 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 200 N 2 nd St.		
	Significance:	Contributing		
	Petitioner:	Wallace Architects		
	Project Type:	Ada Railing, Trash Enclosure, Masonry Repair		
	PUBLIC HEARING		MEETING 7/12/23	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, Scope of Work/ Plans, Architectural survey,				
Project Description:				
<ul style="list-style-type: none"> Proposed is to install new ADA ramp rails, do some masonry work and install a chain-link fence trash enclosure with privacy slats. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: 6 / 29 / 23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 200 N. 2nd Street, St. Charles, IL 60174

Use of Property: Commercial, business name: Diamond Senior Apartments at Carrol Tower

Residential Other: _____

Project Type:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Windows | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Primary Structure |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Additions | <input type="checkbox"/> Garage/Outbuilding |
| <input type="checkbox"/> Siding - Type: _____ | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Masonry Repair | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Relocation of Building |
| <input checked="" type="checkbox"/> Other <u>Dumpster enclosure,</u> | <input type="checkbox"/> Other _____ | |
| <input checked="" type="checkbox"/> Awnings/Signs <u>ADA ramp railing</u> | | |

Description:

Renovation of 6 story apartment building for multi-family units consisting of 108 1-Br units and an integral community space within the building of the first floor.

Applicant Information:

Name (print): Wallace Architects, LLC
Address: 302 Campus View Dr. Suite 208, Columbia MO, 65201
Phone: 573-256-7200
Email: randyp@wallacearchitects.com

Applicant is (check all that apply):

- Property Owner
 Business Tenant
 Project contractor
 Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Diamond Senior Developments St. Charles, LLC
Address: 6677 N Lincoln Ave. Suite 400, Lincolnwood, IL 60712
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature:  Date: 6/27/2023



DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P: 632-256-1200

WALLACE ARCHITECTS, L.L.C.
MEMBER STATE ARCHITECTS BOARD
AUTHORITY 0401385-002

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EST. 1978
17 JUN 2022

DATE: 17 JUN 2022
TIME: 10:51 AM
USER: MJA

SCALE: 1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"

SC1.0
JOB NO. 4307

SCOPE OF WORK

SITE WORK KEYNOTES

- 51 MILL THE TOP 2" OF ASPHALT DRIVE DRIVE AND PARALLEL LOT AND OVERLAY WITH 2" OF COURSE OF NEW ASPHALT PAVING. PROVIDE MODIFICATIONS AS REQUIRED TO EXISTING PAVING STALLS FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 503 OF THE I.C. AND ITS ADPT. MAXIMUM PAVEMENT NOT TO EXCEED 500 (SEE SCOTE NOTE C3).
- 52 PROVIDE AND FINISH PARKING LOTS (27 FT x 24 FT SPACES)
- 53 PROVIDE AND INSTALL ACCESSIBLE RESERVE PARKING SIGNAGE (1 - OFFICE VEH)
- 54 PROVIDE LANDSCAPING PER ALLOWANCE
- 55 REMOVE EXISTING METAL HANDRAILS & GRABBARS AT THE NORTH AND SOUTH ACCESSIBLE RAMPS AND FINISH STEPS AND INSTALL NEW GRABBARS AND HANDRAILS. FINISH A PAVED BY EPDM METAL PAINT COLOR BY UNIFORM COLOR SYSTEM. COORDINATE RAMP AND HANDRAILS AT CONCRETE LOCATIONS
- 56 REPAIR AND PAINT ORNAMENTAL FENCING AND GATES. COLOR TO MATCH EXISTING
- 57 REPAIR EXISTING ASPHALT DRIVE DRIVE AND PARALLEL LOT AND OVERLAY WITH 2" OF COURSE OF NEW ASPHALT PAVING. PROVIDE MODIFICATIONS AS REQUIRED TO EXISTING PAVING STALLS FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 503 OF THE I.C. AND ITS ADPT. MAXIMUM PAVEMENT NOT TO EXCEED 500 (SEE SCOTE NOTE C3).

CONCRETE WORK KEYNOTES

- 01 REMOVE AND REPLACE DAMAGED SIDEWALKS, DRIVEWAYS AND NONCOMPLIANT SIDEWALKS AS INDICATED ON ADO (SLOPES TO COMPLY WITH ADA & ADA REQUIREMENTS) INCLUDE TRIM, SIDE WALL, FINISHING CHANNELS AS NOTED TO FACILITATE STORM WATER DRAINAGE. WHERE REQUIRED FOR POSITIVE DRAINAGE, AWAY FROM BUILDING
- 02 REMOVE AND REPLACE ACCESSIBLE CURB RAMPS AS INDICATED ON ADO (SLOPES TO COMPLY WITH ADA & ADA REQUIREMENTS)
- 03 REMOVE EXISTING ASPHALT PARKING AREA AND EXISTING CONCRETE RAMP AT THE SOUTH END OF THE PARKING LOT AND FOUR NEW ACCESSIBLE CONCRETE PARKING SPACES, ACCESSIBLE RAMP AND ACCESSIBLE RAMP AS INDICATED ON THE SITE PLAN
- 04 PRIOR TO INSTALLATION OF NEW FLOORING, SHALL ALL CONCRETE FLOOR SLAB, JOINTS, CRACKS, AND PENETRATIONS
- 05 REMOVE AND REPLACE RETAINING THE CONCRETE WALL/RETAINING WALL AT THE ENTRY DRIVELAND OFF-LANE

