EXISTING ZONING MAP
APPLICANT: BROADWAY & HARBOR LLC
ADDRESS: 3460 N. BROADWAY
INTRODUCED: JULY 24, 2019
CPD DATE: 01/17/20
BROADWAY & HARBOR LLC
3460 N. BROADWAY
JULY 24, 2019
630 VERNON AVENUE   |   GLENCOE, IL 60022   |   847-835-8400
01/08/20
630 VERNON AVENUE   |   GLENCOE, IL 60022   |   847-835-8400
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PLANNED DEVELOPMENT AND PROPERTY LINE BOUNDARY
NOTES:
1. REFER TO SURVEY FOR PROPERTY LINE DIMENSIONS AND CENTERLINE OF STREET DIMENSIONS.
2. REFER TO LEVEL 1 PLAN FOR FIRST FLOOR PLAN LAYOUT OUT AND ON-SITE PARKING INFORMATION.
3. THE FIRE ANNUNCIATOR PANEL WILL BE LOCATED IN THE RESIDENTIAL LOBBY AT LEVEL 1.
4. PROPOSED BUILDING WILL HAVE A FULLY AUTOMATED SPRINKLER SYSTEM. THE ONE STORY GARAGE WILL HAVE A DRY SPRINKLER SYSTEM.
5. REFER TO LEVEL 1 PLAN FOR INDOOR RESIDENTIAL BICYCLE STORAGE INFORMATION.
6. THE APPLICANT MUST SUBMIT FINAL PAVEMENT MARKING AND SIGNAGE PLANS TO CPD FOR AN REVIEW COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO PERMITTING. ALL CHANGES IMPACTING PARKING RESTRICTIONS, LOADING/STANDING ZONES, OR ANYTHING THAT REQUIRE ORDINANCE INTRODUCTION MUST BE COORDINATED WITH THE WARD OFFICE.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING ALL PROPOSED PAVEMENT MARKING AND SIGNAGE CHANGES AS SHOWN ON THE APPROVED PAVEMENT WORKING AND SIGNAGE PLAN.
8. ALL EXISTING CURB OUTS BEING REMOVED WILL BE RESTORED TO FULL-HIGHT CURB.
9. TRAFFIC SIGNALS AT INTERSECTION OF BROADWAY STREET AND CORNELIA AVENUE TO BE UPGRADED TO ACCOMMODATE PEDESTRIAN CROSSING AND LED SIGNALS INCLUDING ALL ASSOCIATED ELECTRICAL EQUIPMENT REQUIRED, SUCH AS CABINET, CONTROLLERS, JUNCTION BOXES, FOUNDATION, AND CONDUITS.
10. PAVING JOINTS TO HAVE 1/2" GAP MAX.
11. PER M.O.P.D., A POWER ASSISTED DOOR OPERATOR IS REQUIRED FOR ACCESS TO THE MAIN RESIDENTIAL ENTRY PORTION OF THE BUILDING. ALL OTHER ENTRANCE REQUIRE CLEARANCES FOR WHEEL CHAIR ACCESS AND CLOSERS WITH A MAXIMUM REQUIREMENT OF 8.5 LBS OF OPERATOR FORCE.
12. PER M.O.P.D., PROVIDE A CONTINUOUS STANDARD FULL HEIGHT CURB AT THE DROP OFF AREA, AND ALONG THE SIDEWALK OF BROADWAY.

CDOT SITE PLAN

PROPOSED BUILDING
3460 N. BROADWAY
CONSTRUCTION TYPE: OFFICE
DECK/CONDO TYPE: A-1
FOOTPRINT: 70'-10" x 120'-0" MAIN STRUCTURE (8) STORY GARAGE BUILDING
FLOOR AREA: 307,754 SF (APPROX.)
STORIES: 7 + ROOF TERRACE
HEIGHT: 75'-0" TO B/ MAIN ROOF STRUCTURE
OCCUPANCY TYPE: A-2, F, H-3
CONSTRUCTION TYPE: I-A

STATEMENT:
CDOT CAST IRON TRUNCATED DOME DETAIL

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ROOF PLAN

OCCUPIABLE ROOF AREAS:
COVERED SPACES:
STAIRS = 388 SF / 0.9 %
ELEVATOR = 205 SF / 0.5 %
AMENITIES = 2,300 SF / 5.5 %
TOTAL COVERED SPACES = 2,893 SF / 6.9 %

ROOF TERRACE (OPEN TO SKY) = 12,155 SF / 29.2 %
TOTAL CONSTRUCTED ROOF AREA = 41,636 SF

BALANCE OF ROOF IS SKYLIGHT AND MECHANICAL