

1366 S. Milwaukee Ave. - AFC Urgent Care

02.21.2025

Narrative Description of Site Alterations

1. The layout was altered to remove parking on east end that would back into the main drive aisle. This reduced the count from ten (10) to seven (7).
2. The parking layout is a single run facing south with a two-way drive aisle to the north.
3. The existing curb island was altered to add new landscaping areas at east and west ends mirroring the south end to separate the parking stalls from the drive aisles.
4. Additional landscaping area was added on south end of remaining drive-thru lane as a barrier between the new drive aisle and canopy support columns.
5. The remaining drive-thru lane will be reserved parking for the new tenant (AFC Urgent Care) with parking for one (1) car. This is a one-way traffic approach from the east. New pavement markings with "No Parking" nomenclature will be added at west end.
6. New signage for the reserved parking (AFC Urgent Care) will be provided at east end and a "Do Not Enter" sign provided at west end of reserved parking area to indicate stacked parking is not allowed.
7. The existing "Right Turn Only" sign will be removed at south end to allow vehicles to move in either direction.
8. Landlord will engage a civil engineer to design storm water run-off from ponding in new parking area.

1366 S. Milwaukee Ave. - AFC Urgent Care

02.21.2025

Narrative Description of Parking Requirements

1. Under current C-4 zoning, the parking requirements for the allowed Medical Use are:

“1 (space) for each 200 square feet of floor area for the first 5,000 square feet plus 1 (space) for each additional 250 square feet of floor area, over 5,000 square feet of floor area.”

The floor area of the building is currently 4,000 square feet. The proposed modifications to the building (removal of 2 existing drive-thru lanes and canopy section) will not change that floor area. The required parking therefore is calculated as follows:

4,000 sf divided by 200 = 20 spaces required.

There are currently a total of forty-seven (47) parking spaces on this parcel, including three (3) handicap spaces. We will add a total of seven (7) spaces, bringing the total number of provided parking spaces to fifty-seven (54).

2. According to the tenant, AFC Urgent Care, the number of employees and patients is expected to be:

Employees: a maximum of 10 employees at peak times.

Patients: a maximum of 8-10 patients at peak times.

Peak hours are expected to be between 11 am to 1 pm, and 5 pm to 7 pm daily.

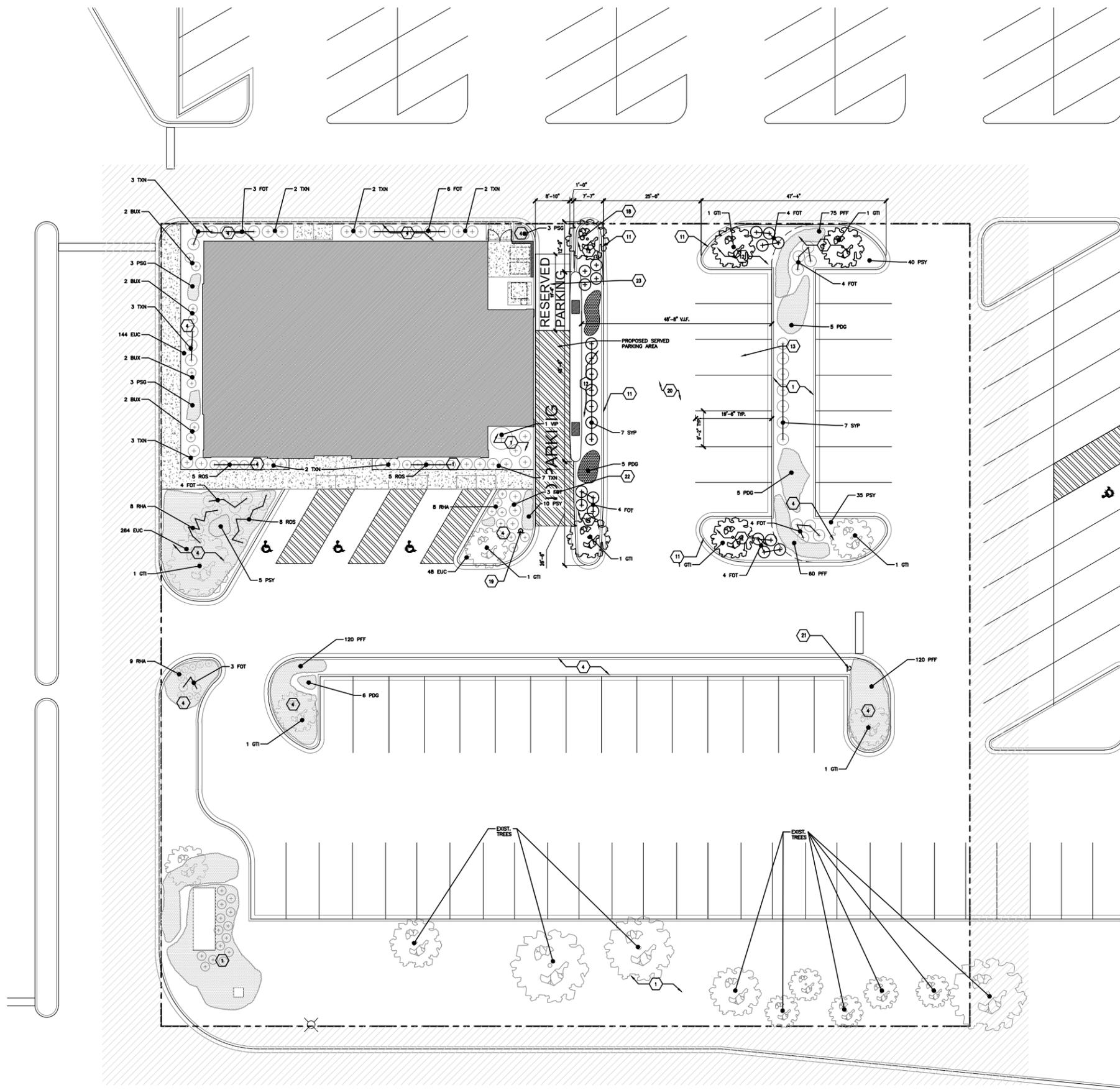
The projections above are based on currently-operating AFC Urgent Care facilities in Naperville, Morton Grove, and Willowbrook.

1366 S. Milwaukee Ave. - AFC Urgent Care

02.21.2025

Narrative Description of Architectural Drawings

1. Increase the extent of canopy demolition close to existing remaining column surround.
Intent is to match the width of perimeter soffit on east and west sides.
2. Relocate roof drains to the north side of existing roof beam and reconfigure roofing slope to drains.
3. Update elevations to conform to the reduced canopy length.



GENERAL NOTES

1. ACCESSIBLE PARKING STALLS SHALL BE 18 FEET WIDE WHICH INCLUDES EITHER 5 FOOT OR 8 FOOT WIDE AISLE. THE ACCESSIBLE PARKING AISLE STRIPS SHALL BE PAINTED YELLOW. (2018 IAC 502.2 & 502.2.3)
2. ACCESSIBLE PARKING SIGNS SHALL BE LOCATED NO MORE THAN 6 FEET FROM THE FRONT OF THE PARKING STALL AND A MINIMUM OF 5 FEET TO A MAXIMUM OF 8 FEET FROM FINISHED GRADE TO BOTTOM OF 87-8 SIGN. SIGNS SHALL BE AN 87-8 TYPE WITH A #250 FINE SIGN BELOW. SIGNS SHALL BE CENTERED ON THE PARKING STALL. (2018 IAC 502.5)
3. THE ACCESSIBLE AISLE AND PARKING STALL SHALL HAVE A MINIMUM 1:48 (2%) SURFACE SLOPE. (2018 IAC 502.4)
4. PER STATE OF ILLINOIS LAW BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER TRAFFIC CONTROL AND SAFE PROTECTION OF THE WORK SITE AT ALL TIMES. CONSTRUCTION STAGING OR STORAGE IN ANY PUBLIC RIGHT-OF-WAY IS PROHIBITED.
6. ALL WORK SHALL COMPLY WITH THE APPROVED DRAWINGS AND DOCUMENTS. FINISHED WORK SHALL MAINTAIN EXISTING GROUND ELEVATIONS AND DRAINAGE PATTERNS; ANY EXCESS SPOILS OR MATERIALS SHALL BE REMOVED FROM THE SITE.
7. NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) IS AUTHORIZED UNDER THIS PERMIT. THE CONTRACTOR SHALL OBTAIN FURTHER AUTHORIZATION PRIOR TO BEGINNING ANY WORK THAT IS NOT INDICATED ON THE APPROVED DOCUMENTS.
8. DOWNSPOUTS - NO DOWNSPOUT EXTENSIONS ARE PROPOSED OR AUTHORIZED. ALL ROOF DOWNSPOUTS SHALL DISCHARGE ON GRADE IN THE FRONT, REAR, OR CORNER SIDE YARD DIRECTION AS DEFINED BY THE LIBERTYVILLE ZONING CODE WITH A MAXIMUM EXTENSION OF 5' FROM THE STRUCTURE AND NO CLOSER THAN 5' FROM ANY PROPERTY LINE. ANY MODIFICATIONS SHALL BE APPROVED BY THE VILLAGE ENGINEER. (LAC 23.5-108)
9. SOIL EROSION AND SEDIMENT CONTROL (SE/SC) - THE APPLICANT / CONTRACTOR SHALL PROVIDE ANY APPROPRIATE SE/SC MEASURES AS NECESSARY DURING THE WORK (E.G. INLET PROTECTION) AND SHALL PROMPTLY ADDRESS ANY SE/SC ISSUES. ANY AREA(S) OF DISTURBANCE SHALL BE RESTORED AND PERMANENTLY STABILIZED (E.G. SEED GROWTH OR SOIL).
10. NO ADDITION OF IMPERVIOUS SURFACE AREA ON THE PROPERTY IS AUTHORIZED BY THIS PERMIT. BASED ON THE PROPOSED PLANS, THE PROJECT WILL NOT CHANGE THE IMPERVIOUS SURFACE AREA TOTAL ON THIS PROPERTY. THEREFORE, STORMWATER DETENTION IS NOT REQUIRED IN ACCORDANCE WITH THE VILLAGE'S ENGINEERING P. STORMWATER MANAGEMENT REGULATIONS. COMPLETE APPENDIX P INFORMATION IS AVAILABLE ON THE VILLAGE WEBSITE.
11. ENGINEERING DESIGN INSPECTIONS REQUIRED - CONTRACTOR SHALL CALL (847) 918-2020 OR (847) 918-2100, 24 HOURS IN ADVANCE OF WORK TO ARRANGE THE REQUIRED ENGINEERING DIVISION INSPECTIONS. A FINAL INSPECTION IS REQUIRED.
12. PROVIDE A TEMPORARY SURFACE IRRIGATION SYSTEM AND REMOVE ONE YEAR AFTER INSTALLATION OF AS SOON AS PLANTS ARE FULLY ESTABLISHED.
13. ALL LANDSCAPING TO MEET VILLAGE OF LIBERTYVILLE CODE OR ORDINANCES AND TENANT'S REQUIREMENTS.
14. TRASH ENCLOSURE TO MEET VILLAGE OF LIBERTYVILLE CODE OF ORDINANCES.
15. ARCHITECTURAL SITE PLAN IS PROVIDED FOR REFERENCE ONLY.

LANDSCAPE PLAN KEY NOTES

1. EXISTING LANDSCAPING AREA
2. PROPOSED LANDSCAPING AREA AS REQUIRED BY LOCAL ZONING CODE. PROPOSED LANDSCAPING AREA TO BE MORE THAN 10% OF THE PROPOSED PARKING AREA.
3. PROPOSED SHADE TREE, TREE TO HAVE A MINIMUM TRUNK SIZE OF 3 INCH IN DIAMETER AND PLANT NO CLOSER THAN 20 FEET FROM ANY OTHER SHADE TREE.

PARKING & LANDSCAPING REQUIREMENTS

TOTAL PARKING SPACES: 54 SPACES
 NEW PARKING SPACES: 7 SPACES
 EXISTING PARKING SPACES: 47 SPACES

FOR 51 TO 75 PARKING SPACES,
 REQUIRED ACCESSIBLE PARKING SPACES: 3 SPACES
 PROVIDED ACCESSIBLE PARKING SPACES: 3 SPACES

TOTAL NEW PARKING AREA: 2,721 SF

PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS:
 1) INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST 10% OF THE NEW AREA OF THE PARKING LOT = 2,721 SF X 10% = 272 SF.
 2) INTERIOR LANDSCAPING SHALL CONSIST OF TREE PLANTING ISLANDS WITH A MINIMUM AREA OF 171 SF AND A MINIMUM WIDTH OF 9 FT, MEASURED FROM BACK OF CURB TO BACK OF CURB.
 3) 1 SHADE TREE HAVING A MINIMUM TRUNK SIZE OF 3 INCHES IN DIAMETER SHALL BE INCLUDED FOR EVERY 171 SF OF TREE PLANTING ISLANDS. HOWEVER, AT NO TIME SHALL A SHADE TREE BE PLANTED CLOSER THAN 20 FT TO ANY OTHER SHADE TREE. THE REMAINING AREA OF SUCH ISLANDS SHALL CONSIST OF GROUNDCOVER OR DECORATIVE PAWING MATERIAL.

PROVIDE NEW INTERIOR LANDSCAPING AREA: 273 SF
 PROVIDED NUMBER OF SHADE TREE: 2 TREES

NEW PLANT LIST

QTY	CODE	PLANT NAME	SIZE
2	GTI-N	GLEDTISIA TRIACANTHOS SKYLINE HONEYLOCUST	3.5" CAL
7	SYP	SYRINGA MEYERI WHITE DWARF KOREAN LLAC	36"
4	FOT-N	FOTHERGILLA GARDENII DWARF FOTHERGILLA	24"
70	PSY-N	HEMEROCALLIS SPECIES STELLA DE ORA DAYLILY	1 GAL

EXISTING PLANT LIST

QTY	CODE	PLANT NAME	SIZE
6	GTI	GLEDTISIA TRIACANTHOS SKYLINE HONEYLOCUST	3.5" CAL
9	SYP	SYRINGA MEYERI WHITE DWARF KOREAN LLAC	36"
70	PSY	HEMEROCALLIS SPECIES STELLA DE ORA DAYLILY	1 GAL
26	TXN	TAXUS MEDIA NIGRA YEW	24"
8	BUX	BUXUS KOREANA CHICKADEE BOXWOOD	18"
1	VIP	VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM	5"
18	ROS	ROSA SPECIES MEDLAND SHIRAZ ROSE	18-24"
27	FOT	FOTHERGILLA GARDENII DWARF FOTHERGILLA	24"
25	RHA	RHUS AROMATICA GROW LOW SUMAC	18-24"
456	EUC	EUPHONIA COLORATUS WINTERCREPER	3"
375	PFF	POLYGONUM RENOVITRA DWARF FLEECE FLOWER	1 QT.
9	PSG	GOLDEN SPECIES DWARF FOUNTAIN GRASS	1 GAL
16	PDG	PENNESETUM HAMELNI DWARF FOUNTAIN GRASS	2 GAL

LANDSCAPE PLAN
 SCALE: 3/32" = 1'-0"

NWS ARCHITECTS, INC.
 architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
 T 312.332.2082 | www.nwsarchitects.com | F 312.332.9894

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
 WEST PALM BEACH, FLORIDA 33401
 C: 224.770.7788

LANDLORD WORK

**RED TOP PLAZA
 SPACE# 1366**

1366 S MILWAUKEE AVENUE
 LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



DP: 11/30/2024

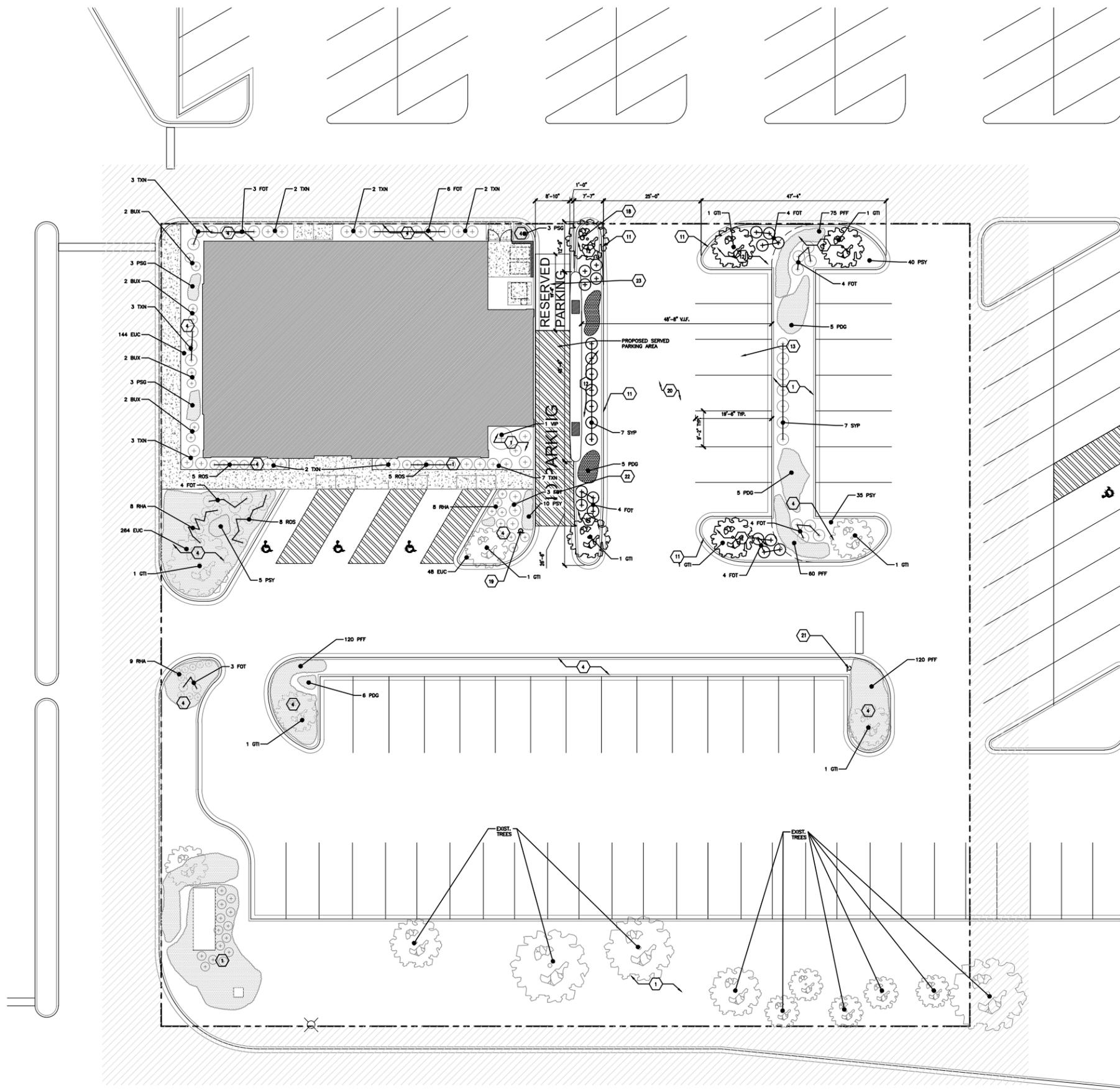
SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L0.1

NWS JOB NO. 24-0077



GENERAL NOTES

1. ACCESSIBLE PARKING STALLS SHALL BE 18 FEET WIDE WHICH INCLUDES EITHER 5 FOOT OR 8 FOOT WIDE AISLE. THE ACCESSIBLE PARKING AISLE STRIPS SHALL BE PAINTED YELLOW. (2018 IAC 502.2 & 502.2.3)
2. ACCESSIBLE PARKING SIGNS SHALL BE LOCATED NO MORE THAN 6 FEET FROM THE FRONT OF THE PARKING STALL AND A MINIMUM OF 5 FEET TO A MAXIMUM OF 8 FEET FROM FINISHED GRADE TO BOTTOM OF 87-8 SIGN. SIGNS SHALL BE AN 87-8 TYPE WITH A #250 FINE SIGN BELOW. SIGNS SHALL BE CENTERED ON THE PARKING STALL. (2018 IAC 502.5)
3. THE ACCESSIBLE AISLE AND PARKING STALL SHALL HAVE A MINIMUM 1:48 (2%) SURFACE SLOPE. (2018 IAC 502.4)
4. PER STATE OF ILLINOIS LAW BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER TRAFFIC CONTROL AND SAFE PROTECTION OF THE WORK SITE AT ALL TIMES. CONSTRUCTION STAGING OR STORAGE IN ANY PUBLIC RIGHT-OF-WAY IS PROHIBITED.
6. ALL WORK SHALL COMPLY WITH THE APPROVED DRAWINGS AND DOCUMENTS. FINISHED WORK SHALL MAINTAIN EXISTING GROUND ELEVATIONS AND DRAINAGE PATTERNS; ANY EXCESS SPOILS OR MATERIALS SHALL BE REMOVED FROM THE SITE.
7. NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) IS AUTHORIZED UNDER THIS PERMIT. THE CONTRACTOR SHALL OBTAIN FURTHER AUTHORIZATION PRIOR TO BEGINNING ANY WORK THAT IS NOT INDICATED ON THE APPROVED DOCUMENTS.
8. DOWNSPOUTS - NO DOWNSPOUT EXTENSIONS ARE PROPOSED OR AUTHORIZED. ALL ROOF DOWNSPOUTS SHALL DISCHARGE ON GRADE IN THE FRONT, REAR, OR CORNER SIDE YARD DIRECTION AS DEFINED BY THE LIBERTYVILLE ZONING CODE WITH A MAXIMUM EXTENSION OF 5' FROM THE STRUCTURE AND NO CLOSER THAN 5' FROM ANY PROPERTY LINE. ANY MODIFICATIONS SHALL BE APPROVED BY THE VILLAGE ENGINEER. (LAC 23.5-108)
9. SOIL EROSION AND SEDIMENT CONTROL (SE/SC) - THE APPLICANT / CONTRACTOR SHALL PROVIDE ANY APPROPRIATE SE/SC MEASURES AS NECESSARY DURING THE WORK (E.G. INLET PROTECTION) AND SHALL PROMPTLY ADDRESS ANY SE/SC ISSUES. ANY AREA(S) OF DISTURBANCE SHALL BE RESTORED AND PERMANENTLY STABILIZED (E.G. SEED GROWTH OR SOIL).
10. NO ADDITION OF IMPERVIOUS SURFACE AREA ON THE PROPERTY IS AUTHORIZED BY THIS PERMIT. BASED ON THE PROPOSED PLANS, THE PROJECT WILL NOT CHANGE THE IMPERVIOUS SURFACE AREA TOTAL ON THIS PROPERTY. THEREFORE, STORMWATER DETENTION IS NOT REQUIRED IN ACCORDANCE WITH THE VILLAGE'S ENGINEERING P. STORMWATER MANAGEMENT REGULATIONS. COMPLETE APPENDIX P INFORMATION IS AVAILABLE ON THE VILLAGE WEBSITE.
11. ENGINEERING DESIGN INSPECTIONS REQUIRED - CONTRACTOR SHALL CALL (847) 918-2020 OR (847) 918-2100, 24 HOURS IN ADVANCE OF WORK TO ARRANGE THE REQUIRED ENGINEERING DIVISION INSPECTIONS. A FINAL INSPECTION IS REQUIRED.
12. PROVIDE A TEMPORARY SURFACE IRRIGATION SYSTEM AND REMOVE ONE YEAR AFTER INSTALLATION OR AS SOON AS PLANTS ARE FULLY ESTABLISHED.
13. ALL LANDSCAPING TO MEET VILLAGE OF LIBERTYVILLE CODE OR ORDINANCES AND TENANT'S REQUIREMENTS.
14. TRASH ENCLOSURE TO MEET VILLAGE OF LIBERTYVILLE CODE OF ORDINANCES.
15. ARCHITECTURAL SITE PLAN IS PROVIDED FOR REFERENCE ONLY.

