

# PLAT OF SURVEY & TOPOGRAPHIC EXHIBIT

LOT 8 IN BLOCK 33 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF THE FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**Benchmarks:**

Source Benchmark:  
City of St. Charles Station STC 10  
Elevation= 695.26 (NAVD 88)

Site TBM: Set Cut "X" at Top of Curb  
Adjacent to Fire Hydrant, approx 145' West  
of property along Chestnut Avenue.  
Elevation= 737.01 (NAVD 88)

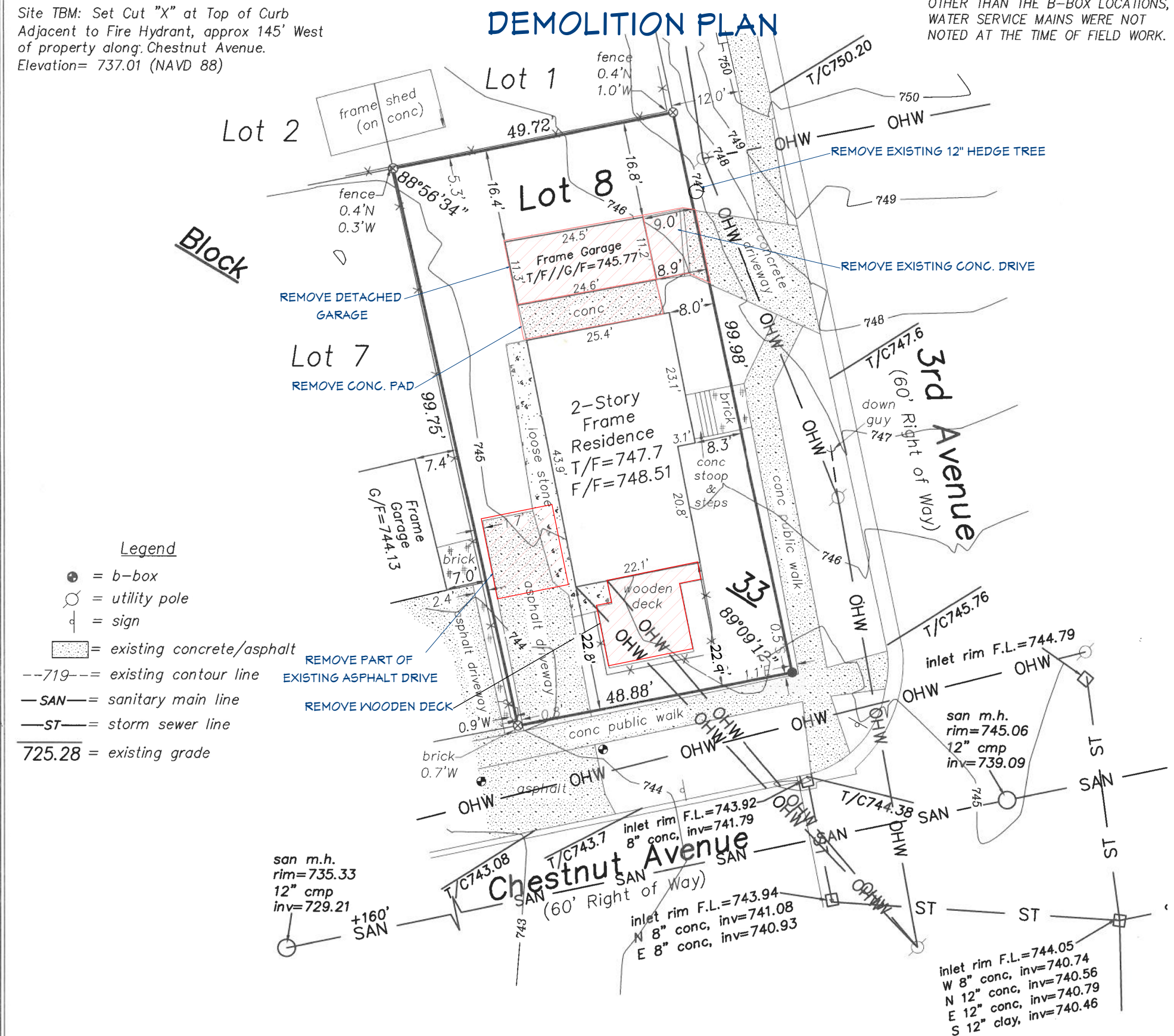
COMMONLY KNOWN AS: 303 NORTH THIRD AVENUE, ST. CHARLES, ILLINOIS.

PROPERTY CONTAINS: 4,922.3 SQUARE FEET, MORE OR LESS.

## EXISTING CONDITIONS & DEMOLITION PLAN

**SURVEYOR'S NOTE:**

OTHER THAN THE B-BOX LOCATIONS,  
WATER SERVICE MAINS WERE NOT  
NOTED AT THE TIME OF FIELD WORK.



STATE OF ILLINOIS )  
COUNTY OF KENDALL ) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON JANUARY 10, 2023.



Scale: 1" = 20'  
○ = Found 3/4" Dia. Iron Pipe  
⊗ = Found 1/2" Dia. Iron Pipe  
● = Set Iron Pipe 1/2" Dia. x 24"  
(XXX) = Record Distance  
XXX = Measured Distance  
N = North E = East  
S = South W = West  
R = Radius A = Arc Length  
- - - = Fence  
[ ] = Concrete/Asphalt

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024  
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024

**TODD SURVEYING**  
Professional Land Surveying Services  
"Cornerstone Surveying PC"  
759 John Street, Suite D  
Yorkville, IL 60560  
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: Matthew Sweeney  
Book # 2292/sh Drawn By: J.C.M.E. | Plat # 886  
Reference:  
Field Work Completed: 12/21/2022  
Rev. Date Rev. Description  
Project Number: 2022-1260

# SITE PLAN

LOT 8 IN BLOCK 33 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF THE FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

