

HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
 CITY OF ST. CHARLES ILLINOIS • 1834	Agenda Item Title/Address:	COA: First St. Parking Deck		
	Significance:	Non-contributing		
	Petitioner:	AJ Reineking, City of St. Charles		
	Project Type:	Louvered screen wall and railing		
	PUBLIC HEARING		MEETING 10/7/20	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:		
Photos, photo illustrations, screen detail		None		
Project Description:				
<ul style="list-style-type: none"> • Install an aluminum louvered screen along a portion of the parapet wall on the west elevation of the First Street parking deck. • The portion of the parapet wall where the screen is proposed is lower than the parapet walls around the rest of the parking deck. Due to the shorter wall height, there have been several instances where items have been dropped or thrown off the parking deck and onto the private parking lot below. • The screen is intended to act as both a visual and physical barrier. • Based on the Commission’s preliminary review comments from July, the design has been modified to incorporate a continuation of the columns up into the screen wall. The columns will be painted to match the wall below. • An inward arched railing is proposed to be installed around low wall sections of the other sides of the parking deck. Railing would be installed on low, flat sections of the parapet, not at locations where the parapet is raised or arched. The railing would discourage people from climbing on or leaning over the wall. 				
Staff Comments:				
The screen wall has been revised consistent with the Commission’s preliminary review comments.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				





