

ZONING

VILLAGE OF PEORIA HEIGHTS
USE - B-1

OCCUPANCY IBC 2000

TENANT USE AND AREAS UNKNOWN

CODE REVIEW: IBC 2000

BUILDING AREA: 15,368 SQUARE FEET NORTH
16,968 SQUARE FEET SOUTH

USE: M - MERCANTILE
CONSTRUCTION TYPE: VB - COMBUSTIBLE, UNPROTECTED
ALLOWABLE AREA: UNLIMITED SQ. FT. BY 60' PUBLIC WAY (+YARD) ALL SIDES
SPRINKLER SYSTEM REQUIRED
EXTERIOR SEPARATION: >10' = 0hr
TRAVEL DISTANCE: < 200'

Building Shell Plans for
HERITAGE SQUARE
NEW COMMERCIAL DISTRICT
PROSPECT BETWEEN MARIETTA & KELLEY - PEORIA HEIGHTS, IL

Peoria Construction Company
ARCHITECT'S CLIENT

G. C. IS RESPONSIBLE FOR DESIGN CRITERIA AND SUITABILITY TO OWNER'S AND TENANT'S NEEDS AND REQUIREMENTS INCLUDING BUT NOT LIMITED TO ALL DIMENSIONS AND SPECIFICATIONS AND COORDINATION AND CAPABILITY OF DOCUMENTS PREPARED BY OTHERS

BY OTHERS:

SITE/UTILITIES (CLS)
STRUCTURAL (MAURER-STUTZ)

BY OWNER:

COMMUNICATIONS & DATA
EQUIPMENT, FURNISHINGS, FINISHES
SIGNS & SECURITY
LANDSCAPING

BY SUBCONTRACTORS:

SPRINKLER SYSTEM
MECHANICAL SYSTEM(S)
ELECTRICAL SYSTEM

SHEET INDEX:

1. TITLE
2. COURT PLAN - PHASE I
3. COURT OVERALL PLAN
4. SECOND PLAN - PHASE I
5. SECOND OVERALL PLAN
6. BASEMENT & DETAILS
7. ELEVATIONS - KELLY AVENUE
8. ELEVATIONS - MARIETTA AVENUE
9. SECTION - CENTER BUILDING
10. SECTION - BUILDING WINGS

LARRY R. PAUSTIAN
ARCHITECTS, P.C.
144 OAKWOOD DRIVE EAST PEORIA, IL. 61611
309-694-3947



JOB NO. 2353

HERITAGE SQUARE
NEW COMMERCIAL DISTRICT
PEORIA CONSTRUCTION COMPANY 1212 SW ADAMS ST. PEORIA, IL 61602

PRELIMINARY UNTIL SIGNED APPROVED FOR CONSTRUCTION	
X	OWNER'S REP.
X	CONTRACTOR
X	ARCHITECT

REVISIONS:	
△	/ /
△	/ /
△	/ /
△	/ /
△	/ /

ARCHITECT - SHEETS 1-10

DATE: 6/14/04

SHEET:
1
of
10

Owner:
General Contractor:
Civil Engineer:
Structural Engineer:

LEWIS DEVELOPMENT L.L.C.
PEORIA CONSTRUCTION COMPANY
CONSOLIDATED LAND SURVEYING INC.
MAURER-STUTZ, INC. ENGINEERS

1212 S. W. Adams St., Peoria IL. 61602 PH: 673-5600
1212 S. W. Adams St., Peoria IL. 61602 PH: 673-5600
4424 N. Sheridan Rd., Peoria, IL. 61614 PH: 688-3434
7615 N. Harker Dr., Peoria, IL. 61615 PH: 693-7615

GENERAL NOTES

THESE DOCUMENTS CONTAIN THE GENERAL SCOPE AND REQUIREMENTS OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND FULLY FUNCTIONAL FACILITY IN COMPLIANCE WITH ALL CODES AND LOCAL REQUIREMENTS.

THE CONTRACT SHALL INCORPORATE THE AIA "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" A201-1997 AND "SUPPLEMENTARY GENERAL CONDITIONS"

ALL WORK SHALL CONFORM TO THE IBC 2000, NAT'L BLDG & MECH CODE, ADA, IL. EBA, AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REQUIREMENTS.

BUILDING SLABS, WALKS, AND ENTRIES SHALL BE LEVEL COMPLYING W/IAC 400.310a(7). PARKING SPACE, AISLE, AND WALKS SHALL COMPLY W/IAC 400.310c(3) SLOPE <1:50, CROSS SLOPE W/IAC 400.310a(6) SLOPE <1:50.

PROVIDE SIGNAGE TO ACCESSIBLE ENTRANCE AS PER IAC 400.310u, 400.310n(13), & 400.310k(3)D. INTERIOR SIGNAGE SHALL BE AS PER CABO A117

ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.

