PROJECT DIRECTORY

OWNER

TENANT SAVORY SALADS

MUNICIPALITY ARLINGTON HEIGHTS, ILLINOIS

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SUBJECT SPACE-KEY PLAN NO SCALE

SHEETINDEX TITLE

ARCHITECTURAL

CONSTRUCTION FLOOR PLAN REFLECTED CEILING PLAN

FURNITURE AND EQUIPMENT PLAN ACCESSIBILITY AND MEANS OF EGRESS

MILLWORK

FINISHES

DOOR SCHEDULE, NOTES AND SPECIFICATIONS

INTERIOR ELEVATIONS

WALL SECTIONS AND TYPICAL DETAILS

MECHANICAL

HVAC PLAN

NOTES AND SCHEDULES

SANITARY AND VENT PLAN HOT AND COLD WATER PLAN PLUMBING NOTES AND SCHEDULES

ELECTRICAL LIGHTING PLAN

POWERPLAN

ROOF PLAN FOR POWER AND HVAC EQUIPMENT NOTES AND SCHEDULES

FOOD SERVICE

LAYOUT AND EQUIPMENT SCHEDULE

ELECTRICAL CONNECTIONS PLAN

PLUMBING CONNECTIONS PLAN

SPECIAL CONDITIONS PLAN/ EXHAUST HOOD INFORMATION

GENERAL DESCRIPTION OF THE WORK

THE WORK GENERALLY CONSISTS OF A TENANT BUILD-OUT FOR A RESTAURANT TENANT ON THE GROUND LEVEL OF A NEW ONE STORY RETAIL STRUCTURE THIS IS THE FIRST BUILDOUT IN THIS SPACE

THE WORK INCLUDES:

· ADJUSTMENTS TO THE SPRINKLER SYSTEM

BUILD-OUT OF THE DINING ROOM AREAS INCLUDING CARPENTRY, ELECTRICAL, MECHANICAL AND FIREPROTECTION AS DESCRIBED IN THESE DRAWINGS.

• BUILD-OUT OF THE KITCHEN INCLUDING CARPENTRY, ELECTRICAL, MECHANICAL FIRE PROTECTION AND HOOK-UPS TO THE KITCHEN EQUIPMENT WHICH WILL BE SUPPLIED AND INSTALLED BY OTHERS.

EXTERIOR WORK IS NOT PART OF THIS CONTRACT.

## THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE FROM 28 INCIES TO 34 INCIES ABOVE THE FINISH PLOOR

PAYNENT 10 THE WAITRESS WHILE SEATED AT THE TABLE IS AVAILABLE 10 ALL CLISTONERS

OCCUPANTI DAD CALCILATIONS

OCCUPANT DONG CARCULATIONS			
OCCUPANCY CLASSIFICATION	AREA (SQ.FT.)	FLOOR AREA- SQ.FT./ OCCUPANT	OCCUPANTLOAD
UNCONCENTRATED (TABLES AND CHAIRS) FIXED SEATING (BOOTHS) WAITING AREA	490 192	15 SQFT. (UNCONCENTRATED) 5 SQFT. STANDING (NET)	35 38
OR ACTUAL SEATING COUNT (WHICHEVER IS AREATER) (40)			
KITCHEN (COMMERCIAL) 200 SQ.FT.PER PERSON F <i>OR GROSS</i> AREA	529	200 5QF1.	3
TOTALLOAD	1	1	14

REQUIRED WIDTH OF EARESS COMPONENT- DOORS O.15" PER OCCUPANT X 74= 11.1 INCHES

ACTUAL WIDTH OF EGRESS DOORS= 12"

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ORDINANCES AND OF ARLINGTON HEIGHTS ILLINOIS AND ALL APPLICABLE AMENDMENTS

