

**Standards for Architectural Planning and Construction Certification**

Information provided through the Architectural Planning and Construction Certification must be consistent with the information presented elsewhere within the Project Application. Any discrepancies between the Architectural Planning and Construction Certification and the Project Application may preclude a Project from scoring or result in a failure to meet mandatory Application requirements.

Project name:

Architect Name:   
 Firm Name:   
 Address:   
 Telephone:

Illinois License #:   
 Design Firm License #:

**Definitions**

**Residential:** Include all square footage attributable to the construction of the residential units including hallways, elevator spaces, lobbies, managers office, common areas, building amenities, community space, garages, carports, porches, etc.

**Commercial:** Include all square footage attributable to the construction of leasable commercial space in the project.

**Services Area:** Include all square footage attributable to areas for the provision of resident tenant services.

**Off-Site Improvements:** Include all square footage attributable to improvements made in areas outside the project boundaries such as installation of public utilities, roads, landscaping, curbs, storm sewers, light standards, etc.

**Architect of Record:** Shall mean the architect licensed by the State who has the contract responsibility for the Project, who designs and prepares the construction documents from which the building is constructed, and who signs the required documents.

**Construction Information**

Gross SF	%	
0	0.0%	Residential: New Construction SF
80,502	100.0%	Residential: Rehabilitation / conversion of non-residential buildings into residential buildings SF
0	0.0%	Residential: Rehabilitation of Existing Housing SF
0	0.0%	Residential: Rehabilitation of Abandoned and Foreclosed Single-Family Housing SF
80,502	100.0%	<b>Residential: Total SF</b>
0	0.0%	Commercial Space SF
0	0.0%	Resident Service Space SF
80,502	100.0%	<b>Total SF</b>

Age of building(s) to rehabilitated

# of bldgs	# of stories	# of elevators	
0	0	0	Single family detached
0	0	0	Single family attached (townhouse)
0	0	0	2-4 unit
1	7	2	5+ unit
0	0	0	Other
1			<b>Total</b>

Residential: New Construction SF

Total Project Units

**Construction type (i.e. wood frame, masonry, modular, etc.):**

Characters remaining: 692

**Interior improvements:**

Characters remaining: 680

**Exterior improvements:**

Characters remaining: 680

**Site improvements:**

Characters remaining: 680

**Off-site improvements:**

Characters remaining: 696

**Demolition of existing structures (to create vacant land):**

Characters remaining: 696

The Project will comply with the Authority's Standards for Architectural Planning and Construction including:

X	All minimum green design requirements as specified in the Standards for Architectural Planning and Construction Section 14.00 - Green Criteria; and
X	All applicable Federal and State accessibility laws and / or as specified in the Standards for Architectural Planning and Construction Section 8.00 - Accessibility Standards; and
X	All Project amenities as specified in the Standards for Architectural Planning and Construction Section 7.00 - Design and Planning, and an additional five (5) amenities as selected from the Development Amenities Certification below.

**Accessibility Information**

X	At least ten percent (10.0%) of the total units in the Project are designed for persons with mobility impairments, as defined in ICC/ANSI 117.1-2003 Section 1002 Accessible Units;
X	At least two percent (2.0%) of the total units in the Project are designed for persons with sensory impairments (not less than one unit), as defined in ICC/ANSI 117.1-2003 Section 1005 Sensory Impaired Units

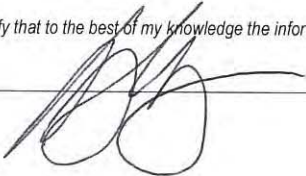
6	ICC/ANSI 117.1.2003 Section 1002 Accessible Units
2	ICC/ANSI 117.1-2003 Section 1005 Sensory Impaired Units
60	Adaptable Units per the Illinois Accessibility Code

**Comments or notes on any part of this certification:**

Characters remaining: 1000

I hereby certify that to the best of my knowledge the information provided above and pertaining to Architectural Planning and Construction is true and correct.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

03/25/15

03/12/15

Aurora St Charles Senior Living  
Aurora, Illinois

Outline Specification

Prepared by Weese Langley Weese Architects LTD

### **Construction Type**

General IBC Type IA for the cast concrete all floors and roof structure

### **General:**

Building will be completely demolished on the interior except for the historic spaces at the chapel and 1<sup>st</sup> floor entries.

60 Units will be developed on 6 levels and consist of studios, 1 bedroom and 2 bedroom units for seniors.

The building is on the National Register and the exterior will be restored to meet those standards.

### **Interior Improvements**

Finishes:

Typical Bath finishes are to be 2 x 2 ceramic mosaic floor tiles with 6 x 6 glazed ceramic wall tiles

Bathrooms to have wall hung fully accessible lavatories.

Kitchens are to have solid wood framed cabinets with solid wood doors and a post formed laminate top. Cabinets worktops are to be post formed laminate installed at 2'-10" above the floor with clear work space at the sink and adjacent to each appliance.

Unit Floor -Metroflor Resilient Planks with 15 year commercial warranty

Corridor Floors- Existing restored terrazzo

1<sup>st</sup> Floor Public Spaces/Walls- Ceramic Tile Dal Tile Color Body Porcelain

Construction:

Insulation/Exterior Walls insulated and air sealed per Energy Grant Requirements.

Exterior walls to be rock wool or spray foam, depending upon structural system

Roof to be insulated on the top deck to an average of R 49

Three vertical exit stairs will be reused with one extended to the room for an added exit at the 6<sup>th</sup> floor.

Interior walls of drywall on metal studs with ratings as noted in Code for Construction type with 2 hours required at stairs and elevator and duct shafts and 1 hour at corridors and demising walls between the units.

Doors:

All doors to solid core with wood frame in the units and hollow metal frames at the entry and public spaces.

Unit Closet doors are to be solid ¾ inch thick particle board-Lindquist bi-fold doors or hinged swing doors, solid core

Hardware shall be the following or equal:

Public Spaces: Falcon MA Series- All Lever Handles

Units: Falcon W Series- All Lever Handles

Ceilings will be hung drywall below the existing concrete decks

All appliances shall be Energy star where applicable; All units are to receive the following:

30 Inch Electric Range with Front Controls with metal Grease Shield  
2.1 Cu Ft Microwave, mounted in cabinet  
19 Cu Ft self-defrost refrigerator

**Exterior Improvements**

Historic Restoration of the following exterior systems:

Cleaning pointing and caulking of 'sky" joints of existing Terra Cotta Coping

Cleaning and pointing of existing wall panel terra cotta

Repair/replacement of base Terra Cotta Elements

Repair of copper trim

Re work displaced parapets saving and reusing brick and terra cotta copings

Replace brick where missing at openings. Reuse existing brick from building

Remove non original louver openings from the exterior wall and fill with original brick

100% clean brick masonry and spot point joints as required. Cleaning material to be an approve “Historic Restoration Cleaning Product.”

Find source of stain producing materials and remove in a number location and restore masonry around as required. Clean area of staining with the required special cleaning materials.

Inspect and replace any deteriorated exterior wall steel lintels and shelf angles, install flashing.

Rebuild entry to original masonry chapel entrance. Install new roof over entry.

Windows:

Replace all main building windows with new historic profile windows to match some historic original wood windows, known to be 6 over 6 double hung

Restore all of the main chapel windows and re-glaze where stain glass was removed.

Restore wood casement windows in Chapel Chancel

Replace 2 double hung windows at the east Chapel wall.

Restore steel fire windows in stairs and at penthouse

Restore existing steel casement windows found on the 6<sup>th</sup> floor and the penthouse level

Repair leaded glass windows found at the first floor lobby

Service doors

Replace to match existing historic metal doors and transoms

Entrance Doors:

Main entry: new aluminum to be similar to original

Chapel Entry: New aluminum to be similar to original doors at west end of building

Rear Entry: Same at Chapel Entry

West Entry: Restored existing wood historic doors.

#### Roof Membranes:

Remove all existing roof membranes and install separation board to allow for the installation of a 60 Mil TPO membrane.

New roof slope to be provided with tapered Polyiso Insulation system with an average R-49

#### Site Work

New curbs, paving and drives as indicated on the Site plan as to replace existing paving.

Trees and plantings around old parking and drives are to remain.

Water detention and water quality management to be provided per local governing ordinance and the City of Aurora

New water and sewer connections are to be established in to the street. Old systems to cut off as directed by the local authorities

Replace wood accessibility ramp @ rear with new concrete ramp with metal handrails

Create new stepped entry and ramps to existing corner entry

Restore circular drive at rear to allow for service and access to the rear entrance for the residents.

#### Specialties

Elevators, New in existing shafts which will be reduced in depth with structural concrete

2 Elevators 3000 lb. with stand by lowering capability. Elevators are to be duplex but capable of separation for single use while maintenance is happening on one elevator.

Otis Gen2 200 FPM which do not require a machine roof.

Grab Bars at all units will be provided and installed as a part of the project.

New Trash Chute with opening at all floors, with power assist hinged swing doors at accessible height, Wash Down ring and Sprinkler Connections, all floor

## **Mechanical**

All system must comply with the Owners State Energy Grant requirements

Heating with A.C. systems are required as follows:

Units to have individual Fan Coil Units fed from central Heating and Colling plants

Corridor to have MUA unit to offset exhaust system

1<sup>st</sup> floor and Community room at former chapel and auditorium) to have ground floor air handling system with room zone controls, fed from central plants

Kitchens to have direct exhaust to the outside

Bathroom exhaust to be continuous with added switched on exhaust up to code

All other required exhaust system to be provided for Janitors, public bathrooms and Laundry

Laundry dryer exhaust booster system required.

