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PROJECT NAME:
3124-3126 N. KEDZIE AVE.
MIXED USE BUILDING
PROJECT ADDRESS:
3124-3126 N. KEDZIE AVE.
CHICAGO, ILLINOIS

SHEET TITLE:

SPECIFICATIONS

REVISIONS:

PRELIMINARY, NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Illinois.

REGISTRATION NO: DATE:

ISSUE FOR PERMIT:
PENDING

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SHEET NUMBER: DATE: 03/26/2007

DRAWN BY:

SP.2 CHECKED BY:

EXCAVATING

All footings to bear on 3000 psf (minimum) undisturbed soil. Remove all excess excavated material from the site as directed. Strip top soil and stockpile; replace 4" (minimum) of top soil in landscape areas. Remove all excess topsoil from site as directed.

Remove soils of bearing capacity less than 3000 psf from under slab areas and replace with compacted granular fill. Compaction of granular fill free of organic materials shall be set in 8" layers (maximum) and compacted to 95% Modified Procter Density (MPD). Remove all organic soil from under paving areas and provide granular fill compacted to 95% MPD.

PAVING

See Civil Engineering Drawings.

LANDSCAPE AND IRRIGATION SYSTEM

See landscape Drawings prepared by others, not within this contract.

CONCRETE

See General Concrete Notes .

All reinforcing steel shall conform to ASTM A-615, Grade 60, as a minimum and deformation according to ASTM A-305. Floor slab shall conform to ASTM A-185.

FOUNDATION NOTES

All footings shall bear on undisturbed soil or compacted fill having a minimum allowable bearing capacity of 3000 psf at minimum depth below grade.

All foundation excavation shall be inspected by a soils testing laboratory prior to placement of concrete.

All compacted fill shall be placed in layers not exceeding 9" and shall be compacted to a minimum density of 95% under footings and 90% under slabs and pavements and obtained in accordance with ASTM D-1551-78 (cohesive soils) or as specified in the soils report.

All slab on grade areas shall be proof rolled and all soft spots encountered shall be removed and replaced to finished grade with approved fill material in accordance with the above procedure.

The Contractor shall notify the Architect immediately in the event that the soil conditions encountered vary from those shown on the boring logs.

CONCRETE AND REINFORCING

All concrete shall be in accordance with the "American Concrete for Buildings" (ACI 301), latest editions.

All normal weight concrete (145 PCF) shall obtain a minimum 28 day compressive strength of 3000 psi or as follows:

Slabs on Grade	4000 psi
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All concrete subject to exterior exposure shall be air entrained 4% to 6%. 4000 psi minimum.

Test cylinders shall be made and tested as outlined in Chapter 16 of ACI 301 or as per architectural specifications.

Cold weather concreting shall be done in accordance with ACI-306. Hot weather concreting shall be done in accordance with ACI-306.

Reinforcing bars shall be deformed bars of new billet steel conforming to ASTM A-615, Grade 60. Welding wire fabric shall conform to ASTM A-185. All reinforcing and accessories shall be detailed and placed in accordance with ACI Standard 315-80 and 315-80R.

Welding of reinforcing bars will only be allowed when shown on structural drawings. Tack welding of crossing bars is prohibited and welding shall never be done at the bend of a bar. When welding as shown, procedures shall be in accordance with recommended practice for welding reinforcement steel, and metal inserts and connections in reinforced concrete construction, AWS D12 1-75.

Provide all accessories necessary to support reinforcement at positions shown on the plans and details. Plastic coated accessories shall be used in all exposed concrete work.

Foundation walls and grade beams shall have a minimum of two (2) #5 reinforcement bars top and bottom continuous, unless otherwise noted.

Place two (2) #5 bars (each face) diagonally at each corner around all openings in concrete, unless otherwise noted.

Reinforcement shall be continuous across joints and around corners or splice bars and shall be provided in accordance with ACI 315-80 or ACI 315-80R. Corner bars shall be provided at all wall corners, equal to the horizontal wall reinforcement.

