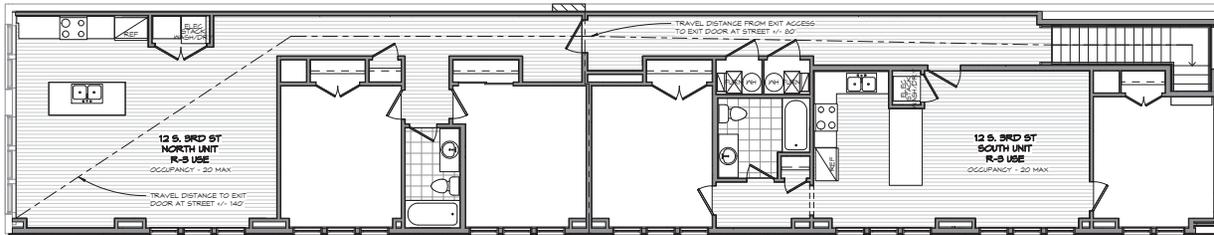
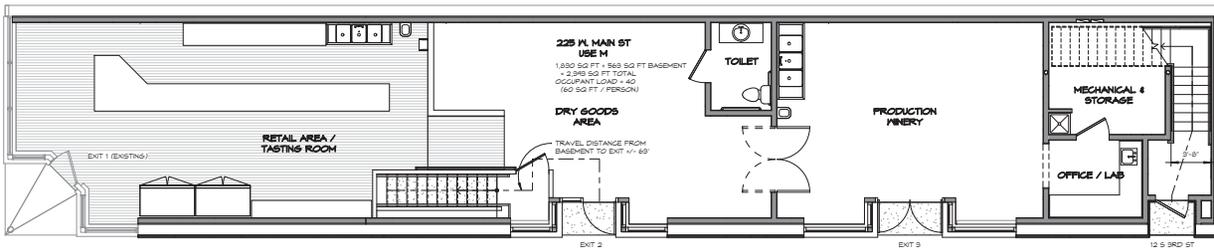


 ST. CHARLES <small>SINCE 1834</small>	HISTORIC PRESERVATION COMMISSION			
	AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 225 W. Main St.		
	Proposal:	Façade improvements		
Petitioner:	Ed Seaman			
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 6/21/17	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)	<input checked="" type="checkbox"/>	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Plans Current photos of building Approved COA plans from 4/5/17				
EXECUTIVE SUMMARY:				
<p>This item was tabled at the 6/7/17 at the request of the applicant.</p> <p>Last year, a Façade Improvement Grant was approved for the Home Brew Shop building at 225 W. Main St. for the following scope of work:</p> <ul style="list-style-type: none"> • Removal of EIFS and installation of stucco on the west and south elevations. • Installation of a stone veneer knee wall and stone sill along the bottom 3 ft. of the west elevation. • Installation of aluminum coping over the west parapet wall. <p>This April, the Commission approved the following changes and additions to the scope of work:</p> <ul style="list-style-type: none"> • Installation of EIFS instead of stucco. • Installation of bronze metal coping over the south and west parapet walls. • Replacement of the second floor windows with double-hung windows. • Addition of one double-hung window on the south elevation. <p>Now, the applicant is proposing the following:</p> <ul style="list-style-type: none"> • Extend the parapet wall on the west and south elevations. • Changes to window locations. • New storefronts on the west elevation. <p>This item is listed on the agenda as both a COA and Façade Improvement Grant in case the proposed changes require an amendment to the Façade Improvement Grant approval as well as a COA.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

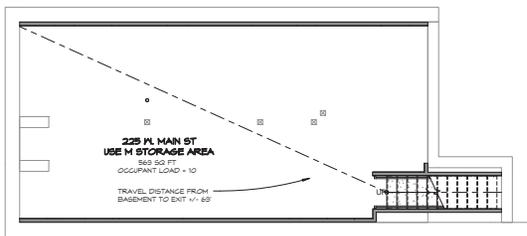
ALTERATIONS TO 225 W. MAIN STREET ST. CHARLES, ILLINOIS



2 SECOND FLOOR USE AND LIFE SAFETY PLAN
3/16" = 1'-0"



1 FIRST FLOOR USE AND LIFE SAFETY PLAN
3/16" = 1'-0"



B BASEMENT USE AND LIFE SAFETY FLOOR PLAN
3/16" = 1'-0"

