

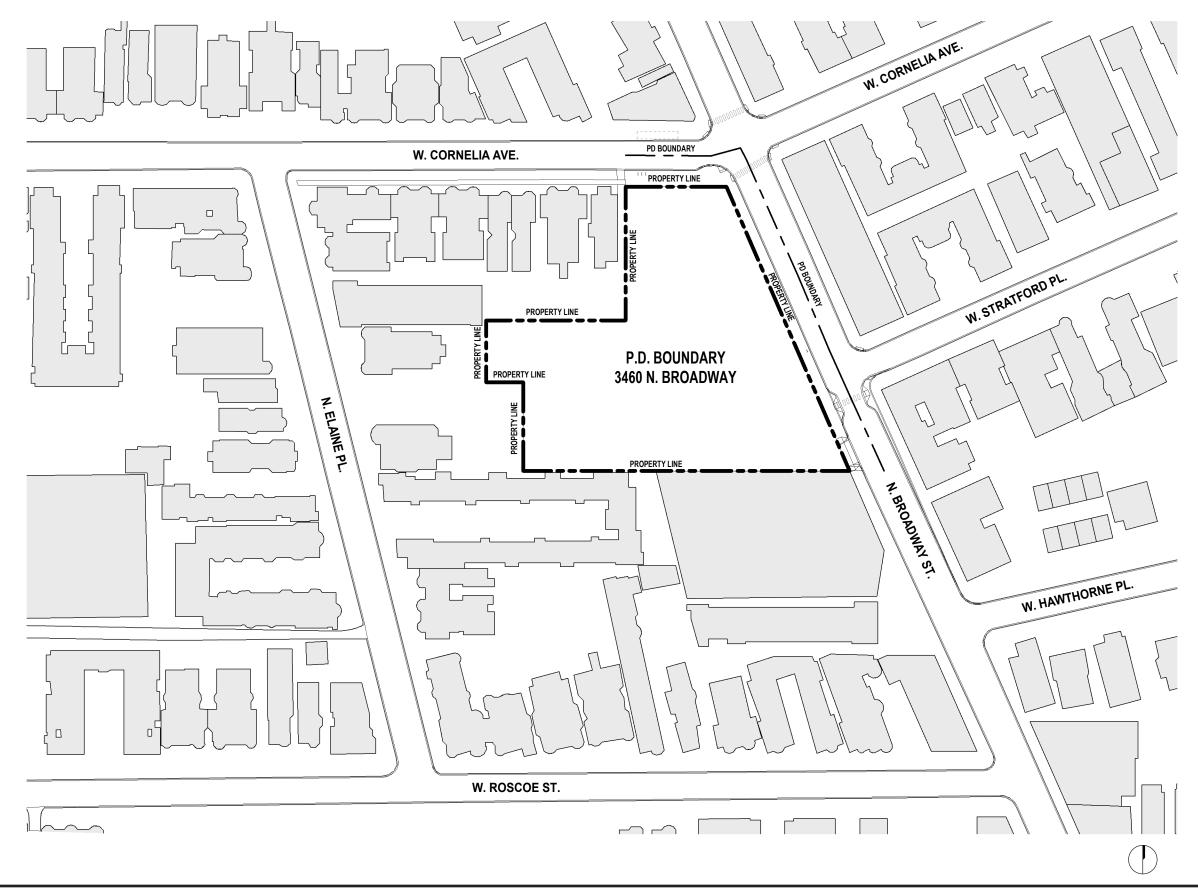
EXISTING ZONING MAP

630 VERNON AVENUE | GLENCOE, IL 60022 | 847-835-8400

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EXISTING LAND USE MAP



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PLANNED DEVELOPMENT AND PROPERTY LINE BOUNDARY



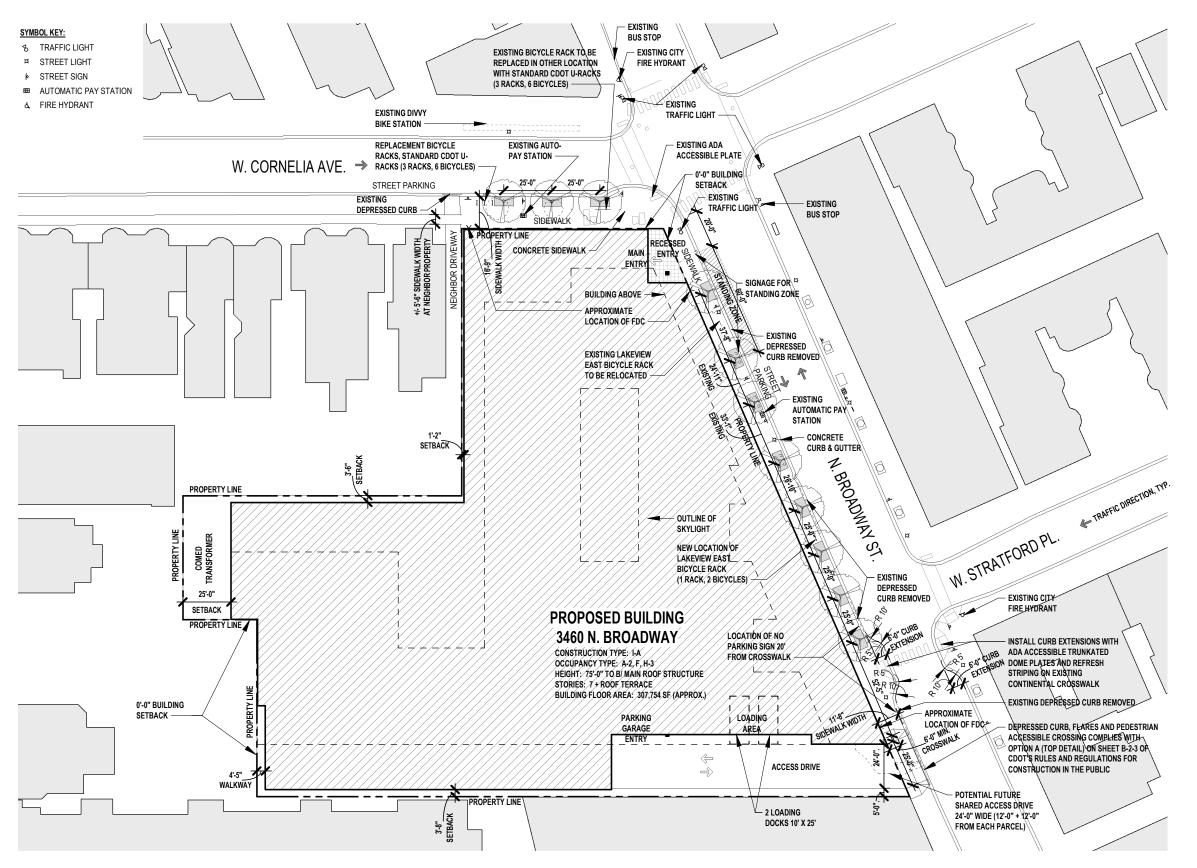




SITE CONTEXT PLAN

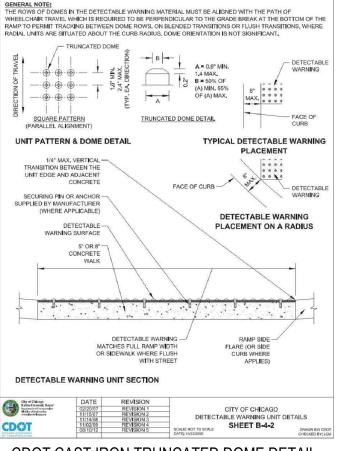
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NOTES

- REFER TO SURVEY FOR PROPERTY LINE DIMENSIONS AND CENTERLINE OF STREET DIMENSIONS.
- REFER TO LEVEL 1 PLAN FOR FIRST FLOOR PLAN LAYOUT OUT AND ON-SITE PARKING INFORMATION.
- THE FIRE ANNUNCIATOR PANEL WILL BE LOCATED IN THE RESIDENTIAL LOBBY AT LEVEL 1.
- PROPOSED BUILDING WILL HAVE A FULLY AUTOMATED SPRINKLER SYSTEM. THE ONE STORY GARAGE WILL HAVE A DRY SPRINKLER SYSTEM.
- REFER TO LEVEL 1 PLAN FOR INDOOR RESIDENTIAL BICYCLE STORAGE INFORMATION.
