VILLAGE OF DOWNERS GROVE ZONING BOARD OF APPEALS

Village Hall – Council Chambers

801 Burlington Avenue

February 28, 2024 7:00 P.M.

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes December 13, 2023
- 4. New Business
 - a. 24-ZBA-0001: A petition seeking a zoning exception to vertically extend non-conforming walls. The property is located on the west side of Highland Avenue, approximately 200 feet north of 41st Street, commonly known as 4124 Highland Avenue, Downers Grove, IL (PIN 09-05-111-021), James & Amanda Knepper, Owner and Petitioner.
- 5. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

VILLAGE OF DOWNERS GROVE ZONING BOARD OF APPEALS MINUTES December 13, 2023

CALL TO ORDER:

Chairperson (Ch.) Peter Foernssler called the meeting to order at 7:00 PM.

ROLL CALL:

AYE: Ms. Eberhardt, Mr. Frost, Mr. Healy, Ch. Foernssler

A quorum was established.

ABSENT: Ms. Ehlers, Mr. Khaja, Mr. Schwarters

Staff: Flora Leon, Senior Planner

Jason Zawila, Planning Manager

Also Present: Paul Horvatin, Matt Grigas, Steve Vasilion

MEETING PROCEDURES:

Ch. Foernssler asked those in attendance to silence their phones for the duration of the meeting. He reviewed the procedures to be followed during the public hearing.

APPROVAL OF MINUTES – April 26, 2023

A MOTION WAS MADE BY MR. MAIER, SECONDED BY MR. KHAJA TO ACCEPT THE MINUTES AS PRESENTED.

CH. FOERNSSLER CALLED FOR A VOICE VOTE. THE MOTION CARRIED 6:0.

23-ZBA-0004: A PETITION SEEKING A ZONING EXCEPTION TO VERTICALLY EXTEND NON-CONFORMING WALLS. THE PROPERTY IS LOCATED ON THE WEST SIDE OF ELM STREET, DIRECTLY SOUTH OF LINCOLN STREET, COMMONLY KNOWN AS 4600 ELM STREET, DOWNERS GROVE, IL (PIN 09-05-325-007), MATTHEW GRIGAS, OWNER AND PETITIONER.

Staff Presentation:

Flora Leon, Senior Planner, stated that this request was for a vertical zoning exception for 4600 Elm Street, 23-ZBA-0004. Ms. Leon presented slides demonstrating elevations and a site plan depicting the non-conforming walls and their proposed extensions. The proposal includes a vertical zoning exception to allow for a second-story addition to be 14.9 feet from the north property line, where a

DRAFT

25 foot setback is required per Section 28.2.030 of the Zoning Ordinance. It was also noted that an email was received in relation to the request. Staff supported the petition and found that it meet the standards.

Ms. Eberhart can you show additional pictures of nearby homes.

Mr. Frost clarified if our position has changed, with the email they received.

Ch. Floernser confirmed that the windows would be allowed to the north, because it faces the right of way.

Petitioner's Statement:

Matthew Grigas, stated that the reason for the addition is for their growing family and they needed more space. They really enjoy the location where they are at to make sure and wanted to make sure that that the addition keeps as much land as possible to fit in with the character of the house. They also wanted to expand their garage and move driveway for safety precautions

Ms. Eberhart just wanted to confirm if this is consistent with the neighborhood and also confirmed if they are replacing the siding and roofing. It was confirmed that they are replacing the siding and roofing.

Steve Vasillian, architect, provided background on the improvements that were made to enhance the character of the home. He further explained the exterior of the home and window placement in addition to the garage complimented the home. He noted the neighbors concern that the shadow casting will not be an issue and that the construction would stay on the property. Additionally they would follow the hours of construction

Public Comment:

Ch. Foernssler called for any comments from the public.

Paul Overton, stated that he lives right next to their property. He sees no issues with what they are proposing and absolute support the request. He further stated that this will be a positive development for the neighborhood.

Hearing none, he closed the public comment period.

Deliberation:

Mr. Frost noted that this is a reasonable addition that addresses the neighbors' concerns and positive for a neighborhood.

Ch. Foernssler walked around the neighborhood and understands the concerns of the neighborhood and we have inspectors that ensure that requirements are met with construction. This addition will fit in well. No concerns with window placement.

Ms. Eberhart stated that this is a great example that meets the Comprehensive Plan

DRAFT

Mr. Healy felt that this was an appropriate reinvestment and feels it meets the Comprehensive Plan references.

There being no further deliberation, Ch. Foernssler called for a motion.

A Motion was made by Mr. Frost seconded by Ms. Eberhart that based on the petitioner's submittal and analysis presented by staff, the Zoning Board of Appeals approves staff's recommendation to support the zoning exception.

AYE: Ms. Eberhardt, Mr. Frost, Mr. Healy Jr., Ch. Foernssler

NAYS: None

The Motion to approve carried unanimously, 4:0:0.

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Adjournment

Ch. Foernssler adjourned the meeting by voice vote at 7:30 PM.

Respectfully submitted, Community Development Staff (Transcribed from mp3 recording)



VILLAGE OF DOWNERS GROVE REPORT FOR THE ZONING BOARD OF APPEALS FEBRUARY 27, 2024 AGENDA

SUBJECT:	Түре:	SUBMITTED BY:
24-ZBA-0001 4124 Highland Avenue	Zoning Exception	Flora León, AICP Senior Planner

REQUEST

The petitioner is seeking a vertical zoning exception to allow for a second-story addition to be 4.7 feet from the north property line, where a five-foot setback is required per Section 28.2.030 of the Zoning Ordinance.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/ PETITIONER: James & Amanda Knepper

4124 Highland Avenue Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4, Residential Detached House 4 **EXISTING LAND USE:** Single Family Detached House 6,912.5 square feet (.16 acres)

PINs: 09-05-111-021

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Residential
South:	R-4, Residential Detached House 4	Single Family Residential
EAST:	R-4, Residential Detached House 4	Single Family Residential
WEST:	R-4, Residential Detached House 4	Single Family Residential

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development and attached to the report as noted:

- 1. Location Map
- 2. Plat of Survey
- 3. Site Plan
- 4. Floor Plans
- 5. Elevations
- 6. Project Summary/Narrative

PROJECT DESCRIPTION

The petitioner is requesting a zoning exception to vertically extend a nonconforming wall for a second story addition. The existing northern wall is located in the required side (interior) setback. The property is located on the west side of Highland Avenue, approximately 200 feet north of 41st Street and is zoned R-4, Residential Detached House 4. The existing single family home is considered a legal non-conforming structure as it was lawfully constructed, but has been deemed non-conforming due to Zoning Ordinance revisions.

The northernmost wall of the house is setback 4.7 feet from the north property line where a five-foot side (interior) setback is required per Section 28.2.030. The petitioner is requesting a zoning exception to allow for the proposed improvements to be constructed as part of the overall home renovation.

There are no new windows proposed within the vertical extension. The exterior material of the proposed addition allows for a cohesive design throughout the entire exterior of the home and will be compatible with neighboring single family properties. Aside from the current legal non-conforming side (interior) setback, the new addition will meet all requirements within the Zoning Ordinance.

ANALYSIS

Exception from the Zoning Ordinance, Vertical extension of existing walls in one required setback

As noted above, the petitioner is requesting an exception from the required side (interior) setback to extend a primary structure walls vertically where it is prohibited per Section 28.2.030 of the Zoning Ordinance. To grant the exception, standards for the Zoning Exception in Section 28.12.080(g) and the nonconforming structure alterations criteria in Section 28.11.040(c)(2) of the Zoning Ordinance, must be met.

FINDINGS OF FACT

The petitioner has outlined the request in the attached narrative letter and supplemental documents. The petitioner will further address the proposal and justification to support the requested exception to the Zoning Board of Appeals at the public hearing.

Section 28.12.080.G Standards and Review Criteria

Zoning Exceptions require evaluation per Section 28.12.080 of the Zoning Ordinance, *Standards and Review Criteria*: "Zoning exceptions may be approved by the zoning board of appeals only when the board determines that any specific standards associated with the authorized zoning exception and the following general approval criteria have been met:"

(1) The exception is consistent with all relevant purpose and intent statements of this zoning ordinance and general purpose and intent of the comprehensive plan.

The purpose of the Zoning Ordinance (Section 28.1.060) is to protect and promote the public health, safety and general welfare and implement the policies and goals of the Comprehensive Plan. The proposed extension will not cause harm to the health, safety and general welfare of the community or immediate neighborhood. Additionally, the proposed addition advances the goals of the Comprehensive Plan which includes re-investment in the current housing stock and encourages a variety of housing types, sizes and prices. This standard is met.

(2) The exception will not have substantial or undue adverse effect on adjacent properties, character of the area, or public health, safety and general welfare.

The proposed extension will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed vertical extension meets all other bulk requirements of the Zoning Ordinance. The proposed addition will not include new windows. As such there is not impact with regards to allowing views onto an abutting lot. This standard is met.

- (3) The exception will be constructed so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring properties in accordance with district regulations.
 - The addition continues the existing structure vertically. The scale of the proposed addition is consistent with the surrounding homes in the vicinity, and with the exception of the requested relief item, meets the bulk requirements of the Zoning Ordinance. This standard is met.
- (4) The exception demonstrates high-quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity.

 The overall repovation and exterior improvements will lead to a coherive high quality design. The

The overall renovation and exterior improvements will lead to a cohesive high-quality design. The structure is compatible with other nearby single family residential properties. This standard is met.

(5) Adverse impacts resulting from the exception will be mitigated to the maximum extent feasible. The proposed addition meets all other bulk requirements of the R-4 zoning district and mitigates any impacts to the maximum extent. This standard is met.

Section 28.11.040(c)(2) Alterations and Expansions

Additionally, extending an existing building wall located within a required setback requires conformance with Section 28.11.040(c)(2) of the Zoning Ordinance, which states that "a structure with a nonconforming setback may not be expanded horizontally or vertically within the required setback area, except that the zoning board of appeals may approve either a horizontal or vertical extension of the non-conforming exterior walls of a detached house in accordance with the zoning exception procedures of Section 28.12.080. In order to approve such horizontal or vertical extension, the Zoning Board of Appeals must find that all of the following criteria have been met":

- a) The extended wall will comply with all other applicable lot and building regulations (other than the nonconforming setback).
 - The proposed addition will comply with all other applicable lot and building regulations as identified in Section 28.2.030 of the Zoning Ordinance. This standard is met.
- b) The extension will not obstruct farther into the required setback than the existing exterior building wall and will not extend the horizontal length of the nonconforming building wall more than 15% of its existing length.

The proposed interior (side) setback for the expansion will remain 4.7 feet from the north property line. This standard is met.

- c) The horizontal or vertical wall extension does not include windows that allow views onto an abutting lot occupied by a detached house.
 - The proposed vertical extension does not include windows that face the abutting lot occupied by a detached house. This standard is met.
- d) The appearance of the expansion will be compatible with the adjacent property and neighborhood. The proposed appearance will be compatible with the surrounding homes in the immediate vicinity and neighborhood. This standard is met.
- The expansion will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

The proposed expansion will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed extension will meet all other bulk requirements of the Zoning Ordinance. The proposed vertical extension is compatible with the existing residential neighborhood and the addition will complement the character of the area. This standard is met.

