 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 101 S 2 nd St.		
	Significance:	Contributing		
	Petitioner:	Dan Marshall		
	Project Type:	Railing		
	PUBLIC HEARING		MEETING 3/6/24	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Application, designs, architectural survey				
Project Description:				
<ul style="list-style-type: none"> Repair stairs and install new railings 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY IBC 2021 EDITION AND SHALL CONFORM TO ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE ILLINOIS ACCESSIBILITY CODE (2018) AND THE AMERICANS WITH DISABILITIES ACT.

A. GENERAL NOTES

- 1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE SITE AND BE KNOWLEDGEABLE REGARDING EXISTING CONDITIONS AND THEIR EFFECT ON THE PROPOSED WORK. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE PROJECT.
2. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY UTILITIES.
3. PROTECT AND KEEP IN SERVICE ALL EXISTING UNDERGROUND UTILITIES, PIPES, OR CONDUITS, WHETHER INDICATED ON THE DRAWINGS OR NOT, UNLESS SPECIFICALLY CALLED FOR TO BE REMOVED, RELOCATED, OR DISCONNECTED AND REMANDED.
4. CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THAT OF OTHER TRADES.
5. NO WORK WILL BE PERMITTED TO BE INSTALLED WITHOUT RECEIPT AND SUBSEQUENT REVIEW OF FULL AND COMPLETE SUBMITTALS BY THE ARCHITECT/ENGINEER.
6. DO NOT SCALE DRAWINGS, DIMENSIONS INDICATED TAKE PRECEDENCE OVER SCALE.
7. VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD, WHERE DISCREPANCIES ARE FOUND BETWEEN DIMENSIONS OR ELEVATIONS SHOWN AND ACTUAL FIELD CONDITIONS, NOTIFY ARCHITECT/ENGINEER.
8. WHERE CONFLICTS MAY EXIST BETWEEN THE REQUIREMENTS OF PORTIONS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, HIGHER QUALITY OR MORE STRINGENT REQUIREMENT SHALL GOVERN. THEREFORE, BY EXECUTING A CONTRACT FOR CONSTRUCTION, THE CONTRACTOR AGREES THAT IF IT HAD NO QUESTIONS REGARDING SUCH CONFLICTS DURING THE BIDDING PROCESS, AND IN THE ABSENCE OF A CLARIFYING ADDENDUM ISSUED DURING THE BIDDING PROCESS, IT HAS VOLUNTEERED TO COMPLY WITH THE MORE EXCLUSIVE REQUIREMENT AS PART OF ITS BIDDING AND IS NOT ENTITLED TO ANY ADDITIONAL COMPENSATION TO RESOLVE THE CONFLICT.
9. THE CONTRACT DOCUMENTS REQUIRE THE CONTRACTOR TO FURNISH AND INSTALL COMPLETE PRODUCTS, SYSTEMS AND SERVICES. BY EXECUTING A CONTRACT FOR CONSTRUCTION, THE CONTRACTOR AGREES THAT THE DRAWINGS SET FORTH THE DESIGN INTENT AND, THEREFORE, MAY NOT EXPRESSLY DEPICT EVERY LENGTH, SEGMENT, PIECE, PART, COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE. THE CONTRACTOR FURTHER AGREES THAT, AS PART OF ITS BID, IT MUST FURNISH AND INSTALL EVERY LENGTH, SEGMENT, PIECE, PART, COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE AND, CONSEQUENTLY, THE CONTRACTOR IS NOT ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY LENGTH, SEGMENT, PIECE, PART COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE BECAUSE IT IS NOT EXPRESSLY SPECIFIED HEREIN.

B. MISCELLANEOUS AND DEMOLITION NOTES

- 1. APPLY APPROPRIATE & COMPATIBLE SEALANT MATERIALS AS REQUIRED TO SEPARATE DISSIMILAR METALS, FILL GAPS IN EXISTING ASSEMBLIES OR WHERE NEW AND EXISTING ASSEMBLIES MEET OR WHERE OTHERWISE REQUIRED BY THE SPECIFICATIONS.
2. BRING AN IMPROVED OR CORRECTING CONDITIONS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. REPAIR, PATCH, OR REPLACE FINISH MATERIALS OR VISIBLE ASSEMBLIES THAT ARE SOILED, OUT OR DAMAGED IN ANY MANNER DURING THE COURSE OF THE WORK. REPAIR OR PATCHING SUCH THAT EDGES BLEND AND CONTIGUOUS SURFACES SHOWING MATCHING TEXTURE AND COLOR OF ADJACENT SURFACES.

STANDARD ABBREVIATIONS

Table with 4 columns of abbreviations and their corresponding full names. Includes terms like ANCHOR BOLT, EXPANSION, FLOOR DRAIN, etc.

DRAFTING SYMBOLS AND MATERIALS LEGEND

Table of drafting symbols and materials legend. Includes symbols for DETAIL NUMBER, DRAWING NUMBER, COLUMN NO., LOCATION ELEVATION, ROOM NUMBER, DOOR NO., WINDOW TYPE, TOILET ACCESSORY, SPOT ELEVATION, CONCRETE, BRICK MASONRY, STONE MASONRY, RAISED JOINT, BRICK MASONRY IN PLAN, CONCRETE IN SECTION, STONE MASONRY IN SECTION, CONTINUOUS FRAMING, FINISHED WOOD, RIGID BOARD INSULATION, BATT INSULATION, GYPSUM BOARD, ACoustICAL CEILING PANEL, STRUctURAL CONCRETE, ALUMINUM BALANCE, BALL OR SPOCKILL IN SECTION, UNCOLOURED FURN, CARTRIDGE BATHFILL.



