ST. CHARLES SINCE 1834	**HISTORIC PRESERVATION COMMISSION** **AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 314 Indiana St.		
	Proposal:	New single-family house		
	Petitioner:	John Cebrzynski, John Henry Builder; Dan Marshall, architect		
	Please check appropriate box (x)			
	PUBLIC HEARING		**MEETING 2/21/18**	**X**

AGENDA ITEM CATEGORY:			
X	Certificate of Appropriateness (COA)		Façade Improvement Plan
	Preliminary Review		Landmark/District Designation
	Discussion Item		Commission Business

ATTACHMENTS:

Minutes from Variance/Preliminary Review

Architectural Plans

EXECUTIVE SUMMARY:

The previous house at 314 Indiana St. was damaged by fire and was demolished last year.

In December 2017, the Commissioned reviewed and recommended approval of Variance application for the construction of a new single family house on the lot. The Variance was subsequently approved by the Zoning Board of Appeals in January.

At the meeting in December, the Commission also provided some preliminary review comments on the architectural design. The meeting minutes are attached.

Full architectural drawings for a COA have been submitted.

The applicant has been advised to provide additional information at the meeting, including a site plan and specifications on the exterior building materials.

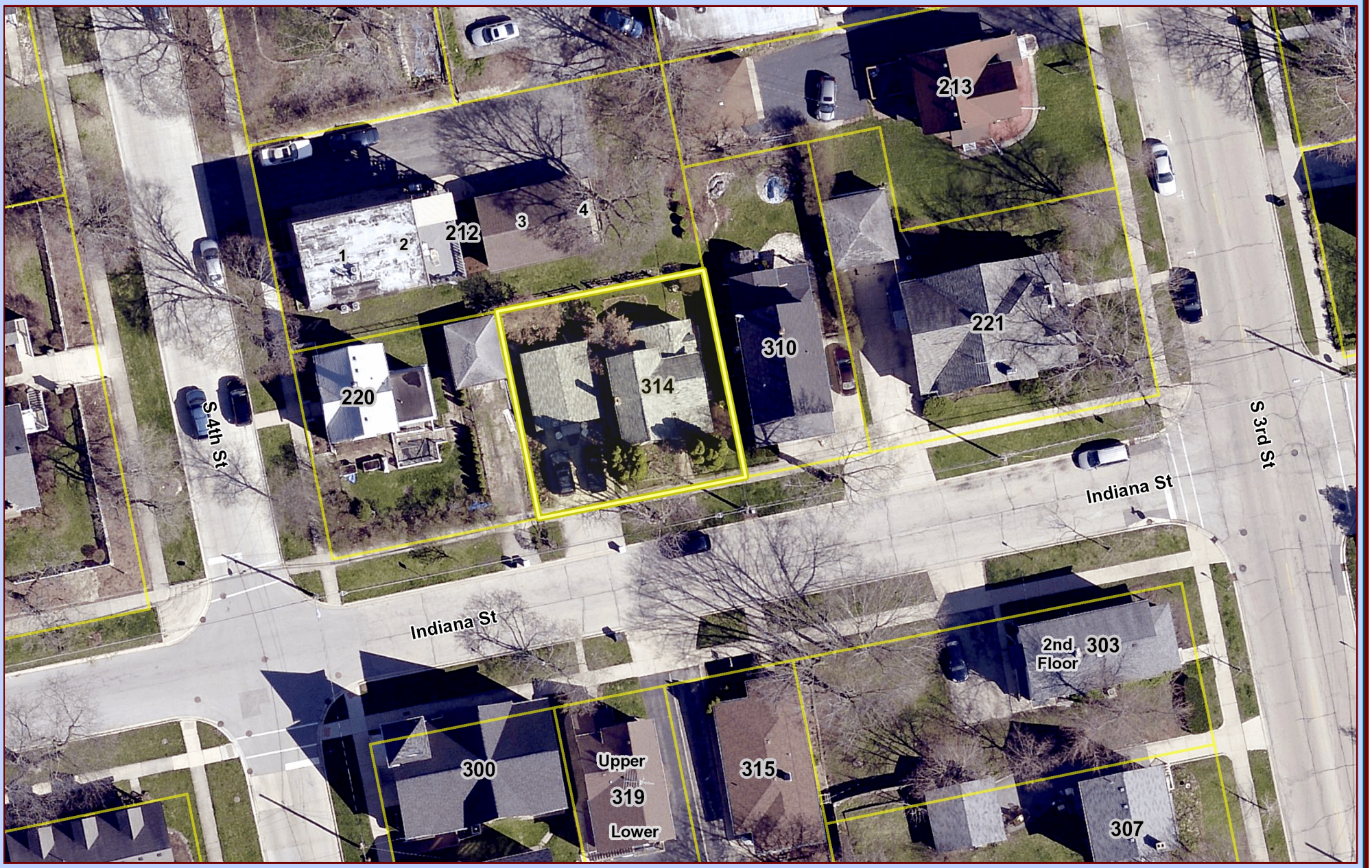
RECOMMENDATION / SUGGESTED ACTION:

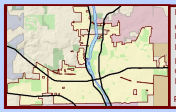
Provide feedback and recommendations on approval of the COA.

City of St. Charles, Illinois
Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

314 Indiana St

RAYMOND ROGINA *Mayor*
MARK KOENEN *City Administrator*





Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: February 19, 2018 02:02 PM

0 21 42 Feet

Mr. Pretz said Dan Otto conducted a follow-up visit and also felt it was a sound structure. Mr. Otto provided a written document with more detailed findings. Mr. Pretz reviewed some of these findings. Chairman Norris entered the document as Exhibit 1, dated 12/20/17.

Mr. Kessler felt the building was in pretty good condition and Mr. Gibson thought it was in the proper condition to be saved. Mr. Krahenbuhl said the house should not be demolished until there is a plan for what to do with it.

Peter Vargulich was present on behalf of Baker Church and referenced the third paragraph in Mr. Otto's letter. It says the floors on the first floor are level and smooth with no signs of instability. However, Mr. Vargulich said he missed a significant warping of the floor in the front room. Mr. Otto also stated moving the house was not feasible. Mr. Vargulich asked for an explanation as to why he came to that conclusion. Mr. Pretz thought he didn't say it could not be moved; just that it may not make sense based on the stone and the type of structure it is. It may be too overwhelming. Mr. Gibson suggested they get further information from Mr. Otto concerning his comments. Dr. Smunt said they could also get an opinion from a moving company with experience moving these types of structures. Mr. Vargulich felt that was fair.

6. Zoning Variation: 314 Indiana St.

John Cebrzynski, from John Henry Homes, and Dan Marshall, the architect, was present.

The house on this property suffered a fire and was recently demolished. The new house being constructed requires a variance for a reduced rear yard set-back from 30 feet to 20 feet, and an increase to the percentage of the lot that can be covered by buildings. The request is for an additional 141 square feet of additional building area. The Zoning Board of Appeals will be reviewing the request at their upcoming meeting. The proposed house is in the historic district and would require a COA prior to construction. The information is being presented to the Commission for their support in granting the variance; and for preliminary review comments on the proposed design.

Mr. Cebrzynski said the proposed house will be going from 17 feet to 20 feet in the rear yard. The front will match the house on the right when viewed from the street. Everything else will remain the same. He said the design fits in well with the area. Mr. Krahenbuhl asked if it was possible to stay within the permitted square footage. Mr. Marshall said they could, but the rooms will be very compact and will become a marketability issue.

The Commissioners discussed the front set back and felt the proposal did not have a negative impact on the district.

A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to recommend that the Zoning Board of Appeals grant a variance to allow for an economically feasible residential redevelopment of the property. The concept architectural plan will contribute to the existing adjacent architecture and streetscape in the historic

district. It is the belief that these variances do not have a negative impact on the historic architectural resources and district.

Mr. Marshall said they are looking into using a smooth version of a product called LP Smartside. Mr. Cebrzynski explained how it is being used more often than cedar. The Commissioners were open to reviewing use of this type of product.

Dr. Smunt would like to see them review the architectural styles in the district and incorporate the dominant style into their design. He would also prefer to see more height on the windows by using a vertical versus a horizontal style.

Mr. Marshall asked if they would be permitted to use a premium vinyl window material. There was a discussion on various window products. Mr. Marshall said he would return with a brochure and a sample, if possible, of the final choice when they return for the COA.

7. **COA: 142 S. 1st St. (sign)**

Andy Gentner, franchisee for Club Pilates, was present.

The proposal is for a wall sign for Club Pilates consisting of channel letters that are illuminated through the letters and from behind.

A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the COA as presented.

8. **COA: 225 W. Main St. (south elevation)**

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to table the item.

9. **COA: 323 Illinois St. (front porch)**

Erika Przbylinski, the homeowner, and Tim Nelson, the architect, were present.

Mr. Nelson explained the current porch has some structural and foundation issues that they would like to correct. The existing roof structure seems to be fine and would remain. The intent is to remove everything from the roof down. This includes the columns, deck, stairs and railings. These would be replaced with all new wood and cedar construction. The differences would be in the height of the railings and hand rail to meet the current code. Everything else will look just as it does now.

GENERAL NOTES:

- VERIFY SETBACKS W/ BUILDER PRIOR TO CONSTRUCTION.
- CORE HOLES IN FOUNDATION WALL AS REQ'D FOR WATER AND SANITARY LINES (MINIMUM 10' SEPARATION).
- ALL SEWERS TO BE OVERHEAD.
- VERIFY LOCATIONS OF GAS AND ELECTRIC METERS W/ BUILDER PRIOR TO CONSTRUCTION.
- BACKFILL PIPE TRENCHES W/ COMPACTED GRANULAR FILL (NO CLAY).

FUTURE BATHROOM:

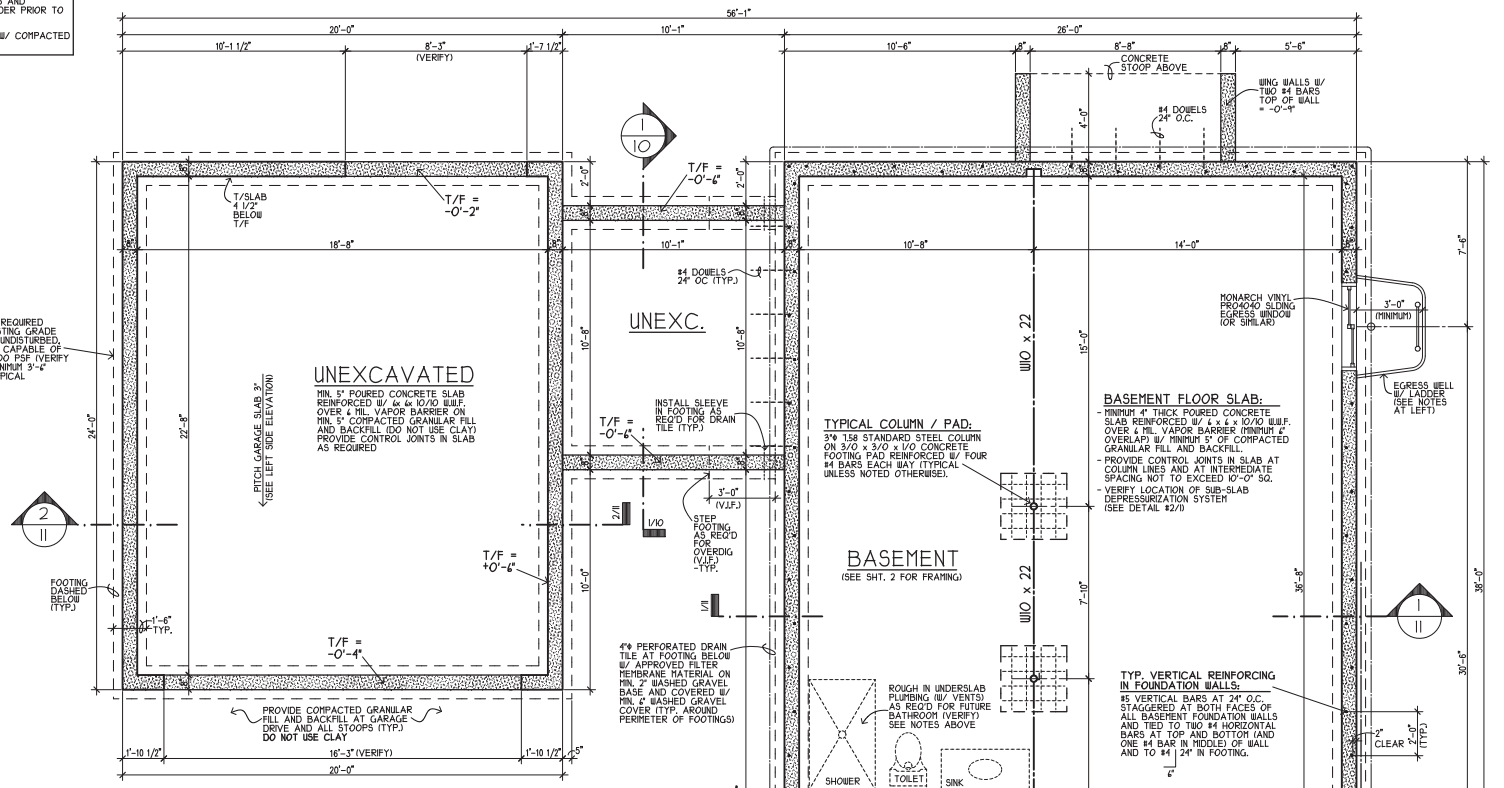
UNUSED SECTIONS OF WATER SERVICE OR WATER DISTRIBUTION PIPING (DEAD ENDS), WHERE THE WATER IN THE PIPING MAY BECOME STAGNANT ARE PROHIBITED. A DEVELOPED LENGTH OF MORE THAN 2'-0" SHALL BE CONSIDERED A DEAD END. DO NOT INSTALL DISTRIBUTION PIPING TO THE FUTURE BATH FIXTURES DRAIN (UNDER SLAB W/ VENT STACKS ONLY).

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

WIND SPEED (MPH)	SEISMIC ZONE	GROUND SNOW (PSF)	FROST LINE DEPTH	WINTER DESIGN TEMP	FLOOD HAZARDS	TOPOGRAPHIC EFFECTS	TERMITE	WEATHERING	ICE SHIELD UNDER-LAYMENT	AIR FREEZING INDEX	MEAN ANNUAL TEMP
115	B	30	42"	-5° F	LOCAL ORDINANCE	NO	MODERATE TO HEAVY	SEVERE	REQUIRED	2,000	48.5° F

APPLICABLE CODES: (W/ ST. CHARLES AMENDMENTS)

2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2014 ILLINOIS STATE PLUMBING CODE
2014 NFPA NATIONAL ELECTRIC CODE (NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ ILLINOIS AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE



ENERGY CODE COMPLIANCE: (SEE NOTES ON SHEET #3)

THE INTENT OF THESE DRAWINGS IS FOR THE BUILDING'S THERMAL ENVELOPE TO COMPLY WITH THE PRESCRIPTIVE METHOD OF THE ENERGY CODE. IF THE BUILDER DESIRES TO FOLLOW A SIMULATED PERFORMANCE ALTERNATIVE, AS SET FORTH IN THE IECC, SECTION 405, THEN THE BUILDER SHALL SUBMIT ALL REQUIRED PERFORMANCE CALCULATIONS, DETAILS AND SPECIFICATIONS FROM A D.O.E. APPROVED SOFTWARE (RESCHECK), THEN THESE DRAWINGS AND THE CONSTRUCTION SHALL BE SUBORDINATE TO THOSE SIMULATED PERFORMANCE SPECIFICATIONS AS APPROVED BY THE GOVERNING MUNICIPALITY.)

DESIGN CRITERIA

SOIL BEARING = CONCRETE FOOTINGS, PIERS AND PADS DESIGNED FOR SOIL CAPABLE OF SUPPORTING MINIMUM 2,000 PSF (VERIFY W/ SOIL ENGINEER'S REPORT).

FLOOR = 40# LL 10# DL ALL AREAS EXCEPT SLEEPING
FLOOR = 30# LL 10# DL SLEEPING AREAS

WALL = 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 = 40# LL 10# DL
BALCONY = 60# LL 10# DL EXTERIOR

DEFLECTION: FLOOR (U.N.O.): LIVE LOAD = L/360 TOTAL LOAD = L/240
ROOF ONLY: LIVE LOAD = L/240 TOTAL LOAD = L/180 (NO GYP BD CEILING)
CEILING JSTS: LIVE LOAD = L/240 TOTAL LOAD = L/180 (GYP BD CEILING)

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS IN-GRADE BASE VALUE

GRADE # 2 SPECIES HEM-FIR DOMESTIC BASE Fb = 850 PSI
OR
GRADE # 2 SPECIES SPF CANADIAN BASE Fb = 875 PSI

LVL BEAM MANUFACTURER

MANUFACTURER TRUSJOIST MACMILLAN PRODUCT 2.0E TJ MICROLLAM LVL

SIZE SEE PLAN F_b 2400 E 2.0 X 10^6 PSI

TYP. BASEMENT EGRESS WINDOW AND WELL:

- EGRESS WINDOW W/ MIN. 5.1 SQ.FT. NET CLEAR OPENING (MIN. 20" WIDE AND MIN. 24" HIGH), OBTAINABLE BY THE NORMAL OPERATION OF THE ESCAPE OPENING FROM THE INSIDE W/ SILL HEIGHT NOT MORE THAN 34" ABOVE THE ADJACENT FINISHED BASEMENT FLOOR.
- ESCAPE WINDOW WELLS MUST HAVE A MINIMUM AREA OF 9 SQ.FT. W/ A MINIMUM 3'-0" PROJECTION FROM FOUNDATION WALL AND MINIMUM 3'-0" WIDTH DIMENSION AND MUST ALLOW THE ESCAPE OPENING TO BE FULLY OPENED (W/ LADDER).
- ESCAPE WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 34" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12" AND SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- PROVIDE 4"ø VERTICAL PIPE WITH PERFORATED CAP TO DRAIN TILE IN MINIMUM 4" GRAVEL FILL. TOP OF GRAVEL FILL SHALL BE 6" MINIMUM BELOW BOTTOM OF WINDOW SILL. (TYPICAL)
- WINDOW WELLS THAT EXTEND MORE THAN 30 INCHES BELOW THE ADJACENT GRADE SHALL BE PROVIDED WITH BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES THAT ARE DESIGNED TO RESIST HUMAN IMPACT.
- WINDOW WELL GUARDS ENCLOSING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE MINIMUM OPENING AREA REQUIREMENT AND BE OPERABLE FROM THE INSIDE OF THE WELL WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE OR EFFORT.

TYPICAL ANCHOR BOLTS:

AT W.L.M. SILL PLATES PROVIDE MINIMUM 1/2"ø x 10" ANCHOR BOLTS SPACED NO MORE THAN 6'-0" O.C. EMBEDDED MINIMUM 7" INTO FOUNDATION WALL WITH NO LESS THAN 1 1/2" OF CONCRETE SURROUNDING BOLT SHAFT) W/ MINIMUM 2 BOLTS PER PLATE AND MAXIMUM 1'-0" FROM SILL PLATE ENDS. A WASHER, SIZED TO COVER THE HOLE IN THE PLATE, SHALL BE INSTALLED ON EACH BOLT WITH A NUT USED TO TIGHTEN THE WASHER TO THE PLATE.

BASEMENT WATERPROOFING NOTES:

THE ARCHITECT RECOMMENDS CONSIDERING THE VALUE AND COST OF THE FOLLOWING ITEMS:

- AN EXTERIOR FOUNDATION WALL WATERPROOFING SYSTEM (RUB-R-WALL; CONTINUOUS, SPRAY APPLIED, 100% RUBBER MEMBRANE OR SIMILAR) IN PLACE OF THE STANDARD DAMPROOFING SYSTEM MEETING THE MINIMUM REQUIREMENTS OF THE BUILDING CODE.
- A CAPILLARY RISE BARRIER MEMBRANE BETWEEN THE FOOTINGS AND FOUNDATION WALLS (DELTA-FOOTING BARRIER OR SIMILAR).
- THE INSTALLATION OF AN ADDITIONAL DRAIN TILE SYSTEM ON THE INTERIOR SIDE OF THE FOUNDATION WALL.

8'-10" POUR FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

DRAWING SHEET INDEX

SHEETS LISTED ABOVE WERE PREPARED UNDER ARCHITECT'S SUPERVISION.

FEBRUARY 9, 2018 - CHECK SET

MARSHALL ARCHITECTS
812 E. Main Street
Suite 101
St. Charles, Illinois
60174
Fax 630.584.7282

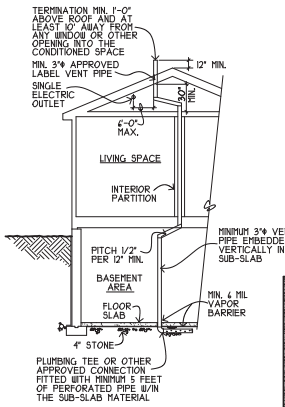
STATE OF ILLINOIS DESIGN FIRM REGISTRATION NUMBER 184.002459

PROPOSED NEW RESIDENCE FOR:
314 INDIANA STREET
ST. CHARLES, ILLINOIS
(JOHN HENRY BUILDER DEVELOPER)

Revisions:

Commission: #2618
Issue Date:
Drawn By: BDM
Plotted: 2/8/2018
FOUNDATION PLAN GENERAL NOTES

Sheet: 1 of: 13



PASSIVE RADON REMEDIATION DETAIL

2/1 NOT TO SCALE

RADON PROTECTION NOTES:

1. ANY POTENTIAL RADON ENTRY ROUTE SHALL BE CLOSED/ SEALED INCLUDING: FLOOR OPENINGS, CONCRETE JOINTS, SUMPS, DUCTS, ETC. (ALL CONCRETE JOINTS TO BE SEALED W/ POLYURETHANE CAULK OR OTHER ELASTOMERIC SEALANT.
2. SUMP PUMP COVERS SHALL BE SEALED.
3. VAPOR BARRIER SHALL BE 6 MIL AND OVERLAPPED 12 INCHES.
4. MINIMUM 3"ø SCHEDULE 40 PVC EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE WITH A "T" FITTING OR APPROVED CONNECTION FITTED WITH NOT LESS THAN 5 FEET OF PERFORATED PIPE EXTENDING HORIZONTALLY FROM THE CONNECTION WITHIN THE SUB-SLAB PERMEABLE MATERIAL. THE VENT PIPE SHALL BE EXTENDED UP THRU THE BUILDING AND TERMINATE AT LEAST 12" ABOVE THE HIGHEST ROOF IN A LOCATION AT LEAST 2 FEET ABOVE ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
5. VENT PIPES SHALL BE ACCESSIBLE FOR FAN INSTALLATION THRU AN ATTIC.
6. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES TO BE CONSPICUOUSLY IDENTIFIED IN ALL ACCESSIBLE AREAS AND PERMANENTLY LABELED AT LEAST ONCE ON EACH FLOOR AND IN ACCESSIBLE ATTICS. LABELS TO READ "RADON REDUCTION SYSTEM".
7. TO PROVIDE FOR FUTURE 5HD OR 5SD SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF THE VENT PIPE.

