



ZONING ADMINISTRATOR VIRTUAL MEETING AGENDA

MONDAY, MARCH 15, 2021 - 4:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-05 and Senate Bill 2135, the Winnetka Zoning Administrator meeting on Monday, March 15, 2021 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to the Executive Order issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Zoning Administrator meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 935 9155 7824 (Please note there is no additional passcode or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 935 9155 7824; Webinar Passcode: ZA031521

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093; or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

**ZONING ADMINISTRATOR VIRTUAL MEETING AGENDA
MONDAY, MARCH 15, 2021 - 4:00 PM**

AGENDA ITEMS

1. Call to Order.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. **Case No. 21-10-ZA: 315 Birch Street:** An application submitted by Alex and Jenna Plakas seeking approval of a zoning variation to allow construction of a one-story addition at 315 Birch Street. The requested zoning variation would permit the addition to provide less than the minimum required total side yard setback. The Zoning Administrator has final jurisdiction on this request.
4. Public Comment.
5. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a virtual public hearing will be held by the Winnetka Zoning Administrator on **MONDAY, MARCH 15, 2021 AT 4:00 PM** for the purpose of considering the following:

CASE NO. 21-10-ZA

315 BIRCH STREET – RESIDENTIAL ADDITION

An application submitted by Alex and Jenna Plakas (the “Applicants”), as the owner of the property located at 315 Birch Street (the “Subject Property”), **to allow construction of a one-story addition to the existing residence on the Subject Property.** The Applicants have filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to provide less than the minimum required total side yard setback.

The Subject Property (Parcel Index Number 05-20-401-012-0000) is generally located on the east side of Birch Street, between Willow Road and Mount Pleasant Street, and is zoned R-3 Single Family Residential. The Subject Property contains an existing two-story residence.

VIRTUAL HEARING PUBLIC PARTICIPATION OPTIONS

In accordance with social distancing requirements and Governor Pritzker’s Executive Order 2021-04 and Senate Bill 2135, **the Winnetka Zoning Administrator meeting will be held virtually. The meeting will be livestreamed via the Zoom platform. In accordance with Public Act 101-0640, at least one representative from the Village will be present at Village Hall, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location.** Pursuant to Executive Order 2021-04 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a “first-come, first-served” basis.** The agenda and meeting materials for this meeting will be posted no later than the end of the day on Tuesday, March 9, 2021 at www.villageofwinnetka.org/agendacenter.

The public has the following two options **for observing and participating during this virtual Zoning Administrator meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only).** Call: 312-626-6799; when prompted enter the Webinar ID – 935 9155 7824 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed).** Download the Zoom meetings app to your smart phone, tablet or computer, and then join Webinar ID – 935 9155 7824, Webinar Passcode – ZA031521

Any changes to the above virtual meeting information will be included in the Zoning Administrator agenda posted at www.villageofwinnetka.org/agendacenter.

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

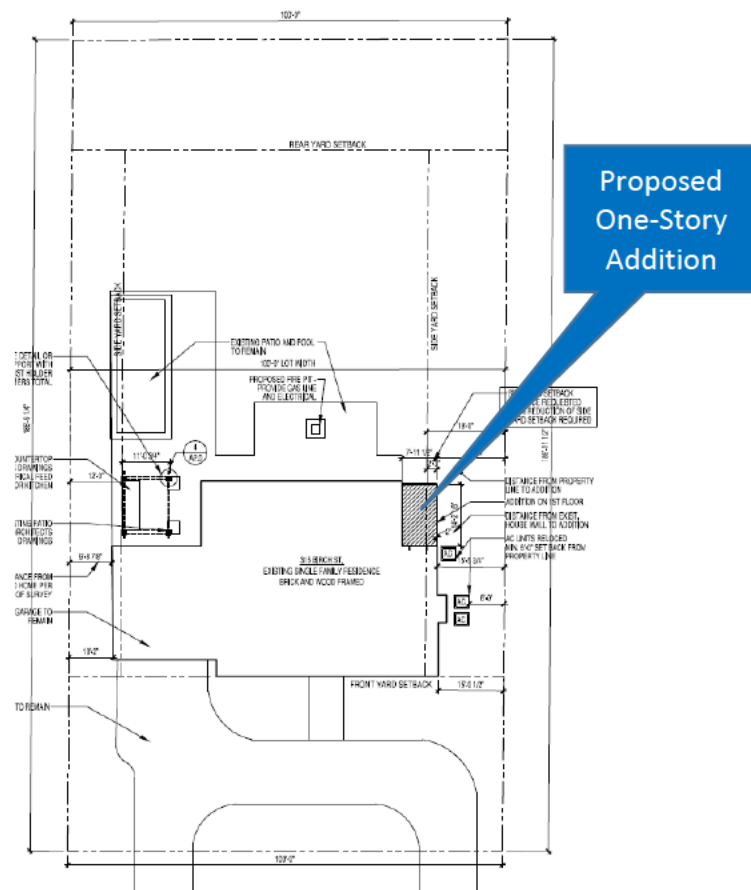
- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093; or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address,

phone number, and the name of the organization or agency you represent, if applicable. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093 [Telephone: (847) 716-3543; T.T.Y.: (847) 501-6041].



Proposed Site Plan
(Note: Details may change through review process)



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-10-2A

VA2001-103

Property Information

Site Address: 315 BIRCH ST.

Owner Information

Name: ALEX AND JENNA PLAKAS

Primary Contact: JENNA PLAKAS

Address: 315 BIRCH ST.

Phone No. [REDACTED]

City, State, ZIP: WINNETKA IL.

Email: [REDACTED]

Date property acquired by owner: _____

Architect Information

Name: LOUIS BANKS DESIGN BUILD, INC.

Attorney Information

Name: _____

Primary Contact: LOUIS BANKS

Primary Contact: _____

Address: 742 BURTAN TER.

Address: _____

City, State, ZIP: GLENVIEW IL. 60025

City, State, Zip: _____

Phone No. 773 405 7474

Phone No. _____

Email: LOUIS@LOUISBANKSDESIGNBUILD.COM

Email: _____

Nature of any restrictions on property: SIDE YARD SETBACKS

Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

WE RECEIVED UPDATED PLAT OF SURVEY WHICH MADE OUR LOT OVER 100' WIDE
AND NO LONGER REQUIRES LARGER SETBACKS. WE ARE REQUESTING A REDUCTION
IN THE SOUTH SIDE YARD SETBACK FROM 18'-0" MIN. TO 15'-9". $\approx 12.6\%$ OF 18'-0"

Property Owner Signature: [REDACTED]

Date: 2/17/21

February 17, 2021

REQUEST FOR MINOR VARIATION

Re: Plakas Residence

Addition to Existing Single Family Residence
315 Birch St.
Winnetka, IL 60093
Project No: 2020.018

To whom it may concern,

With the updated plat of survey our lot width has grown over the 100' mark as opposed to a plat of survey done in 2005. And therefore the lot requires larger side yard setbacks than the existing home has. We are requesting an addition that reduces the side yard setback on the south side of the home 2'-3" (from 18'-0" to 15'-9") about 12.6% of 18'-0" min required side yard here.

See attached drawings as well as the zoning calculations for the permit to build the addition.

Thank you in advance for your time to review this matter.

Sincerely,

Louis Banks

STANDARDS FOR MINOR VARIATION

Re: Plakas Residence

Addition to Existing Single Family Residence
315 Birch St.
Winnetka, IL 60093
Project No: 2020.018

To whom it may concern,

With the updated plat of survey our lot width has grown over the 100' mark as opposed to a plat of survey done in 2005. And therefore the lot requires larger side yard setbacks than the existing home has. We are requesting an addition that reduces the side yard setback on the south side of the home 2'-3" (from 18'-0" to 15'-9") about 12.6% of 18'-0" min required side yard here. The addition must meet the following standards for the variation:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district; IT WILL NOT
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants; IT IS AN EXISTING NON-CONFORMING SETBACK – THE HOME WAS BUILT PRIOR TO THE ADDITION PLANNING. THE UPDATED SURVEY INCREASED THE SIDE YARD SETBACKS FROM WHEN THE PLAT LISTED THE HOME AS UNDER 100' WIDE- IT IS A CHARACTERISTIC OF THE SUBJECT PROPERTY.
3. The variation, if granted, will not alter the essential character of the locality; IT WILL NOT
4. An adequate supply of light and air to adjacent property will not be impaired; IT WILL NOT
5. The hazard from fire and other damages to the property will not be increased; IT WILL NOT
6. The taxable value of the land and buildings throughout the Village will not diminish; IT WILL NOT
7. The congestion in the public street will not increase; and IT WILL NOT
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired. IT WILL NOT.

Sincerely,

Louis Banks

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

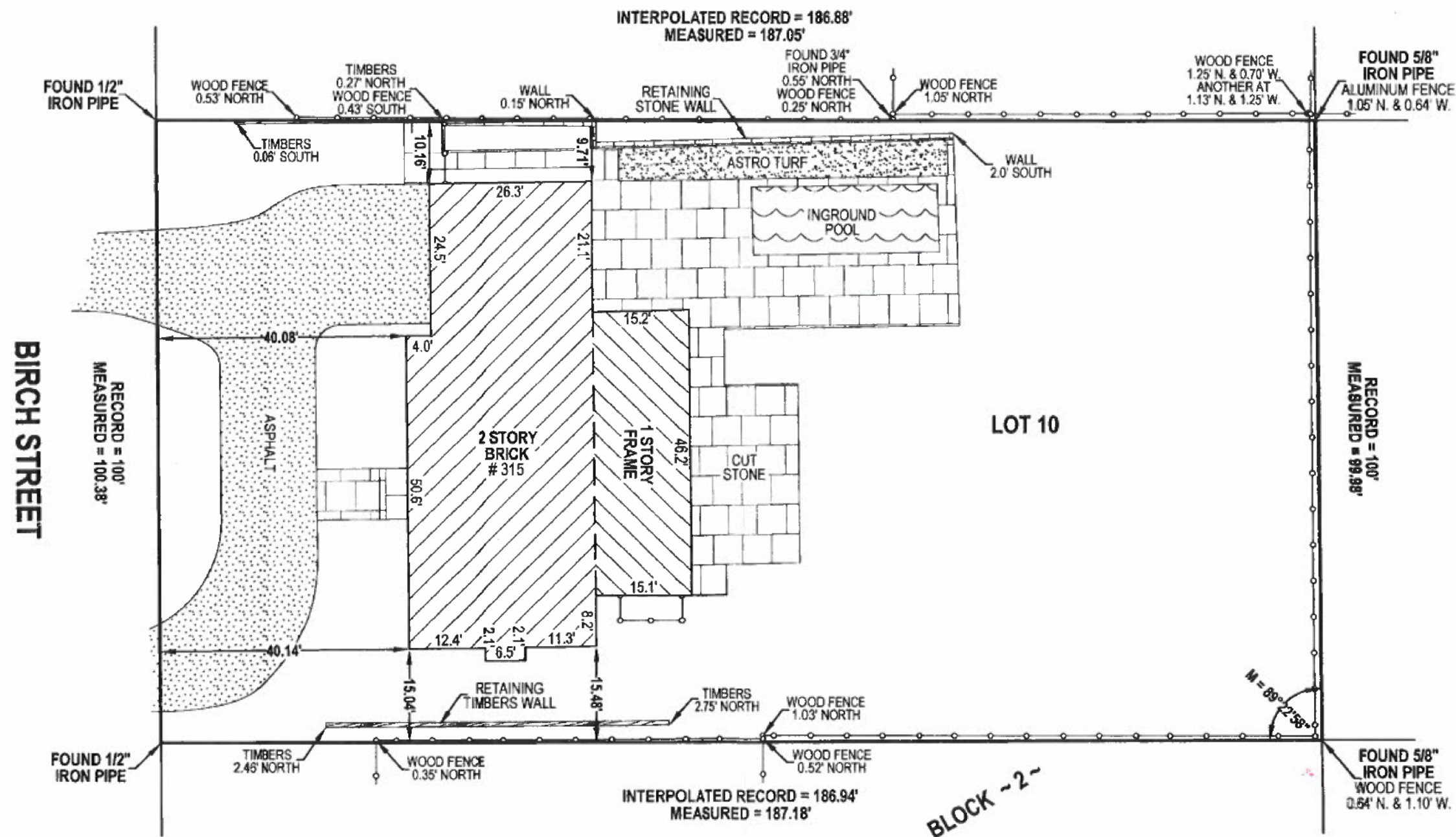
MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

PLAT OF SURVEY

Phone: 847-973-1873
Fax: 847-973-9783
midlakes.survey@yahoo.com

LOT 10 IN BLOCK 2 IN DALES THIRD ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT THE NORTHEAST QUARTER THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE: SOME GROUND LEVEL IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW AND / OR ICE COVER ON THE DAY FIELD WORK WAS COMPLETED.

SURVEY AREA = 18,743 Sq.Ft ± 0.43 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted.