Minimum lap of reinforcement bars shall be equivalent to a class C splice, unless otherwise noted.

The General Contractor shall check with Architectural, Mechanical, and Electrical Drawings and the Subcontractors for openings, sleeves, anchors, hangers, inserts, slab depressions, and other items related to the concrete work and shall assume responsibility for their proper location. Pitch concrete slabs as required to floor drains.

No structural concrete shall be poured until the concrete design mixes, the concrete placement procedures, the location of the construction joints, and the setting of reinforcement steel is reviewed by the engineer.

No aluminum of any type shall be allowed in the concrete, unless coated to prevent aluminum-concrete reaction. This includes piping through aluminum pipe.

COLD-FORMED FRAMING

Furnish all labor, equipment, and materials necessary to provide all cold-formed metal framing systems shown on the Drawings.

- Work shall meet the requirements of the following standards:
- American Iron and Steel Institute (A.I.S.I.) Design of Cold-formed Steel Structural Members, 1980.
 - American Welding Society (A.W.S.) 1981 Structural Welding Code - Sheet steel.
 - American Society for Testing and Materials (A.S.T.M.).
 - American Institute of Steel Construction (A.I.S.C.) Manual of Steel Construction, 8th edition.
 - All pertinent Federal, State, and Local Codes.

All galvanized studs and joists 12, 14, and 16 gauge, shall be formed from steel that corresponds to the minimum requirements of A.S.T.M. A446, Grade D, with a minimum yield of 50,000 psi.

All galvanized 18 and 20 gauge studs and joists; all galvanized track, bridging, end closures, and accessories shall be formed from steel that corresponds to the requirements of A.S.T.M. A446, Grade A, with a minimum yield of 33,000 psi.

All galvanized studs, joists, track bridging and accessories shall be formed from steel having a G-60 galvanized coating meeting the requirements of A.S.T.M. A525.

Framing components may be preassembled into panels prior to erecting. Prefabricated panels shall be square with components attached in a manner as to prevent racking.

All framing components shall be cut square for attachment to perpendicular members, or as required for an angular fit against abutting members. Members shall be held positively in place until properly fastened.

Provide insulation equal to that specified elsewhere in all double jam studs and double header members, which will not be accessible to the insulation contractor.

Fasteners: fastening of components shall be with self tapping screws or welding of sufficient size to insure the strength of the connection. Screws shall be manufactured by Bulldex, Inc. or equal.

STRUCTURAL STEEL

Structural steel shall be detailed, fabricated and erected in accordance with the AISC "Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings" and the AISC "Code of Standard Practice". Structural steel shall conform to the following ASTM Specifications (unless otherwise noted).

- Structural Shapes and Plates A-36
- Structural Shapes and Plates A-372 Grade 50
- Structural Tubing A-500 Grade B
- Structural Pipe A-53

Typical beam connections shall be standard AISC framed connections, unless otherwise shown. All field connections, except where shown welded, shall be bolted with 3/4" diameter high strength bolts conforming to ASTM A-325-N, unless otherwise noted. Connections shall be designed for 60% of the total allowable uniform load derived from the AISC manual's table of "Uniform load constants" for non-composite beams. Possible "Block Shear" failure shall be taken into account in connection design.

Use A572-50 ksi structural steel fabricated and erected according to the requirements of the latest edition of the AISC "Manual of Steel Construction". All steel shall have one coat of light gray rust-inhibitive primer paint. Use 3/4" diameter A325X bolts (the maximum number of rows) or 14" continuous fillet weld for beam connections. Use hardened washers and calibrate the torque wrench to 350 ft-lbs for tightening bolts. Use E70XX welding electrodes. All welds shall conform to AWS recommendations. Use 50 ksi yield hot rolled bar joists manufactured by a member of the Steel Joist Institute (of all joist shop drawings must be certified by a licensed Structural Engineer). Extend bottom chords of bar joists on column centerlines and weld to clip angles bolted to bearing walls.