TYP. INTERIOR BASEMENT WALL INSULATION:

1 - FINISHED BASEMENT WALLS SHALL BE INSULATED FROM THE TOP OF THE FOUNDATION WALL TO THE BASEMENT FLOOR SLAB WITH MINIMUM R-13 CAVITY INSULATION IN 2x4 STUD WALL. UNFINISHED BASEMENT WALLS TO HAVE MINIMUM R-10 CONTINUOUS INSULATION.

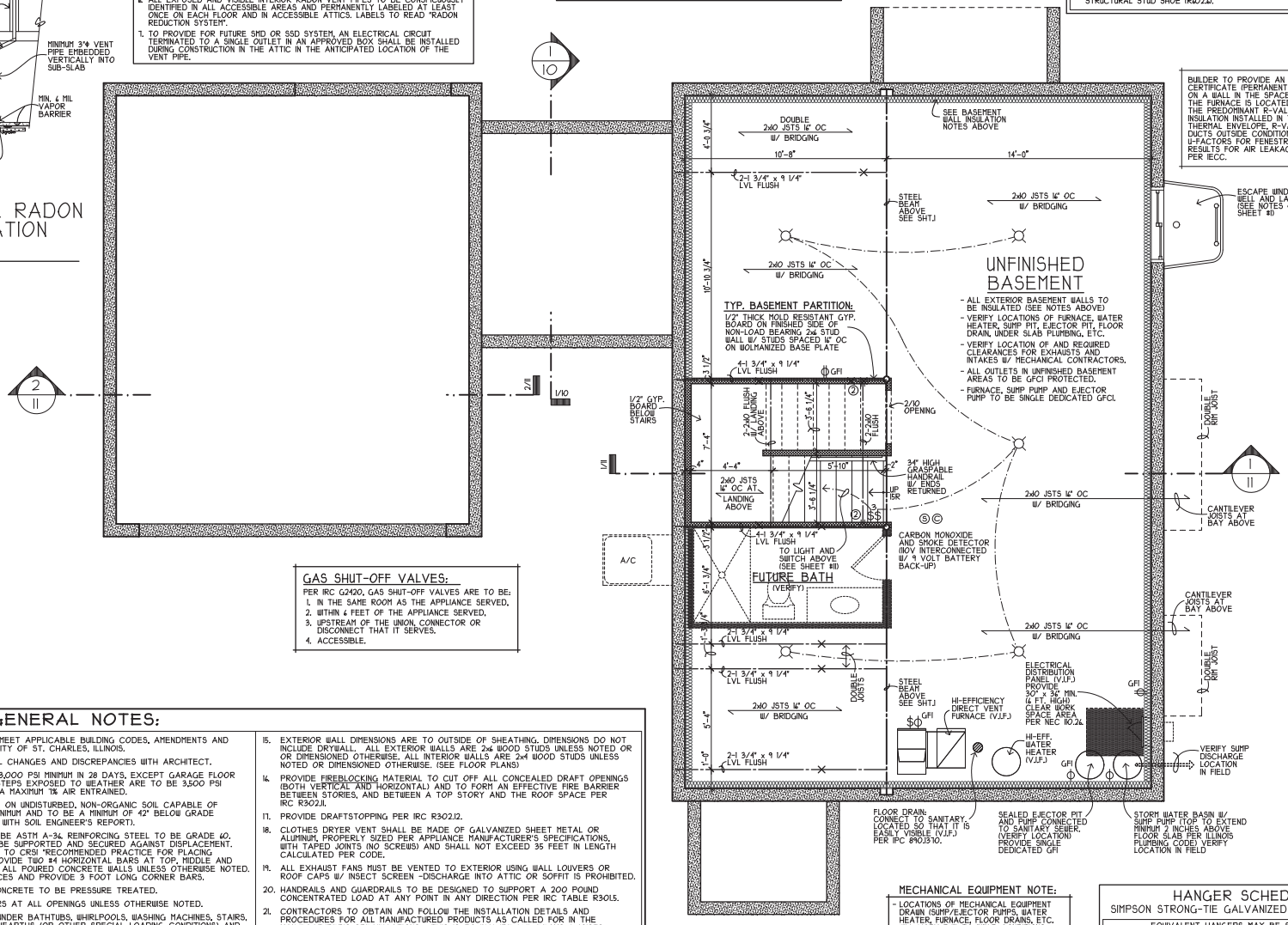
2 - IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRIZING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION.

3 - EXPOSED FIBERGLASS INSULATION (AT UNFINISHED FRAMED WALLS, KNEE WALLS, RIM JOISTS AND PERIMETER WALLS NOT PROTECTED BY GYP. BOARD) SHALL HAVE A VAPOR BARRIER WITH A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPMENT INDEX NOT TO EXCEED 450 (ASTM E 84).

4 - BOX OR RIM JOIST CAVITY SPACES MUST BE INSULATED WITH MINIMUM R-20 INSULATION FOR THE ENTIRE EXTERIOR PERIMETER.

STRUCTURAL MODIFICATION NOTES:

1. CUTS, NOTCHES AND/OR HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS SPECIFICALLY ADDRESSED BY THE DESIGN PROFESSIONAL (R502.8.2).
2. EXTERIOR AND/OR LOAD BEARING INTERIOR WALLS WITH PLATES CUT, DRILLED AND/OR NOTCHED MORE THAN 50% OF IT'S WIDTH SHALL HAVE A GALVANIZED METAL TIE (MIN. 16 GAUGE AND 1 1/2" WIDE) FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING AND MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING (R602.6).
3. EXTERIOR AND/OR LOAD BEARING INTERIOR WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE (R602.6).



GAS SHUT-OFF VALVES:

PER IRC G2420, GAS SHUT-OFF VALVES ARE TO BE:
1. IN THE SAME ROOM AS THE APPLIANCE SERVED,
2. WITHIN 6 FEET OF THE APPLIANCE SERVED,
3. UPSTREAM OF THE UNION, CONNECTOR OR DISCONNECT THAT IT SERVES.
4. ACCESSIBLE.

MECHANICAL EQUIPMENT NOTE:

- LOCATIONS OF MECHANICAL EQUIPMENT DRAWN (SUMP/EJECTOR PUMPS, WATER HEATER, FURNACE, FLOOR DRAINS, ETC. WILL VARY DUE TO FIELD CONDITIONS. CONSULT MECHANICAL CONTRACTORS FOR ACTUAL LOCATIONS.
- ALL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE PROVIDED ON SITE AT TIME OF INSPECTION.

HANGER SCHEDULE

SIMPSON STRONG-TIE GALVANIZED METAL HANGERS

EQUIVALENT HANGERS MAY BE SUBSTITUTED (VERIFY WITH ARCHITECT)

1	LUS28-2	5	U410	9	SUL/26-2	13	SUL/410
2	LUS210-2	6	HHUS410	10	SUR/26-2	14	SUR/410
3	HUS212-2	7	HGUS412	11	SUL/L210-2	15	L90
4	HHUS210-3	8	HGUS55.50/10	12	SUR/L210-2	16	LS90

(SOME HANGERS MAY NOT APPLY IN CONSTRUCTION)

GENERAL NOTES:

1. ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES, AMENDMENTS AND STANDARDS FOR THE CITY OF ST. CHARLES, ILLINOIS.
2. VERIFY ALL STRUCTURAL CHANGES AND DISCREPANCIES WITH ARCHITECT.
3. ALL CONCRETE TO BE 3,000 PSI MINIMUM IN 28 DAYS, EXCEPT GARAGE FLOOR SLABS, PORCHES AND STEPS EXPOSED TO WEATHER ARE TO BE 3,500 PSI AND A MINIMUM 5% AND A MAXIMUM 7% AIR ENTRAINED.
4. ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL CAPABLE OF CARRYING 3,000 PSF MINIMUM AND TO BE A MINIMUM OF 42" BELOW GRADE (VERIFY SOIL CAPACITY WITH SOIL ENGINEER'S REPORT).
5. STRUCTURAL STEEL TO BE ASTM A-36 REINFORCING STEEL TO BE GRADE 40. REINFORCING BARS TO BE SUPPORTED AND SECURED AGAINST DISPLACEMENT. PLACE IN ACCORDANCE TO CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS". PROVIDE TWO #4 HORIZONTAL BARS AT TOP, MIDDLE AND BOTTOM, CONTINUOUS IN ALL POURED CONCRETE WALLS UNLESS OTHERWISE NOTED. LAP BARS 1'-6" AT SPLICES AND PROVIDE 3 FOOT LONG CORNER BARS.
6. ALL PLATES SET ON CONCRETE TO BE PRESSURE TREATED.
7. USE MIN. 2-2X10 HEADERS AT ALL OPENINGS UNLESS OTHERWISE NOTED.
8. DOUBLE FLOOR JOISTS UNDER BATHTUBS, WHIRLPOOLS, WASHING MACHINES, STAIRS, FIREPLACES, MASONRY HEARTHS (OR OTHER SPECIAL LOADING CONDITIONS) AND ALL PARTITIONS WHEN PARALLEL TO FLOOR JOISTS AND WHERE NOTED. (WHERE PARTITIONS ARE TO BE USED AS MECHANICAL CHASES, SPREAD JOISTS TO THE PARTITION WIDTH AND PROVIDE SOLID BLOCKING AT 24" O.C. MAXIMUM.)
9. INSTALL MINIMUM 3-2X4 POST AT EACH END OF ALL WOOD BEAMS (UNLESS NOTED OTHERWISE).
10. ALL GLAZING AS PER IRC R308 REQUIREMENTS. PROVIDE SAFETY GLASS IN ALL DOORS, SIDELIGHTS, WINDOWS WITH GLAZING WITHIN 18" OF THE FLOOR AND OVER 9 SQUARE FEET OF AREA, GLASS SHOWER ENCLOSURES, AND WINDOWS AT TUBS.
11. ALL LAMINATED VENEER LUMBER (LVL) TO HAVE MINIMUM F_b=2.40 KSI AND E = 2.0 X 10^6 PSI.
12. INSTALL ALL FLASHING AS REQUIRED FOR WEATHERTIGHT EXTERIOR-ALL FLASHING INSTALLATION TO FOLLOW DETAILS FROM SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC. ARCHITECTURAL SHEET METAL MANUAL AND MASONRY INSTITUTE GUIDELINES.
13. ALL SHEATHING IS TO BE APA-RATED.
14. CONFORM TO ALL DIMENSIONS INDICATED IN PREFERENCE TO SCALED DIMENSIONS FROM THE BLUEPRINT. DO NOT SCALE THE DRAWINGS.
15. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF SHEATHING. DIMENSIONS DO NOT INCLUDE DRYWALL. ALL EXTERIOR WALLS ARE 2x6 WOOD STUDS UNLESS NOTED OR OR DIMENSIONED OTHERWISE. ALL INTERIOR WALLS ARE 2x4 WOOD STUDS UNLESS NOTED OR DIMENSIONED OTHERWISE. (SEE FLOOR PLANS)
16. PROVIDE FIREBLOCKING MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER IRC R302.11.
17. PROVIDE DRAFTSTOPPING PER IRC R302.12.
18. CLOTHES DRYER VENT SHALL BE MADE OF GALVANIZED SHEET METAL OR ALUMINUM, PROPERLY SIZED PER APPLIANCE MANUFACTURER'S SPECIFICATIONS, WITH TAPED JOINTS (NO SCREWS) AND SHALL NOT EXCEED 35 FEET IN LENGTH CALCULATED PER CODE.
19. ALL EXHAUST FANS MUST BE VENTED TO EXTERIOR USING WALL LOUVERS OR ROOF CAPS W/ INSECT SCREEN -DISCHARGE INTO ATTIC OR SOFFIT IS PROHIBITED.
20. HANDRAILS AND GUARDRAILS TO BE DESIGNED TO SUPPORT A 200 POUND CONCENTRATED LOAD AT ANY POINT IN ANY DIRECTION PER IRC TABLE R301.5.
21. CONTRACTORS TO OBTAIN AND FOLLOW THE INSTALLATION DETAILS AND PROCEDURES FOR ALL MANUFACTURED PRODUCTS AS CALLED FOR IN THE MANUFACTURER'S SPECIFICATIONS, THIS IS TO INCLUDE LVL BEAMS, I-JOISTS, SHINGLES, SIDING, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC.
22. MASONRY DETAILS AND METHODS TO FOLLOW APPROPRIATE GUIDELINES AND RECOMMENDATIONS BY THE MASONRY ADVISORY COUNCIL AND THE BRICK INSTITUTE OF AMERICA. PROVIDE SUFFICIENT SPACE UNDER WINDOW SILLS AT MASONRY VENEER TO ALLOW FOR FRAMING SHRINKAGE.
23. WINDOW MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR WIND LOADS IN MULLIONS OF COMBINED WINDOWS. VERIFY LOAD REQUIREMENTS.
24. OWNER TO PROVIDE SOIL TREATMENT FOR TERMITE PROTECTION PER IRC R318.
25. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J. THE HVAC CONTRACTOR SHALL PROVIDE REQUIRED CALCULATIONS AND SUBMIT DOCUMENTS FOR REVIEW.
26. FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
27. ALL DUCT SYSTEM JOINTS AND SEAMS SHALL BE SEALED BY TAPE OR OTHER APPROVED METHOD AND SHALL BE SUPPORTED A MAXIMUM OF 10'-0" INTERVALS.

