FULL ROOF REPLACEMENT DESIGN 11 W. QUINCY COURT FEDERAL BUILDING GENERAL SERVICES ADMINISTRATION

CHICAGO, ILLINOIS

ARCHITECTURAL

A101 SITE ACCESS AND REFERENCE PLANS
A102 DEMOLITION ROOF AND PROPOSED ROOF PLAN
A103 REFLECTED CEILING PLAN - 6TH FLOOR
A104 ROOF DETAILS

PLUMBING

P001 PLUMBING SYMBOLS, LEGEND, NOTES AND INDEX
P106 6TH FLOOR STORM PIPING PLANS
P107 ROOF STORM PIPING PLANS

PROJECT BRIEF:
REMOVE THE EXISTING ROOF DRAINS, MODIFIED BITUMEN ROOF SYSTEM, AND VEGETATED ROOF SYSTEM AND ASSOCIATED CONSTRUCTION DOWN TO EXISTING CONCRETE ROOF DECK. INSTALL NEW CONVENTIONAL ROOF SYSTEM INCLUDING BUT NOT LIMITED TO VAPOR RETARDER, ROOF DRAINS, INSULATION, ROOF MEMBRANE, AND COPINGS.

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PROPERTY OF THE
UNITED STATES GOVERNMENT
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11 W. QUINCY COURT ROOF REPLACEMENT

11 W. QUINCY COURT
CHICAGO, IL
#47PF0023F0707

GSA - Region 5
230 S Dearborn St
Chicago, Illinois, 60604

Wold

WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067
woldae.com | 847 241 6100

100% CONSTRUCTION DOCUMENTS

ATLC ENGINEERING SOLUTIONS

STATE OF ILLINOIS
ROGER JOSEPH SCHROEPFER
001-017074
LICENSED ARCHITECT

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed
ARCHITECT
under the laws of the State of ILLINOIS

North

ROGER SCHROEPFER
Registration Number 001017074 Date FEB 16, 2024

CONTRACTORS	
A/E CON. NO.	GS-O5-P17-GC-0004
A/E TASK NO.	#47PF0023F0707
CONS. CONTR.	
CONS. WORK	
PRIME A/E	Wold Architects and Engineers
SUB A/E	Architectural Consulting Forensics
CONSTR. CON.	

CONTRACTOR INFO

MARK	DESCRIPTION	DATE
1	PR #1	02/21/25

REVISION

GENERAL SERVICES ADMINISTRATION

BLDG NAME	11 WEST QUINCY FEDERAL BUILDING		
STREET	11 WEST QUINCY COURT		
CITY/ST./ZIP	CHICAGO	IL	60604
PROJ. DESC.	11 W. QUINCY COURT ROOF REPLACEMENT		
GSA PM	LOUIE CUDIA	SHEET SIZE	30x42
TITLE	COVER SHEET		
DATE	FEB 09, 2024	DRAWN BY	TS
FLOOR NO.	DISCIPLINE	PCN NO.	
BLDG NO.	IL2125ZZ	SHEET DESIGNATOR	
DRAWING NO.	A100		
SHEET	OF		

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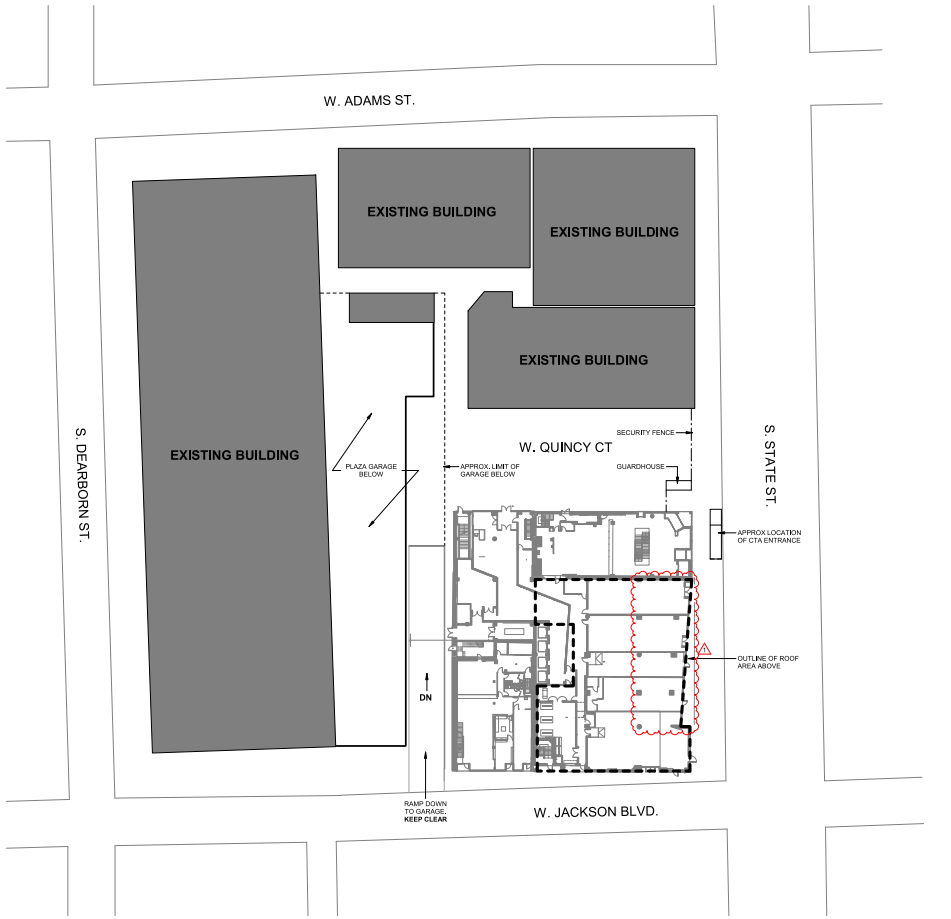


F1 SITE ACCESS PLAN
3" = 1'-0"

PROJECT GENERAL NOTES

A. ALL WORK TO BE COMPLETED DURING NORMAL BUSINESS HOURS. IF ANY BUILDING HVAC EQUIPMENT MUST BE SHUT-DOWN, OR INTAKES CLOSED, CONTRACTOR MUST DISCUSS WITH PROPERTY MANAGER IF THIS CAN BE DONE DURING NORMAL BUSINESS HOURS, OR IF ARRANGEMENTS MUST BE MADE FOR AFTER-HOURS WORK.

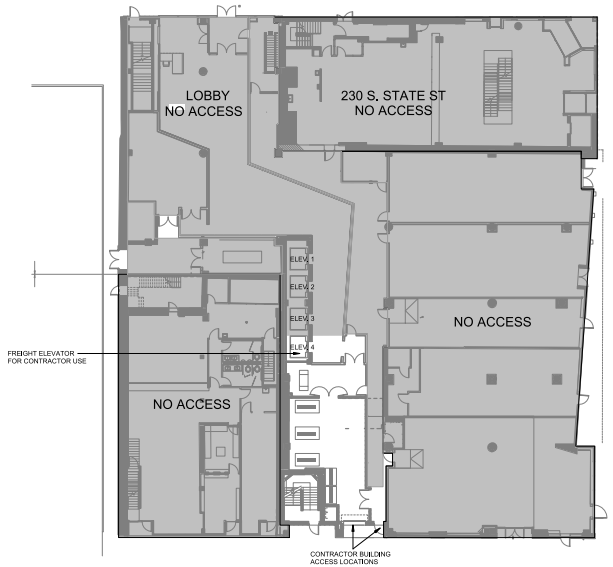
B. BUILDING IS FULLY OCCUPIED AND OPERATIONAL DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH BUILDING PROPERTY MANAGEMENT TO KEEP ALL BUILDING FUNCTIONS CONTINUOUS.

C. CONTRACTOR RESPONSIBLE FOR COORDINATING ACCESS ROUTES TO AREAS OF WORK THROUGH BUILDING WITH BUILDING PROPERTY MANAGEMENT.

D. CONTRACTOR TO PROVIDE ALL SCAFFOLDING, LIFTS, AND OTHER EQUIPMENT TO ACCESS ALL AREAS OF CONSTRUCTION. SEE SHEETS FOR EXISTING LEVEL ELEVATIONS.

