



Historic Preservation Commission Special Meeting

July 7, 2020 – 7:00 PM

Electronic Historic Preservation Commission Meeting

Due to Governor Pritzker's recent Stay at Home Executive Order in response to the Covid-19 pandemic, the Village Board will be holding our Historic Preservation Commission meeting electronically.

Residents will have the options of submitting questions and/or comments prior to the meeting, watch and participate in real time, and/or watch a recording of the meeting afterwards.

Comment prior to the Meeting

You may submit written comments through the mail, through placing them in the drop box located inside the Village Hall main entrance vestibule, or by emailing jberry@lemont.il.us. Comments submitted by the deadline will be given to the Planning and Zoning Commission prior to the meeting and will become part of the meeting record.

Comments must be received by 3:00 p.m. on the day in which the meeting will be held. Mailed comments can be sent to:

Public Comment
c/o Community Development Department
418 Main Street
Lemont, IL 60439

Participating in the Meeting

Lemont residents can participate in the meeting in real time by registering with your name at <https://zoom.us/meeting/register/tJMtd-Cvrj8rHdzKcWmtqhUfrkHxyzjSV4rA>

After registration, you will receive confirmation page and email confirmation containing a unique link for you to participate in real time either via computer or phone. You may register up until the time of the meeting. Once you join the meeting by either clicking on your unique link from your email or calling into the meeting, you will be automatically joined into the meeting in mute mode. There will be a time in the meeting for you to participate, as in our regular on-site meetings if you desire to do so. Commenters will need to follow the instructions on listening to the meeting and participating via phone.

**HISTORIC PRESERVATION COMMISSION
AGENDA
SPECIAL MEETING**

July 7, 2020 – 7:00 p.m.

**LEMONT VILLAGE HALL
418 MAIN STREET**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPLICATIONS**
 - A.** Certificate of Appropriateness for windows/alterations at 400 Main Street (first floor commercial storefronts)
- IV. NEW BUSINESS**
- V. OLD BUSINESS**
- VI. AUDIENCE PARTICIPATION**
- VII. ADJOURN**

NEW STOREFRONT BUDNIK BUILDING

400 MAIN STREET, LEMONT, IL.

CODES USED

- 2006 INTERNATIONAL BUILDING CODE
- 2005 NATIONAL ELECTRICAL CODE
- 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2006 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ ST. OF IL. AMENDMENTS

PROJECT SUMMARY TABLE

PROJECT LOCATION
400 MAIN ST., LEMONT, IL

SCOPE OF WORK
REMOVE EXISTING INFILL AND
INSTALL NEW STOREFRONT

BUILDING AREA
EXISTING 600 SQUARE FEET

OCCUPANCY LOAD
OFFICE 1/100 (NET) - 6 PEOPLE

USE GROUP
B

CONSTRUCTION TYPE
2-B

**CLASSIFICATION OF
INTERIOR FINISHES**
CLASS II

GENERAL NOTES

VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE EXISTING BEFORE CONTRACTOR PROCEEDS WITH THE WORK

ALL WORK IS TO CONFORM TO THE REQUIREMENTS WITHIN THE CURRENT EDITIONS OF ALL LOCAL, STATE, AND FEDERAL APPLICABLE CODES ADOPTED BY THE VILLAGE OF LEMONT

EACH TRADE SHALL BE HELD RESPONSIBLE FOR KNOWLEDGE OF CONSTRUCTION DOCUMENTS AND ALL APPLICABLE CODES

PROVIDE AN APPROVED COMPLIMENT OF 40 BC FIRE EXTINGUISHERS WITH 10 BC EXTINGUISHERS POSITIONED EVERY 50'-0". THE LOCATIONS SHALL BE APPROVED BY THE LOCAL FIRE PROTECTION DISTRICT.

ALL LIFE SAFETY DEVICES AND FIRE PROTECTION DEVICES SHALL BE TESTED IN THE PRESENCE OF A FIRE OFFICIAL.

ALL INTERIOR FINISHES FOR ALL WALLS AND CEILING SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75.

ALL FLOOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS

ALL INTERIOR FINISHES ON THE INTERIOR SURFACES ARE TO HAVE A SMOKE DEVELOPED RATING OF LESS THAN 450 WHEN TESTED IN ACCORDANCE WITH A.S.T.M. E 84.

ALL EXITS AND THEIR COMPONENTS SHALL BE PROPERLY IDENTIFIED BY ILLUMINATED SIGNS WITH EMERGENCY BACKUP CAPABILITIES. ADDITIONAL DEVICES MAY BE REQUIRED DEPENDING ON THE FINAL FLOOR LAYOUT. THESE SHALL BE FIELD VERIFIED.

EMERGENCY LIGHTING UNITS SHALL BE PROVIDED FOR ALL EXITS AND THEIR COMPONENTS THROUGHOUT THE ENTIRE SPACE. ADDITIONAL DEVICES MAY BE REQUIRED DEPENDING ON THE FINAL FLOOR LAYOUT. THESE SHALL BE FIELD VERIFIED.

DOOR SCHEDULE											
MARK	QUANTITY	DOOR					FRAME			REMARKS	
		WIDTH	HEIGHT	THICKNESS	CONSTRUCTION	MATERIAL	FINISH	MATERIAL	FINISH	TYPE	
A		3'-0"	8'-0"			ALUMINUM	ANODIZED	ALUMINUM	ANODIZED	B	1/4" TEMPERED GLASS DOOR, SELF CLOSER

NOTES

THERE SHALL NOT BE ANY LOW HANGING DOOR CLOSERS OR PROTRUSIONS INTO THE OPENING OF A DOORWAY (OPEN OR CLOSED), OR LINE OF EGRESS.

ALL DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPENING POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12 DEGREES.

