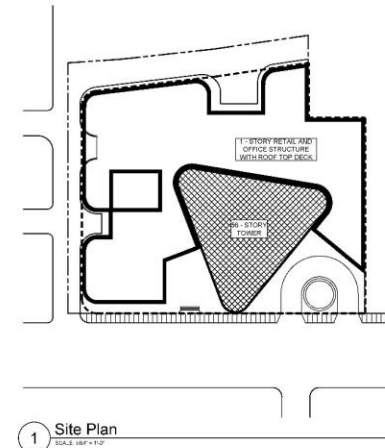


Park Tower - Parking Garage Repair Project

5415 North Sheridan Road
Chicago, Illinois 60640

for: Park Tower Condo Association
5415 North Sheridan Road, Suite 107
Chicago, Illinois 60640

by: **WJE** | **Wiss, Janney, Elstner Associates, Inc.**
10 South LaSalle Street, Suite 2600
Chicago, Illinois 60603
312.372.0555 tel | 312.372.0873 fax
www.wje.com



1 Site Plan
SCALE: 1/8" = 1'-0"

I hereby certify that these drawings were prepared by me under my direct supervision and control and that to the best of my professional knowledge they comply with the Chicago Building Code.

Signed _____ Date XX-XX-XXXX

(Name) _____ (seal)
Licensed Structural Engineer
State of Illinois No. 081-xxxxxx
Expires November 30, 20xx

INDEX OF DRAWINGS

Sheet Number	Sheet Title
A000	Title Sheet
A001	General Notes & Material Specification
A100	Level 2P Plan
A101	Level 1P Plan
A400	Concrete Repair Details
A401	Traffic Coating Details
A500	Representative Photos

AREA OF WORK

1. AREA OF WORK = 59,000 SQ FT

WJE ENGINEERS
ARCHITECTS
MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
10 South LaSalle Street, Suite 2600
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Headquarters & Laboratories: Northbrook, Illinois
Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit
Houston | Los Angeles | Minneapolis | New Haven | New York
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Consultants

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2019-09-25 Issued for Bid

Mark Date Description

1 1/8" = 1'-0"

THIS SHEET PLotted FILE SIZE
(IF 7x10 INCHES)

Project No. 2017-6224

Date 2019-09-25

Drawn SLR

Checked GIT

Scale As Noted

Title Sheet

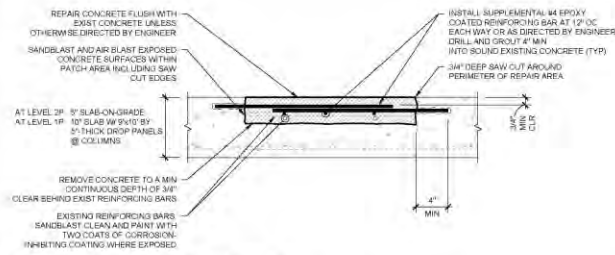
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Sheet No.

