

ST. CHARLES ZONING BOARD OF APPEALS

APPEAL #: A-1-2023
LOCATION: 303 N. 3RD AVE.

Requested Action: Zoning Interpretation Appeal:
Applicant is requesting an appeal to the Director of Community Development’s interpretation of a “Breezeway” outlined in the City’s Zoning Code section 17.30.030 – General definitions.

The Appeal process provides an opportunity for persons affected by administrative decisions by the Director of Community Development and the Building and Code Enforcement Division Manager to appeal those decisions.

Purpose and Scope: The review body may affirm or reverse, in whole or in part, or may modify, the order, requirement, decision or determination and to that end, has all the powers of the officer from whom the Appeal is taken. Its decision shall be based on the documents pertaining to the administrative decision transmitted by the Director of Community Development and Building and Code Enforcement Division Manager, as well as any additional testimony presented at the hearing.

Existing Land Use: Private Residence

Existing Zoning: RT-4 Traditional Single Family Residential





CITY OF
ST. CHARLES
ILLINOIS • 1834

Two East Main Street
St. Charles, IL 60174
630.377.4400

June 19, 2023

Matthew & Bernadette Sweeney
303 N. 3rd Ave.
St. Charles, IL 60174

**Re: Building Addition Permit for 303 N. 3rd Ave.
Permit Number PRAD202300191 issued June 7, 2023**

Mr. & Mrs. Sweeney-

The City of St. Charles recently issued a permit for a Building Addition for 303 N. 3rd Ave. In order to comply with Zoning Ordinance requirements, there was a condition placed on the permit requiring removal of the "NanaWall" folding glass walls shown on the roofed section connecting the house and garage. This section was intended to be considered a *breezeway* connecting to a *detached garage*.

You recently requested that a Zoning Interpretation be provided, so that you can consider whether to file for an Appeal of the code interpretation regarding your project.

Background

Terms listed in this section are defined in Municipal Code, Section 17.30.030, "General Definitions".

A *Breezeway* is defined as:

Breezeway. A roofed, open-sided structure that connects a principal building with an accessory building.

The house would be considered the *Principal Building*, and the garage an *Accessory Building*:

Principal Building. A non-accessory building in which the principal use of the lot on which it is located is conducted.

Accessory Building. A building that is subordinate in area, extent and purpose to the principal use and building on the lot and that is customarily used or occupied for a permitted accessory use. Examples of accessory buildings include private garages and storage buildings.

The plans submitted for permit have been designed to comply with the building coverage and setback requirements for a house and detached garage, with a breezeway connection to the house.

In order to be considered detached, the garage must meet the code definition of a *Detached Building*:

Building, Detached. A building surrounded by open space on the same lot. A building connected to another building only by an unenclosed structure shall be deemed to be a detached building.

The Zoning Ordinance also contains the following definition for *Building, Completely Enclosed*:

Building, Completely Enclosed. A building enclosed by a permanent roof and continuous exterior walls having openings only for windows, screens, and entrance or exit doors.

In summary, the code permits an *Accessory Building* (the garage) to be connected to the *Principal Building* (the house) by a *Breezeway* (an open-sided structure) and the garage would still meet the definition of a *Detached Building*.

Interpretation

It is my interpretation, as the Director of Community Development, that use of the proposed "NanaWall" on the sides of the roofed section connecting the house and garage would not meet the *breezeway* definition of "open-sided", and therefore the structure would be considered enclosed, and the garage would be considered attached, not detached.

The *Completely Enclosed Building* definition identifies that "windows, screens and entrance or exit doors" may constitute part of a "continuous exterior wall". The code does not identify a foldable wall/window like a NanaWall, however, absent such reference in the definition, the NanaWall is similar to large door or large operable window.

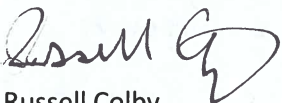
As far as I am aware, this type of design has not previously been proposed for this use or purpose, and therefore I am not aware of there being any past Zoning Interpretation on this issue.

I understand that there may be other factors specific to your project or design, which are not considered in the Zoning Ordinance definitions, but that you would like to present in support of the use of the NanaWalls being considered part of a breezeway.

Therefore, should you wish to pursue this further, you are entitled to file for an Appeal under Section 17.04.300 of the St. Charles Municipal Code, subject to submitting the Appeal application form on the City website.

