

AGENDA	ITEM 1	EXECUTIVE	SUMMARY
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Agenda Item number: 6.b

Title:

Recommendation to Approve Agreement for Demolition, Abatement and Exterior Improvements for the Renovation to City Owned Building at 107-109 East Main Street (Former George's Sport) to Schramm Construction

Presenter: Peter Suhr

Meeting: Government Services Committee Date: September 24, 2018

Proposed Cost: \$137,755 Budgeted Amount: \$900,000 Not Budgeted:

Executive Summary (if not budgeted please explain):

Earlier this month, the City Council approved an agreement for Design, Construction Documents and Construction Services for renovation to the George's Building. As was noted in the associated project schedule, demolition and abatement work will be completed first in preparation for exterior and interior improvements later this Fall and Winter.

Schramm Construction has been hired by the City to help manage the design and construction project. Schramm received three competitive bids for the proposed work and are recommending the lowest proposal as per the attached letter dated 08/15/2018.

After demolition and abatement, the next phase of the project will include renovations to the exterior. In preparation for that work, we met with the Historic Commission to review the proposed improvements. The Historic Commission unanimously agreed with the proposed work as presented and issued a Certificate of Appropriateness (COA) on September 5, 2018. Please find attached the approved COA and associated improvements to the exterior façade. City staff would appreciate your feedback and approval of the proposed work before bidding that work.

For your information, please note the following project schedule and associated upcoming approvals:

• Concept Design/ Architecture August 2018

•	Demolition/ Abatement Bid Exterior Improvements Design	September 2018 September 2018	Note: 09/24 GSC Meeting Note: 09/24 GSC Meeting
•	Exterior Improvements Bid	October 2018	Note: 10/22 GSC Meeting
•	Interior Improvements Design	October 2018	Note: 10/22 GSC Meeting
•	Interior Improvements Bid	November 2018	Note: 11/26 GSC Meeting
•	Construction Complete	June 2019	

Attachments (please list):

*Schramm Construction Proposal *Certificate of Appropriateness *Exterior Improvements

Recommendation/Suggested Action (briefly explain):

Recommendation to Approve Agreement for Demolition, Abatement and Exterior Improvements for the Renovation to City Owned Building at 107-109 East Main Street (Former George's Sport) to Schramm Construction.



Peter Suhr City Of St Charles 2E. Main Street St Charles, Illinois 60174 8/15/2018

Georges Sports 109 East Main Street St Charles, Illinois 60174

Dear Peter.

Based on the TEM Environmental report dated August 24th & September 11th, 2017, our walk-through of the building and our discussions, Schramm Construction shall coordinate abatement and demolition per the following scope or work.

SCOPE OR WORK

Complete all abatement and remediation work per TEM Environmental report

Provide air sampling and work area clearance

- Cut & cap electrical, mechanical and pluming, provide temp power and lighting
- Remove all remaining merchandise, shelving, furniture etc.

Remove all flooring to subfloor

Remove all non-load bearing partitions and lathe/plaster furring

Remove storage mezzanine Remove all ceilings to joists on the first floor

- Remove all MEP piping, duct, equipment, fixtures & devices
- Remove exterior windows, doors & storefront
- Remove exterior wood paneling
- Remove front entry concrete step
- Remove exterior rear stairs & platform
- Remove greenery from rear of building
- Temp board up and safety railings as required

We exclude any permit and inspection fees We exclude temp heat or winter conditions

Total cost \$137,755.00

We appreciate the opportunity. Please do not hesitate to contact me with questions we look forward to working with you on this project. Sincerely

Dennis Tynan Schramm Construction

Acceptance of proposal Peter Suhr

City of St Charles

Date



We received 3 competitive bids for abatement & demolition as follows;

Bid #1 Interior abatement & demo	\$68,700
Bid #1 Exterior demo	\$14,950
Bid #2 Interior abatement & demo	\$76,162
Bid #2 Exterior demo	\$25,000
Bid #3 Interior abatement & demo	\$142,000
Bid #3 Exterior demo	\$19,000

All 3 bidders visited the site and bid the same scopes

Total Bid Breakdown:

Interior abatement & demo	\$68,700
Exterior demo	\$14,950
Monitoring/Air Clearance	\$4,550
Board-up/safety railings/temp stairs	\$8,400
MEP disconnect/temp power/lighting	\$3,800
General Conditions/PM/Supervision_	\$6,650
Subtotal \$	107,050
10% OH&P	\$10,705
Contingency	\$20,000
Total	\$137,755

APPLICATION FOR COA REVIEW





COMMUNITY & ECONOMIC D	EVELOPMENT DEPARTMENT	T / CITY OF ST. CHARLES		(630) 377-4443	ST. CHARI
To be filled out by City Staff Permit #: 18 25	<u> २८०५</u> Date Submitte	d: <u>8/30/18</u> coa# <u>18</u> _	35_ Admin.	Approval:	
APPLICATION INFORM	ATION				
Address of Property:	107-109 E.	MAIN ST. (FORMER	GE076	es sper	7)
Use of Property:	Commercial, business n	name:			
	☐ Residential ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐		The state of the s		
Project Type:					
Exterior Alteration Windows Doors Siding - Type Masonry Rep Other Awnings/Signs	: <u>Woo</u> D	☐ New Construction ☐ Primary Structure ☐ Additions ☐ Deck/Porch ☐ Garage/Outbuilding ☐ Other	□ Demolition □ Primary Stri □ Garage/Out □ Other	tbuilding	
Description: SEE ATTA	CHED EXE	CLTIVE SUMMARY	£		
Applicant Information:					
Name (print):	CITY OF ST	CHARLES	Applicant is	s (check all that ap	ply):
Address:	Z E. MAI	N ST.		Property Owner Business Tenant	
Phone:	630.377.	4916		l Project contractor l Architect/Designe	
Email:	PSUHROST	CHARLESIL . GOY			
Property Owner Informa	tion (if not the Applican	<u>ıt)</u>			
Name (print):	-				
Address:					
Signature:					

