



**PLAN COMMISSION / ZONING BOARD OF APPEALS
AGENDA**

**Thursday, February 9, 2023
6:30 P.M.**

**Frankfort Village Hall
432 W. Nebraska Street (Board Room)**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of January 26, 2023**
- 4. Public Hearing: 700 Birchwood Road – Markunas Residence (Ref. #104)**
Public Hearing Request: Request for a variation from Article 6, Section B, Part 1 to reduce the minimum required rear yard setback from 30 feet to 23 feet for a proposed addition to a home in the R-2, Single Family Residential District located at 700 Birchwood Road (PIN: 19-09-21-120-014-0000).
- 5. Public Comments**
- 6. Village Board & Committee Updates**
- 7. Other Business**
- 8. Attendance Confirmation (February 23, 2023)**
- 9. Adjournment**

All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.



MINUTES

MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

January 26, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Rigoni called the meeting to order at 6:30 PM

Commissioners Present: Chair Maura Rigoni, Brian James, Dan Knieriem, Will Markunas, Nichole Schaeffer

Commissioners Absent: David Hogan, Jessica Jakubowski

Staff Present: Director of Community and Economic Development Mike Schwarz, Senior Planner Christopher Gruba

Elected Officials Present: Trustee Daniel Rossi

A. Approval of the Minutes from January 12th, 2023

Motion (#1): To approve the minutes from January 12th, 2023.

Motion by: Knieriem

Seconded by: Markunas

Approved: (4-0, Commissioner Schaeffer Abstained)

B. Public Hearing: Drive-Through Coffee Shop – Hickory Creek Marketplace Subdivision

Chair Rigoni swore in member of the audience wishing to provide testimony.

Chris Gruba presented the staff report and summarized the changes to the plans since the workshop meeting.

Chair Rigoni asked the applicant if she wanted to make additional comments.

Aliana Winkle approached the podium and offered to answer any additional questions from the commission.

The project architect approached the podium and offered to answer any questions from the commission. He stated that is has been about eight months since they filed an application, and they did take into account the comments that were provided at the workshop.

Chair Rigoni asked if there was anyone in the audience wishing to provide testimony. There was no response.

Motion (#2): To close the public hearing.

Motion by: Schaeffer

Seconded by: Markunas

Approved: 5-0

Chair Rigoni asked the commission if there was any questions or comments on the special uses. There were none.

Chair Rigoni asked the commission if there were any questions or comments on the Major Change to the PUD. There were none.

Chair Rigoni asked the commission if there were any questions about the site plan.

Commissioner Schaeffer asked about the direction of traffic flow.

Aliana Winkle stated that the flow would be clockwise around the building.

Commissioner Knieriem asked about the order taking.

Aliana Winkle stated that all order taking will be done outdoors at the drive-up and the order takers will have head-to-toe custom clothing and outdoor heaters for the winter months.

Chair Rigoni asked if there would be a menu board.

Aliana responded that they will just have a small signpost for customers to scan a QR code, which would bring up the menu on their phone.

Chair Rigoni asked staff if they received the complete signage plan for the site including any menu boards and directional signs.

Chris Gruba responded no, only the wall and canopy signage was submitted as provided in the packet.

Commissioner Knieriem asked if the commission had any issue with the waiver of the landscaping around the bypass lane. There was consensus that this was not an issue.

Commissioner Knieriem asked about the type of brick that is proposed.

The project architect stated that they are proposing to use thin brick.

There was some discussion among the commissioner members about the dimension of the brick and Village standards that would apply.

Commissioner Schaeffer stated that she is fine with the architecture.

Commissioner Markunas stated that bringing in the arches on the canopies helps. He also stated that the thin brick has not been allowed in the Hickory Creek Marketplace development.

The project architect stated that dimensional brick would add more cost to the project, but they could install this by adding a concrete sill or brick ledge.

Commissioner James asked about the east elevation, which shows that the dominant material is the lighter color brick and the accents are the darker brick, which is different from the other buildings in the Hickory Creek Marketplace development.

The project architect responded that he looked at the brick colors on the Imagine Theatre which has a similar situation.

Chair Rigoni state that she serious concerns about the architecture and the color scheme not matching the rest of the Hickory Creek Marketplace PUD. This is the last site and the proposed building should match the other buildings such as Steak and Shake.

Chair Rigoni asked the commissioners if there were any questions or comments about parking.

There was consensus that parking was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about circulation.

There was consensus that circulation was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about loading.

There was consensus that loading was not an issue.

Chair Rigoni asked if the commission if there were any questions or comments about landscaping.

There was consensus that landscaping was not an issue.

Chair Rigoni asked staff about the fence detail.

Chris Gruba responded that the fence around the outdoor seating would be a black metal fence.

Chair Rigoni asked the commission if there were any questions or concerns about lighting.

There was consensus that lighting was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about signage.

Chair Rigoni stated that it was clear from the feedback that the commission provided at the workshop that the applicant was supposed to comply with Ordinance No. 1654.

Chair Rigoni asked the applicant is she was choosing to deviate from the original signage.

Alaina replied yes but she will not die on that hill.

Chair Rigoni asked the commission members if there were any question or comments about signage.

Commissioner James stated that he no questions at this time.

Commissioner Markunas stated to the applicant that we talked at the workshop about matching the PUD as far as signage.

Commissioner Schaeffer stated that she likes the retro sign on the east side, but maybe if they have to remove signage, it can be done on the canopy.

Alina Winkle responded that they did flip that retro sign to the LaGrange Road (west) side.

Commissioner Knieriem stated that he agrees that the Municipal Code only allows two signs, and he supports that. They can come back later for another variation if needed.

There was some discussion about signage as related to the overall PUD and the timing of making any request for deviations.

Chair Rigoni stated that the commission didn't even let Starbucks have signage on the canopy of the drive through.

Chair Rigoni stated that the commission is looking for the applicant to meet the Village's Sign Code. She added that should they decide they do not want to meet the Sign Code staff needs more information in order to identify all of the deviations.

Chair Rigoni stated that she does not feel comfortable with the signage as presented.

Commissioner Markunas stated the commission would be comfortable with a stipulation that the signage would be in accordance with the requirements of the Hickory Creek Marketplace PUD.

Chair Rigoni noted that the Village standard condition which states "in accordance with the submitted plans" would not apply to the signage plan as it is currently presented.

Chair Rigoni asked about the parapet wall screening the rooftop units.

Chris Gruba affirmed that the rooftop HVAC units would be screened from view.

There was some discussion about the location of the rooftop ladder.

Commissioner Knieriem stated that this exterior ladder will invite trouble.

The project architect state that the ladder does not need to be on the La Grange Road (west) side, so thank you for pointing that out. The ladder will have a lock-up cage to keep people from climbing.

Chair Rigoni asked staff why two trees had to be removed.

Chris Gruba deferred to the applicant to respond.

Robin Ersfeldt, the project engineer, approached the podium stated that one tree was removed to clear the sight triangle as vehicles enter and exit the site.

Chair Rigoni stated that she was concerned about the net loss of one tree when there is room on the site to add another tree.

Chair Rigoni asked if there were any other questions or comments.

Mike Schwarz mentioned that the light poles within the parking lot will be lower than the other lots within the development and just wanted to make sure that was on the record should there be any concerns from the commission. He noted that the new light poles will have LED style fixtures and will not have the “shoe-box” style fixtures which are found on the existing taller parking lot light poles in the development. The paint color of the new light poles and fixtures as well as the concrete bases would match the existing light poles and fixtures.

Motion (#3): Recommend to the Village Board to approve the Major Change to a PUD including the following exceptions to the Zoning Ordinance:

1. Reduced trash enclosure setback of 5’ (10’ required from any lot line);
2. Relief from the required 5’ wide landscape bed adjacent to drive through lanes; and,
3. Relief from the required sidewalk connection from the building to the existing sidewalk along La Grange Road,

in accordance with the reviewed plans and public testimony, conditioned on:

1. Final engineering approval;
2. Using standard brick instead of thin brick on the building;
3. Submittal and staff review and approval of a complete signage package which is in accordance with Ordinance No. 1654; and,
4. Relocation of the exterior rooftop access ladder to a side other than the west façade.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (3-2) (Rigoni, James voted no)

Motion (#4): Recommend the Village Board approve a Special Use Permit to allow a carry-out restaurant use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5-0)

Motion (#5): Recommend the Village Board approve a Special Use Permit to allow drive-up service windows associated with a permitted use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Motion by: James

Seconded by: Knieriem

Approved: (5-0)

Motion (#6): Recommend the Village Board approve a Special Use Permit to allow outdoor seating associated with a permitted restaurant on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Motion by: James

Seconded by: Schaeffer

Approved: (5-0)

Motion (#7): Recommend the Village Board approve a Special Use Permit to allow extended hours of operation (5:30 am – 8 pm Monday – Saturday and from 6 am – 6 pm on Sunday) on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5-0)

C. Public Comments

There were none.

D. Village Board & Committee Updates

Mike Schwarz noted that the Village Board approved the following items at their meeting on January 17th, 2023, which had previously appeared before the Plan Commission:

- Taqueria Mammy Chaya Special Use Permit for Accessory Liquor Sales: 21206 S. LaGrange Road - Ordinance was approved.
- Formal Legal Objection to Rezoning: Will County Zoning Case ZC-22-045 - PIN: 18-13-08-100-014-0000 – Resolution was approved.

E. Other Business

There was no other business.

F. Attendance Confirmation (February 9th, 2023)

Chair Rigoni asked the members of the Plan Commission to notify staff if they knew they could not attend the February 9th meeting.

Motion (#6): Adjournment 7:26 P.M.

Unanimously approved by voice vote.