All expansion anchors shall be Phillips red head stud anchors or equivalent.

All welding electrodes shall be E70-XX. All shop and field welding shall be made in accordance with AWS D11-81 Code for Welding in Building Constructions and shall be made by certified welders.

All structural steel exposed to the elements shall receive one coat of approved shop paint, in addition to field paint as specified in the architectural specifications.

STEEL JOISTS

Steel joists shall be designed, fabricated and erected in accordance with the Steel Joist Institute Specifications, including load tables, latest edition.

Provide all accessories necessary for complete installation of all steel joists, as required by the drawings and the Steel joist Institute Specifications.

Steel joists notes as KSP require a special design by the joist supplier certified calculations shall be submitted with the joist shop drawings. Certification shall be from a structural engineer licensed in the State of Illinois.

METAL DECK

All metal deck shall be detailed, fabricated and installed in accordance with the Steel Deck Institute Specifications, latest edition. All metal deck shall be continuous over three or more spans, except where in steel layout does not permit.

Metal deck shall conform to the following:

Metal roof deck shall be 1 1/2" 22 gauge wide rib (Type "B") with a minimum of three continuous spans. Weld metal deck with 5/8" diameter welds in pattern of 36/4 with two welds (at one-third points between supports) at side laps. Submit metal deck weld type, size, pattern and spacing on deck shop drawings.

Metal deck shall be welded to all supports at 12" O.C. provide a minimum of one screwed sidelap connection for all roof deck unless noted otherwise in plan.

All exterior exposure metal deck shall be galvanized.

MISCELLANEOUS METAL

Furnish and install all miscellaneous items including but not limited to the following:

Steel guard Post: Shall be at locations indicated. Guard post shall be ductile iron pipe filled solid with 3000 psi concrete and crowned to project 3" above the top of the pipe as detailed on drawings.

Welding: Shall be in accordance with the latest edition of the American Welding Society Manual and Specifications an AWS Manual. All welds shall be as noted. All welds not notes shall be a minimum 3/16" and continuous.

ROUGH CARPENTRY

All rough lumber shall conform to "Voluntary Products Standard PS-20-70 American Lumber Standard" and "US Products Standard PS-1-66 for Soft Plywood" and shall be Fire Retardant.

Framing Lumber: Construction Grade 1200 F West Coast Douglas Fir, Maximum Moisture Content 19%, E=1,200,000 Fire Retardant.

Soft Plywood Minimum C-D ext. DFPA, Fire Retardant.

Wood blocking, cants, curbs, etc., associated with single ply membrane roofing shall be bolted to structural framing or wall to resist wind, shrinkage and other forces imposed by the single ply membrane roofing system. All blocking and wood cants in contact with roofing are to be treated with a fire preservative.

FINISH CARPENTRY

Finish Carpentry Contractor shall supply all labor, equipment, and the material necessary for a complete job. The following items are some of the items to be installed by the Finish Carpentry Contractor:

- All interior doors and frames.
- Hollow metal door frames.
- All finish hardware and signs.
- Plastic laminate tops.
- Grab bars and towel bars.
- Fire extinguishers and cabinets.
- Closest bars and shelves.
- Mirrors and toilet accessories.
- All cabinets.
- Toilet partitions and urinal screens.
- Paper towel holders.
- Cultured marble window stools.

Do not deliver finish carpentry materials until painting, wet work grinding and similar operations which could damage, soil or deteriorate wood work, have been completed in installation areas. If, due to unforeseen circumstances, finish carpentry materials must be stored in other than installation areas, store only in areas meeting requirements specified for installation areas.

Plastic Laminate: Provide 1/16" thick high-pressure decorative plastic laminate. Laminate to be Formica, Micarta, Wilson-Art, or Textolite in solid colors, patterns or wood grain as selected by Owner. Adhesives shall be by plastic laminate manufacturer. Core shall be minimum 3/4" thick of flakeboard or particleboard or minimum 5-ply plywood grades B/C or better.

