ST. CHARLES SINCE 1834	**HISTORIC PRESERVATION COMMISSION** **AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 20 Illinois St. (First St. Parking Deck)		
	Proposal:	New parking deck		
	Petitioner:	First Street Development II, LLC		
	Please check appropriate box (x)			
	PUBLIC HEARING		**MEETING 10/21/15**	**X**

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

ATTACHMENTS:

Minutes from review of Preliminary Plan

Elevation drawings

EXECUTIVE SUMMARY:

The Commission reviewed and recommended approval of the PUD Preliminary Plan for First Street Phase 3 in November 2014. The PUD Preliminary Plan included three mixed-use buildings and a parking deck on the property located between First Street and the river. The plan was approved by City Council in March 2015.

A COA for Building #1, which is currently under construction, was approved in July.

A COA is being requested for the public parking deck to be located east of Building #1.

The structure will be constructed of precast concrete. The exterior facing panels will include a brick finish. A standing seam metal roof structure will cover the stairs leading to the lower level from the Riverwalk (at the northeast corner of the parking deck).

Lighting will be provided on the upper level of the deck. Information on the lighting has not yet been submitted.

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations on approval of the COA.

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, NOVEMBER 19, 2014
COUNCIL COMMITTEE ROOM

Members Present: Chairman Smunt, Bobowiec, Gibson, Norris, Pretz, Withey

Members Absent: Malay

Also Present: Russell Colby, Planning Division Manager

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1. **Call to order**

Chairman Smunt called the meeting to order at 7:04 pm.

2. **Roll call**

Chairman Smunt called roll with six members present. There was a quorum.

3. **Approval of the agenda**

There were no changes to the agenda.

4. **Presentation of minutes of the November 5, 2014 meeting**

A motion was made by Mr. Bobowiec and seconded by Mr. Withey with a unanimous voice vote to approve the minutes.

5. **PUD Preliminary Plan Application for First Street Phase 3**

Mr. Colby stated the Commission last reviewed a Concept Plan for the Phase 3 site in December 2013, and the proposal has now been submitted for formal approval. The site plan is similar but there have been some changes to the building program.

Bob Rasmussen, applicant, and Dan Marshall, architect, were present. Mr. Rasmussen summarized the building program: Building 1 is now proposed as first floor retail/upper level office, Building 2 remains first floor retail/upper level rental residential, and future Building 3 is planned as first floor retail/upper level condo residential. The elevations of Building 2 are similar to what was presented last fall.

Mr. Rasmussen referenced the Piano Factory and older warehouse/factory buildings as inspirations for the overall architectural design. He said Building 1 originally had the tower centered on the First St. elevation, but this was relocated to the Illinois/First St. corner of the building. He referenced the perspective drawings showing the corner of the building. He noted corners were often the locations used to accentuate historic buildings. Building 3, which is shown only as a block on the plans, will be five stories but the building is not yet designed.

Mr. Rasmussen referenced the perspective drawing showing the appearance of the parking deck from across the river and from the Main St. bridge, noting the structure is non-descript and the parking is generally hidden. He also noted that designated outdoor dining areas are planned adjacent to the parking deck.

Mr. Marshall passed around a set of photos and drawings used as the inspiration for the designs. The Commission reviewed a clay roof tile sample for the Building 1 tower.

Mr. Rasmussen said they will be before Plan Commission in mid-December and they are hoping for Council approval in February and construction starting in April. Construction of Building 2 will follow Building 1 by 6 to 12 months.

Chairman Smunt asked for comments from the Commission. Mr. Pretz asked about the window color on Building 1. Mr. Marshall said they will pick up the green color of the clay tile. Mr. Marshall said all 3 brick colors will be coordinated to work together.

Chairman Smunt asked about the parking, and whether an additional level could be added to the parking deck. Mr. Rasmussen said there is no internal ramping, so parking would be lost and the cost will go up. He clarified that basement level parking is provided under each building.

Mr. Marshall noted that there will be much better river views from the buildings, vs. the previous plan. He noted on the bridge view you can see through and around the buildings, which breaks down the mass. Chairman Smunt said the design pulls mass away from the river.

Mr. Pretz asked about water issues in the basement levels. Mr. Rasmussen said he has dealt with the same issue successfully at the Milestone Row building.

Chairman Smunt noted the picture window with double hungs on the side is associated with the 1950s or 60s, but in fact this is a design from earlier warehouse style buildings. Mr. Marshall said the double-hung windows will be operable, at the request of the office tenant. Mr. Rasmussen said he always uses operable windows in his properties and they sell and rent better than units with fixed windows.

Mr. Rasmussen pointed out the fourth floor pergola at the northeast corner of Building 1.

Mr. Gibson said his first thought was that a canyon effect would be created on the street, but the design actually looks like how the street could have looked in the past. He asked about the streetscape and parking. Mr. Marshall brought out the original building streetscape to show that a similar design with on-street diagonal parking will be provided along the buildings. Mr. Rasmussen noted the proposed building is about 20 ft. shorter than the original plan.

Chairman Smunt said this design has more of a horizontal feel to it. Mr. Pretz said the design is less overwhelming to a pedestrian. Mr. Marshall noted that a pedestrian wouldn't see the full elevation of the building from the street, including the existing Building 4 parking deck, which won't be as visible after Phase 3 is completed.

Mr. Rasmussen said overall the plan works and fits more for St. Charles, vs. urban Chicago, like the previous design. Mr. Marshall said First St. still needs a critical mass of people to support the retail.

Mr. Gibson said the massing is appropriate for what existed historically on First Street.

Mr. Colby clarified the proposal is a PUD Preliminary Plan and the Commission needs to provide a recommendation to Plan Commission on the impact of the project on the Historic District.

Chairman Smunt listed a number of favorable comments for the plan:

- Less obtrusive parking deck
- Tunnel effect on First St. is lessened
- Impact of too tall of a parking deck is eliminated
- Opens visual opportunities for tenants to view the river
- Not a monolithic building

Mr. Rasmussen noted having the Historic Commission endorse the use of a more horizontal design/dimension is important, vs. the vertical design.

Mr. Gibson noted details of Hotel Baker are reflected in the plan. He said it looks like the reuse of industrial buildings in St. Charles.

Mr. Pretz asked about the issue of looking down at the parking garage. Mr. Rasmussen said parking lots next to a building are no different than what is proposed in this plan, and you will be able to see the river in the distance.

Chairman Smunt suggested a motion state that the project will have a positive impact on the historical nature of downtown.

A motion was made by Mr. Norris and seconded by Mr. Pretz with a unanimous voice vote to recommend to the Plan Commission approval of the PUD Preliminary Plan for First Street Phase 3, with a comment that the proposal will have a positive impact on the historical nature of Downtown St. Charles.

6. **Preliminary Review: Foxwood Square PUD**

Mr. Rasmussen and Mr. Marshall were present for this item as well.

Mr. Rasmussen said he has the property under contract. He walked through his concept:

- Keep the mansion, but remove the curved porch on the south and the porte cochere on the north side.
- Turn the mansion into 4 rental residential units
- Parking in front of the mansion for the rental units
- Replacing the mansion's window sashes but keeping all of the window framing. The sashes will be Marvin red aluminum clad windows
- Interior will be gutted, but the exterior will be restored and not change appearance
- No addition to the rear of the mansion
- Leave the 5th Ave. townhome lot open for greenspace
- Construct 2, 3-unit townhome buildings fronting on Ohio Ave.
- Construct 1, 3-unit townhome building on Indiana Ave.
- Open up views for the old house
- Driveways along the back of the townhome buildings only (no connection behind the mansion)

The Commission discussed the architecture of the townhomes. Mr. Rasmussen said trying to complement or look like the mansion will be challenging, so he would like to visually separate the mansion from the townhomes to diminish the appearance of the townhomes.

Mr. Marshall said his opinion is there is nothing good about matching a historical building; it is better to let the new buildings be different and organic. Chairman Smunt said the buildings can be modern, but have a vintage design that varies, like the older neighborhoods of St. Charles.

1ST STREET DEVELOPMENT

Proposed Parking Garages

1st Street & Illinois, St. Charles, IL 60174

BUILDING CODE MATRIX

APPLICABLE CODES (AS AMENDED BY ST. CHARLES)

2009	International Building Code
2004	Illinois State Plumbing Codes
2009	International Mechanical Code
2012	International Energy Conservation Code
2009	International Fire Code
2006	International Property Maintenance Code
2008	National Electrical Code, NFPA No. 70
2009	Fuel Gas Code
1997	Illinois Accessibility Code

USE AND OCCUPANCY

GROUP CLASSIFICATION "S-2" (Low-Hazard Storage) (SECTION 311.2)

OCCUPANCY Motor-Vehicle-Related Occupancy. (SECTION 406)

(Classified as Open) (SECTION 406.2)

CLEAR HEIGHT (SECTION 406.2.2)
of each floor level not less than 7'-0"

VAN-ACCESSIBLE (SECTION 1106.5)
Vehicle areas accommodate van-accessible parking min. lower level clearance is 8'-2" per IAC

(SECTION 406.2.4 & 1013)

GUARDS
Vehicle barrier guards shall be provided min. 3'-6" above parking deck (SECTION 406.2.4)

VEHICLE BARRIER SYSTEMS
not less than 2'-9" high shall be placed at the end of drive lanes, and at the end of parking spaces where the vertical distance to the ground or surface directly below is greater than 1'-0". (SECTION 406.2.4)

OPEN PARKING GARAGE
Definition. A structure or portion of a structure with the openings as described in Section 406.3.3.1 on two or more sides that is used for the parking or storage of private motor vehicles as described in Section 406.3.4. (SECTION 406.3.3.1)

CONSTRUCTION TYPE Type IIB (SECTION 406.3.3)

OPENINGS. (SECTION 406.3.3)

PERIMETER WALL AREA TOTAL 5400 S.F.

20% REQUIRED OPEN = 1080 S.F.
ACTUAL (SEE ELEVATIONS FOR INDIVIDUAL PANELS) = 1759.77 S.F. NET

AREA & HEIGHT (SECTION 406.3.5)

Single use. Comply w/ table (TABLE 406.3.5)

TYPE OF CONSTRUCTION	AREA PER TIER (SF)	HEIGHT (IN TIERS): RAMP ACCESS	HEIGHT (IN TIERS): MECHANICAL ACCESS – AUTOMATIC SPRINKLER SYSTEM: NO	HEIGHT (IN TIERS): MECHANICAL ACCESS – AUTOMATIC SPRINKLER SYSTEM: YES
IIB	50,000	8 tiers	8 tiers	12 tiers

Area actual: 17,394 s.f. per floor

Height actual 2 tiers 17'-6"

MEANS OF EGRESS. (SECTION 406.3.8)
Where persons other than parking attendants are permitted, open parking garages shall meet the means of egress requirements of Chapter 10. Where no persons other than parking attendants are permitted, there shall not be less than two 36" wide exit stair ways. Lifts shall be permitted to be installed for use of employees only, provided they are completely enclosed by noncombustible materials.

STANDPIPES (SECTION 406.3.9)
Standpipes shall be installed where required by the provisions of Chapter 9.

SPRINKLER SYSTEMS (SECTION 406.3.10)
Where required by other provisions of this code, automatic sprinkler systems and standpipes shall be installed in accordance with the provisions of Chapter 9.

CONSTRUCTION CLASSIFICATION:

Construction Type = II-B (Un-protected) Where Design numbers are not indicated below, Contractor shall comply with the required ratings.	602.2 Tbl. 601

FIRE RATING REQUIREMENTS:

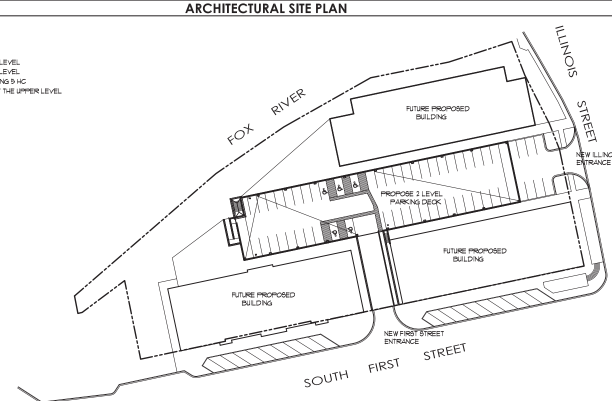
Building Element (Existing Construction)	Fire Rating	U.L. Design	Tbl. 601
Structural Frame	0 hours		
Bearing Walls			
Exterior	0 hours		
Interior	0 hours		
Non-bearing Walls and Partitions			
Exterior	0 hours		
Interior	0 hours		
Floor Construction – Including supporting beams & joists	0 hours		
Roof Construction – Including supporting beams & joists	0 hours		

OCCUPANCY AND EGRESS:

S-2 -	Storage: 17,394 total area per floor area/200 s.f per person gross = 116		1004.1.1
Accessible Means of Egress: Minimum Number of Exits Required:		Required: 2	1007
Exit Access Common Path of Egress Travel: Maximum Common Path of Egress Travel:		100 ft.	1014.3 Exception 1
Exit Access Travel Distance: Maximum Travel Distance: (w/sprinkler system)		250 ft.	1016.1
Dead Ends: Maximum Dead End:		50 ft.	1017.3 Exception 2

ARCHITECTURAL SITE PLAN

PARKING SPACES: 59 SPACES LOWER LEVEL
50 SPACES UPPER LEVEL
TOTAL 109 SPACES INCLUDING 5 HC
PARKING STALLS AT THE UPPER LEVEL



ARCHITECTURAL SITE PLAN
1" = 50'-0"

GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING THEIR BID. ALL CONTRACTORS TO VERIFY ALL EXISTING DIMENSIONS, MATERIALS AND CONDITIONS IN THE FIELD, AND TO REVIEW ALL PROPOSED NEW CONSTRUCTION BEFORE SUBMITTING BIDS AND STARTING CONSTRUCTION. NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES. FAILURE TO MEET THIS REQUIREMENT SHALL NOT BE CAUSE FOR ANY ADDITIONAL COMPENSATION.
2. VERIFY ALL DIMENSIONS IN THE FIELD. WRITTEN DIMENSIONS AND/OR LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE. DO NOT SCALE THE DRAWINGS.
3. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. ALL MATERIALS & EQUIP., TO BE USED & INSTALLED IN STRICT ACCORDANCE WITH ALL MUNICIPAL BUILDING CODES & ALL OTHER APPLICABLE BUILDING CODES, & REGULATIONS.
4. THE OWNER SHALL PAY FOR PERMITS AND CONTRACTOR SHALL BE RESPONSIBLE FOR FILING PAPERWORK W/ THE CITY OF ST. CHARLES BUILDING DEPARTMENT.
5. EACH CONTRACTOR SHALL FURNISH AND INSTALL ALL NEW MATERIALS, FIXTURES, EQUIP., ETC. AS INDICATED AND/OR SPECIFIED, AND AS REQUIRED TO COMPLETE THE WORK, WHETHER SPECIFICALLY CALLED FOR OR NOT. ANY DETAILS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL NOT BE EXECUTED WITHOUT THE OWNERS APPROVAL.
6. THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL A LIST OF MATERIALS, FIXTURES, AND EQUIPMENT, INCLUDING TYPE AND QUALITY TO BE USED IN THE CONSTRUCTION OF THIS WORK. COLORS AND FINISHES SHALL BE COORDINATED BY THE OWNER AND THE CONTRACTOR/DEVELOPER.
7. ALL MAT'LS. SHALL BE INSTALLED PER THE MANUF. SPECS. THESE RECOMMENDS. SHALL TAKE PRECEDENCE OVER CONFLICTING DETAIL DWGS FOUND HEREIN.
8. ALL CONTRACTORS SHALL COORDINATE THEIR WORK WITH THE OWNER TO MINIMIZE DISRUPTION OF BUSINESS OPERATIONS. (IF APPLICABLE) NOTIFY OWNER AND/OR THE AUTHORITY HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FOR ANY SERVICE INTERRUPTION, IF REQUIRED, NOTIFY OWNER AT LEAST 72 HOURS IN ADVANCE.
9. ALL CONTRACTORS ARE RESPONSIBLE FOR CONTAINING THEIR CONSTRUCTION DEBRIS WITHIN THE CONSTRUCTION AREA, REMOVING IT FROM THE PREMISES AS SOON AS POSSIBLE & DISPOSING OF IT PROPERLY IN CONTRACTOR PROVIDED DUMPSTER. CLEAN WORKING CONDITIONS SHALL BE MAINTAINED ON A DAILY BASIS. MAINTAIN THE CONSTRUCTION AREA IN A BROOM CLEAN CONDITION.
10. ALL WORK SHALL BE COMPLETED AS INDICATED ON THE PLANS AND AS DESCRIBED IN THE NOTES. VERIFY THE FULL EXTENT OF THE PROJECT.
11. ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO AVOID DELAYS OR CONFLICTS WITH THE INTERCONNECTED WORK OF OTHERS.
12. APPROPRIATE CONTRACTORS SHALL SUBMIT ELECTRONIC COPIES OF SHOP DWGS. ON ALL NEW CONSTRUCTION (DOOR, DOOR FRAMES, FIRE ALARM, WINDOWS, LIGHTING FIXTURES, PLUMBING FIXTURES, HARDWARE SCHEDULE & (2) SAMPLES OF ALL FINISH MATERIAL, ETC.) TO ARCHITECT FOR FINAL REVIEW PRIOR TO PURCHASE, FABRICATION, INSTALLATION.
13. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQES, SEQUIENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
14. PROVISIONS FOR, & LOCATIONS OF FIRE EXTING., FIRE HOSES, SMOKE DETECTORS, SECURITY SYSTEMS, TEMP. CONTROLS, AND EMERGENCY SYSTEMS, ETC, SHALL BE MADE JOINTLY BETWEEN THE OWNER, CONTRACTOR, AND THE AUTHORITY HAVING JURISDICTION, IF THE EQUIPMENT IS NOT ALREADY SHOWN ON THE PLANS.
15. ALL FIRESTOPPING AS PER STATE AND LOCAL CODES.
16. APPROPRIATE CONTRACTORS SHALL SEAL ALL CRACKS AND JOINTS AROUND DOOR FRAMES, ETC.
17. ALL DEFECTIVE OR INFERIOR MATERIALS, SLOPPY WORKMANSHIP AND OTHER DEFICIENCIES SHALL BE CORRECTED AND/OR REPLACED BY APPROPRIATE CONTRACTORS AT THIER EXPENSE.
18. ALL WORK SHALL BE GUARANTEED FOR NOT LESS THAN ONE YEAR OR AS PER OWNER'S CONTRACT.
19. THE COMPLETED PROJECT SHALL BE TURNED OVER TO THE OWNER IN COMPLETE OPERATING CONDITION REGARDLESS OF THE DRAWINGS, REFERENCE NOTES OR SPECIFICATIONS WHICH MAY NOT COVER EVERY DETAIL.
20. THE OWNER SHALL HAVE CONTROL OF ALL OPERATIONS AND SHALL ACCEPT OR REJECT THE SCHEDULE AND PERFORMANCE OF THE CONTRACTOR.
21. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE AS-BUILTS (ARCHITECTURAL, ELECTRICAL, FIRE DETECTION, PLUMBING, & MECHANICAL) & OPERATING MANUALS FOR ALL EQUIP. & SYSTEMS INSTALLED.
22. COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN EXITS OR EXIT ENCLOSURES, BOILER ROOMS, MECHANICAL ROOMS, ELECTRICAL EQUIPMENT ROOMS, OR SPRINKLER ROOMS.
23. PROVIDE SIGNAGE ON THE ENTRY DOOR TO ROOM TO IDENTIFY EQUIP. INSIDE FOR THE FOLLOWING; FIRE ALARM PANEL, ELECTRICAL EQUIP., HEATING/AC EQUIP., ETC.
24. SEE CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR COORDINATION, ADDITIONAL INFORMATION / DETAILS.
25. BUILDING SIGNAGE AS PER OWNER / TENANT, APPROVED BY CITY OF ST. CHARLES VERIFY POWER REQUIREMENTS W/ OWNER.
26. ALL WORK MUST MEET THE OWNER'S APPROVAL BEFORE FINAL PAYMENT IS MADE
27. ALL STRUCTURAL METAL, DOORS, & FRAMES EXPOSED TO THE EXTERIOR SHALL BE PAINTED WITH EXTERIOR GRADE PAINT (VERIFY COLORS W/ ARCHITECT)
28. AT ALL INTERSECTIONS OF SIDEWALKS & ROADWAYS/PARKING LOTS UNLESS NOTED OTHERWISE, PROVIDE CONCRETE APRONS & DETECTABLE WARNING STRIPS PER CITY OF ST. CHARLES REQUIREMENTS.

OWNER / REPRESENTATIVE

JRD DEVELOPMENT
409 Illinois Avenue
St. Charles, Illinois 60174
PH.: 630 443-9393
Contact: Bob Rasmussen
owner

INDEX TO DRAWINGS

TITLE
T-1.0 PROJ. TEAM, GEN. PROJ. NOTES, CODE INFO., AND PROJECT LOCATION PLANS

ARCHITECTURAL
A-1.0 LOWER LEVEL AND UPPER DECK PARKING GARAGE PLAN
A-2.0 ENLARGED STAIR PLANS
A-4.0 EXTERIOR ELEVATIONS
A-5.0 BUILDING & WALL SECTIONS
A-5.1 BUILDING & WALL SECTIONS
A-5.2 WALL SECTIONS
A-5.3 PRECAST WALL DETAILS
A-9.0 ACCESSIBILITY NOTES
A-10.0 SPECIFICATIONS

STRUCTURAL
S-0.0 GENERAL STRUCTURAL NOTES
S-0.1 SCHEDULES AND DETAILS
S-1.0 FOUNDATION PLAN
S-1.1 UPPER LEVEL FRAMING PLAN
S-2.1 FOUNDATION SECTIONS AND DETAILS
S-2.2 FOUNDATION SECTIONS AND DETAILS
S-3.1 PRECAST FRAMING SECTIONS AND DETAILS

ARCHITECT

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10100 Orland Parkway Suite 110
Orland Park, Illinois 60467-5763
PH.: (708) 799-4400
FX.: (708) 799-4434
LINDEN GROUP INC. PROF. DESIGN FIRM LICENSE NOs.: 184-000209 (1-006934) (1-007876) EXPIRES: 4/30/2015
www.lindengroupinc.com
Contact: Ronald Weszelits, AIA
Architect, Vice President

STRUCTURAL ENGINEER

McCLUSKEY ENGINEERING CORPORATION
1684 Quincy Ave - Suite 200
Naperville, Illinois 60540
PH.: (630) 717-5335
www.mccluskeyeng.com
Contact: Merrick Miller
Structural Engineer

THE CIVIL ENGINEERING, PLUMBING AND ELECTRICAL DRAWINGS UNDER SEPARATE COVER

I hereby certify, to the best of my knowledge and belief, that these plans have been drawn under my supervision and comply with all applicable building and zoning ordinances and codes of
CITY OF ST. CHARLES, ILLINOIS

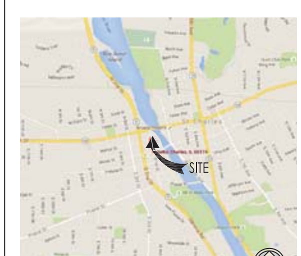
8-28-2015
Date

Professional Design Firm: 184–000209
Expiration Date: 4/30/17

I have prepared, or caused to prepare under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental barriers Act (410 ILCS 25) and the Illinois Accessibility Code (71 Ill. Adm. Code 400).

11-30-2015
Date
001-014983
Illinois Registration No.

