

O'REILLY AUTO PARTS

(SITE & BUILDING SHELL ONLY)

DOLTON PLAZA

1317 E. SIBLEY BLVD., DOLTON, IL 60419

FOR: MERRILL PROPERTY GROUP, LLC

200 W. MADISON ST. SUITE 4200

CHICAGO, IL 60606



SPECIFICATIONS

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO ILLUSTRATE AND DESCRIBE A COMPLETE JOB IN EVERY RESPECT. CONTRACTORS ARE CAUTIONED TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS ON THE PREMISES AS, AFTER CONTRACTS ARE SIGNED, NO EXTRAS WILL BE ALLOWED FOR ANY LABOR AND/OR MATERIALS NECESSARY TO COMPLETE THE WORK.

CONDITIONS

- I-1

THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," AIA DOCUMENTS A-201, LATEST EDITION, ARE ADOPTED AS PART OF THE CONTRACT DOCUMENTS AND SHALL GOVERN ALL DIVISIONS AND SECTIONS OF THE SPECIFICATIONS AND THE WORK.
- I-2

THE WORK, INCLUDING LABOR AND MATERIALS, SHALL COMPLY WITH THE FOLLOWING:
- THESE DRAWINGS & SPECIFICATIONS
- ALL APPLICABLE CODES, ORDINANCE AND REGULATIONS, STATE AND LOCAL,
- MANUFACTURER'S SPECS, AND TRADE ASSOCIATION RECOMMENDATIONS,
- INDUSTRY ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.
- I-3

DRAWINGS & SPECIFICATIONS ARE, AND SHALL BE, CONSIDERED AS COOPERATIVE AND CONSISTENT. WORK MENTIONED OR INDICATED ON ONE AND NOT THE OTHER SHALL BE INCLUDED AND SUPPLIED AS THOUGH FULLY COVERED BY BOTH. IN CASE OF OVERLAPPING OR CONFLICTING REQUIREMENTS, THE MOST STRINGENT (GENERALLY MOST COSTLY) APPLIES AND WILL BE ENFORCED. ONLY ITEMS DEFINITELY NOTED "NOT IN CONTRACT," "N.I.C.," "BY OTHERS," OR "BY OWNER," ARE NOT INCLUDED IN THE CONTRACT.
- I-4

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERINTENDENCE OF THE JOB AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL THE WORK OF ALL TRADES TO SEE THAT IT IS BEING PROVIDED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES OCCUR IN ANY OF THE WORK.
- I-5

THE CONTRACTOR SHALL SUBMIT A SIGNED CONTRACTOR'S AFFIDAVIT INCLUDING THE NAMES OF ALL PARTIES FURNISHING MATERIALS AND LABOR, AND SHALL ALSO SUBMIT PARTIAL AND FINAL WAIVERS. SUB-CONTRACTORS SHALL SUBMIT PARTIAL WAIVERS OF LIEN, OR FINAL WAIVERS, IN AMOUNT AT LEAST EQUAL TO THE NET PAYOUT REQUEST.
- I-6

THE CONTRACTOR SHALL PURCHASE INSURANCE PRODUCTS IN THE FOLLOWING MANNER AND AMOUNTS:
- GENERAL LIABILITY \$2,000,000 MIN. EA. OCCURRENCE WITH A GENERAL AGGREGATE LIMIT OF \$4,000,000.
- AUTO LIABILITY \$1,000,000 MIN.
- EXCESS UMBRELLA LIABILITY \$3,000,000 MIN.
- WORKMAN COMP. IN THE REQUIRED STATUTORY AMOUNT, NO LESS THAN \$500,000.
- HOLD HARMLESS THE OWNER & ARCHITECT, FOR DAMAGE TO PROPERTY AND/OR PERSONNEL INJURIES ARISING FROM THE WORK, FROM ALL CLAIMS OR LOSS.
- IMMEDIATELY PROVIDE G & H WITH THREE COPIES OF EACH CERTIFICATE OF INSURANCE THAT NAMES G & H DEVELOPERS CORPORATION AND OWNER OF RECORD AS ADDITIONAL INSURED, ON A PRIMARY, NON-CONTRIBUTORY BASIS, UNDER AN OCCURRENCE BASED POLICY IN THE AMOUNTS ABOVE AND WITH A WAIVER OF SUBROGATION ENDORSEMENT IN FAVOR OF SUCH ADDITIONAL INSURED, ALONG WITH DESIGNATING THE LOCATION AND NAME OF THE PROJECT UNDER DESCRIPTION ON THIS CERTIFICATE. PAYMENT FOR YOUR FIRST BILLING WILL NOT BE RELEASED UNTIL A CORRECT AND COMPLETE CERTIFICATE IS RECEIVED. ALSO, YOU ARE REQUIRED TO DEFEND, INDEMNIFY AND HOLD HARMLESS G & H DEVELOPERS CORPORATION FROM ANY LOSS, DAMAGE, COST OR EXPENSE (INCLUDING REASONABLE ATTORNEYS' FEES) DUE TO ANY BREACH OF YOUR SUBCONTRACT, OR NEGLIGENCE, BY YOU OR YOUR AGENTS, EMPLOYEES OR SUB-SUBCONTRACTORS.
- I-7

