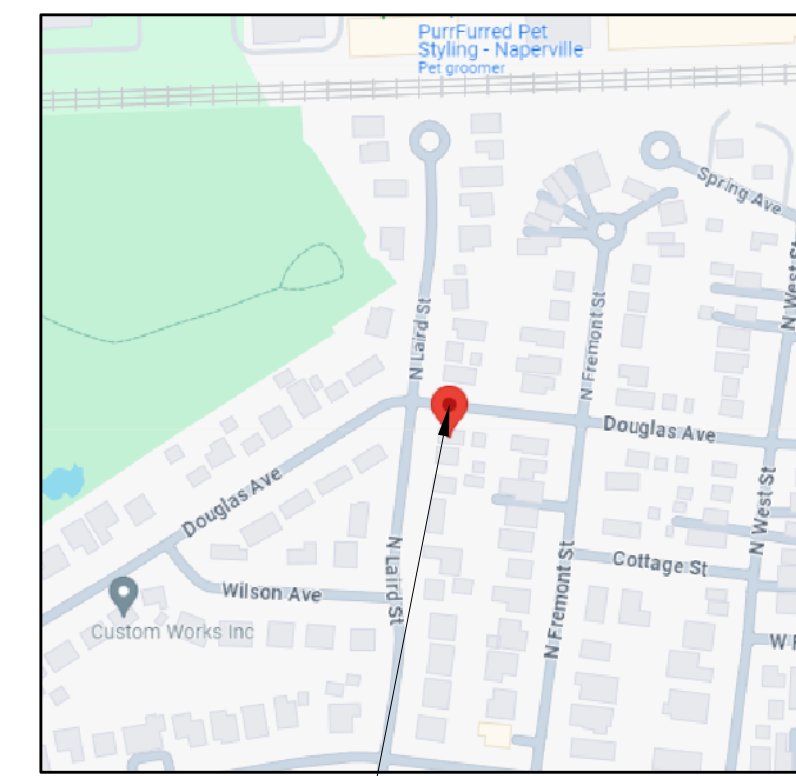


THE NEW PAVLIS KOLLINTZAS RESIDENCE

SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540

LOCATION PLAN



PROJECT LOCATION

BUILDING CODE SUMMARY

ALL CONSTRUCTION AND MATERIALS USED SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ADOPTED EDITIONS AS NOTED OF THE FOLLOWING APPLICABLE CODES:

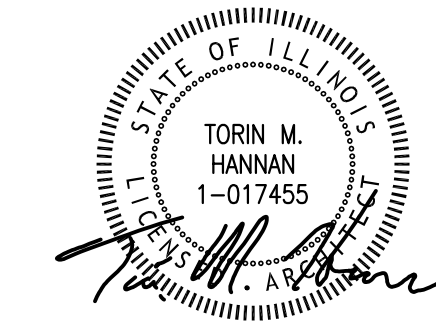
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE, CURRENT EDITION (IECC) VIA REMRATE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2006 INTERNATIONAL ELECTRICAL CODE (ADMINISTRATIVE SECTION ONLY)
- 2017 NATIONAL ELECTRIC CODE (NFPA 70)
- ILLINOIS STATE PLUMBING CODE, CURRENT EDITION
- LOCAL AMENDMENTS PER NAPERVILLE MUNICIPAL CODE (TITLE V)
- 2018 LIFE SAFETY CODE (NFPA 101)

JURISDICTION: CITY OF NAPERVILLE, IL
ZONING: R1B
TYPE OF CONSTRUCTION: WOOD FRAME
SITE AREA: 7,250 SF
SOIL CLASSIFICATION: GROUP II, ML CL, 3,000 PSF ASSUMED. VERIFY AS REQUIRED

LOT LEGAL DESCRIPTION: LOT 35 IN LARD'S ADDITION TO NAPERVILLE, A SUBDIVISION IN THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1928 AS DOCUMENT 267356, IN DUPAGE COUNTY, ILLINOIS.

CERTIFICATION

ARCHITECT:
TORCH ARCHITECTURE, INC.
I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS DATED FEBRUARY 12, 2024 FOR THE CONSTRUCTION OF THE NEW PAVLIS KOLLINTZAS RESIDENCE AT 730 DOUGLAS AVENUE, NAPERVILLE IN DUPAGE COUNTY AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY ARE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), ILLINOIS ACCESSIBILITY CODE AND CITY OF NAPERVILLE AMENDMENTS. DOCUMENTS FOR WHICH SEAL APPLIES ARE LISTED IN DRAWING INDEX BELOW.



TORIN M. HANNAN
LICENSE NUMBER: 001-017455
LICENSE EXPIRES: 11/30/2024

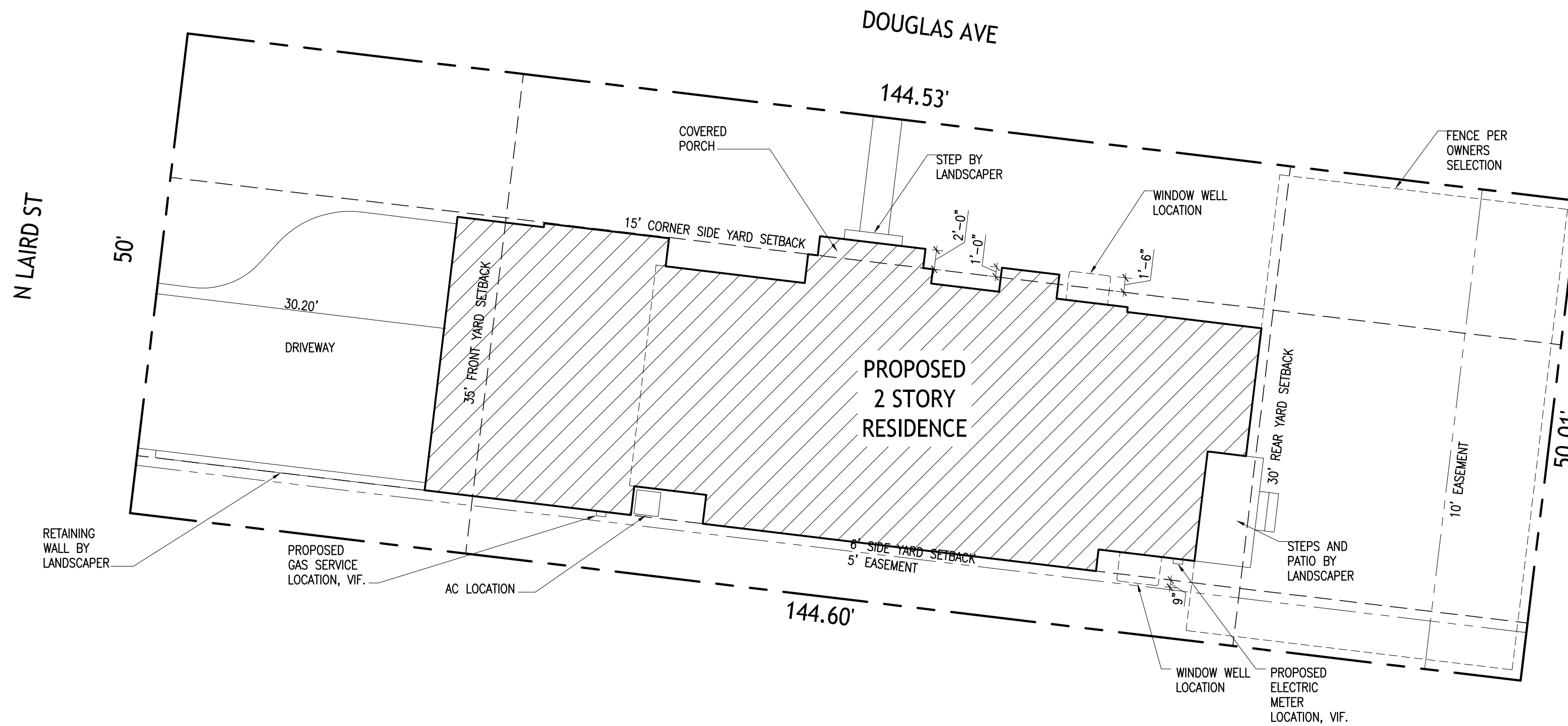
TORCH ARCHITECTURE, INC.
ILLINOIS REGISTERED PROFESSIONAL DESIGN FIRM
LICENSE NUMBER: 184005777
LICENSE EXPIRES: 4/30/2025

DATE: FEBRUARY 12, 2024

DRAWING INDEX

SHEET	SHEET DESCRIPTION	ISSUE DESCRIPTION / DATE	
		ISSUE	DATE
		12/07/2023 PRELIMINARY BID SET	
		01/12/2024 BANK SET	
		02/12/2024 ISSUE FOR PERMIT	
T101	CERTIFICATION, INDEX, CODE SUMMARY, GENERAL NOTES & INFORMATION	■	■
G101	GENERAL NOTES, SCHEDULES & DETAILS	■	■
G102	SPECIFICATIONS, WALL BRACING, RADON DETAIL	■	■
A101	FRONT & LEFT ELEVATION	■	■
A102	RIGHT & REAR ELEVATION	■	■
A201	FOUNDATION PLAN	■	■
A202	FIRST FLOOR PLAN	■	■
A203	SECOND FLOOR PLAN	■	■
A204	ROOF PLAN & DETAILS	■	■
A205	FINISHED BASEMENT PLAN	■	■
A301	SECTIONS & DETAILS	■	■
A302	SECTIONS & DETAILS	■	■
E101	FIRST & SECOND FLOOR ELECTRICAL PLAN	■	■

INDICATES DRAWINGS IN SET FOR REFERENCE ONLY

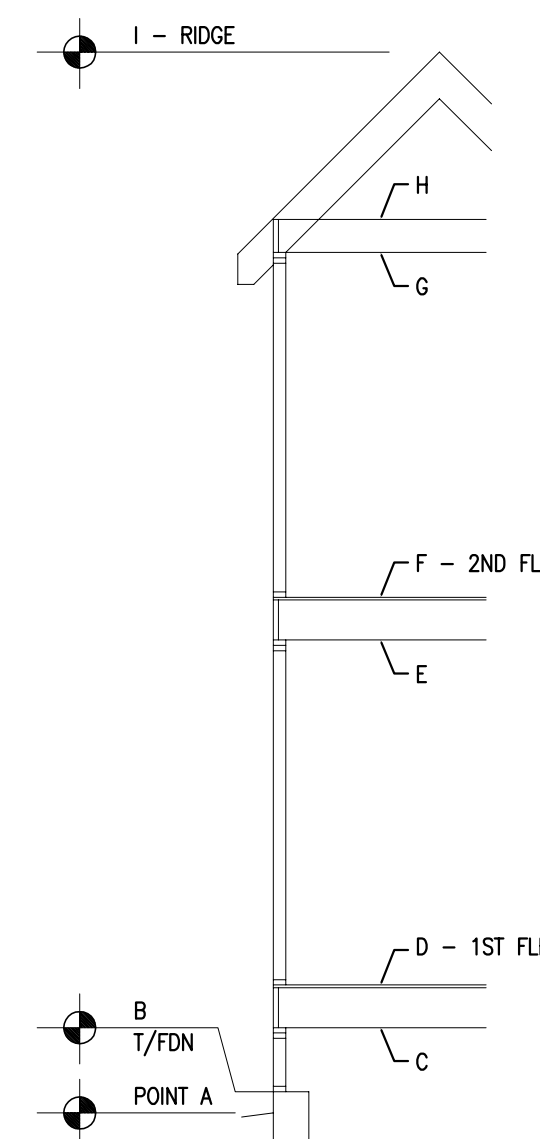


SITE PLAN
1" = 10'-0"

