	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	628 N. 2 nd Ave.		
	Proposal:	Addition		
	Petitioner:	Rodney Miller		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 11/5/14	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Photo of existing breezeway				
Plat of Survey showing location of addition				
Plans for addition				
EXECUTIVE SUMMARY:				
<p>Proposed is an addition to the house located at 628 N. 2nd Ave.</p> <p>The property is a designated historic landmark (Sinton-Anderson House).</p> <p>The proposed addition entails enclosure of the existing breezeway that connects the house and garage. Brick will be used for the walls. A door will be installed on the north elevation and a door and window will be installed on the south elevation. A window on the east elevation of the house will be removed.</p> <p>The Commission conducted a preliminary review of potential alterations to the house on 6/18/14. Commissioners expressed support for enclosure of the breezeway between the house and garage.</p> <p>The Commission recommended approval of a Zoning Variation from the setback requirements to allow the house and garage to be attached on 7/2/14.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

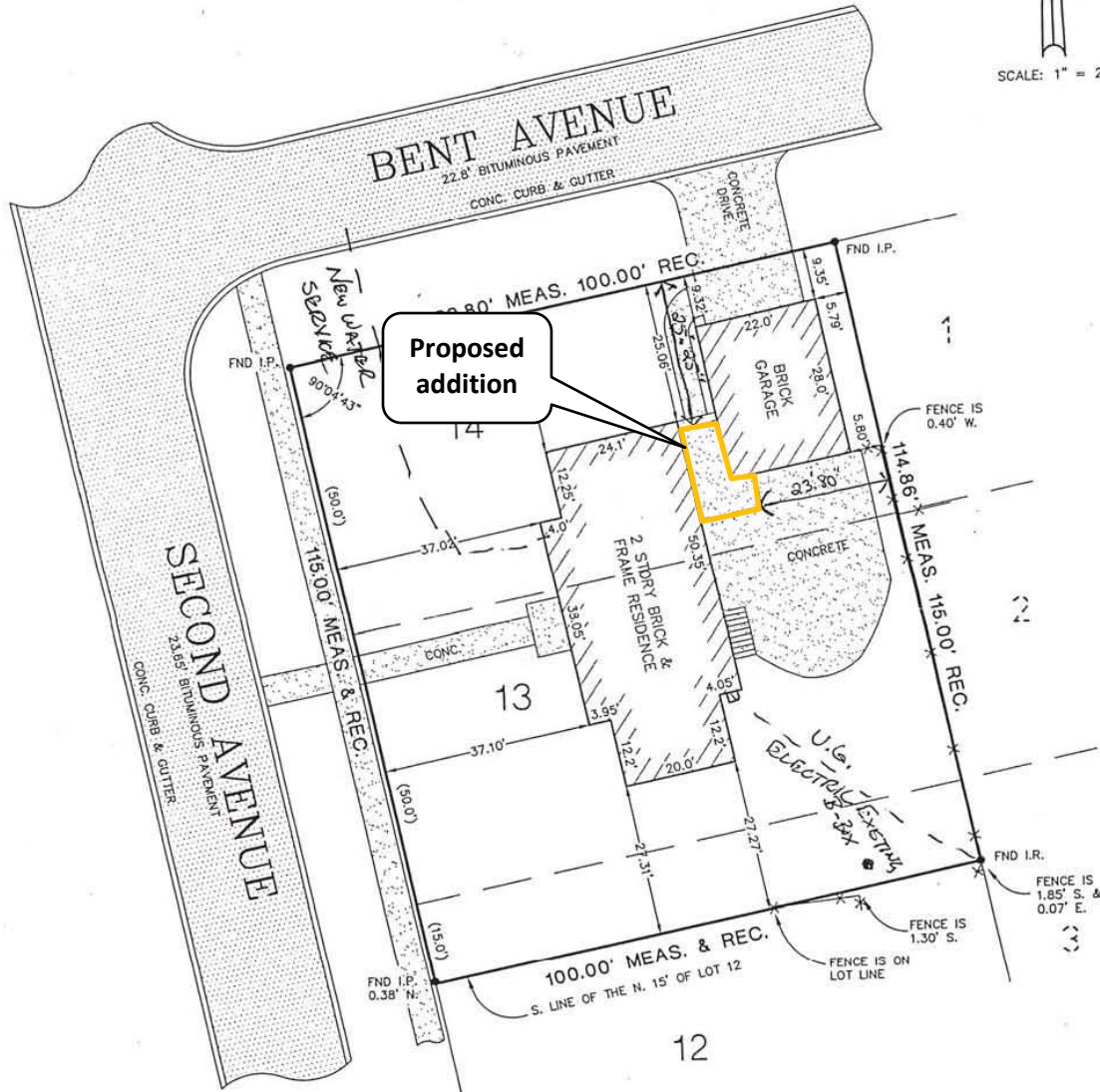


PLAT OF SURVEY

OF
 LOT 13 AND 14 AND THE NORTHERLY 15 FEET OF LOT 12 IN BLOCK 3 OF GRAND VIEW
 ADDITION TO THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