LANDSCAPE PLAN KEY NOTES

1. EXISTING LANDSCAPING AREA
2. PROPOSED LANDSCAPING AREA AS REQUIRED BY LOCAL ZONING CODE. PROPOSED LANDSCAPING AREA TO BE MORE THAN 10% OF THE PROPOSED PARKING AREA.
3. PROPOSED SHADE TREE, TREE TO HAVE A MINIMUM TRUNK SIZE OF 3 INCH IN DIAMETER AND PLANT NO CLOSER THAN 20 FEET FROM ANY OTHER SHADE TREE.

PARKING & LANDSCAPING REQUIREMENTS

TOTAL PARKING SPACES: 54 SPACES
 NEW PARKING SPACES: 7 SPACES
 EXISTING PARKING SPACES: 47 SPACES

FOR 51 TO 75 PARKING SPACES,
 REQUIRED ACCESSIBLE PARKING SPACES: 3 SPACES
 PROVIDED ACCESSIBLE PARKING SPACES: 3 SPACES

TOTAL NEW PARKING AREA: 2,721 SF

PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS:
 1) INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST 10% OF THE NEW AREA OF THE PARKING LOT = 2,721 SF X 10% = 272 SF.
 2) INTERIOR LANDSCAPING SHALL CONSIST OF TREE PLANTING ISLANDS WITH A MINIMUM AREA OF 171 SF AND A MINIMUM WIDTH OF 9 FT, MEASURED FROM BACK OF CURB TO BACK OF CURB.
 3) 1 SHADE TREE HAVING A MINIMUM TRUNK SIZE OF 3 INCHES IN DIAMETER SHALL BE INCLUDED FOR EVERY 171 SF OF TREE PLANTING ISLANDS. HOWEVER, AT NO TIME SHALL A SHADE TREE BE PLANTED CLOSER THAN 20 FT TO ANY OTHER SHADE TREE. THE REMAINING AREA OF SUCH ISLANDS SHALL CONSIST OF GROUNDCOVER OR DECORATIVE PAVING MATERIAL.

PROVIDE NEW INTERIOR LANDSCAPING AREA: 273 SF
 PROVIDED NUMBER OF SHADE TREE: 2 TREES

NEW PLANT LIST

QTY	CODE	PLANT NAME	SIZE
2	GTI-N	GLEDITSIA TRIACANTHOS SKYLINE HONEYLOCUST	3.5" CAL
7	SYP	SYRINGA MEYERI WHITE DWARF KOREAN LLAC	36"
4	FOT-N	FOTHERGILLA GARDENII DWARF FOTHERGILLA	24"
70	PSY-N	HEMEROCALLIS SPECIES STELLA DE ORA DAYLILY	1 GAL

EXISTING PLANT LIST

QTY	CODE	PLANT NAME	SIZE
6	GTI	GLEDITSIA TRIACANTHOS SKYLINE HONEYLOCUST	3.5" CAL
9	SYP	SYRINGA MEYERI WHITE DWARF KOREAN LLAC	36"
70	PSY	HEMEROCALLIS SPECIES STELLA DE ORA DAYLILY	1 GAL
26	TXN	TAXUS MEDIA NIGRA YEW	24"
8	BUX	BUXUS KOREANA CHICKADEE BOXWOOD	18"
1	VIP	VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM	5"
18	ROS	ROSA SPECIES MEDLAND SHIRAZ ROSE	18-24"
27	FOT	FOTHERGILLA GARDENII DWARF FOTHERGILLA	24"
25	RHA	RHUS AROMATICA GROW LOW SUMAC	18-24"
456	EUC	EUPHONIA COLORATUS WINTERCREPER	3"
375	PFF	POLYGONUM RENOVITRA DWARF FLEECE FLOWER	1 QT.
9	PSG	GOLDEN SPECIES DWARF FOUNTAIN GRASS	1 GAL
16	PDG	PENNESETUM HAMELNI DWARF FOUNTAIN GRASS	2 GAL

LANDSCAPE PLAN
 SCALE: 3/32" = 1'-0"

NWS ARCHITECTS, INC.
 architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
 T 312.332.2082 | www.nwsarchitects.com | F 312.332.9894

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
 WEST PALM BEACH, FLORIDA 33401
 C: 224.770.7788

LANDLORD WORK

**RED TOP PLAZA
 SPACE# 1366**

1366 S MILWAUKEE AVENUE
 LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



DP: 11/30/2024

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L0.1

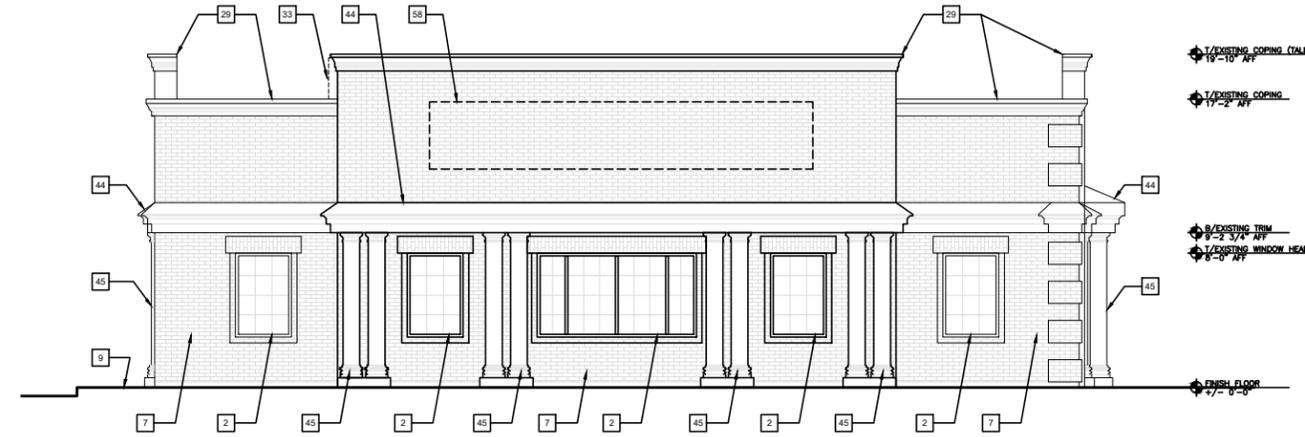
NWS JOB NO. 24-0077

DEMOLITION KEYNOTES

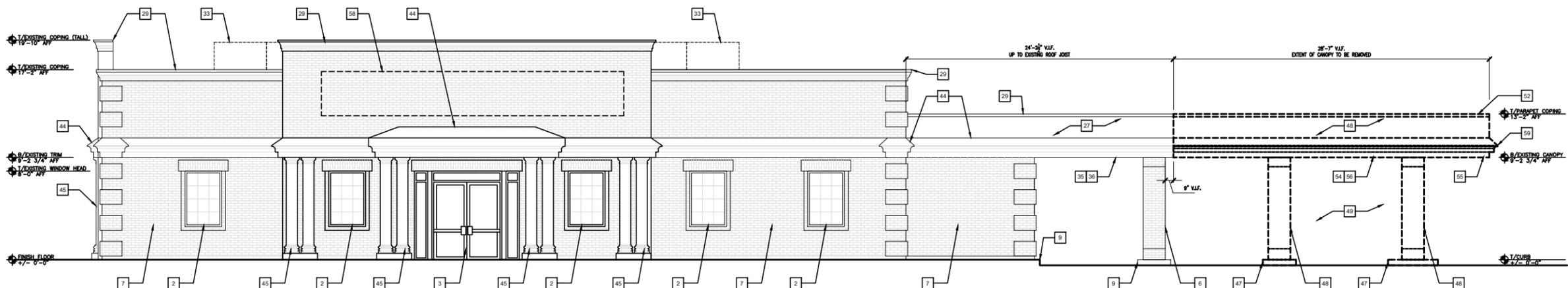
1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
4. EXISTING TRASH ENCLOSURE TO REMAIN.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. NOT USED.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
10. NOT USED.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. NOT USED.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. NOT USED.
24. NOT USED.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING OVERHANG/CANOPY TO REMAIN.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. NOT USED.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. NOT USED.
35. EXISTING CEILING CONSTRUCTION TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NOT USED.
40. REMOVE EXISTING BANKING EQUIPMENT.
41. NOT USED.
42. REMOVE EXISTING NIGHT DEPOSIT BOX.
43. NOT USED.
44. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
45. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
46. REMOVE EXISTING CONCRETE SLAB, COMPACTED STONE BASE, AND EXCAVATE EXISTING SOILS AS REQUIRED FOR NEW ASPHALT PAVING.
47. REMOVE EXISTING CURB.
48. REMOVE PORTION OF EXISTING CANOPY AND COLUMN.
49. REMOVE EXISTING BOLLARD AND DRIVE-THRU ATM SYSTEM.
50. REMOVE PART OF EXISTING CANOPY'S ROOFING SYSTEM. SEE GENERAL DEMOLITION NOTE #3.
51. REMOVE EXISTING ROOFTOP UNIT FOR INSTALLATION OF NEW (BY LI). CAP AND SEAL UNIVERSAL CURB OPENING AS NECESSARY.
52. REMOVE PART OF EXISTING WALL COPING AND PARAPET BLOCKING.
53. EXISTING ROOF DRAIN TO BE REMOVED AND RELOCATED.
54. REMOVE EXISTING SUSPENDED CEILING SYSTEM INCLUDING ASSOCIATED CEILING FIXTURES.
55. REMOVE EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES.
56. REMOVE EXISTING LIGHT FIXTURES IN THIS AREA. BALANCE OF REMAINING LIGHT FIXTURES TO REMAIN ACTIVE.
57. NOT USED.
58. REMOVE EXISTING SIGNAGE.
59. REMOVE PART OF EXISTING CORNICE/OVERHANG/PROJECTION. SEE GENERAL DEMOLITION NOTE #3. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
60. EXISTING DOWNSPOUT TO REMAIN.
61. EXISTING CRICKET TO BE REWORKED TO PROVIDE DRAINAGE.

GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS ARE SCOPE DOCUMENTS AND MAY NOT NECESSARILY INDICATE ALL WORK REQUIRED TO ACHIEVE THE DESIGN INTENT. THE G.C. SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTAL OF BID, AND SHALL INCLUDE ALL NECESSARY ITEMS TO COMPLETE THE DESIGN INTENTION OF THESE DRAWINGS. THE G.C. SHALL REVIEW ALL THE CONST. DOC'S FOR ADDITIONAL DEMOLITION NOTES. PATCH AND REPAIR ALL EXISTING SURFACES AS REQ'D TO MATCH ADJACENT EXISTING AND/OR NEW FINISH.
2. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION OBTAINED FROM A SITE SURVEY AND/OR AS-BUILT DRAWINGS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO WORK & NOTIFY ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING. WORK IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL SYSTEMS (EXCEPT AS NOTED).
3. CONTRACTOR IS RESPONSIBLE FOR THE ENGINEERING OF ACTUAL SHORING AND BRACING OF THE EXISTING STRUCTURE AND ROOF DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PERIOD. THE SHORING AND BRACING TO BE CERTIFIED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
4. IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. DO NOT DISTURB. IMMEDIATELY NOTIFY THE OWNER. OWNER WILL REMOVE OR HAVE REMOVED. HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT.
5. DEMOLITION INCLUDES COMPLETE REMOVAL, DISPOSAL, OR GRABBING OF SPECIFIED WORK.
6. SUBMIT PROPOSED METHODS AND OPERATION OF DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
7. ANY DAMAGE TO EXISTING EXTERIOR WALKS BY G.C. ARE TO BE REPAIRED BY THE G.C. AT THE G.C.'S SOLE EXPENSE.
8. KEEP FIRE EXITS UNOBSTRUCTED AND AVAILABLE FOR USE AT ALL TIMES DURING DEMOLITION.
9. DISPOSE ALL SALVAGED SURPLUS BUILDING MATERIALS, HARDWARE, DOOR FRAMES, FIRE EXTINGUISHERS, WINDOW BLINDS, LIGHT FIXTURES, DRAPES, CARPET, ETC. NOT INDICATED TO BE RELOCATED OR REUSED.
10. REMOVE EXISTING PARTITIONS, BUILT-INS, DOORS, ETC., SHOWN DASHED ON PLANS. PATCH AND REPAIR AS REQ'D. ALL ADJACENT SURFACES TO REMAIN.
11. SWEEP AND VACUUM THE FLOOR AFTER PATCHING AND DEBRIS REMOVAL. DO NOT USE AN OIL BASED SWEEPING COMPOUND. ALL AREAS TO BE CLEAN.
12. PATCH ALL PENETRATIONS, FINISH TO MATCH ADJ. SUBSTRATE AS REQ'D. MAINTAIN 1 HOUR RATING AT DEMISING WALL.
13. MECHANICAL, PLUMBING, ELECTRICAL, AND TELEPHONE SYSTEMS DELETED BY NEW CONSTRUCTION SHALL BE REMOVED TO FURTHEST TERMINATION POINT UNO.
14. EXIST. ELECTRICAL DEVICES THAT ARE MADE NON-USABLE BY NEW CONSTRUCTION, SHALL BE REMOVED AND OPENINGS PATCHED AND REPAIRED TO MATCH ADJ. MATERIALS AND FINISHES.
15. ALL EXTERIOR OPENINGS LEFT DUE TO DEMOLITION ARE TO BE FILLED OR COVERED WITH SECURE WEATHER TIGHT TEMPORARY PARTITIONS.
16. G.C. TO VERIFY ROUGH OPENINGS AND LOCATION ON PLANS REQ'D FOR INSTALLATION OF NEW FOUNDATIONS AND CUTTING OF ALL OTHER OPENINGS.
17. REMOVE ALL EXPOSED OR UNCOVERED PIPING AND CONDUIT ABOVE THE SLAB COMPLETELY DUE TO DEMOLITION WORK.



2 DEMOLITION EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 DEMOLITION EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024

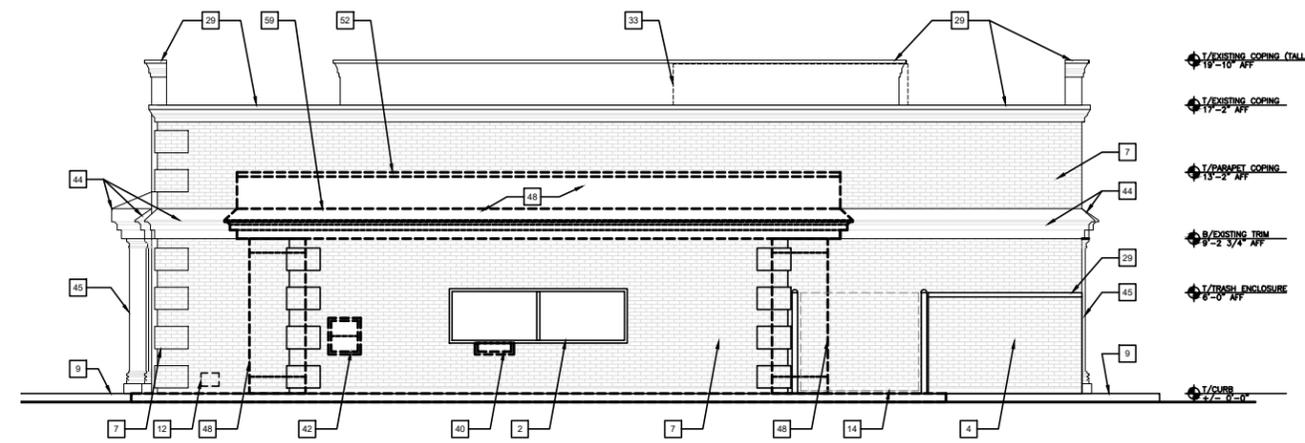


DEMOLITION KEYNOTES

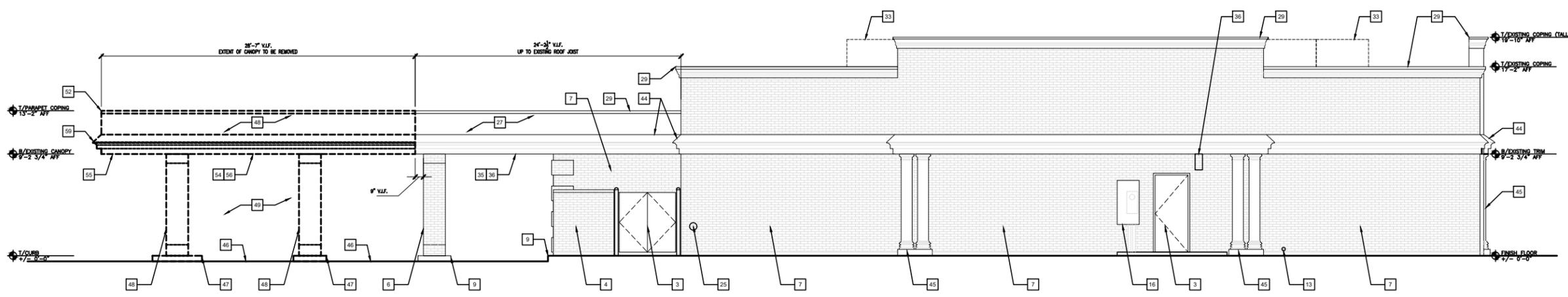
1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
4. EXISTING TRASH ENCLOSURE TO REMAIN.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. NOT USED.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
10. NOT USED.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. NOT USED.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. NOT USED.
24. NOT USED.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING OVERHANG/CANOPY TO REMAIN.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. NOT USED.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. NOT USED.
35. EXISTING LIGHTING CONSTRUCTION TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NOT USED.
40. REMOVE EXISTING BANKING EQUIPMENT.
41. NOT USED.
42. REMOVE EXISTING NIGHT DEPOSIT BOX.
43. NOT USED.
44. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
45. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
46. REMOVE EXISTING CONCRETE SLAB, COMPACTED STONE BASE, AND EXCAVATE EXISTING SOILS AS REQUIRED FOR NEW ASPHALT PAVING.
47. REMOVE EXISTING CURB.
48. REMOVE PORTION OF EXISTING CANOPY AND COLUMN.
49. REMOVE EXISTING BOLLARD AND DRIVE-THRU ATM SYSTEM.
50. REMOVE PART OF EXISTING CANOPY'S ROOFING SYSTEM. SEE GENERAL DEMOLITION NOTE #3.
51. REMOVE EXISTING ROOFTOP UNIT FOR INSTALLATION OF NEW (BY LL). CAP AND SEAL UNIVERSAL CURB OPENING AS NECESSARY.
52. REMOVE PART OF EXISTING WALL COPING AND PARAPET BLOCKING.
53. EXISTING ROOF DRAIN TO BE REMOVED AND RELOCATED.
54. REMOVE EXISTING SUSPENDED CEILING SYSTEM INCLUDING ASSOCIATED CEILING FIXTURES.
55. REMOVE EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES.
56. REMOVE EXISTING LIGHT FIXTURES IN THIS AREA. BALANCE OF REMAINING LIGHT FIXTURES TO REMAIN ACTIVE.
57. NOT USED.
58. REMOVE EXISTING SIGNAGE.
59. REMOVE PART OF EXISTING CORNICE/OVERHANG/PROJECTION. SEE GENERAL DEMOLITION NOTE #3. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
60. EXISTING DOWNPOUT TO REMAIN.
61. EXISTING CRICKET TO BE REWORKED TO PROVIDE DRAINAGE.

GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS ARE SCOPE DOCUMENTS AND MAY NOT NECESSARILY INDICATE ALL WORK REQUIRED TO ACHIEVE THE DESIGN INTENT. THE G.C. SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTAL OF BID, AND SHALL INCLUDE ALL NECESSARY ITEMS TO COMPLETE THE DESIGN INTENTION OF THESE DRAWINGS. THE G.C. SHALL REVIEW ALL THE CONST. DOC'S FOR ADDITIONAL DEMOLITION NOTES. PATCH AND REPAIR ALL EXISTING SURFACES AS REQ'D TO MATCH ADJACENT EXISTING AND/OR NEW FINISH.
2. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION OBTAINED FROM A SITE SURVEY AND/OR AS-BUILT DRAWINGS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO WORK & NOTIFY ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING. WORK IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL SYSTEMS (EXCEPT AS NOTED).
3. CONTRACTOR IS RESPONSIBLE FOR THE ENGINEERING OF ACTUAL SHORING AND BRACING OF THE EXISTING STRUCTURE AND ROOF DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PERIOD. THE SHORING AND BRACING TO BE CERTIFIED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
4. IF IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE DEMOLITION AND CONSTRUCTION PERIOD, THE SHORING AND BRACING TO BE CERTIFIED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
5. IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE DEMOLITION AND CONSTRUCTION PERIOD. THE SHORING AND BRACING TO BE CERTIFIED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
6. DEMOLITION INCLUDES COMPLETE REMOVAL, DISPOSAL, OR GRABBING OF SPECIFIED WORK.
7. SUBMIT PROPOSED METHODS AND OPERATION OF DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
8. ANY DAMAGE TO EXISTING EXTERIOR WALKS BY G.C. ARE TO BE REPAIRED BY THE G.C. AT THE G.C.'S SOLE EXPENSE.
9. KEEP FIRE EXITS UNOBSTRUCTED AND AVAILABLE FOR USE AT ALL TIMES DURING DEMOLITION.
10. DISPOSE ALL SALVAGED SURPLUS BUILDING MATERIALS, HARDWARE, DOOR FRAMES, FIRE EXTINGUISHERS, WINDOW BLINDS, LIGHT FIXTURES, DRAPES, CARPET, ETC. NOT INDICATED TO BE RELOCATED OR REUSED.
11. REMOVE EXISTING PARTITIONS, BUILT-INS, DOORS, ETC., SHOWN DASHED ON PLANS. PATCH AND REPAIR AS REQ'D. ALL ADJACENT SURFACES TO REMAIN.
12. SWEEP AND VACUUM THE FLOOR AFTER PATCHING AND DEBRIS REMOVAL. DO NOT USE AN OIL BASED SWEEPING COMPOUND. ALL AREAS TO BE CLEAN.
13. PATCH ALL PENETRATIONS, FINISH TO MATCH ADJ. SUBSTRATE AS REQ'D. MAINTAIN 1 HOUR RATING AT DEMISING WALL.
14. MECHANICAL, PLUMBING, ELECTRICAL, AND TELEPHONE SYSTEMS DELETED BY NEW CONSTRUCTION SHALL BE REMOVED TO FURTHEST TERMINATION POINT UNLESS OTHERWISE NOTED.
15. EXIST. ELECTRICAL DEVICES THAT ARE MADE NON-USABLE BY NEW CONSTRUCTION, SHALL BE REMOVED AND OPENINGS PATCHED AND REPAIRED TO MATCH ADJ. MATERIALS AND FINISHES.
16. ALL EXTERIOR OPENINGS LEFT DUE TO DEMOLITION ARE TO BE FILLED OR COVERED WITH SECURE WEATHER TIGHT TEMPORARY PARTITIONS.
17. G.C. TO VERIFY ROUGH OPENINGS AND LOCATION ON PLANS REQ'D FOR INSTALLATION OF NEW FOUNDATIONS AND CUTTING OF ALL OTHER OPENINGS.
18. REMOVE ALL EXPOSED OR UNCOVERED PIPING AND CONDUIT ABOVE THE SLAB COMPLETELY DUE TO DEMOLITION WORK.



2 DEMOLITION EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 DEMOLITION EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NWS ARCHITECTS, INC.
architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2082 | www.nwsarchitects.com | F 312.332.9894

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

**RED TOP PLAZA
SPACE# 1366**

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024

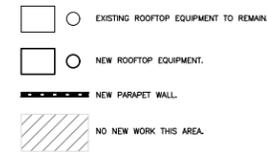


SHEET TITLE
DEMOLITION EXTERIOR ELEVATIONS

SHEET NO.
AD2.2

NWS JOB NO. 24-0077

ROOF SYMBOLS

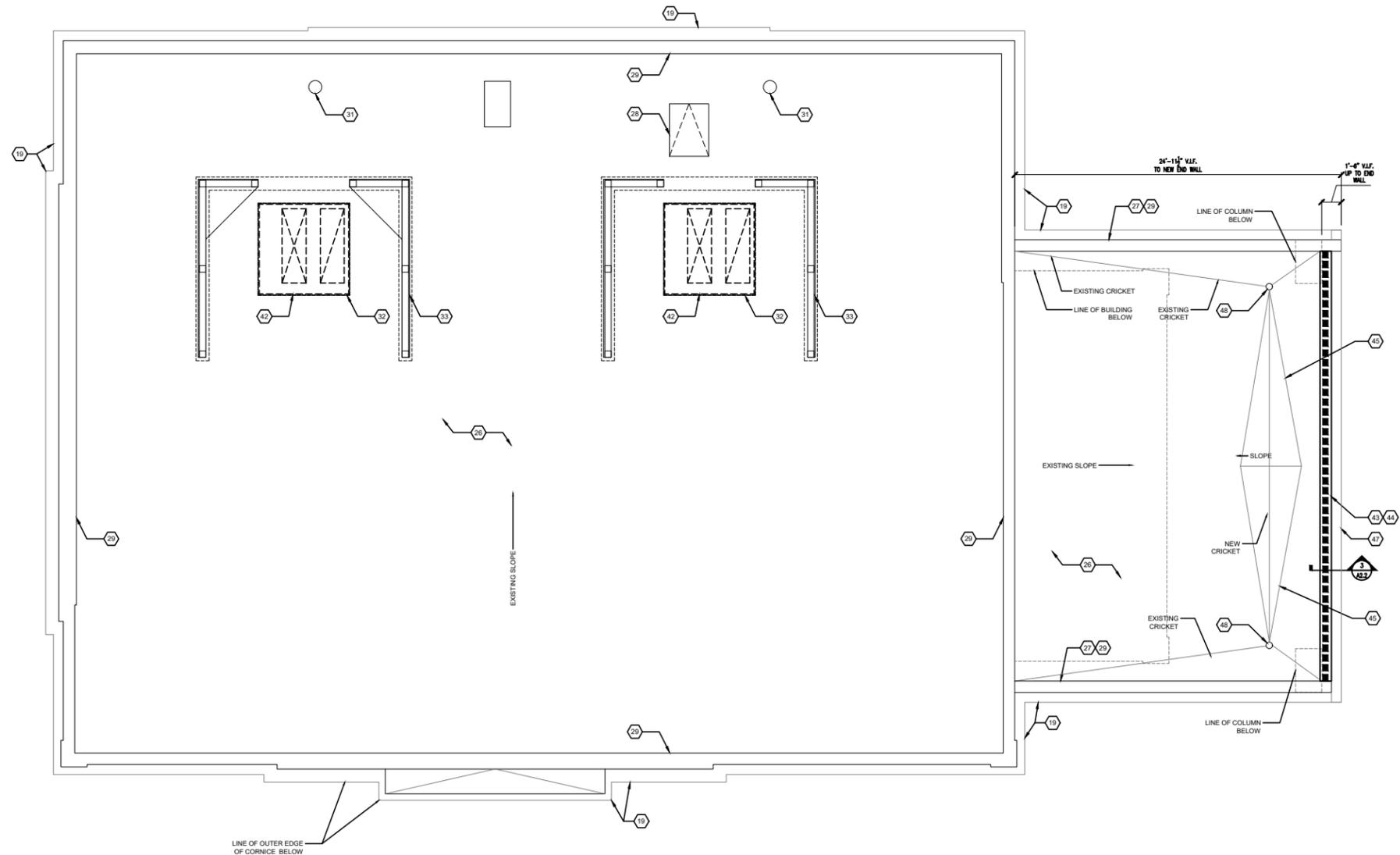


CONSTRUCTION KEY NOTES

- NOT USED.
- EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
- EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- NOT USED.
- EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
- EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN. SEE A0.1 FOR MORE INFORMATION.
- EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT. SEE A0.1 FOR MORE INFORMATION.
- EXISTING SPRINKLER SYSTEM TO REMAIN.
- NOT USED.
- EXISTING GAS SERVICES/METER TO REMAIN.
- EXISTING WATER SERVICES/METER TO REMAIN.
- EXISTING TRANSFORMER TO REMAIN.
- EXISTING WATER VALVE TO REMAIN.
- EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
- EXISTING ELECTRICAL PANEL TO REMAIN.
- EXISTING SPRINKLER RISER TO REMAIN.
- EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING CONCRETE PAD TO REMAIN.
- NOT USED.
- EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
- EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
- EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
- EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
- EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING ROOF HATCH TO REMAIN. NO WORK.
- EXISTING ROOF COPING TO REMAIN.
- EXISTING ROOF OVERFLOW TO REMAIN.
- EXISTING ROOF DRAIN TO REMAIN.
- EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
- EXISTING MECHANICAL SCREEN TO REMAIN.
- EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
- EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
- NOT USED.
- EXISTING LIGHT FIXTURE TO REMAIN.
- NOT USED.
- NOT USED.
- NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
- NOT USED.
- NOT USED.
- NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
- NEW PREFABRICATED ALUMINUM COPING, PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
- NEW PARAPET WALL, SEE DETAIL 3/A2.2.
- REMOVE CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
- NOT USED.
- NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
- EXISTING DOWNSPOUT TO REMAIN.
- NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
- NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

GENERAL CONSTRUCTION NOTES

- ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
- ALL ROUGH CARPENTRY TO BE EXTERIOR GRADE AND FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
- PARTITIONS ARE TO BE MARKED ON THE FLOOR FOR OWNER REP'S APPROVAL PRIOR TO INSTALLATION.
- ALL DRYWALL JOINTS AND CORNERS TO BE TAPED, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL REMOVE FROM TIME TO TIME AS DIRECTED, ALL RUBBISH AND DEBRIS AND UPON COMPLETION REMOVE ALL EQUIPMENT AND PERFORM FINAL CLEANING AS MAY BE NECESSARY TO LEAVE THE JOB READY FOR OCCUPANCY. G.C. SHALL DAILY REMOVE FROM THE SITE ALL COMBUSTIBLE BUILDING REFUSE INCLUDING BROKEN FORMS, SCRAP LUMBER, PAPER, ETC. ALL PACKING CASES, CRATES AND CARTONS IN WHICH CONSTRUCTION MATERIALS HAVE BEEN DELIVERED SHALL BE REMOVED IMMEDIATELY. THE BURNING OF REFUSE WILL NOT BE PERMITTED.
- CONTRACTOR TO PROVIDE MIN. 1/4 GA. BACKING STUDS AND/OR CONTINUOUS 1/4 GA. WIDE BACKING PLATE IN WALLS AND CEILING AS SHOWN FOR SUPPORT/BLOCKING OF MILLWORK, EQUIPMENT, SHELVING, ETC.
- DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBTURED AND READY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
- G.C. TO ENSURE THE FIRE SAFING MATERIAL ON STRUCTURAL MEMBERS ARE TO REMAIN INTACT AND UNALTERED DURING CONSTRUCTION. REPLACE AND REPAIR WITH EQUIVALENT FIRE SAFING MATERIAL IF DAMAGED DURING CONSTRUCTION.
- G.C. SHALL PRIME ALL GYPSUM BOARD WALLS WITHIN THE LEASED PREMISES. ALL WALLS TO BE PRIMED (1 COAT). VERIFY WITH LL.
- PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILING AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND OTHERWISE PROVIDED.
- GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIOVISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONTROL ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
- ALL FINISHES AND FINISH MATERIALS, COLOR OR TEXTURES SHALL BE VERIFIED BY OWNER PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
- THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
- NOT USED.
- GENERAL CONTRACTOR TO GRIND AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.
- ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
- NOT USED.
- GENERAL CONTRACTOR WILL FURNISH AND INSTALL ONE (1) 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A / 10BC) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAX. TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

NWS ARCHITECTS, INC.
architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2082 | www.nwsarchitects.com | F 312.332.9894

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION
302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE# 1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



SHEET TITLE

ROOF PLAN

SHEET NO.

A1.2

NWS JOB NO. 24-0077

REFLECTED CEILING PLAN SYMBOLS

- NEW CONSTRUCTION**
- GYPSUM BOARD CEILING TO REMAIN.
 - ACOUSTIC CEILING TILE/GRID TO REMAIN.
 - LIGHT FIXTURES TO REMAIN.
 - CEILING EQUIPMENT TO REMAIN.
 - EXIT SIGN TO REMAIN.

CONSTRUCTION KEY NOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
4. NOT USED.
5. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
6. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
7. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN, SEE A0.1 FOR MORE INFORMATION.
8. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT. SEE A0.1 FOR MORE INFORMATION.
9. EXISTING SPRINKLER SYSTEM TO REMAIN.
10. NOT USED.
11. EXISTING GAS SERVICES/METER TO REMAIN.
12. EXISTING WATER SERVICES/METER TO REMAIN.
13. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING, PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
44. NEW PARAPET WALL, SEE DETAIL 3/A2.2.
45. REMOVED CHIMNEY TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
48. EXISTING DOWNSPOUT TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

GENERAL CONSTRUCTION NOTES

1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
2. ALL ROUGH CARPENTRY TO BE EXTERIOR GRADE AND FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
3. PARTITIONS ARE TO BE MARKED ON THE FLOOR FOR OWNER REPS' APPROVAL PRIOR TO INSTALLATION.
4. ALL DRYWALL JOINTS AND CORNERS TO BE TAPED, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR SHALL REMOVE FROM TIME TO TIME AS DIRECTED, ALL RUBBISH AND DEBRIS AND UPON COMPLETION REMOVE ALL EQUIPMENT AND PERFORM FINAL CLEANING AS MAY BE NECESSARY TO LEAVE THE JOB READY FOR OCCUPANCY. G.C. SHALL DAILY REMOVE FROM THE SITE ALL COMBUSTIBLE BUILDING REFUSE INCLUDING BROKEN FORMS, SCRAP LUMBER, PAPER, ETC. ALL PACKING CASES, CRATES AND CARTONS IN WHICH CONSTRUCTION MATERIALS HAVE BEEN DELIVERED SHALL BE REMOVED IMMEDIATELY. THE BURNING OF REFUSE WILL NOT BE PERMITTED.
6. CONTRACTOR TO PROVIDE MIN. 1/4 GA. BACKING STUDS AND/OR CONTINUOUS 1/4 GA. WIDE BACKING PLATE IN WALLS AND CEILING AS SHOWN FOR SUPPORT/BLOCKING OF MILLWORK, EQUIPMENT, SHELVING, ETC.
7. DOORS USED IN CONNECTION WITH EXITS SHALL BE 50 ARRANGED AS TO REMAIN UNOBTAINED AND READY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
8. G.C. TO ENSURE THE FIRE SAFING MATERIAL ON STRUCTURAL MEMBERS ARE TO REMAIN INTACT AND UNALTERED DURING CONSTRUCTION. REPLACE AND REPAIR WITH EQUIVALENT FIRE SAFING MATERIAL IF DAMAGED DURING CONSTRUCTION.
9. G.C. SHALL PRIME ALL GYPSUM BOARD WALLS WITHIN THE LEASED PREMISES. ALL WALLS TO BE PRIMED (1 COAT). VERIFY WITH LL.
10. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILING AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND OTHERWISE PROVIDED.
11. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIOVISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.
12. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONTROL ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
13. ALL FINISHES AND FINISH MATERIALS, COLOR OR TEXTURES SHALL BE VERIFIED BY OWNER PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
14. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
15. NOT USED.
16. GENERAL CONTRACTOR TO CALCULATE AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.
17. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
18. NOT USED.
19. GENERAL CONTRACTOR WILL FURNISH AND INSTALL ONE (1) 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A / 10BC) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAX. TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.

NWS ARCHITECTS, INC.
architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2082 | www.nwsarchitects.com | F 312.332.9894

CONSULTANTS

LANDLORD/ OWNER:

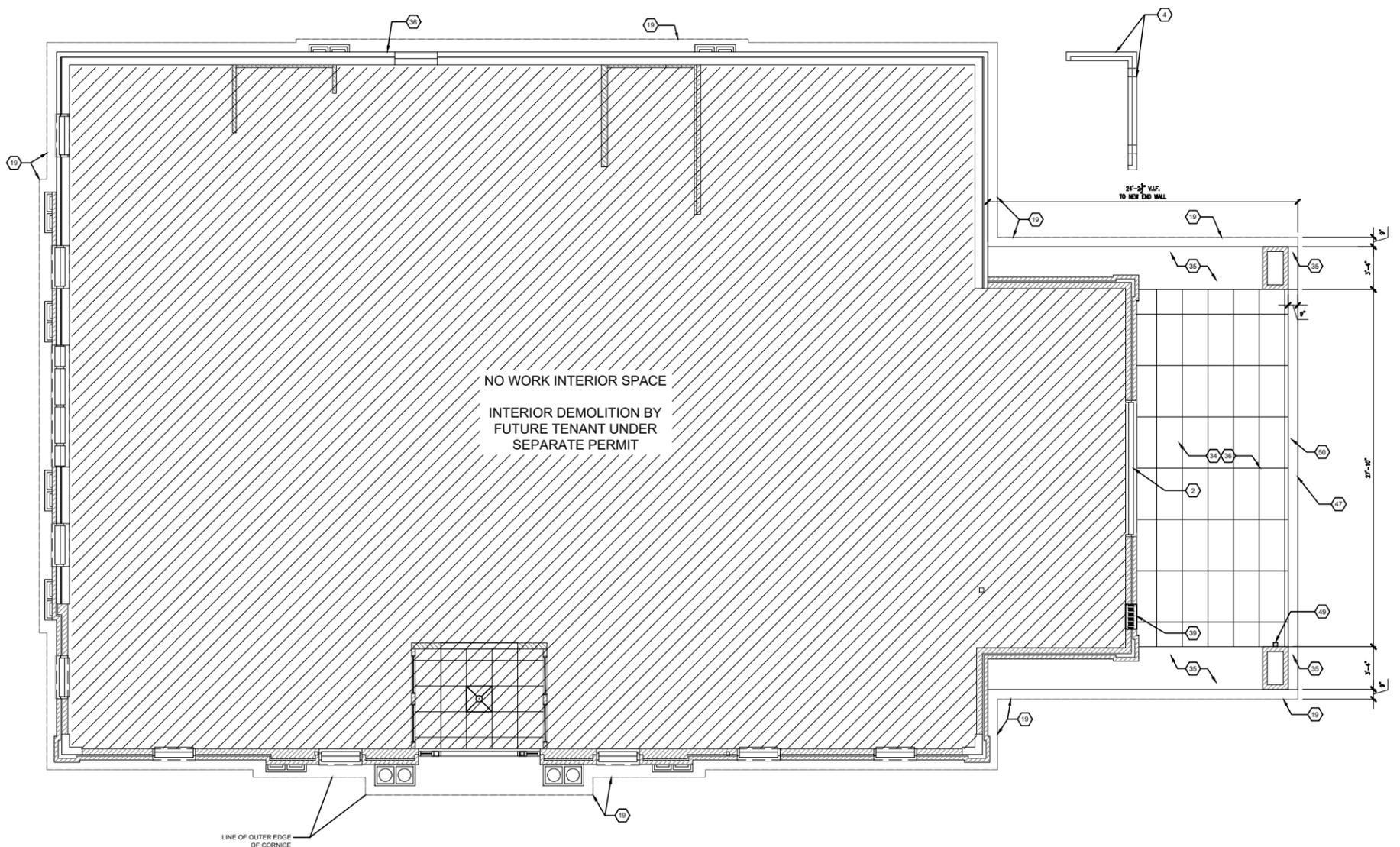
STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE# 1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024

NO.	DESCRIPTION	DATE
-----	-------------	------



DP: 11/30/2024

SHEET TITLE

REFLECTED CEILING PLAN

SHEET NO.

