Final for Publication

NARRATIVE AND PLANS ATTACHMENT

TYPE 1 REZONING FROM B3-2 TO B2-3

Project Description

The property is improved with a three story mixed use building with two parking spaces. The applicant seeks to rezone to allow a residential dwelling unit on the ground floor converting the building from 2 dwelling units to three dwelling units. No commercial use is proposed and building height will remain at 34.6 feet.

Lot Area: 2088 sq ft

MLA: 696 sq ft

FAR: 1.75

Parking: 2 off street parking spaces

Setbacks:

- 32 feet from building to alley
- 3 feet from garage to alley
- 11.5 feet from curb to front of building

Building Height: 34'6"

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## Compliance Statement

I hereby certify that these drawings were prepared under my supervision and to the best of my knowledge conform to the applicable codes and ordinances of the City of Chicago

John Banoh AIA
001-023964
Expires 11 30 24

## Project Contacts

BE Architects

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|---|---|---|---|
| John Banoh | Principal, AIA | 630 326 5067 | John@be-architects.com |
| Sarah Havlik | Director | 630 821 7087 | sarah@be-architects.com |
| Gary Mood | Associate | 847 337 7180 | gary@be-architects.com |

## Applicable Codes

| | |
|---|---|
| 2019 | Chicago Construction Code - Administrative (Ordinance Title 14A (May 2020 Supplement)) |
| 2018 | Chicago Building Code - Title 14B (June 2020 Supplement) |
| 2016 | ASHRAE 90.1 Safety Code for Elevators and Escalators |
| 2018 | Chicago Electrical Code - Title 14C |
| current | Chicago Fire Prevention Code - Title 14F |
| current | Chicago Fuel Gas Code - Title 14G |
| current | Chicago Mechanical Code - Title 14H |
| 2019 | Chicago Energy Conservation Code - Title 14I (May 2020 Supplement) |
| current | Chicago Plumbing Code - Title 14P |
| 2019 | Chicago Housing Maintenance Code - Title 14K (May 2020 Supplement) |
| 2018 | Chicago Minimum Requirements for Existing Building - Title 14A (May 2020 Supplement) |
| 2009 | ICC A117.1-2009 |
| 2010 | Illinois Accessibility Code |
| 2010 | ADA Standards for Accessible Design |

## Location Map

## General Notes

The latest edition of the AIA Document A201, general conditions of the contract for construction, is included as the general conditions of this project.

All work shall be completed in compliance with local codes and amendments of the authority having jurisdiction. Code requirements supersede building rules and regulations

Drawings shall not be scaled. Written dimensions govern, large scale details govern over small scale

A complete, finished and operational project under the scope of the construction contract shall be provided by the General Contractor prior to the substantial completion date of the contract for construction

Prior to submitting a bid, the contractor shall conduct a site visit to review the existing conditions in coordination with the contract documents. The contractor shall identify any conflicts within his bid

## Sheet List

| Sheet Number | Sheet Name |
|---|---|
| GENERAL | |
| CS.0 | Cover Sheet |
| CS.1 | Chicago Building Code Work |
| CS.2 | General Notes |
| CS.3 | General Notes |
| CS.4 | Abbreviations & Legends |
| CS.5 | General Demolition Notes |
| CS.6 | Accessibility Notes and Details |
| CS.7 | Certified Demolition |
| ARCHITECTURE | |
| AS.0.PS | Plat of Survey |
| AS.1 | Site Plan |
| AD.1 | Demolition Elevations |
| AS.2 | Construction Plan |
| AX.1 | Enlarged Site Plan & Section |
| AX.2 | Existing Plan |
| AX.3 | Reflected Ceiling Plan |
| AX.4 | Power Signal Plan |
| AX.5 | Elevations |
| AX.6 | Partitions & Details |
| STRUCTURAL | |
| S1.0 | Structural Modifications |
| MECHANICAL | |
| M0.1 | Mechanical Schedules |
| ELECTRICAL | |
| E0.1 | Load Calculation and Diagrams |
| PLUMBING | |
| P0.1 | Plumbing Diagrams and Schedules |

## Primary Scope

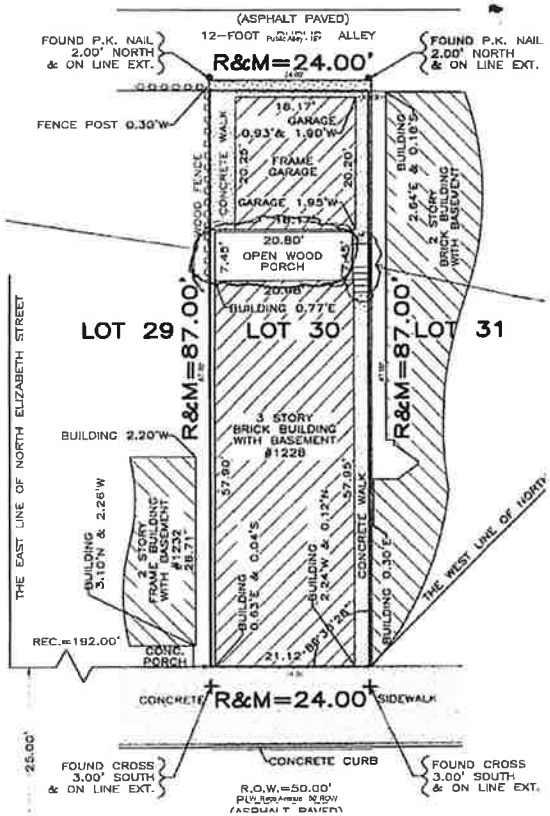
Exterior Renovation:

1. Re-work of existing brick façade, reinforced façade openings & rework of main entry.
2. Replace, infill, and relocate existing fenestration openings & new openings respectively.
3. Remove & replace existing exterior decking to meet in compliance with Chicago Deck and Porch Safety Standards, under a separate permit.

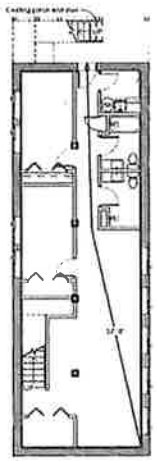
Interior Renovations:

1. Remove all existing stairways and install new switch back stair in compliance with 2010 ADA Standards
2. Furnish and install new kitchen, powder room, bathroom, and respective bedrooms

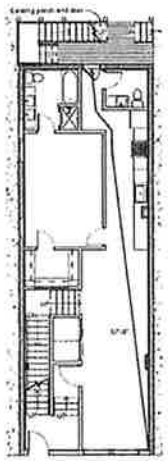
Total Area of Renovation: 2,835 SF



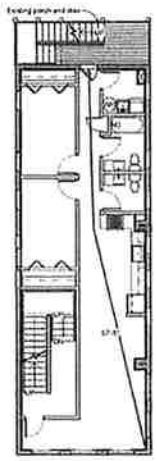

1 Site Plan
SCALE 1/8" = 1'-0"



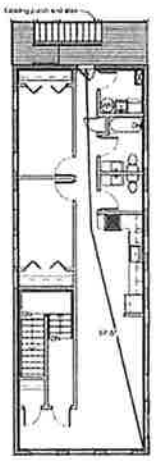
2 Sub Level Egress Plan
SCALE 1/8" = 1'-0"



3 Level 1 Egress Plan
SCALE 1/8" = 1'-0"



4 Level 2 Egress Plan
SCALE 1/8" = 1'-0"



5 Level 3 Egress Plan
SCALE 1/8" = 1'-0"

BE ARCHITECTS

Contact:
John Banoh AIA
630 326 5067
john@be-architects.com

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Race House

1226 W. Race Ave. | Chicago, IL

Cover Sheet

C0.0

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ARCHITECTS

Race House

1238 W. Race Ave | Chicago, IL

Chicago Building Code Matrix

C0.1

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# GENERAL NOTES

**INSTRUCTIONS TO BIDDERS:**

**THE CONTRACTOR SHALL PREPARE A GUARANTEED MAXIMUM** PRICE FOR THE WORK DESCRIBED ON THESE CONTRACT DOCUMENTS

0.1 CONTRACTOR SHALL VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT. NO **PLEA OF IGNORANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FUNDS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS. ALL CONTRACTORS SHALL VISIT AND CAREFULLY** EXAMINE SITE OF PROPOSED WORK AND ACQUAINT THEMSELVES WITH THE CONDITIONS UNDER WHICH WORK WILL BE PERFORMED AND NATURE AND EXTENT OF WORK INVOLVED.

0.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY OUTSTANDING PERMITS, REGISTRATION FEES, APPROVALS, AND TESTS FOR THE WORK. PERMIT COSTS SHALL NOT HAVE MARK UP.

0.3 CONTRACTOR'S PRICE SHALL INCLUDE ALL TAXES, APPLICABLE PERFORMANCE OF WORK AND THE PURCHASE OF ANY MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. ALL WORK, DEMOLITION AND MATERIALS SHALL COMPLY WITH APPLICABLE CITY, STATE AND FEDERAL REGULATIONS, CODES, RULES AND LAWS

0.4 CONTRACTOR'S QUALIFICATIONS: IN ADDITION TO COMPLYING WITH PERTINENT CODES AND REGULATIONS, THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE IN THE WORK AS DESCRIBED ON THESE CONTRACT DOCUMENTS.

0.6 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HIGHEST QUALITY STANDARDS OF THE INDUSTRY AND IN STRICT ACCORDANCE WITH AND COMPLIANCE TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS AND STANDARDS AS MAY BE IN EFFECT DURING THE DEMOLITION AND CONSTRUCTION PERIOD.

0.5 THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION (MEP FP) CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL DOCUMENTS AS NECESSARY TO OBTAIN PERMITS AND SATISFACTORILY INSTALL THIS WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES

0.7 GENERAL CONTRACTOR TO LIST THE ARCHITECT & THEIR CONSULTANTS, THE TENANT AND THE OWNERS AS PRIMARY AND NON-CONTRIBUTORY, ADDITIONALLY INSURED. GC TO PROVIDE COPY OF INSURANCE AMENDMENT TO ARCHITECT/OWNER PRIOR TO COMMENCEMENT OF WORK.

0.8 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICATION SHALL HAVE EVIDENCE OF CURRENT WORKER'S **COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE LOCAL LABOR CODE.**

0.8 AFTER OBTAINING BUILDING PERMIT AND BEFORE COMMENCING WITH THE WORK, GC SHALL SHOW EVIDENCE THAT ALL INSURANCE REQUIREMENTS HAVE BEEN MET

0.10 ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE **REQUIRED AUTHORITIES HAVING JURISDICTION BEFORE BUILDINGS ARE OCCUPIED**

0.11 GC SHALL INVESTIGATE LOCAL CODES AND PROCEDURES AND SHALL COMPLY WITH ALL REQUIREMENTS

**0.12 THE CONTRACTOR SHALL PROVIDE WITH THE BID A** PROPOSED PROJECT SCHEDULE IN PDF FORMAT PREPARED USING STANDARD PROJECT SCHEDULING SOFTWARE

0.13 PRIOR TO COMMENCING WORK G.C., OWNER & ARCHITECT SHALL MEET TO REVIEW PROJECT SCOPE AND GMP

0.14 ALL WORK IN THIS CONTRACT SHALL BE GUARANTEED AGAINST ANY DEFECTIVE MATERIALS OF WORKMANSHIP FOR ONE YEAR AFTER DATE OF FINAL COMPLETION. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AT NO COST TO THE LANDLORD

**GENERAL REQUIREMENTS:**

**CONTRACT DESCRIPTION**

1.1 THE GENERAL CONDITIONS OF THE "CONTRACT FOR CONSTRUCTION" A.I.A. DOCUMENT A201, LATEST EDITION, OF THE AMERICAN INSTITUTE OF ARCHITECTS, ARTICLES 1 THRU 14 INCLUSIVE, APPLY TO THIS WORK AND ARE MADE A PART OF THIS CONTRACT TO THE SAME EXTENT AS IF WRITTEN OUT IN FULL

DESCRIPTION OF WORK:

1.2 THE WORK INCLUDES THE REMOVAL OF EXISTING WORK AND MATERIALS NECESSARY FOR THE EXECUTION OF THE WORK REQUIRED WITHIN THE PROJECT LIMITS AND AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS, THE REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS & INCIDENTAL CONSTRUCTION AS REQUIRED TO MAINTAIN FIRE RATINGS, WEATHER ENCLOSURES, & EXISTING OCCUPANT EGRESS. THE WORK ALSO INCLUDES THE CONSTRUCTION OF A **NEW BUILDING ELEMENTS AND ALL WORK AND MATERIALS NECESSARY FOR THE EXECUTION OF THE WORK REQUIRED** WITHIN THE PROJECT LIMITS AND AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS

**CONTRACTOR USE OF SITE:**

1.3 PROVIDE ACCESS TO THE SITE AS REQUIRED BY OWNER & BY LOCAL JURISDICTION

1.4 MAINTAIN ALL EXISTING MEANS OF EGRESS FOR EXISTING TENANTS & OWNER. PROVIDE CODE COMPLIANT TEMPORARY EXIT SIGNAGE

1.5 GC WILL BE RESPONSIBLE FOR TEMPORARY POWER & OTHER UTILITIES.

1.6 CONTRACTOR SHALL MEET WITH THE OWNER'S **OPERATIONS MANAGER/OWNER REPRESENTATIVE TO VERIFY** AND REVIEW REGULATIONS AND BUILDING PROCEDURES **REQUIRED FOR ON SITE WORK**

1.7 THE INSTALLATION OF TEMPORARY BARRICADES IN PUBLIC AREAS OR ON THE EXTERIOR OF THE BUILDING MUST MEET WITH THE OWNER REPRESENTATIVE APPROVAL. SUBMIT PLANS AND DETAILS OF BARRICADES TO OWNER FOR REVIEW & APPROVAL PRIOR TO ERECTING

**1.8 ACCESS TO THE SITE FOR DELIVERIES, REMOVAL & CONTRACTOR PARKING SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE**

1.9 THE CONTRACTOR WILL ALSO BE REQUIRED TO CONFORM WITH THE LOCAL CITY NOISE ORDINANCES.

**1.10 DUMPSTER: CONTRACTOR SHALL COORDINATE DUMPSTER LOCATIONS WITH THE OWNER'S REPRESENTATIVE**

1.11 UTILITY INTERRUPTIONS: ANY INTERRUPTION OF UTILITY SERVICE TO AREAS ON THE SITE OR ANY ADJACENT AREAS **MUST BE PRECEDED BY WRITTEN NOTICE ONE WEEK IN** ADVANCE AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE

1.12 GC SHALL MAINTAIN A SITE PHONE, FAX, AND E-MAIL CAPABILITIES FOR THE DURATION OF THE WORK

**PRICE & PAYMENT PROCEDURES:**

1.13 SCHEDULE OF VALUES: AIA DOCUMENT G703 OR EQUIVALENT. RETAINAGE SHALL BE 10% UNTIL FINAL PAYMENT SUBMISSION.

**MODIFICATION PROCEDURES:**

1.14 FOR MODIFICATIONS NOT INVOLVING AN ADJUSTMENT TO THE CONTRACT SUM OR CONTRACT TIME: THE ARCHITECT SHALL ISSUE INSTRUCTIONS DIRECTLY TO THE GENERAL CONTRACTOR.

**1.15 FOR MODIFICATIONS THAT INVOLVE AN ADJUSTMENT TO EITHER THE CONTRACT SUM OR CONTRACT TIME, (WITH OR** GCO), THE GENERAL CONTRACTOR SHALL PREPARE A DETAILED DESCRIPTION OF THE WORK REQUIRING ADJUSTMENT WITH THE SUM OR TIME ADJUSTMENT CLEARLY INDICATED FOR REVIEW & APPROVAL BY OWNER PRIOR TO COMPLETING THE WORK

1.16 APPLICATION FOR FINAL PAYMENT SHALL BE SUBMITTED **AT COMPLETION OF WORK INDICATED IN CONTRACT** DOCUMENTS INCLUDING ALL PUNCHLIST ITEMS

SUBMITTALS:

1.17 SCHEDULE: SUBMIT ELECTRONIC SCHEDULE OF PROPOSED SEQUENCE AND OPERATIONS OF DEMOLITION, UTILITY SHUT-OFFS, & ALL WORK DESCRIBED IN CONTRACT DOCUMENTS. COORDINATE SCHEDULE WITH OWNERS ON-**GOING WORK**

1.18 SUBMITTALS SCHEDULE: UPON COMMENCEMENT OF WORK, G.C. SHALL SUBMIT SHOP DRAWING SUBMITTAL SCHEDULE.

1.19 PROGRESS PHOTOS: GC TO PROVIDE WEEKLY PROGRESS DIGITAL PHOTOS CLEARLY LABELED AS TO DATE & WORK DEPICTED TO THE ARCHITECT VIA E-MAIL.

