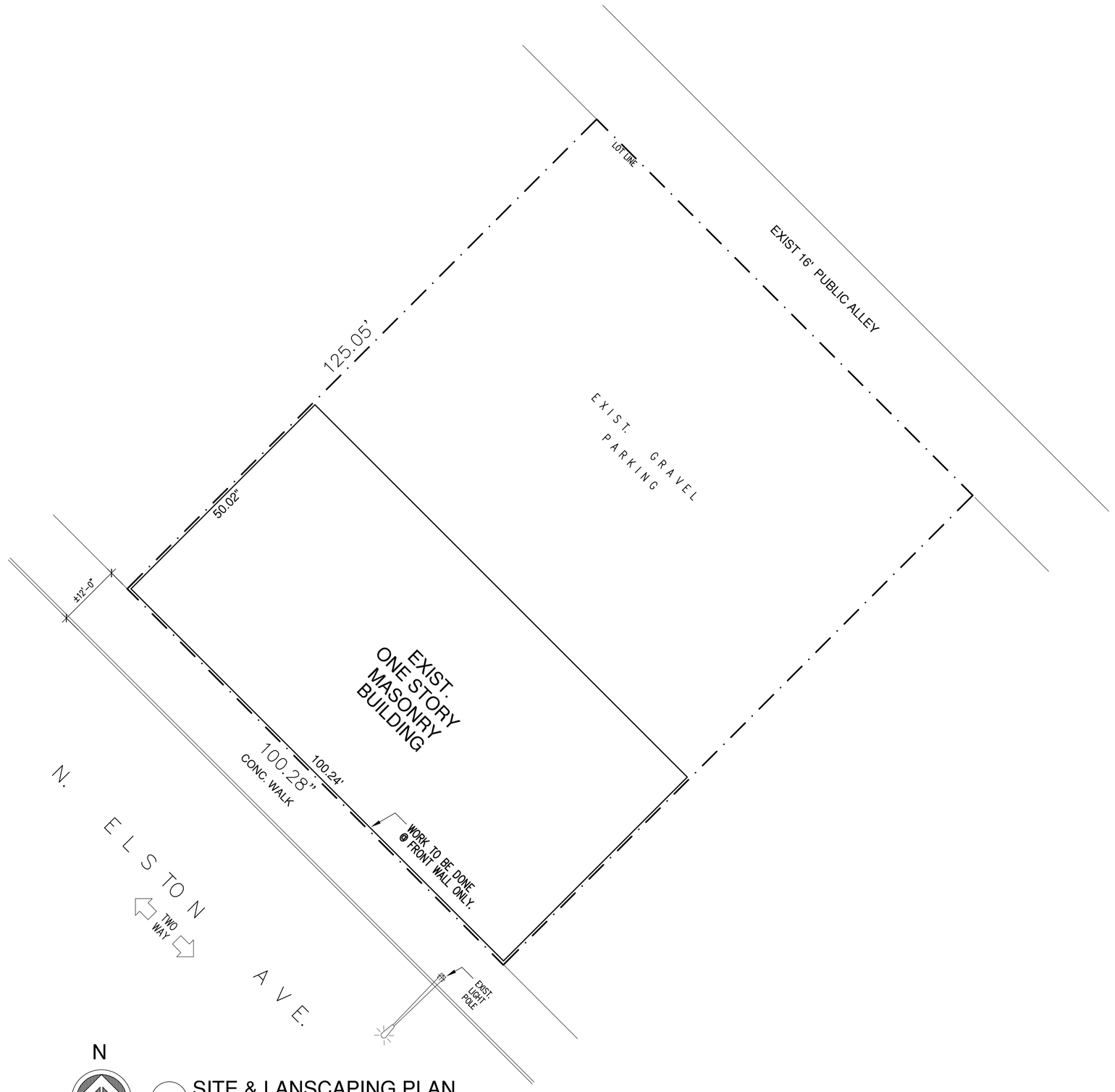
FACADE REMODELING

3541-49 N. ELSTON AVE. CHICAGO, IL.



