



S&C ELECTRIC COMPANY

Excellence Through Innovation

BUILDING # 919 SITE DEVELOPMENT PLAN

6601 N. RIDGE BOULEVARD CHICAGO, ILLINOIS 60626

PROJECT INFORMATION

PROJECT TYPE:
NEW SITE DEVELOPMENT
ZONING:
APPLICABLE CODE:
CHICAGO BUILDING CODE LATEST EDITION

STANDARD ACCESSIBILITY NOTES:

GENERAL ACCESSIBILITY NOTES
• ALL NEW PARTS OF THE PROJECT IS REQUIRED TO COMPLY FULLY WITH THE FOLLOWING REGULATIONS: CBC CHAPTER 18-11 AND ICC/ANSI A117.1-2003 ILLINOIS ACCESSIBILITY CODE NEW 2010 ADA.
• ALL CONTROLS AND OPERATING MECHANISMS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309.
• SEE ICC/ANSI-A117.1-2003 CHAPTER 7.703 FOR ALL SIGNAGE REQUIREMENTS.
• SEE ICC/ANSI-A117.1-2003 CHAPTER 7.703.3.11 FOR LOCATION OF PERMANENT ROOM AND SPACE SIGNAGE REQUIREMENTS.
• PROVIDE DIAGRAM WITH HORIZONTAL AND VERTICAL DIMENSIONS. SEE ALSO IAC 400.310(U) FOR SIGNAGE REQUIREMENTS.
• PROVIDE PROPER MANEUVERING CLEARANCE AT DOOR PER ICC/ANSI A117.1-2003 CHAPTER 4.404.2.3.
• ALL NEW OR ALTERED DOORS TO HAVE LEVER-OPERATED HARDWARE. PER ICC/ANSI A117.1-2003 CHAPTER 4.404.
• ALL DOORS MUST HAVE A 32" CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN IT IS OPENED 90% TO THE DOOR STOP PER ICC/ANSI A117.1-2003 CHAPTER 4.404.
DOOR SCHEDULE PER CBC CHAPTER 18-11-1109.9.5.
• ALL PUBLIC AND COMMON AREA INTERIOR DOORS TO HAVE 5# MAX. FORCE TO OPEN PER IAC 400.310 (1-10).
• ALL PUBLIC AND COMMON AREA EXTERIOR DOORS TO HAVE 8.5# MAX. FORCE TO OPEN PER IAC 400.310 (1-10).
FORWARD/FRONT APPROACH AND SIDE /PARALLEL APPROACH REACH RANGE FOR ALL CONTROLS AND OPERABLE PARTS MUST FULLY COMPLY TO ICC/ANSI SECTION 309 AND BE BETWEEN 15" AND 48" A.F.F. FOR SIDE APPROACH AND 44" FOR FRONT APPROACH.
• CARPET PILE THICKNESS NOT TO EXCEED (ICC/ANSI-2003 SEC.302.2) PLEASE ALSO NOTE: CARPET PILE THICKNESS IS FROM FLOOR FINISH TO TOP OF PILE PER ICC/ANSI- 2003 SEC.302.2.
• ALL RECEPTION, TRANSACTION COUNTERS, PASS-THRU'S TO HAVE PORTION SET BETWEEN 28" TO 34" AFF IN HEIGHT AND 36" MIN. IN LENGTH PER CBC CHAPTER 18-11-1101.3.1 (5).
• FLOOR SURFACES SHALL BE FIRM STABLE AND SLIP RESISTANT PER ICC/ANSI-2003 SECTION 302.1.
• ALL NEW, ALTERED, RELOCATED OR REPLACED FIRE ALARM OR EMERGENCY WARNING SYSTEM TO COMPLY FULLY WITH ICC/ANSI A117.1-2003 SECTION 7.702. ALL VISUAL ALARMS TO BE SYNCHRONIZED THROUGHOUT. PER ICC/ANSI A117.1-2003 CHAPTER 702.

SAFEGUARDS DURING CONSTRUCTION:

1. EACH CONTRACTOR SHALL OBSERVE ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS REGARDING SAFETY AND SHALL PROVIDE ALL NECESSARY EQUIPMENT SCAFFOLDING, PLANKING, RAILING, SHEETING, ETC., IN ORDER TO SAFEGUARD AND PROTECT THE HEALTH AND WELL BEING OF ALL THE WORKERS EMPLOYED BY THE CONTRACTOR ON THE CONSTRUCTION SITE.
2. EACH CONTRACTOR SHALL EXPLAIN, INSTRUCT, AND DIRECT ALL WORKERS UNDER HIS JURISDICTION TO OBSERVE ALL THE NECESSARY SAFETY, RULES AND REGULATIONS. EACH CONTRACTOR SHALL MAKE DAILY INSPECTIONS TO VERIFY THAT ALL SAFETY RULES ARE BEING OBSERVED.
3. ALL PROCEDURES REGARDING SAFETY ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROCURE AND PAY FOR THE INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THEIR AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSS AND EXPENSES, INCLUDING ATTORNEYS FEES, RESULTING FROM INJURIES, DEATH, SICKNESS, DISEASES, OR ANY OTHER PHYSICAL HANDICAP ARISING FROM NON-OBSERVANCE OF THE SAFETY RULES AND REGULATIONS.
4. THE LIMITS OF THIS INSURANCE COVERAGE SHALL BE \$1,000,000 FOR EACH OCCURRENCE AND \$3,000,000 AGGREGATE TOTAL.
5. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SCOPE OF WORK

GENERAL NOTES:

1. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. IF A SHALT SHOULD BE DETERMINED THAT THE ACTUAL CONDITIONS DO NOT ALLOW FOR THE WORK TO BE PERFORMED AS CALLED FOR OR DETAILED ON THE DRAWINGS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES TO THE PROPER SUPERVISING AUTHORITY ALONG WITH POSSIBLE ALTERNATIVE METHODS OF PERFORMING THE WORK.
2. CONTRACTORS SHALL FURNISH ALL NECESSARY SHORING AND SUPPORTS SO AS NOT TO DAMAGE EXISTING CONSTRUCTION, UTILITIES, MECHANICAL EQUIPMENT, ETC., DURING EXECUTION OF HIS WORK.
3. ALL CONTRACTORS SHALL SUBMIT COMPLETE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. TYPICAL ALL TRADES.