RECOMMENDATION

Based on the analysis above, staff believes the standards and criteria for granting the vertical exception has been met. Staff recommends *approval* of the requested exception subject to the following conditions:

1. The vertical wall exception shall substantially conform to the staff report and architectural drawings prepared by S.G. Architect, Inc. dated November 2, 2023, and last revised on February 2, 2024 except that such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:

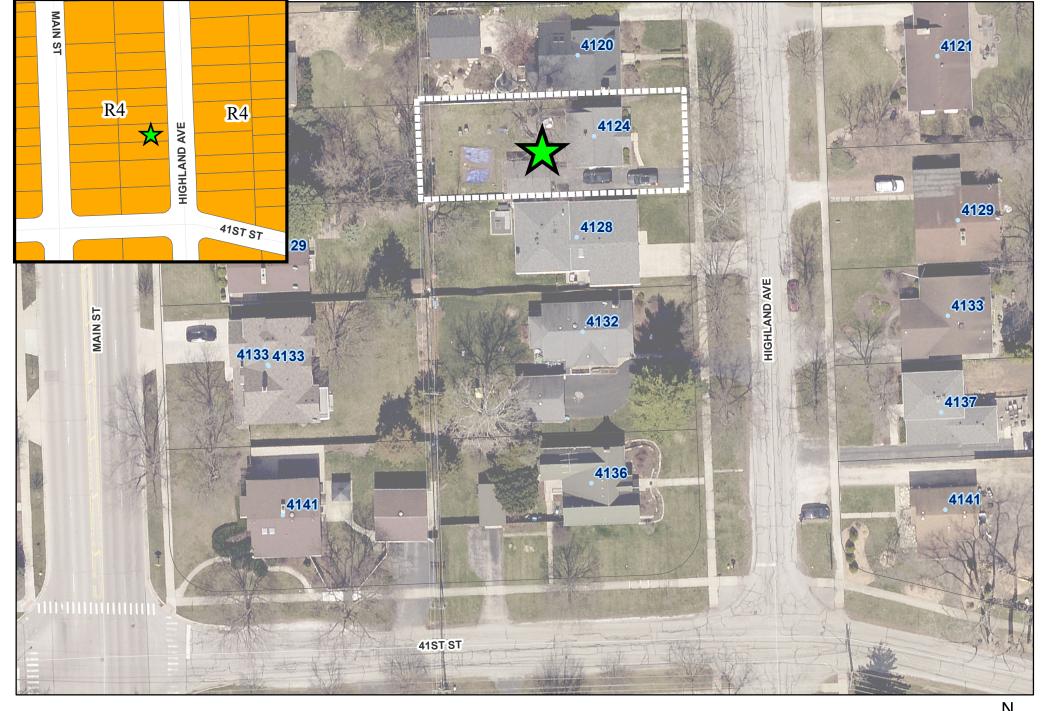
Stanley J. Popovich, AICP

Director of Community Development

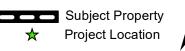
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4124 Highland - Location Map





4426 Cumnor Rd. Downers Grove IL 60515

Phone (630)963-0669

www.sennstroms.com

February 2, 2024

Village of Downers Grove RE: Knepper

Zoning Board of Appeals 4124 Highland

801 Burlington Ave.

Downers Grove IL 60515

We are requesting a 4" Zoning variation for the above property. The homeowner is looking to expand their home to fit their family. They purchased a home that was not in compliance with the current 5' side set back; the home is currently at 4.7'. The home has a partial second floor. We are looking to continue that second floor to the front of the house, following the current existing footprint. This will not have any adverse effect upon adjacent properties or interfere with any current public access or safety. Also, bring the ceilings in the existing second floor up to building code height. Incorporating new energy efficient egress windows into the existing bedrooms for safety.

The proposed zoning exception will not further encroach onto adjacent properties other than aerially 3.7". The aerial encroachment will stay within the existing home footprint. The proposed zoning exception will comply with VoDG.12.080(g).

Keeping the addition in line with the existing house will keep the curb appeal aesthetically correct. The home will have a complimentary effect to the neighborhood. Sennstrom's has done many second floor additions in our community over the past 49 years. We strive to make sure all the final projects add to the community and neighborhoods.

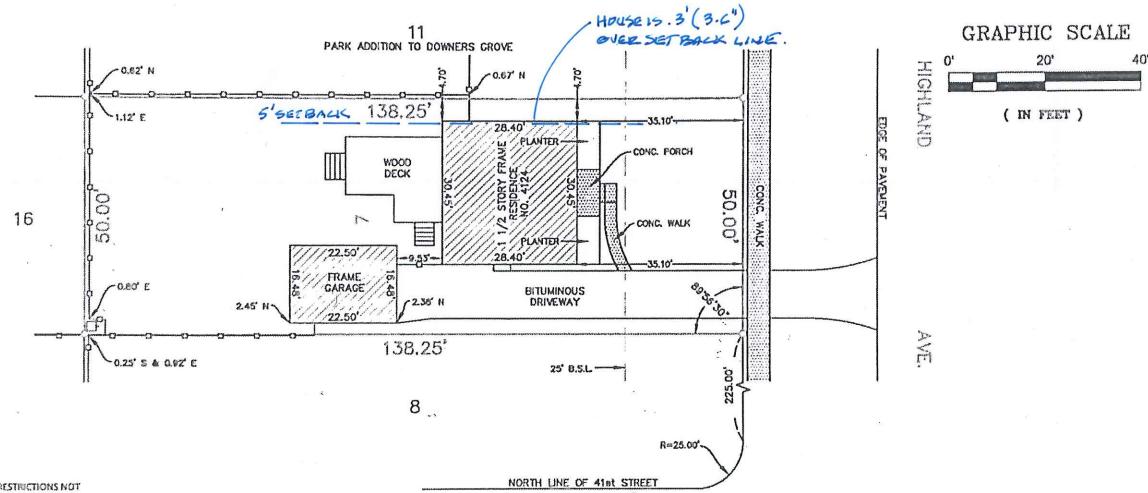
PLAT OF SURVEY

LOT 7 IN BLOCK 2 IN LITTLEFORD'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 190965, IN DUPAGE COUNTY, ILLINOIS.



LEGEND





SURVEYORS NOTES:

- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON: REFER TO YOUR DEED, TITLE POUCY AND LOCAL ZONING ORDINANCE CTC.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR BEFORE ANY DAMAGE IS DONE.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME.

RADIUS OF CURVE

- WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING, BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
- DATE OF FIELD WORK, IS DATE SHOWN IN CERTIFICATION.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCAUNG.
- ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
- 10. TREES AND UTILITIES ARE NOT SHOWN HEREON.
- 11. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- 12. TO ENSURE LEGITIMACY OF THIS PLAT, IT HAUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEL WHO PREPARED THIS PLAT.

STATE OF ILLINOIS	
COUNTY OF COOK	2.5

WE, PI SURVEYING GROUP, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT CHICAGO, ILLINOIS THIS 7th DAY OF JULY 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-002969

BLUNOIS PROFESSIONAL DESIGN FIRM NO. 184-006679

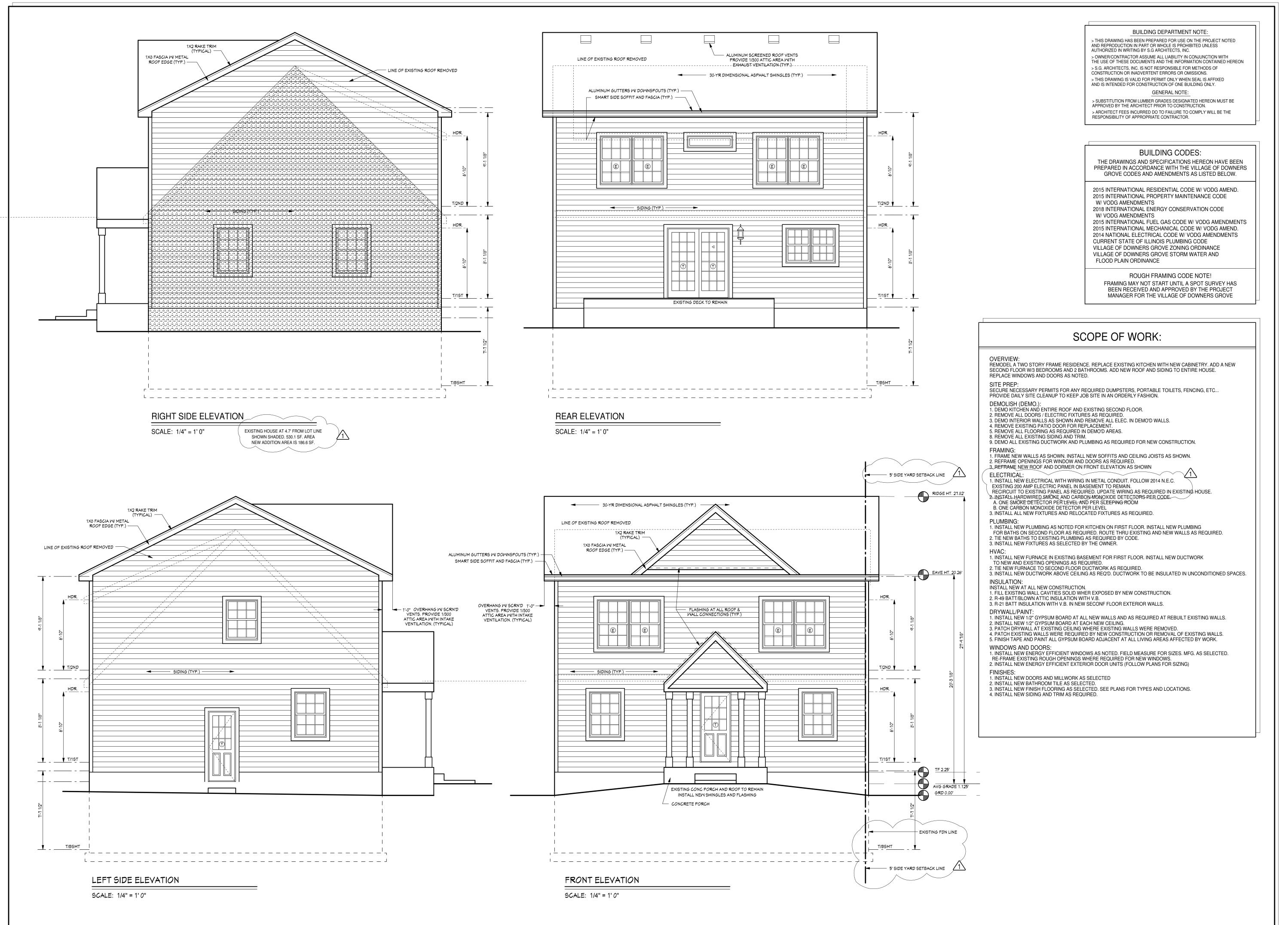
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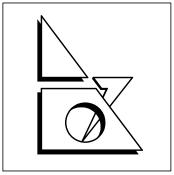
Group, Surveying 11 SURVEY

LAND



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S.G. Architects, Inc. ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270 DOWNERS GROVE, IL 60515 ph. 630.969.9279 fax 630.969.0692

BUILDING DEPARTMENT NOTE THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED; AND UNLESS OTHERWISE PROVIDED IN WRITING, ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.



© 2024 S.G. ARCHITECTS, INC. THESE DRAWINGS HAVE BEEN PREPARED IN MY DFFICE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES IND ORDINANCES OF THE STATE, COUNTY, CITY, OR VILLAGE TO WHICH THEY ARE SUBMITTED. Dated this 2nd day of FEBRUARY 2024 at Downers Grove, Illinois.

