

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
		Agenda Item Title/Address:		COA: 100-106 S Riverside Ave	
		Proposal:		Exterior Renovation	
		Petitioner:		Conrad Hurst	
		Please check appropriate box (x)			
		PUBLIC HEARING		MEETING 2/6/19	X
AGENDA ITEM CATEGORY:					
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)			Façade Improvement Plan	
	Preliminary Review			Landmark/District Designation	
	Discussion Item			Commission Business	
ATTACHMENTS:					
COA Application					
Plat of Survey					
Design Plans					
Façade Renderings					
EXECUTIVE SUMMARY:					
<p>Proposed is exterior façade renovation to the old Chord on Blues building located at 100-106 S. Riverside Ave.</p> <p>Work includes:</p> <ol style="list-style-type: none"> 1. New windows and doors 2. Repair and paint Masonry 3. New ornamental metal 4. New light fixtures 					
RECOMMENDATION / SUGGESTED ACTION:					
Provide feedback and recommendations on approval of the COA.					

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: 19 - 29481 Date Submitted: 1/24/19 COA # -- Admin. Approval:

APPLICATION INFORMATION

Address of Property: 1003106 S. RIVERSIDE AVE

Use of Property: ☒ Commercial, business name: FLAGSHIP ON THE FOX 3 TRD

☐ Residential ☐ Other:

Project Type:

☒ Exterior Alteration/Repair

☒ Windows

☒ Doors

☒ Siding - Type: METAL PANEL

☒ Masonry Repair

☒ Other: OH DOORS/PAINT

☐ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other:

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other:

☐ Relocation of Building

Description:

PLEASE SEE DRAWINGS FOR DETAILED SCOPE & DESIGN
OF PROPOSED FACADE IMPROVEMENTS: ADD/REPLACE
STOREFRONT/OH DOORS, SIDING, PAINT, LIGHTING, REPAIR/RESTORE EXISTING

Applicant Information:

Name (print): STC RIVERSIDE, LLC

Address: 4N316 RT 31 ST. CHARLES, IL 60174

Phone: (630) 461-7075

Email: CONRAD@FRONTIERDEVELOPMENTGROUP.COM

Applicant is (check all that apply):

☒ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print):

Address:

Signature:

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature:

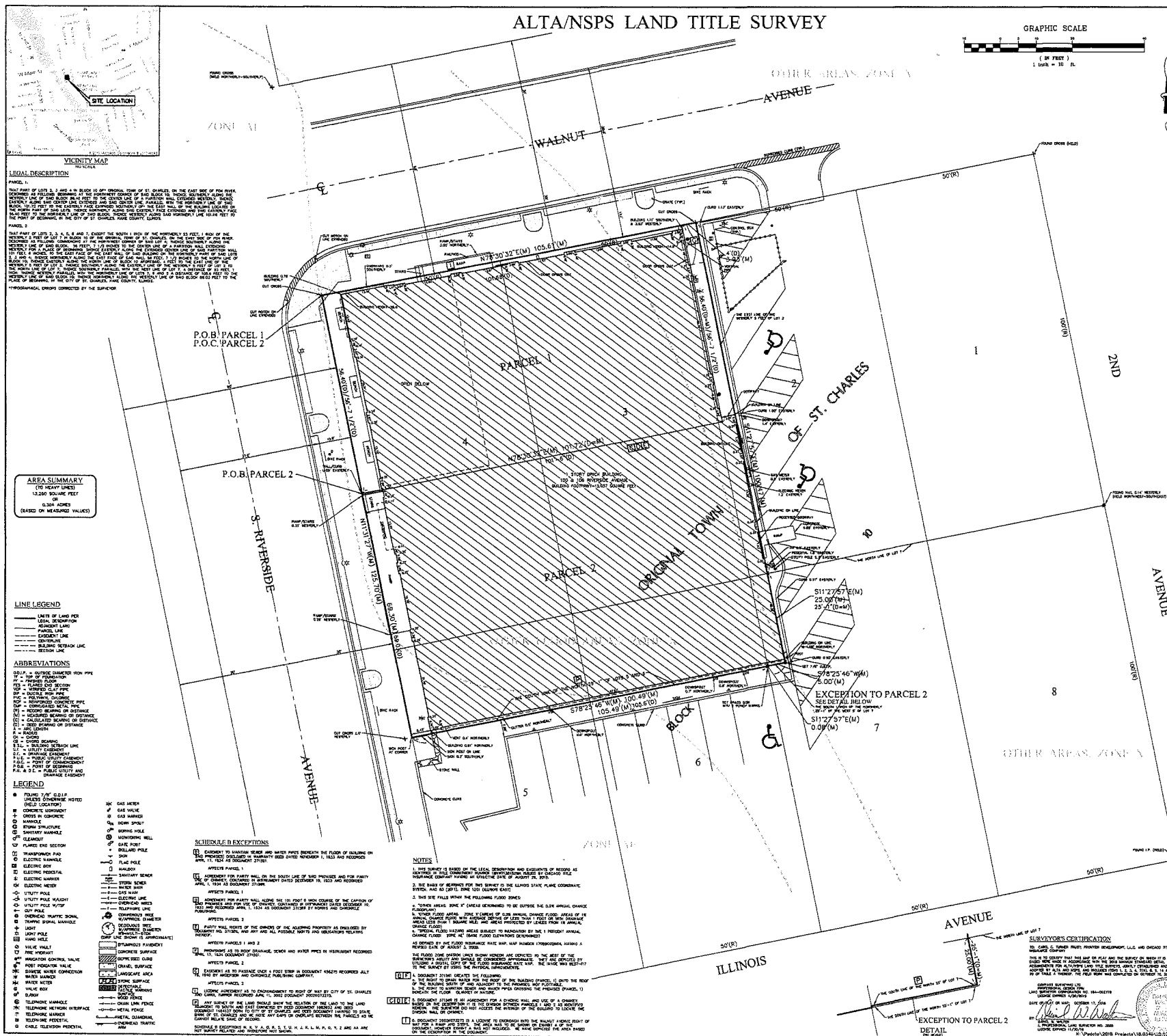
Date: 1.23.19

GRAPHIC SCALE

(IN FEET)



Know what's below.
Call before you dig.



PROJECT
100 & 106 RIVERSIDE AVENUE
St. Charles, Illinois

CLIENT
LAW OFFICE OF PAUL MITCHELL
510 W. Van Buren

COMPASS
SURVEYING LTD.

ALTA. SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING
2511 CORDER WOODS PARKWAY, STE. 100
CALGARY, ALBERTA, T2C 1P9
PHONE: (403) 240-0100 FAX: (403) 240-0101
E-MAIL: COMPASS@ALTA.SURVEYS.COM

SCALE: 1" = 10'

1 OF 1

PROJ. NO. 18.03-40

1 OF 1

AUTHORITIES

CITY OF ST. CHARLES
BUILDING DEPARTMENT
2 E. MAIN STREET
ST. CHARLES, IL 60174
PHONE: 630-371-4400

APPLICABLE CODES

- 2015 INTERNATIONAL BUILDING CODE IV AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE IV AMENDMENTS
- 2015 FUEL GAS CODE IV AMENDMENTS
- 2014 NATIONAL ELECTRIC CODE, NFPA NO. 70, IV AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE IV AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE IV AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 1997 ILLINOIS ACCESSIBILITY CODE
- NFPA LIFE SAFETY CODE 101

BUILDING DATA

CONSTRUCTION TYPE CLASSIFICATION:
TYPE 5B - NON-COMBUSTIBLE, SPRINKLED

CODE ANALYSIS

OCCUPANCY CLASSIFICATION:

TENANT SPACE: USE GROUP A-2

GENERAL BUILDING LIMITATIONS:

MAXIMUM BUILDING HEIGHT PERMITTED: EXISTING
MAXIMUM AREA PERMITTED: EXISTING

GROSS LEASE AREA SPACE: 12116 S.F.

FIRE PROTECTION SYSTEMS:

EXISTING FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND AS
REQUIRED BY CODE AND NFPA IS
TENANT AREA/OCCUPANT LOAD: (IBC TABLE 1004.1.1)

EGRESS CALCULATION: (IBC)

NORTH TENANT:
GROSS AREA: 6486 S.F. TOTAL = 273 OCCUPANTS*
SEATING- 4000 S.F. (EST.) / 15 = 266
KITCHEN- 1486 S.F. (EST.) / 200 = 7

*ACTUAL TENANT LAYOUT TO BE PROVIDED BY TENANT BUILD-OUT
PLANS TO BE PROVIDED BY OTHERS.

