| | | | | |
|---|---|---|---|---|
| ST. CHARLES SINCE 1834 | **HISTORIC PRESERVATION COMMISSION**<br>**AGENDA ITEM EXECUTIVE SUMMARY** | | | |
| | **Agenda Item Title/Address**: | COA: 318 S. 5th St. | | |
| | **Proposal:** | Roof addition to detached garage | | |
| | **Petitioner:** | Kevin Mastrangelo, Platinum Renovations | | |
| | **Please check appropriate box (x)** | | | |
| | **PUBLIC HEARING** | | **MEETING 9/19/12** | **X** |

| **AGENDA ITEM CATEGORY:** | | | |
|---|---|---|---|
| X | Certificate of Appropriateness (COA) | | Façade Improvement Plan |
| | Preliminary Review | | Landmark/District Designation |
| | Discussion Item | | Commission Business |

**ATTACHMENTS:**

Architectural Survey

Photos

Specifications and plans

**EXECUTIVE SUMMARY:**

The Commission reviewed a COA for this project on 8/1/12. The portion of the project on the main house (siding and window replacement) was approved, and the proposal to modify the garage was tabled, subject to revised plans being submitted.

The applicant has submitted revised plans for replacing the garage roof with a higher pitched roof structure with window dormers. The exterior materials and detailing will match the materials and design to be used on the house.

**RECOMMENDATION / SUGGESTED ACTION:**

Provide feedback and recommendations for approval of the COA.

# ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

**ST. CHARLES HISTORIC PRESERVATION COMMISSION**

**Primary Structure**

ADDRESS 318 South 5th Street

ROLL-IMAGE # 3435 - 29

CD-IMAGE # 4369 - 29

## ARCHITECTURAL SIGNIFICANCE

- ► Significant
- ☐ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

## BUILDING CONDITION

- ☐ Excellent
- ► Good
- ☐ Fair
- ☐ Poor

## ARCHITECTURAL INFORMATION

| | | | |
|---|---|---|---|
| Architectural Style/Type: | Victorian/Queen Anne | Exterior Walls (Current): | Clapboard |
| Architectural Features: | | Exterior Walls (Original): | Clapboard |
| Date of Construction: | 1915 | Foundation: | Parged stone |
| Source: | Township Assessor's Office | Roof Type/Material: | Cross gable/Asphalt shingle |
| Overall Plan Configuration: | Compound -Cross | Window Material/Type: | Wd trimmed/Alum/Dbl Hung |

**ARCHITECTURAL FEATURES:** The roof slope is very steep. It is approximately 16:12 or greater. Fish scale shingles in the gable ends top the two story bays. Large wooden brackets support the deep overhangs here where the corners are cut back and the eaves continue. The eaves are open and are sheathed with smooth wood sheathing. Turned wooden columns support the hipped roof over the front entry. Spindle-work decorates the eave of the porch while the balusters of the railings are square. The windows are trimmed with crown moldings at the head visually supported by bulls-eye "brackets".
**ALTERATIONS:** The porch railing has been replaced. The entry has an aluminum storm door. All of the original wood windows have been replaced with aluminum.

## DESIGN CRITERIA:

| | LL | DL |
|---|---|---|
| FLOOR LOADS | | |
| INTERIOR FLOOR LOADS | 40 PSF | 10 PSF |
| EXTERIOR DECKS | 100 PSF | 10 PSF |
| BALCONIES | 100 PSF | 10 PSF |
| INTERIOR FLOOR LOADS (SLEEPING) | 30 PSF | 10 PSF |
| CEILING LOADS | | |
| ATTIC STORAGE | 20 PSF | 10 PSF |
| ROOF LOADS | | |
| ROOF | 30 PSF | 15 PSF |
| ROOF CATHEDRAL CEILING | 30 PSF | 15 PSF |
| WALL LOADS | | |
| FRAME W/ SIDING | 8 PSF (64 PLF FOR AN 8'-0" WALL) | |

| INSULATION | |
|---|---|
| EXTERIOR WALLS (2x4) | R-13 |
| EXTERIOR WALLS (2x6 OR GREATER) | R-19 |
| CEILINGS | R-38 |
| CATHEDRAL | R-38 |
| FLOORS (OVER UNHEATED SPACE) | R-19 CAVITY |
| CRAWL SPACE | R-10 |
| HABITABLE BASEMENT | R-13 |
| SLAB PERIMETER TO DEPTH 2FT. | R-10 |
| UNFINISHED BASEMENT | R-10 (OR R-19 IN BASEMENT CEILING) |

## GENERAL NOTES:

ANY DISCREPANCIES IN SITE CONDITIONS, FIELD MEASUREMENTS AND/OR PLAN CONFIGURATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY

1. DO NOT SCALE DRAWINGS
2. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK; OR BE RESPONSIBLE FOR SAME.
4. ALL MATERIALS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ALL WALL DIMENSIONS ARE TO FACE OF STUD.
6. THE OWNER AND/OR GENERAL CONTRACTOR RECOGNIZE AND AGREE THAT THE ARCHITECT AND/OR DESIGNER IS NOT TO PROVIDE ANY ON-SITE SERVICES AND WILL NOT EXERCISE ANY CONTROL, NOR PROVIDE ANY SUPERVISION OF SITE CONDITIONS NOR WORKING CONDITIONS OR CONSTRUCTION PRACTICES.
7. NO OPENINGS, OTHER THAN THOSE SHOWN ON DESIGN DRAWINGS AND APPROVED SHOP DRAWINGS, SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
8. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
9. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
10. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND/OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
11. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED THERMAL MOVEMENT AFTER THE BUILDING IS COMPLETE.
12. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
13. ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. PLANS AND / OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT BEFORE THE AFFECTED WORK PROCEEDS.
14. FIELD VERIFY ALL SUMP PITS, FLOOR DRAINS, FOUNDATION PIPE SLEEVES, SEWER AND WATER SERVICE LOCATIONS AND DIMENSIONS PRIOR TO INSTALLATION.
15. SILL SEALER SHALL BE PROVIDED UNDER ALL EXTERIOR SILL PLATES INCLUDING GARAGE WALLS AND WALLS BETWEEN HOUSE AND GARAGE. ALL SILL PLATES TO BE SHIMMED AND GROUTED DEAD LEVEL.
16. PRIOR TO SUBMITTING BIDS, THE GENERAL CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE SCOPE OF THE PROJECT AND THE EXISTING SITE CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IN THE EVENT CONTRACTOR FAILS TO NOTIFY THE ARCHITECT, THE CONTRACTOR ASSUMES ALL LIABILITY AND RESPONSIBILITIES FOR THE WORK.
17. ALL DIMENSIONAL LUMBER SHALL BE KILN DRIED AND SHALL HAVE BEEN CONTINUOUSLY PROTECTED FROM THE WEATHER. ALL EXTERIOR DECK LUMBER, LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE TREATED.
18. ALL DIMENSIONS ARE TO BARE STUDS FOR FRAMING, EXCEPT FOR DIMENSIONS TO BRICK/ OR STONE UNLESS OTHERWISE NOTED.
19. ALL INTERIOR BEARING WALLS AND PARTITIONS SHALL BE 2x4 STUDS @ 16" O.C. U.N.O., PLUMBING WALLS AND OTHER CHASES SHALL BE SIZED INDIVIDUALLY.
20. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD. ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF SHEATHING OR BRICK U.N.O.
21. PROVIDE 2" MINIMUM WOOD FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND ATTIC, AND AT ALL SOFFITS AND DROPPED CEILINGS, PER CODE.

## FRAMING & MATERIALS NOTES:

1. STANDARD MATERIALS, U.N.O.

| | |
|---|---|
| • SILL PLATES | ARM 2x6 PRESSURE TREATED FOR ROT & TERMITES |
| • STUDS | FIR (KD) STUD NO. 2 |
| • FLOOR SHEATHING | 3/4" CDX T&G FIR PLYWOOD APA RATED |
| • ROOF SHEATHING | 1/2" CDX FIR PLYWOOD APA RATED |
| • SHIMS | CLEAR CEDAR |
| • BRIDGING | 1x3 NO. 2 PINE OR ROLLED PREFAB STEEL |
| • HANGERS | GALVANIZED TECO |
| • SIDING NAILS | SPLITLESS |
| • BUILDING PAPER | TYVEK UNDER SIDING<br>#15 FELT UNDER MASONRY<br>KRAFT PAPER UNDER HARDWOOD FLOORS |
| • VAPOR BARRIER | 6 MIL. POLYTHYLENE UNDER SLABS<br>FOIL FACING ON INSULATION @ CEILINGS & WALLS OR VISQUEEN. |

2. MINIMAL STRUCTURAL VALUES:

   UNLESS SPECIFICALLY NOTED ON THE PLANS THE FOLLOWING MINIMUM VALUES SHALL APPLY TO ALL STRUCTURAL MEMBERS.

- DIMENSIONAL LUMBER:
  HEM FIR #2 (DOMESTIC) Fb=850 PSI Fv=75 PSI Fc=405 PSI E=1,800,000 PSI
  (ALL LUMBER UNLESS NOTED OTHERWISE)
- ALL DECK FRAMING LUMBER:
  #2 SOUTHERN PINE (PRESSURE TREATED) Fb=1050 PSI Fv=90 PSI E=1,600,000 PSI
- ALL DECK EXPOSED FINISH LUMBER:
  #1 SOUTHERN PINE (PRESSURE TREATED)
- PARALLAM PSL LUMBER BY 1 LEVEL TRUS JOIST (OR ARCHITECT APPROVED EQUAL).
  Fb=2900 psi Fv=290 psi Fc=750 psi E=2,000,000 psi
- LVL'S BY 1 LEVEL TRUS JOIST (OR ARCHITECT APPROVED EQUAL):
  Fb=2600 PSI Fv=285 PSI Fc= 750 PSI E=1,400,000 PSI
- WOLMANIZED PSL'S: BY 1 LEVEL TRUS JOIST (OR ARCHITECT APPROVED EQUAL) - LEVEL 2:
  Fb=2090 PSI Fv=175 PSI Fc= 380 PSI E=1,740,000 PSI
- SOIL BEARING: 3000 PSF
  CAST IN PLACE CONCRETE 28 DAY COMPRESSIVE STRENGTH=3000 PSI