**1.20 SHOP DRAWINGS: GC IS TO SUBMIT COMPLETE SHOP** DRAWINGS TO ARCHITECT, VIA EMAIL WHENEVER POSSIBLE, FOR REVIEW OF ALL PRODUCTS BEING USED FOR THIS PROJECT. SUBMIT (3) ACTUAL SAMPLES OF ALL MATERIALS LISTED IN FINISH SCHEDULE AND ALL MATERIALS THAT WILL BE EXPOSED TO VIEW UPON COMPLETION OF WORK, FOR REVIEW BY ARCHITECT OF RECORD/OWNER. SHOP DRAWINGS SHALL INCLUDE PRODUCT DATA FOR ALL ANCILLARY MATERIALS & COMPONENTS, INCLUDING BUT NOT LIMITED TO MORTAR, GROUT, AND SEALANTS

1.21 G.C. IS TO REVIEW ALL SHOP DRAWINGS FOR COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO **SUBMITTAL TO ARCHITECT.**

1.22 G.C. IS TO ALLOW ENOUGH TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS IF REQUIRED. NO EXTENSION OF CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS IN A TIMELY MANNER.

1.23 ALLOW 10 DAYS FOR INITIAL REVIEW, AND 10 DAYS FOR SUBSEQUENT REVIEWS

1.24 SUBMIT ALL ITEMS WHICH MUST BE COORDINATED AT THE SAME TIME

**1.25 SUBSTITUTIONS: SUBSTITUTIONS OF MATERIALS OR** EQUIPMENT WHERE SPECIFIED HEREIN OR ON DRAWINGS ARE NOT ACCEPTABLE UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE ARCHITECT. USE OSI FORM 13.1A SUBSTITUTION REQUEST FORM FOR ALL SUBSTITUTION REQUESTS

**1.26 "AS-BUILT DRAWINGS": GC SHALL BE RESPONSIBLE FOR ALL SUB CONTRACT TRADES SUBMISSION OF "AS-BUILT"** DRAWINGS UPON COMPLETION OF THE PROJECT.

**BIDDING & COMMENCEMENT OF WORK:**

1.27 ALL DRAWING SHEETS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANY WORK EXHIBITED ON ONE DRAWING/SPECIFICATION WHETHER OR NOT EXHIBITED IN ANOTHER DRAWING/SPECIFICATION, IS TO BE EXECUTED ACCORDING TO THE TRUE INTENT AND MEANING THEREOF THE SAME AS IF SET FORTH IN ALL. PROVIDED, HOWEVER THAT SHOULD ANY LAW, ORDINANCE, OR REGULATION OF STATE, OR COUNTY, OR CITY, IN WHICH THE WORK IS TO BE DONE, BE IN VIOLATION OF THE REQUIREMENTS OF ANY SUCH LAW OR ORDINANCES, OR REGULATION, THEN THE REQUIREMENT OF SUCH LAWS ORDINANCES, OR REGULATIONS SHALL PREVAIL AND SHALL BE COMPLIED WITH BY CONTRACTOR AS A PART OF THIS WORK CALLED FOR AND NO EXTRA COMPENSATION SHALL BE ALLOWED THEREFORE.

1.28 SHOULD THE DRAWINGS DISAGREE WITH THEMSELVES OR WITH THE SPECIFICATIONS OR SHOULD THE SPECIFICATIONS DISAGREE WITH THEMSELVES, THE BETTER QUALITY AND/OR GREATER QUANTITY OF WORK OR MATERIALS SHALL BE ESTIMATED UPON AND SHOULD BE SUBMITTED TO ARCHITECT AS A REQUEST FOR INFORMATION.

1.29 SHOULD CONFLICT OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND CONDITIONS AT THE SITE, THE CONTRACTOR SHALL SO ADVISE THE OWNER IN WRITING WITHIN (2) DAYS AND SHALL REQUEST INTERPRETATION OR INSTRUCTION PRIOR TO PROCEEDING WITH THE WORK. IF THE CONTRACTOR FAILS TO MAKE SUCH REQUEST, NO EXCUSE WILL **THEREAFTER BE ENTERTAINED FOR FAILURE TO CARRY OUT** THE WORK IN A SATISFACTORY MANNER.

1.30 DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS

**1.31 THE GC WILL PROVIDE SUPERVISION VIA AN ON-SITE FULL TIME SUPERINTENDENT FOR THE DURATION OF THE PROJECT UNTIL ALL PUNCHLIST ITEMS ARE COMPLETE & SIGNED OFF BY THE ARCHITECT.**

**1.32 ALL CONTRACTORS SHALL WORK FROM SETS STAMPED** AND DATED AS "ISSUED FOR CONSTRUCTION" ONLY.

1.33 BEFORE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR AND REQUIRED SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS SHOWN IN THE **CONTRACT DOCUMENTS. ANY DEVIATIONS, DISCREPANCIES AND/OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF** THE ARCHITECT

1.34 ALL CONTRACTORS SHALL VISIT AND CAREFULLY EXAMINE SITE OF PROPOSED WORK AND ACQUAINT THEMSELVES WITH THE CONDITIONS UNDER WHICH WORK **WILL BE PERFORMED AND NATURE AND EXTENT OF WORK** INVOLVED.

1.35 A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BY THE GC PRIOR TO OCCUPYING ANY BUILDINGS OR PORTIONS OF BUILDINGS

CLEAN UP:

1.60 DURING CONSTRUCTION, COORDINATE WITH OWNER FOR CLEAN UP REQUIREMENTS. EXECUTE DAILY CLEANING TO KEEP WORK SITE AND ADJACENT STREETS, ROADWAYS AND PROPERTIES FREE FROM ACCUMULATION OF WASTE MATERIALS, RUBBISH AND WIND-BLOWN DEBRIS RESULTING FROM DEMOLITION OPERATIONS. PROVIDE DUMPSTER CONTAINERS FOR COLLECTION OF WASTE MATERIALS, DEBRIS AND RUBBISH. REMOVE WASTE MATERIALS, DEBRIS AND RUBBISH FROM SITE PERIODICALLY AND DISPOSE OF AT LEGAL **DISPOSAL AREAS AWAY FROM THE SITE.**

1.61 THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM A THOROUGH CLEAN UP OF THE PREMISES UPON COMPLETION OF THE WORK AND TO REMOVE AND DISPOSE OF ALL REFUSE OR DEBRIS IN A LEGAL MANNER. DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.

1.62 ALL INTERIOR GLASS SHALL BE FREE FROM LABELS, AND CLEANED ON BOTH SIDES. ALL MILLWORK AND BUILT-INS SHALL BE FREE OF DIRT, GREASE, AND OTHER FOREIGN MATERIALS. ALL RESILIENT FLOORINGS SHALL BE MOP CLEANED AND SEALED WITH APPROPRIATE SEALER. WALL COVERINGS SHALL BE FREE FROM DIRT AND OTHER FOREIGN MATERIALS

CONSTRUCTION NOTES:

2.1 CONTRACTOR SHALL READ AND BE FAMILIAR WITH THESE NOTES IN THEIR ENTIRETY. CONTRACTOR SHALL USE "ISSUE FOR CONSTRUCTION" DOCUMENTS FOR ALL WORK

2.2 ALL MATERIALS, METHODS OF INSTALLATION, AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILING, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE

2.3 ALL EXIT DOORS SHALL BE READILY OPENED FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE. ALL EXIT DOORS SHALL HAVE ALL HARDWARE NECESSARY TO SATISFY THE REQUIREMENTS **OF THE LOCAL BUILDING DEPARTMENT.**

2.4 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING OF PARTITION WALLS AND DOOR OPENINGS AS REQUIRED

2.5 ALL PARTITION ENDS TO BE FLUSH AND STRAIGHT WITH METAL CORNER BEADS. CEMENT, TAPE, AND BLEND DRYWALL PARTITION ENDS

2.6 GC SHALL, IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL **CONDITION TO THE SATISFACTION OF THE ARCHITECT. ALL** PATCHING AND REPAIRS SHALL RETURN BUILDING TO "LIKE NEW" CONDITION

2.7 WHERE NEW WORK CONNECTS WITH EXISTING, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, FITTING, AND PATCHING. HE SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK, WHETHER OR NOT SHOWN **AND OR SPECIFIED. ALL CONSTRUCTION TO REMAIN SHALL BE** PATCHED, REPAIRED, AND PROPERLY CONSTRUCTED SO AS TO LEAVE NO EVIDENCE OF REMODELING AND REMOVAL WORK.

2.8 ALL NEW WALLS ARE TO BE LEVEL WITH EXISTING ADJACENT WALLS AND CONDITIONS UNLESS NOTED **OTHERWISE.**

2.9 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL HARDWARE WITH OTHER TRADES.

2.10 THE HARDWARE SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING THE PROPER LOCK CYLINDERS AS REQUIRED TO **CONFORM TO THE LANDLORD'S MASTER KEY SYSTEM. KEYING OF THE LOCKS WITHIN THE TENANT'S SPACE SHALL BE COORDINATED WITH THE TENANT PRIOR TO KEYING CYLINDERS**

2.11 THE HARDWARE SUPPLIER SHALL FURNISH THE DOOR AND FRAME MANUFACTURERS WITH THE NECESSARY TEMPLATES AND SPECIFICATIONS TO ENSURE THE PROPER INSTALLATION OF HARDWARE

**2.12 ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR**

**2.13 ALL NON BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED** AND INSTALLED BY PLUMBING CONTRACTOR

2.14 CUT OPENINGS IN GYP. BD. FOR ELECTRICAL OUTLETS, PIPING, DUCTWORK, AND OTHER PENETRATIONS. MAINTAIN CLOSE TOLERANCES (NOT TO EXCEED 1/4") SO THAT EDGES WILL BE COVERED BY PLATES AND ESCUTCHEONS. CUT BOTH FACE AND BACK PAPER. DO NOT INSTALL ELECTRICAL OUTLETS BACK-TO-BACK ON OPPOSING SIDES OF PARTITIONS

2.15 ALL NEW CONSTRUCTION INTERSECTING ANY RATED **CONSTRUCTION SHALL BE INSTALLED SO AS TO MAINTAIN** EXISTING CONSTRUCTION RATING WITH INDUSTRY APPROVED MATERIALS & STANDARDS (FIRE SAFETY, WRAP, DAMPERS, ETC.)

2.16 GC SHALL VERIFY EXACT DIMENSIONS WITH EQUIPMENT MANUFACTURERS. GC SHALL VERIFY ALL SIZES AND **LOCATIONS OF DUCT OPENINGS BEFORE INSTALLATION AND VERIFY DISCREPANCIES WITH THE ARCHITECT, IF ANY.**

**2.17 PARTITIONS SHALL BE DIMENSIONED FROM GYP. BD TO GYP. BD, UNLESS OTHERWISE NOTED. DETAILS GOVERN.**

**2.18 DIMENSIONS SHOWN ON PLANS ARE TO FACE OF EXTERIOR MASONRY, CONCRETE COLUMN OR GRID LINES AND FACE OF GWB UNLESS OTHERWISE NOTED OR DETAILED. HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR. GC SHALL NOT ADJUST DIMENSIONS MARKED "CLEAR," "CLR," OR "HOLD" WITHOUT ACCEPTANCE FROM THE ARCHITECT.**

2.19 MINIMUM DIMENSION FROM ANY CORNER OR WALL TO FRAMING STUD AT DOOR JAMB OPENING SHALL BE 4" (U.N.O.)

2.20 ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, COPING AND EXPANSION JOINTS SHALL BE WATERPROOF.

2.21 CAULKING AND SEALANTS: ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE TO MEET CODE REQUIREMENTS

2.22 USE ACOUSTICAL SEALANT AROUND ALL PIPES, DUCTS, CONDUITS, OUTLETS, SWITCHES, ETC. ON BOTH SIDES OF CROSSING/PENETRATING WALLS WITH THERMAL AND **ACOUSTIC INSULATION**

2.23 ALL GWB SHALL BE 5/8" TYPE 'X', UNLESS NOTED OTHERWISE. PROVIDE DRYWALL TRIM BEAD AT ALL EXPOSED EDGES AND CORNERS. GC SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AS REQUIRED BY THE CITY. GC SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS

2.24 THE GC SHALL PROVIDE CAULK JOINTS WHERE GWB MEETS THE FLOOR OR ROOF DECK, PACK FLUTES AT DECK.

2.25 ALL JOINTS IN GWB WALLS SHALL BE FINISHED WITH PAPER TAPE 4" WIDE AND THREE COATS OF VINYL, DRY OR PREMIXED JOINT COMPOUND. ALL OUTSIDE CORNERS SHALL BE FINISHED WITH METAL CORNER BEADS, TAPED AND SPACKLED

2.26 THE GC SHALL LEAVE NO GAPS AND FILL SOLID TO PIPING AND DUCTWORK TO MAINTAIN THE STRUCTURAL INTEGRITY OF **DEMISING WALLS AND MAINTAIN A MINIMUM OF ONE HOUR FIRE** SEPARATION AS REQUIRED.

2.27 THE GC SHALL PROVIDE CAULK JOINTS WHERE GWB MEETS THE FLOOR OR ROOF DECK. PACK FLUTES AT DECK.

2.28 ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT WORKMANLIKE MANNER

2.29 THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC., IN PUBLIC AREAS.

**2.30 CONSULT BUILDING UTILITY PLANS AND STRUCTURAL** DRAWINGS BEFORE SAW CUTTING/CHOPPING OR CORE **DRILLING CONCRETE STRUCTURE.**

2.31 ALL STRUCTURAL FRAMING, HANGERS, CHANNELS, RODS AND OTHER MISCELLANEOUS SUPPORT STEEL SHALL BE PROVIDED BY THE GC AS NECESSARY FOR PROPER SUPPORT OF SUSPENDED/SUPPORTED EQUIPMENT AND SHALL BE FASTENED TO STEEL, CONCRETE, OR MASONRY.

2.32 GC TO PROVIDE ACCESS PANELS AS REQUIRED THROUGHOUT SPACE INCLUDING EQUIPMENT ACCESSIBILITY, DRAIN CLEANOUTS, AND J BOXES. ANY ACCESS PANELS REQUIRED BUT NOT SHOWN ON DRAWINGS NEED TO BE **COORDINATED AND IDENTIFIED TO ARCHITECT PRIOR TO** WORK

**2.33 ALL NEW PARTITION CONSTRUCTION ENGAGING EXISTING EXTERIOR WALLS OR COLUMNS SHALL BE JOINED** WITH RESILIENT FASTENERS. A 1"X3"X 1/2" THICK COMPRESSIBLE NEOPRENE GASKET SHALL BE INSTALLED BETWEEN METAL STUD AND EXISTING CONSTRUCTION. PARTITION EDGES SHALL HAVE USG #200-B METAL CASING TRIM

**2.34 INTERIOR COLUMNS SHALL BE JOINED IN THE SAME** MANNER AS SPECIFIED FOR EXTERIOR WALLS. WHERE PARTITIONS ARE TO ALIGN WITH COLUMN FACE(S), GYPSUM BOARD SHALL BE LAMINATED DIRECTLY TO COLUMN FINISH (ALL SIDES) AS REQUIRED TO AVOID FUTURE CRACKING

2.35 ANY EXISTING PARTITION THAT IS NOT SHOWN ON PLANS IS TO BE DEMOLISHED AND REMOVED

2.36 THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ASSOCIATED DOCUMENTS AS NECESSARY TO OBTAIN PERMITS IN ACCORDANCE WITH ALL APPLICABLE **BUILDING CODES AND ORDINANCES**

**2.37 ALL NEW MECHANICAL WORK SHALL BE INSTALLED IN** ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

2.38 MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING DUCTWORK, GRILLES, ETC., AS NECESSARY TO ACCOMMODATE NEW WORK

2.39 THE MECHANICAL CONTRACTOR SHALL CHECK AND REPAIR FOR PROPER OPERATION ALL EXISTING TO REMAIN **MECHANICAL EQUIPMENT INCLUDING VAV BOXES AND FAN** POWERED HEATERS

2.40 THE MECHANICAL CONTRACTOR SHALL CLEAN ALL DUCTWORK SERVING THE TENANT AREA AND ALL GRILLES, DIFFUSERS, THERMOSTATS, AND EXPOSED MECHANICAL EQUIPMENT.