BUILDING EXTERIOR KEYNOTES

- X1 COMPLETELY REMOVE THE EXISTING ROOF SHALL INCLUDE MEMBRANE, INSULATION, VENTILATION, DRAINAGE AND COVERINGS ETC. AND INSTALL NEW ROOF SYSTEM WITH NEW 4" (TYPICAL) R-19 INSULATION WITH NEW 1/2" MINERAL WOOL INSULATION FOR COMPLETE, UNBURNED ROOF SYSTEM TO INCLUDE ROOF SUPPORTS, MECHANICAL CURB FLASHINGS, EQUIPMENT SUPPORT FLASHING, DRAIN BASKETS, CONDENSATE LINES, AND WATERTIGHT MEMBRANE ROOFING REMOVAL AND REPLACEMENT AT THE LOWER MAIN ENTRY ROOF, AND STAIR AND ELEVATOR SHAFTS
- X2 MASONRY RESTORATION CONTRACTOR TO INSPECT, REPAIR AND CLEAN ALL EXISTING WALLS AND ARCHITECTURAL STONE & SURFACES. INCLUDE REPAIRMENT OF ALL AGED AND DEGRADED JOINT SEALANTS
- X3 REPAIR/REPLACE DAMAGED MASONRY UNITS, AND RE-FINISH EXISTING BRICK AND STONE WORK. DESTROYED AT SO BRICK AND STONE REPAIRS AND SO SUPPORTS SHALL BE REFINISHED WITH NEW JOINT RE-FINISHING. AVERAGE PER ELEVATION FOR BRICK AND STONE REPAIRS SHALL BE 10% POINTING WORKER SHALL BE TYPE "N" AND MATCH THE COLOR, TEXTURE, JOINT WIDTHS AND JOINT PROFILES OF THE EXISTING MASONRY. WORK SHALL BE PERFORMED IN A MANNER CONSISTENT FOR MASONRY CLEANING, REPAIR/REPLACEMENT AND RE-FINISHING. PROVIDE SEPARATE SAMPLE FRAGMENTS FOR MASONRY CLEANING, REPAIR/REPLACEMENT AND RE-FINISHING. REPAIR/REPLACEMENT AND RE-FINISHING SHALL BE APPROVED BY ARCHITECT. ADDITIONAL SAMPLE FRAGMENTS SHALL BE PROVIDED AS NOTED TO FACILITATE MASONRY CONTRACTOR TO VERIFY QUALITIES PRIOR TO SUBMITTING BID
- X4 CLEAN ALL EXISTING EXTERIOR MASONRY AT ALL ELEVATIONS INCLUDING BUT NOT LIMITED TO EXISTING EXTERIOR BRICKWORK, AND STONEWORK. DO NOT DAMAGE OR ALTER THE PHYSICAL CHARACTERISTICS OF THE MASONRY SURFACES. WATER PRESSURE SHALL BE AS LOW AS POSSIBLE AND SHALL NOT EXCEED 300 PSI. (CLEANING SHALL BE PERFORMED AFTER SOUTHWESTING WORK IS COMPLETE)
- X5 REMOVE AND REPLACE THE FRINGE FINISHES LOCATED ABOVE ALL ENTRANCES AT ALL SITES OF BUILDING
- X6 REMOVE EXISTING AND INSTALL NEW EXTERIOR AND DOWN SPOKES AT THE ROOF TOP ENTRANCES AND AT THE NORTH AND SOUTH ENTRANCES AND PROVIDE NEW PLUMB BLOCKS
- X7 PROVIDE NEW CUTTING EDGES OF EXISTING CONCRETE ROOF AND REAR EXTERIOR MASONRY WALL AS REQUIRED TO INSTALL NEW RACON BRACKETS & DOWN SPOKES FOR ALL DOWN SPOKES AND RACON BRACKETS. CENTER, DOWN SPOKE WALL CAPS SHALL BE LOW PROFILE CONCRETE REPAIRS. EQUIPPED WITH BACK DRAIN DRAINAGE MODEL AND FINISH AS APPROVED BY ARCHITECT. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL ROOF AS PER DRAWINGS WITH G.C. AND ROOFING CONTRACTOR
- X8 AT THE EXISTING ELEVATOR REINFORCED ROOF EXISTING/FINISH REPAIR/REPLACE DAMAGED MATERIAL IN KNUF, PREP, PRIME AND PAINT COLOR BY OWNER
- X9 REMOVE EXISTING AND INSTALL NEW ROOF DRAINS AND OVERFLOW DRAIN BASKETS. COORDINATE DRAIN COLLECTOR AND SLEEVES WITH NEW ROOF INSULATION AS REQUIRED TO MAINTAIN 4" R-19 INSULATION AT ALL DRAINS

UNIT INTERIOR KEYNOTES

- 01 REMOVE EXISTING AND INSTALL NEW UNIT ENTRY FLOOR DOWN RIVER 2" PANEL, SELF-CLEANING BRICK GRABBER, FIBERGLASS DOOR, HOOD FRAME, VENTIMASTER'S LEVEL LOCKSET
- 02 REMOVE EXISTING AND INSTALL NEW INTERIOR DOORS, EXTERIOR MANTLES (INCLUDE FRAME, FINISHWARE WITH LEVER HANDLE AND STILE, GLOBE COOR, ARE TO BE ENCLOSED BY (1) I.C. AND ITS 2022 TYPE-A UNITS AND (2) FINISHWARE OF PARKING DOOR)
- 03 REMOVE EXISTING AND INSTALL NEW DOORTOPS
- 04 REMOVE EXISTING AND INSTALL NEW PRIMER 5/8" FINISH
- 05 PROVIDE DETAIL REPAIRS AS NOTED, MATCH ADJACENT TEXTURE
- 06 REMOVE EXISTING AND INSTALL NEW FINISH (FINISHWARE) (FINISHWARE)
- 07 PROVIDE PAINTING AT ALL INTERIOR WALLS, CEILINGS, DOORS (ALL 6 SIDES) & TRIM (20% V.O.C.) COLOR AS SHOWN SELECTED BY OWNER
- 08 REMOVE EXISTING AND INSTALL NEW WATERPROOF VINYL PLANK FLOORING THROUGHOUT UNIT
- 09 REMOVE EXISTING AND INSTALL NEW CLOSETTED MIRROR (2" VINYL)
- 10 REMOVE EXISTING AND INSTALL NEW TUB, SHOWER BATH, AND TUB/SHOWER HOLES (SEE US REGARDING EXISTING MEDICINE CABINET REINSTALLATION)
- 11 REMOVE EXISTING AND INSTALL NEW REFRIGERATORS (FRIDGE FREE)
- 12 REMOVE EXISTING AND INSTALL NEW PREPSTATION, REAR CONTROL, SELF-CLEANING STYLIC ELECTRIC RANGES @ TYPICAL UNITS, FRONT CONTROL @ THE (1) I.C. AND ITS 2022 TYPE-A UNITS (SELF-CLEANING RANGES)
- 13 PROVIDE AND INSTALL NEW HOOD STYLE MICROWAVES IN TYPICAL UNITS AND ADA COMPLIANT COUNTERTOP MICROWAVES IN (1) I.C. AND ITS 2022 TYPE-A UNITS
- 14 PROVIDE AND INSTALL NEW STANDARD RANGE HOODS BY SEPARATE FAN AND LIGHT SWITCHES IN (1) I.C. AND ITS 2022 TYPE-A UNITS
- 15 PROVIDE AND INSTALL NEW ENERGY STAR CLOTHES WASHERS/DRYERS (STAGGED IN TYPICAL UNITS, AND SIDE BY SIDE IN (1) I.C. AND ITS 2022 TYPE-A UNITS) UNITS ARE TO BE LOCATED TO THE REAR ELEVATION OF THE BUILDING, OTHERS LOCATED IN THE UNIT FRONTING THE STREET MUST BE SPECIFIED AS LOW VENT TYPE UNITS DUE TO THE PROXIMITY TO THE REAR ELEVATION VENT TERMINATION
- 16 PROVIDE AND INSTALL WALL SPLASH PROTECTORS AT RANGES (REAR WALL)
- 17 PRIOR TO INSTALLATION OF NEW FLOORING, SHALL ALL CONCRETE FLOOR SLAB, JOINTS, CRACKS, AND PENETRATIONS
- 18 REMOVE EXISTING MEDICINE CABINET STYLIC MIRRORS SHALL BE CAREFULLY REMOVED, STORED, AND REINSTALLED AT THE FINISH STAGE PER SHEET A-10-A
- 19 INSTALL (1) 1/2" X 3/4" X 1/2" WALL TYPED FIRE EXTINGUISHER IN EACH UNIT IN A LOCATION APPROVED BY THE FIRE DEPARTMENT
- 20 INSTALL 1/2" X 3/4" X 1/2" METAL SLOPE FINISHED SLOTTED FINISHING COMPLETE TO EXTERIOR WALL FOR NEW CLOTHES DRYERS EXHAUST DUCT RUNS, SEE SHEET A-10 FOR UNIT SLOTTED LAYOUTS
- 21 REMOVE EXISTING AND INSTALL NEW UNIT COATED WIRE SHELVING AS INDICATED ON A-10

