



REMODEL OF EXISTING COMMERCIAL BUILDING

ISSUED FOR PERMIT
09-26-2022
REVISIONS 1
09-26-2022
REVISIONS 2
09-26-2022
VARIANCE & APPEARANCE
REVIEW 09-19-2022

NOTICE TO CONTRACTOR

- THE ARCHITECT IS PROVIDING PLANS ONLY AND OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
- ADMINISTRATION OF THE CONTRACT SHALL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS BEYOND THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM, THE DRAWINGS DO NOT INCLUDE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT BASED ON THE DRAWINGS. THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- REVISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE MADE BY THE CONTRACTOR AND THE OWNER.
- THE CONTRACTOR MUST FURNISH A SUMMARY OF THE DRAWINGS TO BE BIDDING THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COSTS.
- THE CONTRACTOR MUST FURNISH LABELS, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
- ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST QUALITY OF STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (708) 768-9814
Email: info@bau.com

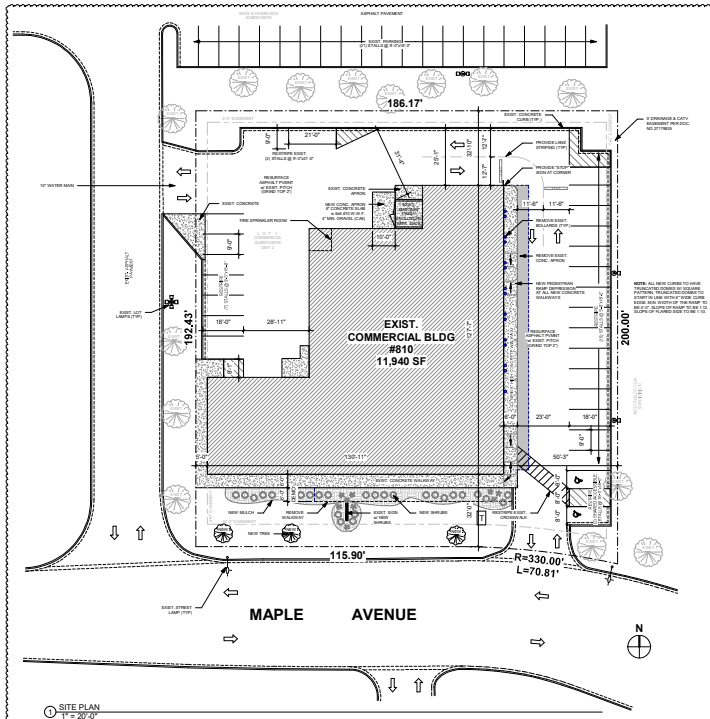
BAU
Design & Development

DRAWING INDEX	
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AUTOMATIC FIRE ALARM / SPRINKLER SYSTEM SHALL BE DESIGNED AND SUBMITTED BY A CERTIFIED THIRD-PARTY CONTRACTOR UNDER SEPARATE PERMIT. ALL SIGNAGE DESIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALL.

NOTE: IF APPLICABLE, ALL ZONING, SITE ENGINEERING AND FIRE PROTECTION REVIEWS, INCLUDING THOSE FOR EXTERIOR SIGNAGE, LIGHTING, COLORS, SITE IMPROVEMENTS, ROOFTOP SCREENING, FIRE SPRINKLER, FIRE ALARM, ETC. ARE REVIEWED BY OTHERS UNDER SEPARATE SUBMITTAL AND, AS SUCH, ARE NOT WITHIN THE SCOPE OF THIS REVIEW.

ZONING DATA	
ZONING DISTRICT	COMMERCIAL (B-4)
LOT AREA	36,001 SQ. FT.
TOTAL BUILDING AREA	11,940 SQ. FT.
CONSTRUCTION TYPE	B-0
PREVIOUS OCCUPANCY TYPE	S-1
OCCUPANCY TYPE	M
TOBACCO OCCUPANT LOAD (1-3 EMPLOYEE INCL.)	27
BEAUTY OCCUPANT LOAD (2-3 EMPLOYEE INCL.)	53
OCCUPANT LOAD TOTAL	80
REQUIRED PARKING SPACES (11,940 GSF/250)	48 STALLS
PARKING SPACES	24 STALLS
HANDICAP PARKING SPACES	2 STALLS
TOTAL PARKING	26 STALLS



LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SAME. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABOLISH THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRAVENION OF THE ARCHITECT'S WORK OF RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR SAID ACTIONS.

- ADOPTED BUILDING CODES**
- 2018 INTERNATIONAL BUILDING CODE w/LOCAL AMENDMENTS
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE w/LOCAL AMENDMENTS
 - 2003 INTERNATIONAL ELECTRICAL CODE w/LOCAL AMENDMENTS
 - 2017 NATIONAL ELECTRICAL CODE w/LOCAL AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE w/LOCAL AMENDMENTS
 - 2018 INTERNATIONAL FUELGAS CODE w/LOCAL AMENDMENTS
 - 2014 ILLINOIS PLUMBING CODE w/LOCAL AMENDMENTS
 - 2018 INTERNATIONAL EXISTING BUILDING CODE w/LOCAL AMENDMENTS

ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR:

810-20 MAPLE AVE
HOMERWOOD, IL 60430

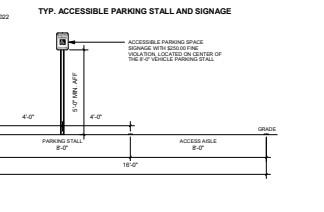
() FULLY COMPLY () NEED NOT COMPLY

SIGNED: [Signature] DATE: 09-16-2022
BAU License Number: 091-022814

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF HOMERWOOD BUILDING AND ZONING CODE.

SIGNED: [Signature] DATE: 09-16-2022
BAU DESIGN & DEVELOPMENT
Design Firm Number: 184-007502
Illinois License Number: 091-022814 Exp. 1/30/22



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