Field work completed on 01/27/2021

COPYRIGHT© 2021 - MID LAKES SURVEY COMPANY

Job no. 462776 P.I.N. 05-20-401-012 Scale 1" = 20'
Address 315 BIRCH STREET Township NEW TRIER Platted By LR
WINNETKA, IL 60093 Ordered By JENNA PLAKAS Checked By NNM

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated JANUARY 29, 2021

MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS
Illinois Professional Land Surveyor. My license expires 11/30/2022



CERTIFIED COPIES EMBOSSED WITH RAISED SEAL

GENERAL NOTES

1. THE INFORMATION CONTAINED ON THE CONSTRUCTION DOCUMENTS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE CONTRACT DOCUMENTS AND WITH ALL THE ARCHITECT'S AND MANUFACTURER'S SPECIFICATIONS, TRADE ASSOCIATION RECOMMENDATIONS, ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES, AND APPLICABLE STANDARDS, CODES, ETC. INCORPORATED THEREIN BY REFERENCE WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE OF BY SIGNING THE CONTRACT.
2. Contractor is to assume full responsibility, unrelieved by review of shop drawings and by supervision or periodic observation of construction, for compliance with the contract documents, for dimensions to be confirmed and correlated on the job site and between individual drawings or sets of drawings for fabrication processes and construction techniques (including excavation, shoring, scaffolding, bracing, erection, formwork, etc.), for coordination of the various trades, and for the safe conditions on the job site. Variations in field conditions relative to the contract documents shall be reported to the architect and owner. Work shall not progress until written permission from the architect and owner is obtained.
3. DO NOT SCALE OFF OF DRAWINGS; use written dimensions only. If dimension is missing or inaccurate, consult with architect immediately.
4. Details not shown are similar in character to those detailed. Where specific dimensions, details, or design intent cannot be determined, consult with the architect before proceeding with the work.
5. Architect's approval must be secured in writing for all substitutions. If Architect's approval is not obtained, the Architect shall not be responsible for any related repercussions issuing from the substitution.
6. The Contractor will be responsible for replacing any items damaged during construction.
7. The General Contractor and Sub-Contractors shall maintain throughout the construction period Workman's Compensation, Comprehensive General Liability, and Automobile Liability insurance. Certificates of insurance shall be submitted to the Owner and Architect. The Contractor shall cause to have an endorsement contained naming the Owner and the Architect as Additional Insured. All contractors must be licensed and bonded.

SITE NOTES

1. Contractor to limit excavation in attempt to save maximum number of trees.
2. The General Contractor shall be responsible for the construction, erection, and maintenance of temporary fencing or other physical barrier around tree preservation areas as required. No construction activity, movement, and/or placement of equipment or material within the tree preservation area. No excess soil, additional fill, liquids, or construction debris shall be placed within the root zone of any tree that is required to be preserved. The fencing or other physical barrier must stay in place throughout the entire construction period. All fencing must be secured to metal posts driven into the ground and spaced no further than 10 feet apart.
3. Driveways on public parkways must be 10 to 15 feet from the base of established trees depending on tree diameter size.
4. All existing sidewalk to be replaced as part of new house construction. Solid surface driveway apron only. Sidewalk to be replaced with 6" thick walk at driveway.
5. All excavation and trenching must conform with the Occupational Safety and Health Administration Excavation and Trenching Standard, Part 1926, revised July 1, 1990.
6. Contractor will clean the construction site daily and store tools and materials in an orderly manner.
7. The civil engineer recommends that a plumber is hired to televisc all existing drains on the site to make sure that none are collapsed, damaged, or debris-filled.
8. Air conditioning condenser location to adhere to zoning setback requirements.

SITE NOTES

2009 I.R.C.: SECTION R106.3.1
PLANS ON JOB REQUIRED: A COPY OF APPROVED PLANS SHALL BE KEPT ON SITE OF THE BUILDING OR WORK & SHALL BE MADE AVAILABLE WHEN REQUIRED BY THE BUILDING OFFICIAL AT THE TIME OF INSPECTION.

SECTION 890.1380 STORM WATER DRAINAGE REQUIRED.
FOOTING DRAINS, STORM WATER DRAINS, ROOF DRAINS, PAVED AREA DRAINS, YARD DRAINS, COURTYARD DRAINS, AND SIMILAR DRAINS SHALL BE CONNECTED TO THE CITY STORM SEWER SYSTEM, OR TO ANOTHER APPROVED POINT OF DISCHARGE.

DOWNSPOUTS CONNECT TO CITY STORM SEWER UNLESS NOTES OTHERWISE ON THE DRAINAGE & GRADING PLANS

TEMPORARY DRIVEWAY NOTICE
A TEMPORARY GRAVEL DRIVEWAY MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE INSTALLED IN THE APPROVED LOCATION AND EXTEND AT LEAST 25 FEET FROM BEYOND THE LOT LINE.

SECTION 3306.1 SANITARY FACILITIES REQUIRED:
SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES

ELECTRICAL CODE:
ARTICLE 230-SERVICES
THE FUSED OR MAIN BREAKER SERVICE DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION ON THE OUTSIDE OF ALL NEW RESIDENTIAL BUILDINGS OR STRUCTURES OR INSIDE NEAREST THE POINT OF ENTRY OF THE SERVICE CONDUCTORS OF COMMERCIAL BUILDINGS OR STRUCTURES.

CODE REQUIREMENT NOTES

1. All work to be done in accordance with the latest requirements of all governing codes, ordinances, regulations & all of the governing municipality and county amendments:

- > International Residential Code for One and Two-Family Dwellings, 2015 Edition w/ appendix J (existing buildings)
- > International Property Maintenance Code, 2015 Edition
- > International Mechanical Code, 2015 Edition
- > International Fuel Gas Code, 2015 Edition
- > State of Illinois Plumbing Code, 2014 Edition
- > National Electrical Code, NFPA 70, 2014 Edition
- > International Fire Code, 2015 Edition
- > NFPA 101 Life Safety Code, 2015 Edition
- > NFPA Publication 13, 13R, 13D, 72, 2016 Edition
- > International Energy Conservation Code 2018 Edition with the Illinois Amendments
- > Village of Winnetka Building Code Amendments, August 1, 2019

2. Provide tempered glazing in all hazardous locations. (Sec. R-308, IRC)
- 1) Glazing in any part of the building where the bottom edge of the glazing is less than 18 above a standing surface. (i.e. shower door and enclosure)
- 2) Glazing in egress doors and glazing adjacent to a door where the nearest vertical edge is within a 24" arc of the door in a closed position and where the bottom edge is less than 60" above a standing surface.
3. Fireplaces & Chimneys to comply with IRC, Chapter 10.
Fireplace hearths to extend a minimum of 16" beyond the face of the fireplace opening and a minimum of 8" on each side of the fireplace opening for fireplaces having an opening of less than 6 square feet. The hearth of larger sized fireplaces shall extend a minimum of 20" beyond the face of the fireplace opening and a minimum of 12" on each side.
4. All stairways shall meet code requirements per IRC, Sec. R-311.7 & R-311.2.2. Handrails & guardrails shall comply with IRC, Sec. R-311.7.7.1 & R-312.
Minimum stair width to be 36". Interior handrails to be 34" to 38" above nosing. Maximum riser height is 7 3/4". Minimum tread depth shall be 10" with 1" nosing. Handrails are to project no greater than 3 1/2" into stairway width and a clear space of no less than 1 1/2" from wall. Maximum opening between vertical balusters is less than 4". Provide a minimum of 80" headroom. Interior and exterior guardrails, guardwalls, and parapets to be 36" above finished floor or deck. Enclosed accessible space under stairs shall be enclosed with 1/2" min. gypsum board required. Handrails shall have both ends returned to the wall or newel post, per Section R311.7.2

5. Structural Design Loads: Floors: 40 LBS Live Load, 15 LBS Dead Load; Roof: 30 LBS Live Load, 15 LBS Dead Load. Footing Design Bearing Pressure = 3,000 PSF. Wind Load = 20 PSF.
6. Dimensional lumber shall be Hem Fir No. 2 or better. Drilling and notching of top plates and studs will comply with code requirements.
7. Provide treated wood plates and wall furring for all walls nailed to foundation walls.
8. Provide 5/8" gypsum board at frame walls and ceiling between house and garage.
9. Firestopping shall be provided to cut off all concealed draft openings (both vertical & horizontal) & to form an effective fire barrier between stories & between the top story & the roof space.
10. Air conditioning condenser location to adhere to zoning setback requirements.
11. Anchor bolts shall be embedded 7" minimum into concrete. (Sec. 403.1.6, IRC)
1. place to an existing structure. (Sec. 907.2.1.4, Amendment to the International Fire Code)
12. Garage door shall be solid core or 20 minute rated. (Sec. R-309.1, IRC)
13. Provide access to attic 22" x 30" minimum. (Sec. R-807, IRC)
14. One window or exterior door in each bedroom as well as egress window wells shall comply with IRC, Sec. R-310 Emergency Escape & Rescue Openings.
15. No cellar in any building shall be used for or contain any quarters for sleeping or residential cooking. (Sec. 150.407)
16. Roof vents shall comply with IRC, Sec. R-806 Roof Ventilation.
17. Skylights shall comply with IRC, Sec. R-308.6 Skylights & Sloped Glazing.

18. A minimum two inch high drip pan is required under all appliances that may condense or hold water on levels of buildings other than basements. The pan must drain through a pipe a minimum of 3/4" diameter to an open site of the building's plumbing system. (Sec. 303.9)

19. The spaces between studs or joists shall not be utilized as a plenum for supply or return air. (Sec. 602.3)

20. Provide combustion air to furnace room. (Sec. R-1701.1, International Residential Code)

21. Crawl spaces to be conditioned. (Sec. R-408, International Residential Code)

22. Smoke Detectors: Every single family occupancy shall have installed therein an approved low voltage stand-alone hard-wired or wireless smoke detector system. Smoke detectors must be located in each bedroom for new construction, within 15 feet outside any bedroom, at the top of every stair, on each floor level and within 10 feet of any furnace, with no less than one detector on each floor level. (Sec. 91.005 & Sec. 907.2.1, Amendment to the International Fire Code)

23. All basements, cellars, crawl spaces and furnace areas are to have installed 110-volt hard wired, battery back up, smoke detectors (if less than 50% demolition only) or low voltage stand alone hard-wired smoke detector system if any remodeling or new construction takes place to an existing structure. (Sec. 907.2.1.4, Amendment to the International Fire Code)

24. A carbon monoxide detector is required within 15' of every sleeping room. The carbon monoxide detector may be combined with a smoke detector. A carbon monoxide detector may be battery operated or hardwired. Verify distance to each bedroom. 2nd Floor may require two detectors. (State of Illinois, Carbon Monoxide Alarm Detector Act)

25. All electrical wiring shall be of copper conductors. (Sec. 110-5, Amendment to National Electrical Code)

26. All new wiring installations or any changes or additions to electrical systems previously constructed shall be with rigid metal conduit (RMC), intermediate metal conduit (IMC) or electric metallic tubing (EMT). (Sec. 3000-1, Amendment to National Electrical Code)

27. The following additional separate branch circuits shall be required as needed:
A. Central air conditioning system.
B. Electric range.
C. Microwave oven.
D. Through wall air conditioners and heating units.
E. Motors of 1/4 horsepower or larger.
F. Electric water heaters.
G. Electric dryers - 240 volt.
H. Sump pumps.
I. Sanitary ejector pump.
J. Central vacuum system.
K. Dishwasher.
L. Furnaces.

28. All closet lights shall be:
A. recessed lights with 6" clearance between fixture and nearest point of storage space.
B. fluorescent lights with 6" clearance between fixture and nearest point of storage space.
C. incandescent lights with 12" clearance between fixture and nearest point of storage space. (Sec. 410.8.B, NEC)

29. Light fixture above whirlpool, tubs and showers shall be G.F.I. (Sec. 680.6, NEC)

30. Arc-fault circuit-interrupter protection:
A. Definition: an arc-fault interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
B. Dwelling unit bedrooms: all branch circuits that supply 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter(s). (Sec. 210-12 NEC)

31. The minimum diameter of a building sanitary sewer service shall be 4". (Sec. 890.170.G, Amendment to Illinois State Plumbing Code)

32. A clean out shall be provided at the junction of the building drain and building sewer. It shall be located outside the building within 5' of the foundation wall.

33. All floor drains and hub drains below grade shall be a minimum size of 4" in diameter.

34. Plumbing vents: Any vent which contains any plumbing lines, stacks, branches, or risers, any one of which is at least 1 1/2" min. diameter in size, shall consist of not less than 2x6 framing members. Any measures necessary to protect such plumbing from freezing shall be the responsibility of the architect or engineer. Drilling & notching shall comply with the IRC (Sec. 171.350).

35. In no case shall the water service pipe be less than 1" nominal diameter. (Sec. 890.1200, Amendment to Illinois Safety Plumbing Code)

36. Where the developed length of hot water piping from the source of hot water supply to the farthest fixture exceeds 50', the hot water supply system shall be provided with a re-circulation return line. (Sec. 890. 1200. 12, Amendment to Illinois State Plumbing Code)

37. The vent extension through and above the roof shall be not less than 3" in diameter and shall have a diameter of at least 1" greater than that of the pipe to the roof. (Sec. 890.1400.a, Illinois State Plumbing Code)

38. Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or i-joists are not permitted unless the effects of such are specifically addressed. (Section: R502.8.2)

39. Exterior or load bearing walls with plates cut, drilled or notched more than 50% of the width of the stud shall have a galvanized metal tie 16 gage and 1 1/2 inches (1 1/2") wide fastened to each plate.(Section: R602.6.1)

40. Exterior or load bearing walls with studs drilled within 5/8" of the face of the stud shall be reinforced with a structural stud shoe. (Section R602.6)

41. The maximum difference between the tallest and the smallest stair riser shall not be greater than 3/8". (Section R311.7.4)

42. All equipment and appliances, including the air conditioner, water heater and furnace, shall be installed in accordance with their listings and the manufacturer's installation instructions. a copy of the manufacturer's installation instructions must be provided on site at the time of inspection.