MAXIMUM LENGTH OF EGRESS ALLOWED: 500 FEET (TABLE 1016.1)
CALCULATED ACTUAL EGRESS (FURTHEST POINT): 281' (ACTUAL EXITING BY TENANT)

SOUTH TENANT:
GROSS AREA: 5632 S.F. TOTAL = 375 OCCUPANTS*
BAR/SEATING- 5632 S.F. (EST.) / 15 = 375

*ACTUAL TENANT LAYOUT TO BE PROVIDED BY TENANT BUILD-OUT
PLANS TO BE PROVIDED BY OTHERS.

MAXIMUM LENGTH OF EGRESS ALLOWED: 500 FEET (TABLE 1016.1)
CALCULATED ACTUAL EGRESS (FURTHEST POINT): 281'

EGRESS UNITS REQUIRED: 2
EGRESS UNITS PROVIDED: 2
(1 DOOR AT 36' @ FRONT)
(1 DOOR AT 36' @ REAR)

LOCKS AND LATCHES (IBC SECTION) ALL MEANS OF EGRESS
DOORS SHALL BE READILY OPERABLE FROM THE SIDE WHICH
EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL
KNOWLEDGE OR EFFORT.

106 S. RIVERSIDE

EXTERIOR IMPROVEMENTS

106 S. RIVERSIDE AVE.,
ST. CHARLES, IL 60174

CONTACT INFORMATION

GENERAL CONTRACTOR:

CONRAD HURST
FRONTIER DEVELOPMENT, LLC
PHONE: 630-461-1075
conrad@frontierdevelopmentgroup.com

STRUCTURAL ENGINEER:

MICHAEL J. WILBUR, SE
JOHNSON WILBUR ADAMS, INC.
330 S. NAPERVILLE ROAD
SUITE 200
NHEATON, IL 60181
PHONE: 630-653-4060
mwilbur@jwa.com



Expires 11/30/2020

ARCHITECT:

BATR ARCHITECTURE
1121 E. MAIN STREET
SUITE #220
ST. CHARLES, IL 60174
PHONE: 630-513-5104
FAX: 630-513-5114

ILLINOIS REGISTERED ARCHITECT
NO. 001-018643 EXPIRES: 11-30-2020
ILLINOIS DEPARTMENT OF
PROFESSIONAL REGULATION FIRM
NUMBER: 184-00425

MECHANICAL ENGINEER:

MANUEL HERNANDEZ, P.E.
M&H ENGINEERING
401 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60005
PHONE: 713-314-1814
mhernandez@mghengineering.com

ELECTRICAL ENGINEER:

BRIAN KACZOR, P.E.
K-ZOR ELECTRIC, INC.
21810 S. CENTER AVE.
NEW LENOX, IL 60451
PHONE: 815-315-4301
FAX: 815-463-0202
brank@k-zorelectric.com



PROJECT SITE



LOCATION MAP

SCALE: N.T.S.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING
COMPLETE SETS OF THESE PLANS AND PROJECT
SPECIFICATIONS TO ALL SUB CONTRACTORS INVOLVED IN
THIS PROJECT. A COMPLETE COPY OF THESE PLANS AND
PROJECT SPECIFICATIONS SHALL BE IN THE POSSESSION OF
THE CONTRACTOR AND ALL SUB CONTRACTORS ON THE
PROJECT AT ALL TIMES.

I HEREBY CERTIFY THAT THE PLANS WITH THE FIRMS NAME LISTED BELOW WERE PREPARED UNDER
MY DIRECT SUPERVISION.
DATED AT ST. CHARLES, ILLINOIS THIS 22ND DAY OF JANUARY, 2014

PAULA A. PRICE, BATR ARCHITECTURE, LTD.
ILLINOIS REGISTERED ARCHITECT NO. 001-018643 EXP. DATE: 11-30-2020
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-00425



CONSTRUCTION PHASE NOTE

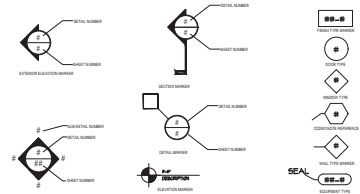
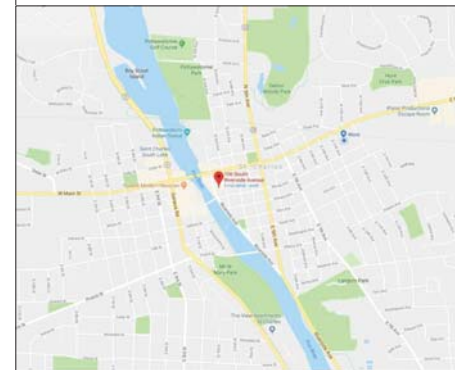
ARCHITECT'S DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. BATR WILLS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE. ALTHOUGH ANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE ARCHITECT'S INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIM AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. BATR IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN WITHOUT THE KNOWLEDGE OF THE ARCHITECT DUE TO CONDITIONS OR CIRCUMSTANCES ANTICIPATED OR NOT BEYOND THE ARCHITECT'S CONTROL.

CRITICAL PLUMBING NOTE

THE RELATIONSHIP BETWEEN FLOOR SINKS AND NEW WALLS IS CRITICAL TO THE FINAL FIXTURE / EQUIPMENT LAYOUT. FLOOR SINKS AS SHOWN ON THE PLUMBING PLANS ARE DIMENSIONALLY LOCATED OFF OF NEW PARTITIONS, AND THEREFORE THE CONTRACTOR MUST COMPLETE FLOOR LAYOUT ON SLAB PRIOR TO FINAL LOCATION OF FLOOR SINKS FOR ACCURATE FINAL PLACEMENT.

VICINITY MAP



PROJECT:
18073

106 S. RIVERSIDE
EXTERIOR IMPROVEMENTS

106 S. RIVERSIDE AVE., ST. CHARLES, IL 60174

BATR
BATR ARCHITECTURE, LTD.
1121 E. MAIN STREET, SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5104
WWW.BATRARCH.COM

COVER SHEET

ISSUED:
01-22-14
ISSUED FOR PERMIT

18 COPYRIGHT 2013
BATR ARCHITECTURE, LTD.

SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

A001

GENERAL PROJECT NOTES

1. DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECT'S BASIC SERVICES. IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. BATHR ARCHITECTURE AVAILS ITSELF TO THE CLIENT, CONTRACTOR AND OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS.
2. ALL CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL COMPLY WITH THE REQUIREMENTS FOR INSURANCE, BONDS AND LICENSES AS OUTLINED IN THE LATEST EDITION OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. AIA 201, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL MEET THE CRITERIA FOR SUCH REQUIREMENTS.
3. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING, DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITING OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FURNISHED TO THE PROJECT MANAGER.
4. THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.
5. THE TERM "ARCHITECT" OR "DESIGNER" AS USED IN THESE DOCUMENTS REFERS TO BATHR ARCHITECTURE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND FOR THE RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OF PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE DESIGN ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., DURING DEMOLITION AND/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
8. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL, CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
9. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, I.D.N.
11. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
12. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT FACTORATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
13. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER/ TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, PERFORMANCE, AND FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
14. SUBSTITUTIONS FOR ANY SPECIFIED MATERIALS REQUIRE THE WRITTEN APPROVAL FROM THE ARCHITECT / OWNER / TENANT.
15. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE (1) SET OF SHOP DRAWINGS. SHOP DRAWINGS SHOULD INCLUDE DETAILED, FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGNOSTIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHOULD BE CLEARLY INDICATED. BEGIN FABRICATION OF SHOP ITEMS AFTER RECEIVING ARCHITECT'S OR DESIGNER'S APPROVAL, OR OF SHOP DRAWINGS.
16. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATION AT THE TIME OF THE SUBMISSION, NOR SHALL IT RELIEVE HIM (GENERAL CONTRACTOR) FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
18. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR ANY PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
19. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND COMPARING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
20. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER OR TENANT'S CREDIT.
21. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE STATE LABOR DEPARTMENT IN COMPLIANCE WITH CURRENT LABOR CODES.
22. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED.
23. CONTRACTOR SHALL VERIFY ALL BUILDING STANDARDS WITH BUILDING LANDLORD PRIOR TO BEGINNING ANY WORK. HOWEVER, THERE SHALL BE NO DENATIONS WHATSOEVER FROM THE CONTRACTOR DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.
24. UPON NOTIFICATION BY THE GENERAL CONTRACTOR THAT THE WORK IS SUBSTANTIALLY COMPLETE, THE OWNER'S REPRESENTATIVE SHALL PREPARE A PUNCH LIST OF THE PROJECT AND THE GENERAL CONTRACTOR SHALL MAKE GOOD ALL PUNCH LIST ITEMS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO FINAL PAYMENT.
25. WHERE ELECTRICAL, MECHANICAL, AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILING, ETC. IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
26. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS WITH A CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
27. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.
28. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILING AS NECESSARY TO REFURISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.
29. INTERIOR WALLS AND CEILING SHALL BE INSTALLED IN ACCORDANCE TO STATE & LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS. WHEN USED, ALL NOISE BARRIER BATT'S (GOUND INSULATION) AND INSULATION BATT'S SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE COZONE DEPLETING COMPOUNDS.
30. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS FREE.