2.41 NEW DIFFUSERS, GRILLES, AND OTHER EQUIPMENT SHALL BE BUILDING STANDARD EXCEPT WHERE NOTED OTHERWISE. EXISTING DIFFUSERS AND GRILLS TO REMAIN SHALL BE CLEANED AND REPAIRED AS NECESSARY TO "LIKE NEW" CONDITION

2.42 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN GRILLES, DIFFUSERS, AND DUCTS TO KEEP DUST FROM ENTERING INTO THE BUILDING SYSTEM DURING CONSTRUCTION

**REFLECTED CEILING & ELECTRICAL NOTES:**

3.1 INSTALL ALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS AND ALL LOCAL AND STATE CODES WHICH HAVE AUTHORITY OVER THIS WORK.

3.2 FINAL DETERMINATION OF QUALITY AND LOCATION **REQUIREMENTS OF EXIT SIGNS IS SUBJECT TO APPROVAL OF** THE BUREAU OF FIRE PREVENTION OF THE CITY.


BE ARCHITECTS
www.be-architects.com
Contact:
John Bersch AIA
(630) 728-5361
john@be-architects.com


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| No. | Revision Name | Date |
|---|---|---|
| 1 | Issued for Permit | 10/12/2022 |

**Race House**

1220 W. Race Ave | Chicago, IL

| Date | Project No |
|---|---|
| 10/12/2022 | |

**General Notes**

C0.2

Final for Publication

## GENERAL NOTES (CONT.)

3.3 ARCHITECTURAL POWER PLAN WHEN PROVIDED IS PROVIDED FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO DETERMINE TYPE, QUANTITIES AND CIRCUITING. ALL RECEPTACLES THAT ARE EXISTING TO **REMAIN SHALL BE CHECKED AND REPAIRED FOR OPERATION**.

3.4 ALL NEW OUTLETS UNLESS OTHERWISE NOTED ARE TO BE MOUNTED HORIZONTALLY 15" AFF.

3.5 TELEPHONE AND ELECTRICAL OUTLETS MOUNTED IN PAIRS ARE TO BE MOUNTED EITHER SIDE OF A SINGLE STUD.

3.6 WHERE TWO OR MORE ELECTRICAL OUTLETS ARE LOCATED TOGETHER, THEY ARE TO BE GANGED BEHIND ONE COVER PLATE.

**3.7 ALL SEPARATE CIRCUITS ARE TO BE FURNISHED WITH DISCONNECT SWITCHES AS REQUIRED BY CODE.**

3.8 WHERE TWO OR MORE RECEPTACLES OR SWITCHES ARE SHOWN TOGETHER, THEY ARE TO BE GANGED BEHIND ONE COVER PLATE.

3.9 CEILING TILES TO BE INSTALLED SO GRAIN LINES OF TILE ARE RUNNING IN SAME DIRECTION ON ALL CEILINGS OR AS INDICATED ON DRAWINGS.

3.10 FOLLOWING COMPLETION OF CEILING INSTALLATION ALL JOINTS SHALL BE STRAIGHT, TRUE TO LINE, WITH EXPOSED SURFACES FLUSH AND LEVEL.

3.11 FINAL THERMOSTAT LOCATIONS ARE TO BE INDICATED ON ENGINEERING DRAWINGS AND ARE SUBJECT TO APPROVAL OF THE ARCHITECT, OWNER & TENANT PRIOR TO INSTALLATION.

3.12 ELECTRICAL CONTRACTOR SHALL VERIFY CONDUIT SIZE REQUIRED FOR DATA CABLING WITH CLIENT.

3.13 THE GC IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED.

3.14 THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL OUTLET LOCATIONS WITH ARCHITECT, OWNER & TENANT IN WRITING. ALL EXISTING OUTLETS NOT SHOWN ON PLANS ARE TO REMAIN & BE FULLY FUNCTIONAL.

3.15 INSTALL OUTLET(S) AFTER INSTALLATION OF MILLWORK. VERIFY LOCATIONS WITH GC & MILLWORKER USING MILLWORK **DRAWINGS AND COORDINATE INSTALLATION WITH** MILLWORKER.

3.16 THE ELECTRICAL CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING OF BUILDING MATERIALS REQUIRED FOR THE INSTALLATION OF HIS WORK.

3.17 OUTLETS OCCURRING IN SOUND ATTENUATED PARTITIONS SHALL BE STAGGERED TO REDUCE NOISE TRANSMISSION THROUGH WALLS.

3.18 CONVENIENCE OUTLETS MOUNTED AS REQUIRED BY LOCAL CODES UNLESS OTHERWISE NOTED.

3.19 FOR ELECTRICAL WORK LOCATED WITHIN CABINET WORK (LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE ELECTRICIAN. CUT-OUTS FOR SWITCHES, OUTLETS, ETC., AS REQUIRED, ARE BY THE CABINET CONTRACTOR AND ARE TO **COORDINATED WITH THE ELECTRICAL CONTRACTOR**.

3.20 THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL SERVICE, EMPTY CONDUITS WITH BACK AND J BOXES AS NECESSARY TO ACCOMMODATE THE TENANT'S TELEPHONE DATA SYSTEMS. THE GC & ELECTRICAL CONTRACTOR SHALL MEET WITH THE TENANT'S CABLING CONTRACTOR TO REVIEW ELECTRICAL AND CONDUIT REQUIREMENTS, PRIOR TO PROCEEDING WITH INSTALLATION.

3.21 GC TO PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS.

3.22 EXTERIOR SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL. GC TO PROVIDE ELECTRICAL CONNECTION PER ELECTRICAL DRAWINGS AND COORDINATE WITH SIGNAGE CONTRACTOR.

3.23 PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT'S FIELD INSPECTOR.

3.24 BUILDING SIGNAGE IS BY OTHERS UNDER SEPARATE PERMIT.

3.26 PROVIDE ILLUMINATED EXIT SIGNS AS REQUIRED BY CODE.

FINISH NOTES:

4.1 PAINTING AND DECORATING CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS AND REPORT ALL IRREGULARITIES IMMEDIATELY TO THE GENERAL CONTRACTOR. COMMENCEMENT OF WORK SHALL INDICATE ACCEPTANCE OF EXISTING SURFACE.

4.2 ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR TYPE OF PAINT AND **SURFACE CONDITION. ALL PAINT TO BE LOW OR NO VOC**.

4.3 PROVIDE (1) PRIME COAT & (2) FINISH COATS ON ALL SURFACES TO BE PAINTED. U.N.O.

4.4 PROTECT ALL FINISHED WORK AND ALL ADJACENT WORK AND MATERIALS WITH SUITABLE COVERINGS OR OTHER MEANS DURING PROGRESS OF THE PAINTING WORK.

4.5 FILL FASTENER HOLES WITH SUITABLE FILLER. REMOVE ALL PAINT SPATTER FROM GLASS, FLOORS, AND OTHER **FINISHED SURFACES**.

**4.6 CLEAN ALL SURFACES TO BE FINISHED AS REQUIRED TO** REMOVE OIL, GREASE, DUST, AND DIRT. SAND WHERE NECESSARY AND AT EXISTING PAINTED SURFACES TO PROPERLY PREPARE SURFACES TO RECEIVE FINISH.

4.7 THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.

4.8 FINAL PAINT COATS SHALL NOT BE APPLIED UNTIL AFTER WORK FROM OTHER TRADE WHOSE OPERATIONS WOULD BE DETRIMENTAL TO FINISH PAINTING ARE COMPLETE IN THE AREAS TO BE PAINTED.

4.9 ACCESS PANELS, ELECTRICAL PANELS, AIR DIFFUSING OUTLETS, SUPPLY AND EXHAUST GRILLES, LOUVERS, EXPOSED CONDUIT, PRIMED OUTLET COVERS, PRIMED WALL AND CEILING PLATES AND OTHER ITEMS IN PAINTED AREAS SHALL BE PAINTED TO MATCH THE AREAS IN WHICH THEY OCCUR UNLESS OTHERWISE SPECIFIED.

4.10 WORKMANSHIP OF PAINTER & FINISHERS SHALL BE FIRST CLASS IN EVERY RESPECT WITH ALL MATERIALS EVENLY **SPREAD AND SMOOTHLY FLOWED ON WITHOUT RUNS AND** SAGS.

4.11 ALL AIR CONDITIONER CEILING DIFFUSERS AND REGISTERS THAT ARE NOT FACTORY FINISHED SHALL BE PAINTED TO MATCH CEILING, UNLESS NOTED OTHERWISE.

4.12 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PREPARE THE FLOORS TO MANUFACTURER'S **RECOMMENDATIONS AND AS SPECIFIED TO BE IN CONDITION TO RECEIVE FINISHES**.

**4.13 FLOOR COVERINGS IN CLOSETS SHALL BE THE SAME AS** THAT OF THE SPACE ONTO WHICH THE CLOSET DOOR OPENS, UNLESS NOTED OTHERWISE.

4.14 FLASH PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE, PRIOR TO FLOOR COVERING INSTALLATION.

4.15 PROVIDE AND INSTALL ALL FLOORING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.

4.16 THE FLOOR FINISH CONTRACTORS MUST INSPECT THE SUBFLOOR BEFORE STARTING WORK. HE SHALL NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY CONDITION WHICH WILL PREVENT HIM FROM SATISFACTORILY COMPLETING HIS WORK. HE SHALL NOT PROCEED WITH ANY WORK UNTIL SUCH DEFECTS ARE ENTIRELY CORRECTED.

4.17 THE START OF INSTALLATION BY THE FLOOR FINISH CONTRACTORS SHALL BE AN INDICATION OF HIS ACCEPTANCE OF THE SUB-FLOOR SURFACES, AND HE WILL AUTOMATICALLY ASSUME THE RESPONSIBILITY FOR UNACCEPTABLE FINISH WORK CAUSED BY FLOOR CONDITION.

4.18 ALL FINISH CONTRACTORS SHALL COOPERATE WITH THE ELECTRICAL CONTRACTOR AND CABLING COMPANY AND SHALL CONFIRM WITH THE ELECTRICAL AND DATA RECEPTACLE COVER REQUIREMENTS.

4.19 METAL TRANSITION STRIPS SHALL BE INSTALLED BY FLOOR FINISH CONTRACTOR AS REQUIRED AT EVERY LOCATION WHERE EDGE OF FINISH IS EXPOSED TO TRAFFIC AND/OR MEETS ANOTHER FINISH STYLE AND COLOR TO BE **APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION**.

4.20 INSTALLED FINISHES SHALL BE FREE OF SPOTS, DIRT, OR **SOIL. ANY SOILED SPOTS OR EXCESSIVE ADHESIVE ON THE** SURFACE SHALL BE REMOVED WITH THE MANUFACTURER'S **RECOMMENDED SPOT REMOVER**.

4.21 FOLLOW DIRECTION & LAYOUT FOR ALL CEILING, WALL & FLOOR FINISHES AS INDICATED ON THE DRAWINGS.

4.22 GENERAL CONTRACTOR SHALL PREP ALL WALL SURFACES AS PER WALL COVERING MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION.

**4.23 ALL WALL COVERINGS SHALL BE INSTALLED AS PER WALL COVERING MANUFACTURER'S RECOMMENDATIONS**.

4.24 INSTALL ONLY UNDERWRITER'S LABORATORY, INC. (UL) LABELED DEVICES AND FIXTURES.

4.25 CARPET INSTALLATION TO BE PERFORMED BY CARPET CONTRACTOR. WORK SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR, AND INCIDENTAL TO, A PROPER INSTALLATION INDICATED ON ARCHITECT DRAWINGS.

4.26 THE CARPET CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND OTHER CONDITIONS AS REQUIRED TO ACCURATELY LAY OUT AND FIT ALL ITEMS SPECIFIED HEREIN.

**4.27 CARPET CONTRACTOR SHALL BE TOTALLY RESPONSIBLE** FOR ACCURACY OF MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS TO BE FURNISHED. NO REQUESTS FOR MATERIALS OR INSTALLATION EXTRAS WILL BE CONSIDERED DUE TO MEASUREMENT OR TAKE-OFF ERRORS BY THE CARPET CONTRACTOR.

4.28 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PREPARE THE FLOORS AS SPECIFIED TO BE **IN CONDITION TO RECEIVE CARPET NO**.

4.29 FURNITURE REPLACEMENT-REMOVAL AND REPLACEMENT OF FURNITURE SHALL NOT BE THE RESPONSIBILITY OF CARPET **INSTALLER**.

4.30 ALL CARPET DEBRIS MUST BE REMOVED FROM THE JOB SITE. ANY EXPENSE THE LANDLORD MAY INCUR IN REMOVING **DEBRIS WILL BE DEDUCTED FROM THE MONIES DUE TO THE** CARPET CONTRACTOR.

**4.31 AT COMPLETION OF INSTALLATION THE CARPET CONTRACTOR SHALL FURNISH LANDLORD WITH VERIFICATION** OF EXACT AMOUNT OF OVER-RUN. CONTRACTOR TO VERIFY **AT TIME OF CARPET BID THE QUALITY OF OVER RUN TO BE** ACCEPTED.

**4.32 THE CARPET INSTALLER SHALL BE FULLY RESPONSIBLE** FOR THE INSTALLATION UPON COMPLETION. THE INSTALLATION SHALL BE INSPECTED BY THE ARCHITECT, LANDLORD AND INSTALLER PRIOR TO ACCEPTANCE BY THE LANDLORD.

4.33 CARPETING CONTRACTOR TO LOCATE CARPET SEAMS SO AS TO PROVIDE UNIFORM DIRECTION OF PATTERN AND LAY OF **PILE. SEAMS SHALL BE CENTERED UNDER DOORS AND NOT** LOCATED ACROSS DIRECTION OF TRAVEL.

**4.34 ALL INTERIOR FINISHES ON WALLS, CEILINGS & FLOORS SHALL CONFORM TO THE FOLLOWING CLASS LIMITATIONS:**
- **EXITS & ACCESS TO EXITS - A OR B, I OR II**
- **OTHER SPACES - A, B, OR C**
- **CLASS A INTERIOR WALL AND CEILING FINISH: FLAME SPREAD 0-25, (NEW) SMOKE DEVELOPED 0-450**
- **CLASS B INTERIOR WALL AND CEILING FINISH: FLAME** SPREAD 26-75, (NEW) SMOKE DEVELOPED 0-450
- CLASS C INTERIOR WALL AND CEILING FINISH: FLAME SPREAD 76-200, (NEW) SMOKE DEVELOPED 0-450
- CLASS I INTERIOR FLOOR FINISH: CRITICAL RADIANT FLUX, NOT LESS THAN 0.45 WCM2
- CLASS II INTERIOR FLOOR FINISH: CRITICAL RADIANT FLUX, NOT LESS THAN 0.22 WCM2

**MILLWORK & BLOCKING NOTES:**

5.1 ALL MILLWORK SHALL BE IN ACCORDANCE WITH ARCHITECTURAL WOODWORKING INSTITUTE QUALITY STANDARD FOR "PREMIUM".

**5.2 MILLWORKER SHALL VERIFY ALL DIMENSIONS IN THE** FIELD FOR BUILT-IN WORK PRIOR TO FABRICATION.

5.3 ALL CUSTOM MILLWORK TO BE FURNISHED, DELIVERED, AND INSTALLED BY THE MILLWORK CONTRACTOR.

5.4 ALL BLOCKING TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO REVIEW DRAWINGS FOR ALL WALL & CEILING MOUNTED SHELVING, ACCESSORIES & EQUIPMENT AND PROVIDE BLOCKING AS REQUIRED TO SECURE SUCH ITEMS. ALL WOOD BLOCKING TO BE FIRE RATED. THE CONTRACTOR TO REVIEW WEIGHT OF TENANT SUPPLIED EQUIPMENT WITH TENANT TO CONFIRM REQUIREMENTS OF BLOCKING.

**5.5 ALL WOOD SURFACES TO BE FINISHED SHALL BE** PROPERLY SEALED, SANDED, AND PRIMED TO RECEIVE FINISH COATS BY THE FINISH CONTRACTORS.

5.6 FINISHES SHALL BE SHOP APPLIED TO THE GREATEST EXTENT POSSIBLE AND FINISHES SHALL BE TOUCHED UP IN THE FIELD AFTER INSTALLATION.

5.7 GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING AND PAINTING AFTER INSTALLATION OF MILLWORK.

5.8 THE CABINET CONTRACTOR SHALL SHOP-INSTALL, WHERE POSSIBLE, ALL ELECTRICAL FIXTURES, SWITCHES, OUTLETS, ETC., OR PROVIDE NECESSARY CUT-OUTS. THIS WORK SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.