Approved February 9th, 2023

As Presented _____ As Amended _____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary

Project: Markunas Residence First Floor Addition
Meeting Type: Public Hearing
Request(s): Reduce rear yard setback from 30 feet to 23 feet to allow construction of an addition to the rear yard of a single-family home.
Location: 700 Birchwood Road
Applicant: Will and Jaime Markunas
Prop. Owner: Same as above
Consultants: Gabe Garcia, Architect
Representative: None
Report By: Drew Duffin

Site Details

Lot Size: 13,344 SF +/-
PIN(s): 19-09-21-120-014-0000
Existing Zoning: R-2, Single-Family Detached Residential
Prop. Zoning: N/A
Building(s) / Lot(s): 1 building / 1 lot

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Single-family Residential	Single Family Detached Residential	R-2
North	Single-family Residential	Single Family Detached Residential	R-2
South	Undeveloped Land	Open Space/Environmental Conservation	R-2
East	Single-family Residential	Single Family Detached Residential	R-2
West	Single-family Residential	Single Family Detached Residential	R-2

Figure 1: Location Map



Project Summary

The applicants, Will and Jaime Markunas, are seeking to build a first-floor addition to their two-story home located at 700 Birchwood Road. The applicants intend to remove the existing rear deck to create an additional living space on the west side of the home, as well as additional storage space in the basement. The additional living space would extend to the existing, 30-foot rear yard setback. A new covered deck would be built on the west side of the home, extending out from the proposed addition. The applicants are requesting a variance to reduce the required rear yard setback from 30 feet to 23 feet to accommodate the proposed covered deck.

Attachments

- 2022 Aerial Photograph from Will County GIS
- Photographs of site taken on February 2nd, 2022
- PC/ZBA Evaluation Form for Variation Findings of Fact
- Architectural Plans dated November 8th, 2022

Analysis

In consideration of the requests, staff offers the following points of discussion:

- The following table is provided to compare the subject property with the R-2 District dimensional and bulk standards:

	R-2 Single-Family Detached Residential District Requirement	Subject Property	Comments
Minimum Lot Size (square feet) (Single-Family Dwelling)	15,000 SF	13,344 SF	Legally nonconforming
Minimum Lot Width (Feet)	100 feet	90 feet	Legally nonconforming
Minimum Lot Depth	150 feet	150 feet	
Minimum Required Yards (feet) <ul style="list-style-type: none">FrontSideRearCorner Side	<ul style="list-style-type: none">30 feetTotal 25 feet; min. 10 feet on any side30 feet30 feet	<ul style="list-style-type: none">43 feet existing14.17 feet existing30 feet existing, 23 feet proposed24.58 feet existing	Variation rear yard requested. Corner side yard is legally nonconforming
Maximum Height (feet)	35 feet	19 feet	
Maximum Lot Coverage	20%	17% existing, 19.5% proposed	
Maximum Impervious Coverage	40%	35.93% existing, 37.12% proposed	
Maximum Rear Yard Coverage	30%	5.82% existing, 10.71% proposed	
Minimum Gross Floor Area (square feet, includes basement)	2,600 (for a two-story)	2,141 SF existing, 2,475 SF proposed	Legally nonconforming
Minimum Basement Size	80% of the ground floor area	42.5% existing, 51.86% proposed	Legally nonconforming

- The existing lot is Lot 7 in the Colorado Hills Subdivision, which was recorded in 1972. At the time the subdivision was recorded, the lot complied with the minimum standards for the R-2 district.
- The existing lot is smaller than the typical R-2 lot as described in the Zoning Ordinance. It is equal in depth to a standard R-2 lot, which must be 150 feet deep, but is only 90 feet wide, where the Zoning Ordinance requires at least 100 feet. If the existing home was built on a standard R-2 lot, and if the same addition were proposed, the applicants would still need to request the same variance from the required rear yard setback.

Although previous Village approvals of variation requests do not set any precedent, the following information is provided as background:

- On June 7th, 2021, the Village Board approved a similar request for a variation from the required rear yard setback from 30 feet to 23.4 feet for the proposed single-family home located at 99 N. White Street (Ord. No. 3302). While the site remains undeveloped at the time of writing, the underlying land shares similarities with the lot at 700 Birchwood Road. Both have similar lot depths (147 feet vs. 150 feet), and both are corner lots.

Standards for Variations

For reference during the Public Hearing, Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Zoning Board of Appeals must use to evaluate every variation request.

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
 2. That the plight of the owner is due to unique circumstances;
 3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
 2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
 5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
 6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
 7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

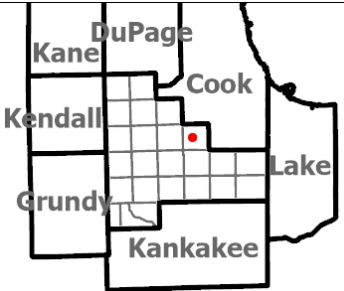
Affirmative Motion

For the Commission’s consideration, staff provides the following potential affirmative motions:

1. Recommend that the Village Board approve the request for a variation from Article 6, Section B, Part 1 to reduce the required rear yard setback from 30 feet to 23 feet for a property in the R-2 Single-Family Residential District located at 700 Birchwood Road in accordance with the submitted plans, public testimony, and Findings of Fact.



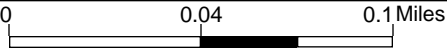
700 Birchwood Road



Legend

- Roadways
- Federal
 - State
 - County
 - Local and Private
- Parcels
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere



1: 2,257



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Notes



East façade



SE façade



SW façade



SW façade



Standards of Variation Commissioner Evaluation Form

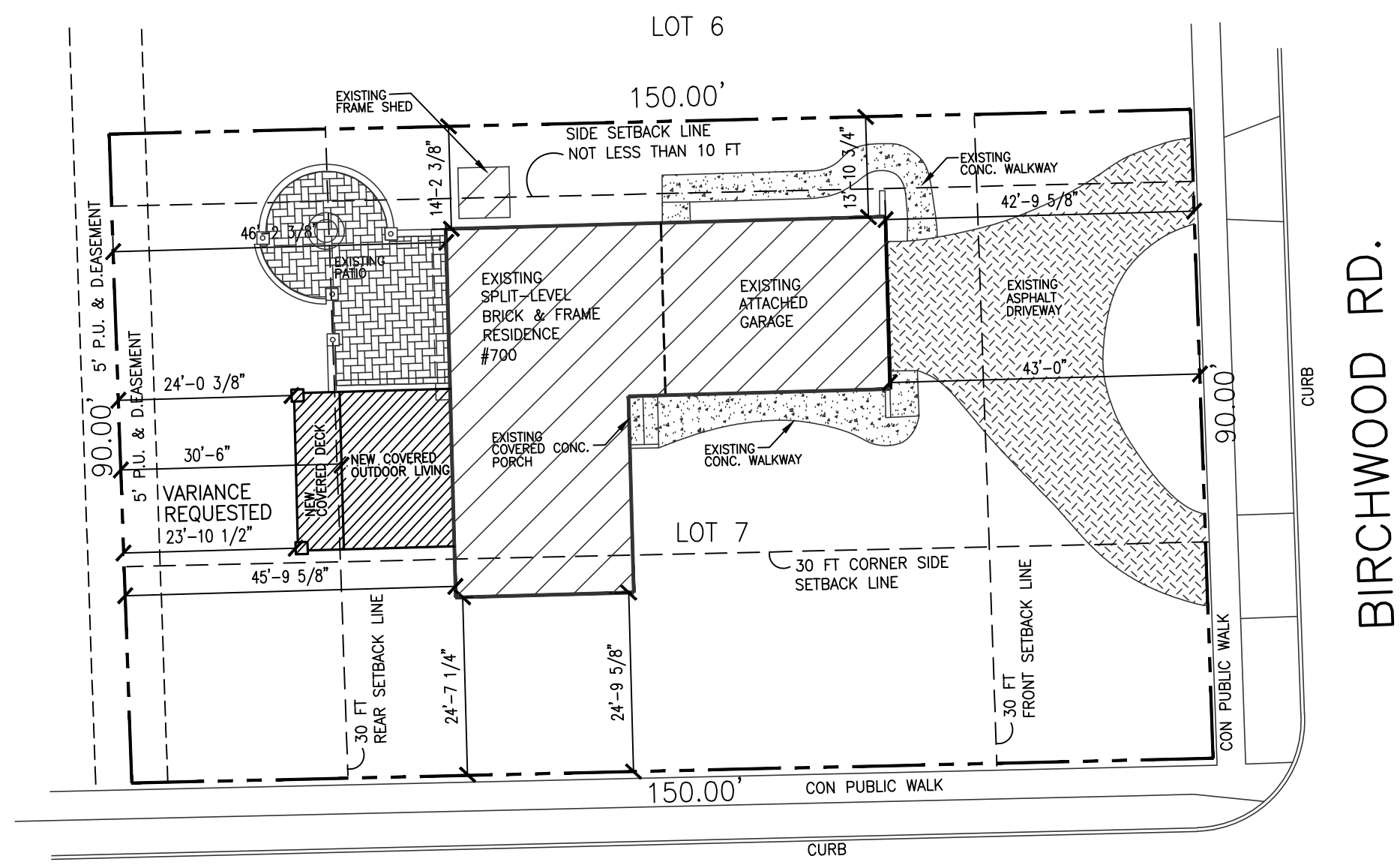
Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Zoning Board of Appeals must use to evaluate every variation request. The Zoning Board of Appeals must answer the following three findings favorable to the applicant based upon the evidence provided.