E. CONTRACTORS RESPONSIBLE FOR ACQUIRING OFF-SITE PARKING. NO ON-SITE PARKING AVAILABLE EXCEPT FOR DELIVERIES.

F. PROTECT ALL EXISTING FINISHES, FURNITURE, AND EQUIPMENT IN AND ADJACENT TO THE WORK AREA, INCLUDING BUT NOT LIMITED TO ELEVATORS, FLOORS, WALLS, DOORS, AND CEILINGS.



1 01 LEVEL REFERENCE PLAN
6" = 1'-0"

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DRAWING NO.	A101		
SHEET	OF		

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ROOF PLAN GENERAL DEMOLITION NOTES

A. DEMOLITION NOTES AND PLANS ARE PROVIDED AS A GUIDE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND EXAMINE DRAWINGS AND DETAILS TO DETERMINE EXTENT AND LIMITS OF DEMOLITION REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

B. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL ASPECTS OF DEMOLITION. CONTRACTOR TO REVIEW ALL DRAWINGS FOR ADDITIONAL DETAILS AND CONSTRUCTION SEQUENCING NOTES.

C. DEMOLITION CONTRACTOR SHALL CAREFULLY REMOVE CONSTRUCTION DESIGNATED FOR DEMOLITION TO MINIMIZE THE EXTENT OF DAMAGES TO ADJACENT SURFACES. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE CREATED DUE TO CONSTRUCTION.

D. PROVIDE AND COORDINATE ALL DEMOLITION AND RECONSTRUCTION WITH NEW WORK PLAN DIMENSIONS AND INSTALLATION OF NEW MATERIALS AND FINISHES, AS REQ'D, WHETHER INDICATED ON DRAWINGS OR NOT.

E. PROVIDE SMOOTH AND CLEAN SUBSTRATE TO ALL AREAS RECEIVING NEW ROOF SYSTEM.

F. ALL RELATED WOOD BLOCKING SUPPORT STRUCTURE, HARDWARE CONNECTION DEVICES, ADHESIVES, AND/OR MASTIC SHALL BE REMOVED FROM SURFACES AT ITEMS NOTED FOR REMOVAL. PROVIDE SURFACES ACCEPTABLE FOR PATCHING AND/OR NEW WORK.

G. DEMOLITION NOTES WITHOUT ARROWS INDICATE THAT THE NOTE APPLIES TO THE ENTIRE AREA.

H. CONTRACTOR IS RESPONSIBLE FOR CONTAINMENT AND CLEANING OF CONSTRUCTION DUST AND DEBRIS DURING AND AFTER ANY DEMOLITION OR INSTALLMENT WORK.

I. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND EXAMINE DRAWINGS AND DETAILS TO DETERMINE EXTENT AND LIMITS OF DEMOLITION REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

J. CONTRACTOR TO FIELD VERIFY LOCATION OF PRIMARY AND SECONDARY OVERFLOW DRAINS AT EACH SUMP.

K. ONLY REMOVE AS MUCH ROOF AS CAN BE REPLACED AND MADE WATERTIGHT THE SAME DAY.

ROOF DEMO PLAN KEY NOTES:

1. REMOVE EXISTING PAVER/ROOF MEMBRANE SYSTEM IN ITS ENTIRETY. CLEAN AND PREP CONCRETE TO RECEIVE NEW ROOF SYSTEM. REFER TO DETAIL D3/A104
2. REMOVE EXISTING GREEN ROOF ASSEMBLY IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO ALL GROWTH MEDIA, SEPARATION FABRIC, DRAINAGE MEDIA, ROOF MEMBRANE, AND PVC PIPING DOWN TO CONCRETE ROOF STRUCTURE. CLEAN AND PREP CONCRETE TO RECIEVE NEW ROOF SYSTEM. REFER TO DETAIL E3a/A104
3. REMOVE ROOF CURB AND ASSOCIATED ROOF CONSTRUCTION DOWN TO CONCRETE ROOF DECK.
4. REMOVE EXISTING TWO PIECE COUNTERFLASHING AS REQUIRED FOR NEW WORK.
5. STEEL PIPE DAVIT SYSTEM TO REMAIN, TYP. VERIFY DAMETERS IN FIELD.
6. REMOVE EXISTING COPING.
7. REMOVE EXISTING GUARDRAIL, TYP.
8. REMOVE ALL EXISTING PLANTERS, TYP.
9. PROTECT EXISTING ROOF TO REMAIN.
10. REMOVE EXISTING ROOF DRAINS AND PAN FOR REPLACEMENT. COORDINATE WITH PLUMBING.
11. REMOVE EXISTING PVC IRRIGATION PIPING AND CAP INSIDE BUILDING AT SOURCE.
12. REMOVE EXISTING STONE/DRAINAGE MAT/ROOF MEMBRANE SYSTEM IN ITS ENTIRETY. CLEAN AND PREP CONCRETE TO RECIEVE NEW ROOF SYSTEM. REFER TO DETAIL F3/A104.
13. EXISTING DOWNSPOUT TO REMAIN.
14. EXISTING ROOF LADDER TO REMAIN. REMOVE BOTTOM OF SIDE RAILS TO 2' BELOW BOTTOM RUNG.
15. REMOVE EXISTING MOD. BIT. ROOF SYSTEM.
16. SKYLIGHT AND EXTERIOR WALL CLADDING TO REMAIN.
17. REMOVE AND REINSTALL SCAFFOLDING STAIR
18. REMOVE AND SALVAGE EXISTING ALUMINUM PANEL CAP. EXISTING ALUMINUM PANEL ON FACE OF BUILDING TO REMAIN.

ROOF PLAN GENERAL NOTES

A. THICKNESS OF THE BASE INSULATION IS TO BE 1.5" THICK AT ROOF DRAINS 1 AND 2 (RD 1 AND RD 2) SUMP PERIMETER, REFER TO DETAIL C2/A104.

B. AT MECH. OPENINGS AND CURBS ON ROOF, PROVIDE CRICKETS AS REQUIRED FOR POSITIVE DRAINAGE ON HIGH SIDE.

C. MECHANICAL ITEM LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING LOCATIONS AND DIMENSIONS.

D. PROTECT ALL EXISTING MECHANICAL AND ELECTRICAL ROOFTOP EQUIPMENT, PIPING, CONDUIT, ETC, UNLESS OTHERWISE NOTED. UPON COMPLETION OF PROJECT ALL EXISTING PIPE, CONDUIT, EQUIP SUPPORTS TO BE PAINTED.

E. CONTRACTOR RESPONSIBLE FOR MAINTAINING AN INSULATED, WEATHERTIGHT ENCLOSURE FOR THE DURATION OF CONSTRUCTION.

F. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY BUILDING AND SITE DAMAGE FROM CONSTRUCTION ACTIVITIES TO ORIGINAL CONDITION.

G. FLASH AND MAKE WATERTIGHT ALL TERMINATIONS AND ROOF PENETRATIONS.

H. ANY EXISTING MATERIAL OR CONSTRUCTION THAT IS TO REMAIN AND IS DAMAGED IN THE COURSE OF THE WORK, SHALL BE REPLACED TO MATCH ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.

I. EXISTING HVAC EQUIPMENT, LIGHTING, CONDUIT, WIRING, AND ACCESSORIES TO REMAIN, DISCONNECT, REMOVE, EXTEND, AND REINSTALL/RECONNECT AS NECESSARY TO PERFORM THE WORK. IF DAMAGED PROVIDE NEW AT CONTRACTOR'S EXPENSE. PROVIDE SHOP DRAWING SUBMITTAL FOR PROPOSED METHODS WHERE WORK IS TO BE COMPLETED AT THESE ITEMS.

