

EXISTING FLOOR NOT IN CONTRACT

EXISTING FLOOR NOT IN CONTRACT

1 EXISTING BASEMENT PLAN
A1-1 SCALE 3/16"=1'-0"

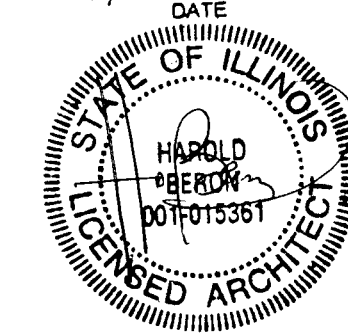
2 EXISTING FIRST FLOOR PLAN
A1-1 SCALE 3/16"=1'-0"

KEY NOTES

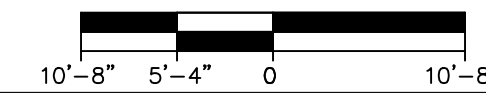
- 1. EXISTING CONCRETE FLOOR AREA TO BE REMOVED. THIS AREA TO BE USED FOR NEW ELEVATOR EQUIPMENT.



07/11/2016



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.



150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

DOWN TOWN CHICAGO BUILDING
9 N. WABASH AVENUE - 6TH FLOOR
CHICAGO, ILLINOIS 60602

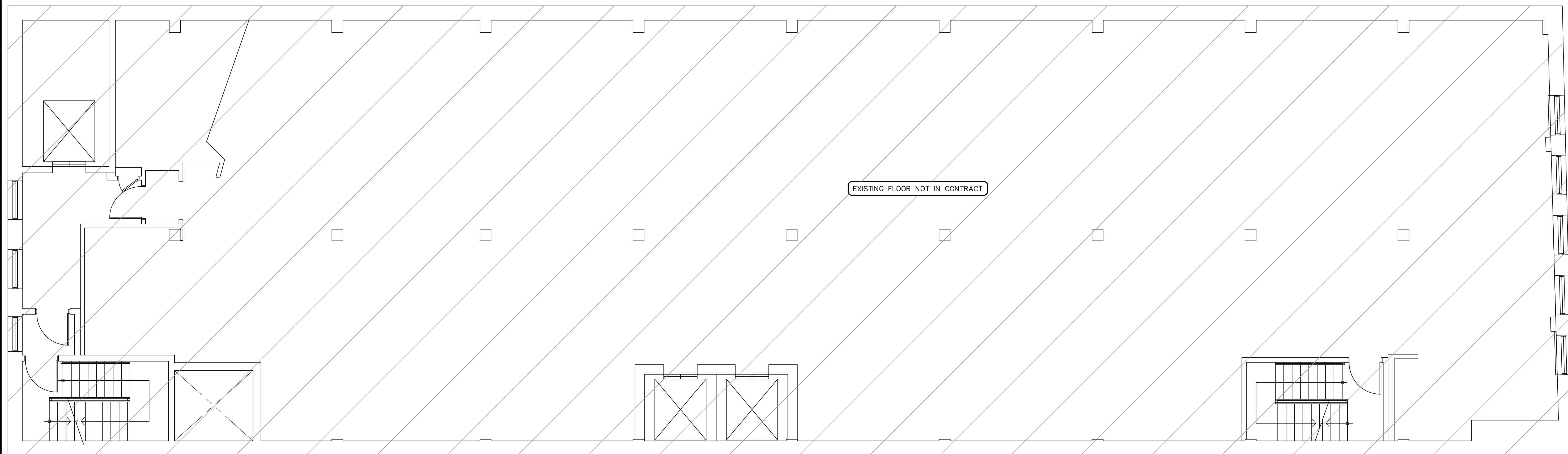
1	OWNER REVIEW	08/29/2016
NO.	REVISIONS	DATE
DSGN.	HB/FE	CHKD. HB/FE
DWN.	HB/FE	
SCALE: AS SHOWN		
SHEET TITLE :		

