VILLAGE OF RIVER FOREST
MEETING OF THE HISTORIC PRESERVATION COMMISSION

Thursday, April 24th, 2025 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
First Floor Community Room

AGENDA

Public comments sent in advance of the meeting are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: lmasella@vrf.us. This meeting will take place **in the First Floor Community Room** at Village Hall.

You may listen to the meeting via Zoom conference call as follows: **Zoom Conference Call: Dial-in number: 312-626-6799 with meeting ID: 854 5693 2628. Zoom Link: https://us02web.zoom.us/j/85456932628**

The agenda is as follows:

I. Call to Order
II. Public Comment
III. Approval of Meeting Minutes – March 27th, 2025
IV. Review of Application for Certificate of Appropriateness for Completeness – 147 Thatcher – Garage Demolition
V. Review of Application for Certificate of Appropriateness for Completeness – 601 Bonnie Brae – Garage Demolition
VI. Review of Application for Certificate of Appropriateness for Completeness – 715 Clinton – Garage Demolition and New Roof
VII. Continued Discussion of Potential Modifications to the Certificate of Appropriateness Process
VIII. Discussion of Additional Ways to Protect Significant Properties
IX. Discussion Regarding Promotion of River Forest Architecture and History
X. Other Business
XI. Adjournment

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village at least 24 hours in advance of the scheduled meeting in person at Village Hall by telephone at 708.366.8500 or by email: mwalsh@vrf.us. Every effort will be made to allow for meeting participation.

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

March 27th, 2025

A meeting of the Historic Preservation Commission was held on Mach 27th, 2025, in the 1st Floor Community Room of the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:58 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Saeger, Krusinski, Graham-White, Forehand, and Raino-Ogden

Absent: Commissioner Muhr

Also Present: Management Analyst/Deputy Clerk Luke Masella

II. PUBLIC COMMENT

None.

III. APPROVAL OF MEETING MINUTES – February 20th, 2025

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to approve the meeting minutes for the February 20th, 2025, meeting.

Commissioner Raino-Ogden pointed out that his name was misspelled in the meeting minutes.

Chairman Franek noted a discrepancy in Section 4 of the minutes and requested that it be corrected. He also identified several technical errors in the memo presented to the Commission that evening.

AYES: Chairman Franek, Commissioners Saeger, Krusinski, Graham-White, Forehand, and Raino-Ogden

NAYS: None

Motion Passes.

IV. DISCUSSION OF POTENTIAL MODIFICATIONS TO THE CERTIFICATE OF APPROPRIATENESS PROCESS

Chairman Franek provided background information on his research related to the agenda item. He noted that there were three key questions the Commission should consider that evening: should the Commission extend the demolition delay deadline; should applicants be required to appear before the Commission prior to submitting a building permit application; and in what ways, if any, does the

Commission wish to modify the Certificate of Appropriateness process to potentially shorten its duration.

Chairman Franek asked what the Commission members felt they need before them to review an application for certificate of appropriateness.

Commissioner Raino-Ogden expressed that the application should include elements of the schematic design, such as existing and proposed floor plans, exterior elevations, and photographs. Commissioner Forehand agreed.

Chairman Franek noted that the Commission could consider how the Village of Oak Park handles their Certificate of Appropriateness process.

Commissioner Raino-Ogden shared personal anecdotes about his experiences with other commissions handling applications similar to the Village's Certificate of Appropriateness. He noted that, in many cases, applicants appear before those commissions even before submitting a building permit application.

Commissioner Raino-Ogden noted being in support of somehow strengthening the Village's preservation code.

Chairman Franek suggested that the Commission consider adjusting the trigger of the 30-day delay in order to better align a hypothetical preliminary COA approval with the materials submitted for the building permit.

Commissioner Forehand expressed support for the idea, appreciating that it allows the Commission to provide feedback before the applicant submits their building permit application.

Chairman Franek suggested that, moving forward, the architectural subcommittee could be utilized to review COA applications — including demolition requests, which it is currently explicitly prohibited from reviewing.

Commissioner Forehand inquired whether a meeting with the Commission would be required prior to submitting the building permit in the future. Chairman Franek stated yes.

Commissioner Raino-Ogden suggested that the delay could be adjusted to be triggered when a building permit is submitted that significantly differs from the schematics presented at the preliminary meeting.

Deputy Clerk Masella read aloud a section of the Village code regarding the review timeline and outlined the architectural subcommittee's current authority to review proposed applications, with the exception of those involving demolition.

Chairman Franek explained how quorums work for commission meetings considering virtual meetings.

Chairman Franek suggested that the Architectural Subcommittee be permitted to conduct the initial completeness review for COA applications and asked the Commission for their input. Commissioner Raino-Ogden stated he would be ok with that suggestion.

Chairman Franek than noted that the timer would then start once the architectural subcommittee has deemed the application complete.

Deputy Clerk Masella provided background on how he handles COA applications currently and read aloud what the existing ordinance requires for submittals.

Commissioner Raino-Ogden recommended that applicants provide a site plan or plat of survey, photographs of the existing exterior as visible from public view, and plans or sketches showing both existing structures and proposed alterations. Commissioner Forehand agreed.

Chairman Franek emphasized the importance of the Architectural Subcommittee exercising caution during application reviews to remain mindful of the 30-day timeline.

Commissioner Forehand stated that a 7-day review period for the Architectural Subcommittee to evaluate preliminary submissions is sufficient.

The Commission and Deputy Clerk Masella walked through a sample application using the changes suggested at the meeting.

Chairman Franek explained the background of how parts of the existing Village code were developed and shared some of the Village Board's original intentions.

Chairman Franek shifted the discussion to the distinction between demolishing primary and secondary structures. He then outlined a framework that the subcommittee could use when reviewing garage demolitions.

The Commission discussed alterations to significant secondary structures on properties in the Village.

The Commission discussed the definition of the 20% visible facade trigger, with Chairman Franek providing background on how that figure was determined. Deputy Clerk Masella requested that the Commission revisit and clarify the definition of the 20%.

Deputy Clerk Masella shared some ideas from staff on how to engage homeowners before they submit their building permit applications.

Chairman Franek asked the Commission if they would like to extend the demolition delay.

Members of the Commission noted being in support of extending the demolition delay.

Chairman Franek noted that while the Village Board had previously been cautious about implementing a demolition delay, they may now be more receptive to it given the proposed changes discussed this evening, which aim to address concerns raised by applicants and homeowners about the process.

The Commission discussed past examples of demolitions of significant properties.

Commissioner Saeger suggested that the Village code should require an independent engineer to verify structural instability when an applicant claims a home is unsound as the basis for demolition.

Deputy Clerk Masella provided a roadmap for the upcoming meeting.

V. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

None.

VI. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

The Commission agreed to hold the Historic Preservation Awards on a biannual basis.

VII. OTHER BUSINESS

Commissioner Saeger requested that the Village investigate acquiring new historic district signs.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Saeger to adjourn the March 27th, 2025, meeting of the Historic Preservation Commission.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Forehand, and Raino-Ogden

NAYS: None.

Motion Passes and the meeting ended at 8:21 PM.

_____
Luke Masella
Deputy Clerk/Management Analyst

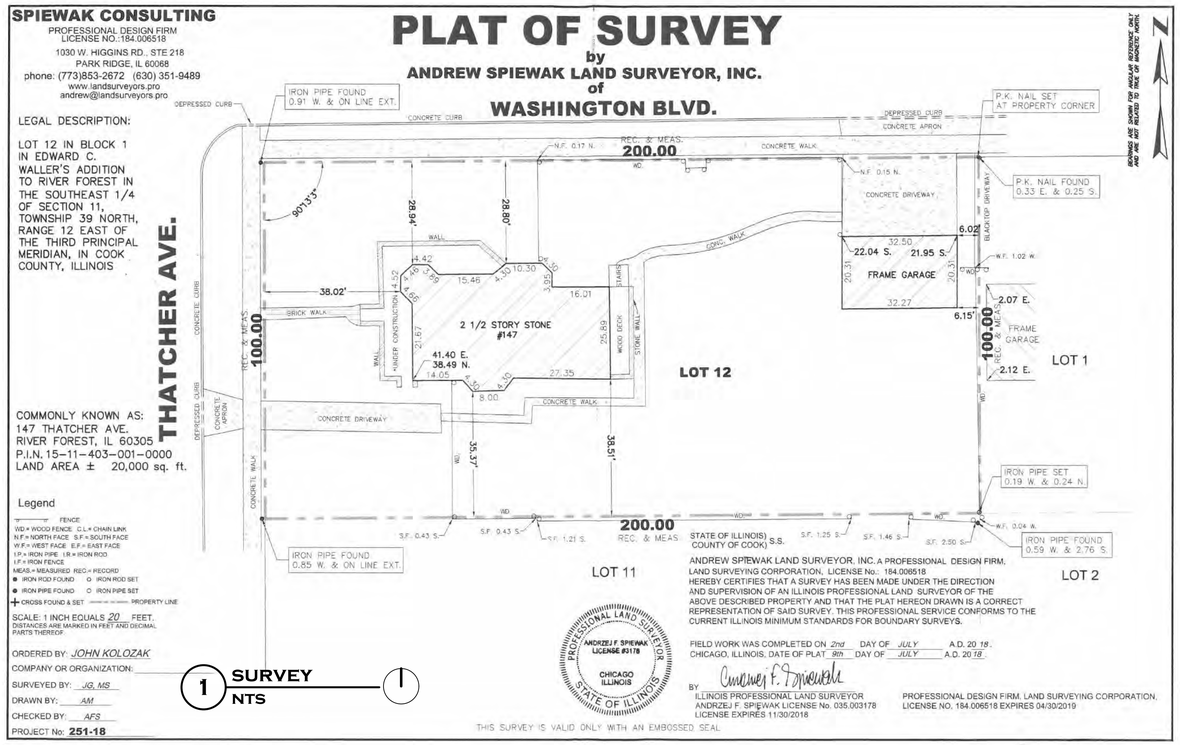
Approved:

_____ _____
David Franek, Chairman Date
Historic Preservation Commission

147 Thatcher COA Application

1. Kimberlee L. Smith, president Smith Architecture, Ltd.
2. John and Allison Kolozak
3. 147 Thatcher, River Forest, IL 60305. See plat of survey in drawing set.
4. The existing three car garage on the corner property is in a state of disrepair. There is no foundation, the wood is rotting, and the roof structure is failing.

5. It was our original intention to keep the existing structure, since it's taller than is actually allowed in the Village, but due to the lack of any real foundation, there is no real way to save the building. The proposed garage is similar in size, shape, detailing, but it is a little shorter.
6. Smith Architecture, Ltd. of Oak Park is the architectural firm working on the project.



1 SURVEY
NTS

GENERAL CONDITIONS NOTES
Verify all existing conditions, materials, dimensions, and utilities in field to execution of the work.

Perform all cutting and patching and repair work as required to complete the project.

All work and materials shall be in conformance with local codes.

General contractor shall obtain and pay for all building permits required for completion of the project, arrange for all necessary inspections, and make all required submittals.

Coordinate all work with other trades and with the owner.

Protect property and owner operations from damage and/or deleterious activities. Repair any damage which may occur at once.

Report any discrepancies to the architect in writing at once.

Provide all temporary lighting, power, and heat as required to properly perform the work. Maintain temporary systems throughout the duration of the work, or until permanent systems are completed.

All workers shall be insured in accordance with local codes.

Maintain the site in a clean and orderly manner. Remove all debris, excess materials, dirt, and similar items and properly dispose of off site.

Allowable unit stress and loading in accordance with local codes and as follows:

live loads @ roof: 25 psf
live loads @floors: 40 psf
windloads: 30 psf
ground snow load: 30 psf

An allowable soil bearing pressure of 2000 psf has been assumed at 4'-0" below finish grade.

All foundation excavations shall be tested by a testing agency to verify the assumed bearing pressure.

Provide adequate shoring and bracing for work in progress.

New work shall be installed plumb, level, and true, aligned as indicated with maximum elevations of 1/8" in a ten foot run. Shim existing surfaces to level floor and to plumb wall finishes.

Provide temporary signage and maintain same throughout duration of project as required, including or not limited to the following:
Fire extinguishers, as required.
Address, building permit copy, and emergency phone numbers at project entrance.

SITEWORK & PAVING NOTES
The contractor shall carefully and fully examine the site of the work, and compare it to this document and all other conditions and limitations pertaining to the work. The contractor is responsible for verifying and shall provide a site survey determining critical grade elevations for review by architect prior to commencement of the work. No work is to start until all discrepancies are resolved.

The contractor shall be responsible for the installation and maintenance of adequate signs, barricade, and warning devices to inform and protect the public. The cost of furnishing and maintaining signs, barricades, and warning devices shall be incidental to the contract and no additional compensation will be allowed.

Provide all cutting, patching, shoring, and dewatering necessary to complete the work.

Earthwork:

Locate existing underground utilities in areas of work. If utilities are to remain in place, provide adequate means of support and protection during earthwork operations. Should uncharted utilities be encountered during excavation, consult utility owner immediately for directions.Existing utilities are to remain in effect during construction.

Uniformly grade areas within specified tolerances, compact with uniform levels or slopes between points where elevations are indicated and between such points and existing grades.

Determine extent of cut or fill required prior to submitting bid. Provide suitable fill and/or dispose of excess excavated material, waste, trash, and debris off site.

CONCRETE & REINFORCING NOTES
All concrete work shall be in accordance with the American Concrete Institute Building Code (ACI 318) and with Specifications for Structural Concrete for Buildings (ACI 301), latest editions.

UNO, all concrete work shall contain minimum reinforcement as required by ACI 310

Concrete stresses used in design:
All concrete shall attain 3,000 psi 28 days compressive strength, uno.

Concrete exposed to the weather shall be air-entrained 5-7%

Reinforcement grades:
Bar reinforcement shall conform to ASTM A615, grade 60.
Welded wire fabric reinforcement shall conform to ASTM A 185.

Detail bar reinforcement according to ACI 315 Detailing Manual, latest editions. Detail welded wire fabric in accordance with the Welded Wire Fabric Manual for Standard Practice (WRI Manual MP-100), latest edition. Place two #5 bars (one each face) with 2'-0" projection around all openings in structural concrete slabs or walls.

Provide all accessories necessary to support reinforcement at positions shown on the plans and details. Plastic coated accessories shall be used in all exposed concrete work.

Concrete cover for reinforcement shall be provided as required by ACI 301 or by the governing ordinance, whichever is more critical.

The general contractor shall be responsible for coordinating the location and placement of all inserts, hangers, sleeves, ductwork, pads, and anchor bolts that are required by the architect and/or equipment, etc.

No aluminum of any type shall be allowed in the concrete work, unless coated to prevent aluminum/concrete reaction. This includes plumbing or electrical piping.

UNO, provide broom finish for all exposed exterior flatwork, smooth for interior work.

All outside corners of exposed concrete shall be finished with ½" radius.

Interior concrete for exposed finish shall have a smooth troweled finish. Coordinate work with finish schedule for colored additives and aggregates.

Apply clear concrete sealer to all exposed concrete floors.

UNO, provide a broom finish for all exterior walks and slabs. All exterior concrete shall contain 6% air entrainment.

2000 psf soil bearing pressure assumed.

WOOD NOTES
Minimum lumber stress grade shall be as follows:
Spruce-pine-fir no. 2 or better
Maximum allowable moisture content shall be 19%

Provide 1"x4" or metal cross bridging not over 6'-0" on center for all wood joists.

Provide solid blocking of the same dimension as the joists between the joists at all supports.

All plywood shown for floor/roof decks and all wall sheathing shall be of the thickness shown on the drawings and shall meet all the requirements of US Product Standard PS 1, latest edition, for structural 1 grade material.

BLOCKING NOTES
Drywall contractor shall provide all labor and materials for blocking and backing as required. Blocking and backing shall be treated for fire resistance where required by code. Anchor all blocking and backing rigidly to building structure or partition framing.

Provide blocking and backing for items including, but not limited to the following:
Doorways: install 2x4 sub bucks and blocking at jamb and head for attachment or door frame by others.
Electrical equipment: provide blocking as required.
Coordinate with other trades for size and location.

ROOFING NOTES
All work methods and materials shall comply with the requirements of local codes.

All materials and systems shall be submitted to the owner for review. Provide samples, product literature, test data, and manufacturer's details for installation methods.

Roofing and any waterproofing membranes shall be warranted against defects in materials and installation for a period of ten (10) years. Warranties shall cover replacement and repair of all other damaged building components resulting from roof membrane failure.

Completed roof system shall be adequately pitched to prevent ponding. Ponding is defined as any body of standing water remaining 24 hours after a rainfall.

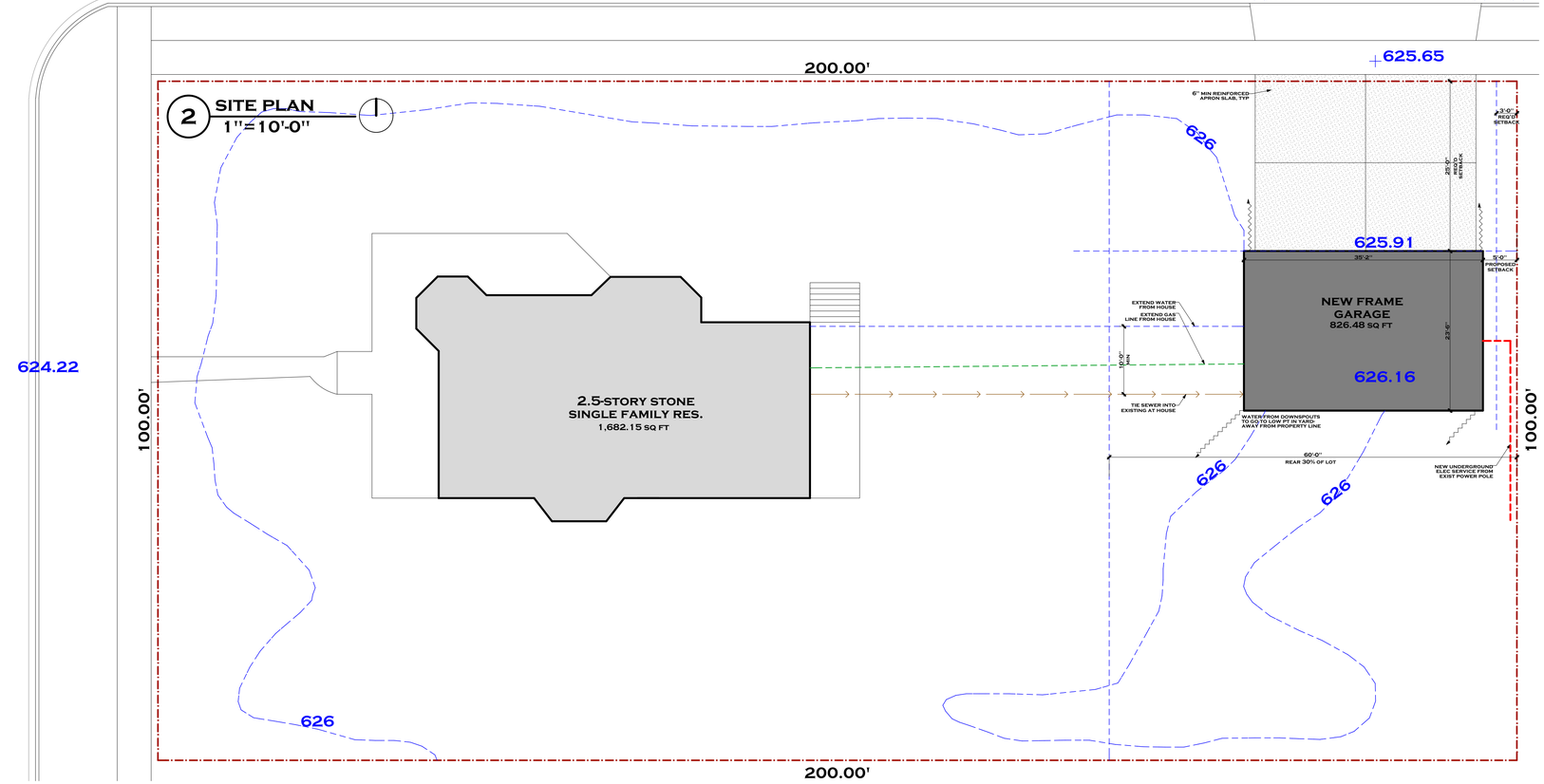
The use of pitch pockets for piping penetrations through roof is not permitted. Provide prefabricated boots and/or metal housing for all such conditions.

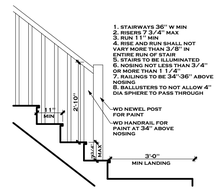
FLASHING NOTES
Flashing is hereby defined as the systems of impervious sheet and related anchors provided to intercept and control the flow of moisture and/or water away from the building's interior cavities. All flashings shall provide a weather-tight and water-tight assembly and shall have a non-corrosive finish.

Wherever flashing is to be provided as an accessory to a manufactured system, comply with manufacturer's requirements and recommendations.

Flashing shall be provided at locations including, but not limited to, the following:
Windows
Doors
All roof penetrations
All roof conditions

Provide ice and water shield at lowest 30" of roof.





1. HANDRAILS TO BE CONTINUOUS ON AT LEAST ONE SIDE OF STAIRS WITH NO MORE THAN
2. TOP OF HANDRAILS SHALL BE PLACED BETWEEN 34"-36" ABOVE NOSINGS
3. HANDGRIP PORTION SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" OD
4. HANDRAILS SHALL BE PLACED NOT LESS THAN 1 1/2" FROM WALL
5. RAILS TO BE RETURNED TO WALL, POST, OR SAFETY TERMINAL

STAIR NOTES

R311.7.5.1 Risers
The riser height shall be not more than 7 ¾". The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees from the vertical. At open risers, openings located more than 30 inches, as measured vertically, to the floor or grade below shall not permit the passage of a 4 inch diameter sphere.

R311.7.5.2 Treads
The tread depth shall be not less than 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".

R311.7.5.2.1 Winder Treads
Winder treads shall have a tread depth of not less than 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8". Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and shall not be required to be within the 3/8" of the rectangular tread depth.

R311.7.5.3 Nosings
Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16" or a bevel not greater than ½". A nosing projection not less than ¾" and not more than 1 ¼" shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8" within a stairway. A nosing projection is not required where the tread depth is not less than 11".

R311.7.6 Landings for stairways
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36". A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.7 Stairway walking surface
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 40" horizontal (2% slope).

R311.7.8. Handrails
Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

R311.7.8.1 Height
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34" and not more than 38". The use of a volute, turnout, or starting easing shall be allowed over the lowest tread. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38".

R311.7.8.2 Handrail projection
Handrails shall not project more than 4 ½" on either side of the stairway. Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6 ½" into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

R311.7.8.3 Handrail clearance
Handrails adjacent to a wall shall have a space of not less than 1 ½" between the wall and the handrails.

R311.7.8.4 Continuity
Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread. A volute, turnout, or starting easing shall be allowed to terminate over the lowest tread.

R311.7.8.5 Grip size
Required handrails shall be one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 ¼" and not greater than 2". If the handrail is not circular, it shall have a perimeter of not less than 4" and not greater than 6 ¼" and a cross section of not more than 2 ¼". Edges shall have a radius of not less than 0.01".
2. Type II. Handrails with a perimeter great than 6 ¼" shall have a graspagle finger recess area on both sides of the profile. The finger recess shall begin within ¾" measured vertically from the tallest portion of the profile and have a depth of not less than 5/16" within 7/8" below the widest portion of the profile. This required depth shall continue for not less than 3/8" to a level that is not less than 1 ¾" below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 ¼" and not more than 2 ¾". Edges shall have a radius of not less than 0.01".

R312 Guardrails
Required guards at open-sided walking surfaces, including stairs, porches, balconies, or landings, shall be not less than 36" high measured above the adjacent walking surface, adjacent fixed seating, or the line connecting the leading edges of the treads.

THE KOLOZAK RESIDENCE
147 THATCHER
RIVER FOREST, IL 60305

NEW CONSTRUCTION OF A 2 STORY FRAME GARAGE

DRAWING INDEX

EXP. 11/30/2026
STATE OF ILLINOIS
KIMBERLEE L. SMITH
001-017592
LICENSED ARCHITECT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE VILLAGE OF RIVER FOREST BUILDING CODES AND ORDINANCES
3.15.2024

KIMBERLEE L. SMITH 001-017592
IL PROFESSIONAL DESIGN FIRM
184007347-0001

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS AND THEIR ACCESSORY STRUCTURES WITH LOCAL AMENDMENTS
2017 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2014 ILLINOIS STATE PLUMBING

STATE OF ILLINOIS
KIMBERLEE L. SMITH
001-017592
LICENSED ARCHITECT
EXP 11/30/2026

KOLOZAK RESIDENCE
147 THATCHER
RIVER FOREST, IL 60305

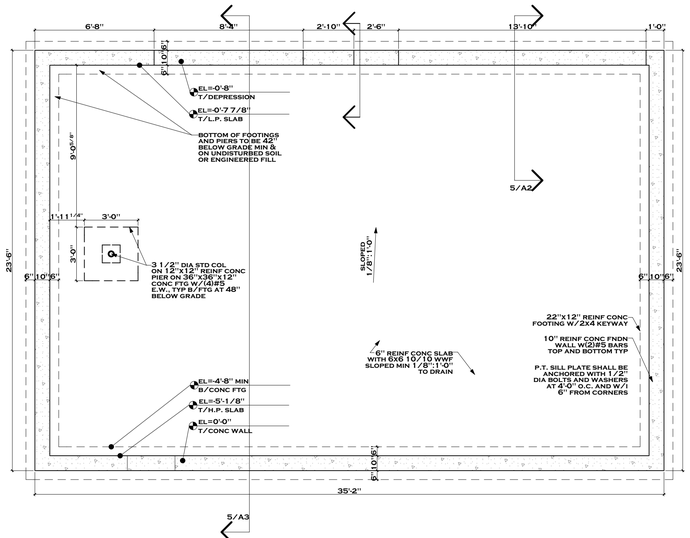
SMITH ARCHITECTURE
ARCHITECTURE HISTORIC PRESERVATION RENOVATION
ADDITION NEW CONSTRUCTION GRAPHIC DESIGN
811 NORTH EAST AVENUE. OAK PARK, IL 60302
773.934.9124 KSMITH@SMITH-ARCH.COM

TITLE SHEET

DATE
3.14.25

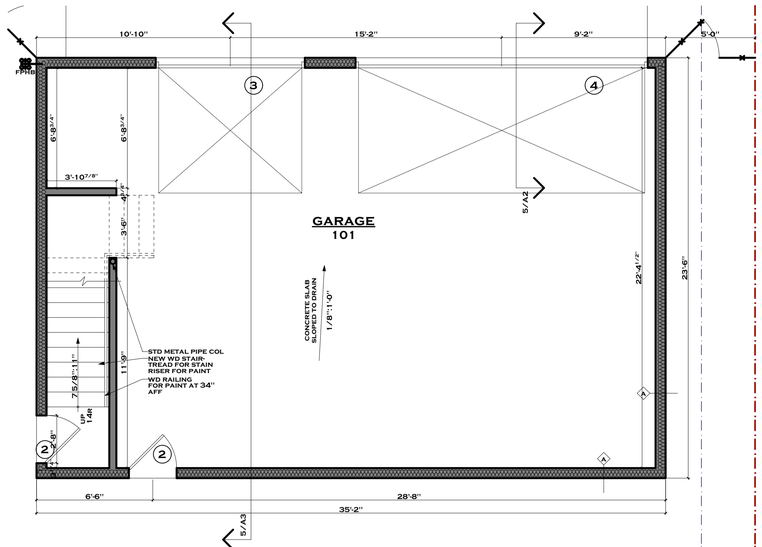
PROJECT
24144

SHEET NO.
A0

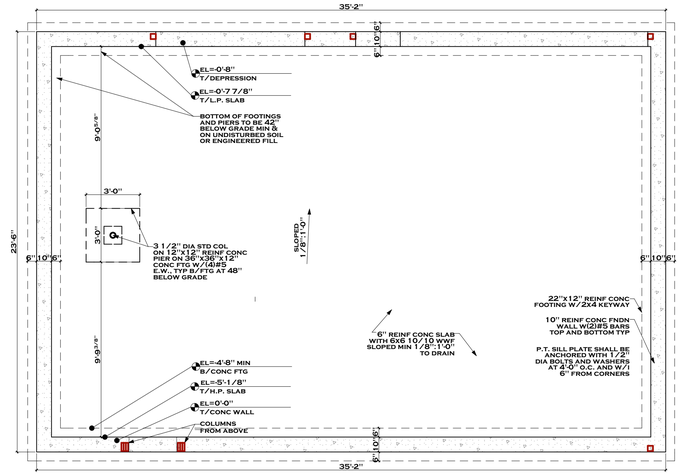


1 FNDN CONST PLAN
1/4"=1'-0"

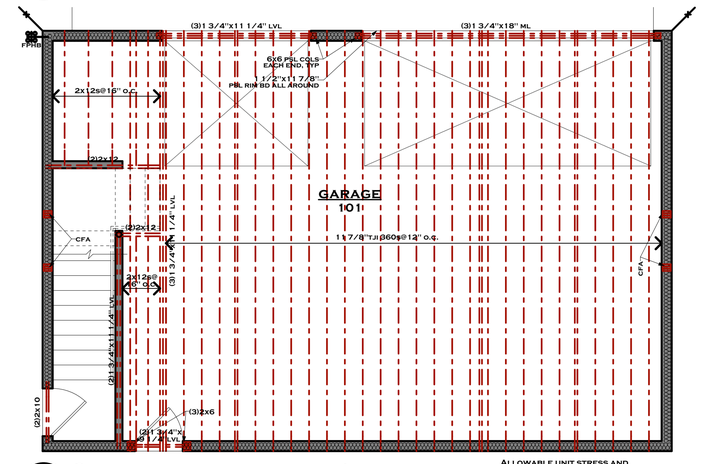
0 1 2 3 4 5 10



2 1ST FLR CONST PLAN
1/4"=1'-0"



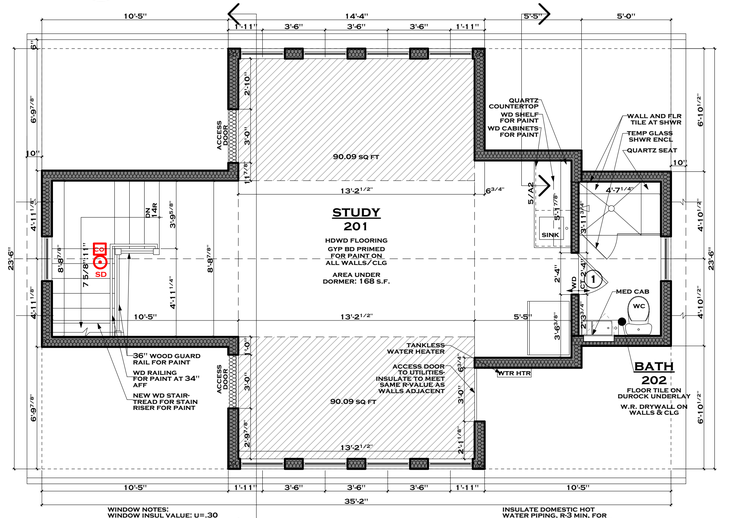
5 FNDN STRUCT PLAN
1/4"=1'-0"



6 2ND FLR FRAMING PLAN
1/4"=1'-0"

ALLOWABLE UNIT STRESS AND LOADING IN ACCORDANCE WITH LOCAL CODES AND AS FOLLOWS:

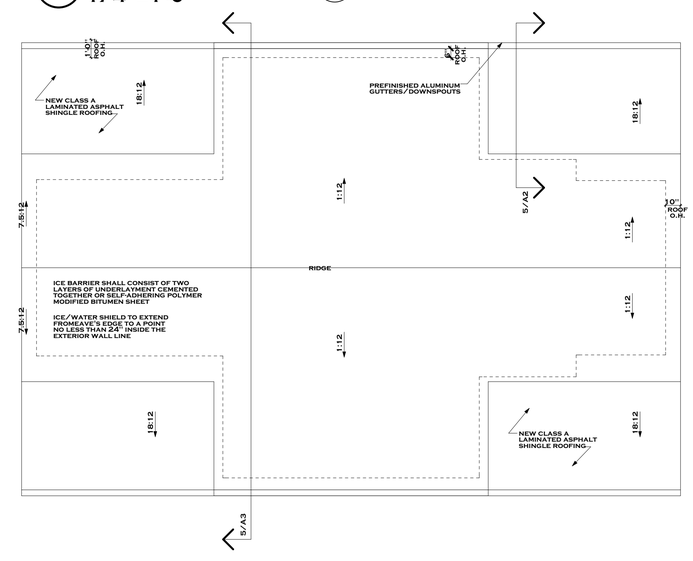
LIVE LOADS @ ROOF: 25 PSF
LIVE LOADS @FLOORS: 40 PSF
LIVE LOADS @ EXTERIOR DECK: 60 PSF
WINDLOADS: 30 PSF
INTERNAL HORIZONTAL PARTITION LOADS: 1 5 PSF
GROUND SNOW LOAD: 30 PSF



WINDOW NOTES:
WINDOW INSUL VALUE: U#=.30
WINDOWS TO HAVE AN AIR INFILTRATION RATE OF NO MORE THAN .3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN .5 CFM PER S.F. WHEN TESTED ACCORDING TO ASTM E283 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LAB AND LISTED AND LABELED BY MANUFACTURER

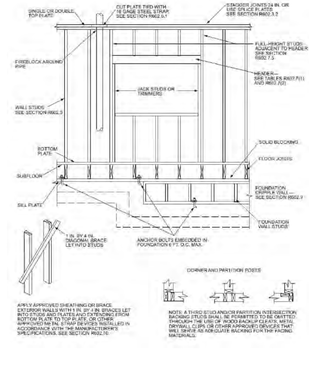
INSULATE DOMESTIC HOT WATER PIPING, R-3 MIN. FOR THE FOLLOWING CONDITIONS:
1. PIPING LARGER THAN 3/4" DIAMETER.
2. PIPING FROM WATER HEATER TO DISTRIBUTION MANIFOLD.
3. PIPING UNDER SLAB.
4. BURIED PIPING.
5. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
6. PIPING WITH RUN LENGTHS GREATER THAN THE MAX RUN LENGTHS FOR THE NOMINAL PIPE DIAMETERS.

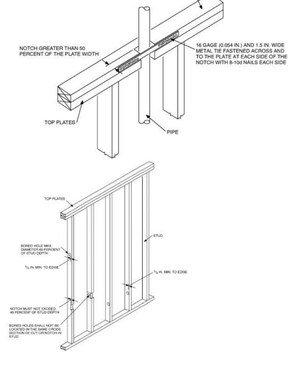
3 2ND FLR CONST PLAN
1/4"=1'-0"



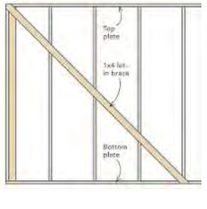
4 ROOF CONST PLAN
1/4"=1'-0"

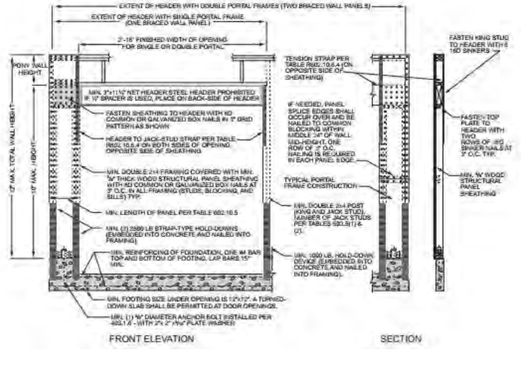
7 ROOF FRAMING PLAN
1/4"=1'-0"





WALL TYPE





STATE OF ILLINOIS
KIMBERLEE L. SMITH
001-017592
LICENSED ARCHITECT
EXP 11/30/2026

KOLOZAK RESIDENCE
147 THATCHER RIVER FOREST, IL 60305

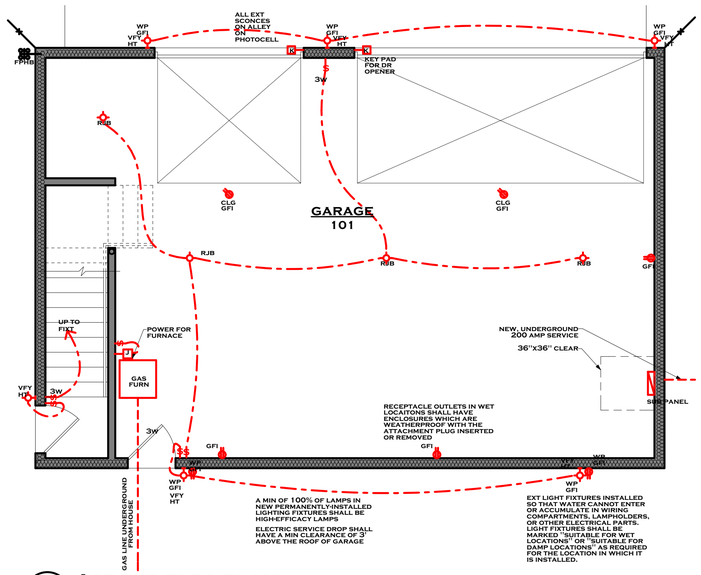
A R C H I T E C T U R E
S M I T H
ARCHITECTURE — HISTORIC PRESERVATION — RENOVATION
ADDITION — NEW CONSTRUCTION — GRAPHIC DESIGN
811 NORTH EAST AVENUE. OAK PARK, IL 60302
773.934.9124 KSMITH@SMITH-ARCH.COM

CONST PLANS/ STRUCT PLANS

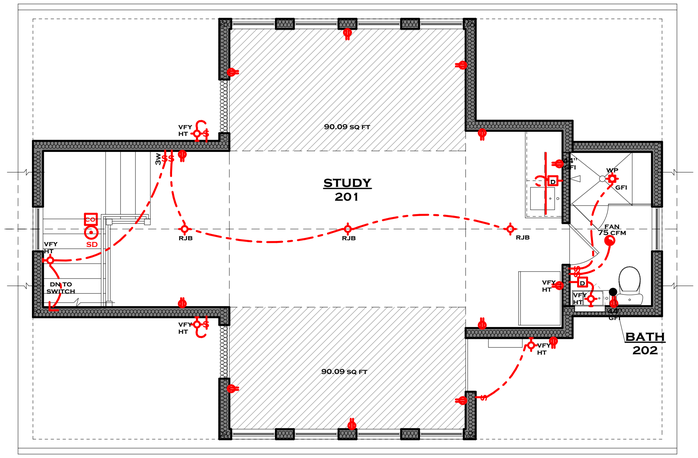
DATE
3.14.25

PROJECT
24144

SHEET NO.
A1



1 1ST FLR ELEC PLAN
1/4"=1'-0"



2 2ND FLR ELEC PLAN
1/4"=1'-0"

RJB CEILING MOUNTED REINFORCED JUNCTION BOX

WP EXTERIOR WALL MOUNTED INCANDESCENT LIGHT FIXTURE

GFI 110V DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER

WP 110V DUPLEX RECEPTACLE WITH WEATHER PROOF COVER

JUNCTION BOX FOR DIRECT WIRING OF ELECTRICAL APPLIANCES

S SINGLE POLE SWITCH, DASHED ARC INDICATES SWITCHING

3W 3-WAY SWITCH, DASHED ARC INDICATES SWITCHING

PANEL SCHEDULE

100 AMP MAIN BREAKER		24 CCT PANEL	
STUDY OUTLETS	15A	OVERHEAD DOOR	15A
BATH LIGHTS	15A	OVERHEAD DOOR	15A
BATHS GFIS	20A	FURNACE	20A
STUDY OUTLETS	15A	AC	20A
STUDY LIGHTS	15A	STAIR LIGHTING	15A
		(2)#12WIRES IN 1/2" CONDUIT TO EACH AC UNIT	

ELECTRICAL NOTES

Verify all existing conditions, dimensions, and materials in the field. Report all discrepancies to architect.