A1.3

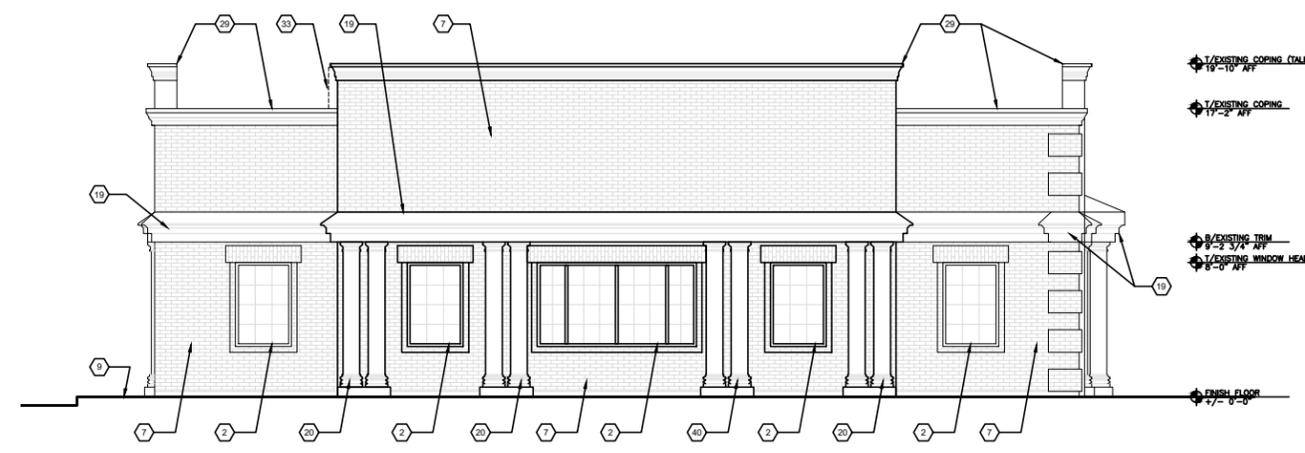
NWS JOB NO. 24-0077

CONSTRUCTION KEY NOTES

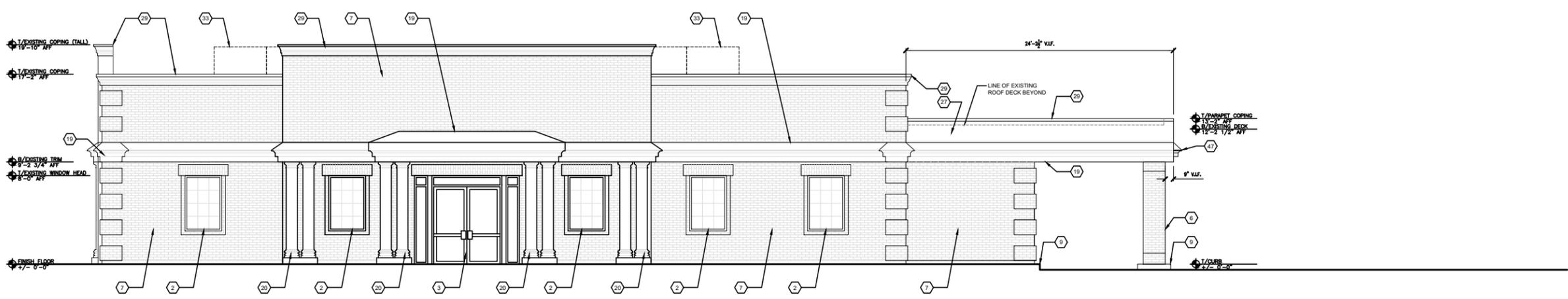
1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN, SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT. SEE A0.1 FOR MORE INFORMATION.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING, PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
44. NEW PARAPET WALL, SEE DETAIL 3/A2.2.
45. REWORK CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
48. EXISTING DOWNSPOUT TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

GENERAL CONSTRUCTION NOTES

1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
2. ALL ROUGH CARPENTRY TO BE EXTERIOR GRADE AND FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
3. PARTITIONS ARE TO BE MARKED ON THE FLOOR FOR OWNER REP'S APPROVAL PRIOR TO INSTALLATION.
4. ALL DRYWALL JOINTS AND CORNERS TO BE TAPED, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR SHALL REMOVE FROM TIME TO TIME AS DIRECTED, ALL RUBBISH AND DEBRIS AND UPON COMPLETION REMOVE ALL EQUIPMENT AND PERFORM FINAL CLEANING AS MAY BE NECESSARY TO LEAVE THE JOB READY FOR OCCUPANCY. G.C. SHALL DAILY REMOVE FROM THE SITE ALL COMBUSTIBLE BUILDING REFUSE INCLUDING BROKEN FORMS, SCRAP LUMBER, PAPER, ETC. ALL PACKING CASES, CRATES AND CARTONS IN WHICH CONSTRUCTION MATERIALS HAVE BEEN DELIVERED SHALL BE REMOVED IMMEDIATELY. THE BURNING OF REFUSE WILL NOT BE PERMITTED.
6. CONTRACTOR TO PROVIDE MIN. 16 GA. BACKING STUDS AND/OR CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING AS SHOWN FOR SUPPORT/BLOCKING OF MILLWORK, EQUIPMENT, SHELVING, ETC.
7. DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBTAINED AND READY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
8. G.C. TO ENSURE THE FIRE SAFING MATERIAL ON STRUCTURAL MEMBERS ARE TO REMAIN INTACT AND UNALTERED DURING CONSTRUCTION. REPLACE AND REPAIR WITH EQUIVALENT FIRE SAFING MATERIAL IF DAMAGED DURING CONSTRUCTION.
9. G.C. SHALL PRIME ALL GYPSUM BOARD WALLS WITHIN THE LEASED PREMISES. ALL WALLS TO BE PRIMED (1 COAT), VERIFY WITH LL.
10. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILING AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND OTHERWISE PROVIDED.
11. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIOVISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.
12. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONTROL ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
13. ALL FINISHES AND FINISH MATERIALS, COLOR OR TEXTURES SHALL BE VERIFIED BY OWNER PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
14. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
15. NOT USED.
16. GENERAL CONTRACTOR TO GALVANIZE AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.
17. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
18. NOT USED.
19. GENERAL CONTRACTOR WILL FURNISH AND INSTALL ONE (1) 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A / 10BC) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAX. TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NWS ARCHITECTS, INC.
architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2082 | www.nwsarchitects.com | F 312.332.9894

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE# 1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A2.1

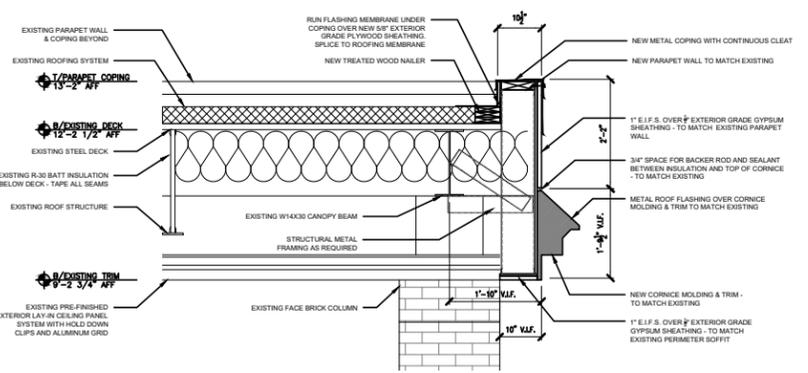
NWS JOB NO. 24-0077

CONSTRUCTION KEY NOTES

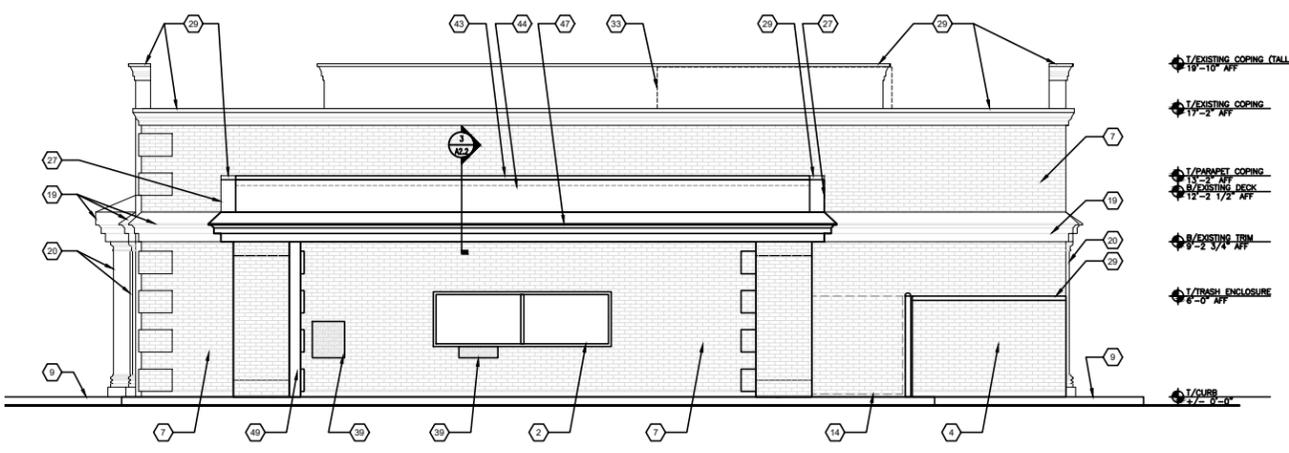
1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN, PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN, PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN, SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN, PATCH AS REQUIRED TO MATCH ADJACENT. SEE A0.1 FOR MORE INFORMATION.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
16. EXISTING ELECTRICAL PANEL TO REMAIN.
17. EXISTING SPRINKLER RISER TO REMAIN.
18. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN, PATCH AND REPAIR AS REQUIRED.
19. EXISTING DECORATIVE PANO TO REMAIN, PATCH AND REPAIR AS REQUIRED.
20. EXISTING CONCRETE PAD TO REMAIN.
21. NOT USED.
22. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
23. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
24. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
25. EXISTING ROOFING SYSTEM TO REMAIN, PATCH AS NEEDED TO MATCH EXISTING.
26. EXISTING PARAPET WALL TO REMAIN, PATCH AND REPAIR AS REQUIRED.
27. EXISTING ROOF HATCH TO REMAIN, NO WORK.
28. EXISTING WALL COPING TO REMAIN.
29. EXISTING ROOF OVERFLOW TO REMAIN.
30. EXISTING ROOF DRAIN TO REMAIN.
31. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN, THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
32. EXISTING MECHANICAL SCREEN TO REMAIN.
33. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
34. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
35. EXISTING LIGHT FIXTURE TO REMAIN.
36. NOT USED.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING, PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLORS.
44. NEW PARAPET WALL, SEE DETAIL 3/A2.2.
45. REWORK CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING, SEE DETAIL 3/A2.2.
48. EXISTING DOWNSPOUT TO REMAIN.
49. EXISTING SOFFIT CONSTRUCTION TO MATCH EXISTING, SEE DETAIL 3/A2.2.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING, SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING, SEE A0.1 FOR MORE INFORMATION.

GENERAL CONSTRUCTION NOTES

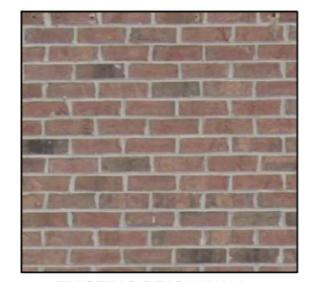
1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
2. ALL ROUGH CARPENTRY TO BE EXTERIOR GRADE AND FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
3. PARTITIONS ARE TO BE MARKED ON THE FLOOR FOR OWNER REP'S APPROVAL PRIOR TO INSTALLATION.
4. ALL DRYWALL JOINTS AND CORNERS TO BE TAPED, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR SHALL REMOVE FROM TIME TO TIME AS DIRECTED, ALL RUBBISH AND DEBRIS AND UPON COMPLETION REMOVE ALL EQUIPMENT AND PERFORM FINAL CLEANING AS MAY BE NECESSARY TO LEAVE THE JOB READY FOR OCCUPANCY. G.C. SHALL DAILY REMOVE FROM THE SITE ALL COMBUSTIBLE BUILDING REFUSE INCLUDING BROKEN FORMS, SCRAP LUMBER, PAPER, ETC. ALL PACKING CRATES, CRATES AND CARTONS IN WHICH CONSTRUCTION MATERIALS HAVE BEEN DELIVERED SHALL BE REMOVED IMMEDIATELY. THE BURNING OF REFUSE WILL NOT BE PERMITTED.
6. CONTRACTOR TO PROVIDE MIN. 1/4 GA. BACKING STUDS AND/OR CONTINUOUS 1/4 GA. WIDE BACKING PLATE IN WALLS AND CEILING AS SHOWN FOR SUPPORT/BLOCKING OF MILLWORK, EQUIPMENT, SHELVING, ETC.
7. DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBTAINED AND READY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
8. G.C. TO ENSURE THE FIRE SAFING MATERIAL ON STRUCTURAL MEMBERS ARE TO REMAIN INTACT AND UNALTERED DURING CONSTRUCTION. REPLACE AND REPAIR WITH EQUIVALENT FIRE SAFING MATERIAL IF DAMAGED DURING CONSTRUCTION.
9. G.C. SHALL PRIME ALL GYPSUM BOARD WALLS WITHIN THE LEASED PREMISES. ALL WALLS TO BE PRIMED (1 COAT), VERIFY WITH LL.
10. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILING AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND OTHERWISE PROVIDED.
11. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIOWISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.
12. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONTROL ALL FLOOR SINK, UNDERGROUND/OVERHEAD FLOORING AND ELECTRICAL STUB-UPS.
13. ALL FINISHES AND FINISH MATERIALS, COLOR OR TEXTURES SHALL BE VERIFIED BY OWNER PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
14. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
15. NOT USED.
16. GENERAL CONTRACTOR TO GASKET AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.
17. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
18. NOT USED.
19. GENERAL CONTRACTOR WILL FURNISH AND INSTALL ONE (1) 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A / 10BC) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAX. TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.



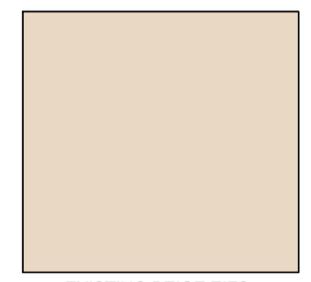
3 DETAIL
SCALE: 3/4" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

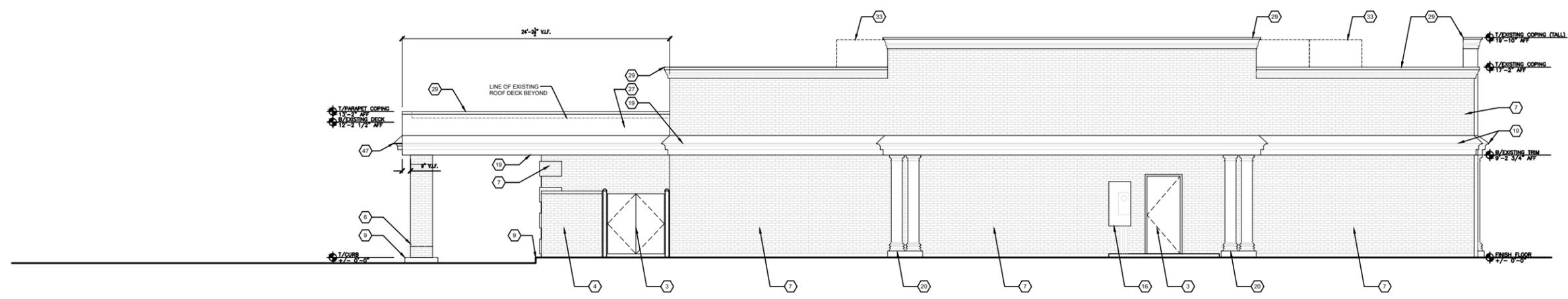


EXISTING BRICK WALL



EXISTING BEIGE EIFS WALL FINISH

4 MATERIAL SCHEME
SCALE: NTS





3
A2.3
EXISTING
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4
A2.3
MODIFIED
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



5
A2.3
MODIFIED FRONT
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

CONSTRUCTION KEY NOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELIS TO REMAIN. SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT. SEE A0.1 FOR MORE INFORMATION.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING, PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
44. NEW PARAPET WALL. SEE DETAIL 3/A2.2.
45. REMOVE CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
48. EXISTING DOWNSPOUT TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

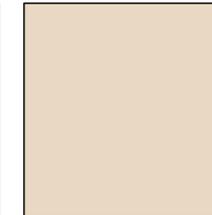


2
A2.3
EXTERIOR
COLOR ELEVATION
SCALE: 1/4" = 1'-0"

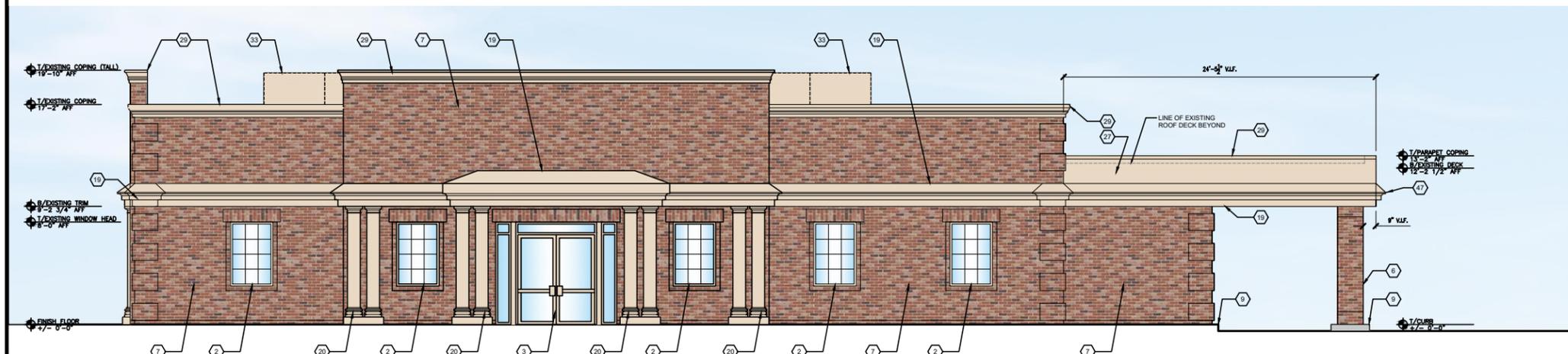
MATERIAL SWATCHES



EXISTING BRICK
WALL



EXISTING BEIGE
EIFS WALL FINISH



1
A2.3
EXTERIOR
COLOR ELEVATION
SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



DP: 11/30/2024

SHEET TITLE

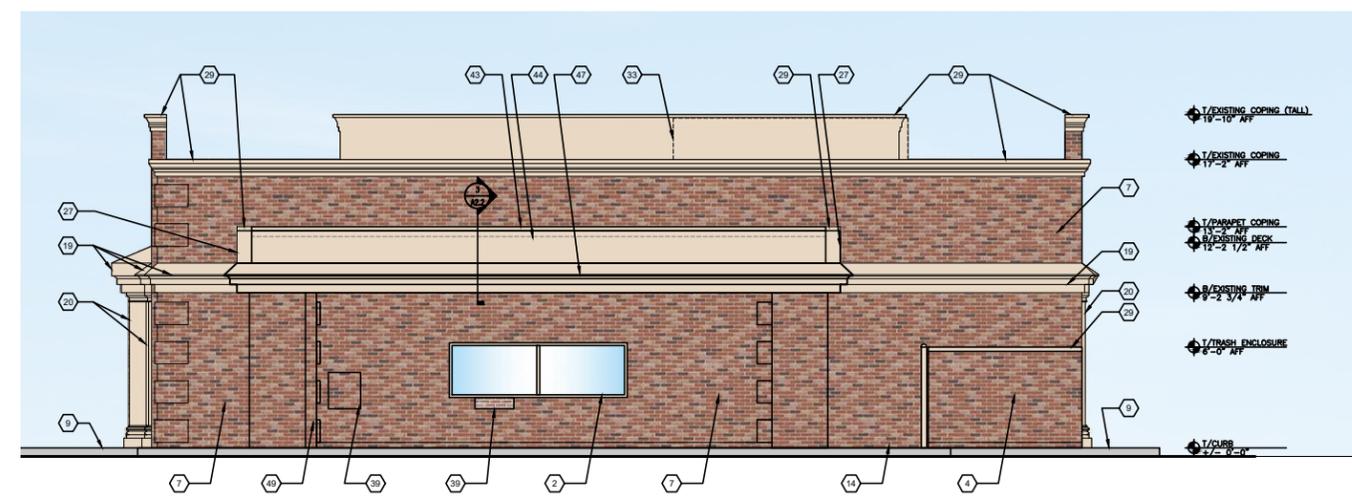
EXTERIOR
COLOR
ELEVATIONS

SHEET NO.

A2.3

CONSTRUCTION KEY NOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN. SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT. SEE A0.1 FOR MORE INFORMATION.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING. PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLORS.
44. NEW PARAPET WALL. SEE DETAIL 3/A2.2.
45. REMOVED CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
48. EXISTING DOWNSPOUT TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

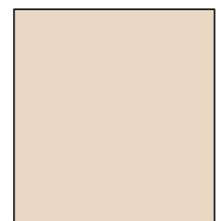


EXTERIOR COLOR ELEVATION
A2.4 SCALE: 1/4" = 1'-0"

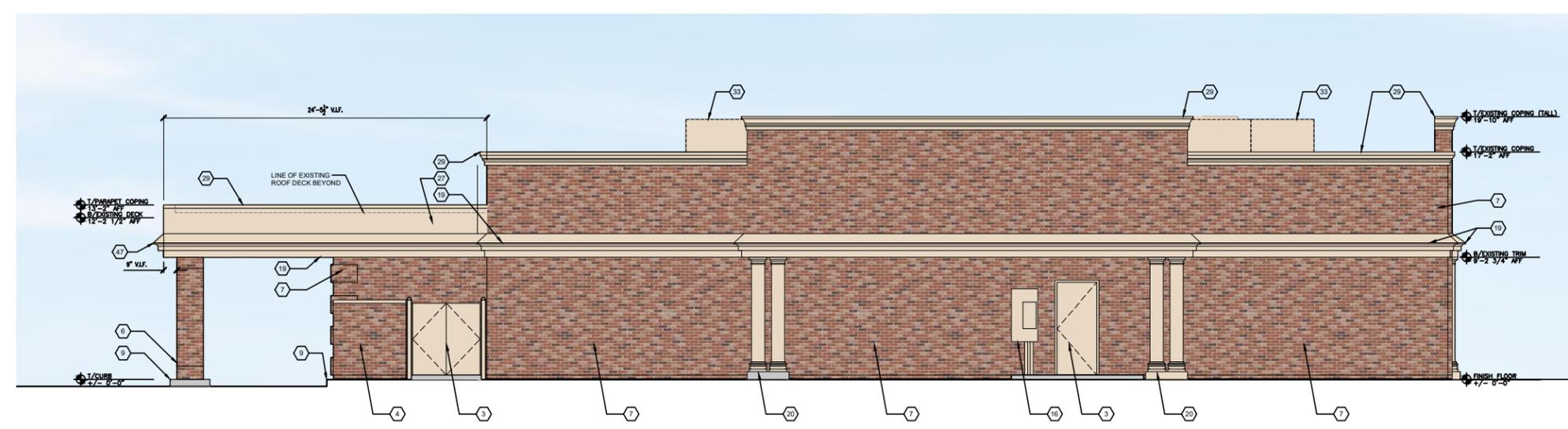
MATERIAL SWATCHES



EXISTING BRICK WALL



EXISTING BEIGE EIFS WALL FINISH



EXTERIOR COLOR ELEVATION
A2.4 SCALE: 1/4" = 1'-0"

NWS ARCHITECTS, INC.
architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2082 | www.nwsarchitects.com | F 312.332.9894

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE# 1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



DP: 11/30/2024

SHEET TITLE

EXTERIOR COLOR ELEVATIONS

SHEET NO.