DEMOLITION NOTES:

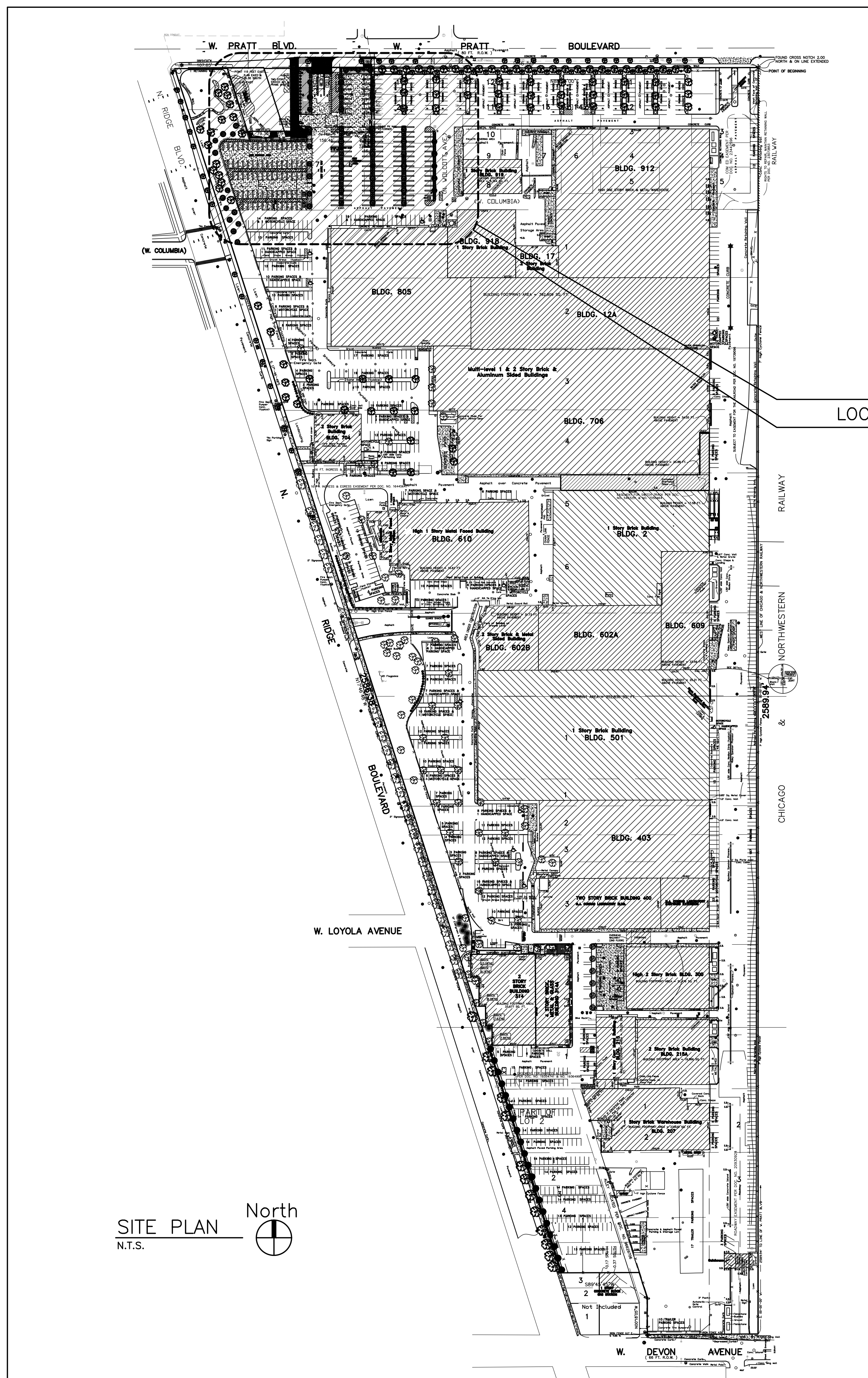
- * AFTER DEMOLITION OF INTERIOR PARTITIONS, FLOORS AND CEILING, ALL INTERIOR SLAB ELEVATIONS AND REMAINING WALL DIMENSIONS TO BE TAKEN AND COMMUNICATED TO ARCHITECT FOR POSSIBLE CHANGES IN DETAIL.
1. ALL REMAINING SURFACES AFTER DEMOLITION ARE TO BE LEFT STRAIGHT AND TRUE TYPICAL.
 2. ALL ITEMS MARKED FOR DEMOLITION, ARE TO BE REMOVED AND HAULED OFF SITE.
 3. ALL ITEMS TO REMAIN, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 4. ALL ITEMS SHOWN DASHED OR CALLED FOR REMOVAL, ARE TO BE REMOVED COMPLETELY. PATCH AND REPAIR ELEMENTS AS PART OF NEW CONSTRUCTION.
 5. CONTRACTOR TO PROVIDE SUPPORTS AND PROTECTIONS IN ALL AREAS OF WORK DURING CONSTRUCTION.

NOTE: OWNER TO EXECUTE HAZARDOUS MATERIAL REMOVAL PRIOR TO THE START OF DEMOLITION. A.C.A. IS NOT RESPONSIBLE FOR IDENTIFICATION, ENCAPSULATION, OR REMOVAL OF ALL HAZARDOUS MATERIAL.

DRAWING INDEX

TITLE
T-1.0 TITLE SHEET, NOTES AND SITE PLAN
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L-1.1 PARTIAL ENLARGE LANDSCAPING PLAN SHOWING NEW WORK
ST-0.0 PARTIAL LANDSCAPING PLAN SHOWING DEMOLITION WORK
ST-0.1 PARTIAL SITE DEVELOPMENT PLAN SHOWING NEW WORK
ST-0.2 ENLARGE SITE DEVELOPMENT PLAN SHOWING NEW WORK

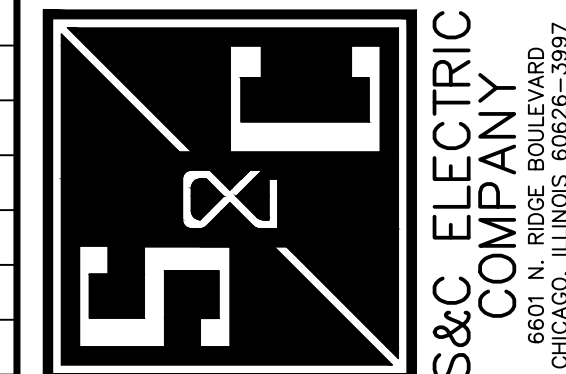
ARCHITECTURAL



SITE PLAN
N.T.S.



