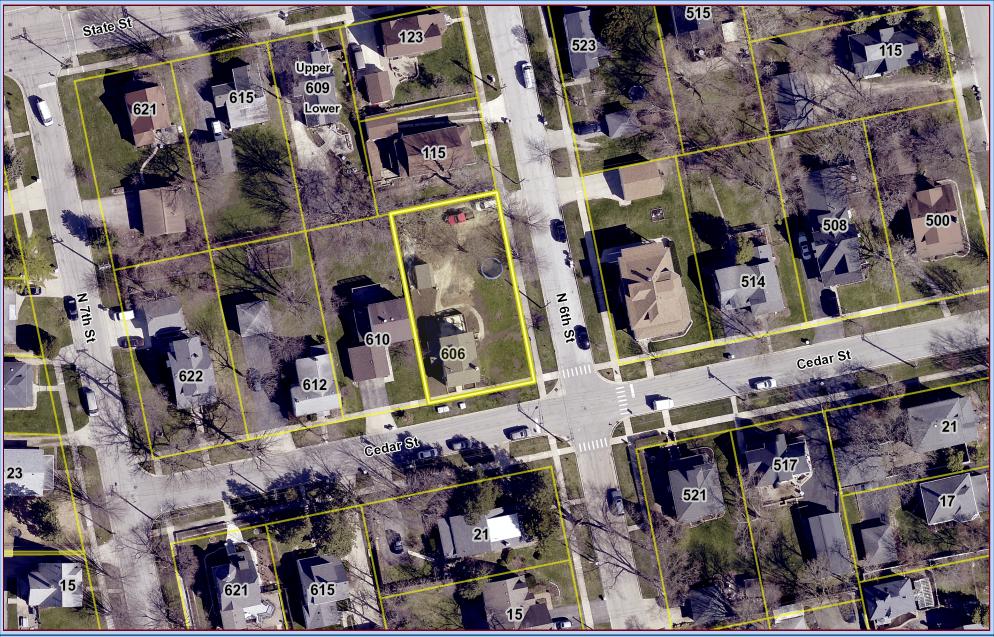
HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY **Agenda Item** COA: 606 Cedar St. Title/Address: **Proposal:** New garage **Petitioner:** Tim Nelson SINCE 1834 Please check appropriate box (x) **PUBLIC HEARING MEETING** X 2/21/18 **AGENDA ITEM CATEGORY:** X Certificate of Appropriateness (COA) Façade Improvement Plan **Preliminary Review** Landmark/District Designation Discussion Item **Commission Business ATTACHMENTS:** Garage plans Photo of house **EXECUTIVE SUMMARY:** Proposed is a construction of a garage at the northeast corner of the property. The garage has two single-bay doors facing N. 6th St. The structure is almost 20 ft. in height, allowing for a partial secondstory. The roof is gabled with two shed dormers. The pitch of the gable appears to match that of the house. In 2015, the Commission approved a COA for renovations to the property, including a new garage. The garage currently proposed is different than previously approved.

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations on approval of the COA.

MARK KOENEN City Administrator









A DETACHED GARAGE FOR:

TIM HANCZ

606 CEDAR STREET ST. CHARLES, ILLINOIS 60174

GENERAL NOTES:

THIS CONSTRUCTION DOCUMENT HAS BEEN PREPARED BASED ON A SOIL BEARNING CAPACITY OF 10000 PAR. IT IS THE RESPONSIBILITY OF THE HOMEOUNER/CONTRACTOR TO ORDIER A SOIL CAPACITY REPORT PRIOR TO THE START OF CONSTRUCTION AND INFORM ARCHITECT IF THE SOIL TE USED SHALL DEVELOP A MINIMUM COMPRESSIVE

FOOTING AND WALLS - 3000 P.S.I. GARAGE FLOOR AND STOOPS - 4000 P.S.I.

USING A HINNING & BAG HIV FIRE CUBIC YARD.

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NOT BACOFELL EASANST BASEFINE FROMOATION LILL WITH. AFTER

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COPPLETED.

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UALL	60° PLF OR ACTUAL LOAD
CELING	• I@• LL I@• DL
CEILING W ATTIC	• 30° LT 10° DF
ROOF	- 36° LL 16° DL

- ERS.

