





**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

THE FOLLOWING LIST OF CODES, SUBSEQUENT SUPPLEMENTS, AND PALATINE AMENDMENTS ARE HEREBY ADOPTED BY REFERENCE:

- INTERNATIONAL RESIDENTIAL CODE 2003 (WITH AMENDMENTS)
  - SWIMMING POOLS, SPAS AND HOT TUBS, APPENDIX G
  - PATIO COVERS, APPENDIX H
  - EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
- INTERNATIONAL BUILDING CODE 2003 (WITH AMENDMENTS)
- INTERNATIONAL MECHANICAL CODE 2003 (WITH AMENDMENTS)
- INTERNATIONAL FUEL GAS CODE 2003
- INTERNATIONAL ENERGY CONSERVATION CODE 2003 (WITH AMENDMENTS)
- NATIONAL ELECTRICAL CODE 2005 (WITH AMENDMENTS)
- ILLINOIS PLUMBING CODE 2004 (WITH AMENDMENTS)
- PALATINE CODE OF ORDINANCES

**HVAC NOTES**

DUCTS PENETRATING WALLS OR CEILING SEPARATING DWELLINGS FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

DUCTWORK IN UNHEATED SPACES (I.E. CRAWL SPACES, ATTICS, ETC.) SHALL BE INSULATED.

EACH SEPARATED ATTIC AREA REQUIRES VENTILATION.

**GENERAL NOTES:**

- All work shall be performed in accordance with all applicable local, state, federal & national codes and ordinances having jurisdiction.
- The contractor & its sub-contractors shall verify all dimensions. Report any discrepancies in the plans to the Architect before commencing any work or as responsible for same.
- DO NOT SCALE DRAWINGS. Verify dimensions & field conditions by each sub-contractor.
- All carpentry, plumbing, hvac, electrical work is to be coordinated between the trades as part of the preconstruction layout.
- Heating & air conditioning contractor shall provide heat gain & loss calculations & layout plans to the Builder and the Building Department for permit approval if required.
- Verify locations of hvac duct & plumbing pipes with the Builder before commencing work.
- The Architect shall not have control or charge of & not be responsible for construction means, methods, techniques, sequences or procedures or safety precautions & programs in connection with the work, or for the acts or omissions of the sub-contractor, or any other persons performing the work, or failure of any of them to carry out the work in accordance with the intent of the construction documents.
- Verify installation requirements & specifications of all items supplied by others before starting work, unless otherwise noted.
- Do not start work if the sub-surfaces are defective. The commencement of sub-contractor work shall constitute acceptance of sub-surfaces.
- Should unsuitable soil conditions arise, notify the Builder & Architect before proceeding with any further work.
- Excavator to stock pile spoil material as directed by the Builder. Provide soil erosion controls as required by the governing agency.
- Contact J.U.L.I.E. 48 hours before performing any underground work.
- Each sub-contractor shall obtain and provide necessary bonds, permits & inspections as required by the municipality, county, state or federal agencies having jurisdiction.
- Verify locations of electric, gas, water & sewer services with the Builder before installation.
- Current insurance certificates (i.e. liability, workmen's compensation, etc.) must be submitted to the Builder before proceeding with any work.
- Truss manufacturer to design & fabricate floor & roof trusses in accordance with applicable codes if indicated on the plans. The minimum live loads for floors shall be 40 p.s.f. The minimum snow loads for floors & roofs shall be 10 p.s.f. The minimum bottom chord loads for roof trusses with accessible attic shall be 20 p.s.f. and 10 p.s.f. for inaccessible attics. 100 p.s.f. for steel trusses.
- The design, fabrication & erection of structural steel shall conform to the American Institute of Steel Construction, Inc. edition for 2005 steel. Steel shall be shop coated with primer.
- Concrete work shall conform to ACI specification and recommendations. Concrete footings shall bear on undisturbed soil with 3000 p.s.f. minimum bearing capacity, set below minimum frost depth. Concrete shall attain 28 day compressive strength of 3000 p.s.f. for walls, 4000 p.s.f. for floors and exterior slabs. Reinforcing steel shall be ASTM grade 40 with ties to be lapped min. Provide #3 rebar above basement doors & windows with 2" x 5" bars. Provide 24"x24"x5 hooked bars at all wall intersections & stepped foundations.
- Construction lumber shall be Spruce-Pine-Fir, No. 1000, # 2 or better unless otherwise noted. Wood in contact with ground or concrete shall be pressure treated. Stone sill plates & provide sill seals. Grout sill plates into masonry greater than 1/4".
- Engineered floor joists & beams (i.e. "A" Microlam LVL, etc.) shall be installed in accordance with manufacturer's specifications.
- Door and window headers shall be 2x12s with plywood spacers on the first floor & 2x10s on the second floor unless otherwise noted on the plans.
- Carpenter shall provide all backing necessary for bath accessories, medicine cabinets, stair railing, closet rods, drywall, etc.
- Concentrated loads from headers & beams shall be solid blocked down to beam foundation or steel supports. Provide appropriate blocking or equal hangers at all intersecting framing members as required. Provide 1/2" plywood or drywall flossing in soffits, tubs & showers.
- Fill oversized pipe holes with approved firestopping material.
- Provide double cripples under headers spanning greater than 6'-0".
- Roof sheath shall have a minimum of 1/2" minimum based on 12" x 12" joist spacing. Headers shall have minimum cross section of 2 1/2" installed 30" above rafter. Gable fills shall be min. 36" above finished floor with joists which will not allow passage of 4 spheres. Minimum headers at stairs shall be 6"x8".
- Drywall contractor shall scrape all his debris in their own dumpster & haul away at their cost.
- All electrical work shall conform to the National Electric Code latest edition.
- Closet lights shall be surface mounted fluorescent fixtures or recessed can lights with lens cover per N.E.C. code. Shower & tub lights shall be recessed with covered lens read for damp locations and connected to GFCI circuit.
- Pre-fabricated gas fireplace shall be U.L. approved and installed in accordance with the manufacturer's specifications.
- Provide egress windows from all bedrooms & basements with minimum clear opening of 5.7 sq. ft. The minimum net clear opening height shall be 24" & the minimum net clear width shall be 20".
- All work shall be performed in good workmanlike manner. Each sub-contractor shall warranty their work for a period of one year from the date of occupancy from defects & workmanship and repair any defects in their own cost.
- Building code shall take precedence over these plans if there exists a conflict. The sub-contractor shall not charge extra for items necessary to meet code requirements for his work.

