



**HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item Title/Address:	COA: 116 W. Main St.
Proposal:	Modify storefront to install door for ADA entrance
Petitioner:	Dean Courser

Please check appropriate box (x)

PUBLIC HEARING		MEETING 8/3/16	X
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AGENDA ITEM CATEGORY:

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

ATTACHMENTS:

Current photo of storefront

Architectural Plans

EXECUTIVE SUMMARY:

The Commission previously reviewed and approved a Façade Improvement Project for an Aveda Salon at 116 W. Main St. The Commission also approved plans for an ADA accessible ramp to be installed at the rear entrance adjacent to the parking lot, facing 2nd Street.

Issues were encountered with the proximity of the ADA ramp to an electric transformer at the rear of the building.

As a result, an alternate location for the ADA access to the building is now being proposed along the Main Street façade of the building, in the section of storefront immediately west of the salon.

This ADA entrance would include an internal ramp to serve both the salon space and a future tenant space in the western portion of the building.

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations on approval of the COA.



CODE REQUIREMENTS: CITY OF ST. CHARLES, IL WITH LOCAL AMENDMENTS

BUILDING CODES: INTERNATIONAL BUILDING CODE, 2009
INTERNATIONAL MECHANICAL CODE, 2009
INTERNATIONAL FUEL GAS CODE, 2009
NATIONAL ELECTRIC CODE, 2008
ILLINOIS PLUMBING CODE, 2014
INTERNATIONAL FIRE CODE, 2009
INTERNATIONAL ENERGY CONSERVATION CODE, 2012
STATE OF ILLINOIS ACCESSIBILITY CODE, 1997
NFPA LIFE SAFETY CODE 101

OCCUPANCY: B, BUSINESS

CONSTRUCTION TYPE: TYPE III, B

AREA: 158 sq.ft.

HEIGHT: 26'-0"±

FLOOR LOAD: 125 psf

ROOF LOAD: 40 psf

WIND LOAD: 90 mph

FIRE SUPPRESSION: YES, BY OTHERS

NOTE:

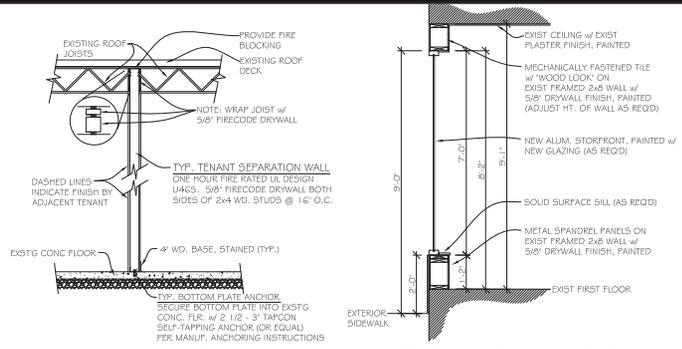
- EXISTING AUTOMATIC SPRINKLER AND FIRE ALARM SYSTEMS SHALL BE MODIFIED BY OTHERS FOR THE CURRENT TENANT LAYOUT
- ALL NEW EXIT DOORS SHALL BE EQUIPPED WITH EXIT DOOR HARDWARE ALLOWING EGRESS AT ALL TIMES

FIRE ALARM SYSTEM NOTES:

- Existing fire alarm system to remain. Verify w/ City of St. Charles F.D. that no changes are required.
- Approved manual pull stations shall be installed in approved locations, and tied to an approved monitoring system service per local code.
- Approved audio and visual alarm devices shall be installed in approved locations so all occupants may effectively hear them.

ADA ACCESSIBILITY NOTES

- All exit doors shall be 3'-0" x 6'-4" x 1-3/4" FPM door and frame, providing a minimum of 32" clear open width, with Lever type exit hardware allowing free egress at all times.
- Change in level at door, including sill or threshold, shall not exceed 1/2". Changes in level between 1/4" and 1/2" shall be sanded.
- There shall be no change in level between the outside paving or stoop and the exterior discharge path or level, i.e. paving.
- There shall be a minimum of 18" x 60" clear and level space to the side of the latch on the pull side of all doors.
- All stoops shall extend 80" min. perpendicular to the door.
- There will be no change in elevation between stoop and exterior discharge path of travel (walk).
- There shall be a 2" x 5/4" concrete stoop at all exits.
- All doors shall have lever type hardware that is ADA compliant and does not require a force greater than 5.5 lbs to open them.
- Electric switches, light, etc., shall be mounted 40" finished floor.
- The Emergency Warning System shall comply with all requirements listed in the Illinois Accessibility Code section 400.310(3)
- The unlatching or unlatching of doors shall not require a twisting motion.

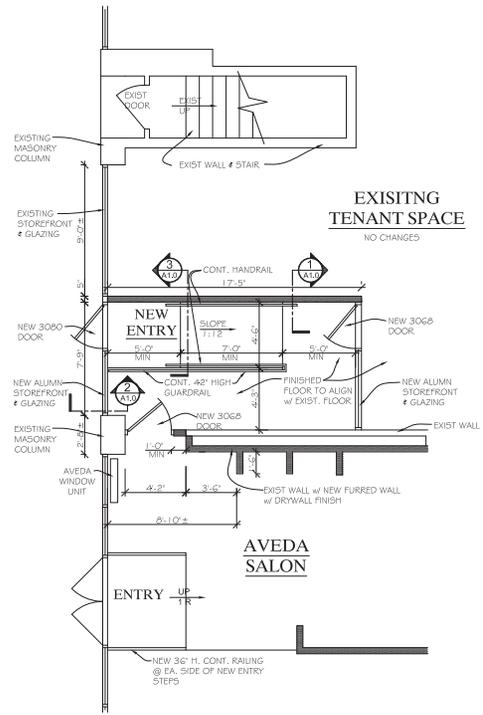


1 TENANT SEPARATION WALL
NOT TO SCALE

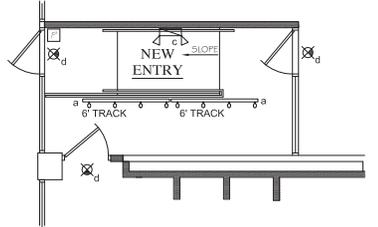
2 SOUTH FACADE WALL SECT.
SCALE: 1/2" = 1'-0"