(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK) S.G. ARCHITECTS, INC STEPHEN L. GAWLIK - PRINCIPLE

No. 001-010162 EXP. 11-30-24 CORPORATE LICENSE No. 184-000582 EXP. 04-30-25

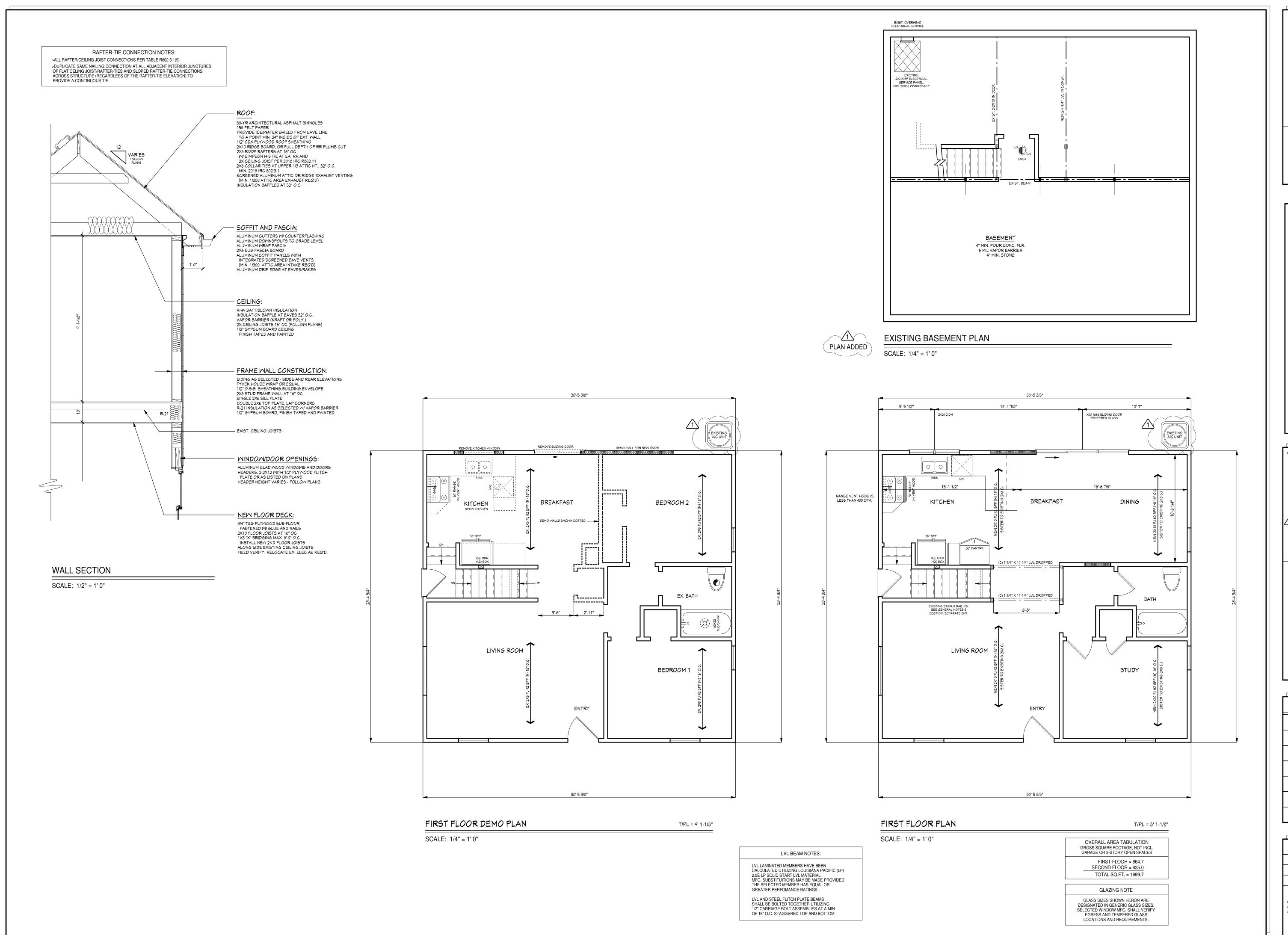
KNEPPER RESIDENCE 2ND FLOOR ADDITION

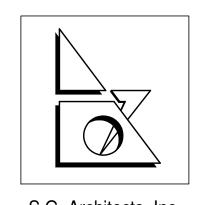
4124 HIGHLAND AVE. DOWNERS GROVE, IL.

SENNSTROMS REMODELING 4426 CUMNOR RD. DOWNERS GROVE, IL. 60515 PH. 630.963.0669

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	NO.	ISSUES AND REVISIONS:	
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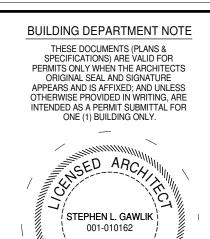
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S.G. Architects, Inc. ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270 DOWNERS GROVE, IL 60515 ph. 630.969.9279 fax 630.969.0692



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THESE DRAWINGS HAVE BEEN PREPARED IN MY
OFFICE UNDER MY DIRECT SUPERVISION AND TO THE
BEST OF MY KNOWLEDGE CONFORM TO THE CODES
AND ORDINANCES OF THE STATE, COUNTY, CITY, OR
VILLAGE TO WHICH THEY ARE SUBMITTED.

(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-24

Dated this 2nd day of FEBRUARY 2024 at Downers Grove, Illinois.

CORPORATE LICENSE
No. 184-000582 EXP. 04-30-25

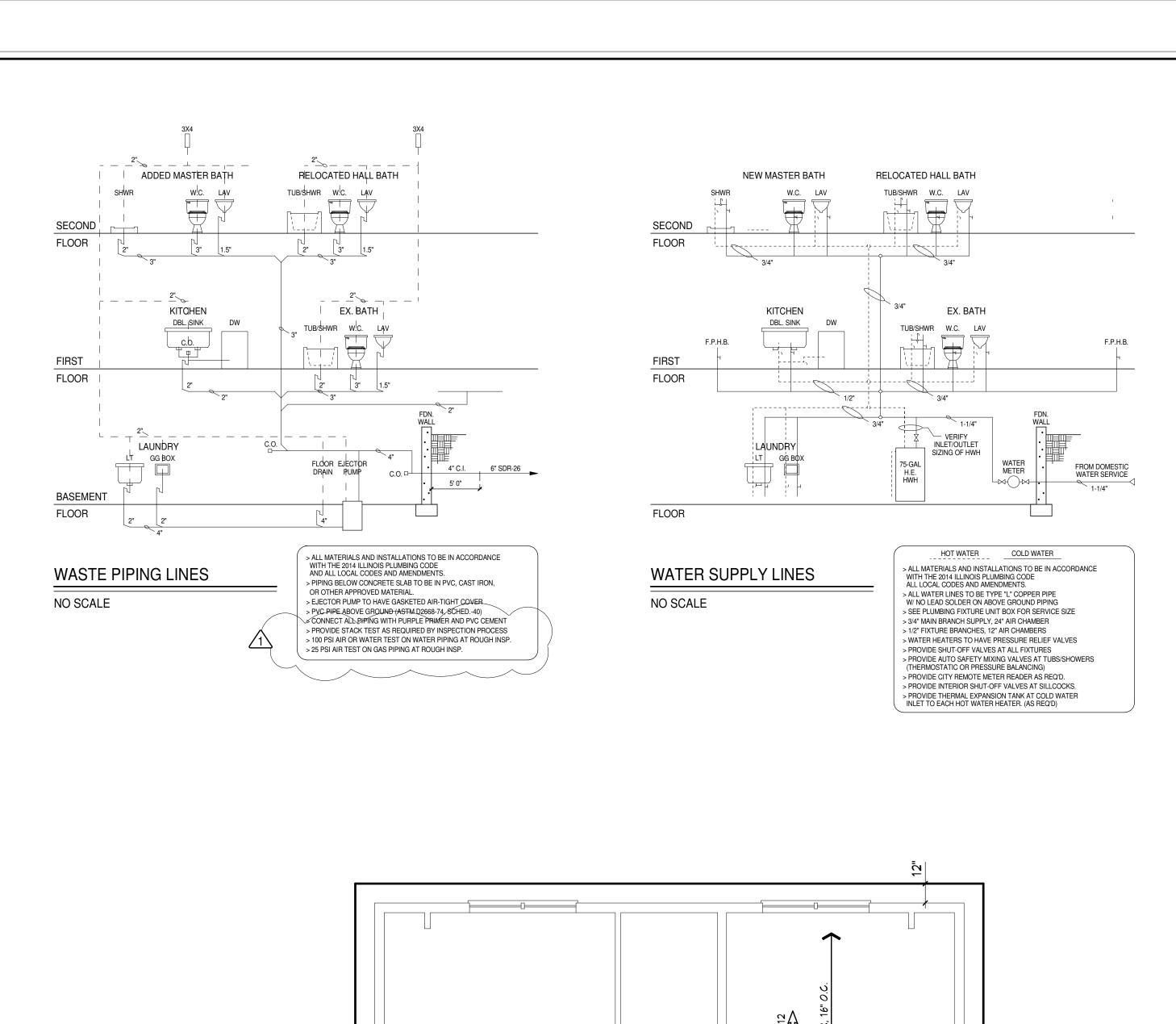
PROJECT:

KNEPPER RESIDENCE 2ND FLOOR ADDITION 4124 HIGHLAND AVE. DOWNERS GROVE, IL.

> SENNSTROMS REMODELING 4426 CUMNOR RD. DOWNERS GROVE, IL. 60515 PH. 630.963.0669

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		PRELIMINARY	
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ROOF PLAN

SCALE: 1/4" = 1'0"

ROOF CONSTRUCTION NOTES

SEE PLAN FOR QTY. AND PLACEMENT

RAFTERS = 2X10 #2 SPF (N) OR EQUAL AT 16" OC -DOUBLE RR'S OVER 18' 5" SPANS
 COLLAR TIES = 2X6 2/3-ATTIC HEIGHT AT 32" OC HIP, VALLEY, RIDGE = #2 D-F (S) OR LVL'S AS NOTED, SIZING LISTED ON PLANS

ROOF PITCH AND DIRECTION AS NOTED
 POST UPPER ENDS OF VALLEY-RIDGE CONNECTIONS AS REQ'D

O COPPER WALL/STEP FLASHING AT ALL ROOF-WALL CONNECTIONS

OVER WALLS BELOW OR 2X12 SOLID ACCROSS MIN. 4-CJ'S

EXHAUST VENTING = 1/300 ATTIC AREA
SEE PLAN FOR QTY. AND PLACEMENT

MAY REDUCE TO 1/300 WHERE INSTALLING BOTH INTAKE AND EXHAUST VENTS

1. INTAKE

PROVIDED 50% OR DIFF. OF 1/300 ATTIC AREA

15 LF 230 SQ.IN.

2. EXHAUST VENTS: ROOF MOUNT ALUMINUM SCREENED VENTS, 50.0 SQ.IN. VENTILATION PER VENT,

GAF MASTERFLOW, OR EQUAL.

