ST. CHARLES SINCE 1834	**HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: First St. Building 8		
	Proposal:	New Commercial Building		
	Petitioner:	Conrad Hurst/ Frontier Development		
	Please check appropriate box (x)			
	PUBLIC HEARING		**MEETING 12/18/19**	**X**

AGENDA ITEM CATEGORY:

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

ATTACHMENTS:

COA Application

Design Plans

EXECUTIVE SUMMARY:

The Commission Approved this COA at the 6/19/19 meeting. Since the approval, the applicant has submitted construction plans that slightly differ from the original approved plans. The changes include:

- Increased Building height from 40ft to 43ft
- The removal of the garage door on the East side of the West exterior elevation
- Light fixtures on the West elevation
- Decrease in accent material and removal of one window on the North exterior elevation

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations on approval of the COA.

FIRST STREET BUILDING #8

NEW CONSTRUCTION

FIRST STREET REDEVELOPMENT PUD
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST.,
ST. CHARLES, IL 60174

SHEET INDEX

SHEET NO	SHEET DESCRIPTION	ISSUE FOR PERMIT 05-31-2019	RE-ISSUE FOR PERMIT 10-30-2019
	GENERAL		
A001	COVER SHEET	●	●
A002	GENERAL NOTES	●	●
A003	ARCHITECTURAL SPECIFICATIONS		●
A004	ACCESSIBILITY CODE COMPLIANCE	●	●
A005	ENLARGED RAMP PLAN & ELEVATION		●
	CIVIL		
C1.0	CIVIL COVER SHEET	●	●
C2.0	EXISTING CONDITIONS, SITE DEMO & EROSION CONTROL PLAN	●	●
C3.0	SITE DIMENSION & PAVING PLAN	●	●
C4.0	UTILITY PLAN	●	●
C5.0	GRADING PLAN	●	●
C6.0	CONSTRUCTION DETAILS	●	●
C6.1	CONSTRUCTION DETAILS	●	●
C6.2	CONSTRUCTION DETAILS	●	●
	ARCHITECTURAL		
A1.0	LIFE SAFETY PLANS	●	●
A2.0	FIRST FLOOR PLAN	●	●
A2.0.2	SECOND FLOOR PLAN	●	●
A2.0.3	THIRD FLOOR PLAN	●	●
A2.0.4	ROOF PLAN & DETAILS	●	●
A2.0.5	ENLARGED PLAN DETAILS		●
A2.0.6	ENLARGED PLAN DETAILS		●
A2.0.7	ENLARGED PLAN DETAILS		●
A2.1.1	FIRST FLOOR LIGHTING PLAN	●	●
A2.1.2	SECOND FLOOR LIGHTING PLAN	●	●
A2.1.3	THIRD FLOOR LIGHTING PLAN	●	●
A3.0.1	WEST ELEVATION	●	●
A3.0.2	SOUTH ELEVATION	●	●
A3.0.3	EAST ELEVATION	●	●
A3.0.4	NORTH ELEVATION	●	●
A3.0.5	ENLARGED ACM PANEL DETAILS		●
A3.1.1	EXTERIOR STOREFRONT ELEVATIONS	●	●
A3.1.1.B	INTERIOR STOREFRONT ELEVATIONS	●	●
A3.1.2	STOREFRONT DETAILS	●	●
A3.1.3	FIRE RATED STOREFRONT DETAILS	●	●
A4.0.1	BUILDING SECTIONS	●	●
A4.0.2	WALL SECTIONS	●	●
A4.0.3	WALL SECTIONS	●	●
A4.0.4	WALL SECTIONS	●	●
A4.0.5	WALL TYPES	●	●
A4.1.1	WALL DETAILS	●	●
A4.1.2	WALL DETAILS	●	●
A4.1.3	WALL DETAILS	●	●
A4.1.4	WALL DETAILS	●	●
A5.0.1	STAIR 1 PLANS & SECTIONS	●	●
A5.0.2	STAIR 2 PLANS	●	●
A5.0.3	STAIR 2 SECTIONS	●	●
A6.0.1	DOOR & HARDWARE SCHEDULE	●	●
	LANDSCAPE		
L2.0.1	LANDSCAPE & ARCHITECTURAL SITE PLAN	●	●
	ELECTRICAL		
E1.1	FIRST FLOOR PLAN - LIGHTING		●
E1.2	SECOND FLOOR PLAN - LIGHTING		●
E1.3	THIRD FLOOR PLAN - LIGHTING		●
E2.1	FIRST FLOOR PLAN - POWER & SYSTEMS		●
E2.2	SECOND FLOOR PLAN - POWER & SYSTEMS		●
E2.3	THIRD FLOOR PLAN - POWER & SYSTEMS		●
E3.1	ELECTRICAL SCHEDULES		●
E3.2	ELECTRICAL SCHEDULES		●
E4.1	ELECTRICAL DETAILS & DIAGRAMS		●
E4.2	ELECTRICAL DETAILS & DIAGRAMS		●
E4.3	ELECTRICAL DETAILS & DIAGRAMS		●
E5.1	ELECTRICAL SPECIFICATIONS		●
E6.1	ELECTRICAL SYMBOLS		●

SHEET INDEX

SHEET NO	SHEET DESCRIPTION	ISSUE FOR PERMIT 05-31-2019	RE-ISSUE FOR PERMIT 10-30-2019
	FIRE PROTECTION		
FP1.1	FIRST FLOOR PLAN - FIRE PROTECTION	●	
FP1.2	SECOND FLOOR PLAN - FIRE PROTECTION	●	
FP1.3	THIRD FLOOR PLAN - FIRE PROTECTION	●	
FP1.4	ROOF PLAN - FIRE PROTECTION	●	
FP2.1	ABBREVIATIONS, NOTES, & SYMBOLS	●	
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M1.2	SECOND FLOOR PLAN - MECHANICAL	●	
M1.3	THIRD FLOOR PLAN - MECHANICAL	●	
M1.4	ROOF PLAN - MECHANICAL	●	
M2.1	MECHANICAL NOTES, SYMBOLS, & DETAILS	●	
M2.2	MECHANICAL SCHEDULES	●	
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	PLUMBING		
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P1.1	SANITARY & STORM FIRST FLOOR PLAN	●	
P1.2	SANITARY & STORM SEC. FLOOR PLAN	●	
P1.3	SANITARY & STORM THIRD FLOOR PLAN	●	
P1.4	SANITARY & STORM ROOF PLAN	●	
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P2.2	SECOND FLOOR PLAN - WATER	●	
P2.3	THIRD FLOOR PLAN - WATER	●	
P4.1	ABBREVIATIONS, NOTES, & SYMBOLS	●	
P4.2	PLUMBING DETAILS	●	
P4.3	PLUMBING DETAILS	●	
P5.1	PLUMBING SPECIFICATIONS	●	
	STRUCTURAL		
S0.1.0	STRUCTURAL GENERAL NOTES	●	
S0.2.0	STRUCTURAL SCHEDULES	●	
S1.0.1	FOUNDATION PLAN	●	
S1.0.2	SECOND FLOOR FRAMING PLAN	●	
S1.0.3	THIRD FLOOR FRAMING PLAN	●	
S1.0.4	ROOF FRAMING PLAN	●	
S1.0.5	EXTERIOR FRAMING ELEVATIONS	●	
S2.0.0	FOUNDATION DETAILS	●	
S2.0.1	FOUNDATION DETAILS	●	
S3.0.0	FLOOR FRAMING DETAILS	●	
S3.0.1	FLOOR FRAMING DETAILS	●	
S3.0.2	ROOF FRAMING DETAILS	●	

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING COMPLETE SETS OF THESE PLANS AND PROJECT SPECIFICATIONS TO ALL SUB CONTRACTORS INVOLVED IN THIS PROJECT. A COMPLETE COPY OF THESE PLANS AND PROJECT SPECIFICATIONS SHALL BE IN THE POSSESSION OF THE CONTRACTOR AND ALL SUB CONTRACTORS ON THE PROJECT AT ALL TIMES.

CONSTRUCTION PHASE NOTE

ARCHITECT'S DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. BATIR AVAILS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE. ALTHOUGH ANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE ARCHITECT'S INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. BATIR IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE ARCHITECT'S CONTROL.