BID AND PERFORMANCE BOND WILL NOT BE REQUIRED UNLESS SPECIFICALLY REQUESTED BY THE OWNER AND THE OWNER WILL BEAR THE COST OF BONDS REQUESTED.

THE OWNER SHALL PAY FOR MATERIAL TESTING, IF REQUIRED.

THE OWNER WILL CARRY BUILDERS RISK & PROFESSIONAL LIABILITY INSURANCE WITH ALL PARTIES NAMED.
THE CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE - COMMERCIAL GENERAL LIABILITY: \$1,000,000 (GEN. AGGREGATE, PRODUCTS-COMP/OP AGG, PERSONAL & AGR INJURY, & EA. OCCURRENCE) \$50,000 FIRE DAMAGE (ANY ONE FIRE); \$5,000 MED. EXPENSE (ANY ONE PERSON)
ANY OR OWNED OR HIRED OR NON-OWNED VEHICLES - COMBINED SINGLE UNIT: \$1,000,000. EXCESS LIABILITY, EACH OCCURRENCE: \$2,000,000
UMBRELLA FORM, AGGREGATE: \$2,000,000
WORKER'S COMPENSATION & EMPLOYER'S LIABILITY, STATUTORY LIMITS: \$500,000 (EACH ACCIDENT, DISEASE - POLICY LIMIT, AND DISEASE - EACH EMPLOYEE).
THE CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO START OF WORK.

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DEEMED NECESSARY TO PROTECT THE OWNERS' OPERATION AND PROPERTY FROM DUSTING AND SOILING BY THE CONTRACTORS PERFORMANCE OF HIS WORK.

THE CONTRACTOR SHALL PROTECT ALL EXISTING SURFACES, FINISHES, EQUIPMENT, AND IMPROVEMENTS TO REMAIN AND RESTORE TO EXISTING CONDITION AT COMPLETION OF WORK.

THE CONTRACTOR SHALL SUPPLY SAMPLES AND MANUFACTURER'S LITERATURE OF PRODUCTS REQUIRING THE OWNER'S SELECTION OR APPROVAL OF MATERIAL AND/OR COLOR. ALL OTHER MATERIAL SHALL BE AS SPECIFIED OR EQUAL AND OF COMMERCIAL QUALITY.

CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM AUTHORIZATION OF FINAL PAYMENT.

CONTRACTOR SHALL PAY ALL TAXES AS THEY APPLY TO THE WORK. ENTERPRISE ZONE SAVINGS SHALL BE GRANTED TO THE OWNER WITH DOCUMENTATION & ITEMIZATION FOR EACH ITEM FOR PROOF OF DEDUCTION.
NO PAYMENT SHALL BE REQUIRED BY THE OWNER UNTIL GENERAL CONTRACTOR'S WAIVER OF LIEN IS SUPPLIED. SUPPLIERS AND SUB LIENS SHALL BE REQUIRED 30 DAYS AFTER PAYMENT.

A PROJECT SCHEDULE WITH EACH TASK DEFINED SHALL BE SUPPLIED AND MAINTAINED. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL NECESSARY PERMITS AT HIS EXPENSE.

THE CONTRACTOR SHALL COORDINATE ALL WORK IN PROCESS WITH OTHER TRADES, TENANT'S OPERATIONS, AND OWNER'S SEPARATE CONTRACTS.

ARRANGEMENTS TO WORK BEFORE OR AFTER NORMAL WORKING HOURS TO COORDINATE SPECIFIC TASKS WILL BE ACCOMMODATED, BUT OVERTIME PAY SCALE WILL NOT BE ALLOWED.

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK. COMMENCEMENT OF THE WORK SIGNIFIES ACCEPTANCE OF ALL CONDITIONS AND DIMENSIONS.

LOCATION OF BURIED IMPROVEMENTS MAY NOT BE KNOWN OR ACCURATE. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO LOCATE SUCH IMPROVEMENTS AND REPAIR ANY DAMAGE CAUSED BY THIS WORK.

IN THE EVENT ANY DISCREPANCIES AND/OR ERRORS ARE FOUND IN THE DRAWINGS, OR IF ALTERNATE MATERIALS OR PROCEDURES ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. IF THE ARCHITECT IS NOT NOTIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY REVISIONS THE OWNER OR ARCHITECT DEEMS THE WORK MAY REQUIRE.

THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND REPLACE ANY EXISTING IMPROVEMENTS REQUIRED TO PERFORM HIS AND HIS SUBCONTRACTOR'S WORK. THE REPAIR, PATCH, AND NEW WORK SHALL BE CONSTRUCTED WITH THE QUALITY AND DURABILITY OF NEW WORK AND SHALL BE INVISIBLE UPON COMPLETION.