ALUMINUM SOFFIT PANELS W/ INTEGRATED VENTING 15.87 SQ.IN. PER LINEAL FT. (PER 12"X12" VENT) OWENS CORNING MFG., OR EQUAL

2. EXHAUST

PROVIDED

4 VENTS 200 SQ.IN.

48.0% OF PROPOSED

VENTILATION

PROVIDED

3.00 SQ.FT. OR 460 SQ.IN. 103% OF REQD.

CALCULATED VENTILATION

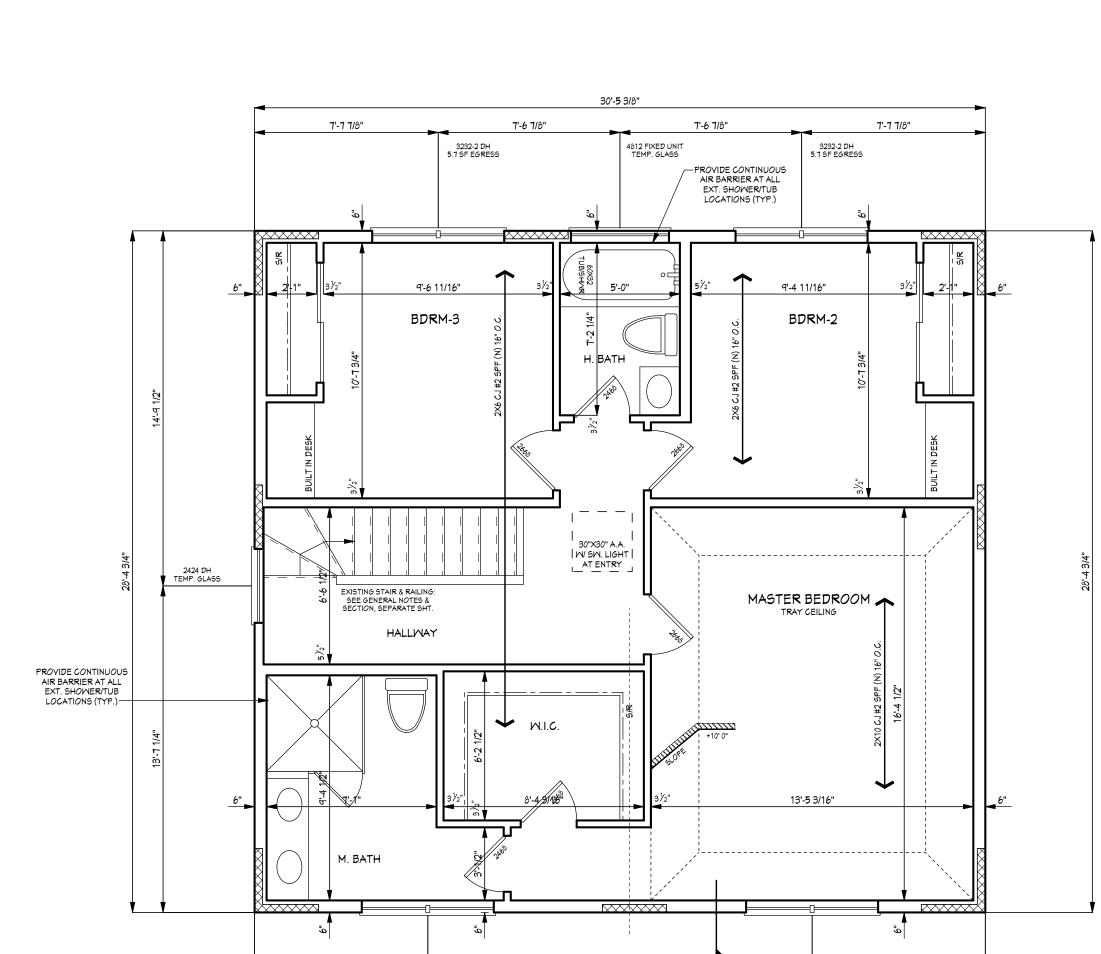
1. INTAKE VENTS:

REQUIRED 1/300 ATTIC AREA INTAKE/EXHAUST

100% MIN. REQD.

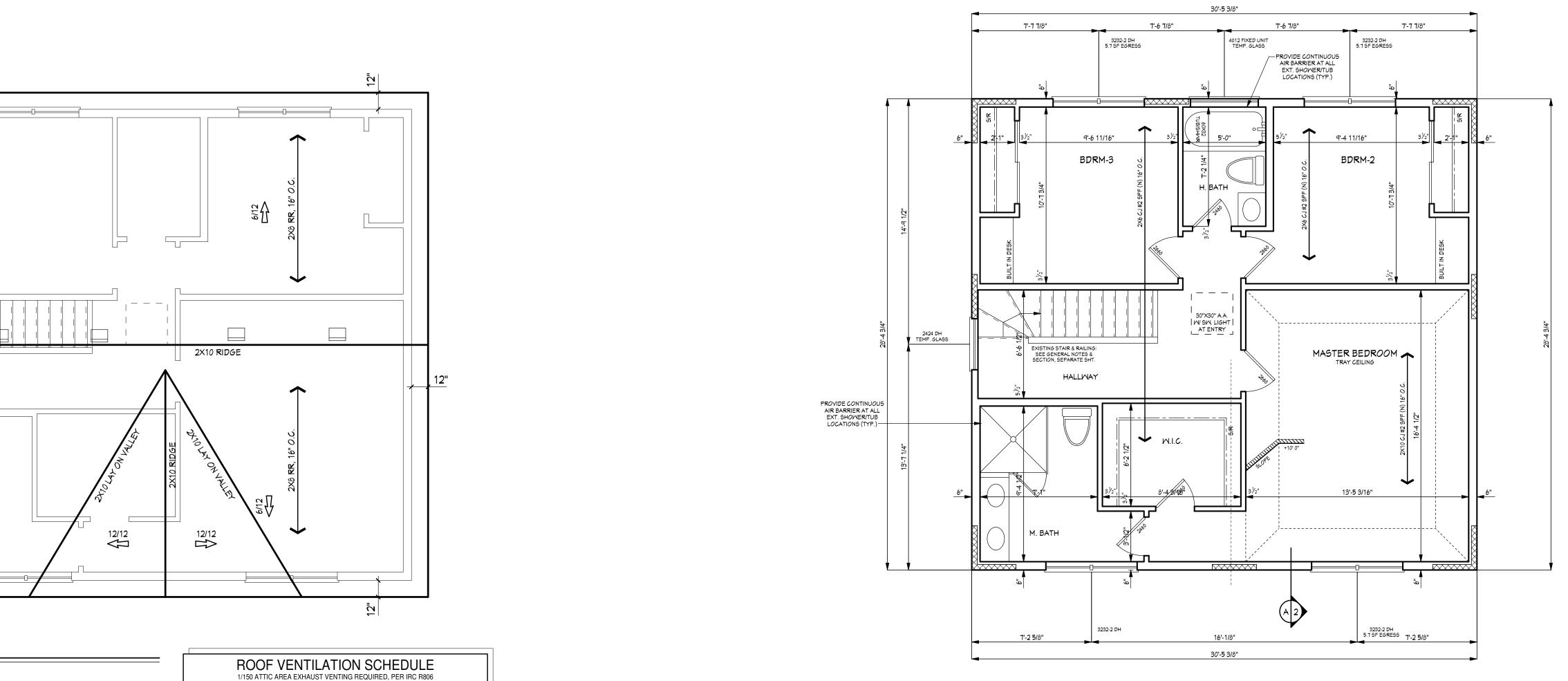
ATTIC AREA

865 SQ.FT.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'0"



WALL BRACING NOTES:

>NAIL SHEATHING PER TABLE 602.3(3) 8D COMMON NAILS 6" O.C ALL EDGES, 12" O.C. ALL STUDS TYPICAL.

>PORTAL FRAMING AT GARAGE DOOR OPENING SEE DETAIL AT SEPARATE LOCATION.

>NAIL WOOD STRUCT. PNL PER TABLE 602.3(2) 8D COMMON NAILS 3" O.C ALL EDGES, 6" O.C. ALL STUDS TYPICAL.

2'-8" MIN. OR

AS SHOWN

>ALL WALL BRACING LOCATIONS SHOWN ON PLANS. WOOD STRUCTURAL PANEL (WSP), 32" PANEL WIDTH TYPICAL OR AS SHOWN.

>STRUCTURE IS CONTINUOUSLY SHEATHED CS-WSP WITH ADDITIONAL 1/2" INTERIOR GYPSUM BOARD.

TABLE R602.10.4.2, AND TABLE R602.10.4.4

32" CORNER AND INTERMITTENT PANELS HAVE BEEN SPECIFIED AT ALL DESIGNATED LOCATIONS HEREON WHICH MEET OR EXCEED SECT. R602.10, TABLE R602.10.1.2(1)

PLUMBING FIXTURE UNITS

WASHER, LAUNDRY TUB

1-LAV., TOILET, TUB/SHOWER

1-LAV., TOILET, TUB/SHOWER

DIAMETER WATER SERVICE REQUIRED = 1"

FIXTURE UNITS

KITCHEN SINK = 2
DISHWASHER = 1
BATHTUB/SHOWER = 2
WASHING MACHINE = 2
LAUNDRY TUB = 3
LAVATORY (SINK) = 1

TOTAL 27

0-34 UNITS = 1" DIA. 35-59 = 1-1/4" DIA. 60-100 = 1-1/2" DIA.

FIXTURES

BATH TYPE





NO.	DATE:	BY:
NO.	ISSUES AND REVISIONS:	
	11-02-23	SLG
	PRELIMINARY	
	12-4-23	SLG
	FINAL REVIEW	
	12-6-23	SLG
	PERMIT	
Λ	01-11-24 / 02-02-24	SLG
	PERMIT REVIEW	

T/PL = 8' 1-1/8"

OVERALL AREA TABULATION

GROSS SQUARE FOOTAGE, NOT INCL. GARAGE OR 2-STORY OPEN SPACES

SECOND FLOOR = 835.0

GLAZING NOTE

GLASS SIZES SHOWN HERON ARE

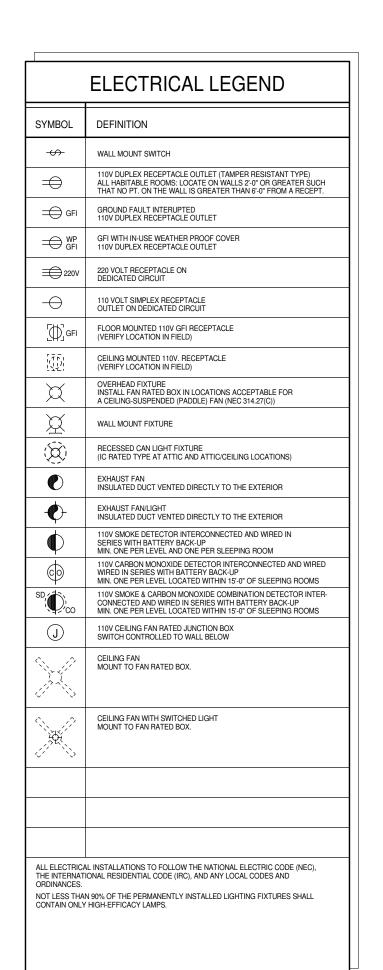
DESIGNATED IN PELLA MFG. SIZES.

SELECTED WINDOW MFG. SHALL VERIFY EGRESS AND TEMPERED GLASS

LOCATIONS AND REQUIREMENTS.