## **Plumbing**

All DWV and water distribution systems are to be 100% new

Fixtures and trim to comply with Energy Grant and Enterprise overlay requirements

Piping and DWV as allowed by local code

Hot Water system is to comply with Energy Grant requirements and to be gas powered and high efficiency

Plumbing trim is to include accessible spray heads at showers and single handle operation at the kitchen and bath sink.

All trim to be low flow and showers to be anti-scald

Janitor's service sinks to be located on each floor.

Ejector system to be provided at the bottom of the elevator shaft.

## **Electrical**

100 % new systems including service for the building, Fire Pump, and EM power for the elevators. Existing transformer to remain in place and changes as required by loads and as determined by the local utility

Security System of Cameras and recording device to be added, at all exterior doors, interior elevator lobbies at all floor, and all public spaces

Exit sign system and ARA and EM lights systems

Low voltage wiring for standard CAD wire and Co Ax wiring to each unit

All lighting to be Energy Star rated fixtures and fluorescent and high efficient for the public areas and the exterior.

## **Fire Prevention**

100 % Sprinkler System NFPA 13

Sprinkler Connections to Trash Chute required

Dry Standpipe system at each stair

Fire Alarm System per local code

Fire Alarm Elevator recall per local ordinance.

End

Per Weese Langley Weese Architects LTD



**Universal Design Checklist Certification**

Indicate the Universal Design features that will be incorporated into the Project by selecting 'X' from the drop down menus in the cells below. Every Application is expected to incorporate Universal Design principles and must achieve at least 25 points for 50% of the units as calculated on the checklist. Any application seeking exception to this requirement must provide a detailed narrative discussing why this threshold cannot be achieved. The Authority will review the submitted narrative and approve or deny it at its sole discretion.

Project Name

Aurora St. Charles Senior Living

# of Units

60

50

Universal Design Score

Universal Design features indicated below apply to at least 50% of total project units

Universal Design features indicated below apply to 100% of total project units

**Section 1: Exterior Features**

<input checked="" type="checkbox"/>	1.1	Accessible route of travel to dwelling from public sidewalk or thoroughfare to primary entrance.
<input checked="" type="checkbox"/>	1.2	No-step entry (1/2" or less threshold)
<input checked="" type="checkbox"/>	1.3	Accessible landscaping of at least one side yard and rear yard
<input checked="" type="checkbox"/>	1.4	Accessible route from garage/parking to home's primary entry
	1.5	Nonslip surfaces on walk and driveways with ice and snow melt systems.

**Section 2: Exterior Doors, Openings, and Entry Features**

<input checked="" type="checkbox"/>	2.1	Minimum 32" clear primary entry doorway
<input checked="" type="checkbox"/>	2.2	Primary entry accessible internal/external maneuvering clearances, hardware, thresholds, and strike edge clearances
<input checked="" type="checkbox"/>	2.3	Minimum 32" clear secondary entry doorway
<input checked="" type="checkbox"/>	2.4	Secondary entry accessible internal/external maneuvering clearances, hardware, thresholds, and strike edge clearances
	2.5	Primary entry accessible/dual peephole and back lit doorbell
	2.6	Accessible sliding glass door and threshold height
<input checked="" type="checkbox"/>	2.7	Weather-sheltered entry area

**Section 3: General Interior Features**

<input checked="" type="checkbox"/>	3.1	Accessible route of travel to at least one bathroom/powder room, kitchen, and common room
<input checked="" type="checkbox"/>	3.2	42" wide hallways/maneuvering clearances with 32" clear doorways on accessible route
<input checked="" type="checkbox"/>	3.3	All interior door handles are lever style.
<input checked="" type="checkbox"/>	3.4	Accessible hardware, strike edge clearance, and thresholds for accessible doorways
<input checked="" type="checkbox"/>	3.5	Light switches, electric receptacles, and environmental and alarm controls at accessible heights on accessible route/room
<input checked="" type="checkbox"/>	3.6	Rocker light switches/controls on accessible route/rooms
<input checked="" type="checkbox"/>	3.7	Visual smoke/fire/carbon monoxide alarm
	3.8	Audio and visual doorbell
	3.9	Audio and visual security alarm
	3.10	Closets on accessible route: adjustable (36"-60") rods/shelves
<input checked="" type="checkbox"/>	3.11	Nonslip carpet/floor for accessible route (Low pile carpet less than 1/2" thick)
	3.12	Handrail reinforcement (1 side) provided in all accessible routes of travel/rooms over 4 feet long

**Section 4: Kitchen Features**

<input checked="" type="checkbox"/>	4.1	At least one kitchen on accessible route of travel
	4.2	<b>Adequate work/floor space in front of:</b>
<input checked="" type="checkbox"/>	4.2a	Stove (specify 30"x48" or greater)
<input checked="" type="checkbox"/>	4.2b	Refrigerator (specify 30"x48" or greater)
	4.2c	Dishwasher (specify 30"x48" or greater)
<input checked="" type="checkbox"/>	4.2d	Sink (specify 30"x48" or greater)
	4.2e	Oven (if separate) (specify 30"x48" or greater)
<input checked="" type="checkbox"/>	4.2f	U-shaped kitchen space requirements
	4.2g	Other (specify 30"x48" or greater)
	4.3	<b>Accessible appliances (doors, controls, etc.)</b>

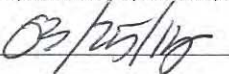
	4.3a	Stove
	4.3b	Refrigerator
	4.3c	Dishwasher
	4.3d	Sink
X	4.3e	Microwave/receptacle at countertop height
	<b>4.4</b>	<b>Accessible countertops</b>
	4.4a	All or a specified portion repositionable
	4.4b	One or more counter areas at 30" wide and 28"-32" high
	4.4c	One or more workspaces at 30" wide with knee/toe space
	<b>4.5</b>	<b>Cabinets:</b>
	4.5a	Base cabinets: pull-out and/or Lazy Susan shelves
	4.5b	Additional under-cabinet lighting
X	4.5c	Accessible handles/touch latches for doors/drawers
	<b>4.6</b>	<b>Sink:</b>
X	4.6a	Repositionable height
X	4.6b	Removable base cabinets under sink
X	4.6c	Single-handle lever faucet
	4.6d	Anti-scald device
	<b>4.7</b>	<b>Contrasting Colors:</b>
	4.7a	Edge border of cabinets/counters
	4.7b	Flooring: in front of appliances
	4.7c	Flooring: on route of travel
<b>Section 5: Bathroom/Powder Room Features</b>		
X	5.1	At least one full bathroom on accessible route of travel
	<b>5.2</b>	<b>Maneuvering Space (For bathrooms and powder room)</b>
X	5.2a	Maneuvering space diameter: 30" x 48" turning area or 60" diameter turning area
X	5.2b	Clear space for toilet and sink: 30" x 48" clear use area
	<b>5.3</b>	<b>Bathtub and/or shower</b>
X	5.3a	Standard bathtub or shower with grab bar reinforcement
	5.3b	Standard bathtub or shower with grab bars
	5.3c	Accessible (roll-in) shower
X	5.3d	Single-handle lever faucets
X	5.3e	Offset controls for exterior use
	<b>5.4</b>	<b>Toilet (For bathrooms or powder room):</b>
X	5.4a	Standard toilet with grab bar reinforcement
	5.4b	Standard toilet with grab bars
	5.4c	Accessible toilet with grab bars
	<b>5.6</b>	<b>Sink/Lavatory (For bathrooms or powder room)</b>
X	5.6a	Standard with removable base cabinets
	5.6b	Pedestal or open front
	<b>5.7</b>	<b>Accessories (For bathroom or powder room)</b>
	5.7a	Lower/accessible medicine chest
X	5.7b	Anti-scald device
	5.7c	Anti-scald devices for sink
X	5.7d	Accessible handles/touch latches for doors/drawers
X	5.7e	Lower towel rack(s)
	5.7f	Contrasting floor color
	5.7g	Fold-down/fixer shower seat(s)
X	5.7h	Accessible toilet tissue holder
X	5.7i	Hand-held adjustable shower spray unit(s)
<b>Section 6: Common Rooms Features</b>		
	6.1	Dining room on accessible route of travel
X	6.2	Living room on accessible route of travel
X	6.3	Other common room on accessible route of travel
<b>Section 7: Bedroom Features</b>		
X	7.1	One bedroom on accessible route of travel
	7.2	Two or more bedrooms on accessible route of travel
X	7.3	Closets have minimum 32" clear opening
X	7.4	Closets have adjustable (36"-60") shelves and bars
<b>Section 8: Laundry Area Features</b>		
X	8.1	Laundry area on accessible bath of travel
	<b>8.2</b>	<b>Accessories:</b>
X	8.2a	Accessible workspace
X	8.2b	Accessible cabinets
X	8.2c	Accessible handles/touch latches for doors/drawers
X	8.2d	Accessible appliances

I hereby certify that the Universal Design Features indicated above will be incorporated into the plans and specifications of the above named project.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_



**Project Amenities Certification**

Indicate amenities that will be included in the Project by selecting 'X' from the drop down menus in the rose colored cells below. Every Application is expected to incorporate amenities as specified in the Standards for Architectural Planning and Construction Section 7.00 - Design and Planning which can be found on the IHDA Website and a minimum of 5 amenities as selected from the list below. Any application seeking exception to this requirement must provide a detailed narrative discussing why this threshold cannot be achieved. The Authority will review the submitted narrative and approve or deny it at its sole discretion.

