

General Notes:

- PERFORM WORK SHOWN ON DRAWINGS IN ACCORDANCE WITH THE PROJECT MANUAL AND ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
- SPECIFICATIONS AND DRAWINGS SHALL BE COMPLIMENTARY TO EACH OTHER. NEITHER THE DRAWINGS NOR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE OTHER. IF CONFLICTS ARISE BETWEEN REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS, THE MORE STRINGENT, OR MORE COSTLY REQUIREMENTS SHALL GOVERN.
- DETAILS FOR WORK ARE BASED ON APPROXIMATED CONDITIONS AND DIMENSIONS SHOWN ON ORIGINAL BUILDING DRAWINGS, AND ENGINEER'S LIMITED REVIEW OF THE AREAS TO BE REPAIRED. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED PRIOR TO SUBMISSION OF BIDS AND FABRICATION OF ANY MATERIALS. NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS ARE DIFFERENT FROM THOSE SHOWN ON DRAWINGS.
- MAINTAIN ALL BUILDING ENTRANCES AND EXITS OPEN DURING CONSTRUCTION.
- ENSURE PROTECTION OF PUBLIC AND ADJACENT PROPERTIES.
- THE DESIGN AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE.
- REFERENCED CODES, STANDARDS, AND SPECIFICATIONS REFER TO THE LATEST EDITIONS, UNLESS NOTED OTHERWISE.
- IN ADDITION TO THE REQUIREMENTS OF THE SPECIFICATIONS, INSTALL PROPRIETARY MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE SPECIFICATIONS, NOTIFY ENGINEER PRIOR TO INSTALLATION.
- OBTAIN ALL PERMITS REQUIRED FOR WORK SHOWN, PRIOR TO START OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SHORING, SCAFFOLDING, BRACING, FALSEWORK, AND ANY OTHER PLATFORMS OR DEVICES TO COMPLETE THE WORK SHOWN. A LICENSED STRUCTURAL ENGINEER RETAINED AND PAID FOR BY CONTRACTOR SHALL DESIGN ANY SUCH EQUIPMENT THAT WILL IMPART LOADS TO THE BUILDING. STAMPED CALCULATIONS SHALL BE PROVIDED TO THE ENGINEER FOR THIS PROJECT, SHOWING EXISTING STRUCTURE IS CAPABLE OF SUPPORTING IMPARTED LOADS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROCURING ANY AND ALL BUILDING PERMITS REQUIRED FOR SUCH EQUIPMENT AND MATERIALS.
- PROVIDE DUST AND WATER LEAKAGE CONTROL FOR INTERIOR AREAS OF THE BUILDING THROUGHOUT THE COURSE OF THE PROJECT.
- DO NOT COVER OR CONCEAL CONSTRUCTION THAT IS TO BE REVIEWED BY ENGINEER. NOTIFY ENGINEER AT LEAST 2 WORKING DAYS IN ADVANCE OF ANY REQUIRED REVIEWS.
- DO NOT SCALE DIMENSIONS OFF DRAWINGS.

Scope of Work:

- A. BASE BID INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:
- PROVIDE GENERAL CONDITIONS INCLUDING SUPERVISION, PROJECT MANAGEMENT, COORDINATION WITH OWNER, PRECONSTRUCTION SURVEYS, INSURANCE, ATTENDANCE AT MEETINGS, TEMPORARY FACILITIES AND CONTROLS (I.E., PROTECTION, SAFETY PROVISIONS INCLUDING OVERHEAD CANOPIES, FIELD OFFICE, PORTABLE TOILETS, TRAFFIC CONTROL, FENCING, TEMPORARY LIGHTING, TEMPORARY POWER, ACCESS TO WORK AREAS INCLUDING SCAFFOLDING AND ASSOCIATED ENGINEERING COSTS, EQUIPMENT, TEMPORARY ENCLOSURES AND WEATHER PROTECTION, TEMPORARY HEATING AND VENTILATION FOR WORK AREAS INCLUDING GAS/ELECTRICAL POWER, DAILY CLEAN-UP, ETC.), PERMITS, INSPECTION FEES REQUIRED BY AUTHORITIES HAVING JURISDICTION AND MANUFACTURERS, QUALITY CONTROL TESTING REQUIRED BY SPECIFICATIONS, DEBRIS REMOVAL AND DISPOSAL, TRANSPORTATION, ETC. COSTS ASSOCIATED WITH ACCESS TO WORK AREAS, INCLUDING SCAFFOLDING, SHALL BE INCLUDED IN UNIT COSTS OR LUMP SUM COSTS FOR INDIVIDUAL WORK ITEMS LISTED BELOW.
 - MOBILIZE TO SITE.
 - CONCRETE CRACK REPAIRS:
 - ROUT AND SEAL CRACKS IN EXPOSED CONCRETE SURFACES WHERE DESIGNATED BY ENGINEER.
 - REMOVE AND REPLACE DETERIORATED SEALANT AT PREVIOUSLY REPAIRED CONCRETE CRACKS WHERE DESIGNATED BY ENGINEER.
 - CONCRETE PATCH REPAIRS:
 - PERFORM PARTIAL DEPTH PATCH REPAIRS AT DETERIORATED, SPALLED, AND/OR DELAMINATED CONCRETE ON VERTICAL SURFACES WHERE DESIGNATED BY ENGINEER.
 - PERFORM PARTIAL DEPTH PATCH REPAIRS AT DETERIORATED, SPALLED, AND/OR DELAMINATED CONCRETE ALONG VERTICAL FINS WHERE DESIGNATED BY ENGINEER.
 - REMOVE AND REPLACE SEALANT AT THE FOLLOWING LOCATIONS TO THE EXTENT SHOWN ON DRAWINGS:
 - VERTICAL JOINTS BETWEEN PRECAST CONCRETE PANELS;
 - HORIZONTAL JOINTS BETWEEN PRECAST CONCRETE PANELS AND SOFFIT FINISHES ALONG UNDERSIDE OF 2ND FLOOR OVERHANG;
 - PERIMETER OF WINDOWS AND LOUVERS AT 2ND AND 3RD FLOORS;
 - GLAZING SEALANT AT ON 3RD FLOOR;
 - BRICK MASONRY EXPANSION JOINTS; AND
 - JOINTS BETWEEN PRECAST CONCRETE PANELS AND ALUMINUM COUNTERFLASHING ON THE 3RD FLOOR.
 - PROVIDE ACCESS EQUIPMENT AND OPERATORS FOR ENGINEER'S REVIEW OF WORK.
 - PERFORM ADDITIONAL WORK AS DIRECTED BY ENGINEER ON A TIME-AND-MATERIAL BASIS AND AS APPROVED THROUGH EXECUTED CHANGE ORDERS.
 - THOROUGHLY CLEAN SITE AND DEMOBILIZE.
- B. ALTERNATE 1: PROVIDE PERFORMANCE AND PAYMENT BONDS FOR BASE BID.