ENERGY CONSERVATION CODE STATEMENT OF NON-COMPLIANCE
I CERTIFY THAT I AM THE REGISTERED DESIGN PROFESSIONAL FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR:
NEW INTERIOR REMODELING
S&C ELECTRIC COMPANY
6601 N. RIDGE BLVD.
CHICAGO, IL 60626
DO NOT NEED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION, OF MUNICIPAL CODE OF CHICAGO
THE PROJECT NEED NOT TO COMPLY BECAUSE:
NO BUILDING
SIGNED: GEORGE F. KOLARAKIS
DATE: 11-01-20
(ARCH., S.E., or P.E.)
ILLINOIS LICENSE NUMBER:



ARCHITECTS, ENGINEERS LTD.
A.C.A.
6601 N. RIDGE BOULEVARD
CHICAGO, ILLINOIS 60626-3997

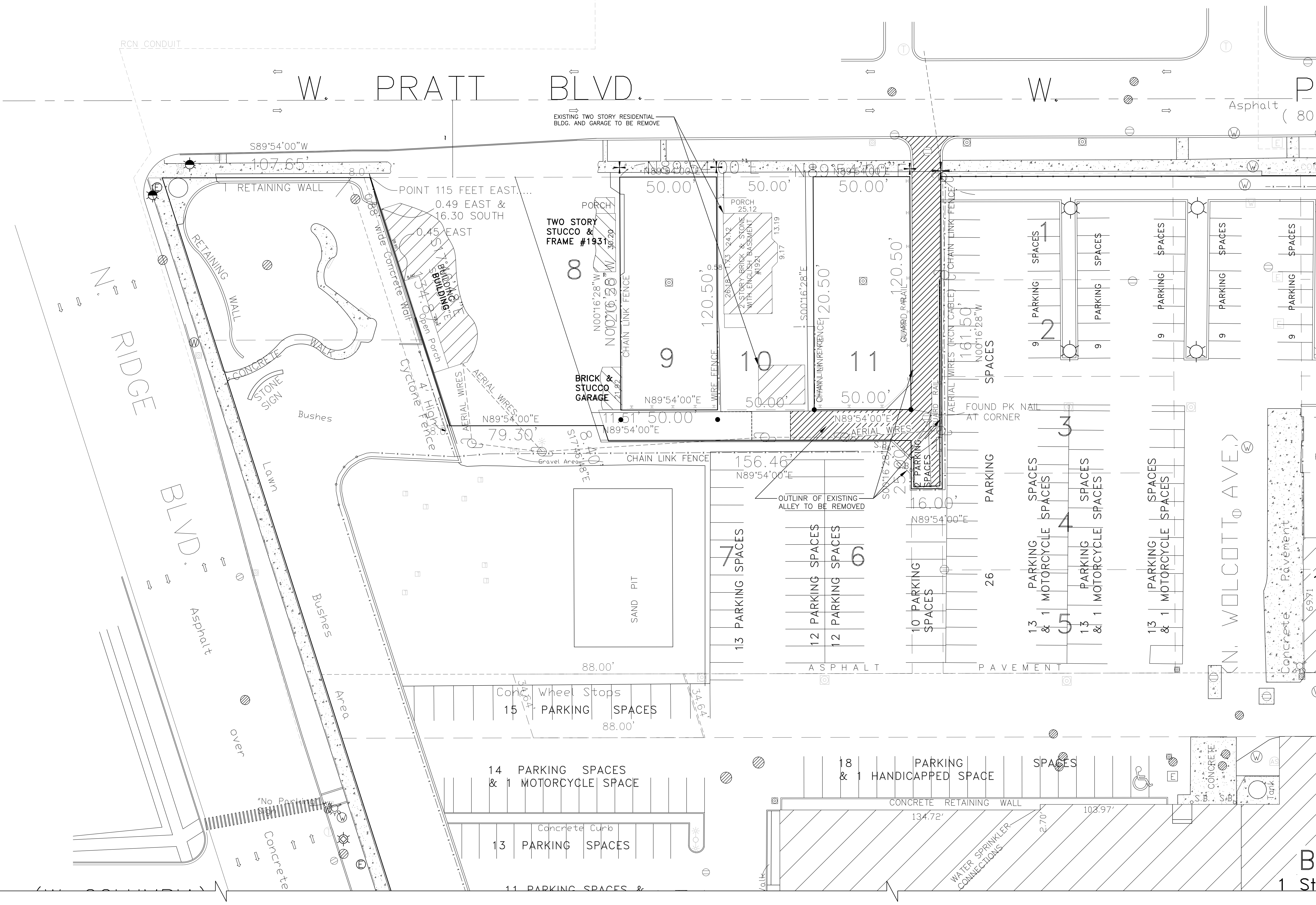
CERTIFICATION AND SEAL
USE ONLY IF THE ARCHITECT'S PROFESSIONAL SEAL AND SIGNATURE ARE PRESENT ON THIS DRAWING UNDER THE JURISDICTION OF THE STATE OF ILLINOIS. THIS DRAWING IS AS SHOWN BY MY HAND AND SEAL.
DRAWING NO. 03-27-2023

NO.	DATE	BY	REVISIONS
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2	03-07-23		PRELIMINARY

