

		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>				
		<b>Agenda Item Title/Address:</b>		COA: 18 N. 4 <sup>th</sup> Street (Nuova Italia Restaurant)		
		<b>Proposal:</b>		Install deck for outdoor dining		
		<b>Petitioner:</b>		Antonio Lettieri		
		<b>Please check appropriate box (x)</b>				
		<b>PUBLIC HEARING</b>			<b>MEETING 6/6/12</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>						
X	Certificate of Appropriateness (COA)		X	Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
<b>ATTACHMENTS:</b>						
Plans for deck						
<b>EXECUTIVE SUMMARY:</b>						
<p>Proposed is the installation of a wood deck for outdoor dining. Details of the materials and construction are shown on the plans.</p> <p>Photos of the location will be provided.</p>						
<b>RECOMMENDATION / SUGGESTED ACTION:</b>						
Provide feedback and recommendations for approval of the COA.						

# Alan J. Coulson, P.C.

## PROFESSIONAL LAND SURVEYORS

### PLAT OF SURVEY

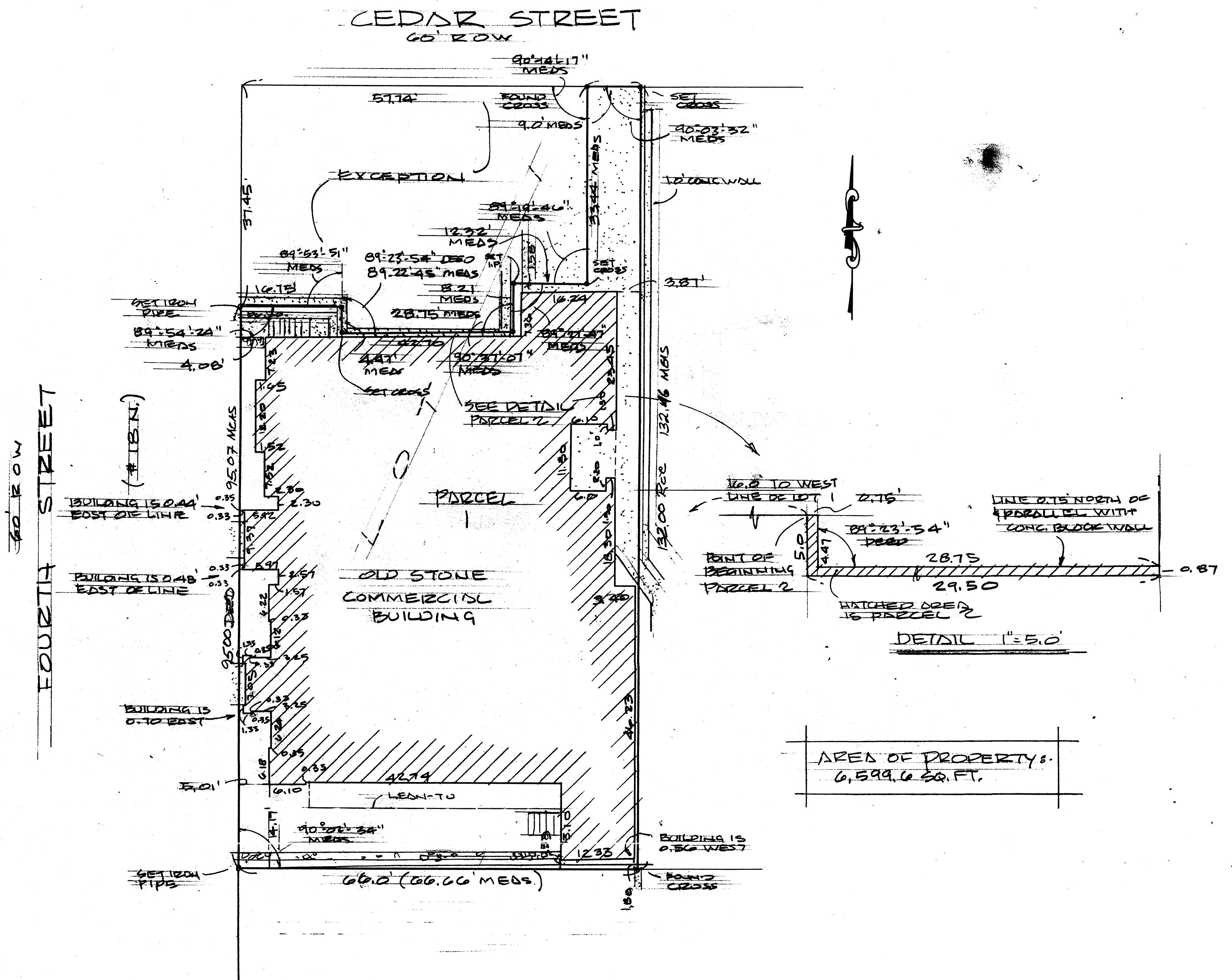
OF PROPERTY DESCRIBED AS:

#### PARCEL 1:

Lot 1 in Block 48 of the Original Town of St. Charles, (except that part described as follows: That part of Lot 1 in Block 48 of the Original Town of St. Charles described as follows: Beginning at the Northwest corner of said Lot 1; thence South along the West line thereof to a point 95.0 feet North of the Southwest corner of said lot; thence East and parallel with the North line of said Lot, 16.0 feet; thence South and parallel with the West line of said Lot, 5.0 feet; thence East and parallel with the North line of said Lot, 29.5 feet; thence North and parallel with the West line of said Lot, 9.0 feet; thence East and parallel with the North line of said Lot, 12.24 feet to a point 99.0 feet North of the South line of said Lot; thence North and parallel with the West line of said Lot to the North line of said Lot; thence West along said North line 57.74 feet to the place of beginning), in the City of St. Charles, Kane County, Illinois.

#### PARCEL 2:

That part of Lot 1 in Block 48 of the Original Town of St. Charles described as follows: Commencing at the Northwest corner of said Lot 1; thence Southerly along the West line of said Lot, 37.47 feet to a point that is 95.0 feet Northerly of the Southwest corner of said Lot; thence Easterly parallel with the North line of said Lot, 16.0 feet for a point of beginning; thence continuing Easterly parallel with the North line of said Lot, .75 feet; thence Southerly parallel with said West line 4.47 feet; thence Easterly along a line forming an angle of 89 degrees 23 minutes 54 seconds with the last described course (measured clockwise therefrom), being a line parallel with and .75 feet Northerly of a concrete block wall 28.75 feet; thence Southerly parallel with said West line .87 feet to a point that is 42.47 feet Southerly of said North line (measured along said West line); thence Westerly parallel with said North line 29.50 feet to a line drawn parallel with said West line from the point of beginning; thence Northerly 5.0 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.



STATE OF ILLINOIS }  
COUNTY OF KANE } ss: MAY 24, 2012

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

*Charles J. Hill*  
Charles J. Hill, Professional Land Surveyor No. 36-2700  
My License expires 11/30/2012

Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

FIELD WORK COMPLETED: MAY 23, 2012

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

This professional service conforms to the current Illinois minimum standards for a boundary survey.

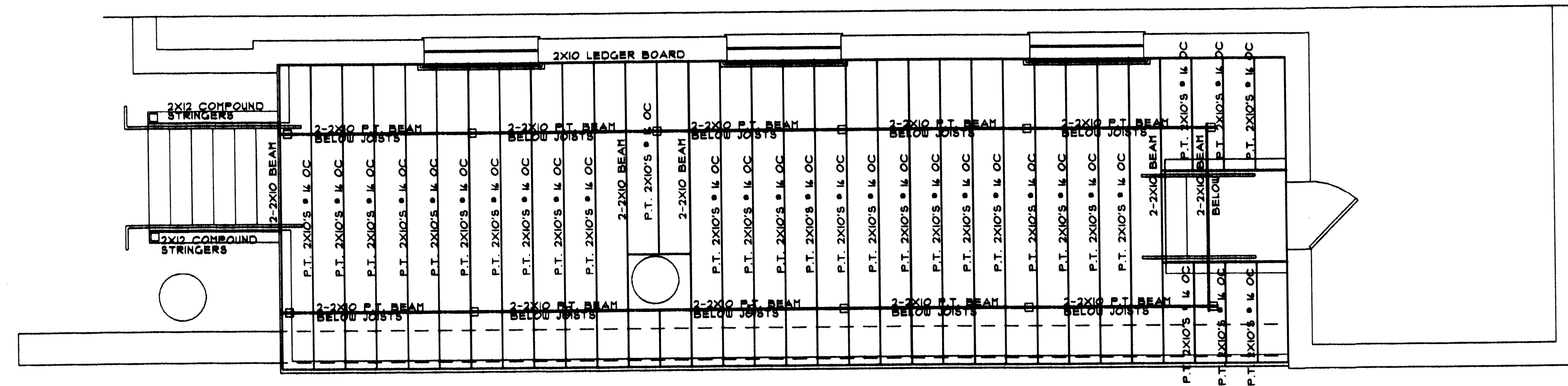
Professional Design Firm Land Surveying Corporation, License No. 184-002863

Alan J. Coulson, P.C.

Professional Land Surveyors  
645 S. 8th Street, (Rte. 31),  
West Dundee, Illinois 60118  
Phone: (847) 426-2911

Scale: 1"=10'  
Ordered: PENDING  
Buyer: -  
Page: 9-27E  
Drawn: *CH*  
Job: C57,761 SL  
City: ST. CHARLES

Compare the description on this plat with deed. Refer to deed for easements and building lines.

