

		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
		<b>Agenda Item Title/Address:</b>		COA: 314 Illinois St.	
		<b>Proposal:</b>		Replace detached garage	
		<b>Petitioner:</b>		Raymond Klaus	
		<b>Please check appropriate box (x)</b>			
		<b>PUBLIC HEARING</b>		<b>MEETING 3/20/13</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>					
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)			Façade Improvement Plan	
	Preliminary Review			Landmark/District Designation	
	Discussion Item			Commission Business	
<b>ATTACHMENTS:</b>					
Photos of existing detached garage					
Plans for proposed replacement garage					
Plat of Survey					
Photos of similar garage buildings submitted by the applicant					
<b>EXECUTIVE SUMMARY:</b>					
<p>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:</p> <ul style="list-style-type: none"> <li>• Roof pitch increased from 5:12 to 10:12.</li> <li>• Fiberglass shingles to match the house.</li> <li>• 6" slab will be thickened along the walls.</li> <li>• Aluminum soffit and vinyl siding.</li> <li>• A steel entry door on each side, with a 6-panel design.</li> <li>• A 46" x 21" wood hopper window on each side, level with the top of the entry door.</li> <li>• Steel raised panel garage doors, no angled corners.</li> <li>• Vinyl double hung window centered on second floor front and rear elevation.</li> </ul>					
<b>RECOMMENDATION / SUGGESTED ACTION:</b>					
Provide feedback and recommendations for approval of the COA.					



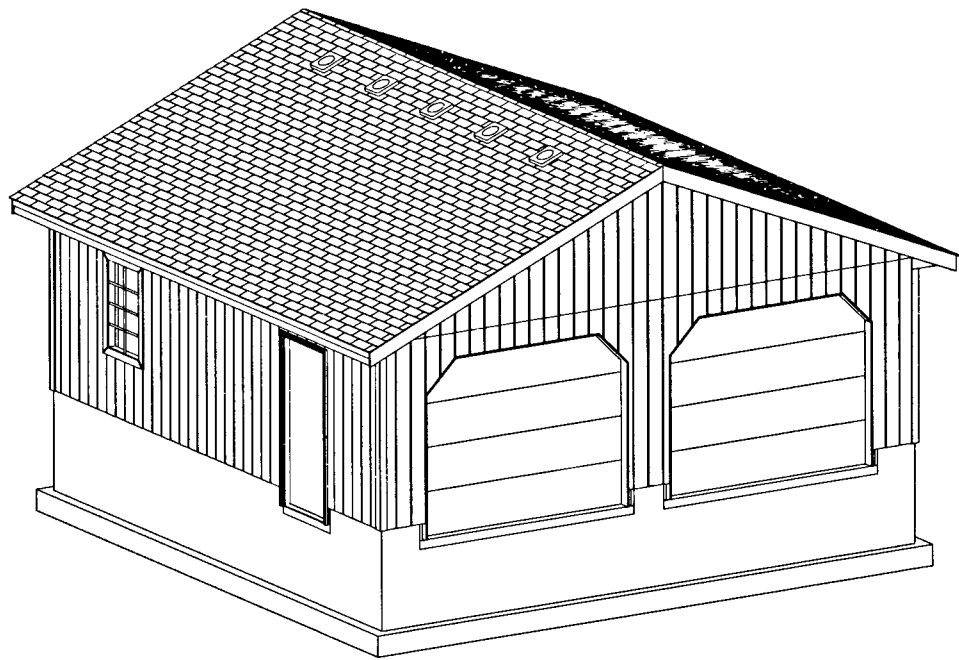












## GENERAL SPECIFICATIONS

- DIMENSIONS: THIS PLAN INCLUDES 3 GARAGE SIZES  
A. 24'X24', 24' X 28', & 24' X 32'
- DESIGN LOAD CRITERIA  
A. TOTAL ROOF LOAD UP TO 40 P.S.F.
- CONCRETE  
A. 3000 P.S.I
- PREFABRICATION - OPTIONAL ROOF TRUSSES, STEEL ENTRY DOORS
- 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 PRODUCT 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 project plan series. This instructional plan also includes information on planning the project, various types of foundations, roof design, and building practices. Individuals not knowledgeable 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 to be installed by a professional contractor. This type of foundation requires the use of heavy duty wood forms. In most cases a reputable contractor will handle both the excavation and the concrete work. Review the foundation style with the concrete contractor and review the type and placement of the P.T. sill anchors. Most common is the use 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 completion of the foundation walls, backfill the foundation carefully and evenly on both the inside and outside of the walls. Complete the final grade in preparation for the concrete floor 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 known as a transit, to set forms and grade stakes to the correct elevation. Next, form across any overhead door and entry door openings, or around the foundation perimeter to the correct elevation using 2 x 6 framing material and stakes if pouring the floor over the top of the foundation walls. Next, set grade stakes in the floor area creating a grid every 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 pad. With the grade stakes in place, using the builders' level, mark the floor elevation on each stake. Next, mark the grade at each corner location on the inside face of the concrete walls if using the frost wall method. Strike a line along the full length of each wall using a red chalk line. Check the grade of the compacted gravel, being sure the slab will be a minimum of 4" thick throughout the entire floor. Next, install a vapor barrier, reinforcing wire mesh across the entire floor surface, and rebar in the corners for added reinforcement. As you wait for the concrete to set, install the "J" Bolt anchors in the correct location according to the blueprint plans. Be sure to review the construction technique and materials being used for the sill plate to locate the "J" Bolts the correct distance inside the perimeter. Check with your local municipality for final approval on the foundation installation. As always, concrete projects require experience, special tools and extra manpower. We recommend hiring a professional concrete contractor for 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.

### 24' X 24' GABLE ROOF GARAGE

PRODUCT PLAN # CAG5502	QUANTITY 1	DESCRIPTION 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.C.-11)
DROP TRUSS	2	GABLE END FRAMING
2 X 4 X 16'	8	RAKE OVERHANG FRAMING
4 X 8 X 1/2"	24	ROOF SHEATHING
	8 1/3 sq.	SHINGLES
	3 rolls	15# FELT
	12	GALV. DRIP EDGE (10' PCS)
	5	ROOF VENT
OPTIONAL ROOF FRAMING		
2 X 8 X 16'	38	RAFTERS
2 X 6 X 14'	38	RAFTER TIES
1 x 4 x 12'	19	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'	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		
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	5#	JOIST HANGER NAILS
"J"-BOLT	28	BASE SILL PLATE ANCHOR
HURRICANE TIES	34	RAFTER OR TRUSS ANCHORS
PLYWOOD "H" CLIPS	120	ROOF SHEATHING CLIPS
3068HL ENTRY DOOR	1	STEEL ENTRY DOOR
LOCKSET	1	ENTRY DOOR LOCK
9' X 7' 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 layout and construction.

### 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 sheathed. 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 complete.