(NOTE: RECENTLY REPAIRED CABINETS (BY THE UNIT TO REMAIN)

ACCESSIBLE UNIT KEYNOTES (ALSO SEE UNIT INTERIOR KEYNOTES)

- A31 PROVIDE GENERAL DEMOLITION/CONSTRUCTION FOR CLEANINGS
- A32 INSTALL SOLID WOOD STILE CANTY BUILDING AND GRAB BARS AT TUBS
- A33 INSTALL PERM SWITCHES FOR RANGE HOOD FAULTLIGHT
- A34 INSTALL HANDHELD SHOWERHEADS TO DETECTORS (WHATEVER BACK-UP IN (1) I.C. AND ITS 2022 TYPE-A UNITS AND (2) I.C. AND ITS 2022 REMOVED RAMPED UNITS)
- A35 REMOVE EXISTING AND INSTALL NEW TUBS BATH WITH NEW ACCESSIBLE SHALLOW BATH, BATH WITH OFFSET DRAIN AND PROVIDE ANTI-SLIP LEVEL FLOOR (WIPERAY AGGREGATE), AND SHUT-OFF VALVES
- A36 REMOVE EXISTING AND INSTALL NEW ACCESSIBLE ROLL-IN SHOWER UNITS WITH FACTORY INSTALLED REINFORCEMENT BEAMS AND GRAB BARS. INSTALL SHOWER CURTAIN ON A SLIDING ROLLER OF APPROPRIATE MATERIAL. SHOWER THERMOSTAT SHALL NOT EXCEED 10" VERTICAL HEIGHT WITH A 12 SLOPED TRANSITION
- A37 REPLACE TOILETS IN ACCESSIBLE UNITS WITH NEW ADA STYLE TOILETS AND SHUT-OFF VALVES
- A38 PROVIDE AND INSTALL NEW ANTI-SLIP SHOWER CONTROL, SHOWER HEAD, HANDHELD SPRAYER, 60" FLEX HOSE, 24" SLIDE RAKE, AND TRANSIC TRIP @ ACCESSIBLE MOUNTING HEIGHTS TO PREVENT CHANGES IN THE SPACES REQUIREMENTS. PROVIDE SHOWER WITHOUT SEAT
- A39 REMOVE EXISTING AND INSTALL NEW ACCESSIBLE CABINETS WITH GRANITE TOPS PER SHEET A-10 (MATCH EXISTING) (INSTALL CABINETS/TOPS)
- A40 PRIOR TO INSTALLATION OF NEW FLOORING, SHALL ALL CONCRETE FLOOR SLAB, JOINTS, CRACKS, AND PENETRATIONS
- A41 AT THE (1) I.C. AND ITS 2022 UNITS CAREFULLY REMOVE AND REPAIR THE EXISTING MEDICINE CABINETS, INSTALL A NEW 24" X 18" PLAT MIRROR ABOVE THE MIRROR PLANT LOCATED AT 47" MAX. HEIGHTS. THE ORIGINAL MEDICINE CABINET WITH THE BOTTOM SHEET AT 47" MAX. HEIGHTS AS NOTED ON SHEET A-10
- A42 REMOVE EXISTING AND INSTALL NEW UNIT COATED WIRE SHELVING AS INDICATED ON A-10

HVAC - SEE MEP PLANS

(BY MALCOLM WINN ENGINEERS, P.C.)

PLUMBING - SEE MEP PLANS

(BY MALCOLM WINN ENGINEERS, P.C.)

ELECTRICAL - SEE MEP PLANS

(BY MALCOLM WINN ENGINEERS, P.C.)

COMMON AREA & CORRIDORS KEYNOTES (COMMON AREAS INCLUDE ELEVATOR LOBBIES)