	STANDARD	NOTES	MEETS	
1.	That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;		YES	NO
2.	That the plight of the owner is due to unique circumstances;		YES	NO
3.	That the variation, if granted, will not alter the essential character of the locality.		YES	NO

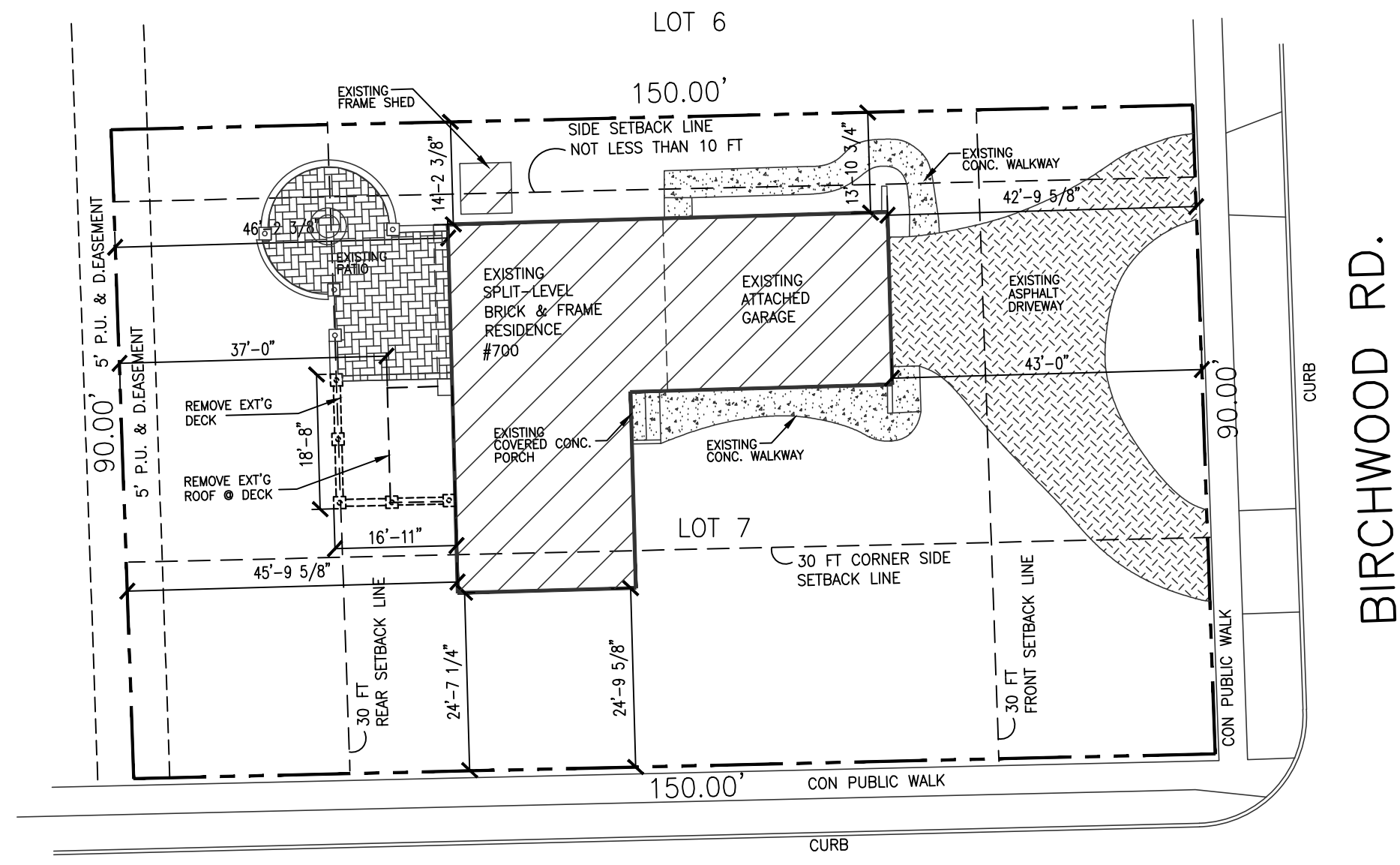
For the purpose of supplementing the above standards, the Zoning Board of Appeals also determines if the following seven facts, favorable to the applicant, have been established by the evidence.

	STANDARD	NOTES	MEETS	
1.	That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;		YES	NO

2.	That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;		YES	NO
3.	That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;		YES	NO
4.	That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;		YES	NO
5.	That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;		YES	NO
6.	That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or		YES	NO
7.	That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.		YES	NO



PROPOSED SITE PLAN
1"=20'



EXISTING SITE PLAN
1"=20'

ZONING DATA				
ZONING DISTRICT:	R-2 SINGLE FAMILY RESIDENTIAL DISTRICT			
USE:	SINGLE FAMILY DWELLING			
DENSITY, DIMENSIONAL, AND OTHER STANDARDS				
	REQUIRED	ACTUAL (EXISTING)	ACTUAL (PROPOSED)	COMPLY
DWELLING UNITS:	2.25 MAX.	1	1	YES
LOT SIZE:	15,000 S.F.	13,500 S.F.	13,500 S.F.	NO
LOT WIDTH:	100 FT.	90 FT.	90 FT.	NO
LOT DEPTH:	150 FT.	150 FT.	150 FT.	YES
MINIMUM REQUIRED YARDS:				
	REQUIRED MINIMUM	ACTUAL (EXISTING)	ACTUAL (PROPOSED)	COMPLY
FRONT	30 FT.	42'-9 5/8"	42'-9 5/8"	YES
CORNER LOT SIDE (SOUTH)	30 FT.	24'-7 1/4"	24'-7 1/4"	NO
SIDE (NORTH)	10 FT.	13'-10 3/4"	13'-10 3/4"	YES
REAR	30 FT.	37'-0" TO EXT'G DECK ROOF	23'-10 1/2" TO ROOF COVERED DECK	NO
		45'-9 5/8" TO EXT'G RESIDENCE	30'-6" TO NEW FND/BASEMENT	YES
BULK DIMENSIONS:				
	REQUIRED	ACTUAL (EXISTING)	ACTUAL (PROPOSED)	COMPLY
HEIGHT:	35 FT. MAX.	19 FT. MAX	19 FT. MAX	YES
LOT COVERAGE:	2,700 S.F. MAX. (20% MAX.)	2,303 S.F. (17.0%) (HOUSE, GAR, & COV. PORCH & DECK)	2,634 S.F. (19.5%) (HOUSE, GAR, & COV. PORCH & DECK)	YES
IMPERVIOUS COVERAGE:	5,400 S.F. MAX (40% MAX.)	4,825 S.F. (35.7%)	5,012 S.F. (37.1%)	YES
GROSS FLOOR AREA:	MIN. 2,600 S.F.	2,141 S.F.	2,475 S.F.	NO

HOUSE GROSS SQ. FT. AREAS				
	EXISTING	TO REMOVE	PROPOSED ADDITION	TOTAL PROPOSED
BASEMENT:	595		288	883
FIRST FLOOR:	1,385		334	1,719
SECOND FLOOR:	756		0	756
TOTAL GROSS LIVING AREA (1ST + 2ND):	2,141			2,475
SHED:	50			50
COVERED PORCH:	29			29
REAR PATIO/WALK AREAS:	568			568
GARAGE:	745			745
DRIVEWAY:	1,366			1,366
FRONT WALKS	394			394
REAR DECK	144	144		0
REAR DECK, COVERED	144	144	141	141

A REAR COVERED DECK FOR THE
MARKUNAS RESIDENCE
700 BIRCHWOOD RD.
FRANKFORT, ILLINOIS

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.
184.006972

EXP. DATE
4-30-23

REVISIONS

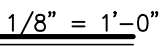
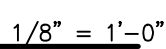
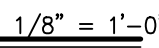
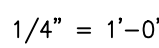
REV #	DATE:	REV. PER:

DATE:
11-8-22

DRAWN BY: --

PREVIOUS NO. --

PROJECT NO.
22080



A REAR COVERED DECK FOR THE
MARKUNAS RESIDENCE
700 BIRCHWOOD RD.
FRANKFORT, ILLINOIS

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.
184.006972

EXP. DATE
4-30-23

REVISIONS		
REV #	DATE:	REV. PER:

DATE:
11-8-22

DRAWN BY: —

PREVIOUS NO. —

PROJECT NO.
22080

EXISTING/DEMO.
FOUNDATION PLAN



- DEMOLITION NOTES:
1. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY PIPING LOCATION AND INVERTS FOR CONNECTION TO NEW PLUMBING FIXTURES.

2. ANY WASTE OR VENT PIPING CAPPED OFF MUST BE CAPPED PROPERLY ACCORDING TO ILLINOIS STATE PLUMBING CODE & INSPECTED BEFORE PATCHING FLOOR. ALL HAND SINKS MUST BE SOLID CONNECTION WITH REMOVABLE TRAP & CLEANOUT ON FLOOR. HOSE & SPRAY UNITS NEW OR EXISTING SHALL BE PROTECTED AGAINST BACKFLOW. SOAP DISPENSERS, COFFEE, TEA, ICE MAKER MACHINES, ETC. MUST BE PROTECTED BY BACKFLOW. ALL OPEN SITE DRAINS MUST BE VENTED SEPARATELY 6" ABOVE SPILL LINE OF EACH OPEN SITE DRAIN.

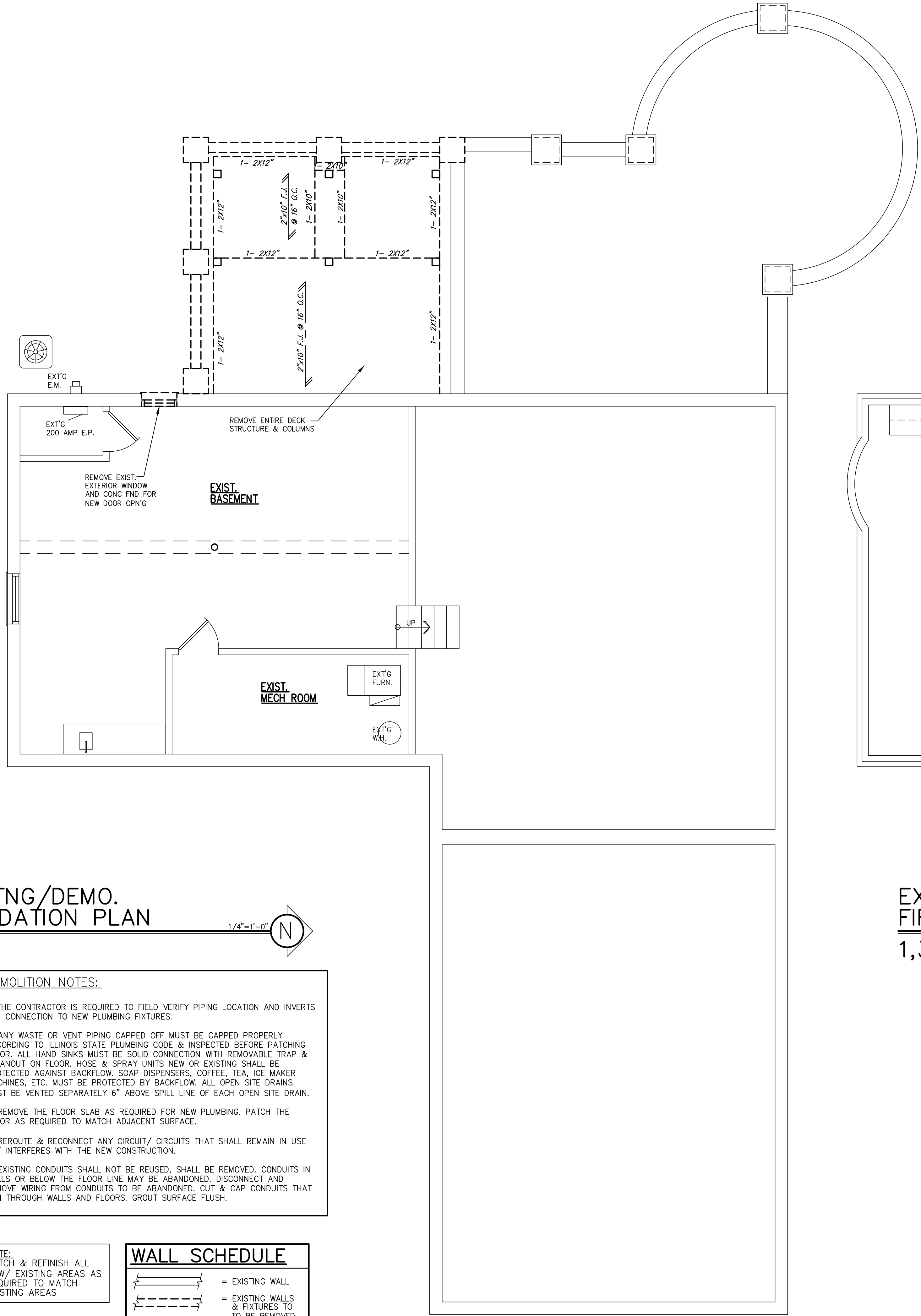
3. REMOVE THE FLOOR SLAB AS REQUIRED FOR NEW PLUMBING. PATCH THE FLOOR AS REQUIRED TO MATCH ADJACENT SURFACE.