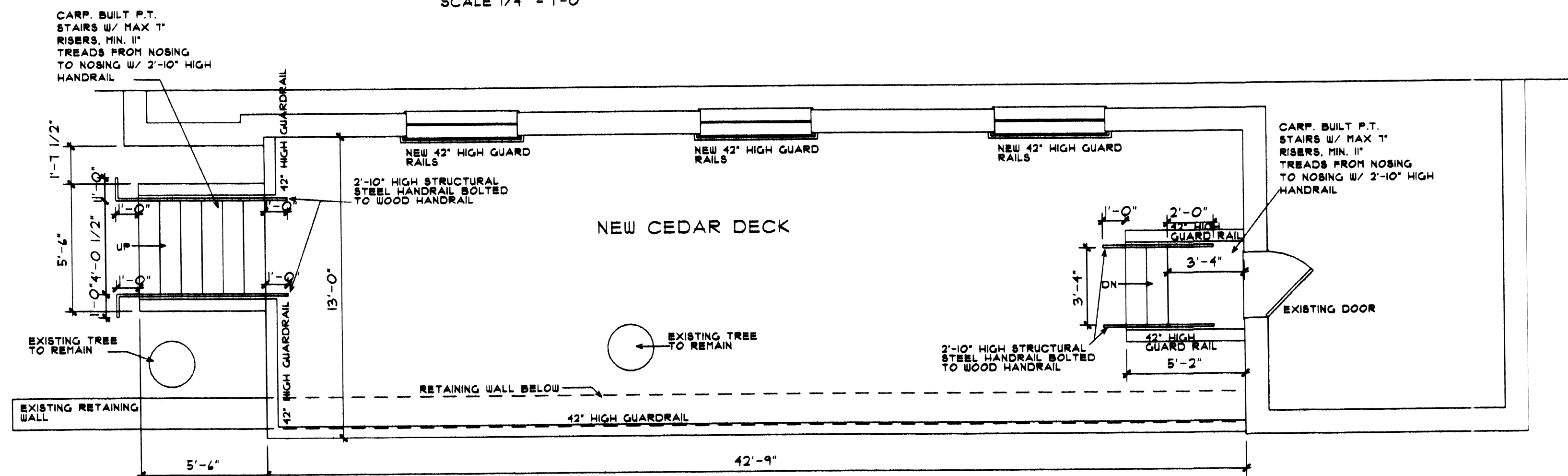


FIRST FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

# GENERAL NOTES

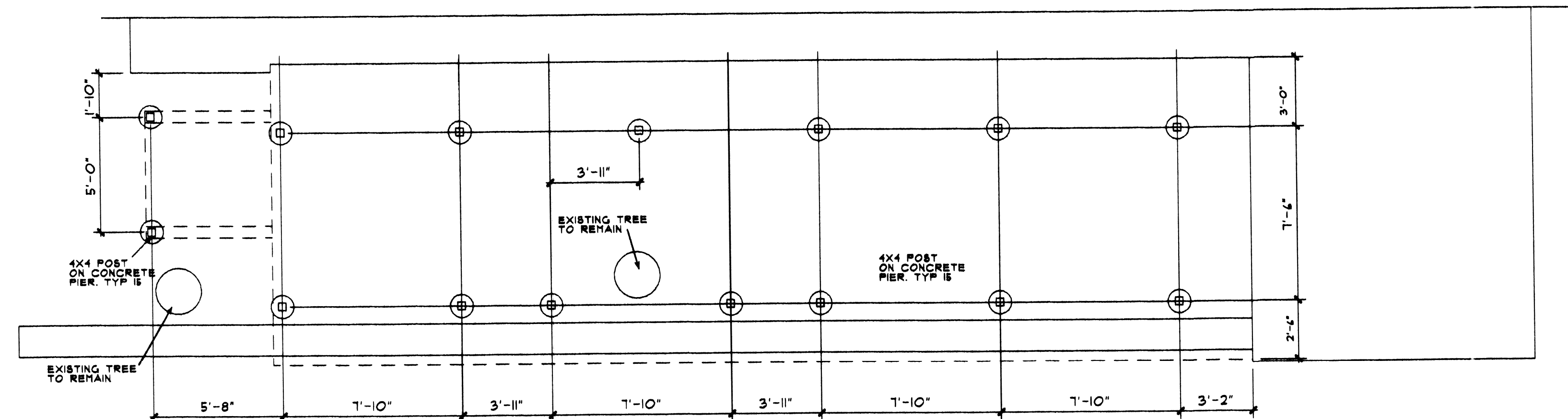
1. SHOULD THE OWNER(S) OR CONTRACTOR(S) FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENTS, HE OR SHE SHOULD NOTIFY THE ARCHITECT AT ONCE TO OBTAIN CLARIFICATION PRIOR OF BIDDING.
2. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OVER THE MEANS AND METHODS OF CONSTRUCTION.
3. THE ARCHITECT WILL NOT PROVIDE SITE VISITS OR INSPECTIONS UNLESS SPECIFIED ON THE CONTRACT.
4. EXISTING UTILITIES SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION AND KEPT IN SERVICE UNLESS SPECIFIED.
5. THE CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNERS AND ADJACENT PROPERTY OWNERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK USING THEIR BEST SKILLS AND ATTENTION.
7. ON SITE VERIFICATION OF DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EACH SUB-CONTRACTOR. ALL PARTITION DIMENSIONS ON PLAN SHEET ARE FACE OF SHEATROCK AND FACE OF SHEATHING.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

