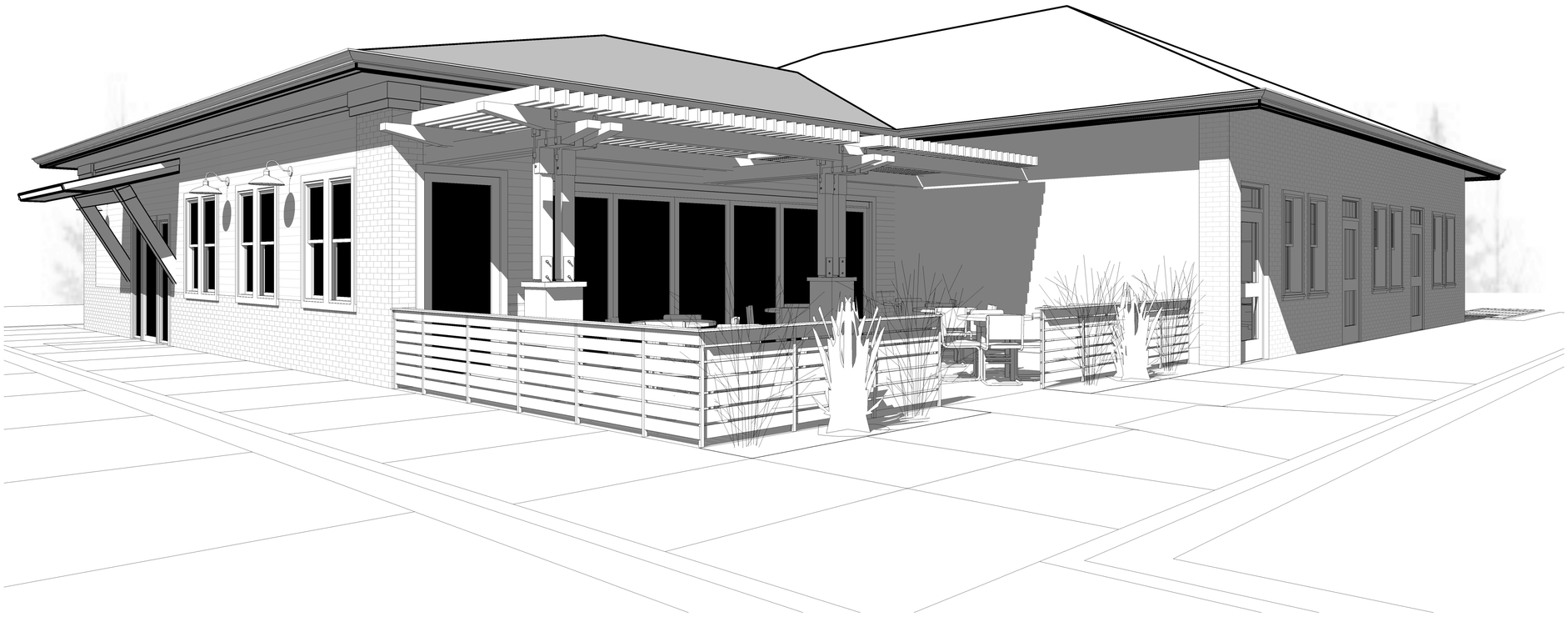
Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073







ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title

Cover

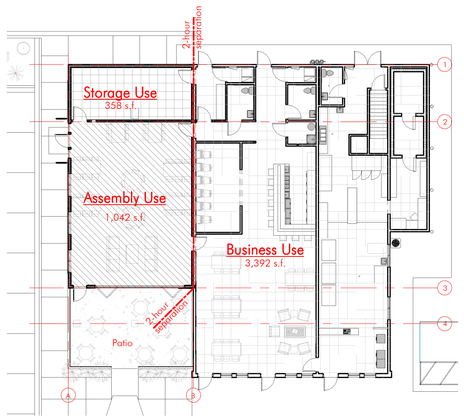
Project Number:

24-438

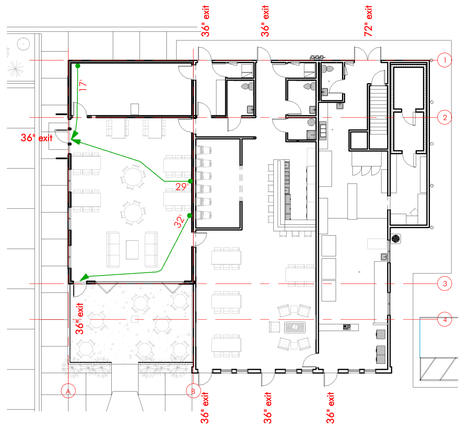
Date:

2-28-25

A-1



1 Occupancy Plan
1/16" = 1'-0"



2 Life Safety Plan
1/16" = 1'-0"

IBC Building Code Compliance

Project: 5716 ELEVATOR RD

PIN: 04-28-453-005

Zoning: Winnebago County
Village of Roscoe
Zoning = CG

Project description:
This project includes the Addition of a gathering space to an existing structure, both conventionally wood framed over frost protected poured concrete foundations

Legal Description:
BEG SW COR LOT 13 ASRS PLAT TH N 264 FT TH E 100 FT TH S 264 FT TO S LN SAID LOT TH W TO POB PT LOT 13 SEC SEC: 28 TWP: 46 RANGE: 2

Applicable Design Criteria

Zoning -			
Existing Conditions-	2015 ICC Existing Building Code	Structural	
Building Code -	2015 ICC International Building Code with amendments	Soils (assumed)	1,500lbs psf
Mechanical Code -	2015 ICC International Mechanical Code with amendments	Footing depth	42" below grade
Electrical Code -	2014 NFPA National Electric Code with amendments	Concrete	3,000 psi
Plumbing Code -	2014 IDPH Illinois Plumbing Code part 890	Floors	40lbs L.L./ 20lbs D.L.
Fire Safety Code -	2013 NFPA Fire Alarm Code	Attic (limited storage)	20lbs L.L./ 10lbs D.L.
Energy Code -	2021 ICC International Energy Conservation Code	Roof (zone 2)	30lbs L.L./ 10lbs D.L.
Accessibility Code -	2018 Illinois Accessibility Code		

Chapter 3 - Use and Occupancy Classification

Area description	Use	Area
Existing	Business	3,901s.f.
Addition	Assembly	1,400 s.f.
Total		5,301 s.f.
Parcel Size		47,191 s.f. (x acre)

Chapter 4 - Special Detailed Requirements Based on Use and Occupancy

N/A

Chapter 5 - General Building Heights and Areas

IBC Table 504.3 Allowable building height in feet above grade plane	Use	Type	Allowed	Actual
	B, A-2	VB	NS,40'	24'
IBC Table 504.4 Allowable number of stories above grade plane	Use	Type	Allowed	Actual
	B, A-2	VB	NS,1	1
IBC Table 506.2 Allowable area in square feet	Use	Type	Allowed	Actual
	B, A-2	VB	NS, 6,000 s.f.	5,301 s.f.
IBC 508.4 Separated occupancies	Use	Use	Sprinkler	Rated
	A-2	B	No	2 hour

Chapter 6 - Types of Construction

Project Construction Type: **VB**

IBC Table 601 Fire-Resistance Rating Required for Building Elements (hours)	Building Element	Fire-resistance rating
	Primary structure	0 hours
	Bearing walls (exterior)	0 hours
	Bearing walls (interior)	0 hours
	Non-bearing walls (interior)	0 hours
	Floor construction	0 hours
	Roof construction	0 hours
IBC Table 602 Fire-Resistance Rating Required for Exterior Walls Based on Fire Separation Distance	Fire Separation Distance:	Occupancy / Rating
	>30'	Group B, A-2 / -

Chapter 7 - Fire and Smoke Protection Features

Fire Resistance ratings and test — UL Solutions - Testing in rated hours

Construction Member	Required	Rating
Fire rated of structural members	No	-
Fire rated exterior walls	No	-
Fire walls and barriers	Yes	2 hour
Fire rated partitions	No	-
Fire rated floors and horizontal assemblies required	No	-
Smoke barriers and partitions	No	-
707.6 Openings	Yes, Max. 25% area of wall	90 min., Max glass area = 100 si

Chapter 8 - Interior Finishes

Class A = Flame spread index 0-25; smoke developed index 0-450
Class B = Flame spread index 26-75; smoke developed index 0-450
Class C = Flame spread index 76-200; smokedeveloped index 0-450

Table 803.11 Interior wall and ceiling finish requirements by occupancy	Use	Sprinkled	Exit stair, ramp, & Passageways	Corridors	Rooms
	Group A-2	No	Class A	Class A	Class B

Chapter 9 - Fire Protection Systems

903 Automatic Sprinkler Systems	Use	Required		
	Group A-2	No (903.2.1.2, each fire area less than 5,000 s.f.)		
906 Portable Fire Extinguishers	Use	Required	Locations	
	Group A-2	Yes	1 per 11,250 s.f., 75' max travel	
907 Fire Alarm and Detection systems	Use	Required	Type	
	Group A-2	No (less than 300 occ.)	-	

Chapter 10 - Means of Egress

1004.1 Design Occupant Load
Table 1004.1.2 Maximum Floor Area allowances per occupant

Description of Area	Use	Area	SF per occupant	Occupant load
Business Areas	Group B	3,901 s.f.	100 gross	39 Occupants
Storage Area	Group S	358 s.f.	300 gross	1 Occupant
Assembly Area	Group A-2	1,042 s.f.	100 gross	69 Occupants
Totals		5,301 s.f.		109 Total Building Occupants

1005 - Means of Egress Sizing			Required	Actual
1005.3.1 Stairways	0.3" per occupant	109 Occupants	33"	N/A
1005.3.2 Other Egress Components	0.2" per occupant	109 Occupants	21.8"	324"

Table 1006.2.1 Single Exits	Occupancy	Maximum Occupant Load	Without Sprinkler System Travel Distance Maximum
	B, A-2	N/A	N/A
Table 1006.3.1 Minimum Number of Exits	Occupancy per Story	Minimum number of Exits per Story	
	1-500	2	
Table 1017.2 Exit Travel Distance	Occupancy	Without Sprinkler System	
	Group B, A-2	200'	
Table 1020.2 Minimum Corridor With	Occupancy	Minimum Width	
	Group B, A-2	B=36", A-2 = 44"	

Illinois Department of Public Health - Part 890; Minimum Number of Plumbing Fixtures

Description of Area	Use	Area	SF per occupant	Occupant load
Existing Business Areas	Group B	3,901 s.f.	200 gross	20 Occupants
Assembly Addition	Group A-2	1,042 s.f.	30 gross	35 Occupants
Total		4,943 s.f.		55 Total Plumbing Occupant Load 28 M, 28W

	Required	Actual
Water Closets	1:100 Mens, 1:50 Womens	1 Mens, 1 Womens, 1 Employee
Lavatories	1:100 Men, 1:100 Women	1 Mens, 1 Womens, 1 Employee
Service Sinks	1	1
3-compartment Sink	1	1

Graphic Symbols

Drawing Title — 1 Floor Plan — 1/4" = 1'-0" — Drawing Name / Drawing Scale / Drawing Number

North Arrow — North Designation

Building Section — Building Section Number / Drawing Number

Wall Section — Wall Section Number / Drawing Number

Interior Elevation — Interior Elevation Number / Sheet Number

Detail Designation — Detail Number / Sheet Number

Room Designation — Room / 101 — Room/ Space Number

Door Designation — 2418 / 2'-8" — Door Number / Door Width (Nominal)

Window Designation — 106 — Window Number

Elevation Designation — +(1'-0") Top of Floor — Elevation Height / Level Description

Revision Designation — Revision Number

Partition Type

Column Reference — Vertical Column Designation

Column Reference — Horizontal Column Designation

Dimension Line — X'-X"

Leader Lines

Center Line

Call out/ Large Scale Designation — Detail Number / Sheet Number

Hidden (above or below), Temporary, or Future Lines

Demolition Lines - Existing to be removed

Existing to Remain

New Wall

Concrete

Backfill soils

Granular fill

Rigid insulation

Finished wood

Plywood

Masonry (Brick)

Masonry (CMU)

Resilient tile

Gypsum Board

Paver Patio Blocks

Stone Patio Blocks

Asphalt Paving

Abbreviations

a/c	Air Conditioning	elec.	Electric	rad.	Radius
adj.	Adjacent	eq.	Equal	ref.	Reference
a.f.f.	Above finished floor	exist.	Existing	rev.	Revision
al.	Aluminum	exp.	Exposed	req.	Required
blkg.	Blocking	f.f.e.	Finish floor elevation	r.&s.	Rod & Shelf
bldg.	Building	fl.	Floor	s.f.	Square feet
bd.	Board	galv.	Galvanized	sim.	Similar
b.o.	Bottom of	gc	General Contractor	s.s.	Stainless Steel
cab.	Cabinet	gl.	Glass	stl.	Steel
cpt.	Carpet	gfi	Ground fault interrupted	stor.	Storage
c.o.	Cased Opening	gyp. bd.	Gypsum wall board	struct.	Structural
clg.	Ceiling	hwd.	Hard Wood	t.f.a.	To floor above
clo.	Closet	hgt.	Height	t.f.b.	To floor below
col.	Column	int.	Interior	t&g	Tongue & Groove
conc.	Concrete	manuf.	Manufacturer	th.	Thick
cmu	Concrete masonry unit	mas.	Masonry	t.o.	Top of
const.	Construction	max.	Maximum	tv	Television
cont.	Continuous	mech.	Mechanical	typ.	Typical
c.t.	Ceramic tile	min.	Minimum	v.i.f.	Verify in field
dtl.	Detail	misc.	Miscellaneous	wc.	Water Closet
dia.	Diameter	nom.	Nominal	w/d	Washer / Dryer
dim.	Dimension	n.i.c.	Not In Contract	wd.	Wood
dw.	Dishwasher	n.t.s.	Not to scale	wh.	Water Heater
dn.	Down	o.c.	On Center	wp	Waterproof
ds.	Downspout	ptd.	Painted		
dwg.	Drawing	pwdr.	Powder		

Instructions to Bidders

Provide a detailed estimate for all labor and material for the scope of work described in this drawing set. Include all allowances for selected materials by owner.