Exterior Sealant Repairs

Skokie Public Library
5215 Oakton Street
Skokie, Illinois

Site Plan:



1 SITE PLAN
NOT TO SCALE

Certifications:

Abbreviations:

- | | |
|-----------------------------|---------------------------------------|
| @ = AT | NIC = NOT IN CONTRACT |
| AFF = ABOVE FINISH FLOOR | NO. = NUMBER |
| ALUM. = ALUMINUM | NTS = NOT TO SCALE |
| B/ = BOTTOM OF | OC = ON CENTER |
| BOT. = BOTTOM | OPP. = OPPOSITE |
| CF = COUNTERFLASHING | PREFIN. = PRE-FINISHED |
| CMU = CONCRETE MASONRY UNIT | RAU = RUBBERIZED ASPHALT UNDERLAYMENT |
| CONT. = CONTINUOUS | RD = ROOF DRAIN |
| DS = DOWNSPOUT | RM = ROOM |
| DIA. = DIAMETER | SS = STAINLESS STEEL |
| EJ = EXPANSION JOINT | SIM. = SIMILAR |
| EA. = EACH | T/ = TOP OF |
| ELEV. = ELEVATION | TERM. BAR = TERMINATION BAR |
| EQ. = EQUAL | TWF = THROUGH-WALL FLASHING |
| EXIST. = EXISTING | TYP. = TYPICAL |
| FD = FLOOR DRAIN | UNO = UNLESS NOTED OTHERWISE |
| FF = FINISH FLOOR | VIF = VERIFY IN FIELD |
| GA. = GAUGE | W/ = WITH |
| GALV. = GALVANIZED | WP = WATERPROOFING |
| GYP. = GYPSUM | WRB = WEATHER RESISTIVE BARRIER |
| HT. = HEIGHT | XPS = EXTRUDED POLYSTYRENE |
| MEMB. = MEMBRANE | |

Symbols:

- SECTION
- DETAIL NO. SHEET
- NORTH ARROW
- DETAIL CALLOUT
- PHOTO REFERENCE

Drawing Index:

AR-000	Cover Sheet and Notes
AR-101	Site Plan
AR-201	Elevations
AR-202	Elevations
AR-203	Elevations
AR-501	Details
AR-502	Details
AR-503	Details
AR-901	Reference Photos

© 2026, BUILDING TECHNOLOGY CONSULTANTS, INC., ALL RIGHTS RESERVED.

Date	Issued for	Checked By
2-17-26	BID	CK

BTC Project No: 26-223

Cover Sheet and Notes

Sheet:

AR-000

Exterior Sealant Repairs
Skokie Public Library
5215 Oakton Street
Skokie, Illinois

Exterior Sealant Repairs

Skokie Public Library
 5215 Oakton Street
 Skokie, Illinois

© 2026,
 BUILDING TECHNOLOGY CONSULTANTS, INC.,
 ALL RIGHTS RESERVED.

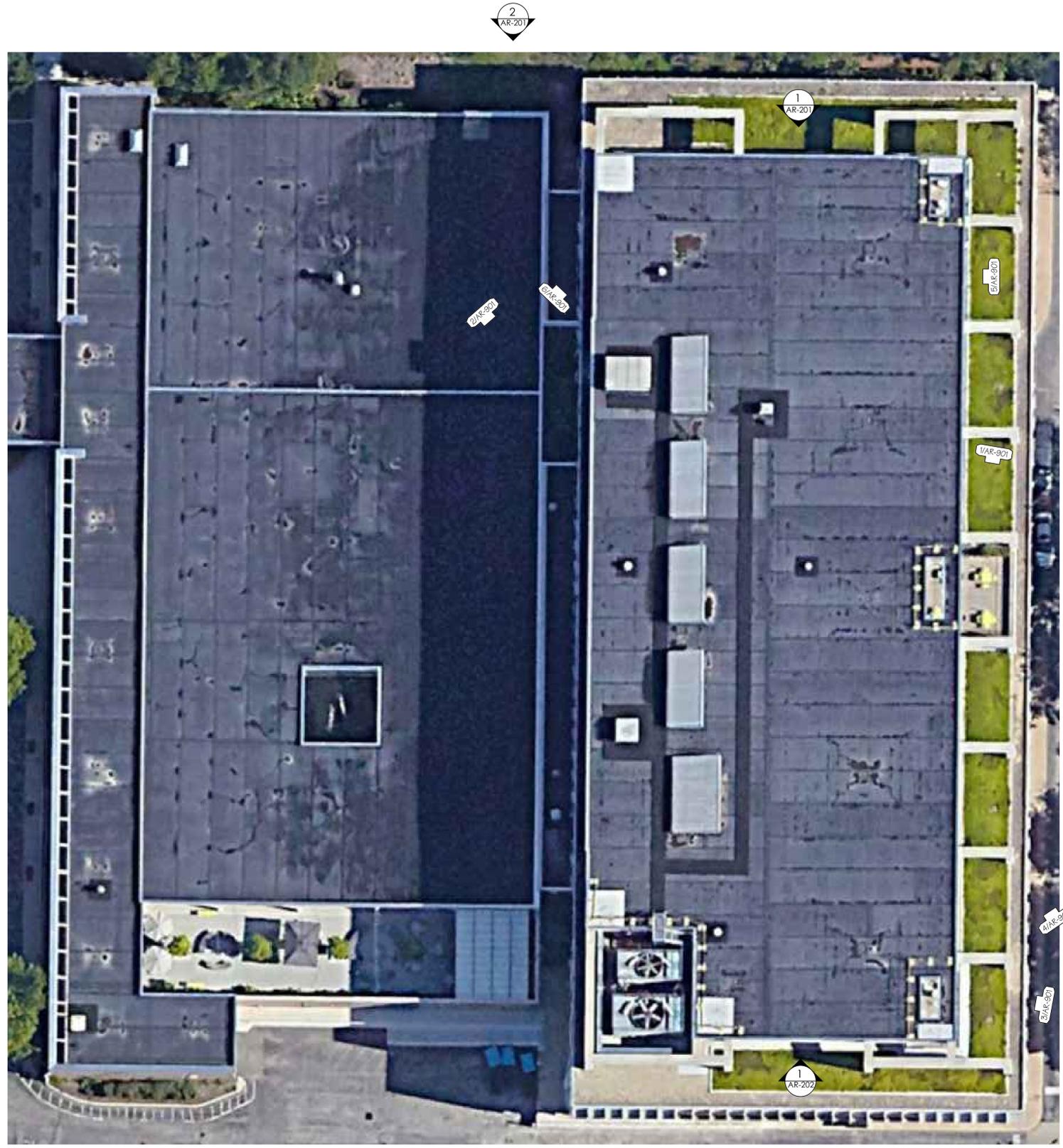
Date	Issued for	Checked By
2-17-26	BID	CK

