



**Classical Style
Front Elevation**

SCALE: 1/4"=1'-0"

- APPLICABLE F&B CREDITS:
- VARYING ROOFLINES AND PITCHES 15% CREDIT
 - UNENCLOSED FRONT PORCH 35% CREDIT
 - W/ POSTS AND BALUSTERS 15% CREDIT
 - SECOND STORY SETBACK 25% CREDIT
 - HORIZONTAL TRIM DETAILS 25% CREDIT
 - TOTAL CREDITS 75% CREDIT
 - OPTIONAL SPLIT GARAGE DOORS +15% CREDIT



**Farmhouse Style
Front Elevation**

SCALE: 1/4"=1'-0"

- APPLICABLE F&B CREDITS:
- VARYING ROOFLINES AND PITCHES 15% CREDIT
 - UNENCLOSED FRONT PORCH 35% CREDIT
 - W/ POSTS AND BALUSTERS 15% CREDIT
 - SECOND STORY SETBACK 25% CREDIT
 - HORIZONTAL TRIM DETAILS 25% CREDIT
 - TOTAL CREDITS 75% CREDIT
 - OPTIONAL SPLIT GARAGE DOORS +15% CREDIT



**Shingle Style
Front Elevation**

SCALE: 1/4"=1'-0"

- APPLICABLE F&B CREDITS:
- VARYING BUILDING MATERIALS 15% CREDIT
 - VARYING ROOFLINES AND PITCHES 15% CREDIT
 - UNENCLOSED FRONT PORCH 35% CREDIT
 - W/ POSTS AND BALUSTERS 15% CREDIT
 - SECOND STORY SETBACK 25% CREDIT
 - HORIZONTAL TRIM DETAILS 25% CREDIT
 - TOTAL CREDITS 75% CREDIT
 - OPTIONAL SPLIT GARAGE DOORS +15% CREDIT



**European Style
Front Elevation**

SCALE: 1/4"=1'-0"

- APPLICABLE F&B CREDITS:
- VARYING BUILDING MATERIALS 15% CREDIT
 - VARYING ROOFLINES AND PITCHES 15% CREDIT
 - UNENCLOSED FRONT PORCH 35% CREDIT
 - W/ POSTS AND BALUSTERS 15% CREDIT
 - SECOND STORY SETBACK 25% CREDIT
 - HORIZONTAL TRIM DETAILS 25% CREDIT
 - TOTAL CREDITS 75% CREDIT
 - OPTIONAL SPLIT GARAGE DOORS +15% CREDIT

NITTIDEVELOPMENT

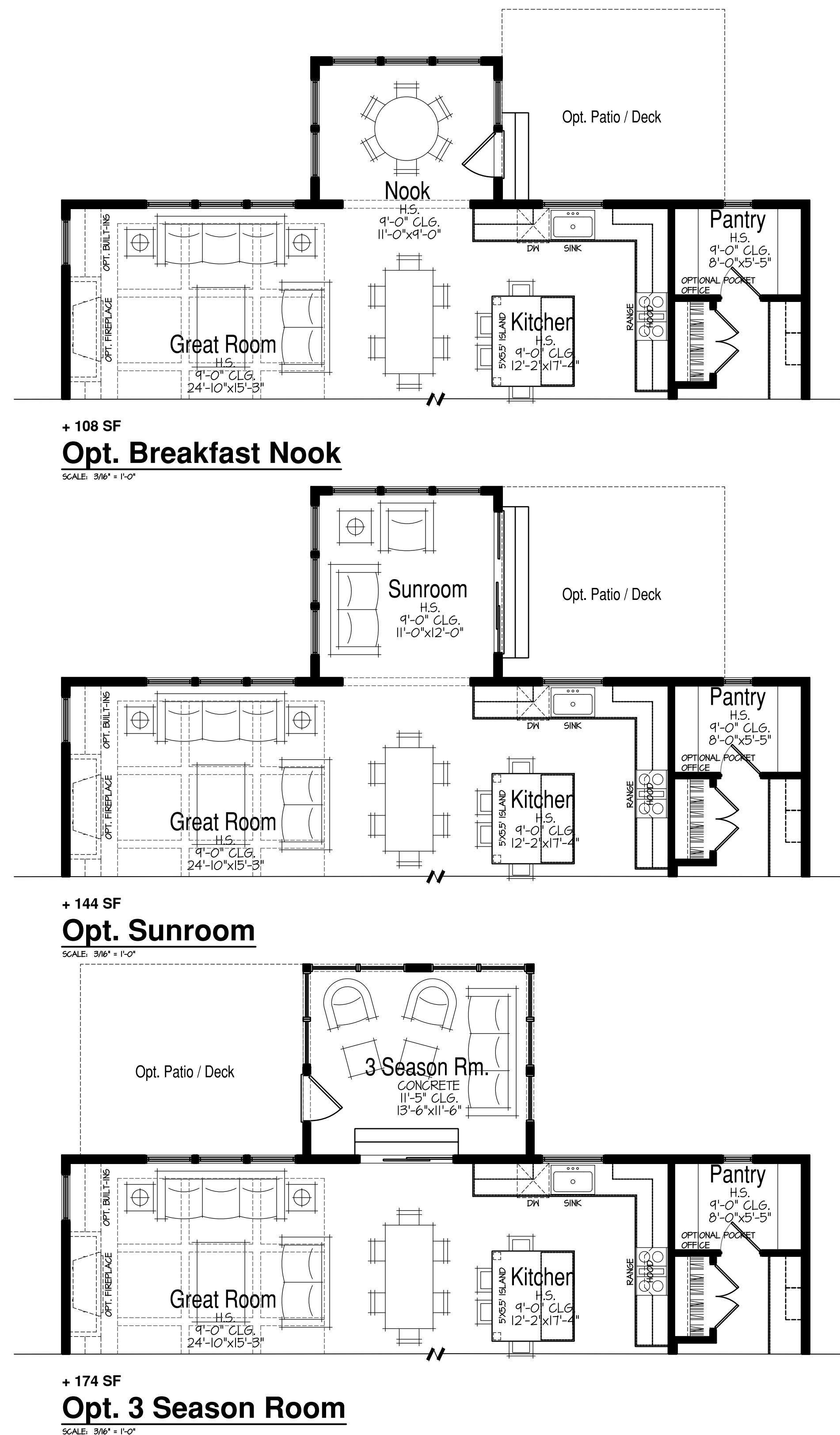
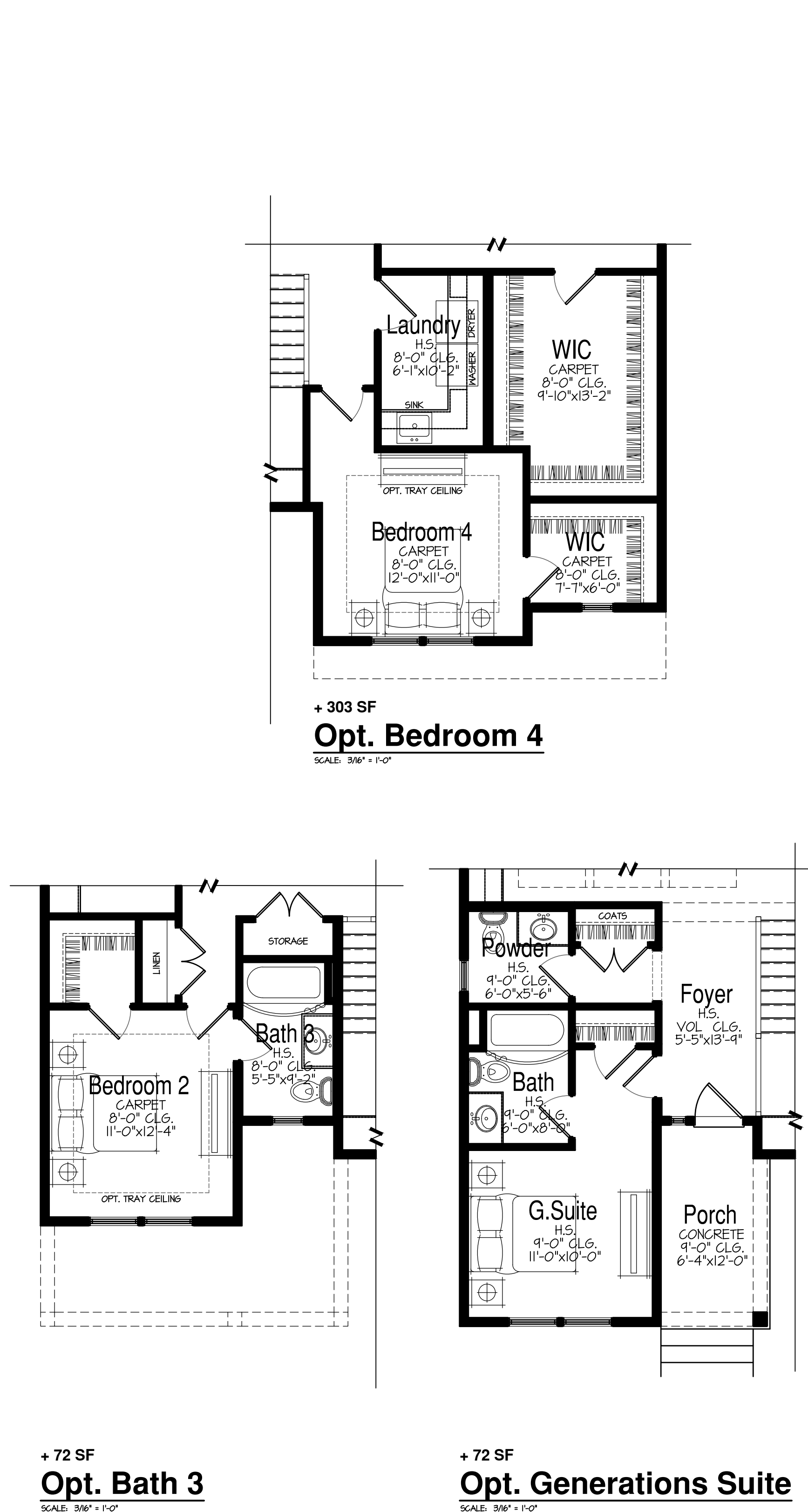
Plan A : 2,398 SF
2 Story 3BR - 2.5 BA - 2 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL



June 23, 2020 | SF200089.00

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.





Classical Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:	
• VARYING BUILDING MATERIALS	1% CREDIT
• VARYING ROOFLINES AND PITCHES	1% CREDIT
• UNENCLOSED FRONT PORCH	3% CREDIT
• 1/4" POSTS AND BALUSTERS	1% CREDIT
• SECOND STORY SETBACK	1% CREDIT
• HORIZONTAL TRIM/EAWE	1% CREDIT
• WINDOW TRIM DETAILS	2% CREDIT
• TOTAL CREDITS:	10% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+1% CREDIT



Farmhouse Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:	
• VARYING BUILDING MATERIALS	1% CREDIT
• VARYING ROOFLINES AND PITCHES	2.5% CREDIT
• UNENCLOSED FRONT PORCH	3% CREDIT
• SECOND STORY SETBACK	1% CREDIT
• WINDOW TRIM DETAILS	2% CREDIT
• TOTAL CREDITS:	10.5% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+1% CREDIT



Shingle Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:	
• VARYING BUILDING MATERIALS	1% CREDIT
• VARYING ROOFLINES AND PITCHES	2.5% CREDIT
• UNENCLOSED FRONT PORCH	3% CREDIT
• SECOND STORY SETBACK	1% CREDIT
• HORIZONTAL TRIM/EAWE	1% CREDIT
• WINDOW TRIM DETAILS	2% CREDIT
• TOTAL CREDITS:	10.5% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+1% CREDIT



European Style
Front Elevation

SCALE: 1/4"=1'-0"

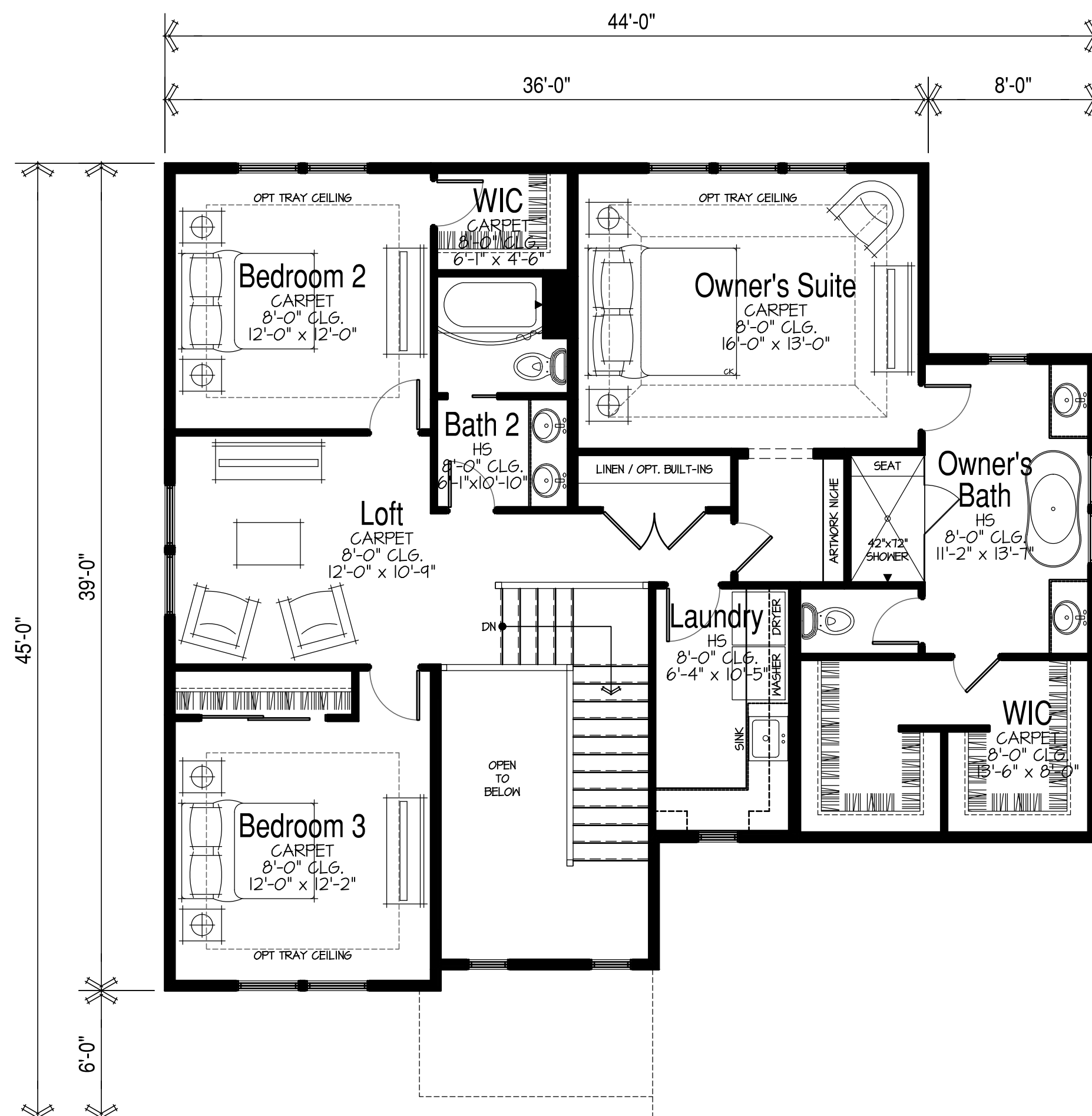
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• VARYING BUILDING MATERIALS	1% CREDIT
• VARYING ROOFLINES AND PITCHES	1% CREDIT
• TUDOR TRIM DETAILS	1% CREDIT
• UNENCLOSED FRONT PORCH	3% CREDIT
• 1/4" POSTS AND BALUSTERS	1% CREDIT
• SECOND STORY SETBACK	1% CREDIT
• WINDOW TRIM DETAILS	2% CREDIT
• TOTAL CREDITS:	9% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+1% CREDIT

NITTIDEVELOPMENT

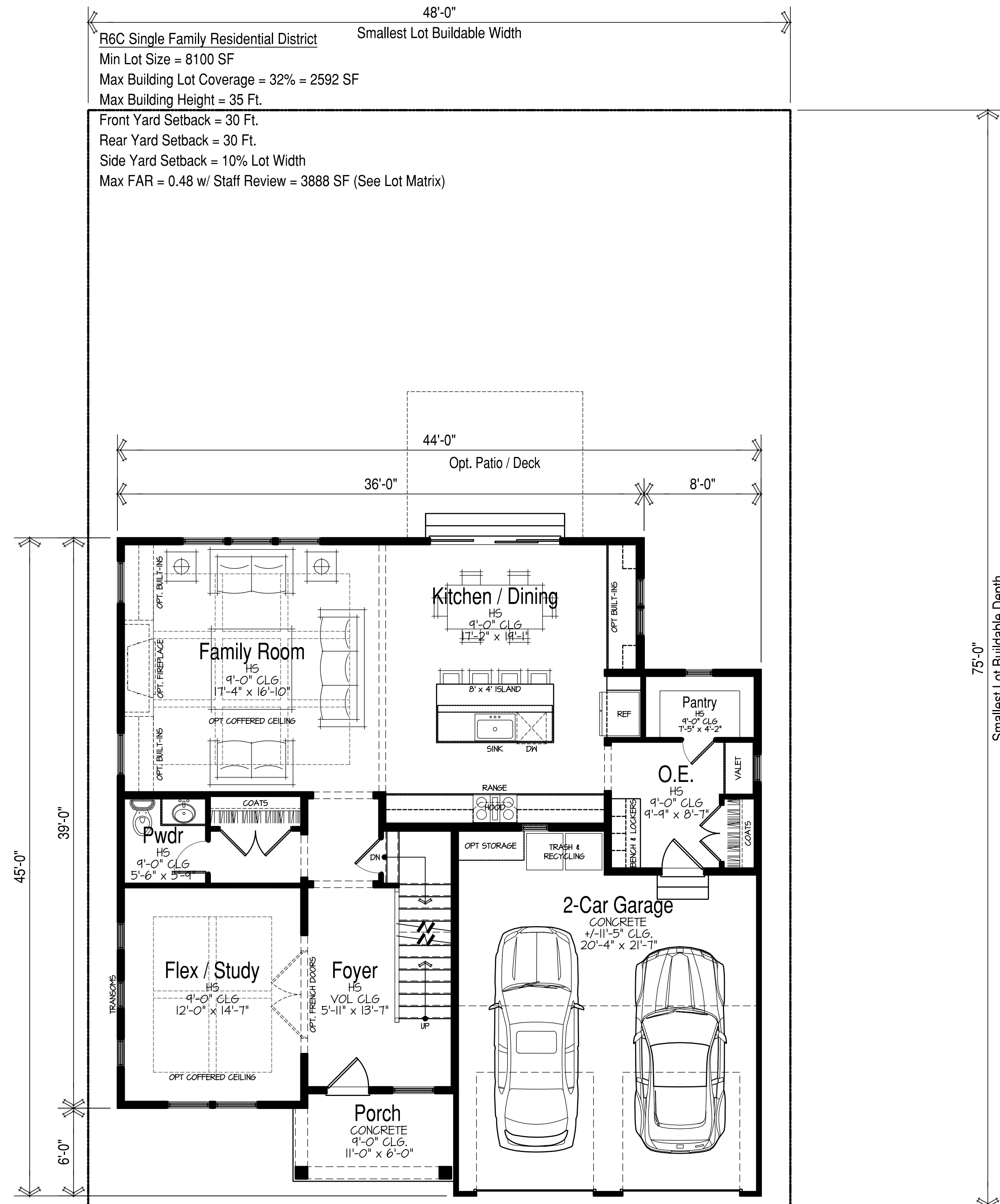
Plan B : 2,593 SF
2 Story 3BR - 2.5 BA - 2 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL





1,320 SF
Upper Floor Plan
SCALE: 3/8" = 1'-0"



1,273 SF
Main Floor Plan
SCALE: 3/8" = 1'-0"

FAR Areas:

Main Floor = 1,273 GSF
Upper Floor = 1,320 GSF
Garage = 487 GSF
TOTAL: = 3,080 GSF
Opt. Generations Suite + 52 GSF
Opt. Bath 3 + 89 GSF
Opt. Bedroom 4 + 195 GSF

Area Calculations:

