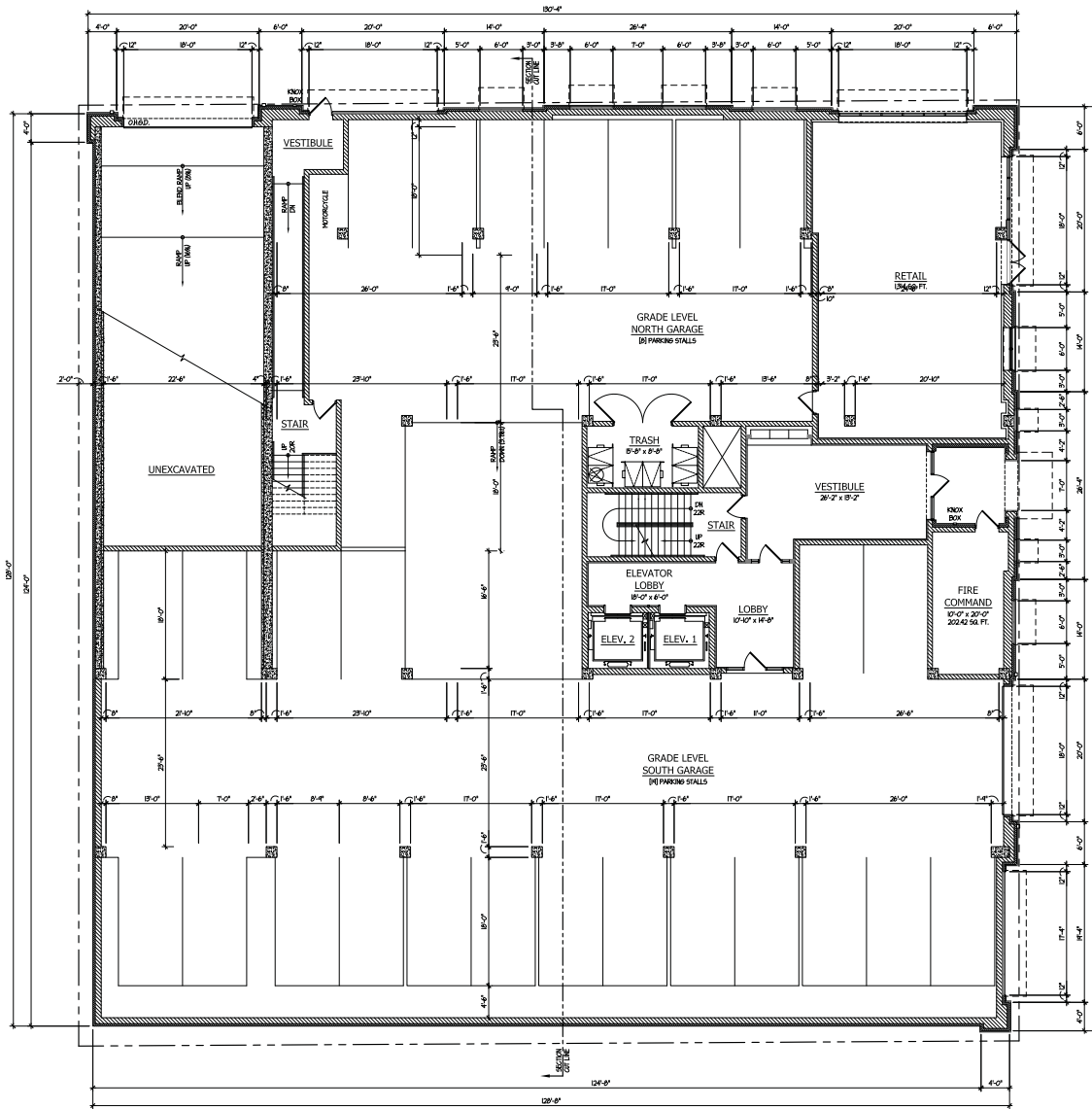
PROJECT
PARKVIEW
212 NORTH DUNTION AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE
ARCH. SITE PLAN & DATA