4. REROUTE & RECONNECT ANY CIRCUIT/ CIRCUITS THAT SHALL REMAIN IN USE BUT INTERFERES WITH THE NEW CONSTRUCTION.

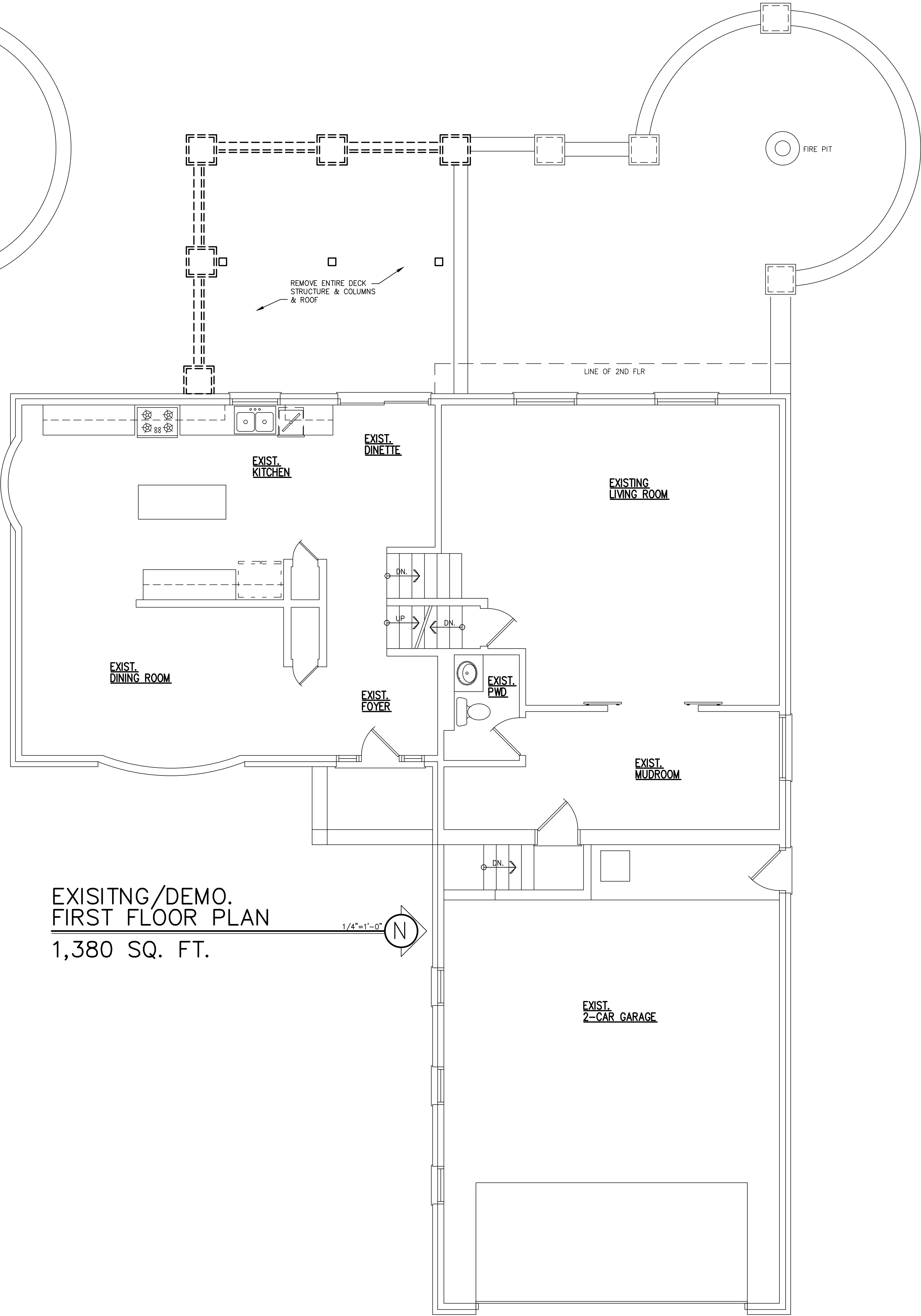
5. EXISTING CONDUITS SHALL NOT BE REUSED, SHALL BE REMOVED. CONDUITS IN WALLS OR BELOW THE FLOOR LINE MAY BE ABANDONED. DISCONNECT AND REMOVE WIRING FROM CONDUITS TO BE ABANDONED. CUT & CAP CONDUITS THAT RUN THROUGH WALLS AND FLOORS. GROUT SURFACE FLUSH.

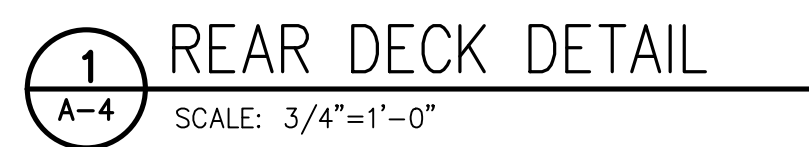
NOTE:
PATCH & FINISH ALL
NEW/ EXISTING AREAS AS
REQUIRED TO MATCH
EXISTING AREAS

WALL SCHEDULE	
	= EXISTING WALL
	= EXISTING WALLS & FIXTURES TO BE REMOVED



EXISTING/DEMO.
FIRST FLOOR PLAN
1,380 SQ. FT.





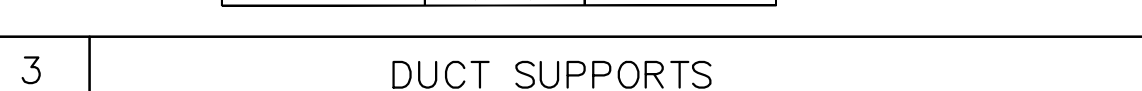
2015 IECC TABLE R402.1.2 (RESIDENTIAL) www.energycodes.gov (FREE RES-CHECK COMPLIANCE SOFTWARE) INSULATION AND FENSTRATION REQUIREMENTS BY COMPONENT (a)										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 (NORTH ILLINOIS)	0.32 (b)	0.55 (b)	NR (b)(e)	49 see R402.2.2	20 or 13 + 5 (h)	13/17 (i)	30 (g)	10/13 (c)	10/15 (d), 2 ft	10/19 (c)

SHEET NUMBER

A-5

SHEET NUMBER

M-1



RESIDENTIAL - ELECTRIC

1. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. UNUSED OPENINGS SHALL BE CLOSED TO AFFORD PROTECTION SUBSTANTIALLY EQUIVALENT TO THE WALL OF THE EQUIPMENT. INTERNAL PARTS OF ELECTRICAL EQUIPMENT SHALL NOT BE DAMAGED OR CONTAMINATED BY FOREIGN MATERIALS, AND THERE SHALL BE NO DAMAGED PARTS THAT MAY ADVERSELY AFFECT SAFE OPERATION OR MECHANICAL STRENGTH OF THE EQUIPMENT (NEC 110.12).

2. ALL ELECTRICAL CONTRACTORS ENGAGED IN PERFORMANCE OF ELECTRICAL WORK SHALL BE LICENSED PER ILLINOIS MUNICIPAL CODE 11-35-1. THE CONTRACTOR SHALL FILE WITH THE WILL COUNTY BUILDING DEPARTMENT A COPY OF THE VALID LICENSE AND SAID LICENSE SHALL REFLECT THE SCOPE OF THE WORK (WILL COUNTY ORDINANCE 150.112).

3. PERMITS ARE REQUIRED FOR ALL ELECTRICAL WORK, AND THEY SHALL BE ISSUED ONLY WHEN A DULY LICENSED AND BONDED ELECTRICAL CONTRACTOR IS LISTED ON THE PERMIT APPLICATION (WILL COUNTY ORDINANCE 150.112).

4. CONDUCTORS SHALL BE IDENTIFIED BY THE FOLLOWING MEANS AND PROVISIONS (IRC E3307.1):

A. INSULATED GROUNDED CONDUCTORS OF 4 AWG OR SMALLER:

- CONTINUOUS WHITE OR GRAY OUTER FINISH.
- THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.

B. INSULATED GROUNDED CONDUCTORS OF 4 AWG OR LARGER:

- CONTINUOUS WHITE OR GRAY OUTER FINISH.
- THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.

III. AT THE TIME OF INSULATION, A DISTINCTIVE WHITE OR GRAY MARKING AT THE TERMINATIONS, FOR WHICH SHALL ENVELOPE THE CONDUCTOR OR INSULATION.