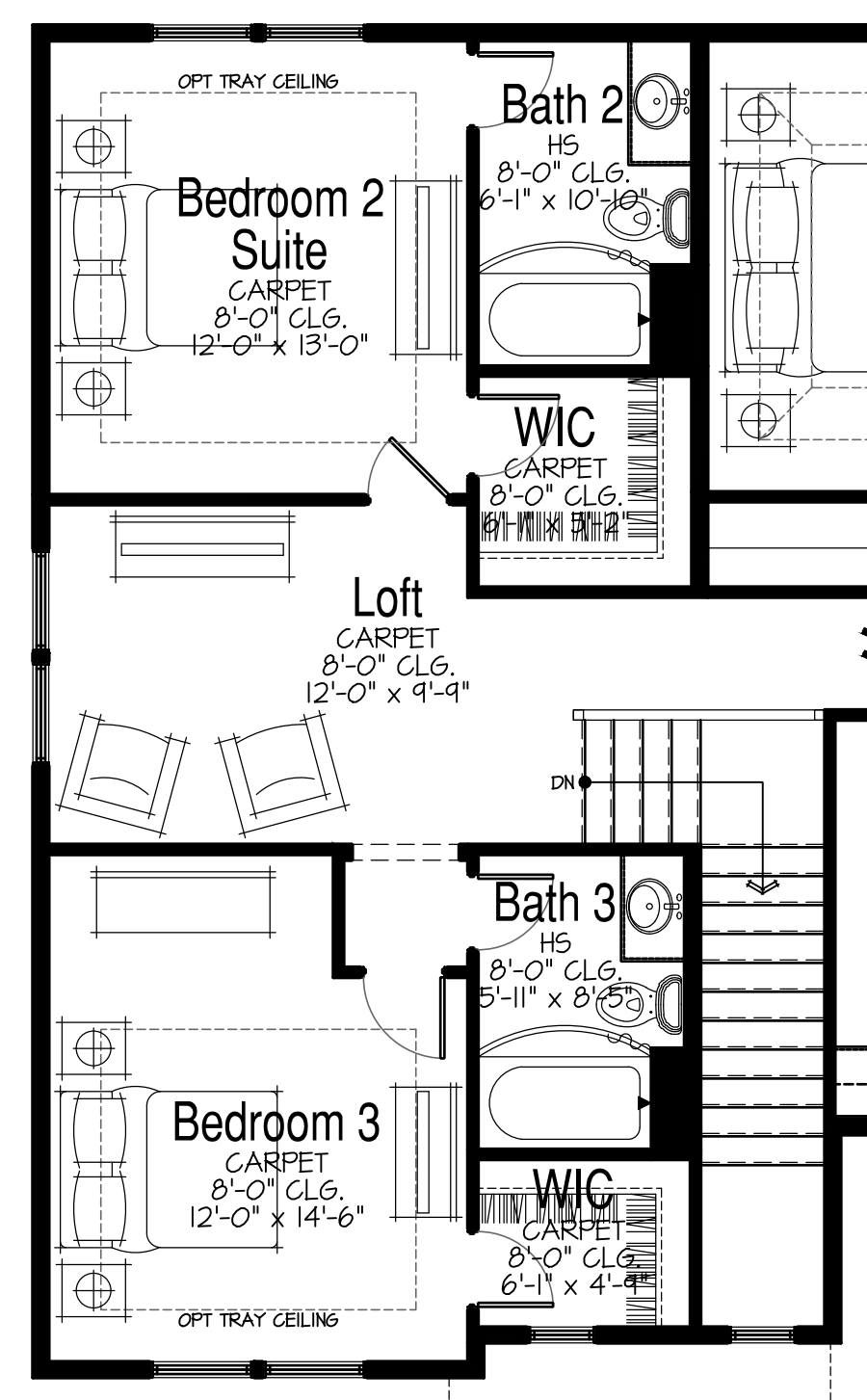
Lot Coverage = 1,861 SF < 2592 Max
FAR Area = 3,080 SF < 3888 Max
"Saleable" Plan Area = 2,593 SF
Porch Area = 65 SF
Opt. Breakfast Nook + 108 GSF
Opt. Sunroom + 144 GSF
Opt. 3 Season Room + 192 GSF

NITTIDEVELOPMENT

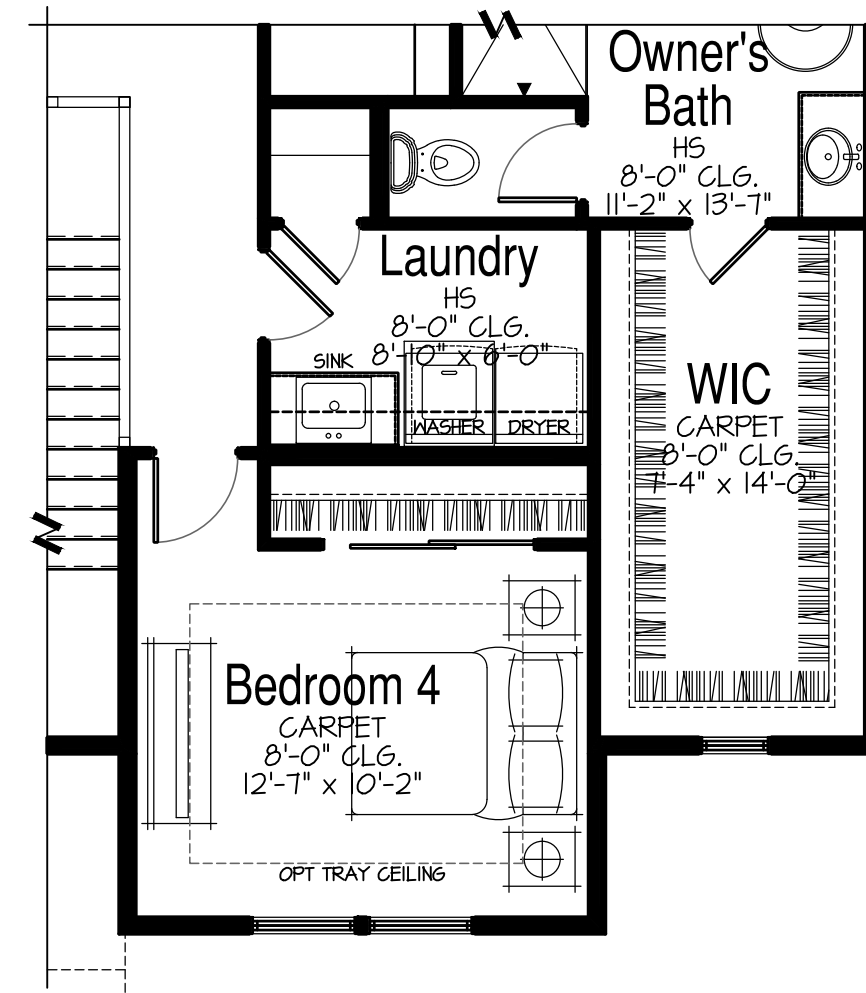
Plan B : 2,593 SF
2 Story 3BR - 2.5 BA - 2 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL

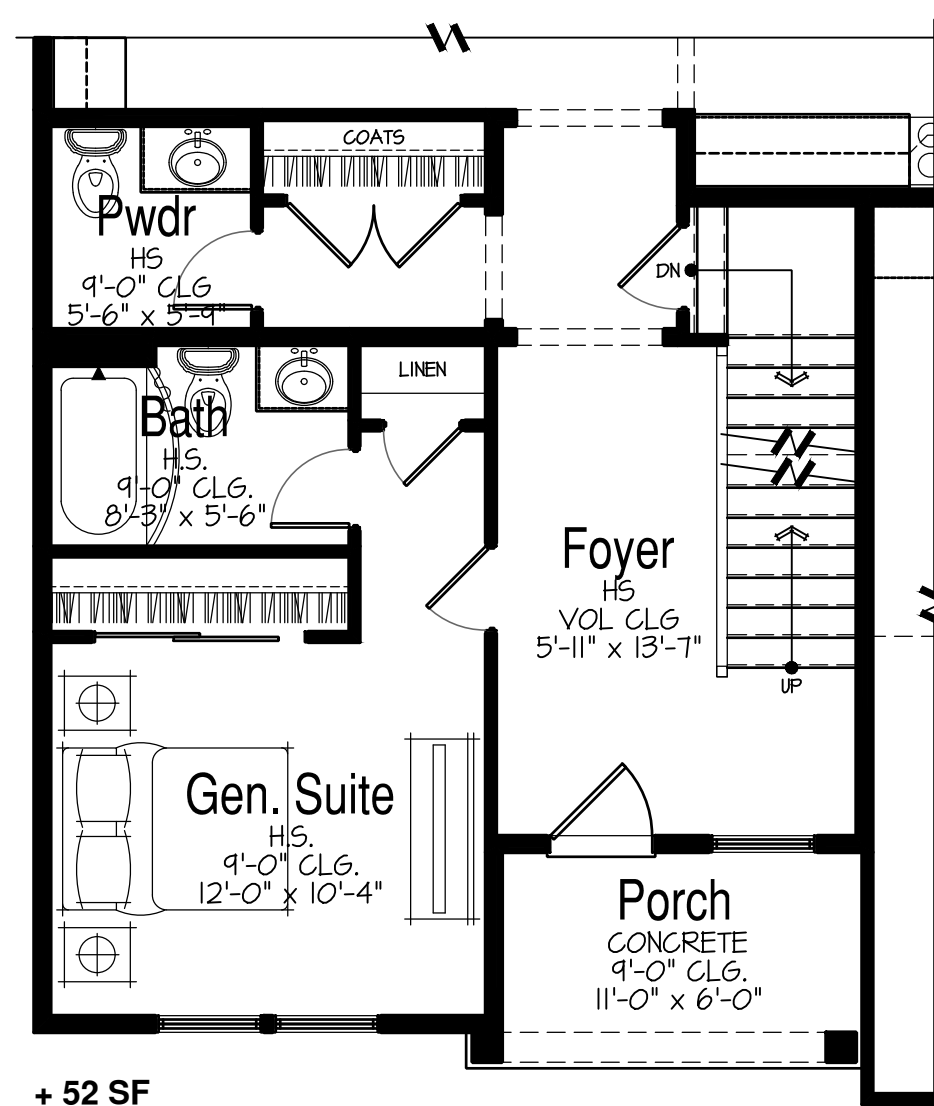




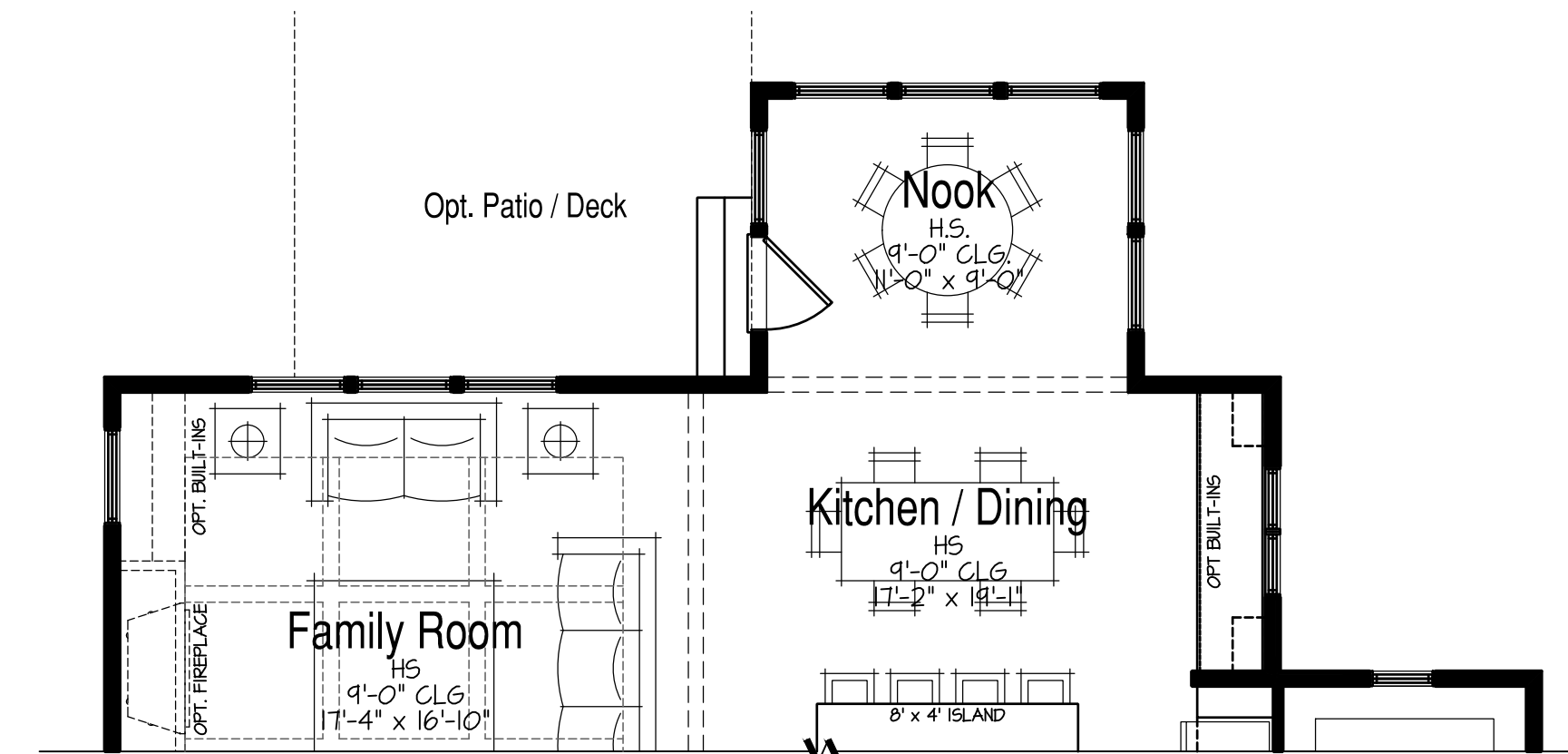
+ 89 SF
Opt. Bathroom 3
SCALE: 3/16" = 1'-0"



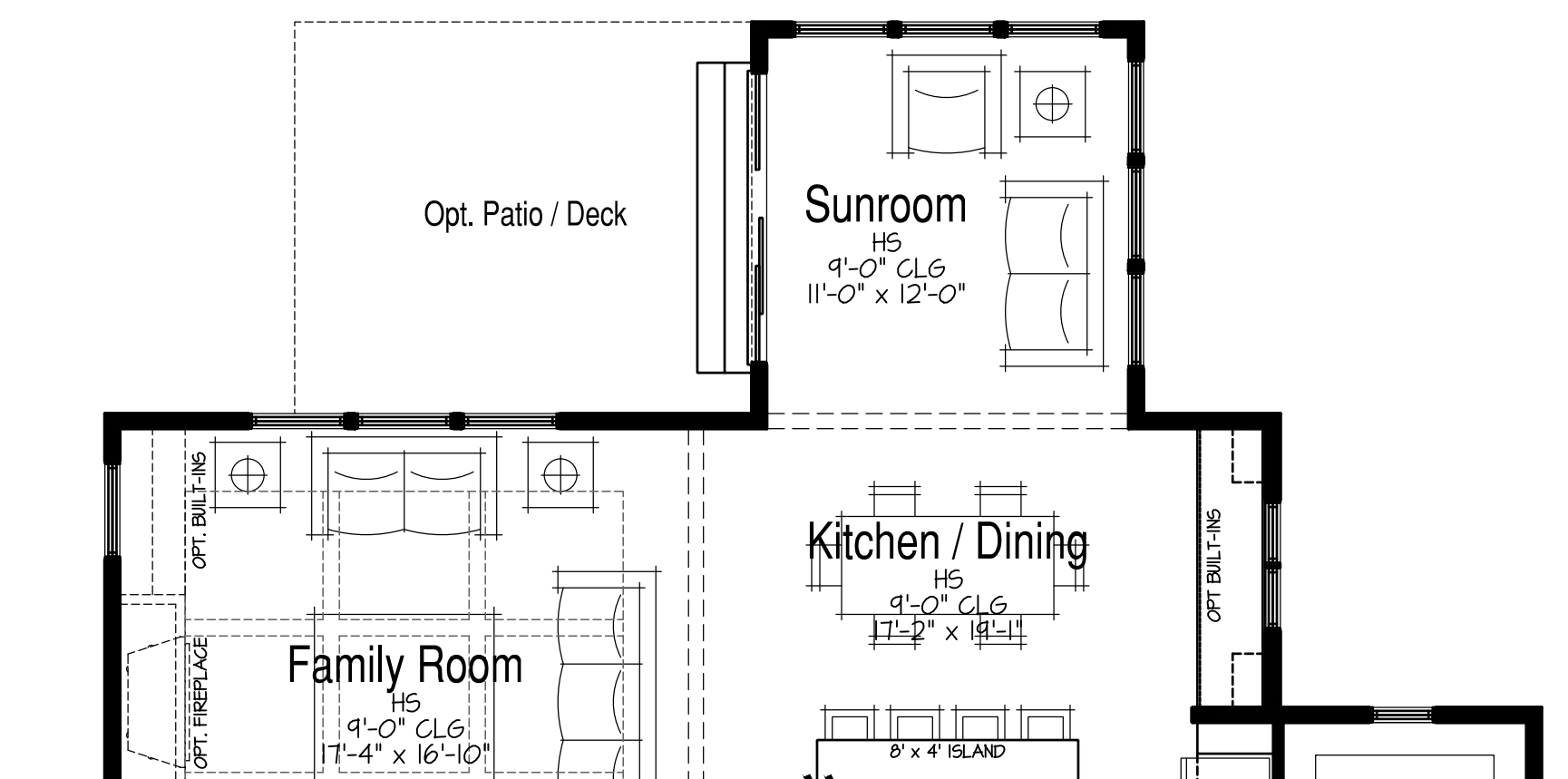
+ 195 SF
Opt. Bedroom 4
SCALE: 3/16" = 1'-0"



+ 52 SF
Opt. Generations Suite
SCALE: 3/16" = 1'-0"



+ 108 SF
Opt. Breakfast Nook
SCALE: 3/16" = 1'-0"



+ 144 SF
Opt. Sunroom
SCALE: 3/16" = 1'-0"



+ 192 SF
Opt. 3 Season Room
SCALE: 3/16" = 1'-0"



**Classical Style
Front Elevation**

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	15% CREDIT
• W/ POSTS AND BALUSTERS	15% CREDIT
• SECOND STORY SETBACK	15% CREDIT
• MINIMAL TRIM DETAILS	20% CREDIT
TOTAL CREDITS:	85% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+15% CREDIT



**Farmhouse Style
Front Elevation**

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	20% CREDIT
• UNENCLOSED FRONT PORCH	15% CREDIT
• SECOND STORY SETBACK	20% CREDIT
• MINIMAL TRIM DETAILS	20% CREDIT
TOTAL CREDITS:	85% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+15% CREDIT



**Shingle Style
Front Elevation**

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	20% CREDIT
• UNENCLOSED FRONT PORCH	15% CREDIT
• W/ POSTS AND BALUSTERS	15% CREDIT
• SECOND STORY SETBACK	15% CREDIT
• HORIZONTAL TRIM/SHAKE	20% CREDIT
• MINIMAL TRIM DETAILS	20% CREDIT
TOTAL CREDITS:	85% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+15% CREDIT



**European Style
Front Elevation**

SCALE: 1/4"=1'-0"

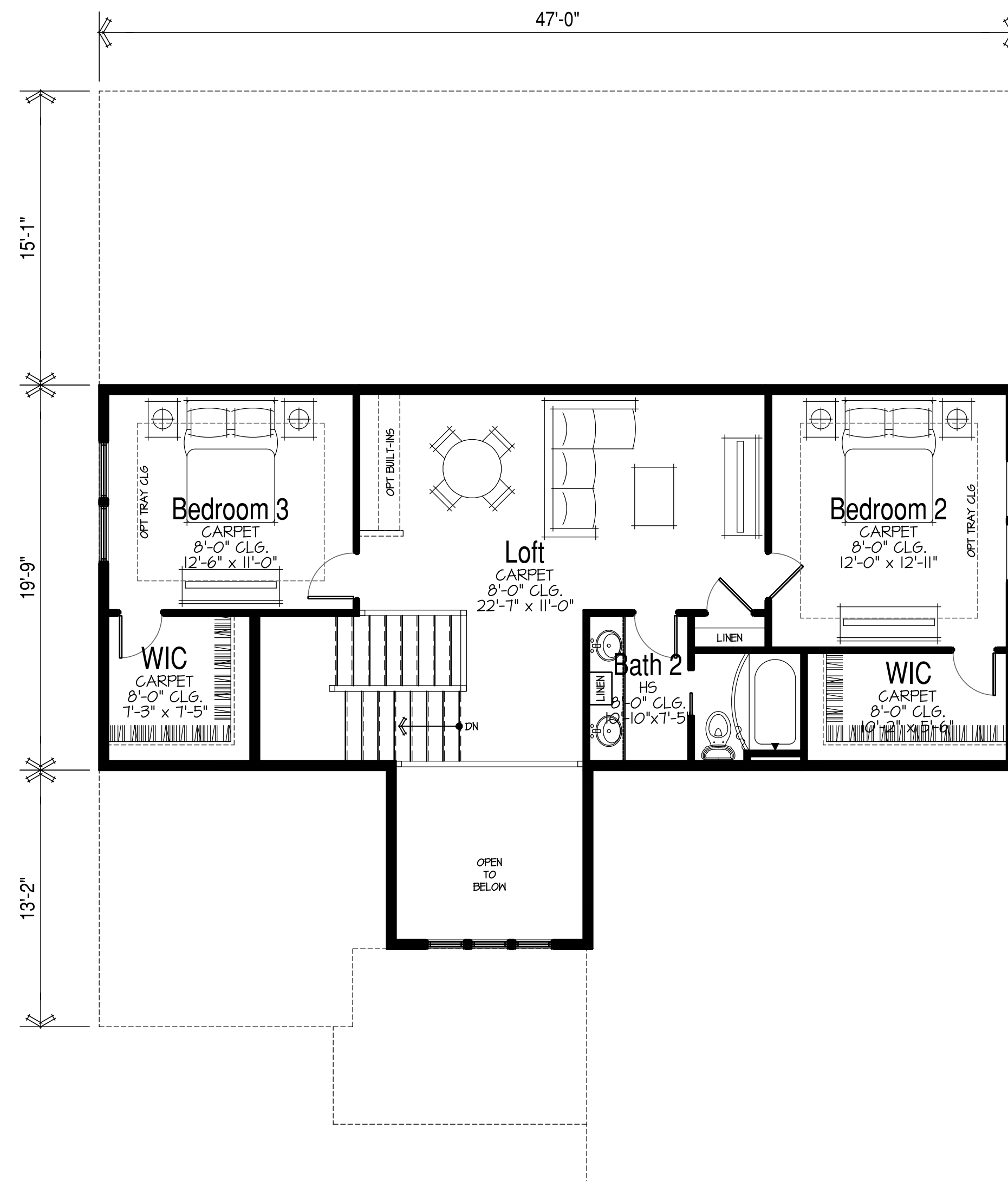
APPLICABLE F&B CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	15% CREDIT
• W/ POSTS AND BALUSTERS	15% CREDIT
• SECOND STORY SETBACK	15% CREDIT
• MINIMAL TRIM DETAILS	20% CREDIT
TOTAL CREDITS:	85% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+15% CREDIT