Photo illustration from the Preliminary Review

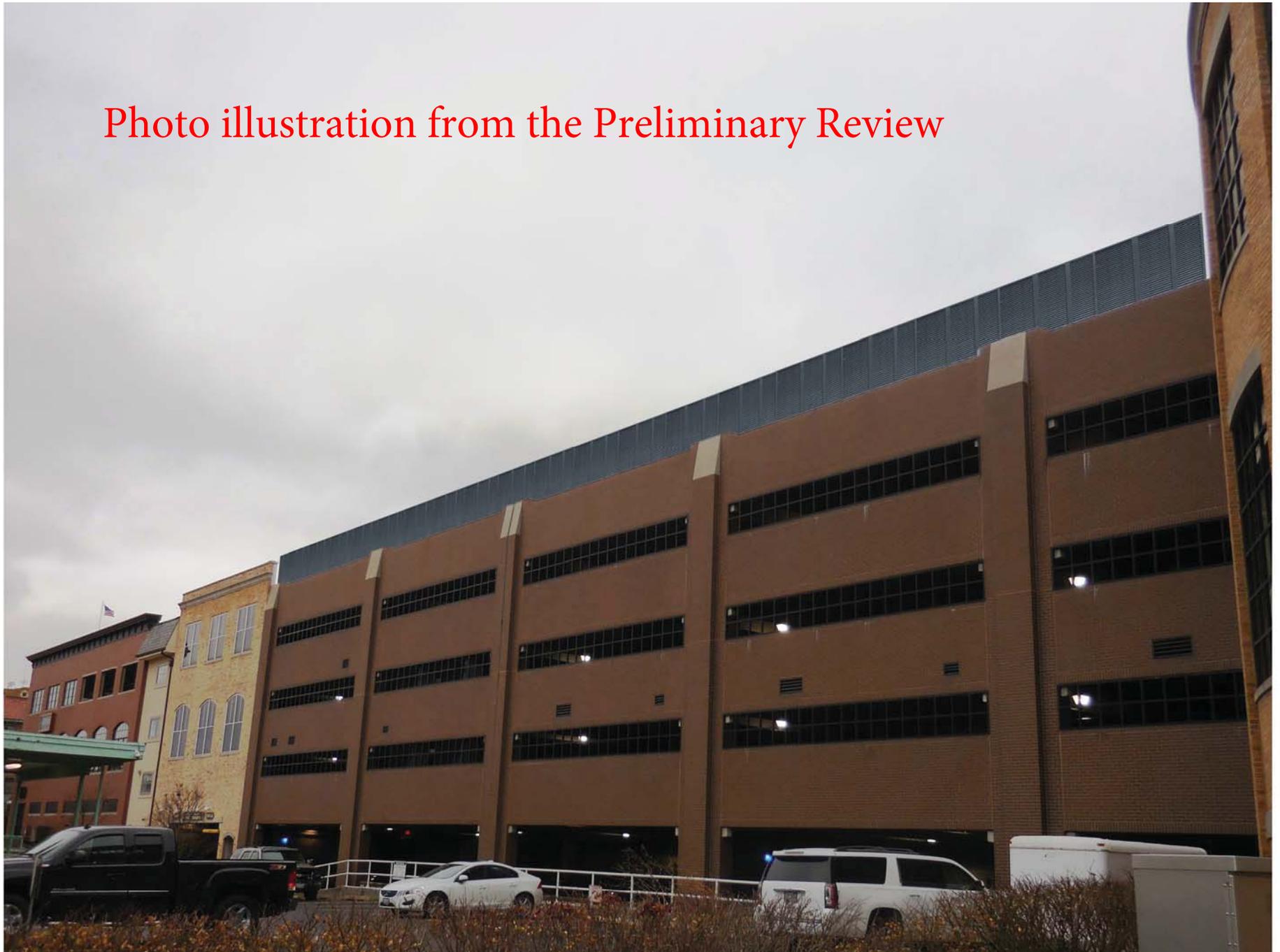


Photo illustration from the Preliminary Review



CITY OF ST.CHARLES WEST PARKING STRUCTURE SCREEN WALL AND RAILING ADDITION

ST.CHARLES, ILLINOIS
PROJECT NO. 31-008935.00



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R-000	COVER SHEET
R-001	SPECIFICATIONS, GENERAL NOTES
R-101	FIFTH LEVEL PLAN
R-502	SCREEN DETAILS
R-502	RAILING DETAILS

PROJECT
SITE



LOCATION MAP



ISSUED FOR CONTRACTOR REVIEW
SEPTEMBER 4, 2020

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SPECIFICATIONS

- 1.1 CONTRACTUAL**
 - A. Contractor shall perform the work in accordance with the executed contract with the Owner and these Contract Documents.
 - B. All the provisions of the AIA Document A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," 2017 Edition, Articles 1 through 15 inclusive is hereby made a part of the Contract Documents. When an Owner/Contractor Agreement is in conflict with the provisions of the AIA Document A201, the more stringent requirements shall apply.
- 1.2 SUMMARY OF WORK**
 - A. Project consists of providing all materials, labor, equipment, supervision and services to install a screen wall and railing addition to the City of St. Charles - West Parking Structure.
 - B. Work Restrictions: (Access to site, coordination with occupants, use of site) Conduct construction without disrupting Owner's use of the building.
- 1.3 PROJECT MANAGEMENT AND COORDINATION**
 - A. Coordinate construction to ensure efficient and orderly installation of each part of the Work.
- 1.4 SUBMITTAL PROCEDURES**
 - A. Shop Drawings: Submit Project-specific information drawn to scale. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 - No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing.
 - Engineer will not accept submittals from sources other than Contractor.
 - Engineer will not accept submittals without review and stamp by the Contractor.
 - Identify deviations from the Contract Documents.
 - Submit one PDF copy of each submittal.
- 1.5 QUALITY REQUIREMENTS**
 - A. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements. Contractor is responsible for scheduling inspections and tests and notifying testing agency.
 - B. Testing Agency: Contractor shall arrange and pay for testing and inspection services, if needed. Testing Agency to be pre-approved by Engineer.
 - C. Regulations: Comply with industry standards and applicable laws and regulations of authorities having jurisdiction including, but not limited to, the following:
 - Building Code requirements.
 - Health and safety regulations (OSHA, ANSI).
 - Utility company regulations.
- 1.6 TEMPORARY FACILITIES AND CONTROLS**
 - A. Use Charges: Contractor shall pay use charges for temporary utilities.
 - B. Provide, storage trailers, and other support facilities as necessary for the Work.
 - C. Collect waste daily and, when containers are full, legally dispose of waste off-site.
 - D. Standards: Comply with ANSI A10.6, NECA's "Temporary Electrical Facilities," and NFPA 241.
 - E. Barricades, Warning Signs and Lights: Comply with industry standards, code requirements and applicable laws and regulations of the authorities having jurisdiction for erection of structurally adequate barricades. Provide barriers to prevent vehicles or pedestrians from entering construction work areas. Paint with appropriate colors, and provide graphic signs to inform personnel and public of hazard being protected against. When appropriate and needed provide lighting, including red or amber lights.
- 1.7 PRODUCT REQUIREMENTS**
 - A. Provide products of same kind from a single source. The term "product" includes the terms "material," "equipment," "system," and similar terms.
 - B. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.
 - C. Provide products that comply with the Contract Documents, are undamaged, and are new at the time of installation.
 - Provide products complete with accessories, trim, finish, and other devices and components needed for a complete installation and the intended use and effect.
 - D. Select products to comply with all of the following that are applicable:
 - Where only a single product or manufacturer is named, provide the item indicated. No substitutions will be permitted.
 - Where two or more products or manufacturers are named, provide one of the items indicated. No substitutions will be permitted.
 - Where products are specified by name, accompanied by the term "available product" or "available manufacturer," provide one of the named items or comply with provisions for "comparable product" to obtain approval for use of an unnamed product or manufacturer.