ALL WINDOWS LOCATED MORE THAN 72" ABOVE FINISH GRADE DO NOT HAVE OPENINGS WITHIN 24" AFF, PER IRC R312.2

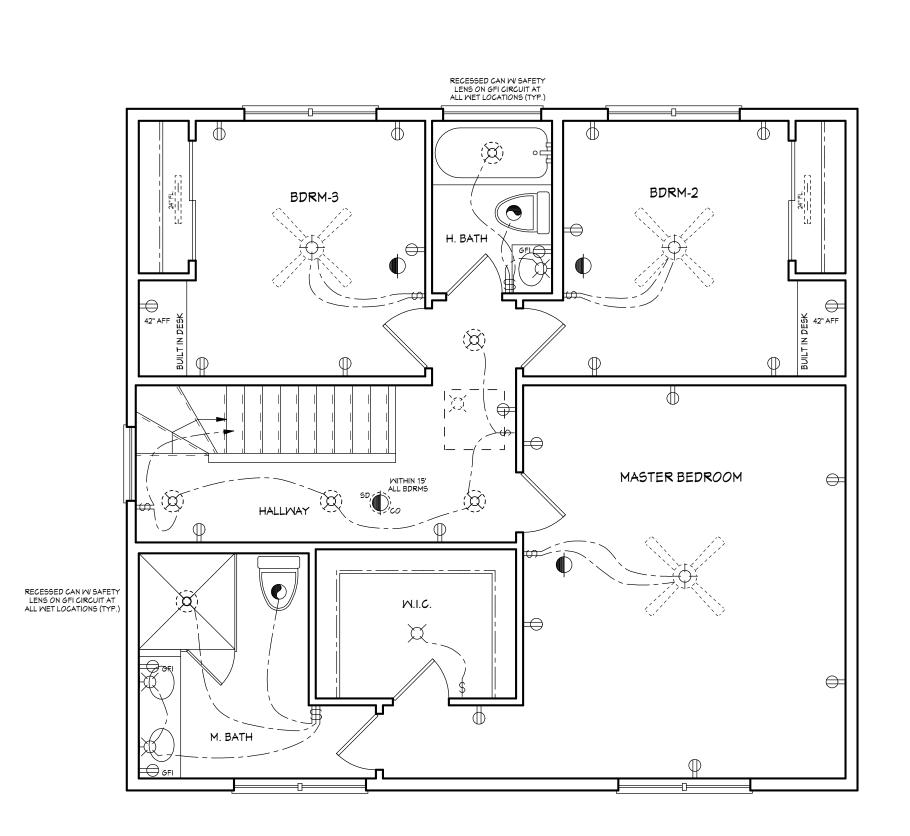
JOB NO.	23063
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ELECTRICAL NOTES:

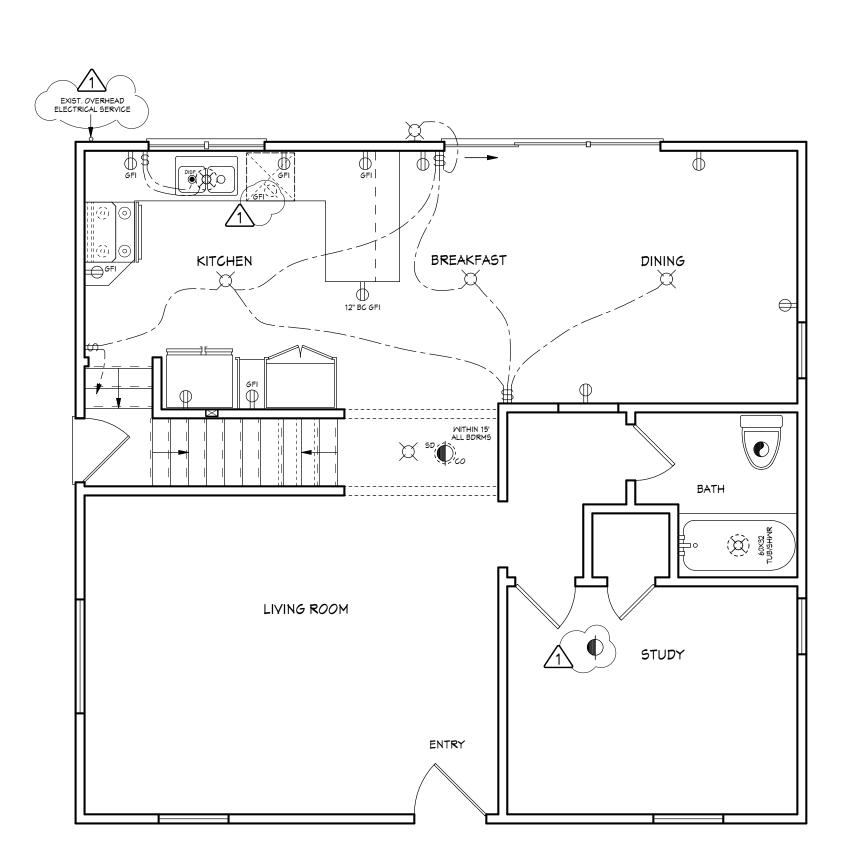
ALL 125V, SINGLE PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE INSTALLED WITH AN ARC-FAULT CIRCUIT INTERRUPTER AS PER NEC 210-12(B).

RECESSED CAN LIGHTS WITH SAFETY LENS. FIXTURES SHALL BE SUITABLE FOR WET LOCATIONS ON GFI CIRCUIT. (IRC E3903.8, E3903.9)



SECOND FLOOR ELECTRIC

SCALE: 1/4" = 1' 0"



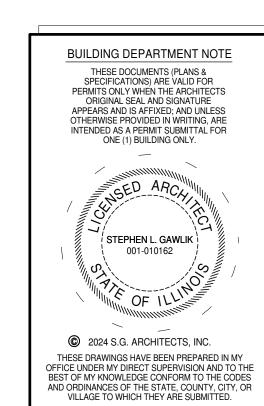
FIRST FLOOR ELECTRIC

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc. ARCHITECTS-PLANNERS

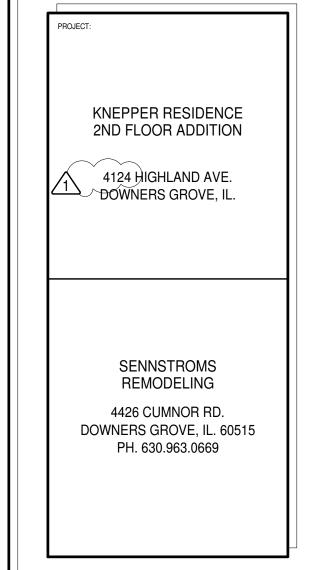
1401 BRANDING, SUITE 270 DOWNERS GROVE, IL 60515 ph. 630.969.9279 fax 630.969.0692



Dated this 2nd day of FEBRUARY 2024 at Downers Grove, Illinois.

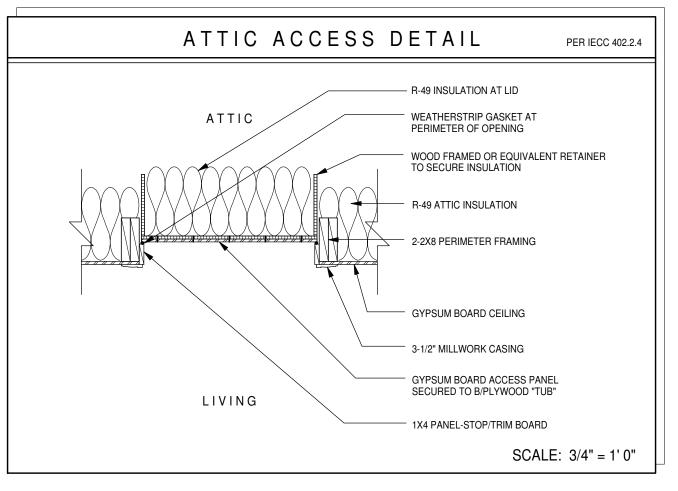
(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK) S.G. ARCHITECTS, INC

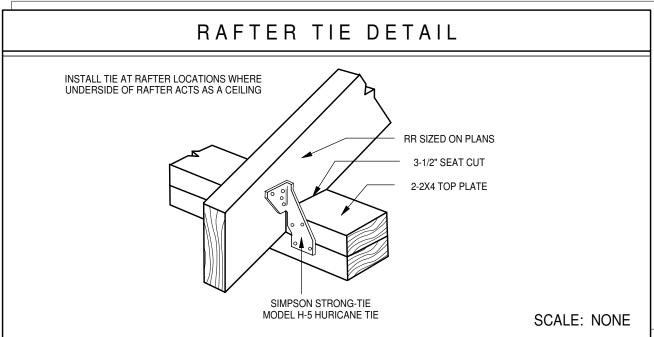
STEPHEN L. GAWLIK - PRINCIPLE No. 001-010162 EXP. 11-30-24 CORPORATE LICENSE No. 184-000582 EXP. 04-30-25

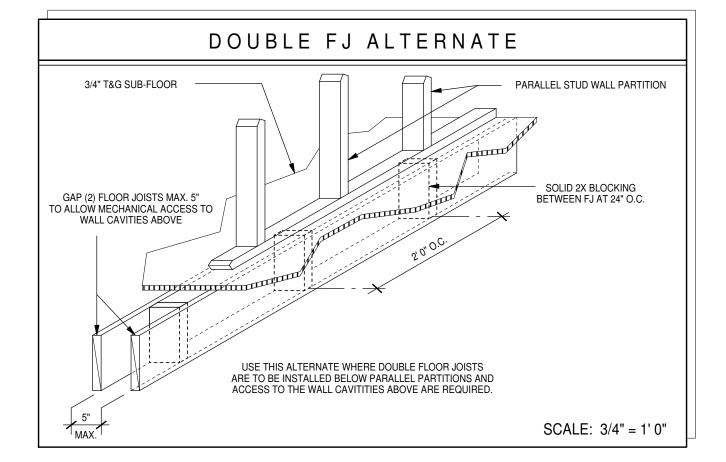


NO	DATE:	BY:
NO.	ISSUES AND REVISIONS:	
	11-02-23	SLG
	PRELIMINARY	•
	12-4-23	SLG
	FINAL REVIEW	
	12-6-23	SLG
	PERMIT	
Λ	01-11-24 / 02-02-24	SLG
	PERMIT REVIEW	