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- RINS.
 RINS TO BE 36" HIGH WITH LEGS THAN 4" SPACE IN BETWEEN ALL HANDRALD TO BE 34" TO 35" HIGH ABOVE TREAD NOSE.
 LI SIZES AND COMPURATIONS WITH THE BUILDING DEPARTMENT PROPERTY.
- ena. 21 anchor Bolts no more than 12° from Each Corner 14n 6°-0° on Center (Minmum 2 Bolts Per Plate). 10° foundation wall to grade shall not be less
- HORIZONTAL BLOCKING BETWEEN STUDS THE SAME SIZE AS THE HICKNESS IN ALL WALLS EXCEEDING 5°-6" IN HEIGHT, FASTEN WALL HAVE FISK ALL OTHER NISULATION IN WALLS AND ATTIC SAMLL DE NISULATION IN WALLS AND ATTIC SAMLL DE NISULATION IN WALLS AND ATTIC SAML DE NISULATION IN WALLED AND ATTIC SAML DE NISULATION SAMLED AND ATTIC SAMLE DE NISULATION SAMLE DE NISULAT

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- ROCFING OR BOX NAUL.
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 ACCESS OFFENING OF NOT LESS THAN 27'-30°.
 ICE AND MATER SHELD SHALL ENTEND UP THE SLOPE OF THE ROOF TO A
 POINT AT LEAST 24' HORIZONTALLY PRICH THE INSIDE OF THE ENTENDR
- ROJET BOADD SHALL NOT BE LESS NUDTH THAN THE OIL TO BO OF THE WHINNING THE CHANGES SERVICES AT LLA ENTERORS DOORS. SHPROOF EACH LANDING STAN HIS WILLS A STACKED TO THE FORDATION AND LIGHT LANDING SHALL THE CHANGES AND THE MADE OF THE SECOND MICH. THE THEN THE THE CHANGES WHEN THE SHALL CHANGES WILL WHITE LESS HANN THE AREA OF THE LANDING WHEN HIS SHALL CHANGE THAT HAS NOT THE WHITE OF THE WHILL SHE OF THE SECOND MICH. THE WISH THE THE OFFICE WHEN THE LICENTED WHITE SY OF THE AMPLIANCE. AND ADDITIONAL DEPOKENCE ALL CONTRACTIONS SHALL PROVIDE ANY ADDITIONAL DEPOKES AND THE ROPORTION LICENT ON THE SHALL PROVIDE TO STANKE AND THE ROPORTION SHALL PROVIDE ANY ADDITIONAL DEPOKES AND THE ROPORTION SHALL PROVIDE ANY ADDITIONAL DEPOKES AND THE ROPORTION SHALL PROVIDE ANY ADDITIONAL DEPOKES AND THE ROPORTION SHALL THE REGULATION THESE TO DETAIL A RESENT TO

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QUINER AND ARCHITECT SHALL NOT BE HELD LIABLE FOR NAIRY INCURRED	BY
CONTRACTOR OR CREW AND SHALL REMAIN HARMLESS THROUGHOUT THE	
COURSE OF WORK	

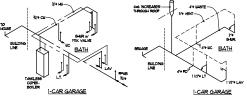
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- OPENINGS IN SCREENS, LOUVERS, AND GRILLES SHALL BE NOT LESS THAN & INCH AND NOT GREATER THAN & INCH MEASURED IN ANY DIRECTION.