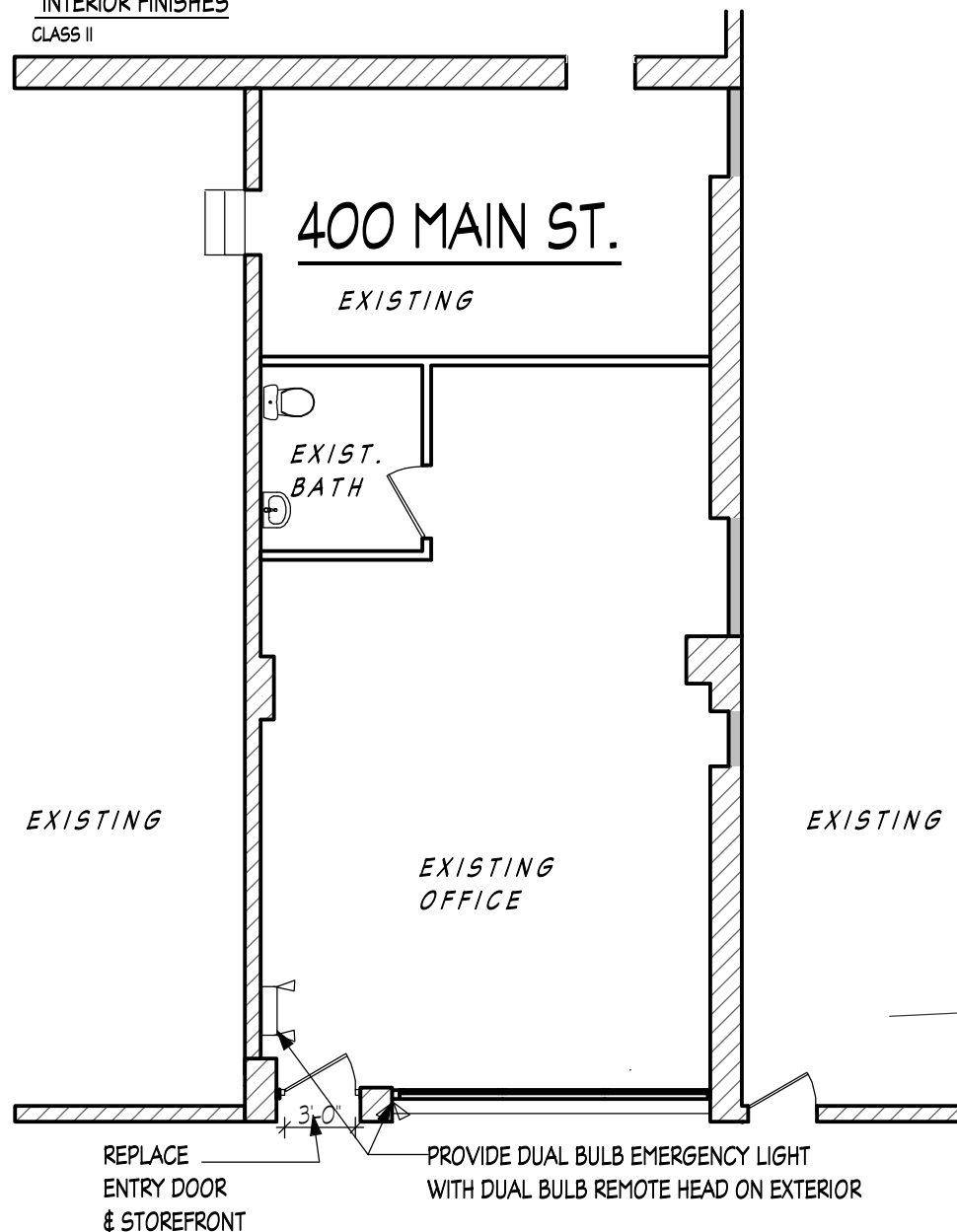
DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

MAXIMUM FORCE FOR PUSHING OR PULLING A DOOR SHALL BE 8.0 lbf. FOR EXTERIOR DOOR.

CONTROL AND OPERATING MECHANISM SHALL BE OPERATED WITH ONE HAND, AND NOT REQUIRING TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 lbf. CONTROLS AND OPERATING MECHANISM TO BE 48" A.F.F. MAXIMUM, AND 15" A.F.F. MINIMUM.

ALL DOORS SHALL BE KEYLESS IN THE DIRECTION OF EXIT.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE INCLUDING NO THUMB LATCHES ON THE EXTERIOR DOOR.



SEE STOREFRONT DETAILS AS PREPARED BY
"LAWRENCE P. FILIPPI & ASSOCIATES, INC"
DATED 5/4/2020

REMOVE EXISTING STONE PANELS/MASONRY INFILL
INSTALL NEW STOREFRONT SYSTEM IN EXISTING
OPENING.

OVERALL ELEVATION

SCALE 1/8" = 1'-0"

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS OF THE APPLICABLE BUILDING CODES.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS IN WRITING OF ANY DISCREPANCIES. THE ARCHITECTS SHALL BE RESPONSIBLE FOR SAME.

DATE: 6/10/20

DRAWN BY:

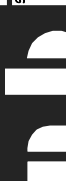
SCALE:

APPROVED BY:

REVISIONS

PLAN No. NB 0610-20
SHEET No.

1 of 1



NOTE:
PROVIDE NEW 3/8" X 16" STEEL PLATE BOLTED & WELDED TO EXISTING STEEL LINTEL BEAMS. THESE WIDER STEEL PLATES OCCUR WHERE THE EXISTING MASONRY WALLS PROJECT ABOVE AT UPPER STORIES OF BUILDING. SEE EXISTING CONDITIONS AND FIELD MEASURE FOR ALL NEW 3/8" STEEL REPLACEMENT LINTEL PLATES AS REQ'D.

NOTE:
MASON CONTRACTOR SHALL REMOVE EXISTING TERRA COTTA WALL SECTION UNDER EXISTING WINDOWS AND INSTALL NEW FACE BRICK TO MATCH EXISTING BRICK FROM SIDEWALK UP TO UNDERSIDE OF NEW 4" THK STONE SILL UNDER NEW ALUMINUM WINDOW FRAME SILLS.

NOTE:
ALL NEW ALUMINUM EXTERIOR WINDOW AND DOOR FRAMING TO BE 2" W X 4" DARK BRONZE ANODIZED ALUM. BY KAWNEER CO. OR EQUAL.
ALL NEW GLASS TO BE 1" THK TEMPERED INSULATING GLASS WITH BRONZE TINT. (PROVIDE SAMPLES OF ALL ALUMINUM FRAMING MEMBERS AND GLASS FOR OWNER.)