NO.	REVISION PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITAL	5.12.14	RDL
4	P. C. SUBMITAL	5.23.14	RDL
5	VILLAGE COMMENTS	6.25.14	KCB
6	ADDITIONAL PARKING	7.11.14	KCB

JOB NO. **378614**

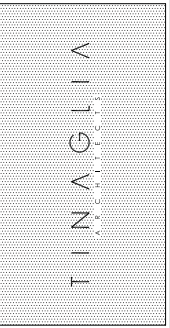
SHEET NO. **1.P**
OF 13



FIRST/GROUND PLAN W/ COMMERCIAL SPACE AT NORTHEAST CORNER

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

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PROJECT
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 ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE
FIRST / GROUND FLOOR PLAN

FILE NAME: 3786-7P
 DRAWN BY: RDL DATE: 3.26.14

NO.	REVISION FOR	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D.C. SUBMITAL	5.12.14	RDL
4	P.C. SUBMITAL	5.28.14	RDL
5	VILLAGE COMMENTS	6.25.14	KGB
6	ADDITIONAL PARKING	7.11.14	RDL

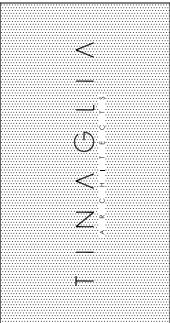
JOB NO. **378614**

SHEET NO. **2.PA**
 OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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DRAWING TITLE
& BSMNT. PLAN

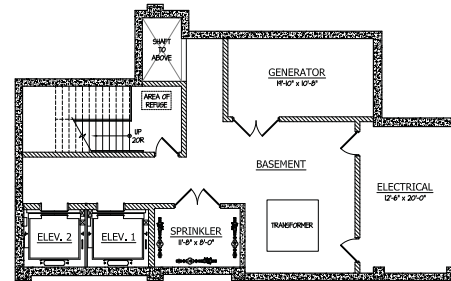
FILE NAME: 3786-7P
 DRAWN BY: RDL DATE: 3/26/14

NO.	REVISION	DATE	BY
1	DESIGN DEVELOPMENT	4/10/14	RDL
2	DESIGN DEVELOPMENT	5/1/14	RDL
3	D. C. SUBMITTAL	5/12/14	RDL
4	P. C. SUBMITTAL	5/23/14	RDL
5	VIOLATION COMMENTS	6/25/14	KGB
6	ADDITIONAL PARKING	7/11/14	RDL

