ST. CHARLES SINCE 1834	**HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 225 W. Main St.		
	Proposal:	Changes to façade project		
	Petitioner:	Brad Colby, BC Carpentry and Ed Seaman		
	Please check appropriate box (x)			
	PUBLIC HEARING		**MEETING 11/15/17**	**X**

AGENDA ITEM CATEGORY:

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

ATTACHMENTS:

Letter, photos and plan drawings; Previous COA approval

EXECUTIVE SUMMARY:

The Commission previously approved a Façade Improvement Grant and COAs for the project to repair the 3rd Street elevation of the building at 225 W. Main St. (Homebrew Shop).

The following modifications to the project are proposed:

- Replacement of storefront transom windows with fiber cement panels
- New trim detail on the windows (fiber cement trim)
- Change to storefront door placement
- Replace EIFS with fiber cement siding. Two elevation options are provided (all horizontal lap siding or vertical board and batten trim on the lower level)

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations on approval of the COA.

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

Historic Commission Review

Job: Home Brew Shop complete remodel
Address: 225 W Main St.
St. Charles, Il 60174

Contact: Ed Seaman
(224) 238 9303
ed@homebrewshopltd.com

Date: 11/12/17

COA # 17-28 approved on 6/21/17 Conditions.

1- Stone knee wall to level with the window sill across west elevation.
-**Completed see new drawings, stone to return 3' to recessed doors as well.**

2- Transom windows to be provided above store front windows.
- To be discussed, per new drawings and original.
- 1st floor ceiling to be dropped 1'-1'6" for mechanical and structural elements.

3- Second floor windows to be provided above storefront windows and doors.
-Windows were going to be mulled with 6" aluminum to match front.
- **See new drawings for proposed James Hardie trim detail.**

4- Middle door on west elevation to be balanced; either use a door only or sidelights on both side of the door.
-Can not be done per ADA egress stipulations.
- **New opening to be ADA compliant and maximize available space, while keeping windows proportional.**

To Be Reviewed

- **Eliminate EFIS, and replace exterior cladding on west and south elevations with 3/4" treated wood furring rain screen and James Hardie Fiber cement siding and trim products.**
  - **See 2 provided elevations for options.**
- **In leu of transoms, I propose to trim areas above windows with Hardie products to simulate the original look of the building. Transom will be provided over door, level with windows.**

3 S 3rd St
Exit Street View
3rd St
Home Brew Shop
Home Brew Shop
ONLY
© 2017 Google
© 2016 Google
6 ft
Report a problem
Google earth
41°54'46.73" N 88°18'59.03" W elev 700 ft eye alt 708 ft

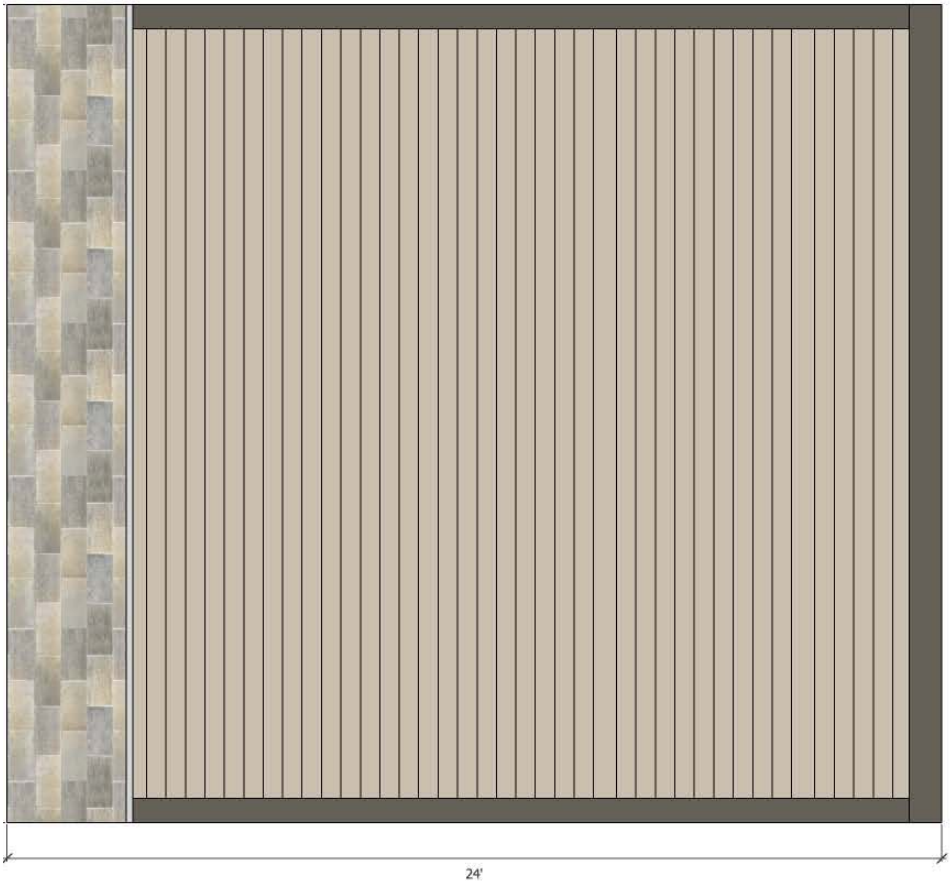
10

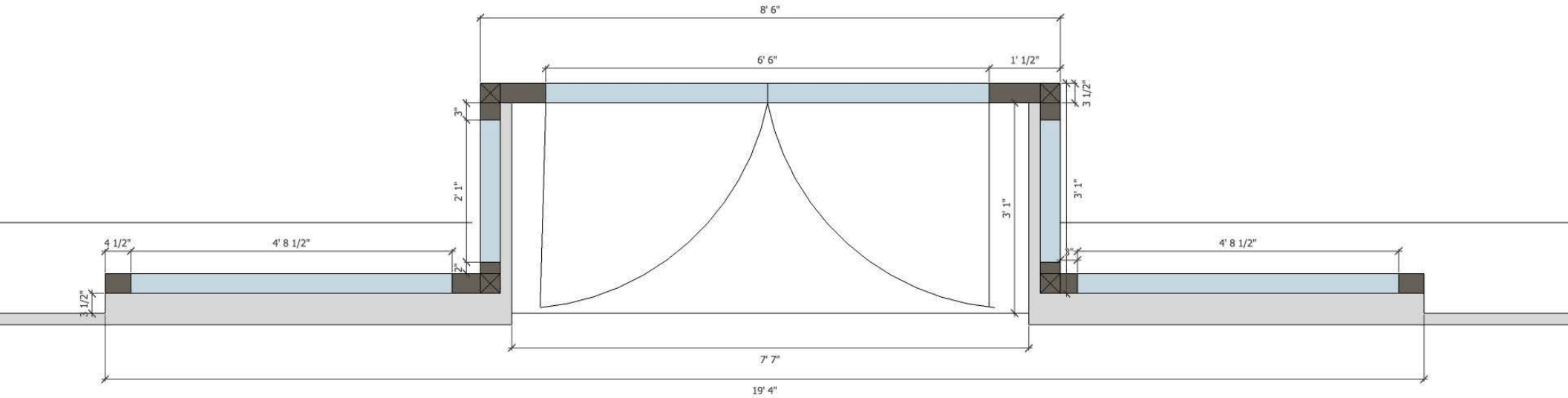
HOMEBREW SHOP
Say Hello
to My Little
Friend
Love your wine
CIDER HOUSE
BLICHMANN
ENGINEERING

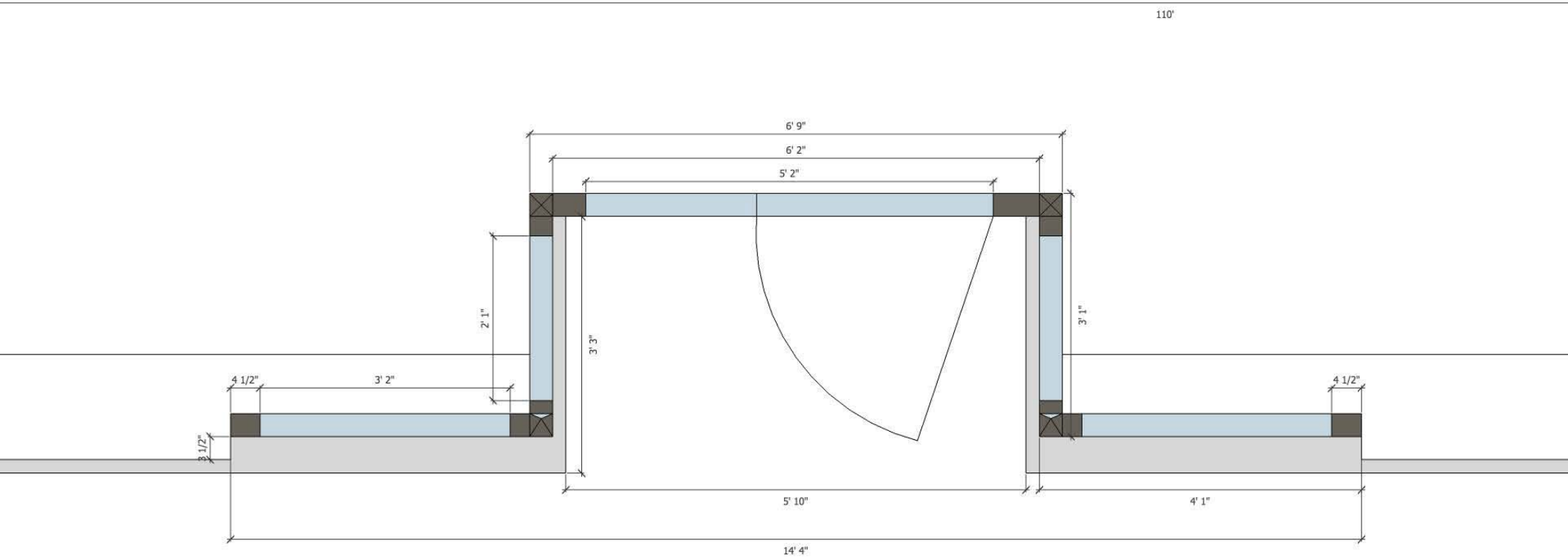
225 W. Main St.

