



EXISTING FRONTAGE FACADE

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITION OF WALLS, COLUMNS, FLOORS AND ROOF, THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS, CONSIDERING LOCATION OF ALL BEARING WALLS, NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS.

PROPERLY SHORE EXISTING STRUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THE PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER GENERAL WORK REQUIRED TO PROTECT THE BUILDING BEFORE DEMOLITION ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK.

PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION FOR THE EXTENT OF THE DEMOLITION AND RECONSTRUCTION.

THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, SCHEDULES AND PROCEDURES AS SPECIFIED BY CONTRACT DOCUMENTS AND PROCEDURES AND FOR COORDINATING ALL PORTALS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBER. AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBER, WASTE MATERIALS AND SURPLUS MATERIALS AND THE PREMISES ALL RUBBER, WASTE MATERIALS AND SURPLUS MATERIALS AND LEAVE THE AREA BROOK CLEAN. SITE BURNING WILL NOT BE ALLOWED.

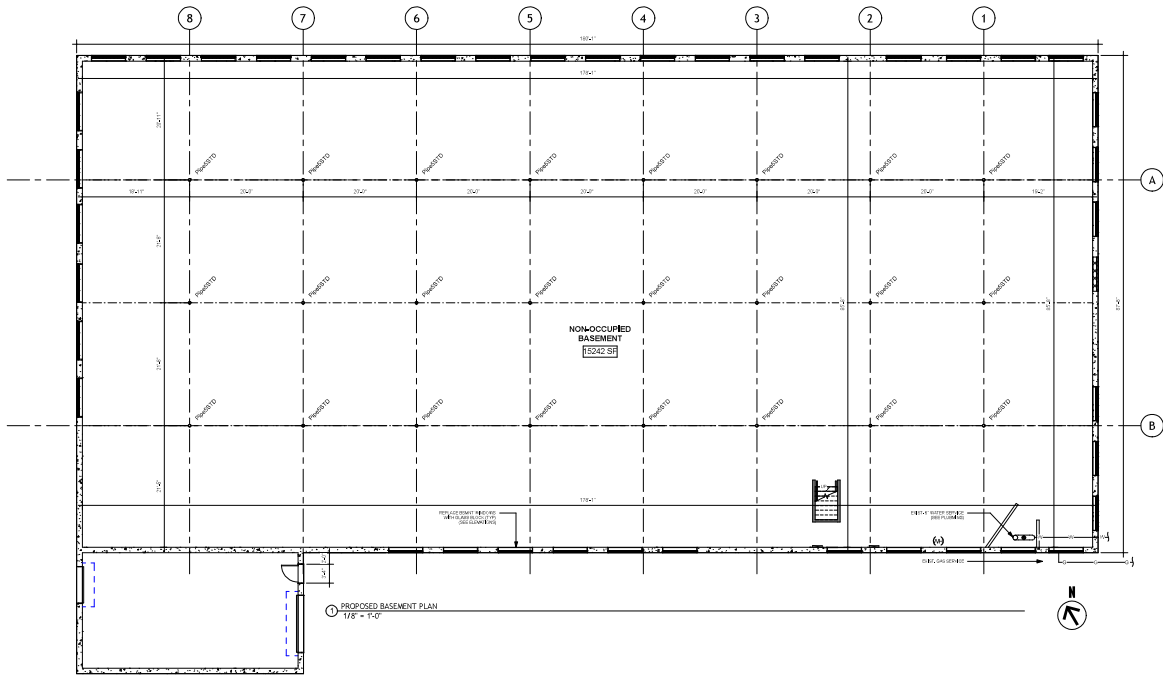
THE CONTRACTOR WILL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC. THAT IS TO REMAIN AND OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED, SALVAGED AND BE CAREFULLY REUSED.

INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD OBSERVATION OF APPROXIMATE ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MAY BE NOTIFIED OF ANY LATELY DISCOVERED CONDITIONS THAT MAY AFFECT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURE AND ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO OCCUR.