BUILDING HEIGHT TABLE

LINE SEGMENT	DESCRIPTION	VALUE
POINT A	DATUM POINT (AVG. ELEV. OF BOTH P.L.'S AT FRONT YARD SETBACK)	704.6'
	ELEV. #1 (USED ABOVE AT FRONT YARD SETBACK)	704.8'
	ELEV. #2 (USED ABOVE AT FRONT YARD SETBACK)	704.4'
GI	HEIGHT OF ROOF (B/ CEIL JOIST OR T/ PLATE TO TALLEST PEAK)	11'-1"
AG+(0.5*G)	MEAN HEIGHT	28'-8"
AC	DATUM POINT TO BASEMENT CEIL.	2'-2 1/2"
AD	DATUM POINT TO 1ST STORY FINISHED FLR	3'-2 1/2"
AB	HEIGHT OF FOUNDATION	2'-1"
BC	HEIGHT OF KNEE WALL ABOVE FOUNDATION	1 1/2"
DF	HEIGHT OF 1ST STORY (T/ FLR JOIST TO T/ CEIL JOIST)	11'-1"
FH	HEIGHT OF 2ND STORY (T/ FLR JOIST TO T/ CEIL JOIST)	9'-7"
AI	PEAK HEIGHT	34'-5 1/2"

ITEM	DESCRIPTION	VALUE
1	FOOTPRINT OF PRINCIPAL STRUCTURE	1,592 SF
2	FOOTPRINT OF ATTACHED GARAGE	609 SF
3	TOTAL LOT AREA	7,229 SF
4	BUILDING COVERAGE = (1 + 2)/3	30.45%
5	GROSS SQUARE FOOTAGE OF BASEMENT	1,199 SF
5A	GROSS SQUARE FOOTAGE OF UNFINISHED BASEMENT	1,199 SF
5B	GROSS SQUARE FOOTAGE OF FINISHED BASEMENT	0 SF
6	GROSS SQUARE FOOTAGE OF 1ST FLOOR	1,592 SF
7	GROSS SQUARE FOOTAGE OF 2ND FLOOR	1,642 SF
8	GROSS SQUARE FOOTAGE OF ATTIC W/ OVER 7' CEIL HT	0 SF



- GENERAL NOTES:**
- CONTRACTOR SHALL ADHERE TO ALL CITY OF NAPERVILLE SITE SAFETY & WORK REQUIREMENTS PER LOCAL ORDINANCES
 - PROPERLY DISCONNECT EXIST UTILITIES AS REQUIRED
 - COMPLETELY REMOVE EXIST STRUCTURES, WALKS, DRIVES, ETC, INCLUDING MECH & ELEC ITEMS, FOUNDATIONS, FOOTINGS & SLABS AS REQUIRED
 - PROPERLY DISPOSE OF ALL DEMOLISHED ITEMS OFF SITE
 - COMPLY WITH CITY OF NAPERVILLE REQUIREMENTS, PREPARE SITE & PROVIDE ENGINEERED FILL AS TO ACCOMMODATE THE NEW CONST AS INDICATED.
 - FOR FURTHER DETAILED SITE INFORMATION SEE CIVIL DWGS PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC, PLOT PLAN DATED 01/22/2024

BUILDING DESIGN CRITERIA (PER 2018 IRC CITY OF NAPERVILLE R301.2(1))

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQD	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
30 PSF	115 MPH 3 SEC. GUST	A	SEVERE	42"	MODERATE TO HEAVY	-4 F	YES	REFER TO LOCAL ORDINANCES	1635	48.7 F

torch
ARCHITECTURE

PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
CERTIFICATION, INDEX, CODE SUMMARY,
GENERAL NOTES & INFORMATION

TORCH ARCHITECTURE INC
300 E 5TH AVE STE 102 NAPERVILLE IL 60563
P 630 420 1900 TORCHARCHITECTURE.COM

T1 01

STRUCTURAL LEGEND

	STEEL BEAM		LOAD BEARING WALL
	ENGINEERED LUMBER BEAM		LOAD BEARING WALL ABOVE
	DIMENSIONAL LUMBER BEAM		
	WOOD POST (ALL POSTS ARE (2) 2x4 IN 5" WALLS OR (2) 2x6 IN 7" WALLS UNO)		FRAMING MEMBER SIZE, SPACING & SPAN DIRECTION
	STEEL COLUMN		POST ABOVE

STRUCTURAL NOTES

- FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY OF 3,000 PSF. CONTRACTOR SHALL ENLIST THE SERVICES OF AN ILLINOIS LICENSED GEOTECHNICAL ENGINEER TO PERFORM A GEOTECHNICAL EVALUATION AND REPORT OF EXISTING BEARING CONDITIONS. A COPY OF THE REPORT SHALL BE SUBMITTED TO THE CITY OF NAPERVILLE. NOTIFY ARCHITECT IMMEDIATELY IF BEARING CAPACITY IS DISCOVERED TO BE LESS THAN THE DESIGN CAPACITY INDICATED.
- DESIGN LOADS SHALL BE AS FOLLOWS, PER IRC R301.5:

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PPSF)	
ATTIC WITH LIMITED STORAGE	20
ATTIC WITHOUT STORAGE	10
ATTIC HABITABLE	30
DECKS	40
EXTERIOR BALCONIES	60
GUARDRAILS AND HANDRAILS	200
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
- PSL PROPERTIES SHALL BE $F_b = 2.9$ KSI; $E = 2,000$ KSI.
- LVL PROPERTIES SHALL BE $F_b = 2.8$ KSI; $E = 1,900$ KSI.
- ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFIED & PERFORMED IN ACCORDANCE W/ MFR'S WRITTEN RECOMMENDATIONS.
- FRAMING LUMBER SHALL BE HEM-FIR #2 OR BETTER.
- PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS & BATHTUBS & WHERE INDICATED.
- ADHERE TO 2018 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS FOR NOTCHING AND DRILLING OF STRUCTURAL MEMBERS. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF JOISTS. THE DIAMETER OF ANY HOLE SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST.
- PROVIDE CROSS BRIDGING @ CEILING & FLOOR JOISTS 8'-0" OC MAX.
- JOISTS FRAMING INTO THE SIDE OF GIRDERS OR OTHER WOOD FRAMING MEMBERS SHALL BE SUPPORTED BY SIMPSON JOIST HANGERS INSTALLED IN ACCORDANCE W/ MFR'S WRITTEN RECOMMENDATIONS.
- ROOF RAFTERS SHALL BE ATTACHED TO THEIR WALL ASSEMBLIES USING SIMPSON H2.5 CONNECTORS INSTALLED IN ACCORDANCE W/ MFR'S WRITTEN RECOMMENDATIONS.
- CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION.
- CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.

FLOOR JOIST SCHEDULE 2018 IRC R502.3.1(2)	
JOIST & SPACING	MAXIMUM SPAN
L/360 DEFLECTION	LL = 40 # DL = 10 #
2X8 @ 12" OC	13'-2"
2X8 @ 16" OC	12'-0"
2X10 @ 12" OC	16'-10"
2X10 @ 16" OC	15'-2"
2X12 @ 12" OC	20'-4"
2X12 @ 16" OC	17'-7"

- NOTES:
- PROVIDE DBLE FLOOR JOISTS BELOW ALL PARALLEL PARTITIONS UNO
 - ALL FLOOR JOISTS SHALL BE DOMESTIC HEM-FIR #2 OR BETTER
 - PROVIDE CROSS BRIDGING MAX 8'-0" OC

CEILING JOIST SCHEDULE 2018 IRC R802.5.1(2)	
JOIST & SPACING	MAXIMUM SPAN
L/240 DEFLECTION	LL = 20 # DL = 10 #
2X4 @ 16" OC	8'-4"
2X6 @ 16" OC	12'-8"
2X8 @ 12" OC	16'-6"
2X8 @ 16" OC	16'-0"
2X10 @ 12" OC	22'-7"
2X10 @ 16" OC	19'-7"

- NOTES:
- ALL CEILING JOISTS SHALL BE MINIMUM SIZE & SPACING PER SCHEDULE ABOVE, UNO
 - ALL FLOOR JOISTS SHALL BE DOMESTIC HEM-FIR #2 OR BETTER

ROOF RAFTER SCHEDULE 2018 IRC R802.4.1(3)	
JOIST & SPACING	MAXIMUM SPAN
L/180 DEFLECTION	LL = 30 # DL = 10 #
2X6 @ 16" OC	11'-9"
2X8 @ 12" OC	17'-2"
2X8 @ 16" OC	14'-11"
2X10 @ 12" OC	21'-0"
2X10 @ 16" OC	18'-2"
2X12 @ 12" OC	24'-4"
2X12 @ 16" OC	21'-1"

- NOTES:
- ALL RAFTERS SHALL BE MINIMUM SIZE & SPACING PER SCHEDULE ABOVE, UNO
 - ALL RAFTERS SHALL BE DOMESTIC HEM-FIR #2 OR BETTER

TABLE R403.5.6(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS					
DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	> 7
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 SQUARE FOOT = 0.0929 M2, 1 CUBIC FOOT PER MINUTE = 0.0004719 M3/S

TABLE R403.5.6(2) INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a,b}						
RUN-TIME PERCENTAGE IN EACH 4-HR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR ^a	4	3	2	1.5	1.3	1

- A FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
- B EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