PROJECT LOCATION AND VICINITY



LINDENGROUP
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10100 ORLAND PARKWAY SUITE 110
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Proposed Parking Garages for:
1st Street Development
1st Street & Illinois, St. Charles, IL 60174

STATE OF ILLINOIS – RONALD J. WESZELITS – 001-014983 – LICENSED ARCHITECT

DATE	DRAWN	DESCRIPTION
08/20/2015		OWNER REVIEW
08/28/2015		ISSUED FOR CONSTRUCTION

2015-0085
PROJECT NUMBER

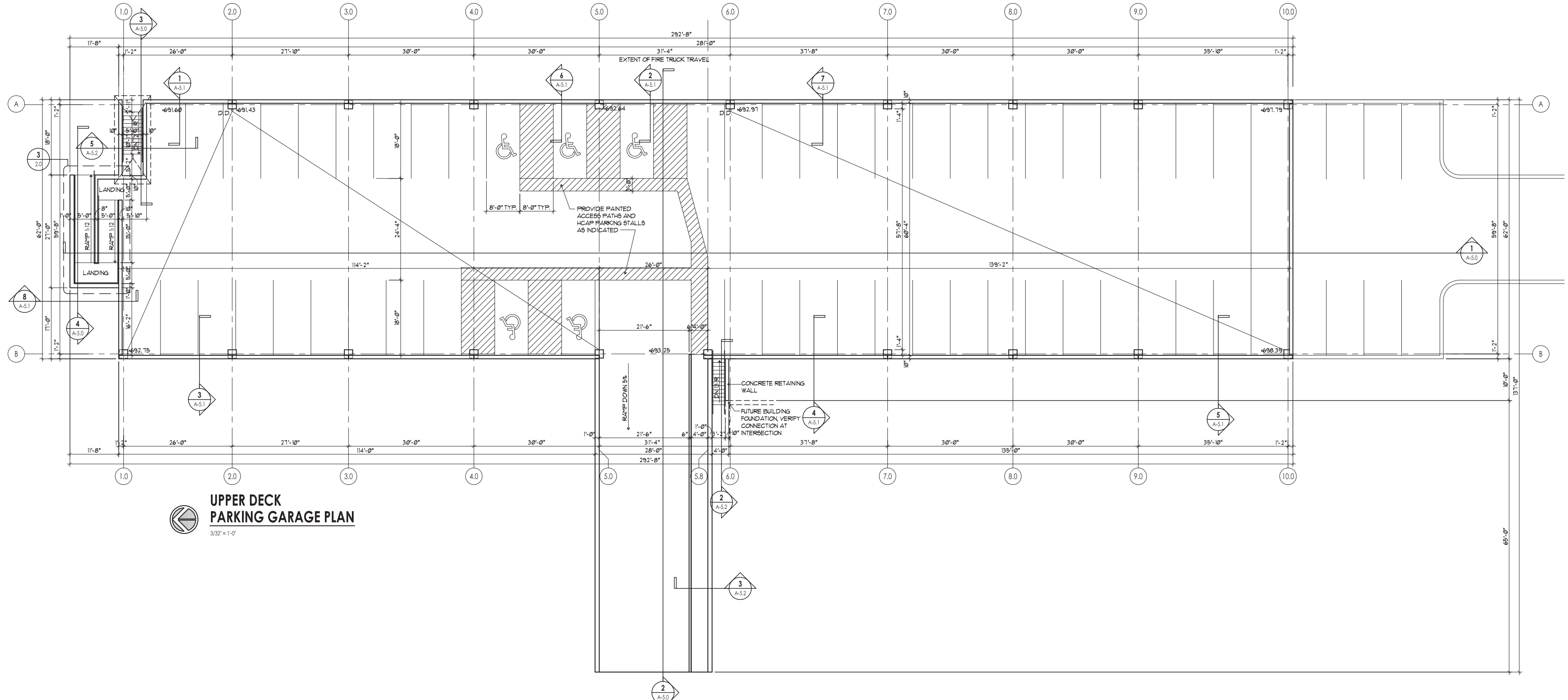
FILE NUMBER
8-28-15
DATE
RJW/SF
DRAWN BY

FINAL REVIEW

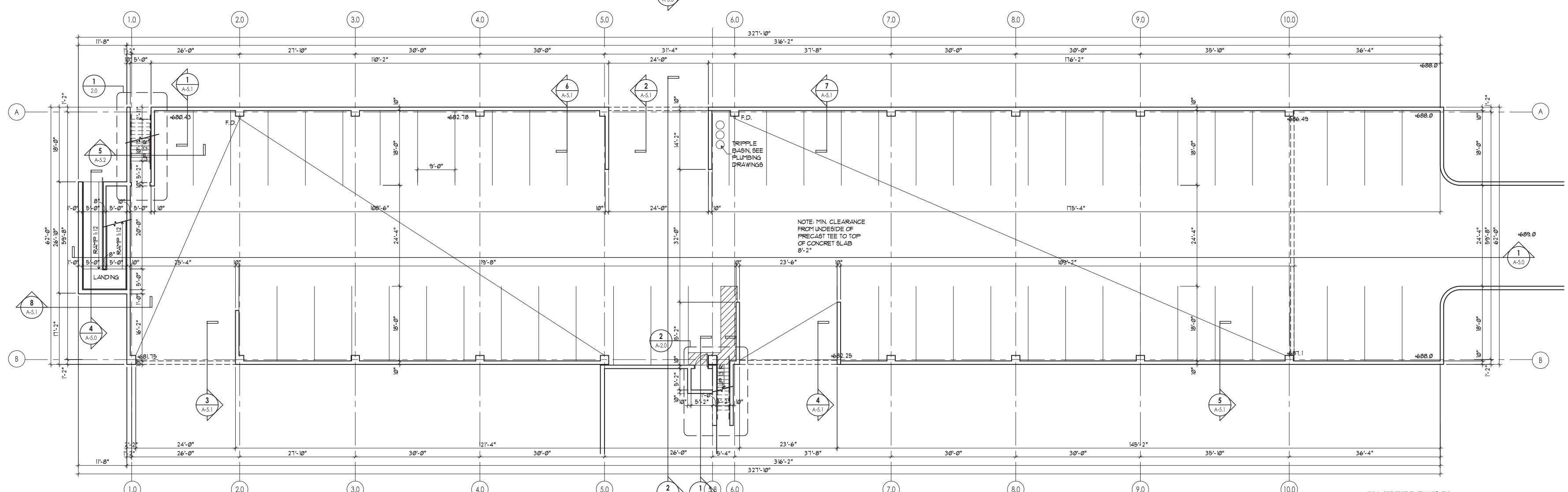
TITLE SHEET
SHEET NAME

T-1.0
SHEET

SHEET OF



UPPER DECK
PARKING GARAGE PLAN
3/32" = 1'-0"



LOWER LEVEL
PARKING GARAGE PLAN
3/32" = 1'-0"

PROVIDE FIRE EXTINGUISHER CABINETS AND FIRE EXTINGUISHERS AS DIRECTED BY FIRE DEPARTMENT

NOT FOR CONSTRUCTION

LINDENGROUP
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LAND PLANNING
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10100 ORLAND PARKWAY SUITE 110
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DATE	DRAWN	DESCRIPTION
08/20/2015		OWNER REVIEW
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2015-0085
PROJECT NUMBER

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8-28-15
DATE

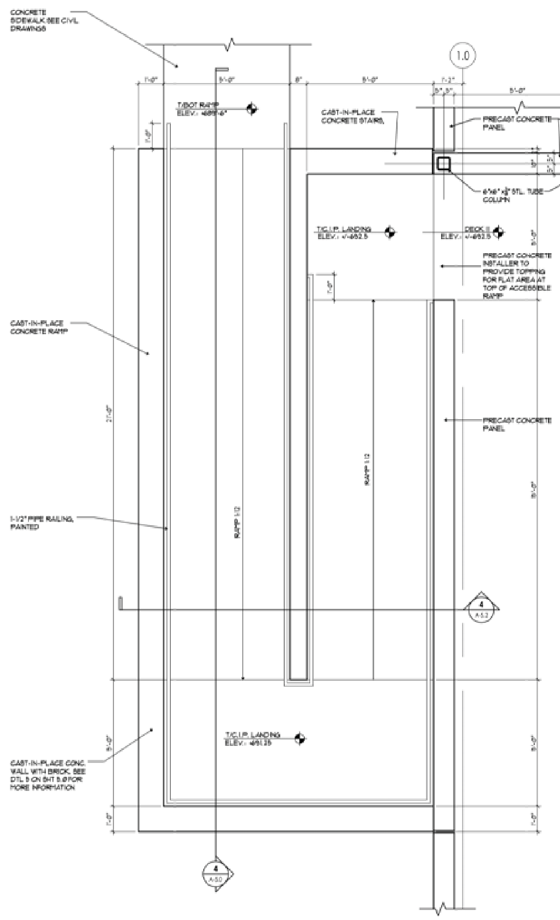
RJW/SF
DRAWN BY

FINAL REVIEW

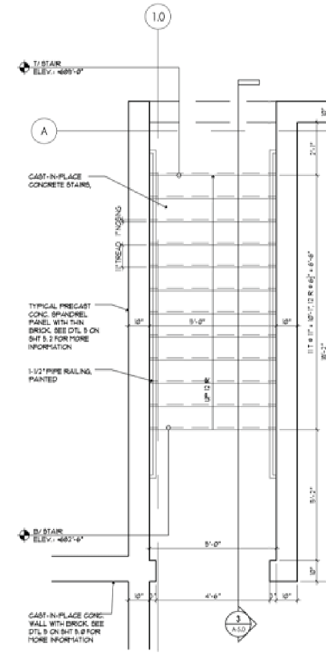
FLOOR PLANS

SHEET NAME
A-1.0
SHEET

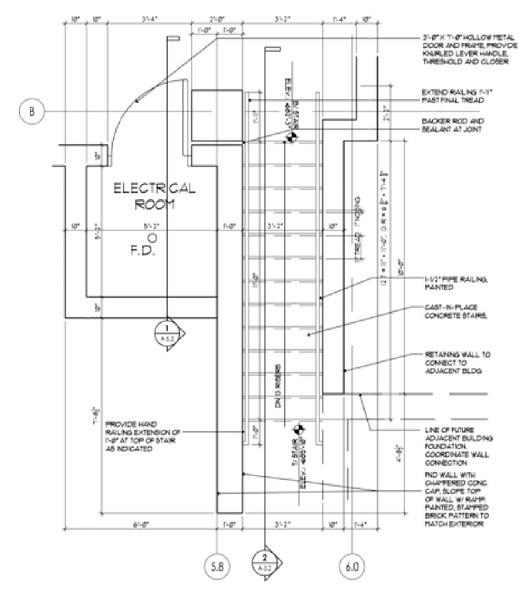
SHEET OF


CONCRETE SIDEWALK SEE CIVIL DRAWINGS
T/BOT RAMP ELEV.: 4659'-6"
CAST-IN-PLACE CONCRETE STAIRS,
PRECAST CONCRETE PANEL
6"x6"x3/8" STL. TUBE COLUMN
T/C.I.P. LANDING ELEV.: +/-652.5
DECK 2 ELEV.: +/-652.5
PRECAST CONCRETE INSTALLER TO PROVIDE TOPPING FOR FLAT AREA AT TOP OF ACCESSIBLE RAMP
CAST-IN-PLACE CONCRETE RAMP
PRECAST CONCRETE PANEL
1-1/2" PIPE RAILING, PAINTED
RAMP 1:12
T/C.I.P. LANDING ELEV.: 4651.25
CAST-IN-PLACE CONC. WALL WITH BRICK, SEE DTL 5 ON SHT 5.0 FOR MORE INFORMATION
1.0

3 A-2.0 ENLARGED STAIR PLAN
1/2" = 1'-0"


1.0
T/ STAIR ELEV.: 4659'-0"
A
CAST-IN-PLACE CONCRETE STAIRS,
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK. SEE DTL 5 ON SHT 5.2 FOR MORE INFORMATION
1-1/2" PIPE RAILING, PAINTED
B/ STAIR ELEV.: 4652'-6"
CAST-IN-PLACE CONC. WALL WITH BRICK, SEE DTL 5 ON SHT 5.0 FOR MORE INFORMATION

1 A-2.0 ENLARGED STAIR PLAN
1/2" = 1'-0"


B
ELECTRICAL ROOM
F.D.
3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME, PROVIDE KNURLED LEVER HANDLE, THRESHOLD AND CLOSER
EXTEND RAILING 1'-0" PAST FINAL TREAD
BACKER ROD AND SEALANT AT JOINT
1-1/2" PIPE RAILING, PAINTED
CAST-IN-PLACE CONCRETE STAIRS,
RETAINING WALL TO CONNECT TO ADJACENT BLDG
LINE OF FUTURE ADJACENT BUILDING FOUNDATION. COORDINATE WALL CONNECTION
PROVIDE HAND RAILING EXTENSION OF 1'-0" AT TOP OF STAIR AS INDICATED
P&D WALL WITH CHAMFERED CONC. CAP, SLOPE TOP OF WALL W/ RAMP, PAINTED, STAMPED BRICK PATTERN TO MATCH EXTERIOR
5.8
6.0

2 A-2.0 ENLARGED STAIR PLAN
1/2" = 1'-0"

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Proposed Parking Garages for:

1st Street Development

1st Street & Illinois, St. Charles, IL 60174

2015-0085
PROJECT NUMBER

FILE NUMBER

8-28-15
DATE

RJW/SF
DRAWN BY

FINAL REVIEW

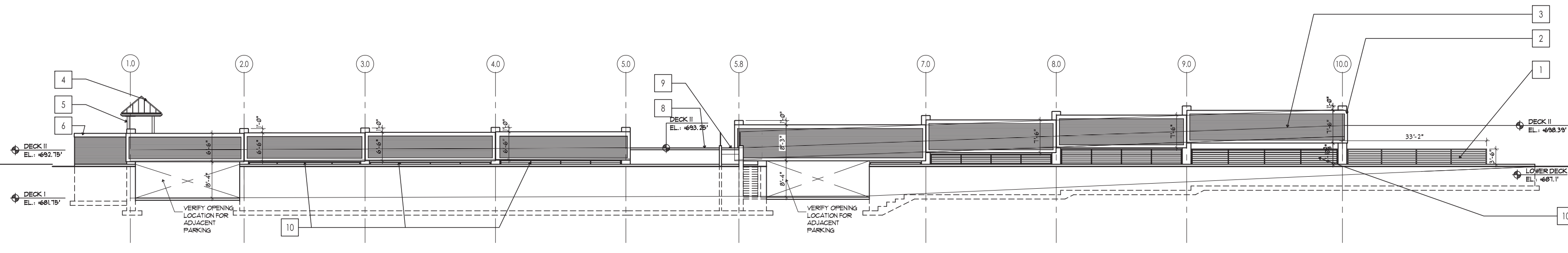
FLOOR PLANS

SHEET NAME

A-2.0

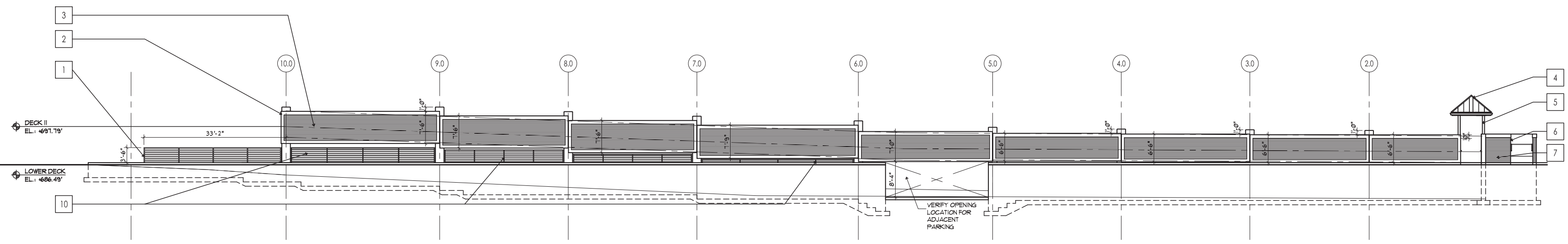
SHEET

SHEET OF



WEST ELEVATION

3/32" = 1'-0"

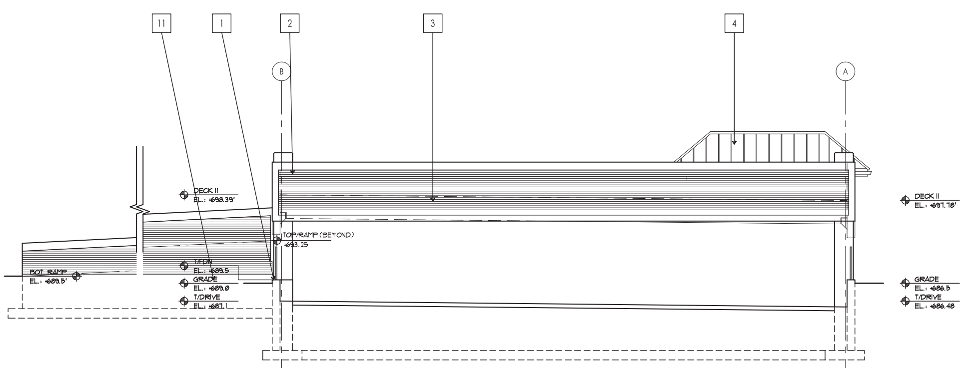


EAST ELEVATION

3/32" = 1'-0"

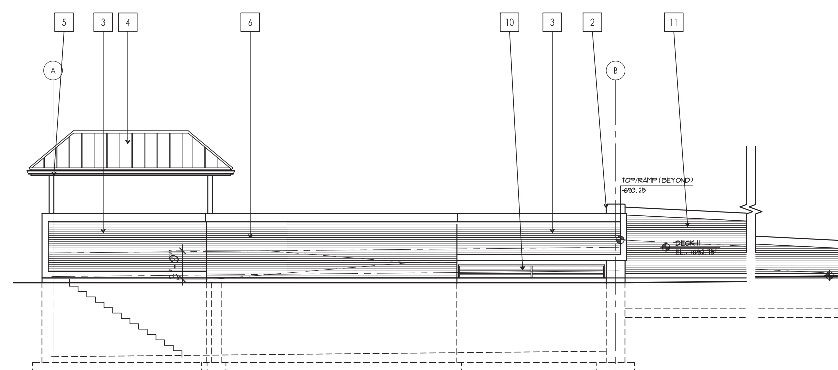
ELEVATION TAG KEY

1	EPOXY PAINTED 42" HIGH 1 1/2" Φ PIPE GUARDRAIL WITH 1 1/2" Φ HORIZONTAL RAILS SPACED SO A 4" SPHERE SHALL NOT PASS
2	PRECAST CONCRET COLUMN W/BEVELED EDGES
3	PRECAST SPANDREL PANEL WITH THIN BRICK MIN. HT 3'-6" ABOVE PARKING DECK
4	PREFINISHED STANDING SEAM ROOF
5	EPOXY COATED STEEL COLUMN
6	BRICK VENEER WALL CONSTRUCTION TO MATCH THIN BRICK
7	CAST IN PLACE CONCRETE STAIRS
8	CAST IN PLACE CONCRETE RAMP TO SECOND LEVEL DECK
9	CAST IN PLACE ADA RAMP
10	EPOXY PAINTED 1 1/2" DIA. PIPE GUARDRAIL
11	CAST IN PLACE CONCRETE RAMP (BRICK PATTERN STAMP AT EXTERIOR FACE STAINED TO MATCH BRICK VENEER)



SOUTH ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

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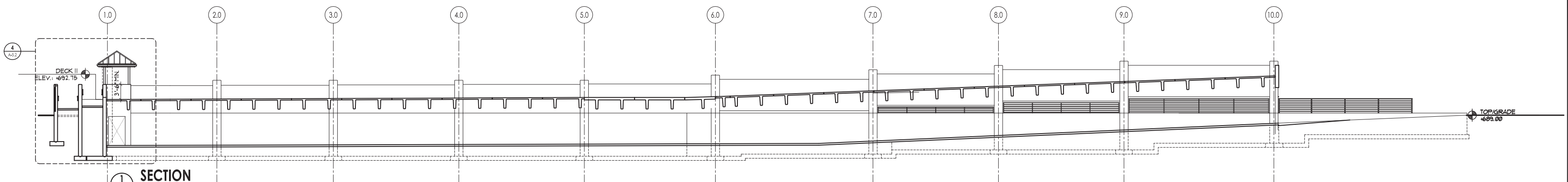
ELEVATIONS

SHEET NAME

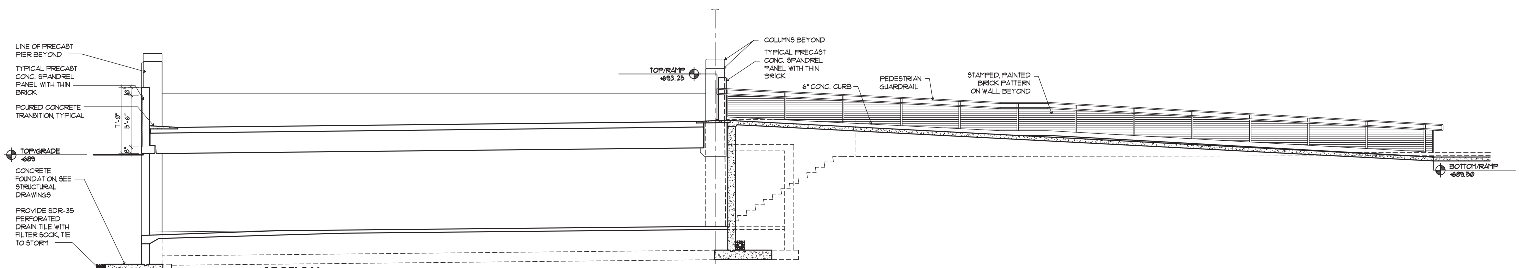
A-4.0

SHEET

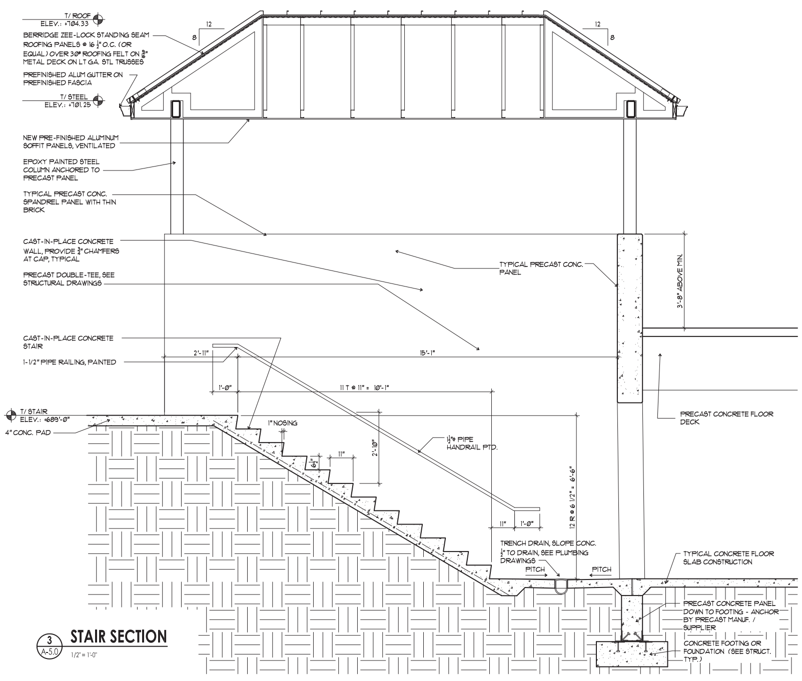
SHEET OF



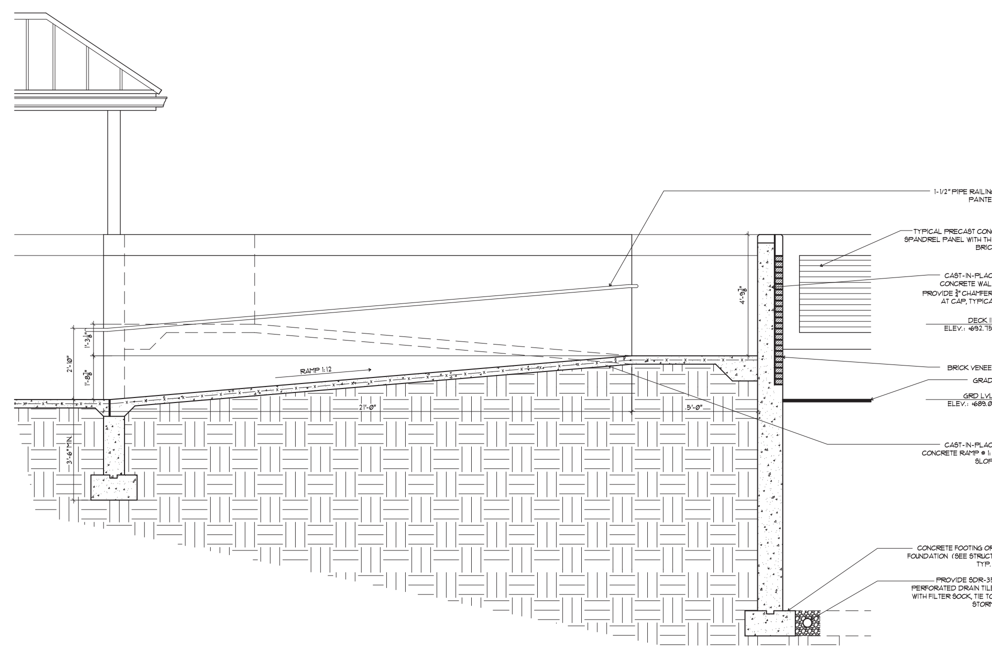
1 A-5.0 **SECTION**
3/32" = 1'-0"


LINE OF PRECAST PIER BEYOND
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
POURED CONCRETE TRANSITION, TYPICAL
TOP/GRADE
489
CONCRETE FOUNDATION, SEE STRUCTURAL DRAWINGS
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM
TOP/RAMP
493.25
COLUMNS BEYOND
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
6" CONC. CURB
PEDESTRIAN GUARDRAIL
STAMPED, PAINTED BRICK PATTERN ON WALL BEYOND
BOTTOM/RAMP
489.50

2 A-5.0 **SECTION**
3/16" = 1'-0"


T/ ROOF
ELEV.: 104.33
BERRIDGE ZEE-LOCK STANDING SEAM ROOFING PANELS @ 16 1/2" O.C. (OR EQUAL) OVER 30# ROOFING FELT ON 3/4" METAL DECK ON LT GA. STL TRUSSES
PREFINISHED ALUM GUTTER ON PREFINISHED FASCIA
T/ STEEL
ELEV.: 101.25
NEW PRE-FINISHED ALUMINUM SOFFIT PANELS, VENTILATED
EPOXY PAINTED STEEL COLUMN ANCHORED TO PRECAST PANEL
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
CAST-IN-PLACE CONCRETE WALL, PROVIDE 3/4" CHAMFERS AT CAP, TYPICAL
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
TYPICAL PRECAST CONC. PANEL
CAST-IN-PLACE CONCRETE STAIR
1-1/2" PIPE RAILING, PAINTED
T/ STAIR
ELEV.: 489'-0"
4" CONC. PAD
1" NOSING
1 1/2" PIPE HANDRAIL PTD.
11 T @ 11" = 10'-1"
12 R @ 6 1/2" = 6'-6"
15'-1"
3'-8" ABOVE MIN
PRECAST CONCRETE FLOOR DECK
TRENCH DRAIN, SLOPE CONC. 1/4" TO DRAIN, SEE PLUMBING DRAWINGS
PITCH
PITCH
TYPICAL CONCRETE FLOOR SLAB CONSTRUCTION
PRECAST CONCRETE PANEL DOWN TO FOOTING - ANCHOR BY PRECAST MANUF. / SUPPLIER
CONCRETE FOOTING OR FOUNDATION (SEE STRUCT. TYP.)