8'-7 1/2" CEILING HEIGHT

BASEMENT FRAMING PLAN

SCALE: 1/4" = 1'-0"

FEBRUARY 9, 2018 - CHECK SET

MARSHALL ARCHITECTS
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Suite 101
St. Charles, Illinois
60174
Fax 630.584.7288

STATE OF ILLINOIS DESIGN FIRM REGISTRATION NUMBER 184.002459

PROPOSED NEW RESIDENCE FOR:
314 INDIANA STREET
ST. CHARLES, ILLINOIS
(JOHN HENRY BUILDER DEVELOPER)

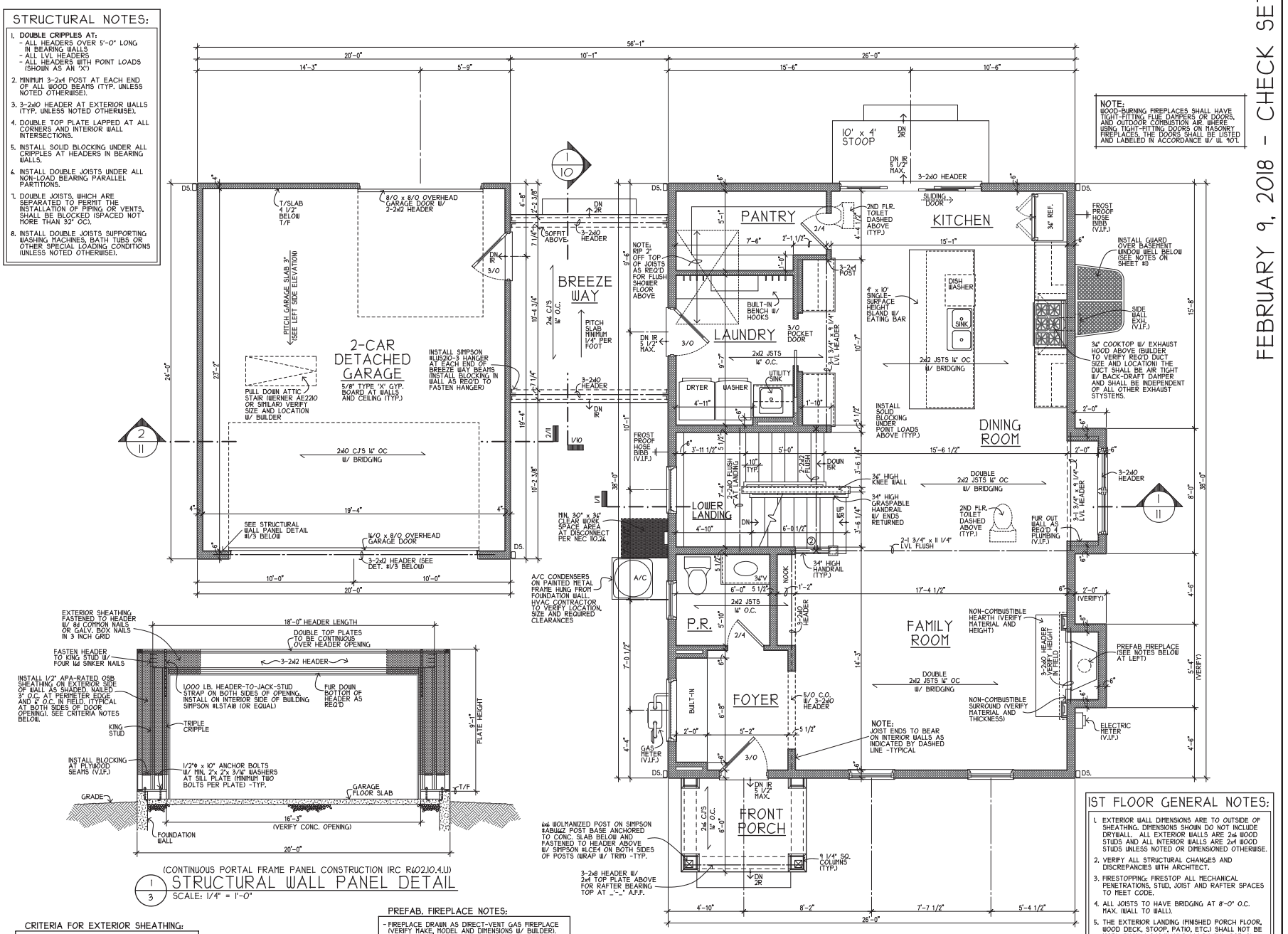
Revisions:

Commission: #2618
Issue Date:
Drawn By: BDM
Plotted: 2/8/2018
BASEMENT PLAN GENERAL NOTES

Sheet: 2 of: 13

STRUCTURAL NOTES:

1. **DOUBLE CRIPPLES AT:**
   - ALL HEADERS OVER 5'-0" LONG IN BEARING WALLS
   - ALL LVL HEADERS
   - ALL HEADERS WITH POINT LOADS (SHOWN AS AN 'X')
2. MINIMUM 3-2x4 POST AT EACH END OF ALL WOOD BEAMS (TYP. UNLESS NOTED OTHERWISE).
3. 3-2x10 HEADER AT EXTERIOR WALLS (TYP. UNLESS NOTED OTHERWISE).
4. DOUBLE TOP PLATE LAPPED AT ALL CORNERS AND INTERIOR WALL INTERSECTIONS.
5. INSTALL SOLID BLOCKING UNDER ALL CRIPPLES AT HEADERS IN BEARING WALLS.
6. INSTALL DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARALLEL PARTITIONS.
7. DOUBLE JOISTS, WHICH ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS, SHALL BE BLOCKED (SPACED NOT MORE THAN 32" OC).
8. INSTALL DOUBLE JOISTS SUPPORTING WASHING MACHINES, BATH TUBS OR OTHER SPECIAL LOADING CONDITIONS (UNLESS NOTED OTHERWISE).



(CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION IRC R602.10.4.1.1)

1/3 STRUCTURAL WALL PANEL DETAIL

SCALE: 1/4" = 1'-0"

CRITERIA FOR EXTERIOR SHEATHING:

- EXTERIOR WALL SHEATHING TO BE 1/16" THICK APA-RATED OSB SHEATHING FASTENED AS STATED BELOW:
- 8d COMMON OR GALVANIZED BOX NAILS SPACED 3 INCHES O.C. AT ALL FRAMING (STUDS, BLOCKING AND SILLS).
- 8d COMMON OR GALVANIZED BOX NAILS SPACED IN 3 INCH GRID AT HEADER.

PREFAB. FIREPLACE NOTES:

- FIREPLACE DRAWN AS DIRECT-VENT GAS FIREPLACE (VERIFY MAKE, MODEL AND DIMENSIONS W/ BUILDER).
- INSTALL 5/8" TYPE 'X' GYPSUM BOARD ON INTERIOR SIDES OF CHIMNEY.
- PROVIDE OUTSIDE COMBUSTION AIR SUPPLY PIPE W/ DAMPER PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE GAS LINE W/ SHUT-OFF VALVE PER MANUFACTURER'S SPECIFICATIONS.
- MAINTAIN CLEARANCE TO COMBUSTIBLE MATERIALS AS SPECIFIED BY MANUFACTURER.
- PROVIDE NON-COMBUSTIBLE SURROUND AND HEARTH.
- INSTALL SIDE WALL EXHAUST DUCT AND TERMINATION CAP PER MANUFACTURER'S SPECIFICATIONS (INCLUDING MINIMUM RISE, PIPE SIZE, MAXIMUM RUN AND MINIMUM CLEARANCES TO SURFACES ADJACENT TO THE VENT TERMINAL).

(9'-1" CEILING HEIGHT)

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1ST FLOOR GENERAL NOTES:

1. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF SHEATHING. DIMENSIONS SHOWN DO NOT INCLUDE DRYWALL. ALL EXTERIOR WALLS ARE 2x6 WOOD STUDS AND ALL INTERIOR WALLS ARE 2x4 WOOD STUDS UNLESS NOTED OR DIMENSIONED OTHERWISE.
2. VERIFY ALL STRUCTURAL CHANGES AND DISCREPANCIES WITH ARCHITECT.
3. FIRESTOPPING: FIRESTOP ALL MECHANICAL PENETRATIONS, STUD, JOIST AND RAFTER SPACES TO MEET CODE.
4. ALL JOISTS TO HAVE BRIDGING AT 8'-0" O.C. MAX. (WALL TO WALL).
5. THE EXTERIOR LANDING (FINISHED PORCH FLOOR, WOOD DECK, STOOP, PATIO, ETC.) SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE DOOR THRESHOLD. THE 5 1/2" DIMENSION DRAWN IS FROM THE TOP OF SUBFLOOR TO THE TOP OF SUBFLOOR TO THE LANDING. CONTRACTOR TO VERIFY THRESHOLD DIMENSION AND LOCATE LANDING ACCORDINGLY.
6. 3/4" T&G CDX PLYWOOD SUBFLOOR TO BE GLUED AND NAILED.
7. 1/2" GYPSUM BOARD TYP. AT WALLS AND CEILING.
8. 1ST FLOOR INTERIOR DOORS TO BE 6'-8" TALL. CASED OPENINGS (C.O.) TO BE 8'-0" TALL WHERE HEADER ALLOWS. (FRAME HEADER TIGHT TO TOP PLATES) -VERIFY WITH BUILDER.