BTC Project No: 26-223

Site Plan

Sheet:

AR-101



1 PLAN VIEW
 1/16" = 1'-0"



Exterior Sealant Repairs

Skokie Public Library
5215 Oakton Street
Skokie, Illinois

© 2026, BUILDING TECHNOLOGY CONSULTANTS, INC., ALL RIGHTS RESERVED.

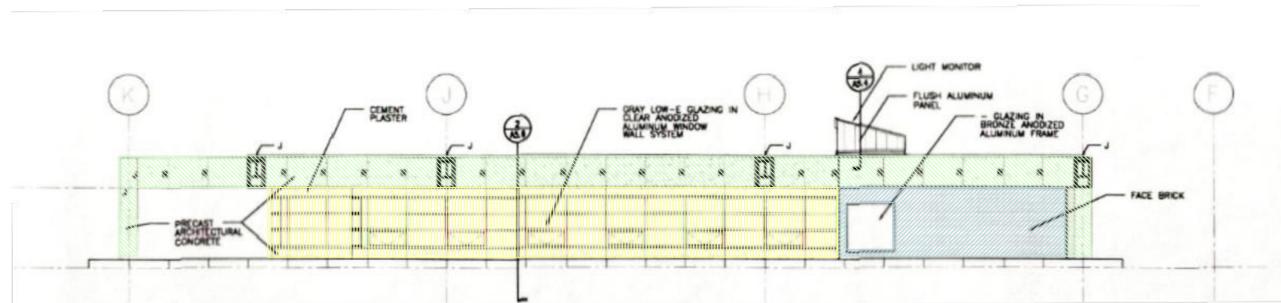
Date	Issued for	Checked By
2-17-26	BJD	CK

BTC Project No: 26-223

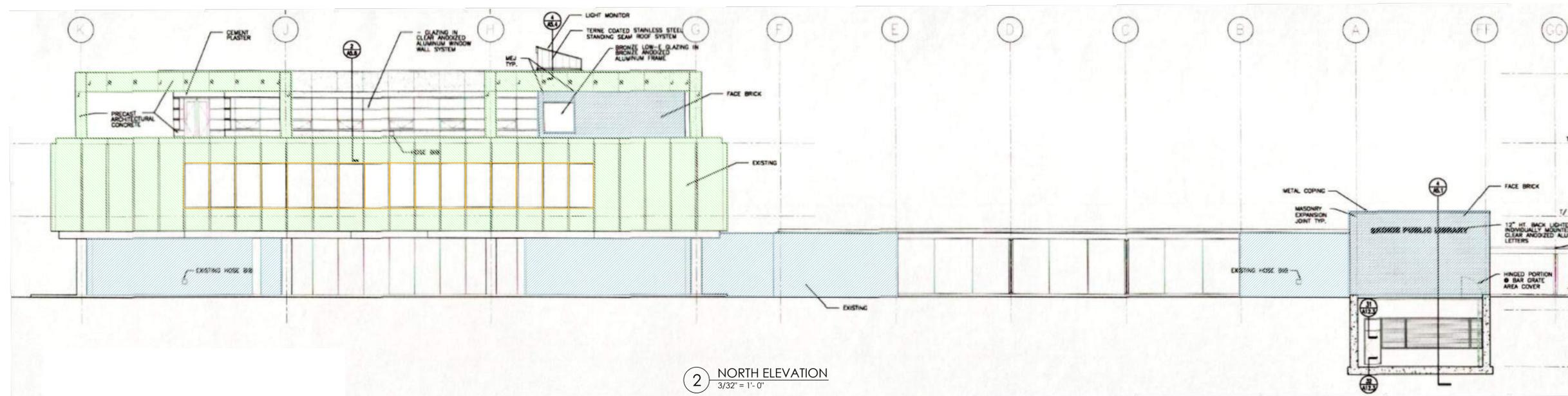
Elevations

Sheet:

AR-201



1 INNER NORTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

LEGEND:

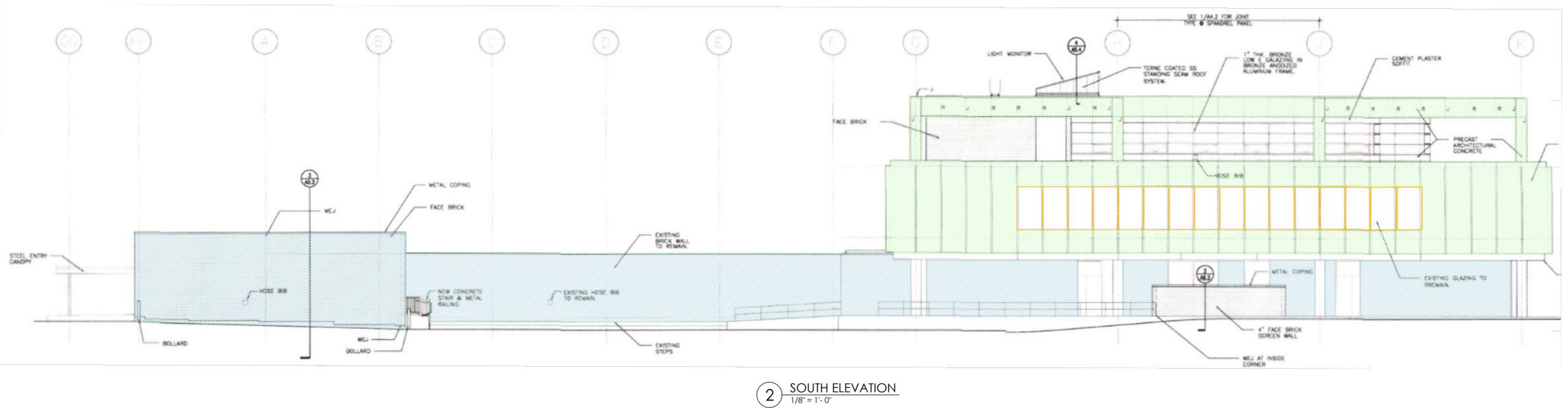
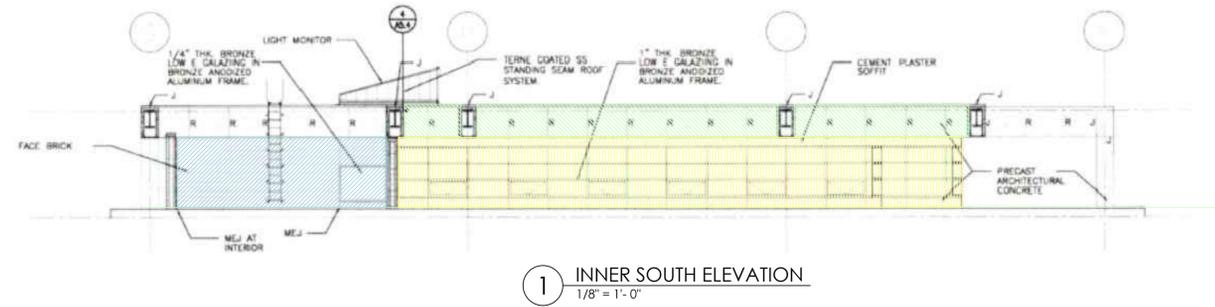
	EXIST. PRECAST CONCRETE FACADE PANELS. SEE NOTE 1
	EXIST. ALUM.-FRAMED WINDOWS IN PUNCHED OPENINGS. SEE NOTE 2
	EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM. SEE NOTE 3
	EXIST. BRICK MASONRY CLADDING. SEE NOTE 4

SHEETS NOTES:

- WORK AT EXIST. PRECAST CONCRETE FACADE PANELS SHALL INCLUDE THE FOLLOWING:
 - REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS INCLUDING FAUX JOINTS (SEE DETAILS 1 THROUGH 30N SHEET AR-503).
 - REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS AND SOFFIT (SEE DETAIL 4/AR-503).
 - ROUT AND SEAL CRACKS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 1/AR-501).
 - REPLACE SEALANT AT PREVIOUSLY REPAIRED CRACKS WHERE DESIGNATED BY ENGINEER.
 - PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ON VERTICAL SURFACES WHERE DESIGNATED BY ENGINEER (SEE DETAIL 2/AR-501).
 - PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ALONG VERTICAL FINIS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 3/AR-501).
- REPLACE WINDOW PERIMETER SEALANT WHERE INDICATED (SEE DETAILS 1 THROUGH 4 ON SHEET AR-502)
- REPLACE GLAZING SEALANT AT EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM GLASS-TO-METAL JOINTS.
- REPLACE SEALANT AT BRICK MASONRY EXPANSION JOINTS (SEE DETAIL 4/AR-501).
- ORIGINAL NOTES ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN VERIFIED.

Exterior Sealant Repairs

Skokie Public Library
5215 Oakton Street
Skokie, Illinois



LEGEND:

	EXIST. PRECAST CONCRETE FACADE PANELS. SEE NOTE 1
	EXIST. ALUM.-FRAMED WINDOWS IN PUNCHED OPENINGS. SEE NOTE 2
	EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM. SEE NOTE 3
	EXIST. BRICK MASONRY CLADDING. SEE NOTE 4

- SHEETS NOTES:**
- WORK AT EXIST. PRECAST CONCRETE FACADE PANELS SHALL INCLUDE THE FOLLOWING:
 - REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS INCLUDING FAUX JOINTS (SEE DETAILS 1 THROUGH 3 ON SHEET AR-503).
 - REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS AND SOFFIT (SEE DETAIL 4/AR-503).
 - ROUT AND SEAL CRACKS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 1/AR-501).
 - REPLACE SEALANT AT PREVIOUSLY REPAIRED CRACKS WHERE DESIGNATED BY ENGINEER.
 - PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ON VERTICAL SURFACES WHERE DESIGNATED BY ENGINEER (SEE DETAIL 2/AR-501).
 - PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ALONG VERTICAL FINS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 3/AR-501).
 - REPLACE WINDOW PERIMETER SEALANT WHERE INDICATED (SEE DETAILS 1 THROUGH 4 ON SHEET AR-502)
 - REPLACE GLAZING SEALANT AT EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM GLASS-TO-METAL JOINTS.
 - REPLACE SEALANT AT BRICK MASONRY EXPANSION JOINTS (SEE DETAIL 4/AR-501).
 - ORIGINAL NOTES ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN VERIFIED.

© 2026, BUILDING TECHNOLOGY CONSULTANTS, INC., ALL RIGHTS RESERVED.

Date	Issued for	Checked By
2-17-26	BJD	CK

BTC Project No: 26-223

Elevations

Sheet:
AR-202

Exterior Sealant Repairs

Skokie Public Library
 5215 Oakton Street
 Skokie, Illinois

© 2026,
 BUILDING TECHNOLOGY CONSULTANTS, INC.,
 ALL RIGHTS RESERVED.

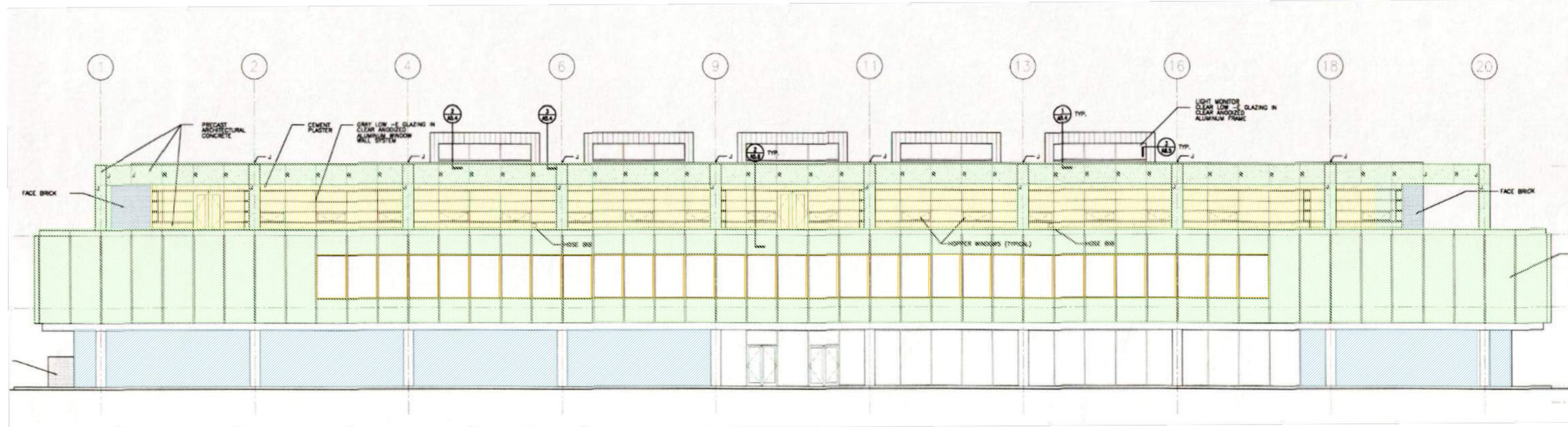
Date	Issued for	Checked By
2-17-26	BJD	CK