AUTHORITIES

CITY OF ST. CHARLES
BUILDING DEPARTMENT
2 E. MAIN STREET
ST. CHARLES, IL 60174
PHONE: 630-377-4400

APPLICABLE CODES

- 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2015 FUEL GAS CODE W/ AMENDMENTS
- 2014 NATIONAL ELECTRIC CODE, NFPA NO. 70, W/ AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE W/ AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 1997 ILLINOIS ACCESSIBILITY CODE
- NFPA LIFE SAFETY CODE 101

BUILDING CODE ANALYSIS

CONSTRUCTION CLASSIFICATION:
TYPE 2B - NON-COMBUSTABLE, SPRINKLED

FIRE RESISTANCE OF STRUCTURAL ELEMENTS - REQUIRED
(TYPE 2B CONSTRUCTION - (TABLE 601 & 602)

1. EXTERIOR BEARING WALLS ..... 0 HRS
2. INTERIOR BEARING WALLS, COLUMNS GIRDERS, FRAMING ..... 0 HRS
3. FLOOR CONSTRUCTION ..... 1 HRS
4. ROOF CONSTRUCTION ..... 0 HRS

USE GROUPS (NEW BUILDING IS MIXED USE):
1ST FLOOR & ROOFTOP TENANT SPACE: USE GROUP A-2
2ND FLOOR TENANT SPACE: USE GROUP B

HEIGHT AND AREA CALCULATIONS:

ALLOWABLE HEIGHT:	3 STORIES AND 75 FEET
ACTUAL HEIGHT:	3 STORIES AND 43'-4"
ALLOWABLE AREA:	28,500 SF
ACTUAL AREA:	16,026 SF

SEE SHEET A101 FOR OCCUPANT LOAD/EGRESS CALCULATIONS

ZONING BUILDING LIMITATIONS:
ZONING CLASSIFICATION: CBD-1
MAXIMUM BUILDING HEIGHT PERMITTED: 50'-0"
MAXIMUM BUILDING COVERAGE: NONE
MAXIMUM GROSS FLOOR AREA PER BUILDING: 40,000 S.F.
ACTUAL: 16,026 S.F.
MAXIMUM BUILDING HEIGHT PERMITTED: 50'-0"
ACTUAL: 43'-4"
FRONT/REAR/SIDE YARD SETBACK REQUIREMENTS: NO MINIMUM, 5'-0" MAXIMUM

TENANT AREA SQUARE FOOTAGES:

FIRST FLOOR (USE GROUP A-2):	4,444 S.F.
SECOND FLOOR (USE GROUP B):	4,710 S.F.
THIRD FLOOR/ROOFTOP (USE GROUP A-2):	4,048 S.F.
TOTAL TENANT AREA:	13,202 S.F.

SEE SHEET A101 FOR OCCUPANT LOAD/EGRESS CALCULATIONS

FIRE PROTECTION SYSTEMS:
EXISTING FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND AS REQUIRED BY CODE AND NFPA13
TENANT AREA/OCCUPANT LOAD: (IBC TABLE 1004.1.1)

CONTACT INFORMATION

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curt@frontierdevelopmentgroup.com

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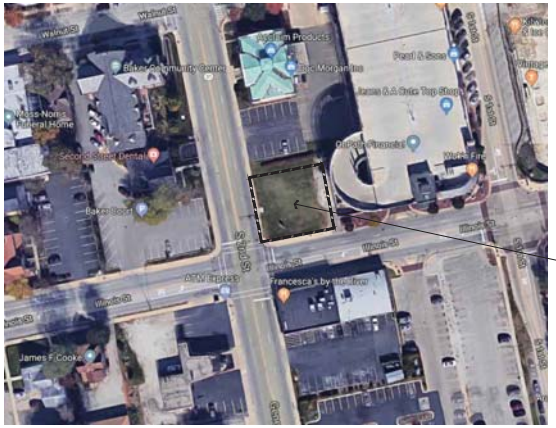

NORTH

LOCATION MAP

SCALE: N.T.S.

NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THE PLANS WITH THE FIRM'S NAME LISTED BELOW WERE PREPARED UNDER MY DIRECT SUPERVISION.
DATED AT ST. CHARLES, ILLINOIS THIS 30TH DAY OF OCTOBER, 2019

PAULA A. PRICE, BATIR ARCHITECTURE, LTD.
ILLINOIS REGISTERED ARCHITECT NO. 001-018643 EXP. DATE: 11-30-2020
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-004125

PAULA A. PRICE 001-018643

PROJECT: 18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

BATIR ARCHITECTURE, LTD.
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PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCHITECT.COM

COVER SHEET

ISSUED:
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SCALE
1/4" = 1'-0"
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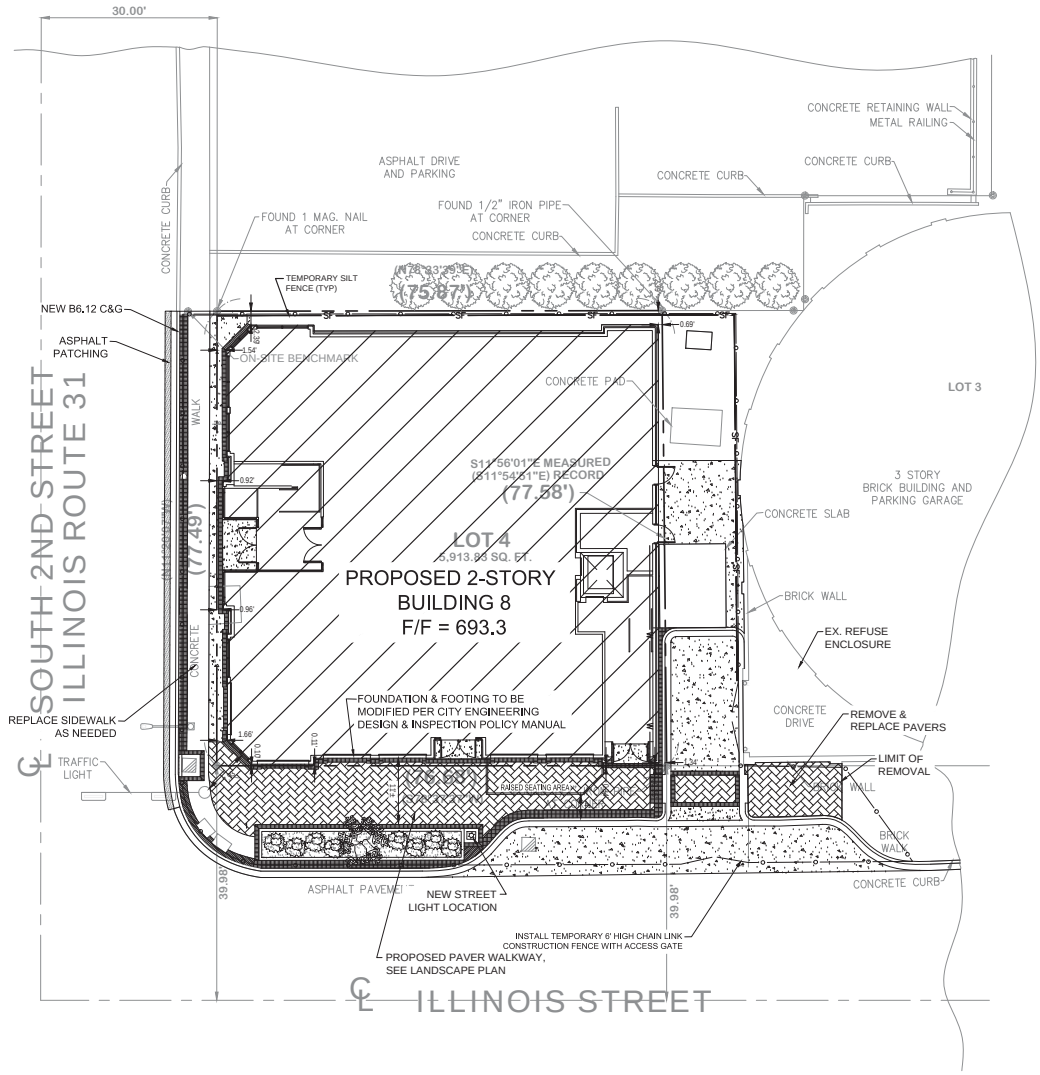
A001



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE INDICATED.
2. ALL DISTURBED LANDSCAPE AREAS ARE TO BE RESTORED TO EX. CONDITION. 6" TOPSOIL RESPREAD AND SEEDING.
3. STOCKPILES TO REMAIN IN PLACE MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES.
4. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITH THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
5. A MASONRY TREATMENT OR DROP SIDING IS REQUIRED TO ENSURE THAT NO MORE THAN SIX INCHES OF THE FOUNDATION REMAIN EXPOSED IN ANY LOCATION.
6. A CONCRETE WASHOUT AREA SHOULD BE PROVIDED ONSITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT OF WAY OR STORM SEWER SYSTEM.
7. DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION; SOD OR NATIVE VEGETATION.
8. ALL RESTORATION WITHIN THE RIGHT-OF-WAY SHALL BE COMPLETED WITH TOPSOIL AND SOD.

