HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY Agenda Item COA: 314 Illinois St. Title/Address: **Proposal:** Replace detached garage **Petitioner:** Raymond Klaus SINCE 1834 Please check appropriate box (x) **PUBLIC HEARING MEETING** \mathbf{X} 3/20/13 **AGENDA ITEM CATEGORY:** X Certificate of Appropriateness (COA) Façade Improvement Plan **Preliminary Review** Landmark/District Designation Discussion Item **Commission Business**

ATTACHMENTS:

Photos of existing detached garage

Plans for proposed replacement garage

Plat of Survey

Photos of similar garage buldings submitted by the applicant

EXECUTIVE SUMMARY:

The applicant proposes to replace an existing detached garage located at 314 Illinois St. with a similar garage building constructed on the existing foundation. The existing garage was damaged by fire. The garage had aluminum soffit and vinyl siding. Details on the proposal:

- Roof pitch increased from 5:12 to 10:12.
- Fiberglass shingles to match the house.
- 6" slab will be thickened along the walls.
- Aluminum soffit and vinyl siding.
- A steel entry door on each side, with a 6-panel design.
- A 46" x 21" wood hopper window on each side, level with the top of the entry door.
- Steel raised panel garage doors, no angled corners.
- Vinyl double hung window centered on second floor front and rear elevation.

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations for approval of the COA.

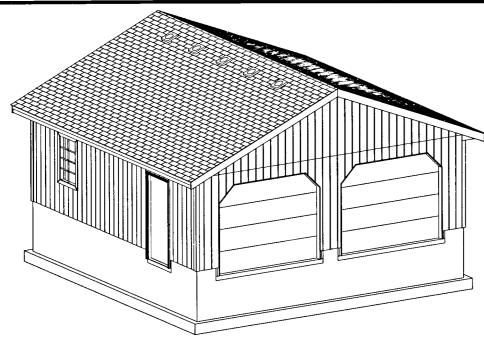












GENERAL SPECIFICATIONS

1. DIMENSIONS: THIS PLAN INCLUDES 3 GARAGE SIZES

A. 24'X24', 24' X 28', & 24' X 32'

2. DESIGN LOAD CRITERIA

A. TOTAL ROOF LOAD UP TO 40 P.S.F.

3. CONCRETE A. 3000 P.S.I

4. PREFABRICATION - OPTIONAL ROOF TRUSSES, STEEL ENTRY DOORS

5. LUMBER A. PRESSURE TREATED LUMBER

1: GROUND CONTACT 2: BOTTOM OR SILL PLATES

B: KD WHITE WOOD ALL OTHER APPLICATIONS

NOTE: THE FOLLOWING PLANS HAVE BEEN PREPARED WITH GENERAL BUILDING STANDARDS AND PRACTICES IN MIND. HOWEVER, DUE TO CHANGING BUILDING CODES & REQUIREMENTS, THESE DRAWINGS MAY NOT BE ACCEPTABLE FOR USE IN ALL LOCATIONS. BEFORE THESE DRAWINGS ARE USED FOR CONSTRUCTION PURPOSES, THEY SHOULD BE APPROVED FOR USE BY THE LOCAL MUNICIPALITY. FOR REVISIONS TO THESE PROJECT PLANS, CONTACT DESIGNS@CROSSCOUNTRYCONTRACTORS.COM. THE FINAL RESULTS OF THE PROJECT MAY DIFFER DUE TO THE QUALITY OF MATERIAL PURCHASED AND THE SKILL LEVEL OF THE INDIVIDUAL BUILDING THE PROJECT.

CONSULT WITH YOUR LOCAL HOME CENTER FOR ALTERNATIVE MATERIALS THAT MAY BE AVAILABLE TO YOU AT THE TIME OF CONSTRUCTION. WHEN CHOOSING SPECIALTY MATERIALS, SUCH AS VINYL SIDING OR ALTERNATIVE ROOFING MATERIALS, REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND BECOME FAMILIAR WITH THE PRCDUCT AND ITS INSTALLATION BEFORE YOU BEGIN.

CONSTRUCTION OVERVIEW

Before You Begin

In order to gain an overall understanding of each phase in the construction of a garage, and prior to beginning any construction, the author asks that you look over this entire set of project plans thoroughly and become familiar with the garage project. For a detailed set of step by step instructions for use during the planning and construction of a garage, refer to the DIY Build a Garage plan # CAG5502 that is part of this projectplan series. This instructional plan also includes information on planning the project, various types of foundations, roof design, and building practices. Individuals not knowledgable or familiar with general construction practices and are not familiar with the safe operation of all power tools required to complete this type of project, SHOULD NOT attempt the project. However, it remains the sole responsibility of the user of these project plans to be sure that they are in accordance with any and all of your local municipalities' codes and requirements when building a garage.

Excavation & Foundation

The Frost Wall style foundation used for this project is recommended o be installed by a professional contractor. This type of foundation requires the use of leavy duty wood forms. In most cases a reputable contractor will handle both the excaution and the concrete work. Review the foundation style with the concrete contracto and review the type and placement of the P.T. sill anchors. Most common is the se of "J"Bolts which are installed by concrete contractors when the concrete is still wet. Refer to the building blueprints for the suggested location of the "J" bolts. After the competion of the foundation walls, backfill the foundation carefully and evenly on both the nside and outside of the walls. Complete the final grade in preparation for the concretefloor and also to make the job site a safer place during construction.

Pouring the Concrete Slab

When pouring the concrete slab, begin by setting up a builders' level, also kown as a transit, to set forms and grade stakes to the correct elevation. Next, form acros any overhead door and entry door openings, or around the foundation perimeter o the correct elevation using 2 x 6 framing material and stakes if pouring the floor over to top of the foundation walls. Next, set grade stakes in the floor area creating a grid evey 6 to 8 feet. These will be used to pour pads of concrete to the correct elevation in preparation to pour the entire floor using a 2 x 4 screed to grade the concrete from pad to padWith the grade stakes in place, using the builders' level, mark the floor elevation onto ach stake. Next, mark the grade at each corner location on the inside face of the correte walls if using the frost wall method. Strike a line along the full length of each wall 1sng a red chalk line. Check the grade of the compacted gravel, being sure the slab wilbe a minimum of 4" thick throughout the entire floor. Next, install a vapor barrier, reinfocing wire mesh across the entire floor surface, and rebar in the corners for aded reinforcement. As you wait for the concrete to set, install the "J" Bolt anchors i the correct location according to the blueprint plans. Be sure to review the constrution technique and materials being used for the sill plate to locate the "J"Bolts the «crect distance inside the perimeter. Check with your local municipality for final approval on the foundation installation. As always, concrete projects require experience, specialools and extra manpower. We recommend hiring a professional concrete contractor fc the foundation installation.