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: Date: 08/30/2018
PETER SUHP, DIRECTOR OF PUBLIC WORKS

THIS PAGE IS TO BE FILLED OUT AT THE HISTORIC COMMISSION MEETING

HISTORIC COMMISSION APPROVAL:

The Historic Preservation Commission hereby issue	es a Certificate of Appropriaten	ess (COA) authorizing the issuance of a
building permit for the proposed work in accordance	e with the attached plans and a	iny approval conditions, if attached hereto.
Chairman Signature	<u>Ser 5 2013</u> Date	Approved: ☐ As presented ☐ Subject to conditions below ☐ Complete project scope only (all elements must be included)
CONDITIONS OF APPROVAL		
Project Specific Conditions:		
1		
2		
3		

General Conditions:

- 1. The person signing this form is responsible for communicating the Terms and Conditions listed herein to all contractors for the project.
- 2. Design, materials and construction methods shall be as shown on the COA, either in the conditions or on the attached plans.
- 3. The COA approval is limited to the scope of work documented in the plans.
- 4. No visible or concealed structural elements or historic features may be modified or removed unless identified in the COA approval.
- 5. Any historic materials that are inadvertently lost or damaged during construction without COA approval must be replaced to the preconstruction condition at the expense of the owner.

What to do if you encounter unforeseen issues during construction, or if a change to the project is being considered:

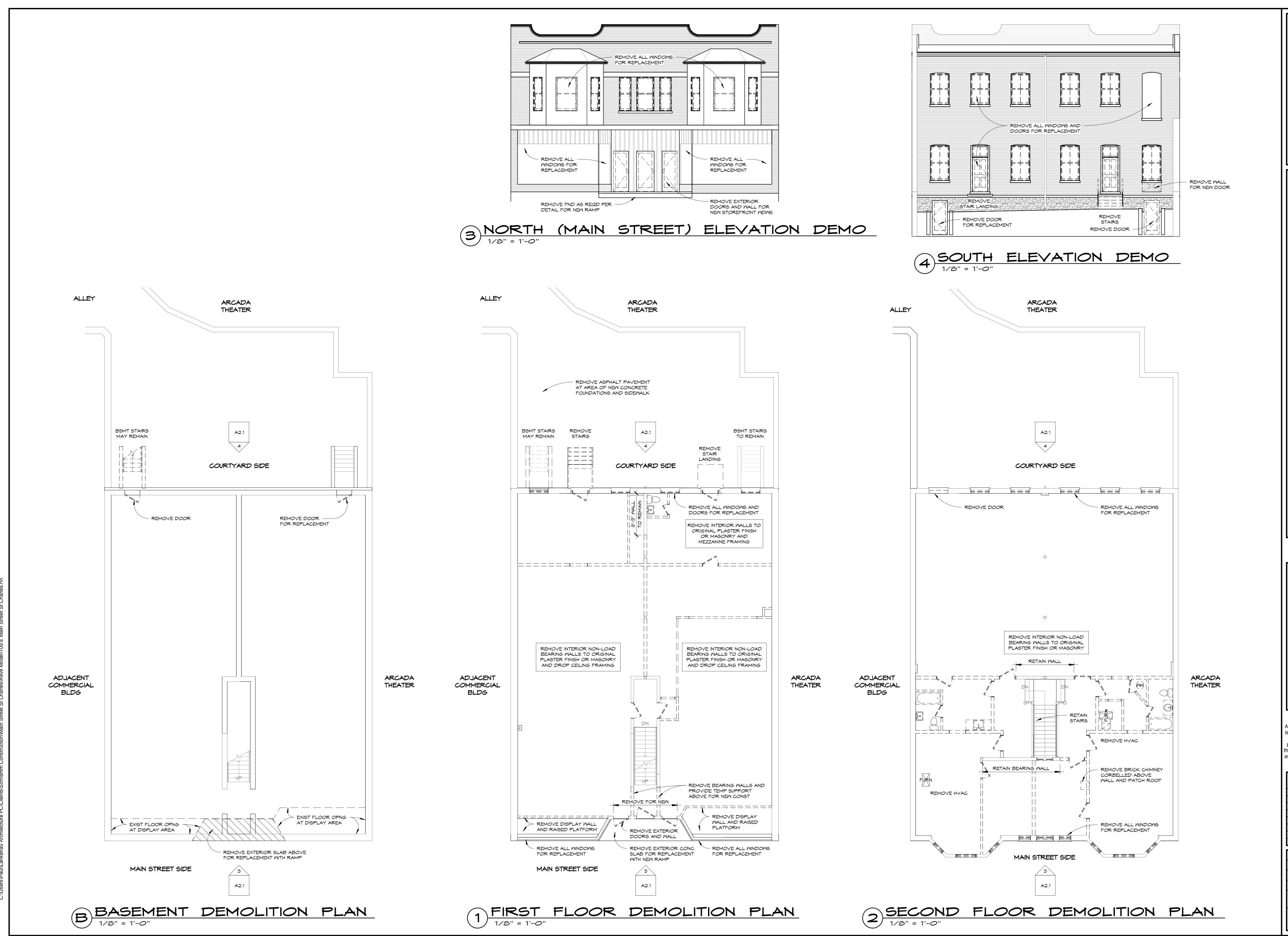
- 1. Stop work until a revised COA approval is received. Do not discard any materials- All materials must be stored on site until a new COA review is conducted.
- 2. Contact the City of St. Charles Community Development Division immediately- 630-377-4443. City staff can contact the Historic Preservation Commission Chairman to seek direction. If the issue is of an urgent nature, a special commission meeting can be scheduled at the discretion of the Chairman. The Historic Commission can meet with a minimum of 48 hour notice.
- 3. Removal of structural elements or historic features without a COA approval is only permitted where the City has determined there is an imminent safety risk. This determination must be made by the City's Building and Code Enforcement Division- 630-377-4406.
- 4. In the event that any structural elements or historic features must be, or have been removed or dismantled for safety reasons:
 - a. Any deterioration of structural elements or historic features shall be documented by physical or photographic evidence.
 - b. All materials shall be stored on site until a COA review is conducted do not discard any materials.