DRAWING NOTES

1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF FINISH.
2. THE TERM "ALONG" AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
3. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE AT ALL SIMILAR CONDITIONS THROUGHOUT, I.D.N.
4. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, I.D.N.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, I.D.N.
6. 3 DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS, LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

JOB SITE NOTES

1. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL BE LIMITED TO THE EXTERIOR AND THE INTERIOR OF THE BUILDING. THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND WASHROOMS ARE EXCLUDED.
3. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.
4. WHERE EXISTING TENANTS/BUSINESS ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE - EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHALL NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOBS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
7. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE & COUNTY REQUIREMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, OFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEM.
10. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE DONE SO IN ACCORDANCE WITH STATE & LOCAL CODES.

DEMOLITION NOTES

1. THE DEMOLITION PLAN KEYNOTES ARE DIAGRAMMATIC AND GENERAL IN NATURE. THE INTENT IS TO ILLUSTRATE THE COMPLETE DEMOLITION OF THE SPACES INDICATED UNLESS NOTED OTHERWISE. FIELD DIMENSIONS OF EXISTING UTILITIES ARE TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF THE BUILDING AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF RUBBISH SHALL BE DONE IN A LEGAL MANNER.
3. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEM TO BE SALVAGED IMMEDIATELY OF ANY DISCREPANCIES OR CONCERNS THAT MAY ARISE IN THE COURSE OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
5. VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE BACK TO NEAREST JUNCTION BOX OR PANEL AS REQUIRED TO PREVENT PERSONAL INJURY OR DAMAGE TO THE BUILDING. REFER TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONNECTION WITH THE DEMOLITION WORK.
7. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION. PROVIDE REPAIRING OF UTILITIES IN ADJACENT AREAS THAT ARE TO REMAIN UNINTERRUPTED SERVICE. ANY TEMPORARY SUSPENSION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 24 HOURS IN ADVANCE.
8. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
9. DEMOLITION OF EXISTING BUILDING SHALL BE DONE IN A MANNER THAT DOES NOT DAMAGE, INJURE OR OBSTRUCT ADJACENT AREAS. DEMOLITION SHALL BE DONE IN A MANNER THAT DOES NOT DAMAGE, INJURE OR OBSTRUCT ADJACENT AREAS. DEMOLITION SHALL BE DONE IN A MANNER THAT DOES NOT DAMAGE, INJURE OR OBSTRUCT ADJACENT AREAS. DEMOLITION SHALL BE DONE IN A MANNER THAT DOES NOT DAMAGE, INJURE OR OBSTRUCT ADJACENT AREAS.
10. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION. PROVIDE REPAIRING OF UTILITIES IN ADJACENT AREAS THAT ARE TO REMAIN UNINTERRUPTED SERVICE. ANY TEMPORARY SUSPENSION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 24 HOURS IN ADVANCE.
11. EXISTING ELECTRICAL AND TELEPHONE OUTLETS LOCATED ON DEMOLISHED WALLS ARE TO BE REMOVED INCLUDING CONDUIT AND BACK TO JUNCTION BOX. LOCATIONS ARE TO BE PATCHED AND REPAIRED TO BE FLUSH WITH ADJACENT WALL SURFACE.
12. WHERE EXISTING UTILITIES ARE BEING REMOVED OR WHERE EXPOSED PLUMBING PIPES OCCUR, CAP LINES BEHIND FINISHED SURFACES. PATCH AND REPAIR AS REQUIRED.
13. ALL EXISTING CONSTRUCTION WHERE INDICATED INCLUDING ELECTRICAL, TELEPHONE, PLUMBING AND MECHANICAL, DEVICES NOT OTHERWISE INDICATED IN THESE CONSTRUCTION DRAWINGS SHALL BE REMOVED IN A CAREFUL MANNER SO AS NOT TO DAMAGE ADJACENT CONSTRUCTION.
14. NO STRUCTURAL ELEMENTS ARE TO BE REMOVED IN THE COURSE OF WORK, UNLESS NOTED OTHERWISE. PROVIDE DUST BARRIERS AROUND OPENINGS, TO AND FROM THE CONSTRUCTION AREA. PROVIDE ALL MEANS NECESSARY TO INHIBIT DUST FROM ENTERING OTHER PORTIONS OF THE FACILITY. SUBMIT BARRIER LOCATIONS TO THE BUILDING OWNER/MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
15. PROVIDE ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. CEASE OPERATIONS AND NOTIFY THE BUILDING OWNER/MANAGER IMMEDIATELY IF THE STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
16. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. RELOCATE EXISTING AND/OR PROVIDE SMOKE PROTECTORS AND LIFE SAFETY EQUIPMENT FOR ADEQUATE COVERAGE.
17. PROVIDE TEMPORARY NON-COMBUSTIBLE CONSTRUCTION BARRIERS WHERE REQUIRED BY CODE AND THE GOVERNING FIRE AUTHORITY. MINIMUM REQUIREMENTS:
 - a. FULL HEIGHT WALL FROM FLOOR TO CEILING
 - b. STUDS AT 24" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD
18. SURVEY EXISTING FLOORS AND CEILING. MARK ON FLOOR SURFACE THE LOCATION OF ALL BEAMS AND JOISTS. MARK ALL CORE DRILL PENETRATIONS AND RECEIVE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO DRILLING CONCRETE.
19. CUT RUED MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL.
20. ALL CORE DRILLING OR OTHER NOISEY WORK SHALL BE SCHEDULED 48 HOURS IN ADVANCE WITH THE OWNER.
21. APPLY CEMENT BASE FLOOR PATCH AS REQUIRED TO FILL DINGS, NAIL HOLES, CHIPS AND CRACKS.
22. AT FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR COVERING AND PREPARE SUBSTRATE FOR NEW FLOOR COVERING PER SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS. ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTACTING WITH A CONSULTANT OR SPECIALIST LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.
24. IF THE EXISTING BUILDING CONSTRUCTION IS CLASSIFIED AS HIGHLY FLAMMABLE OR PREEXISTING INSULATION IS PRESENT, THEN THE CONTRACTOR, PRIOR TO STARTING ANY WORK, SHALL VERIFY THE CURRENT FIRE RESISTANCE RATING OF THE EXISTING BUILDING ELEMENTS. IF THE EXISTING PREEXISTING INSULATION IS DAMAGED/AFFECTED DURING THE COURSE OF THE WORK, AS DEFINED BY THIS PROJECT SPEC, THEN THE CONTRACTOR SHALL PATCH/REPAIR THE PREEXISTING INSULATION TO A CONDITION THAT SHALL MATCH OR EXCEED THE ORIGINAL FIRE RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENTS.
25. IF ABRASION/ PENETRATION OF FIRE RATED WALLS, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL JOINTS WITH FIRE RATED MATERIAL TO FULL THICKNESS OF THE PENETRATED ELEMENT. ALL PATCHING OF EXISTING WORK TO REPAIR NAIL MATCH FINISH PER SCHEDULE OR WHERE UNDESIRABLE TO MATCH EXISTING FINISHES TO REPAIR, AND SHALL MEET OR EXCEED THE FIRE RATING INDICATED ON FLOOR PLAN AND AS REQUIRED BY THE FIRELEAF FIRE PROTECTOR.
26. COORDINATE EXISTING SPRINKLER AND HEAD LOCATION WITH NEW PLAN. SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT.
27. CONTRACTOR IS RESPONSIBLE FOR BARRIERS DURING DEMOLITION PHASE. PROTECT ALL OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
28. DO NOT PERFORM ANY WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED OR MOISTURE RESISTANT ELEMENTS WITHOUT PRIOR APPROVAL FROM THE OWNER.
29. CONTRACTOR TO RELOCATE AND REUSE EXISTING DOORS AND HARDWARE WHERE POSSIBLE.
30. EXISTING DOORS TO REMAIN IN PLACE.