The materials listed in this project plan are estimated. It is the responsibility of the user to confirm that the plan is acceptable for use by the local municipality and that the quantities listed are accurate in the case of revisions or the use of alternative materials.

quantities into a ure accounted in the case of revisions of the use of accountering						
	24' X 24' GABLE ROOF GARAGE					
		NTITY	DESCRIPTION			
	PLAN # CAG5502	1	STEP BY STEP INSTRUCTIONS			
	WALL SYSTEM					
	2 X 6 X 16' P.T.	5	BASE SILL PLATE			
	SILL SEAL	2 rolls	BASE PLATE INSULATION			
	2 X 4 X 16' P.T.	5	SILL PLATE			
	2 X 4 X 16'	14	WALL PLATE			
	2 X 4 X 8'	70	WALL STUD			
	2 X 4 X 8'	14	GABLE STUD			
	2 X 4 X 8'	12	JACK STUDS			
	2 X 10 X 10'	6	HEADER			
	4 X 8 X 1/2"	1	HEADER PLYWOOD			
	4 X 8 X 5/8"	28	T1-11 WALL SHEATHING			
	ROOF SYSTEM					
	TRUSS (16" O.C.)	17	ROOF FRAMING (24" O.C11)			
	DROP TRUSS	2	GABLE END FRAMING			
	2 X 4 X 16'	8	RAKE OVERHANG FRAMING			
	4 X 8 X 1/2"	24	ROOF SHEATHING			
	4110111/2	8 1/3 sqr.				
		3 rolls	15# FELT			
		12	GALV. DRIP EDGE (10' PCS)			
		5	ROOF VENT			
	OPTIONAL ROOF FRAMING	э	ROOF VENT			
	2 X 8 X 16'	38	RAFTERS			
	2 X 6 X 14'	38	RAFTER TIES			
	1 X 4 X 12'		WEBBING			
	1 X 4 X 12 1 X 6 X 16'	19 10	RAKE BOX FRAMING			
	2 X 8 X 16'	2	RIDGE			
	TRIM	2	MDGE			
	1 X 8 X 16'	4	RAKE BOARD TRIM			
	1 X 8 X 16'	4	FASCIA			
	1 X 4 X 12'	5	FASCIA FRIEZE			
	1 X 4 X 8'	8	CORNER BOARDS			
	1 X 8 X 8'	1	SOFFIT RETURN			
	1 X 6 X 8'	7	DOOR JAMB TRIM			
	8' BRICK MOLD	8	DOOR FACE TRIM (optional 1 x 4)			
	4 X 8 X 1/2" AC	4	FASCIA & RAKE SOFFIT			
	2" SOFFIT VENT	7	CONTINUOUS SOFFIT VENT			
	HARDWARE	/	CONTINUOUS SOFTII VENT			
	16d FRAMING NAILS	30#	FRAMING			
	6d GALV. NAILS	30#	SHEATHING			
	1 1/4" GALV. ROOF NAILS	20#	ROOFING			
	8d GALV. FIN. NAILS	10#	TRIM			
	TECO NAILS		JOIST HANGER NAILS			
	"J"-BOLT	5#				
	J -BOLT HURRICANE TIES	28	BASE SILL PLATE ANCHOR RAFTER OR TRUSS ANCHORS			
	PLYWOOD "H" CLIPS	34	ROOF SHEATHING CLIPS			
	3068HL ENTRY DOOR	120	STEEL ENTRY DOOR			
	LOCKSET		ENTRY DOOR LOCK			
	9' X 7' OVERHEAD DOOR	1				
	9 A / OVERHEAD DOOR	2	GARAGE DOOR			

Wall Preparation

Because concrete foundation walls are not always accurate, begin by using a chalk line to snap a series of squared lines the width of the base sill plate inside the outer perimeter dimensions of the garage. These lines will be used to align the inside edge of the base sill plate or single sill plate when anchoring to the foundation. Next, cut the sill plates, mark the "J" bolt locations and drill them using a 5/8" drill bit. Install a layer of sill seal along the perimeter of the foundation. Install the sill plates over the "J" Bolts and sill seal securing them using the nut and washer supplied with the" J" Bolt. Using a builders level, check that the base sill plates are level, adjusting them if necessary using wood shims. Measure the diagonals and building dimensions for accuracy and make any adjustments necessary before you begin building the walls. Use the foundation with the base sill plates installed to layout and fit the rafters before building the walls. Remember to allow for the wall sheathing and ridge when calculating the rafters. With the rafters cut and checked for fit, begin framing the walls. If you have chosen to use roof trusses, this also is a good time to check trusses for fit and lay out the eave overhangs. Review parts 7, 8, and 9 of the DIY "Build A Garage" plan # CAG 5502 for details on roof and rafter

Framing The Walls

Cut the side-wall top and bottom plates to the length of the garage. If the length of the garage requires more than one wall plate and the wall is being framed full length, be sure the two plates join together at the center of a stud. Mark a 16" on center layout and transfer the layout across the wall plates using a framing square or triangle square. Complete the wall plate layout by marking any window and door openings you may have. Next, cut the wall studs and the window & door framing components in preparation for assembling the walls.

Separate the top and bottom plates with the layouts facing in towards each other. Place a stud at each layout position between the two plates. Assemble the walls using 16D framing nails, using two nails through the plates and into each stud. Next, assemble the window and door openings. Once the wall is assembled, cut and install the double top plate over any joints where two wall plates meet, leaving them the width of the plate material short of each end allowing for the double top plate of the end wall to weave over the top of the single top plate, connecting the corner together. Standing the walls without sheathing will require them to be braced laterally before they are sheeted. Sheathing the walls before they are stood will eliminate the need for the lateral bracing as the plywood sheathing will act as the lateral bracing keeping the wall both square and level as it is raised. Sheathing the walls or not can depend on the length of the wall and the amount of help on hand when standing the walls.

