General requirements

1. All construction shall be performed to comply with applicable national and state building codes, local amendments, regulations having jurisdiction and generally accepted industry standards. Where discrepancies exist between requirements of AHJ, notes on this drawings or the code, the most restrictive shall apply .

2. These drawings indicate the general scope of the project in terms of architectural design concept, major architectural elements, dimensions of the site and buildings. The drawings do not necessarily indicate all work required for full performance and completion of all requirements of the contract documents. Approach of design describe performance - based building method, engineering & detailing and assume suitable soil condition.

3. This set of drawings does not include building material list. The owner/contractor is to provide products & assembly selection and coordinate installation.

4. The term "Contractor" referred to as the General contractor, prime contractor for separate trade or contractor's authorized representative.

5. Contractor are responsible to familiarize himself with local building codes, requirements for license, insurance, existing underground utilities, other facilities and current soil condition in the construction site.

6. Contractors shall inspect the site, examine existing conditions, verify all dimensions of the proposed construction, protection of adjacent areas, trees, shrubs, etc. The nature and location of the work and all matters which may in any way affect the work or its performance.

7. The Architect will review all notes, submittals given by the owner and incorporate them into the construction documents. The responsibility of the owner and contractor to verify all items on the drawings (sections, layout of walls, windows, features, etc.) Any discrepancy shall be resolved prior proceeding with construction.

8. Contractor shall have full responsibility for the coordination with mechanical, electrical, plumbing drawings, other trades,various underground utilities on the site which shall remain impact, expedition and general supervision of all construction, accuracy, fit and stability of all parts of the work. All trades are to coordinate their work with the size and location of all equipment prior to installation.

9. The contractor shall be responsible to furnish all material required for the proper execution and completion of the work include any items which are not indicated on drawings but are implied and can be reasonable assumed.

10. All labor, materials and installations shall meet the requirements of all governing codes, ordinances, law regulations and safety orders and directives relating to the project. All work shall be performed in a good manner and to be complete and ready for use by the owner.

11. Mechanical, electrical, plumbing works, as practically in industry, to be done by design - build entity. Design - build contractor for specific area shall calculate and verify for all demand of required sources, size of selected equipment, devices, etc. for particular part of work.

12. Do not scale drawings. Written dimensions always take precedence over scaled dimensions. Verify all dimensions in the field, on the event of any discrepancies notify the architect and owner before proceeding with construction.

13. Drawing that represent existing plan conditions, if applicable, are shown diagrammatically. All dimensions shall be verified in the field and notified of any differences that will affect new work dimensions.

14. All transitions of new work to existing walls, floor, ceiling parts shall be carefully executed. Existing construction shall be repaired as needed and patched to match finishes of adjacent surfaces.

15. Before the start of any work the contractor shall notify utility companies (gas, water & sewer, electric, telephone etc.) for the location in the field of underground mains, cables an conduits.

16. Contractor shall locate and do not disturb utility lines or disconnect same unless proper precautions are taken to provide the same utilities on a temporary or permanent basis without loss of continuity, arrange for temporary water supply and electrical service to the project.

17. Owner is to conduct soil tests & dig pits to determine soil type and drainage properties of site.
If any unforeseen circumstances occur which require work in addition to the scope as determined by the working drawings, additional time may be added to the contract.

18. Contractor shall remove and dispose of all tools, equipment, surplus materials and rubbish pertaining to his work and cooperate with owner in final cleaning of the site.

19. Contractor is responsible for scheduling and following up on all inspections.

20. Contractor shall be responsible to carry sufficient insurance for the duration of the project. All work or corrective work shall be warranted for one year from the date of occupancy.

Energy conservation code

* Project shall comply with sections of applicable code, identified as "mandatory" and with either sections as "prescriptive" or the performance approach.
* A permanent certificate shall be completed and posted on or in electrical distribution panel by the builder. The certificate shall list:
- the predominant R-values of insulation installed in ceiling/ roof, walls, floor, foundation (basement walls, slab, crawlspace wall0 and ducts outside of conditioned spaces.
- U-factor for fenestration
- Types and efficiencies of heating, cooling & water heating equipment s.
Insulation & fenestration requirements:
* climate zone - 5
* fenestration U-factor - 0.30
* sky lights U- factor - 0.55
* prescriptive R-value by components:
* ceiling - 49 cathedral ceiling - 38
* wood frame wall - 20 or 13+5
* mass wall (above grade) - 13/ 17
* basement wall - 15/ 19
* crawl space wall (not vented) - 15/ 19
* floor - 30, slab - 10, (2 ft.)
* Where some or all of existing fenestration unit is replaced, new fenestration shall meet applicable requirements for U-factor.