Project Name

# of Units

	Secured bicycle parking (minimum of eight (8) slots per twenty five (25) units)
X	Exercise / Fitness Center with at least one (1) machine per 15 units
	Two (2) picnic tables and one (1) grill for every twenty-five (25) units
	An equipped sports court (volleyball, tennis, basketball, etc.) for every 100 units
	Computer room equipped with one (1) computer for every ten (10) units
	Garden plots / designated community garden area with a minimum of 15 square feet per unit
X	Upgraded landscaping, including one tree planted on site for every ten units
	100% native or adaptive plantings/landscaping
	Energy Star-rated dishwasher in every unit
	Microwave oven in every unit
	Energy Star-rated ceiling fan with switched light fixture in every living room and bedroom
	Screen doors for every unit

	Porch / patio / balcony for each unit
	Storage space is 25% greater than the minimum requirement
	Residential units are 15% larger than the minimum requirement
	On-site car sharing
X	Trash disposal chutes
X	Library / Reading room
	Hair salon
	Health and wellness center
	Kitchen pantry in every kitchen
	Security camera at all entrances
	Washer and dryer in every unit
X	Non-Smoking Units

Comments or notes on any part of this certification:

Characters remaining: 1000

I hereby certify that the Project Amenities indicated above will be incorporated into the plans and specifications of the above named project.

Signature: \_\_\_\_\_



Date: 03/25/15

# 400 EAST NEW YORK ST., AURORA, IL 60505

## DRAWING LIST

CODE: IBC 2000	
OCCUPANCY GROUP: R-2	T1 Title Sheet
CONSTRUCTION TYPE: IA	A1 Site Plan
ALLOWABLE AREAS: "UNLIMITED"	A2 Basement Plan
FULLY SPRINKLERED: NFPA 13	A3 First Floor Plan
FIRE ALARM: PER IBC 2000	A4 Second Floor Plan
	A5 Third Floor Plan
	A6 Fourth/Fifth Floor Plan
	A7 Sixth and Seventh Floor Plan
	A8 Elevations (North)
	A9 Elevations (South)
	A10 Elevations (East)
	A11 Elevations (West)
	A12 Historic Photographs
	A13 Typical Wall Section
	A14 Historic Restroom
	A15 Historic Restroom
	A16 Historic Restroom
	L1 Landscape Plan

**CONSTRUCTION GUARANTOR**  
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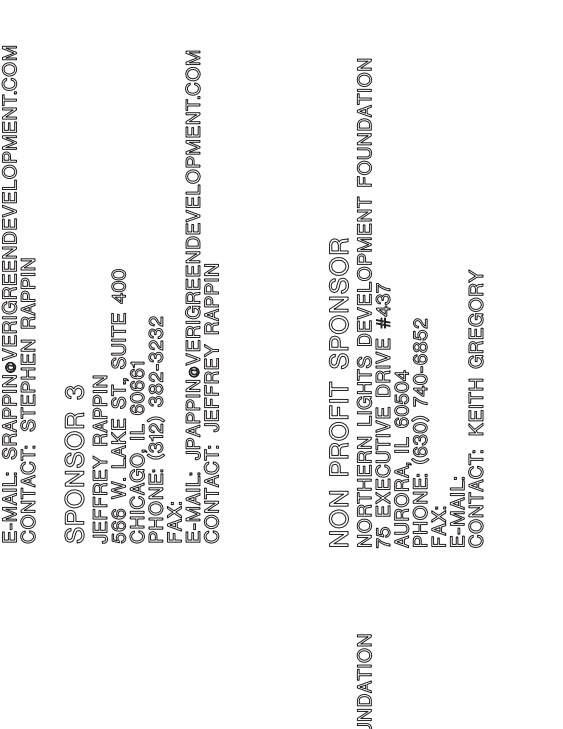
**DEVELOPER CONSULTANT**  
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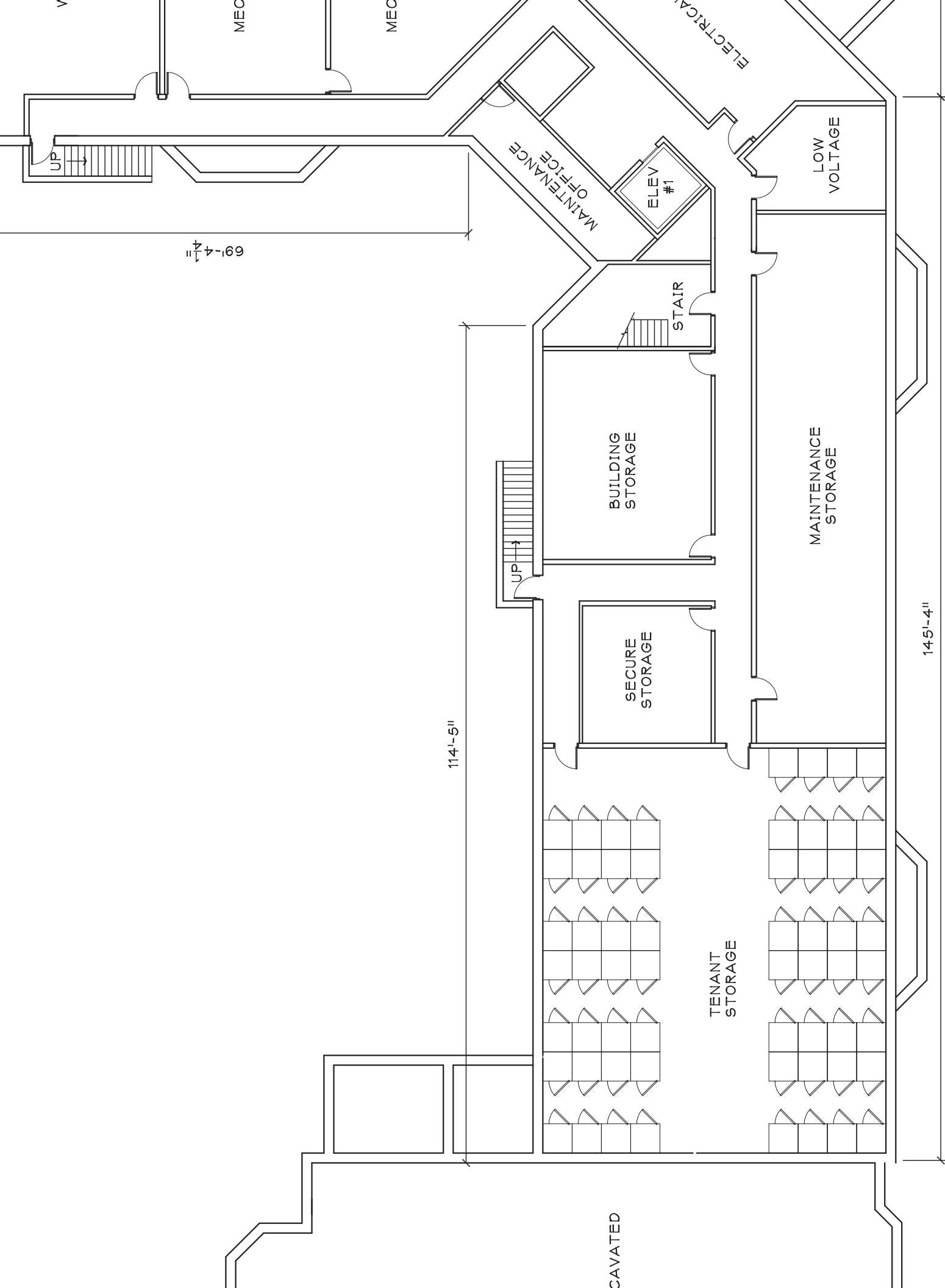