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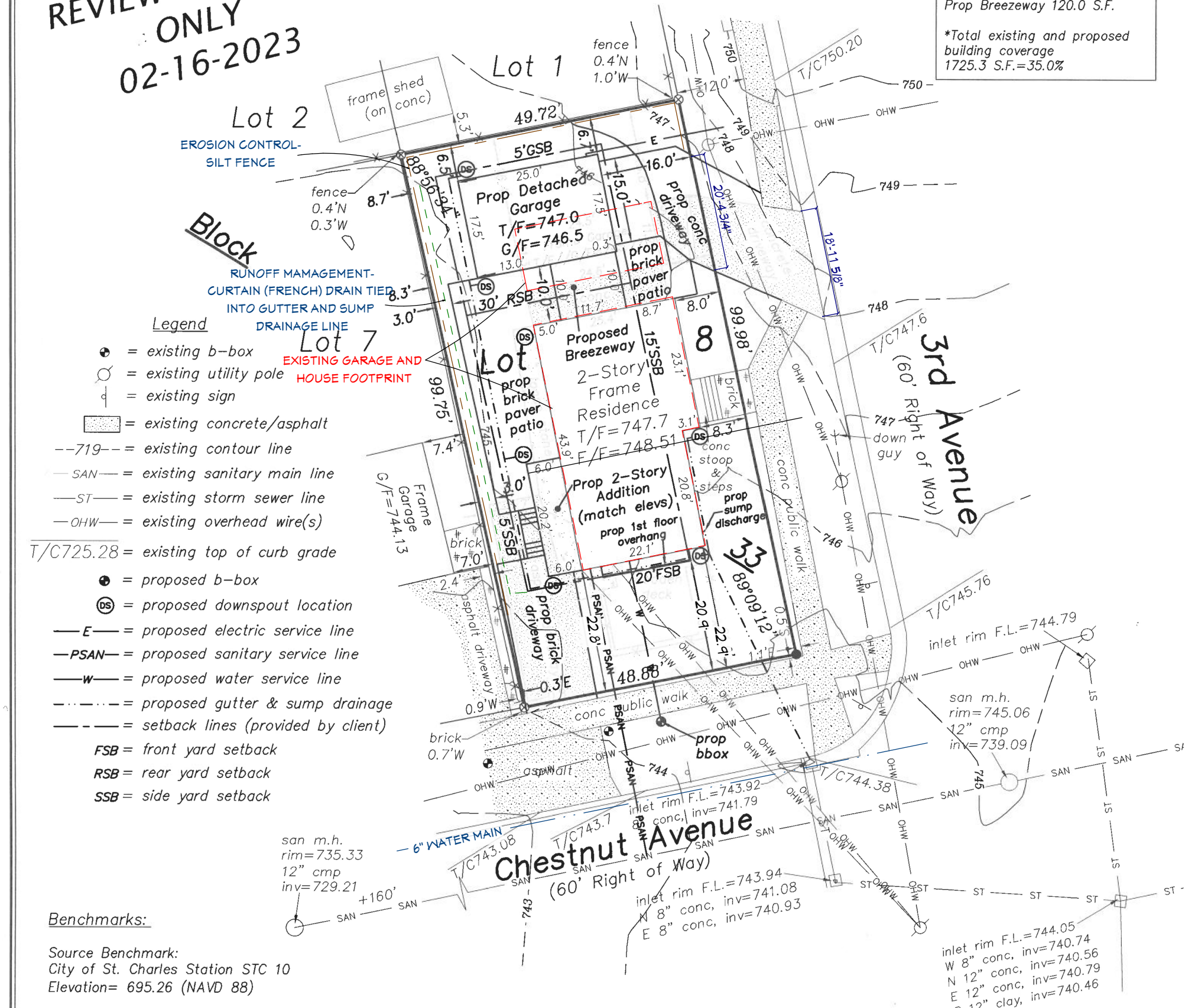
PROPERTY CONTAINS: 4,922.3 SQUARE FEET, MORE OR LESS.

Property contains: 4922.3 S.F.

Existing Residence 1047.0 S.F.  
Prop Addition 120.8 S.F.  
Prop Garage 437.5 S.F.  
Prop Breezeway 120.0 S.F.

\*Total existing and proposed building coverage 1725.3 S.F.=35.0%

REVIEW PURPOSES ONLY  
02-16-2023



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COUNTY OF KENDALL ) SS

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Book # 2292/sh Drawn By: J.C.M.E. | Plat # 886  
Reference:  
Field Work Completed: 12/21/2022  
Rev. Date Rev. Description  
02/15/23 first review submitted to client  
02/16/23 added E Lns, DS's, SB's, & coverage  
Project Number: 2022-1260

NO.	DESCRIPTION	BY	DATE
	PERMIT		02/15/23
	PERMIT REVISIONS		03/13/23

SHEET TITLE:  
**ENGINEERING DRAWINGS**

PROJECT DESCRIPTION:  
**REMODEL & ADDITION SWEENEY RESIDENCE**  
303 N THIRD AVE, ST CHARLES, IL

DRAWINGS PROVIDED BY:  
**MATT SWEENEY**  
41W847 BEITH RD  
CAMPTON HILLS, IL

DATE:

3/15/23

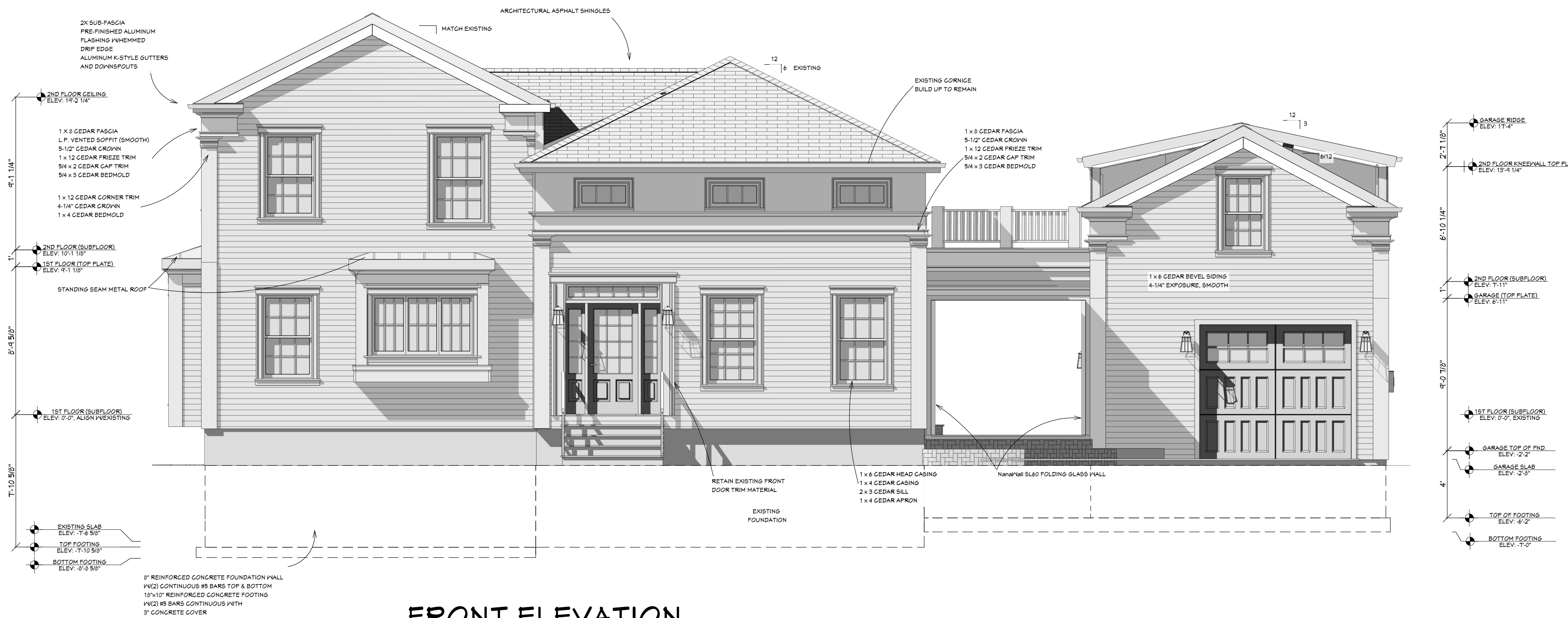
SCALE:

1/4" = 1'-0"

SHEET:

7



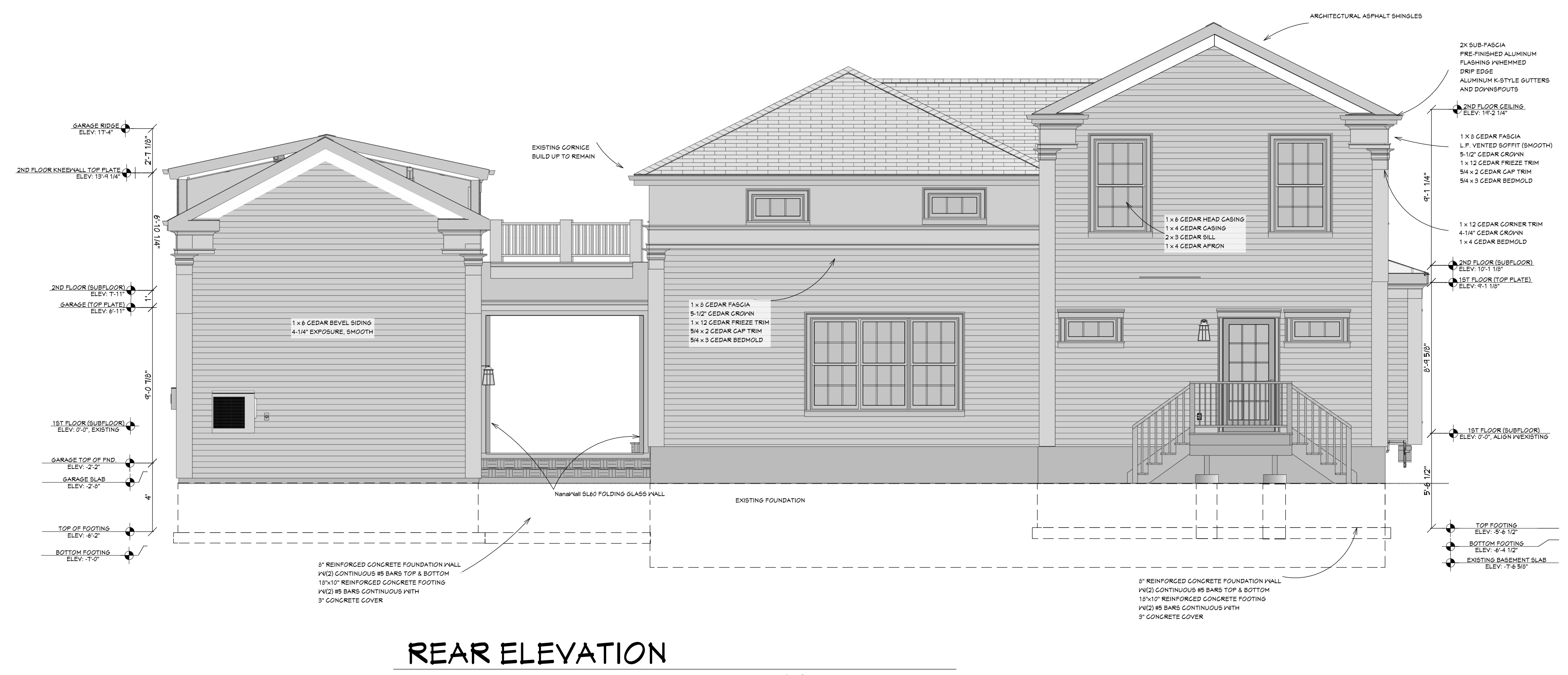
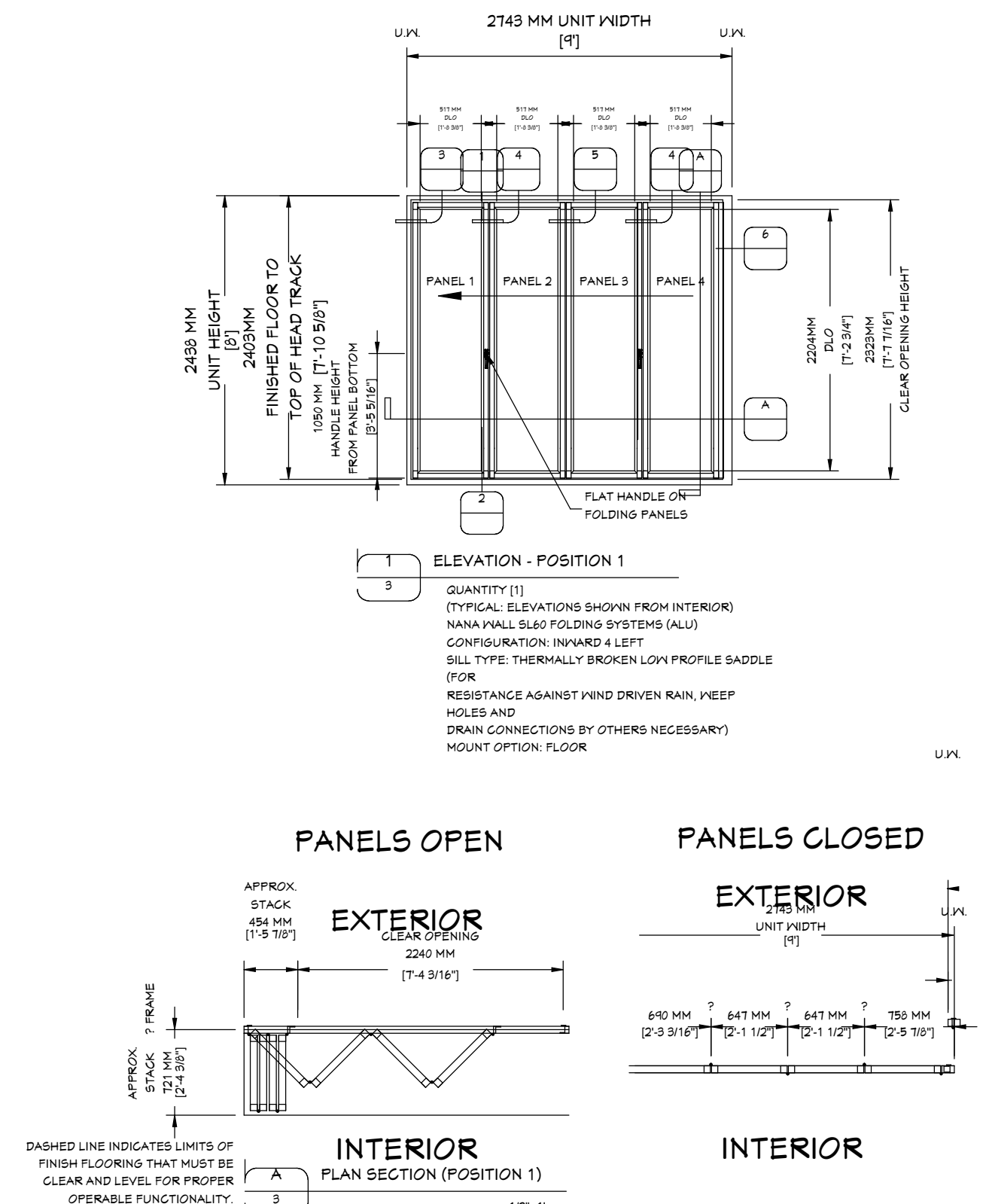