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE ARCHITECT'S INTENT IS TO REMOVE THE ITEMS IDENTIFIED TO CONVEY THE MINIMUM ITEMS TO BE REMOVED. THE CONTRACTOR SHALL REMOVE ALL ITEMS IDENTIFIED WITH A MAJOR ITEM BE REMOVED. THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM ITEMS AND NOT THE ENTIRE SCOPE OF WORK.

WALL LEGEND:

	EXISTING CONCRETE WALL
	EXISTING BRICK WALL
	EXISTING MASONRY WALL
	EXISTING BLOCK WALL
	EXISTING PLASTER WALL
	EXISTING DRYWALL
	EXISTING LATH AND PLASTER
	EXISTING CONCRETE COLUMN
	EXISTING STEEL COLUMN
	EXISTING CONCRETE SLAB
	EXISTING STEEL DECK
	EXISTING FLOOR JOIST
	EXISTING TRUSS
	EXISTING ROOF JOIST
	EXISTING ROOF TRUSS
	EXISTING ROOF DECK
	EXISTING ROOF MEMBRANE
	EXISTING ROOF INSULATION
	EXISTING ROOF VENT
	EXISTING ROOF FLASHING
	EXISTING ROOF EDGE DETAIL
	EXISTING ROOF PARAPET
	EXISTING ROOF DRAIN
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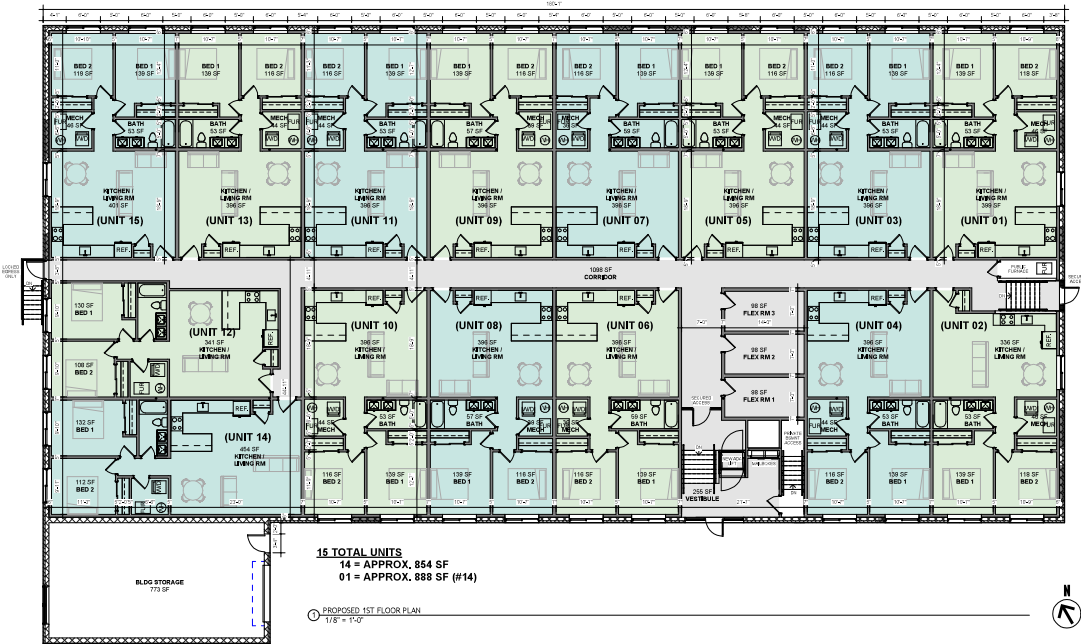