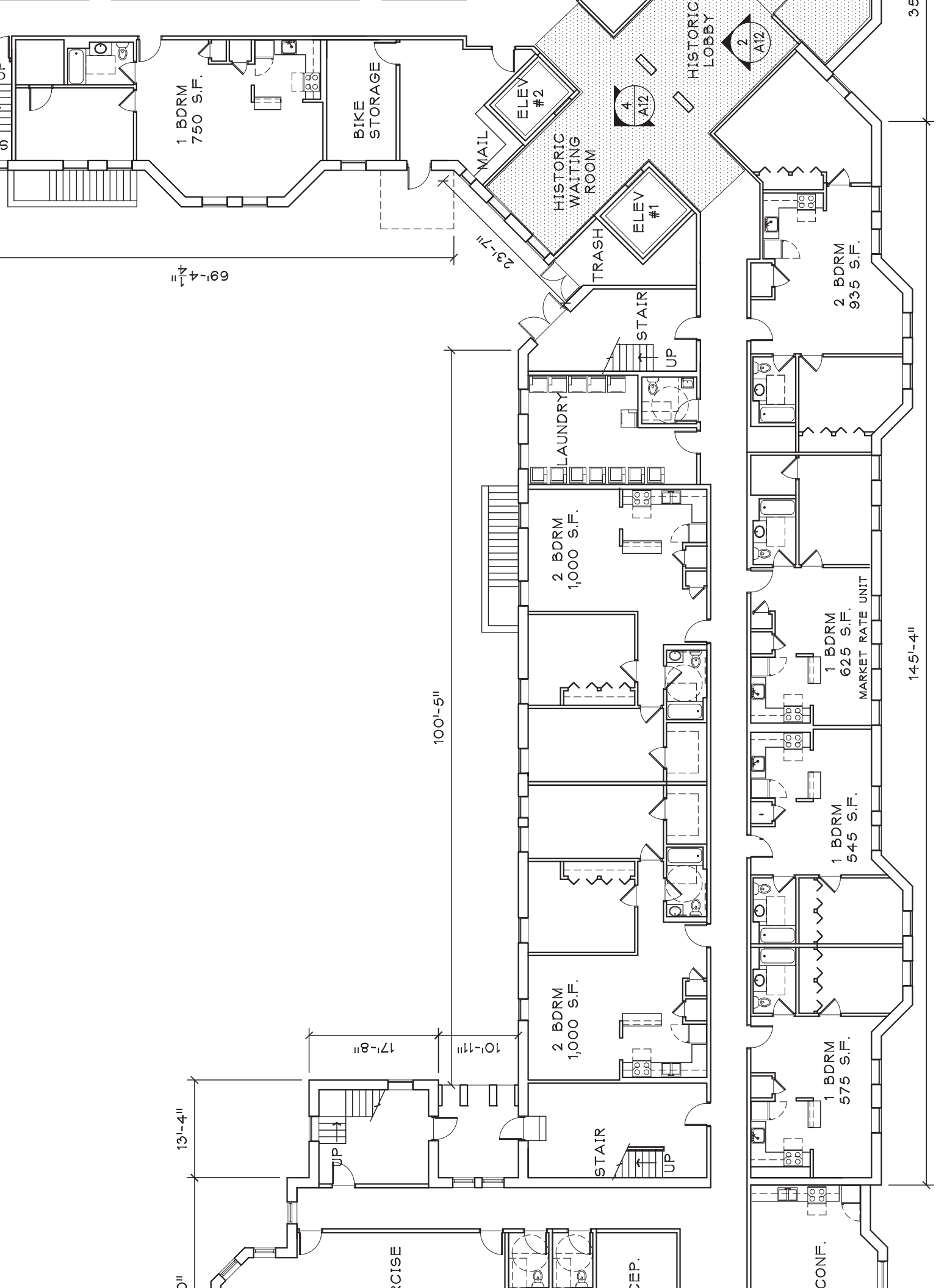
A.35— St. Charles Hospital,  
Aurora, Illinois



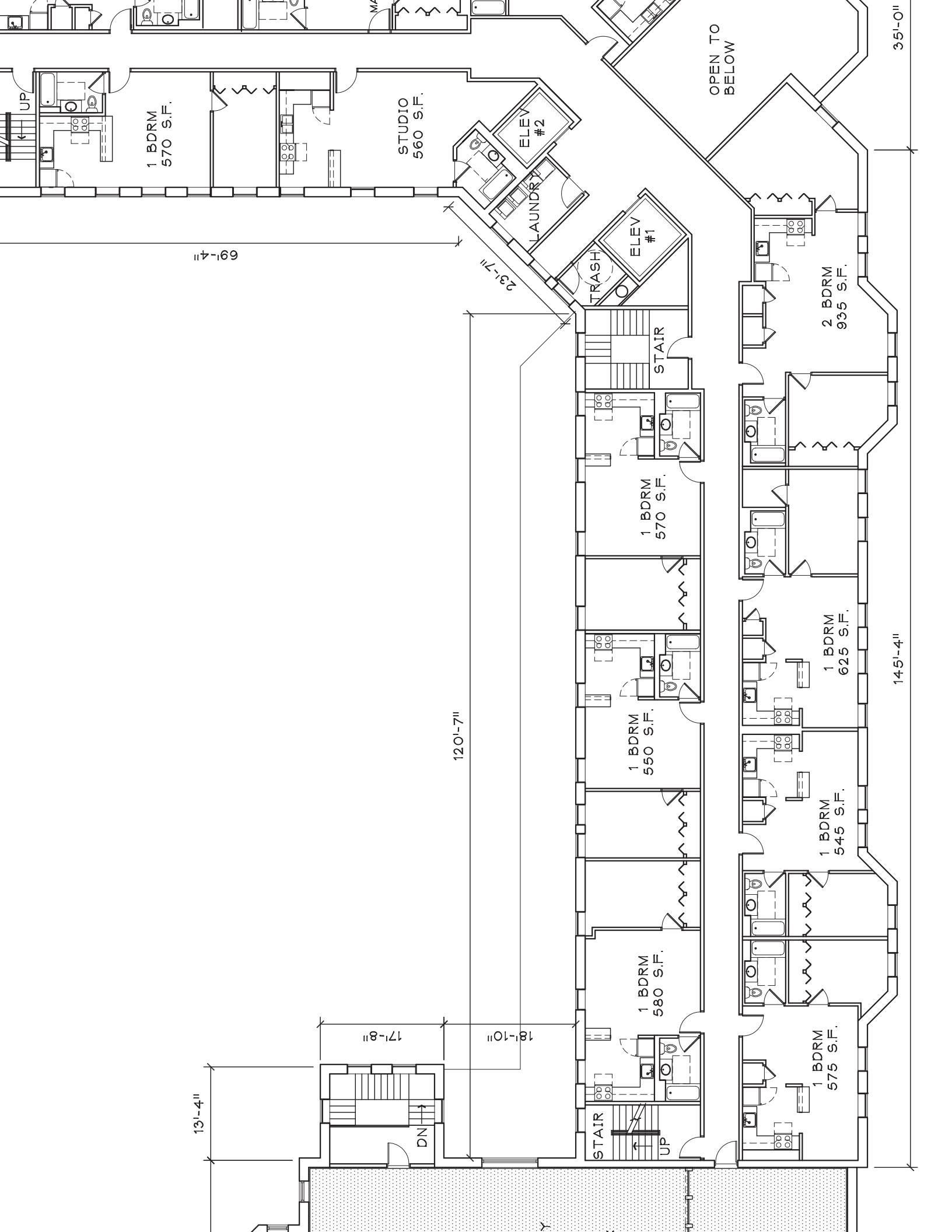
N. ROOT ST.