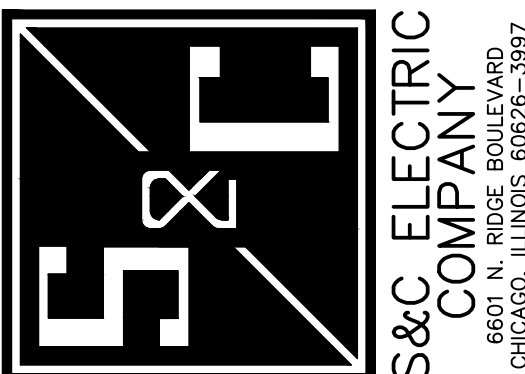
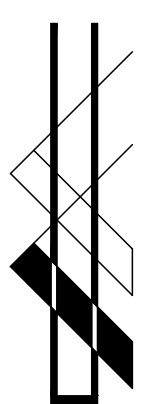
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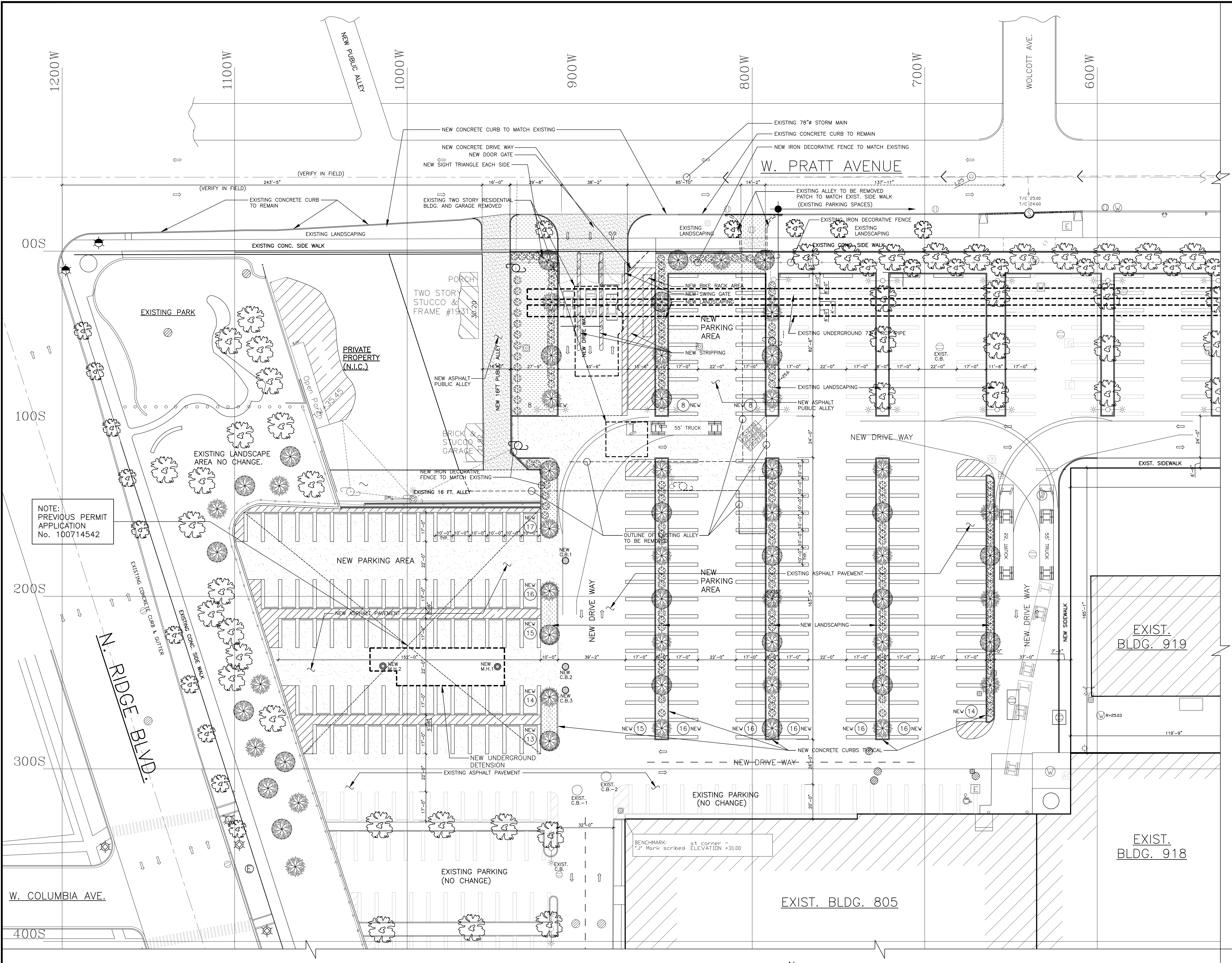
PARTIAL SITE DEVELOPMENT PLAN
S&C ELECTRIC COMPANY
6601 N. RIDGE BOULEVARD
CHICAGO, ILLINOIS 60626-3997
DRAWING TITLE
TITLE SHEET, NOTES AND SITE PLAN
DATE: 03-27-2023
DRAWN BY:
REVIEWED BY:
G.E.K.

DRAWING NO.
T-1.0



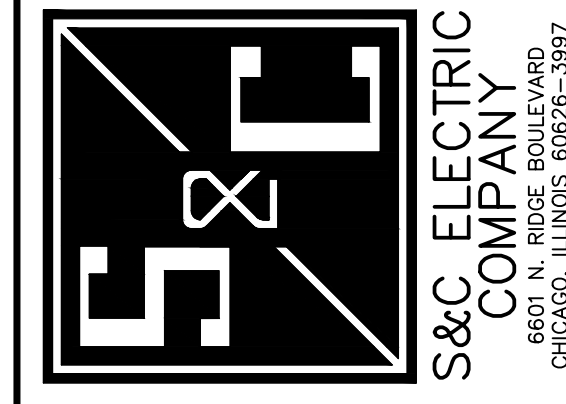
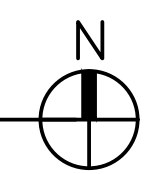
PARTIAL SITE PLAN SHOWING DEMOLITION WORK
 SCALE: 1" = 20'-0"

 S&C ELECTRIC COMPANY <small>6601 N. RIDGE BOULEVARD CHICAGO, ILLINOIS 60626-3997</small>													
 A.C.A. ARCHITECTS, ENGINEERS LTD. <small>801 N. WOLCOTT AVE. STE. 200 CHICAGO, ILLINOIS 60610-4248 E-MAIL: ACADE@A.C.A.E-DESIGN.COM</small>													
CERTIFICATION AND SEAL <small>USE OF THIS SEAL AND SIGNATURE IS LIMITED TO THE PROJECT AND SPECIFICATION FOR WHICH IT WAS ISSUED. ANY OTHER USE OF THIS SEAL OR SIGNATURE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND IS SUBJECT TO THE PENALTIES OF THE CITY OF CHICAGO AS ENFORCED BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS.</small>													
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> <tr> <td>03-27-23</td> <td></td> <td></td> <td>PRELIMINARY</td> </tr> <tr> <td>03-07-24</td> <td></td> <td></td> <td>PRELIMINARY</td> </tr> </table>		NO.	DATE	BY	REVISIONS	03-27-23			PRELIMINARY	03-07-24			PRELIMINARY
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SCALE: 1" = 1'-0" SCALE: 1/2" = 1'-0" SCALE: 1/4" = 1'-0" SCALE: 1/8" = 1'-0"													
PARTIAL SITE DEVELOPMENT PLAN S&C ELECTRIC COMPANY <small>6601 N. RIDGE BOULEVARD CHICAGO, ILLINOIS 60626-3997</small> DRAWING TITLE PARTIAL LANDSCAPING PLAN SHOWING NEW WORK DRAWN BY: G.E.K. REVIEWED BY: G.E.K. DATE: 03-27-2023													
DRAWING NO. ST-0.0													



NOTE:
PREVIOUS PERMIT
APPLICATION
No. 100714542

PARTIAL SITE DEVELOPMENT PLAN SHOWING NEW WORK
SCALE: 1" = 20'-0"



