ST. CHARLES SINCE 1834	**HISTORIC PRESERVATION COMMISSION** **AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 2 E. Main Street, Municipal Center		
	Proposal:	Window and door replacement, masonry replacement, reroofing		
	Petitioner:	Peter Suhr, Public Services Manager, City of St. Charles		
	Please check appropriate box (x)			
	PUBLIC HEARING		**MEETING 4/3/13**	**X**

AGENDA ITEM CATEGORY:			
X	Certificate of Appropriateness (COA)		Façade Improvement Plan
	Preliminary Review		Landmark/District Designation
	Discussion Item		Commission Business

ATTACHMENTS:

Rendering of the Old City Hall and City Hall Annex

Photos of Municipal Center

Architectural plans

EXECUTIVE SUMMARY:

The Commission provided preliminary review comments on this project on 2/6/13.

On the Old City Hall and the City Hall Annex building east elevation, the project includes window and door replacement, limestone to replace deteriorated brick along the lower portion of the wall, re-use of salvaged brick along the wall (including filling the planter recess) and tuckpointing. The cupola is proposed to be recovered with new louvered side panels as shown in the rendering. The flat roof portions of the building will be re-roofed. On the south wall facing Main St., the clay tile coping will be replaced. Additionally, EIFS will be installed on a small second-floor shed structure that projects out behind Old City Hall. (This section of the building is not readily visible).

On the Municipal Center building, the entire brick portion of the east elevation facing Riverside Ave. is proposed to be replaced with new brick to match the existing brick. This portion of the building will be reroofed, with the stone caps reset. On the granite portions of the Municipal Center building, cracked or damaged sections of granite will be repaired or re-set. The front section of the building will also be reroofed. Metal coping is proposed on the uppermost roof section as shown on the plans.

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations for approval of the COA.

ST. CHARLES
SINCE 1834

EXISTING CONDITIONS

East Elevation
Old City Hall and South Annex

April 03, 2013

MUNICIPAL CENTER EXTERIOR IMPROVEMENTS

City of St. Charles

2 East Main Street, Saint Charles, Illinois 60174

PRAIRIE FORGE GROUP
300 CARDINAL DRIVE, SUITE 160 | ST CHARLES IL 60175
P 630.221.0671 | F 630.221.0118 | INFO@P-FGROUP.COM

ST. CHARLES
SINCE 1834

PROPOSED ALTERATION

East Elevation
Old City Hall and South Annex

April 03, 2013

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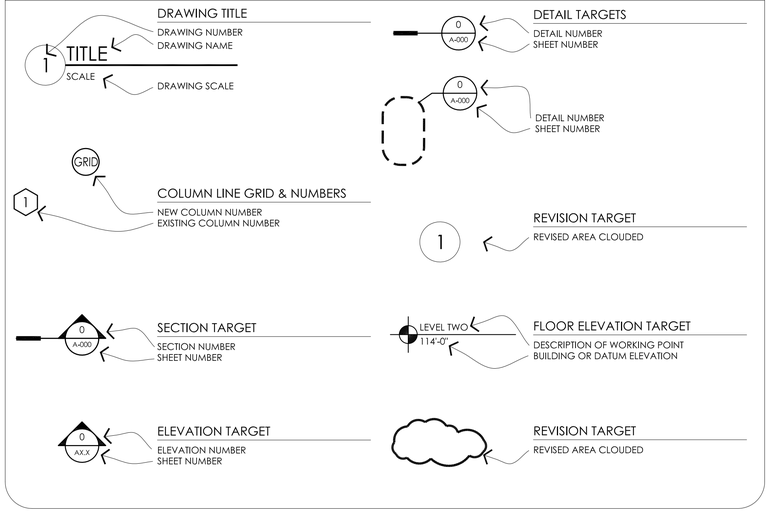
ST CHARLES MUNICIPAL CENTER

ST. CHARLES MUNICIPAL CENTER
BIGGBY
COFFEE

at coffee

EARLY
VOTING
HERE

SYMBOLS



RELEVANT CODES

2009 INTERNATIONAL BUILDING CODE & LOCAL AMENDMENTS
2009 INTERNATIONAL MECHANICAL CODE & LOCAL AMENDMENTS
2009 INTERNATIONAL FUEL GAS CODE & LOCAL AMENDMENTS
2008 NATIONAL ELECTRIC CODE, NFPA NO. 70, EDITION & LOCAL AMENDMENTS
2004 ILLINOIS STATE PLUMBING CODE, & LOCAL AMENDMENTS
2009 INTERNATIONAL FIRE CODE & LOCAL AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE
1997 ILLINOIS ACCESSIBILITY CODE
NFPA LIFE SAFETY CODE 101

PROJECT OBJECTIVES

THE PUBLIC WORKS DEPARTMENT HAS IDENTIFIED CERTAIN BUILDING SYSTEMS AS HAVING COMPROMISED WATERTIGHTNESS AND DURABILITY AMONG THE FOUR DIFFERENT INTERCONNECTED BUILDINGS THAT ARE IDENTIFIED AS THE OLD CITY HALL, THE SOUTH ANNEX, THE ATRIUM, AND THE MUNICIPAL CENTER. WITH A FEW EXCEPTIONS, MANY DIFFERENT ROOFS HAVE MET THEIR USEFUL LIFE AND REQUIRE REPLACEMENT & REDESIGN. LIMITED REINSTALLATION OF MECHANICAL EQUIPMENT AND ELECTRICAL LIGHTING & POWER IS REQUIRED. ALL THE BRICK WALLS REQUIRE EXTENSIVE MAINTENANCE AND REBUILDING. REMOVAL AND REINSTALLATION OF NEW WINDOWS IS REQUIRED FOR THE OLD CITY HALL AND SOUTH ANNEX. AT SEVERAL LOCATIONS, THE WHITE GRANITE CLADDING REQUIRES INVESTIGATION AND REPAIR.

ISSUE RECORD

ISSUE	DATE	REV.	DESCRIPTION	SHEET NO.
1	14-MAR-2013	--	BID & PERMIT SET	ALL

DRAWING INDEX

ARCHITECTURAL

T 1.1 TITLE SHEET

A 2.1 EXISTING ROOF PLAN & DEMOLITION
A 2.2 NEW ROOF PLAN

A 3.1 EXTERIOR BUILDING ELEVATIONS
A 3.2 EXTERIOR BUILDING ELEVATIONS
A 3.3 EXTERIOR BUILDING ELEVATIONS
A 3.4 EXTERIOR BUILDING ELEVATIONS

A 4.1 WALL SECTIONS
A 4.2 ENLARGED SECTION DETAILS
A 4.3 ENLARGED SECTION DETAILS
A 4.4 WINDOW SECTIONS & DETAILS

A 5.1 STAIR & LADDER DETAILS

A 6.1 DOOR / WINDOW SCHEDULE & NOTES

A 9.1 REFLECTED CANOPY CEILING

ELECTRICAL (ADDENDUM #1)

ED 1.1 ROOF LIGHTING DEMO PLAN (BASE BID)
ED 1.2 CANOPY LIGHTING DEMO PLAN (ALTERNATE #5)
E 1.1 ROOF LIGHTING PLAN (BASE BID)
E 1.2 CANOPY LIGHTING PLAN (ALTERNATE #5)
E 1.3 ROOF LIGHTING PLAN (ALTERNATE #5)
E 2.1 ELECTRICAL SYMBOLS & SPECIFICATIONS

ARCHITECT OF RECORD

STATEMENT OF COMPLIANCE

I, _____, LICENSED ARCHITECT IN THE STATE OF ILLINOIS, LICENSE NO. _____, ACKNOWLEDGE THAT I HAVE, TO THE BEST OF MY ABILITY, SUPERVISED THE PREPARATION OF THESE ARCHITECTURAL DRAWINGS TO ABIDE BY THE BUILDING CODE OF THE CITY OF SAINT CHARLES, AND KANE COUNTY, ILLINOIS. I HAVE SUPERVISED THE PREPARATION OF THE ATTACHED DRAWINGS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 IL. ADMIN CODE 400).

SIGNATURE	14-MAR-2013 DATE	30-NOV-2014 EXPIRY

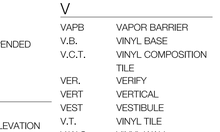
DRAWING NUMBER SYSTEM

ARCHITECTURAL DRAWINGS ARE DIVIDED INTO TWELVE SPECIFIC GROUPS (T1, AD1, AC1, A1-A9); THE GROUP NUMBER WILL ALWAYS REMAIN THE SAME NO MATTER HOW LARGE OR SMALL THE PROJECT. ADDITIONAL DRAWINGS MAY BE ADDED TO THE GROUPS WITHOUT INTERRUPTING THE ALPHANUMERIC ORDER

ARCHITECTURAL GROUP NUMBERS

T1 TITLE SHEET
AC1 CODE SUMMARY/LIFE SAFETY
AD1 DEMOLITION/EXISTING CONDITIONS PLAN
A1 SITE PLAN
A2 PLANS AND ENLARGED PLANS
A3 EXTERIOR ELEVATIONS
A4 SECTIONS AND VERTICAL CIRCULATION
A5 EXTERIOR DETAILS
A6 SCHEDULES
A7 INTERIOR ELEVATIONS
A8 INTERIOR DETAILS
A9 REFLECTED CEILING PLANS

SHEET NUMBER COMPOSITION



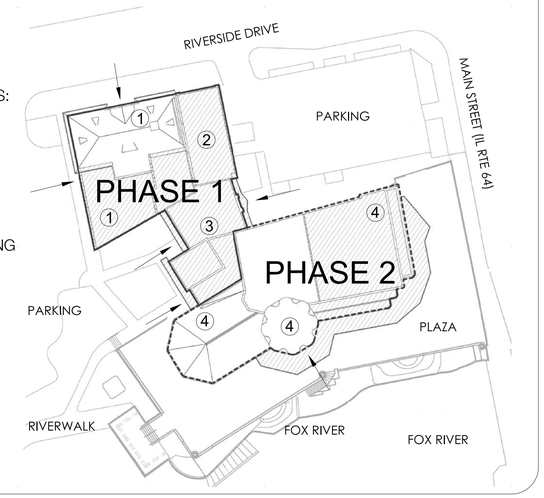
LOCATION MAP

ST CHARLES MUNICIPAL CENTER EXTERIOR IMPROVEMENTS

SITE PLAN

THE ST CHARLES MUNICIPAL CENTER IS IDENTIFIED AS HAVING FOUR COMPONENT BUILDINGS AS FOLLOWS:

1. OLD CITY HALL
2. SOUTH ANNEX
3. ATRIUM
4. MUNICIPAL BUILDING



ABBREVIATIONS

A

A.B.	ANCHOR BOLT
ABV	ABOVE
AC	ACOUSTICAL
A/C	AIR CONDITIONING
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL TILE
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ADMIN	ADMINISTRATION
A.F.F.	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR, ANCHORAGE
A.P.	ACCESS PANEL
A.P.C.	ARCHITECTURAL PRECAST CONCRETE
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
AVG	AVERAGE
&	AND
@	AT

B

BD	BOARD
BEL	BELOW
BEV	BEVEL
BIT	BITUMINOUS
BLK	BLOCK, BLOCKING
BLDG	BUILDING
BM	BEAM
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
B.T.U.	BRITISH THERMAL UNIT
BTWN	BETWEEN
B.U.R.	BUILT UP ROOF

C

CAB	CABINET
CAP	CAPACITY
C.B.	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
C.F.	CUBIC FOOT, FEET
C.G.	CORNER GUARD
CHAM	CHAMFER
CHAN	CHANNEL
CIR	CIRCLE
C.I.P.	CAST IN PLACE
CIRC	CIRCUMFERENCE
C.J.	CONTROL JOINT
CK	CAULK, CAULKING
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CLS	CLEAR, CLEARANCE
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COEF	COEFFICIENT
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET, CARPETED
CS	COUNTERSINK
CSMT	CASEMENT
C.T.	CERAMIC TILE
CSMT	CASEMENT
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD, YARDS

D

D	DEEP, DEPTH
DB	DECIBEL, DECIBELS
DBL	DOUBLE
DEG	DEGREE, DEGREES
DEMO	DEMOLISH, DEMOLITION
DEPR	DEPRESS, DEPRESSED
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
D.L.	DEAD LOAD
DN	DOWN
DO	DITTO
DR	DOOR
D.S.	DOWN SPOUT
DWG	DRAWING
DWL	DOWEL

E

E	EAST
EA	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE, ENCLOSURE
ENG	ENGINEER
E.P.D.M.	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F

FAB	FABRICATE, FABRICATION
F.B.	FACE BRICK
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISHED FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN	FINISH, FINISHED
FL	FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLOUR	FLUORESCENT
F.P.	FIRE PROTECTION
FR	FRAME, FRAMED, FRAMING
F.R.T.	FIRE RESISTANT TREATED
F.S.	FAR SIDE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED, FURRING
FUT	FUTURE
F.V.C.	FIRE VALVE CABINET

G

GA	GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GD	GRADE, GRADING
GL	GLASS, GLAZING
G.M.U.	GLASS MASONRY UNIT
GR	GRADE
GYP BD	GYPSUM BOARD

H

H	HEIGHT
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HD	HEAD
HDW	HARDWARE
H.M.	HOLLOW METAL
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
H.S.	HEADED STUDS
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTING AIR CONDITIONING
H.W.	HOT WATER
HWD	HARD WOOD

I

I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN	INCH, INCHES
INCL	INCLUDE, INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
ISO	POLYISOCYANURATE

J

JAN	JANITOR
JST	JOIST
JT	JOINT

K

KIT	KITCHEN
K.O.	KNOCK OUT

L

L	LENGTH
LAB	LABORATORY
LAM	LAMINATE, LAMINATED
LAT	LATERAL
LAV	LAVATORY
LB	POUND, POUNDS
L.H.	LEFT HAND
LIB	LIBRARY
LIN	LINEAR
L.L.	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LOC	LOCATE, LOCATION
L.P.	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTL	LINTEL
LVR	LOUVER

M

MATL	MATERIAL
MAN	MANUAL
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
M.H.	MAN HOLE
MIL	MILLIMETERS
MIN	MINIMUM
MISC	MISCELLANEOUS
M.L.	MATCH LINE
M.R.	MOISTURE RESISTANT
M.O.	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MULL	MULLION

N

N	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
N.T.S.	NOT TO SCALE

O

OA	OVERALL
O.C.	ON CENTER, CENTERS
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OFF	OFFICE
O.H.	OVER HEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
O.S.B.	ORIENTED STRAND BOARD
OZ	OUNCE, OUNCES

P

PAR	PARALLEL
PBD	PARTICLE BOARD
P.C.	PRECAST CONCRETE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
P.L.	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
P.L.F.	POUNDS PER LINEAL FEET
PLWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POLY	POLYETHYLENE
PR	PAIR
PRELIM	PRELIMINARY
PREFAB	PREFABRICATED
PREP	PREPARE, PREPARATION
PSF	POUND PER SQUARE FEET
PSI	POUND PER SQUARE YARD
PT	POINT
P.T.	POST TENSIONED
P.T.D.	PAPER TOWEL DISPENSER
PTN	PARTITION
P.T.R.	PAPER TOWEL RECEPTOR
PVC	POLYVINYL CHLORIDE

Q

Q.T.	QUARRY TILE
QTY	QUANTITY

R

R	RISER, RISERS
RAD	RADIUS
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
REV	REVISED, REVISION
RECP	RECEPTACLE
REF	REFERENCE
REFL	REFLECT, REFLECTED
REINF	REINFORCE, REINFORCING
REM	REMOVE
REQD	REQUIRED
R.H.	RIGHT HAND
RM	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.P.M.	REVOLUTION PER MINUTE
R.T.U.	ROOF TOP UNIT
R.W.C.	RAINWATER CONDUCTOR

S

S	SOUTH
SAN	SANITARY
SCHED	SCHEDULE
SECT	SECTION
S.F.	SQUARE FOOT, FEET
SHT	SHEET
SHTG	SHEATHING
S.I.	SQUARE INCH, INCHES
SIM	SIMILAR
S.O.G.	SLAB ON GRADE
SP	STANDPIPE
SPA	SPACE, SPACES
SPEC	SPECIFICATION
S.P.R.	SINGLE PLY ROOFING
SQ	SQUARE
S.S.	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND, SUSPENDED
S.Y.	SQUARE YARDS
SYM	SYMMETRICAL

T

T	TREAD
T.B.E.	TOP OF BEAM ELEVATION
T.D.E.	TOP OF DECK ELEVATION
TEL	TELEPHONE
TERM	TERMINATE, TERMINAL
TEMP	TEMPORARY
TERR	TERRAZZO
T.F.E.	TOP OF FOOTING ELEVATION
T&G	TONGUE AND GROOVE
THK	THICK
THRU	THROUGH
T.L.	TOTAL LOAD
T.S.	TUBE STEEL
T.S.E.	TOP OF SLAB ELEVATION
TV	TELEVISION
TYP	TYPICAL

U

U.L.	UNDERWRITERS LABORATORY
UNEXC	UNEXCAVATED
UNFIN	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY

V

VAPB	VAPOR BARRIER
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
VER.	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING

W

W	WEST
W	WIDTH
W/	WITH
WD	WOOD
WDW	WINDOW
WHTR	WATER HEATER
W/O	WITHOUT
WP	WATERPROOFING
W.P.	WORKING POINT
W.R.	WASTE RECEPTACLE
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC

Y

YD	YARD
YR	YEAR

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PRAIRIE FORGE GROUP ST SAINT CHARLES IL

MUNICIPAL CENTER EXTERIOR IMPROVEMENTS
City of St Charles, IL
2 East Main Street
St Charles, IL 60174

ISSUE RECORD

BID SET	03/14/2013
PERMIT SET	03/14/2013
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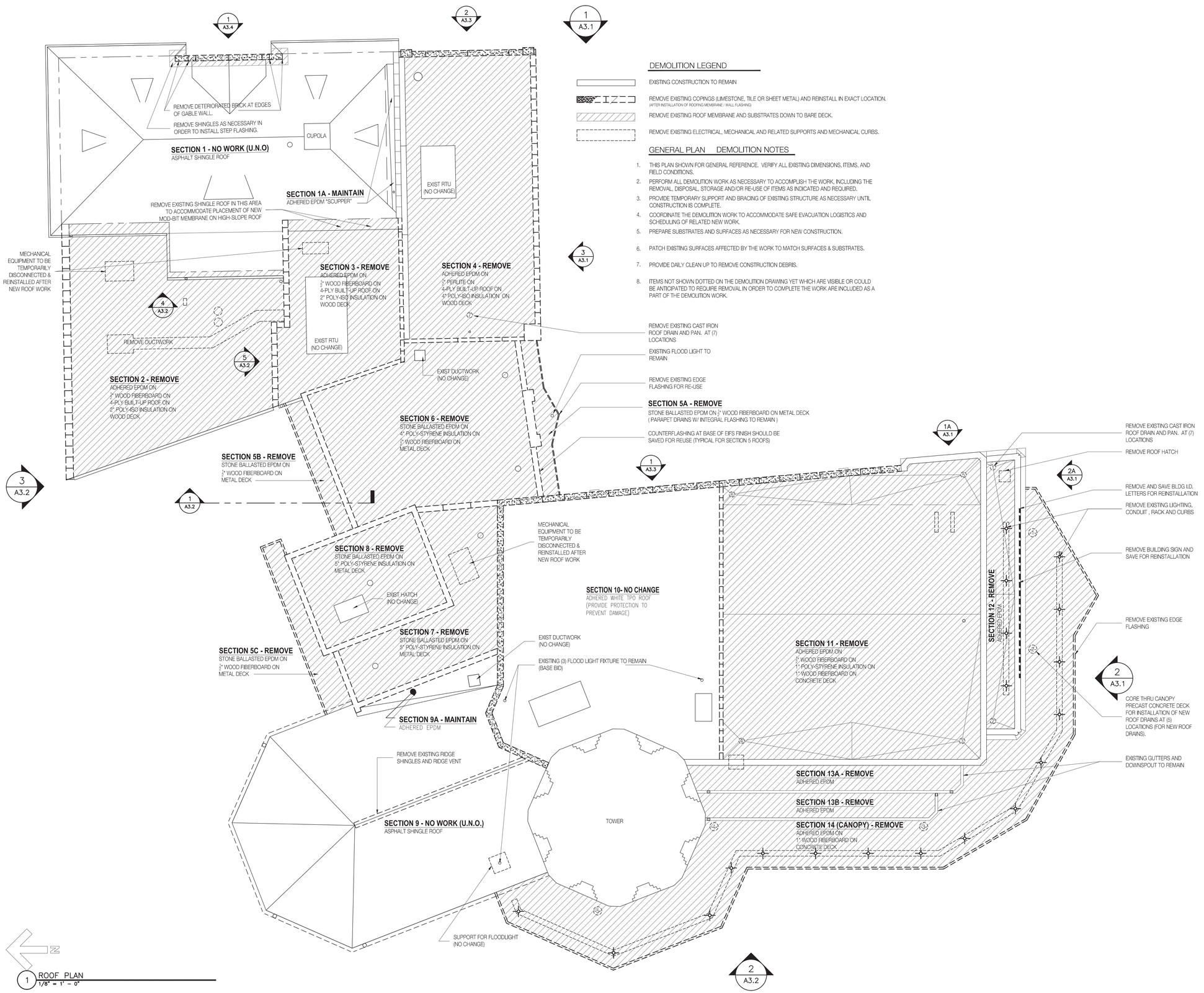
PROJECT ARCHITECT
RE
DRAWN BY
JAK
DATE
11/29/2012
PROJECT NUMBER
2011-033

TITLE SHEET
T1.1



1 ROOF PLAN
1/8" = 1' - 0"

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- REMOVE EXISTING COPINGS (LIMESTONE, TILE OR SHEET METAL) AND REINSTALL IN EXACT LOCATION. (AFTER INSTALLATION OF ROOFING MEMBRANE / WALL FLASHING)
- REMOVE EXISTING ROOF MEMBRANE AND SUBSTRATES DOWN TO BARE DECK.
- REMOVE EXISTING ELECTRICAL, MECHANICAL AND RELATED SUPPORTS AND MECHANICAL CURBS.

