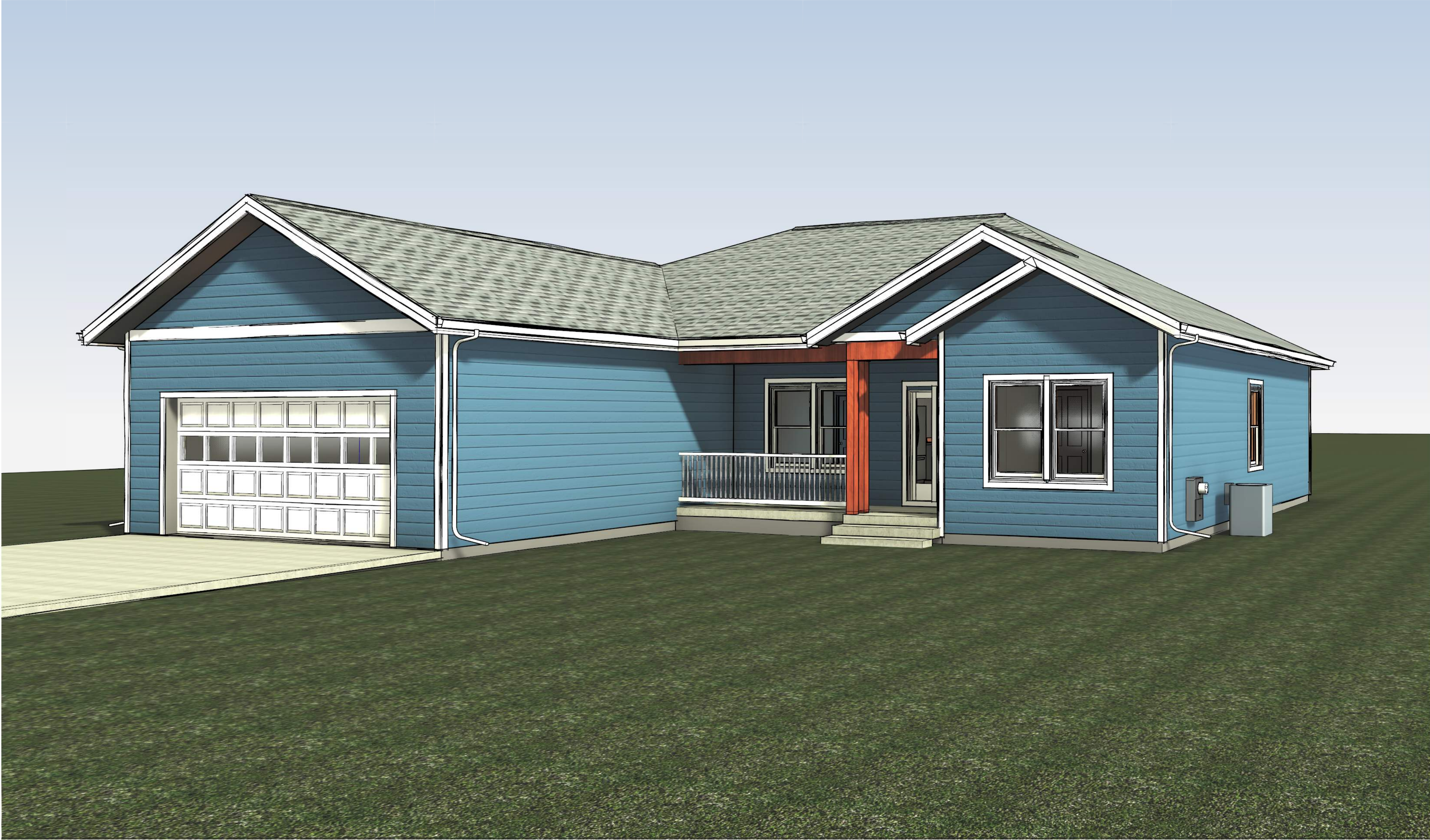


TIMMONS PLAN



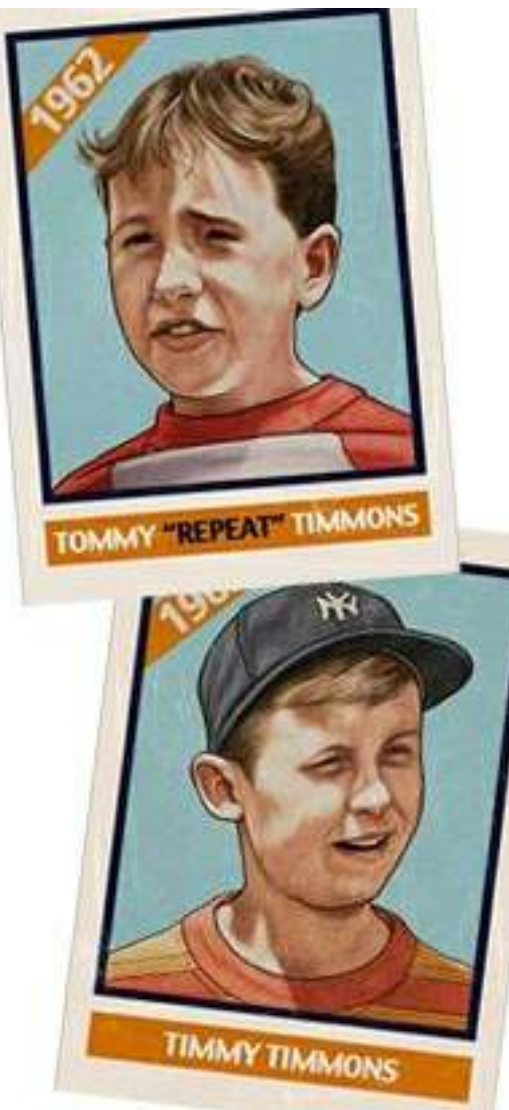
THESE PLANS ARE BEING FURNISHED BY A DRAFTER / DESIGNER AT COUNTY LINE DESIGN, NOT A LICENSED ARCHITECT. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL. COUNTY LINE DESIGN ASSUMES NO RESPONSIBILITY FOR STUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE GENERAL CONTRACTOR AND/OR OWNER SHALL ASSUME FULL LIABILT FOR ACCURATE FIELD DIMENSIONS, DETAILS, CONSTRUCTION TECHNIQUES, AND STRUCTURAL REQUIREMENTS CONFORMING TO ALL STATE AND LOCAL CODES AND ORDINANCES. COUNTY LINE DESIGN ACCEPTS NO RESPONSIBILITY FOR STUCTURAL INTEGRITY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. CONSEQUENTIAL DAMAGES ARE SPECIFICALLY EXCLUDED.

Sheet Index	
G0.1	Title Sheet
C1.0	Site Plan
A1.0	Basement Floor Plan
A1.1	First Floor Plan
A2.0	Exterior Elevations
A2.1	Exterior Elevations
A3.0	Building Sections
A3.1	Wall Sections
A5.0	Specifications

COUNTY LINE DESIGN

DRAFTING & DESIGN SERVICES

305 Emily St.
Mount Morris, IL 61054
tel: 815-218-5605
email: JNesemeier@gmail.com



TED N. HVARRE
1127 N. GALENA, STE 101
DIXON, IL 61021
815-378-2151
WWW.HVARRE.COM

Area	Name
1539 SF	FIRST FLOOR
96 SF	FRONT PORCH
531 SF	GARAGE
160 SF	BACK PORCH

New Residence

For

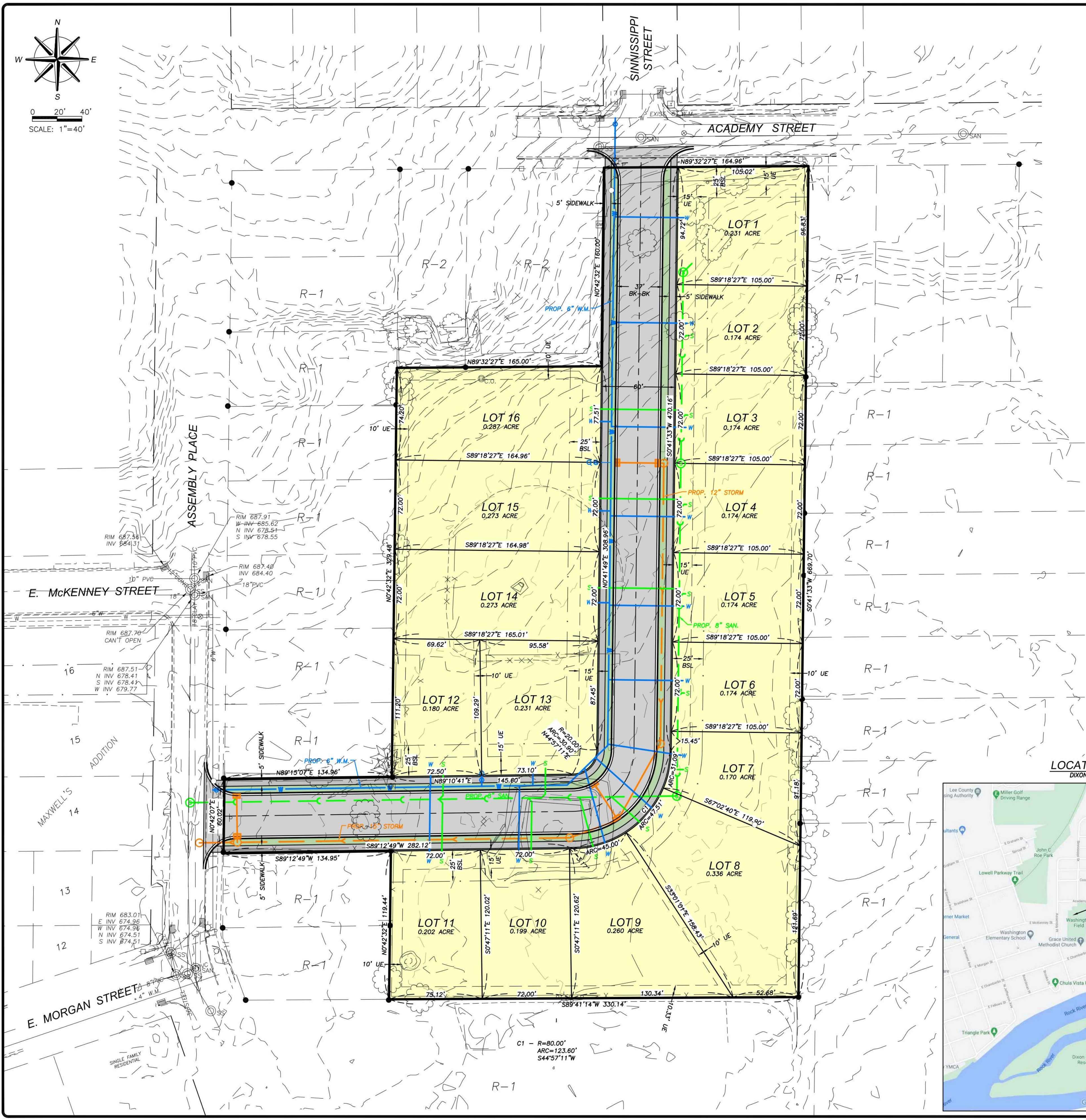
**TIMMONS
PLAN**

**Washington Point
Dixon, IL 61021**

Title Sheet

Project number 23-13
Date 5/08/2023
Drawn by JWN
Sheet Size 22 x 34 [11 x 17]

G0.1
Scale 12" = 1'-0"



<u>OWNER / DEVELOPER:</u>	<u>ENGINEER / SURVEYOR:</u>
TED HVARRE	WENDLER ENGINEERING SERVICES, INC.
P.O. BOX 1142	698 TIMBER CREEK ROAD
DIXON, ILLINOIS 61021	DIXON, ILLINOIS 61021
815-378-2165	815-288-2261

ZONING:
EXISTING ZONING: R-1
PROPOSED ZONING: R-1 (LOTS 2 - 16)
 R-3 (LOT 1)

OF PROPERTY DESCRIBED AS: a part Lot 37 of the subdivision known as Mollers Survey, a part of Lot 100 of Steinmann's Addition, and all of Lot Nine (9) of Maxwell's Addition, all recorded in the Lee County Recorder's Office, Lee County, Illinois and also located in the City of Dixon, Section Thirty Three (33), Township Twenty Two (22) North, Range Nine (9) East of the Fourth Principal Meridian, Lee County, Illinois, said tract being described as follows:

Beginning at the Northwest corner of said Lot 19 (9) of said Maxwell's Addition, said point being on the easterly right-of-way line of Assembly Place; thence North 89 degrees 15 minutes 07 seconds East, along the north line of said Lot 19, a distance of 160.00 feet to a point; thence North 42 minutes 32 seconds East, along the east line of Lots 8, 9, 10, 11, and a portion of the east line of Lot 3, all in said Maxwell's Addition, a distance of 329.46 feet; thence North 93 degrees 32 minutes 27 seconds East, a distance of 160.00 feet to a point on the southerly line of said Lot 10 of Steinmann's Addition and the southerly right-of-way line of Academy Street; thence North 89 degrees 32 minutes 27 seconds East, along said southerly line of said Lot 10, a distance of 160.00 feet to a point; thence South 0 degrees 41 minutes 33 seconds West, along the east line of Lot 36 of said Moller's Subdivision, a distance of 669.70 feet; thence South 36 degrees 14 minutes 14 seconds East, a distance of 119.14 feet to the southwest corner of said Lot 10 of Maxwell's Addition; thence North 42 degrees 42 minutes 32 seconds East, along the east lines of said Lot 11 and Lot 10 of said Maxwell's Addition, a distance of 119.44 feet to the southeast corner of said Lot 10 of said Maxwell's Addition; thence North 89 degrees West, along the south line of said Lot 9, a distance of 134.95 feet to the southwest corner of said Lot 9, said point being on the said easterly right-of-way line of Assembly Place; thence North 0 degrees 42 minutes 07 seconds East, along the north line of said Lot 9, a distance of 60.02 feet to the Point of Beginning, containing 4,650 acres of land.