**NOTES:**

- ALL GARAGES TO BE ON A SEPARATE TWENTY (20) AMP CIRCUIT.
- COPPER CONDUCTORS ONLY SHALL BE USED, FROM THE LOAD SIDE OF THE METERING DEVICE TO THE MAIN SERVICE DISCONNECT, FOR ALL FEEDER PANELS, BRANCH CIRCUIT CONDUCTORS, NEUTRAL CONDUCTORS, GROUNDING CONDUCTORS, AND THE LIKE.
- IN ALL NEW CONSTRUCTION ELECTRICAL METALLIC TUBING SHALL BE INSTALLED FROM THE WATER METER LOCATION TO THE OUTSIDE WALL AT A POINT APPROVED BY THE BUILDING INSPECTOR FOR LOW-VOLTAGE WIRING TO A REMOTE READER FOR THE WATER METER.
- ALL SANITARY WASTE LINES, INSTALLED BELOW A BASEMENT FLOOR OR UNDERGROUND, SHALL BE NO LESS THAN 4" IN DIAMETER.
- WET VENTING IS NOT PERMITTED.
- CIRCUIT AND LOOP VENTING IS NOT PERMITTED.
- THE MINIMUM TRAP SIZE FOR TUBS, WHIRLPOOL AND SAKING TUBS SHALL BE 2".
- A 3" FULL VENT STACK IS REQUIRED WHEN A WATER CLOSET IS INSTALLED UNLESS REVENTED BACK TO MAIN FULL STACK WITHIN 20'-0".
- LEAD ROOF FLASHINGS ARE REQUIRED ON ALL PLUMBING STACKS WITH THE EXCEPTION OF RUBBER ROOFS.
- IN BASEMENTS OR CRAWLSPACES, A 2" CLEAN OUT SHALL BE INSTALLED ON KITCHEN SINK DRAINS.
- BUILDING SWEETERS GOING TO SEWER MAIN SHALL HAVE A FULL SIZE CLEAN OUT (6") INSTALLED OUTSIDE OF BUILDING. ADDING CLEAN OUT IS MANDATORY WHENEVER OUTSIDE SEWER IS REPAIRED.
- COLORED PRIMER SHALL BE USED ON ALL PVC WASTE AND VENT PIPING.
- A CONTINUOUS WASTE SHALL BE USED ON KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED, ONE FOR GARBAGE DISPOSAL AND ONE FOR BASKET STRAINER.
- WATER SERVICE AT WATER METER SHALL HAVE TWO SHUT OFF VALVES, ONE ON HOUSE SIDE OF METER AND ONE ON STREET SIDE.



