

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 304 State Ave. (exterior alterations)		
	Proposal:	Renovations to structure		
	Petitioner:	Malcolm Kanute		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 10/21/15	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Architectural Survey page				
Photos of Building				
Plans (revised, dated 10/15/15)				
EXECUTIVE SUMMARY:				
<p>The Commission discussed plans for renovating and expanding the Chamberlain House, 304 State Ave., at the 10/7/15 meeting. The Commission voted to table the COA so that changes could be made to the detailing on the proposed garage and structure connecting the house and garage.</p> <p>The applicant has submitted revised architectural plans.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				



ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 304 State Ave

1994 Photo
 Roll: 18
 Negative: 16, 15



Photo: Aug. 2003

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Greek Revival</u>	Exterior Walls (Current): <u>Brick, stone</u>
Architectural Features: _____	Exterior Walls (Original): <u>Brick</u>
Date of Construction: <u>1853</u>	Foundation: _____
Source: <u>St. Charles Historical Museum</u>	Roof Type/Material: _____
Overall Plan Configuration: _____	Window Material/Type: _____

ARCHITECTURAL FEATURES: Front gable two story brick building with stone lintels. Addition to east is stone exterior.

ALTERATIONS: Addition to first floor.





DESIGN CRITERIA

- FLOOR = 40# LL 10# DL ALL AREAS EXCEPT SLEEPING AREAS
 FLOOR = 40# LL 10# DL SLEEPING AREAS
 WALL = 80# PLF OR ACTUAL LOAD
 CEILING = 20# LL 10# DL ROOF SLOPES OVER 9 IN 12
 ROOF = 50# LL 10# DL
 CATHEDRAL = 30# LL 10# DL ALL SLOPES
 ENT DECK = 40# LL 10# DL
 BALCONY = 60# LL 10# DL EXTERIOR

STRUCTURAL FRAMING LUMBER

- FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS
 IN-GRADE BASE VALUE (SEE NO MULTIFIERS AGAINST BASE VALUE)
 GRADE #1/#2 SPECIES S-P-F CANADIAN BASE PD 875 PSI
 E = 1.4 x 10⁶ PSI REPETITIVE PD 1000 PSI
 OR:
 GRADE #1/#2 SPECIES HEM/FIR (NORTH) CANADIAN BASE PD 1000 PSI
 E = 1.6 x 10⁶ PSI REPETITIVE PD 1150 PSI
 STUDS: ALL 2x4s
 IN-GRADE BASE VALUE (SEE NO MULTIFIERS AGAINST BASE VALUE)
 GRADE #2 SPECIES S-P-F (SOUTH) OR BETTER BASE PD 750 PSI
 E = 1.1 x 10⁶ PSI
 STRUCTURAL MEMBERS 2x4 AND GREATER
 IN-GRADE BASE VALUE (SEE NO MULTIFIERS AGAINST BASE VALUE)
 GRADE #2 SPECIES S-P-F (SOUTH) OR BETTER BASE PD 1150 PSI
 E = 1.1 x 10⁶ PSI
 SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE
 CURRENT SIZE, PD AND E VALUES PER MANUFACTURER
 MANUFACTURER TRS JOIST MACMILLAN PRODUCT MICRO LAM LVL
 SIZE VARIES PD 2600 PSI E = 1.9 X 10⁶ PSI

MECHANICAL

- PROVIDE EXTERIOR DISCONNECT WITH THE EXTERIOR ELECTRICAL METER CABINET
- PROVIDE OUTSIDE AIR FOR COMBUSTION AT FURNACE, BOILER AND WATER HEATER
- MECHANICAL LOCATIONS SHALL BE DETERMINED BY CONTRACTOR, AND MAY VARY FROM INFORMATION SHOWN ON PLANS
- A MAXIMUM OF 10'-0" OF FLEX DUCT IS PERMITTED IN ANY SINGLE DUCT RUN
- HEATING AND COOLING EQUIPMENT AND APPLIANCES SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 'S' BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 'J' OR OTHER APPROVED HEATING AND COOLING LOAD METHODS
- HEATING AND COOLING LOADS TO BE SHOWN ON PERMIT PLANS
- INDOOR HOUSE MECHANICAL VENTILATION SHALL BE AS REQUIRED BY SECTION M507.3 AND TABLE M507.3.1) AND M507.3.2) OF THE IRC AND SECTION R403.2 OF THE IRC
- MECHANICAL VENTILATION (HEATING/COOLING) SHALL BE PROVIDED IN THE BASEMENT AREA AS THIS AREA IS INCLUDED WITHIN THE BUILDING THERMAL ENVELOPE
- ALL DUCTWORK SHALL BE SEALED AND TESTED PER IRC 2012 R403.2.2
- 4'-0" BLASTER TEST IS REQUIRED WHEN ANY DUCTWORK IS INSTALLED OUTSIDE THE BUILDING THERMAL ENVELOPE (SECTION R403.2.2)