3. ALL DIMENSIONAL LUMBER JOISTS TO HAVE A MINIMUM OF 1 1/2" BEARING ON WOOD OR STEEL, AND A MINIMUM 3 1/2" BEARING ON MASONRY. BRIDGING IS REQUIRED FOR SPANS EXCEEDING 8'-0", WITH A MAXIMUM SPACING OF 8'-0".
4. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, BATH TUBS, SPAS, AND OTHER CONCENTRATED LOADS. SOLID BRIDGING UNDER ALL PERPENDICULAR PARTITIONS.
5. ALL LUMBER, PLYWOOD, FIBERBOARD SHEATHING, PARTICLEBOARD AND STRUCTURAL GLUE LAMINATED TIMBER TO BE IDENTIFIED BY A GRADE MARK OR CERTIFICATION OF INSPECTION ISSUED BY A U.B.C. APPROVED AGENCY. MICROLAM MANUFACTURED BY 1 LEVEL TRUS JOIST CORP. BOISE, IDAHO OR GEORGIA PACIFIC.
6. TRUSS MANUFACTURER TO PROVIDE ENGINEERING FOR ALL TRUSSED UNITS TO BE SEALED BY STRUCTURAL ENGINEER. MANUFACTURED TRUSS UNITS TO BE INSPECTED AND APPROVED BY RECOGNIZED QUALITY CONTROL AGENCY.
7. PROVIDE SOLID VERTICAL BLOCKING AND FLOOR FRAMING BENEATH COLUMN ABOVE.
8. ALL STRUCTURAL BEAMS SHALL FULL STUD BEARING WITH 2 ADJACENT STUDS FULL HEIGHT TO FORM A POCKET. ALL STUDS IN THESE GROUPS SHALL HAVE FULL BEARING AND OR BLOCKING TO FOUNDATION WALL OR BEAM BELOW.
9. MULTIPLE MICROLAMS OR 2X'S SHALL BE GLUED AND FASTENED TOGETHER WITH 2 ROWS OF 16D. NAILS AT 10" O.C. STAGGERED OR AS RECOMMENDED BY MFR. U.N.O.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED LUMBER.
11. BRACE ALL EXTERIOR WALLS AT CORNERS WITH 1X4 LET IN BRACING (IN LIEU OF SHEATHING) OR 1/2" PLYWOOD.
12. ALL FLOORS SHALL BE FIRE STOPPED FROM LOWER FLOORS BY USING 2X BLOCKING.
13. USE AN ARCHITECT APPROVED NON COMBUSTIBLE SEALANT AT ALL PLATE PENETRATIONS.
14. PROVIDE 1/2" DIAMETER SILL ANCHOR BOLTS AT 5'-0" O.C. AND LOCATED NO FURTHER THAN 12" FROM BUILDING CORNERS. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE.
15. CUTTING AND NOTCHING OF STUDS SHALL COMPLY WITH THE REQUIREMENTS OF IRC 606.8
16. CUTTING AND NOTCHING OF FLOOR AND CEILING JOISTS SHALL MEET WITH THE REQUIREMENTS OF IRC 502.8
17. ALL HEADERS SHALL BE 2-2x12'S UNLESS NOTED OTHERWISE MINIMUM 3 - 2x4 COLUMN AT EACH END OF ALL WOOD BEAMS & HEADERS (MAX SPAN 1 = 9').
18. HOLES BORED IN FLOOR JOISTS SHALL COMPLY WITH IRC R502.8.
19. ALL PLYWOOD SHEATHING IS TO BE APA APPROVED.
20. EITHER LAP JOISTS OVER BEAMS PER IRC REQUIREMENTS, OR PROVIDE JOIST HANGERS.
21. ALL TIMBER CONNECTIONS (STUDS, JOISTS, RAFTERS AND PLYWOOD) SHALL MEET THE NAILING REQUIREMENTS OF IRC.
22. ALL DECK HARDWARE, INCLUDING NAILS, SHALL BE GALVANIZED.
23. PROVIDE BRIDGING AND BLOCKING PER THE REQUIREMENTS OF NATIONAL FOREST PRODUCTS ASSOCIATION (NFPS) DESIGN SPECIFICATIONS.
24. WHERE TIMBER FRAMING IS SUPPORTED BY STEEL, A TIMBER PLATE SHALL BE FASTENED TO THE TOP FLANGE OF THE STEEL BEAM. HILTI POWDER ACTUATED FASTENERS (OR EQUIVALENT) SHALL BE USED @ 24" O.C. (MAX.)
25. DOUBLE FLOOR JOISTS UNDER BATHTUBS, WHIRLPOOLS, STAIRS, FIREPLACES & ALL PARTITIONS WHERE PARALLEL TO FLOOR JOISTS.
26. ALL 2x STUD WALLS OVER 9'-0" HIGH TO HAVE 1"x4" LET IN CORNER BRACING.
27. ALL STUD WALLS TO HAVE SINGLE 2x BOTTOM PLATE & DOUBLE 2x TOP PLATE U.N.O.
28. ALL LVL'S SHALL BE SUPPORTED BY SIMPSON HANGERS WHERE APPLICABLE (WHERE LVL FRAMES FLUSH INTO OTHER BEAM).
29. ALL LVL'S SHALL BE NAILED OR BOLTED PER MFR'S SPECIFICATIONS.
30. ALL BUILT-UP COLUMNS SHALL BE NAILED AS FOLLOWS: ONE ROW STAGGERED 30d COMMON WIRE NAILS @ 16" O.C. LOCATE 1 1/2" FROM EDGE OF STUD U.N.O.
31. PROVIDE CORNER BRACING - 1/2" APA RATED SHEATHING W/ SOLID BLOCKED HORIZONTAL JOINTS FOR FULL HEIGHT OF WALL AND FOR 4'-0" MIN. FROM ALL CORNERS - PER IRC CODE REQUIREMENT.