Cabinet Hardware: (Standard of Quality) Provide nails, screws and other anchoring devices of the proper type, size, material and finish for application indicated to provide secure attachment, concealed where possible, and complying with applicable federal specifications. Where finish carpentry is exposed on exterior or in areas of high relative humidity, provide fasteners and anchorages with a hot-dipped zinc coating (ASTM A153).

ROOFING AND INSULATION:

Roof insulation shall be Manville "Ultragard Gold" 1 layer of 2" (nominal) insulation with aged conductance C=07 (R=14.3 minimum aged value). Owens Corning "OC Foam" is an approved equal.

Membrane roofing shall be single ply, 45 mil, Sure-Seal, Black, E.P.D.M sheet Membrane as manufactured by Carlisle Syntec Systems, or Architect and Owner approved equal. System shall meet Factory Manual requirements for a Class 1 roof, UL Class A rating, and manufacturer's specifications for delivery, storage and installation. All Modified Bitumen.

Ballast shall be smooth round river rock ranging from 1 inch to 2 inches in diameter with a minimum of 67% of stone to be larger than 1" diameter, loose laid over the complete horizontal membrane system evenly distributed at a minimum rate of 10 P.S.F.

Flashing shall be as membrane roofing per manufacturer's recommendations and shall include, but not be limited to, adhesives, tapes, flashing cements and sealants.

The single-ply ballasted roofing system and associated sheet metal work shall be installed only by a qualified roof contracting firm which is approved by the single ply membrane roofing system materials manufacturer.

Provide a ten (10) year material and labor warranty/guarantee from the date of manufacturer's acceptance of the installation.

FLASHING:

Provide prefinished 24 gauge galvanized metal fascias with continuous hold-down clips, (or as shown on the drawings) custom color as selected by the Owner. Provide 6" wide joint covers and mitered corner sections. Sections shall be lapped and/or sealed to provide watertight seams with proper expansion spacing. Caulk, exposed top seam. Flashing to carry a five year guarantee.

ROOF ACCESSORIES:

24"x24"x1" concrete walking pads per plan shown

CAULKING AND SEALANTS

Provide sealant at all exterior joints, cracks and dissimilar material junctures to water-tight condition. Caulk all interior joint exposures to minimize uncontrolled air exchange between outside or non-conditioned areas adjacent to temperature controlled spaces.

Exterior caulking material shall be Tremco "Dymeric". Interior caulking for moving joints shall be Tremco "Mono". For simple crack sealing applications such as at door frames, use Tremco "Mono". All moving joints shall have caulking backed by Ethafoam rod.

All caulking to color match adjacent materials as noted or directed. Structural sealant at exterior metal frame joinery to be Dow-Corning 795 silicone building sealant, G.E. Silicone 1200 construction sealant, or as recommended by manufacturer and approved by Architect.

LOOSE & RIGID INSULATION

Comply with manufacturer's recommendations for handling, storage and protection during installation. If recommendations do not cover storage, store materials off the ground in original packaging and cover to prevent materials from becoming wet.

Provide and install where shown on drawings.

Expanded Polystyrene Plastic Board Insulation: Rigid, closed-cell, expanded polystyrene insulation board complying with FS-HH-1-524C, ASTM C 578, 1.5 PCF density, k-value of .22" manufacturer's standard lengths and widths as required to coordinate with spaces to be insulated.

Mineral/glass Fiber Blanket/Batt insulation: Inorganic fibers foamed into flexible resilient blankets or semi-rigid resilient sheets; FS-HH-1-521; density as indicated, by 1.0-lb. minimum; k-value of 0.27; manufacturer's standard lengths and widths as required to coordinate with spaces to be insulated; types as follows:

- Type I Unfaced unit, semi-rigid where required for self-support.
- Type II Non-reflective facing with integral nailing flanges; 1.0 perm rating, other face (if any) permeable.
- Type III Reflective aluminum foil facing with integral nailing flanges; 1.0 perm rating, other face (if any) permeable. Flame spread rating: 25 (ASTM E 84) for foil facing.