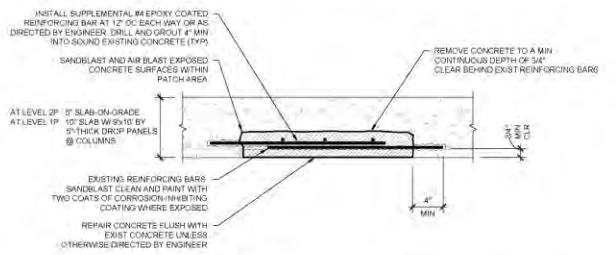
A000

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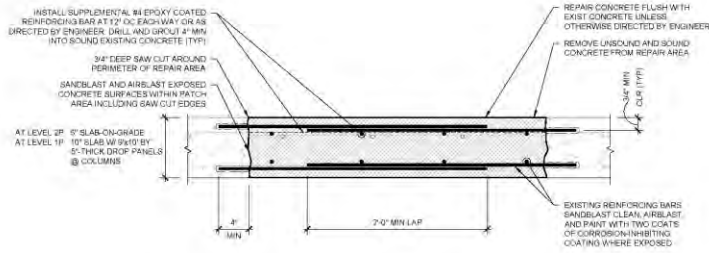
Plotted: 2019/09/25 4:48 PM by: Ragan, Stan. File Name: p:\2017\2017\6224\p - park tower condo - garage structure (p)\7\Drawings\Sheets\A000 Title Sheet.dwg
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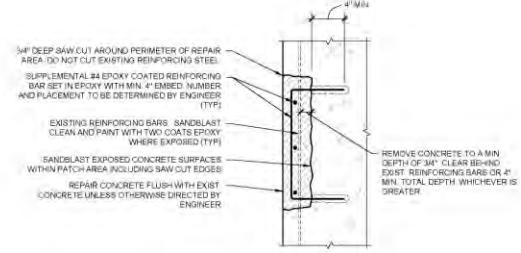
1 Top Surface Concrete Repair Detail
SCALE: 1/8" = 1'-0"



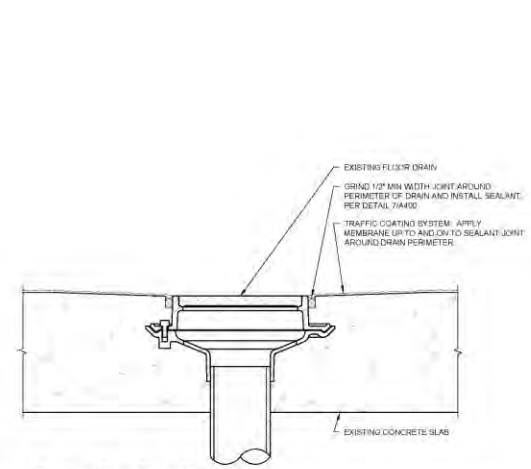
2 Overhead Concrete Repair Detail
SCALE: 1/8" = 1'-0"



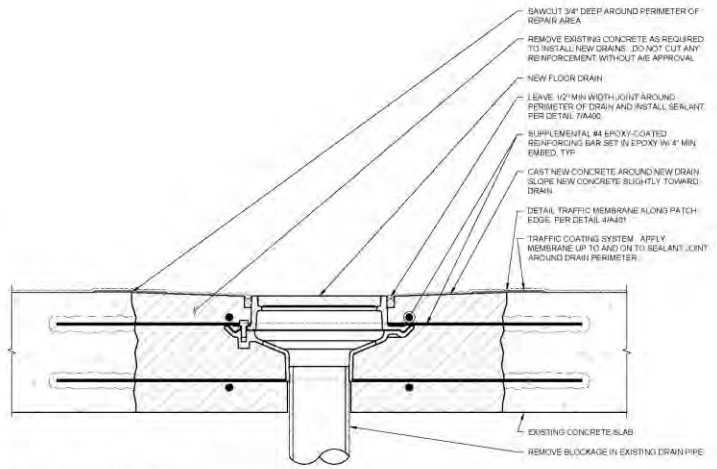
3 Full-Depth Concrete Repair Detail
SCALE: 1/2" = 1'-0"



4 Vertical Concrete Repair Detail
SCALE: 1/2" = 1'-0"



5 Existing Floor Drain Detail
SCALE: 3/4" = 1'-0"



6 New Floor Drain Detail
SCALE: 1/2" = 1'-0"

CONCRETE REPAIR NOTES:

- INSTALL SHORING AS REQUIRED
- REMOVE ALL LOOSE CONCRETE FROM THE DETERIORATED AREA
- MAKE A SAW CUT AROUND THE ENTIRE PERIMETER OF THE AFFECTED AREA. THE SAW CUT SHALL BE MADE NO CLOSER THAN 2 INCHES TO THE PERIMETER OF THE AREA OF DETERIORATION. THE CUT SHALL BE MADE TO A DEPTH OF 3/4 INCH. IF POSSIBLE, IF THERE ARE AREAS AROUND THE PERIMETER OF THE DETERIORATED AREAS WHERE STEEL REINFORCING IS CLOSER TO THE SURFACE THAN 3/4 INCH, THEN NO SAW CUT SHALL BE MADE IN THOSE AREAS. INSTEAD OF A SAW CUT, THE PERIMETER OF THE AREA SHALL BE CAREFULLY CHIPPED AWAY WITH A LIGHT DUTY CHIPPING HAMMER TO ACHIEVE AS CLOSE TO A SMOOTH UNIFORM EDGE AS POSSIBLE. I.E., SIMULATE A SAW CUT PERIMETER.
- CHIP AND REMOVE ALL LOOSE AND UNSOUND CONCRETE IN THE AREA BOUNDED BY THE SAW CUTS AND CHIPPING USING A CHIPPING HAMMER OF NOMINAL 1 1/2 LB CLASS OR LESS. CONTINUE TO CHIP INTO THE UNDERLYING SOUND CONCRETE AND REMOVE IT TO A CONTINUOUS DEPTH OF AT LEAST 3/4 INCH BEHIND THE EXPOSED REINFORCING STEEL. TAKE CARE NOT TO EXCESSIVELY VIBRATE THE EXPOSED REINFORCING WITH THE CHIPPING HAMMER IN ORDER TO AVOID FRACTURING ANY OF THE CONCRETE THAT IS BOUNDED TO THE REINFORCEMENT OUTSIDE THE PERIMETER OF THE PATCH.
- SANDBLAST THE EXPOSED CONCRETE SURFACES WITHIN THE AREA OF THE PATCH BE SURE TO SANDBLAST THE SAW CUT EDGES AROUND THE PERIMETER OF THE PATCH.
- CLEAN THE EXPOSED REINFORCING STEEL BY SANDBLASTING. REMOVE ALL RUST SCALE FROM THE PERIMETER OF ALL STEEL REINFORCING BARS. THE STEEL REINFORCING SHOULD BE CLEANED DOWN TO GRAY METAL.
- CAREFULLY INSPECT THE EXPOSED STEEL REINFORCING BARS FOR LOSS OF SECTION DUE TO CORROSION. THE INSPECTION SHOULD TAKE PLACE AFTER SANDBLASTING OF THE STEEL REINFORCING. ANY STEEL REINFORCING WITH MORE THAN 20 PERCENT LOSS OF SECTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR POSSIBLE FURTHER REMEDIAL ACTION.
- INSTALL SUPPLEMENTAL REINFORCING BARS AS REQUIRED BY REPAIR DETAILS OR AS OTHERWISE DIRECTED BY THE ENGINEER.
- IMMEDIATELY CLEAN THE ENTIRE AREA OF THE PATCH WITH HIGH PRESSURE, OIL FREE COMPRESSED AIR.
- IMMEDIATELY COAT ALL EXPOSED STEEL REINFORCING WITH TWO COATS OF CORROSION INHIBITING COATING. TAKE CARE NOT TO GET ANY OF THE COATING ON THE SURROUNDING CONCRETE SURFACES AS THIS WILL INTERFERE WITH CONCRETE BOND.
- WET PATCH AREA TO SATURATED SURFACE DRY (SSD) CONDITION.
- AS SOON AS THE COATING IS CURED (AS RECOMMENDED BY MANUFACTURER), FORM (IF REQUIRED) AND PLACE THE REPAIR CONCRETE TO RESTORE THE PROFILE OF THE EXISTING SECTION WITHIN THE AREA OF THE PATCH.
- INTERNALLY AND EXTERNALLY VIBRATE THE CONCRETE AS IT IS PLACED TO ACHIEVE PROPER CONSOLIDATION.
- WET CURE CONCRETE FOR 7 DAYS.
- REMOVE THE FORMS AFTER CONCRETE HAS REACHED A MINIMUM 75% OF SPECIFIED 28 DAY COMPRESSIVE STRENGTH. CAREFULLY INSPECT THE PATCH FOR IMPROPER CONSOLIDATION, CRACKING AROUND THE PERIMETER, OR DEBONDING OF THE NEW CONCRETE. IF THESE CONDITIONS EXIST, NOTIFY THE ARCHITECT/ENGINEER FOR POSSIBLE REMEDIAL ACTION OR REPLACEMENT OF THE PATCH.
- SOUND REPAIR AREAS TO CONFIRM INTEGRITY OF PATCH. UNSOUND AREAS MUST BE REMOVED AND REPAIRED.