GENERAL NOTES

- 1.8 SELECTIVE DEMOLITION REQUIREMENTS**
 - A. Unless otherwise indicated, demolished materials become Contractor's property. Remove and dispose of legally from Project site. Do not burn demolished materials.
 - B. Items indicated to be removed and salvaged remain Owner's property. Remove, clean, and deliver to Owner's designated storage area.
 - C. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.
 - D. Conduct demolition without disrupting Owner's use of the building.
 - E. It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner.
 - F. Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connections to other parts of the building.
 - G. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.
 - H. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.
 - I. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.
 - J. Protect building structure and interior from weather and water leakage and damage.
 - K. Protect walls, ceilings, floors, and exposed finishes that are to remain.
 - L. Neatly cut openings and holes plumb square, and true to dimensions required. Use cutting methods least likely to cause damage to remain or adjoining construction.
 - M. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.
- 1.9 CONCRETE**
 - A. Material Properties - Reinforcing and Connection Steel:

	F_y (ksi)	ASTM
1. Welded bars	60,000	A615*
2. All bars, UN	60,000	A706
3. Welded wire reinforcement (smooth)	60,000	A1064
4. Prestressing strand	270,000 (fpu)	A419
5. Post-tensioning strand	270,000 (fpu)	A416
6. Coil bolts and coil rods	85,000 (U.S.)	
7. Welding for steel reinforcing bars	AWS D1.4-Current Edition	
8. Deformed bar anchors	70,000	A498
9. Headed anchor studs	60,000 (ksi)	A108
10. Headed/terminator bars	60,000	A970

*with proper reheat per AWS standards.
 - B. General Notes for Cast-in-Place:
 - Column reinforcing shall be continuous, or shall be spliced according to ACI 318-14, Section 25.5 (ACI 318-11, Section 12.14).
 - Welded wire reinforcement shall be spliced per ACI 318-14, Section 25.5.4 (ACI 318-11, Section 12.19).
 - Provide extra reinforcing around all openings, including door openings: two #5 bars all four sides of each opening and extend 2 feet beyond corners of opening. Add two #5 bars 4 feet long as diagonal bars at each corner.
 - Where shown hooked, provide standard 90 degree bar hooks unless noted.
 - When reinforcement is lap spliced, provide Class B splice typical, unless noted. See details for splice locations.
 - Provide a 3/4 inch chamfer on all exposed corners of concrete. Top edges of walls may be tooled.
 - All insets and coil rods shall be Galvanized. See Specifications Section 03300 for more information.
 - Embed shop drawings must be approved and embedded items installed where required prior to placing concrete.
- 1.9 CONCRETE (CONTINUED)**

	CONCRETE COVER (INCHES)
SLAB TOP REINFORCEMENT	1-1/2
SLAB BOTTOM REINFORCEMENT	3/4
BEAM TOP REINFORCEMENT, U.N.	3"
BEAM STIRRUPS AT SIDES AND BOTTOM OF BEAM	1-1/2
BEAM STIRRUPS AT TOP OF BEAM	2-1/2
COLUMN TIES	1-1/2

*OR 3x BAR DIAMETER, WHICHEVER IS GREATER.
- E. EPOXY COATING FOR REINFORCEMENT AND ANCHORS.
 - EPOXY COAT ALL REINFORCEMENT, EXCEPT WELDED WIRE FABRIC IN CAST IN PLACE CONCRETE.
- F. SHORING AND BRACING
 - CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SHEETING, ETC. REQUIRED FOR SAFETY AND PROPER EXECUTION OF THE WORK.
- G. EXISTING SERVICES AND UTILITIES
 - CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL ELECTRICAL AND MECHANICAL SERVICES AND UTILITIES AFFECTED BY THE REPAIR WORK. MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL AREAS OF THE PARKING FACILITY OR TRUCK DOCK.
- H. CONSTRUCTION PHASING, SEQUENCING AND TRAFFIC MAINTENANCE
 - WORK SEQUENCE SHALL BE COORDINATED WITH THE OWNER.
 - OWNER WILL CONTINUE TO USE BOTH PARKING STRUCTURES DURING THE REPAIRS. THE CONTRACTOR MUST PHASE AND ARRANGE WORK SO AS TO MAINTAIN ACCESS AT ALL TIMES TO ALL PARKING AREAS THAT ARE NOT UNDER CONSTRUCTION FOR BOTH VEHICLES AND PEDESTRIANS.
- I. GENERAL CONCRETE REQUIREMENTS

CAST-IN-PLACE CONVENTIONAL CONCRETE	
COMPRESSIVE STRENGTH	5000 PSI @ 28 DAYS
WATER-CEMENT RATIO	0.40 MAX
MAX SIZE AGGREGATE	1/2 IN.
SLUMP (MAXIMUM)	8" W/ SUPERPLASTICIZER (AFTER WATER REDUCER ADDITION)
AIR CONTENT	7% ± 1-1/2%
CEMENT CONTENT	658 LB./C.Y. MIN.
ADD 3LB./C.Y. OF CALIUM NITRATE	