EXISTING FLOOR PLAN

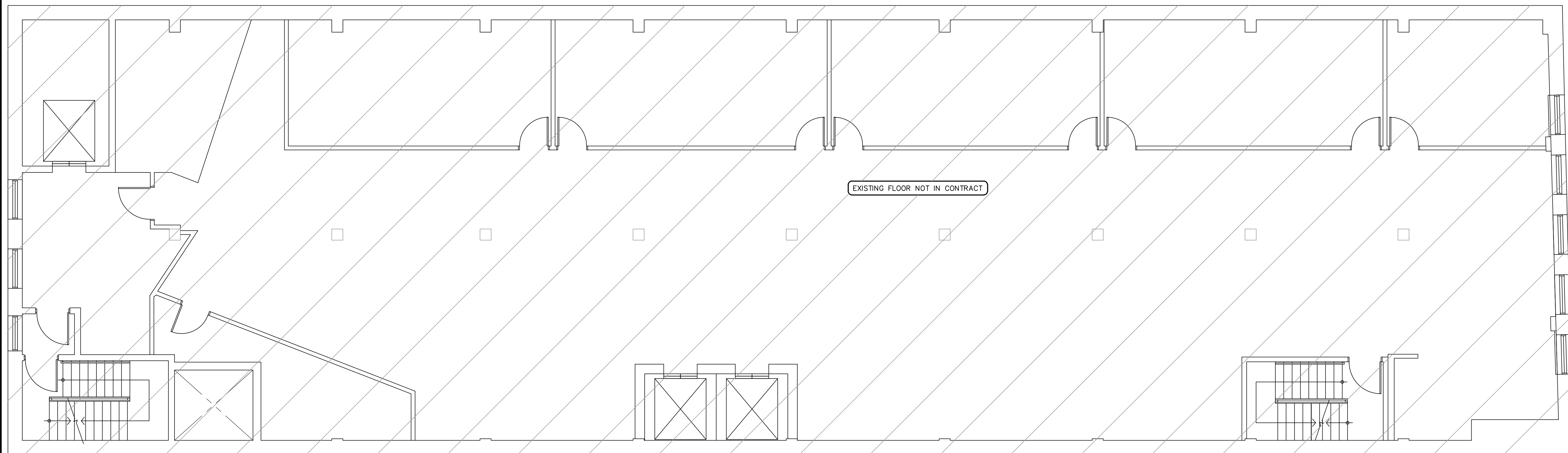
PROJECT NO. 3642 SHEET NO.

DATE 07/5/16

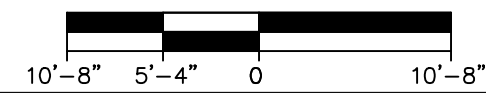
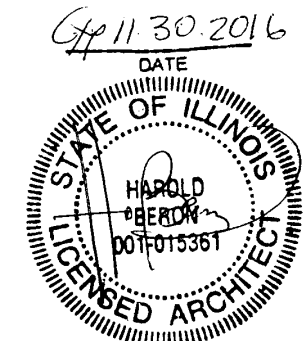
A1-1



1 EXISTING SECOND FLOOR PLAN
 A1-2 SCALE 3/16"=1'-0"



2 EXISTING THIRD FLOOR PLAN
 A1-2 SCALE 3/16"=1'-0"



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

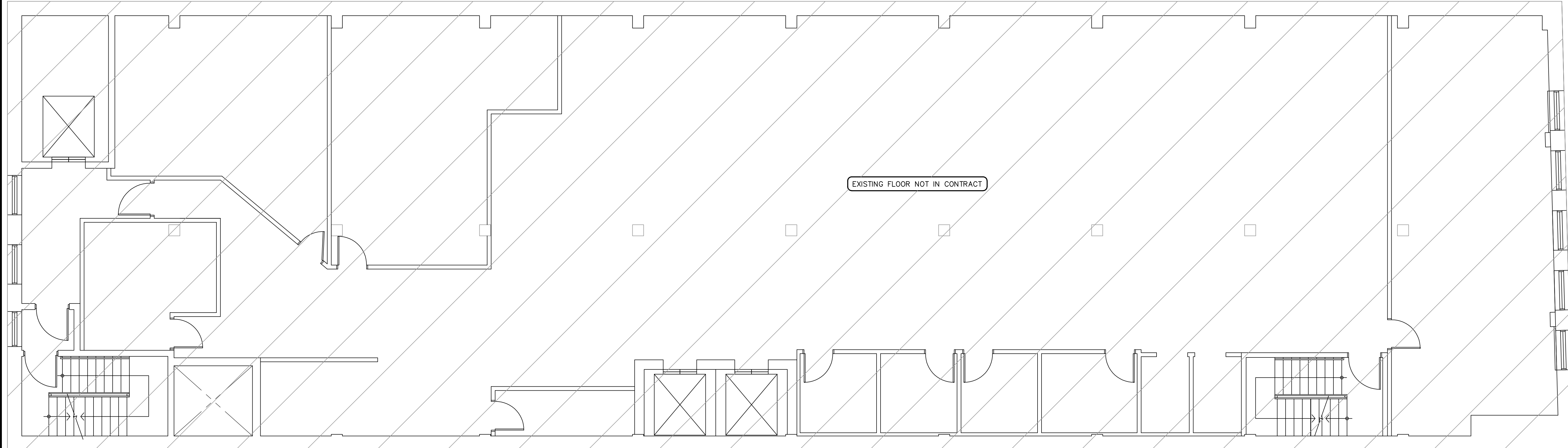
BERON DESIGN GROUP
 ARCHITECTS, PLANNERS & DESIGNERS
 150 WEST WASHINGTON ST.
 WEST CHICAGO IL 60185
 TEL. (630) 473-0581
 FAX. (630) 708-0581
 HAROLD@BERONDESIGNGROUP.COM