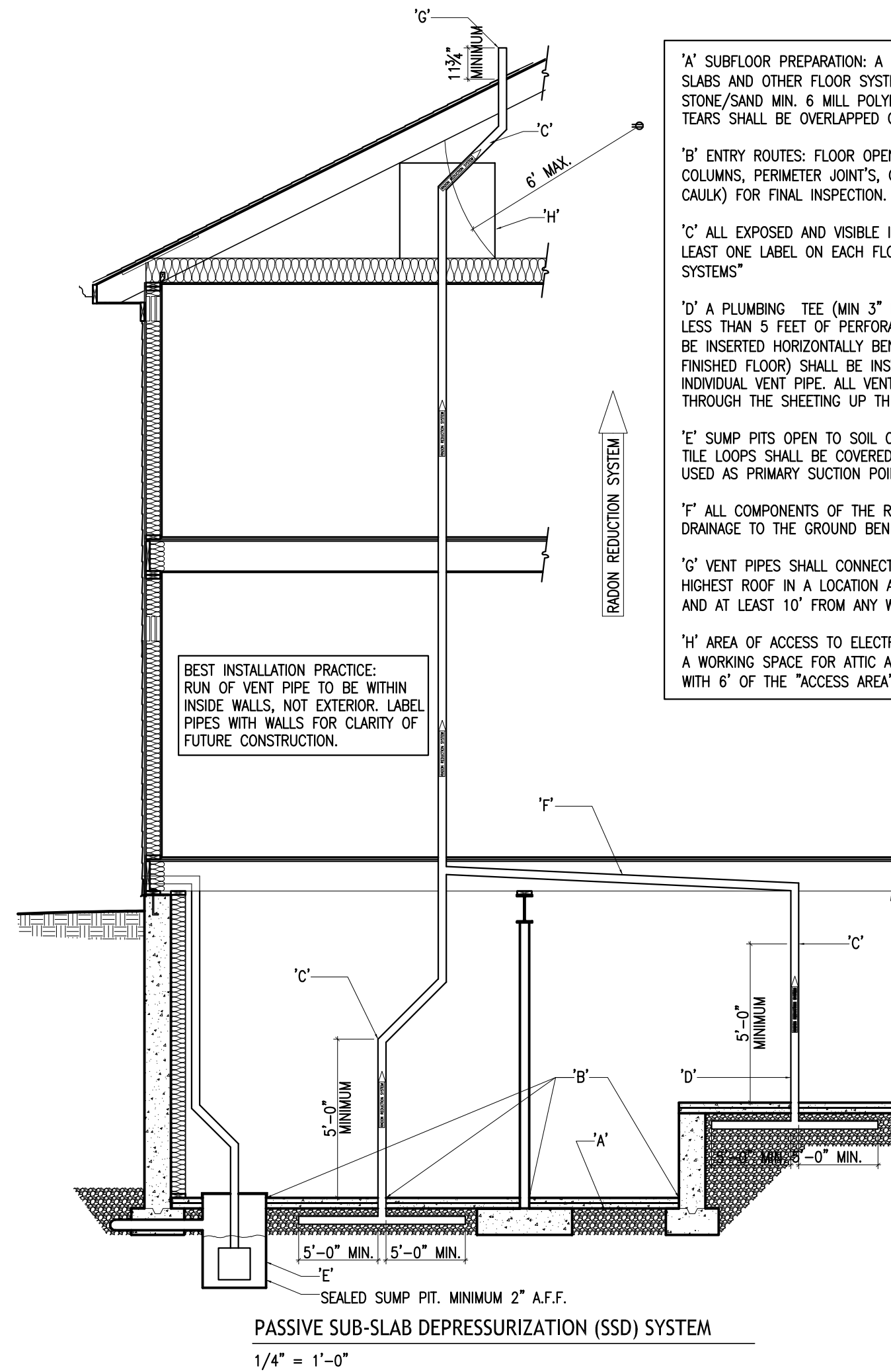
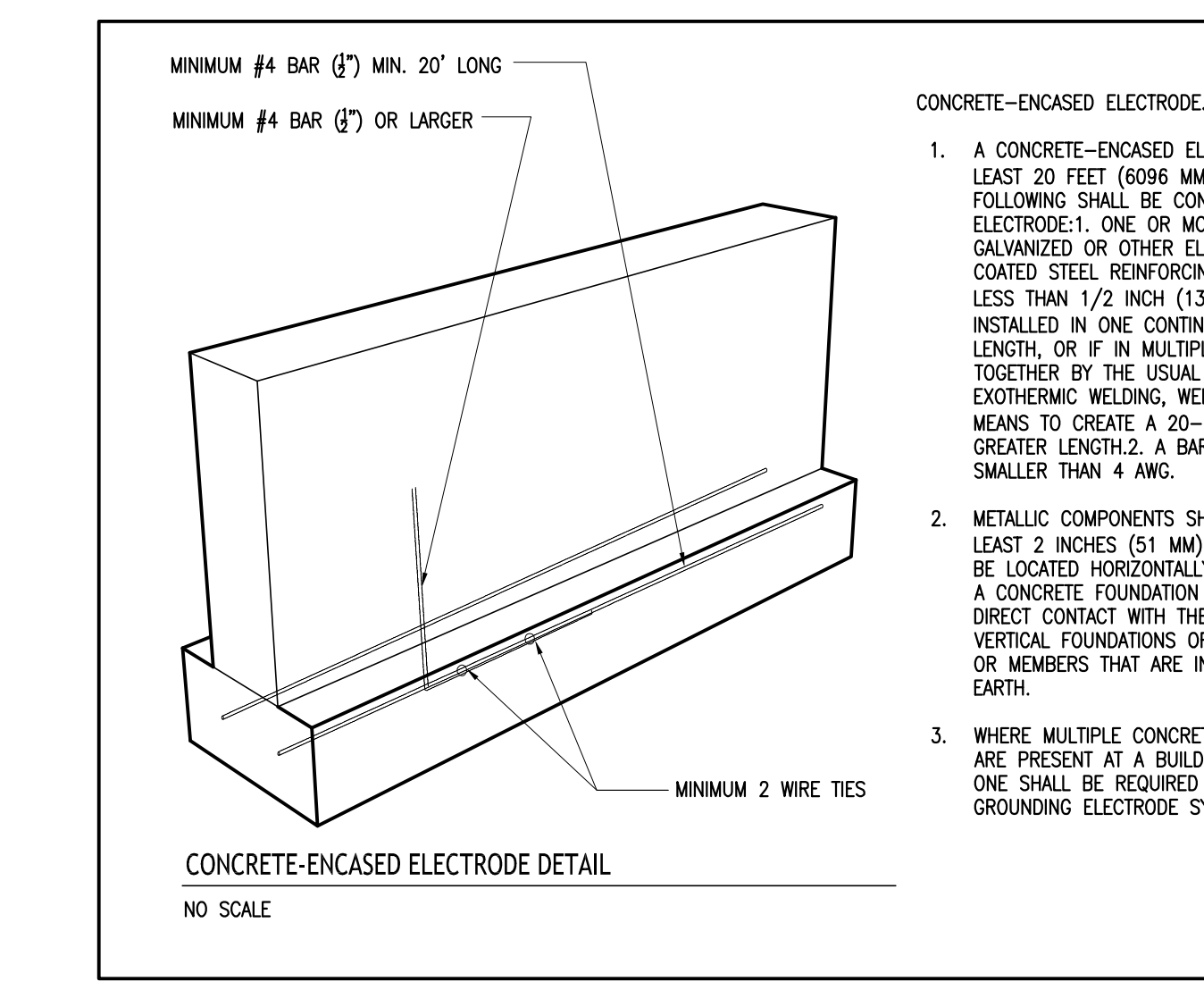


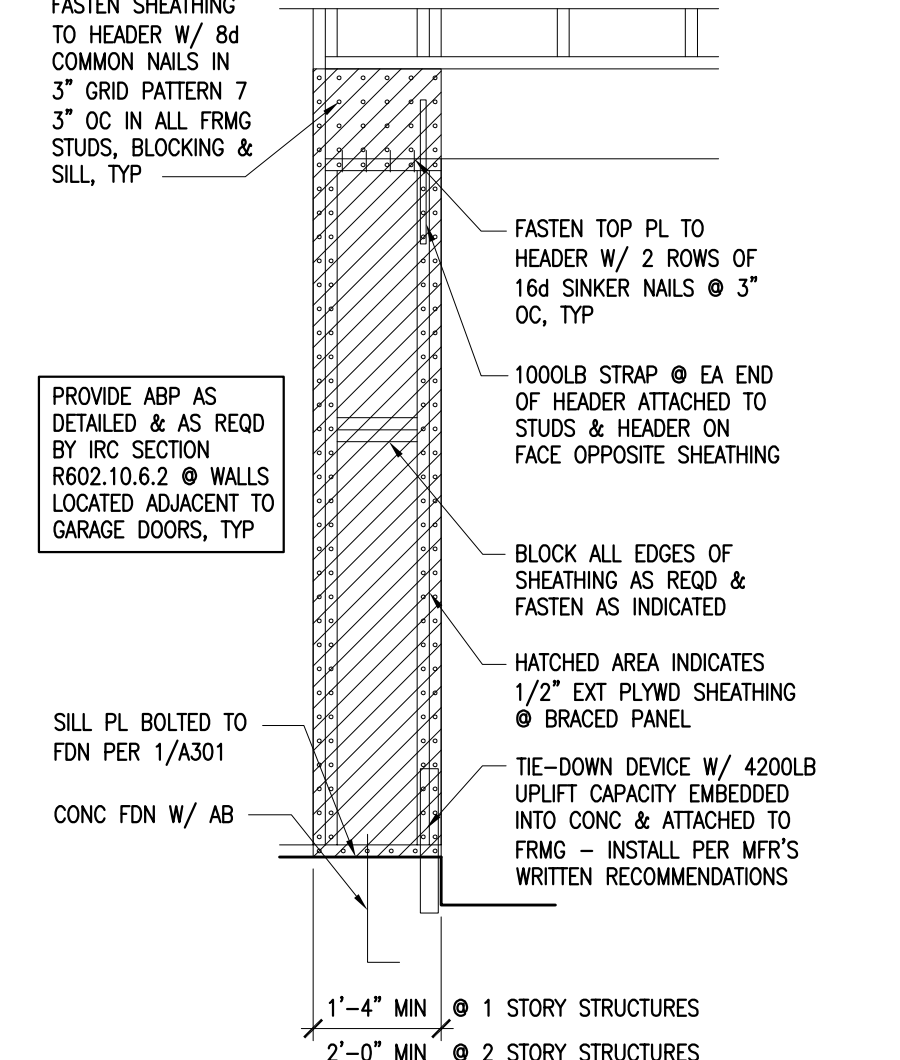
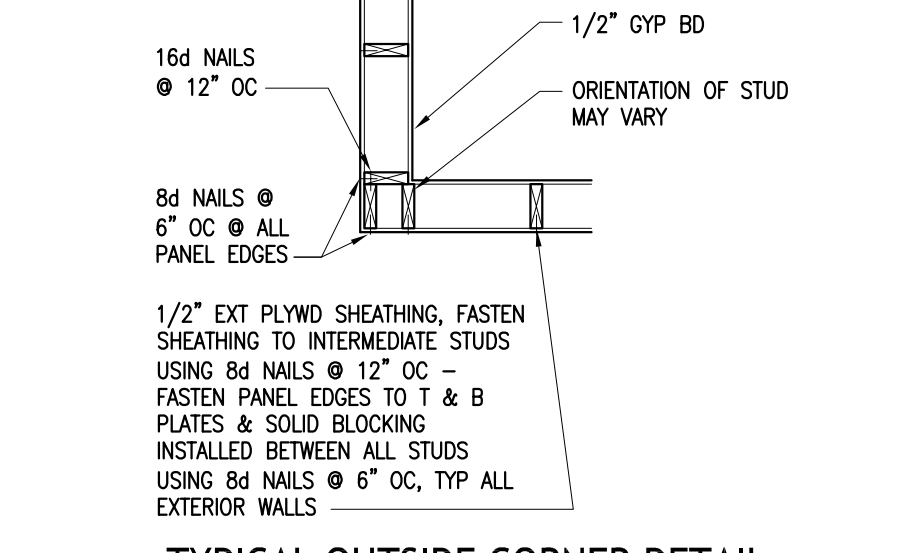
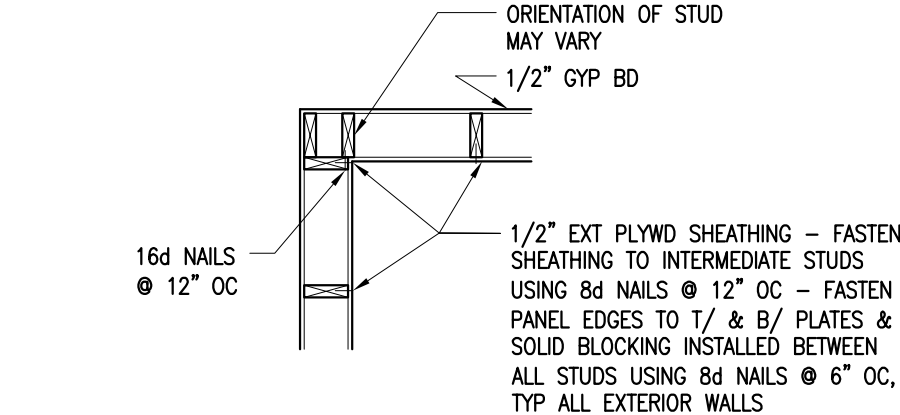
TABLE NO. R703.B.3.1
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF STEEL ANGLE	0 STORIES ABOVE	1 STORY ABOVE	2 STORIES ABOVE	NO. OF 1/2" OR EQUAL REINFORCING BARS
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"	1
6 X 3 1/2 X 5/16	14'-0"	9'-6"	7'-0"	2
2-6 X 3 1/2 X 5/16	20'-0"	12'-0"	9'-6"	4

- LONG LEG OF ANGLE TO BE IN VERTICAL POSITION
- DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8" AND ALL CELLS OF HOLLOW MASONRY LINTELS TO BE GROUTED SOLID.
- REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT.
- STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.



