MADISON CONSTRUCTION OFFICE

15657 S. 70th COURT ORLAND PARK, IL 60462

RECEIVED
JUL 06 2011
BUILDING DEPT.

OWNER:
MADISON CONSTRUCTION
15657 S. 70th COURN
ORLAND PARK, ILLINOIS 60462

ARCHITECT:
LANDON BONE BAKER ARCHITECTS
734 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60642

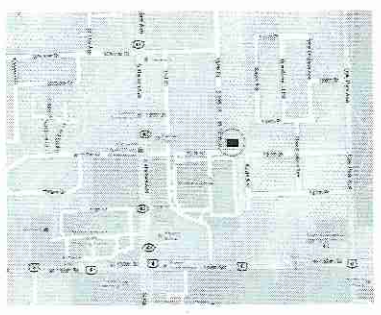
STRUCTURAL ENGINEER:
AP ENGINEERING PC
990 GROVE STREET, SUITE 408
EVANSTON, ILLINOIS 60201

HVAC:
STATE MECHANICAL

ELECTRICAL:
HICKEY ELECTRIC

PLUMBING:
TRITON PLUMBING

FIRE PROTECTION:
FE MORAN



LOCATION MAP
SCALE: N.T.S.

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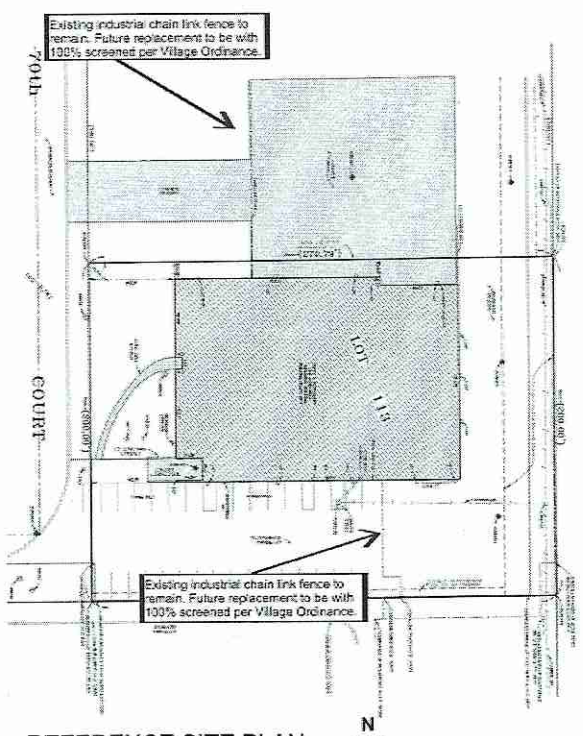

REFERENCE SITE PLAN
NOT TO SCALE

N

SHEET INDEX

A-001 COVER SHEET & NOTES

ARCHITECTURAL

A-101 SCHEDULES & ASSEMBLIES
D-101 DEMILITION PLAN - 1st FLOOR & NOTES
D-102 DEMILITION PLAN - MEZZANINE
A-201 1ST FLOOR PLAN & INTERIOR ELEVATIONS
A-202 MEZZANINE PLAN
A-203 ROOF PLAN
A-301 BUILDING ELEVATIONS
A-401 BUILDING & WALL SECTIONS
A-501 DETAILS

STRUCTURAL

S0.1 GENERAL STRUCTURAL NOTES
S1.1 FOUNDATION/FIRST FLOOR PLAN
S1.2 MEZZANINE FRAMING PLAN
S1.3 ROOF FRAMING PLAN
S1.4 HIGH AND POP-UP ROOF FRAMING PLAN
S2.1 FRAMING SECTIONS AND DETAILS
S2.2 FRAMING SECTIONS AND DETAILS
S2.3 FRAMING SECTIONS AND DETAILS

ELECTRICAL

E-100 LIGHTING PLAN 1st FLOOR
E-101 LIGHTING PLAN MEZZ.
E-200 POWER PLAN 1st FLOOR
E-201 POWER PLAN MEZZ.