23063
10-31-23
SLG
AS NOTED
4 of 5







DEPTH	TOPO-BORNE GAPHIC DEBRIS EFFECTS ZONE NO NO SWITHOUT STORAGE SWITH STORAGE	SEISMIC DESIGN CATAGORY	SUE	FROST LINE DEPTH	GE FROM	WIN'	IC	E SHIELD		IRC TA	BLE R301
Carrier Carr	TOPO-BORNE GAPHIC DEBRIS EFFECTS ZONE NO NO SWITHOUT STORAGE SWITH STORAGE	DESIGN CATAGORY	WEATHER	FROST LINE DEPTH							
Carrier Carr	TOPO-BORNE GAPHIC DEBRIS EFFECTS ZONE NO NO SWITHOUT STORAGE SWITH STORAGE	DESIGN CATAGORY	WEATHER	FROST LINE DEPTH							
SEVERE 36° MODERATE 4-F YES DEPT, AND DE	S WITHOUT STORAGE S WITH STORAGE	A	SEVERE				IGN L	AYMENT		AIR FREEZING INDEX	MEA ANNU TEM
UNIFORMLY DISTRIBUTED LOADS FOOT AND MEET OR EX UNINHABITABLE ATTICS WITH STORAGE	S WITH STORAGE		L	3' 6"		-4	F		DEPT. AND	PER LOCAL	
UNINHABITABLE ATTICS WITH STORAGE	S WITH STORAGE		UNIFC	RMLY DIST	RIBUTED L	OAD	S				
HABITABLE ATTICS AND ATTICS WITH FIXED STAIRS 30 # LL 10 # DL CEILING				10# LL 10# DL			CEILING	i			
BALCONIES (EXTERIOR) AND DECKS 60# LL 10# DL	ATTION WITH TIVES			20# LL 10# DL			CEILING	i			
FIRE ESCAPES	AT HOS WITH FIXED	STAIRS		30# LL 10# DL			CEILING	i			
FIRE ESCAPES) AND DECKS			60# LL 10# DL			FLOOR,	EXCEEDS	CODE MIN. 40	# LL	
SURPLIES SUBJECT SUB	-						FLOOR				
SOURCE S	LS										
PASSENGER VEHICLE GARAGES 50# LL FLOOR											
A0# LL 10# DL FLOOR											
SLEPING ROOMS											
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION OF STUCTURAL MEMBERS PER IRC TABLE R301.6 STRUCTURAL MEMBERS								EXCEEDS	CODE MIN 30	#11	
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION PER IRC TABLE R301.6 STUCTURAL MEMBERS PER IRC TABLE R301.7						DE 1 LOON, EXCLEDS CODE WIIN. 30# LE					
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION PER IRC TABLE R301.6 STUCTURAL MEMBERS PER IRC TABLE R301.7						OR ACTUAL					
RAFTERS HAVING SLOPES GREATER THAN 3/12 W/FINISHED CEILING NOT ATTACHED TO RAFTERS INTERIOR WALLS AND PARTITIONS FLOORS ROOF SLOPE 0-200 201-600 0VER 600 FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3) RISE 4 INCHES PER FOOT (1:3) RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1) AND GREATER BASE LUMBER VALUES SPECIES GRADE Fb E SPECIES GRADE Fb DOUGLAS-FIR-LARCH #2 850 1,300,000 RAFTERS HAVING SLOPES GREATER THAN 3/12 W/FINISHES (INCL AFTERS) INTERIOR WALLS AND PARTITIONS FLOORS CEILINGS W/ BRITTLE FINISHES (INCL. PLASTER & STUCCO CEILINGS W/FLEXIBLE FINISHES (INCL. GYPSUM BOARD) ALL OTHER STRUCTURAL MEMBERS EXT. WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ BRITTLE FINISHES EXTERIOR WALLS - WIND LOADS W/ BRITTLE FINISHES LINTELS SUPPORTING MASONRY VENEER WALLS EXTERIOR WALLS - WIND LOADS W/ FLEXIBLE FINISHES LINTELS SUPPORTING MASONRY VENEER WALLS BASE LUMBER VALUES SPECIES GRADE Fb DOUGLAS-FIR-LARCH #2 875 1,600,000 MICROLAM (LVL) NA 2,600 PARALLAM (PSL) NA 2,900	FOOT OF HORI	IZONTAL					STUC	URAL N	MEMBERS		ALLOVAVA
TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STUCTURAL MEMBER ROOF SLOPE 0-200 201-600 OVER 600 FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3) RISE 4 INCHES PER FOOT (1:3) RISE 4 INCHES PER FOOT (1:1) ALL OTHER STRUCTURAL MEMBERS EXT. WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ FLEXIBLE FINISHES EXTERIOR WALLS - WIND LOADS W/ FLEXIBLE FINISHES LINTELS SUPPORTING MASONRY VENEER WALLS BASE LUMBER VALUES SPECIES GRADE Fb E SPECIES GRADE Fb DOUGLAS-FIR-LARCH #2 875 1,600,000 MICROLAM (LVL) NA 2,600 HEM-FIR #2 850 1,300,000 PARALLAM (PSL) NA 2,900						STR	UCTURAL	MEMBER			ALLOWAE DEFLECTI
SQUARE FEET FOR ANY STUCTURAL MEMBER INTERIOR WALLS AND PARTITIONS		TDIDI 1	ADVIOADED ADEA IN					L/180			
CEILINGS W/ BRITTLE FINISHES (INCL. PLASTER & STUCCO CEILINGS W/ FLEXIBLE FINISHES (INCL. GYPSUM BOARD) FLAT OR RISE LESS THAN 4 NCHES PER FOOT (1:3) 20 16 12 ALL OTHER STRUCTURAL MEMBERS EXT. WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXT. WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH EXTERIOR WALLS - WIND LOADS W/ BRITTLE FINISHES RISE 4 INCHES PER FOOT (1:1) AND LESS THAN 12 INCHES PER FOOT (1:1) AND LESS TH		SQL	JARE FEET	FOR ANY				H/180			
ROOF SLOPE 0-200 201-600 OVER 600 CEILINGS W/ FLEXIBLE FINISHES (INCL. GYPSUM BOARD)		STU	JCTURAL M	IEWEREK		RRITTI	E EINIIGHE	S (INICI DI	ASTER & STI	ICCO)	L/360 L/360
SPECIES GRADE Fb E SPECIES GRADE Fb DOUGLAS-FIR-LARCH #2 850 1,300,000 PARALLAM (PSL) NA 2,900	OPE	0-200	201-60	0 OVER 600							L/240
EXT. WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISI		20	16	12				,	2 2 20711		L/240
14 12 EXTERIOR WALLS - WIND LOADS W BRITTLE FINISHES	,	1 20	1 .5		EXT. WALLS -	WIND L	OADS W	PLASTER	OR STUCCO F	INISH	H/360
12 12 12 12 LINTELS SUPPORTING MASONRY VENEER WALLS		16	14	12							L/240
BASE LUMBER VALUES BASE LUMBER VALUES SPECIES GRADE Fb E SPECIES GRADE Fb DOUGLAS-FIR-LARCH #2 875 1,600,000 MICROLAM (LVL) NA 2,600 HEM-FIR #2 850 1,300,000 PARALLAM (PSL) NA 2,900	OOT (1:1) AND	12	12	12						:S	L/120
SPECIES GRADE Fb E SPECIES GRADE Fb DOUGLAS-FIR-LARCH #2 875 1,600,000 MICROLAM (LVL) NA 2,600 HEM-FIR #2 850 1,300,000 PARALLAM (PSL) NA 2,900							IG MASON	IKY VENEE	H WALLS		L/600
DOUGLAS-FIR-LARCH #2 875 1,600,000 MICROLAM (LVL) NA 2,600 HEM-FIR #2 850 1,300,000 PARALLAM (PSL) NA 2,900	ODADE	FL			_			CDA	DE ,	-h	
HEM-FIR #2 850 1,300,000 PARALLAM (PSL) NA 2,900		+						+		-	E
											1,900,000
SPRUCE-FINE (CNDN.) #2 8/5 1,400,000 GLULAM NA 2,400							SL)				2,000,00
	NUN.) #2	875		1,400,000	GL	ULAM		NA	2,	400	1,800,000
MINIMUM SPECIFIED COMPRESSIVE STRE								J	- ' -	IHC	TABLE R4
	O HAA	PER IRC TABLE OF LIVE LOADS OF LIVE LOADS OF LIVE LOADS OF HORI PER IRC TABLE OF LIVE LOADS OF HORI PER IRC TABLE OF LIVE LOADS OF HORI PER IRC TABLE OF LIVE LOADS OF	ENTS ARAGES EEPING ROOMS DF LIVE LOADS IN POUR COOT OF HORIZONTAL PER IRC TABLE R301.6 TRIBUT SOL STL OPE 0-200 IN 4 20 DT (1:3) TO 16 OT (1:1) AND 12 GRADE Fb H #2 875 H2 850 DN.) #2 875	DF LIVE LOADS IN POUNDS-FOOTOOT OF HORIZONTAL PROJECTION PER IRC TABLE R301.6 TRIBUTARY LOADS SOUARE FEET STUCTURAL MAY 16 May	200# LL	200# LL	200# LL 200#	200# LL 50# LL 50# LL FLOOR 50# LL 50# LL	200# LL	S	S

		MINIMUM SPECIFIED COMPRESSIVE STRENGTH						
		WEATHERING POTENTIAL						
TYPE OR LOCATIONS (OF CONCRETE CONSTRUCTION	NEGLIGIBLE	MODERATE	SEVERE				
BASEMENT WALLS, FOUNDATI EXPOSED TO WEATHER	ONS AND OTHER CONCRETE NOT	2,500	2,500	2,500				
BASEMENT SLABS AND INTERI GARAGE FLOOR SLABS	OR SLABS ON GRADE, EXCEPT	2,500	2,500	2,500				
	ON WALLS, EXTERIOR WALLS AND WORK EXPOSED TO THE WEATHER	2,500	3,000	3,000				
PORCHES, CARPORT SLABS A AND GARAGE FLOOR SLABS	ND STEPS EXPOSED TO THE WEATHER	2,500	3,000	3,500				
	MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS IRC TABLE R404.1.2(1)							
MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL	LOCATION OF HORIZONTAL REINFORCEMENT							

ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ON E NO. 4 BAR NEAR MID-HEIGHT OF THE WALL STORY

ONE NO 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ON FINO 4 BAR NEAR THIRD POINTS IN THE WALL STORY

MINIMUM VERTICAL REINFORCEMENT FOR FOR 8-, 10-, AND 12" NOMINAL FLAT BASEMENT WALLS SEE IRC TABLES R404.1.2(4), AND R404.1.2 (COMBINED, PARTIAL INF									ID R404.1.2(8				
				MINIMUM VEF	TICAL REINFO	RCEMENT-BAR	SIZE AND SPAC	CING (INCHES)					
MAXIMUM	MAXIMUM			SOIL CLASSE	S AND DESIGN	N LATERAL SOII	(PSF PER FOC	OT OF DEPTH)					
WALL HEIGHT	UNBALANCED BACKFILL HEIGHT	GW, GP, SW, SP			GM, GC, SM, SM-SC AND ML 45			SC, ML-CL AND INORGANIC CL 60					
(FEET)	(FEET)		MINIMUM NOMINAL WALL THICKNESS (INCHES)										
		8	10	12	8	10	12	8	10	12			
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR			
	5	NR	NR	NR	6 @ 39	NR	NR	6 @ 48	NR	NR			
8	6	5 @ 39	NR	NR	6 @ 48	NR	NR	6 @ 35	6 @ 37	NR			
	7	6 @ 48	NR	NR	6 @ 34	6 @ 36	NR	6 @ 23	6 @ 35	NR			
	8	6 @ 39	6 @ 41	NR	6 @ 25	6 @ 35	NR	6@18	6 @ 26	NR			
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR			
	5	NR	NR	NR	5 @ 37	NR	NR	6 @ 48	NR	NR			
	6	5 @ 36	NR	NR	6 @ 44	NR	NR	6 @ 32	6 @ 35	NR			
	7	6 @ 47	NR	NR	6 @ 30	6 @ 35	NR	6 @ 22	6 @ 32	NR			
	8	6 @ 34	6 @ 36	NR	6 @ 22	6 @ 32	NR	6@16	6 @ 23	4 @ 48			
	9	6 @ 27	6 @ 35	NR	6 @ 17	6 @ 25	NR	DR	6@18	6 @ 39			
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR			
	5	NR	NR	NR	5 @ 35	NR	NR	6 @ 48	NR	NR			
	6	6 @ 48	NR	NR	6 @ 41	NR	NR	6@30	6 @ 35	NR			
	7	6 @ 43	NR	NR	6 @ 28	6 @ 35	NR	6 @ 20	6 @ 29	NR			
	8	6 @ 31	6 @ 35	NR	6 @ 20	6 @ 29	NR	DR	6 @ 21	6@45			
	9	6 @ 24	6 @ 34	NR	6 @ 15	6 @ 22	4 @ 48	DR	6@16	6 @ 34			
	10	6@19	6 @ 27	NR	DR	6@17	6 @ 38	DR	6@13	6@28			

> TABLE NOTE: 8" WALLS FOLLOW TABLE R404.1.2(3), 10" WALLS FOLLOW TABLE R404.1.2(4), AND 12" WALLS FOLLOW TABLE R404.1.2(8) > ALL CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS OF THE POOREST SOIL CLASS UNLESS A LOCALIZED SOILS TEST SUBSTANTIATES THE ACTUAL SOILS CLASS FOR THIS PROJECT.

	COET	8% L	.IGHT	4% \	/ENT	Notes	
ROOM	SQFT	REQ'D	PROV'D	REQ'D	PROV'D	NOTES:	
FIRST FLOOR:							
LIVING ROOM	EXIST.						
KIT/BRKFST/DINING	309.7	24.77	63.33	12.38	23.33		
HALL BATH	EXIST.	-	ARTIFICIAL	-	ARTIFICIAL	EXHAUST FAN	
STUDY	EXIST.					EGRESS- MIN. 5.0 SQ.FT.	
SECOND FLOOR:							
MASTER BEDROOM	220	17.6	28.44	8.8	14.22	EGRESS- MIN. 5.7 SQ.FT.	
MASTER BATH	75	-	ARTIFICIAL	-	ARTIFICIAL	75 CFM EXHAUST FAN	
BEDROOM-2	114.8	9.18	28.44	4.59	14.22	EGRESS- MIN. 5.7 SQ.FT.	
BEDROOM-3	111	8.90	28.44	4.45	14.22	EGRESS- MIN. 5.7 SQ.FT.	
HALL BATH	36	-	ARTIFICIAL	-	ARTIFICIAL	40 CFM EXHAUST FAN	
FINISHED BASEMENT:							
LAUNDRY ROOM	EXIST.	-	ARTIFICIAL	-	ARTIFICIAL	EXHAUST FAN	

STEEL	LINTEL SCHEDULE	LINTELS ARE SIZED AS UNATTACHED UNITS
OPENING SIZE	REQUIRED LINTEL	BEARING
3'-0" OPENING	L 3 1/2" X 3 1/2" X 5/16"	4" BRG.
4'-0" OPENING	L 3 1/2" X 3 1/2" X 5/16"	4" BRG.
5'-0" OPENING	L 3 1/2" X 3 1/2" X 5/16"	4" BRG.
6'-0" OPENING	L 4" X 3 1/2" X 5/16"	4" BRG.
7'-0" OPENING	L 4" X 3 1/2" X 5/16"	4" BRG.
8'-0" OPENING	L 5" X 3 1/2" X 3/8"	6" BRG.
9'-0" OPENING	L 5" X 3 1/2" X 3/8"	6" BRG.
10'-0" OPENING	L 5" X 3 1/2" X 3/8"	6" BRG.
16'-0" OPENING	L 6" X 3 1/2" X 1/2"	6" BRG.