PROJECT JURISDICTION, ZONING AND USE:
ZONING JURISDICTION - CITY OF ST. CHARLES, ILLINOIS
ZONING CLASSIFICATION - C2011 CENTRAL BUSINESS DISTRICT
USE - S-1 (MODERATE HAZARD STORAGE) BASEMENT
M (MERCANTILE) FIRST FLOOR
R-3 (UP TO TWO APARTMENTS) SECOND FLOOR

BUILDING CODES, ORDINANCES AND REGULATIONS:
ILLINOIS ENERGY CONSERVATION CODE - IBC/IECC 2018
(INTERNATIONAL ENERGY CONSERVATION CODE) WITH
STATE OF ILLINOIS AMENDMENTS
2018 IEBC (INTERNATIONAL EXISTING BUILDING CODE)
2018 IBC (INTERNATIONAL BUILDINGS CODE)
2018 IBC (INTERNATIONAL MECHANICAL CODE)
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRICAL CODE, NFPA 70
2014 STATE OF ILLINOIS PLUMBING CODE
ILLINOIS ACCESSIBILITY CODE
NFPA LIFE SAFETY CODE 101
LOCAL REGULATIONS AND AMENDMENTS TO ALL CODES

CLIMATE AND WEATHERING CRITERIA:
GROUND SNOW LOAD = 30 PSF
WIND LOADINGS = 20 PSF / FT
DESIGN WIND CATEGORY = B
OUTDOOR WINTER DESIGN TEMPERATURE = +2° F
AIR FREEZING INDEX = 5,000
MEAN ANNUAL TEMPERATURE = 48.5° F

CONSTRUCTION TYPE:
FINISH CONSTRUCTION ON TYPE IIB (2 HR RATED EXT WALLS)
NON-SCHEDULED EXTERIOR WALLS / INTERIOR ELEMENTS
OF ANY IDENTIFIED MATERIAL
PROPOSED CONSTRUCTION TYPE IIB (NO RATINGS ON EXT WALLS)
STRUCTURAL ELEMENTS, EXTERIOR WALLS, INTERIOR ELEMENTS
OF ANY IDENTIFIED MATERIAL
EXISTING PARTY WALL FIRE RATINGS TO REMAIN

FIRE RATINGS AND SEPARATION CRITERIA:
1. EXISTING EXTERIOR WALLS TO REMAIN - R/F DETERMINED
2. NEW EXTERIOR VEST WALL - NO RATINGS REQUIRED DUE TO
FIRE SEPARATION DISTANCE OF PUBLIC WAY IN EXCESS OF 50
1 HR RATING PLUS SHOCK BARRIERS AT THE FOLLOWING
LOCATIONS:
A. BETWEEN ALL TENANTS AND USES
NOTE: EXISTING R-3 2ND FLOOR CORRIDOR AND TENANT
SEPARATION TO REMAIN - RATINGS UNDETERMINED
B. STAIRWAY SEPARATION R-3 USE TO M
C. ALL MECHANICAL SHUTS
4. CONTRACTOR TO FIRESTOP AND FIRE CAULK ALL OPENINGS
PENETRATING RATED CONSTRUCTION
5. ROOFINGS MATERIAL TO BE CLASS A RATED - EXISTING ROOF
CONSTRUCTION TO REMAIN, RATINGS UNDETERMINED

ENERGY CODE REGULATIONS AND RATINGS REQUIRED:
1. THESE PLANS HAVE BEEN PREPARED TO MEET OR EXCEED THE
DEVELOPER REQUIREMENTS OF THE 2018 IECC AS REQUIRED BY
THE STATE OF ILLINOIS PREScriptive REQUIREMENTS.
2. MINIMUM PREScriptive INSULATION R-VALUES:
ROOF - R-30 CONTINUOUS
NEW EXTERIOR WALLS INCLUDING BOX JOISTS - R-20 BETWEEN
STUDS OR R-13 BETWEEN STUDS + R-3 CONTINUOUS
GLASS IN CONDITIONS SPACES: R-10 AT FOUNDATION WALL
3. NEW WINDOWS MAXIMUM U-FACTOR 0.48 AND SHGC OF 0.40
4. NEW ENTRY DOORS MAXIMUM U-FACTOR 0.11 AND SHGC 0.40
5. CONTRACTOR TO INSTALL A PERMANENT ENERGY
CERTIFICATE IDENTIFYING THE INSTALLED INSULATION
RATINGS, ETC ON THE ELECTRIC DISTRIBUTION PANEL.