**5.9 MILLWORK CONTRACTOR SHALL BE RESPONSIBLE FOR** ALL WALL COVERING IN OR ON CABINET WORK, UNLESS NOTED OTHERWISE.

5.10 MATERIALS TO RECEIVE PAINTED OR NATURAL TRANSPARENT FINISH SHALL BE FREE FROM DEFECTS AND BE FILLED, SEALED, AND SANDED SMOOTH BEFORE FINISHING. FINISHES SHALL BE SHOP APPLIED WITH A PRESSURIZED SPRAY GUN IN A DUST-FREE SPRAY BOOTH. FINISHES SHALL BE TOUCHED UP IN THE FIELD AFTER INSTALLATION.

6.11 GENERAL CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO CABINET WORK CONTRACTOR.

SHOP DRAWING NOTES:

**6.1 CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL** NEW OR REPLACED ITEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT. FINISH MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD FOR REVIEW.

6.2 SUBMITTALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, **THE FOLLOWING:**
A. SUBMIT MANUFACTURER'S PRODUCT DATA/CUT SHEETS FOR EACH TYPE OF DOOR AND DOOR HARDWARE USED.
B. SUBMIT MANUFACTURER'S PRODUCT DATA/CUT SHEETS FOR **EACH TYPE OF PLUMBING FIXTURE USED**.
C. SUBMIT MANUFACTURER'S PRODUCT DATA/CUT SHEETS FOR EACH TYPE OF ELECTRICAL FIXTURE USED.
D. SUBMIT MANUFACTURER'S PRODUCT DATA/CUT SHEETS FOR EACH TYPE OF MECHANICAL EQUIPMENT USED.
E. SUBMIT DETAILED SHOP DRAWINGS FOR ALL MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WORK TO BE PERFORMED UNDER THIS PROJECT.
F. CEILING MANUFACTURED FINISHES: SET OF 6"X4" SQUARE SAMPLES. SUSPENSION SYSTEMS: SET OF 12" LONG SAMPLES.
**G. FLOORING: 6"X6" SAMPLE SIZE MINIMUM. SAMPLES OF EACH TYPE USED. WALL BASE: 4" LONG SAMPLES OF EACH TYPE USED. SUBMIT ADEQUATE QUANTITY TO INDICATE VARIATIONS** IN COLOR, SHEEN, AND DIMENSIONS WITHIN ONE PRODUCT SPECIFICATION.
H. PAINTING: SUBMIT MANUFACTURER'S PRODUCT DATA FOR **EACH TYPE OF PAINT USED. SAMPLES: PROVIDE THREE** SAMPLES ON 8 1/2"X11" CARDBOARD OF EACH COLOR AND MATERIAL USED.
I. PLASTIC LAMINATE SAMPLES: 6"X10" FOR EACH TYPE COLOR, COLOR PATTERN, AND SURFACE FINISH.
K. WOOD: SUBMIT DOCUMENTS OF CERTIFICATION FOR COMPLIANCE WITH SUSTAINABLE HARVESTING PRACTICES FOR ALL SPECIES SPECIFIED. SUBMIT (3) ACTUAL SAMPLES, 12" X 12" OR LARGER OF ALL WOOD SPECIFIED. INDICATE ON SHOP DRAWINGS MATCHING, GRAIN DIRECTION, SEAMING, EDGE & CORNER CONSTRUCTION.
L. WALL COVERING: SUBMIT (3) SAMPLES, 6" X 6" OR LARGER OF EXACT STYLES & COLORS SPECIFIED.

6.3 ALL SAMPLES TO BE LABELED WITH PROJECT NAME, DATE, AND ADDRESS. SAMPLE TO BE IDENTIFIED WITH MANUFACTURER'S NAME, PHONE NUMBER, COLOR NUMBER & OR NAME, TEXTURE, FINISH TYPE, AND OTHER PERTINENT INFORMATION.

**6.4 THE SHOP DRAWINGS SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT FOR FINAL REVIEW SHALL BE CONSIDERED AS GENERAL PROCEDURE TO CLARIFY REMARKS FROM THE GENERAL CONTRACTOR'S** REPRESENTATIVE(S). THE CONTRACTOR SHALL NEVER INFER A DEVIATION FROM THE BID CONTRACT DOCUMENTS AND/OR A **CHANGE IN THE SCOPE OF WORK**.

**6.5 THE GENERAL CONTRACTOR MAY REQUEST A** SUBSTITUTION OF A SPECIFIC ITEM(S) OR A DETAILED ASSEMBLY BY AN ALTERNATE NOT INDICATED IN THE BID CONTRACT DOCUMENTS BY PROVIDING ALL NECESSARY DOCUMENTATION TO ESTABLISH THAT ALTERNATE PRODUCT IS SAME QUALITY, APPEARANCE, & HAS SAME WARRANTY AS SPECIFIED PRODUCT. SUBMIT ALL DOCUMENTATION FOR **PRODUCTS TO BE CONSIDERED AS ALTERNATES TO** ARCHITECT OF RECORD, DESIGN ARCHITECT & TENANT FOR APPROVAL. NO SUBSTITUTION(S) SHALL BE PERMITTED WITHOUT THIS PROCEDURE FOR APPROVAL.

**FIRE PROTECTION NOTES:**

7.1 ALL WALL FINISHES AND CEILING TILE FINISHES TO MEET CLASS 1 FLAME SPREAD RATINGS. ALL FLOOR COVERINGS **NOT TO EXCEED 75 RATING (MAX)**.

7.2 GC AND/OR THEIR RESPECTIVE SUB-CONTRACTOR SHALL VERIFY, COORDINATE AND/OR INSTALL ANY SMOKE DETECTION AND/OR FIRE ALARM CONNECTORS AS REQUIRED PER LOCAL INSPECTOR.

7.3 DOORS OPENING INTO REQUIRED TWO HOUR FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH SMOKE OR **DRAFT STOP FIRE ASSEMBLY HAVING A 60 MINUTE FIRE RATING** WITH SELF-CLOSERS.

**7.5 ANY WOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED**.

7.6 FIRE BLOCKING AND DRAFT STOPPING SHALL COMPLY WITH LOCAL BUILDING CODES AND AUTHORITIES HAVING JURISDICTION.

7.6 FOR FIRE-RATED WALLS OR PARTITIONS, THE SURFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOXES SHALL NOT EXCEED 16 SQ. INCHES. THE AGGREGATE SURFACE OF THE BOXES SHALL NOT EXCEED 100 SQ. INCHES PER 100 SQ. FT. OF WALL SURFACE. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.

**7.7 GC AND/OR THEIR RESPECTIVE SUB-CONTRACTOR SHALL** VERIFY, COORDINATE AND/OR INSTALL ANY FIRE SPRINKLER SYSTEMS AS REQUIRED PER THE CITY CODE.

7.8 ANY REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

7.9 PROVIDE FIRE DAMPER WITH FUSIBLE LOUVER WHEREVER DUCT WORK PENETRATES 1-HR. CEILING OR WALL, UNLESS OTHERWISE NOTED.

7.10 DOORS OPENING INTO REQUIRED ONE HOUR FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A 20 MINUTE FIRE RATING WITH SELF-CLOSERS.

7.11 MECHANICAL DUCT AND PIPE SHAFTS SHALL BE OF ONE HOUR FIRE RESISTANT CONSTRUCTION, INCLUDING TOP AND BOTTOM OF ENCLOSURES.

7.12 ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE NONCOMBUSTIBLE.

7.13 ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR BE FLAME PROOFED IN AN APPROVED MANNER.

7.14 ALL REQUIRED EMERGENCY EXITS SHALL BE PROVIDED WITH EXIT SIGNS HAVING LETTERS SIX (6) INCHES HIGH AND 3/4" WIDE IN CONTRASTING COLORS. SEE PLANS FOR LOCATIONS.

7.15 GC TO PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS **DIRECTED BY THE FIRE DEPARTMENT'S FIELD INSPECTOR**.

7.16 PENETRATIONS OF MEMBRANES THAT ARE PART OF A FIRE-RESISTANT RATED HORIZONTAL ASSEMBLY SHALL **COMPLY WITH LOCAL BUILDING CODES**.

7.17 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HIGHEST QUALITY STANDARDS OF THE INDUSTRY AND PER THE REQUIREMENTS OF THE CITY.

7.18 ALL RATED DOORS TO BE PROVIDED WITH THRESHOLDS AND GASKETS PER SPECIFICATIONS AND CODE.

7.19 CHANGES TO THE FIRE SPRINKLER SYSTEM FOR NEW **PARTITION LAYOUT TO BE ENGINEERED AND PROVIDED BY THE** GC IF APPLICABLE.

7.20 ALL PARTITIONS OF PUBLIC CORRIDORS AND HALL PASSAGES AND DOORS THEREIN SHALL HAVE A FIRE RESISTIVE RATING CONFORMING WITH LOCAL BUILDING CODES AND THE STANDARDS OF THE BUILDING.

7.21 ALL NEW CONSTRUCTION INTERSECTING ANY RATED CONSTRUCTION SHALL BE INSTALLED SO AS TO MAINTAIN EXISTING CONSTRUCTION RATING WITH INDUSTRY APPROVED MATERIALS & STANDARDS (FIRE SAFETY, WRAP, DAMPERS, ETC.)

7.23 DURING CONSTRUCTION THE GC IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN (75FT.) FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING.

ARCHITECTS
www.be-architects.com
Contact:
John Barrett, AIA
630.324.5307
jbarrett@be-architects.com

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| 2 | Permit Plans | 10/17/2022 |
| 1 | Permit Plans | 10/14/2022 |

Race House

1228 W. Race Ave | Chicago, IL

DRAWN: A.Cruz | REVIEW: D.Kaplan

DATE: 12/21/2022 | REV. 10: Permit Set

General Notes

SHEET NO.

C0.3

Final for Publication

## ARCHITECTURAL ABBREVIATIONS

| | |
|---|---|
| & | AND |
| @ | AT |
| # | INCHES |
| ABC | ABC DEPARTMENT / CONDITIONING |
| ABV | ABOVE |
| ACCES | ACCESSORIES |
| ACCESS | ACCESS DOOR |
| ACESFLR | ACCESS FLOOR |
| ACST | ACOUSTICAL |
| ACT | ACOUSTICAL CEILING TILE |
| AD | AREA DRAIN |
| ADA | AMERICANS WITH DISABILITIES ACT |
| ADDL | ADDITIONAL |
| ADJ | ADJUSTABLE / ADJACENT |
| ADMIN | ADMINISTRATION |
| AFC | ABOVE FINISHED COUNTER |
| AFF | ABOVE FINISHED FLOOR |
| AFG | ABOVE FINISHED GRADE |
| AFS | ABOVE FINISHED SLAB |
| AGGR | AGGREGATE |
| ANC | ANCHOR |
| AHU | AIR HANDLING UNIT |
| AL, ALUM | ALUMINUM |
| ALIGNMT | ALIGNMENT |
| ALT | ALTERNATE |
| ANOD | ANODIZED |
| AP | ACCESS PANEL |
| APC | ACOUSTICAL PANEL CEILING |
| APPROX | APPROXIMATELY |
| APVD | APPROVED |
| ARCH | ARCHITECTURAL |
| ASPH | ASPHALT |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS |
| AUTO | AUTOMATIC |
| AVG | AVERAGE |
| BD | BOARD |
| BET | BETWEEN |
| BG | BUMPER GUARD |
| BITUM | BITUMINOUS |
| BL | BLACK |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BM | BEAM |
| BMS | BALANCE MAGNETIC SWITCH |
| BOS, BOTS | BOTTOM OF STEEL |
| BOT | BOTTOM |
| BS | BOTH SIDES |
| CAB | CABINET |
| CAS | CASEWORK |
| CB | CATCH BASIN |
| CEM | CEMENT |
| CER | CERAMIC |
| CF | CUBIC FOOT |
| CG | CORNER GUARD |
| CH | CEILING HEIGHT |
| CHAM | CHAMFER |
| CHBD | CHALKBOARD |
| CI | CAST IRON |
| CJ | CONTRACTOR INSTALLED |
| CJP | CASTELLATE |
| CJ | CONTROL JOINT |
| CL | CENTER LINE |
| CLG | CEILING |
| CLR | CLOSET |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEANOUT (PLUG) |
| COL | COLUMN |
| CONC | CONCRETE |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| CORR | CORRIDOR |
| COPPER | COPPER |
| CPT | CARPET(ED) |
| CT | CERAMIC TILE |
| CTR | COUNTER |
| CRL | DOUBLE |
| CRPT | DIRECT APPLIED EXTERIOR FINISH SYSTEM |
| DEG | DEGREE |
| DEMO | DEMOLISH |
| DEP | DEPRESSION |
| DET | DETAIL |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIAG | DIAGONAL |
| DIM | DIMENSION |
| DISP | DISPENSER |
| DN | DRAIN |
| DN | DOWN |
| DR | DOOR |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| E | EAST |
| EA | EACH |
| EF | EXHAUST FAN |
| EIFS | EXTERIOR INSULATION AND FINISH SYSTEM |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| EMER | EMERGENCY |
| ENCL | ENCLOSURE / ENCLOSURE |
| ENG | ENGINEER |
| EOD | EDGE OF DECK |
| EOG | EDGE OF GLASS |
| EQ | EQUAL(S) |
| EQPT | EQUIPMENT |
| EST | ESTIMATE |
| EWC | ELECTRIC WATER COOLER |
| EXIST | EXISTING |
| EXP | EXPANSION |
| EXT | EXTERIOR |
| FA | FIRE ALARM |
| FAST | FASTENER |
| FDN | FOUNDATION |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |

## ARCHITECTURAL ABBREVIATIONS

| | |
|---|---|
| FECURB | FIRE EXTINGUISHER CABINET RECESSED |
| FECSCN | FIRE EXTINGUISHER CABINET SEMI-RECESSED |
| FEW | FIRE EXTINGUISHER WALL MOUNTED |
| FF | FINISHED FLOOR |
| FGL | FIRE GLASS |
| FIN | FINISHED |
| FIXT | FIXTURE |
| FL | FLOOR |
| FLASH | FLASHING |
| FLUOR | FLUORESCENT |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOM | FACE OF MASONRY |
| FOS | FACE OF STUDS |
| FOW | FACE OF WALL |
| FP | FIRE PROOF |
| FPL | FIREPLACE |
| FR | FRAME |
| FRC | FIBER REINFORCED CONCRETE |
| FRGP | FIBER REINFORCED GYPSUM PLASTER |
| FRP | FIBERGLASS REINFORCED PLASTIC |
| FS | FLOOR SINK |
| FTG | FOOTING |
| FURR | FURRING |
| FUT | FUTURE |
| GA | GAUGE |
| GALV | GALVANIZED |
| GB | GRAB BAR |
| GC | GENERAL CONTRACTOR |
| GL | GLASS / GLAZING |
| GND | GROUND |
| GR | GRADE |
| GRV | GRAVEL |
| GT | GLASS TILE |
| GYP | GYPSUM |
| GYP BD | GYPSUM BOARD |
| HB | HOSE BIB |
| HC | HOLLOW CORE |
| HCP | HANDICAPPED |
| HD | HEAVY DUTY |
| HD | HARD |
| HDR | HEADER |
| HDWR | HARDWARE |
| HK | HOOK |
| HM | HOLLOW METAL |
| HMC | HOLLOW METAL PREPAINTED |
| HORIZ, HORZ | HORIZONTAL |
| HP | HIGH POINT |
| HR | HANDRAIL |
| HR | HOUR |
| HT | HEIGHT |
| HVAC | HEATING / VENTILATION / AIR CONDITIONING |
| HYD | HYDRANT |
| ID | INSIDE DIAMETER |
| IN | INCH / INCHES |
| INCL | INCLUDE / INCLUDING |
| INSUL | INSULATE / INSULATION |
| INT | INTERIOR |
| JAN | JANITOR |
| JT | JOINT |
| KIT | KITCHEN |
| LAB | LABORATORY |
| LAM | LAMINATE(D) |
| LAV | LAVATORY |
| LB(S) | POUND(S) |
| LF | LINEAR FOOT / FEET |
| LH | LEFT HAND |
| LIB | LIBRARY |
| LKR | LOCKER |
| LNS | LINOLEUM SHEET |
| LNT | LINOLEUM TILE |
| LP | LOW POINT |
| LT | LIGHT |
| LVR | LOUVER |
| LWT | LIGHT WEIGHT |
| MACH | MACHINE |
| MAINT | MAINTENANCE |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MC | MEDICINE CABINET |
| ME | MECHANICAL EQUIPMENT |
| MECH | MECHANICAL |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MH | MANHOLE |
| MIN | MINIMUM |
| MIR | MIRROR |
| MISC | MISCELLANEOUS |
| MLDG, MLDG | MOULDING |
| MOD | MASONRY OPENING |
| MR | MOISTURE RESISTANT |
| MTD | MOUNTED |
| MTL | METAL |
| MVB | MULLION |
| N | NORTH |
| NA, N/A | NOT AVAILABLE / APPLICABLE |
| NFPA | NATIONAL FIRE PROTECTION ASSOCIATION |
| NIC | NOT IN CONTRACT |
| NO, # | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OA | OVERALL |
| OBS | OBSCURE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OFCI | OWNER FURNISHED CONTRACTOR INSTALLED |
| OFF | OFFICE |
| OHD, OH DR | OVERHEAD |
| OPP | OPPOSITE |
| OZ | OUNCE |
| PART | PARTIAL |
| PAT | PATTERN |
| PBD | PARTICLE BOARD |
| PCONC | PRECAST CONCRETE |
| PED | PEDESTAL |
| PER | PERIMETER |
| PERF | PERFORATED |
| PERIM | PERIMETER |