PARTITION NOTES

1. CONTRACTOR AND OWNER/MANAGER TO REVIEW A REVIEW OF EXISTING CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.
2. CONTRACTOR TO VERIFY THE LOCATION OF ALL PLUMBING PARTITIONS.
3. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION.
4. CONTRACTOR SHALL USE 5/8" METAL STUDS MINIMUM AT ALL PLUMBING WALLS. CONTRACTOR TO VERIFY ACTUAL DEPTH REQUIRED. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER/MANAGER.
5. USE WATER RESISTANT GYPSUM BOARD/FIBER BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TIE IS USED.
6. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, WALLS, AND CEILING SHALL BE TAPED, SANDED SMOOTH TO A LEVEL 4 FINISH, SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL.
7. CONTRACTOR TO MAINTAIN FLOOR LOCATIONS FOR CEILING COVERINGS AND IN-WALL SUPPORT BRACKETS PRIOR TO GYPSUM BOARD FINISHING OF WALLS. ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL ACCESSIBILITY CODES REQUIREMENTS WITHIN CONTRACTOR MATERIAL THICKNESS INCLUDED.
8. PROVIDE AND INSTALL ALL NECESSARY WALL, BACKING, STIFFENERS, BRACING, BACKING WALL PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR BUILT IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR OWNER/MANAGER'S APPROVAL.
9. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLAN. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR OWNER/MANAGER'S APPROVAL.
10. EXACT LOCATION OF FIRE EXTINGUISHER & CABINETS TO BE CONFIRMED WITH OWNER/MANAGER BEFORE INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS & CABINETS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTORS.
11. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.
12. PREPARE ALL FLOOR SURFACES AS REQUIRED TO RECEIVE FINISHES AS NOTED ON FINISH PLAN, ENLARGED FINISH PLANS & FINISH LEGEND.
13. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO EXISTING ACUSTIC ENVELOPE.
14. PATCH AND FILL VARIOUS OPENINGS AT EXISTING GYPSUM BOARD PARTITIONS AND DOWNTS FOLLOWING WITH JOINT COMPOUND. APPLY NEW FINISH TO MATCH EXISTING FINISH AT ADJACENT GYPSUM BOARD SURFACES AND FLEATHER NEW FINISH WITH EXISTING FINISH TO PROVIDE CONSISTENT & CONTINUOUS FINISH.
15. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
16. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED.
17. ALL PLUMBING CLEAN OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEAN OUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO OWNER/MANAGER FOR APPROVAL PRIOR TO INSTALLATION.

GLAZING NOTES

1. ALL GLASS SHALL COMPLY WITH THE REQUIREMENTS OF STATE AND LOCAL CODES AND THE U.S. PRODUCT SAFETY COMMISSION'S SAFETY STANDARDS FOR STRUCTURAL GLAZING MATERIALS.
2. GLASS SHALL BE FINELY SUPPORTED ON ALL FOUR EDGES.
3. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
4. ALL GLAZING WITHIN 36" ARC OF EITHER EDGE OF A DOOR AND WITHIN 60" OF THE FLOOR SHALL BE TEMPERED (SAFETY GLASS).
5. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
6. WHERE ZONTS ARE REQUIRED IN MULTIPLE LIFE SITUATIONS, SUCH IS TO BE PROVIDED U.O.N.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY FIRE DEPARTMENT IS REQUIRED - SCHEDULE TO OCCUR IN ADVANCE.
2. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
3. FIRE SPRINKLER SYSTEMS SHALL MEET STATE & LOCAL FIRE CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING.
4. FIRE SPRINKLER SYSTEMS AND ALL CONTROL VALVES, INCLUDING EXTERIOR SHALL BE SUPERVISED BY A ULL LISTED CENTRAL ALARM STATION OR PER STATE & LOCAL FIRE CODES.
5. ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL AND TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT.
6. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
7. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
8. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY. EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO INSTALLATION.
9. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A, 10-B-C (FOR OFFICE), OR 10-A-B-C (FOR WAREHOUSES) SHALL BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF OF EACH FLOOR.
10. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE & LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
12. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE INSPECTOR.
13. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
14. EXIT SIGNS AND ILLUMINATION SHALL CONFORM TO ALL APPLICABLE BUILDING AND FIRE CODES.
15. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
16. PROVIDE OR NOTIFY AS NEEDED SPRINKLER ALARM AND SMOKE DETECTION SYSTEM PER APPLICABLE CODES INCLUDING, IF NECESSARY, FIRE PULL, STROBE LIGHTS, CONTROL, PANEL, CONNECTIONS, SMOKE DETECTORS, AUDIO VISUAL ALARMS. SUBMIT SHOP DRAWINGS TO THE FIRE MARSHAL FOR APPROVAL.

PROJECT:
18073



106 S. RIVERSIDE
EXTERIOR IMPROVEMENTS

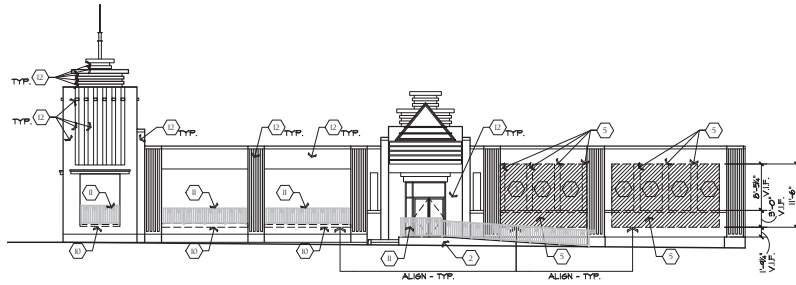
BATHR
BATHR ARCHITECTURE, LTD.
1121 E. MARSHALL STREET, SUITE 200, CHICAGO, IL 60614
TEL: 312.467.1000
WWW.BATHRARCH.COM

GENERAL NOTES

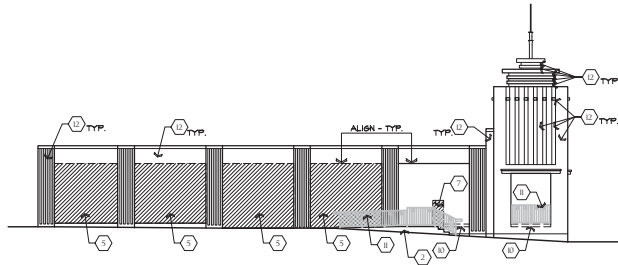
ISSUED:
0-22-A
ISSUED FOR PERMIT

SCALE
1/4" = 1'-0"

A002



1 WEST DEMOLITION ELEVATION
SCALE: 3/32" = 1'-0"



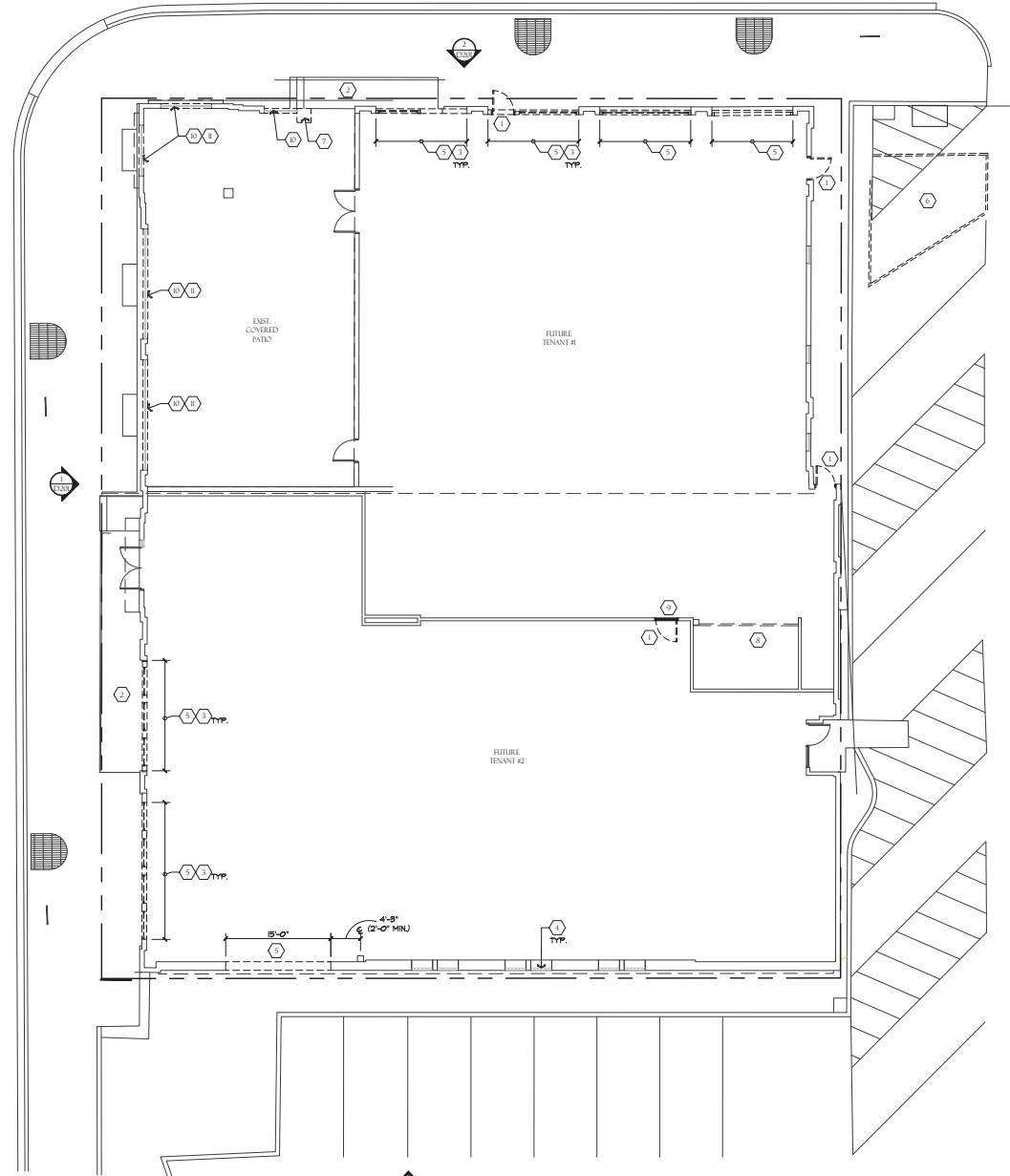
2 NORTH DEMOLITION ELEVATION
SCALE: 3/32" = 1'-0"