**MULTI-DWELLING UNIT BUILD-OUT
 IN EXISTING COMMERCIAL
 BUILDING**
 185 FRANKLIN STREET
 BLOOMINGDALE, IL 60008

Project No.	Sheet No.	Date
185FRK001	1/8	12/20/2023
Client	Design	Check
GHILAIN M. FARJAL	GHILAIN M. FARJAL	GHILAIN M. FARJAL
Date	Scale	1/8" = 1'-0"

**PROPOSED FLOOR
 PLANS**

Sheet No. **A102.1**



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 LEITCH ENGINEERING SERVICES GROUP, LLC
 185 FRANKLIN STREET, BLOOMINGDALE, IL 60008



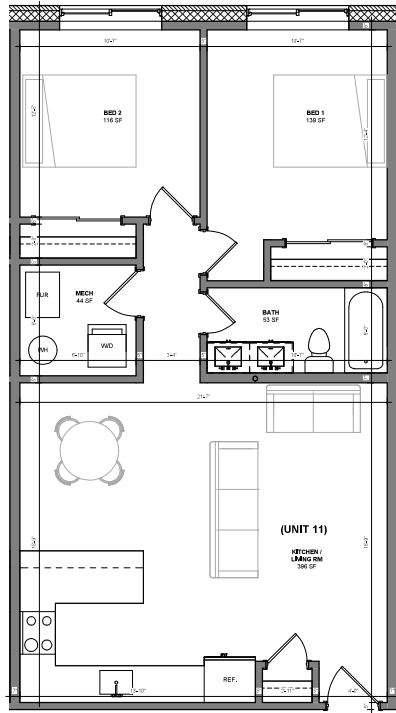
**MULTI-DWELLING UNIT BUILD-OUT
 IN EXISTING COMMERCIAL
 BUILDING**

Project No.	Client	Scale	Date
220820	BLUMIT 132 DENVER	1/8" = 1'-0"	12/28/2023
220820	BLUMIT 132 DENVER	1/8" = 1'-0"	12/28/2023
220820	BLUMIT 132 DENVER	1/8" = 1'-0"	12/28/2023

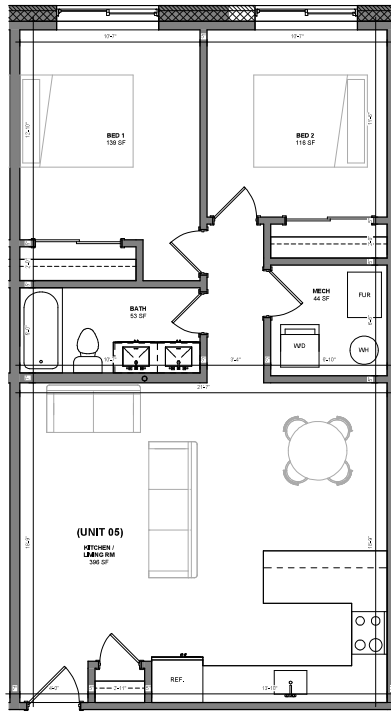
**PROPOSED FLOOR
 PLANS**

Sheet No. **A102.2**

16/02/23 10:30 AM



UNIT #11 (TYP)
3/16" = 1'-0"



UNIT #5 (TYP)
3/16" = 1'-0"