CUTTING AND NOTCHING

- ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO CLOSER THAN 3/8" INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME GIBBE AS A CUT OR NOTCH. A BRIDG MAY BE BORED TO A DIAMETER NOT EXCEEDING 80 PERCENT OF ITS WIDTH PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED. BORING OR NOTCHING IN EXCESS OF THAT NOTED SHALL BE REINFORCED WITH METAL SPLICE PLATES.
- WHERE PIPES OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, THE PLATE SHALL BE REINFORCED WITH 2# GAUGE STEEL ANGLE OR OTHER EQUIVALENT SUPPORT SPANNING THE DISTANCE BETWEEN THE APPROPRIATE STUDS.
- NOTCHES IN THE TOP OR BOTTOM OF SOLID JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. CANTILEVERED PORTIONS LESS THAN 4 INCHES WIDE SHALL NOT BE NOTCHED UNLESS THE REDUCED JOIST PROPERTIES AND LUMBER DEFLECTS ARE CONSIDERED IN THE DESIGN. IF IT IS NECESSARY TO PROVIDE A SPACE FOR PIPES, DUCTS OR VENTS, THE DOUBLE JOISTS REQUIRED TO SUPPORT BEARING PARTITIONS WHICH RUN PARALLEL TO THE FLOOR JOISTS SHALL BE SPACED APART TO ACCOMMODATE THE PIPES, DUCTS, VENTS AND BLOCK AT 4 FEET ON CENTER.

STAIRS

- MAXIMUM RISER HEIGHT: 7.5"-8" WITH CLOSED RISER
- MINIMUM TREAD: 10" DEEP WITH 3/4" TO 1" MAX PROJECTION FOR NOSING
- MINIMUM HEADROOM: 6'-8"
- FOR HANDRAILS THE MINIMUM TREAD SIZE SHALL BE 10", MEASURED AT 12" FROM STAIR CONVERGENCE WITH A 6" MINIMUM TREAD SIZE AT INSIDE STRINGER
- HANDRAILS TO BE MINIMUM OF 36" HIGH WITH BALUSTERS SPACED TO PREVENT A 4" DIAMETER OBJECT FROM PASSING BETWEEN
- HANDRAILS TO BE INSTALLED AT A HEIGHT OF 34" TO 38" ABOVE THE NOSING OF THE TREAD. ALL HANDRAILS TO BE CONTINUOUS AND RETURNED TO WALL

ROOF FRAMING

- COLLAR TIES
- A 2-INCH MEMBER WITH DEPTH NOT LESS THAN THE CUT END OF RAFTER
- VALLEY RAFTERS
- MINIMUM THICKNESS: 2 INCHES, MINIMUM DEPTH: NOT LESS THAN CUT END OF JACK RAFTERS
- MAY BE OMITTED WHEN JACK RAFTERS ON ONE ROOF FRAME ON SOLID PLATE OR TOP OF ROOF SHIMMING OF ADJOINING ROOF
- CRICKETS OR CHIMNEY SADDLES AT UPPER SIDE OF ALL CHIMNEYS NOT IN CONTACT WITH RIDGE

CORNERS

ALL FRAMED CORNERS SHALL HAVE A MINIMUM OF (3) THREE STUDS

PENETRATIONS

PENETRATIONS BETWEEN STORES AND THE ROOF SHALL BE FIRE STOPPED AS WELL AS SOFFITS, DROPPED CEILING, ETC. PER 2006 IRC

EMERGENCY EGRESS OPENINGS

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" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE WIDTH SHALL BE 20". A GRADE FLOOR WINDOW MAY HAVE A NET CLEAR OPENING OF 5.70 SQ. FT. IF SILL IS 44 INCHES OR LESS ABOVE GRADE

BASEMENT EGRESS WINDOWS

48" x 60" EGRESS WINDOW MINIMUM NET CLEAR OPENING FOR EGRESS OF 5.7 SQ. FT. BOTTOM OF SILL MAXIMUM OF 36" ABOVE SLAB IN GALVANIZED METAL, AND WELL WITH 4" DIAMETER DRAIN TO FOOTING TILE. MINIMUM OF 2" OF SMALL STONE IN BASE OF WELL. TYPICAL WINDOW WELLS WITH VERTICAL DEPTH GREATER THAN 48 INCHES TO HAVE A PERMANENTLY AFFIXED LADDER OR OTHER USABLE LIFT WINDOW FULLY OPEN. LADDERS OR RINGS SHALL HAVE AN INSIDE WIDTH OF A MINIMUM OF 12 INCHES SHALL PROJECT A MINIMUM OF 8 INCHES FROM WALL AND SHALL BE SPACED A MAXIMUM OF 18 INCHES OC VERTICALLY. THE FULL HEIGHT OF WINDOW WELL.