- CONCRETE-ENCASED ELECTRODE. E3608.1.2
- A CONCRETE-ENCASED ELECTRODE CONSISTING OF AT LEAST 20 FEET (6096 MM) OF EITHER OF THE FOLLOWING SHALL BE CONSIDERED AS A GROUNDING ELECTRODE: 1. ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS NOT LESS THAN 1/2 INCH (13 MM) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 20-FOOT (6096 MM) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 20-FOOT (6096 MM) OR GREATER LENGTH. 2. A BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG.
 - METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2 INCHES (51 MM) OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH.
 - WHERE MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, ONLY ONE SHALL BE REQUIRED TO BE BONDED INTO THE GROUNDING ELECTRODE SYSTEM.



PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

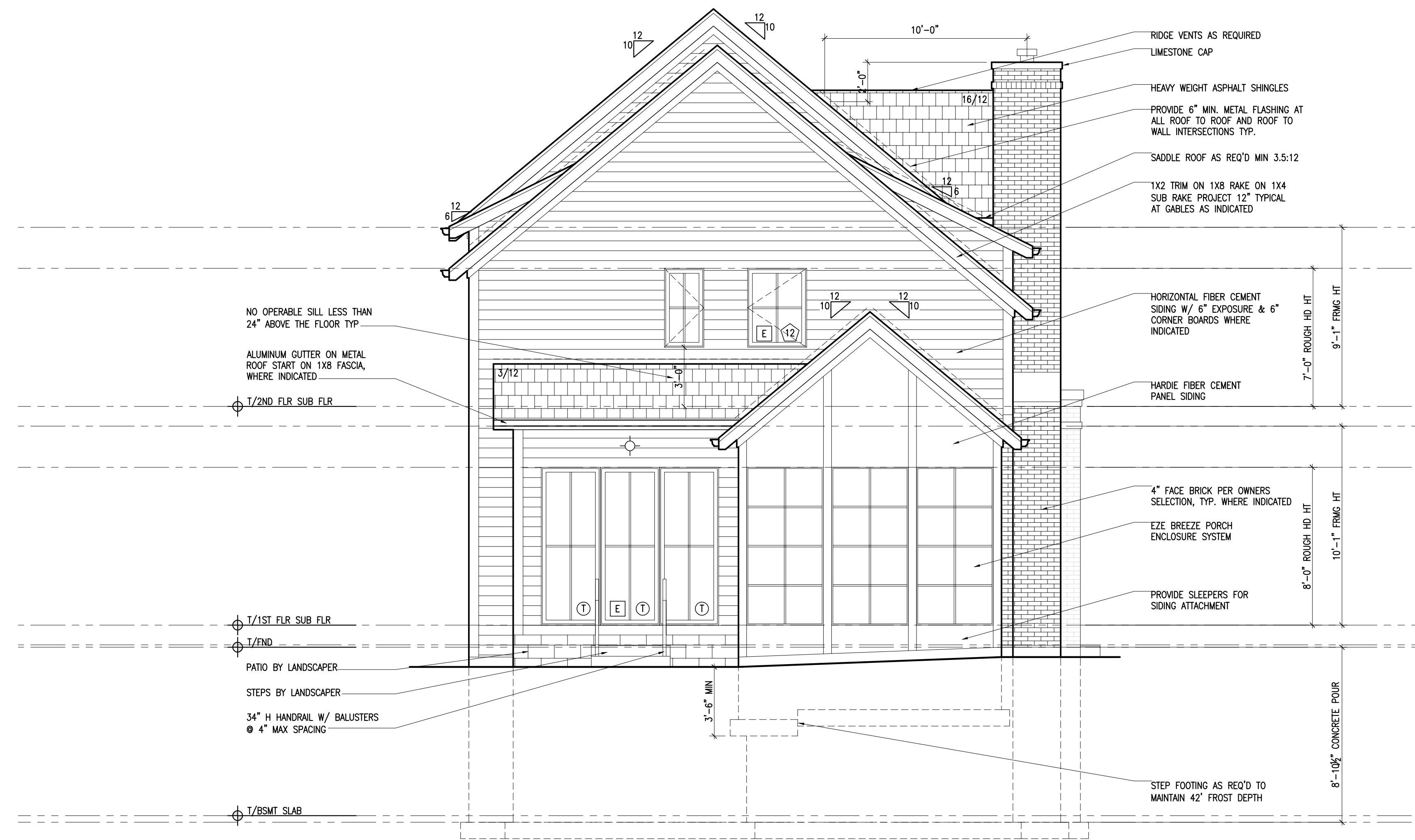
DESCRIPTION
SPECIFICATIONS, WALL BRACING & RADON DETAIL

TORCH ARCHITECTURE INC
300 E 5TH AVE STE 102 NAPERVILLE IL 60563
P 630 420 1900 TORCHARCHITECTURE.COM

G1 02

WINDOW NOTES

- WINDOWS SIZES INDICATED ARE BASED ON PELLA WINDOWS, CASEMENT, AWNING, FIXED, AND TRANSOM TYPE AS INDICATED.
 - BASEMENTS & ALL SLEEPING ROOMS SHALL HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW WITH MIN OPG HT OF 24" & MIN OPG WIDTH OF 20". WINDOW SHALL HAVE A SILL HEIGHT LESS THAN 44" AFF & MIN NET CLEAR OPG OF 5.7 SF.
 - WINDOWS LABELED [E] ARE INTENDED TO SERVE AS EMERGENCY EGRESS WINDOWS.
 - PROPERLY PREPARE & SEAL OPENINGS PER WINDOW & BLDG WRAP MFRS' WRITTEN RECOMMENDATIONS PRIOR TO INSTALLATION OF WINDOWS & DOORS. PROVIDE FLASHING, FLASHING TAPE & SEALANT AT PERIMETER TO ACHIEVE A WEATHERTIGHT CONDITION.
- Ⓣ INDICATES TO PROVIDE TEMPERED SAFETY GLASS
ⓧ INDICATES OPENING SQUARE FOOTAGE



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



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

PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

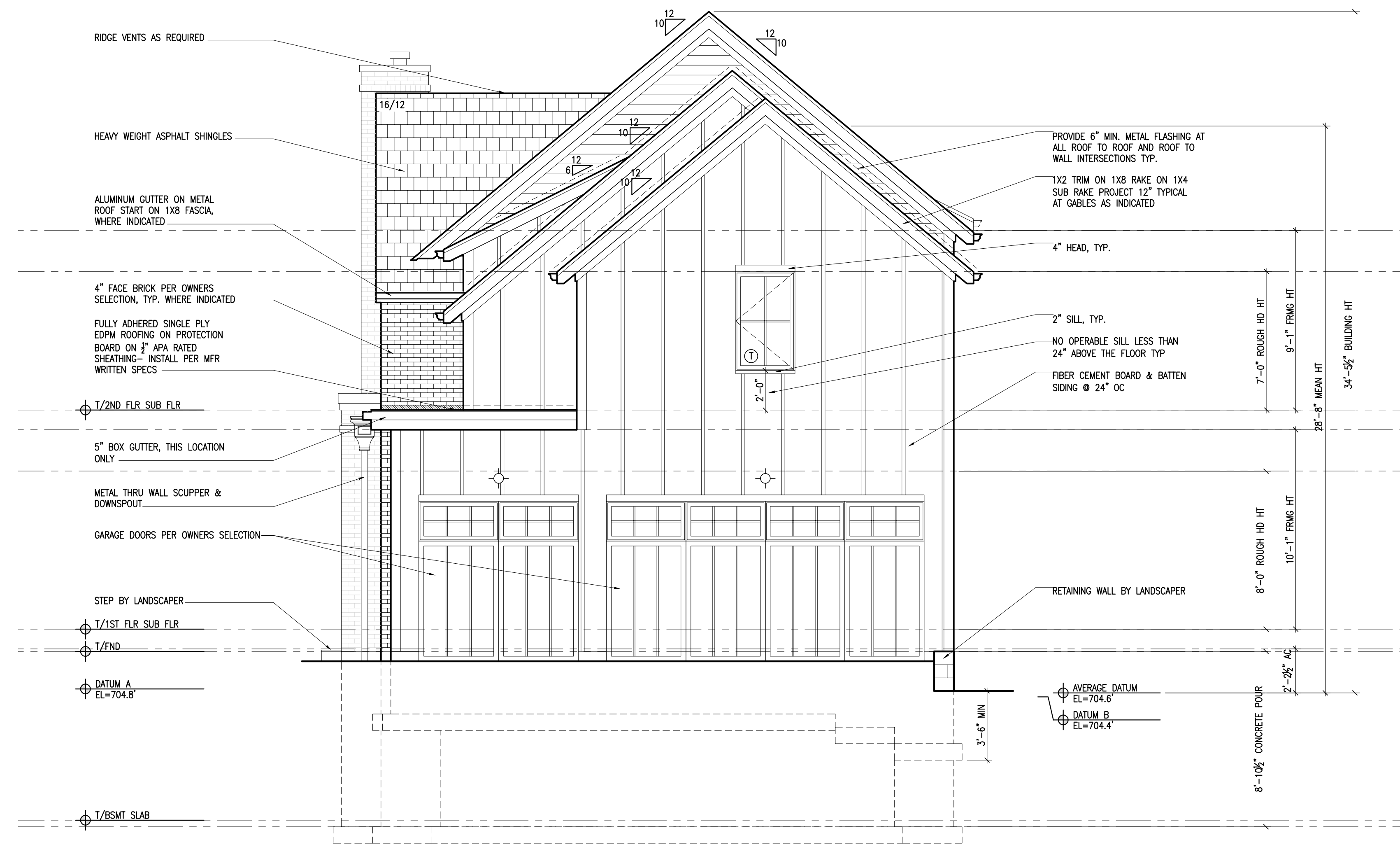
DESCRIPTION
FRONT & LEFT ELEVATION

TORCH ARCHITECTURE INC
300 E 5TH AVE STE 102 NAPERVILLE IL 60563
P 630 420 1900 TORCHARCHITECTURE.COM

A1 01

WINDOW NOTES

- WINDOWS SIZES INDICATED ARE BASED ON PELLA WINDOWS, CASEMENT, AWNING, FIXED, AND TRANSOM TYPE AS INDICATED.
- BASEMENTS & ALL SLEEPING ROOMS SHALL HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW WITH MIN OPG HT OF 24" & MIN OPG WIDTH OF 20". WINDOW SHALL HAVE A SILL HEIGHT LESS THAN 44" AFF & MIN NET CLEAR OPG OF 5.7 SF.
- WINDOWS LABELED [E] ARE INTENDED TO SERVE AS EMERGENCY EGRESS WINDOWS.
- PROPERLY PREPARE & SEAL OPENINGS PER WINDOW & BLDG WRAP MFRS' WRITTEN RECOMMENDATIONS PRIOR TO INSTALLATION OF WINDOWS & DOORS. PROVIDE FLASHING, FLASHING TAPE & SEALANT AT PERIMETER TO ACHIEVE A WEATHERTIGHT CONDITION.
 - (T) INDICATES TO PROVIDE TEMPERED SAFETY GLASS
 - (X) INDICATES OPENING SQUARE FOOTAGE