SCALE: 1" = 20'



Prepared for: Hoscheit, McGuirk, McCracken & Cuscaden, P.C.

Job No. 14-10472

Address: 628 N. 2nd Avenue, St. Charles

Book 101 Page 9

FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN
 HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE
 POLICY, AND LOCAL ORDINANCES

- IRON PIPE SET R=RADIUS
- IRON PIPE FOUND A=ARC LENGTH

COMPARE ALL POINTS BEFORE BUILDING AND
 REPORT ANY DIFFERENCES AT ONCE.

FJM LAND SURVEYING

TELEPHONE: (630) 587-8060 FACSIMILE (630) 587-8061	EMAIL: FJMSURVEY@AOL.COM 6 N 566 WILLOWBROOK DRIVE ST. CHARLES, ILLINOIS 60175
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State of Illinois 1 S. S.
 County of Kane 1

I, Frank J. McDaniel, an Illinois Professional
 Land Surveyor, No. 3256, do hereby certify that
 the Plat shown hereon is a correct representation
 of a survey performed at and under my direction.
 This professional service conforms to the current
 Illinois minimum standards for a boundary survey.

All dimensions shown in feet and decimal parts
 thereof.

Given under my hand and seal in
 St. Charles, Illinois, this
 23rd day of July, A.D. 2014.

Frank J. McDaniel

Frank J. McDaniel No. 3256
 License Renewal/Date of
 Expiration = 11/30/2014

ELECTRICAL LEGEND

SW	SWITCH
SW2	2-WAY SWITCH
SW3	3-WAY SWITCH
SW4	4-WAY SWITCH
SW5	DIFFER SWITCH
◇	LIGHT
◇	RECESSED CAN LIGHT
◇	PULL CHAIN LIGHT
◇	HEATHER PROOF LIGHT
◇	FLOOD LIGHT
—	FLUORESCENT LIGHT
◇	HALL-MOUNTED LIGHT
—	HALL FAN
—	FAN OR FAULIGHT (F.A.)
○	10 OUTLET
○	10 SWITCHED OUTLET
○	220 OUTLET
○	GFI OUTLET
○	10 FLOOR OUTLET
○	SINGLE DEDICATED OUTLET
—	CHUTE
—	SMOKE DETECTOR
—	SERVICE PANEL
—	GARAGE DISPOSAL
—	CEILING FAN
—	THERMOSTAT
—	TELEPHONE
—	TELEVISION

DESIGN CRITERIA

FLOOR	40# LL. 1/4" DL. EXCEPT SLEEPING AREAS
FLOOR	30# LL. 1/4" DL. SLEEPING AREAS
HALL	80# FLR OR ACTUAL LOAD
CEILING	20# LL. 1/4" DL. SLOPED OVER SUE
ROOF	20# LL. 1/4" DL.
CATHEDRAL	30# LL. 1/4" DL. ALL SLOPES
DECK	40# LL. 1/4" DL.
BALCONY	40# LL. 1/4" DL. EXTERIOR

STEEL LINTEL SIZE

OPENING	REQUIRED SIZE
4'-0" OPENING	L 3 1/2" x 3 1/2" x 5/8"
5'-0" OPENING	L 3 1/2" x 3 1/2" x 5/8"
6'-0" OPENING	L 4" x 3 1/2" x 5/8"
7'-0" OPENING	L 4" x 3 1/2" x 5/8"
8'-0" OPENING	L 5" x 3 1/2" x 5/8"
9'-0" OPENING	L 5" x 3 1/2" x 5/8"
10'-0" OPENING	L 6" x 3 1/2" x 5/8"
11'-0" OPENING	L 6" x 3 1/2" x 5/8"