Thermafiber Sound Attenuation Blankets: Paperless, semi-rigid spun mineral fiber blanket, meets Federal Specifications HH-1-521F, Type I. Manufacturer's standard lengths and widths as required to coordinate with spaces to be insulated.

Comply with manufacturer's instructions for particular conditions of installation in each case. If printed instructions are not available or do not apply to project conditions, consult manufacturer's technical representative for specific recommendations before proceeding with work. Extend insulation full thickness as shown over entire area to be insulated. Cut and fit tightly around obstructions and fill voids with insulation. Remove projections which interfere with placement. Apply a single layer of insulation of required thickness, unless otherwise shown or required to make up total thickness. Maintain inspection ports to show presence of insulation at extremities of each pour area. Close ports after complete coverage has been confirmed. Limit fall of insulation to one story in height, but not to exceed 20'-0".

On vertical surfaces perimeter and under-slab insulation, set units in adhesive applied in accordance with manufacturer's instructions. Use type adhesive recommended by manufacturer of insulation. Protect insulation on vertical surfaces (from damage during backfilling) by application of protection course board. Set in adhesive in accordance with insulation board.

Apply insulation units to substrate complying with manufacturer's recommendations. If a specific method is indicated, bond units to substrate with adhesive or use mechanical anchorage to provide permanent placement and support of units.

Set vapor barrier faced units with vapor barrier to warm side (room side) of construction, except as otherwise shown. Do not obstruct ventilation spaces, except for firestopping.

Tape joints and ruptures in vapor barriers, and seal each continuous area of insulation to surrounding construction to ensure vapor-tight installation

FOUNDATION WALL INSULATION

Rigid insulation for foundation wall shall be extruded polystyrene foam, Styrofoam SM, as manufactured by Dow Chemical Company. Thickness and size shall be as shown on the Drawings. Foundations are to be free of concrete fins and projections left after removal of forms. Remove waxes, oily films and other residue left on concrete surfaces from form release agents. Install insulation using Styrofoam brand Insulation Mastic No. 11 in spots or ribbons per manufacturer's recommendations. Observe all manufacturer's precautions in use of this material.

VAPOR BARRIER

Shall be 6 mil thick polyethylene film vapor barrier where indicated. Film shall be placed in the greatest widths and lengths practicable; joints shall be lapped a minimum of 6" and sealed with an approved adhesive. Repair or replace torn, punctured or damaged film prior to placing concrete.

SYNTHETIC PLASTER FINISH

Provide all labor, material and equipment to install manufacturer's synthetic plaster system as noted on Drawings. Manufacturer's shall be Dry-vit Systems, Inc., or Synergery Wall systems, or approved equal. Color as selected by Architect. Insulated substrate shall be ribbed for moisture.

Install system in strict accordance with manufacturer's specifications and recommendations. BOCA Evaluation Report 96 38.

Set vapor barrier faced units with vapor barrier to warm side (room side) of construction. Do not obstruct ventilation spaces.

Tape joints and ruptures in vapor barrier, and seal each continuous area of insulation to surrounding construction, to ensure vapor tight installation.

ALUMINUM WINDOWS AND DOOR FRAMES

Aluminum windows shall be thermally improved, 4-1/2" deep Kawneer isoglate 450T or Owner approved equal, furnished complete with all necessary accessories, hardware, preparations and flashings. Reinforce frames as required for all live and dead loads.

Aluminum window and door frame components at entry shall be Kawneer 1600 (or approved equal); material furnished complete with all accessories, hardware preparations and flashings. See Drawings for aluminum color.

Exterior door shall be Kawneer "190", narrow style with 3/4" thick tempered clear glass. Provide 10" high bottom rail. Provide Kawneer #PC-2 Push, and CO-9 Pull.