3 A-5.0 **STAIR SECTION**
1/2" = 1'-0"


1-1/2" PIPE RAILING, PAINTED
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
CAST-IN-PLACE CONCRETE WALL, PROVIDE 3/4" CHAMFERS AT CAP, TYPICAL
DECK II
ELEV.: 492.75
RAMP 1:12
BRICK VENEER
GRADE
GRD LVL
ELEV.: 489.0
CAST-IN-PLACE CONCRETE RAMP @ 1:12 SLOPE
CONCRETE FOOTING OR FOUNDATION (SEE STRUCT. TYP.)
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM

4 A-5.0 **RAMP SECTION**
1/2" = 1'-0"

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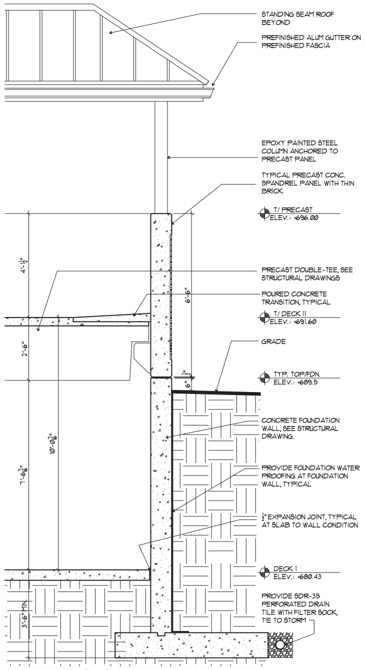
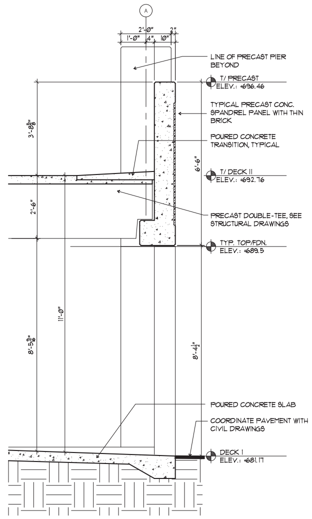
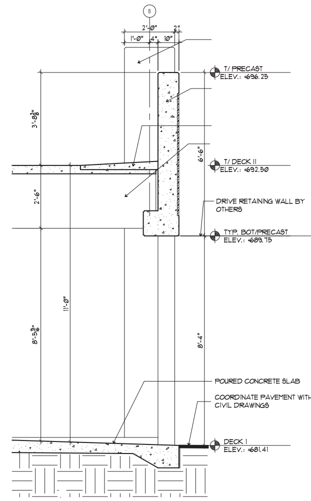
SHEET OF


STANDING SEAM ROOF BEYOND
PREFINISHED ALUM GUTTER ON PREFINISHED FASCIA
EPOXY PAINTED STEEL COLUMN ANCHORED TO PRECAST PANEL
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
T/ PRECAST ELEV.: 696.00
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
POURED CONCRETE TRANSITION, TYPICAL
T/ DECK II ELEV.: 691.60
GRADE
TYP. TOP/FDN ELEV.: 689.5
CONCRETE FOUNDATION WALL, SEE STRUCTURAL DRAWING.
PROVIDE FOUNDATION WATER PROOFING AT FOUNDATION WALL, TYPICAL
½" EXPANSION JOINT, TYPICAL AT SLAB TO WALL CONDITION
DECK I ELEV.: 680.43
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM

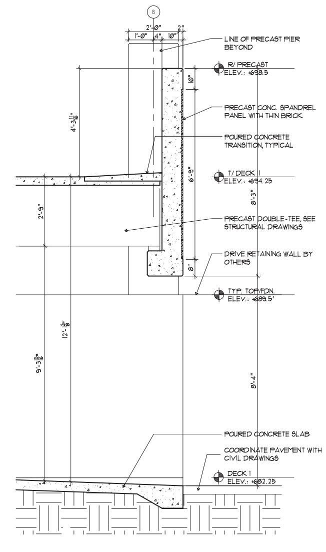
1 A-5.1 **SECTION**
1/2" = 1'-0"


LINE OF PRECAST PIER BEYOND
T/ PRECAST ELEV.: 696.46
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
POURED CONCRETE TRANSITION, TYPICAL
T/ DECK II ELEV.: 692.76
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
TYP. TOP/FDN ELEV.: 689.5
POURED CONCRETE SLAB
COORDINATE PAVEMENT WITH CIVIL DRAWINGS
DECK I ELEV.: 681.17

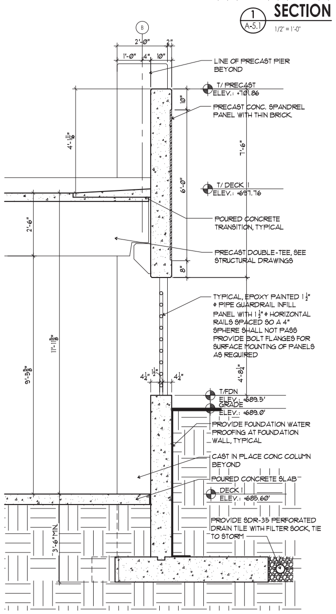
2 A-5.1 **SECTION**
1/2" = 1'-0"



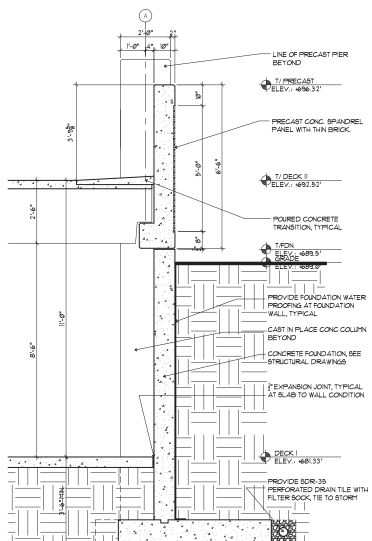
3 A-5.1 **SECTION**
1/2" = 1'-0"


LINE OF PRECAST PIER BEYOND
T/ PRECAST ELEV.: 698.5
PRECAST CONC. SPANDREL PANEL WITH THIN BRICK.
POURED CONCRETE TRANSITION, TYPICAL
T/ DECK II ELEV.: 694.25
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
DRIVE RETAINING WALL BY OTHERS
TYP. TOP/FDN ELEV.: 689.5
POURED CONCRETE SLAB
COORDINATE PAVEMENT WITH CIVIL DRAWINGS
DECK I ELEV.: 682.25

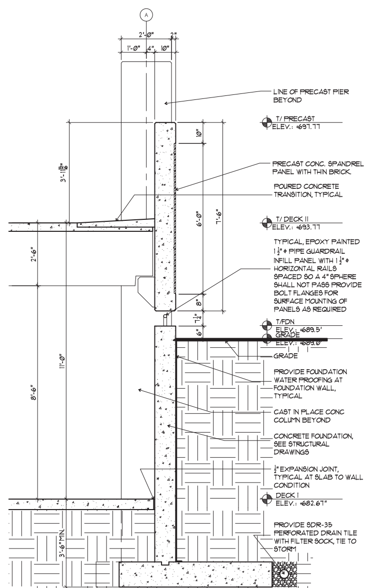
4 A-5.1 **SECTION**
1/2" = 1'-0"


LINE OF PRECAST PIER BEYOND
T/ PRECAST ELEV.: 701.86
PRECAST CONC. SPANDREL PANEL WITH THIN BRICK.
T/ DECK II ELEV.: 697.76
POURED CONCRETE TRANSITION, TYPICAL
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
TYPICAL, EPOXY PAINTED 1½" ⌀ PIPE GUARDRAIL INFILL PANEL WITH 1½" ⌀ HORIZONTAL RAILS SPACED SO A 4" SPHERE SHALL NOT PASS. PROVIDE BOLT FLANGES FOR SURFACE MOUNTING OF PANELS AS REQUIRED
T/FDN ELEV.: 689.5
GRADE
PROVIDE FOUNDATION WATER PROOFING AT FOUNDATION WALL, TYPICAL
CAST IN PLACE CONC COLUMN BEYOND
POURED CONCRETE SLAB
DECK I ELEV.: 685.60
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM

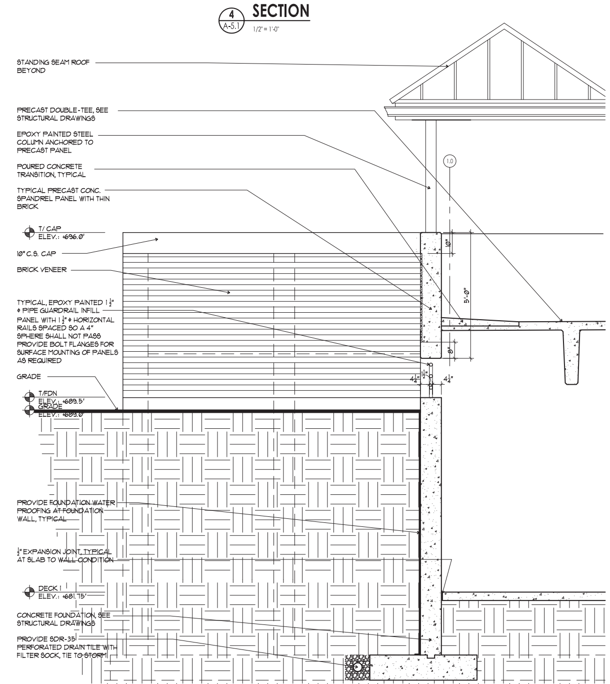
5 A-5.1 **SECTION**
1/2" = 1'-0"


LINE OF PRECAST PIER BEYOND
T/ PRECAST ELEV.: 696.32
PRECAST CONC. SPANDREL PANEL WITH THIN BRICK.
T/ DECK II ELEV.: 692.52
POURED CONCRETE TRANSITION, TYPICAL
T/FDN ELEV.: 689.5
GRADE
PROVIDE FOUNDATION WATER PROOFING AT FOUNDATION WALL, TYPICAL
CAST IN PLACE CONC COLUMN BEYOND
CONCRETE FOUNDATION, SEE STRUCTURAL DRAWINGS
½" EXPANSION JOINT, TYPICAL AT SLAB TO WALL CONDITION
DECK I ELEV.: 681.33
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM

6 A-5.1 **SECTION**
1/2" = 1'-0"


LINE OF PRECAST PIER BEYOND
T/ PRECAST ELEV.: 697.77
PRECAST CONC. SPANDREL PANEL WITH THIN BRICK.
POURED CONCRETE TRANSITION, TYPICAL
T/ DECK II ELEV.: 693.77
TYPICAL, EPOXY PAINTED 1½" ⌀ PIPE GUARDRAIL INFILL PANEL WITH 1½" ⌀ HORIZONTAL RAILS SPACED SO A 4" SPHERE SHALL NOT PASS PROVIDE BOLT FLANGES FOR SURFACE MOUNTING OF PANELS AS REQUIRED
T/FDN ELEV.: 689.5
GRADE
PROVIDE FOUNDATION WATER PROOFING AT FOUNDATION WALL, TYPICAL
CAST IN PLACE CONC COLUMN BEYOND
CONCRETE FOUNDATION, SEE STRUCTURAL DRAWINGS
½" EXPANSION JOINT, TYPICAL AT SLAB TO WALL CONDITION
DECK I ELEV.: 682.67
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM

7 A-5.1 **SECTION**
1/2" = 1'-0"


STANDING SEAM ROOF BEYOND
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
EPOXY PAINTED STEEL COLUMN ANCHORED TO PRECAST PANEL
POURED CONCRETE TRANSITION, TYPICAL
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
T/ CAP ELEV.: 696.0
10" C.S. CAP
BRICK VENEER
TYPICAL, EPOXY PAINTED 1½" ⌀ PIPE GUARDRAIL INFILL PANEL WITH 1½" ⌀ HORIZONTAL RAILS SPACED SO A 4" SPHERE SHALL NOT PASS PROVIDE BOLT FLANGES FOR SURFACE MOUNTING OF PANELS AS REQUIRED
GRADE
T/FDN ELEV.: 689.5
PROVIDE FOUNDATION WATER PROOFING AT FOUNDATION WALL, TYPICAL
½" EXPANSION JOINT, TYPICAL AT SLAB TO WALL CONDITION
DECK I ELEV.: 681.75
CONCRETE FOUNDATION, SEE STRUCTURAL DRAWINGS
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM

8 A-5.1 **SECTION**
1/2" = 1'-0"

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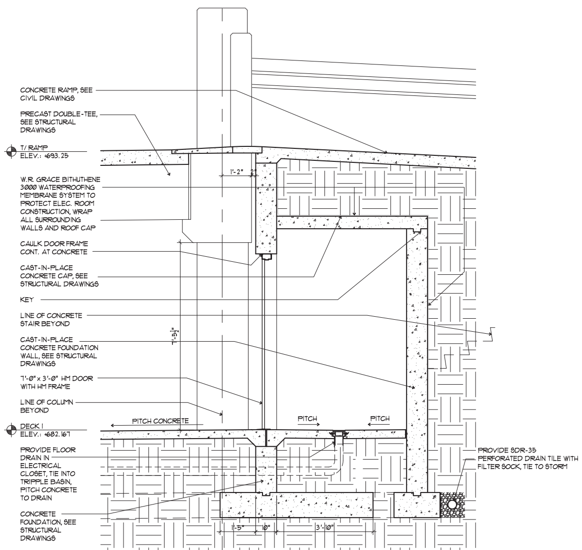
SHEET NAME

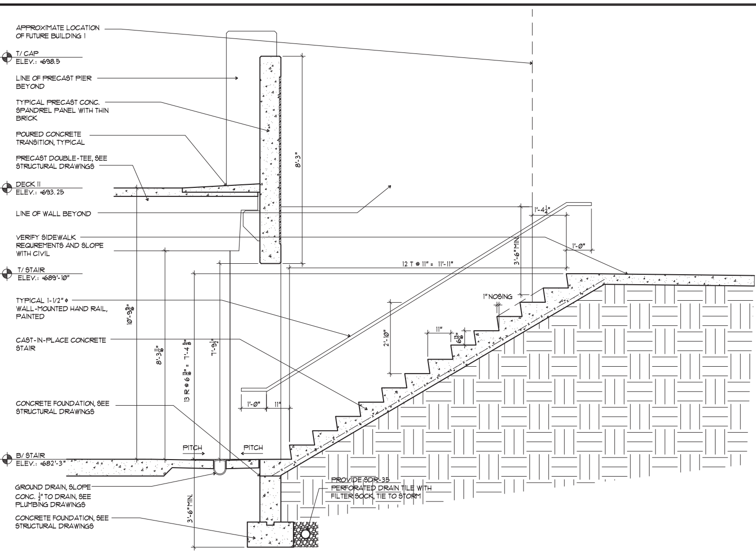
A-5.1
SHEET

SHEET OF



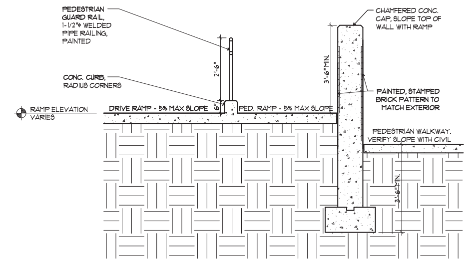
CONCRETE RAMP, SEE CIVIL DRAWINGS
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
T/ RAMP ELEV.: 693.25
W.R. GRACE BITHUTHENE 3000 WATERPROOFING MEMBRANE SYSTEM TO PROTECT ELEC. ROOM CONSTRUCTION, WRAP ALL SURROUNDING WALLS AND ROOF CAP
CAULK DOOR FRAME CONT. AT CONCRETE
CAST-IN-PLACE CONCRETE CAP, SEE STRUCTURAL DRAWINGS
KEY
LINE OF CONCRETE STAIR BEYOND
CAST-IN-PLACE CONCRETE FOUNDATION WALL, SEE STRUCTURAL DRAWINGS
7'-0" x 3'-0" HM DOOR WITH HM FRAME
LINE OF COLUMN BEYOND
DECK I ELEV.: 682.167
PROVIDE FLOOR DRAIN IN ELECTRICAL CLOSET, TIE INTO TRIPPLE BASIN, PITCH CONCRETE TO DRAIN
CONCRETE FOUNDATION, SEE STRUCTURAL DRAWINGS
PITCH CONCRETE
PITCH
PITCH
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM

1
A-5.2
ELECTRICAL CLOSET SECTION
1/2" = 1'-0"



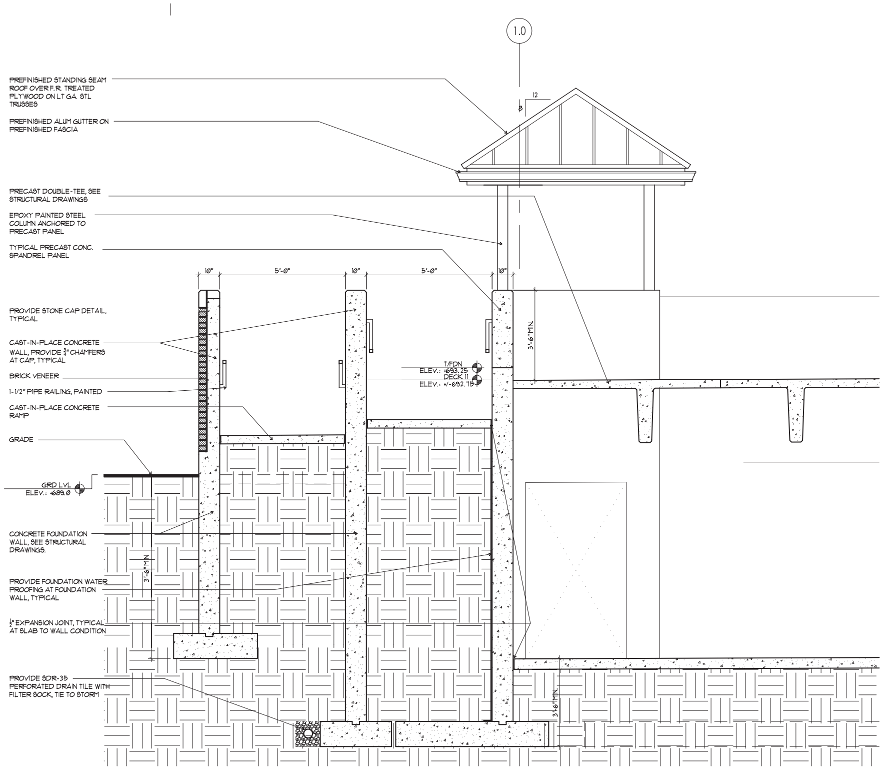
APPROXIMATE LOCATION OF FUTURE BUILDING I
T/ CAP ELEV.: 698.5
LINE OF PRECAST PIER BEYOND
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
POURED CONCRETE TRANSITION, TYPICAL
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
DECK II ELEV.: 693.25
LINE OF WALL BEYOND
VERIFY SIDEWALK REQUIREMENTS AND SLOPE WITH CIVIL
T/ STAIR ELEV.: 693'-10"
TYPICAL 1-1/2" Ø WALL-MOUNTED HAND RAIL, PAINTED
CAST-IN-PLACE CONCRETE STAIR
CONCRETE FOUNDATION, SEE STRUCTURAL DRAWINGS
B/ STAIR ELEV.: 682'-3"
GROUND DRAIN, SLOPE CONC. TO DRAIN, SEE PLUMBING DRAWINGS
CONCRETE FOUNDATION, SEE STRUCTURAL DRAWINGS
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM
1" NOSING
PITCH
PITCH

2
A-5.2
CONCRETE STAIR SECTION
1/2" = 1'-0"



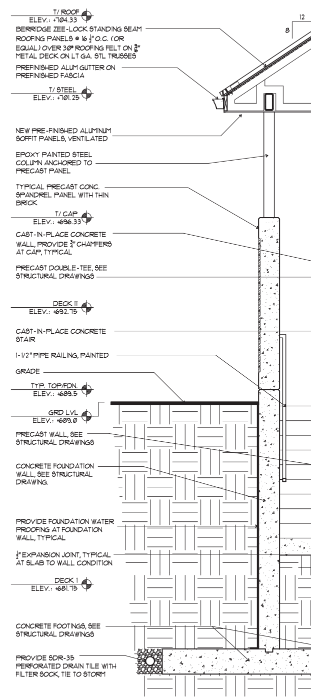
PEDESTRIAN GUARD RAIL, 1-1/2"Ø WELDED PIPE RAILING, PAINTED
CONC. CURB, RADIUS CORNERS
RAMP ELEVATION VARIES
DRIVE RAMP - 5% MAX SLOPE
PED. RAMP - 5% MAX SLOPE
CHAMFERED CONC. CAP, SLOPE TOP OF WALL WITH RAMP
PAINTED, STAMPED BRICK PATTERN TO MATCH EXTERIOR
PEDESTRIAN WALKWAY, VERIFY SLOPE WITH CIVIL

3
A-5.2
RAMP DETAIL
1/2" = 1'-0"



1.0
PREFINISHED STANDING SEAM ROOF OVER F.R. TREATED PLYWOOD ON LT GA. STL TRUSSES
PREFINISHED ALUM GUTTER ON PREFINISHED FASCIA
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
EPOXY PAINTED STEEL COLUMN ANCHORED TO PRECAST PANEL
TYPICAL PRECAST CONC. SPANDREL PANEL
PROVIDE STONE CAP DETAIL, TYPICAL
CAST-IN-PLACE CONCRETE WALL, PROVIDE 3/4" CHAMFERS AT CAP, TYPICAL
BRICK VENEER
1-1/2" PIPE RAILING, PAINTED
CAST-IN-PLACE CONCRETE RAMP
GRADE
GRD LVL ELEV.: 689.0
CONCRETE FOUNDATION WALL, SEE STRUCTURAL DRAWINGS.
PROVIDE FOUNDATION WATER PROOFING AT FOUNDATION WALL, TYPICAL
3/4" EXPANSION JOINT, TYPICAL AT SLAB TO WALL CONDITION
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM
T/FDN ELEV.: 693.25
DECK II ELEV.: +/-692.75

4
A-5.2
NORTH RAMP SECTION
1/2" = 1'-0"



T/ ROOF ELEV.: 704.33
BERRIDGE ZEE-LOCK STANDING SEAM ROOFING PANELS @ 16" O.C. (OR EQUAL) OVER 30# ROOFING FELT ON 3/4" METAL DECK ON LT GA. STL TRUSSES
PREFINISHED ALUM GUTTER ON PREFINISHED FASCIA
T/ STEEL ELEV.: 701.25
NEW PRE-FINISHED ALUMINUM SOFFIT PANELS, VENTILATED
EPOXY PAINTED STEEL COLUMN ANCHORED TO PRECAST PANEL
TYPICAL PRECAST CONC. SPANDREL PANEL WITH THIN BRICK
T/ CAP ELEV.: 696.33
CAST-IN-PLACE CONCRETE WALL, PROVIDE 3/4" CHAMFERS AT CAP, TYPICAL
PRECAST DOUBLE-TEE, SEE STRUCTURAL DRAWINGS
DECK II ELEV.: 692.75
CAST-IN-PLACE CONCRETE STAIR
1-1/2" PIPE RAILING, PAINTED
GRADE
TYP. TOP/FDN ELEV.: 689.5
GRD LVL ELEV.: 689.0
PRECAST WALL, SEE STRUCTURAL DRAWINGS
CONCRETE FOUNDATION WALL, SEE STRUCTURAL DRAWING.
PROVIDE FOUNDATION WATER PROOFING AT FOUNDATION WALL, TYPICAL
3/4" EXPANSION JOINT, TYPICAL AT SLAB TO WALL CONDITION
DECK I ELEV.: 681.75
CONCRETE FOOTINGS, SEE STRUCTURAL DRAWINGS
PROVIDE SDR-35 PERFORATED DRAIN TILE WITH FILTER SOCK, TIE TO STORM

5
A-5.2
NORTH STAIR SECTION
1/2" = 1'-0"

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DATE

RJW/SF
DRAWN BY

FINAL REVIEW

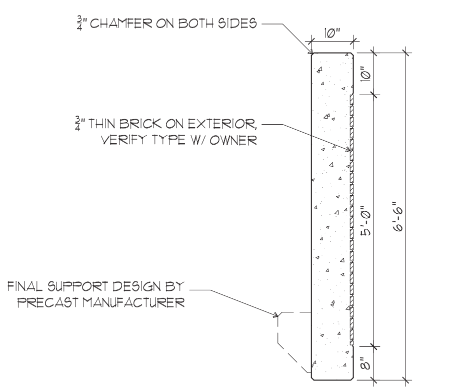
SECTIONS

SHEET NAME

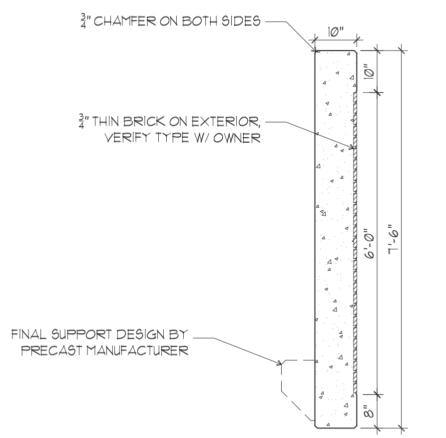
A-5.2

SHEET

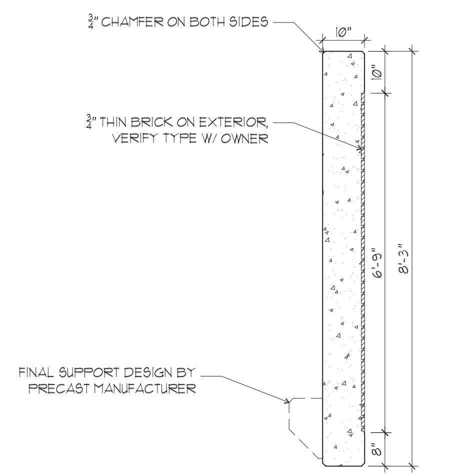
SHEET OF



TYPICAL 6'-6" PRECAST CONC.
SPANDREL WITH THIN BRICK



TYPICAL 7'-6" PRECAST CONC.
SPANDREL WITH THIN BRICK



TYPICAL 8'-3" PRECAST CONC.
SPANDREL WITH THIN BRICK

1 A-5.4 PRECAST SPANDREL SECTION

1" = 1'-0"

2 A-5.4 PRECAST SPANDREL SECTION

1" = 1'-0"

3 A-5.4 PRECAST SPANDREL SECTION

1" = 1'-0"

LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
P:708.799.4400 F:708.799.4434
WWW.LINDENGROUPINC.COM

Proposed Parking Garages for:

1st Street Development

1st Street & Illinois, St. Charles, IL 60174

STATE OF ILLINOIS
RONALD J. WESZELITS
001-018756
LICENSED ARCHITECT

DATE	DRAWN	DESCRIPTION
08/20/2015		OWNER REVIEW
08/28/2015		ISSUED FOR CONSTRUCTION

2015-0085
PROJECT NUMBER

FILE NUMBER

8-28-15
DATE

RJW/SF
DRAWN BY

FINAL REVIEW

SECTIONS

SHEET NAME

A-5.3

SHEET

SHEET OF

ACCESSIBILITY SPECIFICATION GUIDELINES

THIS DRAWING IS INTENDED TO BE FOR REFERENCE AND NOT ALL INFORMATION MAY BE APPLICABLE TO THIS PROJECT

GENERAL NOTE:
These guidelinesare based upon, and reference, the 2010 ADA Standards for Accessible Design (published by the Department of Justice, dated September 15, 2010). Applicable ADA sections are noted in parentheses. State and local accessibility codes, ordinances, and guidelines may also be applicable for specific projects, in which case, the most stringent standards shall apply.