SYMBOL FOR PARTIAL NORTH EXTERIOR ELEVATION, SEE SHEET A2

WALL SECTION MARK

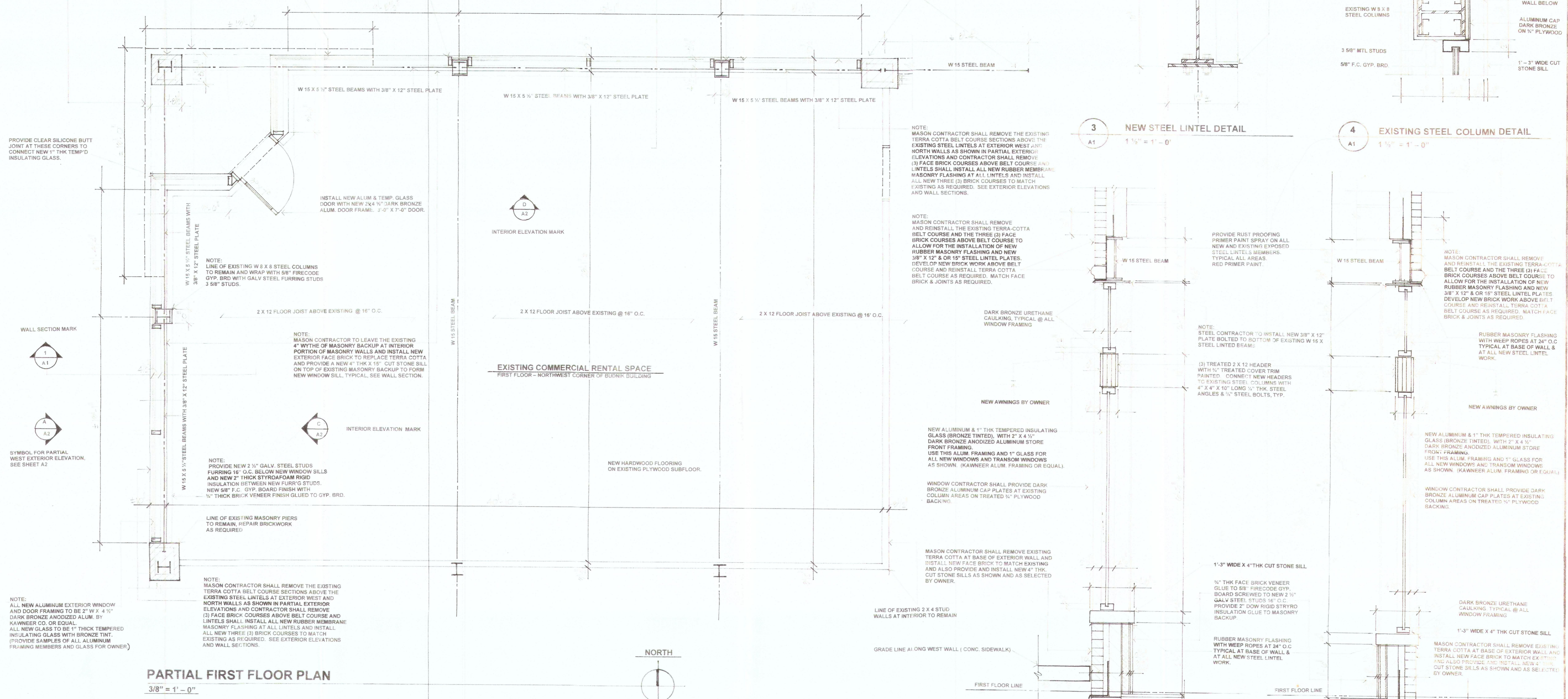
LINE OF NEW EXTERIOR ALUMINUM DARK BRONZE ANODIZED ALUM. 2 1/4" W/ 3/4" FRAMING WITH APPROX. 3/4" GAP. CONCEAL AND ANCHOR NEW GLASS EDGES.
PROVIDE DARK BRONZE ANODIZED ALUMINUM CAP PLATES ON 1/2" TREATED PLYWOOD OVER COLUMNS AT EXTERIOR WALL, TYPICAL.

NOTE:
MASON CONTRACTOR SHALL REMOVE ALL DAMAGED AND CRACKED FACE BRICK AT THIS EXTERIOR AREA OF WALL AND REPLACE WITH NEW FACE BRICK TO MATCH AFTER NEW STEEL 3/8" THK PLATES IS INSTALLED AT STEEL LINTEL ALONG WITH NEW RUBBER MASONRY FLASHING WITH WEEP ROPES AT 24" O.C. TYPICAL AT ALL REWORKED STEEL LINTELS ABOVE WINDOWS.

EXISTING W 15 STEEL TO REMAIN. REMOVE EXISTING RIVETS & 3/8" THICK STEEL PLATE AT EACH STEEL LINTEL TO ALLOW FOR NEW STEEL PLATE UNDER STEEL BEAM.
INSTALL 1/2" DIA HIGH STRENGTH STEEL BOLTS WITH WASHERS 12" O.C. TO REPLACE STEEL RIVETS.

FIELD MEASURE FOR ALL NEW 3/8" X 12" & 16" WIDE STEEL LINTEL PLATES TO BE INSTALLED.
USE EXISTING RIVET HOLES FOR NEW BOLTS. RACK WELD NEW 3/8" STEEL PLATES TO W 15 BEAMS, TYPICAL ALL AREAS.

2" X 4" W/ ALUM. WINDOW FRAME
1" TEMPERED INSULATING GLASS
10" MASONRY WALL BELOW
ALUMINUM CAP ON 1/2" PLYWOOD
1" - 3" WIDE CUT STONE SILL



PARTIAL FIRST FLOOR PLAN
3/8" = 1' - 0"

BUILDING SECTION - WEST WALL
3/4" = 1' - 0"

BUILDING SECTION - NORTH WALL
3/4" = 1' - 0"

GENERAL NOTES & SPECIFICATIONS:

ALL WORK PERFORMED ON THIS PROJECT SHALL BE DONE IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES OF LEMONT AND THE STATE OF ILLINOIS.
ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE FULLY INSURED, BONDED AND LICENSED AS REQUIRED BY LEMONT BLDG. DEPT AND THE STATE OF ILLINOIS.
ALL CONTRACTORS SHALL PROVIDE OWNER WITH SAMPLES OF MATERIAL TO BE USED FOR THIS PROJECT INCLUDING: NEW FACE BRICK, NEW ALUMINUM ANODIZED DARK BRONZE WINDOW FRAMING & BRONZE TINTED GLASS, NEW CUT STONE SILL SAMPLES, AND INTERIOR BRICK VENEER (3/4" THK) TO BE USED.
CONTRACTOR/OWNER SHALL PROVIDE ALL OF THE NEW STEEL AND TIMBER SHORING REQUIRED TO SUPPORT THE EXISTING MASONRY WALLS TO REMAIN DURING NEW STEEL AND REPAIR WORK AND DURING NEW MASONRY EXTERIOR WALL CONSTRUCTION.
MASON CONTRACTOR SHALL PROVIDE ALL OF THE MATERIAL, LABOR, TOOLS AND EQUIPMENT TO DEVELOP ALL OF THE MASONRY DEMOLITION AND INSTALLATION OF ALL NEW FACE BRICK WORK TO MATCH EXISTING.
THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW RUBBER MASONRY FLASHINGS AT THE REWORKED STEEL LINTEL AREAS AND AT THE BASE OF THE REWORKED MASONRY EXTERIOR WALLS.
PROVIDE NEW CUT STONE SILL SAMPLES AS SHOWN ON THE DRAWINGS AND AS SELECTED BY THE OWNER.
CLEAN ALL NEW FACE BRICK WORK UPON COMPLETION WITH MASONRY CLEANER AS REQUIRED.