LEGEND

TOPOGRAPHIC

	BOUNDARY OF SURVEY
	SECTION LINE
	RIGHT OF WAY LINE
	CENTERLINE
	BUILDING SETBACK (BSL)
	EASEMENT (UE)
	GAS MAIN
	WATER MAIN
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC
	OVERHEAD TELEPHONE LINE
	UNDERGROUND TELEPHONE
	FIBER OPTIC LINE
	FENCE LINE
	STORM SEWER
	SANITARY SEWER
	CURB AND GUTTER
	DEPRESSED CURB
	EXISTING CONTOUR LINE
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	DECIDUOUS TREE
	CONIFEROUS TREE
	STUMP
	TELEPHONE POLE
	TELEPHONE PEDESTAL
	CABLE TV RISER
	POWER POLE
	POWER POLE WITH LIGHT
	HANDHOLE
	GUY WIRE
	STREET LIGHT
	FIRE HYDRANT
	MANHOLE
	CLEANOUT
	WATER VALVE
	WATER SERVICE
	GAS VALVE
	DROP INLET

SURVEY

	STEEL PIN FOUND
	STEEL PIN SET
	SET SURVEY NAIL
	R.O.W. MARKER
	CHISELED "X"
	STONE FOUND
	P.K. NAIL

PROPOSED

	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED DRAIN TILE
	PROPOSED END SECTION
	PROPOSED RIP RAP
	PROPOSED DIRECTION OF FLOW
	PROPOSED 100 YEAR FLOOD ROUTE
	TOP OF FOUNDATION
	PROPOSED CONTOUR LINE
	PROPOSED CURB & GUTTER

[illegible]

DESIGNED BY: MAG
DRAWN BY: DJV
SURVEYED BY:
BOOK NO.:



PRELIMINARY PLAT
OF
WASHINGTON POINT SUBDIVISION
FOR
HVARRE HOLDINGS, LLC

SHEET TITLE

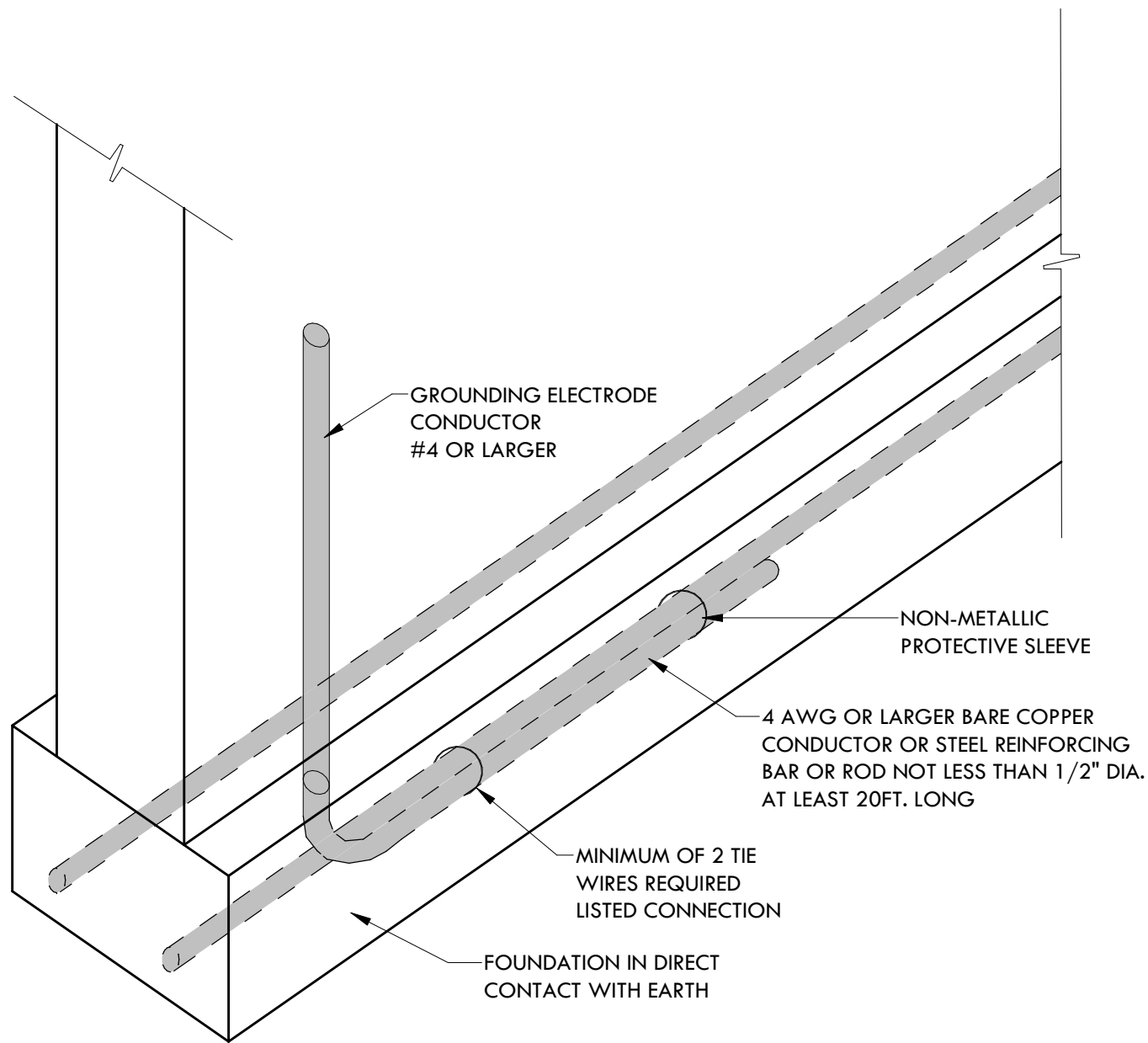
PRELIM.
PLAT

JOB NUMBER
2200288

DATE
01/20/2022

SHEET NO.

1 of 1

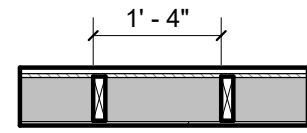


3 GROUNDING ROD 1/4" = 1'-0"

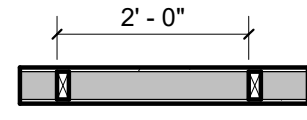
ALL FOUNDATION FOOTING DEPTHS
TO BE COORDINATED W/ LOCAL
FROST REQUIREMENTS. SEE IRC

ALL INSULATION REQUIREMENTS
TO BE CONFIRMED WITH
LOCAL BUILDING CODES

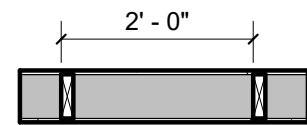
WALL TYPE LEGEND



E6
2x6 WOOD STUDS @ 16" O.C.
W/ 1/2" G.W.B. @ INTERIOR
R-19 BATT INSULATION
1/2" OSB SHEATHING
WEATHER BARRIER
LAP BOARD SIDING



W4
2x4 WOOD STUDS @ 16" O.C.
W/ 1/2" G.W.B. EA. SIDE



W6
2x6 WOOD STUDS @ 16" O.C.
W/ 1/2" G.W.B. EA. SIDE



C8
8" CONCRETE FOUNDATION WALL
W/ CONCRETE FOOTING
2) #4 BARS @ TOP & BOTTOM W/
1) #5 BAR VERTICAL @ 48" O.C.

APPLY CONTINUOUS R-10
INSULATION TO INTERIOR FACE OF
ALL EXTERIOR FOUNDATION WALLS

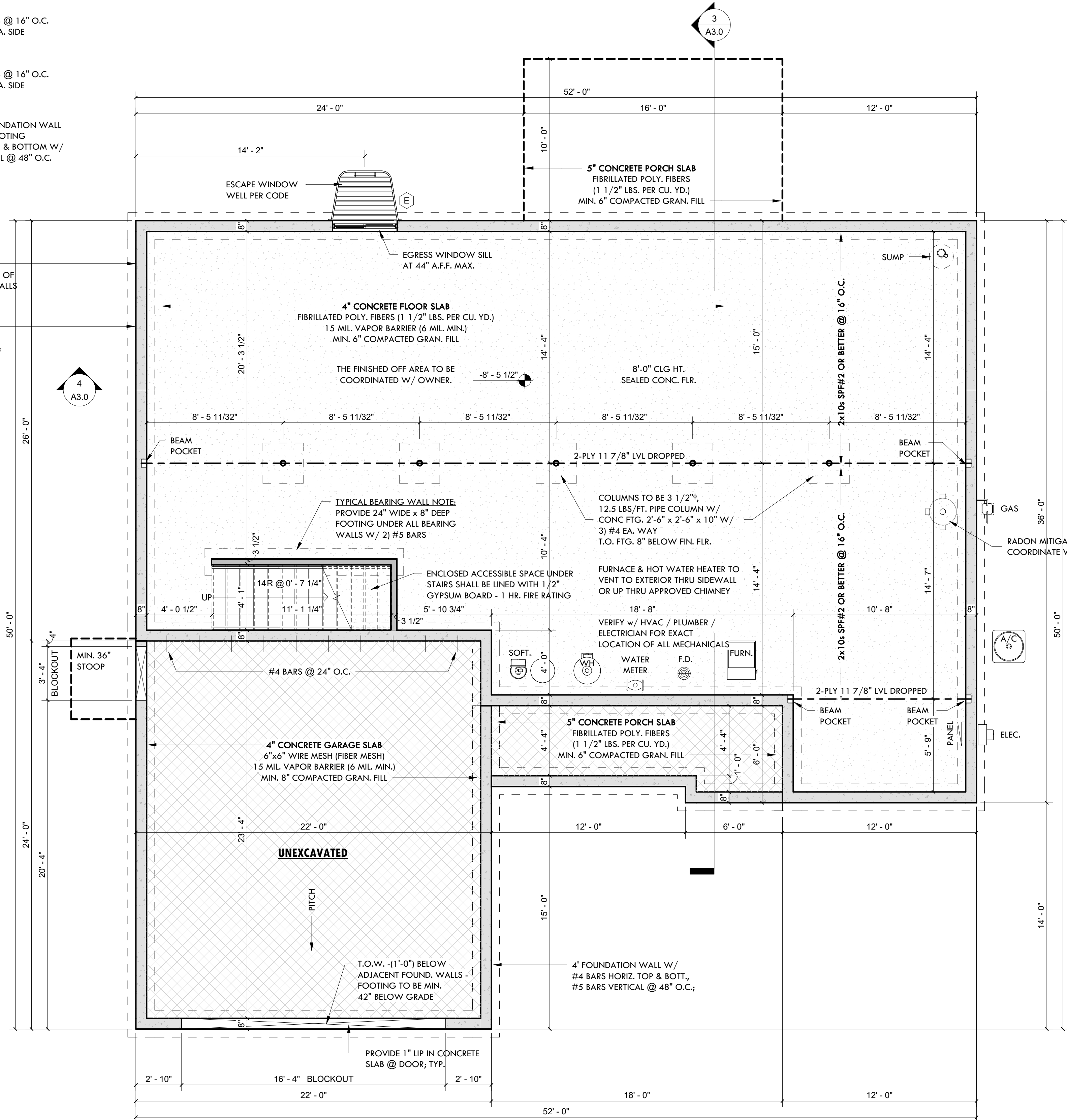
8" FOUNDATION WALL W/
#4 BARS HORIZ. TOP & BOTT.,
#5 BARS VERTICAL @ 48" O.C.;

Door Schedule - Basement

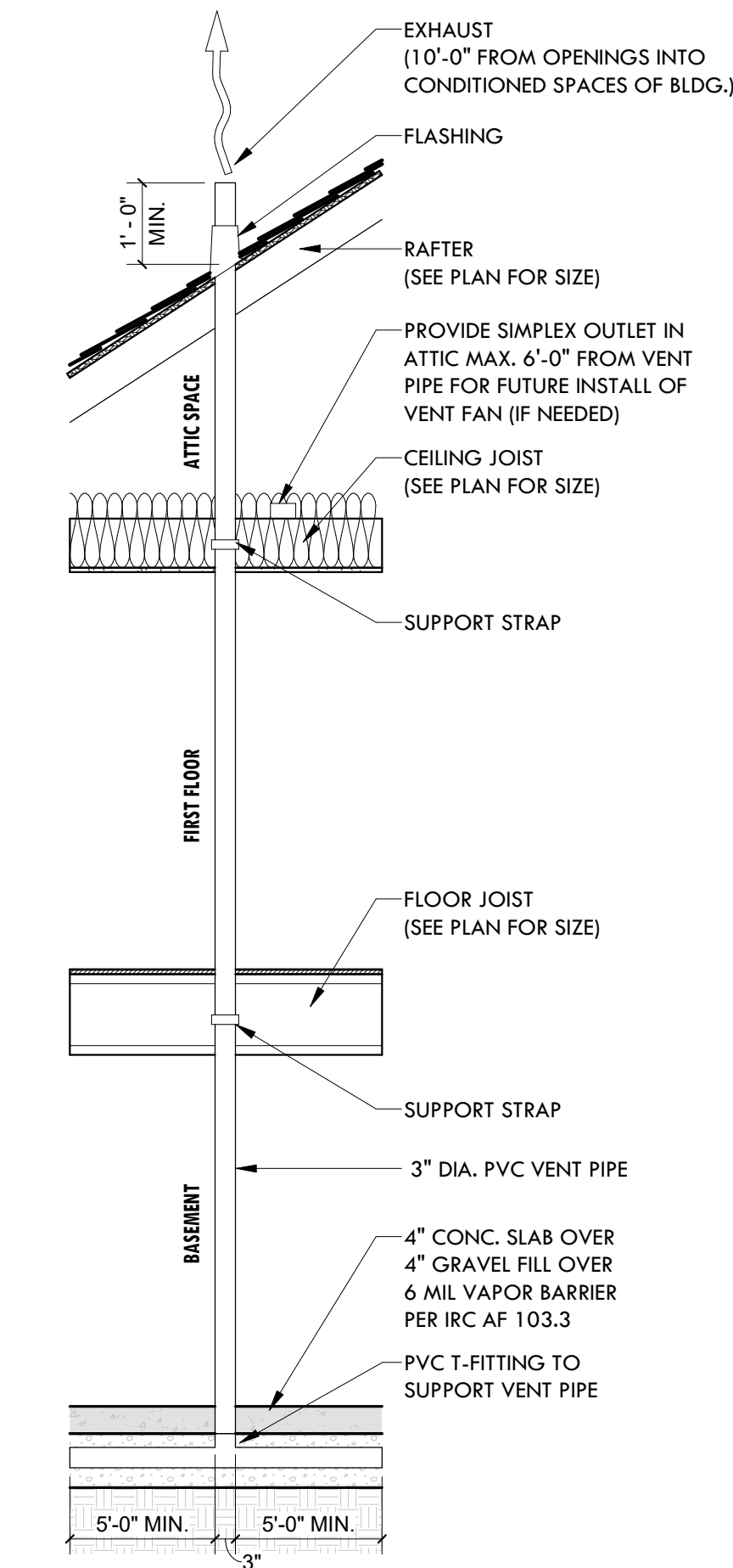
No.	Width	Height	Finish	Comments
-----	-------	--------	--------	----------

Window Schedule

No.	Width	Height	Description	Count	Egress
A	3' - 0"	5' - 0"	CLAD DOUBLE HUNG - EGRESS	10	Yes
B	4' - 0"	3' - 6"	CLAD DOUBLE HUNG - EGRESS	1	No
E	4' - 0"	4' - 0"	EGRESS WINDOW & WELL	1	Yes



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



2 RADON MITIGATION DETAIL 1/2" = 1'-0"

PLAN NOTES:

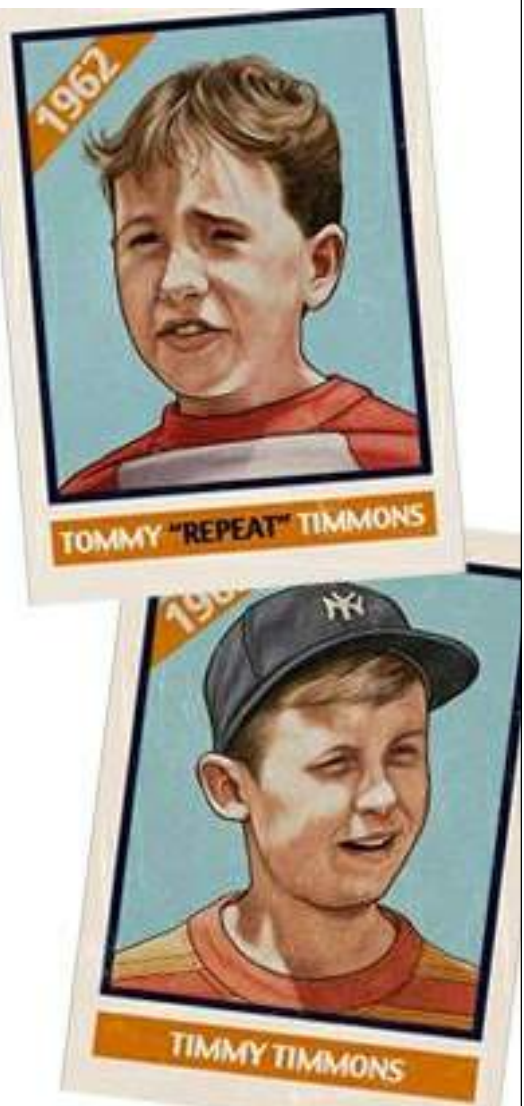
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- EXACT HEIGHT OF FROST / FOUNDATION WALLS TO BE COORDINATED & DETERMINED IN FIELD - FOOTING TO REST ON UNDISTURBED SOIL. MIN. 42" FOOTINGS, TYP.
- WEATHER RESISTANT MEMBRANE TO BE USED UNDER SILLS. (TYPICAL)
- ALL SILL PLATES ARE TO BE OF TREATED LUMBER.
- IT IS OUR OBJECTIVE TO PROVIDE TO YOU ACCURATE DRAWINGS FOR THE CONSTRUCTION OF THIS HOUSE. INACCURACIES, DISCREPANCIES AND ERRORS SHALL BE REPORTED TO COUNTY LINE DESIGN BEFORE BEGINNING CONSTRUCTION. CONTRACTORS BEGINNING CONSTRUCTION BEFORE REPORTING THIS TO COUNTY LINE DESIGN CONSTITUTES RESPONSIBILITY AND LIABILITY TO SAID CONTRACTOR (SUB AND/OR GENERAL)
- DO NOT SCALE DRAWINGS - DIMENSIONS SHALL TAKE PRECEDENCE.
- DUE TO DIFFERENT CONSTRUCTION METHODS AND MATERIALS USED BY DIFFERENT CONTRACTORS, ADJUSTMENTS MAY BE NEEDED TO THESE DRAWINGS. VERIFY EXACT FLOOR TO FLOOR HEIGHT BEFORE FABRICATING ANY STAIRS.
- PROVIDE SLEEPERS IN FOUNDATION WALL WHERE EXPOSED FOR INSTALLATION OF SIDING.