- 0A1 REMOVE EXISTING AND INSTALL NEW APT. SIGNAGE AT ACCESSIBLE MOUNTING HEIGHT LOCATED AT THE LATCH SIDE OF UNIT ENTRY DOOR. MATERIAL AND COLOR AS APPROVED BY OWNER AND ARCHITECT
- 0A2 REMOVE EXISTING AND INSTALL NEW COMMON AREA ROOM SIGNAGE, SIGNAGE AT ACCESSIBLE MOUNTING HEIGHT LOCATED AT THE LATCH SIDE OF DOOR OR SHALL BE INSTALLED REARWARD AT SUFFICIENT CONDITIONS. MATERIAL AND COLOR AS APPROVED BY OWNER AND ARCHITECT
- 0A3 REMOVE EXISTING WALL MOUNTED CLOSET WALLBARS AND INSTALL NEW WALLBARS COMPLIANT AT WALLBARS. SUITES PER PLANS AND SPECIFICATIONS. MODIFY EXISTING CORRIDOR WALL OPENING AS REQUIRED, AND TRIM OUT TO MATCH EXISTING FINISHES
- 0A4 REMOVE EXISTING PAINT & FINISHES AT ALL INTERIOR WALLS, CEILINGS, DOORS (ALL 6 SIDES) & TRIM (LOW VOC) (ONE COLOR, ONE SHEEN SELECTED BY OWNER)
- 0A5 REMOVE EXISTING AND INSTALL NEW CARPET TILES, INSTALL NEW VINYL PLANK FLOORING AT COMMUNITY ROOM, KITCHEN, COMMON AREA RECEPTION, AND ENTRY VESTIBULE (TYPE AND COLOR BY OWNER)
- 0A6 INSTALL NEW 2" X 2" SUSPENDED ACoustical CEILING SYSTEM IN COMMON AREAS AND IN CORRIDORS OF FLOORS 1-6
- 0A7 REMOVE EXISTING AND INSTALL 1 1/2" FIRE SPRINKLER DROPS/HEADS AND RECONFIGURE IN CORRIDORS ON FLOORS 3-6 OF NEW SUSPENDED CEILING
- 0A8 REMOVE EXISTING AND INSTALL NEW (2022) LAY-IN MOUNTED CORRIDOR LIGHT FIXTURES AT ALL NEW SUSPENDED ACoustical CEILING REPAIR MEASUREMENTS
- 0A9 REMOVE EXISTING AND INSTALL NEW COMMON AREA AHU LOCATED IN THE GROUND FLOOR MECHANICAL ROOM (EXISTENCE NOT DRAWING)
- 0A10 EXISTING AREA SEPARATION FIRE DOORS INCLUDING HOLD OPEN AND FIRE RATED EXCESS STAR DOORS ARE TO REMAIN AND SHALL BE RE-INSPECTED/RE-IN PLACE
- 0A11 REMOVE EXISTING PUBLIC RESTROOMS TO MEET ADA REQUIREMENTS. PROVIDE AND INSTALL WALL BLOCKING AS REQUIRED FOR INSTALLATION OF NEW GRAB BARS, NEW ACCESSIBLE TOILETS & WALL HANG LAVatories
- 0A12 REMOVE EXISTING AND INSTALL NEW 2" X 2" SUSPENDED ACoustical CEILING SYSTEM IN ALL COMMON AREAS & 1ST FLOOR CORRIDOR
- 0A13 REMOVE EXISTING AND INSTALL NEW COMMON AREA DOORS PER DOOR SCHEDULE. DOOR, KNOB AT CORRIDOR ENTRANCES (FRONT ENTRY TO FRONT DOORS AND PANELS ARE TO REMAIN) (INCLUDE DOOR HARDWARE PER SPEC)
- 0A14 PROVIDE ALL REQUIRED TRADE WORK TO CONVERT EXISTING COMMON AREA LAUNDRY INTO NEW FITNESS CENTER AND BRACKETS. THE EXISTING COMMON AREA FITNESS USES 500 POUND ELECTRICAL PLUMBING NOTES FOR ADDITIONAL REQUIREMENTS. REFER TO FINISH SCHEDULE FOR MATERIAL SELECTIONS
- 0A15 PROVIDE (2) INTERNET READY COMPUTER WORK STATIONS LOCATED AT COMMUNITY ROOM. PROVIDE PLUMB COUNTERTOP WITH METAL WALL MOUNTED SUPPORT BRACKETS
- 0A16 REMOVE EXISTING COMMON AREA KITCHEN CABINETS, INSTALL NEW ACCESSIBLE CABINETS WITH GRANITE TOPS PER SHEET A-10-A
- 0A17 REMOVE EXISTING COMMON AREA KITCHEN CABINETS, INSTALL NEW ACCESSIBLE CABINETS WITH GRANITE TOPS PER SHEET A-10-A
- 0A18 PRIOR TO INSTALLATION OF NEW FLOORING, SHALL ALL CONCRETE FLOOR SLAB, JOINTS, CRACKS, AND PENETRATIONS
- 0A19 REMOVE EXISTING AND INSTALL NEW UNIT COATED WIRE SHELVING AS INDICATED ON A-10



DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P: 657-255-1200

WALLACE ARCHITECTS, L.L.C.
LICENSED PROFESSIONAL ARCHITECTS
ACTIVITY 040185-001

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17 JUN 2022

DATE SET BY: JRM
DATE PLOTTED: JRM



JOB NO. 4307

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.

SITE WORK KEYNOTES

- 01 MILL THE TOP 2" ± OF ASPHALT DRIVE AND PARKING LOT AND OVERLAY WITH 2" ± COURSE OF NEW ASPHALT FINISH. PROVIDE MODIFICATIONS AS REQUIRED AT EXISTING PARKING SPACES FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 0305 OF THE ICC AND 1173.2007. MAXIMUM SLOPE NOT TO EXCEED 150 (SEE SCOPE NOTE 03).
- 02 PREPARE AND STRIKE PARKING LOTS (BY TYP. 3 ACC. SPACE)
- 03 PROVIDE AND INSTALL ACCESSIBLE RESERVE PARKING SIGNAGE (1 + 1 OFFICE VAN)
- 04 PROVIDE LANDSCAPING PER ALLOWANCE.
- 05 REMOVE EXISTING METAL HANDRAILS & GUARDRAILS AT THE NORTH AND SOUTH ACCESSIBLE RAMP AND FRONT DECK AND INSTALL NEW GUARDRAILS AND HANDRAILS. FINISH & PAINT THE EXISTING PAINT COLOR BY THE FOLLOWING:
 - 05A REMOVE EXISTING METAL HANDRAILS & GUARDRAILS AT THE NORTH AND SOUTH ACCESSIBLE RAMP AND FRONT DECK AND INSTALL NEW GUARDRAILS AND HANDRAILS. FINISH & PAINT THE EXISTING PAINT COLOR BY THE FOLLOWING:
 - 05A1 TREATED WOOD SEAT AND BACK.
 - 05A2 PREF. AND PAINT ORNAMENTAL FENCING AND GATES. COLOR TO MATCH EXISTING.

CONCRETE WORK KEYNOTES

- 01 REMOVE AND REPLACE DAMAGED SIDEWALKS, CURBS AND NON-COMPLIANT SIDEWALKS AS INDICATED ON AND ACCORD TO COMPLY WITH ADA AND REQUIREMENTS INCLUDE THAT SIDE WALK DRAINAGE CHANNELS ARE NEEDED TO FACILITATE STORM WATER DRAINAGE WHERE REQUIRED FOR POSITIVE DRAINAGE AWAY FROM BUILDING
- 02 REMOVE AND REPLACE ACCESSIBLE CURB RAMP AS INDICATED ON AND ACCORD TO COMPLY WITH ADA AND REQUIREMENTS
- 03 REMOVE EXISTING ASPHALT PARKING AREA AND EXISTING CONCRETE RAMP AT THE SOUTHWEST CORNER OF THE PARKING LOT AND POUR NEW ACCESSIBLE CONCRETE PARKING SPACES, ACCESS AISLES AND ACCESSIBLE ROUTE AS INDICATED ON THE SITE PLAN
- 04 PRIOR TO REINTEGRATION OF NEW FLOORING, SEAL ALL CONCRETE FLOOR SLAB JOINTS, CRACKS, AND PENETRATIONS.
- 05 REMOVE AND REPLACE RETAINING THE CONCRETE WALL/PLANTER BOX AT THE ENTRY DRIVE/DRIVE OFF LANE

ACCESSIBILITY NOTES

1. AN ACCESSIBLE SIDEWALK SHALL NOT EXCEED 0.175% (1/4") SLOPE WITH A 24" (2'-0") CROSS-SLOPE AND SHALL BE 4' WIDE EXCEPT AS NOTED ON SITE PLAN. PROVIDE STAIRS, RAMPS, CURBS, ETC. AS NOTED AND DETAILED.
2. PARKING AREAS AND ACCESSIBLE SPACES AND ACCESSIBLE ROLLS SHALL NOT EXCEED A 2.1% (1/4") CROSS-SLOPE. OTHER PORTIONS OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED A 1.5% (1/4") LONGITUDINAL SLOPE NOR A 2.1% (1/4") CROSS-SLOPE.
3. POSITION RECREATIONAL EQUIPMENT FOR WHEELCHAIR ACCESSIBILITY PER UFAS AND ADA. 20% OF EQUIPMENT AND AT LEAST ONE OF EACH TYPE OF EQUIPMENT MUST BE ACCESSIBLE.