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PROPOSED NEW RESIDENCE FOR:

314 INDIANA STREET

ST. CHARLES, ILLINOIS

(JOHN HENRY BUILDER DEVELOPER)

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1ST FLOOR PLAN

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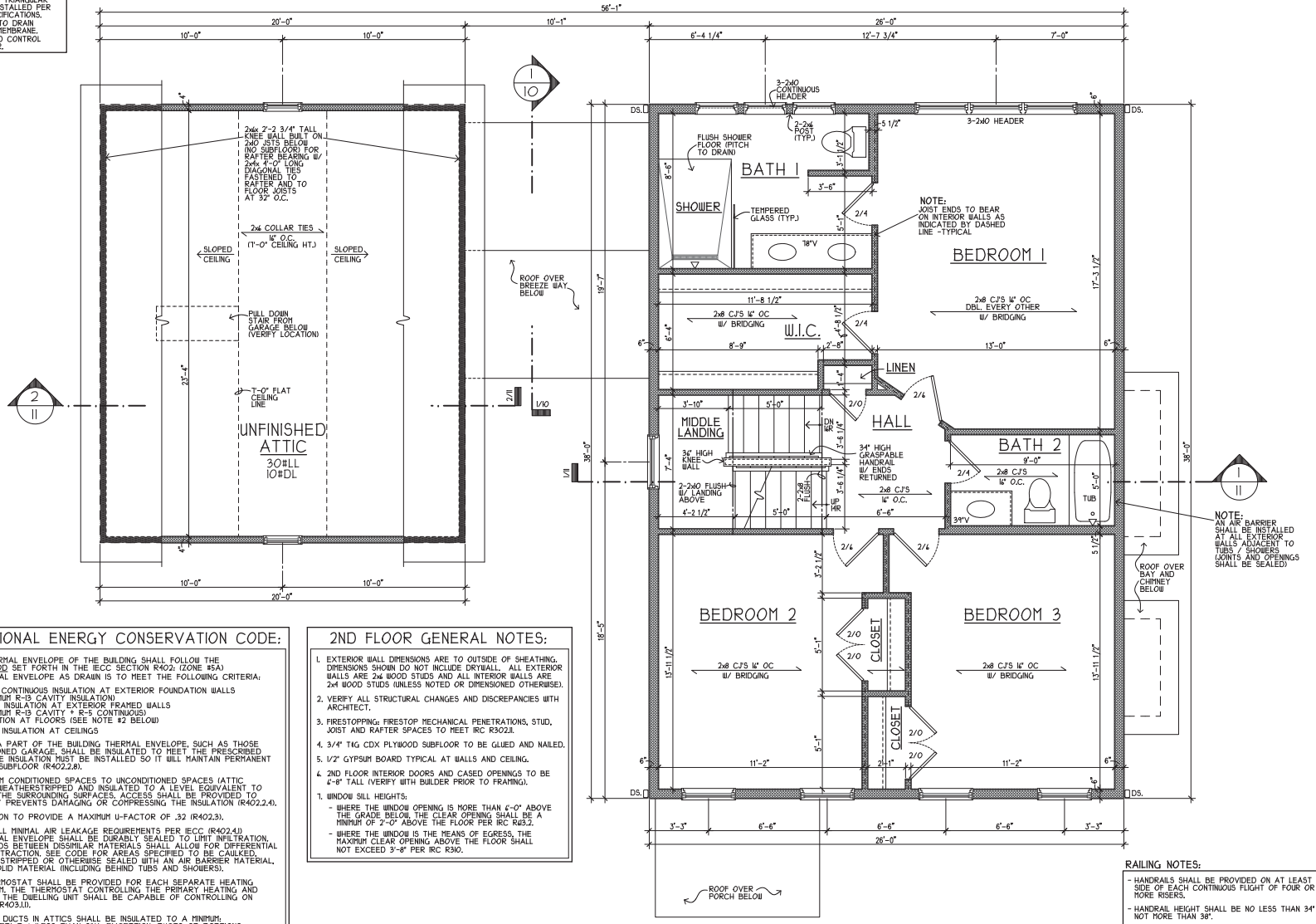
TYP. SHOWER NOTES:

- SHOWER DOOR AND/OR ENCLOSURE TO BE TEMPERED GLASS RATED FOR HAZARDOUS LOCATION PER IRC R308.4.5 AND LABELED BY MANUFACTURER PER R308.1 (TYP.)
- CORNER BENCH TO BE INNOVIS CORP. BETTER-BENCH BB-24 TRIANGULAR BENCH (OR SIMILAR) INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- TILE FLOOR PITCHED TO DRAIN OVER WATER-PROOF MEMBRANE.
- VERIFY FIXTURE(S) AND CONTROL LOCATION(S) W/ OWNER.



2015 INTERNATIONAL ENERGY CONSERVATION CODE:

1. AS DRAWN, THE THERMAL ENVELOPE OF THE BUILDING SHALL FOLLOW THE PRESCRIPTIVE METHOD SET FORTH IN THE IECC SECTION R402: (ZONE 5A)
   - THE BUILDING THERMAL ENVELOPE AS DRAWN IS TO MEET THE FOLLOWING CRITERIA:
     - R-10 MINIMUM CONTINUOUS INSULATION AT EXTERIOR FOUNDATION WALLS (OR MINIMUM R-13 CAVITY INSULATION)
     - R-20 MINIMUM INSULATION AT EXTERIOR FRAMED WALLS (OR MINIMUM R-13 CAVITY + R-5 CONTINUOUS)
     - R-30 INSULATION AT FLOORS (SEE NOTE #2 BELOW)
     - R-49 MINIMUM INSULATION AT CEILINGS
2. FLOORS THAT ARE A PART OF THE BUILDING THERMAL ENVELOPE, SUCH AS THOSE OVER AN UNCONDITIONED GARAGE, SHALL BE INSULATED TO MEET THE PRESCRIBED R-VALUE ABOVE. THE INSULATION MUST BE INSTALLED SO IT WILL MAINTAIN PERMANENT CONTACT WITH THE SUBFLOOR (R402.2.8).
3. ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (ATTIC ACCESS) 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 (R402.2.4).
4. GLAZED FENESTRATION TO PROVIDE A MAXIMUM U-FACTOR OF .32 (R402.3).
5. VERIFY AND MEET ALL MINIMAL AIR LEAKAGE REQUIREMENTS PER IECC (R402.4.1) THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. SEE CODE FOR AREAS SPECIFIED TO BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL (INCLUDING BEHIND TUBS AND SHOWERS).
6. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING ON A DAILY SCHEDULE (R403.1.1).
7. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM: R-8 (3"ø AND GREATER) R-6 (LESS THAN 3"ø). EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE (R403.3.1).
8. NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION: LOW-VOLTAGE LIGHTING (R404.1).
9. A PERMANENT ENERGY CERTIFICATE SHALL BE POSTED, BY THE BUILDER, ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATION (R401.3).
10. INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE OF R-3 SHALL BE APPLIED TO PIPING AS PRESCRIBED (R403.5.3).
11. ALL DUCTS, AIR HANDLERS AND FILTER BOXES USED AS DUCTS SHALL BE SEALED (R403.3.2). DUCT TESTING IS MANDATORY. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
    A. POST CONSTRUCTION LEAK TEST OF LESS THAN 4 CFM PER 100 SQ. FT. OF CONDITIONED FLOOR AREA WHEN TESTED AT 0.1" WATER GRADIENT.
    B. ROUGH-IN LEAK TEST PROVIDING THAT LEAKAGE SHALL BE LESS THAN 4 CFM PER 100 SQ. FT. OF CONDITIONED FLOOR AREA INCLUDING THE AIR HANDLER OR 3 CFM PER 100 SQ. FT. OF CONDITIONED FLOOR AREA WHEN TESTED AT 0.1" WATER GRADIENT.

2ND FLOOR GENERAL NOTES:

1. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF SHEATHING. DIMENSIONS SHOWN DO NOT INCLUDE DRYWALL. ALL EXTERIOR WALLS ARE 2x4 WOOD STUDS AND ALL INTERIOR WALLS ARE 2x4 WOOD STUDS (UNLESS NOTED OR DIMENSIONED OTHERWISE).
2. VERIFY ALL STRUCTURAL CHANGES AND DISCREPANCIES WITH ARCHITECT.
3. FIRESTOPPING: FIRESTOP MECHANICAL PENETRATIONS, STUD, JOIST AND RAFTER SPACES TO MEET IRC R302.11.
4. 3/4" T&G CDX PLYWOOD SUBFLOOR TO BE GLUED AND NAILED.
5. 1/2" GYPSUM BOARD TYPICAL AT WALLS AND CEILING.
6. 2ND FLOOR INTERIOR DOORS AND CASED OPENINGS TO BE 6'-8" TALL (VERIFY WITH BUILDER PRIOR TO FRAMING).
7. WINDOW SILL HEIGHTS:
   - WHERE THE WINDOW OPENING IS MORE THAN 6'-0" ABOVE THE GRADE BELOW, THE CLEAR OPENING SHALL BE A MINIMUM OF 2'-0" ABOVE THE FLOOR PER IRC R403.2.
   - WHERE THE WINDOW IS THE MEANS OF EGRESS, THE MAXIMUM CLEAR OPENING ABOVE THE FLOOR SHALL NOT EXCEED 3'-8" PER IRC R310.

(8'-1" CEILING HEIGHT)

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

RAILING NOTES:

- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS FLIGHT OF FOUR OR MORE RISERS.
- HANDRAIL HEIGHT SHALL BE NO LESS THAN 34" AND NOT MORE THAN 38".
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS.
- HANDRAILS TO BE GRASPABLE WITH A GRIP SIZE PER CODE. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
- GUARDRAILS SHALL BE PROVIDED WHERE REQUIRED BY CODE WITH A HEIGHT NOT LESS THAN 36" AND OPENINGS NOT ALLOWING PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- THE GUARDRAIL ASSEMBLY SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 lbs. AT ANY POINT ALONG THE TOP RAIL, POST TO RIM JOIST/ BAND JOIST USING THRU-BOLTS ALONE DOES NOT MEET THE PERFORMANCE SPECIFICATIONS OF TABLE R301.5. ADDITIONAL COMPONENTS / HARDWARE ARE REQUIRED TO SECURE THE GUARD POST BACK INTO THE RIM/ BAND JOIST FRAMING.

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2ND FLOOR PLAN

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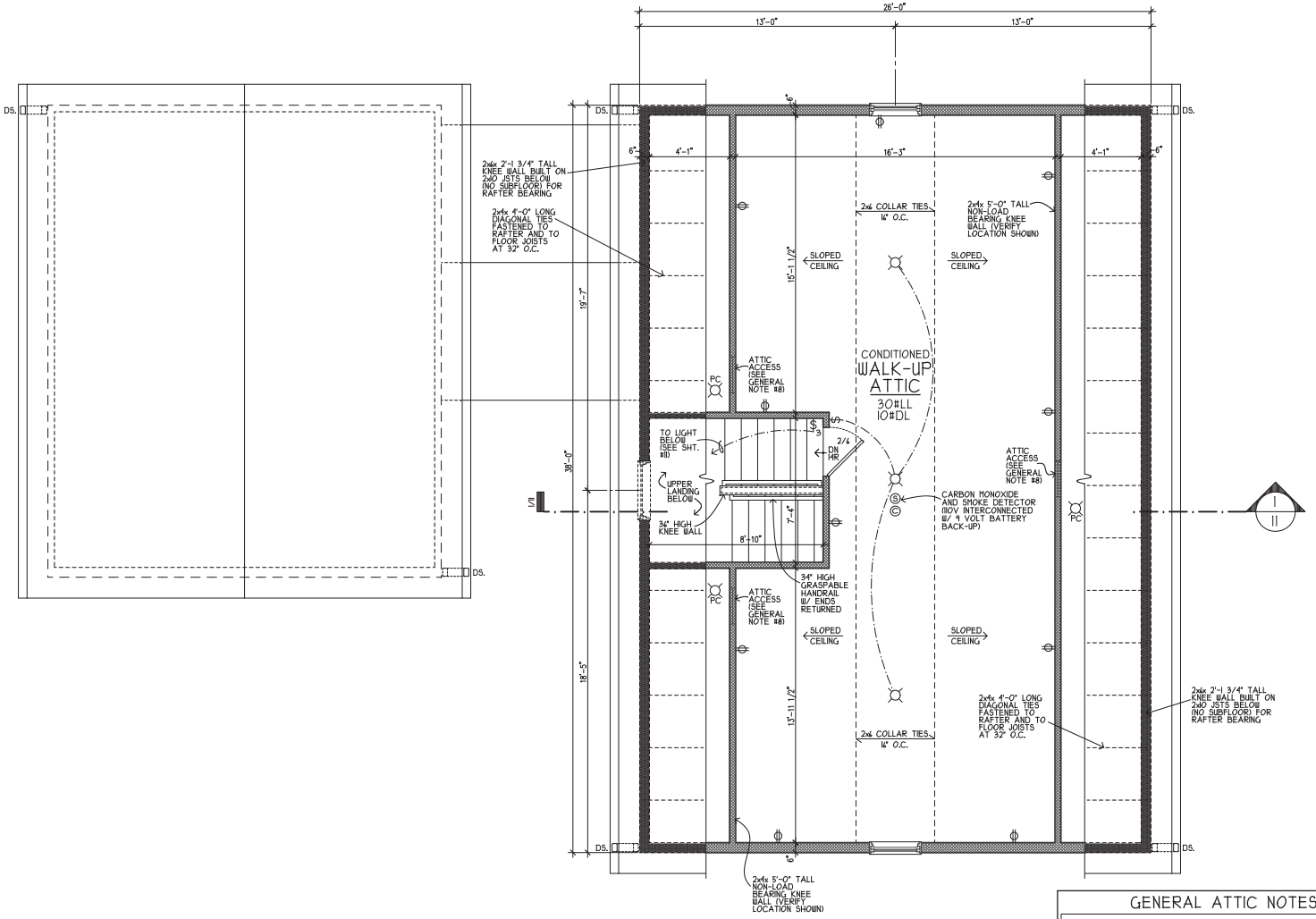