43. NOT USED

44. The hvac system shall be controlled by a programmable thermostat. (Section R403.1)

45. Exterior walls, including behind bath tubs, shall have continuous air barrier. (Table 402.4.1.1)

46. When a portion of the hvac system is located outside the building thermal envelope, duct tightness shall be verified by a 3rd party. (Section R403.3.3.)

47. When following the prescriptive method all hot water piping shall be insulated to a minimum of r-3 (Section R403.5.3.)

48. NOT USED

49. The pump pit shall be a minimum of 2' above the floor.

ENERGY CONSERVATION CODE

This project is designed in accordance with the 2018 International Energy Conservation Code (I.E.C.C.). Using the Prescriptive Approach, the residence complies with the insulation & fenestration requirements by component based on Climate Zone 5. (Sec. R402)

Building Thermal Envelope Requirements for Climate Zone 5 (IECC Table 402.1.1):

Glazing U Factor: Required: 0.32; Actual: 0.32.

Skylights Glazing U Factor: Max: .55; Actual: .55.

Ceiling R- Value: Required: R-49; Actual: R-49.

Wall R-Value: Required: R-20; Actual: R-20.

Floor R-Value: Required: R-30 min.; Actual: R-30.

Basement Wall R-Value: Required: R-15/19; Actual: R-15 continuous @ unfinished R-13 batt & R-5 continuous @ finished

Basement Slab R-Value: Required: R-10; Actual: R-10.

Air Leakage Requirements (IECC 402.4):

Dwelling will achieve compliance to the mandatory air leakage & tightness requirements per the Visual Inspection Option. Building envelope tightness & insulation installation shall be considered acceptable when the items listed in Table 402.4.2 (SEE BELOW), applicable to the method of construction, are field verified. When required by the code official, an approved party independent from the installer of the insulation shall inspect the air barrier & insulation.

ZONING INFORMATION

ADDRESS: 315 BIRCH ST
ZONING DISTRICT: R-3
LOT AREA = 18,743 SF
MIN. FRONT YARD SETBACK: 40' ESTABLISHED BUILDING LINE
MIN. INT. SIDE YARD SETBACK: 12 MIN 30 (12 + 18)
MIN. REAR YARD SETBACK: 25.00'

HEIGHT CALCULATIONS:
SUM OF SIDE YARDS TO BE: 33'-0" (2-1/2 STORIES)

IMPERVIOUS SURFACE CALCULATIONS:

PER CIVIL ENGINEERING DRAWINGS DATED 06.30.20

EXISTING IMPERVIOUS SURFACE = 7151 SF (38.36%)

ADDITION 14'-2 1/8" X 7'-11 1/2" = 112.83 SF (0.6%)

TOTAL = 7263.83 SF (38.96%)

ISSUE DATES

4	ISSUED FOR PERMIT	01.28.21
3	ISSUED FOR REVIEW	01.22.21
2	ISSUED FOR REVIEW	10.22.20
1	ISSUED FOR REVIEW	09.24.20

DRAWING INDEX

A0.0 SITE PLAN CODE NOTES
A0.1 SPECIFICATIONS
A1.0 FLOOR PLANS/ELECTRICAL SPECIFICATIONS
A2.0 ELEVATIONS AND SECTION
A3.0 STRUCTURAL SPECIFICATIONS
S0.1 STRUCTURAL SPECIFICATIONS

GENERAL NOTES

1. TREAD DIMENSIONS SHOWN DO NOT INCLUDE 1 1/4" NOSING.
2. PROVIDE CONTINUOUS WOOD BLOCKING IN THE WALLS FOR ALL CABINETS, MOLDINGS, TONEL BARS, RAILINGS, DOOR STOPS, ETC. VERIFY LOCATIONS.
3. COORDINATE LOCATIONS OF FLOOR JOISTS WITH PLUMBING DRAIN LOCATIONS, HVAC CHASES, AND LIGHTING PATTERNS.
4. DRYWALL CONTRACTOR TO PROVIDE ACCESS PANELS AS REQUIRED FOR EASY ACCESS TO MISCELLANEOUS VALVES.
5. PROVIDE FLUSH WOOD SUPPLY REGISTERS IN WOOD FLOORS.
6. TYPICAL SHOWER NICHES (UNLESS OTHERWISE DIMENSIONED): 12"WIDE X 24"HIGH X 4"DEEP, WITH SHELF 9" ABOVE BOTTOM OF NICHE. BOTTOM OF NICHE TO BE 3'-0" A.F.F.
7. BUILD ALL SOFFITS TO ENCLOSE AND CONCEAL DUCTWORK, PLUMBING, ELECTRICAL WORK, ETC. IN FINISHED AREAS.
8. CONTRACTOR TO SREW PLYWOOD DECKING TO JOISTS AFTER INSTALLATION OF DRYWALL
9. INSULATE AND DOUBLE DRYWALL AROUND ALL VERTICAL AND HORIZONTAL WASTE STACKS AS REQUIRED TO MINIMIZE SOUND TRANSFER TO HABITABLE SPACES
10. MECHANICAL NOTE: TOP OF GRILLES HIGH IN WALLS TO BE 1'-0" BELOW CEILING, TYP. BOTTOM OF GRILLES LOW IN WALLS TO BE 12" A.F.F., TYP.
11. ALL BEDROOM AND BATHROOM INTERIOR WALLS & ALL FLOORS TO HAVE SOUND BATT INSULATION

DISTANCE FROM PROPERTY LINE TO ADDITION
ADDITION ON 1ST FLOOR
DISTANCE FROM EXIST. HOUSE WALL TO ADDITION
HAC UNITS REDUCED MIN. 6'-0" SET BACK FROM PROPERTY LINE

315 BIRCH ST.
EXISTING SINGLE FAMILY RESIDENCE
BRICK AND WOOD FRAMED

PLAKAS
RESIDENCE
ADDITION AND RENOVATING
SINGLE FAMILY RESIDENCE
315 BIRCH ST.
WINNETKA, ILLINOIS 60093

Louis Banks Design Build
ARCHITECTURE
CONSTRUCTION
© LOUIS BANKS DESIGN BUILD, INC.
ALL RIGHTS RESERVED

SITE PLAN AND CODE NOTES

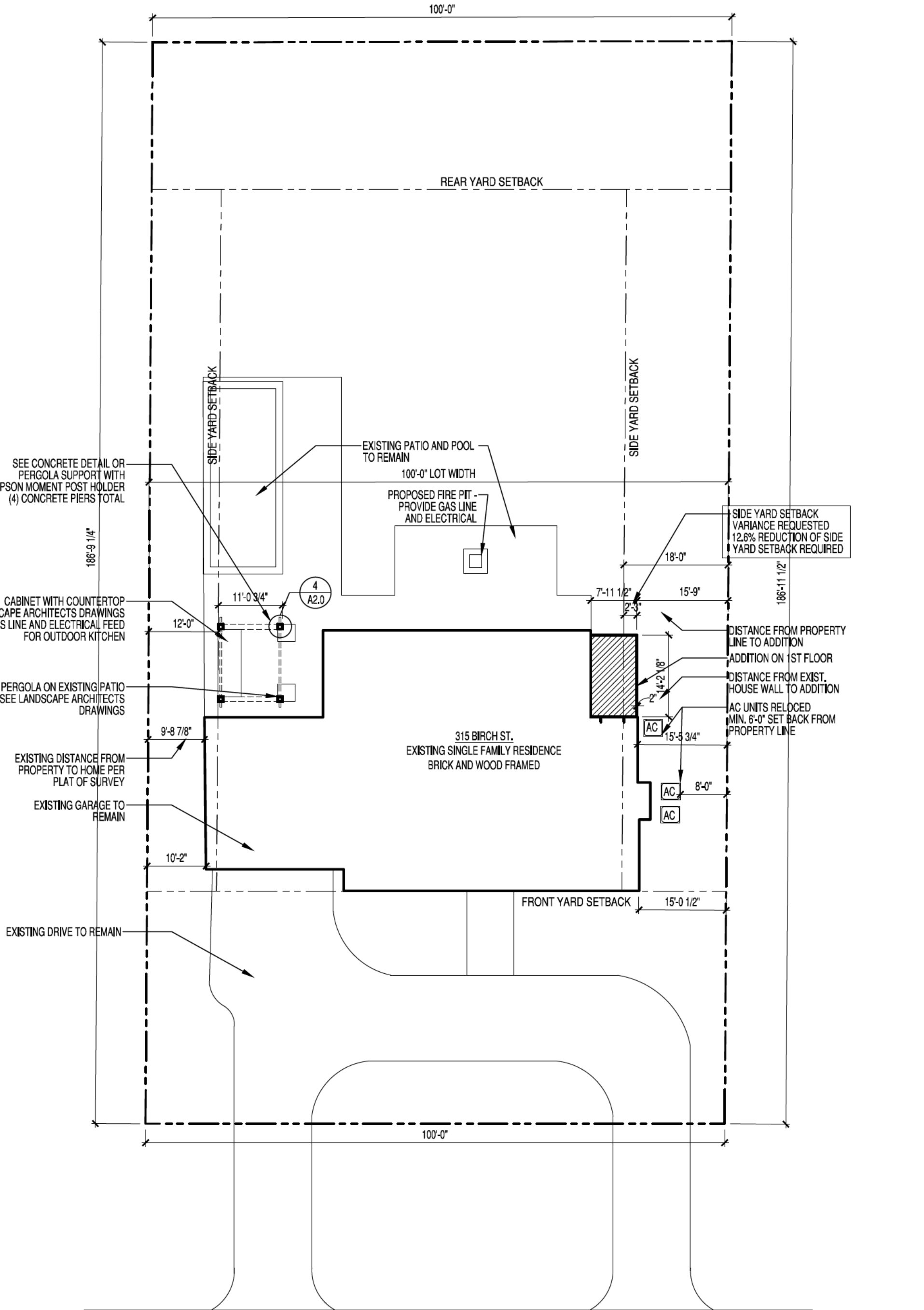
Scale:

PROJECT NUMBER:

SHEET NUMBER:

2020.18

A0.0



1 SITE PLAN
A0.0 SCALE: 1/16" = 1'-0"

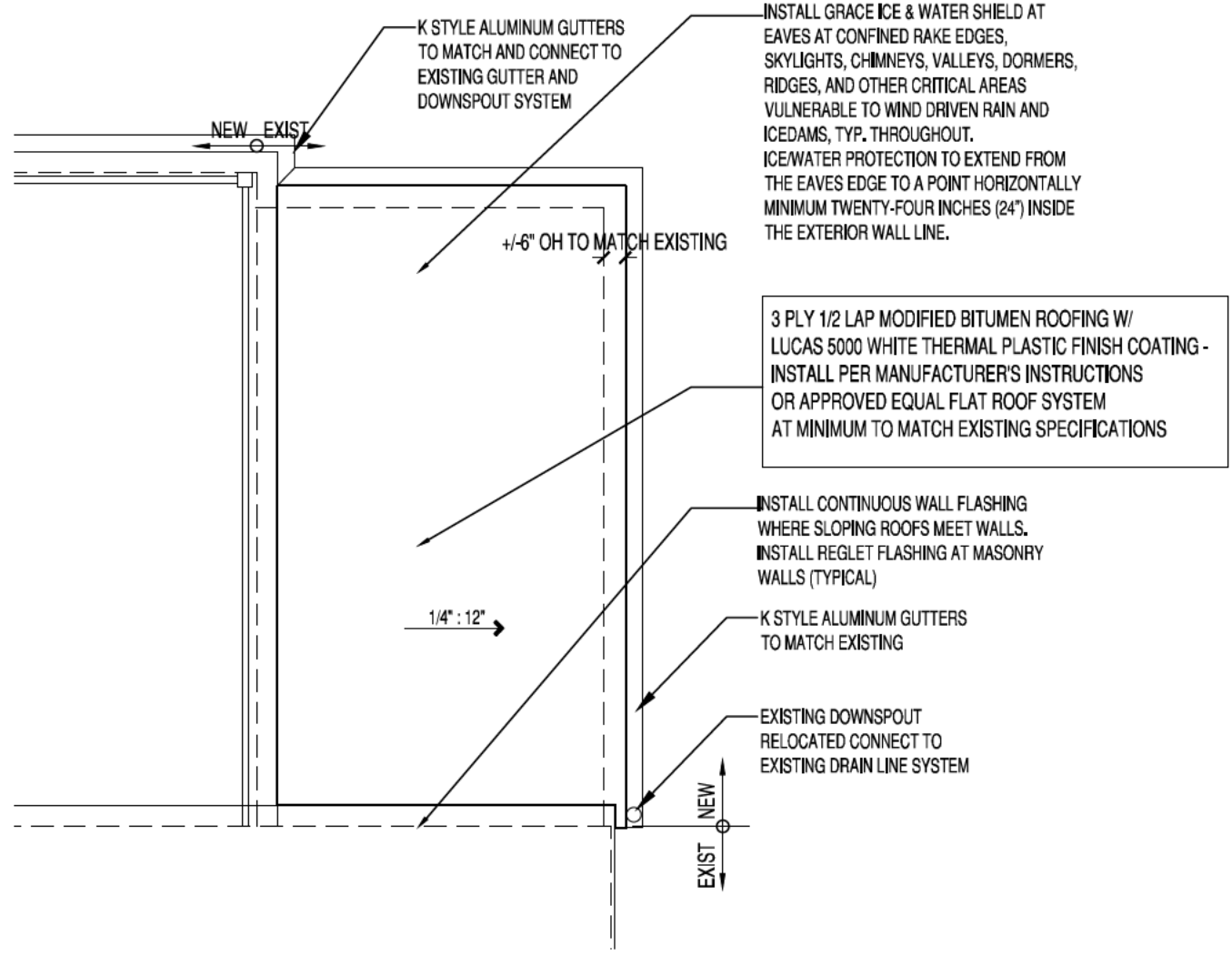
ELECTRICAL GENERAL NOTES

- In general indication on drawings of mention, in the following notes and specifications requires that Contractor and/or Subcontractor to furnish all labor, equipment, materials, tools and all incidents required for installation of electrical work.
- Electrician to coordinate with Commonwealth Edison as required to provide new underground service line from power pole to electrical service bus in accordance with Commonwealth Edison and the Village/City regulations.
 - Electrician to pay all fees for permits (when applicable to the project) and inspections required and shall obtain certificates of inspection.
 - Electrician to provide one-year guarantee on all materials and workmanship performed.
 - Electrician to provide and install new Service AS REQUIRED.
 - Electrician to coordinate with other trades and install conduit boxes to clear pipes, ducts openings, and other structural features.
 - All electrical drawings are to be read in conjunction with the project specification and all other drawings related to the performance of this work.
 - All lighting fixtures are to be located as required on the job to clear piping, equipment, and/or other mechanical equipment.
 - All dimensions are to center of devices.
 - Conduit runs shown on drawings are diagrammatic. Actual conditions should be followed.
 - All materials and equipment used on this project shall be new.
 - All wiring devices to be standard grade, as manufactured by Hubbell, P & S, or Slater.
 - New switches and dimmers to be Lutron "Divo". Provide incandescent dimmer, incandescent low voltage dimmer, electronic touch switch, incandescent capsule dimmer, or 3-way switch as shown on plan. Group all switches on one device whenever more than 1 switch or device is shown. Provide multi-gang faceplates as required. All devices, such as outlets, switches, and wall plates to be "white". Provide side safety mechanism on all wall outlets, typical.
 - All devices, such as outlets, switches, and wall plates to be "white" unless alternate color is approved by architect.
 - Height of all switches @ 48" A.F.F. unless otherwise indicated. Height of outlets on first floor centered on BASE TRIM. Height of outlets on other floors at 12" A.F.F. unless otherwise noted.
 - Mount thermostats and humidistats 60" A.F.F. unless otherwise indicated. Verify w/ owner.
 - Where switches are shown next to door jams and/or casings, keep 3" from plate to edge of casing.
 - Furnish mirrored cover plates for all electrical outlet, switches, T.V., and telephone devices mounted in mirrors.
 - Provide easily accessible panel for hydromassage tub motor servicing.
 - Provide porcelain socket and pull chain type lights in attic.
 - Provide breaker lock for dedicated 15 amp smoke detector circuit and clearly identify circuit in panel.
 - Provide separate circuit for each room.
 - Do not pipe or wire outlets in built-ins without coordinating with contractors built-in cabinetry plans.
 - Circuit boxes for all switches, devices and fixtures are to be installed and approved by owner prior to piping.
 - Install all surface mounted fixtures in accordance with manufacturer's instructions.
 - In baths of mirrors, install multi-head surface mounted fixtures without round backplate. Secure fixture as required.
 - No signaling device of any type, no loudspeaker, or similar device creating sound of any type, or device containing transformers, motors, or any rotating or vibrating parts of any type may be situated on demising and perimeter walls, floors or ceilings in contact with the building structure.
 - See 3/A5.0 for typical outlet centered on baseboard flat

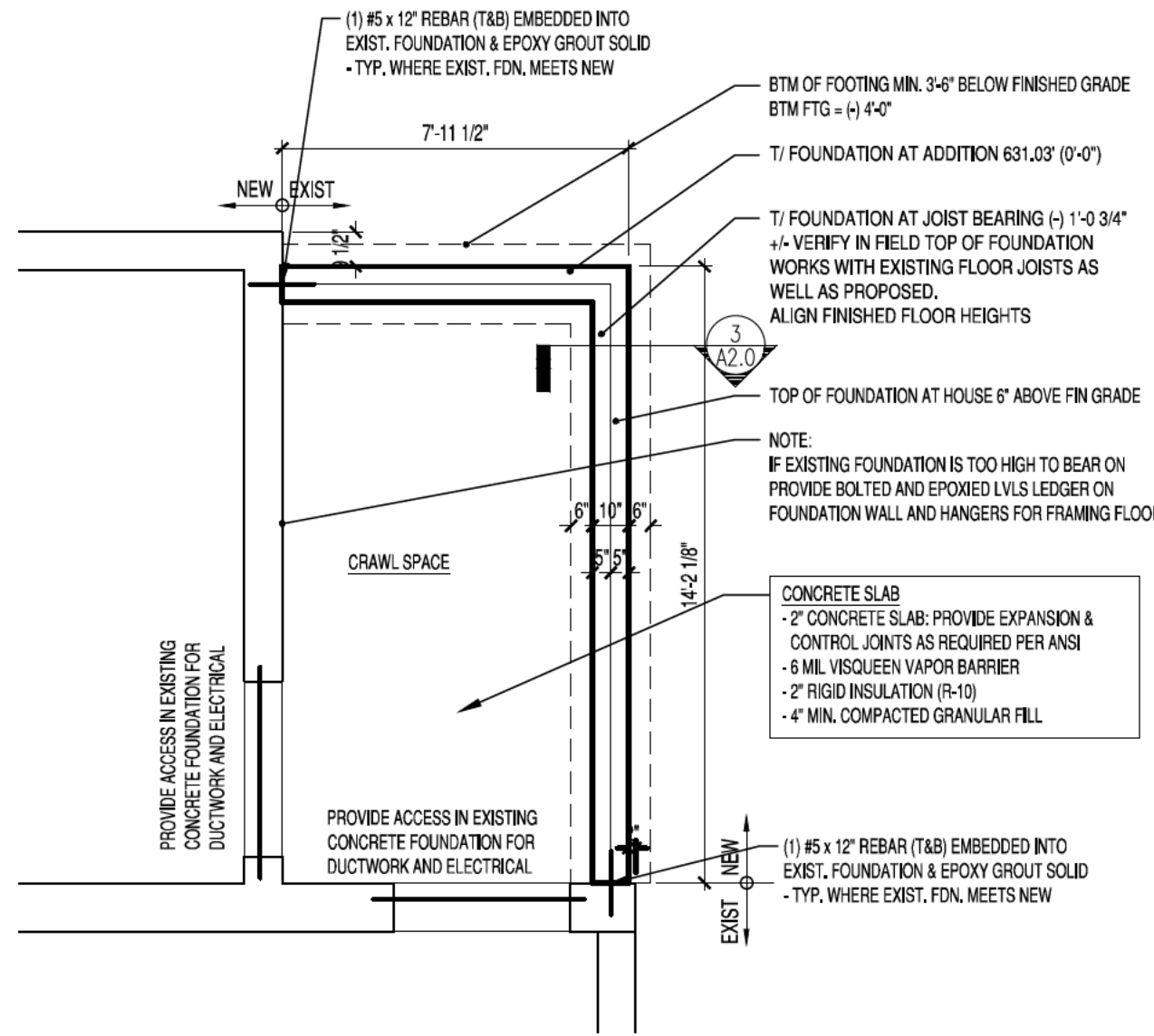
ELECTRICAL CODE NOTES

- All work to be done in accordance with the latest requirements of all governing codes, ordinances, and regulations including 2014 NEC, 2015 IRC and Village codes and amendments.
- Provide GFCI outlets in all bathroom, kitchen sink area, kitchen work island, laundry counter, garage, unfinished basement areas, and exterior locations as per code. A separate 20 amp circuit is required for each bathroom. NEC 210.8
- Provide recessed lights with integral thermal protection for direct contact with insulation where applicable as per code.
- Provide fixtures with solid lens cover in all closet areas as per code.
- Fixtures installed in wet or damp locations shall be installed so that water cannot enter or accumulate in wiring compartments, lampholders or other electrical parts as per code.
- Hydromassage bathtubs to be connected to GFI breaker in circuit breaker box; connection to GFI outlet is not acceptable- per the 2014 NEC.
- All services are to be grounded outside with 5/8" X 8' ground rod, bonded and mechanically at the meter filling. Inside of meter is to be piped to the street side of water meter and a properly sized jumper is to be installed across the water meter. PER NEC 250.52 & 250.53
- Provide illuminated switches where required by code.
- Provide lighting for all attic & crawl spaces as required by code.
- Provide receptacle outlets 12" on center, including any wall space 2' or more in width and all space occupied by siding panels in exterior walls. NEC 210.52
- Provide power and hook-up for kitchen appliances, whirlpool bath, washer and dryer, HVAC equipment, sump pump, and all other equipment as required by code.
- Provide approved smoke detectors as shown on electrical plan. All detectors shall be interconnected such that the activation of one alarm will activate all the alarms and be audible in all sleeping areas.
- Required smoke detectors shall receive their primary power from the building wiring, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Electrically powered smoke detectors shall be connected to a lighting circuit, and if interrupted, would be readily noticeable.
- Smoke Detectors: Every single family occupancy shall have installed therein an approved low voltage stand-alone hard-wired smoke detector system. Smoke detectors must be located in each bedroom for new construction, within 15 feet outside any bedroom, at the top of every stair, on each floor level and within 10 feet of any furnace, with no less than one detector on each floor level. (Sec. 91.005 & Sec. 907.2.1, Amendment to the International Fire Code) Per the 2014 NEC, 2015 IRC and Village of Glencoe codes.
- All basements, cellars, crawl spaces and furnace areas are to have installed 110-volt hard wired, battery back-up, smoke detectors (if less than 50% demolition only) or low voltage stand alone hard-wired smoke detector system if any remodeling or new construction takes place to an existing structure. (Sec. 907.2.1.4, International Fire Code 2015)
- A carbon monoxide detector is required within 15' of every sleeping room. The carbon monoxide detector may be combined with a smoke detector. A carbon monoxide detector may be battery operated or hardwired. Verify distance to each bedroom. 2nd floor may require two detectors. (State of Illinois, Carbon Monoxide Alarm Detector Act)
- All electrical wiring shall be of copper conductors.(Sec.110-5, Amendment to National Electrical Code 2011)
- All new wiring installations or any changes or additions to electrical systems previously constructed shall be with rigid metal conduit (RMC), intermediate metal conduit (IMC) or electric metallic tubing (EMT). (Sec. 3000-1, Amendment to National Electrical Code)
- The following additional separate branch circuits shall be required as needed:
 - Electric range
 - Electric water heaters
 - Electric dryers
 - Sump pump
 - Sanitary ejector pump
 - Central vacuum system
 - Dishwasher
 - Furnaces
- All closet lights shall be:
 - A. recessed lights with 6" clearance between fixture and nearest point of storage space.
 - B. fluorescent lights with 6" clearance between fixture and nearest point of storage space.
 - C. incandescent lights with 12" clearance between fixture and nearest point of storage space. (Sec. 410.8.B, NEC)
- All light fixtures located within tub or shower compartments shall have an approved vapor proof cover and shall be GFCI protected. (Article 210.8(a)(9) as amended)
- 3902.11 Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, bedrooms, dining rooms, living rooms, porches, decks, bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.
- Exterior lighting shall comply with The Village codes and amendments
- At least 75% of the lamps in the permanently installed light fixtures must be high efficiency bulbs. (Section 404.1)
- The receptacles installed in the kitchen island shall not be located more than 12" from the counter top and shall not be located under more than a 6" overhang.

- The receptacle in the wall of the laundry room within 6' of the laundry tub to be GFCI protected. (Article 210.8 (A) 7)
- All ceiling electrical boxes shall be capable of supporting ceiling fans per 2011 National Electrical Code, Article 314.27(D), 422.18
- All equipment and appliances shall be installed in accordance with their listings and manufacturer's installation specifications. A copy of the manufacturer's installation specifications shall be provided at time of inspection.
- Residential single-carbon monoxide detectors shall be installed throughout the residence to comply with 2012 IRC, Sections R314 and Sections R315, along with Village adopted amendment to the Fire Code, including Knox box installation.
- A single-family residences equipped with low voltage fire alarm systems, fire sprinkler systems, residential elevators or lift systems, or medical alert systems, shall have residential keyed Knox Boxes installed within five feet of the front doors of the residences and no lower than five feet above the ground, per Village adopted amendment to Fire Code.
- A heat detector shall be installed within ten feet of any furnace, per Village adopted amendment to Fire Code.
- Kitchen island receptacles shall not be located more than 12" from the counter top and not be located under more than a 6" countertop overhang per 2011 NEC, Article 210.52(c)
- All stairways shall be provided with a light in the immediate vicinity of each landing of the stairway, including the top and bottom. The control for these lights shall be a 3-way switch located at the top and bottom of the stairs. (Section 520.6)
- Provide a one-line diagram indicating the size, type and quantity of all service entrance conductors and complete grounding details. (IRC Section R106.1.1)
- All light fixtures located within tub or shower compartments shall have an approved vapor proof cover and shall be GFCI protected. (Article 210.8(a)(9) as amended)
- General Contractor to provide a panel schedule identifying, in part, the panel voltage, the size of all overcurrent protection devices and the use/life of all branch circuits. (IRC Section R106.1.1)
- House-wide surge protection system provided by audio-visual company and installed by contractor
- Emergency Generator to be filed under separate electrical permit along w/ assoc. drawings
- The fused or main breaker service disconnecting means shall be installed at a readily accessible location on the outside of all new residential buildings or structures
- Independent circuits shall be provided for each of the following appliances: range, oven, if separate from range, water heater, laundry, garage disposal, microwave, compressor, dishwasher, food freezer, refrigerator, whole house vacuum, tube with pumps, steam generators, sump and ejector pumps, furnaces, or conditioners, permanently connected heating appliances rated at 1,000 watts or more, including motors rated at 1/4 h.p. and over. Independent circuits used for the connection of a single attachment plug appliance rated 1,000 watts or more shall be installed with a 125 volt, 20 amp circuit and 20 amp rated single grounding type receptacle.



