GENERAL NOTES

1. ALL CONTRACTORS SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WHICH MAY EXIST BETWEEN THE DRAWINGS AND JOB SITE CONDITIONS. FAILURE TO REPORT DISCREPANCIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, BONDS, LICENSES, ETC
3. ALL WORK SHALL SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES, LATEST VERSIONS.
4. NEW WORK NOT IN CONFORMANCE WITH THE CODES SHALL BE BROUGHT INTO COMPLIANCE.
5. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER. ALL WORK AND MATERIALS SHALL MEET OR EXCEED NORMAL INDUSTRY STANDARDS AND WRITTEN PROJECT SPECIFICATIONS.
6. SUBCONTRACTORS SHALL SUBMIT SAMPLES, BROCHURE CUTS, AND SHOP DRAWINGS FOR REVIEW. ALL COLORS, FINISHES AND FINAL MATERIALS SHALL BE APPROVED BY THE OWNER.
7. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF SHEATHING. INTERIOR WALL DIMENSIONS ARE FROM WALL FRAMING TO WALL FRAMING. DIMENSIONS DO NOT INCLUDE DRYWALL.
8. CONFORM TO ALL DIMENSIONS INDICATED IN PREFERENCE TO SCALE DIMENSIONS FROM THE BLUEPRINT. DO NOT SCALE THE DRAWINGS.
9. CONSTRUCTION SHALL NOT INTERFERE WITH EXISTING TRAFFIC AND UTILITIES. CONTRACTOR SHALL COORDINATE ALL WORK AND CONSTRUCTION SCHEDULES WITH THE OWNER.
10. ALL STRUCTURAL CHANGES IF ANY SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO WORK COMMENCING.
11. ALL WOOD PLATES SET ON CONCRETE TO BE PRESSURE TREATED.
12. PROVIDE FIRESTOPPING MATERIAL AT ALL FURRING, PARTITIONS AND OUTSIDE STUD WALLS AT A LEVEL OF EACH FLOOR OR CEILING AND AT JUNCTURE OF ROOF RAFTERS AND WALL.
13. CONTRACTORS TO PROVIDE CONSTRUCTION BARRIERS/ FENCING AS REQUIRED TO PROTECT THE PUBLIC AND MAINTAIN SECURITY OF THE SITE.
14. PROVIDE MIN. 6 MIL. VAPOR BARRIER UNDER FLOOR SLAB.

SPRINKLER NOTE:

SPRINKLER SYSTEM IS EXISTING. SPRINKLER CONTRACTOR SHALL INSPECT EXISTING SYSTEM, AND UPGRADE AND MODIFY AS REQUIRED TO MEET LATEST CODES AND ORDINANCES.

SPRINKLER CONTRACTOR SHALL SUBMIT PLANS AND DETAILS TO THE CITY FOR REVIEW.

SPRINKLER DRAWINGS FOR OTHER TENANT SPACES TO BE SUBMITTED TO THE CITY FOR REVIEW AT THE TIME OF TENANT SPACE PERMIT SUBMISSION.

SMOKE DETECTORS PER CODE (ALSO SEE NOTE 17 IN MECH. NOTES.)

PLUMBING NOTES:

1) CONTRACTORS SHALL OBTAIN ALL PERMITS, BONDS, AND LICENSES AND FOLLOW ALL LOCAL, STATE, AND NATIONAL CODES.
2) TIE IN NEW WATER SUPPLY AND WASTE VENT SYSTEM INTO EXISTING SYSTEMS. FIELD VERIFY EXACT LOCATION AND EXACT RUNS OF ALL EXISTING AND NEW PLUMBING AND MECHANICAL SYSTEMS.
3) WASTE PIPING SHALL BE NO LESS THAN SCHEDULE 40 PVC PLASTIC AND SHALL BE TESTED TO THE POINT OF THE CONNECTION INTO EXISTING MAIN.
4) POTABLE WATER PIPING SYSTEM SHALL BE DISINFECTED IN ACCORDANCE OF SECTION 890.1080 OF THE ILLINOIS STATE PLUMBING CODE, 1999 EDITION. THE ENTIRE BUILDING WATER SYSTEM SHALL BE DISINFECTED AND TESTED.
5) PROVIDE SHUT-OFF VALVES AT EACH FIXTURE AND RIGID SUPPLIES.
6) INSTALL SYSTEM WITH APPROVED VACUUM BREAKERS.
7) PROVIDE ALL MOUNTING, TRIM, AND ACCESSORIES AS SPECIFIED OR REQUIRED BY THE FIXTURE MANUFACTURER.
8) ALL EXPOSED TRIM SHALL BE CHROME PLATED.
9) WATER TEMPERATURES AND MOUNTING HEIGHTS SHALL BE IN ACCORDANCE WITH STATE, LOCAL, AND "ADA" BARRIER FREE STANDARDS.
10) PROPERLY SUPPORT ALL OVERHEAD PIPING. ANY NEW PENETRATIONS THRU THE EXISTING ROOF SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ROOFING CONTRACTOR SO AS NOT TO VOID ROOF WARRANTIES.
11) INSULATE ALL SUPPLY PIPING.
12) PLUMBING CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY AND WATER LINES VERIFY EXISTING INVERTS AND PITCH TO MEET A MINIMUM OF 1/4" / FT.
13) HOT WATER TO LAVATORIES SHALL BE MAX. 110 deg. F.

MECHANICAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS THAT THE HVAC CONTRACTOR SHALL DESIGN & 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.
2. SIZE HVAC EQUIPMENT AND DUCTWORK AS REQ'D. TO CONFORM IN STRICT COMPLIANCE WITH ALL LOCAL, STATE, AND NATIONAL MECHANICAL CODES, LATEST VERSIONS, INCLUDING FRESH AIR INTAKE REQUIREMENTS.
3. PROVIDE ALL NECESSARY LIABILITY INSURANCE POLICIES AS REQUIRED BY OWNER.
4. HVAC CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. IF ANY DISCREPANCIES, NOTIFY ARCHITECT.
5. HVAC CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND CONSULT THE LATEST ARCHITECTURAL, ELECTRICAL AND EQUIPMENT DRAWINGS FOR EXACT LOCATION OF DUCTS, DIFFUSERS, REGISTERS, ETC.
6. CUTTING AND PATCHING OF ROOF, ROOF CURBS, FLASHING, WEATHER PROOFING OF HVAC EQUIPMENT SHALL BE PROVIDED BY HVAC CONTRACTOR.
7. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH LATEST A.S.H.R.A.E. STANDARDS AND COMPLY WITH LOCAL CODE.
8. EACH AIR DISTRIBUTION SYSTEM SHALL BE BALANCED AND PROPERLY SET TO SATISFY ALL MINIMUM REQUIREMENTS OF VENTILATION CODE.
9. PROVIDE VOLUME EXTRACTORS OR VOLUME DAMPERS ON ALL TAKEOFFS.
10. ALL GAS PIPING FROM METER TO BE INSTALLED EQUIPMENT BY PLUMBING OR HVAC CONTRACTOR.
11. GAS PERMITS BY OWNER.
12. ALL NECESSARY CONTROLS AND SAFETY DEVICES BY HVAC CONTRACTOR.
13. ALL EQUIPMENT SHALL BEAR U.L. OR A.G.A. LABEL FOR SPECIFIC INSTALLATION OR USE.
14. NOISE LEVEL OF MECHANICAL EQUIPMENT SHALL NOT EXCEED 55 DB. AT LOT LINE.
15. ALL DUCTS TO BE GALVANIZED SHEET METAL.
16. INSTALL ELECTRONIC PROGRAMMABLE THERMOSTATS FOR EACH OFFICE AREA.
17. HVAC DUCTS ARE NOT TO EXTEND THRU FIRE SEPARATION GYP. BD. CEILINGS OR SEPARATION WALLS WITHOUT A FIRE DAMPER.
    ANY DUCT W/ A DESIGNED CAPACITY OF 2000 CFM OR GREATER IS TO HAVE A SMOKE DETECTOR CONNECTED TO THE ALARM SYSTEM AND TO A CUT-OFF SWITCH TO AN AIR HANDLER FAN.