## "GABLE ROOF GARAGE" MATERIAL LIST

### 24' X 28' GABLE ROOF GARAGE

PRODUCT PLAN # CAG5502	QUANTITY 1	DESCRIPTION STEP BY STEP INSTRUCTIONS
WALL SYSTEM		
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 SYSTEM		
TRUSS (16" O.C.)	20	ROOF FRAMING (24" O.C.-13)
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 sq.	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
HARDWARE		
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 ends.

### 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 vinyl clad and install with a flange and the garage is of wood finish, use 1 x 4 to trim the perimeter of the windows.

### 24' X 32' GABLE ROOF GARAGE

PRODUCT PLAN # CAG5502	QUANTITY 1	DESCRIPTION STEP BY STEP INSTRUCTIONS
WALL SYSTEM		
2 X 6 X 16' P.T.	6	BASE SILL PLATE
SILL SEAL	2 rolls	BASE PLATE INSULATION
2 X 4 X 16' P.T.	6	SILL PLATE
2 X 4 X 16'	16	WALL PLATE
2 X 4 X 8'	84	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"	32	T1-11 WALL SHEATHING
ROOF SYSTEM		
TRUSS (16" O.C.)	23	ROOF FRAMING (24" O.C.-15)
DROP TRUSS	2	GABLE END FRAMING
2 X 4 X 16'	8	RAKE OVERHANG FRAMING
4 X 8 X 1/2"	32	ROOF SHEATHING
	11 2/3 sq.	SHINGLES
	3 rolls	15# FELT
	14	GALV. DRIP EDGE (10' PCS)
	7	ROOF VENT
OPTIONAL ROOF FRAMING		
2 X 8 X 16'	50	RAFTERS
2 X 6 X 14'	50	RAFTER TIES
1 x 4 x 12'	23	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'	5	FASCIA
1 X 4 X 12'	6	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	8	CONTINUOUS SOFFIT VENT
HARDWARE		
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	36	BASE SILL PLATE ANCHOR
HURRICANE TIES	46	RAFTER OR TRUSS ANCHORS
PLYWOOD "H" CLIPS	152	ROOF SHEATHING CLIPS
3068HL ENTRY DOOR	1	STEEL ENTRY DOOR
LOCKSET	1	ENTRY DOOR LOCK
9' X 7' OVERHEAD DOOR	2	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 area.

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Cross Country Contractors, Inc.