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General and Project Specific Conditions.

Signature: Date: 75/18

If you have any guestions on the information listed above, contact the Community Development Division at 630-377-4443.



ISSUED FOR CLIENT REVIEW These plans were drawn by me or under my direct supervision,

and to the best of my knowledge comply with all applicable building codes listed (seal must be affixed for permit)

license expires 11/30/2018

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found, contact architect immediately. **REVISION SCHEDULE** DATE DESCRIPTION

8/07/2018 ISSUE DATE DRAWN BY CHECKED BY PROJECT NUMBER

DEMOLITION PLANS

A2.1

PHASE 1 ALTERATIONS TO 107-109 E. MAIN STREET ST. CHARLES, ILLINOIS

PROJECT JURISDICTION, ZONING AND USES: ZONING JURISDICTION - CITY OF ST CHARLES, ILLINOIS ZONING CLASSIFICATION - CBD-1 CENTRAL BUSINESS DISTRICT USE: S-1 (MODERATE HAZARD STORAGE) BASEMENT A-2 (ASSEMBLY) FIRST FLOOR B (BUSINESS) SECOND FLOOR

BUILDING CODES, ORDINANCES AND REGULATIONS: ILLINOIS ENERGY CONSERVATION CODE - USING IECC 2015 (INTERNATIONAL ENERGY CONSERVATION CODE) WITH STATE OF ILLINOIS AMENDMENTS 2015 IEBC (INTERNATIONAL EXISTING BUILDING CODE) 2015 IBC (INTERNATIONAL BUILDING CODE)

2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL FUEL GAS CODE 2014 NATIONAL ELECTRIC CODE NFPA 70 2014 STATE OF ILLINOIS PLUMBING CODE 2015 INTERNATIONAL FIRE CODE

1997 ILLINOIS ACCESSIBILITY CODE NFPA 101 LIFE SAFETY CODE LOCAL REGULATIONS AND AMENDMENTS TO ALL CODES

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: GROUND SNOW LOAD = 30 PSF (POUNDS PER SQ FT) WIND LOAD = 25 PSF SEISMIC DESIGN CATAGORY = B

CONCRETE SUBJECT TO: SEVERE WEATHERING FROST LINE DEPTH = 42" OUTDOOR WINTER DESIGN TEMPERATURE = -5° F AIR FREEZING INDEX: 2,000 MEAN ANNUAL TEMPERATURE: 48.5° F

FIRE RATINGS AND SEPARATION DESIGN CRITERIA: 1. EXISTING EXTERIOR FIRE RATINGS TO REMAIN - NOT DETERMINED 2. INTERIOR FLOOR AND WALL CONSTRUCTION TO PROVIDE 1 HR MIN RATING PLUS SMOKE BARRIERS AT THE FOLLOWING

A. BETWEEN ALL TENANTS B. BETWEEN FIRST AND SECOND FLOOR USES (A-2 TO B)

(NOT REQ'D BASEMENT TO 1ST FLOOR - SAME TENANT) C. STAIRWAY ENCLOSURES D. CORRIDOR WALLS PER CITY AMENDMENT (MAY INCLUDE GLASS)

E. ALL MECHANICAL/PLUMBING SHAFTS 3. CONTRACTOR TO FIRESTOP AND FIRE CAULK ALL OPENINGS PENETRATING RATED CONSTRUCTION

FIRE SPRINKLERS / FIRE PROTECTION / DRAFTSTOPPING: I. CONTRACTOR TO DESIGN AND PROVIDE AUTOMATIC FIRE PROTECTION PER NFPA 13 AS REQUIRED BY THE LOCAL JURISDICTION, INCLUDING A NEW MATER SERVICE WITH BACK-FLOW PREVENTER.

2. DRAFTSTOPPING SHALL BE PROVIDED AS REQUIRED IN FLOOR CONSTRUCTION WHEN THE CEILING IS SUSPENDED BELOW THE JOISTS, OR CONSTRUCTED OF OPEN WEB JOISTS. DRAFTSTOPPING SHALL DIVIDE THE FLOOR AREA INTO 1,000 SQ FT MAXIMUM AREAS AND SHALL USE APPROVED MATERIALS SUCH AS 1/2" GYPSUM BOARD AND SEALANT.

3. FIRESTOPPING SHALL BE PROVIDED AS REQUIRED TO CUT OFF CONCEALED DRAFT OPENINGS (HORIZ AND VERT), BETWEEN STORIES, AND TOP STORY AND ROOF BY FIRESTOPPING WITH APPROVED MATERIALS AT CEILINGS, FLOORS, SOFFITS, DROP CEILINGS, STAIRS, PIPES AND OTHER OPENINGS. HORIZONTAL CAVITIES 10 FEET OR WIDER SHALL BE FIRESTOPPED.