DEMOLITION LEGEND

- EXISTING TO REMAIN
- - - EXISTING TO BE REMOVED

DEMOLITION KEY NOTES

- 1 REMOVE/DISCARD EXISTING DOOR & FRAME. SAVE DOOR HARDWARE AND RETURN TO LANDLORD.
- 2 PATCH AND REPAIR CONCRETE AS NECESSARY.
- 3 REMOVE EXISTING WINDOWS. COORDINATE WITH LANDLORD FOR STORAGE OR DISPOSAL.
- 4 EXISTING GLASS BLOCK WINDOWS TO REMAIN.
- 5 REMOVE PORTION OF EXISTING EXTERIOR WALL FOR NEW OVERHEAD DOOR OPENING OR STOREFRONT SYSTEM. SHORE AS REQ'D.
- 6 EXISTING WOOD FENCE ENCLOSURE TO BE REMOVED.
- 7 EXISTING BRICK PIER TO BE REMOVED FOR INSTALLATION OF NEW STOREFRONT SYSTEM.
- 8 REMOVE COOLERS. COORDINATE WITH LANDLORD FOR STORAGE OR DISPOSAL.
- 9 PREPARE FOR WALL INFILL.
- 10 REMOVE EXIST. CONCRETE & LIMESTONE SILLS. REPLACE WITH LIMESTONE SILLS TO MATCH EXISTING.
- 11 CLEAN AND PREPARE EXIST. RAILINGS FOR PAINT.
- 12 CLEAN, REPAIR AND PREPARE EXIST. BRICK FOR PAINT. SEE SHEET A301 FOR PAINT COLORS.



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

PROJECT:
18073



106 S. RIVERSIDE
EXTERIOR IMPROVEMENTS
106 S. RIVERSIDE AVE., ST. CHARLES, IL 60174

BATIR
BATIR ARCHITECTURE LTD.
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174
PH: 618.335.5555
WWW.BATIRARCH.COM

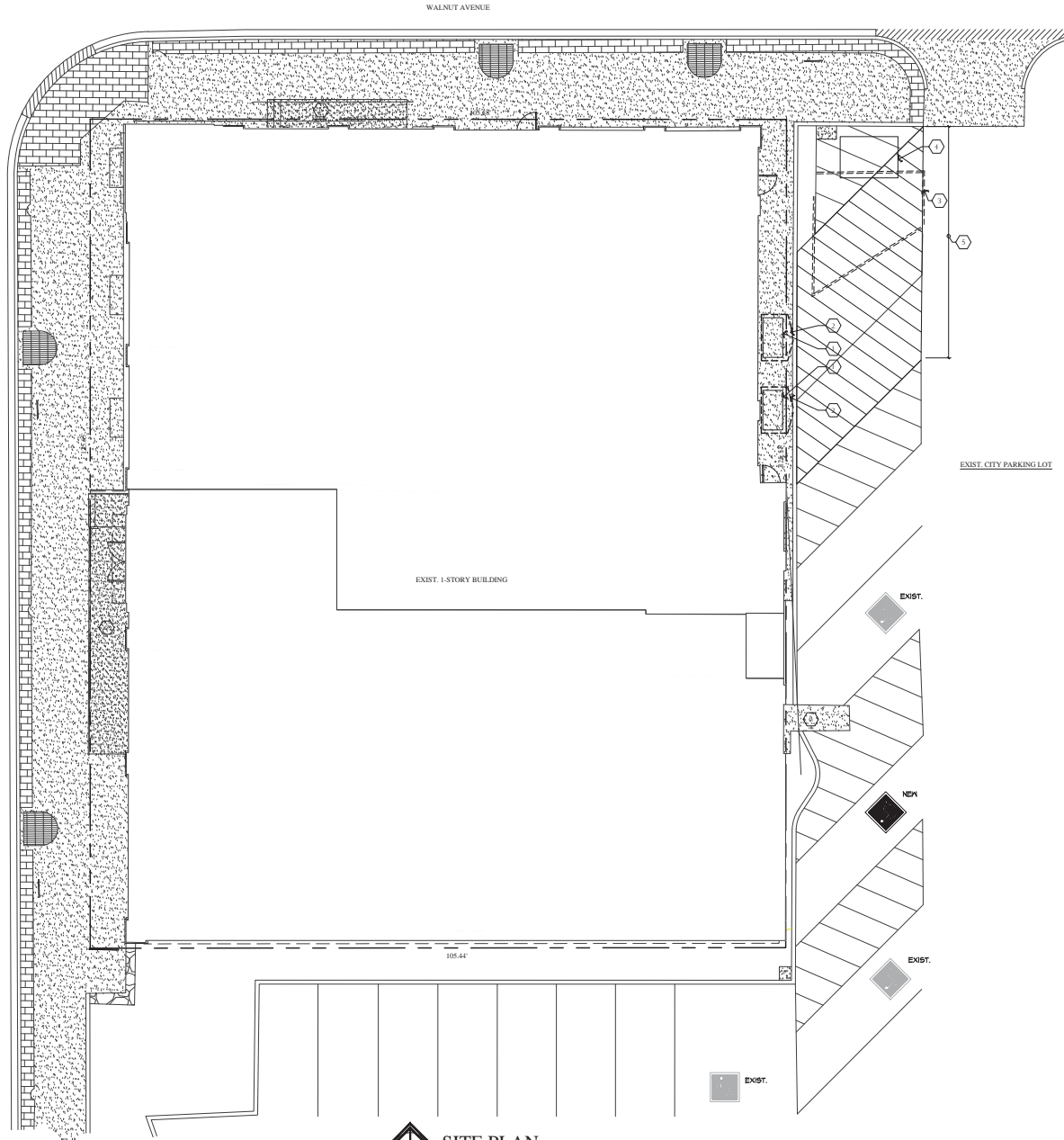
**DEMOLITION PLAN &
ELEVATIONS**

ISSUED:
01-22-18
ISSUED FOR PERMIT

18 COPYRIGHT 2018
BATIR, INC. 001-018641-003

SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

D201

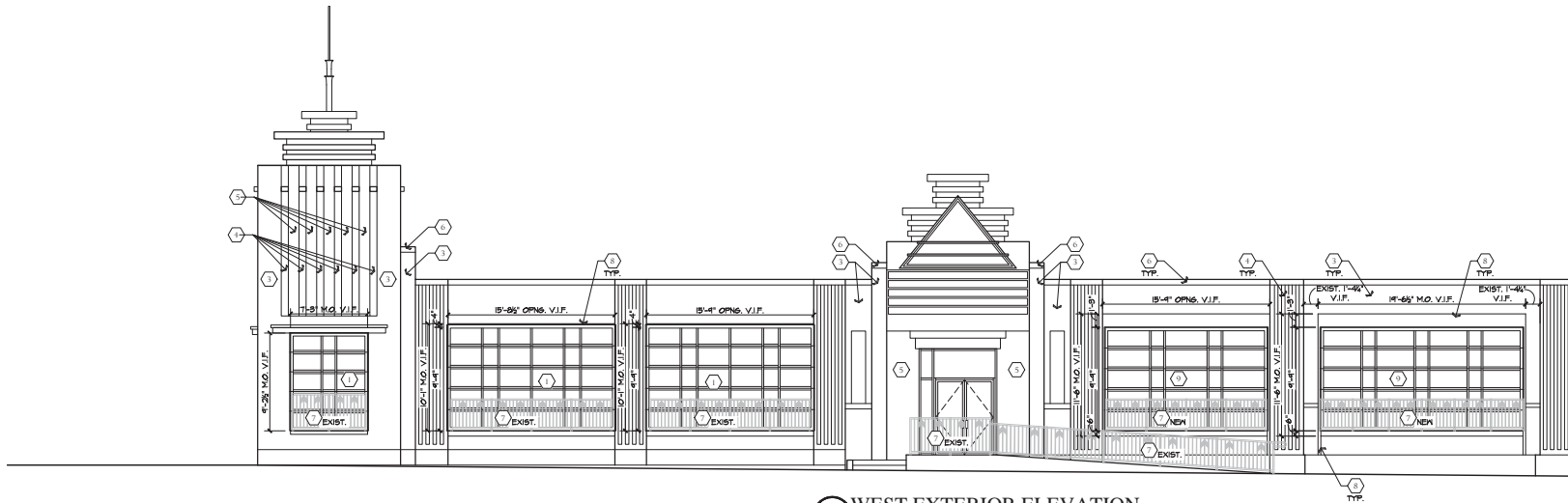


SITE PLAN
 SCALE: 1/8"=1'-0"