ACA JOB # 2895
ARCHITECTS, ENGINEERS LTD.
A.C.A.
6601 N. RIDGE BOULEVARD
CHICAGO, ILLINOIS 60626-3997

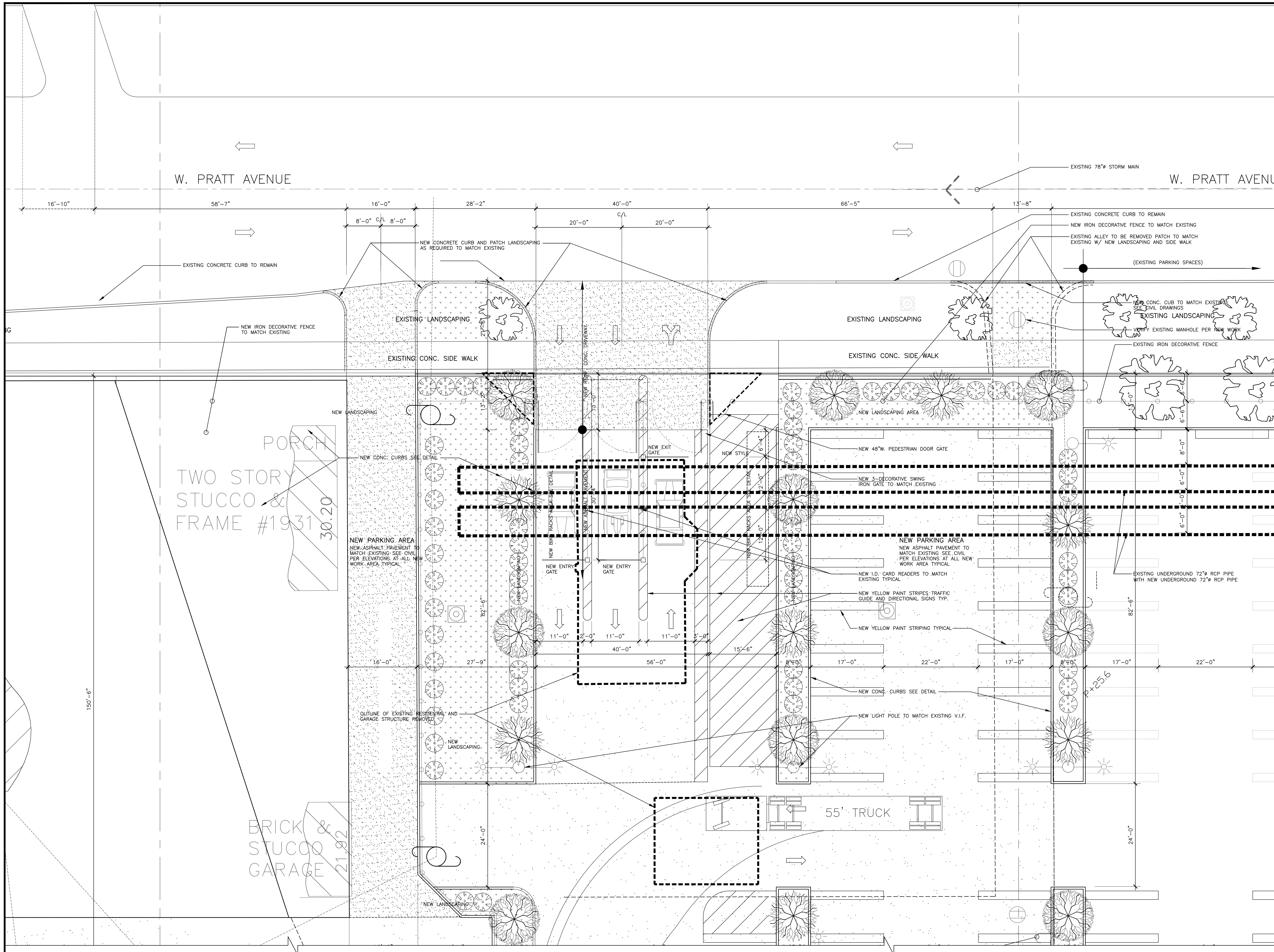
CERTIFICATION AND SEAL
I, THE ENGINEER, HEREBY CERTIFY THAT THE INFORMATION AND DATA SUBMITTED TO ME FOR THE PREPARATION OF THIS PLAN AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AS SHOWN BY MY HANGING SEAL.

NO.	DATE	BY	REVISIONS
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03-07-23			PRELIMINARY

SCALE: 1" = 1'-0"	0" 1" 2" 4"
SCALE: 1/2" = 1'-0"	0" 1" 2" 4"
SCALE: 1/4" = 1'-0"	0" 2" 4" 8"
SCALE: 1/8" = 1'-0"	0" 4" 8" 16"

PARTIAL SITE DEVELOPMENT PLAN	
S&C ELECTRIC COMPANY 6601 N. RIDGE BOULEVARD CHICAGO, ILLINOIS 60626-3997	
DRAWING TITLE PARTIAL SITE DEVELOPMENT PLAN SHOWING NEW WORK	
DATE: 03-27-2023	REVIEWED BY: G.E.K.

DRAWING NO.
ST-0.1



W. PRATT AVENUE

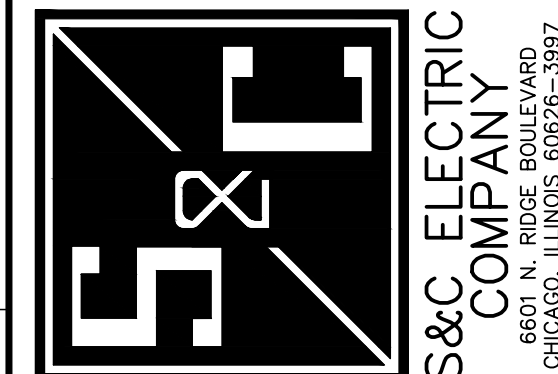
W. PRATT AVENUE

TWO STORY
STUCCO &
FRAME #1931

BRICK &
STUCCO
GARAGE

ENLARGE PARTIAL SITE DEVELOPMENT PLAN SHOWING NEW WORK

SCALE: 1/8" = 1'-0"