- 6. THE APPLICANT MUST SUBMIT FINAL PAVEMENT MARKING AND SIGNAGE PLANS TO CDOT'S PLAN 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.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING ALL PROPOSED PAVEMENT MARKING AND SIGNAGE CHANGES AS SHOWN ON THE APPROVED PAVEMENT MARKING AND SIGNAGE PLAN.
- 8. ALL EXISTING CURB CUTS BEING REMOVED WILL BE RESTORED TO FULL-HEIGHT
- TRAFFIC SIGNALS AT INTERSECTION OF BROADWAY STREET AND CORNELIA AVENUE TO BE UPGRADED TO ACCOMMODATE PEDESTRIAN COUNTDOWN AND LED SIGNALS INCLUDING ALL ASSOCIATED ELECTRICAL EQUIPMENT REQUIRED, SUCH AS CABINET, CONTROLLER, JUNCTION BOXES, FOUNDATION, AND CONDUITS.
- 10. PAVING JOINTS TO HAVE 1/2" GAP MAX.
- 11. PER M.O.P.D., A POWER ASSISTED DOOR OPENER IS REQUIRED FOR ACCESS TO THE MAIN RESIDENTIAL ENTRY PORTION OF THE BUILDING. ALL OTHER ENTRANCES REQUIRE CLEARANCES FOR WHEEL CHAIR ACCESS AND CLOSERS WITH A MAXIMUM 8.5 LBS OF OPERATOR FORCE.
- PER M.O.P.D., PROVIDE A CONTINUOUS STANDARD FULL HEIGHT CURB AT THE DROP OFF AREA, AND ALONG THE SIDEWALK OF BROADWAY.