Minooka, Illinois 60447



**GABLE GARAGE**

PROJECT PLANS

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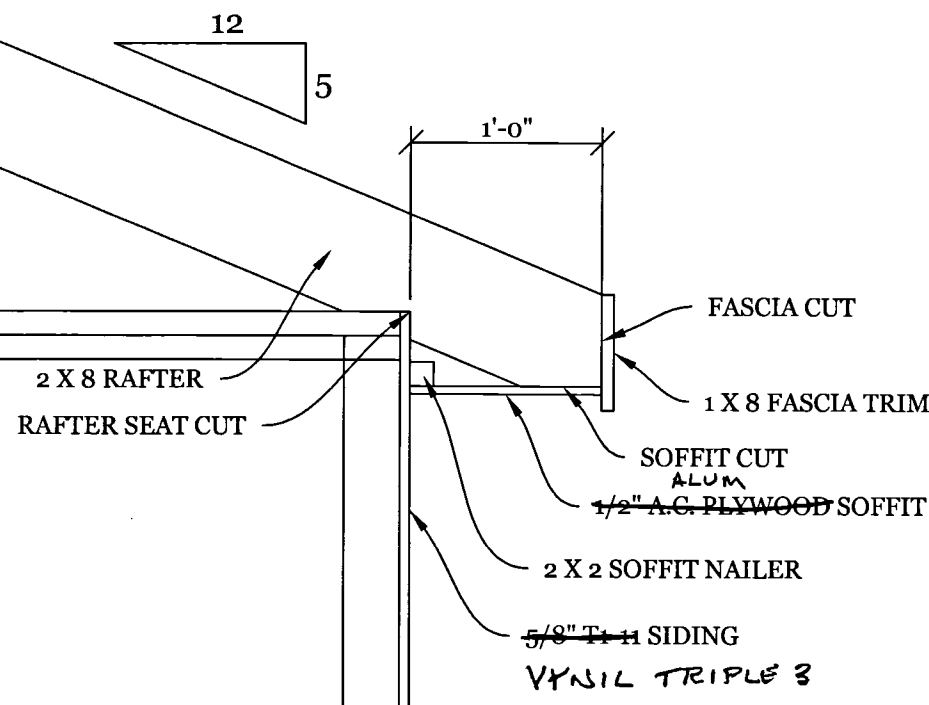
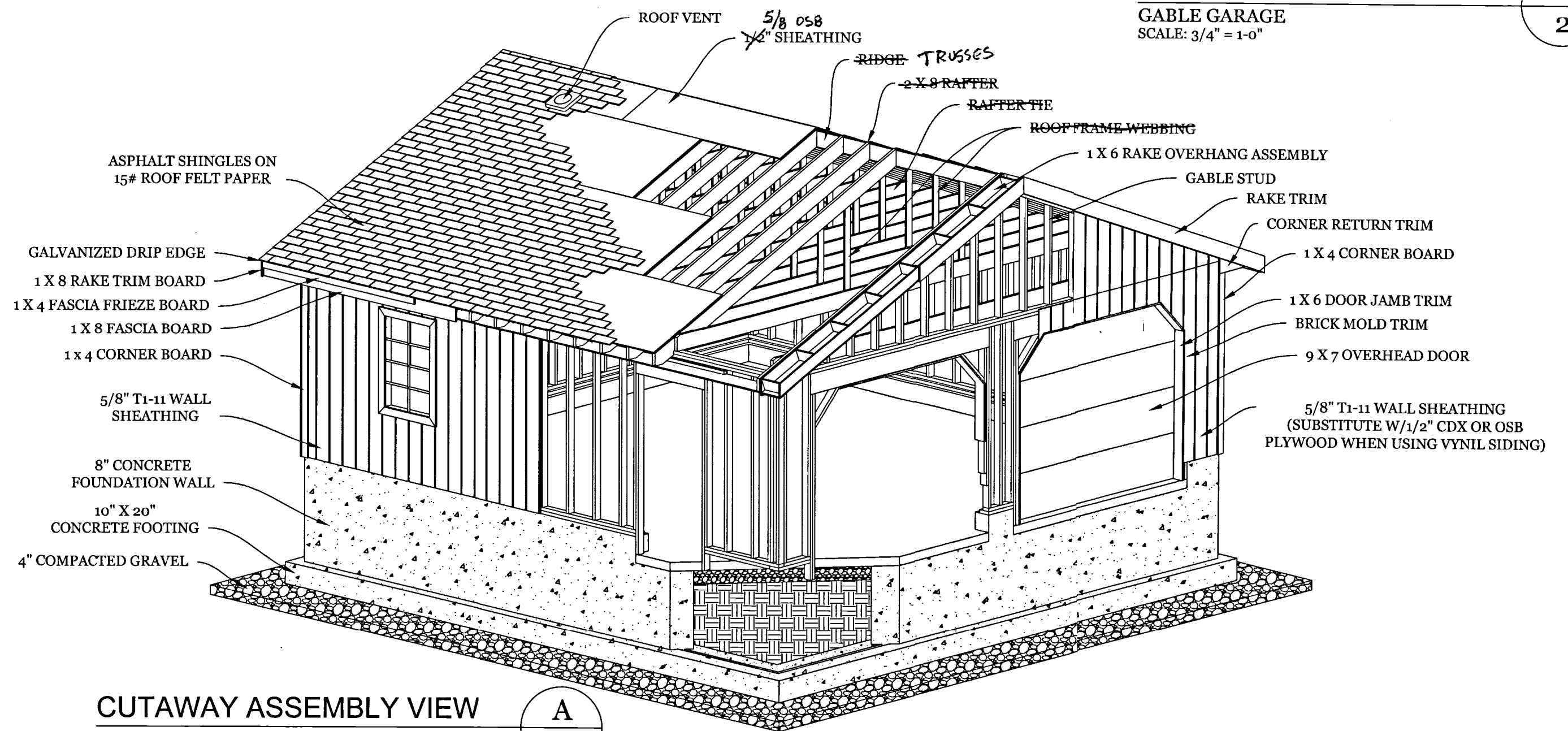
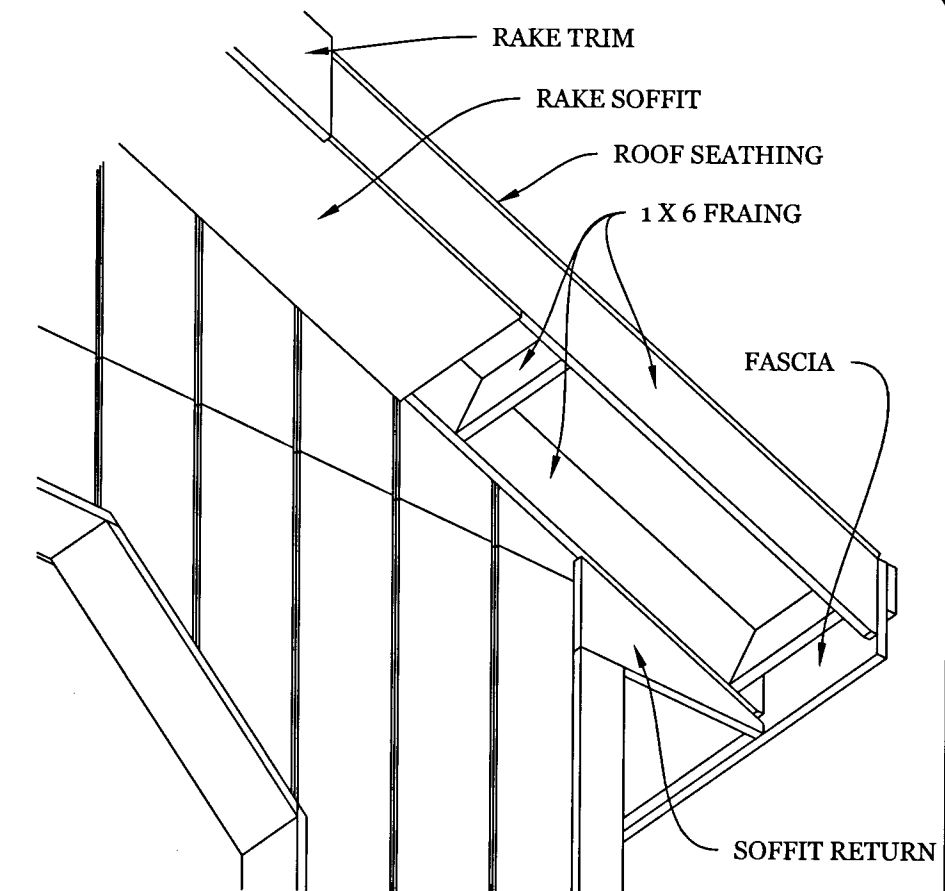
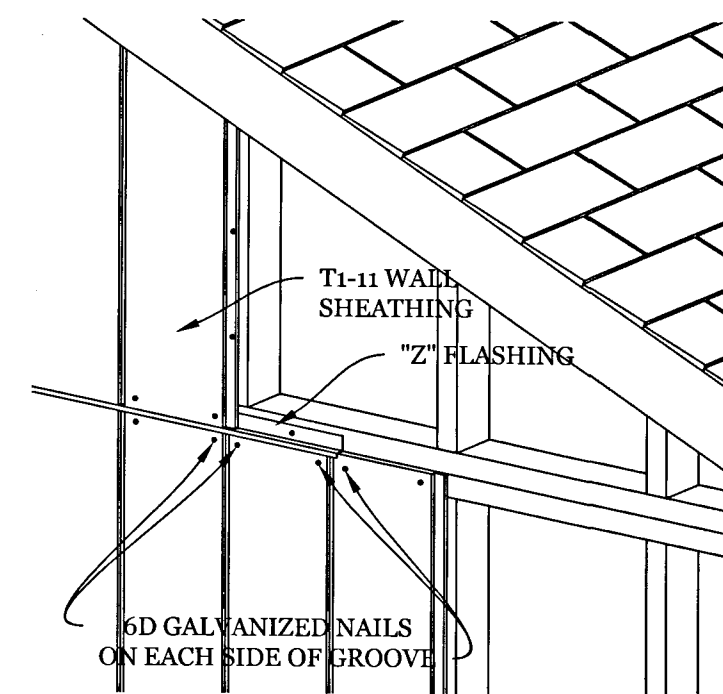