## ARCHITECTURAL ABBREVIATIONS

| | |
|---|---|
| PF | PRE-FINISHED |
| PH | POWDER HOUSE |
| PL | PROPERTY LINE |
| PL | PLATE |
| PLAM | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLYWD | PLYWOOD |
| PNT | PAINTED METAL PANELS |
| PNT | PAINTED |
| POP | POINT OF PRESENCE |
| PR | PAIR |
| PRCST | PRECAST |
| PREFAB | PREFABRICATED |
| PROP | PROPERTY |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PT | POINT |
| PTD | PAPER TOWEL DISPENSER |
| PTD/WB | PAPER TOWEL DISPENSER & WASTE RECEPTACL |
| PTDF | PRESSURE TREATED DOUGLAS FIR |
| PTN | PARTITION |
| PTR | PAPER TOWEL RECEPTACLE |
| PVC | POLYVINYL CHLORIDE |
| QT | QUARTZ |
| QT | QUARRY TILE |
| QTY | QUANTITY |
| R | RISER |
| RAD | RADIUS |
| RB | RUBBER BASE |
| RCP | REFLECTED CEILING PLAN |
| RD | HOUR DROP REMOTE DOOR |
| REF | REFERENCE |
| REFR | REFRIGERATOR |
| REG | REGISTER |
| REINF | REINFORCE(D) |
| REQ | REQUIRED |
| RESIL | RESILIENT |
| RESS | RESILIENT SHEET |
| RST | RESILIENT TILE |
| RET | RETAINING |
| REV | REVISE / REVISION |
| RFG | ROOFING |
| RFL | REFLECTED |
| RH | RIGHT HAND |
| RM | ROOM |
| RO | ROUGH OPENING |
| RP | REMOTE POINT |
| RR | RUBBER SHEET FLOORING |
| RST | RUBBER STAIR TREADS |
| RWD | REDWOOD |
| RWL | RAIN WATER LEADER |
| S | SOUTH |
| SAB | SOUND ATTENUATION FINE BLANKET |
| SC | SOLID CORE |
| SCD | SOAP DISPENSER |
| SCHED | SCHEDULE |
| SCRN, SCR | SCREEN |
| SD | SOAP DISPENSER / STORM DRAIN |
| SCC | SEALED CONCRETE |
| SECT | SECTION |
| SF | SQUARE FEET |
| SH | SHEET |
| SHTHG | SHEATHING |
| SHWR | SHOWER |
| SIM | SIMILAR |
| SNR | SANITARY NAPKIN DISPENSER |
| SNR | SANITARY NAPKIN RECEPTACLE |
| SOG | SLAB ON GRADE |
| SPEC | SPECIFICATION |
| SPK | SPEAKER |
| SQ | SQUARE |
| SQFT | SQUARE FEET |
| SQIN | SQUARE INCHES |
| SS | STAINLESS STEEL |
| ST | STONE |
| STA | STATION |
| STC | STAINED CONCRETE |
| STD | STANDARD |
| STDS | STUDS |
| STIFF | STIFFENER |
| STL | STEEL |
| STM | STAINED |
| STOR | STORAGE |
| STRUCT | STRUCTURE / STRUCTURAL |
| SUSP | SUSPENDED |
| SW | SWITCH |
| SYM | SYMMETRICAL |
| SYM | SYMBOLIC |
| SYS | SYSTEM |
| T&B | TOP AND BOTTOM |
| T&G | TONGUE AND GROOVE |
| TB | TOWEL BAR |
| TBD | TO BE DETERMINED |
| TC | TOP OF CURB |
| TD | TRAVEL DISTANCE |
| TEL | TELEPHONE |
| TEMP | TEMPORARY / TEMPERATURE |
| TER | TERRAZZO |
| THK | THICK |
| THRU | THROUGH |
| TOC | TOP OF CONCRETE |
| TOS | TOP OF SLAB |
| TOW | TOP OF WALL |
| TPD | TOILET PAPER DISPENSER |
| TPTN | TOILET PARTITION |
| TV | TELEVISION |
| TYP | TYPICAL |
| UC | UNDERCUT |
| UG | UNDERGROUND |
| UL | UNDERWRITERS LABORATORY |
| UNF(S) | UNFINISHED |
| UNO | UNLESS OTHERWISE NOTED |
| UPS | UNINTERRUPTIBLE POWER SUPPLY |
| UR | URINAL |
| V | VOLT |
| VAC | VACUUM |
| VB | VAPOR BARRIER |
| VCT | VINYL COMPOSITION TILE |
| VENT | VENTILATE |
| VERT | VERTICAL |

## ARCHITECTURAL ABBREVIATIONS

| | |
|---|---|
| VESTIBULE | VESTIBULE |
| VIF | VERIFY WITH FIELD |
| VINYL | VINYL |
| VOL | VOLUME |
| VST | VINYL STAIR TREADS |
| VSTRD | VINYL STAIR TREADS & RISERS |
| VT | VINYL TILE |
| VTR | VENT THROUGH ROOF |
| VWC | VINYL WALL COVERING |
| W | WEST |
| W | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WCV | WALL COVERING |
| WD | WOOD |
| WF | WIDE FLANGE |
| WG | WIRE GLASS |
| WH | WALL HOME HYDRANT |
| WI | WROUGHT IRON |
| WIN | WINDOW |
| WK | WORK |
| WPJCT | WALL POCKET |
| WR | WATER REPELLENT |
| WRF | WATER RESISTANT |
| WRR | WOOD RISER |
| WT | WEIGHT |
| WW | WIRE |

## MATERIALS DESIGNATIONS

LOCAL STONE | EARTH/SOILS | CONCRETE | MASONRY | METAL | THERMAL & MOISTURE PROTECTION

CONCRETE | COARSE / GRANULAR FILL | ACOUSTIC TILE CEILING - OTHER MATERIAL | MASONRY - CMU / BRICK | ALUMINUM | INSULATION

PRECAST CONCRETE | EARTH | PLYWOOD | MASONRY - BRICK | STEEL | GYP ELEVATION

CERAMIC TILE & TERRAZZO | SAND | PARTICLE BOARD | MASONRY - CONCRETE BLOCK | WOOD INSULATION

MEDIUM DENSITY FIBERBOARD | CONCRETE | GYPSUM WALL BOARD / CEILING PLASTER / GAUGE / CEMENT MORTAR | BRICK - ELEVATION / FRAMING BOARD

## SYMBOLS LIST

| | |
|---|---|
| DETAIL NUMBER / SHEET NUMBER | CALLOUT HEAD |
| ℄ | CENTER LINE |
| | DOOR TAG |
| DETAIL NUMBER / SHEET NUMBER | ELEVATION TAG |
| DETAIL NUMBER / SHEET NUMBER | ELEVATION TAG (INTERIOR) |
| H2 | GRID HEAD |
| L DETAIL NUMBER / SHEET NUMBER | SECTION TAG (FILLED) |
| LEVEL 0' 0" | LEVEL HEAD |
| N | NORTH ARROW IDENTIFY PROJECT NORTH AND TRUE NORTH |
| 1 | REVISION TAG |
| | ADA SYMBOL |
| ROOM NAME 101 | ROOM TAG |
| ROOM NAME 101 150 SF | ROOM TAG (WITH AREA) |
| UNIT NAME & NUMBER UNIT TYPE 150 SF | AREA TAG |
| | SPOT ELEVATION (TARGET FILLED) |
| MATCH LINE 8 / W860 | VIEW REFERENCE |
| | VIEW TITLE |
| X / A.0 Sheet Number / Detail Number | WALL TAG |
| | WINDOW TAG |
| TD = 0' - 0" | TRAVEL DISTANCE |
| RD = 0' - 0" | REMOTE DOOR |
| RP = 0' - 0" | REMOTE POINT |
| WALL FINISH / WALL BASE / FLOOR FINISH | ROOM FINISH TAG |
| FLOOR FINISH NUMBER / FLOOR TRANSITION / FLOOR FINISH NUMBER | FLOOR TRANSITION TAG |

BE ARCHITECTS

Contact
John Bender AIA
630 324 1047
john@be-architects.com

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Race House

1220 W. Race Ave. | Chicago, IL

Abbreviations & Legends

C0.4

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**DESCRIPTION OF THE WORK SELECTIVE** DEMOLITION:

8.01 SELECTIVE DEMOLITION INCLUDES REMOVING SELECTIVE FOUNDATIONS, EXTERIOR WALL CONSTRUCTION, ROOFTOP CONSTRUCTION, DOORS & DOOR FRAMES AND REMOVING TOILET ROOMS IN THEIR ENTIRETY INCLUDING ALL ASSOCIATED PLUMBING, ELECTRICAL AND HVAC

8.02 CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION

**8.03 THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE** FOR VERIFYING EXISTING UTILITY LOCATIONS & DETERMINE PROTECTION REQUIREMENTS PRIOR TO ANY DEMOLITION.

8.04 CONTRACTOR SHALL NOTIFY ARCHITECT AND/OR OWNER OF ANY UNFORESEEN JOB CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS. EXTRA WORK AND/OR COSTS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION OF SUCH WORK

8.05 ANY EXISTING AREAS, SURFACES, EQUIPMENT, ETC. TO REMAIN THAT BECOMES SOILED OR DAMAGED DUE TO DEMOLITION WORK SHALL BE REPAIRED OR REPLACED TO THE **SATISFACTION OF THE OWNER AT THE CONTRACTOR'S** EXPENSE

8.06 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED MATERIALS, EQUIPMENT, ANY OTHER SUCH MATERIALS TO BE UTILIZED ON THIS PROJECT. THE GC SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE GC ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW UP OF SPECIFIED ITEMS AND WILL PURSUE WHATEVER MEANS NECESSARY AT ADDITIONAL COST, ENSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER AND NOT DELAY PROGRESS OF THE PROJECT

8.07 EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS AND NEW WORK. EXECUTE FITTING AND ADJUSTMENT OF MATERIALS TO PROVIDE FINISH INSTALLATION TO COMPLY WITH TOLERANCES AND FINISHES SPECIFIED.

8.08 SALVAGED MATERIALS COORDINATE WITH OWNER'S REPRESENTATIVE ALL MATERIALS TO BE SALVAGED PRIOR TO DEMOLITION. STORE SALVAGED MATERIALS AT OWNER'S DESIGNATED LOCATIONS. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR NOT DESIRED BY THE OWNER SHALL BE REMOVED FROM SITE

8.09 REPAIR, REPLACE AND/OR PATCH ROOF AS REQUIRED WHERE THE INTEGRITY OF THE SYSTEM MAY BE COMPROMISED BY THE DEMOLITION OF ROOFTOP CONSTRUCTION, FASTENERS, CURBS, VENTS, ETC

8.10 COORDINATE FILLING AND EXCAVATION REQUIRED FOR DEMOLITION WITH OWNER'S PROPOSED SITE GRADING PLAN

8.11 WORK COMPLETED BY ALL TRADES SHALL BE PROTECTED. IF OTHER TRADES CAUSE ANY DAMAGE IT IS THE RESPONSIBILITY OF SAID TRADE TO COORDINATE REPAIRS WITH NO ADDITIONAL COST OR SCHEDULE CHANGES TO THE OWNER.

**8.12 ANY MATERIALS FOUND DEFECTIVE SHALL BE REMOVED & REPLACED AT NO ADDITIONAL COST TO OWNER.**

8.13 ALL WORK IN THIS CONTRACT SHALL BE GUARANTEED AGAINST ANY DEFECTIVE MATERIALS OF WORKMANSHIP FOR AT LEAST ONE YEAR AFTER DATE OF FINAL COMPLETION. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AT NO COST TO THE OWNER

**GENERAL DEMOLITION NOTES:**

1. CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION WHERE INDICATED TO OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS & DETERMINE PROTECTION REQUIREMENTS PRIOR TO ANY WORK

2. CONTRACTOR SHALL NOTIFY ARCHITECT AND/OR OWNER OF ANY UNFORESEEN JOB CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS. EXTRA WORK AND/OR COSTS MUST BE APPROVED IN OCD TO CONSTRUCTION OF SUCH WORK.

3. ANY EXISTING AREAS, SURFACES, EQUIPMENT, ETC. TO REMAIN THAT BECOMES SOILED OR DAMAGED DUE TO DEMOLITION WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE. ANY EXISTING WORK INTENDED TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION MUST BE REPAIRED TO THE SATISFACTION OF THE OWNER

4. THE GC SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED MATERIALS, EQUIPMENT, ANY OTHER SUCH MATERIAL(S) TO BE UTILIZED ON THIS PROJECT. THE GC SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE GC ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW UP OF SPECIFIED ITEMS AND WILL PURSUE WHATEVER MEANS NECESSARY AT ADDITIONAL COST, ENSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER AND NOT DELAY PROGRESS OF THE PROJECT

5. EXECUTE SELECTIVE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS AND NEW WORK. EXECUTE FITTING AND ADJUSTMENT OF MATERIALS TO PROVIDE FINISH INSTALLATION TO COMPLY WITH TOLERANCES AND FINISHES SPECIFIED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK INDICATED HEREIN.

7. GC SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS WHETHER UNDER HIS OWN OR THOSE UNDER SEPARATE CONTRACT.

8. REPAIR, REPLACE AND/OR PATCH FLOOR ON LEVEL ABOVE AS REQUIRED WHERE THE INTEGRITY OF THE SYSTEM MAY BE COMPROMISED BY THE REMOVAL OF CEILING ON AREA OF WORK

9. WORK COMPLETED BY ALL TRADES AND UNDER OTHER CONTRACTS SHALL BE PROTECTED. IF OTHER TRADES CAUSE ANY DAMAGE IT IS THE RESPONSIBILITY OF SAID TRADE TO **COORDINATE REPAIRS WITH NO ADDITIONAL COST OR** SCHEDULE CHANGES TO THE OWNER.

