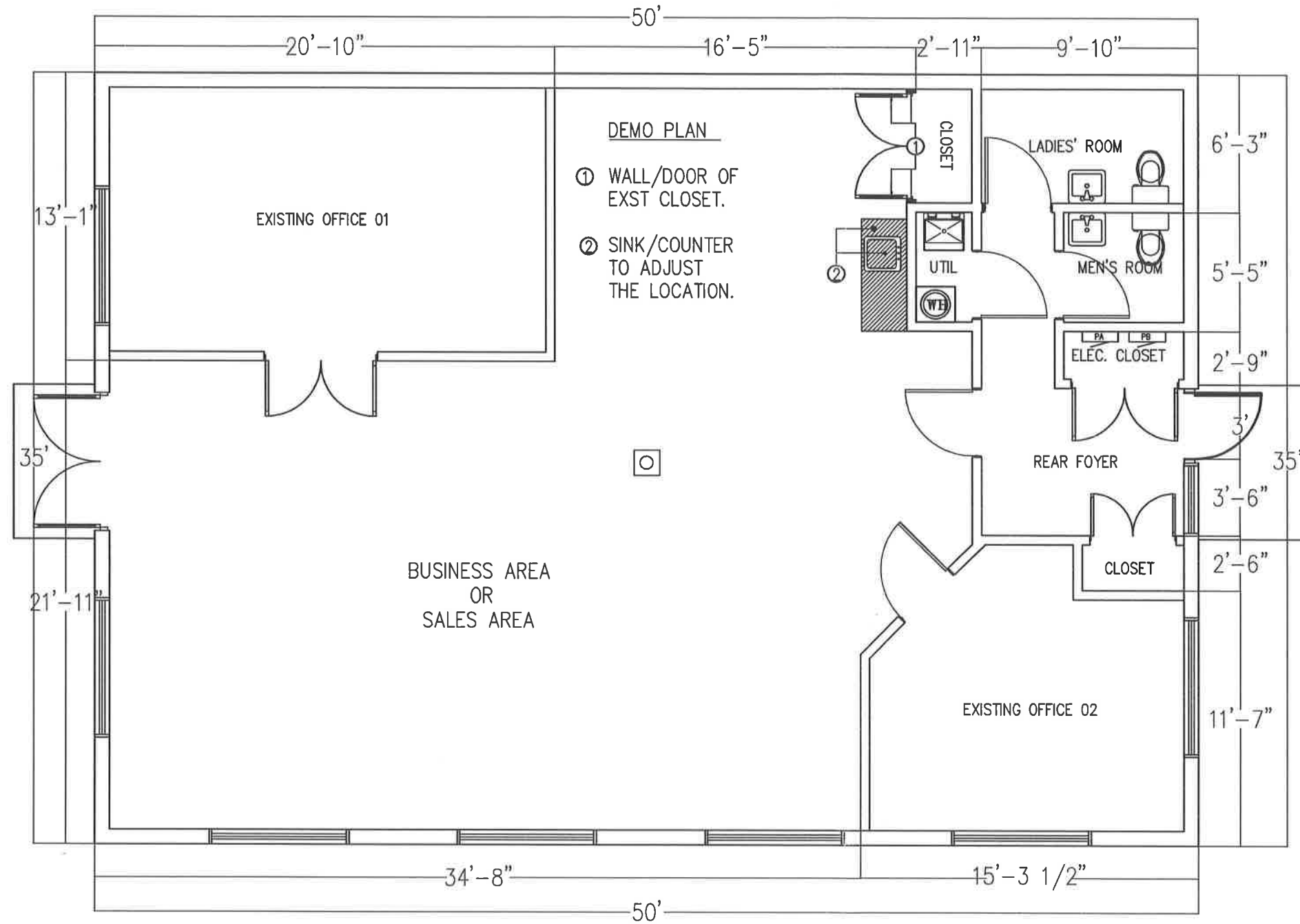




EXST. FLOOR & DEMO PLAN

SCALE: $\frac{3}{4}$ " : 1'-0"