**FRONT ELEVATION**

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

**WINDOWS & DOORS:** PROVIDE MARVIN ELEVATION ALUMINUM CLAD WINDOWS, INSULATED GLASS W/LOW E COATING & ARGON GAS, UNITS TO HAVE MINIMUM U-FACTOR VALUE OF 0.21 OR LOWER. MUNTINS TO BE 7/8" SIMULATED DIVIDED LIGHT.

**NanaWall SL60 FOLDING GLASS WALL**



**REAR ELEVATION**

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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**ELEVATIONS**

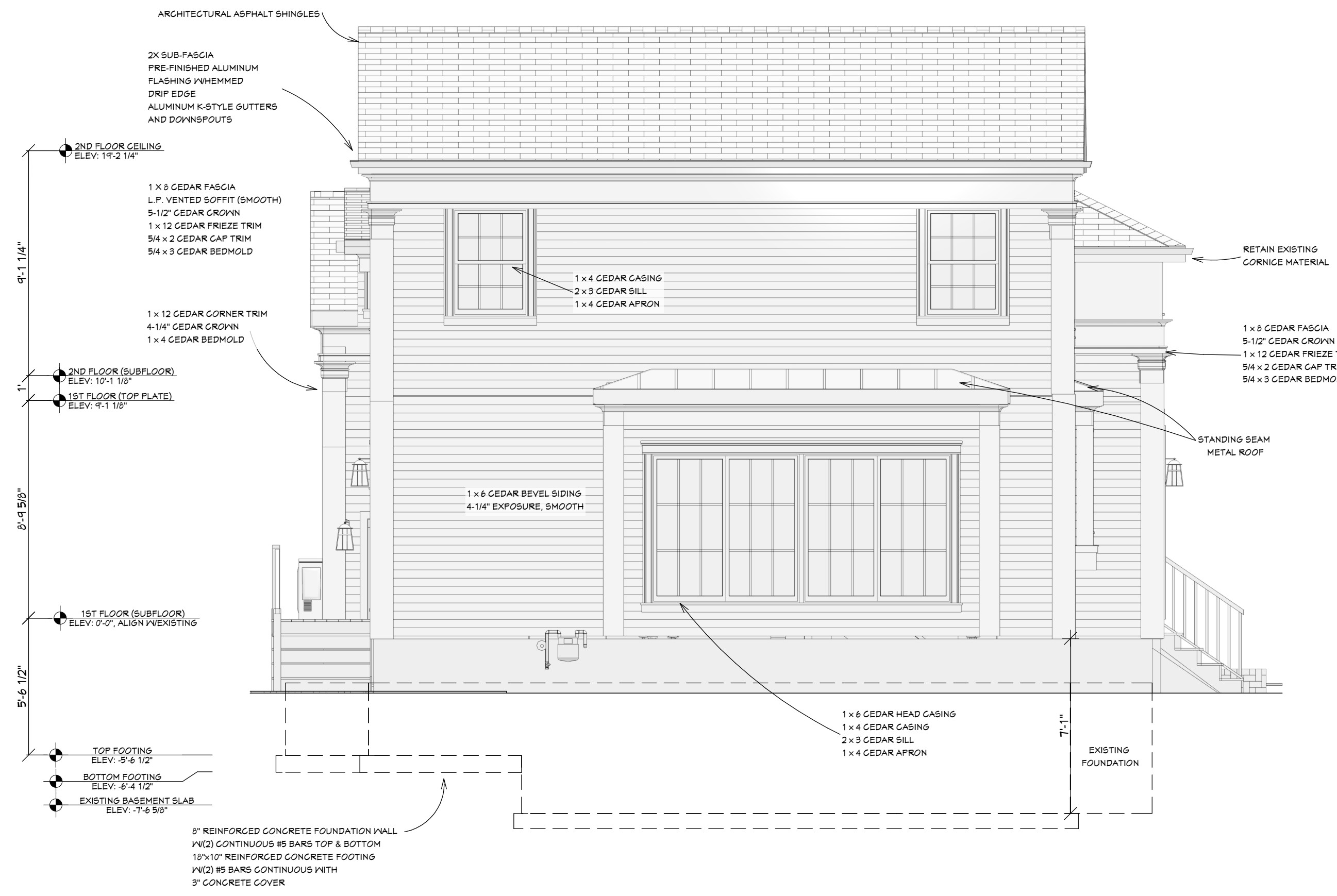
PROJECT DESCRIPTION:  
**REMODEL & ADDITION  
SWEENEY RESIDENCE  
303 N THIRD AVE, ST CHARLES, IL**