SITE AREA: 137,600 S  
 PARKING PROVIDED:  
 67 SPACES (6 ACCES  
 TRASH COLLECTION B  
 BUILDING

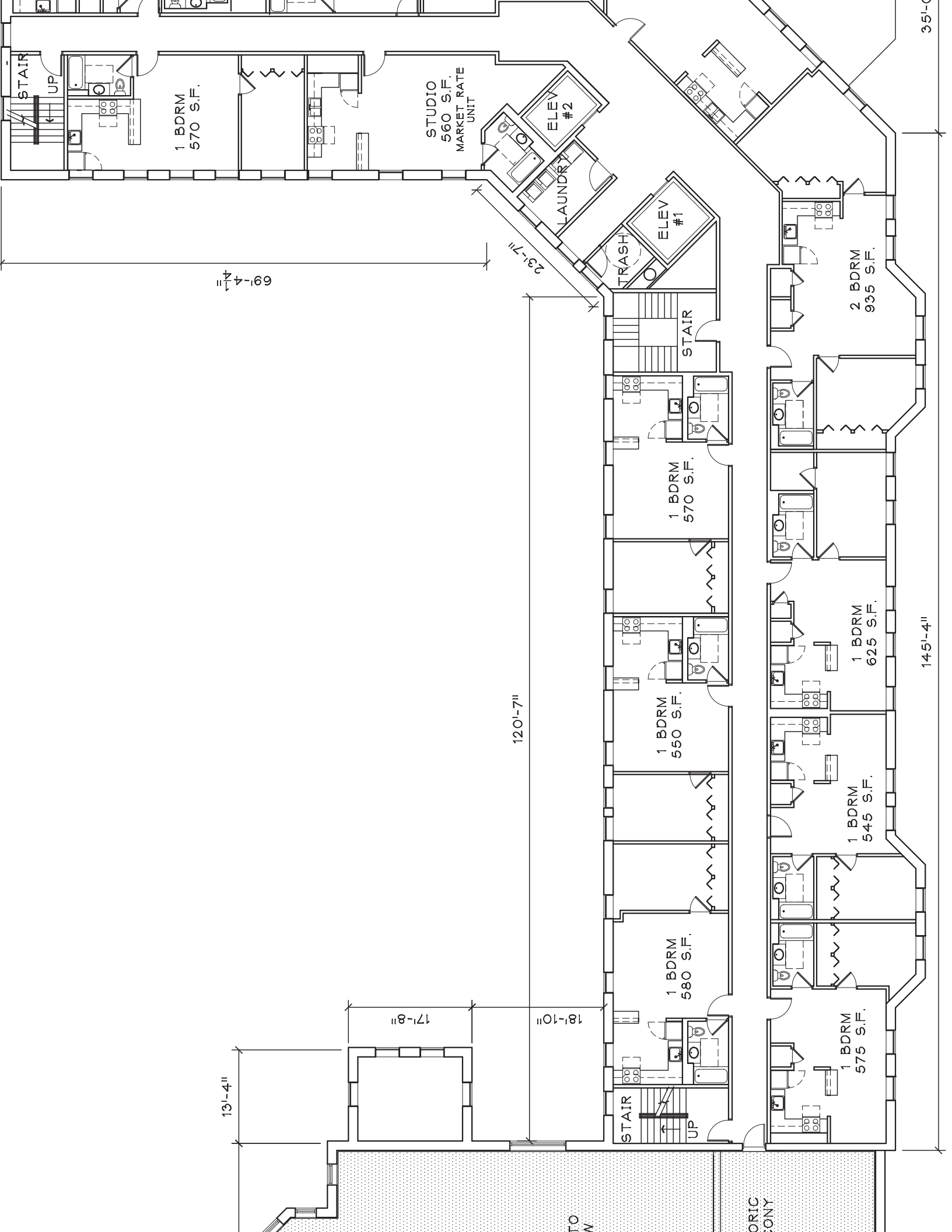


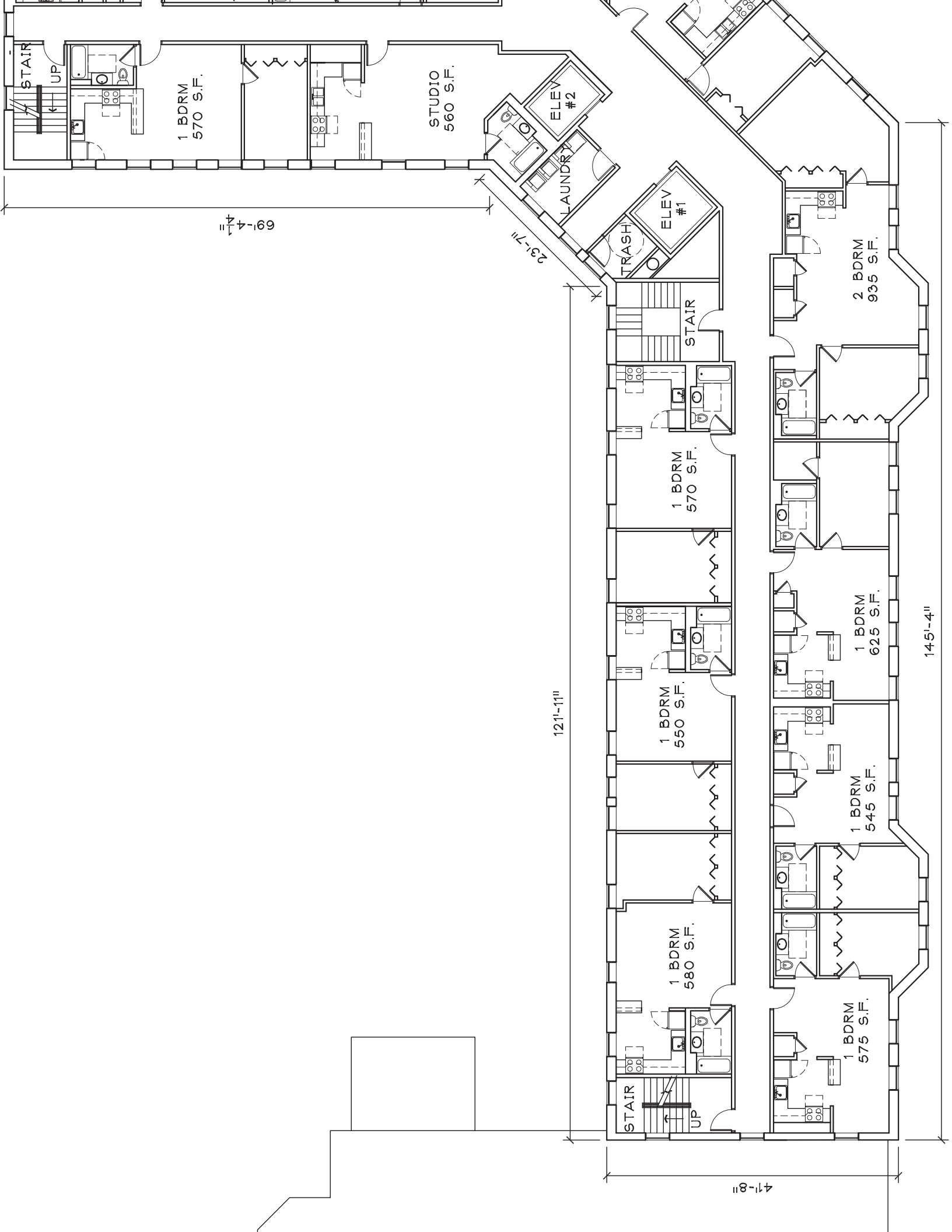


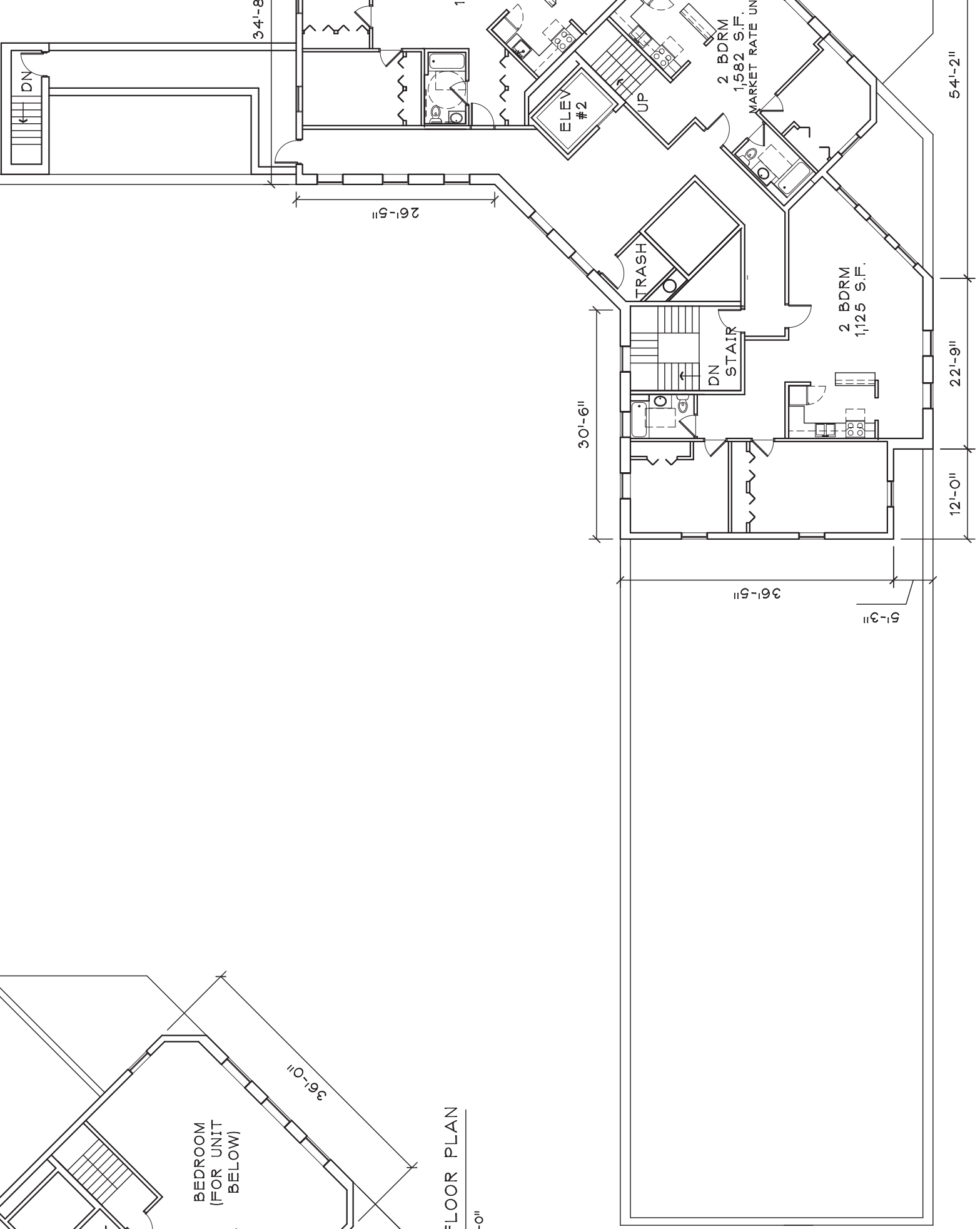
AREA OF HISTORIC











1 SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

SEVENTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



TION



NEW YORK ST. ELEVATION