CDOT CAST IRON TRUNCATED DOME DETAIL



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CDOT SITE PLAN

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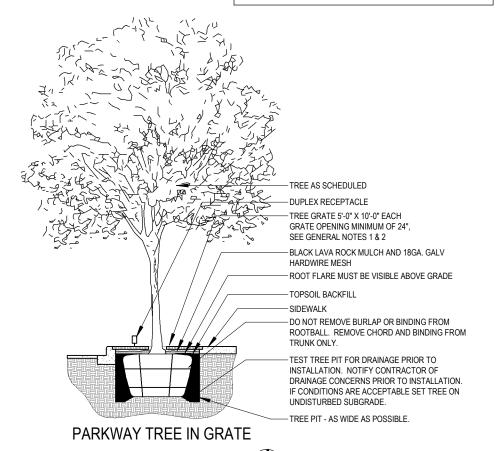
SYMBOL KEY: 5 TRAFFIC LIGHT ¤ STREET LIGHT ▶ STREET SIGN **AUTOMATIC PAY STATION** & FIRE HYDRANT EXISTING FRAXINUS PENSYLVANICA, EXISTING ACER PLATANOIDES, GREEN ASH, 10" CALIPER. POOR NORWAY MAPLE, 9" CALIPER, TO CONDITION - TO BE REMOVED. BE REMOVED. W. CORNELIA AVE. → CONCRETE SIDEWALK 33'-0"/ RHAR, TYP. STANDING ZONE EXISTING LIGHT POST IS SET POINT FOR NEW STREET TREE SPACING

PLANT LIST						
CODE	BOTANICAL NAME	COMMON NAME	SIZE	TOTAL	COMMENTS	
ULJA	ULMUS JAPONICA X PUMILA "NEW HORIZON"	NEW HORIZON ELM	4" CAL.	3	BRANCHED UP 7'	
CECO	CELTIS OCCIDENTALIS	HACKBERRY	4" CAL.	2	BRANCHED UP 7'	
ROPS	ROBINIA PSEUDOACACIA "CHICAGO BLUES"	CHICAGO BLUES BLACK LOCUST	4" CAL.	3	BRANCHED UP 7'	
GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	5" CAL.	3	EXISTING, SEE PLAN. BRANCHED UP 7'	
AMGR	AMELANCHIER GRANDIFLORA	APPLE SERVICEBERRY	2" CAL.	6	BRANCHED UP 7'	
LIAM	LIGUSTRUM AMURENSE 'CHEYENNE'	CHEYENNE PRIVET	3'	-	WHITE FLOWER COLOR	
RHAR	RHUS AROMATIC "GROW LOW"	GROW LOW SUMAC	1.5'	-		
EUCO	EUONYMUS FORTUNEI VAR. "COLORATUS"	PURPLELEAF WINTERCREEPER	1 GAL	-		