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



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

PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT

PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
RIGHT & REAR ELEVATION

TORCH ARCHITECTURE INC
300 E 5TH AVE STE 102 NAPERVILLE IL 60563
P 630 420 1900 TORCHARCHITECTURE.COM

A1 02

FOUNDATION PLAN GENERAL NOTES

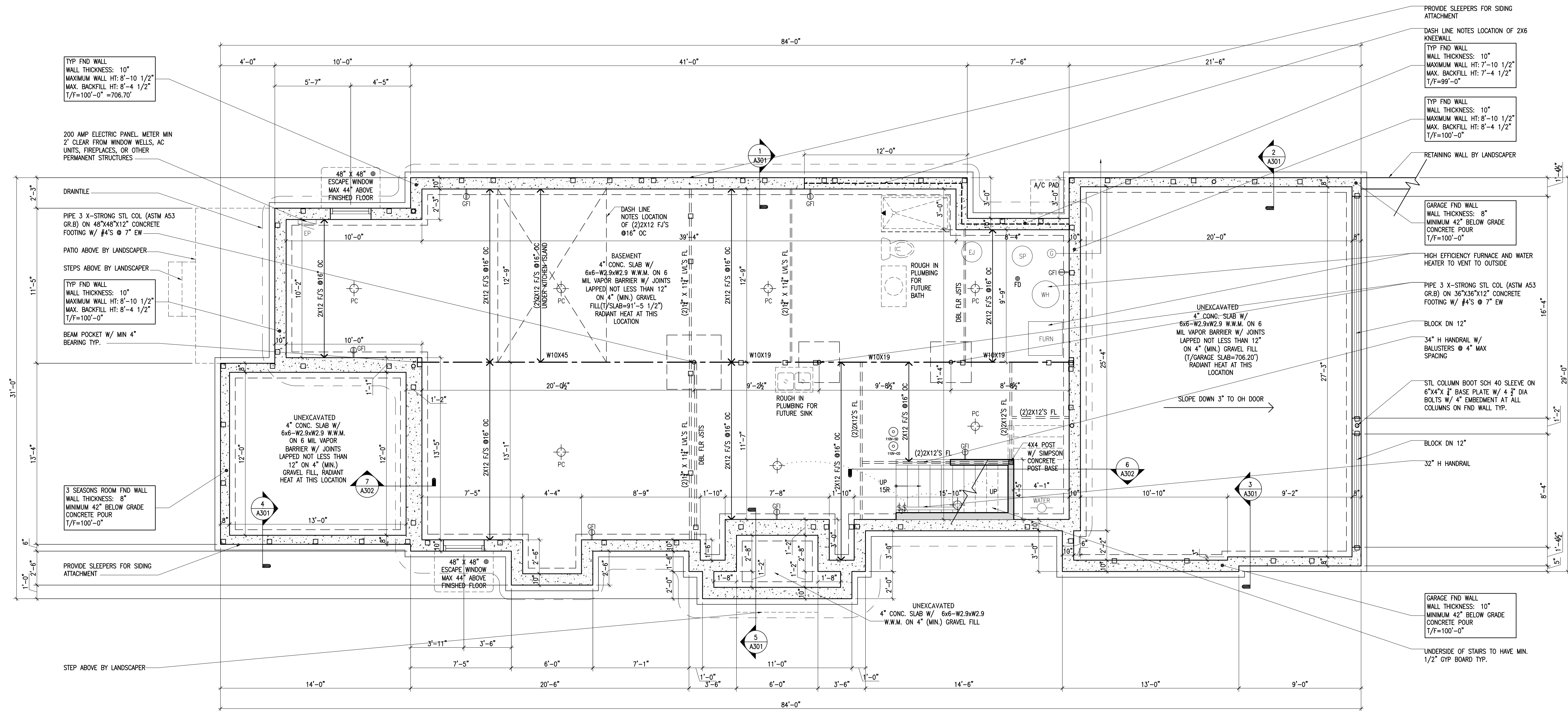
- AT ALL ESCAPE WINDOWS PROVIDE A MINIMUM NET CLEAR AREA OF 9 SF @ WALLS W/ A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36" TYPICAL. PROVIDE PERMANENT LADDER MOUNTED TO THE SIDE OF THE WINDOW WELL IF WELL IS GREATER THAN 44" DEPTH BELOW GRADE.
- TYPICAL CONCRETE POUR AT BASEMENT 8'-10 1/2" W/ 1 1/2" SILL PLATE UNLESS OTHERWISE NOTED.
- TYPICAL FROST WALL @ GARAGES, PORCHES, WING WALLS AND ALL UNEXCAVATED AREAS TO HAVE FOOTINGS AT MINIMUM OF 42" BELOW GRADE PER 2018 IRC R403.1.4.2003 AND IRC R403.1.4.1.
- PROVIDE COMBUSTION AIR VENTS PER LOCAL CODE. ONE 12" VENT NEAR CEILING AND ONE 12" VENT NEAR FLOOR FOR FURNACE/ WATER HEATER PER 2018 IRC. VERIFY LOCATION OF EQUIPMENT IN FIELD W/ HVAC CONTRACTOR.
- 2% LIGHT AND VENT REQUIREMENT.

STRUCTURAL LEGEND

- STEEL BEAM
- ==== ENGINEERED LUMBER BEAM
- ===== DIMENSIONAL LUMBER BEAM
- WOOD POST (ALL POSTS ARE (2) 2x4 IN 5" WALLS OR (2) 2x6 IN 7" WALLS UNL)
- STEEL COLUMN
- POST ABOVE
- ▨ LOAD BEARING WALL
- ▤ LOAD BEARING WALL ABOVE
- ← 2x XX @16" OC → FRAMING MEMBER SIZE, SPACING & SPAN DIRECTION
- STEEL COLUMNS TO BE PIPE 3 X-STRONG (ASTM A53 GR.B) U.N.O.
- INSTALL BLOCKING AT MID-HEIGHT OF WOOD POSTS, TYP.

CONCRETE WALL REINFORCING

9'-0" H FOUNDATION WALL PER 2018 IRC HORIZONTAL IRC 2018 TABLE R404.1.2(1) ONE NO. 4 BAR WITHIN 12" OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR THIRD POINTS OF THE WALL VERTICAL IRC 2018 A MINIMUM OF #6 BARS @ 30" O.C. ARE REQUIRED FOR VERTICAL REINFORCEMENT--



FOUNDATION PLAN
1/4" = 1'-0"



PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
FOUNDATION PLAN

TORCH ARCHITECTURE INC
300 E 5TH AVE STE 102 NAPERVILLE IL 60563
P 630 420 1900 TORCHARCHITECTURE.COM

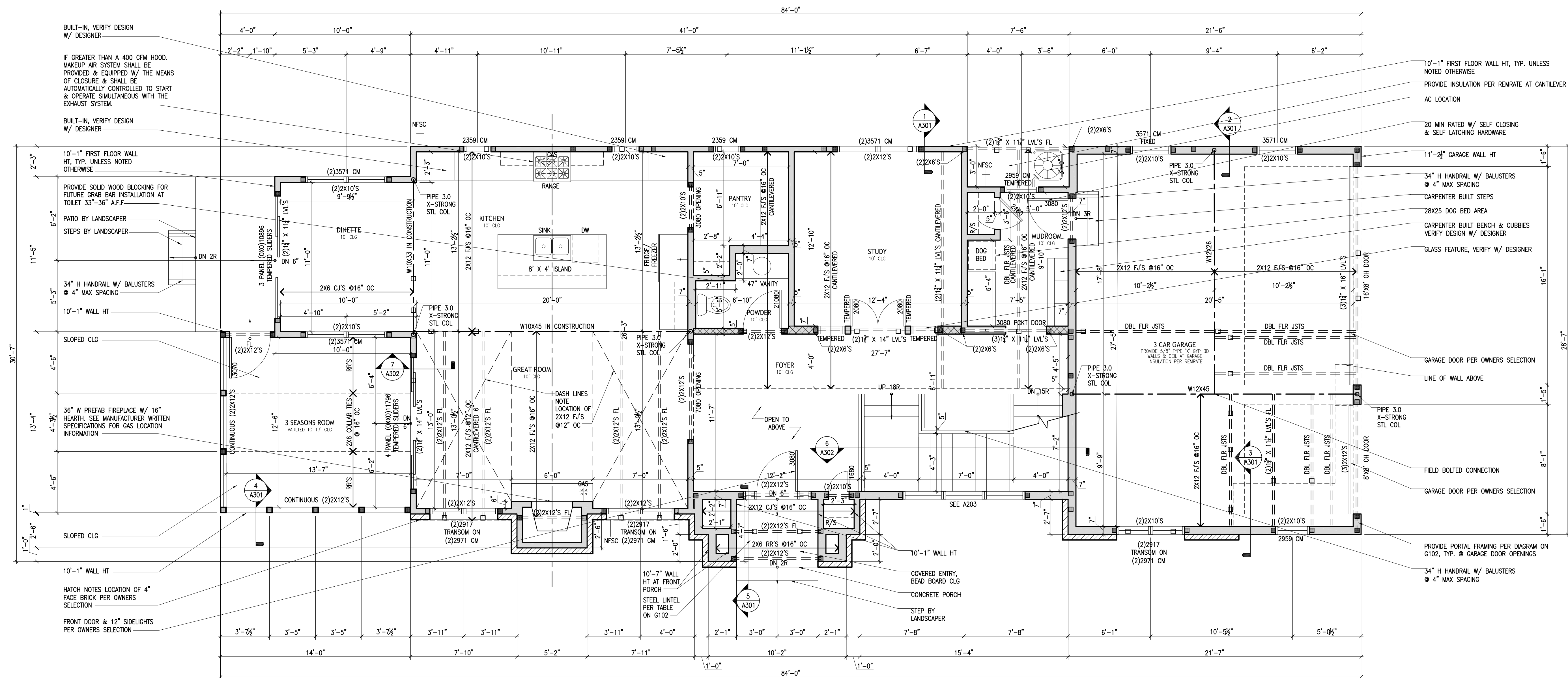
A2 01

FIRST FLOOR PLAN GENERAL NOTES

- STANDARD EXTERIOR WALL HEIGHT AT 10'-1" UNLESS NOTED OTHERWISE
- ALL INTERIOR AND EXTERIOR DOORS TO BE 6'-0" HIGH UNLESS NOTED OTHERWISE
- ALL HEADERS TO BE SET AT 8'-0" UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALL STUDS TO BE 2X4 TYP UNO. 2X6 STUDS TYP @ ALL PLUMBING WALLS
- SEE G101 FOR STAIR INFORMATION.