3'-6" MIN HT MTL -

#5 BARS 12" LONG

12" *OC* EMBED

6" W EPOXY

INTO EXIST WALL

GUARDRAIL

TRIM INFILL AT DOORS TYP

CONC MALL

GRADE

2 SOUTH (COURTYARD) ELEVATION

CONSTRUCTION TYPE: EXISTING CONSTRUCTION TYPE IIIB

(2 HR RATED EXT BEARING WALLS, NO RATING REQ'D ON FLOORS, ROOF OR INTERIOR BEARING ELEMENTS EXCEPT AS REQ'D FOR FIRE SEPARATION LISTED SEPARATELY) NON-COMBUSTIBLE EXTERIOR WALLS / INTERIOR ELEMENTS, FLOORS AND ROOF OF ANY PERMITTED MATERIAL EXISTING PARTY WALL FIRE RATING TO REMAIN

STRUCTURAL DESIGN LOADS - RISK CATAGORY III: EXISTING FLOORS TO BE UPGRADED DUE TO NEW USES USE A-2 FLOORS INCL ENTRY VESTIBULE = 100 PSF LL + DL USE B FLOORS = 50 PSF LL + DL

STAIRS = 100 PSF LL + DL ROOF - EXISTING CAPACITY UNDETERMINED WIND LOAD FOR NEW EXTERIOR WALLS/GLAZING ONLY = 25 PSF GUARDRAILS AND HANDRAILS = 50 LB PER LIN FT MIN AND 200 LB LOAD IN ANY DIRECTION AND AT ANY POINT ALONG THE TOP (50 LB POINT LOAD ON INFILL COMPONENTS)

STRUCTURAL MATERIALS: ALL VALUES ARE THE MINIMUM REQUIRED

USE B CORRIDORS = 80 PSF LL + DL

FLOOR/CEILING JOISTS, HEADERS, RAFTERS: CANADIAN SPF #1/#2: E = 1.4 MILLION PSI / FV = 135 PSI Fb = 875 PSI BASE (1,006 PSI REPETITIVE MEMBERS) STUDS: (REPETITIVE MEMBERS)

CANADIAN SPF STUD GRADE: E=1.2 MILLION PSI Fb=675 PSI / Fv=135 PSI / Fc=725 PSI (WITH GRAIN) US SOUTHERN PINE STUD GRADE: E=1.4 MILLION PSI Fb=750 PSI / Fv=175 PSI / Fc=925 PSI (WITH GRAIN) MANUFACTURED MATERIAL: WEYERHAEUSER I-LEVEL OR ARCHITECT APPROVED EQUAL (FOLLOW ALL

MANUFACTURER'S INSTRUCTIONS) LVL BEAMS (INT) PSL BEAMS (INT) Fb=2,900 PSI Fb=2,400 PSI Fv=290 PSI Fv=190 PSI Fc=750 PSI Fc=750 PSI Fc=425 PSI E=2.0 MILLION PSI E=2.0 MILLION PSI E=1.9 MILLION PSI

CONCRETE: 3,000 PSI FOUNDATIONS AND INTERIOR FLATWORK 4,000 PSI EXTERIOR FLATWORK (AIR ENTRAINED FROM 5% TO 7%) SOILS: DESIGN BASED ON 1,500 PSF MINIMUM BEARING

<u>ENERGY CODE REGULATIONS AND RATINGS REQUIRED:</u> I. THESE PLANS HAVE BEEN PREPARED TO MEET OR EXCEED THE ENVELOPE REQUIREMENTS OF THE 2015 IECC AS REQUIRED BY THE STATE OF ILLINOIS PRESCRIPTIVE REQUIREMENTS. 2. MINIMUM PRESCRIPTIVE INSULATION R-VALUES

THE ELECTRIC DISTRIBUTION PANEL

ROOF AND WALLS: EXISTING TO REMAIN 3. NEW WINDOWS MAXIMUM U-FACTOR 0.45 AND SHGC OF 0.40 4. NEW ENTRY DOORS MAXIMUM U-FACTOR 0.77 AND SHGC 0.40 5. CONTRACTOR TO INSTALL A PERMANENT ENERGY CERTIFICATE VERIFYING THE INSTALLED RATINGS, ETC ON

. DO NOTE SCALE DRAWINGS. USE DIMENSIONS LISTED OR

CLARIFY WITH ARCHITECT IF FIELD DIMENSIONS DIFFER. 2. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES

OR CONFLICTING INFORMATION ON DRAWINGS AT ONCE FOR

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, AND ALL SAFETY MEASURES REQUIRED BY OSHA OR OTHER GOVERNING AGENCIES.

4. FOR WINDOWS WHOSE SILL IS MORE THAN 72" ABOVE FINISHED GRADE OR A SURFACE BELOW, THE LOWEST PART OF THE OPENING SHALL BE 36" MINIMUM ABOVE THE ROOM FLOOR LINE OR IT SHALL HAVE A FALL PROTECTION DEVICE OR OPENING LIMITED TO 4" MAXIMUM.

5. GLAZING SHALL COMPLY WITH IBC CODE CHAPTER 24 INCLUDING SAFETY GLASS IN ANY DOOR AND WITHIN 24" OF A DOOR (IF THE BOTTOM EDGE IS 60" OR LESS ABOVE THE FLOOR); AT STAIRWAYS AND RAILINGS; AND IN ANY AREA REQUIRED BY THE CODE EVEN IF NOT SPECIFICALLY NOTED OR SHOWN ON DRAWINGS

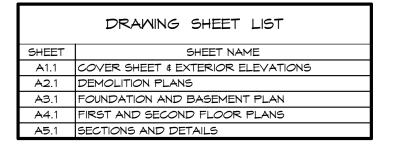
6. STAIRWAYS SHALL COMPLY WITH IBC CODE CHAPTER 10 WITH A MAXIMUM RISER HEIGHT OF 7" AND A MINIMUM TREAD DEPTH OF 11" PLUS A NOSING OF 3/4" TO 1 1/4". TREADS WITH NO NOSING SHALL BE A MINIMUM DEPTH OF 12". HEADROOM ABOVE A STAIR SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE NOSINGS OR LANDING.