PLUMBING

P-100 1st FLOOR DOMESTIC WATER
P-101 MEZZ. DOMESTIC WATER
P-200 1st FLOOR SANITARY AND WASTE
P-201 MEZZ. SANITARY AND WASTE

FIRE PROTECTION
PLANS WILL BE SUBMITTED FOR PERMIT SEPARATELY

CODE NOTES

OCCUPANCY TYPE:	BUSINESS GROUP B INDUSTRIAL GROUP F-1
SEPARATION:	NOT REQUIRED
OCCUPANCY LOAD:	1st FLOOR - 50 MEZZANINE - 45
BUILDING AREAS:	1st FLOOR - 10,234 SQ. FT. MEZZANINE - 2,510 SQ. FT.
CONSTRUCTION TYPE:	5B
FIRE RESISTANCE REQ.:	
EXTERIOR WALL:	2HRS
ALL OTHER:	2HRS
MAXIMUM AREA:	36,000 SQ. FT. FOR FULLY SPRINKLERED BUILDING + ADDITIONAL AREA FOR FRONTAGE
BUILDING HEIGHT:	1 STORY WITH MEZZANINE, HIGHEST POINT OF
EGRESS:	
NUMBER OF EXITS:	1 REQUIRED IF OCCUPANCY LOAD LESS THAN 49 PEOPLE
VERTICAL CIRCULATION:	3 STAIRS PROVIDED FROM MEZZANINE LEVEL
STAIR WIDTH:	44" MIN. (90" MIN. HANDRAIL)
TRAVEL DISTANCE:	300' FROM MOST REMOTE LOCATION

PROJECT SCOPE

1. SCOPE OF WORK SHALL BE LIMITED TO DEMOLITION AND CONSTRUCTION AS INDICATED ON PROVIDED DRAWINGS.

2. SCOPE THIS PROJECT IS LIMITED TO THE OFFICE SPACE BUILDOUT ON THE FIRST FLOOR AND MEZZANINE AREA PER PROVIDED PLANS. THESE DOCUMENTS SHALL NOT BE USED FOR ANY WORK BEYOND INDICATED SCOPE.

3. THIS PROJECT DOES NOT AFFECT EXISTING LAYOUT, STRUCTURE AND EGRESS CONDITIONS OF THE WAREHOUSE AREA.

GENERAL NOTES

CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS AND SPECIFICATIONS, AIA GENERAL CONDITIONS AND THE SIGNED OWNER-CONTRACTOR AGREEMENT, HEREIN AFTER REFERRED TO AS "AGREEMENT". THESE DRAWINGS AND SPECIFICATIONS ARE BASED ON THE PREMISE THAT AIA DOCUMENTS "OWNER-CONTRACTOR AGREEMENT" AND THE "GENERAL CONDITIONS A201" WILL BE USED. THE AIA GENERAL CONDITIONS A201 IS HEREBY INCORPORATED WITHIN THESE CONTRACT DOCUMENTS BY REFERENCE AND IS IN EFFECT AS IF PRINTED HERE IN ITS ENTIRETY.

CONTRACTOR SHALL VISIT THE SITE, INSPECT THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO SUBMITTING APPROPOSAL.

ARCHITECT IS NOT RESPONSIBLE FOR COST OF PLAN REVIEW, PERMIT AND INSPECTION FEES AS REQUIRED BY THE LOCAL MUNICIPALITY. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF AUTHORITIES FOR NECESSARY INSPECTIONS AS WORK PROGRESSES.

CONTRACTOR SHOULD OBTAIN ALL REQUIRED PERMITS (OTHER THAN CONSTRUCTION).

COMPLY WITH ALL CODES, LAWS, ORDINANCES AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.

COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR THE PROPER USE, HANDLING AND INSTALLATION OF THEIR PRODUCTS.

CONTRACTOR SHALL PROVIDE A WARRANTY THAT THE MATERIALS AND WORKMANSHIP ARE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ANY DEFECT WITHIN THE WARRANTY PERIOD AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

COORDINATE AND SCHEDULE WORK AMONGST TRADES. SCHEDULE DELIVERIES TO COORDINATE WITH CONSTRUCTION ACTIVITIES.

ALL PRODUCTS AND MATERIALS USED SHALL BE NEW AND UNUSED UNLESS SPECIFICALLY INDICATED OTHERWISE.

FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO COMMENCING THE WORK.

IF A CONFLICT EXISTS BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR REFERENCED MATERIALS, THE MOST STRINGENT OR BETTER QUALITY SHALL GENERALLY GOVERN, HOWEVER NOTIFY ARCHITECT FOR FINAL DECISION.

DO NOT SCALE DRAWINGS. DRAWINGS ARE GENERALLY DRAWN TO SCALE, HOWEVER IN NO CASE SHALL DRAWINGS BE SCALED FOR CONSTRUCTION PURPOSES.

CONTRACTOR SHALL SECURE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE FOR THE AMOUNTS INDICATED IN THE OWNER-CONTRACTOR AGREEMENT. THE OWNER AND ARCHITECT SHALL BE NAMED AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY POLICY OF THE GENERAL CONTRACTOR AND/OR SUBCONTRACTOR OF ANY TIER. A CERTIFICATE OF INSURANCE SHALL BE SUBMITTED WITHIN TEN DAYS OF NOTIFICATION OF BID ACCEPTANCE.