BTC Project No: 26-223

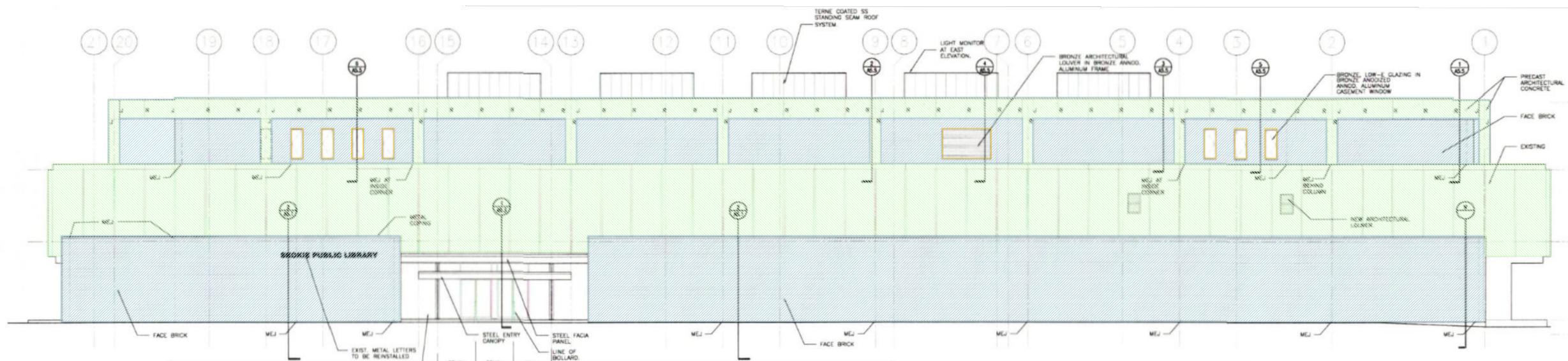
Elevations

Sheet:

AR-203



1 EAST ELEVATION
 1/8" = 1'-0"



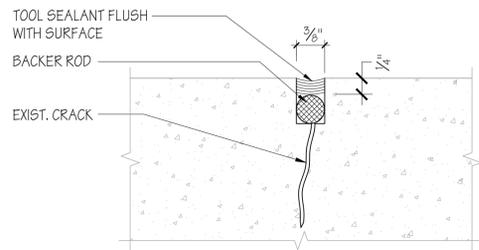
2 WEST ELEVATION
 1/8" = 1'-0"

LEGEND:

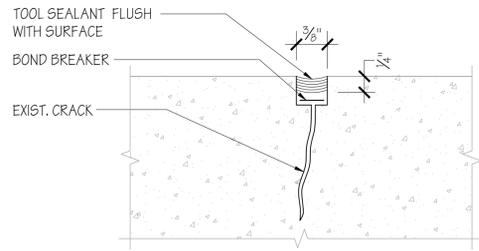
	EXIST. PRECAST CONCRETE FACADE PANELS. SEE NOTE 1
	EXIST. ALUM.-FRAMED WINDOWS IN PUNCHED OPENINGS. SEE NOTE 2
	EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM. SEE NOTE 3
	EXIST. BRICK MASONRY CLADDING. SEE NOTE 4

SHEETS NOTES:

1. WORK AT EXIST. PRECAST CONCRETE FACADE PANELS SHALL INCLUDE THE FOLLOWING:
 - a. REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS INCLUDING FAUX JOINTS (SEE DETAILS 1 THROUGH 30N SHEET AR-503).
 - b. REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS AND SOFFIT (SEE DETAIL 4/AR-503).
 - c. ROUT AND SEAL CRACKS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 1/AR-501).
 - d. REPLACE SEALANT AT PREVIOUSLY REPAIRED CRACKS WHERE DESIGNATED BY ENGINEER.
 - e. PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ON VERTICAL SURFACES WHERE DESIGNATED BY ENGINEER (SEE DETAIL 2/AR-501).
 - f. PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ALONG VERTICAL FINIS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 3/AR-501).
2. REPLACE WINDOW PERIMETER SEALANT WHERE INDICATED (SEE DETAILS 1 THROUGH 4 ON SHEET AR-502)
3. REPLACE GLAZING SEALANT AT EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM GLASS-TO-METAL JOINTS.
4. REPLACE SEALANT AT BRICK MASONRY EXPANSION JOINTS (SEE DETAIL 4/AR-501).
5. ORIGINAL NOTES ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN VERIFIED.