10. **ANY MATERIALS FOUND DEFECTIVE SHALL BE REMOVED** & REPLACED AT NO ADDITIONAL COST TO OWNER

11. **REMOVE ALL EXISTING FINISH SURFACES AS NECESSARY** TO PREPARE SURFACES TO PROVIDE NEW FINISHES INCLUDING ALL CEILINGS, WALLS, AND FLOORS

12. COMPLY WITH ALL RULES AND REGULATIONS OF **GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER** DEMOLITION WORK

13. PERFORM THE DEMOLITION WORK IN ACCORDANCE WITH APPLICABLE REQUIREMENTS FOR THE LATEST EDITION OF AMERICAN STANDARD SAFETY CODE FOR BUILDING CONSTRUCTION

14. **EXTENT OF DEMOLITION WORK IS SHOWN ON DRAWINGS** DEMOLITION INCLUDES COMPLETE REMOVAL, DISPOSAL OR SAVING OF SPECIFIED WORK. WHERE DEMOLITION OCCURS, REMAINING WALLS ARE TO BE PATCHED, SANDED SMOOTH AND PREPARED FOR FUTURE TENANT FINISHES. PATCH AND REPAIR FLOORS AND CEILINGS AS REQUIRED FOR SMOOTH AND LEVEL FINISH TO MATCH EXISTING. PROVIDE LEVEL FLOOR AT GRADE STREET LEVEL, IN STABLE DRY CONDITION FLOOR MUST BE SMOOTH, LEVEL AND READY TO ACCEPT TENANT'S FLOOR FINISHES. GC TO VERIFY THAT FLOORING MUST BE STRUCTURALLY SOUND AND CAPABLE OF SUPPORTING A MINIMUM LIVE LOAD OF 100 PSF. SLOPE NOT TO EXCEED 1/8" IN 10 FT. THE FLOOR STRUCTURE MUST HAVE **LESS THAN 1/64" PER FOOT DEFLECTION IN ORDER TO ACCEPT TENANT'S FLOOR FINISHES.**

15. DEMOLITION CONTRACTOR TO REMOVE EXISTING DUCTWORK, PIPING AND ELECTRICAL CONDUIT AND DEVICES LOCATED IN ANY PARTITION WHICH IS BEING REMOVED OR ANY LOCATION WHERE ABANDONED

16. **ALL ELECTRICAL PANELS HAVE BEEN DISCONNECTED AND ALL POWER HAS BEEN CAPPED AT SOURCE.**

17. CONTRACTOR TO BRACE ALL EXISTING REMAINING CONSTRUCTION AS NEEDED DURING DEMO FOR NEW CONSTRUCTION

18. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS & DETERMINE PROTECTION REQUIREMENTS PRIOR TO ANY DEMOLITION

19. STORE SALVAGED MATERIALS AT OWNER'S DESIGNATED **LOCATIONS. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR NOT DESIRED BY THE OWNER SHALL BE REMOVED FROM SITE.**

20. ALL WORK IN THIS CONTRACT SHALL BE GUARANTEED AGAINST ANY DEFECTIVE MATERIALS OF WORKMANSHIP FOR ONE YEAR AFTER DATE OF FINAL COMPLETION. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AT NO COST TO THE OWNER

21. ALL 220V OUTLETS HAVE BEEN ABANDONED AND TERMINATED AT SOURCE.

22. ALL EXTRANEOUS WIRING, CONDUIT, CAMERAS, CABLING, ETC, ARE TO BE REMOVED & PROPERLY TERMINATED. WHERE STRUCTURAL ELEMENTS SUCH AS BEARING WALLS, FLOORS, OR ROOF ARE REMOVED CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO SUPPORT ADJACENT CONSTRUCTION AS REQUIRED. PROVIDE NEW STRUCTURAL SUPPORT AS INDICATED IN STRUCTURAL DRAWINGS. ALL SHORING DESIGN AND INSTALLATION IS BY CONTRACTOR

ARCHITECTS

Race House

1228 W Rapa Ave | Chicago, IL

General Demolition Notes

C0.5

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## GENERAL ACCESSIBILITY NOTES

1. THIS PROJECT WILL COMPLY WITH THE 7 GUIDELINES REQUIRED BY FHAA FOR ALL RESIDENTIAL UNITS
   2.1 ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE; MEANS OF ACCESS (IE GRADE, RAMP, LIFT)
   2.2 ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS
   2.3 USABLE DOORS
   2.4 ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNITS
   2.5 LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTAT CONTROLS AND OTHERS ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS AT ACCESSIBLE HEIGHTS.
   2.6 REINFORCED WALLS IN BATHROOMS FOR LATER INSTALLATION OF GRAB BARS
   2.7 USABLE KITCHENS AND BATHROOMS
2. THIS PROJECT WILL COMPLY WITH IAC 400.310 AND 400.320(H) FOR THE COMMERCIAL PORTION, ON GRADE, & ADAAG 4.1.3 & 7.0 REGARDING COMMERCIAL SPACES

3. ELEVATORS TO COMPLY FULLY WITH IAC SECTION 407

4. DOORS IN COMMON AREAS AND ENTRY DOORS TO UNITS TO BE 3'-0" WIDE. INTERIOR UNIT SWING DOORS TO BE 2'-10" WIDE. ALL RESIDENTIAL DOORS TO HAVE LEVER - OPERATED HARDWARE AND COMPLY FULLY WITH IAC SECT. 400.310(j)

5. ALL DOORS LEADING INTO HAZARDOUS ROOMS TO BE EQUIPPED WITH KNURLED HARDWARE

6. ALL CONTROLS AND OPERATING MACHINES TO BE WITHIN REACH RANGE AND COMPLY FULLY WITH IAC SECT. 400.310(k)

7. CONTRACTOR WILL INSTALL EITHER PERMANENT OR PORTABLE EMERGENCY WARNING SYSTEMS, BOTH AUDIBLE & VISUAL, IN ALL TYPE A UNITS ON AN AS NEEDED BASIS @ THE REQUEST OF ENVIRONMENTALLY LIMITED OCCUPANTS. HARD WIRING CONDUIT WILL PROVIDED IN ALL TYPE A COMPLIANT UNITS AT TIME OF INITIAL CONSTRUCTION. ALL VISUAL WARNING SYSTEMS MUST BE VISIBLE IN ALL ROOMS EXCEPT BATHROOMS AND CLOSETS

8. PARKING SHALL COMPLY WITH ADAAG.

9. ALL SINKS AND LAVATORIES IN ALL TYPE A UNITS TO HAVE HOT WATER PIPE PROTECTION AT TIME OF INITIAL CONSTRUCTION

10. PROVIDE LEVER-OPERATED FAUCET HANDLES FOR ALL SINKS, TUBS, SHOWERS AND LAVATORIES IN ALL TYPE A UNITS AT TIME OF INITIAL CONSTRUCTION

11. ALL PUBLIC DRINKING FOUNTAINS TO BE HI-LO-TYPE.

12. ALL VENDING MACHINES INSTALLED SHALL COMPLY WITH REACH AND RANGE REQUIREMENTS - NOT IN CONTRACT.

13. OWNER TO BE RESPONSIBLE FOR COST TO CONVERT TYPE A APARTMENT KITCHENS & BATHROOMS INTO FULLY ACCESSIBLE ROOMS. SEE IAC 400.360(g) FOR ALL REQUIREMENTS

14. WATER CLOSET FLUSH CONTROLS ON TYPE A UNITS ARE TO BE INSTALLED ON AND OPERATED FROM THE "OPEN" SIDE OF THE WC. AWAY FROM THE ADJACENT WALL

16. KITCHEN FLOORING SHALL EXTEND UNDER KITCHEN SINK, APPLIANCES, AND WORKING SURFACES IN ALL TYPE A UNIT KITCHENS

16. CONTRACTOR TO PROVIDE ACCESSIBLE LIFT AT ALL PUBLIC POOLS AT THE TIME OF INITIAL CONSTRUCTION

17. 5% OF LOCKERS SHALL BE LOCATED AT ACCESSIBLE HEIGHT.

18. ALL CURB CUTS TO BE A MINIMUM 4'-0" WITH RAISED TRUNCATED DOME DETECTIONS AND TO HAVE CONTRASTING COLOR TO SURROUNDING SURFACE AND FOLLOW CITY DEPARTMENT OF TRANSPORTATION STANDARDS

19. GRAB BARS, AS INDICATED ON ACCESSIBLE BATHROOM INTERIOR ELEVATIONS, SHALL NOT BE INSTALLED AT THE TIME OF INITIAL CONSTRUCTION BUT ON AN AS NEEDED BASIS. ALL BLOCKING TO BE PROVIDED AT INITIAL CONSTRUCTION

20. THE MAXIMUM FORCE FOR A PUSHING OR PULLING OPENING ON EXTERIOR HINGED AND INTERIOR SLIDING DOORS SHALL BE 10 LBS.

21. ALL MODULAR RAMPS REQUIRED BY IAC, FHAA, AND SECTION 504 SHALL BE INSTALLED AT TIME OF INITIAL CONSTRUCTION

22. THIS PROJECT SHALL COMPLY WITH THE MOST CURRENT RULES AND REGULATIONS PURSUANT TO CHAPTER 13-78 OF THE MUNICIPAL CODE OF CHICAGO "HIGH RISE BUILDINGS - EMERGENCY PROCEDURE" AND ASSOCIATED CODE PROVISIONS

23. IDENTIFICATION FOR STAIRWELLS, AREAS OF RESCUE ASSISTANCE AND ELEVATORS SHALL COMPLY WITH CHAPTER 5 OF THE RULES AND REGULATIONS PURSUANT TO CHAPTER 13-78 OF THE MOST CURRENT MUNICIPAL CODE OF CHICAGO "HIGH RISE BUILDINGS - EMERGENCY PROCEDURE" AND ASSOCIATED CODE PROVISIONS AND ORDINANCES

**PLACES OF REFUGE OR RESCUE:**

- **PLACES OF REFUGE OR RESCUE DESIGNATED OR DESCRIBED** IN CODE SECTION 13-78-090(a) SHALL COMPLY WITH ADAAG 4.3.11.1 LOCATION AND CONSTRUCTION, 4.3.11.2 SIZE, AND 4.3.11.4 TWO-WAY COMMUNICATION

**LETTERING SIZE REQUIREMENTS:**

WHERE CODE SECTIONS 13-76-075, 13-76-070, 13-196-085, AND 13-196-086 SPECIFY HEIGHT REQUIREMENTS FOR LETTERS NUMBERS OR OTHER CHARACTERS THIS REQUIREMENT APPLIES TO THE HEIGHT OF THE CHARACTERS ONLY. THE CHARACTERS ARE NOT REQUIRED TO BE AS WIDE AS THE ARE HIGH, BUT MAY BE OF A NARROW WIDTH THAT IS PROPORTIONAL TO THE HEIGHT AND PERMITS CLEAR READING THE WIDTH OF THE CHARACTERS SHALL BE AT A MINIMUM, HOWEVER, 3/5 THE HEIGHT OF THE CHARACTERS

STAIRWELLS:

- THERE SHALL BE POSTED AND MAINTAINED WITHIN EVERY INTERIOR STAIRWELL ENCLOSURE AT EVERY FLOOR, ADJACENT TO THE STAIRWELL DOOR, ALPHABETICAL OR DIRECTIONAL LETTER IDENTIFICATION FOR THE STAIRWELL AND THE NUMBER OF FLOOR TO WHICH THE DOOR OPENS THE LETTERING REQUIRED SHALL BE PERMANENT AND MUST BE IN RAISED CHARACTERS AND MINIMUM OF 6" IN HEIGHT, RATHER THAN "AT LEAST 5/8" HEIGHT, BUT NO HIGHER THAN **THE 2" AS STATED IN ADAAG 4.30.4 & FE ADAGG SECTIONS** 4.30.1 GENERAL, 4.30.4 RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOLS SIGNS, 4.30.5 FINISH AND CONTRAST AND 4.30.6 MOUNTING LOCATION AND HEIGHT

- POSTING OF THE RE-ENTRY LOCATION INFORMATION ON THE OCCUPANCY SIDE ADJACENT TO EVERY STAIRWELL DOOR, LETTERS MUST BE "AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2" AS REQUIRED IN ADAAG 4.30.4. PICTORIAL SYMBOL SIGNS CONVEYING "RE-ENTRY" ARE NOT REQUIRED FOR THIS SIGNAGE. SEE ADAGG SECTIONS 4.30.1 GENERAL, 4.30.4 RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOLS SIGNS, 4.30.5 FINISH AND CONTRAST AND 4.30.6 MOUNTING **LOCATION AND HEIGHT.**

**AREAS OF RESCUE ASSISTANCE:**

- **EACH AREA OF RESCUE ASSISTANCE SHALL BE IDENTIFIED BY A SIGN WHICH STATES "AREA OF RESCUE ASSISTANCE" AND DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. LETTERING SHALL BE PERMANENT AND COMPLY WITH** ADAAG4.1.3(16) BUILDING SIGNAGE.

- **INFORMATIONAL SIGNAGE, IN COMPLIANCE WITH ADAAG** 4.1.3(16)(b), SHALL ALSO BE INSTALLED AT ALL INACCESSIBLE EXITS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION TO AREAS OF RESCUE ASSISTANCE IN EACH AREA OF RESCUE ASSISTANCE. INSTRUCTIONS ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE TWO-WAY COMMUNICATION SYSTEM

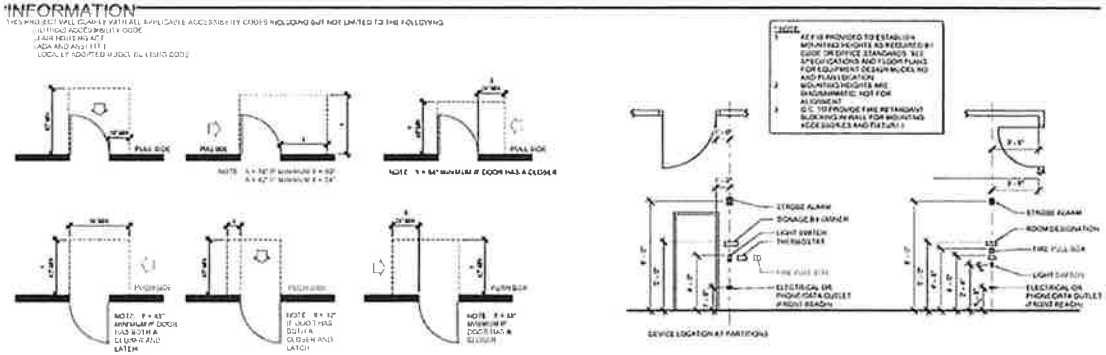
**ELEVATOR IDENTIFICATION:**

- THE CAR POSITION INDICATOR SHALL CONSIST OF NUMBERS, LETTERS, OR A COMBINATION THAT IDENTIFIES THE POSITION OF EACH CAR AND ITS SHAFT IN THE BUILDING RELATIVE TO THE OTHER ELEVATOR CARS AND SHAFTS IN THAT BUILDING. **BRAILLE IS NOT REQUIRED**

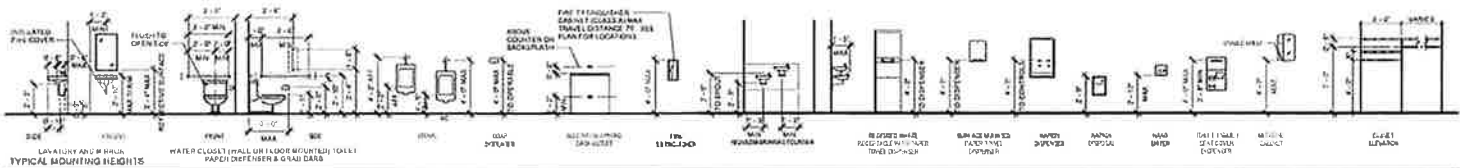
- **THE CAR POSITION INDICATOR SHALL BE POSTED WITHIN** EACH ELEVATOR CAR NEAR THE FIREMAN'S KEYED CONTROL, **AND ALSO ON THE UPPER LEFT ELEVATOR DOOR JAMB SO** THAT IT CAN BE SEEN WHEN FACING THE CAR FROM THE CORRIDOR SIDE OF EACH ELEVATOR ON EACH FLOOR

## COMMON AREA ACCESSIBILITY INFORMATION

THIS PROJECT WILL COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES INCLUDING BUT NOT LIMITED TO THE FOLLOWING
- ILLINOIS ACCESSIBILITY CODE
- FAIR HOUSING ACT
- ADA AND ANSI 117.1
- LOCALLY ADOPTED MODEL BUILDING CODES




MANEUVERING CLEARANCES FOR ALL DOORS




TYPICAL MOUNTING HEIGHTS

Race House

1228 W Race Ave | Chicago, IL

Accessibility Notes and Details

C0.6

Final for Publication

ARCHITECTS

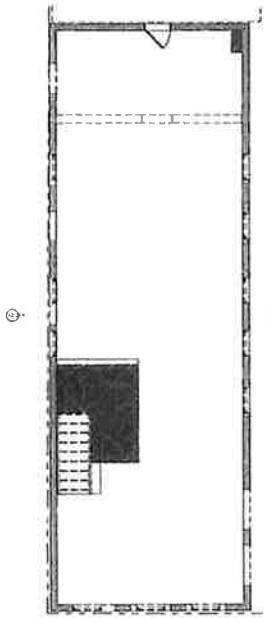
Race House

1226 W. Race Ave | Chicago, IL

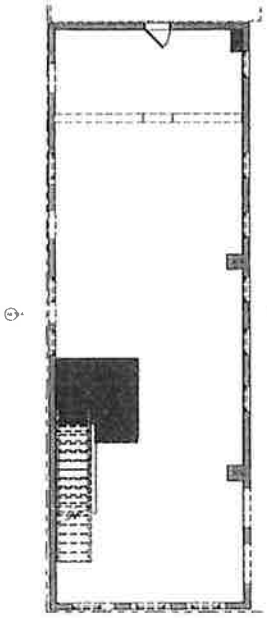
Certified Corrections

C0.7

Final for Publication



4 Level 3- Demo
SCALE: 3/32" = 1'-0"



3 Level 2 - Demo
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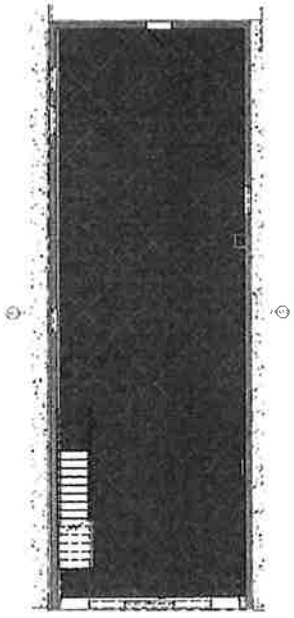

2 Level 1 - Demo
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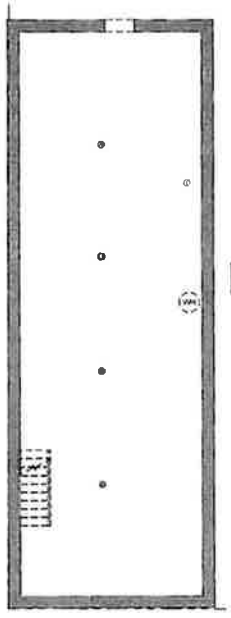

### Demolition Plan Legend

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING SITEWORK TO BE REMOVED

### Demolition Plan Notes

1. Demolition of partitions as indicated, shall include framing, finishes, fixtures and lighting. Prepare adjacent surfaces, substrates, and spaces for new work.
2. MEP and Building Systems assemblies located in demolished partitions shall be re-routed, or removed to source and capped as required.
3. Demolished mechanical, electrical, plumbing, voice/data cabling and associated fixtures/devices shall be removed to source and terminated as required by applicable code.
4. GC to maintain and protect existing adjacent finishes from damage during construction as required. Repair and restore any damage to match existing in such a manner as to appear new.
5. GC shall confirm and coordinate demolition requirements with new work. Provide additional scope as required.
6. GC to coordinate demolition with Building Management. Comply with all rules and regulations governing the scope of work.

| Demolition Key Notes | |
|---|---|
| Key | Note |

BE ARCHITECTS
www.be-architects.com
Contact:
John Bender, AIA
(312) 321-5347
john@be-architects.com

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JOHN W. BENDER
001-029964

| Issued for Review | |
|---|---|
| No. | Description | Date |

**Race House**

1223 W. Race Ave. | Chicago, IL

DATE: 10/21/2022
Project No.