HEADERS

- FOR ALL EXTERIOR MASONRY OPENINGS THE FOLLOWING LINTEL SIZES SHALL BE USED UNLESS NOTED OTHERWISE:
- 0'-0" TO 3'-0" OPENINGS: 4"x12"x18" LVL WITH 8" BEARING AT EACH END
- 3'-0" TO 7'-0" OPENINGS: 6"x12"x18" LVL WITH 8" BEARING AT EACH END
- 7'-0" AND GREATER: 8"x12"x18" LVL WITH 8" BEARING AT EACH END
- WOOD POSTS: THE FULL WIDTH OF THE BEAM SHALL BE PROVIDED UNDER EACH END OF BEAM BEING SUPPORTED AND AS SHOWN ON PLANS. MINIMUM 3" BEARING AT EACH END OF BEAM. LINTELS FOR BEAMS UP TO 11'-0" DEPTH, MINIMUM OF 4-1/2" BEARING. FOR BEAMS GREATER THAN 12" IN DEPTH, POSTS ARE TO EXTEND DOWN TO SOLID BEARING ON FOUNDATION WALL, STEEL BEAM OR MINIMUM OF (3) FLOOR FRAMING MEMBERS OR AS NOTED ON PLAN.
- DOUBLES AND TRIPLES ARE STAFFERED REPLACEMENTS FOR 4x4 AND 4x6 POSTS AS LONG AS THEY ARE GULLED AND NAILLED TOGETHER AND SPLICE JOINTS ARE STAFFERED ALONG LENGTH OF POST. (PTH) IS 16# NAILS AT 12" OC.
- HEADERS AT INTERIOR BEARING WALLS TO BE (2)2x12'S UNLESS NOTED OTHERWISE

LUMBER

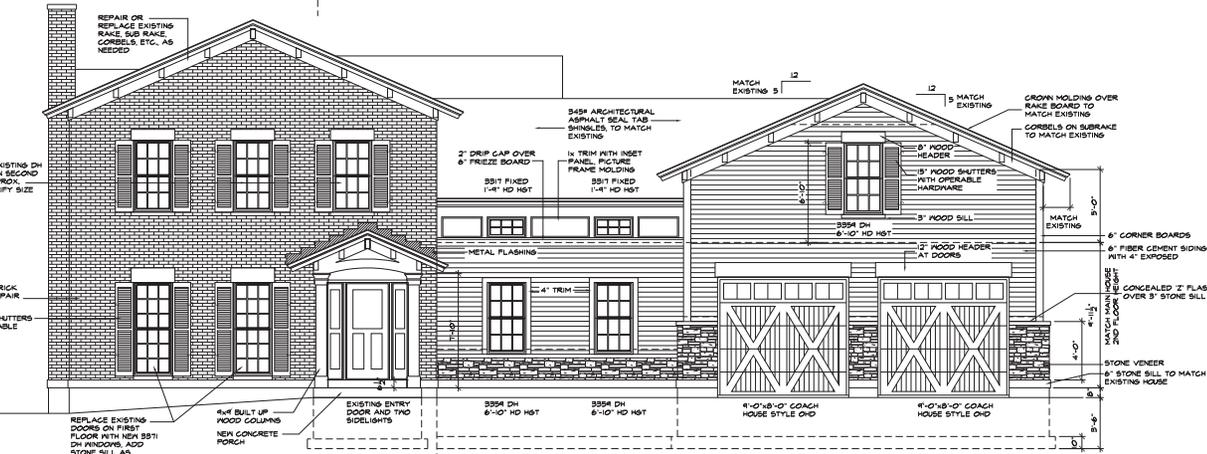
- STRESS GRADE LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (LATEST EDITION)
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, APPLIANCES AND TUBS, AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS
- ALL FLOOR TRUSS SYSTEMS TO BE DESIGNED BY MANUFACTURER

NOTES!

- EXTERIOR FLASHINGS TO BE CORRECTLY INSTALLED AT ALL CONVERGENCES BETWEEN ROOFS, WALLS, FIREPLACES AND PROJECTIONS, OR AS REQUIRED BY GOOD AND COMMON CONSTRUCTION PRACTICES
- GRADE CONDITIONS MAY VARY FROM THAT SHOWN
- CONTRACTOR TO VERIFY FOOTING DEPTH PER INDIVIDUAL SITE CONDITIONS
- CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST AND/OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE
- GUTTERS AND DOWNSPUT LOCATIONS TO BE VERIFIED BY CONTRACTOR PER BUILDING AND SITE CONDITIONS. DO NOT DRAIN DOWN SPUTS ONTO WALKS OR DRIVEWAYS.



LEFT (WEST) SIDE ELEVATION - proposed



FRONT (SOUTH) ELEVATION - proposed

REVISIONS:

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 EXP: 11-30-16

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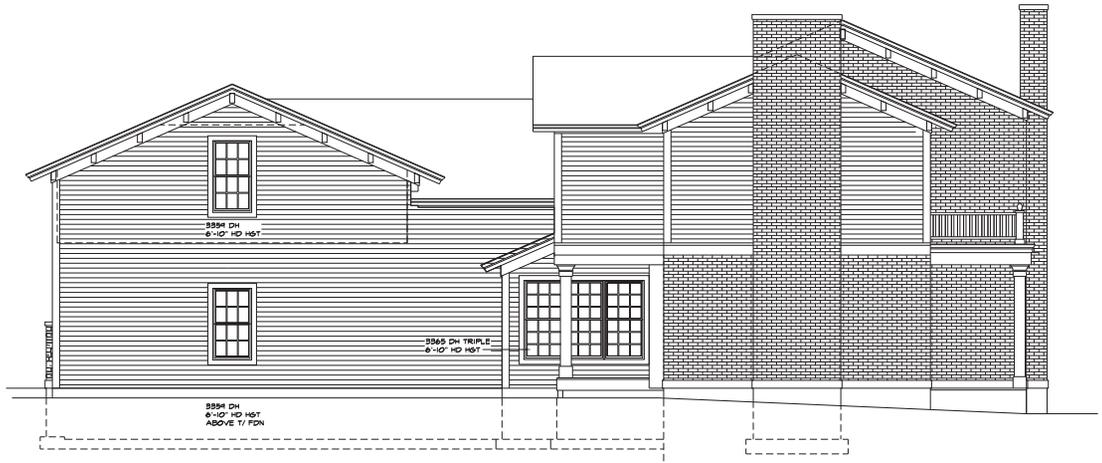
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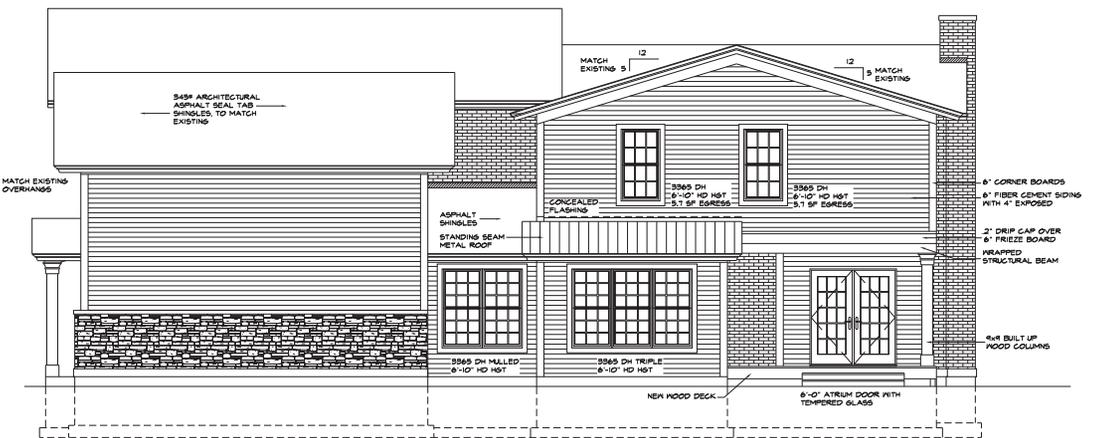


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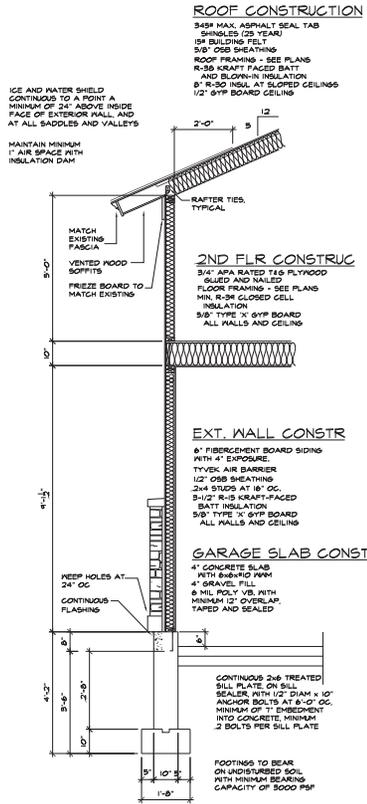
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REAR (NORTH) ELEVATION - proposed



RIGHT (EAST) SIDE ELEVATION - proposed



WALL SECTION - GARAGE
SCALE: 1/2" = 1'-0"

ALL RECEPTACLES ON 15A AND 20A CIRCUITS TO BE BRANDED TYPE PER NEC 408.3.A

ELECTRICIAN TO PROVIDE CONCRETE ENCASED GROUNDING ELECTRODE

PROVIDE ARC FLASH WARNINGS PER NEC 101.6, IDENTIFY DEGREE OR LEVEL OF POTENTIAL FLASH HAZARD PRESENT IN THE INSTALLATION SO THAT THE APPROPRIATE FLASH PROTECTION CLOTHING WILL BE WORN.

PROVIDE (2) 20 AMP CIRCUITS FOR KITCHEN COUNTER OUTLETS.
PROVIDE DEDICATED CIRCUITS FOR DISHWASHER, DISPOSAL AND BUILT IN MICROWAVE

PROVIDE ARC FAULT PROTECTION AT ALL CIRCUITS SURPLYING 120 VOLT AND SINGLE PHASE, 15 AMP AND 20 AMP OUTLETS

ALL RECESSED LIGHTING FIXTURES IN THE BUILDING THERMAL ENVELOPE MUST BE SEALED
WITH FORCED AIR HVAC SYSTEM, PROVIDE MINIMUM OF ONE PROGRAMMED THERMOSTAT
- MINIMUM OF 75% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY

RADON NOTE:
- RADON SYSTEM PIPING MUST BE MARKED/ IDENTIFIED ON EACH FLOOR LEVEL AND IN ATTIC SPACE
- ALL CRACKS IN FOUNDATION WALLS AND BASEMENT SLAB MUST BE SEALED