## THERMAL NOTES:

1. SEE DESIGN CRITERIA SCHEDULE FOR INSULATION TYPES
2. ALL WOOD SILL PLATES BEARING ON CONCRETE SHALL BE PRESSURE TREATED FOR ROT AND TERMITES
3. SILL SEALER UNDER ALL EXTERIOR WALLS INCLUDING GARAGE WALLS AND WALLS BETWEEN HOUSE AND GARAGE. SHIMMED STEEL PLATES AND STEEL BEAMS TO BE GROUTED.
4. EAVE FLASHING AT ROOF: UNDERLAYMENT CONSISTING OF BITUTHENE OR 2 LAYER OF TYPE 15 FELT MOPPED TOGETHER WITH APPROVED CEMENTING MATERIAL BETWEEN THE PLIES EXTENDING FROM THE EAVE UP THE ROOF TO A POINT 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
5. PROVIDE HEAD FLASHINGS OVER ALL WINDOWS AND DOORS. PROVIDE SILL FLASHINGS AT ALL WINDOWS.
6. ROOF HEAD FLASHING TO BE 28 GA. (MIN.) GALV. IRON, EXTEND MIN. 12" EACH WAY FROM VALLEY CENTER, OVERLAP SECTIONS 4" MIN.
7. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING. PROVIDE MEMBRANE FLASHING UNDER DOOR SILLS AND UP 8" AT JAMBS.
8. PROVIDE "PROPER VENT" AT ALL EAVES WHERE INSULATION OCCURS. PROVIDE MIN. 1" AIR SPACE ABOVE INSULATION WITH BAFFLES.
9. ROOF VENTILATION:
   - AREA OF ROOF / 300 = n
   - n X 144 = b
   - b X .6 = REQUIRED VENTILATION (SQ. INCHES) @ SOFFIT
   - b X .4 = REQUIRED VENTILATION (SQ. INCHES) @ RIDGE

## MECHANICAL NOTES:

1. ALL FURNACE ROOMS TO BE DRYWALLED W/ 5/8" THICK TYPE "X" GWB AND TAPED PRIOR TO INSTALLATION OF FURNACE.
2. HOT AND COLD AIR DUCTS TO BE NON-COMBUSTIBLE MATERIAL
3. ALL SUPPLY, RETURN AND EXHAUST DUCTS SHALL BE NON-COMBUSTABLE AND SHALL BE INSULATED WHEN RUN THROUGH OR ADJACENT TO AN UNCONDITIONED SPACE. ALL EXHAUST AIR SHALL BE VENTED TO THE EXTERIOR OF THE BUILDING.
4. ALL EXHAUST FANS MUST EXHAUST DIRECT TO THE OUTSIDE - NOT TO ATTIC SPACES.

## GLAZING NOTES:

1. ALL GLAZING SHALL BE PER IRC REQUIREMENTS SEC R308. LOW E ARGON FILLED.

## MISC. NOTES:

1. ALL INTERIOR NON-LOAD BEARING PARTITIONS TO BE 2X4 STUDS @ 16" O.C. @ 9'-0" HEIGHT MAX AND 2X6 STUDS @ 10'-0" HEIGHT MAX. UNLESS NOTED OTHERWISE.
2. ALL CORNERS SHALL BE FRAMED AS A "CALIFORNIA" STYLE CORNER.
3. ROUGH FRAMERS SHALL INCLUDE IN THEIR BID ALL NECESSARY BLOCKING FOR ALL SOFFITS, FASCIAS AND FRIEZE BOARDS.
4. (3) 2X4 MIN. AT EACH END OF ALL BEAMS & HEADERS, UNLESS NOTED OTHERWISE. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND OR SOLID BLOCKING.
5. PROVIDE 1/2" SHIM SPACE AT HEADS OF ALL DOORS AND WINDOWS.
6. ROUGH FRAMERS AND DRYWALL CONTRACTORS SHALL VERIFY LIGHT FIXTURE LOCATIONS WITH ELECTRICAL FLOOR PLANS.
7. ROUGH FRAMERS AND DRYWALL CONTRACTORS SHALL VERIFY CEILING HEIGHTS AND TYPE (I.E. TRAY CEILING, VAULTED CEILING, ETC.) WITH ELECTRICAL FLOOR PLANS.

## ABBREVIATION INDEX:

| | |
|---|---|
| AC. = AIR CONDITIONING | EA. = EACH |
| AFF = ABOVE FINISHED FLOOR | EL = ELEVATION |
| CFM = CUBIC FEET / MINUTE | EX = EXISTING |
| CPT = CARPET | EXH = EXHAUST |
| C.T. = CERAMIC TILE | FD = FLOOR DRAIN |
| D = DRYER | FL = FLOOR |
| DBL = DOUBLE | FR = FRENCH |
| DET = DETAIL | GL = GLASS |
| DIA = DIAMETER | H = HIGH |
| DN = DOWN | HC = HOLLOWCORE |
| D.S. = DOWNSPOUT | HDWD = HARDWOOD |
| DW = DISHWASHER | HR = HOUR |
| LAV = LAVATORY (SINK) | SAN = SANITARY |
| LLV - LONG LEG VERTICAL | SC = SOLIDCORE |
| LVL - LAMINATED VENEER LUMBER | SH = SHELF |
| MAX. = MAXIMUM | STL = STEEL |
| MIN. = MINIMUM | TYP = TYPICAL |
| O.C. = ON CENTER | UNO = UNLESS NOTED OTHERWISE |
| OH = OVERHEAD | V = VINYL |
| PKT - POCKET | V.I.F. = VERIFY IN FIELD |
| PNL = 2, 4 OR 6 PANEL | W = WASHER |
| PR = PAIR | WC = WATER CLOSET |
| R = RISERS | WCO = WALL CLEAN OUT |
| REF = REFRIGERATOR | WH = WATERHEATER |