 - PREPACKAGED REPAIR MATERIAL (033780)

COMPRESSIVE STRENGTH	5000 PSI @ 28 DAYS
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 ENGINEER SHALL BE NOTIFIED A MINIMUM OF 24 HOURS FOR INSPECTION OF PREPARED CONCRETE SURFACES.
- J. STRUCTURAL STEEL NOTES

	F_y (PSI)	ASTM
1. STRUCTURAL SHAPES		
a. W-SHAPES	50,000	A992
b. W-SHAPES, S-SHAPES, H-SHAPES, CHANNELS, ANGLES	36,000	A36
2. HOLLOW STRUCTURAL SECTIONS		
a. ALL SHAPES	50,000	A1085
3. STEEL PIPES	35,000	A53, GR. B
4. STRUCTURAL PLATES AND BARS	36,000	A36
5. BOLTS		
a. -1/2" DIA. TO 1" DIA. UN	92,000	A325
b. 1-1/8" DIA TO 1-1/2" DIA. UN	81,000	A325
6. ANCHOR RODS	36,000	F1554 GR. 36
7. WELDING ELECTRODES	E70XX	AWS D1.1-CURRENT EDITION
- K. POST-INSTALLED ANCHORS
 - EXPANSION ANCHORS - HILTI KWIK BOLT III UNLESS NOTED.
 - ADHESIVE ANCHORS - HILTI HIT HY200 UNLESS NOTED.
 - CONTRACTOR SHALL LOCATE EXISTING EMBEDDED REINFORCEMENT USING NON-DESTRUCTIVE TESTING PRIOR TO FABRICATION OR DRILLING OF HOLES. NOTIFY ENGINEER OF OBSTRUCTION THAT WILL PREVENT INSTALLATION OF ANCHORS AT DESIGN LOCATIONS.
 - POST-INSTALLED ANCHORS MUST BE INSTALLED USING THE SPACING AND EDGE DISTANCES GIVEN ON THE PLANS OR DETAILS. IF FIELD CONDITIONS DICTATE THAT THE ANCHOR SPACING OR EDGE DISTANCES TO BE MODIFIED, THE CONTRACTOR SHALL SUBMIT A FIELD SKETCH TO THE ENGINEER FOR REVIEW PRIOR TO MAKING ANY MODIFICATIONS.
 - POST INSTALLED ANCHOR HOLES SHALL BE DRILLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ADHESIVE ANCHORS SHALL BE INSTALLED BY AN ACI-CRSI CERTIFIED "ADHESIVE ANCHOR INSTALLER."

ABBREVIATIONS

APPROX.	=	APPROXIMATELY
BM.	=	BEAM
BOT.	=	BOTTOM
C.I.P.	=	CAST IN PLACE
C.J.	=	CONSTRUCTION JOINT/CONTROL JOINT
C.L.	=	CLEARANCE
COL.	=	COLUMN
CONC.	=	CONCRETE
DET.	=	DETAIL
EA.	=	EACH
E.J.	=	EXPANSION JOINT
EXIST.	=	EXISTING
FIN.	=	FINISHED
FL.	=	FLOOR
INC.	=	INCIDENTAL
L.F.	=	LINEAR FOOT
L.S.	=	LUMP SUM
MAX.	=	MAXIMUM
MIN.	=	MINIMUM
N/A.	=	NOT APPLICABLE
O.C.	=	ON CENTER
O.H.	=	OPPOSITE HAND
PIC.	=	PRECAST
REF.	=	REINFORCEMENT
REIN.	=	REINFORCED
R.W.C.	=	RAIN WATER COLLECTOR
S.F.	=	SQUARE FOOT
SM.	=	SIMILAR
S.O.G.	=	SLAB ON GRADE
SPEC.	=	SPECIFICATION
SUPT.	=	SUPPORTED
T.A.R.	=	TYPICAL AS REQUIRED
TYP.	=	TYPICAL
U.N.O.	=	UNLESS NOTED OTHERWISE
W.I.	=	WORK ITEM
W.W.F.	=	WELDED WIRE FABRIC



CITY OF ST. CHARLES
 WEST PARKING STRUCTURE
 SCREEN WALL AND RAILING ADDITION
 ILLINOIS
 ST. CHARLES

MARK	DATE	DESCRIPTION	ISSUE

PROJECT NO: 31-008935.00
 DRAWN BY: SPK
 CHECKED BY: LCS

SPECIFICATIONS, GENERAL NOTES

R-001