Base Bid - Typical light frame commercial tenant structure with site work

1. Alternate 1 - Deduct framed gypsum board soffit ceiling and provide lay-in ceiling entire area.

Sheet Index

Sheet Number	Sheet Name
A-1	Cover
A-2	General
A-3	ADA Standards
A-4	Energy Compliance
A-5	Wall Types & Notes
A-6	Schedules
A-7	Site Plan
A-8	Foundation Plan
A-9	First Floor Plan
A-10	Ceiling Plan
A-11	Roof Plan
A-12	Exterior Elevations
A-13	Building Sections
A-14	Wall Sections
A-15	Details
A-16	Details
A-17	Details
A-18	Construction Standards
A-19	Construction Standards
A-20	Construction Standards
A-21	Construction Standards

LICENSED ARCHITECT
JACOB M. ADDIS
001.026012
STATE OF ILLINOIS
Exp. 11-30-2026

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Illinois.

Signature — 2-28-25 Date

Illinois Professional Design Firm # 184.008809

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
General

Project Number:
24-438

Date:
2-28-25

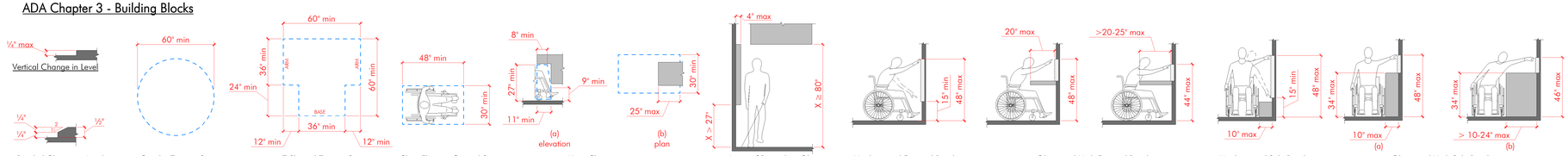
A-2

Accessibility Notes

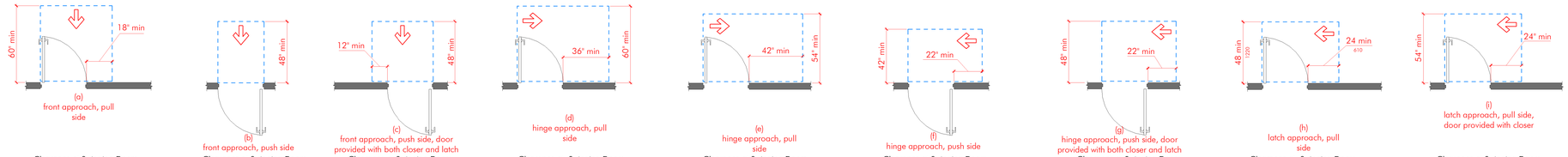
1. This building shall comply with all applicable provisions of both the Americans with Disabilities Act (ADA), public law 101-336, and the Illinois Accessibility code, April 24, 1997, and the USDOJ 2010 ADA standards for accessible design. All contractors and sub-contractors shall be responsible, as each trade applies, for complying with these standards and codes as applied to work performed under contract. Any conflicts, inconsistencies, or omissions shall be brought to the attention of the design professional immediately. All contractors will verify and comply with all provisions of the codes and standards
2. Accessible parking stalls shall be located and marked as required. Accessible parking shall be located as close as possible to the shortest accessible path of travel to an accessible entrance to the building
3. Sidewalks to accessible entry doors shall be a minimum of 5'-0" in width and free of curbs. Sidewalk surfaces shall have a broom finish as required. Ramps for accessibility shall be provided with a slope of less than 1:12. Ramp surfaces shall be finished with detectible warning patterns as required. Accessible entrances shall be provided with a level platform with a minimum width of 5'-0" and a minimum length to extend past the pull side of the door by 3'-0"
4. All doors (except those to hazardous areas) shall have a minimum clear opening of 2'-8"
5. Handrails shall extend 1'-0" past the top tread and 1'-0" plus the width of the tread past the bottom tread of all stairways
6. Ramps that rise more than 6" shall have handrails on both sides of ramp. Ramps shall have tactile floor designations
7. Elevators shall have visual and audible signals with tactile floor designations
8. All stairways shall be provided with a 10 square foot area of refuge on all accessible floors. The main discharge level is not required to provide an area of refuge. Each area of refuge shall have a means of communication with rescue personnel
9. Provide a minimum of one accessible toilet in all restrooms as required. Accessible toilet stalls shall be a minimum of 5'-0" in width and 5'-0" in depth with an accessible water closet with lever control on transfer side, required grab bars, and a 2'-8" clear opening out-swinging door
10. When urinal(s) are provided, at minimum provide one accessible urinal in all men's restrooms, unless additional fixtures are also noted to be accessible
11. Provide a minimum of one accessible mirror in all restrooms as required. Bottom reflective edge of mirror shall be a maximum of 3'-2" above finished floor
12. Provide tactile signs for all corridors, restrooms, and exit doors as required
13. Provide visual and audible warning signals and alarms as required
14. The Maximum door opening force shall be 8.5 lbf for exterior doors and 5 lbf for interior doors IAC 800.110

Accessibility Standards

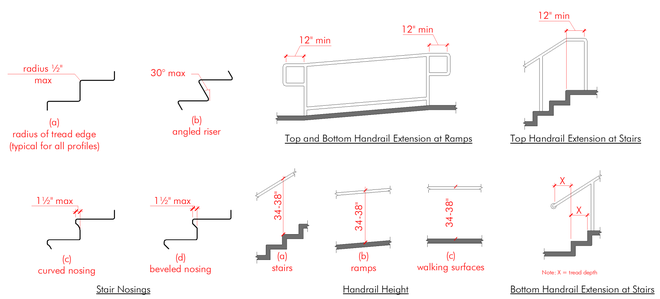
ADA Chapter 3 - Building Blocks



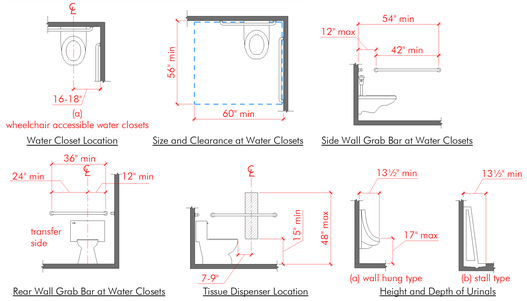
ADA Chapter 4 - Accessible Routes



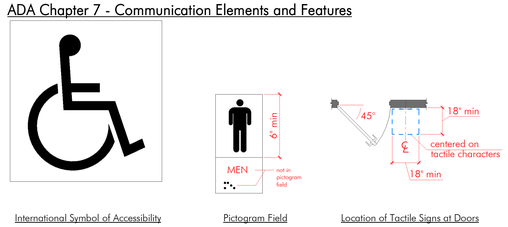
ADA Chapter 5 - General Site and Building Elements



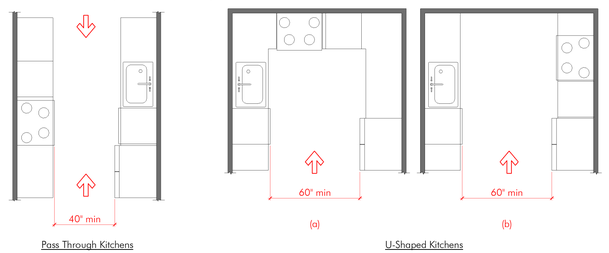
ADA Chapter 6 - Plumbing Elements and Facilities



ADA Chapter 7 - Communication Elements and Features



ADA Chapter 8 - Special Rooms, Spaces, and Elements

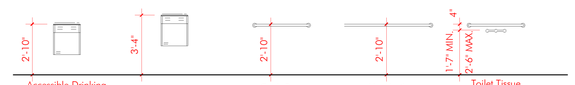


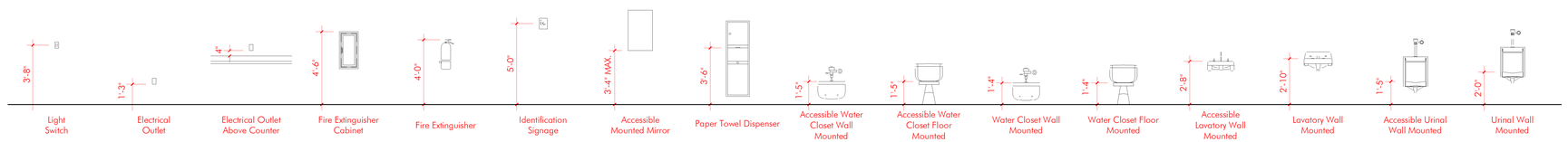
Typical Mounting Heights

Wall mounted fixtures	Height from finished floor
Light switches	44" to center of fixture
Electrical receptacles	15" to bottom of fixture (UNO)
	4" Above backsplash (UNO)
Fire alarm pull	44" to center of fixture
Fire alarm bell	84" to center of fixture
Thermostat	44" to center of fixture
Wall mounted telephone	44" to center of fixture
Strobe light	80" to top of fixture, or 6" below ceiling
Fire extinguisher cabinet	60" to top of cabinet
Fire extinguisher	48" maximum to handle
Identification signage	60" to center of sign
Mirror	40" to lowest reflective surface

Plumbing fixtures	Height from finished floor
Accessible drinking fountain	34" to top of fixture
Drinking fountain	40" to top of fixture
Accessible lavatory	32" to top of bowl
Lavatory	34" to top of bowl
Accessible urinal	17" to opening lip, Maximum 36" to top of flush control
Urinal	24" to opening lip
Accessible water closet	17" to top of seat, Maximum 36" to top of flush control
Water closet	16" to top of seat

Accessible fixtures	Height from finished floor
Grab bars	34" to the top
Handrails	34" to the top
Toilet tissue dispenser	19" minimum, 30" maximum and immediately below grab bars
Paper towel dispenser	42" to the dispenser
Paper towel dispenser/ receptacle	See elevations
Soap dispenser	40" to the control





ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
ADA Standards

Project Number:
24-438

Date:
2-28-25

A-3

Energy Compliance

2021 International Energy Conservation Code

IBC Chapter 11 - Energy Efficiency

Commercial - Group R

Zone 5

Fenestration - Fixed	0.36 U factor
Fenestration - Operable	0.45 U factor
Entrance Doors	0.63 U factor
Skylite	0.50 U factor
Ceilings	R-49
Wood framed walls	R-20+3.8ci or R-13+7.5 ci
Floors	R-30
Basement walls	R-10 ci
Unheated Concrete slabs	R-20ci to 24" edge
Heated Concrete Slabs	R-15ci to 36" edge + R-5 entire
Crawl space	R-19 or R-15 cont.

Commercial - All other groups

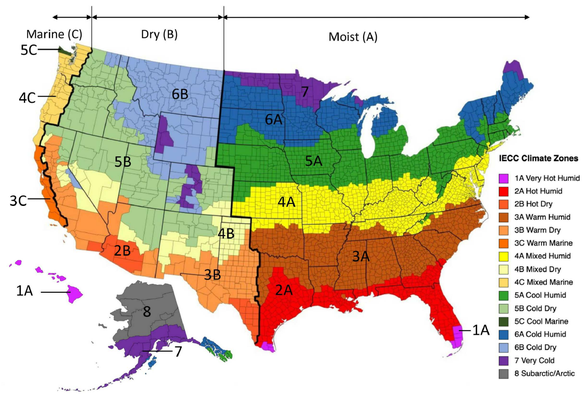
Zone 5

Fenestration - Fixed	0.36 U factor
Fenestration - Operable	0.45 U factor
Entrance Doors	0.63 U factor
Skylite	0.50 U factor
Ceilings	R-49
Wood framed walls	R-20+3.8ci or R-13+7.5 ci
Floors	R-30
Basement walls	R-7.5 ci
Unheated Concrete slabs	R-15ci to 24" edge
Heated Concrete Slabs	R-15ci to 36" edge + R-5 entire
Crawl space	R-19 or R-15 cont.

One and Two-family Dwellings - Residential

Zone 5

Fenestration	0.30 U factor
Skylite	0.55 U factor
Glazed Fenestration	0.40 SHGC
Ceilings	R-49
Wood framed walls	R-30, or R-20+5ci, or R-13+10 ci
Floors	R-30
Basement walls	R-19 or R-15 cont.
Concrete slabs	R-10ci to 4' edge & R-5 entire if heated
Crawl space	R-19 or R-15 cont.



COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	Pietros
Location:	Roscoe, Illinois
Climate Zone:	5a
Project Type:	Addition
Vertical Glazing / Wall Area:	10%

Construction Site:
5724 Elevator Road
Roscoe, Illinois 61073

Owner/Agent:
Pietro's Gathering Space
5724 Elevator Road
Roscoe, Illinois 61073

Designer/Contractor:
Jacob Addis
Addis Architecture
672 W. Main St. #462
Lake Geneva, Wisconsin 53147
2623745007
jaddis@addisarch.com

Building Area	Floor Area
1-Gathering Space (Dining: Bar Lounge/Leisure) : Nonresidential	1400

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Gathering Space]	1400	0.0	49.0	0.020	0.021
Floor: Unheated Slab-On-Grade, Horizontal with vertical 2 ft., [Bldg. Use 1 - Gathering Space] (d)	106	---	15.0	0.690	0.520
NORTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Gathering Space]	336	21.0	3.6	0.049	0.051
SOUTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Gathering Space]	336	21.0	3.6	0.049	0.051
Door 101A: Other (U-Factor option), Swinging, [Bldg. Use 1 - Gathering Space]	21	---	---	0.450	0.370
Door 101B: Insulated Metal, Swinging, [Bldg. Use 1 - Gathering Space]	160	---	---	0.310	0.370
WEST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Gathering Space]	565	21.0	3.6	0.049	0.051
Door 101E: Glass (over 50% glazing): Nonmetal Frame, Entrance Door, Perf. Specs.: Product ID 0, SHGC 0.60, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	21	---	---	0.450	0.630
Window 101: Wood Frame: Fixed, Perf. Specs.: Product ID 0, SHGC 0.60, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	14	---	---	0.310	0.360
Window 102: Wood Frame: Fixed, Perf. Specs.: Product ID 0, SHGC 0.60, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	14	---	---	0.310	0.360
Window 103: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Window 104: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450
Window 105: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450
Window 106: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450
Window 107: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450
Window 108: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.
(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(d) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 2% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jacob Addis, Architect — Name - Title
Signature
2-12-25 — Date

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

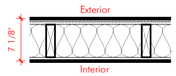
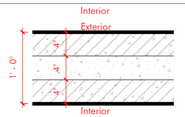
Sheet Title
Energy Compliance

Project Number:
24-438

Date:
2-28-25

A-4

Wall Types

Type	Description	Detail	Area	Fire Rating	Thermal	Acoustical	Use Description
A	5 1/2" (2x6) wood studs at 16" o.c. Sheath exterior with 1" Huber ZIP-R insulated sheathing (R-3.6). Sheath interior side with 1 layer of 5/8" gypsum wall board over 2 mil. vapor barrier. Fill stud cavity with 5 1/2" R-21 fiberglass batt insulation. Use moisture resistant gypsum wall board in all wet areas, typical. Reference exterior elevations for exterior finish materials and coordinate finish selections with owner. Use pressure treated 2x bottom plate when anchored to concrete, typical		981 SF	1 hour rated, UL- V318	R- 21.9	STC-36	All exterior wood framed partitions at conditioned areas
B	3 1/2" (2x4) wood studs at 16" o.c. Sheath both sides with 5/8" gypsum wall board. Use moisture resistant gypsum wall board in all wet areas, typical. Use pressure treated 2x bottom plate when anchored to concrete, typical		397 SF	-	-	STC-34	All interior wood framed partitions
B1	3 1/2" (2x4) wood studs at 16" o.c. Sheath both sides with 5/8" type X gypsum wall board. Use moisture resistant gypsum wall board in all wet areas, typical. Use pressure treated 2x bottom plate when anchored to concrete, typical		542 SF	1 hour rated, UL-U305	-	STC-34	All fire separated wood framed walls
E	8" poured concrete wall with steel rebar reinforcement (typical) over 16'w. x 8'd. continuous concrete footing with steel rebar reinforcement (typical). Reference Foundation Plan, Wall Sections, and Construction Standards for details		93 SF		-	-	All poured concrete stoop walls below grade
F	12" poured concrete wall with steel rebar reinforcement over 20'w. X 10'd. continuous concrete footing with steel rebar reinforcment, typical. Provide 4" w. x 6" d. masonry ledge from grade to top of wall on exterior. Provide 4" w. x 7" d. masonry ledge on inteior to support slab and insulation, typical. Reference Foundation Plan, Wall Sections and Standards for details		347 SF	-	-	-	All poured concrete structural foundation walls below grade

Project Notes

1. Construction shall comply with all applicable national, state and local building codes with local amendments. It is the responsibility of the Contractor to insure compliance with said codes and modify the specifications as needed to comply. Such compliance shall take precedence over items that may, or may not be specified or detailed in these drawings or specifications. Manufacturer's Standards, Recommendations, Specifications, Shop Drawings & Cut-sheets to take precedence over these drawings and shall be provided by Contractor if required
2. All work shown in this drawing set must comply with the terms above or the general specifications and construction standards enclosed for all divisions of construction
3. These drawings indicate in general the project in terms of architectural design intent. The drawings do not necessarily indicate or describe all work required for full performance and completion of the project. Minor details not usually shown or specified but are necessary for construction, installation, or operation of any part of the work shall be included in the scope of work as if it were specified or indicated on the drawings.
4. An appropriate level of care has been taken to provide accurate and precise drawings, however changes and revisions outside the Architects control may increase inaccuracies. Any errors on the drawing shall be reported to the Architect promptly before any construction begins with reasonable time to issue revisions and corrections. Contractors (sub and or general) assume responsibility of all errors and discrepancies if beginning construction prior to reporting such errors to the Architect. The user of these drawings (owner, contractor, sub-contractor, tradesmen) agrees to hold the Architect harmless from any responsibility, discrepancy, errors or omissions regarding the means of construction and furthermore any cost derived from construction issues that may occur during the project
5. Do not copy or distribute this plan without the written consent of the Architect. This plan is protected under copyright law and was created for the one-time use for the Client (name & location) listed on the title block of these drawings
6. Verify condition of all on-site construction materials and workmanship. Report deterioration, unsafe, or unsatisfactory conditions immediately to Architect or G.C.
7. All electrical, plumbing, & mechanical work must be performed by state licensed professional Contractors
8. Plumbing/ Mechanical/ Electrical layout and design to be design/ build in field by each trade. G.C. Shall assist to facilitate the layout and design to service all required fixtures to meet or exceed minimum codes while completing the scope of work and the design intent of these drawings. Each trade shall avoid conflict with structural components, other trades, and the need to construct soffits to conceal work unless required
9. Structural components shown on this drawing are for reference only using standardized loading and capacities found in the IBC/ IRC. Verify size, placement, connection details, and structural capacity of all beams, headers, floor joist, trusses & similar structural components with the building code, manufacturers specifications, and suppliers of these items.
10. The Architect may, or may not be contracted to assist in Construction Administration in terms of architectural review, material and fixture selections, site visits, shop drawing submittal review, and design coordination. However, the Architect will not provide of any form of construction project management or general contracting of any kind. Selected General Contractor assumes all said responsibilities including construction means & methods
11. The Contractor and Owner shall agree to terms for construction and compensation based and bid upon the design intent of these drawings with monetary allowances for material selections. Additional work (adds), deletions of work (credits), or alterations to the design intent outside the drawings may be completed via change order form
12. The issued building permit shall be on display on the project site at all times. General Contractor shall arrange all inspections and test as required by the building department and provide the owner with a certificate of occupancy at the completion of construction.
13. Verify all dimensions on site and bring discrepancies to the attention of the Architect before beginning work. Dimensions shown are taken prior to project commencement and may vary within reasonable tolerances of construction
14. Drawings may be scaled for general takeoff purposes only. For all other dimensions, verify on-site and consult with Architect

General Notes

1. Reference and review Project Notes on sheet A-2, and the General Construction Standards and Specifications included in this drawing set
2. Exact Plumbing/ Mechanical/ Electrical layout to be design- build in field by each State Licensed contractor. The General Contractor shall assist and coordinate the facilitation of each to meet the design intent of these drawings, minimum code standards, and the service/ operation of all required fixtures while completing the scope of work. Each trade shall avoid conflict with structural components, other trades, and the need to construct soffits to conceal work unless required
3. Appliances, Plumbing, Mechanical, and Electrical fixtures to be selected by owner. General contractor to coordinate rough-in requirements and locations with each trade.
4. The General Contractor shall reference finish schedules and confirm all wall, ceiling, and floor finish selections with Owner
5. All lumber in contact with concrete to be pressure treated
6. Verify exact constructed floor to floor heights, site finished grade elevations, and adjust step heights at all entry/ exit doors and interior stair ways for consistent riser heights. Finished floor materials may impact measurements
7. Reference Wall Type Schedule, Building & Wall Sections, & Details for rough framing and finish configurations
8. Provide all fire and draft stopping as required per 2021 IBC. Seal all wall cavities, floor & ceiling penetrations with approved sealants
9. Provide solid blocking at all point load locations with direct field verified alignment for continuous bearing to foundations. Reference point load detail
10. Provide solid wood blocking at all bathroom accessory locations (towel bars, paper holders, shower niche, mirrors, etc.)
11. Exact size and placement of all casework including kitchen cabinets, appliances, & bathroom vanities may vary. General Contractor to coordinate with Owner, Supplier, and Interior/ Cabinet Designer. Verify actual field dimensions prior to cabinet design or ordering. Minor adjustments may be required to the cabinet sizes based on the exact built environment. Contractor to verify and coordinate rough-in sizes, locations, service requirements, and specifications
12. Provide and install Simpson Strong-tie H2.5A G90 rafter tie down at each roof truss or roof rafter, typical

Foundation Notes

1. All work must shown on this drawing must comply with the General Specifications and Construction Standards enclosed within the drawing set for all divisions of construction
2. Grade elevations that may be shown on these Architectural drawings are schematic in nature and are for planning purposes only. Civil engineer soil elevations, established benchmarks, established elevations to top of foundation, footing, or slab take precedence over any listed elevations in this drawing
3. Contractor may adjust location of stepped foundation wall heights to match final grade on site to conform to actual field conditions so long as the bearing structural components (Beams, Headers) remain unchanged without modification. Notify Architect if adjustments are required and effect other structural components
4. All poured concrete footings, walls, bearing pads to be poured on verified undisturbed soils. Protect soils and footings from freezing temperatures. Never leave footing depth soils uncovered exposed to frost
5. The concrete pad and strip footing shown on this plan follow the IBC assumed soil bearing conditions of 1,500 psf but do not represent actual field conditions which may vary. Contractor to verify site soil conditions, at the owners expense, by on-site testing including soil type, consistency, water table elevation, and soil structural bearing information and conditions. Obtain written, stamped, and sealed report and of said information from a state licensed Geotechnical Engineer and provide a copy to the Architect and Building Official. The report shall be used to size all soil load bearing concrete strip and pad footing in lieu of these drawings.
6. Structural components shown on this drawing are for reference only using standardized loading and capacities found in the IBC/ IRC. Verify size, placement, connection details, and structural capacity of all beams, headers, floor joist, trusses & similar structural components with the building code, manufacturers specifications, and suppliers of these items.
7. Coordinate with concrete sub-contractor location & size of thru-wall sleeves for utility access to structure to avoid coring through concrete wall
8. 4" min. - 6" maximum, Exposure of foundation wall exposed at final grade
9. Reference detail sheets and the General Specifications & Construction Standards for all steel reinforcement in all concrete pad footings, strip footings, walls, and slabs
10. Plumbing contractor to locate & place underslab floor drains in coordination with mechanical systems. Verify with owner and G.C.
11. All dimensions are face to face of concrete wall and do not include exterior foundation insulation, if specified. Reference wall type schedule
12. Provide Simpson strong-tie ABU-XX post base at each concrete pier foundation, centered (typical)
13. Provide 1/2"ø x 10" 'J' anchor bolts at 6'-0" at top of foundation wall. Minimum two (2) per short sill. Reference wall section for exact placement in width of wall
14. Sub-slab passive radon depressurization system to be located near Mechanical area unobstructed through living space to roof vent termination. Verify location

Demolition Notes

1. Contact local entity (JULIE) or (DIGGERS) to locate underground utilities before any construction begins
2. Notify Architect of discrepancies between existing conditions & drawings before proceeding w/ demolition
3. Verify in field actual dimensions of existing conditions before demolition and construction
4. Disconnect utility connections and provide temporary abandonment from work area (power, gas, water/sewer) prior to demolition
5. Provide & maintain shoring, bracing, and structural supports as required to preserve stability & prevent unexpected or uncontrolled movement in demolition areas
6. Provide barricades & proper signage at work area perimeter including walk area & drive closures
7. Demolish & remove existing construction only to the extend required by new construction & as indicated. Use methods required to complete the work within limitations of governing regulations
8. Demolition to provide neatly cut openings & holes plumb, square & true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Temporarily cover & secure openings to remain
9. Locate demolition equipment & remove debris & materials so as not to impose excessive loads on supporting walls, floors, or framing
10. Dispose of demolished items & materials in an approved bin or dumpster and move offsite promptly
11. Provide temporary plastic barricades & drop cloths to isolate construction area and minimize airborne dust
12. Remove debris & clean all work area and effected adjacent no work areas to pre-construction cleanliness once project is complete

Site Plan Notes

1. Contact and complete underground utility locating service (Julie or Diggers) or similar, before any work shall begin
2. This site plan is schematic in design and drawn as an Architectural plan for reference only. Property lines and setback lines are shown only using data from G.I.S. systems and aerial photography mapping. The exact layout and location of this structure shall be provided and documented by a registered/ licensed surveyor in the state of this project. Do not use these drawings for location and placement of structure as they are schematic in nature for project planning purposes
3. Grade elevations that may be shown on these Architectural drawings are schematic in nature and are for planning purposes only. Civil engineer soil elevations take precedence over any listed elevations included in this drawing
4. Verify property line information and set backs with surveyor and or building official and zoning department of site municipality
5. Notify Architect of discrepancies between these plans and actual field conditions before beginning work
6. Contractor may adjust location of stepped foundation wall heights to match final grade on site to conform to actual field conditions so long as the structural components (Beams, Headers) remain unchanged without modification. Notify Architect if adjustments effect other components
7. Reference general specifications within these plans for sitework details, protection of vegetation, and protection of surrounding and adjacent property including soil erosion control

Surface Calculations

- Parcel - 47,191 s.f.
- Parking surface - 28,649 s.f.
- Side walk - 2,473 s.f.
- Total structure - 5,500 s.f.