If you need additional information, I can be contacted at (630) 377-4443 or rcolby@stcharlesil.gov

Sincerely,



Russell Colby

Director of Community Development

Application for Appeal before the Zoning Board of the Appeals

City of St. Charles - Community & Economic Development Dept.
2 E. Main St., St. Charles, IL 60174 - (630) 377-4443 - cd@stcharlesil.gov



Do Not Write in this Space – For Office Use Only PLZBAA202300119

Date Received: <u>7-10-23</u>	File Number: <u>A-1-2023</u>
Fee Paid: _____	Receipt No. _____
Date of Hearing: <u>7-20-23</u>	
Action by the Zoning Board of Appeals: _____	(Granted, Denied, Other)
Comments: (include other actions such as continuances)	

Fees:

Filing Fee: \$150 at the time of application. Fee is non-refundable.

Reimbursement of Fees Deposit:

Deposit of \$1,000 for City staff review time, court reporter and transcript fees - Reimbursement Agreement attached.

PLEASE PRINT AND PROVIDE ALL INFORMATION AS REQUESTED:

Appeal is taken from the decision of the Building & Code Enforcement Manager and/or the Director of Community Development, a copy of which is attached, for a reversal or modification of said decision by the Zoning Board of Appeals to permit:

(insert use of construction proposed)
on the property described below, and in conformity with enclosed plans, if applicable.

Revisions or modifications of said decision should be granted because: See attached

(if more room is required, attach separate sheet to application)

**Zoning Board of Appeals
Appeal Application
Page 2**

Address, Use and Zoning of Property:

Address: 303 N. 3RD AVE
Use: RESIDENCE
Zoning District: RT-4

Action by Applicant of Property:

Permit applied for and denied? YES, WITH RESTRICTION "REMOVAL OF NANAWALL"
(Yes or No)
A previous appeal made with respect to these premises: Yes
(Yes or No)

Data of Applicant and owner:

Name of Applicant (s): MATTHEW SWEENEY
BERNARDITE SWEENEY

Address of applicant (s): 101 COLTON COURT
ST CHARLES IL 60174

Email Address for applicant: sweeneymatt074@gmail.com, reddarragh@hotmail.com

Name of Owner (s): MATTHEW SWEENEY
BERNARDITE SWEENEY

Address of owner (s): 101 COLTON COURT
ST CHARLES IL 60174

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

<u>Matthew Sweeney</u> Signature of Applicant or agent	<u>MATTHEW SWEENEY</u> Print name of applicant/agent	<u>7/7/23</u> Date
<u>Matthew Sweeney</u> Signature of owner	<u>MATTHEW SWEENEY</u> Print name of owner	<u>7/7/23</u> Date

July 7, 2023

Zoning Board of Appeals

Re: Building Addition Permit for 303 N 3rd Ave, Permit # PRAD202300191

Board Members,

We are asking the zoning board of appeals to grant the use of NanoWalls on the east and west facing breezeway. A NanoWall is a "retractable glass panel system" that was previously approved by the community development office back in December 2022, following approval from the Historical Committee, which ensued shortly thereafter.

Upon this agreement, we (Matt & Bernadette) sold our former home and finalized the building permitting and historical commission COA. **The unexpected and unfounded re-interpretation to disallow the NanoWall was made at a date when our house was already sold and we could not back out of the proposed 303 N 3rd Ave project.** The current interpretation disallowing the NanoWall means that we (Matt & Bernadette) will need to sleep in an unfinished basement, due our family size. Let it be known that redesigning the home, to meet a bedroom standard to fulfill all family members, IS IMPOSSIBLE, due to modest roof heights and with keeping the historical integrity of the home. In other words, we have already attempted.

We will discuss further and kindly answer any questions during the Board of Appeal meeting.

Sincerely,
Matt And Bernadette Sweeney



Two East Main Street
St. Charles, IL 60174
630.377.4400

Date: July 14, 2023

To: Zoning Board of Appeals

From Russell Colby, Community Development Director

Re: Appeal for 303 N. 3rd Ave. (File A-1-2023)

Building Addition Permit for 303 N. 3rd Ave. - Permit Number PRAD202300191 issued June 7, 2023

An Appeal application has been submitted regarding a Zoning Interpretation for this property. The interpretation is outlined in my formal interpretation letter dated June 19, 2023.

The Appeal application that has been submitted also addresses a review process that occurred over a number of meetings with the Historic Preservation Commission. This letter is intended to provide background on this process.

The subject property is located in the Historic District and is subject to a Historic Preservation “Certificate of Appropriateness” approval requirement for exterior modifications. This is a review of both historic preservation requirements and architecture. At the time, the property contained a “Contributing” structure that was comprised of an original building, a later addition and a detached garage.

The owners contacted Community Development staff in Fall 2022 to discuss potential layouts for preliminary presentation to the Historic Commission. The initial layouts that were presented included demolition of the existing addition and detached garage, and construction of new additions with an attached garage. These initial designs did not comply with the Zoning requirements based on the size and setbacks.