- SITE PLAN KEY NOTES:**
- ① NEW TRASH CONTAINERS BY TENANT
 - ② NEW FENCE TRASH ENCLOSURE. VERIFY SIZE OF TRASH CONTAINERS.
 - ③ REMOVE EXISTING TRASH ENCLOSURE
 - ④ NEW ELECTRICAL TRANSFORMER
 - ⑤ PROVIDE NEW PAINTED STRIPING AT PARKING LOCATION FOR ACCESS TO NEW TRASH ENCLOSURES
 - ⑥ EXISTING RAMP TO REMAIN

PROJECT: 18073
106 S. RIVERSIDE EXTERIOR IMPROVEMENTS <small>106 S. RIVERSIDE AVE., ST. CHARLES, IL 60174</small>
 <small>BATIR ARCHITECTURE, LTD. 1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174 PHONE: 631.555.5939 WWW.BATIRARCH.COM</small>
SITE PLAN
ISSUED: 01-22-18 ISSUED FOR PERMIT
<small>18 COPYRIGHT 2018 BATIR ARCHITECTURE, LTD.</small>
SCALE 1/4" = 1'-0" <small>UNLESS NOTED OTHERWISE</small>
A101

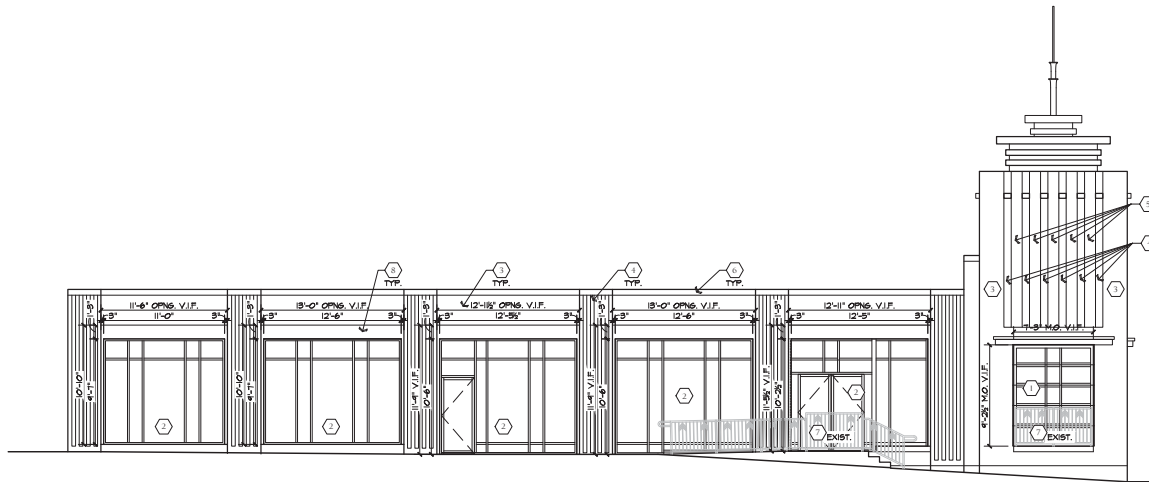
A201



1 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION KEY NOTES

- 1 PROVIDE AND INSTALL NEW OVERHEAD DOOR AT THIS LOCATION TO MATCH NEW STOREFRONT WINDOWS. REFER TO SHEET A401 FOR DETAILS.
- 2 PROVIDE AND INSTALL NEW STOREFRONT FRAMES AND GLAZING AT THIS LOCATION. REFER TO SHEET A402 FOR DETAILS.
- 3 PAINT BRICK. COLOR: BENJAMIN MOORE - BRIARWOOD HC-15 OR OWNER APPROVED SIMILAR.
- 4 PAINT OR WRAP BRICK WITH FAC-GLAD REVEAL PANELS OR SIMILAR. COLOR TO MATCH EXIST. COPPER ACCENTS. SEE S401 FOR DETAIL. V.I.F.
- 5 PAINT BRICK. COLOR: BENJAMIN MOORE - BLACK HC-160 OR OWNER APPROVED SIMILAR.
- 6 PROVIDE NEW PRE-PANDED ALUMINUM COPING. COLOR TO MATCH BENJAMIN MOORE - BLACK HC-160.
- 7 PAINT RAILINGS. COLOR TO MATCH EXIST. COPPER ACCENTS - V.I.F.
- 8 BREAK METAL. PAINT TO MATCH STOREFRONT & OVERHEAD DOORS.
- 9 PROVIDE & INSTALL NEW OVERHEAD DOOR OR STOREFRONT FRAMING SYSTEM AND GLAZING TO MATCH REST OF BUILDING. TBD BY FUTURE TENANT.



2 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT:
18073



106 S. RIVERSIDE
EXTERIOR IMPROVEMENTS
106 S. RIVERSIDE AVE., ST. CHARLES, IL 60174

BATR
BATR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174
PH: 618.355.5555
WWW.BATRARCH.COM

EXTERIOR ELEVATIONS

ISSUED:
01-22-18
ISSUED FOR PERMIT

18 COPYRIGHT 2018
BATR ARCHITECTURE, LTD.

SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

A301

DOOR SCHEDULE, TYPES & HARDWARE

DOOR SCHEDULE										
MARK	SIZE	LOCATION	DOOR				FRAME			
			TYPE	WWT	FINISH	LABEL	TYPE	WWT	FINISH	HEAVY SET
A	3'-0" x 7'-0" x 1/4"	PAGE RM.	DI	HM	PNT	--	FI	HM	PNT	--
B	3'-0" x 7'-0" x 1/4"	FUTURE TENANT #1	DI	HM	PNT	--	FI	HM	PNT	--
C	3'-0" x 7'-0" x 1/4"	FUTURE TENANT #1	DI	HM	PNT	--	FI	HM	PNT	--
D	3'-0" x 7'-0" x 1/4"	FUTURE TENANT #1	D2	AL/SL	PC	--	--	--	--	--
E	6'-0" x 7'-0" x 1/4"	FUTURE TENANT #1	DB	AL/SL	PC	--	--	--	--	--

HARDWARE SETS

HS-1, SINGLE EXTERIOR HOLLOW METAL	
1 EA. HINGE	588H/1 4.5x4.5 NRP - IVES
1 EA. PANIC HARDWARE	418 186 QT - VON DUPIN
1 EA. RM CYLINDER	20-022 SCHLAGE
1 EA. SURFACE CLOSER	SC71-99 DORNA
1 EA. KICK PLATE	8400 10"x21" LDN - IVES
1 EA. DOOR SWEEP	100VA - NATIONAL GUARD PRODUCTS
1 EA. THRESHOLD	425 - VON DUPIN
1 SET SEALS	SC50C - NATIONAL GUARD PRODUCTS
1 EA. DRIFT CAP	ISA - NATIONAL GUARD PRODUCTS

HS-2, SINGLE STOREFRONT (LOCKING)

1 SET PIVOT SET	BY DOOR MFR.
2 EA. PIVOT	BY DOOR MFR.
1 EA. LOCK	BY DOOR MFR.
1 EA. DOOR ROLL	KAMNEER CO-2
1 EA. RM EXIT DEVICE	FALCON 2040
1 EA. CLOSER	NORTON 801
1 EA. OVERHEAD STOP	BY DOOR MFR.
1 EA. DOOR SWEEP	BY DOOR MFR.
1 EA. THRESHOLD	BY DOOR MFR.
1 SET SEALS	BY DOOR MFR.

HS-3, DOUBLE STOREFRONT (LOCKING)

2 SET PIVOT SET	BY DOOR MFR.
4 EA. PIVOT	BY DOOR MFR.
2 EA. LOCK	BY DOOR MFR.
2 EA. DOOR ROLL	KAMNEER CO-2
2 EA. RM EXIT DEVICE	FALCON 2040
2 EA. CLOSER	NORTON 801
2 EA. OVERHEAD STOP	BY DOOR MFR.
2 EA. DOOR SWEEP	BY DOOR MFR.
1 EA. THRESHOLD	BY DOOR MFR.
2 SET SEALS	BY DOOR MFR.