JOB NO. **378614**

SHEET NO. **2.PB**
 OF 13

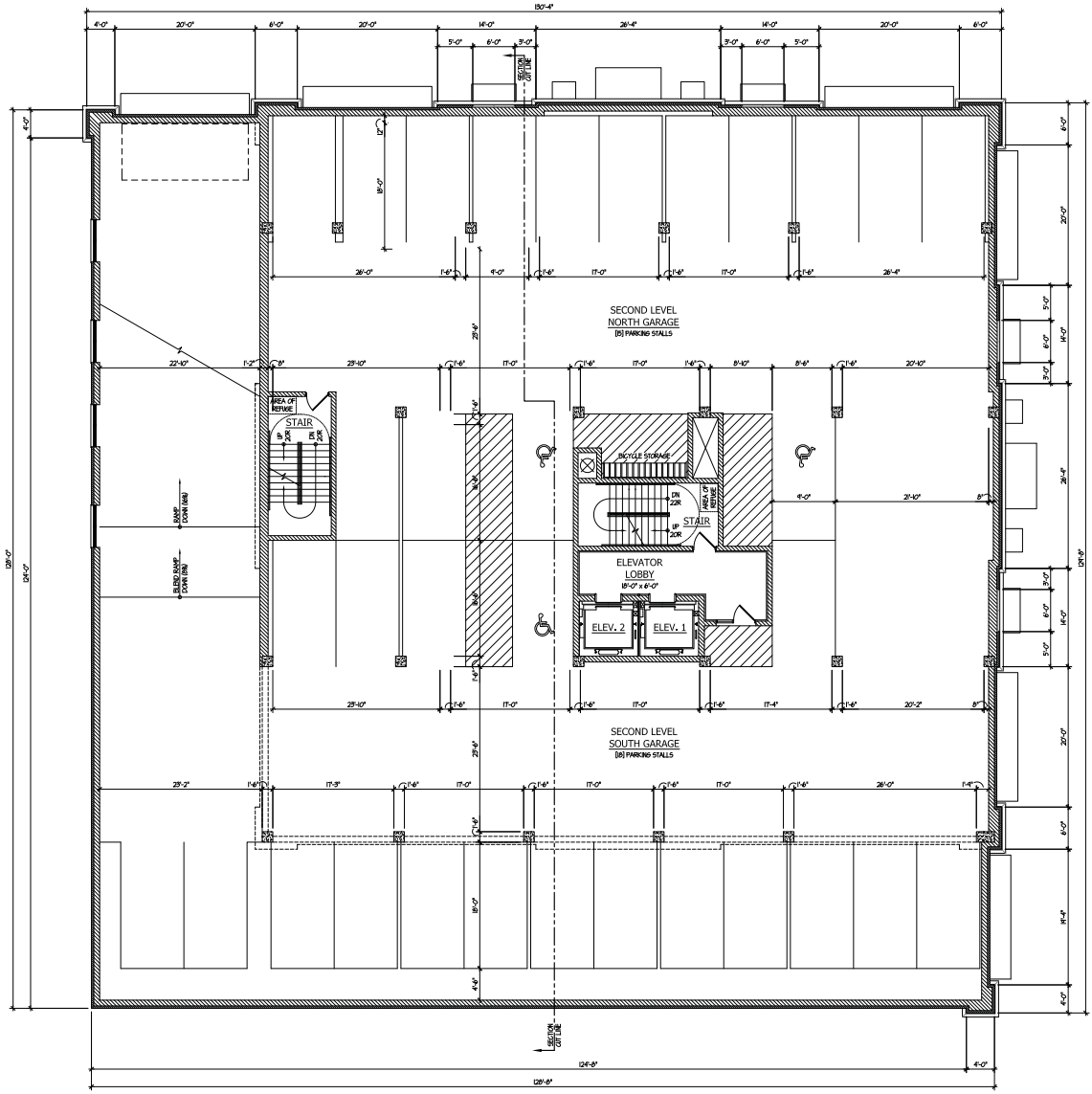
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



BASEMENT MECHANICALS PLAN
 SCALE: 1/8" = 1'-0"