PROJECT

BAKER COMMUNITY CENTER - FRONT EXTERIOR STAIR REPLACEMENT
101 S 2ND ST.
ST CHARLES, IL 60174

OWNER

HENRY ROCKWELL BAKER COMMUNITY CENTER
101 S 2ND ST.
ST CHARLES, IL 60174

ARCHITECT/ENGINEER

KLUBER ARCHITECTS + ENGINEERS
41 WEST BENTON STREET
AURORA, ILLINOIS 60506
TEL (630) 406-1213
www.kluberinc.com

100% SET FOR OWNER REVIEW 02-21-2024

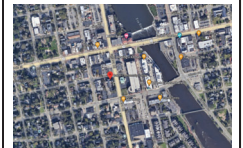
REQUIRED CODE COMPLIANCE INFORMATION

REQUIRED PLAN COVER SHEET INFORMATION FOR REVIEW UNDER 2021 INTERNATIONAL CODES, STATE OF ILLINOIS ACCESSIBILITY CODE, AND THE STATE OF ILLINOIS PLUMBING CODE CODE REVIEW DATA

INDEX OF DRAWINGS

- G100 COVER SHEET, GENERAL NOTES, SYMBOLS, & DRAWING INDEX
AS010 GENERAL NOTES, CODE & LOADING, TESTING & INSPECTIONS, SCHEDULES
AS201 STAIRCASE EGM & PHOTOGRAPHIC PLANS
AS301 STAIRCASE CONSTRUCTION PLANS, SECTIONS & DETAILS
AS311 STAIRCASE SECTIONS AND DETAILS

LOCATION MAP



APPLICABLE CODES

- 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FIRE CODE
LOCAL AMENDMENTS TO THE ABOVE CODES
2018 ILLINOIS ACCESSIBILITY CODE

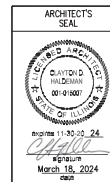
GENERAL STATEMENT OF REMOVAL PROJECT SCOPE AND INTENT: PROJECT CONSISTS OF DEMOLITION AND REPLACEMENT OF EXISTING EXTERIOR STAIRCASE.

- A. USE AND OCCUPANCY GROUP(S) CLASSIFICATION: MIXED USE; B, A-3, NON-SEPARATED.
B. TYPE OF CONSTRUCTION: IIB
C. SQUARE FOOTAGE OF BUILDING: NOT APPLICABLE; NO CHANGE OF BUILDING SQUARE FOOTAGE. ALLOWABLE SQUARE FOOTAGE: NOT APPLICABLE; NO CHANGE OF USE. FULLY SPRINKLERED; ALARMED
D. OCCUPANT LOAD BASED ON INTERNATIONAL BUILDING CODE: NOT APPLICABLE; NO CHANGE OF USE.
E. OCCUPANT LOAD BASED ON ILLINOIS PLUMBING CODE: NOT APPLICABLE; NO CHANGE OF USE.
F. DESIGNED LIVE LOADS: SEE SHEET S010
G. THE DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE ARE IDENTIFIED IN THE SEALS AND CERTIFICATES AREA, BELOW.

SEALS & CERTIFICATIONS

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 IBC 2021 EDITION, THE ENVIRONMENTAL BARRIERS ACT AND THE ILLINOIS ACCESSIBILITY CODE.

KLUBER, INC., ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #104-001284



"G" SERIES, "AS" SERIES

"G" SERIES, "AS" SERIES



BAKER COMMUNITY CENTER - FRONT EXTERIOR STAIR REPLACEMENT
HENRY ROCKWELL BAKER COMMUNITY CENTER
101 S 2ND ST.
ST CHARLES, IL 60174

G100

GENERAL NOTES

- 1. CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL SUBGRADES, FOUNDATIONS AND SLABS FROM FROST EFFECTS DURING INCLEMENT WEATHER.
2. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL, M.E.P., AND VENDOR PREPARED SHOP DRAWINGS AND EXISTING CONDITIONS.
3. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SHEETING, BRACING ETC. AS REQUIRED TO PROTECT EXCAVATIONS AND EXISTING FOUNDATIONS DURING THE CONSTRUCTION PROCESS.
4. CONTRACTOR SHALL PROVIDE ALL REQUIRED ENGINEERING REQUIRED FOR SUCH SYSTEMS BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
5. BACKFILLING OF FOUNDATIONS AND BELOW GRADE WALLS SHALL BE COMPLETED IN SUCH A MANNER TO AVOID OVERTURNING OF THE WALL. PROVIDE ALL TEMPORARY BRACING AS REQUIRED.
6. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONFORMANCE WITH ALL CONTRACT DRAWINGS, VENDOR DRAWINGS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES FOR LOCATIONS OF SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY TAGGED OR SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO THE APPROVAL OF THE ENGINEER.

