

217 W. Washington
SWS of Washington and Wells
Chicago, IL



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

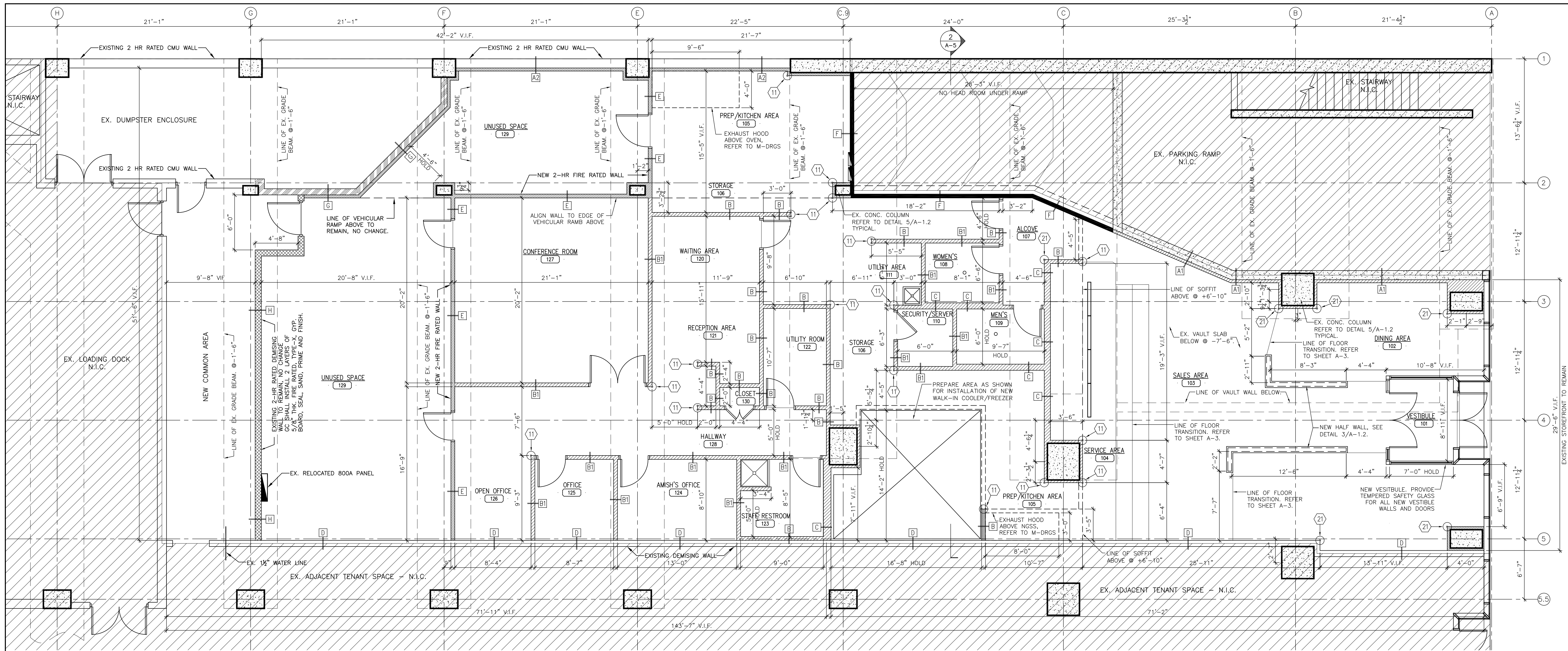
- Former Dunkin Donuts
- Office space in the rear
- Two Type Hoods Cooler Freezer
- Located NW Quadrant of the Loop
- Co Tenants – Protein Bar and GRK Kitchen



This document has been prepared solely for informational purposes. While the information contained herein is from reliable sources, it has not been independently verified. The document is provided subject to errors, omission and changes in information.