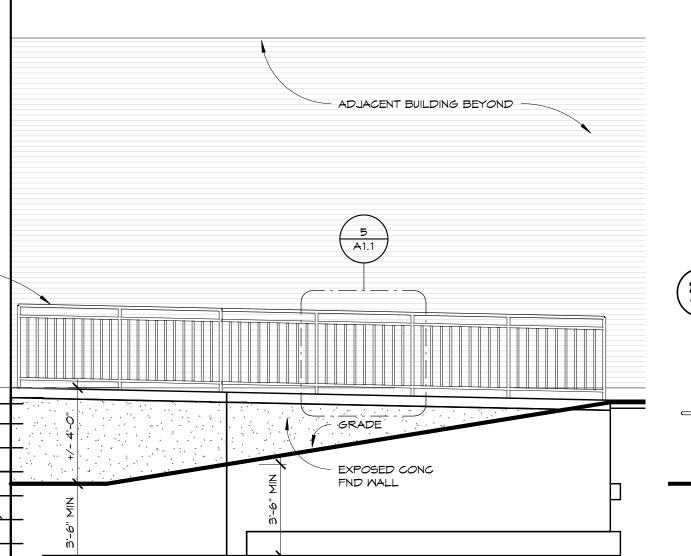
7. RAMPS SHALL COMPLY WITH IBC CODE SECTION 1012 WITH A MAXIMUM SLOPE OF 1" IN 12" AND MAXIMUM RISE OF 30".

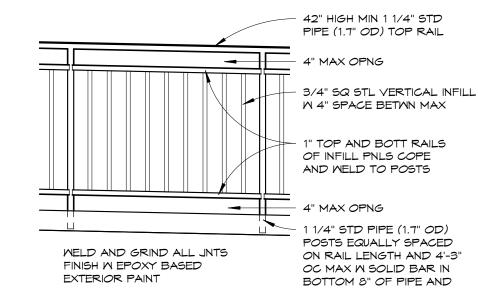
8. HANDRAILS SHALL COMPLY WITH IBC CODE SECTION 1014 AND SHALL BE PROVIDED ON BOTH SIDE OF ALL STAIRS AND RAMPS, SHALL BE CONTINUOUS THE ENTIRE RUN AND LOCATED AT A HEIGHT OF 34" TO 38", SHALL EXTEND 12" SLOPING BEYOND THE BOTTOM RISER AND LEVEL FOR 12" BEYOND THE UPPER RISER, AND SHALL INCLUDE RETURNS TO THE WALLS. HANDRAILS SHALL HAVE A DIAMETER OF 1 1/4" TO 2", AND CLEARANCE TO THE WALL OF 1 1/2" MIN.

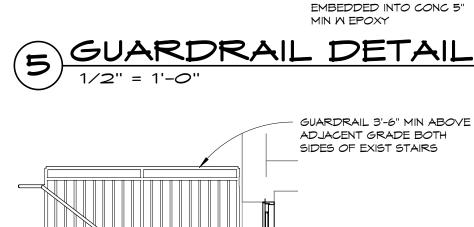
9. GUARD RAILS SHALL COMPLY WITH IBC CODE SECTION 1015 AND SHALL BE PROVIDED ON ALL WALKING SURFACES MORE THAN 30" ABOVE THE GRADE OR OTHER FLOOR, INCLUDING AT THE OPEN SIDES OF STAIRS AND RAMPS. GUARD RAILS SHALL NOT BE LESS THAN 42" TALL, AND SHALL NOT ALLOW PASSAGE OF A 4" SPHERE.

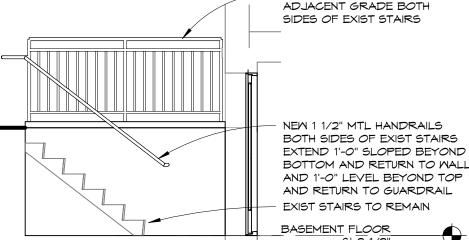
10. CONTRACTOR TO PROVIDE ADDRESS NUMBERS ACCEPTABLE TO THE JURISDICTION.











3 COURTYARD RAMP ELEVATION

ISSUED FOR DESIGN REVIEW

These plans were drawn by me or under my direct supervision, and to the best of my knowledge comply with all applicable building codes listed (seal must be affixed for permit)

license expires 11/30/2018

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ou	nd, contact	architect immediately.
	REVISION	ON SCHEDULE
D	DATE	DESCRIPTION

8/29/2018 SSUE DATE DRAWN BY HECKED BY

18011 ROJECT NUMBER **COVER SHEET & EXTERIOR ELEVATIONS**



ARCHITECTURE P.C.

Creative designs that endure
1121 CHESHIRE AVENUE
NAPERVILLE, ILLINOIS 60540
630-202-8261

PHASE 1 BUILDING ALTERATIONS AT
107-109 E. MAIN STREET ST. CHARLES,
OWNER - THE CITY OFFIST. CHARLES, ILLINOIS
ONTRACTOR - SCHRAMM CONSTRUCTION CORP

ISSUED FOR DESIGN REVIEW

These plans were drawn by me or under my direct supervision,

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igned___ license expires 11/30/2018 rawings _____