AND OF ARLINGTON HEIGHTS, ILLINOIS AND ALL APPLICABLE	Anendrients.
BUILDING	INTERNATIONAL BUILDING CODE 2009 AMENDMENTS IN ARLINGTON HEIGHTS CHAPTER 23
HANDICAPPED	1997 (217) 782-8530 ICC/ANSI.1-1998, AMERICAN NAT'L STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
FIRE PREVENTION	INTERNATIONAL FIRE CODE 2009 AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 27
MECHANICAL	2009 INTERNATIONAL MECHANICAL CODE ARLINGTON HEIGHTS CHAPTER 23
PLUMBING PLUMBING	STATE OF ILLINOIS PLUMBING CODE 2004 ARLINGTON HEIGHTS CHAPTER 24
ELECTRICAL	2005 NATIONAL ELECTRICAL CODE ARLINGTON HEIGHTS CHAPTER 23
ENERGY CONSERVATION AND SOUND CONTROL MEASURES	
	STATE OF ILLINOIS ENERGY CONSERVATION CODE 2012 IECC AND 2007 ASHRAE 90.1 ARLINGTON HEIGHTS CHAPTER 25
PROPERTY STANDARDS, EXISTING STRUCTURES	2009 ICC (IMPC) INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 24
SIGN	ARLINGTON HEIGHTS CHAPTER 30

BUILDING INFORMATION

BUILDING USE GROUP: CONSTRUCTION CLASSIFICATION

TYPE II-B UNSEPARATED

BUILDING IS SPRINKLERED

TENANT SPACE INFORMATION

USABLE SQUARE FT.

APPROX. 1683 SQ.FT. USABLE

NEW FRAME WALL

GENERAL CONTRACT AND BIDDING NOTES

AGREEMENT BETWEEN OWNER AND CONTRACTOR

IT IS THE OWNER'S INTENTION TO USE AIA DOCUMENT AIO7, ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION PROJECTS OF LIMITED SCOPE WHERE THE BASIS OF PAYMENT IS A STIPULATED SUM (1987 EDITION). ALL CONTRACTORS PREPARING A BID FOR THIS WORK SHOULD REVIEW THIS DOCUMENT AND PREPARE THEIR BIDS BASED ON ITS RE-QUIREMENTS. A COPY OF THE DOCUMENT OR AN OPPORTUNITY TO REVIEW IT MAY BE ACQUIRED BY CONTACTING THE OWNER.

THIS TENANT SPACE WILL BE FULLY DEMISED. THESE DRAWINGS ARE FOR THE TENANT IMPROVEMENTS TO THE EXISTING TENANT SPACE FOR THE WORK SHOWN IN THESE DRAWINGS. SEE LANDLORD'S WORK

BIDDING AND CONTRACT REQUIREMENTS

1. EXAMINATION OF DOCUMENTS AND SITE OF WORK BEFORE SUBMITTING A BID, EACH BIDDER SHALL EXAMINE THE DRAWINGS CAREFULLY, READ ALL NOTES, AND VISIT THE SITE OF THE WORK. EACH BIDDER SHALL FULLY INFORM HIMSELF PRIOR TO BIDDING AS TO EXISTING

CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED , AND SHALL INCLUDE IN HIS BID A SUM TO COVER THE COST OF ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO A BIDDER BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A BID SHALL BE CONSIDERED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH EXAMINATION.

2. PROOF OF COMPETENCY OF BIDDER

A BIDDER MAY BE REQUIRED TO FURNISH EVIDENCE SATISFACTORY TO THE OWNER THAT HE HAS SUFFICIENT MEANS AND EXPERIENCE IN THE TYPES OF WORK CALLED FOR TO ASSURE COMPLETION OF THE CONTRACT IN A SATISFACTORY MANNER.