HVAC NOTE:
- ALL DUCTWORK LOCATED IN UNCONDITIONED ATTICS MUST BE PROVIDED WITH MINIMUM R-6 INSULATION
- ALL OTHER DUCTS IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION
- ALL DUCTS AIRHANDLERS FILTER BOXES AND BUILDING CAVITIES USED FOR DUCTS SHALL BE SEALED
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS
- WOOD BURNING FIREPLACES MUST HAVE GASKETED DOORS AND BE SUPPLIED WITH EXTERIOR COMBUSTION AIR
- PROVIDE EXTERIOR DISCONNECT WITHIN THE EXTERIOR ELECTRICAL METER CABINET
- PROVIDE OUTSIDE AIR FOR COMBUSTION AT FURNACE, BOILER AND WATER HEATER
- MECHANICAL LOCATIONS TO BE DETERMINED BY CONTRACTOR AND MAY VARY FROM LOCATIONS SHOWN ON PLAN
- MINIMUM OF ONE (1) THERMOSTAT CONTROLLING HVAC SHALL BE PROGRAMMABLE CAPABLE OF CONTROLLING SYSTEM ON A DAILY BASIS PER 2012 IECC R405.8
- BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS IRC OR IMC OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT OPERATING PER 2012 IECC R409.5

NOTE
PROVIDE OUTSIDE AIR FOR COMBUSTION AT FURNACE AND WATER HEATER

NOTE
PROVIDE DOUBLE JOISTS UNDER KITCHEN COUNTERTOPS, ISLAND AND ALL PARALLEL WALLS
- ALL SILL PLATES TO BE WOLMANIZED NATURAL SELECT - TREATED FOR TERMITES AND MOISTURE PROTECTION
- PROVIDE TERMITES PROTECTION PER IRC
- COMPRESSIVE STRENGTH OF ALL CONCRETE TO BE A MINIMUM OF 3000 PSI.

ENERGY NOTES:

- WOOD BURNING FIREPLACES MUST HAVE GASKETED DOORS AND BE SUPPLIED WITH OUTSIDE COMBUSTION AIR
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS
- A MINIMUM OF 75% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES TO BE HIGH EFFICIENCY
- BLOWER DOOR TEST REQUIRED PER SECTION R402.4.1.2

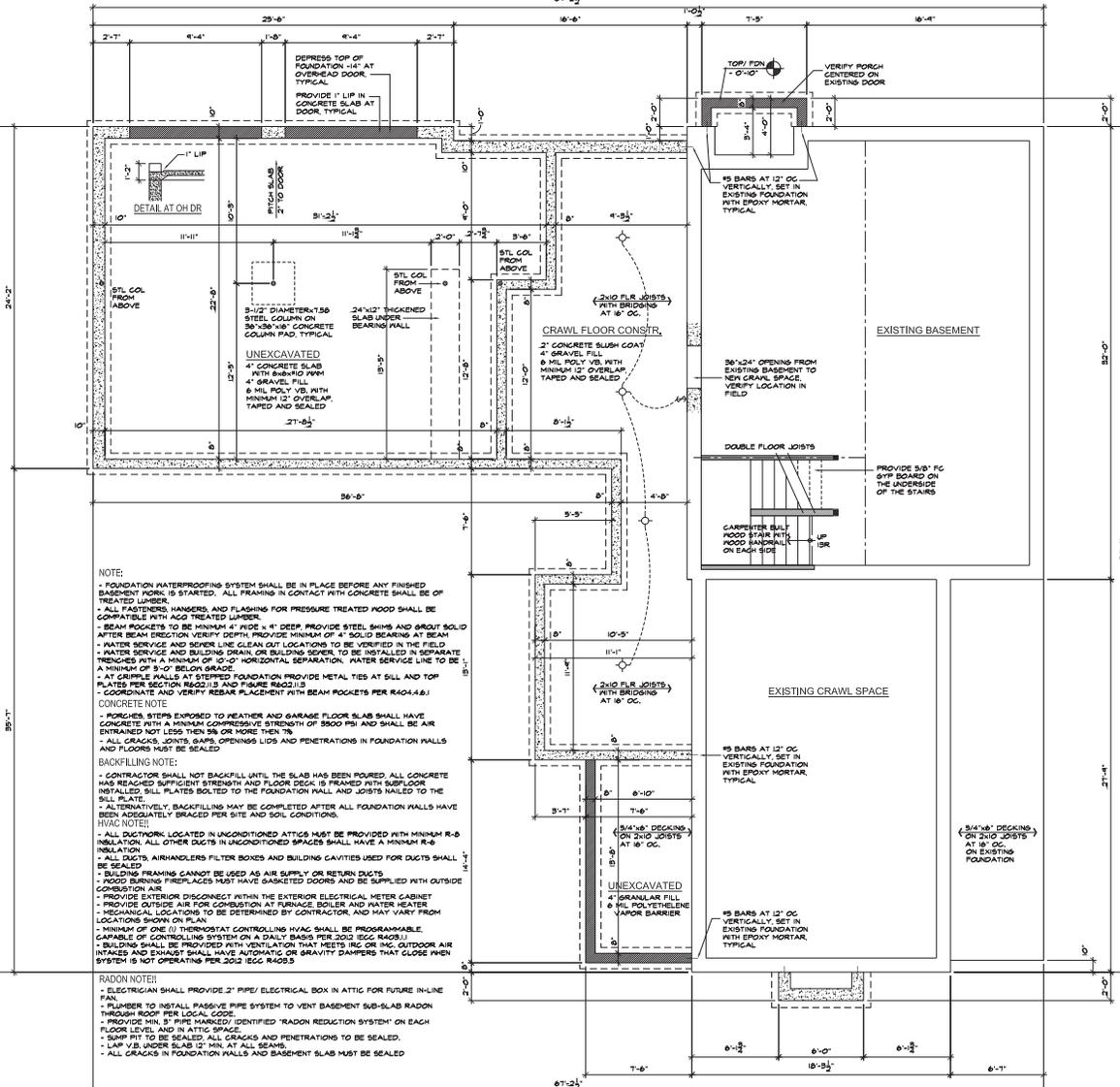
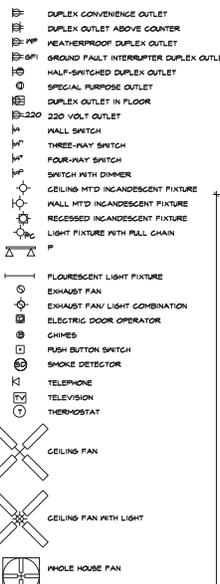
CO AND SMOKE DETECTOR NOTE