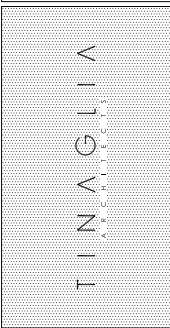


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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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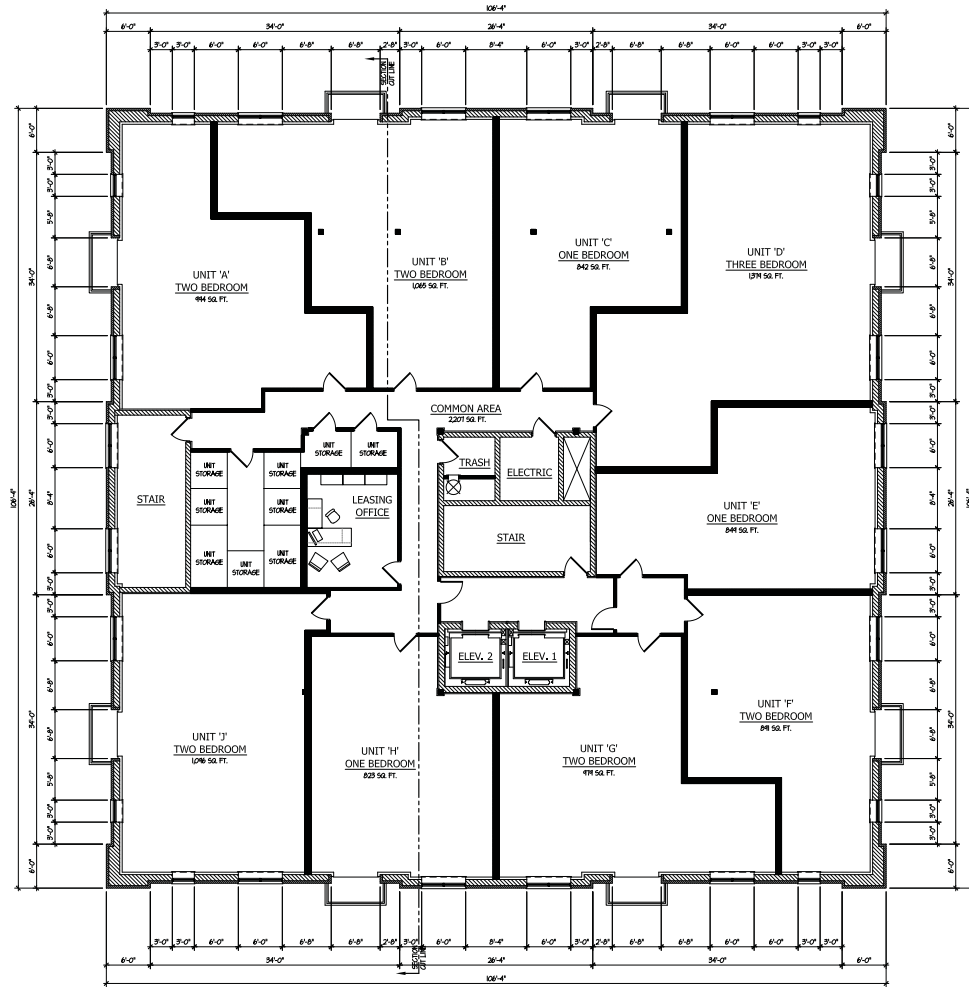
DRAWING TITLE
SECOND FLOOR PLAN

FILE NAME: 3786-7P
DRAWN BY: RDL DATE: 3.26.14

NO.	REVIEWED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D.C. SUBMITTAL	5.12.14	RDL
4	P.C. SUBMITTAL	5.29.14	RDL
5	VIOLAGE COMMENTS	6.25.14	KCB
6	ADDITIONAL PARKING	7.11.14	RDL

JOB NO. **378614**

SHEET NO. **3.P**
OF 13



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-7)

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



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DRAWING TITLE
TYP. RESIDENTIAL FLOOR PLAN

FILE NAME: 37867P
 DRAWN BY: RD, DATE: 3.26.14

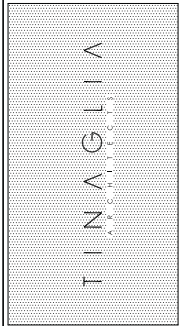
NO.	REVISION PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RD
2	DESIGN DEVELOPMENT	5.1.14	RD
3	D. C. SUBMITTAL	5.12.14	RD
4	P. C. SUBMITTAL	5.23.14	RD
5	RELEASE COMMENTS	6.25.14	KGB
6	ADDITIONAL PARKING	7.11.14	KGB