All conductors shall be copper. Minimum conductor size shall be #14 awg. All conductors #10 and larger shall have THWN or THW rated insulation. All others shall have THWN.

All work and material shall conform to the local codes and other governing regulations.

Electrical contractor shall provide all permits and inspections and pay for all fees associated with this work.

All conduit shall be thin wall galvanized steel or immediate wall galvanized steel conduit. Where conduit runs must be exposed, install against walls or ceilings. Install parallel to major building lines. Exposed conduit shall only be permitted in mechanical rooms UNO. All other conduit shall be concealed from view.

Ground all equipment and associated electrical work in accordance with code requirements.

Provide all lamps for fixtures. Provide all fuses.

Label circuit breakers and disconnect switches to identify equipment and devices' controllers. Directories at panel shall be typed.

Balance circuit loads at panels to provide equal or near equal loads for each phase.

Where penetrations for electrical devices occur on opposite sides of the same full height wall, do NOT locate within the same stud space as a sound prevention measure.

Separate lighting circuits from receptacle circuits. Maximum permitted leads on circuits shall be as follows:
20a - 1,700 watts
15a - 1,200 watts

"Dedicated circuit" shall be limited to outlets serving like pieces of equipment. "Separate circuit" shall serve a single outlet or piece of equipment.

All device trim plates shall be metal plates painted semi-gloss to match adjacent wall surface. Receptacle and switch to be as noted.

Locate electrical meter and panel and indicated on plans. Provide service entrance equipment, cable, and conduit as required.

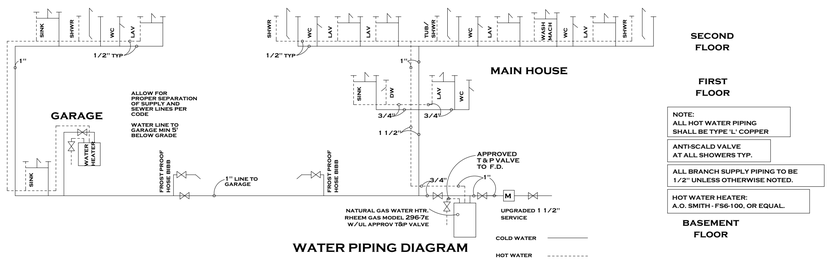
All 15a to be #14 or larger, all 20a to be #12 or larger, and 30a to be #10 or larger.

Nonmetallic sheathed cable types "nm", "nmc", and "nms" are not permitted to be used.

Minimum of 100% of all lights in permanently installed lighting fixtures shall be high-efficacy lights.

3 1ST FLR MECH PLAN
1/4"=1'-0"

4 2ND FLR MECH PLAN
1/4"=1'-0"



WATER PIPING DIAGRAM

SECOND FLOOR

FIRST FLOOR

NOTE:
ALL HOT WATER PIPING SHALL BE TYPE 'L' COPPER

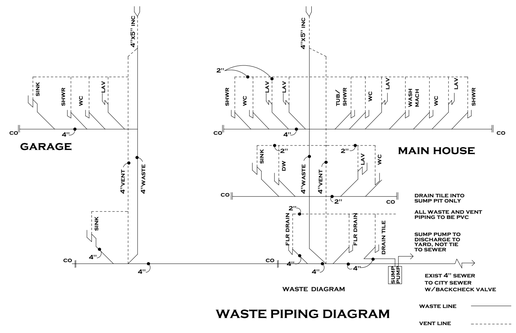
ANTISCALD VALVE AT ALL SHOWERS TYP.

ALL BRANCH SUPPLY PIPING TO BE 1/2" UNLESS OTHERWISE NOTED.

HOT WATER HEATER:
A.O. SMITH - FSG-100, OR EQUAL.

BASEMENT FLOOR

WATER SUPPLY DIAGRAM



WASTE PIPING DIAGRAM

DRAIN TILE INTO SUMP PIT ONLY

ALL WASTE AND VENT PIPING TO BE PVC

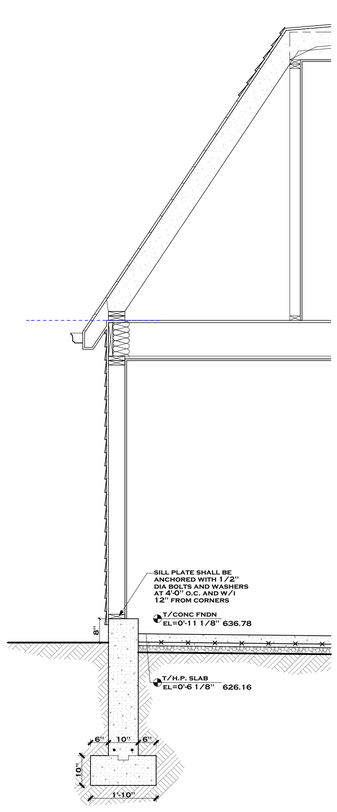
SUMP PUMP TO DISCHARGE TO YARD, NOT TO SEWER

EXIST 4" SEWER TO CITY SEWER W/ BACKCHECK VALVE

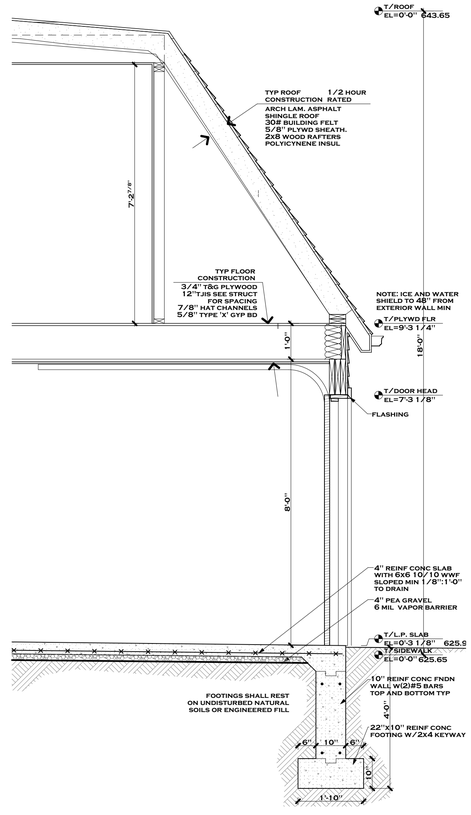
WASTE LINE

VENT LINE

WASTE DIAGRAM



5 SECT LOOKING W
1/2"=1'-0"



6 SECT LOOKING W
1/2"=1'-0"

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NEW CONSTRUCTION GRAPHIC DESIGN
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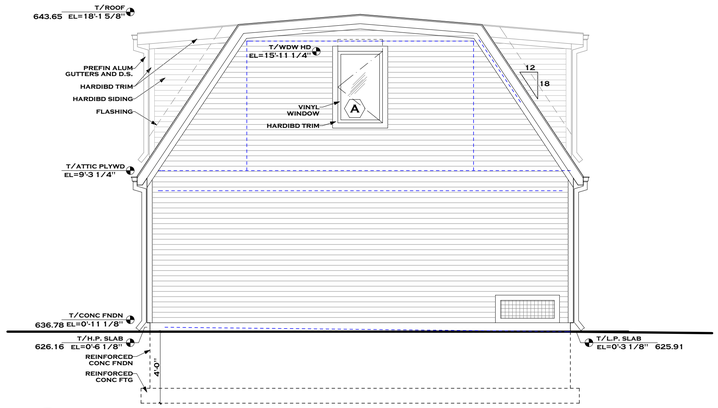
773.934.9124 KSMITH@SMITH-ARCH.COM

ELEC/MECH PLANS/ SECTIONS

DATE
3.14.25

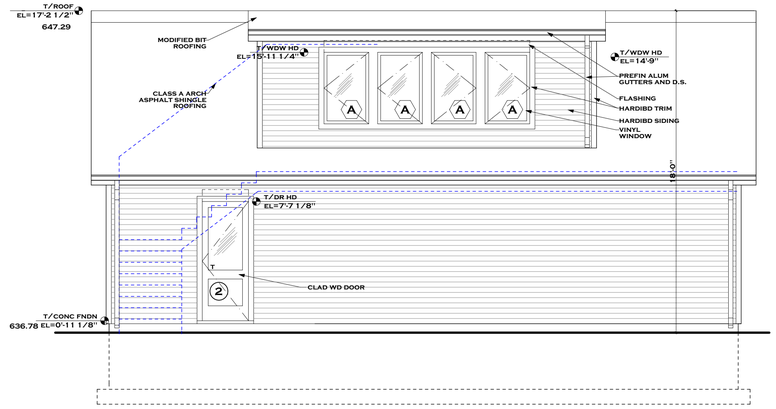
PROJECT
24144

SHEET NO.
A2

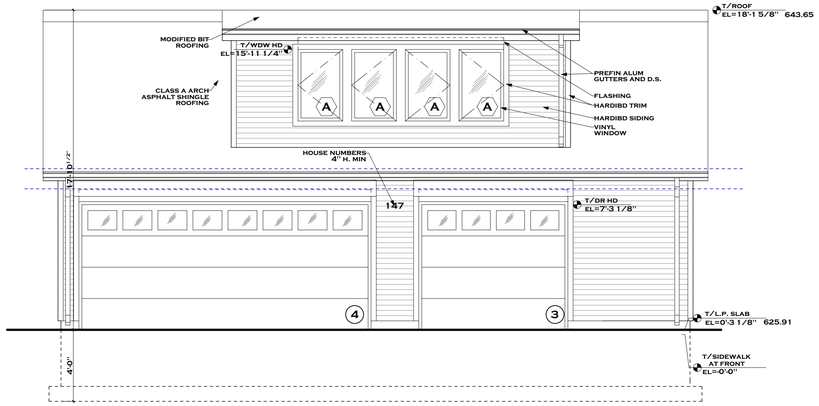


1 WEST ELEV
1/4"=1'-0"

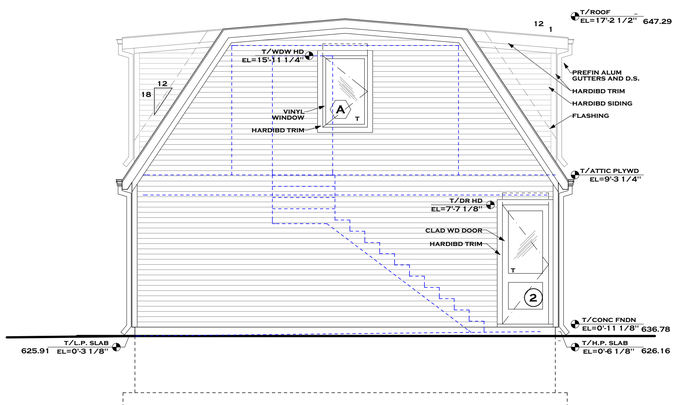
0 1 2 3 4 5 10



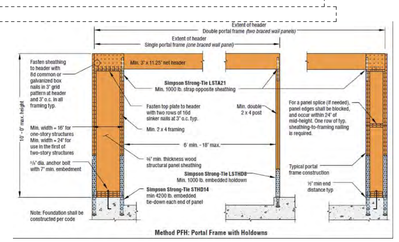
4 SOUTH ELEV
1/4"=1'-0"

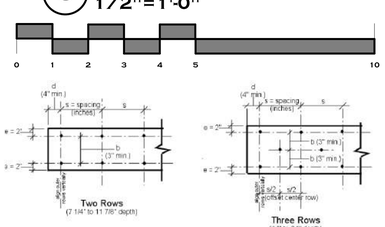


2 NORTH ELEV
1/4"=1'-0"



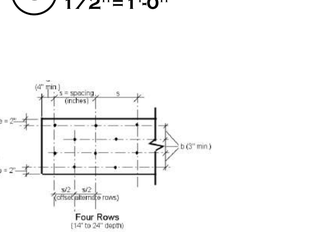
3 EAST ELEV
1/4"=1'-0"





5 SECT LOOKING E
1/2"=1'-0"

0 1 2 3 4 5 10



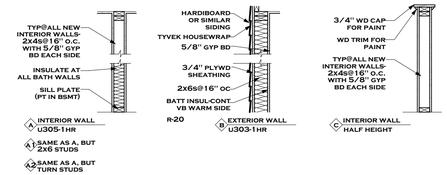
6 SECT LOOKING E
1/2"=1'-0"

DOOR SCHEDULE						
No.	Width	Ht.	Thick.	Type	Finish	Remarks
1	2'-4"	6'-8"	1 3/4"	INT SWING	PAINT	SINGLE RECESSED PANEL COMPOSITE INTERIOR DOOR FOR PAINT. VERIFY HARDWARE WITH OWNER
2	2'-8"	7'-0"	1 3/4"	EXT SWING	PAINT	WOOD AND GLASS EXT DOOR FOR PAINT. VERIFY LOCKING WITH OWNER
3	8'-0"	7'-0"	2"	STL. OH DOOR	MANUF	STEEL AND GLASS INSULATED OVERHEAD GARAGE DOOR WITH AUTO-OPENER AND KEYPAD AT JAMB
4	16'-0"	7'-0"	2"	STL. OH DOOR	MANUF	STEEL AND GLASS INSULATED OVERHEAD GARAGE DOOR WITH AUTO-OPENER AND KEYPAD AT JAMB

NOTES:
1. VERIFY ALL SWINGS ON PLANS.
2. ALL EXTERIOR DOORS WITH GLASS SHALL HAVE TEMPERED GLASS.

WINDOW SCHEDULE							ALL WINDOWS VINYL WINDOWS, COLOR-WHITE.
Unit	Unit Number	Type	R.O. Width	R.O. Height	Light	Vent	Remarks
A	11-30x48	CLAD CSMT	2'-6"	4'-0"	7.94	9.98	VINYL CASEMENT WINDOW W/INSUL. GLASS, LOW E, NO DIV.

NOTES:
1. CONTRACTOR TO VERIFY ALL OPENING SIZES PER WINDOW AND DOOR MANUF. SELECTED.
2. WINDOW CONTRACTOR TO VERIFY ALL OPENINGS IN FIELD. SIZES GIVEN ARE APPROXIMATE.
3. SEE 1/4" ELEVATION SHEETS FOR NOTES REGARDING OBSCURED AND/OR TEMPERED GLASS.
4. WINDOW HINGING - REFER TO 1/4" EXTERIOR ELEVATIONS.
5. ALL WINDOWS SHALL BE INSULATING GLASS WITH ARGON GAS AND LOW E II.
6. ALL INT. HARDWARE TO BE WHITE, CRANK HANDLE.
7. CONTRACTOR SHALL ORDER AND PROVIDE JAMB EXTENSIONS AS REQUIRED.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, ETC. FOR SKYLIGHTS. (MIN U .55)
9. ALL WINDOWS SHALL HAVE MIN. U VALUE OF .30



WALL TYPES

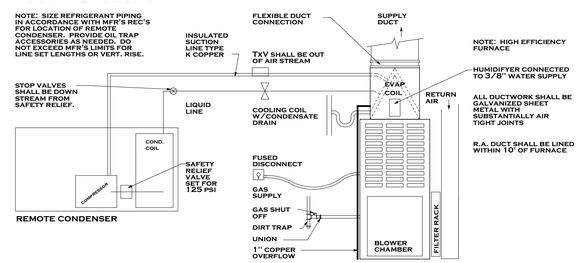
L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	18'-9"	17'-2"	15'-8"	14'-0"	18'-1"	15'-8"	14'-3"	12'-9"
	210	19'-8"	18'-0"	17'-0"	15'-4"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-3"	18'-6"	17'-5"	16'-2"	**20'-3"**	18'-1"	16'-6"	14'-9"
11⅞"	110	22'-3"	19'-4"	17'-8"	15'-9"(5)	20'-5"	17'-8"	16'-1"(5)	14'-4"(5)
	210	23'-4"	21'-2"	19'-4"	17'-3"(5)	**22'-4"**	19'-4"	17'-8"	15'-9"(5)
	230	24'-0"	21'-11"	20'-5"	18'-3"	**23'-7"**	20'-5"	18'-7"	16'-7"(5)
	360	25'-4"	23'-2"	21'-10"	20'-4"(5)	**25'-4"**	**23'-2"**	**21'-10"**(5)	17'-10"(5)
	560	28'-10"	26'-3"	24'-9"	23'-0"	**28'-10"**	**26'-3"**	**24'-9"**	20'-11"(5)
14"	110	24'-4"	21'-0"	19'-2"	17'-2"(5)	22'-2"	19'-2"	17'-6"(5)	15'-0"(5)
	210	26'-6"	23'-1"	21'-1"	18'-10"(5)	24'-4"	21'-1"	19'-2"(5)	16'-7"(5)
	230	27'-3"	24'-4"	22'-2"	19'-10"(5)	**25'-8"**	22'-2"	20'-3"(5)	17'-6"(5)
	360	28'-9"	26'-3"	24'-9"(5)	21'-5"(5)	**28'-9"**	**26'-3"**(5)	22'-4"(5)	17'-10"(5)
	560	32'-8"	29'-9"	28'-0"	25'-2"(5)	**32'-8"**	**29'-9"**	**26'-3"**(5)	20'-11"(5)
16"	110	26'-0"	22'-6"	20'-7"(5)	18'-1"(5)	23'-9"	20'-7"(5)	18'-9"(5)	15'-0"(5)
	210	28'-6"	24'-8"	22'-6"(5)	19'-11"(5)	26'-0"	22'-6"(5)	20'-7"(5)	16'-7"(5)
	230	30'-1"	26'-0"	23'-9"	21'-1"(5)	**27'-5"**	23'-9"	21'-8"(5)	17'-6"(5)
	360	31'-10"	29'-0"	26'-10"(5)	21'-5"(5)	**31'-10"**	**26'-10"**(5)	22'-4"(5)	17'-10"(5)
	560	36'-1"	32'-11"	31'-0"(5)	25'-2"(5)	**36'-1"**	**31'-6"**(5)	26'-3"(5)	20'-11"(5)

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is *less* than 5½" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110	Not Req.	Not Req.	19'-2"	15'-4"	Not Req.	19'-2"	16'-0"	12'-9"
210			21'-4"	17'-0"		21'-4"	17'-9"	14'-2"
230			Not Req.	19'-2"		Not Req.	19'-11"	15'-11"
360			24'-5"	19'-6"		24'-5"	20'-4"	16'-3"
560			29'-10"	23'-10"		29'-10"	24'-10"	19'-10"

• Long-term deflection under dead load, which includes the effect of creep, has not been considered. Bold italic spans reflect initial dead load deflection exceeding 0.33".



FURNACE DIAGRAM

LIGHT AND VENT SCHEDULE				LIGHTING		VENTILATION							
	ROOM			REQ'D	PROPOSED	REQ'D	PROPOSED	C.F.M.		HEAT LOSS			
101	GARAGE	733 S.F.		-	-	-	-	-	-	24189	244.31	300	F-1
201	STUDY	374 S.F.		29.92 S.F.	25.29 S.F.	14.96 S.F.	17.48 S.F.	-	-	16875	170.44	300	F-1
202	BATH	40 S.F.		-	6.42 S.F.	-	3.66 S.F.	60 CFM	100 CFM	1320	50.00	50	F-1
								TOTAL LOSS/CFM		45775	464.44	650	
								FURNACE F-1	ZONE LOSS	42384	464.75	650	F-1
								CARRIER:	LOSS+8%	45775			
								60HTB-100	UNIT OUTPUT	60000			
								TOTAL GAIN		60000			

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773.934.9124 KSMITH@SMITH-ARCH.COM

EXT ELEVS/ SECTIONS

DATE
3.14.25

PROJECT
24144

SHEET NO.
A3

601 Bonnie Brae
Certificate of Appropriateness Application
Demolition of existing garage and construction of a new garage

January 13, 2025

601 Bonnie Brae Certificate of Appropriateness Application – Alteration to Significant Property. In order to apply for a Certificate of Appropriateness (COA) per Section 13-1-7-A of the Village Historic Preservation Ordinance, the Village requires the following information:

1. Applicant's name:
Frank Heitzman, AIA, Heitzman Architects, 213 South Euclid Avenue, Oak Park, Illinois 60302
Telephone: (708) 267-1352
Email: frank@heitzman.org

2. Owner's name, if different:
Katharine Christmas

3. Submit a complete building permit application, architectural elevations including a description of materials as well as floor plans and site plan:
The site plan, floor plans and exterior elevation drawings of the proposed addition are attached for your use and review.

4. Description of Materials:
The new garage will be clad in stained cedar board siding and stucco to match the existing house. Siding will have the same exposure and texture as the existing house. All trim details and roof material are to match existing house. Windows will match the existing windows in type, materials and proportions.

5. Identification of any architect or developer involved in the project:
Frank Heitzman, AIA, Heitzman Architects.

6. Any information as requested by the Village Administrator or HPC:
Applicant will provide supplementary information as requested by the HPC.

A. GENERAL INFORMATION

Work under this contract will include demolition of existing garage and concrete slab, construction of new garage, concrete foundations and floor slab, concrete apron, doors and hardware, windows, underground electrical wiring in PVC conduit from house to garage, 100A electrical panel in garage, receptacles, lighting fixtures, electrical ground rod, and rough site grading.

1. General Conditions AIA A201-2017 shall form a part of this contract.

2. Payment will be made on a monthly basis after completion of work based on submittal of Application and Certificate for Payment on forms G702 and G703, submittal of waivers, inspection and certification by Architect. Submit draft pay request to Architect for preliminary review. 10% retainage on each certificate will be held by Owner until final certificate for payment is approved. Final payment will be made after certification by Architect that all work is complete and final waivers of lien have been submitted to Owner for labor and materials. No advance payment will be made to contractor for materials or equipment. However, when materials or equipment have been delivered and are secured on the job, pay request for such may be submitted for approval on forms G702 and G703.

3. Change Orders will be prepared by Architect on form G701 after approval by Owner.

4. Contractor shall carry min $1,000,000 in general liability insurance and $1,000,000 in auto insurance on owned or leased vehicles. Submit certificate of insurance prior to beginning work.

5. When the term "Contractor" is used in the drawings and specifications, it is intended to mean the "General Contractor."

6. The Contractor is responsible for the intermeshing the various parts of the work so that no part of the work is left in an unfinished or incomplete condition owing to any disagreement between the subcontractors and himself or between the subcontractors as to where the work of one begins and ends with relation to the work of the other.

7. Dimensions of the Work shall not be determined by scale or rule from the Drawings. Figured dimensions on the Drawings shall be followed at all times. If figured dimensions are lacking in the Drawings, the Architect will supply them on request of the Contractor.

8. Unless noted otherwise, dimensions are shown to the face of wall finish.

9. Wherever typical parts or sections of the Work are completely detailed on the Drawings, and other parts or sections which are essentially the same construction are shown in outline only, the complete details shall apply to the work which is shown in outline.

10. Contractor shall be responsible for complying with all applicable codes, ordinances, rules, and other governmental regulations, including the 2018 International Residential Code with River Forest amendments, 2021 International Energy Compliance Code.

11. Contractor shall obtain all permits, inspections and approvals by governmental and utility agencies having jurisdiction. Contractor and its subcontractors shall be licensed to work in the Village of River Forst. Owner will apply for Village of River Forest building permit. Do not include cost of permits and inspections in bid. Cost of permits and inspection fees, if any, will be reimbursed to Contractor by Owner through Change Order.

12. The term "furnish" means "supply and deliver to the Project site, ready for unloading, unpacking, assembly, installation, and similar operations."

13. The term "provide" means "to furnish and install, complete and ready for the intended use."

14. No construction plans shall be used for construction unless specifically marked "For Construction."

15. Commonwealth Edison, AT&T Telephone, Ameritech and Nicor Gas have underground and/or overhead service facilities in the vicinity of the proposed work. Contractor shall be responsible for having the utility companies locate their facilities in the field prior to construction. Contractor shall be responsible for maintenance and preservation of these facilities. Contractor shall call JULIE at (800) 892-0123 for utility locations.

B. SITE WORK

1. Provide power line and electric switch line for garage lights from house to garage in 2" underground PVC conduit from house to Garage.

2. Provide concrete apron and drive as shown. All concrete exposed to exterior shall be air entrained.

3. Rough grade site after construction.

C. FOUNDATIONS

1. Verify bearing soils have minimum net allowable bearing capacity of 1500 pounds per square foot.

2. Do not excavate for footings below a line inclined down 30 degrees from nearby footings unless the evacuation is adequately braced or approved by the Architect.

3. Finish footing excavations with hand tools.

4. Prevent soils supporting foundations from freezing. Remove any frozen soil and replace with concrete if under footings or with compacted granular fill if under slabs-on-grade.

5. Backfill under slabs-on-grade and against foundation walls, both sides, with a granular fill (gravel, sand-gravel mixture, coarse or medium sand, or crushed stone containing not more than 5% by weight passing a no. 200 mesh sieve) placed in 6 inch thick layers. Do not use foundry sand. Compact each layer to 95% maximum density at optimum water content with at least 4 passes of a vibratory roller or other approved compaction equipment.

C. CONCRETE

1. Comply with the current edition of the *Standard Specification for Structural Concrete in Buildings*, ACI 301, and the *Building Code Requirements for Reinforced Concrete*, ACI 318.
Center footings and piers under supported members unless shown otherwise.
Provide concrete with 28 day compressive strengths: 3000 psi:
   1. Provide 6% air entrained concrete exposed to earth or weather.
   2. Maximum aggregate size shall be ¾" to 1 ½" for footings and ¾" to 1" for slabs on grade.
   3. All concrete shall be proportioned to have a slump of 2" to 4". Tolerance in slump shall not exceed ACI recommendations.

2. Reinforce slabs placed on ground with a minimum of 6" x 6" - W1.4 x W1.4 welded wire fabric, lapped 12" on sides and ends.

3. Reinforcing shall conform to the *Manual of Standard Practice for Detailing Reinforced Concrete Structures*, ACI 315; the *Standard Specification for Structural Concrete in Buildings*, ACI 301; and the *Building Code Requirements for Reinforced Concrete*, ACI 318.

   1. Provide reinforcing steel meeting the standards of ASTM A615 Grade 60.
   2. Clearance of main reinforcing bars from adjacent concrete surfaces shall be:

Condition	Minimum Cover (inches)
Concrete cast against and permanently exposed to earth:	3
Concrete exposed to earth or weather:	1 1/2

4. Provide dowels and keyways at all construction joints.

D. CARPENTRY

1. Comply with the 2001 edition of the AFPA *National Design Specification for Wood Construction*, and the American Institute of Timber Construction *Timber Construction Manual*, fourth edition.

2. Provide new lumber and plywood with grade which indicates species, mill number, moisture content when surfaced, and grade or stress rating stamps from the associations having jurisdiction.

3. Framing: Provide Southern Pine No. 2 grade lumber for all framing except columns which shall be Southern Pine No. 1 grade unless noted otherwise.

5. Pressure Treated Lumber shall be re-dried after treatment and maintained at a moisture content of less than 19% until installation (KDAT).

6. Roof Sheathing: Provide 15/32" APA 32/16 Rated Plywood Sheathing, Exposure 1.

7. Wall Sheathing: Provide 15/32" APA 32/16 Rated Plywood Sheathing, Exposure 1.
Exterior walls shall be Continuously Sheathed in accordance with IRC R602.10.4.1.

8. Provide Tyvek Home Wrap on exterior face of sheathing. Flash around windows and doors.

9. Seal all exterior joints between horizontal and vertical surfaces and elsewhere as shown. Sealant shall be Tremco Dymeric 2-part polyurethane. Provide sealant backer and filler for all joints.

13. Fastening: Follow the Fastener Schedule for Structural Members in the 2018 International Residential Code.
   a. All nails shall be common unless otherwise noted.
   b. When using power driven fasteners to secure sheathing to framing, Contractor must ensure that no more than 10% of the fasteners are overdriven (defined as head of fastener being driven below the surface of the sheathing). If more than 10% of fasteners are overdriven, fastener values required by the Fastening Schedule or as otherwise specified on the drawings shall be increased by 50%.
   c. Wall sheathing to rim board (Face-nails): Face-nail into wide face of rim in accordance with the code. 8d-, 10d-, 12d-, 16d-box or common nails may be spaced at a minimum of 2 inches on center (stagger nails for spacing 3 inches on center or less by at least 1/2 inch).

14. Floor and roof construction:
   a. All exterior exposed framing and framing in contact with concrete shall be pressure treated for exterior exposure using ACQ-D or CA-B preservative. ACZA preservative is prohibited.
   b. Connect multiple plies of framing members with two rows of 12d common nails spaced 12" on center unless otherwise noted.
   c. Connect multiple plies of LVL beams with two rows of ½" diameter bolts spaced 12" on center.
      1. Locate rows 3" from top and bottom faces of beam.
      2. Offset top and bottom rows 6".
   d. Notches in joists shall not exceed 1/6 the joist depth and shall not in the middle third of the span. Bored holes shall not be within 2" of joist edges and not exceed 1/3 the depth of the joist.
   e. Specified metal connectors are manufactured by Simpson Strong-Tie Co. Substitute connectors of equal or greater capacity than the referenced connectors may be used. All connector hardware and fasteners embedded in pressure treated lumber shall have a minimum G185 galvanized coating.
   f. All laminate veneer lumber (LVL) shall have a minimum allowable bending stress, F_b, of 2950 psi (single use, normal duration), a minimum allowable shear stress, F_v, of 285 psi, and a minimum modulus of elasticity, E, of 2,000,000 psi unless noted otherwise.
      1. Provide LP Solidstart LVL as manufactured by Louisiana Pacific Engineered Wood Products Division.
      2. Install per manufacturer's specifications.
   g. Provide galvanized anchors securing pressure treated plates to foundations or connecting pressure treated joists and columns, G185 coating minimum.

E. EXTERIOR FINISHES

1. Exterior walls shall be finished with clear cedar board siding exposed width and thickness to match siding on house, stained, over water resistant barrier (Tyvek) over 1/2" CDX plywood sheathing.

2. Upper wall finish shall be three-coat stucco to match "honeycomb" texture of stucco on house, painted, over water resistant barrier (Tyvek) over 1/2" CDX plywood sheathing. Provide clear cedar trim over stucco, pattern as shown. Contractor shall retain Joe Zerbinski, Forest Park Stucco (708) 366-3686.

3. Exterior fascia, soffits and trim shall be shall be cedar to match trim on house, stained & sealed.

4. Soffits shall be Douglas fir tongue & groove beadboard, stained & sealed.

5. Use stainless steel ring shank siding nails at siding.

F. ROOFING

1. Provide 240 lb asphalt shingle roofing, two piece laminated fiberglass based shingles. Provide 20 year Sure Start Plus warranty on 100% replacement material and labor costs.

2. Provide ice-and-water shield underlayment over plywood roof deck from eaves to a point 6'-0" in from the lowest edge of roof and at valleys. Provide 15# asphalt saturated roof felts over the remainder of roof deck.

4. Provide aluminum drip edge at all eaves.

5. Provide 5" K-style dark anodized aluminum gutters and 3" x 4" dark anodized aluminum downspouts. Extend downspouts to precast concrete splashblocks at grade.

G. DOORS AND WINDOWS

1. Exterior service door shall be TruStyle, PL244 panel lite series, Douglas fir door, square stick, painted, glazed panel shall be clear tempered glass with true muntins as shown. Stain & seal all exposed faces of door and frame.

2. Windows shall be carpenter built wood single thickness glass with true divided lites. Exterior casings shall be clear cedar, painted. Contractor shall retain John Videkis, Just Sashes (773) 205-1429 for fabrication of glazed wood sash. Paint sash and frame, color to match house sash and frame.

3. Garage doors shall be Clopay Canyon Ridge Carriage House, cedar wood, stained & sealed, Design 1.. Provide 5" wide clear cedar casings, stained.

4. Provide garage door with operator, Liftmaster 8550W belt drive ¾ HP with battery backup.

H. STAINING & PAINTING

1. Stain all exposed siding and trim surfaces with Cabot alkyd based stain color to match stain on house.

2. Paint all exterior surfaces shown to be painted minimum of a compatible alyyd primer coat and two coats of Benjamin Moore Regal Select alkyd exterior paint, soft gloss finish, colors to be selected by Architect.

I. ELECTRICAL

1. Provide 100A panelboard fed from house panel. Provide buried conduit from existing house electrical panel for panel garage and pull wires of sufficient wire gage to provide a future 50A 240V outlet for electric vehicle charging. Provide ground rods for new garage panel.

2. Provide ground fault circuit interrupter (GFCI) receptacles or breakers for all receptacles, and elsewhere where required by code and electrical inspector.

3. Receptacles shall be tamper-proof.

4. Provide Leviton Decora rocker light switches and matching receptacles, surface mounted galvanized boxes and covers.

5. Provide minimum 12 ga. copper wiring in conduit for all receptacle wiring.

6. Provide light fixtures at ceiling with LED lamps.

7. Provide exterior light fixtures where shown. Provide 3-way switch for exterior garage lights inside garage and at a location inside back door of house.

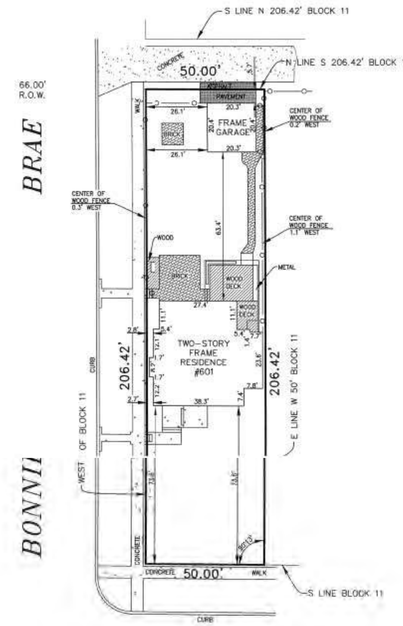
J. CLEAN UP

1. Clean site and work areas at the conclusion of each work day and at the conclusion of the Work.

2. Prior to final acceptance, all construction equipment and debris shall be removed, spaces thoroughly vacuum cleaned, interior surfaces damp wiped, windows washed on all glass surfaces, all outlets tested and functioning, all lamps installed in fixtures and working, all equipment and appliances tested and adjusted, all guarantees, and equipment instructions turned over to the Owner, and all painted or stained & sealed surfaces which have been marred by construction activities touched up to the satisfaction of the Owner.

PLAT OF SURVEY

THE WEST 50 FEET OF THE SOUTH 206 FEET 5 INCHES OF BLOCK 11 IN QUICK'S RESUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET IN COOK COUNTY, ILLINOIS.