Based on preliminary feedback from the Historic Commission and Community Development staff, use of a detached garage was suggested as an alternate design. The Zoning Ordinance grants additional “building coverage” when a detached garage is provided in lieu of an attached garage, and this additional “building coverage” effectively allows for a larger total building footprint on the lot. Additionally, a detached garage is a permitted yard encroachment, which provides more flexibility with minimal setbacks for the garage.

A revised design was then proposed with a detached garage and a connecting “breezeway”. As outlined in the Zoning Interpretation letter, in order to meet zoning requirements, the garage needs to meet the definition of a detached structure, which depends on the classification of the “breezeway” as unenclosed.

The owners had an interest in using some type of temporary enclosure for the breezeway. Community Development staff suggested that the owner could propose a design where the breezeway functioned as an

exterior space, with exterior walls on both the house and garage, with a non-permanent enclosure that was able to be fully opened. It was recommended to present this concept to the Historic Commission as a part of the architectural review, to determine if they would consider this type of design a “breezeway” from an architectural standpoint and whether they would support a “Certificate of Appropriateness” with this type of design.

Ultimately, the Historic Commission supported the design with the breezeway and NanaWall windows/doors. However, during the review process, there were questions raised by some Commissioners and neighbors of the property as to whether or not this type of breezeway enclosure would comply with the Zoning Ordinance definitions.

Community Development staff represented at the meetings that the project compiled with Zoning Ordinance requirements, however, a formal interpretation had not been issued regarding the breezeway NanaWall enclosure. The definitions in the code are not specific to this type of design, and there is no past history of the City approving or denying this type of design for a “breezeway.”

Therefore, at the conclusion of the Historic Preservation COA review, based on the questions raised and the lack of specificity in the Zoning Ordinance, I concluded that, in my opinion, there was not sufficient basis in the code definitions to allow the NanaWall enclosure of the breezeway as proposed. Community Development staff then advised the owners that a variation application would be required to proceed with the project as proposed.

The variation application that was submitted was requesting a reduced rear yard setback and increased building coverage. These variation requests were based on an interpretation that the “breezeway” was enclosed and therefore the garage was attached, not detached. The variation was reviewed and recommended for approval by the Historic Commission on April 19, 2023. The variation application was heard by the Zoning Board on May 4, 2023, and was denied.

I met with the owners on June 2, 2023 to outline what processes are available under the Zoning Ordinance if they still wish to pursue the installation of the NanaWall windows/doors on the breezeway. The options include:

- A new Variation application, but this could not be filed for 1 year, unless there was some change in the project or change in the facts or law related to the request.
- An Appeal to an Interpretation by the Director of Community Development, under 17.04.300 of the Zoning Ordinance. I agreed to issue a formal Zoning Interpretation letter regarding the building permit review for the project for the purpose of submitting an Appeal application.
- A General Amendment (text amendment) to the Zoning Ordinance to clarify the definition in order to specifically allow this type of enclosure on a breezeway.

The building permit for the project was issued on June 7, 2023, with a condition that the NanaWall windows/doors be omitted from the project. The project is now under construction.

The Appeal application was filed and is now up for consideration by the Zoning Board, per the process and procedures of 17.04.300.

From the St. Charles Municipal Code, Title 17- Zoning Ordinance

17.04.300 Appeals

A. Purpose

The Appeal process provides an opportunity for persons affected by administrative decisions by the Director of Community Development and the Building and Code Enforcement Division Manager to appeal those decisions.

B. Application

An Appeal may be taken to the appropriate review body by any person aggrieved by a written decision, order or determination under this Title by the Director of Community Development or the Building and Code Enforcement Division Manager, if initiated within forty-five (45) days of the action complained of. The applicant shall file a written application with the Director of Community Development or the Building and Code Enforcement Division Manager. The Director of Community Development and the Building and Code Enforcement Division Manager shall transmit to the review body copies of all documents in their possession relating to the administrative decision being appealed. The Appeal shall be referred to one of the following review bodies, based on the type of decision being appealed:

- Appeal of administrative Design Review Decisions (All Districts except CBD1 and CBD2): Plan Commission
- Appeal of Design Review Decisions (CBD1 and CBD2 Districts only): Historic Preservation Commission
- All other decisions under this Title: Board of Zoning Appeals