STRUCTURAL DESIGN LOADS:
USE R-3 NEW STAIR LOAD = 40 PSF LL / DL
USE M FLOOR FLOORS - EXISTING CAPACITY UNDETERMINED
USE M NEW FLOORS = 120 PSF LL / DL
ROOF - EXISTING CAPACITY UNDETERMINED
WIND LOAD FOR NEW EXTERIOR WALLS ONLY = 20 PSF
OVERHEAD AND HANDSAIL = 200 LB LOAD AT ANY POINT
ALONG THE TOP (50 PSF ON NFLL COMPONENTS)

**MINIMUM WALLS ARE THE MINIMUM REQUIRED
FLOOR/CEILING JOISTS, HEADERS, RAFTERS:**
CANADIAN SFF 11A2. E + 14 MILLION PSI / FV + 135 PSI
F1 - 875 PSI BRG (1,000 PSI REPETITIVE MEMBERS)
STUDS, REPETITIVE MEMBERS) F1-2400 PSI
CANADIAN SFF STD GRADE: E+12 MILLION PSI
F1-475 PSI / FV+135 PSI / F1-2400 PSI (WITH GRAN)
US SOUTHERN PINE STD GRADE: E+14 MILLION PSI
F1-750 PSI / FV+135 PSI / F1-2400 PSI (WITH GRAN)
MANUFACTURED MATERIAL, AFTERMANAGER, LEVEL OR
MANUFACTURER'S INSTRUCTIONS

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F1-750 PSI / FV+135 PSI / F1-2400 PSI (WITH GRAN)
MANUFACTURED MATERIAL, AFTERMANAGER, LEVEL OR
MANUFACTURER'S INSTRUCTIONS

LANKENAU
ARCHITECTURE P.C.
1121 CHESTER AVENUE
NAPERVILLE, ILLINOIS 60540
630-202-8961
www.lankenau-architecture.com

**BUILDING REPAIR AND ALTERATIONS FOR
225 W MAIN STREET ST CHARLES, IL
CONTRACTOR:
BCB CARPENTRY AND CONSULTING
816 PARK ST BATAVIA, IL 60510
931-588-3556**

**ISSUED FOR
REVIEW ONLY**

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)

**NOT FOR
CONSTRUCTION**

signed
license expires 11/30/2018
drawings
Illinois Design Firm #181,006916

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REVISION SCHEDULE

ID	DATE	DESCRIPTION

ISSUE DATE: 6/19/2017

DRAWN BY: PRL

CHECKED BY: PRL

PROJECT NUMBER: 17006

**COVER SHEET AND
OCCUPANCY PLANS**

A1

ISSUED FOR REVIEW ONLY

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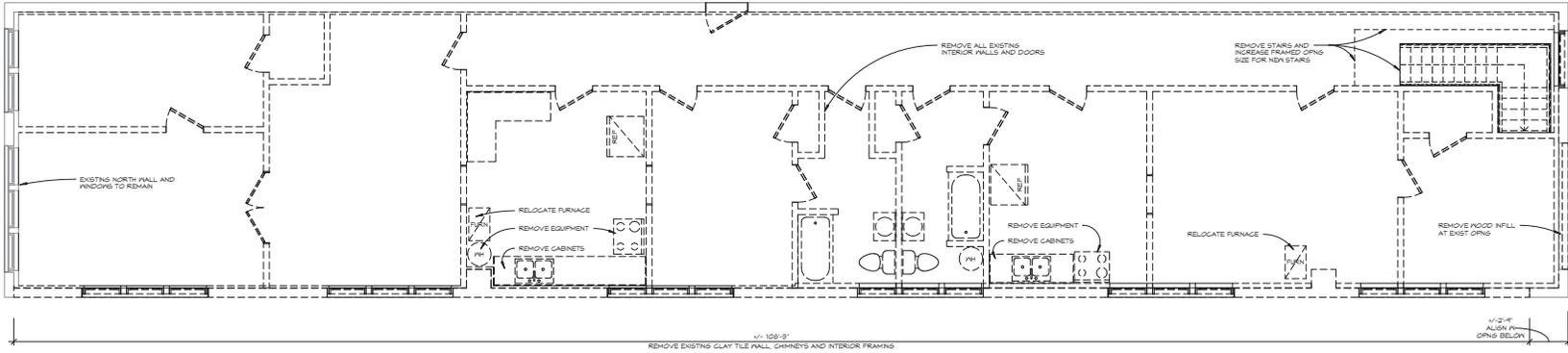
REVISION SCHEDULE