SITE UTILITY NOTES

1. ALL EXISTING SITE UTILITIES ARE PRESUMED TO BE FUNCTIONING PROPERLY AND ARE FREE OF LEAKS, BLOCKAGES, DEBRIS, ETC.
2. ALL EXISTING UNITS AND/OR BUILDINGS ARE PRESUMED TO HAVE PROPERLY SEALED, CONNECTED, AND WORKING VALVES, DRAIN PIPES, MANHOLES, ETC.
3. THE EXISTING WATER PRESSURE IS PRESUMED TO BE AT AN ACCEPTABLE LEVEL AND/OR PRESSURE REDUCING VALVES (PRVs) HAVE BEEN PREVIOUSLY INSTALLED WHERE NECESSARY. THESE ITEMS WILL BE INSPECTED DURING THE COURSE OF THE REPAIR AND ANY NECESSARY REPAIRS, REPLACEMENTS, AND/OR ADJUSTIONS WILL BE COMPLETED AND REFLECTED ON A CHANGE ORDER.
4. BACKFLOW PREVENTION DEVICES AND/OR PRESSURE REDUCING VALVES ARE PRESUMED TO BE EXISTING, FUNCTIONING PROPERLY, AND ARE NOT INCLUDED IN THE SCOPE OF WORK.
5. SANITARY SEWER MAINS AND LATERALS ARE PRESUMED TO BE FREE OF OBSTRUCTIONS AND CURRENTLY FUNCTIONING PROPERLY. ANY DISCOVERED ISSUES SHALL BE INSPECTED AND REQUIRED REPAIRS WILL BE PERFORMED TO RESTORE PROPER DRAINAGE AND WILL BE REFLECTED ON A CHANGE ORDER.

LANDSCAPING LEGEND

- EXISTING TREE
- EXISTING SHRUB
- EXISTING FLOWER BED

NOTE: LANDSCAPING WILL BE PROVIDED AT ALL EXISTING LANDSCAPE CONDITIONS PER ALLOWANCE. LANDSCAPING WILL CONSIST OF BUT NOT LIMITED TO MULCHING, TREEMING, PLANTING AND REPLACEMENT AS REQ. AND AESTHETIC IMPROVEMENTS

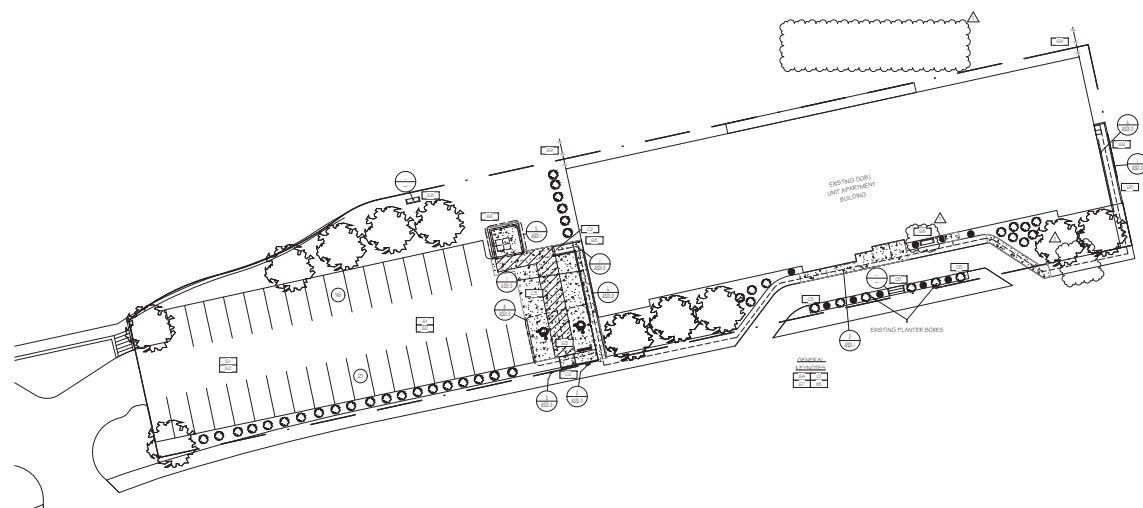
NOTE: ALL SIDEWALKS ALONG ACCESSIBLE ROUTE TO BE A MINIMUM OF 5'-0" IN WIDTH

NOTE: REPAIR ALL NEW HANDRAILS @ ACCESSIBLE ROUTES AND WHERE CHANGING NOTES EXCEEDING 5% BUT LESS THAN 8.33% 5' OF LANDING REQUIRED AT TOP AND BOTTOM OF RAMP. EDGE PROTECTION AS REQUIRED BY IAN 4.8.7

NOTE: APARTMENT NUMBERS ARE TO BE FIELD VERIFIED BY GENERAL CONTRACTOR. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCY PRIOR TO FINAL PRODUCTION/INSTALLATION

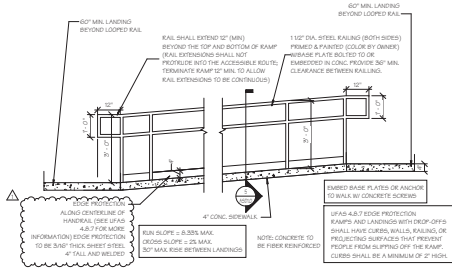
LEGEND

- ▭ AREA OF CEANO
- ▭ AREA OF CONCRETE SIDEWALK/SURFACE
- ▭ AREA OF CONCRETE DRIVE
- ▭ REPAIR
- ☀ EXISTING FIRE HYDRANT
- ☀ EXISTING SITE LIGHTING
- ACCESSIBLE ROUTE (2% CROSS-SLOPE MAX. 5% REPLACE AS REQUIRED)
- ▭ EXISTING STORM DRAIN
- ▭ EXISTING ACC. PARKING SIGN
- NEW ORNAMENTAL FENCING

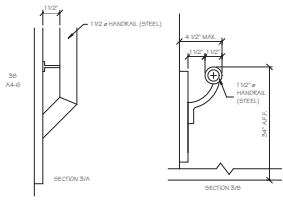


ARCHITECTURAL SITE & LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

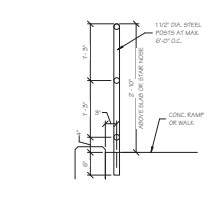
ADDENDUM #1



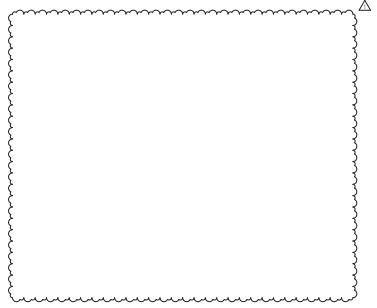
TYPICAL RAMP/RAMP HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"