5. AN ACCESSIBLE MEANS EXTERNAL TO THE SERVICE EQUIPMENT ENCLOSURE FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS IS REQUIRED BY THE CODE. BONDING OF LIMITED ENERGY SYSTEMS SUCH AS COMMUNICATION, RADIO AND TV, AND CATV CIRCUITS TOGETHER MUST BE PROVIDED BY AT LEAST ONE OF THE FOLLOWING MEANS (NEC 250.94 EXCEPTION):

A. EXPOSED NONFLEXIBLE METALLIC SERVICE RACEWAYS.

B. EXPOSED GROUNDING/INTERCONNECTING CONDUCTOR.

C. APPROVED MEANS FOR EXTERNAL CONNECTION SUCH AS 6 AWG COPPER CONDUCTOR NOT SHORTER THAN 6" AND BONDED TO THE METALLIC SERVICE RACEWAY OR SERVICE EQUIPMENT ENCLOSURE WITH A LISTED AND IDENTIFIED FITTING. THE OTHER END OF THIS CONDUCTOR MUST BE ACCESSIBLE AND BE LOCATED ON THE EXTERIOR OUTSIDE WALL, SO THAT EXTERNAL CONNECTION OF THE INTERSYSTEM BONDING OR GROUNDING CONDUCTOR, REQUIRED FOR COMMUNICATIONS, RADIO, TELEVISION, AND CATV CIRCUITS, CAN BE MADE.

6. RACEWAYS, CABLE TRAYS, CABLEBUS, AUXILIARY OUTTERS, CABLE ARMOR, BOXES, CABLE SHEATHING, CABINETS, ELBOW COUPLINGS, NIPPLES, FITTINGS, SUPPORTS, AND SUPPORT HARDWARE SHALL BE OF MATERIALS SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED (NEC 300.6).

7. WHEN A SERVICE RACEWAY ENTERS THE BUILDING IT MUST BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS FROM MOISTURE THAT MAY CONTACT LIVE PARTS. THE SEALANTS SHALL BE IDENTIFIED FOR USE WITH THE CABLE INSULATION, SHEILD, OR OTHER COMPONENTS (NEC 230.8).

8. ALL ELECTRICAL WIRING ON THE LOAD SIDE OF THE METER SHALL BE COPPER. ADDITIONAL CONSIDERATION MAY BE GIVEN TO ALUMINUM SERVICE CONDUCTORS ON A CASE-BY-CASE BASIS (WILL COUNTY ORDINANCE 150.113(C)).

9. ELECTRICAL METAL TUBING (THIN WALL) SHALL BE REQUIRED THROUGHOUT ALL STRUCTURES, HOWEVER, IT SHALL NOT BE INSTALLED UNDERGROUND OR IN CONCRETE (WILL COUNTY ORDINANCE 150.113(D)).

10. ALL CUT ENDS OF EMT SHALL BE REAMED OR OTHERWISE FINISHED TO REMOVE ROUGH EDGES, BUT NOT THREADED. EMT SHALL BE INSTALLED AS A COMPLETE SYSTEM IN ACCORDANCE WITH NEC 300.18 AND SHALL BE SECURELY FASTENED IN PLACE AND SUPPORTED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS (NEC 358.28 AND 358.30):

A. EMT SHALL BE SECURELY FASTENED IN PLACE EVERY 10' AND EACH EMT RUN BETWEEN TERMINATION POINTS SHALL BE SECURELY FASTENED 3' OF EACH OUTLET BOX, DEVICE BOX, CABINET, CONDUIT BODY, AND OTHER TUBING TERMINATION. EXCEPTIONS INCLUDE CONCEALED WORK IN FINISHED BUILDINGS OR PREFINISHED WALL PANELS, WHERE UNBROKEN LENGTHS CAN BE FISHED, AND, ALSO IF STRUCTURAL MEMBERS DO NOT READILY PERMIT FASTENING WITHIN 3', THE UNBROKEN LENGTH DISTANCE BETWEEN FASTENINGS CAN BE INCREASED FROM 3' TO 5'.

B. HORIZONTAL RUNS OF EMT SUPPORTED BY OPENINGS THROUGH FRAMING MEMBERS AT INTERVALS NOT GREATER THAN 10' AND SECURELY FASTENED WITHIN 3' OF TERMINATION POINTS SHALL BE PERMITTED.

11. THE NUMBER OF CONDUCTORS SHALL NOT EXCEED THAT PERMITTED BY THE PERCENTAGE FILL SPECIFIED IN NEC CHAPTER 9, TABLE 1.

12. BOXES AND CONDUIT BODIES SHALL BE OF SUFFICIENT SIZE TO PROVIDE FREE SPACE FOR ALL ENCLOSED CONDUCTORS. THE MINIMUM VOLUME FOR CONDUIT BODIES SHALL BE CALCULATED IN NEC 214.16(C). THE BOX VOLUME CALCULATED FROM NEC 314.16(A) SHALL NOT BE LESS THAN THE BOX FILL CALCULATIONS FROM NEC 314.16(B) (NEC 314.16).

13. EMT SHALL NOT BE USED UNDER THE FOLLOWING CONDITIONS: WHERE VULNERABLE TO PHYSICAL DAMAGE DURING AND AFTER INSTALLATION, WHERE ENAMEL IS THE ONLY PROTECTION FROM CORROSION, IF UNDER CONCRETE OR FILL SUBJECT TO MOISTURE UNLESS PROTECTED BY NON-CINDER CONCRETE AT LEAST 2" THICK OR TUBING IS MINIMALLY 18" UNDER THE CINDER FILL, IN ANY HAZARDOUS LOCATION, SUPPORTING LUMINAIRES, OR DISSIMILAR METAL CONTACT THAT DOES NOT INVOLVE ALUMINUM ENCLOSURES AND FITTINGS WITH STEEL EMT AWAY FROM SEVERE CORROSIVE INFLUENCES (NEC 358.12).

14. EVERY PANEL BOX MUST HAVE EACH CIRCUIT LABELED. ALL ELECTRICAL PANELS MUST BE LOCATED A MINIMUM OF 3" FROM SUMP PUMP OR EJECTOR PIT, LAUNDRY/MOP SINK, AND/OR LAUNDRY TUB. THE ELECTRICAL PANEL MUST HAVE A CLEARANCE AREA (WORKING SPACE) OF 30" WIDTH (WHICH DOES NOT HAVE TO BE CENTERED ON THE PANEL ITSELF), 3' DEPTH MEASURED OUT FROM THE PANEL, AND 6'-6" HEIGHT. THE HEIGHT REQUIREMENT CAN BE OMITTED IF THE PANEL IS IN AN EXISTING DWELLING AND THE ELECTRICAL SERVICE IS MAXIMUM 200 AMPS (WILL COUNTY ORDINANCE 150.113(R) AND NEC 110.26).

15. UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND ARE BURIED AT LEAST 18" BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12" ABOVE THE UNDERGROUND INSTALLATION (NEC 300.6(D)(3)).

16. FOR BOTH UNDERGROUND SERVICE ENTRANCE (USE) AND SERVICE ENTRANCE (SE) CABLES, THE ALLOWABLE BENDING RADIUS OF THE CABLE (MEASURED FROM THE INNER EDGE), SHALL BE AT LEAST FIVE TIMES THE DIAMETER OF THE CABLE ITSELF, PROVIDED THAT THE CABLE WILL NOT BE DAMAGED BEFORE, DURING, AND AFTER INSTALLATION (NEC 338.24).

17. CONTINUITY OF THE GROUNDING PATH OR THE BONDING CONNECTION TO INTERIOR PIPING SHALL NOT RELY ON WATER METER, WATER SOFTENERS, WATER HEATERS, WATER FILTERING DEVICES OR OTHER SIMILAR EQUIPMENT (NEC 250.53(D)(1) AND WILL COUNTY ORDINANCE 150.113(W)).

18. RECEPTACLE OUTLETS SHALL BE CALCULATED AT NOT LESS THAN 180 VOLT-AMPS FOR EACH SINGLE OR FOR EACH MULTIPLE RECEPTACLE ON ONE YOE. A SINGLE PIECE OF EQUIPMENT CONSISTING OF A MULTIPLE RECEPTACLE COMPRSED OF FOUR OR MORE RECEPTACLES SHALL BE CALCULATED AT NOT LESS THAN 90 VOLT-AMPS PER RECEPTACLE. EXCEPTIONS INCLUDE THE FOLLOWING (NEC 220.14(I)):

A. GENERAL-USE RECEPTACLE OUTLETS OF 20-AMP RATINGS OR LESS.

B. RECEPTACLE OUTLETS SERVICING THE OUTDOOR AREAS OF A DWELLING UNIT, AS WELL AS GARAGES, ACCESSORY BUILDINGS, AND BASEMENTS.

C. LIGHTING OUTLETS SERVICING THE PORTIONS OF DWELLING UNITS AS SPECIFIED IN NEC 210.70.

19. THE SUMP PUMP AND EJECTOR PUMP MUST BE EACH PROVIDED WITH A SINGLE DEDICATED RECEPTACLE OUTLET WITHOUT GFCI PROTECTION AND A RECEPTACLE OUTLET IN THE SAME VICINITY WITH GFCI PROTECTION (WILL COUNTY ORDINANCE 150.113(Y)).

A. T OF A LUMINAIRE OR APPLIANCE.

20. GFCI PROTECTION SHALL BE PROVIDED IN THE FOLLOWING AREAS: BATHROOMS, OUTDOORS, GARAGES, CRAWL SPACES (AT OR BELOW GRADE LEVEL), UNFINISHED BASEMENTS, KITCHENS (TO SERVE THE COUNTERTOP SERVICES), WITHIN 6 FEET OF THE OUTER EDGE OF SINKS AND BATHTUBS AND SHOWER STALLS, AND LAUNDRY AREAS (WHERE THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK) (NEC 210.8). MASTER BATHROOM HAS NON GFCI OUTLET.

21. FOR THE LAUNDRY AREA, PROVIDE AT LEAST ONE 20-AMP BRANCH CIRCUIT (IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION) TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. IF THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK, THEN IT MUST HAVE GFCI PROTECTION (NEC 210.8(A)(7) AND 210.11(C)(2)).

22. FOR THE KITCHEN AREA, PROVIDE AT LEAST TWO 20-AMP BRANCH CIRCUITS TO SUPPLY RECEPTACLE OUTLETS TO SERVE APPLIANCES IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA IN A DWELLING. NO BRANCH CIRCUIT CAN SERVE MORE THAN ONE KITCHEN (NEC 210.52(B)(1)).

23. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL, AND ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKETS OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERING (IECC R402.4.4).