SITE PAVING LEGEND

CONCRETE
6" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE (CA-6)

ASPHALT PATCHING
1 ½" BITUMINOUS SURFACE COURSE
2 ½" BITUMINOUS BINDER COURSE
6" AGGREGATE BASE COURSE

REVISIONS

10-23-19	RE-ISSUE FOR PERMIT

SUSTAINABLE DESIGN | SUSTAINABLE LIVING
Wolf Pack CONSULTING, LLC
Civil Engineering
Land Planning
Land Surveying
Project Entitlements
Stormwater Management
418 South Cass Avenue, Westmont, IL 60559
Office (630) 964-5177 • wolfpackgroup.com

SITE DIMENSION & PAVING PLAN

FIRST STREET REDEVELOPMENT - LOT 4

CITY OF ST. CHARLES, ILLINOIS

PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	05-30-19
SCALE:	1"=10'

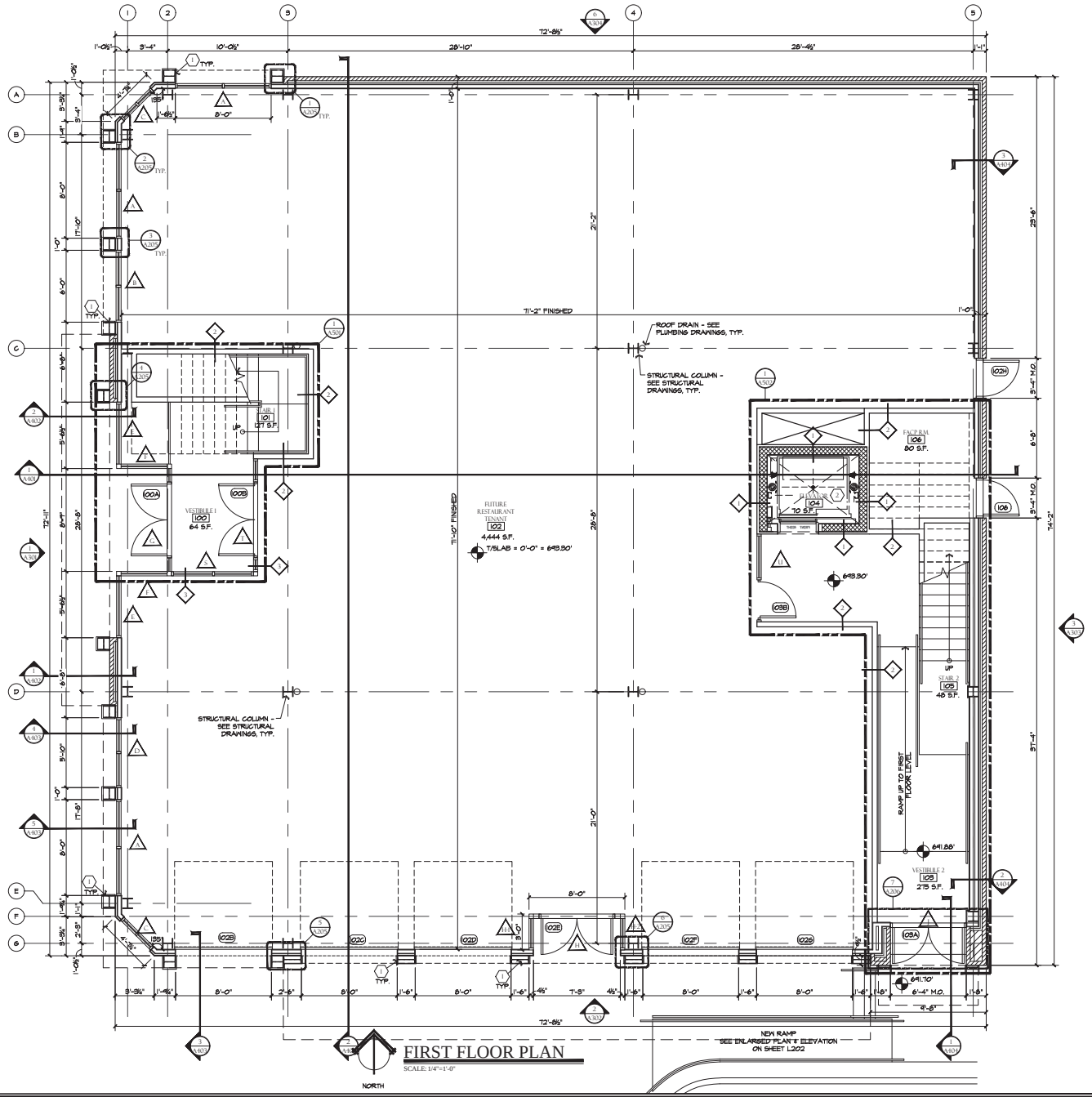
SHEET NO.

C3.0

PROJ. NUMBER:

PLAN KEY NOTES:

1. DECORATIVE STEEL COLUMN - SEE STRUCTURAL DRAWINGS FOR SIZE & TYPE
2. THYSSEN KRUPP ENDURA MRL HYDRAULIC ELEVATOR



FIRST FLOOR PLAN

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

FLOOR PLAN SYMBOL LEGEND:

- NEW PARTITION
- WALL TYPE. SEE SHEET A405
- KEY NOTE
- DOOR NUMBER
- ROOM NUMBER
- WINDOW TAG. SEE SHEET A511

PROJECT: 18072

PAULA A. PRICE 001-018643 REGISTERED ARCHITECT

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

BATIR ARCHITECTURE, LTD.
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FIRST FLOOR PLAN

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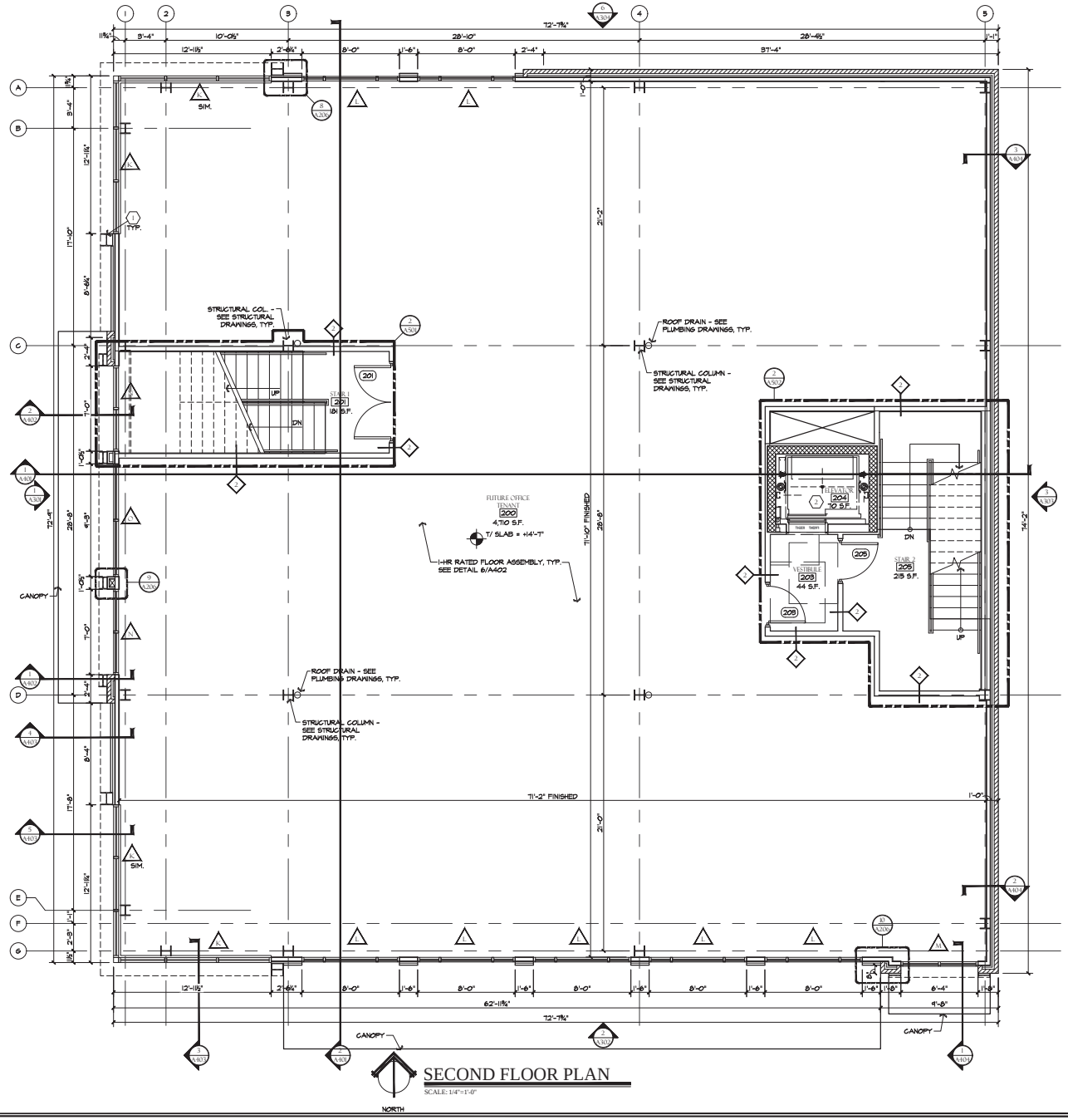
SCALE 1/4" = 1'-0" UNLESS NOTED OTHERWISE