FOUNDATION & SLAB NOTES

- F1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305, COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 308.
F2. CONCRETE CONTRACTOR TO COORDINATE ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC. OF ALL CONCRETE SLABS; FOUNDATIONS WITH ARCHITECTURAL DRAWINGS.
F3. CONCRETE STRENGTHS AS FOLLOWS (28 DAY):
A. FOOTINGS, FOUNDATION WALLS & PIERS= 4,500 PSI
C. EXTERIOR SLABS= 4,500 PSI
D. SEE SPECIFICATIONS FOR DETAILED CONCRETE MIX DESIGNS.
F4. REINFORCEMENT:
A. BARS, TIES & STIRRUPS: ASTM A615 GRADE 60, DEFORMED, EPOXY COATED
B. W/W.F.: ASTM A118, SMOOTH, FLAT SHEETS ONLY. PLACEMENT (I.E. SPACING, LAP SPLICE LENGTHS, ETC.) TO BE IN ACCORDANCE WITH THE STRUCTURAL WELDED WIRE REINFORCEMENT MANUAL OF STANDARD PRACTICE; (WWR-500); WIRE REINFORCEMENT INSTITUTE; LATEST EDITION.
D. PROVIDE LAP SPLICES IN ACCORDANCE WITH ACI 301.
E. FABRICATE A DETAIL REINFORCING STEEL IN ACCORDANCE WITH CRSI (D44) MANUAL OF STANDARD PRACTICE.
F. FACTORY MADE WIRE BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO ENSURE MINIMUM CONCRETE COVER AND MAINTAIN POSITION DURING CASTING.
G. PROVIDE ADEQUATE AND PROPER SUPPORT OF ALL REINFORCING STEEL AS REQUIRED TO PROVIDE THE COVER REQUIREMENTS NOTED ON THE PROJECT DRAWINGS AND ACI 318.
H. CONCRETE COVER FOR REINFORCEMENT TO BE AS FOLLOWS:

Table with 2 columns: LOCATION, APPLICATION and COVER. Rows include Slab on Grade (3"), Foundation Wall (2"), and Footings (3").

- F5. FOUNDATION AND SLAB ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE MINIMUM REQUIRED SAFE ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF FOUNDED ON UNDISTURBED OR ENGINEERED FILL AT THE DESIGN ELEVATION NOTED ON THE DRAWINGS. CONTRACTOR SHALL ALERT THE QUALIFIED AND APPROVED TESTING AGENCY TO VERIFY THE SUB-BASE MATERIAL PRIOR TO INSTALLING FORMWORK, REINFORCING STEEL AND CASTING FOUNDATIONS AND SLABS. REMOVE AND REPLACE ANY UNSUITABLE MATERIALS AS DEEMED NECESSARY BY THE PROJECT SOILS REPORT AND TESTING AGENCY.
F6. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SHEETING, BRACING ETC. AS REQUIRED TO PROTECT EXCAVATIONS AND EXISTING FOUNDATIONS DURING THE CONSTRUCTION PROCESS. CONTRACTOR SHALL PROVIDE ALL REQUIRED ENGINEERING REQUIRED FOR SUCH SYSTEMS BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
F7. BACKFILLING OF FOUNDATIONS AND BELOW GRADE WALLS SHALL BE COMPLETED IN SUCH A MANNER TO AVOID OVERTURNING OF THE WALL. PROVIDE ALL TEMPORARY BRACING AS REQUIRED.
F8. CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL SUBGRADES, FOUNDATIONS AND SLABS FROM FROST EFFECTS DURING INCLEMENT WEATHER.
F9. ALL BOTTOM OF EXTERIOR FOOTINGS SHALL HAVE A MINIMUM OF 3" OF GROUND COVER. COORDINATE ALL FINAL GRADE ELEVATIONS WITH ARCHITECTURAL AND CIVIL DRAWINGS.
F10. ALUMINUM MATERIALS OF ANY TYPE ARE PROHIBITED FROM BEING CAST, EMBEDDED OR IN CONTACT WITH THE CONCRETE WORK.
F11. CONCRETE CONTRACTOR TO COORDINATE WITH M.E.P. CONTRACTORS FOR ANY REQUIRED FOUNDATION DEPRESSIONS, OPENINGS, KNOCK-OUTS, FLOOR DRAINS, INSERTS, ETC.
F12. ACCEPTABLE INJECTION EPOXY ADHESIVE PRODUCTS INCLUDE THE FOLLOWING:
a. HLT HT-RESO-SD INJECTION ADHESIVE SYSTEM.
b. SIMPSON STRONG-TIE SET-UP HIGH-STRENGTH ANCHORING ADHESIVE SYSTEM.

SYMBOLS & NOMENCLATURE

- Fa. S.C.I. DENOTES SLAB CONSTRUCTION CONTROL JOINT. SEE TYPICAL DETAILS ON SHEET S310.
Fb. SLAB S1 DENOTES CONCRETE SLAB. SEE PLANS AND SCHEDULE ON SHEET S310 FOR ALL SLAB TYPES AND LOCATIONS.