NITTIDEVELOPMENT

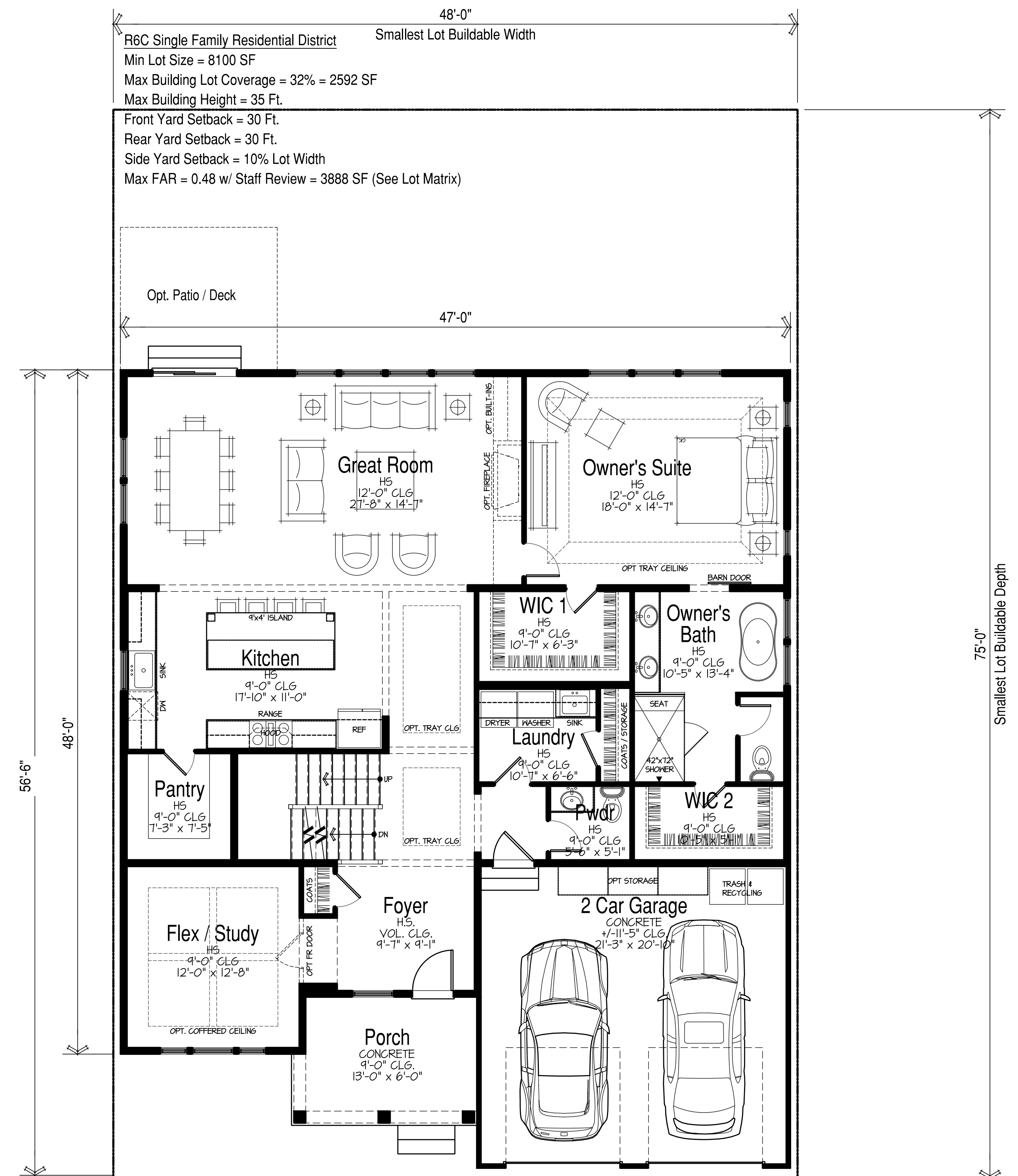
Plan C - Master Down : 2,767 SF
2 Story 3BR - 2.5 BA - 2 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL





846 SF
Upper Floor Plan
SCALE: 3/16" = 1'-0"



1,921 SF
Main Floor Plan
SCALE: 3/16" = 1'-0"

FAR Areas:
Main Floor = 1,921 GSF
Upper Floor = 846 GSF
Garage = 463 GSF
TOTAL: = 3,230 GSF
Opt. Bedroom 4 + 94 GSF
Opt. Breakfast Nook + 110 GSF
Opt. Sunroom + 132 GSF
Opt. 3 Season Room + 154 GSF

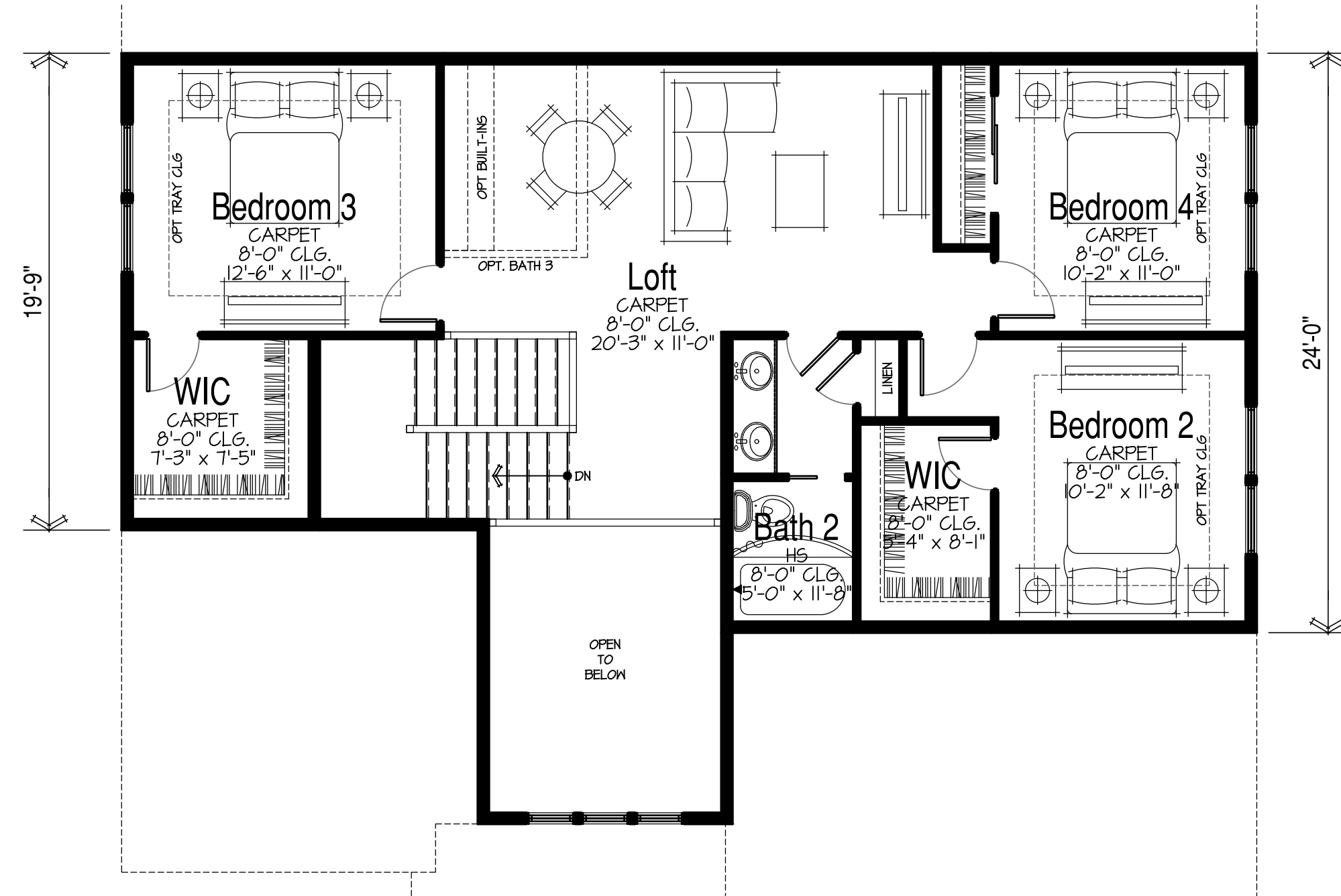
Area Calculations:
Lot Coverage = 2,497 SF < 2592 Max
FAR Area = 3,230 SF < 3888 Max
"Saleable" Plan Area = 2,767 SF
Porch Area = 113 SF

NITTIDEVELOPMENT

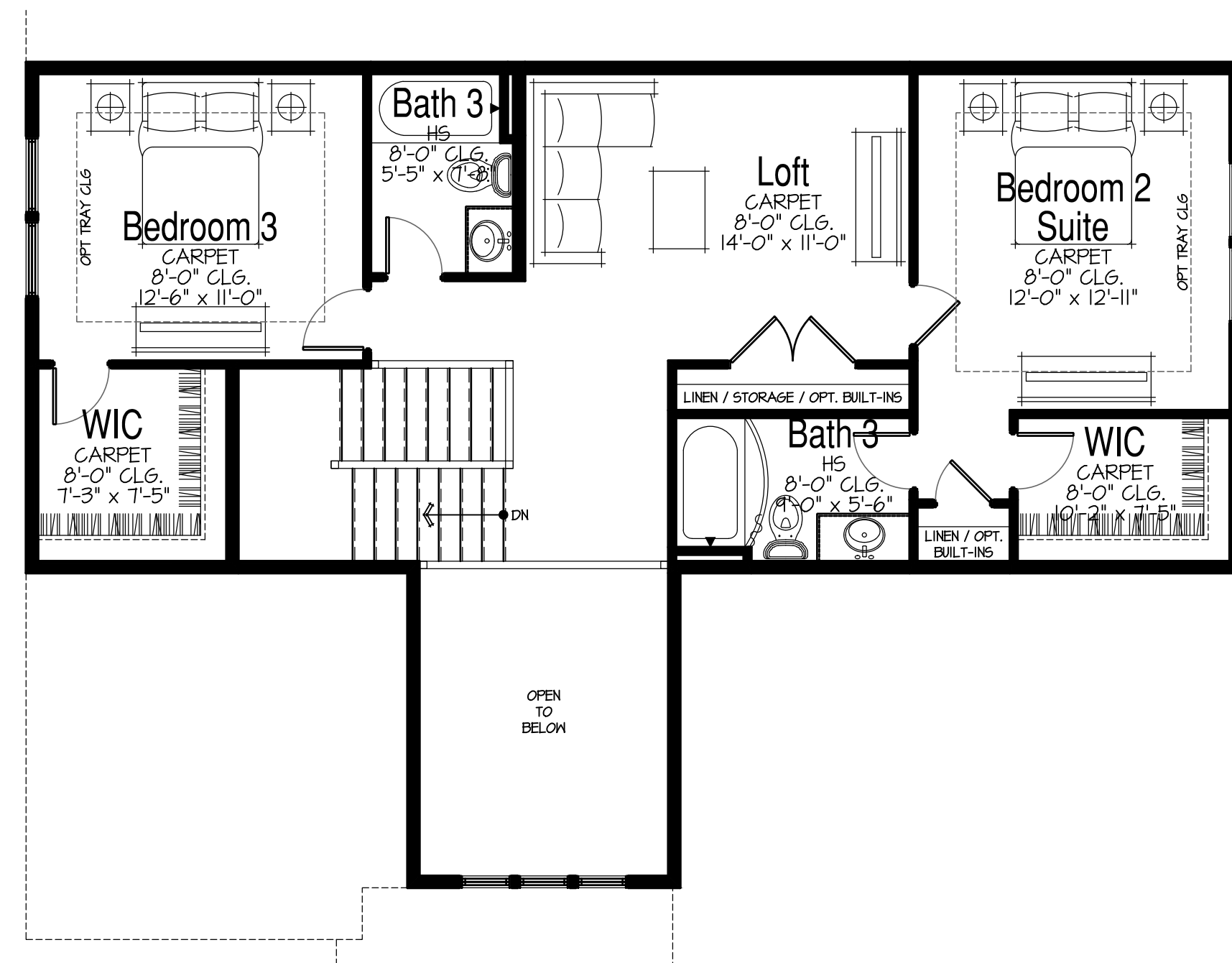
Plan C - Master Down : 2,767 SF
2 Story 3BR - 2.5 BA - 2 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL

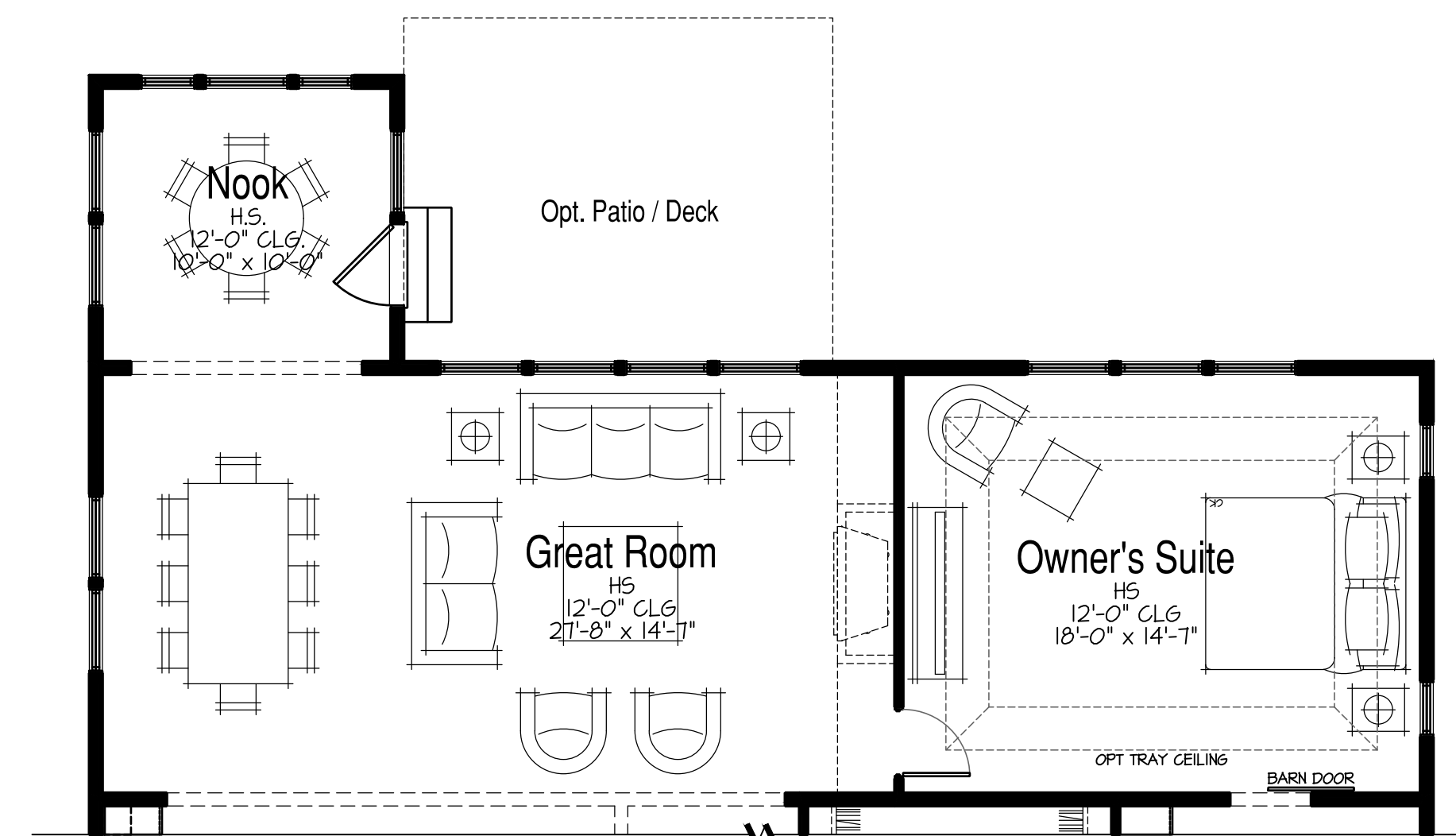




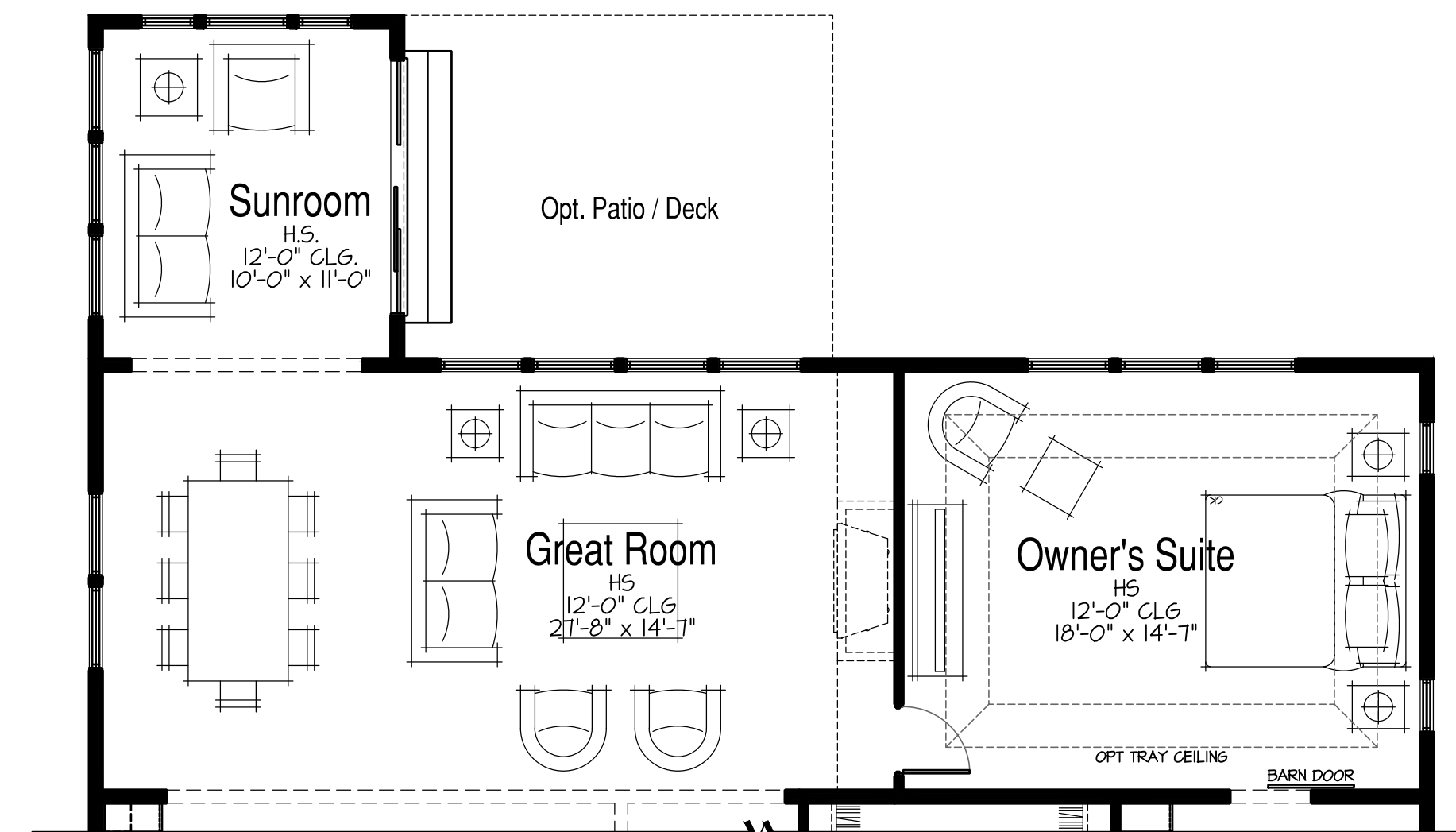
+ 94 SF
Opt. Bedroom 4
SCALE: 3/16" = 1'-0"