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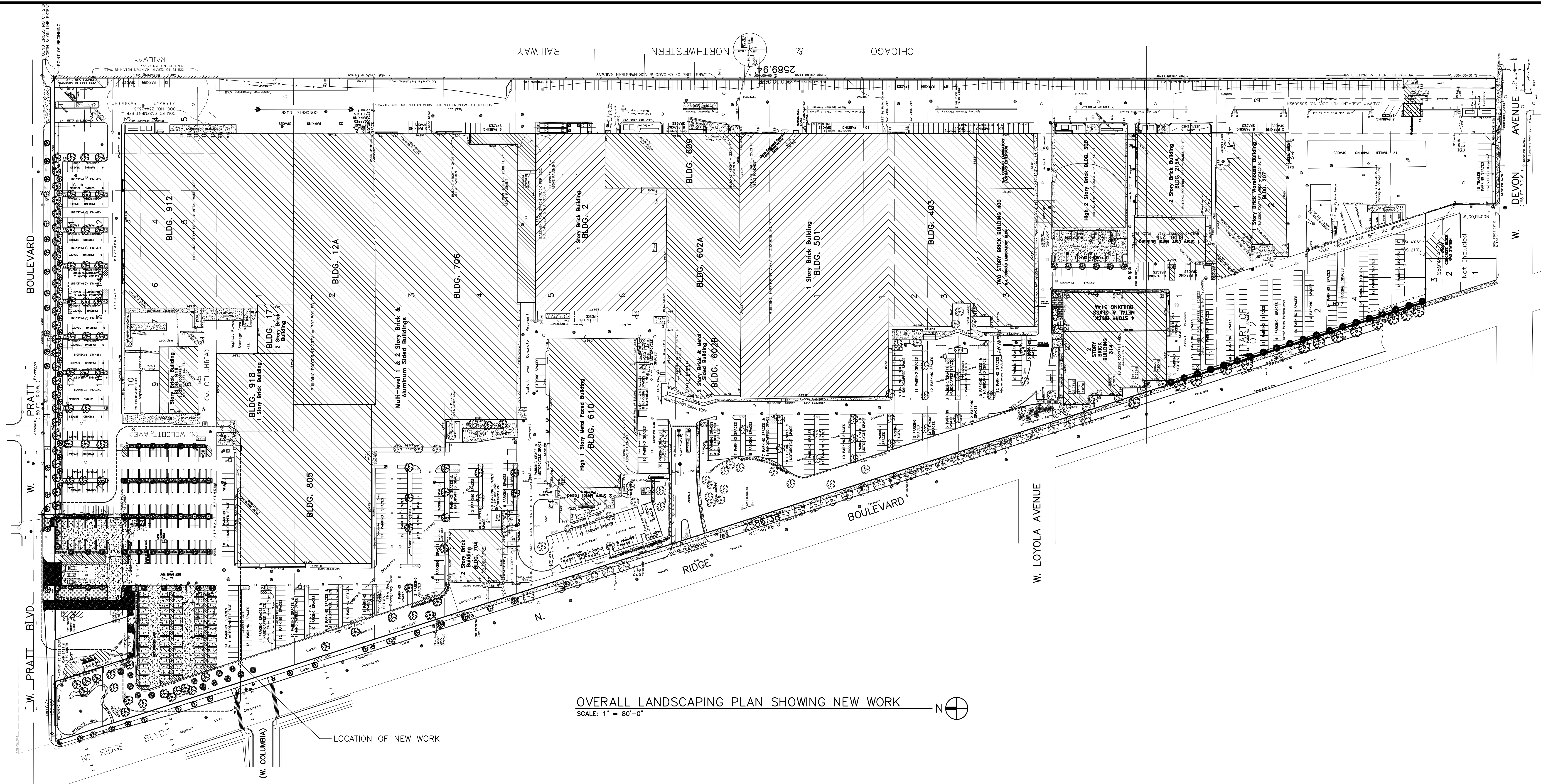
CERTIFICATION AND SEAL
THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AS DOWNSIGNED BY MY HAND AND SEAL.

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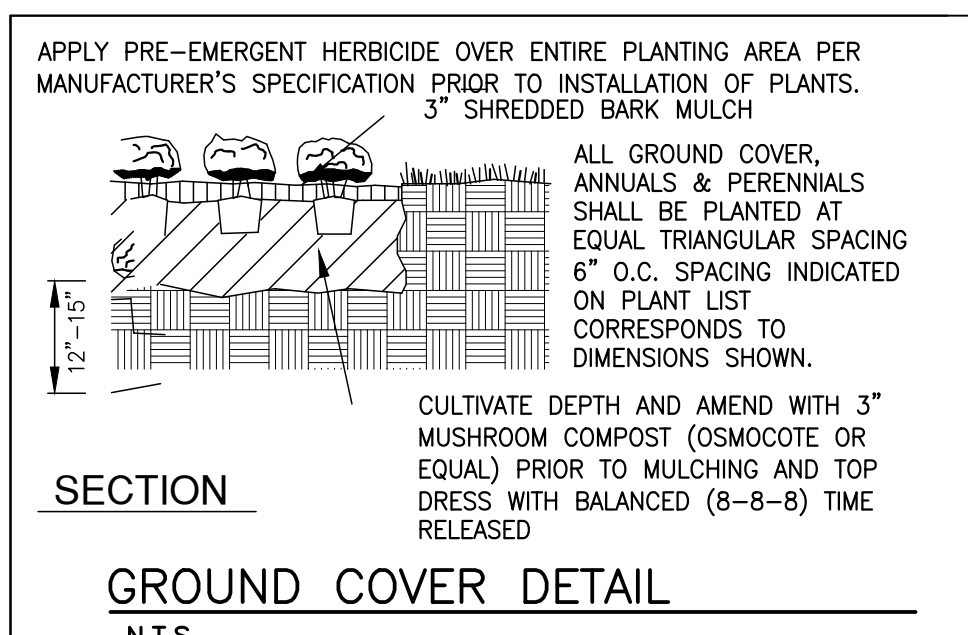
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PARTIAL SITE DEVELOPMENT PLAN
S&C ELECTRIC COMPANY
6601 N. RIDGE BOULEVARD
CHICAGO, ILLINOIS 60626-3997
DRAWING TITLE
PARTIAL LANDSCAPING PLAN
SHOWING NEW WORK
DATE: 03-27-2023
DRAWN BY:
REVIEWED BY: G.E.K.

