



01 SITE PLAN

GENERAL
SITE PLAN NOTES:

1. SITE PLAN INFORMATION BASED ON SURVEY PREPARED BY:

COMPANY:
DATE:
ORDER NO:
2. THE ARCHITECT HAS NOT BEEN PROVIDED WITH INFORMATION ABOUT OR IS AWARE OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER BURIED OBSTRUCTIONS. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE EXCAVATOR TO VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO DIGGING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TREES (NOT BE REMOVED) DURING CONSTRUCTION - REFER TO THE TREE PROTECTION DIAGRAM FOR DETAILS.

SITE PLAN NOTES:

1. ALL EXISTING CONSTRUCTION IS SHOWN WITH EXISTING SETBACKS AND ALL NEW CONSTRUCTION IS SHOWN IN ACCORDANCE WITH REQUIRED SETBACKS PER THE CHICAGO ZONING CODE.
2. PROTECT ALL EXISTING TREES IN THE PARKWAY DURING CONSTRUCTION AND PROTECT ALL EXISTING TRESS ON SITE UNLESS OTHERWISE NOTED.
3. INCOMING WATER SUPPLY AND OUTGOING WASTE PIPING SHALL BE AT LEAST 10'-0" APART HORIZONTALLY IN ALL LOCATIONS.
4. DOTTED HATCH INDICATES REAR YARD OPEN SPACE.
5. PROVIDE ROOF VENTS AT ALL NEW BUILDINGS AS REQUIRED BY CHICAGO BUILDING CODE - REFER TO ROOF ASSEMBLY FOR DETAILS.
6. PROVIDE ISOLATION PADS AT ALL VIBRATION INDUCING EQUIPMENT.
7. SOUND LEVEL OF EQUIPMENT SHALL NOT EXCEED 55 DB AT THE PROPERTY LINE.

GRADING / SITE WORK
NOTES:

1. GRADE SLOPE
1.1. MAXIMUM GRADE SLOPE (WITHOUT RETENTION) = 25%
1.2. MINIMUM GRADE SLOPE = 5%
2. GENERAL CONTRACTOR TO STAKE OUT BUILDING CORNERS IN REFERENCE TO THE BENCH MARKS PROVIDED. IN THE EVENT OF INSUFFICIENT INFORMATION, GENERAL CONTRACTOR TO PROVIDE REGISTERED SURVEYOR TO STAKE OUT CORNERS OF PROPERTY LINES AND BUILDING CORNERS.
3. EXCAVATOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY VARIATIONS FROM THE TOPOGRAPHICAL SURVEY AND THESE CONTRACT DOCUMENTS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TREES (NOT BE REMOVED) DURING CONSTRUCTION - REFER TO THE TREE PROTECTION DIAGRAM FOR DETAILS. AVOID RUNNING EQUIPMENT WITHIN THE DRIP LINE OF THE TREE TO LESSEN THE IMPACT ON THE ROOT SYSTEM BELOW.
5. GENERAL CONTRACTOR TO STAKE OUT THE NEW BUILDING FOR THE OWNER'S AND ARCHITECT'S APPROVAL PRIOR TO THE START OF EXCAVATION.
6. GENERAL CONTRACTOR AND EXCAVATOR TO CONFIRM AND MARK THE TREES FOR REMOVAL WITH THE OWNER PRIOR TO THE START OF EXCAVATION.

ROOF NOTES:

1. ROOF VENTS FOR SLOPED OPEN-AIR ATTICS SHALL BE PROVIDE AT 1 SQ. FT. FOR EVERY 300 SQ. FT. OF ROOF. VENTS SHALL BE INSTALLED ALONG THE RIDGE OR WITHIN 3'-0" OF THE RIDGE.
2. ROOF VENTS FOR CATHEDRAL CEILINGS SHALL BE PROVIDED AT 1 SQ. FT. FOR EVERY 150 SQ. FT. OF ROOF. AIR SPACE BETWEEN ROOF SHEATHING AND INSULATION IS 1" (MIN).
3. WHEN MULTIPLE DOWNSPOUTS ARE ON A SINGLE CONTINUOUS GUTTER, DOWNSPOUTS SHOULD BE SPACED NO GREATER THAN 40'-0" APART.
4. DOWNSPOUT ELBOW CONNECTIONS ARE PERMITTED TO BE 45, 60 AND 75 DEGREES. 90 DEGREE ELBOWS ARE NOT PERMITTED WITHOUT PERMISSION OF THE ARCHITECT.
5. DOWNSPOUT "JOGS" SHOULD OCCUR AS HIGH ON THE WALL AS POSSIBLE. AVOID "JOGS" LOWER ON THE WALL WHERE WATER PRESSURE CAN STRAIN CONNECTIONS.
6. GUTTER HANGERS ARE TO BE SPACED 3'-0" (MAX).
7. GUTTERS AND DOWNSPOUTS ARE TO BE PRE-FINISHED ALUMINUM UNLESS OTHERWISE NOTED.
8. OUTER EDGE OF THE GUTTERS SHOULD BE INSTALLED IN LINE WITH THE "ICE PLANE" OF THE ROOF SURFACE.
9. PROVIDE HEAT TRACE AT GUTTERS AND DOWNSPOUTS UNLESS OTHERWISE INSTRUCTED OR NOTED.
10. ROOF PITCH IS NOTED ON THE ROOF PLAN, BUILDING ELEVATIONS AND BUILDING SECTIONS.
11. REGARDLESS OF ROOF MEMBRANE OR UNDERLAYMENT TYPE, TAPE ALL SEAMS OF PLYWOOD DECKING WITH "ROLL-ON" STYLE TAPE.



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MIXED-USE
BUILDING

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COMMISSION NO: 24008

PROFESSIONAL SEAL

NOT FOR
CONSTRUCTION

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PROJECT TEAM:

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ISSUANCE:

09/03/2024	TENANT REVIEW
11/08/2024	ISSUED FOR REVIEW
00/00/0000	ISSUE
00/00/0000	ISSUE
00/00/0000	ISSUE
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SHEET SIZE: 24" X 36"

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SITE PLAN