GENERAL PLAN DEMOLITION NOTES

1. THIS PLAN SHOWN FOR GENERAL REFERENCE. VERIFY ALL EXISTING DIMENSIONS, ITEMS, AND FIELD CONDITIONS.
2. PERFORM ALL DEMOLITION WORK AS NECESSARY TO ACCOMPLISH THE WORK, INCLUDING THE REMOVAL, DISPOSAL, STORAGE AND/OR RE-USE OF ITEMS AS INDICATED AND REQUIRED.
3. PROVIDE TEMPORARY SUPPORT AND BRACING OF EXISTING STRUCTURE AS NECESSARY UNTIL CONSTRUCTION IS COMPLETE.
4. COORDINATE THE DEMOLITION WORK TO ACCOMMODATE SAFE EVACUATION LOGISTICS AND SCHEDULING OF RELATED NEW WORK.
5. PREPARE SUBSTRATES AND SURFACES AS NECESSARY FOR NEW CONSTRUCTION.
6. PATCH EXISTING SURFACES AFFECTED BY THE WORK TO MATCH SURFACES & SUBSTRATES.
7. PROVIDE DAILY CLEAN UP TO REMOVE CONSTRUCTION DEBRIS.
8. ITEMS NOT SHOWN DOTTED ON THE DEMOLITION DRAWING YET WHICH ARE VISIBLE OR COULD BE ANTICIPATED TO REQUIRE REMOVAL IN ORDER TO COMPLETE THE WORK ARE INCLUDED AS A PART OF THE DEMOLITION WORK.

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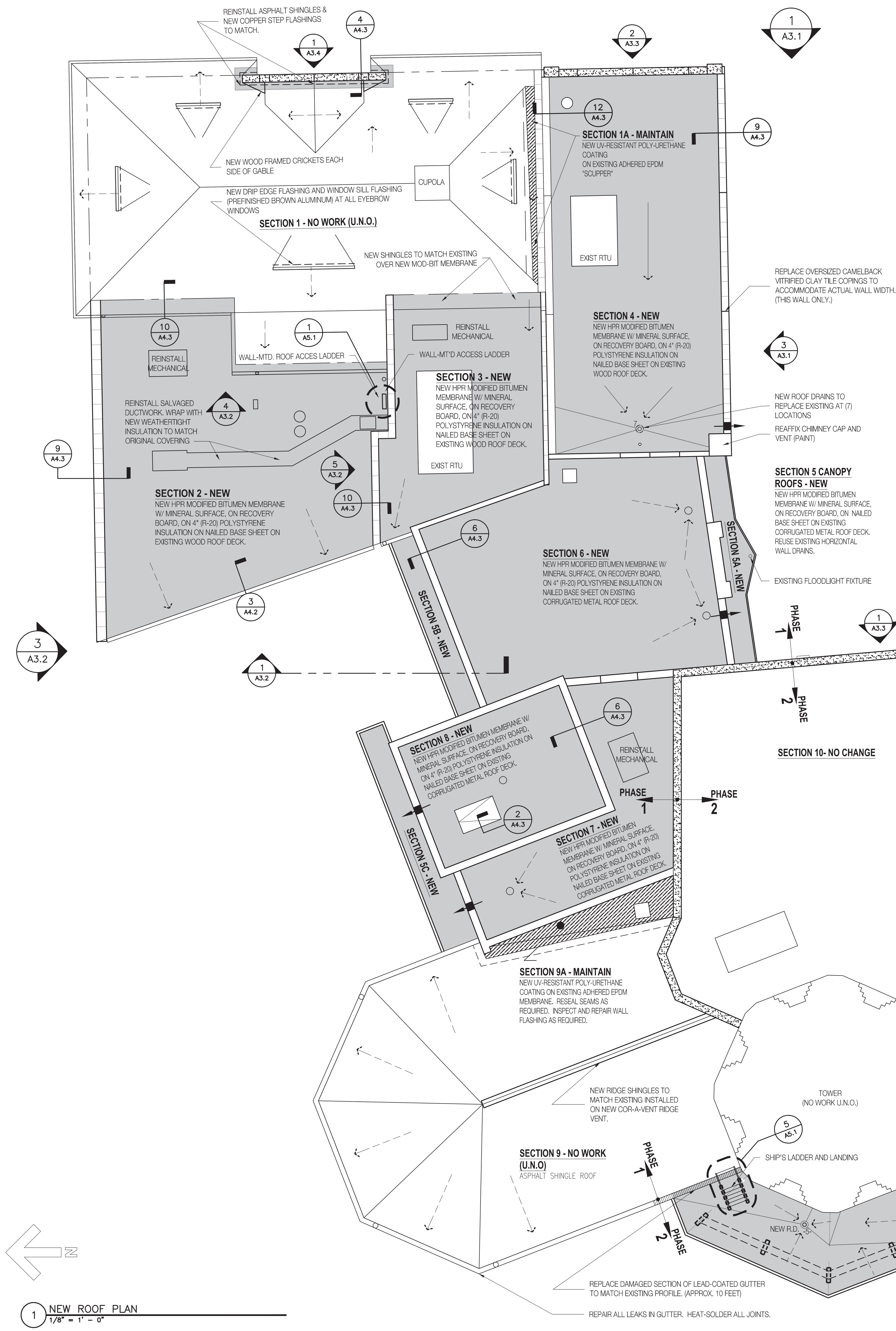
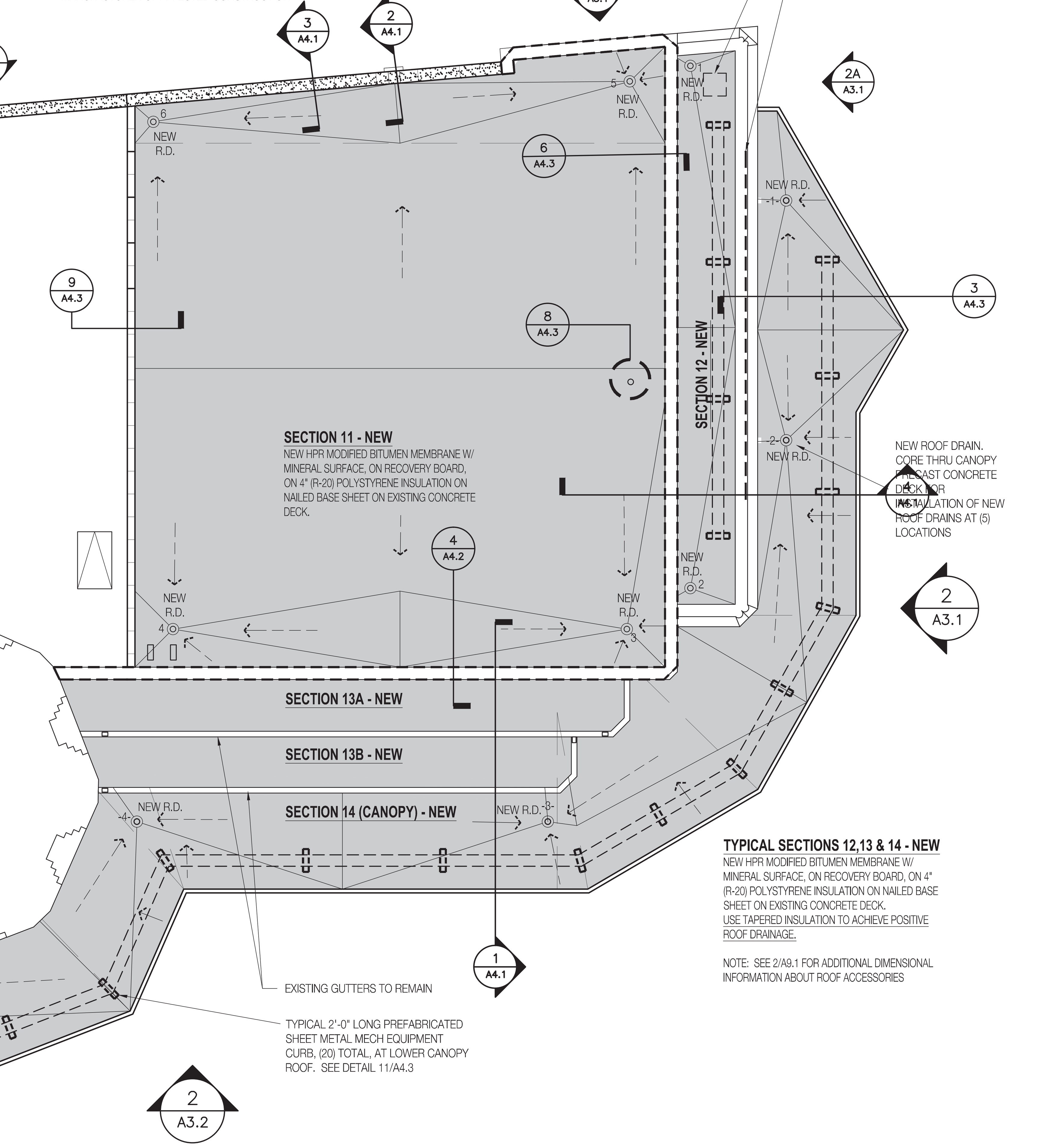
EXISTING ROOF PLAN & DEMO

A2.1





1 NEW ROOF PLAN
1/8" = 1' – 0"

LEGEND

- NEW TORCH MODIFIED BITUMEN HIGH PERFORMANCE ROOF
- REINSTALL EXISTING METAL COPINGS AT ATRIUM
- REINSTALL SAVED VITRIFIED TILE COPINGS. REPLACE DAMAGED UNITS WITH NEW TO MATCH. INTRODUCE NEW CORNER UNITS WHERE POSSIBLE.
- REINSTALL LIMESTONE COPINGS
- NEW METAL COPING ON EXISTING GRANITE COPING
- POSITIVE SLOPE TO ROOF DRAIN WITH TAPERED INSULATION
- REINSTALL EXISTING FLOOD LIGHTING (BASE BID)
- DENOTES NEW STAINLESS STEEL THRU-WALL OVERFLOW SCUPPER AT (4) LOCATIONS. SEE DETAIL 7/A4.3
- POLY-URETHANE COATING ON EXISTING EPDM

NOTES REGARDING ROOF SECTIONS 1, 9 & 10

1. INSPECT ROOF WITH OWNER BEFORE WORK COMMENCES IN ORDER TO DOCUMENT PRIOR CONDITION OF ROOF AND IDENTIFY DEFECTS OR DAMAGE PRIOR TO NEW CONSTRUCTION ACTIVITIES.
2. REPAIR EXISTING TPO MEMBRANE MAY BE REQUIRED TO MAINTAIN WATERTIGHTNESS TO NEW CONSTRUCTION RELATING TO REINSTALLATION OF WALL FLASHINGS, STONE COPING AND OVERFLOW SCUPPER.
3. PROTECT MEMBRANE ROOFING SYSTEM FROM DAMAGE AND WEAR DURING CONSTRUCTION PERIOD. PRIOR TO SUBSTANTIAL COMPLETION, INSPECT ROOFING FOR DETERIORATION AND DAMAGE, DESCRIBING ITS NATURE AND EXTENT IN A WRITTEN REPORT, WITH COPIES TO ARCHITECT AND OWNER.
4. REPAIR OR REINSTALL MEMBRANE ROOFING SYSTEM TO A CONDITION FREE OF DAMAGE AND DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION AND ACCORDING TO WARRANTY REQUIREMENTS.
5. CLEAN OVERSPRAY AND SPILLAGE FROM ADJACENT CONSTRUCTION USING CLEANING AGENTS AND PROCEDURES RECOMMENDED BY MANUFACTURER OF AFFECTED CONSTRUCTION.

IBC 2009

SECTION 1503 WEATHER PROTECTION

1503.1 GENERAL. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER. ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.

1503.2 FLASHING. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

1503.2.1 LOCATIONS. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.483 MM) (NO. 26 GALVANIZED SHEET).
1503.3 COPING. PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.

1503.4 ROOF DRAINAGE. DESIGN AND INSTALLATION OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH SECTION 1503 AND THE INTERNATIONAL PLUMBING CODE. [P]

1503.4.1 SECONDARY DRAINAGE REQUIRED. SECONDARY (EMERGENCY) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON.
1503.4.2 SCUPPERS. WHEN SCUPPERS ARE USED FOR SECONDARY (EMERGENCY OVERFLOW) ROOF DRAINAGE, THE QUANTITY, SIZE, LOCATION AND INLET ELEVATION OF THE SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED AS DETERMINED BY SECTION 1611.1. SCUPPERS SHALL NOT HAVE AN OPENING DIMENSION OF LESS THAN 4 INCHES (102 MM). THE FLOW THROUGH THE PRIMARY SYSTEM SHALL NOT BE CONSIDERED WHEN LOCATING AND SIZING SCUPPERS.
1503.4.3 GUTTERS. GUTTERS AND LEADERS PLACED ON THE OUTSIDE OF BUILDINGS, OTHER THAN GROUP R-3, PRIVATE GARAGES AND BUILDINGS OF TYPE V CONSTRUCTION, SHALL BE OF NONCOMBUSTIBLE MATERIAL OR A MINIMUM OF SCHEDULE 40 PLASTIC PIPE.
1503.5 ROOF VENTILATION. INTAKE AND EXHAUST VENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1203.2 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1503.6 CRICKETS AND SADDLES. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION GREATER THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

SECTION 1510 REROOFING

1510.1 GENERAL. MATERIALS AND METHODS OF APPLICATION USED FOR RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15.

EXCEPTION: REROOFING SHALL NOT BE REQUIRED TO MEET THE MINIMUM DESIGN SLOPE REQUIREMENT OF ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) IN SECTION 1507 FOR ROOFS THAT PROVIDE POSITIVE ROOF DRAINAGE.
POSITIVE ROOF DRAINAGE. THE DRAINAGE CONDITION IN WHICH CONSIDERATION HAS BEEN MADE FOR ALL LOADING DEFLECTIONS OF THE ROOF DECK, AND ADDITIONAL SLOPE HAS BEEN PROVIDED TO ENSURE DRAINAGE OF THE ROOF WITHIN 48 HOURS OF PRECIPITATION.

1510.2 STRUCTURAL AND CONSTRUCTION LOADS. STRUCTURAL ROOF COMPONENTS SHALL BE CAPABLE OF SUPPORTING THE ROOF-COVERING SYSTEM AND THE MATERIAL AND EQUIPMENT LOADS THAT WILL BE ENCOUNTERED DURING INSTALLATION OF THE SYSTEM.

1510.5 REINSTALLATION OF MATERIALS. EXISTING SLATE, CLAY OR CEMENT TILE SHALL BE PERMITTED FOR REINSTALLATION, EXCEPT THAT DAMAGED, CRACKED OR BROKEN SLATE OR TILE SHALL NOT BE REINSTALLED. EXISTING VENT FLASHING, METAL EDGINGS, DRAIN OUTLETS, COLLARS AND METAL COUNTERFLASHINGS SHALL NOT BE REINSTALLED WHERE RUSTED, DAMAGED OR DETERIORATED. AGGREGATE SURFACING MATERIALS SHALL NOT BE REINSTALLED.

1510.6 FLASHINGS. FLASHINGS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS. METAL FLASHING TO WHICH BITUMINOUS MATERIALS ARE TO BE ADHERED SHALL BE PRIMED PRIOR TO INSTALLATION.

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City of St Charles, IL

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RE
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INITIALS
DATE
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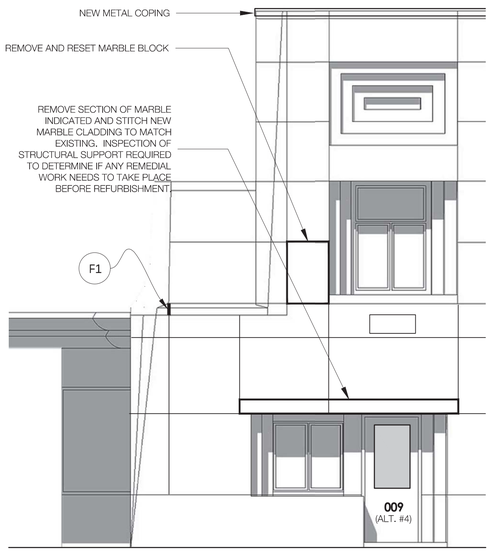
PROJECT NUMBER
2011-033

NEW ROOF PLAN

A2.2

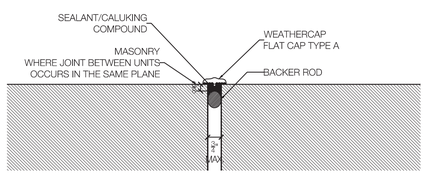
MISCELLANEOUS EXTERIOR FINISHES NOTES

- F1 WEATHERCAP JOINT PROTECTIVE SYSTEM, OR "T-CAPS" SEE DETAILS: 3/A4.1 & 4/A4.1
- F2 STRIP & REPAINT ARCHITECTURAL DETAIL, COLOR TO BE SELECTED BY ARCHITECT.
- F3 REPUTTY & SEAL EXISTING GLASS UNITS. PAINT TO MATCH FRAMES.
- F4 REPAIR EIFS FINISH, PAINT
- F5 REPAIR AND/OR REATTACH APPROX. 20 LINEAL FEET OF ALUMINUM FASCIA CLADDING.
- F6 CLEAN ALUMINUM FASCIAS.
- F7 PREFINISHED SQUARE ALUMINUM 3 x 4 DOWNSPOUT - DISCHARGE INTO EXISTING CAST IRON STORM DRAIN
- F8 NEW DRIP EDGE FLASHING OVER EXISTING WINDOW FRAME & NEW SILL FLASHING/APRON AT FIVE (5) EYEBROW WINDOWS.
- F9 NEW 24 GA. PREFINISHED, WHITE, ALUMINUM SILL FLASHING.