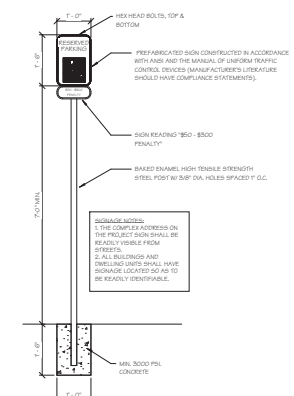
TYP. WALL HANDRAIL BRACKET
SCALE: 3/8" = 1'-0"



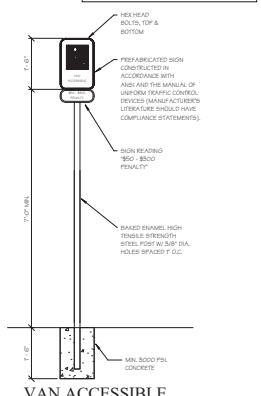
TYP. HANDRAIL SECTION
SCALE: 3/8" = 1'-0"



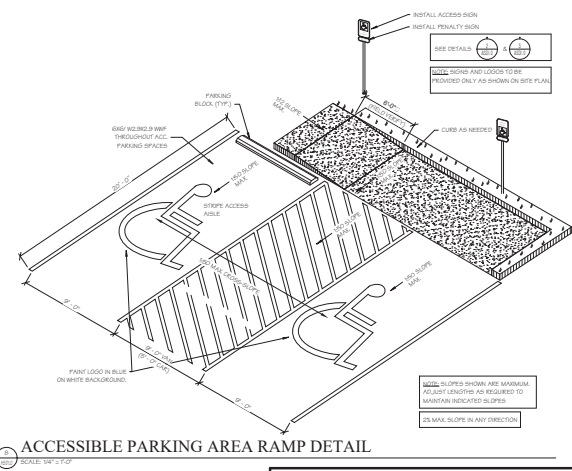
SINGLE CURB ACCESS RAMP
SCALE: 1/8" = 1'-0"



ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0"



VAN ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0"



ACCESSIBLE PARKING AREA RAMP DETAIL
SCALE: 1/8" = 1'-0"

NOTES:
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MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace
ARCHITECTS, L.L.C.
COLUMBIA, MO
P: 633-255-1200

WALLACE ARCHITECTS, L.L.C.
REGISTERED PROFESSIONAL ARCHITECTS
CORPORATION #0022
1ST ISSUE
17 JUN 2022

DATE SUBMITTED: 1/25/22
DATE SET: 1/25/22
DATE: 1/25/22

ASDIO
SCALE: 1/8" = 1'-0"

ADDENDUM #1

JOB NO. 4307

NOTES:
 CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.
 MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



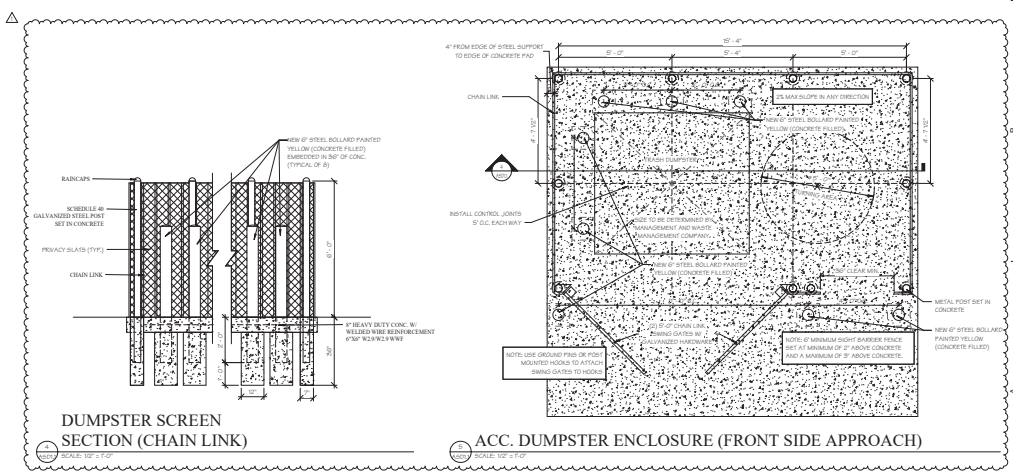
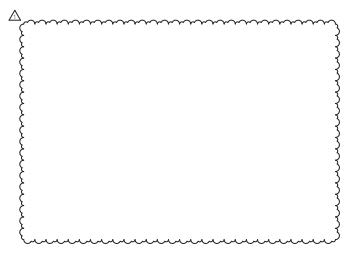
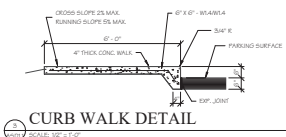
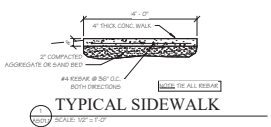
DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
 ST. CHARLES, KANE COUNTY, ILLINOIS

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 Columbia, MO
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WALLACE ARCHITECTS, L.L.C.
 1000 OLIVE GARDENS
 1007 AUSTIN RD. 20301614
 COMPLIANCE 020202
 15T ISSUE
 17 JUN 2022