C. Procedure

1. The review body shall establish a time and place for hearing the Appeal and give written notice thereof to all necessary parties not less than 15 days prior to the hearing. The hearing shall be scheduled at a reasonable time, but not later than the review body's second regular meeting following receipt of the Appeal, unless otherwise agreed by the applicant. Any party may appear in person, or by agent or attorney, at the hearing. The review body shall thereafter reach its decision not later than its next regularly scheduled meeting, or within 45 days after the hearing, whichever is greater.
2. Filing of an Appeal shall stay all proceedings in furtherance of the decision appealed unless, in the reasonable opinion of the Director of Community Development or the Building and Code Enforcement Division Manager, a stay would significantly impair protection of the public health, safety and welfare. In such case the proceedings shall not be stayed other than by a court order.
3. The review body may affirm or reverse, in whole or in part, or may modify, the order, requirement, decision or determination and to that end, has all the powers of the officer from whom the Appeal is taken. Its decision shall be based on the documents pertaining to the administrative decision transmitted by the Director of Community Development and Building and Code Enforcement Division Manager, as well as any additional testimony presented at the hearing.

APPLICATION FOR COA REVIEW

HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: 2023 -- 00191 Date Submitted: 2/13/23 COA # 23 -- 7 Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 303 N. 3RD AVE.



Use of Property: Commercial, business name: _____
 Residential Other: _____

Building & Code Enforcement
St. Charles, IL

Project Type:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Primary Structure |
| <input type="checkbox"/> Doors | <input checked="" type="checkbox"/> Additions | <input checked="" type="checkbox"/> Garage/Outbuilding |
| <input type="checkbox"/> Siding - Type: <u>WOOD (NEW)</u> | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Masonry Repair | <input checked="" type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Relocation of Building |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Awnings/Signs | | |

Description:

Whole house remodel, new siding, windows. Retain existing cornice trim and door front entry trim. Demo existing garage. New detached garage w/ breezeway and mudroom addition.

Applicant Information:

Name (print): MATTHEW SWEENEY
 Address: 303 N 3RD AVE, ST. CHARLES 60174
 Phone: 630 930 7880
 Email: sweeneymatt074@gmail.com

Applicant is (check all that apply):

- Property Owner
- Business Tenant
- Project contractor
- Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): _____
 Address: _____
 Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: Matthew Sweeney Date: 2/4/23

THIS PAGE IS TO BE FILLED OUT AT THE HISTORIC COMMISSION MEETING

HISTORIC COMMISSION APPROVAL:

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) authorizing the issuance of a building permit for the proposed work in accordance with the attached plans and any approval conditions, if attached hereto.


Chairman Signature

4-5-23
Date

Approved:

- As presented
- Subject to conditions below
- Complete project scope only (all elements must be included)

CONDITIONS OF APPROVAL

Project Specific Conditions:

1. Go over 6 window sashes on all principle windows
2. ~~Public works be notified of blind drive~~ public works be notified of blind drive
3. _____

General Conditions:

1. The person signing this form is responsible for communicating the Terms and Conditions listed herein to all contractors for the project.
2. Design, materials and construction methods shall be as shown on the COA, either in the conditions or on the attached plans.
3. The COA approval is limited to the scope of work documented in the plans.
4. No visible or concealed structural elements or historic features may be modified or removed unless identified in the COA approval.
5. Any historic materials that are inadvertently lost or damaged during construction without COA approval must be replaced to the preconstruction condition at the expense of the owner.

What to do if you encounter unforeseen issues during construction, or if a change to the project is being considered:

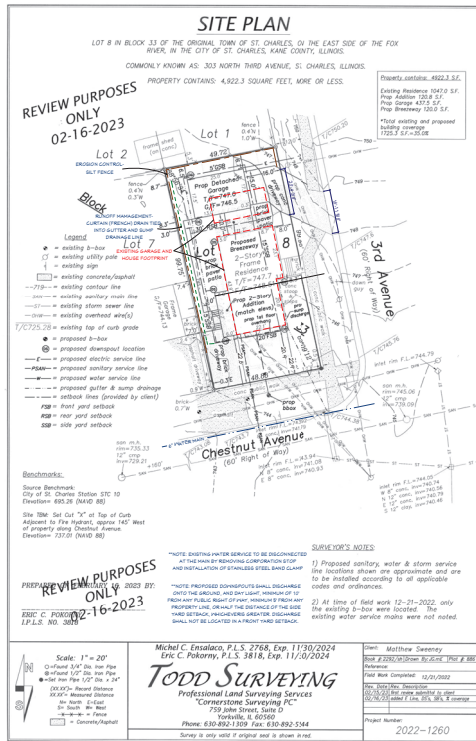
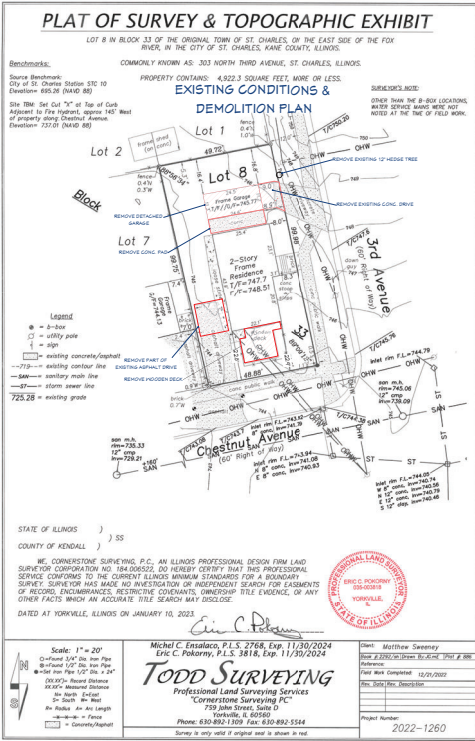
1. Stop work until a revised COA approval is received. Do not discard any materials- All materials must be stored on site until a new COA review is conducted.
2. Contact the City of St. Charles Community Development Division immediately- 630-377-4443. City staff can contact the Historic Preservation Commission Chairman to seek direction. If the issue is of an urgent nature, a special commission meeting can be scheduled at the discretion of the Chairman. The Historic Commission can meet with a minimum of 48 hour notice.
3. Removal of structural elements or historic features without a COA approval is only permitted where the City has determined there is an imminent safety risk. This determination must be made by the City's Building and Code Enforcement Division- 630-377-4406.
4. In the event that any structural elements or historic features must be, or have been removed or dismantled for safety reasons:
 - a. Any deterioration of structural elements or historic features shall be documented by physical or photographic evidence.
 - b. All materials shall be stored on site until a COA review is conducted – do not discard any materials.

APPLICANT/AUTHORIZED AGENT SIGNATURE

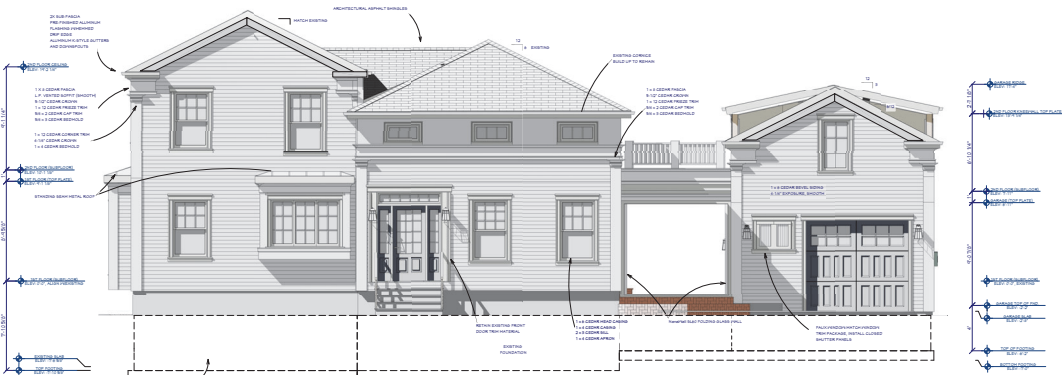
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General and Project Specific Conditions.

Signature:  Date: 4/5/23

If you have any questions on the information listed above, contact the Community Development Division at 630-377-4443.



BY: LACSAD	DATE: 02/28/2023
BY: M&B/BLM	DATE: 02/28/2023
BY: HRAVED	DATE: 02/28/2023
BY: 3824 3-4	DATE: 02/28/2023
BY: H:SSCD	DATE: 02/28/2023
BY: 7	DATE: 02/28/2023