3 ROOF PLAN
A1.0 Scale: 1/4" = 1'-0"



2 FOUNDATION PLAN
A1.0 Scale: 1/4" = 1'-0"

ELECTRICAL SYMBOL LIST	
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	ILLUMINATED SWITCH
	RECESSED LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	LINEAR LIGHT FIXTURE - UNDER OR OVER CABINET
	EXHAUST FAN
	THERMOSTAT
	SMOKE DETECTOR - CEILING MOUNTED
	CARBON MONOXIDE DETECTOR - CEILING MOUNTED
	HEAT DETECTOR - CEILING MOUNTED
	KNOX BOX
	DUPLEX OUTLET
	INDICATES RECESSED IN FLOOR
	GFI DUPLEX OUTLET (SEE ELEVATIONS FOR HEIGHTS)
	SPECIAL PURPOSE OUTLET OR FEED (GC TO CONFIRM LOCATION/POWER REQ'S)
	WEATHER PROTECTED OUTLET
	DOUBLE DUPLEX OUTLET
	SPEAKER - CEILING MOUNTED
	CEILING FAN
SHOWN FOR DESIGN PURPOSES ONLY SYSTEMS BELOW BY OWNER:	
	DOORBELL/INTERCOM
	TV OUTLET
	TELEPHONE
	PHONE/DATA OUTLET

ELECTRICAL SYMBOL LIST	
A	4" Juno IC1 Air Loc Incandescent Recessed Straight Housing w/integral thermal protector for direct contact with ceiling insulation: 14W-WH Air Loc white baffle with white trim ring, with LED bulbs 12W-WH white shower and closet trim
B	Junos 4" IC44N Air Loc Low Voltage Housing for direct contact with insulation: 44W-WH Air Loc Flush Gimble Ring, 50W MR16.
C	5" Juno IC20 Air Loc Incandescent Recessed Straight Housing w/integral thermal protector for direct contact with ceiling insulation: 215W-WH Air Loc white baffle with white trim ring, with LED bulbs 210-WH Air Loc lensed shower & closet trim (wet location w/ outdoor lamps), 40W A19
D	6" Juno IC22W Air Loc Incandescent Recessed Housing w/integral thermal protector for direct contact with ceiling insulation: white baffle & white trim ring, LED bulbs
E	NOT USED
F	NOT USED
G	Low voltage puck light - WAC lighting "Low Voltage Halogen Button Light"
H	LED tape lighting - vfy. color temp. w/ GENERAL CONTRACTOR
I	Ceiling paddle fan with light
J	Surface-mounted fixture by owner, install only.
K	NOT USED
L	UNDER CABINET LED tape lighting - vfy. color temp. w/ GENERAL CONTRACTOR
M	NOT USED
N	NOT USED
O	Double bullet-type security fixture with high wattage flood lamp. Verify exact height and location of fixtures & switches with architect and owner.
P	Porcelain ceramic surface-mounted fixture with A lamp
Q	Whisper Ceiling ventilation fan by Panasonic, model FV-15VQ05 (150 cfm) UL listed for tub/shower enclosure when used with a GFCI branch circuit wire

GENERAL ELECTRICAL PLAN NOTES

- AT TV LOCATIONS PROVIDE POWER, COAXIAL, AND CAT.5 JACKS
- ELECTRICIAN TO CONNECT ALL MECHANICAL EQUIPMENT & APPLIANCES PER MANUFACTURERS SPECIFICATIONS, TYP.
- ALL BRANCH CIRCUITS THAT SUPPLY HABITABLE ROOMS INCLUDING CLOSETS, HALLWAYS & SIMILAR AREAS WILL HAVE ARC FAULT CIRCUIT-INTERRUPTER PROTECTION - SEE CODE FOR EXCEPTIONS TYP.
- PROVIDE TAMPER RESISTANT OUTLETS AS ARE REQUIRED IN AREAS PER NEC, TYP.
- VERIFY EXACT LOCATION OF FLOOR OUTLETS W/ OWNER
- FIRST FLOOR OUTLETS CENTERED IN BASEBOARD
- VERIFY MOTION SENSOR LIGHTS AND PHOTO SENSOR LIGHTS WITH OWNER
- CONTRACTOR TO PROVIDE ALLOWANCE FOR DIMMERS AND USB / POWER OUTLETS. VERIFY QUANTITY AND LOCATIONS WITH OWNER

GENERAL FLOOR PLAN NOTES

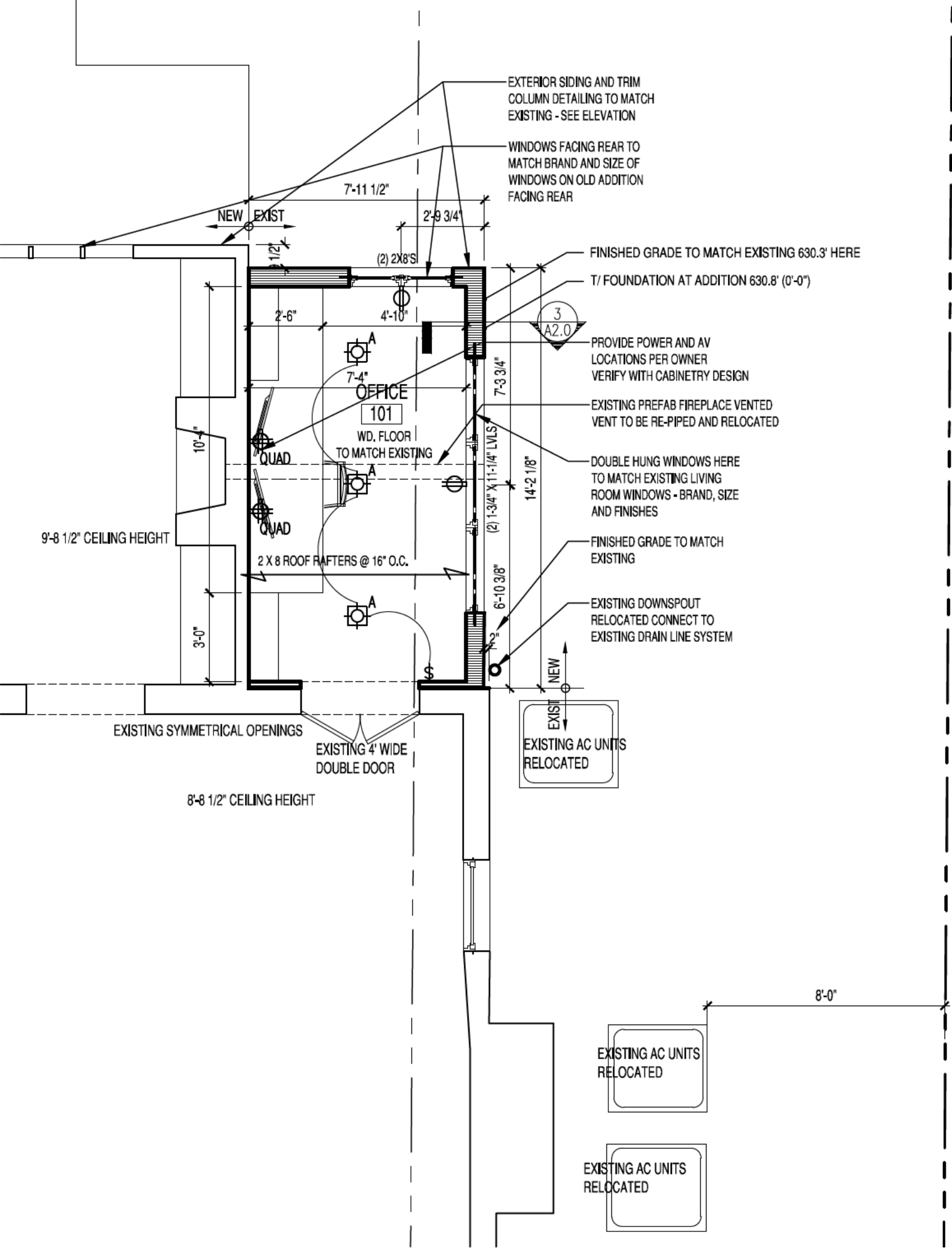
- ALL EXTERIOR SIDING WALLS TO BE 1-1/2" (FACE OF SIDING TO FACE OF INT. GYP. BOARD) TYP - UNLESS OTHERWISE NOTED
- ALL INTERIOR WALLS TO BE 5/8" WITH ALL INTERIOR PLUMBING & POCKET DOOR WALLS TO BE 6-3/4" (FACE OF 5/8" GYP. BOARD TO FACE OF 5/8" GYP. BOARD) TYP - UNLESS OTHERWISE NOTED ON PLANS. ALL INT. WALLS TO HAVE SOUND BATT INSULATION
- EXISTING WALLS
- FINISHED CEILING HEIGHTS INDICATED ON PLANS. VERIFY CEILING DESIGNS W/ INTERIOR ELEVATIONS & DETAILS

GENERAL CODE NOTES

1. TYPICAL STAIRCASE CODE NOTES
- MINIMUM TREAD DEPTH - 10" CLEAR OF NOSING. MAXIMUM RISER HEIGHT - 7 3/4" MINIMUM HEADROOM - 6'-4". MINIMUM STAIRWAY WIDTH - 36" RISE OF STAIRS REQ. TO BE UNIFORM & WITHIN 3/8" MAX. FROM HIGHEST TO LOWEST IN A RUN COVER UNDERSIDE OF STAIRS W/ 5/8" TYPE X (FIRECODE) GYP/PLUM BOARD RISE HANDRAIL HEIGHT TO BE BETWEEN 34" & 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAILS CONTINUOUS ON AT LEAST 1 SIDE OF FLIGHT OF STAIRS GUARDRAIL 36" HIGH MIN. ABOVE FINISHED FLOOR. BALUSTER SPACING OF LESS THAN 4". MAXIMUM OPENING OF LESS THAN 6" FOR THE TRIANGULAR OPENING CREATED BY STAIRS & GUARDRAIL.

SYMBOL LEGEND

- SECTION MARKER
- DETAIL MARKER
- INTERIOR ELEVATION MARKER



1 FIRST FLOOR PLAN
A1.0 Scale: 1/4" = 1'-0"

ISSUE DATES

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01.28.21
2	ISSUED FOR REVIEW	01.22.21
3	ISSUED FOR REVIEW	10.22.20
4	ISSUED FOR REVIEW	09.24.20

DRAWING INDEX

A0.0	SITE PLAN CODE NOTES
A0.1	SPECIFICATIONS
A1.0	FLOOR PLANS ELECTRICAL SPECIFICATIONS
A2.0	ELEVATIONS AND SECTION
S0.0	STRUCTURAL SPECIFICATIONS
S0.1	STRUCTURAL SPECIFICATIONS

GENERAL NOTES

- TREAD DIMENSIONS SHOWN DO NOT INCLUDE 1 1/4" NOSING.
- PROVIDE CONTINUOUS WOOD BLOCKING IN THE WALLS FOR ALL CABINETS, MILLWORKS, TONEL BARS, RAILINGS, DOOR STOPS, ETC. VERIFY LOCATIONS.
- COORDINATE LOCATIONS OF FLOOR JOISTS WITH PLUMBING DRAIN LOCATIONS, HVAC CHASES, AND LIGHTING PATTERNS.
- DRYWALL CONTRACTOR TO PROVIDE ACCESS PANELS AS REQUIRED FOR EASY ACCESS TO MISCELLANEOUS VALVES.
- PROVIDE FLUSH WOOD SUPPLY REGISTER IN WOOD FLOORS.
- TYPICAL SHOWER NICHES (UNLESS OTHERWISE DIMENSIONED): 12" WIDE X 24" HIGH X 4" DEEP, WITH SHELF 8" ABOVE BOTTOM OF NICHE. BOTTOM OF NICHE TO BE 3'-0" A.F.F.
- BUILD ALL SOFFITS TO ENCLOSE AND CONCEAL DUCTWORK, PLUMBING, ELECTRICAL WORK, ETC. IN FINISHED AREAS.
- CONTRACTOR TO SREW PLYWOOD DECKING TO JOISTS AFTER INSTALLATION OF DRYWALL
- INSULATE AND DOUBLE DRYWALL AROUND ALL VERTICAL AND HORIZONTAL WASTE STACKS AS REQUIRED TO MINIMIZE SOUND TRANSFER TO HABITABLE SPACES
- MECHANICAL NOTE: TOP OF GRILLES HIGH IN WALLS TO BE 1'-0" BELOW CEILING, TYP. BOTTOM OF GRILLES LOW IN WALLS TO BE 12" A.F.F., TYP.
- ALL BEDROOM AND BATHROOM INTERIOR WALLS & ALL FLOORS TO HAVE SOUND BATT INSULATION