IECC 2018 INSULATION LEGEND	
CLIMATE ZONE #5	VERIFY W/ LOCAL CODES
FENESTRATION U-FACTOR	0.30 MAX.
SKYLIGHT U-FACTOR	0.55 MAX.
CEILING R-VALUE	R-49 (R-38 UNCOMPRESSED)
WOOD FRAME WALL R-VALUE	R-20 CAVITY or R-13 CAVITY + R-5 CONT.
MASS WALL R-VALUE	R-13 CONT. or R-17 CAVITY
FLOOR R-VALUE	R-30
BASEMENT WALL R-VALUE	R-10 CONT. or R-13 CAVITY (ILLINOIS ONLY)
SLAB R-VALUE & DEPTH	R-10 CONT. DOWN 2 FT. MIN.
CRAWLSPACE R-VALUE	R-15 CONT. or R-19 CAVITY

COUNTY LINE DESIGN

DRAFTING & DESIGN SERVICES

305 Emily St.
Mount Morris, IL 61054
tel: 815-218-5605
email: JNesemeier@gmail.com



HD HVARRE DEVELOPMENT

TED N. HVARRE

1127 N. GALENA, STE 101
DIXON, IL 61021

815-378-2151

WWW.HVARRE.COM

Area	Name
1539 SF	FIRST FLOOR
96 SF	FRONT PORCH
531 SF	GARAGE
160 SF	BACK PORCH

New Residence

For

TIMMONS PLAN

Washington Point
Dixon, IL 61021

Basement Floor Plan

Project number	23-13
Date	5/08/2023
Drawn by	JWN
Sheet Size	22 x 34 [11 x 17]

A1.0

Scale As indicated

Door Schedule - First Floor				
No.	Width	Height	Finish	Comments
01	3' - 0"	6' - 8"	STEEL	INSULATED ENTRY SINGLE SWING
02	1' - 8 1/2"	6' - 7 5/16"	STEEL	ENTRY SIDELIGHT
03	0' - 0"	0' - 0"	STEEL	INSULATED GARAGE OVERHEAD
04	5' - 0 5/8"	6' - 9 1/2"	CLAD	FRENCH PATIO PAIR
05	3' - 0"	6' - 8"	STEEL	INSULATED EXTERIOR SINGLE SWING
06	3' - 0"	6' - 8"	WOOD	INTERIOR PANEL SINGLE SWING
07	3' - 0"	7' - 0"	TEMP. GLASS	FRAMELESS SHOWER SWING
08	3' - 0"	6' - 8"	WOOD	INTERIOR PANEL SINGLE SWING
09	3' - 0"	6' - 8"	WOOD	INTERIOR PANEL SINGLE SWING
10	3' - 0"	6' - 8"	WOOD	INTERIOR PANEL SINGLE SWING
11	3' - 0"	6' - 8"	STEEL	INSULATED EXTERIOR SINGLE SWING
12	3' - 0"	6' - 8"	WOOD	INTERIOR PANEL SINGLE SWING
13	3' - 0"	6' - 8"	WOOD	INTERIOR PANEL SINGLE SWING
14	6' - 0"	6' - 8"	WOOD	4-PANEL CLOSET BI-FOLD
15	3' - 0"	6' - 8"	WOOD	INTERIOR PANEL SINGLE SWING
16	3' - 0"	6' - 8"	WOOD	INTERIOR PANEL SINGLE SWING
17	6' - 0"	6' - 8"	WOOD	4-PANEL CLOSET BI-FOLD
18	2' - 8"	6' - 8"	WOOD	INTERIOR BARN SLIDER

WALL TYPE LEGEND

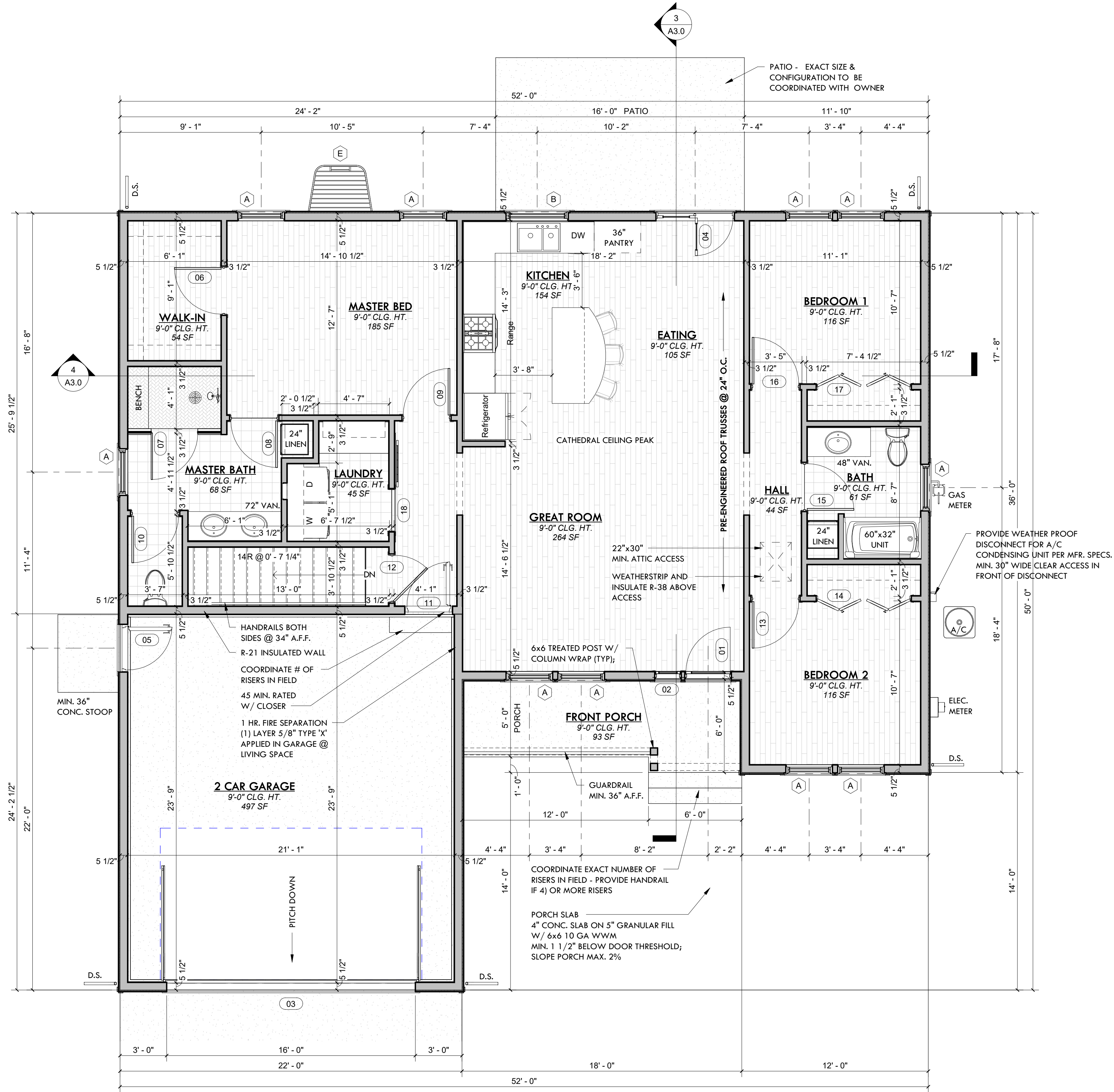
	E6 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" G.W.B. @ INTERIOR R-19 BATT INSULATION 1/2" OSB SHEATHING WEATHER BARRIER LAP BOARD SIDING
	W4 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" G.W.B. EA. SIDE
	W6 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" G.W.B. EA. SIDE
	C8 8" CONCRETE FOUNDATION WALL W/ CONCRETE FOOTING 2) #4 BARS @ TOP & BOTTOM W/ 1) #5 BAR VERTICAL @ 48" O.C.

IECC 2018 INSULATION LEGEND	
CLIMATE ZONE #5	VERIFY W/ LOCAL CODES
FENESTRATION U-FACTOR	0.30 MAX.
SKYLIGHT U-FACTOR	0.55 MAX.
CEILING R-VALUE	R-49 (R-38 UNCOMPRESSED)
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SLAB R-VALUE & DEPTH	R-10 CONT. DOWN 2 ft. MIN.
CRAWLSPACE R-VALUE	R-15 CONT. or R-19 CAVITY

PLAN NOTES:

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- EXACT HEIGHT OF FROST / FOUNDATION WALLS TO BE COORDINATED & DETERMINED IN FIELD - FOOTING TO REST ON UNDISTURBED SOIL. MIN. 42" FOOTINGS, TYP.
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Window Schedule				
No.	Width	Height	Description	Count
A	3' - 0"	5' - 0"	CLAD DOUBLE HUNG - EGRESS	10
B	4' - 0"	3' - 6"	CLAD DOUBLE HUNG - EGRESS	1
E	4' - 0"	4' - 0"	EGRESS WINDOW & WELL	1



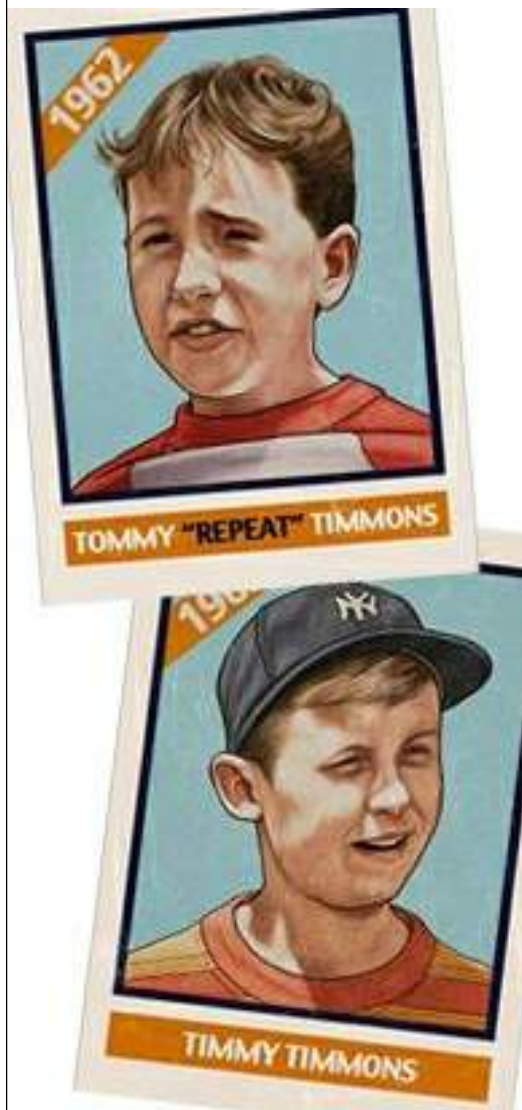
1 FIRST FLOOR PLAN
1/4" = 1'-0"