JOB NO. **378614**

SHEET NO. **4.P**
 OF 13

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DRAWING TITLE
ROOF PLAN

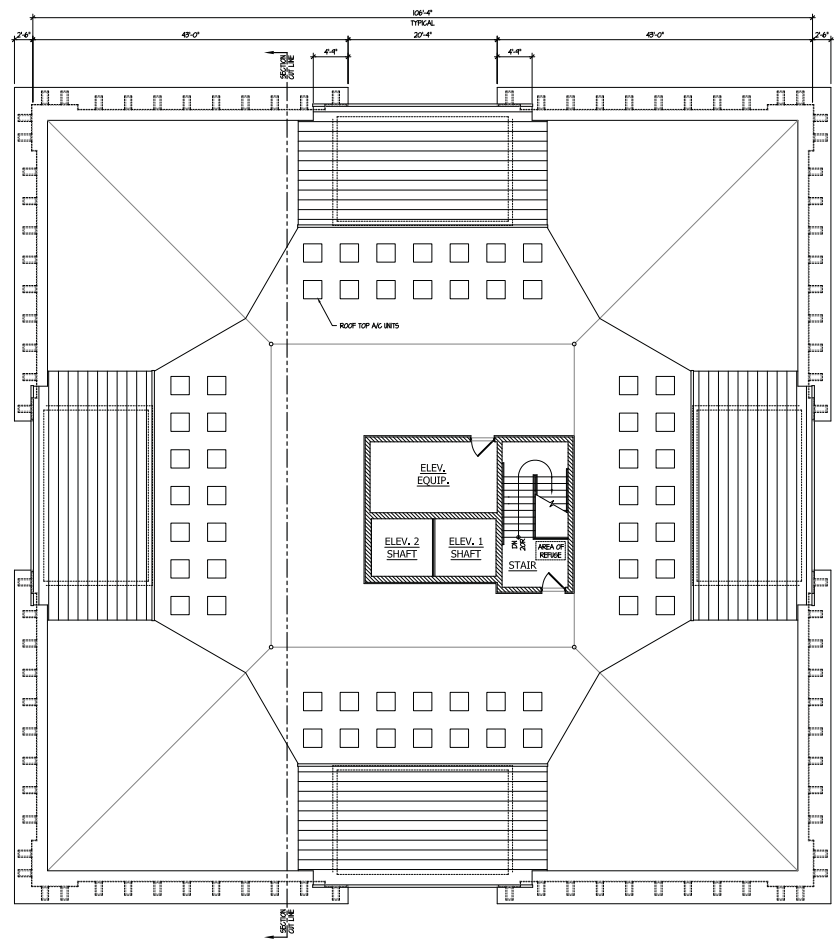
FILE NAME: 37867P
 DRAWN BY: RDL DATE: 3.26.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D.C. SUBMITTAL	5.12.14	RDL
4	P.C. SUBMITTAL	5.23.14	RDL
5	VLLAGE COMMENTS	6.25.14	RGB

JOB NO. **378614**

SHEET NO. **5.P**
 OF 13

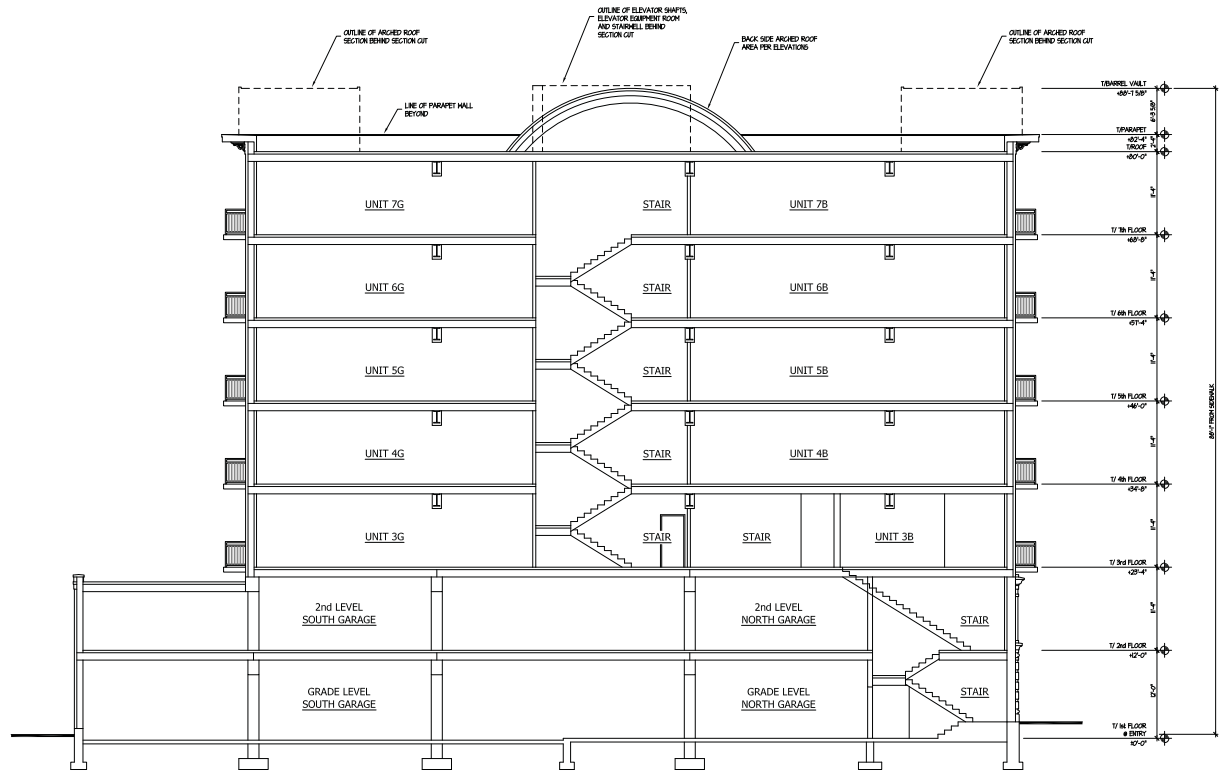
PROFESSIONAL DESIGN FIRM LICENSE #184600934