CONTRACTOR SHALL CONTAIN & PROTECT THE WORK AREA AND REMOVE & LEGALLY DISPOSE OF ALL DEBRIS.

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL MATERIALS, EQUIPMENT AND FIXTURES.

CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS OR SPECIFICATIONS DURING THE BIDDING PHASE. IF A CONFLICT IS NOT IDENTIFIED DURING THE BIDDING PHASE, IT WILL BE ASSUMED THAT THE MORE STRINGENT OR EXPENSIVE OPTION WILL GOVERN.

DEMOLITION NOTES

1. EXERCISE CAUTION DURING DEMOLITION & CONSTRUCTION SO AS NOT TO ALTER AND/OR DAMAGE BUILDING COMPONENTS INDICATED TO REMAIN.

2. CAUTION SHALL BE EXERCISED DURING CONSTRUCTION SO AS NOT TO ALTER AND/OR DAMAGE STRUCTURAL OR OTHER SYSTEMS.

3. CONTAIN & PROTECT THE WORK AREA TO MINIMIZE DUST & ENSURE SAFETY OF OCCUPANTS DURING CONSTRUCTION.

4. REMOVE & LEGALLY DISPOSE OF ALL DEBRIS. PROTECT FROM DAMAGE AND SECURE AS REQUIRED ALL COMMON AREAS & PROMPTLY REMOVE DEBRIS AND CLEAN COMMON AREAS.

5. ITEMS TO BE RELOCATED SHALL BE SAFELY STORED & PROTECTED FROM DAMAGE DURING DEMOLITION & CONSTRUCTION.

6. REPAIR, PATCH & PRIME ALL PARTITIONS & FINISHES ABUTTING DEMOLITION.

7. REFER TO MEP DRAWINGS REGARDING EXTENT OF DEMOLITION PERTAINING TO PLUMBING, MECHANICAL AND ELECTRICAL COMPONENTS.

REPAIR NOTES

1. APPEARANCE OF ALL NEW MATERIALS INSTALLED SHALL MATCH THAT OF THE EXISTING MATERIALS. CONTRACTOR SHOULD SUBMIT SAMPLES TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.

2. EXISTING COMPONENTS TO BE REUSED SHALL BE EXAMINED FOR DEFICIENCIES AND THOROUGHLY CLEANED PRIOR TO INSTALLATION.

3. REPAIR, PATCH & PRIME ALL COMPONENTS & FINISHES ABUTTING WORK AREAS.

4. REPAIR ALL CONDITIONS AS INDICATED ON DRAWINGS & SPECIFIED. IF THE EXTENT OF REPAIR EXCEEDS THE SCOPE OF THESE DOCUMENTS CONTACT ARCHITECT & OWNER FOR FURTHER REPAIR RECOMMENDATIONS & PROCEDURES.

5. RESTORE FULL FUNCTIONALITY TO ALL MEP COMPONENTS/ SYSTEMS AFFECTED BY REPAIR WORK. IF ALTERATIONS ARE REQUIRED DESIGN TEAM SHOULD BE NOTIFIED.

ACCESSIBILITY REQUIREMENTS

PROJECT TO COMPLY WITH WITH ALL APPLICABLE ACCESSIBILITY CODES

PROJECT SUMMARY, SCOPE
- SCOPE LIMITED TO THE OFFICE BUILDOUT.
- ALL NEW PROPOSED LAYOUTS COMPLY WITH ACCESSIBILITY REQUIREMENTS.

ACCESSIBLE KITCHENNETS
- EXTEND FLOOR FINISH TO UNDERSIDE OF SINK AND UNDERSIDE OF WORKSURFACE APPROXIMATELY 24" WIDE.
- INSULATE ALL EXPOSED UNDERCOUNTER PIPING
- MAINTAIN CLEAR SPACES AS REQUIRED
- REFER TO MEP OR ELEVATIONS & PLANS

ACCESSIBLE RESTROOMS
- PROVIDE BLOCKING FOR GRAB BARS @ TOILETS
- PROVIDE GRAB BARS AS INDICATED
- ALL RESTROOM ACCESSORIES TO COMPLY WITH ACCESSIBILITY REQUIREMENTS
- INSULATE ALL EXPOSED UNDERCOUNTER PIPING
- ALL FIXTURES TO HAVE REQUIRED IAC CLEAR FLOOR SPACES

ACCESSIBLE DOORS & APPROACHES
- ALL DOORS TO BE 2-10" WIDE MIN.
- ALL ACCESSIBLE DOORS TO HAVE LEVER HARDWARE ON ACCESSIBLE ROUTES THROUGHOUT BUILDING AND COMPLY FULLY WITH ALL ADA REQ.