Structural and Exterior remodel

James Hardie Lap siding and trim option


24'


8' 6"
6' 6"
1' 1/2"
3 1/2"
3"
2' 1"
3' 1"
3' 1"
4 1/2"
4' 8 1/2"
4' 8 1/2"
2"
3"
3 1/2"
7' 7"
19' 4"


110'
6' 9"
6' 2"
5' 2"
2' 1"
3' 3"
3' 1"
4 1/2"
3' 2"
4 1/2"
3 1/2"
5' 10"
4' 1"
14' 4"

225 W Main St.

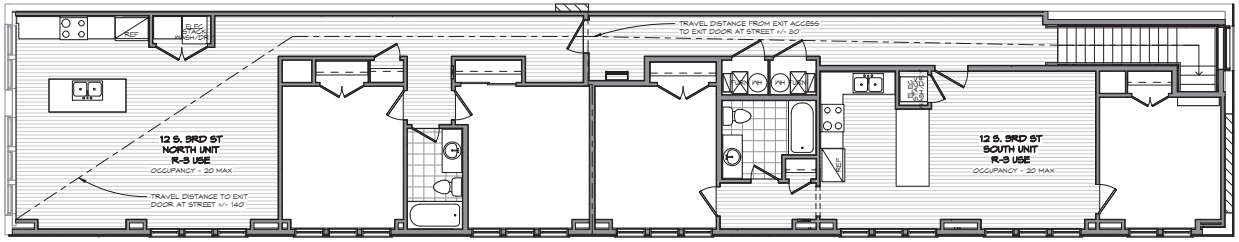
Structural and exterior remodel

James Hardie Board and Batten/trim option

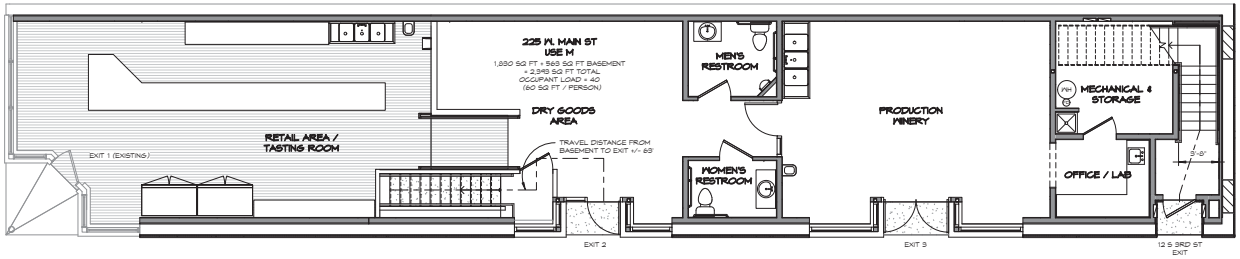
29 30 31 32 33 34 35 36 37 38 39 40 41 42 43

STANLEY
35ft
PAT. APP'D
NO. 339 TC

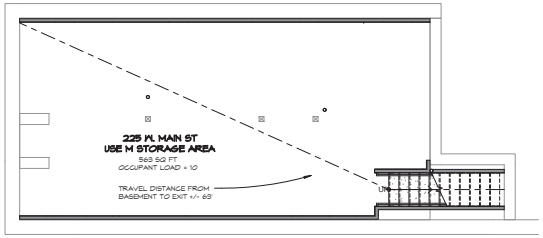
ALTERATIONS TO 225 W. MAIN STREET ST. CHARLES, ILLINOIS



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 - CBD-1 CENTRAL BUSINESS DISTRICT
USE: S-1 (MODERATE HAZARD STORAGE) BASEMENT
M (MERCHANTILE) FIRST FLOOR
R-3 (UP TO TWO APARTMENTS) SECOND FLOOR

BUILDING CODES, ORDINANCES AND REGULATIONS:
ILLINOIS ENERGY CONSERVATION CODE - USING ECC 2015
(INTERNATIONAL ENERGY CONSERVATION CODE) WITH
STATE OF ILLINOIS AMENDMENTS
2015 EBC (INTERNATIONAL EXISTING BUILDING CODE)
2015 IBC (INTERNATIONAL BUILDING CODE)
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRIC CODE, NFPA 70
2014 STATE OF ILLINOIS PLUMBING CODE
ILLINOIS ACCESSIBILITY CODE
NFPA LIFE SAFETY CODE 101
LOCAL REGULATIONS AND AMENDMENTS TO ALL CODES

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:
GROUND SNOW LOAD = 30 PSF
WIND LOADING= 25 PSF
SEISMIC DESIGN CATAGORY = B
OUTDOOR WINTER DESIGN TEMPERATURE = -5° F
AIR FREEZING INDEX= 2,000
MEAN ANNUAL TEMPERATURE= 48.5° F

CONSTRUCTION TYPE:
EXISTING CONSTRUCTION TYPE IIB (2 HR RATED EXT WALLS)
NON-COMBUSTIBLE EXTERIOR WALLS / INTERIOR ELEMENTS
OF ANY PERMITTED MATERIAL
PROPOSED CONSTRUCTION TYPE VB (NO RATING ON EXT WALLS)
STRUCTURAL ELEMENTS, EXTERIOR WALLS, INTERIOR ELEMENTS
OF ANY PERMITTED MATERIAL
EXISTING PARTY WALL FIRE RATING TO REMAIN

FIRE RATINGS AND SEPARATION DESIGN CRITERIA:
1. EXISTING EXTERIOR FIRE RATINGS TO REMAIN - NOT DETERMINED
2. NEW EXTERIOR WEST WALL - NO RATING REQUIRED DUE TO FIRE SEPARATION DISTANCE OF PUBLIC WAY IN EXCESS OF 30'
3. INTERIOR FLOOR AND WALL CONSTRUCTION TO PROVIDE 1 HR MIN RATING PLUS SMOKE BARRIERS AT THE FOLLOWING LOCATIONS:
   A. BETWEEN ALL TENANTS AND USES
   B. STAIRWAY SEPARATION R-3 USE TO M
   C. ALL MECHANICAL SHAFTS
4. CONTRACTOR TO FIRESTOP AND FIRE CAULK ALL OPENINGS PENETRATING RATED CONSTRUCTION
5. ROOFING MATERIAL TO BE CLASS A RATED - EXISTING ROOF CONSTRUCTION TO REMAIN, RATING UNDETERMINED

ENERGY CODE REGULATIONS AND RATINGS REQUIRED:
1. THESE PLANS HAVE BEEN PREPARED TO MEET OR EXCEED THE ENVELOPE REQUIREMENTS OF THE 2015 ECC 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 + R3.8 CONTINUOUS
   SLABS IN CONDITIONED SPACES: R-10 AT FOUNDATION WALL
3. NEW WINDOWS MAXIMUM U-FACTOR 0.45 AND SHGC OF 0.40
4. NEW ENTRY DOORS MAXIMUM U-FACTOR 0.71 AND SHGC 0.40
5. CONTRACTOR TO INSTALL A PERMANENT ENERGY CERTIFICATE VERIFYING THE INSTALLED INSULATION RATINGS, ETC ON THE ELECTRIC DISTRIBUTION PANEL

STRUCTURAL DESIGN LOADS:
USE R-3 EXISTING FLOORS - EXISTING CAPACITY UNDETERMINED
USE R-3 NEW FLOOR / STAIR LOAD = 40 PSF LL + DL
USE M WOOD FLOORS - EXISTING CAPACITY UNDETERMINED
USE M NEW FLOORS = 100 PSF LL + DL
ROOF - EXISTING CAPACITY UNDETERMINED
WIND LOAD FOR NEW EXTERIOR WALLS 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 (150 LB POINT LOAD ON INFILL COMPONENTS)

STRUCTURAL MATERIALS:
ALL VALUES ARE THE MINIMUM REQUIRED
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=875 PSI / Fv=135 PSI / Fc⊥=125 PSI (WITH GRAIN)
US SOUTHERN PINE STUD GRADE: E=1.4 MILLION PSI
Fb=750 PSI / Fv=175 PSI / Fc⊥=425 PSI (WITH GRAIN)
MANUFACTURED MATERIAL: WEYERHAUSER I-LEVEL OR ARCHITECT APPROVED EQUAL (FOLLOW ALL MANUFACTURER'S INSTRUCTIONS)

LVL BEAMS (NT)	PSL BEAMS (NT)	PSL COLUMNS (NT)
Fb=2,600 PSI	Fb=2,400 PSI	Fc=2,400 PSI
Fv=285 PSI	Fv=290 PSI	Fw=190 PSI
Fc=750 PSI	Fc=750 PSI	Fc=425 PSI
E=2.0 MILLION PSI	E=2.0 MILLION PSI	E=1.8 MILLION PSI

STEEL: 50 KSI (ALL CONNECTION DESIGN BY CONTRACTOR)
CONCRETE: 3,000 PSI FOUNDATIONS AND INTERIOR FLATWORK
4,000 PSI EXTERIOR FLATWORK (AIR ENTRAINED 5% TO 7%)