DESIGN LOADS

Dead Loads:	Roof	10 psf
	Floor	15 psf/20 psf
	Exterior Walls	18 psf
Live Loads:	Floors	40 psf
Snow Loads:	Ground Snow (pg)	25 psf
	Sloped Roof (ps)	23 psf
	Unbalanced	30 psf

REFERENCED CODES AND ACTS:

2018 INTERNATIONAL RESIDENTIAL BUILDING CODE WITH RIVER FOREST AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE WITH RIVER FORESTAMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH ILLINOIS AMENDMENTS
2014 STATE OF ILLINOIS PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS

DRAWING INDEX

2024.12.20 ISSUED FOR PERMIT
ISSUES & REVISIONS

HEITZMAN ARCHITECTS
213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1352
E-mail: frank@heitzman.org

GARAGE
601 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS

GENERAL NOTES, SURVEY & DRAWING INDEX

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST , ILLINOIS

SIGNED:

FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01-8255

STATE OF ILLINOIS
FRANK E. HEITZMAN
1-8255
LICENSED ARCHITECT

EXPIRES 11/30/2026

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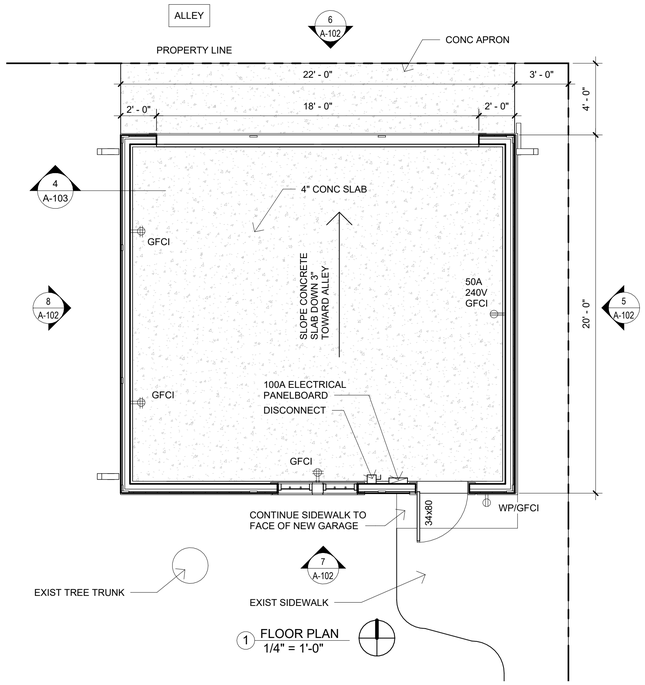
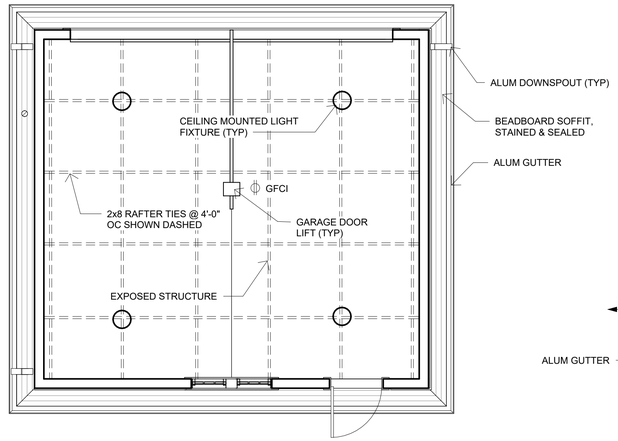
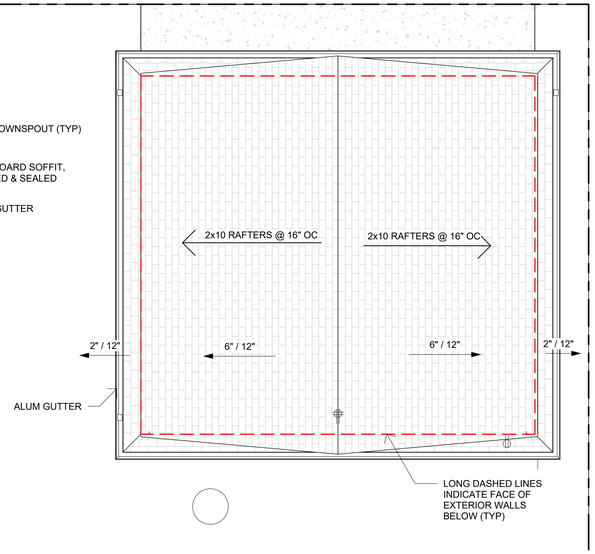


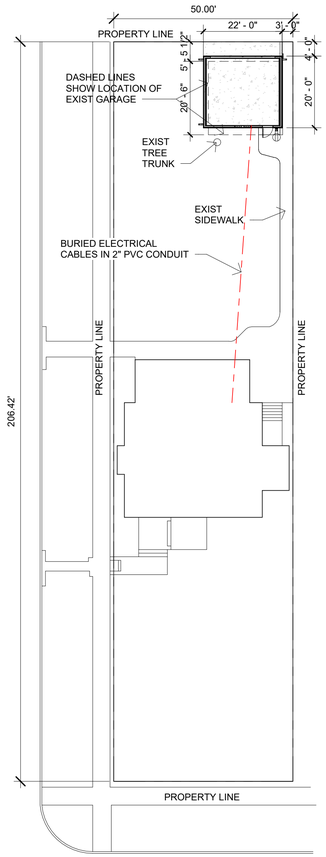
1 FLOOR PLAN
1/4" = 1'-0"



2 REFLECTED CEILING PLAN
1/4" = 1'-0"

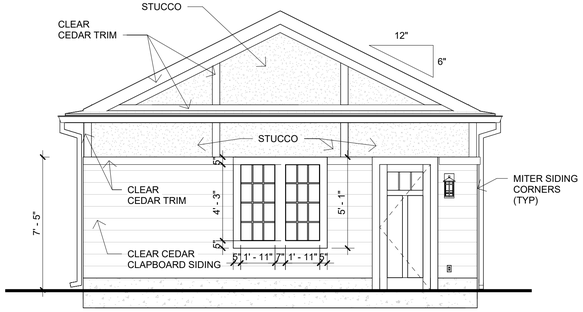


3 ROOF PLAN
1/4" = 1'-0"

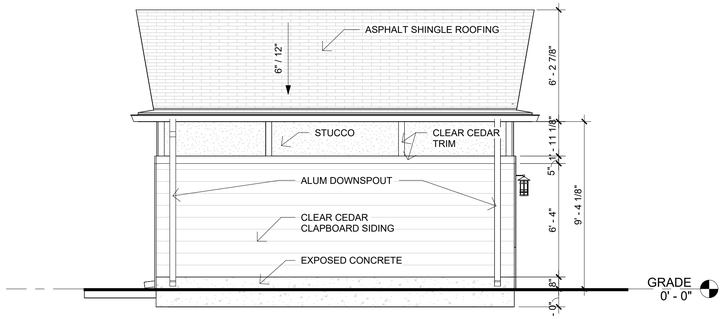


4 SITE PLAN
1" = 20'-0"

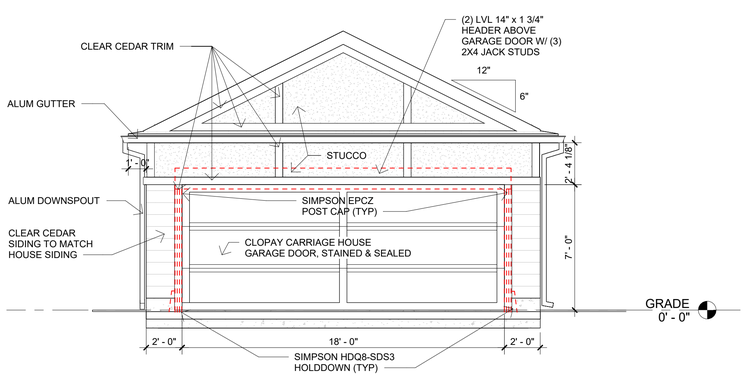
MAXIMUM HEIGHT OF ROOF
18' - 0"



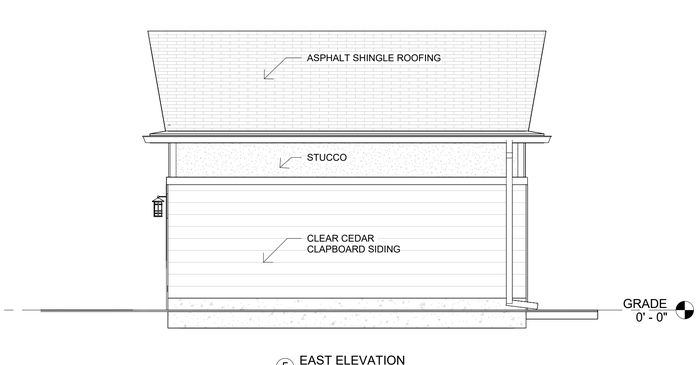
7 SOUTH ELEVATION
1/4" = 1'-0"



8 WEST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"



5 EAST ELEVATION
1/4" = 1'-0"

HEITZMAN ARCHITECTS
213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1352
E-mail: frank@heitzman.org

2024.12.20 ISSUED FOR PERMIT
ISSUES & REVISIONS

GARAGE
601 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS

PLANS & ELEVATIONS

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST , ILLINOIS

SIGNED:

FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255

STATE OF ILLINOIS
FRANK E. HEITZMAN
1-8255
LICENSED ARCHITECT

EXPIRES 11/30/2026

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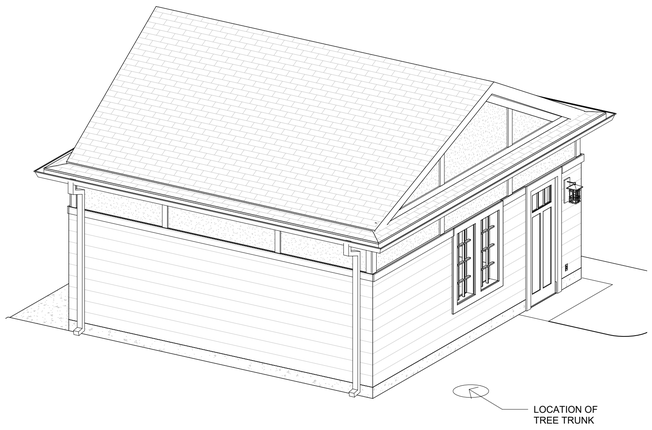
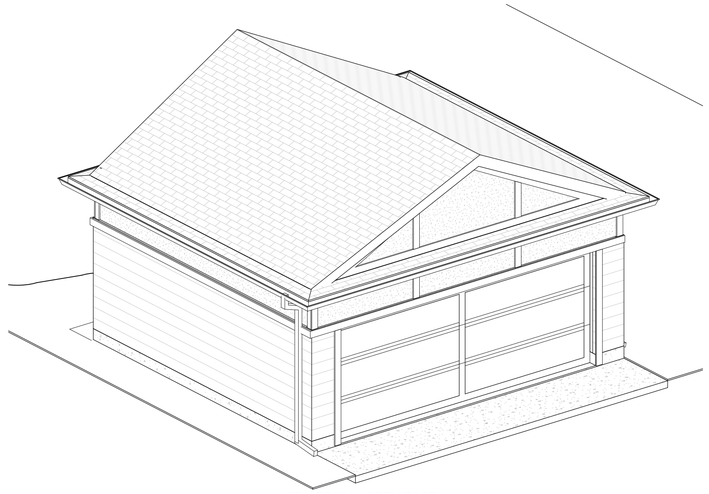
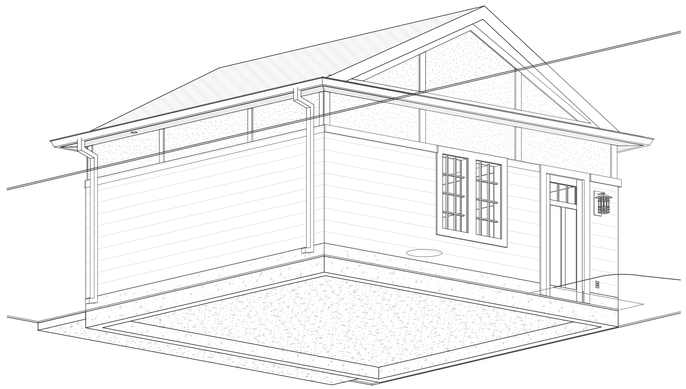


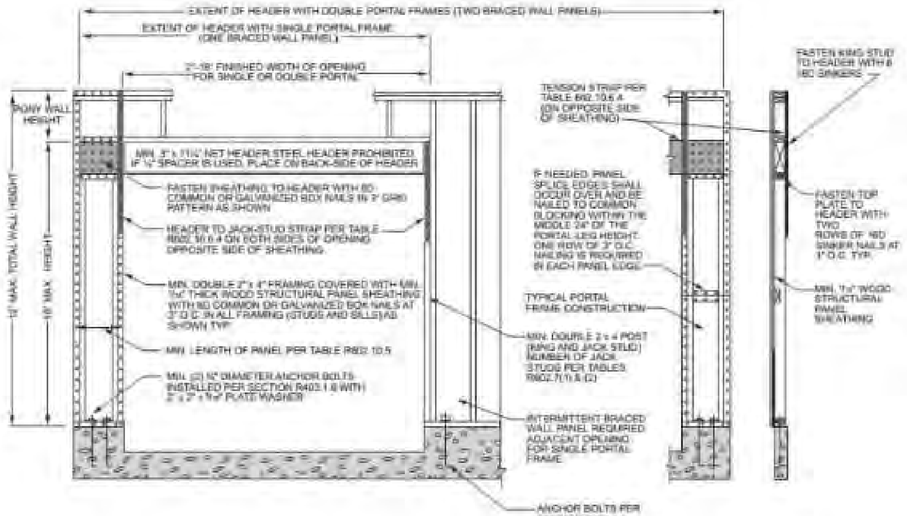
1 VIEW FROM SOUJTH EAST



2 VIEW FROM NORTH EAST

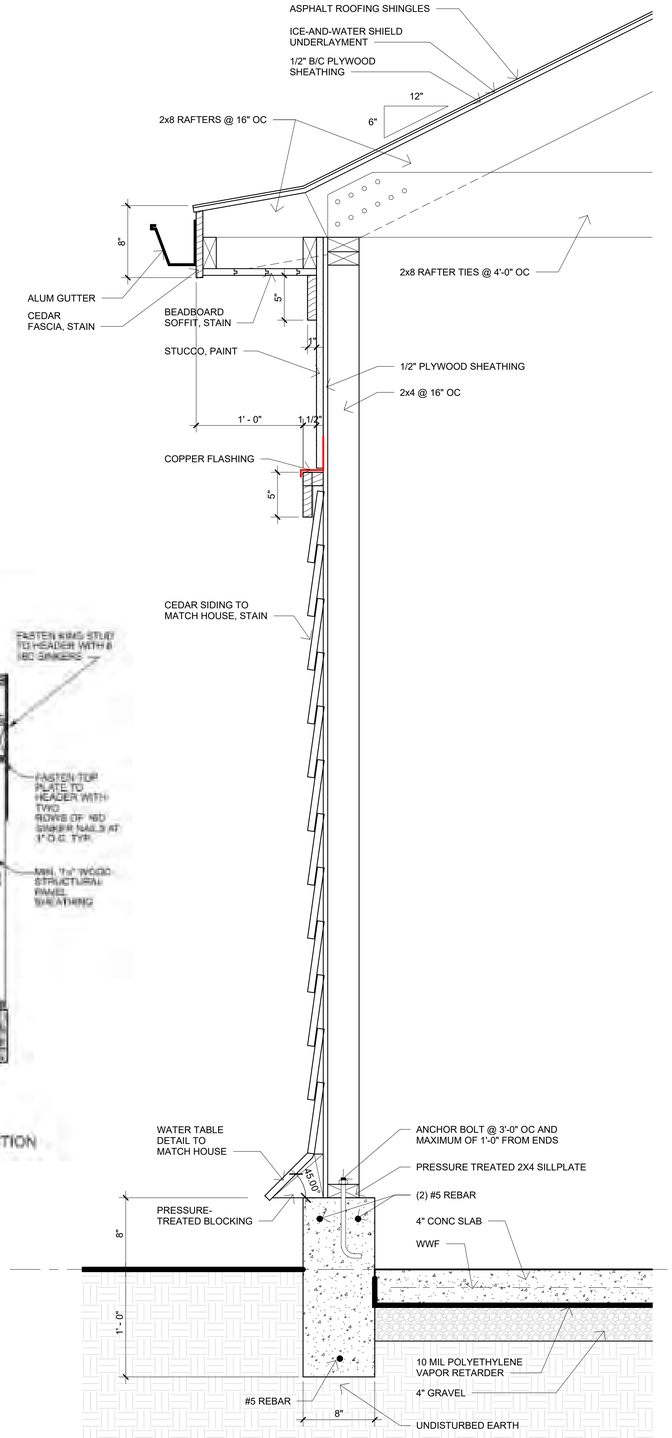


3 WORMS EYE VIEW



FRONT ELEVATION

SECTION



4 WALL SECTION
1 1/2" = 1'-0"

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PHONE: (708) 267-1352
E-mail: frank@heitzman.org

2024.12.20 ISSUED FOR PERMIT
ISSUES & REVISIONS

GARAGE
601 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS

3D VIEWS & WALL SECTION

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SIGNED:

FRANK E. HEITZMAN
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ILLINOIS REGISTRATION
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STATE OF ILLINOIS
FRANK E. HEITZMAN
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LICENSED ARCHITECT

EXPIRES 11/30/2026

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SPEED
LIMIT
10

715 Clinton Place COA Application

1. Applicants Name:
   Grzegorz Lepkowski

2. Owners Name:
   Grzegorz Lepkowski, Joanna Lepkowski

3. Street address and plat if available:
   715 Clinton Place, Plat of survey submitted with permit application in the Village files.

4. A brief description and photos of the structure:
   The rear addition to the house with similar style, sizes, materials and texture. Current garage not matching the style of the house, replaced with a garage with the same style and finishes with the house.

5. A detailed description of the proposed demolition, together with pictorial renditions indicating how the proposed changes will affect the property: The site plan, floor plans and exterior elevation drawings of the proposed addition and garage are attached for your use and review.

6. Identification of any architect or developer involved in the project:
   Rafal Kaczkowski, rafalkaczkowski@gmail.com , 312-498-8307
   Maciej Bojarski bojarski@comcast.net

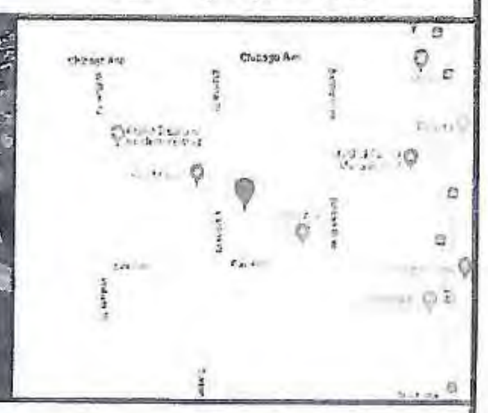
7. Any information as requested by the Village Administrator or HPC(as of right now this is not applicable)

PONTICELLI & VITO

ATTORNEYS

1480 Renaissance Drive, Suite 209
Park Ridge, Illinois 60068

Phone (847) 803 9911
Fax (847) 803 9915



PROPERTY ADDRESS:
715 CLINTON PLACE, RIVER FOREST, ILLINOIS 60305

SURVEY NUMBER: IL2205.6560

DATE SIGNED: 05/31/22 | **FIELD WORK DATE:** 5/31/2022

REVISION DATE(S):
(REV.1 5/31/2022)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

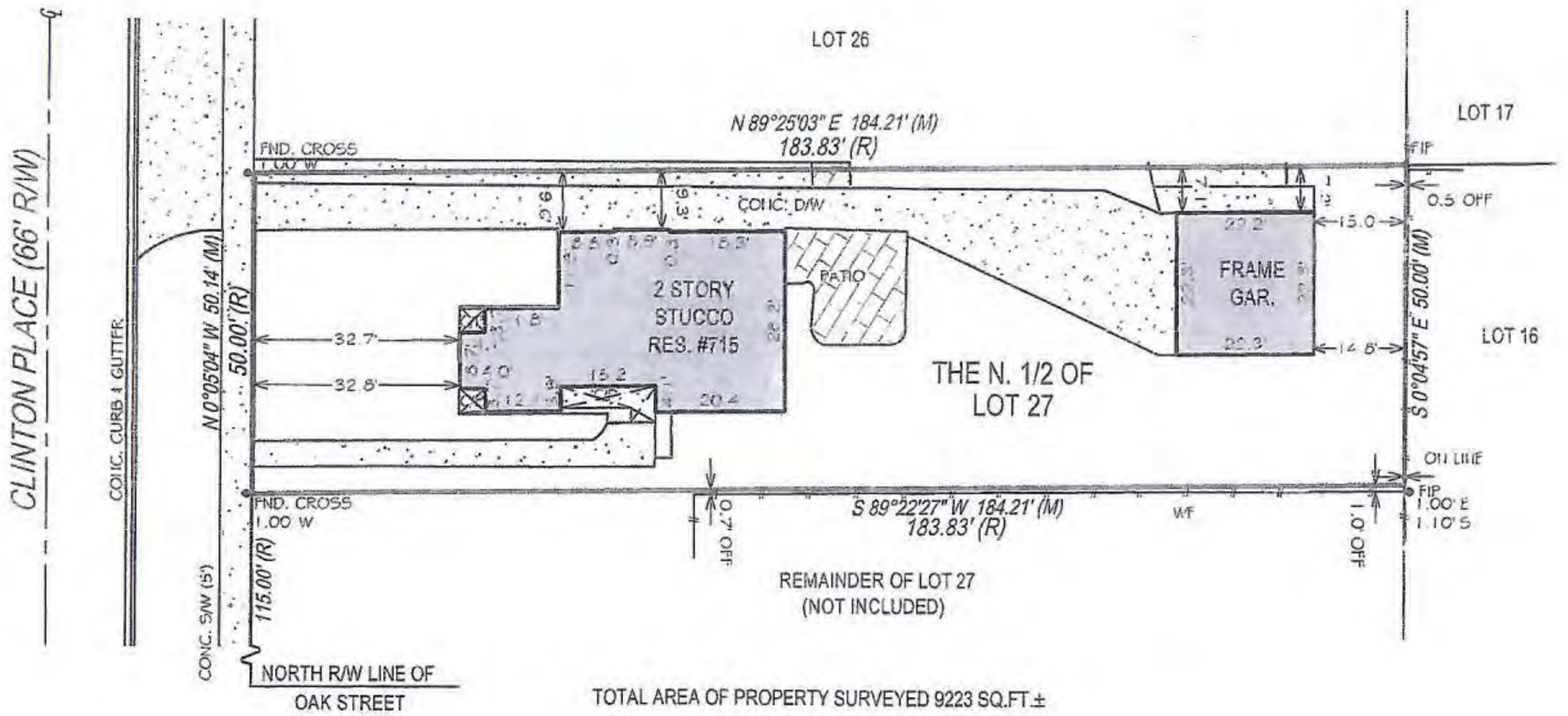
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

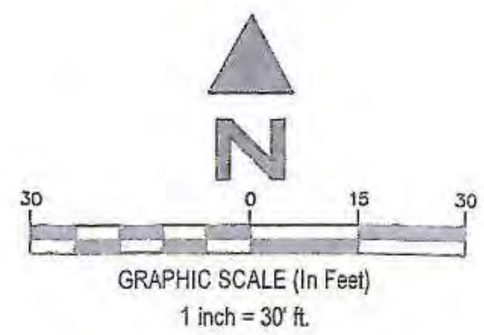
EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

IL2205.6560
BOUNDARY SURVEY
COOK COUNTY





SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

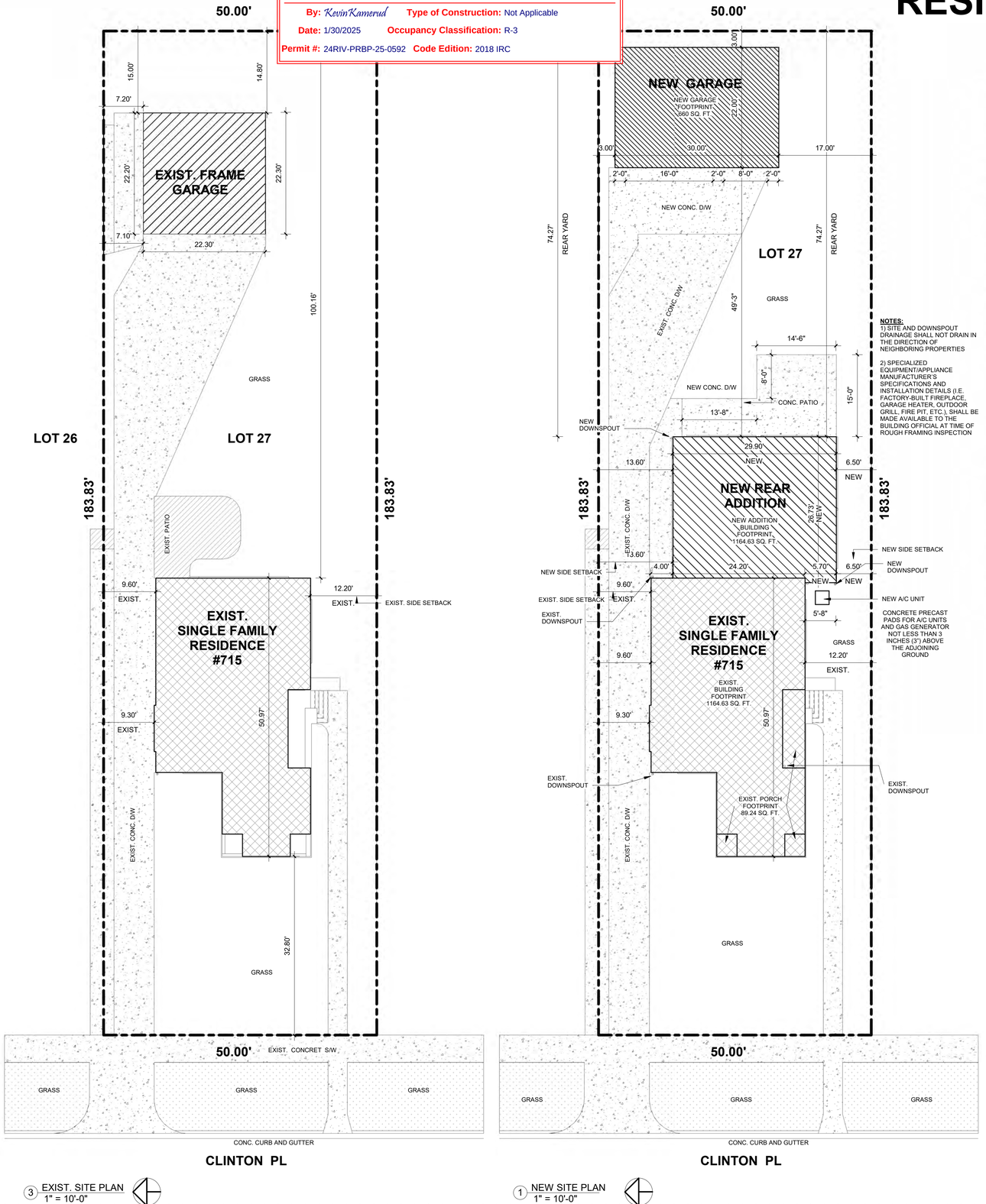
Reviewed for Code Compliance

This review is limited to the submitted scope of work, is based upon the supposition that the plan accurately depicts the intended construction and end-use, that the necessary legal authority has been obtained to construct the project and work is subject to code compliance and field inspection during construction.

By: *KevinKamerud* **Type of Construction:** Not Applicable

Date: 1/30/2025 **Occupancy Classification:** R-3

Permit #: 24RIV-PRBP-25-0592 **Code Edition:** 2018 IRC



3 EXIST. SITE PLAN
1" = 10'-0"

1 NEW SITE PLAN
1" = 10'-0"

NOTES:
1) SITE AND DOWNSPOUT DRAINAGE SHALL NOT DRAIN IN THE DIRECTION OF NEIGHBORING PROPERTIES

2) SPECIALIZED EQUIPMENT/APPLIANCE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS (I.E. FACTORY-BUILT FIREPLACE, GARAGE HEATER, OUTDOOR GRILL, FIRE PIT, ETC.), SHALL BE MADE AVAILABLE TO THE BUILDING OFFICIAL AT TIME OF ROUGH FRAMING INSPECTION

AERIAL VIEW

REAR VIEW

ZONING DATA		
ZONING DISTRICT:	R-2	
LOT AREA:	183.83' x 50.0' = 9,191.5 SQ FT	
MAX. FLOOR AREA RATIO :	9,191.5 X 40% = 3,676.6 SQFT	
MAX. LOT COVERAGE:	9,191.5 X 30% = 2,757.4 SQFT	
MAX. BUILDING HEIGHT:	2 1/2 STORIES & 35'	
EXIST. BUILDING FOOTPRINT W/ PORCH:	1,253.87 SQ FT	
NEW ADDITION BUILDING FOOTPRINT:	778.97 SQ FT	
TOTAL BUILDING FOOTPRINT:	**2,032.84 SQ FT**	
NEW GARAGE FOOTPRINT:	660 SQ FT	
TOTAL LOT COVERAGE:	**2,692.84 SQ FT**	
EXIST. BSMT FLOOR:	944.15 SQ FT	
TOTAL - [NOT INCLUDED]	**944.15 SQ FT**	
EXIST. 1ST FLOOR:	1,164.63 SQ FT	
NEW ADDITION - 1ST FLOOR	778.46 SQ FT	
TOTAL 1ST FLOOR	**1,943.09 SQ FT**	
EXIST. 2ND FLOOR:	945.15 SQ FT	
NEW ADDITION - 2ND FLOOR	778.46 SQ FT	
TOTAL 2ND FLOOR	**1,723.61 SQ FT**	
TOTAL BUILDING AREA	**3,666.7 SQ FT**	
SETBACK CALCULATIONS:		
FRONT SETBACK:	EXIST.	
SIDE SETBACK:	REQ. 12.5'	S - 13.6' N - 6.1' **TOTAL 20.1'**
REAR SETBACK:	REQ. 27.6'	**TOTAL 74.27'**

NOTICE TO CONTRACTOR:

1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
11. PLUMBER / ELECTRICIAN AND MECHANICAL CONTRACTOR MUST BE REGISTERED WITH THE CITY.
12. COPY OF THE ILLINOIS PLUMBER'S LICENSE SHALL BE PROVIDED TO THE CITY.
13. A LETTER OF INTENT SHALL BE TO THE CITY FROM THE ILLINOIS LICENSED PLUMBER SIGNED AND NOTARIZED WITH A CORPORATE SEAL IF INCORPORATED.
14. COPY OF THE ILLINOIS PLUMBING CONTRACTOR REGISTRATION SHALL BE PROVIDED TO THE CITY.

APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2014 ILLINOIS PLUMBING CODE (IPC)
2017 NEC ELECTRICAL CODE
2018 SOLAR ENERGY PROVISIONS
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE

ENERGY CONSERVATION STATEMENT

I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (REP.) AND I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

ADDRESS
715 CLINTON PL,RIVER FOREST, IL 60305

(x) FULLY COMPLY ( ) NEED NOT COMPLY

WITH THE REQUIREMENTS OF 2018 INTERNATIONAL ENERGY CONSERVATION CODE

LICENSED ARCHITECT * MACIEJ BOJARSKI 001-022685 * STATE OF ILLINOIS

SIGNED: ..... DATE: 1/28/2025

(Arch. S.E. or P.E.) Illinois License Number: 001-022685
LICENSE EXPIRATION: NOV. 2026

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF RIVER FOREST BUILDING AND ZONING CODE.

LICENSED ARCHITECT * MACIEJ BOJARSKI 001-022685 * STATE OF ILLINOIS

SIGNED: ..... DATE: 1/28/2025

(Arch. S.E. or P.E.) Illinois License Number: 001-022685
LICENSE EXPIRATION: NOV. 2026

DRAWING INDEX

SHEET NAME	Sheet Number
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DEMO PLAN	A101
DEMO PLAN	A102
BSMT/ CRAWL SPACE & 1ST FLOOR PLAN	A103
2ND FLOOR PLAN & ROOF RAFTER	A104
ELEVATION	A201
ELEVATION	A202
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DETAILS	A302
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GARAGE	A401
GARAGE	A402
ELECTRICAL	E101
ELECTRICAL	E102
MECHANICAL	M101
MECHANICAL	M102
PLUMBING	P101

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.11/30/2026
TEL:312-498-8307
bojarski@comcast.net

NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

715 Clinton Pl , River Forest, IL 60305

DATE	REMARKS
1/28/2025	REV.1

LICENSED ARCHITECT * MACIEJ BOJARSKI 001-022685 * STATE OF ILLINOIS

EXP:NOV.2026

SHEET No. A100

1 REV. 1.28.25

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS,THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS. PROPERLY SHORE EXISTING STUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK. PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED

THE CONTRACTOR WILLL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC. THAT IS TO REMAIN AND/ OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED. SALVAGED SHALL BE CAREFULLY REMOVED.

INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS.THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE OCCUR. ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS COINCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.

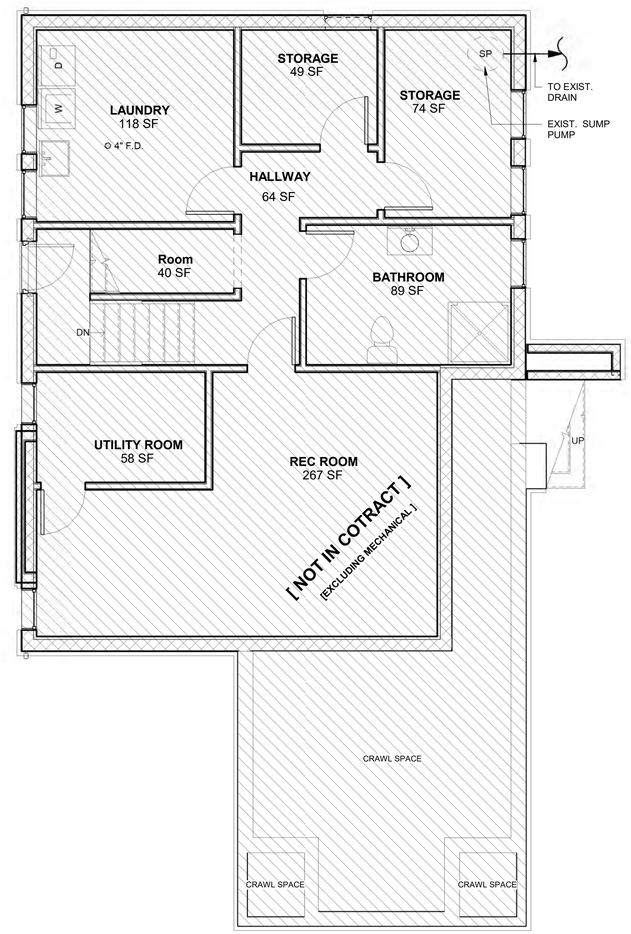
NOTE:
ALL FIRE BURNT OR CHARRED WOOD FRAMING MEMBERS WILL BE REMOVED AND REPLACED. PROVIDE TEMPORARY SUPPORT AS NEEDED

DEMO WALL LEGEND:

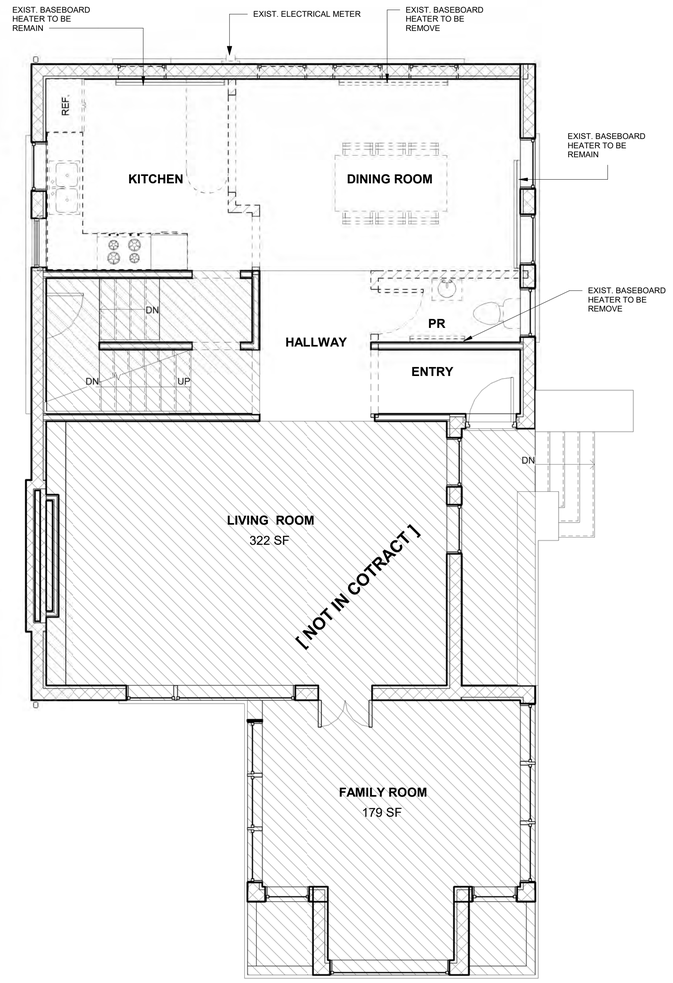
- REMOVED FINISHES REMAIN THE FRAME
- EXIST. EXTRIOR WALL & REMOVED FINISHES
- REMOVED WALL

DEMO KEYNOTES

D1	DEMO ALL
D2	DEMO ALL FINISHES TO EXPOSE FRAMING
	NOTE: IDENTIFY AND REPLACE CHARRED FRAMING AS NECESSARY



1 EXIST. BASEMENT
1/4" = 1'-0"



2 1ST FL DEMO
1/4" = 1'-0"

1 REV. 1.28.25

Reviewed for Building Code Compliance

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO.
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TEL:312-498-8307
bojarski@comcast.net

NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

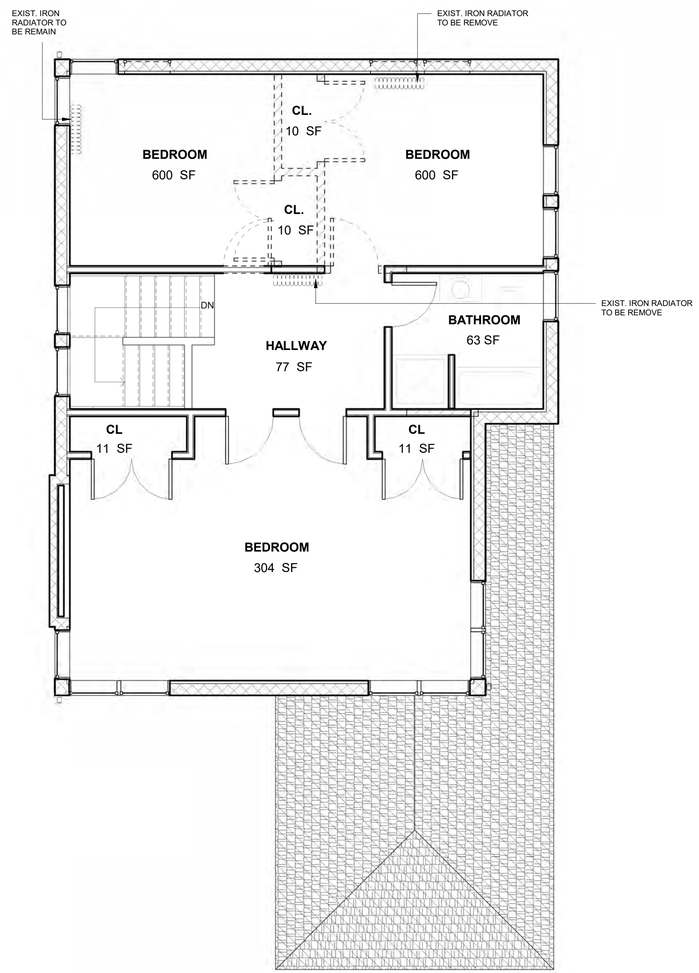
715 Clinton Pl,
River Forest, IL 60305

DATE	REMARKS
1/28/2025	REV.1

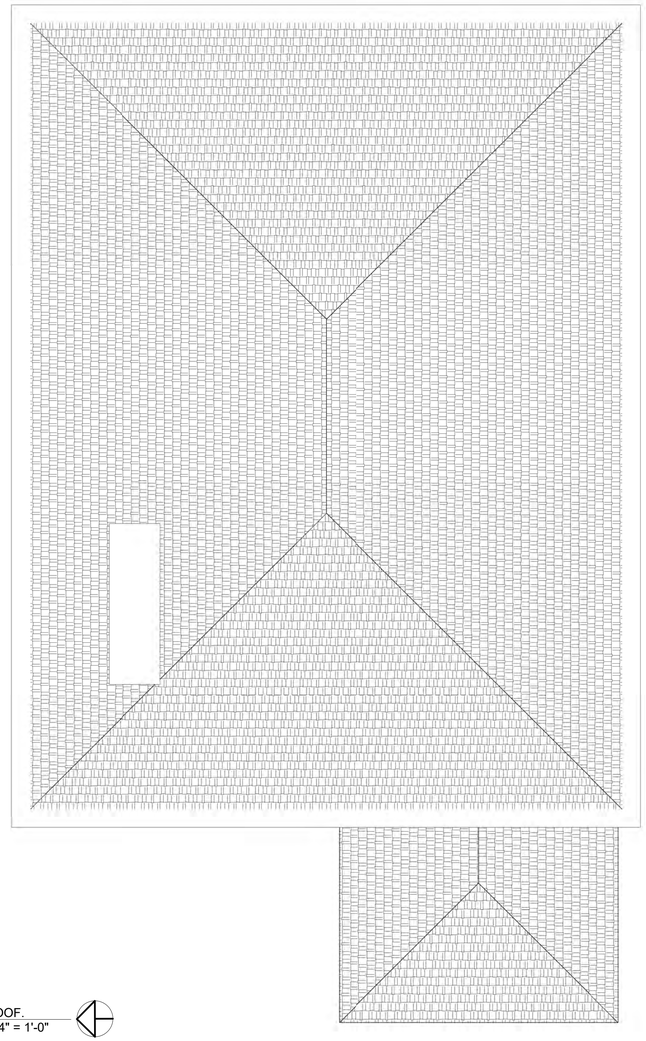
LICENSED ARCHITECT
MACIEJ BOJARSKI
001-022685
STATE OF ILLINOIS

EXP:NOV.2026

SHEET No. A101



1 2ND FL DEMO
1/4" = 1'-0"



2 ROOF.
1/4" = 1'-0"

Reviewed for Building Code Compliance

M A C I E J
B O J A R S K I
ARCHITECT OF
R E C O R D
ILLINOIS REG. NO.
0 0 1 - 0 2 2 6 8 5
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NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

715 Clinton Pl ,
River Forest, IL 60305

DATE	REMARKS
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LICENSED ARCHITECT
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001-022685
STATE OF ILLINOIS

EXP:NOV.2026

SHEET No. A102

1 REV. 1.28.25

NOTE:

1. FIELD VERIFY ALL PERMANENTLY INSTALLED LUMINAIRE SHALL ONE HUNDRED PERCENT (100%) HIGH EFFICIENCY LAMPS
2. FIELD VERIFY THE WINDOW U-FACTOR SHALL NOT BE MORE THAN 0.30
3. FILED VERIFY THE BUILDING THERMAL ENVELOPE SHALL BE DURABLE SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIAL BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
4. LOCAL INSPECTOR SHALL FIELD VERIFY TEMPORARY TOILET FACILITIES ARE ON SITE AT START OF CONSTRUCTION
5. LOCAL INSPECTOR SHALL FIELD VERIFY CURRENT ENERGY CODE FOLLOWED FOR THE STATE OF ILLINOIS AS ACTED
6. LOCAL INSPECTOR SHALL FIELD VERIFY AIR CONDITIONER IS NOT LOCATED CLOSER THAN TEN FEET (10') TO A NEIGHBORING DWELLING
7. LOCAL INSPECTOR SHALL FIELD VERIFY ALL DRY WALL WILL BE 5/8" TYPE X FIRE CODE
8. LOCAL INSPECTOR SHALL FIELD VERIFY HANDRAIL ENDS RETURN TO WALL OR INTO A NEWEL POST.
9. LOCAL INSPECTOR SHALL FIELD VERIFY ALL NEW OR UPGRADED ELECTRICAL CONDUCTORS SHALL BE COPPER WIRE.
10. LOCAL INSPECTOR SHALL FIELD VERIFY AN AUTOMATIC SMOKE DETECTIONS SYSTEM, WIRED TO THE BUILDING ELECTRICAL SYSTEM, WITH BATTERY BACK UP FOR ALL MAJOR REMODELING WORK
11. LOCAL INSPECTOR SHALL FIELD VERIFY BATH EXHAUST FAN EXHAUST TO THE EXTERIOR
12. LOCAL INSPECTOR SHALL FIELD VERIFY THE CO2 AND SMOKE DETECTORS ARE WITHIN 15' OF THE FIRST FLOOR BEDROOM

WINDOWS AND DOORS:
ALL WINDOW AND DOOR OPENINGS TO BE VERIFIED IN FIELD PRIOR TO ORDERING.