ON SITE VERIFICATION OF ALL DIMENSION & CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DRAWINGS ARE REASONABLY ACCURATE FOR FIGURING PURPOSES ONLY. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS ARISING FROM JOB CONDITIONS OR THESE DRAWINGS.
- I-8

DO NOT SCALE DRAWINGS.
- I-9

COST OF WORK SHALL INCLUDE ALL SALES TAXES. CONTRACTOR SHALL PAY FOR PERMIT.
- I-10

SUBSTITUTIONS AND EXTRAS ONLY FOR WORK APPROVED IN WRITING BY OWNER AND ARCHITECT.
- I-11

THE OWNER WILL MAINTAIN A BUILDER'S RISK FIRE INSURANCE POLICY WITH EXTENDED COVERAGE PLUS VANDALISM AND MALICIOUS MISCHIEF COVERAGE.
- I-12

CONTRACTOR SHALL REMOVE ALL DEBRIS AND LEAVE THE JOB BROOM CLEAN.
- I-13

THE WORK SHALL BE GUARANTEED FOR ONE YEAR FROM COMPLETION AND APPROVAL DATE UNLESS NOTED OTHERWISE HEREIN.

GENERAL NOTES

1.

THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," AIA DOCUMENT A-201, CURRENT EDITION, ARE ADOPTED AS PART OF THE CONTRACT DOCUMENTS AND SHALL GOVERN ALL DIVISIONS AND SECTIONS OF THE SPECIFICATIONS AND THE WORK.
2.

THE CONTRACTOR SHALL INSPECT AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND REPORT ANY DISCREPANCIES FROM THESE DRAWINGS TO THE ARCHITECT.
3.

THE MEASUREMENTS ON THESE DRAWINGS ARE REASONABLY ACCURATE FOR THE PURPOSE OF FIGURING. HOWEVER, IN THE EXECUTION OF WORK ON THE JOB, EACH CONTRACTOR IS TO VERIFY ALL DIMENSIONS WITH ACTUAL CONDITIONS.
4.

DO NOT SCALE DRAWINGS.
5.

INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF METAL STUDS SIZE AND SPACING NOTED ON DRAWINGS WITH 5/8" FIRE CODE "C" GYPSUM BOARD BOTH FACES OR CONCRETE BLOCK AS NOTED ON THE DRAWINGS.
6.

ALL WALL DIMENSIONS SHOWN ON PLANS ARE NOMINAL DIMENSIONS UNLESS OTHERWISE NOTED.
7.

PROVIDE HEADERS, BLOCKING AND/OR FRAMING AS REQUIRED FOR SUPPORT OF ALL ELECTRICAL FIXTURES, SHELVING, DUCT REGISTERS AND MILLWORK.
8.

ALL INTERIOR FINISHES SHALL COMPLY WITH CLASS 2 FLAME SPREAD OF 28-TS.
9.

NOT USED.
10.

ALL EXIST DOOR HARDWARE TO BE KEYLESS IN THE DIRECTION OF EGRESS.
11.

PROVIDE CONTROL JOINTS IN DRYWALL FURRING SYSTEMS WHERE CONTROL JOINTS OCCUR IN THE EXTERIOR WALL, AND AT MAXIMUM 30 FEET ON CENTER IN BOTH DRYWALL PARTITIONS AND FURRING SYSTEMS.