ADDIS
ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Wall Types & Notes

Project Number:
24-438

Date:
2-28-25

A-5

Schedule Notes

Window Schedule

1. Due to various window manufacturers that may be used, window sizes shown are nominal (ex. 3'-0"w.X 5'-0" h.) and do not indicate rough openings or combination mull thicknesses. Window manufacturer shall provide exact unit size & rough opening size to General Contractor & Framing Contractor to be constructed on-site. Selected unit size shall be within 3" nominal from scheduled size. Notify Architect of discrepancies. Verify all window finish, color, function, muntins, & installation type with Owner
2. Tempered glazing requirements to follow 2021 International Building Code
3. Follow 2021 IBC Window Fall Protection: Provide window fall protection device if window sill is less than 24" a.f.f. and adjacent distance to grade is more than 72"; Does not apply to emergency egress windows

Door Schedule Notes

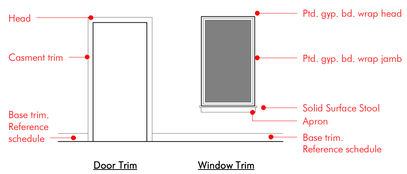
1. Coordinate all door and trim finish/ style with Owner
2. Provide brick moulding at all exterior door locations
3. Door types not shown to be selected by owner
4. Provide all necessary hinge and hardware as typical for commercial applications. Verify finish and function with Owner

Room Finish Schedule Notes

1. Verify all finish/ color selections with Owner.
2. Provide non-absorbent floor finish material in wet areas
3. Generally, painted gypsum board shall be primed (1 coat) and painted with eggshell or satin finish paint (2 coats). Verify all color selections with Owner
4. Generally, If millwork is painted finish, Base, Casing, and Crown mouldings shall be pre-primed and finished with semi-gloss paint (2 coats). Verify color selection with Owner
5. Provide moisture resistant gyp. bd. in all areas susceptible to high moisture exposure
6. For habitable rooms other than Kitchens, ventilated openings (natural vent) is not required only if a whole-building mechanical ventilation system is provided or a mechanical ventilation system capable of producing 0.35 air changes per hour
7. Natural Light is not required in rooms with a mechanical ventilation system is provided and artificial light is provided capable of producing an average illumination of 6 foot candles (65 lux) over the entire area at a height of 30" a.f.f.

Millwork Notes

1. Trim package to be: Painted White, Semi-gloss



Door Schedule Abbreviations:

AL.	Aluminum	P.	Push Plate
CL.	Closer	P.L.	Privacy Locks
C.R.L.	Classroom lockset	P.P.	Push/ Pull plates
C.R.	Card reader	P.S.	Passage set
D.B.	Dead bolt	S.H.	Spring Hinge
D.S.	Door stop	STL.	Steel
E.S.	Electric strike	SW.	Door sweep
H.M.	Hollow metal	TBB	Top & Bottom bolt
H.S.	Hinge stop	THR.	Threshold
K.P.	Aluminum kick plate	W.B.	Wall Bumper
LS.	Lockset	WD.	Wood
OFF.	Office Lockset	WTH.	Weatherstripping

Window Schedule

Number	Material	Width	Height	Operation	Glazing	Light	Vent (%)	Comments
101	Aluminum Clad Wood	2' - 0"	7' - 0"	Fixed	Dual Pane Low E Argon Filled	14 ft²	0	
102	Aluminum Clad Wood	2' - 0"	7' - 0"	Fixed	Dual Pane Low E Argon Filled	14 ft²	0	
103	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
104	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
105	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
106	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
107	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
108	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	

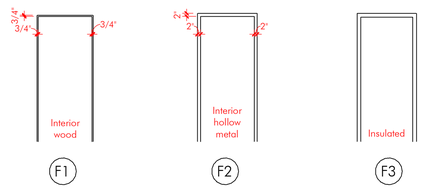
Room Finish Schedule

Number	Name	Area	Ceiling Height	Wall Finish	Ceiling Finish	Floor Finish	Base Finish	Req'd. Light (8%)	Actual Light	Req'd. Vent (4%)	Actual Vent	Comments
101	Gathering Room	987 ft²	12' - 0"	Gypsum board painted	2x2 Lay-in	LVT	6" vinyl	79 ft²	266 ft²	39 ft²	199 ft²	
102	Mechanical/ Storage Room	319 ft²	12' - 0"	Gypsum board painted	2x2 Lay-in	LVT	6" vinyl	26 ft²	0 ft²	13 ft²	0 ft²	Light/ Vent N/A

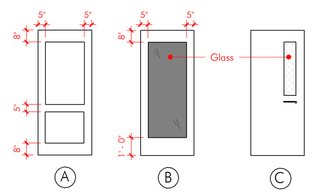
Door Schedule

Number	Width	Height	Th.	Type	Door Material	Glazing	Frame Type	Fire Rating	Comments
101A	3' - 0"	8' - 0"	1 3/4"	B	Insulated Aluminum Clad/Glass	Dual pane low e argon	F3	-	ADA Sill. CL., K.P., Panic Hardware.
101B	20' - 0"	8' - 0"	1 3/4"	B	Insulated Aluminum Clad/Glass	Dual pane low e argon	F3	-	Bi-folding Floor Mtd. Exterior
101C	3' - 0"	6' - 8"	1 1/2"	C	Metal	-	F2	90 minute	100 si glazing max., CL., OFF., W.B.
101D	3' - 0"	6' - 8"	1 1/2"	C	Metal	-	F2	90 minute	100 si glazing max., CL., OFF., W.B.
101E	3' - 0"	7' - 0"	1 3/4"	B	Insulated Aluminum Clad/Glass	Dual pane low e argon	F3	-	ADA Sill. CL., K.P., Panic Hardware.
102A	3' - 0"	7' - 0"	1 1/2"	A	Wood	-	F1	-	CL., OFF., W.B.
102B	3' - 0"	6' - 8"	1 1/2"	C	Metal	-	F2	90 minute	100 si glazing max., CL., OFF., W.B.
102C	3' - 0"	7' - 0"	1 1/2"	A	Wood	-	F1	-	CL., OFF., W.B.

Frame Types



Door Types



ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

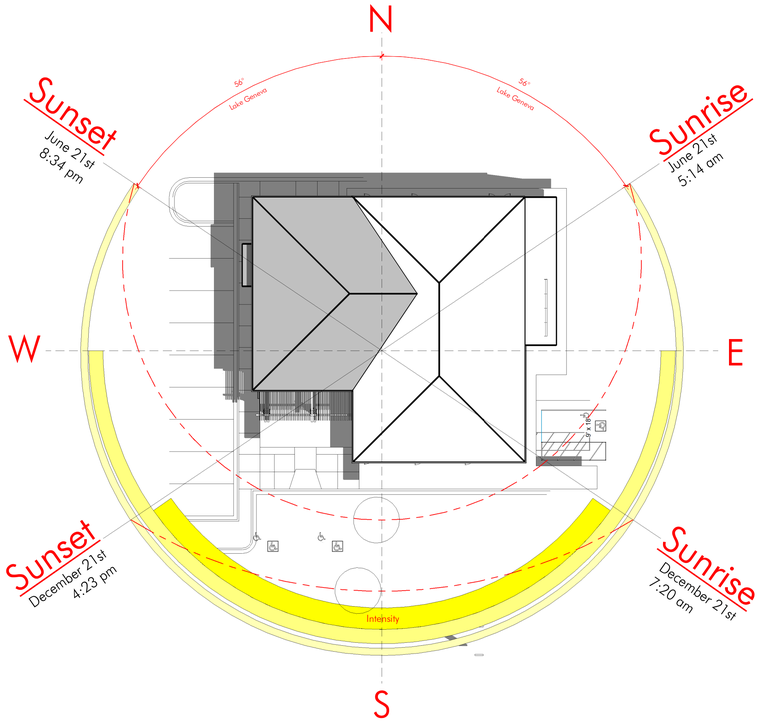
Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Schedules

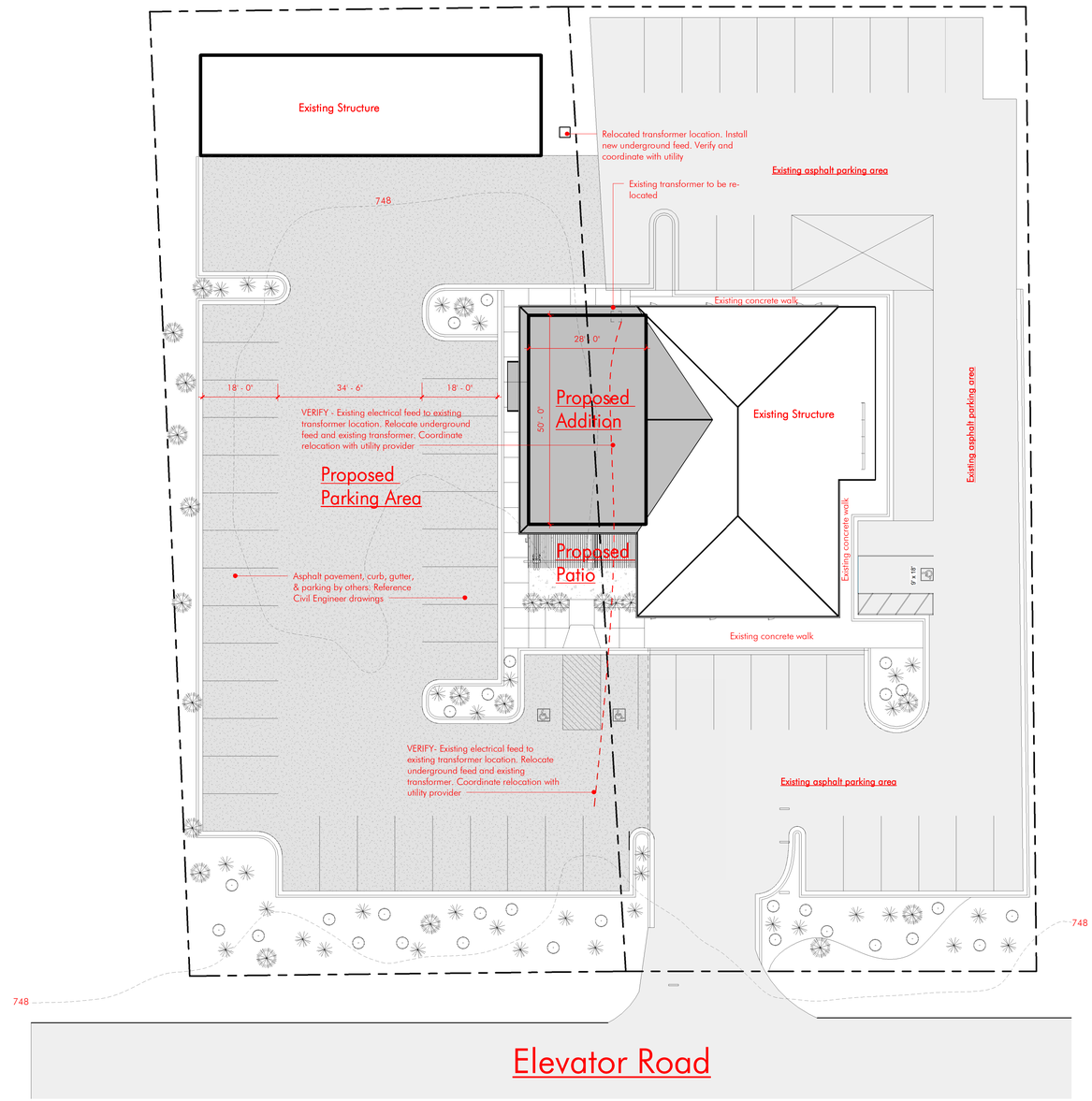
Project Number:
24-438

Date:
2-28-25

A-6



-N- **2** Solar Path Analysis
1" = 20'-0"



-N- **1** Architectural Site Plan
1/16" = 1'-0"

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

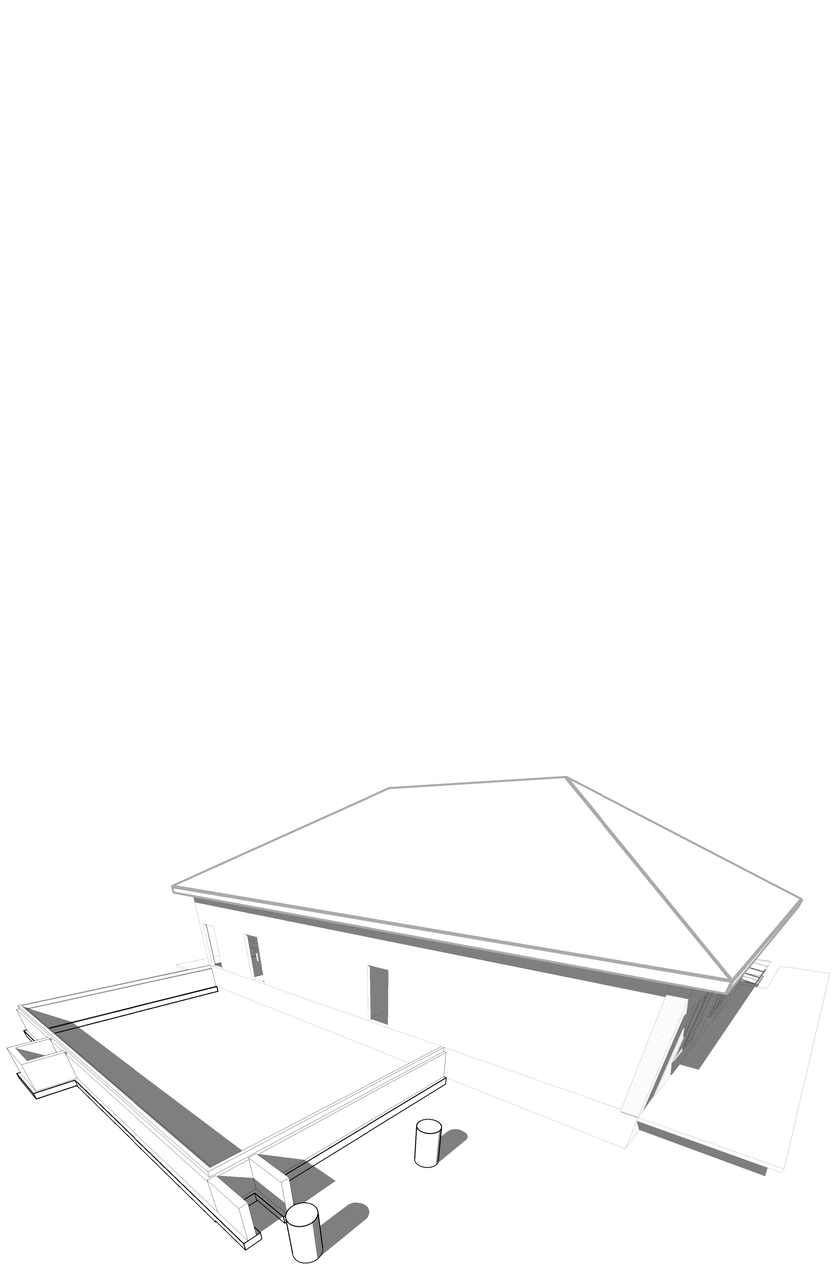
Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Site Plan