A201

PLAN KEY NOTES:

1. DECORATIVE STEEL COLUMN - SEE STRUCTURAL DRAWINGS FOR SIZE & TYPE
2. THYSSEN KRUPP ENDURA MRL HYDRAULIC ELEVATOR



SECOND FLOOR PLAN

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

NORTH

FLOOR PLAN SYMBOL LEGEND:

- NEW PARTITION
- WALL TYPE, SEE SHEET A405
- KEY NOTE
- DOOR NUMBER
- ROOM NUMBER
- WINDOW TAG, SEE SHEET A511

PROJECT: 18072

PAULA A. PRICE 001-018643 REGISTERED ARCHITECT

FIRST STREET BUILDING #8
NEW CONSTRUCTION
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SECOND FLOOR PLAN

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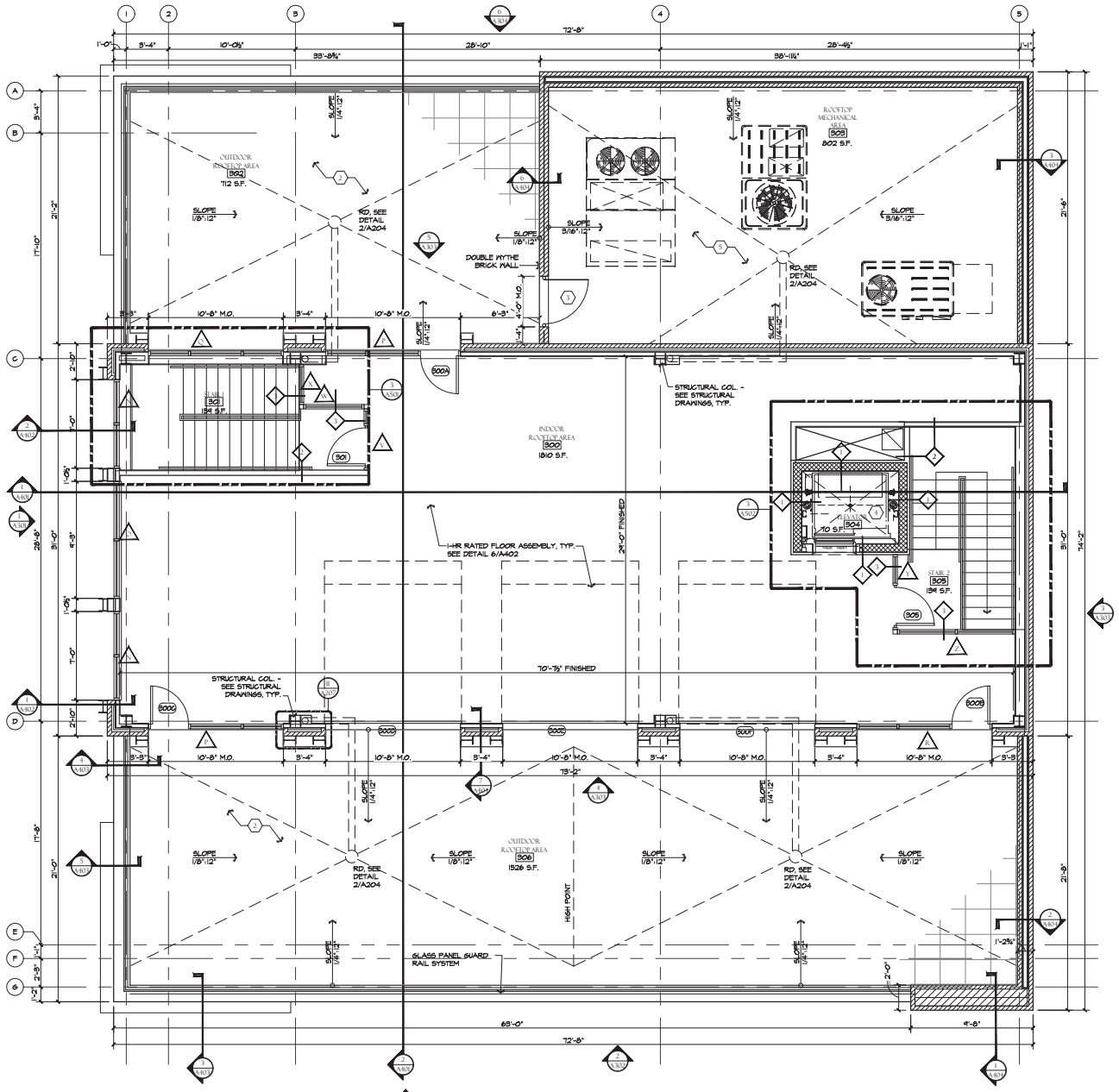
SCALE 1/4" = 1'-0" UNLESS NOTED OTHERWISE

A202

PLAN KEY NOTES:

1. DECORATIVE STEEL COLUMN - SEE STRUCTURAL DRAWINGS FOR SIZE & TYPE
2. UNILOCK PORCELAIN PAVERS ON PEDESTAL SYSTEM OVER FULLY ADHERED WATERPROOF MEMBRANE, PROTECTION BOARD, & R-30 MIN. TAPERED POLYISO INSULATION OVER 1-HR RATED FLOOR ASSEMBLY
3. CITYSCAPES "TOUGH GATE" ACCESS GATE (OR APPROVED EQUAL). EXACT STYLE AND FINISH TBD
4. THYSSEN KRUPP ENDURA MRL HYDRAULIC ELEVATOR
5. FULLY ADHERED WATERPROOF MEMBRANE, PROTECTION BOARD, & R-30 MIN. TAPERED POLYISO INSULATION OVER 1-HR RATED FLOOR ASSEMBLY



THIRD FLOOR PLAN

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

FLOOR PLAN SYMBOL LEGEND:

- NEW PARTITION
- WALL TYPE, SEE SHEET A405
- KEY NOTE
- DOOR NUMBER
- ROOM NUMBER
- WINDOW TAG, SEE SHEET A511

PROJECT: 18072

PAULA A. PRICE 001-018643 REGISTERED ARCHITECT

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

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ROOFTOP PLAN

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SCALE
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UNLESS NOTED OTHERWISE