GEN	ERAL NOTES:	MINIMUM TREE SETBACKS:			
1.	SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE	STRUCTURE	DISTANCE		
	BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE.	CURBS (MEASURED FROM VERTICAL FACE)	2' 0"		
2.	4" LAYER OF 1" BLACK LAVA INSTALLED THROUGHOUT THE GRATE OPENING	BUILDING EXITS	5' 0"		
	AND THE FULLEST DIMENSIONS OF THE AT-GRADE PLANTER IS REQUIRED.	COURTESY WALKS	5' 0"		
	LEAVE NO VOIDS BETWEEN SOIL AND GRATE.	FIRE HYDRANTS	5' 0"		
3.	MIN. BRANCH HEIGHT IS 7'-0" MEASURED FROM TOP OF ROOT BALL.	MANHOLES AND CATCHBASINS	5' 0"		
4.	25' TREE SPACING REQUIREMENT HAS BEEN EXCEEDED DUE TO EXISTING	WALL HYDRANTS, STANDPIPES	5' 0"		
	SITE CONDITIONS RELATED TO EXISTING STREET TREE AND EXISTING	SIAMESE CONNECTIONS	5' 0"		
	STREET LIGHT LOCATIONS.	BUILDINGS	10' 0"		
5.	SIDEWALK DIMENSION ON BROADWAY VARIES FROM 10'-9" AS NOTED AT	FIRE ESCAPES	10' 0"		
i,	NORTH END OF SITE TO 11'-8" AT SOUTH. CLEARANCE AT TREE GRATES	STREET LIGHTS	12' 0"		
5.5"	NOTED.	TREES(FASTIGIATE OR COLUMNAR FORMS)	20' 0"		
		PEDESTRIAN OVERPASSES AND TUNNELS	25' 0"		
		TREES(EXISTING)	25' 0"		
		OTHER STRUCTURES (UNLESS DIRECTED OTHERWISE)	25' 0"		
		BUS STOP(NEAR SIDE OF INTERSECTION)	40' 0"		
DIOICUS		RAILROADS (WITH APPROVALS)	50' 0"		

VIADUCTS (WITH APPROVAL)

BUS STOP (FAR SIDE OF INTERSECTION)



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LANDSCAPE PLAN

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WOOD FENCE, HEIGHT TO MATCH EXISTING

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ACCESS DRIVE

PROPOSED BUILDING

3460 N. BROADWAY

B/ MAIN ROOF STRUCTURE @ ELEV. OF 75'-0"

GARAGE AT LEVEL 1

W/ 94 PARKING SPACES

- EUCO, TYP.

EXISTING GYMNOCLADUS DIOICUS,

CALIPER, TO REMAIN.

KENTUCKY COFFEE (GYDI) TREE, 5.5"

CALIPER, TO REMAIN.

EXISTING GYMNOCLADUS DIOICUS,

CALIPER, TO REMAIN.

KENTUCKY COFFEE (GYDI) TREE, 5.5"

EXISTING GYMNOCLADUS DIOICUS, KENTUCKY COFFEE (GYDI) TREE, 5"

- EXISTING LIGHT POST IS SET POINT FOR NEW STREET TREE SPACING



LEVEL 1 PLAN

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OUTDOOR AREA						
LEVEL 1	6.2% OF SITE AREA					
LEVEL 2	19.8% OF SITE AREA					
LEVEL 3	2.5% OF SITE AREA					
LEVEL 4	2.9% OF SITE AREA					
LEVEL 5	12.4% OF SITE AREA					
LEVEL 6	1.8% OF SITE AREA					
LEVEL 7	1.3% OF SITE AREA					
ROOF	18.6% OF SITE AREA					
Grand total	65.5% OF SITE AREA					