N

1 SITE & LANSCAPING PLAN

SCALE: 1/16" = 1'-0"

GENERAL CONDITIONS

1. CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY THE OWNER INSOFAR AS PRACTICAL.
2. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
3. DO NOT CLOSE OFF OR OBSTRUCT DRIVEWAYS, STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
4. CONTRACTORS, WORKMEN, MECHANICS, SUPPLIERS, INVITEES SHALL WORK IN HARMONY AND NOT INTERFERE WITH BUILDING OWNER AND BUILDING OWNER'S AGENTS IN DOING WORK IN SAID PREMISES.
5. ALL ENTITIES PERFORMING WORK SHALL PROVIDE PROTECTION FOR EXISTING IMPROVEMENTS TO AN EXTENT THAT IS SATISFACTORY TO THE BUILDING OWNER AND SHALL ALLOW ACCESS TO THE PREMISES AT ALL TIMES DURING THE PERIOD WHEN CONSTRUCTION ACTIVITIES ARE UNDERTAKEN. DAMAGES SHALL BE PROMPTLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL CONTRACTORS AND SUBCONTRACTORS SHALL USE ONLY THOSE SERVICE CORRIDORS AND SERVICE ENTRANCES DESIGNATED BY THE BUILDING OWNER FOR INGRESS AND EGRESS OF PERSONNEL AND DELIVERY AND REMOVAL OF EQUIPMENT, MATERIAL AND DEBRIS THROUGH OR ACROSS ANY COMMON AREAS SHALL ONLY BE PERMITTED WITH THE WRITTEN APPROVAL OF THE BUILDING OWNER DURING HOURS DETERMINED BY THE BUILDING OWNER.
7. BUILDING OWNER SHALL HAVE THE RIGHT TO ORDER ANY CONTRACTOR OR SUBCONTRACTOR WHO VIOLATES ANY SPECIFIED REQUIREMENTS HEREIN TO CEASE WORK AND TO REMOVE IT, ITS EQUIPMENT AND ITS EMPLOYEES FROM THE PREMISES.
8. EXISTING UTILITIES SHALL BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING OPERATIONS UNLESS INDICATED OTHERWISE. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO THE GOVERNING AUTHORITIES AND OWNER.

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE BUILDING OWNER AND ARCHITECT AND THEIR REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE.

GENERAL NOTES – ALL TRADES

1. OWNER(S) AND/OR CONTRACTORS SHALL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK, AND FULLY INFORM HIM/HER SELF AS TO ALL CONDITIONS AND MATTERS THAT CAN, IN ANY WAY, AFFECT THE WORK OR THE COST THEREOF. SHOULD THIS OWNER(S) AND/OR CONTRACTORS FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENTS, OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING, HE SHALL NOTIFY THE ARCHITECT AT ONCE AND OBTAIN CLARIFICATION PRIOR TO SUBMITTING ANY BID.
2. WHERE UTILITIES ARE TO BE DISCONNECTED OR INTERRUPTED, THE CONTRACTOR SHALL GIVE THE BUILDING OWNER/MANAGER FORTY-EIGHT (48) HOURS ADVANCE NOTICE.
3. ALL WORK SHALL BE ACCOMPLISHED IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
4. ALL TRADES TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF THE WORK.
5. EACH CONTRACTOR SHALL PROTECT HIS WORK UNTIL FINAL ACCEPTANCE BY THE OWNER. CONTRACTORS SHALL PAY FOR, REPAIR OR REPLACE DAMAGED OR DEFECTIVE WORK.
6. EACH TRADE SHALL BE RESPONSIBLE FOR CLEAN-UP AND REMOVAL FROM THE JOB SITE ALL DEBRIS AND EXCESS MATERIAL AT THE END OF EACH DAY.
7. EACH TRADE SHALL BE RESPONSIBLE FOR AND SHALL BE FULLY COORDINATED WITH THE WORK OF OTHERS AS DESCRIBED ELSEWHERE IN THIS DRAWING SET.

GENERAL NOTES – ARCHITECTURAL

1. DO NOT SCALE THE DRAWINGS. USE GIVEN DIMENSIONS SHOWN ON THE DRAWINGS (DIMENSIONS GOVERN) AND REPORT ANY DISCREPANCIES OF DIMENSIONS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
2. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
3. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM SHALL BE CLASS "1" FLAME SPREAD RATING.
4. ALL DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.