VERIFY SIZE AND LOCATION OF HOLES AND SLEEVES THROUGH MASONRY AND CONCRETE WALLS AND SLABS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.

OWNER WILL SPECIFY AN AREA FOR CONTRACTOR'S VEHICLES, STORAGE OF MATERIAL, AND WORK SPACE OUTSIDE OR WITHIN THE BUILDING AS REQUIRED.

AT CONTRACTOR'S OPTION, THE DESIGNATED WORK AREA MAY BE FENCED OR PARTITIONED DURING PART OR ALL OF THE CONSTRUCTION PERIOD. THE AREA SHALL BE RETURNED TO ITS ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.

CLEAN UP AND REMOVAL OF ALL DEBRIS FROM THE SITE WILL BE REQUIRED ON A DAILY BASIS AND AT THE CONTRACTOR'S EXPENSE.

SANITARY FACILITIES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR FOR USE BY CONSTRUCTION PERSONNEL.

WARRANTIES: ONE YEAR IF NOT OTHERWISE SPECIFIED. TWO YEARS ON ELECTRICAL COMPONENTS. FIVE YEARS ON CLOSERS. LIFETIME ON WOOD DOORS.

DESIGN NOTES

DIMENSIONS ARE TO FACE OF FINISH OR OUT OF STRUCTURE.

WOOD IN CONTACT WITH CONCRETE OR SOIL IS TO BE PRESSURE TREATED.

PARTITIONS ARE 5/8" GYPSUM WALL BOARD TYPE 'X' BOTH SIDES TO ABOVE CEILING. STUDS ARE 5 1/2" & 3 1/2" - SPRUCE-PINE-FIR WOOD STUDS AT 16"oc SUPPORTED TO STRUCTURE ABOVE W/ 3" SOUND ATTENUATION INSULATION FULL HEIGHT WHERE INDICATED BY [Hatched Box]. GYPSUM WALLBOARD SHALL CONFORM TO ASTM C36 AND NAILING TO ASTM C514.

PLUMBING CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUPPLY AND WASTE PIPING, PLUMBING SYSTEMS AND FIXTURES ARE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE ILLINOIS STATE PLUMBING CODE, LOCAL JURISDICTIONAL CODES AND ORDINANCES AND OTHER APPLICABLE STANDARDS. HOT WATER TEMP TO LAV'S <110° F - IAC 400.310n(14) CONTROLS & OPERATING MECHANISMS SHALL COMPLY W/IAC 400.310r (SWITCHES, OUTLETS, DF, ETC.)

HVAC CONTRACTOR SHALL BE RESPONSIBLE THAT ALL HVAC EQUIPMENT AND ITS INSTALLATION MEETS COMFORT DESIGN, SAFETY AND ENERGY STANDARDS REQUIRED BY LOCAL AND OTHER APPLICABLE GOVERNING CODES AND ORDINANCES. UNITS SHALL BE CAPABLE OF PROVIDING 72 DEGREE FINAL AIR AT -10 DEGREE C OUTSIDE AIR DESIGN CONDITIONS.

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE THAT ALL ELECTRICAL EQUIPMENT, DEVICES, FIXTURES AND THEIR INSTALLATION CONFORMS WITH THE NATIONAL ELECTRIC CODE, AND LOCAL JURISDICTIONAL CODES AND ORDINANCES.

SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SPRINKLER EQUIPMENT, DEVICES, FIXTURES AND THEIR INSTALLATION CONFORMS WITH THE NFPA, AND LOCAL JURISDICTIONAL CODES AND ORDINANCES.

SUB-CONTRACTOR'S MECHANICAL/ELECTRICAL ENGINEERS SHALL BE RESPONSIBLE FOR PREPARING DETAILED DESIGN DRAWINGS FOR THE PROJECT.

HAZARDOUS MATERIALS - WHERE HAZARDOUS MATERIALS ARE SUSPECTED OR FOUND BY THE CONTRACTOR, NOTIFY THE OWNER PRIOR TO PROCEEDING. ASSIST OWNER IN LOCATING A TESTING AGENCY TO PREPARE AN ENVIRONMENTAL ASSESSMENT REPORT. PROCEED UNDER THE DIRECTION OF THE OWNER AND THE TESTING AGENCY. CONTRACTOR TO INSURE NO HAZARDOUS MATERIALS REMAIN ON SITE AT COMPLETION.

THIS DRAWING, THE CONCEPT, IDEAS, AND INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE COPIED, DUPLICATED, OR USED IN ANY FASHION, FOR DISCUSSION, OR CONSTRUCTION WITHOUT WRITTEN PERMISSION.