24. FOR INTERIOR STAIRWAYS, AN ARTIFICIAL LIGHT SOURCE SHALL BE PROVIDED TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING THE TREADS AND LANDINGS AT A MINIMAL 1 FOOT-CANDLE. A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE SHALL BE PROVIDED WHERE THE STAIRWAY HAS SIX OR MORE RISERS, UNLESS REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED (IRC R303.7).

25. ALL GARAGES ATTACHED OR DETACHED (WITH ELECTRIC POWER) ARE REQUIRED TO BE ON A SEPARATE 20-AMP CIRCUIT, ONE FOR EACH CAR SPACE. GARAGE OUTLETS MUST HAVE GFCI PROTECTION AND BE RATED MINIMALLY 18" ABOVE THE FLOOR. FOR THE VEHICLE IS CONSIDERED AN APPLIANCE WITH AN IGNITION SOURCE. SINCE THE DWELLING-GARAGE SEPARATION HAS A REQUIRED FIRE RATING, THE OUTLETS HAVE TO HAVE A HORIZONTAL SEPARATION OF AT LEAST 24" FROM ANY OPENING ON THE OTHER SIDE OF THE SEPARATION FIREWALL (WILL COUNTY ORDINANCE 150.113(P), IRC R302.4.2 EXCEPTION 1.1, AND IRC M1307.3).

26. FOR SERVICING CEILING-SUPPORTED (PADDL) FANS, AN OUTLET BOX SHALL SOLELY SERVE AND SUPPORT THIS FAN, PROVIDED THAT THE FAN ITSELF WEIGHS LESS THAN 70 POUNDS, OR THE MAXIMUM SUPPORT WEIGHT SHALL HAVE A REQUIRED MARKING ON THE OUTLET BOX OR BOX SYSTEM OF THE INFORMATION (NEC 314.28(C)).

27. SPACING OF 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 SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS (NEC 210.52(A)).

B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES (NEC 210.52(C)).

28. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. WIRE THE DETECTORS SO THAT THE ACTUATION OF THE DETECTOR ACTUATES ALL DETECTORS.

29. A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICIENCY LAMPS WITH MINIMUM 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS, 50 LUMENS PER WATT FOR LAMPS 15-40 WATTS AND 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.

30. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP.

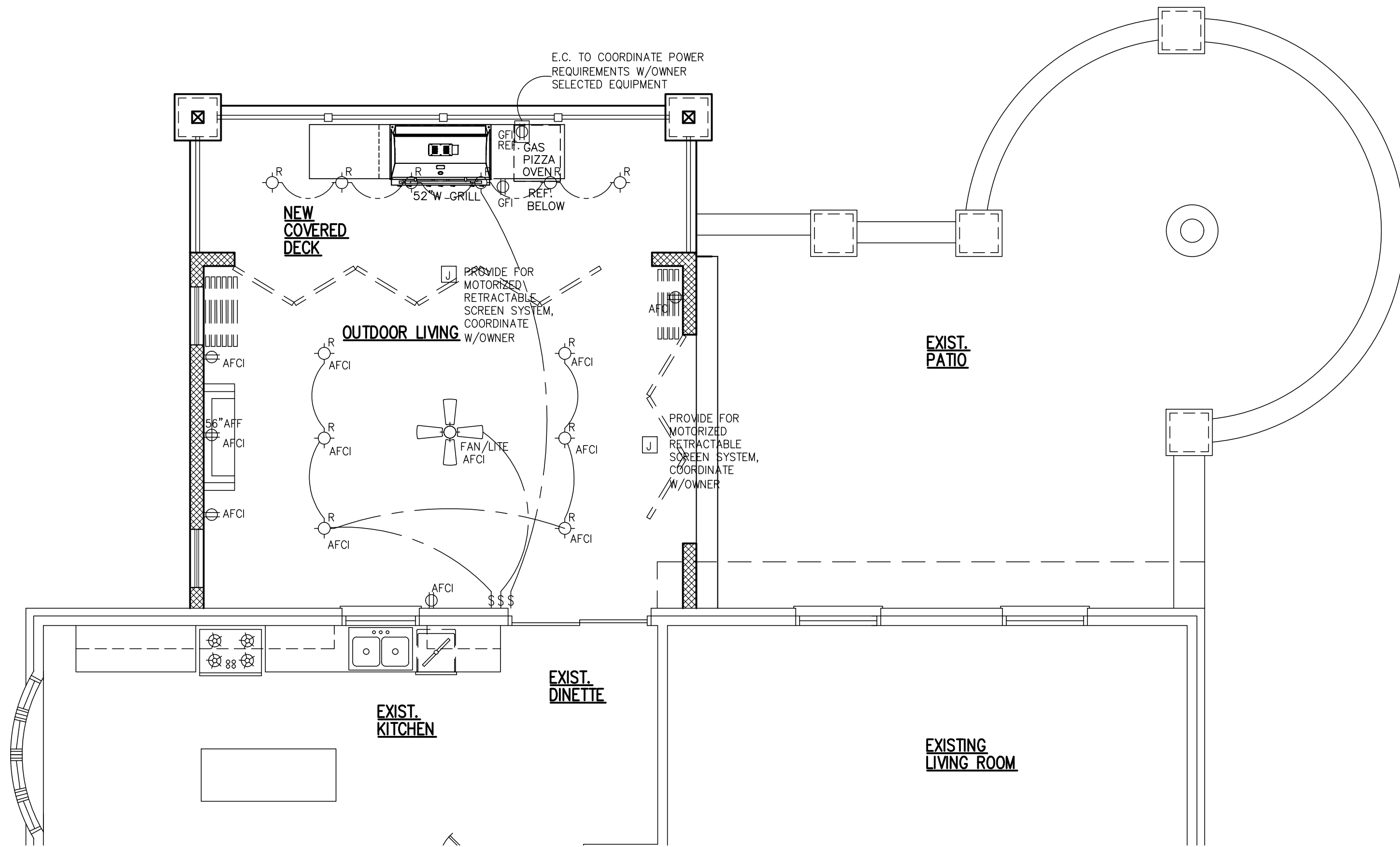
31. PROGRAMMABLE THERMOSTAT: WHERE THE PRIMARY HEATING IS FORCED AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.

32. COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

33. ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

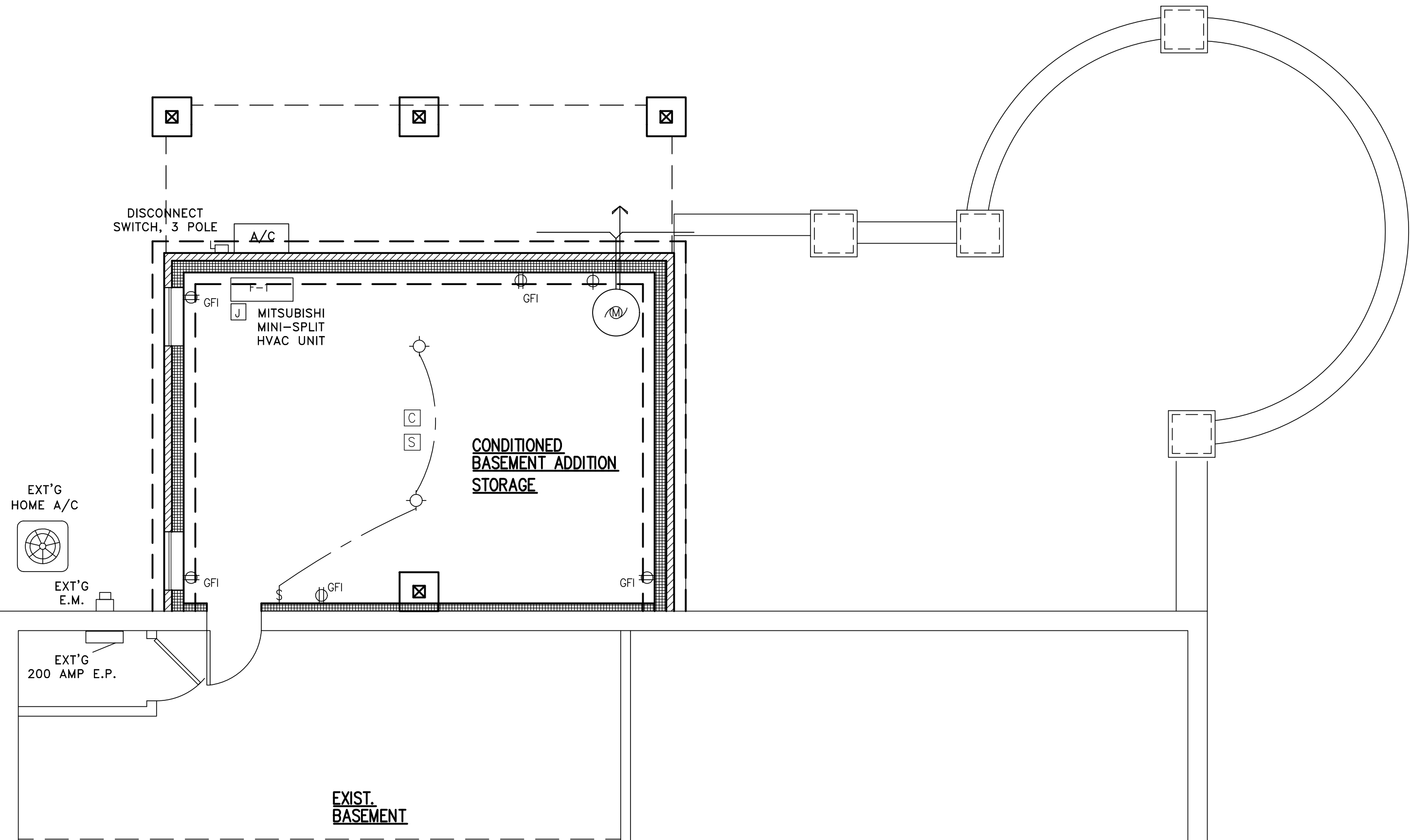
ELECTRICAL SYMBOLS

- WALL SWITCH
- DIMMER
- THREE WAY SWITCH
- FOUR WAY SWITCH
- AUTOMATIC DOOR SWITCH
- GARAGE DOOR PUSH BUTTON
- GARAGE DOOR KEYPAD
- GAS WALL HEATING UNIT
- WEATHERPROOF, GROUND FAULT INTERRUPTER DUPLEX OUTLET
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ONE SIDE SWITCHED
- CABLE TELEVISION CONNECTION
- TELEPHONE JACK
- WALL SCONCE TYPE AND STYLE PER OWNER / CONTRACTOR
- DOOR BELL TYPE AND STYLE PER OWNER / CONTRACTOR
- ELECTRICAL PANEL
- LOW VOLTAGE RECESSED
- RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- 4" RECESSED LIGHT FIXTURE PER OWNER/ CONTRACTOR
- CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- PENDANT LIGHT FIXTURE PER OWNER/CONTRACTOR
- WALL MOUNTED LIGHT FIXTURE PER CONTRACTOR/OWNER.
- MOTOR
- CEILING EXHAUST FAN PER OWNER/CONTRACTOR UNLESS OTHERWISE NOTED.
- CONDUIT RUN CONCEALED ABOVE CEILING
- SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP
- CARBON MONOXIDE DETECTOR
- SURFACE MOUNTED 2"x4" FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- SURFACE MOUNTED 2"x2" FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- UNDER/ABOVE CABINET STRIP LIGHTING TYPE AND STYLE PER OWNER / CONTRACTOR
- THERMOSTAT
- LIGHT FIXTURE WITH PULL CHAIN
- FLOOD LT. W/MOTION DETECTOR
- CEILING FAN