LEVEL 2 PLAN





LEVEL 3 PLAN



0' 20' 40' 86

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LEVEL 4 PLAN



0' 20' 40' 80

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LEVEL 5 PLAN



LEVEL 6 PLAN





LEVEL 7 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 %

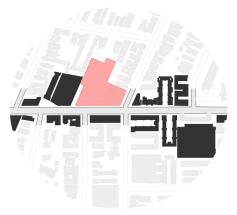
TOTAL CONSTRUCTED ROOF AREA = 41,636 SF

BALANCE OF ROOF IS SKYLIGHT AND MECHANICAL

0' 20' 40' 8

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ROOF PLAN



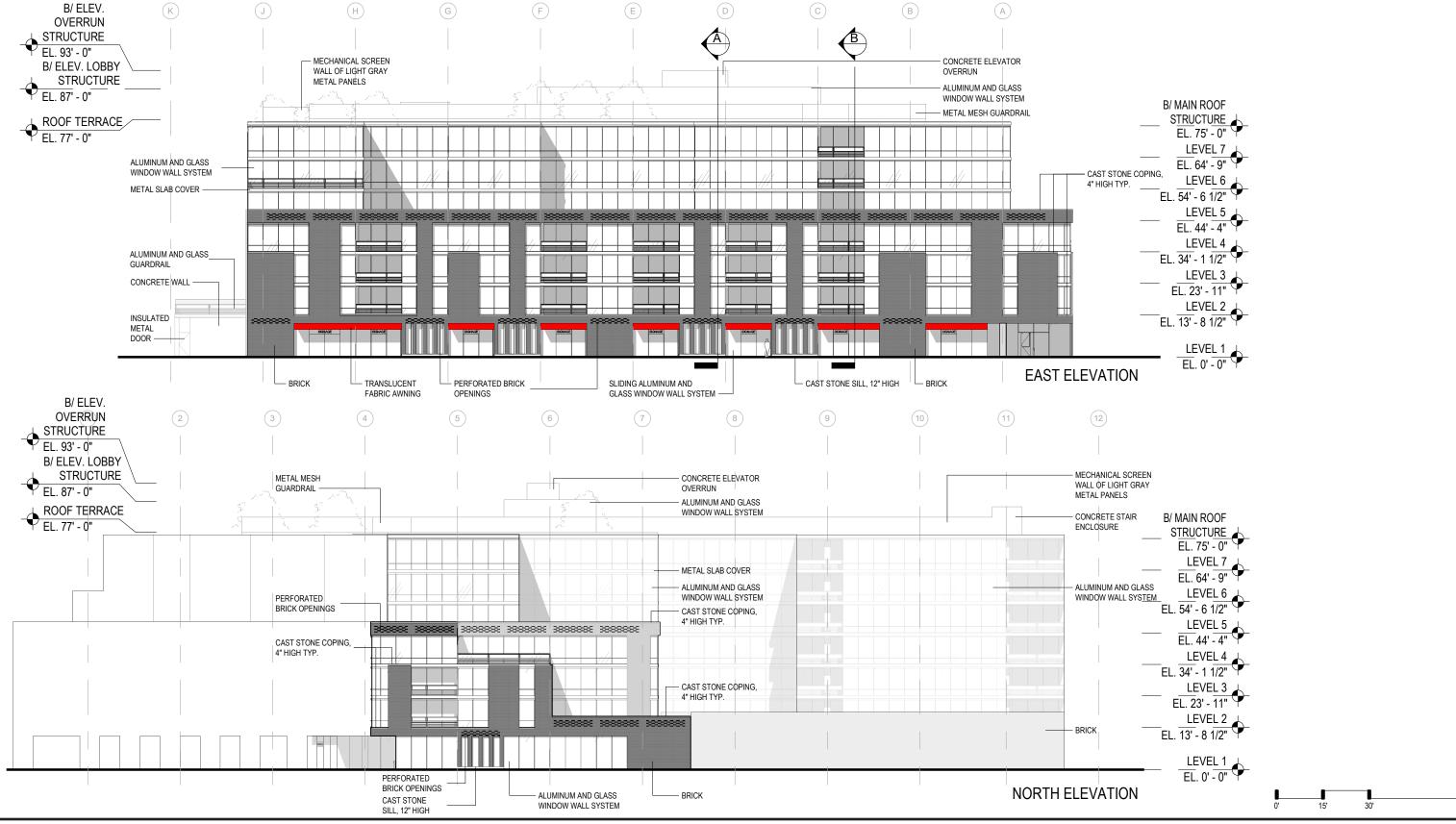