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REVISION SCHEDULE

ID DATE DESCRIPTION

ISSUE DATE 8/29/2018

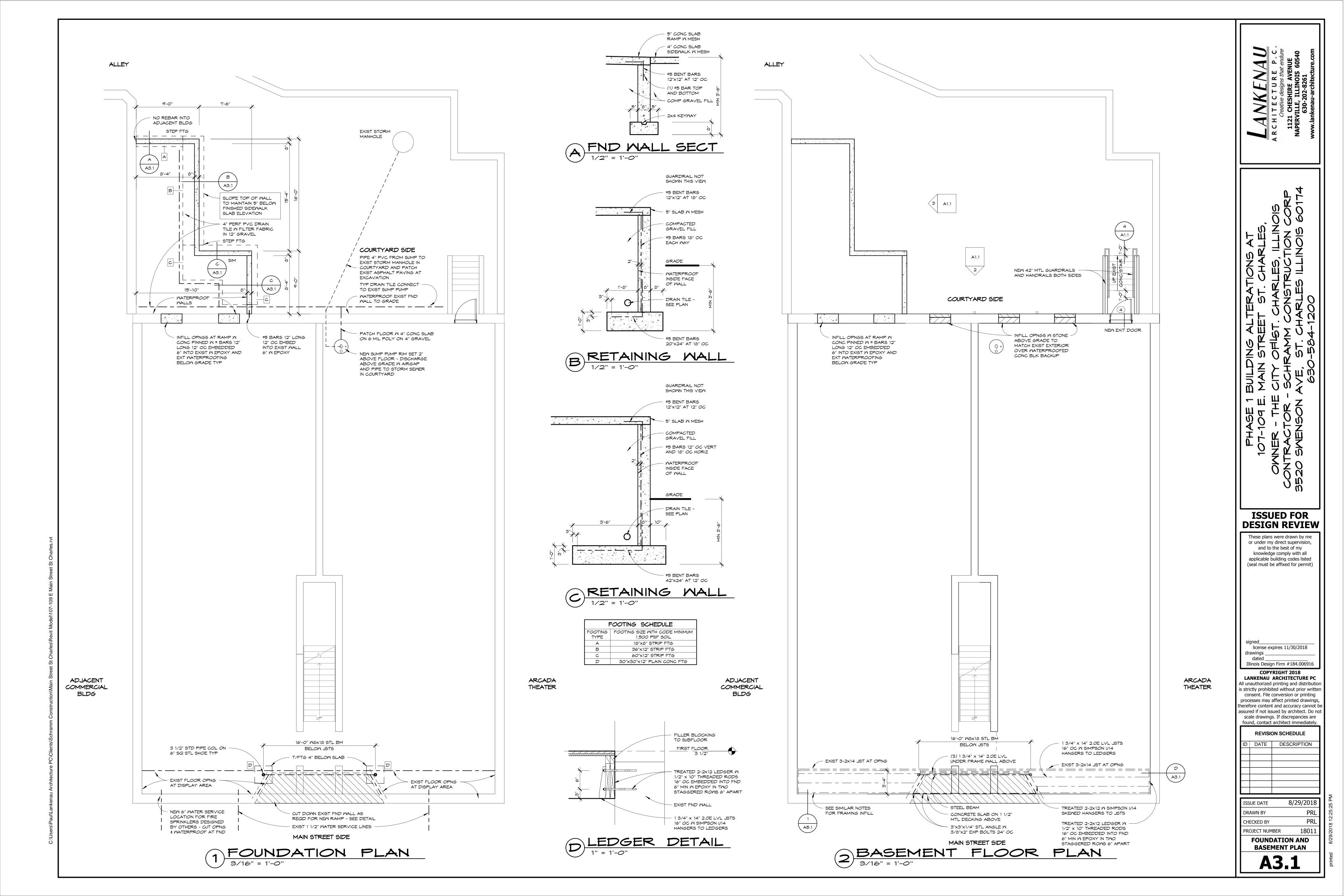
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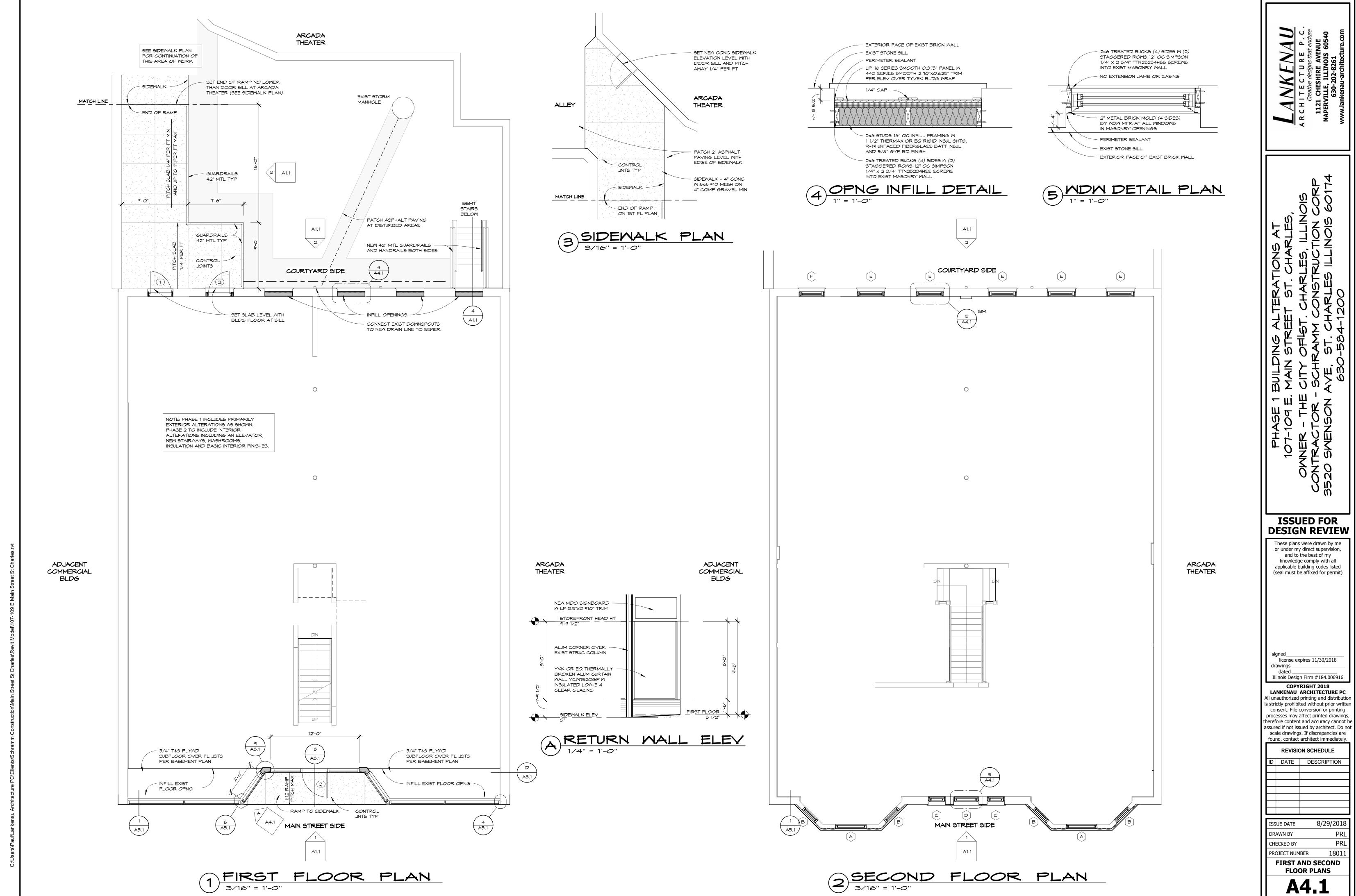
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PROJECT NUMBER 18011