GLASS & ALUMINUM CONTRACTOR SHALL PROVIDE ALL OF THE MATERIAL, LABOR, TOOLS AND EQUIPMENT NECESSARY TO INSTALL ALL OF THE NEW MAIN WINDOW AREAS SHOWN AND THE NEW TRANSOM WINDOWS ABOVE MAIN WINDOWS AT THE FIRST FLOOR SPACE.
PROVIDE NEW KAWNEER OR EQUAL 2" X 4" W/ 3/4" DARK BRONZE ALUMINUM WINDOW FRAMING FOR ALL NEW MAIN WINDOWS AND WINDOW TRANSOMS.
PROVIDE NEW 1" THK TEMPERED & BRONZE TINTED INSULATING GLASS AT ALL NEW WINDOWS AND TRANSOMS AS INDICATED.
PROVIDE ALL CONCEALED ANCHORS REQUIRED TO INSTALL ALL ALUMINUM WINDOW FRAMING AND PROVIDE NEW DARK BRONZE URETHANE CAULKING AT ALL WINDOW AND DOOR FRAMES AS REQUIRED.
THIS CONTRACTOR SHALL PROVIDE AND INSTALL THE NEW 3'-0" X 7'-0" DARK BRONZE ALUM. DOOR FRAME AND DOOR AS SHOWN ON DRAWINGS. PROVIDE ALL NEW FINISH HARDWARE FOR DOOR INCLUDING HANDLES, PUSH-PULL DEVICE, LOCKING CYLINDER, WEATHER STRIPPING, LOW PROFILE THRESHOLD, CLOSER ETC. AS REQUIRED.
CARPENTRY CONTRACTOR SHALL PROVIDE ALL OF THE MATERIAL, LABOR TOOLS AND EQUIPMENT TO DEVELOP THE NEW BUILT-UP 2 X 12 TREATED WOOD HEADERS & TRIM INDICATED ABOVE THE 10" W/ 1/2" ALUMINUM GLASS WINDOWS. PROVIDE AND INSTALL THE NEW 2 1/2" BALU. JET-ALL STUD FURRING UNDER THE NEW WINDOWS AT INTERIOR FACE OF MASONRY WALLS ALONG WITH THE NEW 2" THK DOW STYROFOAM RIGID INSULATION, THE NEW 5/8" FIRECODE GYPSUM BOARD FINISH AND THE NEW EXPOSED 1/2" THK FACE BRICK VENEER AT THE LOWER PORTION OF THE INTERIOR WALLS. ALSO, THIS CONTRACTOR SHALL PROVIDE THE GALV. STEEL STUD FURRING AND 5/8" GYP. BOARD TO ENCLOSE THE EXISTING STEEL 8" X 8" COLUMNS AT THE EXTERIOR MASONRY & WINDOW WALLS.
PROVIDE 3/4" TREATED PLYWOOD BACKING ON EXISTING STEEL COLUMNS AT EXTERIOR WALLS FOR GLAZING & ALUMINUM CONTRACTOR TO INSTALL HIS DARK BRONZE ALUMINUM CAP PLATES AT ALL EXTERIOR STEEL COLUMNS. SEE DETAILS.

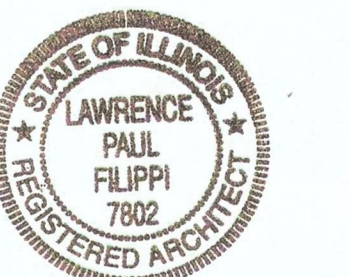
STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE ALL OF THE STRUCTURAL STEEL MATERIAL AND LABOR TO INSTALL ALL OF THE NEW 3/8" X 12" AND 3/8" X 16" STEEL LINTEL PLATES INDICATED ON THE DRAWINGS TO REPLACE THE OLD 3/8" STEEL LINTEL PLATES THAT ARE DAMAGED OR NOT FUNCTIONAL.
THIS CONTRACTOR SHALL REMOVE ALL EXISTING STEEL RIVETS THAT ARE EXISTING AND THAT CONNECT THE OLD 3/8" STEEL LINTEL PLATES TO THE EXISTING W 15 STEEL LINTEL BEAMS THAT ARE TO REMAIN.
STEEL CONTRACTOR SHALL REPLACE COMPLETELY ONE 3/8" X 12" STEEL LINTEL AT ONE TIME AND INSTALL ALL NEW 1/2" DIA HIGH-STRENGTH STEEL BOLTS WITH NUT & WASHERS AS REQUIRED. PROVIDE FOR TACK WELDING ALSO OF NEW STEEL 3/8" LINTEL PLATES TO THE EXISTING W 15 STEEL LINTEL BEAMS.
LAYOUT ALL NEW 3/8" X 12" STEEL LINTEL PLATES WITH THE HOLE PATTERN OF EXISTING RIVETS IN OLD PLATES AND BEAMS TO GET EXACT FIT FOR ALL NEW 1/2" HIGH STRENGTH STEEL BOLTS.
PROVIDE SPRAY-ON RED RUST PROOFING PRIMER PAINT ON ALL EXPOSED AND NEW STEEL LINTEL PLATES AND STEEL W 15 BEAMS AS REQUIRED.
PROVIDE OWNER WITH SHOP DRAWINGS FOR ALL NEW STEEL ITEMS TO BE USED ON NEW REMODELING PROJECT. PROVIDE LIST OF ALL LENGTHS AND WIDTHS REQUIRED FOR ALL NEW 3/8" STEEL LINTEL PLATES TO BE USED FOR PROJECT.
STRUCTURAL STEEL CONTRACTOR SHALL REVIEW ALL SHORING OF EXISTING MASONRY WALLS AND STEEL BEAMS TO INSURE THAT THE NEW WORK WILL BE DONE IN A SAFE MANNER TO PROTECT THE WORKERS AND EXISTING BUILDING AS REQUIRED. NOTIFY OWNER OF ANY IRREGULAR SHORING OR BRACING BEING UTILIZED FOR PROJECT AND CORRECT SAME PRIOR TO PROCEEDING WITH ANY NEW STEEL WORK THAT WILL AFFECT THE EXISTING STRUCTURE NEGATIVELY.
DEVELOP ALL NEW STRUCTURAL STEEL WORK PER THE LATEST EDITION OF THE MANUAL OF STEEL CONSTRUCTION.

ALL CONTRACTORS SHALL GUARANTEE THEIR RESPECTIVE WORK (MATERIAL & LABOR) FOR A MINIMUM OF TWO YEARS UPON COMPLETION OF WORK. PROVIDE OWNER WITH WRITTEN GUARANTEE.
OWNER/CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CONTACT THE LEMONT BUILDING DEPT. FOR ANY AND ALL REQUIRED BUILDING INSPECTIONS REQUIRED.