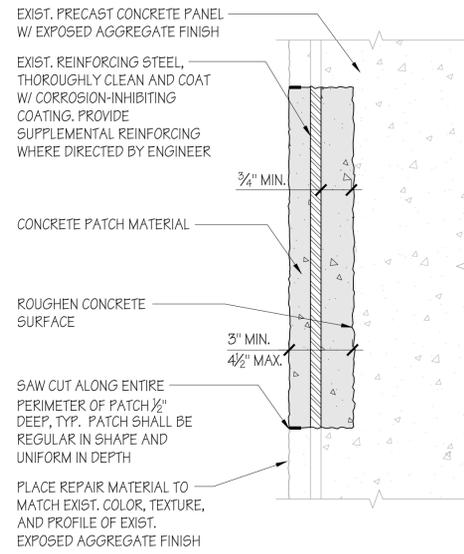


OPTION 1

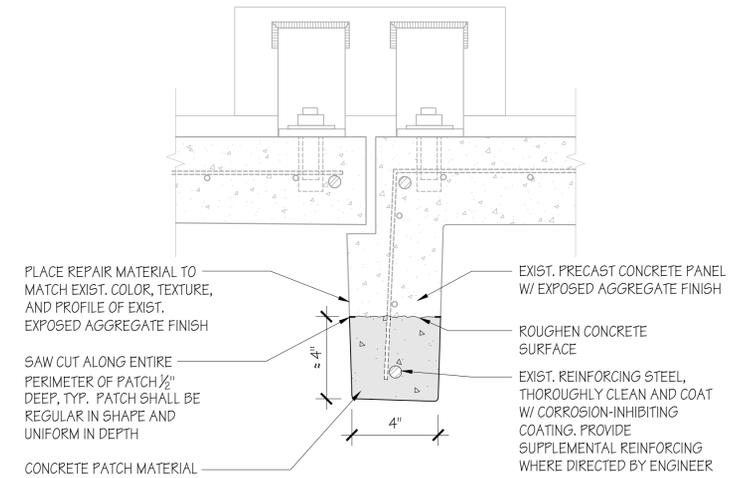


OPTION 2

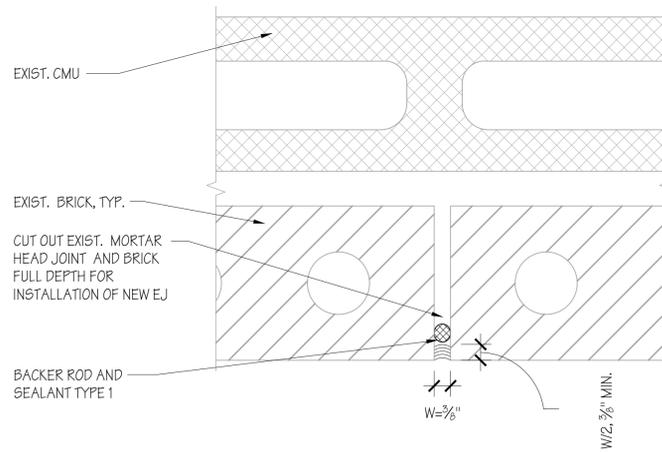
1 CONCRETE CRACK REPAIR
NTS



2 TYP CONCRETE PATCH REPAIR DETAIL
3" = 1'-0"



3 CONCRETE PATCH REPAIR DETAIL AT FIN
3" = 1'-0"



4 TYP. EXPANSION JOINT DETAIL
6" = 1'-0"

Exterior Sealant Repairs

Skokie Public Library
5215 Oakton Street
Skokie, Illinois

© 2026,
BUILDING TECHNOLOGY CONSULTANTS, INC.,
ALL RIGHTS RESERVED.

Date	Issued for	Checked By
2-17-26	BJD	CK

BTC Project No: 26-223

Details

Sheet:

AR-501

Exterior Sealant Repairs

Skokie Public Library
 5215 Oakton Street
 Skokie, Illinois

© 2026,
 BUILDING TECHNOLOGY CONSULTANTS, INC.,
 ALL RIGHTS RESERVED.

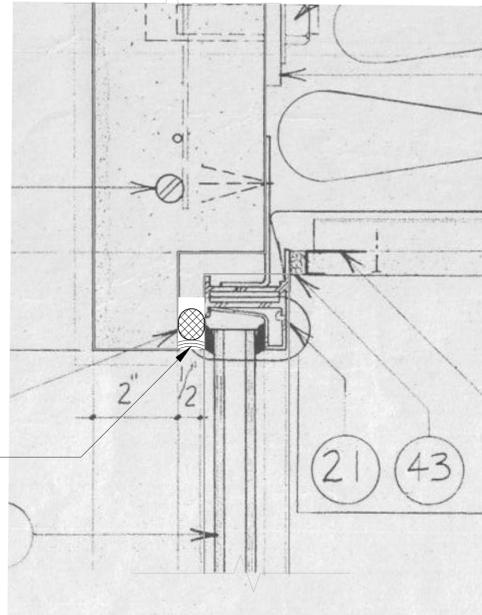
Date	Issued for	Checked By
2-17-26	BID	CK

BTC Project No: 26-223

Details

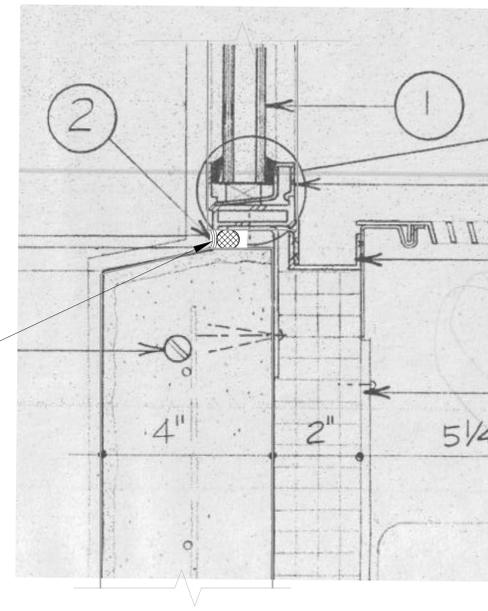
Sheet:

AR-502



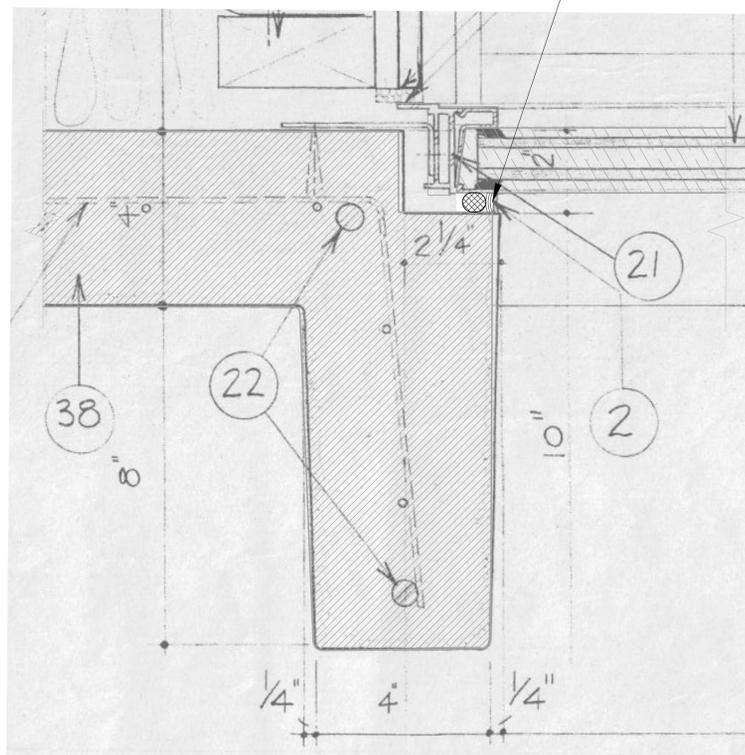
BACKER ROD AND SEALANT (WINDOW PERIMETER)