* The components of the building thermal envelope shall be installed in accordance with the manufacturer's instruction. Joints, penetrations and all other such openings in the building envelope that are sources of air leakage must be sealed. The sealing methods between dissimilar materials shall allow for differential expansion and contruction. Vapor retarder required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

* Verify correct R-value and thickness of selected types of insulation for each location, vapor retarder & ventilation, adequate space for proper installation per manufacturer recommendations. Prevent damaging or compressing the insulation.

* Access hatches and doors to unconditioned spaces shall be weatherstripped and insulated to a level equivalent to the insulation of surrounding surfaces.

* The building shall be tested and verified as having an air leakage rate of not exeeding 3 air changes per hour. Blower door test shall be performed by 3 rd. party after creation of all fenestration of the building thermal envelope prior final inspection.

* Roof surface of low slopped roofs (2:12 or less) shall have an initial solar reflectance greater than or equal to 0.65 and emissivity greater than or equal to 0.9. Roof surface of medium sloped roofs (greater than 2:12 and less than or equal to 5:12) shall have an initial solar reflectance greater than or equal to 0.15 and emissivity greater than or equal to 0.9

* A min. of 90% of the lamps in permanently installed lighting fixtures shall be or contain only high - efficacy lamps. Recessed lights shell be type IC rated and sealed to limit air leakage or installed inside and appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, the fixture must be installed with a 3" clearance from insulation.

* Duct construction:
- All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives). Mastic-plus-embedded-fabric, or tapes. Duct tape is not permitted.
- Ducts shall be supported every 10 feet or in accordance with the manufacturer's instructions.
- Air filter are required in the return air system.
-The HVAC system must provide a means for balancing air and water system.
- All supply and return ducts not completely inside of the thermal building envelope shall be insulated to a min. R-6. Outside the building - min. R-8.

* Mechanical system piping capable of carrying fluids above 105˚ f, or below 55˚ f, shall be insulated to a min. of R-3. High efficiency tank to be insulated. For non-circulating systems heat traps to be provided as required per code. Insulation to be provided on 8 ft. of inlet/outlet pipes, at least 1 inch of R-4.0 insulation.

* Outdoor air intake and exhaust shall have automatic or gravity dampers that close when system is not operating.

Note:
Permanent code certificate completed
by builder shall be posted at or near furnace/
electric service panel or in an approved location.
The certificate shall list the predominant R-values of insulation installed throughout the house, ducts outside
conditioned spaces and U-factors for fenestrations and
the result from any required duct system & building envelope air leakage testing, types & efficiencies of all heating, cooling and water heating equipment.

Advanced Notice of the Developer - Architect agreement

* The documents and work as set out in the attached Proposal are the intellectual property of the Architect and are to be used for the particular project listed in the Proposal only. The project is to be built by a lawfully licensed Contractor, who is knowledgeable in the building trades and has experience in this type of construction. The term "Contractor" refers to General Contractor, Prime Contractor for separate trades or Contractors, and/or authorized representative.

* The architect is not supervising the construction.

The architect shall not have any control over, in charge of or responsibility for the construction means, methods, techniques, procedures or the safety precautions in connection with the construction process.

* Pursuant to the attached Proposal, the following areas are solely the Contractor's responsibility:
Each Contractor shall observe all local, state and federal rules and regulations regarding safety and shall provide all necessary equipment in order to safeguard or protect the health of all the workers on the construction site. The Contractor shall explain, instruct, and direct all workers under their control to follow all the necessary safety rules and regulations.

* The Developer and/or Contractor shall report to the Architect any structural, egress and fire protection system changes provided during construction. The Architect is not responsible for the Developer's directives, changes or substitutions, made without prior approval of the Architect.