NOTE:
CONTRACTOR SHALL PROVIDE AND INSTALL ALL TEMPORARY STEEL BEAM & TUBE COLUMN STEEL SHORING REQUIRED WITH ALL HEAVY TIMBER SUPPORT AT BASE OF SHORING AS REQUIRED.
NOTE: ONLY SHORE AND INSTALL NEW STEEL 3/8" THK STEEL PLATES AT BOTTOM OF EXISTING STEEL LINTEL BEAMS ONE LINTEL AT A TIME. DO NOT START ANOTHER LINTEL SHORING AND PLATE INSTALLATION UNTIL PRIOR STEEL LINTEL PLATE IS SECURE AND FINISH INSTALLED TO EXISTING W 15 STEEL LINTEL BEAMS, TYPICAL.

NOTE:
THIS PROJECT BASICALLY INCLUDES THE INSTALLATION OF THE NEW 3/8" THK NEW STEEL LINTELS SHOWN AND THE INSTALLATION OF THE NEW DARK BRONZE ALUMINUM WINDOW FRAMING WITH 1" THK TEMPERED & TINTED INSULATING GLASS AND THE INSTALLATION OF ALL NEW MASONRY WORK SHOWN AT EXTERIOR WALLS AND THE NEW CARPENTRY WORK TO FORM NEW 2 X 12 BUILT-UP WOOD HEADERS REQUIRED DURING NEW MAIN FIRST FLOOR WINDOWS AND NEW ALUM. & TEMPERED GLASS TRANSOM WINDOWS ABOVE NEW WOOD HEADERS. SEE SECTIONS.

I HEREBY CERTIFY THAT THESE DRAWINGS COMPLY WITH ALL APPLICABLE BUILDING CODES AND ZONING ORDINANCES OF LEMONT AND THE STATE OF ILLINOIS.
Lawrence P. Filippi
LAWRENCE P. FILIPPI ARCHITECT - LIC. NO. 001.007802 - EXP. 11-30-2020
DATE: MAY 4, 2020



NOTE: CONTRACTOR TO INSTALL NEW 3/8" X 12" STEEL LINTEL BEAM APPROX. 8'-4" LONG AT THIS AREA OF WALL.
 MASON CONTRACTOR TO REWORK BRICK WORK AT THIS AREA AS REQUIRED. PROVIDE RUBBER FLASHING AS REQ'D WITH WEEP ROPES AT STEEL LINTELS AS REQUIRED.

NOTE: MASON CONTRACTOR SHALL REMOVE ALL DAMAGED AND CRACKED FACE BRICK AT THIS EXTERIOR AREA OF WALL AND REPLACE WITH NEW FACE BRICK TO MATCH AFTER NEW 3/8" THK STEEL LINTEL BEAM IS INSTALLED AT STEEL LINTEL ALONG WITH NEW RUBBER MASONRY FLASHING WITH WEEP ROPES AT 24" O.C. TYPICAL AT ALL REWORKED STEEL LINTELS ABOVE WINDOWS.

NOTE: MASON CONTRACTOR SHALL REMOVE AND REINSTALL THE EXISTING TERRA-COTTA BELT COURSE AND THE THREE (3) FACE BRICK COURSES ABOVE BELT COURSE TO ALLOW FOR THE INSTALLATION OF NEW RUBBER MASONRY FLASHING AND NEW 3/8" X 12" OR 15" STEEL LINTEL PLATES. DEVELOP NEW BRICK WORK ABOVE BELT COURSE AND REINSTALL TERRA COTTA BELT COURSE AS REQUIRED. MATCH FACE BRICK & JOINTS AS REQUIRED.

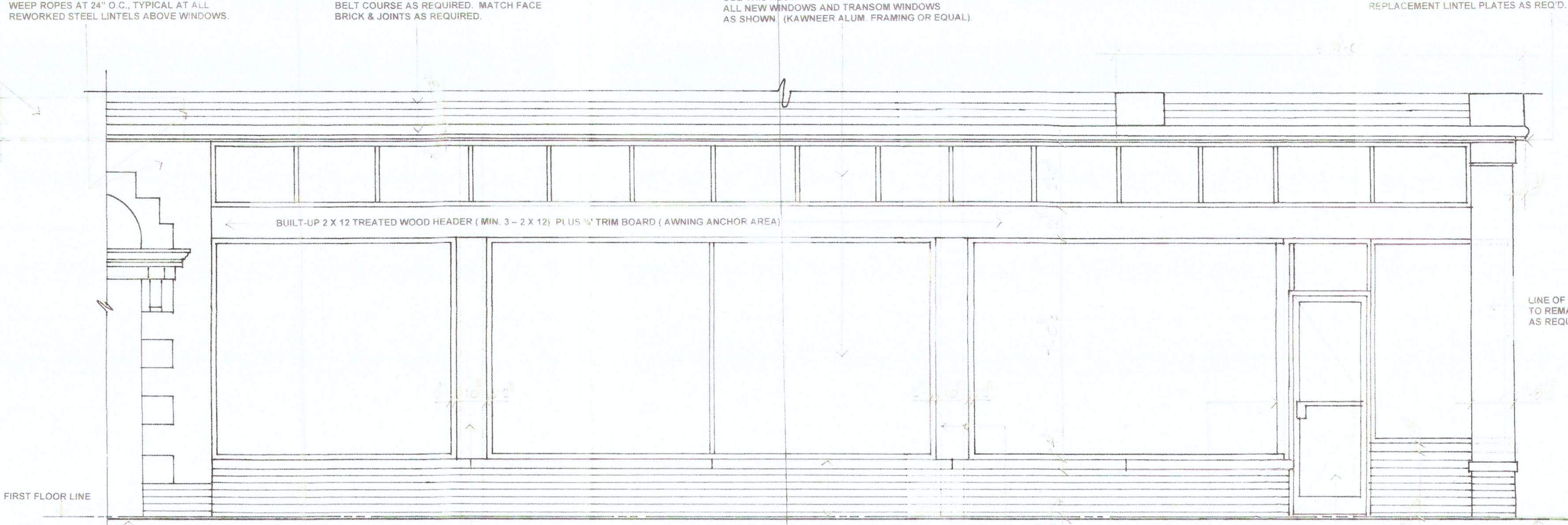
NEW ALUMINUM 5/16" THK TEMPERED INSULATING GLASS (BRONZE TINTED), WITH 2" X 4 1/2" DARK BRONZE ANODIZED ALUMINUM STORE FRONT FRAMING.
 USE THIS ALUM. FRAMING AND 1" GLASS FOR ALL NEW WINDOWS AND TRANSOM WINDOWS AS SHOWN. (KAWNEER ALUM. FRAMING OR EQUAL).