A203

FINISH LEGEND

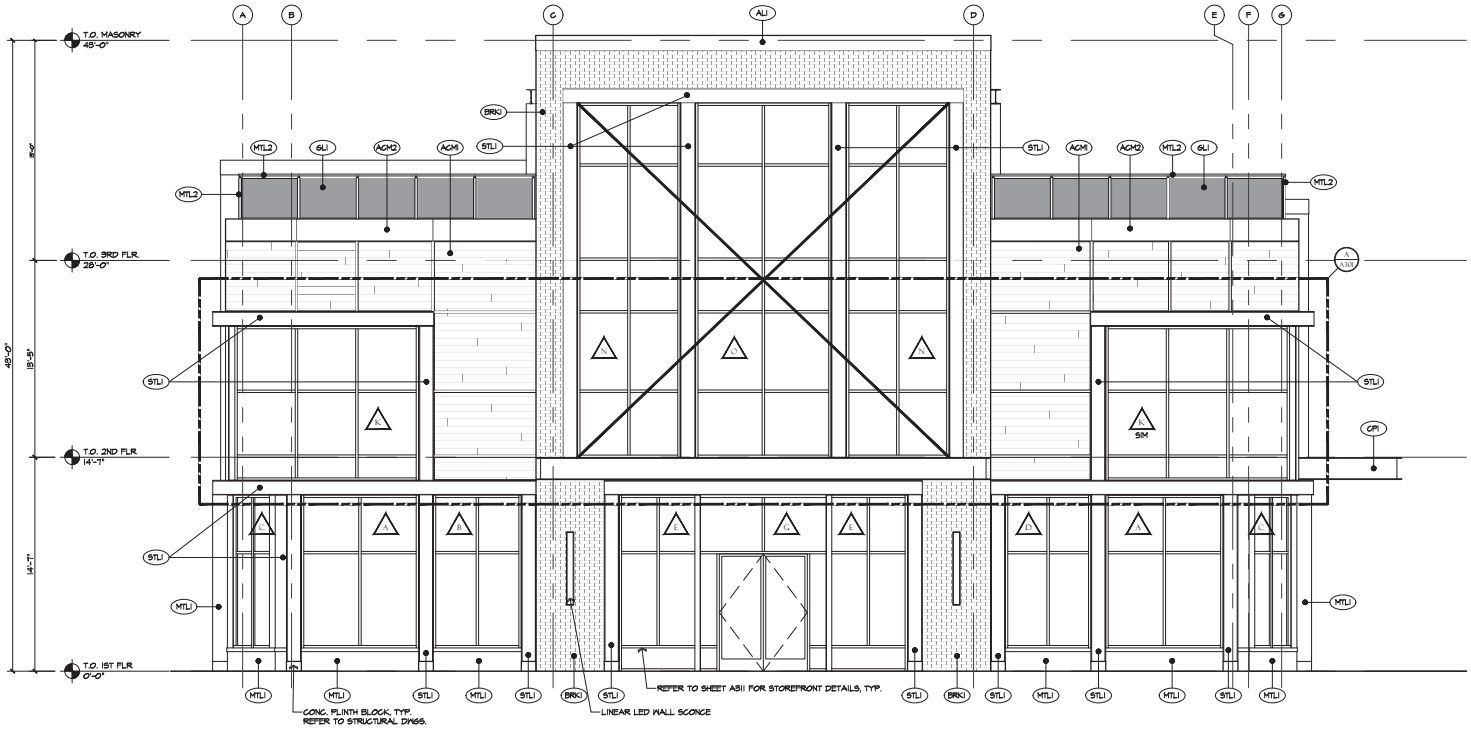
ACM-1	ALUCOBOND RAINSCREEN SYSTEM II ALUMINUM COMPOSITE MATERIAL FINISH: BEACHWOOD PVDF/GLOSS 5-10
ACM-2	ALUCOBOND RAINSCREEN SYSTEM II ALUMINUM COMPOSITE MATERIAL (TRIM) FINISH: ANODIZED BLACK
AL-1	ALUMINUM COPING COLOR: BLACK
BRK-1	TAN BRICK
MTL-1	BREAK METAL TO MATCH STOREFRONT SYSTEM
MTL-2	STAINLESS STEEL FINISH
CP-1	STEEL CANOPY
GL-1	GLASS GUARD RAIL
STL-1	PAINTED STEEL I-BEAM COLOR: BLACK

NOTE:

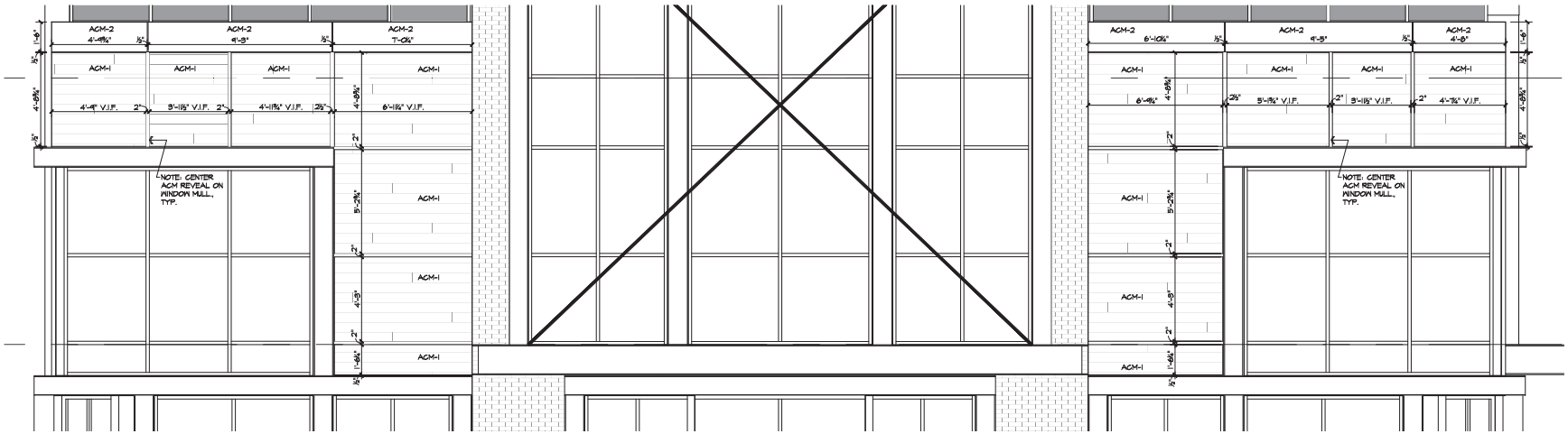
ALL DETAILS ARE PROVIDED FOR CONCEPTUAL PURPOSES ONLY. THE FINAL DESIGN, PANEL SYSTEM, FABRICATION & INSTALLATION ARE NOT PROVIDED BY ARCHITECT. ALUCOBOND SHEETS ARE MARKETED TO A NETWORK OF QUALIFIED FABRICATORS/INSTALLERS WHO PROVIDE THE INSTALLED SYSTEM. ARCHITECT DOES NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED. SHOP DRAWINGS SHALL BE SUBMITTED & APPROVED BY ARCHITECT, CONSTRUCTION MANAGER & OWNER PRIOR TO INSTALL.

SYMBOL LEGEND:

WINDOW TAG - SEE SHEET A311



1 WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



A ENLARGED WEST EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"

NOTE: DIMENSIONS SHOWN ARE FOR PRICING PURPOSES ONLY. ACM VENDOR TO VERIFY FINAL DIMENSIONS IN FIELD BEFORE SHOP DRAWINGS ARE PRODUCED. REFER TO SHEET A305 FOR ENLARGED ACM PANEL DETAILS

PROJECT: 18072

STATE OF ILLINOIS PAULA A. PRICE 001-018643 LICENSED ARCHITECT

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

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BATIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCHITECT.COM

EXTERIOR ELEVATIONS

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SCALE
1/4" = 1'-0"
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A301

FINISH LEGEND

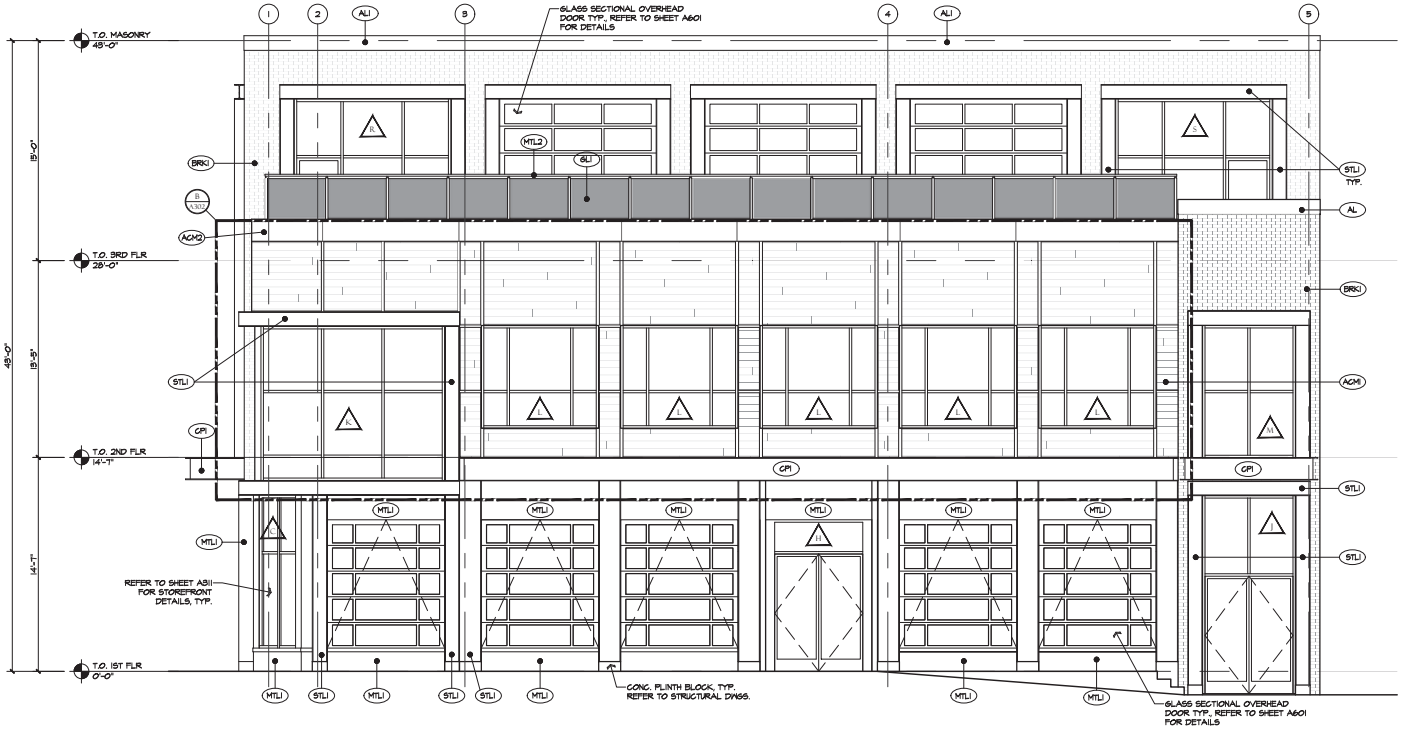
ACM-1	ALUCOBOND RAINSCREEN SYSTEM II ALUMINUM COMPOSITE MATERIAL FINISH: BEACHWOOD PVDF/GLOSS 5-10
ACM-2	ALUCOBOND RAINSCREEN SYSTEM II ALUMINUM COMPOSITE MATERIAL (TRIM) FINISH: ANODIZED BLACK
AL-1	ALUMINUM COPING COLOR: BLACK
BRK-1	TAN BRICK
MTL-1	BREAK METAL TO MATCH STOREFRONT SYSTEM
MTL-2	STAINLESS STEEL FINISH
CP-1	STEEL CANOPY
GL-1	GLASS GUARD RAIL
STL-1	PAINTED STEEL I-BEAM COLOR: BLACK