CONTEXTUAL ELEVATION - BROADWAY

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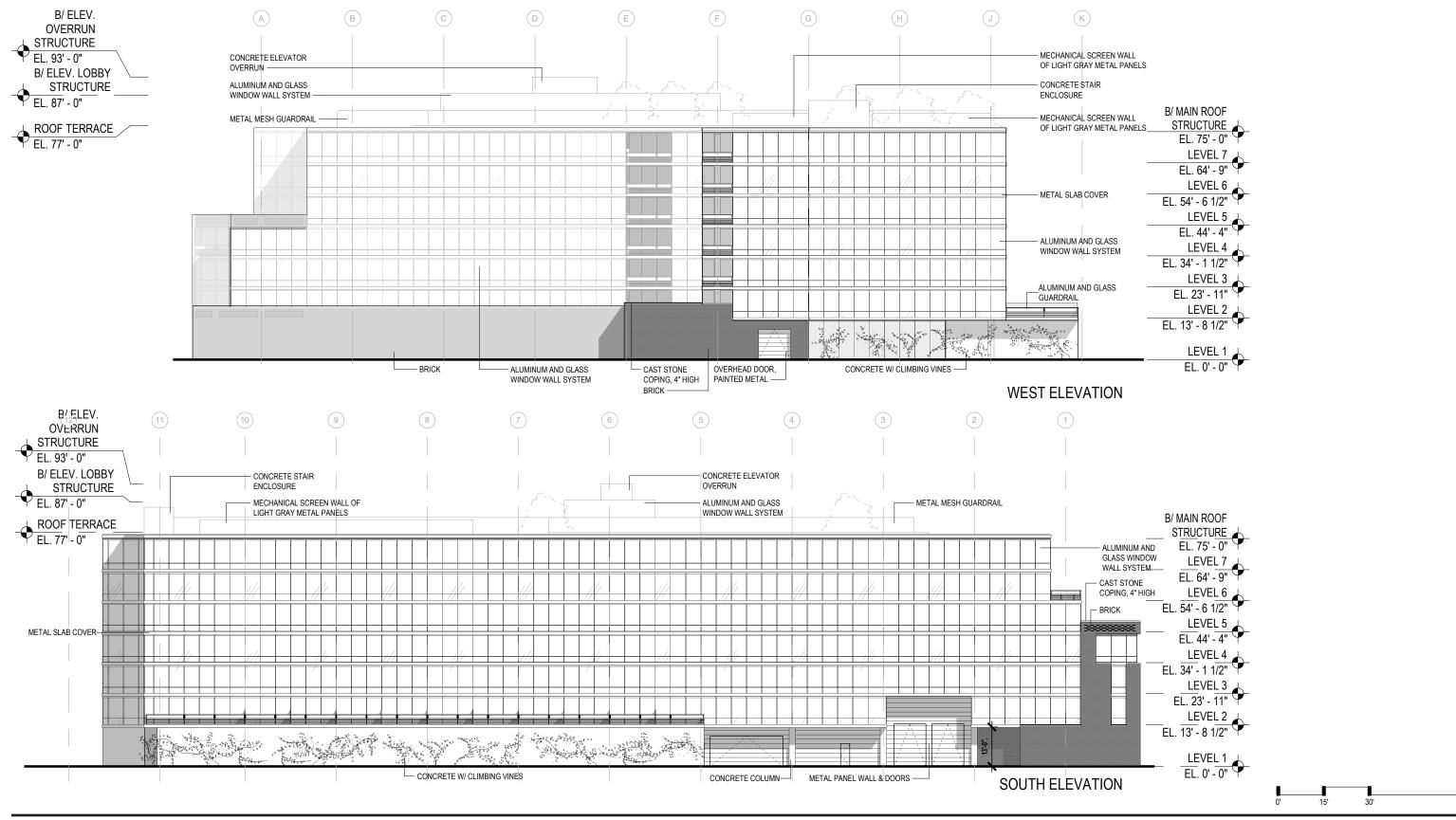
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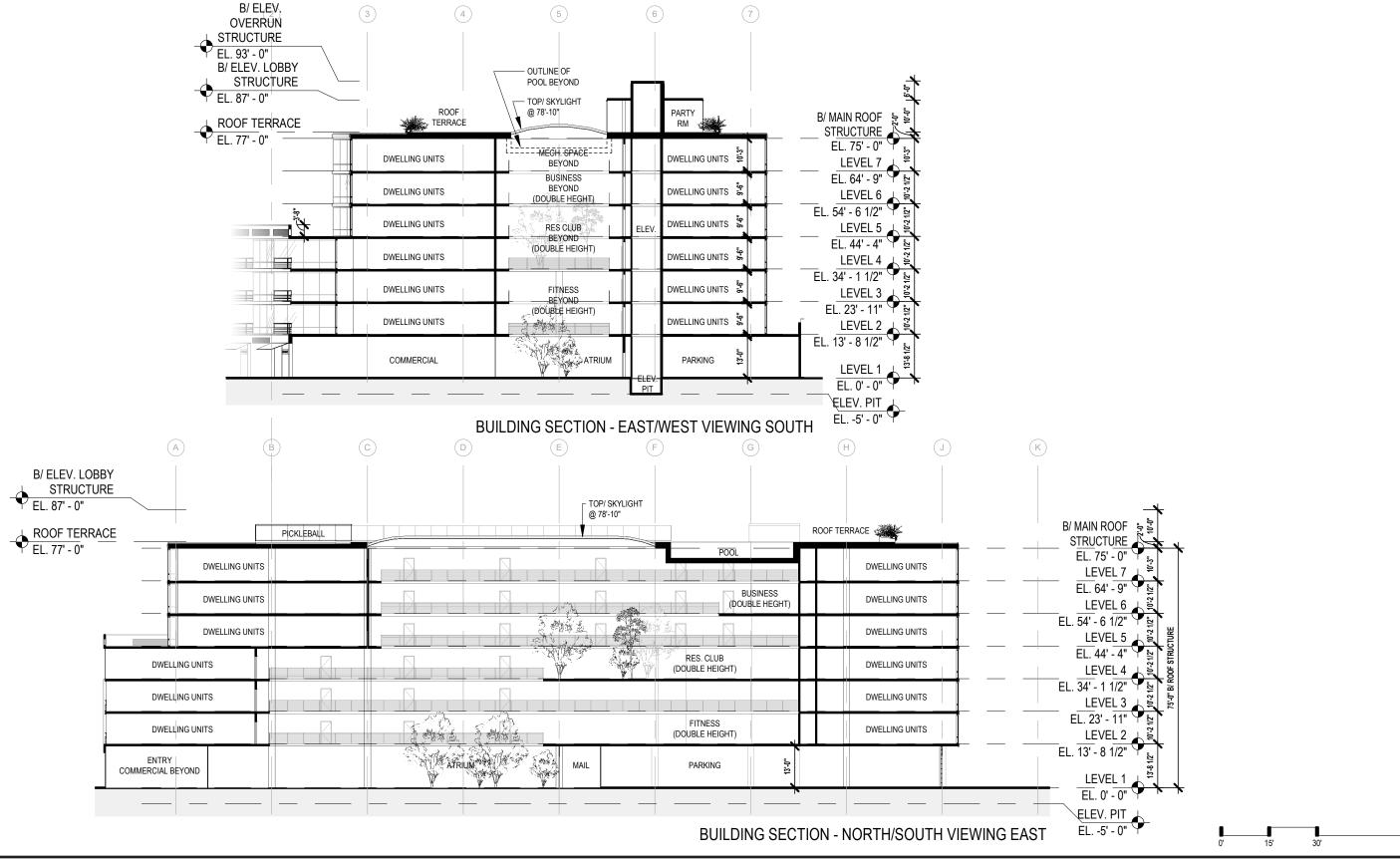
ELEVATIONS