Raise the wall and align the bottom plate with the outer edge of the base sill plate. Nail through the bottom wall plate and into the sill plate and brace the wall with a diagonal 2 x 4 brace. Frame the end walls, then brace the walls plumb and square and install the wall sheathing. Next, straighten and brace the walls at the top in preparation for framing the roof. Do not remove any of the bracing until the roof sheathing is

"GARLE ROOF GARAGE" MATERIAL LIST

<u>"GAB</u>	LE ROOF GA	KAGE	E" MATERIAL LIST		
24' X 28' GABLE ROOF GARAGE					
		NTITY	DESCRIPTION		
	PLAN # CAG5502	1	STEP BY STEP INSTRUCTIONS		
WALL SYS					
	2 X 6 X 12' P.T	3	BASE SILL PLATE		
	2 X 6 X 16' P.T.	3	BASE SILL PLATE		
	SILL SEAL	2 rolls	BASE PLATE INSULATION		
	2 X 4 X 12' P.T	3	SILL PLATE		
	2 X 4 X 16' P.T.	3	SILL PLATE		
	2 X 4 X 12'	6	WALL PLATE		
	2 X 4 X 16'	16	WALL PLATE		
	2 X 4 X 8'	76	WALL STUD		
	2 X 4 X 8'	14	GABLE STUD		
	2 X 4 X 8'	12	JACK STUDS		
	2 X 10 X 10'	6	HEADER		
	4 X 8 X 1/2"	1	HEADER PLYWOOD		
	4 X 8 X 5/8"	30	T1-11 WALL SHEATHING		
ROOF SYST	ГЕМ				
	TRUSS (16" O.C.)	20	ROOF FRAMING (24" O.C13)		
	DROP TRUSS	2	GABLE END FRAMING		
	2 X 4 X 16'	8	RAKE OVERHANG FRAMING		
	4 X 8 X 1/2"	28	ROOF SHEATHING		
	•	10 sqr.	SHINGLES		
		3 rolls	15# FELT		
		13	GALV. DRIP EDGE (10' PCS)		
		6	ROOF VENT		
OPTIONAL	ROOF FRAMING				
	2 X 8 X 16'	44	RAFTERS		
	2 X 6 X 14'	44	RAFTER TIES		
	1 X 4 X 12'	21	WEBBING		
	1 X 6 X 16'	10	RAKE BOX FRAMING		
	2 X 8 X 16'	2	RIDGE		
TRIM					
	1 X 8 X 16'	4	RAKE BOARD TRIM		
	1 X 8 X 16'	4	FASCIA		
	1 X 4 X 12'	4	FASCIA FRIEZE		
	1 X 4 X 8'	10	CORNER BOARD & FASCIA FRIEZE		
	1 X 8 X 8'	1	SOFFIT RETURN		
	1 X 6 X 8'	7	DOOR JAMB TRIM		
	8' BRICK MOLD	8	DOOR FACE TRIM (optional 1 x 4)		
	4 X 8 X 1/2" AC	4	FASCIA & RAKE SOFFIT		
	2" SOFFIT VENT	8	CONTINUOUS SOFFIT VENT		
HARDWAR	EE .				
	16d FRAMING NAILS	30#	FRAMING		
	6d GALV. NAILS	30#	SHEATHING		
	1" GALV. ROOF NAILS	20#	ROOFING		
	8d GALV. FIN. NAILS	12#	TRIM		
	TECO NAILS	5#	JOIST HANGER NAILS		
	"J"-BOLT	32	BASE SILL PLATE ANCHOR		
-	HURRICANE TIES	40	RAFTER OR TRUSS ANCHORS		
	PLYWOOD "H" CLIPS	136	ROOF SHEATHING CLIPS		
	3068HL ENTRY DOOR	1	STEEL ENTRY DOOR		
	LOCKSET	1	ENTRY DOOR LOCK		
9' X 7	' OVERHEAD DOOR	2	GARAGE DOOR		

Framing The Roof

With the walls straightened and braced mark the layout on the top plate. If installing engineered roof trusses, follow the manufacturers instructions for installation and recommended spacing and bracing requirements. If you are stick framing, transfer the layout to the ridge board in preparation for installing the rafters. With the rafters installed, brace the roof system laterally and frame the gable

Roof Sheathing

Before you begin sheathing the roof be sure the roof system is braced laterally plumb from the ridge to the wall plate. 1/2" plywood may be used for both 16" and 24" on center spacing with the use of "H" clips being required for the 24" spacing and optional for the 16" spacing. Begin by measuring up from the bottom edge of the rafter 48 1/4" at each end of the building. Using a chalk line, pull the line tight and snap a straight line across the surface of the rafters the full length of the building using this line to position the first row of sheathing. Use 6d common nails to attach the sheathing to the rafters spacing them every 6 to 8 inches.

Trim & Windows

With the roof sheathing complete, remove any temporary wall bracing in preparation for installing the trim and windows. First, install the Fascia, soffit and Soffit Vent being sure that it extends flush with the end wall sheathing surface or to the end of the Rake Overhang, depending on the finish design. Next, install the Rake Soffit and Rake Board. Then install the Corner Boards and Corner Returns.

Install the windows and doors according to the manufacturers recommended instructions. It is a good idea to confirm the rough openings before you handle the windows and doors. If the windows are vynil clad and install with a flange and the garage is of wood finish, use 1 x 4 to trim the perimeter of the

24' X 32' GABLE ROOF GARAGE PRODUCT DESCRIPTION PLAN # CAG5502 STEP BY STEP INSTRUCTIONS WALL SYSTEM 2 X 6 X 16' P.T. BASE SILL PLATE SILL SEAL BASE PLATE INSULATION 2 rolls 2 X 4 X 16' P.T. SILL PLATE 2 X 4 X 16' WALL PLATE WALL STUD 2 X 4 X 8' 2 X 4 X 8' GABLE STUD 2 X 4 X 8' **JACK STUDS** 2 X 10 X 10' HEADER 4 X 8 X 1/2" **HEADER PLYWOOD** 4 X 8 X 5/8" T1-11 WALL SHEATHING 32 ROOF SYSTEM TRUSS (16" O.C.) 23 ROOF FRAMING (24" O.C.-15) **DROP TRUSS** GABLE END FRAMING RAKE OVERHANG FRAMING 2 X 4 X 16' 4 X 8 X 1/2" 32 **ROOF SHEATHING** 11 2/3 sqr. SHINGLES 3 rolls 15# FELT GALV. DRIP EDGE (10' PCS) ROOF VENT OPTIONAL ROOF FRAMING RAFTERS 2 X 8 X 16' RAFTER TIES 2 X 6 X 14' 50 1 x 4 x 12' **WEBBING** 23 **RAKE BOX FRAMING** 1 X 6 X 16' 2 X 8 X 16' RIDGE TRIM 1 X 8 X 16' RAKE BOARD TRIM 1 X 8 X 16' **FASCIA** FASCIA FRIEZE 1 X 4 X 12' 1 X 4 X 8' **CORNER BOARDS** 1X8X8' SOFFIT RETURN DOOR JAMB TRIM 1 X 6 X 8' 8' BRICK MOLD DOOR FACE TRIM (optional 1 x 4) 4 X 8 X 1/2" AC FASCIA & RAKE SOFFIT 2" SOFFIT VENT CONTINUOUS SOFFIT VENT **HARDWARE** 16d FRAMING NAILS 30# FRAMING 6d GALV. NAILS **SHEATHING** 1" GALV. ROOF NAILS 20# ROOFING 8d GALV. FIN. NAILS 12# TRIM TECO NAILS JOIST HANGER NAILS "J"-BOLT BASE SILL PLATE ANCHOR **HURRICANE TIES** RAFTER OR TRUSS ANCHORS PLYWOOD "H" CLIPS 152 ROOF SHEATHING CLIPS 3068HL ENTRY DOOR 1 STEEL ENTRY DOOR LOCKSET **ENTRY DOOR LOCK** 9' X 7' OVERHEAD DOOR **GARAGE DOOR**