NOTE:

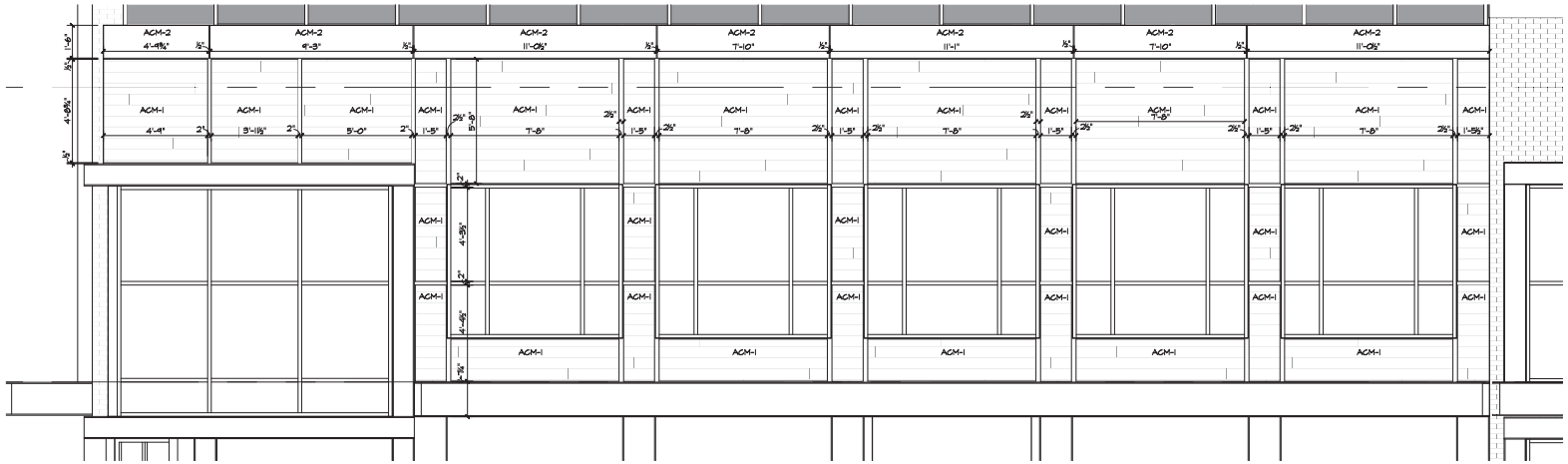
ALL DETAILS ARE PROVIDED FOR CONCEPTUAL PURPOSES ONLY. THE FINAL DESIGN, PANEL SYSTEM, FABRICATION & INSTALLATION ARE NOT PROVIDED BY ARCHITECT. ALUCOBOND SHEETS ARE MARKETED TO A NETWORK OF QUALIFIED FABRICATORS/INSTALLERS WHO PROVIDE THE INSTALLED SYSTEM. ARCHITECT DOES NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED. SHOP DRAWINGS SHALL BE SUBMITTED & APPROVED BY ARCHITECT, CONSTRUCTION MANAGER & OWNER PRIOR TO INSTALL.

SYMBOL LEGEND:

WINDOW TAG - SEE SHEET A311



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



B ENLARGED SOUTH EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"

NOTE: DIMENSIONS SHOWN ARE FOR PRICING PURPOSES ONLY. ACM VENDOR TO VERIFY FINAL DIMENSIONS IN FIELD BEFORE SHOP DRAWINGS ARE PRODUCED. REFER TO SHEET A305 FOR ENLARGED ACM PANEL DETAILS

PROJECT: 18072

PAULA A. PRICE 001-018643

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

BATIR ARCHITECTURE, LTD.
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SCALE
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A302

FINISH LEGEND

ACM-1	ALUCOBOND RAINSCREEN SYSTEM II ALUMINUM COMPOSITE MATERIAL FINISH: BEACHWOOD PVDF/GLOSS 5-10
ACM-2	ALUCOBOND RAINSCREEN SYSTEM II ALUMINUM COMPOSITE MATERIAL (TRIM) FINISH: ANODIZED BLACK
AL-1	ALUMINUM COPING COLOR: BLACK
BRK-1	TAN BRICK
MTL-1	BREAK METAL TO MATCH STOREFRONT SYSTEM
MTL-2	STAINLESS STEEL FINISH
GP-1	STEEL CANOPY
GL-1	GLASS GUARD RAIL
STL-1	PAINTED STEEL I-BEAM COLOR: BLACK