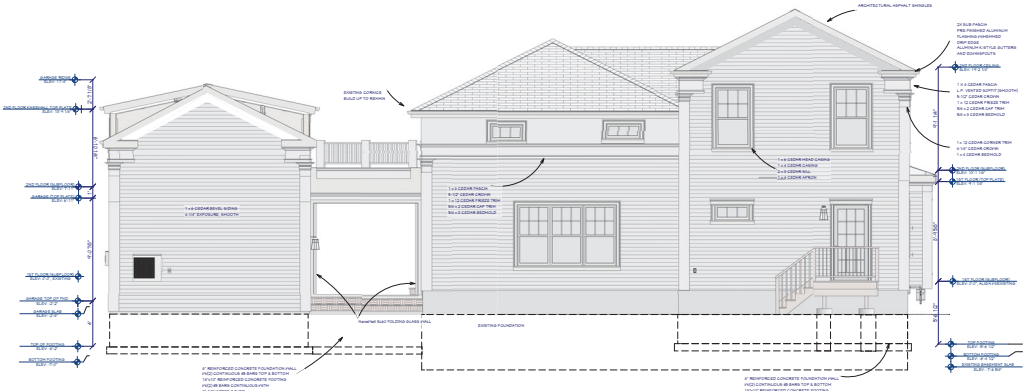
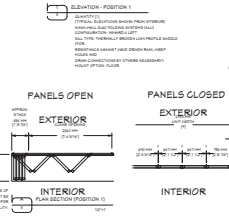
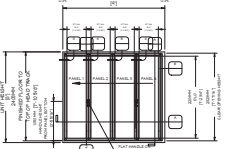


FRONT ELEVATION

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

WINDOWS & DOORS: PROVIDE MARVIN ELEVATION ALUMINUM GLAZED WINDOWS, INSULATED GLASS PANELO E COATING & ARGON GAS. UNITS TO HAVE MINIMUM U-FACTOR VALUE OF 0.27 OR LOWER. HUNTING TO BE TOP ILLUMINATED DIVIDED LIGHT.

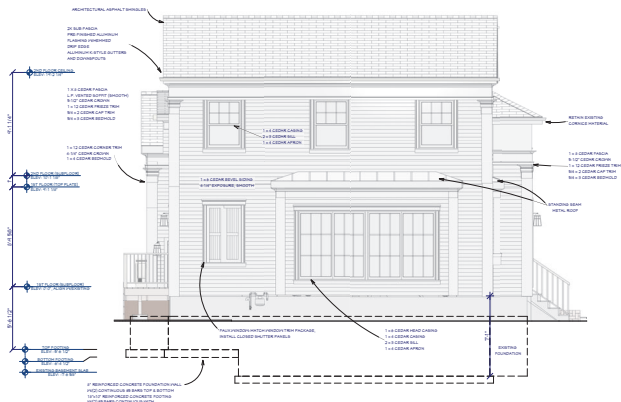
**NanaWall SL60
FOLDING GLASS WALL**



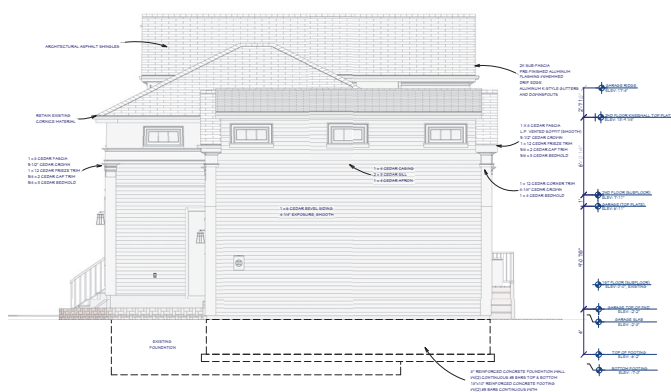
REAR ELEVATION

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

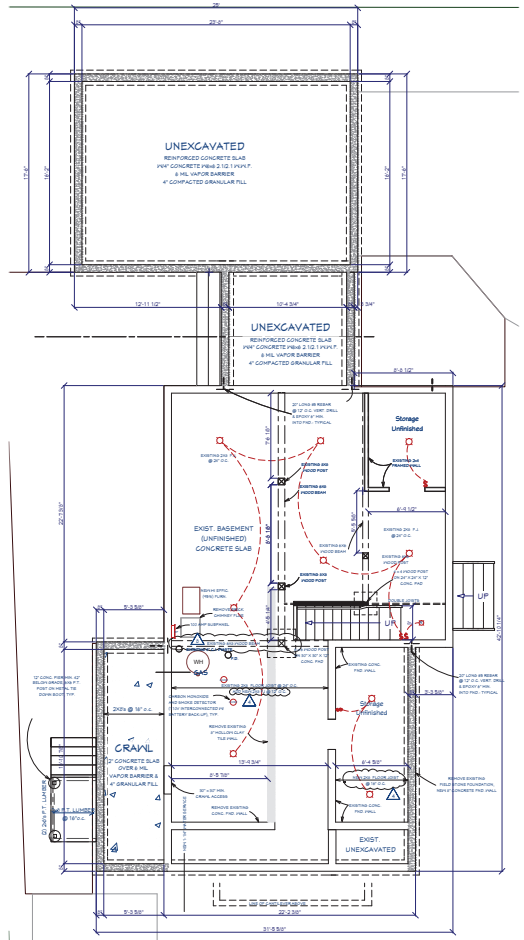
NO.	1	DATE	5/15/24
	2	DATE	5/15/24
SITE PLAN			
NHS 5 P 1 S			
WE, INC. VINCENNA, IN RS. L DSI YS EDDP R.A NU SSASORSNIP SACS 1-1111 HIRD ETSIN KCHERSINPH			
DRILL PLAN, VINCEL PROLOGO E NU SSA SO PM ORSSE HSD CE W LAHRLMYP			
DE S:			
REV: 1			
NCEIS:			
M24 M-4			
NHS :			
2			