DOOR AND FRAME ABBREVIATION KEY

PNT = PAINT
HM = HOLLOW METAL
AL/SL = ALUMINUM/GLASS
PC = POWDER COATED
6 STL = GALVANIZED STEEL

GENERAL NOTE

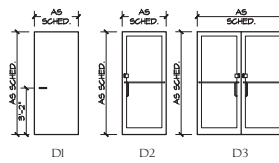
DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT FINCHING, TIGHT GRASPING OR TWISTING OF THE FIST TO OPERATE. THUMB TURN, DEADBOLT, AND PROHIBITED LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF (1/2) IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER (1/4) IN HEIGHT SHALL HAVE A 1/2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS. INTERIOR HINGED DOORS SHALL HAVE A 5 LB FORCE FOR PUSHING OR PULLING OPEN.

DOOR AND FRAME NOTES

- PROVIDE ALL H.M. DOORS WITH (1) COAT PRIMER & (2) COATS PAINT.
- ALL DOORS AND FRAMES TO BE REIN. & PREPARED FOR HARDWARE.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING.
- ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
- ALL DOORS SHALL MEET A.D.A. REQUIREMENTS.
- ALL H.M. DOORS SHALL BE 16 GA. (MIN)
- ALL WELDED FRAMES SHALL BE 16 GA. (MIN)
- ALL SIGNAGE TO BE MOUNTED AT A.D.A. HEIGHT.
- PROVIDE CAULKING AT ALL DOOR FRAMES, WINDOWS AND WHERE NOTED ON PLANS.
- PROVIDE LEVER TYPE HANDLES ON ALL DOORS.
- HARDWARE SCHEDULE TO BE SUPPLIED BY HARDWARE SUPPLIER FOR A/E REVIEW.
- VERIFY ALL HARDWARE, KEYING, FINISHES WITH OWNER BEFORE ORDERING.
- H.M. DOOR & FRAME MANUFACTURER TO BE "CURRIES", "STEELE CRAFT" OR EQUAL.
- EXTERIOR H.M. DOORS AND FRAMES TO BE INSULATED.
- PROVIDE DOOR JAMB SILENCERS TYPICAL ALL METAL DOOR FRAMES.
- VERIFY DOOR UNDERCUT & GRILLE REQUIREMENTS WITH H.V.A.C. REQUIREMENTS BEFORE ORDERING.
- KOURED HARDWARE IS TO BE PROVIDED ON THE DOORS INTO HAZARDOUS ROOMS, MECHANICAL ROOM, ELECTRICAL ROOM & ELEVATOR EQUIPMENT ROOM.
- DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
- ALL MEANS OF EGRESS DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS AND OPERATE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR TOOLS.

DOOR TYPES

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



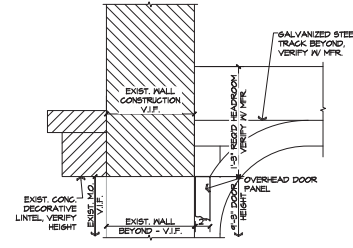
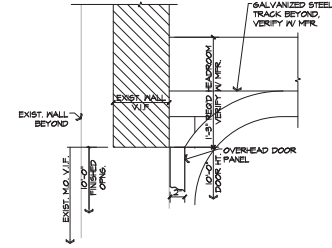
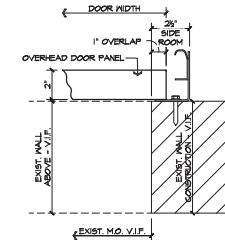
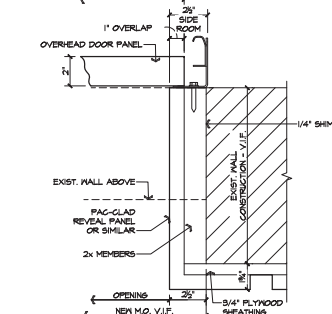
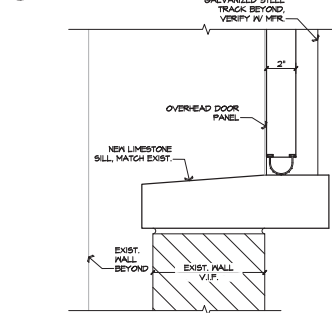
FRAME TYPES

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

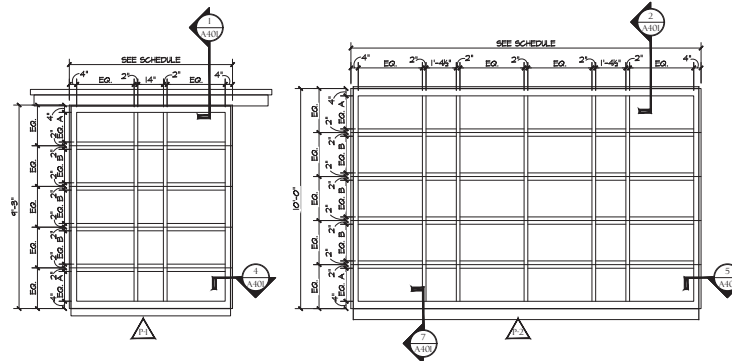


OVERHEAD DOOR SCHEDULE, TYPES & DETAILS

OVERHEAD DOOR SCHEDULE										
MARK	SIZE	LOCATION	PANEL	TRACK	DETAIL #/A/B	MISC.				
			TYPE	WWT	FINISH	LABEL	WWT	GAUGE	FINISH	HEAD
OH-A	7'-0" x 7'-0" x 2"	FUTURE TENANT #1	P-1	AL/SL	PC	--	6 STL	16 GA.	--	1 4 T
OH-B	7'-0" x 7'-0" x 2"	FUTURE TENANT #1	P-1	AL/SL	PC	--	6 STL	16 GA.	--	1 4 T
OH-C	8'-10" x 10'-0" x 2"	FUTURE TENANT #1	P-2	AL/SL	PC	--	6 STL	16 GA.	--	2 5 T
OH-D	8'-10" x 10'-0" x 2"	FUTURE TENANT #1	P-2	AL/SL	PC	--	6 STL	16 GA.	--	2 5 T

1 O.H. DOOR HEAD DETAIL
SCALE: 1'-0" = 1'-0"2 O.H. DOOR HEAD DETAIL
SCALE: 1'-0" = 1'-0"3 O.H. DOOR JAMB DETAIL
SCALE: 3" = 1'-0"4 O.H. DOOR JAMB DETAIL
SCALE: 3" = 1'-0"5 O.H. DOOR SILL DETAIL
SCALE: 3" = 1'-0"

OVERHEAD PANEL TYPES

6 OMIT
SCALE: N/A7 OMIT
SCALE: N/APROJECT:
18073

106 S. RIVERSIDE
EXTERIOR IMPROVEMENTS

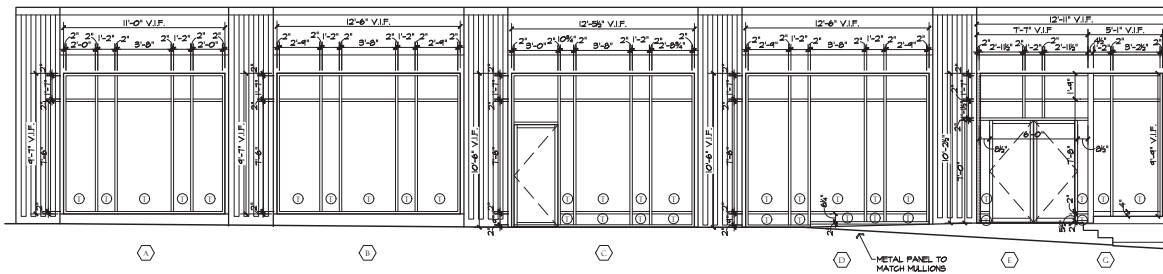
BATIR
BATIR ARCHITECTURE LTD.
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174
PH: 630.555.5595
WWW.BATIRARCH.COM

DOOR &
OVERHEAD DOOR
SCHEDULES

ISSUED:
01-22-18
ISSUED FOR PERMIT

SCALE
1/4" = 1'-0"
(UNLESS NOTED OTHERWISE)

A401



STOREFRONT WINDOW/DOOR ELEVATIONS - NORTH

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

STOREFRONT SCHEDULE													
WINDOW MARKS	SIZES		WINDOW FRAMES				GLAZING		FIRE RATING (HR.)		HEAD AND JAMB DETAILS		
	WIDTH	HEIGHT	MATERIAL		FINISHES		TYPE				HEAD DETAIL	JAMB DETAIL	SILL DETAIL
			ALUMINUM	GLASS	PAINT	FINISH							
A	11'-0"	4'-1"	●	●	●	●	●	●	●	●	1	45	S
B	12'-6"	4'-1"	●	●	●	●	●	●	●	●	1	45	S
C	12'-5 1/2"	10'-6"	●	●	●	●	●	●	●	●	1	45	S
D	12'-6"	10'-6"	●	●	●	●	●	●	●	●	1	45	S
E	7'-1"	10'-5 1/2"	●	●	●	●	●	●	●	●	1	45	S
F	2'-1 1/2"	10'-5 1/2"	●	●	●	●	●	●	●	●	1	45	S
G	5'-1"	4'-4"	●	●	●	●	●	●	●	●	1	45	S