PLAKAS
RESIDENCE

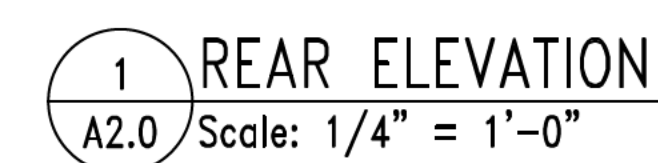
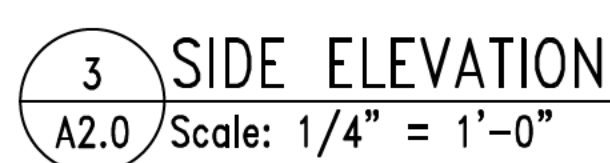
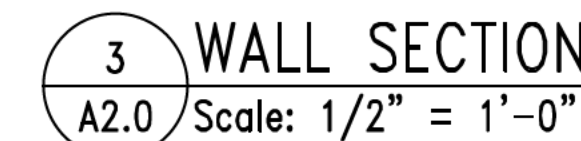
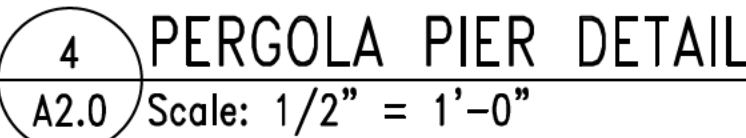
ADDITION AND RENOVATION
SINGLE FAMILY RESIDENCE
315 BRUSH CREEK
WINNEBAGO, ILLINOIS 60093

Louis Banks Design Build
ARCHITECTURE
CONSTRUCTION
INTERIORS

© LOUIS BANKS DESIGN BUILD INC.
ALL RIGHTS RESERVED

SECOND FLOOR PLAN

Scale:	
PROJECT NUMBER:	SHEET NUMBER:
2020.18	A1.0



ISSUE DATES		
4	ISSUED FOR PERMIT	01.28.21
3	ISSUED FOR REVIEW	01.22.21
2	ISSUED FOR REVIEW	10.22.20
1	ISSUED FOR REVIEW	09.24.20

DRAWING INDEX	
A0.0	SITE PLAN CODE NOTES
A0.1	SPECIFICATIONS
A1.0	FLOOR PLANS ELECTRICAL SPECIFICATIONS
A2.0	ELEVATIONS AND SECTION
S0.0	STRUCTURAL SPECIFICATIONS
S0.1	STRUCTURAL SPECIFICATIONS

GENERAL NOTES

2. TRADE DIMENSIONS SHOWN DO NOT INCLUDE 1 1/4" NOSING.
3. PROVIDE CONTINUOUS WOOD BLOCKING IN THE WALLS FOR ALL CABINETS, MOLDINGS, TONEL BARS, RAILINGS, DOOR STOPS, ETC. VERIFY LOCATIONS.
4. COORDINATE LOCATIONS OF FLOOR JOISTS WITH PLUMBING DRAIN LOCATIONS, HVAC CHASES, AND LIGHTING PATTERNS.
5. DRYWALL CONTRACTOR TO PROVIDE ACCESS PANELS AS REQUIRED FOR EASY ACCESS TO MISCELLANEOUS VALVES.
6. PROVIDE FLUSH WOOD SUPPLY REGISTERS IN WOOD FLOORS.
7. TYPICAL SHOWER NICHES (UNLESS OTHERWISE DIMENSIONED):
A. 2' X 4' X 8" DEEP, WITH SHELF AT 4" ABOVE BOTTOM OF NICHE. BOTTOM OF NICHE TO BE 3'-4" AFF.
8. BUILD ALL SIFTS TO ENCLOSE AND CONCEAL DUCTWORK, PLUMBING, ELECTRICAL WORK, ETC. IN FINISHED AREAS.
9. CONTRACTOR TO SCREW PLYWOOD DECKING TO JOISTS AFTER INSTALLATION OF DRYWALL.
10. INSULATE AND DOUBLE DRYWALL AROUND ALL VERTICAL AND HORIZONTAL WASTE STACKS AS REQUIRED TO MINIMIZE SOUND TRANSFER TO HADSTAY.
11. MECHANICAL NOTE: TOP OF GRILLES HIGH IN WALLS TO BE 1'-0" BELOW CEILING, TOP. BOTTOM OF GRILLES LOW IN WALLS TO BE 12" AFF.
12. ALL BEDROOM AND BATHROOM INTERIOR WALLS & ALL FLOORS TO HAVE SOUND BATT INSULATION.

PLAKAS

RESIDENCE

ADDITION AND REMODELING
SINGLE FAMILY RESIDENCE
315 BIRCH ST.
WINNETKA, ILLINOIS 60093

Louis Banks Design Build
ARCHITECTURE
CONSULTION
942 BURTON TER.,
GLENNVIEW ILLINOIS
TEL. 774-465-4074
©LOUIS BANKS DESIGN BUILD, INC.

ELEVATIONS AND SECTIONS

Scale:

PROJECT NUMBER:

SHEET NUMBER:

2020.18

A2.0

GENERAL STRUCTURAL NOTES

GOVERNING CODES & SPECIFICATIONS:

- American Institute of Steel Construction (AISC)
- American Concrete Institute (ACI)
- Latest supplements and revisions, thereto, unless noted otherwise

EXISTING CONDITIONS:

- Contractor shall visit the site and familiarize himself with the existing conditions prior to the start of the work.

DEMOLITION AND SHORING:

- Contractor shall visit the site and become familiar with the existing conditions and the areas that are to be demolished and removed from the site.
- Install shoring when needed to prevent adjoining properties from caving into the excavated areas.
- Contractor shall bear full responsibility for the design and installation of all temporary shoring which is to be used, and shall provide to the Architect/Engineer, for his review, shoring calculations executed by a Registered Structural Engineer of Illinois (Registered Professional Engineer) before any shoring are fabricated or demolition commences.
- Building structural areas which are to be removed, shall be done in a manner which shall maintain the stability of the structure, and shall allow the structure to remain in a safe condition.

ALLOWABLE SOIL BEARING PRESSURE:

- All foundations have been designed for an Allowable Soil Bearing Pressure of 3000 psf.
- If for any reason the indicated bearing allowable is not attainable at elevations shown on the drawings, the Architect/Engineer shall be notified immediately.
- Bearing shall be on virgin, undisturbed soils or if fill is required, it shall be approved for use by an approved testing laboratory, and shall be compacted in accordance with appropriate ASTM Standards, to obtain the required Allowable Bearing Pressure.
- All allowable soil bearing pressure at bottom of footings shall be verified by a qualified Soil Testing Laboratory.
- All slab-on-grade areas shall be proof rolled with the heaviest equipment (minimum 25 tons). All soft spots encountered shall be removed and repaced in layers not exceeding 9" and compacted to a minimum density of 95% obtained in accordance with ASTM D 1557-79 (cohesive soils), until final upgrade is attained.

BACKFILLING:

- For typical basement walls, all backfill materials along walls and under building slabs shall be satisfactory (no peot or organic soil) and subject to the review of the Architect/Engineer. Backfill material shall be placed against foundation walls after the installation of first floor framing and concrete basement slab or while being temporarily braced until first floor installation.

- Backfilling shall be done evenly on both sides of walls.
- Retaining walls shall be backfilled only after having reached design strength or while being temporarily braced until final curing of its final support.

CONCRETE AND REINFORCEMENT:

- All concrete work shall be in accordance with the "American Concrete Institute Building Code" (ACI 318) and with "Specifications for Structural Concrete for Buildings" (ACI 301), latest editions.
- Unless otherwise shown or noted, all concrete work shall contain minimum reinforcement as required by ACI 318.
- All concrete shall attain a 28 day compressive strength as noted below (unless noted otherwise):
 - Footings, frost walls, piers 3000 psi reg. weight
 - Slabs-on-grade 4000 psi reg. weight
- Reinforcement grades:
- Bar reinforcement shall conform to ASTM A 615, Grade 60.
- Welded wire fabric shall conform to ASTM A 185.
- Detail bar reinforcement according to ACI 315 - Detailing Manual, latest edition. Detailed welded wire fabric in accordance with the Welded Wire Fabric Manual of Standard Practice (WRI Manual MP 100), latest edition.
- Provide bar supports and other accessories in accordance with CRSI recommendations and standard practices, and as necessary to hold reinforcing in proper position during concreting.
- All welded wire fabric shall be supported in position prior to concrete placement.
- Hold all Welded wire fabric 1 1/2" clear of all control joists.
- Reinforcing shall be cleaned of all oil, scale, rust, etc., which may impair bond.
- Provide all accessories necessary to support reinforcement at positions shown on the plans and details.
- Plastic coated accessories shall be used in all exposed concrete work.
- Concrete cover for reinforcement shall be provided as required by ACI 301 or by the governing ordinance, whichever is most critical.
- All embedment lengths and laps shall be as required by ACI 318. Unless otherwise noted, minimum lap to be 36 bar diameters.
- Place 2-#5 each face with 2'-0" projection around all openings in concrete, unless otherwise shown or noted.
- Calcium Chloride, or admixtures containing same, shall not be permitted in any concrete.
- All concrete shall contain plasticizing admixture, and all concrete subject to freeze-thaw shall be 5% air entrained or as shown in the specifications.
- Unless otherwise shown or noted, all miscellaneous concrete slabs, fill concrete and sidewalks shall be minimum 4" thick. Concrete for the above and for curbs and gutters shall contain 8% air-entrainment
- with 6 bags of cement minimum and 0.55 maximum water cement ratio, properly cured for a minimum of 7 days, expansion joints of 1/2" thickness shall be provided at uniform intervals of not more than 20 feet and where concrete abuts differing elements. Control joints at least 1 1/2" deep, minimum 1/4" wide, properly caulked with polyurethane sealant shall be provided to limit areas of concrete of a maximum of 400 sq. ft. for interior slabs, 300 sq. ft. for sidewalks and 250 sq. ft. for all other slabs, square as far as feasible. Provide 6x6-W2.9xW2.9 welded wire fabric placed 1 1/2" clear of top concrete. Sub grade to be minimum 6" sand compacted to 75% relative density obtained in accordance with ASTM D 2049-69 (cohesionless soils), until final grade is attained. See architectural drawings for details , extent and finishing of the aforementioned.
- The General Contractor shall be responsible for coordinating the location and placement of all inserts, hangers, sleeves, duct work, pads and anchor bolts that are required by the Architect/Engineer and/or equipment, supplier, etc. The General Contractor shall verify all openings through walls with mechanical and electrical contractor and shall submit to the Architect/Engineer shop drawings showing openings in the walls.
- No aluminum of any type shall be allowed in the concrete work, unless coated to prevent aluminum-concrete reaction. This includes pumping through aluminum pipe.
- Electrical conduit embedded in slabs shall not be larger in outside diameter than 1/3 the thickness of the slab and shall not be spaced closer than three diameters on center.
- Contractor shall provide a duplicate copy of dl ready mix concrete delivery tickets to the Architect/Owner.
- Welding of reinforcing bars will only be allowed when shown on the structural drawings. In no instance shall welding be done at the bend of a bar nor shall there be any tack welding done between crossing bars. When welding is shown, procedures shall be in accordance with "Recommended Practice for Welding in Reinforcement Steel, Metal Inserts, and Connections in Reinforced Concrete Construction," AWS D12 1-75.
- Test cylinders shall be madetested as outlined in Chapter 16 of ACI 301 specification.
- All reinforcing shall be bent cold. Do not apply heat.

STRUCTURAL STEEL:

- ASTM A992; all steel for this project except as noted otherwise.
- ASTM A500 Grade B; for all Structural Tubing (HSS); Fy = 46 ksi.
- ASTM A501 or ASTM A53, Types E or S, Grade B; for all pipe columns, Fy = 35 ksi.
- ASTM A325; 3/4" diameter bolts in bearing for all connections, except as noted otherwise.
- Welding electrode shall be E-70xx; all welding shall be by welders qualified within the past 12 months to weld in the required positions, in accordance with AWS Standards and recommendations.
- All steel shall be fabricated, detailed, and erected in accordance with AISC Specifications latest edition, and with the AISC Code of Standard Practice.
- Field cutting of structural steel shall not be permitted.
- All connections shall be welded or bolted, except where shown otherwise. Bolted connections shall be made with 3/4" diameter bearing type, high strength bolts conforming to the ASTM A325.
- Non-composite connections shall be designed to support one half the total uniform load capacity shown in the Allowable Uniform Load Tables, Part 2 of AISC Manual of Steel Construction, except where beam's reaction is shown on the drawings or where shown otherwise. Beam to beam connection shall be a double angle web connection with a minimum of two bolts in a row.
- All unfilled structural tubes and pipes shall have minimum ¼" cap plates unless noted otherwise with weather tight welds all around to prevent entry of water.
- Provide 3/8 "diameter drain holes above base plate in unfilled tubes and pipes to allow for water exit.
- All columns shall be set upon non-shrink grout with minimum strength of 3000 psi at 7 days, using setting plates, ¼"thick and same size as base plate.
- All lintels composed of 2 or more shapes shall be welded into one unit prior to installation.
- Verify lengths and elevations of all lintels with the Architectural and Mechanical Drawings. Provide lintels for all openings for which they are required whether or not shown on the Structural Drawings. Advise Architect of these openings to allow for review of lintel member size.
- All steelsections which are located within masonry walls shall have masonry anchor rods welded to the appropriate flanges and webs, for attachment, by the mason, of triangular anchors, to be laid up with the masonry, spaced at 32"oc horizontally and 16"oc vertically or as otherwise detailed on the Architectural and Structural drawings.
- Contractor shall be responsible for providing all means necessary to insure the stability of the steel frame during construction, until all final connections have been made, and the frame becomes self supporting and stable.
- All steel shall receive two shop coats of rust inhibitive gray primer, except at slip-critical connections.
- Structural steel Shop Drawings to have the seal of a Structural Engineer registered in the State of Illinois.