DESIGN CRITERIA
EXT. DECK = 100# LL 10# DL
STAIRS = 40 # LL & 300 # CONCENTRATED LOAD GUARDRAILS & HANDRAILS = 200 # LL AT ANY DIRECTION APPLIED AT THE TOP OR CONTINUOUS 50 # ALONG THE TOP FULL LENGTH
STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE 2 SPECIES SPF DOMESTIC OR CANADIAN BASE P# 815



FIRST FLOOR FOUNDATION PLAN

SCALE 1/4" = 1'-0"

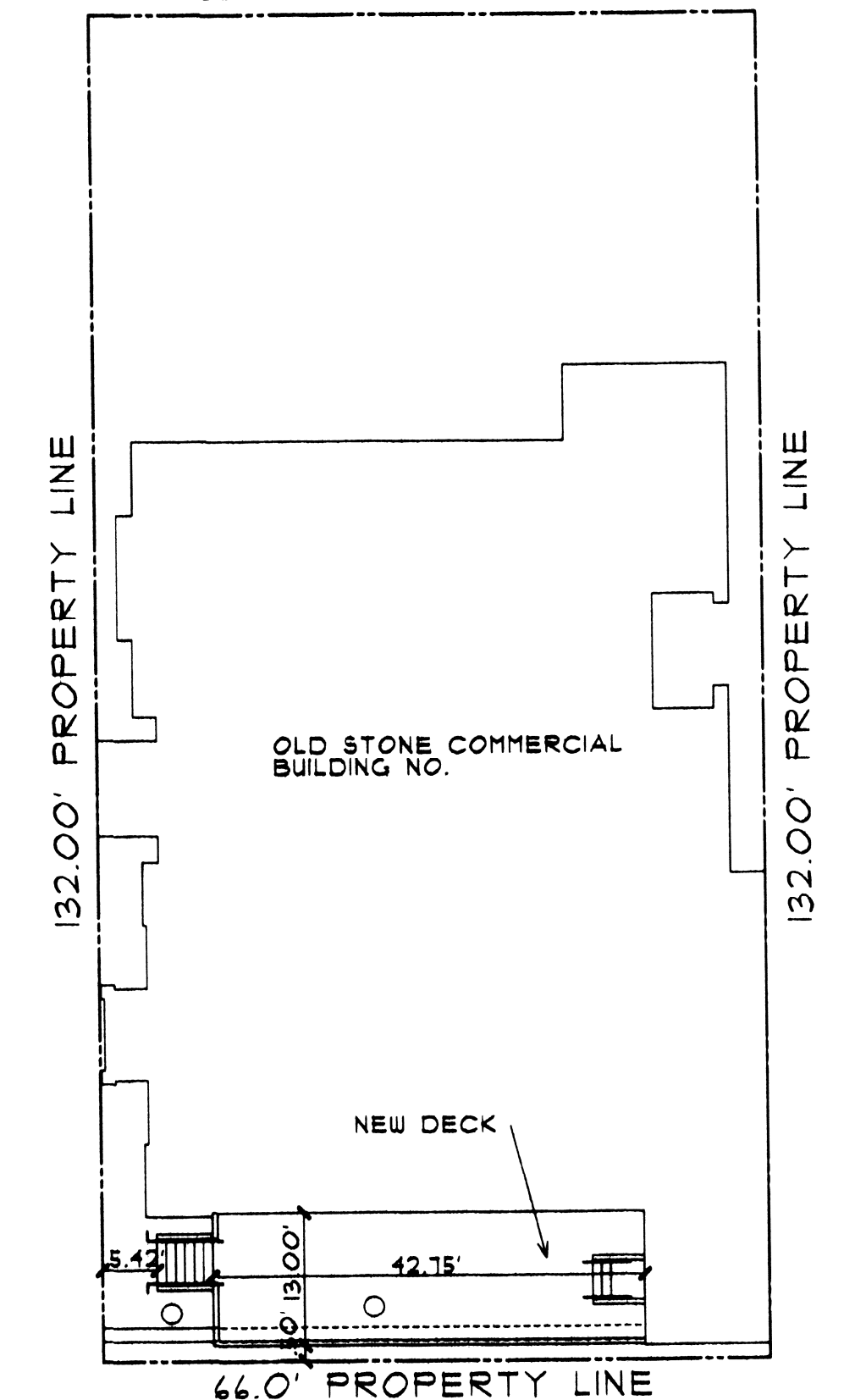
## DECKS AND BALCONY NOTES:

1. ALL PORCHES, DECKS, EXTERIOR STAIRS, BALCONIES ETC., MUST BE DESIGNED TO CARRY 100 #/SF OF LIVE LOAD. ALL STRUCTURAL COMPONENTS (FOUNDATIONS, JOISTS, BEAMS, POSTS, COLUMNS, STAIR ASSEMBLY COMPONENTS, ANCHORS (SPACING & SIZING), BRACKETS ETC. MUST BE DESIGNED TO CARRY THIS LOAD. PORCH ROOFS MUST CONFORM TO THE LOAD REQUIREMENTS OF THE CHICAGO BUILDING CODE FOR ROOF LIVE LOADS & SNOW LOADS.
2. THE PORCH GUARDRAIL SYSTEM MUST BE DESIGNED TO RESIST A LATERAL POINT LOAD OF 200 # AT ANY POINT OF THE GUARDRAIL OR A CONTINUOUS LOAD OF 50 # ALONG THE TOP FULL LENGTH OF THE GUARDRAIL.
3. ALL PORCH/DECK POSTS OR COLUMNS MUST BE A MINIMUM SIZE OF 4 x 4.
4. FOUNDATIONS FOR THE PORCHES, DECKS, OR EXTERIOR STAIR MUST BE A MIN. 42" (3'-6") BELOW GRADE.
5. GUARDRAILS MUST BE 42" HIGH W/ BALUSTERS SPACED TO PREVENT THE PASSAGE OF A 4" SPHERE UP TO A HEIGHT OF 34". FROM 34" TO 42" HIGH THE SPACING OF THE BALUSTERS MAY BE SIZED PREVENT THE PASSAGE OF AN 8" SPHERE. THE GUARDRAIL BALUSTER ORNAMENTAL PATTERN CANNOT CREATE A "LADDER TYPE EFFECT". (WHICH WOULD MAKE IT EASY FOR SMALL CHILDREN TO CLIMB UP THE GUARDRAIL.
6. THE TRIANGULAR OPENINGS FORMED BY THE RISER & THE TREAD & THE BOTTOM OF THE RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" CANNOT PASS THROUGH.
7. STAIR TREADS MUST BE 11" AS MEASURED FROM NOSING TO NOSING & STAIR RISERS SHALL NOT EXCEED A MAX. HEIGHT OF 7".
8. ALL FASTENERS SHALL SPECIFIED TO BE EITHER HOT DIPPED GALVANIZED OR STAINLESS STEEL.
9. METAL CONSTRUCTION CONNECTORS SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, OR SIMPSON STRONG TIE OR EQUAL. THE METALS USED FOR THE CONNECTORS MUST BE COORDINATED W/ THE METALS USED FOR THE FASTENERS TO AVOID GALVANIC ACTION.

CEDAR STREET

66.0' PROPERTY LINE

FOURTH STREET

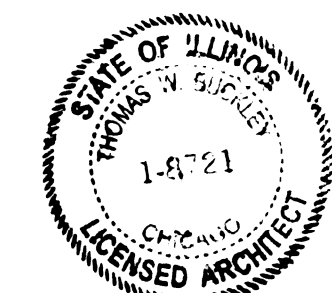


SITE PLAN

SCALE 1/16" = 1'-0"