CONTRACTOR RESPONSIBILITY NOTES

1.

PLUMBING CONTRACTOR IS RESPONSIBLE FOR GAS PIPING - SEE MECH. DRWG.
2.

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER.

SPECIAL INSPECTIONS

1.

THE GENERAL CONTRACTOR SHALL COORDINATE THE FIELD ACTIVITIES IN ORDER TO PERMIT THIRD PARTY INSPECTION / TESTING SERVICES ORGANIZATION TIMELY ACCESS TO THE CONSTRUCTION SITE IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.
2.

THE TESTING SERVICE SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM ALL INSPECTIONS AND TESTS REQUIRED, INCLUDING THE FOLLOWING:
A. FIELD TEST FOUNDATION SUBGRADES AND COMPACTED FILL LAYERS.
B. PERFORM CONCRETE COMPRESSION STRENGTH TESTS, SLUMP TESTS, AND REVIEW CONCRETE MIX DESIGNS.
C. OBSERVE INSTALLATION OF FOOTINGS AND REINFORCING STEEL.
D. OBSERVE INSTALLATION OF STRUCTURAL STEEL COLUMNS, BEAMS, AND JOISTS, VERIFYING COMPLIANCE WITH BOLTING AND WELDING REQUIREMENTS.
E. OBSERVE INSTALLATION OF MASONRY CONSTRUCTION.
F. OBSERVE INSTALLATION OF AGGREGATE PIER SOIL ENHANCEMENT.
3.

APPROVED AGENCY TO PERFORM THESE INSPECTIONS SHALL BE:
ECG Midwest, LLC
9824 Industrial Drive, Unit C, Bridgeview, IL 60455
T: 708-490-1071
www.ecslimited.com <http://www.ecslimited.com>
3.

COPIES OF REPORTS SHALL BE DISTRIBUTED AS FOLLOWS:
A. ONE (1) COPY TO THE ARCHITECT
B. ONE (1) COPY TO THE OWNER
C. ONE (1) COPY TO THE CONTRACTOR
D. TWO (2) COPIES TO THE BUILDING DEPARTMENT

PROJECT DATA
BUILDING INFORMATION

*2012 INTERNATIONAL BUILDING CODE
*2014 ILLINOIS PLUMBING CODE
*2011 NATIONAL ELECTRICAL CODE
*2012 INTERNATIONAL FIRE CODE
*2012 INTERNATIONAL MECHANICAL CODE
*2018 INTERNATIONAL ENERGY CONSERVATION CODE
*ILLINOIS ACCESSIBILITY CODE

*W/ CITY AND/OR STATE CODE AMENDMENTS

USE GROUP: M-MERCANTILE

CONSTRUCTION TYPE: 5B

ALLOWABLE AREA PER SECTIONS 503 & 506 AND TABLE 506.2:
ALLOWABLE AREA (1,00 x 9,000) 9,000 S.F.
FRONTAGE INCREASE (0.485 x 9,000) 4,361 S.F.
TOTAL ALLOWABLE AREA 13,368 S.F.
ACTUAL AREA: 7,200 S.F.

ALLOWABLE HEIGHT PER SECTION 503, 504 AND TABLE 504.3:
ALLOWABLE HEIGHT: 40'
ACTUAL HEIGHT: 42'-0" @ FASCIA HIGH POINT

BUILDING VOLUME: 126,438 C.F.

OCCUPANCY LOAD PER TABLE 1004.1.2
60 S.F. (GROSS) PER PERSON = 120 OCCUPANT LOAD

EXIT CAPACITY: 120 x .15 = 18,025' REQ'D/ 108' PROVIDED

SITE & ZONING INFORMATION

SEE ARCHITECTURAL SITE PLAN

ARCHITECT / STRUCTURAL ENGINEER
PLUMBING DESIGN

KMA & ASSOCIATES, INC. ARCHITECTS
121 LAKE COOK ROAD, SUITE F
DEERFIELD, ILLINOIS 60015
(847) 945-6864
PRINCIPAL DESIGN PROFESSIONAL - DAVID I. MANSURTEN