3. INTERPRETATION OF CONTRACT DOCUMENTS PRIOR TO BIDDING

IF ANY PERSON CONTEMPLATING SUBMITTING A BID FOR CONSTRUCTION OF THE WORK IS IN DOUBT AS TO THE TRUE MEANING OF ANY PART OF THE PROPOSED CONTRACT DOCUMENTS, OR FINDS DISCREPANCIES IN OR OMISSIONS FROM ANY PART OF THE PROPOSED CONTRACT DOCUMENTS HE MAY SUBIT TO THE ARCHITECT A WRITTEN REQUEST FOR INTERPRETATION THEREOF NOT LATER THAN SEVEN DAYS BEFORE BIDS WILL BE OPENED. THE PERSON SUBMITTING THE REQUEST SHALL BE RESPONSIBLE FOR ITS PROMPT DELIVERY.

4. CODES AND ORDINANCES ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

EACH CONTRACTOR SHALL SECURE ALL PERMITS NECESSARY FOR CON-STRUCTION, AND SHALL INCLUDE IN HIS BID THE COST FOR OBTAINING SUCH

ALLOWANCES

A. COSTS INCLUDED IN ALLOWANCE: COST OF PRODUCT TO CONTRACTOR OR SUBCONTRACTOR, LESS APPLICABLE TRADE DISCOUNTS; DELIVERY TO SITE AND APPLICABLE TAXES.

B. COSTS NOT INCLUDED IN THE ALLOWANCE BUT INCLUDED IN CONTRACT SUM/PRICE: PRODUCT HANDLING AT THE SITE, INCLUDING UNLOADING, UN-CRATING, AND STORAGE, PROTECTION OF PRODUCTS FROM ELEMENTS AND FROM DAMAGE AND LABOR FOR INSTALLATION AND FINISHING.

C. DIFFERENCES IN COST WILL BE ADJUSTED BY CHANGE ORDER.

MUNICIPAL REQUIREMENTS ALL SUB CONTRACTORS SHALL COMPLY WITH GOVERNING MUNICIPALITIES

REQUIREMENTS REGARDING LICENSING, BONDING, INSURANCE, ETC. CONTRACTORS SHALL VERIFY ALL DIMENSIONS (EXISTING AND PROPOSED) IN THE FIELD. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND WONER. IN WRITING, OF ANY DISCREPANCIES, CONFLICTS, OMISSIONS AND /OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE. CONTRACTOR SHALL COORDINATE WITH HIS SUB-CONTRACTORS THE PROPER STORAGE OF BUILDING MATERIAL ON THE SITE TO AVOID OVERLOADING THE EXISTING FLOOR.

RELATIONSHIP OF PLANS AND SPECIFICATIONS (SEPARATE OR INCLUDED ON DRAWINGS.) PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. ANY WORK EXHIBITED IN EITHER OF THEM, WHETHER IN THE OTHER OR NOT, IS TO BE EXECUTED ACCORDING TO THE TRUE INTENT AND MEANING THEREOF THE SAME AS IF SET FORTH

**OTHERS** 

IF THE PLANS AND SPECIFICATIONS ARE IN VIOLATION OF ANY LAWS, ORDINANCES OR REGULATIONS OF STATE OR COUNTY OR CITY IN WHICH THE WORK IS TO BE DONE, THEN THE REQUIREMENTS OF SUCH LAWS, ORDINANCES OR REGULATIONS SHALL PREVAIL AND SHALL BE COMPLIED WITH BY THE CONTRACTOR AS A PART OF HIS WORK CALLED FOR, AND NO EXTRA COMPENSATION SHALL BE ALLOWED THEREFOR.

THIS SECTION OF GENERAL NOTES SHALL BE CONSIDERED A PART OF THE GENERAL SPECIFICATIONS AND DRAWINGS.

SUBCONTRACTORS ARE REQUIRED TO REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO VERIFY AREAS OF WORK OF THEIR TRADE ON SHEETS TRADITIONALLY INDICATING THE WORK OF OTHER TRADES. THE ARCHITECT IS TO BE NOTIFIED IN WRITING OF DISCREPANCIES AND WILL COORDINATE DESIGN WORK OF THESE ITEMS. HOWEVER, THE SUBCONTRACTORS IS RESPONSIBLE FOR IDENTIFYING AND INCLUDING THIS WORK IN HIS CONTRACT.