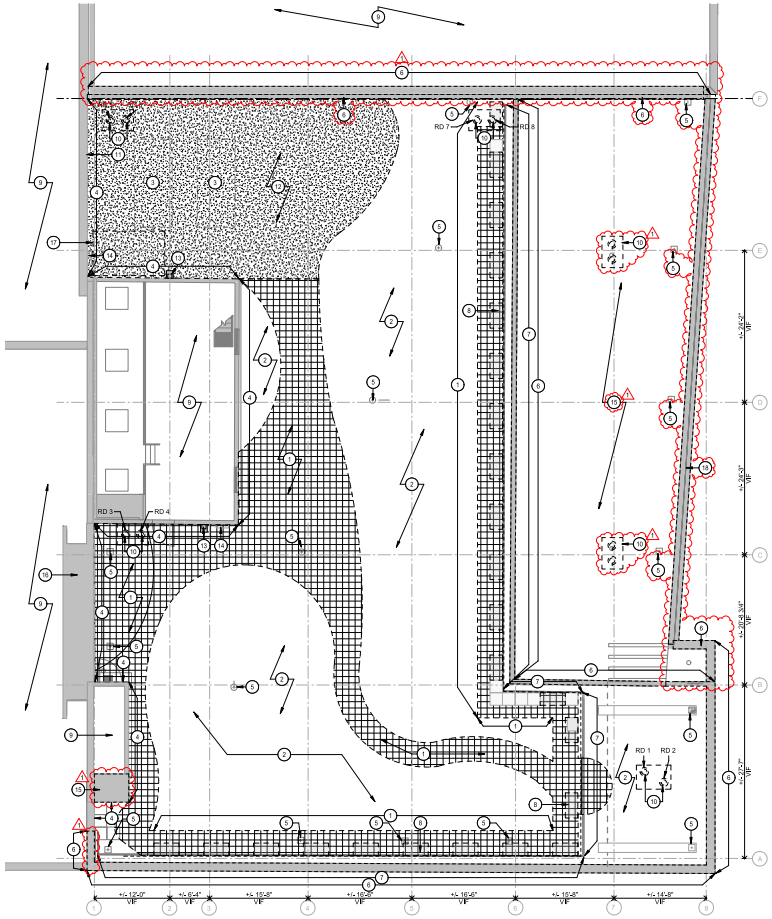
J. FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO START OF WORK.

ROOF LEGEND

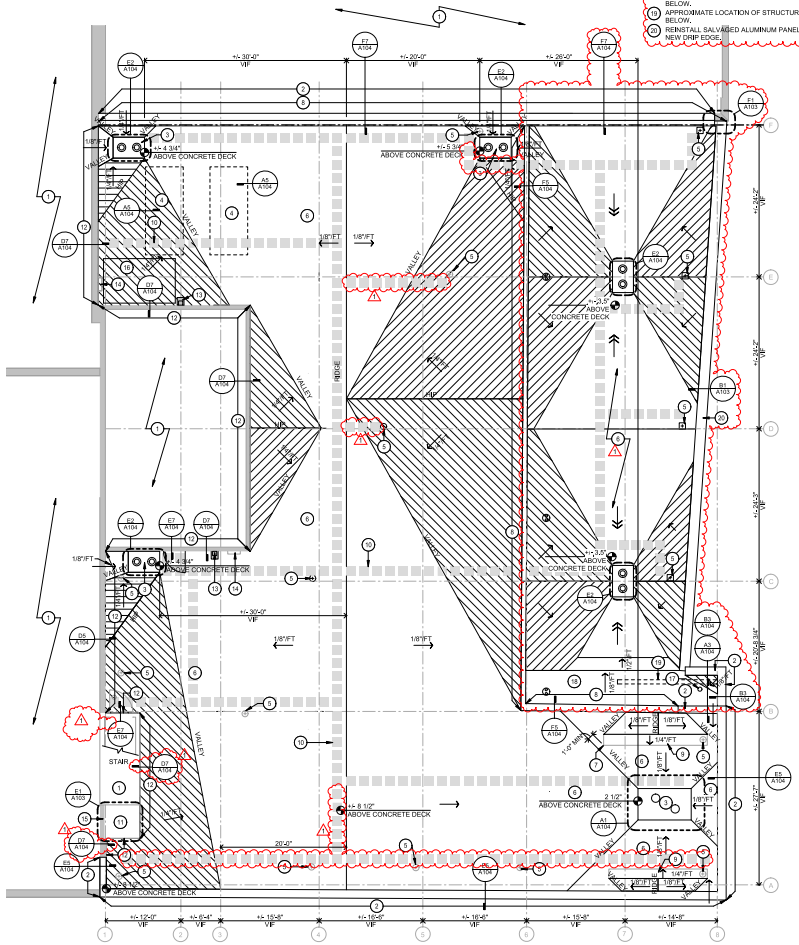
- ROOF DRAIN (R.D.)
- OVERFLOW DRAIN (O.R.D.)
- MECH HOOD
- EQUIPMENT CURB AT MECHANICAL EQUIPMENT
- ROOF EXHAUST
- EQUIPMENT CURB SUPPORTING PIPING OR CONDUIT. INSTALL MAXIMUM SPACING OF (6-0" O.C.
- VENT STACK, PIPE OR CONDUIT
- COMBUSTION STACK
- CRICKET FOR POSITIVE DRAINAGE
- SLOPE OF TAPERED INSULATION
- FULLY ADHERED TEXTURED WALKWAY MEMBRANE PAD.
- ROOF LADDER
- ELECTRICAL OUTLET THRU ROOF (PROVIDE NEW PIPE BOOT)
- SLOPED STRUCTURE

ROOF PLAN KEY NOTES:

1. PROTECT EXISTING ROOF TO REMAIN.
2. PROVIDE NEW PREFINISHED METAL COPING AND ALL ASSOCIATED HARDWARE, PROVIDE CONTINUOUS SOLID TREATED WOOD BLOCKING TO CREATE POSITIVE DRAINAGE AT TOP OF COPING. NEW COPINGS TO MATCH PROFILE OF EXISTING COPINGS.
3. PROVIDE NEW ROOF DRAIN, OVERFLOW DRAIN, & ASSOCIATED PIPING AT LOCATION OF EXISTING DRAIN(S). COORDINATE WITH PLUMBING. NOTE THAT BASE INSULATION THICKNESS VARIES AT EACH SUMP.
4. PROVIDE METAL DECK INFILL AT REMOVED CURB. REFER TO DETAIL A5/A104
5. FLASH AROUND STEEL STRUCTURE, TYP. REFER TO DETAIL B7/A104
6. INSTALL NEW MEMBRANE ROOF SYSTEM, INCLUDING ALL BLOCKING, INSULATION, COPINGS, FLASHINGS, AND ACCESSORIES AS DETAILED AND SPECIFIED SEE DETAIL F2/A104
7. WORKPOINT 1.
8. PROVIDE NEW STAINLESS STEEL COPINGS AND ALL ASSOCIATED HARDWARE. PROVIDE CONTINUOUS SOLID WOOD BLOCKING TO CREATE POSITIVE DRAINAGE AT TOP OF COPING. NEW COPINGS TO MATCH PROFILE OF EXISTING COPINGS.
9. FULLY ENCLOSE EXISTING STRUCTURE IN ROOF MEMBRANE SYSTEM, PROVIDE 1/4" / FOOT CROSS SLOPE.
10. PROVIDE FULLY ADHERED TEXTURED WALKWAY MEMBRANE PAD, TYP.
11. MODIFIED BITUMIN ROOF SYSTEM WITH NEW PRE-FINISHED METAL COPING.
12. PROVIDE NEW COUNTERFLASHING TO ORIGINAL LOCATION, REFER TO DETAIL D7A104
13. EXISTING DOWNSPOUT TO REMAIN. PROVIDE NEW CONCRETE SPLASH BLOCK AT BOTTOM OF EXISTING DOWNSPOUT, SEE DETAIL B5A103
14. EXISTING ROOF LADDER TO REMAIN.
15. CLAY TILE PARAPET TO REMAIN.
16. REINSTALL SCAFFOLDING STAIR TO ORIGINAL LOCATION AND CONDITIONS.
17. MAINTAIN EXISTING SWING LADDER ANCHOR ACCESS HOLE. FLASH INTO HOLE AND PROVIDE SEALED ROOFING EDGES.
18. BUILD UP INSULATION TO CREATE POSITIVE DRAINAGE AROUND EXISTING STRUCTURAL BEAMS BELOW.
19. APPROXIMATE LOCATION OF STRUCTURAL BEAM BELOW.
20. REINSTALL SALVAGED ALUMINUM PANEL CAP OVER NEW DRIP EDGE.