## FASTENING SCHEDULE:

| DESCRIPTION OF BUILDING MATERIALS | DESC. OF FASTENERS | SPACING OF FASTENERS |
|---|---|---|
| FLOOR CONSTRUCTION | | |
| • BUILT-UP GIRDERS AND BEAMS | 20d COMMON | 32" O.C. DIRECT |
| • BRIDGING TO JOISTS | 8d COMMON | 2 EACH DIRECT END |
| • FLOOR JOISTS TO STUDS (NO CEILING JOISTS) | 10d COMMON | 5 DIRECT OR |
| • FLOOR JOISTS TO STUDS (WITH CEILING JOISTS) | 10d COMMON | 2 DIRECT |
| • FLOOR JOISTS TO SILL OR GIRDER | 8d COMMON | 3 TOE NAIL |
| • LEDGER STRIP | 16d COMMON | 3 EACH DIRECT JOIST |
| • 3/4" SUBFLOORING | 8d COMMON | 2 EACH DIRECT JOIST |
| WALL CONSTRUCTION | | |
| • STUD TO SOLE PLATE | 8d COMMON | 4 TOE NAIL OR |
| • STUD TO CAP PLATE | 16d COMMON | 2 DIRECT NAIL |
| • DOUBLE STUDS | 16d COMMON | 2 TOE NAIL OR 2 DIRECT NAIL |
| • CORNER STUDS | 10d COMMON | 12" O.C. DIRECT |
| • SOLE PLATE TO JOIST OR BLOCKING | 16d COMMON | 2 TOE NAIL OR 2 DIRECT NAIL |
| •INTERIOR-BRACED WALL SOLE PLATE TO PARALLEL JOIST | 16d COMMON | 16" O.C. DIRECT |
| • DOUBLE CAP PLATE | 16d COMMON | 12" O.C. DIRECT |
| • CAP PLATE LAPS | 10d COMMON | 16" O.C. DIRECT |
| • RIBBON STRIP 8" OR LESS | 10d COMMON | 2 DIRECT NAIL |
| • RIBBON STRIP 8 " OR MORE | 10d COMMON | 2 EACH DIRECT BEARING |
| • DIAGONAL BRACE (TO STUD AND PLATE) | 10d COMMON | 3 EACH DIRECT BEARING |
| •INTERIOR-BRACED WALL TOP WALL PLATE TO JOIST OR BLOCKING | 8d COMMON | 2 EACH DIRECT BEARING |
| • TAIL BEAMS TO HEADERS (WHERE NAILING IS PERMITTED) | 10d COMMON | 12" O.C. |
| •HEADER BEAMS TO TRIMMERS (WHERE NAILING IS PERMITTED) | 20d COMMON | 2 EACH DIRECT BEARING |
| •CONTINUOUS HEADER TO STUD | 8d COMMON | 1 EACH END 4 SQ. FT. FLOOR AREA |
| •CONTINUOUS HEADER TO PIECES | 16d COMMON | 4 TOE NAIL |
| ROOF AND CEILING CONSTRUCTION | | 16" O.C. DIRECT |
| •CEILING JOISTS TO PLATE | 16d COMMON | 3 TOE NAIL |
| •CEILING JOISTS (LAPS OVER PARTITION) | 10d COMMON | 3 DIRECT NAIL |
| •CEILING JOISTS (PARALLEL TO RAFTER) | 10d COMMON | 3 DIRECT NAIL |
| •COLLAR BEAM | 10d COMMON | 3 DIRECT |
| •ROOF RAFTER TO PLATE | 8d COMMON | 3 TOE NAIL |
| •ROOF RAFTER TO RIDGE | 16d COMMON | 2 TOE NAIL OR DIRECT |
| •JACK RAFTER TO RIP | 10d COMMON | 3 TOE NAIL OR 2 DIRECT NAIL |
| WALL AND ROOF SHEATHING | | |
| • 5/8" & 3/4" PLYWOOD | 8d SMOOTH OR 6d DEFORMED | 6" EDGES & 12" INTERMEDITE SUPPORT |

SMOKE DETECTORS AND CARBON MONOXIDE DETECTOR REQUIREMENTS:

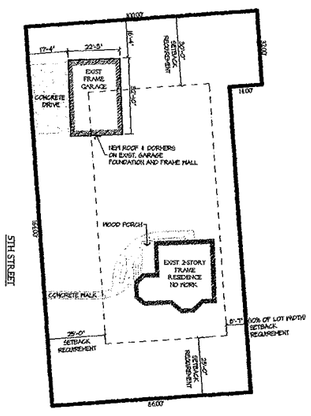
SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON ALL LEVELS, IN FURNACE ROOMS, AND IN THE VICINITY OF ALL BEDROOMS. ADDITIONALLY, SMOKE DETECTORS SHALL ALSO BE LOCATED IN ALL ROOMS USED FOR SLEEPING PURPOSES.

ALL DETECTORS SHALL BE 110 VOLT HARD-WIRED, INTERCONNECTED, WITH BATTERY BACK-UP.

WARNING

CALL JULIE TOLL FREE 800-892-0123

CALL BEFORE YOU DIG 800-892-0123




## SITE PLAN

SCALE: 1" = 20'-0"

## ZONING REQUIREMENTS

ZONING CLASSIFICATION:
RT-2 SINGLE FAMILY

SQUARE FOOTAGE:
EXISTING HOUSE: 845 SQ. FT.
EXISTING GARAGE: 730 FT.

MAX. BUILDING HEIGHT:
20' FOR ACCESSORY STRUCTURE

SETBACK REQUIREMENTS (AS SHOWN):
CORNER FRONT YARD: 25'-0" MINIMUM
SIDE YARDS: 8'-1" MINIMUM
REAR YARD: 30'-0" MINIMUM

## DRAWING INDEX:



## ST. CHARLES CODE COMPLIANCE:

2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE-FAMILY AND TWO-FAMILY DWELLINGS W/ AMENDMENTS
2009 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2009 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
2008 NATIONAL ELECTRIC CODE W/ AMENDMENTS
2004 ILLINOIS PLUMBING CODE W/ AMENDMENTS
2009 INTERNATIONAL FIRE CODE W/ AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE

I HEREBY CERTIFY THAT THE PLANS WITH THE FIRM'S NAME LISTED BELOW WERE PREPARED UNDER MY DIRECT SUPERVISON. DATED AT ST. CHARLES, ILLINOIS THIS 10TH DAY OF SEPTEMBER, 2012