CIVIL ENGINEER

MANHARD CONSULTING LTD.
One Overlook Point, Suite 290
LINCOLNSHIRE, ILLINOIS 60069
(847) 634-5550
PRINCIPAL DESIGN PROFESSIONAL - TRACY T. RICHARD

MECHANICAL ENGINEER

UNITED ENGINEERING
1006 GENEVA STREET
SHOREWOOD, ILLINOIS
(815) 744-1010
PRINCIPAL DESIGN PROFESSIONAL - GARY POWERS

ELECTRICAL DESIGN CONSULTANT

WOLF CONSULTING
505 ELM AVENUE
ELMHURST, ILLINOIS
(830) 833-6928
PRINCIPAL ELECTRICAL DESIGNER - MARK R. WIEGEL

LIST OF DRAWINGS

CURRENT REVISIONS		SHEET DESCRIPTION
NO.	DATE	
AO		PROJECT DATA, DRAWING INDEX, GENERAL NOTES, SPECIFICATIONS
EO1		ARCHITECTURAL SITE PLAN
EO2		ELECTRICAL SITE PLAN, SITE DETAILS ELECTRICAL PHOTO-METRIC PLAN
C1		CIVIL TITLE SHEET
C2		ALTA-NSPS LAND TITLE SURVEY BY OTHERS
C3		EXISTING CONDITIONS & DEMOLITION PLAN
C4		SITE DIMENSIONAL AND PAVING PLAN
C5		GRADING PLAN
C6		UTILITY PLAN
C7		WARD EXHIBIT
C8		SOIL EROSION AND SEDIMENT CONTROL PLAN
C9		CONSTRUCTION DETAILS
C10		CONSTRUCTION DETAILS
C11		CONSTRUCTION DETAILS
C12		CONSTRUCTION DETAILS
C13		CONSTRUCTION SPECIFICATIONS
L1		LANDSCAPE PLAN
L2		LANDSCAPE DETAILS
A1		FLOOR PLAN, DETAILS, NOTES
A3		ELEVATIONS, MASONRY NOTES, SCHEDULE
A4		WALL SECTIONS
A5		WALL SECTION DETAILS, BLOCKFLASH NOTES ROOF PLAN, ROOM FINISH & DOOR SCHEDULE
S1		FOUNDATION PLAN, DETAILS
S2		ROOF FRAMING PLAN
S21		DETAILS
P1		PLUMBING FLOOR PLAN, DETAILS, NOTES
M1		HVAC PLAN
M2		GAS PIPING PLAN
M3		HVAC & NOTES SCHEDULES
E1		ELECTRICAL RISER DIAGRAM, SCHEDULES, NOTES
E2		ELECTRICAL GENERAL PLAN, SCHEDULE, NOTES
E3		ELECTRICAL SPECIFICATIONS

STATEMENT OF ADA COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ACCESSIBILITY CODES.

Signed: *David I. Mansurten* Date: 11/12/19
Principal Architect - David I. Mansurten
KMA & ASSOCIATES, INC., ARCHITECTS

CERTIFICATION STATEMENT

THIS IS TO CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS AND THAT THESE DRAWINGS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL MUNICIPAL BUILDING AND ZONING REGULATIONS.

Signed: *David I. Mansurten* Date: 11/12/19
Principal Architect - David I. Mansurten
KMA & ASSOCIATES, INC., ARCHITECTS

David I. Mansurten
LICENSED ARCHITECT
STATE OF ILLINOIS
EXPIRES 11/30/2020

THIS DRAWING
FOR COORDINATION
FOR BIDDING
FOR PERMIT
NOT FOR CONSTRUCTION

4/13/19
11/12/19
11/12/19
NOT FOR CONSTRUCTION

REVISIONS

KMA & ASSOCIATES, INC. ARCHITECTS
1121 LAKE COOK ROAD
DEERFIELD, ILLINOIS
(847) 945-6869
SUITE F
60015-5235
FAX (847) 945-0284

O'REILLY AUTO PARTS

DOLTON PLAZA

1317 E. SIBLEY BLVD., DOLTON, IL 60419

FOR: DEPARTMENT PROPERTY GROUP, LLC

SHEET TITLE
PROJECT DATA
DRAWING INDEX
NOTES & SPECIFICATIONS

1906