

217 W. Washington

SWS of Washington and Wells
Chicago, IL



**Available - 5,000 SF (divisible)
(Type 2 Duct)**

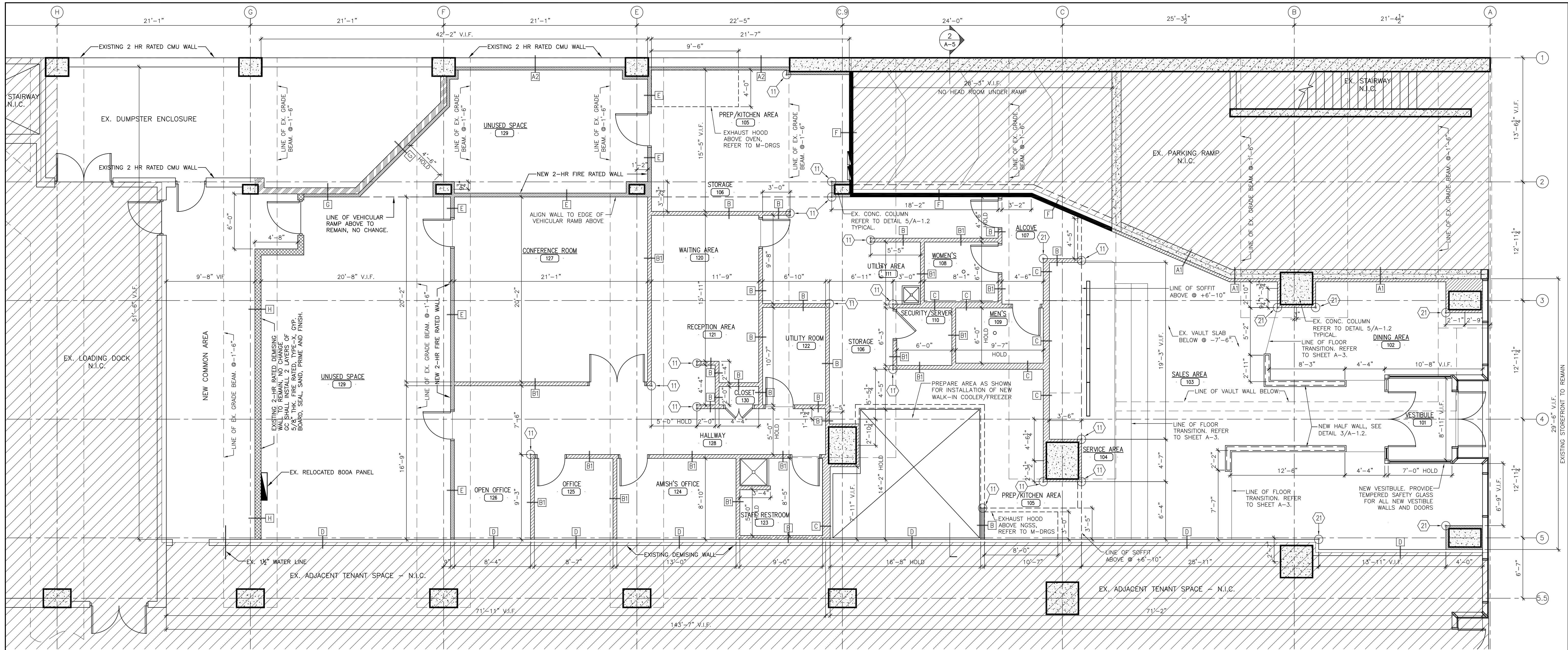
- Former Dunkin Donuts
- Office space in the rear
- Two Type Hoods Cooler Freezer
- Located NW Quadrant of the Loop
- Co Tenants – Protein Bar and GRK Kitchen



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Leasing Agent

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GENERAL NOTES:

- TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:
KITCHEN AND STORAGE AREAS: 5/8" TO 3/4" 3/8" DUROCK CEMENT BOARD,
3/4" AND ABOVE: 5/8" PLYWOOD.
SERVICE AREA: 5/8" MIN. PLYWOOD.
SEATING AND SEATING AREAS: 5/8" GYPSUM BOARD.
GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING IN BATHROOMS FOR GRAB BARS, LAVATORIES, HAND DRYERS, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AS REQUIRED UNLESS OTHERWISE NOTED.
GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING FOR SHELVING IN THE BACK OF THE HOUSE (BOH) AND THE FRONT OF THE HOUSE (FOH) AS REQUIRED.
- DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.
- REFER TO SHEETS K-1, K-2 & K-3 FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT.
- REFER TO SHEET A-6 FOR DOOR SCHEDULE AND DOOR & FRAME TYPES.
- THESE PLANS ARE CONSIDERED MINIMUM DUNKIN' BRANDS CORPORATE DESIGN REQUIREMENTS. THE STRUCTURAL DESIGN, FOOTING DESIGN, ADA COMPLIANCE AND GENERAL BUILDING REQUIREMENTS MUST BE EVALUATED AND CERTIFIED BY AN ARCHITECT REGISTERED IN THE STATE WHERE THIS STRUCTURE IS TO BE BUILT.
- SEE SITE PLAN PROVIDED BY OWNER FOR NUMBER AND LOCATION OF THE FOLLOWING SITE FURNISHINGS (ALL BY MAUSAU TILE): TABLE WITH SEATING #T313003, ADA TABLE WITH SEATING #T313003, TRASH CAN NEXT TO EXTERIOR SEATING AREA #T1000AS, TRASH CAN WITH CHUTE NEXT TO DRIVE-THRU AREA #T1021AS, GROUNDSCAPE SMOKE MANAGEMENT RECEPTACLE, COLOR: BEIGE, #2570-BB.
- PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP @ 5'-0" A.F.F. (BY G.C.). - NUMBER AND LOCATION AS DETERMINED BY LOCAL CODE.
- NOT USED.
- NOT USED.
- BEVERAGE REFRIGERATOR TO BE 54" HIGH WHEN NOT PLACED AGAINST WALL.
- GC TO ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.

DRAWING SHEET NOTES:

- FOR OCCUPANCY CALCULATIONS, REFER TO THE TITLE SHEET.
- FOR CITY OF CHICAGO DEPARTMENT OF HEALTH NOTES, REFER TO G-1.
- FOR ADA NOTES & DETAILS, REFER TO G-1 & A-9 RESPECTIVELY.
- FOR WALL TYPE DETAILS, REFER TO SHEET A-12.
- FOR REFLECTED CEILING PLAN & DETAILS, REFER TO SHEET A-2 AND A-21.
- FOR FLOOR FINISH DETAILS, REFER TO SHEET A-3.
- FOR SLAB PENETRATION PLAN REFER TO SHEET A-4.
- FOR EXTERIOR ELEVATION & KEY BUILDING SECTION REFER TO SHEET A-5.
- FOR INTERIOR ELEVATIONS & DETAILS, REFER TO SHEET A-6.
- FOR RESTROOM DETAILS, REFER TO SHEET A-7.
- FOR DOOR SCHEDULE, REFER TO SHEET A-8.
- FOR INTERIOR SIGNAGE DETAILS, REFER TO SHEET A-9.
- FOR EQUIPMENT SCHEDULE AND PLAN, REFER TO SHEETS K-1 TO K-3.