GENERAL NOTES:
1. 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 CLARIFICATION.
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. EMERGENCY EGRESS SHALL BE PROVIDED IN ALL SLEEPING AREAS, PROVIDING A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET (20" MIN WIDTH, 24" MIN HT) WITH A MAXIMUM SILL OPENING HEIGHT OF 44" ABOVE THE FINISHED FLOOR. ALL EGRESS OPENINGS SHALL BE OPERABLE WITHOUT THE USE OF KEYS, SPECIAL TOOLS OR KNOWLEDGE.
6. GLAZING SHALL COMPLY WITH IBC CODE CHAPTER 24 INCLUDING SAFETY GLASS ABOVE TUBS AND SURROUNDING SHOWERS; IN ANY DOOR AND WITHIN 24" OF A DOOR (IF THE BOTTOM EDGE IS 60" OR LESS ABOVE THE FLOOR); AT STAIRWAYS, RAILINGS AND SKYLIGHTS; AND IN ANY AREA REQUIRED BY THE CODE EVEN IF NOT SPECIFICALLY NOTED OR SHOWN ON DRAWINGS
7. STAIRWAYS SHALL COMPLY WITH IBC CODE CHAPTER 10 WITH A MAXIMUM RISER HEIGHT OF 7" FOR COMMERCIAL USES AND 7 3/4" FOR RESIDENTIAL; AND A MINIMUM TREAD DEPTH OF 11" PLUS A NOSING OF 3/4" TO 1 1/4" FOR COMMERCIAL USES AND 10" PLUS NOSING FOR RESIDENTIAL USES. 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.
8. RAMPS SHALL COMPLY WITH IBC CODE SECTION 1012 WITH A MAXIMUM SLOPE OF 1" IN 12" AND MAXIMUM RISE OF 30".
9. 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 WALL. HANDRAILS SHALL HAVE A DIAMETER OF 1 1/4" TO 2", CLEARANCE TO THE WALL OF 1 1/2" MIN.
10. 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.
11. CONTRACTOR TO PROVIDE ADDRESS NUMBERS ACCEPTABLE TO THE JURISDICTION.

DRAWING SHEET LIST

SHEET	SHEET NAME
A1	COVER SHEET AND OCCUPANCY PLANS
A2	DEMOLITION PLAN
A3	EXTERIOR ELEVATIONS
A4	FOUNDATION, BSMT & FIRST FLOOR PLANS
A5	SECOND FLOOR, ATTIC & ROOF PLANS
A6	CROSS SECTIONS, SCHEDULES
A7	STAIR/RAMP SECTIONS, INTERIOR ELEVATIONS
A8	WALL SECTIONS
S1	FRAMING PLANS
E1	SCHEMATIC ELECTRICAL PLANS

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1121 CHESHIRE AVENUE
NAPERVILLE, ILLINOIS 60540
630-202-8261
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
331-588-3536

ISSUED FOR BIDDING

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)

signed_____
license expires 11/30/2018
drawings A1-A8, S1, E1
dated 7/24/2017
Illinois Design Firm #184.006916

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REVISION SCHEDULE

ID	DATE	DESCRIPTION

ISSUE DATE	7/11/2017
DRAWN BY	PRL
CHECKED BY	PRL
PROJECT NUMBER	17006

COVER SHEET AND OCCUPANCY PLANS

A1

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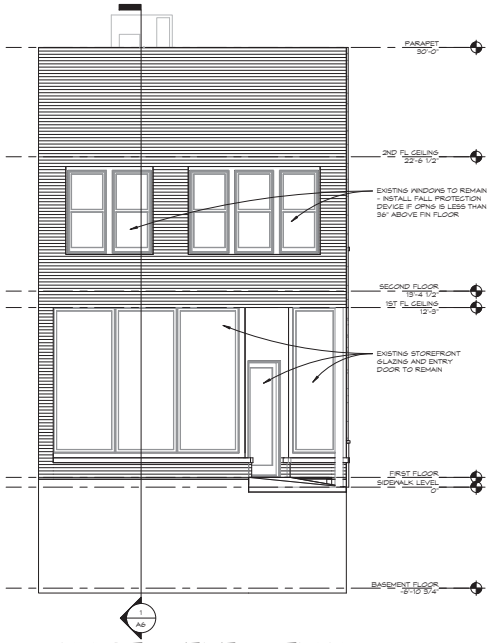
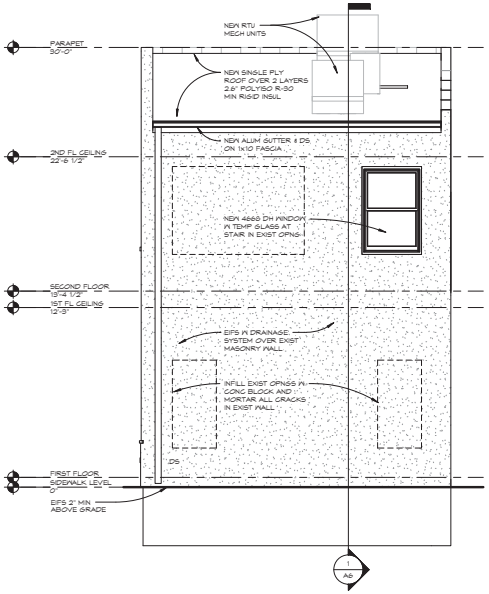


1 NORTH ELEVATION
1/4" = 1'-0"



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

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

LANKENAU
ARCHITECTURE P.C.
PRINCIPAL: PAUL R. LANKENAU, AIA, NCARB, LEED AP
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630-202-8261
www.lankenau-architecture.com

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REVISION SCHEDULE

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EXTERIOR ELEVATIONS

A3

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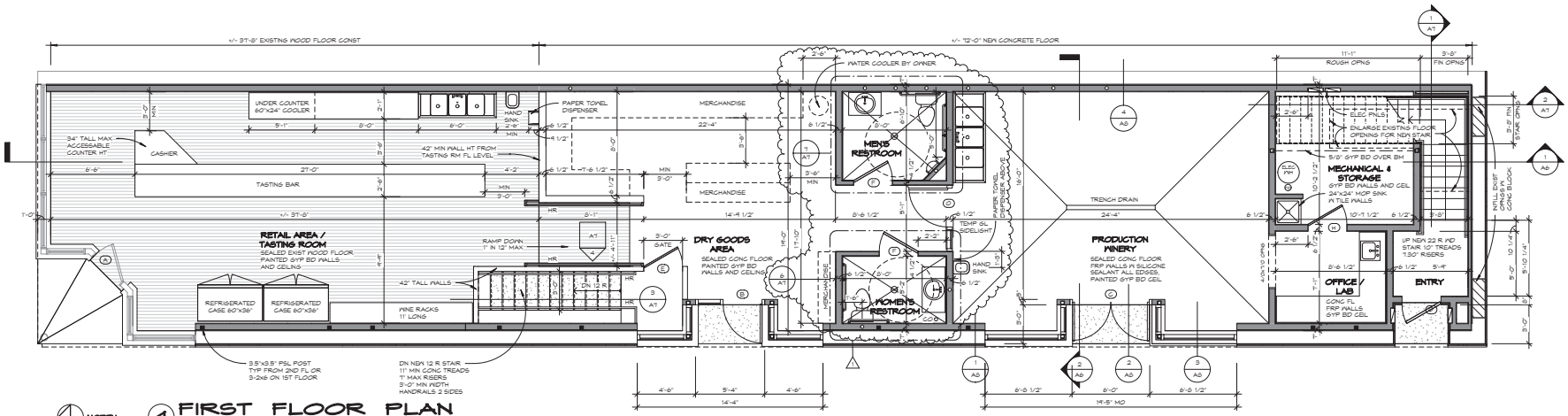
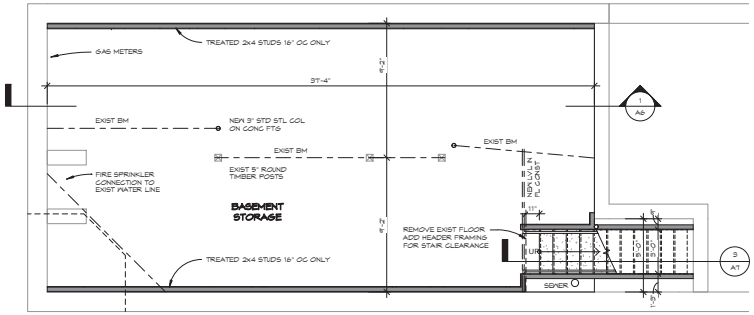
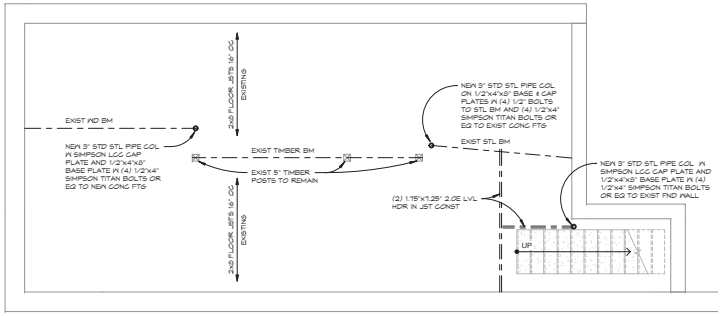