SLAB & WALL CONSTRUCTION JOINTS:

- Limit lengths of concrete wall placements to 30 ft.
- Floor slabs shall have control joints at 20 feet on centers maximum.
- Joints shall be keyed at mid-depth with a 3¼"x 1 ½"beveled form. Hold all W.W.F. 1"clear of all joints.
- 6" PVC continuous watershops shall be placed in all construction joints, or where shown on the drawings.

MASONRY:

- All Masonry construction to comply with "Building Code Requirements for Masonry Structures" (ACI 530) and "Building Code Requirements for Engineered Brick Masonry" (BIA 1969).
- Masonry materials shall conform to the latest edition of the following ASTM Specifications:
 - Brick: ASTM C 62 (common brick) and C 216 (face brick). Minimum compressive strength = 5000 PSI, unless otherwise indicated on the drawings.
 - Hollow and solid load bearing concrete block: ASTM C 90, Grade N, fm = 1000 PSI, unless otherwise indicated on the drawings. (f'm = 1850 psi)
 - Mortar: ASTM C 270, type S with a minimum 28 day compressive strength = 1800 PSI.
 - Grout to conform to ASTM C476 with 2500 psi compressive strength at 28 days.
 - Masonry reinforcement: ASTM A 82 - Galvanized.
- Prior to delivery of masonry units to the job site, furnish the Architect/Owner with affidavits from an approved testing laboratory certifying that all units conform to their respective ASTM requirements.
- Calcium Chloride and/or admixtures containing same shall not be included in mortar or grout mix.
- No exterior masonry shall be laid when the outside air temperature is less than 40°F., unless the recommendations specified by the International Masonry Industry All-Weather Council in their book "Recommended Practices and Guide specifications for Cold Weather Masonry Construction" are strictly followed.
- Masonry walls shall be adequately braced against wind load of 20 PSF during their erection, and until their design supports are in place.
- Mortar shall be tested by an approved testing laboratory in accordance with ASTM C 780. Two sets of three mortar cubes shall be taken at random for each day of masonry work. Test one cube of each set at 7 days and 25 days. The third cube to be tested at 58 days only if required by the Architect.
- Vertical reinforcing to conform to ASTM A615-60. Grout solid cells with reinforcing. Provide vertical reinforcing as shown on the drawing and #5 at jambs of openings, corners, intersections, wall ends, and in the first cell on each side of all control and expansion joints.
- Provide horizontal reinforcing conforming to ASTM A82. Provide #9 wire truss type at 16"o.c. vertically. Lap reinforcing 6" minimum at all splices.
- Mason contractor to provide and install triangular anchors for anchor rods welded to structural steel or dovetail slots.

WOOD:

- All wood construction to comply with "National Design specifications for Wood Construction."
- All framing members shall be Hem-Fir or Spruce-Pine-Fir unless noted otherwise, of the following grades:
 - Joists and rafters No. 2
 - Beams and headers No. 2
 - Columns and posts No. 2
 - Studs Stud
- Micro Lam to have Fb = 2.6 ksi, E = 1800 ksi.
- Parallam to have Fb = 2.6, E = 1800 ksi.
- All lumber bearing or in contact with masonry or concrete to have pressure-preservative treatment.

- Provide bridging and bracing both temporary and permanent for all wood joists and trusses at 8'-0" o.c. maximum or as required by the Truss Plate Institute.
- Provide solid blocking of the same dimension as the joists between the joists at all supports.
- All plywood shown for floor/roof decks and as wall sheathing shall be of the thickness shown on the drawings and shall meet all the requirements of the U.S. Product Standard P.S.1, latest edition, for structural 1 grade material.
- Minimum nailing shall be per BOCA National Building Code, Appendix C, unless noted otherwise.

PRE ENGINEERED WOOD TRUSSES:

- Trusses shall be fabricated by the manufacturer member of the Truss Plate Institute (TPI) who can exhibit satisfactory evidence of ability to design and supply this type of work.
- All connector plates shall be a minimum thickness of 0.036" and shall be manufactured from steel meeting the requirements of ASTM A446 Grade A, and shall be hot dip galvanized according to ASTM A525. Coating Designation G60.
- Design standards shall conform with the applicable provision of the NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, published by the National Forest Products Association, and the DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, published by the Truss Plate Institute.
- Trusses shall be fabricated to loads shown for indicated spacings with types and strength wood as required. Consideration shall be given to the effect on the trusses of field attached construction.
- Fabricator shall submit, for the Engineer's review and record, prior to fabrication, truss calculations prepared by an Illinois Registered Structural Engineer.
- Open joint tolerances shall be in accordance with TPI Quality Control Manual QST-86.
- Lumber defects such as wane or knots occurring in the connector plate or number of effective teeth required for each truss member. Connector plates shall be applied to both faces of truss at each joint, and shall provide firm even contact between the plate and the wood (maximum tolerance 1/16"). All wood members should be accurately cut and fabricated so that all members have good bearing and all completed truss units are uniform.
- All trusses shall be designed for a Live Load deflection of 1/480 of the span.
- All trusses must be securely braced both during erection and after permanent installation in a building in accordance with BRACING WOOD TRUSSES; Commentary and Recommendations (BWI-76) as published by the Truss Plate Institute.
- Erection bracing shall hold trusses straight and plumb and in safe condition until decking and permanent truss bracing has been fastened forming a structurally sound roof framing system.
- All erection and permanent bracing shall be installed and all trusses permanently fastened before application of any loads.
- All trusses shall be adequately braced during construction and in the final construction.
- All trusses bridging shall be 2 x 6 spaced as shown or as recommended by fabricator.
- Truss design drawings shall indicate any additional special bracing requirements.
- Bearing shall be at indicated elevations.

SHOP DRAWING SUBMITTAL & REVIEW:

- Reproduction of the Structural Drawings by the photographic, xerographic, or other similar technique or process, for direct incorporation of the plans, details, notes, etc., herein contained into a Shop Drawing, is strictly prohibited.
- Any Shop Drawings received by the Structural Engineer which have been produced in whole, or in part by direct reproduction techniques, as described as above, shall be rejected.
- Shop Drawings of the structural items shall be submitted before fabrication, for review by the Structural Engineer with the appearance of not having been properly checked by the Detailer prior to the submission, they will be returned by the Engineer, to the Detailer, without review, and the transmittal will be classified as a "non-submittal."
- Shop drawing submission shall be in the form of one reproducible sepia and two blue-line prints. Structural Engineer's review of shop drawings is only for conformance with the design concept. Construction shall not begin without said review and only shop drawings stamped by the Architect and Structural Engineer shall be allowed at the job site.

COORDINATION:

- All dimensions shown on the Structural Drawings shall be checked by the General Contractor, and any discrepancies are to be reported immediately to the Architect/Engineer.
- The information contained on the Structural Drawings is, in itself, incomplete and void unless used in conjunction with all of the Contract Documents and all Specifications, trade practices, or applicable standards, codes, etc., incorporated therein by reference.
- General Contractor shall coordinate all pitches and depressions in the floor slabs, and openings in the foundation walls, with the pertinent trades, and shall review locations of such openings as they may relate to the weakening of the Structure.
- Sleeves for openings shall be provided by the relevant trade.
- The Structural Engineer maintains no responsibility for the General or Sub-Contractors, or those working in such capacities, in the methods used in the execution of the Work, and safety precautions or lack thereof, taken at the Project Site.
- The use of these plans and specifications shall be restricted to the original site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse, or disclosure by any method, in whole or in part, or for any other purpose other than that as a contract document, is prohibited.
- See Architect's drawings for relation of building elevations to municipal datum.
- Unless otherwise noted, all details, sections, and notes on the drawings are intended to be typical for similar situations elsewhere.
- These drawings are not to be used for shop detailing or for construction unless specifically stamped by the Structural Engineer on the drawings "For Detailing" or "For Construction." These drawings are not to be reproduced for the purpose of using them as shop drawings.
- Architect/Engineer's approval must be secured for all substitutions.
- Contractor is to assume full responsibility, unrelieved by review of shop drawings and by supervision or periodic observation of construction, for compliance with the contract documents, for dimensions to be confirmed and correlated on the job site and between individual drawings or sets of drawings, for fabrication processes and construction techniques [including excavation, shoring, scaffolding, bracing, erection, formwork, etc.], for coordination of the various trades, and for safe conditions on the job site. Variations in field conditions relative to the contract documents shall be reported to the Architect/Owner. Work shall not progress until written permission from the Architect/Owner is obtained.

ISSUE DATES

4	ISSUED FOR PERMIT	01.28.21
3	ISSUED FOR REVIEW	01.22.21
2	ISSUED FOR REVIEW	10.22.20
1	ISSUED FOR REVIEW	09.24.20

DRAWING INDEX

A0.0	SITE PLAN CODE NOTES
A0.1	SPECIFICATIONS
A1.0	FLOOR PLANS/ELECTRICAL SPECIFICATIONS
A2.0	ELEVATIONS AND SECTION
S0.0	STRUCTURAL SPECIFICATIONS
S0.1	STRUCTURAL SPECIFICATIONS

GENERAL NOTES

- TREAD DIMENSIONS SHOWN DO NOT INCLUDE 1 1/4" NOSING.
- PROVIDE CONTINUOUS WOOD BLOCKING IN THE WALLS FOR ALL CABINETS, MILLWORKS, TONEL BARS, RAILINGS, DOOR STOPS, ETC. VERIFY LOCATIONS.
- COORDINATE LOCATIONS OF FLOOR JOISTS WITH PLUMBING DRAIN LOCATIONS, HVAC CHASES, AND LIGHTING PATTERNS.
- DRYWALL CONTRACTOR TO PROVIDE ACCESS PANELS AS REQUIRED FOR EASY ACCESS TO MISCELLANEOUS VALVES.
- PROVIDE FLUSH WOOD SUPPLY REGISTERS IN WOOD FLOORS.
- TYPICAL SHOWER NICHES (UNLESS OTHERWISE DIMENSIONED): 12"WIDE X 24"HIGH X 4"DEEP, WITH SHELF 9" ABOVE BOTTOM OF NICHE. BOTTOM OF NICHE TO BE 3'-0" A.F.F.
- BUILD ALL SOFFITS TO ENCLOSE AND CONCEAL DUCTWORK, PLUMBING, ELECTRICAL WORK, ETC. IN FINISHED AREAS.
- CONTRACTOR TO SCREW PLYWOOD DECKING TO JOISTS AFTER INSTALLATION OF DRYWALL.
- INSULATE AND DOUBLE DRYWALL AROUND ALL VERTICAL AND HORIZONTAL WASTE STACKS AS REQUIRED TO MINIMIZE SOUND TRANSFER TO HABITABLE SPACES.
- MECHANICAL NOTE: TOP OF GRILLES HIGH IN WALLS TO BE 1'-0" BELOW CEILING, TYP. BOTTOM OF GRILLES LOW IN WALLS TO BE 12" A.F.F., TYP.
- ALL BEDROOM AND BATHROOM INTERIOR WALLS & ALL FLOORS TO HAVE SOUND BATT INSULATION

PLAKAS
RESIDENCE

ADDITION AND RENOVATING
SINGLE FAMILY RESIDENCE
315 BRUSH CIRCLE
WINNETKA, ILLINOIS 60093

Louis Banks Design Build
ARCHITECTURE
315 BRUSH CIRCLE
WINNETKA, ILLINOIS 60093
© LOUIS BANKS DESIGN BUILD INC.