Demo Plan

A0.1

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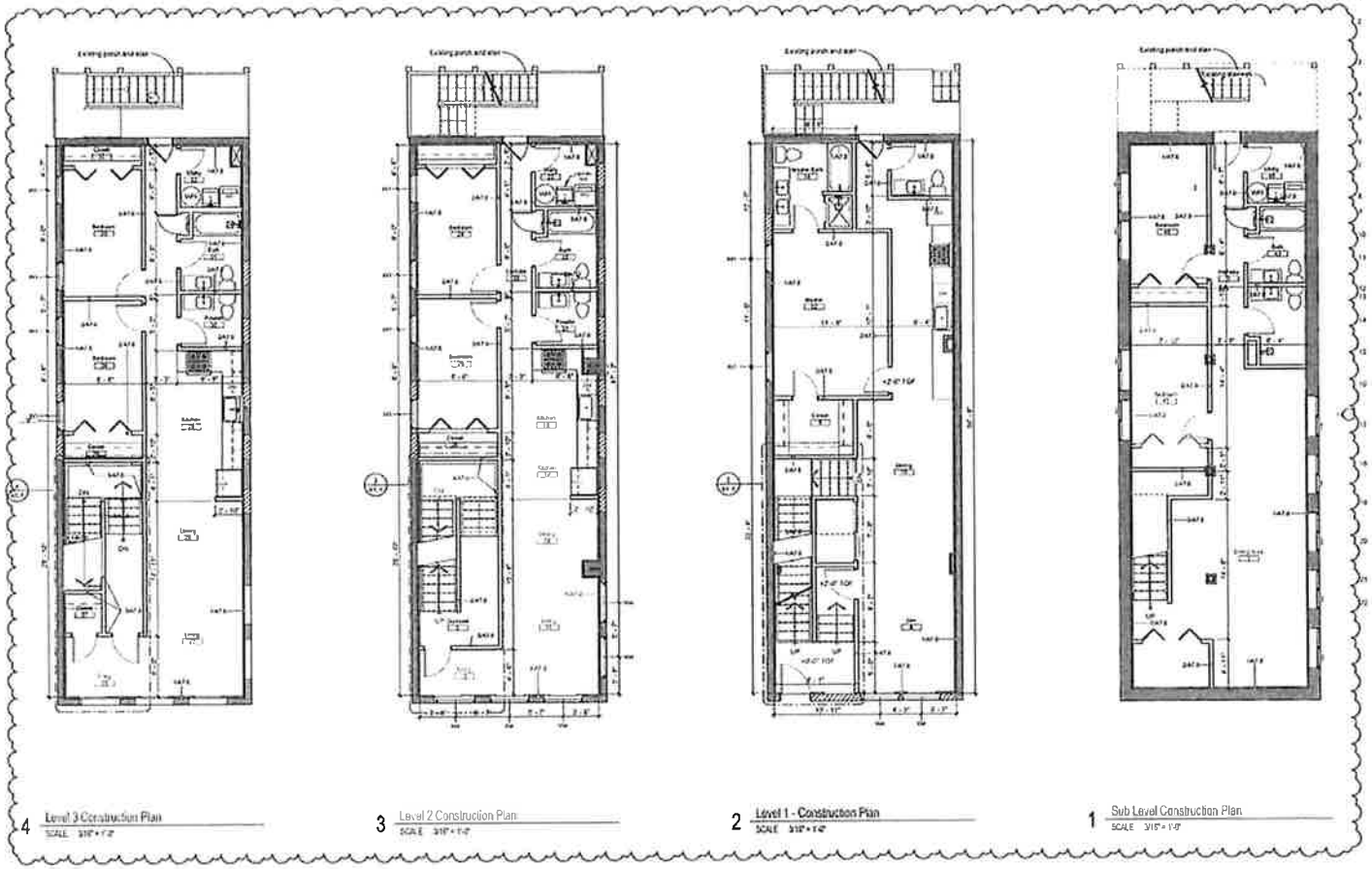

4 Level 3 Construction Plan
SCALE 3/16" = 1'-0"

3 Level 2 Construction Plan
SCALE 3/16" = 1'-0"

2 Level 1 - Construction Plan
SCALE 3/16" = 1'-0"

1 Sub Level Construction Plan
SCALE 3/16" = 1'-0"

Floor Plan Legend

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

AREA OF FLOOR INFILL

Construction Plan Notes

1. Architectural drawings supersede engineering and consultant drawings at all times.
2. The layout shall be updated on the floor prior to construction for approval by BE Architects. Layout shall include partitions, outlets, fire alarm devices, lighting, mechanical grilles, and diffusers.
3. All partitions shall be constructed from floor to slab and meet a fire-rated assemblies noted otherwise, and shall be of the best acceptable construction practice.
4. All studs shall be 20 gauge, non-rated bearing partition grade metal studs unless noted otherwise.
5. All gypsum components and trims shall be manufactured by USG or approved equal.
6. All gypsum board shall be 5/8" FC unless noted otherwise.
7. All exposed corners shall have a USG metal corner bead. All mitered edges shall receive a USG Walls metal trim.
8. All grounds shall be tongued.
9. All wood furring shall be fire retardant treated and shall have the FRT seal.
10. All partitions shown on the demolition plan shall be partition type B unless noted otherwise.
11. Where indicated, FRT wood blocking shall be installed within the partitions and back the external mounted fixtures or equipment being attached to the partition. Coordinate as req'd.
12. The contractor shall be responsible for cutting and patching of existing construction as required for new work.
13. The contractor shall coordinate new work and repairs adjacent to existing construction (wall, ceiling, floor) to align and match. Not to show evidence of new work.
14. The contractor shall comply with building management and prior scheduling for any common areas or elevators prior to the start of work.
15. Contractor shall use no adhesives containing asbestos, unhydrated lime, and easily rotted or stained. Avoid the use of a lot of any special finishes from the site from which egress finish.
16. Contractor to review existing as-built conditions for accuracy. Provide leveling and patching as required to repair to manufacturer's specifications in order to achieve a flat, level, and smooth finish prior to the start of work. All areas not meeting
17. Any penetration through fire rated partitions or assemblies shall be filled with UL listed fire stopping material appropriate to the condition.
18. The contractor shall furnish and install fire blocks in backing behind all trim with coarse, latex sealant, wall mounted cabinets, etc. Coordinate in advance of blocking and location in field with design.
19. All rigid pipes / conduits shall be A/M galvanized steel and all pipes damaged and insulated by a minimum of 1 inch. Refer to manufacturer's specifications for installation information.
20. Plumbing fixtures and equipment are to be furnished and installed by the plumbing contractor.
21. The plumbing contractor shall use plants with the lowest required flow for outlets or fixtures.

BE ARCHITECTS
www.be-architects.com
Contact:
John Benn | AIA
312 376 5187
john@be-architects.com

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JOHN W. BENNETT
001-023394

Race House

1228 W. Race Ave. | Chicago, IL

Construction Plan

A1.0

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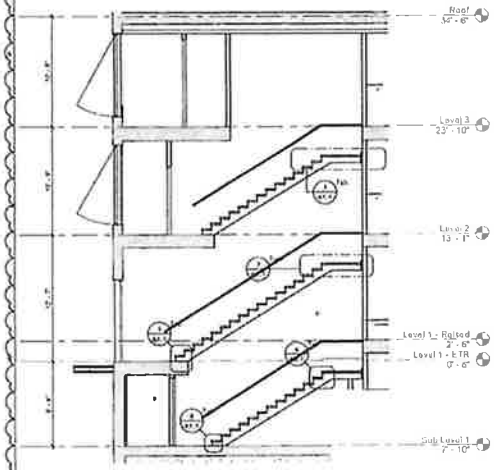
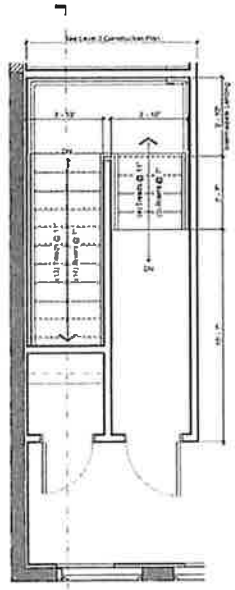
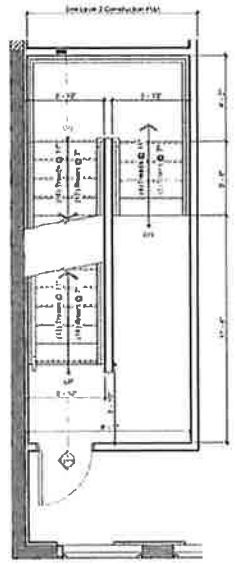


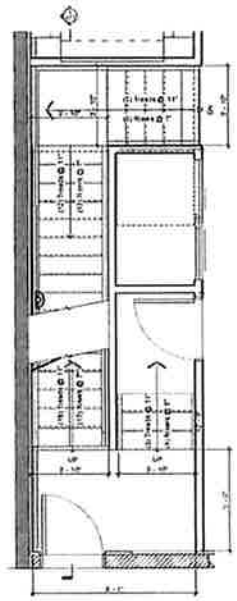

5 Stair Section
SCALE



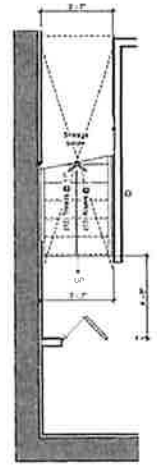
4 Enlarged Stair Plan - Level 3
SCALE



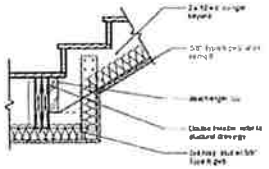
3 Enlarged Stair Plan - Level 2
SCALE



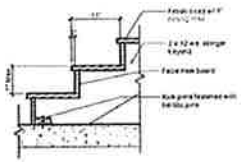
2 Enlarged Stair Plan - Level 1
SCALE



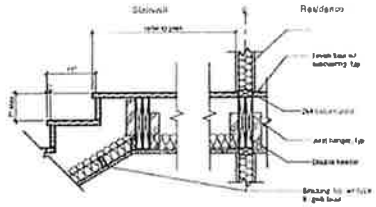
1 Enlarged Basement Stair Plan
SCALE



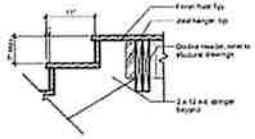
9 Stair Detail @ Entry Vestibule
SCALE



8 Stair Detail @ Basement Floor
SCALE 1" = 1'-0"




7 Stair Detail @ Landing - Typ.
SCALE



6 Stair Detail @ Basement T.O. Landing
SCALE

BE ARCHITECTS

Race House

1228 W. Noble Ave | Chicago, IL

Enlarged Stair Plan & Section

A1.1

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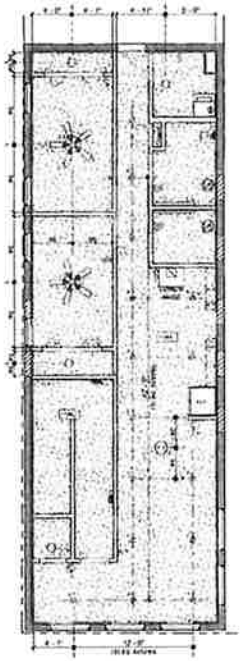
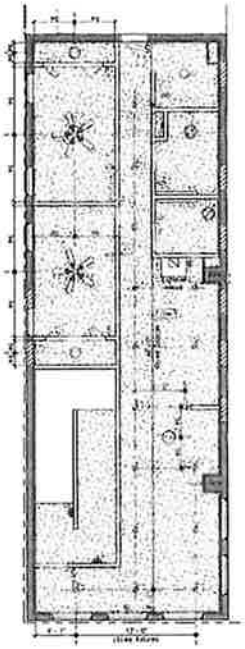
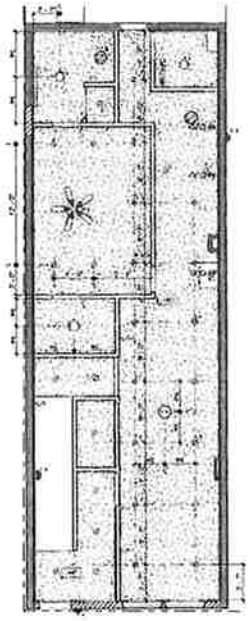


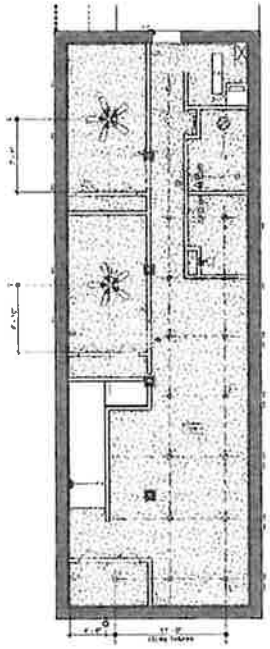
4 Level 3 - Ceiling Plan
SCALE 3/16" = 1'-0"



3 Level 2 - Ceiling Plan
SCALE 3/16" = 1'-0"



2 Level 1 - Ceiling Plan
SCALE 3/16" = 1'-0"



1 Sub Level - Ceiling Plan
SCALE 3/16" = 1'-0"

Symbols

- Double Up Toggle light switch
- Multi-gang switch
- Employee pull cord switch
- Multi-gang Occupancy sensor switch

Ceiling Plan Notes

1. This plan does not indicate sprinkler or life safety features refer to sprinkler drawings
2. Unless noted otherwise, maintain and extend the existing ceiling height within the tenant space. If no ceiling exists provide the building standard ceiling height unless noted otherwise
3. When ceiling tiles are required, contractor shall have clean edges beveled and panels to match factory edge
4. Prior to installation review existing drawings ceiling conditions for conflicts with lighting layout. Identify any conflicts to architect or landlord prior to commencement of lighting installation
5. All gypsum board ceilings shall be 5/8" type x gypsum board on gypsum board subdivision grid supported from structure per manufacturer's recommendations
6. All exit way heads to be building standard with building standard covers
7. The General Contractor shall provide minimum life safety requirements in accordance with local, state and national codes having jurisdiction over this project
8. The General Contractor shall conduct a site visit to review existing conditions - ductwork, piping and the protection equipment etc and shall be responsible for modifications or demolition of existing conditions as required for new work
9. Thermostats shall be recessed building standard and mounted 4'-0" a.f.f. per code
10. The Contractor shall comply with these building engineering specifications and requirements
11. All switches shall be mounted @ 48" a.f.f. unless noted otherwise
12. Full compliance with the current energy code is required