NOTE: PROVIDE NEW 3/8" X 15" STEEL PLATE BOLTED & WELDED TO EXISTING STEEL LINTEL BEAMS. THESE WIDER STEEL PLATES OCCUR WHERE THE EXISTING MASONRY WALLS PROJECT ABOVE AT UPPER STORIES OF BUILDING. SEE EXISTING CONDITIONS AND FIELD MEASURE FOR ALL NEW 3/8" STEEL REPLACEMENT LINTEL PLATES AS REQ'D.

NOTE: MASON CONTRACTOR SHALL REMOVE AND REINSTALL THE EXISTING TERRA-COTTA BELT COURSE AND THE THREE (3) FACE BRICK COURSES ABOVE BELT COURSE TO ALLOW FOR THE INSTALLATION OF NEW RUBBER MASONRY FLASHING AND NEW 3/8" X 12" OR 15" STEEL LINTEL PLATES. DEVELOP NEW BRICK WORK ABOVE BELT COURSE AND REINSTALL TERRA COTTA BELT COURSE AS REQUIRED. MATCH FACE BRICK & JOINTS AS REQUIRED.

NOTE: STEEL BOLTED TO BOTTOM OF EXISTING W 15 X 5 1/2" STEEL LINTEL BEAM AREA OF WALL.
 MASON CONTRACTOR TO REWORK BRICK WORK AT THIS AREA AS REQUIRED. PROVIDE RUBBER FLASHING AS REQ'D WITH WEEP ROPES AT STEEL LINTELS AS REQUIRED.

NEW ALUMINUM 5/16" THK TEMPERED INSULATING GLASS (BRONZE TINTED), WITH 2" X 4 1/2" DARK BRONZE ANODIZED ALUMINUM STORE FRONT FRAMING.
 USE THIS ALUM. FRAMING AND 1" GLASS FOR ALL NEW WINDOWS AND TRANSOM WINDOWS AS SHOWN. (KAWNEER ALUM. FRAMING OR EQUAL).



BUILT-UP 2 X 12 TREATED WOOD HEADER (MIN. 3 - 2 X 12) PLUS 1" TRIM BOARD (AWNING ANCHOR AREA)

LINE OF EXISTING MASONRY PIERS TO REMAIN, REPAIR BRICKWORK AS REQUIRED

GRADE LINE ALONG NORTH WALL (CONC. SIDEWALK)

WINDOW CONTRACTOR SHALL PROVIDE DARK BRONZE ALUMINUM CAP PLATES AT EXISTING COLUMN AREAS ON TREATED 1/2" PLYWOOD BACKING.

NOTE: LINE OF EXISTING W 8 X 8 STEEL COLUMNS TO REMAIN AND WRAP WITH 5/8" FIRECODE GYP. BRD WITH GALV. STEEL FURRING STUDS @ 5/8" STUDS.

PROVIDE CLEAR SILICONE BUTT JOINT AT THESE CORNERS TO CONNECT NEW 1" THK TEMP'D INSULATING GLASS.

GRADE LINE ALONG NORTH WALL (CONC. SIDEWALK)

NEW 3'-0" X 7'-0" ALUMINUM & TEMPERED GLASS ENTRY DOOR WITH DARK BRONZE ANOD. ALUM. FINISH. PROVIDE ALL HARDWARE, CLOSER, LOW PROFILE THRESHOLD, WEATHER STRIP, AND LOCKING DEVICE AS REQUIRED.

8
PARTIAL EXTERIOR ELEVATION - NORTH WALL
 3/8" = 1' - 0"

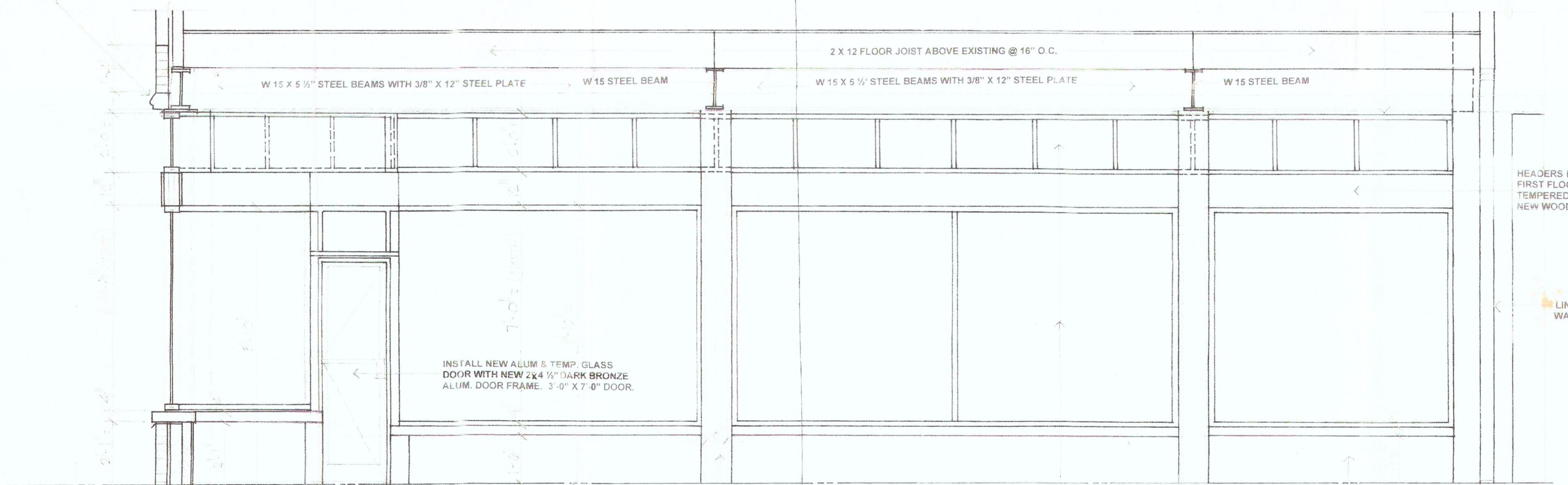
NOTE: MASON CONTRACTOR SHALL REMOVE THE EXISTING TERRA COTTA BELT COURSE SECTIONS ABOVE THE EXISTING STEEL LINTELS AT EXTERIOR WEST AND NORTH WALLS AS SHOWN IN PARTIAL EXTERIOR ELEVATIONS AND CONTRACTOR SHALL REMOVE (3) FACE BRICK COURSES ABOVE BELT COURSE AND LINTELS SHALL INSTALL ALL NEW RUBBER MEMBRANE MASONRY FLASHING AT ALL LINTELS AND INSTALL ALL NEW THREE (3) BRICK COURSES TO MATCH EXISTING AS REQUIRED. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL ALL TEMPORARY STEEL BEAM & TUBE COLUMN STEEL SHORING REQUIRED WITH ALL HEAVY TIMBER SUPPORT AT BASE OF SHORING AS REQUIRED.
 NOTE: ONLY SHORE AND INSTALL NEW STEEL 3/8" THICK STEEL PLATES AT BOTTOM OF EXISTING STEEL LINTEL BEAMS ONE LINTEL AT A TIME. DO NOT START ANOTHER LINTEL SHORING AND PLATE INSTALLATION UNTIL PRIOR STEEL LINTEL PLATE IS SECURE AND FINISH INSTALLED TO EXISTING W 15 STEEL LINTEL BEAMS. TYPICAL.