F1 ROOF DEMO PLAN
1/8" = 1'-0"



F5 PROPOSED ROOF LAYOUT
1/8" = 1'-0"

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TITLE	DEMOLITION ROOF AND PROPOSED ROOF PLAN		
DATE	FEB 09, 2024	DRAWN BY	TS
FLOOR NO.	DISCIPLINE A	PCN NO.	
BLDG NO.	IL2125ZZ	SHEET DESIGNATOR	
DRAWING NO.	A102		
SHEET	OF		

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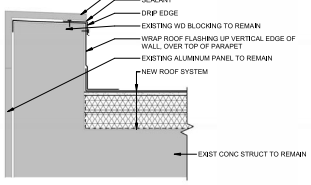
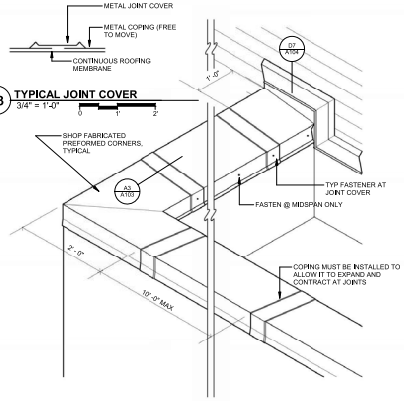
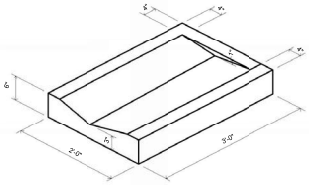


B1 PARAPET DETAIL
1 1/2" = 1'-0"

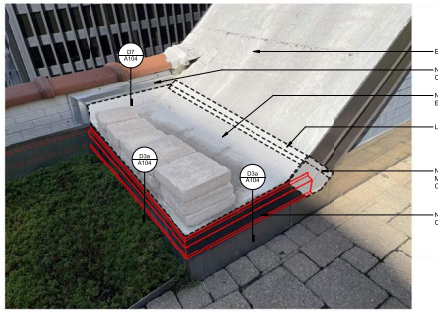


A3 TYPICAL JOINT COVER
3/4" = 1'-0"

B3 COPING DETAILS
3/4" = 1'-0"



B5 CONCRETE SPLASHBLOCK
1" = 1'-0"



E1 MOD BIT AT STAIR ENCLOSURE

F1 COPING TERMINATION

RCP LEGEND

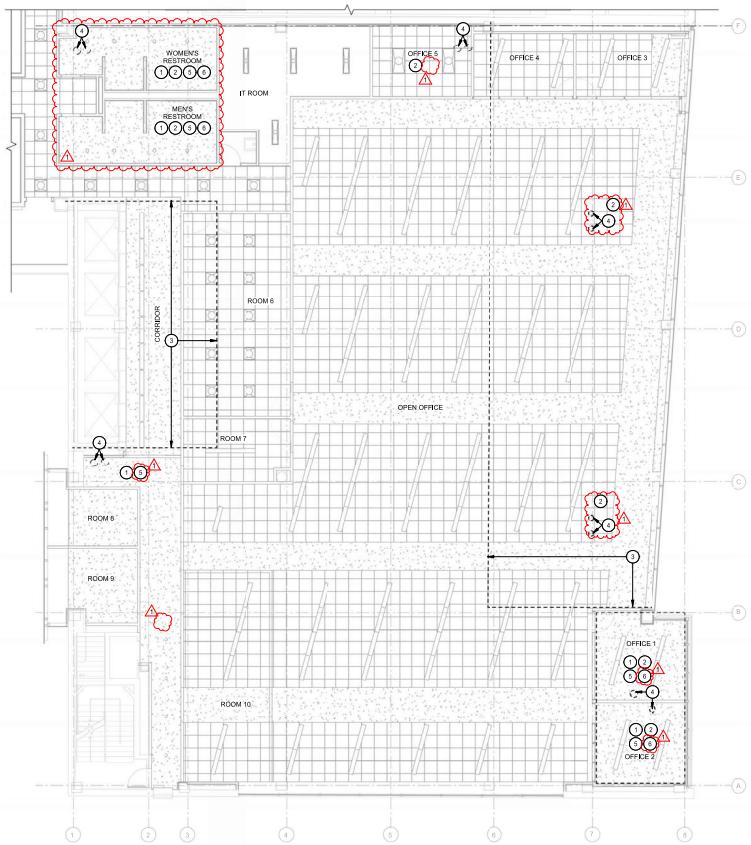
- CANLIGHT
- 1 X 4 LIGHT FIXTURE
- 4' STRIP LIGHT FIXTURE
- 2 X 2 LIGHT FIXTURE (IN CEILING GRID)
- PTD. GYPSUM BOARD CEILING / SOFFIT
- ACT CEILING

RCP GENERAL NOTES

A. SPRINKLER HEADS ARE NOT SHOWN.
B. VERIFY GWB CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
C. PROTECT ALL EXISTING FINISHES, FURNITURE, AND EQUIPMENT IN AND ADJACENT TO THE WORK AREA, INCLUDING BUT NOT LIMITED TO WALLS, WINDOWS, DOORS, AND CEILINGS.
D. REMOVE, SALVAGE, AND REINSTALL CEILING TILES AND GRID, AS REQUIRED FOR NEW WORK. CONTRACTOR RESPONSIBLE FOR REPLACING LOST OR DAMAGED TILES AND GRID.

RCP KEY NOTES:

1. REMOVE AND REPLACE PORTIONS OF WATER DAMAGED CEILING.
2. RE-CONFIGURE ABOVE CEILING SYSTEMS AS REQUIRED TO FACILITATE ROOF DRAIN INSTALLATION, INCLUDING BUT NOT LIMITED TO SPRINKLER PIPING, DUCTWORK, FIRE ALARM COMPONENTS, CONDUITS, AND LIGHT FIXTURES.
3. LINE OF ROOF ABOVE.
4. APPROXIMATE LOCATION OF ROOF DRAINS ABOVE.
5. PAINT ENTIRE CEILING IN THIS ROOM TO MATCH EXISTING.
6. DISCONNECT, REMOVE, AND REINSTALL LIGHTING AS REQUIRED TO ACCOMMODATE NEW ROOF DRAIN INSTALLATION AND ROOF MODIFICATIONS.



F5 SIXTH FLOOR REFLECTED CEILING PLAN
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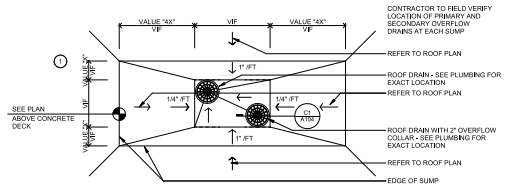
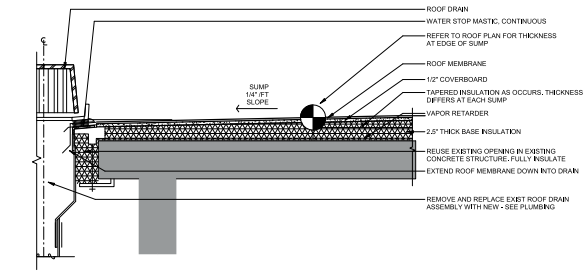
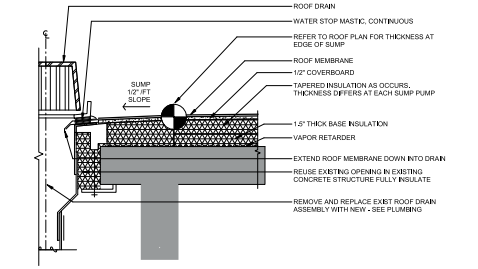


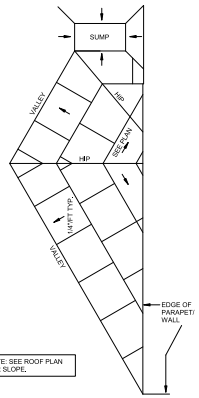
A1 ROOF DRAIN LARGE SUMP PLAN RD 1 AND RD 2
3/8" = 1'-0"



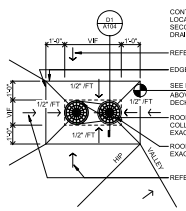
C1 ROOF DRAIN SUMP SECTION RD 1 AND RD 2
1 1/2" = 1'-0"



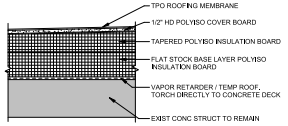
D1 ROOF DRAIN SUMP SECTION RD 3 AND RD 4
1 1/2" = 1'-0"



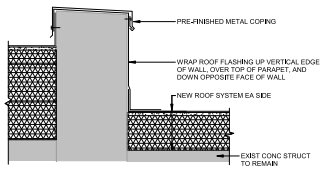
F1 ROOF CRICKET PLAN VIEW CONCEPT
1 1/2" = 1'-0"