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



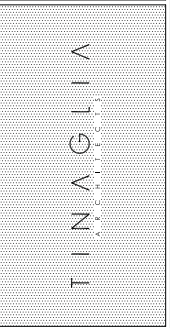
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NORTH / SOUTH BUILDING SECTION LOOKING WEST

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

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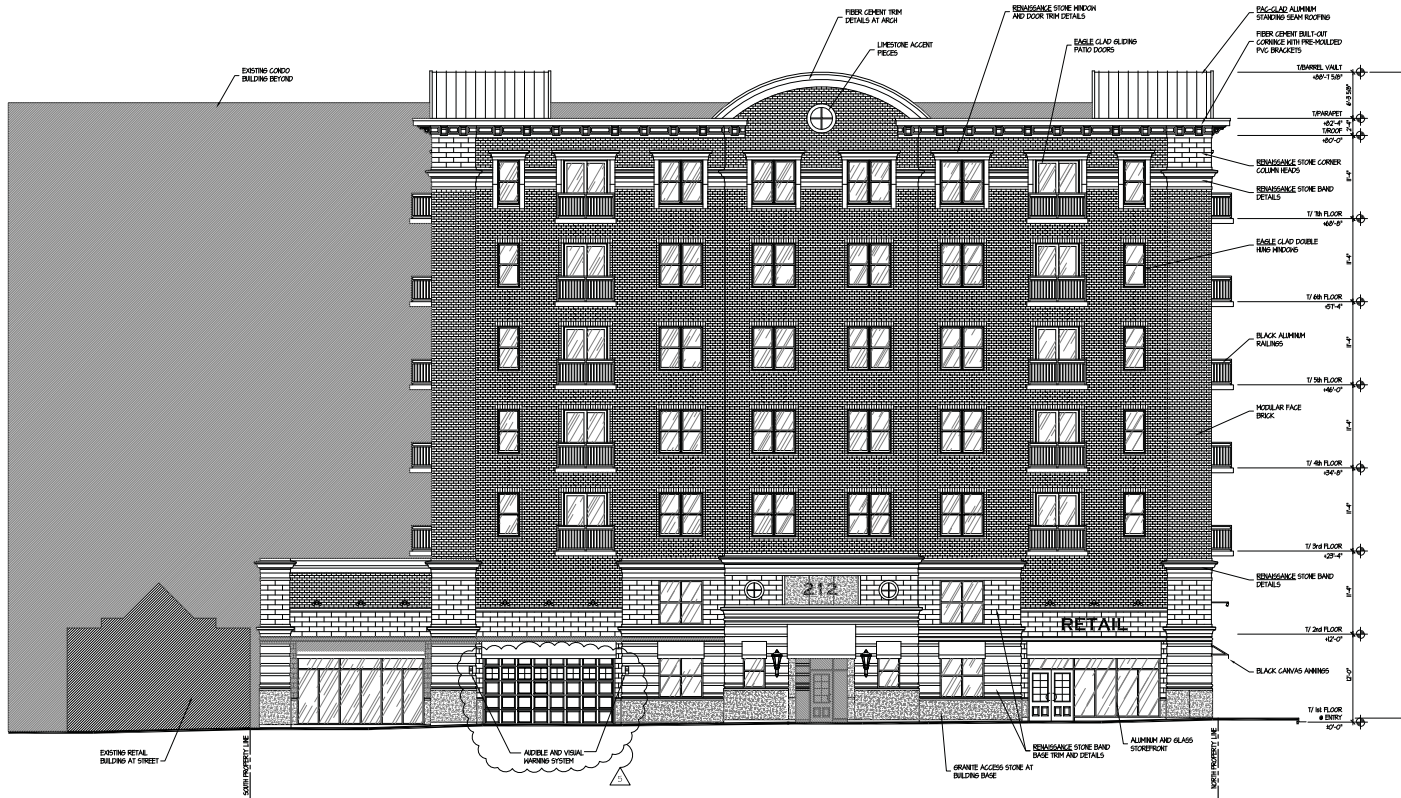
DRAWING TITLE
**BUILDING
 SECTION**