PAULA A. PRICE, BATIR ARCHITECTURE, LTD.
ILLINOIS REGISTERED ARCHITECT NO. 001-018643 EXP. DATE: 11-30-2012
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-004125

SEAL

PROJECT: 12023

# DR. HADDLE RESIDENCE

ADDITION TO GARAGE
318 S. FIFTH ST., ST. CHARLES, IL 60174


BATIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 123, ST. CHARLES, ILLINOIS 60174
PH: 630.513.5099 P: 630.513.5999
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GENERAL NOTES & SITE PLAN

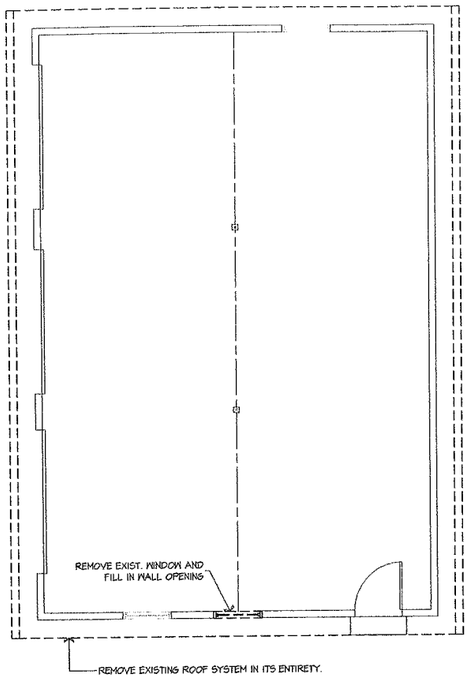
REVISIONS & ISSUES
9-10-12 ISSUE FOR PERMIT



SCALE
1/4" = 1'
UNLESS NOTED OTHERWISE

DATE
9-10-12

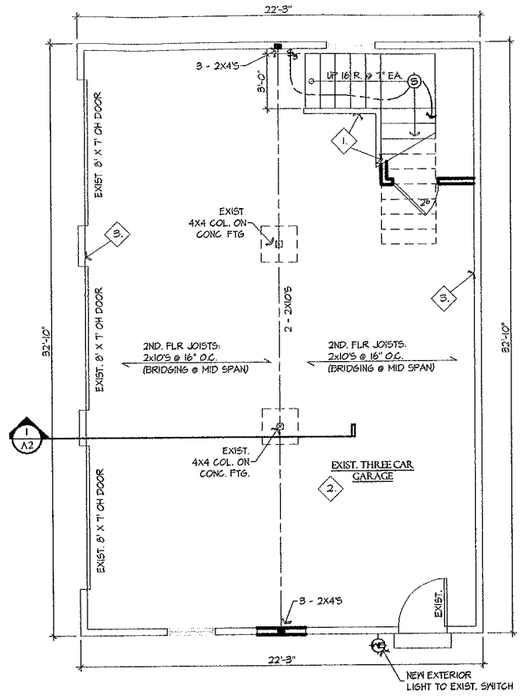
G1




## DEMOLITION PLAN

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

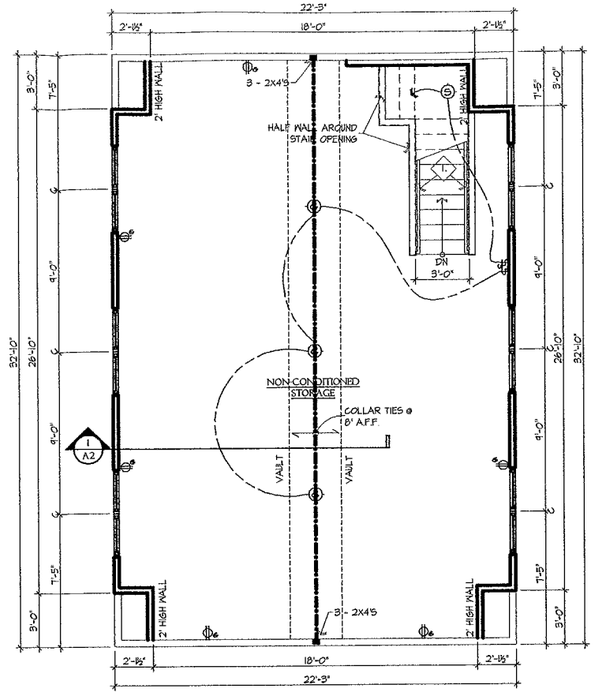
NORTH




## FIRST FLOOR PLAN

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

NORTH




## SECOND FLOOR PLAN

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

NORTH

### PLAN NOTES:

1. PROVIDE HANDRAIL @ 34" MIN. 38" MAX ABOVE STAIR NOSINGS. MIN GRIP SIZE: 1-¼" MAX GRIP SIZE: 2-⅜"
2. EXISTING ELECTRICAL TO REMAIN
3. EXIST. 2X4'S A 24" O.C. NOTE: ADD NEW 2X4 STUD UNDER NEW FLOOR JOISTS

### ELECTRICAL LEGEND

| | |
|---|---|
| $ | SWITCH SINGLE POLE |
| $3 | SWITCH 3-WAY |
| | DUPLEX GFCI |
| C | RECESSED CEILING FIXTURE |
| S | SURFACE MOUNT CEILING FIXTURE |
| WP | WALL MOUNT EXTERIOR FIXTURE |

### GENERAL DEMOLITION NOTES

A. REMOVE AND DISCARD EXISTING WALLS, DOORS, WINDOWS AS INDICATED ON THE DEMOLITION PLANS. COORDINATE W/ OWNER FOR RE-USE.