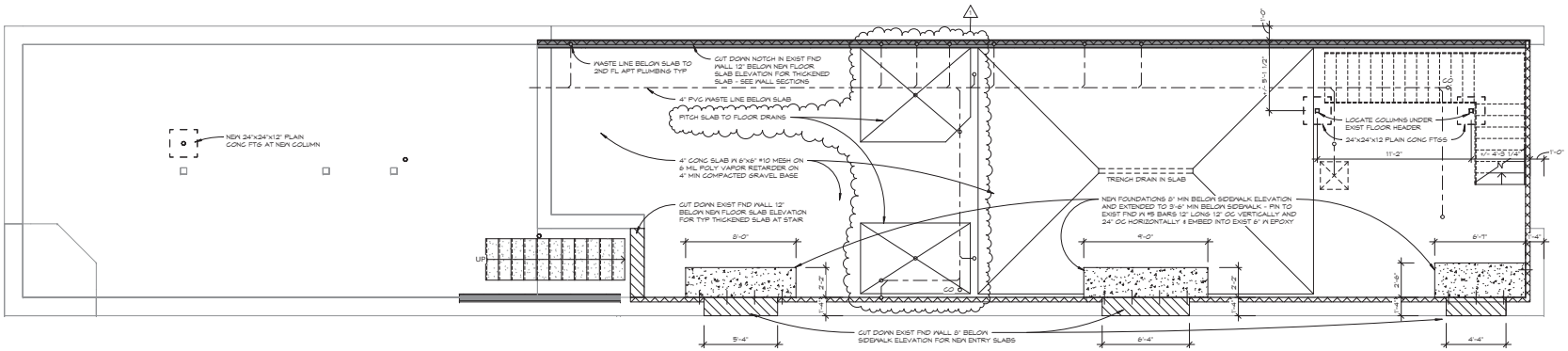
4 FIRST FLOOR PLAN
1/4" = 1'-0"



2 BASEMENT FLOOR PLAN
1/4" = 1'-0"



3 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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REVISION SCHEDULE

ID	DATE	DESCRIPTION
1	7/24/17	ADD RESTROOM

ISSUE DATE	7/11/2017
DRAWN BY	PRL
CHECKED BY	PRL
PROJECT NUMBER	17006

FOUNDATION, BSMT & FIRST FLOOR PLANS

A4

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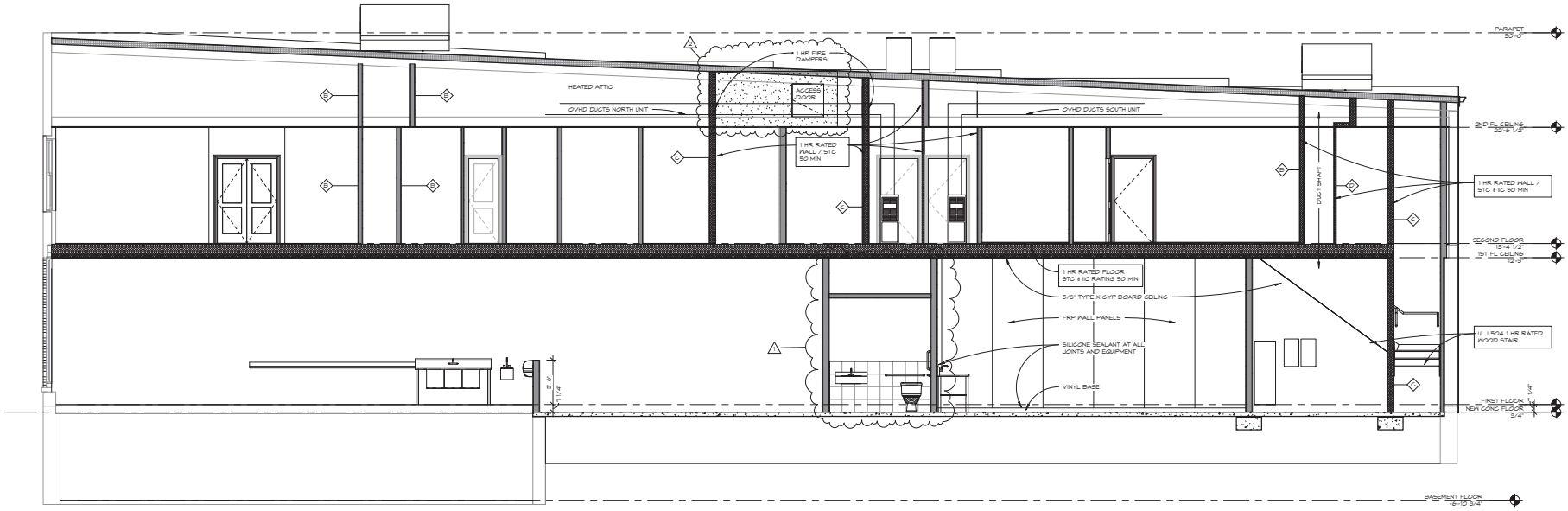


1 LONGITUDINAL SECTION
1/4" = 1'-0"

LIGHT AND VENT SCHEDULE OF APARTMENTS

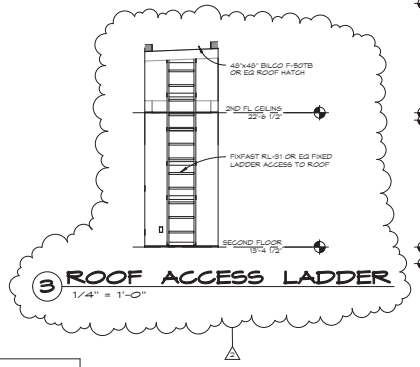
ROOM NUMBER	ROOM NAME	ROOM AREA (SF)	LIGHT REQ'D (8%)	LIGHT ACTUAL	VENT REQ'D (4%)	VENT ACTUAL	COMMENTS
N01	LIVING ROOM	234 SF	19 SF	*	10 SF	**	*COMBINED 35 SF LIGHT REQ'D/80.8 PROVIDED **18 SF VENT REQ'D/44.4 PROVIDED
N02	DINING AREA	101 SF	8 SF	*	4 SF	**	* ** COMBINED IN LIVING ROOM
N03	KITCHEN	48 SF	8 SF	*	4 SF	**	* ** COMBINED IN LIVING ROOM
N04	BEDROOM 1	145 SF	12 SF	30.3	6 SF	16.8	5.7 SF MIN EGRESS INDWS
N05	BEDROOM 2	141 SF	11 SF	30.3	6 SF	16.8	5.7 SF MIN EGRESS INDWS
N06	BATH	46 SF	4 SF	ARTIFICIAL	2 SF	MECHANICAL	8 fc MIN ARTIFICIAL LIGHT / 50 CFM EXHAUST FAN
S01	LIVING ROOM	206 SF	16 SF	*	8 SF	**	*COMBINED 28 SF LIGHT REQ'D/60.8 PROVIDED **14 SF VENT REQ'D/33.2 PROVIDED
S02	KITCHEN	136 SF	11 SF	*	5 SF	**	* ** COMBINED IN LIVING ROOM
S03	BEDROOM 1	141 SF	11 SF	30.3	6 SF	16.8	5.7 SF MIN EGRESS INDWS
S04	BEDROOM 2	121 SF	10 SF	20.2	5 SF	11.1	5.7 SF MIN EGRESS INDWS
S05	BATH	54 SF	4 SF	ARTIFICIAL	2 SF	MECHANICAL	8 fc MIN ARTIFICIAL LIGHT / 50 CFM EXHAUST FAN

ROOM FINISH SCHEDULE

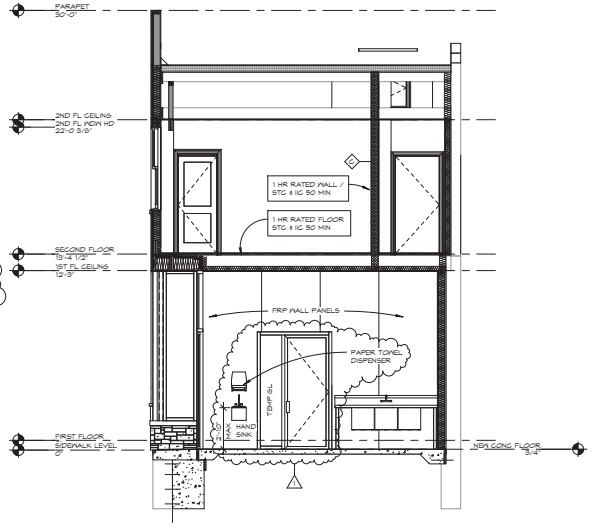
ROOM NUMBER	ROOM NAME	ROOM AREA (SF)	FINISH FLOOR	FINISH WALL	FINISH CEILING	CEILING HEIGHT	TRIM BASE	TRIM CASING	NOTES
B01	BASEMENT STORAGE	864 SF	CONCRETE	EXPOSED FND	GYP BD	8.1			
101	RETAIL AREA / TASTING ROOM	565 SF	WOOD	GYP BD	GYP BD	11.7	WOOD TRIM		WASHABLE SURFACES ABOVE AND BEHIND BAR. SILICONE SEAL ALL JOINTS
102	DRY GOODS AREA	304 SF	CONCRETE	GYP BD	GYP BD	12.2	WOOD TRIM	PAINTED WOOD	
103	MENS RESTROOM	93 SF	CONCRETE	GYP BD/4" TILE	GYP BD	4	TILE 4"	PAINTED WOOD	5 TILE WALLS, GYP BD ABOVE
104	WOMEN'S RESTROOM	41 SF	CONCRETE	GYP BD/4" TILE	GYP BD	4	TILE 4"	PAINTED WOOD	4 TILE WALLS, GYP BD ABOVE
105	PRODUCTION AREA	255 SF	EPOXY	FRP PANELS	GYP BD	12.2	VINYL	PAINTED WOOD	WASHABLE CEILING, SILICONE SEAL ALL JOINTS
106	OFFICE / LAB	61 SF	EPOXY	FRP PANELS	GYP BD	4	VINYL	PAINTED WOOD	
107	MECHANICAL & STORAGE	103 SF	EPOXY	GYP BD	GYP BD	12.2	VINYL	PAINTED WOOD	1 HR FIRE RATED CEILING TO STAIRS ABOVE
108	ENTRY	67 SF	TILE	GYP BD	GYP BD	12.2	WOOD TRIM	WOOD TRIM	
201	CORRIDOR	174 SF	WOOD	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
202	MECH-N	13 SF	METAL	GYP BD	GYP BD	4.2	METAL	WOOD TRIM	SEALED METAL PAN FLOOR IN 2" LIP AND FL DRAIN
203	MECH-S	13 SF	METAL	GYP BD	GYP BD	4.2	METAL	WOOD TRIM	SEALED METAL PAN FLOOR IN 2" LIP AND FL DRAIN
N01	LIVING ROOM	234 SF	WOOD	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
N02	DINING AREA	101 SF	WOOD	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
N03	KITCHEN	48 SF	WOOD	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
N04	BEDROOM 1	145 SF	CARPET	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
N05	BEDROOM 2	141 SF	CARPET	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
N06	BATH	46 SF	TILE	GYP BD/TILE	GYP BD	4.2	WOOD TRIM	WOOD TRIM	TILE WALLS IN TUB/SHOWER
N01	HALL	138 SF	WOOD	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
S01	LIVING ROOM	206 SF	WOOD	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
S02	KITCHEN	136 SF	WOOD	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
S03	BEDROOM 1	141 SF	CARPET	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
S04	BEDROOM 2	121 SF	CARPET	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	
S05	BATH	54 SF	TILE	GYP BD/TILE	GYP BD	4.2	WOOD TRIM	WOOD TRIM	TILE WALLS IN TUB/SHOWER
S06	HALL	34 SF	WOOD	GYP BD	GYP BD	4.2	WOOD TRIM	WOOD TRIM	