GENERAL NOTES

ARCHITECT IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS/OMISSIONS NO CONSTRUCTION SUPERVISION IS PROVIDED BY THE ARCHITECT ON THIS PROJECT

THESE DRAWINGS ARE DIAGRAMATIC AND ARE NOT INTENDED TO SHOW EXACT LOCATIONS OF SWITCHES,

GENERAL CONTRACTOR SHALL APPLY FOR ALL PERMITS REQUIRED IN CONNECTION WITH THIS WORK FROM THE GOVERNMENTAL BODIES HAVING JURISDICTION. ALL CONTRACTORS ARE RESPONSIBLE FOR THE COORD INATION OF THEIR WORK WITH ALL OTHER TRADES AND THE PROPER SEQUENCING OF THEIR WORK WITH THE CONSTRUCTION SCHEDULE SO AS TO NOT DELAY THE OMPLETION OF THE WORK OR PROJE

AND FAMILIARIZE THEMSELVES WITH THE PROJECT CONDITIONS PRIOR TO BIDDING OR BEGINNING WORK NOTIFY THE G.C. OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS PRIOR

ALL CONTRACTORS SHALL VISIT THE PROJECT SITE

TO BIDDING OR BEGINNING WORK. G.C. SHALL REVIEW DRAWINGS FOR ACCURACY PRIOR TO BEGINNING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DURING CONST. SHOULD CHANGES BE REQUIRED FOR DISCREPANCIES OF WHICH THE ARCHITECT WAS NOT NOTIFIED.

ALL BUBBISH, DEBBIS, AND EXCESS CONSTRUCTION. MATERIALS SHALL BE REMOVED FROM THE SITE AFTER OBTAINING THE G.C. AUTHORIZATION. EACH CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF THEIR OWN DEBRIS

ASSOCIATION OF ARCHITECTS (ALA) GENERAL CONDITIONS FOR CONSTRUCTION (CURRENT EDITION) GOVERN THIS CONSTRUCTION WORK AND IS MADE PART OF THESE DOCUMENTS AS IF SHOWN HEREON.

DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL. STATE, COUNTY AND LOCAL BUILDING CODES AND ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND COMPLY WITH ALL CODE REQUIRMENTS.

FOUNDATION & CONCRETE: ALL CONCRETE WORK IS TO CONFORM TO ASTM AND ACI STANDARDS AND LOCAL CODES AND ORDINANCES.

APPLY MIN. 1-COAT OF SPRAY-ON TYPE WATERPROOFING TO THE EXTERIOR SURFACE OF THE FOUNDATION WALL. REMOVE ALL FORM TIES AND LOOSE OR EXCESS CONCRETE AT INTERIOR OF BASEMENT FOUNDATION WALLS. ALL FOOTINGS TO BE PLACED ON 3000 PSF BEARING SOIL.

CONTRACTOR SHALL EXCAVATE AS REQUIRED TO LOCATE THE LEVEL OF REQUIRED BEARING CAPACITY. IF SUB-STANDARED SOIL CONDITIONS ARE OBSERVED, CONTRACTOR SHALL REPORT INFORMATION TO THE ARCHITECT. WING WALLS SHALL BE POURED CONTINUOUSLY WITH FOUNDATION WALLS. INSTALL #4 BARS, 12" O.C. VERTICALLY.

REMOVE ALL ORGANIC SOIL AT PORCH SLAB/STOOP LOCATIONS. PLACE ONLY NON-ORGANIC SOIL WITH MIN. 12" 12" GRAVEL, COMPACTED, BENEATH SLABS. INSTALL PROPER GRANULAR FILL, COMPACTED TO A MAX. DENSITY OF 90% ACCORDING TO ASTM D1557-60.

ALL CONCRETE WORK SHALL MEET ACI 318-89 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE CONSTRUCTION" AND ASTM C-150, MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAY CURE REQUIRED.

INSTALL 4" PERIMETER DRAIN TILE AT FOUNDATION PERIMETER WITH MIN. 12" STONE OVER AND MIN. 2" UNDER. PROVIDE 4" DIAMETER DRAIN TILE STUB AND GRATE TO ALL WINDOW WELLS WITH MIN. 6" STONE BACKFILL. CONNECT TO PERIMETER DRAIN TILE AND SUMP PIT. PROVIDE 6"H. CONTINUOUS CONCRETE GAS CURB AT

GOVERNING CODES. CURB MAY BE ACHIEVED BY CAST IN-PLACE CONCRETE OR BY FOUNDATION WALL EXPOSURE. PITCH GARAGE SLABS FROM INTERIOR TO OVERHEAD DOOR OUTLET AT MIN. 1/8" PER 1'-0" SLOPE. ADJUST AS REQUIRED BY SITE CONDITIONS AND/OR SITE ENGINEERING PLANS BY OTHERS.

GARAGE AND COMMON HOUSE WALLS AS REQUIRED BY

FRAMING & CARPENTRY: ALL WINDOW/DOOR HEADERS SHALL BE DOUBLE 2X12 WITH 1/2" PLYWOOD FLITCH PLATE NAILED TOGETHER, IN BEARING EXTERIOR/INTERIOR WALLS UNLESS NOTED OTHERWISE OR REQUIRED BY CONFORMANCE TO LOCAL BUILDING CODES.

PROVIDE SINGLE CRIPPLE / SINGLE TRIMMER STUD EACH SIDE OF HEADERS UP TO 8'-0". DBL. CRIPPLE OVER 8'-0".

PROVIDE DOUBLE ELOOR JOISTS UNDER ALL MAIN PARALLEL PARTITIONS, MAY SUBSTITUTE WITH JOIST ON EACH SIDE OF THE PARTITION AND SOLID BLOCKING WHERE PLUMBING, ELECTRICAL, OR MECHANICAL ACCESS TO THE WALL CAVITY IS REQUIRED. (SEE "DOUBLE FJ ALTERNATIVE" DETAIL AT SEPARATE LOCATION

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL TUBS, SHOWERS, CANTILEVER TRIMMERS, AND MIN. 32" TO FRONT OF FIREPLACES. 1X3 CROSS-BRIDGING REQUIRED, 8'-0" O.C. BLOCK JOISTS

4'-0" O.C. WHERE PIPING OR DUCTWORK OCCURS. DRYER VENT TO EXTERIOR WITH METAL DLICT NO SEAMS OR SCREW PENETRATIONS ALLOWED MINIMUM 1/4" HARDWOOD OR EQUIV. UNDERLAYMENT AT VINYL AND CERAMIC TILE FLOORS. WOOD STAIRS SHALL BE MINIMUM OF 2-2X12 STRINGERS OR 7-3/4" MAX. RISERS. AND 6'-8" MIN. CLEAR HEADROOM. (SEE "TYP. STAIR/RAILING DETAILS" SEPARATE LOCATION)

HARDWOOD EQUIVILENT, MIN. 10" CLEAR TREAD W/ 1" NOSING, PROVIDE 36" H. RAILINGS AND GAURDS W/ BALUSTERS SPACED TO PREVENT PASSAGE OF A 4" DIA. SPHERE 34" H. CONTINUOUS HANDRAIL AT ALL STAIRWAYS (SEE "TYP. STAIR/RAILING DETAILS" SEPARATE LOCATION

PLUMBING: PROVIDE IN WALL GUY-GREY BOX FOR WASHER WATER LINE

SHIIT-OFFS AND DRAIN STEM. PROVIDE INSULATION PER IECC WHEN INSTALLED AT EXTERIOR WALLS. CONNECT WASHER OVERFLOW PAN CONNECTED TO ADJACENT 2" DIAMETER FLOOR DRAIN AND PIPED TO SANITARY SEWER.

PROVIDE 110V. RECEPTACLE OUTLETS IN STANDARDIZED ROOMS WITHIN 6'-0" OF ENTRY TO ANY ROOM AND 12'-0" OC THEREAFTER INCLUDING ANY WALL SPACE 2' OR MORE. MAXIMUM 6'-0" FROM ANY HORIZONTAL WALL POINT TO A RECEPTACLE OUTLET IS ALLOWED.

ALL OUTLETS SHALL BE TAMPER RESISITANT TYPE ALL KITCHEN OUTLETS TO BE GFI PROTECTED ON 20 AMP CIRCUIT AT ALL COUNTERTOPS 12" OR GREATER AND 4'-0" OC THEREAFTER. ISLANDS/PENINSULAS OUTLET MAX. 12" BELOW TOP OF COUNTERTOP.

PROVIDE A MINIMUM OF (1) GFI PROTECTED OUTLET AT BASEMENTS AND GARAGES OR PER LOCAL AMENDMENT. PROVIDE ELECTRIC SERVICE PANEL WITH 8' DRIVE-IN GROUND ROD TIED TO WATER SERVICE LINE PER NEC. PROVIDE SURFACE MOUNT FLORESCENT OR RECESSED LIGHT FIXTURES W/ SAFETY LENS AT ALL CLOSET LOCATIONS. MISCELLANEOUS:

PROVIDE 110V SMOKE AND CARBON MONOXIDE DETECTORS WIRED IN-SERIES WITH BATTERY BACK-UP ON ALL FLOORS AND/OR AT ALL BEDROOMS AS REQUIRED BY LOCAL ORDINANCE AND/OR GOVERNING BUILDING CODES.

ALL GLAZING ALL FLOORS TO FOLLOW IRC R310 REGARDING SIZE, TYPE, AND EGRESS REQUIREMENTS. MIN NET CLEAR OPENING OF 5.7 SQUARE FEET -EXCEPTION 5.0 SF GRADE FLOOR OR BELOW GRADE LOCATIONS MIN. CLEAR OPENING HEIGHT OF 24" MIN. CLEAR OPENING WIDTH OF 20" MAX. SILL OF 44" AFF AT EGRESS OR RESCUE WINDOWS.

-EXCEPTION: SILL HEIGHT BELOW GRADE FOLLOW R310.2.3 PROVIDE MIN. 20-MINUTE FIRE-RATED DOOR, WITH SELF-CLOSER AND WEATHER STRIPPING AT GARAGE-TO-HOUSE DOORS PER IRC R302.5.

ENERGY CONSERVATION (2018 IECC):

EXTERIOR WALLS, INCLUDING BEHIND BATHTUBS, SHALL HAVE CONTINUOUS AIR BARRIER. (TABLE 402.4.1.1) ADDITIONAL DOWNERS GROVE NOTES: APPROVED PLANS SHALL BE ON SITE FOR ALL INSPECTIONS

CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OF I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE

SPECIFICALLY ADDRESSED (R502.8.2) EXTERIOR OF LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAUGE AND 1-1/2" WIDE FASTENED TO EACH PLATE (R602.6.1) EXTERIOR OF LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE (R602.6) HEATING AND COOLING EQUIPMENTS SHALL BE SIZED AND SELECTED PER ACCA MANUAL S & J (PROVIDE BY OTHERS) ALL PLUMBUNG FIXTURES TO BEAR THE WATER SENCE LABEL DO NOT REMOVE UNTIL FINAL INSPECTION IS PASSED. FIXTURE CUT SHEETS TO BE ON JOBSITE FOR FINAL

ALL FXISTING FRAMING EXPOSED WHICH IS CUT, NOTCHED, DRILED SHALL BE REPAIRED OR REPLACED AS REQUIRED TO MEET THE BUILDING CODE.

