

GENERAL NOTES & SPECIFICATIONS

Except as indicated otherwise, A.I.A. Document A201, "General Conditions of the Contractor for Construction" latest edition is incorporated into these documents by reference.

Summary of work: This contract shall include construction only as shown and noted on drawings. Items by tenants (not shown on these drawings) include all interior walls, interior painting, suspended acoustical tile ceiling, lighting, power (outlets), telephone, alarm system, HVAC ductwork, additional plumbing, all service counters, cabinets and furnishing, finishes (flooring, walls, and ceiling) to be furnished and installed by tenant under separate permit.

The Contractor shall purchase and maintain such insurance as will protect the Owner, Architect, their agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the work.

The Contractor and his Sub-contractors shall verify all dimensions and conditions in the field and report any discrepancies which he may find to the Architect. If discrepancies are found, but not reported to the Architect, Contractors shall be responsible for work installed.

All sub-contractors will inspect the site and will verify all data pertaining to the building and its relationship to the new work, and will report any discrepancies which they may find to the architect.

All work shall conform to all local codes and ordinances and applicable state and federal codes and ordinances.

All adjacent property will be protected from damage and if damaged will be returned to its original condition.

All demolition and new construction work will be performed in such a manner so as not to interfere with the current continuous and safe operations of adjacent businesses.

The Contractor shall provide and pay for temporary electrical service for construction purposes, including all wiring, lamps, fixtures, and accessories as required for the construction period. The Contractor shall provide and pay for telephone, temporary heat, water and toilet facilities. All temporary services shall be installed and shall comply with all federal, state and local codes and ordinances.

The Contractor shall provide any and all required barriers necessary for safety of persons and properties as required by federal, state, and local codes. The Contractor shall furnish and maintain all necessary scaffolding, staging, ladders, etc. as required for the proper execution of the work. The Contractor shall keep streets, drives and walks adjacent to and on the site, clean of all dirt, debris and litter caused by construction operations for the project.

All cutting and patching at the project shall be provided by the Contractor or his Sub-contractors as required. No cutting of structural members shall be allowed without the previously written approval of the Structural Engineer or Architect.

The General Contractor shall coordinate all scheduling, payment applications, schedules of values, change order procedures, job meetings, storage and handling of construction materials, contract close-out, etc... as required for a complete project.

The term "furnish" shall mean to supply and deliver to the site.

The term "provide" means to furnish and install, complete and ready for the intended use.

The Contractor shall submit to the architect, shop drawings, product data and samples for approval by the Architect. The Architect's approval will only be general in nature and shall not be construed as permitting any departure from contract requirements. The Contractor shall review all shop drawings, product data, etc. prior to submitting it to the Architect and shall sign & stamp shop drawings, etc. If there are any discrepancies between drawings and specifications and/or drawings, the more stringent or better quality shall govern and be installed.

Shop drawing will be required for the following items:

- 1) Reinforcing steel
- 2) Structural steel and metal deck.
- 3) Steel lintels
- 4) Aluminum storefront
- 5) Metal roof joists

Product data will be required for the following items:

- 1) Masonry block and accessories, reinforcement, grout, mortar, and waterproofing.
- 2) Caulk and sealant
- 3) Insulation and roof and metal copings
- 4) Heating RTU units
- 5) Concrete mixes
- 6) Electric panels
- 7) Hardware

The work to be done under each division includes the furnishing of all labor, materials, equipment and services necessary for and reasonably incidental to the proper execution and completion of work titled and noted under that section of the specification and as indicated on the drawings.

CLEAN-UP: Upon completion, all work shall be left clean. All rubbish and debris shall be collected, removed from site and placed into a dumpster provided by the General Contractor. Large and heavy items must be removed from the site, separately, and legally disposed of at contractors expense.

GUARANTEE: This contractor shall guarantee all materials and workmanship against defects for a period of one (1) year from date of final payment.

GENERAL

All dimensions on structural drawings to be checked against architectural, mechanical and electrical drawings by the contractors.

Unless otherwise noted, all details, sections, and notes on the drawing are intended to be typical for similar situations elsewhere.

The General Contractor shall be responsible for coordinating the location and replacement of all inserts, hangers, sleeves, ductwork, pads, and anchor bolts that are required by the mechanical equipment.

Structural drawings are not to be used for shop detailing or for construction unless specifically issued for these purposes.

Structural Engineer's review of drawings prepared by the Contractors, Suppliers, etc. are only for conformance with design concept.