TESTING AND INSPECTION

- GENERAL
1. THE APPROVED TESTING AGENCY SHALL BE RETAINED BY THE CONTRACTOR.
2. THE APPROVED TESTING AGENCY SHALL BE THE 'SPECIAL INSPECTOR' REFERRED TO IN OF THE INTERNATIONAL BUILDING CODE (IBC) CHAPTER 17 'STRUCTURAL TESTS AND SPECIAL INSPECTIONS'.
3. REFER TO CHAPTER 17 OF THE 2009 INTERNATIONAL BUILDING CODE FOR DEFINITION OF TERMS.
4. THE TESTING AGENCY SHALL SUBMIT TO THE ENGINEER OF RECORD ONE (1) COPIES OF WEEKLY REPORTS OF THE TEST AND INSPECTIONS CONDUCTED DURING THE WEEK. THE REPORTS SHALL STATE IF THE TESTS AND INSPECTIONS MET THE PROJECT REQUIREMENTS AND IF NOT, WHAT FOLLOW-UP TESTS OR INSPECTIONS WILL BE MADE.
5. THE TESTING AGENCY SHALL NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF ANY OF THE SCHEDULED TESTS FAIL IN ORDER TO AVOID PROJECT DELAYS.
6. AT THE END OF THE PROJECT, THE TESTING AGENCY SHALL SUBMIT TWO (2) COPIES OF A SUMMARY REPORT OF ALL TESTS AND INSPECTIONS MADE TO THE ENGINEER OF RECORD AND ONE COPY OF ALL TESTS AND INSPECTIONS MADE TO THE BUILDING OFFICIAL AND THE OWNER. THE SUMMARY REPORT SHALL STATE THAT THE TESTS AND INSPECTIONS MET THE PROJECT REQUIREMENTS. ANY TEST OR INSPECTIONS THAT FAILED TO MEET PROJECT REQUIREMENTS SHALL BE NOTED. SUBMIT COPIES OF CORRESPONDENCE SHOWING ACCEPTANCE OR REJECTION OF THE MATERIAL OR WORKMANSHIP THAT FAILED TESTS OR INSPECTIONS.
7. SEE SPECIFICATION SECTION 1400 'QUALITY REQUIREMENTS' FOR ADDITIONAL INFORMATION.

- FOUNDATION INSPECTION
1. ALL FOUNDATION EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A REPRESENTATIVE OF A QUALIFIED GEOTECHNICAL ENGINEERING FIRM. DAILY REPORTS OF OBSERVATIONS SHALL BE PREPARED.
2. PROVIDE CONTINUOUS INSPECTION FOR THE FOLLOWING:
A. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.
3. PROVIDE PERIODIC INSPECTION FOR THE FOLLOWING:
A. VERIFY MATERIALS BELOW FOOTINGS AS ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.
B. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
C. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.
D. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.

- REINFORCED CONCRETE INSPECTION
1. PROVIDE CONTINUOUS INSPECTION FOR THE FOLLOWING:
A. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE PER BC REFERENCE 1011.5.
B. SAMPLING OF FRESH CONCRETE FOR SLUMP, AIR CONTENT AND TEMPERATURE AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TESTS PER ACI 318, CHAPTERS 5.6, 5.8.
C. INSPECTION OF CONCRETE PLACEMENT PER ACI 318, CHAPTERS 5.9, 5.10.
2. PROVIDE PERIODIC INSPECTIONS FOR THE FOLLOWING FOR CONFORMANCE TO ACI 318:
A. INSPECT REINFORCING STEEL PLACEMENT PER ACI 318, CHAPTERS 3.5, 7.1-7.2.
B. VERIFY USE OF REQUIRED MIX DESIGN PER ACI 318, CHAPTERS 4, 5.2-5.4.
C. MAINTENANCE OF SPECIFIED DURING TEMPERATURE AND TECHNIQUES PER ACI 318, CHAPTERS 5.1-5.13.
3. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS PER ACI 318, CHAPTER 8.1.1.

STEEL FRAMING NOTES

- S1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITIONS OF AISC'S 'STEEL CONSTRUCTION MANUAL' AND 'CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES'.
S2. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES, UNLESS OTHERWISE NOTED. PROVIDE CONT. MIN. SIZED FILLET WELDS PER AISC REQUIREMENTS.
S3. THE STEEL FABRICATOR AND ERECTOR ARE TO DEVELOP AND IMPLEMENT A QUALITY CONTROL PROGRAM AS SPECIFIED IN AISC 360-10, CHAPTER N. THE STEEL FABRICATOR AND ERECTOR ARE TO PERFORM QUALITY CONTROL INSPECTIONS OF THE STEEL AT THE FABRICATION PLANT AND AT THE PROJECT SITE. REFER TO AISC 360-10, TABLES N5.4-1, N5-4.2, N5-4.3, N5-4.1, N5-5.2, N5-5.3 AND N6.1 FOR MINIMUM INSPECTION REQUIREMENTS.
S4. STRUCTURAL STEEL ERECTION TO COMPLY WITH OSHA REQUIREMENTS.
S5. STEEL PROPERTIES:
A. PIPE SHAPES = A53, GRADE B (Fy = 35 KSI)
B. WELDING ELECTRODES = E70XX
S6. FINISH REQUIREMENTS:
A. TYPICAL CLEANING = SSPC-SP2 OR SSPC-SP3
B. GALVANIZED
C. TOUCH-UP PRIMER = FABRICATOR'S STANDARD
D. ALL WELDS TO BE GRIND SMOOTH

CODE AND LOADING

- A. DESIGN REQUIREMENTS AND STRUCTURAL LOADS ARE TO BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL BUILDING CODE AND ANY CITY/WILLAGE AMENDMENTS.
B. LOADING CRITERIA:
1. SLAB LIVE LOADS:
a. STAIRS & LOBBIES = 100 PSF
b. HORIZONTAL GAUGER/WALK-REFERENCE SECTION 4.5.1 OF A3C7

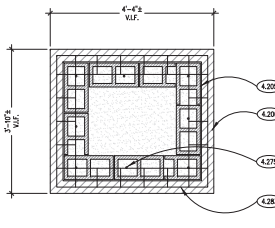
SLAB SCHEDULE AND NOTES

Table with 4 columns: MARK, THICK (IN), CONCRETE STRENGTH (PSI), REINFORCING STEEL. Rows include SLAB S1 (4,500 PSI, #5@16" O.C. E.B.) and SLAB S2 (4,500 PSI, #5@16" O.C. E.B.).