IECC - PRESCRIPTIVE METHOD

PROJECT SHALL COMPLY WITH ALL 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) MANDATORY AND PRESCRIPTIVE REQUIREMENTS AS AMENDED BY THE STATE OF ILLINOIS ADMINISTRATIVE CODE, TITLE 71, SECTION 600, APPENDIX A: SUPPLANTED AND ADDITIONAL 2018 INTERNATIONAL ENERGY CONSERVATION CODE SECTIONS. CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY

THE FOLLOWING IS A PARTIAL LISTING OF CODE REQUIREMENTS. SEE IECC CODE AND IL AMENDMENTS FOR ALL REQUIREMENTS.

R401.2 COMPLIANCE: PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING 1) SECTIONS R401 THROUGH R404 2) SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY". 3) WITH THE CONCURRENCE OF THE CODE OFFICIAL. AN ALTERNATIVE METHOD. AN ENERGY RATING INDEX (ERI)

APPROACH IN SECTION R406 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATOR" R401.3 CERTIFICATE (MANDATORY): A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST TE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF WALLS FOLINDATION (SLAB BASEMEN) WALL, CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONS SPACES. U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT. TH CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. (CONT., SEE IECC)

R402.1 GENERAL (PRESCRIPTIVE): THE BUILDING ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402.1.5 (SEE CODE FOR DETAILS).

1402.1.1 TRINOUGH N402.1.3 (SEE CODE FOR DETAILS).										
TABLE R402.1.2: INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT a										
NSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: WINDOW SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F. LEAVE MANUFACTURER'S STICKERS ON WINDOW AND DOOR UNTIL AFTER INSULATION INSPECTION IS COMPLETED AND APPROVED										
CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	MASS FLOOR R-VALUE	BASEMENT ° WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ' WALL R-VALUE
5 AND MARINE 4	0.30	0.55	NR	49	20 OR 13+5 h	13/17	30 ^g	10/13	10, 2 FT	15/19

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1-3 where the SHGC for such skylights does not exceed 0.30.

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home. or R-13 carity insulation at the interior of the basement wall.
R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing
There are no SHGC requirements in the in the Marine Zone.
Or insulation sufficient to fill the framing cavity, R-19 minimum.

R402.2 SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE): IN ADDITION TO THE REQUIREMENTS OF SECTION R402.1 INSULATION SHALL MEET THE SPECIFIC REQUIREMENTS OF SECTIONS R402.2.1 THROUGH R402.2.13 (SEE ITEMS WITHIN CODE). 8402.2.2 CEILINGS WITHOUT ATTIC SPACES: WHEN SECTION 8402.1.2 WOULD REQUIRE INSULATION LEVELS AROVE 8:30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION. THE MINIMUM REQUIRED INSULATION FOR THOSE ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.2 SHALL BE LIMITED TO 500 SQUARE FEET OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION R 402.1.5.

-SEE ALSO, EXCEPTIONS. R402.2.9 BASEMENT WALLS: WALLS ASSOCIATED WITH CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10 FEET BELOW GRADE OR TO WITHIN 6 INCHES OF THE BASEMENT FLOOR, WHICHEVER IS LESS. WALLS ASSOCIATED WITH UNCONDITIONED BASEMENTS SHALL MEET THIS REQUIREMENT UNLESS THE FLOOR OVERHEAD IS INSULATED IN ACCORDANCE WITH SECTION R402.1.2 AND R402.2.2.8.

EXCEPTION: WALLS ASSOCIATED WITH CONDITIONED BASEMENTS MAY BE INSULATED FROM THE TOP OF THE BASEMENT WALL

DOWN TO 4 FEET BELOW GRADE WHEN THE BASEMENT WALL R-VALUE IS AT LEAST 15/19.

R402 4.1.2 TESTING: THE BUILDING OR DWELLING LINIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 4 AIR CHANGES PER HOUR (ACH) IN CLIMATE ZONES 4 AND 5. THE BUILDING OR DWELLING UNIT SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILÁTION SYSTEM AS DESIGNED IN ACCORDANCE WITH SECTION R403.6. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). WHEN REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST, INDICATING THE ACH, SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE

-SEE ALSO, EXCEPTIONS

1. EXTERIOR WINDOWS AND DOORS AND FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OF OTHER INFILTRATION CONTROL MEASURES.

2. DAMPER, INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS, SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES

3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OF

6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN. R402.4.4 ROOMS CONTAINING FUEL-BURNING APPLIANCES: THIS SECTION HAS BEEN DELETED. IT IS NOT REQUIRED IN ILLINOIS. R403.1 CONTROLS (MANDATORY): NOT LESS THAN ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND

R403.3 DUCTS: DUCTS AND AIR HANDLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS R403.3.1 THROUGH R403.3.7. R403.3.1 INSULATION (PRESCRIPTIVE): SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN B-8 FOR DÙICTS 3 INCHES IN DIAMETER AND LARGER AND NOT LESS THAN B-6 FOR DUICTS SMALLER THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO NOT LESS THAN R-6 FOR DUCTS 3 INCHES IN DIAMETER AND NOT LESS THAN R-4.2 FOR DUCTS SMALLER THAN 3 INCHES IN DIAMETER. EXCEPTION: DUCTS OR PORTIONS THEROF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R403.3.2 SEALING (MANDATORY): DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY

WITH EITHER THE ÎNTERNATIONAL MECHÂNICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE R403.3.3 DUCT TESTING (MANDATORY): DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING

ROUGH-IN TEST: (SEE CODE FOR DETAILS) 2. POSTCONSTRUCTION TEST: (SEE CODE FOR DETAILS)

. TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILIDING 2. TEST SHALL NOT BE REQUIRED FOR DUCTS SERVING HEAT OR ENERGY RECOVERY VENTILATORS THAT ARE NOT INTEGRATED WITH DUCTS SERVING HEATING AND COOLING SYSTEMS A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED

TO THE CODE OFFICIAL. R403.3.4 DUCT LEAKAGE (PRESCRIPTIVE): THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURE IN ACCORDANCE WITH SECTIONS R403.3.3, SHALL BE AS FOLLOWS:

ROUGH-IN TEST: (SEE CODE FOR DETAILS) 2. POSTCONSTRUCTION TEST: (SEE CODE FOR DETAILS)

R403.3.5 BUILDING CAVITIES (MANDATORY): BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. R403.4 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY): MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105 F OR LESS THAN 55 F SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3. R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE): INSULATION FOR HOT WATER PIPING WITH A THERMAL RESISTANCE,

R-VALUE, OF NOT LESS THAN R-3 SHALL BE APPLIED TO ITEMS 1-7 (SEE CODE FOR LISTING) R403 6 MECHANICAL VENTILATION (MANDATORY). WHEN THE AIR INFILTRATION RATE OF A BUILDING OR DWELLING LINIT IS 5 AIR CHANGES PER HOUR OR LESS WHEN TESTED IN ACCORDANCE WITH SECTION 8402.4.1.2. THE BUILDING OR DWELLING UNIT SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THIS SECTION OR THE INTERNATIONAL MECHANICAL CODE AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTO MATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

R403.6.2 RECIRCULATION OF AIR: EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN

A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. R403.6.3 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM: WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH R403.6.4 THROUGH R403.6.6 R403.6.4 SYSTEM DESIGN: THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OF EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO

SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED. TO PROVIDE SUPPLY VENTILATION. -----INSTALL HONEYWELL MFG. MODEL Y8150 FRESH AIR VENTILATION KIT OR EQUIVELENT-----R403.6.5 SYSTEM CONTROLS: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT

R403.6.6 MECHANICAL VENTILATION RATE: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.6.6(1) . THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHEN THE SYSTEM HAS

HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25% OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE R403.6.6(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE R403.6.6(2). 2. THE TOTAL REQUIRED OUTDOOR AIR VENTILATION RATE (Qtot) SHALL BE SPECIFIED IN TABLE R403.6.6(1) OR CALCULATED IN ACCORDANCE WITH EQUATION 4-1 (SEE IL AMÉNDMENTS).

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE NUMBER OF BEDROOMS DWELLING UNIT | 1 2-3 4-5 6-7 FLOOR AREA (SQUARE FEET) AIRFLOW IN CFM 3,001-4,500 4,501-6,000

FOR S1: 1 SQUARE FOOT=0.0929 m2, 1 CUBIC FOOR PER

LOCATION WHERE THE EQUIPMENT IS INSTALLED

CONTAIN ONLY HIGH-EFFICACY LAMPS.

ENABLE MANUAL OVERRIDE.

6,001-7,500 >7,500

RUN-TIME PERCENTAGE IN 25% 33% 50% 66% 75% 100% EACH 4-HOUR SEGMENT FACTOR a 4 3 2 1.5 1.3 1.0 a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION. b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED. 105 120 135 150

INTERMITTENT WHOLE-HOUSE MECHANICAL

VENTILATION SYSTEM AIRFLOW RATE a,b

R403.6.6.1 DIFFERENT OCCUPANT DENSITY: TABLE R403.6.6(1) ASSUMES TWO PERSONS IN A DWELLING UNIT AND AN ADDITIONAL PERSON FOR EACH ADDITIONAL BEDROOM. WHEN HIGHER OCCUPANT DENSITIES ARE KNOWN, THE AIRFLOW RATE SHALL BE INCREASED BY 7.5 CFM FOR EACH ADDITIONAL PERSON. WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION, LOWER OCCUPANT DENSITIES MAY BE USED. R403.6.6.2 AIRFLOW MEASUREMENT: THE AIRFLOW RATE REQUIRED IS THE QUANTITY OF OUTDOOR VENTILATION AIR SUPPLIED AND/OR INDOOR AIR EXHAUSTED BY THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM INSTALLED, AND SHALL BE MEASURED USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE. VENTILATION AIRFLOW OF SYSTEMS WITH MULTIPLE OPERATING MODES SHALL BE TESTED IN ALL MODES DESIGNED TO MEET SECTION R403.6.6. WHERE REQUIRED BY THE CODE INDICATING THE VERIFIED AIRFLOW RATE, SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE

R403.6.7 LOCAL EXHAUST RATES: LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE WITH TABLE R403.6.7

R404.1 LIGHTING EQUIPMENT (MANDATORY): NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL

R404.1.1 LIGHTING EQUIPMENT (MANDATORY): FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

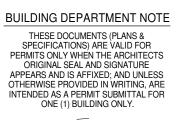
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS AREA TO BE EXHAUSTED EXHAUST RATES 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS KITCHENS MECHANICAL EXHAUST CAPACITY OF 50 CFM BATHROOMS-TOILET ROOMS INTERMITTENT OR 20 CFM CONTINUOUS

FOR SI: 1 CUBIC FOOR PER MINUTE = 0.0004719 m3/s. R403.7 EQUIPMENT SIZING AND EFFICIENCY RATING (MANDATORY): HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW OR REPLACEMENT HEATING AND COOLING EQUIPMENT SHALL SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC

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STEPHEN L. GAWLIK - PRINCIPLE No. 001-010162 EXP. 11-30-24 CORPORATE LICENSE No. 184-000582 EXP. 04-30-25



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SHEET NO. >GENERAL NOTES >ENERGY CONSER- VATION DETAILS DESIGN CRITERIA	5		

>SCHEDULES >MISC. DETAILS