STRUCTURAL SPECIFICATIONS

Scale:

PROJECT NUMBER:

2020.18

SHEET NUMBER:

S0.0

1. MATERIALS

DIMENSION LUMBER
HEM FIR No.2 OR BETTER
F_b = 950 PSI
F_v = 75 PSI
E = 1300000 PSI
F_c = 1250 PSI

PARALLEL STRAND LUMBER (PSL) WOLMANIZED
SERVICE LEVEL 2
F_b = 2088 PSI
F_v = 177 PSI
E = 1740000 PSI
F_c = 1682 PSI

EXISTING FRAMING MEMBERS
SPRUCE PINE FIR (SOUTH)
F_b = 750 PSI
F_v = 70 PSI
E = 1110000 PSI
F_c = 975 PSI

MICROLAM LUMBER BY TRUS JOIST MACMILLAN OR EQUAL
F_b = 2600 PSI
F_v = 285 PSI
E = 1800000 PSI
F_c = 975 PSI

GLU-LAM LUMBER
F_b = 2400 PSI
F_v = 185 PSI
E = 1600000 PSI

TJI JOISTS BY TRUS JOIST MACMILLAN OR EQUAL

LUMBER CONNECTORS BY SIMPSON STRONG-TIE OR EQUAL

STRUCTURAL STEEL
SHAPES AND PLATES-ASTM A36, ASTM A992
PIPES - ASTM A53 GRADE B
TUBES - ASTM A500 GRADE B
CONNECTION BOLTS - ASTM A325- 3/4" DIAMETER
ANCHOR BOLTS - ASTM A307- 1/2" DIAMETER OR EXPANSION ANCHORS

EXPANSION ANCHORS
POWER- BOLT BY POWER FASTENERS

CONCRETE
F_c = 3000 PSI AT 28 DAYS
REINFORCING STEEL
F_y = 60 KSI ASTM A615 NEW BILLET STEEL

SOIL
S_p = 3000 PSF

2. DESIGN LOADS

	DEAD LOAD	LIVE LOAD
FIRST FLOOR	15 PSF	40 PSF
SECOND FLOOR	15 PSF	40 PSF
BALCONIES/DECK	20 PSF	60 PSF
ATTIC FLOOR	10 PSF	20 PSF
FLAT ROOF	15 PSF	30 PSF
SLOPED ROOF	25 PSF	30 PSF

3. WALL CONSTRUCTION

2x4 WOOD STUDS @ 16" O.C. W/ 1/2" PLYWOOD SHEATHING GLUED AND NAILED W/8d NAILS @ 6" O.C. 2x4 WOOD BLOCKING AT ALL SEAMS.
NOTE: GABLE END WALLS MUST BE BUILT CONTINUOUS FROM FLOOR TO CEILING.
GARAGE WALL:
2x6 WOOD STUDS @ 16" O.C. W/ 1/2" PLYWOOD SHEATHING GLUED AND NAILED W/8d NAILS @ 6" O.C. 2x6 WOOD BLOCKING AT ALL SEAMS.
////////// INDICATES BEARING WALL ABOVE.

4. WALL OPENING FRAMING

ALL STUDS CUT TO CREATE WALL OPENING MUST BE REPLACED IN EQUAL NUMBERS ON EACH SIDE OF THE OPENING

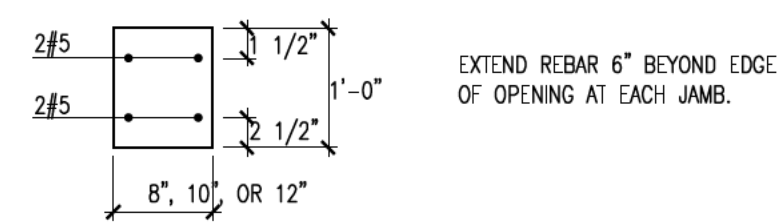


5. MASONRY LINTELS

SEE WALL SECTIONS. WHEN STONE PROFILE AT HEAD < 3" THICK, USE 1/4" BENT PLATE WITH 3/8" DIAM. LAG SCREW @ 16" O.C.

NON-LOAD BEARING MASONRY:	ANGLE SIZE	MAXIMUM MASONRY PER INCH
L4x3 1/2 x 1/4	5'-0"	0'-0"
L5x3 1/2 x 1/4	7'-0"	0'-0"
L6x3 1/2 x 5/16	9'-0"	0'-0"
L6x3 1/2 x 3/8	11'-0"	0'-0"

6. CONCRETE LINTELS



7. ROOF FRAMING NOTES

FINAL ROOF TRUSS LAYOUT AND ALL TRUSS ORDER REACTIONS REQUIRED TO TRANSFER LOADS TO FOUNDATION.
TRUSS LAYOUT IS OUR PRELIMINARY ASSUMPTION. FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
ALL ENGINEERING CALCULATIONS AND SPECIFICATIONS TO BE SUBMITTED FOR PREFABRICATED ROOF TRUSSES PRIOR TO FRAMING INSPECTION.

8. FOUNDATION NOTES

FOUNDATION WALL CONTINUOUS FROM FOOTING TO SILL PLATE W/2#5 TOP AND BOTTOM CONTINUOUS.
SILL PLATE TO BE ANCHORED TO THE FOUNDATION WALL WITH 5/8" DIAMETER ANCHOR BOLTS @ 12" O.C.
BASEMENT WALL SHALL NOT BE BACKFILLED BEFORE FIRST FLOOR FRAMING AND SHEATHING IS PLACED AND CONCRETE IS CURED UNLESS ADEQUATE TEMPORARY BRACING IS INSTALLED.
FOR SOLID MASONRY CHIMNEYS PROVIDE FOOTING 1'-0" PAST THE FACE OF CHIMNEY.

9. FOOTINGS

F1 3'-0"x3'-0"x1'-0"	(4) #4 BARS EW
F2 3'-6"x3'-6"x1'-0"	(4) #4 BARS EW
F3 4'-0"x4'-0"x1'-0"	(5) #5 BARS EW
F4 4'-6"x4'-6"x1'-0"	(5) #5 BARS EW
F5 5'-0"x5'-0"x1'-0"	(5) #5 BARS EW
F6 5'-6"x5'-6"x1'-2"	(6) #5 BARS EW

10. COLUMNS

C1 - 3" DIAMETER x7.58 STD PIPE W/BASE PLATE 3/4x6x8 AND 4- 3/4" DIAMETER ANCHOR BOLTS
C2 - 3 1/2" DIAMETER x8.11 STD PIPE W/BASE PLATE 3/4x10x10 AND 4- 3/4" DIAMETER ANCHOR BOLTS
C3 - 4" DIAMETER x10.79 STD PIPE W/BASE PLATE 3/4x11x10 AND 4- 3/4" DIAMETER ANCHOR BOLTS
C4 - 5" DIAMETER x14.62 STD PIPE W/BASE PLATE 1/2x12x12 AND 4- 3/4" DIAMETER ANCHOR BOLTS

11. COLUMNS

C1A - 3" DIAMETER x7.58 STD PIPE W/BASE PLATE 3/4x4x10 AND 2- 3/4" DIAMETER ANCHOR BOLTS
C2A - 3 1/2" DIAMETER x8.11 STD PIPE W/BASE PLATE 3/4x5x11 AND 2- 3/4" DIAMETER ANCHOR BOLTS
C3A - 4" DIAMETER x10.79 STD PIPE W/BASE PLATE 3/4x5x11 AND 2- 3/4" DIAMETER ANCHOR BOLTS
C4A - 5" DIAMETER x14.62 STD PIPE W/BASE PLATE 3/4x6x12 AND 2- 3/4" DIAMETER ANCHOR BOLTS

12. COLUMNS

C1B - 3" DIAMETER x7.58 STD PIPE W/BASE PLATE 3/4x4x10 AND 2- 3/4" DIAMETER ANCHOR BOLTS
CAP PLATE 1/2x4x10 AND 4- 3/8" DIAMETER LAG SCREWS TO DOUBLE TOP PLATE
C2B - 3 1/2" DIAMETER x8.11 STD PIPE W/BASE PLATE 3/4x5x11 AND 2- 3/4" DIAMETER ANCHOR BOLTS
CAP PLATE 1/2x5x11 AND 4- 3/8" DIAMETER LAG SCREWS TO DOUBLE TOP PLATE
C3B - 4" DIAMETER x10.79 STD PIPE W/BASE PLATE 3/4x5x11 AND 2- 3/4" DIAMETER ANCHOR BOLTS
CAP PLATE 1/2x5x11 AND 4- 3/8" DIAMETER LAG SCREWS TO DOUBLE TOP PLATE
C4B - 5" DIAMETER x14.62 STD PIPE W/BASE PLATE 3/4x6x12 AND 2- 3/4" DIAMETER ANCHOR BOLTS
CAP PLATE 1/2x6x12 AND 4- 3/8" DIAMETER LAG SCREWS TO DOUBLE TOP PLATE

13. COLUMNS/POST LEGEND

- WOOD POST (2) 2x4 IN 2x4 WALLS; (2) 2x6 IN 2x6 WALLS (UNLESS OTHERWISE NOTED)
- WOOD POST FROM ABOVE, LOAD TO BE TRANSFERRED TO FOUNDATION OR BEAM
- STEEL COLUMN AS NOTED
- STEEL COLUMN FROM ABOVE, LOAD TO BE TRANSFERRED TO FOUNDATION OR BEAM

GENERAL NOTES:

- VERIFY ADEQUACY OF BEAM IN UNIFORM LOAD TABLES. SIZE ASSEMBLY FOR THE LOWEST GRADE MEMBER. EXAMPLE: TWO MEMBER ASSEMBLY WITH 1 3/4" 1.8E ES OR WS MICROLAM LVL AND 3 1/2" 2.0E ES OR WS PARALLAM PSL WOULD BE SIZED FROM THE 1 3/4" 1.8E ES OR WS MICROLAM LVL TABLES. MULTIPLY VALUE IN TABLE x 3.0 TO VERIFY BEAM CAPACITY.
- VALUES LISTED ARE FOR 100% STRESS LEVEL. INCREASE 15% FOR SNOW LOADED ROOF CONDITIONS OR 25% FOR NON-SNOW ROOF CONDITIONS, WHERE CODE ALLOWS.
- NAILED CONNECTION VALUES MAY BE DOUBLED FOR 6" O.C. OR TRIPLED FOR 4" O.C. NAIL SPACING.
- BOLTS ARE TO BE MATERIAL CONFORMING TO ASTM STANDARD A307 (MACHINE BOLTS). BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT, AND LOCATED 2" FROM THE TOP AND BOTTOM OF THE MEMBER. WASHERS SHOULD BE USED UNDER HEAD AND NUT.
- FOR A THREE-PIECE MEMBER, THE NAILING SPECIFIED IS FROM EACH SIDE.
- 7" WIDE BEAMS SHOULD ONLY BE SIDE-LOADED WHEN LOADS ARE APPLIED TO BOTH SIDES OF THE MEMBERS (TO MINIMIZE ROTATION).
- BEAMS WIDER THAN 7" REQUIRE SPECIAL CONSIDERATION BY THE DESIGN PROFESSIONAL.
- WHEN TOP LOADED, FASTEN TOGETHER WITH A MINIMUM OF TWO ROWS OF 16d NAILS @ 12" O.C. USE THREE ROWS OF 16d NAILS AT 12" O.C. FOR 14", 16" AND 18" BEAMS.
- 16" AND 18" DEEP BEAMS ARE TO BE USED IN MULTIPLE MEMBER UNITS ONLY.
- ASSUMES CONTINUOUS LATERAL SUPPORT OF THE TOP EDGE OF THE BEAM.

BUILT-UP COLUMNS

- PROVISIONS APPLY TO NAILED OR BOLTED BUILT-UP COLUMNS WITH 2 TO 3 LAMINATIONS.
- EACH LAMINATION HAS A RECTANGULAR CROSS SECTION AND IS AT LEAST 1 1/2" THICK, L > 1 1/2".
- ALL LAMINATIONS HAVE THE SAME DEPTH (FACE WIDTH), d.
- FACES OF ADJACENT LAMINATIONS ARE IN CONTACT.
- ALL LAMINATIONS ARE FULL COLUMN LENGTH.
- WHERE: d = FASTENER DIAMETER
d = DEPTH (FACE WIDTH) OF INDIVIDUAL LAMINATION
t_{min} = THICKNESS OF THINNEST LAMINATION

NAILED BUILT-UP COLUMNS

- ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
- ALL NAILS PENETRATE AT LEAST 3/4" OF THE THICKNESS OF THE LAST LAMINATION.
- 15D ≤ END DISTANCE ≤ 18D.
- 20D ≤ SPACING BETWEEN ADJACENT NAILS IN A ROW 6L ≤ min.
- 10D ≤ SPACING BETWEEN ROWS OF NAILS ≤ 20D.
- F: 15D ≤ EDGE DISTANCE ≤ 20D.
- G: 2 OR MORE LONGITUDINAL ROWS OF NAILS ARE PROVIDED WHEN D > 3L min.
- H: WHEN ONLY ONE LONGITUDINAL ROW OF NAILS IS REQUIRED, ADJACENT NAILS SHALL BE STAGGERED.
- I: WHEN THREE OR MORE LONGITUDINAL ROWS OF NAILS ARE USED, NAILS IN ADJACENT ROWS SHALL BE STAGGERED.

BOLTED BUILT-UP COLUMNS

- A METAL PLATE OR WASHER IS PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD, AND BETWEEN THE WOOD AND THE NUT.
- NUTS ARE TIGHTENED TO ENSURE THAT FACES OF ADJACENT LAMINATIONS ARE IN CONTACT.
- FOR SOFTWOODS: 7D ≤ END DISTANCE ≤ 8.4D. FOR HARDWOODS: 5D ≤ END DISTANCE ≤ 6D.
- D: 40 ≤ SPACING BETWEEN ADJACENT BOLTS IN A ROW ≤ 6L min.
- E: 15D ≤ SPACING BETWEEN ROWS OF BOLTS ≤ 10D.
- F: 15D ≤ EDGE DISTANCE ≤ 10D.
- G: 2 OR MORE LONGITUDINAL ROWS OF BOLTS ARE PROVIDED WHEN D > 3L min.