- NOTES:
1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305, COLD WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 308.
2. SEE PROJECT SPECIFICATIONS FOR DETAILED MIX DESIGNS.
3. ALL SLABS ON GRADE TO BE PLACED OVER 4" OF CLEAN, WELL GRADED GRANULAR MATERIAL.
4. CONCRETE COVER FOR REINFORCEMENT TO BE 3" FOR ALL SLAB WORK AND 2" WITH ANY FORM WORK PROVIDED.
5. SEE PLANS AND DETAILS FOR ALL LOCATIONS OF REINFORCING STEEL, CONTRACTION JOINTS, CONSTRUCTION JOINTS AND ISOLATION JOINTS.
6. ALL REINFORCING STEEL TO BE SUPPORTED AS REQUIRED TO MAINTAIN THE DETAILED POSITIONS NOTED ON THE CONTRACT DOCUMENTS DURING PLACEMENT OF THE CONCRETE.
7. NORMAL WEIGHT CONCRETE ONLY SHALL HAVE A MAXIMUM DENSITY OF 145 PCF.
8. ALUMINUM MATERIALS OF ANY KIND ARE PROHIBITED FROM BEING CAST, EMBEDDED OR IN CONTACT WITH THE CONCRETE WORK.
9. ACCEPTABLE INJECTION EPOXY ADHESIVE PRODUCTS INCLUDE THE FOLLOWING:
a. HLT HT-RESO-SD INJECTION ADHESIVE SYSTEM
b. SIMPSON STRONG-TIE SET-UP HIGH-STRENGTH ANCHORING ADHESIVE SYSTEM
c. FIBREX FASTCURE PE 1000-EPoxy INJECTION ADHESIVE ANCHORING SYSTEM

DRAFTING LEGEND

Table with 3 columns: DETAIL NUMBER, SHEET NUMBER, ELEVATION NUMBER, SECTION NUMBER, LOCATION ELEVATION, SPOT ELEVATION. Includes symbols for slab elevations, grading elevations, earth, concrete, electrical vault, and kermit identification.



NEW MASONRY PEIR DETAIL SCALE: N.T.S.

KEYNOTES

- KEYNOTES ARE TYPICALLY NOT DETAILED WITH A JOHN DETAIL. ALL UN-KENOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.
4.200 UNIT MASONRY: FACEWORK; MATCH EXISTING COLOR, RANGE, FACE TEXTURE & COURSING WITH EXISTING.
4.205 UNIT MASONRY: MASON TO CUT BLOCK AND GROUT SOLID AS REQUIRED TO OBTAIN THE REQUIRED BEARING ELEVATION.
4.275 MASONRY ANCHORAGE AND REINFORCEMENT: #4x1'-8" LG. BARS AT 16" O.C. GROUT SOLID INTO MASONRY. ANCHOR TO EXISTING USING HLT HT-RESO INJECTION SYSTEM. EMBLEMENT TO BE 4" U.L.O.
4.285 MASONRY ANCHORAGE AND REINFORCEMENT: MASONRY KEEPER, 1/2" STAINLESS STEEL LAGGER REINFORCEMENT @ 8" VERTICALLY.



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SMART CHARLES, IL 60174

Table with 2 columns: REVISION, DATE. Includes revision details for drawing updates.

Table with 2 columns: JOB NO., DRAWN, CHECKED, APPROVED, SHEET TITLE, GENERAL NOTES, TESTING & INSPECTIONS, SCHEDULES, SHEET NUMBER.

S010

DESIGNED	KLUBER, INC.
DRAWN	KLUBER, INC.
CHECKED	KLUBER, INC.
APPROVED	KLUBER, INC.