NOTES:

- ALL INTERIOR FINISHES TO BE CLASS A
- BUILDING THERMAL ENVELOPE TO BE DURABLE SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIAL BEHIND TUBS AND SHOWERS ON EXTERIOR WALL
- ALL SMOKE DETECTORS TO BE INTERCONNECTED 110 v. w/ BATTERY BACK-UP
- CONTRACTOR SHOULD SUBMIT SHOP DRAWINGS TO THE PROFESSIONAL OF RECORD FOR REVIEW FOR ALL PREFABRICATED ITEMS
- CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL.
- FOR THOSE HVAC UNITS THAT DO NOT HAVE A SECONDARY DRAIN OR PROVISIONS TO INSTALL A SECONDARY OR AUXILIARY DRAIN PAN, A WATER-LEVEL MONITOR DEVICE SHALL BE INSTALLED INSIDE THE PRIMARY DRAIN PAN.

WALLS NOTE:

- ALL DRY WALL WILL BE 5/8 TYPE 'X' FIRECODE
- ALL INTERIOR NON LOAD BEARING WALLS ARE 3 1/2" WIDE UNLESS NOTED OTHERWISE, PLUMBING WALLS 5 1/2" WIDE.
- INSULATE ALL BATHROOMS WALLS (TYP.) THROUGHOUT
- INSULATE ALL MECH ROOMS WALLS (TYP.) THROUGHOUT
- ALL WOOD-FRAMING MEMBERS THAT REST OR ATTACHED TO CONCRETE OR MASONRY AND ARE LESS THAN 8-INCHES (8") FROM THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR DECAY RESISTANT IN ACCORDANCE
- DOUBLE FLOOR JOISTS BELOW PARALLEL WALLS AND STAIR OPENING
- ANY WALL OR CEILING CAVITIES EXPOSED BY REMOVAL OF DRYWALL TO BE COMPLETELY FILLED WITH INSULATION PRIOR TO INSTALLATION OF NEW DRYWALL.
- SEAL ALL DRYWALL

DESIGN CRITERIA:

FLOOR	= 40# LL 10# DL TYPICAL ALL AREAS
WALL	= 60# PLF OR ACTUAL LOAD
CEILING	= 20# LL 10# DL ROOF SLOPES OVER 3 IN 12
ROOF	= 30# LL 10# DL
CATHEDRAL	= 30# LL 15# DL ALL SLOPES
EXT. DECK	= 60# LL 10# DL
BALCONY	= 100# LL 10# DL EXTERIOR

STRUCTURAL FRAMING LUMBER:

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE #2 SPECIES DF BASE Fb = 900
(UNLESS OTHERWISE INDICATED ON THE PLANS)

Fb = 1200 psi
E = 1,600,000 psi
Fc= 900 psi

MANUFACTURER: TRUSS JOIST MCMILLAN
PRODUCT: MICRO-LAM LVL
SIZE: 1 3/4" x (SEE PLAN) Fb = 2,600 PSI E = 2.0

NOTE:
ROOF DESIGN LOADS:
30 SNOW
10 DEAD

FLOOR DESIGN LOADS:
40 LIVE (10 IN STAIRWAYS & PUBLIC AREAS 15 DEAD)

55 PSF TOTAL

NOTE:
WIND LOAD:
120MPH 3 - SECOND GUST (UN-FACATORED)
114 ,PH 3 - SECOND GUST (FACATORED)
12.8 PSF END ZONE, 8.5 PSF INTERIOR ZONE.

NOTE:
SEISMIC:
SITE CLASS D DESIGN
CATEGORY B

TYPICAL NOTES:

ACCESS DOORS NOTE:
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO THE LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

TYPICAL OAK STAIRS NOTE:
(4) x 2x12 STRINGER
* 7 3/4" RISER (MAX.)
* 10" TREAD (MIN.)
* 3'-0" HANDRAIL
* 6'-8" (MIN.) CLEAR
HEADROOM MEASURED FROM THE NOSE OF THE STAIR

ALL HANDRAILS SHALL HAVE BOTH ENDS RETURNED TO THE WALL OR NEWEL POST

36" H. GUARDRAIL W/ 2"x2" BALUSTERS TO BE MAX. 4" APART MEASURED FROM NOSING (TYP.)

BATHROOM NOTE:
PROVIDE CEMENTITIOUS BOARD FOR BATHROOM TILE BACKERBOARD IN BATHTUB/SHOWER SURROUND
GREEN BOARD GYPSUM AS BACKERBOARD NOT ALLOWED IN BATHTUB/SHOWER SURROUND AREA.

PROVIDE GLASS MAT GYPSUM BACKING PANEL AND WALL TILE FOR BATHTUB AND SHOWER SPACES.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN IRC TABLE R702.4.2, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DRAIN PAN:
CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL.

OR

FOR THOSE HVAC UNITS THAT DO NOT HAVE A SECONDARY DRAIN OR PROVISIONS TO INSTALL A SECONDARY OR AUXILIARY DRAIN PAN, A WATER-LEVEL MONITOR DEVICE SHALL BE INSTALLED INSIDE THE PRIMARY DRAIN PAN

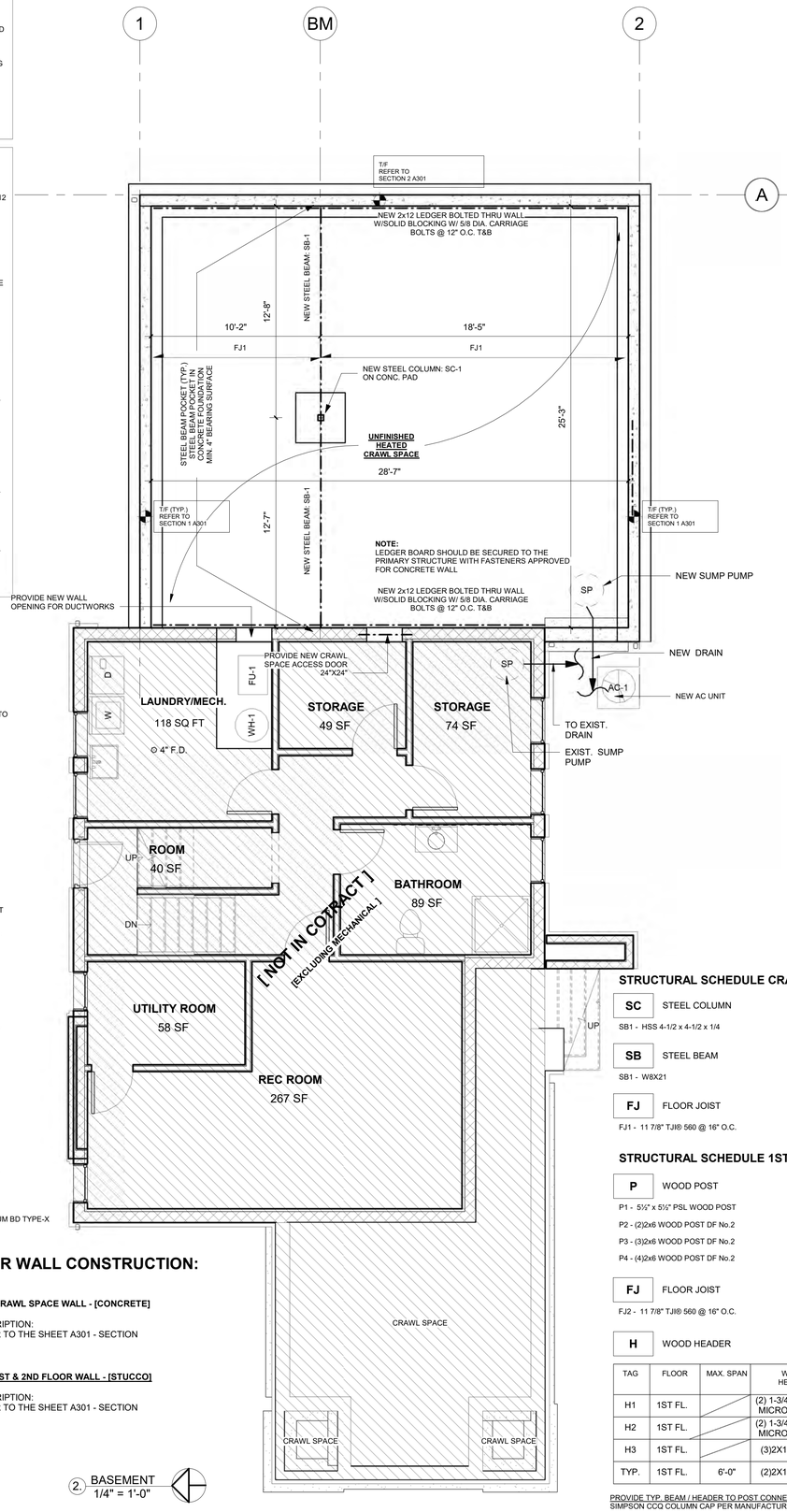
FLOOR DRAIN NOTE:
NEW FLOOR DRAIN TRAPPED AND VENTED, CONNECTED TO EJECTORE PUMP

INSULATION AND DRYWALL AT MECH ROOM NOTE:
INSTALL INSULATION AND DRYWALL AT MECHANICAL ROOM PRIOR TO HVAC EQUIPMENT TO ENSURE PROPER FIRE RATING FOR THE ENCLOSURE

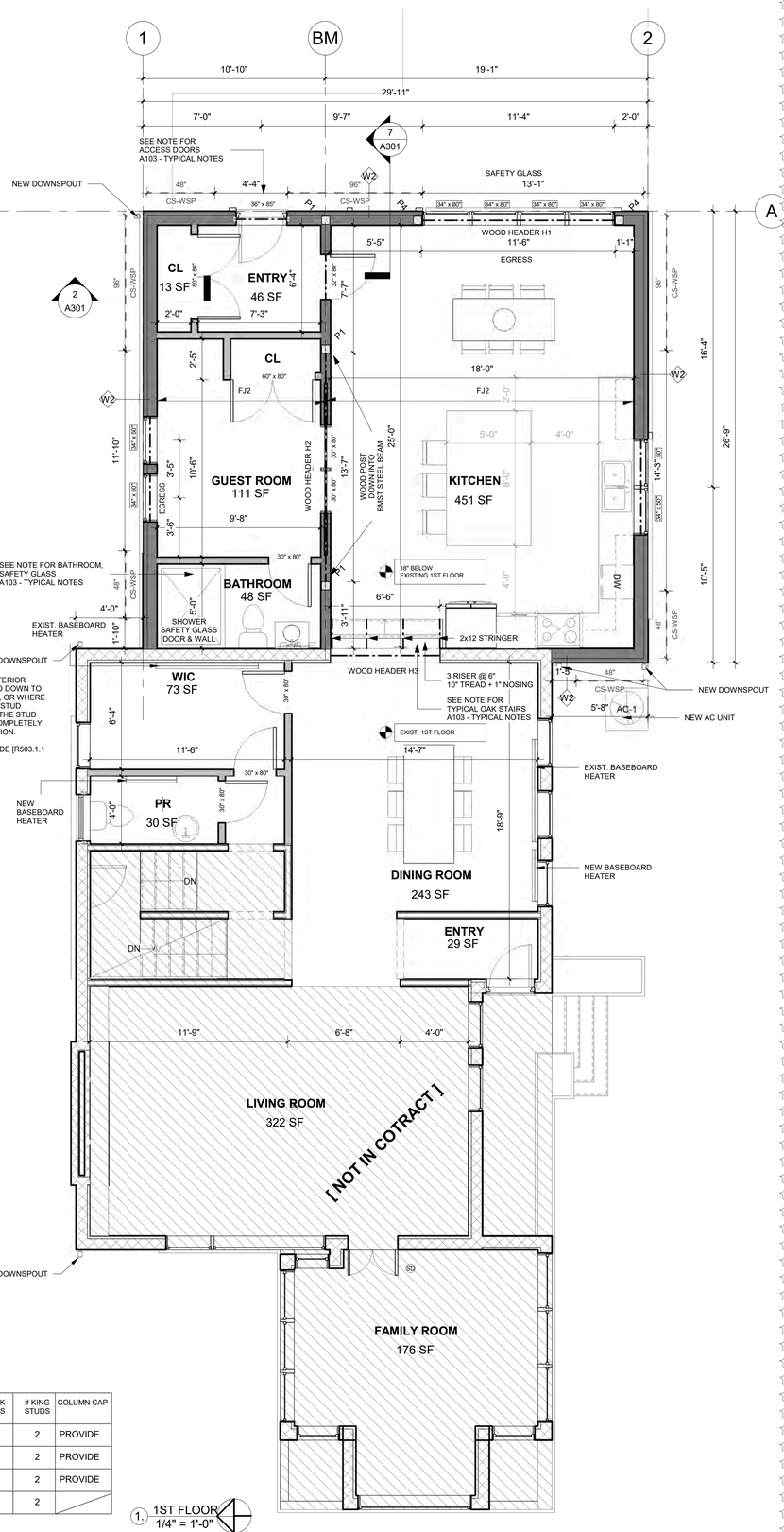
PROVIDE 5/8" FIRECODE DRYWALL ON ENTIRE CLG AND ON ALL WALLS OF MECHANICAL ROOM (TYP.)

SAFETY GLASS FOR GLAZING NOTE:
ALL SAFETY GLASS FOR GLAZING IN HAZARDOUS LOCATION (INCLUDING WET LOCATIONS) INDICATED IN THE PROJECT MUST BE TEMPERED GLASS

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS:
SHOULD HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 5/8-INCH GYPSUM BD TYPE-X



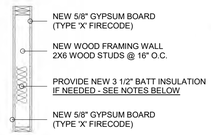
2. BASEMENT
1/4" = 1'-0"



1. 1ST FLOOR
1/4" = 1'-0"

INTERIOR WALL CONSTRUCTION:

A **NEW INTERIOR FRAMING WALL BEARING & NON BEARING WALL**



B **NEW INTERIOR FRAMING WALL BEARING & NON BEARING WALL**

- BEARING WALL
- NON BEARING WALL

EXTERIOR WALL CONSTRUCTION:

W1 **NEW CRAWL SPACE WALL - [CONCRETE]**

DESCRIPTION:
REFER TO THE SHEET A301 - SECTION

W2 **NEW 1ST & 2ND FLOOR WALL - [STUCCO]**

DESCRIPTION:
REFER TO THE SHEET A301 - SECTION

STRUCTURAL SCHEDULE CRAWL SPACE:

SC STEEL COLUMN
SB1 - HSS 4-1/2 x 4-1/2 x 1/4

SB STEEL BEAM
SB1 - W8X21

FJ FLOOR JOIST
FJ1 - 11 7/8" TJI® 560 @ 16" O.C.

STRUCTURAL SCHEDULE 1ST FLOOR:

P WOOD POST
P1 - 5½" x 5½" PSL WOOD POST
P2 - (2)2x6 WOOD POST DF No.2
P3 - (3)2x6 WOOD POST DF No.2
P4 - (4)2x6 WOOD POST DF No.2

FJ FLOOR JOIST
FJ2 - 11 7/8" TJI® 560 @ 16" O.C.

H WOOD HEADER

TAG	FLOOR	MAX. SPAN	WOOD HEADER	# JACK STUDS	# KING STUDS	COLUMN CAP
H1	1ST FL.		(2) 1-3/4" x 16" 2.0E MICROLLAM LVL	3	2	PROVIDE
H2	1ST FL.		(2) 1-3/4" x 14" 2.0E MICROLLAM LVL	3	2	PROVIDE
H3	1ST FL.		(3)2X12 DF No.2	2	2	PROVIDE
TYP.	1ST FL.	6'-0"	(2)2X12 DF No.2	2	2	

PROVIDE TYP. BEAM / HEADER TO POST CONNECTION
SIMPSON CCQ COLUMN CAP PER MANUFACTURER

Reviewed for Building Code Compliance

MACIEJ BOJARSKI ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.11/30/2026
TEL:312-498-8307
bojarski@comcast.net

NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

715 Clinton Pl , River Forest, IL 60305

DATE	REMARKS
1/28/2025	REV.1

LICENSED ARCHITECT ★ MACIEJ BOJARSKI 001-022685 ★ STATE OF ILLINOIS

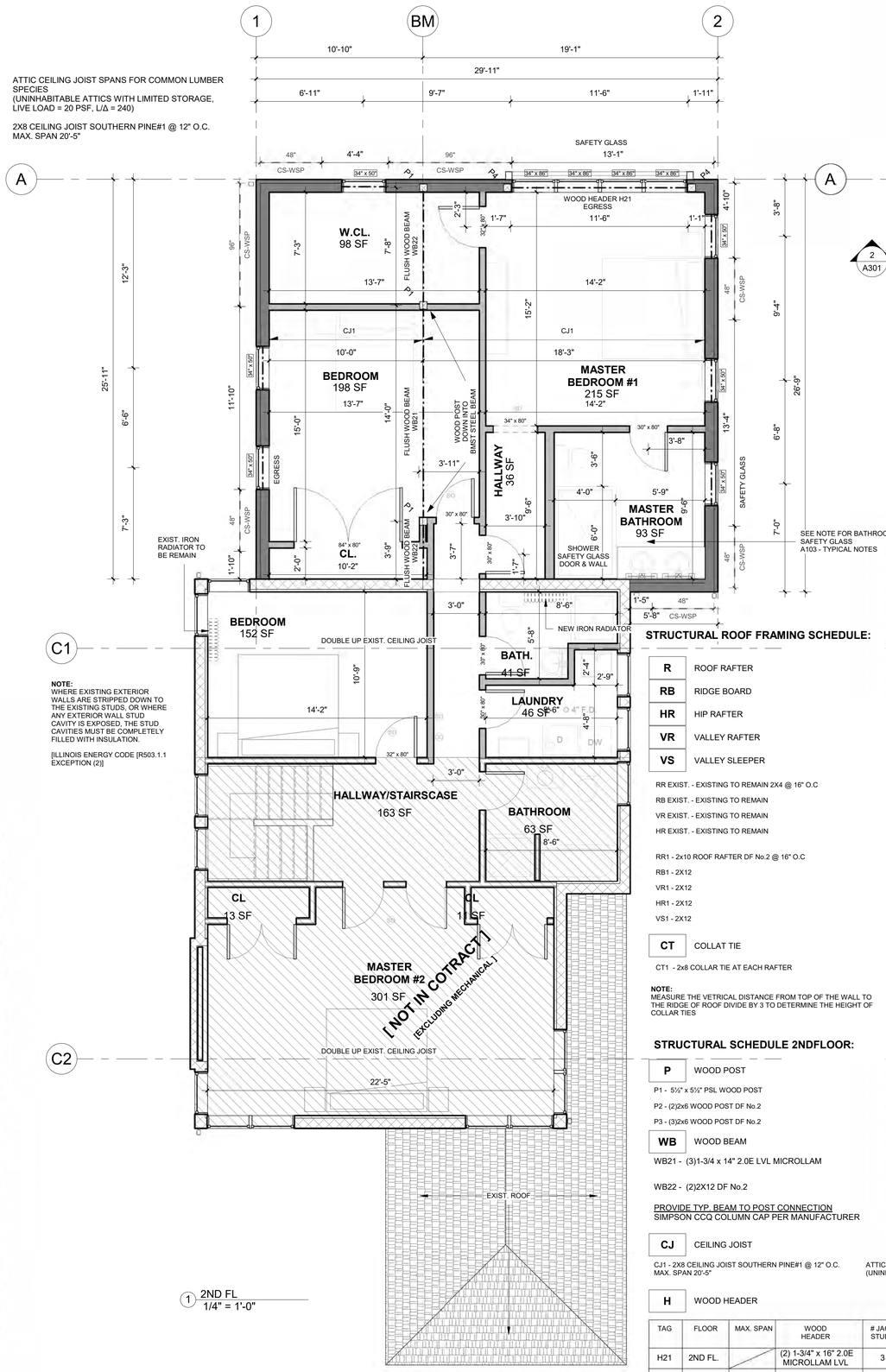
EXP:NOV.2026

SHEET No. A103

1 REV. 1.28.25

ATTIC CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20 PSF, L/Δ = 240)

2X8 CEILING JOIST SOUTHERN PINE#1 @ 12" O.C.
MAX. SPAN 20'-5"



NOTE:
WHERE EXISTING EXTERIOR WALLS ARE STRIPPED DOWN TO THE EXISTING STUDS, OR WHERE ANY EXTERIOR WALL STUD CAVITY IS EXPOSED, THE STUD CAVITIES MUST BE COMPLETELY FILLED WITH INSULATION.

[ILLINOIS ENERGY CODE [R503.1.1 EXCEPTION (2)]

1 2ND FL
1/4" = 1'-0"

DETAIL OF EXIST GUTTER

STRUCTURAL ROOF FRAMING SCHEDULE:

R	ROOF RAFTER
RB	RIDGE BOARD
HR	HIP RAFTER
VR	VALLEY RAFTER
VS	VALLEY SLEEPER

RR EXIST. - EXISTING TO REMAIN 2X4 @ 16" O.C
RB EXIST. - EXISTING TO REMAIN
VR EXIST. - EXISTING TO REMAIN
HR EXIST. - EXISTING TO REMAIN

RR1 - 2x10 ROOF RAFTER DF No.2 @ 16" O.C
RB1 - 2X12
VR1 - 2X12
HR1 - 2X12
VS1 - 2X12

CT	COLLAT TIE

CT1 - 2x8 COLLAR TIE AT EACH RAFTER

NOTE:
MEASURE THE VETRICAL DISTANCE FROM TOP OF THE WALL TO THE RIDGE OF ROOF DIVIDE BY 3 TO DETERMINE THE HEIGHT OF COLLAR TIES

STRUCTURAL SCHEDULE 2NDFLOOR:

P	WOOD POST

P1 - 5½" x 5½" PSL WOOD POST
P2 - (2)2x6 WOOD POST DF No.2
P3 - (3)2x6 WOOD POST DF No.2

WB	WOOD BEAM

WB21 - (3)1-3/4 x 14" 2.0E LVL MICROLLAM

WB22 - (2)2X12 DF No.2

PROVIDE TYP. BEAM TO POST CONNECTION
SIMPSON CCQ COLUMN CAP PER MANUFACTURER

CJ	CEILING JOIST

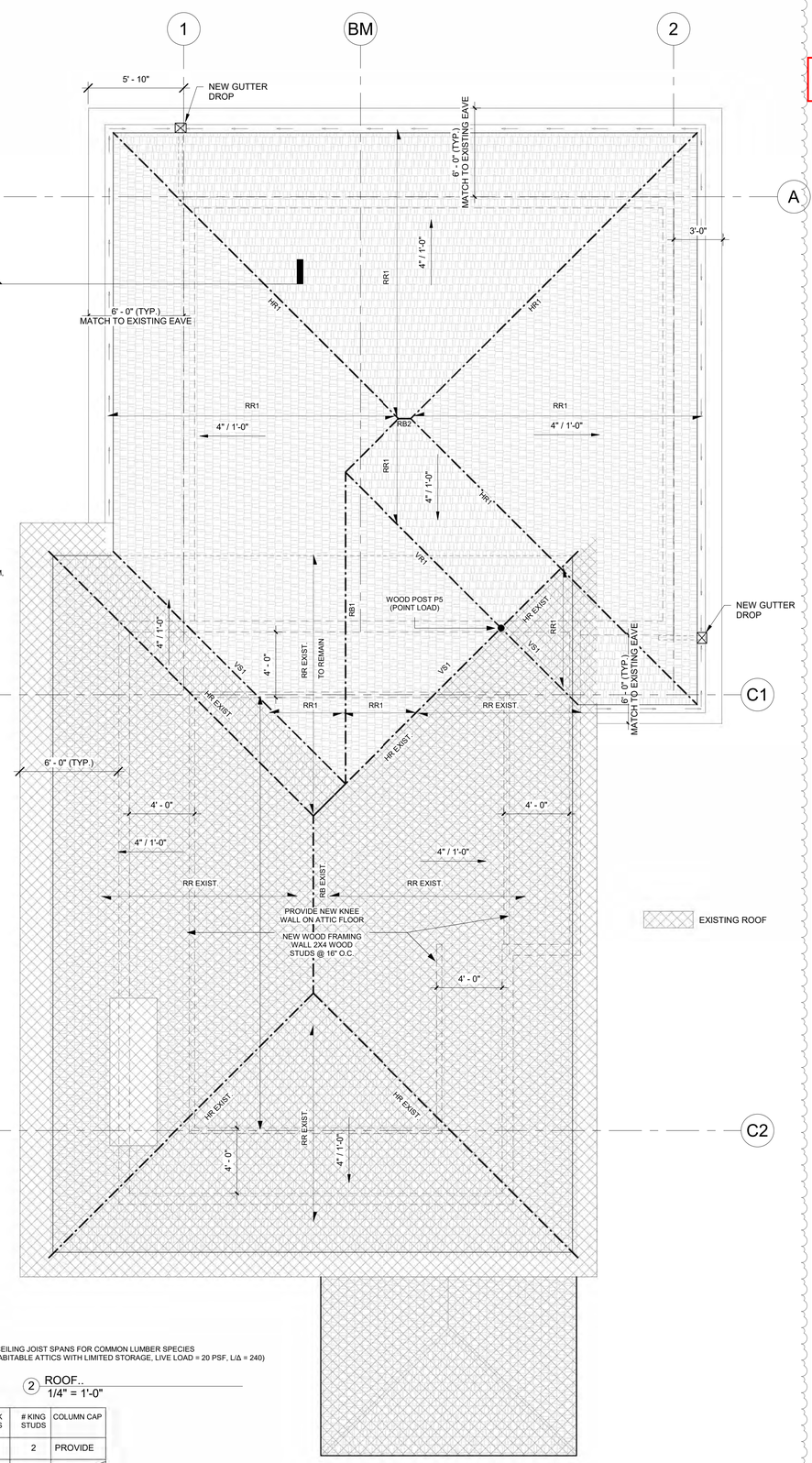
CJ1 - 2X8 CEILING JOIST SOUTHERN PINE#1 @ 12" O.C.
MAX. SPAN 20'-5"

ATTIC CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20 PSF, L/Δ = 240)

H	WOOD HEADER

TAG	FLOOR	MAX. SPAN	WOOD HEADER	# JACK STUDS	# KING STUDS	COLUMN CAP
H21	2ND FL.		(2) 1-3/4" x 16" 2.0E MICROLLAM LVL	3	2	PROVIDE
TYP.	2ND FL.	6'-0"	(2)2X12 DF No.2	2	2	

PROVIDE TYP. BEAM / HEADER TO POST CONNECTION
SIMPSON CCQ COLUMN CAP PER MANUFACTURER



2 ROOF..
1/4" = 1'-0"

Reviewed for Building Code Compliance

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NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

715 Clinton Pl ,
River Forest, IL 60305

DATE	REMARKS
1/28/2025	REV.1

LICENSED ARCHITECT
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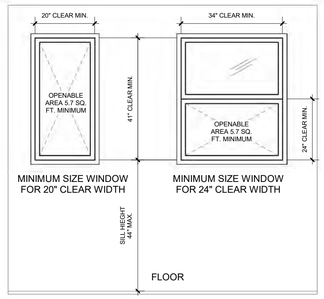
EXP:NOV.2026

SHEET No. A104

1 REV. 1.28.25



EGRESS WINDOW
SIZE & LOCATION REQUIREMENTS

EGRESS WINDOW MUST HAVE:

A MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES
A MINIMUM CLEAR OPENABLE HEIGHT OF 24 INCHES
A MINIMUM CLEAR OPENABLE AREA OF 5.7 SQUARE FEET
(TO OBTAIN THE 5.7 SQUARE FOOT OPENABLE AREA,
ONE OR BOTH DIMESIONS MUST BE INCREASED.)
A FINISHED SILL HIEGHT THAT IS NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR

WINDOW WELLS

IF THE EMERGENCY ESCAPE WINDOW OPENING IS BELOW GRADE, A WINDOW WELL MUST BE INSTALLED ON THE OUTSIDE OF THE BUILDING. THE WINDOW MUST:

BE A MINIMUM OF 36 INCHES WIDE AND GIVE ACCESS TO AN AREA THAT IS A MINIMUM OF 9 SQUARE FEET WITH WINDOW FULLY OPEN HAVE A MINIMUM OF 6-INCH DROP FROM THE WINDOW SILL TO THE GROUND INCLUDE LATTER IF THE WELL IS MORE THAN 44 INCHES DEEP

ELEVATION GENERAL NOTES:

TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:
A. GLASS GREATER THAN 9 S.F. IN AREA.
B. BOTTOM OF GLASS WITHIN 18" OF THE FLOOR.

ALL SAFETY GLASS FOR GLAZING IN HAZARDOUS LOCATION (INCLUDING WET LOCATIONS) INDICATED IN THE PROJECT SHOULD BE TEMPERED GLASS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24", THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.

ALL D.S. LOCATIONS TO BE FILED VERIFIED WITH OWNER PRIOR TO INSTALLATION

PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)

PROVIDE 26 G.A. (MIN.) GALV. W-VALLEYS UNDERLAID WITH NO. 15 MIN. ROOFING FELT

PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR

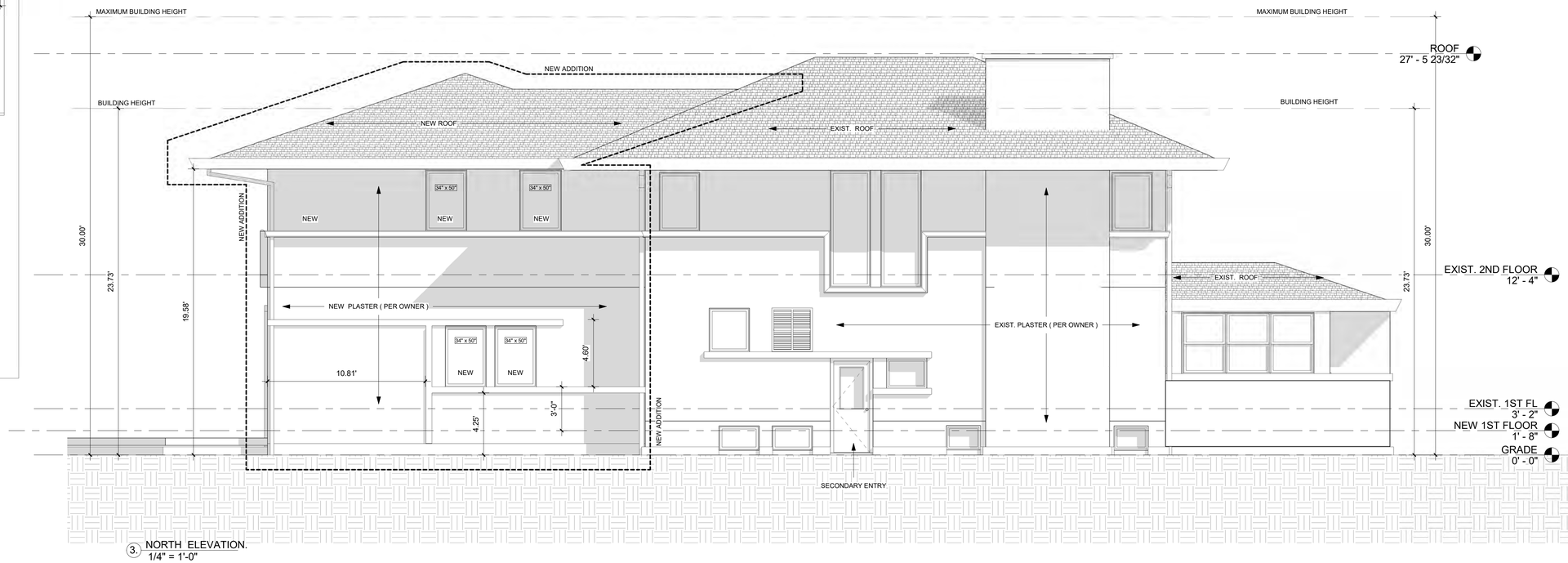
PROVIDE FLASHING, COUNTER FLASHING AND CAULK AT ALL SKYLIGHTS, AS PER MANUFACTURERS SPECIFICATIONS
"EGRESS"-EGRESS WINDOW
"TEMP"-SAFETY GLASS WINDOW

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.

ALL WINDOWS BEING INSTALLED MUST HAVE A U-FACTOR VALUE OF 0.30 OR LESS.