DRAWINGS PROVIDED BY:  
**MATT SWEENEY  
41W847 BEITH RD  
CAMPTON HILLS, IL**

DATE:  
**3/13/23**

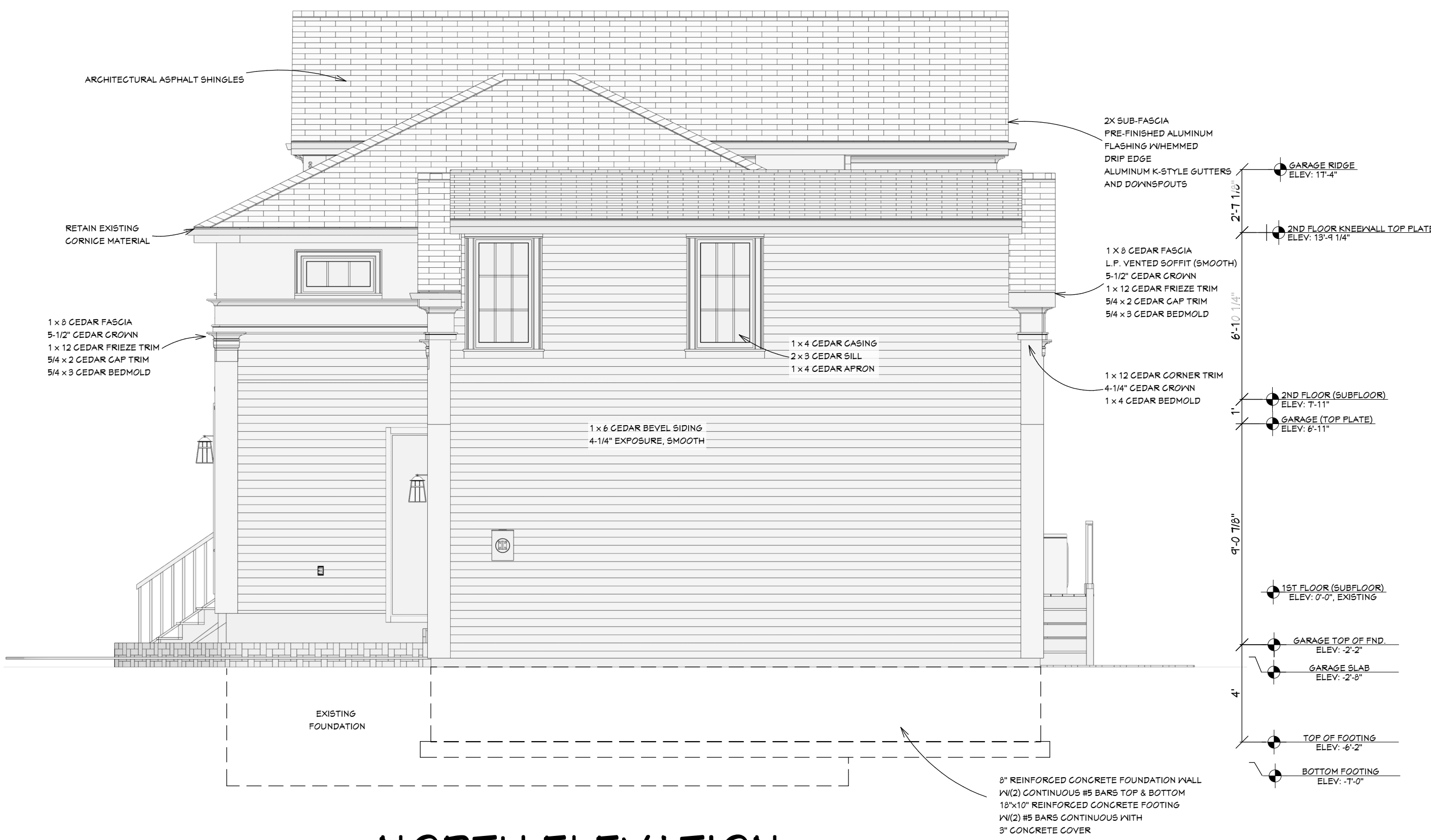
SCALE:  
**1/4"=1'-0"**

SHEET:  
**2**



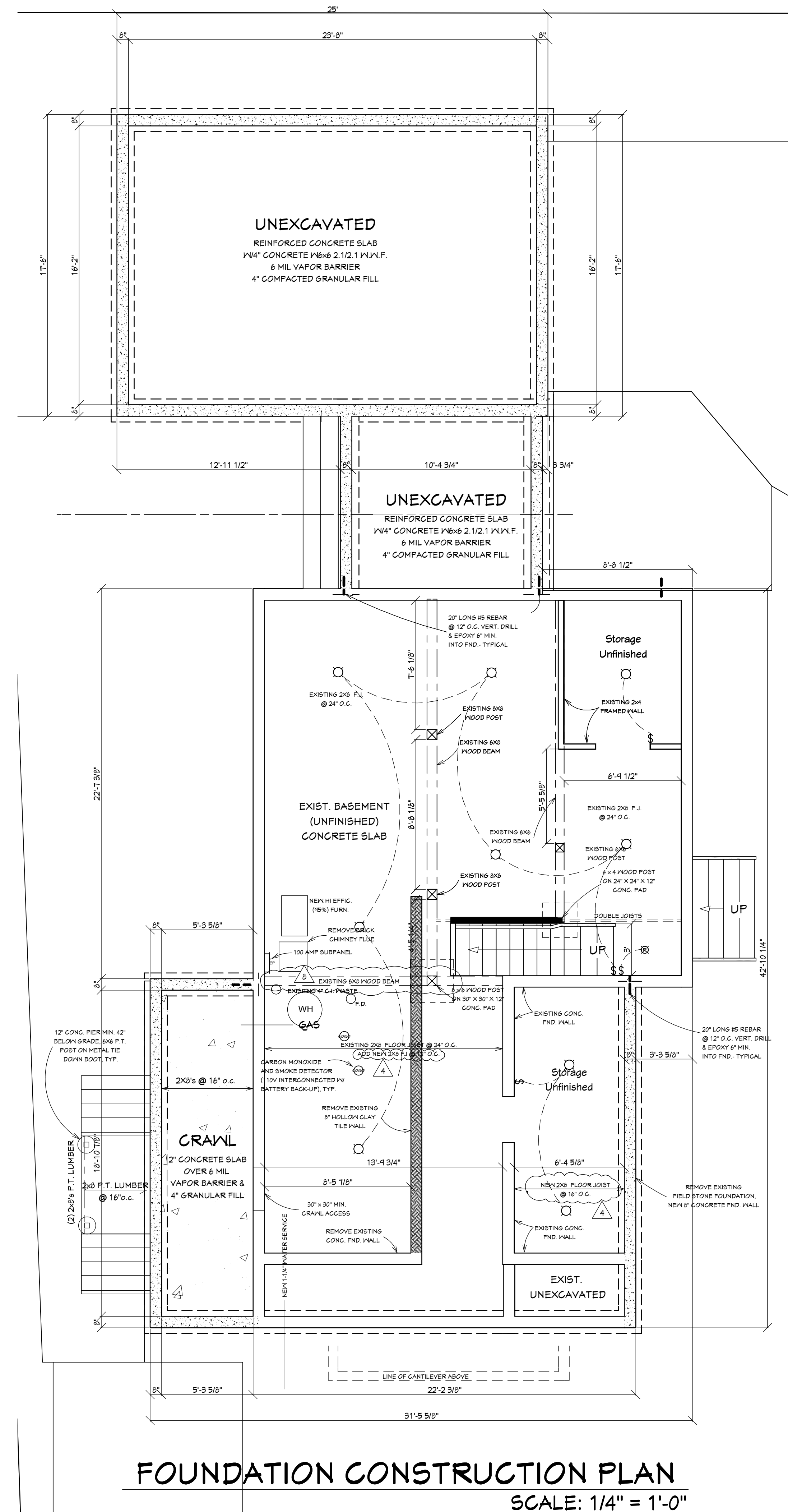
**SOUTH ELEVATION**

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



**NORTH ELEVATION**

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