Roofing Materials

There are many roofing materials to choose from. The most common is the asphalt shingle, the material of choice for this design. Other materials include coated steel roofing and wood shake shingles. In choosing any of the roofing materials listed above, read and follow the manufacturer's instructions when installing the product. When choosing the roofing material for your project, be sure to look at the accessories available such as ridge vent, power vents, ice and water shield, felt paper, gutters, drip edge, etc... Check with your local municipality for requirements in your

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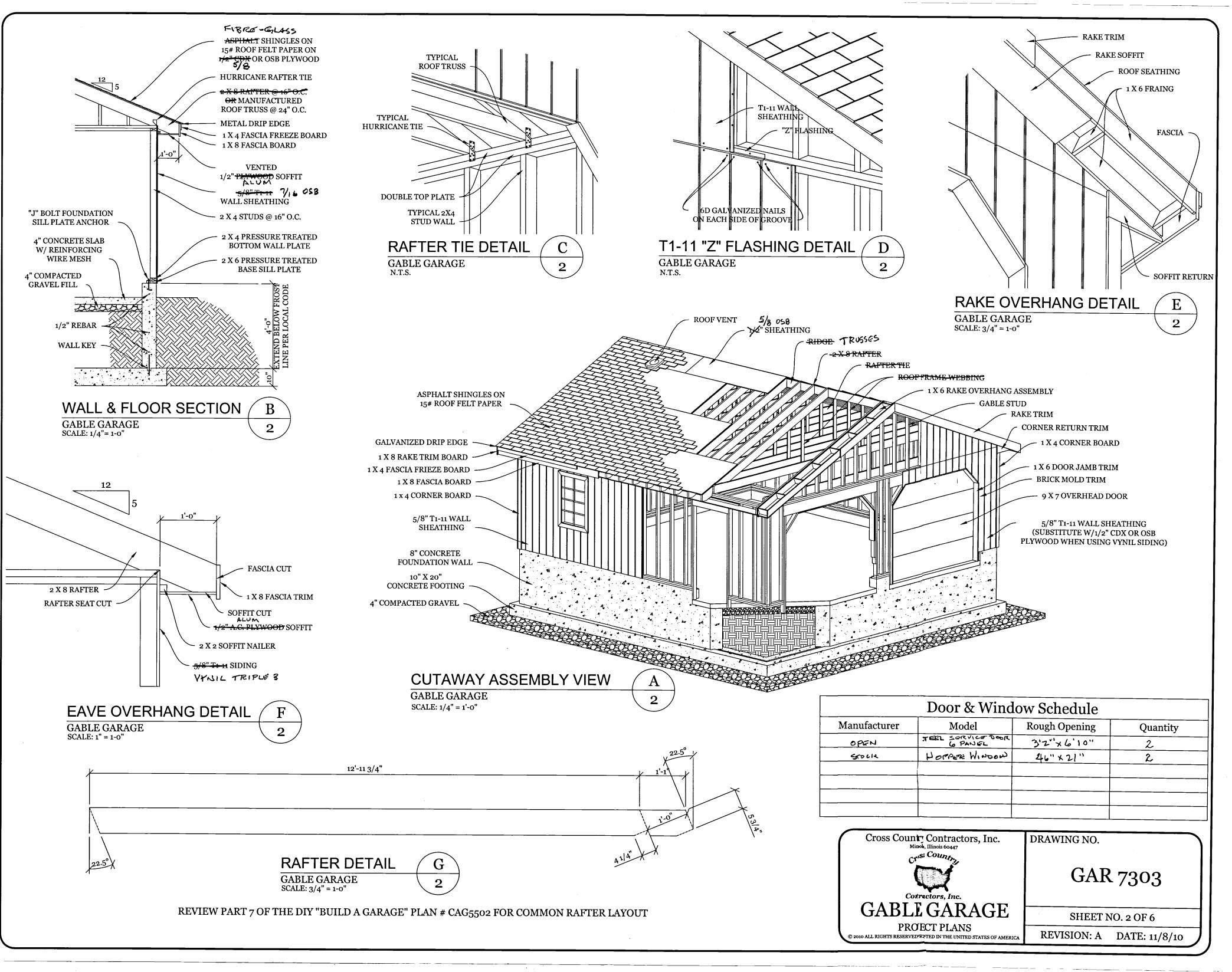
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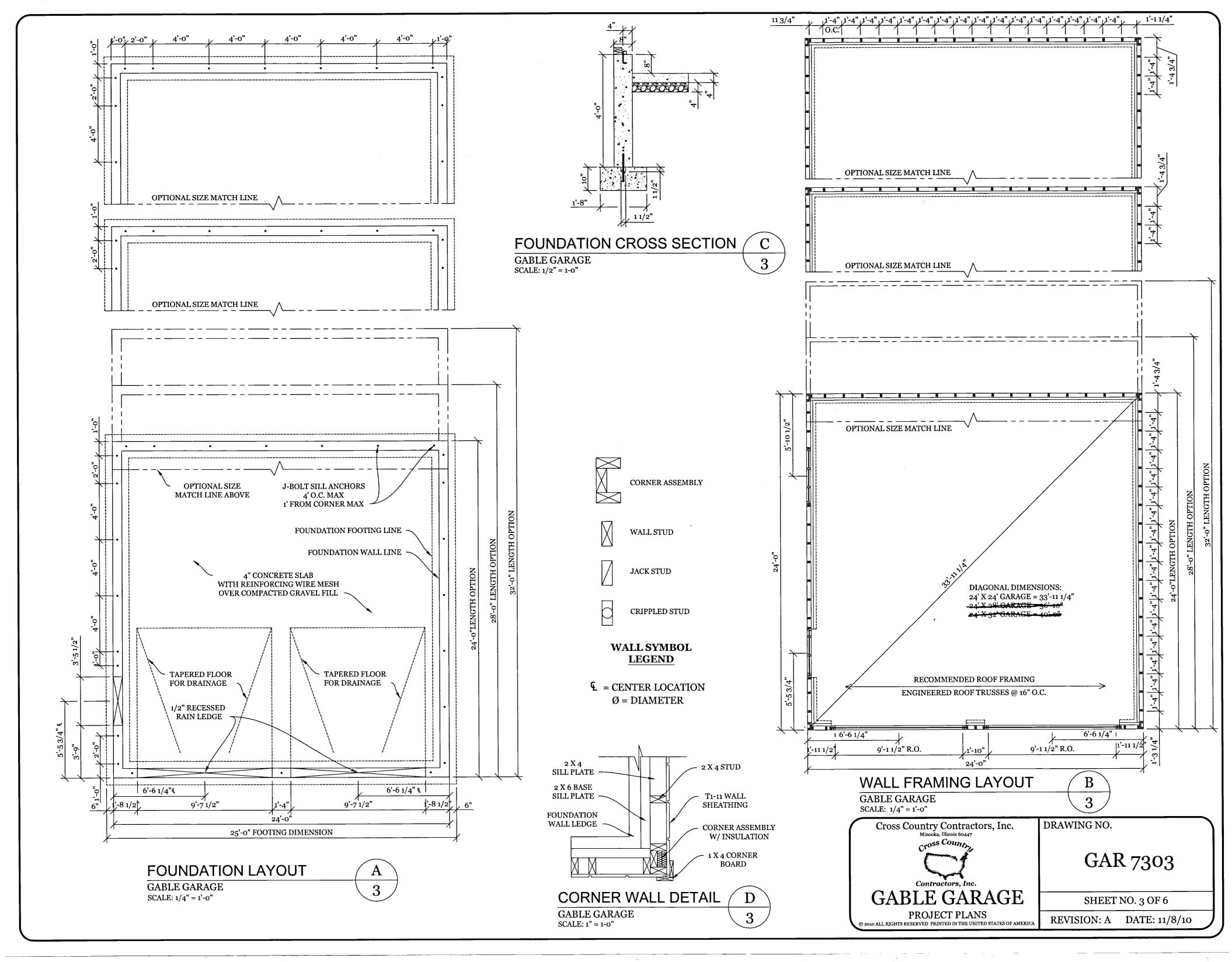
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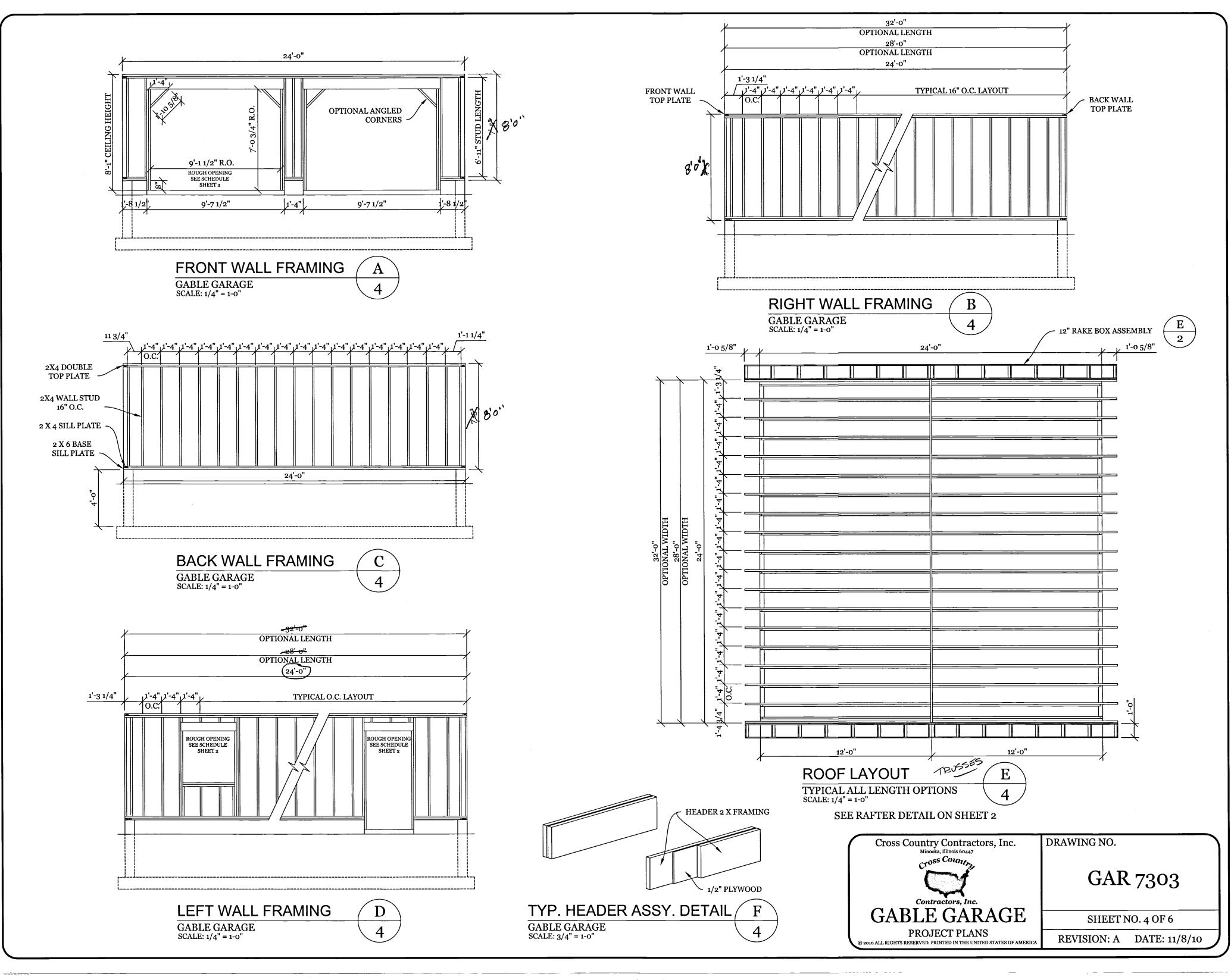
GAR 7303