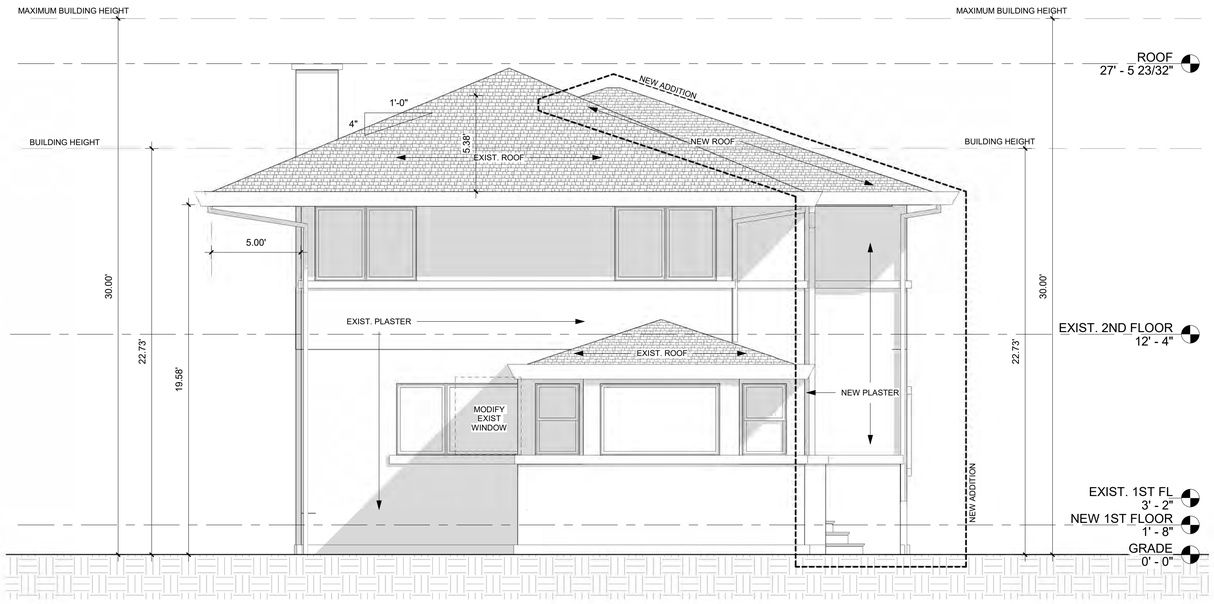
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO THE LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

BUILDING THERMAL ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FOUR AIR CHANGES PER HOUR (4 ACH) BY A BLOWER DOOR TEST. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY WITH A SIGNED-RESULTS TEST REPORT SUBMITTED DURING FINAL INSPECTIONS.



3. NORTH ELEVATION.
1/4" = 1'-0"

1 3D VIEW 1



4. WEST ELEVATION.
1/4" = 1'-0"

3 ELEVATION NOTE
6" = 1'-0"

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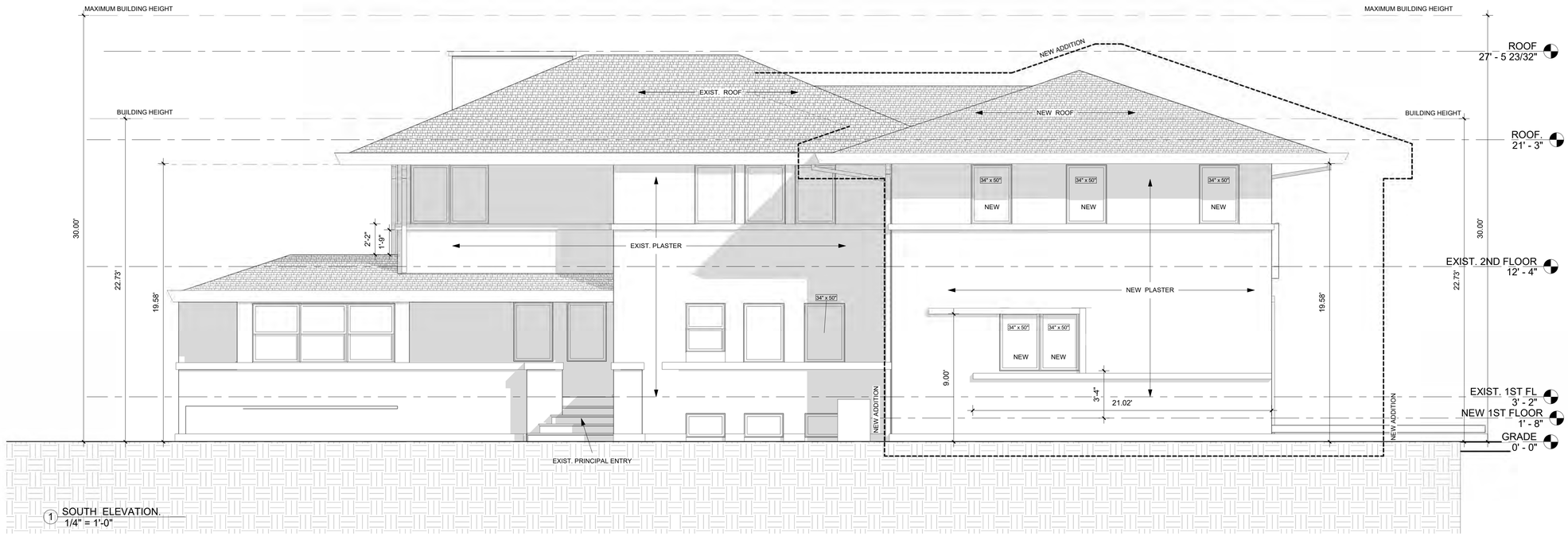
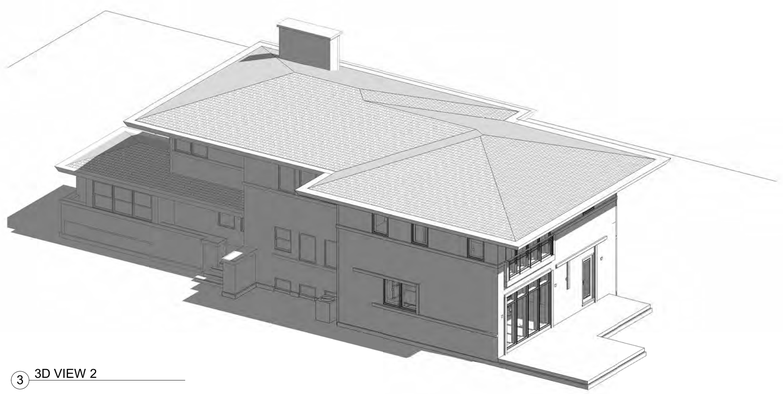
SHEET No. A201

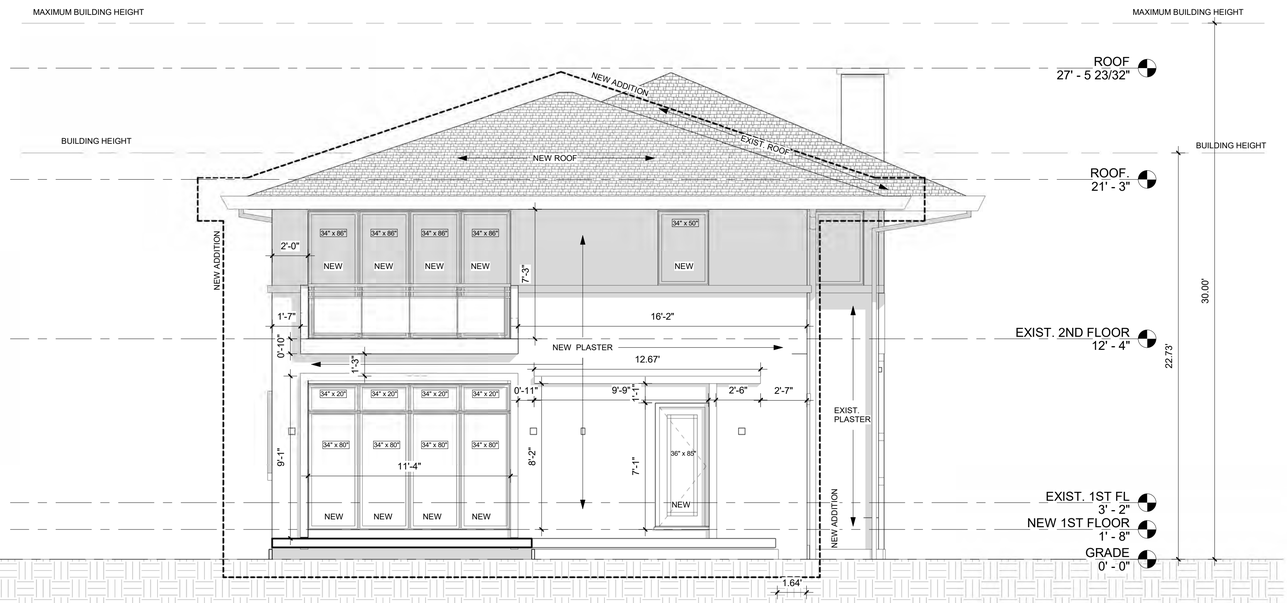
1 REV. 1.28.25



1 SOUTH ELEVATION.
1/4" = 1'-0"



3 3D VIEW 2



2 EAST ELEVATION
1/4" = 1'-0"

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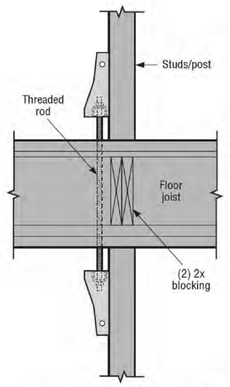
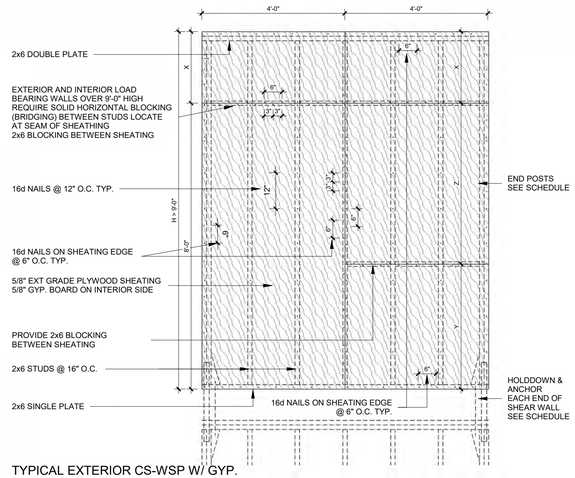
SHEET No. A202

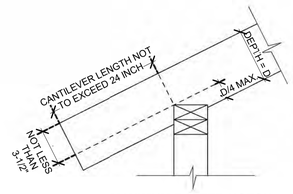
1 REV. 1.28.25



Typical HDU Tie Between Floors

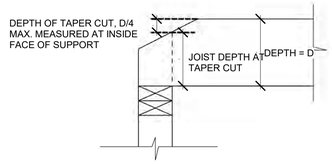


4 TYPICAL EXTERIOR CS-WSP W/ GYP. BOARD ON INTERIOR SIDE
1/2" = 1'-0"



MAXIMUM RAFTER NOTCH

NOTCHES ON CANTILEVER PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 3 1/2" AND THE LENGTH OF THE CANTILEVER DOES NOT EXCEED 24 INCH



MAXIMUM CLG. JST. TAPER CUT

CEILING JOIST TAPER CUT.
TAPER CUTS AT THE ENDS OF THE CEILING JOIST SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER

3 RAFTER NOTCH & CEILING JOIST TAPER CUT
3/16" = 1'-0"

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT* CLIMATE ZONE 5													
ROOF R-VALUE	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	SLAB EDGE R-VALUE	CRAWL SPACE WALL R-VALUE	DUCTS R-VALUE	OPAQUE DOOR U-FACTOR	GLAZED FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	SKYLIGHT U-FACTOR
-	R-60	R-20 + R5ci	-	R-30	-	R-5ci	R-10ci	R-15ci	R-3	U-0.30	U-0.30	NR	-

*R-values are minimums. U-factors and SHGC are maximums.

NOTE: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD-FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE-FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION.

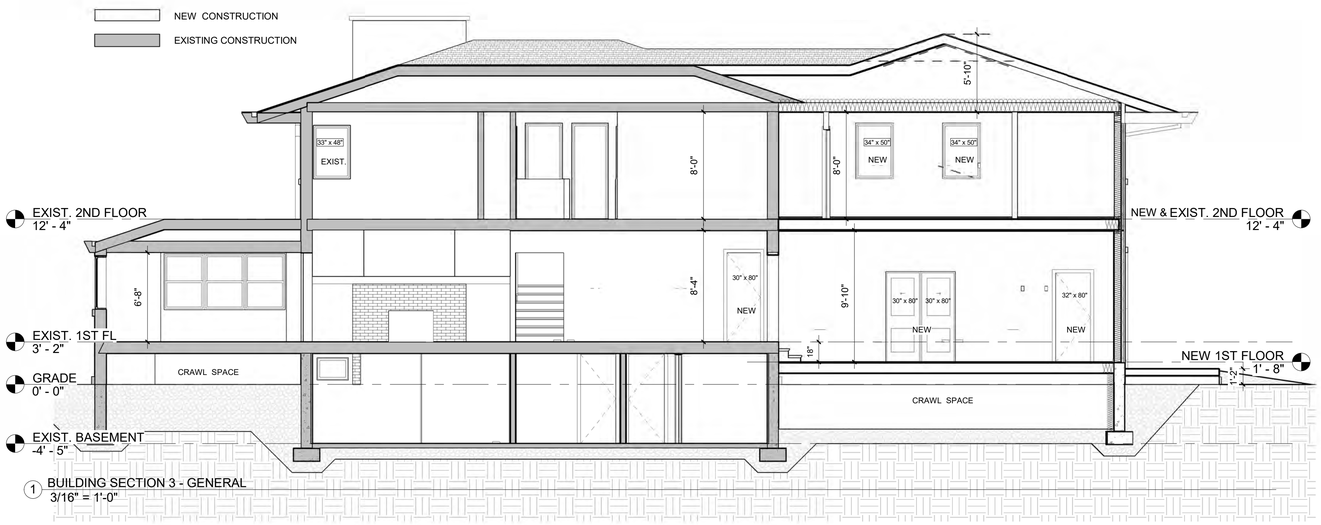
EXCEPTION: VERTICAL DOORS THAT PROVIDE ACCESS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE PERMITTED TO MEET THE FENESTRATION REQUIREMENTS OF TABLE R402.1.2 BASED ON THE APPLICABLE CLIMATE ZONE SPECIFIED IN CHAPTER 3.

NOTE: PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION (SLAB, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS), DUCTS OUTSIDE CONDITIONED SPACES, U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, RESULTS OF AIR LEAKAGE TEST DONE FOR DUCT SYSTEMS AND BUILDING ENVELOPE. THE CERTIFICATE SHALL ALSO INDICATE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

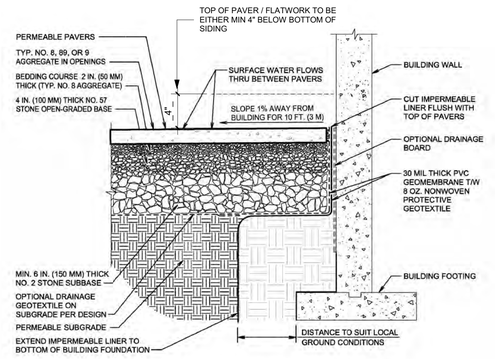
EQUIPMENT PERFORMANCE	TYPE	EFFICIENCY
HEATING SYSTEM	GAS FURNACE (MECHANICAL)	90% AFUE
COOLING SYSTEM	AIR CONDITIONER W/ CONDENSER UNITS (MECHANICAL)	14 SEER
WATER HEATER	GAS TANK WATER HEATER	HIGH EF

AIR LEAKAGE TEST RESULTS*	
BLOWER DOOR	_____ ACH/50 PA
DUCT TESTING	_____ CFM/100 SQFT

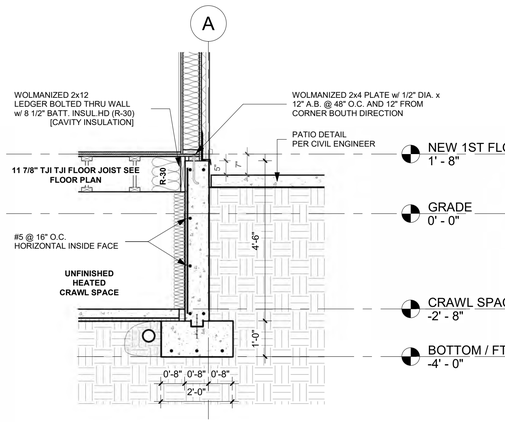
*NOTE: AIR LEAKAGE TEST SHALL BE PROVIDE BY THE GENERAL CONTRACTOR.



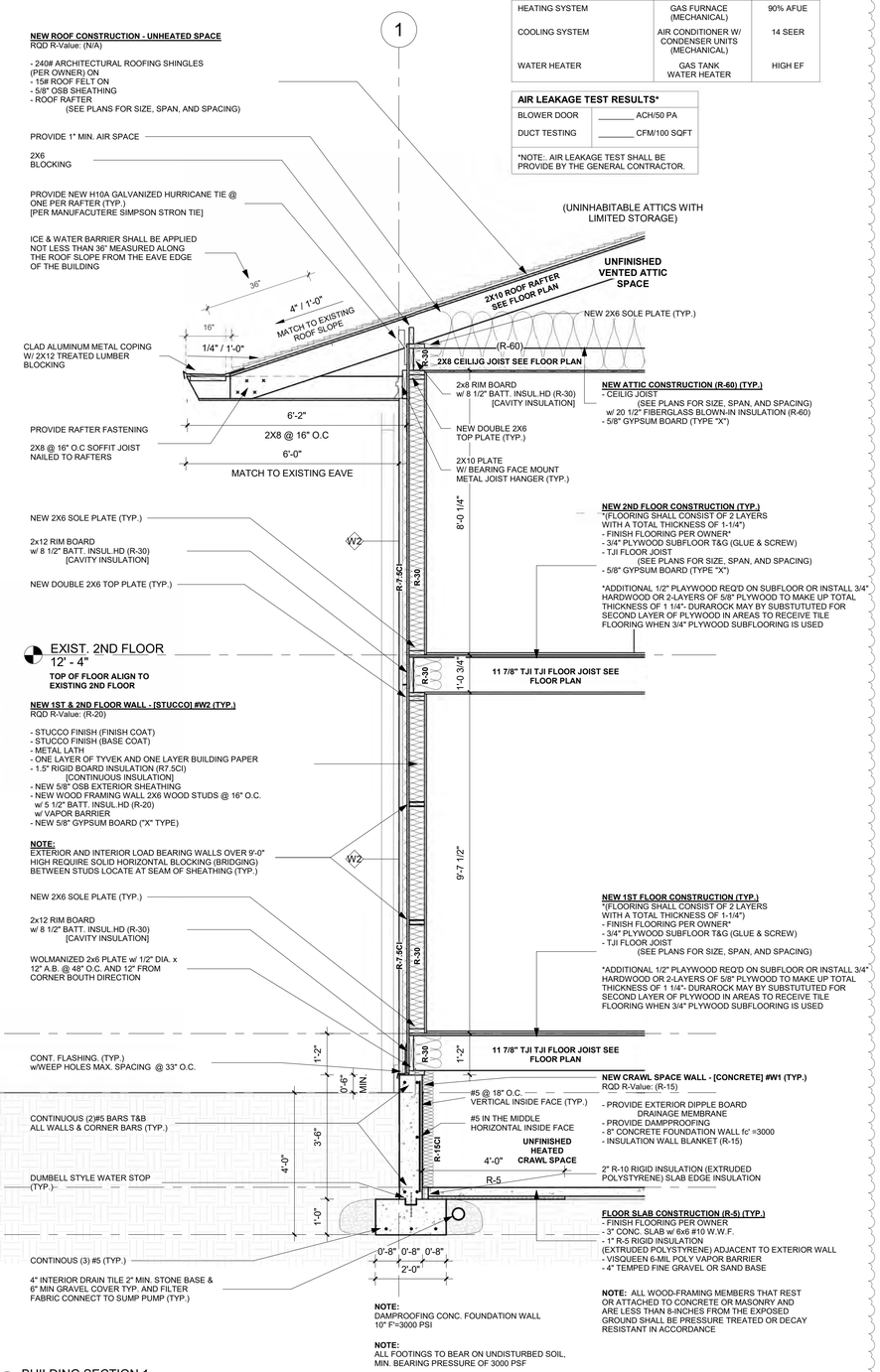
1 BUILDING SECTION 3 - GENERAL
3/16" = 1'-0"



8 PATIO DETAIL
1/2" = 1'-0"



7 BUILDING SECTION 2.
1/2" = 1'-0"



2 BUILDING SECTION 1
1/2" = 1'-0"

1 1.28.25
REV.

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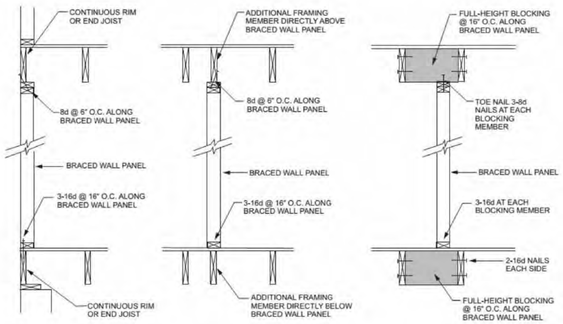


FIGURE R602.10.8(2) BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

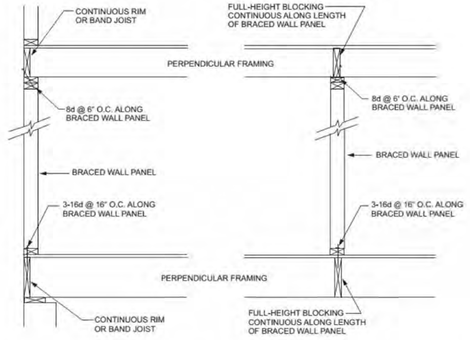
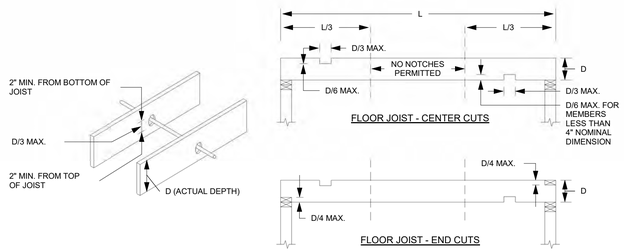


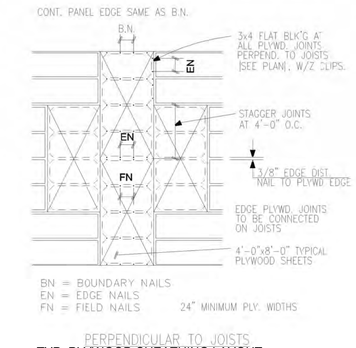
FIGURE R602.10.8(1) BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

INTERIOR BRACE WALL LOCATION
(12) (TYP.)
3" = 1'-0"



NOTE:
CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL-GLUE LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED - PER IRC, SECTION R502.8.2

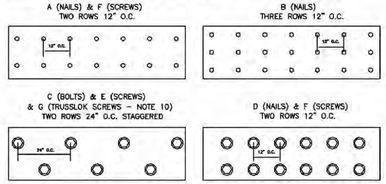
(1) JOIST DETAIL
1" = 10'-0"



(8) TYP. PLYWOOD SHEATHING LAYOUT (HORIZONTAL)
1" = 10'-0"

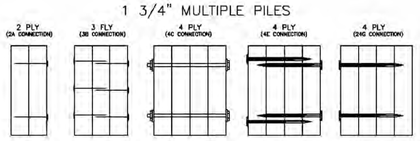
MAXIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PIECES (POUND PER LINERAL FOOT)

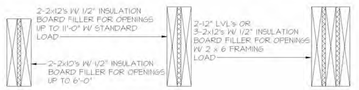
PIECES IN MEMBER	16D NAILS A	16D NAILS B	1/2" BOLTS SCREWS (NOTES 9) C	1/2" BOLTS SCREWS (NOTES 9) D	TRUSSLOK E	TRUSSLOK F	TRUSSLOK G
	2 ROWS 12" O.C	3 ROWS 12" O.C	2 ROWS 24" O.C	2 ROWS 12" O.C	2 ROWS 24" O.C	2 ROWS 12" O.C	2 ROWS 24" O.C
2	505	760	505	1015	500	995	525
3	380	570	380	760	375	745	375
4	NOT PERMITTED		340	675	330	665	335



(2) LVL FASTENING SCHEDULE
1/4" = 1'-0"

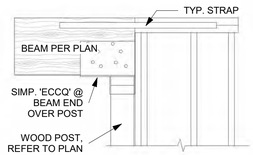
NOTES:
1. CONFIRM ADEQUACY OF THE BEAM (DEPTH AND NUMBER OF PIECES) FOR CARRYING THE DESIGNATED LOAD.
2. STRESS LEVEL FOR NAIL AND BOLT VALUES IS 100%, INCREASES OF 15% FOR SNOW LOADED OR 25% FOR NON-SNOW LOADED FLOOR CONDITIONS ARE PERMITTED.
3. TOP AND BOTTOM ROW OF CONNECTORS SHOULD BE 2" FROM EDGE.
4. BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT. EVERY BOLT MUST EXTEND THROUGH THE FULL THICKNESS OF THE MEMBER. USE WASHERS UNDER HEAD AND NUT.
5. FOR THREE-PIECE MEMBER, SPECIFIED NAILING IS FROM THE EACH SIDE.
6. TO MINIMIZE ROTATION, FOUR - PIECE MEMBERS SHOULD ONLY BE USED WHEN LOADS ARE APPLIED TO BOTH SIDE, OR COMPLETELY ACROSS THE TOP OF THE MEMBER.
7. FOUR-PIECE MEMBERS MUST BE BOLTED OR ATTACHED WITH 6" SCREWS FROM BOTH SIDES.
8. FLOOR JOISTS MUST BE ATTACHED WITH APPROVED METAL HANGERS.
9. SCREWS ARE USP WS SERIES OR SIMPSON STRONG - TIE SDS INSTALLED PER MANUFACTURER INSTRUCTIONS. SCREWS FOR 3-PLY AND 4-PLY MEMBERS MUST BE FROM BOTH SIDES OF BEAM.
10. FASTENMASTER TRUSSLOK SCREWS FOR 2-PLY, 3-PLY, OR 6 ½" LONG FOR 4-PLY, CONNECTIONS MAY BE DOUBLED FOR 12" ON-CENTER SPACING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DO NOT OVERTIGHTEN SCREWS.





HEADER DETAIL
NTS

(4) HEADER DETAIL
3/8" = 1'-0"



(5) TYP. BEAM TO POST CONNECTION
1/2" = 1'-0"

TYPICAL FIRE-BLOCKING LOCATIONS

IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

TYPICAL FIRE-BLOCKING MATERIALS

1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

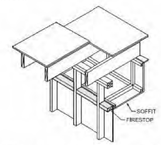


Figure R302.11(3) FIRESTOPPING—FURRED SOFFIT

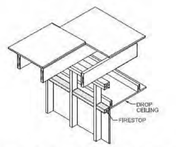


Figure R302.11(4) FIRESTOPPING—DROPPED CEILING

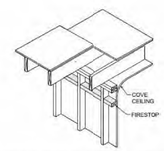


Figure R302.11(5) FIRESTOPPING—COVE CEILING

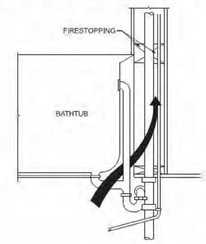


Figure R302.11(6) FIRESTOPPING—AT TUB

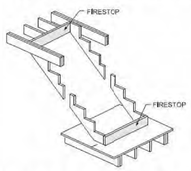


Figure R302.11(7) FIRESTOPPING—AT STAIRWAYS

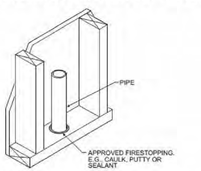


Figure R302.11(8) FIRESTOPPING—AROUND PIPING

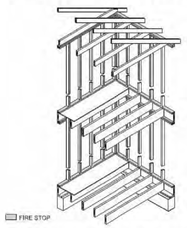


Figure R302.11(2) FIRESTOPPING—PLATFORM FRAMING

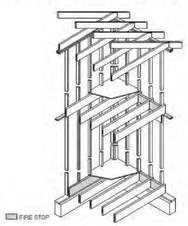
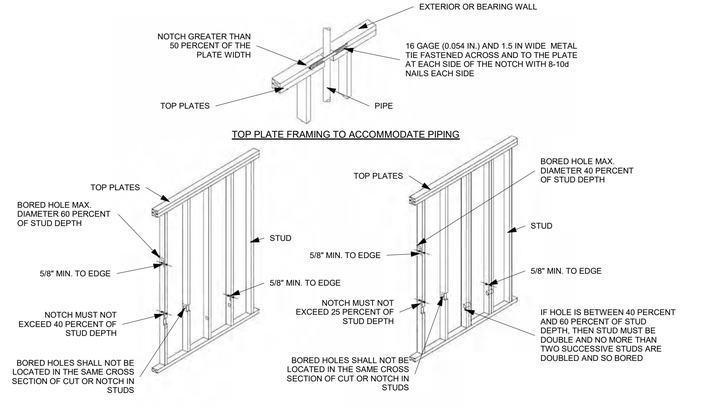


Figure R302.11(1) FIRESTOPPING—BALLON FRAMING

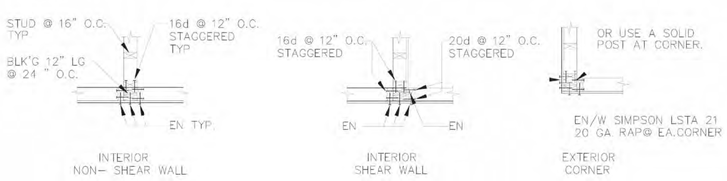
(3) TYPICAL FIRE-BLOCKING LOCATIONS
1/2" = 1'-0"



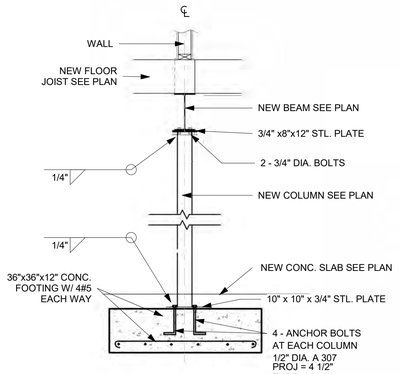
NOTE:
1. EXTERIOR WALLS OR INTERIOR LOAD-BEARING WALLS WHERE STUDS DRILLED WITH A HOLE DRILLED WITHIN 5/8" TO THE EDGE OF THE STUD, SHALL BE REINFORCED WITH AN APPROVED STUD SHOE - PER IRC, SECTION R602.6

2. EXTERIOR WALLS OR INTERIOR LOAD-BEARING WALLS WHERE CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH OCCURS, SHALL HAVE A GALVANIZED METAL TIE NOT LESS THAN 16 GAGE AND 1-1/2" WIDE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING - PER IRC, SECTION R602.6.1

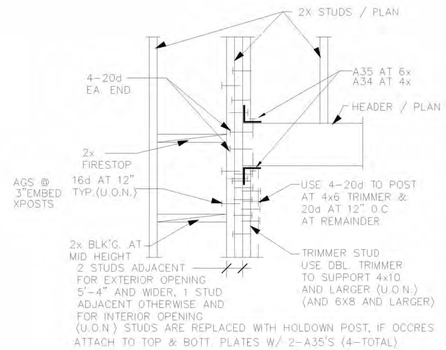
DRILLING AND NOTCHING OF STUDS -
(9) NTS
3" = 1'-0"



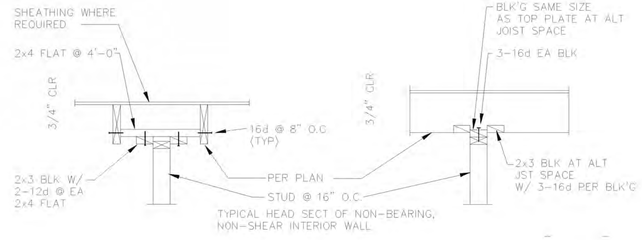
(11) TYP. STUD WALL INTERSECTION
1" = 10'-0"



(10) STEEL BEAM / COLUMN DETAIL
1 1/2" = 1'-0"



(6) TYP. HEADER DETAIL (U.O.N)
1" = 10'-0"



(7) TYP. NON-BEARING WALL DETAIL
1" = 10'-0"

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.11/30/2026
TEL:312-498-8307
bojarski@comcast.net

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EXP:NOV.2026

SHEET No. A302

1 REV. 1.28.25

SPRINKLER SYSTEMS

This section provides information for supporting sprinkler systems with Trus Joist® TJI® joists. The technical information and details provided are intended for use with Trus Joist® products only. For options beyond the scope of this guide, contact your Weyerhaeuser representative.

General Assumptions and Guidelines

- The details in this guide are intended for use with Trus Joist® products only.
- The connections shown in the details will support the sprinkler pipes indicated or the loads shown, provided that the required loads have been included in the original design of the Trus Joist® TJI® joist system.
- The steel pipe hangers and installation methods shown in this guide are in accordance with the following design specifications:
  - NFPA 13 requires that hangers be designed to support 5 times the weight of the water-filled pipe plus 250 lbs at each point of piping support. Standard ferrous hardware referred to in NFPA 13 (such as U-hooks, eye rods, and steel trapezes) or accepted proprietary hardware are the responsibility of others.
  - NFPA 13 requires that sprinkler piping be substantially supported from the building structure, which must support the added load of the water-filled pipe plus a minimum of 250 lbs applied at the point of hanging. Fasteners (such as lag screws and machine bolts) and structural wood hanger blocks are designed to support the weight of the water-filled pipe plus a temporary 250 lb load using values from the NDS®.
- Load holes and size limitations for fasteners are to be in accordance with the fastener information below and the applicable requirements of the NFPA 13/13R.
- All wood hanger blocks are to be minimum No. 2 grade or equivalent.
- For allowable holes in the webs of TJI® joists, see tables on page 16. Tables assume uniformly loaded joists; for other loading conditions and hole sizes, contact your Weyerhaeuser representative.
- The seismic bracing shown on sprinkler details S50–S53 (on pages 22 and 23) require that the system designer specify the frequency of the bracing.
- Pipe sizes shown in steel pipe details assume pipes are supported at 15' on-center. Pipe sizes shown on CPVC details assume pipes are supported at the spacing shown in CPVC table below. Refer to NFPA for actual spacing limitations.

Assumed Loads for Water-Filled Steel Pipes at 15' on-center

Pipe Diameter	2"	2½"	3"	3½"	4"	5"	6"
Load (lbs)	77	118	162	202	246	352	475

Assumed Loads for CPVC Water-Filled Pipes

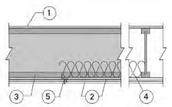
Pipe Diameter	1"	2"	3"
Load (lbs)	5	18	50
Support on-center spacing	6'	8'	10'

ONE-HOUR FLOOR/CEILING, ROOF/CEILING ASSEMBLIES

ICC-ES
ESR-1153 Assembly B

Intertek
WNR/FCA 60-01
WNR/FCA 60-03
WNR/WI 60-12

1. 48/24 tongue-and-groove, span-rated sheathing (Exposure 1), glued with a subfloor adhesive and nailed.
2. Two layers ⅝" Type X gypsum board complying with ASTM C1396 or two layers of ⅝" Type C gypsum board.
3. TJI® joist
4. 3½" thick glass fiber insulation* (optional)
5. Resilient channels (required if insulation is used, optional if insulation is omitted)



*See ESR-1153 or Intertek listing for other insulation options.

Note: For information on IIC and STC ratings for Assembly B, see *Sound Performance of Trus Joist® TJI® Joist Fire Rated Floor Assemblies*, TI-4035.

MORE DETAILS & SPECIFICATION
PER MANUFACTURE TRUS JOIST WEYERHAEUSER. SEE ATTACHED FILE: TJI - FIRE RATED SPECIFICATION

ONE-HOUR FIRE-RESISTANCE-RATED END-WALL ASSEMBLIES

Multi-Story Application: Single bearing wall with load bearing rim board supporting full design load. *This design can also be used for interior walls or for exterior walls rated from the outside, provided that equivalent rim board protection is installed on the opposite side (not shown).*

Intertek
WNR/RB 60-06

Fire-Resistance-Rating: 1 hour (from occupancy side)

Joists Perpendicular to Wall

Joists Parallel to Wall

1. One-hour fire-resistance-rated wall construction. Thickness of supporting wall must provide adequate bearing for TJI® joists.
2. Rated or unrated floor/ceiling assembly with TJI® joists running parallel or perpendicular to the wall. Ceiling membrane as required for ⅝ rim board protection.
3. Min. 1⅛"-thick TJI® Rim Board or TimberStrand® LSL.
4. Rim board protection provided by combination of ceiling membrane and direct-applied protection as detailed in table below.

Direct-applied Protection
Attach direct-applied protection to occupancy side of rim board. Direct-applied protection may be continuous or discontinuous. Discontinuous protection must be notched at the four corners to fit tight to joist flanges and web, or the space between the I-joist web and direct-applied protection must be filled with a web stiffener (½" gap between top flange and stiffener).
Attach first layer of gypsum with a min. of four 1½" type W screws at a max. spacing of 12" o.c., and second layer of gypsum with a min. of four 2" type W screws at a max. spacing of 12" o.c. Where Type X gypsum is required, Type C may be substituted.

