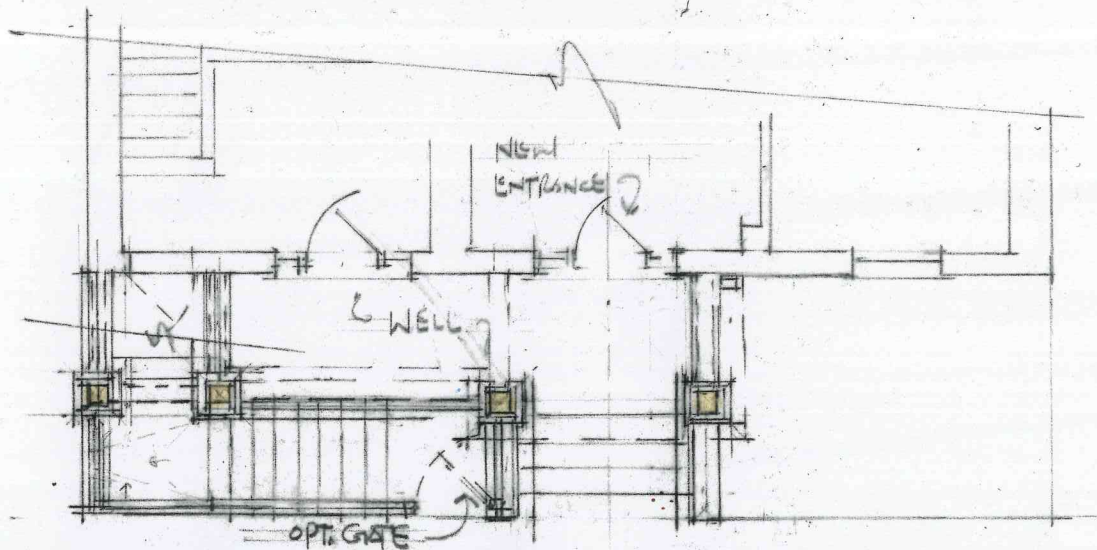
		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA: 314 W. Main St. (façade improvement project)		
		Proposal:		Reconfigure front entrances to building		
		Petitioner:		Al Justiniano		
		Please check appropriate box (x)				
		PUBLIC HEARING			MEETING 3/5/14	X
AGENDA ITEM CATEGORY:						
X	Certificate of Appropriateness (COA)			Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
ATTACHMENTS:						
Approved elevation (Labeled as Option A)						
Drawings of proposed façade improvement						
Photos of the building						
EXECUTIVE SUMMARY:						
<p>The Commission recommended approval of a Façade Improvement Grant for this project on 3/20/13 and a grant agreement was approved by the City Council on 5/20/13. The applicant is now moving forward with the project and has requested a COA.</p> <p>At the 2/19/14 meeting, the Commission approved a COA based on original flat roof design that was approved with the Façade Grant, vs. the gable roof option that is now proposed. The Commission stated that the applicant could return if they wished to pursue the gable design. The Commission felt the gable design added too many geometric shapes (rectilinear facade, arch window over the door, triangular gables) to the façade and referenced similar architectural examples where no more than two of these shapes were used.</p> <p>Staff communicated this information to the applicant. The applicant and his architect would still like to pursue the gable design and will attend the meeting to discuss with the Commission.</p>						
RECOMMENDATION / SUGGESTED ACTION:						
Provide feedback and recommendations on the façade improvement modifications and COA.						



PROPOSED ALTERATIONS - 314 W. MAIN - ST. CHARLES, IL. - PRELIM. DESIGN 2-10-13
 FOR MR. AL JUSTINIANO BY: MARSHALL ARCHITECTS

CURBS 2

[illegible]

ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYERS SHALL ASCERTAIN THAT THE EMPLOYERS HAVE ADEQUATE SAFETY POLICIES AND PROCEDURES, AND THAT THE EMPLOYERS ARE TRAINED IN SAFETY PRACTICES AND MEET ALL CONCERNED REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR SHALL INDICATE SATISFACTION CONCERNING THE SAFETY OF THE WORK. IF AT ANY TIME DURING THE COURSE OF THE WORK IT BECOMES APPARENT THAT IMMEDIATE AND UNWAIVER ACTION IS NECESSARY, OR IF OTHER SAFETY CONDITIONS FOR LIFE AND PROPERTY ARE RELATED TO HIS ACTIVITY, IF THE WORK OF OTHER PARTIES OUTSIDE OF THE ORGANIZATION IS UPON INSPECTION FOUND AT ANY TIME TO BE IN VIOLATION OF ANY OF THE ABOVE MENTIONED SAFETY REGULATIONS, THE CONTRACTOR SHALL IMMEDIATELY STOP THE BEGINNING OF WORK, SHALL INDICATE SATISFACTION WITH CONDITIONS AND ACCORDANCE OF THEIR RESPONSIBILITIES.

THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR A RESPONSIBILITY IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS CONNECTION WITH THE WORK; AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWING OR CONTRACT DOCUMENTS.

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BASED ON ASSUMPTIONS THAT COULD NOT BE VERIFIED, DUE TO THE FACT THAT THE REMODELING OF THIS EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS. THE CLIENT AGREES TO ACCEPT THE RISK OF INADEQUATE OR INCOMPLETE WORK WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE CLIENT AGREES TO THE FULLEST EXTENT OF THE ATTORNEY'S LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING ANY AND ALL CLAIM, LIABILITY OR COST INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE FOR INJURY OR ECONOMIC LOSS ARISING OR ALLEGEDLY ARISING OUT OF THE EXISTING CONDITIONS OR COSTS ATTRIBUTABLE TO THE LACK OF KNOWLEDGE OF EXISTING CONDITIONS.

[illegible]

ALL HINGES SHALL BE RATED FOR HEAVY DUTY COMMERCIAL USE.

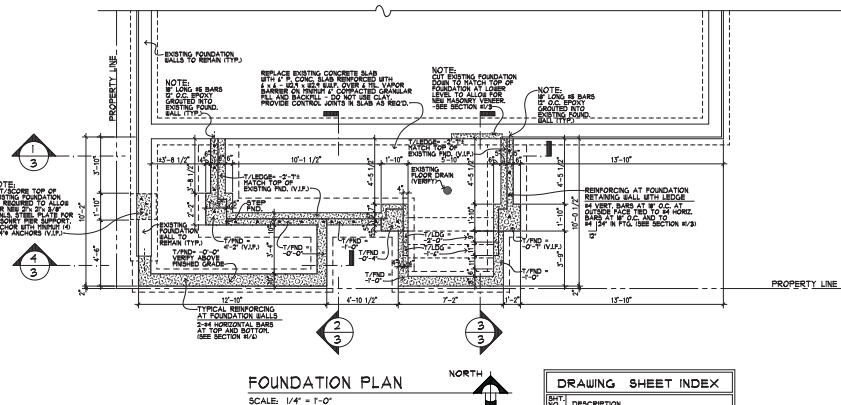
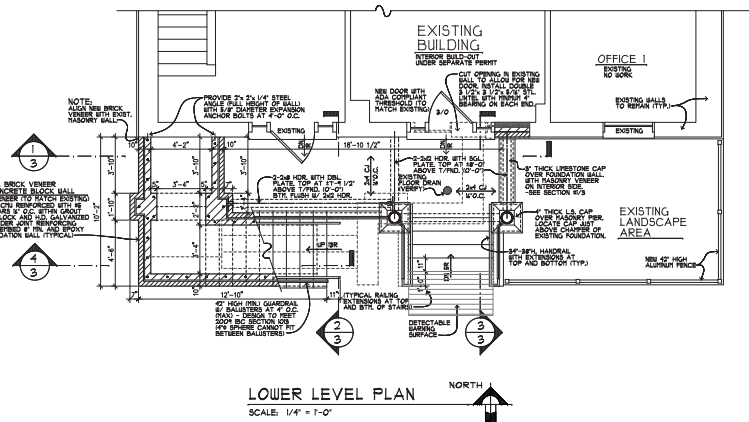
ACCESSIBLE DOOR HARDWARE (CLOSERS, HANDLES, ETC.) SHALL MEET THE FOLLOWING:

ALL HARDWARE ON ACCESSIBLE DOORS (HANDLES, PULLS, LATCHES, LOCKS, ETC.) SHALL BE EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

POCKET DOOR HARDWARE SHALL BE EXPOSED AND USABLE ON BOTH SIDES WHEN DOOR IS FULLY OPEN.

THE MAXIMUM FORCE FOR PUSHING OR PULLING A DOOR SHALL BE:

EXTERIOR HINGED DOORS	--- 5 LBS.
INTERIOR HINGED DOORS	--- 8 LBS.
POCKET DOORS	--- 15 LBS.