CEILING SCHEDULE

| Type Mark | Description | Manufacturer | Model | Comments |
|---|---|---|---|---|
| GWB | Gypsum Wall Board Ceiling | 5/8" x 24" Grid | | |

LIGHTING FIXTURE SCHEDULE

| Mark | Manufacturer | Description | Model | Lamp | Comments |
|---|---|---|---|---|---|
| F-1 | | Recessed LED Cell Fixture | Std | 3500 K | |
| F-2 | | Surface mounted LED Fixture | Std | 3500 K | |
| F-3 | | Linear Wall Mounted Sconce | | 3500 K | |
| F-4 | Delta Electric Corporation | Exhaust Fan/Fluorescent Combo LED Light Flat Round Panel | TEARDROP | 3500 K | |
| F-5 | | Ceiling Fan | Std | | |
| F-6 | | Surface mounted linear fixture | | 3500 K | |
| F-7 | | Round surface mounted downlight | | 3500 K | |
| F-8 | | Inverted Frame Wall Sconce | | 3500 K | |
| F-9 | Focus Lighting | Feature Pendant Lighting | Inner Pendant 4 x 60cm | 3500 K | |


ARCHITECTS
www.be-architects.com
Contact:
John Benzel, AIA
630 325 0367
jbenzel@be-architects.com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| | | |
|---|---|---|
| 1 | Permit Submittal | 09/07/22 |
| 0 | Issued for Review | 07/01/22 |

Date 12/21/2022

Project No

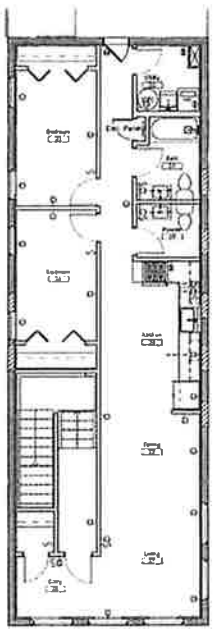
Race House

1228 W Race Ave | Chicago, IL

Reflected Ceiling Plan

A2.0

Final for Publication



4 Level 3
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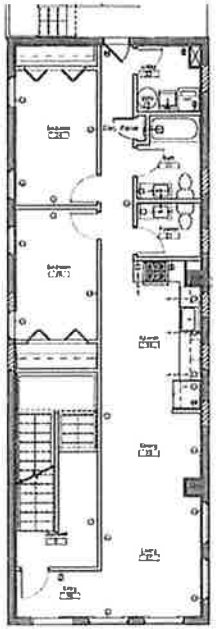
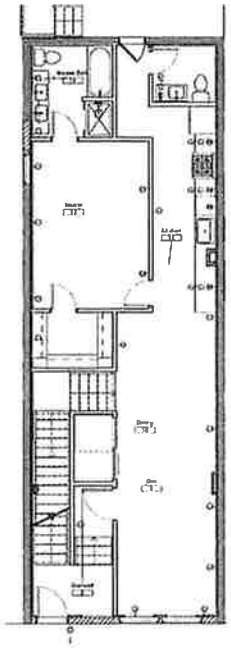
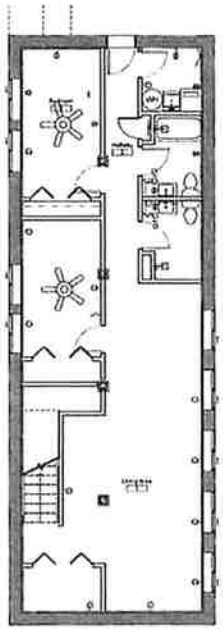


3 Level 2
SCALE 3/16" = 1'-0"



2 Level 1
SCALE 3/16" = 1'-0"



1 Sub Level 1
SCALE 3/16" = 1'-0"

## Power Signal Plan Symbols

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

AREA OF RUSH WORK

FLUSH MOUNT DUPLEX RECEPTACLE 15" AFF

FLUSH MOUNT QUAD RECEPTACLE 15" AFF

GFCI FLUSH MOUNT GFCI RECEPTACLE 15" AFF

FLUSH MOUNT RECEPTACLE DEDICATED CIRCUIT 15" AFF

USB FLUSH MOUNT RECEPTACLE WITH USB 15" AFF

## Power Signal Plan Notes

1. Receptacles, switches, devices and cover plates shall be white, as shown, unless noted otherwise.
2. All work shall be done in accordance with the local electrical code and all other state and local codes that have authority over the project.
3. Circuits are to be furnished with dedicated neutrals.
4. The contractor shall coordinate power signal plan with reflected ceiling plan.
5. All penetrations through walls or floor/ceiling shall be sealed with a UL approved fire stopping system.
6. All proposed penetrations through walls shall be marked on the wall and scanned for structural and approved prior to coring.
7. Existing to remain lighting, receptacles etc shall be reconnected to circuits in the nearest electrical panel.
8. Electrical panels can not be wired in the same electrical box as phone/data. Single gang devices shall be shown side by side on plan. Coordinate location to be field with the architect and furniture dealer.
9. The contractor shall be responsible for all disconnects / connections as required for a complete of work.
10. Unless noted otherwise the contractor shall furnish and install a 1-1/2" conduit, telephone/data conduit from nearest electrical panel to the building phone/data demarcation in a junction box.
11. The current AHJ energy code shall be in effect for this project.

ARCHITECTS


www.be-architects.com
Contact:
Anne Bennett, AIA
(630) 279-5267
jane@be-architects.com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# Race House

1228 W. Race Ave. | Chicago, IL

DATE 10/21/2022
PROJECT NO. Project No.

Power Signal Plan

A3.0

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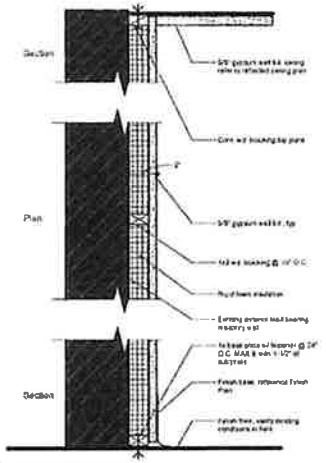
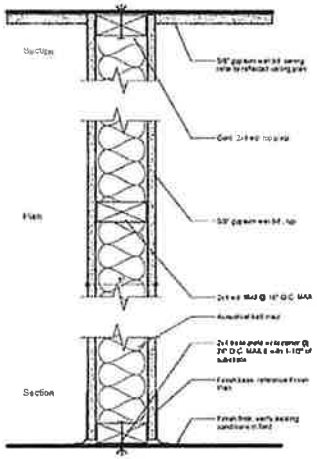



1 Full Height Exterior Wall Furring
SCALE: 3" = 1'-0"




2 Full Height Interior Partition
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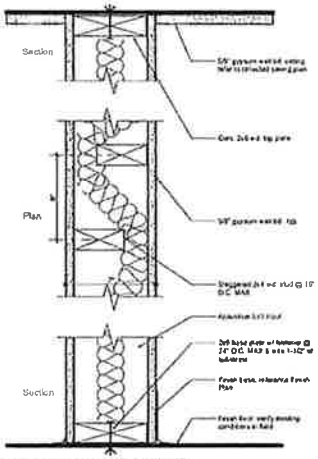
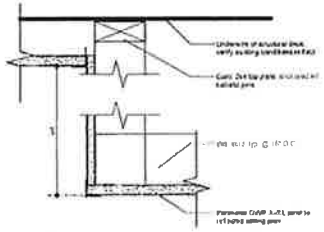



3 Full Height Interior Partition - UL-GA WP3371
SCALE: 3" = 1'-0"



4 ACT / GWB Soffit Alt.
SCALE: 3" = 1'-0"

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www.be-architects.com
Contact:
John Bender, AIA
630.379.5301
jbender@be-architects.com

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JOHN W. BENDER
001-023984

Race House

1228 W. Race Ave. | Chicago, IL

Author Checker

Date 10/21/22 Plot Scale As specified

Partitions & Details

A7.0

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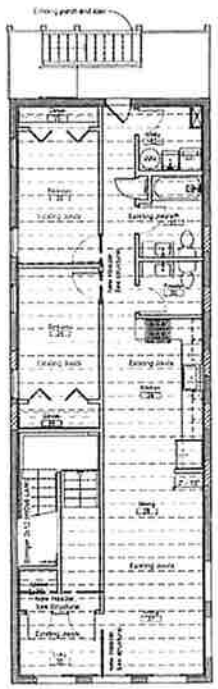
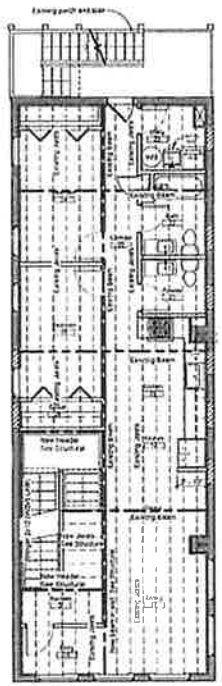
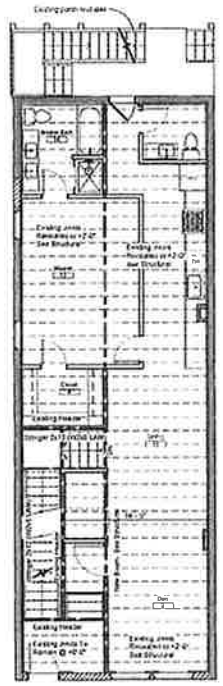


4 Level 3 Construction Plan Copy 1
SCALE 3/16" = 1'-0"



3 Level 2 Framing Plan
SCALE 3/16" = 1'-0"



2 Level 1 - Framing Plan
SCALE 3/16" = 1'-0"

Floor Plan Legend

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

AREA OF FLOOR INFILL

Construction Plan Notes

1. Architects drawings supersede engineering and consultant drawings at all times.
2. Dimensions shall be marked on the floor prior to construction for approval by the Architect. Layout shall include partitions, outlets, fire alarm devices, lighting, mechanical grilles, and ductwork.
3. All partitions shall be constructed true & plumb, shall receive a level 4 finish unless noted otherwise and shall be of the same size and construction, per plan.
4. All studs shall be 20 gauge, non load bearing partition grade metal studs unless noted otherwise.
5. All gypsum components and trims shall be manufactured by USG or approved equal.
6. All gypsum board shall be 5/8" FC unless noted otherwise.
7. All curved corners shall receive a USG #900 corner bead. All exposed edges shall receive a USG #200A metal J trim.
8. All ceiling shall be hangered.
9. All wood blocking shall be fire retardant treated and shall bear the FRT seal.
10. All partitions shown on the construction plan shall be partition type #1 unless noted otherwise.
11. Where indicated, FRT wood blocking shall be installed within the partition shall be to the extent required for the mounting of equipment on the partition. Coordinate in field.
12. The contractor shall be responsible for cutting and patching of existing construction as required for new work.
13. The contractor shall coordinate new work that connects existing conditions (which remain in place) and must allow no evidence of new work.
14. The contractor shall coordinate with building management prior to cutting into any common areas or areas adjacent to the site of work.
15. Egress doors shall be so arranged as to remain unobstructed and readily operable without the use of a key or any special knowledge from the side from which egress is made.
16. Contractor to review existing sub floor conditions for levelness. Provide leveling and patching as required for floors to maintain a 1/4" tolerance in a 12'-0" span. Provide fixed cost for this work. Alternate will not be permitted.
17. Any penetration through fire rated partitions or assemblies shall be filled with a UL rated fire stopping material suitable to the condition.
18. The contractor shall furnish and install fire treated blocking behind all miscellaneous plaques, telecommunications and mechanical devices, etc. Coordinate location of blocking and backing in field with owner.
19. All cabinetry (casework) shall be AWI custom grade and shall be furnished and installed by a minimum contractor. Refer to elevation sheet for additional information.
20. Plumbing fixtures and equipment are to be furnished and installed by the plumbing contractor.
21. The plumbing contractor shall coordinate with manufacturer requirements for outlets of fixtures.

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www.be-architects.com

Contact:
John Bence, AIA
630.329.3481
john@be-architects.com

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JOHN W. BENCE
001-033364

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|---|---|
| 1 | 12-20-2022 |
| No. | Issued for |

Race House

1228 W. Race Ave. | Chicago, IL

drawn by: Author | checked by: Checker

date: 12/20/2022 | project no.: 2022-01

Framing Plan

A1.2

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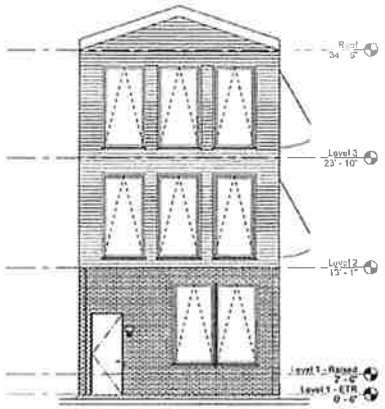
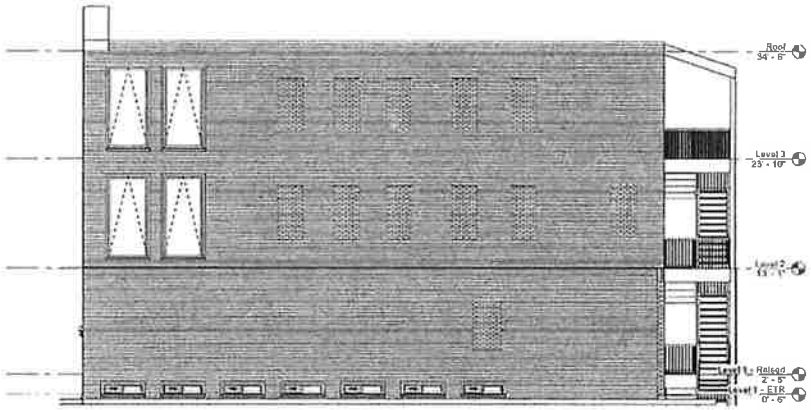



1 South Exterior Elevation
SCALE 3/16" = 1'-0"




2 East Exterior Elevation
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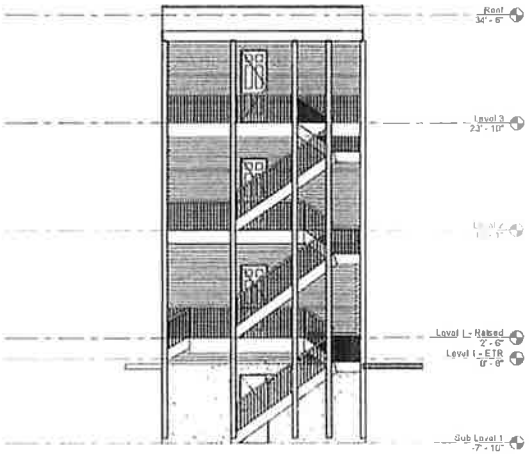
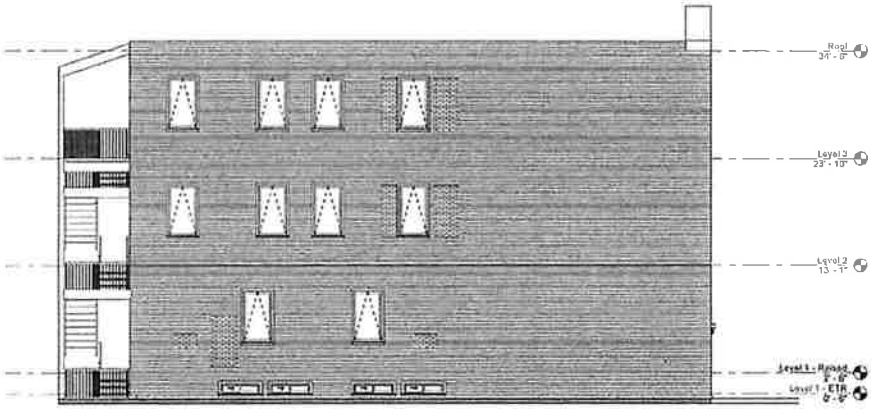



3 North Exterior Elevation
SCALE 3/16" = 1'-0"




4 West Exterior Elevation
SCALE 3/16" = 1'-0"

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Elevations

A6.0