- ONE APPROVED CARBON MONOXIDE FLAME IN AN OPERATING CONDITION WITHIN 5 FEET OF EVERY ROOM
- ALARM FOR EACH ROOM FOR THE CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE DETECTING DEVICES PROVIDED THAT THE COMBINED UNIT COMPLIES WITH THE RESPECTIVE PROVISIONS OF THE ADMINISTRATIVE CODE, REFERENCED STANDARDS, AND DEPARTMENTAL RULES RELATING TO BOTH SMOKE DETECTING DEVICES AND CARBON MONOXIDE ALARMS AND PROVIDED THAT THE COMBINED UNIT EMITS AN ALARM IN A MANNER THAT CLEARLY DIFFERENTIATES THE HAZARD. DETECTOR SHALL BE EITHER BATTERY POWERED PLUMB WITH BATTERY BACK-UP OR WIRED INTO THE STRUCTURE'S AC POWER LINE WITH SECONDARY BATTERY BACK-UP
- SMOKE DETECTORS IN ALL BEDROOMS SHALL BE ARC-FAULTY RECEPTACLES
- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 100V WITH BATTERY BACK-UPS.

ELECTRICAL NOTES:

- ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
- CEILING FAN - BOXES MUST BE RATED AND APPROVED FOR FAN SUPPORT
- PROVIDE TAMPER RESISTANT WALL RECEPTACLE OUTLETS IN ALL BEDROOMS
- PROVIDE AN GROUNDING WIRE AT EACH SWITCH BOX LOCATION
- ALL RECEPTACLES REQUIRE A POSTAL BRANDING WIRE TO THE BOX
- PROVIDE A CLEARANCE AROUND ELECTRICAL EQUIPMENT, 600 VOLTS OR LESS SHALL BE 30" WIDE IN FRONT OF ELECTRICAL EQUIPMENT AND 3'-0" DEEP FROM THE ELECTRIC EQUIPMENT
- GROUNDS FOR SERVICE DISTRIBUTION PANELS TO GO TO STREET SIDE OF WATER METER AND BE SO IDENTIFIED
- LOCATION OF 1/2" COUPLER FOR REMOTE WATER METER TO BE COORDINATED WITH CITY WATER DEPARTMENT
- ALL WIRING 25 VOLTS OR GREATER IN NEW CONSTRUCTION SHALL BE COVERED THROUGH RIGID METAL CONDUIT. PVC IS NOT ALLOWED
- VENT ALL BATH EXHAUST FANS TO THE EXTERIOR
- ALL RECESSED LIGHTING IN THE THERMAL ENVELOPE TO BE RATED
- A MINIMUM OF 75% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES TO BE HIGH EFFICIENCY
- BLOWER DOOR TEST REQUIRED PER SECTION R402.4.1.2
- PROVIDE EXTERIOR DISCONNECT WITHIN THE ELECTRICAL METER CABINET
- PROVIDE ARC FAULT PROTECTION AT ALL CIRCUITS SURPLYING 120 VOLT AND SINGLE PHASE 15 AMP AND 20 AMP OUTLETS
- CEILING FAN - BOXES MUST BE RATED AND APPROVED FOR FAN SUPPORT
- PROVIDE TAMPER RESISTANT WALL RECEPTACLE OUTLETS IN ALL BEDROOMS
- PROVIDE AN NEUTRAL WIRE AT EACH SWITCH BOX LOCATION
- ALL RECEPTACLES REQUIRE A POSTAL BRANDING WIRE TO THE BOX
- PROVIDE A GROUNDING WIRE IN ALL RACEWAYS
- PROVIDE A GROUNDING WIRE IN ALL RACEWAYS