GHASSEM M. FARBAH, P.E.
ARCHITECT
11001 ENGINEERING SERVICES GROUP, LLC
185 FRANKLIN STREET, BLOOMINGDALE, IL 60018



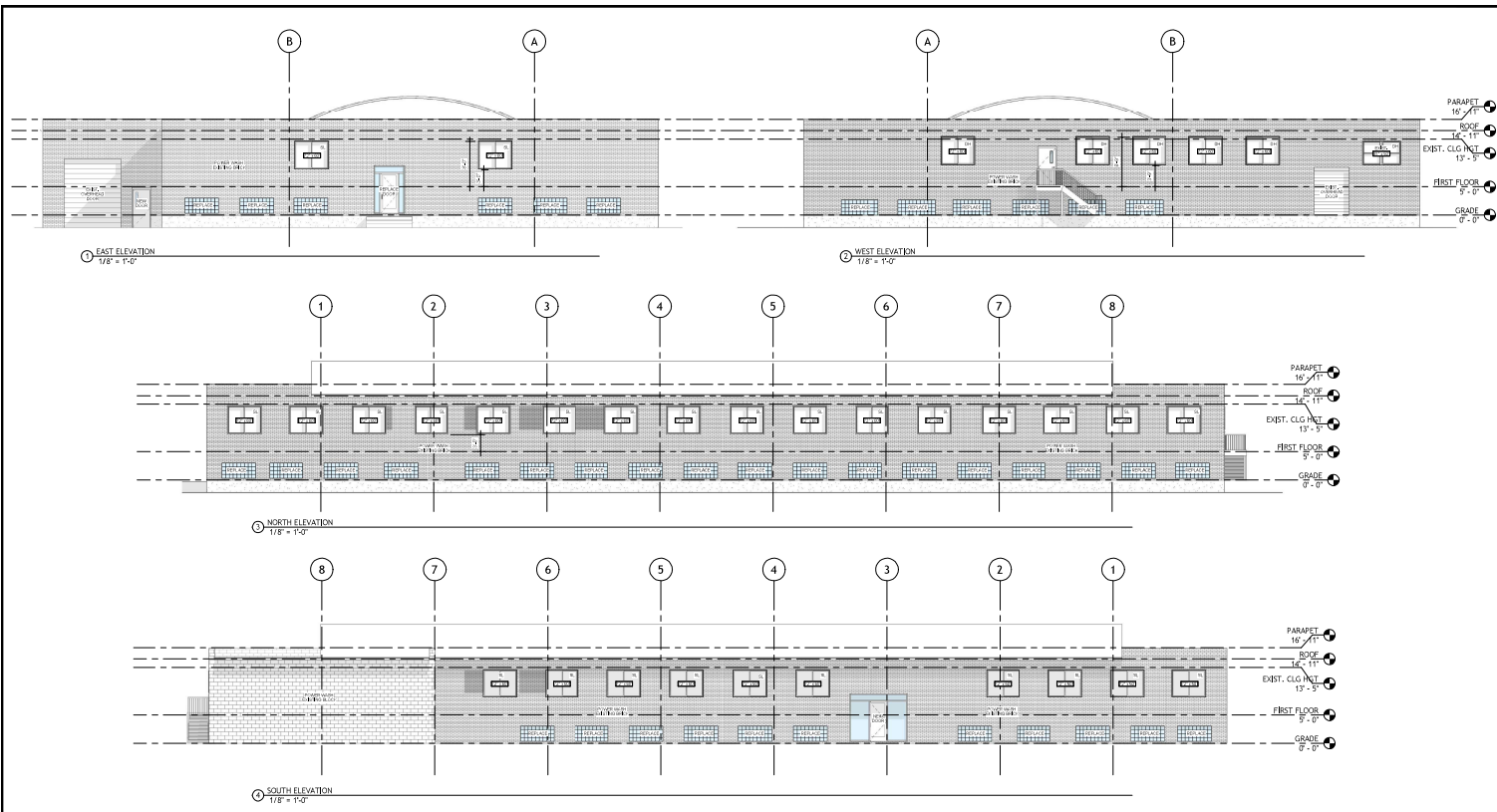
IL PE 081 000022
EXPIRES 12/31/2024

MULTI-DWELLING UNIT BUILD-OUT
IN EXISTING COMMERCIAL
BUILDING
185 FRANKLIN STREET
BLOOMINGDALE, IL 60018

Project No.	Revision	Date
08-2024-001	01	12/24/2024
08-2024-001	02	12/24/2024
08-2024-001	03	12/24/2024
08-2024-001	04	12/24/2024
08-2024-001	05	12/24/2024