DRAWING NO.
ST-0.2



OVERALL LANDSCAPING PLAN SHOWING NEW WORK
SCALE: 1" = 80'-0"



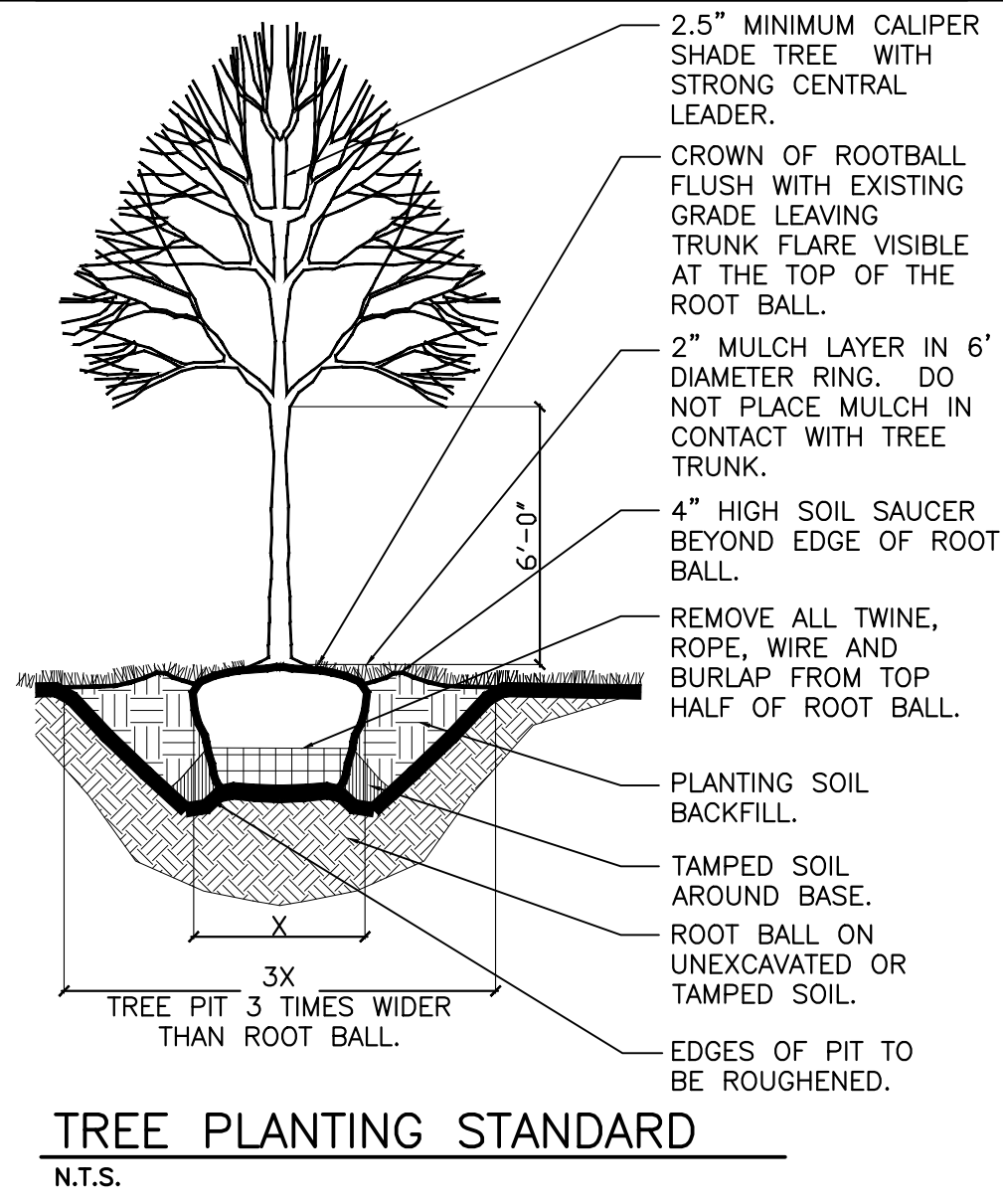
GROUND COVER DETAIL
N.T.S.

NEW SPRINKLER SYSTEM NOTE TYPICAL

NEW UNDERGROUND LANDSCAPE SPRINKLER SYSTEM, SHALL BE INSTALLED. PROVIDE CONCEALED "POP-UP" DIRECTIONAL SPRINKLER HEADS, AT MAX. 4'-10" O.C. CONTRACTOR SHALL SUBMIT SPRINKLER SPECIFICATION AND LAYOUT, PRIOR TO EXECUTION OF WORK, TO ARCHITECT'S / ENGINEER'S OFFICE FOR REVIEW AND COMMENTING. CONTRACTOR TO FURNISH SHOP DRAWINGS AND PROVIDE COMPLETE LANDSCAPING SPRINKLER SYSTEM TO ENTIRE SITE. SYSTEM MUST COMPLY WITH ALL NATIONAL, STATE AND ALL LOCAL CODES AND ORDINANCES WHICH PERTAIN TO PARTICULAR SYSTEM. PROVIDE DOUBLE CHECK-VALVE, AND TIMER SYSTEM, FOR UNMANNED OPERATION. LANDSCAPE IRRIGATION INSTALLATION CONTRACTOR SHALL SECURE ANY / ALL REQUIRED CITY PERMITS, APPROVED MANUFACTURERS OF SYSTEM, SHALL INCLUDE: "HUNTER", "RAIN BIRD SPRINKLER", "REMOTE CONTROL TECHNOLOGY", AND "WEATHERMATIC".

8'-0" HIGH IRON FENCE
N.T.S.

NEW DECORATIVE IRON FENCE TO MATCH EXISTING



TREE PLANTING STANDARD
N.T.S.

ALL THE BUILDINGS SHOWN ARE USED FOR THE DESIGN, MANUFACTURING AND DISTRIBUTION OF HIGH VOLTAGE ELECTRICAL SYSTEMS AND EQUIPMENT
BY S&C ELECTRIC COMPANY.

NOTE: NO BUILDING IN THIS CONTRACT.
NO CHANGE IN ALL BUILDING AREA.

NEW SITE AREA CALCULATION:					
EXISTING SITE AREAS:	NET GAIN OR LOSS	NEW SITE AREAS:			
BUILDING	908,476 SURVEY	BUILDING GAIN	+ 0	BUILDING	908,476
		BUILDING LOSS	- 0		
PAVEMENT	888,238 SURVEY	PAVEMENT GAIN	+19,284	PAVEMENT	907,522
		PAVEMENT LOSS	- 0		
LANDSCAPE	170,806 SURVEY	LANDSCAPE GAIN	+ 0	LANDSCAPE	151,522
		LANDSCAPE LOSS	-19284		
MISCELLANEOUS	3,152	MISCELLANEOUS	± 0	MISCELLANEOUS	3,152
TOTAL	1,970,672	TOTAL	± 0	TOTAL	1,970,672

NEW SITE PARKING CALCULATION:					
EXISTING LAYOUT PARKING:	NET GAIN OR LOSS	NEW LAYOUT PARKING:			
PARKING STALLS.	1,278	PARKING GAIN	102	PARKING STALLS.	1,376
		PARKING LOSS	-4		
ELECTRIC PARKING	5	ELECTRIC PARKING	0	ELECTRIC PARKING	5
ADA PARKING STALLS.	21	ADA PARKING GAIN	0	ADA PARKING STALLS.	21
MOTORCYCLE.	16	MOTORCYCLE	+0	MOTORCYCLE.	16
TRAILER.	27	TRAILER	+0	TRAILER.	27
TOTAL PARKING	1,347	TOTAL	+98	TOTAL PARKING	1,445