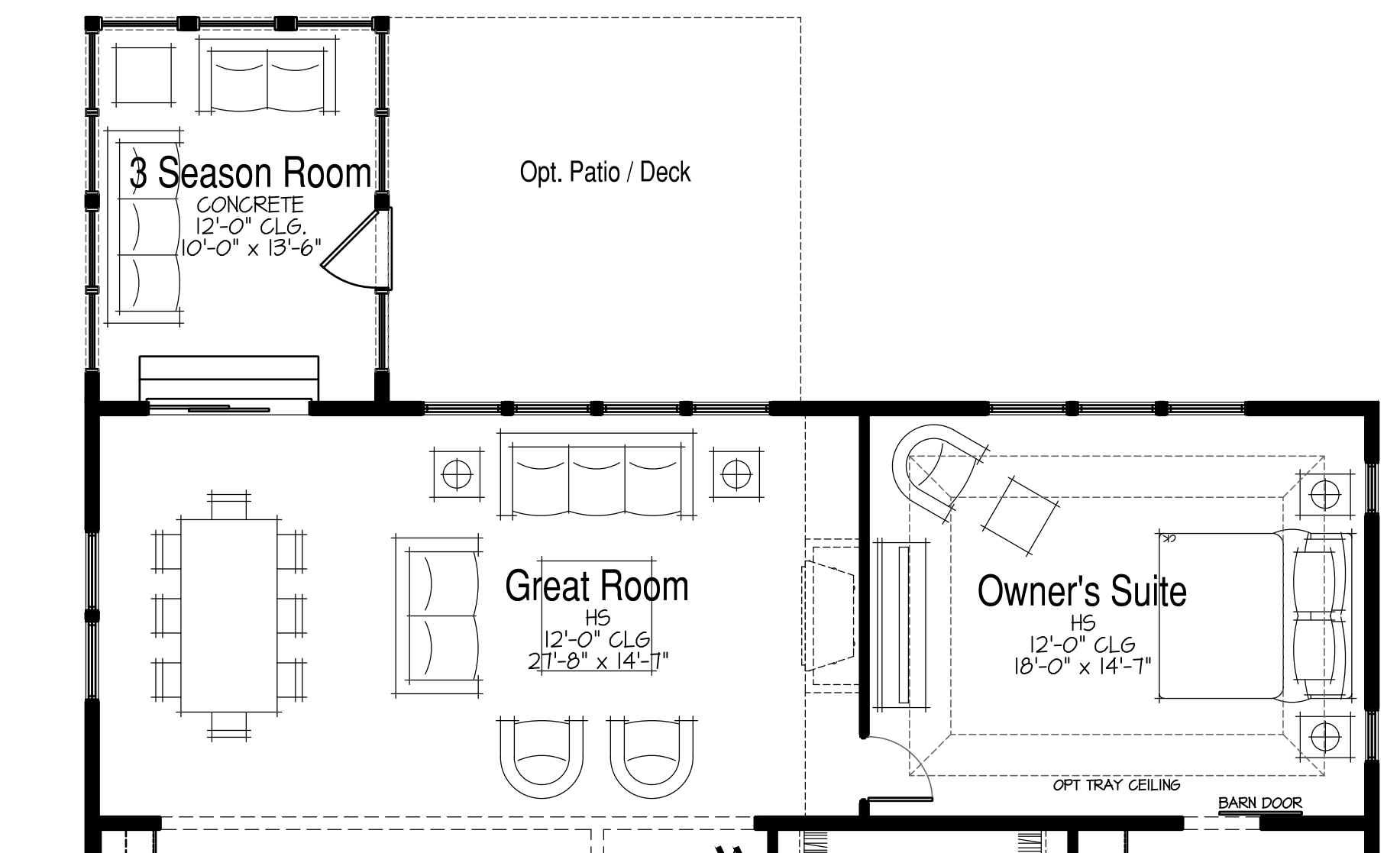
+ 0 SF
Opt. Bathroom 3
SCALE: 3/16" = 1'-0"



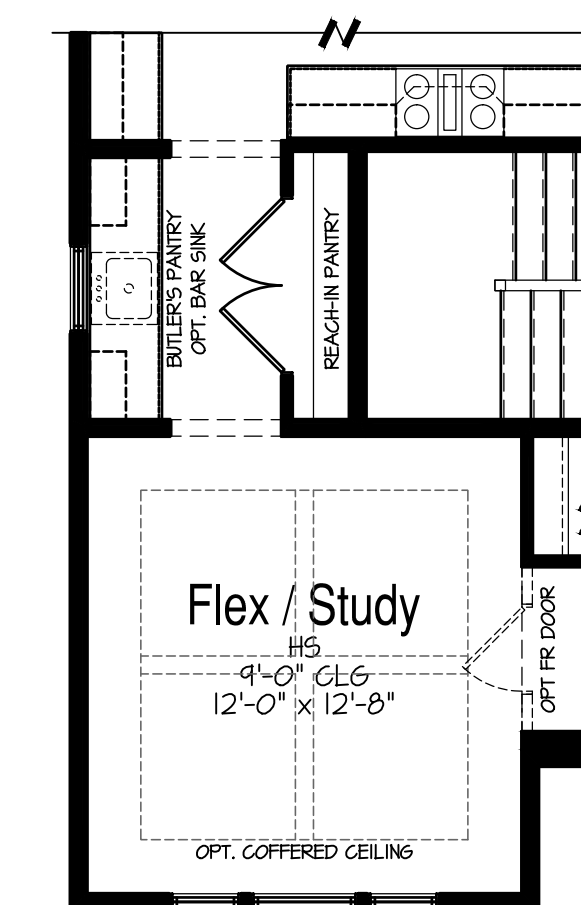
+ 110 SF
Opt. Breakfast Nook
SCALE: 3/16" = 1'-0"



+ 132 SF
Opt. Sunroom
SCALE: 3/16" = 1'-0"



+ 154 SF
Opt. 3 Season Room
SCALE: 3/16" = 1'-0"



+ 0 SF
Opt. Butler's Pantry
SCALE: 3/16" = 1'-0"

NITTIDEVELOPMENT

Plan C - Master Down : 2,767 SF
2 Story 3BR - 2.5 BA - 2 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL





Classical Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	15% CREDIT
• W/ POSTS AND BALUSTERS	
• SECOND STORY SETBACK	15% CREDIT
• HORIZONTAL TRIM/EAVE	15% CREDIT
• WINDOW TRIM DETAILS	20% CREDIT
TOTAL CREDITS:	45% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+15% CREDIT



Farmhouse Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	15% CREDIT
• W/ POSTS AND BALUSTERS	
• SECOND STORY SETBACK	15% CREDIT
• HORIZONTAL TRIM/EAVE	15% CREDIT
• WINDOW TRIM DETAILS	20% CREDIT
TOTAL CREDITS:	45% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+15% CREDIT



Shingle Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	15% CREDIT
• W/ POSTS AND BALUSTERS	
• SECOND STORY SETBACK	15% CREDIT
• HORIZONTAL TRIM/EAVE	15% CREDIT
• WINDOW TRIM DETAILS	20% CREDIT
TOTAL CREDITS:	45% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+15% CREDIT



European Style
Front Elevation

SCALE: 1/4"=1'-0"

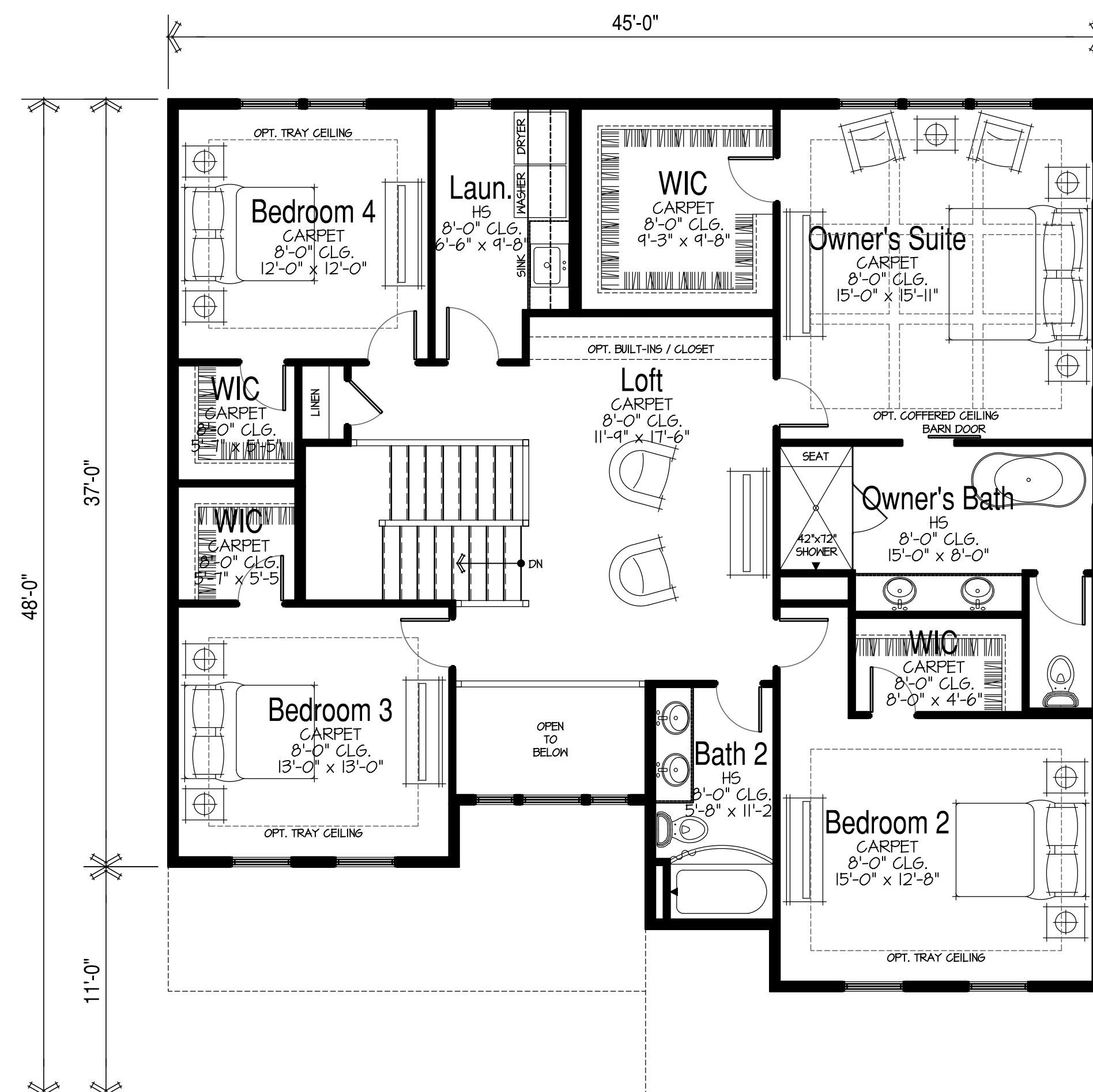
APPLICABLE FAR CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	15% CREDIT
• W/ POSTS AND BALUSTERS	
• SECOND STORY SETBACK	15% CREDIT
• HORIZONTAL TRIM/EAVE	15% CREDIT
• WINDOW TRIM DETAILS	20% CREDIT
TOTAL CREDITS:	45% CREDIT
• OPTIONAL SPLIT GARAGE DOORS	+15% CREDIT

NITTIDEVELOPMENT

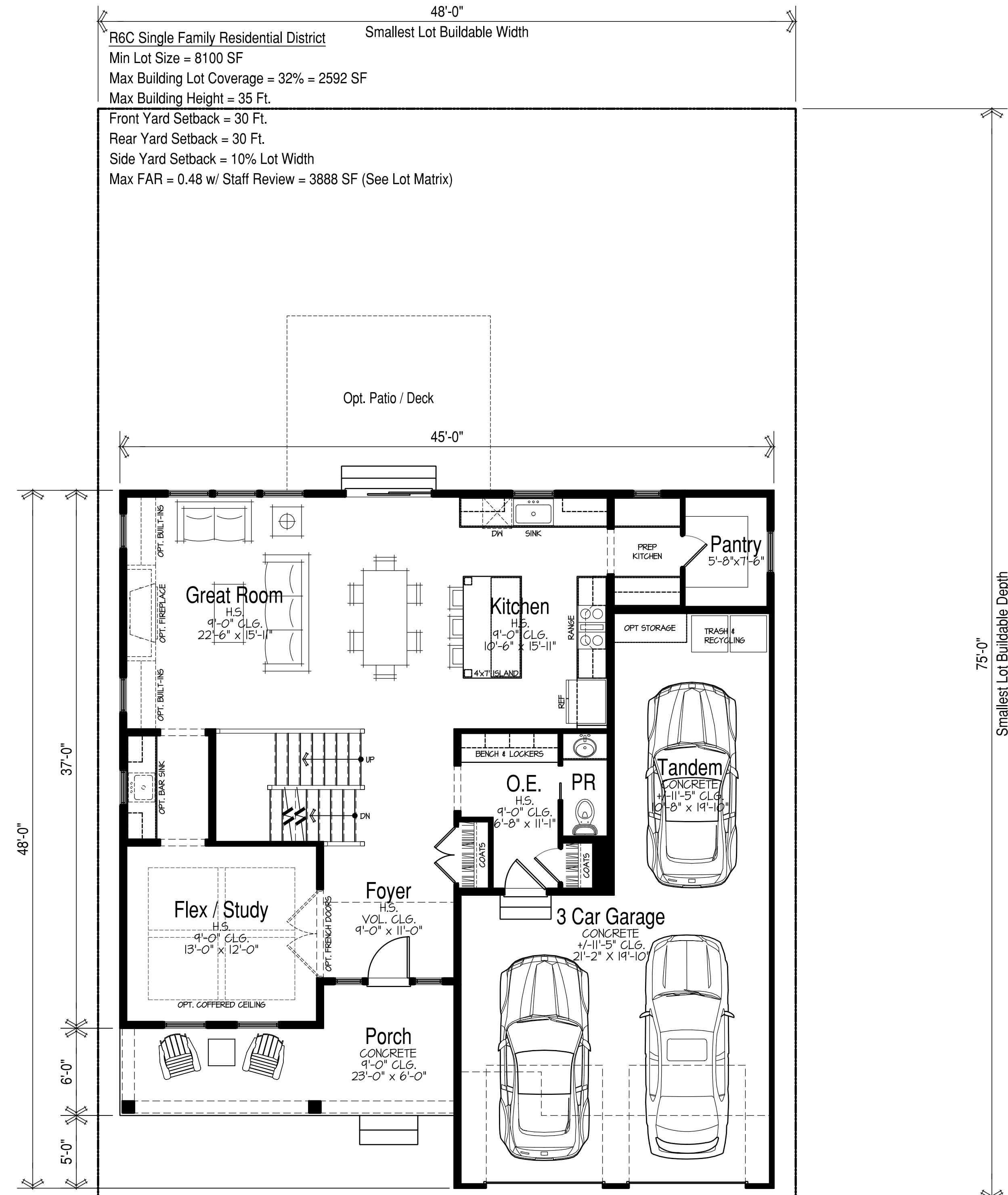
Plan D : 2,848 SF
2 Story 4BR - 2.5 BA - 2 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL





1,622 SF
Upper Floor Plan
SCALE: 3/16" = 1'-0"



1,226 SF
Main Floor Plan
SCALE: 3/16" = 1'-0"

FAR Areas:

Main Floor = 1,226 GSF
Upper Floor = 1,622 GSF
Garage = 654 GSF
TOTAL: = 3,502 GSF
Opt. Generations Suite + 28 GSF
Opt. Breakfast Nook + 108 GSF
Opt. Sunroom +144 GSF
Opt. 3 Season Room + 168 GSF

Area Calculations:

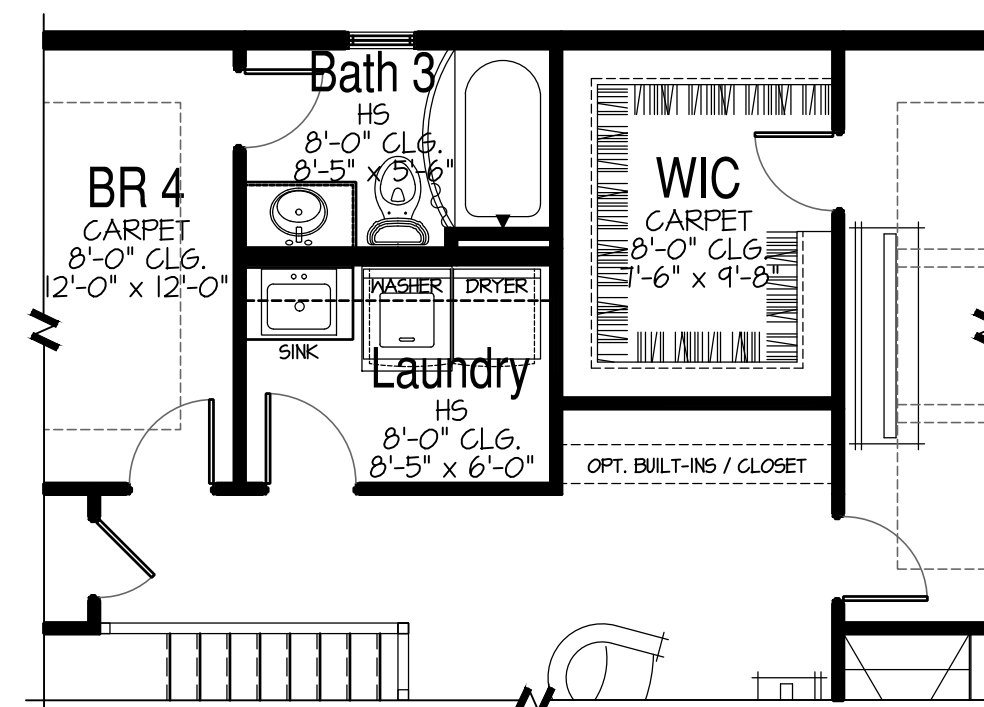
Lot Coverage = 2,045 SF < 2592 Max
FAR Area = **3,502 SF** < 3888 Max
"Saleable" Plan Area = 2,848 SF
Porch Area = 165 SF

NITTIDEVELOPMENT

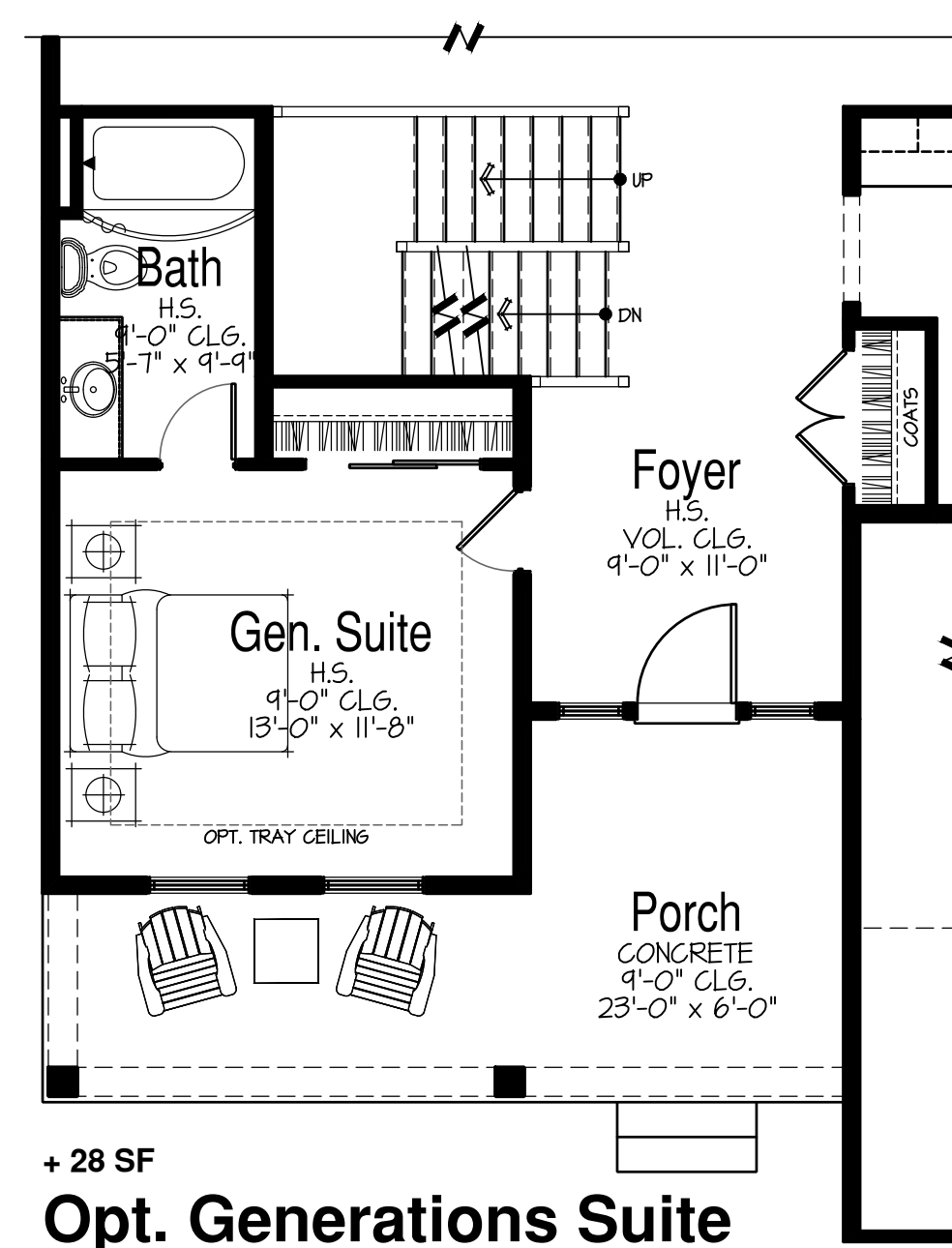
Plan D : 2,848 SF
2 Story 4BR - 2.5 BA - 2 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL

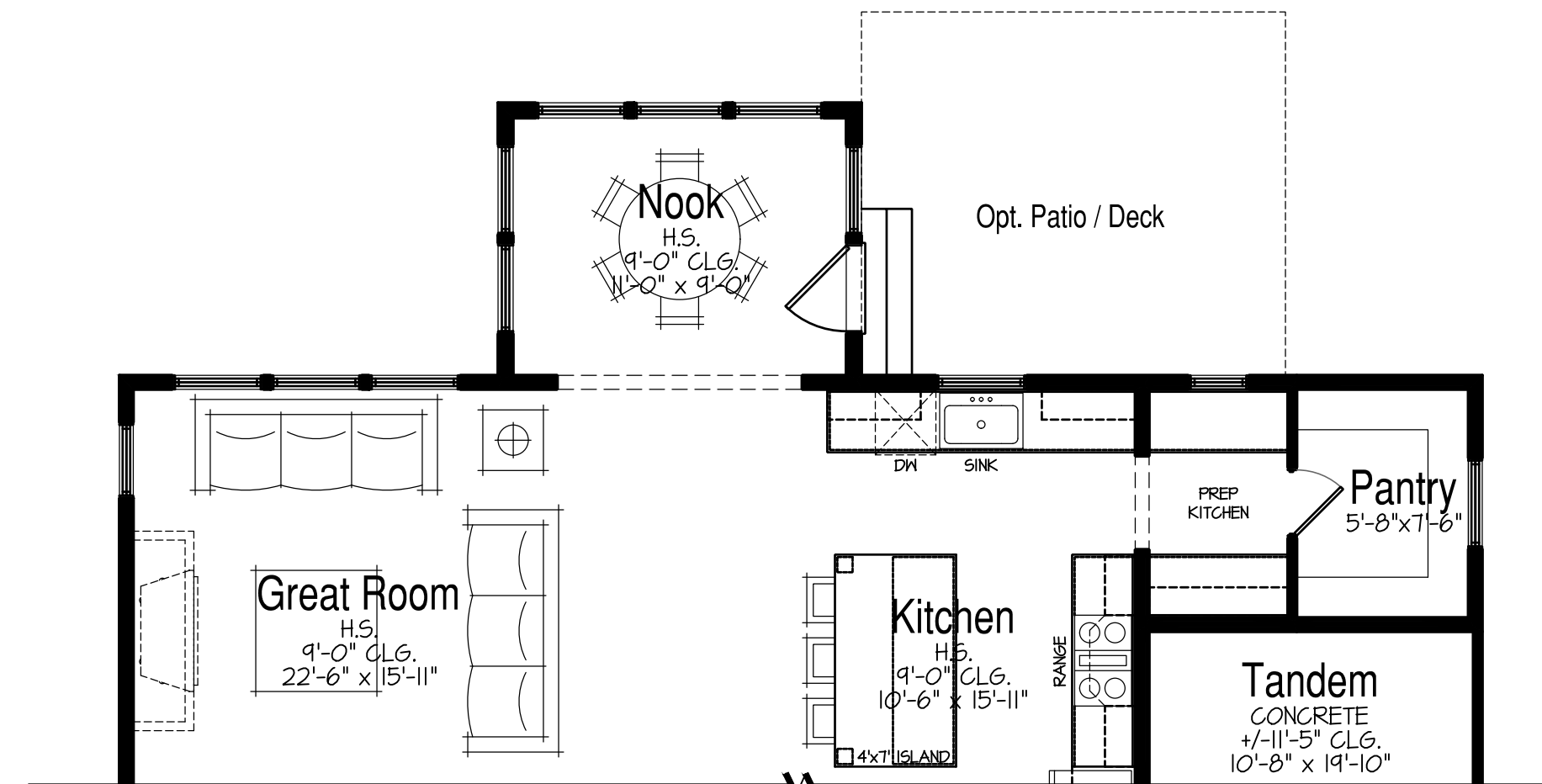




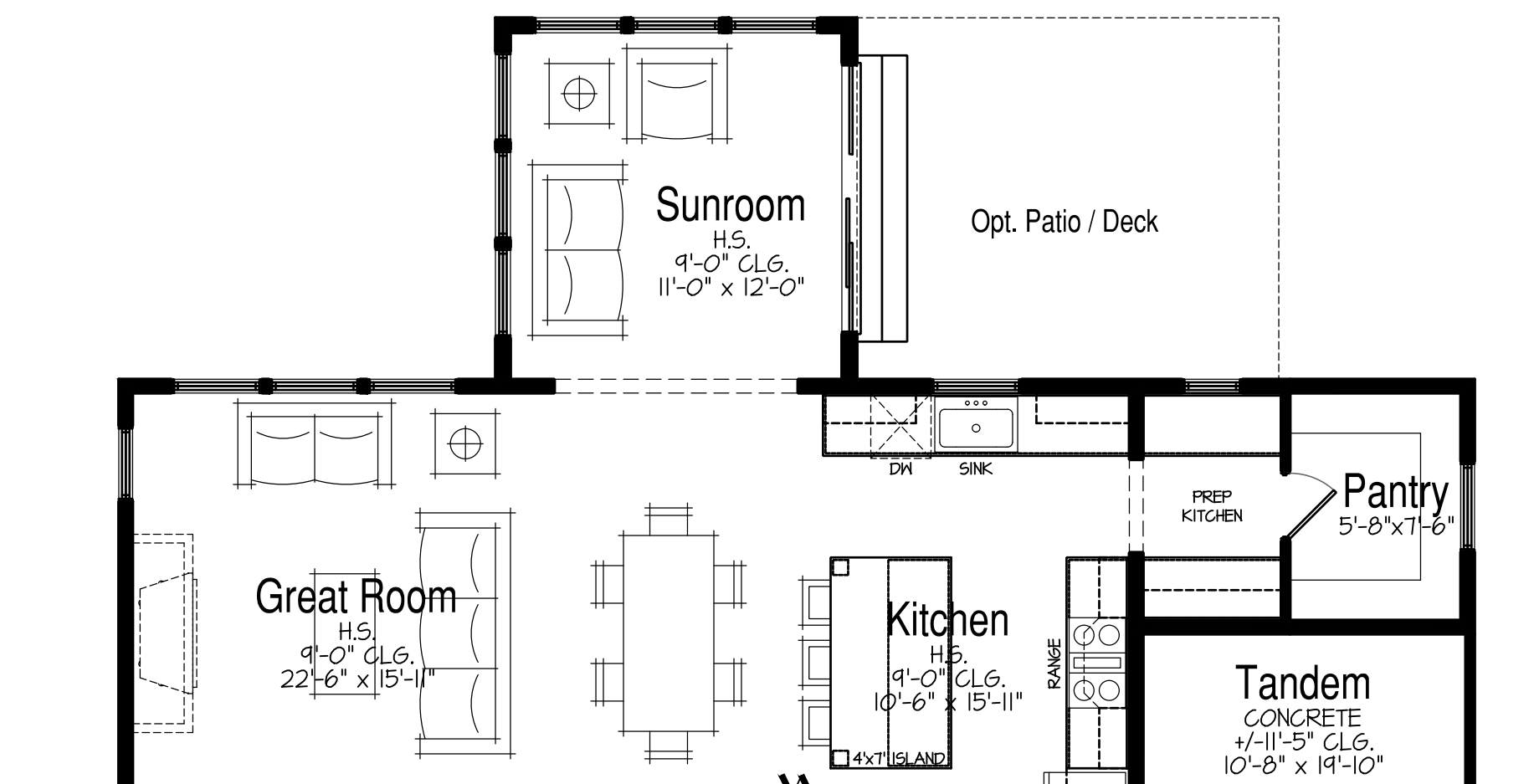
+ 0 SF
Opt. Bath 3
SCALE: 3/16" = 1'-0"



+ 28 SF
Opt. Generations Suite
SCALE: 3/16" = 1'-0"



+ 108 SF
Opt. Breakfast Nook
SCALE: 3/16" = 1'-0"



+ 144 SF
Opt. Sunroom
SCALE: 3/16" = 1'-0"



+ 168 SF
Opt. 3 Season Room
SCALE: 3/16" = 1'-0"



Classical Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:
• VARYING ROOFLINES AND PITCHES 15% CREDIT
• UNENCLOSED FRONT PORCH 25% CREDIT
• W/ POSTS AND BALUSTERS 15% CREDIT
• SECOND STORY SETBACK 25% CREDIT
• WINDOW TRIM DETAILS 15% CREDIT
• HORIZONTAL TRIM/EAVE 15% CREDIT
• SPLIT GARAGE DOORS 15% CREDIT
TOTAL POSSIBLE CREDITS: 95% CREDIT



Farmhouse Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:
• VARYING BUILDING MATERIALS 15% CREDIT
• VARYING ROOFLINES AND PITCHES 15% CREDIT
• UNENCLOSED FRONT PORCH 25% CREDIT
• W/ POSTS AND BALUSTERS 15% CREDIT
• SECOND STORY SETBACK 25% CREDIT
• WINDOW TRIM DETAILS 15% CREDIT
• HORIZONTAL TRIM/EAVE 15% CREDIT
• SPLIT GARAGE DOORS 15% CREDIT
TOTAL POSSIBLE CREDITS: 100% CREDIT



Shingle Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:
• VARYING ROOFLINES AND PITCHES 15% CREDIT
• UNENCLOSED FRONT PORCH 25% CREDIT
• W/ POSTS AND BALUSTERS 15% CREDIT
• SECOND STORY SETBACK 25% CREDIT
• WINDOW TRIM DETAILS 15% CREDIT
• HORIZONTAL TRIM/EAVE 15% CREDIT
• SPLIT GARAGE DOORS 15% CREDIT
TOTAL POSSIBLE CREDITS: 95% CREDIT



European Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:
• VARYING BUILDING MATERIALS 15% CREDIT
• VARYING ROOFLINES AND PITCHES 15% CREDIT
• UNENCLOSED FRONT PORCH 25% CREDIT
• W/ POSTS AND BALUSTERS 15% CREDIT
• SECOND STORY SETBACK 25% CREDIT
• WINDOW TRIM DETAILS 15% CREDIT
• HORIZONTAL TRIM/EAVE 15% CREDIT
• SPLIT GARAGE DOORS / TUDOR TRIM 15% CREDIT
TOTAL POSSIBLE CREDITS: 100% CREDIT

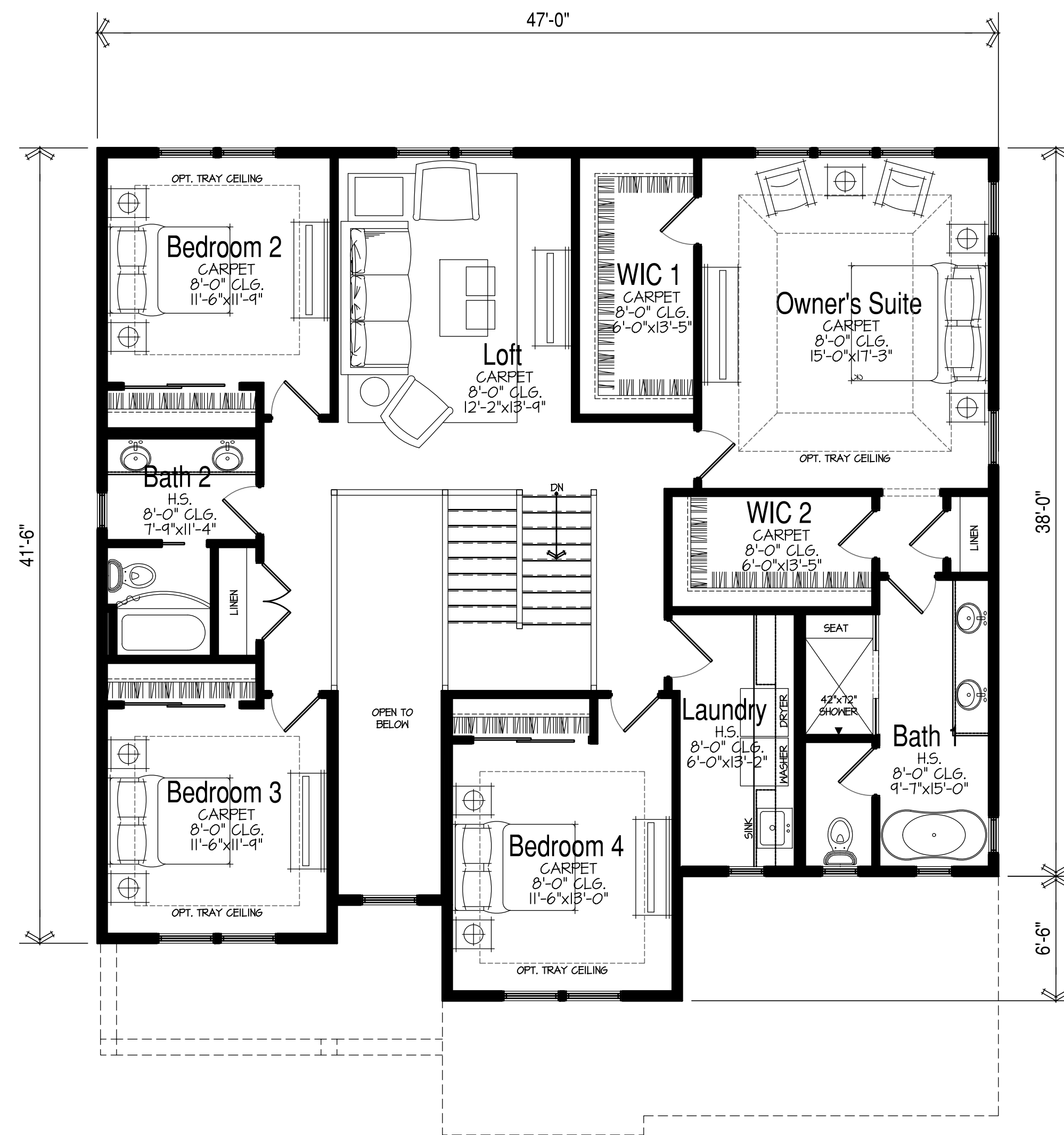
NITTIDEVELOPMENT

Plan E : 3,299 SF
2 Story 4BR - 2.5 BA - 3 Car

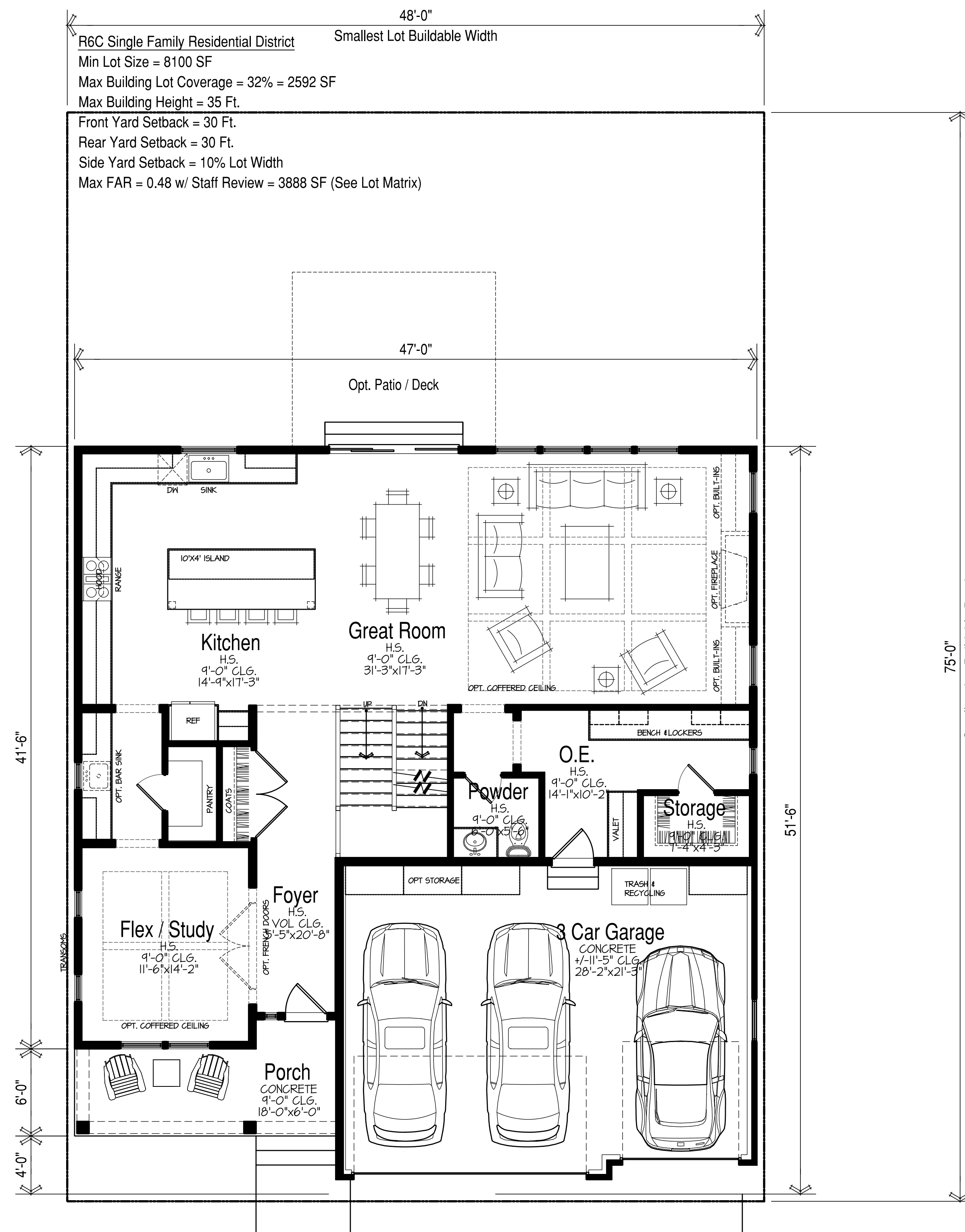
SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL



June 23, 2020 | SF200089.00



1,722 SF
Upper Floor Plan
SCALE: 3/16" = 1'-0"



1,577 SF
Main Floor Plan
SCALE: 3/16" = 1'-0"

FAR Areas:
 Main Floor = 1,577 GSF
 Upper Floor = 1,722 GSF
 Garage = 634 GSF
 TOTAL: = 3,933 GSF
Opt. Bath 3 +61 GSF
Opt. Breakfast Nook + 108 GSF
Opt. Sunroom +144 GSF
Opt. 3 Season Room + 192 GSF