**FOUNDATION CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**ELEVATION & FOUNDATION CONSTRUCTION PLAN**

PROJECT DESCRIPTION:  
**REMODEL & ADDITION SWEENEY RESIDENCE**  
303 N THIRD AVE, ST CHARLES, IL

DRAWINGS PROVIDED BY:  
**MATT SWEENEY**  
41W847 BEITH RD  
CAMPTON HILLS, IL

DATE:

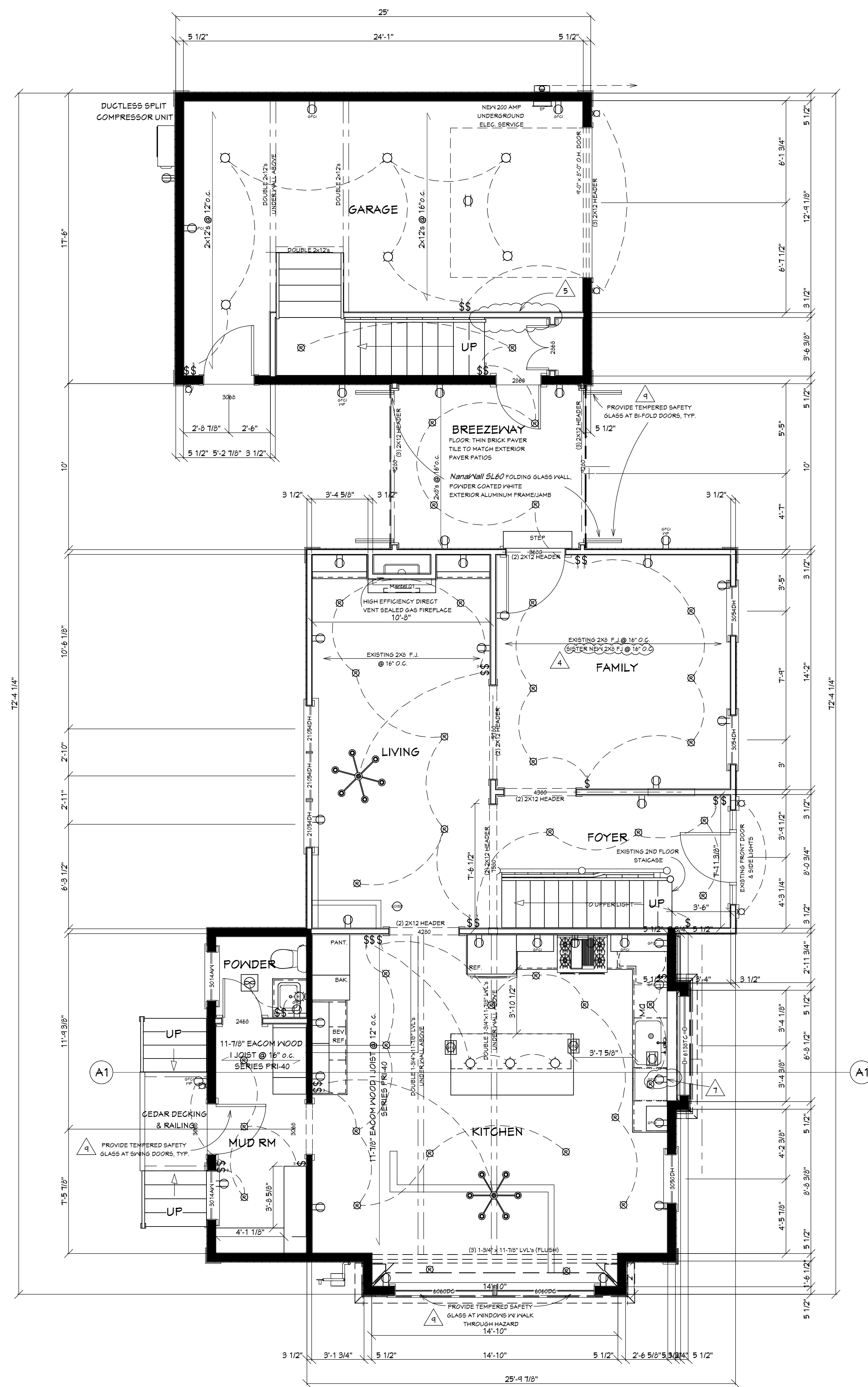
3/13/23

SCALE:

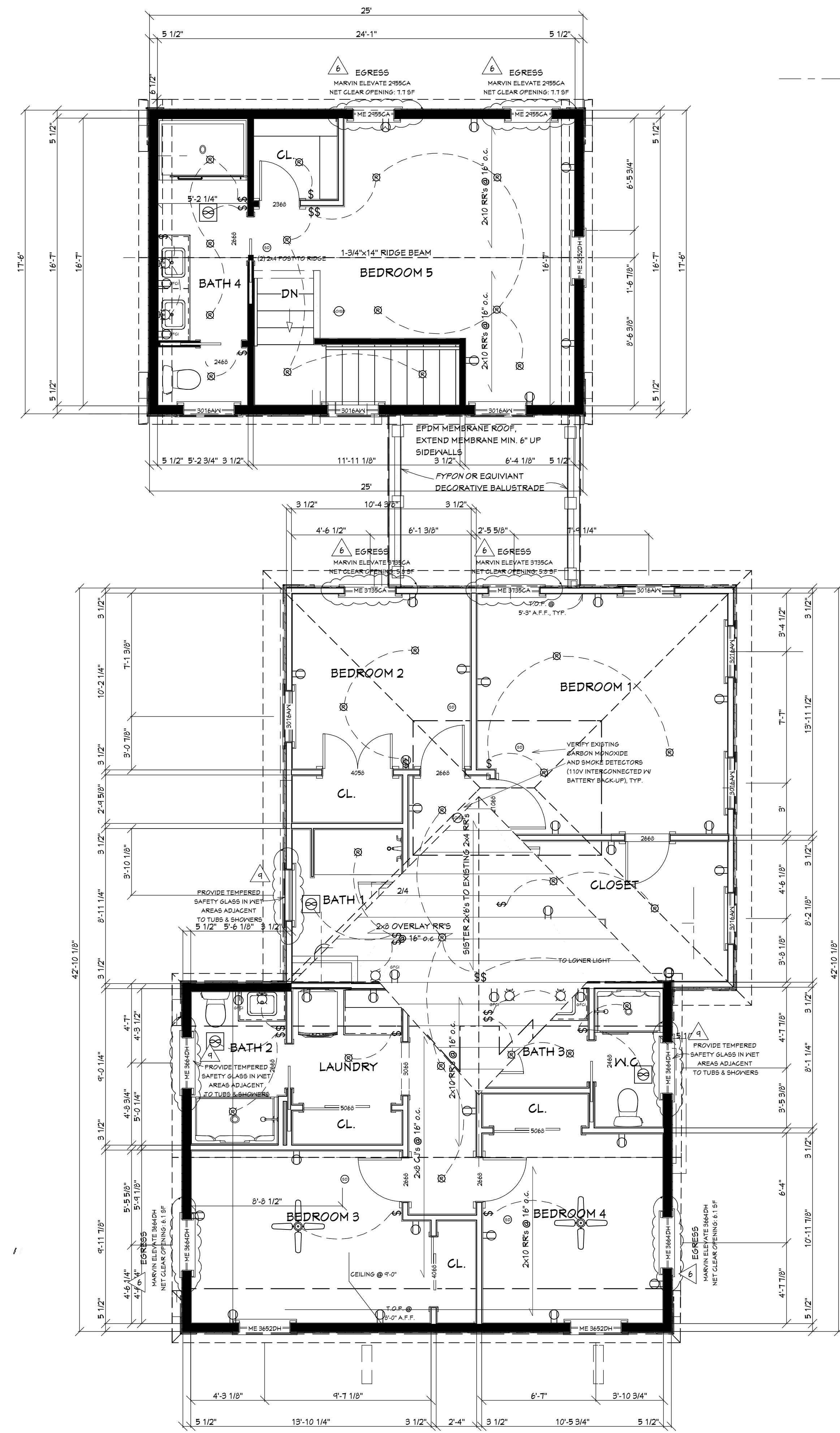
1/4"=1'-0"

SHEET:

**3**



**FIRST FLOOR CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**1ST & 2ND FLOOR  
CONSTRUCTION PLAN**

PROJECT DESCRIPTION:  
**REMODEL & ADDITION  
SWEENEY RESIDENCE  
303 N THIRD AVE, ST CHARLES, IL**

DRAWINGS PROVIDED BY:  
**MATT SWEENEY  
41W847 BEITH RD  
CAMPTON HILLS, IL**

DATE:  
3/13/23

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

SHEET:  
**4**



**ROOF CONSTRUCTION**  
 ARCHITECTURAL ASPHALT SHINGLES  
 SYNTHETIC UNDERLAYMENT  
 ICE & WATER SHIELD FROM FASCIA/GUTTER TO 24" BEYOND EXTERIOR WALL LINE  
 1/2" PLYWOOD SHEATHING  
 2X10 RAFTERS @ 16" O.C.  
 2X8 CEILING JOISTS @ 16" O.C.  
 AIR BAFFLE  
 HIGH DENSITY R-49 INSULATION WVAPOR RETARDER ON WARM SIDE OF INSULATION  
 1/2" DRYWALL TAPED & SANDED

2ND FLOOR CEILING  
 2X SUB-FASCIA  
 PRE-FINISHED ALUMINUM FLASHING W/HHEMED DRIP EDGE  
 ALUMINUM K-STYLE GUTTERS AND DOWNSPOUTS

1X CEDAR FASCIA TRIM  
 L.P. VENTED SOFFIT (SMOOTH)  
 5" CEDAR BEDMOLD  
 5/4" CEDAR FRIEZE TRIM  
 5/4" CEDAR HEAD TRIM

2ND FLOOR (SUBFLOOR)  
 ELEV: 10'-1 1/8"

1ST FLOOR (TOP PLATE)  
 ELEV: 9'-1 1/8"

**WALL CONSTRUCTION**  
 5" BEVELED CEDAR SIDING  
 TYVEK WEATHER RESISTIVE BARRIER  
 1/2" OSB SHEATHING  
 2x6 STUDS @ 16" O.C.  
 HIGH DENSITY R-20 INSULATION WVAPOR RETARDER ON WARM SIDE OF INSULATION  
 1/2" DRYWALL TAPED AND SANDED

**NOTE:**  
 PLANS REPRESENT IECC 2018 (TABLE 402.1.2, ZONE 5)  
 COMPLIANCE BY PRESCRIPTION

1ST FLOOR (SUBFLOOR)  
 ELEV: 0'-0", ALIGN W/EXISTING

**WALL CONSTRUCTION**  
 DRAINAGE MAT  
 ASPHALT DAMPROOFING  
 8" REINFORCED CONCRETE FOUNDATION WALL  
 6-1/2" POLY-ENCAPSULATED THERMAL FIBERGLASS INSULATION OR EQUAL  
 (2) #5 BARS TOP & BOTTOM

TOP FOOTING  
 ELEV: -5'-6 1/2" BELOW 1ST FLOOR

BOTTOM FOOTING  
 ELEV: -6'-4 1/2"