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
- ALL WORK PERFORMED SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES, AND REGULATIONS.
- ALL SPANS BASED ON CANADIAN SPF18 LUMBER WITH THE FOLLOWING ALLOWABLE DESIGN VALUES (EDUS)
 - E = 1,400,000
 - F_b = 60%
 - 2ND FLOOR JOISTS BASED ON DOMESTIC VEM-FR #2 LUMBER
 - E = 1,500,000
 - F_b = 150%
- 202 INTERNATIONAL RESIDENTIAL CODE
- 202 INTERNATIONAL ENERGY CONSERVATION CODE
- PROVIDE FLOORING AS REQUIRED BY 2022 IRC R702
- ALL WINDOWS AND GLAZING TO FOLLOW 2022 IRC R703
- ALL FLOORING TO BE APA RATED AS TO SPAN CAPABILITY.
- ALL INTERIOR PARTITIONS ARE 3/2" Gypsum (minimum) NOTED BLDG.
- DOUBLE JOISTS UNDER PARALLEL PARTITIONS.
- USE 2-2x6 HEADERS OVER ALL OPENINGS UNLN.
- SOL BEARING CAPACITY IS ASSUMED TO BE 2500 PSF.
- ALL CONCRETE USED IS TO DEVELOP A MIN. COMPRESSIVE STRENGTH IN 28 DAYS OF 5000 PSI.
- BATH EXHAUST FANS TO VENT TO EXTERIOR WITH TERMINATOR. 100 CFM MIN.
- ANCHOR BOLTS MUST BE SET 7" MIN INTO FOUNDATION WALL.
- INSTALL ONE 10V SMOKE DETECTOR ON EACH FLOOR, INCLUDING BASEMENT, WIRE IN SERIES FOR SIMULTANEOUS ACTIVATION (BATTERY BACKUP).
- ALL ELECTRICAL RECEPTACLES SHALL BE SPACED A MAX. OF 12'-0" APART AND PLACED A MIN. OF 6'-0" FROM ANY OPENING IN A WALL.
- 75% OF BOXES IN LUMBERIES TO BE HIGH EFFICIENCY TYPE.
- INSTALL ASSE-174 APPROVED AUTO WATER SHUTTY TRING VALVES. MAX. TEMP. SETTING NOT TO EXCEED 80°F.
- ALL CLOSET LIGHTS TO FOLLOW 202 NEC.
- PROVIDE A 1 HOUR FIRE SEPARATION BETWEEN GARAGE AND LIVING AREA.
- INSTALL TYPE 1, COVER WATER DISTRIBUTION PIPE.
- ALL UNLS ARE RECYCULAR BY TRUS-JOIST MACCULLAN TO 2400 THE OR GT. LAYS BY GEORGIA PACIFIC CORP TO 2550 LGE.
- ROOF SHEATHING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS, AND WITH 202 IRC S623.03.
- ALL NAILING AND FASTENING METHODS TO COMPLY W/ 202 IRC 602.10.
- 8"X8" STEEL COLUMNS TO BE ANCHORED TO PREVENT LATERAL DISPLACEMENT.
- ITEMS SELECTED BY CUSTOMER MAY NOT BE ACCURATELY REFLECTED ON PLANS.
- USE 1/2" DURLOCK AS BACKER FOR WALL TILE IN TUB & SHOWER AREAS PER ASH/C 3008.102 OR TIB.
- ARC FAULT PROTECTION REQUIRED IN ALL CIRCUITS SUPPLYING 20V AND SINGLE PHASE, 5 & 20 AMP OUTLETS PER 202 IRC.

ROOF CONSTRUCTION

3/4" FLUOROOD DECKING
2x6 ROOF RAFTERS
GRAVELLED PITCHED ROOFING
RICH FL. SHROOD FROM LAY PNL. W/ 2x3
R-30 INSULATION W/ VAPOR BARRIER
1/2" DRINKAL. GULLED & SCREWED

CORNICE CONSTRUCTION

ALUMINUM OUTLETS & DOWNSPUTS
NO CEDAR FASCIA
NO CEDAR FREEZE

BRICK WALL CONST.

4" FACE BRICK, VENEER
HALL TIES @ 16" O.C. VERTICAL
HALL TIES @ 32" O.C. HORIZONTAL
1" AIR SPACE BETWEEN BRICK AND SHEATHING
WALL BASE FLASHING
KEEP JOISTS @ 2'-0" O.C.
HOUSE LEAF BY 2"X4" OR EQUIV.
7/8" X 2"X8 SHEATHING
2x6 STUDS @ 16" O.C. W/ DEL. TOP PLATE
R-30 INSULATION W/ VAPOR BARRIER
1/2" DRINKAL.