NOTE: CONTRACTOR TO INSTALL NEW 3/8" X 12" STEEL LINTEL BEAM.
 MASON CONTRACTOR TO REWORK BRICK WORK AT THIS AREA AS REQUIRED. PROVIDE RUBBER FLASHING AS REQ'D WITH WEEP ROPES AT STEEL LINTELS AS REQUIRED.

NOTE: ALL NEW ALUMINUM EXTERIOR WINDOW AND DOOR FRAMING TO BE 2" W X 4 1/2" DARK BRONZE ANODIZED ALUM. BY KAWNEER CO. OR EQUAL.
 ALL NEW GLASS TO BE 1" THK TEMPERED INSULATING GLASS WITH BRONZE TINT. PROVIDE SAMPLES OF ALL ALUMINUM FRAMING MEMBERS AND GLASS FOR OWNER.

NOTE: MASON CONTRACTOR SHALL REMOVE THE EXISTING TERRA COTTA BELT COURSE SECTIONS ABOVE THE EXISTING STEEL LINTELS AT EXTERIOR WEST AND NORTH WALLS AS SHOWN IN PARTIAL EXTERIOR ELEVATIONS AND CONTRACTOR SHALL REMOVE (3) FACE BRICK COURSES ABOVE BELT COURSE AND LINTELS SHALL INSTALL ALL NEW RUBBER MEMBRANE MASONRY FLASHING AT ALL LINTELS AND INSTALL ALL NEW THREE (3) BRICK COURSES TO MATCH EXISTING AS REQUIRED. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.



W 15 X 5 1/2" STEEL BEAMS WITH 3/8" X 12" STEEL PLATE

W 15 STEEL BEAM

2 X 12 FLOOR JOIST ABOVE EXISTING @ 16" O.C.

W 15 X 5 1/2" STEEL BEAMS WITH 3/8" X 12" STEEL PLATE

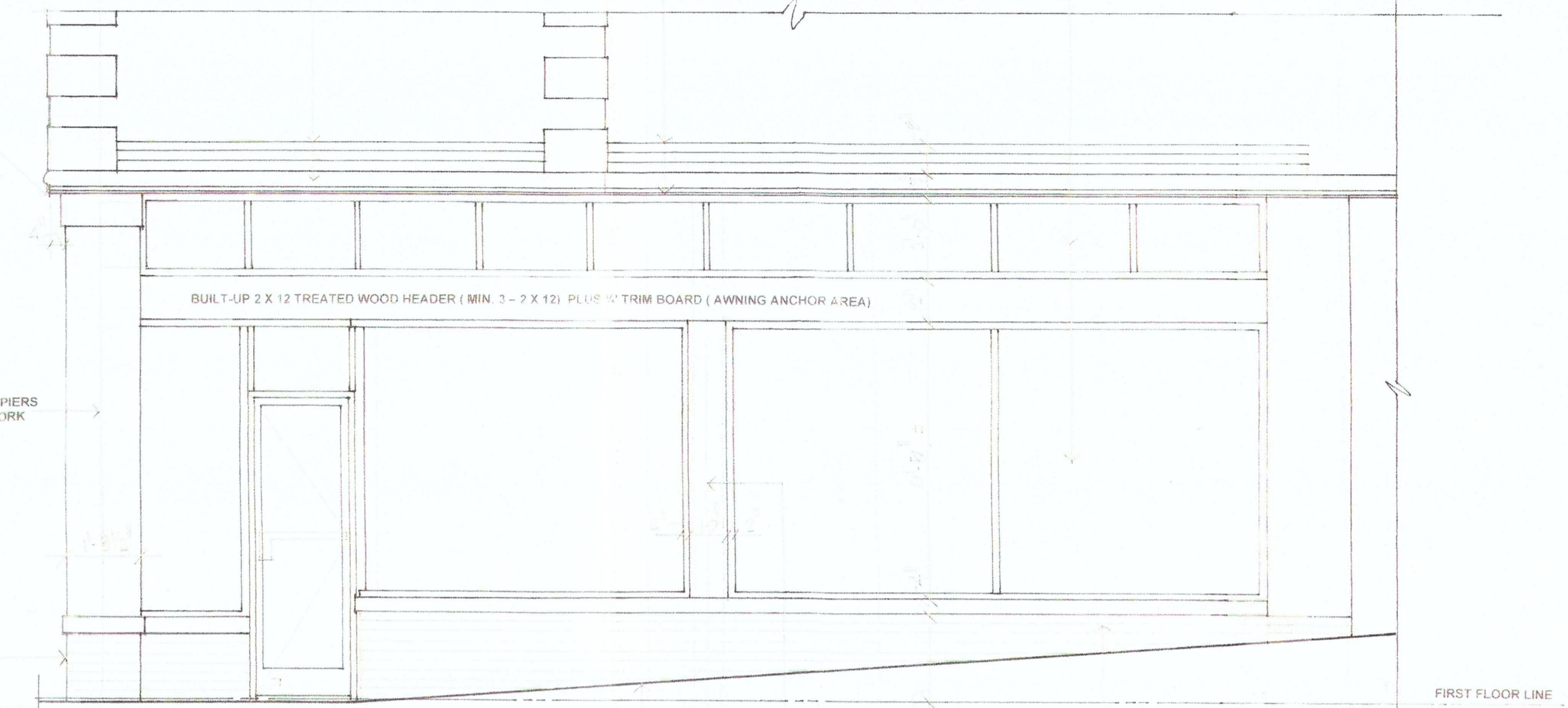
W 15 STEEL BEAM

INSTALL NEW ALUM. & TEMP. GLASS DOOR WITH NEW 2 1/4" X 7 1/2" DARK BRONZE ALUM. DOOR FRAME. 3'-0" X 7'-0" DOOR.