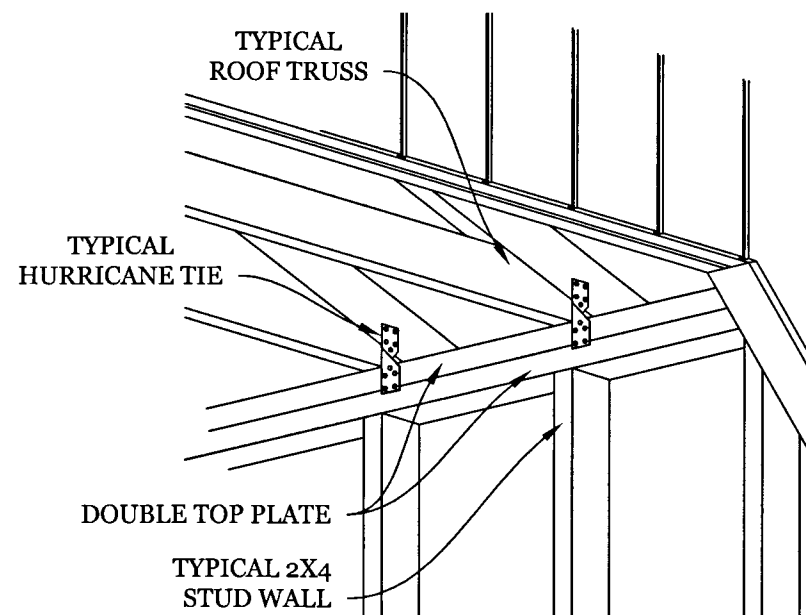
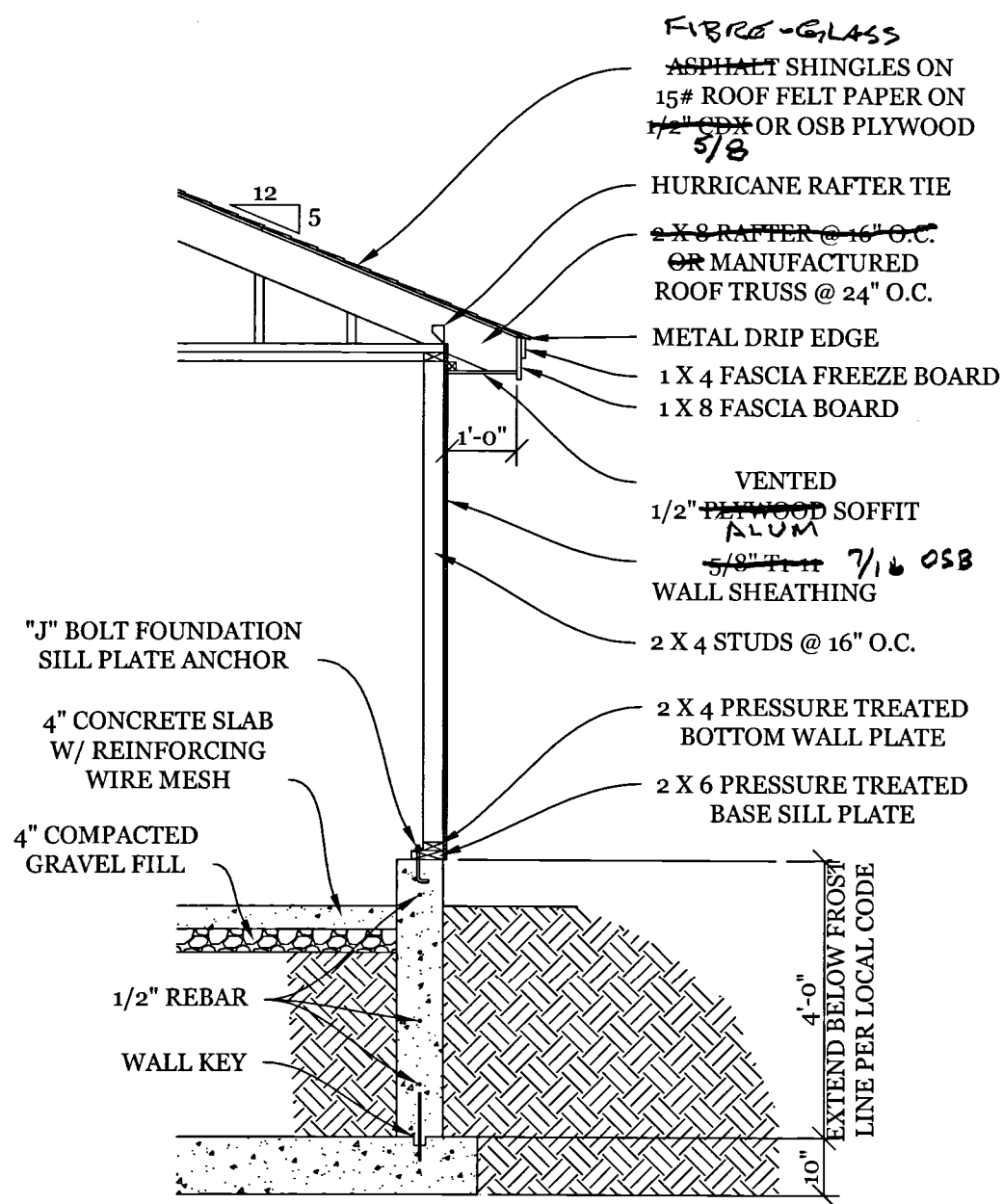
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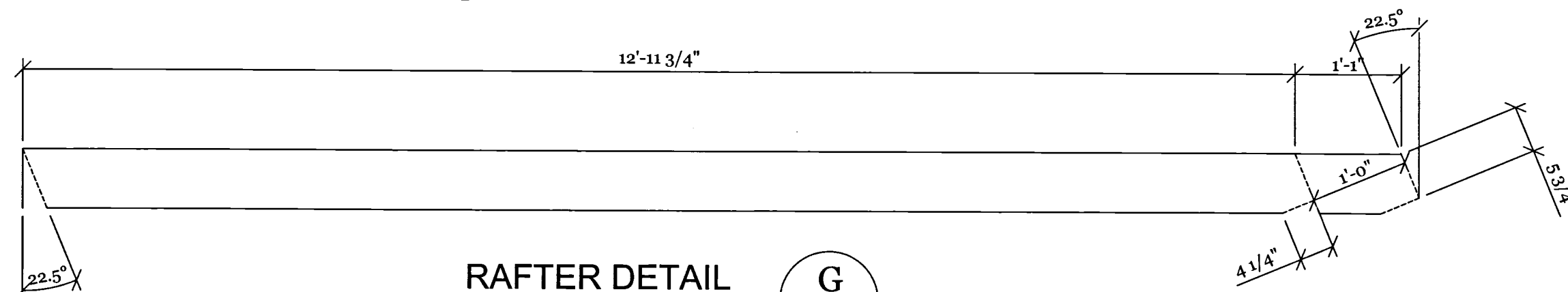
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REVISION: A    DATE: 11/8/10