ID	DATE	DESCRIPTION

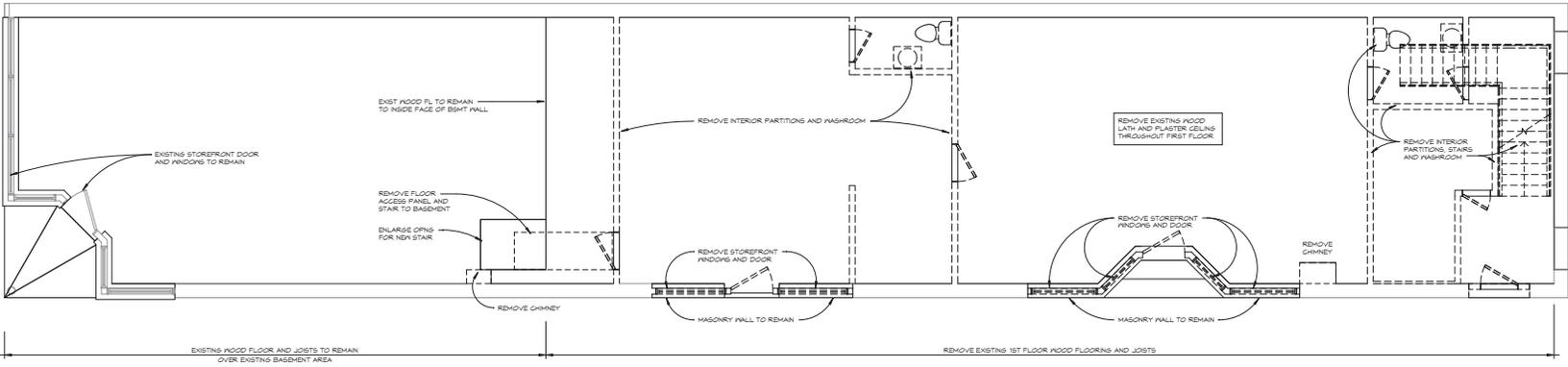
ISSUE DATE: 6/19/2017
DRAWN BY: PRL
CHECKED BY: PRL
PROJECT NUMBER: 17006

DEMOLITION PLAN

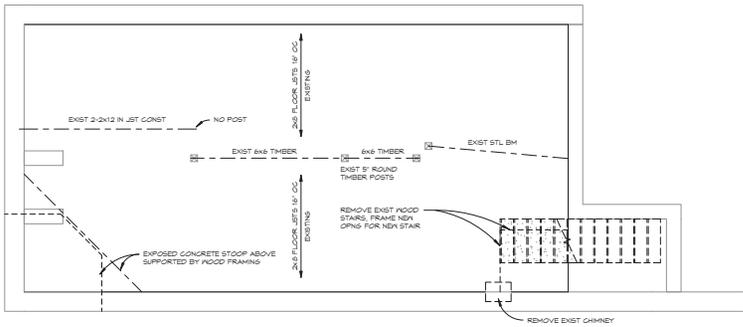
A2



2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



B BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

BUILDING REPAIR AND ALTERATIONS FOR
225 W MAIN STREET ST CHARLES, IL
CONTRACTOR:
BCB CARPENTRY AND CONSULTING
816 PARK ST BATAVIA, IL 60510
331-588-3536