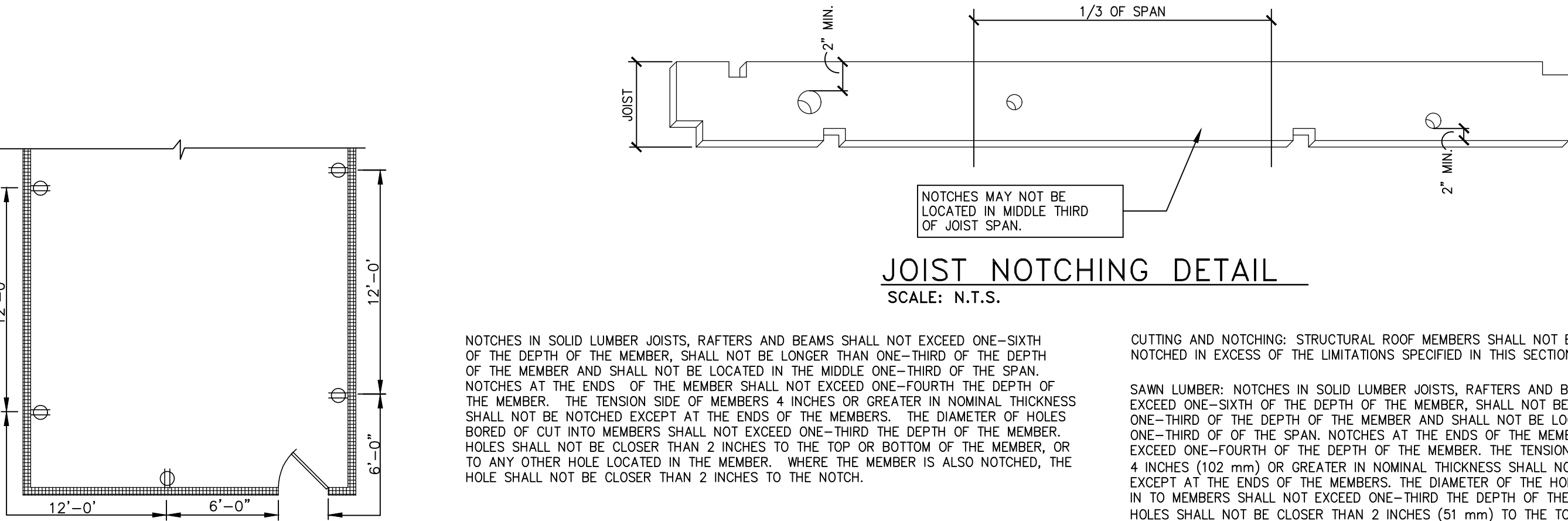
ELECTRICAL POWER/LIGHTING PLAN - FIRST FLOOR

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



ELECTRICAL POWER/LIGHTING PLAN - CRAWLSPACE

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



JOIST NOTCHING DETAIL

SCALE: N.T.S.

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OF CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% 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% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9mm) TH THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.

EXCEPTIONS:

- A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% 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.
- APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.

CUTTING AND NOTCHING: STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION.

SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OF CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE NOTCH.

EXCEPTIONS: NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 4 INCH NOMINAL (102 mm) AND THE LENGTH OF THE CANTILEVERS DO NOT EXCEED 24 INCHES (610 mm).

ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECT OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.

ALTERATIONS TO TRUSSES: TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (e.g., HVAC EQUIPMENT, WATER HEATING) EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

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A REAR COVERED DECK FOR THE
MARKUNAS RESIDENCE
700 BIRCHWOOD RD.
FRANKFORT, ILLINOIS

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.

184.006972

EXP. DATE

4-30-23

REVISIONS

REV # DATE: REV. PER:

DATE:

11-8-22

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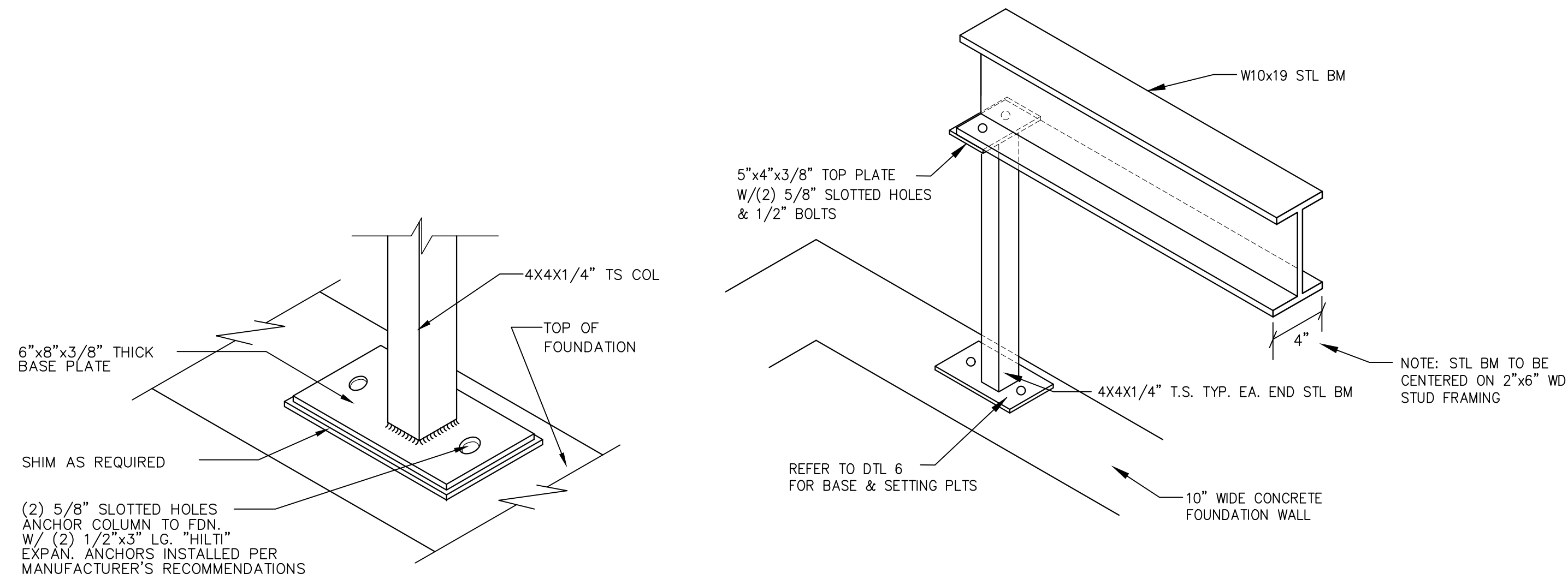
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PROJECT NO.

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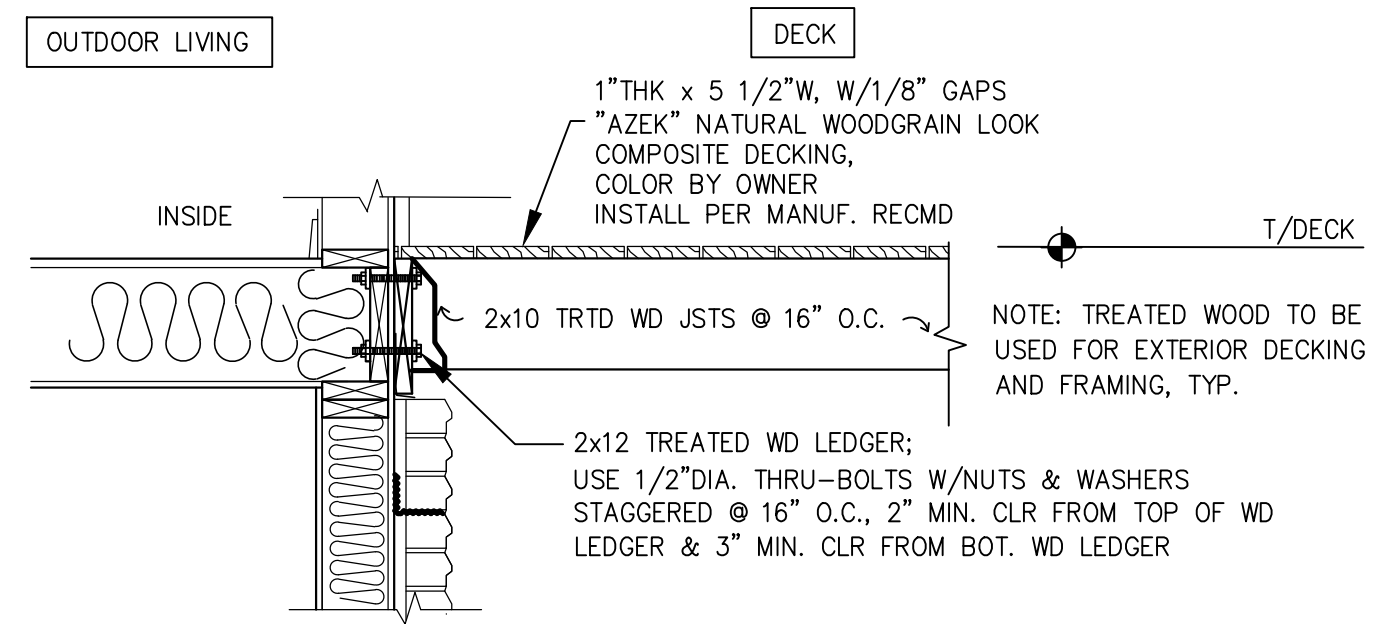
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E-1