* LANDLORD REQUIREMENTS

OPPLAN NOTES:

- CASEWORK BY OTHERS.
- NOT USED.
- WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, ICE MACHINES, LOCATE ABOVE WATER METER.
- JANITOR'S SINK - PROVIDE P&G DISPENSER W/ DEDICATED WATER SUPPLY (SEE NATIONAL ACCOUNTS). MOUNT BOTTLE AND DISPENSER ABOVE SINK. SEE DETAIL 3/A-4.
- RECESS MOUNT HAND DRYER BY EXCEL DRYER INC. SEE NATIONAL ACCOUNTS; (413-525-4533).
- P.O.S. OUTLET BOX (48" A.F.F.) WITH 1/2" CONDUIT W/ PULLSTRING TO CEILING.
- NEW WATER HEATER. REFER TO P-DRAWINGS. PROVIDE METAL PAN & DRAIN, VENT AS SHOWN IN M-DRAWINGS. ALSO REFER TO ITEM-17, PROVIDE SHELF & STRAPPING FOR WATER HEATER MOUNTED OVER MOP SINK - SEE DETAIL 4/A-4.
- NOT USED.
- 3 COMPARTMENT SINK W/ 2 INTEGRATED DRAIN BOARDS - PROVIDE P&G DISPENSER W/ DEDICATED WATER SUPPLY (SEE NATIONAL ACCOUNTS). MOUNT BOTTLE AND DISPENSER ABOVE SINK.
- FROST PROOF HOSE BIB, VERIFY IN THE FIELD.
- 2" X 2" BRUSHED ALUMINUM CORNER GUARDS, 6'-2" LONG (TYPICAL THROUGHOUT KITCHEN).
- NOT USED.
- HAND SINKS ARE REQUIRED WITHIN A 25 FT. RADIUS OF ALL WORK STATIONS IN SERVICE AREAS AND KITCHEN (OR PER LOCAL CODE IF MORE STRINGENT).
- SEE DETAIL 1/A-7 FOR ENLARGED BATHROOM AREA PLAN.
- PROVIDE UTILITY AND CLEANING ACCESS AT ALL FRONT LINE CASEWORK W/ DRAINS (TYP.).
- PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM HWH TO ALL HAND WASHING SINKS, 3-COMP SINKS.
- OPTIONAL TANKLESS HOT WATER HEATER BY RINNAI (SEE SPECS.) MAY BE USED IN PLACE OF STANDARD TANK UNIT - COORDINATE EXACT SIZE W/ LOCAL REQUIREMENTS. SEE NATIONAL ACCOUNT SCHEDULE FOR INFO ON SHEET A-7.
- URINAL, REFER TO SHEET A-7 FOR RESTROOM FIXTURE AND ACCESSORY SCHEDULE.
- SEE FINISH SCHEDULE ON SHEET A-6 FOR WALL FINISHES AND A-3 FOR FLOOR FINISHES.
- WALL ART PANELS, SEE ELEVATIONS ON SHEET A-6.
- 1/2" BRUSHED ALUMINUM CORNER GUARD.
- SEE WALL PANELS BEHIND SANDWICH STATION FROM FLOOR TO CEILING AND FOR ENTIRE LENGTH OF EXHAUST HOOD.
- NOT USED.
- GC SHALL PROVIDE ANCHOR BOLTS FOR SLAB MOUNTED SAFE IN OFFICE - REFER TO SPECIFICATIONS TO BE PROVIDED BY FRANCHISEE.
- ALL DINING TABLES TO BE FIXED, REFER TO 2/A1.2 FOR DETAIL.
- FIXED STOOL AT SIT DOWN COUNTER, REFER TO 2/A1.2 FOR DETAIL.
- ALL PENETRATIONS IN THE FLOOR OVER THE EXISTING BASEMENT SHALL BE SEALED WATER TIGHT. ALL FLOORING IN THIS AREA MUST HAVE A WATER TIGHT MEMBRANE BELOW IT.
- GARAGE FLOOR ABOVE THIS TENANT SPACE IS POST-TENSION. ANY PENETRATIONS OVER 1" MUST BE X-RATED AND APPROVED IN WRITING BY INTERPARK.