STRUCTURAL LEGEND

- STEEL BEAM
- ==== ENGINEERED LUMBER BEAM
- ===== DIMENSIONAL LUMBER BEAM
- WOOD POST (ALL POSTS ARE (2) 2x4 IN 5" WALLS OR (2) 2x6 IN 7" WALLS UNO)
- STEEL COLUMN
- POST ABOVE
- ▨ LOAD BEARING WALL
- ▩ LOAD BEARING WALL ABOVE
- ← 2x XX @ 16" OC → FRAMING MEMBER SIZE, SPACING & SPAN DIRECTION
- STEEL COLUMNS TO BE PIPE 3 X-STRONG (ASTM A53 GR.B) U.N.O.
- INSTALL BLOCKING AT MID-HEIGHT OF WOOD POSTS, TYP.



FIRST FLOOR PLAN
1/4" = 1'-0"
1,592 SF



PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
FIRST FLOOR PLAN

TORCH ARCHITECTURE INC
300 E 5TH AVE STE 102 NAPERVILLE IL 60563
P 630 420 1900 TORCHARCHITECTURE.COM

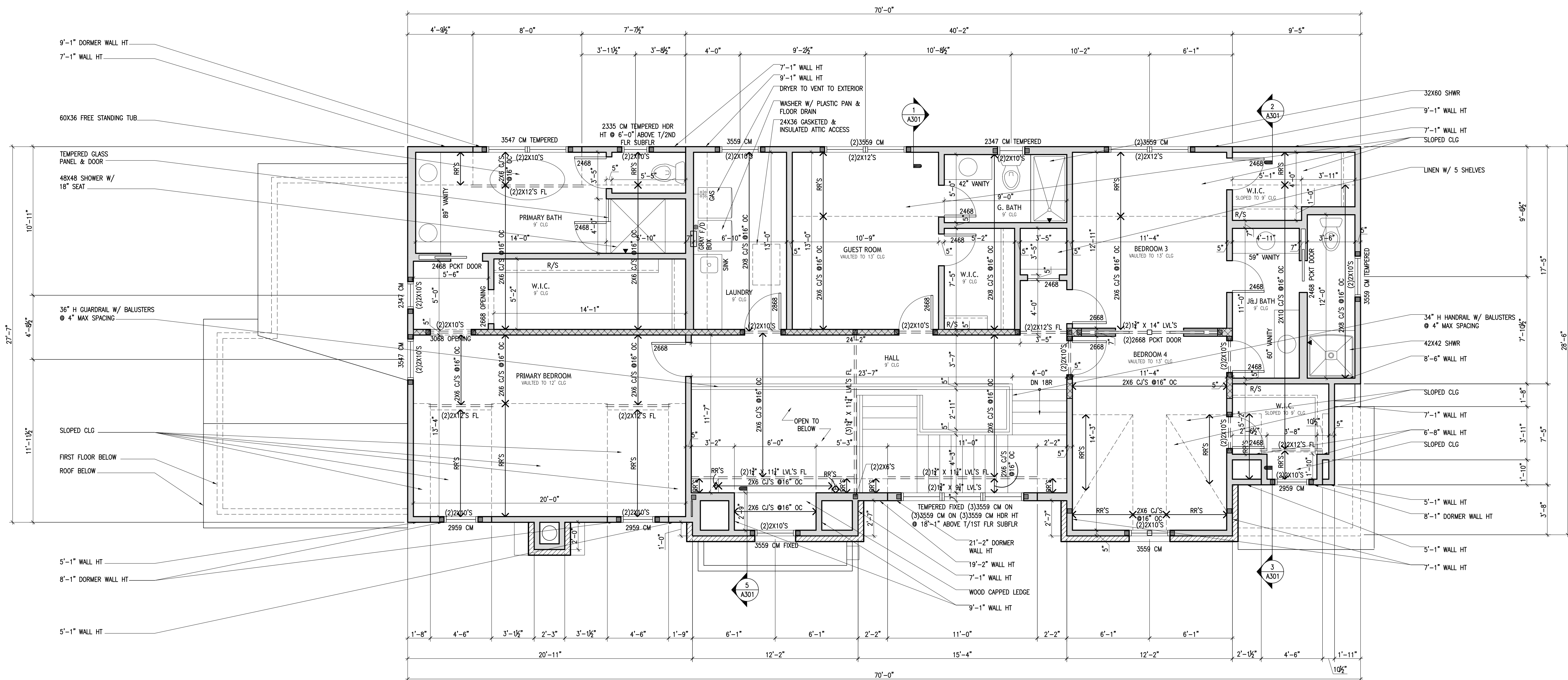
A2 02

SECOND FLOOR PLAN GENERAL NOTES

- STANDARD EXTERIOR WALL HEIGHT AT 9'-1" UNLESS NOTED OTHERWISE
- ALL INTERIOR AND EXTERIOR DOORS TO BE 6'-8" HIGH UNLESS NOTED OTHERWISE
- ALL HEADERS TO BE SET AT 7'-0" UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALL STUDS TO BE 2X4 TYP UNO. 2X6 STUDS TYP @ ALL PLUMBING WALLS
- SEE G101 FOR STAIR INFORMATION:

STRUCTURAL LEGEND

- STEEL BEAM
- ==== ENGINEERED LUMBER BEAM
- ===== DIMENSIONAL LUMBER BEAM
- WOOD POST (ALL POSTS ARE (2) 2x4 IN 5" WALLS OR (2) 2x6 IN 7" WALLS UNO)
- STEEL COLUMN
- POST ABOVE
- ▨ LOAD BEARING WALL
- ▧ LOAD BEARING WALL ABOVE
- ← 2x XX @ 16" OC → FRAMING MEMBER SIZE, SPACING & SPAN DIRECTION
- INSTALL BLOCKING AT MID-HEIGHT OF WOOD POSTS, TYP.



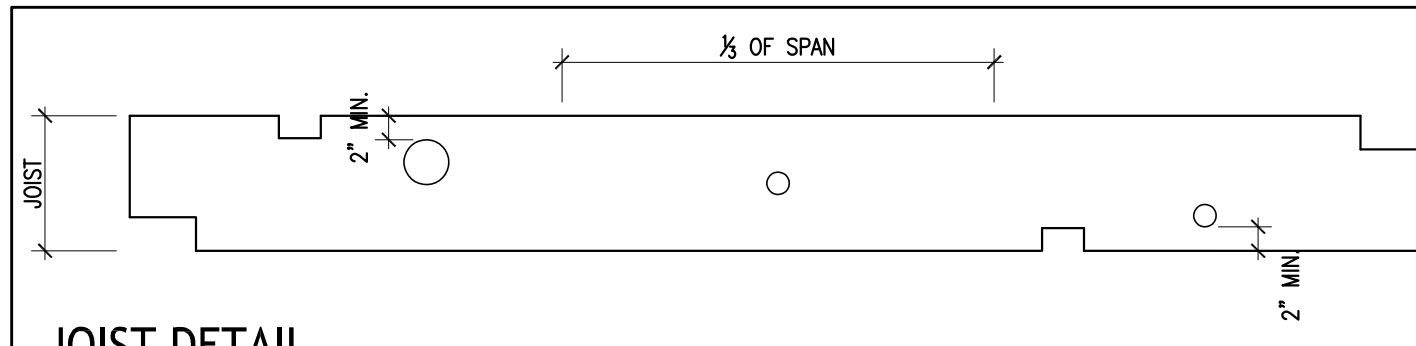
SECOND FLOOR PLAN
1/4" = 1'-0" 1,642 SF

PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
SECOND FLOOR PLAN



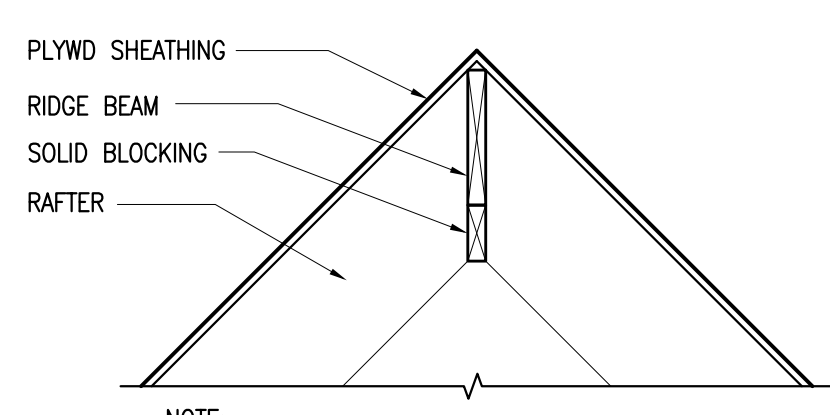
JOIST DETAIL
3/4" = 1'-0"

JOIST & STUD NOTES:

SECTION R502.8
NOTCHES IN THE TOP OR BOTTOM OF JOIST SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOISTS DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN.

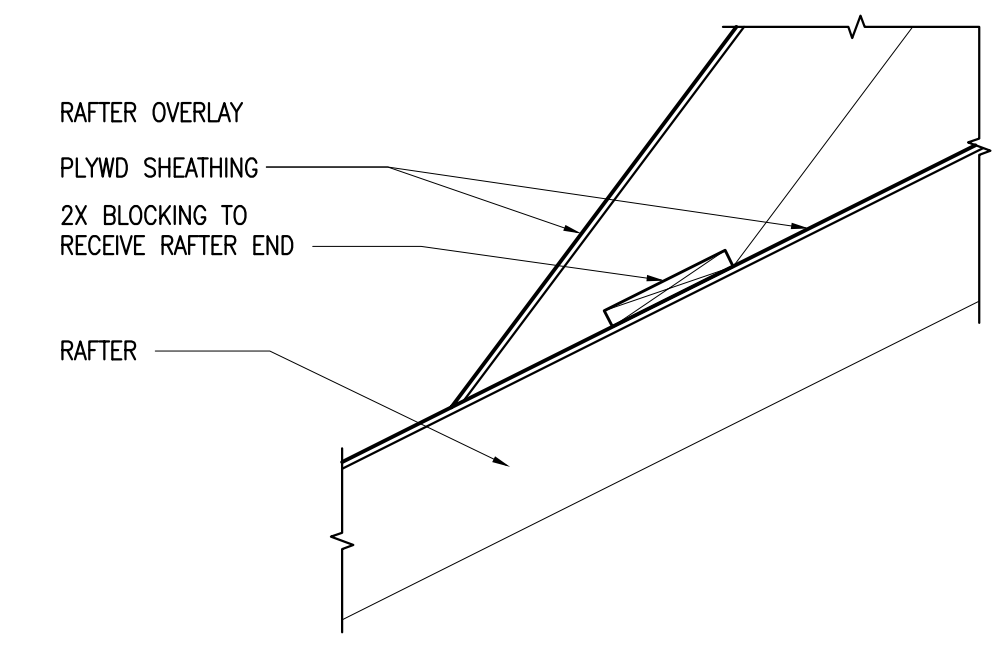
HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOISTS AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION R602.6
ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NO TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED



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

NOTE:
ALL RIDGE BOARDS, HIPS, & VALLEY RAFTERS NOT TO BE LESS IN WIDTH THAN CUT END OF RAFTER SERVED



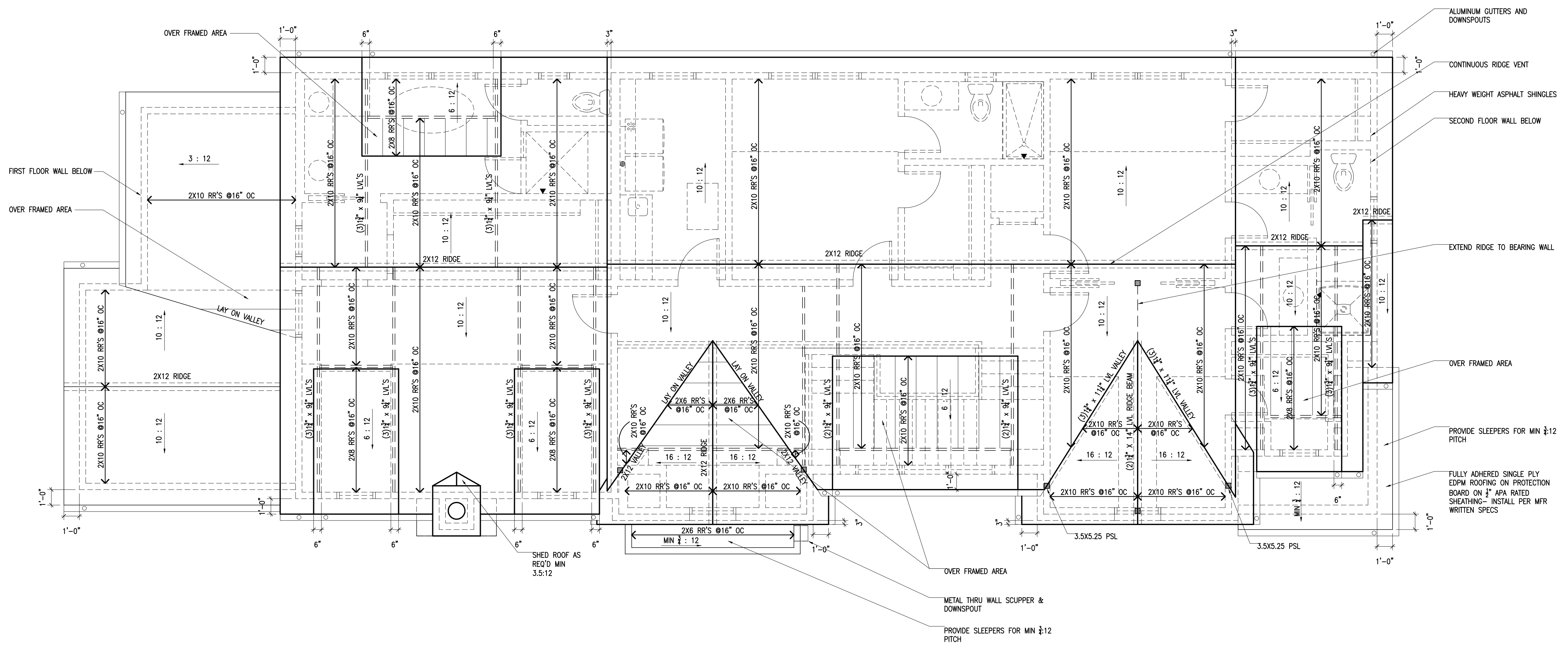
RAFTER DETAIL
3/4" = 1'-0"

STRUCTURAL LEGEND

	STEEL BEAM		LOAD BEARING WALL
	ENGINEERED LUMBER BEAM		LOAD BEARING WALL ABOVE
	DIMENSIONAL LUMBER BEAM		FRAMING MEMBER SIZE, SPACING & SPAN DIRECTION
	WOOD POST (ALL POSTS ARE (2) 2x4 IN 5" WALLS OR (2) 2x6 IN 7" WALLS UON)		STEEL COLUMN
	POST ABOVE		USE 2x4 TIES AT RAFTERS PERPENDICULAR TO CEILING JOISTS. EXTEND ACROSS A MINIMUM OF 6 CEILING JOISTS.

GENERAL ROOF NOTES:

- PROVIDE ICE & WATER SHIELD MIN 3'-0" EACH SIDE ALL VALLEYS & FROM EDGE OF EAVE TO MIN 2'-0" BEYOND INTERIOR FACE OF EXTERIOR WALLS
- PROVIDE 5" ALUM GUTTERS W/ 3" X 4" ALUM DOWNSPOUTS TO PVC BUBBLER DRAIN MIN 5'-0" BEYOND FOUNDATION, TYP
- TYPICAL OVERHANG = VARIES PER PLAN
- ROOF VENTILATION:
VENT AREA: 2,000 SF
VENT REQUIRED: 1/300 SF = 6.67 SF
50% VENT THROUGH ROOF = 3.33 SF
PROVIDE CONTINUOUS RIDGE VENTS FOR MIN OF 3.33 SF
50% VENT THROUGH EAVES = 3.33 SF
PROVIDE CONT. 2" SCREENED SOFFIT VENT



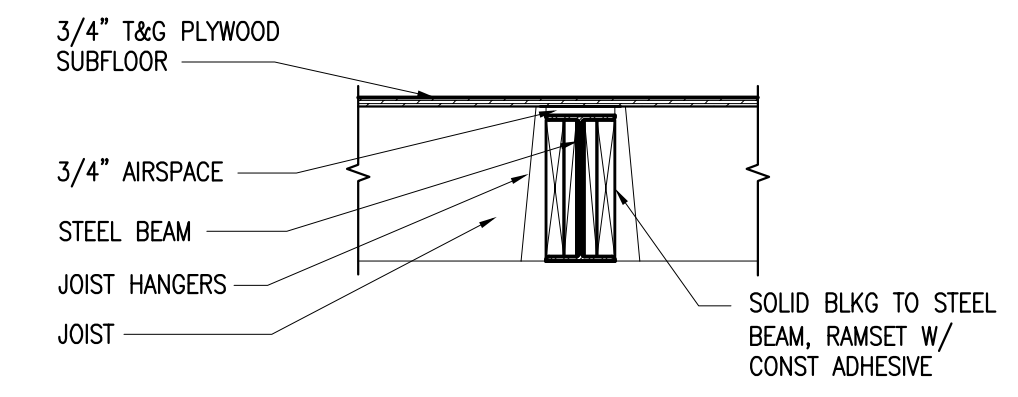
ROOF PLAN
1/4" = 1'-0"

PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

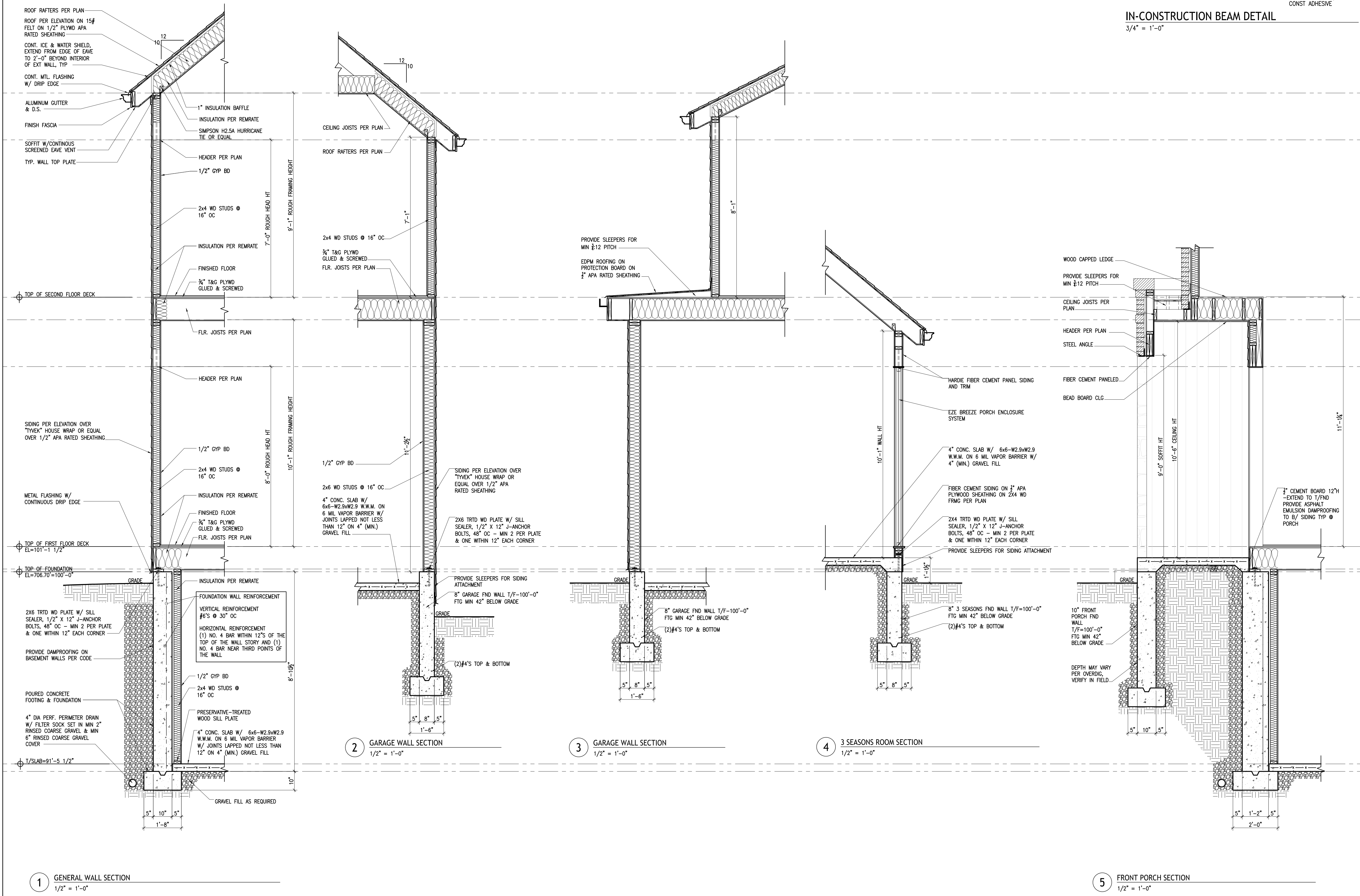
ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
ROOF PLAN & DETAILS



IN-CONSTRUCTION BEAM DETAIL
3/4" = 1'-0"