A2.4



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2062 | www.nwsarchitects.com | F 312.332.9684

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

**RED TOP PLAZA
SPACE # 1366**

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

GENERAL NOTES

1. ACCESSIBLE PARKING STALLS SHALL BE 16 FEET WIDE WHICH INCLUDES EITHER 5 FOOT OR 8 FOOT WIDE AISLE. THE ACCESSIBLE PARKING AISLE STRIPS SHALL BE PAINTED YELLOW. (2018 IAC 502.2 & 502.3.3)
2. ACCESSIBLE PARKING SIGNS SHALL BE LOCATED NO MORE THAN 6 FEET FROM THE FRONT OF THE PARKING STALL AND A MINIMUM OF 5 FEET TO A MAXIMUM OF 9 FEET FROM FINISHED GRADE TO BOTTOM OF R7-8 SIGN. SIGNS SHALL BE AN R7-8 TYPE WITH A \$250 FINE SIGN BELOW. SIGNS SHALL BE CENTERED ON THE PARKING STALL. (2018 IAC 502.6)
3. THE ACCESSIBLE AISLE AND PARKING STALL SHALL HAVE A MINIMUM 1:48 (2%) SURFACE SLOPE. (2018 IAC 502.4)
4. PER STATE OF ILLINOIS LAW: BEFORE DIGGING, CALL JULIE (811) OR 1-800-882-0123 FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER TRAFFIC CONTROL AND SAFE PROTECTION OF THE WORK SITE AT ALL TIMES. CONSTRUCTION STAGING OR STORAGE IN ANY PUBLIC RIGHT-OF-WAY IS PROHIBITED.
6. ALL WORK SHALL COMPLY WITH THE APPROVED DRAWINGS AND DOCUMENTS. FINISHED WORK SHALL MAINTAIN THE EXISTING GROUND ELEVATIONS AND DRAINAGE PATTERNS; ANY EXCESS SPILLS OR MATERIALS SHALL BE REMOVED FROM THE SITE.
7. NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) IS AUTHORIZED UNDER THIS PERMIT. THE CONTRACTOR SHALL OBTAIN FURTHER AUTHORIZATION PRIOR TO BEGINNING ANY WORK THAT IS NOT INDICATED ON THE APPROVED DOCUMENTS.
8. DOWNSPOUTS - NO DOWNSPOUT EXTENSIONS ARE PROPOSED OR AUTHORIZED. ALL ROOF DOWNSPOUTS SHALL DISCHARGE ON GRADE IN THE FRONT, REAR, OR CORNER SIDE YARD DIRECTION AS DEFINED BY THE LIBERTYVILLE ZONING CODE WITH A MAXIMUM EXTENSION OF 5' FROM THE STRUCTURE AND NO CLOSER THAN 5' FROM ANY PROPERTY LINE. ANY MODIFICATIONS SHALL BE APPROVED BY THE VILLAGE ENGINEER. (LMC 20-35-108)
9. SOIL EROSION AND SEDIMENT CONTROL (SE/SC) - THE APPLICANT / CONTRACTOR SHALL PROVIDE ANY APPROPRIATE SE/SC MEASURES AS NECESSARY DURING THE WORK (E.G. INLET PROTECTION) AND SHALL PROMPTLY ADDRESS ANY SE/SC ISSUES. ANY AREA(S) OF DISTURBANCE SHALL BE RESTORED AND PERMANENTLY STABILIZED (E.G. SEED GROWTH OR SOO).
10. NO ADDITION OF IMPERVIOUS SURFACE AREA ON THE PROPERTY IS AUTHORIZED BY THIS PERMIT. BASED ON THE PROPOSED PLANS, THE PROJECT WILL NOT CHANGE THE IMPERVIOUS SURFACE AREA TOTAL ON THIS PROPERTY. THEREFORE, STORMWATER DETENTION IS NOT REQUIRED IN ACCORDANCE WITH THE VILLAGE'S APPENDIX P STORMWATER MANAGEMENT REGULATIONS. COMPLETE APPENDIX P INFORMATION IS AVAILABLE ON THE VILLAGE WEBSITE.
11. ENGINEERING DIVISION INSPECTIONS REQUIRED - CONTRACTOR SHALL CALL (847) 918-2020 OR (847) 918-2000, 24 HOURS IN ADVANCE OF WORK TO ARRANGE THE REQUIRED ENGINEERING DIVISION INSPECTIONS. A FINAL INSPECTION IS REQUIRED.
12. PROVIDE A TEMPORARY SURFACE IRRIGATION SYSTEM AND REMOVE ONE YEAR AFTER INSTALLATION OR AS SOON AS PLANTS ARE FULLY ESTABLISHED.
13. ALL LANDSCAPING TO MEET VILLAGE OF LIBERTYVILLE CODE OR ORDINANCES AND TENANT'S REQUIREMENTS.
14. TRASH ENCLOSURE TO MEET VILLAGE OF LIBERTYVILLE CODE OF ORDINANCES.
15. ARCHITECTURAL SITE PLAN IS PROVIDED FOR REFERENCE ONLY.

ARCHITECTURAL SITE PLAN KEY NOTES

1. EXISTING CONCRETE CURB.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING ASPHALT PAVEMENT.
4. EXISTING LANDSCAPING AREA.
5. EXISTING YELLOW PAINT STRIPING.
6. EXISTING ACCESSIBLE RAMP.
7. EXISTING ACCESSIBLE PARKING SIGNAGE.
8. EXISTING CONCRETE SLAB.
9. EXISTING TRASH ENCLOSURE.
10. EXISTING MONUMENTAL SIGN.
11. PROPOSED CONCRETE CURB, CURB CONSTRUCTION TO MATCH EXISTING.
12. PROPOSED LANDSCAPING AREA AS ZONED BY LOCAL ZONING CODE. PROPOSED LANDSCAPE AREA TO BE MORE THAN 10% OF THE PROPOSED PARKING AREA.
13. PROPOSED ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING.
14. PROPOSED SHADE TREE: TREE TO HAVE A MINIMUM TRUNK SIZE OF 3 INCH IN DIAMETER AND PLANT NO CLOSER THAN 20 FEET FROM ANY OTHER SHADE TREE.
15. PROPOSED YELLOW PAINT STRIPING, STRIPING TO MATCH EXISTING STYLE.
16. EXISTING CONCRETE PAD TO REMAIN.
17. EXISTING ACCESSIBLE PARKING SPACE AND AISLE TO REMAIN.
18. NEW RESERVED PARKING SIGN.
19. NEW "DO NOT ENTER" SIGN.
20. NEW PARKING AREA TO BE PLACED TO PREVENT PONDING OF STORMWATER.
21. REMOVE EXISTING "NO RIGHT TURN" SIGN.
22. NEW "NO PARKING" STRIPING.
23. NEW RESERVED PARKING AREA.

PARKING & LANDSCAPING REQUIREMENTS

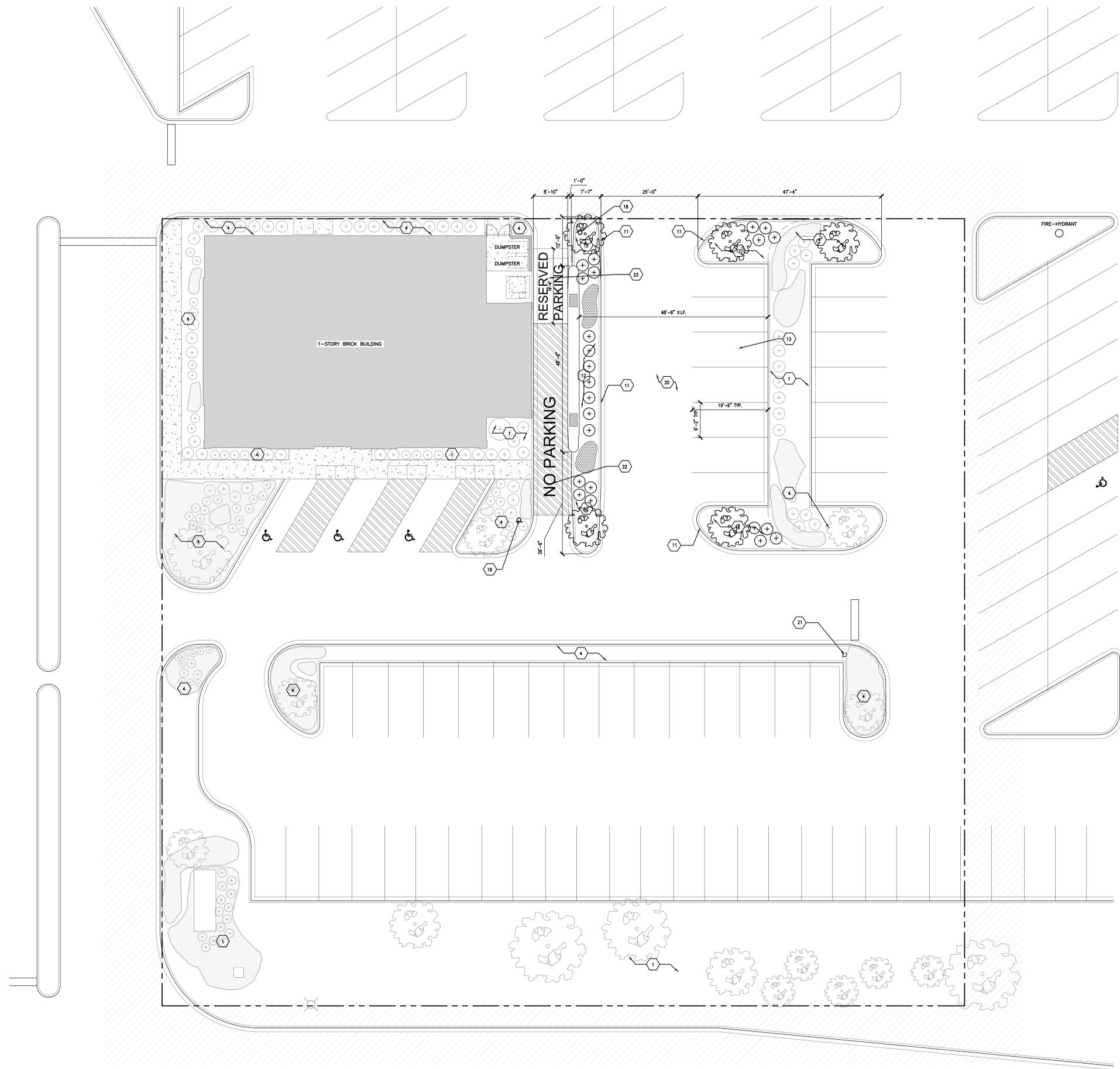
TOTAL PARKING SPACES: 54 SPACES
 NEW PARKING SPACES: 7 SPACES
 EXISTING PARKING SPACES: 47 SPACES

FOR 51 TO 75 PARKING SPACES,
 REQUIRED ACCESSIBLE PARKING SPACES: 3 SPACES
 PROVIDED ACCESSIBLE PARKING SPACES: 3 SPACES

TOTAL NEW PARKING AREA: 2,721 SF

PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS:
 1) INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST 10% OF THE NEW AREA OF THE PARKING LOT = 2,721 SF x 10% = 273 SF.
 2) INTERIOR LANDSCAPING SHALL CONSIST OF TREE PLANTING ISLANDS WITH A MINIMUM AREA OF 171 SF AND A MINIMUM WIDTH OF 9 FT, MEASURED FROM BACK OF CURB TO BACK OF CURB.
 3) 1 SHADE TREE HAVING A MINIMUM TRUNK SIZE OF 3 INCHES IN DIAMETER SHALL BE INCLUDED FOR EVERY 171 SF OF TREE PLANTING ISLANDS. HOWEVER, AT NO TIME SHALL A SHADE TREE TO BE PLANTED CLOSER THAN 20 FT TO ANY OTHER SHADE TREE. THE REMAINING AREA OF SUCH ISLANDS SHALL CONSIST OF GROUND COVER OR DECORATIVE PAVING MATERIAL.

PROVIDE NEW INTERIOR LANDSCAPING AREA: 273 SF
 PROVIDED NUMBER OF SHADE TREE: 2 TREES



ARCHITECTURAL SITE PLAN
 SCALE: 3/32" = 1'-0"

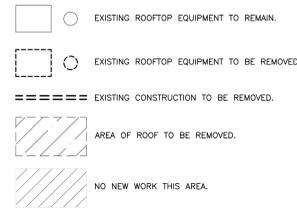
NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



SHEET TITLE
**ARCHITECTURAL
 SITE PLAN**

SHEET NO.
A0.1

DEMOLITION ROOF SYMBOLS



DEMOLITION KEYNOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
4. EXISTING TRASH ENCLOSURE TO REMAIN.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. NOT USED.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
10. NOT USED.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. NOT USED.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. NOT USED.
24. NOT USED.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING OVERHANG/CANOPY TO REMAIN.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. NOT USED.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. NOT USED.
35. EXISTING CEILING CONSTRUCTION TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NOT USED.
40. REMOVE EXISTING BANKING EQUIPMENT.
41. NOT USED.
42. REMOVE EXISTING NIGHT DEPOSIT BOX.
43. NOT USED.
44. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
45. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
46. REMOVE EXISTING CONCRETE SLAB, COMPACTED STONE BASE, AND EXCAVATE EXISTING SOILS AS REQUIRED FOR NEW ASPHALT PAVING.
47. REMOVE EXISTING CURB.
48. REMOVE PORTION OF EXISTING CANOPY AND COLUMN.
49. REMOVE EXISTING BOLLARD AND DRIVE-THRU ATM SYSTEM.
50. REMOVE PART OF EXISTING CANOPY'S ROOFING SYSTEM. SEE GENERAL DEMOLITION NOTE #3.
51. REMOVE EXISTING ROOFTOP UNIT FOR INSTALLATION OF NEW (BY LL). CAP AND SEAL UNIVERSAL CURB OPENING AS NECESSARY.
52. REMOVE PART OF EXISTING WALL COPING AND PARAPET BLOCKING.
53. EXISTING ROOF DRAIN TO BE REMOVED AND RELOCATED.
54. REMOVE EXISTING SUSPENDED CEILING SYSTEM INCLUDING ASSOCIATED CEILING FIXTURES.
55. REMOVE EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES.
56. REMOVE EXISTING LIGHT FIXTURES IN THIS AREA. BALANCE OF REMAINING LIGHT FIXTURES TO REMAIN ACTIVE.
57. NOT USED.
58. REMOVE EXISTING SIGNAGE.
59. REMOVE PART OF EXISTING CORNICE/OVERHANG/PROJECTION. SEE GENERAL DEMOLITION NOTE #3. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
60. EXISTING DOWNSPOUT TO REMAIN.
61. EXISTING CRICKET TO BE REWORKED TO PROVIDE DRAINAGE.

GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS ARE SCOPE DOCUMENTS AND MAY NOT NECESSARILY INDICATE ALL WORK REQUIRED TO ACHIEVE THE DESIGN INTENT. THE G.C. SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTAL OF BID, AND SHALL INCLUDE ALL NECESSARY ITEMS TO COMPLETE THE DESIGN INTENTION OF THESE DRAWINGS. THE G.C. SHALL REVIEW ALL THE CONST. DOC'S FOR ADDITIONAL DEMOLITION NOTES. PATCH AND REPAIR ALL EXISTING SURFACES AS REQ'D TO MATCH ADJACENT EXISTING AND/OR NEW FINISH.
2. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION OBTAINED FROM A SITE SURVEY AND/OR AS-BUILT DRAWINGS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO WORK & NOTIFY ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING. WORK IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL SYSTEMS (EXCEPT AS NOTED).
3. CONTRACTOR IS RESPONSIBLE FOR THE ENGINEERING OF ACTUAL SHORING AND BRACING OF THE EXISTING STRUCTURE AND ROOF DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PERIOD. THE SHORING AND BRACING TO BE CERTIFIED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
4. IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. DO NOT DISTURB; IMMEDIATELY NOTIFY THE OWNER. OWNER WILL REMOVE, OR HAVE REMOVED, HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT.
5. DEMOLITION INCLUDES COMPLETE REMOVAL, DISPOSAL OR SAVINGS OF SPECIFIED WORK.
6. SUBMIT PROPOSED METHODS AND OPERATION OF DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUTOFF, CAPPING AND CONTRIBUTION OF UTILITY SERVICES AS REQUIRED.
7. ANY DAMAGE TO EXISTING EXTERIOR WALKS BY G.C. ARE TO BE REPAIRED BY THE G.C. AT THE G.C.'S SOLE EXPENSE.
8. KEEP FIRE EXITS UNOBSTRUCTED AND AVAILABLE FOR USE AT ALL TIMES DURING DEMOLITION.
9. DISPOSE ALL SALVAGED SURPLUS BUILDING MATERIALS, HARDWARE, DOOR FRAMES, FIRE EXTINGUISHERS, WINDOW BLINDS, LIGHT FIXTURES, DRAPES, CARPET, ETC., NOT INDICATED TO BE RELOCATED OR REUSED.
10. REMOVE EXISTING PARTITIONS, BUILT-INS, DOORS, ETC., SHOWN DASHED ON PLAN. PATCH AND REPAIR AS REQ'D. ALL ADJACENT SURFACES TO REMAIN.
11. SWEEP AND VACUUM THE FLOOR AFTER PATCHING AND DEBRIS REMOVAL. DO NOT USE AN OIL BASED SWEEPING COMPOUND. ALL AREAS TO BE CLEAN.
12. PATCH ALL PENETRATIONS, FINISH TO MATCH ADJ. SUBSTRATE AS REQ'D. MAINTAIN 1 HOUR RATING AT DEMISING WALL.
13. MECHANICAL, PLUMBING, ELECTRICAL, AND TELEPHONE SYSTEMS DELETED BY NEW CONSTRUCTION SHALL BE REMOVED TO FURTHEST TERMINATION POINT U.N.O.
14. EXIST. ELECTRICAL DEVICES THAT ARE MADE NON-USABLE BY NEW CONSTRUCTION, SHALL BE REMOVED AND OPENINGS PATCHED AND REPAIRED TO MATCH ADJ. MATERIALS AND FINISHES.
15. ALL EXTERIOR OPENINGS LEFT DUE TO DEMOLITION ARE TO BE FILLED OR COVERED WITH SECURE, WEATHER TIGHT TEMPORARY PARTITIONS.
16. G.C. TO VERIFY ROUGH OPENINGS AND LOCATION ON PLANS. REQ'D FOR INSTALLATION OF NEW FOUNDATIONS AND CUTTING OF ALL OTHER OPENINGS.
17. REMOVE ALL EXPOSED OR UNCOVERED PIPING AND CONDUIT ABOVE THE SLAB COMPLETELY DUE TO DEMOLITION WORK.

NWS ARCHITECTS, INC.
architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2062 | www.nwsarchitects.com | F 312.332.8684

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE# 1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



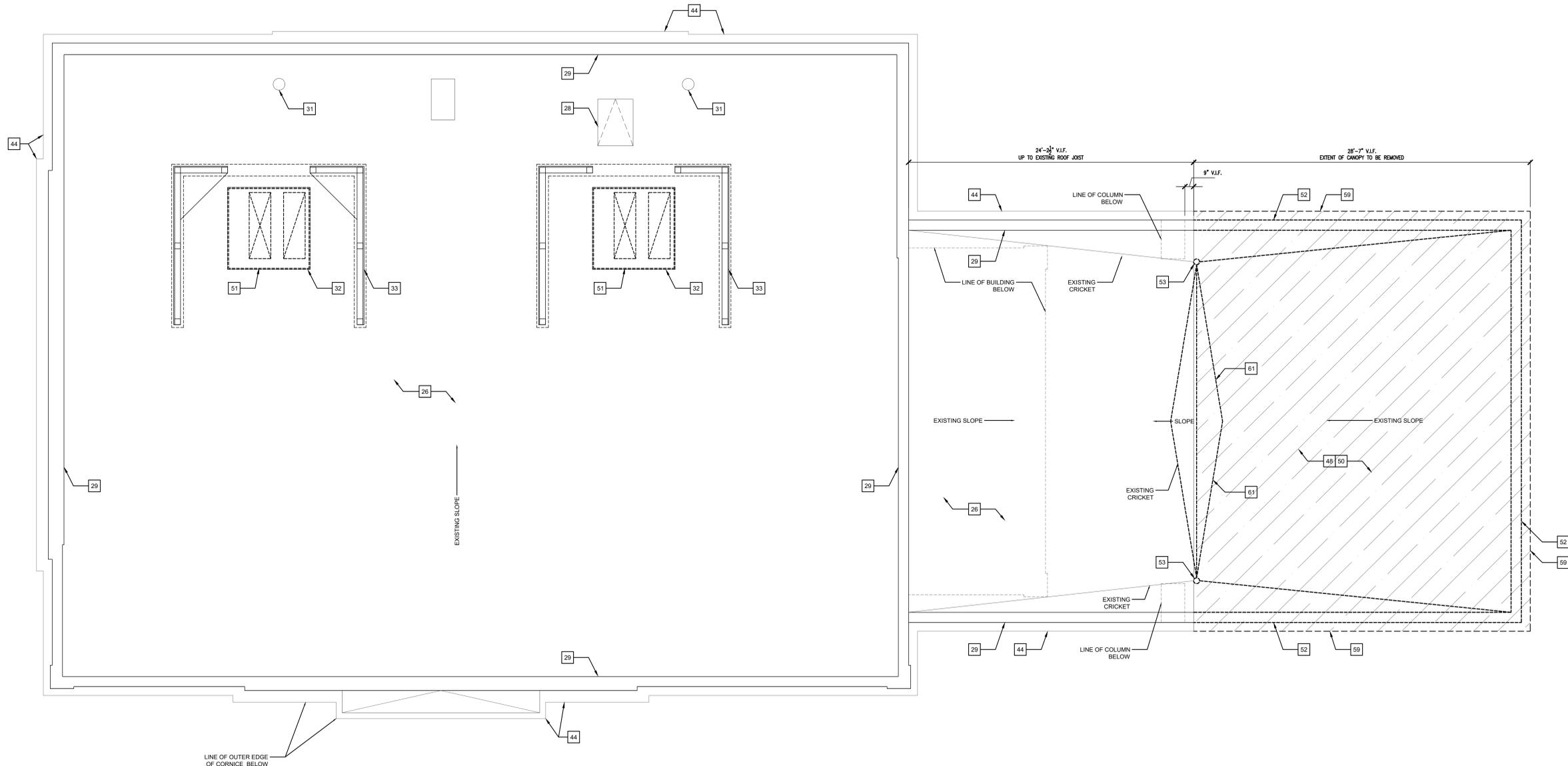
SHEET TITLE

DEMOLITION ROOF PLAN

SHEET NO.