A – Referenced Standards

A1 – General

A1.1 The specific editions of the standards listed below are referenced in the 2010 ADA Standards for Accessible Design. Where differences occur between ADA and the referenced standards, the ADA standards apply. (ADA 105.2)

A1.1.1 ANSI/BHMA from the Builders Hardware Manufacturers Association (ADA 105.2.1)

A1.1.1.1 ANSI/BHMA A156.10–1999 American National Standard for Power Operated Pedestrian Doors.

A1.1.1.2 ANSI/BHMA A156.19–1999 American National Standard for Power Assist and Low Energy Power Operated Doors.

A1.1.1.3 ANSI/BHMA A156.19–2002 American National Standard for Power Assist and Low Energy Power Operated Doors.

A1.1.2 ASME from the American Society of Mechanical Engineers (ADA 105.2.2)

A1.1.2.1 ASME A17.1–2000 Safety Code for Elevators and Escalators, including ASME A17.1a–2002 Addenda and ASME A17.1b–2003 Addenda.

A1.1.2.2 ASME A18.1–1999 Safety Standard for Platform Lifts and Stairway Chairlifts, including ASME A18.1a–2001 Addenda and ASMW A18.1b–2001 Addenda.

A1.1.2.3 ASME A18.1–2003 Safety Standard for Platform Lifts and Stairway Chairlifts.

A1.1.3 ASTM from the American Society for Testing and Materials (ADA 105.2.3)

A1.1.3.1 ASTM F 1292–99 Standard for Impact Attenuation of Surface Systems Under and Around Playground Equipment.

A1.1.3.2 ASTM F 1292–04 Standard for Impact Attenuation of Surface Systems Within the Use Zone of Playground Equipment.

A1.1.3.3 ASTM F 1487–01 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

A1.1.3.4 ASTM F 1951–99 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.

A1.1.4 ICC/IBC from the International Code Council (ADA 105.2.4)

A1.1.4.1 International Building Code, 2000 Edition

A1.1.4.2 International Building Code, 2001 Supplement

A1.1.4.3 International Building Code, 2003 Edition

A1.1.5 NFPA from the National Fire Protection Association (ADA 105.2.5)

A1.1.5.1 NFPA 72 National Fire Alarm Code, 1999 Edition

A1.1.5.2 NFPA 72 National Fire Alarm Code, 2002 Edition

B – BUILDING BLOCKS

B1 – Floor or Ground Surfaces

B1.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant. (ADA 302.1)

B1.3 Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel. (ADA Figure 302.3, Sheet A–9.1). (ADA 302.3)

B2 – Changes in Level

B2.1 Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical (ADA Figure 303.2, Sheet A–9.1). (ADA 303.2)

B2.2 Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2. (ADA Figure 303.3, Sheet A–9.1). (ADA 303.3)

B2.3 Changes in level greater than ½" (13mm) shall be ramped and comply with Section C3 or C4. (ADA 304.4)

B2.4 Changes in level are prohibited in required clear floor and ground space, turning spaces, and in similar spaces such as wheelchair or maneuvering spaces to use elements such as doors, fixtures, and telephones. The exception permits slopes not greater than 1:48. (ADA 304.2)

B3 – Protruding Objects

B3.1 Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path. (ADA 307.2)
- EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

B3.2 Free–standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches(305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground. (ADA 307.3)
- EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply.

B3.3 Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground. (ADA 307.4)
- EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

B3.4 Protruding objects shall not reduce the clear width required for accessible routes. (ADA 307.5)

B4 –Reach Ranges / Operable Parts

B4.0 Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with this section. (ADA 205.1)
- EXCEPTIONS:
  1. Operable parts that are intended for use by service or maintenance personnel shall not be required to comply.
  2. Electrical or communication receptacles serving a dedicated use shall not be required to comply.
  3. Floor electrical receptacles shall not be required to comply.
  4. HVAC diffusers shall not be required to comply.

B4.1 Reach ranges for building elements (operable parts, shelving, coat hooks, etc.)shall be placed within one or more of the reach ranges illustrated in ADA Figures 308.2.1; 308.2.2; 308.3.1; 308.3.2, on Sheet A–9.1. A clear floor or ground space of 30❷ x 48❷ (positioned for either a forward or parallel wheelchair approach) shall be provided. (ADA 308 & 309)

C –Accessible Routes

C1 – Walking Surfaces

C1.1 The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48. (ADA 403.3)
§ ILLINOIS ACCESSIBILITY CODE STANDARD: The cross slope of walking surfaces shall not be steeper than 1:50.

C2 – Doors, Doorways & Gates

C2.1 Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with Sections B1 & B2.(ADA 404.2.5)
- EXCEPTION: Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2.

C2.2 Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with Section B4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (ADA 404.2.7)
- EXCEPTIONS:
  1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
  2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self–latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self–latching devices are not also self–locking devices and operated by means of a key, electronic opener, or integral combination lock.

C2.3 Door and gate closing speed shall comply with Sections C2.3.1 and C2.3.2.

C2.3.1 Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. (ADA 404.2.8.1)

C2.3.2 Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum. (ADA 404.2.8.2)

C2.4 Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
1. Interior hinged doors & gates: 5 pounds (22.2 N) maximum.
2. Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. (ADA 404.2.9)
§ ILLINOIS ACCESSIBILITY CODE STANDARD:
Exterior Doors: 8.5 pounds (37.8 N)

C2.5 Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped. (ADA 404.2.10)
- EXCEPTIONS:
  1. Sliding doors shall not be required to comply.
  2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.
  3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply.
  4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces provided that if added kick plates are installed, cavities created by such kick plates are capped.

C2.6 Doors, gates, and side lights adjacent to doors or gates,
containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed
panel located 43 inches (1090 mm) maximum above the finish
floor. (ADA 404.2.11)
- EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply.

C2.7 Full–powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards"). Low–energy and power–assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards"). (ADA 404.3)

C2.7.1The clear floor space adjacent to manually operated door controls shall be located beyond the arc of the door swing. (ADA 404.3.5)

C3 – Ramps

C3.1 Ramp runs on accessible routes shall have a running slope not steeper than 1:12. (ADA 405.2)
- EXCEPTION: In existing site, buildings, and facilities where there are space limitations, the following slopes shall be allowed:
  1. Maximum 3❷ rise – slopes between 1:10 and 1:8.
  2. Maximum 6❷ rise – slopes between 1:12 and 1:10.

C3.2 Cross slope of ramp runs shall not be steeper than 1:48. (ADA 405.3)
§ ILLINOIS ACCESSIBILITY CODE STANDARD: The cross slope of ramps shall not be steeper than 1:50.

C3.3 The rise for any ramp run shall be 30 inches (760 mm) maximum. (ADA 405.6)

C3.4 Ramps shall have landings at the top and bottom of each ramp run. (ADA 405.7)

C3.4.1 Landings shall comply with Section B1. Changes in level are not permitted. (ADA 405.7.1)
- EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

§ ILLINOIS ACCESSIBILITY CODE STANDARD: Slopes not steeper than 1:50 shall be permitted.

C3.4.2 The landing clear width shall be at least as wide as the widest ramp run leading to the landing. (ADA 405.7.2)

C3.4.3 The landing clear length shall be 60 inches (1525 mm) long minimum. (ADA 405.7.3)

C3.4.4 Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum. (ADA 405.7.4)

C3.5 Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section D4. (ADA 405.8)

C3.6 Edge protection complying with C3.3.1 or C3.3.2 shall be provided along each side of ramp runs & landings. (ADA 405.9)
- EXCEPTIONS:
  1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with Section C4.2.
  2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
  3. Edge protection shall not be required on the sides of ramp landings having a vertical drop–off of ½❷ (13mm) maximum within 10 inches (255mm) horizontally of the minimum required landing area.

C3.6.1 The floor or ground surface of the ramp run or landing shall extend 12 inches (305mm) beyond the inside face of a handrail. (ADA 405.9.1)

C3.6.2 A curb or barrier shall be provided that prevents the passage of a 4 inch (100mm) diameter sphere within 4 inches (100 mm) of the finish floor or ground surface. (ADA 405.9.2)

C4 – Curb Ramps

C4.1 Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. (ADA 406.2)

C4.2 Where provided, curb ramp flares shall not be steeper than 1:10. (ADA 406.3)

C4.3 Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing. (ADA 406.4)
- EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

C4.4 Curb ramps and the flared sides of curb ramps shall be located so they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. (ADA 406.5)

C4.5 Diagonal or corner type curb ramps with returned curbs or other well defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active travel lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing. (ADA 406.6)

D – GENERAL SITE AND BUILDING ELEMENTS

D1 – Accessible Parking Spaces

D1.1 Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.(ADA 502.1)
- EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

D1.2 Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. (ADA 502.4)
- EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

D1.3 Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign. (Refer to Accessible Parking Sign Details on Sheet A–9.1). (ADA 502.6)

D2 – Passenger Loading Zones

D2.1 Access aisles shall be marked so as to discourage parking in them. (ADA 503.3.3)

D2.2 Access aisles shall be at the same level as the vehicle pull–up space they serve. Changes in level are not permitted. (ADA 503.4)
- EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

D3 – Stairways

D3.1 All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches(280 mm) deep minimum.(ADA 504.2)

D3.2 Open risers are not permitted. (ADA 504.3)

D3.3 Stair treads shall comply with Section B1. Changes in level are not permitted. (ADA 504.4)
- EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

D3.4 The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below. (ADA 504.5)

D4 – Handrails

D4.1 Handrails shall be provided on both sides of stairs and ramps. (ADA 505.2)
- EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

D4.2 Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. (ADA 505.3)
- EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

D4.3 Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height. (ADA 505.4)

D4.4 Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum. (ADA 505.5)

D4.5 Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface. (ADA 505.6)
- EXCEPTIONS:
  1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
  2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

D4.5.1 Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum. (ADA 505.7.1)

D4.5.2 Handrail gripping surfaces with a non–circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross–section dimension of 2 1/4 inches (57 mm) maximum. (ADA 505.7.2)

D4.6 Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. (ADA 505.8)

D4.7 Handrails shall not rotate within their fittings. (ADA 505.9)

D4.8 Handrail extensions shall comply with ADA Section 505.10.

F – COMMUNICATION ELEMENTS AND FEATURES

F1 – Fire Alarm Systems

F1.1 Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards"), except that the maximum allowable sound level of audible notification appliances complying with section 4–3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4–3 and 4–4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition). (ADA 702.1)
- EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practice.

F2 – Signs

F2.0 Interior and exterior signs identifying permanent rooms and spaces shall comply with this section. Where pictograms are provided as designators of permanent interior rooms and spaces, they shall have text descriptors, and both shall comply with this section. (ADA 216.2 and 216.3)

F0.1 Tactile / Visual descriptors are required for signage identifying permanent rooms or spaces (including areas of refuge) and exit doors.

F0.2 Visual only descriptors are allowed at directional or informational signage.

F0.3 Means of egress signage indicating special accessibility provisions shall be provided as follows:
1. Each door providing access to and area of refuge from an adjacent floor area shall be identified by a sign stating: AREA OF REFUGE.
2. Each door providing access to an exterior area for assisted rescue shall be identified by a sign stating: EXTERIOR AREA FOR ASSISTED RESCUE.

Signage shall comply with the ADA requirements for visual characters and include the International Symbol of Accessibility. Where exit sign illumination is required, the signs shall be illuminated. Additionally, tactile signage complying with ADA shall be located at each door to an area of refuge and exterior area for assisted rescue.

F0.4 Directional signage indicating the location of other accessible means of egress shall be provided at the following:
1. At exits serving a required accessible space but not providing an approved accessible means of egress.
2. At elevator landings.
3. Within areas of refuge.

F0.5 In areas of refuge and exterior areas for assisted rescue, instructions on the use of the area under emergency conditions shall be posted. The instructions shall include all of the following:
1. Persons able to use the exit stairway do so as soon as possible, unless they are assisting others.
2. Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance.
3. Directions for use of the two–way communication system where provided.

F1.1 Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. (ADA 703.1)

F1.2 Raised characters shall be duplicated in braille. Raised characters shall comply with ADA Section 703.2. Braille characters shall comply with ADA Section 703.3 Signs that are designed to be read by touch shall not have sharp or abrasive edges. (ADA 703.2)

F1.3 Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. See ADA Figure 703.4.1 on Sheet A–9.1. (ADA 703.4.1)
- EXCEPTION: Tactile characters for elevator car controls shall not be required to comply.

§ ILLINOIS ACCESSIBILITY CODE STANDARD: Mounting height shall be 60 inches (1525 mm) above the finish floor to the centerline of the sign.

F1.3.1 Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. See ADA Figure 703.4.2 on Sheet A–9.1. (ADA 703.4.2)
- EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold–open devices.

F1.4 Visual characters shall comply with ADA Section 703.5.
- EXCEPTION: Where visual are accompanied by Braille, they shall not be required to comply.

F1.5 Pictograms shall comply with ADA Section 703.6. Characters and braille shall not be located in the pictogram field.(ADA 703.6.1)

F1.5.1 Pictograms shall have text descriptors located directly below the pictogram field. (ADA 703.6.3)

F1.6 Symbols of accessibility shall comply with ADA Section 703.7.

F3 – Accessible Telephones

F3.1 Public telephones shall comply with ADA Section 704.

F4 – Detectable Warnings

F4.1 Detectable warnings shall consist of a surface of truncated domes and shall comply with ADA Section 705.

F4.1.1 Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light–on–dark, or dark–on–light. (ADA 705.1.3)

F5 – Two–Way Communication Systems

F5.0 Two–way communication systems shall comply with ADA Section 708.

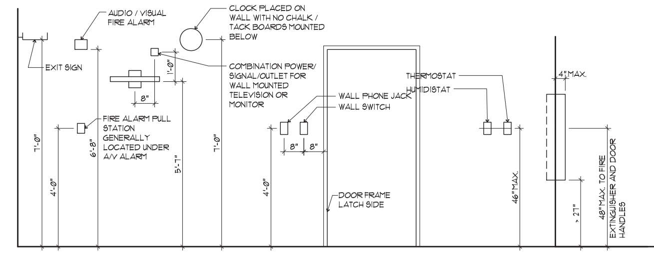
F5.1 Two–way communication systems shall provide both audible and visual signals. (ADA 708.2)

F5.2 Handset cords, if provided, shall be 29 inches (735 mm) long minimum. (ADA 708.3)

F5.3.1 The common use or public use system interface shall include the capability of supporting voice & TTY communication with the residential dwelling unit interface. (ADA 708.4.1)

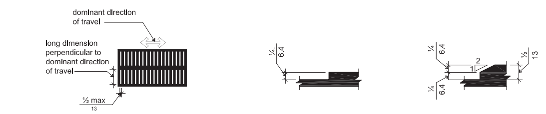
F5.4 Area of refuge two–way communication systems shall provide communication between each required location and the fire command center or a central point location approved by the fire department. Where the central control point is not constantly attended, a two–way communication system shall have a timed automatic telephone dial–out capability to a monitoring location or 911. The two–way communication system shall include both audible and visible signals.

F5.4.1 Directions for the use of the two–way communication system, instructions for summoning assistance via the two–way communication system, and written identification of the location shall be posted adjacent to the two–way communication system.



ALARM/CONTROL/OPERATIONAL DEVICES

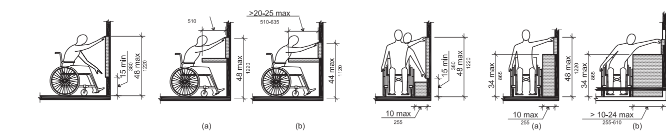
FIRE EXTINGUISHERS



ADA FIGURE 302.3 - ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

ADA FIGURE 303.2 VERTICAL CHANGE IN LEVEL

ADA FIGURE 303.3 BEVELED CHANGE IN LEVEL

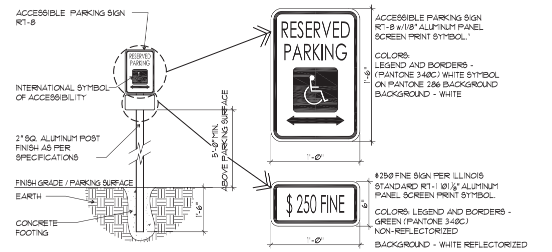


ADA FIGURE 308.2.1 - ADULT UNOBSTRUCTED FORWARD REACH

ADA FIGURE 308.2.2 - ADULT OBSTRUCTED HIGH FORWARD REACH

ADA FIGURE 308.3.1 - ADULT UNOBSTRUCTED SIDE REACH

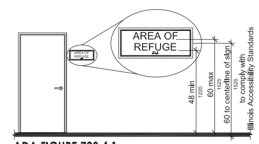
ADA FIGURE 308.3.2 - ADULT OBSTRUCTED HIGH SIDE REACH



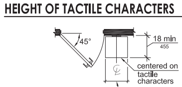
ACCESSIBLE PARKING SIGN

NOTE: SIGN SHALL BE PLACED NO MORE THAN 5 FEET HORIZONTALLY FROM THE FRONT OF THE SPACE

ACCESSIBLE PARKING SIGN DETAILS



ADA FIGURE 703.4.1 HEIGHT OF TACTILE CHARACTERS



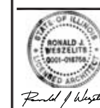
ADA FIGURE 703.4.2 LOCATION OF TACTILE SIGNS AT DOORS

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
P:708.799.4400 F:708.799.4434
WWW.LINDENGROUPINC.COM

Proposed Parking Garages for:

1st Street Development

1st Street & Illinois, St. Charles, IL 60174



DATE	DRAWN	DESCRIPTION
08/20/2015		OWNER REVIEW
08/28/2015		ISSUED FOR CONSTRUCTION

2015-0085
PROJECT NUMBER

FILE NUMBER
8-28-15
DATE
RJW/SF
DRAWN BY

FINAL REVIEW

ACCESSIBILITY SPECIFICATION GUIDELINES
SHEET NAME

A9.0
SHEET

SHEET OF

SPECIFICATIONS

SOME INFORMATION LISTED IN THIS SPECIFICATION MAY NOT BE APPLICABLE
TO THIS PROJECT - REFER TO DRAWINGS FOR PROJECT REQUIREMENTS

SUMMARY OF WORK

The contract consists of the construction and completion of work indicated on the drawings and in accordance with these specifications, except for those items specifically noted as "Not in Contract."

0.0 INSTRUCTION TO BIDDERS

0.1 Bidders shall carefully examine the Bidding documents and the construction site to obtain first-hand knowledge of all conditions and report any conflicts, errors, or omissions immediately in writing to the General Contractor and Architect prior to contract award. Failing such notice, the contractor shall be liable for all expenses resulting from such conflicts, errors, or omissions.

0.2 The Architect shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with this work.

0.3 The General Contractor is fully obligated to the Owner for all work performed by their subcontractors.

0.4 The contractor shall verify all dimensions and conditions before proceeding with the work and notify superintendent at once of any discrepancies prior to commencing work. Do not scale drawing, figure dimensions shall take precedence.

0.5 The General Contractor shall pay all taxes levied by the appropriate authorities as applicable to the work under this project.

1.0 GENERAL REQUIREMENTS

1.1 All work shall be performed in a workmanlike manner per industry high quality standards and the specifications in the bid documents.

1.2 All work shall be performed according to all applicable local, state and national codes and ordinances and all authorities having jurisdiction.

1.3 Contractor shall secure certification of inspections and occupancy from authorities having jurisdiction and deliver them to the Owner upon completion of the work. The Contractor and or subcontractors shall obtain and pay for all required fees and permits required in connection with the execution of their work.

1.4 Should an error appear in the plans and specifications or in the work done by others affecting this work, the Contractor shall notify the Owner at once, and the Owner will issue instructions as to procedure. If the Contractor proceeds with the work so affected without instructions from the Owner, the Contractor shall make good any resulting damage or defects.

1.5 Plumbing schematic drawings, HVAC drawings, sewer mains, electrical outlets, switches, light locations for routing all plumbing, mechanical and electrical work are to be coordinated between the trades affected by the work as part of their installation layout. No plumbing, mechanical, or electrical information is to be scaled from drawings.

1.6 General Contractor shall review all shop drawings prior to submitting copies to the Architect for review and approval. Shop drawings are for the Contractor's use and WILL NOT supersede the drawings or alter the contract price.

1.7 Install manufactured items in strict accordance with manufacturer's instructions and recommendations. Provide accessories and incidentals recommended by manufacturer for proper installation. Manufacturer's instructions take precedence over shown details.

1.8 General Contractor shall furnish all labor, materials, equipment, services and costs necessary to erect and maintain temporary facilities and perform temporary work required in the performance of the contract and remove such facilities upon completion as described below:
- a. Temporary sanitary facilities for the workmen. Permanent toilets installed on the project shall not be used during construction of project. Clean, fresh drinking water shall be furnished by the Contractor.
- b. Temporary heat required during the period of the construction. All costs of heat shall be borne by Contractor.
- c. Electric service and lighting as required for construction including equipment or fixture installations during construction.
- d. Telephone on the site for construction use.

1.9 Provide fire extinguishers according to NFPA 10 and located as directed by the local fire department.

1.10 The General Contractor shall submit to the Owner for approval, a list of materials, fixtures, and equipment, including type and quality to be used.

1.11 It is not the intent of these specifications to restrict unduly the selection of materials and equipment, but to provide a standard of workmanship and performance. Where a particular system, product or material is specified by name, it shall be considered as best suited because of its quality, appearance or function in the work. Other products considered equivalent to the specified item by the Contractor may be used providing the Contractor obtains in writing the consent of the Owner to make such substitutions. If not approved, the Contractor shall furnish the specified type.

1.12 The term "provide" means "furnish and install, complete and ready for the intended use."

1.13 Each contractor shall establish a system of testing and inspection their own work in the rough and finished states, to insure quality and performance in the final work product.

1.14 Each contractor shall amend and make good, at their own cost, any defects in their workmanship and/or material, or any damage they may have caused to another's work.

1.15 The Owner, without invalidating the contract, may order changes in the work within the general scope of the contract, consisting of additions, decisions, or other revisions. The contract sum and contract time shall be adjusted accordingly. These "changes in work" shall be expedited with proper submittals to the Owner outlining the scope of work, back-up information, and monetary proposal for review and approval by the Owner prior to commencement of change in work.

1.16 The General Contractor shall establish two bench marks off site prior to excavation. Elevation of benchmarks shall be coordinated with benchmark established by licensed surveyor and shown on site plan.

1.17 On-site verification of all dimensions and conditions shall be the responsibility of each subcontractor.

1.18 Spot survey of in place foundation must be submitted to proper authority for review and approval prior to continuance of work.

1.19 General Contractor shall take suitable care of all public utilities and services encountered in connection with the work. General Contractor shall send notices, make all necessary arrangements and provide all services required for the care of gas mains, water pipes, sewer pipes, telephones and telegraph conduits, cables and other equipment or property, assuming all responsibility and paying all cost for which the Owner may be liable. General Contractor shall examine the site and consult all the public service companies and city records to fully inform him of the locations and extent of all utilities. Any indications or dimensions on drawings showing elevations or location of pipes, manholes, poles, etc. are taken from the most reliable information available but the General Contractor shall assume full responsibility for checking this information.

1.20 All interior partition dimensions on plan sheets are to face of drywall. Exterior wall dimensions are to face of masonry. Dimensions at critical areas such as kitchens, bathrooms, etc., must be held.

1.21 General Contractor at all times shall keep the premises free from accumulations of waste materials or rubbish caused by construction operations. At the completion of the work, remove all waste materials and rubbish from and about the job as well as tools, construction equipment, machinery, and surplus materials. Final clean up shall include, but is not be limited to, floors, walls, corridors, cabinets, etc.

1.22 Furnish the Owner three complete sets of operating instructions and demonstrate to the Owner the procedures for proper operation and functioning of all equipment.

1.23 General Contractor shall submit "as-built" drawing to the Owner, indicating locations of all underground utilities on site (electric, gas, water, sewer, telephone, etc.).