COUNTY LINE DESIGN

DRAFTING & DESIGN SERVICES

305 Emily St.
Mount Morris, IL 61054
tel: 815-218-5605
email: JNesemeier@gmail.com



HVARRE DEVELOPMENT

TED N. HVARRE
1127 N. GALENA, STE 101
DIXON, IL 61021
815-378-2151
WWW.HVARRE.COM

Area	Name
1539 SF	FIRST FLOOR
96 SF	FRONT PORCH
531 SF	GARAGE
160 SF	BACK PORCH

New Residence

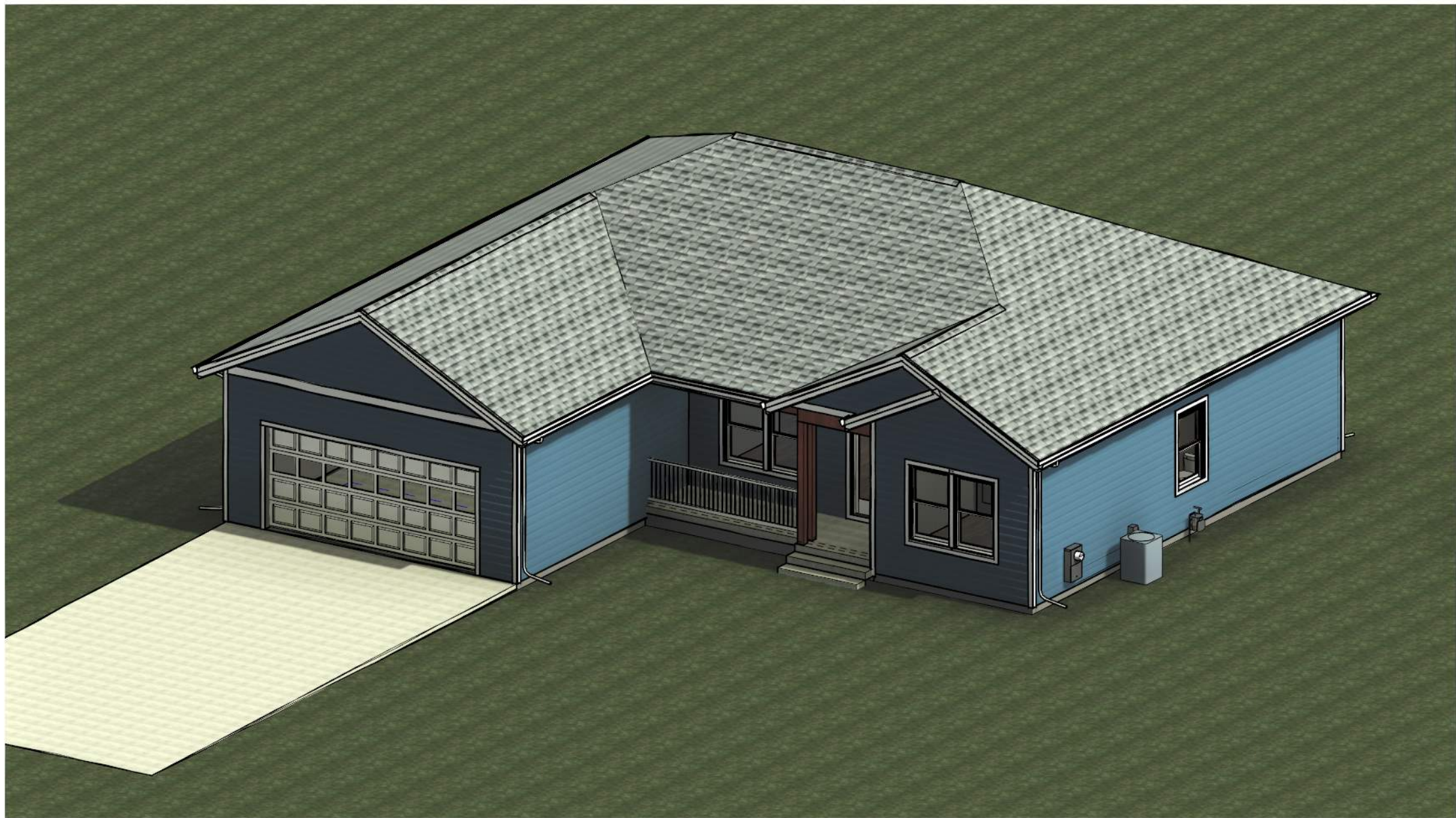
For TIMMONS PLAN

Washington Point
Dixon, IL 61021

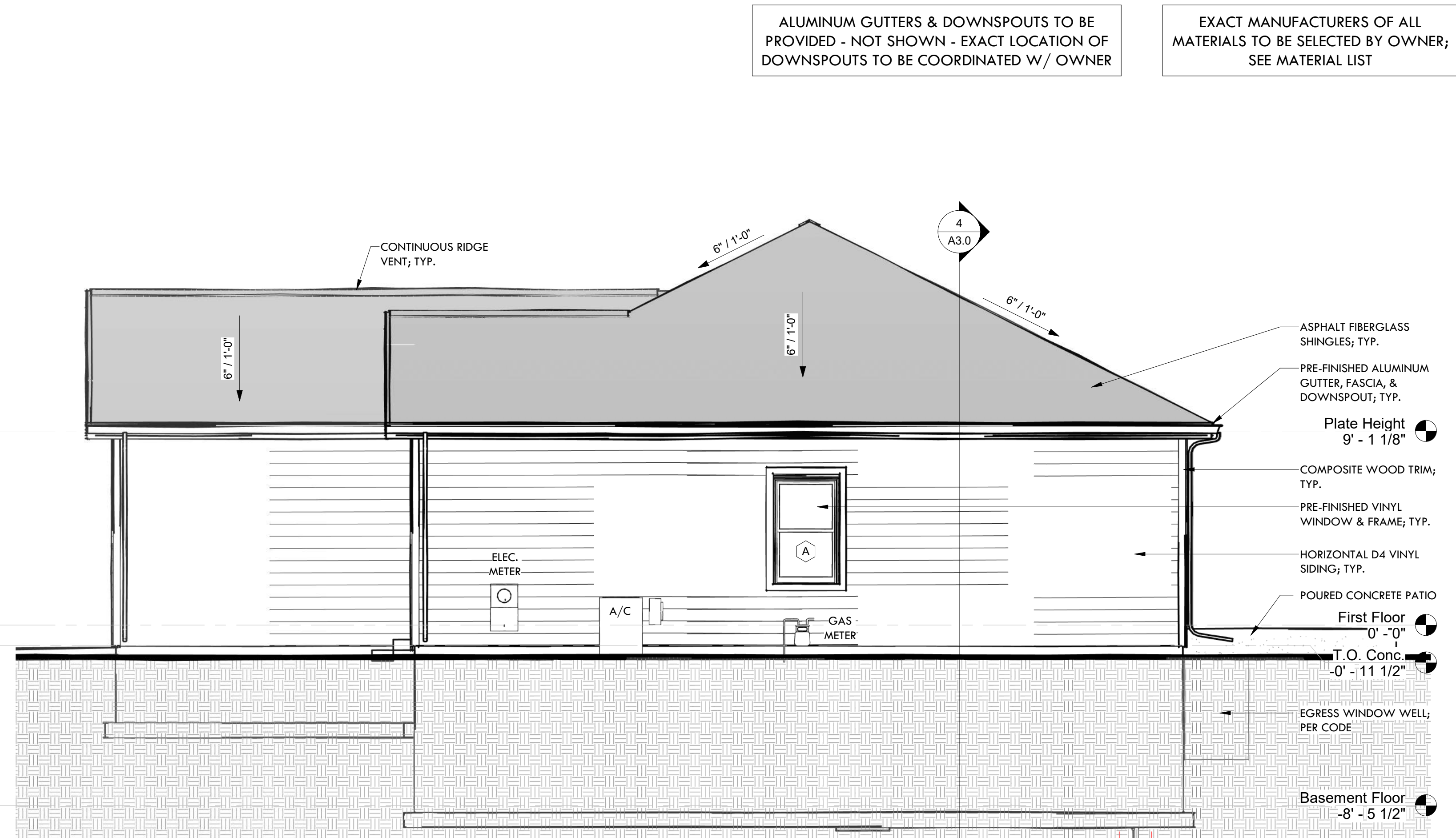
First Floor Plan

Project number	23-13
Date	5/08/2023
Drawn by	JWN
Sheet Size	22 x 34 [11 x 17]

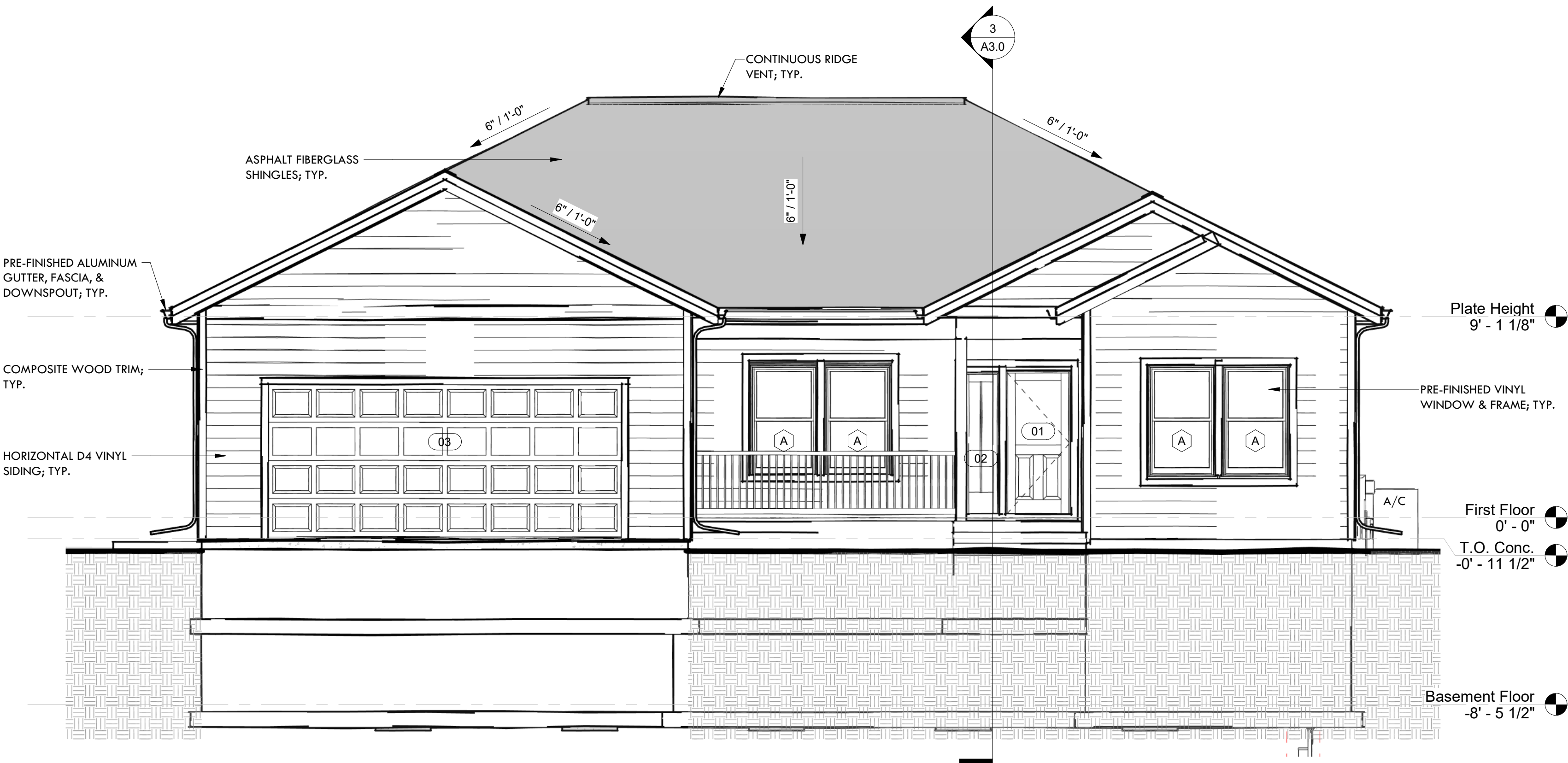
A1.1
Scale As indicated



Window Schedule					
No.	Width	Height	Description	Count	Egress
A	3' - 0"	5' - 0"	CLAD DOUBLE HUNG - EGRESS	10	Yes
B	4' - 0"	3' - 6"	CLAD DOUBLE HUNG - EGRESS	1	No
E	4' - 0"	4' - 0"	EGRESS WINDOW & WELL	1	Yes



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

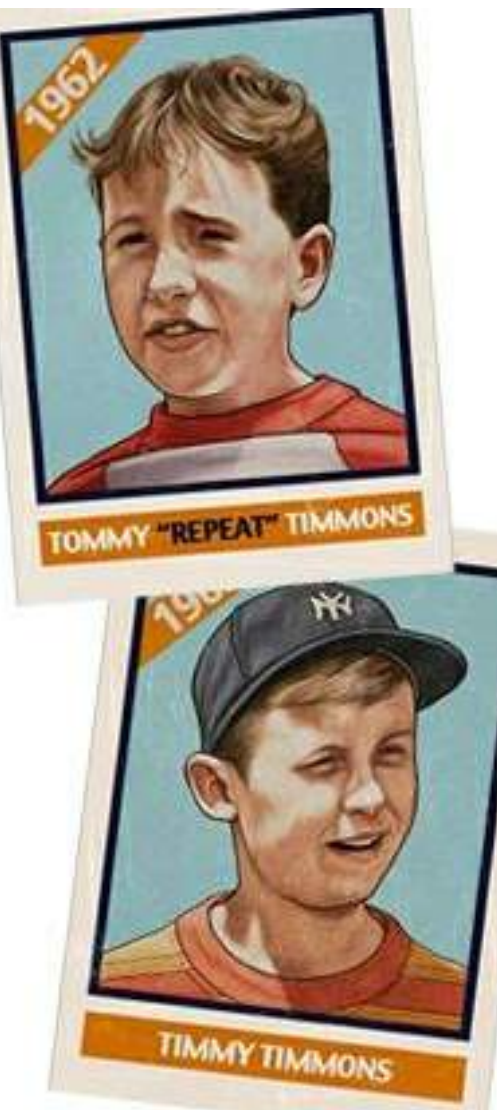


1 SOUTH ELEVATION
1/4" = 1'-0"

COUNTY LINE DESIGN

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Area	Name
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96 SF	FRONT PORCH
531 SF	GARAGE
160 SF	BACK PORCH

New Residence

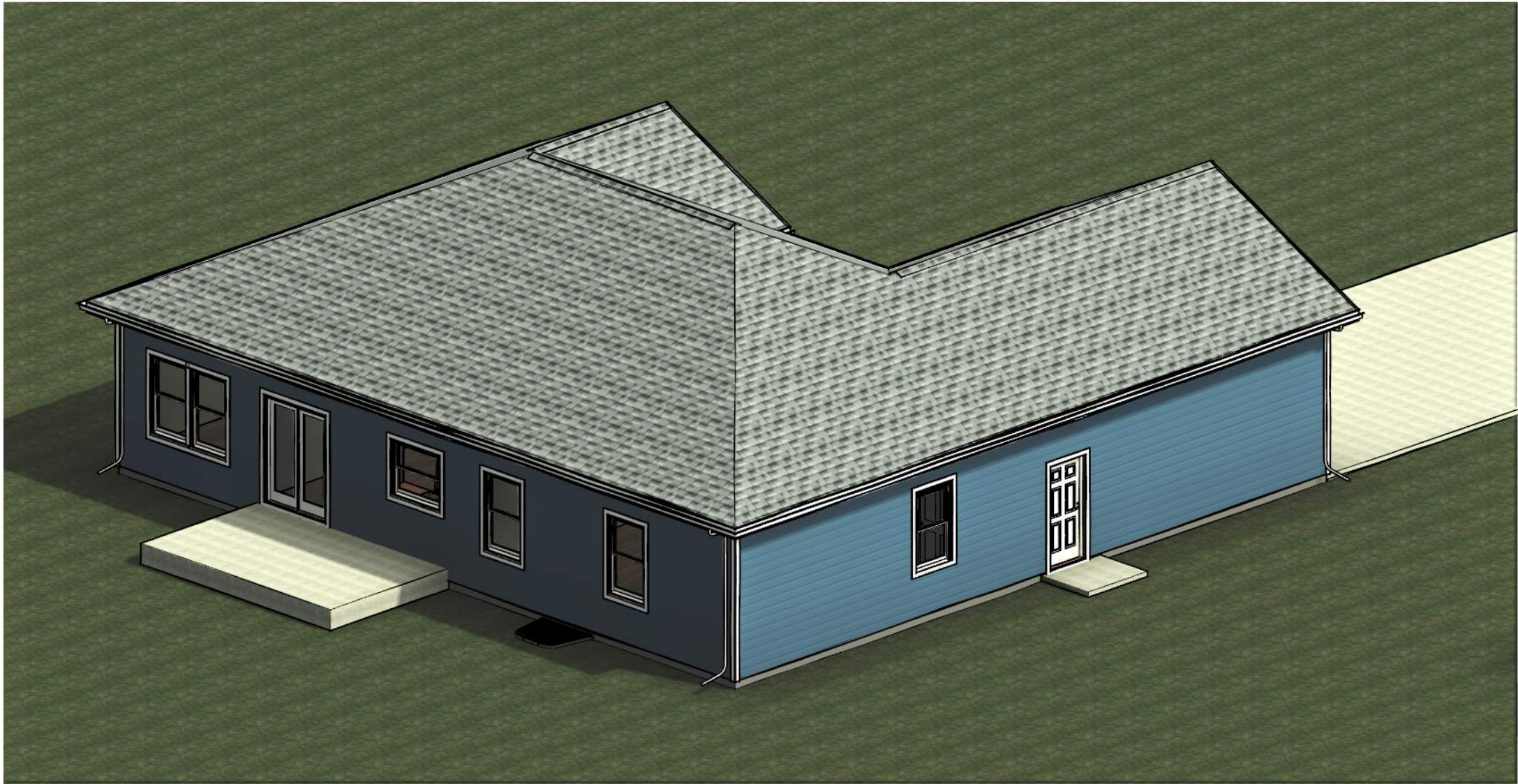
For TIMMONS PLAN

Washington Point
Dixon, IL 61021

Exterior Elevations

Project number	23-13
Date	5/08/2023
Drawn by	JWN
Sheet Size	22 x 34 [11 x 17]

