

US Marine Corps Tenant Buildout

Prairie Street Convenience Center, Suite 107

2075 Prairie Street, St. Charles, Illinois 60174

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GENERAL NOTES:

- All materials shall be new, unused, and of the highest quality in every respect unless noted otherwise. Manufactured materials and equipment shall be installed as per manufacturer's recommendations and instructions unless noted otherwise.
- These general conditions apply to all work and all drawings in this set and shall extend to any changes, extras, or additions agreed to during the course of this work.
- All interior finishes are to be class II 26-75 Flame spread rating minimum as required.
- All floor coverings, including carpet, to be class II 26-75 Flame spread rating minimum as required.
- Contractor shall be responsible for complying with building management rules and regulations on handling material, equipment, and debris, and for elevator and/or loading dock availability.
- The contractor shall exercise care and will be responsible for any damage to existing conditions.
- The contractor shall execute the work in a careful and orderly manner with the least possible disturbance to the occupants of the building.
- All contractors are responsible for layout of equipment cable runs to avoid interference.
- Door closers required on all rated doors.
- All floors shall be leveled and free of irregularities to assure one constant height so that door bucks when set are a consistent dimension from the ceiling, with no gaps between the bottom of the door buck at the slope after carpeting and other floor finishes are installed. Any unavoidable changes in the floor height shall be gradually raised and trowelled to create a ramp-like effect. Any depressions, cracks, screeds, and expansion joints are to be filled with a high quality non-crumbing latex base flashing compound, water putty, or crack filler.
- All partition duplex, telephone, and switch boxes are to be caulked as per building standards.
- All corners of trimmed openings shall have corner beads unless noted otherwise.
- All exit doors shall be a minimum of 3'-0" in width and shall conform to all applicable codes.
- All doors used in connection with exits shall be so arranged as to be readily opened without the use of a key or special knowledge from the side from which egress is made.
- Doors and frames which require a fire resistive rating shall be a type approved by the National Board of Fire Underwriters.
- The contractor is responsible for hardware coordination, including obtaining and distributing special templates as required, and shall notify owner of any discrepancies. All door hardware to be in accordance with Americans with Disabilities Act and Illinois Accessibility Code. For latched doors, the door opening devices shall have a shape that is easy to grasp with one hand and not require tight grasping, pinching or twisting of the wrist to operate.
- No paint or other finish shall be applied until the surfaces are absolutely dry, clean, and in proper condition to receive the finish.
- Provide caulking at all locations as required using Pecora AC-20 one part acrylic latex, non-sag caulk, ASTM-C834-76, or equal.
- All construction shall conform and be in accordance with the requirements of all applicable municipal, state, and federal regulations having jurisdiction.
- To the best of our knowledge and ability, all plans designs, and details are in accordance with current interpretation of Title III of the Americans with Disabilities Act and comply with State of Illinois Accessibility Standards.
- Fire Alarm System to be submitted for review by contractor.

INDEX OF DRAWINGS

No.	Drawing
0	TITLE SHEET
A-1	FLOOR PLANS, NOTES & SCHEDULES
E-1	POWER & LIGHTING PLANS, NOTES
P-1	PLUMBING PLAN, NOTES & SCHEDULES

2003 IBC
USE GROUP: 'B' BUSINESS
SUITE SQUARE FOOTAGE: 1,086 sq. ft.
OCCUPANCY LOAD: 100 sq. ft. gross
FIRE SPRINKLERS: NOT SPRINKLERED
FIRE ALARMS: PROVIDED (existing)
MAXIMUM NUMBER OF EMPLOYEES ANY ONE TIME: 5

THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE SELECTED MECHANICAL CONTRACTOR SHALL PROVIDE HIS OWN WORKING DRAWINGS FOR PERMITTING AS REQUESTED BY LOCAL OFFICIALS.
THE EXISTING HVAC SYSTEM SHALL BE MODIFIED AS NECESSARY TO PROVIDE A COMPLETE AND OPERABLE CODE COMPLIANT DESIGN. IT IS THE INTENT OF THESE DRAWINGS THAT THE HVAC CONTRACTOR SHALL DESIGN AND PROVIDE ALL HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS, DIFFUSERS, REGISTERS, GRILLES, EXHAUST FANS, DUCTWORK, PIPING AND ACCESSORIES. ALL MECHANICAL EQUIPMENT SHALL HAVE THE MANUFACTURER'S SPECIFICATION AND INSTALLATION GUIDE ATTACHED TO THE UNIT AT THE TIME OF INSPECTION.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES TO THIS PLAN. IF ANY STRUCTURAL CHANGES OR ALTERATIONS ARE MADE, THE PLANS WILL BE INVALID AND NOT USABLE. ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT MODIFICATIONS. ANYONE MAKING USE OF THIS INFORMATION DOES SO AT HIS OR HER OWN RISK AND ASSUMES ANY AND ALL LIABILITY RESULTING FROM SUCH USE.

THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS PROJECT. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKER SHALL VIOLATE THE FOLLOWING HIGHEST HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.

THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWING OR CONTRACT DOCUMENTS.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, MATERIALS AND MANUFACTURER SELECTION, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK.

APPLICABLE BUILDING CODES:
2003 INTERNATIONAL BUILDING CODE W/AMENDMENTS
2003 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS
2003 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS
NATIONAL ELECTRICAL CODE, NFPA No. 70, 2002 Edition W/AMENDMENTS
1998 ILLINOIS STATE PLUMBING CODE W/AMENDMENTS
1997 ILLINOIS ACCESSIBILITY CODE
NFPA LIFE SAFETY CODE 101

THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE ZONING AND BUILDING CODES OF THE MUNICIPALITY CONCERNED AND THE ACCESSIBILITY STANDARDS OF THE STATE OF ILLINOIS.

Signed: Tim O'Malley, Architect
Illinois Registration No. 001-010323
Date: _____
License expires: 11-30-2010

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. ALSO, IN AS MUCH AS THE REMODELING OF THIS EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE CLIENT AGREES, TO THE FULLEST EXTENT OF THE LAW, TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIM, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE) FOR INJURY OR ECONOMIC LOSS ARISING OR ALLEGEDLY ARISING OUT OF THE DAMAGES, LIABILITIES OR COSTS ATTRIBUTABLE TO THE SOLE NEGLIGENCE OR WILLFULL MISCONDUCT OF THE ARCHITECT.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SPECIAL SAFETY NOTE

All Contractors and their Representatives working on this project shall at all times prior and during the course of their activity be responsible for the safety of their employees as well as others and in the care of the property. Each as representatives of their employees shall ascertain that the conditions under which they will be required to accomplish their work are safe within good safety practices and meet all concerned regulations of the Occupational Safety and Hazard Act or other governing regulations. The beginning of work by a Contractor shall indicate satisfaction concerning safety and full responsibility for accidents or damage. If unsatisfied, the Contractor shall indicate whatever action is necessary, or render safety conditions for life and property as are related to his activity. If the work of other parties outside of the organization is upon inspection found at any time to be unsafe, he should stop work immediately and notify the General Contractor, Architect, and Owner. The beginning of work shall indicate satisfaction. Acceptance of a contract shall indicate acceptance of these requirements.

Revisions

Plotted: FEBRUARY 15, 2010
Issue Date: FEBRUARY 15, 2010
Drawn: O'MALLEY
Job No:

Sheet No:
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of

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