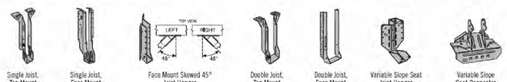
5. Blocking (if required)

Item	Direct-Applied Protection (In Addition to Rim Board)		Ceiling Membrane Protection	
	Min. Layers	Material	Min. Layers	Material
A	2	Min. ⅝" Type X gypsum	-	-
B	2	Min. 1¼" resilient channels @ 24	-	-
C	2	Min. 3/8" material (nail-on)	-	-
D	1	Min. ⅝" Type X gypsum	1	Unrated ⅝" gypsum
E	2	Min. 3/8" material (nail-on)	1	Unrated ⅝" gypsum
F	1	Min. 1¼" resilient bars @ 24	1	Unrated ⅝" gypsum
G	1	Min. ⅝" Type X gypsum	1	Min. ⅝" Type X gypsum
H	1	Min. 3/8" material (nail-on)	1	Min. ⅝" Type X gypsum
I	-	-	1-hour rated ceiling at UL® Type C, UL® Type G, or GA® Type X gypsum	

MORE DETAILS & SPECIFICATION
PER MANUFACTURE TRUS JOIST WEYERHAEUSER. SEE ATTACHED FILE: TJI - FIRE RATED SPECIFICATION

FRAMING CONNECTORS (USP STRUCTURAL CONNECTORS)

FRAMING CONNECTORS (SIMPSON STRONG-TIE®)



MORE DETAILS & SPECIFICATION
PER MANUFACTURE TRUS JOIST WEYERHAEUSER. SEE ATTACHED FILE: TJI - CUT SHEET

SPECIFICATION & FIRE RESISTANCE PROTECTION - TJI
1 12" = 1'-0"

ALLOWABLE HOLES

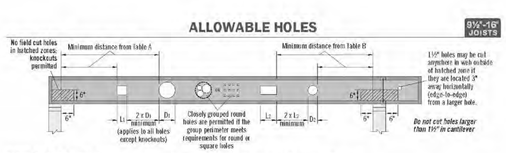


Table A, End Support: Minimum distance from edge of hole to inside face of nearest end support

Depth	TJI®	● Round Hole Size 2"	3"	4"	5"	6½"	7"	8⅛"	11"	13"	■ Square or Rectangular Hole Size 2"	3"	4"	5"	6½"	7"	8⅛"	11"	13"
9½"	110	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"					1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"			
	210	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"					1'-0"	2'-0"	3'-0"	4'-0"	5'-0"				
11⅞"	230	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"					1'-0"	2'-0"	3'-0"	4'-0"	5'-0"				
	360	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"			1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	5'-0"			
	110	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	6'-8"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-8"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	6'-8"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-8"		
14"	230	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	6'-8"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-8"		
	360	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	6'-8"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-8"		
	560	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"			2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	7'-0"	8'-0"		
16"	110	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	5'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-8"	8'-0"	
	210	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	5'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-8"	8'-0"	
	230	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	5'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-8"	8'-0"	
	360	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	5'-0"	6'-8"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-8"	8'-0"	9'-0"
	560	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	10'-0"	12'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	7'-0"	8'-0"	10'-0"	12'-0"

Table B, Intermediate or Cantilever Support: Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

Depth	TJI®	● Round Hole Size 2"	3"	4"	5"	6½"	7"	8⅛"	11"	13"	■ Square or Rectangular Hole Size 2"	3"	4"	5"	6½"	7"	8⅛"	11"	13"
9½"	110	2'-0"	2'-0"	3'-0"	4'-0"	4'-0"					1'-0"	2'-0"	3'-0"	3'-0"	4'-0"				
	210	2'-0"	2'-0"	3'-0"	4'-0"	4'-0"					2'-0"	2'-0"	3'-0"	4'-0"	5'-0"				
11⅞"	230	2'-0"	3'-0"	4'-0"	5'-0"	5'-0"					2'-0"	3'-0"	4'-0"	5'-0"	6'-0"				
	360	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	6'-0"	6'-0"			2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"		
	110	1'-0"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"			1'-0"	2'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"		
	210	1'-0"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"			1'-0"	2'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"		
14"	230	1'-0"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"			1'-0"	2'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"		
	360	1'-0"	2'-0"	3'-0"	4'-0"	4'-0"	5'-0"	6'-0"			2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"		
	560	1'-0"	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	12'-0"		3'-0"	4'-0"	6'-0"	8'-0"	10'-0"	11'-0"	12'-0"		
16"	110	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	5'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	5'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	
	230	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	5'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	
	360	1'-0"	1'-0"	2'-0"	3'-0"	3'-0"	3'-0"	4'-0"	5'-0"	6'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	9'-0"
	560	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	11'-0"	13'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	8'-0"	10'-0"	12'-0"	13'-0"

• Rectangular holes based on measurement of longest side.

How to Use These Tables

1. Using **Table A, Table B,** or both if required, determine the hole shape/size and select the TJI® joist and depth.
2. Scan horizontally until you intersect the correct hole size column.
3. Measurement shown is minimum distance from edge of hole to support.
4. Maintain the required minimum distance from the end **and** the intermediate or cantilever support.

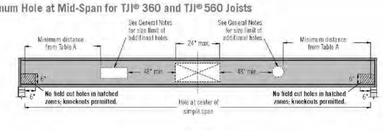
General Notes

- Holes may be located vertically anywhere within the web. Leave ½" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement and may be located in the hatched zone.
- For simple span (5' minimum) uniformly loaded joists meeting the requirements of this guide, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**
- Distances are based on the maximum uniform loads shown in this guide. For other load conditions or hole configurations, see ForteWEB® software or contact your Weyerhaeuser representative.

MORE DETAILS & SPECIFICATION
PER MANUFACTURE TRUS JOIST WEYERHAEUSER.
SEE ATTACHED FILE: TJI - CUT SHEET

ALLOWABLE HOLES

Maximum Hole at Mid-Span for TJI® 360 and TJI® 560 Joists



Maximum Hole at Mid-Span for TJI® 360 and TJI® 560 Joists

Depth	TJI®	Maximum Hole Size (height x length)
11⅞"	360	6½" x 24"
	560	8⅛" x 24"
14"	360	9" x 24"
	560	11" x 24"
16"	360	11" x 24"
	560	13" x 24"

General Notes

- Simple span (5' minimum) uniformly loaded joist only. Not for use in applications that have code mandated concentrated load requirements.
- 24" wide hole (maximum) located at center of span.
- Leave ½" of web (minimum) at top and bottom of hole.
- Two (2) additional holes may be added to the joist provided:
  - Additional holes are a minimum of 48" (edge to edge) from maximum hole.
  - Square or Rectangular, longest dimension is less than or equal to 0.65 x web depth.
  - Round, diameter is less than or equal 0.75 x web depth.
  - Web depth (in.) = joist depth (in.) - 2.75".
  - See **Table A** for proper hole placement from end bearing for additional holes.

MORE DETAILS & SPECIFICATION
PER MANUFACTURE TRUS JOIST WEYERHAEUSER.
SEE ATTACHED FILE: TJI - CUT SHEET

FLOOR SPAN TABLES

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	40 PSF Live Load / 20 PSF Dead Load 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	16'-1"	15'-5"	14'-9"	13'-7"	16'-1"	15'-5"	14'-9"	13'-7"
	210	17'-5"	16'-3"	15'-5"	14'-3"	17'-5"	16'-3"	15'-4"	14'-0"
	230	18'-2"	16'-11"	15'-10"	14'-7"	18'-2"	16'-11"	15'-10"	14'-7"
11⅞"	110	20'-2"	18'-5"	17'-4"	15'-9"	20'-2"	17'-8"	16'-7"	14'-4"
	210	21'-1"	19'-3"	18'-1"	16'-11"	21'-1"	19'-3"	17'-9"	15'-9"
	230	21'-8"	19'-10"	18'-8"	17'-3"	21'-8"	19'-10"	18'-3"	16'-9"
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	18'-4"
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9"
14"	110	22'-5"	20'-5"	19'-2"	17'-5"	22'-5"	20'-5"	19'-2"	17'-5"
	210	23'-3"	21'-10"	20'-8"	18'-10"	23'-3"	21'-3"	19'-9"	18'-2"
	230	24'-3"	22'-6"	21'-3"	19'-9"	24'-3"	22'-3"	20'-3"	18'-8"
	360	25'-6"	23'-8"	22'-4"	20'-9"	25'-6"	23'-8"	22'-4"	20'-9"
	560	29'-6"	26'-10"	25'-4"	23'-6"	29'-6"	26'-10"	25'-4"	20'-11"①
16"	110	23'-4"	22'-3"	20'-11"	19'-1"	23'-4"	22'-3"	20'-11"	19'-1"
	210	24'-4"	23'-2"	21'-10"	19'-11"	24'-4"	23'-2"	21'-10"	19'-11"
	230	25'-3"	24'-0"	22'-7"	20'-7"	25'-3"	24'-0"	22'-7"	20'-7"
	360	27'-1"	25'-9"	24'-3"	22'-1"	27'-1"	25'-9"	24'-3"	22'-1"
	560	31'-4"	28'-6"	26'-11"	24'-6"	31'-4"	28'-6"	26'-11"	24'-6"

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	40 PSF Live Load / 20 PSF Dead Load 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	18'-3"	17'-2"	16'-5"	14'-6"	18'-3"	15'-8"	14'-2"	12'-3"
	210	19'-8"	18'-0"	17'-0"	15'-0"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-2"	18'-9"	17'-8"	16'-2"	20'-2"	18'-9"	16'-9"	15'-5"
11⅞"	110	22'-3"	19'-8"	17'-8"	15'-0"	22'-3"	17'-8"	16'-1"	13'-10"
	210	23'-4"	21'-2"	19'-8"	17'-3"	23'-4"	19'-8"	17'-8"	15'-10"
	230	24'-0"	21'-11"	20'-6"	18'-3"	24'-0"	20'-5"	18'-3"	16'-2"①
	360	25'-4"	23'-1"	21'-10"	20'-4"①	25'-4"	23'-1"	21'-10"①	19'-10"①
	560	28'-10"	26'-3"	24'-9"	23'-0"	28'-10"	26'-3"	24'-9"	20'-11"①
14"	110	24'-4"	21'-6"	19'-2"	17'-3"	24'-4"	19'-2"	17'-3"	15'-6"①
	210	25'-4"	23'-1"	21'-10"	19'-4"①	25'-4"	23'-1"	21'-10"①	19'-4"①
	230	26'-4"	24'-0"	22'-7"	19'-10"①	25'-8"	22'-7"	20'-3"	17'-6"①
	360	28'-0"	26'-3"	24'-9"	21'-5"①	28'-0"	26'-3"	23'-4"①	17'-10"①
	560	32'-11"	30'-0"	28'-3"①	26'-3"①	32'-11"	30'-0"①	26'-3"①	20'-11"①
16"	110	25'-4"	23'-1"	21'-10"	19'-10"	25'-4"	22'-9"	20'-7"①	18'-5"①
	210	26'-4"	24'-0"	22'-7"	19'-11"①	26'-4"	22'-9"	20'-7"①	18'-5"①
	230	27'-3"	24'-11"	23'-5"	20'-7"①	27'-3"	22'-9"	20'-7"①	18'-5"①
	360	29'-3"	26'-8"	25'-1"①	22'-1"①	29'-3"	26'-8"	24'-2"①	19'-10"①
	560	33'-10"	30'-11"	29'-0"①	26'-3"①	33'-10"	30'-11"	26'-3"①	20'-11"①

① Web stiffeners are required at intermediate supports of continuous span joists when the intermediate bearing length is less than 3¼" and the span or either one of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	40 PSF Live Load / 20 PSF Dead Load 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110			19'-2"	17'-8"		16'-8"	15'-2"	12'-8"
210			21'-4"	17'-9"		21'-4"	17'-9"	14'-2"
230	Not Req.	Not Req.	Not Req.	19'-2"	Not Req.	Not Req.	15'-11"	13'-11"
360			Not Req.	19'-6"		24'-5"	19'-6"	16'-5"
560			29'-10"	23'-10"		29'-10"	24'-10"	19'-10"

• Long-term deflection under dead load, which includes the effect of creep, has not been considered. Solid lumber spans reflect total dead load deflection exceeding 0.5".

How to Use These Tables

1. Determine the appropriate live load deflection criteria.
2. Identify the live and dead load condition.
3. Select on-center spacing.
4. Scan down the column until you meet or exceed the span of your application.
5. Select TJI® joist and depth.

General Notes

- Tables are based on:
  - Uniform loads.
  - More restrictive of simple or continuous span.
  - Clear distance between supports.
  - Minimum bearing length of 1¾" end (no web stiffeners) and 3½" intermediate.
- Assumed composite action with a single layer of 24" on center span-rated, glue-nailed floor panels for deflection only. **When subfloor adhesive is not applied, spans shall be reduced 6" for walls and 12" for proprietary fasteners.**
- For continuous spans, ratio of short span to long span should be 0.4 or greater to prevent uplift.
- Spans generated from Weyerhaeuser software may exceed the spans shown in these tables because software reflects actual design conditions.
- For multi-family applications and other loading conditions not shown, refer to Weyerhaeuser software or to the load table on page 8.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use TI Pro™ Ratings included in Forte WEB® and our span table web application.

These Conditions Are NOT Permitted:

MORE DETAILS & SPECIFICATION
PER MANUFACTURE TRUS JOIST WEYERHAEUSER.
SEE ATTACHED FILE: TJI - CUT SHEET

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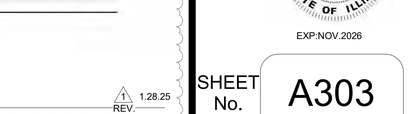
NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

715 Clinton Pl,
River Forest, IL 60305

DATE	REMARKS
1/28/2025	REV.1



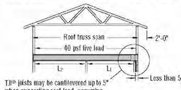
EXP:NOV.2026

SHEET No. A303

1 REV. 1.28.25

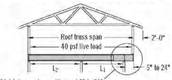
CANTILEVERS

Cantilevers Less than 5" (Brick Ledge)
See Section A of cantilever table on page 11



TJI® joists may be cantilevered up to 5" when supporting roof load, assuming:
- simple or continuous span
- $L_1 < L_2$
- minimum backspan = 2x cantilever length

Cantilevers 5" to 24"
See Section B of cantilever table on page 11



TJI® joists may be cantilevered 5" to 24" when supporting roof load, assuming:
- simple or continuous span
- $L_1 < L_2$
- minimum backspan = 2x cantilever length

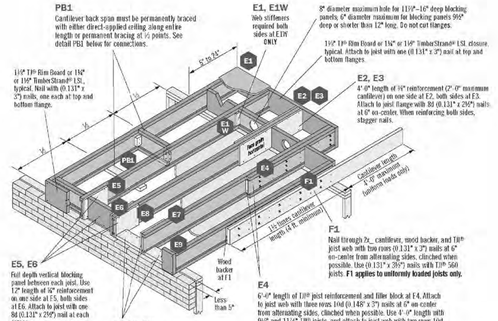
PB1
Cantilever back span must be permanently braced with either direct-applied ceiling along entire length or permanent bracing at ½ points. See detail PB1 below for connections.

E1, E1W
Web stiffeners required both sides at E1W ONLY

E1
8" diameter maximum hole for 11⅞"–16" deep blocking panels, 6" diameter maximum for blocking panels 9½" deep or shorter than 12" long. Do not cut flanges.

1½" LVL or 1¾" TimberStrand® LSL closure, typical. Attach to joist with one (0.131" x 3") nail at top and bottom flanges.

E2, E3
4'-0" length of ⅜" reinforcement (2'-0" minimum cantilever) on one side at E2, both sides at E3. Attach to joist flange with 8d (0.131" x 2½") nails at 6" o.c. cmaller. When reinforcing both sides, stagger nails.



E4
6'-4" length of 11⅞" joist reinforcement and filler block at E4. Attach to joist web with three rows 10d (0.148" x 3") nails at 6" on-center from alternating sides, clinched when possible. Use 4'-0" length with 9½" and 11½" TJI® joists, and attach to joist web with two rows 10d (0.148" x 3") nails at 6" on-center from alternating sides, clinched when possible. **Not for use with TJI® 560 joists.**

E5, E6
Full depth vertical blocking panel between each joist. Use 12" length of ⅜" reinforcement on one side at E5, both sides at E6. Attach to joist with one 8d (0.131" x 2½") nail at each corner.

E7, E8, E9
Horizontal blocking panel between each joist. 12" length of ⅜" reinforcement on one side with E7, both sides with E8. Attach to joist with one 8d (0.131" x 2½") nail at each corner. No reinforcement at E9. Nail rim to blocking panel and blocking panel to plate with connections equivalent to flow panel schedule.

F1
Wood backer at F1.

F2
Nail through 2x_ cantilever, wood backer, and TJI® joist web with two rows (0.131" x 3") nails at 6" on-center from alternating sides, clinched when possible. Use (0.131" x 2½") nails with TJI® 360 joists. **F1 applies to uniformly loaded joists only.**

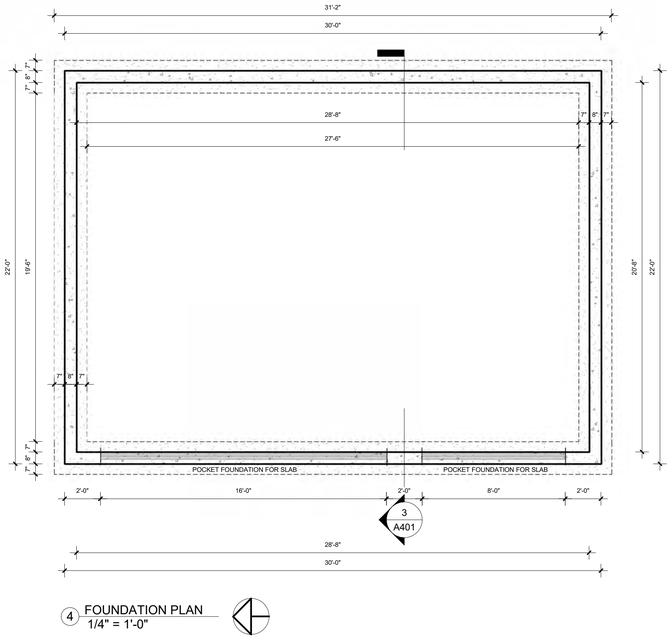
TJI® joists are intended for dry-use applications

Details E2–E9 are not for use with joist depths > 16". See pages 22–23 for cantilevers using deeper joists.

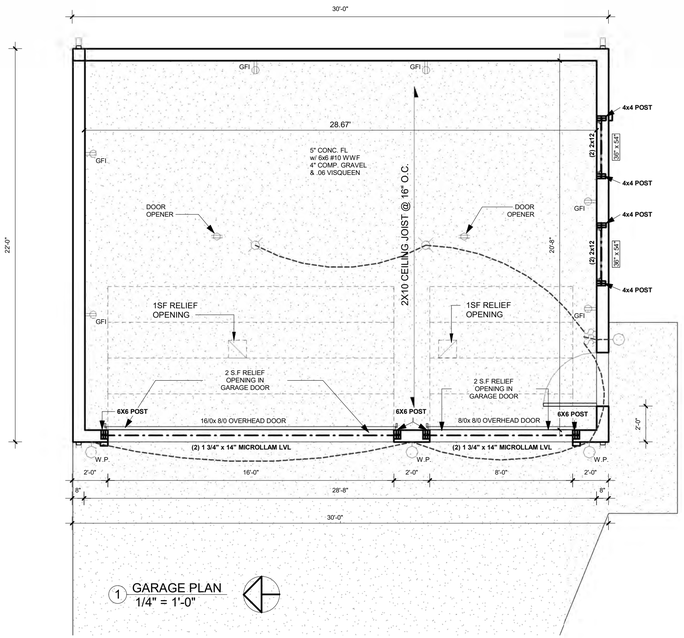
For more information on details E1–E9, refer to our cover sheets and AutoCAD details online at weyerhaeuser.com/woodproducts/software-learning.

F3
Two 2½" screws for 2x_ shrinking connections

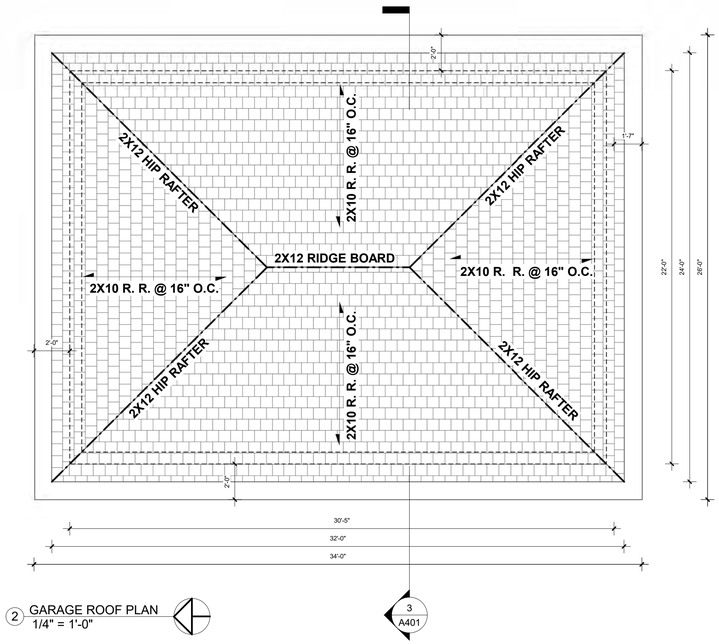
PB1 *Where specified on the layout, one of the above bracing options is required*



4 FOUNDATION PLAN
1/4" = 1'-0"



1 GARAGE PLAN
1/4" = 1'-0"



2 GARAGE ROOF PLAN
1/4" = 1'-0"

R602.10.6.3 Method PFG: Portal frame at garage door openings in Seismic Design Categories A, B and C.

Where supporting a roof or one story and a roof, a Method PFG *braced wall panel* constructed in accordance with Figure R602.10.6.3 shall be permitted on either side of garage door openings.

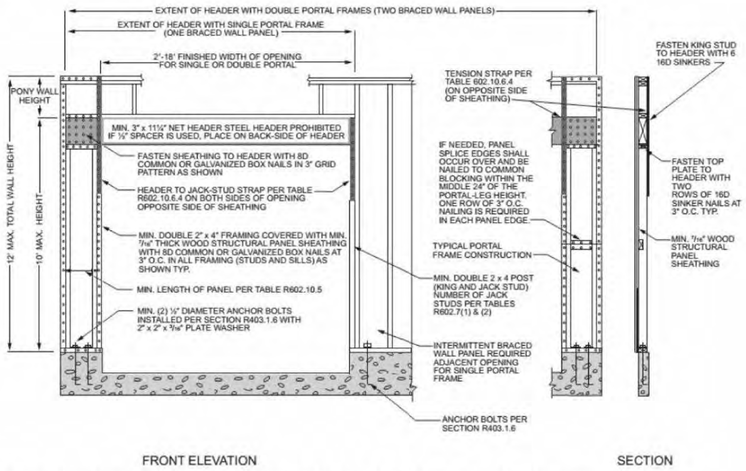
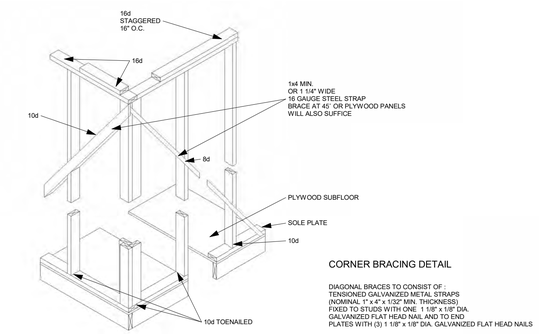
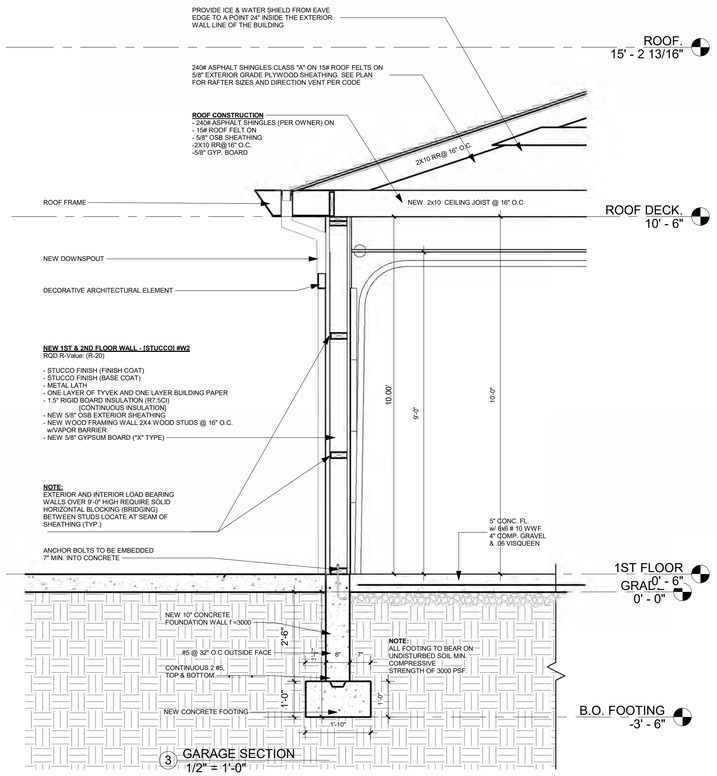


FIGURE R602.10.6.3 METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C



6 CORNER BRECING DETAIL
6" = 1'-0"



3 GARAGE SECTION
1/2" = 1'-0"

Reviewed for Building Code Compliance

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NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

715 Clinton Pl ,
River Forest, IL 60305

DATE	REMARKS
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STATE OF ILLINOIS

EXP:NOV.2026

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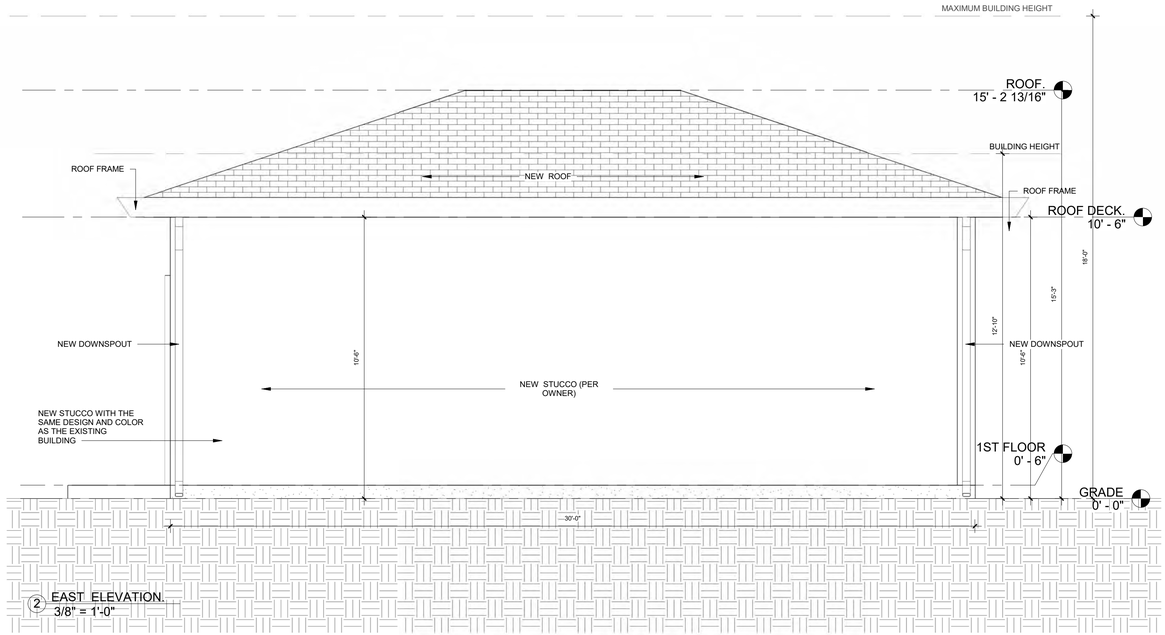
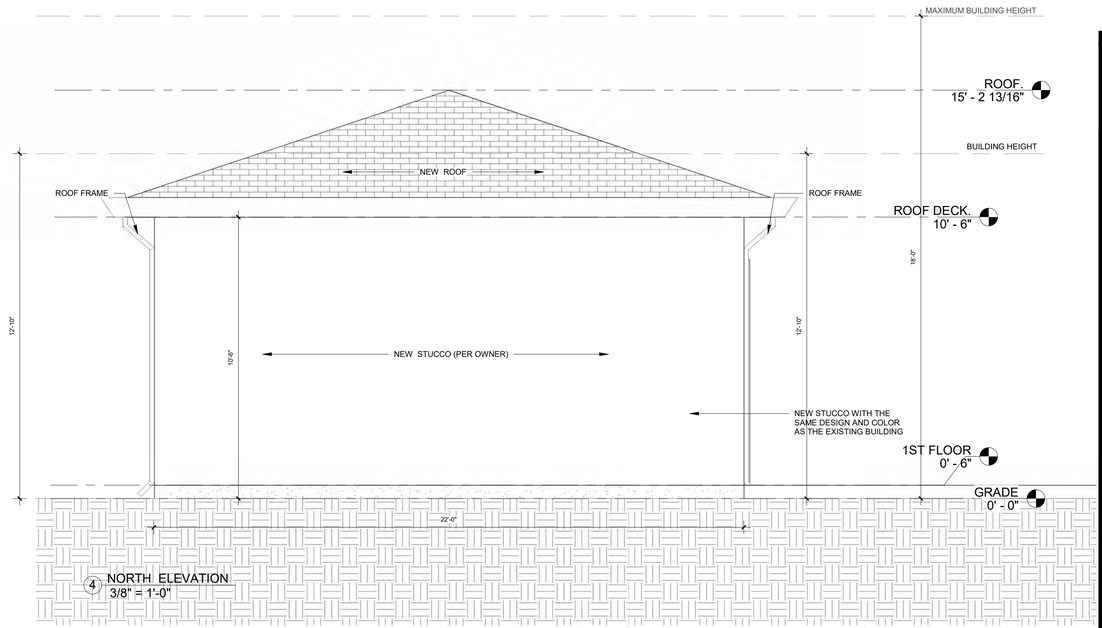
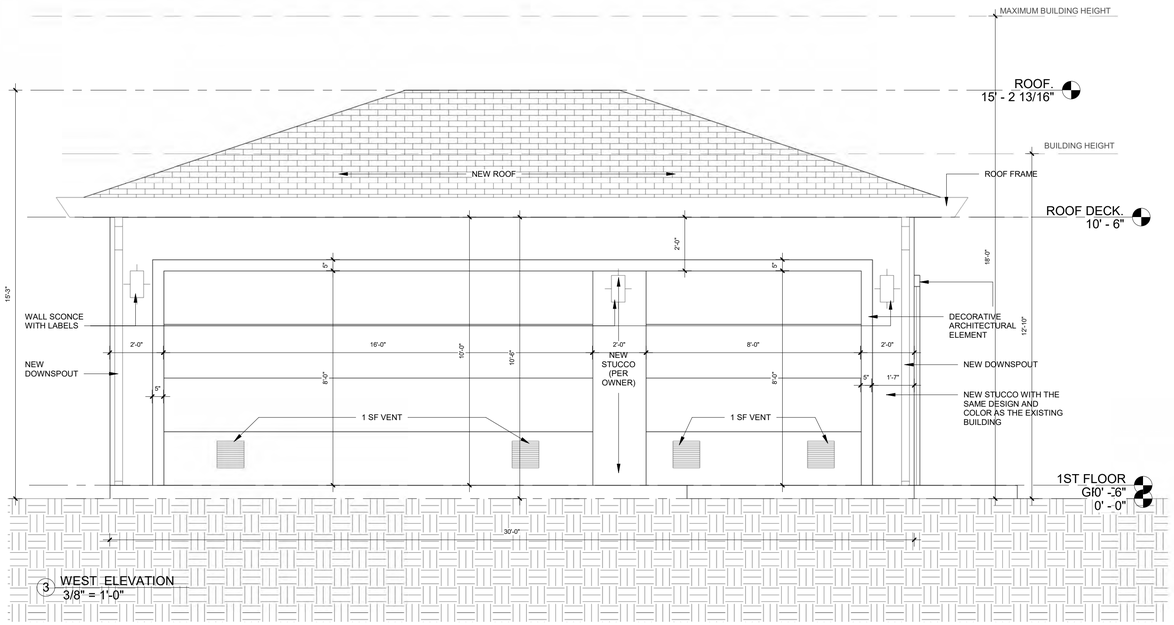


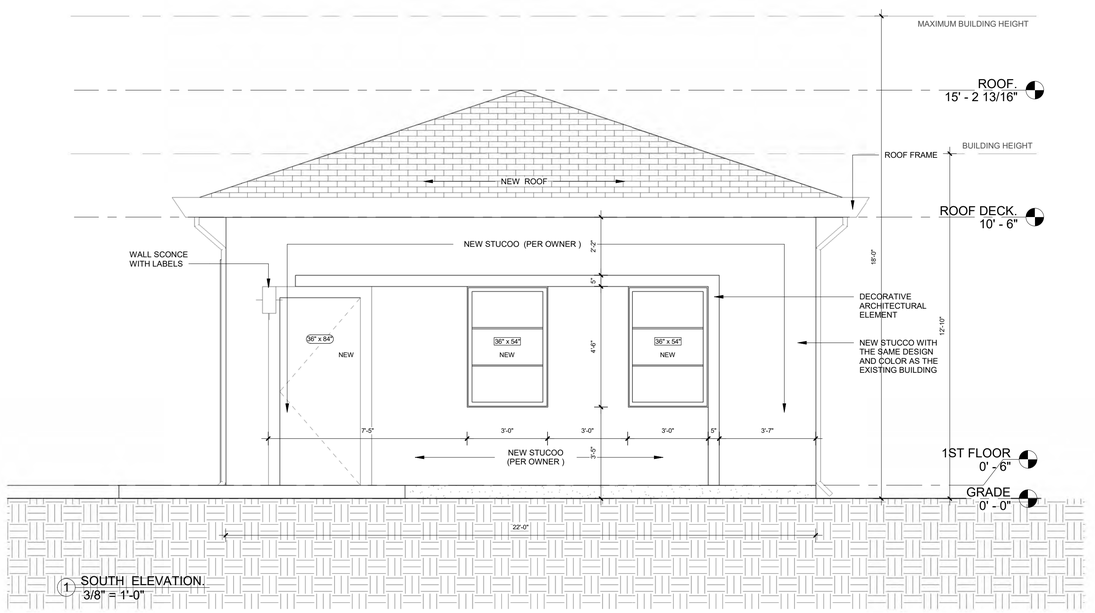
2 EAST ELEVATION.
3/8" = 1'-0"



4 NORTH ELEVATION
3/8" = 1'-0"



3 WEST ELEVATION
3/8" = 1'-0"



1 SOUTH ELEVATION.
3/8" = 1'-0"

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LICENSED ARCHITECT
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STATE OF ILLINOIS

EXP:NOV.2026

SHEET No. A402

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PAY FOR ANY REQUIRED BONDS, LICENSES, SPECIAL PERMITS ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

2. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND PAY FOR ANY TEMPORARY SERVICES REQUIRED DURING THE ENTIRE PERIOD OF CONSTRUCTION IF SO REQUIRED AND AS DIRECTED BY THE OWNER, THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.

3. THE ELECTRICAL CONTRACTOR SHALL CUT AND PATCH AS REQUIRED ANY FLOOR, WALL, CEILING, ETC. THAT MAY BE NECESSARY FOR A COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEM.

4. ALL WORK AT THE SITE SHALL BE VERIFIED BY THE CONTRACTOR. FAILURE TO VERIFY EXISTING CONDITIONS WILL BE AT THE EXPENSE OF THE CONTRACTOR.

5. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, MISCELLANEOUS ITEMS AS REQUIRED TO COMPLETE THE WORK IN A SAFE MANNER. INCLUDING BUT LIMITED TO MOVING AND RIGGING MATERIAL, AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, EXPANSION MEANS, CONDUIT, WIRE, FITTINGS, SLEEVES, ETC. ALL WORK SHALL BE COORDINATED WITH THE OTHER TRADES AS TO AVOID INTERFERENCES.

6. THE CONTRACTOR SHALL ALSO FURNISH ALL JUNCTION BOXES, SWITCHES, BREAKERS, MEOSTATS, OUTLETS, PLATES, ETC. COLORS TO BE DETERMINED AT A LATER DATE, BY THE OWNER.

7. THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER SHALL COORDINATE WITH THE LOCAL ELECTRIC COMPANY AND TELEPHONE COMPANY FOR SERVICES AND REQUIREMENTS. CONTRACTOR SHALL INCLUDE THESE COSTS IN THE CONTRACT.

8. ALL BRANCH CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE. BRANCH CIRCUIT CONDUCTORS #10 AND SMALLER SHALL HAVE INSULATION OF CODE GRADE "TW" AND 38. LARGER CONDUCTORS SHALL HAVE INSULATION TYPE "THW".

9. THE MINIMUM SIZE WIRE ACCEPTABLE UNDER THIS CONTRACT IS

10. THE MINIMUM SIZE CONDUIT ACCEPTABLE UNDER THIS CONTRACT IS 1/2 in.

11. INTERIOR CONDUIT SHALL BE "EMT" AND CONDUIT RUN IN FLOOR SLAB SHALL BE A MINIMUM OF ¾" RIGID GALVANIZED STEEL.

12. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL PANEL BOARDS OF SIZE AND CAPACITY AS SPECIFIED OR SHOWN ON THE DRAWINGS.

OTHERWISE BREAKERS SHALL BE BOLT ON TYPE UNLESS NOTED

13. KITCHEN EQUIPMENT IS TO BE INSTALLED THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OTHER TRADES AND THE OWNER. ALL EQUIPMENT SPECIFICATIONS AND INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE ELECTRICAL CONTRACTOR BY THE OWNER OR THE EQUIPMENT SUPPLIER.

CONTRACTOR BY THE OWNER OR THE EQUIPMENT SUPPLIER.

14. GROUNDING CONDITIONS SHALL COMPLY WITH THE LOCAL AUTHORITY HAVING JURISDICTION.

15. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL DEVICES, PANELS, ETC. SHOWING ALL CIRCUITS.

16. SEE MECHANICAL PLAN FOR LOCATIONS OF CONDENSING UNITS.

ALL ELECTRICAL MUST BE IN CONDUIT, WITH THE EXCEPTION OF LOW VOLTAGE WIRING.

GROUND FAULT CIRCUIT INTERRUPTER PROTECTION REQUIRED FOR ALL LIGHTING OVER ALL TUBS AND SHOWERS.

ALL UNDERGROUND WIRING IN BUILDINGS, INCLUDING WIRING IN SUB-GRADE FLOORS, SHALL BE INSTALLED IN RIGID METAL CONDUIT. RIGID NONMETALLIC CONDUIT MAY BE USED UNDERGROUND OUTSIDE OF BUILDINGS.

FOR FINAL INSPECTION PURPOSES, ALL LIGHT FIXTURES SHALL HAVE AT LEAST ONE (1) BULB OR LAMP IN EACH FIXTURE.