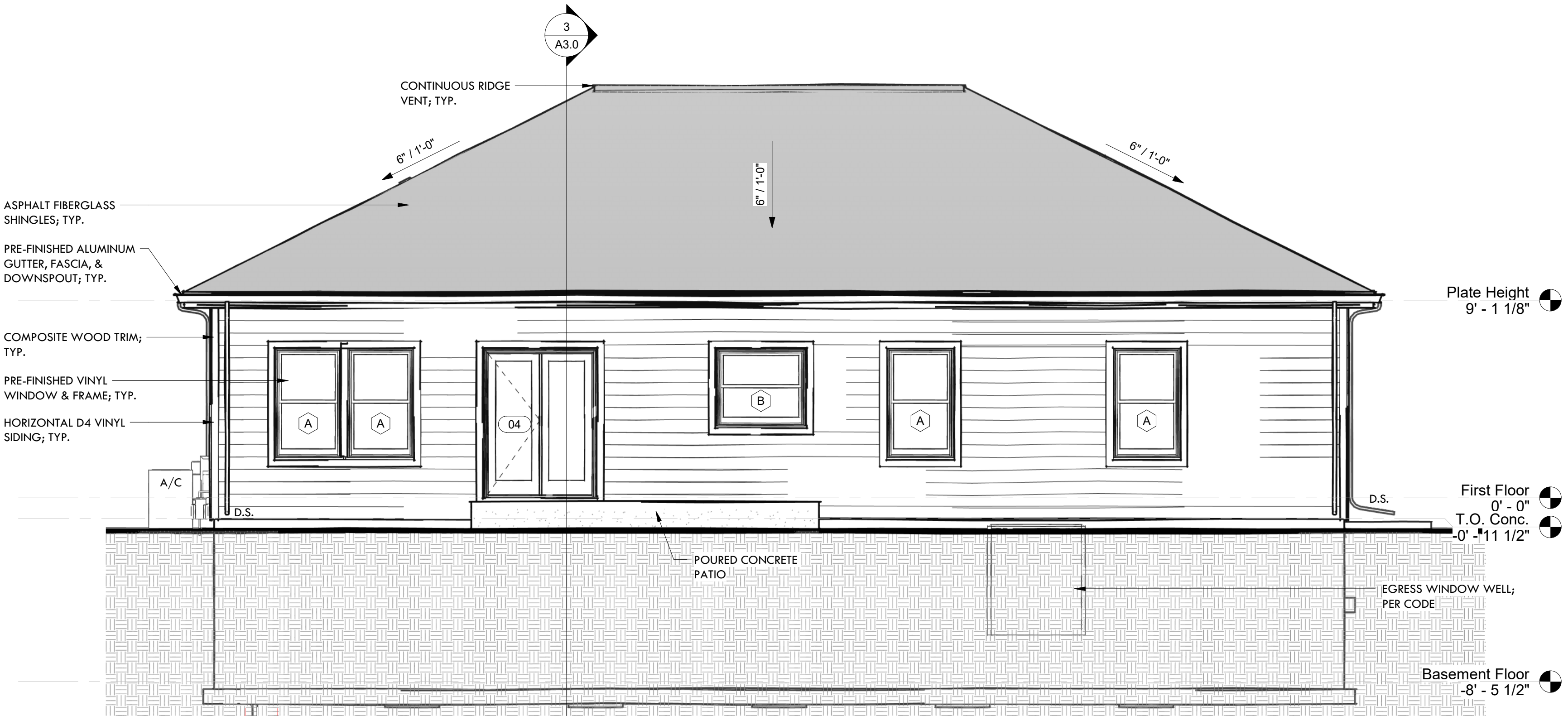
A2.0
Scale 1/4" = 1'-0"



Window Schedule					
No.	Width	Height	Description	Count	Egress
A	3' - 0"	5' - 0"	CLAD DOUBLE HUNG - EGRESS	10	Yes
B	4' - 0"	3' - 6"	CLAD DOUBLE HUNG - EGRESS	1	No
E	4' - 0"	4' - 0"	EGRESS WINDOW & WELL	1	Yes



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



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

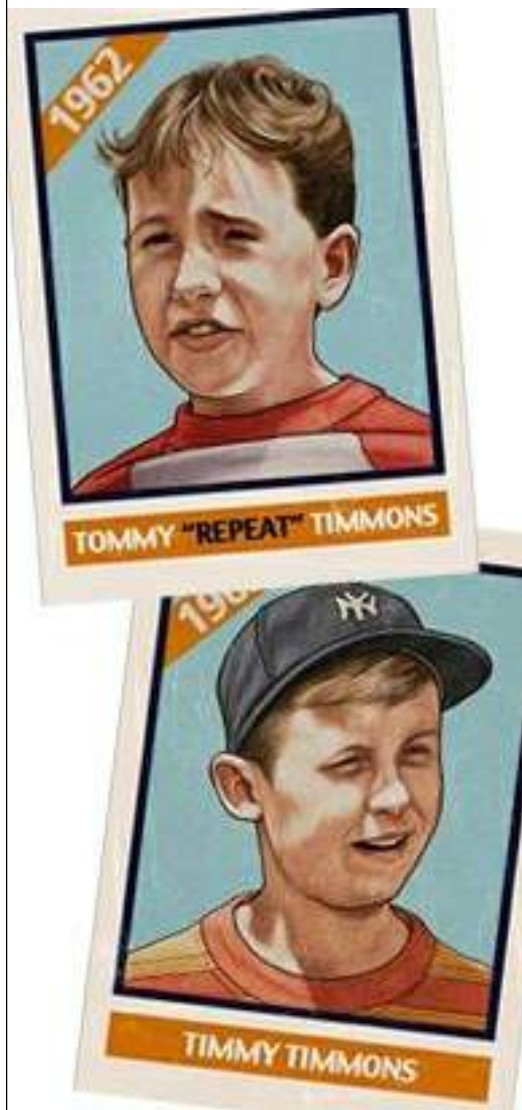
ALUMINUM GUTTERS & DOWNSPOUTS TO BE PROVIDED - NOT SHOWN - EXACT LOCATION OF DOWNSPOUTS TO BE COORDINATED W/ OWNER

EXACT MANUFACTURERS OF ALL MATERIALS TO BE SELECTED BY OWNER; SEE MATERIAL LIST

COUNTY LINE DESIGN

DRAFTING & DESIGN SERVICES

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Area	Name
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531 SF	GARAGE
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New Residence

For

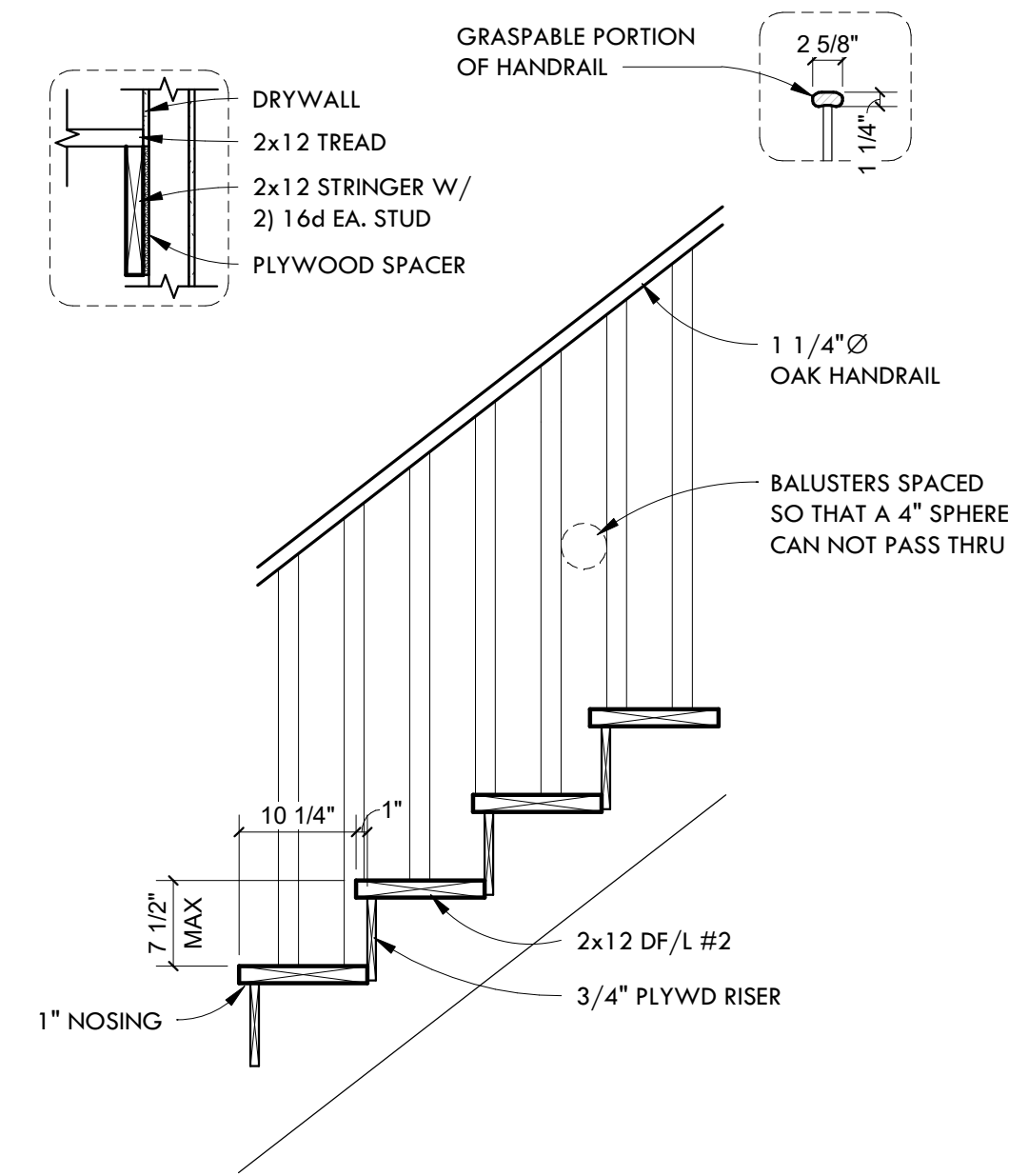
TIMMONS PLAN

Washington Point
Dixon, IL 61021

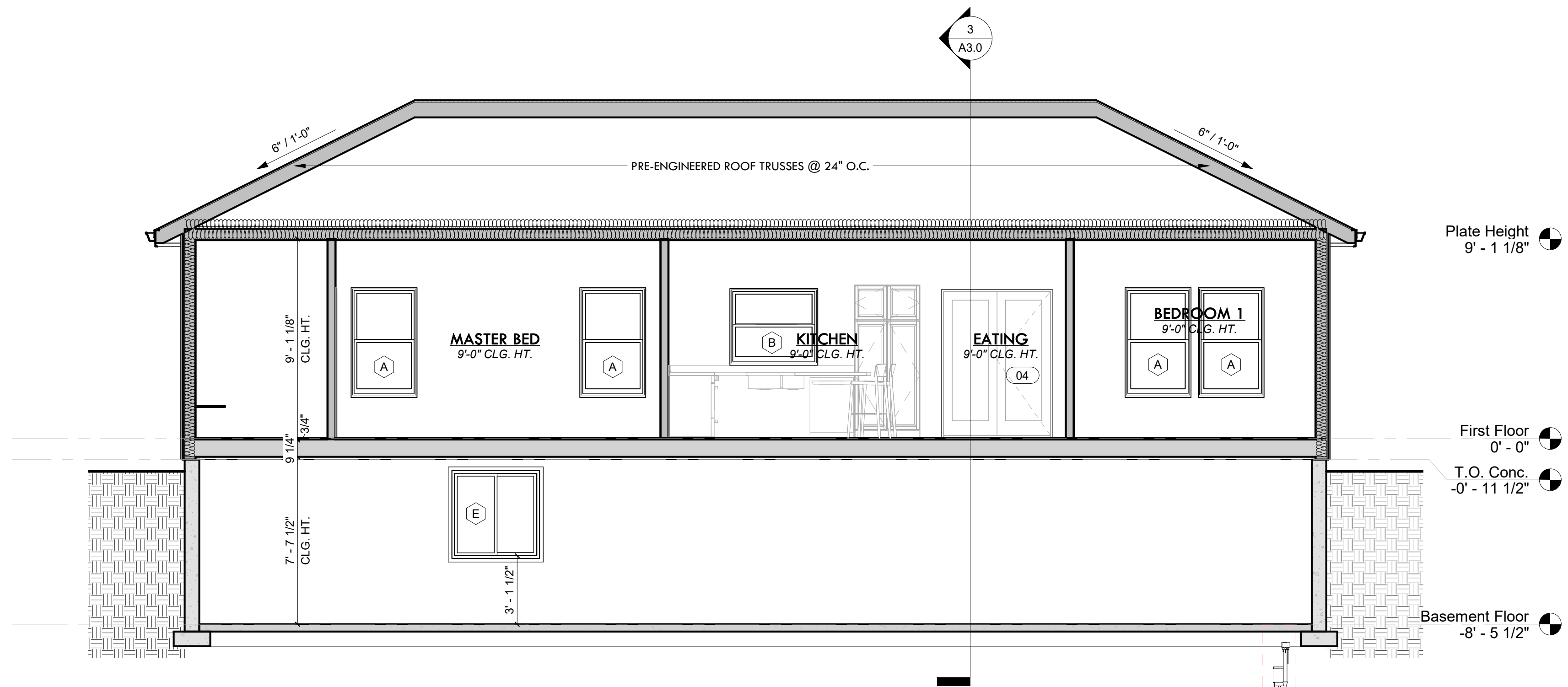
Exterior Elevations

Project number	23-13
Date	5/08/2023
Drawn by	JWN
Sheet Size	22 x 34 [11 x 17]