* The Developer and/or Contractor shall promptly report to the Architect any errors, omissions, inconsistencies or nonconformity that are discovered during the construction process and/or as a result of a request for information. Failure to promptly notify of errors or omissions may result in liability for the Developer and/or Contractor for remediation costs.

* The Developer and/or Contractor shall submit to the Developer and copy to the Architect a Certificate of Commercial Liability Insurance, which includes the Developer and Architect as additional insured for claims caused by the Contractor's negligent acts and/or omissions during the Contractor's completion of the operation of this project.

* The Developer and/or Contractor shall indemnify and hold harmless the Architect from any and all claims against arising out of the Contractor's failure of performing any of the work.

* The Developer and/or Contractor, to the fullest extent permitted by law, agrees to protect and defend, indemnify and hold harmless the Architect of this project. It is intended to apply to any liability or causes of actions and/or other expenses, arising out of or the direct result of the negligence of the Developer and/or Contractor or their failure to perform any of their work.

* It is the responsibility of the Owner/ Developer to instruct the General Contractor and/or separate Prime Contractors with the information, as stated above.

Structural steel notes

1. All fabrication, erection and detailing of structural steel shall conform to AISC specifications for buildings.

2. All details, sections and notes on the drawings are intended to be typical for similar situations elsewhere.

3. Structural steel shall conform to ASTM specification:
A572 grade 50 for w - shapes;
A500, grade "B" for tube columns.
A36 for channels, angles and plates:
4. Connections shall be bolted or welded.

5. Unless otherwise noted, bolts for all frame connections shall be conform to ASTM A325, 3/4" min. Anchor bolts shall conform to ASTM A307.

6. All welds shall be 1/4" fillet type, conform to AWS D1.0, Use E-70xx series electrodes, unless otherwise noted. Welding shall only be done by certified welders.

7. All connections to pipe and tube columns, where not specifically shown, shall be tru-plate type. Provide weathertight caps for all pipe and tube columns.

8. Structural steel shall have one shop coat of red chromate paint on all surfaces except surfaces embedded in concrete, surfaces receiving welds or contact surfaces of friction type connections.

9. Every masonry opening wider than 1'-0" shall be bridged with lintel. Unless otherwise noted, lintels shall have a minimum end bearing on solid or fully grouted masonry of 4" and shall be of the sizes listed below:

Lintels supporting masonry veneer:

	1 story above	2 story above
L3 x 3 x 1/4	4'-6"	3'-0"
L4x3x1/4	6'-0"	4'-6"
L5x3 1/2x5/16	8'-0"	6'-0"
L6x3 1/2x5/16	9'-6"	7'-0" bear 4"
2-L6x3 1/2x5/16	12'-0"	9-6" bear. 6"

Long leg of angle shall be in the vertical position

10. The general contractor shall be responsible for location and placement of all inserts, hangers, sleeves, ductwork openings, etc. that are required by the work and equipment, etc.

11. Full compliance with the requirements of the OSHA steel erection standard are the responsibility of the contractor, including adequacy of temporary shoring and other temporary support devices designed and developed by contractors structural engineer.

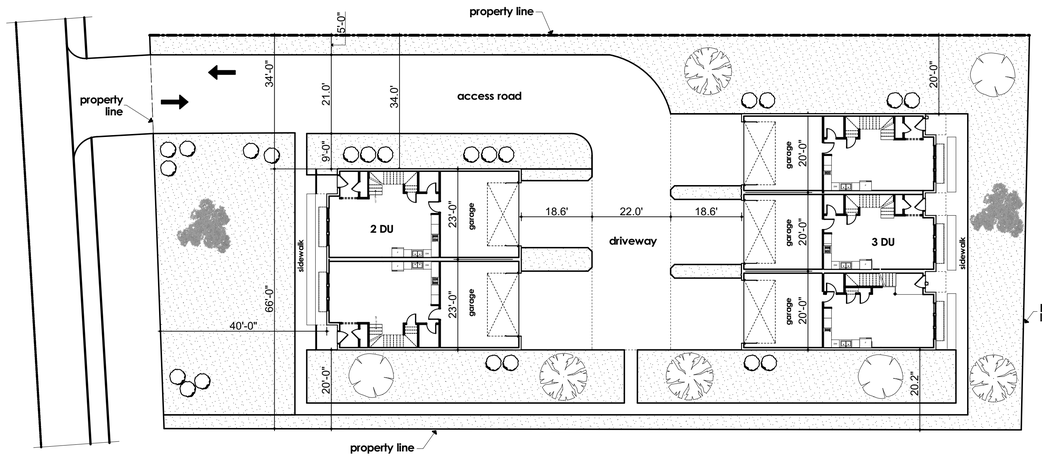
12. Reinforcing bars shall conform to ASTM specifications A-615, grade 60, deformed.