Leasing Agent

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GENERAL NOTES:

- TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:
 KITCHEN AND STORAGE AREAS: 2" 2'-0" 1/2" DUROCK CEMENT BOARD,
 3/4" AND ABOVE 1/2" PLYWOOD.
 SERVICE AREA: 1/2" MIN. PLYWOOD.
 SINKS AND SEATING AREAS: 1/2" GIPSUM 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 FILE): TABLE WITH SEATING #T313003, ADA TABLE WITH SEATING #T313003, TRASH CAN NEXT TO EXTERIOR SEATING AREA #T102105, TRASH CAN WITH CHUTE NEXT TO DRIVE-THRU AREA #T102105, GROUNDKEEPER SMOKING MANAGEMENT RECEPTACLE, COLOR: BEIGE, #2570-88.
- 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:

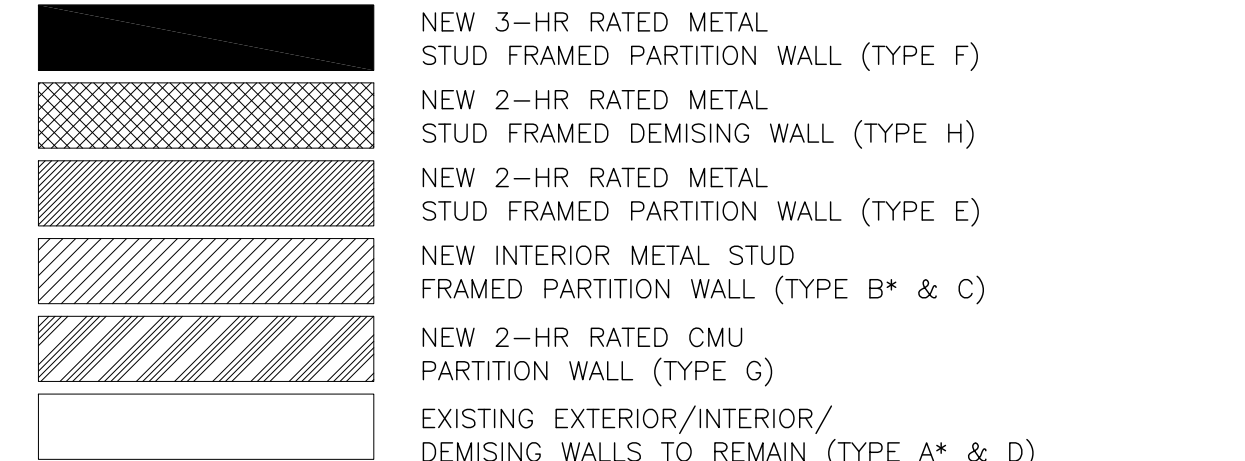
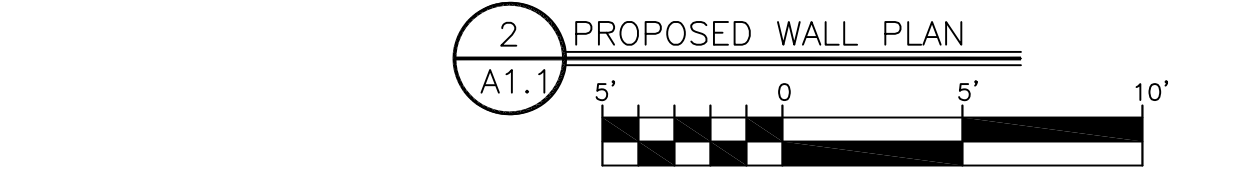
- FOR OCCUPANCY CALCULATIONS, REFER TO THE TITLE SHEET.
- FOR CITY OF CHICAGO DEPARTMENT OF HEALTH NOTES, REFER TO G-1.
- FOR ADA NOTES & DETAILS, REFER TO G-1 & A-8 RESPECTIVELY.
- FOR WALL TYPE DETAILS, REFER TO SHEET A-12.
- FOR REFLECTED CEILING PLAN & DETAILS, REFER TO SHEET A-2 AND A2.1.
- FOR 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.