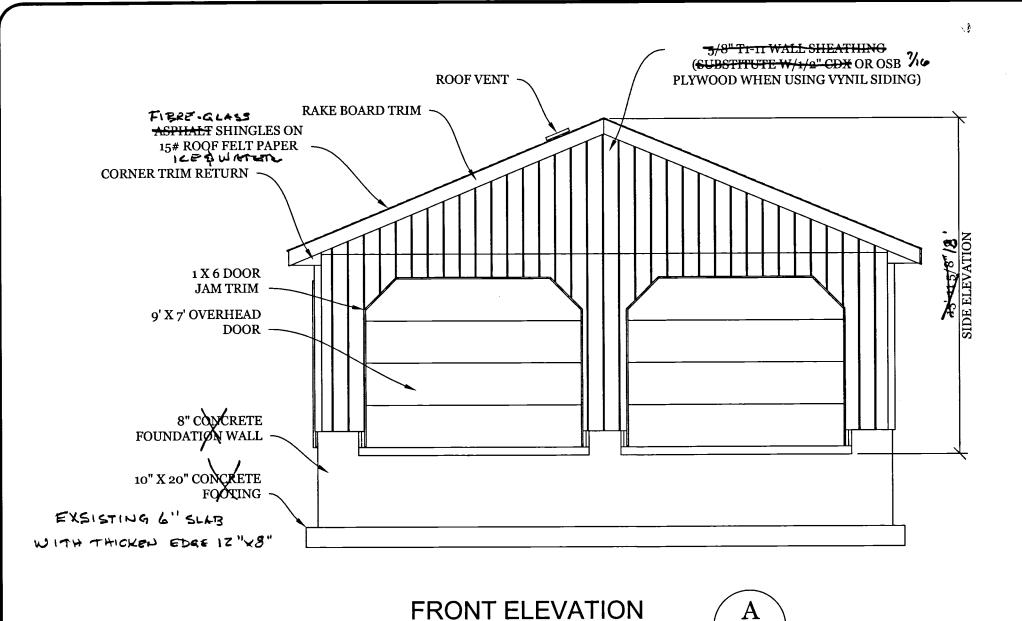
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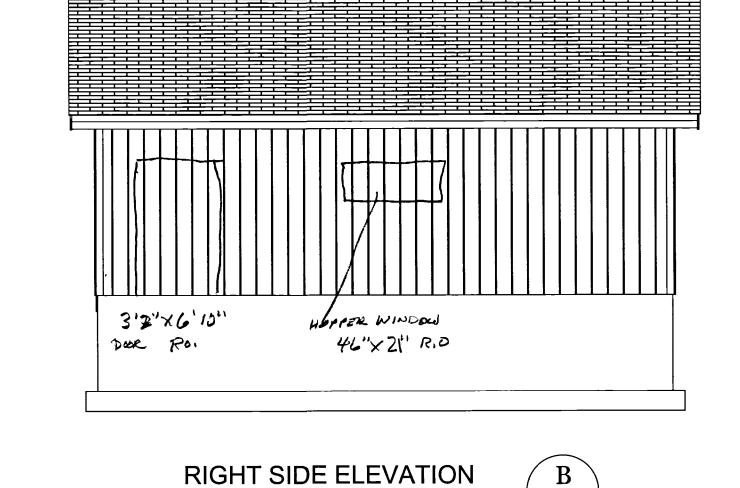
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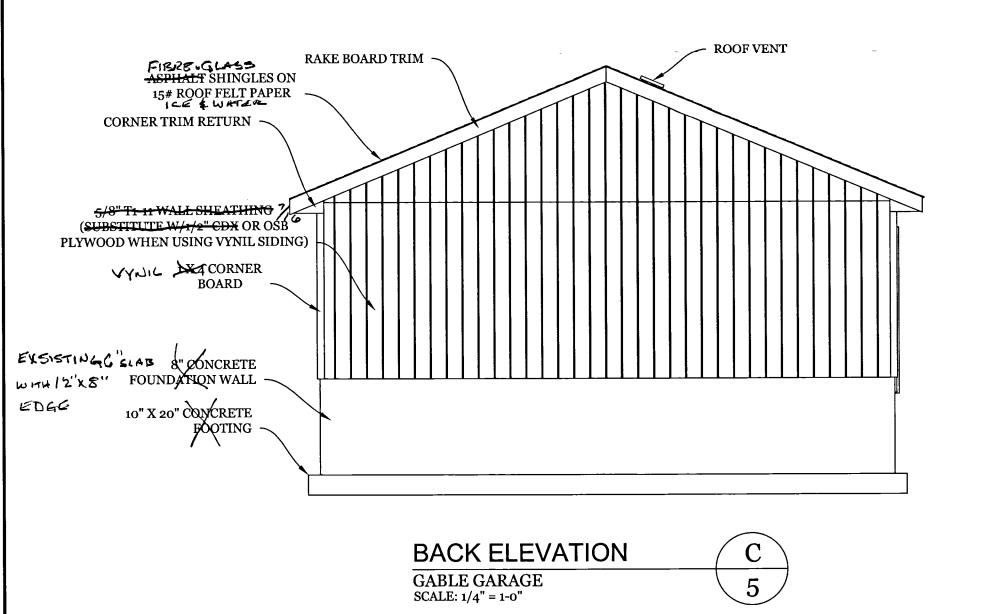




