

KNOX BOX NOTE:
A KNOX BOX SHALL BE PROVIDED ON THE OUTSIDE OF THE BUILDING TO STORE KEYS TO TENANT SPACES AND SPRINKLER ROOM. TO BE USED BY THE FIRE DEPARTMENT ONLY IN CASE OF AN EMERGENCY.

GENERAL NOTES:

PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS. ANY DISCREPANCIES ARE TO BE POINTED OUT PRIOR TO SUBMITTING BID OR SHALL BE NOTED IN THE BID FORMS. NO FEE OF IGNORANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FUNDS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.

PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANY WORK EXHIBITED IN EITHER OF THEM WHETHER IN THE OTHER OR NOT, IS TO BE EXECUTED ACCORDING TO THE TRUE INTENT AND MEANING THEREOF THE SAME AS IF SET FORTH IN ALL. PROVIDED, HOWEVER, THAT SHOULD ANY LAW, ORDINANCE, OR REGULATION OF STATE, OR COUNTY, OR CITY, IN WHICH THE WORK IS TO BE DONE, BE IN VIOLATION OF THE REQUIREMENTS OF ANY SUCH LAW OR ORDINANCE, OR REGULATION, THEN THE REQUIREMENT OF SUCH LAWS, ORDINANCES, OR REGULATIONS SHALL PREVAIL AND SHALL BE COMPLIED WITH BY CONTRACTOR AS A PART OF HAS WORK CALLED FOR AND NO EXTRA COMPENSATION SHALL BE ALLOWED THEREFOR.

ALL CONTRACTORS SHALL VISIT AND CAREFULLY EXAMINE SITE OF PROPOSED WORK AND ACQUAINT THEMSELVES WITH THE CONDITIONS UNDER WHICH WORK WILL BE PERFORMED AND NATURE AND EXTENT OF WORK INVOLVED.

BEFORE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR AND REQUIRED SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS, ANY DEVIATIONS, DISCREPANCIES AND/OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE GENERAL CONTRACTOR SHALL MEET WITH THE BUILDING OWNER TO VERIFY AND REVIEW HIS REGULATIONS AND BUILDING PROCEDURES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ELEVATOR USE FOR DELIVERY OF MATERIALS WITH THE LANDLORD AND SHALL INCLUDE ANY FEE FOR THE OPERATION OF SAME IN HIS BID. THE INSTALLATION OF TEMPORARY BARRICADES IN PUBLIC AREAS OR ON THE EXTERIOR OF THE BUILDING MUST MEET WITH THE OWNERS APPROVAL.

SUBSTITUTIONS OF MATERIALS OR EQUIPMENT WHERE SPECIFIED HEREIN OR ON DRAWINGS ARE NOT ACCEPTABLE UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE ARCHITECTS.

ALL MATERIALS, METHODS OF INSTALLATION, AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILING, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED

GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DAILY REMOVAL OF CONSTRUCTION DEBRIS AND SHALL THOROUGHLY CLEAN AND REMOVE ALL DEBRIS UPON COMPLETION OF FINAL WORK INCLUSIVE OF ALL TRADE DESIGNATED HEREIN AS N.I.C.

GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER CONTRACTORS, WHETHER HIS OWN, OR THOSE ON SEPARATE CONTRACT.

CONTRACTOR SHALL NOTIFY ARCHITECT AND/OR LANDLORD OF ANY UNFORESEEN JOB CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS. EXTRA WORK AND/OR COSTS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION OF SUCH WORK.

NOTHING IN THESE DRAWINGS SHALL IMPOSE LIABILITY ON THE ARCHITECT FOR CLAIMS, LAWSUITS, EXPENSE, OR DAMAGES ARISING FROM OR ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE, OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCT, OF HAZARDOUS WASTE OR ANY OF ITS VARIOUS FORMS, (IF THEY EXIST) DEFINED BY THE ENVIRONMENTAL PROTECTION

THE GENERAL CONDITIONS OF THE 'CONTRACT FOR CONSTRUCTION' A.I.A. DOCUMENT A 201, LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS, (APPLY TO THIS WORK AND ARE MADE A PART OF THIS CONTRACT TO THE SAME EXTENT AS IF WRITTEN OUT IN FULL.)

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOR VERIFYING ALL DIMENSIONS AND CONDITIONS INCLUDING OPENINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PLANS.

ANY DISCREPANCY IN PLANS TO BE BROUGHT TO THE ARCHITECTS ATTENTION BEFORE PROCEEDING WITH WORK.

SUB CONTRACTORS SHALL FULLY COMPLY WITH ALL LOCAL BUILDING ORDINANCES AND CODE REQUIREMENTS. ANY WORK KNOWINGLY PERFORMED BY THE CONTRACTOR CONTRARY TO SUCH LAWS AND ORDINANCES CONT. SHALL ASSUME FULL RESPONSIBILITY FOR SUCH WORK.