2

NTS



N

2

NTS



3

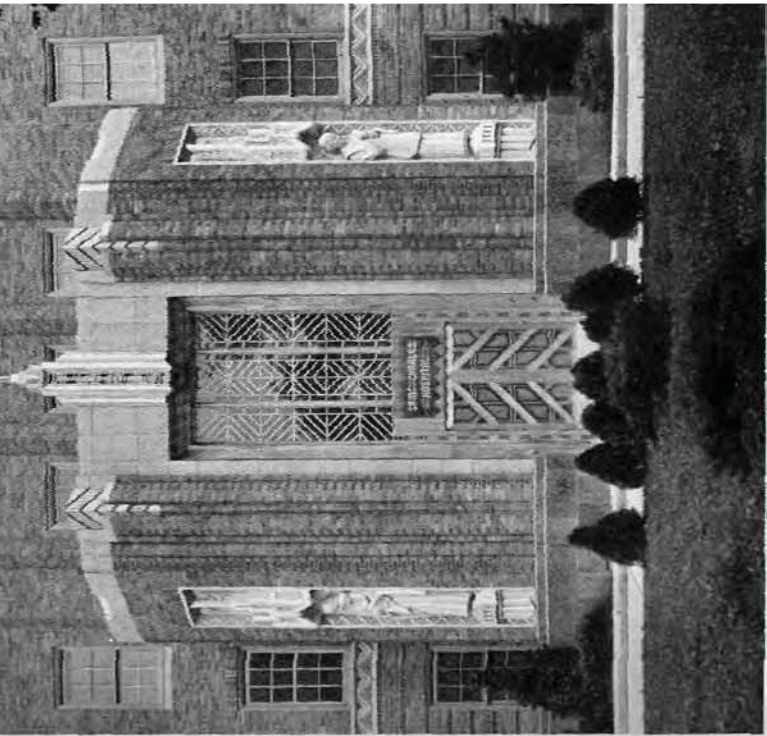
COURTYARD ELEVATION



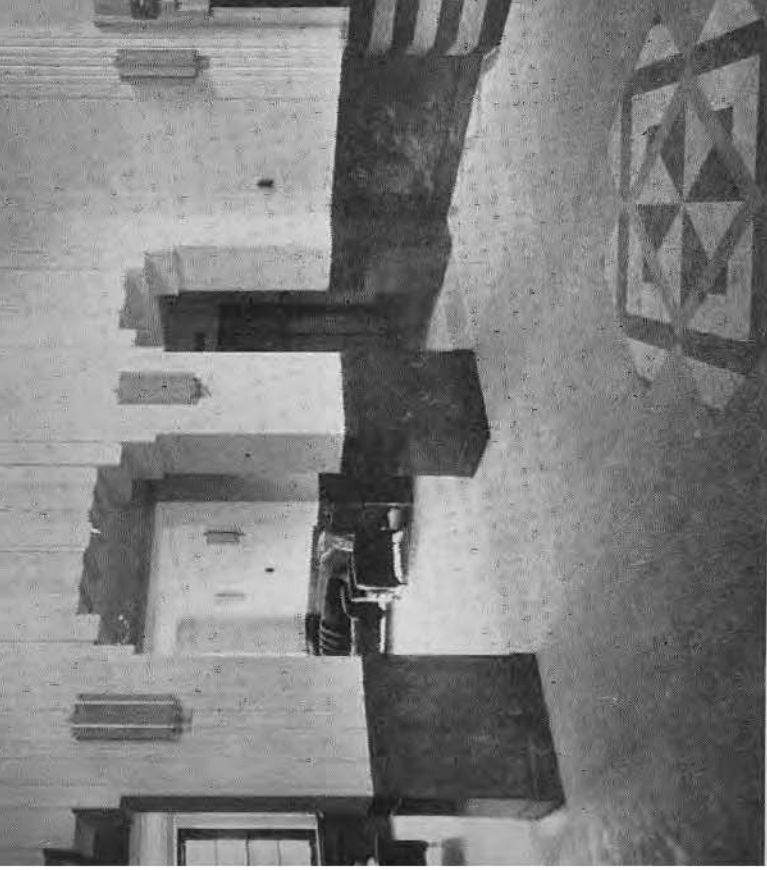


1 SPRING ST. ELEVATION

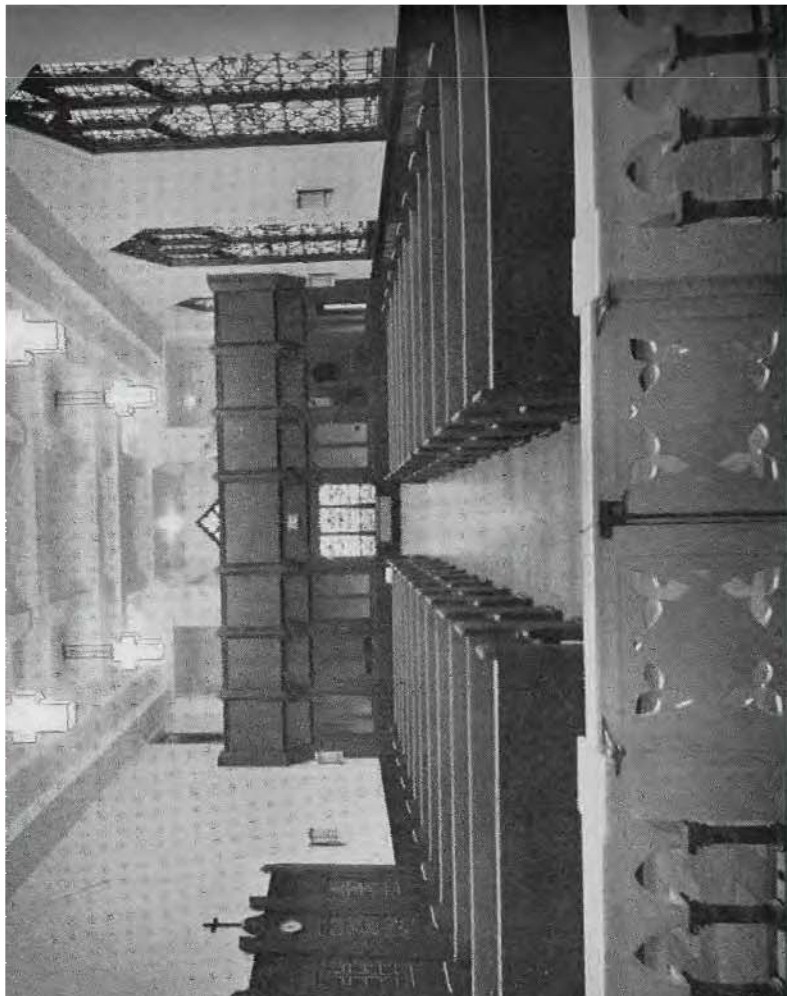
NTS



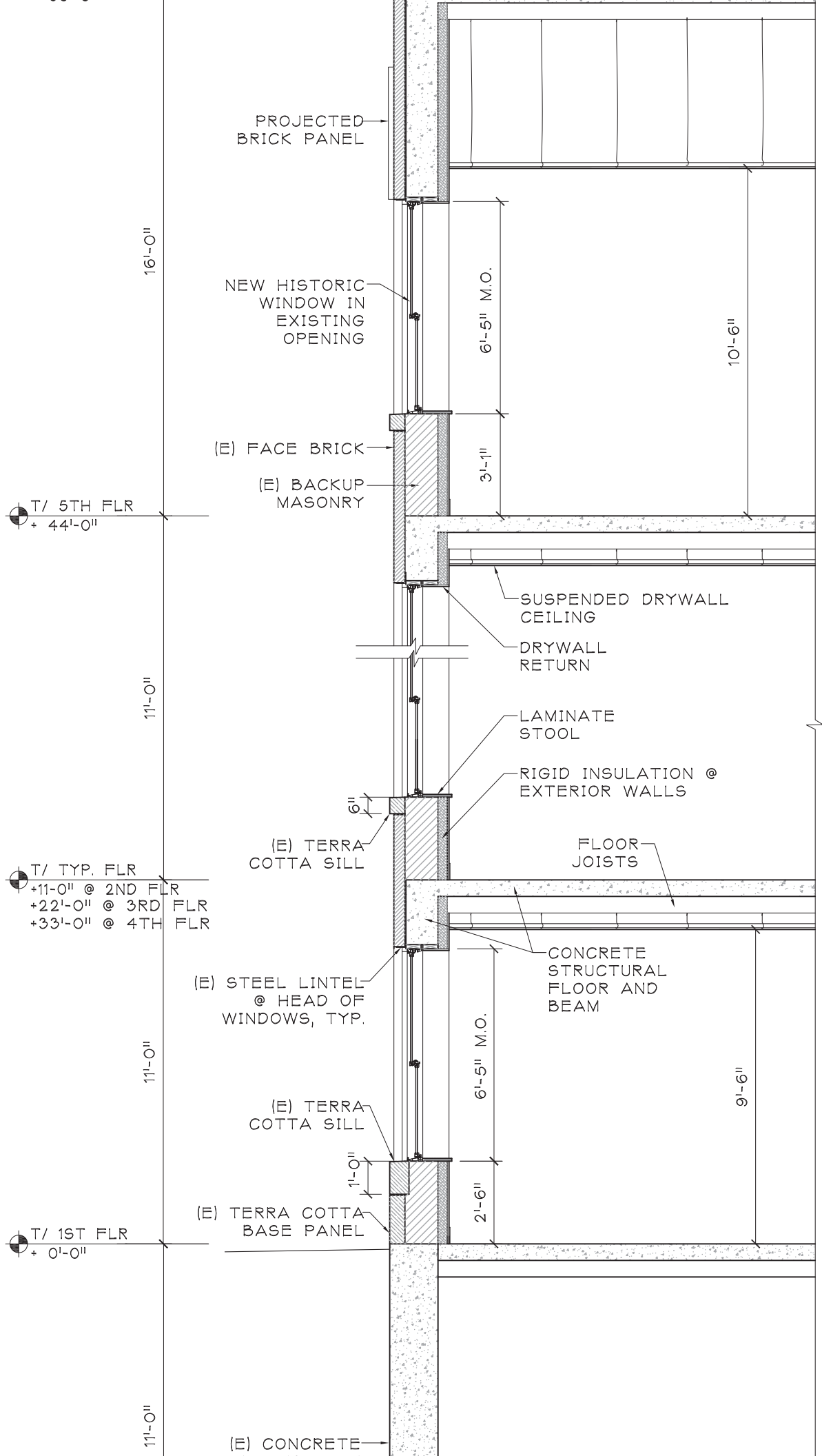
1. ENTRANCE



2. LOBBY







PROJECTED  
BRICK PANEL

NEW HISTORIC  
WINDOW IN  
EXISTING  
OPENING

(E) FACE BRICK

(E) BACKUP  
MASONRY

6'-5" M.O.