13. Welded wire fabric shall conform to ASTM specifications A185 and A82, plain bars.

14. Unless otherwise noted, principal reinforcement shall have the following concrete protection:

- Surfaces not formed ---- 3 inch
- Formed surfaces in contact with soil or water or exposed to weather ---- 2 inch
- Beams, Girders, Columns ---- 2 inch
- Walls, interior exposure ---- 3/4 inch

15. All laps for rebar, when not dimensioned on drawings shall be 40 bar diameters. Laps for welded wire fabric shall be 8" for 4" cross-bar spacing, and 10" for 6" spacing.



N

Architectural site plan

NOT TO SCALE

Note:
For reference only.
Coordinate w/ engineering
for foundation & utilities locations.

Project location

Safety & Demolition notes

1. Contractor shall provide temporary safety fence around work area, debris dumpster and temporary toilet, before starting construction.

2. Provide all barricades or other temporary protection as may be required for general safety around all open pits or trenches in its vicinity.

3. Contractor shall erect and maintain all reasonable safeguards for safety and protection of the public including the posting of danger and other warning signs against hazards.

4. Contractor shall be responsible for adequately bracing to reach structural integrity and protecting all parts of work during construction against damage, breakage collapse, from wether due to frost, rain, wind, etc. and repair any portion of existing and newly added work. Must be braced: - all masonry walls which being laid during one working day for 8 ft. in height, frame walls until is connected to structural frame elements, floor or roof.

5.Drawings represents existing (if applicable) plan conditions that to be removed, relocated or to remain are shown diagrammatically and shall be verified in field by contractor.

6.Demolition contractor shall comply with all laws,ordinances, standards and regulations for the safety of persons or property to protect them from damages, injury or loss.

7.Contractor shall notify utility companies to disconnect service and obtain written notification of it.

8.Contractor shall demolish all items noted and associated in scope of work and responsible for complete removal within demolished area.

9.Demolition shall be accomplished with appropriate tools and equipment so as not to create damage to areas intended to remain, adjacent properties, underground utilities.

10. Contractor are fully responsible for the condition of existing building once construction begins and any damage caused by demolition.

11. In the event of removal of any load bearing partition or structure, appropriate shoring shall be provided as required to support the adjacent loads of structure. shoring shall be designed to support the full loads superimposed with the appropriate safety factors, comply with local, state and federal standards.

12. Notify Architect when structural members are to be cut or removed. Maintain necessary stability of the structure and remodeled work safe, inform the Architect if any cracks or other structural changes become visible or unstable after existing parts demolition.

13. All openings made in exterior walls during demolition are to be covered by safety barriers as required by code, and to be secured against forced entry through the period that openings are under construction.

Elevation notes

1. Outside finish material and color, style of railings, posts shall be recommended by architect and selected by owner.

2. All exterior penetration, wall control joints, pipes, conduits and ductwork that penetrate walls, floors or roof must be installed (sealed, taped, caulked etc.) that preserve the fire resistive integrity, water tightness and air leakage of the building envelope.

3. Provide and install flashing at:
head of window frame openings, head and sill of masonry veneer openings, roof to wall intersections, chimney to roof intersections and concrete slab intersection with wood framing. All dissimilar metals shall be effectively isolated.

4. Wrap eave returns with rain gutter and flashing.

5. All downspout location to be field verified with owner prior to installation.

6. Tempered safety glazing shall be provided in windows/ doors:

- glass greater than 9 sq. ft. in area.
- bottom of glass within 18" of the finish floor.
- 12" of any doors.
- hazardous locations: stair, landing, door, sidelights.
- tub/ shower enclosure, sky lights.