Shop drawings of structural steel, bar joists, and metal deck shall be submitted for review, construction shall not start without said review by structural engineer.

Sub-contractors to assume full responsibility, unrelieved by review of shop drawings and by supervision or periodic observation of construction, for compliance with the contract documents, for dimensions to be confirmed and correlated on the job site and between individual drawings or sets of drawings for fabrication processes and construction techniques (including excavation shoring, scaffolding, bracing, erection, form work, etc.) for coordinating of various trades, for safe conditions on the job site.

Variations in field conditions relative to the contract documents shall be reported to the Structural Engineer. Work shall not progress until permission from the Structural Engineer is obtained.

If any changes are made to sub-contractors during the course of building, General Contractor shall be responsible for notifying the Village of Bolingbrook Building Safety Department.

Special inspections are required for the following items and results to be submitted to the owner, architect and Village.

- A) Bolts, nuts & washers. Third party testing service to be retained by General Contractor.
- B) Structural Steel. Third party testing service to be retained by General Contractor.
- C) Welding. Third party testing service to be retained by General Contractor.
- D) Concrete. Third party testing service to be retained by General Contractor.
- E) Masonry (grout and mortar). Third party testing service to be retained by General Contractor.
- F) Soils. Third party inspection service to be retained by General Contractor.

NOTE: SEE STRUCTURAL DRAWINGS FOR A FULL LIST OF THIRD PARTY INSPECTIONS.

TENANT ADDRESS NUMBERS: Provide 4" high, off-white numbers, center within each storefront transom above entry doors, 4" high numbers (letters at utility room) in contrasting color at rear exit doors. Verify address numbers with Village.

TENANT WORK LETTERS: Contractor shall become familiar with construction documents, field conditions and landlords/tenant's work letters. Contractor shall report any discrepancies which they may find to the Architect prior to submitting their final bid.

DIVISION 2 - SITE CONSTRUCTION (SEE CIVIL)**DIVISION 3 - CONCRETE (SEE STRUCTURAL SHEETS)****DIVISION 4 - MASONRY (SEE STRUCTURAL SHEETS)****DIVISION 5 - METALS (SEE STRUCTURAL SHEETS)****DIVISION 6 - CARPENTRY****CARPENTRY**

Carpentry contractor shall include all labor, materials, equipment and services necessary for and reasonably incidental to the proper execution and completion of the rough and finish carpentry.

1. ROUGH CARPENTRY: Provide miscellaneous lumber as shown on plans including all blocking, nails, shots, screws, bolts, brackets, shims, etc. as required. All work to be done neatly and accurately cut, fitted and securely fastened in place in accordance with building code requirements and best accepted practices.

2. FINISH CARPENTRY: Provide and/or install doors, frames, and finish hardware. Contractor to provide all nails, screws, molly anchors, toggles, and connectors as required to set and install above listed items. All work shall be neatly and accurately cut, fitted, and securely fastened in place in accordance with building code requirements and best accepted practices. Contractor shall consult and coordinate with other trades for installation of their materials.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION**INSULATION:**

RIGID ROOF INSULATION: Roof insulation to be "R MAX" - MULTI - MAX FA, or approved equal. Insulation to be (R-25). Provide base between insulation and roofing as required by manufacturer. Provide mechanical fastening as required by manufacturer. Installation of insulation shall be in strict accordance with manufacturer's specifications and details. Insulation shall be of manufacturer approved by roofing contractor for warranty.

RIGID FOUNDATION INSULATION BOARD: Perimeter foundation insulation shall be 2" thick (R-10) "Foamular 250" board as manufactured by Owens Corning or approved equal. Installation of insulation shall be in accordance with manufacturer's standard details and specifications.

RIGID WALL INSULATION BOARD: Continuous wall insulation shall be (1) layer 2 1/2" thick (R-12.5) "Foamular 250" board as manufactured by Owens Corning or approved equal. Installation of insulation shall be in accordance with manufacturer's standard details and specifications.

ROOFING:

ROOFING: Provide and install TPO (white) fully adhered .045 mil. thick system by Firestone or approved equal. (class "C" Min.) as tested in accordance with ASTM E308, complete with membrane flashing. Install in accordance with manufacturer's specs for application installation and details. Provide manufacturer's standard 15 yr. "No Dollar Limit" membrane system warranty.

ROOF ACCESSORIES:

SEALANTS AND CAULKING: Furnish and install sealants in accordance with manufacturer's instructions (Dow, Tremco, or equal) at all exterior masonry to door and storefront framing, control joints, lintels with polyurethane base, 2 parts elastomeric. Do not install under adverse (wet, hot, or cold) weather conditions. Tool joints slightly concave. Installation shall be in strict accordance with manufacturer's specifications.