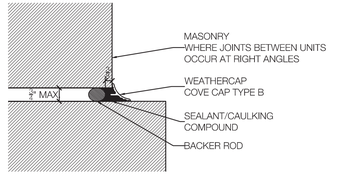


1A EAST ELEVATION DETAIL
1/4" = 1' - 0"

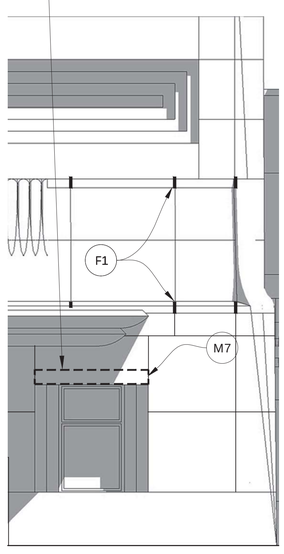
1 EAST ELEVATION (EXISTING)
1/8" = 1' - 0"



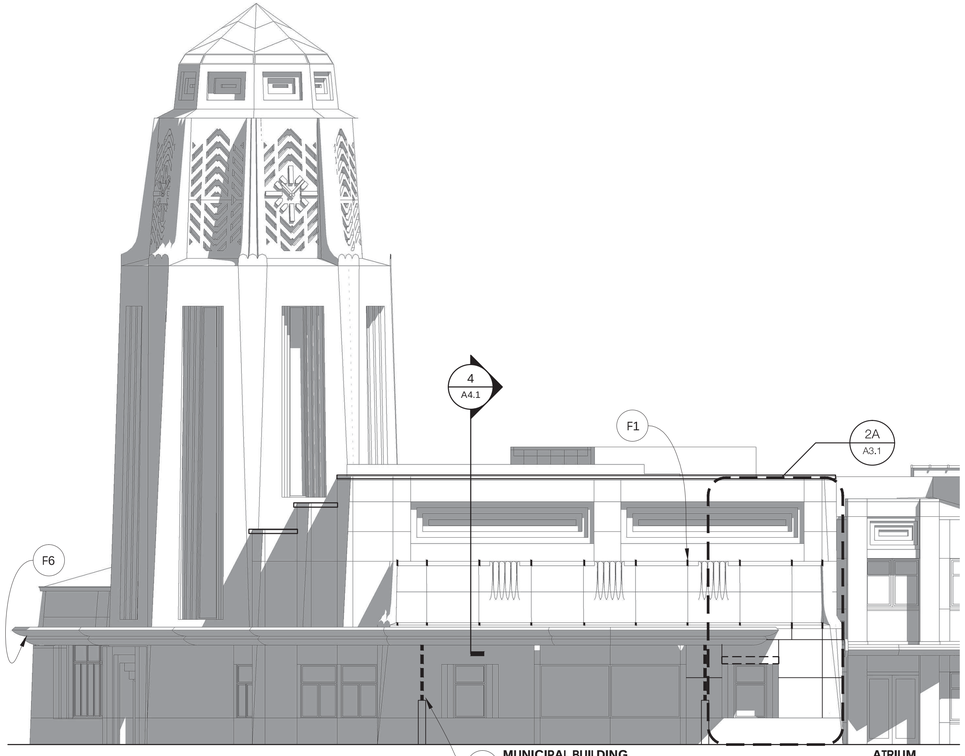
4 MASONRY JOINT-TYPE A
3" = 1' - 0"



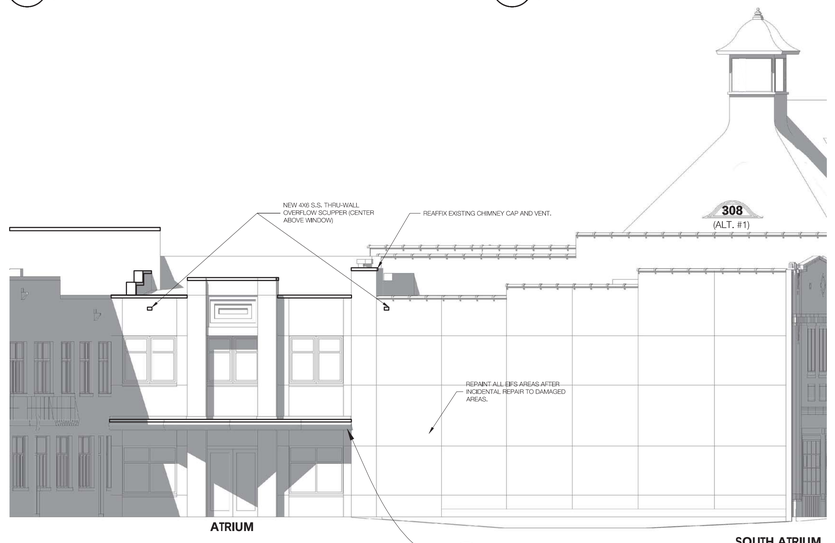
5 MASONRY JOINT-TYPE B
3" = 1' - 0"



2A SOUTH ELEVATION DETAIL
1/4" = 1' - 0"



2 SOUTH ELEVATION (EXISTING)
1/=8" = 1' - 0"



3 PARTIAL SOUTH ELEVATION (ORTHOGONAL)
1/=8" = 1' - 0"

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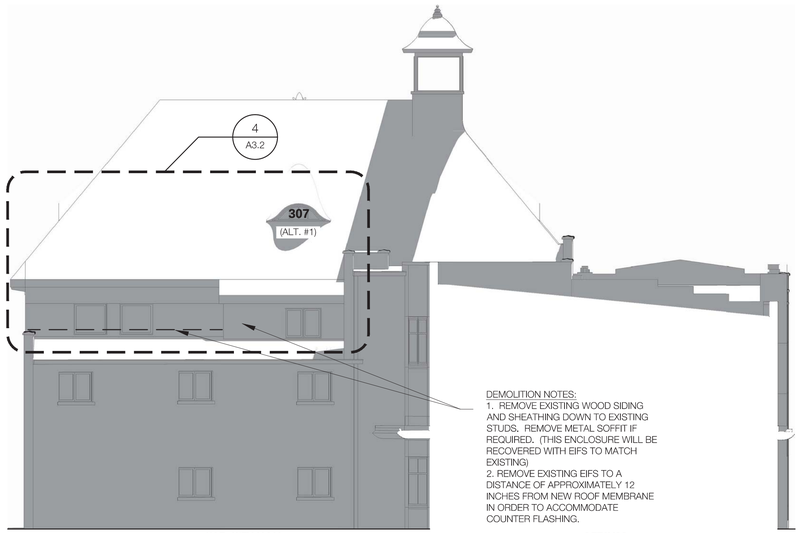
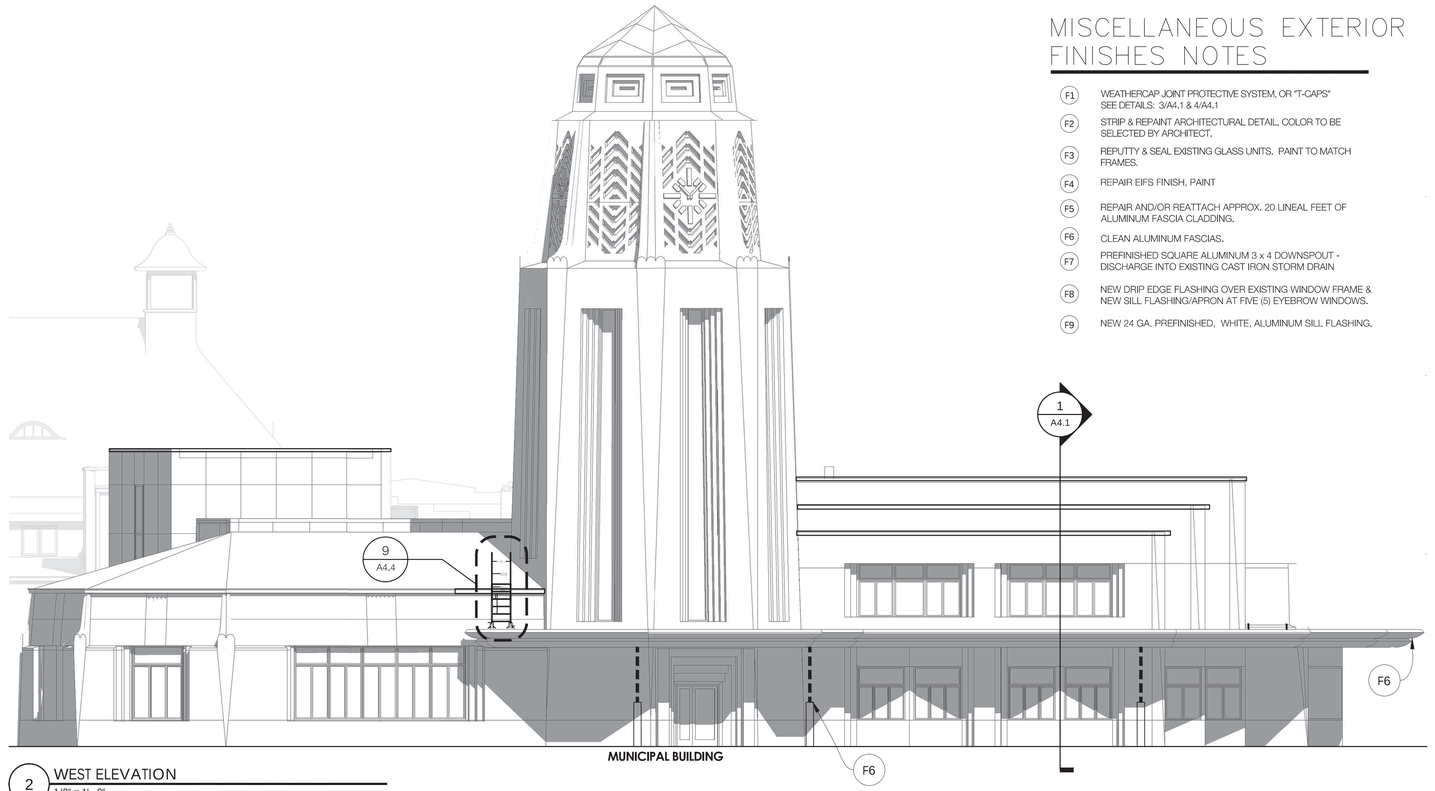
EXTERIOR BUILDING ELEVATIONS

A3.1



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



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

MISCELLANEOUS EXTERIOR FINISHES NOTES

- F1 WEATHERCAP JOINT PROTECTIVE SYSTEM, OR "T-CAPS" SEE DETAILS: 3/A4.1 & 4/A4.1
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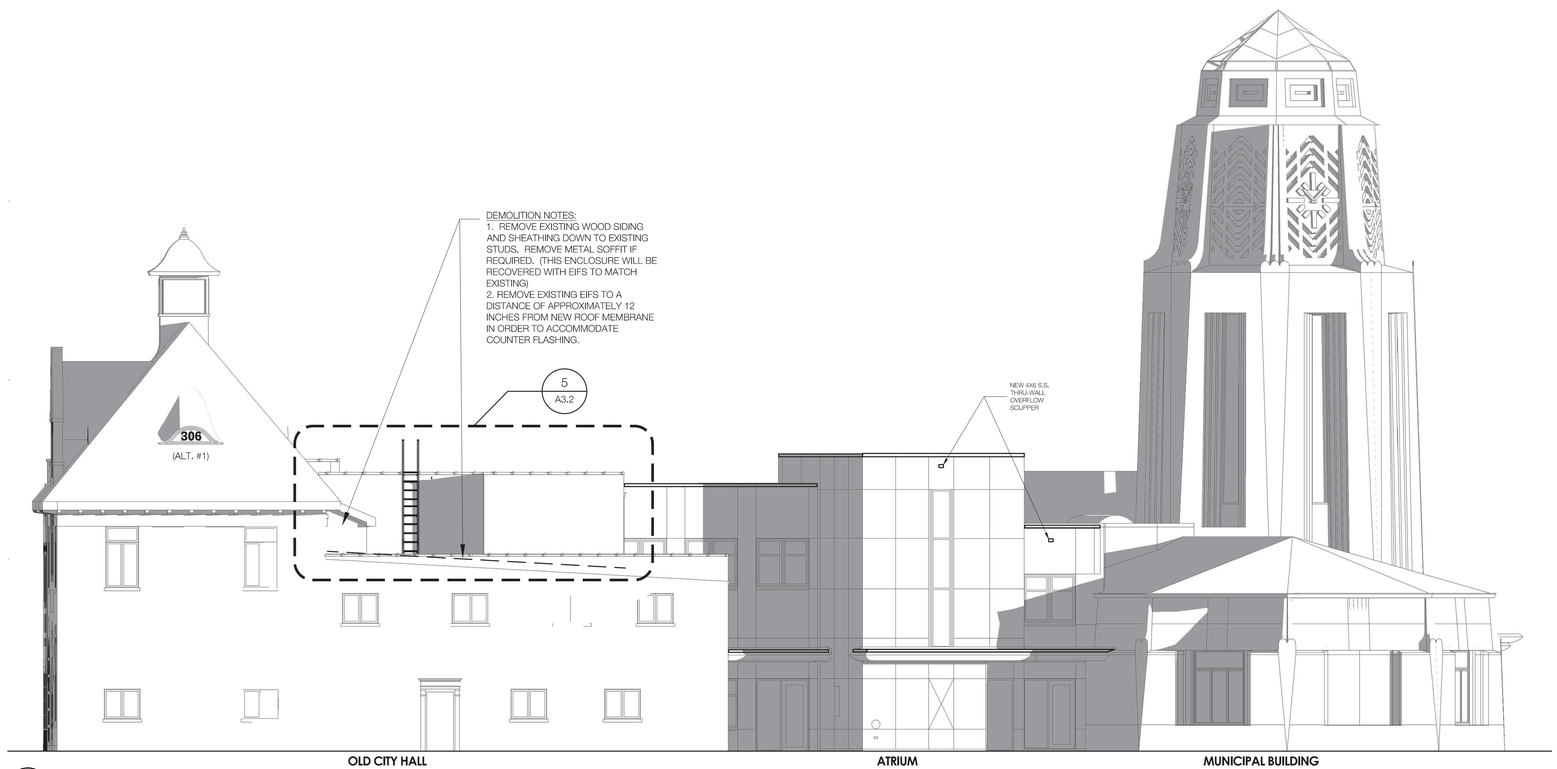
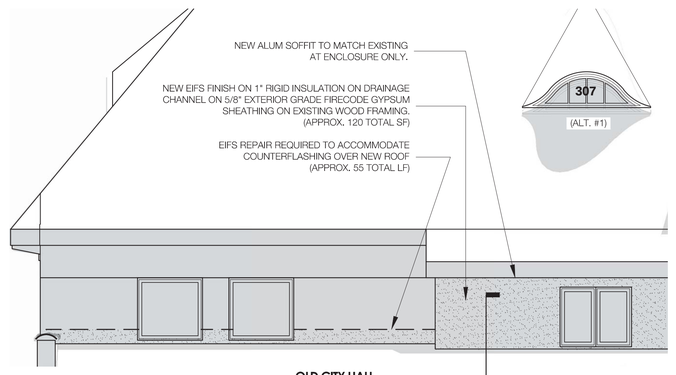
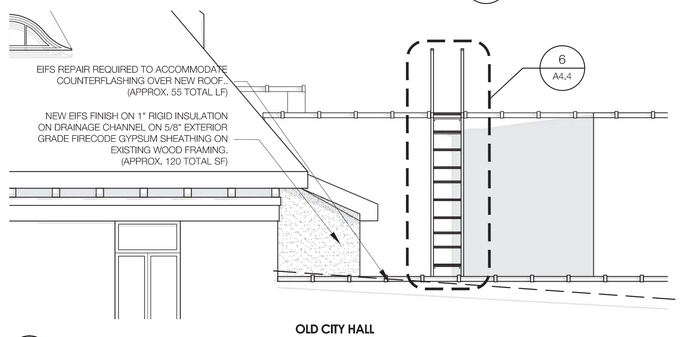


3 NORTH ELEVATION
1/8" = 1' - 0"



4 WEST ELEVATION DETAIL
1/4" = 1' - 0"



5 NORTH ELEVATION DETAIL
1/4" = 1' - 0"

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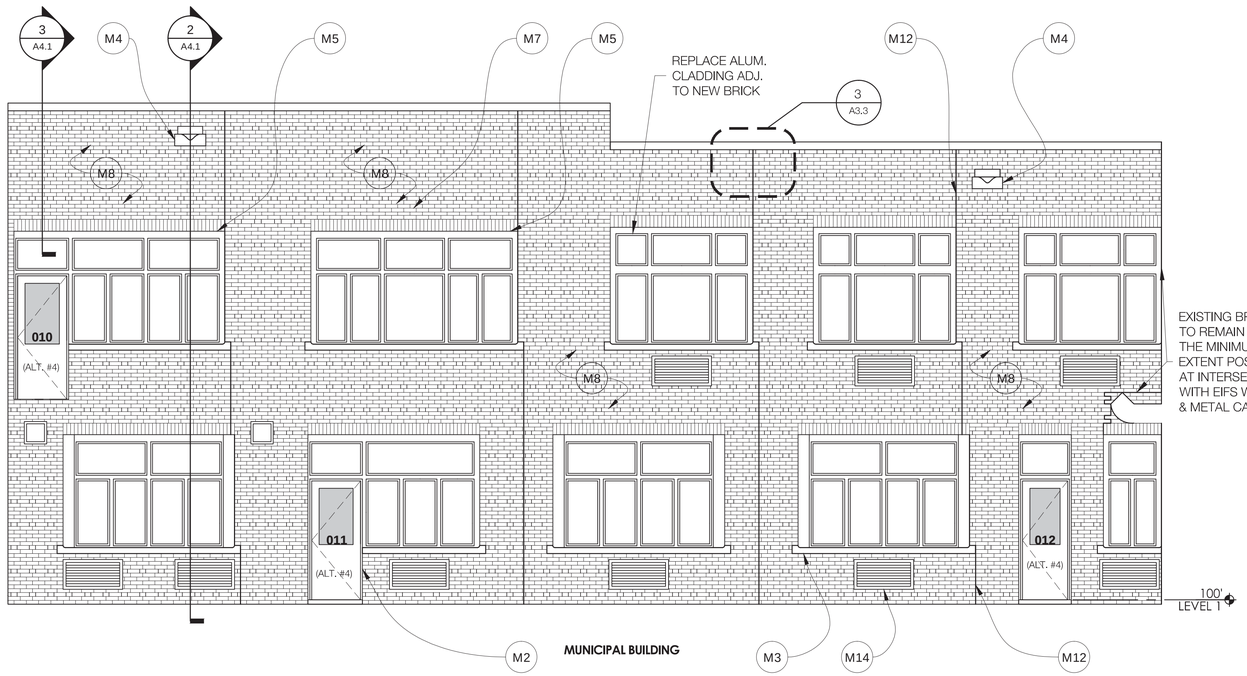
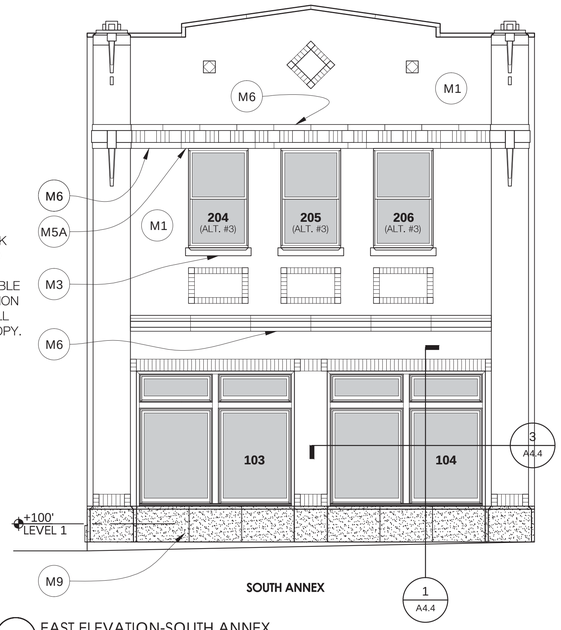
EXTERIOR BUILDING ELEVATIONS