SHIN'S RESIDENCE
ATTACHED
DWELLING UNIT
12870 Jenkisson Ave
Lake Bluff, Illinois

REVISIONS

DO NOT SCALE DRAWINGS

RAYMOND LEE
ARCHITECT

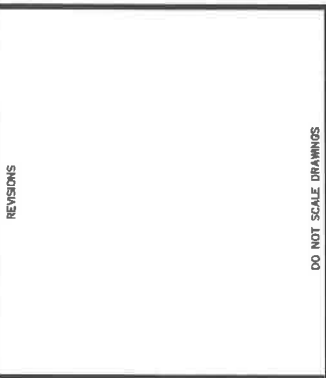


645 GROVE DRIVE #101, BUFFALO GROVE, IL 60089
Tel 847-824-2341 Fax 224-795-7591(voip)
E-MAIL: rklarch3927@yahoo.com

EX FLOOR & DEMO PLAN

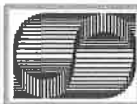
DRAWN BY RKL	DATE 10-08-2015
REVIEWED BY RKL	SHEET OF 3 OF 9
PROJECT NUMBER 1526	SHEET NO A-1
ISSUE NUMBER 1	

SHIN'S RESIDENCE
ATTACHED
DWELLING UNIT
12870 Jenkisson Ave
Lake Bluff, Illinois



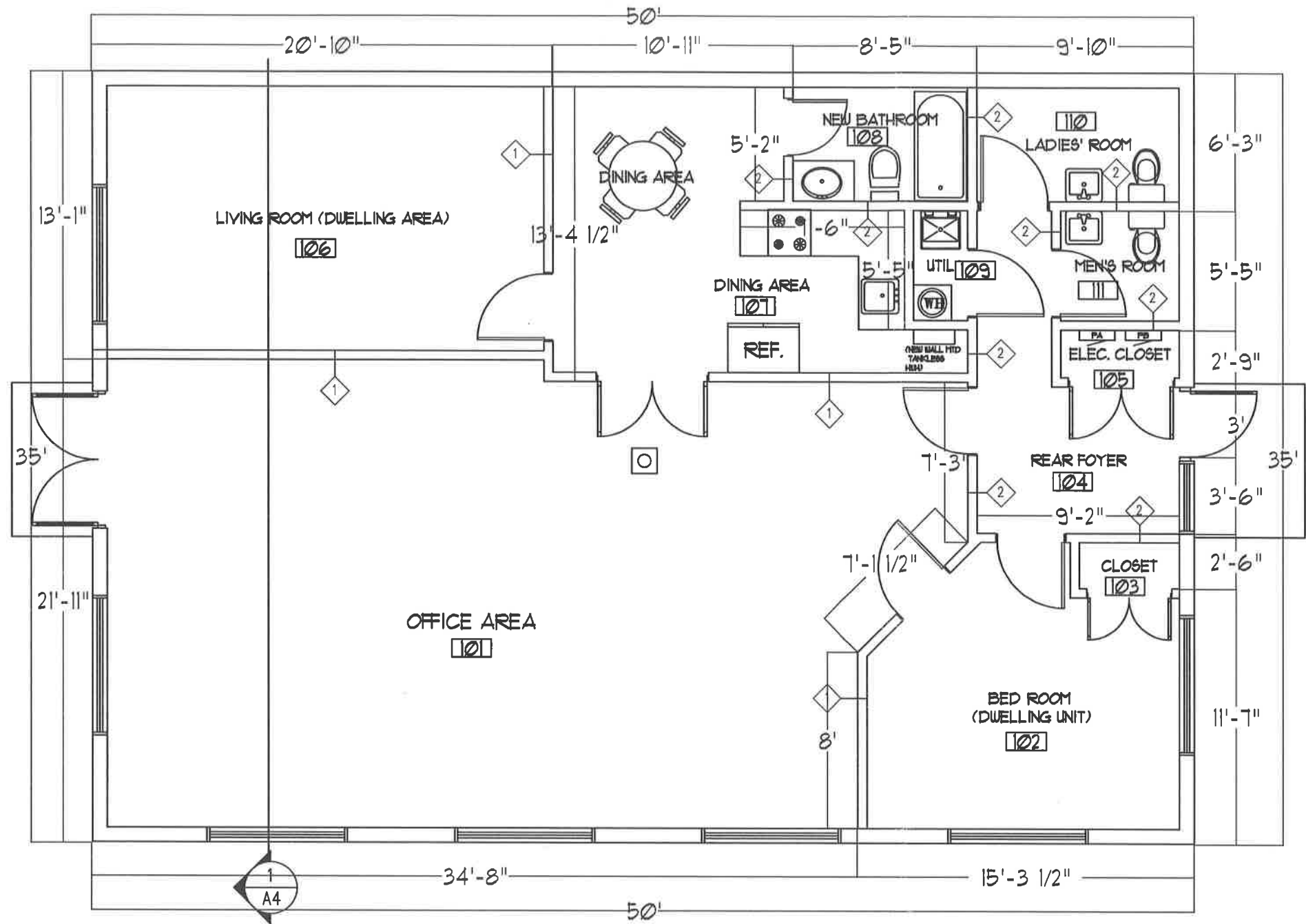
RAYMOND LEE
ARCHITECT

540 ALENDAL DR. WHEELING, IL 60090
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E-MAIL: rklarch3927@yahoo.com



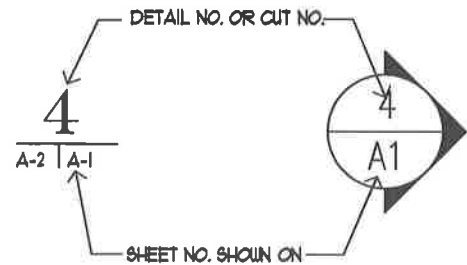
FLOOR PLAN

DRAWN BY RKL	DATE 10-08-2015
REVIEWED BY RKL	SHEET OF 4 OF 9
PROJECT NUMBER 1526	SHEET NO A-2
ISSUE NUMBER 1	



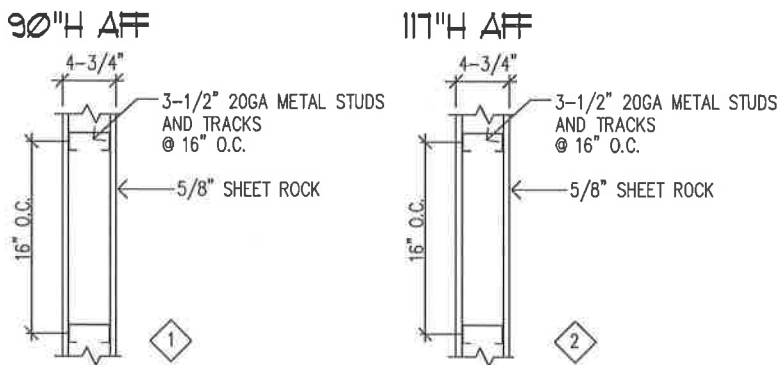
NEW FLOOR PLAN

SCALE: 3/4" : 1'-0"