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

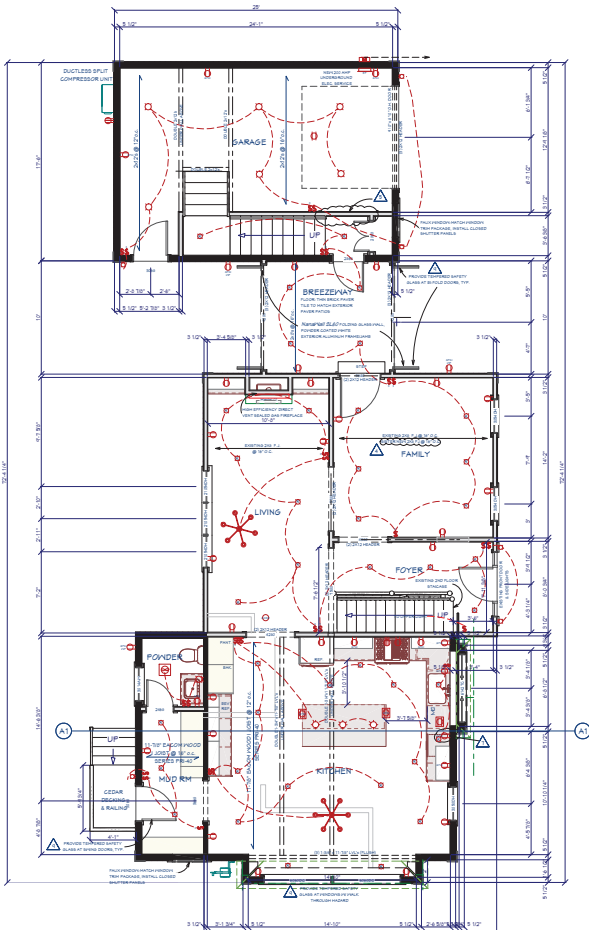


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

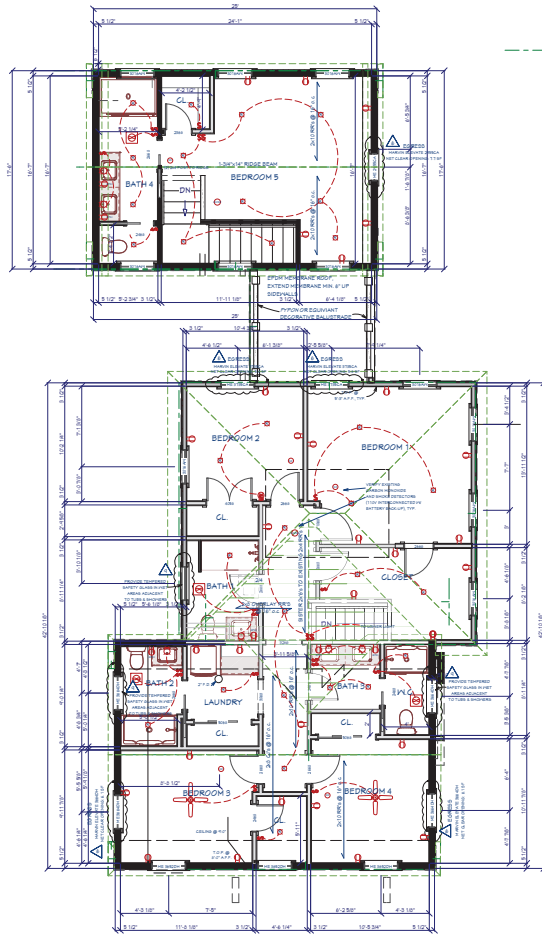


FOUNDATION CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

NO.		DESCRIPTION		BY	DATE
SHEET TITLE: ELEVATION & ADDITION FOUNDATION CONSTRUCTION PLAN					
PROJECT DESCRIPTION: REMEDIATION & ADDITION SWEENEY RESIDENCE 303 N THIRD AVE, ST CHARLES, IL					
DRAWINGS PROVIDED BY: MATT SWEENEY 411867 BETH 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"