Door & Window Schedule			
Manufacturer	Model	Rough Opening	Quantity
OPEN	STEEL SERVICE DOOR 6 PANEL	3'-2" x 6'-10"	2
SHUTTER	HOPPER WINDOW	46" x 21"	2



REVIEW PART 7 OF THE DIY "BUILD A GARAGE" PLAN # CAG5502 FOR COMMON RAFTER LAYOUT

Cross Country Contractors, Inc.  
Mishawaka, Illinois 60447

**GABLE GARAGE**  
PROJECT PLANS

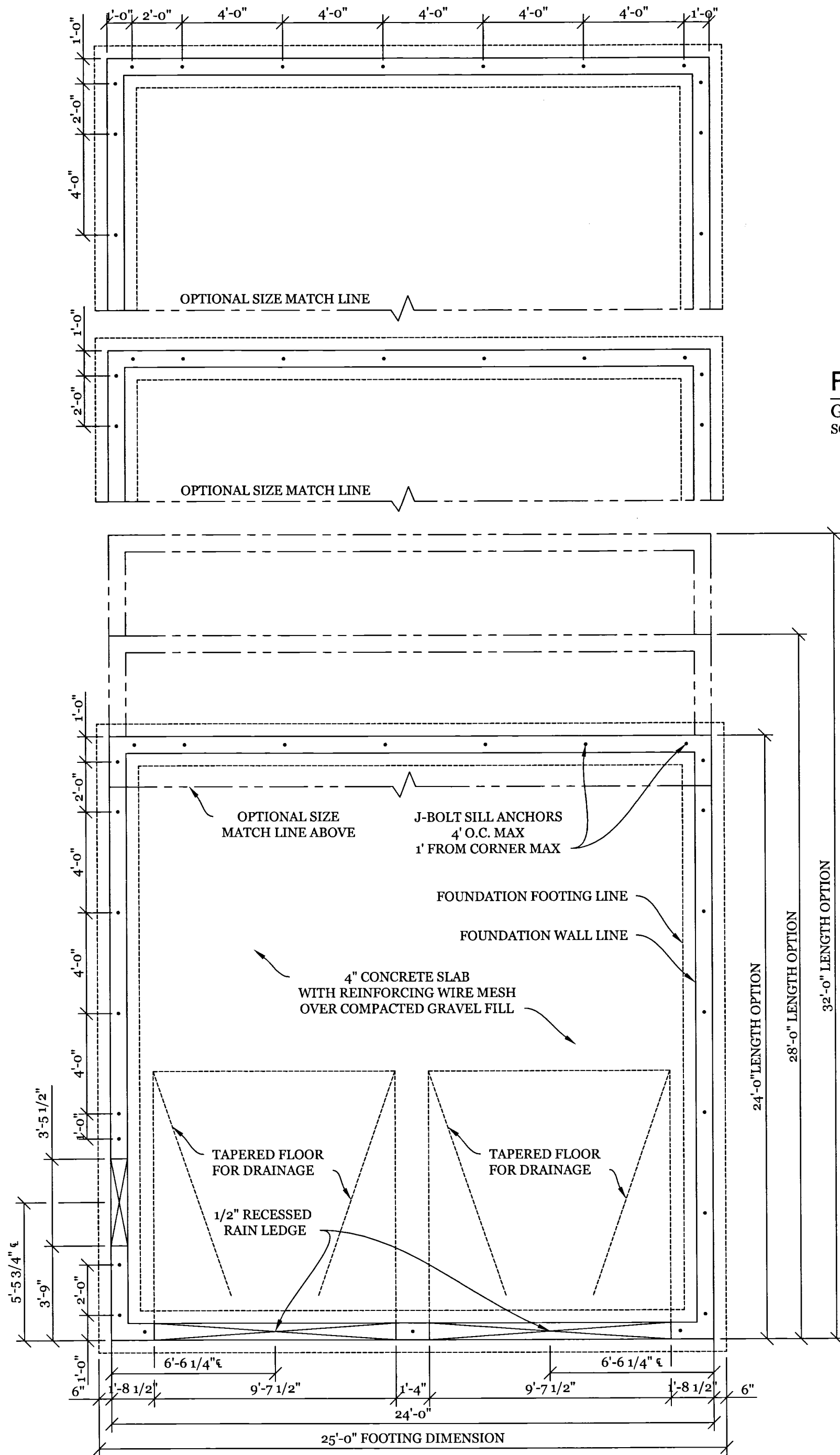
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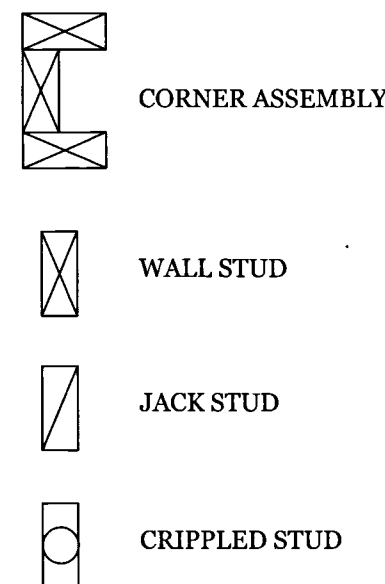
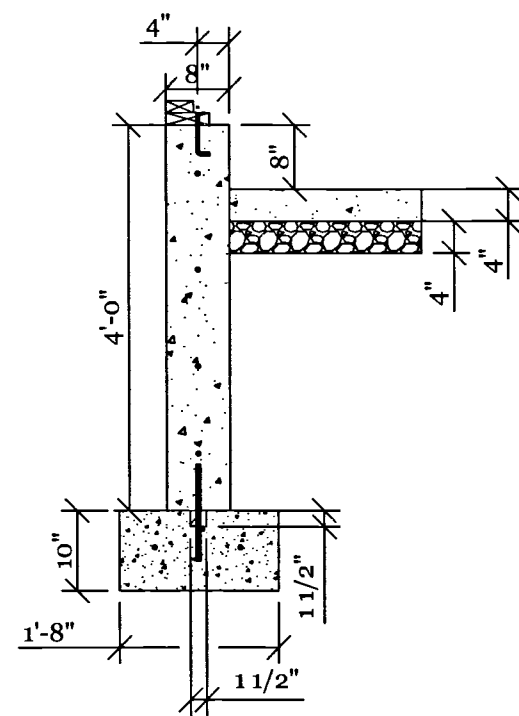
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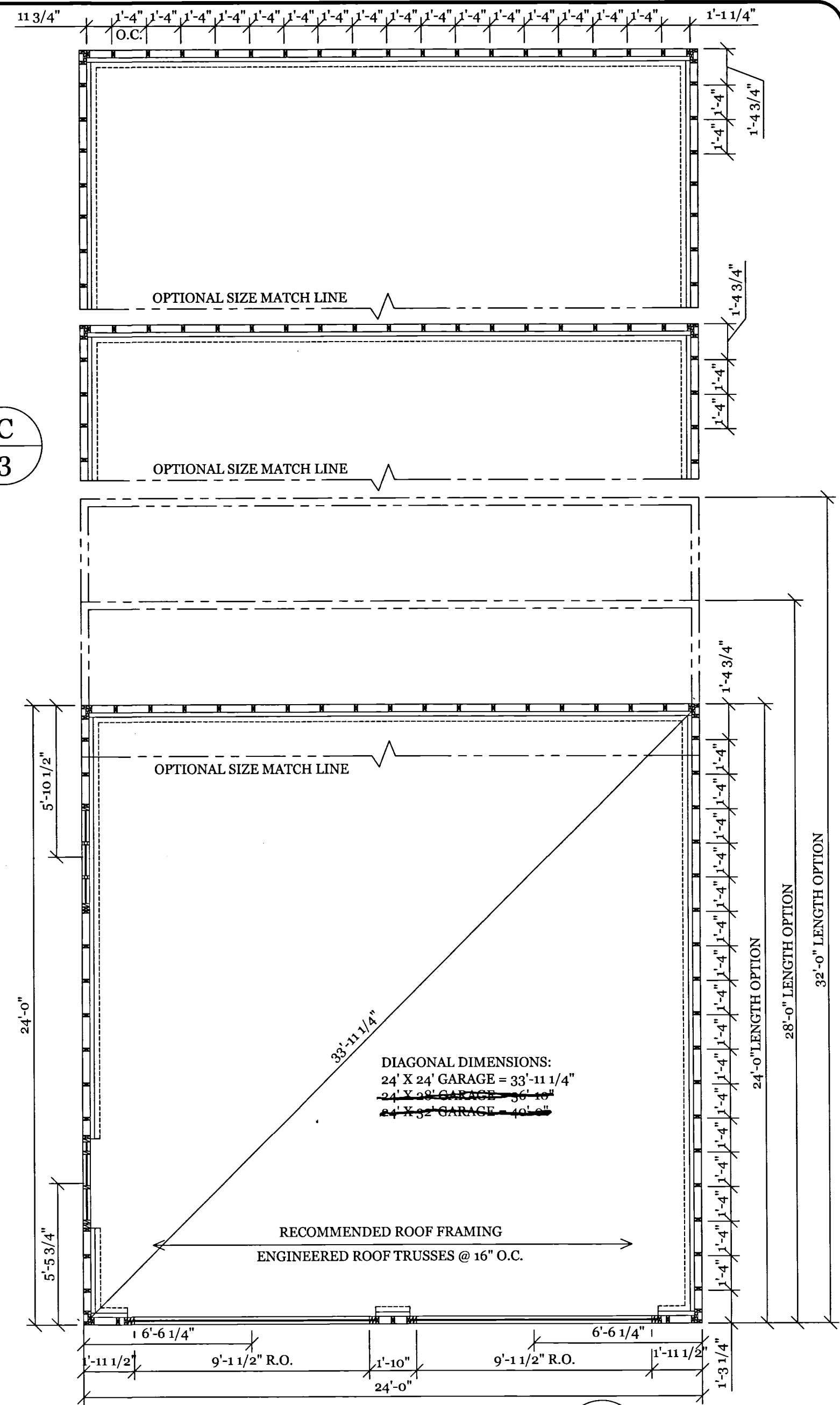
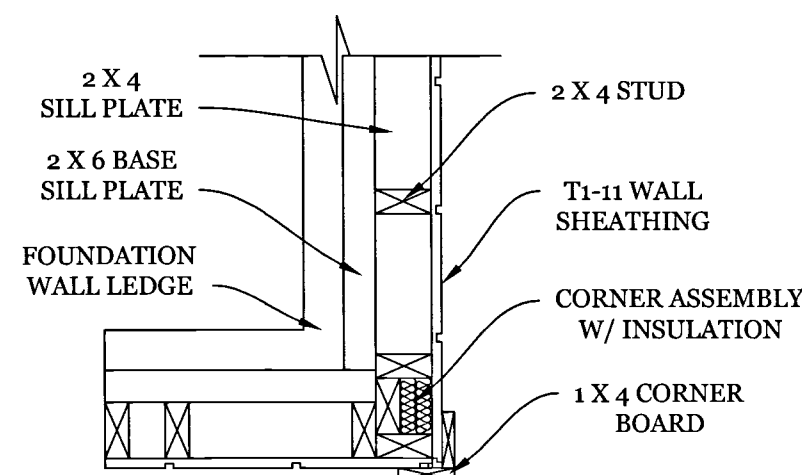
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FOUNDATION CROSS SECTION  
GABLE GARAGE  
SCALE: 1/2" = 1'-0"




