



LOCATION MAP
SCALE: NTS



SITE AERIAL
SCALE: NTS



1 AXONOMETRIC VIEW

PROJECT GENERAL NOTES

1. Thoroughly familiarize yourself with the plans and visit the job site to verify existing site conditions prior to submitting a bid. Under no circumstances shall anything be built or installed without proper drawings or written approval. If any clarification on extent of work is needed, contact the Architect prior to submitting bid. If questions are not raised during bidding, it shall be concluded that each bidder understands and knows exactly what shall be required of him and shall perform these requirements without recourse to the full and unconditional satisfaction of the Architect. Failure to recognize all work required shall be at the expense of the Contractor. No additional compensation shall be considered after the letting of the bid.
2. The Owner has the right to select or reject any or all bids and let selected subcontractor bids separately.
3. No substitutions of materials or equipment will be permitted, except where noted otherwise.
4. Secure and properly display all licenses and permits required by AHJ. Complete all required system reviews with the AHJ.
5. Guarantee all labor and materials for a period of one year minimum from date of substantial completion. Provide all warranties on any parts or labor in writing at the time the work is completed.
6. Do not scale the drawings. Verify all written dimensions in the field. Confirm all dimensions by layout prior to construction. In the event of any discrepancy, contact the Architect before proceeding with work.
7. Do not damage or weaken the structural integrity of the building for any reason.
8. Perform all work in a first-class workmanlike manner. Comply with the provisions of the "Occupational Safety and Health Act" - latest edition. Comply with all municipal, State and Federal laws.
9. Provide temporary construction barriers and scaffolding as required to protect the safety of all people in the area, and to maintain security of the site at all times. Contractor is totally responsible for safety on the job site at all times. All precautionary measures shall be taken to ensure the health and safety of individuals and property. All tools materials and equipment shall be secured at the end of each workday in tool lockers (gang boxes) and OSHA approved storage cabinets.
10. Properly store and secure all materials and equipment to be used on the job. All material Safety Data Sheets (MSDS) will be maintained according to all Occupational Health Safety Administrative (OSHA) regulations.
11. All workers on site shall always first check-in with the site superintendent upon arrival, and check out when leaving. All deliveries to the site shall be made to the construction office address and directed from that point by the site superintendent as to where to set the product.
12. The premises shall be kept clean during all phases of demolition and construction. Clean up trash and debris daily. Contractor is responsible for proper removal of trash and debris.
13. Properly dispose of / recycle all demolished or scrap materials and items. Comply with local ordinances pertaining to recycling / disposal of demolition / construction materials.
14. All work shall be coordinated with other trades in order to avoid interferences and omissions. Include all miscellaneous items required to complete the work, i.e.: hangers, supports, anchors, ties, conduit, wire, fittings, sleeves, etc., including moving and placement of materials and equipment.
15. Do not damage any building fireproofing or fire stopping. Install new fire proofing and new fire stopping to replace any damaged or missing components. Bring assembly to required fire rating.
16. Provide all necessary blocking in walls, ceilings and floors to receive millwork, cabinetry, equipment and miscellaneous items per the construction documents.
17. All wood studs and wood framing concealed in walls shall be fire retardant treated wood.
18. All new interior finishes and wood products shall have a Class I Flame Spread Rating.
19. All door closers in handicapped accessible routes shall be adjusted for proper "sweep period" and all doors adjusted for proper "door opening force" per Illinois Accessibility and A.D.A. requirements.
20. General Construction bid shall include all filling of holes and other gross anomalies as well as final cleaning, waxing and floor protection. General Contractor provides final floor leveling, including removal of existing adhesive residue, including all required grinding, sanding and other floor preparation.
21. All new fixtures and equipment shall bear UL labels where required and meet appropriate NEMA standards.
22. All existing conditions, finishes, furniture, and equipment to remain shall be protected and treated with extreme care to avoid damage during new construction. Any damage to existing construction or equipment caused by new construction shall be repaired or replaced at contractor's expense.
23. At the completion of work, power rod all slop sink drains to remove any clogs from drywall, joint compound, paint, or debris.
24. Provide new and accurate directories for electrical panel, a copy of which should be given to the owner to be kept on file. Such directories shall be required before final payment is made. Contractor is responsible for all research required to verify existing loads remaining on electrical distribution panel.
25. Certificates of insurance from every contractor must be on file with the Owner and The Hezner Corporation a minimum of 24hrs prior to beginning work on site.