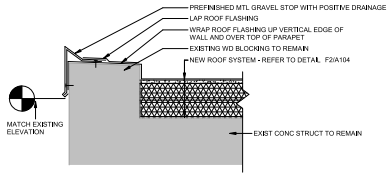
E2 ROOF DRAIN SUMP PLAN RD 3 AND RD4
3/8" = 1'-0"



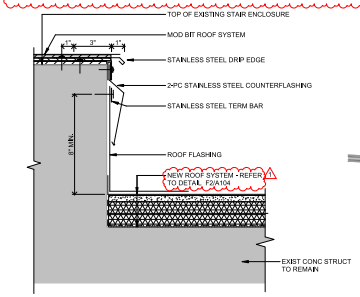
F2 NEW ROOFING ASSEMBLY
3" = 1'-0"



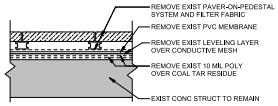
A3 PARAPET DETAIL
1 1/2" = 1'-0"



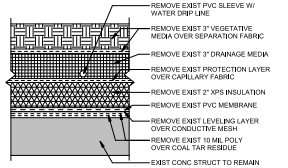
B3 DETAIL AT GRAVEL STOP
1 1/2" = 1'-0"



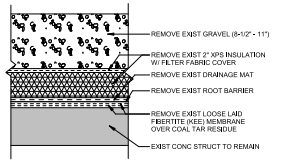
D3a SECTION AT ROOF STAIR ACCESS
3" = 1'-0"



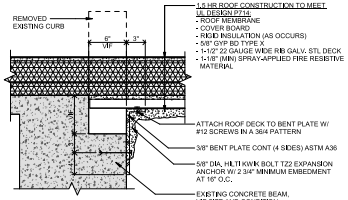
D3 EXISTING PAVER ROOF ASSEMBLY
3" = 1'-0"



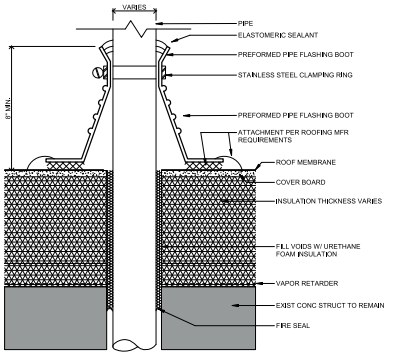
E3a EXISTING GREEN ROOF ASSEMBLY
3" = 1'-0"



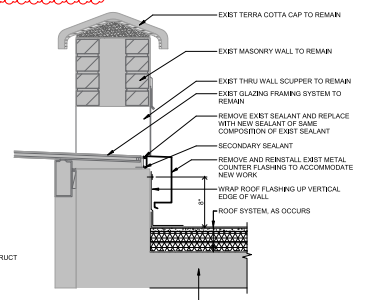
F3 EXISTING GRAVEL ROOF ASSELMBY
3" = 1'-0"



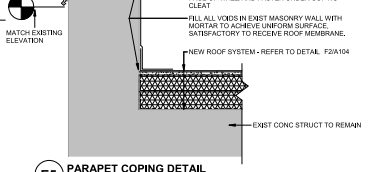
A5 SKYLIGHT INFILL DETAIL
1 1/2" = 1'-0"



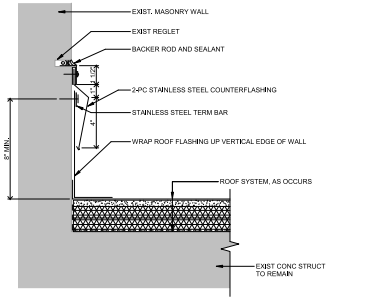
B7 MEMBRANE ROOF FLASHING DETAIL
3" = 1'-0"



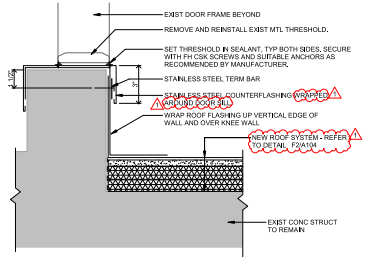
D5 GLASS SKYLIGHT FLASHING
1 1/2" = 1'-0"



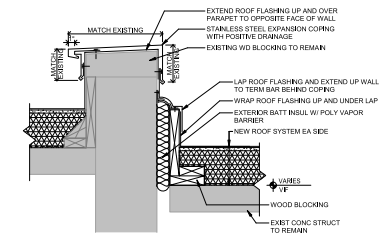
E5 PARAPET COPING DETAIL
1 1/2" = 1'-0"



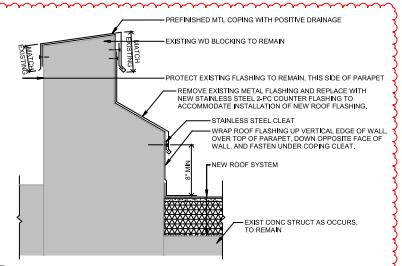
D7 COUNTER FLASHING DETAIL
3" = 1'-0"



E7 THRESHOLD DETAIL
3" = 1'-0"



F5 PERIMETER WALL PARAPET DETAIL
1 1/2" = 1'-0"



F7 FLASHING REPLACEMENT DETAIL
1 1/2" = 1'-0"

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11 W. QUINCY COURT ROOF REPLACEMENT

11 W. QUINCY COURT
CHICAGO, IL
#47PF0023F0707

GSA - Region 5
230 S Dearborn St
Chicago, Illinois, 60604

Wold

WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067
woldae.com | 847 241 6100

100% CONSTRUCTION DOCUMENTS

North

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed ARCHITECT under the laws of the State of ILLINOIS
ROGER SCHROEPFER
Registration Number 001017074 Date FEB 16, 2024

CONTRACTORS	
A/E CON. NO.	GS-05-P17-GC-0004
A/E TASK NO.	#47PF0023F0707
CONS. CONTR.	
CONS. WORK	
PRIME A/E	Wold Architects and Engineers
SUB A/E	Architectural Consulting Forensics
CONSTR. CON.	

CONTRACTOR INFO

MARK	DESCRIPTION	DATE
1	PR #1	02/21/25

REVISION

GENERAL SERVICES ADMINISTRATION

BLDG NAME	11 WEST QUINCY FEDERAL BUILDING		
STREET	11 WEST QUINCY COURT		
CITY/ST.,ZIP	CHICAGO	IL	60604
PROJ. DESC.	11 W. QUINCY COURT ROOF REPLACEMENT		
GSA PM	LOUIE CUDIA	SHEET SIZE	30x42
TITLE	ROOF DETAILS		
DATE	FEB 09, 2024	DRAWN BY	Author
FLOOR NO.	DISCIPLINE	PCN NO.	
BLDG NO.	IL2125ZZ	SHEET DESIGNATOR	
DRAWING NO.	A104		
SHEET	OF		

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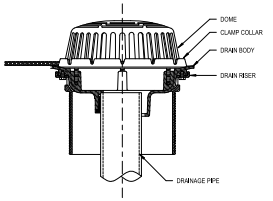
STORM PIPING MATERIALS SCHEDULE			
NOTE: NOT ALL PIPING LISTED MAY BE USED ON THIS PROJECT. COORDINATE WITH DRAWINGS. THIS TABLE IS A GUIDE AND DOES NOT SUPERSEDE STATE & LOCAL CODES.			
PIPE MATERIAL	FITTINGS	SANITARY	
		4" AND SMALLER	5" AND LARGER
CAST IRON SOIL PIPE	CAST IRON HUB & SPIGOT	X	X

ROOF DRAIN SCHEDULE

MARK	MANUFACTURER	MODEL	CONNECTION Ø	DISCRIPTION	QTY
RD-1	ZURN	ZC100	4"	15" DIAMETER, DURA COATED CAST IRON BODY WITH FLASHING CLAMP, SUMP RECEIVER AND UNDER DECK CLAMP. DRAIN SHALL HAVE COMBINATION MEMBRANE GRAVEL STOP AND CAST IRON DOME.	6
SRD-1	ZURN	ZC100-W2	4"	15" DIAMETER, DURA COATED CAST IRON BODY WITH 2" INTERNAL WATER DAM, FLASHING CLAMP, SUMP RECEIVER AND UNDER DECK CLAMP. DRAIN SHALL HAVE COMBINATION MEMBRANE GRAVEL STOP AND CAST IRON DOME.	6



1 15" DIAMATER ADJUSTABLE ROOF DRAIN WITH DRAIN RISER
N.T.S.