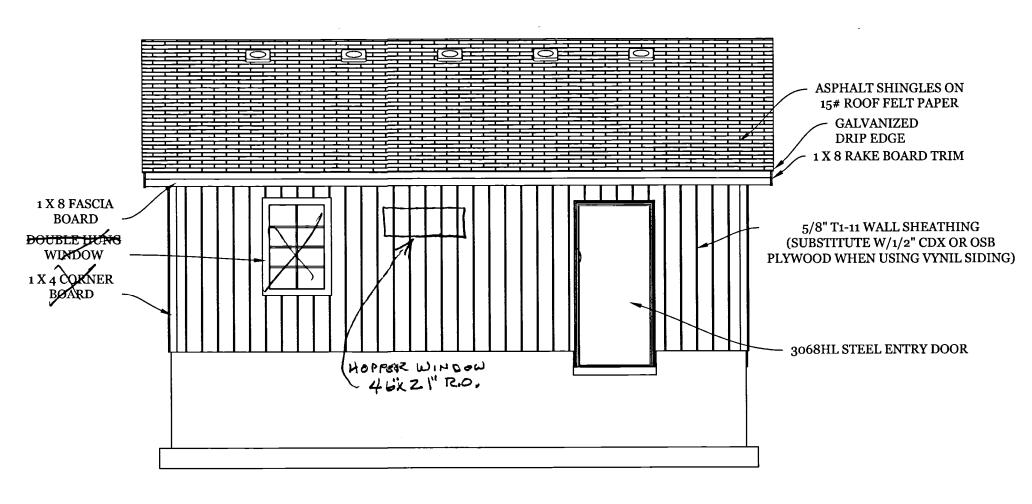




TYPICAL ALL LENGTH OPTIONS SCALE: 1/4" = 1-0"



GABLE GARAGE SCALE: 1/4" = 1-0"