OPPLAN NOTES:

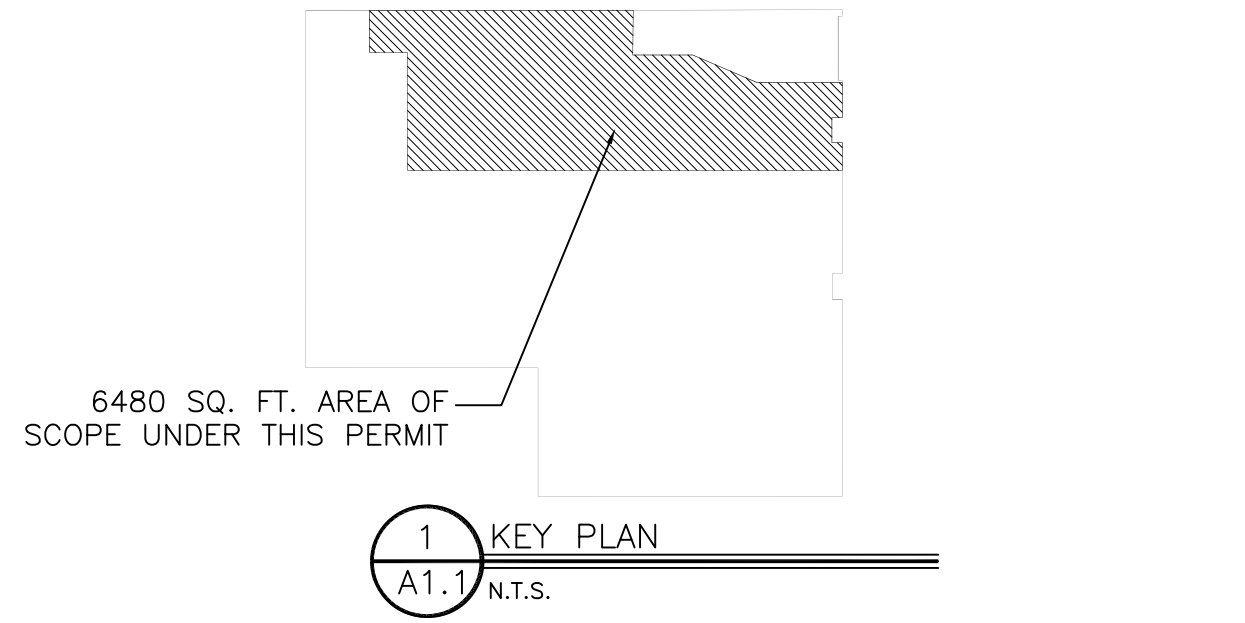
- CASEWORK BY OTHERS.
- NOT USED.
- WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, ICE MACHINES; LOCATE ABOVE WATER METER.
- JANITOR'S SINK - PROVIDE P&G DISPENSER w/ DEDICATED WATER SUPPLY (SEE NATIONAL ACCOUNTS). MOUNT BOTTLE AND DISPENSER ABOVE SINK. SEE DETAIL 3/A-4.
- RECESS MOUNT HAND DRYER BY EXCEL DRYER INC. SEE NATIONAL ACCOUNTS. (413-525-4531)
- 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 AND 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 HIMH 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-4 FOR WALL FINISHES AND A-3 FOR FLOOR FINISHES.
- WALL ART PANELS, SEE ELEVATIONS ON SHEET A-6.
- 1/2" BRUSHED ALUMINUM CORNER GUARD.
22. 1/2" 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-RAYED AND APPROVED IN WRITING BY INTERMARK.

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 OPPOSED SIDE OF WATER CLOSET.
 - PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PENEDED 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 RIM 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. G. 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 RAMP SHALL HAVE A MAXIMUM SLOPE RATIO OF 1:12.



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



DUNKIN' BRANDS
 [eedr|nk|think]

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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
 223 WEST WASHINGTON STREET, CHICAGO, IL 60606

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 Permitt
6	05/09/13	Issued for 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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