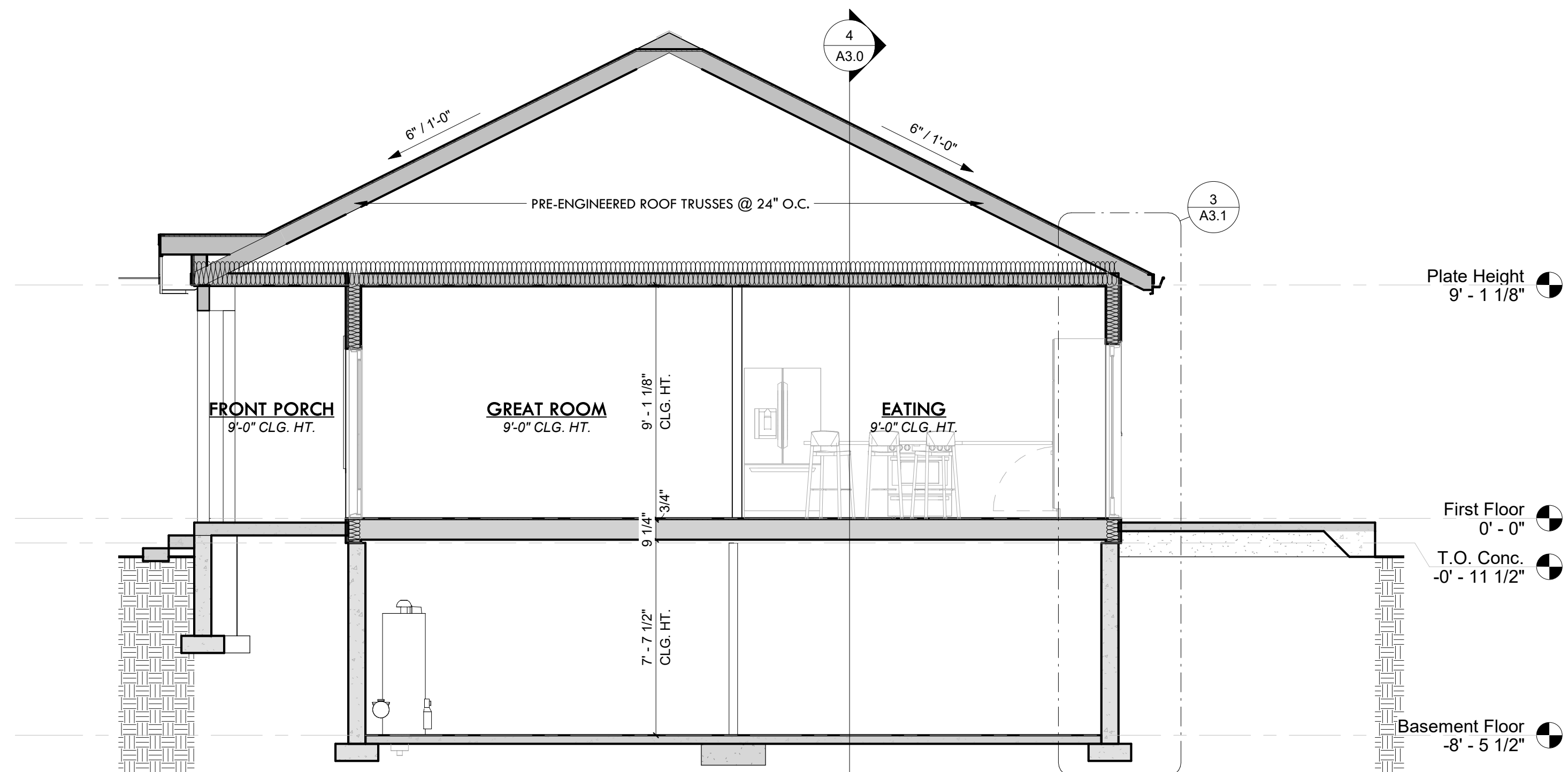
A2.1
Scale 1/4" = 1'-0"



1 STAIR DETAILS
3/4" = 1'-0"



4 TRANVERSE BUILDING SECTION
1/4" = 1'-0"



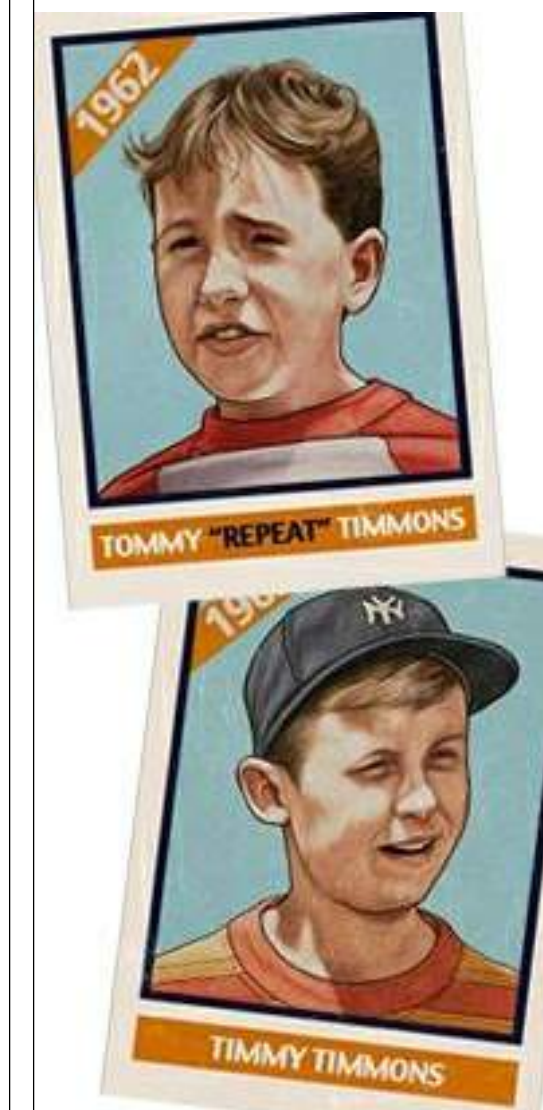
3 BUILDING CROSS SECTION
1/4" = 1'-0"

ALL INSULATION REQUIREMENTS
TO BE CONFIRMED WITH
LOCAL BUILDING CODES

COUNTY LINE DESIGN

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Area	Name
1539 SF	FIRST FLOOR
96 SF	FRONT PORCH
531 SF	GARAGE
160 SF	BACK PORCH

New Residence

For

TIMMONS PLAN

Washington Point
Dixon, IL 61021

Building Sections

Project number	23-13
Date	5/08/2023
Drawn by	JWN
Sheet Size	22 x 34 [11 x 17]

A3.0

Scale As indicated

Light & Vent Schedule			
Name	Area	Light Req'd	Vent Req'd
MASTER BED	185 SF	14.79	7.40
2 CAR GARAGE	497 SF	39.76	19.88
GREAT ROOM	264 SF	21.15	10.57
KITCHEN	154 SF	12.33	6.16
BEDROOM 1	116 SF	9.24	4.62
BEDROOM 2	116 SF	9.24	4.62
FRONT PORCH	93 SF	7.44	3.72
MASTER BATH	68 SF	5.44	2.72
WALK-IN	54 SF	4.32	2.16
LAUNDRY	45 SF	3.61	1.80
EATING	105 SF	8.40	4.20
BATH	61 SF	4.87	2.44

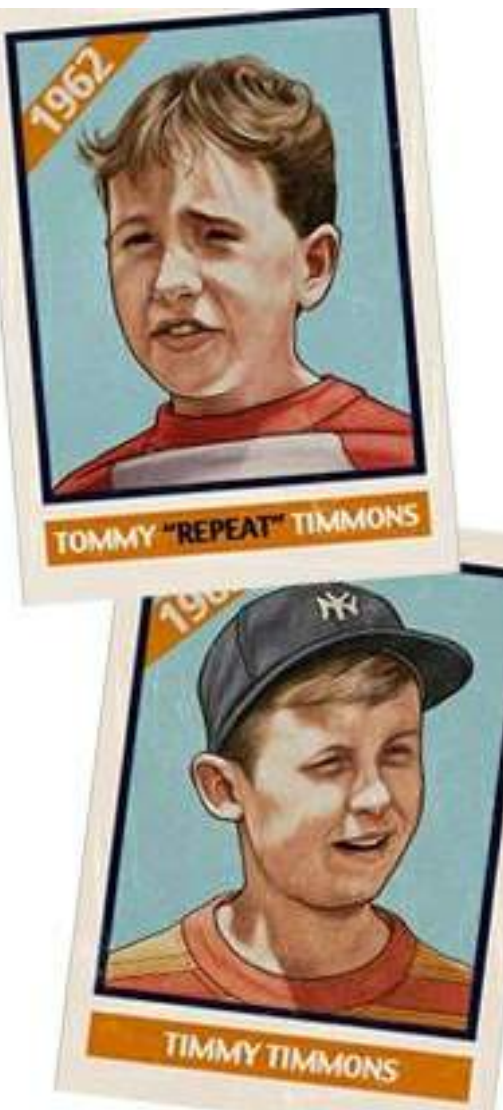
BASEMENT AREA LIGHT AND VENT REQUIREMENTS TO BE SATISFIED PER LOCAL CODE WITH ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. CONTRACTOR TO PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR.

ATTIC AREA VENT REQUIREMENTS TO BE SATISFIED AS PER LOCAL CODE. THE REQUIRED AREA SHALL BE 1/150 OR 1/300 IF A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING. WHERE RIDGE OR GABLE VENTS ARE UTILIZED, VENTS SHALL PROVIDE 1/2 OF THE VENTILATION OPENINGS, WITH THE BALANCE OF THE VENTILATION PROVIDED BY THE EAVE OR VORNIC E VENTS. THE OPENING SHALL BE COVERED WITH CORROSION-RESISTANT MESH OR OTHER APPROVED MATERIAL WITH THE OPENING NOT MORE THAN 1/4"

BATHROOM AND LAUNDRY AREA LIGHT AND VENT REQUIREMENTS TO BE SATISFIED PER LOCAL CODE WITH ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. CONTRACTOR TO PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR.

IECC 2018	
INSULATION LEGEND	
CLIMATE ZONE #5	VERIFY W/ LOCAL CODES
FENESTRATION U-FACTOR	0.30 MAX.
SKYLIGHT U-FACTOR	0.55 MAX.
CEILING R-VALUE	R-49 (R-38 UNCOMPRESSED)
WOOD FRAME WALL R-VALUE	R-20 CAVITY or R-13 CAVITY + R-5 CONT.
MASS WALL R- VALUE	R-13 CONT. or R-17 CAVITY
FLOOR R-VALUE	R-30
BASEMENT WALL R-VALUE	R-10 CONT. or R-13 CAVITY (ILLINOIS ONLY)
SLAB R-VALUE & DEPTH	R-10 CONT. DOWN 2 ft. MIN.
CRAWLSPACE R-VALUE	R-15 CONT. or R-19 CAVITY

**305 Emily St.
Mount Morris, IL 61054**
tel: 815-218-5605
email: JNesemeier@gmail.com

The logo for Hvarre Development features a stylized 'HD' monogram where the 'H' and 'D' are joined, with a small house icon integrated into the 'H'. Below the monogram, the word 'HVARRE' is written in a large, bold, serif font, and 'DEVELOPMENT' is written in a smaller, all-caps, sans-serif font below it.

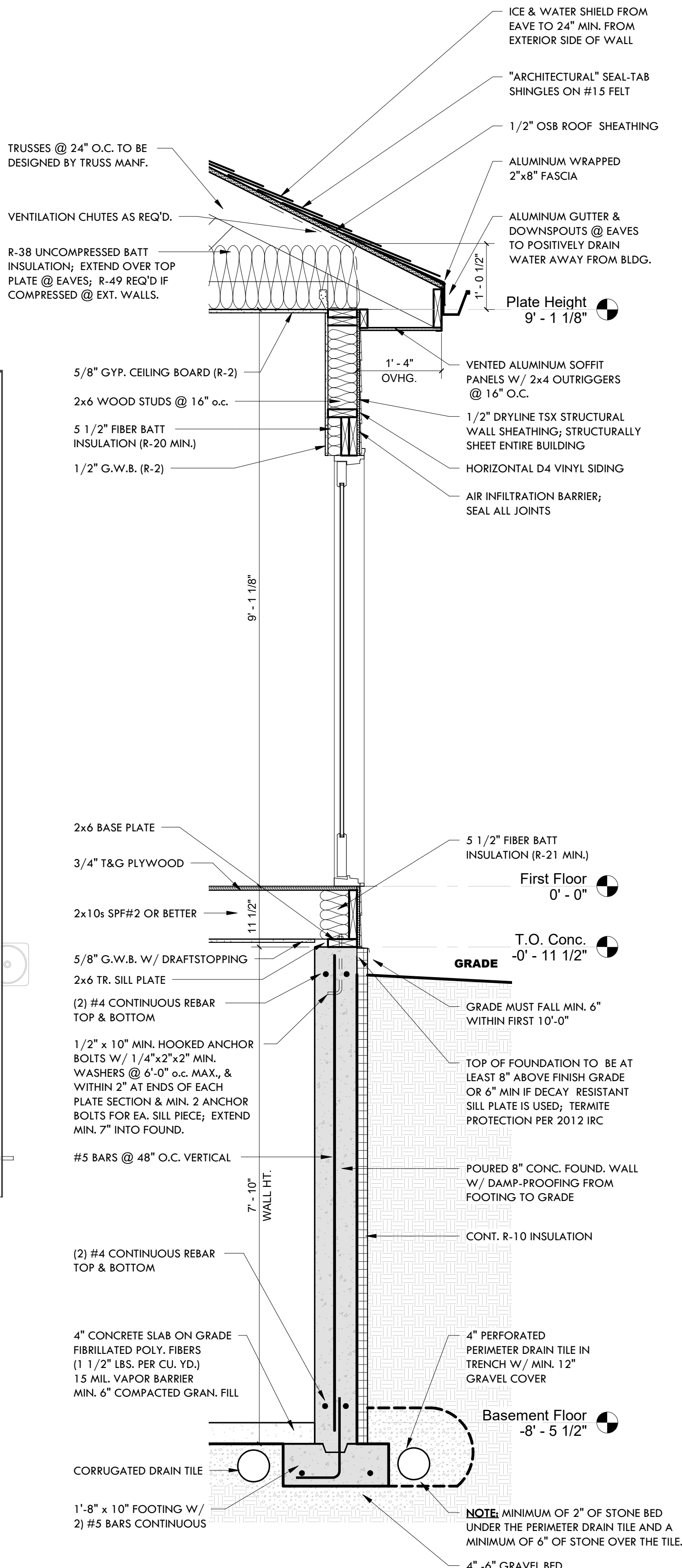
1127 N. GALENA, STE 101
DIXON, IL 61021

WWW.HVARRE.COM

Area	Name
1539 SF	FIRST FLOOR
96 SF	FRONT PORCH
531 SF	GARAGE
160 SF	BACK PORCH

Project number	23-13
Date	5/08/2023
Drawn by	JWN
Sheet Size	22 x 34 [11 x 17]

Scale As indicated



GENERAL NOTES:

1. IT IS OUR OBJECTIVE TO PROVIDE TO YOU ACCURATE DRAWINGS FOR THE CONSTRUCTION OF THIS HOUSE. INACCURACIES, DISCREPANCIES AND ERRORS SHALL BE REPORTED TO THE DESIGNER BEFORE BEGINNING CONSTRUCTION. CONTRACTORS BEGINNING CONSTRUCTION BEFORE REPORTING THIS TO THE DESIGNER CONSTITUTES RESPONSIBILITY AND LIABILITY TO SAID CONTRACTOR (SUB AND/OR GENERAL)

2. DO NOT SCALE DRAWINGS - DIMENSIONS SHALL TAKE PRECEDENCE.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION:

IRC 2018 - INTERNATIONAL RESIDENTIAL CODE
IECC 2018 - INTERNATIONAL ENERGY CONSERVATION CODE
IMC 2018 - INTERNATIONAL MECHANICAL CODE
IFC 2018 - INTERNATIONAL FIRE CODE
NEC 2014 NFPA 70 - NATIONAL ELECTRICAL CODE
IPC 2014 - INTERNATIONAL PLUMBING CODE
2018 - ILLINOIS ACCESSIBILITY CODE
LOCAL AMENDMENTS TO CODES LISTED ABOVE

IPMC 2018 - INTERNATIONAL PROPERTY MAINT. CODE
IFGC 2018 - INTERNATIONAL FUEL GAS CODE
IEBC 2018 - INTERNATIONAL EXISTING BUILDING CODE

4. EACH SUBCONTRACTOR SHALL ARRANGE FOR INSPECTIONS OF HIS WORK. HE SHALL REMAIN AT THE JOB SITE DURING SUCH INSPECTIONS. ANY WORK NOT MEETING THE LOCAL CODES AND REJECTED BY INSPECTIONS OFFICIALS SHALL BE CORRECTED AT ONCE. EACH SUBCONTRACTOR SHALL KEEP HIS WORK AREA CLEAN. DEBRIS AND EXCAVATED MATERIALS SHALL BE REMOVED PROMPTLY OFF SITE AND DISPOSED OF LEGALLY.