AD1.2

NWS JOB NO. 24-0077



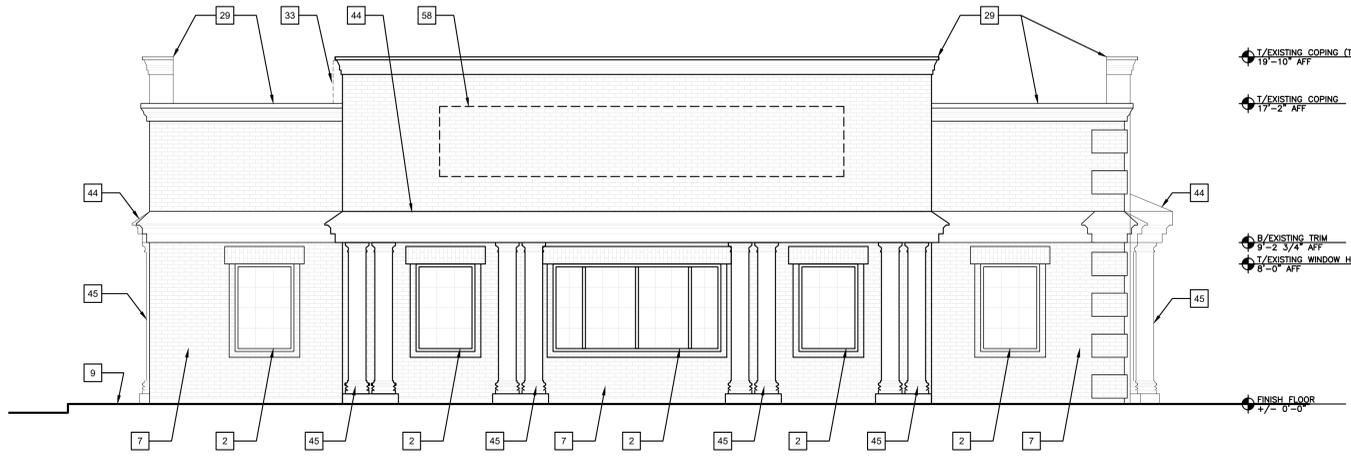
1 DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES

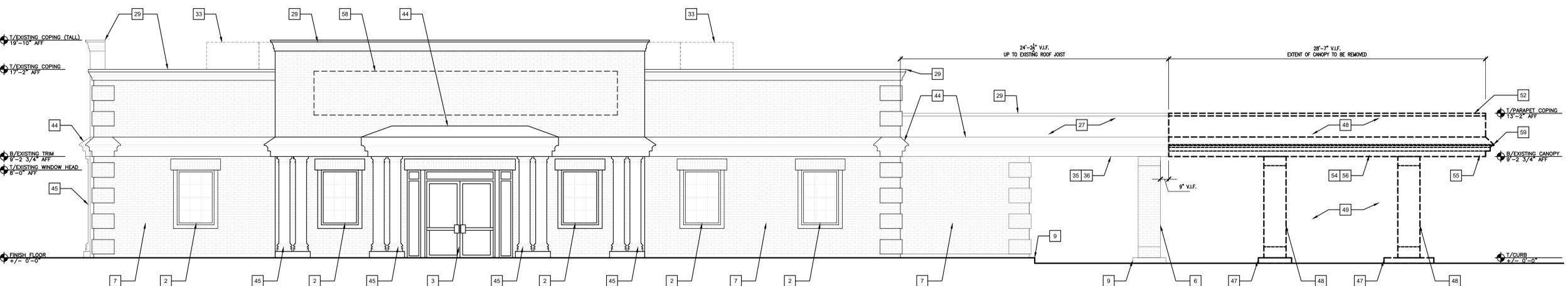
1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
4. EXISTING TRASH ENCLOSURE TO REMAIN.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. NOT USED.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
10. NOT USED.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. NOT USED.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. NOT USED.
24. NOT USED.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING OVERHANG/CANOPY TO REMAIN.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. NOT USED.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. NOT USED.
35. EXISTING CEILING CONSTRUCTION TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NOT USED.
40. REMOVE EXISTING BANKING EQUIPMENT.
41. NOT USED.
42. REMOVE EXISTING NIGHT DEPOSIT BOX.
43. NOT USED.
44. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
45. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
46. REMOVE EXISTING CONCRETE SLAB, COMPACTED STONE BASE, AND EXCAVATE EXISTING SOILS AS REQUIRED FOR NEW ASPHALT PAVING.
47. REMOVE EXISTING CURB.
48. REMOVE PORTION OF EXISTING CANOPY AND COLUMN.
49. REMOVE EXISTING BOLLARD AND DRIVE-THRU ATM SYSTEM.
50. REMOVE PART OF EXISTING CANOPY'S ROOFING SYSTEM. SEE GENERAL DEMOLITION NOTE #3.
51. REMOVE EXISTING ROOFTOP UNIT FOR INSTALLATION OF NEW (BY LL). CAP AND SEAL UNIVERSAL CURB OPENING AS NECESSARY.
52. REMOVE PART OF EXISTING WALL COPING AND PARAPET BLOCKING.
53. EXISTING ROOF DRAIN TO BE REMOVED AND RELOCATED.
54. REMOVE EXISTING SUSPENDED CEILING SYSTEM INCLUDING ASSOCIATED CEILING FIXTURES.
55. REMOVE EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES.
56. REMOVE EXISTING LIGHT FIXTURES IN THIS AREA. BALANCE OF REMAINING LIGHT FIXTURES TO REMAIN ACTIVE.
57. NOT USED.
58. REMOVE EXISTING SIGNAGE.
59. REMOVE PART OF EXISTING CORNICE/OVERHANG/PROJECTION. SEE GENERAL DEMOLITION NOTE #3. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
60. EXISTING DOWNSPOUT TO REMAIN.
61. EXISTING CROCKET TO BE REWORKED TO PROVIDE DRAINAGE.

GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS ARE SCOPE DOCUMENTS AND MAY NOT NECESSARILY INDICATE ALL WORK REQUIRED TO ACHIEVE THE DESIGN INTENT. THE G.C. SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTAL OF BID, AND SHALL INCLUDE ALL NECESSARY ITEMS TO COMPLETE THE DESIGN INTENTION OF THESE DRAWINGS. THE G.C. SHALL REVIEW ALL THE CONST. DOC'S FOR ADDITIONAL DEMOLITION NOTES. PATCH AND REPAIR ALL EXISTING SURFACES AS REQ'D TO MATCH ADJACENT EXISTING AND/OR NEW FINISH.
2. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION OBTAINED FROM A SITE SURVEY AND/OR AS-BUILT DRAWINGS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO WORK & NOTIFY ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING. WORK IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL SYSTEMS (EXCEPT AS NOTED).
3. CONTRACTOR IS RESPONSIBLE FOR THE ENGINEERING OF ACTUAL SHORING AND BRACING OF THE EXISTING STRUCTURE AND ROOF DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PERIOD. THE SHORING AND BRACING TO BE CERTIFIED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
4. IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. DO NOT DISTURB; IMMEDIATELY NOTIFY THE OWNER. OWNER WILL REMOVE, OR HAVE REMOVED, HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT.
5. DEMOLITION INCLUDES COMPLETE REMOVAL, DISPOSAL OR SAVINGS OF SPECIFIED WORK.
6. SUBMIT PROPOSED METHODS AND OPERATION OF DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUTOFF, CAPPING AND CONTRIBUTION OF UTILITY SERVICES AS REQUIRED.
7. ANY DAMAGE TO EXISTING EXTERIOR WALKS BY G.C. ARE TO BE REPAIRED BY THE G.C. AT THE G.C.'S SOLE EXPENSE.
8. KEEP FIRE EXITS UNOBSSTRUCTED AND AVAILABLE FOR USE AT ALL TIMES DURING DEMOLITION.
9. DISPOSE ALL SALVAGED SURPLUS BUILDING MATERIALS, HARDWARE, DOOR FRAMES, FIRE EXTINGUISHERS, WINDOW BLINDS, LIGHT FIXTURES, DRAPES, CARPET, ETC., NOT INDICATED TO BE RELOCATED OR REUSED.
10. REMOVE EXISTING PARTITIONS, BUILT-INS, DOORS, ETC., SHOWN DASHED ON PLAN. PATCH AND REPAIR AS REQ'D. ALL ADJACENT SURFACES TO REMAIN.
11. SWEEP AND VACUUM THE FLOOR AFTER PATCHING AND DEBRIS REMOVAL. DO NOT USE AN OIL BASED SWEEPING COMPOUND. ALL AREAS TO BE CLEAN.
12. PATCH ALL PENETRATIONS, FINISH TO MATCH ADJ. SUBSTRATE AS REQ'D. MAINTAIN 1 HOUR RATING AT DEMISING WALL.
13. MECHANICAL, PLUMBING, ELECTRICAL, AND TELEPHONE SYSTEMS DELETED BY NEW CONSTRUCTION SHALL BE REMOVED TO FURTHEST TERMINATION POINT U.N.O.
14. EXIST. ELECTRICAL DEVICES THAT ARE MADE NON-USABLE BY NEW CONSTRUCTION, SHALL BE REMOVED AND OPENINGS PATCHED AND REPAIRED TO MATCH ADJ. MATERIALS AND FINISHES.
15. ALL EXTERIOR OPENINGS LEFT DUE TO DEMOLITION ARE TO BE FILLED OR COVERED WITH SECURE, WEATHER TIGHT TEMPORARY PARTITIONS.
16. G.C. TO VERIFY ROUGH OPENINGS AND LOCATION ON PLANS. REQ'D FOR INSTALLATION OF NEW FOUNDATIONS AND CUTTING OF ALL OTHER OPENINGS.
17. REMOVE ALL EXPOSED OR UNCOVERED PIPING AND CONDUIT ABOVE THE SLAB COMPLETELY DUE TO DEMOLITION WORK.



2 DEMOLITION EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 DEMOLITION EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE #1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



DEMOLITION EXTERIOR ELEVATIONS

SHEET TITLE

SHEET NO.

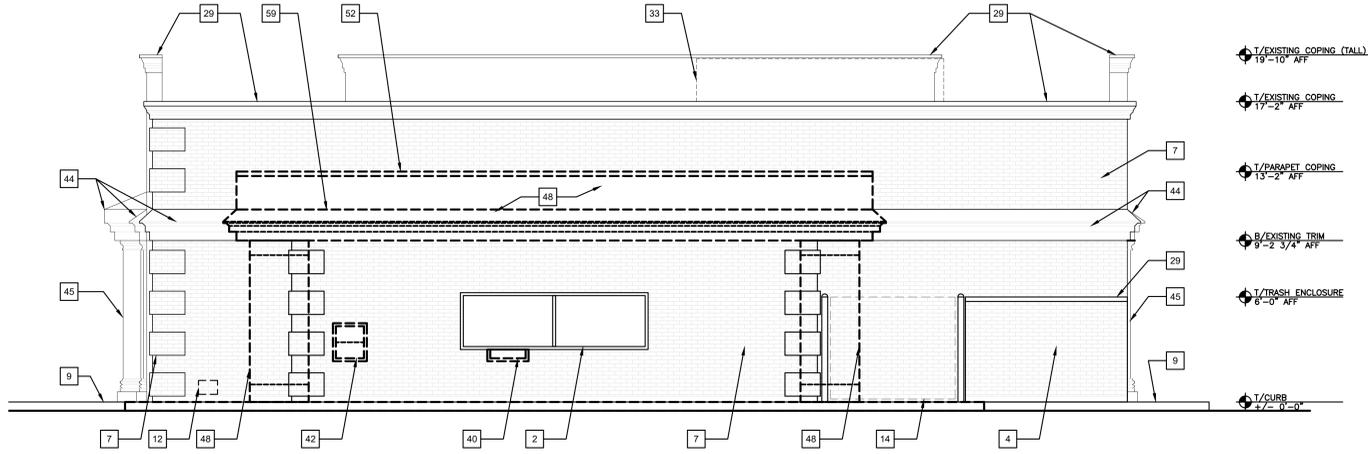
AD2.1

DEMOLITION KEYNOTES

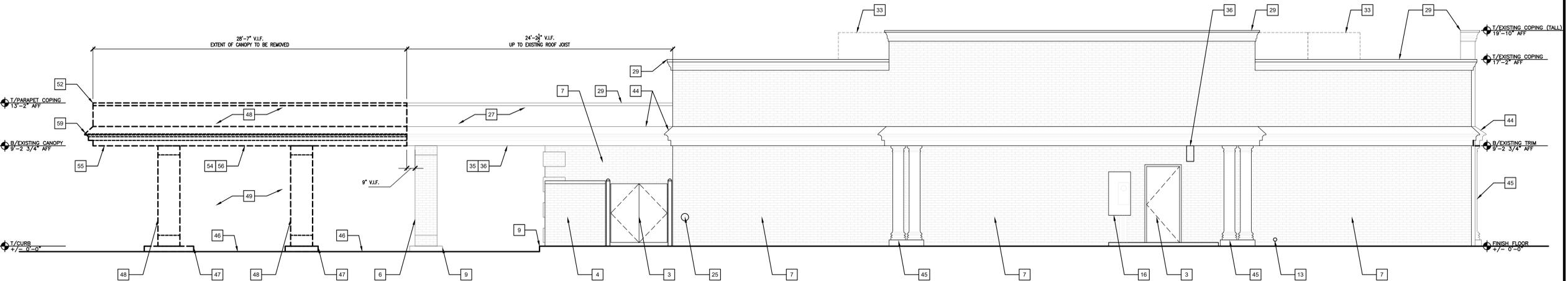
1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
4. EXISTING TRASH ENCLOSURE TO REMAIN.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. NOT USED.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
10. NOT USED.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. NOT USED.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. NOT USED.
24. NOT USED.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING OVERHANG/CANOPY TO REMAIN.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. NOT USED.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. NOT USED.
35. EXISTING CEILING CONSTRUCTION TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NOT USED.
40. REMOVE EXISTING BANKING EQUIPMENT.
41. NOT USED.
42. REMOVE EXISTING NIGHT DEPOSIT BOX.
43. NOT USED.
44. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
45. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
46. REMOVE EXISTING CONCRETE SLAB, COMPACTED STONE BASE, AND EXCAVATE EXISTING SOILS AS REQUIRED FOR NEW ASPHALT PAVING.
47. REMOVE EXISTING CURB.
48. REMOVE PORTION OF EXISTING CANOPY AND COLUMN.
49. REMOVE EXISTING BOLLARD AND DRIVE-THRU ATM SYSTEM.
50. REMOVE PART OF EXISTING CANOPY'S ROOFING SYSTEM. SEE GENERAL DEMOLITION NOTE #3.
51. REMOVE EXISTING ROOFTOP UNIT FOR INSTALLATION OF NEW (BY LL). CAP AND SEAL UNIVERSAL CURB OPENING AS NECESSARY.
52. REMOVE PART OF EXISTING WALL COPING AND PARAPET BLOCKING.
53. EXISTING ROOF DRAIN TO BE REMOVED AND RELOCATED.
54. REMOVE EXISTING SUSPENDED CEILING SYSTEM INCLUDING ASSOCIATED CEILING FIXTURES.
55. REMOVE EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES.
56. REMOVE EXISTING LIGHT FIXTURES IN THIS AREA. BALANCE OF REMAINING LIGHT FIXTURES TO REMAIN ACTIVE.
57. NOT USED.
58. REMOVE EXISTING SIGNAGE.
59. REMOVE PART OF EXISTING CORNICE/OVERHANG/PROJECTION. SEE GENERAL DEMOLITION NOTE #3. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
60. EXISTING DOWNSPOUT TO REMAIN.
61. EXISTING CROCKET TO BE REWORKED TO PROVIDE DRAINAGE.

GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS ARE SCOPE DOCUMENTS AND MAY NOT NECESSARILY INDICATE ALL WORK REQUIRED TO ACHIEVE THE DESIGN INTENT. THE G.C. SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTAL OF BID, AND SHALL INCLUDE ALL NECESSARY ITEMS TO COMPLETE THE DESIGN INTENTION OF THESE DRAWINGS. THE G.C. SHALL REVIEW ALL THE CONST. DOC'S FOR ADDITIONAL DEMOLITION NOTES. PATCH AND REPAIR ALL EXISTING SURFACES AS REQ'D TO MATCH ADJACENT EXISTING AND/OR NEW FINISH.
2. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION OBTAINED FROM A SITE SURVEY AND/OR AS-BUILT DRAWINGS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO WORK & NOTIFY ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING. WORK IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL SYSTEMS (EXCEPT AS NOTED).
3. CONTRACTOR IS RESPONSIBLE FOR THE ENGINEERING OF ACTUAL SHORING AND BRACING OF THE EXISTING STRUCTURE AND ROOF DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PERIOD. THE SHORING AND BRACING TO BE CERTIFIED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
4. IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. DO NOT DISTURB; IMMEDIATELY NOTIFY THE OWNER. OWNER WILL REMOVE, OR HAVE REMOVED, HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT.
5. DEMOLITION INCLUDES COMPLETE REMOVAL, DISPOSAL OR SAVINGS OF SPECIFIED WORK.
6. SUBMIT PROPOSED METHODS AND OPERATION OF DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUTOFF, CAPPING AND CONTRIBUTION OF UTILITY SERVICES AS REQUIRED.
7. ANY DAMAGE TO EXISTING EXTERIOR WALKS BY G.C. ARE TO BE REPAIRED BY THE G.C. AT THE G.C.'S SOLE EXPENSE.
8. KEEP FIRE EXITS UNOBSSTRUCTED AND AVAILABLE FOR USE AT ALL TIMES DURING DEMOLITION.
9. DISPOSE ALL SALVAGED SURPLUS BUILDING MATERIALS, HARDWARE, DOOR FRAMES, FIRE EXTINGUISHERS, WINDOW BLINDS, LIGHT FIXTURES, DRAPES, CARPET, ETC., NOT INDICATED TO BE RELOCATED OR REUSED.
10. REMOVE EXISTING PARTITIONS, BUILT-INS, DOORS, ETC., SHOWN DASHED ON PLAN. PATCH AND REPAIR AS REQ'D. ALL ADJACENT SURFACES TO REMAIN.
11. SWEEP AND VACUUM THE FLOOR AFTER PATCHING AND DEBRIS REMOVAL. DO NOT USE AN OIL BASED SWEEPING COMPOUND. ALL AREAS TO BE CLEAN.
12. PATCH ALL PENETRATIONS, FINISH TO MATCH ADJ. SUBSTRATE AS REQ'D. MAINTAIN 1 HOUR RATING AT DEMISING WALL.
13. MECHANICAL, PLUMBING, ELECTRICAL, AND TELEPHONE SYSTEMS DELETED BY NEW CONSTRUCTION SHALL BE REMOVED TO FURTHEST TERMINATION POINT U.N.O.
14. EXIST. ELECTRICAL DEVICES THAT ARE MADE NON-USABLE BY NEW CONSTRUCTION, SHALL BE REMOVED AND OPENINGS PATCHED AND REPAIRED TO MATCH ADJ. MATERIALS AND FINISHES.
15. ALL EXTERIOR OPENINGS LEFT DUE TO DEMOLITION ARE TO BE FILLED OR COVERED WITH SECURE, WEATHER TIGHT TEMPORARY PARTITIONS.
16. G.C. TO VERIFY ROUGH OPENINGS AND LOCATION ON PLANS. REQ'D FOR INSTALLATION OF NEW FOUNDATIONS AND CUTTING OF ALL OTHER OPENINGS.
17. REMOVE ALL EXPOSED OR UNCOVERED PIPING AND CONDUIT ABOVE THE SLAB COMPLETELY DUE TO DEMOLITION WORK.



2 DEMOLITION EXTERIOR ELEVATION
AD2.2 SCALE: 1/4" = 1'-0"



1 DEMOLITION EXTERIOR ELEVATION
AD2.2 SCALE: 1/4" = 1'-0"



CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE #1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



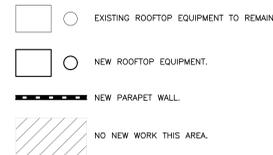
DEMOLITION EXTERIOR ELEVATIONS

SHEET TITLE

SHEET NO.