A3.2



1 EAST ELEVATION-MUNICIPAL BUILDING

1/4" = 1' - 0"



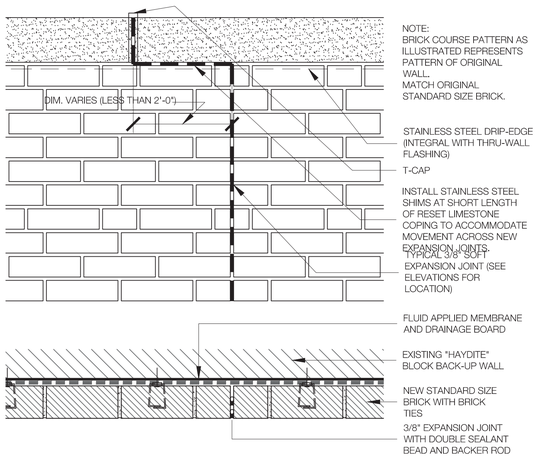
2 EAST ELEVATION-SOUTH ANNEX

1/4" = 1' - 0"

IMPORTANT NOTES

FIRE ESCAPE NOT SHOWN FOR CLARITY. FIRE ESCAPE SHALL REMAIN IN PLACE.
STRUCTURAL SUPPORT OF FIRE ESCAPE SHALL NOT BE ALTERED AND BRICK SHALL NOT BE REMOVED AT POINTS OF SUPPORT.

BRICK COURSING PATTERN APPROXIMATES EXISTING CONDITIONS. EXPANSION JOINTS MAY REQUIRE SOME BRICK TO BE CUT TO LESS THAN HALF ITS LENGTH. A PLAN FOR ACTUAL BRICK COURSE LAYOUT WILL BE AGREED UPON BEFORE COMMENCEMENT OF WORK.



3 TYPICAL BRICK EXPANSION JOINT DETAILS

1-1/2" = 1' - 0"

MASONRY NOTES

- M1 TUCK POINT EXISTING BRICK. REMOVE NON-ORIGINAL BRICK UNITS AND REPLACE WITH SALVAGED UNITS.
- M2 RESEAL ALL WINDOWS AND DOOR OPENINGS. REPLACE ALUM. TRIM AS REQUIRED.
- M3 EXISTING LIMESTONE SILLS TO REMAIN IN PLACE.
- M4 RESET STEEL LINTEL AND FLASHING OVER TOP OF SCUPPER OVERFLOW OPENING.
- M5 REFURBISH STEEL PLATE LINTELS AND INSTALL SELF ADHERING MEMBRANE FLASHING WITH STAINLESS STEEL DRIP EDGE. INSTALL HEAD JOINT WEEPS AT 8" O.C.
- M5A SCRAPE AND PAINT ALL EXPOSED STEEL LINTELS.
- M6 PATCH AND REPAIR EXISTING LIMESTONE.
- M7 REMOVE DETERIORATED AREAS OF BRICK AND REPLACE APPROX. 240 UNITS WITH SALVAGED BRICK.
- M8 NEW STANDARD SIZE BRICK TO MATCH EXISTING ON 3/4" CORRUGATED DRAINAGE PLANE (MTI, "SURE CAVITY") ON FLUID APPLIED AIR AND WATER BARRIER ON EXISTING CONCRETE BLOCK BACKUP (HAYDITE).
- M9 NEW 4" NOM. LIMESTONE BASE TO MATCH EXISTING PROFILE AND FINISH WITH 6" CONCRETE BLOCK BACK-UP.
- M10 NEW 8" HIGH X 4.5" THICK LIMESTONE "SILL" WITH BEVELED EDGE.
- M11 NEW 12" HIGH x +/- 24" LONG x 3 5/8" THICK RUSTICATED INDIANA LIMESTONE.
- M12 3/8" WIDE EXPANSION JOINT.
- M13 REPLACE WITH NEW COPPER FLASHING.
- M14 REMOVE AND REINSTALL ALL GRILLS, VENTS.

MISCELLANEOUS EXTERIOR FINISHES NOTES

- F1 WEATHERCAP JOINT PROTECTIVE SYSTEM, OR "T-CAPS" SEE DETAILS: 3/A4.1 & 4/A4.1
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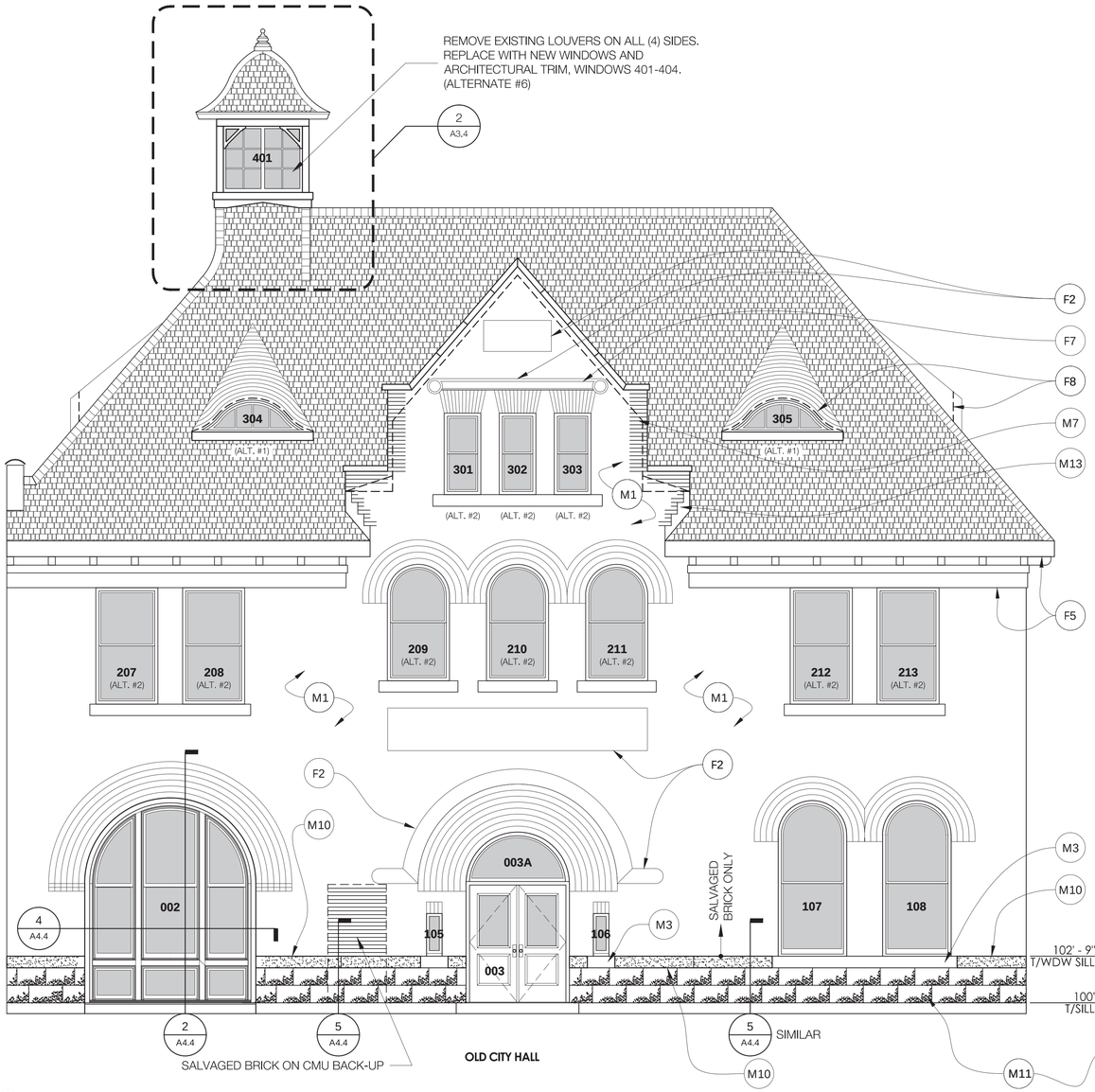
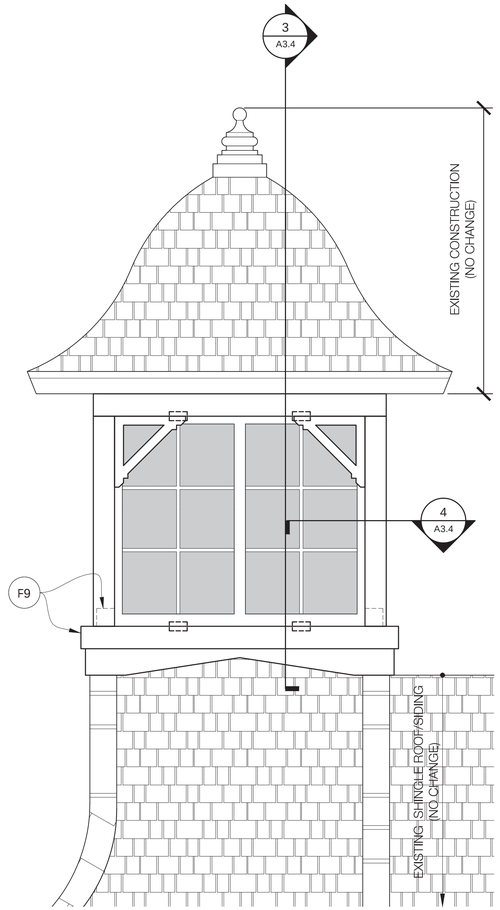
EXTERIOR BUILDING ELEVATIONS

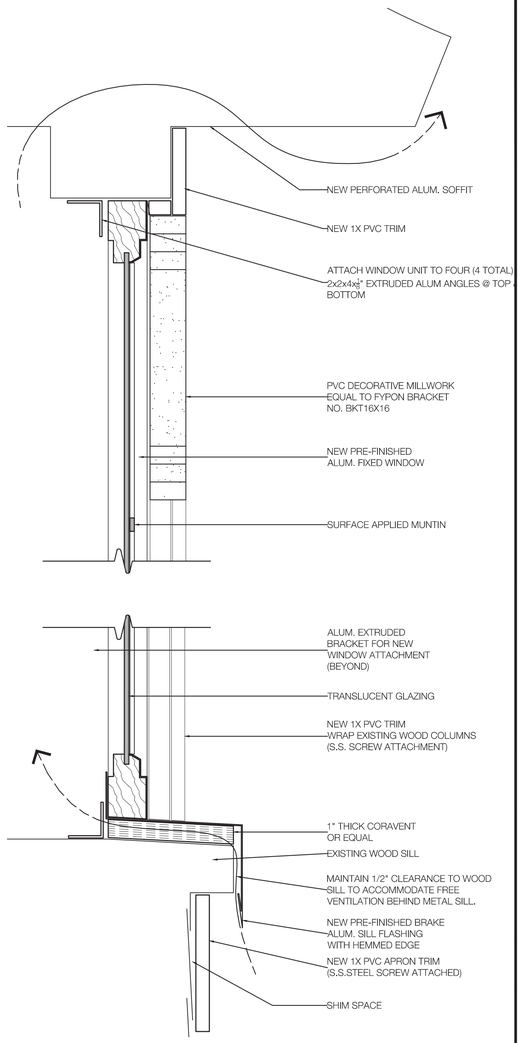
A3.3



1 EAST ELEVATION-OLD CITY HALL
1/4" = 1' - 0"

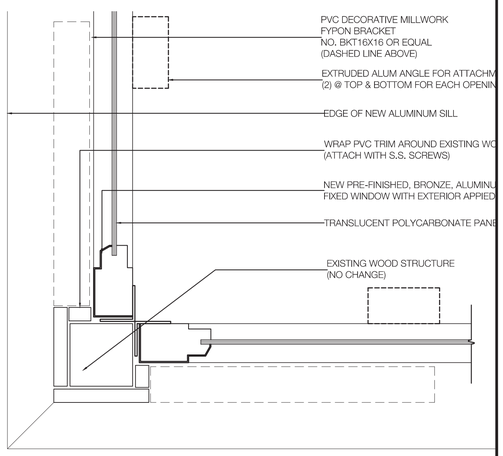


2 ENLARGED ELEVATION (ALT #6)
3/4" = 1' - 0"



3 ENLARGED SECTION DETAIL
3" = 1' - 0"

PHOTOGRAPHIC REPRESENTATION OF RUSTICATION
(NOT TO SCALE)



4 ENLARGED PLAN DETAIL
3" = 1' - 0"

MASONRY NOTES

- M1 TUCK POINT EXISTING BRICK. REMOVE NON-ORIGINAL BRICK UNITS AND REPLACE WITH SALVAGED UNITS.
- M2 RESEAL ALL WINDOWS AND DOOR OPENINGS. REPLACE ALUM. TRIM AS REQUIRED.
- M3 EXISTING LIMESTONE SILLS TO REMAIN IN PLACE.
- M4 RESET STEEL LINTEL AND FLASHING OVER TOP OF SCUPPER OVERFLOW OPENING.
- M5 REFURBISH STEEL PLATE LINTELS AND INSTALL SELF ADHERING MEMBRANE FLASHING WITH STAINLESS STEEL DRIP EDGE. INSTALL HEAD JOINT WEEPS AT 8" O.C.
- M5A SCRAPE AND PAINT ALL EXPOSED STEEL LINTELS.
- M6 PATCH AND REPAIR EXISTING LIMESTONE.
- M7 REMOVE DETERIORATED AREAS OF BRICK AND REPLACE APPROX. 240 UNITS WITH SALVAGED BRICK.
- M8 NEW STANDARD SIZE BRICK TO MATCH EXISTING ON ⅜" CORRUGATED DRAINAGE PLANE (MTI, "SURE CAVITY") ON FLUID APPLIED AIR AND WATER BARRIER ON EXISTING CONCRETE BLOCK BACKUP (HAYDITE).
- M9 NEW 4" NOM. LIMESTONE BASE TO MATCH EXISTING PROFILE AND FINISH WITH 6" CONCRETE BLOCK BACK-UP.
- M10 NEW 8" HIGH X 4.5" THICK LIMESTONE "SILL" WITH BEVELED EDGE.
- M11 NEW 12" HIGH x +/- 24" LONG x 3⅝" THICK RUSTICATED INDIANA LIMESTONE.
- M12 ¾" WIDE EXPANSION JOINT.
- M13 REPLACE WITH NEW COPPER FLASHING.
- M14 REMOVE AND REINSTALL ALL GRILLS, VENTS.

MISCELLANEOUS EXTERIOR FINISHES NOTES

- F1 WEATHERCAP JOINT PROTECTIVE SYSTEM, OR "T-CAPS" SEE DETAILS: 3/A4.1 & 4/A4.1
- F2 STRIP & REPAINT ARCHITECTURAL DETAIL, COLOR TO BE SELECTED BY ARCHITECT.
- F3 REPUTTY & SEAL EXISTING GLASS UNITS. PAINT TO MATCH FRAMES.
- F4 REPAIR EIFS FINISH, PAINT
- F5 REPAIR AND/OR REATTACH APPROX. 20 LINEAL FEET OF ALUMINUM FASCIA CLADDING.
- F6 CLEAN ALUMINUM FASCIAS.
- F7 PREFINISHED SQUARE ALUMINUM 3 x 4 DOWNSPOUT - DISCHARGE INTO EXISTING CAST IRON STORM DRAIN
- F8 NEW DRIP EDGE FLASHING OVER EXISTING WINDOW FRAME & NEW SILL FLASHING/APRON AT FIVE (5) EYEBROW WINDOWS.
- F9 NEW 24 GA. PREFINISHED, WHITE, ALUMINUM SILL FLASHING.