5. ALL WORK SHALL BE GUARANTEED FOR A PERIOD NOT LESS THAN ONE YEAR OR LONGER PER CONTRACT BETWEEN OWNER / CONTRACTOR FROM DATE OF COMPLETION. SUBMIT WRITTEN GUARANTEE FROM EACH TRADE.

6. STREET ADDRESS NUMBERS ARE REQUIRED NUMBERS OR ADDRESS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. IN PLACE PRIOR TO OCCUPANCY. PER LOCAL CODE. TYPICALLY 4"-6" HIGH LETTERS, COLOR CONTRASTING WITH A BACKGROUND.

7. MINIMUM DESIGN LOADS:

	LIVE (PSF)	DEAD (PSF)	TOTAL (PSF)
FIRST FLOOR	40	15	55
UPPER FLOORS	40	15	55
ROOF	30	20	50
WIND ON STRUCTURE			20

8. FIELD VERIFY ALL GUTTERS AND DOWNSPOUT LOCATIONS WITH OWNER. GUTTERS & DOWNSPOUTS SHALL BE DESIGNED TO DISCHARGE WATER WAY FROM BUILDING.

9. GARAGE TO HOUSE DOOR SHALL BE (1) HR. FIRE RATED WITH UL LABELN WITH HINGE CLOSER. GARAGE SHALL BE SEPARATED FROM ADJACENT INTERIOR SPACE BY A FIRE PARTITION HAVING A RESISTANCE RATING NOT LESS THAN 1 HR.

10. FINISH CARPENTER CONTRACTOR SHALL CAULK ALL JOINTS AT DOORS, WINDOWS, ETC. AND PROVIDE ALUMINUM THRESHOLD AND WEATHER-STRIPPING AT ALL EXTERIOR OPENINGS.

11. DETERMINE EXACT CABINET SIZE ON JOB (FIELD MEASURE) AFTER WALL FINISH IS APPLIED.

12. CONCRETE CURB 4" HIGH TO BE PROVIDED BETWEEN GARAGE AND RESIDENCE.

13. LEAD PAINT IS A COMMON HAZARD ASSOCIATED W/ BUILDINGS CONSTRUCTED PRIOR TO 1978. THE REMOVAL, HANDLING & DISPOSAL OF ANY LEAD PAINT MUST COMPLY WITH ALL LOCAL, STATE & FEDERAL LAWS. ALL ASBESTOS ABATEMENT WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE & FEDERAL REQ'MTS.

SITE NOTES:

1. CONTRACTOR SHALL VISIT SITE, VERIFY, ASSESS ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH PROJECT.

2. SITUATE HOUSE ON THE LOT PER APPROVED SITE PLAN, INCLUDING ANY NOTES OR COMMENTS MADE UPON SAID SITE PLAN.

3. NATURAL DRAINAGE OF SITE SHALL BE MAINTAINED. ALL GRADING AND DRAINAGE AT AND ALONG LOT LINES SHALL BE UNCHANGED.

4. BE SURE DRAINAGE IS DIRECTED AWAY FROM ALL SIDES OF RESIDENCE. SITE DRAINAGE AND CORRESPONDING GRADING TO FOLLOW SUBDIVISION ENGINEERING PLAN, AND APPROVED SITE PLAN. NOTE RECORDED EASEMENTS ON SITE PLAN.

5. SEDIMENT & EROSION CONTROL - LEAVE VEGETATION UNDISTURBED ALONG LOT LINES UNTIL THE SVALES ARE CUT IN; AT WHICH TIME THE SVALES SHALL BE SODDED OR SEEDED.

6. PROVIDE EROSION FENCE (OR OTHER APPROVED METHODS) WHERE NEEDED TO PREVENT SEDIMENT FROM LEAVING SITE.

FOUNDATIONS:

1. ALL FOUNDATIONS SHALL BEAR ON SOLID UNDISTURBED SOIL OF 2000 PSF BEARING CAPACITY OR SOLID COMPACTED SOIL OF 2000 PSF BEARING CAPACITY. ALL FILL MATERIALS FOR FOOTINGS AND SLABS SHALL BE COMPACTED USING VIBRATORY COMPACTION EQUIPMENT TO 95% ASTM 1557. CONTRACTOR SHALL FURNISH IN-PLACE DRY DENSITY TEST IF REQUESTED BY OWNER FOR EVERY 2,500 SQUARE FEET OF AREA OF EACH LAYER OF COMPACTED FILL.

2. VERIFY ALL BEARING MATERIAL WITH THE SOILS ENGINEER. ASSUMED TO BE ORGANIC SILT LOAM.

3. NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER.

4. ALL FILL AND BACKFILL FOR INTERIOR SLABS ON GRADE SHALL BE COMPACTED TO 93% OF ASTM 1557. NO BACKFILLING SHALL BE DONE UNTIL BASEMENT FLOOR HAS BEEN POURED AND THE FIRST FLOOR JOISTS OR ADEQUATE BRACING IS INSTALLED.

5. ALL FOOTINGS SHALL BE PROPERLY SIZED, PER 2018 IRC AND EXTEND A MIN. OF 42" BELOW ADJACENT FINISHED GRADE. EXACT HEIGHT OF FROST / FOUNDATION WALLS TO BE COORDINATED & DETERMINED IN FIELD - FOOTING TO REST ON UNDISTURBED SOIL.

6. PROVIDE CONTINUOUS 2x4 KEYWAY IN ALL FOOTINGS.

7. ALL FOUNDATION WALLS SHALL HAVE (2) #5 RODS CONTINUOUS AT TOP AND BOTTOM. 24" OVERLAP AT CORNERS.

8. PROVIDE NAILERS WITHIN CONCRETE WALL FOR SIDING TO SUIT FINISH GRADES.

9. PROVIDE 1/2" DIAMETER x 10" LONG STANDARD STEEL ANCHOR BOLTS AT 4'-0" o.c. AROUND ENTIRE FOUNDATION WALL PERIMETER.

10. PROVIDE APPROVED FOUNDATION DAMP-PROOFING TO FOUNDATION WALLS ON EXTERIOR FROM FINISH GRADE TO OUTSIDE EDGE OF FOOTING. PER 2018 IRC.

11. PROVIDE MINIMUM 4" DRAIN TILE AROUND ALL BASEMENT AND CRAWL SPACE FOOTINGS, IN AN APPROVED STONE BED WHEN REQUIRED. PER 2018 IRC.

CONCRETE:

1. MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

- ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE A COMPRESSIVE STRENGTH OF 3500 PSI.....5 BAGS; ALL CONCRETE FOUNDATION WALLS NOT EXPOSED TO WEATHER SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI; ALL CONCRETE FOUNDATION WALLS EXPOSED TO WEATHER SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI ALL CONCRETE STRENGTHS SHALL BE AS LISTED BELOW SPECIFIED STRENGTHS SHALL BE ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS AND THE MINIMUM CEMENT CONTENT IN BAGS PER CUBIC YARD OF CONCRETE IS AS LISTED. THE MINIMUM CEMENT CONTENT MAY BE REDUCED 1/2 BAG PER CUBIC YARD WITH A PLASTICIZING ADMIX.

3. ENTRAINING ADMIXTURE SHALL BE USED FOR ALL CONCRETE EXPOSED TO WEATHER. INCREASED CEMENT CONTENT REQUIRED FOR EXPOSED CONCRETE PER CODE.

4. SEE ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER CONTRACT DRAWINGS FOR ALL REQUIRED OPENINGS, CURBS, DEPRESSIONS, DRAIN SLOPES, FLOOR FINISHES, INSERTS AND OTHER EMBEDDED ITEMS. VERIFY SIZES AND LOCATIONS OF ALL OPENINGS IN CONCRETE PRIOR TO FORMING. COORDINATE WITH OWNER / CONTRACTOR BEFORE PROCEEDING.

5. ALL CONCRETE FLOOR SLABS SHALL BE 4" THICK OVER MIN. 6" COMPACTED GRAVEL. PER 2018 IRC.

6. FOR INTERIOR SLABS ON GRADE MAXIMUM SLAB POURING UNIT IS 1200 SQUARE FEET, 60'-0" IN LENGTH. USE CHECKERBOARD LAYOUT. ALLOW 24 HOURS TO LAPSE BETWEEN ADJACENT POURS. SAW OR FORM CONTROL JOINTS BETWEEN CONSTRUCTION JOINTS AT 20'-0" ON CENTER. LOCATED JOINTS ON COLUMN CENTERLINES, UNDER PARTITIONS, ETC. OBTAIN OWNERS APPROVAL OF LAYOUT PRIOR TO POURING.

7. EXPANSION JOINTS OF 1/2" THICKNESS

8. SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THAN 40 FEET AND WHERE CONCRETE ABOUT DIFFERING ELEMENTS, CONTROL JOINTS AT LEASE 1 1/2" DEEP MIN. 1/4" WIDE, PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO 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.

REINFORCING STEEL:

1. ALL REINFORCING STEEL SHALL BE "DEFORMED NEW BILLET STEEL BARS ASTM A615, GRADE 60 EXCEPT STIRRUPS AND TIES MAY BE ASTM A615, GRADE 40.

2. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

3. BAR BENDING AND PLACEMENT DETAILS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 318-89, UNLESS OTHERWISE SHOWN OR NOTED. ALL BARS OR FABRIC SHALL BE POSITIVELY SUPPORTED IN THE REQUIRED LOCATIONS UTILIZING SUPPORT CHAIRS OR OTHER APPROVED SUPPORT SYSTEMS.

4. ALL EMBEDDED LENGTHS AND LAPS SHALL BE AS REQUIRED BY ACI 318 (UNLESS OTHERWISE NOTED) MINIMUM LAP TO BE 36 BAR DIAMETERS, CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.

5. PLACE (2) #5 - (1) EACH FACE WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE, UNLESS OTHERWISE SHOWN OR NOTED.

FRAMING NOTES:

1. ALL MATERIAL AND WORKMANSHIP IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARD SPECIFICATIONS, LATEST EDITION.

2. UNLESS NOTED ALL CONNECTIONS TO BE ACCORDING TO THE 2018 IRC.

3. CONTRACTOR AT HIS OPTION, MAY USE WOOD OF DIFFERENT SPECIES OR GRADE OF EQUAL OR BETTER. (IF ALLOWED BY INSPECTOR)

4. DESIGN STRESSES FOR LIGHT WOOD FRAMING:
7/16" O.S.B. SHEATHING.....APA RATED SHEATHING, 32/16 PANEL SPAN RATING, EXTERIOR

#2 HEM-FIR

FB	850 PSI
FC	1,250 PSI
FV	75 PSI
FT	500 PSI
E	1,300,00 PSI

MICRO-LAM

FB	2,700 PSI
FC	2,700 PSI
FV	285 PSI
FT	1,500 PSI
E	1,900,00 PSI

5. PROVIDE WOOD BRIDGING AT CENTER (OR THIRDS) OF ALL SPANS, PER IRC 2018.

6. ALL LOAD BEARING HEADERS AND CONCENTRATED LOADS SHALL BE FULLY BLOCKED FROM BOTTOM OF FLOOR PLYWOOD DECKING TO TOP OF FOUNDATION WALLS AND OR BEAMS. BLOCKING TO BE EQUAL TO BEARING ABOVE.

7. ALL LOAD BEARING HEADERS AND CONCENTRATED LOADS SHALL HAVE SOLID WOOD COLUMNS UNDER ALL STRUCTURAL BEARING MEMBERS.

8. PROVIDE (2) FLOOR JOISTS (TYP.) UNDER ALL PARTITION WALLS, TUBS, ISLANDS OR OTHER HEAVY LOAD SPECIALTIES RUNNING PARALLEL TO FLOOR JOISTS.

9. PROVIDE PROPER UNDERLAYMENT FOR EACH FINISH SURFACE MATERIAL SELECTED BY OWNERS, OVER 3/4" T&G. SPAN RATED PLYWOOD OR O.S.B. SUBFLOORING BOTH GLUED AND SCREWED TO EACH JOIST AS REQUIRED AND TYPICAL THROUGHOUT ALL FLOOR AREAS. PROVIDE THE PROPER SELECTED A.P.A. RATED SHEATHING FOR ALL PLYWOOD DECKING.

10. ALL STRUCTURAL LUMBER SHALL BE DFP #2 OR HEM FIR #2 OR BETTER.

11. ALL WOOD FRAMING SHALL COMPLY WITH IRC 2018.

12. PROVIDE 22"x30" MINIMUM ATTIC ACCESS TO ALL REQUIRED AREAS. FIELD VERIFY EXACT LOCATION WITH GENERAL CONTRACTOR AND OWNERS. WEATHERSTRIP & INSULATE TO R-38.

13. ALL STRUCTURAL WOOD MEMBERS INCLUDING JOISTS, HEADERS, ROOF RAFTERS, COLUMN POSTS, MICRO LAM MEMBERS ETC. SHALL CONFORM TO 'NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTIONS. MINIMUM MACHINE STRESS RATING OF STRUCTURAL WOOD MEMBERS SHALL BE AS REQUIRED ELSEWHERE ON THE PLANS. SPECIFIC FLOOR AND ROOF SUPPLIER TO PROVIDE COPY OF PROPOSED FLOOR OR ROOF DRAWINGS TO BUILDER BEFORE DELIVERY TO JOB SITE.

14. WIND BRACING SHALL BE 1/2 CDX PLYWOOD, LET IN METAL BRACING OR APPROVED STRUCTURAL SHEATHING. ALL STEEL LINTELS 4" MIN. BEARING UNLESS NOTED OTHERWISE.

15. APPROVED CORNER BRACING AS REQUIRED PER IRC 2018.

16. FIRE STOPPING SHALL BE REQUIRED AT ALL FURRING, PARTITIONS AND OUTSIDE STUD WALLS AT LEVEL OF EACH FLOOR OR CEILING AND AT JUNCTURE OF ROOF RAFTERS AND WALL AS PER IRC 2018.

17. SHEATHING PAPER REQUIRED UNDER SIDING (15# FELT, TYVEK, ETC.) UNLESS SHEATHING MOISTURE RESISTANT MATERIAL IS USED.

18. ROOF COVERINGS SHALL BE IN COMPLIANCE WITH IRC 2018.

19. ATTIC VENTILATION SHALL BE IN COMPLIANCE WITH IRC 2018.

20. ALL SILL PLATES ARE TO BE OF TREATED LUMBER.

21. TOP PLATES SHALL LAP AT CORNERS AND INTERSECTING PARTITIONS.

22. MINIMUM INSULATION REQUIREMENTS:

A. ROOF JOISTS = R-49 STANDARD TRUSS OR R-38 W/ ENERGY TRUSS

B. EXTERIOR WALLS = R-20 CAVITY or R-13 + R-5 CONTINUOUS

C. INTERIOR ENVELOPE WALLS: WALLS = R-15 CONTINUOUS OR R-19 CAVITY

D. BASEMENT WALLS = R-15 CONTINUOUS OR R-19 CAVITY

E. THE INSULATION, IF NOT PROVIDED WITH A VAPOR BARRIER WITH A PERM RATING VAPOR TRANSMISSION OF 1, SHALL BE PROVIDED WITH 2 MIL. (.002") THICK POLYETHYLENE VAPOR BARRIER EQUAL TO C.S. 239-61, APPLIED OVER THE STRUCTURAL MEMBERS OF THE INTERIOR SIDE OF THE WALL WITH THE LAPS OVER STUDS OR TAPED TO PROVIDE AN EFFECTIVE SEAL, BEFORE APPLICATION OF THE INTERIOR SURFACE.