	ELECTRICAL ST	MOOL LEGEND:
SYMBOL:	DESCRIPTION.	REMARKS.
Ф	SMPLEX CUTLET	
φ	DUPLEX OUTLET	
⊕	DUPLEX GROUND FAULT INTERRUPT OUTLET	
⊕ eren	DUPLEX MATERPROOF GROUND FAULT INTERRUPT OUTLET	
⊕	DUPLEX DEDICATED CIRCUIT OUTLET	
Φ	220 V. OUTLET	
#	QUADPLEX OUTLET	
\$	INDER COUNTER OUTLET	
8	FLOOR OUTLET	
	JUNCTION BOX	ONLY HEAVY-DUTY J-BOXES RATED FOR CELLING FAN APPLICATION SHALL BE PERMITTED AS THE SOLE MEANS OF SUPPORT.
\$	SNOLE POLE SUTCH	
*	3-WAY SWITCH	
ut.	4-MAY SMTCH	
J.D	DIFFER SUTCH	
48	FAN SPEED CONTROL SUITCH	
0	RECESSED DOUNLIGHT	
•	RECESSED TYEBALL' SPOTLIGHT	
¢	SURFACE MOUNTED LIGHT of PULL CHAIN	
ф	SURFACE MOUNTED LIGHT #/ GLOBE COVER	
ø	HANGING LIGHT	
ф •	HANGING PENDANT LIGHT	
Å	WALL MOUNTED LIGHT W GLOBE COVER	
	TRACK LIGHTING	
_	UNDER CABINET LIGHTING OR ROPE LIGHTING	
8	OUTSIDE WALL MOUNTED SPOTLIGHT	
Ø	EXHAUST FAN	EXHAUST TO ATMOSPHERE VIA STEEL DUCT
₫	EXHAUST FANALIGHT	EXHAUST TO ATMOSPHERE VIA STEEL DUCT
φ	GARBAGE DISPOSAL	
₩	CABLE TV	
PH∆	PHONE	
8	SHOKE DETECTOR	16V SMOKE DETECTOR INTERCONNECTED WIRED IN SERIES & BATTER! BACK-UP
8	CARBON MONOXIDE DETECTOR	CARBON MONOXIDE DETECTOR INTERCONNECTED WIRED IN SERIES I/ BATTERY BACK-UP
\Rightarrow	CELING FAN	PROVIDE HEAVY-DUTY JUNCTION BOX RATED FOR CEILING FAN, TYP.
+	CELLING FAVLIGHT	PROVIDE HEAVY-DUTY JUNCTION BOX RATED FOR CEILING FAN, TYP.

ELECTRICAL GYMBOL LEGEND



PLUMBING RISER SUPPLY

PLUMBING RISER WASTE

ACTUAL = 1,828 Sq. Ft. REAR YARD BUILDING COVERAGE: ALLOWABLE # 40% = 876 Sq. Ft. = 875 Sq. Ft. ACTUAL HEIGHT OF ACCESSORY BUILDING: ALL QUARLE = 20'-0' ACTUAL = 19'-T' BUILDING COVERAGE actual INCLUDES All buildings 4 accessory structures HEIGHTactual 16:

AREA OF LOT:

BUILDING COVERAGE:

DETACHED GARAGE)

ALLOWABLE # 25% (+ 25Ø Sq. Ft. FOR

72.99

EXIST.

73.34

OT REQUIREMENTS - RT-3 ZONE

= 9,679 Sq. Ft.

= 2,669 Sa. Ft.

SITE PLAN 6CALE: I' = 20'-0'

CEDAR STREET

Measured from grade at the midpoint of the required front building line to the highest ridge.

BUILDING INFORMATION

CITY OF ST. CHARLES CODES:

2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS 2015 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS 2015 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS 2015 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS 2014 NATIONAL ELECTRIC CODE NEPA NO. 70 W/ AMENDMENTS 2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS 2015 INTERNATIONAL FIRE CODE w/ AMENDMENTS 2015 INTERNATIONAL ENERGY CONSERVATION CODE 1991 ILLINOIS ACCESSIBILITY CODE NFPA LIFE SAFETY CODE IOI

