



GENERAL NOTES

- A. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO VERIFY EXISTING CONDITIONS AND EXTENT OF THE WORK. ANY ITEMS NOT SPECIFICALLY INDICATED THAT ARE IN CONFLICT WITH CONTRACT WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BID FOR CLARIFICATION.
- B. ALL ITEMS REMOVED AND NOT SALVAGED SHALL BE PROPERLY DISPOSED OFF SITE BY THE CONTRACTOR.
- C. PATCH OR REPAIR DAMAGED SURFACES CAUSED TO ADJACENT AREAS DURING CONSTRUCTION OPERATIONS.
- D. KEEP WALKWAYS AND ENTRANCES SERVING BUILDING CLEAR AND AVAILABLE TO OWNER AND PUBLIC AT ALL TIMES. PROVIDE REQUIRED PROTECTION FOR THESE AREAS WHEN WORKING OVERHEAD. AT END OF EACH DAYS WORK PROVIDE WALKWAY BARRIERS INDICATING WALKWAY CLOSURE WHEN WORKING IN THE AREA.
- E. PROVIDE TEMPORARY PROTECTION FOR LANDSCAPING AROUND BUILDING RESTORE LANDSCAPING AT END OF CONSTRUCTION TO MATCH EXISTING CONDITIONS. DOCUMENT EXISTING DAMAGE PRIOR TO BEGINNING CONSTRUCTION.
- F. WALL MOUNTED DEVICES NOT NOTED ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. (V.I.F.)

NOTE:

STUCCO CONTRACTOR TO PROVIDE A \$5,000 ALLOWANCE IN HIS/HER BID FOR UNFORESEEN/MISCELLANEOUS CONDITIONS, WHEN FIGURING THIS ALLOWANCE IN THE BID, THE CONTRACTOR IS TO INCLUDE ALL NECESSARY OVERHEAD AND PROFIT TO CARRY THIS DOLLAR VOLUME. THIS ALLOWANCE IS NOT FOR THE CONTRACTOR'S BENEFIT, AND IS ONLY AUTHORIZED TO CHARGE AGAINST THIS ALLOWANCE WHEN DIRECTED AND APPROVED BY JOLIET JUNIOR COLLEGE. THE CONTRACTOR WILL BE ALLOWED TO INVOICE FOR DIRECT MATERIAL AND RAW LABOR COSTS ONLY.

FACADE RENOVATION NOTES

CLEANING:

CONTRACTOR TO POWER WASH ENTIRE WORK AREA (ENTIRE NORTH WALL FACE OF BUILDING) TO ENSURE CLEAN SURFACE AND PROVIDE BEST BOND FOR NEW MATERIALS.

WORK AREA WALL PREPARATION:

- CRACKS:**
- SCRAPE AND REMOVE DAMAGED PORTIONS IN AND AROUND ALL WALL CRACKS BACK TO SOUND MATERIAL.
 - GRIND OUT FULL LENGTH OF CRACK TO 3/8" DIAMETER.
 - TREAT AND PREP DAMAGED AREAS WITH MURIATIC ACID FOR EFFLORESCENCE NEUTRALIZATION.
 - APPLY BONDING AGENT (LARSON 'WELD-CRETE') TO EXISTING STRUCTURALLY SOUND STUCCO MATERIAL.

- LARGER CRACKS, DAMAGED AREAS AND MISSING STUCCO:**
- SCRAPE AND REMOVE DAMAGED PORTIONS IN AND AROUND ALL WALL CRACKS BACK TO SOUND MATERIAL.
 - TREAT AND PREP DAMAGED AREAS WITH MURIATIC ACID FOR EFFLORESCENCE NEUTRALIZATION.
 - APPLY BONDING AGENT (LARSON 'WELD-CRETE') TO EXISTING STRUCTURALLY SOUND STUCCO MATERIAL.

- AREAS OF TEXTURE FINISH TO BE REPLACED:**
- SCRAPE, DEMOLISH AND REMOVE PORTIONS OF WALL FINISH MATERIAL BACK TO SOUND STUCCO MATERIAL.
 - TREAT AND PREP AREA WITH MURIATIC ACID FOR EFFLORESCENCE NEUTRALIZATION.
 - APPLY BONDING AGENT (LARSON 'WELD-CRETE') TO EXISTING STRUCTURALLY SOUND STUCCO MATERIAL.

WORK AREA WALL PATCHING:

- CRACKS (3/8" MAX DIAMETER):**
- PROVIDE MODIFIED BASE COAT TO PREPPED SURFACE (BMI BOND 240 BY SIKA OR SENERGY XTRA STOP BASE COAT BY BASF)
- LARGER CRACKS(OVER 3/8"),DAMAGED AREAS AND MISSING STUCCO:**
- PROVIDE CONTINUOUS EXPANDED METAL LATH WITH MODIFIED BASE COAT (BMI BOND 240 BY SIKA OR SENERGY XTRA STOP BASE COAT BY BASF) TO PREPPED SURFACE.
 - IN DEEPER HEAVY AREAS ON CONTINUOUS METAL LATH PROVIDE TWO COAT STUCCO (PORTLAND BASED) MATERIAL.
- AREAS OF TEXTURE FINISH TO BE REPLACED:**
- PROVIDE TWO COAT STUCCO (PORTLAND BASED) MATERIAL.
 - PROVIDE MODIFIED BASE COAT MATERIAL (BMI BOND 240 BY SIKA OR SENERGY XTRA STOP BASE COAT BY BASF) TO PREPPED SURFACE.

FINISH MATERIAL:

- ALL PATCHING AREAS NOTED ABOVE:
- PROVIDE ACRYLIC BASED (ACRYLIC COPOLYMERS, AGGREGATE LIQUID PIGMENTS) BMI ACRYLIC 300 COARSE FINISH BY SIKA OR SENERGY TEXTURE FINISH BY BASF.
 - PROVIDE 'FREESTYLE FINISH' TO MATCH OR REPLICATE EXISTING STUCCO FINISH.
- PAINTABLE POLYURETHANE SEALANT:**
- DYMONIC 100 POLYURETHANE SEALANT BY TREMCO OR APPROVED EQUAL. COLOR MANUFACTURERS PAINTABLE STANDARD GRAY.

FINISH PAINTING:

- ALL NORTH ELEVATION AND OTHER AREAS NOTED:
- PROVIDE TWO COATS OF 'THORO-COAT 200' BY BASF SPRAY APPLIED WITH BACK ROLLING FOR CONSISTENCY. COLOR TO MATCH EXISTING (COORDINATE WITH OWNER)(TWO COLORS)
- SCUPPERS AND DOWNSPOUTS NOTED:**
- PROVIDE PRO INDUSTRIAL DTM ACRYLIC COATING BY SHERWIN WILLIAMS OR APPROVED EQUAL (MPI #163) COLOR TO MATCH WALL FINISH PAINT.

GENERAL NOTE:

MODIFIED BASE COAT AND STUCCO FINISH COAT TO BE FROM SAME MANUFACTURER.