All door and frames shall be extruded aluminum A-A-6063-15 alloy. Thermal bridge material shall be of rigid polyurethane.

Include hinges, threshold weatherstripping closers, cylinder lock lever, and other accessory items called for on drawings.

Alternate: Extruded vinyl/non-fading PVC for all window locations, color per Owner.

GLASS AND GLAZING

All exterior glazing shall be 1" (1/4" X 1/2" X 1/4" insulated tinted glass as manufactured by ford, P.P.G., Guardian Architectural Glass, or Owner approved equal.

All interior glass shall be 3/4" thick clear glass. Tempered glass adjacent to door and as shown on drawings. Provide wire glass where required by code.

HOLLOW METAL DOORS AND FRAMES

All door frames shall be 18 gauge steel frames (16 gauge for exterior doors) mortised, drilled and capped to receive hinges, lock strike, and door closers where required.

All frames shall be fully welded, corners mitered, and ground smooth. All label doors and frames shall carry UL label clearly marked.

Flush hollow metal doors shall have flush, seamless face sheets of one sheet of 18 gauge steel (16 gauge for exterior doors) with full honeycomb core and flush top and bottom. One coat of primer paint shall be applied on all exposed metal surfaces of frames and doors. Exterior doors shall have a solid core of polyurethane.

WOOD DOORS

Provide plain poplar doors-prehung. Doors shall comply with Architectural Woodwork Institute Specifications. Stain-paint door color as selected by Owner.

HARDWARE

Provide the following hardware where indicated in the Door Schedule. Sargent & Corbin is approved equal. Master Key System to be used shall be approved by Owner.

Lockset (Exterior) Schlage Model L9453
Lever Design 07

Lockset (Interior) Schlage Model D50PD
Lever Design, Athens

Privacy Set Schlage Model D40S
Lever Design, Athens

Passage Set Schlage Model D10S
Lever Design, Athens

Single Dummy Trim Schlage Model D170
Lever Design, Athens

Closer LCN Model 4010 series
Sized Per Mfr's Recommendations
Provide Cush-N-Stop on
Exterior Doors MAX .10 xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Weatherstripping Dorbin Model 399 AD

Aluminum Threshold-Flat Dorbin Model 259 A

Door Bottom Sweep Dorbin Model 139 AD

NRP BB Butt Hinges Lawrence Model 4101 BB NRP

Butt Hinges Lawrence Model 4101

Identifications Signs A.C. Davenport & Son

Door Stop H.V. Ives Wall Bumper Model
409 1/2

Pull Handles Brookline Model 52 C

Push-Pull Brookline Model 52

All hardware and installation shall comply with State of Illinois Handicapped Codes adopted May 1, 1988, and the Americans with Disabilities Act (A.D.A), adopted 1997.

ACOUSTICAL TILE

Acoustical Ceiling Panels shall be of the following types as manufactured by U.S. Gypsum. USG Auratone Fissured, 24" X 48" X 5/8", square-cut edge, lay-in, white ceiling panels. 1 Hr. rated.

Suspension system shall be Snap-Grid system, or approved equal. Exposed members shall be painted white. Provide all necessary auxiliary 1-1/2" channels under bar joists to maintain 4'-0" on center support of main tees. Provide support at each corner of all light fixtures, and ceiling diffusers. Provide 3/4" wall angles at ceiling perimeter.

GYPSUM DRYWALL PARTITIONS AND CEILINGS

Gypsum drywall systems shall be in accordance with U.S. Gypsum Company specifications. Or equal. Typical partitions shall be constructed of 5/8" gypsum board each side of 3-5/8" metal studs at 16" o.c. (maximum). Partitions shall extend 4" above ceiling, unless noted otherwise.

Material:

Furring Channels USG 1-5/8" metal furring

Channel-type Steel Studs USG interior studs, Grade C
Standard Gauge (See Partition Types for stud size)

Metal Runners USG metal runners

Gypsum Board 5/