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
CD	- CONDENSATE DRAIN PIPING
CW	- DOMESTIC COLD WATER PIPING
HW	- DOMESTIC HOT WATER PIPING
HWR	- DOMESTIC HOT WATER RETURN PIPING
S	- SANITARY WASTE PIPING
V	- VENT PIPING
ST	- STORM DRAIN PIPING
STO	- OVERFLOW STORM DRAIN PIPING
G	- FUEL GAS PIPING
	- HOSE BIBB OR WALL HYDRANT
CO	- CLEANOUT PLUG
CO	- WALL CLEANOUT
CO	- FLOOR CLEANOUT / EXTERIOR CLEANOUT
FD	- FLOOR DRAIN
FS	- FLOOR SINK
DD	- DECK DRAIN
	- SHUT-OFF VALVE
	- BALL VALVE
	- CALIBRATED BALANCING VALVE
	- CHECK VALVE (SWING)
	- PRESSURE REDUCING VALVE
	- SOLENOID OPERATING VALVE
	- GAS COCK
	- GAS PRESSURE REGULATOR
DETAIL No. / 4" / PC101 / SHEET No. SHOWN ON	- DETAIL REFERENCE
4" S / PIPE SIZE / PLUMBING SYSTEM	- PIPE TAG
1	- REVISION REFERENCE

PLUMBING ABBREVIATIONS

ABBREVIATION	DESCRIPTION
CA	- COMPRESSED AIR
AFF	- ABOVE FINISH FLOOR
AW	- ACID WASTE
AV	- ACID VENT
CB	- CATCH BASIN
CD	- CONDENSATE DRAIN
CFH	- CUBIC FEET PER HOUR
CO	- CLEANOUT
CONT	- CONTINUATION
CW	- DOMESTIC COLD WATER
DI	- DEIONIZED WATER
DN	- DOWN
DS	- DOWNSPOUT
DWG	- DRAWING
EXIST	- EXISTING
°F	- DEGREE FAHRENHEIT
FCO	- FLOOR CLEANOUT
FD	- FLOOR DRAIN
FOF	- FUEL OIL FILL
FOG	- FUEL OIL GAGE
FOR	- FUEL OIL RETURN
FOS	- FUEL OIL SUPPLY
FOV	- FUEL OIL VENT
FS	- FLOOR SINK
FSE#	- FOODSERVICE EQUIPMENT NUMBER
G	- GAS
GPH	- GALLONS PER HOUR
GPM	- GALLONS PER MINUTE
GR	- KITCHEN WASTE (GREASE)
HB	- HOSE BIBB
HD	- HUB DRAIN
HW	- DOMESTIC HOT WATER
HWR	- DOMESTIC HOT WATER RECIRCULATING
IE	- INVERT ELEVATION
IW	- INDIRECT WASTE
KW	- KILOWATT
LBS	- POUNDS
MH	- MANHOLE
NC	- NORMALLY CLOSED
NIC	- NOT IN CONTRACT
NO	- NORMALLY OPEN
NP	- NON-POTABLE WATER
NTS	- NOT TO SCALE
OD	- OUTSIDE DIAMETER
PRV	- PRESSURE REDUCING VALVE
PSI	- POUNDS PER SQUARE INCH
PVC	- POLYVINYL CHLORIDE PIPE
RD	- ROOF DRAIN
RPBP	- REDUCED PRESSURE BACKFLOW PREVENTOR
SAN	- SANITARY
SD	- STORM DRAIN
SF	- SQUARE FEET
SH	- SHEET
ST	- STORM
STO	- OVERFLOW STORM DRAIN
SW	- SOFT COLD WATER
V	- VENT
VAC	- VACUUM
VC	- VACUUM CLEANING
VTR	- VENT THRU ROOF
WCO	- WALL CLEANOUT
WTR	- WATER

NOTE: SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT

GENERAL GRAVITY DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE TAKEN FROM ORIGINAL DRAWINGS, ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO DEMOLITION. FIELD CONDITIONS SHALL GOVERN. FIELD VERIFY LOCATIONS OF EXISTING PIPING BEFORE DEMOLITION. PROVIDE ALL REQUIRED DEMOLITION WHETHER SHOWN ON THE PLANS OR NOT, COORDINATE WITH THE ARCHITECTURAL DRAWING FOR ITEMS NOT INDICATED. COORDINATE DEMOLITION OF EXISTING PIPING WITH NEW WORK. PIPING CONNECTING TO AREAS OUTSIDE OF RENOVATED SPACE SHALL NOT TO BE DISCONNECTED UNTIL AFTER NEW PIPING IS INSTALLED. COORDINATE SYSTEM SHUT DOWNS WITH THE FACILITY PRIOR TO DEMOLITION.
2. ALL ITEMS REMOVED UNDER THIS PROJECT SHALL BE TURNED OVER TO THE OWNER, OR DISPOSED OF AT THE OWNERS DISCRETION.
3. ALL VENT PIPING INDICATED ON THIS DRAWING IS LOCATED IN THE CEILING SPACE OR WALL SPACES UNLESS NOTED OTHERWISE. FIELD VERIFY BEFORE CONSTRUCTION.
4. CARE MUST BE TAKEN WHEN REMOVING PIPE AROUND LOAD BEARING WALLS, THE WALL OR FOOTING BELOW IS NOT TO BE DESTROYED.
5. EXISTING ROOF DRAINS AND RAIN WATER LEADER PIPING TO REMAIN UNLESS OTHERWISE NOTED. FIELD VERIFY ROUTING OF EXISTING PIPING BEFORE CONSTRUCTION BEGINS. EXISTING RAIN WATER PIPING LOCATED IN WALLS TO BE REMOVED SHALL BE REROUTED OVER HEAD TO A NEW WALL LOCATION AND RECONNECTED TO THE UNDERGROUND STORM.
6. CUT AND PATCH CEILINGS, WALLS AND FLOOR SLAB AS REQUIRED TO FACILITATE PLUMBING RENOVATION. SEE ARCHITECTURAL DRAWINGS FOR PATCHING DETAILS.

PLUMBING GENERAL NOTES

1. REFERENCE THE SPECIFICATIONS FOR MATERIAL AND EQUIPMENT INSTALLATION STANDARDS.
2. THE PLUMBING INSTALLATION SHALL COMPLY WITH ALL STATE AND LOCAL CODES.
3. UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS OLD AND NEW SURVEYS, AS-BUILT RECORDS AND FIELD INVESTIGATIONS. UNFORSEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON DRAWINGS. COORDINATION WITH OTHER TRADES IN ROUTING AND BURIAL DEPTHS, AS DETERMINED DURING CONSTRUCTION, WILL BE NECESSARY.
4. FIELD VERIFY EXISTING INSTALLATIONS, MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
5. NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO INTERRUPTING EXISTING SERVICE. SCHEDULE DISCONNECTION AND TIMES TO MINIMIZE DISRUPTION OF SERVICES. SERVICES ARE NOT TO BE LEFT DISRUPTED DURING NON-NORMAL CONTRACTOR WORKING HOURS.
6. PLANS ARE NOT COMPLETELY TO SCALE, PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATIONS AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
7. PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.
8. CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.
9. PROVIDE ACCESS PANELS FOR ALL VALVES CONCEALED IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS.
10. SLEEVE AND/OR FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH UL LISTED ASSEMBLIES. FIRESTOP ASSEMBLIES SHALL BE EQUAL TO OR EXCEED THE RATING OF THE WALL, CEILING OR FLOOR. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES.
11. FLASH AND COUNTER-FLASH ROOF PENETRATIONS.
12. WHEN SEAM SLEEVE PENETRATIONS ARE NECESSARY, COORDINATE PENETRATIONS WITH ALL TRADES, THE ARCHITECT AND THE STRUCTURAL ENGINEER.
13. PROVIDE FOUNDATION PAD PENETRATION SLEEVES, ALLOW 1" MINIMUM CLEARANCE BETWEEN SLEEVE INSIDE SURFACE AND PIPE EXTERIOR.
14. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
15. PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SEALS.
16. PROVIDE AN AIR GAP, WHEN REQUIRED BY CODE, SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
17. ALL EXPOSED PIPE AND FITTINGS IN FINISHED AREAS SHALL BE CHROME PLATED.
18. MOUNT HOSE BIBBS 24" ABOVE FINISHED GRADE.
19. PROVIDE CLEANOUTS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. INSTALL CLEANOUT WITH COVER FLUSH TO FINISH SURFACE.
20. COORDINATE EXACT FLOOR DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS. SET FLOOR DRAINS BELOW FINISHED FLOOR TO ALLOW FOR FLOOR SLOPING TO THE DRAIN.
21. COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.). PRIOR TO ANY INSTALLATION, DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES. ANY PIPING RUN OVER PANELS SHALL BE re-ROUTED AT NO ADDITIONAL COST.
22. ALL WALL MOUNTED LAVATORIES SHALL BE ATTACHED TO FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
23. PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC. ROUGH-IN AND MAKE FINAL CONNECTIONS (TO INCLUDE PROVIDING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE TO ALL EQUIPMENT, WHETHER FURNISHED BY THE CONTRACTOR OR FURNISHED BY OTHERS.
24. ALL MATERIALS AND EQUIPMENT INSTALLED IN RETURN AIR PLENUMS SHALL BE NON-COMBUSTIBLE AND UL APPROVED FOR USE IN A RETURN AIR PLENUM SPACE. IF MATERIALS ARE NOT NON-COMBUSTIBLE IN RETURN AIR PLENUMS, THEY SHALL BE REPLACED OR WRAPPED WITH A UL LISTED FIRE RATED FIRE WRAP (I.E. FYREWRAP 0.5 PLENUM INSULATION OR APPROVED EQUAL) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURES UL LISTED DETAILS AND RECOMMENDATIONS AT NO ADDITIONAL COST. (NOTE: REFER TO MECHANICAL DRAWINGS FOR RETURN AIR PLENUM LOCATIONS.)
25. PIPING, INSULATION, FITTINGS, MATERIALS, COVERS AND FINISHES IN RETURN AIR PLENUM SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE DEVELOPED RATING OF 50.