1 SECTION SYMBOL

A1/A1



2 WALL SECTION SYMBOL

A1/A1

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		DECORATING		
				NORTH	EAST	SOUTH	WEST	MAT'L	HEIGHT	W&CT.	WALLS	CLG.
101	OFFICE	CARPET	WD	SHT RK	SHT RK	SHT RK	SHT RK	ACT	8'-11"		P	PAINT
102	NEW BED ROOM	CARPET	WD	SHT RK	SHT RK	SHT RK	HT RK	ACT	8'-11"		P	PAINT
103	NEW CLOSET	CARPET	WD	SHT RK	SHT RK	SHT RK	SHT RK	ACT	8'-11"		P	PAINT
104	REAR ENTRY	TILE	WD	SHT RK	GL DOOR	SHT RK	SHT RK	ACT	8'-11"		P	PAINT
105	ELECTRIC CLOSET	TILE	WD	SHT RK	SHT RK	SHT RK	SHT RK	ACT	8'-11"		P	PAINT
106	NEW LIVING ROOM	CARPET	WD	SHT RK	SHT RK	SHT RK	SHT RK	ACT	8'-11"		P	PAINT
107	NEW KITCHEN & DINING	CARPET	WD	SHT RK	SHT RK	SHT RK	SHT RK	ACT	8'-11"		P	PAINT
108	NEW BATHROOM	TILE	WD	SHT RK	SHT RK	SHT RK	SHT RK	SHT RK	8'-0"		P	PAINT
109	UTILITY ROOM	C/T	VCB	SHT RK	SHT RK	SHT RK	SHT RK	ACT	8'-11"		P	PAINT
110	LADIES' ROOM	TILE	WD	SHT RK	SHT RK	SHT RK	SHT RK	ACT	8'-0"		P	PAINT
112	MEN'S ROOM	TILE	WD	SHT RK	SHT RK	SHT RK	SHT RK	AT	8'-0"		P	PAINT