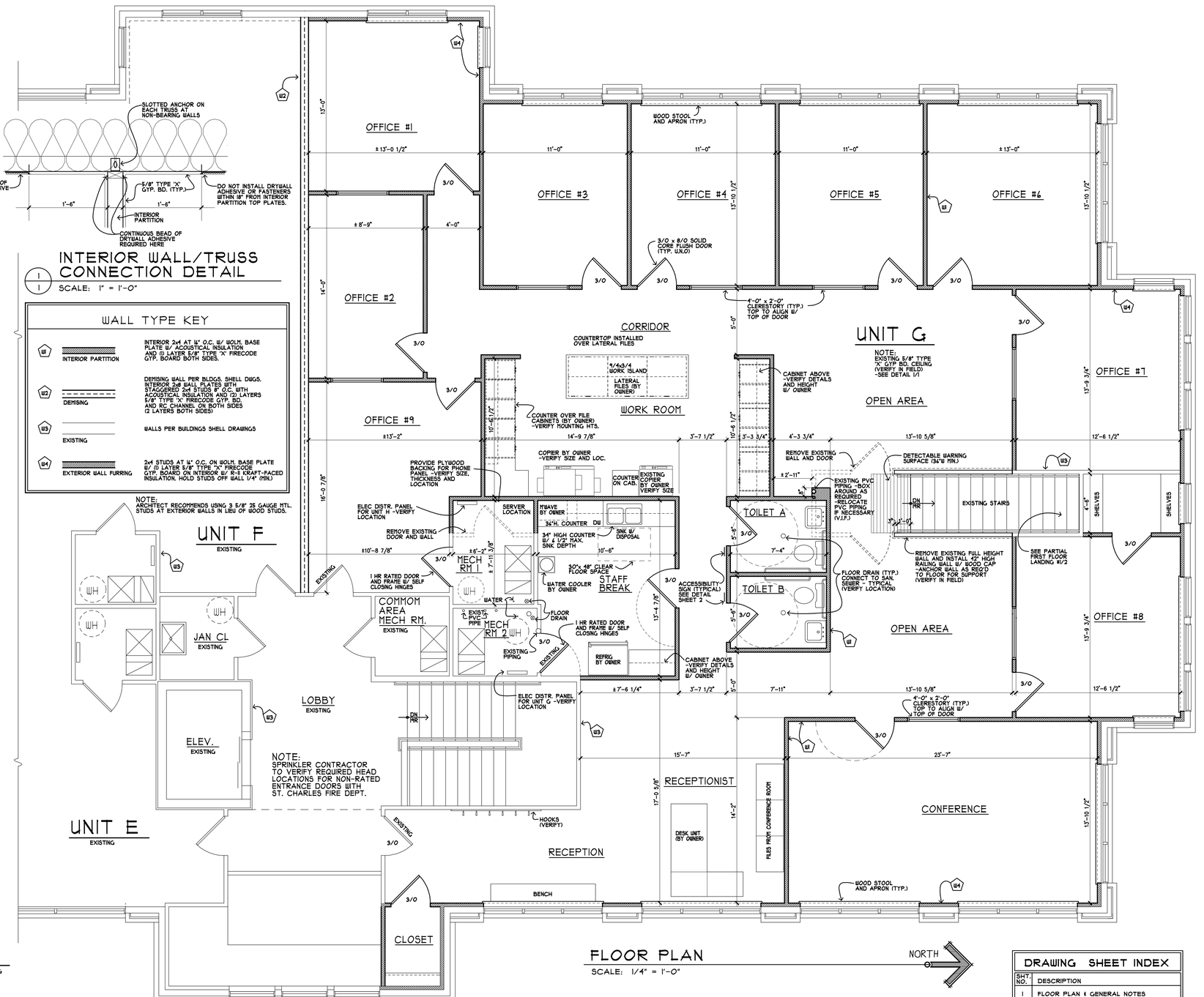
INTERIOR WALL/TRUSS CONNECTION DETAIL

1/1 SCALE: 1" = 1'-0"