DRAWING SHEET INDEX	
SHT. NO.	DESCRIPTION
1	FOUNDATION PLAN, LOWER & UPPER LEVEL PLANS AND GENERAL NOTES
2	ROOF PLAN AND ELECTRICAL PLANS
3	ELEVATIONS AND SECTIONS
SHEETS AS LISTED ABOVE WERE PREPARED UNDER ARCHITECTS SUPERVISION.	

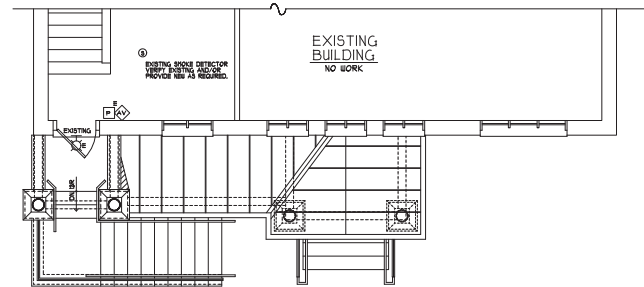
ALARM SYSTEM SCHEDULE	
	ALARM STROBE LIGHT AND HORN
	ALARM STROBE LIGHT ONLY
	MANUAL PULL STATION AT 42" APP.

NOTE:
ALARM SYSTEM IS EXISTING.
REPLACE, RELOCATE OR PROVIDE
NEW AS REQUIRED TO MEET CODE.
VERIFY WITH FIRE DEPARTMENT.

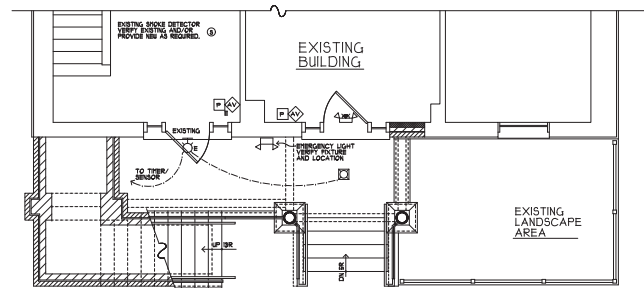
NOTE:
ELECTRICAL LIGHTING, SWITCHES
AND RECEPTACLES ARE EXISTING.
REPAIR, RELOCATE OR PROVIDE NEW
AS REQUIRED. VERIFY LOCATION OF
ALL ELECTRICAL INCLUDING PHONE
JACKS AND CABLE WITH OWNER/G.C.

ELECTRICAL SCHEDULE	
	COMMUNICATION, EMERGENCY AND EXIT LIGHTING UNIT WITH 1 HOUR BATTERY BACKUP
	EMERGENCY LIGHTING WITH 1 HOUR BATTERY BACKUP
	2 x 4 4-LAMP SURFACE MOUNTED FLUORESCENT
	2 x 2 SURFACE MTD. FLUORESCENT
	2 x 2 SURFACE MTD. FLUORESCENT NIGHT LIGHT
	2 x 4 SURFACE MTD. FLUORESCENT NIGHT LIGHT
	SINGLE DEDICATED OUTLET
	OUTLET AT STANDARD HEIGHT
	OUTLET AT HEIGHT NOTED IN INCHES
	QUADPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	CEILING OR FLOOR MOUNTED 15 AMP
	SWITCH - SINGLE POLE
	SWITCH - TRIPLE POLE
	CABLE HOOK-UP UNDER CABINET FLUORESCENT
	WALL MOUNTED INCANDESCENT
	INCANDESCENT
	SUSPENDED INCANDESCENT
	RECESSED INCANDESCENT - DOWN LIGHT
	RECESSED INCANDESCENT - WALL WASH
	EXHAUST FAN (ALL EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR OR RETAL DUCTWORK)
	DATA / PHONE BOX (CONDUIT IN WALL, POSSIBLE EXPOSED CONDUIT AT CEILING)
	NO INTERCONNECTING SMOKE DETECTOR OR TV BATTERY BACKUP - CONNECT TO FIRE ALARM EVERY LOCATION
	EXISTING JUNCTION BOX OR CONDUIT TO TOP OF WALL
	DENOTES EXISTING AT SPECIFIED ELECTRICAL ITEM