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RE
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JAK
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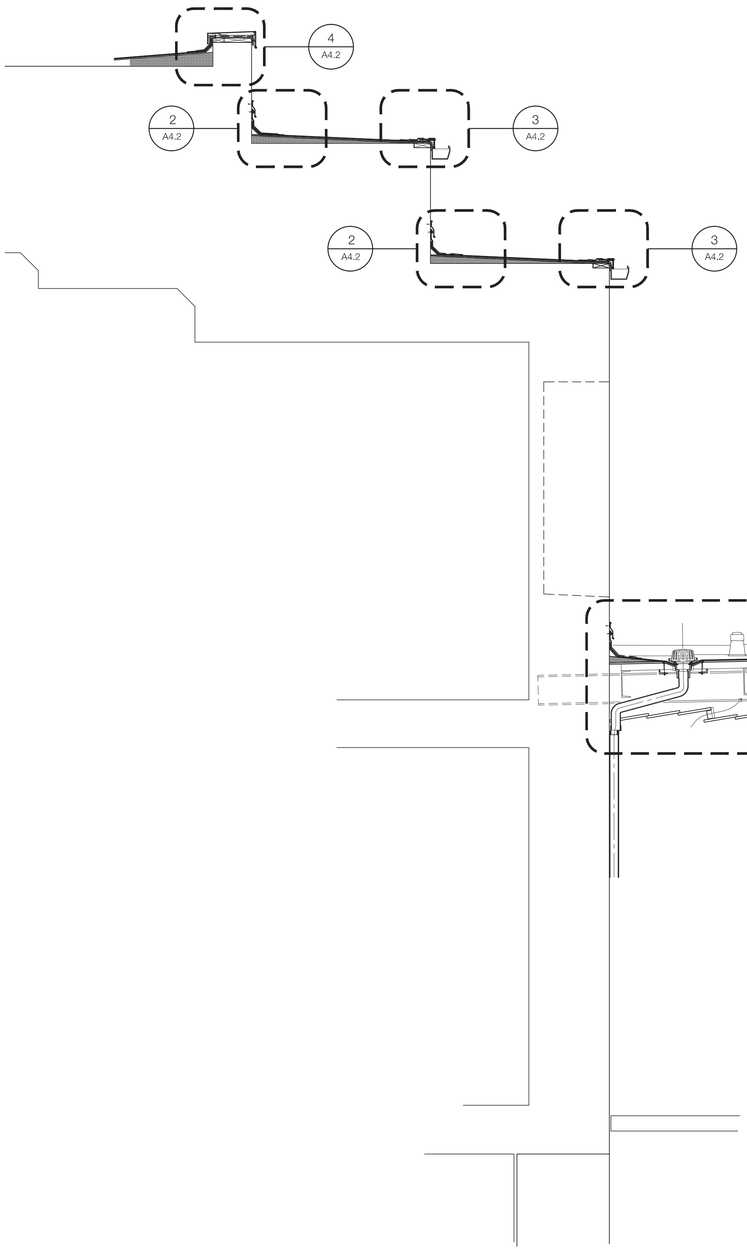
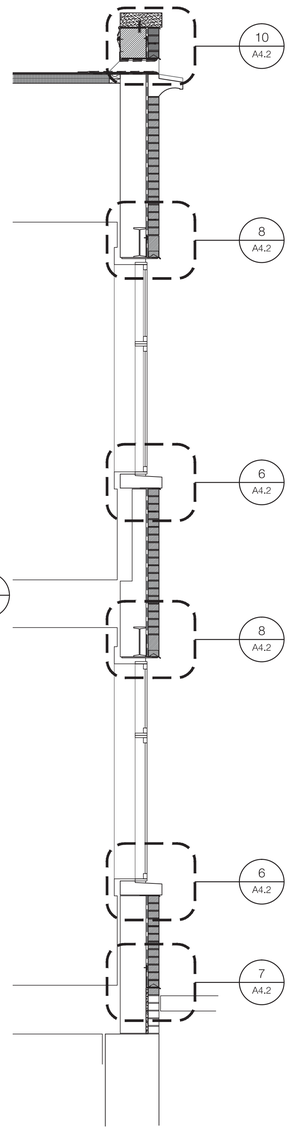
PROJECT NUMBER
2011-033

EXTERIOR BUILDING ELEVATIONS

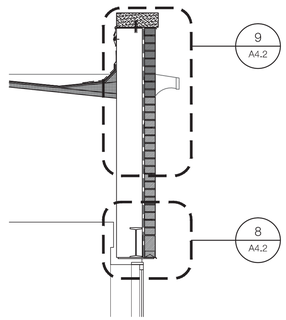
A3.4



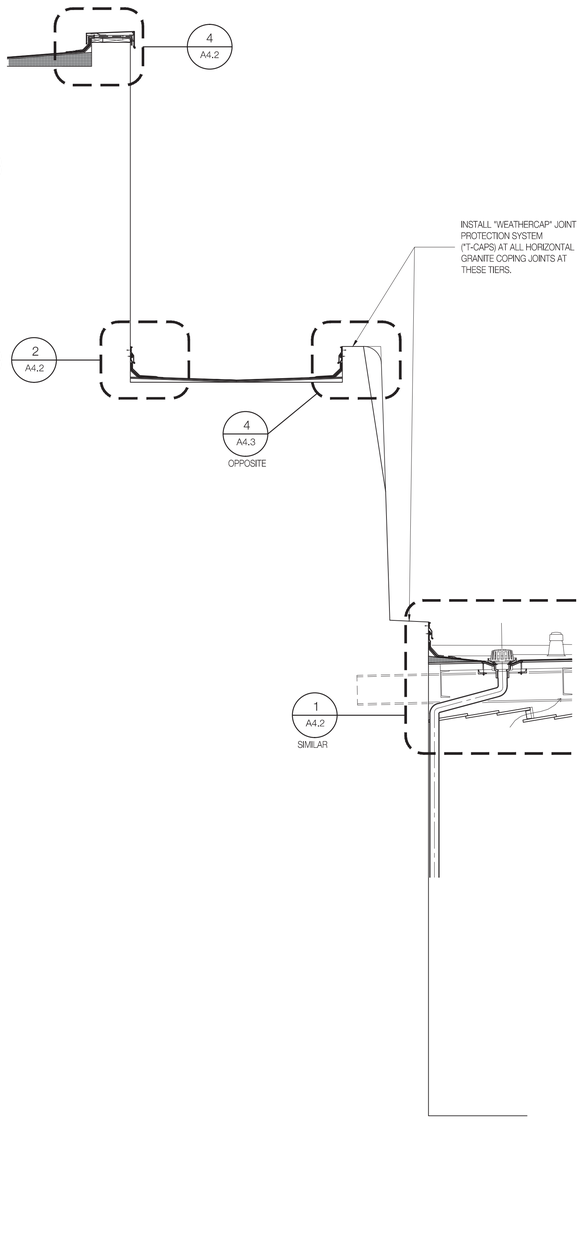
1 WALL SECTION
1/2" = 1' - 0"



2 WALL SECTION
1/2" = 1' - 0"



3 PARTIAL WALL SECTION
1/2" = 1' - 0"



4 PARTIAL WALL SECTION
1/2" = 1' - 0"

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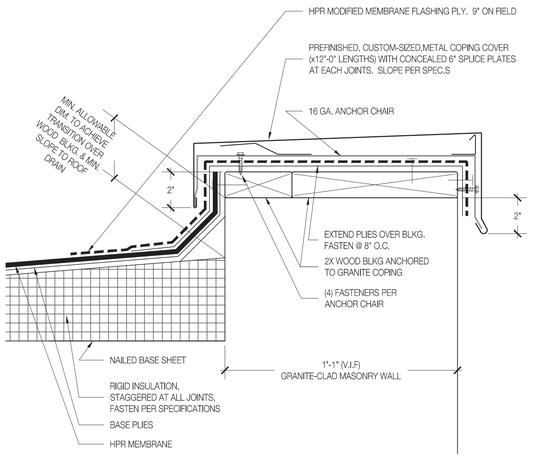
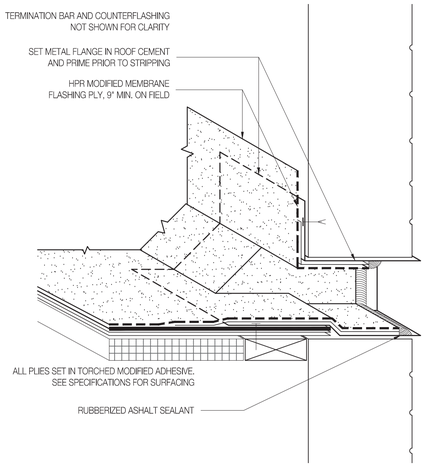
WALL SECTIONS

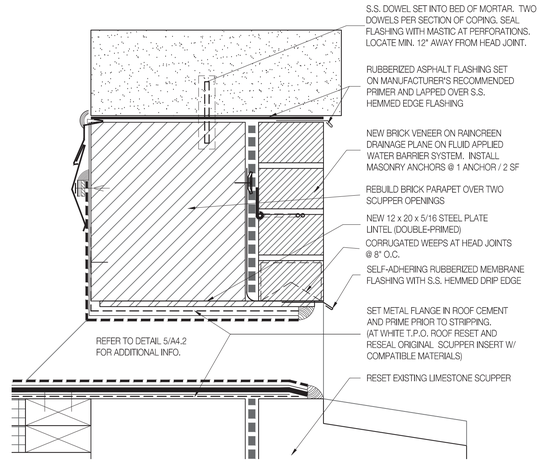
A4.1

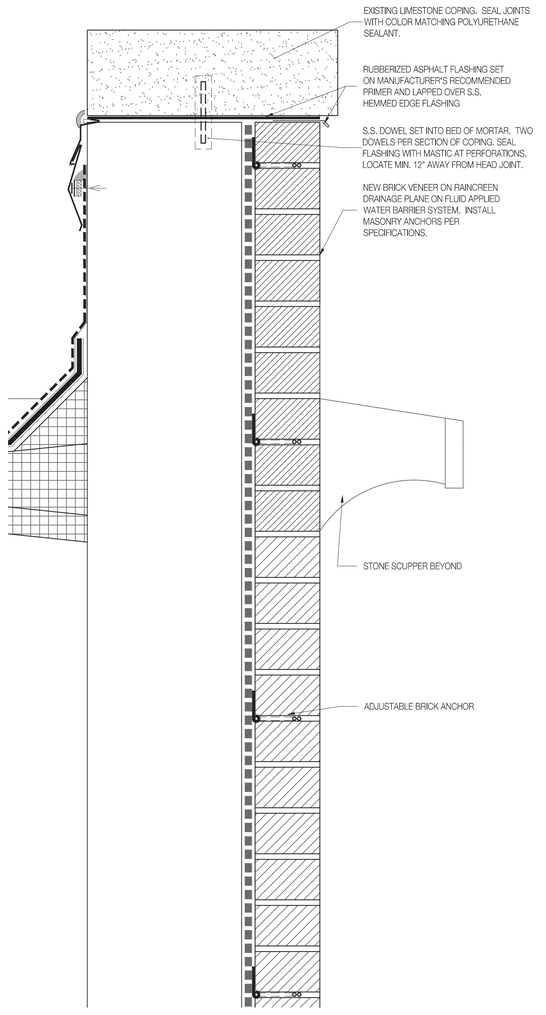


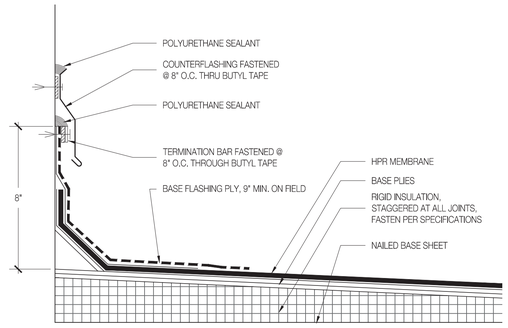
4 SECTION DETAIL
3" = 1' - 0"



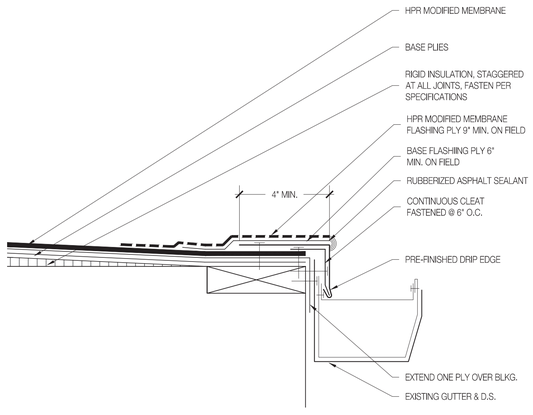
5 SECTION DETAIL
3" = 1' - 0"



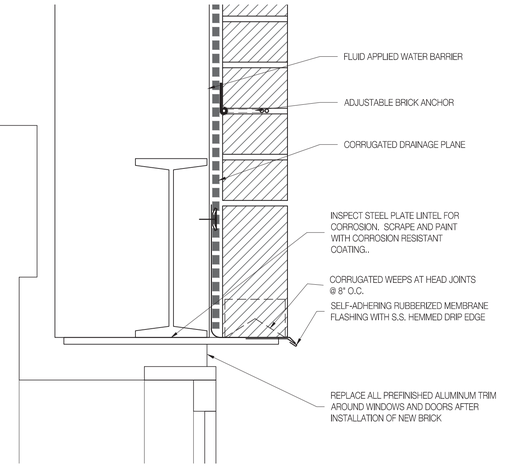


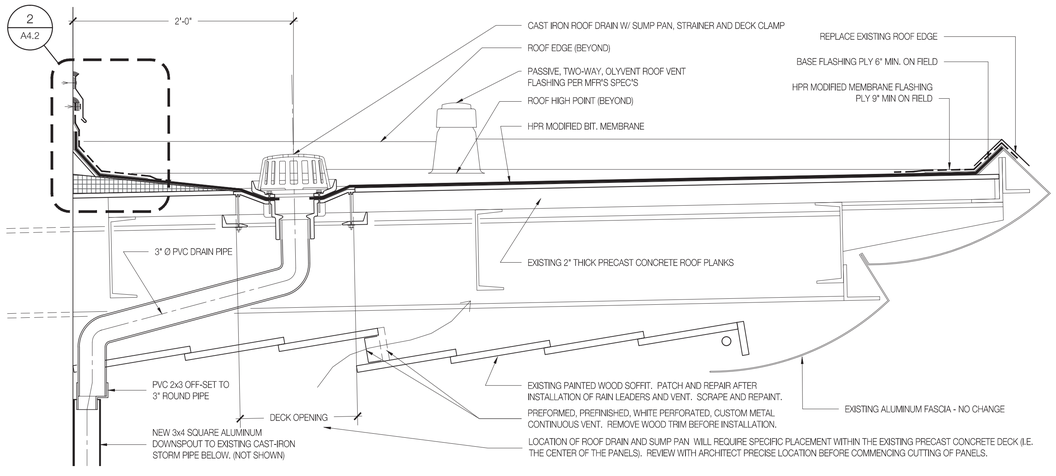


2 SECTION DETAIL
3" = 1' - 0"

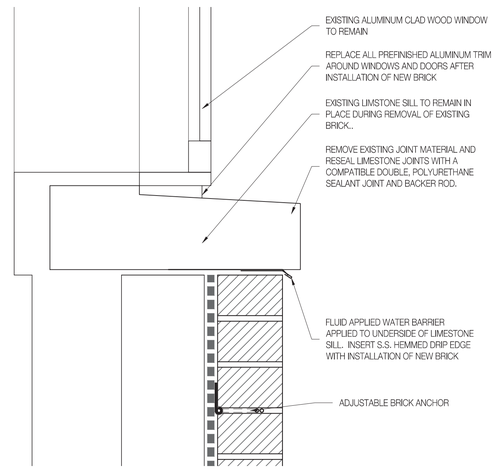


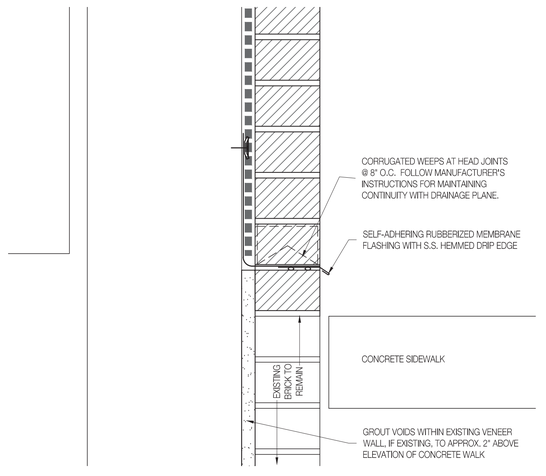
3 SECTION DETAIL
3" = 1' - 0"





1 SECTION DETAIL
1-1/2" = 1' - 0"





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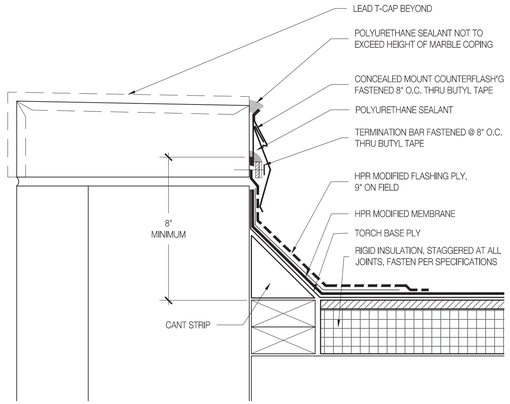
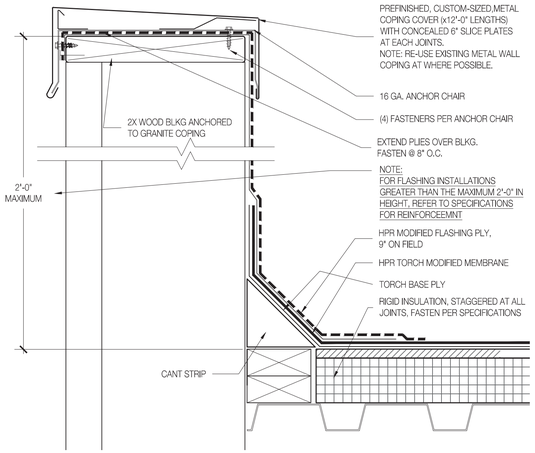
RE
DATE
11/29/2012
PROJECT NUMBER
2011-033

WALL SECTIONS & DETAILS

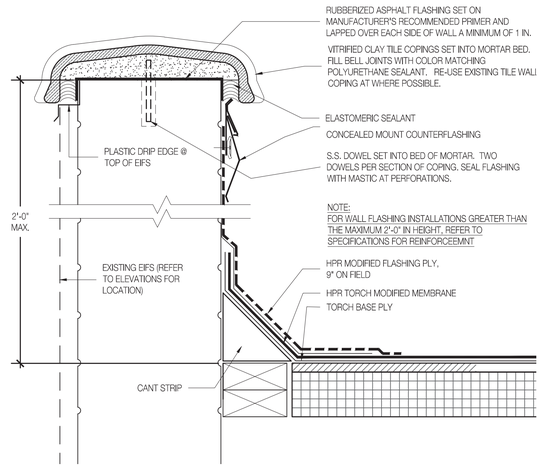
A4.2



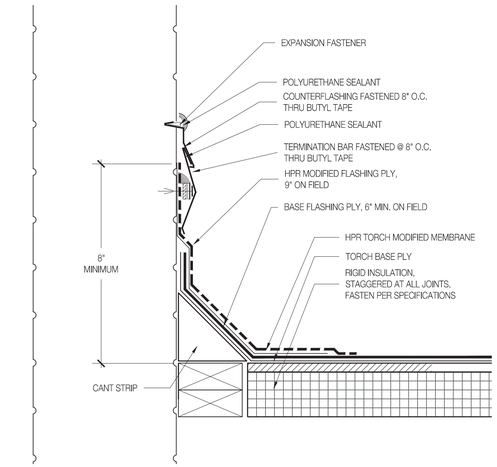
3 SECTION DETAIL @ GRANITE WALL W/O METAL COPING
3" = 1' - 0"



6 SECTION DETAIL @ GRANITE WALL WITH METAL COPING
3" = 1' - 0"



9 SECTION DETAIL @ BRICK PARAPET WITH OR W/O EIFS
3" = 1' - 0"



12 SECTION DETAIL @ ROOF TERMINATION ON HIGH BRICK WALLS
3" = 1' - 0"

2 SECTION DETAIL @ EXISTING HATCH (SIMILAR TO MECHANICAL CURBS)
3" = 1' - 0"

5 SECTION DETAIL @ ROOF DRAINS (NON-CANOPY LOCATIONS)
3" = 1' - 0"

8 SECTION DETAIL @ EXISTING PLUMBING VENTS
3" = 1' - 0"

11 SECTION DETAIL @ MECHANICAL/ELECTRICAL CURB
3" = 1' - 0"

1 ISOMETRIC DIAGRAM OF TORCH-APPLIED MODIFIED BITUMEN SYSTEM
1-1/2" = 1' - 0"

4 SECTION DETAIL @ BRICK GABLE PARAPET
3" = 1' - 0"

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El Cajon, CA 92020
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Fax: (619) 448-9072