ABBREVIATIONS

AFF.	ABOVE FNISH FLOOR	GALY	
ADJ.	ADJACENT	GYP.	
ALT.	ALTERNATE	HDR.	
ALUM	ALUMNUM	HM	HOLLOU METAL
AUNG	AUNING UINDOU	HORZ	HORIZONTAL.
BLDG.	BULDNS	NOUL	NGULATION
CJ	CONTROL JOINT	MAT'L.	MATERIAL.
Œ.	CENTER LINE	MAX	MAXIMUM
as	CEILING	MECH	MECHANICAL
CLR	CLEAR	HPR.	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MN	MNMM
CONC	CONCRETE	HIII.	METAL
CONT	CONTINUOUS	MVO	MASCINEY OPENING
CPT	CARPET	ME.	MATCH EXISTING
CT .	CERAMIC TILE	NIG.	NOT IN CONTRACT
CiO	CASED OPENING	NTS.	NOT TO SCALE
C.I	CRILING JOIST	oc.	ON CENTER
co.	CLEAN OUT	OHD.	OVER HEAD DOOR
CSMT	CASEMENT WINDOW	OPP	OPPOSITE .
d	GARBAGE DISPOSAL	OP1	OPTIONAL.
DBL	DOUBLE	PL.	PONT LOAD
DET	DETAIL	PT	PRESSURE TREATED
DH	DOUBLE HING UNDOU	RO.	ROUGH OPENING
DIA	DIAPETER	RR	ROOF RAFTER
DN	DOIN	6F.	SQUARE FEET / POOT
Ē.,	EXISTING	AM.	5ML4R
EA	EACH	BL.	SICYL IGHT
EF6	EXTERIOR INSULATION FINAL SYSTEM		STRUCTURAL
ELEC	ELECTRICAL	66.	STANLESS STEEL
FO	FRIAL	TME.	TO MATCH EXISTING
EXT	EXTERIOR	17/	TOP OF
FCN.	FOUNDATION	Ϊ'nΡ	TYPICAL
FD.	FLOOR DRAIN	UNO	INLESS NOTED OTHERWISE
FN.	FNSH	VB.	VAPOR BARRIER
FÚ.	PLOOP JOINT	VERT	VERTICAL
FO.	FACE OF	VIE	VERIFY IN FIELD
FR.	PIRE-RATED	up.	WOOD
GA.	GAUGE	iiio	MANER / DRYER
_		1	months, prints

ROOF VENTILATION

OF = 1,184 S.F. / 3000 = 4,0 S.F. REQUIREI	OF I		1,184	6F. /	300		4.0	SF.	REQUIRED
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ACTUAL VENTILATION = 4.1 S.F. FROM CONTINUOUS RIDGE VENTS

= 2.4 S.F. FROM EAVE VENTS

TOTAL VENTILATION = 65 SF. TOTAL

CONTINUOUS RIDGE VENT AS SHOUN 6xi2 SCREENED EAVE VENTS @ 6'-0' oc

*ALL EAVE AND CONTINUOUS RIDGE VENT W/
CORROSIVE-RESISTANT MESH OR OTHER MATERIALS W/ OPENINGS NO MORE THAN 1/2" IN ANY DIRECTION