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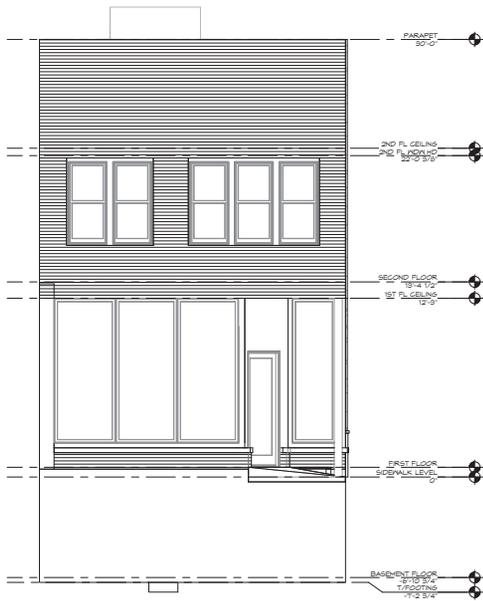
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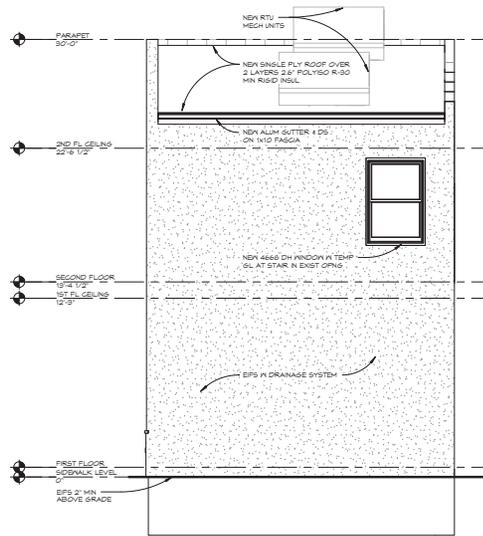
REVISION SCHEDULE		
ID	DATE	DESCRIPTION

ISSUE DATE: 6/19/2017
 DRAWN BY: PRL
 CHECKED BY: PRL
 PROJECT NUMBER: 17006

ELEVATIONS
A3



1 NORTH ELEVATION
 1/4" = 1'-0"



2 SOUTH ELEVATION
 1/4" = 1'-0"



3 WEST ELEVATION
 1/4" = 1'-0"



3rd St

Home Brew Shop
BEER WITHE GRADING PROFESSIONALS

Home Brew Shop
BEER WITHE GRADING PROFESSIONALS

STAMPS

TABLES

OPEN

DETOUR
AHEAD





Home Brew Shop
BREWING & BOTTLING PROFESSIONALS

SIDEWALK
CLOSED

Homebrew
Shop







Home Brew Shop

BEER & WINE MAKING PROFESSIONALS



HOME
BREW
SHOP
377 1338

SIDEWALK
CLOSED





Brad Colby- (331) 588-5336
BCBCarpentry@icloud.com
816 Park St. Batavia IL, 60510

Proposal

Job:	Home Brew Shop Exterior Remodel	Contact:	Ed Seaman (224) 238 9303 ed@homebrewshopltd.com
Address:	225 W Main St. St. Charles, Il 60174	Date:	3/29/17
Proposal:	1225		

We propose to provide material, labor, equipment, and waste removal to perform proposed exterior remodel to the West and South elevations of the Home Brew Shop. Processes, materials and specifications included are of the following.

- Procure all necessary approvals and building/right away permits from city of St. Charles as well as Historic Preservation Commission. All permitting fees included in proposal assuming permitting for re-side and re-roof not building alteration.
- Work with owner (Ed Seaman) to procure Facade Improvement Grant, as well as approval from neighbors to encroach on their property as needed during construction.
- Install barricades and 180' of temporary fencing with privacy screening around work area to contain debris. Maintain safe access to the store from front of building at all times.
- Provide provisions to protect existing sidewalk.
- Demo all existing E.F.I.S. and remove from site. Clean and power vacuum debris multiple times daily contain styrofoam debris.
- Inspect all newly exposed masonry, provide immediate plan for repair on Time and Material basis. See allowance.
- **Roofing**
 - Setup and establish safety, staging, coordination, etc with project manager and building owner.
 - Remove, haul and dispose of existing roof to the wood decking.
 - Inspect decking for damage or defect and repair/replace as needed at Time and Material basis, or see below for complete re-deck price.
 - Mechanically fasten 2 layers of 2.6" Polyisocyanurate Rigid Foam Insulation to meet Illinois State Energy Code of R30.
 - Install wood nailers at gutter edge and parapet wall as needed to match new deck height Over insulation.
 - Install a Firestone .060 UltrPly TPO Roof System, fully adhered.
 - All walls will be fully adhered.
 - All TPO components and accessories will be installed according to manufacturer specifications .
 - Install new Parapet Cap Metal per owner and historic preservation commission color selection.
 - Install new Gutters per owner color selection.
- **Cladding.**
 - Apply weather seal Liquid applied Waterproof membrane and air barrier with a vapor transmission of 12 perms to all exposed masonry surfaces to be covered.
 - Instal 1" Parex Drainable Exterior Finished Insulation System as shown on provided drawings. Color to be chosen by owner and Historic Preservation Commission.