DOWN TOWN CHICAGO BUILDING
9 N. WABASH AVENUE - 6TH FLOOR
CHICAGO, ILLINOIS 60602

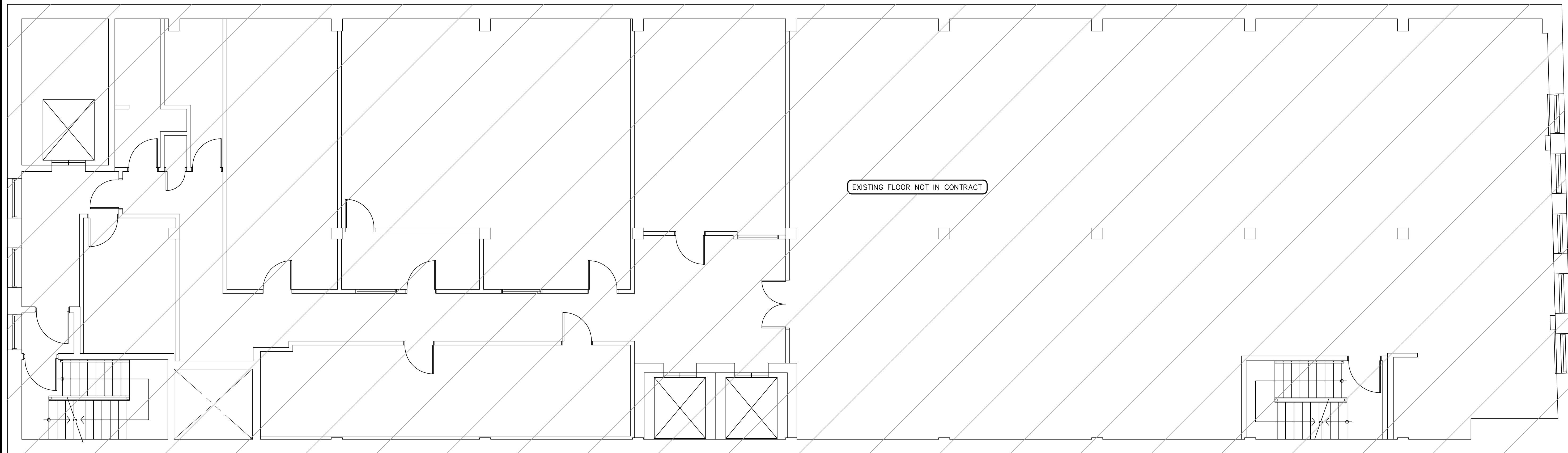
1	OWNER REVIEW	08/29/2016
NO.	REVISIONS	DATE
DSGN.	HB/FE	CHKD. HB/FE
DWN.	HB/FE	
SCALE: AS SHOWN		

SHEET TITLE :
EXISTING FLOOR PLANS

PROJECT NO.	SHEET NO.
3642	A1-2
DATE	
07/5/16	



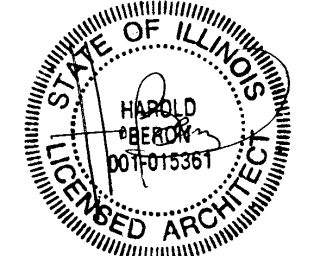
1 EXISTING FOURTH FLOOR PLAN
 A1-3 SCALE 3/16"=1'-0"



2 EXISTING FIFTH FLOOR PLAN
 A1-3 SCALE 3/16"=1'-0"



08/29/2016
 DATE



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.