10'-6"

T/ 5TH FLR  
+ 44'-0"

SUSPENDED DRYWALL  
CEILING

DRYWALL  
RETURN

11'-0"

LAMINATE  
STOOL

RIGID INSULATION @  
EXTERIOR WALLS

(E) TERRA  
COTTA  
SILL

FLOOR  
JOISTS

T/ TYP. FLR  
+11'-0" @ 2ND FLR  
+22'-0" @ 3RD FLR  
+33'-0" @ 4TH FLR

CONCRETE  
STRUCTURAL  
FLOOR AND  
BEAM

(E) STEEL LINTEL  
@ HEAD OF  
WINDOWS, TYP.

6'-5" M.O.

9'-6"

11'-0"

(E) TERRA  
COTTA  
SILL

1'-0"

2'-6"

T/ 1ST FLR  
+ 0'-0"

(E) TERRA COTTA  
BASE PANEL

11'-0"

(E) CONCRETE

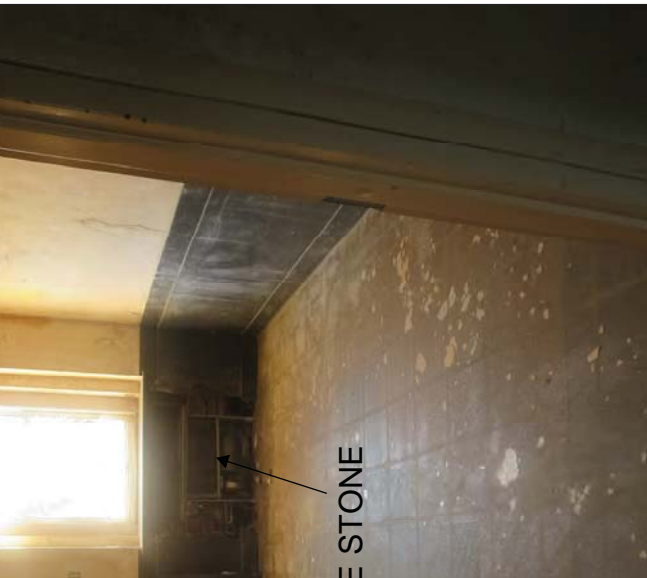


2. ENTRY



ENTRY





RESTORE TERRAZZO FLOOR

RESTORE TERRAZZO FLOOR



REPAIR

2. WAITING ROOM



RESTORE WOOD WINDOWS



RESTORE EXISTING PLASTER CEILING

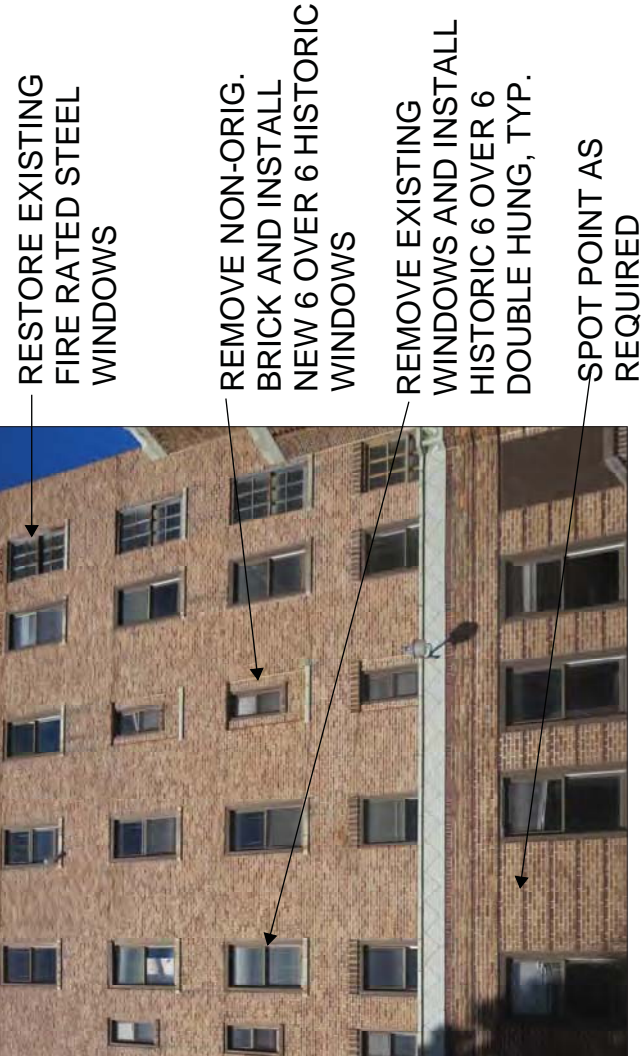


REBUILD EXISTING WINDOWS. INSTALL INSULATED GLASS

RESTORE PLASTER DETAIL



CLEAN  
TERRA  
COTTA



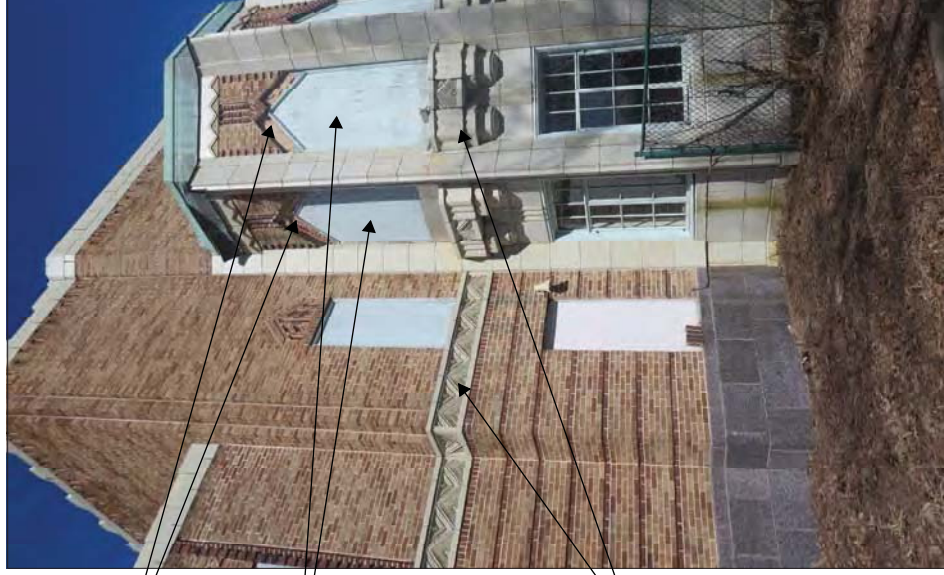
RESTORE EXISTING  
FIRE RATED STEEL  
WINDOWS

REMOVE NON-ORIG.  
BRICK AND INSTALL  
NEW 6 OVER 6 HISTORIC  
WINDOWS

REMOVE EXISTING  
WINDOWS AND INSTALL  
HISTORIC 6 OVER 6  
DOUBLE HUNG, TYP.