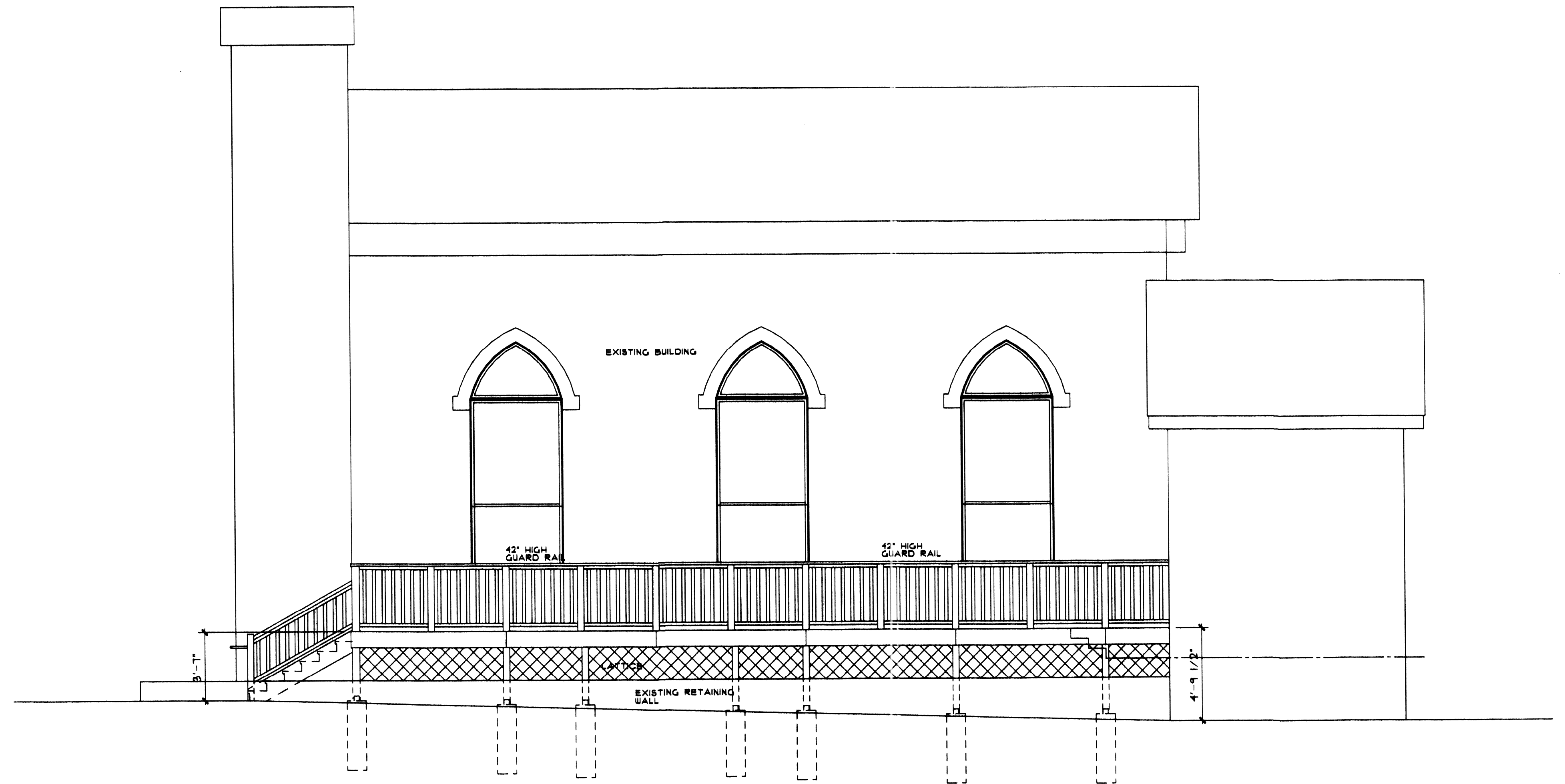


ARCHITECT'S CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH THE CODES AND AMENDMENTS.  
*Thomas W. Buckley*  
CERT. NO. 1-2721 DATE 4-29-12  
EXP. DATE: 11-30-12



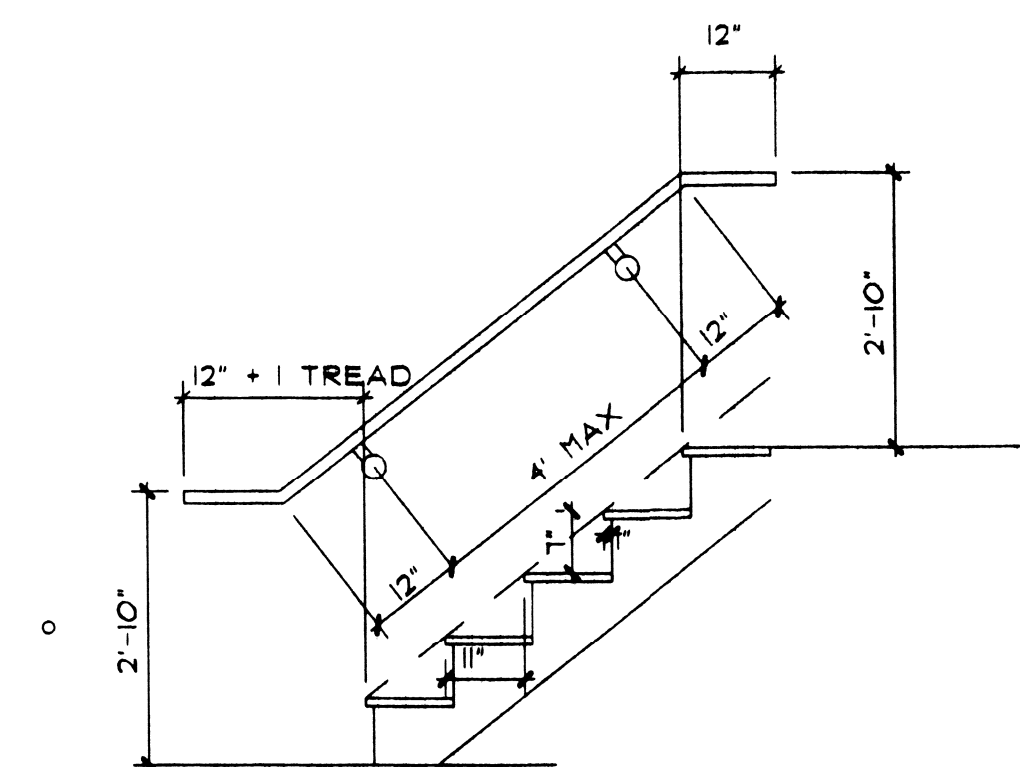
NEW DECK
NUOVA ITALIA RISTORANTE
18 N 4TH ST ST CHARLES, IL
THOMAS W. BUCKLEY ARCHITECT 2400 W HASSELL RD HOFFMAN ESTATES, IL 60115 847-310-9530
RC ARCHITECTURAL DESIGN 113-381-1051
2012-34 RC
04-29-12
A-1 OF 2