7 STAINLESS STEEL THROUGH-WALL SCUPPER OVERFLOW
NTS

10 SECTION DETAIL @ EIFS TRANSITION TO ROOFING
1-1/2" = 1' - 0"

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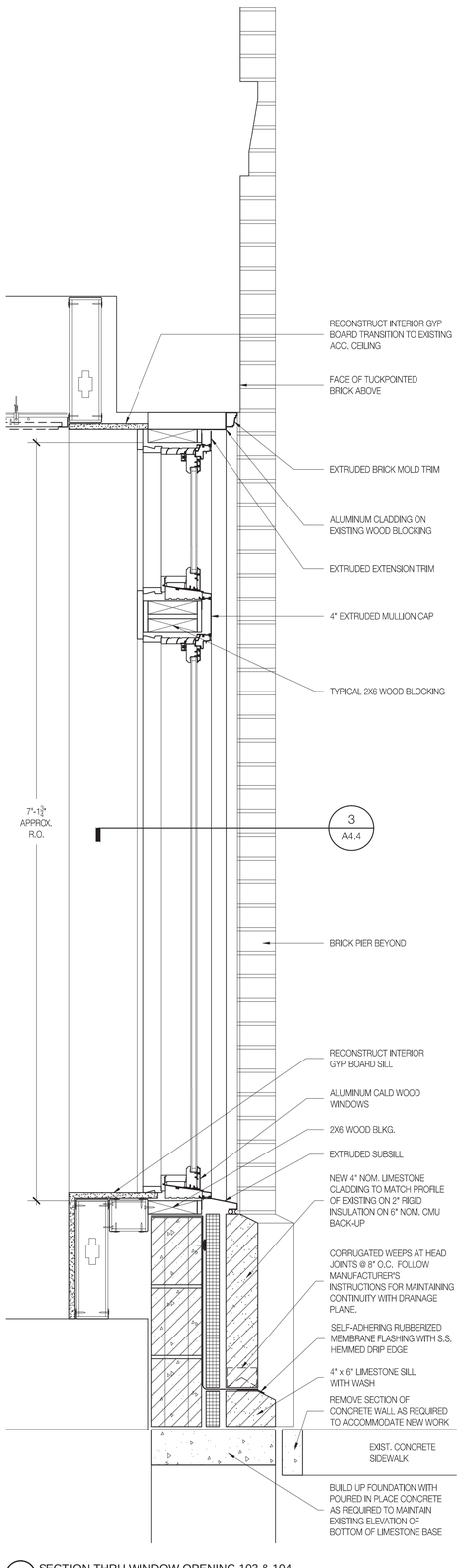
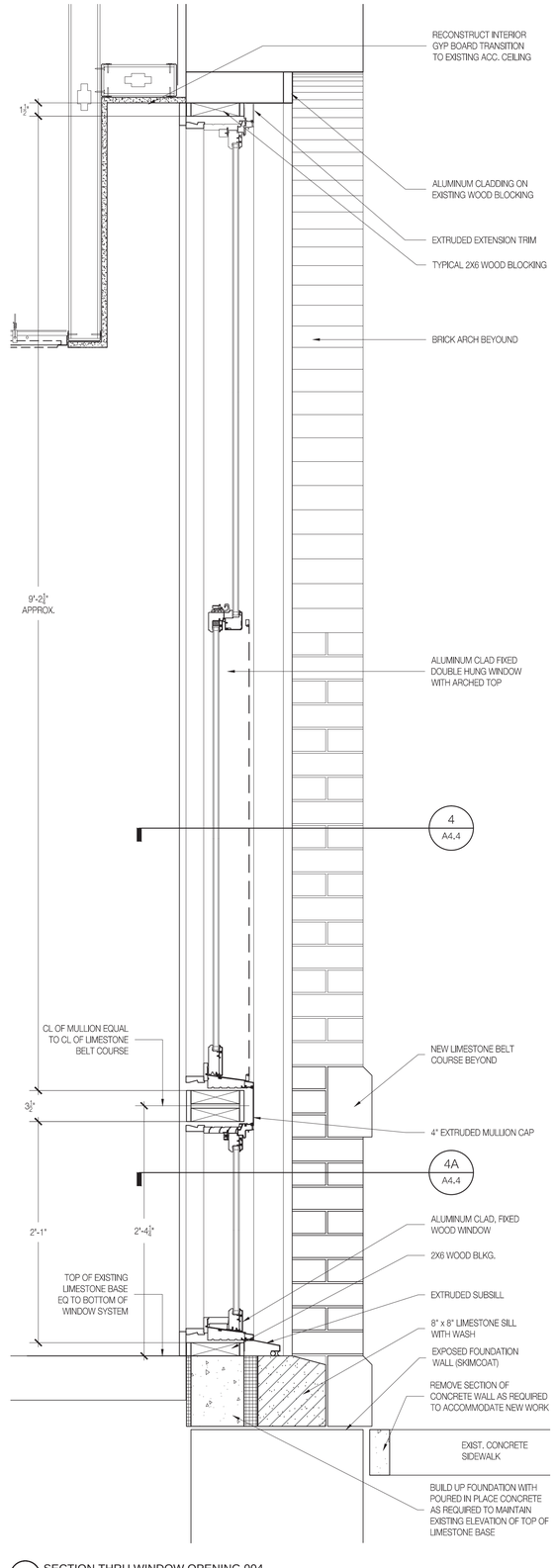
2011-033

WALL SECTIONS & DETAILS

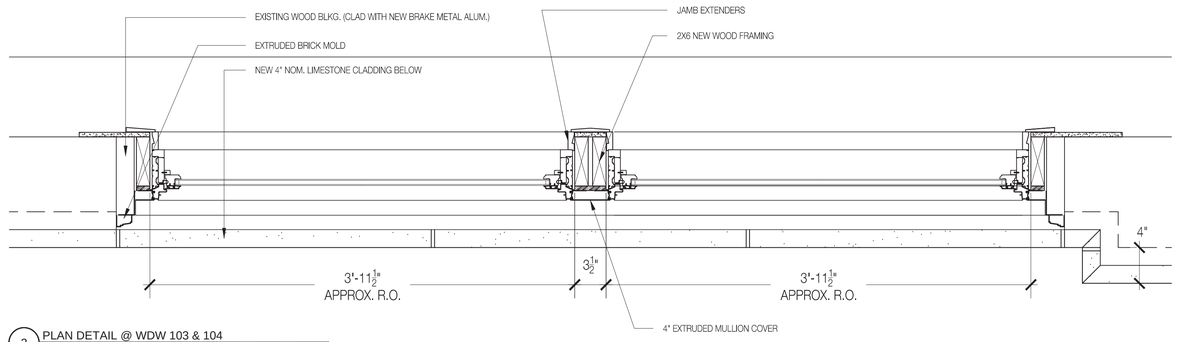
A4.3



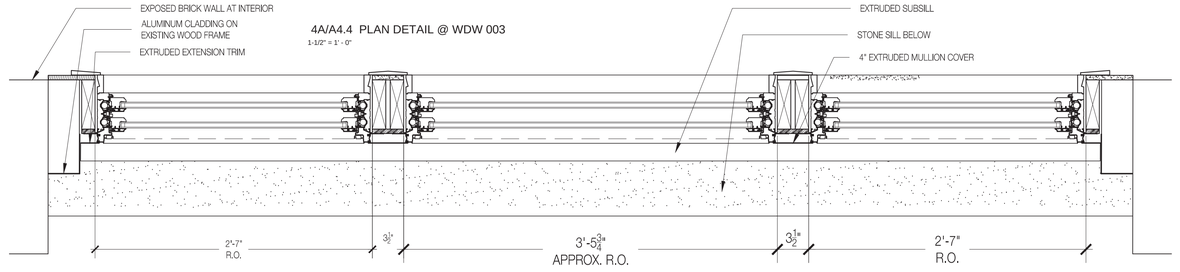
1 SECTION THRU WINDOW OPENING 103 & 104
1-1/2" = 1' - 0"



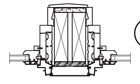
2 SECTION THRU WINDOW OPENING 004
1-1/2" = 1' - 0"



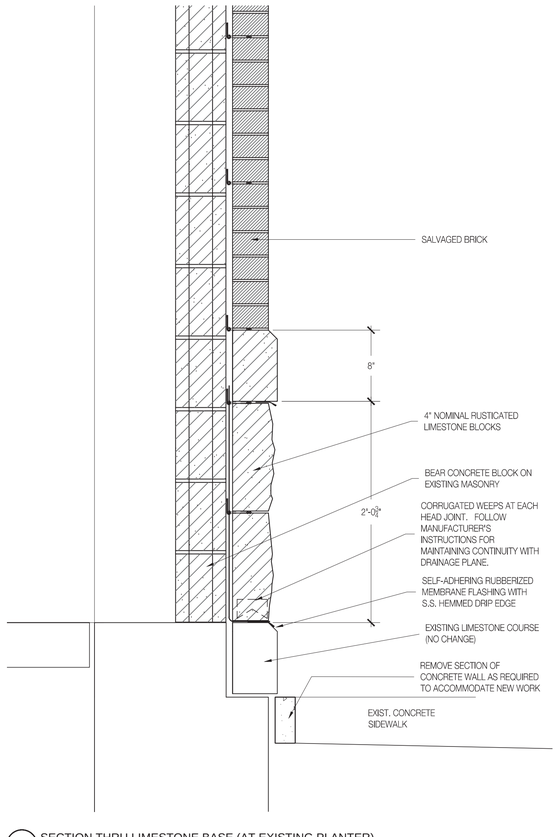
3 PLAN DETAIL @ WDW 103 & 104
1-1/2" = 1' - 0"



4 PLAN DETAIL @ WDW 003 (ORIGINAL OP'G WAS AN OVERHEAD DOOR)
1-1/2" = 1' - 0"



4A PLAN DETAIL @ WDW 003
1-1/2" = 1' - 0"



5 SECTION THRU LIMESTONE BASE (AT EXISTING PLANTER)
1-1/2" = 1' - 0"

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MUNICIPAL CENTER EXTERIOR IMPROVEMENTS

City of St Charles, IL
2 East Main Street
St Charles, IL 60174

ISSUE RECORD	
BID SET	03/14/2013
PERMIT SET	03/14/2013

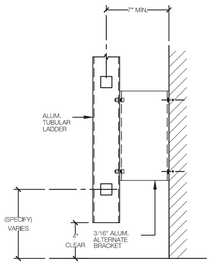
PROJECT ARCHITECT
RE
DRAWN BY
RE
DATE
11/29/2012
PROJECT NUMBER
2011-033

WINDOW SECTIONS & DETAILS

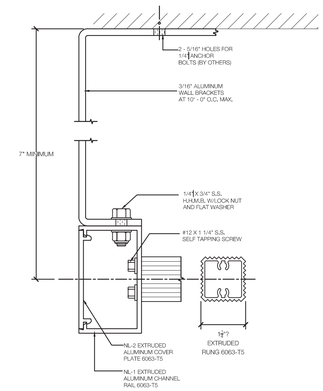
A4.4

1 (NOT USED)

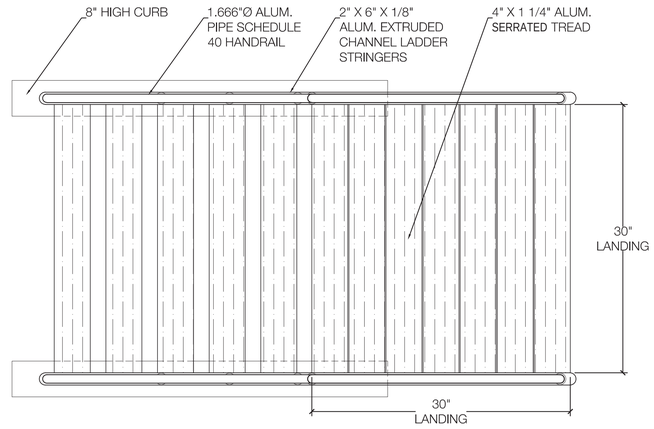
2 (NOT USED)



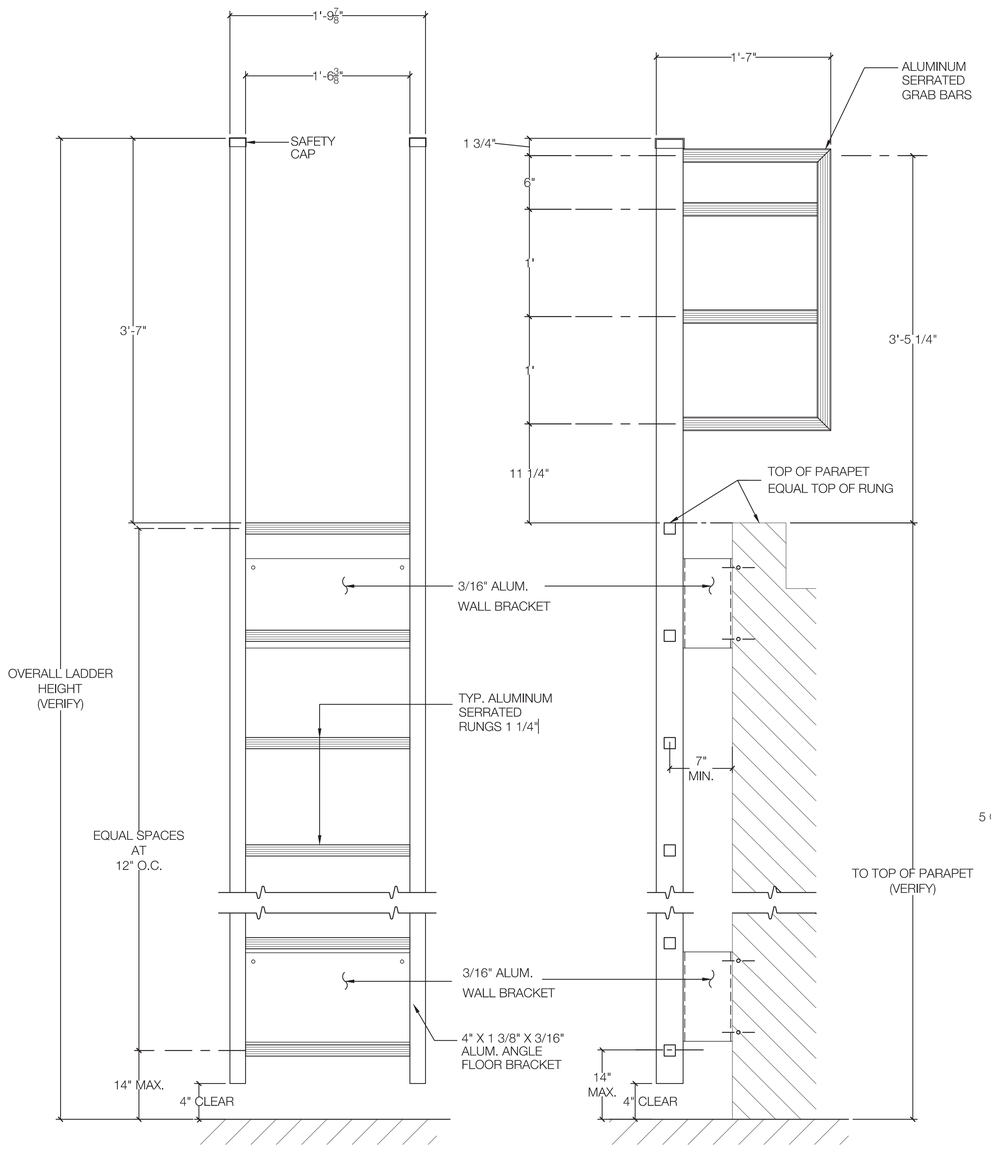
3 OFF FLOOR SUPPORT DETAIL
1-1/2" = 1' - 0"



4 LADDER DETAIL
6" = 1' - 0"

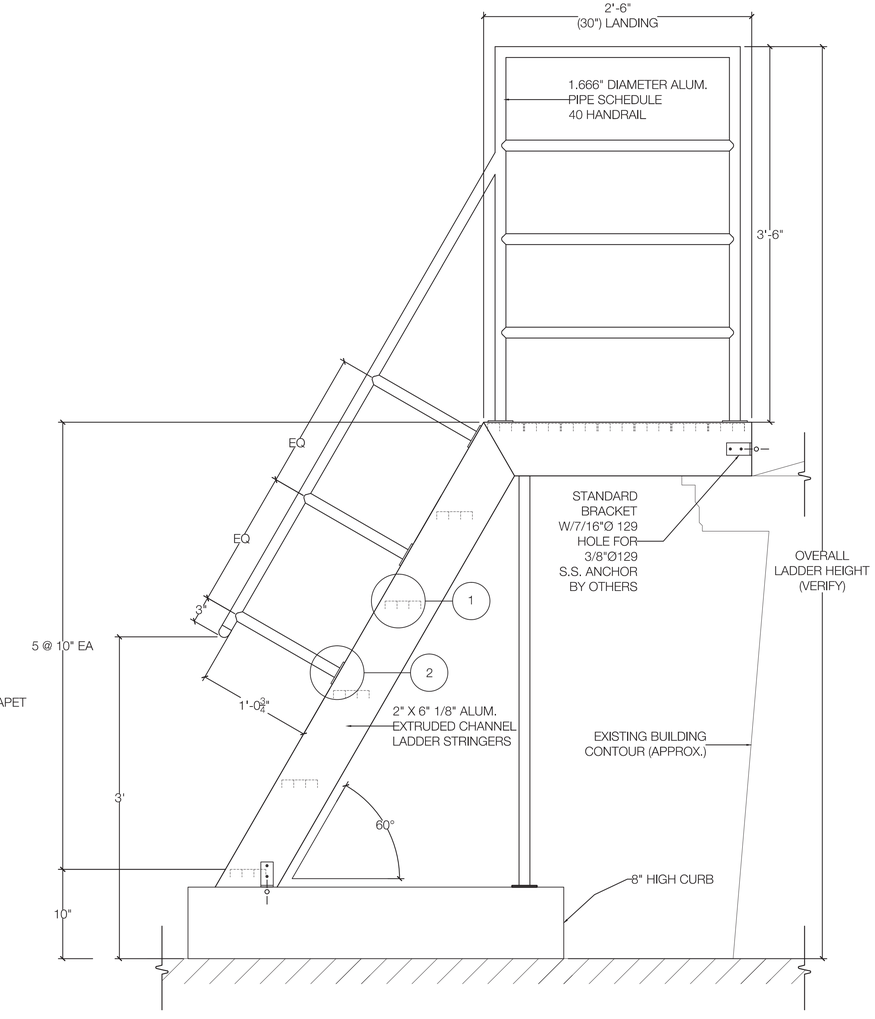


5 ALUMINUM STAIR PLAN
1-1/2" = 1' - 0"

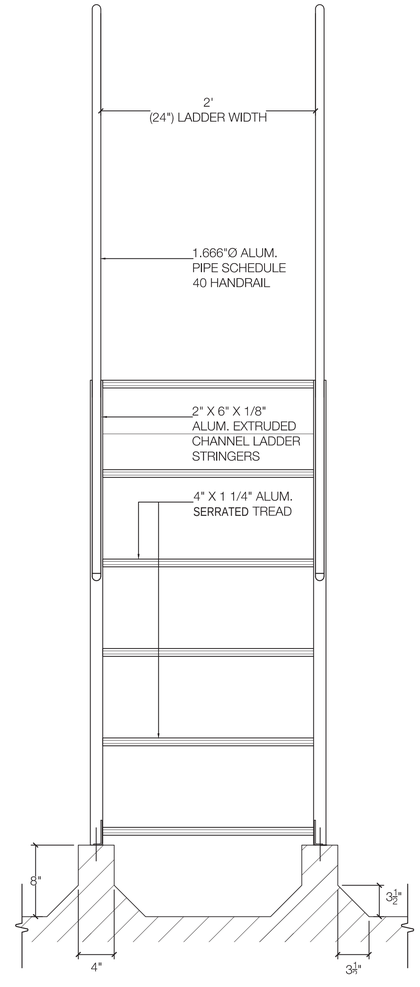


6 LADDER ELEVATION-FRONT
1-1/2" = 1' - 0"

7 LADDER ELEVATION-SIDE
1-1/2" = 1' - 0"



8 ALUM. STAIR ELEVATION-SIDE
1-1/2" = 1' - 0"



9 ALUM. STAIR ELEVATION-FRONT
1-1/2" = 1' - 0"

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MUNICIPAL CENTER EXTERIOR IMPROVEMENTS