SERVICE-ENTRANCE CONDUCTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2017 NATIONAL ELECTRIC CODE. COVERING THE TYPE OF WIRING METHOD USED AND SHALL BE LIMITED TO THE FOLLOWING METHODS: (1) RIGID METAL CONDUIT (2) INTERMEDIATE METAL CONDUIT (3) BUSWAYS

THE USE OF FLEXIBLE METAL CONDUIT SHALL BE LIMITED TO A MAXIMUM LENGTH OF SIX FEET (6') UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF HIS DESIGNEE.

RIGID NONMETALLIC RACEWAYS MAY BE USED ONLY AT EXTERIOR UNDERGROUND FEEDERS OR BRANCH CIRCUITS WITH SEPARATE GROUNDING CONDUCTOR.

SPACING ELECTRICAL OUTLETS:
A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL.

KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED ATEACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTERTOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS , REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES.

ALL STAIRWAYS MUST BE PROVIDED WITH LIGHT FIXTURES RATED FOR A MINIMUM OF 850 LUMENS LOCATED WITHIN 5'-0" OF BOTH THE TOP AND BOTTOM OF THE STAIRS. THE CONTROL FOR THESE LIGHTS MUST BE A THREE-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS

ALL OUTLETS SHALL BE LISTED AND LABELED AS TAMPER RESISTANT

ALL RECESSED LIGHTING SHALL BE SEALED TYPE TO PREVENT AIR INFILTRATION

ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

THE ELECTRICAL SERVICE FEEDERS SHALL NOT BE INSTALLED MORE THAN 5 FEET FROM THE BUILDING ENTRY
TO THE SERVICE PANEL WITHOUT OVERCURRENT PROTECTION.

NOTE:
ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS THAT ARE IN OTHER THAN DWELLING OCCUPANCIES, AND ARE LIKELY TO REQUIRE EXAMINATION, SERVICING, ADJUSTMENT, OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF THE POTENTIAL ELECTRIC ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINING, SERVICING, ADJUSTING, OR MAINTENANCE OF THE EQUIPMENT.

NOTE:
THE GROUNDING ELECTRODE CONDUCTORS SHALL BE SECURED AND PROTECTED AGAINST PHYSICAL DAMAGE IN ACCORDANCE WITH THE NEC 250.64

NOTE:
THE GROUNDING ELECTRODE CONDUCTOR SHALL BE BONDED TO ANY FERROUS METAL RACEWAYS (AT BOTH ENDS) THAT ARE USED TO ENCLOSE IT.

NOTE:
INSTALL PROPERLY SIZED BONDING JUMPERS AT WATER HEATER(S) AND AT ANY OTHER INTERRUPTION OF THE WATER SUPPLY LINE (SUCH AS AT RPZS, WATER FILTERS, WATER SOFTENERS).

NOTE:
WHERE ONE END OF A RACEWAY IS SUBJECT TO A DIFFERENT TEMPERATURE THAN THE OTHER END, THE RACEWAY SHALL BE SEALED WITH AN APPROVED MATERIAL, SUCH AS DUCT SEAL.

NOTE:
ALL WIRING RUN OUTDOORS, UNDERGROUND, OR IN OTHER WET LOCATIONS SHALL BE LISTED FOR USE IN WET LOCATIONS.

NOTE:
ALL NON-LOCKING TYPE 15- AND 20-AMP RECEPTACLES INSTALLED OUTDOORS, OR IN OTHER WET LOCATIONS, SHALL BE OF THE LISTED WEATHER-RESISTANT TYPE.

NOTE:
WHERE INSTALLED OUTDOORS, OR IN OTHER WET LOCATIONS; OR, AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, ALL RECEPTACLES INSTALLED IN SUCH CONDITIONS SHALL BE INSTALLED USING AN "IN-USE" TYPE OF COVER.

NOTE:
ALL SWITCHBOARDS AND PANEL BOARDS SHALL HAVE COMPLETE AND LEGIBLE CIRCUIT DIRECTORY/CIRCUIT IDENTIFICATION IN ACCORDANCE WITH THE CODE, INCLUDING SPARE BREAKERS. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.

ELECTRICAL DEVICES A.F.F:

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO C.L.
WATER SOFTNER AND PUMP OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S	48" TO C.L.
BASEMENT WALL OUTLETS	48" TO C.L.
FRONT DOOR COACH LIGHT	5'-6" A.F.F
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	7'-0" ABOVE GRADE
DINING AND BREAKFAST FIXTURE HEIGHT	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER "WHIP"	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" C.L.

NOTE: TYPICAL SMOKE & CARBON DETECTORS

A. ALL SMOKE ALARMS WITHIN A DWELLING UNIT SHALL BE INTERCONNECTED.

B. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH OF BATHROOM DOORS WHERE THEY WILL BE SUSCEPTIBLE TO FALSE ALARMS FOR STEAM.

C. IONIZATION SMOKE ALARMS INSTALLED WITHIN A 10 - 20-FOOT HORIZONTAL PATH OF A COOKING APPLIANCE SHALL BE EQUIPPED WITH AN ALARM-SILENCING MEANS OR BE OF THE PHOTOELECTRIC TYPE.

D. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 6 FEET OF A COOKING APPLIANCE.

E. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLE) FAN.

F. SMOKE ALARMS SHALL BE PROVIDED WITH AN UNSWITCHED PRIMARY POWER SUPPLY (OTHER THAN OVER CURRENT PROTECTION) AND A SECONDARY POWER SUPPLY (BATTERY).

SMOKE & CARBON ALARMS, WITH BATTERY BACK-UPS, SHALL BE INSTALLED IN EACH SLEEPING ROOM,OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH STORY WITHIN THE DWELLING UNIT. ALL ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE (1) ALARM SHALL RESULT IN THE ACTUATION OF THE ALARMS. ALL ALARMS SHALL BE APPROVED AND UL LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL SMOKE & CARBON DETECTORS TO BE INTERCONNECTED 110 V. W/BATTERY BACK-UP (TYP. INDICATION)

SMOKE & CARBON DETECTORS AT THE TOP OF EVERY ENCLOSED STAIRS

CO AND SMOKE DETECTORS SHALL BE ON DEDICATED CCT. (NON GFI - NON ARC FAULT)

SMOKE DETECTORS ON UNDERSIDE OF UN-CONDITIONED SPACES (ATTICS) SHALL HAVE THE CONDUIT SEALED TO PREVENT MOISTURE FROM CONDENSATION FROM ENTERING THE DETECTOR AND SETTING OFF FALSE ALARMS

SMOKE AND C.O DETECTORS PIPED COMPLETELY SEPARATE FROM ALL OTHER POWER AND LIGHTS

CARBON MONOXIDE DETECTOR NOTE:

A. PROVIDE A CARBON MONOXIDE DETECTOR (CO) WITHIN 15 FEET OF EACH SLEEPING ROOM UNLESS THE OCCUPANCY DOES NOT RELY ON FOSSIL FUEL TO COOK, HEAT, VENTILATE OR PRODUCE HOT WATER; IS NOT CONNECTED TO AN ENCLOSED GARAGE; OR, IS NOT SUFFICIENTLY CLOSE TO ANY VENTILATED SOURCE OF CARBON MONOXIDE, AS DETERMINED BY THE LOCAL BUILDING COMMISSIONER OR AHJ, TO RECEIVE CARBON MONOXIDE FROM THAT SOURCE.

B. THE DETECTOR MAY BE COMBINED WITH A SMOKE DETECTOR, BATTERY-POWERED, PLUG-IN WITH A BATTERY BACK-UP, OR HARDWIRED WITH A BATTERY BACK-UP.

LOCATION & INTERCONNECTION OF SMOKE DETECTOR

THE DWELLING UNIT SHALL BE PROVIDED WITH SMOKE DETECTORS, LOCATED AS REQUIRED FOR NEW DWELLING UNITS: AT ALL LEVELS, IN ALL BEDROOMS, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; AND SHALL BE HARDWIRED AND INTERCONNECTED.

SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES. VORF AMENDMENT TO IRC R314.1.1

NOTE: GROUND FAULT PROTECTED:
ALL BATHROOMS SHALL BE GROUND FAULT PROTECTED:
LIGHTS, OUTLETS AND FANS

NOTE: UNFINISHED PORTIONS OR AREAS OF THE BASEMENT
IN UNFINISHED PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS RECEPTACLES OUTLET NEED TO BE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTED

NOTE: UNFINISHED ATTIC SPACE
PROVIDE LIGHT LAMP, OUTLET AND SMOKE & CARBON DETECTOR BY ATTIC LADDER

ATTIC SHALL HAVE AN OUTLET LOCATED WITHIN 4 FEET OF THE RADON VENT PIPE FOR FAN INSTALLATION

NOTE:
ALL RECESSED LUMINAIRES IN THE BUILDING THERMAL ENVELOPE SHALL BE STAMPED INSULATION CONTACT (IC) RATED ON THE FIXTURE OR PRINTED ON AN ATTACHED LABEL.

NOTE:
ALL IC RATED RECESSED LUMINAIRES MUST BE TIGHTLY CAULKED TO PREVENT AIR LEAKAGE INTO THE CEILING CAVITY.

ALL NEW OUTLETS TO BE TAMPER PROOF

ALL NEW RECEPTACLES IN FAMILY ROOMS, LIVING ROOMS, DEN, SUNROOMS, BEDROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS SHALL BE ARC FAULT PROTECTED.

CAN LIGHT TO BE AIR TIGHT WHERE UNCONDITIONED SPACE IS LOCATED ABOVE THEM.

INSPECTOR SHALL FIELD VERIFY THE CO2 AND SMOKE DETECTORS ARE WITHIN 15' OF THE FIRST FLOOR BEDROOM

ELECTRICAL SCHEDULE

S	SINGLE POLE SWITCH
S3	THREE-WAY SWITCH
	DUPLEX RECEPTACLE
AFCI	DUPLEX RECEPTACLE w/ARC FAULT INTERRUPTER "AFI"
GFI	DUPLEX RECEPTACLE w/GROUND FAULT INTERRUPTER "GFI"
TV	CABLE TV JACK
WS	SURFACE MTD. WALL SCONCE (6'-0"AFF)
EWS / WP	EXTERIOR MTD. WALL SCONCE WATERPROOF
	SURFACE MTD. CEILING FIXTURE
H	HANGING LIGHT FIXTURE
REC 6	RECESSED CAN
REC 6 / WP	WATERPROOF RECESSED CAN
BD	SMOKE DETECTION 110V BATT. BACK-UP
CO	CARBON MONOXIDE DETECTOR
EF-1 w/LIGHT	EXHAUST FAN 110 CFM
EF-2	EXHAUST FAN 220 CFM
FLUORESCENT	FLUORESCENT LIGHT-SIZE VARIES

NOTE: SMALL APPLICANCE BRANCH CIRCUITS REQUIRED
IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREAS OF A DWELLING UNIT, THE TWO OR MORE 20 AMP SMALL APPLIANCE BRANCH CIRCUITS REQUIRED SHALL SERVE ALL WALL AND FLOOR OUTLETS AND ALL COUNTERTOP OUTLETS AS WELL AS OUTLETS FOR REFRIGERATION EQUIPMENT

NOTE: ARC-FAULT CIRCUIT -INTERRUPTER PROTECTION:
ARC-FAULT CIRCUIT -INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED AS FOLLOWS:
(A) DWELLING UNITS: ALL 120-V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITE SUPPLYING OUTLES OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

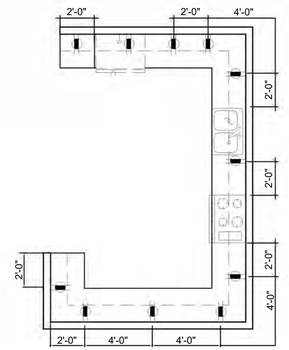
ALL CONDUCTORS FOR LOW VOLTAGE APPLICATIONS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING, RIGID HEAVY WALL GALVANIZED STEEL CONDUIT, INTERMEDIATE METALLIC CONDUIT OR JUNCTION BOX

ALL OUTLETS LIGHTS SHALL BE:
1. RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE
2.FLUORESENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE
3.INCANDESENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE

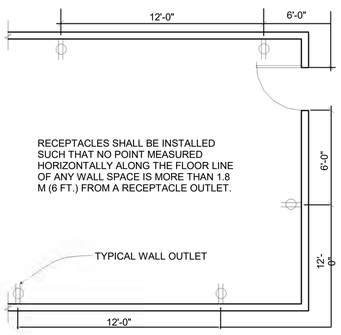
100% OF LIGHTS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LIGHTS.

RECESSED LIGHT FIXTURES TO BE
-IC-RATED AND LABELED
-SEALED W/GASKET OR CAULK

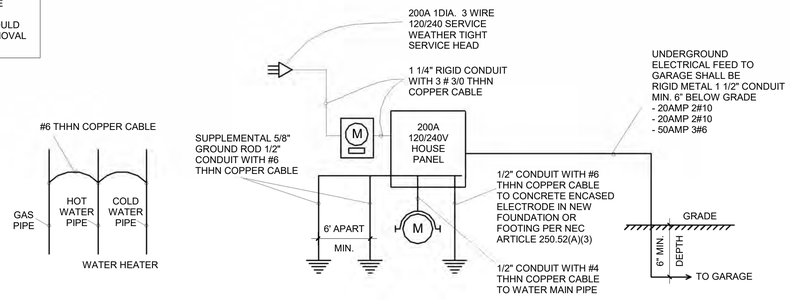
ALL JUNCTION BOXES SHALL BE METALLIC WITH MINIMUM DIM. OF 4"x4"x1.5" DEEP



GENERAL KITCHEN RECEPTACLE LAYOUT



GENERAL ROOM RECEPTACLE LAYOUT

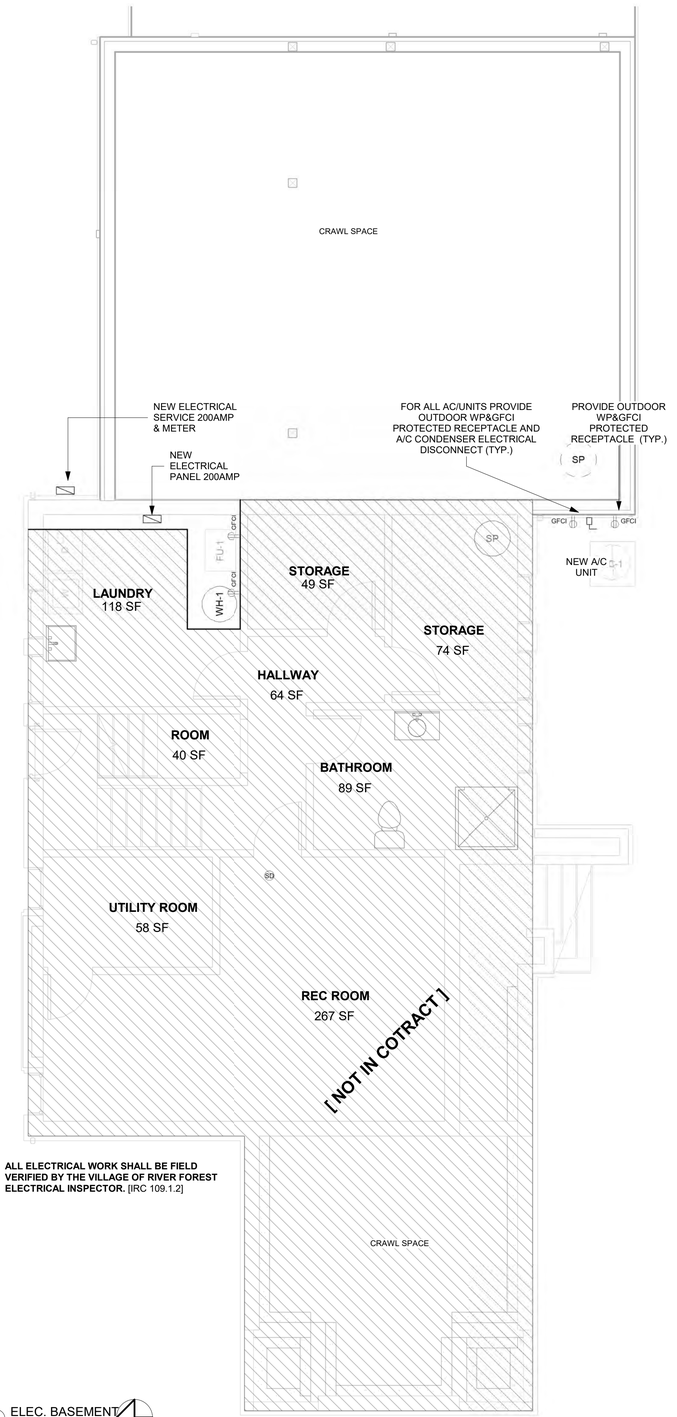


GAS & WATER PIPE BONDING DIAGRAM

NEW ELECTRICAL SERVICE DIAGRAM

NOTE: EXISTING SMOKE DETECTORS

WHEN INTERIOR ALTERATIONS OCCUR REQUIRING A BUILDING PERMIT, ADDITIONS, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED, THE DWELLING UNIT SHALL BE PROVIDED WITH SMOKE DETECTORS, LOCATED AS REQUIRED FOR NEW DWELLING UNITS: AT ALL LEVELS, IN ALL BEDROOMS, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; AND SHALL BE HARDWIRED AND INTERCONNECTED. SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES. VORF AMENDMENT TO IRC R314.1.1



ALL ELECTRICAL WORK SHALL BE FIELD VERIFIED BY THE VILLAGE OF RIVER FOREST ELECTRICAL INSPECTOR. [IRC 109.1.2]

2 ELEC. BASEMENT
1/4" = 1'-0"

Reviewed for Building Code Compliance

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.11/30/2026
TEL:3 1 2-4 9 8- 8 3 0 7
bojarski@comcast.net

NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

715 Clinton Pl , River Forest, IL 60305

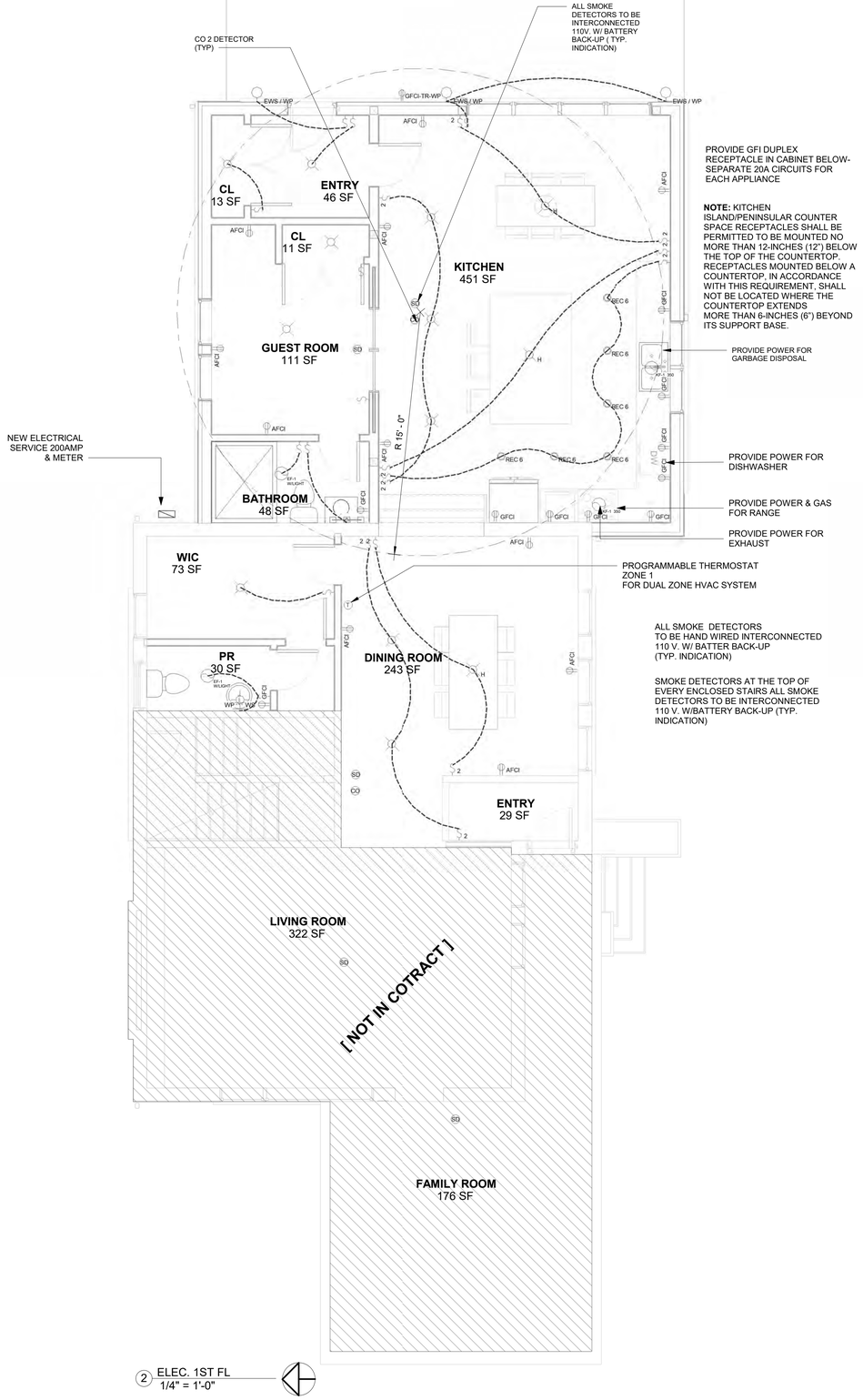
DATE	REMARKS
1/28/2025	REV.1

LICENSED ARCHITECT ★ MACIEJ BOJARSKI 001-022685 ★ STATE OF ILLINOIS

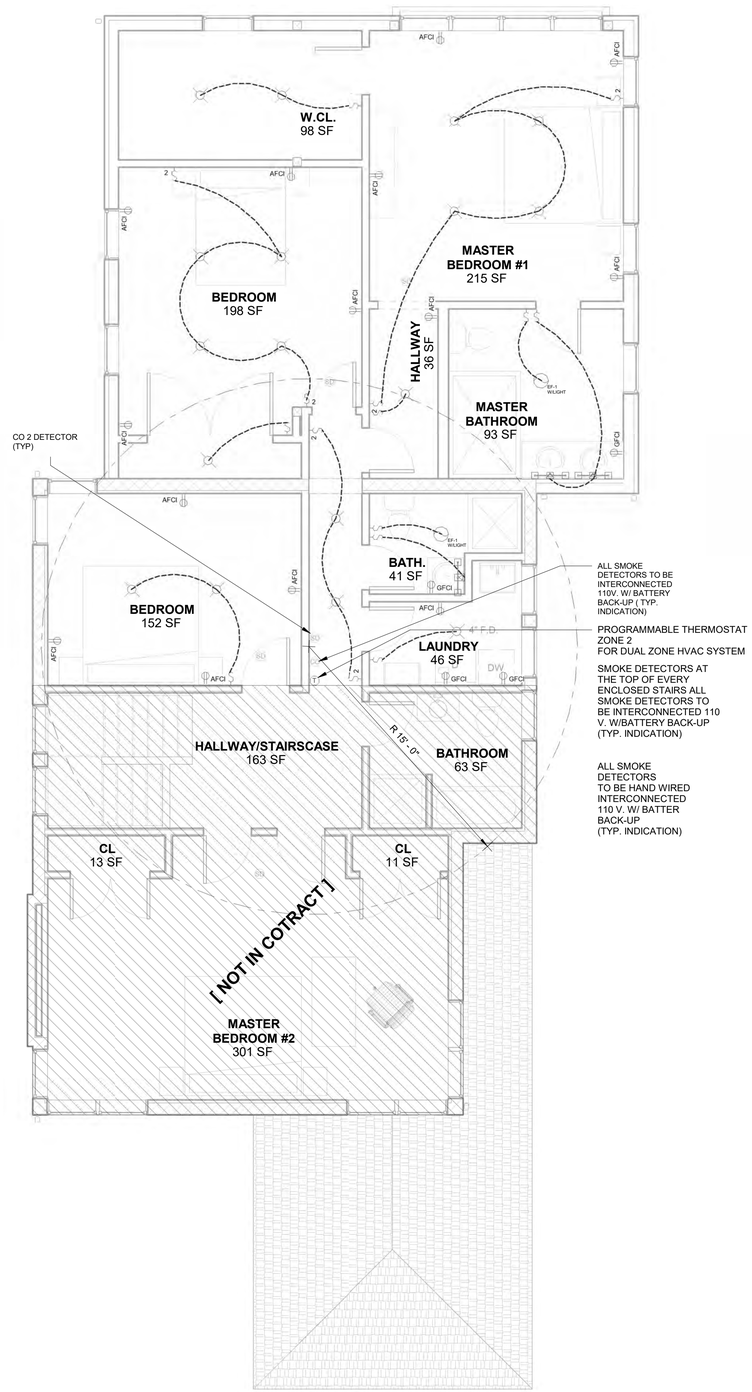
EXP:NOV.2026

SHEET No. E101

1 REV. 1.28.25



2 ELEC. 1ST FL
1/4" = 1'-0"



1 ELEC. 2ND FL
1/4" = 1'-0"

Reviewed for Building Code Compliance

MACIEJ BOJARSKI ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.11/30/2026
TEL:312-498-8307
bojarski@comcast.net

NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

715 Clinton Pl , River Forest, IL 60305

DATE	REMARKS
1/28/2025	REV.1

LICENSED ARCHITECT * MACIEJ BOJARSKI 001-022685 * STATE OF ILLINOIS

EXP:NOV.2026

SHEET No. E102

1 REV. 1.28.25

MECHANICAL NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIAL ETC. FOR A COMPLETE INSTALLATION OF THE REQUIRED WORK IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND AUTHORITY HAVING JURISDICTION.
2. EQUIPMENT EXPOSED TO NATURAL ELEMENTS SHALL BE OF WELDED OR SOLDERED CONSTRUCTION AND SHALL RECEIVE ONE (1) COAT OF PRIMER AND TWO (2) COATS OF PAINT.
3. REGISTERS, DIFFUSERS, GRILLS, ETC. SHALL BE INSTALLED AS TO MATCH THE EXISTING EQUIPMENT.
4. CONTRACTOR SHALL USE CAUTION IN REMOVING AND RELOCATING EQUIPMENT TO REMAIN OR BE RELOCATED. DAMAGE TO SAID EQUIPMENT SHALL BE THE RESPOSIBILITY OF THE CONTRACTOR.
5. CONTROLS FOR A COMPLETE INSTALLATION OF THE EQUIPMENT SHALL BE SUPPLIED BY THE HVAC CONTRACTOR AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
6. ALL SHEET METAL DUCT WORK SHALL BE GALVANIZED AND CONSTRUCTED IN ACCORDANCE WITH "SMACNA" LOW PRESSURE STANDARDS.
7. HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND BALANCE OF HVAC EQUIPMENT.
8. CONTRACTOR SHALL FURNISH AND INSTALL ALL ROOF CURBS APPLICABLE TO EQUIPMENT SUPPLIED BY THE CONTRACTOR. ROOF CURBS SHALL BE INSTALLED SO THE EQUIPMENT IS LEVEL AND THAT THE CURB FOLLOWS THE CONTOUR OF THE ROOF.
9. BURGLER BARS SHALL BE PROVIDED FOR ROOF OPENINGS LARGER THAN 10" SQUARE. BARS SHALL BE A MINIMUM OF 1/2" DIAMETER ROD PLACE A MAXIMUM OF 6" OC EACH DIRECTION AND WELDED TO THE STEEL ANGLE FRAME. AS AN ALTERANTE METHOD THE BARS MAY BE AN INTEGRAL PART OF THE CURB CONSTRUCTION.
10. NOISE GENERATED BY ANY HVAC EQUIPMENT SHALL NOT EXCEED 55db AT LOT LINE.
11. INSTALL ANY DUCT WORK AS CLOSE AS POSSIBLE TO STRUCTURAL STEEL.
12. ALL HVAC EQUIPMENT INSTALLED SHALL BE LEVEL AS TO ASSURE PROPER WORKING ORDER.
13. CONTRACTOR SHALL INSTALL ANY REQUIRED REFRIGERANT LINES IN ACCORDANCE WITH CITY CODE REQUIREMENTS- TYPE "K" COPPER.
14. CONTRACTOR SHALL ASSURE THAT FLUES OF EXISTING AND/OR NEW EQUIPMENT EXTEND A MINIMUM OF 6'-0" ABOVE THE ROOF LINE AND THAT ALL FRESH AIR INTAKES ARE INSTALLED A MINIMUM OF 15'-0" AWAY FROM ANY EXHAUST OUTLET SOIL STACKS & O.A.I. TO BE MIN. 10 FT ABOVE GRADE.
15. CONTRACTOR SHALL MAKE SURE THAT ALL EXPANSION VALVE, DEVICES AND CONNECTIONS ARE REMOVED FROM THE AIRSTREAM ON NEW AND EXISTING EQUIPMENT.
16. NATURAL GAS PIPING SHALL BE SCHEDULED 40 STANDARD WEIGHT BLACK STEEL PIPE WITH STANDARD WEIGHT BLACK THREADED MALLEABLE IRON FITTINGS 2" OR SMALLER AND STANDARD WELDED FITTINGS 2-1/2" OR LARGER.
17. ALL EQUIPMENT CONNECTED TO NATURAL GAS PIPING SHALL BE HARD PIPED CONNECTIONS.
18. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTIONS TO ALL GAS BURNING APPLIANCES AND SHALL IN CONJUCTION WITH THE HVAC CONTRACTOR MAKE ALL REQUIRED TESTS AS TO ASSURE A PROPER AND SAFE INSTALLATION.
19. SHEET METAL DUCT SHALL INCORPORATE LOCK TYPE DAMPERS FOR BALANCING.
20. THE HVAC AND PLUMBING CONTRACTORS SHALL COORDINATE WITH THE LOCAL UTILITIES FOR INCOMING SERVICE OF GAS, WATER AND SEWAGE.
21. HVAC CONTRACTOR WILL GUARANTEE 70°F INDOOR @-10°F OUTDOOR, & 75°F INDOOR @ 90°F OUTDOOR.

MECH. CONTRACTOR LICENCE NO. EXP. DATE

HVAC NOTES:

1) ALL DUCTS TO BE SHEET METAL PER S.M.A.C.N.A. w/ LOCK-TYPE DAMPERS
2) PROVIDE HUMIDIFYING DEVICE
3) FLOOR REGISTERS- NOT MORE THAN 9" FROM WALL
4) HEATING SYSTEM WILL MAINTAIN 70 DEG. F INDOOR @ -10 DEG. F OUTDOOR
5) SD. DETECTOR 3 FT. FROM FLOOR OR CEILING & MAX 15' FROM BEDROOM
6) PROVIDE CO DETECTOR - MAX 40 FT. FROM BEDROOM

CLEARANCES	FOR FORCED AIR FURNANCES MUST CONFORM TO MANUFACTURER'S REQUIREMENTS - PER 18-28-918.93
DRYER EXHAUST	LENGTH SHALL NOT EXCEED 25 FT. & CONFORM TO CBC 18- 28-504.6 & .7
DAMPERS	SHALL BE INSTALLED PER 18-7-716 & 18-28-607
VENTING	OF ALL GAS. FIRED APPLIANCES SHALL CONFORM TO IFGC & CBC 18-28-801
VENT TERMINATIONS	SHALL COMPLY W/ CBC 18-28-804.34 & .35
ALL DUCTWORK	TO BE SHEET METAL.

DUCT NOISE

DUCT SYSTEM NOISE LEVEL
SHALL NOT EXCEED 35 DB IN HABITABLE ROOMS.

VENT. LOCATIONS (GAS APPLIANCES)

1. LOCATE VENT. MIN. 3 FT. FROM ANY WINDOW OR AIR INLET THAT IS LOCATED IN A ROOM OTHER THAN THE EQUIPMENT ROOM.
2. VENT. SHALL NOT BE INSTALLED IN AN INNER COURT, OUTER COURT OR ANY OTHER SIMILARLY RESTRICTED AREA LESS THAN 8 FT. WIDE.

VENTILATION SCHEDULE

ROOM / DESCRIPTION	FLOOR AREA $QF	ORDINANCE REQUIREMENTS NATURAL LIGHT & VENTILATION GLA$S $QF	VENT $QF	MECHANICAL VENTILATION SUPPLY CFM	EXHAUST NOTE 1	ACTUAL NATURAL LIGHT & VENTILATION GLA$S AREA $QF	VENT AREA $QF	ACTUAL MECHANICAL VENTILATION SUPPLY CFM	EXHAUST CFM	HEAT DATA ACTUAL HEAT LO$S BTUH	DESIGN HEAT LO$S +115% BTUH	SERVED BY FAN $YSTEM $UPPLY	EXH	REMARK$
EXIST. BUILDING														
BASEMENT														
LAUNDRY/MECH.	118	9.44	4.72	88.5	-	13.13	5.91	100	100	2596	2985.4			
BATHROOM	89	7.12	3.56	66.75	-	13.13	5.91	75	75	1958	2251.7		EF-1	110
STORAGE	49	3.92	1.96	36.75	-	13.13	5.91	50	50	1078	1239.7			
STORAGE	74	5.92	2.96	55.5	-	13.13	5.91	75	75	1628	1872.2			
REC ROOM	267	21.36	10.68	200.25	-	13.13	5.91	225	225	5874	6755.1			
UTILITY ROOM	58	4.64	2.32	43.5	-	13.13	5.91	50	50	1276	1467.4			
HALLWAY+ STAIRCASE AREA	152	12.16	6.08	114	-	13.13	5.91	125	125	3344	3845.6			
TOTAL	807							700		17754	20026.51	FU-1		
1 ST. FLOOR														
LIVING ROOM+ENTRY	351	28.08	14.04	263.25	-	13.13	5.91	275	275	7722	8880.3			
FAMILY ROOM	176	14.08	7.04	132	-	13.13	5.91	150	150	3872	4452.8			
DINING ROOM	243	19.44	9.72	182.25	-	13.13	5.91	200	200	5346	6147.9			
WIC	73	5.84	2.92	54.75	-	13.13	5.91	75	75	1606	1846.9			
PR	30	2.4	1.2	22.5	-	13.13	5.91	50	50	660	759		EF-1	110
TOTAL	873							750		19206	21664.37	FU-1		
2 ND FLOOR														
MASTER BEDROOM	301	24.08	12.04	225.75	-	13.13	5.91	250	250	6622	7615.3			
BEDROOM	152	12.16	6.08	114	-	13.13	5.91	125	125	3344	3845.6			
HALLWAY/STAIRCASE	163	13.04	6.52	122.25	-	13.13	5.91	125	125	3749	4311.35			
BATHROOM	63	5.04	2.52	47.25	-	13.13	5.91	50	50	1449	1666.35		EF-1	110
LAUNDRY	46	3.68	1.84	34.5	-	13.13	5.91	50	50	1058	1216.7			
BATH.	41	3.28	1.64	30.75	-	13.13	5.91	50	50	943	1084.45		EF-1	110
TOTAL!	766							650		17165	19362.12	FU-1		
NEW ADDITION														
CRAWL $PACE														
CRAWL $PACE	721	57.68	28.84	540.75	-	13.13	5.91	600	600	3605	4066.44		KF-1	350
1 $T. FLOOR														
KITCHEN	451	36.08	18.04	338.25	-	13.13	5.91	400	400	10373	11928.95		KF-1	350
GUEST ROOM	113	9.04	4.52	84.75	-	22.03	9.91	100	100	2599	2988.85			
ENTRY	46	3.68	1.84	34.5	-	33.04	14.87	50	50	1058	1216.7			
BATHROOM	48	3.84	1.92	36	-	8.06	3.63	50	50	1104	1269.6		EF-1	110
TOTAL	658							600		15134	17071.152	FU-1		
2 ND FLOOR														
MASTER BEDROOM #1+HALLWAY	253	20.24	10.12	189.75	-	16.42	7.39	200	200	5819	6691.85			
BEDROOM	200	16	8	150	-	24.57	11.06	150	150	4600	5290			
W.CL	98	7.84	3.92	73.5	-	33.04	14.87	75	75	2254	2592.1			
MASTER BATHROOM	93	7.44	3.72	69.75	-	8.06	3.63	75	75	2139	2459.85		EF-1	110
TOTAL	644							500		14812	16707.936	FU-1		
TOTAL	3748							3500		87676	98898.528	FU-1		

IF THE ACTUAL NATURAL VENT AREA IS LESS THAN THE REQUIRED VENT AREA PROVIDE MECHANICAL EXHAUST VENTILATION TO EXCEED THE MINIMUM C.F.M.INDICATED IN THIS COLUMN (2 x THE FLOOR AREA FOR KITCHENS WITH FLOOR LESS THAN 125 SQ.FT. & 2 x THE FLOOR AREA BATHROOMS HAVING LESS THAN THE REQUIRED NATURAL VENTILATION)

GAS HEATING FURNACE SCHEDULE

LEVEL	FLOOR	FURN NO.	MANUF	MODEL NO.	AIR FLOW COOLING	AIR FLOW HEATING	OUTPUT	INPUT	COOLING CAP.		REMARKS
BASEMENT	BASEMENT, 1 ST.2ND FLO	FU-1	GOODMAN	GM9C961004CN	1,733	1,374	96,000	100,000			1/2" GAS

NOTES:
1. PROVIDE THERMOSTAT, HUMIDIFIER, & HUMIDSTAT FOR EACH UNIT.
2. ALL UNITS MUST BE PIPED WITH LOW PRESSURE NATURAL GAS & PIPED IN ACCORDANCE WITH A.G.A REQUIREMENTS.
3. PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS AND LOCATE AS REQUIRED BY WOOD DALE CODE.