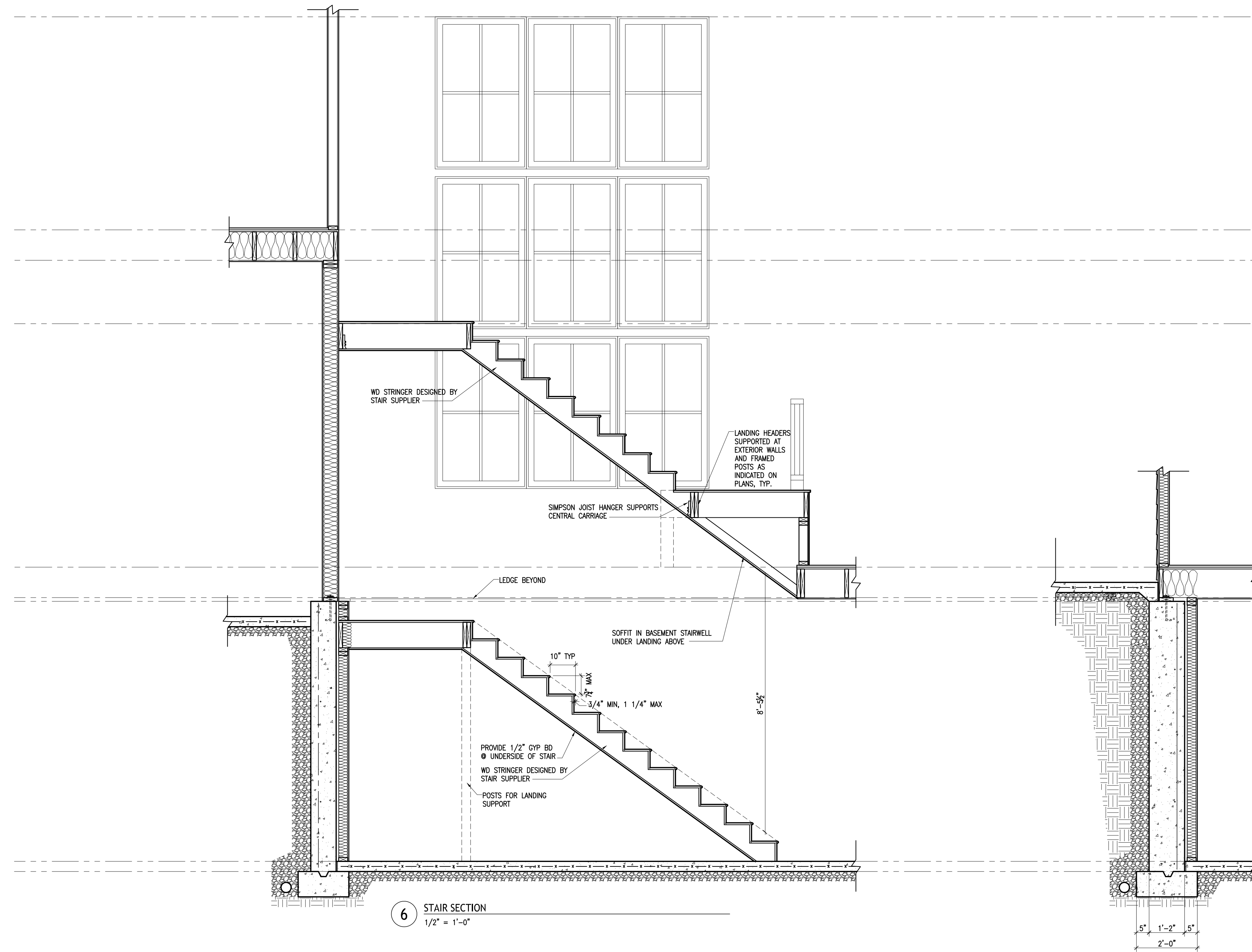


PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
SECTIONS & DETAILS



6 STAIR SECTION
1/2" = 1'-0"

7 3 SEASONS ROOM SECTION
1/2" = 1'-0"

FOR FURTHER DETAILED NOTES
& DIMENSIONS SEE 1&5/A301

PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
SECTIONS & DETAILS

TORCH ARCHITECTURE INC
300 E 5TH AVE STE 102 NAPERVILLE IL 60563
P 630 420 1900 TORCHARCHITECTURE.COM

ELECTRICAL LEGEND

- PULL CHAIN PORCELAIN LIGHT FIXTURE
- CEILING ELECTRICAL BOX FOR LIGHT FIXTURE
- RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED BEZEL
- RECESSED EYEBALL
- WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR
- LOW VOLTAGE LIGHT (VERIFY)
- HALOGEN PUCK LIGHT (VERIFY)
- GROUND FAULT INTERRUPT DUPLEX
- GROUND FAULT INTERRUPT WATER PROOF DUPLEX
- DUPLEX RECEPTACLE
- SWITCHED DUPLEX ONE IS LIVE ONE IS SWITCHED
- CEILING MOUNTED DUPLEX RECEPTACLE
- SWITCHED CEILING MOUNTED DUPLEX RECEPTACLE
- DEDICATED RECEPTACLE
- QUAD RECEPTACLE
- TELEVISION JACK
- FLOOR OUTLET
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- EXHAUST FAN VENT TO EXTERIOR
- LIGHT & FAN VENT TO EXTERIOR
- FAN/CAN VENT TO EXTERIOR
- SMOKE DETECTOR DIRECT WIRE
- CARBON MONOXIDE DETECTOR DIRECT WIRE
- TELEPHONE
- DATA
- DOOR BELL
- DOOR CHIME
- CEILING FAN
- THERMOSTAT
- FLUORESCENT FIXTURE WWX LAMPS
- TRACK LIGHTING FIXTURE
- UNDER CABINET OUTLET STRIP

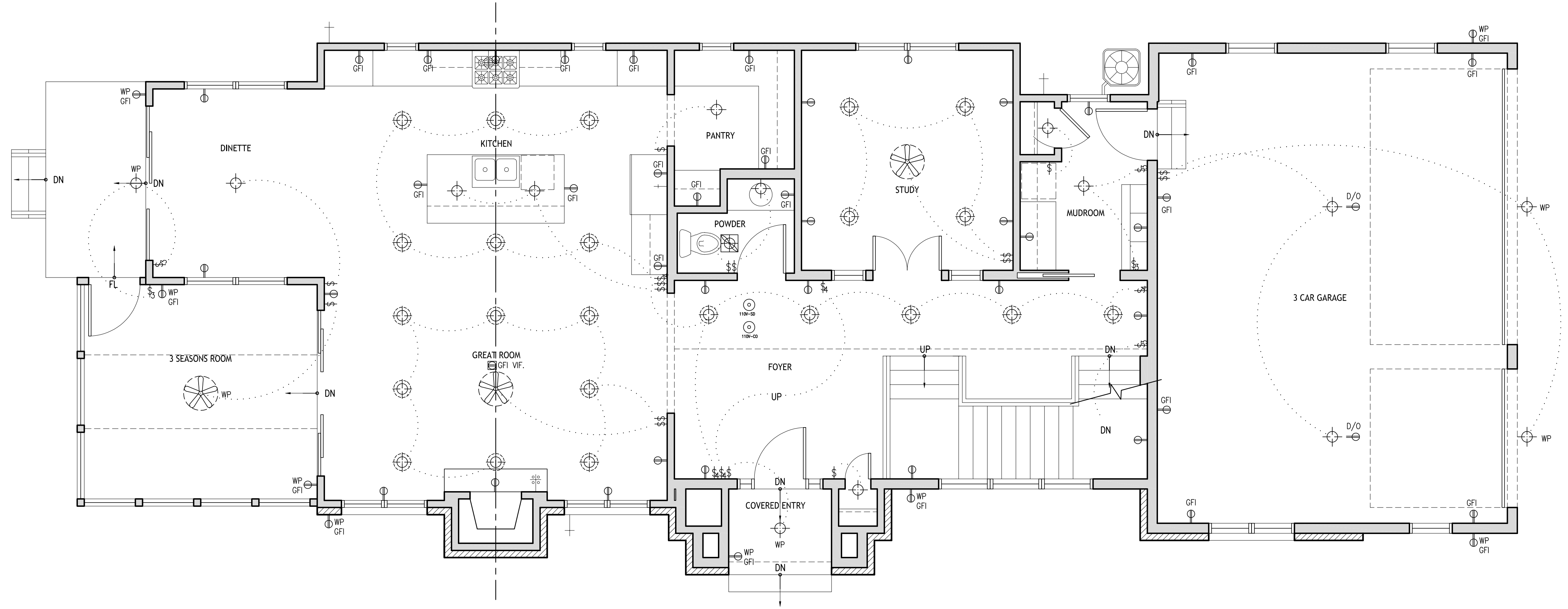
ELECTRICAL GENERAL NOTES:
PLEASE REFER TO G101 OF THE DRAWINGS FOR ADDITIONAL ELECTRICAL NOTES REQUIRED PER LOCAL CODES.

110 VOLT INTER-CONNECTED SMOKE AND CARBON MONOXIDE DETECTORS REQUIRED ON ALL LEVELS AND IN THE VICINITY OF ALL BEDROOMS MUST BE HARDWIRED PER R313.5.1

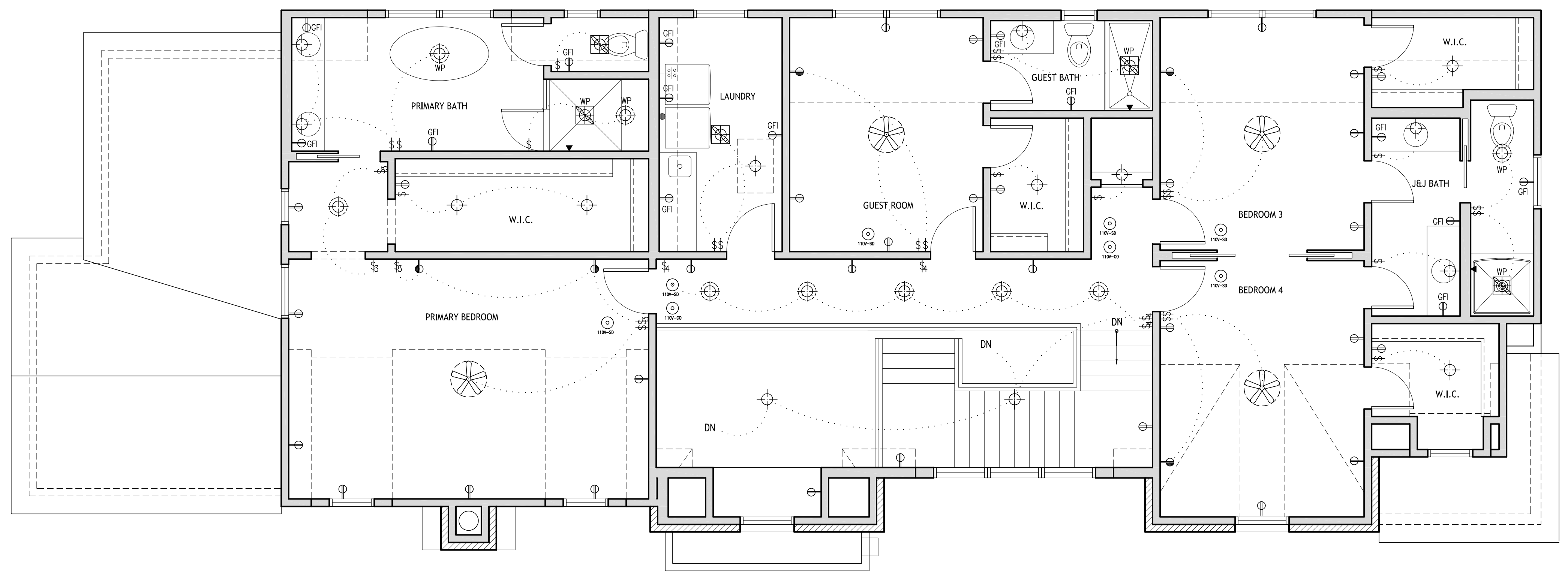
ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.

PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT IN TO THE FIXTURE

ARC-FAULT CIRCUIT INTERRUPTER REQUIRED AT ALL DWELLING UNIT BEDROOMS, TYPICAL



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



SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

PROJECT
THE NEW PAVLIS KOLLINTZAS RESIDENCE
SAM PAVLIS & CHRISTINA KOLLINTZAS
730 DOUGLAS AVE
NAPERVILLE, IL 60540
FOR
M HOUSE DEVELOPMENT
PROJECT NUMBER | 923104

ISSUE
02/12/2024 ISSUE FOR PERMIT

RE-ISSUE

DESCRIPTION
FIRST & SECOND FLOOR
ELECTRICAL PLAN