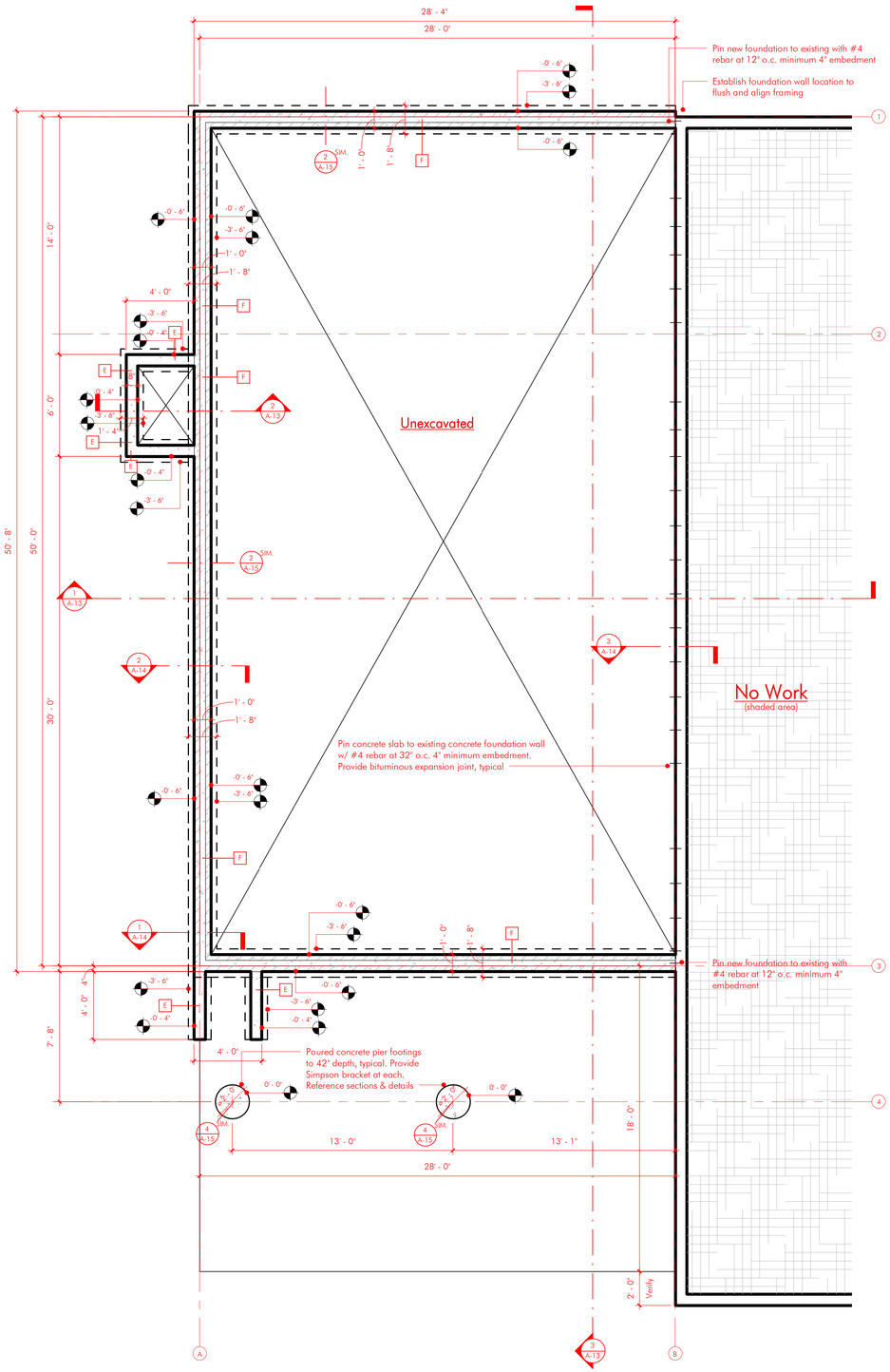
Project Number:
24-438

Date:
2-28-25

A-7



2 Foundation Perspective



1 Foundation Plan
1/4" = 1'-0"

ADDIS
ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

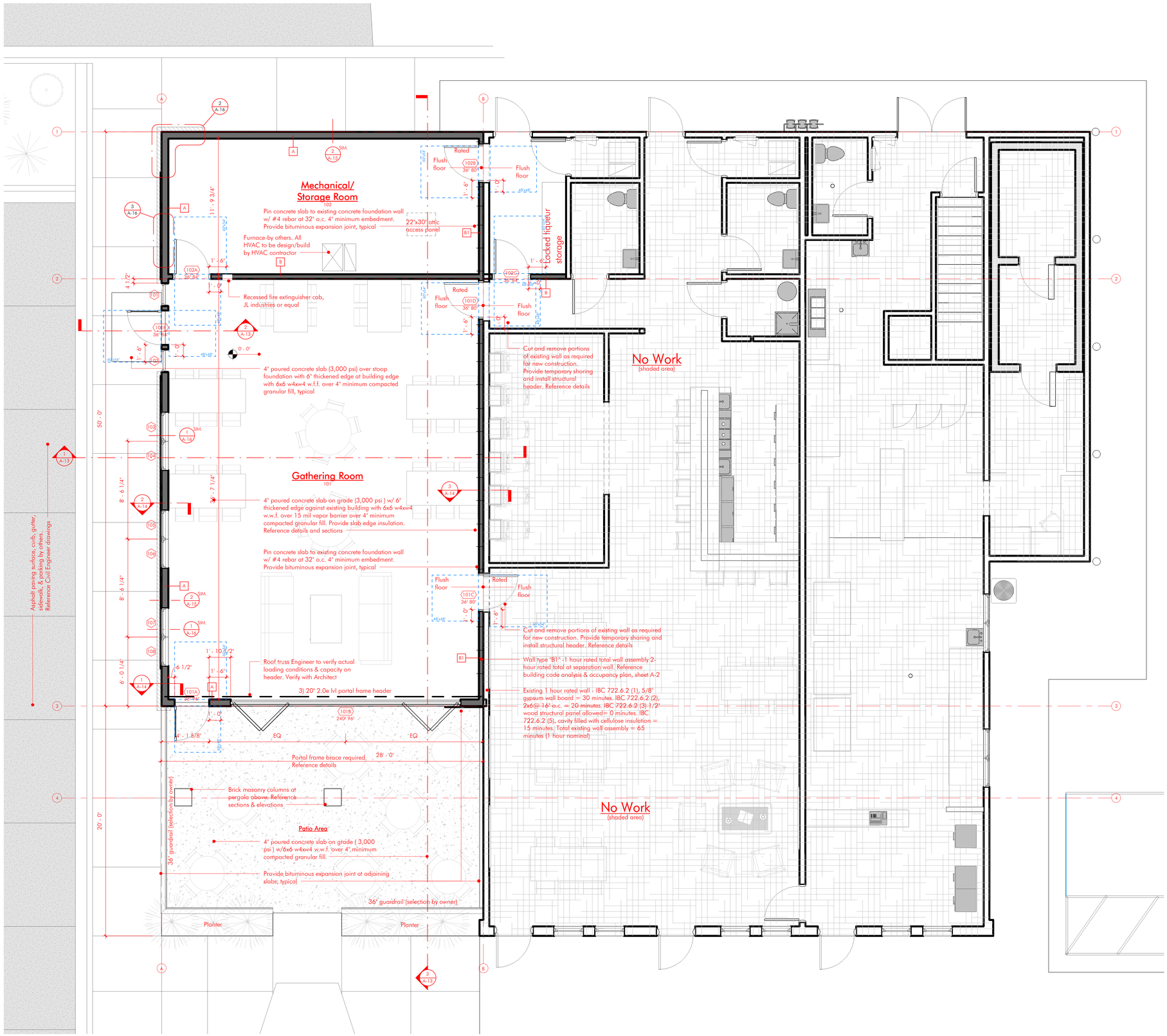
Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Foundation Plan

Project Number:
24-438

Date:
2-28-25

A-8



-N-

1 First Floor Plan

1/4" = 1'-0"

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title

First Floor Plan

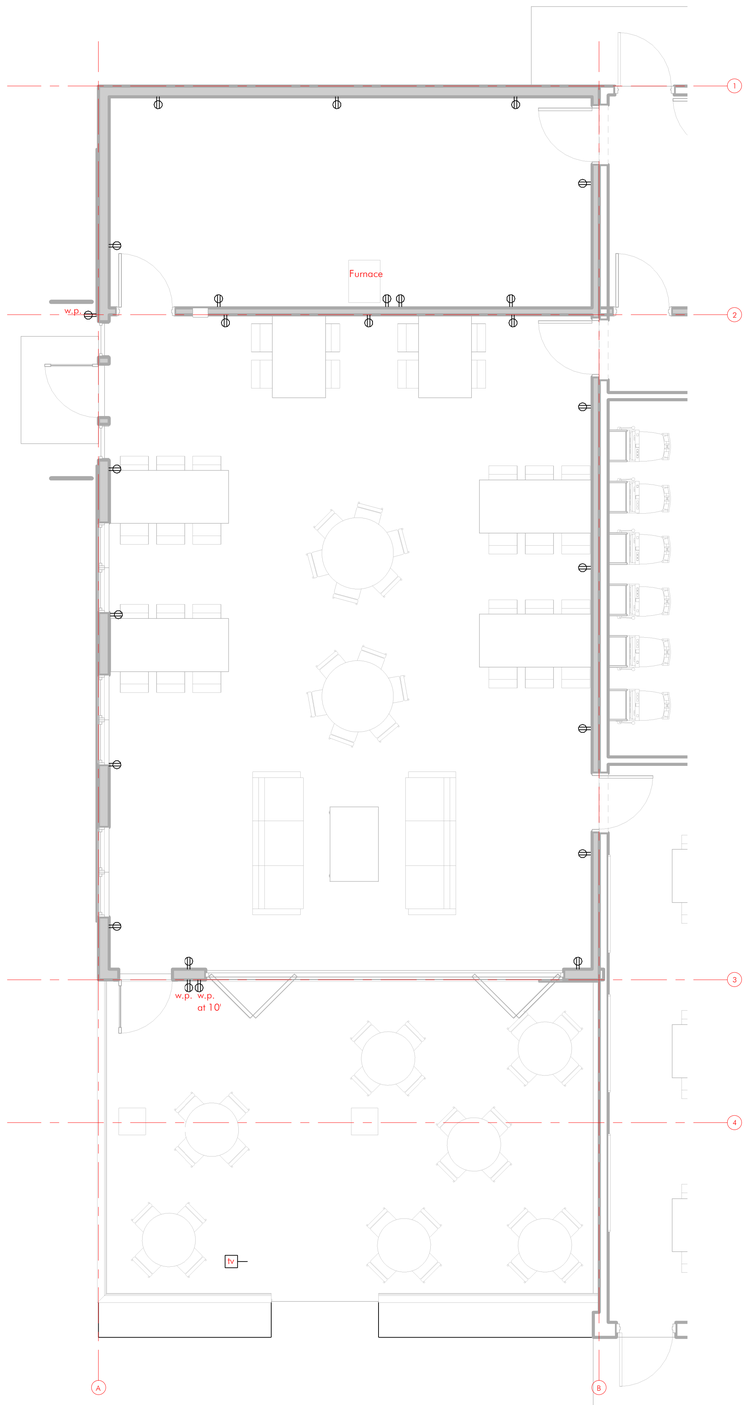
Project Number:

24-438

Date:

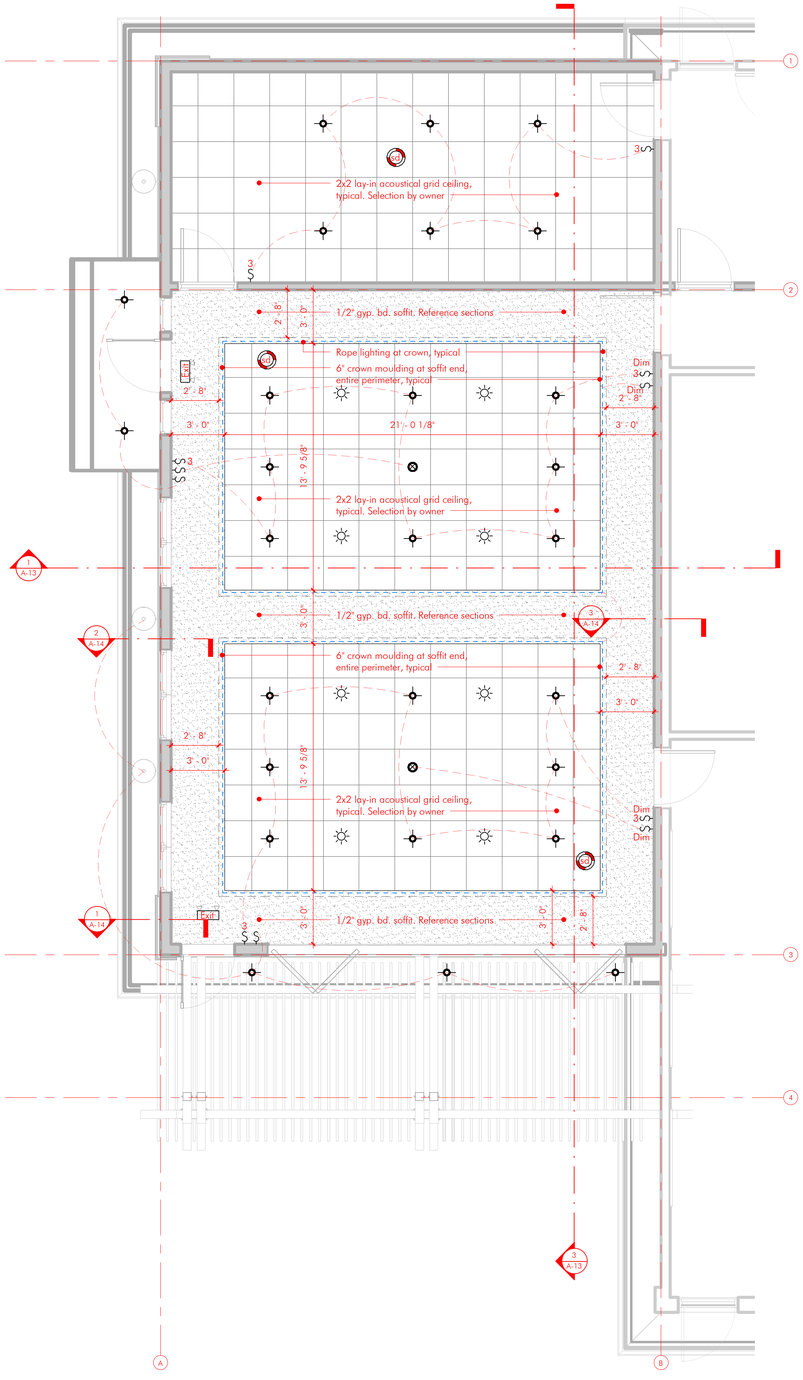
2-28-25

A-9



1 First Floor Electrical Plan

1/4" = 1'-0"