**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"

**PROVIDE THREE (3) P.A.S. WITH VACUUM BREAKER PROTECTION VERIFY LOCATION**

ALL STUDS IN BEARING WALLS WHICH HAVE A GREATER THAN 3/4" PENETRATION IN BEARING WALLS AND A GREATER THAN 1/4" PENETRATION IN NON-BEARING WALLS SHALL BE CHANGED TO 2x6.

ALL GLASS IN HAZARDOUS LOCATIONS AND SECTIONS OF GLASS GREATER THAN 5 S.F. & THIN 1/8" OF THE FLOOR SHALL BE TEMPERED.

PROVIDE TEMPERED GLASS TO ALL HAZARDOUS LOCATIONS. GLASS IN SHOULDER OR TUB AREAS MUST BE TEMPERED.

GLASS 5 SQ. FT. IN AREA AND LESS THAN 18" ABOVE THE FLOOR MUST BE TEMPERED.

ALL SHIELD WINDOWS AND DOOR OPENINGS SHALL HAVE A 3 1/2" x 1/2" STU. ANGLE FOR BRICK SUPPORT.

DOUBLE WINDOWS, BENCH DOORS AND SLIDING DOORS SHALL HAVE A 5/4" x 3/8" STU. ANGLE. ALL OTHERS NOTED ON PLANS.

FLASHINGS SHALL BE LOCATED BENEATH THE FIRST MASONRY COURSE ABOVE FINISHED GROUND LEVEL ABOVE FOUNDATION WALL OR SLAB. OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, S-E, E ANGLES AND LINTELS.

**FIREBLOCKING**

R602.8. Materials. Except as provided in Section R602.8. Item 4, fireblocking shall consist of 2-inch (51 mm) nominal lumber, or two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints, or one thickness of 23/32-inch (18.8 mm) wood structural panels with joints backed by 23/32-inch (18.8 mm) wood structural panels or one thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard, 1/2-inch (12.7 mm) gypsum board, or 1/4-inch (6.4 mm) cement-based millboard. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Loose-fill insulator material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

R602.8.1.1 Unfaced fiberglass. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically when obstructions or other materials are encountered, the insulation shall be packed tightly around the obstruction.

R602.8.1.2 Fireblocking integrity. The integrity of all fireblocks shall be maintained.

I have verified these plans have been prepared under my direct supervision and to the best of my knowledge and belief comply with building code of PALATINE, IL.

*Smart King*

Sinsuk Kang Architects, Inc. # 001-013955 Expires 11-30-10  
Professional Design Firm, Inc. #184-00247 Expires 4-30-10

2009-0934

THE JONES RESIDENCE  
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LEFT ELEVATION  
SCALE: 1/4"=1'-0"



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

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I hereby certify these drawings have been prepared under my direct supervision and to the best of my knowledge and belief comply with the building code of PALATINE, IL.  
*Sinsuk Kang*  
Sinsuk Kang Architect, P.C. # 001-013955 Expires 11-30-10  
Professional Design Firm, P.C. # 194-003247 Expires 4-30-10



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