WALL TYPE KEY

W1	INTERIOR PARTITION	INTERIOR 2x4 AT 16" O.C. W/ WOLM. BASE PLATE W/ ACOUSTICAL INSULATION AND (1) LAYER 5/8" TYPE 'X' FIRECODE GYP. BOARD BOTH SIDES.
W2	DEMISING	DEMISING WALL PER BLDGS. SHELL DWGS. INTERIOR 2x6 WALL PLATES WITH STAGGERED 2x4 STUDS @ 8" O.C. WITH ACOUSTICAL INSULATION AND (2) LAYERS 5/8" TYPE 'X' FIRECODE GYP. BD. AND RC CHANNEL ON BOTH SIDES (2 LAYERS BOTH SIDES)
W3	EXISTING	WALLS PER BUILDINGS SHELL DRAWINGS
W4	EXTERIOR WALL FURRING	2x4 STUDS AT 16" O.C. ON WOLM. BASE PLATE W/ (1) LAYER 5/8" TYPE 'X' FIRECODE GYP. BOARD ON INTERIOR W/ R-13 KRAFT-FACED INSULATION. HOLD STUDS OFF WALL 1/4" (MIN.)

NOTE:
ARCHITECT RECOMMENDS USING 3 5/8" 25 GAUGE MTL. STUDS AT EXTERIOR WALLS IN LIEU OF WOOD STUDS.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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, OR OWNER. THE BEGINNING OF WORK SHALL INDICATE SATISFACTION WITH CONDITIONS AND ACCEPTANCE OF THESE REQUIREMENTS.

THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKER SHALL INSTIGATE A HOLD 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.

DOOR HARDWARE NOTE

ALL HINGES SHALL BE RATED FOR HEAVY DUTY COMMERCIAL USE.

ACCESSIBLE DOOR HARDWARE (CLOSERS, HANDLES, ETC.) SHALL MEET ADA AND ANSI A117.1 REQUIREMENTS. (LEVER HANDLES)

ALL HARDWARE ON ACCESSIBLE DOORS (HANDLES, PULLS, LATCHES, LOCKS, ETC.) SHALL BE EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

POCKET DOOR HARDWARE SHALL BE EXPOSED AND USABLE ON BOTH SIDES WHEN DOOR IS FULLY OPEN.

THE MAXIMUM FORCE FOR PUSHING OR PULLING A DOOR SHALL BE:
- EXTERIOR HINGED DOORS --- 8 lbf.
- INTERIOR HINGED DOORS --- 5 lbf.
- SLIDING & FOLDING DOORS --- 5 lbf.

INFORMATION SHOWN HEREIN BLUEPRINTS IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS AND CIRCUMSTANCES REGARDING AVAILABILITY OF PRODUCTS FROM SUBCONTRACTORS AND/OR SUPPLIERS. JRD DEVELOPMENT INC., INHERENTLY RESERVES THE RIGHT TO EFFECT DEEMED VARIATIONS AS NECESSARY. LIKEWISE, SHOULD CONFLICT OCCUR RESPECTIVE TO THE INFORMATION SHOWN ON THESE DRAWINGS AND THE WRITTEN CONTRACT, THE CONTRACT SHALL INDISPUTABLY PREVAIL.

TENANTS SIGNATURE & DATE: _____

TENANTS SIGNATURE & DATE: _____

DRAWING SHEET INDEX

SHT. NO.	DESCRIPTION
1	FLOOR PLAN & GENERAL NOTES
2	ELECTRICAL PLAN, ACCESS. DIAGRAMS AND SCHEDULES

SHEETS 1-2 AS LISTED ABOVE WERE PREPARED UNDER ARCHITECTS SUPERVISION.

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PROPOSED NEW OFFICE BUILD OUT FOR:

UNIT G - BLDG. 3 - LEROY OAKS

2455 WEST DEAN STREET ST. CHALRES, ILLINOIS

JRD INC. - BOB RASMUSSEN 630-443-9393

PLOTTED: 5/19/2009

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FLOOR PLANS & GENERAL NOTES

Sheet: 1 of: 2