G. THERE SHALL BE PROVIDED SILL SEALER BELOW THE PLATE BETWEEN THE SILL PLATE AND FOUNDATION WALLS. THERE SHALL BE CAULKING IN ALL JOINTS BETWEEN WINDOWS, EXTERIOR SIDING OR BRICK VENEER AND ALL OTHER OPENINGS. ALL EXTERIOR WINDOWS OR DOORS SHALL BE DOUBLE OR INSULATED GLASS.

23. PROVIDE 5/8" GYPSUM ON CEILINGS AND 1/2" GYPSUM ON WALLS. GARAGE WALLS AND CEILINGS COMMON TO DWELLING UNITS SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD AS PER IRC 2018 TO PROVIDE 1 HR. FIRE SEPARATION.

24. PROVIDE 7/16" DUROCK OR MOISTURE RESISTANT CEMENT BOARD BEHIND TILE WALLS IN TUB AND SHOWER AREAS.

1. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARD SPECIFICATIONS, LATEST EDITION AND THE TRUSS PLATE INSTITUTE DESIGN SPECIFICATIONS (TPI-85).

2. ALL TRUSSES, REQUIRE LATERAL STABILITY BRACING, THE INDIVIDUAL TRUSS MEMBER LATERAL BRACING, AND ERECTION BRACING IS CONSIDERED TO BE THE "TRUSS SYSTEM".

3. TRUSS DESIGN LOADS:
TOP CHORD DEAD LOAD 10 PSF
TOP CHORD LIVE LOAD 30 PSF
BOTTOM CHORD DEAD LOAD 20 PSF

4. MATERIAL FOR TRUSSES SHALL BE SOUTHERN PINE KILN DRIED (SPKD), GRADES AS REQUIRED. METAL SIDE PLATES SHALL BE IN ACCORDANCE WITH TPI-95

5. AN ERECTION LAYOUT SHALL BE SUBMITTED FOR THE TRUSS SYSTEM SHOWING ALL TRUSSES, SPACING ORIENTATION, ALL REQUIRED TRUSS OR TRUSS MEMBER BRACING , REACTIONS AND THE REQUIRED ERECTION PROCEDURE AND BRACING.

6. CALCULATIONS SHALL BE SUBMITTED FOR THE TRUSS SYSTEM WITH EACH TRUSS CONDITION AND LOAD CONDITION EVALUATED. THE LOCAL CODE WIND AND UNBALANCED SNOW CONDITIONS SHALL BE REVIEWED BASED ON THE SNOW AND WIND LOADS SHOWN IN THE GENERAL NOTES. THE CALCULATIONS SHALL CONTAIN SPAN, SPACING, LOADING, DESIGN MOMENTS, REACTIONS FOR CONNECTION DESIGN, DEFLECTIONS, ALLOWABLE STRESSES FOR MATERIAL USED, ACTUAL LOADS AND MOMENTS FOR EACH TRUSS MEMBER AND ALL MEMBER BRACING REQUIREMENTS.

7. THE TRUSS CALCULATIONS AND ERECTION PLAN SHALL BE STAMPED BY A REGISTERED STRUCTURAL ENGINEER.

8. THE CONTRACTOR, AT HIS OPTION, MAY SUBMIT AN ALTERNATE FRAMING PLAN WITH DIFFERENT TRUSS LAYOUT OR SPACING. THIS ALTERNATE SHALL BE ACCOMPANIED WITH ALL REQUIRED SUBSTANTIATING CALCULATIONS & IF REQUIRED, STAMPED BY A REGISTERED STRUCTURAL ENGINEER.

9. TRUSS MANUFACTURER TO VERIFY ADEQUACY OF ALL HEADERS WHICH SUPPORT CONCENTRATED LOADS OF GIRDER AND INFORM G.C. OF ANY REQUIRED SUBSTITUTIONS OF HEADERS.

10. TRUSS MANUFACTURER TO ENGINEER AND SUPPLY ALL REQUIRED HANGERS.

11. G.C. TO COORDINATE TRUSSED AND / OR STICK FRAMED ROOF WITH TRUSS MANUFACTURER AND FRAMING CONTRACTOR.

12. RAISED HEEL TRUSSES TO BE PROVIDED AS NECESSARY TO MEET IECC 2018. ADJUST OVERHANGS, FRIEZE BOARDS, AND FASCIA BOARDS AS REQUIRED.

13. TRUSS MANUFACTURER TO FIELD MEASURE THE FOUNDATION OR FRAMING AND INFORM G.C. OF ANY DISCREPANCIES PRIOR TO TRUSS FABRICATION.

14. TRUSSES TO BE ANCHORED TO THE TOP PLATE MEMBER WITH TIE DOWN ANCHORS SIMILAR TO 'SIMPSON STRONG-TIE' (SST) H1 ANCHORS, OR AS REQUIRED BY TRUSS UPLIFT CALCULATIONS.

WINDOW NOTES:

1. ALL WINDOW SIZES ARE TO MEET LOCAL REQUIREMENTS FOR MEANS OF EGRESS AND SHALL INCLUDE SCREENS AND EXTENSION JAMBS AS NECESSARY. ALL GLAZING SHALL BE INSTALLED TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL GLAZING AND BUILDING CODES. INCLUDING R308 OF 2018 IRC AS REQ'D.

2. FLOOR AREAS OF ROOMS MUST HAVE AT LEAST 8% WINDOW AREA AND AT LEAST 4% VENTILATION AREA. PROVIDE LIGHT AND VENT CALCULATIONS ON DRAWINGS IN COMPLIANCE WITH IRC 2018.

3. SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS (DOORS, VISION PANELS ADJACENT TO DOORS, ENCLOSURES FOR TUBS AND SHOWERS, PANELS GREATER THAN 9 SQUARE FEET WITH LOWER EDGE LESS THAN 18" ABOVE FLOOR, ETC).

4. WINDOW SIZES ON DRAWINGS ARE GENERIC SIZES. (UNLESS OTHERWISE SPECIFIED) WINDOWS DESIGNATIONS AS FOLLOWS:
2650 (EXAMPLE) ARE 2'-6" WIDE x 5'-0" HIGH.
(O) = OPERABLE
(F) = FIXED
(T) = SAFETY GLAZING GLASS
(E) = MEETS EGRESS REQUIREMENTS

5. AT LEAST ONE WINDOW IN EVERY SLEEPING ROOM SHALL MEET EGRESS REQUIREMENTS: MINIMUM CLEAR OPENING OF 24" H x 20" W AND 5.7 S.F. SILL HEIGHT 44" MINIMUM ABOVE FINISHED FLOOR

6. VERIFY EXACT EXPOSURE OF HOUSE IN FIELD, ADJUST WINDOWS AT EXPOSED AREAS AS REQUIRED.

GENERAL PLUMBING, MECHANICAL AND ELECTRICAL NOTES:

1. ALL ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS SHALL BE INSTALLED TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES.

2. FIELD VERIFY EXACT QUANTITY, SIZE, TYPE AND LOCATION OF SUMP PUMP, FURNACE, WATER HEATER AND FLOOR DRAINS WITH G.C., H.V.A.C. AND PLUMBING CONTRACTORS.

3. ALL PLUMBING, HVAC AND ELECTRICAL WORK IN FINISHED AREAS SHALL BE CONCEALED IN CEILING, WALL OR FLOOR SPACES. DO NOT NOTCH ANY STRUCTURAL MEMBERS (EXCEPT FOR 1" OR LESS OPENINGS) OR PER PER STRUCTURAL MEMBERS MANUFACTURER SPECIFICATIONS. ALL WASHROOMS ARE REQUIRED TO HAVE A POWER DRIVEN FAN, VENTED TO OUTSIDE AIR IN ACCORDANCE WITH LOCAL CODE. DRYER VENT MATERIALS SHALL BE GALVANIZED STEEL OR ALUMINUM M-310.4 MAX. RUN WITH 4" VENT IS 25'-0" -5' FOR EVERY 90° BEND -2.5" FOR EVERY 45° BEND

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES.

2. ALL UNDER GROUND WATER LINES SHALL BE TYPE "K" COPPER OR PEX EQUIVALENT WHILE ABOVE GROUND WATER LINES SHALL BE TYPE "L" COPPER OR PEX EQUIVALENT. ALL WASTE PIPES SHALL BE PVC SCHEDULE 40, 1120 SERIES. BELOW GRADE WASTE PIPING TO BE CAST IRON IF REQUIRED BY CODE. ALL GAS PIPING SHALL BE BLACK STEEL.

3. SOLDER JOINTS IN WATER SUPPLY LINES MUST BE LEAD FREE SOLDER. PER STATE CODE.

4. ANY BUILDING OR STRUCTURE IN WHICH PLUMBING IS INSTALLED HAVING A CONCRETE FLOOR, BASEMENT OR OVER A CRAWL SPACE, SHALL HAVE AT LEAST ONE (1) TRAPPED FLOOR DRAIN. PER 2004 ILLINOIS PLUMBING CODE.

5. WATER AND SEWER SERVICE SEPARATIONS SHALL BE PROVIDED ACCORDING TO 2004 ILLINOIS PLUMBING CODE.

6. A GAS TIGHT VENTED SUMP IS REQUIRED FOR ANY PLUMBING FIXTURES OR FLOOR DRAINS BELOW THE SANITARY SEWER. PER 2004 ILLINOIS PLUMBING CODE.

7. VACUUM BREAKERS ARE REQUIRED ON ALL HOUSE ATTACHMENTS. PER 2004 ILLINOIS PLUMBING CODE.

8. PIPING INSULATION THICKNESS SHALL BE 1.5" (R-3 MIN).

MECHANICAL NOTES:

1. THE MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETELY OPERATING HVAC SYSTEM IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL CODES AND CONSTRUCTION STANDARDS.

2. ALL HEATING SHEET METAL WORK SHALL CONFORM TO LOCAL CODES, HVAC CONTRACTOR SHALL SIZE HEATING AND COOLING UNITS AS PER GOVERNING CODES.

3. PROVIDE RETURN AIR IN ACCORDANCE WITH IRC 2018.

4. FURNACE: GAS FIRED, WARM AIR, UP FLOW, 90+ AFUE, POWER VENTED WITH O.A. COMBUSTIBLE AIR INLET, WALL MOUNTED CONCENTRIC COMB. AIR/VENT. EXTERNAL SIDE FILTER FRAME.

5. A/C EVAPORATOR: SAME AS FURN. MFR. A/C CONDENSER: 13.0 SEER MIN. 230V / 60 / 1 PH. 25/25 AMP BRKR.

6. DUCTS SHALL HAVE A MINIMUM OF R-5 INSULATION AROUND DUCTS INSTALLED INSIDE OF BUILDING AND R-8 OUTSIDE OF BUILDING OR R-8 BETWEEN DUCTS AND EXTERIOR FINISH.

7. DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM GARAGE SHALL HAVE A MINIMUM OF NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. PROVIDE FIRE CAULK TO MAINTAIN 1 HR. SEPARATION.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK INCLUDING BUT NOT LIMITED TO LOCATION OF OUTLETS, SWITCHES, WIRING, APPLIANCE CIRCUITS, ETC. SHALL BE AS PER "NEC" LATEST EDITION AND AS PER LOCAL CODES AND ORDINANCES.

2. APPROVED GFI PROTECTION OF ALL GARAGE, BATHROOM, OUTLETS SERVING KITCHEN OR WET BAR COUNTERS. ALSO OUTLETS IN CRAW SPACES AND UNFINISHED BASEMENT. OUTLETS INSTALLED OUTDOORS OR IN OTHER WET LOCATION SHALL HAVE A WEATHERPROOF ENCLOSURE & GFI. PER IRC 2018.

3. AT LEAST ONE LIGHTING OUTLET CONTROLLED BY A LIGHT SWITCH LOCATED AT THE POINT OF ENTRY TO THE ATTIC, UNDER FLOOR SPACE, UTILITY ROOM, AND BASEMENT SHALL BE INSTALLED. ONLY WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. WHERE LIGHTING OUTLETS ARE INSTALLED ACCORDING TO (A) ABOVE INTERIOR STAIRWAYS, THERE SHALL BE A LIGHT SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING OUTLET WHERE THE DIFFERENCE BETWEEN FLOOR LEVELS IS 6 STEPS OR MORE. PER IRC 2018.

4. OUTLETS SHALL BE PROPERLY SPACED ABOUT ROOMS, HALLWAYS OF 10' OR MORE SHALL HAVE AT LEAST ONE OUTLET. OUTLETS AT ANY POINT ALONG THE WALL OF KITCHEN, FAMILY, DINING, LIVING ROOMS, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM OR SIMILAR LIVING AREA SHALL NOT BE MORE THAN 6' FROM AN OUTLET. EACH WALL SPACE THAT IS 2 FEET OR MORE WIDE SHALL BE TREATED INDIVIDUALLY. ALL BEDROOMS MUST HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. PER IRC 2018.

5. SMOKE DETECTORS & CARBON MONOXIDE ALARMS (110V WIRED WITH BATTERY BACKUP) INSTALLED WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES AND ARE REQUIRED ON EACH LEVEL INCLUDING BASEMENT AND IN EACH SLEEPING ROOM, AND BE INTERCONNECTED. PER IRC 2018.

6. IF CLOSET LIGHTS ARE INSTALLED THEY MUST BE INSTALLED. PER LOCAL CODE.

7. GFCI PROTECTED OUTLETS MUST BE PROVIDED FOR USE BY PERSONNEL DURING CONSTRUCTION OF A BUILDING OR STRUCTURE. PER IRC 2018.

8. ALL CEILING FAN BOXES MUST BE RATED. CEILING FANS MUST BE FAN RATED.

9. TWO GROUND RODS (WITH GROUNDING CONDUCTOR) UNBROKEN FROM PANEL TO SECOND GROUND ROD ON ALL SERVICES. IF GROUND CONDUCTOR IS SMALLER THAN #4 MUST BE PROTECTED TO FIRST GROUND

10. EVERY ENTRANCE TO EVERY HABITABLE ROOM AND HALLWAY MUST HAVE AN ACCESSIBLE LIGHT SWITCH TO A PERMANENT LIGHT FIXTURE OR ELECTRICAL OUTLET (IF LAMPS ARE CUSTOMARILY USED IN THIS TYPE OF ROOM).

11. RECEPTACLE OUTLET ACCESSIBLE AT A GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO THE GRADE. OUTLETS INSTALLED OUTDOORS OR IN OTHER WET LOCATION SHALL HAVE A WEATHERPROOF ENCLOSURE & GFI. PER IRC 2018.

12. LIGHT SWITCH SHALL BE LOCATED IN EACH FLOOR LEVEL THAT HAS 6 OR MORE STAIRS.

COUNTY
LINE
DESIGN

DRAFTING & DESIGN SERVICES

305 Emily St.
Mount Morris, IL 61054
rel: 815-218-5605
email: JNesemeier@gmail.com

HD

HVARRE
DEVELOPMENT

TED N. HVARRE
1127 N. GALENA, STE 101
DIXON, IL 61021
815-378-2151
WWW.HVARRE.COM

New Residence

For

TIMMONS
PLAN

Washington Point
Dixon, IL 61021

Specifications

Project number	23-13
Date	5/08/2023
Drawn by	JWN
Sheet Size	22 x 34 [11 x 17]
A5.0	
Scale	12" = 1'-0"

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