AD2.2

ROOF SYMBOLS



CONSTRUCTION KEY NOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN, SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
44. NEW PARAPET WALL. SEE DETAIL 3/A2.2.
45. REMOVED CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
48. EXISTING ROOF DRAIN TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

GENERAL CONSTRUCTION NOTES

1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
2. ALL ROUGH CARPENTRY TO BE EXTERIOR GRADE AND FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
3. PARTITIONS ARE TO BE MARKED ON THE FLOOR FOR OWNER REP'S APPROVAL PRIOR TO INSTALLATION.
4. ALL DRYWALL JOINTS AND CORNERS TO BE TAPE, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR SHALL REMOVE FROM TIME TO TIME AS DIRECTED, ALL RUBBISH AND DEBRIS AND UPON COMPLETION REMOVE ALL EQUIPMENT AND PERFORM FINAL CLEANING AS MAY BE NECESSARY TO LEAVE THE JOB READY FOR OCCUPANCY. G.C. SHALL DAILY REMOVE FROM THE SITE ALL COMBUSTIBLE BUILDING REFUSE INCLUDING BROKEN FORMS, SCRAP LUMBER, PAPER, ETC. ALL PACKING CASES, CRATES AND CARTONS IN WHICH CONSTRUCTION MATERIALS HAVE BEEN DELIVERED SHALL BE REMOVED IMMEDIATELY. THE BURNING OF REFUSE WILL NOT BE PERMITTED.
6. CONTRACTOR TO PROVIDE MIN. 16 GA. BACKING STUDS AND/OR CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING AS SHOWN FOR SUPPORT/BLOCKING OF MILLWORK, EQUIPMENT, SHELVING, ETC.
7. DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBSTRUCTED AND READY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
8. G.C. TO ENSURE THE FIRE SAFING MATERIAL ON STRUCTURAL MEMBERS ARE TO REMAIN INTACT AND UNALTERED DURING CONSTRUCTION. REPLACE AND REPAIR WITH EQUIVALENT FIRE SAFING MATERIAL IF DAMAGED DURING CONSTRUCTION.
9. G.C. SHALL PRIME ALL GYPSUM BOARD WALLS WITHIN THE LEASED PREMISES. ALL WALLS TO BE PRIMED (1 COAT), VERIFY WITH LL.
10. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILING AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND OTHERWISE PROVIDED.
11. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIOWIAL DEVICES AND PULL STATIONS WHERE REQUIRED.
12. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL, STUB-UPS.
13. ALL FINISHES AND FINISH MATERIALS, COLOR OR TEXTURES SHALL BE VERIFIED BY OWNER PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
14. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
15. NOT USED.
16. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.
17. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
18. NOT USED.
19. GENERAL CONTRACTOR WILL FURNISH AND INSTALL ONE (1) 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A / 10BC) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAX. TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.

NWS ARCHITECTS, INC.
architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2062 | www.nwsarchitects.com | F 312.332.8684

CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

**RED TOP PLAZA
SPACE# 1366**

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



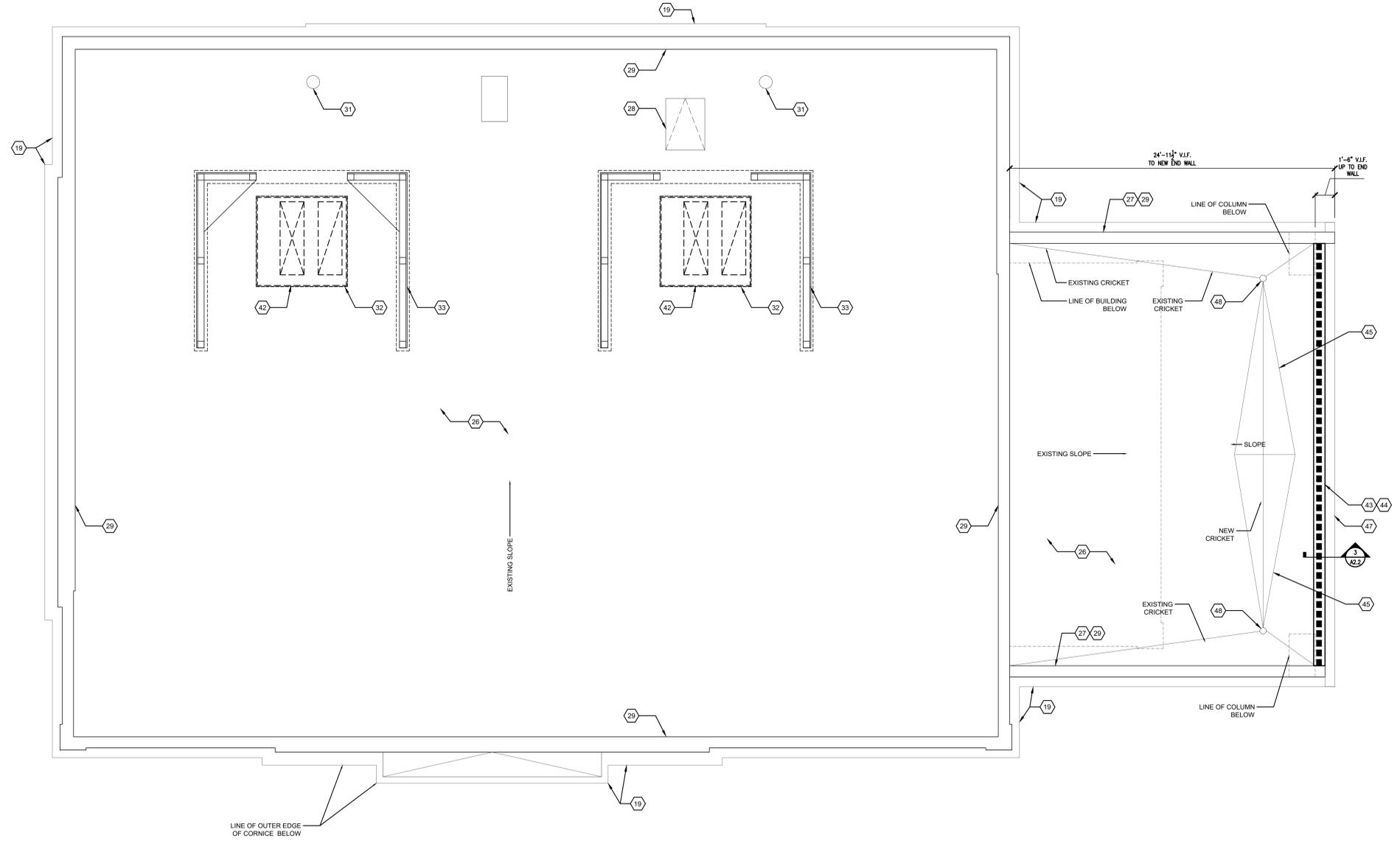
SHEET TITLE

ROOF PLAN

SHEET NO.

A1.2

NWS JOB NO. 24-0077



ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH

REFLECTED CEILING PLAN SYMBOLS

- NEW CONSTRUCTION.
- GYPSUM BOARD CEILING TO REMAIN.
- ACOUSTIC CEILING TILE/GRID TO REMAIN.
- LIGHT FIXTURES TO REMAIN.
- CEILING EQUIPMENT TO REMAIN.
- EXIT SIGN TO REMAIN.

CONSTRUCTION KEY NOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN. SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
44. NEW PARAPET WALL. SEE DETAIL 3/A2.2.
45. REMOVED CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
48. EXISTING ROOF DRAIN TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

GENERAL CONSTRUCTION NOTES

1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
2. ALL ROUGH CARPENTRY TO BE EXTERIOR GRADE AND FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
3. PARTITIONS ARE TO BE MARKED ON THE FLOOR FOR OWNER REP'S APPROVAL PRIOR TO INSTALLATION.
4. ALL DRYWALL JOINTS AND CORNERS TO BE TAPE, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR SHALL REMOVE FROM TIME TO TIME AS DIRECTED, ALL RUBBISH AND DEBRIS AND UPON COMPLETION REMOVE ALL EQUIPMENT AND PERFORM FINAL CLEANING AS MAY BE NECESSARY TO LEAVE THE JOB READY FOR OCCUPANCY. G.C. SHALL DAILY REMOVE FROM THE SITE ALL COMBUSTIBLE BUILDING REFUSE INCLUDING BROKEN FORMS, SCRAP LUMBER, PAPER, ETC. ALL PACKING CASES, CRATES AND CARTONS IN WHICH CONSTRUCTION MATERIALS HAVE BEEN DELIVERED SHALL BE REMOVED IMMEDIATELY. THE BURNING OF REFUSE WILL NOT BE PERMITTED.
6. CONTRACTOR TO PROVIDE MIN. 16 GA. BACKING STUDS AND/OR CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING AND CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING AS SHOWN FOR SUPPORT/BLOCKING OF MILLWORK, EQUIPMENT, SHELVING, ETC.
7. DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBSTRUCTED AND READY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
8. G.C. TO ENSURE THE FIRE SAFING MATERIAL ON STRUCTURAL MEMBERS ARE TO REMAIN INTACT AND UNALTERED DURING CONSTRUCTION. REPLACE AND REPAIR WITH EQUIVALENT FIRE SAFING MATERIAL IF DAMAGED DURING CONSTRUCTION.
9. G.C. SHALL PRIME ALL GYPSUM BOARD WALLS WITHIN THE LEASED PREMISES. ALL WALLS TO BE PRIMED (1 COAT). VERIFY WITH LL.
10. PROVIDE PAINTER METAL ACCESS PANELS IN WALLS AND CEILING AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND OTHERWISE PROVIDED.
11. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIOWIAL DEVICES AND PULL STATIONS WHERE REQUIRED.
12. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
13. ALL FINISHES AND FINISH MATERIALS, COLOR OR TEXTURES SHALL BE VERIFIED BY OWNER PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
14. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
15. NOT USED.
16. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.
17. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
18. NOT USED.
19. GENERAL CONTRACTOR WILL FURNISH AND INSTALL ONE (1) 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A / 10BC) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAX. TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.

NWS ARCHITECTS, INC.
architecture + interiors + design



230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2662 | www.nwsarchitects.com | F 312.332.8684

CONSULTANTS

LANDLORD/ OWNER:

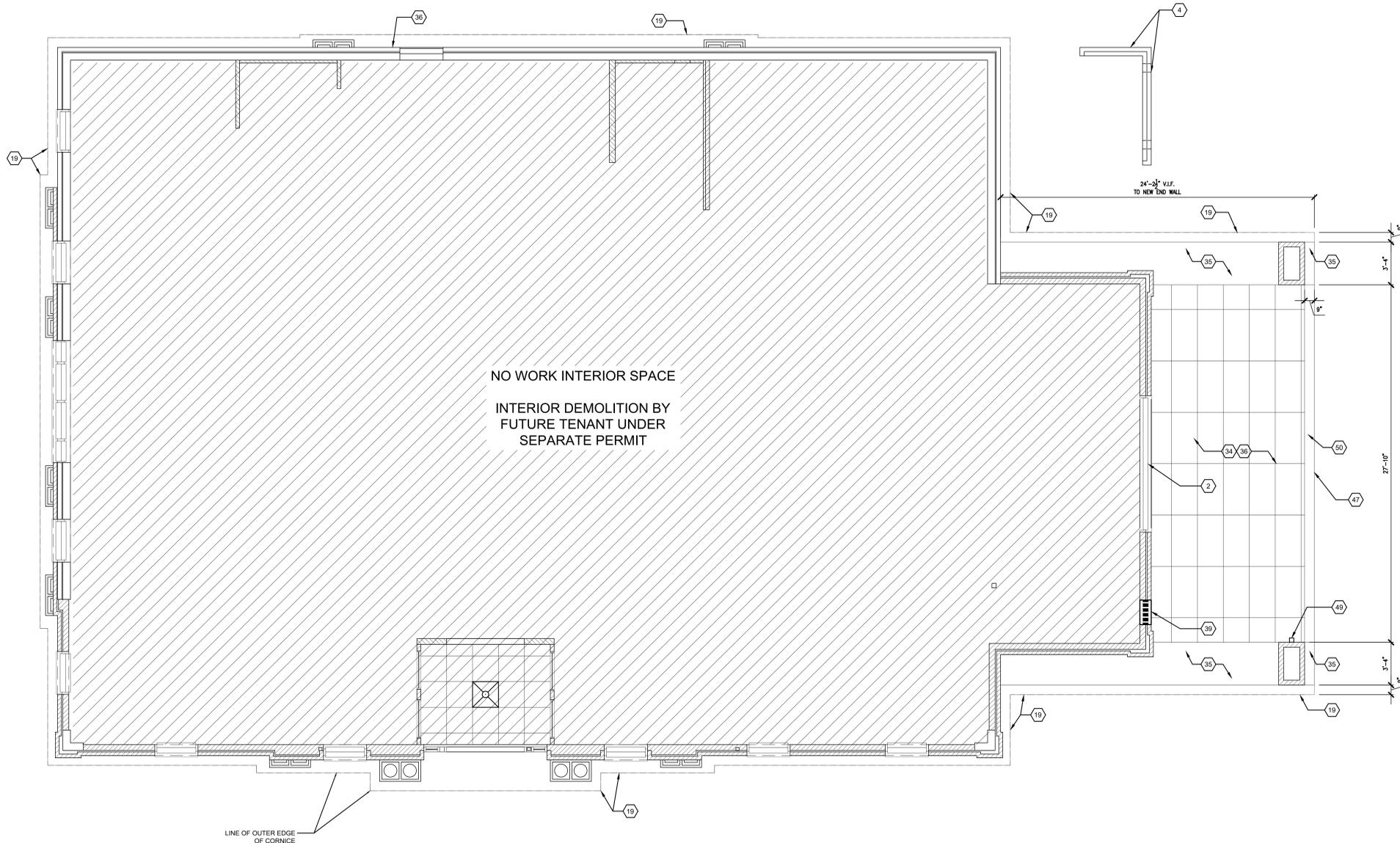
STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE #1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



REFLECTED CEILING PLAN

A1.3

NWS JOB NO. 24-0077

CONSTRUCTION KEY NOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN, SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING, PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
44. NEW PARAPET WALL, SEE DETAIL 3/A2.2.
45. REMOVED CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING, SEE DETAIL 3/A2.2.
48. EXISTING ROOF DRAIN TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING, SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

GENERAL CONSTRUCTION NOTES

1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
2. ALL ROUGH CARPENTRY TO BE EXTERIOR GRADE AND FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
3. PARTITIONS ARE TO BE MARKED ON THE FLOOR FOR OWNER REP'S APPROVAL PRIOR TO INSTALLATION.
4. ALL DRYWALL JOINTS AND CORNERS TO BE TAPED, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR SHALL REMOVE FROM TIME TO TIME AS DIRECTED, ALL RUBBISH AND DEBRIS AND UPON COMPLETION REMOVE ALL EQUIPMENT AND PERFORM FINAL CLEANING AS MAY BE NECESSARY TO LEAVE THE JOB READY FOR OCCUPANCY. G.C. SHALL DAILY REMOVE FROM THE SITE ALL COMBUSTIBLE BUILDING REFUSE INCLUDING BROKEN FORMS, SCRAP LUMBER, PAPER, ETC. ALL PACKING CASES, CRATES AND CARTONS IN WHICH CONSTRUCTION MATERIALS HAVE BEEN DELIVERED SHALL BE REMOVED IMMEDIATELY. THE BURNING OF REFUSE WILL NOT BE PERMITTED.
6. CONTRACTOR TO PROVIDE MIN. 16 GA. BACKING STUDS AND/OR CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING AS SHOWN FOR SUPPORT/BLOCKING OF MILLWORK, EQUIPMENT, SHELVING, ETC.
7. DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBTURATED AND READY OPERATIONAL, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
8. G.C. TO ENSURE THE FIRE SAFING MATERIAL ON STRUCTURAL MEMBERS ARE TO REMAIN INTACT AND UNALTERED DURING CONSTRUCTION. REPLACE AND REPAIR WITH EQUIVALENT FIRE SAFING MATERIAL IF DAMAGED DURING CONSTRUCTION.
9. G.C. SHALL PRIME ALL GYPSUM BOARD WALLS WITHIN THE LEASED PREMISES. ALL WALLS TO BE PRIMED (1 COAT), VERIFY WITH LL.
10. PROVIDE PAINTER METAL ACCESS PANELS IN WALLS AND CEILING AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND OTHERWISE PROVIDED.
11. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIOWIAL DEVICES AND PULL STATIONS WHERE REQUIRED.
12. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL, STUB-UPS.
13. ALL FINISHES AND FINISH MATERIALS, COLOR OR TEXTURES SHALL BE VERIFIED BY OWNER PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
14. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
15. NOT USED.
16. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.
17. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
18. NOT USED.
19. GENERAL CONTRACTOR WILL FURNISH AND INSTALL ONE (1) 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A / 10BC) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAX. TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.



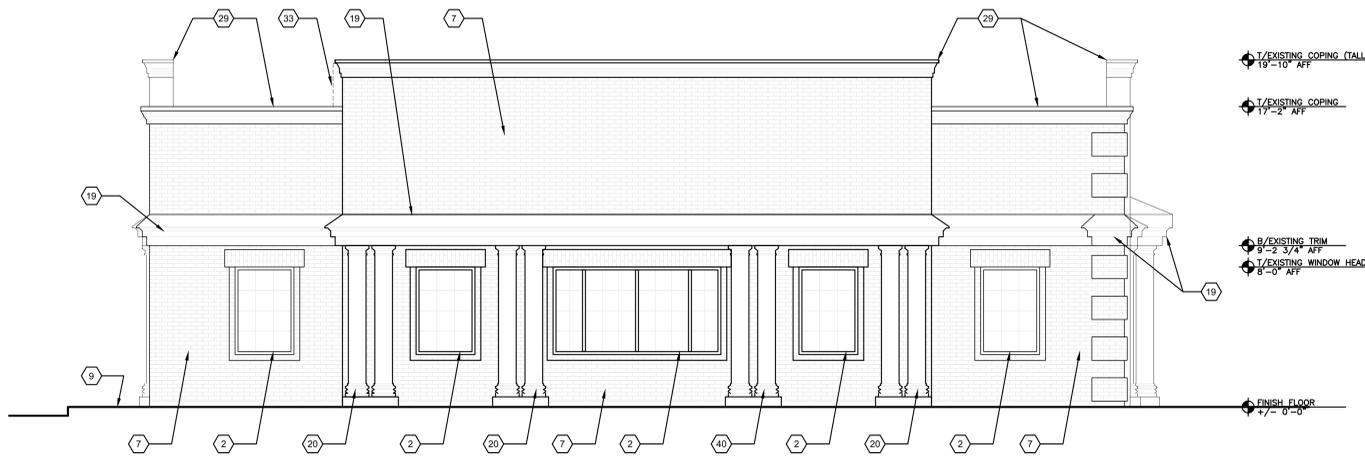
STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

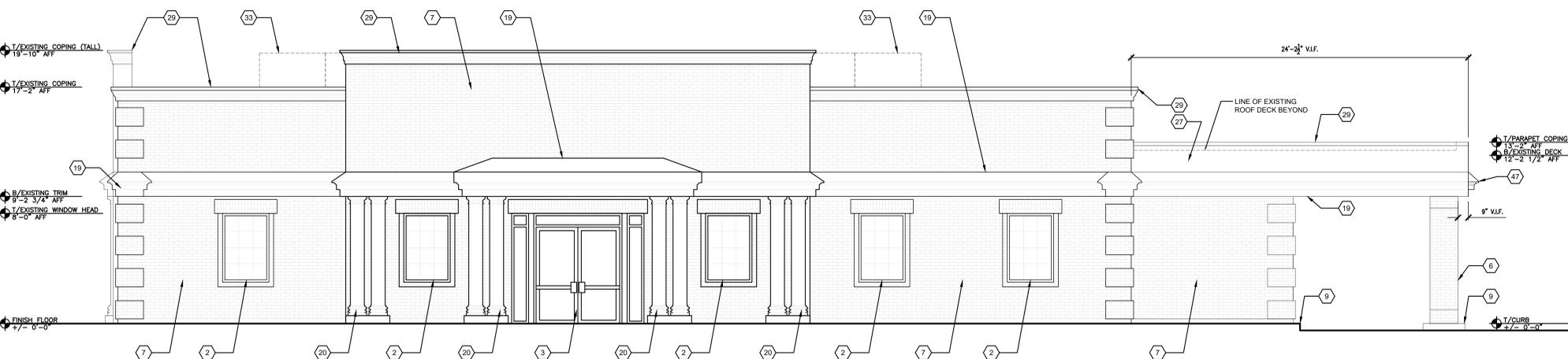
LANDLORD WORK

RED TOP PLAZA
SPACE #1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

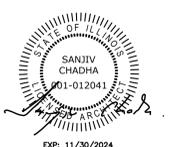


2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



EXTERIOR ELEVATIONS

SHEET NO.
A2.1



STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA SPACE #1366

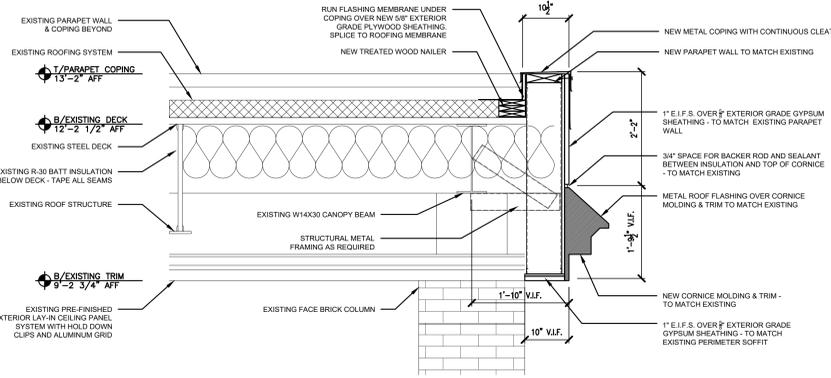
1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