ACA JOB # 2995

S&C
S&C ELECTRIC COMPANY
6601 N. RIDGE BOULEVARD
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CERTIFICATION AND SEAL
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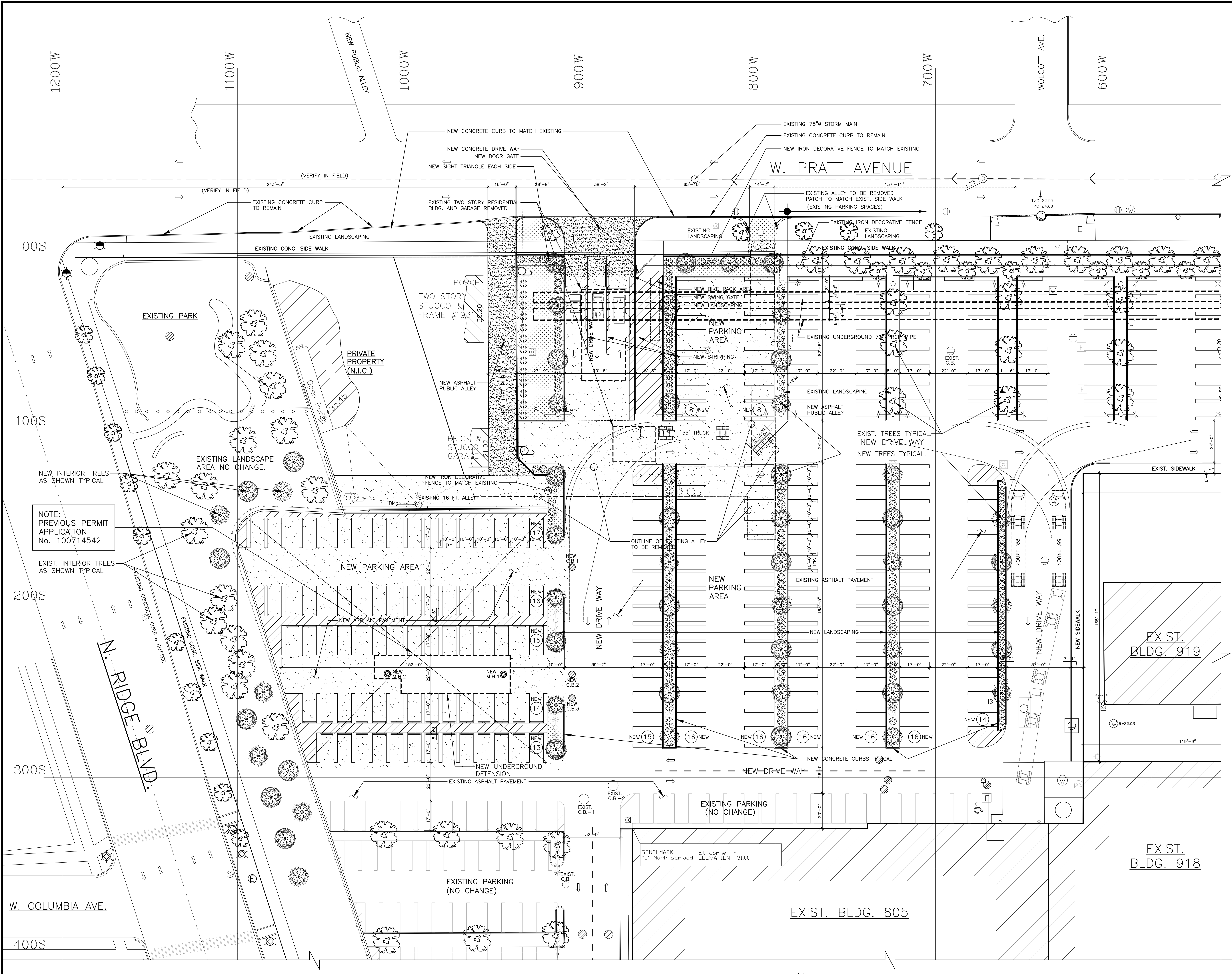
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CHECKED BY: PRELIMINARY
NO. DATE BY REVISIONS

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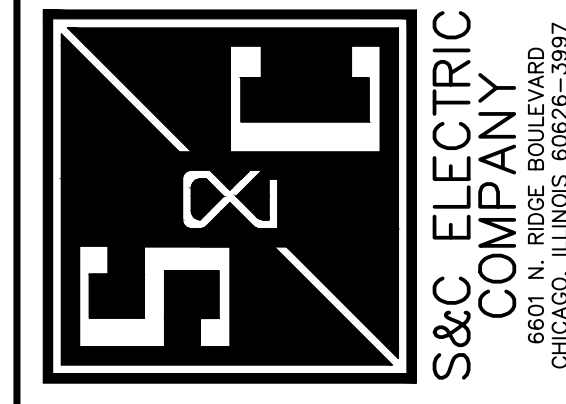
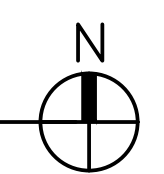
PARTIAL SITE DEVELOPMENT PLAN
S&C ELECTRIC COMPANY
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CHICAGO, ILLINOIS 60626-3997
DRAWING TITLE
**PARTIAL LANDSCAPING PLAN
SHOWING NEW WORK**

DATE: 03-27-2023
DRAWN BY: G.E.K.
REVIEWED BY:

DRAWING NO. **L-1.0**



PARTIAL LANDSCAPING PLAN SHOWING NEW WORK
SCALE: 1" = 20'-0"



ACA JOB # 2895
S&C ELECTRIC COMPANY
 ARCHITECTS, ENGINEERS LTD.
 6601 N. RIDGE BOULEVARD
 CHICAGO, ILLINOIS 60626-3997

CERTIFICATION AND SEAL
 I, **A.C.A.**, ARCHITECT, ENGINEER, AND LANDSCAPE ARCHITECT, AMERICAN INDEPENDENT PROFESSIONAL ENGINEERS AND ARCHITECTS ASSOCIATION OF ILLINOIS, CHICAGO, ILLINOIS, LICENSE NO. 03-07-23, REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT, AS SHOWN BY MY HAND AND SEAL.

NO.	DATE	BY	REVISIONS
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03-07-23			PRELIMINARY

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PARTIAL SITE DEVELOPMENT PLAN
S&C ELECTRIC COMPANY
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 DRAWING TITLE
**PARTIAL LANDSCAPING PLAN
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 DRAWN BY: G.E.K.
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