2 First Floor Ceiling Plan

1/4" = 1'-0"

Electrical Notes

1. Electrical work to be performed by state licensed professional electrical contractors with capability of providing Design/ Build work performance. Review the construction documents and coordinate work to avoid conflicts with structural components and other systems. All electrical work to be completed in compliance with all State and local electrical codes with amendments if applicable
2. The electrical drawings are diagrammatic in nature and are for planning circuits and fixture locations only. The General Contractor and Licensed Electrical Contractor shall verify exact fixture placement, circuit wiring, appliance and mechanical system locations on-site before installation.
3. Electrical equipment shall be new, undamaged, and listed with Underwriters Laboratory, INC. and shall bear the "UL" label. Provide all fire and draft stopping at penetrations for any fire-resistance barrier, wall, floor/ ceiling assembly as required.
4. Electrical contractor to coordinate and install service from utility provider, coordinate underground wiring & raceways, and locate and place electrical circuit panel (new or sub-panel). Provide power to all appliances and mechanical systems as required (w.h. & softener, furnace). Verify location with the General Contractor and Owner
5. Provide one 20 amp GFI circuit during construction to be used as temporary power through-out the duration of the project. Temporary power may require additional permitting. Verify with building official
6. Electrical contractor to verify with the General Contractor and owner all electrical systems not shown on the drawing such as: audio, low voltage wiring, security, data & phone systems
7. Provide weatherproof receptacle covers and weather- proof light fixtures at exterior locations
8. All receptacles near water source to be GFI
9. Coordinate and field verify mounting heights of all outlets/ fixtures above countertops, vanities, and floors.
10. For electrical fixtures and equipment, follow ICC 2021 International Energy Conservation Code. All lighting is required to be high efficiency (LED) type luminaire's. Verify maximum energy consumption with prescriptive or performance based compliance. Submit energy compliance certificate to Building Official
11. For ceiling mounted fixtures, provide rigid support directly to structure by means of a directly fastened electrical box, or installed 2x blocking for solid reinforcement
12. Dimmer controls or occupancy sensors must be provided in all switch locations except bathrooms, hallways, and any exterior lighting fixture
13. If the total exterior lighting consumes more than 30 watts, a photovoltaic sensor must be used in line and the manual switch must permit automatic shut off
14. New branch circuits (Lighting & Power) to be supplied from existing electrical panel auxiliary space. Provide new breakers and circuits as required.

Electrical Symbols

- Duplex Outlet
- Duplex Outlet w/ usb charger
- Duplex Outlet w/ ground fault circuit interrupter
- Duplex Outlet at mounting height
- Duplex Outlet in weather proof cover
- Quadplex Outlet
- Single pole switch
- Three-way switch
- Four-way switch
- Single pole switch with dimmer
- Occupancy sensor switch
- Ceiling mounted fixture
- Pendant fixture
- 4" or 6" I.C. recessed can light (size varies by selection/ room size/ area covered)
- Wall mounted fixture (sconce)
- Track lighting
- LED strip light
- Motion activated light fixture (ceiling or wall mounted)
- Recessed step light
- Wall mounted swing arm light
- Exhaust fan
- Exhaust fan with integrated light
- Ceiling fan with light
- Electrical panel
- Electrical meter
- Ceiling mounted smoke detector w/ battery backup & communication (add C.O. at furnace)
- Cable TV connection
- ceiling mounted speaker
- Emergency Exit signage w/ battery back-up interconnected

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title

Ceiling Plan

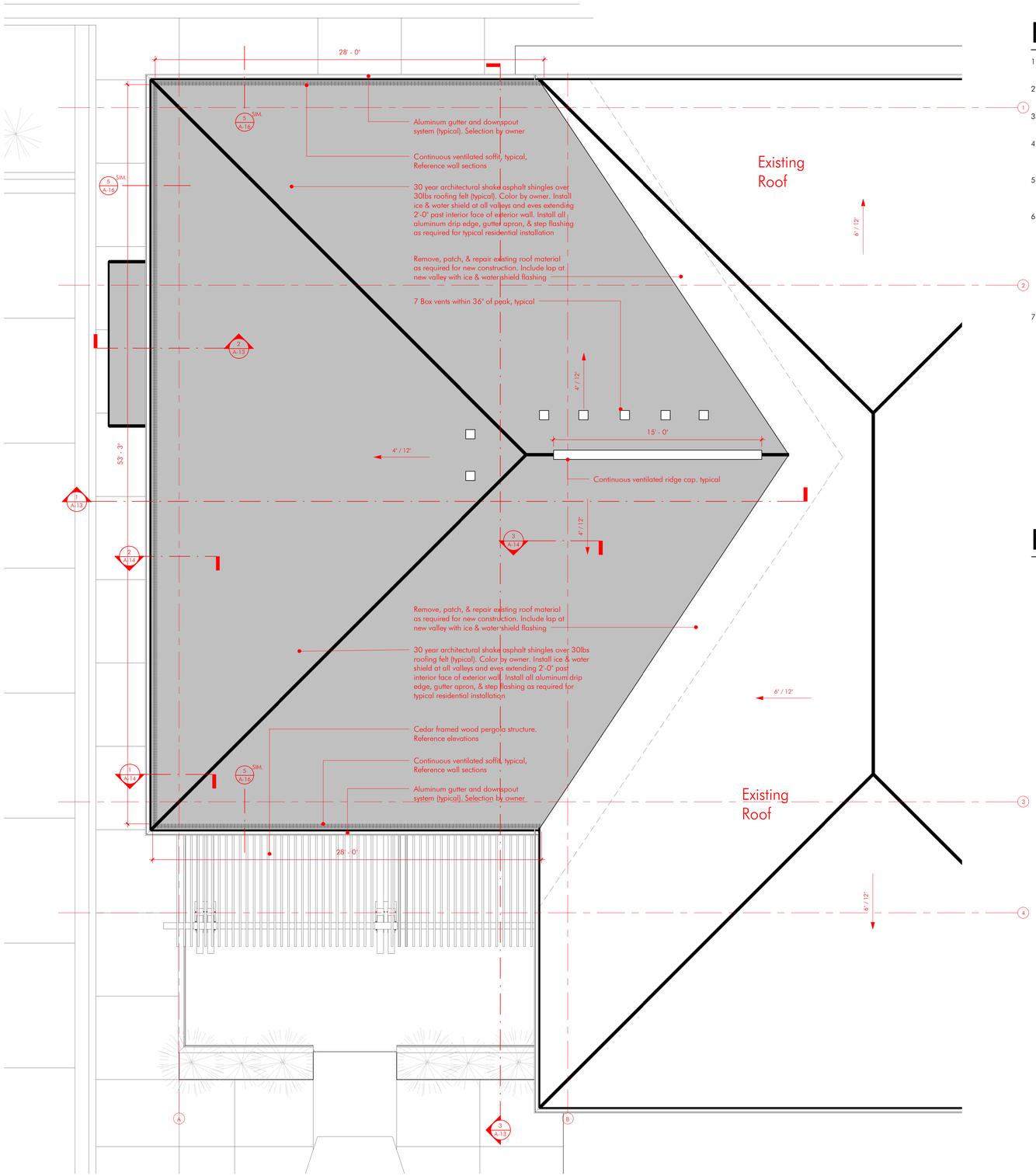
Project Number:

24-438

Date:

2-28-25

A-10



Roof Notes

1. All work must shown on this drawing must comply with the General Specifications and Construction Standards included within the drawing set
2. All ventilation penetrations must be located on the rear slope of the roof, or opposite of the street and painted to match roofing color
3. Provide and install Simpson Strong-tie H2.5G90 rafter tie down at each roof truss or roof rafter, typical
4. Verify roof rafter/ ceiling rafter size and spacing to be in compliance with IBC (project location) following the design loads for this project (Property & Project Information sheet A-2)
5. Provide and install all aluminum drip edge, gutter apron, step flashing, and counter flashing as required per typical installation for roofing construction. Follow all manufacturers specifications and standard installation procedures
6. Roof structure shall be engineered roof trusses The truss roof system must be complaint with all building regulations while supporting the minimum roof loads required by the IBC. All engineering (by others) shall clear span the entire structure to bear on exterior walls with foundation support only, while matching the roof design of these drawings. If interior bearing is required by Engineer, notify Architect during the design of trusses for increased bearing capacity to interior bearing points and structure. Engineer to verify and size beams required for their truss system design. The Architect assumes no responsibility or liability for engineered truss systems. Field verify placement and submit shop drawings to Architect and building official.
7. Roofing system shall allow for ventilation (low) at all eve ends and roof ridge (high) by means of ventilated ridge cap or integrated box style vents near the roof ridge. Roof ventilation provided shall be 1 s.f. of vent per 150 s.f. of attic space served. 1 s.f. of vent per 300 s.f. of attic may be used if one of the following conditions are met:
   A. In climate zones 6,7, & 8, a vapor barrier is installed on the winter-warm ceiling, and/or
   B. 50% of the ventilation is low and 50% of the ventilation is within 3' of the roof peak.

   If more than 50%, but less than 75% of the net free ventilating area is provided at the high sides of the roof, the total net free ventilating area shall be a minimum of 1/300 of the horizontal area of the ceiling.

   If 75% or more of the net free ventilating area is provided at the upper sides of the roof, the total net free ventilating area shall be at least 1/150 of the horizontal area of the ceiling.

Roof Ventilation

Area of ventilated attic: 2,101 SF
Minimum ventilation (1/300): 7 s.f. required

Minimum 50% vent at ridge, 50% vent at eave

3.5 sf at soffit required
LP ventilated soffit board = 10 sq. in. open air per linear foot
109.3 linear feet of vented soffit = 1093 sq. in. / 144 =
7.5 s.f. actual

3.5 s.f. at ridge venting required
Owens Corning ridge vent = 12.5 s.q. in. open air per linear foot
15 Lin. ft. = 187.5 sq. in. / 144=
1.3 s.f. actual
DOES NOT MEET MINIMUM; Additional venting required

1 box vent = 50 s.q. in.
2.2 s.f. needed
2.2 x 144 = 316.8 s.f. in.
316.8 / 50 = 6.3

7 Additional vents required
350 s.q. in. / 144= 2.43 s.f.
2.43 x 1.3 = 3.7 s.f. total ridge vent

Inverse - 2,101 s.f./11.2 = 1sf:188sf.

N

1 Roof Plan
1/4" = 1'-0"

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

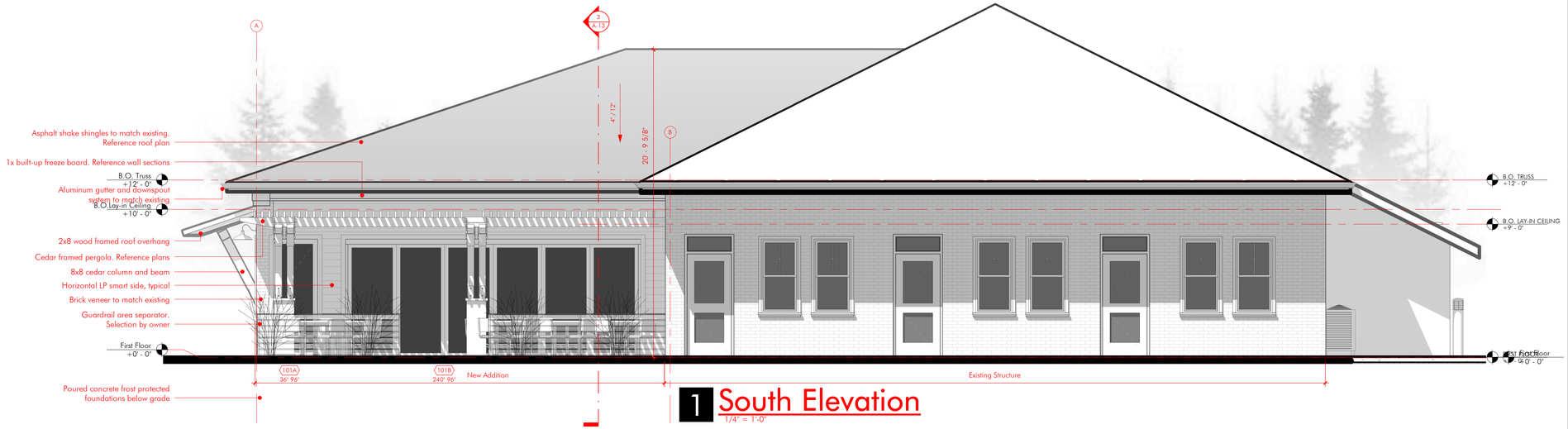
Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Roof Plan