JOB NO. 23-415-1494
DRAWN KSG
CHECKED JMB/CJH
APPROVED JMB/CJH

SHEET TITLE
STAIRCASE DEMO
& PHOTOGRAPHIC
PLANS

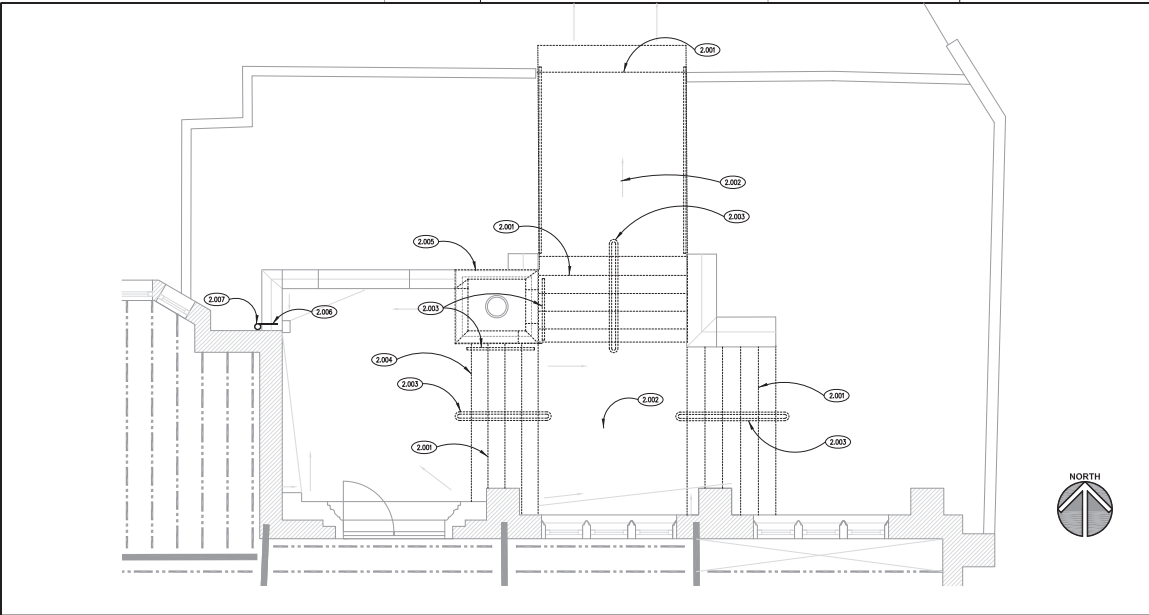
SHEET NUMBER

AS210

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN IN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 2.001 DEMOLITION: REMOVE EXISTING CONCRETE STAIRCASE.
- 2.002 DEMOLITION: REMOVE EXISTING SLAB-ON-GRADE.
- 2.003 DEMOLITION: REMOVE EXISTING STEEL HANDRAIL.
- 2.004 SELECTIVE DEMOLITION: REMOVE HALF PORTION OF TOP TREAD DOWN TO TOP OF EXISTING BEARING WALL BELOW TOP LANDING STRUCTURAL SLAB TO REMAIN IN PLACE. TAKE CARE NOT TO DISTURB EXISTING SLAB BEARING.
- 2.005 SELECTIVE DEMOLITION: REMOVE TOP OF CONCRETE CAP AS REQUIRED FOR INSTALLATION OF NEW BRICK COURSE; SMOOTH CONCRETE CAP CORING AT LIMITS OF REMOVAL.
- 2.006 SELECTIVE DEMOLITION: REMOVE MASONRY UNITS AS REQUIRED FOR THROUGH-WALL DRAINAGE/SCUPPER INSTALLATION.
- 2.007 SELECTIVE DEMOLITION: REMOVE LOWER PORTION OF COPPER DOWNSPOUT AS REQUIRED FOR BRIDGING/INSTALLATION OF SCUPPER LEADERHEAD.
- 2.008 SELECTIVE DEMOLITION: REMOVE DETERIORATED EXISTING STONE BASES. CAST AND REPLACE PROFILES IN-KIND TO MATCH EXISTING PROFILES.