SHEET METAL FLASHING, COPING, TRIM: Provide 24ga. steel pre-finished color to be "Almond" as manufactured by the "Perterson Aluminum" (Pac-Clad) or equal.

ROOF HATCH ACCESS: Roof scuttle to be 2'-6"x3'-0" for ladder. Prefabricated unit to include curbing, flashing and locking device. Manufacturer to provide all fasteners, etc...for scuttle and to coordinate any additional framing as required with general contractor. Acceptable manufacturer "Bilco" (or equal). Provide 1 year manufacturer's limited warranty.

ROOF ACCESS GUARD: safety post, ladder-up by Bilco LU-1 Manufacturer to provide all fasteners, etc...Acceptable manufacturer "Bilco" (or equal). Provide 1 year manufacturer's limited warranty.

ROOF FLASHING SYSTEMS: Provide ganged portals for utilities feeding mechanical units and electrical feeds as manufactured by the "Portals Plus" or equal.

DIVISION 8 - DOORS AND WINDOWS

Each contractor shall include all labor, materials, equipment, and services necessary for and reasonably incidental to the proper execution and completion of the work in this section as listed below. See section 1 for general requirements and shop drawing requirements.

1. HOLLOW METAL DOOR AND FRAME: Door "Caco" or equal shall be flush type, fabricated of two (2) 18 ga. steel sheets, reinforced full height, and insulated with sound deadening (insulation value of 2.4) materials. All welds shall be ground smooth. Frames shall be 16 ga. pressed steel, fabricated to profile. Provide each frame with 3 adjustable anchors and clip angle to floor for anchorage. Doors and frames to be mortised, drilled, and tapped according to the hardware and/or the template. Drill and provide each frame with three (3) rubber door silencers similar to Lynn Johnson, G-H-64. Doors and frames to have baked on enamel prime coat. Door frame to have 4" head at CMJ walls. Close top edge of door with an inverted steel channel closure, seal watertight. Installation to be in accordance with DHI & SDI Standards.

2. ALUMINUM STOREFRONT: Aluminum storefront to be "Kawneer" 451T system or equal 2' x 4 1/2', with insulated clear glass and tempered glass. Storefront contractor to field measure all openings, deliver and install units complete, with matching caulking, shims, backer rods, etc... Provide manufacturer's standard 3 year warranty. Doors to narrow stile with 10" bottom rail with manufacturer's standard pivot hinges, push and pull bars, threshold and weatherstripping. Storefront doors to be equipped with concealed rods for each leaf. Installation cleaning, clearances and tolerances to be as recommended by manufacturer's standard specification and installation details. Color to be clear anodized. Glazing to be clear, low 'E' double pane, 1/4" thick each with 1/2" air space (purged dry hermetic air) with elastomer silicone sealant edge seal (typical for all glass). Door glazing to be low 'E' double pane, 1/4" thick each, fully tempered with 1/2" air space (purged dry hermetic air) with elastomer silicone sealant edge seal. Provide all required shims, setting blocks, clips, etc... as required for a complete installation. Provide spandrel glass where shown on the drawings. Spandrel glass vinyl coating on the #2 surface on spandrel insulated glass.

NOTE "A": ALL DOOR GLASS & GLASS ADJACENT TO DOORS AND GLASS AT FLOOR TO 18" ABOVE FLOOR TO BE TEMPERED SAFETY GLAZING.

4. HARDWARE: Provide and deliver to the building site all finishing hardware necessary to completely equip the building. All necessary finishing hardware shall be furnished whether or not specifically mentioned herein, unless provided for in other sections of the specifications. See hardware schedule on drawings. Provide keying as required by Owner. Provide products as listed below or equivalent in quality, design and function by other acceptable manufacturers:

Note: all hardware to comply with Illinois Accessibility code.

- a) Hinges: Full mortise, 4 1/2"x4 1/2", TA2714 & TA2314XNRP by McKinney or Hager or Stanley
- b) Locksets: Schlage 'D' series lockset
- c) Closers: LCN #1079 surfaces applied, standard finish, with door saver arm installation.
- d) Thresholds: Dorbin 259-AV
- e) Door Sweeps: Dorbin #39-A
- f) Weather-stripping: Dorbin #399-A
- g) Exit Device: Sargent 8800 series w/ trim & keylock
- h) Peep Hole: Peak-O 595XJ25D
- i) Storefront exit device: Kawneer 1686 concealed rod exit device

NOTE: See door schedule on sheet A1 for additional hardware specs.