7. Windows and doors designation are based on nominal unit sizes in feet and inches. Labelled on drawings as width x height.

8. Windows and doors shall be certified to indicate compliance with the local ECC code requirements. General contractor shall coordinate with owner window/ door type & style. Exact window/ door opening sizes shall be coordinated and verified in field by Contractor.

9. Upon being awarded window / door contract, the manufacturer is to provide contractor with all rough openings & associated dimensions to adjacent walls. Verify locations of tempered safety glazing and locations of required egress.

* See electrical plans for exterior light locations.
* Provide address block on front of building and alley side of garage.

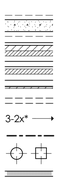
Design criteria (psf. typical)

Floor	- 40 #	LL 10# dl typical all areas
Wall	- 60	p.l.f. or actual load
Ceiling	- 20 #	LL 10# dl limited attic storage
Cathedral	- 30 #	LL 15# dl all slopes
Roof	- 30 #	LL 10# dl roof slope over 3/12
Balcony	- 100 #	LL 10# dl exterior
Deck	- 100 #	LL 30# dl exterior
Flat roof deck	- 100 #	LL 30# dl
Stairwell	- 100 #	LL 40# dl
Wind load	- 20 p.s.f.	
Corners	- 30 p.s.f.	
Parapets	- 40 p.s.f.	
Snow load	- 30 p.s.f.	

Soil bearing capacity - 1500 psf.
Concrete compressive strength - 3000 psi.
for flat work - 4000 psi.
Reinforcing steel: A.S.T.M. A615 - Grade 60
Structural steel : A992 - 50 ksi, for "W" Sections
Fy = 46 ksi, for Tube sections. A 36 for all other sections

Structural Framing Lumber:
Grade #2 species SPF Canadian Base FB = 875
Grade #2 species SYP domestic Base FB = 875 treat.
Grade #1 species hem - fir Base Fb = 1050
Manufacturer: Truss joist McMillan. Microlam LVL
size: 1 3/4" x Fb = 2,600 p.s.i. E = 1.9

Typical indications



concrete foundation wall
masonry wall
brick veneer wall
frame exterior wall
object to be removed
tripple studs post
beam/ header
steel/ wood column
load bearing partition

Floor finish materials: (per owner v.i.f.)
* hardwood - in living & common areas
* ceramic tiles - in bathrooms, laundry
* hardwood or carpet - in bedrooms, closets, basement area

Zoning & Building data:

* Zoning district: R-4 Multi family

* Lot area:	22093 sf.
* Building area:	5172 sf.
* Front yard	40'-0"
* Side yard	20'-0"
* Rear yard	25'-0"
* Building height	20'-4"
* First floor of 1 unit (2 DU) :	1114 sf.
* Second floor of 1 unit (2 DU):	1114 sf.
* Total of 1 unit (2 DU):	2228 sf.

Type of construction: Type V-A

APPLICABLE CODES :

2015 International Building Code
2015 International Fire Code
2015 International Fuel Gas Code
2003 Life Safety Code
2018 International Energy Conservation Code
2018 Illinois Energy Conservation Code
2015 International Mechanical Code
2014 National Electrical Code
2014 Illinois Plumbing Code
2015 International Property Maintenance Code
2015 International Residential Code
2018 Illinois Accessibility Code

State & Federal agency requirements
Local AHJ ordinances

Approved Construction Documents
shall be on site for all inspections **

sheet index:

A-1	Architectural site plan. Notes
A-2	Foundatiion. Roof plan. 3 units
A-3	Notes. Details
A-4	Floor plans - 2 units
A-5	Elevations - 2 units
A-6	Electrical plans - 2 units
A-7	MEP. Details. Notes
A-8	Elevations color - 2 units

Project #	19 -053
Date:	11.25. 2019
Drawn by:	AL
Checked:	LA
Revision 1:	01.22. 2020
Revision 2:	09.10. 2020
Revision 3:	09.14. 2021
Revision 4:	09.29. 2022

Sheet #

A-1

Scale: as shown