DEMOLITION PLANS

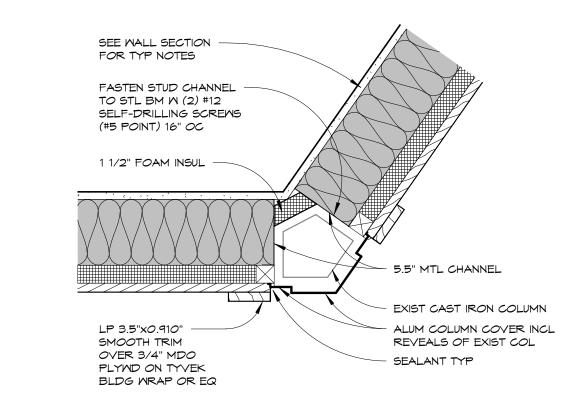
A2.1

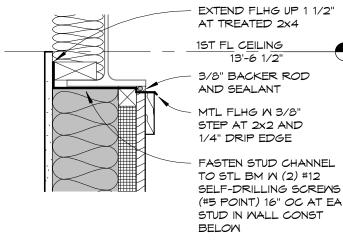




MINDOM SCHEDULE								
	SIZE BRK MLD GLAZING							
MARK	TYPE	MANUFACTURER	MODEL	MIDTH	HEIGHT	2" OGEE	TYPE	COMMENTS
A	ALUM CLAD MD	ANDERSEN	E SERIES DH	4'-2"	6'-8"		LOW E4 INSUL	4" MAX LIMITED OPNG BOTT SASH
В	ALUM CLAD MD	ANDERSEN	E SERIES DH	2'-6"	6'-8"		LOW E4 INSUL	4" MAX LIMITED OPNG BOTT SASH
C	ALUM CLAD MD	ANDERSEN	E SERIES DH	2'-0 3/4"	6'-5 3/4"	Yes	LOW E4 INSUL	4" MAX LIMITED OPNG BOTT SASH
D	ALUM CLAD MD	ANDERSEN	E SERIES DH	3'-1 3/4"	6'-5 3/4"	Yes	LOW E4 INSUL	4" MAX LIMITED OPNG BOTT SASH
E	ALUM CLAD MD	ANDERSEN	E SERIES DH	3'-5 3/4"	5'-9 3/4"	Yes	LOW E4 INSUL	4" MAX LIMITED OPNG BOTT SASH
F	ALUM CLAD MD	ANDERSEN	E SERIES DH	3'-1 3/4"	5'-9 3/4"	Yes	LOW E4 INSUL	TEMP GLASS
G	ALUM CLAD MD	ANDERSEN	E-SERIES FIXED	3'-2 1/2"	1'-10"		LOW E4 INSUL	TEMP GLASS

MINDOM SUPPLIER AND CONTRACTOR TO FIELD MEASURE AND VERIFY EACH MINDOM MITH EXISTING OPENINGS PRIOR TO ORDERING





2 DETAIL AT BEAM
1 1/2" = 1'-0"

R-21 MIN CLOSED CELL INSUL FOAMED-IN-PLACE AT EXIST STL BM

THROUGH-WALL FLHG AND SEALANT

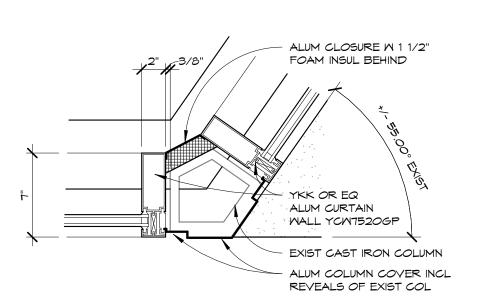
13'-6 1/2"

LP 3.5"x0.910" SMOOTH TRIM OVER 3/4" MDO PLYMD ON

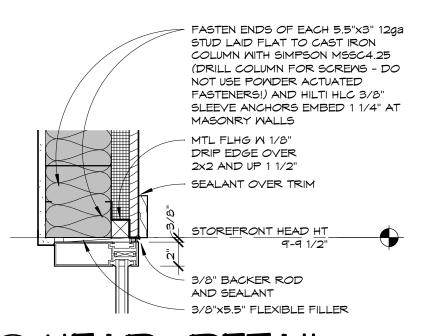
TYVEK BLDG WRAP OR EQ

5/8" GYP BD ON 5 1/2"