CONSTRUCTION KEY NOTES

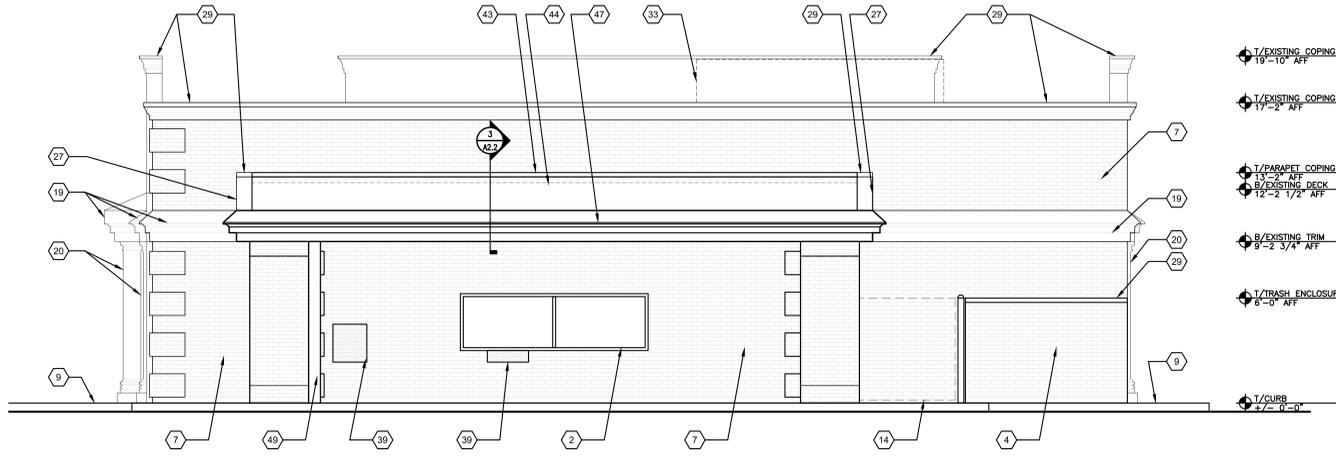
- NOT USED.
- EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
- EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- NOT USED.
- EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING, AND PERIMETER SLAB TO REMAIN.
- EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN. SEE A0.1 FOR MORE INFORMATION.
- EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT.
- EXISTING SPRINKLER SYSTEM TO REMAIN.
- NOT USED.
- EXISTING GAS SERVICES/METER TO REMAIN.
- EXISTING WATER SERVICES/METER TO REMAIN.
- EXISTING TRANSFORMER TO REMAIN.
- EXISTING WATER VALVE TO REMAIN.
- EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
- EXISTING ELECTRICAL PANEL TO REMAIN.
- EXISTING SPRINKLER RISER TO REMAIN.
- EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING CONCRETE PAD TO REMAIN.
- NOT USED.
- EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
- EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
- EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
- EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
- EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- EXISTING ROOF HATCH TO REMAIN. NO WORK.
- EXISTING WALL COPING TO REMAIN.
- EXISTING ROOF OVERFLOW TO REMAIN.
- EXISTING ROOF DRAIN TO REMAIN.
- EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
- EXISTING MECHANICAL SCREEN TO REMAIN.
- EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
- EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
- EXISTING LIGHT FIXTURE TO REMAIN.
- NOT USED.
- NOT USED.
- NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
- NOT USED.
- NOT USED.
- NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
- NEW PREFABRICATED ALUMINUM COPING PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
- NEW PARAPET WALL. SEE DETAIL 3/A2.2.
- REWORK CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
- NOT USED.
- NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
- EXISTING ROOF DRAIN TO REMAIN.
- EXISTING DOWNSPOUT TO REMAIN.
- NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
- NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

GENERAL CONSTRUCTION NOTES

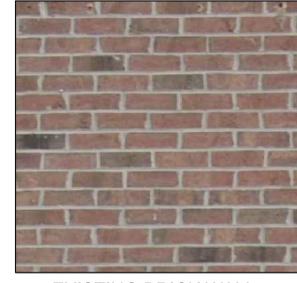
- ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
- ALL ROUGH CARPENTRY TO BE EXTERIOR GRADE AND FIRE-RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
- PARTITIONS ARE TO BE MARKED ON THE FLOOR FOR OWNER REP'S APPROVAL PRIOR TO INSTALLATION.
- ALL DRYWALL JOINTS AND CORNERS TO BE TAPE, FILLED AND SANDED SMOOTH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL REMOVE FROM TIME TO TIME AS DIRECTED, ALL RUBBISH AND DEBRIS AND UPON COMPLETION REMOVE ALL EQUIPMENT AND PERFORM FINAL CLEANING AS MAY BE NECESSARY TO LEAVE THE JOB READY FOR OCCUPANCY. G.C. SHALL DAILY REMOVE FROM THE SITE ALL COMBUSTIBLE BUILDING REFUSE INCLUDING BROKEN FORMS, SCRAP LUMBER, PAPER, ETC. ALL PACKING CASES, CRATES AND CARTONS IN WHICH CONSTRUCTION MATERIALS HAVE BEEN DELIVERED SHALL BE REMOVED IMMEDIATELY. THE BURNING OF REFUSE WILL NOT BE PERMITTED.
- CONTRACTOR TO PROVIDE MIN. 16 GA. BACKING STUDS AND/OR CONTINUOUS 14 GA. WIDE BACKING PLATE IN WALLS AND CEILING AS SHOWN FOR SUPPORT/BLOCKING OF MILLWORK, EQUIPMENT, SHELVING, ETC.
- DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO REMAIN UNOBSTRUCTED AND READY OPERATIONAL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE FROM WHICH EGRESS IS MADE.
- G.C. TO ENSURE THE FIRE SAFING MATERIAL ON STRUCTURAL MEMBERS ARE TO REMAIN INTACT AND UNALTERED DURING CONSTRUCTION. REPLACE AND REPAIR WITH EQUIVALENT FIRE SAFING MATERIAL IF DAMAGED DURING CONSTRUCTION.
- G.C. SHALL PRIME ALL GYPSUM BOARD WALLS WITHIN THE LEASED PREMISES. ALL WALLS TO BE PRIMED (1 COAT), VERIFY WITH LL.
- PROVIDE PAINTER METAL ACCESS PANELS IN WALLS AND CEILING AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND OTHERWISE PROVIDED.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND/OVERHEAD PLUMBING AND ELECTRICAL, STUB-UPS.
- ALL FINISHES AND FINISH MATERIALS, COLOR OR TEXTURES SHALL BE VERIFIED BY OWNER PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
- THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
- NOT USED.
- GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.
- ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
- NOT USED.
- GENERAL CONTRACTOR WILL FURNISH AND INSTALL ONE (1) 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A / 10BC) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAX. TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.



3 DETAIL
SCALE: 3/4" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

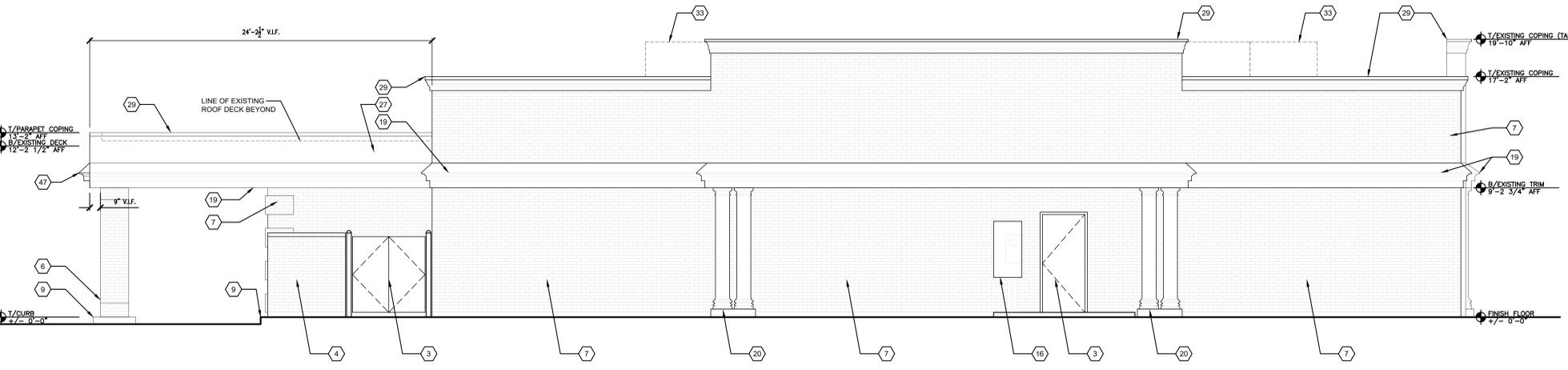


EXISTING BRICK WALL



EXISTING BEIGE EIFS WALL FINISH

4 MATERIAL SCHEME
SCALE: NTS



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



EXP: 11/30/2024

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A2.2



EXISTING EXTERIOR ELEVATION
 3
 A2.3 SCALE: 1/4" = 1'-0"

MODIFIED EXTERIOR ELEVATION
 4
 A2.3 SCALE: 1/4" = 1'-0"

MODIFIED FRONT EXTERIOR ELEVATION
 5
 A2.3 SCALE: 1/4" = 1'-0"

CONSTRUCTION KEY NOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN. SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT. SEE A0.1 FOR MORE INFORMATION.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING, PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
44. NEW PARAPET WALL. SEE DETAIL 3/A2.2.
45. REWORK CHICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
48. EXISTING ROOF DRAIN TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

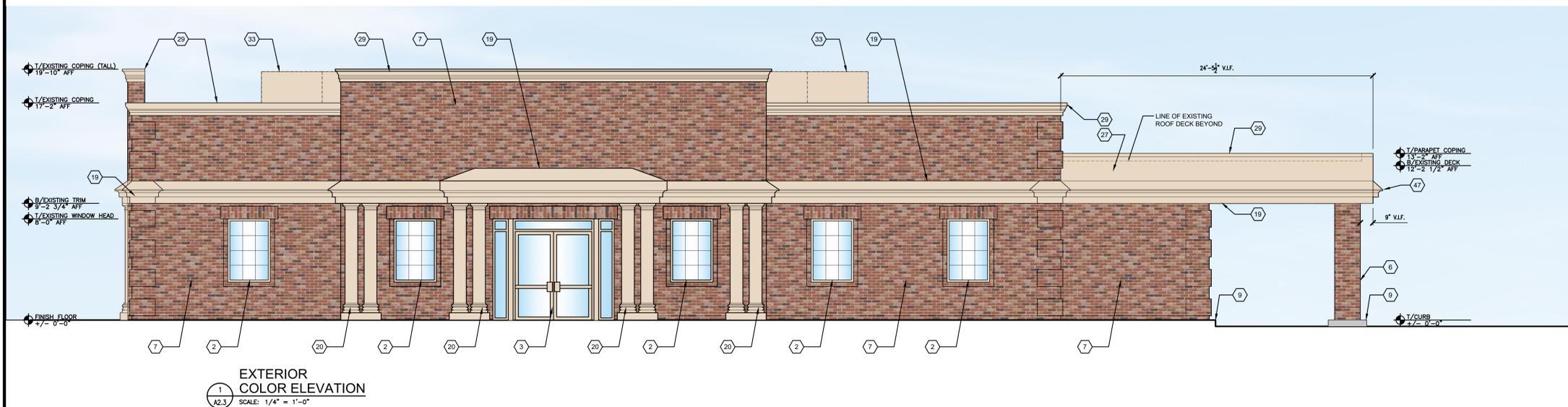


MATERIAL SWATCHES



EXISTING BRICK WALL

EXISTING BEIGE EIFS WALL FINISH



STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
 WEST PALM BEACH, FLORIDA 33401
 C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA SPACE#1366

1366 S MILWAUKEE AVENUE
 LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



EXP: 11/30/2024

SHEET TITLE

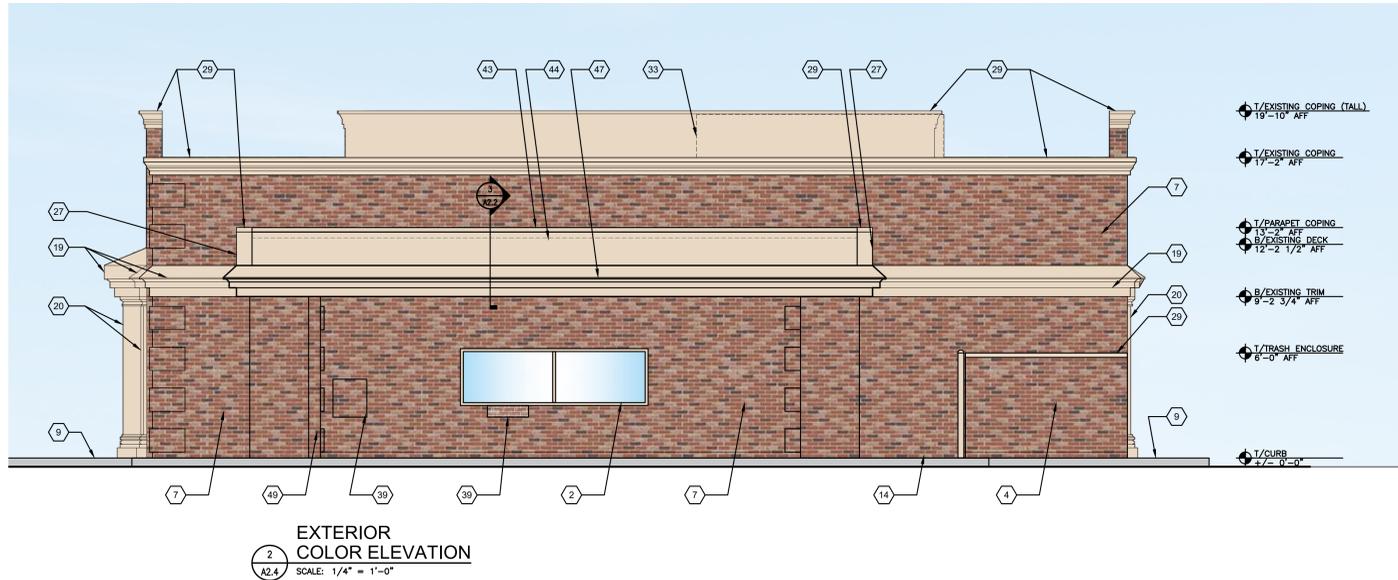
EXTERIOR COLOR ELEVATIONS

SHEET NO.

A2.3

CONSTRUCTION KEY NOTES

1. NOT USED.
2. EXISTING WINDOW, FRAME AND HARDWARE TO REMAIN.
3. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
4. EXISTING TRASH ENCLOSURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5. NOT USED.
6. EXISTING BUILDING STRUCTURAL COLUMN, CONCRETE FOUNDATION PIER, FOOTING AND PERIMETER SLAB TO REMAIN.
7. EXISTING PERIMETER WALL AND STEEL SUPPORT STRUCTURE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
8. EXISTING LANDSCAPING, COLUMN/TRELLIS TO REMAIN. SEE A0.1 FOR MORE INFORMATION.
9. EXISTING CURB/SIDEWALK TO REMAIN. PATCH AS REQUIRED TO MATCH ADJACENT. SEE A0.1 FOR MORE INFORMATION.
10. EXISTING SPRINKLER SYSTEM TO REMAIN.
11. NOT USED.
12. EXISTING GAS SERVICES/METER TO REMAIN.
13. EXISTING WATER SERVICES/METER TO REMAIN.
14. EXISTING TRANSFORMER TO REMAIN.
15. EXISTING WATER VALVE TO REMAIN.
16. EXISTING ELECTRICAL SERVICE/METER TO REMAIN.
17. EXISTING ELECTRICAL PANEL TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING CORNICE/OVERHANG/PROJECTION TO REMAIN. PATCH AND REPAIR AS REQUIRED.
20. EXISTING DECORATIVE COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
21. EXISTING CONCRETE PAD TO REMAIN.
22. NOT USED.
23. EXISTING AT&T UNDERGROUND CABLE TO REMAIN.
24. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN.
25. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
26. EXISTING ROOFING SYSTEM TO REMAIN. PATCH AS NEEDED TO MATCH EXISTING.
27. EXISTING PARAPET WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
28. EXISTING ROOF HATCH TO REMAIN. NO WORK.
29. EXISTING WALL COPING TO REMAIN.
30. EXISTING ROOF OVERFLOW TO REMAIN.
31. EXISTING ROOF DRAIN TO REMAIN.
32. EXISTING UNIVERSAL MECHANICAL CURB TO REMAIN. THE CURB TO BE USED FOR NEW ROOF TOP UNIT BY LL.
33. EXISTING MECHANICAL SCREEN TO REMAIN.
34. EXISTING SUSPENDED CEILING SYSTEM TO REMAIN INCLUDING ASSOCIATED CEILING FIXTURES.
35. EXISTING CEILING CONSTRUCTION, INCLUDING GYPSUM BOARD SOFFITS AND ASSOCIATED CEILING FIXTURES TO REMAIN.
36. EXISTING LIGHT FIXTURE TO REMAIN.
37. NOT USED.
38. NOT USED.
39. NEW EXTERIOR WALL INFILL TO MATCH EXISTING CONSTRUCTION AT REMOVED EXISTING BUILDING ITEM.
40. NOT USED.
41. NOT USED.
42. NEW 7.5 TON OF HVAC ROOFTOP UNIT IN PLACE OF EXISTING BY LL.
43. NEW PREFABRICATED ALUMINUM COPING. PROVIDED & INSTALLED BY G.C. COLOR TO MATCH TRIM COLOR.
44. NEW PARAPET WALL. SEE DETAIL 3/A2.2.
45. REWORK CRICKET TO PROVIDE DRAINAGE DUE TO PARTIAL CANOPY DEMOLITION.
46. NOT USED.
47. NEW CORNICE/OVERHANG/PROJECTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
48. EXISTING ROOF DRAIN TO REMAIN.
49. EXISTING DOWNSPOUT TO REMAIN.
50. NEW DRYWALL SOFFIT CONSTRUCTION TO MATCH EXISTING. SEE DETAIL 3/A2.2.
51. NEW ASPHALT PAVEMENT DUE TO CONCRETE SLAB AND DRIVE-THROUGH CURBS REMOVAL. ASPHALT PAVEMENT TO MATCH EXISTING. SEE A0.1 FOR MORE INFORMATION.

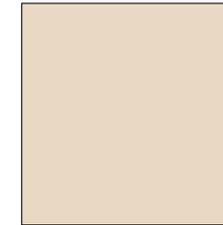


2
A2.4
EXTERIOR COLOR ELEVATION
SCALE: 1/4" = 1'-0"

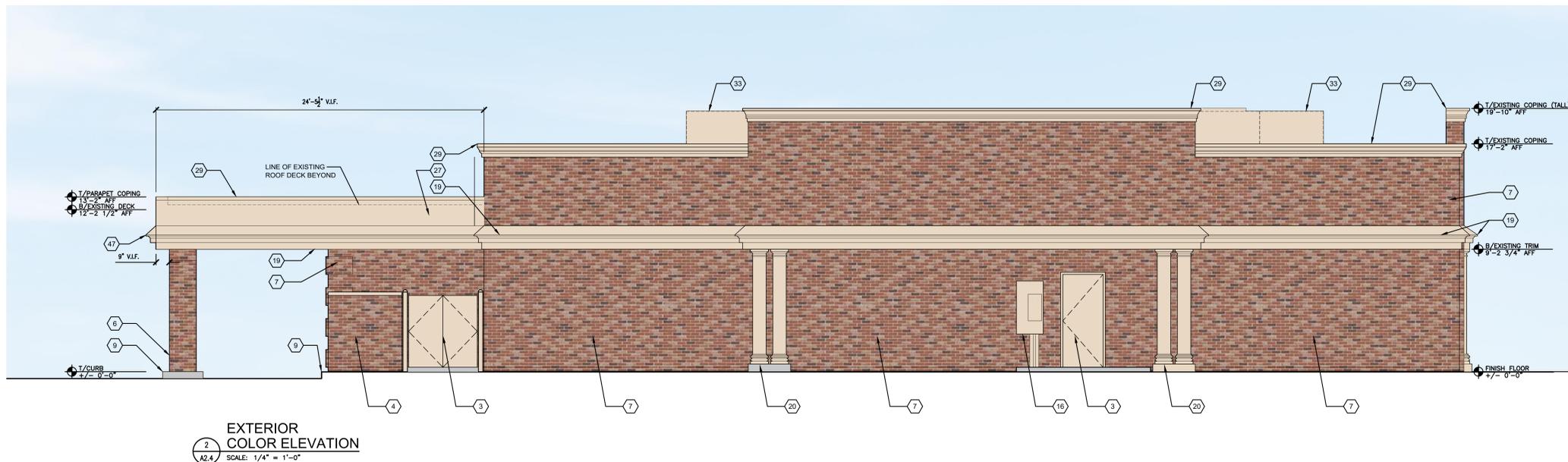
MATERIAL SWATCHES



EXISTING BRICK WALL



EXISTING BEIGE EIFS WALL FINISH



2
A2.4
EXTERIOR COLOR ELEVATION
SCALE: 1/4" = 1'-0"



CONSULTANTS

LANDLORD/ OWNER:

STERLING ORGANIZATION

302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
C: 224.770.7788

LANDLORD WORK

RED TOP PLAZA
SPACE #1366

1366 S MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048

NO.	DESCRIPTION	DATE
4	DESIGN CORRECTIONS	2/21/2025
3	DESIGN CORRECTIONS	2/12/2025
2	PERMIT CORRECTIONS	1/09/2025
1	ISSUED FOR PERMIT	10/23/2024



SHEET TITLE

EXTERIOR COLOR ELEVATIONS

SHEET NO.

A2.4