APPLICATION OF FINISHED HARDWARE: Receive, store, and be responsible for all finished hardware. Properly log, index, and file all keys as directed. Apply hardware in accordance with hardware manufacturers instructions, fit accurately, apply securely, and adjust carefully. Use care not to damage work when applying hardware. Thresholds will be provided by finish hardware contractor. Thresholds shall be set in mastic and securely anchored ends shall be coped to fit metal jambs.

DIVISION 9 - FINISHES

Each contractor shall include all labor, materials, equipment, and services necessary for and reasonably incidental to the proper execution and completion of the finishes listed below.

1. GYPSUM DRYWALL: Furnish and install gypsum board and drywall finishes as indicated on the drawing to a level 4 finish. Comply with the manufacturer's requirements and installation requirements of USG- system folder SA-923 USG Steel- or framed drywall system approved equal.

- a) Gypsum board to be 5/8", regular with tapered edges -Astm C36. Install in accordance with manufacturer's standard details. Provide 5/8" type 'X' where shown on drawings for fire resistance. Provide 5/8" green board on toilet & behind mop sink locations where shown on drawings.
- b) Metal Studs: Size to be as shown on plans with standard gauge (26ga. or heavier) unless otherwise noted ASTM A611.
- c) Sound attenuation blankets: Batts to be unfaced R-10, 5 1/2" thick.
- d) Miscellaneous Items: Screw, tape, compound, corner bead, etc... to be installed in accordance with manufacturer's recommendation.
- e) Installation:
 - 1) Runners to be fastened with power driven anchors @ 16" o.c. max.
 - 2) Studs to be spaced at 24" o.c. with type S screws.
 - 3) Gypsum board applied vertically.
 - 4) All materials installed in accordance with manufacturer's recommendation.
 - 5) Exterior wall gyp. board to be taped, sanded & ready for paint.

2. PAINTING: Furnish and install finish systems for all exposed unfinished metals surfaces whether or not so designated in schedules, except where the material is obviously not intended to be finished. Where items or surfaces are not specifically mentioned, paint to match adjacent surfaces. Follow manufacturer's recommendations for paint application and surface preparation. Prior to beginning the work, the Owner will select colors for the surfaces to be painted. Provide undercoat paint in slightly darker tint produced by the same manufacturer as the finish coats. Acceptable manufacturers: Pratt and Lambert, Glidden, Benjamin Moore.

Provide the following paint and varnish systems.

- a. Ferrous Metal : follow metal doors , frames and exposed lintels.)
 - 1st. coat - Benjamin Moore 'Acrylic Metal Primer' paint primer (not required on shop primed items.)
 - 2nd. coat - Moore's 'Metal & Wood IronClad Acrylic Low Luster Enamel'.
 Color to match Harvard Brick color.
- b. Exterior Masonry Block:
 - 1st coat - Benjamin Moore 'Acrylic Masonry Sealer' (clear) mixed in accordance with manufacturer's specification
 - 2nd coat - Benjamin Moore 'Acrylic Masonry Sealer' (clear)

Note: Both coats must be applied in accordance with manufacturer's recommendation and spec's. Provide manufacturer's warranty with the project.

FINISHES:

All interior finishes shall be Class C: flame spread rating of 76-200: smoke-developed 0-450. Submit verification of flame spread ratings to the local Fire Protection District's Fire Marshall.

DIVISION 10 & 11 - SPECIALTIES AND EQUIPMENT (NOT IN SCOPE)**DIVISION 12 - FURNISHINGS (NOT IN SCOPE)****DIVISION 14 - CONVEYING SYSTEMS (NOT IN SCOPE)****DIVISION 15 - HVAC (SEE HVAC SHEET)****DIVISION 15 - PLUMBING (SEE PLUMBING SHEET)****DIVISION 16 - ELECTRICAL**

(SEE ELECTRICAL SHEET E1)

PROPOSED DEVELOPMENT FOR:
BOLINGBROOK SEMU, LLC.
LOCATION
123 N. WEBER ROAD
BOLINGBROOK, ILLINOIS

Reitan Architects, LLC.

1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173

PH. 847-519-1227 - FAX 847-519-0347

Assumed Name No. 184-004083

IT IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY AND VILLAGE ORDINANCES OF BOLINGBROOK, ILLINOIS.

SHEET NAME
SPECIFICATIONS

SHEET

SP1

OF 1

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PROJECT NO.

1414