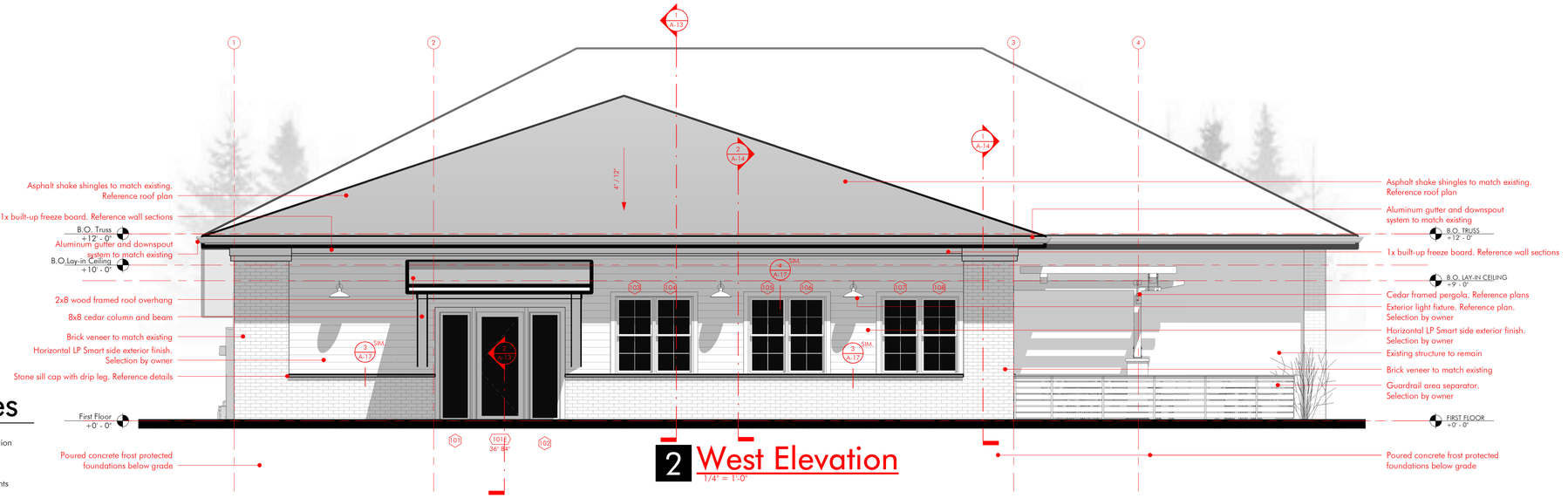
Project Number:
24-438

Date:
2-28-25

A-11



1 South Elevation
1/4" = 1'-0"



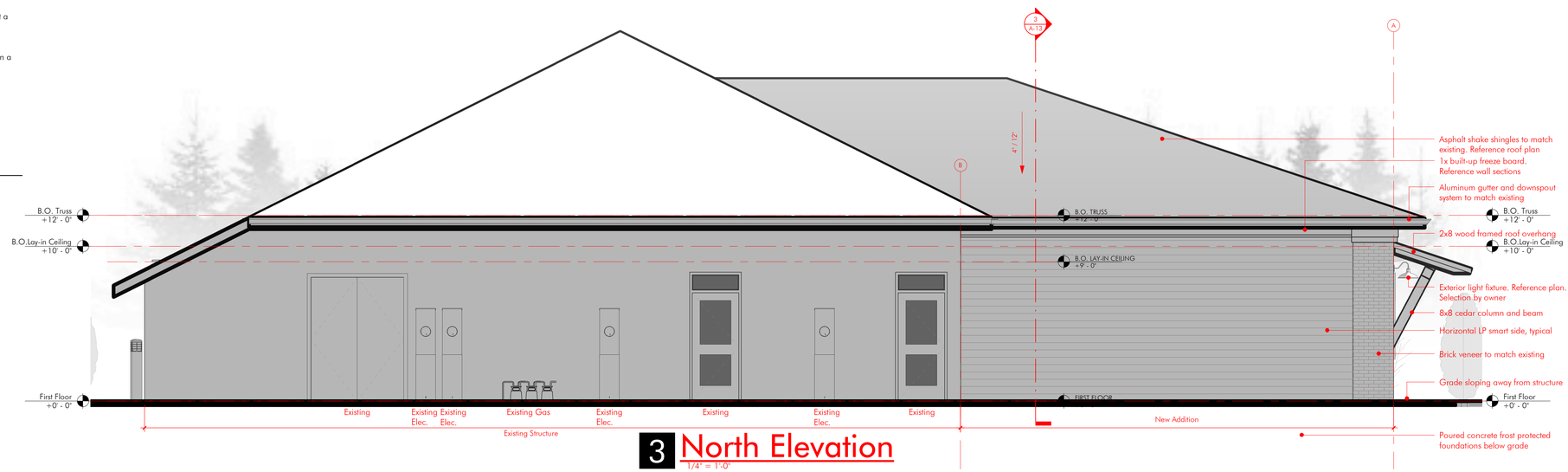
2 West Elevation
1/4" = 1'-0"

Exterior Elevation Notes

1. Reference and review Project Notes on sheet A-2, and the General Construction Standards and Specifications included in this drawing set
2. Exterior Materials are to be verified by GC and selected by owner. Reference manufacturers installation guides for exact details and installation requirements
3. Reference General Construction Standards for appropriate performance based substrate materials and applications
4. Utility connections and meters to be installed per construction documents and at a inconspicuous location. Provide landscape screening if required and avoid the street facing facade is possible
5. Install all mechanical exhaust/ venting, spigots, and other exterior penetrations in a inconspicuous location
6. Provide approved building identification numbers not less than 4" in height in a highly visible area seen from the street or road

Exterior Selections

1. Fascia - LP Smartside Color selection by owner
2. Siding -
   Horizontal: LP Smartside Horizontal
   Color selection by owner
3. Asphalt Roofing- Owens Corning, Oakridge series
   Color: Match existing
4. Gutter & Downspouts - To match existing
5. Windows - To match existing



3 North Elevation
1/4" = 1'-0"

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

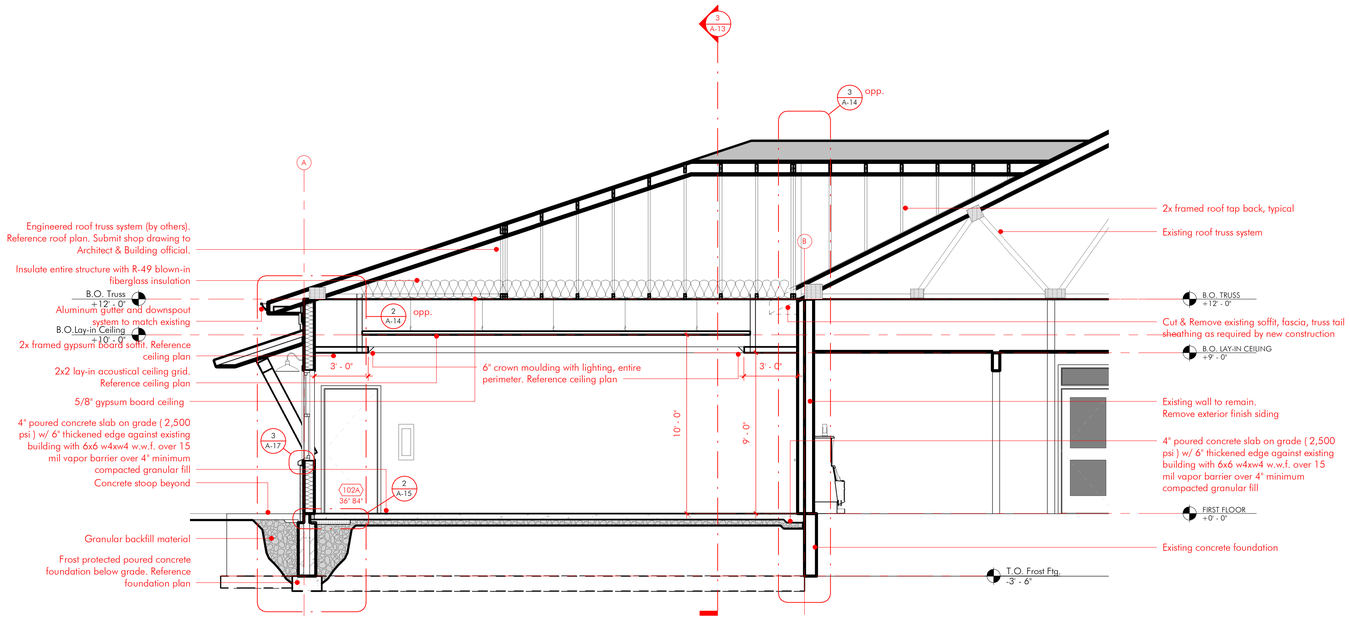
Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Exterior Elevations

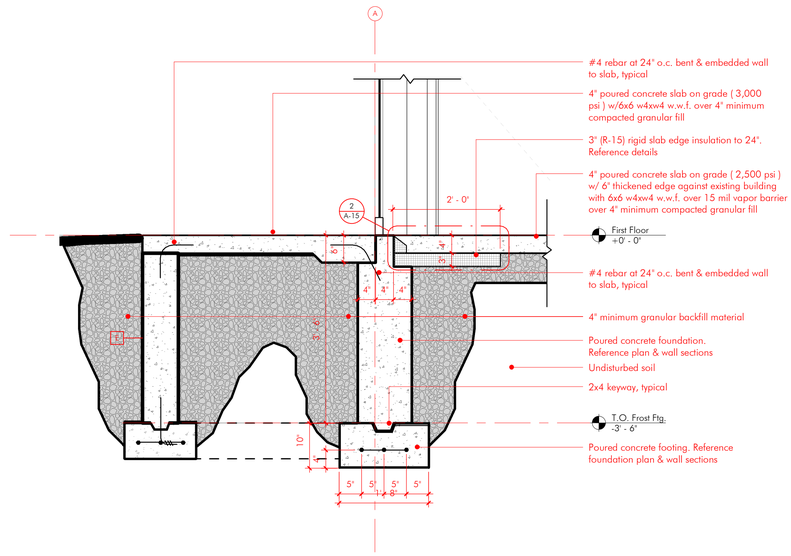
Project Number:
24-438

Date:
2-28-25

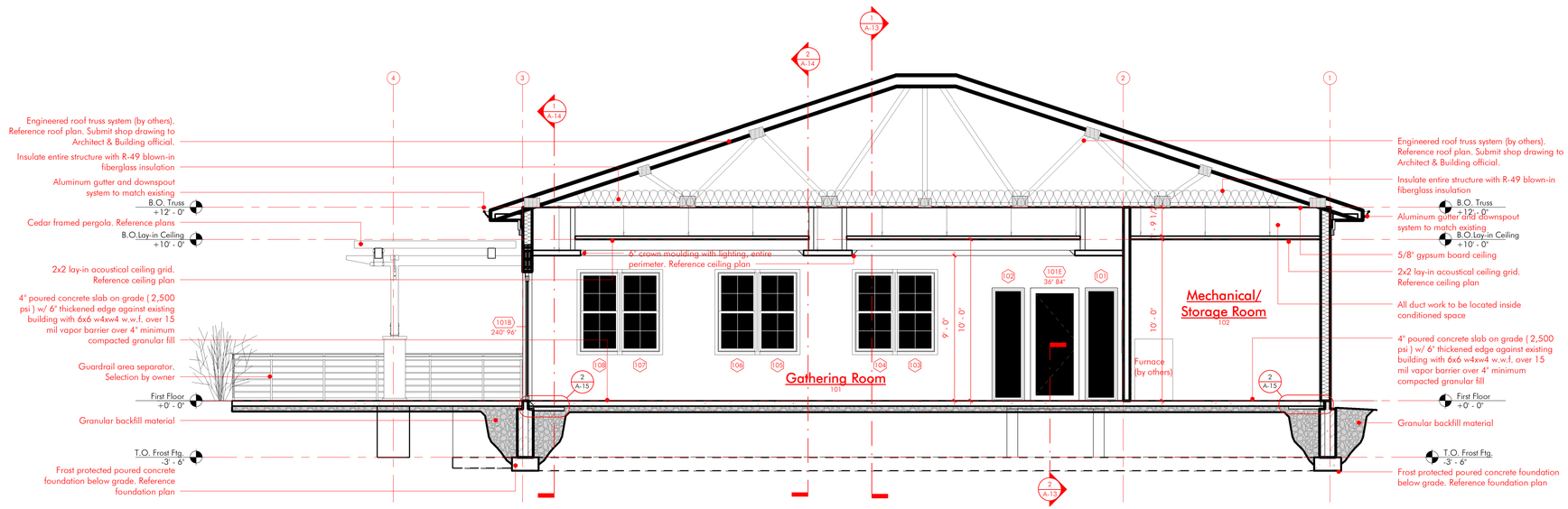
A-12



1 Building Section E-W
1/4" = 1'-0"



2 Section at Stoop
3/4" = 1'-0"



3 Building Section N-S
1/4" = 1'-0"

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

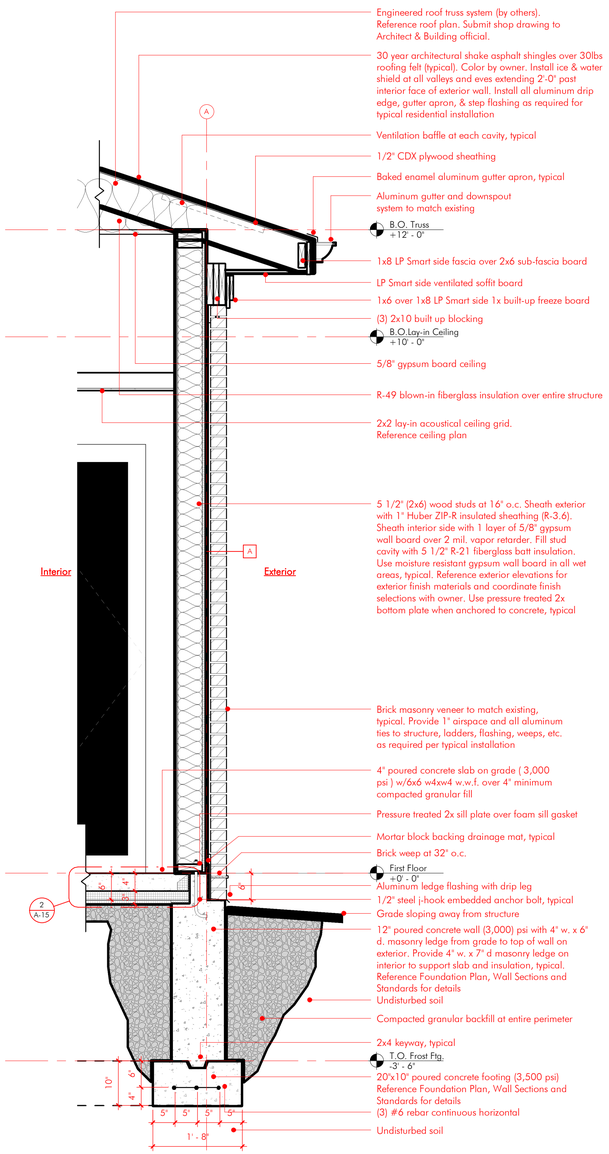
Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Building Sections