ABBREVIATIONS
SHT RK GYPSUM WALL BOARD, ACT: ACOUSTICAL CEILING TILE
TILE: CERAMIC TILE, WD: WOOD, VCB: VINYL COVE BASE
F/P: FLAT PAINT, O/P: OIL PAINT

PROPOSED OFFICE BUILDING

827 JENKISSON AVE., LAKE BLUFF, IL.

* ZONING CLASSIFICATION :
* ADJACENT ZONING CLASSIFICATION :

GENERAL COMMERCIAL
GENERAL COMMERCIAL

* LOT AREA :
* BUILDING AREA :
* FLOOR AREA FACTOR :
* SETBACKS :
STREET
SIDE-SOUTH
SIDE-NORTH
REAR
* ISR :
* HEIGHT :
* OFF STREET PARKING :
* OFF STREET LOADING :
* LANDSCAPING AREA :
* PAVED AREA (w/CONC. WALK) :
* IMPERVIOUS SURFACE :

6,250 S.F.
1,750 S.F.
.28
25'-0"
15'-0"
0
50'-0"
12'-0"
5 SPACES
2,147 S.F.
2,353 S.F.
4,103 S.F.

REQUIREMENT

.30
25'-0"
15'-0"
0
12'-0"
.70
35'-0"
5 SPACES (2.5 SPACES/1,000 S.F.)