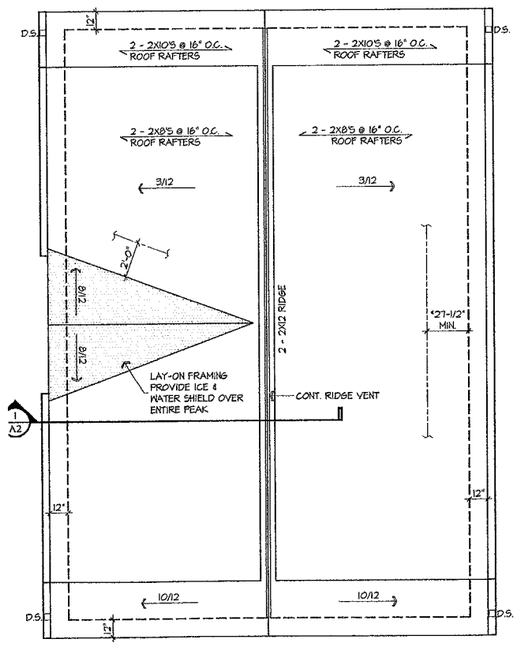
B. GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN DUMPSTERS FOR THE USE BY ALL TRADES UNTIL ALL DEMOLITION IS COMPLETED.

C. NO CONTRACTOR SHALL REMOVE ANY STRUCTURAL COMPONENT WITHOUT THE SPECIFIC APPROVAL OF THE ARCHITECT.

D. ALL CONTRACTORS ARE REQUIRED TO REVIEW THE DEMOLITION DRAWINGS FOR INFORMATION CRITICAL TO THEIR WORK.

E. ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING THEIR BIDS AS COORDINATED BY THE OWNER'S REPRESENTATIVES.

F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISCARDING RUBBISH AND CLEANING ALL AREAS EACH DAY.




* PROVIDE ICE & WATER SHIELD TO EXTEND FROM EDGE OF ROOF TO A POINT AT LEAST 24" FROM INSIDE FACE OF WALL BELOW ENTIRE ROOF AND AT ALL VALLEYS 24" EA. SIDE

## ROOF PLAN

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

NORTH

PROJECT: 12023

# DR. HADDLE RESIDENCE

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DEMOLITION PLAN
FLOOR PLANS & NOTES
ROOF PLAN

REVISIONS & ISSUES

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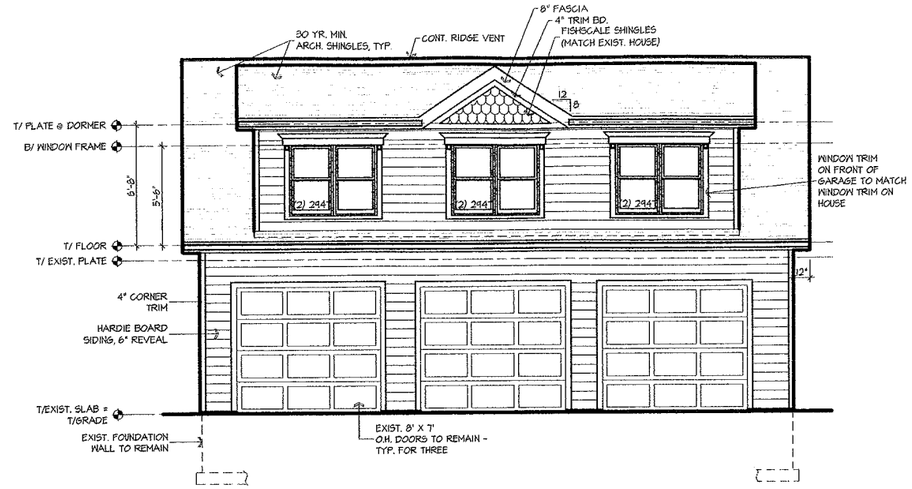
SCALE 1/4" = 1' UNLESS NOTED OTHERWISE