SEALANT CHART		
W	D	
1/8"	1/4"	
1/8" to 1/2"	1/4"	
1/2" to 1"	3/8"	
Greater than 1"	3/4"	

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7 Sealant Detail
SCALE: 1/2" = 1'-0"



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Project No: 2017.6224
Date: 2019-09-25
Drawn: SLR
Checked: GIT
Scale: As Noted

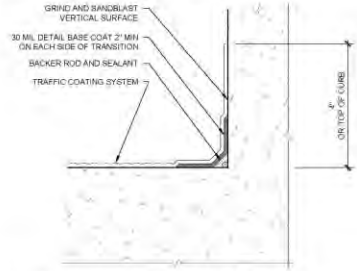
Concrete Repair Details

Sheet Title

Sheet No. **A400**

Project: 2017-09-25 (Issued for Bid) - 5415 North Sheridan Road - Parking Garage - Repair Project - Chicago, Illinois 60640
 Drawing: 2017-09-25 (Issued for Bid) - 5415 North Sheridan Road - Parking Garage - Repair Project - Chicago, Illinois 60640
 Title: Traffic Coating Details

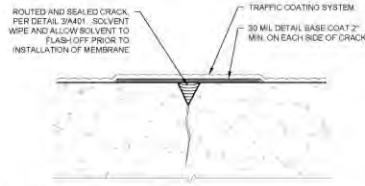
NOTE:
 ALL SURFACES TO RECEIVE MEMBRANE MUST BE PROPERLY PREPARED BY SANDBLASTING OR SHOTBLASTING. ROUGH SURFACES MUST BE LEVELLED ACCORDINGLY.



1 Membrane Detail at Vertical Transitions
 SCALE 1" = 1'-0"

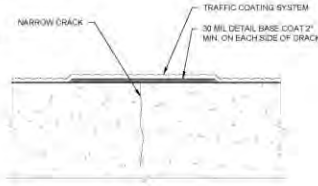
DETAIL "A"

DETAIL "A" APPLIES FOR CONSTRUCTION JOINTS AND CRACKS 1/16" OR WIDER.

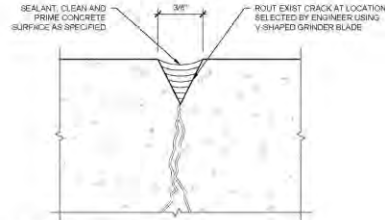


DETAIL "B"

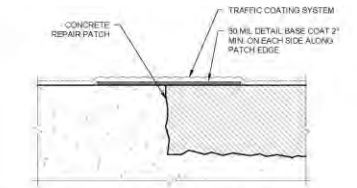
DETAIL "B" APPLIES FOR CRACKS LESS THAN 1/16" WIDE.



2 Membrane Detail at Cracks
 SCALE 1" = 1'-0"

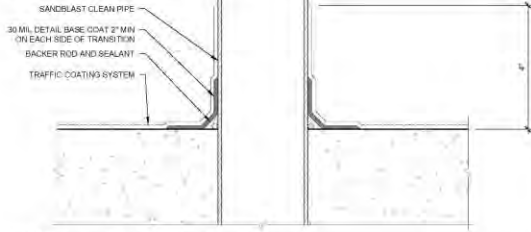


3 Crack Repair Detail
 SCALE 1" = 1'-0"



4 Membrane Detail at Concrete Patches
 SCALE 1" = 1'-0"

NOTE:
 INSULATION ON PIPES NOT SHOWN. REMOVE AND REPLACE INSULATION AS NECESSARY TO INSTALL MEMBRANE.



5 Membrane Detail at Pipe Penetrations
 SCALE 1" = 1'-0"



6 Membrane Tie-In Detail at Existing Membrane to Remain
 SCALE 1" = 1'-0"

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Status: As Noted

Traffic Coating Details

Sheet Title

Sheet No.

A401

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Work is expected to be completed in 8 month long phases. Now beginning April 1st.

On 1p:

1. Day one **EVALUATE** conditions, dust protection and begin demo.
2. Week one, membrane removed and concrete **REPAIRS** begin.
3. Week two new **CONCRETE** cures.
4. Week three, new **MEMBRANE** installed.
5. Week four **PAINTING** stripes and numbers.