ELECTRICAL KEY



NOTE:
- FOUNDATION WATERPROOFING SYSTEM SHALL BE IN PLACE BEFORE ANY FINISHED BASEMENT WORK IS STARTED. ALL FRAMING IN CONTACT WITH CONCRETE SHALL BE OF TREATED LUMBER.
- ALL FASTENERS, HANGERS, AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE WITH AND TREATED LUMBER.
- BEAM POCKETS TO BE MINIMUM 4" WIDE X 4" DEEP. PROVIDE STEEL SHIMS AND BRAD NAIL SOLD AFTER BEAM INSTALLATION. VERIFY DEPTH. PROVIDE MINIMUM OF 4" SOLID BEAMS AT BEAM
- WATER SERVICE AND SEWER LINE CLEAN OUT LOCATIONS TO BE VERIFIED IN THE FIELD
- WATER SERVICE AND BUILDING DRAIN OR BUILDING SEWER TO BE INSTALLED IN SEPARATE TRENCHES WITH A MINIMUM OF 10'-0" HORIZONTAL SEPARATION. WATER SERVICE LINE TO BE A MINIMUM OF 3'-0" BELOW GRADE.
- AT CRIPPLE WALLS AT STEPPED FOUNDATION PROVIDE METAL TIES AT SILL AND TOP PLATE PER SECTION R602.3.5 AND FIBRE REINFORCED POLYMER (FRP) PER R404.4.6.1
- CORRODATE AND VERIFY REBAR PLACEMENT WITH BEAM POCKETS PER R404.4.6.1

CONCRETE NOTE:
- REBAR SYSTEMS EXPOSED TO WEATHER AND GARAGE FLOOR SLABS SHALL HAVE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 7%
- ALL CRACKS, JOISTS, BARS, CRACKING LOGS AND PENETRATIONS IN FOUNDATION WALLS AND FLOORS MUST BE SEALED

BACKFILLING NOTE:
- CONTRACTOR SHALL NOT BACKFILL UNTIL THE SLAB HAS BEEN POURED. ALL CONCRETE HAS REACHED SUFFICIENT STRENGTH AND FLOOR DECK IS FRAMED WITH SUBFLOOR. INSTALLED SILL PLATES BOLTED TO THE FOUNDATION WALL AND JOISTS WEALED TO THE SILL PLATE.
- ALTERNATIVELY, BACKFILLING MAY BE COMPLETED AFTER ALL FOUNDATION WALLS HAVE BEEN ADEQUATELY BRACED PER SITE AND SOIL CONDITIONS.

HVAC NOTE:
- ALL DUCTWORK LOCATED IN UNCONDITIONED ATTICS MUST BE PROVIDED WITH MINIMUM R-6 INSULATION. ALL OTHER DUCTS IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION
- ALL DUCTS, AIRHANDLERS FILTER BOXES AND BUILDING CAVITIES USED FOR DUCTS SHALL BE SEALED
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY OR RETURN DUCTS
- WOOD BURNING FIREPLACES NOT HAVE GASKETED DOORS AND BE SUPPLIED WITH OUTSIDE COMBUSTION AIR
- PROVIDE EXTERIOR DISCONNECT WITHIN THE EXTERIOR ELECTRICAL METER CABINET
- PROVIDE OUTSIDE AIR FOR COMBUSTION AT FURNACE, BOILER AND WATER HEATER
- MECHANICAL LOCATIONS TO BE DETERMINED BY CONTRACTOR AND MAY VARY FROM LOCATIONS SHOWN ON PLAN
- MINIMUM OF ONE (1) THERMOSTAT CONTROLLING HVAC SHALL BE PROGRAMMABLE CAPABLE OF CONTROLLING SYSTEM ON A DAILY BASIS PER 2012 IECC R405.8
- BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS IRC OR IMC OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT OPERATING PER 2012 IECC R409.5

RADON NOTE:
- ELECTRICIAN SHALL PROVIDE 2" PIPE/ ELECTRICAL BOX IN ATTIC FOR FUTURE IN-LINE FAN
- PLUMBER TO INSTALL PASSIVE PIPE SYSTEM TO VENT BASEMENT SUB-SLAB RADON THROUGH ROOF PER LOCAL CODE
- PROVIDE MIN. 8" PIPE MARKED/ IDENTIFIED "RADON REDUCTION SYSTEM" ON EACH FLOOR LEVEL AND IN ATTIC SPACE
- SUMP PITS TO BE SEALED. ALL CRACKS AND PENETRATIONS TO BE SEALED.
- LAP J.B. UNDER SLAB 12" MIN. AT ALL BEAMS
- ALL CRACKS IN FOUNDATION WALLS AND BASEMENT SLAB MUST BE SEALED

FOUNDATION PLAN - proposed
SCALE: 1/4" = 1'-0"

REVISIONS:	
BY:	DATE:

DATE: 10-06-15
SCALE:

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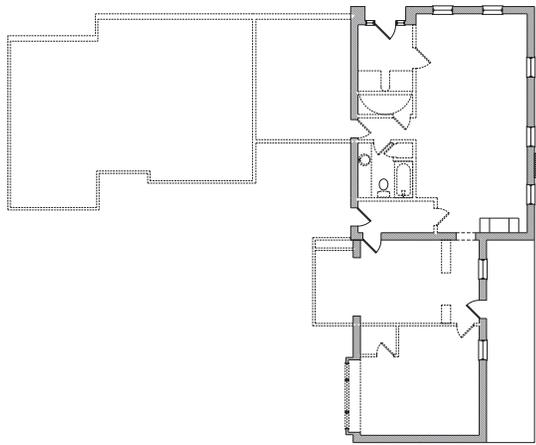