DEMOLITION PLAN
SCALE: N.T.S. ①

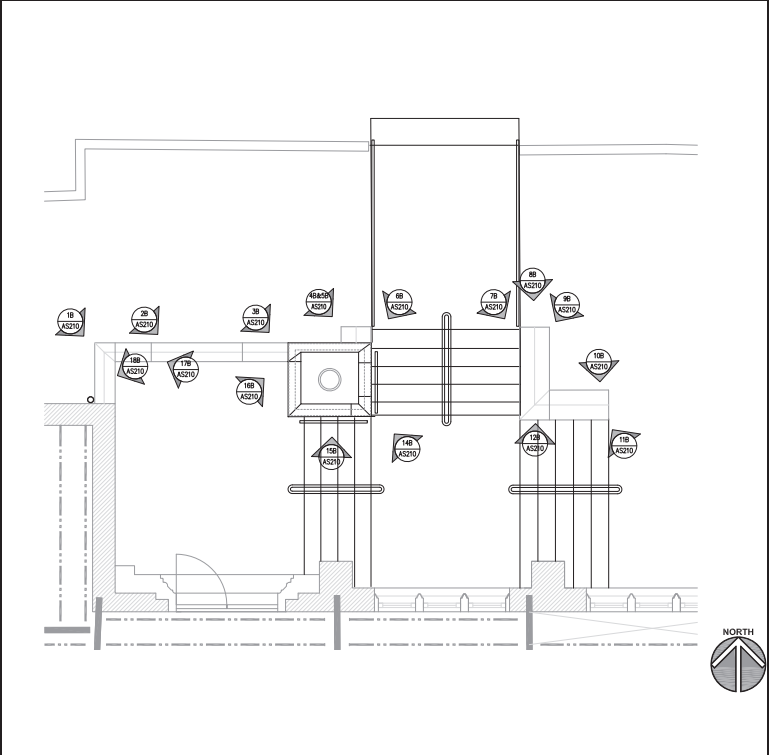


PHOTO PLAN
SCALE: N.T.S. ①



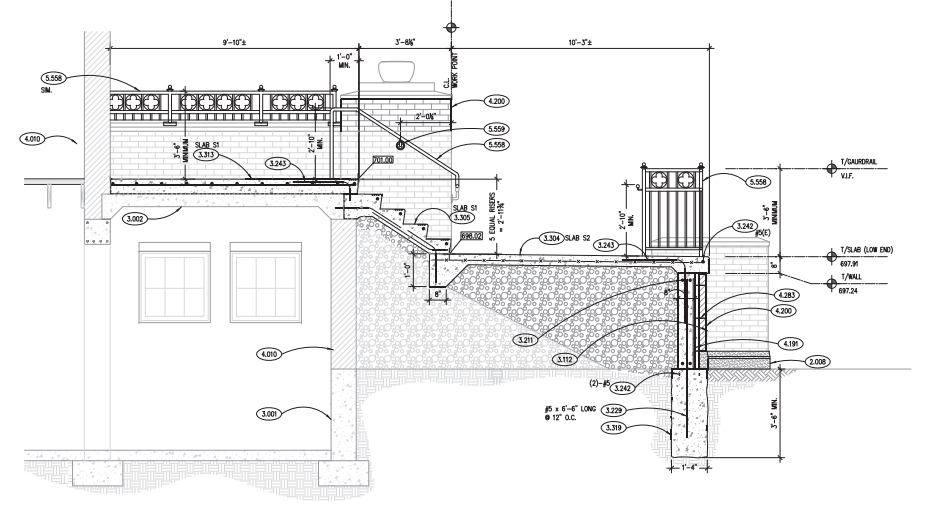
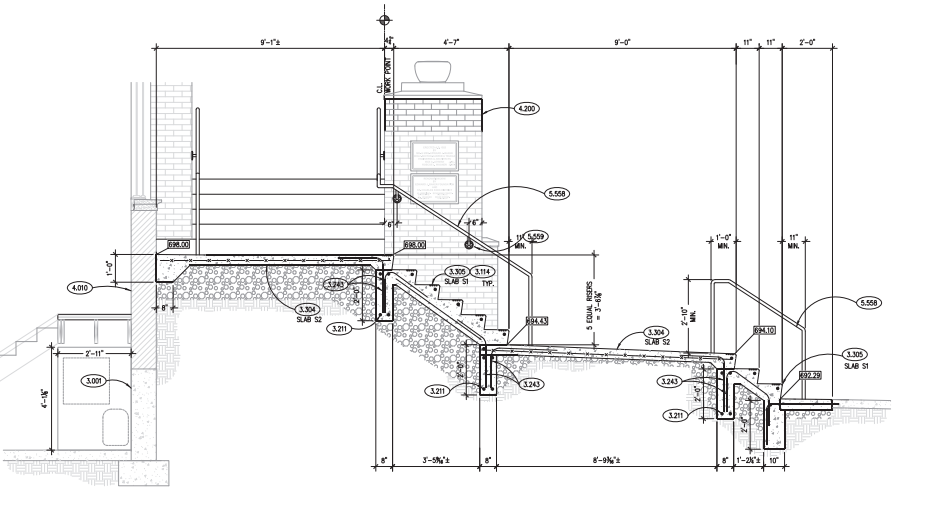
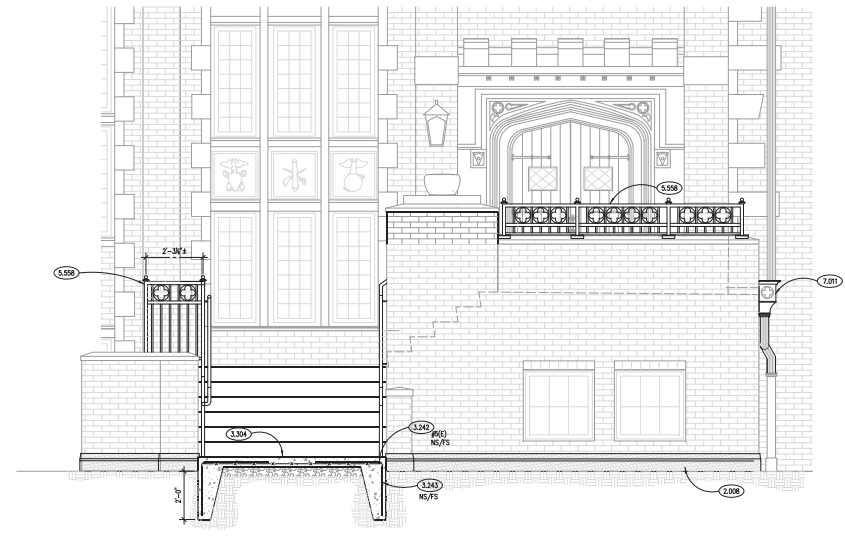
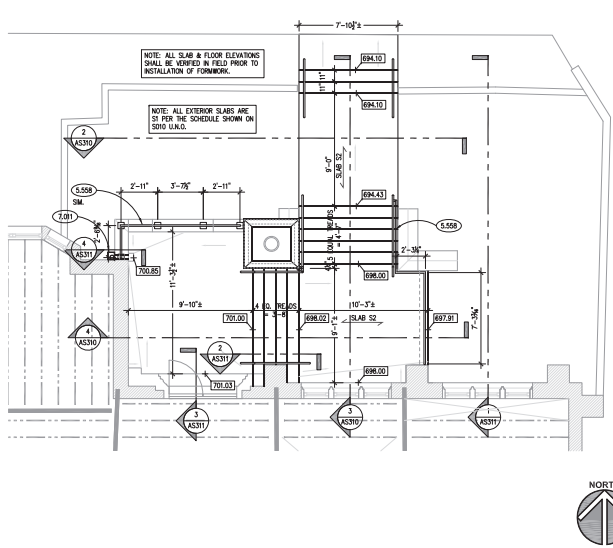
PHOTOS
SCALE: N.T.S. ②