- GENERAL NOTES:**
- All work shall conform to all local codes and ordinances and all applicable state and federal codes and ordinances.
 - All permit fees shall be indicated in the base bid. The General Contractor shall be responsible for all permits and fees, whether local or state, not covered by sub-contractors.
 - All Contractors and their sub-contractors shall inspect the site and verify all conditions and data pertaining to the new structures, and their relationship to the existing.
 - All safety locations shall be verified by the trade, or trades, doing the work with them or around them.
 - All dimensions, details and conditions shall be verified in the field. Do not scale the drawings.
 - Any discrepancies, conflicts, or ambiguities between the various drawings, or between the various drawings and actual conditions, shall be brought to the attention of the Architects, or Owner. Failure to do so will not relieve the Contractor or his subcontractors of any additional costs that might be incurred as a result of discrepancies, conflicts or ambiguities.
 - Structural, mechanical, plumbing and electrical drawings are supplementary to the architectural drawings. It shall be the responsibility of the General contractor to check with the architectural drawings prior to installation of structural, mechanical, plumbing or electrical work and to coordinate such installations with the architectural work. Any discrepancy or conflict between the architectural drawings and the drawings of the consulting engineers' drawings shall be brought to the attention of the architect for clarification. Any work installed in conflict with the architectural drawings shall be corrected by the General Contractor at his own expense, and at no expense to the Owner or Architect.
 - Abbreviations used throughout the drawings are those in common use. The Architect will define the intent of any in question.
 - The Owner will select and approve upon submission final color and materials as required during construction.
 - Glass supplier and installer shall conform to all requirements for the safety standard for glazing materials, "16 CFR 1201" latest edition.
 - Unless noted otherwise, interior partition dimensions are as follows: 5/8" drywall both sides 2x4 metal studs, 24 gauge @ 16" O.C.
 - Unless noted otherwise, all plan dimensions of wood or steel stud partitions are dimensioned to rough stud face.
 - All exit doors shall be equipped with either keyless turn piece or panic type hardware.
 - All door hardware shall be lever type meeting the 1997 Illinois Accessibility Code and the ADA, latest editions, unless noted otherwise.

ROOM FINISH SCHEDULE																		
NO.	NAME	SQ.FT.	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	
			MAT.	NO FIN.	MAT.	NO FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.		
1	NEW ENTRY	148 sq.ft.	TILE	---	TILE	GLASS	---	DRYWALL PAINTED	GLASS	---	DRYWALL PAINTED							



FLOOR PLAN
SCALE: 1/4" = 1'-0"



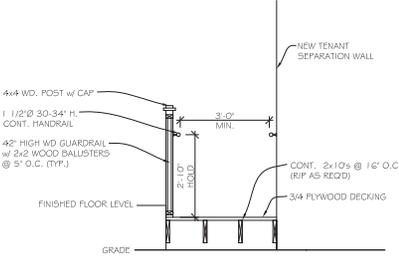
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

- ELECTRICAL NOTES**
- Electric Service: Existing 200 amp, 3 phase, Recepted 40' circuit panel.
 - Electrical outlets shall be mounted 1'5" above finished floor.
 - Electric switches shall be mounted 40" finished floor.
 - Pipe size for homerun shall be 3/4" minimum.
 - All wire shall be copper w/ THHN/THWN insulation. Minimum wire sizes: Home runs #12; All runs over 75' #10.
 - All 120V circuits shall be GFC.

KEY	
a	BLACK TRACK W/ BLACK HEADS ECONOLIGHT® E40X4 423UR BY OWNER
b	DECORATIVE TOILET ROOM SPOUNCE W/ 3-TOW LED (REPLACES TOW) BY OWNER
c	EMERGENCY LIGHT W/ REMOTE EXTERIOR HEAD BY ELECTRICAL CONTRACTOR
d	EXIT LIGHT BY ELECTRICAL CONTRACTOR



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 TYP. ADA RAMP SECTION
SCALE: 1/2" = 1'-0"

REVISIONS: [] BY: []

ARCHITECTURAL RESOURCES
W. Alex Toppel - Architect
Robert M. Akers - Architect
427 West State St. Geneva, Illinois 60134
(630) 232-1774
watepel2@gmail.com | robertakers@archblue.net

I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they comply with all applicable codes and regulations including the Illinois Accessibility Code and ANSI A117.1-1998.
E. Peters, 11/20/16

PLAN, SECTIONS, DETAILS & NOTES
Built-out for:
ENTRY VESTIBULE & RAMP
116 W. Main Street
St. Charles, Illinois 60174

Date: 07/29/16
Scale: AS NOTED
Drawn: R.M.A.
Job: 16-2508
Sheet: **A1.0**
Of 1 Sheet