SPOT POINT AS  
REQUIRED

CLEAN AND SEAL ALL TERRA COTTA



REBUILD EXISTING  
ARCHES

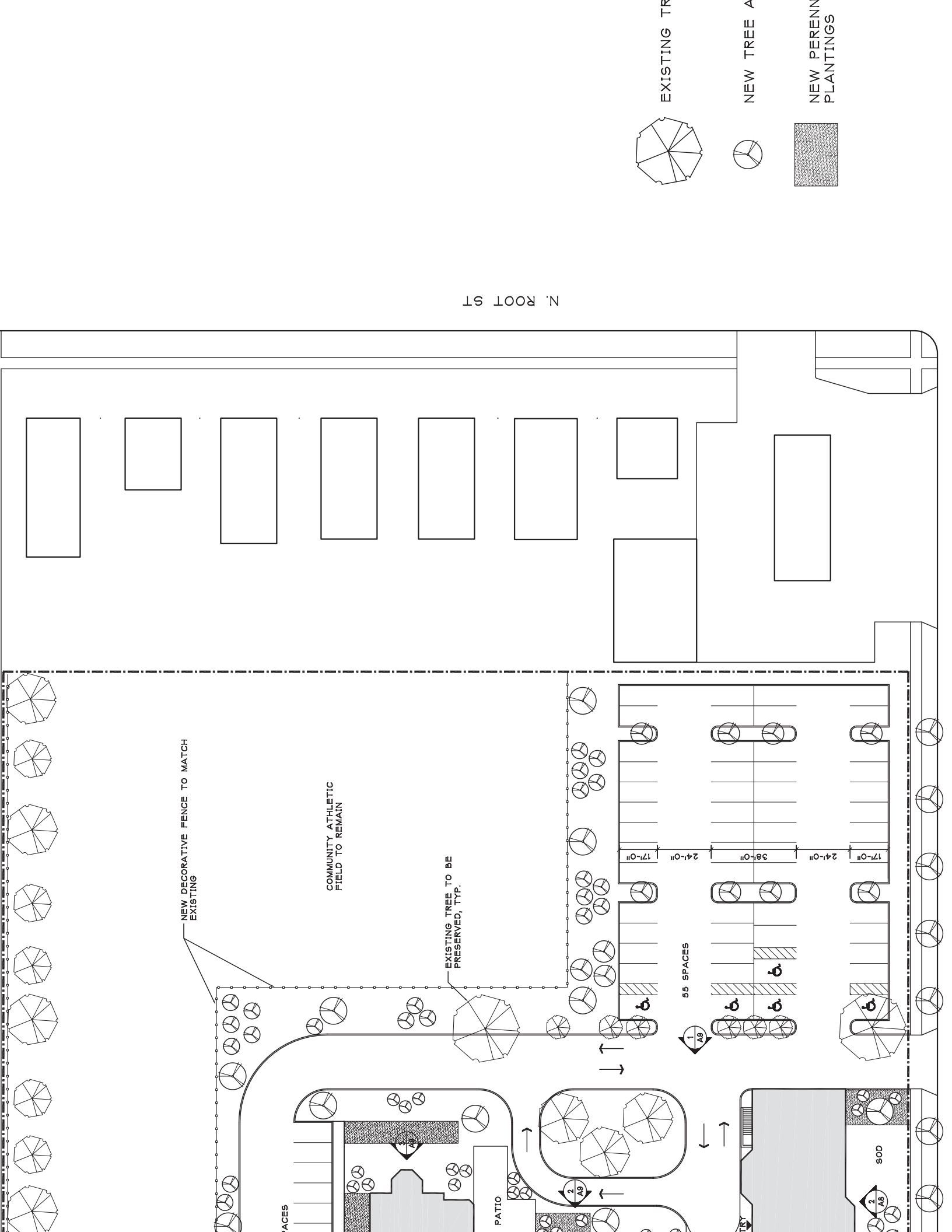
RESTORE  
EXISTING WOOD  
WINDOWS

CLEAN AND  
POINT TERRA  
COTTA



REPAIR AND POINT  
COPING AND BRICK

REPLACE MISSING BRICK



N. ROOT ST

EXISTING TREE

NEW TREE

NEW PERENNIAL PLANTINGS

NEW DECORATIVE FENCE TO MATCH EXISTING

COMMUNITY ATHLETIC FIELD TO REMAIN

EXISTING TREE TO BE PRESERVED, TYP.

55 SPACES

SOD

SPACES

PATIO

## **Aurora St. Charles Senior Living: Description of Elements of the Proposed Undertaking**

Note: the following *General Outline Specification* provides a narrative description of the basic scope of construction and restoration work at the project. A more complete project specification / project manual will be developed as part of the process of working with the State Historic Preservation Office on those items that will be necessary for Part 2 Certification of Historic Rehabilitation work.

### Outline Specification

Prepared by Weese Langley Weese Architects LTD

### **Construction Type**

General IBC Type IA for the cast concrete all floors and roof structure

### **General:**

Building will be completely demolished on the interior except for the historic spaces at the chapel and 1<sup>st</sup> floor entries.

60 Units will be developed on 6 levels and consist of studios, 1 bedroom and 2 bedroom units for seniors.

The building is on the National Register and the exterior will be restored to meet those standards.

### **Interior Improvements**

Finishes:

Typical Bath finishes are to be 2 x 2 ceramic mosaic floor tiles with 6 x 6 glazed ceramic wall tiles

Bathrooms to have wall hung fully accessible lavatories.

Kitchens are to have solid wood framed cabinets with solid wood doors and a post formed laminate top. Cabinets worktops are to be post formed laminate installed at 2'-10" above the floor with clear work space at the sink and adjacent to each appliance.

Unit Floor -Metroflor Resilient Planks with 15 year commercial warranty

Corridor Floors- Existing restored terrazzo

1<sup>st</sup> Floor Public Spaces/Walls- Ceramic Tile Dal Tile Color Body Porcelain

Construction:

Insulation/Exterior Walls insulated and air sealed per Energy Grant Requirements.

Exterior walls to be rock wool or spray foam, depending upon structural system

Roof to be insulated on the top deck to an average of R 49

Three vertical exit stairs will be reused with one extended to the room for an added exit at the 6<sup>th</sup> floor.

Interior walls of drywall on metal studs with ratings as noted in Code for Construction type with 2 hours required at stairs and elevator and duct shafts and 1 hour at corridors and demising walls between the units.

Doors:

All doors to solid core with wood frame in the units and hollow metal frames at the entry and public spaces.

Unit Closet doors are to be solid ¾ inch thick particle board-Lindquist bi-fold doors or hinged swing doors, solid core

Hardware shall be the following or equal:

Public Spaces: Falcon MA Series- All Lever Handles

Units: Falcon W Series- All Lever Handles

Ceilings will be hug drywall below the existing concrete decks

All appliances shall be Energy star where applicable; All units are to receive the following:

30 Inch Electric Range with Front Controls with metal Grease Shield

2.1 Cu Ft Microwave, mounted in cabinet

19 Cu Ft self-defrost refrigerator

**Exterior Improvements**

Historic Restoration of the following exterior systems:

Cleaning pointing and caulking of ‘sky’ joints of existing Terra Cotta Coping

Cleaning and pointing of existing wall panel terra cotta

Repair/replacement of base Terra Cotta Elements

Repair of copper trim

Re work displaced parapets saving and reusing brick and terra cotta copings

Replace brick where missing at openings. Reuse existing brick from building

Remove non original louver openings from the exterior wall and fill with original brick

100% clean brick masonry and spot point joints as required. Cleaning material to be an approve "Historic Restoration Cleaning Product."

Find source of stain producing materials and remove in a number location and restore masonry around as required. Clean area of staining with the required special cleaning materials.

Inspect and replace any deteriorated exterior wall steel lintels and shelf angles, install flashing.

Rebuild entry to original masonry chapel entrance. Install new roof over entry.

Windows:

Replace all main building windows with new historic profile windows to match some historic original wood windows, known to be 6 over 6 double hung

Restore all of the main chapel windows and re-glaze where stain glass was removed.

Restore wood casement windows in Chapel Chancel

Replace 2 double hung windows at the east Chapel wall.

Restore steel fire windows in stairs and at penthouse

Restore existing steel casement windows found on the 6<sup>th</sup> floor and the penthouse level

Repair leaded glass windows found at the first floor lobby

Service doors

Replace to match existing historic metal doors and transoms

Entrance Doors:

Main entry: new aluminum to be similar to original

Chapel Entry: New aluminum to be similar to original doors at west end of building

Rear Entry: Same at Chapel Entry

West Entry: Restored existing wool historic doors.

Roof Membranes:



Remove all existing roof membranes and install separation board to allow for the installation of a 60 Mil TPO membrane.

New roof slope to be provided with tapered Polyiso Insulation system with an average R-49

### **Site Work**

New curbs, paving and drives as indicated on the Site plan as to replace existing paving.

Trees and plantings around old parking and drives are to remain.

Water detention and water quality management to be provided per local governing ordinance and the City of Aurora

New water and sewer connections are to be established in to the street. Old systems to cut off as directed by the local authorities

Replace wood accessibility ramp @ rear with new concrete ramp with metal handrails

Create new stepped entry and ramps to existing corner entry

Restore circular drive at rear to allow for service and access to the rear entrance for the residents.

### **Specialties**

Elevators, New in existing shafts which will be reduced in depth with structural concrete

2 Elevators 3000 lb. with stand by lowering capability. Elevators are to be duplex but capable of separation for single use while maintenance is happening on one elevator.

Otis Gen2 200 FPM which do not require a machine roof.

Grab Bars at all units will be provided and installed as a part of the project.

New Trash Chute with opening at all floors, with power assist hinged swing doors at accessible height, Wash Down ring and Sprinkler Connections, all floor

### **Mechanical**

All system must comply with the Owners State Energy Grant requirements

Heating with A.C. systems are required as follows:

Units to have individual Fan Coil Units fed from central Heating and Colling plants

Corridor to have MUA unit to offset exhaust system

1<sup>st</sup> floor and Community room at former chapel and auditorium) to have ground floor air handling system with room zone controls, fed from central plants

Kitchens to have direct exhaust to the outside

Bathroom exhaust to be continuous with added switched on exhaust up to code

All other required exhaust system to be provided for Janitors, public bathrooms and Laundry

Laundry dryer exhaust booster system required.

## **Plumbing**

All DWV and water distribution systems are to be 100% new

Fixtures and trim to comply with Energy Grant and Enterprise overlay requirements

Piping and DWV as allowed by local code

Hot Water system is to comply with Energy Grant requirements and to be gas powered and high efficiency

Plumbing trim is to include accessible spray heads at showers and single handle operation at the kitchen and bath sink.

All trim to be low flow and showers to be anti-scald

Janitor's service sinks to be located on each floor.

Ejector system to be provided at the bottom of the elevator shaft.

## **Electrical**

100 % new systems including service for the building, Fire Pump, and EM power for the elevators. Existing transformer to remain in place and changes as required by loads and as determined by the local utility

Security System of Cameras and recording device to be added, at all exterior doors, interior elevator lobbies at all floor, and all public spaces

Exit sign system and ARA and EM lights systems

Low voltage wiring for standard CAD wire and Co Ax wiring to each unit

All lighting to be Energy Star rated fixtures and fluorescent and high efficient for the public areas and the exterior.

## **Fire Prevention**

100 % Sprinkler System NFPA 13

Sprinkler Connections to Trash Chute required

Dry Standpipe system at each stair

Fire Alarm System per local code

Fire Alarm Elevator recall per local ordinance.

End

Per Weese Langley Weese Architects LTD