WALL SYMBOL  
LEGEND



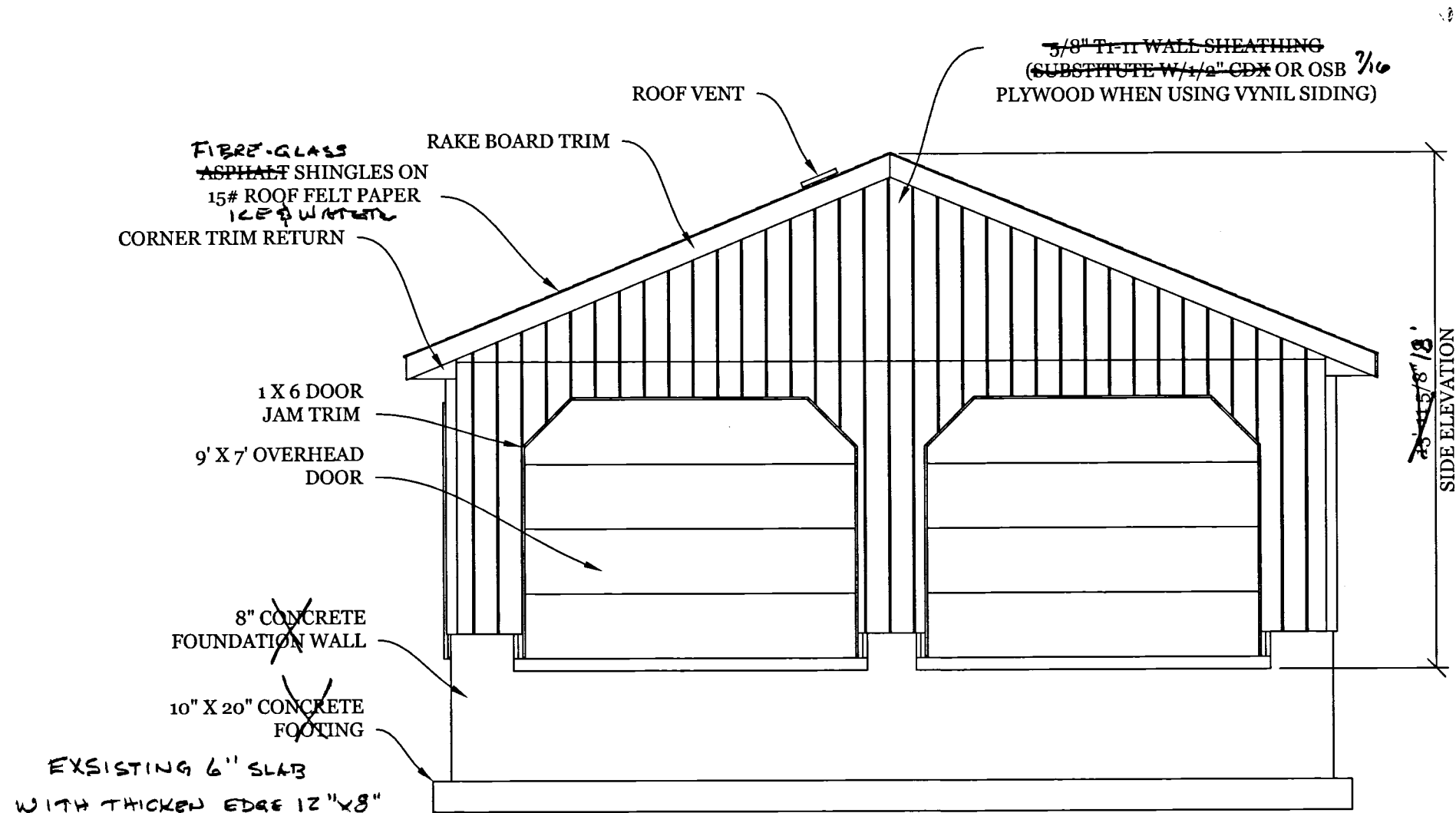
WALL FRAMING LAYOUT  
GABLE GARAGE  
SCALE: 1/4" = 1'-0"