FLOOR CONSTRUCTION

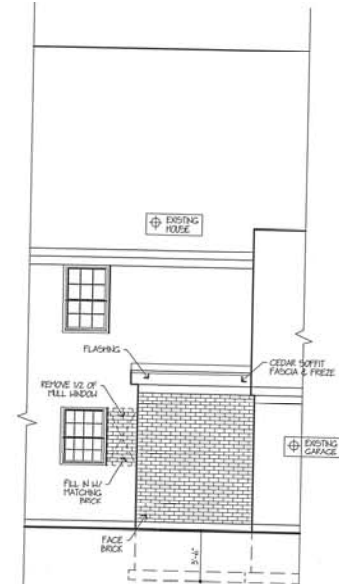
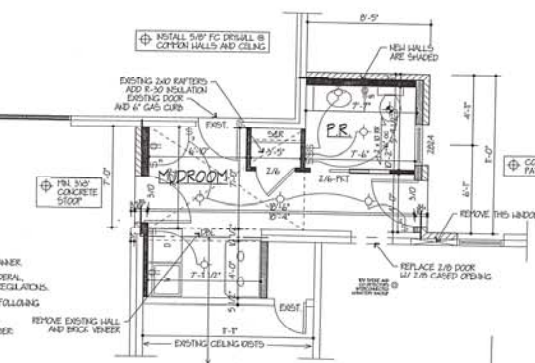
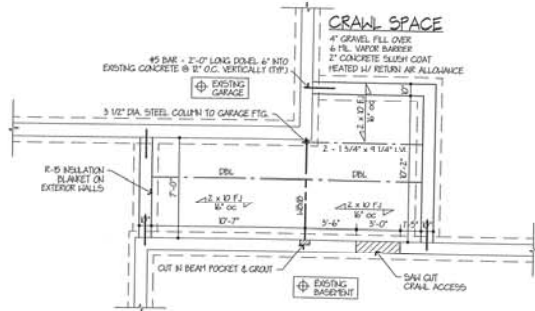
3/4" TAG FLUOROOD FLOORING
FLOOR JOISTS PER PLAN
R-19 INSULATION @ BOX
W/ INTERLOCK & MED-SPAN MAX. 8'-0" O.C.

CRAWL CONST.

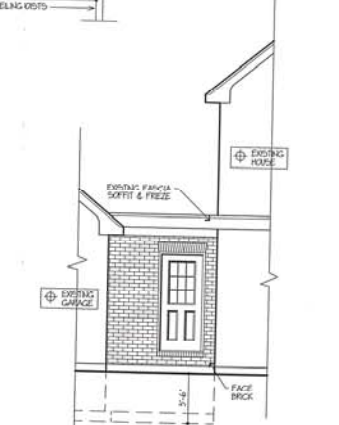
2x6 TREATED SILL PLATE
PORTLAND GROUT OR SILL SELLER
STEEL SHEET W/ RIBS
1/2"X1/2" ANCHOR BOLTS @ 4'-0" O.C. INTO CONCRETE
FORMED CONCRETE WALL
CONCRETE FOOTING
ASPH/FLT ON TOP FOOTING
1" THICK CONCRETE FLOOR
4" DEL. PERFORATED DRAIN TILE
4" DEL. PERFORATED DRAIN TILE
3" HARDED ROCK W/ OVERLAP UNDER
R-9 INSULATION BLANKET

WALL SECTION

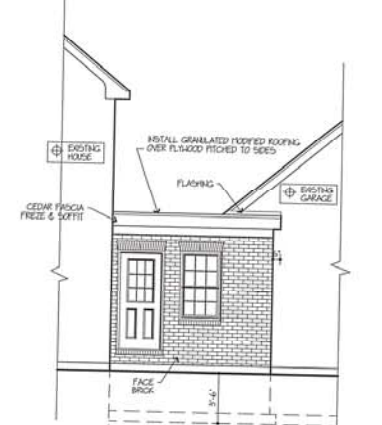
SCALE: 1/2" = 1'-0"



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

REVISIONS	BY

3035 Forest Ridge Road
St. Charles, Illinois 62074
618.358.8381
c@designs.com



ROD & TRISHA MILLER
620 NORTH SECOND AVENUE
ST. CHARLES ILLINOIS

DRAWN
kch
FILE NAME
ml_622m2nd
DATE
10/15/2014
SCALE
1/4" = 1'-0"
DESCRIPTION
MIDROOM
PDR ROOM
ADDITION