DATE SUBMITTED: 17 JUN 2022
 DESIGN: WALLACE
 CHECKED: WALLACE

ASD 1.1
 JOB NO. 4307



ADDENDUM #1

**EXTERIOR BUILDING DEMOLITION/
RENOVATION KEYNOTES**

- 01 COMPLETELY REMOVE THE EXISTING ROOF SHALL BE REMOVED, ALL TYPE SUPPORTS, TERMINATION BARS AND COVERINGS ETC. AND INSTALL NEW ROOF SYSTEM WITH NEW RIGID INSULATION TO THE INSULATION WITH NEW RIGID TERMOSEAL BOARD AND TO BE FULLY ADHERED 60 MIL WHITE POLYURETHANE. PROVIDE ALL LABOR AND MATERIAL AS REQUIRED FOR A COMPLETE WATERPROOF ROOF SYSTEM TO INCLUDE NEW PIPE SUPPORTS, MECHANICAL LIME FLASHINGS, EQUIPMENT SUPPORT FRAMING, DRAIN BASKETS, CONDENSATE LINES, AND BELLEVUE MATS. INCLUDE MEMBRANE ROOFING BRACKETS AND REPAIR/REPLACE AT THE LOWER MAIN ENTRY BODY, AND STAIR AND ELEVATOR TOWERS
- 02 MASONRY RESTORATION CONTRACTOR TO REMOVE, REPAIR AND CLEAN ALL EXISTING WALLS AND ARCHITECTURAL STONE & TILE CORNICES. INCLUDE REPLACEMENT OF ALL AGED AND DETACHED JOINT RECAULKING
- 03 REPAIR/REPLACE DAMAGED MASONRY UNITS, AND RE-FINISH EXISTING BRICK, AND STONE WORK (ESTIMATED) AT THE BRICK AND MORTAR REPLACEMENTS AND TO SEPARATE FULL LENGTH HORIZONTAL MORTAR JOINT RE-FINISHING AVERAGE FIVE ELEVATIONS FOR BRICK UNITS (UNLESS NOTED OTHERWISE). RE-POINTING MORTAR SHALL BE TYPE "N" AND MATCH THE COLOR, TEXTURE, JOINT NOTCH, AND JOINT PROFILE OF THE EXISTING MASONRY. WORK SHALL BE PERFORMED IN A MANNER CONSISTENT FOR MASONRY CLEANING, REPAIR/REPLACEMENT AND RE-POINTING. PROVIDE SEPARATE SAMPLE PANELS DEMONSTRATING MASONRY CLEANING BRICK AND STONE REPAIR/REPLACEMENT, AND RE-POINTING FOR INSPECTION AND APPROVAL BY ARCHITECT. ADDITIONAL SAMPLE PANELS SHALL BE PREPARED AS NEEDED TO ACHIEVE APPROVAL. MASONRY CONTRACTOR TO VERIFY QUANTITIES PRIOR TO SUBMITTING BID
- 04 CLEAN ALL EXISTING EXTERIOR MASONRY AT ALL ELEVATIONS INCLUDING BUT NOT LIMITED TO VISIBLE EXTERIOR BRICKWORK AND STONEWORK. DO NOT DAMAGE OR ALTER THE PHYSICAL CHARACTERISTICS OF THE MASONRY SURFACES. WATER PRESSURE SHALL BE AS LOW AS POSSIBLE AND SHALL NOT EXCEED 300 PSI. CLEANING SHALL BE PERFORMED AFTER "CLEANING WORK IS COMPLETED"
- 05 REMOVE AND REPLACE THE FABRIC AWNING LOCATED ABOVE ALL ENTRANCES AT ALL SIDES OF BUILDING
- 06 REMOVE EXISTING AND INSTALL NEW GUTTERS AND DOWN SPOUTS AT THE ROOF TOP PERPENDICULAR AND AT THE NORTH AND SOUTH ENTRANCES AND PROVIDE NEW DRAIN BLOCKS
- 07 PROVIDE NEW CONTINGINGING OF EXISTING CONCRETE ROOF AND REAR EXTERIOR MASONRY WALL AS REQUIRED TO INSTALL NEW RADIUM FIBER & OTHER WALL VENTS FOR ALL UNIT DEVICES AND KITCHEN EXHAUST SYSTEMS. UNIT WALL VENTS SHALL BE LOW PROFILE, DOWNDRAFT RESISTANT, EQUIPPED WITH BACK DRAWT DAMPER MODEL AND FRESH AIR APPROVED BY OWNER/ARCHITECT AND NEW FRAMING FOR EXTERIOR INSULATION. COORDINATE ALL ROOF SLAB PENETRATIONS WITH S.G. AND ROOFING CONTRACTOR
- 08 RE-POINT EXISTING ROOF PERPENDICULAR TO THE ROOFING CONTRACTOR
- 09 REMOVE EXISTING AND INSTALL NEW ROOF DRAINS AND OVERFLOW DRAIN BASKETS. COORDINATE DRAIN COLLAR AND SLEEVES WITH NEW ROOF INSULATION AS REQUIRED TO MAINTAIN 4" ISO INSULATION AT ALL DRAINS

SITE WORK KEYNOTES

- 01 MILL THE TOP 2" OF ASPHALT DRIVE AND PARKING LOT AND OVERLAY WITH 2" OF COURSE OF NEW ASPHALT PAVING. PROVIDE MODIFICATIONS AS REQUIRED AT EXISTING PARKING STALLS FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 0510 OF THE I.C. AND 170-2020 MINIMUM PAVEMENT DEPTH (SEE SCOPE NOTE C3)
- 02 PREPARE AND REPAIR PARKING LOTS (BY TYPE & ACC. SPACE)
- 03 PROVIDE AND INSTALL ACCESSIBLE RESERVE PARKING SIGNAGE (1-1 OFFICE VEH)
- 04 PROVIDE LANDSCAPING PRE-APPROVAL
- 05 REMOVE EXISTING METAL HANDRAILS & GUARDRAILS AT THE NORTH AND SOUTH ACCESSIBLE RAMP AND PRIST STEPS AND INSTALL NEW GUARDRAILS AND HANDRAILS, PRIME & PAINTED BY EPOCH METAL PAINT COLOR BY GENERAL CONTRACTOR. COORDINATE ALL WORK WITH THE PERMIT LOCATION
- 06 REPAIR AND PAINT EXISTING WOOD DECK AND DECK
- 07 PREP AND PAINT ORNAMENTAL FENCING AND GATES. COLOR TO MATCH EXISTING
- 08 REPAIR AND PAINT STAIR BEARING JOINTS AND ENTRANCE. PREP AND PAINT COLOR AS DIRECTED BY OWNER

NOTE: ALL EXISTING WINDOWS TO REMAIN

NOTES:
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WEST SIDE EXTERIOR ELEVATION (FRONT)
SCALE: 3/32" = 1'-0"

NOTE: ALL EXISTING WINDOWS TO REMAIN



EAST SIDE EXTERIOR ELEVATION (REAR)
SCALE: 3/32" = 1'-0"

**DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS**

**Wallace
ARCHITECTS, L.L.C.**
Columbia, MO
P: 652-255-1200

WALLACE ARCHITECTS, L.L.C.
MEMBER ILLINOIS ARCHITECTS BOARD
ACTIVITY 04/15/20-04/15/20

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17 JUN 2020

DATE SUBMITTED
17 JUN 2020 10:01 AM
17 JUN 2020 10:01 AM

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JOB NO. 4307

ADDENDUM #1

**EXTERIOR BUILDING DEMOLITION/
RENOVATION KEYNOTES**

- 01 COMPLETELY REMOVE THE EXISTING ROOF BALLAST, MEMBRANE, RIS, PIPE SUPPORTS, TERMINATION BARS AND COVERHOOD ETC. AND INSTALL NEW ROOF SYSTEM WITH NEW R-60 FIBERGLASS INSULATION WITH NEW 2" (MINIMUM) CONCRETE ROADS AND 30 YEAR FULLY ADHESED 60 MIL WHITE TPO MEMBRANE. PROVIDE ALL LABOR AND MATERIAL AS REQUIRED FOR A COMPLETE, WATER-TIGHT ROOF SYSTEM TO INCLUDE NEW PIPE SUPPORTS, MEMBRANE CURVE FINISHINGS, EQUIPMENT SUPPORT FRAMING, DRAIN BASKETS, CONCRETE LINES, AND WALKWAYS. INCLUDE MEMBRANE ROOFING REMOVAL AND REPLACEMENT AT THE CORNER MAIN ENTRY ROOF, AND STAIR AND ELEVATOR CORNERS.
- 02 MASONRY RESTORATION CONTRACTOR TO REPAIR, RESTORE AND CLEAN ALL PARAPET WALLS AND ARCHITECTURAL STONE & TILE CORNERS. INCLUDE REPLACEMENT OF ALL AGED AND DETERIORATED JOINTS AND GROUTS.
- 03 REPAIR/REPLACE DAMAGED MASONRY UNITS, AND RE-POINT EXISTING BRICK AND STONE WORK (ESTIMATED 400 SQ BRICK AND MORTAR REPAIRS) USING 20 SETTABLE FULL LENGTH HORIZONTAL MORTAR JOINT RE-POINTING SAND/CEMENT PER ELEVATION FOR BASE BID UNLESS NOTED OTHERWISE. RE-POINTING MORTAR SHALL BE TYPE "N" AND MATCH THE COLOR, TEXTURE, JOINT WIDTHS, AND JOINT PROFILE OF THE EXISTING MASONRY. WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH MASONRY CLEANING, REPAIRS, PLACEMENT AND RE-POINTING. PROVIDE SEPARATE SAMPLE PANELS (DEMOLISHING MASONRY CLEANING, BRICK AND STONE REPAIR/REPLACEMENT AND RE-POINTING FOR INSPECTION AND APPROVAL BY ARCHITECT. ADDITIONAL SAMPLE PANELS SHALL BE PROVIDED AS NEEDED TO ACHIEVE APPROVAL. MASONRY CONTRACTOR TO VERIFY QUANTITIES PRIOR TO SUBMITTING BID.
- 04 CLEAN ALL EXISTING EXTERIOR MASONRY AT ALL ELEVATIONS, INCLUDING BUT NOT LIMITED TO VISIBLE EXTERIOR PROVISION AND STONEMASON, DO NOT DAMAGE OR ALTER THE PHYSICAL CHARACTERISTICS OF THE MASONRY SURFACES. WATER PRESSURE SHALL BE AS LOW AS POSSIBLE AND SHALL NOT EXCEED 350 PSI. CLEANING SHALL BE PERFORMED AT THE DISCRETION OF THE CONTRACTOR.
- 05 REMOVE AND REPLACE THE FABRIC FINISHINGS LOCATED ABOVE ALL ENTRANCES AT ALL SIDES OF BUILDING.
- 06 REMOVE EXISTING AND INSTALL NEW GUTTERS AND DOWN SPOUTS AT THE ROOF TOP PERIMETER AND AT THE NORTH AND SOUTH ENTRANCES AND PROVIDE NEW SPAN BOLDS.
- 07 PROVIDE SAW CUTTING/GRINDING OF EXISTING CONCRETE ROOF AND REAR EXTERIOR MASONRY WALL AS REQUIRED TO INSTALL NEW RADIANT HEATED SLAB. WALL VENT FOR ALL UNIT DRYERS AND RADON EMITTING VENTING OTHER VENT WALL COVERS SHALL BE LOW PROFILE CORROSION RESISTANT, EQUIPPED WITH BACK DRAFT DAMPER MODEL AND FINISH AS APPROVED BY OWNER/ARCHITECT. SEE MEET DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL ROOF SLAB PENETRATIONS WITH G.C. AND ROOFING CONTRACTOR.
- 08 AT THE EXISTING REAR/PERIMETER ROOF REPAIR/REPLACE DAMAGED MATERIAL IN KIND, PREP, PRIME AND PAINT COLOR BY OWNER.
- 09 REMOVE EXISTING AND INSTALL NEW ROOF DRAIN AND OVER DRAIN DRAIN BASKETS. COORDINATE DRAIN COLLAR AND SLEEVES WITH NEW ROOF INSULATION AS REQUIRED TO MAINTAIN R-60 INSULATION AT ALL BIRDS.

SITE WORK KEYNOTES

- 01 MILL THE TOP 3/4" OF ASPHALT DRIVE AND PARKING LOT AND OVERLAY WITH 3/4" +/- COURSE OF NEW ASPHALT PAVING. PROVIDE MODIFICATIONS AS REQUIRED AT EXISTING PARKING SPOTS FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 9025 OF THE ICC AND 173.2015. MINIMUM SLOPE NOT TO EXCEED 1:50 (SEE SCOPE NOTE 03).
- 02 PREPARE AND STRIKE PARKING LOTS (37 TYP +/- 5 ACC. SPACE).
- 03 PROVIDE AND INSTALL ACCESSIBLE RESERVE PARKING SPOTS (1 +/- TOPIC 19A).
- 04 PROVIDE LANDSCAPING PER ALLOWANCE.
- 05 REMOVE EXISTING METAL HANDRAILS & GUARDRAILS AT THE NORTH AND SOUTH ACCESSIBLE RAMPS AND FRONT STAIRS AND INSTALL NEW GUARDRAILS AND HANDRAILS. PREPARE FINISH BY EPOXY METAL PAINT COLOR BY OWNER. PROVIDE SEPARATE SAMPLE PANELS FOR APPROVAL AS REQUIRED.
- 06 REMOVE EXISTING ROOF DECK AND SLOPE, PREP AND PAINT EXISTING STEEL STRUCTURE. INSTALL NEW TREATED ROOF DECK AND SLOPE.
- 07 PREP AND PAINT ORNAMENTAL FENCING AND GATES. COLOR TO MATCH EXISTING.



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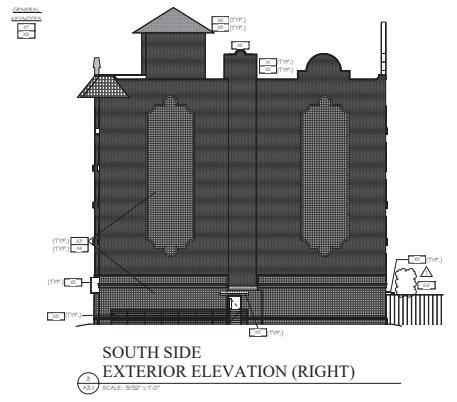
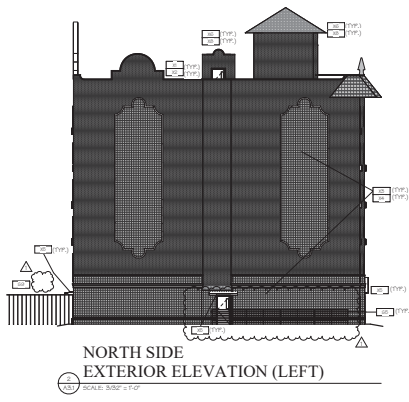


**DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS**

Wallace Architects, LLC
COLUMBIA, MO
P: 662-256-1200

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KANE COUNTY REGISTERED ARCHITECT 040103-001
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JOB NO. 4307



ADDENDUM #1



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

BUILDING CONDITION

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

ARCHITECTURAL DESCRIPTION

Style: Spanish Revival

Date of Construction: 1986

Source: NA

Features:

Emulates Hotel Baker. This six story structure was built as elderly housing. The clay tile roof and brick with concrete block base was designed to complement the Hotel Baker.

ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



Address:

200 North Second Street

Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

Block No. 4

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 6