On 2p:

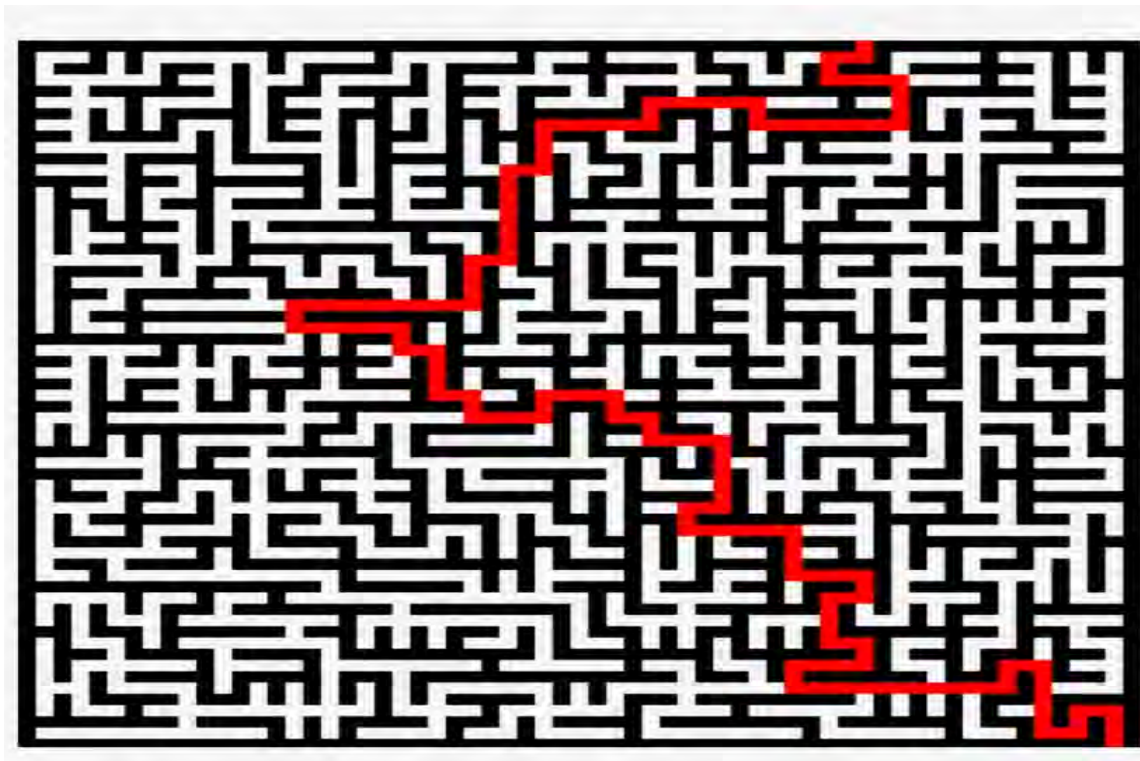
1. Day one **EVALUATE** conditions, dust protection if needed and demo.
2. Days two and three **REPAIRS** - routing and sealing of cracks, **PAINTING** stripes and numbers.
3. Additional repairs will be needed though isolated – office will communicate with parkers on a **case by case** basis to relocate.

**VEHICLES MUST BE MOVED – Guest
Parking to be very limited.**

We expect to be able to handle 30 to 35 self parkers in Valet. Precedence will be given to 1p parkers due to the nature of the work and timing involved. Anyone we cannot accommodate will be given a credit based on the time they are forced to relocate. Our team will prioritize our own parkers and residents, prior to guests and other visitors.



Expect Delays. Plan ahead – extra time coming and going, especially Valet parkers. There will be 30 to 35 more valet parkers than usual, and less space to store them. This will take time and patience.



Expect Difficulty Maneuvering – moving around work locations will be challenging at times – use EXTRA CAUTION and be courteous to other drivers. You may have to prepare to stop and pull to the side or even back up to accommodate another driver.

Miscellaneous

- Pay attention to **Notices and Communication**.
- It will be **DUSTIER** than normal – we've gotten car covers for those who are interested. They will be available from the garage office.
- **Plan Ahead** for guests or visitors. Call ahead to check the parking situation.



Park Tower

CONDOMINIUM ASSOCIATION

Q & A