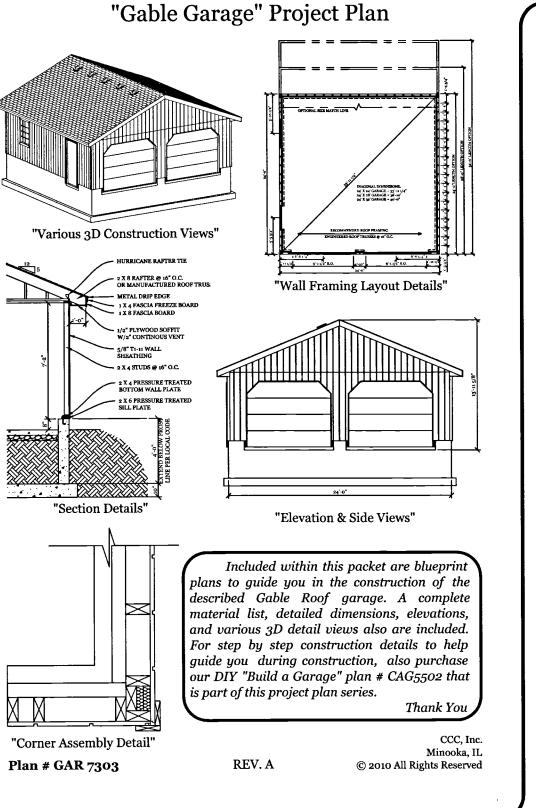




GAR 7303

SHEET NO. 5 OF 6

REVISION: A DATE: 11/8/10



16" O/C Allowance **Anchor Bolt** Beam Beam Post Benchmark Bevels Bracing **Batter Boards Bottom Plate** Casing Concrete Cantilever Codes Cripple Stud Drip Edge Drywall Eave Elevation **Exterior Sealer** Frame Fascia Finish Trim Flashing Footing Gable Grading Gravel

Glossary of Terms Aesthetically Pleasing looks good to the individual 16 inches from center to center of two framing components (important when applying sheathing materials) dimension allowed for the thickness of one or more components in the final measurement hardware used to attach the sill plate to a concrete slab or wall framing that spans from post to post and supports the floor joists used to support beam (same as ground posts) Stationary object used to set elevation angled cuts angled bracing used for added support temporary frames used with string to locate footing placement the bottom horizontal component of a wall door and window molding **Compound Miter** a cut that is angled in both directions material used to fill post holes or pour a slab or foundation a portion of floor joist that hangs over a wall or beam municipality building requirements wall framing component that supports a window sill plate tool used to smooth out concrete 2nd top plate used to span over connecting top plates for strength **Double Top Plate** wood or metal on the outer edge of a roof perimeter used to support shingles plasterboard or sheetrock used to finish the interior walls the roof overhang beyond the exterior wall the total height of a structure (vertical measurement) stain or paint used as a protective coating to protect exterior wood structural assembly of components trim used on the vertical end of the rafters a higher grade of wood used on corners and eave overhangs galvanized metal used to prevent water penetration concrete base 10" x 20" to pour the foundation walls on a roof style that extends from the sidewalls and meets at the ridge Galvanized Nails coated nails that prevent rusting leveling and compacting of a gravel base type of material used to replace topsoil to create a solid base "H" Clip hardware component used to align plywood roof sheathing between the rafters Header a load bearing framing assembly used over windows and doors **Hip Rafter** a rafter that connects from an outside corner of a wall to the ridge creating a hip SITEWORK TOOLS HAND TOOLS WHEEL BARREL

SHOVEL

MIXING HOE

POST HOLE DIGGERS

RAKE

DIGGING BAR

SLEDGE HAMMER

TROWEL

MARKER PAINT

100' STEEL TAPE MEASURE

GARDEN HOSE

Jack Stud wall framing component that supports a window or door header floor framing component structural hardware connecting joists to beams Joist Hanger Joist Hanger Nails special nails used to attach joist hangers, also called TECO nails heavy duty fastener used to secure structural connections Lag Screw Lally Column steel, concrete filled, beam support post an angle cut in both directions Moisture Content percentage of water content in the wood Pier-Footing below ground garage support (concrete) Pilot Hole/pre-drilled a hole drilled in the lumber prior to screwing or nailing to prevent splitting vertically level at 90 degrees Plumb vertical support component that bears the weight of floor and roof systems Rafter Tie component used to connect across two rafters used to connect the ends of the floor joists at on-center spacing Rim Joist closes in the stair rise Riser Board roof framing component that spans from the exterior wall to the ridge Ridge Board roof component that the rafters connect to at the ridge Right Triangle 3-4-5 or 6-8-10 method to square corners to a 90 degree angle the vertical roof pitch along the run Stair Tread stepping surface of the stairs stair frame with the tread and riser cut-out (pre-cut stringers are available) Stringer a smaller dimensions used to represent a larger dimension Scale a piece of lumber that is used to level wet concrete Sheathing sheet material fastened to the joists, studs and rafters the underside trim of the eave overhang Soffit distance between two beams or walls vertical framing component of a wall pressure treated framing that connects to the foundation Stud Sill plate material used to seal between the foundation and the sill plate Sill Seal protective coating applied to the garage exterior Sealer/Stain Sono Tube round tube used to form concrete footing above the ground exterior finish sheathing T1-11 nailing at an angle to attach two framing components Toenail Top Plate the top horizontal component of a wall a one piece pre-fabricated roof component Tool Belt the brain of the project framing rafter connecting from the inside corner of two walls to the ridge Valley Rafter

Recommended List of Tools

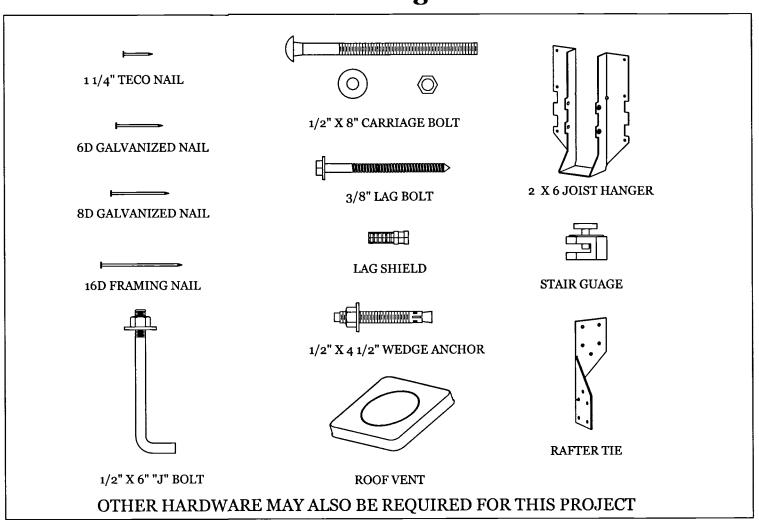
HAMMER TAPE MEASURE CARPENTERS PENCIL FRAMING SQUARE CHISEL TRIANGLE SQUARE CHALK LINE UTILITY KNIFE ½" AUGER BIT

BIT DRIVERS STAIR GAGES SAFETY GLASSES 80 GRIT SAND PAPER CARPENTERS BELT 4' LEVEL **CAULKING GUN** TORPEDO LEVEL 4' T-SQUARE

CIRCULAR SAW 3/8" DRILL CORDLESS DRILL PALM SANDER COMPOUND MITER SAW 1/2" IMPACT DRIVER **EXTENSION CORDS** TABLE SAW

ACCESSORIES SAW HORSES SAW CUT TABLE STEP LADDER RADIO

Hardware Legend



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Cross Country Contractors, Inc. _{~cos}s Coun_{tr} GABLE GARAGE