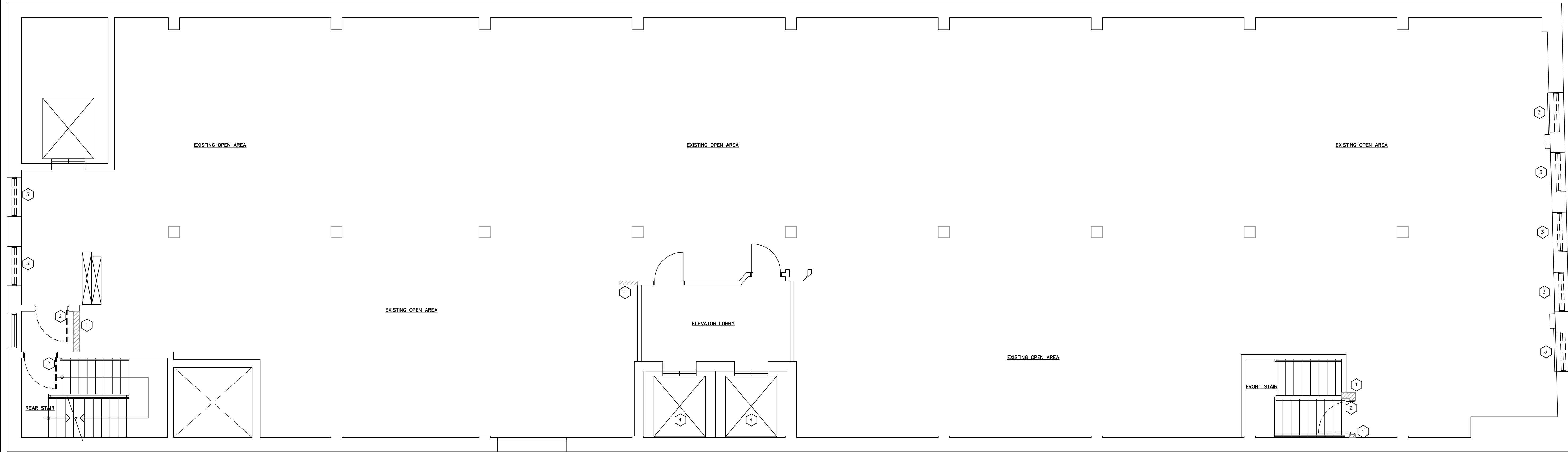
150 WEST WASHINGTON ST.
 WEST CHICAGO IL 60185
 TEL. (630) 473-0581
 FAX. (630) 708-0581
 HAROLD@BERONDESIGNGROUP.COM

DOWN TOWN CHICAGO BUILDING
 9 N. WABASH AVENUE - 6TH FLOOR
 CHICAGO, ILLINOIS 60602

1	OWNER REVIEW	08/29/2016
NO.	REVISIONS	DATE
DSGN.	HB/FE	CHKD. HB/FE
DWN.	HB/FE	
SCALE: AS SHOWN		

SHEET TITLE :
 EXISTING FLOOR PLANS

PROJECT NO. 3642	SHEET NO. A1-3
DATE 07/5/16	



EXISTING SIXTH FLOOR PLAN
SCALE 3/16"=1'-0"

- DEMO WALL SECTION
- ===== EXISTING WALL SECTION TO REMAIN
- ⌒ NEW DOOR
- ⌒ EXISTING DOOR TO REMAIN

ARCHITECTURAL DEMOLITION NOTES:

REMOVE EXISTING WALLS AS INDICATED. WALL REMOVAL SHALL INCLUDE FINISHES AND OTHER UTILITY SYSTEMS CONTAINED THERE IN. ALL EQUIPMENT OR DEVICES AND UTILITY DISCONNECTS SHOULD BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AT ALL TIMES.

WHERE DOORS ARE INDICATED TO BE REMOVED, THE FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED.

REMOVE CEILING AS INDICATED. CEILING REMOVAL SHALL INCLUDE LIGHTING AND OTHER BUILDING SYSTEMS.