ELEVATION

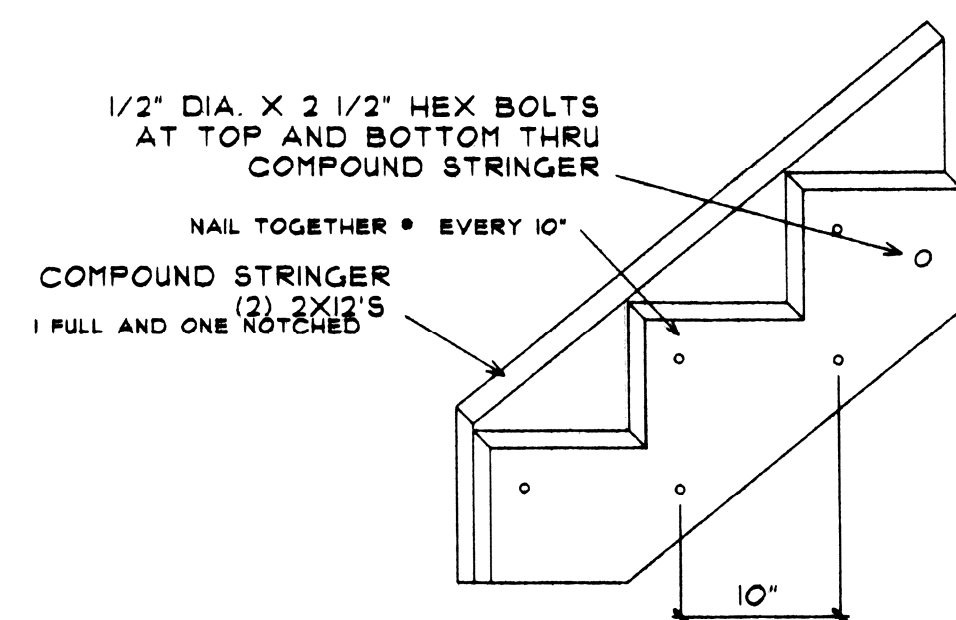
SCALE 1/4" = 1'-0"



STRUCTURAL STEEL  
HANDRAIL DETAIL

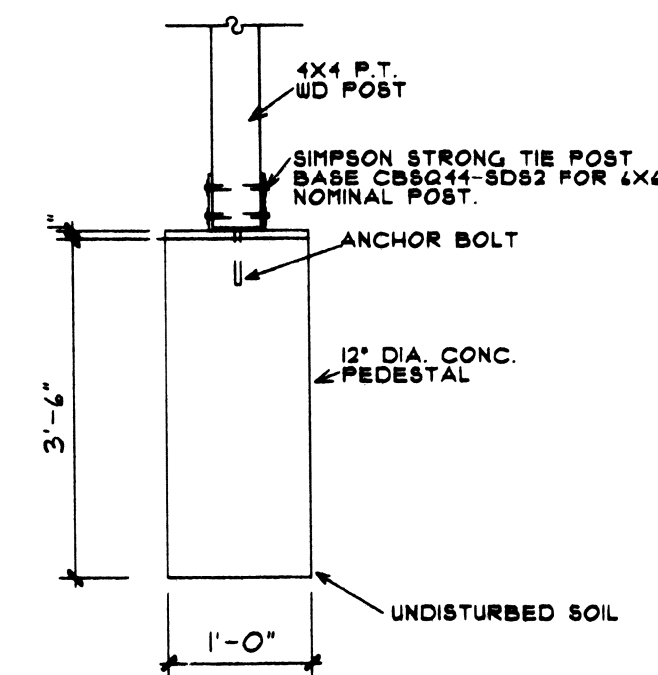
(ELEVATION)