EXISTING BASEMENT SLAB  
 ELEV: -7'-0 5/8" BELOW 1ST FLOOR

**FLOOR CONSTRUCTION**  
 3/4" HARDWOOD FLOORING  
 3/4 T&G OSB DECKING  
 2X12 FLOOR JOISTS @ 16" O.C.  
 W/BRIDGING @ MID-SPAN  
 1/2" DRYWALL TAPED & SANDED

HIGH DENSITY R-21 INSULATION WVAPOR RETARDER ON WARM SIDE OF INSULATION  
 2x PRESSURE TREATED SILL PLATE W/SILL SEALER  
 1/2" DIA. ANCHOR BOLT @ 48" O.C. & 12" FROM ALL CORNERS AND PLATE ENDS

**FLOOR CONSTRUCTION**  
 REINFORCED CONCRETE SLAB:  
 4" CONCRETE W/6x6 2.1/2.1 W/W.F.  
 6 MIL VAPOR BARRIER  
 4" COMPACTED GRANULAR FILL

18"x10" CONCRETE FOOTING

4" DIAMETER PERIMETER DRAIN TILE (PROVIDE FABRIC SOCK OVER DRAINTAIL) W/2" WASHED GRAVEL BASE AND 12" WASHED GRAVEL COVER

2ND FLOOR KNEE WALL TOP PLATE  
 ELEV: 15'-3"

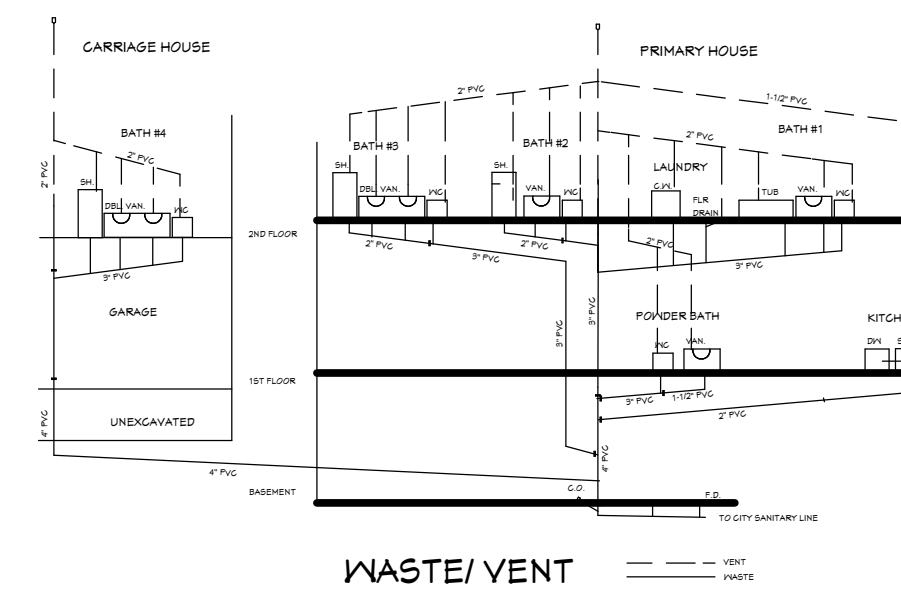
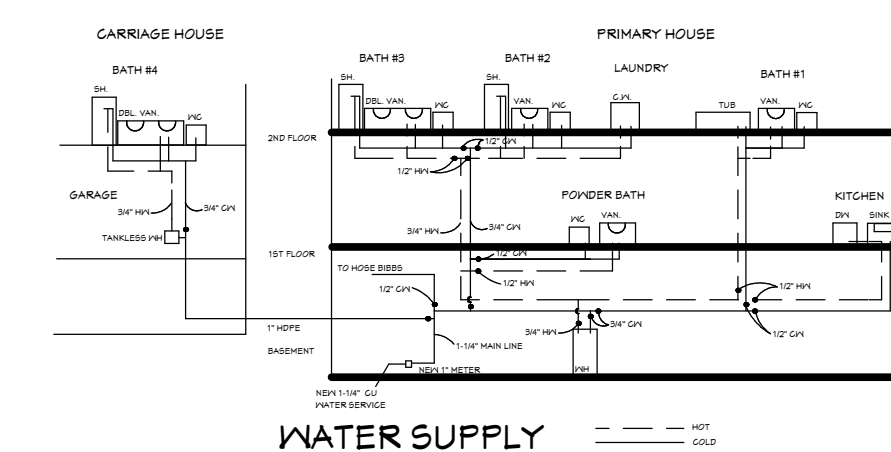
2ND FLOOR, EXISTING  
 ELEV: 9'-6 1/2"

1ST FLOOR CEILING, EXISTING  
 ELEV: 8'-10"

1ST FLOOR (SUBFLOOR)  
 ELEV: 0'-0", EXISTING

**PLUMBING FIXTURE UNIT COUNT**

QUANTITY	FIXTURE	UNITS	TOTAL
0	BAR SINK	1	0
1	BATHTUB	2	2
0	BIDET	1	0
1	CLOTHES WASHER	2	2
1	DISHWASHER	1	1
2	FLOOR DRAIN 0" DISCHARGE	0	0
1	KITCHEN SINK	2	2
1	LAVATORY	1	1
0	LAUNDRY TUB	3	0
3	SHOWER VALVE	2	6
5	WATER CLOSET (1 & GAL)	3	15
TOTAL FIXTURE UNITS			35
SUPPLY NEW 1-1/4" CU WATER SERVICE LINE & 1" METER			
EXISTING WATER SERVICE LINE: 3/4" PB			



**BUILDING SECTION**

SCALE: 1/2" = 1'-0"

A  
1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SECTION PLAN**

PROJECT DESCRIPTION:  
**REMODEL & ADDITION  
 SWEENEY RESIDENCE**  
 303 N THIRD AVE, ST CHARLES, IL

DRAWINGS PROVIDED BY:  
**MATT SWEENEY**  
 41W847 BEITH RD  
 CAMPTON HILLS, IL

DATE:

3/13/23

SCALE:

1/4" = 1'-0"

SHEET:

**1**





EXISTING FRONT ELEVATION



EXISTING LEFT & REAR ELEVATIONS



NanaWall SL60  
FOLDING GLASS WALL



EXISTING FRONT ENTRY



EXISTING ENTRY AND CORNICE DETAIL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SSUPPORTING MATERIAL**

PROJECT DESCRIPTION:  
**REMODEL & ADDITION  
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3/13/23

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1/4" = 1'-0"

SHEET:  
**6**