GENERAL NOTES – DEMOLITION

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND LAWS.
2. ALL TRADES TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE WORK.
3. SINCE IT IS IMPOSSIBLE TO INDICATE ON THE DRAWINGS ALL THE EXISTING WORK TO BE REMOVED, BY DASHED LINES AND NOTES, THE CONTRACTOR IS THEREFORE ADVISED TO ACQUAINT HIMSELF WITH ACTUAL CONDITIONS AT LOCATIONS WHERE ALTERNATES OCCUR IN THE EXISTING BUILDING. THE DRAWINGS AND NOTES COVER THE WORK REQUIRED. REQUEST VERIFICATION WHEN SUCH ITEMS ARE UNCLEAR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL FROM THE JOB SITE, ALL DEBRIS AND EXCESS MATERIALS AT THE END OF EACH DAY.
5. WHERE UTILITIES ARE TO BE DISCONNECTED OR INTERRUPTED, CONTRACTOR(S) SHALL GIVE OWNER FORTY-EIGHT (48) HOURS ADVANCE NOTICE.
6. CONTRACTOR(S) SHALL USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT ARISING FROM SCATTERING IN THE AIR TO THE LOWEST PRACTICABLE LEVEL.
7. CONTRACTOR(S) SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICING, FLOODING AND POLLUTION.
8. CONTRACTOR(S) SHALL CONSTRUCT SOLID EXTERIOR TEMPORARY SECURE PARTITIONS WHERE REQUIRED. EQUIP PARTITIONS WITH SECURE DOORS AND SECURITY LOCKS WHERE REQUIRED.
9. EXISTING AREAS, CONSTRUCTION, PRODUCTS, MATERIALS, AND EQUIPMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DISTURBANCE OR DAMAGE TO EXISTING AREAS TO REMAIN OR ANY IMPAIRMENT OF FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS SHALL BE PROMPTLY RESTORED, REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
10. UNLESS NOTED OTHERWISE, WALL CONSTRUCTION NOTED OR SHOWN TO BE REMOVED SHALL BE REMOVED FROM THE SUBSTRATE OF FLOOR OR WALL CONSTRUCTION TO FULL HEIGHT INCLUDING BASE, ETC., READY FOR REMAINING FLOOR OR WALL CONSTRUCTION TO RECEIVE NEW CONSTRUCTION, PATCHING AND FINISHES.
11. UNLESS NOTED OTHERWISE, CEILINGS NOTED TO BE REMOVED SHALL INCLUDE THE REMOVAL OF THE COMPLETE SYSTEM INCLUDING FINISH, SOFFITS, FASCIAS, ETC. FIREPROOFING, IF ANY, SHALL REMAIN PROTECTED FROM DAMAGE.
12. IN ALL AREAS WHERE DEMOLITION CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH WITH A SUITABLE MATERIAL, RELEVELLING THE SLAB TO RECEIVE FUTURE FLOOR FINISHES.
13. UNLESS NOTED OTHERWISE, ALL PRODUCTS, MATERIAL, AND EQUIPMENT NOTED TO BE REMOVED SHALL INCLUDE THE REMOVAL OF ALL ASSOCIATED WORK INCLUDING BUT NOT LIMITED TO SUPPORTS, BRACKETS, UTILITIES, ETC. NOT REQUIRED OR INTERFERING WITH THE INSTALLATION OF THE NEW WORK.
14. CONTRACTOR SHALL REMOVE ALL PRODUCTS, MATERIALS, EQUIPMENT, ETC. THAT ARE INACTIVE, ABANDONED, OR NOT REQUIRED FOR THE NEW WORK.
15. UTILITIES, PRODUCTS, MATERIALS, AND EQUIPMENT SHOWN OR NOTED TO BE REMOVED SHALL BE DISCONNECTED, REMOVED, RELOCATED, CAPPED, ALTERED, ETC. AS NOTED AND/OR REQUIRED.
16. EXISTING MECHANICAL, PLUMBING, GAS SERVICE, ELECTRICAL, AND TELEPHONE UTILITIES NOT NOTED TO BE REMOVED, SHALL REMAIN IN OPERATION THROUGHOUT UNLESS OTHERWISE DIRECTED BY THE ARCHITECT IN WRITING. CONTRACTOR(S) SHALL PROVIDE SUPPORT, ALTER, PROTECT, AND MAINTAIN IN OPERATION ALL SUCH SYSTEMS AND OTHER UTILITIES THROUGHOUT THE PERIOD OF WORK.
17. CONTRACTOR(S) SHALL REMOVE FROM THE SITE/PREMISES ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
18. CONTRACTOR(S) SHALL TRANSPORT MATERIALS REMOVED FROM THE DEMOLISHED STRUCTURES AND PROPERLY DISPOSE OF SAID MATERIALS OFF OF SITE/PREMISES.