ADA NOTES:

- THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.
DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE. PROVIDE KNURLED HARDWARE ON DOORS TO UTILITY ROOMS AND HAZARDOUS AREAS.
- TOILETS:
 - LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
 - A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE BARRIER FREE STALL DOOR.
 - LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. FLUSH HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET.
 - PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEEDED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR.
 - LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RW WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT, (20" CLEAR UNDER FRONT EDGE).
 - INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
 - DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.
 - TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.
 - DOORS SHALL HAVE A PUSH-PULL FORCE AS FOLLOWS:
 - EXTERIOR DOORS - 8.5 LBS MAX.
 - INTERIOR DOORS - 5 LBS MAX.
 - ADA RAMPS SHALL HAVE A MAXIMUM SLOPE RATIO OF 1:12.

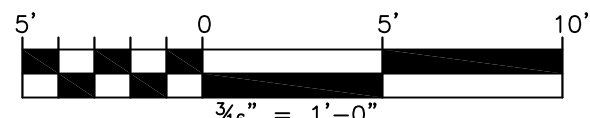
NOTE: FOR NON-DEPRESSED SLAB FOR WALK-IN BOX AN INTERIOR RAMP SHALL BE PROVIDED

NOTE: FOR LOCATIONS WITH INT. WALK-INS, PROVIDE 2" MIN. AIR SPACE BETWEEN WALK-IN & ALL ADJACENT WALLS

NOTE: FOR LOCATIONS WITH INTERIOR WALK-INS, PROVIDE FLOOR DRAIN WITHIN 5' FT. OF WALK-IN FOR CONDENSATE DRAIN CONNECTION FROM INTERIOR OF WALK-IN (TYP.)

NOTE: FOR STORES WITH CELLARS, THE FLOOR, WALL, AND CEILING FINISHES WILL BE THE SAME AS THE FINISHES FOR THE KITCHEN. REFER TO THE FINISH SCHEDULES ON SHEETS A-2, A-3 AND A-6 FOR THE PROPER FINISHES

2 PROPOSED WALL PLAN



- NEW 3-HR RATED METAL STUD FRAMED PARTITION WALL (TYPE F)
- NEW 2-HR RATED METAL STUD FRAMED DEMISING WALL (TYPE H)
- NEW 2-HR RATED METAL STUD FRAMED PARTITION WALL (TYPE E)
- NEW INTERIOR METAL STUD FRAMED PARTITION WALL (TYPE B* & C)
- NEW 2-HR RATED CMU PARTITION WALL (TYPE G)
- EXISTING EXTERIOR/INTERIOR DEMISING WALLS TO REMAIN (TYPE A* & D)

NOTE: ALL DIMENSIONS TO BE VERIFIED IN THE FIELD FOR WALL TYPE DETAILS, REFER TO 4/A-1.2

6480 SQ. FT. AREA OF SCOPE UNDER THIS PERMIT

1 KEY PLAN

N.T.S.

aka

DUNKIN' BRANDS

MINAR ENGINEERING COMPANY, INC.

CHICAGO, IL 60659

PROPOSED FLOOR PLAN, PROPOSED WALL PLAN, WALL TYPES, GENERAL PLAN NOTES & DETAILS

PROP. 1ST TIME INTERIOR BUILD-OUT OF AN EXISTING TENANT SPACE INTO A NEW DUNKIN' DONUTS RESTAURANT AND OFFICE

SHEET TITLE

ADDRESS

PC # 351827

PROJECT NO. 73380-12

REVISIONS		
NO	DATE	DESCRIPTION
1	03/28/13	Issued for Review
2	04/04/13	Issued for Bids
3	04/11/13	Issued for LL Appr.
4	05/03/13	Revised per LL
5	05/08/13	Issued for Permit
6	05/09/13	Issued to LL

DRAWN BY: DS CKD BY: AT
SCALE: AS NOTED
DATE: 03-27-13
CAD FILE: A-1

SHEET NO.

A-1.1

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