STAIR NOTE: STAIRS MUST HAVE SOLID  
RISERS, TREADS, AND PLATFORMS



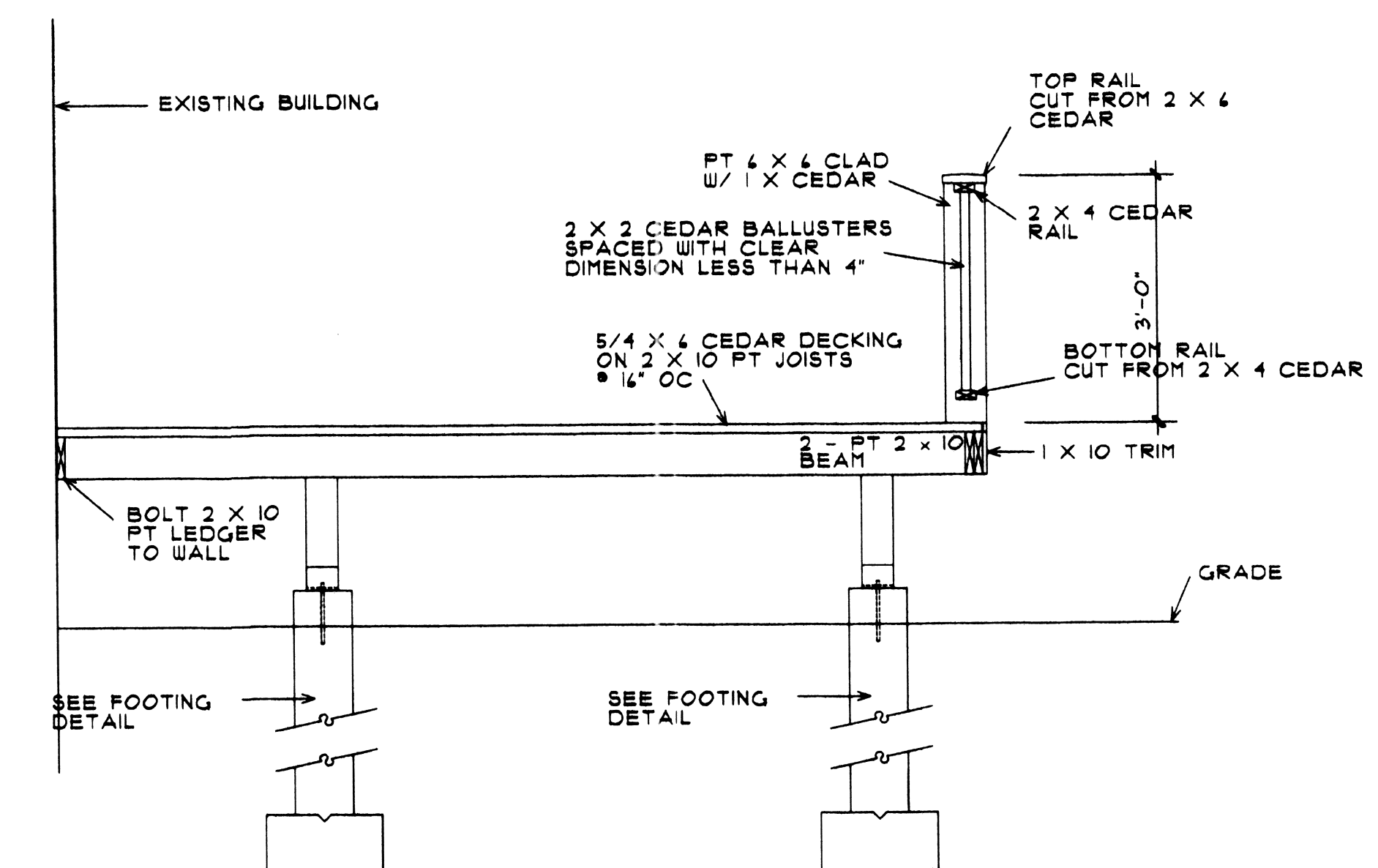
COMPOUND STRINGER

NOT TO SCALE



FOOTING DETAIL

SCALE 1/2" = 1'-0"



DECK SECTION

NOT TO SCALE



NEW DECK	
NUOVA ITALIA RISTORANTE	
18 N 4TH ST ST CHARLES, IL	
THOMAS W. BUCKLEY ARCHITECT 2400 W HASSELL RD HOFFMAN ESTATES, IL 60195 847-310-9530	
RC ARCHITECTURAL DESIGN 113-381-1051	
2012-36	RC
04-29-12	A-2 OF 2