1.24 All work shall be guaranteed for not less than one year.

1.25 All work must meet the Owner's approval prior to final payment.

1.26 Design Live Loads: See structural specifications.

2.0 SITE CONSTRUCTION

2.1 The General Contractor shall be responsible for laying out the building from offset stakes provided by others, and for excavating the building, as required, per stakes and grades provided be others.

2.2 Provide stripping, excavating, filling, rough grading, and spreading topsoil and pavements.

2.3 Thoroughly examine the site and records of existing conditions to determine elements which may affect the work, Contractor shall formulate their own conclusions as to conditions that will be encountered. Contact local underground utility locator service. Clear developed portion of site of trees, shrubs, stumps, roots, etc., unless indicated otherwise Limits of grubbing area includes areas within 3 feet outside of below-grade construction. In addition, clear parking, driveway, patio and walk areas to a depth of 12 inches. Remove non-reusable soils or other debris from site and dispose of legally.

2.4 Protect against damage any lawns, shrubs, trees, roads, walks, and other work that is to remain in place. Remove topsoil its entire depth from areas to be occupied by buildings, roads, parking areas, and walks and legally dispose of it, except that which is to be placed in landscaped areas.

2.5 Site excavation shall be in accordance with the soils engineering report and approved by the authority having jurisdiction.

2.6 Excavate to depths indicated on drawings or as required to achieve design bearing capacity indicated (minimum 3,000 psf, unless noted otherwise). Under ground-bearing slabs, proofroll subgrade with a heavily-loaded truck (minimum 12000 lbs. axle load). If soft areas are observed, remove and replace yielding material with approved fill, properly compacted.

2.7 Excavation spoils are to be balanced throughout the site by the contractor at the time of excavation. Any extra spoils that cannot be balanced shall be loaded and trucked to a location on site as designated by field project manager ay no cost to the Owner, and must be flat stock piled and ramped for access scrapers. Any extra spoils that cannot be balanced shall be loaded and trucked to the location designated by the field project manager, at a pre-determined price.

2.8 All bearing elevations, excavations and materials shall be inspected by a qualified geotechnical engineer prior to placement of concrete. The geotechnical engineer shall be the sole judge as to the suitability of the bearing material. Footing elevations shall be adjusted as required.

2.9 All bearing strata must be protected from freezing. The contractor shall backfill and/or provide protection to prevent frost penetration below the concrete bearing elevations. Any frozen soil below the foundation bearing level must be removed.

2.10 All footing elevations shown on the drawings provide minimum depths for frost protection. Any localized soft soil and/or fill zones encountered at the bearing levels should be further excavated to adequate support soils and the cavity backfilled with lean concrete, stone or approved structural fill or the footing may be poured at the excavated depth.

2.11 All exterior footings shall bear a minimum of 3'-6" below finished grade.

2.12 All compacted fill material shall be inspected and approved by the project soils engineer. Depths of lifts, compaction densities, moisture contents, etc. shall be as specified by the project soils engineer. See the referenced soil report for additional information.

2.13 Fill materials shall be clean, friable earth, sand, gravel, or low-plasticity clays, free of organic material, rubble and stones greater than 6 inches in diameter. Under building slabs, use drainage-fill material consisting of washed, evenly graded mixture of crushed stone or gravel, 100 percent passing a 1 1/2-inch sieve and not more than 5 percent passing a No. 4 sieve. Place fill materials in horizontal loose layers of 10 inches maximum depth and spread to a uniform thickness. Compact each layer with approved equipment to a minimum dry unit weight at optimum moisture content as follows in accordance with ASTM D-1557:
- a. Under ground bearing building slabs; 95 percent.
- b. Under paved areas; 90 percent.
- c. Under areas of general grading; 85 percent.

2.14 Place compacted fill in approximately equal layers both inside and outside of the foundations walls to maintain uniform pressure against both sides of the foundation walls.

2.15 Rough grade to 6 inches of final grade. Finish grade with topsoil to new elevations indicated and to match existing grades. Perform grading so water drains away from building and provides reasonable freedom from pocketed surface water. Provide for backfill material on site. Anticipate settling of ground around utility trenches or other filled areas and fill accordingly. Settling of backfill around foundation shall not interfere with water drainage away from the building. Ditches or swales indicated on the engineering plans shall be completed prior to finish grading.

2.16 Concrete base for paving and walks shall be minimum 6 inches crushed stone or gravel (ASTM C 33, size 67, graded) or sand. Subgrade shall be undisturbed soil or clay fill compacted to 90 percent dry proctor density.

2.17 Bituminous Paving: 2 inches asphalt paving, Class 1, Mixture C, on 8 inches crushed stone, Type B, gradation CA 6.

2.18 Work on public property shall conform to the requirements of authorities having jurisdiction.

2.19 General Contractor shall remove trash, rubbish, shrubs, trees and stumps from entire site, unless indicated otherwise on the site plan included in these documents, or on the landscaping plan furnished by the Owner but not included as part of this work.

3.0 CONCRETE

3.1 Work includes, but is not limited to, footings, foundations, piers, slabs, reinforcing bars and fabric, and vapor barrier.

3.2 Concrete work shall conform with "Building Code Requirements for Reinforced Concrete", ACI 318, ACI 301, and the ACI Code of Standard Practice. Delivery and placement of concrete shall be in accordance with ACI 304 and ASTM C94.

3.3 Concrete for slabs on grade shall have a compressive strength of 4000 psi at 28 days and maximum water to cement ratio of 0.45. Sidewalks shall be 4-inch concrete over 4-inch gravel base, unless noted otherwise. Reinforce with 6X6-W1.4XW1.4 welded wire fabric. Locate control joints as indicated on drawings, or as approved by Architect, and not exceeding 12 feet o.c. Concrete exposed to freeze-thaw shall have 6% +/- 1% air entrainment and maximum water to cement ratio of 0.40. All other concrete shall have a compressive strength of 3000 psi at 28 days and maximum water to cement ratio of 0.52.

3.4 Cement shall conform to ASTM C150 Type I or II. Fly ash conforming to ASTM C618 may be used to replace not more than 20 percent of the cement in the mixes. aggregates for normal weight concrete shall conform to ASTM C33.

3.5 Concrete admixture for air-entrainment shall conform to ASTM C260. All other concrete admixtures shall conform to ASTM C494. Calcium chloride or admixtures containing calcium chloride shall not be used in the concrete mixes.

3.6 Cold weather concreting shall be in accordance with ACI 306 when the atmospheric temperature is expected to fall below 40 degrees F. Hot weather concreting shall be in accordance with ACI 305 when the atmospheric temperature is expected to rise above 90 degrees F.

3.7 Finished concrete shall be evaluated and repaired as noted herein and in accordance with standard industry practice. All concrete shall be free from honeycombs and other defects and shall be properly consolidated in accordance with ACI 309 "Guide for Consolidation of Concrete". Provide 3/4" chamfer at all vertical and horizontal concrete corners which will be exposed in the finished structure, unless noted otherwise.

3.8 Concrete formwork and formed concrete surfaces shall conform to ACI 347 "Guide to Formwork for Concrete". Exterior concrete surfaces which will be exposed to view in the finished structure shall be Class A and shall be rubbed smooth. All other exposed surfaces shall be Class C, except that concealed surfaces may be Class D. Use form release agents which will not stain the finished concrete surfaces or adversely affect the application of finishes.

3.9 Rebar to be welded shall conform to ASTM A706 Grade 60. Epoxy-coated rebar shall conform to ASTM A775. All other rebar shall conform to ASTM A615 Grade 60 and shall not be welded. Welded wire fabric shall conform to ASTM A185. All reinforcing and accessories, including bar supports and spacers, shall be detailed and placed in accordance with the "ACI Detailing Manual (ACI SP-66)", latest edition.

3.10 Cover for rebar shall be in accordance with ACI 318 and shall not be less than the following:
- Concrete cast against and permanently in contact with earth: 3"
- Concrete exposed to earth or weather:
  - #6 thru #18 bars: 2"
  - #5 bar and smaller: 1½"
- Concrete not exposed to earth or weather:
  - Slabs, walls, and joists: #11 bar and smaller: ¾"

3.11 Place granular fill below on-grade concrete slabs as indicated on drawings. Compact with vibrating mechanical tamping equipment to proper elevation.

3.12 Provide foundation insulation as specified in Division 7.

3.13 Construction Joints: Comply with ACI 318; do not exceed maximum spacing of 15 feet. Sawed control joints may be used in lieu of formed joints. Provide joints as indicated on the drawings or approved by Architect (¼" saw-cut, depth of ⅓ the depth of the slab, 8-12 hours after slab is cast, unless noted otherwise).

3.14 All concrete pours must have test cylinders identified by delivery ticket number, date, and location of pour taken by an approved certified test company.

3.15 Vapor barrier shall be 15 mil, minimum, and be installed in maximum sheet size and minimum joints. Provide a minimum of 6" laps between adjacent sheets. Care shall be exercised to prevent damage or rupture during construction. See soils report for additional information. The compacted subbase shall be placed over the vapor barrier (to minimize slab curling).

3.16 General contractor shall check with architectural, mechanical and electrical drawings and contractors for openings, sleeves, anchors, hangers, inserts, slab depressions and other items related to the concrete work, and shall assume full responsibility for their proper location before placing concrete. Pitch concrete slabs as required to all floor drains.

3.17 Pour all concrete wing walls monolithically with foundation walls.

3.18 No mud slabs, footings, or slabs on grade shall be placed into or against subgrades containing free water, frost, or ice.

3.19 No interior floor slab shall receive a curing compound, hardener, or sealer under any circumstances.

3.20 All exterior flatwork, including walks and drives, shall be sealed within two days after pouring with "Cure & Seal", or approved equal.

3.21 NOT USED

3.22 See concrete specifications on the structural drawings for more information.

4.0 MASONRY

4.1 Work includes, but is not limited to, face brick, concrete masonry units, mortar, joint reinforcing, anchors, ties and accessories and flashing.

4.2 All brick and block design and construction shall conform to "Building Code Requirements for Masonry Structures," ACI 5.30/ASCE 5, and "Specifications for Masonry Structures," ACI 530. 1/ASCE 6, latest editions.

4.3 Masonry materials shall conform to the latest edition of the following ASTM specifications:
- a. Clay Brick:
  ASTM C-216 (face brick) grade SW, type FBS, unless noted otherwise. Minimum compressive strength > 3,000 psi.
- b. Loadbearing Concrete Block:
  ASTM C-90, Minimum compressive strength = 1900psi (three units)
- c. Mortar:
  ASTM C-270, Type S-minimum compressive strength=2000psi at 28 days, unless noted otherwise
- d. Grout:
  ASTM C-476, minimum compressive strength = 3000psi, unless noted otherwise.
- e. Masonry Galvanized Reinforcement: ASTM A-82

4.4 Grout all cavities containing reinforcement in lifts not to exceed 5'-0. Do not displace the reinforcing while placing the grout.

4.5 Prior to grouting the first 5'-0" lift of wall above the slab and prior to grouting the top lift of wall, the rebar placement shall be inspected and three (3) grout and mortar specimens shall be taken for each 500 square feet of masonry being erected. Test specimens and seven (7) and twenty-eight (28) days, hold the third specimen for further testing, if required.

4.6 Spliced reinforcing shall be lapped 48 bar diameters or 24 inches, whichever is greater. spliced bars shall be wired together.

4.7 Mortar shall be tested by an approved testing laboratory in accordance with ASTM C-780. Two sets of three mortar cubes shall be taken at random for each day of masonry work. Test one cube of each set at 7 days and 28 Days. Test the third cube at 56 days only if required by the Architect.

4.8 Provide standard Dur-o-Wall or equivalent reinforcement, 9 ga. minimum wire diameter, at every second block course, 16" on center vertically, in all walls, unless noted otherwise. Install joint reinforcement in the first and second bed joints, eight (8) inches o.c., immediately above and below openings. Extend the reinforcement in the second bed joints, above and below, extend reinforcement two (2) feet beyond jambs, minimum.

4.9 All cells containing horizontal or vertical reinforcing steel, bolts, or inserts shall be grouted solid. Where reinforcing steel, etc., occurs in or adjacent to mortar joints, the cells on each side of said steel, etc., shall be grouted. Where block wall is retaining earth or in contact with earth, such portion of wall shall be grouted solid.

4.10 See structural plan for size and spacing of vertical reinforcement.

4.11 Masonry control joints are required (interior and exterior) at a maximum horizontal spacing between joints of 25'-0". See the architectural drawings for the exact locations. Contractor note: no joints shall be located within 2'-0" of steel beam bearings.

4.12 Calcium chloride and/or admixtures containing calcium chloride shall not be included in mortar or grout mix, except when approved in writing by the structural engineer. No anti-freeze compounds shall be used to lower the mortar's freezing point.

4.13 No exterior masonry shall be laid when the outside air temperature is less than 40°f, unless the recommendations in "Specifications for Masonry Structures," ASI 5.30.1/ASCE 6 latest edition, are strictly followed. The specifications for laying masonry in hot weather, contained in the same reference, shall also be strictly followed.

4.14 All masonry below grade shall be set with Type 'S' mortar and shall be solid block or have all voids grouted solid. Brace all foundation and/or basement walls, as required, to prevent damage due to the backfilling operations.

4.15 Masonry walls shall be braced to withstand the code specified horizontal loads during their erection, and until their design supports are in place. Bracing systems shall be designed by a qualified structural engineer. In no case shall shores or forms be removed, or concentrated loads from framing members be applied, until the masonry has set sufficiently to carry its own weight and all other anticipated, concentrated loads.

4.16 Quality assurance and inspection of work, as defined by ACI 530.1/ASCE 6 and/or the project specifications, are required.

4.17 Steel columns & beams abutting masonry shall have approved adjustable masonry anchors spaced not greater than 16" vertically and 32" horizontally unless otherwise noted.

4.18 All lintels, unless otherwise noted, shall bear 8" minimum on solid, or grouted masonry, minimum 2'-8" wide x 2'-0" deep, each end, See the structural details for additional information. Provide anchors as required.

4.19 Provide termination bar, mortar net, and stainless steel drip edge at all head, sill, and base flashings. Provide screened weep vents at 16" o.c.

4.20 Flashing: Copper-fabric laminate (3 oz.), or Illinois Products Corp. or W.R. Grace "Perm-A-Barrier Wall Flashing."

4.21 Performed Joint Filler: ASTM D 1056, expanded closed cell neoprene, Type S, Class SCE 43.

4.22 Water: Potable.

4.23 Prior to delivery of masonry units to the job site, furnish the Owner with affidavits from an approved testing laboratory certifying that all units conform to their respective ASTM requirements.

4.24 Masonry work shall be plumb, true and perfectly aligned. Lay masonry units with running stretcher bond pattern (as described by ACI 530 current edition) unless noted otherwise in construction documents, in straight level courses, vertical joints evenly staggered, cross-bonded at corners and outer faces of units made perfectly even. Lay masonry units with solid mortar joints of uniform 3/8-inch width. While setting mortar is still damp, firmly compact as required to obtain uniform concave-tooled joints at exposed surfaces. Cut units as required with power saw. Build-in loose steel lintels, providing minimum 6-inch bearing and bed lintels in mortar.

4.25 Upon completion, clean exposed masonry with water and a stiff fiber brush, or with appropriate cleaning solution recommended by brick manufacturer. Protect adjacent materials during cleaning process. Remove efflorescence which forms within one year after date of acceptance.

4.26 See masonry specifications on structural drawings for more information.

5.0 METALS

5.1 Work includes, but is not limited to, structural steel, lintels, angles, columns, etc., with necessary bolts, welds and other fasteners.

5.2 Structural steel shall be detailed, fabricated and erected in accordance with the AISC "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings", and the AISC "Code o Standard Practice".
- a. Material shall conform to the following ASTM specifications (unless otherwise noted).

Structural Shapes and Plates:	A-36 (Fy=36 KSI)
Structural W-Shapes:	A-992(Fy=50 KSI)
Structural Tubing:	A-500 Grade B (Fy=46KSI)
Anchor Bolts:	A-307
Anchor Rods:	F-1554 Grade 36 (Fy=6 KSI)
Threaded Fasteners:	A-325N (Fy=92 KSI)
Headed Studs:	A-108, Type B
Expansion Anchors:	Stud Type, by Hilti, or equal
Welded Electrodes:	A-233 (E-70XX)
Grout:	ASTM C-1107, non-metallic shrinkage resistant, factory packaged

- b. All shop and field welding shall be made in accordance with A.W.S 01.1-81 "Code for Welding in Building Construction," and shall be made by qualified "certified" welders. provide minimum weld size per AISC J2.1 and J2.2.
- c. Typical beam connections shall be standard AISC framed beam connections, unless otherwise shown. All field connections, except where shown welded, shall be bolted with 1/4" diameter high strength bolts, unless otherwise noted. Connections shall be designed for 50% of the total allowable uniform load (in kips) derived from the AISC manual's table of "Uniform Load Constants" for non-composite beams.

5.6 METAL RAILINGS: Provide railings capable of withstanding a uniform load of 50 lb/ft and a concentrated load of 200 lbf applied to the handrails and top rails of guards in any direction. prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatable materials.
- a. Assemble railing systems in shop to the greatest extent possible use connections that maintain structural value of joined pieces. Fabricate railing systems and handrails for connecting members by welding. Cope connection components to close fit. Weld connections all around.
- b. Provide manufacturer's standard wall brackets, flanges, miscellaneous fittings, and anchors to connect handrail and railing members to other construction. Provide wall returns at ends of all wall mounted handrails

5.7 NOT USED

5.8 Primer: Fabricator's standard lead and chromate-free, nonasphaltic, rust-inhibiting primer.

5.9 Steel shall receive a shop coat of paint. Touch-up welds and damaged areas with paint to match shop coat.

5.10 Before steel is fabricated, field measure dimensions and submit shop drawings for approval.

5.11 Bolted connections shall use maximum number of bolts specified by AISC for specific beam size.

5.12 See structural steel specifications on structural drawings for more information.

6.0 WOOD, PLASTIC, AND COMPOSITES

6.1 Work includes, but is not limited to, sheathing, nailers and blocking; preparation of openings for other trades; setting of windows and doors; rough hardware.

6.2 Rough carpentry work shall comply with the following published standards:
- "Manual for Wood Frame Construction", the National Forest Products Association
- "American Softwood Lumber Standards (PS-20-70), U.S. Department of Commerce
- "APA Construction Guide" the American Plywood Association
- "Construction and Industrial Plywood (PS 1-83)
- "Glued Laminated Beams and Laminated Veneer Lumber: American Institute of Timber Construction"
- The Western Woods Product Association.

6.3 Wood construction materials (unless noted otherwise):
- Roof Sheathing: 19/32" fire retardant treated sheathing with panel edge clips. APA panel span rating shall be 24/0, Exposure 1 with sealed edges and shall be installed in accordance with manufacturer's specifications.
- Plywood: C-C Ext-APA 3/4 inch thickness, unless otherwise indicated.
-
- Pressure preservative treated wood shall contain the quality mark of an approved testing agency. Fasteners for pressure preservative treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze or copper and shall be compatible with ACQ treated lumber.

6.4 NOT USED

6.5 Fasten roof sheathing using #12-14 screws at 6" o.c. at all edges, 12" o.c. at all intermediate lines, except where more stringent fastening is required as shown on roof framing plan. See plan for blocking requirements at sheathing edges. Stagger plywood panels.

6.6 Nailing schedule per the adopted edition of the International Building Code fastening schedule.

6.7 Comply with manufacturer's recommendations where timber connectors are used.

6.8 Fire-retardant treated plywood sheathing: APA-rated exterior grade. Install with long dimension of panel across supports and with panel continuous over two or more spans. Panel end joints shall occur over framing. Glue-and-screw floor sheathing to joists. Allow 1/8 inch spacing at roof and wall sheathing panel at ends and edges.

6.9 Miscellaneous blocking and plates in contact with masonry or concrete shall be preservative-treated lumber.

7.0 THERMAL AND MOISTURE PROTECTION

7.1 Work includes, but is not limited to, dampproofing, insulation, roofing, flashing, siding, soffits, gutters and sealants.

7.2 Waterproofing – One component, moisture curing, bitumen-modified polyurethane, elastomeric waterproof membrane for exterior below grade applications BASF Building systems Sonoshield HLM 5000 or equal.
- a. Auxiliary materials, reinforcing fabric as recommended by waterproofing manufacturer and rigid insulation protection board.
- b. Install waterproofing membrane according to manufacturer's instructions.

7.3 NOT USED

7.4 NOT USED.

7.5 NOT USED

7.6 All foam plastic and foam plastic cores of manufactured assemblies shall have a fire spread rating of not more than 75 and shall have a smoke developed rating of not more than 450 when tested in the maximum thickness intended for use in accordance with ASTM E84.

7.7 NOT USED

7.8 NOT USED

7.9 NOT USED

7.10 Preformed metal soffit panels –
- a. Prefinished metal shall be aluminum-zinc alloy coated steel sheet 22 gauge, astm 792-08 grade 40, yield strength 40ksi min. Finish shall be full strength Kynar 500 fluoropolymer coating applied by the manufacturere on a continuous roll coating line with a top side dry film thickness of .75 mil over .20 mil prime coat to provide a total top side dry film thickness of .95 mil. Bottom side shall be coated with primer and beige urethane coating with a total dry film thickness of .35 mil.
- b. Panels shall have a 3 ⅝" exposure with conceled fasteners and interlocking sidelap with Channel Drain Interlock. Panels shall be factory roll formed in continuous lengths up to 40' max and shall have no exposed fasteners. Attachment to metal supports with #8 X12" TEKS screws at maximum spacing of 2'-0" on center or per local code whichever is greater.

7.11 Preformed Metal Roofing – The roofing assembly includes preformed sheet metal panels, related accessories, valleys, hips, ridges, eaves, corners, rakes, miscellaneous flashing and fastening devices.
- a. Prefinished metal shall be Aluminum-Zinc Alloy Coated steel sheet 22 guage, ASTM 792-08 grade 40 with Kynar 500 fluoropolymer coating applied by the manufacturer with a min. top side film thickness of .75 mil over .2 mil prime coat, bottom side coated with a primer and beige urethane coating with a total dry film thickness of .35 mil.
- b. Accessory materials – Fasteners Stainless steel with washers where approved by architect. Sealant shall be an ultra low modulus, high performance, one part moisture curing silicone joint sealant, Dow 790 or equal, and vinyl Weatherseal Insert
- c. Panels shall have 2" high vertical legs spaced 16" on center and shall have no exposed fasteners. Panels shall be site formed from ridge to eave or factory formed to 40' max continuous Zee Rib shall be 1 ⅜" wide and 2 ⅛" in height. Rib shall be connected to purlin with two #12-14x1" self drilling/tapping fasteners or z clips spaceed at 3'-0" Sidelaps shall be mechanically seamed with power seamer.
- d. Underlayment – #30 unperforated asphalt saturated roofing Felt shall be installed over metal deck
- e. Comply with manufacturers standard instructions and conform to standards set forth in the Architectural Sheet metal Manual published by SMACNA. Install panels in such a manner that horizontal lines are true and level and vertical lines are plumb. Attach panels using manufacturer's standard slips and fasteners.
- f. Warranty – Paint finish shall have a twenty-year warranty against cracking, peeling and fading. Roofing installer shall furnish guarantee covering watertightness of the roofing system for two years from the date of substantial completion.

7.12 Exposed Metal Flashing: 0.032-inch aluminum with Kynar enamel finish. Color: As selected by architect. Concealed Flashing: 26 gauge galvanized steel sheet metal. Step Flashing: Copper (16 oz). Use peel-and-stick flashing at windows and door jambs. Roof Edge Design: Comply with ANSI/SPRI ES-1.

7.13 Roof Accessories:
- a. Roof Curbs and Equipment Supports: 0.052-inch-thick, metallic-coated steel with baked enamel finish, and welded or sealed mechanical corner joints; by Thybar Corporation, or approved equal. Provide units with cant strips and base profile coordinated with roof insulation thickness and roof deck slope. Equip units for sloping decks with water diverter. Provide preservative-treated wood nailers at tops of curbs and rigid insulation.
- b. Prefabricated Pipe Hanger Units: Support piping and conduits routed across roof by Portable Pipe Hangers, Inc. 'Model PS,' or approved equal; designed for installation on roof without penetration, flashing or damage to roofing material.
- c. Prefabricated Flashings: Prefabricated, watertight flashing system; Portals Plus 'Pipe Portal System,' or equal, consisting of galvanized, insulated roof curb, curb cover with prepunched holes, 60-mil EPDM boots sized for roof penetration, and adapter rings with stainless-steel clamp band.
- d. Install roof accessory items according to NRCA's "Roofing and Waterproofing Manual" and coordinated with roof deck, insulation, roofing, and flashing to ensure secure, weathertight installation.

7.14 NOT USED

7.15 NOT USED

7.16 Sealants for Exterior Joints: Sonneborne NP-2, with appropriate backer rods and bond breakers as required. Caulk windows, doors, siding to trim boards, etc., water and weathertight.

7.17 Interior Caulk: Siliconized latex caulk. Colors: As selected by Architect. Caulk joints between dissimilar materials.

8.0 OPENINGS

8.1 Work includes, but is not limited to, hollow metal frames, interior and finish hardware.

8.2 Hollow Metal Frames: 16 gauge fully welded, mitered and ground smooth. Provide 3 concealed anchors per door and reinforce for hardware. Install according to SDI-105 "Recommended Erection Instructions for Steel Frames."

8.3 Hollow Metal Doors: Ceco Door Products, or approved equal.
- a. Exterior Doors: ANSI 250.8 Level 3, Model 2 (Seamless) and ANSI A250.4 physical performance Level A (Extra Heavy Duty). Fabricate of metallic coated steel sheet, ASTM A 653, Commercial Steel (CS), Type B, with A40 galvannealed coating, stretcher-leveled standard of flatness..