DATE	NO.	DESCRIPTION	BY
	3		
REF: 3/24/2017 12:00 PM U: 3 F N: 847 P N N S / F O LG: O: JAU: L S N: O D: / - / ADMINSUNRY: ALVADHUS: L 784			
NPV: W / IE/ II / LDP&: W E124' E±- 4 LH: : VW 4			

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

2ND FLOOR CEILING
 1/2" SUB-FASCIA
 PRE-FINISHED ALUMINUM
 FLASHING FINISHED
 DRIP EDGE
 ALUMINUM K-STYLE GUTTERS
 AND DOWNSPOUTS

1X CEDAR FASCIA TRIM
 L.P. VENTED SOFFIT (SMOOTH)
 5" CEDAR BEDMOLD
 5/8" CEDAR FREEZE TRIM
 5/4" CEDAR HEAD TRIM

2ND FLOOR (SUBFLOOR)
 ELEV. 10'-1 1/2"
1ST FLOOR (TOP PLATE)
 ELEV. 9'-1 1/2"

WALL CONSTRUCTION
 5" BEVELED CEDAR SIDING
 TYVEK WEATHER RESISTIVE BARRIER
 1/2" OSB SHEATHING
 2X8 STUDS @ 16" O.C.
 HIGH DENSITY R-20 INSULATION MVVAPOR
 RETARDER ON WARM SIDE OF INSULATION
 1/2" DRYWALL TAPED & SANDED

NOTE:
 PLANS REPRESENT IECC 2019
 (TABLE 402.1.2, ZONE 5)
 COMPLIANCE BY PRESCRIPTION

1ST FLOOR (SUBFLOOR)
 ELEV. 0'-0", ALIGN P/EXISTING

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

TOP FOOTING
 ELEV. -3'-6 1/2" BELOW 1ST FLOOR
BOTTOM FOOTING
 ELEV. -5'-4" 1/2"
 EXISTING BASEMENT SLAB
 ELEV. -7'-5 5/8" BELOW 1ST FLOOR

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

HIGH DENSITY R-21 INSULATION MVVAPOR
 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/ #6 2.1/2.1 PL/1/4" P.
 6 MIL VAPOR BARRIER
 4" COMPACTED GRANULAR FILL

18"x10" CONCRETE FOOTING
 4" DIAMETER PERIMETER DRAIN TILE (PROVIDE
 FABRIC SOCK OVER DRAINTILE) W/ 1/2" WASHED
 GRAVEL BASE AND 12" WASHED GRAVEL COVER

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

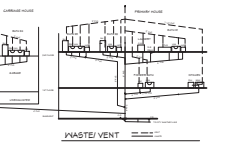
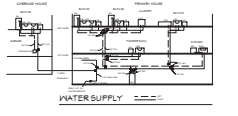
2ND FLOOR EXISTING
 ELEV. 9'-8 1/2"
1ST FLOOR CEILING EXISTING
 ELEV. 9'-10"

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

PLUMBING FIXTURE UNIT COUNT

QUANTITY	FIXTURE	UNITS	TOTAL
2	BATHUB	2	0
1	BOWL	1	0
1	CLOTHES WASHER	2	2
1	DISHWASHER	1	1
2	FLOOR DRAIN	0	0
1	KITCHEN SINK	2	2
0	LAUNDRY	3	0
0	LAUNDRY TUB	2	2
0	SHOWER PAN	2	0
0	SHOWER PAN (1.5 GAL)	2	0
	TOTAL FIXTURE UNITS		10

SUPPLY NEW 1/2" CP WATER SERVICE LINE & 1" METER
 EXISTING WATER SERVICE LINE 3/4" PB



BUILDING SECTION

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

NO.	DESCRIPTION	BY	DATE

SECTION PLAN

PROJECT DESCRIPTION:
REMODEL & ADDITION
SWEENEY RESIDENCE
 302 N. THIRD AVE., ST. CHARLES, IL

DRAWING PROVIDED BY:
MATT SWEENEY
 414 S. 47th BEVEL RD
 CAMPTON HILLS, IL

DATE:
 3/13/23

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

SHEET:
1



EXISTING FRONT ELEVATION



EXISTING LEFT & REAR ELEVATIONS



NanaWall 5L60
FOLDING GLASS WALL



EXISTING FRONT ENTRY



EXISTING ENTRY AND CORNICE DETAIL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SSUPPORTING MATERIAL

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

DRAWINGS PROVIDED BY:
MATT SWEENEY
4118/847 BETH RD
CAMPTON HILLS, IL

DATE:
3/13/23

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

SHEET:
6