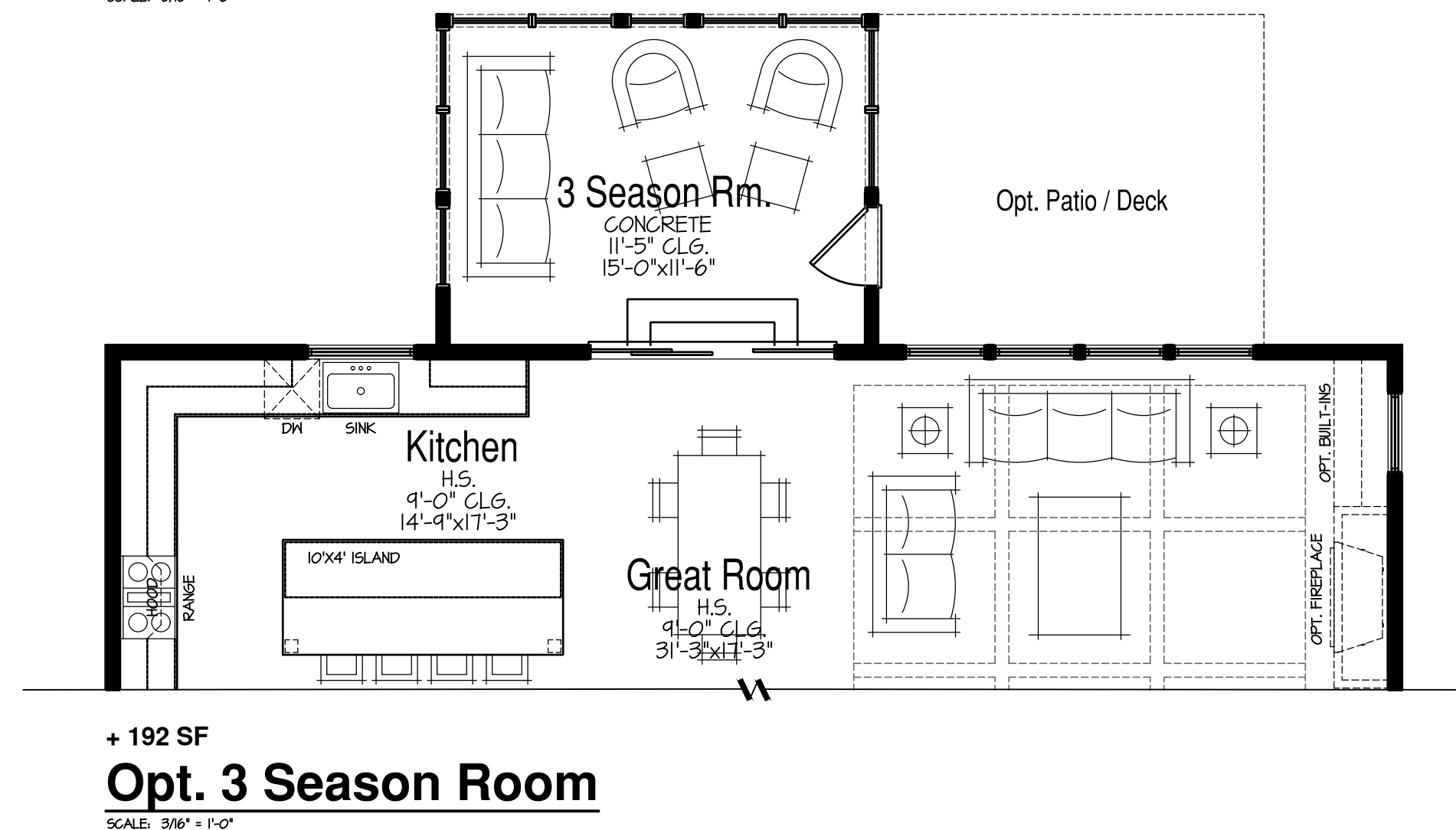
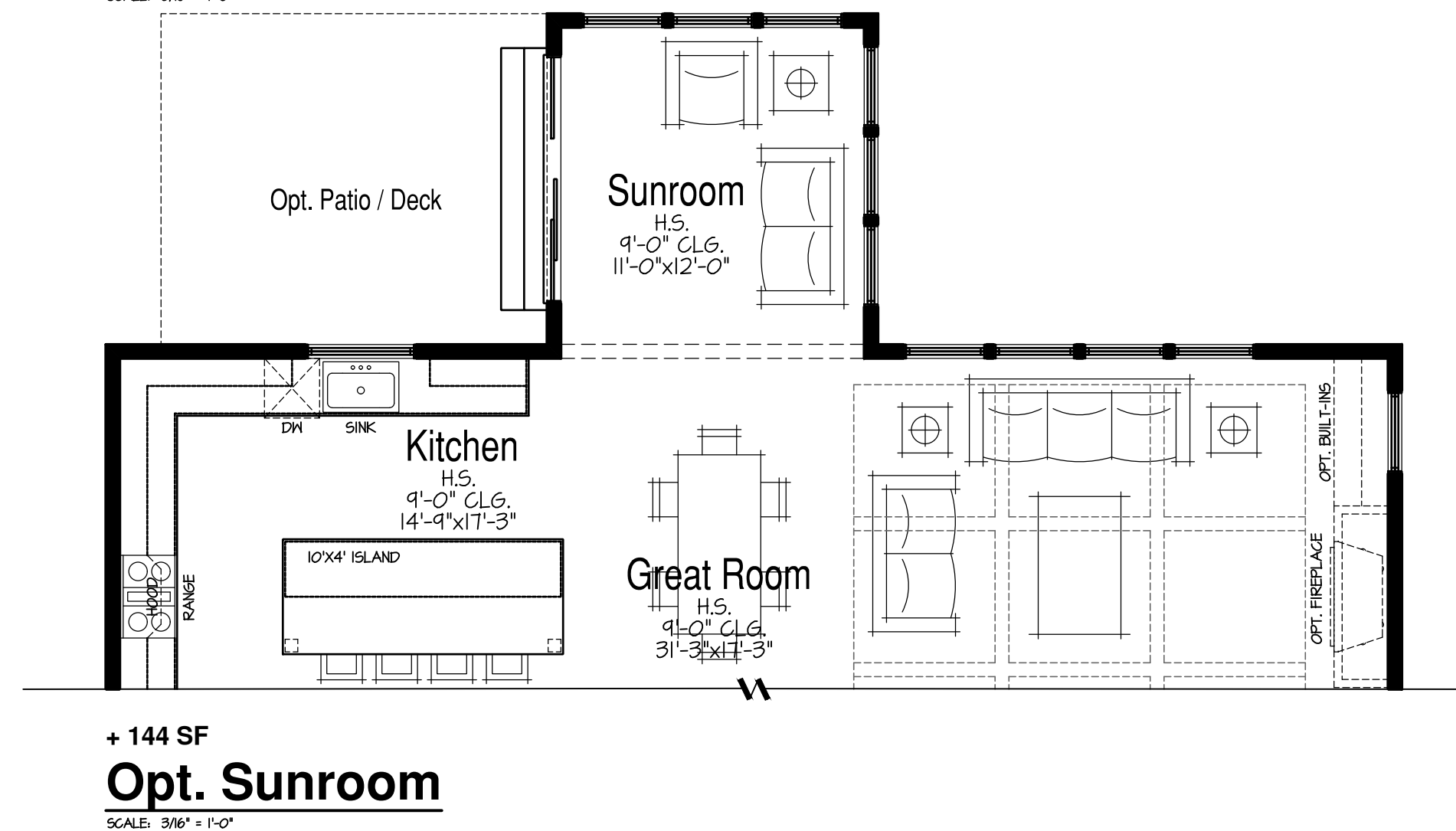
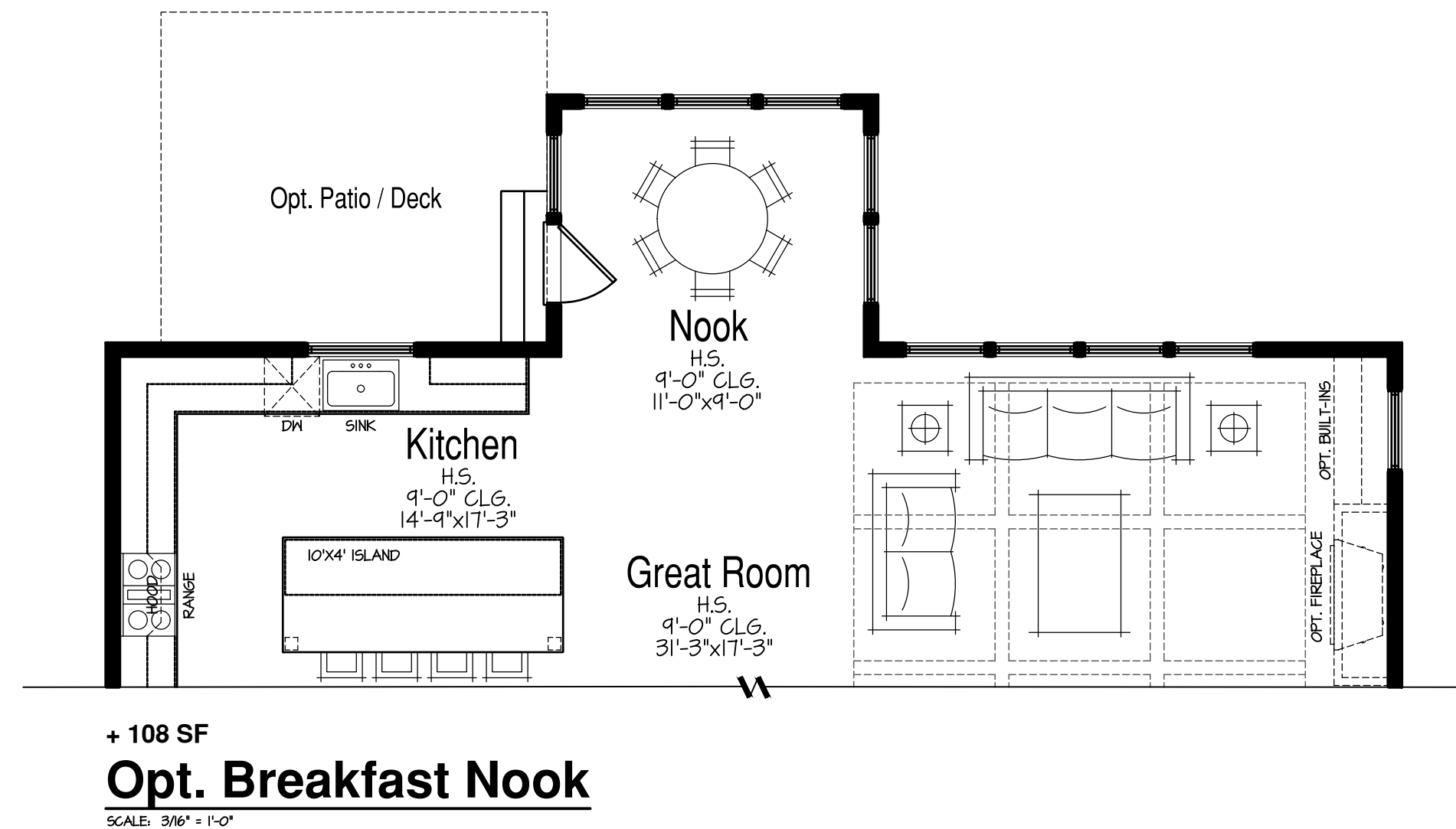
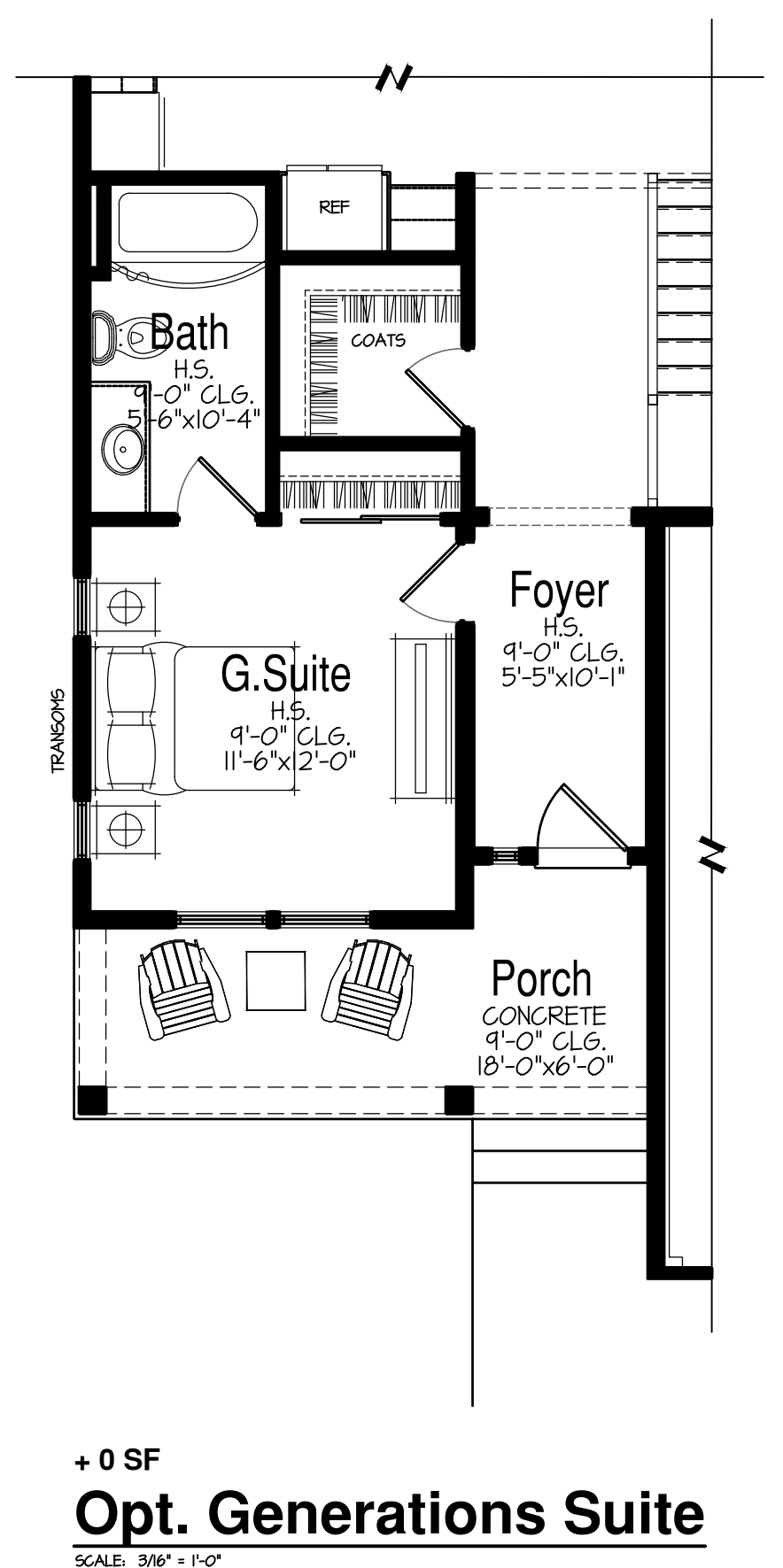
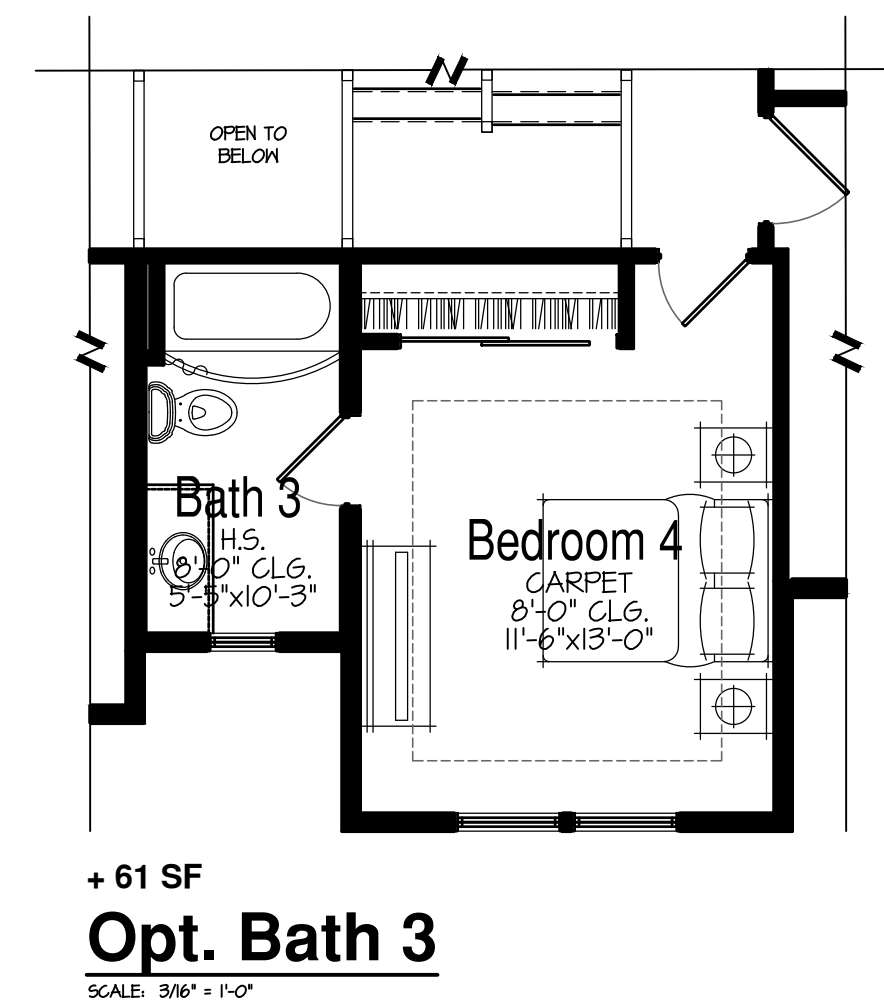
Area Calculations:
 Lot Coverage = 2,330 SF < 2592 Max
 FAR Area = **3,933 SF** > 3888 Max
 "Saleable" Plan Area = 3,299 SF
 Porch Area = 119 SF

NITTIDEVELOPMENT

Plan E : 3,299 SF
2 Story 4BR - 2.5 BA - 3 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL



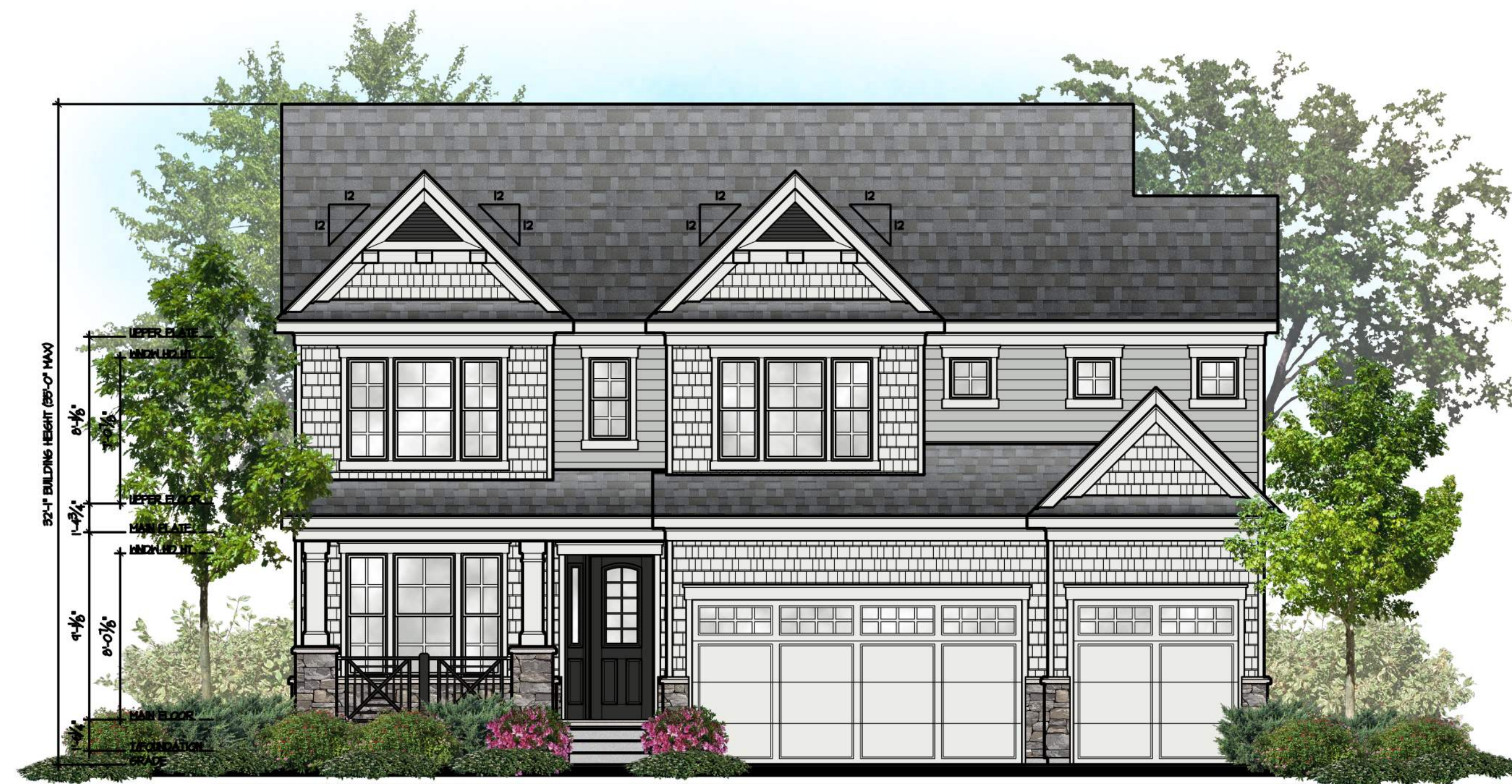




Farmhouse Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:	
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	30% CREDIT
• W/ POSTS AND BALUSTERS	
• SECOND STORY SETBACK	15% CREDIT
• WINDOW TRIM DETAILS	25% CREDIT
• HORIZONTAL TRIM/EAVE	15% CREDIT
• SPLIT GARAGE DOORS	15% CREDIT
TOTAL POSSIBLE CREDITS:	95% CREDIT



Shingle Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:	
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	30% CREDIT
• W/ POSTS AND BALUSTERS	
• SECOND STORY SETBACK	15% CREDIT
• WINDOW TRIM DETAILS	25% CREDIT
• HORIZONTAL TRIM/EAVE	15% CREDIT
• SPLIT GARAGE DOORS	15% CREDIT
TOTAL POSSIBLE CREDITS:	95% CREDIT



European Style
Front Elevation

SCALE: 1/4"=1'-0"

APPLICABLE F&B CREDITS:	
• VARYING BUILDING MATERIALS	15% CREDIT
• VARYING ROOFLINES AND PITCHES	15% CREDIT
• UNENCLOSED FRONT PORCH	30% CREDIT
• W/ POSTS AND BALUSTERS	
• SECOND STORY SETBACK	15% CREDIT
• WINDOW TRIM DETAILS	25% CREDIT
• HORIZONTAL TRIM/EAVE	15% CREDIT
• SPLIT GARAGE DOORS/INDOOR TRIM	15% CREDIT
TOTAL POSSIBLE CREDITS:	100% CREDIT

NITTIDEVELOPMENT

Plan F: 3,495 SF
2 Story 4BR - 2.5 BA - 3 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL



June 23, 2020 | SF200089.00

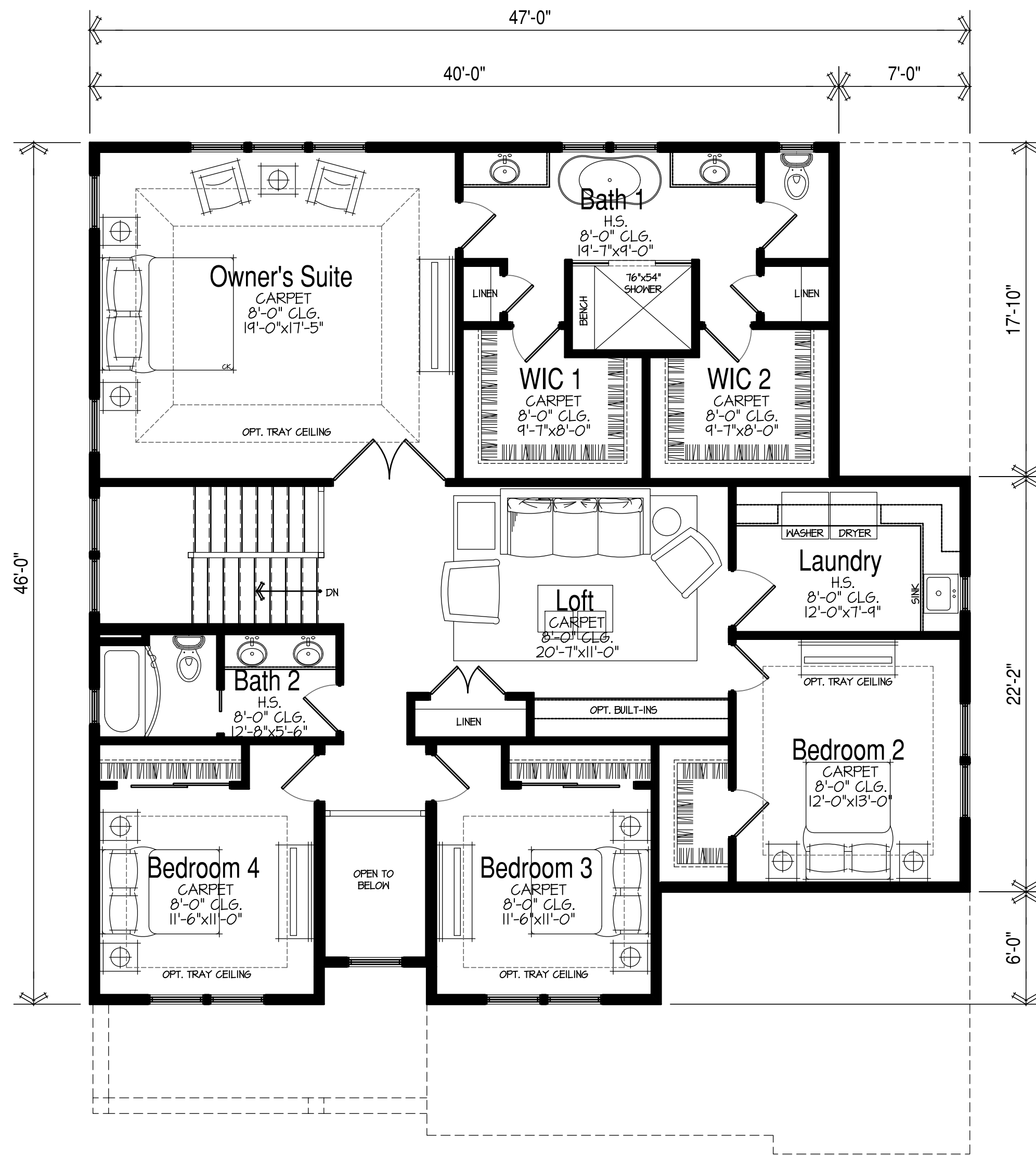


NITTIDEVELOPMENT

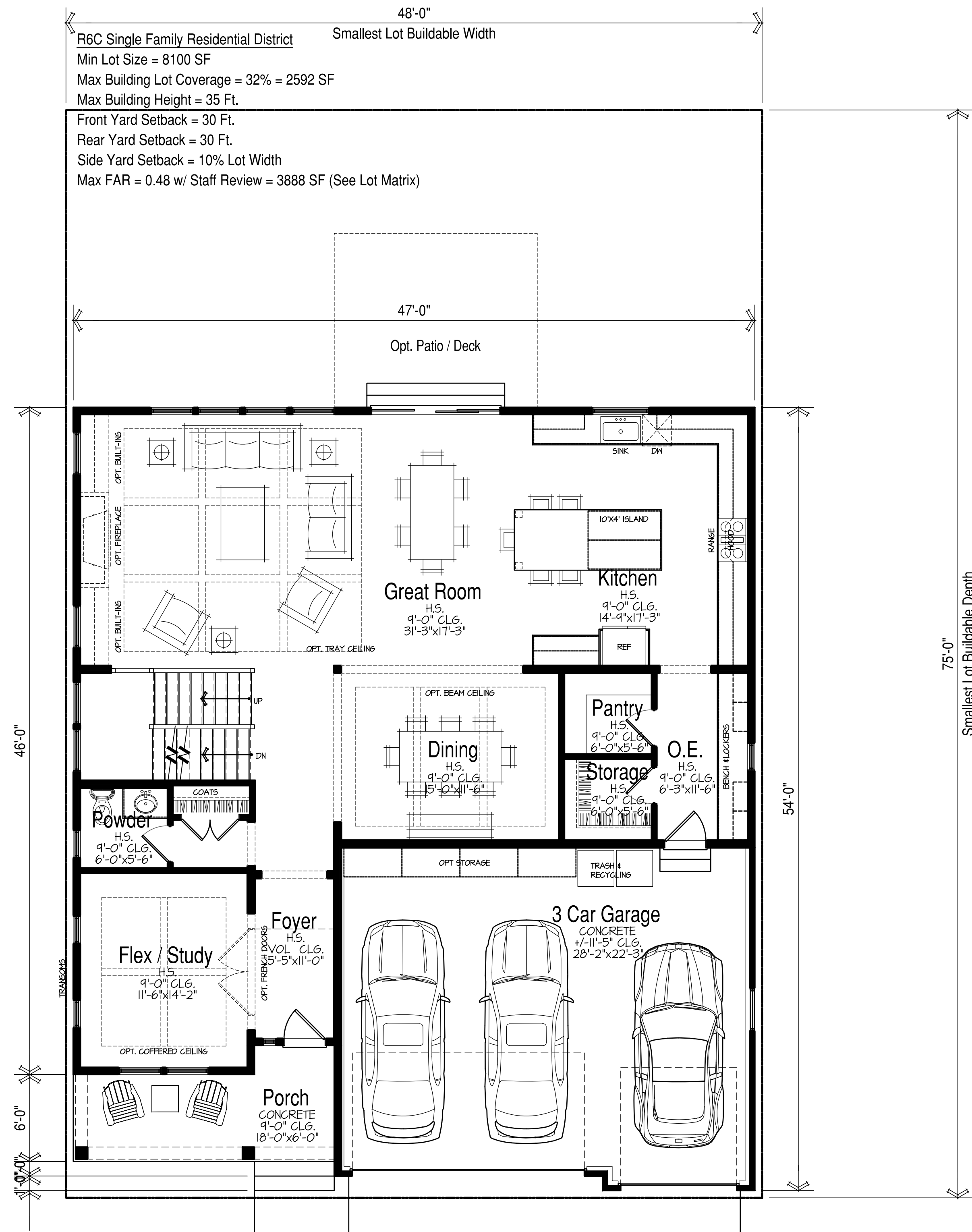
Plan F: 3,495 SF
 2 Story 4BR - 2.5 BA - 3 Car

SINGLE FAMILY - Plum Grove Road Parcel
 Schaumburg, IL





1,792 SF
Upper Floor Plan
SCALE: 3/16" = 1'-0"



1,703 SF
Main Floor Plan
SCALE: 3/16" = 1'-0"

FAR Areas:
Main Floor = 1,703 GSF
Upper Floor = 1,792 GSF
Garage = 662 GSF
TOTAL: = 4,157 GSF
Opt. Generations Suite +86 GSF
Opt. Breakfast Nook + 108 GSF
Opt. Sunroom +144 GSF
Opt. 3 Season Room + 192 GSF

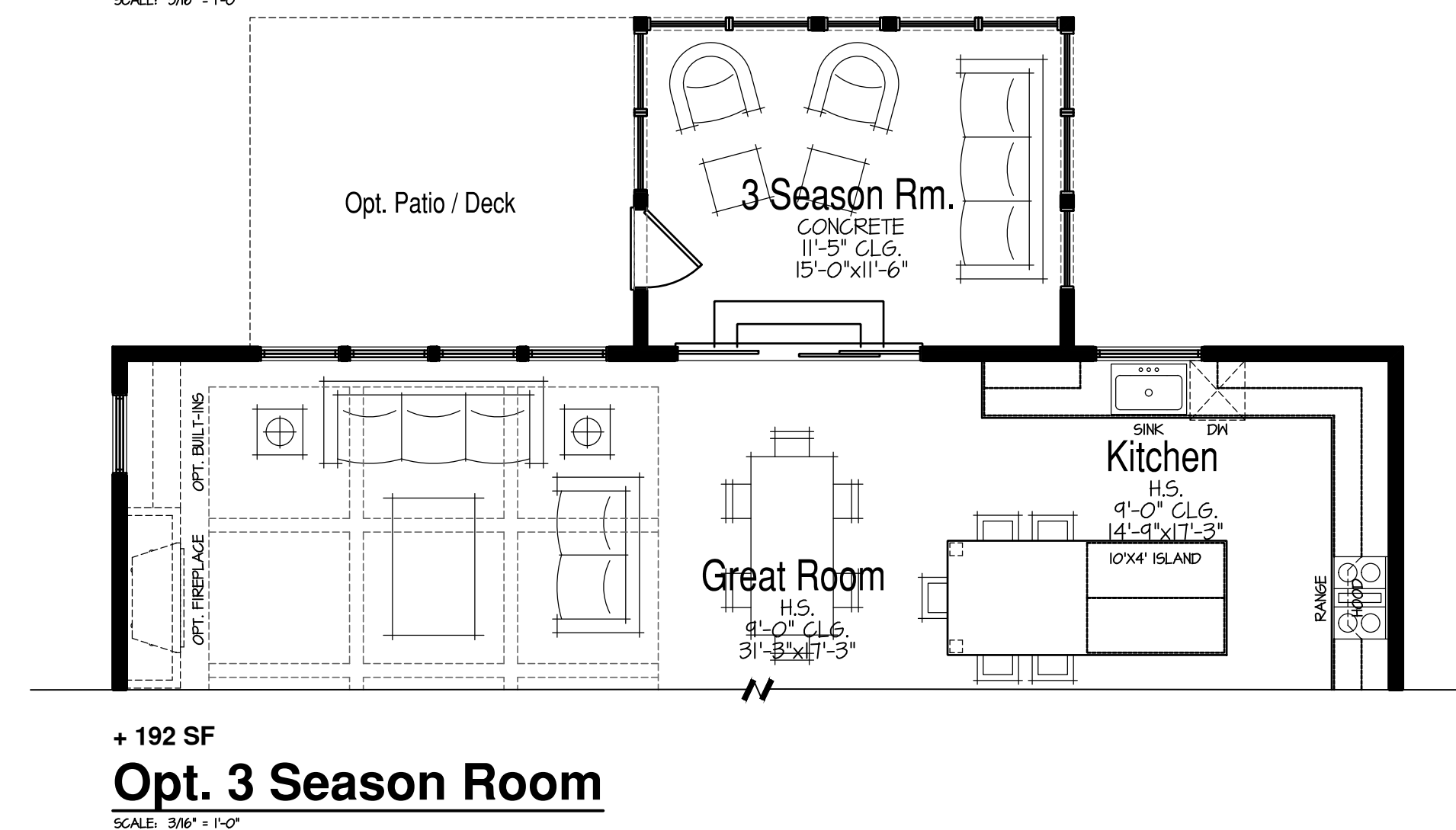
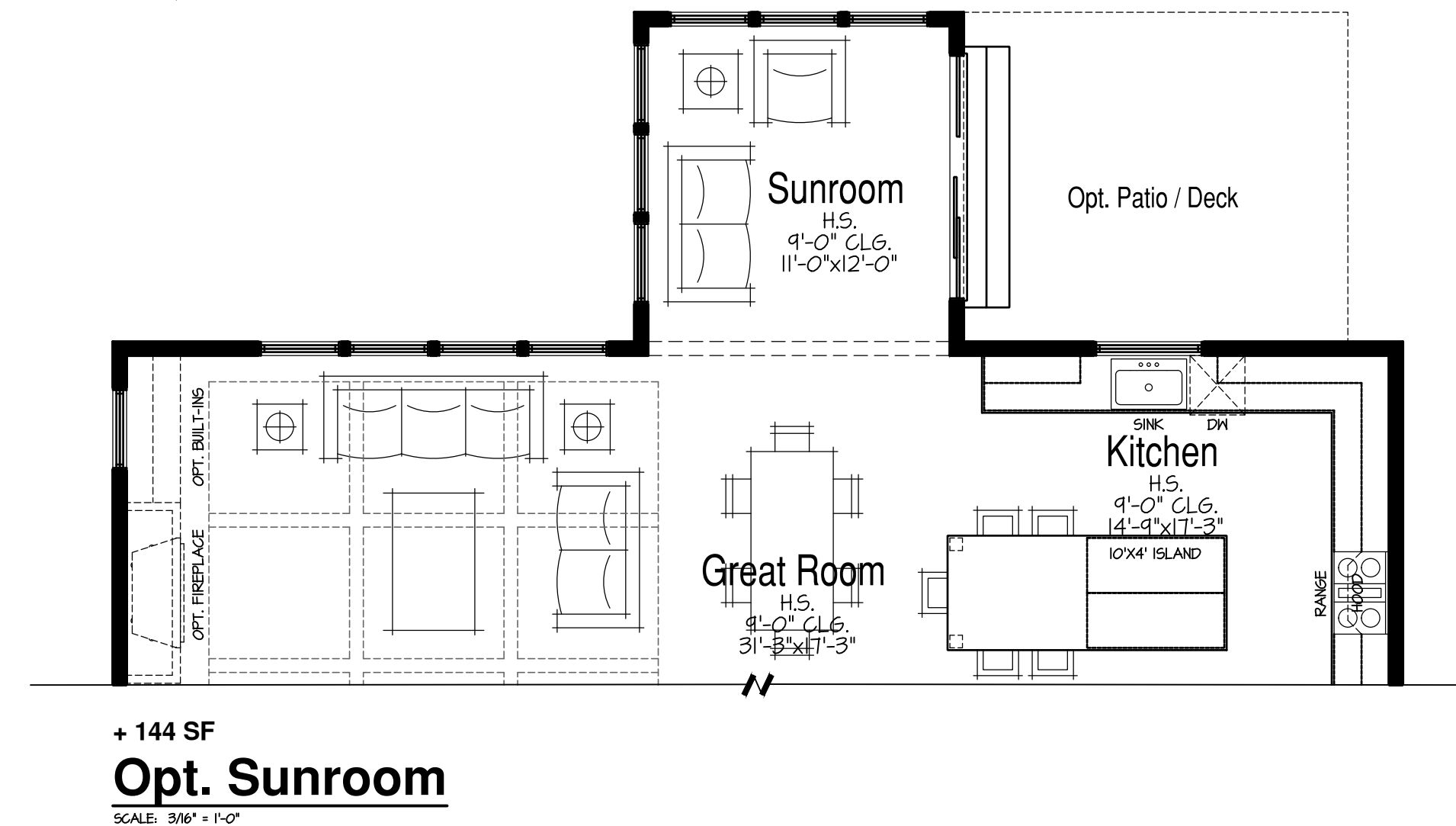
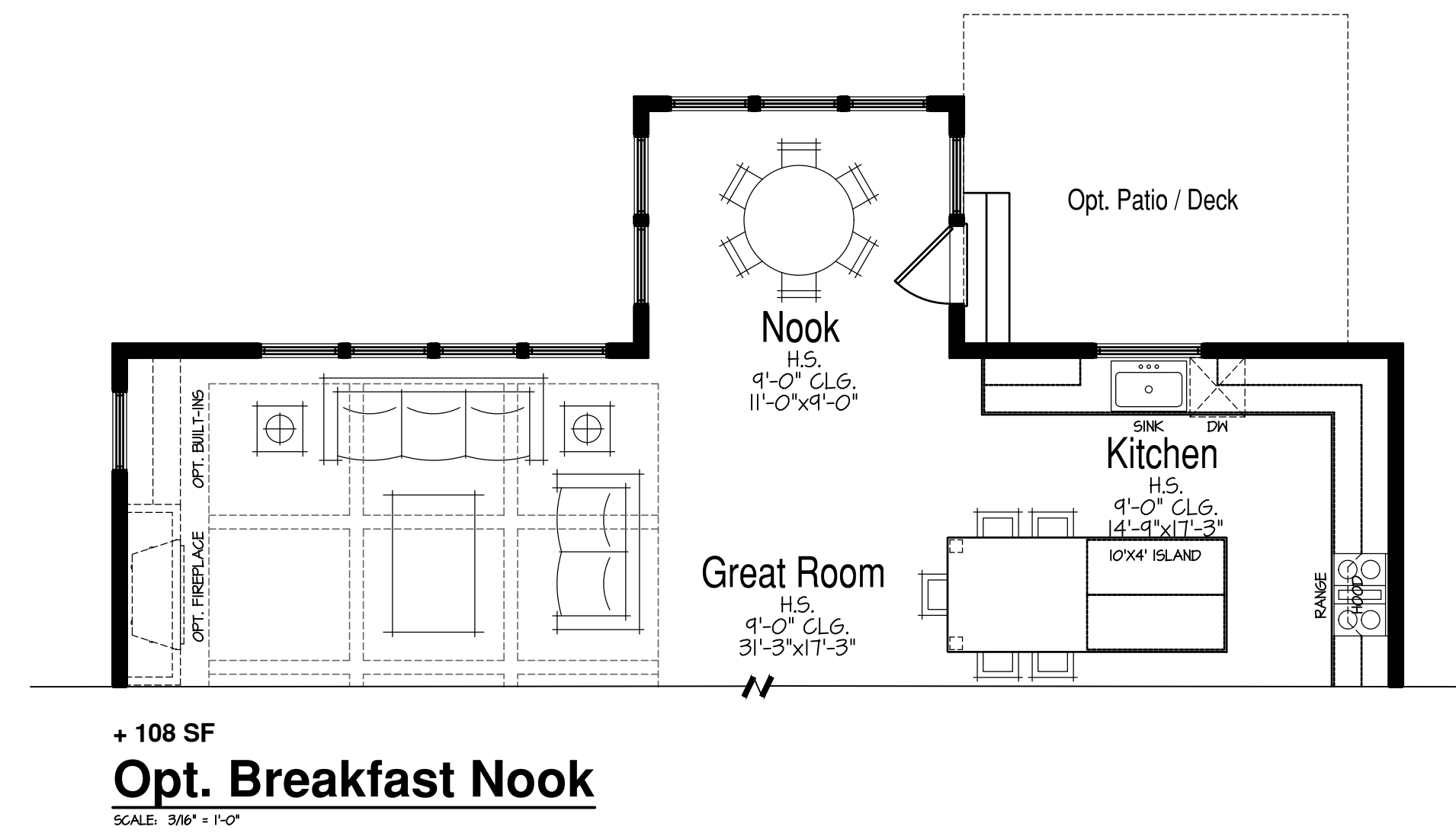
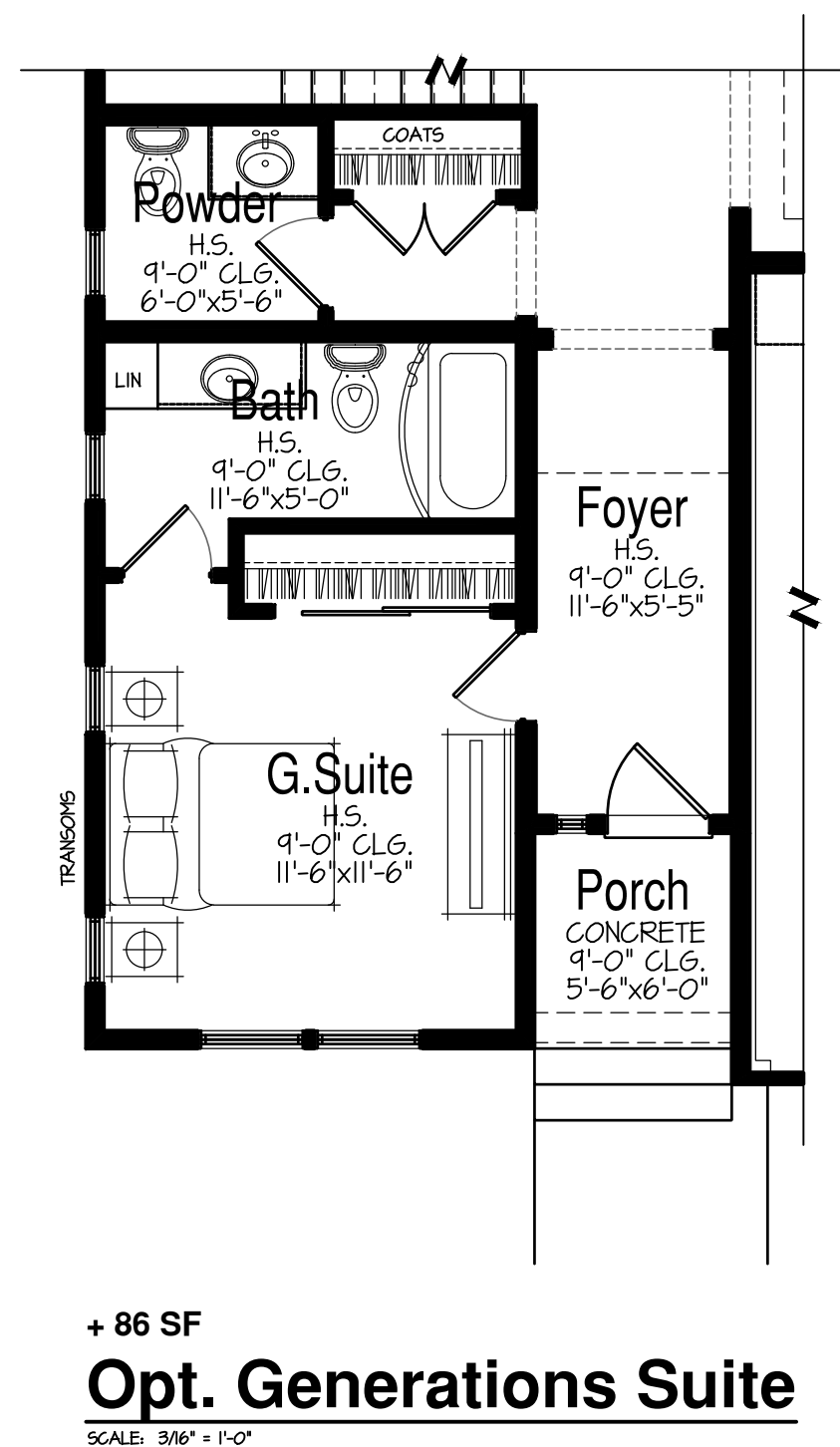
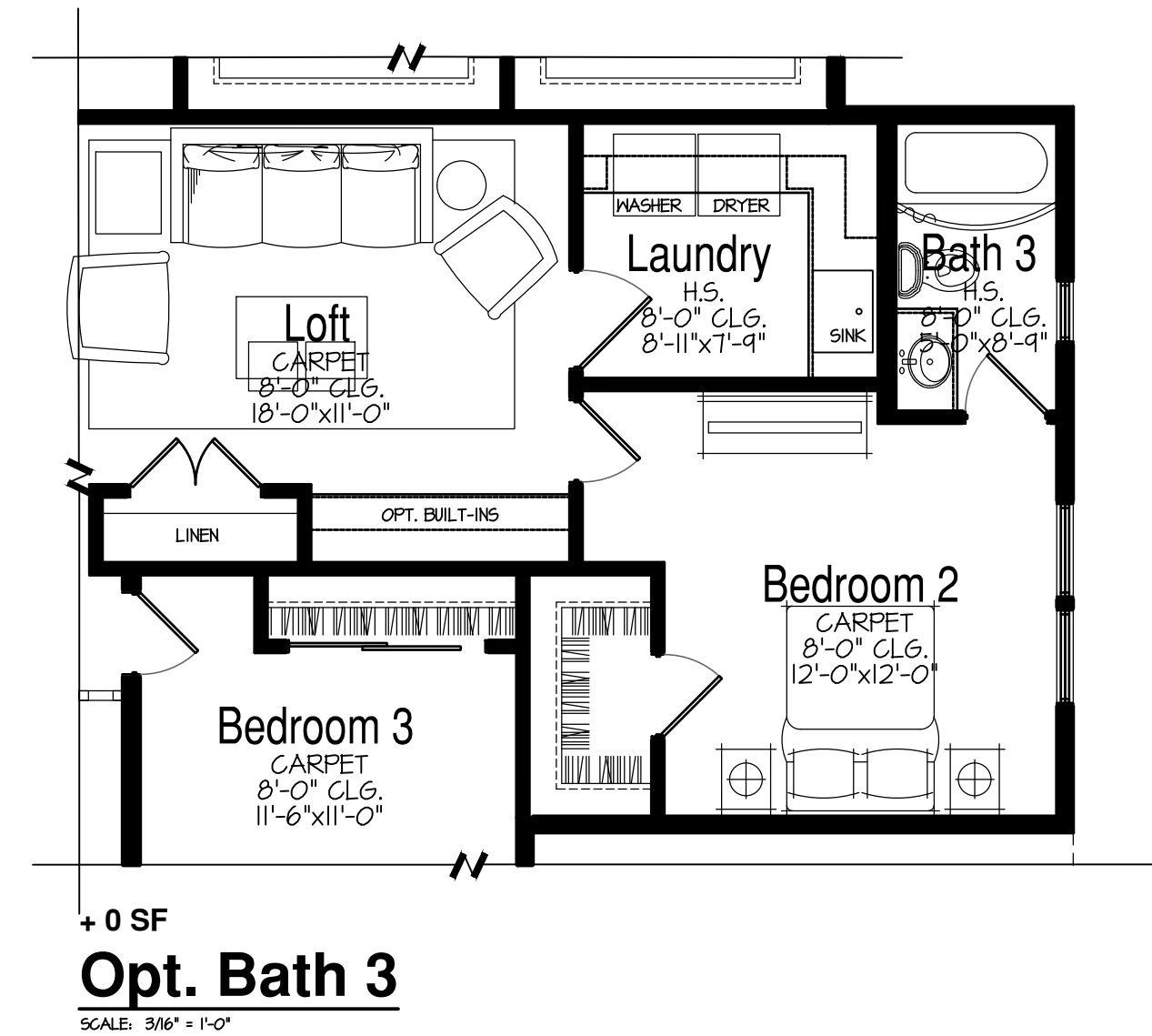
Area Calculations:
Lot Coverage = 2,484 SF < 2592 Max
FAR Area = **4,157 SF** > 3888 Max
"Saleable" Plan Area = 3,495 SF
Porch Area = 119 SF