8.4 NOT USED

8.5 NOT USED

8.6 NOT USED

8.7 NOT USED

8.8 NOT USED

8.9 NOT USED

8.10 Metal Access Panels: Provide and install access doors and frames in finish construction, where indicated on Drawings, wherever required for access to concealed mechanical and electrical equipment, and where required by codes. Furnish complete manufactured assembly by Larsen's Manufacturing Company, or approved equal, with all parts ready for installation. Install fire-rated access door assemblies as noted on drawings and as required by corresponding wall rating in accordance with NFPA 80. Access doors from conditioned to unconditioned spaces shall be weatherstripped/gasketed, insulated to a level equivalent to the surrounding surfaces, and must include a retaining baffle to secure insulation in place.

8.11 Door Hardware:
- a. The work under this section includes the furnishing and installation of all materials required for a complete finish hardware installation.
- b. All door hardware shall meet or exceed Heavy Duty Commercial ratings.
- c. The hardware supplier shall furnish a complete finish hardware schedule listing all materials by sets, including but not limited to, locks, closers, butts, wall and floor stops, push/pulls, kick plates, bi-fold hardware, bolts, etc. to the Owner for approval.
- d. The hardware supplier shall furnish hardware templates to the door and frame manufacturer.
- e. Provide lever type handles on all doors.
- f. See architectural drawings for more information.

9.0 FINISHES

9.1 Work includes, but is not limited to, gypsum board and metal studs, ceramic and resilient tile, painting and staining.

9.2 Gypsum Board:
- a. ASTM C 1396. 5/8-inch thick, USG, or equal, regular or Type X, as indicated on drawings. Glass-mat water-resistant gypsum board at wet walls; Georgia-Pacific "Dens Armor Plus, or equal.
- b. Tile Backer Panels: USG Corporation "DUROCK Cement Board," or equal. Install according to ASTM C 840 "Standard Specification for Application and Finishing of Gypsum Board."
- c. Glue and screw apply gypsum board to studs at walls and at ceilings.
- d. Joint Treatment: Taped and sanded, ready to receive finish. Metal-Edge Trim: shall be Type 200A.
- e. Gypsum board installation to comply with ASTM C840.
- f. Provide control joints in accordance with ASTM C840 and as specified on the drawings.
- g. Edges of drywall not specified to be trimmed out by others, or that intersects with dissimilar materials, shall be finished with plastic "J" or "U" bead.

9.3 Metal Studs: 0.0270 inch (0.0312 inch for partitions 12-foot and taller), galvanized, ASTM C 645. Width as indicated of drawings.

9.4 Cold-Formed Metal Framing:
- a. Provide Cold-Formed Metal Framing, including trusses, studs, joist track, runners, lintels, clip angles, reinforcements, shoes, blocking, and bridging, complete with all fasteners and accessories needed for a complete and finished installation.
- b. The structural and architectural drawings indicate the general configuration of framing for typical conditions only. Final configuration of details, as well as all supplementary framing to obtain the configuration shown on the plans, shall be determined by design.
- c. Cold-formed metal framing shall be designed in accordance with American Iron and Steel Institute (AISI) publication: "Specification for Design of Cold-Formed Steel Structural Members", latest edition.
- d. All structural members shall be formed from corrosion resistant steel, corresponding to the requirements of ASTM A446, Grade C, with a minimum yield strength of 40 ksi for studs and joists, and Grade A, 33 ksi for runners. All structural members shall be zinc coated meeting ASTM A525, G-60, or equivalent.
- e. Fastening of components shall be with self-drilling screws or by welding. Screws and welds shall be of sufficient size to ensure the strength of the connection. All welds shall be touched up with a zinc-rich paint.
- f. Submit shop drawings for al framing prepared under the supervision of a registered structural engineer, and calculations, signed and sealed by said engineer, for review prior to erection of any cold-formed framing.
- g. Temporary bracing, where required, shall be provided until erection is complete.
- h. Cold-formed metal roof truss spacing is to be 24" on center, unless noted otherwise.
- i. Resistance to bending and rotation about the minor axis shall be provided by horizontal strapping, blocking, or cold-formed channel bracing as required by the manufacturer.
- j. Cold-formed metal roof trusses are to be designed for the code live loads specified. This load is to be applied to the top chord of the truss. In addition, the following superimposed loads are to be applied:
  - Top Chord Dead Load: 10 psf (sheathing, roofing, etc.)
  - Bottom chord dead load: 5 psf (misc.)
- k. The maximum allowable deflections for the cold-formed metal roof trusses are:
  - L/240 under total load
  - L/360 under live load
- l. Splices in framing components, other than runner track, shall not be permitted.
- m. Blocking shall be provided at supports where joists are not otherwise restrained from rotation.
- n. Abutting lengths of runner track shall be butt welded, spliced, or each length securely anchored to a common element. Runner track shall be securely anchored to the supporting structure.

9.5 Provide interior and exterior painting, staining and finishing, including labor, materials, brushes, tools, ladders, scaffolds and equipment necessary for the completion of painting work. Principal paint materials shall be Benjamin Moore, PPG, Sherwin Williams (S-W), or equal.

9.12 Paint Schedule – Colors as selected by Architect or Owner.
Exterior:
- a. Ferrous Metal: 1 coat S-W Industrial Pro-Cryl Universal Primer, B66-310 Series: 4.0 mils DFT. 2 coats S-W Metalatex Semi-Gloss, B42 Series: 1.5 mils DFT per coat.
- b. Galvanized Metal: 1 coat S-W Industrial Pro-Cryl Universal Primer, B66-310 Series: 4.0 mils DFT. 2 coats S-W Metalatex Semi-Gloss, B42 Series: 1.5 mils DFT per coat.

10.0 ACCESSORIES

10.1 NOT USED

10.2 Provide and install fire extinguisher cabinets as manufactured by Larsen's Manufacturing Company, or approved equal. Cabinets to be enameled steel, semi-recessed, Architectural Series, flame-shield fire rated with full tempered glass. Color to be determined by architect. Verify exact size requirements, quantities, and locations with Fire Department.

10.3 Verify rough-in requirements and provide required fasteners, caulking, etc. Provide blocking behind accessories and anchor all items securely.

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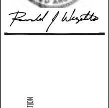
Proposed Parking Garages for:
1st Street Development
1st Street & Illinois, St. Charles, IL 60174



DATE	DRAWN	DESCRIPTION
08/20/2015		OWNER REVIEW
08/28/2015		ISSUED FOR CONSTRUCTION

2015-0085
PROJECT NUMBER

FILE NUMBER

8-28-15
DATE

RJW/SF
DRAWN BY

FINAL REVIEW

SPECIFICATIONS

SHEET NAME

A-10.0

SHEET

SHEET OF

GENERAL STRUCTURAL NOTES

DESIGN AND LOADING:

1. STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2009 EDITION WITH CITY AMENDMENTS.

2. SNOW LOADS:

A. GROUND SNOW LOAD	-	Pg = 30 PSF
B. FLAT-ROOF SNOW LOAD	-	Pf = 25 PSF
C. SNOW EXPOSURE FACTOR	-	Ce = 1.0
D. SNOW LOAD IMPORTANCE FACTOR	-	I = 1.0
E. THERMAL FACTOR:	-	Ct = 1.0

3. SEISMIC LOADS:

A. SEISMIC USE GROUP	-	II
B. SPECTRAL RESPONSE COEFFICIENTS	-	S_{DS} = 0.190 S_{D1} = 0.126
C. SITE CLASS	-	D
D. SEISMIC DESIGN CATEGORY	-	B
E. ANALYSIS PROCEDURE	-	EQUIVALENT LATERAL FORCE
F. SEISMIC IMPORTANCE FACTOR	-	I_E = 1.0
G. MAPPED SPECTRAL RESPONSE ACCELERATIONS	-	S_S = 0.178 S_1 = 0.079
H. SEISMIC RESPONSE COEFFICIENT	-	C_S = 0.045
I. SEISMIC RESISTING SYSTEM	-	INTERM. PRECAST SHEARWALLS (R = 4)
J. SEISMIC BASE SHEAR	-	889 K

4. LIVE LOADS:

A. PARKING DECK	-	40 PSF
B. ROOF PARKING	-	40 PSF + 20 PSF SNOW
C. STAIRWELLS	-	100 PSF
D. VEHICLE BARRIER WALLS	-	6,000# (AT 1'-6" ABOVE FLOOR)

5. WIND LOADS:

A. BASIC WIND SPEED	-	90 MPH
B. INTERNAL PRESSURE COEFF.	-	GCpi = ±.18
C. WIND IMPORTANCE FACTOR	-	Iw = 1.00
D. WIND EXPOSURE	-	C

GENERAL CONSTRUCTION REQUIREMENTS

1. COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES INCLUDING REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
2. COORDINATE THESE DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND SITE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTS IN DIMENSIONS, DETAILS OR FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK.
3. DO NOT SCALE DRAWINGS.

FOUNDATIONS:

1. FOUNDATIONS SHALL BEAR ON SOLID ROCK WITH A SAFE ALLOWABLE BEARING PRESSURE OF 30,000 PSF. THE ASSUMED DESIGN BEARING VALUE MUST BE VERIFIED IN THE FIELD BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CASTING ANY CONCRETE FOR THE FOUNDATIONS. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY SHOULD ACTUAL FIELD CONDITIONS VARY FROM THE ASSUMED VALUSE AND THAT A REDESIGN MAY BE IMPLEMENTED.
2. RETAINING WALLS NOT WITHIN THE PARKING GARAGE SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A SAFE ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF. THE ASSUMED DESIGN BEARING VALUE MUST BE VERIFIED IN THE FIELD BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CASTING ANY CONCRETE FOR THE FOUNDATIONS. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY SHOULD ACTUAL FIELD CONDITIONS VARY FROM THE ASSUMED VALUSE AND THAT A REDESIGN MAY BE IMPLEMENTED.
3. COORDINATE ALL WORK WITH OWNER'S GEOTECHNICAL ENGINEERING CONSULTANT. ALL FOUNDATION EXCAVATIONS REQUIRE INSPECTION BY THE GEOTECHNICAL CONSULTANT PRIOR TO CONCRETE PLACEMENT.
4. ALL COMPACTED FILL MATERIAL SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER. DEPTHS OF LIFTS, COMPACTION DENSITIES, MOISTURE CONTENTS, ETC. SHALL BE AS SPECIFIED BY THE OWNER'S GEOTECHNICAL CONSULTANT.
5. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE BORING LOGS.
6. ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINISHED GRADE.

CONCRETE AND REINFORCING:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), LATEST EDITIONS.
2. ALL NORMAL WEIGHT CONCRETE (145 P.C.F.) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

SPREAD FOOTINGS	- 4000 PSI
FOUNDATION WALLS	- 4000 PSI
SLABS-ON-GRADE	- 5000 PSI
NON STRUCTURAL TPG.	- 5000 PSI

3. THE COMPRESSIVE STRENGTH OF ALL GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL BE 4000 PSI.
4. CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE, INCLUDING THAT TO BE PLACED ON METAL DECKS AND/OR PRECAST CONCRETE DECKS.
5. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE WITH SPECIFIED STRENGTH 5000 PSI OR LESS, SHALL BE AIR ENTRAINED 6%, WITH A TOLERANCE OF +1.5%, AS DELIVERED.
6. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACING. IF VIBRATORS ARE USED, DO NOT OVER-VIBRATE OR TRANSPORT CONCRETE ALONG THE FORMS BY VIBRATING.
7. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI-301 SPECIFICATION OR PER ARCHITECTURAL SPECIFICATIONS.
8. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306. HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-305.
9. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES, INCLUDING BAR SUPPORTS AND SPACERS, SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE "ACI DETAILING MANUAL (ACI SP-66)", LATEST EDITION.
10. THE CONCRETE COVER PROVIDED FOR ALL REINFORCEMENT SHALL COMPLY WITH ACI 318, LATEST EDITION.
11. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
12. REINFORCEMENT SHALL BE CONTINUOUS ACROSS JOINTS AND AROUND CORNERS OR SPLICE BARS SHALL BE PROVIDED IN ACCORDANCE WITH ACI STANDARDS 315-80 AND 315R-80. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS, EQUAL TO THE HORIZONTAL WALL REINFORCEMENT. HEATING OF THE REINFORCING BARS FOR BENDING WILL NOT BE PERMITTED.
13. FOUNDATION WALLS SHALL HAVE A MINIMUM OF TWO (2) - #5 BARS TOP AND BOTTOM CONTINUOUS, UNLESS OTHERWISE SHOWN OR NOTED.
14. PLACE TWO (2) - #5 BARS (EACH FACE) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE, UNLESS OTHERWISE SHOWN OR NOTED.
15. CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE OR RECTANGULAR PATTERN AND SHALL BE SPACED NOT MORE THAN 15 FT. ON CENTER, UNLESS NOTED OTHERWISE ON PLAN.
16. CONSTRUCTION MANAGER SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION BEFORE PLACING CONCRETE. PITCH CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS.
17. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PUMPING THROUGH ALUMINUM PIPE.
18. VERTICAL WALL CONSTRUCTION JOINTS SHALL BE FORMED WITH VERTICAL BULKHEADS AND KEYWAYS. WALL REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT OR SHALL BE DOWELED WITH AN EQUIVALENT AREA OF REINFORCEMENT.
19. PROVIDE 3/4"x3/4" CHAMFER AT ALL EXPOSED EDGES.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE".
2. STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS (UNLESS OTHERWISE NOTED).

STRUCTURAL W SHAPES	A-992 (Fy = 50 KSI)
PLATES, CHANNELS & ANGLES	A-36 (Fy = 36 KSI)
STRUCTURAL TUBING	A-500 GRADE B (Fy=46 KSI)
ANCHOR BOLTS	A-307
STRUCTURAL BOLTS	A-325N
EXPANSION ANCHORS	STUD TYPE, BY HILTI, OR EQUIVALENT.
WELDING ELECTRODES	E-70XX

3. ALL WELDING ELECTRODES SHALL BE E-70XX. ALL SHOP AND FIELD WELDING SHALL BE MADE IN ACCORDANCE WITH A.W.S. D1.1-81 "CODE FOR WELDING IN BUILDING CONSTRUCTION," AND SHALL BE MADE BY QUALIFIED "CERTIFIED" WELDERS. PROVIDE MINIMUM WELD SIZE PER AISC J2.1 AND J2.2.
4. TYPICAL BEAM CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS, UNLESS OTHERWISE SHOWN. ALL FIELD CONNECTIONS, EXCEPT WHERE SHOWN WELDED, SHALL BE BOLTED WITH 3/4" DIAMETER HIGH STRENGTH BOLTS CONFORMING TO ASTM A-325N, UNLESS OTHERWISE NOTED. CONNECTIONS SHALL BE DESIGNED FOR 60% OF THE TOTAL ALLOWABLE UNIFORM LOAD (IN KIPS) DERIVED FROM THE AISC MANUAL'S TABLE OF "UNIFORM LOAD CONSTANTS" FOR NON-COMPOSITE BEAMS.
5. ALL STRUCTURAL STEEL EXPOSED TO VIEW SHALL BE PREPARED IN ACCORDANCE WITH SSPC SP-6 AND SHALL HAVE TNEMEC 90-97 TNEME-ZINC PRIMER APPLIED AT A DRY FILM THICKNESS OF 2.5 TO 3.5 MILS.
6. ALL STRUCTURAL STEEL EXPOSED TO VIEW SHALL CONFORM TO THE "ARCHITECTURAL EXPOSED STRUCTURAL STEEL" (AESS) CRITERIA OF THE "AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

PRECAST CONCRETE:

1. THE PRECAST CONCRETE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE PRECAST CONCRETE SUPERSTRUCTURE FOR VERTICAL AND LATERAL CODE APPLIED LOADS. COORDINATE WITH THE ELEVATOR MANUFACTURER AND MECHANICAL CONTRACTOR FOR ADDITIONAL MECHANICAL EQUIPMENT LOADS.
2. DESIGN THE PRECAST CONCRETE SUPERSTRUCTURE IN ACCORDANCE WITH ACI 318-05 AND THE RECOMMENDATIONS OF THE PCI DESIGN HANDBOOK (6TH EDITION) PUBLISHED BY THE PRECAST/PRESTRESSED CONCRETE INSTITUTE. SUBMIT STAMPED DESIGN CALCULATIONS PREPARED BY A STRUCTURAL ENGINEER LICENSED BY THE STATE OF ILLINOIS TO THE ARCHITECT FOR REVIEW.
3. MANUFACTURE PRECAST COMPONENTS WITH CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) OF 5000 PSI.
4. COMPLY WITH PCI MNL 116 FOR PRECAST DOUBLE-TEES, INTERIOR BEAMS AND COLUMNS. COMPLY WITH PCI MNL 117 FOR EXTERIOR SPANDREL PANELS.
5. PRECAST CONCRETE COLUMNS, BEAMS, WALLS, AND FLOOR MEMBERS TO BE DESIGNED AND CONSTRUCTED TO ACHIEVE A 2 HOUR FIRE RATING.
6. COMPLY WITH CONCRETE AND REINFORCING GENERAL NOTES UNLESS SPECIFICALLY DIRECTED OTHERWISE HEREIN.
7. ALL EXPOSED CONNECTIONS TO BE HOT DIPPED GALVANIZED. ALL TEE/TEE FLANGE. CONNECTIONS TO BE STAINLESS STEEL.
8. P/C DOUBLE TEE JOINTS AND P/C WALL JOINTS SHALL PROVIDE A MINIMUM TWO HOUR FIRE RATING.

COLD-FORMED METAL FRAMING:

1. PROVIDE COLD-FORMED METAL FRAMING, INCLUDING TRUSSES, STUDS, JOIST, TRACK, RUNNERS, LINTELS, CLIP ANGLES, REINFORCEMENTS, SHOES, BLOCKING, AND BRIDGING, COMPLETE WITH ALL FASTENERS, AND ACCESSORIES NEEDED FOR A COMPLETE AND FINISHED INSTALLATION.
2. THE STRUCTURAL DRAWINGS INDICATE THE GENERAL CONFIGURATION OF FRAMING FOR TYPICAL CONDITIONS ONLY. FINAL CONFIGURATION OF DETAILS AS WELL AS ALL SUPPLEMENTARY FRAMING TO OBTAIN THE ROOF PROFILES SHOWN ON THE PLANS SHALL BE AS DETERMINED BY DESIGN.
3. COLD-FORMED METAL FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) PUBLICATION: "SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, LATEST EDITION.
4. ALL STRUCTURAL MEMBERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, GRADE C, WITH A MINIMUM YIELD STRENGTH OF 40 KSI FOR STUDS AND JOISTS AND GRADE A, 33KSI, FOR RUNNERS. ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING ASTM A525, G-60, OR EQUIVALENT. TYPICAL.
5. FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS OR BY WELDING. SCREWS AND WELDS SHALL BE OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION. ALL WELDS SHALL BE TOUCHED-UP WITH A ZINC-RICH PAINT.
6. SUBMIT SHOP DRAWINGS FOR ALL FRAMING PREPARED UNDER THE SUPERVISION OF A REGISTERED STRUCTURAL ENGINEER, AND CALCULATIONS, SIGNED AND SEALED BY SAID ENGINEER, FOR REVIEW PRIOR TO ERECTION OF ANY COLD-FORMED METAL FRAMING.
7. TEMPORARY BRACING, WHERE REQUIRED, SHALL BE PROVIDED UNTIL ERECTION IS COMPLETE.
8. COLD-FORMED METAL ROOF TRUSS SPACING IS TO BE 24" ON CENTER, UNLESS NOTED OTHERWISE.
9. RESISTANCE TO BENDING AND ROTATION ABOUT THE MINOR AXIS SHALL BE PROVIDED BY HORIZONTAL STRAPPING, BLOCKING OR COLD-ROLLED CHANNEL BRACING AS REQUIRED BY THE MANUFACTURER.
10. COLD-FORMED METAL ROOF TRUSSES ARE TO BE DESIGNED FOR THE CODE LIVE LOADS AS SPECIFIED IN THE FIRST SECTION ON THIS SHEET; THIS LOAD IS TO BE APPLIED TO THE TOP CHORD OF THE TRUSS. IN ADDITION, THE FOLLOWING SUPERIMPOSED SERVICE LOADS ARE TO BE APPLIED:

TOP CHORD DEAD LOAD	=	10 PSF (SHEATHING, ROOFING, ETC.)
BOTTOM CHORD DEAD LOAD	=	5 PSF (CEILING, MISC.)

11. THE MAXIMUM ALLOWABLE DEFLECTIONS FOR THE COLD-FORMED METAL ROOF TRUSSES ARE AS FOLLOWS:

    L/240 UNDER TOTAL LOAD
    L/360 UNDER LIVE LOAD

12. COLD-FORMED METAL TRUSSES: SHOP DRAWINGS AND CALCULATIONS BEARING A REGISTERED ENGINEER'S CERTIFICATION SHALL BE SUBMITTED FOR REVIEW AND SHALL CONTAIN THE FOLLOWING INFORMATION FOR EACH TRUSS TO BE PROVIDED:
    A. COMPLETE ERECTION DRAWINGS SHOWING LOCATION AND SPACING OF ALL FRAMING MEMBERS.
    B. SIZE AND GAGE OF ALL MEMBERS.
    C. DETAIL DRAWINGS OF ALL PREFABRICATED ASSEMBLIES.
    D. LOADING CONDITIONS USED IN DESIGN.
    E. CALCULATED FORCES FOR ALL MEMBERS.
    F. ANCHORAGE DETAILS, CONNECTION DETAILS, SPLICE DETAILS AND TEMPORARY AND PERMANENT BRACING.
13. THE INFORMATION PROVIDED SHALL TAKE INTO ACCOUNT AND SHOW ALL SPECIAL DESIGN, FRAMING AND CONNECTION REQUIREMENTS SUCH AS AT CONCENTRATED LOADS, UNBALANCED OR UNSYMMETRICAL LOAD CONDITIONS, AND OTHER NON-TYPICAL FRAMING DETAILS.
14. SPLICES IN FRAMING COMPONENTS, OTHER THAN RUNNER TRACK, SHALL NOT BE PERMITTED.
15. BLOCKING SHALL BE PROVIDED AT SUPPORTS WHERE JOISTS ARE NOT OTHERWISE RESTRAINED FROM ROTATION.
16. ABUTTING LENGTHS OF RUNNER TRACK SHALL BE BUTT-WELDED, SPLICED OR EACH LENGTH SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT. RUNNER TRACK SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE.

SHOP DRAWING SUBMITTAL & REVIEW:

1. REPRODUCTION OF THE STRUCTURAL DOCUMENTS BY ANY PHOTOGRAPHIC, XEROGRAPHIC, ETC., PROCESS OR TECHNIQUE FOR DIRECT INCORPORATION OF THE PLANS, DETAILS, NOTES, ETC., HEREIN CONTAINED INTO A SHOP DRAWING IS STRICTLY PROHIBITED.
2. ANY SHOP DRAWING OR SUBMITTAL, RECEIVED BY THE STRUCTURAL ENGINEER, WHICH HAS BEEN PRODUCED IN WHOLE, OR IN PART, BY THE ABOVE MENTIONED TECHNIQUES, SHALL BE REJECTED.
3. SHOP DRAWINGS OF THE STRUCTURAL ITEMS SHALL BE SUBMITTED BEFORE FABRICATION, FOR REVIEW BY THE STRUCTURAL ENGINEER. SHOULD IT BECOME EVIDENT THAT THE SHOP DRAWINGS ARE BEING SUBMITTED WITH THE APPEARANCE OF NOT HAVING BEEN PROPERLY CHECKED BY THE DETAILER, OR COMPLETED, PRIOR TO SUBMISSION, THEY WILL BE RETURNED BY THE STRUCTURAL ENGINEER, WITHOUT REVIEW, AND THE TRANSMITTAL WILL INDICATE A "NON-SUBMITTAL".

MISCELLANEOUS:

1. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE CONSTRUCTION MANAGER. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. THE CONSTRUCTION MANAGER SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. AS PART OF HIS RESPONSIBILITY, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED STRUCTURAL ENGINEER TO DESIGN AND SUPERVISE ANY SCAFFOLDING FOR WORKMEN AND ALL SHORING OF FORMS AND ELEMENTS OF CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.