DOOR SCHEDULE

DOOR TYPE	DOOR SIZE	DR / FRAME MATL	FIRE RATING	DESCRIPTION	TYPE COMMENTS
A	EXISTING			EXISTING DOOR AND FRAME	
B	3'0" X 8'0" ALUM	ALUM / ALUM		3/0x8/0 THERMAL ALUM DR W LOW E CLEAR INSUL GLASS	HANDICAP THRESHOLD, CLOSER, EXT PULL, PADDLE DEADBOLT, WEATHERSTRIP
C	PR 3'0" x 8'0" ALUM	ALUM / ALUM		PR 3/0x8/0 THERMAL ALUM DR W LOW E CLEAR INSUL GLASS	HANDICAP THRESHOLD, CLOSERS, EXT PULLS, PADDLE DEADBOLT, HEAD & FOOT BOLTS, WEATHERSTRIP
D	3'0" x 6'8" x 1 3/4"	MTL / WOOD		3/0x6/8 EXT RATED INSUL MTL DOOR	HANDICAP THRESHOLD, CLOSER, ELEC LOCKSET, PADDLE DEADBOLT, WEATHERSTRIP
E	3'0" x 3'6" H GATE	MTL / WOOD		3/0x3/6 MTL GATE	SPRING HINGE CLOSER
F	3'0" x 7'0"			3/0x7/0 DOOR	LOCKSET, CLOSER
H	3'0" x 7'0"	WOOD / WOOD		3/0x7/0 DOOR	LOCKSET
J	3'0" x 8'8" x 1 3/4"	WOOD / WOOD	60 MIN	3/0x8/8 60 MIN RATED DOOR AND FRAME	LOCKSET, CLOSER, WEATHERSTRIP, SWEEP
K	2'8" x 8'8"	WOOD / WOOD		2/8x8/8 DOOR	LOCKSET
L	2'8" x 8'8"	WOOD / WOOD		2/8x8/8 DOOR	LOCKSET
M	2'8" x 8'8"	WOOD / WOOD		2/8x8/8 DOOR	LATCHSET
N	2'8" x 8'8"	WOOD / WOOD		2/8x8/8 DOOR	LATCHSET
O	3'0" x 8'0" ALUM	ALUM / ALUM		3/0x8/0 ALUM DR W CLEAR TEMP GLASS	HANDICAP THRESHOLD, CLOSER, ELEC LOCKSET, PADDLE DEADBOLT, WEATHERSTRIP
P	2'8" x 8'8"	WOOD / WOOD		2/8x8/8 DOOR	LATCHSET
Q	PR 1'8" x 8'8"	WOOD / WOOD		PR 1/8x8/8 DOORS	
R	PR 2'0" x 8'8"	WOOD / WOOD		PR 2/0x8/8 DOORS	
S	PR 2'4" x 8'8"	WOOD / WOOD		PR 2/4x8/8 DOORS	
T	PR 2'8" x 8'8"	WOOD / WOOD		PR 2/8x8/8 BI-PASS DOORS	BI-PASS HDWR
U	3'0" x 8'0" x 1 3/4"	WOOD / WOOD	60 MIN	3/0x8/0 60 MIN RATED DOOR AND FRAME	LOCKSET, CLOSER, WEATHERSTRIP, SWEEP



3 ROOF ACCESS LADDER
1/4" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"

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630-202-8261
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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

ISSUED FOR BIDDING

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)

signed
license expires 11/30/2018
drawings A1-A8, S1, E1
dated 7/24/2017
Illinois Design Firm #184.006916

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REVISION SCHEDULE

ID	DATE	DESCRIPTION
1	7/24/17	ADD RESTROOM
2	7/24/17	ROOF ACCESS

ISSUE DATE	7/11/2017
DRAWN BY	PRL
CHECKED BY	PRL
PROJECT NUMBER	17006

CROSS SECTIONS, SCHEDULES

A6

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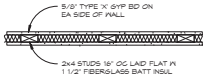
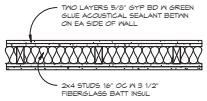


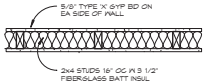
UL #U338 1 HR RATED WALL
STC & IIC RATING 50 MIN

10 TYPE D FIRE PARTITION
1" = 1'-0"



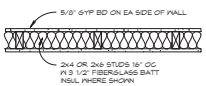
UL #U305 1 HR RATED WALL
STC AND IIC RATING 50 MIN

9 TYPE C FIRE PARTITION
1" = 1'-0"



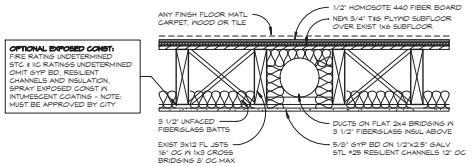
UL #U305 1 HR RATED WALL

8 TYPE B FIRE PARTITION
1" = 1'-0"



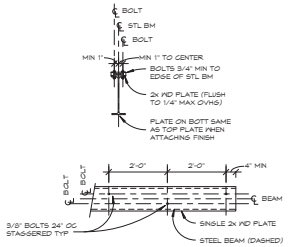
NON-RATED WALL

7 TYPE A WALL
1" = 1'-0"



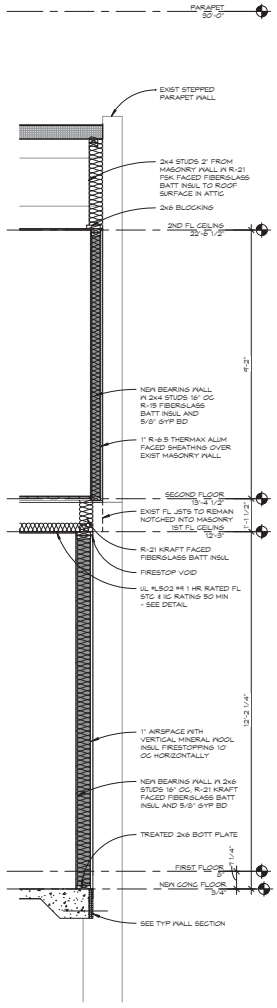
UL #U302 1 HR RATED
STC AND IIC RATING 50 MIN

6 TYP 1 HR FLOOR CONST
1" = 1'-0"

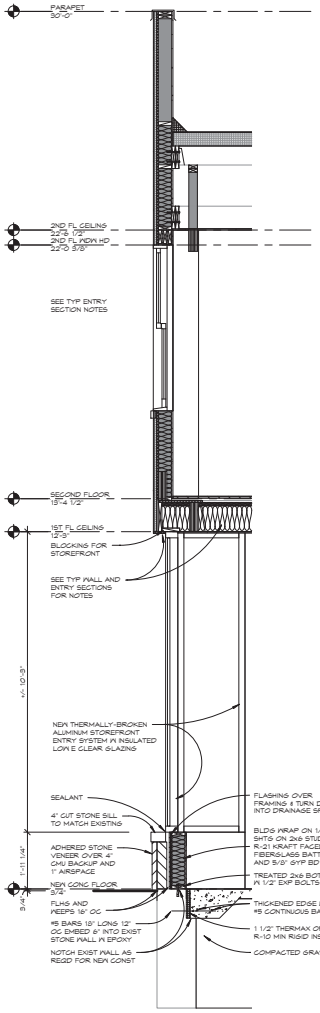


WOOD PLATE ATTACHMENT TO STEEL BEAM TYP

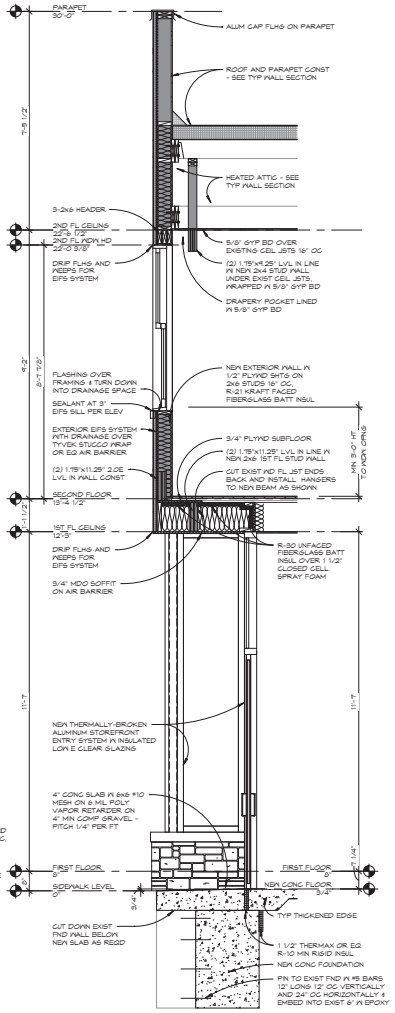
5 TYP STL BM DETAIL
1/2" = 1'-0"