CONTRACTOR SHALL VERIFY AND ENSURE THAT ALL EXIT EGRESS IS MAINTAINED THROUGHOUT CONSTRUCTION.

PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED PER THE LOCAL FIRE BUREAU AND APPLICABLE CODES. PROVIDE APPROVED METAL AND GLASS FIRE EXTINGUISHER CABINETS WHERE SHOWN ON THE DRAWINGS. KEYING OF LOCKSETS TO BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND BUILDING MANAGEMENT.

ALL FIXTURES AND DEVICE LOCATIONS ARE CONCEPTUAL. EXACT PLACEMENT /CONFIGURATION TO BE COORDINATED WITH EXISTING STRUCTURE, THE WORK OF OTHER TRADES AND THE REQUIREMENTS OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND SIGNALING SYSTEMES.

SPRINKLER SYSTEM NOTE A NEW SPRINKLER SYSTEM SHALL BE INSTALLED AND HEADS LOCATED AS REQUIRED FOR THE NEW LAYOUT, ALL SPRINKLER LOCATIONS SHOWN ARE SCHEMATIC. FIRE PROTECTION CONTRACTOR TO DETERMINE EXACT LOCATION. SPRINKLER CONTRACTOR SHALL PROVIDE ALL DRAWINGS AND CALCULATIONS REQUIRED BY THE GOVERNING AUTHORITIES AND SHALL NOT BEGIN WORK UNTIL PLANS AND CALCULATIONS HAVE BEEN APPROVED.

ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ALL CITY/ VILLAGE, A.D.A., ILLINOIS HANDICAPPED REGULATIONS AND APPLICABLE ANSI STANDARDS. WHICHEVER IS MOST STRINGENT ALL OPERABLE CONTROLS , ELECTRICAL DEVICES, ETC. SHALL BE MOUNTED AT A HT. NOT LESS THAN 15" ABOVE THE FINISHED FLOOR AND NOT MORE THAN 48". DOOR NUMBER (SEE DOOR SCHEDULE INFORMATION)

KEYED NOTE (SEE KEYED NOTES SCHEDULE)

N NEW

ST. STEEL TYP. TYPICAL

MD MOOD

ELEVATION (DETAIL NO. OVER DRAWING NO.) SECTION (DETAIL NO. OVER DRAWING NO.) DETAIL (DETAIL NO. OVER DRAWING NO.)

**ABBREVIATIONS** 

ALL THOSE CODES AND STANDARDS INCLUDED BY REFERENCE BY THE CODES LISTED ABOVE

A.F.F. ABOVE FINISH FLOOR A.S.F. ABOVE SUB FLOOR CONC. CONCRETE DEMO. DEMOLISHED e. Existing E.R. EXISTING TO BE RELOCATED E.REM. EXISTING TO BE REMOVED FIN. FINISHED FL FLOOR G.C. GENERAL CONTRACTOR

METAL MOOD CONCRETE CONCRETE STONE G.I. GALVANIZED IRON N.I.C. NOT IN CONTRACT P.LAM. PLASTIC LAMINATE R.O. ROUGH OPENING BRICK

COMMON

FACE

ARCHITECTURAL SYMBOLS ACOUSTIC TILE STONE FILL CARPET AND PAD GLASS BLOCK ALUMINUM BRASS AND REINFORCING INSULATION BATTS PLYWOOD PLASTIC ON WOOD MISC. PLASTER, SAND STRUCTURAL LT. WEIGHT BLOCK CONCRETE - - - -STUD WALL EXISTING TO BE REMOVED CUT STONE CAST STONE - - - -MARBLE AND PARTITION (CONCRETE) EXISTING

M W H

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY ALL APPLICABLE CODES.

HAVE UNDER AND SF OF MY OF MY COMPLI