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN ALL-KENOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 2.008 SELECTIVE DEMOLITION: REMOVE DETERIORATED EXISTING STONE BASES. CAST AND REPLACE PROFILES IN-KIND TO MATCH EXISTING PROFILES.
- 3.001 CONCRETE: EXISTING CONCRETE FOUNDATION.
- 3.002 CONCRETE: EXISTING STRUCTURAL CONCRETE SLAB TO BE USED AS FORM FOR NEW SLAB.
- 3.110 CONCRETE FORMING AND ACCESSORIES: CONTINUOUS 2x4 KENYRI U.S.G.
- 3.112 CONCRETE FORMING AND ACCESSORIES: CONTINUOUS FULL HEIGHT DOWEL, ANCHOR SLOT, HORIZONTAL SPACING TO BE 2'-0" O.C. WHERE APPLICABLE.
- 3.114 CONCRETE FORMING AND ACCESSORIES: CONTINUOUS BROWLED GROOVES ALONG LENGTH OF BEAD.
- 3.211 CONCRETE REINFORCING: CONTINUOUS WALL/FLOORING REINFORCING REFER TO SECTIONS AND SCHEDULES. PROVIDE (2)-#6 BARS TAB U/L.O. OR SPEC'D.
- 3.229 CONCRETE REINFORCING: VERTICAL REINFORCING. SIZE AND SPACING AS NOTED.
- 3.242 CONCRETE REINFORCING: CONTINUOUS REINFORCEMENT AS NOTED. DOWEL INTO EXISTING FOUNDATION WALL USING INJECTION ADHESIVE/EPPOXY SYSTEM PER PROJECT SPECIFICATIONS. EMBEDMENT TO BE 12".
- 3.243 CONCRETE REINFORCING: #5 BENT BAR AS SPEC'D. MATCH AND LAP WITH SLAB BAR SPACING TYPICAL. DOWEL INTO EXISTING CONCRETE AS REQUIRED USING INJECTION ADHESIVE/EPPOXY SYSTEM PER PROJECT SPECIFICATIONS. EMBEDMENT TO BE 4".
- 3.304 CAST-IN-PLACE CONCRETE: EXTERIOR SLAB-ON-GRADE. REFER TO SPECIFICATIONS FOR MIX TYPE AND FINISH. REFER TO PLAN & SCHEDULE FOR REINFORCING. REFER TO PLAN & SECTIONS FOR ELEVATIONS AND SLOPES.
- 3.305 CAST-IN-PLACE CONCRETE: CONCRETE STAIR. REFER TO PLAN AND SPECIFICATIONS FOR MIX TYPE AND FINISH. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND ADDITIONAL REQUIREMENTS.
- 3.353 CAST-IN-PLACE CONCRETE: STRUCTURAL SLAB. REFER TO PLAN AND SPECIFICATIONS FOR THICKNESS, REINFORCING, MIX TYPE AND FINISH.
- 3.355 CAST-IN-PLACE CONCRETE: ACCESSORY: WATER STOP.
- 3.379 CAST-IN-PLACE CONCRETE: TRENCH FOUNDATION; DIMENSIONS AS SHOWN. REFER TO PLAN, DETAILS AND SPECIFICATIONS FOR THICKNESS, REINFORCING, MIX TYPE.
- 4.010 EXISTING MASONRY WALL.
- 4.191 MASONRY ACCESSORY: THROUGH-WALL FLASHING; RUBBERIZED ASPHALT SHEET WITH STAINLESS STEEL TERMINATION BAR AND CRIP EDGE; HEAT-BACK; RUBBERIZED ASPHALT SHEET AT LEAST 1" MIN FROM EXTERIOR FACE OF WALL.
- 4.201 UNIT MASONRY: FACEDORS; MATCH EXISTING COLOR, RANGE, FACE TEXTURE & CORNER WITH EXISTING MASONRY ANCHORAGE AND REINFORCING; MASONRY VENER TIE; STAINLESS STEEL LADDER REINFORCEMENT # 8" VERTICALLY.
- 5.558 METAL FABRICATION: PROVIDE 1 1/2" DIAMETER GALVANIZED AND PAINTED HANDRAIL AND/OR GUAIDRAIL AT EACH SIDE OF STAIRS AS SPEC'D. REFER TO TYPICAL RAILING FABRICATION PROFILES(S) SPECIFIED DETAIL 5/AS311. CORE/DRILL 4" INTO SLAB & DRYWALL RAILING POST INTO PLACE TYP. U/L.O. OR SPEC'D IN SECTIONS/ELEVATIONS.
- 5.559 METAL FABRICATION: GALVANIZED AND PAINTED HANDRAIL ROSETTA PLATE. ANCHOR TO WALL WITH (2)-1/4"x3/16" 410 STAINLESS MASONRY TAPCON FASTENERS; EMBED. = 3". REFER TO TYPICAL RAILING FABRICATION PROFILES(S) SPECIFIED DETAIL 5/AS311.
- 7.011 SHOWER THROUGH WALL ACCESSORY: TRADITIONAL STILE COVER LEADERHEAD; SPlice LEADERHEAD INTO EXISTING COVER DOWNSPOUT AND SOLDER CONNECTION JOINTS; CONSTRUCT SMOOR TO MATCH EXISTING EDITION ARCHITECTURAL SHEET METAL MANUAL FIGURE 1-26.



NEW STAIR & SLAB CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0" **1**

NORTH ELEVATION
SCALE: 1/4" = 1'-0" **2**

SECTION
SCALE: 1/2" = 1'-0" **3**

SECTION
SCALE: 1/2" = 1'-0" **4**

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ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Tudor

Date of Construction: 1926

Source: Celebrating History

Features:

Steeply pitched roof, half-timbering on upper levels with brick on lower level. Tall, narrow windows in multiple groups. Massive chimney at north elevation. Stone accents.



Address:

101 South 2nd Street

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 15

Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 12

NEGATIVE NO. 3



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

101 South 2nd Street

Remarks:

East Elevation

Block No. 15

Building No. 2

ROLL NO. 3

NEGATIVE NO. 20

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.