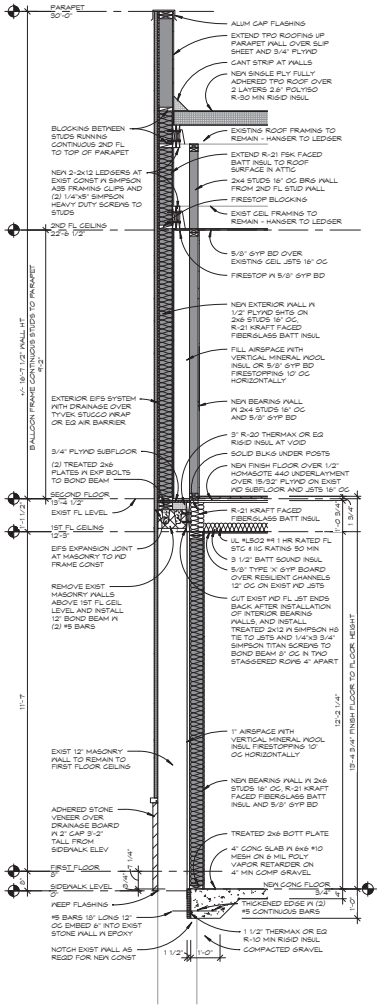
4 EAST WALL SECTION
1/2" = 1'-0"



3 STOREFRONT SECTION
1/2" = 1'-0"



2 ENTRY WALL SECTION
1/2" = 1'-0"



1 TYP WEST WALL SECTION
1/2" = 1'-0"

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CONTRACTOR:
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signed
license expires 11/30/2018
drawings A1-A8, S1, E1
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REVISION SCHEDULE

ID	DATE	DESCRIPTION

ISSUE DATE	7/11/2017
DRAWN BY	PRL
CHECKED BY	PRL
PROJECT NUMBER	17006

WALL SECTIONS

A8

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT/CITY OF ST. CHARLES (630) 377-4443

APPLICATION INFORMATION

Permit #: 17 -- 25265 Date Submitted: 6 / 19 / 17 COA # 17 -- 28

Address of Property: 225 W. Main st.

Applicant: Ed Seaman

Use of Property: ☑ Commercial, business name: HomeBrew shop

☐ Residential ☐ Other: _____

Type of Work (Check All That Apply):

☑ Exterior Alteration/Repair
- ☑ Windows
- ☑ Doors
- ☐ Siding - Type: _____
- ☐ Masonry Repair
- ☐ Other_____

☐ Awnings/Signs

☐ New Construction
- ☐ Primary Structure
- ☐ Additions
- ☐ Deck/Porch
- ☐ Garage/Outbuilding
- ☐ Other_____

☐ Demolition
- ☐ Primary Structure
- ☐ Garage/Outbuilding
- ☐ Other_____

☐ Relocation of Building

Description:

Façade Improvement Project - per attached plans.

EIFS or portland cement stucco is acceptable.

~~[illegible]~~ Knee wall stone per previous COA approval.
Aluminum storefronts.

HISTORIC COMMISSION APPROVAL

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) authorizing the issuance of a building permit for the proposed work in accordance with the attached plans and any approval conditions, if attached hereto.

Chairman Signature

6.21.2017
Date

Approved:
- ☐ As presented
- ☑ Subject to conditions
- ☐ Complete project scope only (all elements must be included)

CONDITIONS OF COA APPROVAL

1. Kneewall to be level across west elevation.
2. Transom windows to be provided above storefront windows & doors on west elevation.
3. 2nd floor windows to be 3-window mulled units, to match front windows.
4. Middle door on west elevation to be balanced - either door only or sidelights on ~~either~~ both sides of door.
5.
6.
7.
8.
9.
10.

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 Terms and Conditions.

Print Name: Ed Seaman

Signature: Ed Seaman Date: 6/21/17

Company: HomeBrewShop

Applicant/Agent is (check all that apply):

- ☐ Permit Applicant
- ☐ Property Owner
- ☐ Business Tenant
- ☐ Project contractor
- ☐ Architect/Designer

Historic Preservation Certificate of Appropriateness (COA) Terms and Conditions

If you have any questions on the information listed below, contact the City of St. Charles Planning Division at 630-377-4443.

General Conditions:

1. The person signing the COA 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 Certificate of Appropriateness, 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.

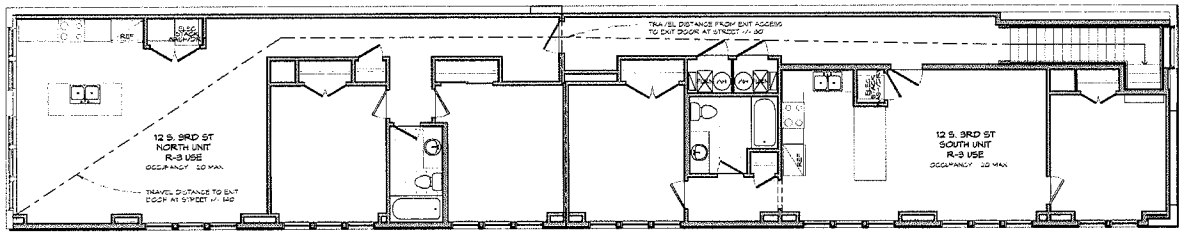
2. Contact the City of St. Charles Planning Division immediately- 630-377-4443. City staff can contact the Historic Preservation Commission Chairman to seek direction. If the issue is of an urgent nature, a special commission meeting can be scheduled at the discretion of the Chairman. The Historic Commission 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.

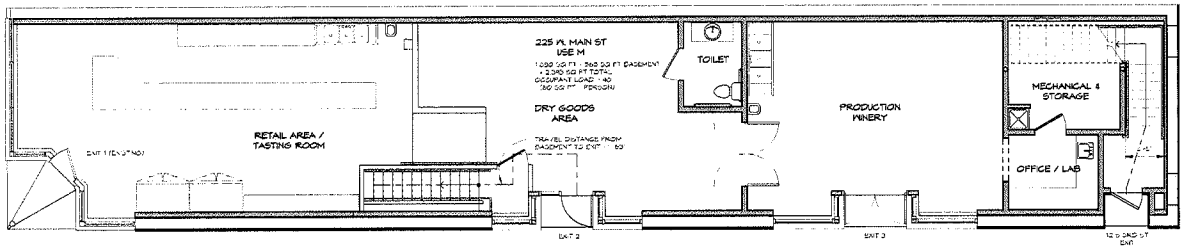
4. In the event that any structural elements or historic features must be, or have been removed or dismantled for safety reasons:

    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.

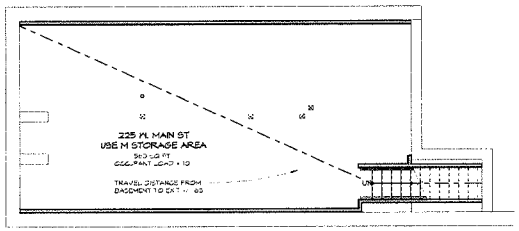
ALTERATIONS TO
225 W. MAIN STREET
ST. CHARLES, ILLINOIS



(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 = DOWNTOWN CENTRAL BUSINESS DISTRICT
USE: 3 (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 USING 2015 INTERNATIONAL ENERGY CONSERVATION CODE (ILLINOIS STATE OF ILLINOIS AMENDMENTS)
2015 EEC (INTERNATIONAL EXISTING BUILDING CODE)
2015 BC (INTERNATIONAL BUILDING CODE)
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRIC CODE NFPA 70
2014 STATE OF ILLINOIS PLUMBING CODE
ILLINOIS ACCESSIBILITY CODE
NFPA LIFE SAFETY CODE 101
LOCAL REGULATIONS AND AMENDMENTS TO ALL CODES

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:
WIND SNOW GROUND = 30 PSF
AND LOADING: 25 PSF
SEISMIC DESIGN CATAGORY: B
OUTDOOR WINTER DESIGN TEMPERATURE = 0° F
MAX INDOOR HUMIDITY 50%
MEAN ANNUAL TEMPERATURE: 49.5° F

CONSTRUCTION TYPE:
EXISTING CONSTRUCTION TYPE 1B (1 HR RATED EXT WALLS)
NON-COMBUSTIBLE EXTERIOR WALLS / INTERIOR ELEMENTS OF ANY PERMITTED MATERIAL
PROPOSED CONSTRUCTION TYPE VB (NO RATING ON EXT WALLS)
COMBUSTIBLE ELEMENTS, EXTERIOR WALLS, INTERIOR ELEMENTS OF ANY PERMITTED MATERIAL
EXISTING PARTY WALL FIRE RATING TO REMAIN