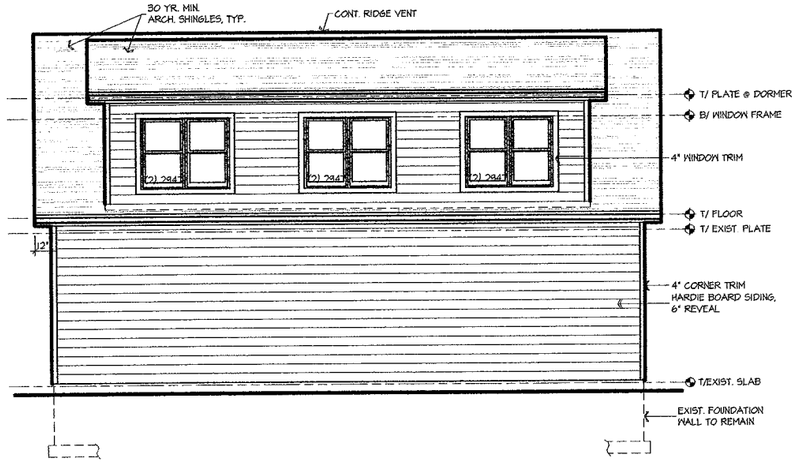
DATE 9-10-12

A1



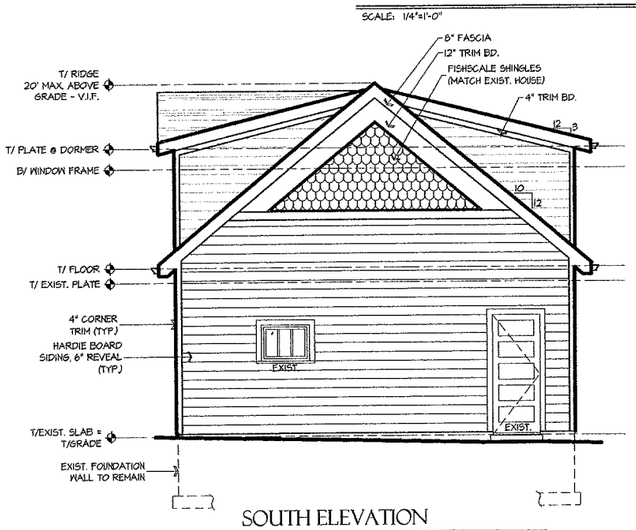

## WEST ELEVATION

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



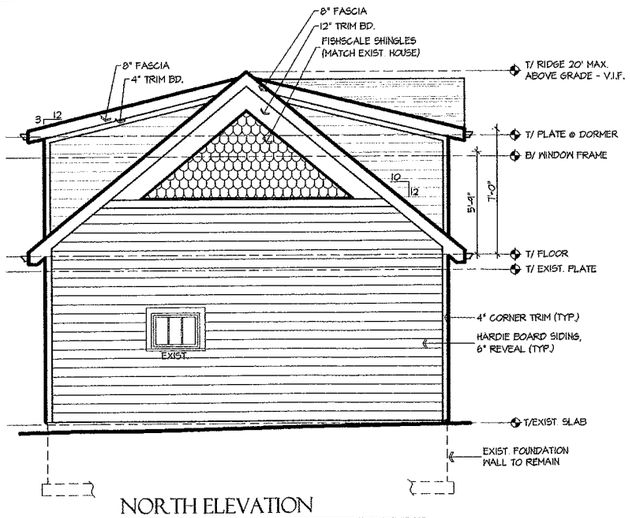

## EAST ELEVATION

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



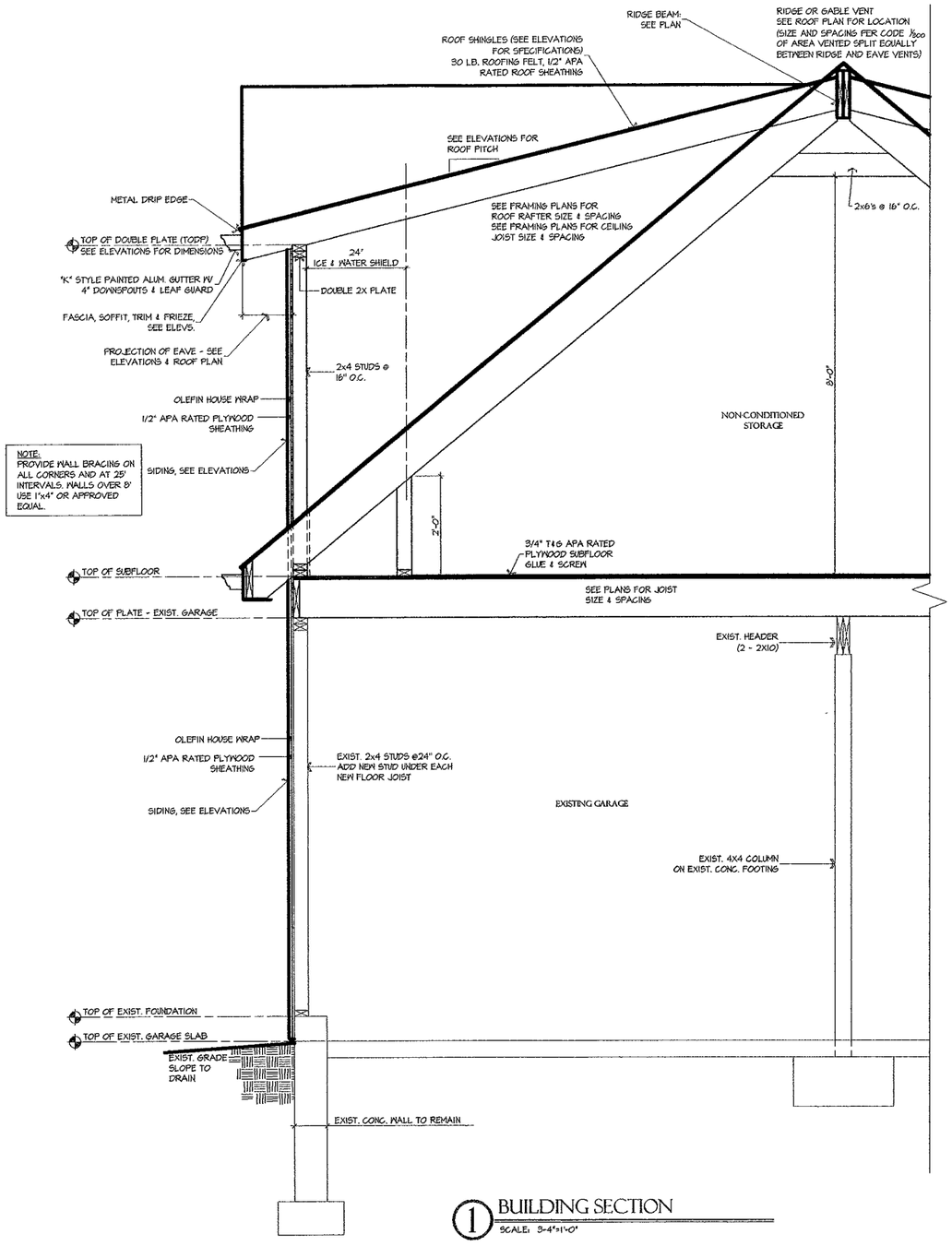

## SOUTH ELEVATION

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




## NORTH ELEVATION

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




## 1 BUILDING SECTION

SCALE: 3-4"=1'-0"

PROJECT: 12023

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ELECTRIC PLAN
ELEVATIONS
BUILDING SECTION
ALT: CRAWL SECTION

REVISIONS & ISSUES

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DATE 9-10-12

A2