REPAIR FLOORS, WALLS AND ADJACENT WORK AFTER REMOVAL OF WALLS AND OTHER ITEMS. EXISTING FLOOR SHALL BE CLEANED AND PREPARED TO ACCEPT NEW FLOORING.

KEY NOTES

1. WALL PARTITION TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOWS TO BE REMOVED AND REPLACED
4. ELEVATORS TO BE REMOVED AND REPLACED

DEMOLITION GENERAL NOTES:

FIELD VERIFY: ITEMS NOTED AS EXISTING TO REMAIN AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FROM CONDITIONS INDICATED IN THE DRAWINGS.

DEMOLISH AND REMOVE EXISTING CONSTRUCTION: AS INDICATED AND TO THE EXTENT REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION, INCLUDING SELECTIVE DEMOLITION, CUTTING AND PATCHING, COMPLY WITH ALL GOVERNING REGULATIONS TO COMPLETE THE WORK. ALL MEASURES NECESSARY TO ASSURE SAFE DEMOLITION OF THE AREAS INDICATED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DOCUMENT EXISTING CONDITIONS: PRIOR TO AND AFTER DEMOLITION BY THOROUGHLY PHOTOGRAPHING AREAS WHERE WORK IS TO BE UNDERTAKEN. SUBMIT DATE-STAMPED PHOTOS TO ARCHITECT/OWNER.

CLEANING: PROVIDE DAILY AND FINAL CLEANING. CONDUCT CLEANING AND WASTE-REMOVAL OPERATIONS TO COMPLY WITH LOCAL LAWS AND ORDINANCES AND FEDERAL AND LOCAL ENVIRONMENTAL AND AIR POLLUTION REGULATIONS. EMPLOY EXPERIENCED AND PROFESSIONAL CLEANING PERSONNEL. CLEAN EACH SURFACE OR UNIT TO CONDITION EXPECTED IN AN AVERAGE COMMERCIAL BUILDING CLEANING AND MAINTENANCE PROGRAM. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

BUILDING OCCUPANCY: THE OWNER OR OTHER TENANTS MAY OCCUPY PORTIONS OF THE BUILDING IMMEDIATELY ADJACENT TO THE SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OCCUPANTS OPERATIONS WILL NOT BE DISRUPTED. PROVIDE NOT LESS THAN 72 HOURS NOTICE TO OWNER OF ACTIVITIES THAT WILL EFFECT BUILDING OPERATIONS. MAINTAIN ACCESS TO EXISTING WALKWAYS, CORRIDORS, STAIRS AND EXIT DOORS. DO NOT CLOSE, OBSTRUCT OR MODIFY EGRESS ROUTES WITHOUT PERMISSION FROM THE OWNER, ARCHITECT AND AUTHORITIES HAVING JURISDICTION.

DUST CONTROL: OBVIOUS DUST AND NOISE CONTROL MEASURES: CONTRACTOR SHALL NOTIFY THE OWNER BEFORE BEGINNING ANY CONSTRUCTION ACTIVITIES GENERATING THESE DISRUPTIVE EFFECTS. SUBMIT STATEMENT OR DRAWING THAT INDICATES THE MEASURES PROPOSED FOR USE, PROPOSED LOCATIONS, AND PROPOSED THE FRAME FOR THEIR OPERATION. IDENTIFY OPTIONS IF PROPOSED MEASURES ARE LATER DETERMINED TO BE INADEQUATE. NOTIFY THE OWNER PRIOR TO COMMENCEMENT OF ACTIVITIES KNOWN TO CREATE DUST TO ALLOW THE OWNER TO INCREASE HVAC FILTERING CAPACITY. TEMPORARY ENCLOSURES SHALL MEET:

THE FOLLOWING MINIMUM REQUIREMENTS:

ERECT AND MAINTAIN DUSTPROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE AREAS FROM FUMES AND NOISE WHETHER OR NOT INDICATED ON DRAWINGS.

CONSTRUCT DUSTPROOF, FLOOR-TO-CEILING PARTITIONS OF NOT LESS THAN NOMINAL 4-INCH METAL STUDS, 2 LAYERS OF 5-MIL POLYETHYLENE SHEETS, INSIDE AND OUTSIDE TEMPORARY ENCLOSURE, 5/8-INCH GYPSUM WALLBOARD WITH JOINTS TAPED ON OCCUPIED SIDE, AND 1/2 INCH PLYWOOD ON CONSTRUCTION SIDE.