ACCESIBLE CLOSETS
- PROVIDE CLOSET ROD SHELF & REQUIRED SUPPORTS BLOCKING @ 42" AFF

CONTROLS
- ALL CONTROLS TO BE LOCATED BETWEEN 15" AND 48" AFF

ALARMS
- ALL PUBLIC AND COMMON AREAS HAVING A FIRE ALARM SYSTEM TO COMPLY WITH ALL APPLICABLE CODES. ALL VISUAL ALARMS TO BE SPECIFIED.

APPLIANCES
- PROVIDE ACCESSIBLE KITCHEN APPLIANCES

GENERAL ACCESSIBILITY REQUIREMENTS
- PROVIDE DETECTABLE WARNING AT TOP OF STAIR RUNS AT ALL STAIRS EXCEPT ENCLOSED STAIRS
- ALL DOORS LEADING TO HAZARDOUS ROOMS TO HAVE KNURLED HARDWARE
- G.C. SHALL PROVIDE SIGNAGE THROUGHOUT THE FACILITY AS PER ADA SECTION 4.30
- ALL CAN BE PROVIDED VENDING MACHINES TO HAVE THEIR HIGHEST OPERABLE PARTS SET AT 48" A.F.F. MAX. PER ICC/ANSI A117.1-2003 CHAPTER 1308 AND 1309

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE, WITH ALL THE APPLICABLE BUILDING CODES AND ORDINANCES.

ISSUED FOR VILLAGE REVIEW AND APPROVAL	2011-06-30
ISSUED FOR PERMIT REVIEW	2011-07-07
ISSUED FOR PERMIT	2011-08-29

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15657 S. 70th COURT
ORLAND PARK, IL 60462