NITTIDEVELOPMENT

Plan F: 3,495 SF
2 Story 4BR - 2.5 BA - 3 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL







**Classical
Front Elevation**

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:
• VARYING ROOFLINES AND PITCHES 15% CREDIT
• DECREASE IN HEIGHT TO ADJ. HOMES 25% CREDIT
• RECESSED ENTRYWAY 15% CREDIT
• HORIZONTAL TRIM/EAVE 25% CREDIT
• WINDOW TRIM DETAILS 15% CREDIT
TOTAL CREDITS 85% CREDIT
• OPTIONAL SPLIT GARAGE DOORS 15% CREDIT



**Farmhouse Style
Front Elevation**

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:
• VARYING ROOFLINES AND PITCHES 15% CREDIT
• DECREASE IN HEIGHT TO ADJ. HOMES 25% CREDIT
• RECESSED ENTRYWAY 15% CREDIT
• WINDOW TRIM DETAILS 25% CREDIT
TOTAL CREDITS 80% CREDIT
• OPTIONAL SPLIT GARAGE DOORS 15% CREDIT



**Shingle Style
Front Elevation**

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:
• VARYING ROOFLINES AND PITCHES 15% CREDIT
• DECREASE IN HEIGHT TO ADJ. HOMES 25% CREDIT
• RECESSED ENTRYWAY 15% CREDIT
• WINDOW TRIM DETAILS 25% CREDIT
TOTAL CREDITS 80% CREDIT
• OPTIONAL SPLIT GARAGE DOORS 15% CREDIT



**European Style
Front Elevation**

SCALE: 1/4"=1'-0"

APPLICABLE FAR CREDITS:
• VARYING ROOFLINES AND PITCHES 15% CREDIT
• DECREASE IN HEIGHT TO ADJ. HOMES 25% CREDIT
• RECESSED ENTRYWAY 15% CREDIT
• WINDOW TRIM DETAILS 25% CREDIT
TOTAL CREDITS 80% CREDIT
• OPTIONAL SPLIT GARAGE DOORS 15% CREDIT

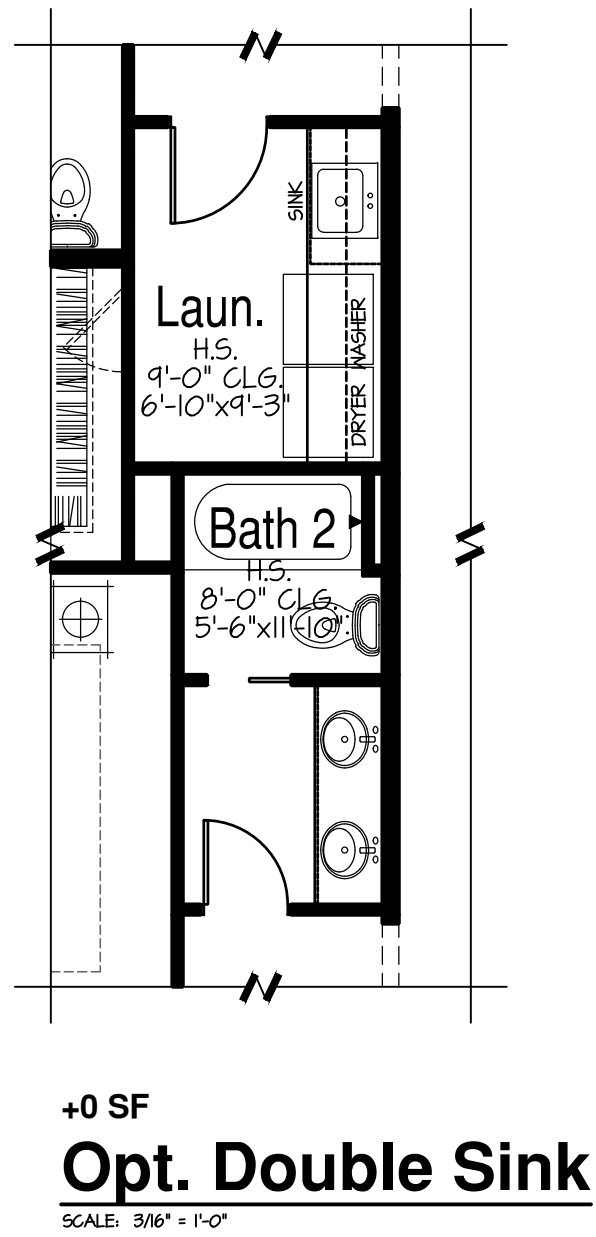
NITTIDEVELOPMENT

Plan G: 2,484 SF Ranch
3BR - 2.5 BA - 3 Car

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL



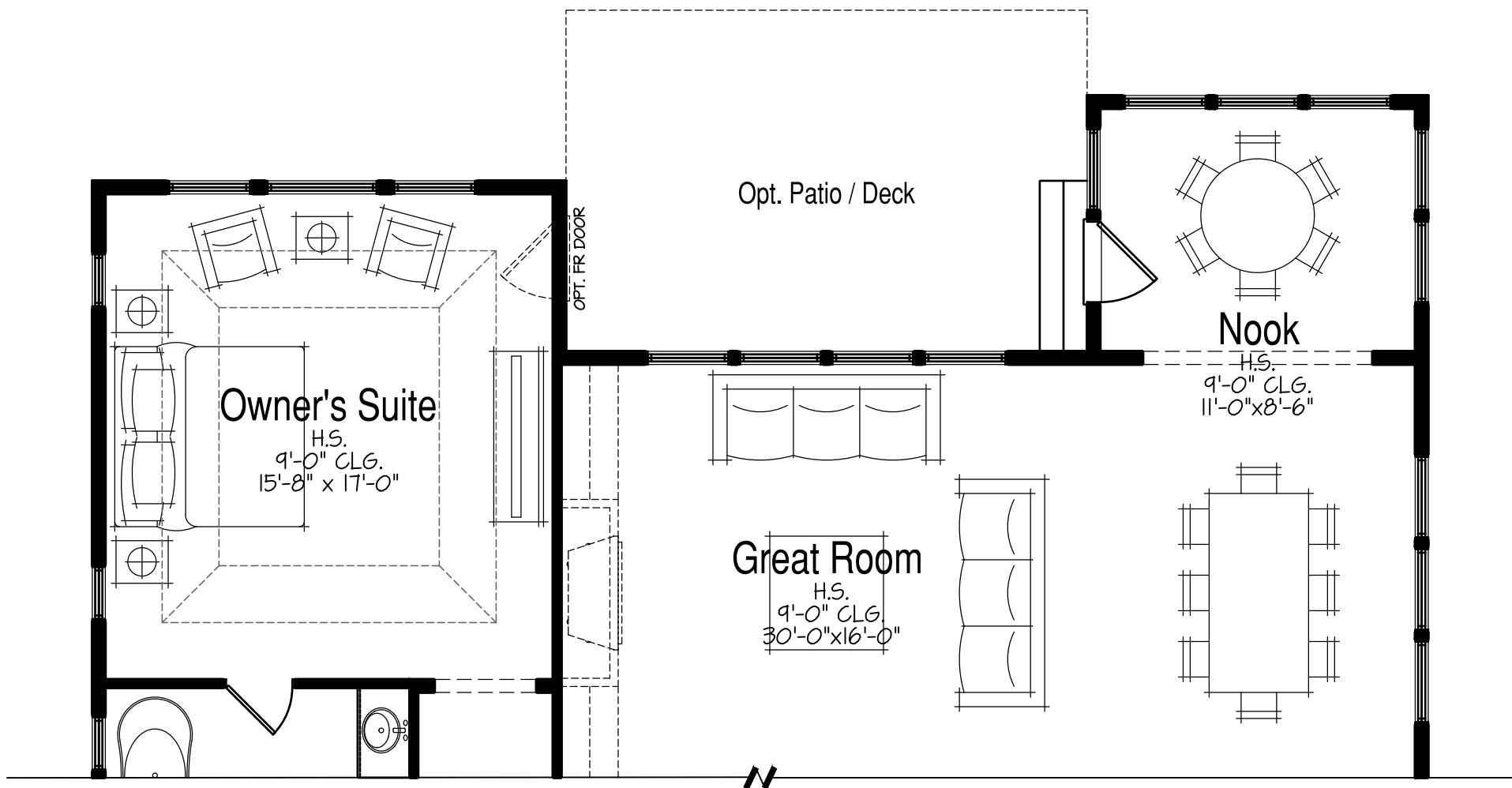
R6C Single Family Residential District
Min Lot Size = 8100 SF
Max Building Lot Coverage = 39% = 3159 SF
Max Building Height = 35 Ft.
Front Yard Setback = 30 Ft.
Rear Yard Setback = 30 Ft.
Side Yard Setback = 10% Lot Width
Max FAR = 0.48 w/ Staff Review = 3888 SF (See Lot Matrix)



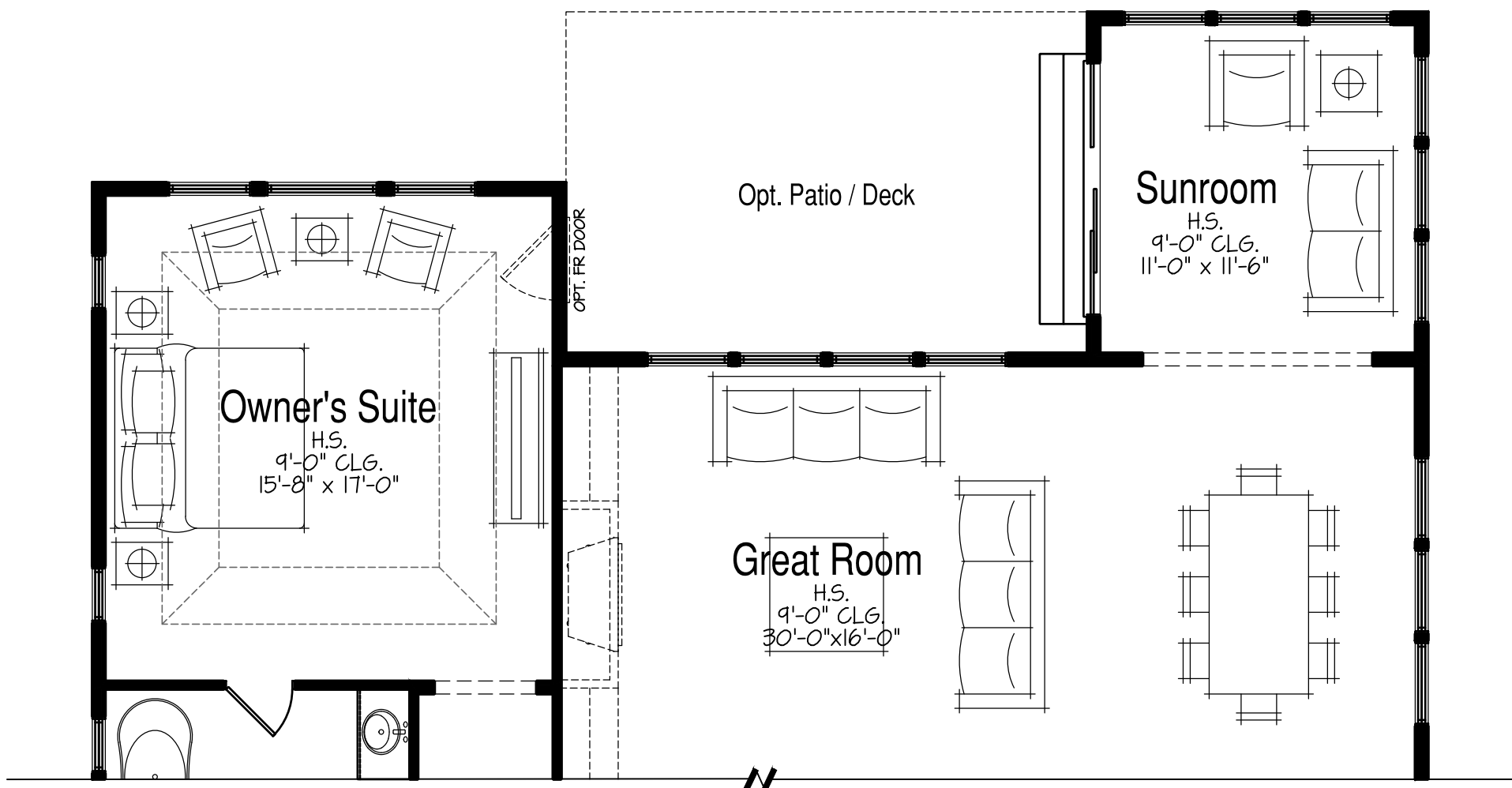
2,484 SF
Main Floor Plan
SCALE: 3/16" = 1'-0"

FAR Areas:		Area Calculations:	
Main Floor	= 2,484 GSF	Lot Coverage	= 2,990 SF < 3159 Max
Garage	= 470 GSF	FAR Area	= 2,954 SF < 3888 Max
TOTAL:	= 2,954 GSF	"Saleable" Plan Area	= 2,484 SF
Opt. Breakfast Nook + 108 GSF		Porch Area	= 36 SF
Opt. Sunroom + 144 GSF (lot specific)			
Opt. 3-Season Room + 168 GSF (lot specific)			

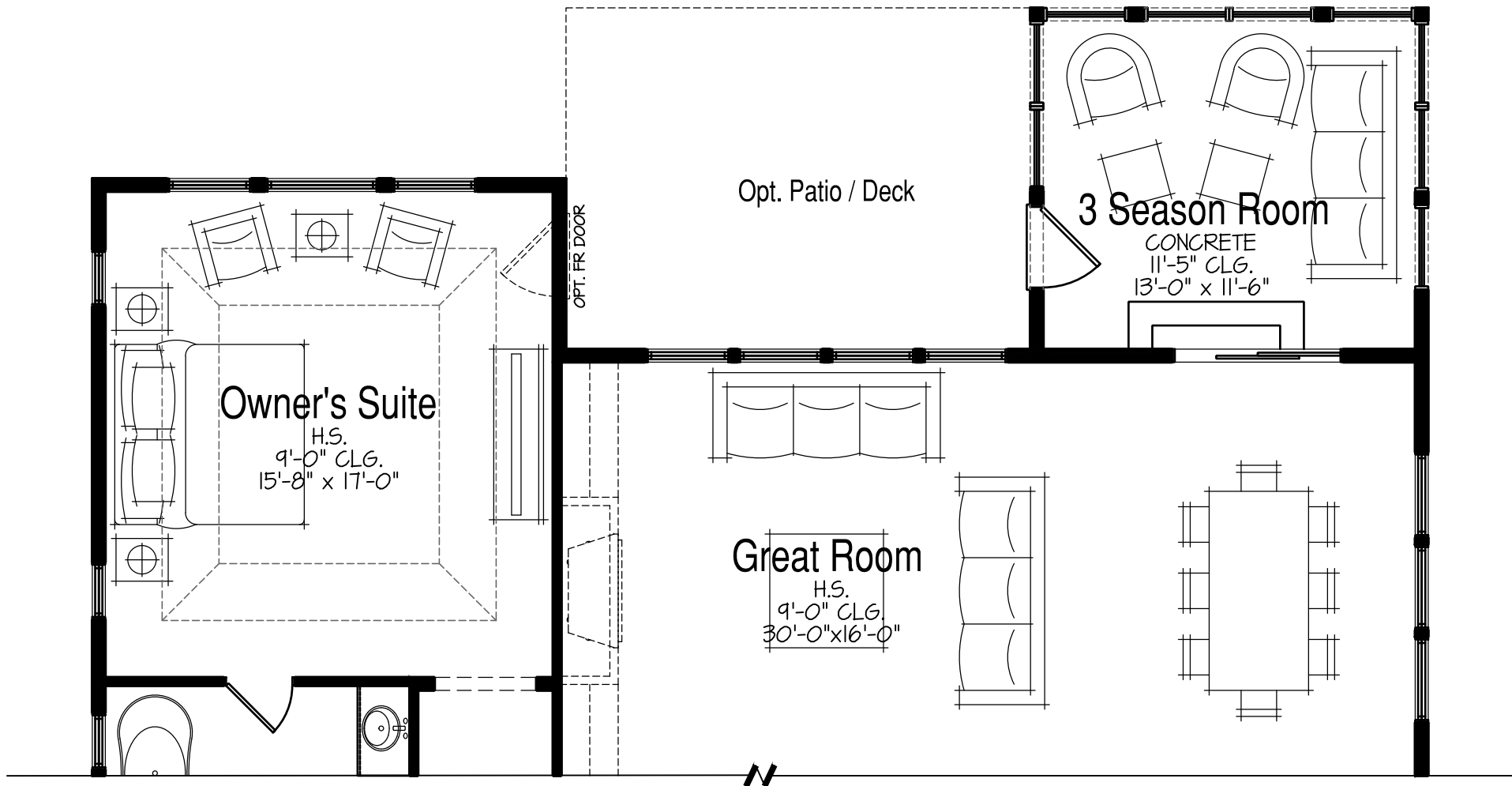
Plan G : 2,484 SF Ranch
3BR - 2.5 BA - 2 Car



+ 108 SF
Opt. Breakfast Nook
SCALE: 3/16" = 1'-0"



+ 144 SF
Opt. Sunroom
SCALE: 3/16" = 1'-0"



+ 168 SF
Opt. 3 Season Room
SCALE: 3/16" = 1'-0"

NITTIDEVELOPMENT

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL



NITTIDEVELOPMENT

Conceptual Streetscape

SINGLE FAMILY - Plum Grove Road Parcel
Schaumburg, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