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	<b>GAR 7303</b>
	SHEET NO. 3 OF 6
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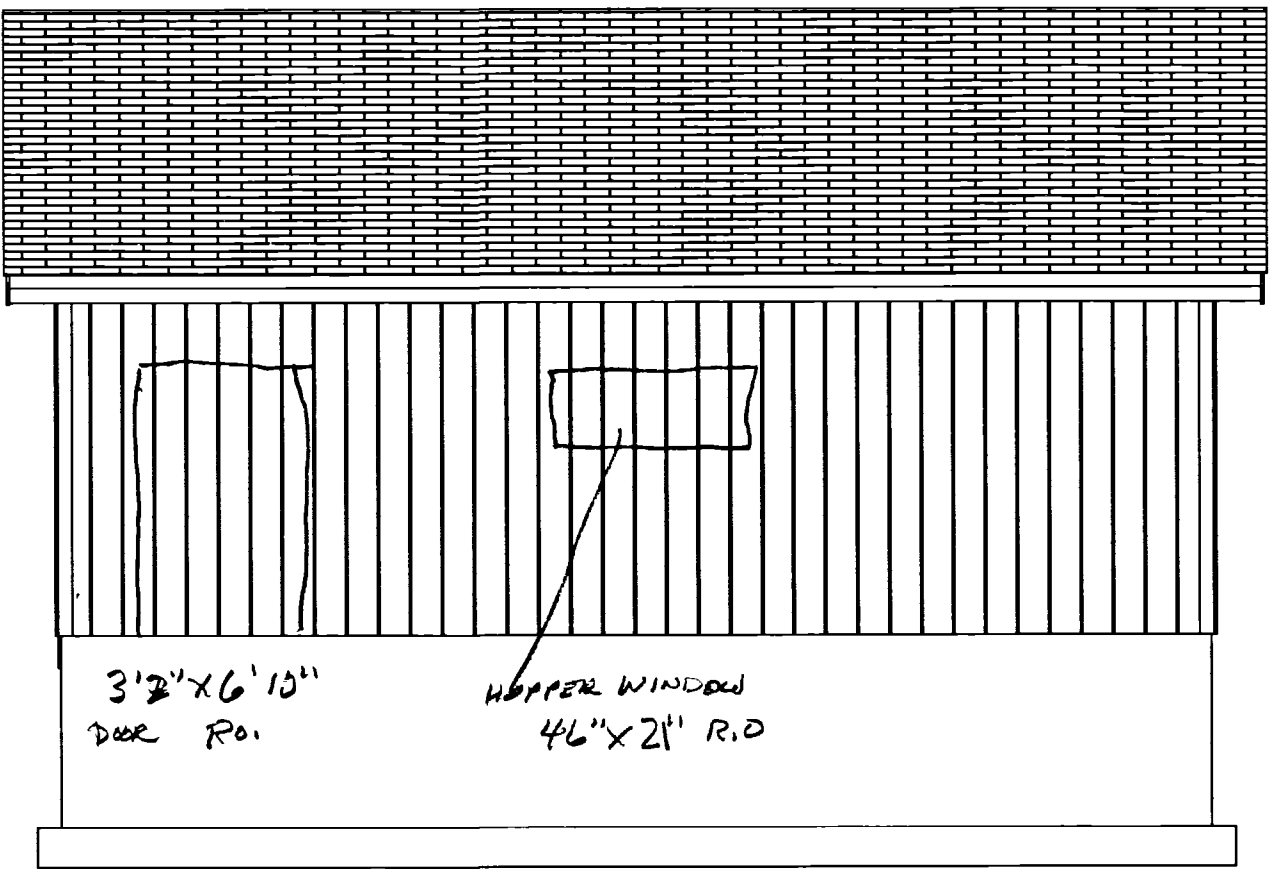


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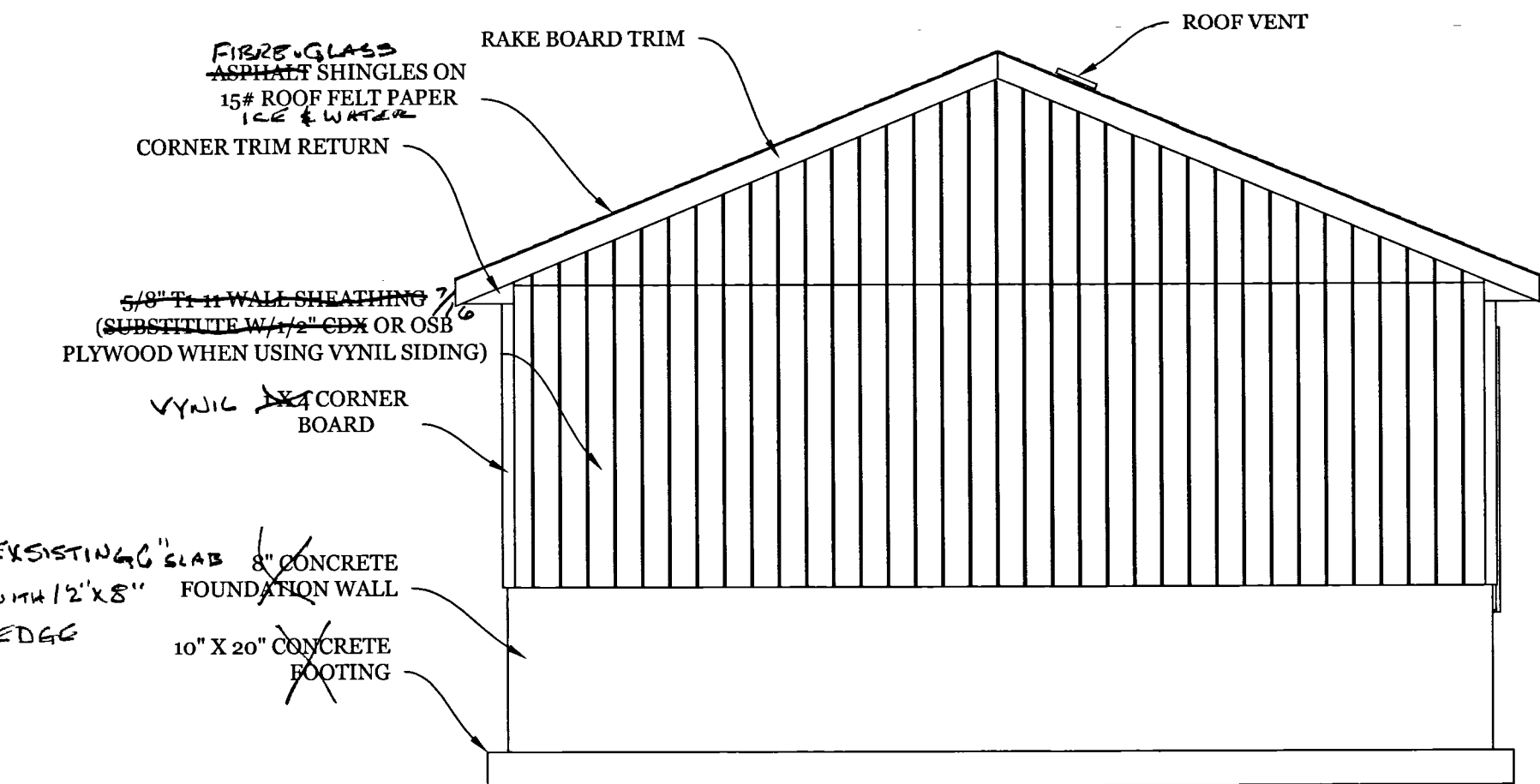