FIRE RATINGS AND SEPARATION DESIGN CRITERIA:
1 EXISTING ENTER ON FIRE RATINGS TO REMAIN = NOT DETERMINED
2 NON EXTERIOR ADJT WALL: NO RATING REQUIRED DUE TO FIRE SEPARATION DISTANCE OF PUBLIC WAY IN ACCESS OF 30'
3 INTERIOR FLOOR AND WALL CONSTRUCTION TO PROVIDE 1 HR MIN RATING PLUS SHOPE BARRIERS AT THE FOLLOWING LOCATIONS
A ESTABLISH ALL TENANTS AND USES
NOTE: EXISTING R-3 2ND FLOOR DOWNTOWN AND TENANT INFORMATION TO REMAIN - RATINGS UNDETERMINED
B 2' AIRWAY SEPARATION R 3 USE TO M
C ALL MECHANICAL SHAFTS
4 CONTRACTOR TO PROTECT AND FIRE CAULK ALL OPENINGS PENETRATING RATED CONSTRUCTION
5 ROOFING MATERIAL TO BE CLASS A RATED - EXISTING ROOF CONSTRUCTION TO REMAIN RATING UNDETERMINED

ENERGY CODE REGULATIONS AND RATINGS REQUIRED:
1 THESE PLANS HAVE BEEN PREPARED TO MEET OR EXCEED THE ENVELOPE REQUIREMENTS OF THE 2015 EEC AS REQUIRED BY THE STATE OF ILLINOIS PRESCRIPTIVE REQUIREMENTS
2 MINIMUM PRESCRIPTIVE INSULATION R-VALUES
ROOF: R-30 CONTINUOUS
NON EXTERIOR WALLS: INSULATED NO BUILDING ABUTTING R-20 (BETWEEN STUDS OR R-13 BETWEEN STUDS + R-5 CONTINUOUS
GRADE 1 CONDITIONED SPACES R-10 AT FOUNDATION WALL
3 NON HINGING MINIMUM U-FACTOR 0.45 AND SHGC OF 0.40
4 NON ENTRY DOORS MINIMUM U-FACTOR 0.77 AND SHGC 0.40
5 CONTRACTOR TO INSTALL A PERMANENT ENERGY CERTIFICATE PER PTIO THE INSTALLED INSULATION RATINGS ETC ON THE ELECTRICAL DISTRIBUTION PANEL

STRUCTURAL DESIGN LOADS:
USE R-3 EXISTING FLOORS - EXISTING CAPACITY UNDETERMINED
USE R-3 NON STACK LOAD: 40 PSF LL + DL
USE M WOOD FLOORS - EXISTING CAPACITY UNDETERMINED
USE M NON FLOORS + 100 PSF LL + DL
ROOF - EXISTING CAPACITY UNDETERMINED
AND LOAD FOR NON EXTERIOR WALLS ONLY - 20 PSF
GUARDRAILS AND HANDRAILS - 200 LB LOAD AT ANY POINT ALONG THE TOP (150 PER ON ALL COMPONENTS)

STRUCTURAL MATERIALS
ALL VALUES ARE THE MINIMUM REQUIRED
FLOORS (INCLUDES HEADERS, RAFTERS)
CANADIAN SPF #1/#2 E = 1.4 MILLION PSI / FB = 1125 PSI
(E = 675 PSI BASE (1.000 PER REPETITIVE MEMBERS)
STUDS (REPETITIVE MEMBERS)
CANADIAN SPF STUD GRADE E=1.2 MILLION PSI
FB=875 PSI / FV=135 PSI / FC=725 PSI (NON-SHEAR)
SOUTHERN PINE STUD GRADE E = 1.4 MILLION PSI
FB=1175 PSI / FV=175 PSI / FC=625 PSI (NON-SHEAR)
MANUFACTURED MATERIAL (VERSA-LAM, LVL, ETC. OR ARCHITECT APPROVED EQUAL (FOLLOW ALL MANUFACTURER'S INSTRUCTIONS)

LVL BEAMS (INT)	PSL BEAMS (INT)	PSL COLUMNS (INT)
FB=2,000 PSI	FB=2,900 PSI	FB=2,400 PSI
FV=285 PSI	FV=290 PSI	FV=290 PSI
FC=750 PSI	FC=750 PSI	FC=625 PSI
E=2.0 MILLION PSI	E=2.0 MILLION PSI	E=1.6 MILLION PSI

STEEL: 50 KSI (ALL CONNECTION DESIGN BY CONTRACTOR)
CONCRETE: 3,000 PSI FOUNDATIONS AND INTERIOR PLATFORMS
AIR ENTRAINED FROM 5.5 TO 7%
4,000 PSI EXTERIOR PLATFORMS (AIR 3% MIN)

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NAPERVILLE, ILLINOIS 60540
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NOT FOR CONSTRUCTION

signed _____
license expires 11/30/2018
drawing _____
dated _____
Illinois Design Firm #184.000916

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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

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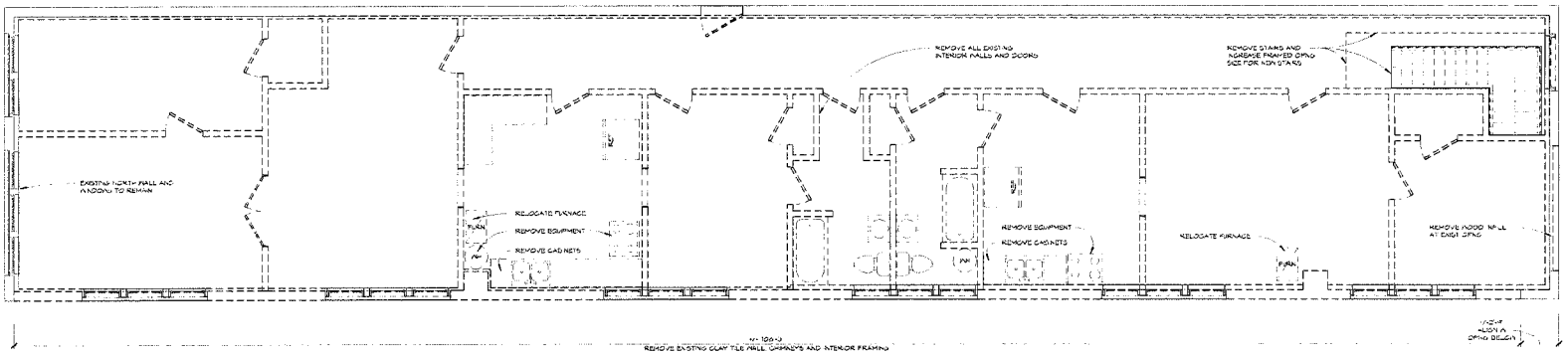
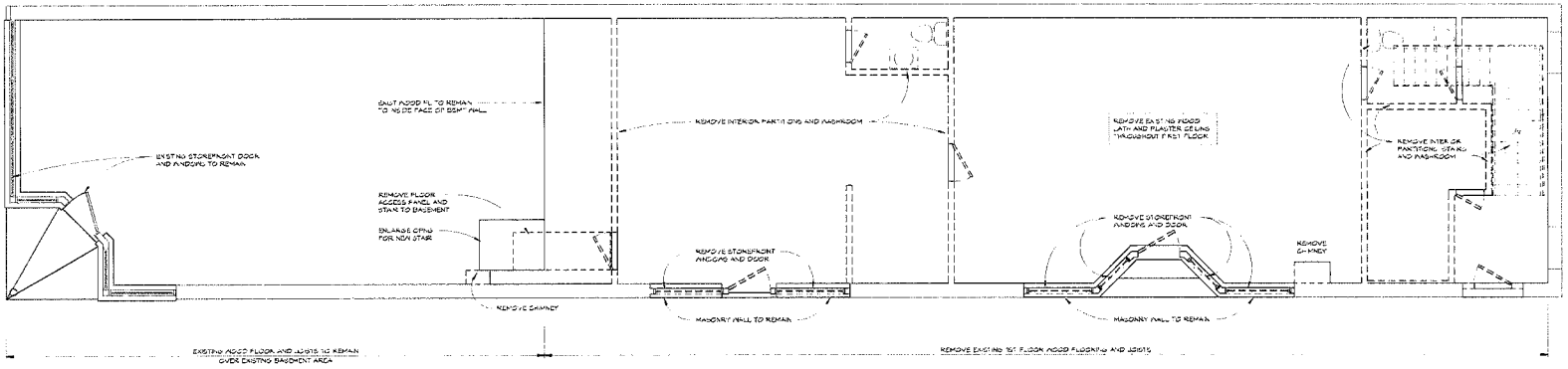
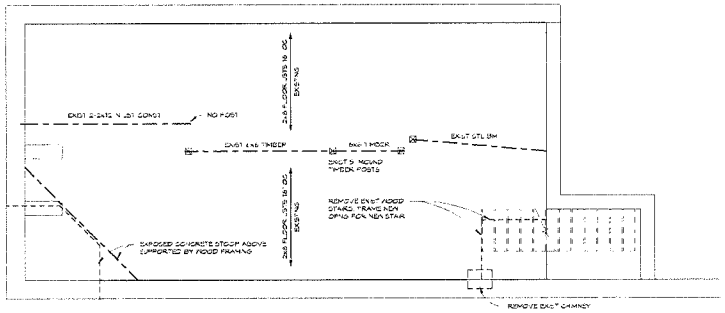


2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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



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

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Creative Design Excellence
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NAPERVILLE, ILLINOIS 60540
630-202-8261
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
331-588-3536