PROJECT:
18 BAT 003



106 S. RIVERSIDE
EXTERIOR IMPROVEMENTS

106 S RIVERSIDE AVE ST CHARLES IL 60174

BÂTIR
DESIGN • BUILD • SUSTAINABLE SOLUTIONS

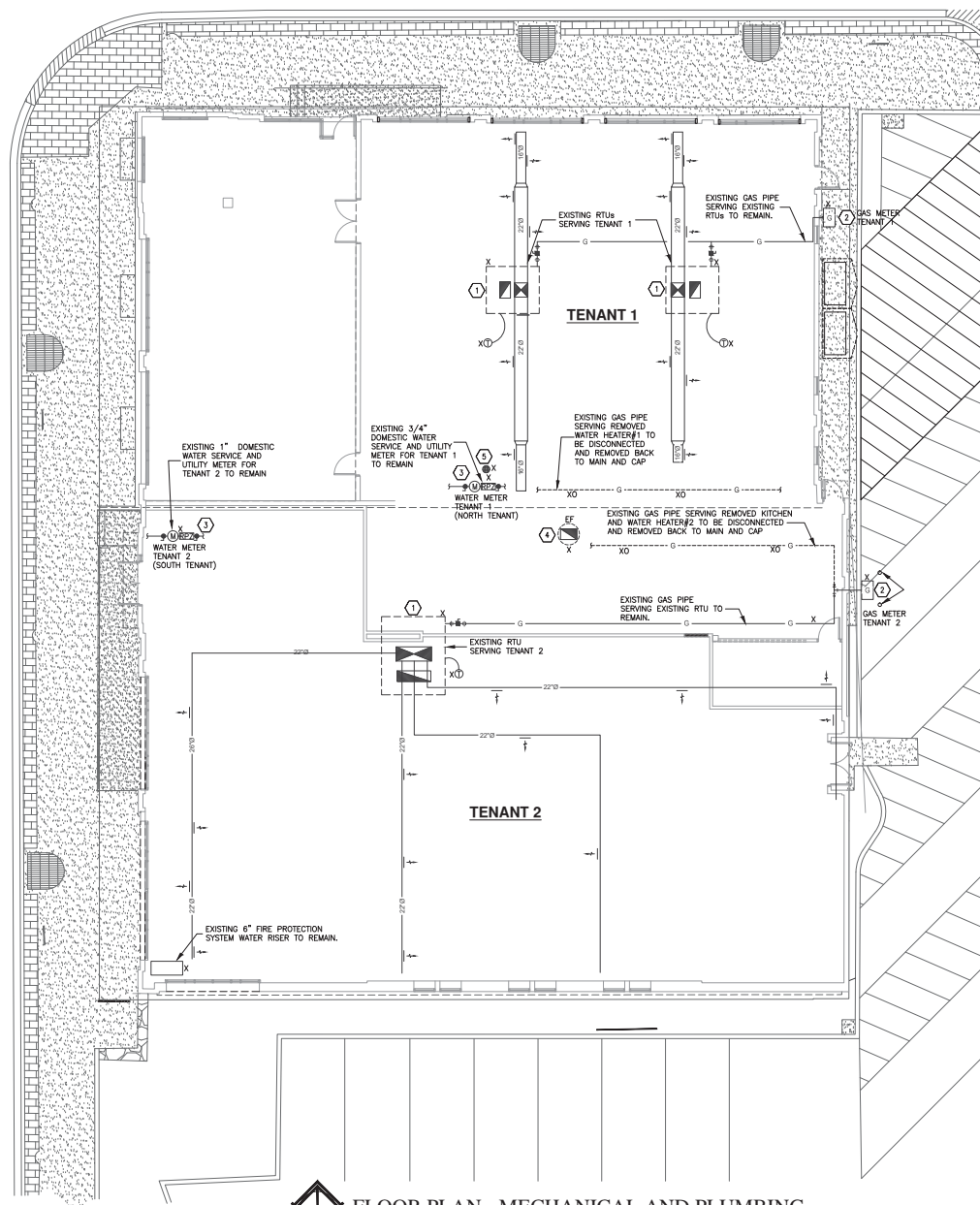
BÂTIR ARCHITECTURE, L.T.D.
121 E. MAIN ST., SUITE 220, ST. CHARLES,
PHONE: 630-513-5109 FAX: 630-513-5950

FLOOR PLANS -
SANITARY AND VENT

ISSUED:
01-22-14
ISSUED FOR PERMITS

SCALE
AS SHOWN

MP-1



PLAN NOTES






- 1 EXISTING RTU TO REMAIN.
- 2 EXISTING 1 1/2" GAS PIPE AND UTILITY METER TO REMAIN.
- 3 EXISTING DOMESTIC WATER SERVICE AND UTILITY WATER METER TO REMAIN. IN ADDITION TO UTILITY METER, CONTRACTOR SHALL PROVIDE FOR EACH WATER METER OWNER'S ELECTRONIC METER WITH REMOTE READOUT CAPABILITY.
- 4 EXISTING ROOF MOUNTED EXHAUST FAN TO REMAIN.
- 5 EXISTING FLOOR DRAIN TO REMAIN.

ALL CW, HW DISTRIBUTION PIPING TO INTERIOR FIXTURES, AND ASSOCIATED VENTS, AND SAN. LINES TO BE DEMOLISHED BACK TO MAIN AND CAPPED UNLESS OTHERWISE INDICATED BY THE OWNER.

ANY EXISTING EXTERIOR PLUMBING PIPING (YARD CLEAN OUTS, HOSE BIBS, ETC.) ARE EXISTING TO REMAIN. ALL DISTRIBUTION PIPING, VENTS, SANITARY LINES SHALL BE EXISTING TO REMAIN. ANY DEMOLITION ASSOCIATED WITH THE SPACE SHALL NOT AFFECT EXTERIOR PLUMBING SYSTEMS.

PLUMBING SYMBOLS

ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.
SYMBOL ARE SHOWN SCHEMATIC AND MAY NOT BE TO SCALE

DESCRIPTION	SYM
FLOOR DRAIN	
BACKFLOW PREVENTER	
WATER METER	
UNION	
BALL VALVE	
EXISTING TO REMAIN	X
EXISTING TO BE REMOVED	XO

PLUMBING SPECIFICATIONS

STANDARDS AND CODES

- A. GENERAL: THE WORK SHALL COMPLY WITH OR EXCEED THE REFERENCED STANDARDS AND CODES. ANY WORK WHICH CAN NOT MEET THE REFERENCED STANDARD AND CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
1. THE WORK SHALL COMPLY WITH THE FOLLOWING CODES:
1. ILINIOS PLUMBING CODE
 2. LOCAL GOVERNING BODIES HAVING JURISDICTION.
- C. THE PLUMBING CONTRACTOR SHALL NOT LEAVE ANY UNUSED SECTIONS OF THE DRAINAGE SYSTEM ("DEAD ENDS"), EXCEPT WHERE NECESSARY TO EXTEND THE SYSTEM TO LATER A CLEAN OUT AT AN ACCESSIBLE LOCATION. A DEVELOPED LENGTH OF MORE THAN 10 FEET SHALL BE CONSIDERED A DEAD END.
- D. STANDARDS: THE WORK SHALL COMPLY WITH THE FOLLOWING STANDARDS:
1. ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
 2. ASSE AMERICAN SOCIETY OF SANITARY ENGINEERS
 3. ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS
 4. AWWA AMERICAN WATER WORKS ASSOCIATION
 5. CIPRI CAST IRON PIPE INSTITUTE
 6. NSF NATIONAL SANITATION FOUNDATION
 7. HAF LABORATORIES
 8. ASME AMERICAN SOCIETY OF MECHANICAL ENGINEERS
 9. NFPA NATIONAL FIRE PROTECTION ASSOCIATION
 10. NEMA NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION
 11. CSI

RECORD DRAWINGS:

MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OR DEVIATIONS TO THE CONTRACT DOCUMENTS AND SHOP DRAWINGS IN THE CONTRACTOR'S FIELD OFFICE. SUCH RECORD COPY SHALL INDICATE THE WORK AS ACTUALLY CONSTRUCTED AND BE AVAILABLE FOR ARCHITECT AND OWNER REVIEW. REPRODUCIBLE DRAWING BACKGROUND SHALL BE FURNISHED TO THE CONTRACTOR BY THE ARCHITECT. TURN OVER AS-BUILT DRAWING TO BUILDING MANAGEMENT/BUILDING ENGINEER UPON COMPLETION OF PROJECT.



✿ FLOOR PLAN - MECHANICAL AND PLUMBING

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





WEST ELEVATION



NORTH ELEVATION