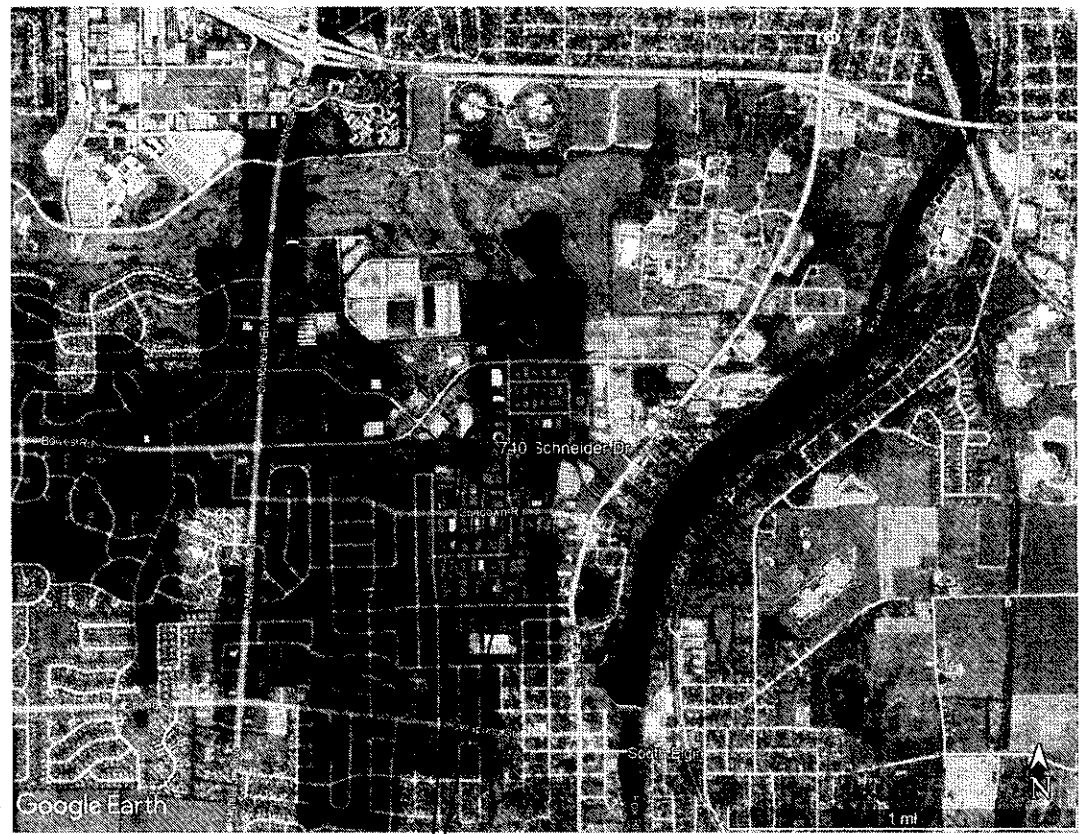
INSURANCE: SUB CONTRACTORS TO CARRY AND PAY FOR WORKMAN'S COMPENSATION INSURANCE, COMPREHENSIVE AUTO LIAB. INSUR. GENERAL LIABILITY INSURANCE, CONTRACTUAL LIABILITY INSUR. (EITHER SEPARATE OR COMBINED WITH GENERAL LIABILITY COVERING ANY HOLD HARMLESS WORKING IN THE AGREEMENT BETWEEN OWNER AND CONT. INCLUDING BUT NOT LIMITED TO THE ILLINOIS SCAFFOLD ACT AND PROTECTIVE LIABILITY INSUR. ALL FOR THE OWNERS, ARCHITECTS AND ENGINEERS, ALL POLICIES SHALL BE AN INSUR. CO. AGREEABLE TO THE OWNER

DAMAGE TO CURRENT WORK: CONTRACTOR SHALL ADEQUATELY PROTECT PRECEDING AND EXISTING WORK FROM DAMAGE CAUSED BY HIS OPERATION BREAKAGE AND DAMAGE SHALL BE REPAIRED AT NO COST TO THE OWNER.

GUARANTEE AND WARRANTY: CONTRACTOR SHALL WARRANT THAT ALL WORK AND MATERIALS COMPLY WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS AND SHALL BE OF GOOD QUALITY FREE OF DEFECTS AND POOR WORKMANSHIP FOR A PERIOD OF (1) YEAR AFTER FINAL ACCEPTANCE.

CLEANUP: EACH CONTRACTOR SHALL REMOVE FROM PREMISES ALL RUBBISH SCRAP ETC. ACCUMULATED FROM HIS OPERATION.

A NEW CULTIVATION FACILITY FOR CRAFT CROW
740 SCHNEIDER DR.
SOUTH ELGIN, IL 60177



PROJECT LOCATION
SITE LOCATION MAP
N.T.S.

BUILDING CODE INFORMATION:

PROJECT SCOPE:
EXISTING PRE-ENGINEERED METAL BUILDING - INTERIOR BUILD-OUT AND RENOVATIONS TO BE USED AS A CULTIVATION FACILITY.

REFER TO THE RECORD SET OF CIVIL PLANS PREPARED FOR THE ORIGINAL BUILDING CONSTRUCTION BY OTHERS FOR PARKING, ADA ACCESSIBILITY, SIGNAGE, AND ACCESSIBLE ROUTE TO ACCESSIBLE ENTRANCE.