FILE NAME: 37861P
 DRAWING BY: RDL DATE: 3/26/14

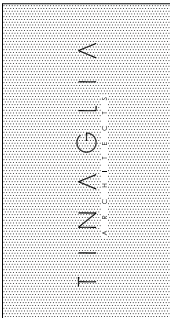
NO.	REVISION/REV.	DATE	BY
1.	DESIGN DEVELOPMENT	4/10/14	RDL
2.	DESIGN DEVELOPMENT	5/12/14	RDL
3.	D. C. SUBMITTAL	5/12/14	RDL
4.	P. C. SUBMITTAL	5/23/14	RDL
5.	MILAGE COMMENTS	6/25/14	KOB

JOB NO. **378614**

SHEET NO. **6.P**
 OF 13



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DRAWING TITLE
EAST ELEVATION

FILE NAME 37861P
 DRAWN BY RDL DATE 3.26.14

NO.	REVISION PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.11.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL
4	P. C. SUBMITTAL	5.23.14	RDL
5	VIOLAGE COMMENTS	6.25.14	RDB

JOB NO. **378614**

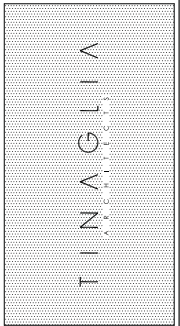
SHEET NO. **7.P**
 OF 13

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



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

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PROJECT
PARKVIEW
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DRAWING TITLE
**NORTH
ELEVATION**

FILE NAME	3786-7P	DATE	3.26.14
DRAWN BY	RDL		
NO.	REVISION PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITAL	5.12.14	RDL
4	P. C. SUBMITAL	5.23.14	RDL
5	VILLAGE COMMENTS	6.26.14	KGB

JOB NO. **378614**

SHEET NO. **8.P**
OF 13



WEST ELEVATION

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

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 A R C H I T E C T S I N C

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 CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW
 212 NORTH DUNTON AVENUE
 ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

**WEST
 ELEVATION**

FILE NAME: 378614
 DRAWN BY: RDL DATE: 3/26/14

NO.	REVISION	DATE	BY
1	DESIGN DEVELOPMENT	4/10/14	RDL
2	DESIGN DEVELOPMENT	5/1/14	RDL
3	D. C. SUBMITTAL	5/12/14	RDL
4	P. C. SUBMITTAL	5/23/14	RDL
5	VILLAGE COMMENTS	6/25/14	KGB

JOB NO. **378614**

SHEET NO. **9.P**
 OF 13

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DRAWING TITLE
SOUTH ELEVATION

