

MEMORANDUM

TO: Sam Hubbard, Development Planner

FROM: Deb Pierce, Plan Reviewer, Building Services

DATE: 5/13/2016

RE: 2900-2990 W. Euclid Ave – PUD for Dental Office Building

P.C. #: 16 - 008 – Round #2

I have reviewed the Round 2 submission of the PUD for a Dental Office Building at the above mentioned location and offer the following comments:

1. Plans submitted for permit review shall indicate the area of rescue in Stairwell A.
2. Manufacturer's cut sheets for the Area of Rescue communication system shall be provided at permit submittal.
3. MSDS sheets for all medical gas shall be provided at permit submittal along with the quantities of each.

The above comments are preliminary in nature and a more thorough review will be performed upon permit submittal.



**Village of Arlington Heights
Building Services Department
Fire Safety Division**

Interoffice Memorandum

To: Sam Hubbard, Development Planner
From: Don Lay, Fire Safety Supervisor
Subject: Westgate Dental, PC#16-008
Date: May 6, 2016

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Sam:

The revised plan indicates that egress is to travel through a private office on the second floor. This was addressed in my first review.

Section 1014.2 of the International Fire Code states the following: Egress from a room or space shall not pass through adjoining or intervening rooms or areas, **except where such adjoining rooms or areas and the area served are accessory to one or the other**, are not a Group H occupancy and **provide a discernible path of egress travel to an exit and an exit access shall not pass through a room that can be locked to prevent egress.**

The comments provided in response to my initial concern of this states "Our understanding is that it will be acceptable to pass through the Private Office as long as the doors can't be locked...the door will not be lockable as to pass Code and it will allow free access to the stairs".

I have two concerns:

1) the code requires a "discernible" path of egress be provided for travel to an exit and 2) what assurance is there that locks will not be added to the doors?

Should this condition not changed I would require that the plans for permit clearly indicate the "discernible" path traveling through the doors which would include proper egress signs above the door and that if the doors will have locks a push bar lock release be installed on the door to permit egress through the "private office".

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 10, 2016

Subject: 2900-2990 W. Euclid, P.C. #16-008 Round 2

OK
JP

With regard to the proposed construction, I have the following comments:

- 1) The proposed water main/storm sewer conflict must state that the storm sewer is water main class material or in encasement.

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PLAN COMMISSION PC #16-008
Westgate Dental
2900-2990 W. Euclid Ave.
PUD for Dental Office Building
Round 2

22. The responses made by the petitioner to comments #11-13, 15, 17, 20, & 21 are acceptable.
23. The response made by the petitioner to comment #14 is noted. However, the submittal did not include an Onsite Utility Maintenance Agreement (OUMA) to be reviewed. Per your written understanding, the OUMA must be provided prior to engineering approval.
24. The response made by the petitioner to comment #16 is not acceptable. Even raising invert elevation to 705.37, the release rate with a projecting edge restrictor is 0.22 cfs, which is 17.5% more than the allowable release rate of 0.187 cfs. Re-design the detention system so as not to exceed the allowable release rate. Why is there an underdrain beneath the slab?
25. The StormTrap plan was dropped off for review: The base slab does not have the perforations shown on the plans. The manufacturer's plan must match the engineer's plan.
26. The response made by the petitioner to comment #18 is not acceptable. According to the detention calculations dated 4/27/16, the 100-year BFE for Salt Creek is 707.00. The proposed invert is 705.37, which is below the Base Flood Elevation. Yet, on page C-5 of the plans, there is a bold note stating: "No proposed work will occur within existing floodplain or floodway limits." This does not appear to be the case.
27. The response made by the petitioner to comment #19 is noted. Although it doesn't appear the light levels from the bollard fixtures are calculated in the parking lot illumination levels, the general parking lot photometric plan is acceptable. Provide the fixture cut sheets for the bollards during permit review.


James J. Massarelli, P.E. 5/11/16
Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

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DEVELOPMENT DEPARTMENT

P. C. Number 16-008

Project Name

Westgate Dental

Project Location

2900 - 2990 W. Euclid

Planning Department Contact Sam Hubbard

General Comments

Round 2

1. Locate a fire hydrant within 100' of the FDC.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date May 10, 2016

Reviewed By: _____

LT. Andrew Larson

Arlington Heights Fire Department

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 2

From: David Robb, Disability Services Coordinator *David Robb*
Department of Building and Health Services
(847) 368-5793

To: Sam Hubbard, Planning & Community Development

Date: May 10, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet A1.2 – Private Restroom Petitioner's Comments in quotes and italics

"Restroom is accessible by removal of the shower."

"Our understanding is that this code applies to public and employee restrooms. This restroom is for private use only by one individual and will be keycard accessible only."

1. Staff Response: The configuration of the private restroom with built in shower lacks adequate wheelchair maneuvering space to access the shower unit and the toilet.
2. The shower unit itself is inaccessible per IAC 400.310(o)(B) and 400.Illustration B Figures 35(a) or (b).

Section 400, Illustration B, Figures 35-37

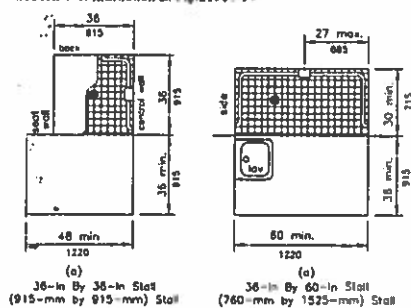


Fig. 35
Shower Size and Clearances

3. IAC Section 400.310(n)(10) specifically addresses private use toilet rooms and requires them to be adaptable. There is no exception.