SHEET INDEX

- SITE PLAN, GEN. NOTES, SCHED.'s, & PLMB'd
- 2 FOUND. FLOOR, ROOF, & ELEC. PLANS
- 3 **ELEVATIONS**
- 4 SECTIONS

11/21/17

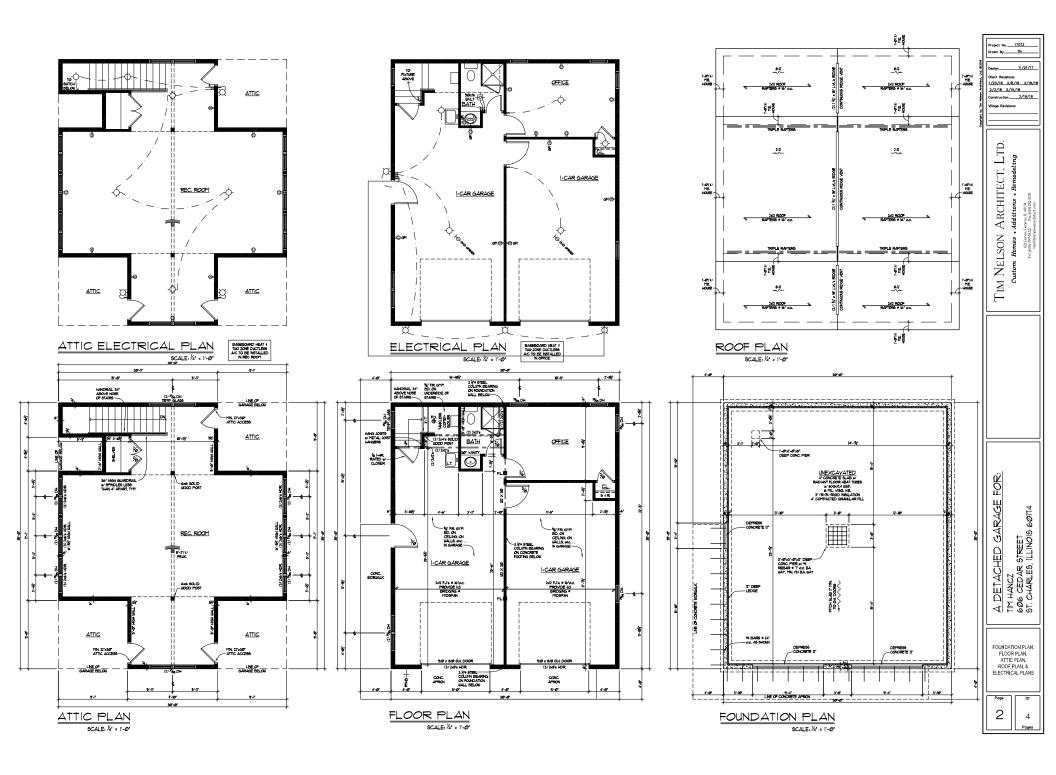
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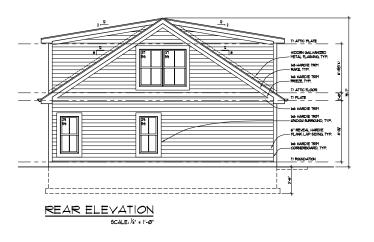
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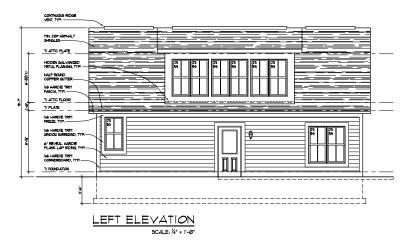
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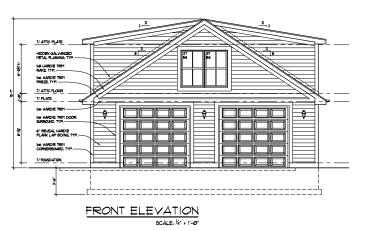
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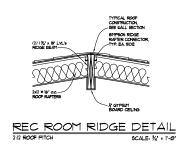


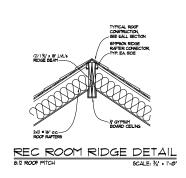


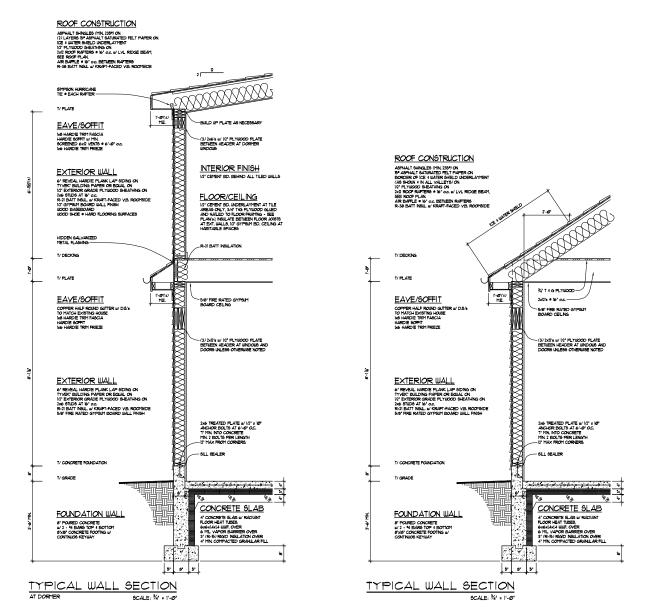
A DETACHED GARAGE FOR:
TIM HANCZ
606 CEDAR STREET
51. CHARLES, ILLNOIS 60174

ELEVATIONS

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ARCHITECT, NELSON . Homes TIM

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SECTIONS

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