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Proposed Parking Garages for:
1st Street Development
1st Street & Illinois, St. Charles, IL 60174

STATE OF ILLINOIS — SETH MICHAEL 081-005034 NAPERVILLE IL — LICENSED STRUCTURAL ENGINEER
License Expires: 11/30/2016

DATE	DRAWN	DESCRIPTION
08-28-15	CML	ISSUED FOR PERMIT & BID

2013-0099
PROJECT NUMBER

FILE NUMBER

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CML
DRAWN BY

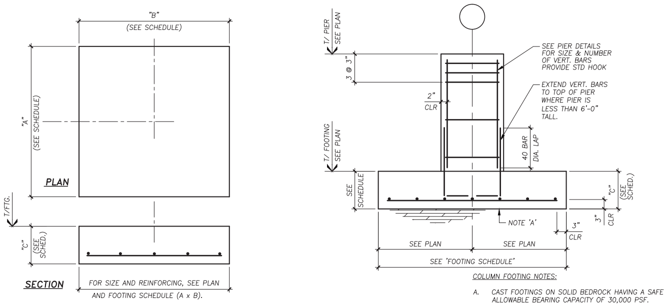
SDM
FINAL REVIEW

GENERAL STRUCTURAL NOTES
SHEET NAME

S0.0
SHEET

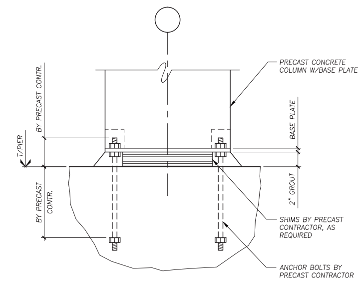
SHEET OF

FOOTING SCHEDULE (NET ALLOWABLE BEARING PRESSURE = 30,000 PSF)			
MARK	DESCRIPTION (A x B x C)	REINFORCING (EACH WAY)	REMARKS
F1	4'-0" x (VARIES) x 2'-0"	#7x3'-6" LG. @ 10" 5#7 LONG WAY	DET. 1/S0.1
F2			
F3			



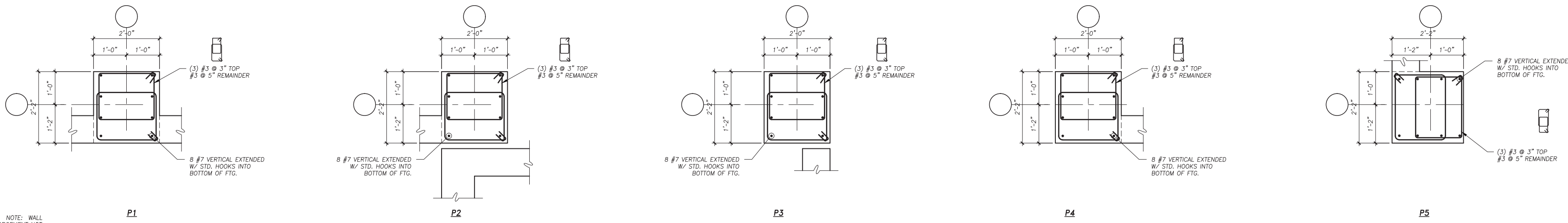
"B"
(SEE SCHEDULE)
"A"
(SEE SCHEDULE)
PLAN
T/FTG.
"C" (SEE SCHED.)
SECTION
FOR SIZE AND REINFORCING, SEE PLAN AND FOOTING SCHEDULE (A x B).
T/ PIER SEE PLAN
3 @ 3"
2" CLR
T/ FOOTING SEE PLAN
SEE SCHEDULE
SEE PIER DETAILS FOR SIZE & NUMBER OF VERT. BARS PROVIDE STD HOOK
EXTEND VERT. BARS TO TOP OF PIER WHERE PIER IS LESS THAN 6'-0" TALL.
40 BAR DIA. LAP
"C" (SEE SCHED.)
3" CLR
NOTE "A"
SEE PLAN
SEE "FOOTING SCHEDULE"
COLUMN FOOTING NOTES:
A. CAST FOOTINGS ON SOLID BEDROCK HAVING A SAFE ALLOWABLE BEARING CAPACITY OF 30,000 PSF.

1 TYPICAL COLUMN FOOTING DETAILS (SPREAD FOOTING)
3/4" = 1'-0"



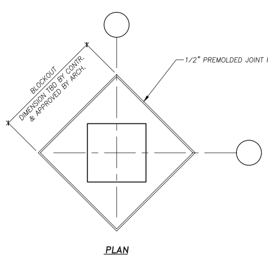
2 TYP. P.C. COLUMN BASE PL. DETAIL
NO SCALE

PRECAST COLUMN SCHEDULE			
COLUMN MARK / LEVEL	PCC1	PCC2	PCC3
T/COLUMN			
	24X24 P/C COL.		
(689.50)			
DOWELS	A.B. BY P/C MANUF.		



NOTE: WALL REINFORCEMENT NOT SHOWN FOR CLARITY TYPICAL

3 CONCRETE PIER DETAILS
3/4" = 1'-0"

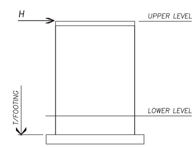


SLAB BLOCKOUT AT P/C COLUMN
(WHERE GRADE SLAB IS CAST PRIOR TO P/C ERECTION)

4 DETAIL
NO SCALE

LATERAL FORCES TO SHEARWALLS (SEE SHEARWALL ELEVATIONS FOR ADDITIONAL INFO.)					
WALL	SW1				
	SEISMIC				
LEVEL	H				
UPPER	12.0K				

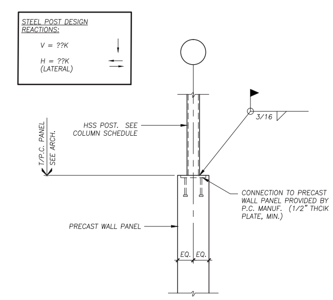
NOTE: MULTIPLY SEISMIC VALUES BY 1.4 TO OBTAIN FACTORED LEVEL LOADS.



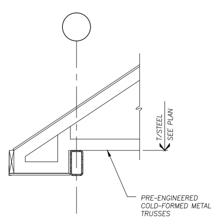
ELEVATION

5 SHEARWALL ELEVATION
NO SCALE

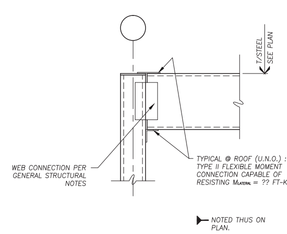
STEEL POST SCHEDULE			
MARK / ELEVATION	SP1		
TOWER ROOF			
T/PRECAST	HSS6 x 6 x 3/8		
BASE PL.	-BY P.C. CONTR.-		
DETAIL	6/S0.1		
REMARKS			



6 DETAIL
NO SCALE



7 SECTION
3/4" = 1'-0"



8 SECTION
3/4" = 1'-0"

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Proposed Parking Garages for:
1st Street Development
1st Street & Illinois, St. Charles, IL 60174

STATE OF ILLINOIS SETH MICHAEL 081-005634 NAPERVILLE IL LICENSED STRUCTURAL ENGINEER
License Expires: 11/30/2016

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SDM
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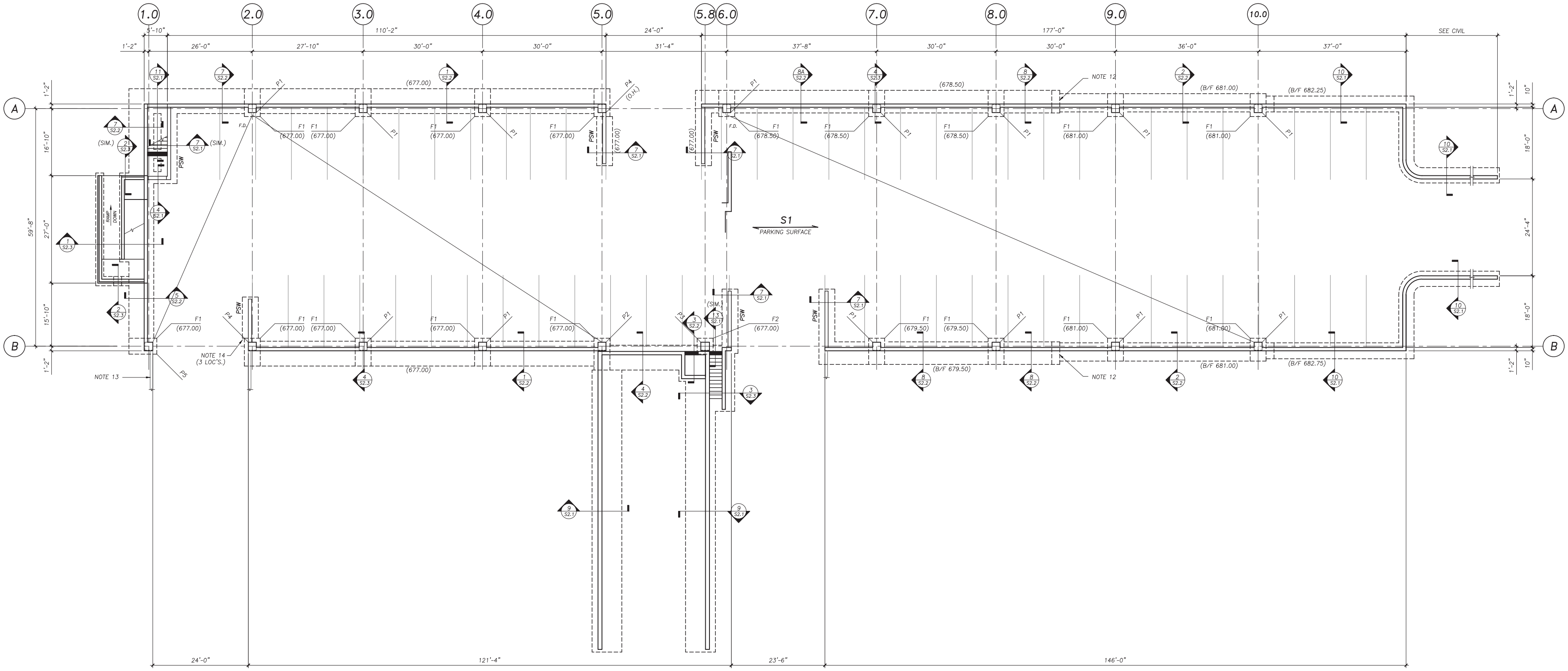
SCHEDULES & DETAILS
SHEET NAME
S0.1
SHEET
SHEET OF



LOWER LEVEL FOUNDATION PLAN

SCALE: 3/32" = 1'-0"

NOTES:

1. TOP OF CONCRETE SLAB ELEVATION = (VARIES) MAINTAIN UNIFORM SLAB SLOPES FOR H.P. TO L.P., TYPICALLY.
2. TOP OF FOUNDATION WALL ELEVATION = 689.50, UNLESS NOTED OTHERWISE ON PLAN AND/OR DETAILS.
3. BOTTOM OF EXTERIOR SPREAD FOOTING ELEVATION NOTED THUS (   ) ON PLAN. MAINTAIN 4'-0" (MIN.) FROST COVER.
4. TOP OF CONCRETE PIER ELEVATION = 689.50, UNLESS NOTED OTHERWISE ON PLAN AND/OR DETAILS.
5. F1 - DENOTES FOOTING. SEE FOOTING SCHEDULE ON SHEET S0.1.
6. P1 - DENOTES CONCRETE PIER. SEE CONCRETE PIER DETAILS ON SHEET S0.1.
7. PSW - DENOTES PRECAST CONCRETE SHEARWALL. SEE SCHEDULE ON SHEET S0.1.
8. S1 — 6" CONCRETE SLAB W/(2) LAYERS 6x6 - W2.9 x W2.9 WWF ON 6" (MIN.) COMPACTED GRANULAR FILL. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
9. F.D. - DENOTES FLOOR DRAIN. SEE MEP DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR SLOPE TO FLOOR DRAINS.
10. WALL FOOTING REINFORCEMENT TO BE CONTINUOUS THROUGH COLUMN SPREAD FOOTINGS.
11. SEE SHEET S2.1 FOR TYPICAL FOUNDATION DETAILS.
12. STEP FOOTING PER DETAIL 5/S2.1.
13. RETAINING WALLS BY OTHERS. G.C. COORDINATE.
14. SEE DETAIL 12/S2.1.
15. PROVIDE SLAB-ON-GRADE CONTROL/CONSTRUCTION JOINTS @ COLUMN CENTERLINES AND AT 20'-0" (MAX.). SEE DETAIL 1/S2.1.
16. SEE THE FOLLOWING SHEETS FOR ADDITIONAL INFORMATION:

    SHEET S0.0 GENERAL STRUCTURAL NOTES

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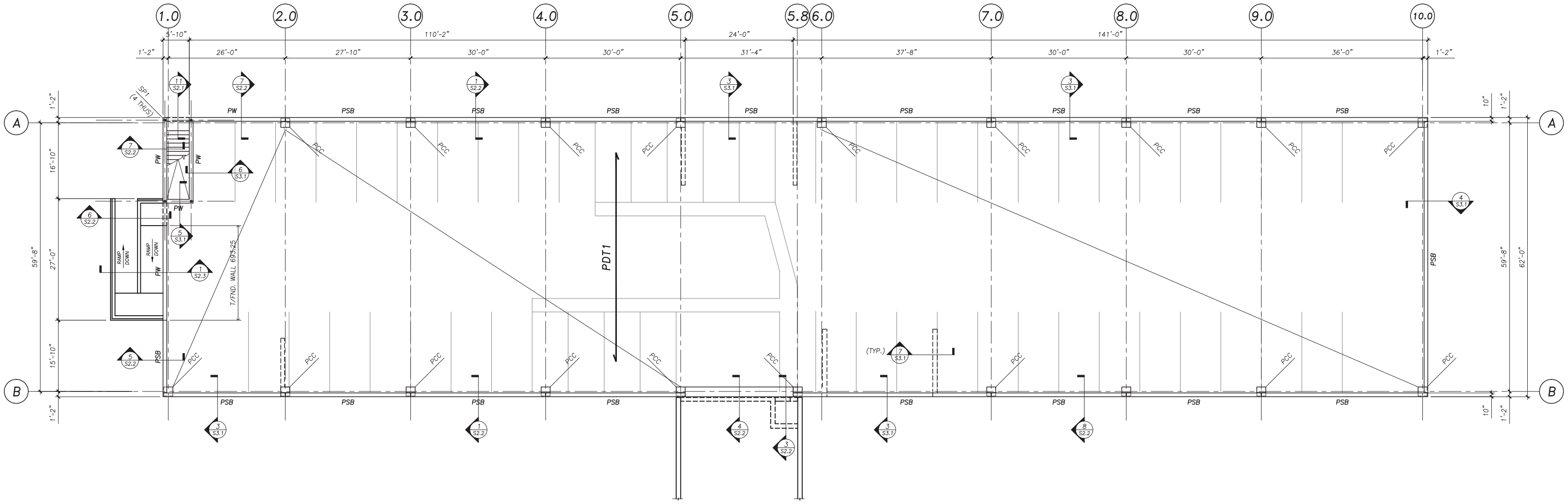
LOWER LEVEL
FOUNDATION PLAN

SHEET NAME

S1.0

SHEET

SHEET OF



UPPER DECK GARAGE FRAMING PLAN

SCALE: 1/16" = 1'-0"

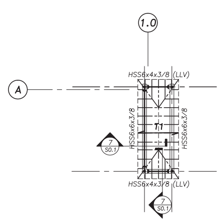
NOTES:

1. FINISHED FLOOR ELEVATION:

   H.P. = SEE ARCH.
   L.P. = SEE ARCH.

2. PSB – DENOTES PRECAST CONCRETE SPANDREL BEAM.
3. PW – DENOTES PRECAST CONCRETE WALL.
4. PCC – DENOTES PRECAST CONCRETE COLUMN. SEE SCHEDULE ON SHEET S0.1.
5. SP1 – DENOTES STEEL POST. SEE SCHEDULE ON SHEET S0.1.
6. PDTI – PRECAST CONCRETE DOUBLE TEE
7. VERIFY ALL FLOOR OPENING SIZES AND LOCATIONS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO FABRICATION/CONSTRUCTION.RWISE ON PLAN AND/OR DETAILS.
8. SEE THE FOLLOWING SHEETS FOR ADDITIONAL INFORMATION:

   SHEET S0.0 GENERAL STRUCTURAL NOTES



TOWER ROOF FRAMING PLAN

SCALE: 3/32" = 1'-0"

NOTES:

1. TOP OF STEEL BEAM ELEVATION = (702'-6 3/4")
2. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN, ROOF SLOPES, ETC.
3. RT1 INDICATES DIRECTION OF SPAN OF PRE-ENGINEERED COLD-FORMED ROOF TRUSSES SPACED @ 24" O.C. W/FRT 5/8" CDX STRUCTURAL 1 – 40/20 PLYWOOD #10 SELF-DRILLING TEKS SCREWS @ 6" O.C. AT SUPPORTED PANEL EDGES. #10 SELF-DRILLING TEKS SCREWS @ 12" O.C. AT INTERMEDIATE SUPPORTS. NO BLOCKING REQUIRED.
4. INDICATES TYPE II FLEXIBLE MOMENT CONNECTION. SEE DETAIL 8/S0.1 FOR DESIGN INFORMATION.
5. SEE THE FOLLOWING SHEETS FOR ADDITIONAL INFORMATION:
   SHEET S0.0 GENERAL STRUCTURAL NOTES

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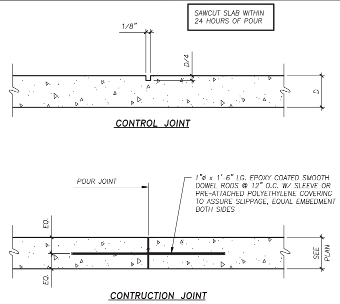
FINAL REVIEW

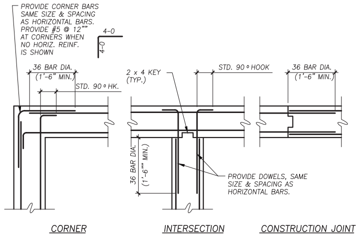
UPPER DECK GARAGE & TOWER ROOF FRAMING PLANS
SHEET NAME

S1.1
SHEET

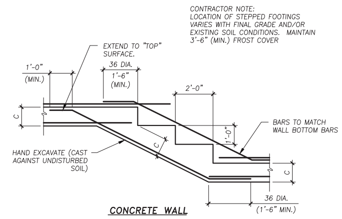
SHEET OF



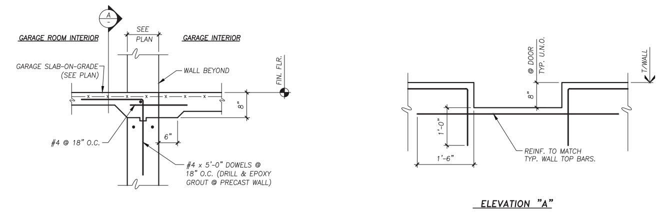
1 TYPICAL SLAB-ON-GRADE DETAILS
3/4" = 1'-0"


PROVIDE CORNER BARS SAME SIZE & SPACING AS HORIZONTAL BARS. PROVIDE #5 @ 12" AT CORNERS WHEN NO HORIZ. REINF. IS SHOWN
4-0
36 BAR DIA. (1'-6" MIN.)
STD. 90° HK.
2 x 4 KEY (TYP.)
STD. 90° HOOK
36 BAR DIA. (1'-6" MIN.)
36 BAR DIA. (1'-6" MIN.)
PROVIDE DOWELS, SAME SIZE & SPACING AS HORIZONTAL BARS.
CORNER
INTERSECTION
CONSTRUCTION JOINT

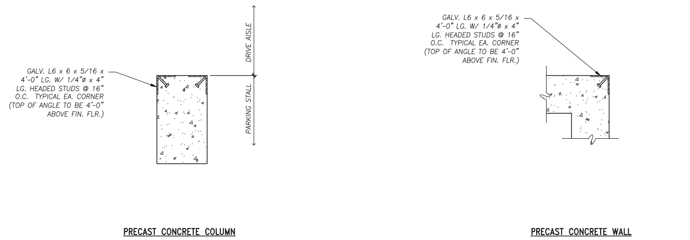
2 TYPICAL CONCRETE WALL DETAILS
NO SCALE


CONTRACTOR NOTE: LOCATION OF STEPPED FOOTINGS VARIES WITH FINAL GRADE AND/OR EXISTING SOIL CONDITIONS. MAINTAIN 3'-6" (MIN.) FROST COVER
EXTEND TO "TOP" SURFACE.
1'-0" (MIN.)
36 DIA. 1'-6" (MIN.)
2'-0"
BARS TO MATCH WALL BOTTOM BARS
HAND EXCAVATE (CAST AGAINST UNDISTURBED SOIL)
36 DIA. (1'-6" MIN.)
CONCRETE WALL

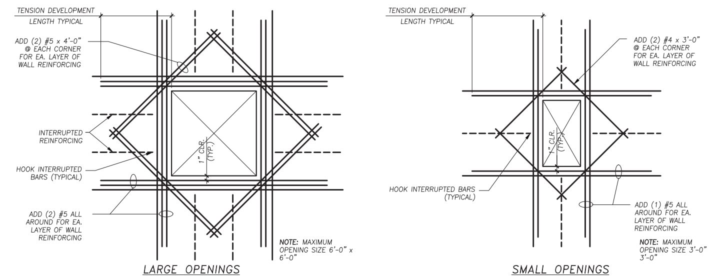
3 TYPICAL STEPPED FOOTING DETAIL
NO SCALE



4 TYPICAL WALL DEPRESSION AT MANDOOR IN GARAGE
NO SCALE

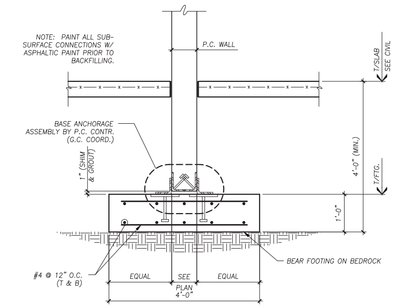

GALV. L6 x 6 x 5/16 x 4'-0" LG. W/ 1/4"⌀ x 4" LG. HEADED STUDS @ 16" O.C. TYPICAL EA. CORNER (TOP OF ANGLE TO BE 4'-0" ABOVE FIN. FLR.)
DRIVE AISLE
PARKING STALL
PRECAST CONCRETE COLUMN
GALV. L6 x 6 x 5/16 x 4'-0" LG. W/ 1/4"⌀ x 4" LG. HEADED STUDS @ 16" O.C. TYPICAL EA. CORNER (TOP OF ANGLE TO BE 4'-0" ABOVE FIN. FLR.)
PRECAST CONCRETE WALL

5 TYPICAL GARAGE PROTECTION DETAILS
NO SCALE

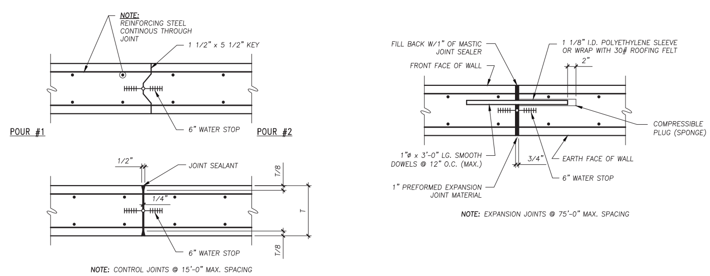

TENSION DEVELOPMENT LENGTH TYPICAL
ADD (2) #5 x 4'-0" @ EACH CORNER FOR EA. LAYER OF WALL REINFORCING
INTERRUPTED REINFORCING
HOOK INTERRUPTED BARS (TYPICAL)
ADD (2) #5 ALL AROUND FOR EA. LAYER OF WALL REINFORCING
NOTE: MAXIMUM OPENING SIZE 6'-0" x 6'-0"
LARGE OPENINGS
TENSION DEVELOPMENT LENGTH TYPICAL
ADD (2) #4 x 3'-0" @ EACH CORNER FOR EA. LAYER OF WALL REINFORCING
HOOK INTERRUPTED BARS (TYPICAL)
ADD (1) #5 ALL AROUND FOR EA. LAYER OF WALL REINFORCING
NOTE: MAXIMUM OPENING SIZE 3'-0" x 3'-0"
SMALL OPENINGS

NOTES:
1. OMIT ADDED REINFORCEMENT NOTED ABOVE WHEN SPECIAL REINFORCEMENT, INDICATED ON PLANS OR DETAILS, EXCEEDS THIS REINFORCEMENT.
2. CONTRACTOR SHALL VERIFY ALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS WITH THE STRUCTURAL ENGINEER BEFORE PLACEMENT.
3. WHEN EDGE OF CONCRETE CLOSEST TO OPENING WILL NOT ALLOW TENSION DEVELOPMENT LENGTH, CONSULT STRUCTURAL ENGINEER BEFORE CONSTRUCTION.