INSULATE PARTITIONS TO PROVIDE NOISE PROTECTION TO OCCUPIED AREAS.

SEAL JOINTS AND PERIMETER. EQUIP PARTITIONS WITH DUSTPROOF DOORS AND SECURITY LOCKS.

WEATHERSTRIP OPENINGS.

FUMES SHALL BE REMOVED WITH EXHAUST FANS VENTED TO OUTSIDE OF THE BUILDING OR BY DIRECT CONNECTION TO EQUIPMENT THAT IS VENTED OUTSIDE.

THERMAL AND MOISTURE PROTECTION: PROVIDE TEMPORARY PROTECTION FOR PORTIONS OF THE EXISTING BUILDING WHICH ARE EXPOSED TO THE OUTSIDE ENVIRONMENT AS A RESULT OF THE DEMOLITION PROCESS.

TEMPORARY FACILITIES: REMOVE ALL UPON COMPLETION OF WORK, UNLESS SPECIFICALLY INDICATED TO REMAIN.

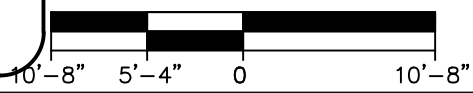
STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SPECIAL SYSTEMS DRAWINGS: REVIEW AND COORDINATE DEMOLITION WORK INDICATED ON THESE DRAWINGS.

HAZARDOUS MATERIALS: IF THE PRESENCE OF HAZARDOUS MATERIAL OR SUSPECTED HAZARDOUS MATERIAL IS ENCOUNTERED DURING THE PROCESS OF DEMOLITION OPERATIONS NOTIFY ARCHITECT/ENGINEER IMMEDIATELY AND COMPLY WITH OSHA REGULATIONS RELATED TO WORK IN THAT AREA.

ASBESTOS: IF SUSPECTED ASBESTOS CONTAINING MATERIAL IS ENCOUNTERED, CEASE WORK IN THAT AREA AND NOTIFY THE GENERAL CONTRACTOR AND OWNER IMMEDIATELY.

FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS THROUGHOUT THE DEMOLITION AREA AS REQUIRED BY CODE FOR THE DURATION OF WORK.

- PLUMBING DEMOLITION NOTES**
1. REMOVE ALL UNUSED ABOVE GROUND FLOOR PIPING AND ACCESSORIES AND HANGER COMPLETELY TO A POINT JUST BEYOND THE DEMISING PARTITIONS- CAP OFF, NOT GREATER THAN 2' A.F.F. CANNOT BE CREATED.
 2. DRAIN SHALL NOT BE ABANDONED MORE THAN 10 FEET FROM ITS VENT SO AS TO COMPLY WITH HB90.1320(d) ILPC
 3. REMOVE WASTE ROUGH-IN TO A POINT BELOW THE SLAB AND PLUG WASTE LINE WITH GAS-TIGHT PLUG. PIPING SHALL ABANDONED IN PLACE.
 4. REMOVE ALL UNUSED VENT(S)-THRU-ROOF COMPLETELY AND PATCH.
 5. ALL UNUSED SECTIONS OF WATER SERVICE OR WATER DISTRIBUTION PIPE WHERE THE WATER IN THE PIPING MAY BECOME STAGNANT ARE PROHIBITED. A DEVELOPED LENGTH OF MORE THAN TWO FEET (2') SHALL BE CONSIDERED A DEAD END.



APR 30 2016
STATE OF ILLINOIS
HAROLD BERON
LICENSED ARCHITECT

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

BERON DESIGN GROUP
ARCHITECTS, PLANNERS & DESIGNERS

150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

DOWN TOWN CHICAGO BUILDING
9 N. WABASH AVENUE - 6TH FLOOR
CHICAGO, ILLINOIS 60602



1	OWNER REVIEW	08/29/2016
NO.	REVISIONS	DATE
DSGN.	HB/FE	CHKD. HB/FE
DWN.	HB/FE	
SCALE: AS SHOWN		
SHEET TITLE :		
GENERAL NOTES & DEMOLITION PLAN		
PROJECT NO.	SHEET NO.	
3642	A1-4	
DATE	07/5/16	