ELEVATIONS

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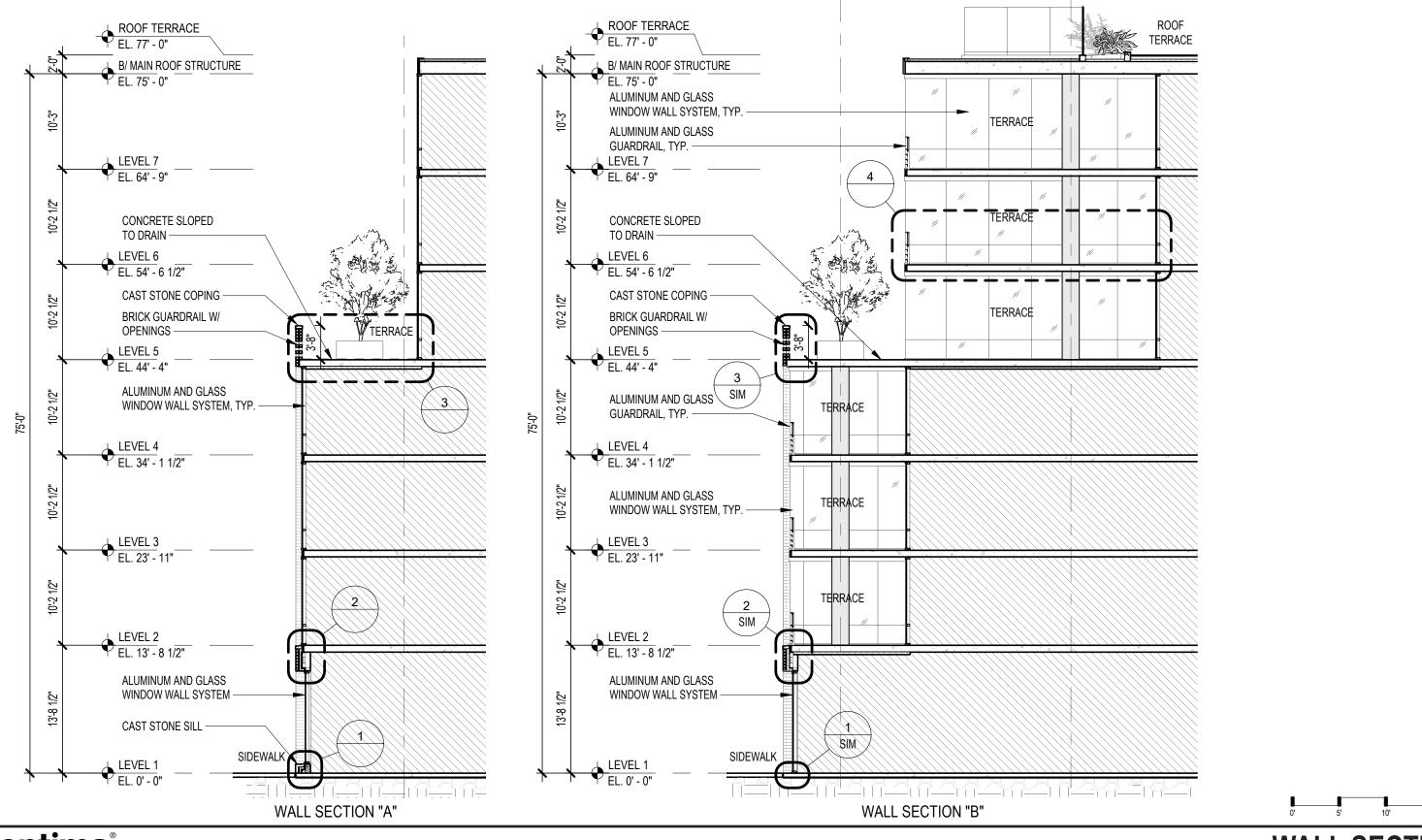
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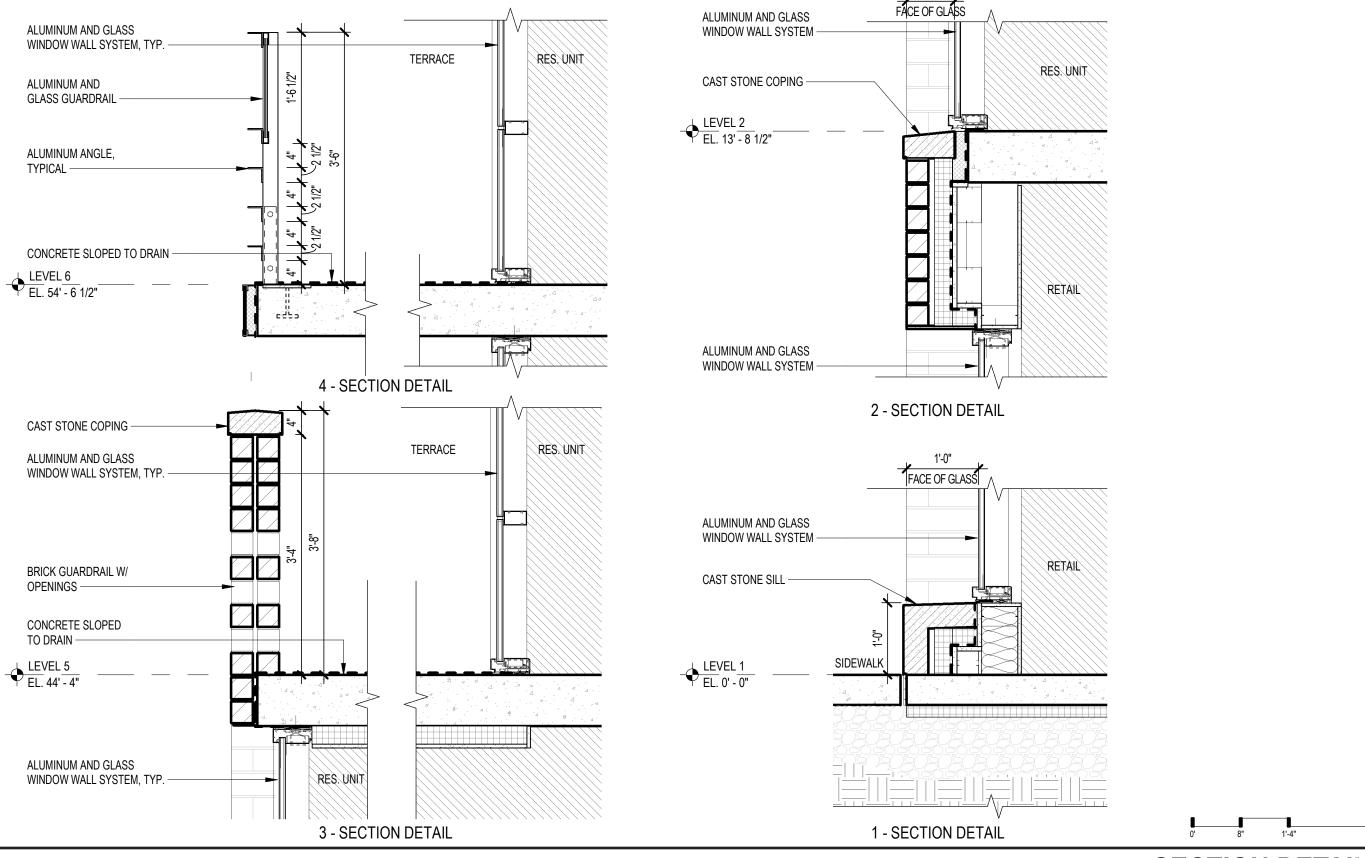
BUILDING SECTIONS

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WALL SECTIONS



SECTION DETAILS