9'-1" CEILING HEIGHT)

ATTIC PLAN

SCALE: 1/4" = 1'-0"

MECHANICAL VENTILATION NOTES:

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR (ACH) IN CLIMATES ZONE 5. THE BUILDING OR DWELLING UNIT SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AS DESIGNED IN ACCORDANCE WITH IECC R403.6. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E179 OR ASTM E1821 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS).
- WHERE THE AIR INFILTRATION RATE OF THE DWELLING UNIT IS FIVE AIR CHANGES PER HOUR OR LESS WHEN TESTED IN ACCORDANCE WITH IECC R402.4.1.2, THE DWELLING UNIT SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THIS SECTION OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

GENERAL ATTIC NOTES:

1. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF SHEATHING. DIMENSIONS SHOWN DO NOT INCLUDE DRYWALL. ALL EXTERIOR WALLS ARE 2x6 WOOD STUDS AND ALL INTERIOR WALLS ARE 2x4 WOOD STUDS UNLESS NOTED OR DIMENSIONED OTHERWISE (SEE PLANS).
2. VERIFY ALL STRUCTURAL CHANGES AND DISCREPANCIES WITH ARCHITECT.
3. FIRESTOPPING: FIRESTOP MECHANICAL PENETRATIONS, STUD, JOIST AND RAFTER SPACES TO MEET IRC R302.11.
4. 3/4" T&G CDX PLYWOOD SUBFLOOR TO BE GLUED AND NAILED. HOLD BACK FROM KNEE WALL AS REQ'D FOR DIAGONAL TIES AT RAFTERS.
5. 1/2" GYPSUM BOARD TYPICAL AT WALLS AND CEILING.
6. WINDOW SILL HEIGHTS:
   - WHERE THE WINDOW OPENING IS MORE THAN 4'-0" ABOVE THE GRADE BELOW, THE CLEAR OPENING SHALL BE A MINIMUM OF 2'-0" ABOVE THE FLOOR PER IRC R613.2.
   - WHERE THE WINDOW IS THE MEANS OF EGRESS, THE MAXIMUM CLEAR OPENING ABOVE THE FLOOR SHALL NOT EXCEED 3'-8" PER IRC R310.
7. HVAC SUPPLY DUCTS LOCATED IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM R-6 EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE PER IECC SECTION R403.2.
8. PROVIDE ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQ.FT. AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER (SEE IECC NOTE #3 ON SHEET #4).

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ATTIC VENTILATION SCHEDULE

ATTIC LOCATION	ATTIC AREA (S.F.)	REQ'D VENT (SQ. INCHES)	ACTUAL SOFFIT VENT	ACTUAL ROOF VENT
MAIN HOUSE	925 S.F.	444 SQ.IN.	312 SQ.IN.	330 SQ.IN.
GARAGE ATTIC	448 S.F.	215 SQ.IN.	208 SQ.IN.	220 SQ.IN.

THE MINIMUM REQUIRED TOTAL NET FREE VENTILATING AREA CALCULATED USING 1/300 OF ATTIC SQUARE FOOTAGE.

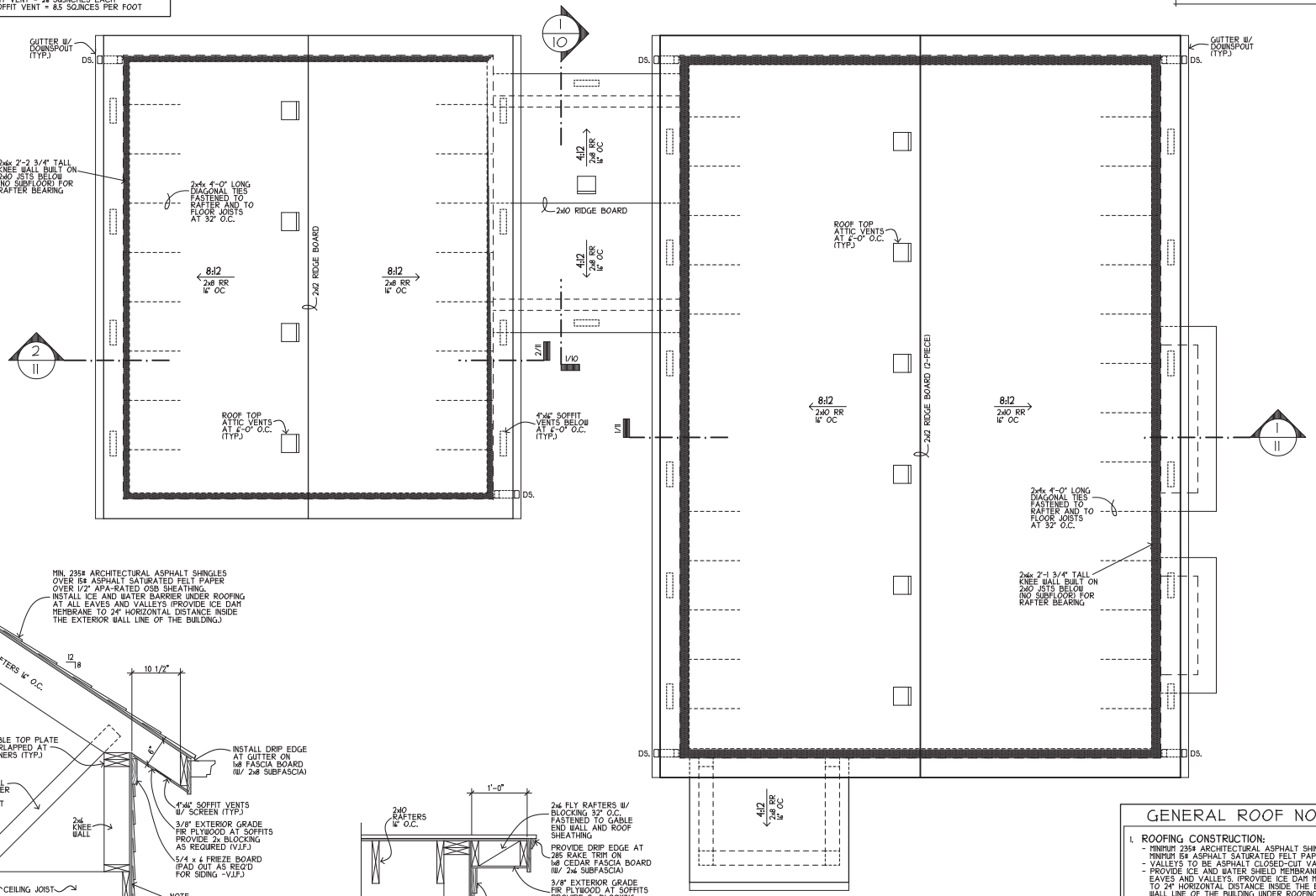
RIDGE/ ROOF VENTILATORS SHALL PROVIDE 50-80% OF THE REQUIRED VENTILATION WITH THE REMAINING REQUIREMENT SATISFIED BY THE SOFFIT VENTS.

ROOF VENTS = 55 SQ.INCHES EACH
CONTINUOUS RIDGE VENT = 12.5 SQ.INCHES PER FOOT
4'-6" SOFFIT VENT = 24 SQ.INCHES EACH
2" CONTINUOUS SOFFIT VENT = 8.5 SQ.INCES PER FOOT

UPLIFT RESISTANCE:

INDIVIDUAL RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS DETERMINED BY TABLE R802.11 OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE. CONNECTIONS FOR BEAMS USED IN THE ROOF SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

ALL GUTTER SYSTEM DOWNSPOUTS SHALL DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM THE FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM



1/6 TYP. EAVE DETAIL
SCALE: 3/4" = 1'-0"

2/6 TYP. RAKE DETAIL
SCALE: 3/4" = 1'-0"

ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL ROOF NOTES:

1. **ROOFING CONSTRUCTION:**
   - MINIMUM 235# ARCHITECTURAL ASPHALT SHINGLES ON MINIMUM 15# ASPHALT SATURATED FELT PAPER.
   - VALLEYS TO BE ASPHALT CLOSED-CUT VALLEYS.
   - PROVIDE ICE AND WATER SHIELD MEMBRANE AT ALL EAVES AND VALLEYS. (PROVIDE ICE DAM MEMBRANE TO 24" HORIZONTAL DISTANCE INSIDE THE EXTERIOR WALL LINE OF THE BUILDING UNDER ROOFING)
   - PROVIDE ALUMINUM DRIP EDGE AT ALL RAKES AND EAVES.
   - FLASH ALL ROOF AND WALL INTERSECTIONS.
2. **ROOF FRAMING:**
   - ROOF FRAMING TO BE 2x10 RAFTERS AT 16" OC (UNLESS NOTED OTHERWISE)
   - PROVIDE SIMPSON #H2.5A METAL STRAP AT LOCATIONS WHERE RAFTERS ARE NOT TIED TO CEILING JOISTS AT WALL PLATE (VAULTED, SLOPED OR RAISED CEILINGS).
   - PROVIDE SIMPSON #TS18 TWIST STRAP ON HIPS AND VALLEYS AT TOP OF WALL (TYP. AT ALL RAISED CEILINGS).
   - PROVIDE BLOCKING AS REQUIRED TO UNDERSIDE OF RIDGES, HIPS AND VALLEYS TO BOTTOM EDGE OF RAFTERS -TYP.
   - ROOF SHEATHING TO BE APA-RATED 1/2" OSB SHEATHING.
3. **ROOF VENTILATION:**
   - PROVIDE ROOF VENTILATION AS REQ'D FOR PASSIVE ATTIC VENTILATION (SEE PLAN).
   - PROVIDE INSULATION BAFFLE PROVIDING MINIMUM 1" AIR SPACE BETWEEN ROOF SHEATHING AND INSULATION WHERE REQUIRED.