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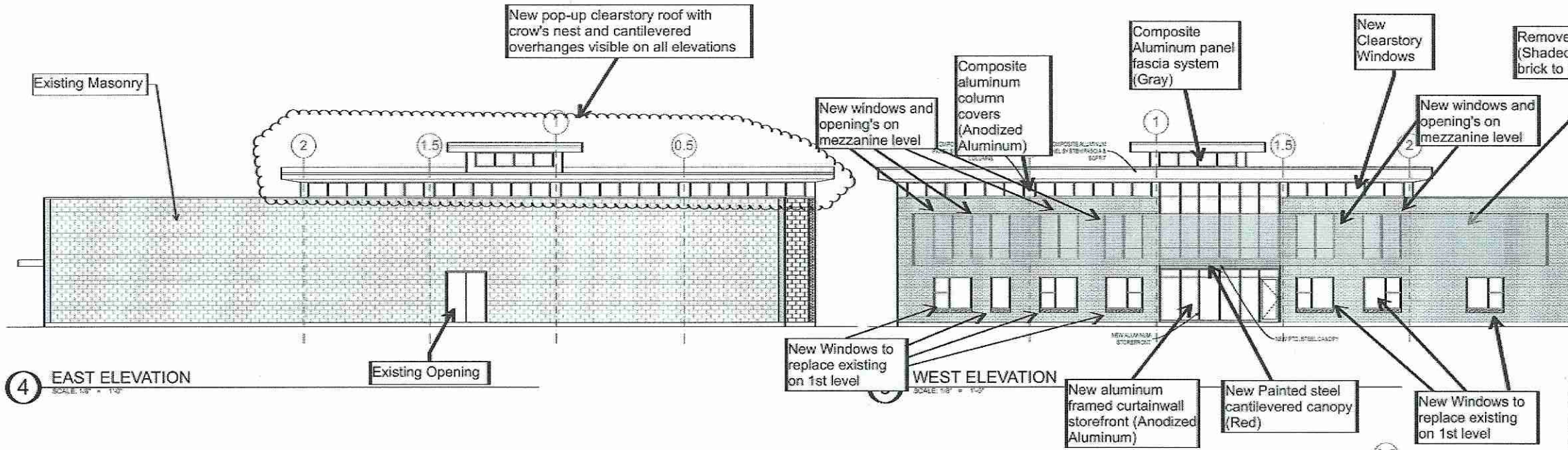
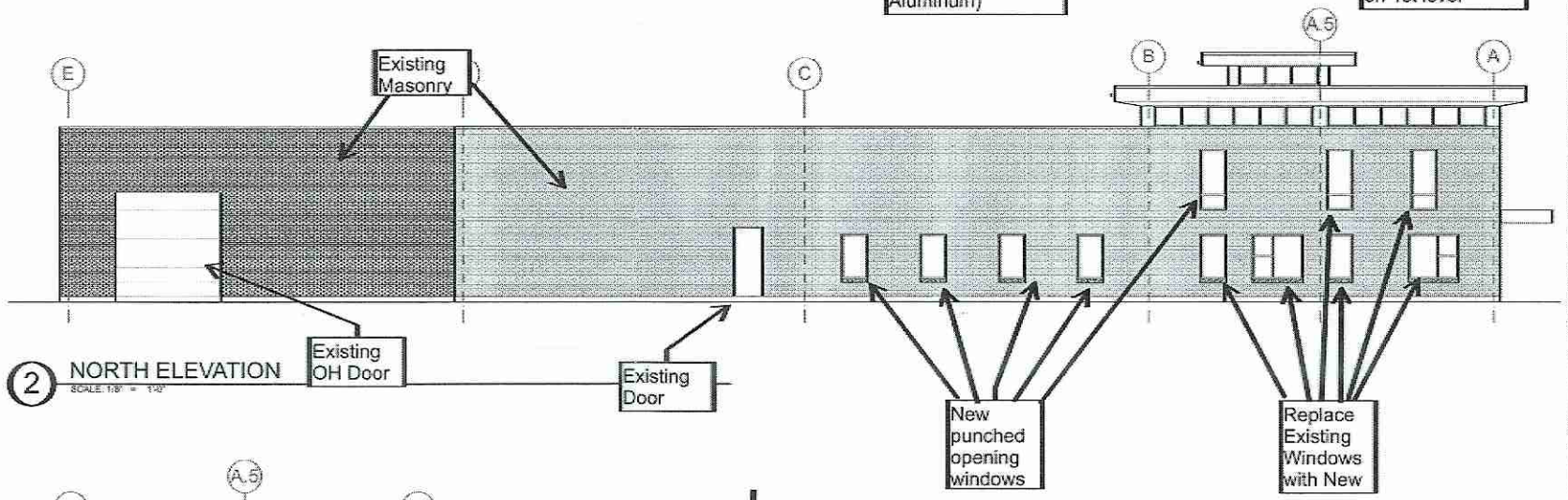
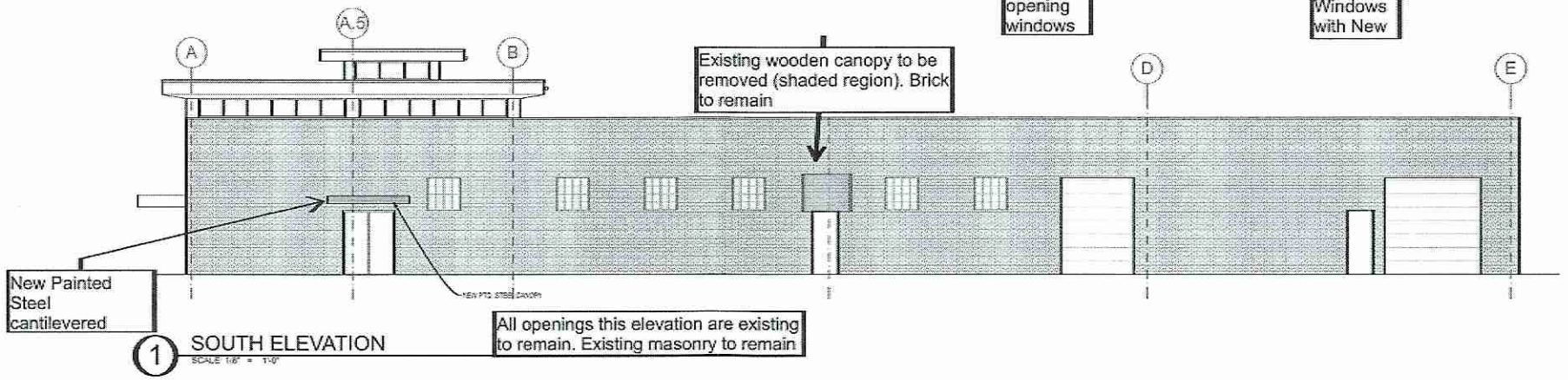
COVER SHEET & NOTES

A-001







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ISSUED FOR PERMIT REVIEW AND APPROVAL 2011-12-08
ISSUED FOR PERMIT 2011-12-20
ISSUED FOR PERMIT 2011-12-29

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BUILDING ELEVATIONS

A-301