PLUMBING DRAWING INDEX

SHEET	DESCRIPTION
P001	PLUMBING SYMBOLS, LEGEND, NOTES AND INDEX
P106	6TH FLOOR PLANS
P107	ROOF PLANS

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11 W. QUINCY COURT REROOFING

11 W. QUINCY COURT
CHICAGO, IL

#47PF0023F0707

GSA - Region 5
230 S Dearborn St
Chicago, Illinois, 60604

Wold

WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067
woldae.com | 847 241 6100

100% CD SUBMISSION

ERIC A. CARLSON 062-062493 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed ENGINEER under the laws of the State of ILLINOIS

Registration Number Date

North

CONTRACTORS	
A/E CON. NO.	GS-05-P17-GC-0004
A/E TASK NO.	#47PF0023F0707
CONS. CONTR.	
CONS. WORK	
PRIME A/E	Wold Architects and Engineers
SUB A/E	Architectural Consulting Forensics
CONSTR. CON.	

CONTRACTOR INFO

1	PR #1	02/21/25

MARK	DESCRIPTION	DATE
	REVISION	

PLUMBING SYMBOLS, LEGEND, NOTES AND INDEX

BLDG NAME	11 WEST QUINCY FEDERAL BUILDING		
STREET	11 WEST QUINCY COURT		
CITY/ST./ZIP	CHICAGO	IL	60604
PROJ. DESC.	11 W. QUINCY COURT REROOFING		
GSA PM	LOUIE CUDIA	SHEET SIZE	30x42
TITLE	PLUMBING SYMBOLS, LEGEND, NOTES AND INDEX		
DATE	FEB 16, 2024	DRAWN BY	
FLOOR NO.	DISCIPLINE P	PCN NO.	
BLDG NO.	IL212SZZ	SHEET DESIGNATOR	
DRAWING NO.	P001		
SHEET	OF		

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IL

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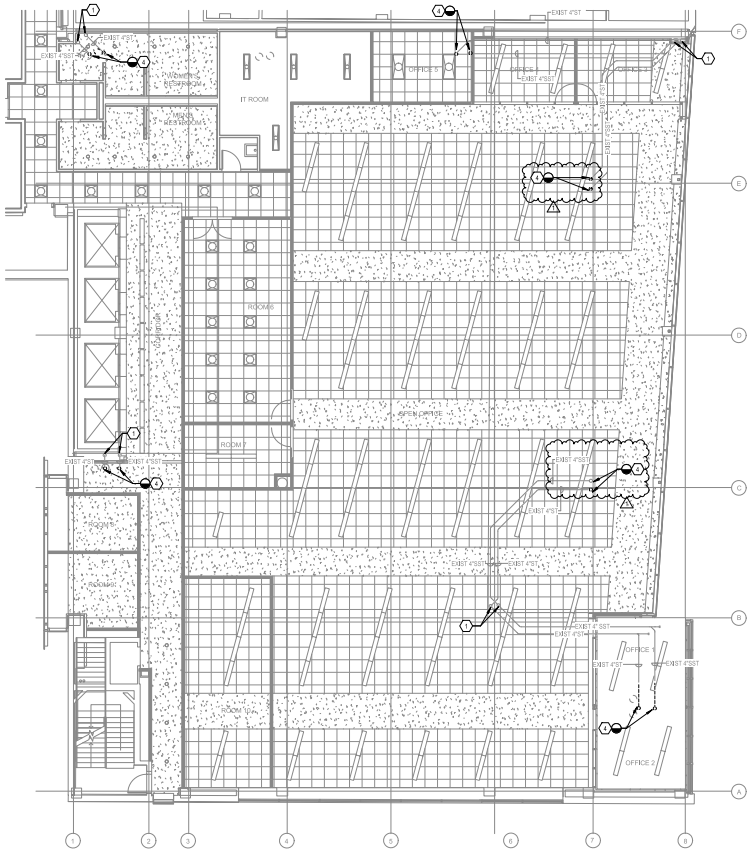
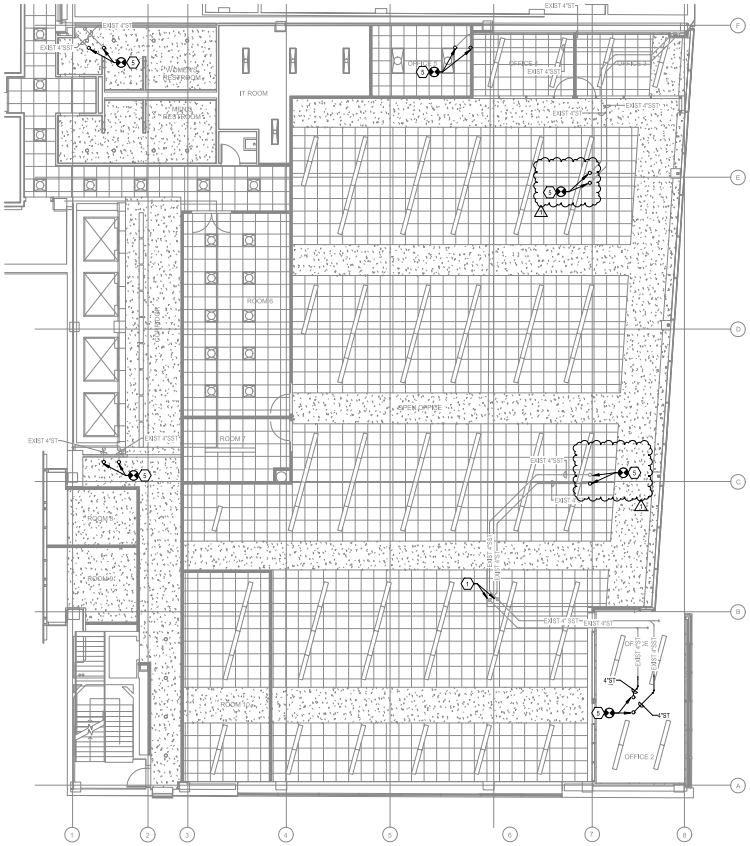
P106 KEY NOTES

1. EXISTING 4" PRIMARY AND SECONDARY STORM PIPING DOWN THRU FLOOR TO REMAIN.
2. - NOT USED -
3. - NOT USED -
4. REMOVE PRIMARY AND SECONDARY ROOF DRAINS. REMOVE PRIMARY AND SECONDARY STORM PIPING AS REQUIRED FOR REMOVAL AND INSTALLATION OF NEW ROOF DRAINS. COORDINATE WITH NEW WORK.
5. EXTEND EXISTING PRIMARY AND SECONDARY STROM PIPING TO NEW ROOF DRAINS. INSULATE NEW PIPING TO MATCH EXISTING.