- **Masonry**
 - Install Thin Stone Veneer as shown on provided drawings. **\$7.00** square foot stone allowance provide. Stone to be selected by owner, samples to be provided.
 - Install 2-1/4" rock faces limestone sills at top of all TSV.
 - Install sills to meet existing window frames and door ways.
 - Mortar to be natural grey.
 - Provide and install Mort Air Rainscreen venting system behind all masonry.
 - Upgrade masonry mesh to 3.4 lb for added durability.
 - Tuck Point existing chimneys as needed.
- **Carpentry**
 - **ROOF HATCH AND LADDER TO BE DONE PER OWNER REQUEST AT T&M BASIS.**
 - Provide and Install new apartment entry door.
 - Customize ground level store fronts to provide correct seal and flashing to accommodate new sills.
 - Produce and install custom flashing at masonry base, sills, windows and doors.
 - Fill in existing holes in foundation with concrete and apply trowlable liquid flashing to seam between sidewalk and foundation.

TOTAL **\$107,150.00**

- **Windows**
 - Fabrication and installation of temporary board up as needed.
 - Proposal includes demolition, rework and or replacement of existing window buck (immediate rough opening framing) to receive new window.
 - Provide sill pan flashing system in rough opening.
 - Flash window flanges with ZIP system flashing tape.
 - Insulate window frame to rough opening with low expanding polyurethane foam.
 - Trim interior per existing.
 - Does not include interior paint or primer (windows can be ordered pre-finished on interior).

400 Series double hung **\$22,300.78**

Allowances-

Stone-	\$7.00 Per square foot
T&M labor-	79.65 per hour
GC rate on extras-	10%

Estimates of potential work not Included-

Scrape, prep, and paint round level windows \$1,000.00

Roof Access Hatch and Ladder	\$2,237.20
Re-deck entire roof with 3/4" ply	\$4,528.80
Repair masonry on building	\$2,560.00

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above proposal involving extra cost will be executed only upon written orders and will become an extra charge in addition to the estimate. We are not responsible for any delay in work beyond our control such as strikes or accidents. Owner and General Contractor to carry All Risk Property Insurance to include Builders Risk Insurance. Our workers are fully covered by Workman's Compensation Insurance. This bid is based on acceptance of our standard operating procedures and insurance package. Our standard insurance package contains acceptable limits for coverage, and allows for providing Additional Insured coverage on a primary basis when required by written contract.

Brad Colby
BCB Carpentry and Consulting

Ed Seaman
Building Owner

HOME BREW SHOP

225 W Main St.
St. Charles, IL 60174



Scope:

Demo existing EFIS at these elevations.

Inspect/Repair Masonry as needed.

Apply Vapor permeable liquid air and water barrier.

Add 3' thin stone veneer with 2" limestone sill to 38" with vented drain-able membrane at these elevations. Install new 1" E.F.I.S. system as shown.

Fabricate and install flashing at sidewalk, masonry sill, windows, doors, and overhangs.

Tuck point existing chimneys.

Remove all existing roofing to decking and reinstall insulated roofing TPO fully adhered roofing system. Install all new roof blocking as needed, and new bronze metal coping at all parapet walls as well as gutters.

Install new bronze double hung Anderson 400 series windows..

Install 30"x36" insulated Bilco roof access hatch with wall mounted ladder.

Scrape and paint wood windows and doors bronze on ground level at these elevations.

BCB
Carpentry & Consulting