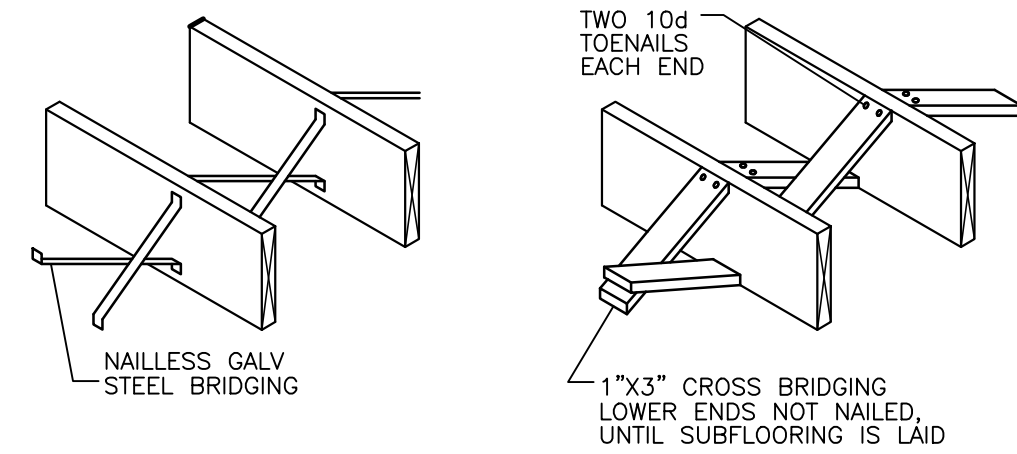


6 COL STL PLT DTL 1/2"=1'-0"

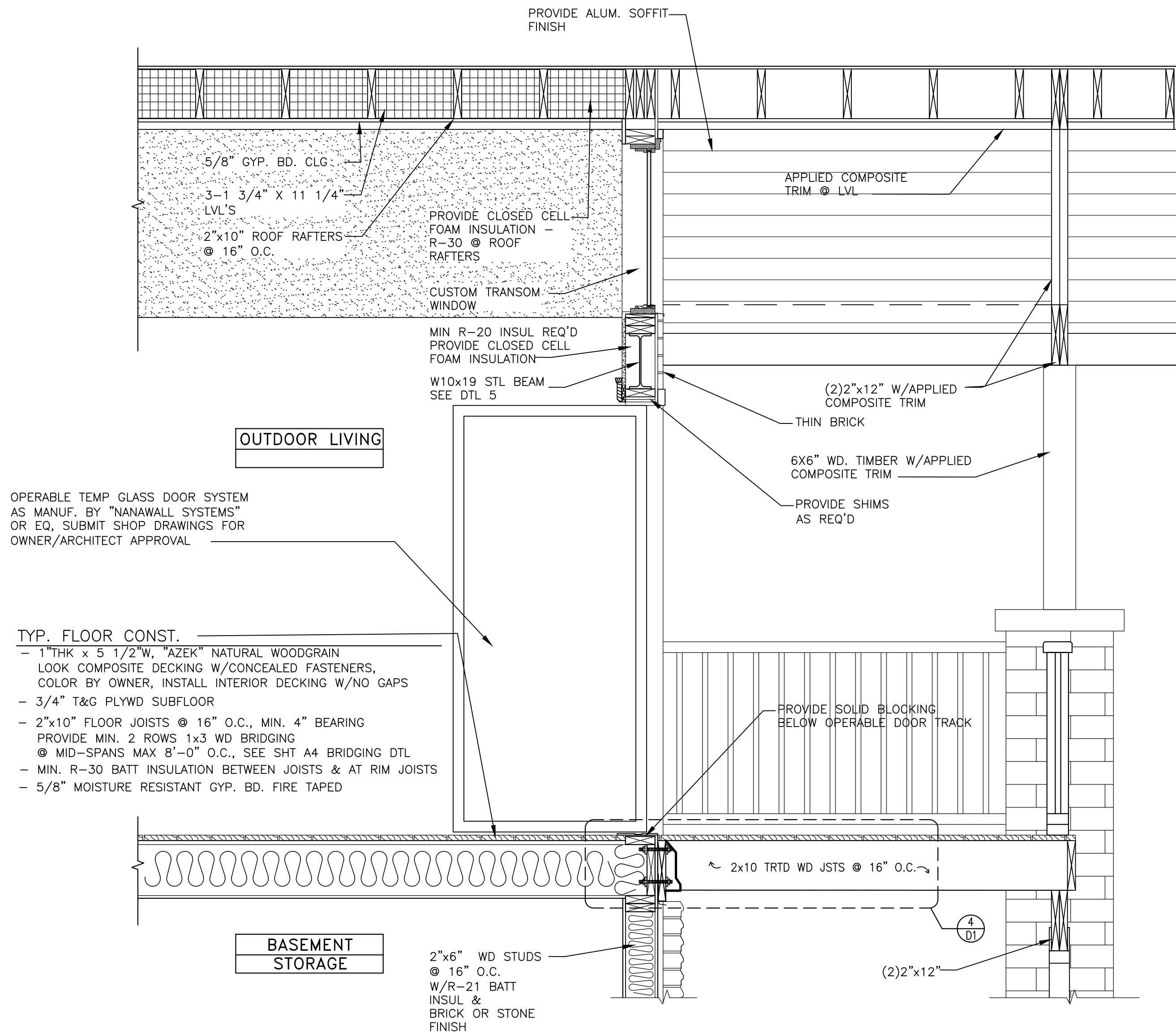
5 STEEL BEAM DTL 1"=1'-0"



4 LEDGER DETAIL 3/4"=1'-0"



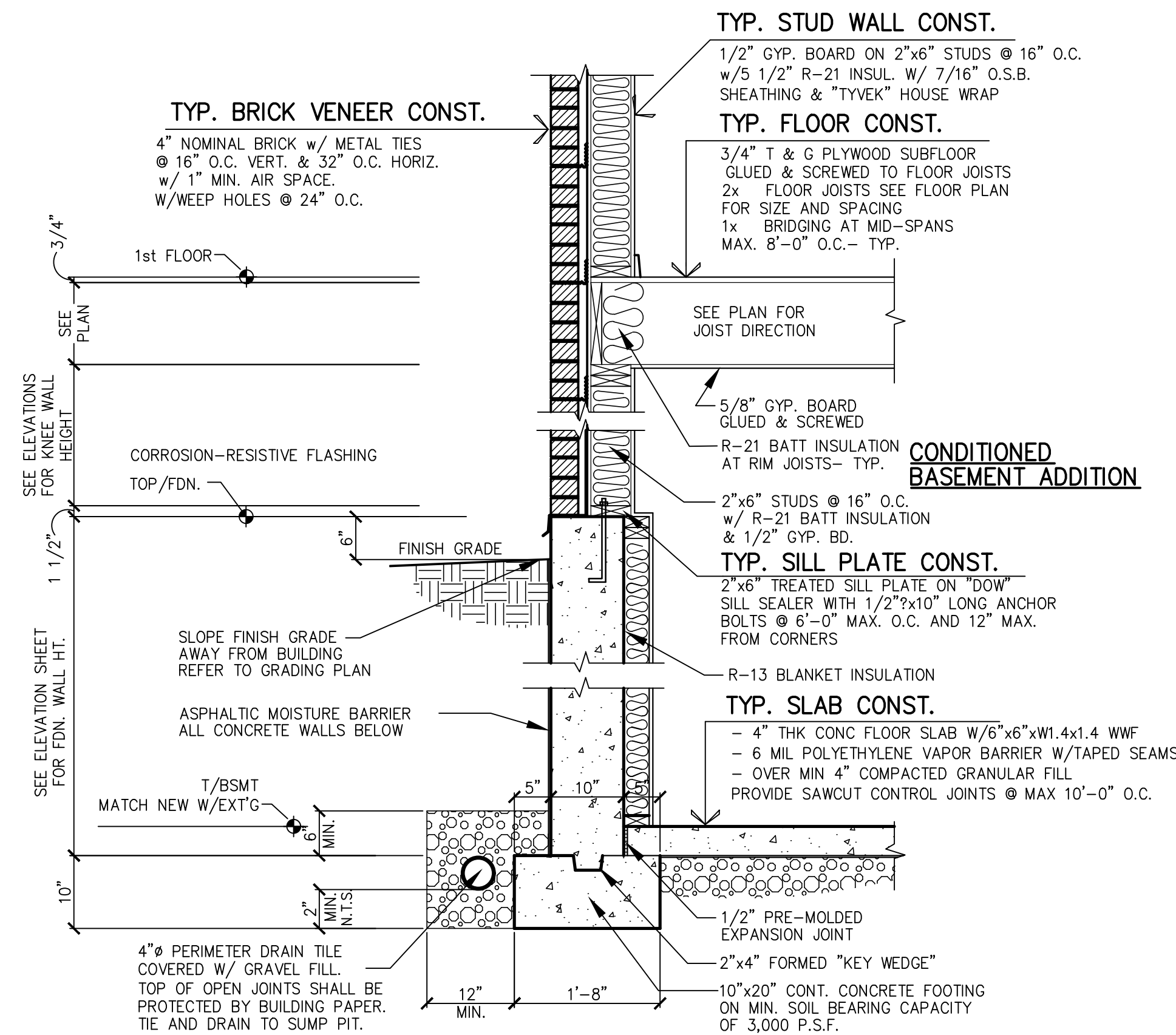
2 BRIDGING DETAILS N.T.S.



3 SECTION @ NANWALL/STL/DECK 3/4" = 1'-0"

T/STL BEAM
ELEV. +/-7'-9" V.I.F.

T/1ST FLR/DECK
ELEV. MATCH EXT'G



1 SECTION 3/4"=1'-0"

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4-30-23

REVISIONS

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