EXHAUST FAN SCHEDULE

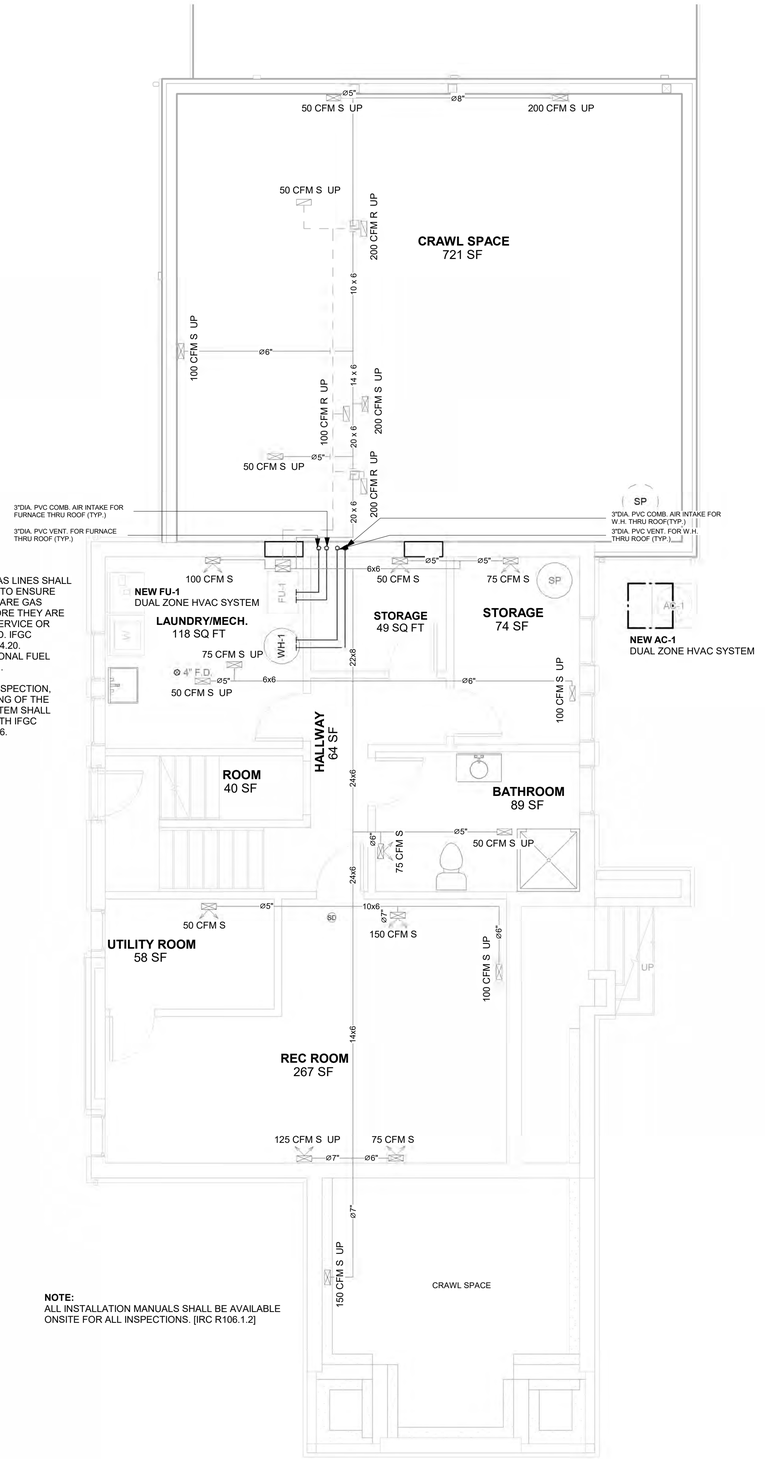
EXHAUST FAN NO.	CAPACITY CFM		MANUF	MODEL NO	QUANTITY
EF-1	110		BROAN	676	6
KF-1	350		BROAN	504	1

REFRIGERATION SCHEDULE

REFRIGERATION (ALL OPTIONS)

LEVEL	FLOOR	COMP NO.	MANUF	MODEL NO	Comp./ Ton	Comp./ H.P.	REFRIG.	Wt. Ref.@ 15 ft. (lbs.)	Remote	Self Container	Location	Air Cooled	Water Cooled
GRADE	BASEMENT,1 ST,2ND FLOO	AC-1	CARRIER	24ACR3	5	2	R-22	6	YES	-	GRADE ROOF	YES	-

- REMOVE EXPANSION VALVES, DEVICES & CONNECTIONS FROM AIR STREAM
- INSTALL PRESSURE RELIEF VALVE ON HIGH PRESSURE SIDE OF SYSTEM, UPSTREAM OF ANY INTERVENING VALVES.
- REFRIGERATION PIPING TO BE 'K' TYPE COPPER OR 'ACR' (COPPER TUBING MAY BE TYPE 'ACR' OR TYPE 'K' UNLESS THE PRESSURE EXCEEDS THE RATED CAPACITY OF 'ACR' TUBING)
- ALL DEVICES AND CONNECTIONS TO BE BRAZED



NOTE:
ALL NEW GAS LINES SHALL BE TESTED TO ENSURE THAT THEY ARE GAS TIGHT BEFORE THEY ARE PUT INTO SERVICE OR CONCEALED. IFGC SECTION 404.20. (INTERNATIONAL FUEL GAS CODE) .

TESTING, INSPECTION, AND PURGING OF THE PIPING SYSTEM SHALL COMPLY WITH IFGC SECTION 406.

NOTE:
ALL INSTALLATION MANUALS SHALL BE AVAILABLE ONSITE FOR ALL INSPECTIONS. [IRC R106.1.2]

2 MECH. BASEMENT
1/4" = 1'-0"

1 REV. 1.28.25

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NEW REAR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND DETACHED 3 CAR GARAGE

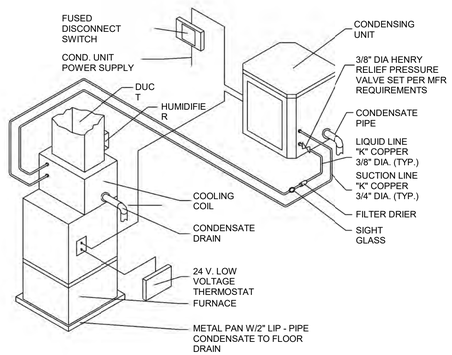
715 Clinton Pl, River Forest, IL 60305

DATE	REMARKS
1/28/2025	REV.1

LICENSED ARCHITECT * MACIEJ BOJARSKI 001-022685 * STATE OF ILLINOIS

EXP:NOV.2026

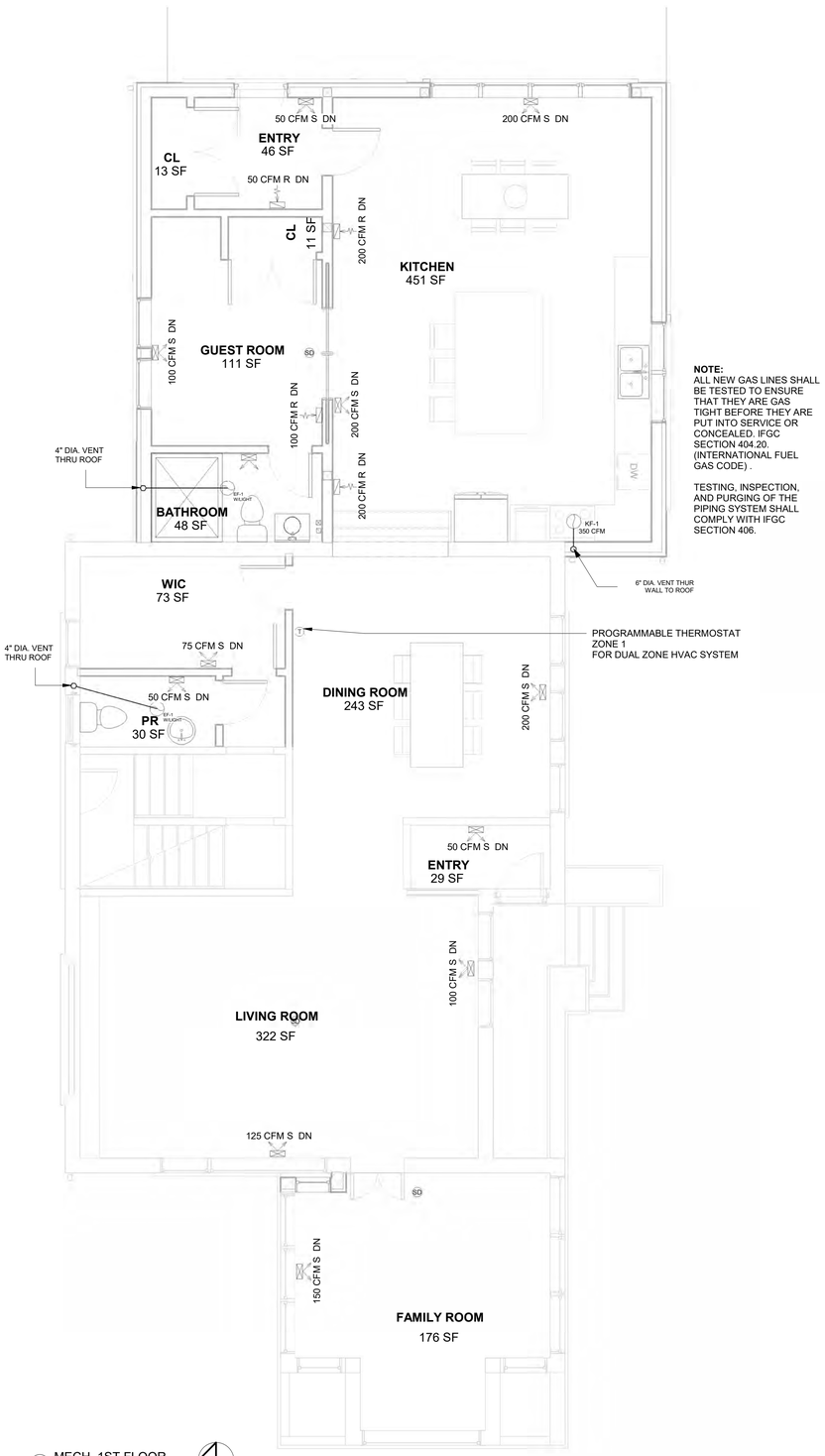
SHEET No. M101



REMOTE REFRIGERATION PIPING DIAGRAM

N.T.S.

3 MECHANICAL NOTES1 Copy 1
3/16" = 1'-0"



NOTE:
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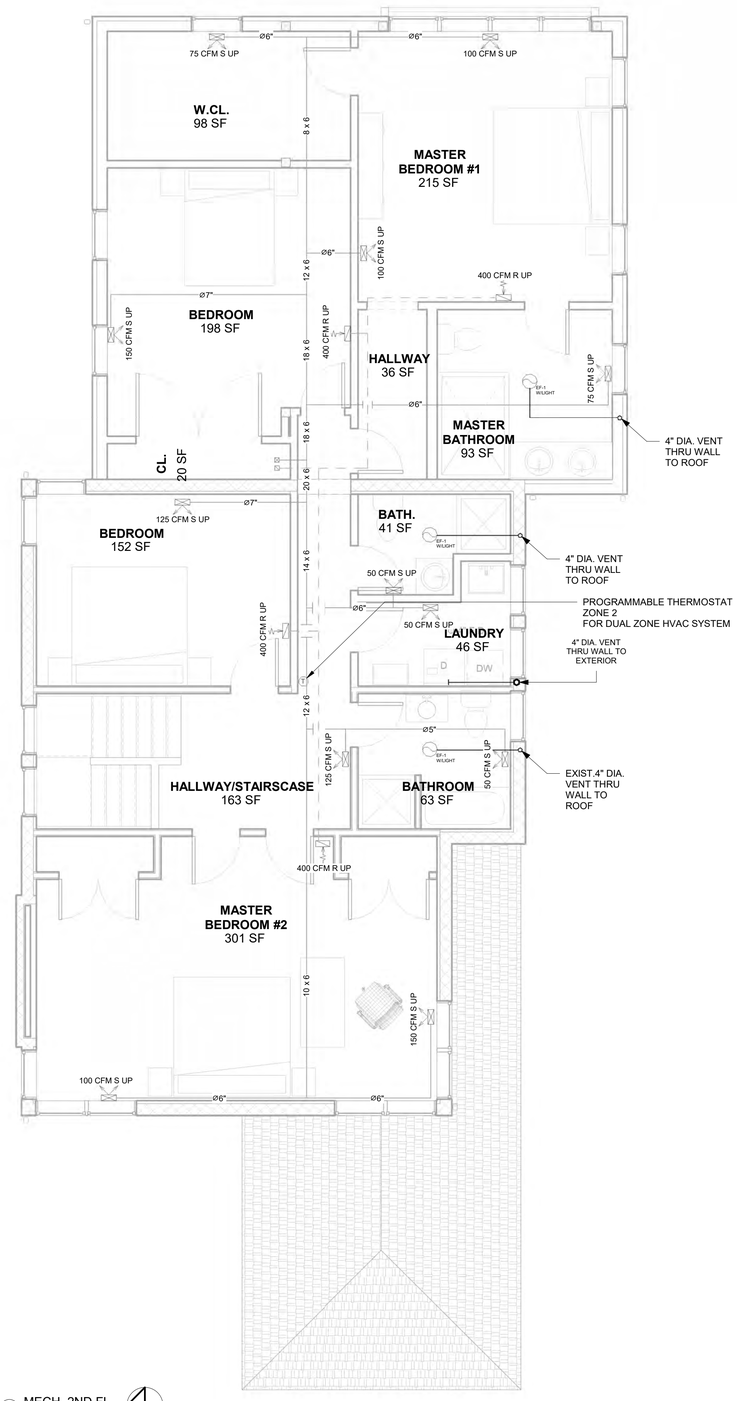
TESTING, INSPECTION, AND PURGING OF THE PIPING SYSTEM SHALL COMPLY WITH IFGC SECTION 406.

2 MECH. 1ST FLOOR
1/4" = 1'-0"



1 MECH. 2ND FL
1/4" = 1'-0"

1 REV. 1.28.25

Reviewed for Building Code Compliance

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SHEET No. M102

1. THE PLUMBING CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR FOR A COMPLETE AND SAFE OPERATING PLUMBING SYSTEM, INCLUDING BUT NOT LIMITED TO HOT AND COLD WATER, WASTE, VENT, STORM SEWER, SEPTIC SYSTEM, NATURAL GAS SERVICE (SEE MECHANICAL), ETC. THE CONTRACTOR SHALL CONNECT THE MECHANICAL), ETC. THE CONTRACTOR SHALL CONNECT THE REQUIRED SERVICES TO NEW FIXTURES.

2. PLUMBING CONTRACTOR SHALL BE LICENSED IN THE STATE THAT THE WORK IS BEING PERFORMED AND SUBMIT UPON REQUEST ANY REQUIRED BONDS. COPIES OF THE STATE AND/OR LOCAL LICENSE AS MAY BE REQUIRED.

3. THE PLUMBING CONTRACTOR SHALL PAY FOR AND OBTAIN ANY PERMITS PERTAINING TO THE PLUMBING AND/OR SEWER WORK, UNLESS SO OTHERWISE ARRANGED, PRIOR TO COMMENCEMENT OF WORK.

4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AS SHOWN ON THE PRINTS, SPECIFICATIONS OR AT THE SITE, DIMENSIONS, ELEVATIONS, ETC. PRIOR TO SUBMITTING HIS BID AND/OR STARTING WORK.

5. CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE OF ALL WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR. CONTRACTOR SHALL ALSO ASSEMBLE A COMPLETE PACKAGE OF OWNER'S MANUALS, INSTALLATION INSTRUCTIONS, ETC., INCLUDING COPIES OF ALL WARRANTIES AND SUBMIT THIS TO THE OWNER UPON COMPLETION AND ACCEPTANCE BY THE OWNER IN A PROPERLY DIVIDED THREE (3) RING BINDER.

6. CONTRACTOR SHALL TEST ALL SYSTEMS AND MAKE ANY REQUIRED ADJUSTMENTS TO ASSURE A SAFE OPERATING SYSTEM.

7. ALL MATERIALS SHALL BE FREE FROM DEFECTS AND CONFORMING TO THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND APPLICABLE CODES.

8. STAMP EACH LENGTH OF PIPE, FITTING, TRAP, FIXTURE, AND DEVICE INDELIBLY WITH ITS WEIGHT OR QUALITY AND THE MANUFACTURER'S NAME OR MARK.

9. CAST IRON SOIL PIPE AND FITTINGS: ASTM A74-29 FOR ALL SOIL AND WASTE LINE. FOR VENT AND SOIL STACKS ABOVE 2-1/2 in. SIZE USE CAST IRON SOIL PIPE. ALL CAST IRON PIPE AND FITTINGS OF EXTRA HEAVY CONSTRUCTION WITH BLACK ASPHALTUM FINISH COAT. ALL CAST IRON PIPE BY ONE MANUFACTURER ONLY.

10. COPPER TUBING: ASTM B88-61, TYPE "L" FOR WATER SUPPLY NOT SET IN OR UNDER CONCRETE AND TYPE "K" FOR PIPE SET IN OR UNDER CONCRETE. FITTINGS OF WROUGHT COPPER SOLDERED 95-5% TIN-LEAD FOR UNDERGROUND AND ENCLOSED PIPING WITH FLARED FITTINGS AND JOINTS AT ACCESSIBLE LOCATIONS.

11. FOR ALL VENT PIPING THROUGH 2-1/2 in. SIZE USE GALVANIZED IRON PIPE CONFORMING TO ASTM-A-120-61T, WITH BANDED MALLEABLE IRON FITTINGS.

12. USE STANDARD WEIGHT BLACK STEEL PIPE AND FITTINGS, ASTM 120-47, FOR GAS LINES. USE MALLEABLE FITTINGS.

13. USE FITTINGS OF THE SAME MATERIAL AND FINISH AS THE PIPE IN WHICH THEY ARE INSTALLED.

14. INSTALL DIELECTRIC UNIONS WHERE DISSIMILAR PIPING MATERIALS CONNECT.

15. INSTALL AIR CHAMBERS IN WATER PIPES TO PREVENT WATER HAMMER. ADJUST FLUSH VALVES FOR MINIMUM NOISE.

16. PROVIDE AND LOCATE SHUTOFF VALVES FOR EACH FIXTURE OF THE PLUMBING SYSTEM WITH FULL SECTION VALVES TO GIVE COMPLETE REGULATION AND CONTROL OF THE WATER IN THE PIPES. ALL

VALVES BY CRANE, NIBCO-SCOTT CO., JENKINS, OR WALWORTH, OF BRASS WITH THREADED OR SWEAT CONNECTIONS AND RATED NOT LESS THAN 125 PSI. LOCATE ALL VALVES TO BE EASILY ACCESSIBLE IN CABINETS, UNDER FIXTURES OR BEHIND NEAT HINGED, LOCKING TYPE ACCESS PANELS WHERE NECESSARY.

17. FIT ALL WORK INTO THE AVAILABLE SPACE, MEET THE REQUIREMENTS AND COORDINATE WITH OTHER TRADES AS NOT TO CREATE ADVERSE CONDITIONS, AND FOLLOW THE STRUCTURAL ELEMENTS OF THE BUILDING AS CLOSELY AS POSSIBLE. RUN PIPE CONCEALED THROUGHOUT THE FINISHED PORTIONS OF THE BUILDING. COMPLETE AND TEST ROUGH-IN WORK BEFORE ANY FINISH WORK IS INSTALLED. CENTER PIPE OUTLETS ON THE DRILLINGS, TAPPINGS, OR OTHER CONNECTIONS.

18. INSTALL PIPE HANGERS 4 ft. 0 in. O.C. OR AS REQUIRED AND COMPATIBLE WITH THE MATERIALS BEING USED.

19. INSTALL HORIZONTAL SOIL AND WASTE LINES INSIDE THE BUILDING WITH A UNIFORM PITCH OF 1/4 in. TO THE FOOT UNLESS NOTED OTHERWISE. PITCH SOIL OR WASTE LINES NO LESS THAN 1 FOOT PER 100 FEET FOR 4 in. PIPE. AT CAST IRON JOINTS, SET THE SPIGOT FIRMLY AGAINST THE BOTTOM OF THE HUB; TIGHTLY CAULK THE JOINT ONE-THIRD FULL OF PURE OAKUM. FILL THE OTHER TWO-THIRDS OF THE JOINT WITH PURE SOFT LEAD IN ONE POURING AND PROPERLY CAULK.

20. LAY WATER LINES TO DRAIN, FREE FROM SAGS OF TRAPS AND PROVIDE DRAIN COCKS AT LOW POINTS.

21. INSTALL HORIZONTAL VENT LINES WITH MAXIMUM POSSIBLE PITCH BACK TO FIXTURE. TIE ALL VENTS TOGETHER WHERE POSSIBLE BEFORE EXTENDING THROUGH ROOF.

22. LOCATE UNIONS AND VALVES TO BE COMPLETELY ACCESSIBLE AFTER THE SYSTEM IS COMPLETE.

23. FURNISH AND INSTALL CLEANOUTS AS INDICATED AND PER CODE AND/OR OWNER REQUIREMENTS, AT ALL CHANGES IN DIRECTIONS OF SOIL AND WASTE PIPES. MAKE ALL CLEANOUTS ACCESSIBLE. SET FLOOR CLEANOUTS FLUSH WITH THE FINISHED FLOOR SURFACE.

24. INSULATE ALL COLD WATER PIPING, ABOVE AND CEILING, EXCEPT EXPOSED BRASS CHROME PLATED PIPING IN THE TOILET RESTROOM(S) WITH AN APPROVED NON-COMBUSTIBLE "UL" RATED INSULATION WITH VAPOR BARRIER. APPLY INSULATION AFTER PIPING HAS BEEN INSTALLED, TESTED, AND OR APPROVED AND PIPES ARE DRY AND CLEAN.

25. IF APPLICABLE PROVIDE AND INSTALL A WATER METER AS SHOWN ON THE DRAWINGS.

26. INSTALL A BACK WATER CHECK VALVE IF REQUIRED BY LOCAL CODE, SHOWN ON THE DRAWINGS.

27. INSTALL AN APPROVED GREASE TRAP IF SO DIRECTED ON THE PRINTS, IN THE SPECIFICATION OR AS REQUIRED BY LOCAL CODE.

28. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING OF THE EXISTING AND/OR NEW FLOOR AS REQUIRED FOR INSTALLATION OF THE PLUMBING SYSTEM. WHEN CLOSING ANY TRENCH THE CONTRACTOR SHALL MAINTAIN A TRUE AND LEVEL FLOOR FINISH EQUAL TO THE EXISTING.

29.
a. UNIONS 2 in. AND SMALLER: GALVANIZED MALLEABLE IRON, SCREWED WITH BRASS TO IRON GROUND JOINT SEAT, CRANE NO. 519.
b. GATE VALVES 2 in. AND SMALLER: NIBCO-SCOTT CO. T-211-W, 125 LB. BRONZE BODY, SOLID WEDGE DISC, RISING STEM SCREWED, INSIDE SCREW BONNET. SOLDERED TYPE VALVES ARE NIBCO-SCOTT, S-211-W.
c. GLOBE VALVES 2 in. AND SMALLER: NIBCO-SCOTT CO. T-211-W, 125 LB. BRONZE BODY, SCREWED BONNET, INTEGRAL SEAT, RISING STEM. FOR SOLDERED TYPE VALVES USE NICBO-SCOTT S-211-W.
d. CHECK VALVES: NIBCO-SCOTT S-143-W AND T-413-W.
e. NIPPLES: SCHEDULE 80.
f. HOSE BIBBS: ZURN Z-1395-3, NON FREEZE, EXPOSED WALL HYDRANT 3/4in. SIZE WITH VACUUM BREAKER, ADVANCING-RETRACTING VALVE OPERATING ROD AND FREE-FLOATING COMPRESSION-CLOSURE VALVE.
g. WATER HAMMER: THE FLOW OF VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.
h. FLOOR DRAINS INDICATED IN TOILET ROOMS, USE THE ZURN TYPE A 6 in. DIAMETER FOUND STRAINER.
i. CLEANOUTS:
1. IN THE FINISHED FLOORS: ZURN Z-1326-1 WITH NICKLE-BRONZE NON-SLIP, SCORIATED TOP SET FLUSH WITH FLOOR.
2. IN UNFINISHED WALLS OR ACCESSIBLE CONCEALED SPACES: ZURN Z-1315 OR Z-1300 IN SOIL LINES, OR ZURN "CODE" RED BRASS PLUGS IN IPS LINES.

30. ALL PLUMBING MATERIALS, DEVICES, FIXTURES, EQUIPMENTS, APPLIANCES, AND/OR ACCESSORIES SHALL BE LISTED AND/OR CERTIFIED BY AN ACCEPTABLE LISTING AGENCY.

31. ALIGNMENT OF FIXTURES, FITTINGS, VALVES, PIPES, ETC. SHALL BE INSTALLED IN THE CORRECT RELATIONSHIP ASSOCIATED WITH THE DIRECTION OF FLOW.

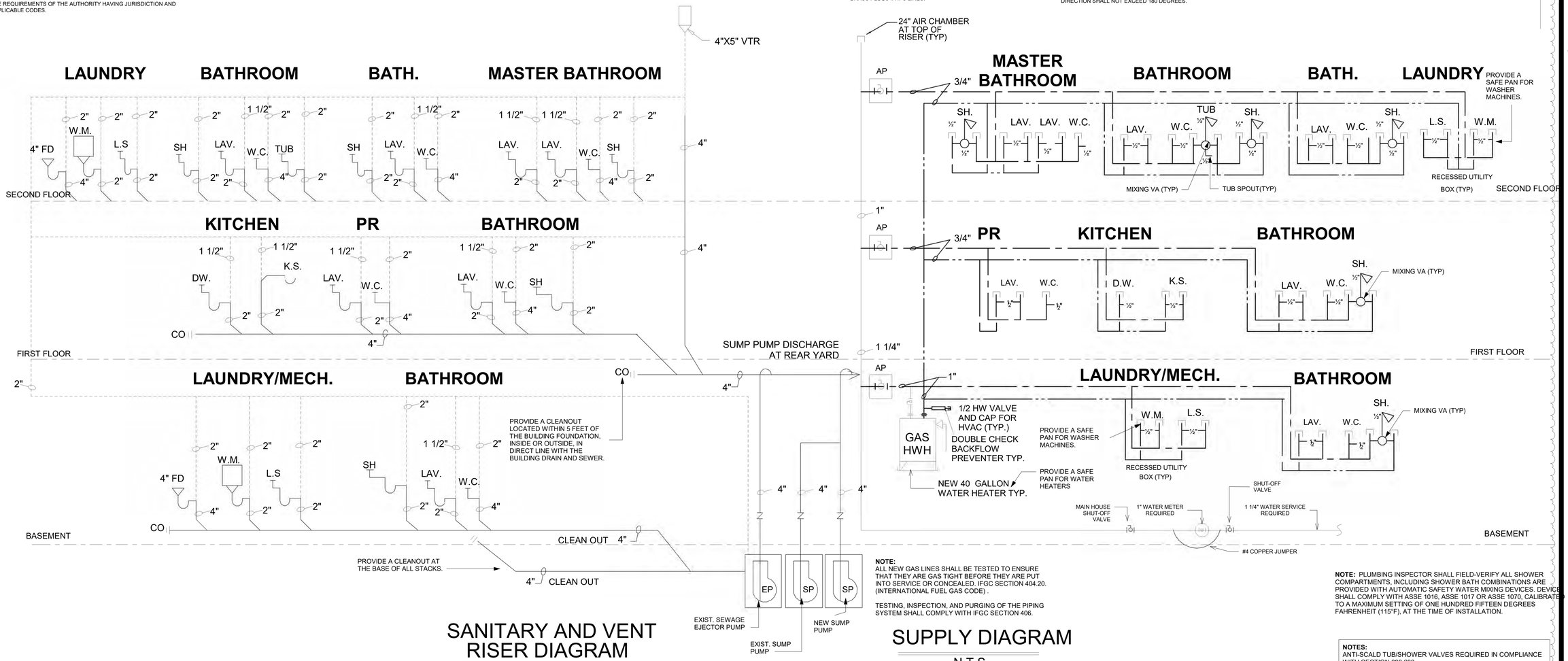
32. EXTERIOR OPENINGS AROUND PIPING AND/OR EQUIPMENT SHALL BE PROPERLY SEALED AS TO RESIST THE ENTRANCE OF VERMIN OR MOISTURE.

33. PIPING AND ELECTRICAL WIRING SHALL NOT PASS THROUGH THE SAME HOLES IN WALLS, FLOORS, ROOFS, STRUCTURAL MEMBERS, ETC. ALSO STRUCTURAL MEMBERS SHALL NOT BE UNNECESSARILY OR CARELESSLY BE WEAKENED BY CUTTING OR NOTCHING. STRUCTURAL MEMBERS WHICH ARE MODIFIED SHALL BE REPAIRED IN AN ACCEPTABLE MANNER AS TO GUARANTEE THE STRUCTURAL INTEGRITY OF THE DESIGN.

34. TRAPS AND CLEANOUTS:
a. TRAPS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THEIR VENTS BUT NOT WITHIN 2 PIPE DIAMETERS.
b. TRAPS SHALL HAVE REMOVABLE "U" BENDS. CONTINUOUS WASTE AND TAIL PIECES WHICH ARE PERMANENTLY ATTACHED TO THE "U" BEND SHALL BE REMOVABLE WITHOUT REMOVING THE STRAINER.
c. CONCEALED TRAPS WITHOUT MECHANICAL JOINTS SHALL BE ACCESSIBLE FOR REPAIR AND INSPECTION. ACCESS PANELS FOR THE PURPOSE OF INSPECTION OR REPAIR SHOULD BE USED AS REQUIRED.
d. PIPING BETWEEN THE P-TRAP AND THE FIXTURE TEE SHALL MAINTAIN A MINIMUM OF 1/4 in. PER FOOT SLOPE. A MAXIMUM CHANGE OF DIRECTION SHALL NOT EXCEED 180 DEGREES.
e. CLEANOUTS SHALL BE INSTALLED WHERE CLEANING TOOLS WILL NOT BE REQUIRED TO PASS THROUGH MORE THAN 360 DEGREES OF FITTINGS TO REACH ANY PART OR THE PLUMBING SYSTEM.
f. CLEARANCE IN FRONT OF POSITIVE SO THERE IS AT LEAST 12 in. OF UNOBSTRUCTED CLEARANCE IN FRONT OF THE OPENING.
g. CONTINUOUS WASTE SHALL NOT EXCEED 30 in. IN HORIZONTAL AND 24 in. IN VERTICAL MEASUREMENTS FROM STRAINERS TO THE "U" BEND.
h. FIXTURE TAILPIECES. CONTINUOUS WASTE OR OVERFLOWS WILL NOT BE LESS THAN 1-1/2 in. EXCEPT FOR LAVATORIES AND SINGLE COMPARTMENT SINKS HAVING A 2 in. MAXIMUM DRAIN OPENING WHICH MAY BE 1-1/4 in.
i. CLOSET FLANGES SHALL BE SECURED USING CORROSION RESISTANT SCREWS OR BOLTS.

35. HANGERS AND SUPPORTS:
a. PIPING SHALL BE INSTALLED WITHOUT UNDUE STRESS OR STRAIN AND WITH PROVISIONS FOR EXPANSION, CONTRACTION AND STRUCTURAL SETTLEMENT.
b. DRAIN AND WASTE PIPING SHALL BE SUPPORTED AT 4 ft. MAXIMUM INTERVALS AND AS REQUIRED. SEE DETAILS BELOW FOR TYPICAL HANGERS.

36. VENTING:
a. VENTS SHALL RISE VERTICALLY OR WITHIN 45 DEGREES OF VERTICAL FROM THE FIXTURE TEE OR FROM AND ABOVE THE CENTER LINE OF THE HORIZONTAL DRAINAGE PIPING.
b. VENTS SHALL EXTEND THROUGH FLASHINGS NOT LESS THAN 12 in. ABOVE THE ROOF AND SHALL BE MADE WEATHERPROOF.
c. VENTS SHALL NOT TERMINATE LESS THAN 3 ft. FROM ANY MOTOR DRIVEN AIR INTAKE DISCHARGING INTO ANY HABITABLE ROOM.



SANITARY AND VENT RISER DIAGRAM

N.T.S

SUPPLY DIAGRAM

N.T.S.

NOTE:
ALL NEW GAS LINES SHALL BE TESTED TO ENSURE THAT THEY ARE GAS TIGHT BEFORE THEY ARE PUT INTO SERVICE OR CONCEALED. IFGC SECTION 404.20. (INTERNATIONAL FUEL GAS CODE) .

TESTING, INSPECTION, AND PURGING OF THE PIPING SYSTEM SHALL COMPLY WITH IFGC SECTION 406.

NOTE: PLUMBING INSPECTOR SHALL FIELD-VERIFY ALL SHOWER COMPARTMENTS, INCLUDING SHOWER BATH COMBINATIONS ARE PROVIDED WITH AUTOMATIC SAFETY WATER MIXING DEVICES. DEVICE SHALL COMPLY WITH ASSE 1016, ASSE 1017 OR ASSE 1070. CALIBRATED TO A MAXIMUM SETTING OF ONE HUNDRED FIFTEEN DEGREES FAHRENHEIT (115°F), AT THE TIME OF INSTALLATION.

PLUMBING FIXTURES SCHEDULE:

No. OF EACH		
6	WC.	KOHLER WELLWORTH MODEL K-3502-PB VITREOUS CHINA TWO-PIECE WATER SAVER W/SIPHON JET FLUSH ACTION MODEL K-4213-PT BOWL AND K-4520-A TANK W/FLOAT VALVE.
1	K.S.	DOUBLE BOWL KITCHEN SINK
7	LAV	KHOLER CAXTON MODEL K-2257 VITREOUS CHINA COUNTERTOP W/FAUCET VALVES ON 4" CENTERS. K-15241-B FAUCET AND CAST BRASS "P" TRAP.
5	SH	SHOWER HEAD
1	DW	GE MOD # GSD2200FWH
1	TUB	KOHLER VERACRUZ MODEL K-1586 TUB AND SHOWER UNIT, 60"x32"x76-1/2" COMPLETE W/ K-15201 FAUCET.
2	FD.	ZURN Z-415 WITH TYPE "Y" STRAINER, 6" SQUARE PD STRAINER AND BACKWATER VALVE OR EQUAL.
2	W.M.	WASHING MACHINE
1	LT	LAUNDRY TUB

ALL BELOW GRADE AND CONC SLAB PIPING TO BE CAST IRON

NOTE:
ALL NEW PLUMBING FIXTURES MUST BEAR THE WATER SENSE LABEL. DO NOT REMOVE THE WATERSENSE LABEL PRIOR TO PASSING THE FINAL INSPECTION AND HAVE FIXTURE CUT SHEETS ONSITE FOR FINAL INSPECTION.

NOTE:
WHEN FOLLOWING THE PRESCRIPTIVE METHOD ALL HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 PER SECTION R403.5.3

TYPE OF FIXTURE	No.OF FIXT.	W.S.F.U.s Each	TOTAL W.S.F.U.s
LAVS.....	7	1	7
TUB	1	2	2
W.C.	6	3	18
SHOWER HEAD.....	5	2	10
LAUNDRY TUB	1	2	2
WASHER	2	2	4
KITCHEN SINK	1	2	2
DASHWASHER.....	1	1	1
FROST PROOF HOSE BIB....	-	2.5	-
TOTAL:	24 FIXTURES		46

1 1/4" MIN. WATER SERVICE REQUIRED

WSFU	Demand (GPM)	Pipe Size (Inches)	Pressure Loss (PSI/100' of Pipe)	Velocity (Ft./Sec.)	Meter Size (Inches)
2	2	½"	4.2	2.7	⅝"
4	3	½"	8.7	4.2	⅝"
6	5	½"	22.5	7.0	⅝"
8	6.5	¾"	6.3	4.3	⅝"
10	8	¾"	9.0	5.4	¾"
12	9.2	¾"	11.5	6.1	¾"
14	10.4	¾"	15.0	6.9	¾"
16	11.6	¾"	18.0	7.7	¾"
20	14	1"	7.2	5.6	¾"
25	17	1"	10.0	6.6	¾"
30	20	1"	13.6	8.0	1"
35	22.5	1¼"	5.8	5.7	1"
40	25	1¼"	7.0	6.3	1"
45	27	1¼"	8.2	6.9	1"
50	29	1¼"	9.5	7.4	1"
60	32	1½"	5.0	5.8	1½"

OWNER TO PROVIDE SPECS SHEETS FOR ALL NEW PLUMBING FIXTURES AND FAUCETS MUST BE "WATER SENSE" COMPLIANT.
ANY HAND SHOWER HOSES WILL BE PROTECTED BY PROPER BACKFLOW PREVENTER ASSE 1014 COMPLIANT.
ALL OF THE WATER PIPING WILL BE INSULATED ACCORDING TO THE 2015 ILLINOIS ENERGY CONSERVATION CODE (2015 IECC)
ALL THE SHOWER FAUCETS WILL BE PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED ASSE 1016 COMPLIANT AND SET TO A MINIMUM OF 85 DEGREES AND A MAXIMUM OF 115 DEGREES.
ALL THE BATHTUB AND SHOWER FAUCETS WILL HAVE SERVICE STOPS.
THE DRAIN AND VENT PIPING WILL BE SCHEDULE 40 PVC ASTM 2665 PIPE (CELLULAR CORE PVC PIPE NOT ALLOWED).

NOTE:
PEX TUBING FOR HOT AND COLD WATER.

NOTE:
THE BOOSTER PUMP SHALL BE APPROVED IN WRITING BY THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH PRIOR TO INSULATION.

NOTES:
ANTI-SCALD TUB/SHOWER VALVES REQUIRED IN COMPLIANCE WITH SECTION 890.690.
NOTES:
PROVIDE A MINIMUM OF 120-DEGREE HOT WATER AND ADJUST LIMIT CONTROL STOPS ON TUB/SHOWER VALVES TO 85 TO 115 DEGREES.
NOTES:
ALL HORIZONTAL VENT PIPING SHALL BE SIZED IN COMPLIANCE WITH SECTION 890.1580.

ALL BELOW GRADE AND CONC SLAB PIPING TO BE CAST IRON

NOTE:
A STACK TEST IS REQUIRED ON ALL WASTE AND VENT PIPING AT THE TIME OF THE ROUGH AND UNDERGROUND INSPECTIONS.

NOTE:
100 PSI AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.

NOTE:
25 PSI AIR TEST REQUIRED ON ALL NEW GAS PIPING AT THE TIME OF THE ROUGH INSPECTION.

NOTE:
ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE AND CITY OF MARKHAM ORDIANCES.

NOTE:
ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET THE ILLINOIS PLUMBING CODE AND CITY OF MARKHAM.

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SHEET No. P101

1 REV. 1.28.25


715