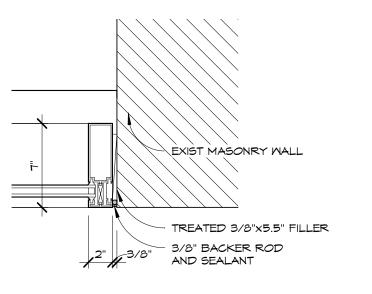




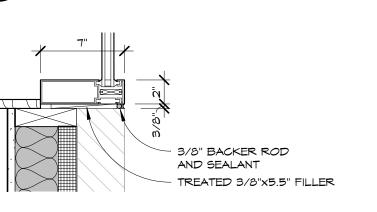
COLUMN DETAIL



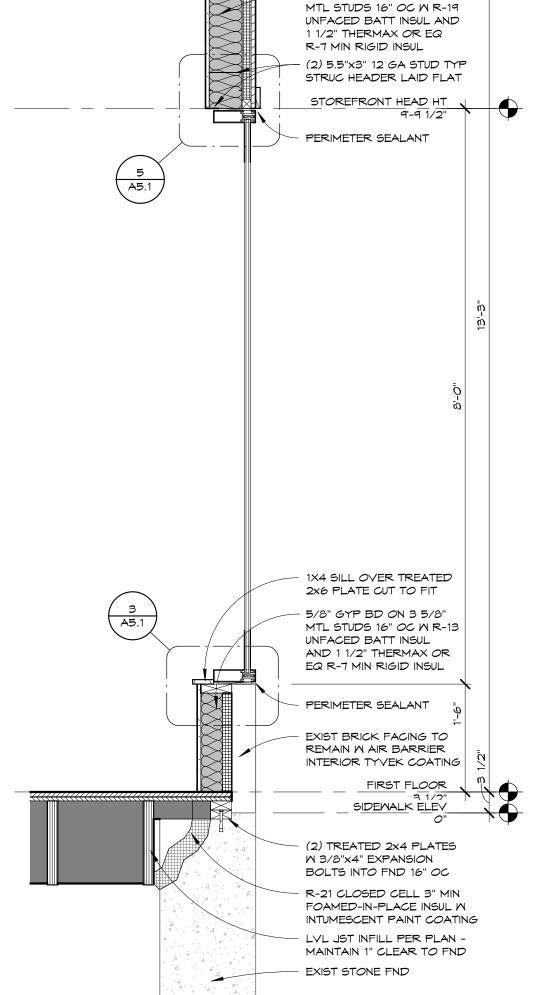


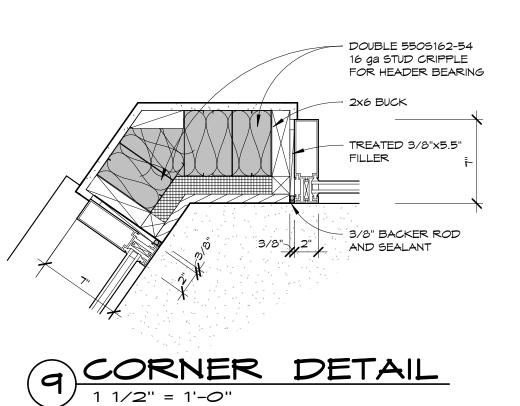


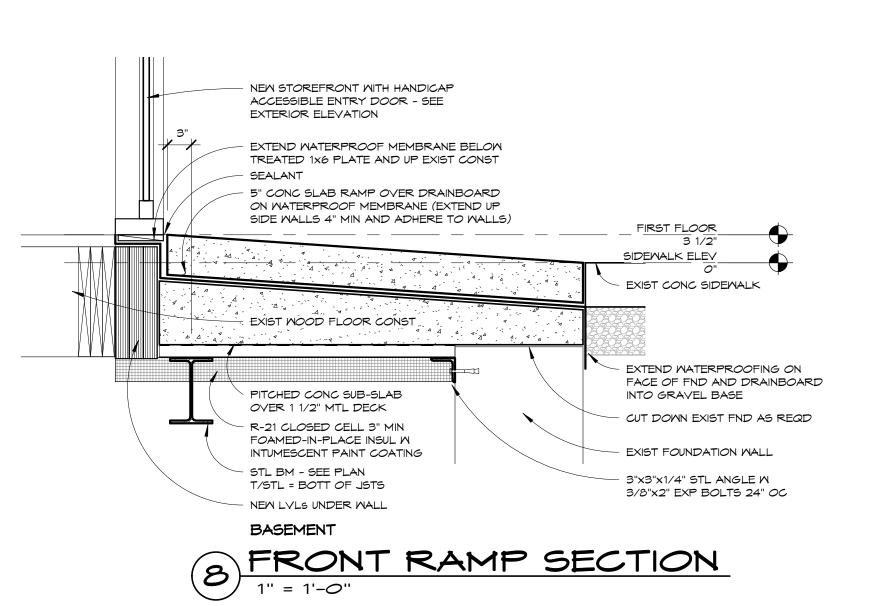




3 SILL DETAIL
1 1/2" = 1'-0"







ISSUE DATE DRAWN BY CHECKED BY PROJECT NUMBER **SECTIONS AND** 1 FRONT WALL SECTION

ISSUED FOR DESIGN REVIEW These plans were drawn by me or under my direct supervision, and to the best of my knowledge comply with all applicable building codes listed (seal must be affixed for permit) license expires 11/30/2018

drawings . Illinois Design Firm #184.006916 COPYRIGHT 2018

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REVISION SCHEDULE D DATE DESCRIPTION

8/29/2018 PRL PRL 18011

DETAILS A5.1