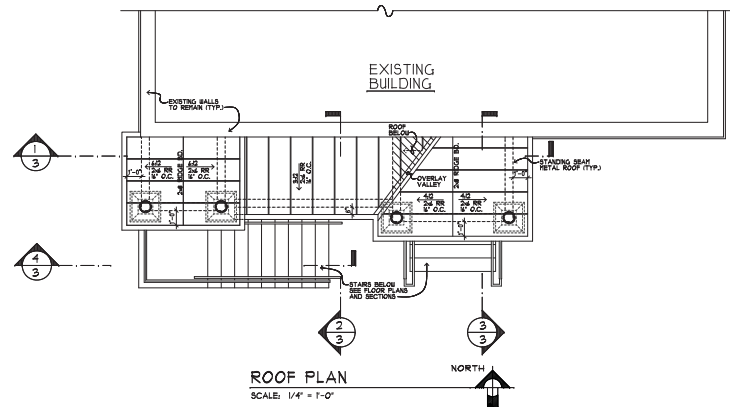
ELECTRICAL NOTES:
E.C. SHALL FOLLOW THE 2008 NEC AND
ALL OTHER LOCAL CODES AND ORDINANCES.
E.C. TO OBTAIN ALL PERMITS, BONDS, AND LICENSES.
VERIFY ELECTRICAL SERVICE SIZE REQUIRED
ALL NEW ELECTRICAL SERVICE MUST BE INSTALLED
WITHIN METALLIC CONDUIT.
NEW RECEPTACLES SHALL BE MOUNTED NO LESS THAN
8" CENTERED ABOVE FLOOR AND NEW SWITCHES SHALL
BE MOUNTED NO MORE THAN 48" CENTERED ABOVE FLOOR
UNLESS SPECIAL EQUIPMENT DICTATES OTHERWISE.
ALL EXHAUST FANS MUST VENT OUTSIDE THE BUILDING.
VERIFY TYPE AND LOCATION OF ALL
ELECTRICAL, SWITCHES, RECEPTACLES
AND LIGHTING FIXTURES WITH G.C./OWNER



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



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



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

JAN. 31, 2014 - FOR REVIEW - NOT FOR CONSTRUCTION

PROPOSED FACADE AND STAIR RENOVATION AT:

314 W. MAIN STREET

ST. CHARLES, ILLINOIS 60114

CROSSROAD CONSTRUCTION GROUP, INC.

PLOTTED: 1/29/2014

Revisions:

Prepared by: CDX

Commission: 2301

Issue Date:

Drawn By: CDX
ROOF PLAN AND
ELECTRICAL PLANS

Sheet:

2

of 3

NOTE:

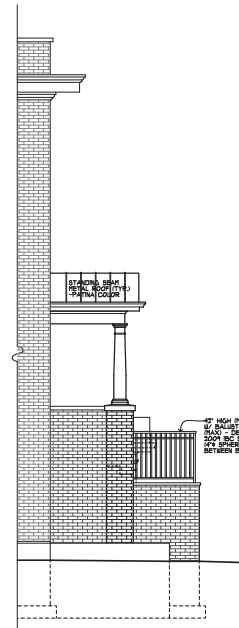
WINDOWS ARE THERMALLY SEPARATED ALUMINUM FRAMES AND THERMALLY INSULATED GLASS (UNLESS NOTED OTHERWISE) VERIFY WINDOW MANUFACTURER AND INSTALL PER MANUFACTURER'S SPECIFICATIONS
CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS AND ROUGH OPENINGS
GLAZED FENESTRATION (U-FACTOR) PER 2012 IECC:
FIXED FENESTRATION: 0.38 MAX.
OPERABLE FENESTRATION: 0.45 MAX.
ENTRANCE DOORS: 0.71 MAX.

NOTE:

INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR WEATHERTIGHT EXTERIOR - ALL FLASHING INSTALLATION TO FOLLOW DETAILS FROM SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. ARCHITECTURAL SHEET METAL MANUAL.

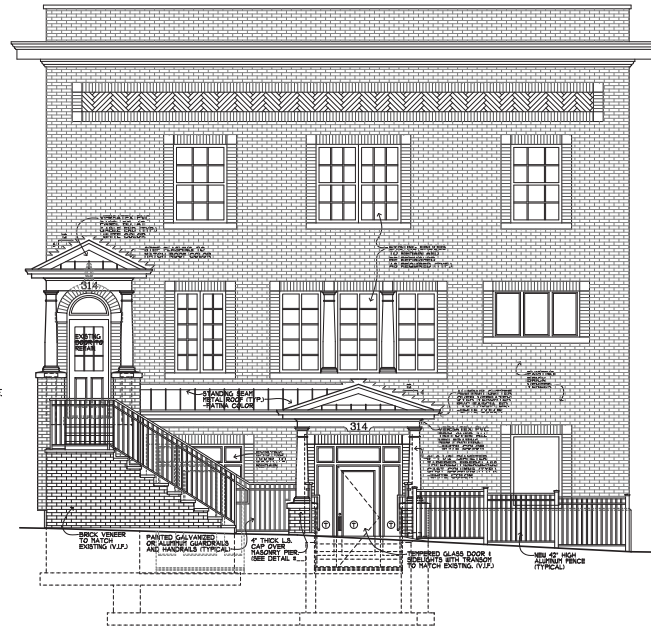
NOTE:

ALL MASONRY DETAILS TO FOLLOW RECOMMENDED PRACTICES BY THE MASONRY ADVISORY COUNCIL (www.masonrycouncil.org) INCLUDING FLASHING, TIES, AND EXPANSION / CONTROL JOINTS, CAULK AND SEAL MASONRY PORTLAND CEMENT & CEMENT AT CHIMNEYS AS REQUIRED FOR WATERTIGHT FINISH



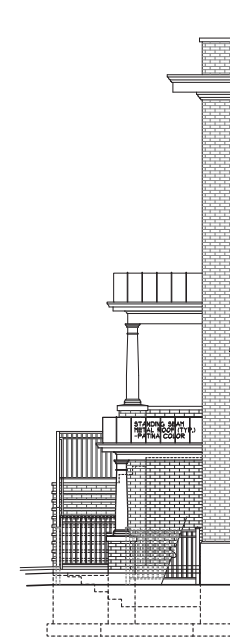
WEST ELEVATION

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



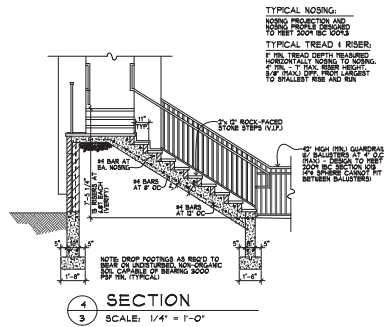
SOUTH ELEVATION

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



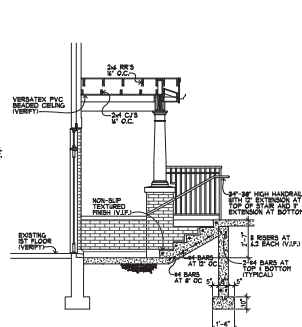
EAST ELEVATION

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



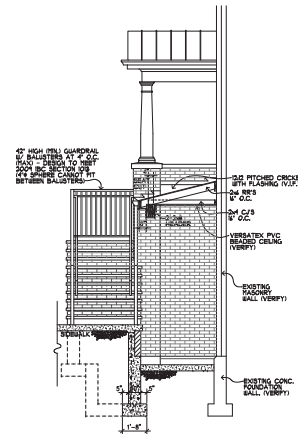
SECTION 1

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



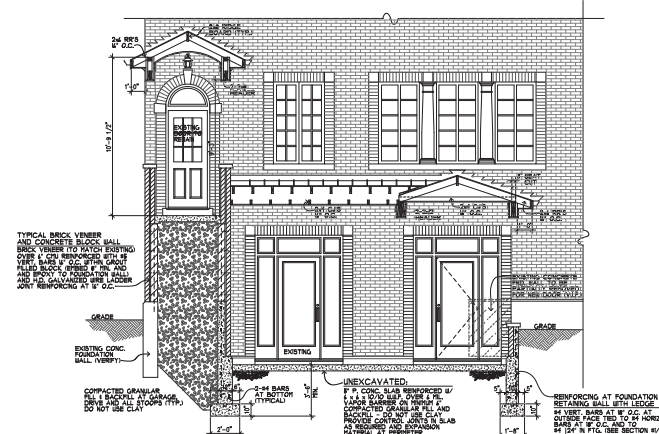
SECTION 2

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



SECTION 3

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



SECTION 4

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

JAN. 31, 2014 - FOR REVIEW - NOT FOR CONSTRUCTION

PROPOSED FACADE AND STAIR RENOVATION AT:

314 W. MAIN STREET

ST. CHARLES, ILLINOIS 60114
CROSSROAD CONSTRUCTION GROUP, INC.

PLOTTED: 1/29/2014

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1	REVISION
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3	REVISION

Commission: 2301

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ELEVATIONS AND SECTIONS

Sheet:

3

of: 3





ALL
of the
ARTS
ALL
over
TOWN

FOR LEASE
Office or Retail
630-513-0173
MURRAY
COMMERCIAL
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