LIST OF ALTERNATES

- ALTERNATE 1 - Provide Fiberglass Grate in Lieu of Galvanized:
- This alternate shall be an alternate to the base bid. This alternate shall reflect the cost difference associated with providing all labor and material to provide 1-1/2" deep fiberglass grating in lieu of galvanized steel grating.

NOTE:
Reference drawings and specifications for expanded description of alternates and associated scope of work.

BUILDING DATA - FOR REFERENCE

ZONING: EXISTING (R-2)

CONSTRUCTION CLASSIFICATION: TYPE V

FIRE PROTECTION: NONE

NUMBER OF FLOORS: 1 STORY WITH LOWER LEVEL VAULT

FLOOR PLAN AREA: LEVEL 1 = 64 SF
LL VAULT = 54 SF
TOTAL = 118 SF

AREA OF CONSTRUCTION: 118 SF

OCCUPANCY: UTILITY AND MISCELLANEOUS GROUP U

LOCAL CODES

ZONING:
LAKE COUNTY CODE OF ORDINANCES TITLE XV

BUILDING:
INTERNATIONAL BUILDING CODE - 2024
ILLINOIS STATE PLUMBING CODE - CURRENT
NFPA 70 NATIONAL ELECTRICAL CODE AMENDMENT - 2023
INTERNATIONAL FIRE PREVENTION CODE - 2024
INTERNATIONAL MECHANICAL CODE - 2024
STATE OF ILLINOIS ENERGY CONSERVATION CODE - CURRENT
LAKE COUNTY NUISANCE ORDINANCE
INTERNATIONAL FUEL GAS CODE - 2024

ADA:
ILLINOIS ACCESSIBILITY CODE
FEDERAL ADA GUIDELINES

*ALL REFERENCED STANDARDS IN ABOVE CODES

INDEX OF ARCHITECTURAL DRAWINGS

ARCHITECTURAL
AD101W DEMOLITION PLAN & ELEVATIONS
AE100W NEW FLOOR PLANS
AE201W NEW EXTERIOR ELEVATIONS AND DETAILS
AE301W BUILDING SECTIONS
AE302W WALL SECTIONS
AE501W DETAILS
AE601W DOOR & HARDWARE SCHEDULE, DETAILS, & MAT. FINISH SCHEDULE

STRUCTURAL
S-001W STRUCTURAL PLANS, SECTIONS, & DETAILS
S-002W STRUCTURAL NOTES & SCHEDULES

REVISIONS:	ADDITION NO.

COVER SHEET

HIGHLAND LAKE WATER SYSTEM
IMPROVEMENTS
GERWAL WELL HOUSE

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EARL W. WELTON
001-025064
Professional Seal and Signature

EXPIRES: 11-30-2026

DRAWN: LMC
CHECKED: EWW
DATE: JAN. 2026

**SHEET
G001W**

JOB NO. C999

**HIGHLAND LAKE WATER SYSTEM IMPROVEMENTS
GERWAL WELL HOUSE**

21551 W. WILMAR AVE.
GRAYSLAKE, IL 60030

This is to certify that these drawings were prepared under my supervision and to the best of my knowledge conform to the State Accessibility Code and Local Jurisdiction Codes.

[Signature]
Reg. Architect

This is to certify that these drawings were prepared under my supervision and to the best of my knowledge conform to the State Accessibility Code and ADA guidelines to the extent required.

[Signature]
Reg. Architect