City of St Charles, IL

2 East Main Street
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JAK
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11/29/2012
PROJECT NUMBER
2011-033

STAIR & LADDER DETAILS

A5.1

DOOR & WINDOW SCHEDULE

			EXISTING CONDITIONS		BASE BID				ALTERNATE				
Mark	Approximate Unit Dimensions		Window/Door Type	Material	Action	Window/Door Type	Material	Notes	Action	Window/Door Type	Material	Notes	Alt. No.
	Width (in.)	*Height (in.)*											
OLD CITY HALL													
002	121	145	Overhead, fixed sectional door, single-glazed	Wood, Paint	Replace w/ new unit	Triple single-hung window combination with arched & partial arched heads	Alum. Clad	1,6,13					
003 DOOR	68	80	Double door, single-glazed	"	"	Double door, raised panel, (1) lights each leaf	Alum. Clad, Commercial w/ H.M. frame	1,6,8					
003A	68	34	Half-circle, fixed window, double-glazed	Alum. Clad	"	Half-circle, fixed window, double-glazed	Alum. Clad	1,6,13					
105	11	28	Fixed window, single-glazed	Wood, Paint	"	Fixed casement window	"	1,6,13					
106	11	28	"	"	"	"	"	1,6,13					
107	48	86	Double casement, w/ fixed transom, double-glazed	Alum. Clad	"	Single-hung window w/springline head (48 w x 110 h)	"	1,4,11,12,13					
108	48	86	"	"	"	"	"	1,4,11,12,13					
207	44	82	Double casement, w/ fixed transom, double-glazed	"	Refurbish existing unit	No Change	Alum. Clad	2,3	Install New	Single-hung	Alum. Clad	1,11,12,13	#2
208	44	82	"	"	"	"	"	2,3	"	"	"	1,11,12,13	#2
209	44	82	Double casement, w/ arched fixed transom, double-glazed	"	"	"	"	2,3	"	Single -hung, springline arch upper sash	"	1,11,12,13	#2
210	44	82	"	"	"	"	"	2,3	"	"	"	1,11,12,13	#2
211	44	82	"	"	"	"	"	2,3	"	"	"	1,11,12,13	#2
212	44	82	Double casement, w/ fixed transom, double-glazed	"	"	"	"	2,3	"	Single-hung	"	1,11,12,13	#2
213	44	82	"	"	"	"	"	2,3	"	"	"	1,11,12,13	#2
301	26	56	Single casement, fixed, double-glazed	"	"	"	"	2,3	"	Single -hung, with divided light upper sash	"	1,14	#2
302	26	56	"	"	"	"	"	2,3	"	"	"	1,14	#2
303	26	56	"	"	"	"	"	2,3	"	"	"	1,14	#2
304	64	24	Fixed, single glazed, divided light,	Wood, Paint	Refurbish existing unit	No Change	Wood, Paint	2,3,5,6,7,16	Install New	Fixed, divided light, eyebrow	Alum. Clad	6,7,14	#1
305	64	24	"	"	"	"	"	2,3,5,6,7,16	"	"	"	6,7,14	#1
306	64	24	"	"	"	"	"	2,3,5,6,7,16	"	"	"	6,7,14	#1
307	96	36	"	"	"	"	"	2,3,5,6,7,16	"	"	"	6,7,14	#1
308	64	24		"	"	"	"	2,3,5,6,7,16	"	"	"	6,7,14	#1
401	56	48							Install New	Fixed, divided light, with intermediate vertical sash	Alum. Clad	14,17,18	#6
402	56	48							"	"	"	14,17,18	#6
403	56	48							"	"	"	14,17,18	#6
404	56	48							"	"	"	14,17,18	#6
SOUTH ANNEX													
103	96	78	Residential bow window with operable sash	Wood, Paint	Replace w/ new unit	Combination of two fixed (49 x 64) and two operable awning (47 x 20)	Alum Clad	1,11,12,13					
104	96	78	"	"	"	"		1,11,12,13					
204	40	66	Double casement	Alum. Clad	Refurbish existing unit	No Change	Alum. Clad	2,3	Install New	Single-hung	Alum. Clad	1,11,13	#3
205	40	66	"	"	"	"	"	2,3	"	"	"	1,11,13	#3
206	40	66	"	"	"	"	"	2,3	"	"	"	1,11,13	#3
MUNICIPAL BLDG													
009 DOOR	36	80	Hollow metal exit door (outswing)	Metal, paint	Refurbish existing unit	No Change	Hollow Metal	2	Install New	Alum. Clad, Commercial, w/ single light & H.M. frame		1,15	#4
010 DOOR	36	80	Industrial steel frame sash door (outswing), w/ 24" h. fixed transom	Metal, paint	"	"	"	2,9,10	"	Alum. Clad, Commercial, w/ single light & fixed transom panel		1,9,10,15	#4
011 DOOR	32	80	Solid core, inswing, w/ 24" h. fixed transom	Wood, Paint	"	"	"	2,9,10	"	"		1,9,10,15	#4
012 DOOR	32	80	Solid core, inswing, w/ glass panel, w/24" h. fixed transom	Wood, Paint	"	"	"	2,9,10	"	"		1,9,10,15	#4
127	115	74	Mulled, Double casement, fixed transom combination	Alum. Clad	"	"	Alum. Clad	2,9,10					
128	80	74	"	"	"	"	"	2,9,10					
129	115	74	"	"	"	"	"	2,9,10					
130	115	74	"	"	"	"	"	2,9,10					
131	39	74	"	"	"	"	"	2,9,10					
234	106	72	"	"	"	"	"	2,9,10					
235	142	72	"	"	"	"	"	2,9,10					
236	96	74	"	"	"	"	"	2,9,10					
237	96	74	"	"	"	"	"	2,9,10					
238	96	74	"	"	"	"	"	2,9,10					

DOOR & WINDOW NOTES

1	Remove existing window/door.
2	Existing window/door shall remain. Remove and reinstall sealant joints around window/door.
3	Exterior prime and paint - color to be selected by architect.
4	Remove brick and steel angle within original brick arch opening.
5	Remove glazing, reseal, putty and paint.
6	Existing wood jambs, heads and sills shall remain in place. Clad with prefinished brake metal aluminum trim to match new
7	Install new pre-finished metal head and sill flashing.
8	Save interior antique trim, paint.
9	Remove existing aluminum trim. Reinstall new to match existing alum. clad windows.
10	Apply a continuous bead of fluid-applied flashing and joint compound along the interface between the wall and the window/door flange, at the jambs, sill and head, to maintain continuity with fluid applied air barrier system.
11	At interior, new windows shall receive painted gypsum board jamb returns.
12	At Interior, window head and ceiling heights differ in elevation. Existing suspended ceiling shall terminate at new gypsum
13	Interior finish of sash and frame shall be prefinished, satin polyurethane clear pine.
14	Interior finish of sash shall be white primer.
15	Storefront doors shall match style of Atrium Building's front entrance doors.
16	Refer to "WOOD WINDOW PATCH-TYPE REPAIR" notes below.
17	Remove existing metal louvers, rough window opening to be measured to existing rough framing of cupola.
18	Install translucent poly-carbonate glazing panel, two per window.
	WOOD WINDOW PATCH-TYPE REPAIR
A.	General: Patch wood members that are damaged and exhibit depressions, holes, or similar voids, and that have limited
	1. Remove sash from windows before performing patch-type repairs at meeting or sliding surfaces unless otherwise
	2. Verify that surfaces are sufficiently clean and free of paint residue prior to patching.
	3. Treat wood members with wood consolidant prior to application of patching compound. Coat wood surfaces by brushing, applying multiple coats until wood is saturated and refuses to absorb more. Allow treatment to harden before filling void
	4. Remove rotted or decayed wood down to sound wood.
B.	Apply borate preservative treatment to accessible surfaces either before applying wood consolidant or after removing rotted or decayed wood. Apply treatment liberally by brush to joints, edges, and ends; top, sides, and bottom.
C.	Apply wood-patching compound to fill depressions, nicks, cracks, and other voids created by removed or missing wood.
	1. Prime patch area with application of wood consolidant or manufacturer's recommended primer.
	2. Mix only as much patching compound as can be applied according to manufacturer's written instructions.
	3. Apply patching compound in layers as recommended by manufacturer until the void is completely filled.
	4. Finish patch surface to match contour of adjacent wood member. Sand patching compound smooth and flush, matching
	5. Clean spilled compound from adjacent materials immediately.

GENERAL DOOR NOTES

1. 1. IT IS RECOMMENDED THAT THE SELECTION OF HARDWARE AND THE PREPARATION OF BUILDER'S (FINISH) HARDWARE SPECIFICATION BE PERFORMED BY AN INDEPENDENT HARDWARE CONSULTANT (NOT A MANUFACTURER'S REPRESENTATIVE, MANUFACTURER, DISTRIBUTOR, OR SALES AGENCY)
2. DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB-TURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (1/2") IN HEIGHT, THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
3. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, EXCEPT AT A PLACE OF DETENTION.
4. ALL DOORS SHALL HAVE ACCESSIBLE HARDWARE LIMITED TO LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND A U-SHAPED HANDLE DESIGNS. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
5. DOOR HANDLES, PULLS, LATCHES LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
6. THE UNLATCHING OF ANY DOOR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
7. DOOR CLOSER SWEEPS SHALL BE ADJUSTED SO THE DOOR TAKES THREE SECONDS FROM SEVENTY DEGREES OPEN TO CLOSE TO A POINT THREE INCHES FROM THE LATCH.
8. DOOR HARDWARE FINISH: US26D - SATIN CHROME.

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DOOR & WINDOW SCHEDULE

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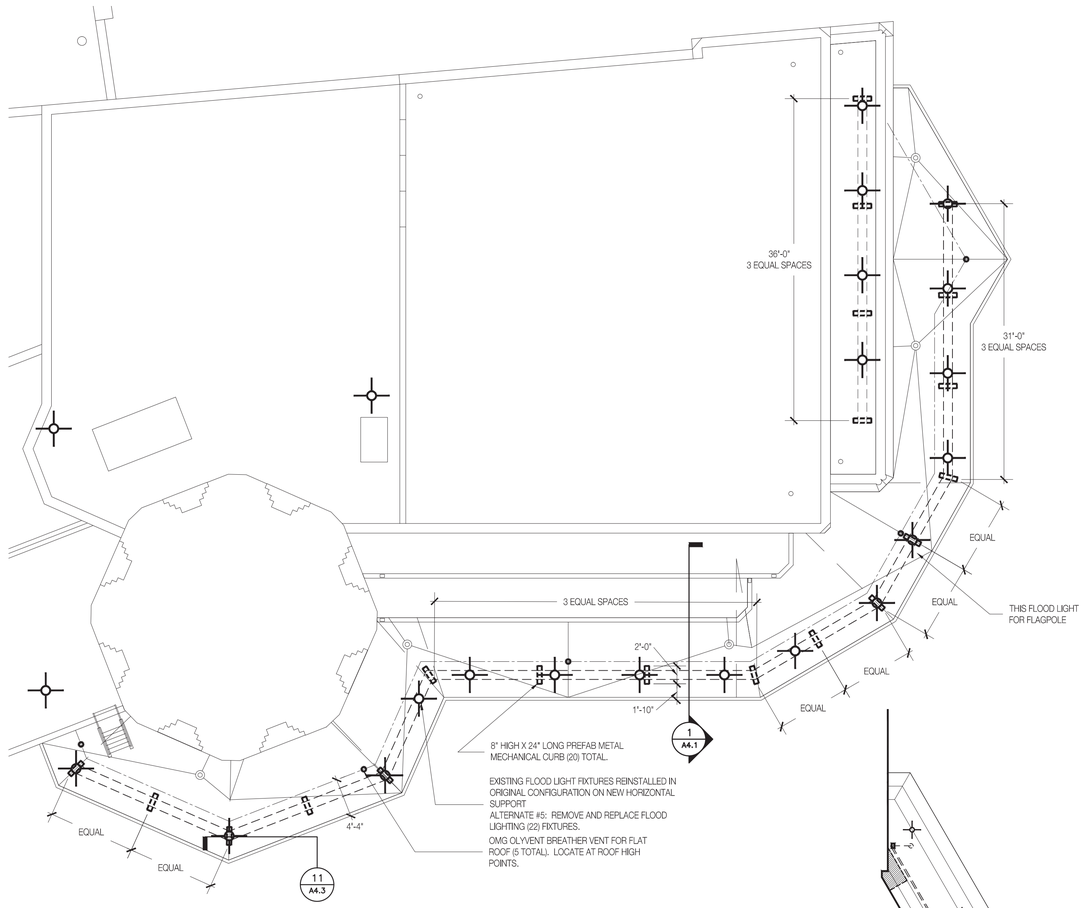
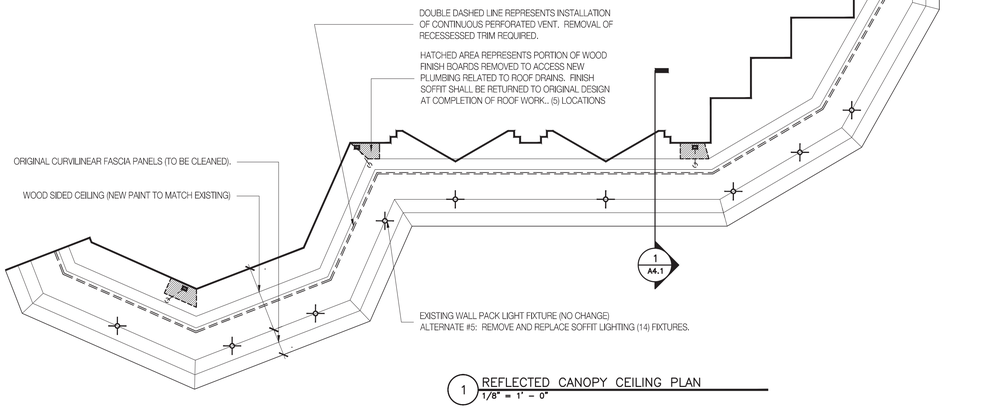


2 ROOF ACCESSORIES PLAN
1/8" = 1' - 0"

N



1 REFLECTED CANOPY CEILING PLAN
1/8" = 1' - 0"

PHYSICAL DATA

The data below is constant for all OMG OlyVents.

OVERALL DIMENSIONS	BREATHER/VENT HOLE
Height: 8" Base Diameter: 11" Stack Diameter at Base: 5" Body Thickness: .051 Aluminum	Quantity: 8 Size: ½" Diameter

OMG OLYVENT NOTES:

A. CUT A 4 INCH DIAMETER OPENING THROUGH MEMBRANE AND INSULATING MATERIAL. REMOVE MEMBRANE AND MATERIAL TO VAPOR BARRIER OR DECK.

B. ATTACH VENT TO ROOF DECK WITH APPROPRIATE FASTENER.

C. FLASH IN ACCORDANCE TO ROOF COVER MANUFACTURER'S INSTRUCTIONS.
D FOR BUR & MODIFIED BITUMEN ROOF COVERS REFER TO ROOF COVER MANUFACTURER'S FLASHING INSTRUCTIONS.

E. CAUTION: DO NOT APPLY DIRECT FLAME OF TORCH TO AREA OF VENT STACK. EXCESSIVE HEAT WILL DAMAGE THE ONE-WAY VALVE INSIDE OF VENT.

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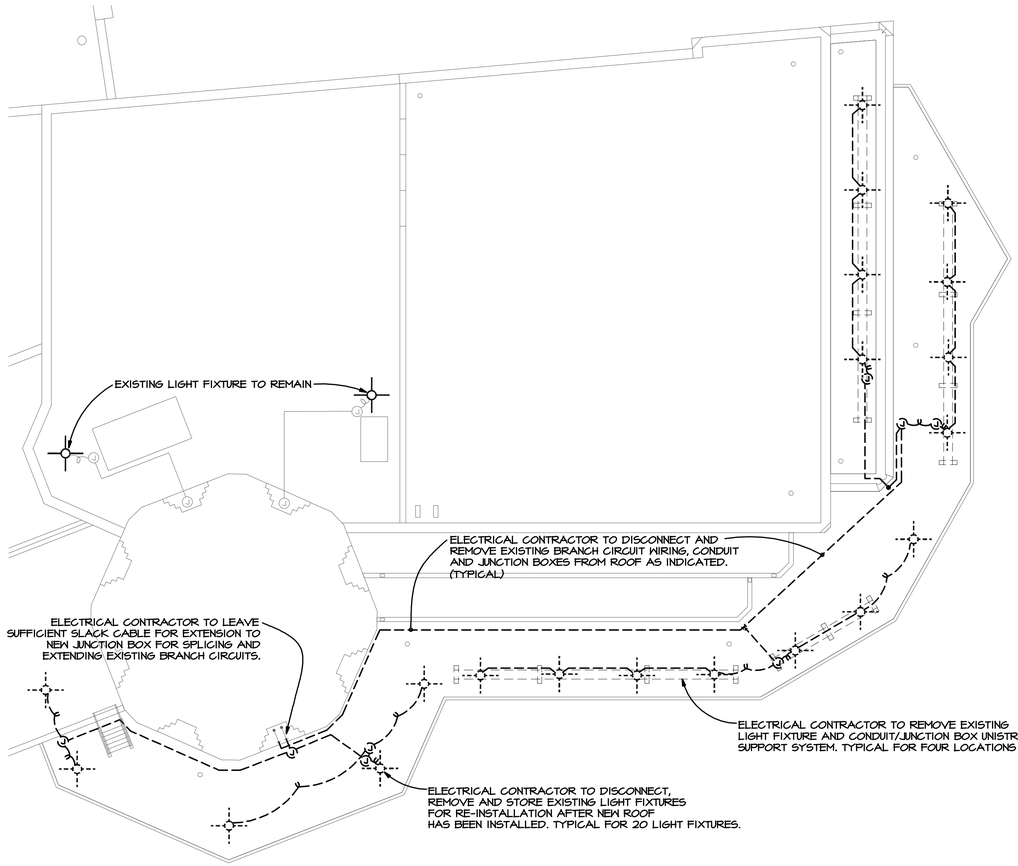
RCP PLAN

A9.1



1 ROOF LIGHTING DEMO PLAN (BASE BID)
1/8" = 1' - 0"

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City of St Charles, IL

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ROOF LIGHTING DEMO PLAN (BASE BID)