NOTE: ALL NEW ALUMINUM EXTERIOR WINDOW AND DOOR FRAMING TO BE 2" W X 4 1/2" DARK BRONZE ANODIZED ALUM. BY KAWNEER CO. OR EQUAL.
 ALL NEW GLASS TO BE 1" THK TEMPERED INSULATING GLASS WITH BRONZE TINT. PROVIDE SAMPLES OF ALL ALUMINUM FRAMING MEMBERS AND GLASS FOR OWNER.

NOTE: PROVIDE NEW 2 1/2" GALV. STEEL STUDS FURRING 16" O.C. BELOW NEW WINDOW SILLS AND NEW 2" THK STYROFOAM RIGID INSULATION BETWEEN NEW FURRING STUDS. NEW 5/8" F.C. GYP. BOARD FINISH WITH 1/2" THK BRICK VENEER FINISH GLUED TO GYP. BRD.

D
INTERIOR ELEVATION LOOKING NORTH
 3/8" = 1' - 0"



BUILT-UP 2 X 12 TREATED WOOD HEADER (MIN. 3 - 2 X 12) PLUS 1" TRIM BOARD (AWNING ANCHOR AREA)

LINE OF EXISTING MASONRY PIERS TO REMAIN, REPAIR BRICKWORK AS REQUIRED

GRADE LINE ALONG WEST WALL (CONC. SIDEWALK)

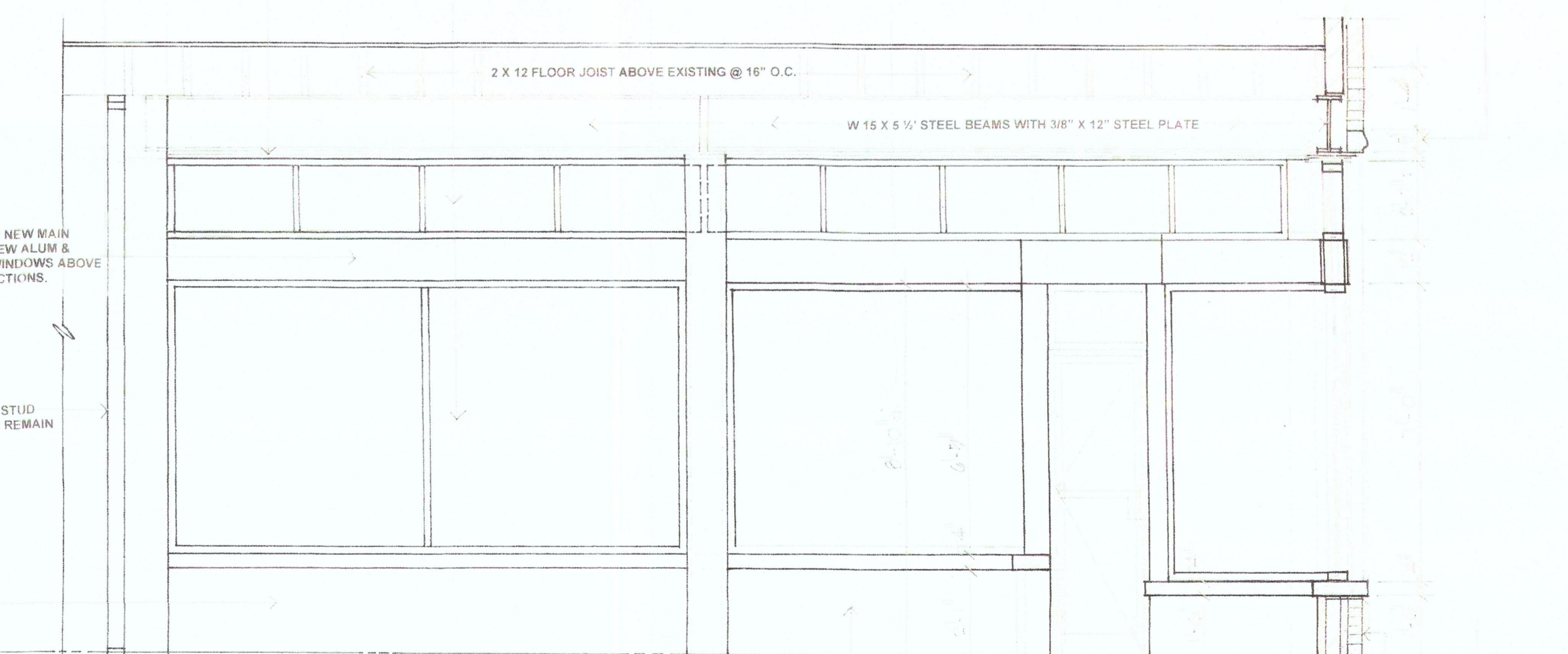
WINDOW CONTRACTOR SHALL PROVIDE DARK BRONZE ALUMINUM CAP PLATES AT EXISTING COLUMN AREAS ON TREATED 1/2" PLYWOOD BACKING.

MASON CONTRACTOR SHALL REMOVE EXISTING TERRA COTTA AT BASE OF EXTERIOR WALL AND ALSO PROVIDE AND INSTALL NEW 4" THK. CUT STONE SILLS AS SHOWN AND AS SELECTED BY OWNER.

GRADE LINE ALONG WEST WALL (CONC. SIDEWALK)

NEW 3'-0" X 7'-0" ALUMINUM & TEMPERED GLASS ENTRY DOOR WITH DARK BRONZE ANOD. ALUM. FINISH. PROVIDE ALL HARDWARE, CLOSER, LOW PROFILE THRESHOLD, WEATHER STRIP, AND LOCKING DEVICE AS REQUIRED.

A
PARTIAL EXTERIOR ELEVATION - WEST WALL
 3/8" = 1' - 0"



W 15 X 5 1/2" STEEL BEAMS WITH 3/8" X 12" STEEL PLATE

W 15 STEEL BEAM

2 X 12 FLOOR JOIST ABOVE EXISTING @ 16" O.C.

W 15 X 5 1/2" STEEL BEAMS WITH 3/8" X 12" STEEL PLATE

W 15 STEEL BEAM

INSTALL NEW ALUM. & TEMP. GLASS DOOR WITH NEW 2 1/4" X 7 1/2" DARK BRONZE ALUM. DOOR FRAME. 3'-0" X 7'-0" DOOR.

NOTE: MASON CONTRACTOR SHALL REMOVE EXISTING TERRA COTTA WALL SECTION UNDER EXISTING WINDOWS (NOT INSTAL). NEW FACE BRICK TO MATCH EXISTING BRICK FROM SIDEWALK UP TO UNDERSIDE OF NEW 4" THK STONE SILLS UNDER NEW ALUM. WINDOW FRAME SILLS.

C
INTERIOR ELEVATION LOOKING WEST
 3/8" = 1' - 0"