1 6TH FLOOR STORM PIPING DEMO
1/8" = 1'-0"



2 6TH FLOOR STORM PIPING
1/8" = 1'-0"

GSA

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11 W. QUINCY COURT REROOFING

11 W. QUINCY COURT
CHICAGO, IL

#47PF0023F0707

GSA - Region 5
230 S Dearborn St
Chicago, Illinois, 60604

Wold

WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067

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100% CD SUBMISSION

ERIC A. CARLSON
062-062493
LICENSED
PROFESSIONAL ENGINEER
STATE OF ILLINOIS
02/21/25

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed ENGINEER under the laws of the State of ILLINOIS

Registration Number Date

North

CONTRACTORS	
A/E CON. NO.	GS-05-P17-GC-0004
A/E TASK NO.	#47PF0023F0707
CONS. CONTR.	
CONS. WORK	
PRIME A/E	Wold Architects and Engineers
SUB A/E	Architectural Consulting Forensics
CONSTR. CON.	

CONTRACTOR INFO

1	PR #1	02/21/25

MARK	DESCRIPTION	DATE

REVISION

6TH FLOOR PLANS

BLDG NAME	11 WEST QUINCY FEDERAL BUILDING		
STREET	11 WEST QUINCY COURT		
CITY/ST./ZIP	CHICAGO	IL	60604
PROJ. DESC.	11 W. QUINCY COURT REROOFING		
GSA PM	LOUIE CUDIA	SHEET SIZE	30x42
TITLE	6TH FLOOR STORM PIPING PLANS		
DATE	FEB 16, 2024	DRAWN BY	
FLOOR NO.	6	DISCIPLINE	P
PCN NO.			
BLDG NO.	IL2125ZZ	SHEET DESIGNATOR	
DRAWING NO.	P106		

SHEET OF

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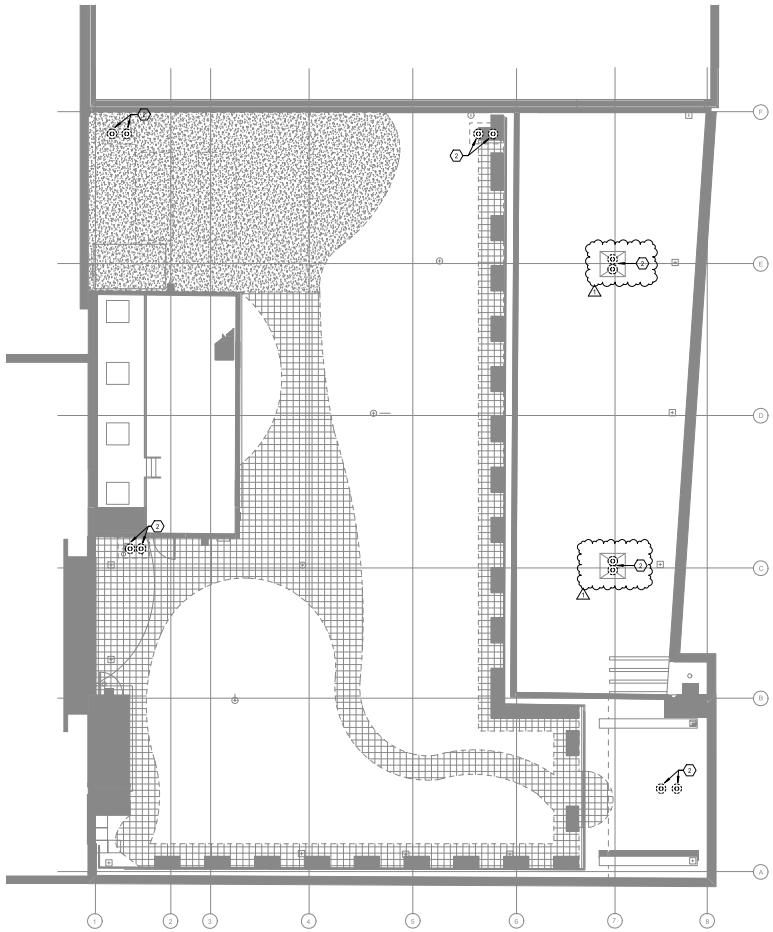
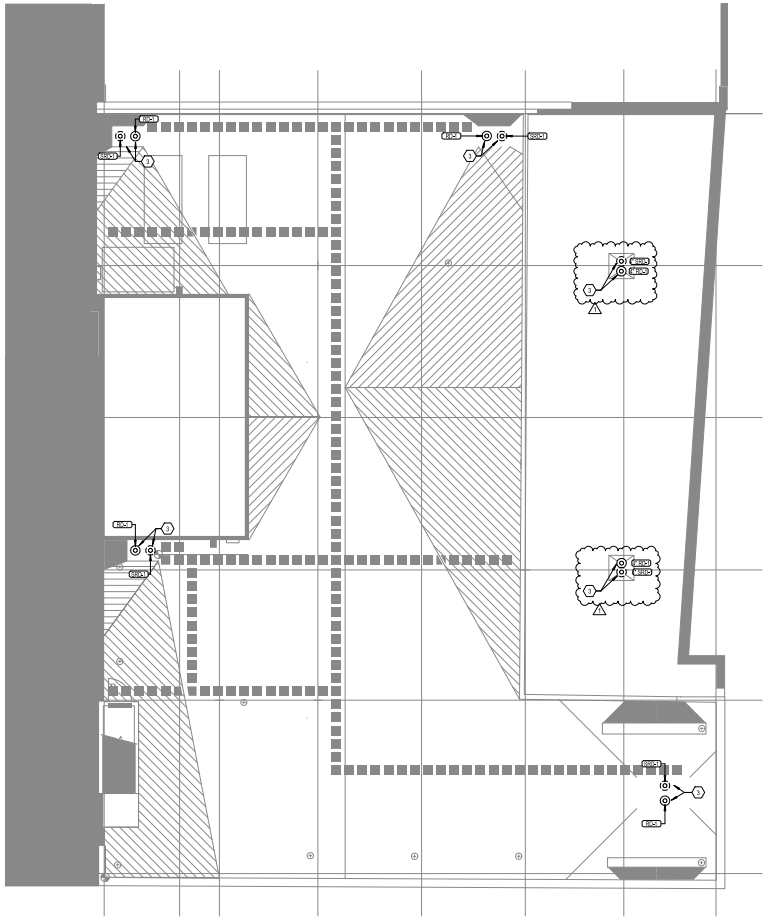
A

P107 KEY NOTES

A	- NOT USED -
1	REMOVE EXISTING PRIMARY AND SECONDARY ROOF DRAINS. NEW PRIMARY AND SECONDARY ROOF DRAINS INSTALLED IN LOCATIONS OF REMOVED ROOF DRAINS.



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



2 PROPOSED ROOF LAYOUT
1/8" = 1'-0"

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100% CD SUBMISSION

ERIC A. CARLSON
062-062483
LICENSED
PROFESSIONAL
ENGINEER
STATE OF ILLINOIS
FEB 16 2024

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed

ENGINEER

under the laws of the State of ILLINOIS

Registration Number Date

North

CONTRACTORS	
A/E CON. NO.	GS-05-P17-GC-0004
A/E TASK NO.	#47PF0023F0707
CONS. CONTR.	
CONS. WORK	
PRIME A/E	Wold Architects and Engineers
SUB A/E	Architectural Consulting Forensics
CONSTR. CON.	

CONTRACTOR INFO

1	PR #1	02/21/25

MARK	DESCRIPTION	DATE

REVISION

ROOF PLANS

BLDG NAME	11 WEST QUINCY FEDERAL BUILDING		
STREET	11 WEST QUINCY COURT		
CITY/ST./ZIP	CHICAGO	IL	60604
PROJ. DESC.	11 W. QUINCY COURT REROOFING		
GSA PM	LOUIE CUDIA	SHEET SIZE	30x42
TITLE	ROOF STRCTRL PRNG PLANS		
DATE	FEB 16, 2024	DRAWN BY	
FLOOR NO.	ROOF	DISCIPLINE	P
BLDG NO.	IL212SZZ	SHEET DESIGNATOR	
DRAWING NO.	P107		

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