UNIT FLOOR PLANS

Sheet No.:
A102.3

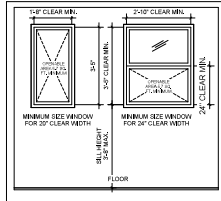


SAFETY NOTES:

A. GLAZING
 1. GLAZES TO PREVENT PERSONS FROM FALLING SHALL BE PROVIDED AS REQUIRED IN SECTION 0512-1.0-0 (10-31-20) (10-31-20) INCLUSIVE OF CHICAGO BUILDING CODE.
 2. GLAZING SHALL BE PROVIDED AT EVERY POINT OF DANGER INCLUDING THE FOLLOWING:
 a. AT ALL EDGES OF EVERY FLOOR.
 b. BALCONY MEZANINE OR OTHER SPACE USED OR INTENDED FOR HUMAN OCCUPANCY UNLESS AT LEAST 4 FEET DEPTH EXCEPT THE SIDE PROVIDING ACCESS TO A STAIRWAY.
 3. GLAZING SHALL BE FORMED HANDRAILS OR BALUSTRADES NOT LESS THAN THREE FEET 6 INCHES IN HEIGHT.

B. AT ALL WINDOWS OR DOORWAYS
 HAVING A SILL TWO FEET OR LESS ABOVE THE FLOOR OR GRADE, UNLESS SUCH WINDOW OR DOORWAY SPANS IS LESS THAN TWO FEET BELOW THE SILL OF SUCH OPENING OR UNLESS THE CONSTRUCTION OF THE WINDOW SERVES THE SAME PURPOSE.

C. SAFETY GLAZING MATERIALS
 1. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 36 INCHES IN HEIGHT SHALL BE GLAZED TO ANY GLAZED PANELS LESS THAN TWENTY-FOUR INCHES ABOVE THE FLOOR SHALL BE CONSIDERED "HANGAROUS COCKPITS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. GLAZED DOORS SHALL INCLUDE AND BE THERE, THE FOLLOWING GLAZED GLASS DOORS: STORE ROOM, SERVICE DOORS AND BATHROOM ENCLOSURES.



EGRESS WINDOW SIZE & LOCATION REQUIREMENTS

EGRESS WINDOWS MUST HAVE:
 A MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES
 A MINIMUM CLEAR OPENABLE HEIGHT OF 24 INCHES
 A MINIMUM CLEAR OPENABLE AREA OF 5.7 SQUARE FEET
 (TO OBTAIN THE 5.7 SQUARE FOOT OPENABLE AREA, ONE OF BOTH DIMENSIONS MUST BE INCREASED).
 A FINISHED SILL HEIGHT THAT IS NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR.

WINDOW WELLS
 IF THE EMERGENCY ESCAPE WINDOW OPENING IS BELOW GRADE, A WINDOW WELL MUST BE INSTALLED ON THE OUTSIDE OF THE BUILDING THE WINDOW WELL:
 BE A MINIMUM OF 36 INCHES WIDE AND GIVE ACCESS TO AN AREA THAT IS A MINIMUM OF 6 SQUARE FEET WITH WINDOW FULLY OPEN
 HAVE A MINIMUM OF 6 INCHES DROP FROM THE WINDOW SILL TO THE GROUND INCLUDING LATTER IF THE WELLS MORE THAN 44 INCHES DEEP

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 I.C. NO. 081 000527
 EXPIRES 12/31/2025

**MULTI-DWELLING UNIT BUILD-OUT
 IN EXISTING COMMERCIAL
 BUILDING**
 185 FRANKLIN STREET
 BLOOMINGTON, IL 61710

Project No.	Date
185FRANKLIN	12/28/2024
Client	Drawn
185FRANKLIN	GHILAIN N. MADRAL
Scale	Checked
AS SHOWN	GHILAIN N. MADRAL

Sheet Description:
ELEVATIONS

Sheet No.:
A201

185FRANKLIN.PEN