1 WINDOW HEAD DETAIL
 6" = 1'-0"



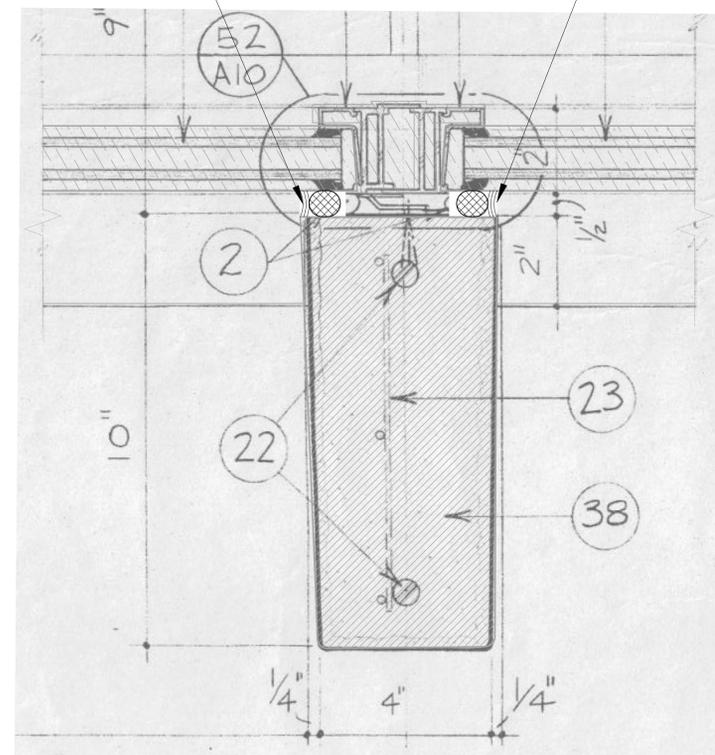
BACKER ROD AND SEALANT (WINDOW PERIMETER)

2 WINDOW SILL DETAIL
 6" = 1'-0"



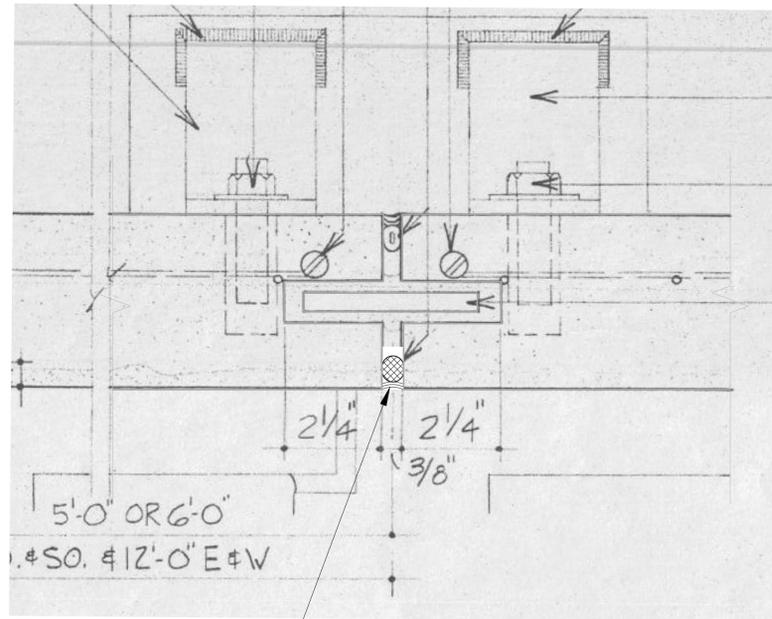
BACKER ROD AND SEALANT (WINDOW PERIMETER)

3 WINDOW JAMB DETAIL
 6" = 1'-0"



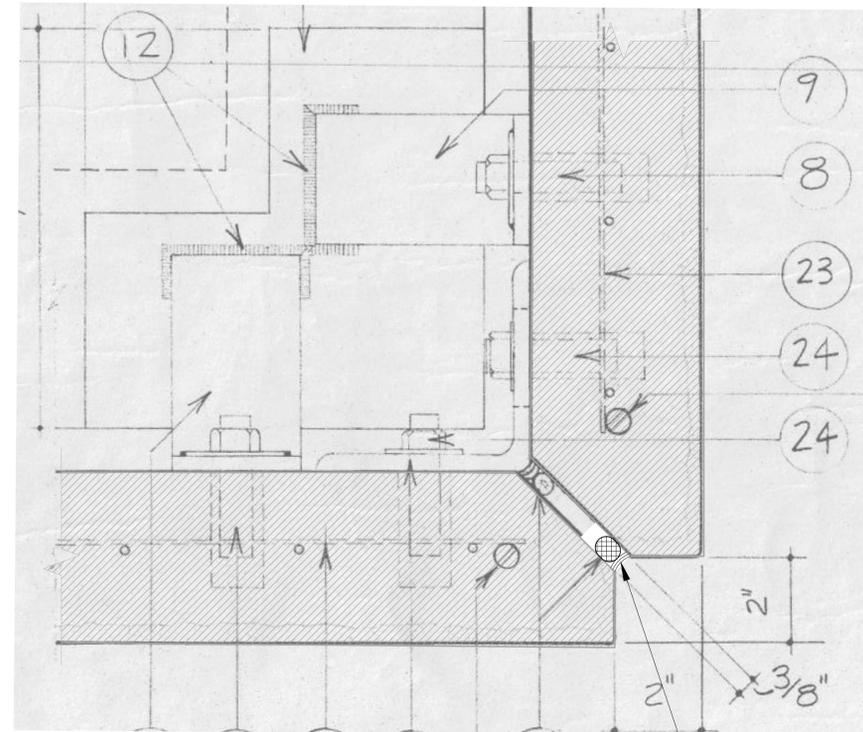
BACKER ROD AND SEALANT (WINDOW PERIMETER)