Kanute Residence Remodel
St Charles, IL

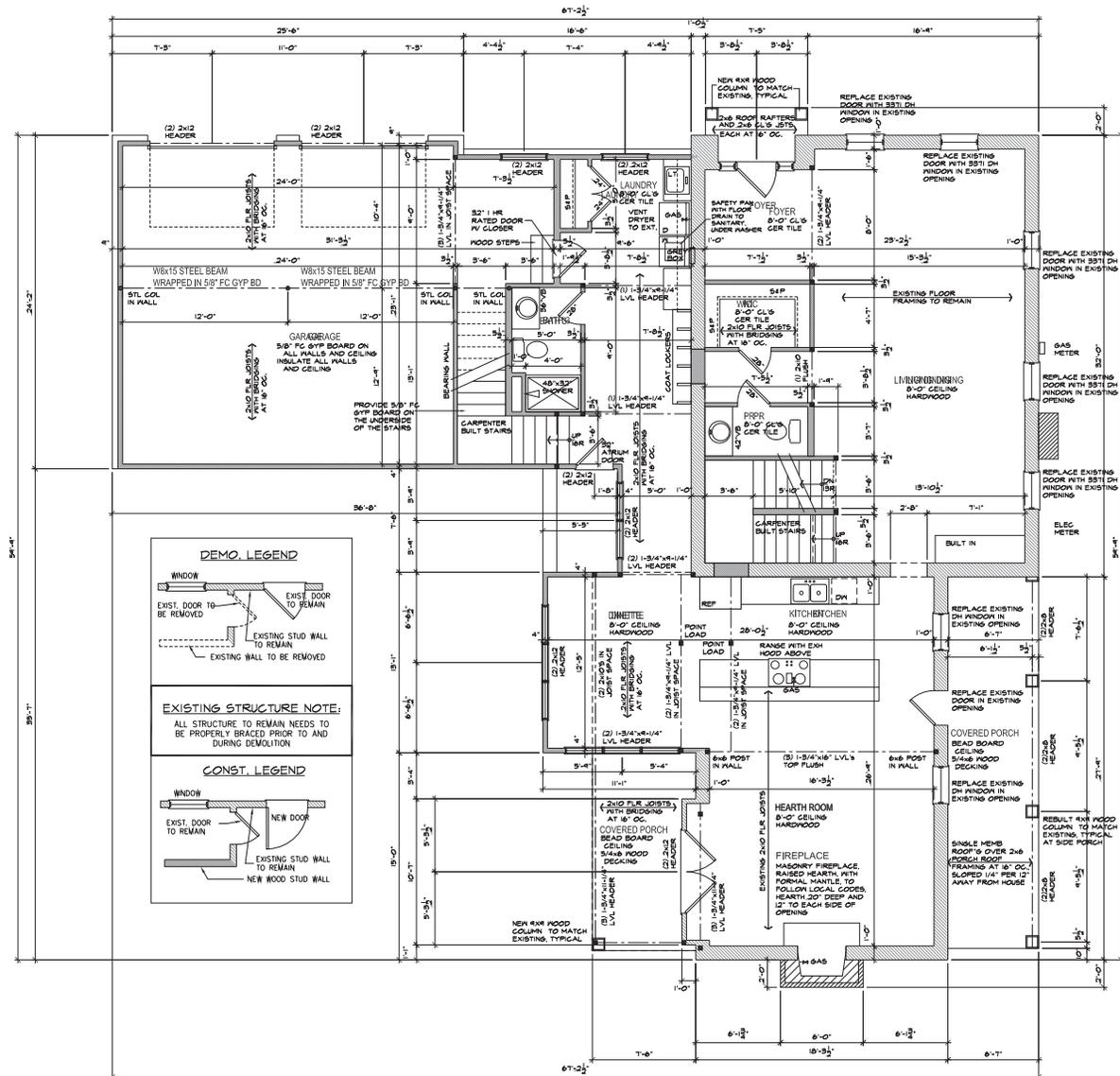


SHEET NUMBER:

A3



FIRST FLOOR PLAN - EXISTING/ DEMOLITION



FIRST FLOOR PLAN - proposed

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

DEMO LEGEND

WINDOW
EXIST. DOOR TO BE REMOVED
EXIST. STUD WALL TO REMAIN
EXISTING HALL TO BE REMOVED

EXISTING STRUCTURE NOTE:
ALL STRUCTURE TO REMAIN NEEDS TO BE PROPERLY BRACED PRIOR TO AND DURING DEMOLITION

CONST. LEGEND

WINDOW
EXIST. DOOR TO REMAIN
NEW DOOR
EXISTING STUD WALL TO REMAIN
NEW WOOD STUD WALL

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REVISIONS:	
BY:	DATE:

DATE: 10-06-15

SCALE:

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Kanute Residence Remodel

St Charles, IL



SHEET NUMBER:

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