FILE NAME: 37867P
 DRAWN BY: RGL DATE: 3/26/14

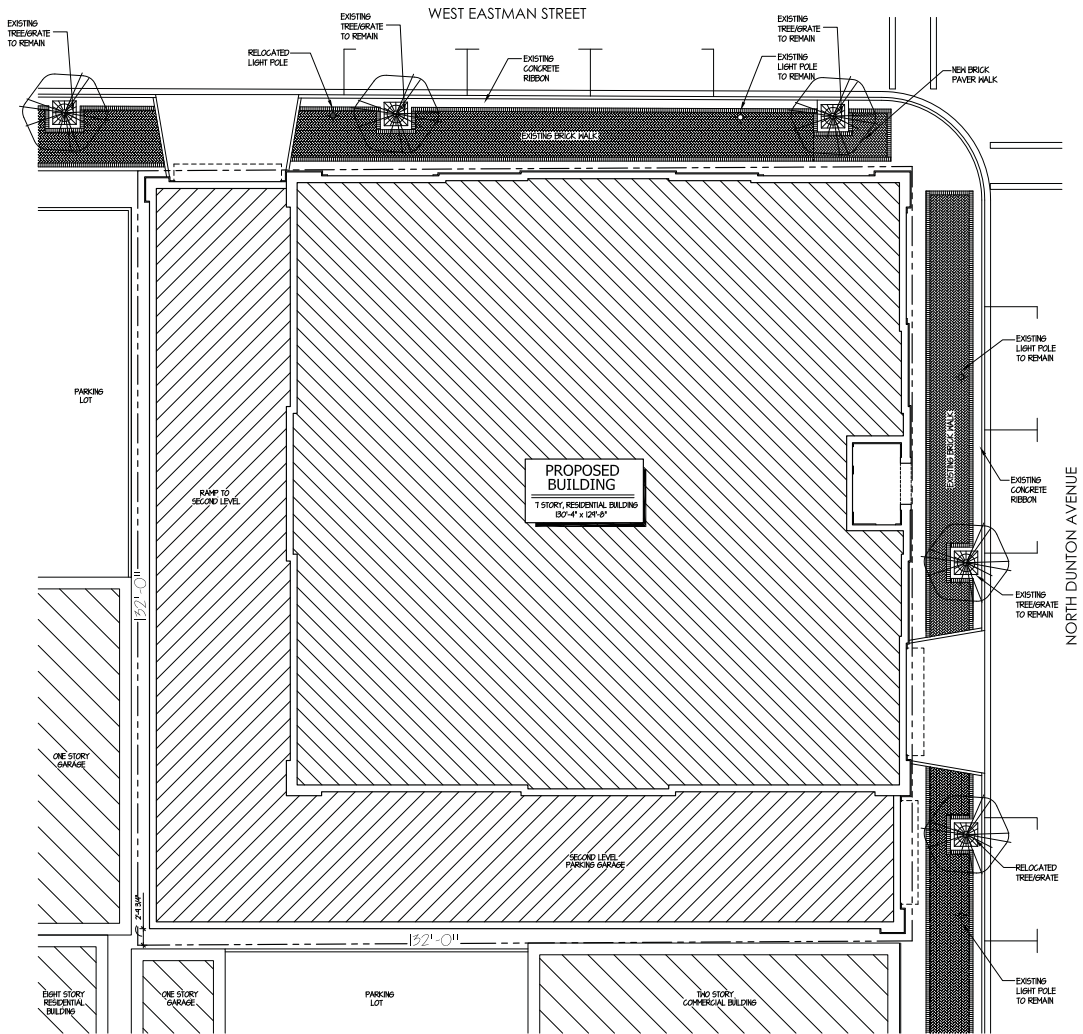
NO.	REVISION PER	DATE	BY
1	DESIGN DEVELOPMENT	4/10/14	RGL
2	DESIGN DEVELOPMENT	5/12/14	RGL
3	D. C. SUBMITTAL	5/21/14	RGL
4	P. C. SUBMITTAL	5/23/14	RGL
5	MLLAGE COMMENTS	6/25/14	KGB

JOB NO. **378614**

SHEET NO. **10.P**
 OF 13

PROFESSIONAL DESIGN FIRM LICENSE #1846005754

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



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 10'-0"



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ARCHITECTS

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900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT
PARKVIEW
212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

FILE NAME:	378617P	DATE:	6.25.14
DRAWN BY:	KGB	DATE:	6.25.14
NO.	REVISED PER	DATE	BY
S	VILLAGE COMMENTS	6.25.14	KGB

JOB NO. **378614**

SHEET NO. **11.P**
OF 13