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DEMOLITION PLAN

A2

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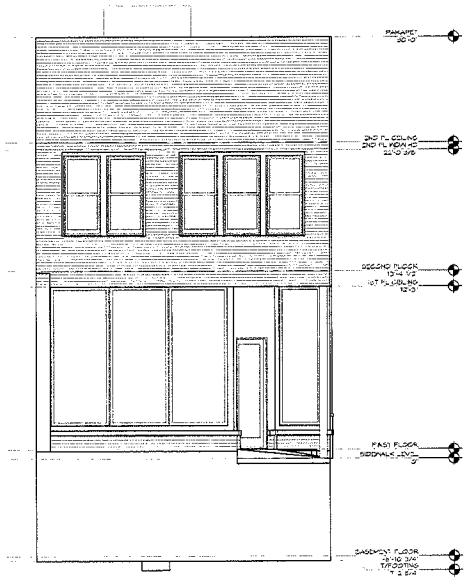
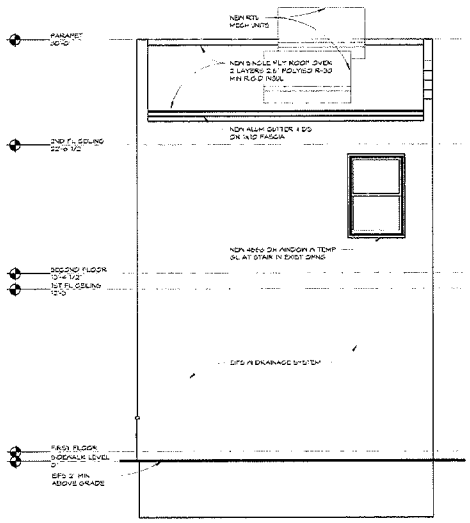


1 NORTH ELEVATION
1/4" = 1'-0"



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

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

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ELEVATIONS

A3

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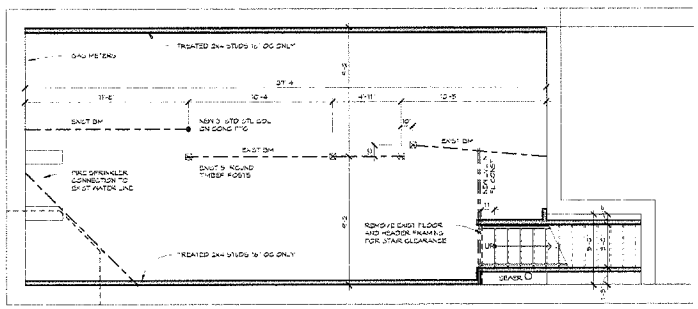
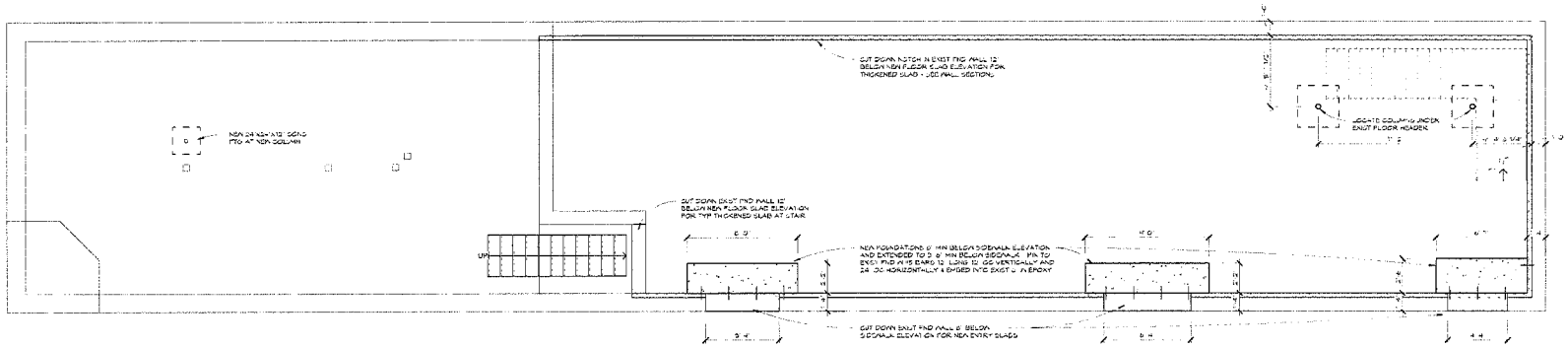


2 BASEMENT FLOOR PLAN

1/4" = 1'-0"



1 FOUNDATION PLAN

1/4" = 1'-0"

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FOUNDATION AND BASEMENT PLANS

A4

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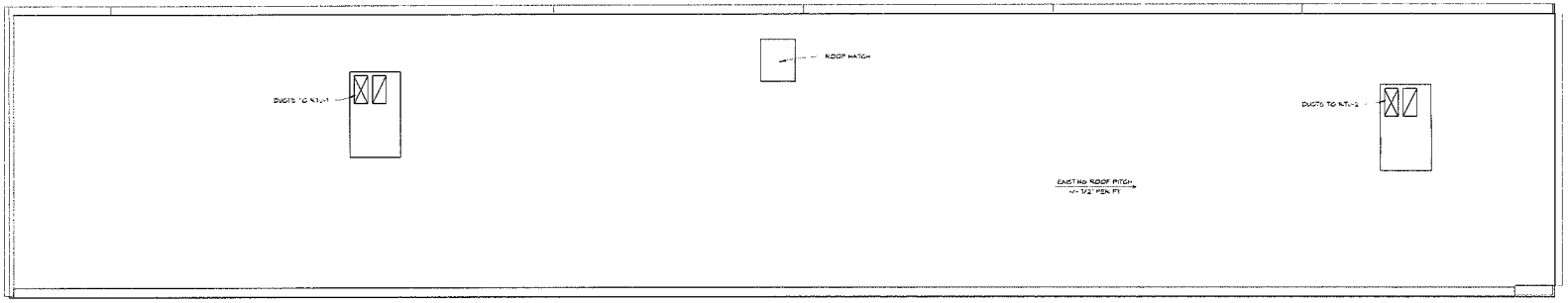
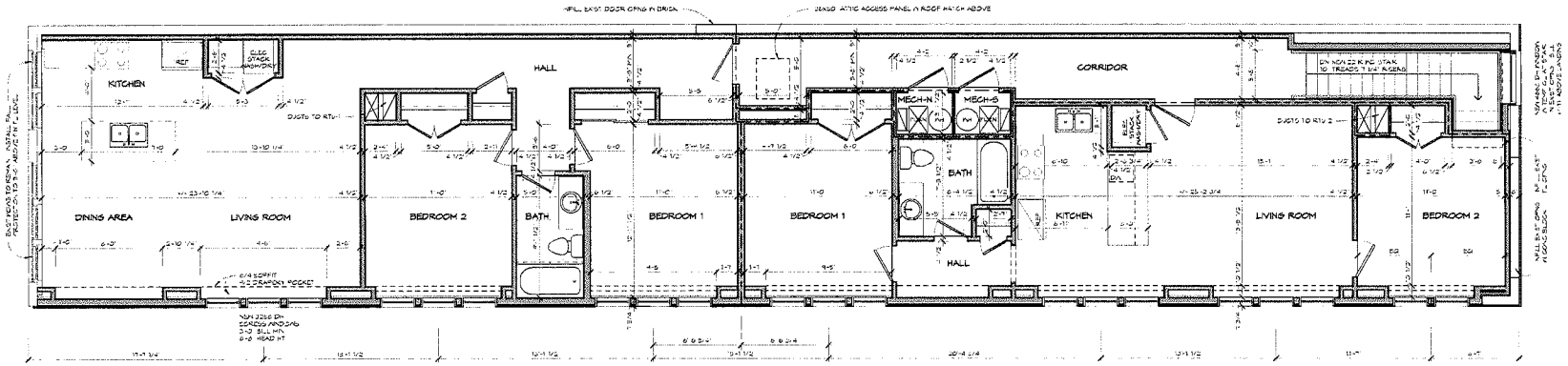
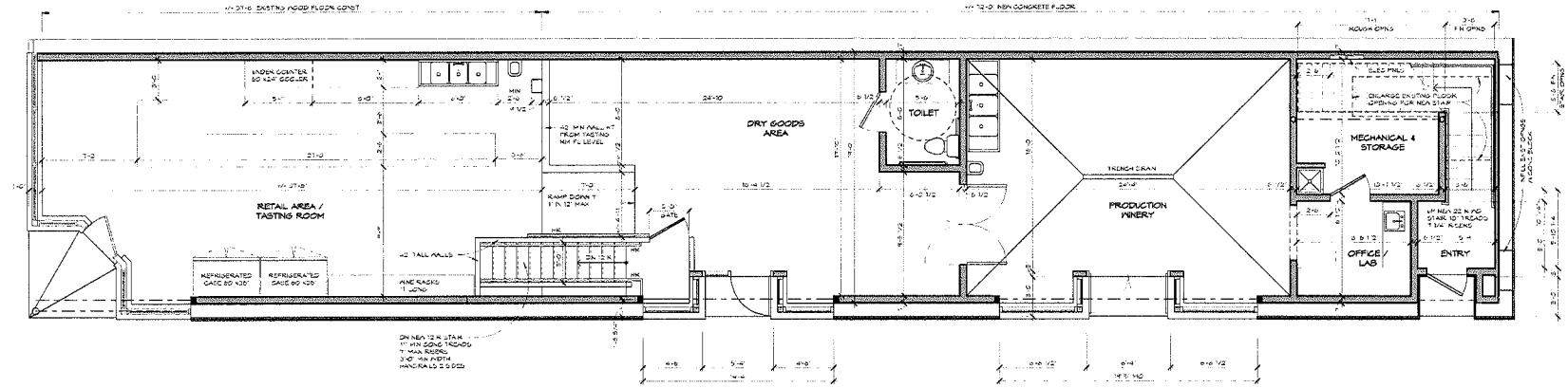


3 ROOF PLAN
1/4" = 1'-0"



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



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

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FLOOR AND ROOF PLANS

A5

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