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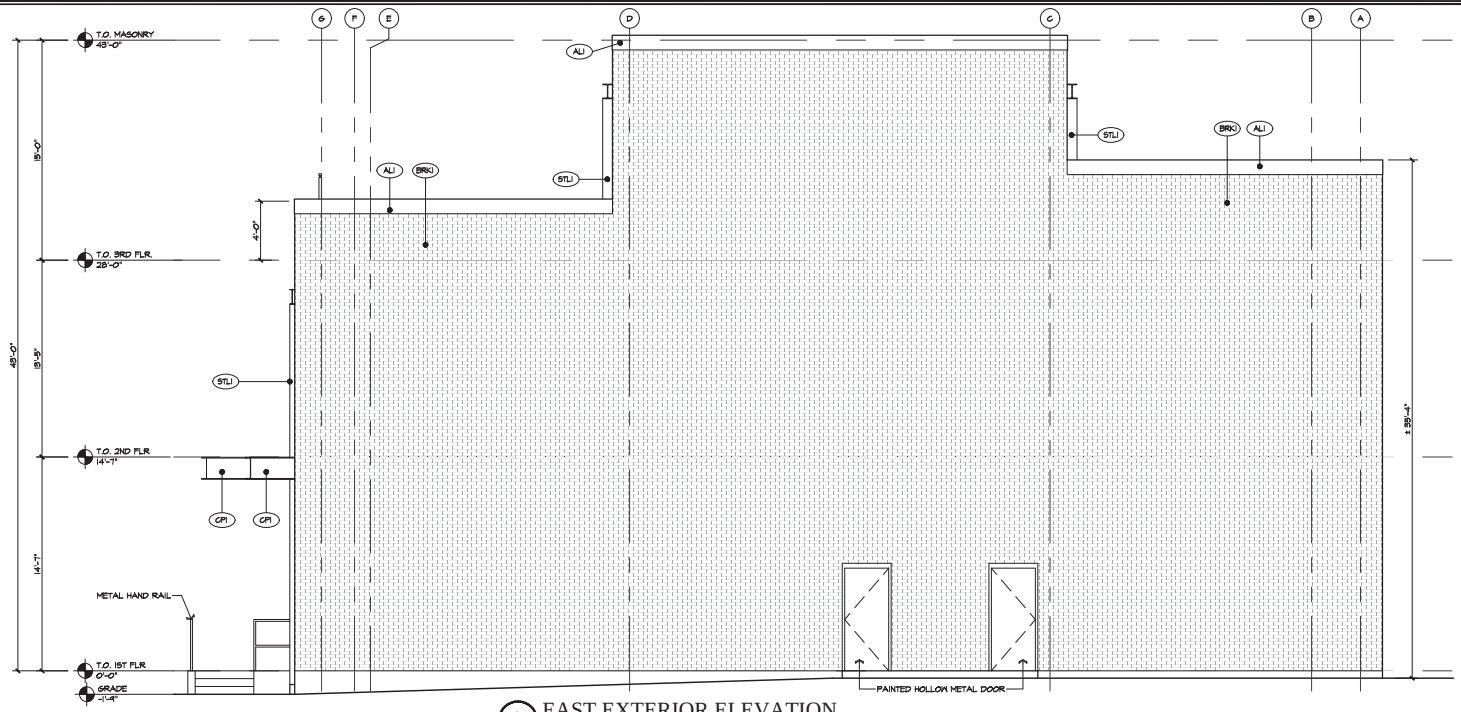
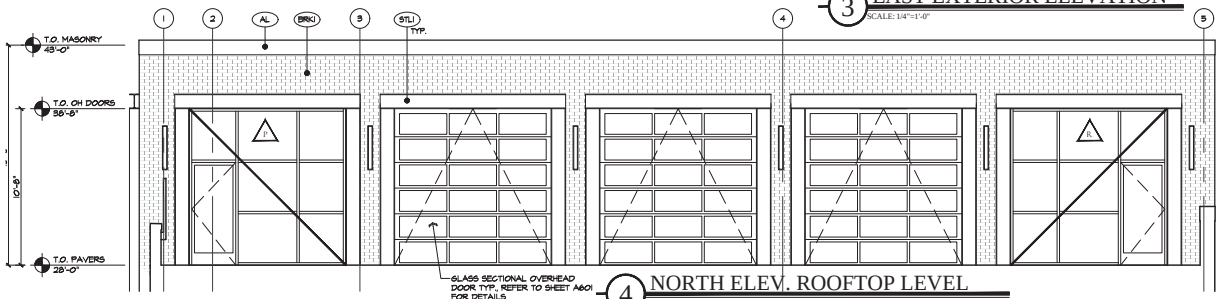
SYMBOL LEGEND:

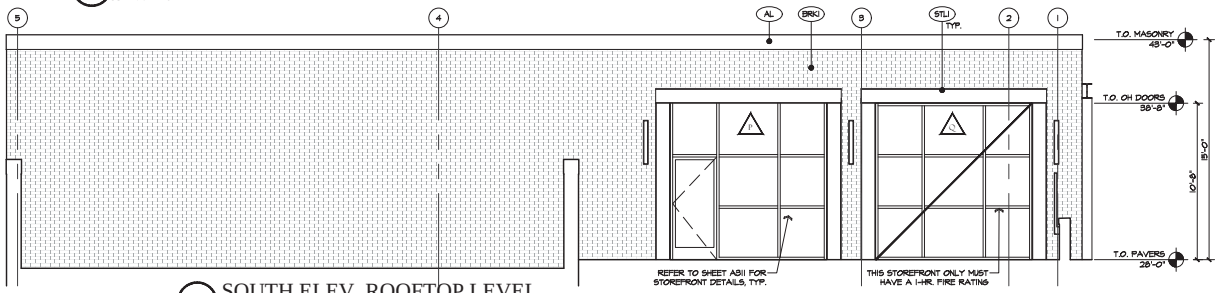
A WINDOW TAG - SEE SHEET A311



3 EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



4 NORTH ELEV. ROOFTOP LEVEL
SCALE: 1/4"=1'-0"



5 SOUTH ELEV. ROOFTOP LEVEL
SCALE: 1/4"=1'-0"

PROJECT:
18072

PAULA A. PRICE 001-018643

FIRST STREET BUILDING #8
NEW CONSTRUCTION

NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

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A303

FINISH LEGEND

ACM-1	ALUCOBOND RAINSCREEN SYSTEM II ALUMINUM COMPOSITE MATERIAL FINISH: BEACHWOOD PVDF/GLOSS 5-10
ACM-2	ALUCOBOND RAINSCREEN SYSTEM II ALUMINUM COMPOSITE MATERIAL (TRIM) FINISH: ANODIZED BLACK
AL-1	ALUMINUM COPING COLOR: BLACK
BRK-1	TAN BRICK
MTL-1	BREAK METAL TO MATCH STOREFRONT SYSTEM
MTL-2	STAINLESS STEEL FINISH
CP-1	STEEL CANOPY
GL-1	GLASS GUARD RAIL
STL-1	PAINTED STEEL I-BEAM COLOR: BLACK

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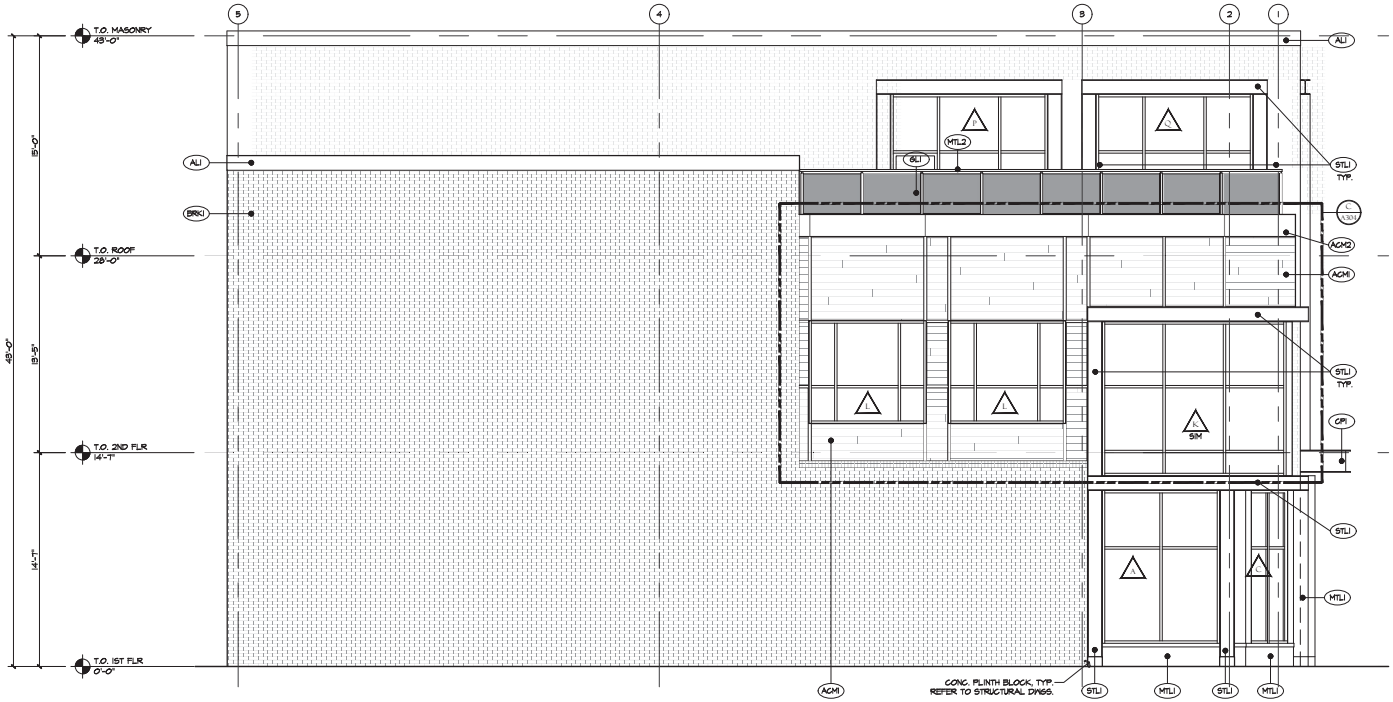
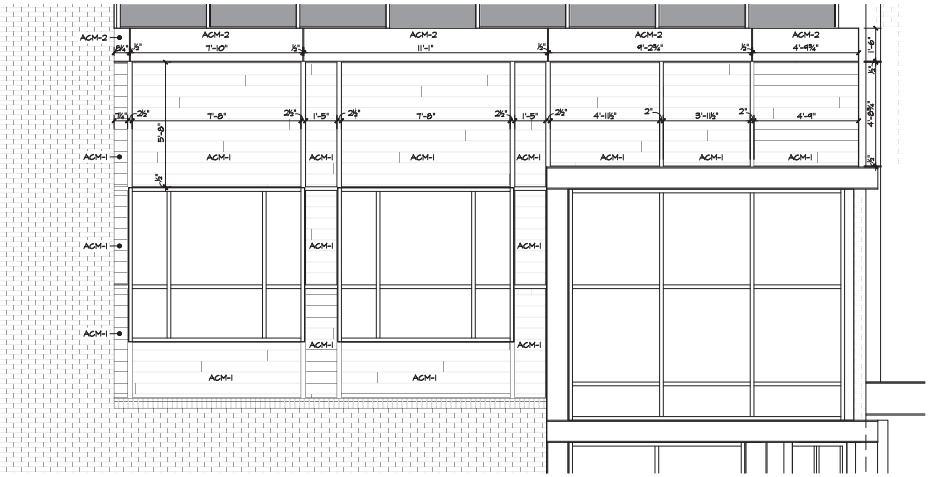
SYMBOL LEGEND:

WINDOW TAG - SEE SHEET A311



6 NORTH EXTERIOR ELEVATION

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



C ENLARGED NORTH EXTERIOR ELEVATION

SCALE: 3/8"=1'-0"

NOTE: DIMENSIONS SHOWN ARE FOR PRICING PURPOSES ONLY. ACM VENDOR TO VERIFY FINAL DIMENSIONS IN FIELD BEFORE SHOP DRAWINGS ARE PRODUCED. REFER TO SHEET A305 FOR ENLARGED ACM PANEL DETAILS

PROJECT: 18072

STATE OF ILLINOIS PAULA A. PRICE 001-018643 LICENSED ARCHITECT

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

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SCALE
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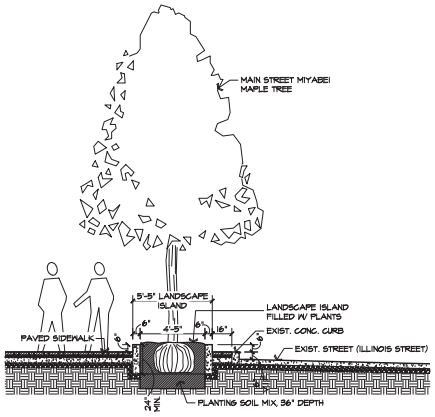
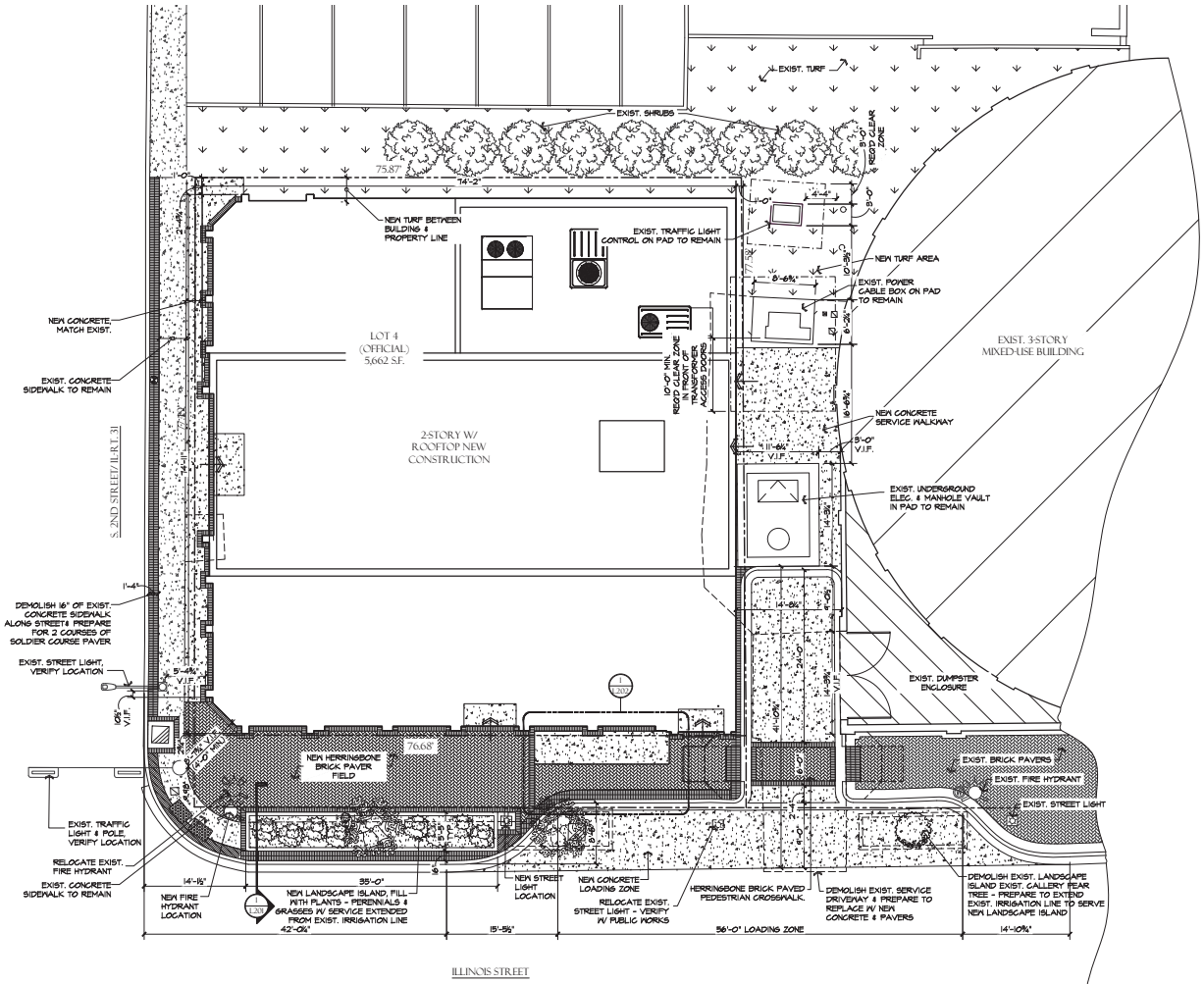
A304



1 LANDSCAPE ISLAND SECTION

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

NOTE: SECTION IS A SCHEMATIC REPRESENTATION. EXISTING CONDITIONS TO BE VERIFIED IN FIELD.



LANDSCAPE & ARCHITECTURAL SITE PLAN

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

NORTH

CBD-1 LANDSCAPE PLAN REGULATIONS (PER CITY OF ST. CHARLES):	
PERCENT OF LANDSCAPED AREA REQ'D:	NO MINIMUM REQUIREMENT
PROPOSED LANDSCAPED AREA:	204 S.F.

LANDSCAPE PLAN GENERAL NOTES:

1. ALL SHADE TREES SHALL HAVE A MIN. TRUNK SIZE AT PLANTING OF 2-1/2" TO 5" IN CALIPER AT PLANTING, UNLESS OTHERWISE SPECIFIED. MIN. CALIPER SHALL BE MEASURED 6" ABOVE GRADE.
2. ALL SHRUBS SHALL HAVE A MIN. HEIGHT OF 24" AT PLANTING.
3. PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
4. ALL TRAFFIC LIGHT POLES & FIRE HYDRANT LOCATIONS TO BE VERIFIED IN FIELD.

PLANTING LIST & LEGEND:

STATE STREET MIYABEI MAPLE TREE (*Acer miyabei 'Morton'*)
INSTALLATION SIZE:
CALIPER SIZE: 2" MIN. AT PLANTING
HEIGHT: ~25'-0"
QUANTITY: 1 MIN.

PERRENIALS
INSTALLATION SIZE:
HEIGHT: 24" MIN. AT PLANTING
QUANTITY: 8

SHREDDED HARDWOOD MULCH & GRASSES

TURF GRASS

BRICK PAVER FIELD:
TYPE/PATTERN: HERRINGBONE
COLOR: OLD TAVERN
SIZE: 4"X8"X2 1/4"
MANUFACTURER: PINEHALL BRICK (WINSTON SALEM, N.C.)

BRICK PAVER BORDER:
TYPE/PATTERN: SOLDIER COURSE (SEE PLAN FOR INDICATION OF (1) OR (2) COURSES)
COLOR: OLD SOUTH
SIZE: 4"X8"X2 1/4"
MANUFACTURER: PINEHALL BRICK (WINSTON SALEM, N.C.)

CONCRETE
(SEE PLAN FOR NEW OR EXISTING)

PROJECT: 18072

PAULA A. PRICE 001-018643

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LANDSCAPE & ARCHITECTURAL SITE PLAN

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