4 WINDOW MULLION DETAIL
 6" = 1'-0"



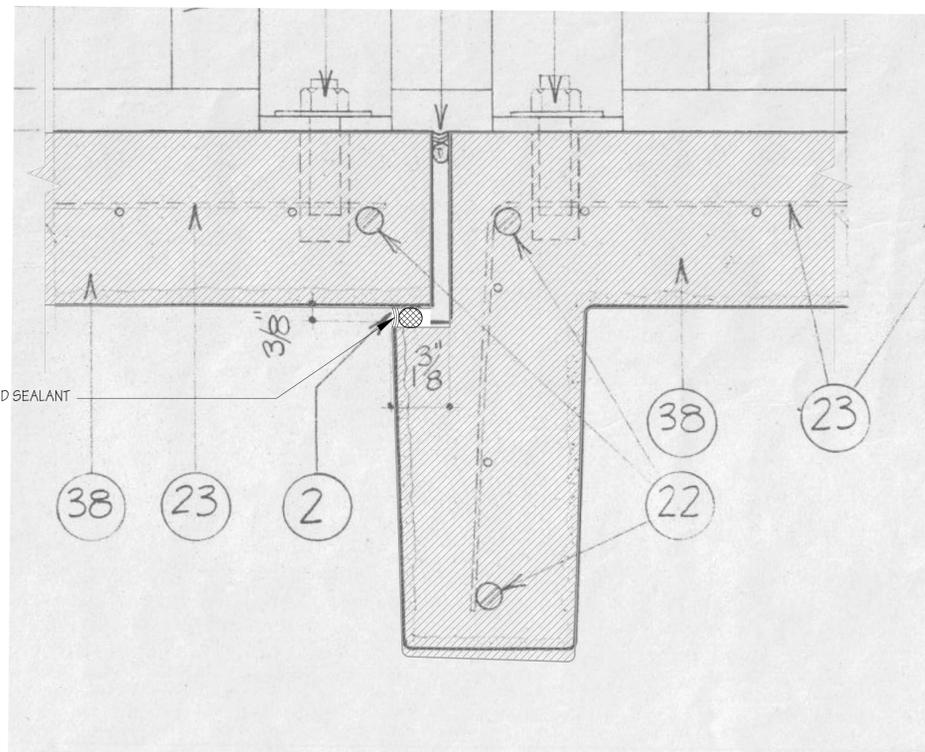
BACKER ROD AND SEALANT

1 PANEL JOINT DETAIL
6" = 1'-0"



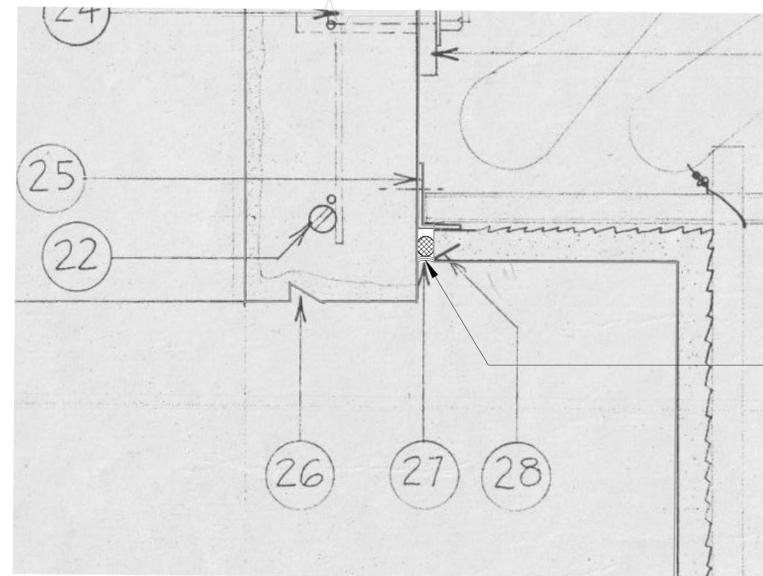
BACKER ROD AND SEALANT

2 PANEL JOINT DETAIL AT CORNER
6" = 1'-0"



BACKER ROD AND SEALANT

3 PANEL JOINT DETAIL AT FIN
6" = 1'-0"



BACKER ROD AND SEALANT

4 SOFFIT DETAIL
6" = 1'-0"

Exterior Sealant Repairs
Skokie Public Library
5215 Oakton Street
Skokie, Illinois

Date	Issued for	Checked By
2-17-26	BJD	CK

BTC Project No: 26-223

Details

Sheet:

AR-503



1 PHOTO
NTS

EXIST. BRICK MASONRY CLADDING, TYP.
EXIST. ALUM.-FRAMED WINDOWS IN PUNCHED OPENINGS, TYP.

EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM, TYP.

EXIST. PRECAST CONCRETE FACADE PANELS, TYP.

EXIST. CF OVER WP SYSTEM BASE FLASHING, TYP.



2 PHOTO
NTS



3 PHOTO
NTS

EXIST. PRECAST CONCRETE FACADE PANELS, TYP.

PRECAST-SOFFIT JOINT

EXIST. ALUM.-FRAMED WINDOWS IN PUNCHED OPENINGS, TYP.

EXIST. BRICK MASONRY CLADDING, TYP.



4 PHOTO
NTS



5 PHOTO
NTS

EXTENT OF GLAZING SEALANT TO BE REPLACED (FIXED WINDOWS), TYP.

EXTENT OF GLAZING SEALANT TO BE REPLACED (OPERABLE WINDOWS), TYP.

EXIST. PRECAST CONCRETE FACADE PANELS, TYP.

EXIST. ALUM.-FRAMED WINDOWS IN PUNCHED OPENINGS, TYP.

EXIST. BRICK MASONRY CLADDING, TYP.

EXIST. CF OVER WP SYSTEM BASE FLASHING, REMOVE AND PROVIDE NEW BACKER ROD AND SEALANT, TYP.

EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM, TYP.



6 PHOTO
NTS

Exterior Sealant Repairs
Skokie Public Library
5215 Oakton Street
Skokie, Illinois

© 2026, BUILDING TECHNOLOGY CONSULTANTS, INC., ALL RIGHTS RESERVED.

Date	Issued for	Checked By
2-17-26	BJD	CK

BTC Project No: 26-223

Reference Photos

Sheet:

AR-901