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL HAVE CONTROL AND MANAGEMENT OF ALL CONSTRUCTION OPERATIONS AND SHALL BE RESPONSIBLE FOR THE SATISFACTORY PERFORMANCE OF ALL HIS SUPPLIERS AND SUBCONTRACTORS AS WELL AS ANY ASSIGNED SUBCONTRACTORS SUCH THAT THE ENTIRE PROJECT WILL BE COORDINATED AND SUPERVISED.
2. THE GENERAL CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER IN COMPLETE OPERATING CONDITION REGARDLESS OF WHETHER THE DRAWINGS AND REFERENCE SHEETS COVER EACH INDIVIDUAL ITEM IN DETAIL.
3. EACH CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS, WHETHER EXISTING OR CREATED. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AS SOON AS POSSIBLE AND IN WRITING PRIOR TO PROCEEDING WITH THE WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS ASSOCIATED WITH THE PROJECT.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST RULES, REGULATIONS, LAWS, ORDINANCES, ETC. OF THE AUTHORITY HAVING JURISDICTION, LOCAL, STATE OR FEDERAL, LAWS OR ANY OTHER REQUIREMENT AS MAY BE IMPOSED BY FINANCIAL INSTITUTION OR UNDERWRITER REQUIREMENT. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE STRICT COMPLIANCE OF ANY LAW OR CODE IN FORCE AND EFFECT.
6. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING, STORAGE, PROTECTION FOR DAMAGE WHEN RECEIVED AND LOSS FROM THE SITE OR DAMAGE AFTER RECEIPT OF ALL MATERIALS INCLUDING BUT NOT LIMITED TO ANY MATERIALS SUPPLIED BY THE OWNER.
7. NO SEWER WORK SHALL BE DONE WITHOUT FIRST HAVING OBTAINED THE PROPER PERMIT(S) FROM THE AUTHORITY HAVING JURISDICTION.
8. NO PRODUCT SUBSTITUTION SHALL BE ALLOWED WITHOUT THE REVIEW OF THE ARCHITECT. ALL REQUESTED SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ALONG WITH THREE(3) SAMPLES. A MINIMUM OF 12"x12" AND ANY MANUFACTURER'S DATA. SUBSTITUTION REQUESTS DO NOT FULLY GUARANTEE ACCEPTANCE.
9. COORDINATION BETWEEN ALL TRADES FOR THE PROVISION OF FIRE EXTINGUISHERS, SMOKE DETECTORS, SECURITY SYSTEMS, TEMPERATURE CONTROL SYSTEMS, EMERGENCY LIGHTING, ETC. SHALL BE MADE JOINTLY BETWEEN ALL TRADES.
10. COMPLETE COORDINATION BETWEEN EACH TRADE FOR THE COMPLETE AND ACCURATE PLACEMENT OF ALL EQUIPMENT AND MATERIAL IS REQUIRED.
11. EACH CONTRACTOR SHALL MAKE A CONSIDERED EFFORT TO PROTECT THE CONSTRUCTION WHETHER NEW OR EXISTING FROM DAMAGE. ANY DAMAGE DURING THE CONSTRUCTION PERIOD SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
12. CLEAN WORKING CONDITIONS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR A PROPER DISPOSAL UNIT OF ADEQUATE SIZE.
13. THIS SITE SHALL BE MAINTAINED IN AN ORDERLY AND BROOD CLEAN CONDITION AS WELL AS ALL PUBLIC WAYS.
14. ALL INTERIOR FINISHES AND TRIM SHALL BE CLASS 1 AT EXIT WAYS AND CLASS 2 AT ALL OTHER ROOMS OR SPACES, UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CUT SHEETS AND SAMPLES AS REQUIRED TO THE ARCHITECT FOR REVIEW.
16. CONTRACTOR SHALL NOTE THAT THE TOP OF EACH FLOOR IS SET AT 0'-0". ELEVATIONS SHALL BE COORDINATED WITH THE EXISTING. FAILURE TO PROPERLY COORDINATE ELEVATIONS WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
17. ANCHOR BOLTS SHALL BE SUPPLIED AND INSTALLED BY THE STEEL CONTRACTOR (U/O). COORDINATE LOCATIONS WITH ALL EFFECTED TRADES.
18. EXCAVATION CONTRACTOR SHALL SUPPLY ADEQUATE STONE BASE AND OTHER REQUIRED MATERIALS FOR A COMPLETE INSTALLATION, BELOW SLAB FULL BACKFILL, ETC.
19. DO NOT SCALE DRAWINGS. NOTES AND NOTED DIMENSIONS SHALL SUPERSEDE GRAPHICS.
20. ALL MASONRY WALL JOINTS TO BE FULL BEDDED. ALL BOND BEAMS AND MASONRY ABOVE TO BE GROUTED SOLID AND ALL PERI CELLULOS AND WHICH ARE REINFORCED ALONG THE PERIMETER OF THE BUILDING SHALL BE GROUTED SOLID WITH A MINIMUM OF 3000PSI CONCRETE.
21. MASON CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY OF ALL WALL REINFORCING, SEAM, ETC. OMISSIONS FROM THE BID WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
22. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, PROTECTIVE COVERING, DUST PROTECTION AND ANY ADDITIONAL PROTECTION REQUIRED, AS WELL AS PREVENTATIVE MEASURES AGAINST FIRE OR INJURY TO PERSONNEL OR THE PUBLIC AT THE JOB SITE OR DAMAGE TO THE PROPERTY OR CONSTRUCTION.
23. CONTRACTORS SHALL MAINTAIN PROPER INSURANCE COVERAGE AT ALL TIMES AND SUPPLY PROOF OF THE REQUIRED COVERAGE TO THE OWNER OR AS REQUIRED.
24. PROVIDE 2x6 FRT. WOOD BRACING AS REQUIRED FOR ALL GRAB BARS, LAVATORIES, HAND RAILS, ETC. WHICH SHALL SUSTAIN A PULL OF 2500lb FOR 5 MINUTES.
25. ALL DUCTS, MECHANICAL PIPING, ELECTRICAL CONDUIT, WIRES, CHUTES, FLUES, ETC. WHICH PENETRATE FLOORS, ROOF OR WALLS SHALL BE SEALED WITH RATED FIRE RATING MATERIAL WHICH SHALL MEET THE APPLICABLE CODE REQUIREMENTS FOR THIS PROJECT.
26. ALL PARTITIONS SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE, INCLUDING ALL GYPSUM BOARD ON EACH SIDE OF THE STUDS. ALL GYPSUM BOARD JOINTS SHALL BE FIRE TAPED. SEE THE TYPICAL TENANT DEVELOPMENT WALL DETAILS.
27. FOR THE PURPOSE OF THIS PROJECT THE STANDARD AIA DOCUMENT A 201 GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION 1997 EDITION SHALL APPLY.