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ROOF PLAN

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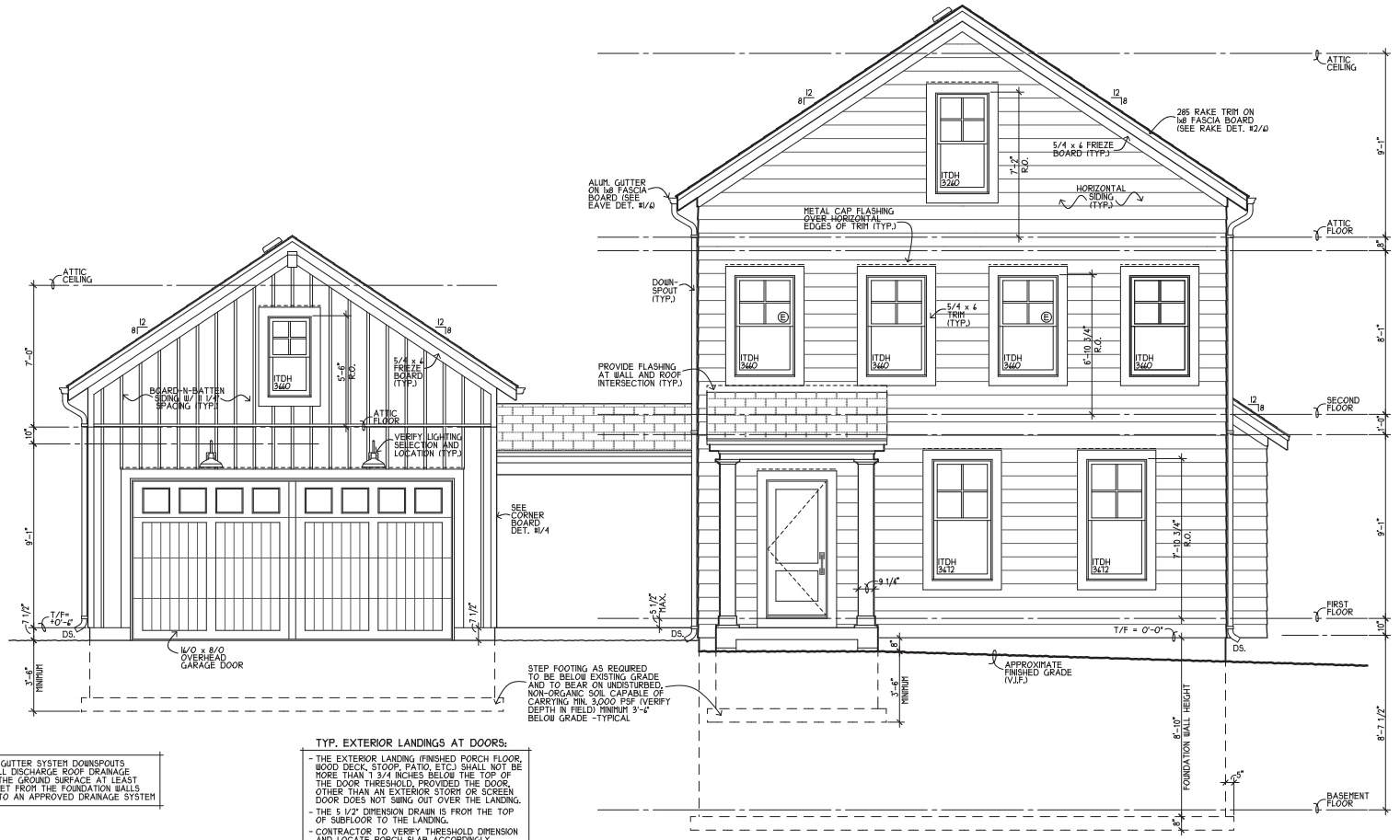
NOTE:
VERIFY ALL GRADING AND ELEVATIONS SHOWN W/ ENGINEERING GRADING PLAN.



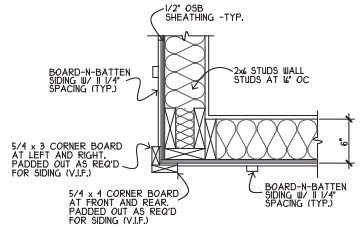
ALL GUTTER SYSTEM DOWNSPOUTS SHALL DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM THE FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM

TYP. EXTERIOR LANDINGS AT DOORS:

- THE EXTERIOR LANDING (FINISHED PORCH FLOOR, WOOD DECK, STOOP, PATIO, ETC.) SHALL NOT BE MORE THAN 1 3/4 INCHES BELOW THE TOP OF THE DOOR THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OUT OVER THE LANDING.
- THE 5 1/2" DIMENSION DRAWN IS FROM THE TOP OF SUBFLOOR TO THE LANDING.
- CONTRACTOR TO VERIFY THRESHOLD DIMENSION AND LOCATE PORCH SLAB ACCORDINGLY.

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



NOTE:
PAD OUT 5/4 TRIM AS REQUIRED FOR SIDING THICKNESS (VERIFY IN FIELD). TYP. AT FRIEZE BOARDS, CORNER BOARDS, TRIM AROUND WINDOWS, ETC.

1/1 TYP. CORNER BOARD DETAIL
SCALE: 1" = 1'-0"

WINDOW SILL HEIGHT NOTE:
(PER IRC SECTION R402.2 WINDOW SILLS)

- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 6'-0" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE WINDOW OPENING SHALL BE A MINIMUM OF 2'-0" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
- WHERE SUCH OPENINGS ARE LOCATED WITHIN 2'-0" OF THE FINISHED FLOOR, OPERABLE SECTIONS OF THE WINDOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE THROUGH THE LARGEST OPENED POSITION OF THE WINDOW.
- SUCH OPERABLE WINDOWS SHALL BE EQUIPPED WITH A WINDOW FALL PREVENTION/ OPENING CONTROL DEVICE WITH EMERGENCY ESCAPE (EGRESS) RELEASE MECHANISM THAT COMPLY WITH IRC SECTION R612.2.2 (AND ASTM F 2090).
- WHERE THE WINDOW IS THE MEANS OF EGRESS, THE MAXIMUM CLEAR OPENING ABOVE THE FINISHED FLOOR SHALL NOT EXCEED 3'-8" AND/OR ANY WINDOW OPENING CONTROL DEVICE SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING LESS THAN THE AREA REQUIRED BY IRC SECTION R612.4.2 AFTER THE RELEASE OF THE OPENING CONTROL DEVICE.

TYPICAL ELEVATION GENERAL NOTES:

1. - ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL CAPABLE OF CARRYING MIN. 3,000 PSF AND TO BE A MINIMUM OF 42" BELOW GRADE.
   - ALL CONCRETE EXPOSED TO WEATHER IS TO BE 3,500 PSI AND A MINIMUM 5% AND A MAXIMUM 7% AIR ENTRAINED (PITCH AWAY FROM BUILDING).
2. - WINDOWS DRAWN AS INTEGRITY WOOD-ULTREX WINDOWS. VERIFY WINDOW AND DOOR MANUFACTURER(S) WITH OWNER.
   - GLAZED FENESTRATION TO PROVIDE A MAXIMUM U-FACTOR OF .32 (PER 2015 IECC R402.3.)
   - WINDOWS TO BE 272 LoE ARGON FILLED.
   - INSTALL ALL DOORS AND WINDOWS PER MANUF.'S SPECIFICATIONS.
   - CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS AND ROUGH OPENINGS.
   - SEE WINDOW SILL HEIGHT NOTES BELOW.
   - VERIFY GRILL PATTERNS DRAWN WITH OWNER.
3. - CORNER BRACING: 1/2" APA-RATED OSB SHEATHING W/ SOLID BLOCKED HORIZONTAL JOINTS FOR FULL HEIGHT OF WALL FOR MINIMUM 4'-0" FROM ALL CORNERS AND 20 FEET INTERVALS PER CODE REQUIREMENTS.
4. - INSTALL ALL FLASHING AS REQUIRED FOR WEATHERTIGHT EXTERIOR (NOTE: FLASHING TO LAP BEHIND TYVEK PAPER W/ 4" MIN. OVERLAP) FLASHING INSTALLED TO FOLLOW DETAILS FROM SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC. ARCHITECTURAL SHEET METAL MANUAL.
5. (T) = FULLY TEMPERED GLASS
   (E) = EMERGENCY EGRESS WINDOWS PER LOCAL CODE W/ MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH MINIMUM 20" CLEAR OPENING WIDTH AND MINIMUM 24" CLEAR OPENING HEIGHT.

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FRONT ELEVATION

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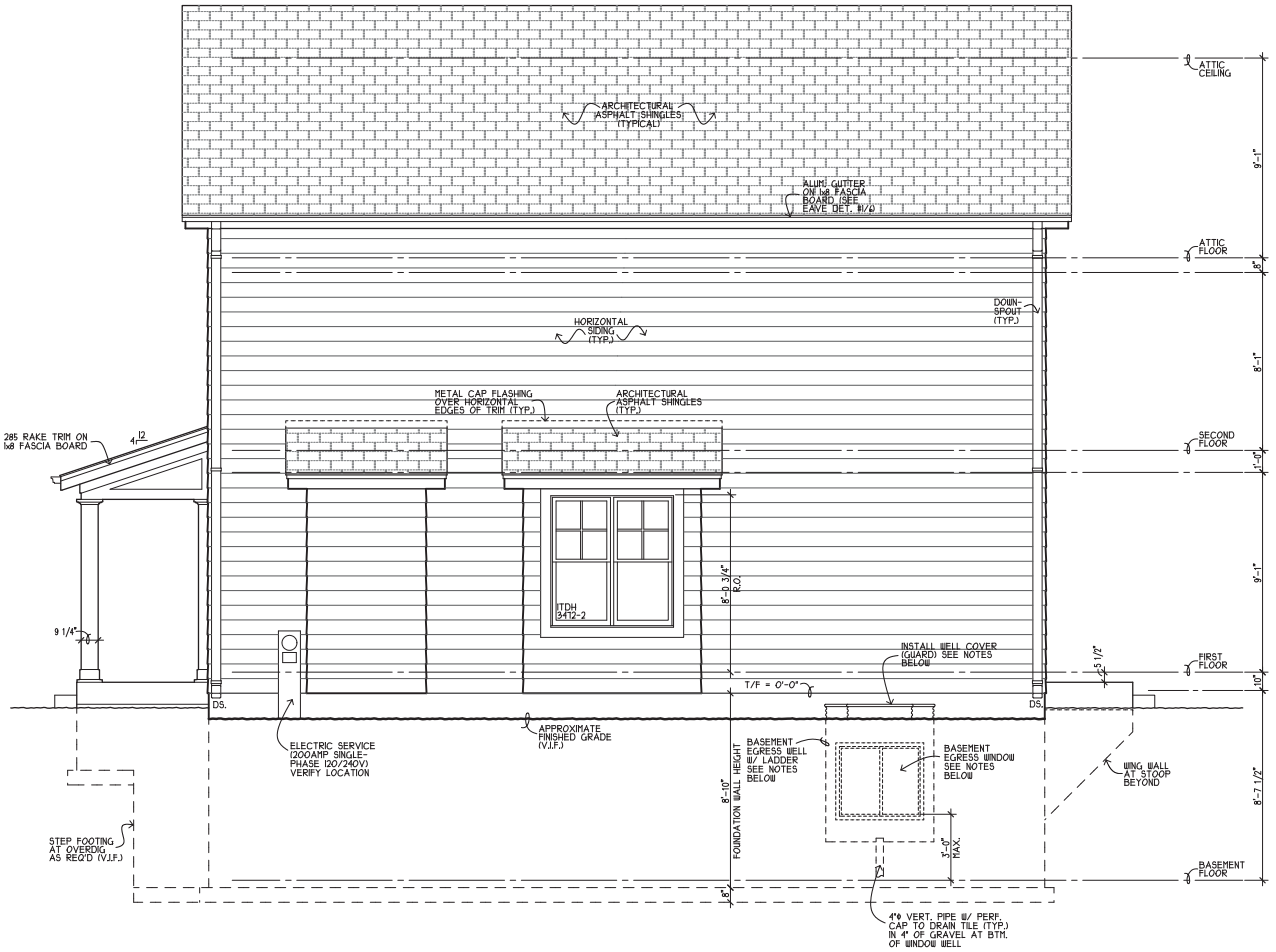

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

TYP. BASEMENT EGRESS WINDOW AND WELL:

- EGRESS WINDOW W/ MIN. 5.7 SQ.FT. NET CLEAR OPENING (MIN. 20" WIDE AND MIN. 24" HIGH), OBTAINABLE BY THE NORMAL OPERATION OF THE ESCAPE OPENING FROM THE INSIDE W/ SILL HEIGHT NOT MORE THAN 36" ABOVE THE ADJACENT FINISHED BASEMENT FLOOR.
- ESCAPE WINDOW WELLS MUST HAVE A MINIMUM AREA OF 9 SQ.FT. W/ A MINIMUM 3'-0" PROJECTION FROM FOUNDATION WALL AND MINIMUM 3'-0" WIDTH DIMENSION AND MUST ALLOW THE ESCAPE OPENING TO BE FULLY OPENED (W/ LADDER).
- ESCAPE WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 36" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12" AND SHALL PROJECT AT LEAST 3" FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- PROVIDE 4"ø VERTICAL PIPE WITH PERFORATED CAP TO DRAIN TILE IN MINIMUM 4" GRAVEL FILL. TOP OF GRAVEL FILL SHALL BE 6" MINIMUM BELOW BOTTOM OF WINDOW SILL. (TYPICAL)
- WINDOW WELLS THAT EXTEND MORE THAN 30 INCHES BELOW THE ADJACENT GRADE SHALL BE PROVIDED WITH BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES THAT ARE DESIGNED TO RESIST HUMAN IMPACT.
- WINDOW WELL GUARDS ENCLOSING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE MINIMUM OPENING AREA REQUIREMENT AND BE OPERABLE FROM THE INSIDE OF THE WELL WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE OR EFFORT.