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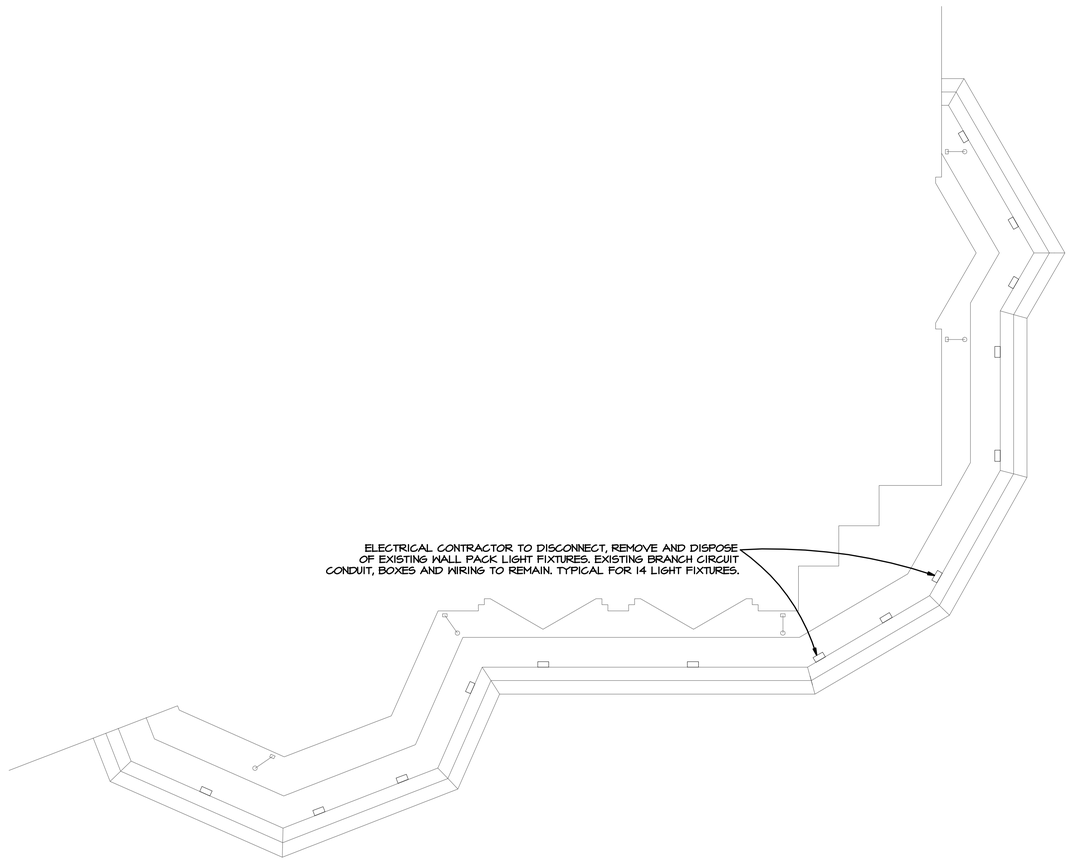

1 CANOPY LIGHTING DEMO PLAN (ALTERNATE #5)
1/8" = 1' - 0"

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MUNICIPAL CENTER EXTERIOR IMPROVEMENTS AND MAINTENANCE

City of St Charles, IL

2 East Main Street
St Charles, IL 60174

ISSUE RECORD	
BID SET	03-14-2013

PROJECT ARCHITECT
RE
DRAWN BY
KJS
DATE
11/29/2012
PROJECT NUMBER
2011-033

CANOPY LIGHTING DEMO PLAN (ALTERNATE #5)

ED1.2

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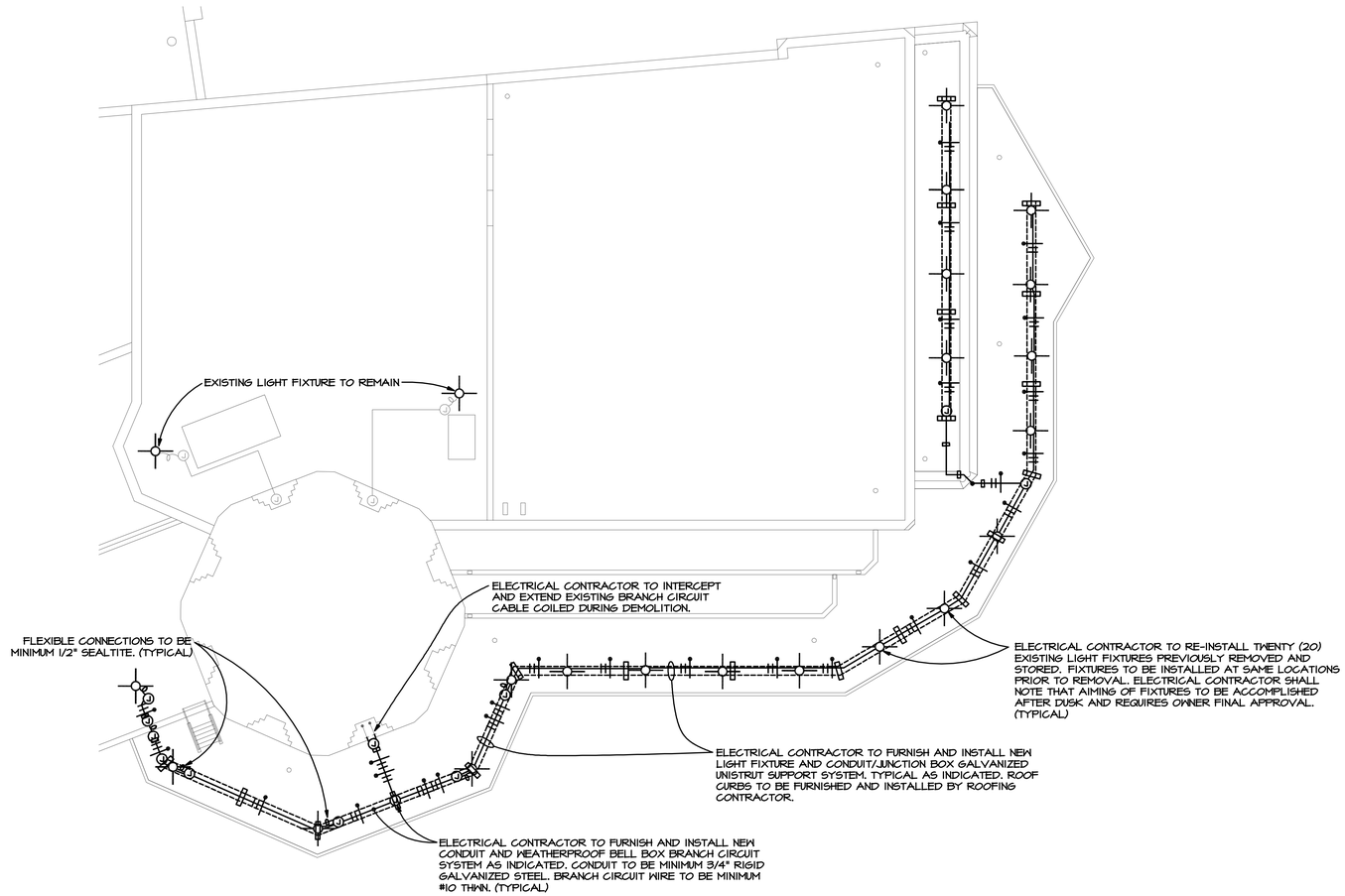

1 ROOF LIGHTING PLAN (BASE BID)
1/8" = 1' - 0"

N

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ROOF LIGHTING PLAN (BASE BID)

E1.1

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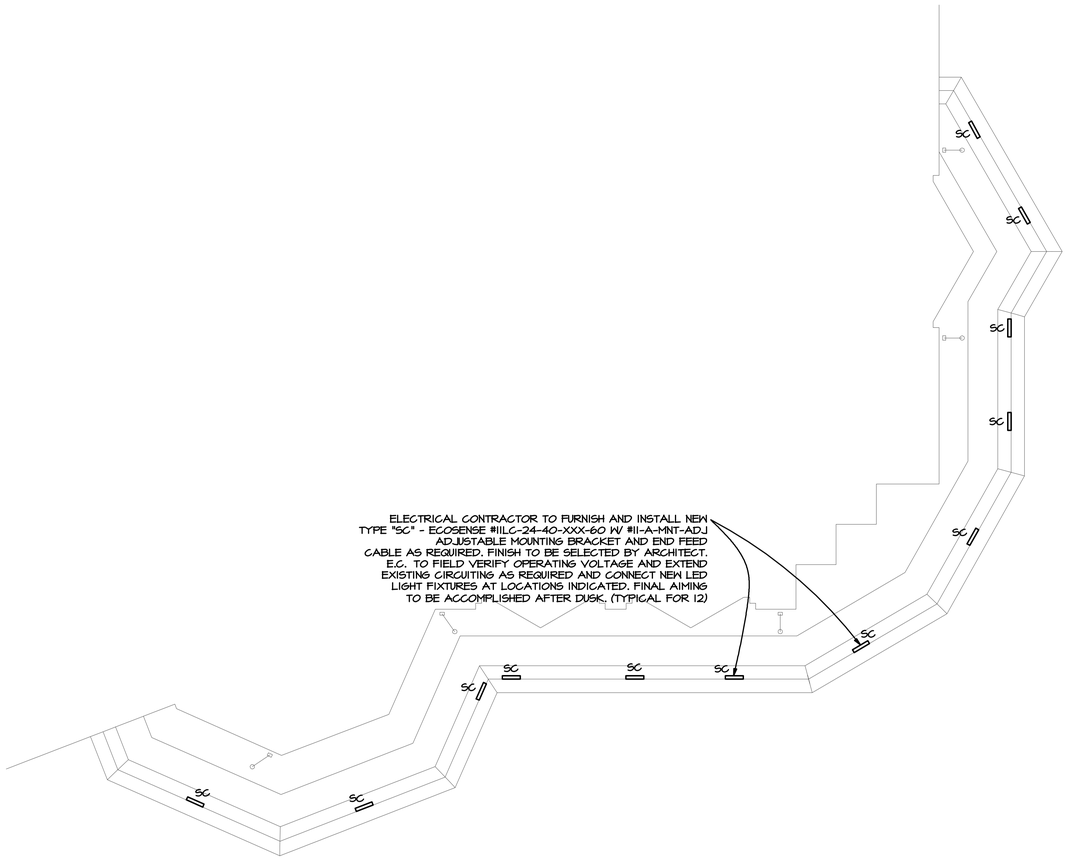

1 CANOPY LIGHTING PLAN (ALTERNATE #5)
1/8" = 1' - 0"

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CANOPY LIGHTING PLAN (ALTERNATE #5)

E1.2

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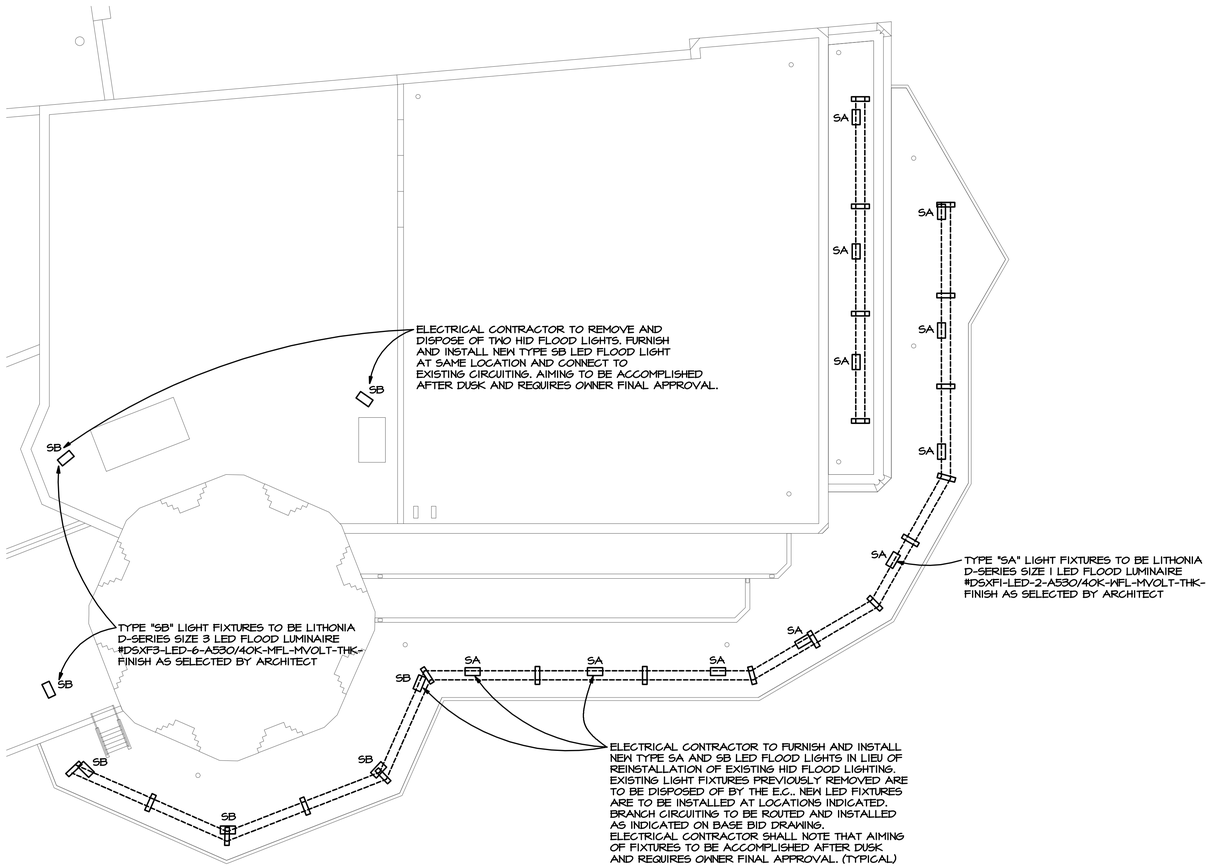

1 ROOF LIGHTING PLAN (ALTERNATE #5)
1/8" = 1' - 0"

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ROOF LIGHTING PLAN (ALTERNATE #5)

E1.3

ELECTRICAL SPECIFICATIONS

THE GENERAL CONDITIONS AND SUPPLEMENTAL GENERAL CONDITIONS BY THE ARCHITECT SHALL GOVERN WHERE APPLICABLE.

THIS CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE PLANS AND SHALL VERIFY EXISTING SITE CONDITIONS AT THE JOB SITE BEFORE SUBMITTING BID. FAILURE TO RECOGNIZE WORK REQUIRED SHALL BE AT THE EXPENSE OF THIS CONTRACTOR. NO CONSIDERATION SHALL BE GIVEN FOR ADDITIONAL COMPENSATION AFTER THE LETTING OF BIDS.

ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL; ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE'S, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. ALL MATERIALS, WORKMANSHIP AND EQUIPMENT SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER SYSTEM ACCEPTANCE.

MINIMUM BRANCH WIRE SIZE SHALL BE #12 AWG COPPER EXCEPT FOR CONTROL AND SIGNAL CIRCUITS. INSULATION (INTERIOR) SHALL BE SOLID TYPE THHN SIZES #12 THROUGH #10. SIZES #8 THROUGH 750 MCM SHALL BE STRANDED TYPE THHN.

MINIMUM OUTLET BOXES SHALL BE 4" SQUARE, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR SHALL NOT SCALE DRAWINGS FOR DIMENSIONS BUT SHALL CONTACT THE PROJECT ARCHITECT FOR ALL DIMENSIONAL DATA AND SHALL VERIFY EXACT LOCATION AND MOUNTING HEIGHTS OF ALL OUTLETS WITH ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.

GROUNDING SHALL COMPLY WITH REQUIREMENTS OF ALL APPLICABLE CODES.

ALL MATERIALS USED SHALL BE NEW AND BEAR THE U/L LABEL AND BE OF THE APPROPRIATE NEMA STANDARD.

THIS CONTRACTOR SHALL ALLOW IN HIS INITIAL BID THE COST OF SERVICES ON ALL EQUIPMENT INSTALLED UNDER HIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK.

LAYOUT IS DIAGRAMMATIC AND WORK SHALL BE INSTALLED TO MEET FIELD CONDITIONS AND EQUIPMENT SELECTED. PROVIDE SHOP DRAWINGS AS REQUIRED AND VERIFY ALL EQUIPMENT.

CONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE THE WORK.

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND REQUIRED INSPECTION FEES.

IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE AND REVIEW THE ELECTRICAL CHARACTERISTICS, AMPACITY AND OTHER REQUIREMENTS OF ALL EQUIPMENT PRIOR TO INSTALLATION.

IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE THE LOCATIONS OF CONDUIT ROUTING, EQUIPMENT, LIGHTING, ETC. WITH ALL OTHER TRADES IN THE FIELD PRIOR TO INSTALLATION.

THE ENTIRE INSTALLATION OF ALL COMPONENTS OF THIS PROJECT SHALL COMPLY WITH ALL FEDERAL ADA REQUIREMENTS. VERIFY EXACT LOCATIONS AND HEIGHTS OF ALL FIXTURES AND OUTLETS BEFORE INSTALLATION TO INSURE COMPLIANCE WITH FEDERAL REGULATIONS.

FOR CLARITY OF ALL PLANS, SOME CONDUIT AND WIRE HAS NOT BEEN SHOWN. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO FURNISH AND INSTALL COMPLETE AND OPERATING SYSTEMS INCLUDING ALL CONDUIT AND WIRING.

THIS CONTRACTOR SHALL INSPECT THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS TO DETERMINE HIS ENTIRE SCOPE OF WORK. THIS CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND EXTENT OF DEMOLITION AND NEW WORK FOR THIS PROJECT PRIOR TO SUBMITTING HIS BID.

THE ELECTRICAL INSTALLATION IS TO BE IN STRICT ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF ALL LOCAL, STATE AND FEDERAL ELECTRICAL CODES AND THE LOCAL UTILITY COMPANY REQUIREMENTS OR ANY OTHER AUTHORITIES HAVING LAWFUL JURISDICTION.

ALL EXPOSED TO THE WEATHER CONDUIT
SHALL BE HEAVYWALL, GALVANIZED RIGID STEEL, MINIMUM SIZE 3/4".

ALL WIRE SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT UNLESS OTHERWISE NOTED. MINIMUM SIZE SHALL BE 3/4" FOR BRANCH CIRCUIT WIRING.
EXPOSED CONDUITS SHALL BE RUN IN STRAIGHT LINES PARALLEL AND/OR PERPENDICULAR TO THE BUILDING CONSTRUCTION.

THIS CONTRACTOR SHALL PROVIDE ALL TEMPORARY WIRING FOR ALL TRADES FOR CONSTRUCTION EQUIPMENT (ie. HANDTOOLS, WELDERS, PIPE BENDERS, ETC.) AND CONSTRUCTION LIGHTING PER THE LATEST OSHA STANDARDS. INCLUDE ALL COSTS IN THE BASE BID. THIS CONTRACTOR SHALL ESTABLISH SAFE WORKING PROCEDURES FOR THE PROTECTION OF THE WORKMEN IN ALL PHASES OF WORK, COMPLYING WITH THE APPLICABLE PROVISIONS OF ALL CITY, STATE AND FEDERAL SAFETY LAWS (OSHA).

ELECTRICAL SYMBOLS

- LIGHTING FIXTURE OUTLET
- LIGHTING FIXTURE OUTLET
- CONDUIT ROUTED EXPOSED, PARALELL OR PERPENDICULAR TO WALLS.
- J — AUXILLARY JUNCTION BOX
- FLEXIBLE CONDUIT CONNECTION
- HOME RUN TO PANELBOARD
  - CONDUIT
  - PHASE CONDUCTORS
  - NEUTRAL CONDUCTOR
  - EQUIPMENT GROUND

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ELECTRICAL SYMBOLS & SPECIFICATIONS

E2.1