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Planning & Community Development Dept. Review

April 14, 2016



REVIEW ROUND 1

Project: Westgate Dental – Ryan Swingruber
2900-2990 W. Euclid Avenue

Case Number: PC 16-008

General Notes:

7. Please indicate if any mechanical units (generators, AC units, etc.) will be located on the ground (i.e. not on the roof).
Applicant Response: There will be no mechanical units located on the ground.
Staff Response: Response acceptable. Thank you.
8. The second floor of the building appears to be a call center. Please clarify the use and purpose of the second floor.
Applicant Response: The purpose of this office space is secretarial, an area to answer call away from the front desk. This area is for staff only and the name of this room will be changed to "Office 201".
Staff Response: Response acceptable. Thank you.
9. The Declaration of Easements, Covenants, and Restrictions has not been recorded. It shall be required that this document is recorded prior to building permit approval.
Applicant Response: Acknowledged. Executed copy attached. This has been sent for recording.
Staff Response: Please provide a recorded copy once this document has been recorded. The recorded copy will be required prior to building permit issuance.

Site/Landscape Issues:

10. There are several existing trees located on Parcel II and shown on Sheet C-2 that are proposed for removal. However, these trees are not shown on the Tree Preservation Plan. Please revise the Tree Preservation Plan so that tree numbers are not blocked by the "X" that goes through the tree indicating it will be removed. Additionally, please revise the table to include a column indicating whether that tree will be removed or preserved. There are trees that will be preserved that are not shown within the table (such as the tree at the south end of the site by the parking area, which appears to be preserved but is not labeled with a number and included on the Tree Survey table).
Applicant Response: The Demolition & Existing Topography Plan (sheet C-2) and Tree Preservation Plan (T-1) are consistent.
Staff Response: Plans are now acceptable. Thank you for revising the Tree Preservation plan to ensure consistency with the Demolition Plan.
11. Please provide details for the dumpster enclosure (height, materials, etc.) to ensure compatibility with existing building.
Applicant Response: The detail for the dumpster enclosure is shown in the Civil Detail Sheet C-9.
Staff Response: Response acceptable. Thank you.

12. All illumination must conform to the requirements within section 11.2-12.5. The Photometric Plan should be revised to clearly indicate all luminaire fixtures. Currently there are circles and call outs around fixtures that are not labeled. It is unclear if these fixtures were accounted for in the foot candle readings.

Applicant Response: The photometric plans are updated to conform with requirements from section 11.2-12.5, and all luminaire fixtures are clearly indicated.

Staff Response: Response acceptable. Thank you.

13. Please confirm the purpose of the existing 15' Public Utility Easement that runs along the east side of the building and clarify if any utilities are located within this easement.

Applicant Response: The utility easement goes back to the original development years ago and to the best of the owner's knowledge no utilities have been identified in the easement area. It should be pointed out that the new building will not be in the easement area.

Staff Response: Response acceptable. Thank you.

Parking/Traffic:

14. The petitioner has not yet provided a traffic study that evaluates impacts of the new circulation system, in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would now run through the parking area between the existing center and the new office building. The study should take into account future tenants and vacant spaces, and future demand for the medical office.

Applicant Response: A detailed traffic study is included.

Staff Response: Staff has reviewed the traffic study and finds the study acceptable.

15. The petitioner has not yet provided a parking survey that shows parking counts at the lunch and dinner time periods over a three day time period (including a Saturday). This survey is needed to demonstrate that the site has sufficient parking for the existing and future uses within the entire development. Additionally, it appears that only 204 spaces are located on the site but Sheet C-4 indicates that 205 spaces are provided.

Applicant Response: A detailed parking study is included. There will be a total of 204 parking spaces.

Staff Response: The parking study stated that the parking lot was surveyed on three days per week for two weeks (for a total of 6 days); however, only 5 days of parking counts have been provided. Please provide the missing parking counts (for January 16th).

16. Handicap signage must comply with all applicable state, federal, and local regulations.

Applicant Response: The handicap signage and striping comply with ADA standards.

Staff Response: Noted. Please ensure that the handicap parking complies with not only federal ADA standards, but also any applicable state and local standards.

17. Please recount all parking spaces. Staff can only account for 204 spaces, Sheet C-4 indicates that 205 spaces will be provided.

Applicant Response: There will be a total of 204 parking spaces.

Staff Response: Response acceptable. Thank you.

Design Commission:

18. A Design Commission (DC) application has not yet been received for this project. Please submit a DC application as soon as possible as the DC portion of the approval process must be completed prior to appearance before the Plan Commission.

Applicant Response: A Design Commission (DC) application shall be included.

Staff Response: Response acceptable. Design Commission application has been received.

19. Signage will be reviewed during the Design Commission process.

Applicant Response: It is understood that signage will be reviewed during the DC process.

Staff Response: Response acceptable. Thank you.

Prepared by: 

Westgate Dental
2900 – 2990 W. Euclid Avenue
PC 16-008
May 11, 2016

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15). Incorporate a tree near the southeast corner of the building at the end of the parking row.

Tree Preservation

- 2) Several trees on the tree survey near the detention area are identified as dead. The dead trees should be removed.