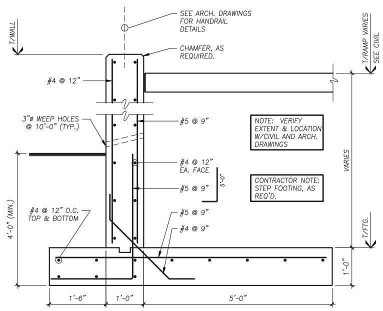
6 TYPICAL CONCRETE WALL OPENING REINFORCEMENT
NO SCALE



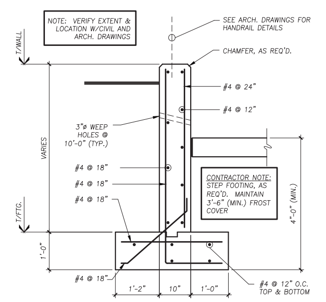
7 SECTION
3/4" = 1'-0"


NOTE: REINFORCING STEEL CONTINOUS THROUGH JOINT
1 1/2" x 5 1/2" KEY
6" WATER STOP
POUR #1
POUR #2
1/2"
JOINT SEALANT
1/4"
6" WATER STOP
NOTE: CONTROL JOINTS @ 15'-0" MAX. SPACING
FILL BACK W/1" OF MASTIC JOINT SEALER
FRONT FACE OF WALL
1 1/8" I.D. POLYETHYLENE SLEEVE OR WRAP WITH 30# ROOFING FELT
2"
COMPRESSIBLE PLUG (SPONGE)
1"⌀ x 3'-0" LG. SMOOTH DOWELS @ 12" O.C. (MAX.)
3/4"
EARTH FACE OF WALL
1" PREFORMED EXPANSION JOINT MATERIAL
6" WATER STOP
NOTE: EXPANSION JOINTS @ 75'-0" MAX. SPACING

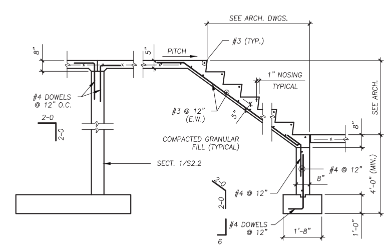
8 TYPICAL RETAINING WALL JOINTS
NO SCALE


SEE ARCH. DRAWINGS FOR HANDRAIL DETAILS
T/WALL
CHAMFER, AS REQUIRED.
T/RAMP VARIES SEE CIVIL
#4 @ 12"
3"⌀ WEEP HOLES @ 10'-0" (TYP.)
#5 @ 9"
NOTE: VERIFY EXTENT & LOCATION W/CIVIL AND ARCH. DRAWINGS
#4 @ 12" EA. FACE
#5 @ 9"
CONTRACTOR NOTE: STEP FOOTING, AS REQ'D.
VARIES
4'-0" (MIN.)
#4 @ 12" O.C. TOP & BOTTOM
#5 @ 9"
#4 @ 9"
T/FTG.
1'-0"
1'-6"
1'-0"
5'-0"

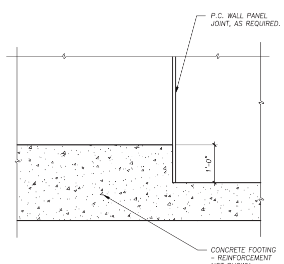
9 SECTION
3/4" = 1'-0"


NOTE: VERIFY EXTENT & LOCATION W/CIVIL AND ARCH. DRAWINGS
SEE ARCH. DRAWINGS FOR HANDRAIL DETAILS
T/WALL
CHAMFER, AS REQ'D.
#4 @ 24"
#4 @ 12"
3"⌀ WEEP HOLES @ 10'-0" (TYP.)
VARIES
#4 @ 18"
#4 @ 18"
#4 @ 18"
CONTRACTOR NOTE: STEP FOOTING, AS REQ'D. MAINTAIN 3'-6" (MIN.) FROST COVER
4'-0" (MIN.)
T/FTG.
1'-0"
#4 @ 18"
#4 @ 12" O.C. TOP & BOTTOM
1'-2"
10"
1'-0"

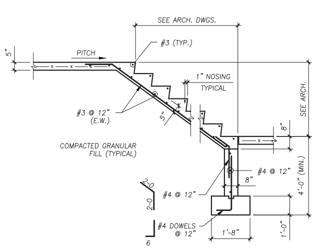
10 SECTION
3/4" = 1'-0"



11 SECTION
3/4" = 1'-0"



12 DETAIL
3/4" = 1'-0"



13 SECTION
3/4" = 1'-0"

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1684 QUINCY AVENUE - SUITE 200
NAPERVILLE, ILLINOIS 60540
630-717-5335 FAX: 630-717-5397
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Proposed Parking Garages for:
1st Street Development
1st Street & Illinois, St. Charles, IL 60174

License Expires: 11/30/2016

DATE	DRAWN	DESCRIPTION
08-28-15	CML	ISSUED FOR PERMIT & BID

2013-0099
PROJECT NUMBER

FILE NUMBER

08-28-15
DATE

CML
DRAWN BY

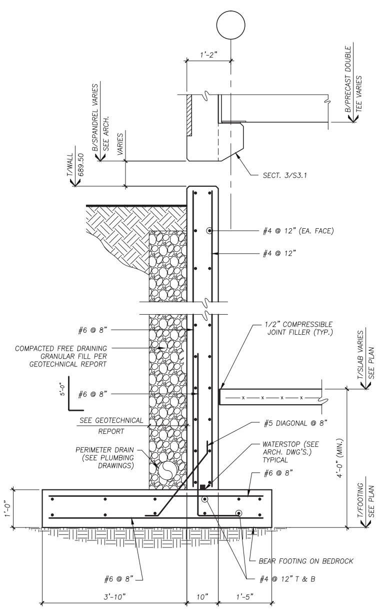
SDM
FINAL REVIEW

FOUNDATION SECTIONS & DETAILS

SHEET NAME

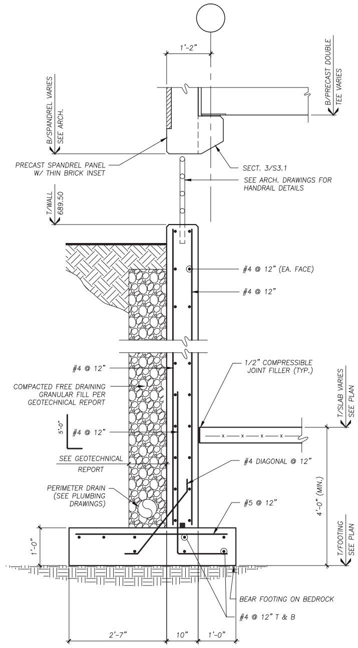
S2.1
SHEET

SHEET OF



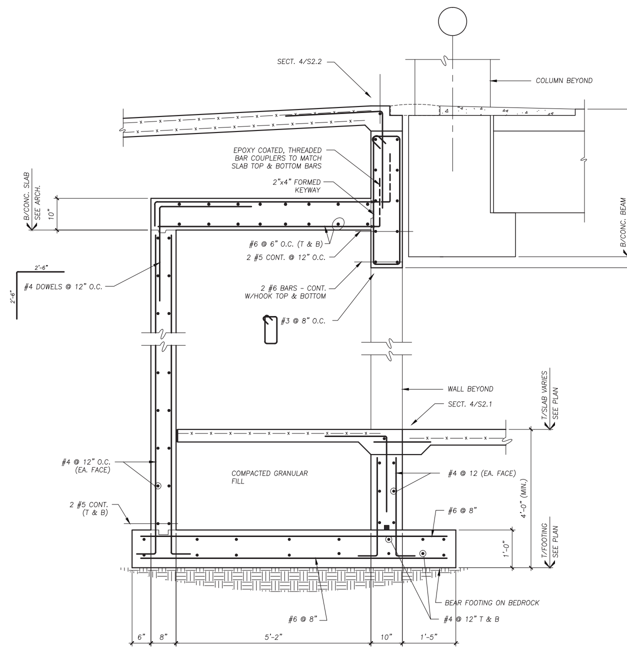
1'-2"
T/WALL 689.50
B/SPANDREL VARIES SEE ARCH.
VARIES
B/PRECAST DOUBLE TEE VARIES
SECT. 3/S3.1
#4 @ 12" (EA. FACE)
#4 @ 12"
#6 @ 8"
COMPACTED FREE DRAINING GRANULAR FILL PER GEOTECHNICAL REPORT
1/2" COMPRESSIBLE JOINT FILLER (TYP.)
T/SLAB VARIES SEE PLAN
5'-0"
#6 @ 8"
SEE GEOTECHNICAL REPORT
#5 DIAGONAL @ 8"
PERIMETER DRAIN (SEE PLUMBING DRAWINGS)
WATERSTOP (SEE ARCH. DWG'S.) TYPICAL
#6 @ 8"
4'-0" (MIN.)
1'-0"
T/FOOTING SEE PLAN
BEAR FOOTING ON BEDROCK
#4 @ 12" T & B
#6 @ 8"
3'-10"
10"
1'-5"

1 SECTION
3/4" = 1'-0"



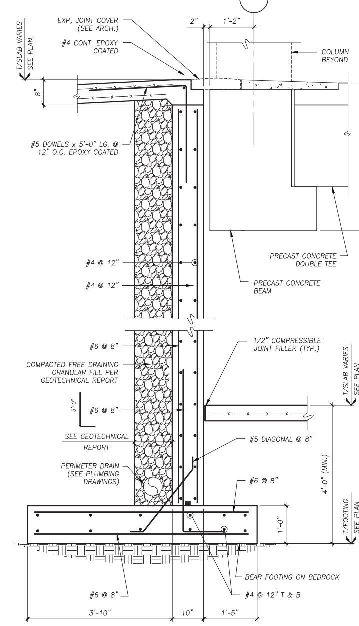
1'-2"
T/WALL 689.50
B/SPANDREL VARIES SEE ARCH.
B/PRECAST DOUBLE TEE VARIES
PRECAST SPANDREL PANEL W/ THIN BRICK INSET
SECT. 3/S3.1
SEE ARCH. DRAWINGS FOR HANDRAIL DETAILS
#4 @ 12" (EA. FACE)
#4 @ 12"
#4 @ 12"
COMPACTED FREE DRAINING GRANULAR FILL PER GEOTECHNICAL REPORT
1/2" COMPRESSIBLE JOINT FILLER (TYP.)
T/SLAB VARIES SEE PLAN
5'-0"
#4 @ 12"
SEE GEOTECHNICAL REPORT
#4 DIAGONAL @ 12"
PERIMETER DRAIN (SEE PLUMBING DRAWINGS)
#5 @ 12"
4'-0" (MIN.)
1'-0"
T/FOOTING SEE PLAN
BEAR FOOTING ON BEDROCK
#4 @ 12" T & B
2'-7"
10"
1'-0"

2 SECTION
3/4" = 1'-0"



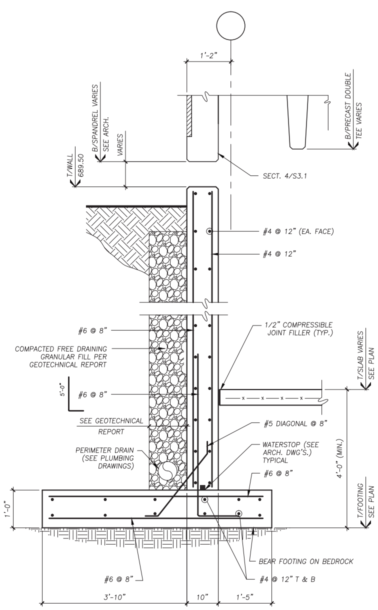
SECT. 4/S2.2
COLUMN BEYOND
T/PRECAST
B/CONC. SLAB SEE ARCH.
10"
EPOXY COATED, THREADED BAR COUPLERS TO MATCH SLAB TOP & BOTTOM BARS
2"x4" FORMED KEYWAY
#6 @ 6" O.C. (T & B)
2 #5 CONT. @ 12" O.C.
2'-6"
2'-6"
#4 DOWELS @ 12" O.C.
2 #6 BARS - CONT. W/HOOK TOP & BOTTOM
#3 @ 8" O.C.
B/CONC. BEAM COORD. W/ARCH.
B/CONCRETE SEE ARCH.
WALL BEYOND
SECT. 4/S2.1
T/SLAB VARIES SEE PLAN
COMPACTED GRANULAR FILL
#4 @ 12" O.C. (EA. FACE)
#4 @ 12 (EA. FACE)
2 #5 CONT. (T & B)
#6 @ 8"
4'-0" (MIN.)
1'-0"
T/FOOTING SEE PLAN
BEAR FOOTING ON BEDROCK
#4 @ 12" T & B
#6 @ 8"
6"
8"
5'-2"
10"
1'-5"

3 SECTION
3/4" = 1'-0"



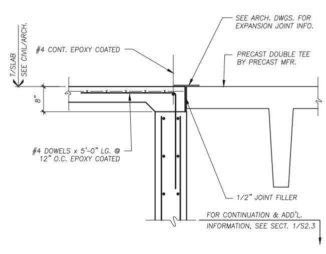
EXP. JOINT COVER (SEE ARCH.)
#4 CONT. EPOXY COATED
2"
1'-2"
COLUMN BEYOND
T/SLAB VARIES SEE PLAN
T/PRECAST
8"
#5 DOWELS x 5'-0" LG. @ 12" O.C. EPOXY COATED
B/CONC. BEAM COORD. W/ARCH.
PRECAST CONCRETE DOUBLE TEE
PRECAST CONCRETE BEAM
#4 @ 12"
#4 @ 12"
#6 @ 8"
COMPACTED FREE DRAINING GRANULAR FILL PER GEOTECHNICAL REPORT
1/2" COMPRESSIBLE JOINT FILLER (TYP.)
T/SLAB VARIES SEE PLAN
5'-0"
#6 @ 8"
SEE GEOTECHNICAL REPORT
#5 DIAGONAL @ 8"
PERIMETER DRAIN (SEE PLUMBING DRAWINGS)
#6 @ 8"
4'-0" (MIN.)
1'-0"
T/FOOTING SEE PLAN
BEAR FOOTING ON BEDROCK
#4 @ 12" T & B
#6 @ 8"
3'-10"
10"
1'-5"

4 SECTION
3/4" = 1'-0"

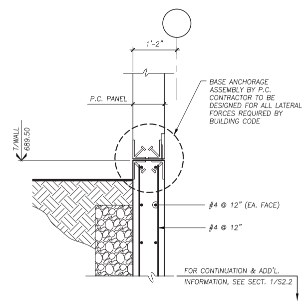


1'-2"
T/WALL 689.50
B/SPANDREL VARIES SEE ARCH.
VARIES
B/PRECAST DOUBLE TEE VARIES
SECT. 4/S3.1
#4 @ 12" (EA. FACE)
#4 @ 12"
#6 @ 8"
COMPACTED FREE DRAINING GRANULAR FILL PER GEOTECHNICAL REPORT
1/2" COMPRESSIBLE JOINT FILLER (TYP.)
T/SLAB VARIES SEE PLAN
5'-0"
#6 @ 8"
SEE GEOTECHNICAL REPORT
#5 DIAGONAL @ 8"
PERIMETER DRAIN (SEE PLUMBING DRAWINGS)
WATERSTOP (SEE ARCH. DWG'S.) TYPICAL
#6 @ 8"
4'-0" (MIN.)
1'-0"
T/FOOTING SEE PLAN
BEAR FOOTING ON BEDROCK
#4 @ 12" T & B
#6 @ 8"
3'-10"
10"
1'-5"

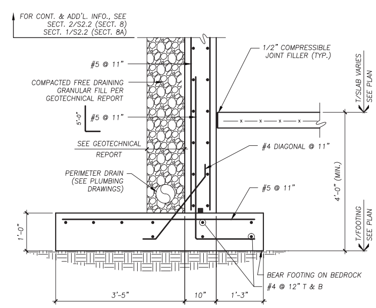
5 SECTION
3/4" = 1'-0"



6 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"



FOR CONT. & ADD'L. INFO., SEE SECT. 2/S2.2 (SECT. 8) SECT. 1/S2.2 (SECT. 8A)
#5 @ 11"
1/2" COMPRESSIBLE JOINT FILLER (TYP.)
COMPACTED FREE DRAINING GRANULAR FILL PER GEOTECHNICAL REPORT
T/SLAB VARIES SEE PLAN
5'-0"
#5 @ 11"
SEE GEOTECHNICAL REPORT
#4 DIAGONAL @ 11"
PERIMETER DRAIN (SEE PLUMBING DRAWINGS)
#5 @ 11"
4'-0" (MIN.)
1'-0"
T/FOOTING SEE PLAN
BEAR FOOTING ON BEDROCK
#4 @ 12" T & B
3'-5"
10"
1'-3"

8 SECTION
3/4" = 1'-0"

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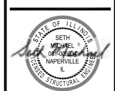
630-717-5335 FAX: 630-717-5397

Proposed Parking Garages for:

1st Street Development

1st Street & Illinois, St. Charles, IL 60174



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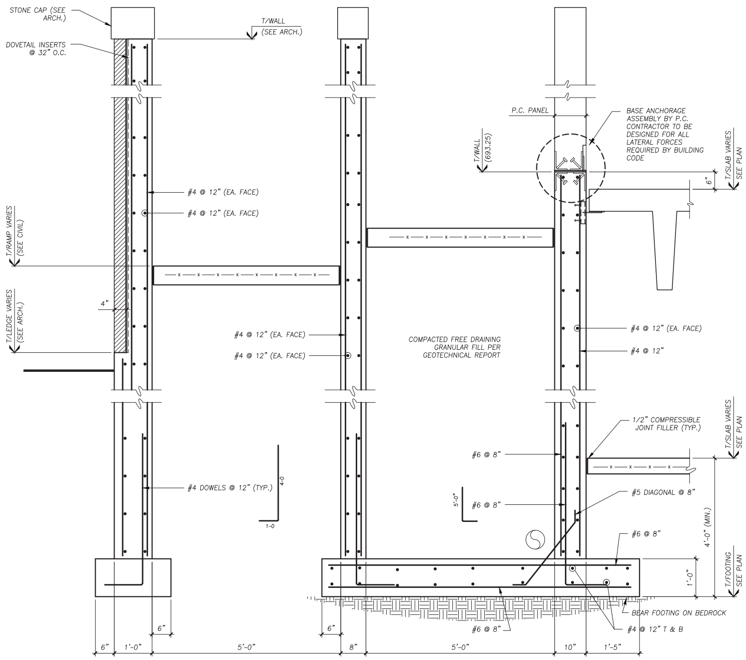
SDM
FINAL REVIEW

FOUNDATION SECTIONS & DETAILS

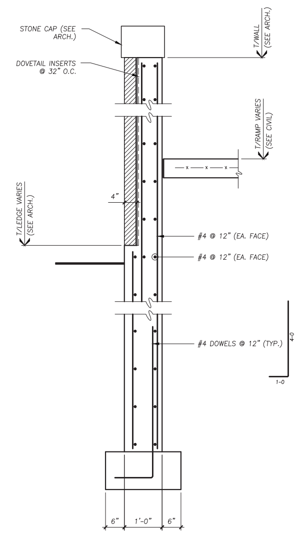
SHEET NAME

S2.2

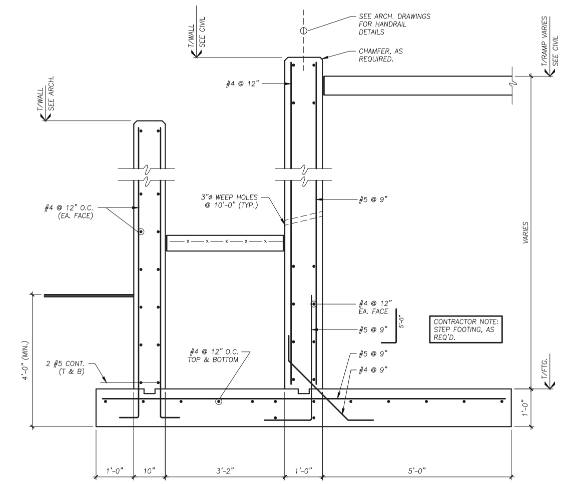
SHEET
SHEET OF


STONE CAP (SEE ARCH.)
T/WALL (SEE ARCH.)
DOVETAIL INSERTS @ 32" O.C.
P.C. PANEL
BASE ANCHORAGE ASSEMBLY BY P.C. CONTRACTOR TO BE DESIGNED FOR ALL LATERAL FORCES REQUIRED BY BUILDING CODE
T/WALL (693.25)
T/SLAB VARIES SEE PLAN
#4 @ 12" (EA. FACE)
T/RAMP VARIES (SEE CIVIL)
T/LEDGE VARIES (SEE ARCH.)
COMPACTED FREE DRAINING GRANULAR FILL PER GEOTECHNICAL REPORT
#4 @ 12"
1/2" COMPRESSIBLE JOINT FILLER (TYP.)
#4 DOWELS @ 12" (TYP.)
#6 @ 8"
#5 DIAGONAL @ 8"
4'-0" (MIN.)
T/FOOTING SEE PLAN
BEAR FOOTING ON BEDROCK
#4 @ 12" T & B
6" 1'-0" 5'-0" 8" 5'-0" 10" 1'-5"

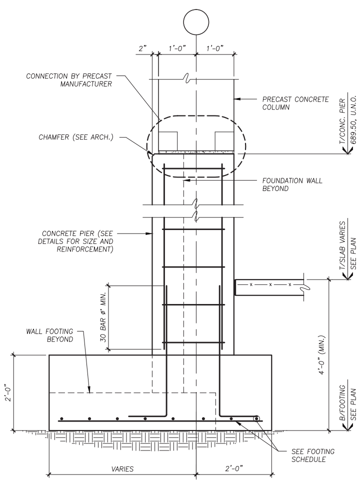
1 SECTION
3/4" = 1'-0"



2 SECTION
3/4" = 1'-0"


SEE ARCH. DRAWINGS FOR HANDRAIL DETAILS
CHAMFER, AS REQUIRED.
T/WALL SEE CIVIL
T/WALL SEE ARCH.
T/RAMP VARIES SEE CIVIL
#4 @ 12"
#4 @ 12" O.C. (EA. FACE)
3"⌀ WEEP HOLES @ 10'-0" (TYP.)
#5 @ 9"
VARIES
#4 @ 12" EA. FACE
CONTRACTOR NOTE: STEP FOOTING, AS REQ'D.
#4 @ 12" O.C. TOP & BOTTOM
2 #5 CONT. (T & B)
#4 @ 9"
4'-0" (MIN.)
T/FTG.
1'-0" 10" 3'-2" 1'-0" 5'-0"

3 SECTION
3/4" = 1'-0"


CONNECTION BY PRECAST MANUFACTURER
PRECAST CONCRETE COLUMN
CHAMFER (SEE ARCH.)
T/CONC. PIER 689.50, U.N.O.
FOUNDATION WALL BEYOND
CONCRETE PIER (SEE DETAILS FOR SIZE AND REINFORCEMENT)
T/SLAB VARIES SEE PLAN
30 BAR ⌀ MIN.
WALL FOOTING BEYOND
4'-0" (MIN.)
B/FOOTING SEE PLAN
SEE FOOTING SCHEDULE
VARIES 2'-0"

4 SECTION
3/4" = 1'-0"

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Proposed Parking Garages for:
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1st Street & Illinois, St. Charles, IL 60174

License Expires: 11/30/2016

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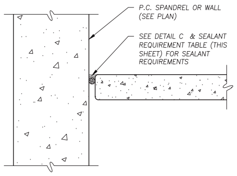
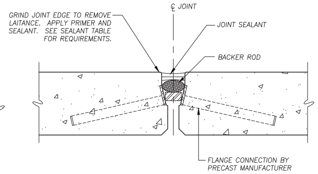
FOUNDATION SECTIONS & DETAILS
SHEET NAME

S2.3
SHEET

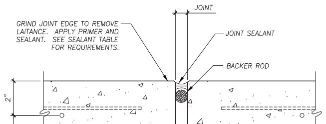
SHEET OF



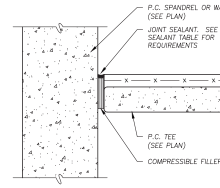
'A' TEE TO WALL



'B' TEE TO TEE (AT CONNECTION)



'C' TEE TO TEE (AWAY FROM CONNECTION)



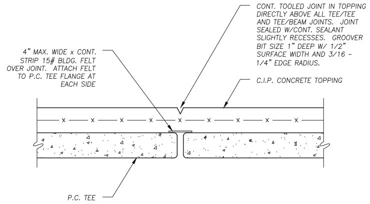
'D' C.I.P. TOPPING

SEALANT REQUIREMENT TABLE:

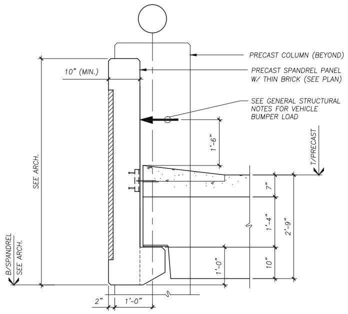
JOINTS WIDTH, INCHES	RECOMMENDED SEALANT BEAD THICKNESS, INCHES (1)	RECESS, INCHES
1/4"	1/8"	1/8"
1/2"	1/4"	1/4"
1"	1/2"	1/4"
1 1/2"	1/2"	3/8"
2"	1/2"	1/2"
2 1/2"	1/2"	1/2"
3"	1/2"	1/2"

1. BEAD THICKNESS MEASURED FROM HIGH POINT OF BACKER ROD IN THE JOINTS.

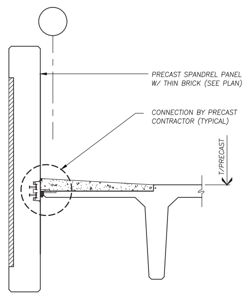
1 TYPICAL SEALANT DETAILS
NO SCALE


4" MAX. WIDE x CONT. STRIP 15# BLDG. FELT OVER JOINT. ATTACH FELT TO P.C. TEE FLANGE AT EACH SIDE
CONT. TOOLED JOINT IN TOPPING DIRECTLY ABOVE ALL TEE/TEE AND TEE/BEAM JOINTS. JOINT SEALED W/CONT. SEALANT SLIGHTLY RECESSES. GROOVER BIT SIZE 1" DEEP W/ 1/2" SURFACE WIDTH AND 3/16 - 1/4" EDGE RADIUS.
C.I.P. CONCRETE TOPPING
P.C. TEE

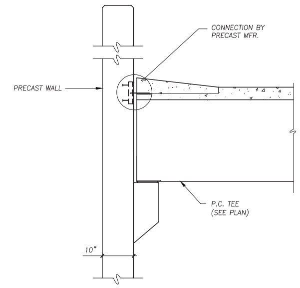
2 C.I.P. TOPPING TEE JOINT DETAIL
NO SCALE



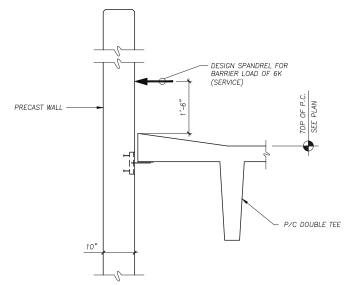
3 SECTION
3/4" = 1'-0"



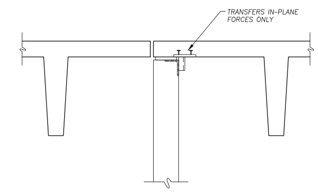
4 SECTION
3/4" = 1'-0"



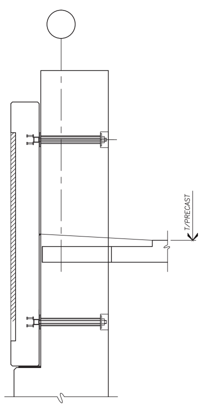
5 SECTION
3/4" = 1'-0"



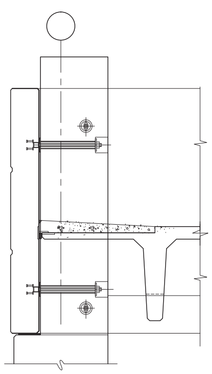
6 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"



8 SECTION
3/4" = 1'-0"



9 SECTION
3/4" = 1'-0"

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SHEET NAME
S3.1
SHEET

SHEET OF