GENERAL NOTES – MASONRY

1. ALL CLAY BRICK DESIGN AND CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY," BRICK INSTITUTE OF AMERICA, LATEST EDITION. ALL CMU DESIGN AND CONSTRUCTION SHALL CONFORM TO "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY," NATIONAL CONCRETE MASONRY ASSOCIATION, LATEST EDITION. CONTINUOUS ENGINEERING INSPECTION AS DEFINED BY THE REFERENCED STANDARDS WAS ASSUMED AND STRESSES ADJUSTED ACCORDINGLY.
2. MASONRY MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   BRICK: ASTM C 216 (FACE BRICK).
   HOLLOW LOAD BEARING CMU: ASTM C 90, GRADE N1.
   MORTAR: ASTM C 270, TYPE N.
   MASONRY REINFORCEMENT: ASTM A 82 – GALVANIZED.
   STONE: INDIANA LIMESTONE OR EQUAL.
3. ALL MASONRY SHALL BE ERECTED BY SKILLED MECHANICS TO PRODUCE STRUCTURALLY SOUND WORK OF BEST APPEARANCE AND WATER TIGHT. ALL EXPOSED MASONRY WALLS SHALL BE CLEANED AND POINTED.

GENERAL NOTES – FINISHES

1. PAINTING:
   A. ALL MATERIALS SHALL BE USED I STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL WORK SHALL BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER.
   B. INTERIOR WALLS AND CEILINGS TO HAVE 2 COATS FLAT LATEX PAINT.

GENERAL NOTES – ELECTRICAL

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS. THESE DRAWINGS AND THESE NOTES ARE TO SERVE AS A GUIDE IN LOCATING FIXTURES, DEVICES AND EQUIPMENT ONLY. PROPER SIZING AND LOCATION OF ALL PANELS, BOXES, CONDUIT AND WIRE PER CODE ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK, INCLUDING MOVING AND RIGGING OF MATERIAL AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, EXPANSION MEANS, CONDUIT, WIRE, FITTINGS AND SLEEVES.
3. CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CIRCUITING AND WIRING BEFORE COMMENCEMENT OF NEW WORK.
5. ALL CONDUIT SHALL BE INSTALLED CONCEALED FROM VIEW.
6. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FIXTURES
7. GROUNDING SHALL COMPLY WITH REQUIREMENTS OF LOCAL INSPECTION AUTHORITY WITH CONDUIT AND CABLE CONNECTION TO WATER PIPE. ALL PANELS, EQUIPMENT, ETC. SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED AND BONDED FOR CONTINUITY OF GROUND IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

ZONING CRITERIA

ZONING DISTRICT:	C1-1	
LOT AREA:	100.28 x 125.05'	= 13,785 S/F.
FAR:	1.2	
PERMITTED AREA:	13,785 x 1.2	= 16.542 S/F.
ACTUAL BUILDING AREA:	50.21 x 100.24'	= 5,014 S/F.

BUILDING CODE CRITERIA

CONSTRUCTION TYPE: 3B

OCCUPANCY TYPE: USE GROUP F (MERCANTILE)

FIRE RATINGS

EXTERIOR BEARING WALLS (EXISTING):	3 HR	(UL= U904)
EXTERIOR NON-BEARING WALLS:	2 HR	(UL= U902) – 4 HR PROVIDED
ROOF CONST (EXISTING).	0HR	(UL= L544) – 1 HR PROVIDED
INTERIOR BEARING WALLS (EXISTING).	1 HR	(UL= U337) – 1 HR PROVIDED
INTERIOR PARTITION (EXISTING)	1/2 HR	(UL= U337) – 1 HR PROVIDED

SCOPE OF WORK

EXISTING WALL FACADE & STOREFRONT TO BE REPLACED.

NOTICE: THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. IT SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED , IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF WALLIN / GOMEZ ARCHITECTS, LTD.

THESE DRAWINGS HAVE BEEN PREPARED AT AND / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.

STATE OF ILLINOIS
#001 014496
REGISTERED ARCHITECT
AGUSTIN GOMEZ-LEAL
EXPIRATION DATE: 11/30/02

DRAWN BY: GM	CHECKED BY: DW
DESIGN BY: –	

Wallin • Gomez Architects, Ltd.

650 South Clark Street
Suite 700
Chicago, IL 60605
Tel: 312-427-4702
Fax: 312-427-6611
e-mail: wgaltd@interacces.com

FACADE REMODELING

3541-49 N. ELSTON AVE.
CHICAGO, IL.

TITLE:

SITE PLAN NOTES

DATE:	DESCRIPTION:
9-11-01	ISSUE FOR PERMIT

JOB NO. 01050

SCALE: AS NOTED

PLOT DATE: 11-7-01

SHEET: A0

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