PROJECT PLANS

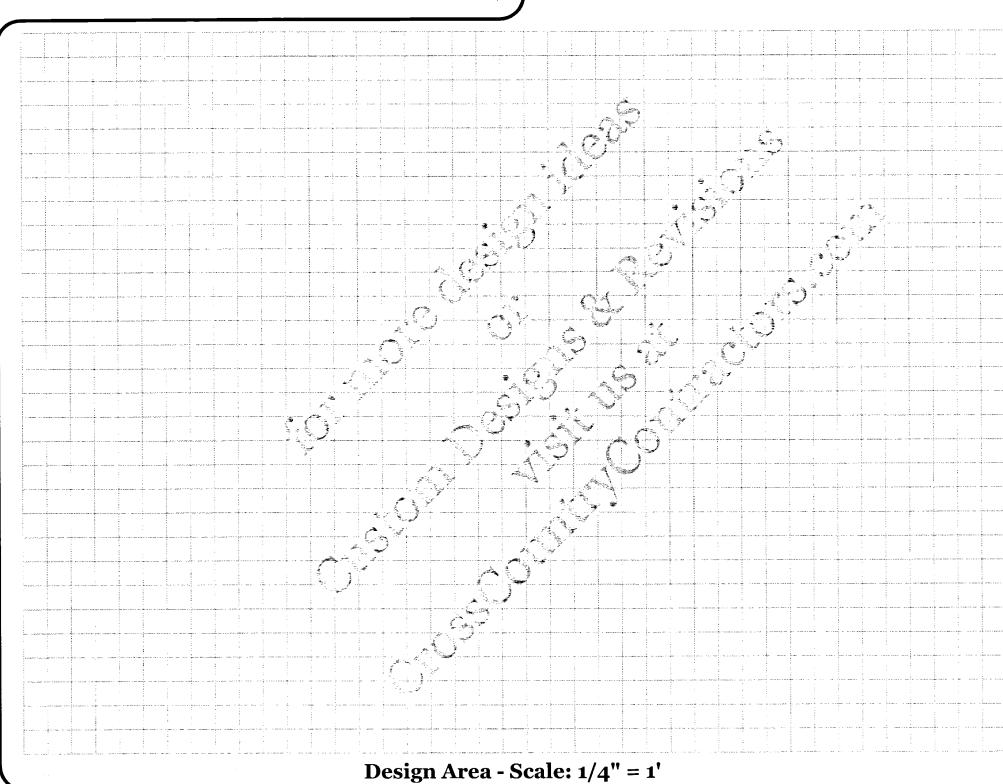
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GAR 7303

DRAWING NO.

SHEET NO. 6 OF 6

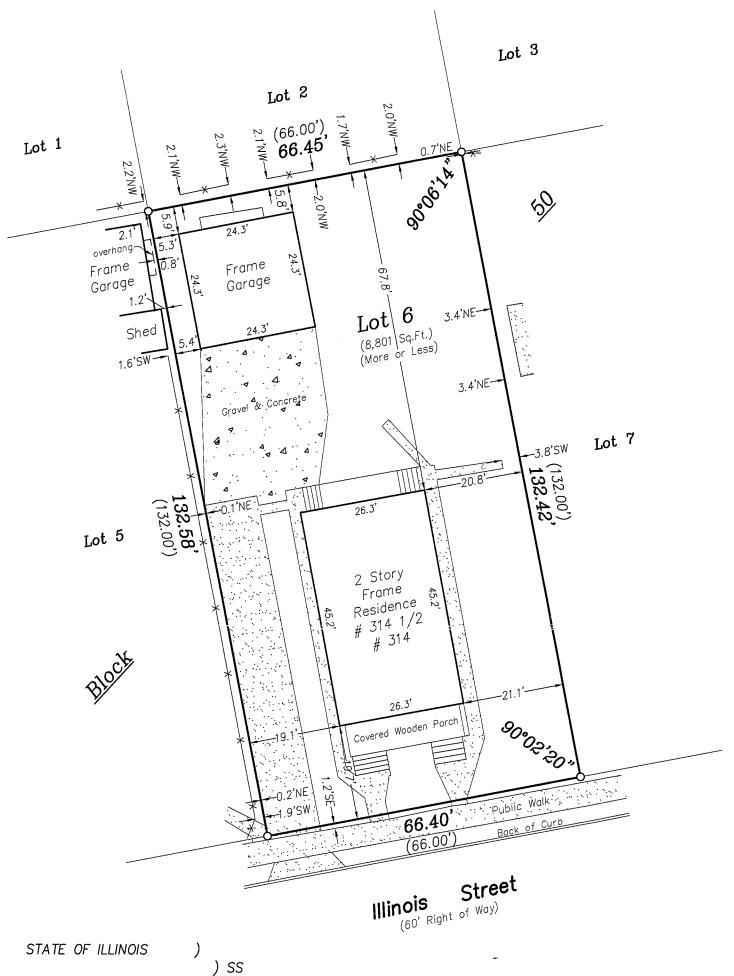
REVISION: A DATE: 11/8/10



PLAT OF SURVEY

LOT 6 IN BLOCK 50 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE WEST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

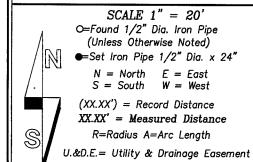
COMMONLY KNOWN AS 314 1/2 & 314 ILLINOIS STREET, ST. CHARLES, ILLINOIS



COUNTY OF KENDALL

WE. CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFFSSIONAL 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 15, 2013.



MICHEL C. ENSALACO P.L.S. 2768 EXP. 11/30/2014 ERIC C. POKORNY P.L.S. 3818 Exp. 11/30/2014

PROFESSIONAL LAND SURVEYING SERVICES

CORNERSTONE SURVEYING PC 304 SUNSET AVENUE, SUITE E YORKVILLE, ILLINDIS 60560 PHONE 630-892-1309 FAX 630-892-5544

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

RAYMOND KLAUS Drawn By: JW 886 Reference Field Work Completed: 01/14/2013 Rev. Date Rev. Description Project Number: 2013-0020

GNAL LAND

MICHEL C. ENSALACO

035-002768

YORKVILLE IL

Fence= -x x x = Concrete/Asphalt = Gravel

604 S. 6th Ave.
Roof appears to be
10:12 pitch.
Double wide door.



316 S. 4th Ave. 2 car with 2 single doors. Not 24 ft. wide.

Roof appears to be 5:12 pitch.



301 S. 4th St.
Roof appears to be
12:12 pitch.
Not 24 ft. wide.
Double wide door.