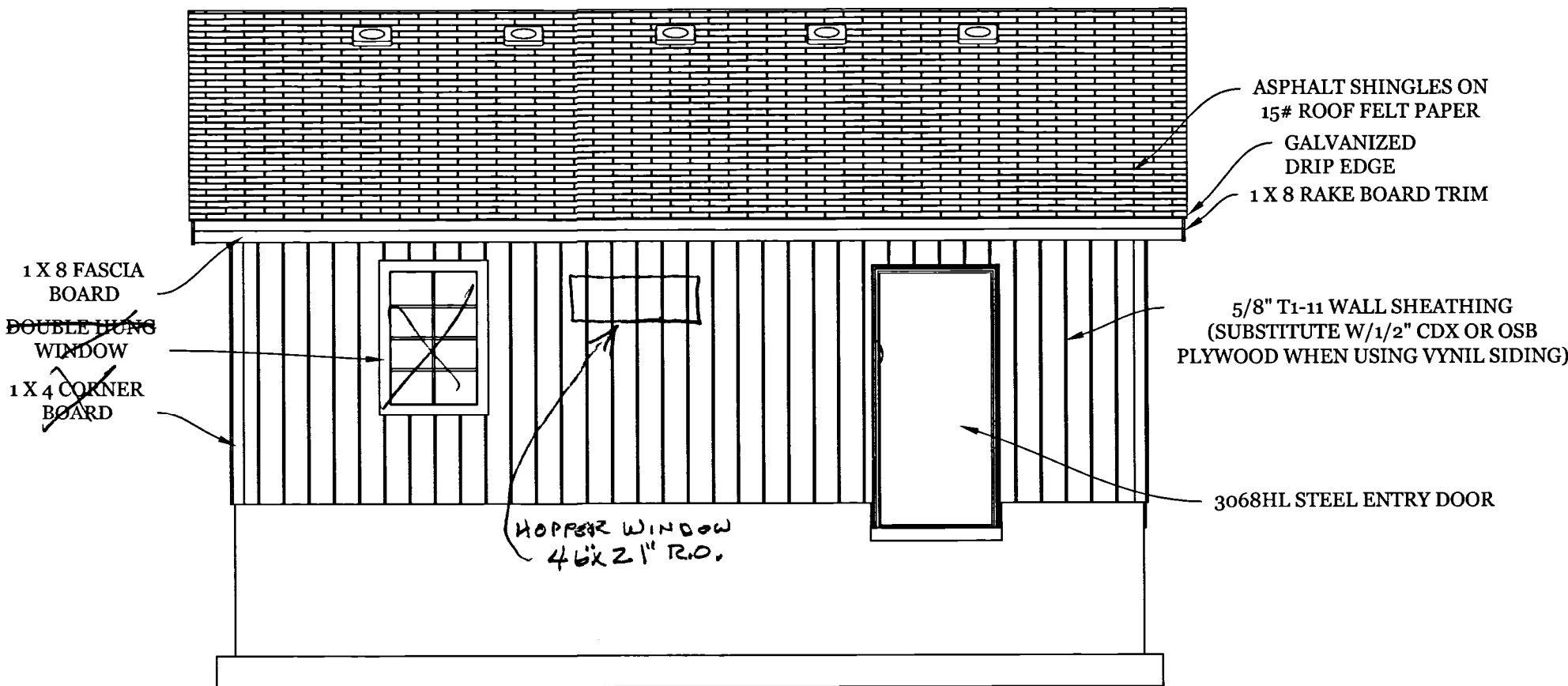
FRONT ELEVATION  
GABLE GARAGE  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
TYPICAL ALL LENGTH OPTIONS  
SCALE: 1/4" = 1'-0"



BACK ELEVATION  
GABLE GARAGE  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
TYPICAL ALL LENGTH OPTIONS  
SCALE: 1/4" = 1'-0"

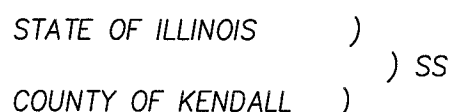
<p>Cross Country Contractors, Inc. Minooka, Illinois 60447</p> <p>Contractors, Inc.</p> <p><b>GABLE GARAGE</b></p> <p>PROJECT PLANS</p> <p><small>© 2010 ALL RIGHTS RESERVED. PRINTED IN THE UNITED STATES OF AMERICA</small></p>	DRAWING NO.
	GAR 7303
	SHEET NO. 5 OF 6
	REVISION: A    DATE: 11/8/10





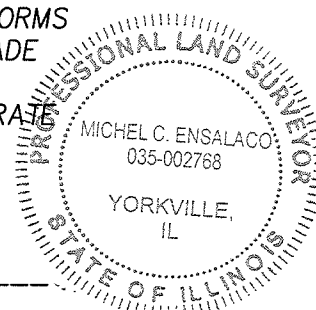
LOT 6 IN BLOCK 50 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE WEST SIDE  
OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

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



WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL 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.



 = Concrete/Asphalt     = Gravel

PHONE 630-892-1309 FAX 630-892-5544

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

2013-0020

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.