LIST OF DRAWINGS

- G-1 SITE & LANDSCAPING PLAN, GENERAL NOTES AND LIST OF DRAWINGS
- C-1 TITLE SHEET
- C-2 SITE & UTILITY PLAN
- C-3 GRADING & EROSION PLAN
- C-4 DETAIL SHEET
- A-1 FLOOR PLAN AND SCHEDULES
- A-2 ELEVATIONS
- A-3 REFLECTED CEILING & ROOF PLAN, DETAILS AND NOTES
- A-4 SECTIONS AND DETAILS
- S-1 FOUNDATION PLAN AND DETAILS
- S-2 ROOF FRAMING PLAN AND DETAILS
- P-1 PLUMBING PLAN, RISER DIAGRAMS AND NOTES
- M-1 MECHANICAL PLANS AND NOTES
- E-1 ELECTRICAL POSER & LIGHTING PLAN
- E-2 ELECTRICAL SCHEDULES AND RISER DIAGRAM
- SP-1 SPECIFICATIONS
- SP-2 SPECIFICATIONS

SITE & LANDSCAPING PLAN

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

QUANTITY	COMMON NAME	Scientific name
DECIDUOUS SHADE & ORNAMENTAL TREES		
2	SHADEMASTER THORNLESS HONEY LOCUST	Gleditsia triacanthos var. inermis 'Shademaster'
	SIZE-2 1/2" CAL.	
4	WASHINGTON HAWTHORN	Crataegus phenopyrum 'Princeton Sentry'
	SIZE-10"	
EVERGREEN TREES & SHRUBS		
8	BLACK HILLS SPRUCE	Picea glauca densata
	SIZE-6"	
DECIDUOUS ORNAMENTAL SHRUBS		
18	JAPANESE BARBERRY-GOLDEN	Berberis thunbergii 'Gold Nugget'
	SIZE-15"	
11	WINTERGREEN BOXWOOD (BROADLEAVED EVERGREEN)	Buxus microphylla 'Koreana Wintergreen'
	SIZE-12" @ 36" O.C.	

REVISIONS	DATE	BY	REASON
1	10/11/01	SSB	ISSUED FOR PERMIT
2	11/15/01	SSB	VIOLATION COMMENTS
3	4/2/02	SSB	VIOLATION COMMENTS
4	3/19/03	SSB	VIOLATION COMMENTS
5	7/20/04	SSB	REVISED

PROJECT TITLE	SHEET NO.
PROPOSED OFFICE BUILDING	G1
827 JENKISSON AVE.	
LAKE BLUFF, IL.	

SHEET TITLE		BL PARK ASSOCIATES, INC.	
SITE & LANDSCAPING PLAN, GENERAL NOTES AND LIST OF DRAWINGS		ARCHITECTS	
DATE	4-8-02	BY	SSB
DESIGNED BY	SSB	CHECKED BY	SSB
DATE	4-8-02	BY	SSB
DESIGNED BY	SSB	CHECKED BY	SSB
DATE	4-8-02	BY	SSB
DESIGNED BY	SSB	CHECKED BY	SSB

5015 W. LAWRENCE AVE.
CHICAGO, ILLINOIS 60630
PH: (773) 292-0700 FAX: (773) 292-0477

C:\R15\WIN\1\JOBS\2004\0121-LAKEBLUFF\0121X-G PLOT 7/19/04