FEBRUARY 9, 2018 - CHECK SET

MARSHALL ARCHITECTS
812 E. Main Street
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St. Charles, Illinois
60174
Fax 630.584.7289

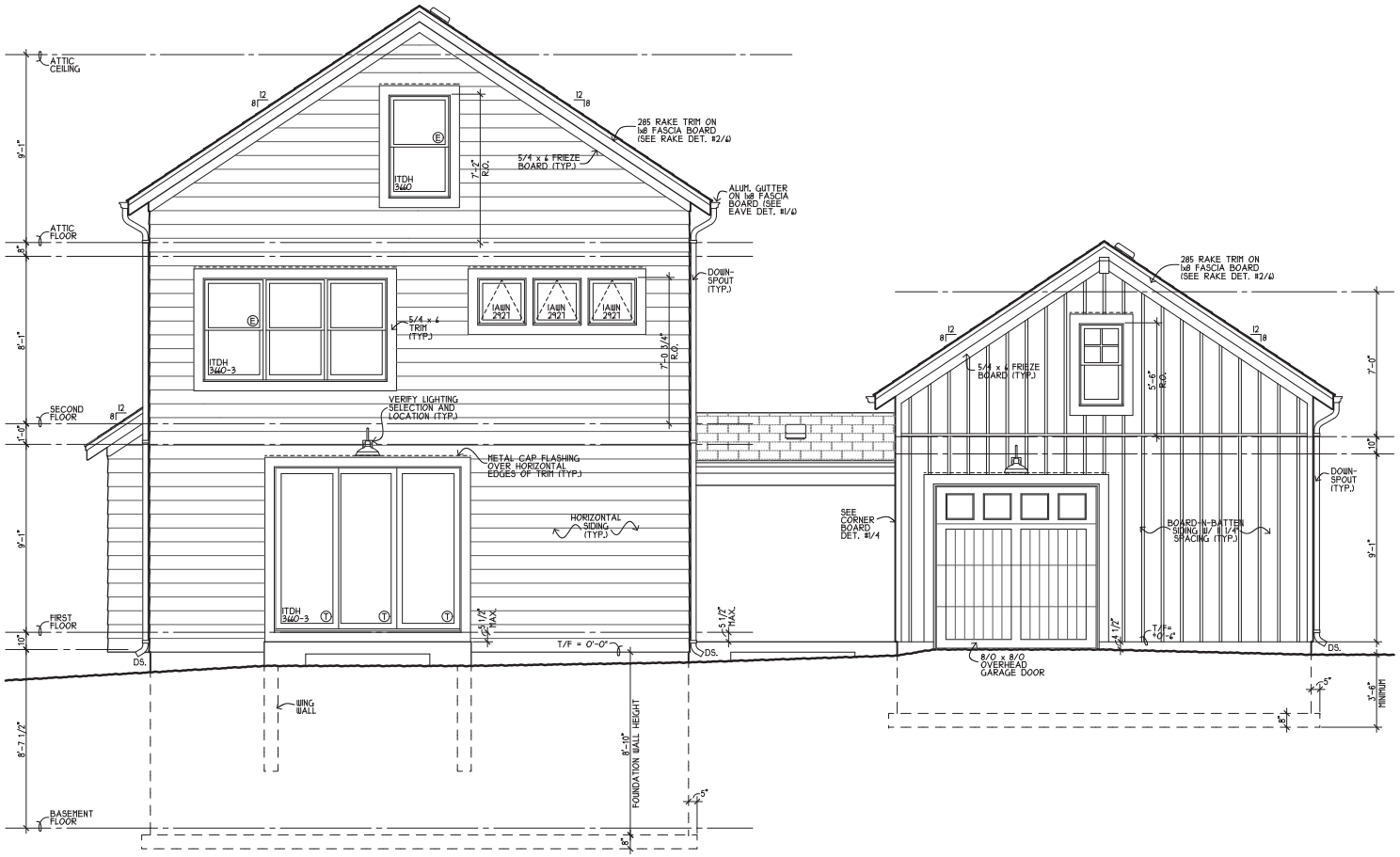
STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION NUMBER
184.002459

PROPOSED NEW RESIDENCE FOR:
314 INDIANA STREET
ST. CHARLES, ILLINOIS
(JOHN HENRY BUILDER DEVELOPER)

Revisions:

Commission: #2618
Issue Date:
Drawn By: BDM
Plotted: 2/8/2018
RIGHT SIDE ELEVATION

Sheet: 8
of: 13



REAR ELEVATION

SCALE: 1/4" = 1'-0"

FEBRUARY 9, 2018 - CHECK SET

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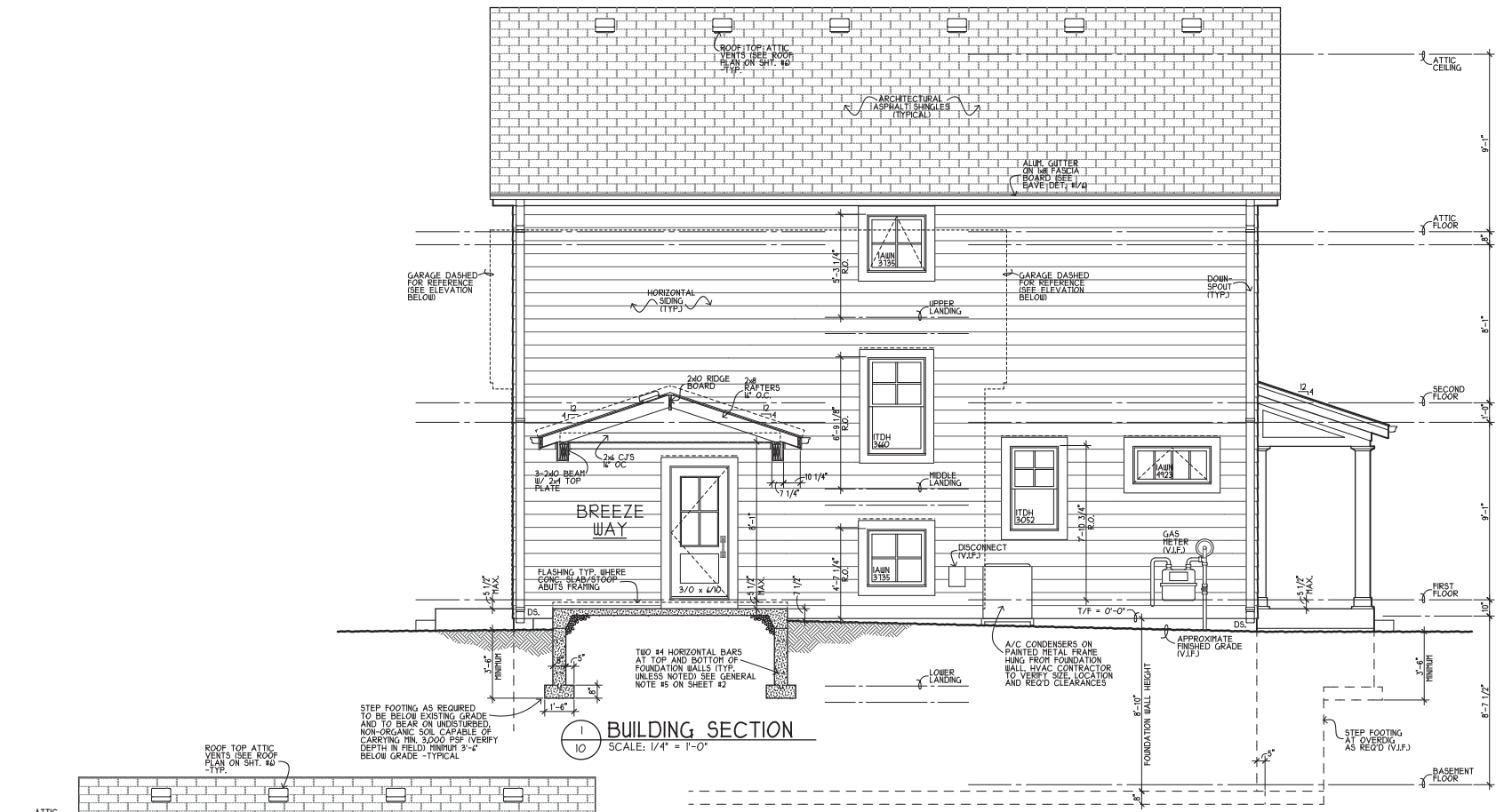
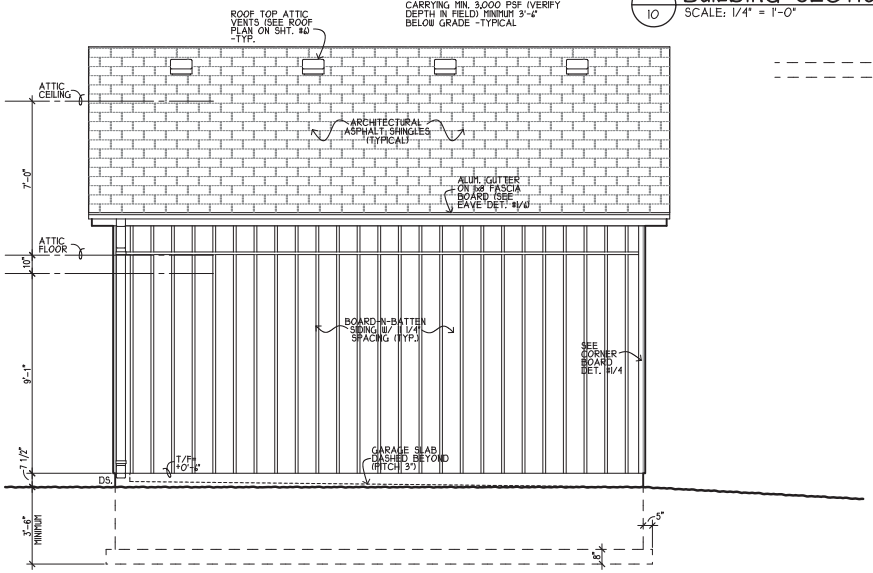
REAR ELEVATION

Sheet: 9 of: 13



1/10 BUILDING SECTION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"

FEBRUARY 9, 2018 - CHECK SET

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Sheet: 10
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