Project Number:
24-438

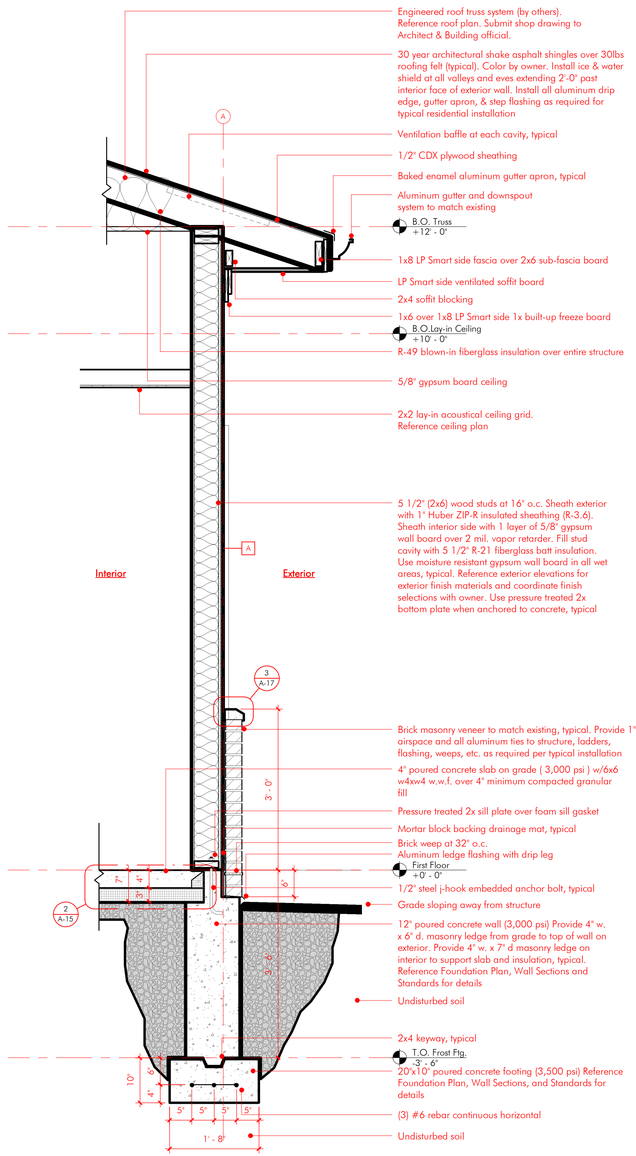
Date:
2-28-25

A-13



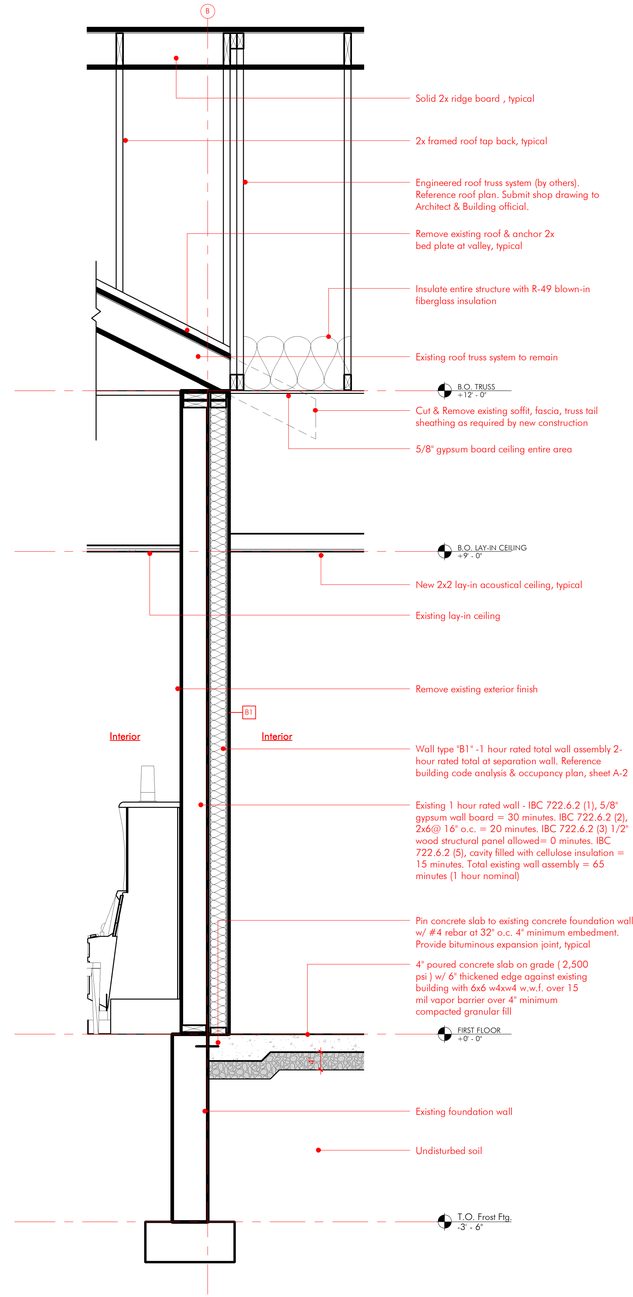
1 Wall Section Full Masonary

3/4" = 1'-0"



2 Typical Wall Section

3/4" = 1'-0"



3 Section At Separation Wall

3/4" = 1'-0"

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title

Wall Sections

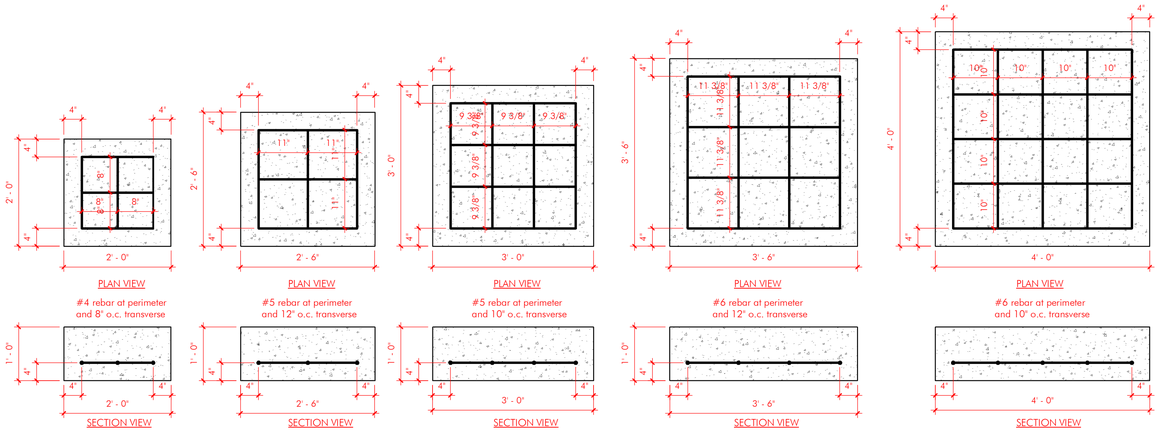
Project Number:

24-438

Date:

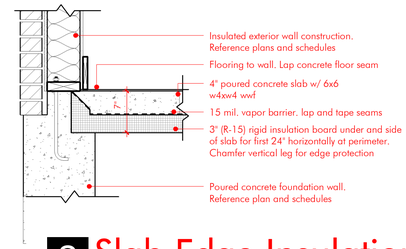
2-28-25

A-14



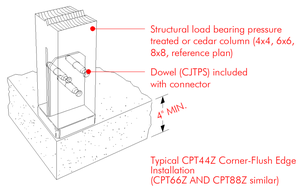
1 Pad Footing Rebar Detail

3/4" = 1'-0"



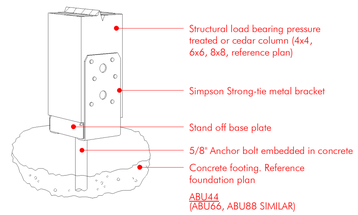
2 Slab Edge Insulation

1" = 1'-0"



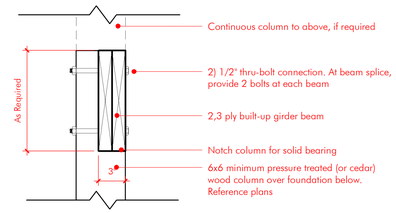
3 Column Base Anchor (Exposed)

1 1/2" = 1'-0"



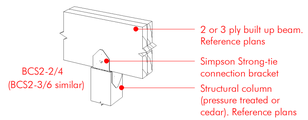
4 Column Base Anchor (Typical)

1 1/2" = 1'-0"



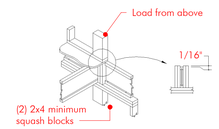
5 Notched Column Connection

1 1/2" = 1'-0"



6 Column/ Beam Connection

1" = 1'-0"



7 Point Load Transfer

1/4" = 1'-0"

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title

Details

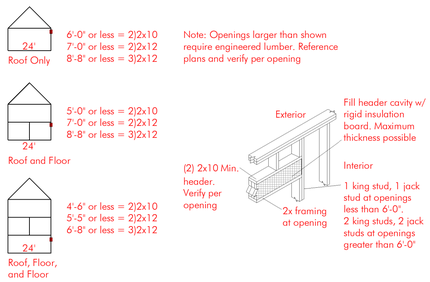
Project Number:

24-438

Date:

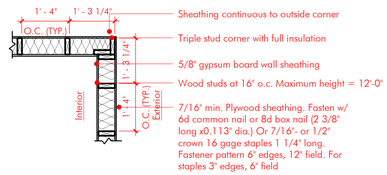
2-28-25

A-15



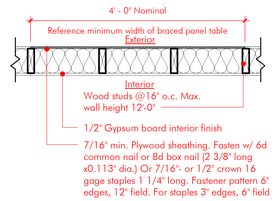
1 Exterior Wall Header

1/4" = 1'-0"



2 Braced Stud Corner

1/2" = 1'-0"

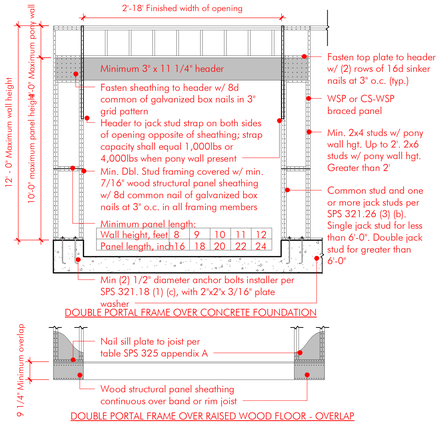


Max. Opening height adjacent to braced wall panel	Minimum width of full height braced wall panel (inches)			
	8' Tall wall	9' Tall wall	10' Tall wall	12' Tall wall
5'-4"	24"	27"	30"	36"
6'-8"	32"	30"	30"	36"
8'-0"	48"	41"	38"	36"
9'-0"	-	54"	46"	41"
10'-0"	-	-	60"	48"
12'-0"	-	-	-	72"

Note: sheathing shall extend from top of the top plate to the bottom of the bottom plate and may be multiple sheets. All joints shall be blocked.
CS-WSP shall have sheathing installed on all sheathable surfaces above, below and between wall openings.
Panels must be 12'-6" from corner max. 21'-0" intermitantly thereafter.
Reference and credit to WIS UDC Table 321.25-H

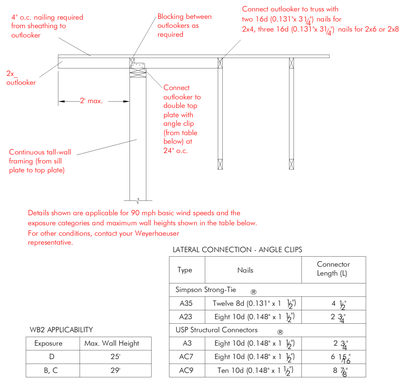
3 Wood Structural Panel

3/4" = 1'-0"



4 Portal Frame Brace

1/4" = 1'-0"



LATERAL CONNECTION - ANGLE CLIPS

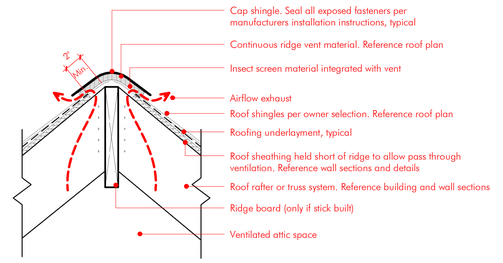
Type	Nails	Connector Length (L)
Simpson Strong-Tie ®		
A35	Twelve 8d (0.131" x 1 1/2")	4 1/2"
A23	Eight 10d (0.148" x 1 1/2")	2 3/4"
USP Structural Connectors ®		
A3	Eight 10d (0.148" x 1 1/2")	2 3/4"
AC7	Eight 10d (0.148" x 1 1/2")	6 15/16"
AC9	Ten 10d (0.148" x 1 1/2")	8 3/8"

WB2 APPLICABILITY

Exposure	Max. Wall Height
D	25'
B, C	29'

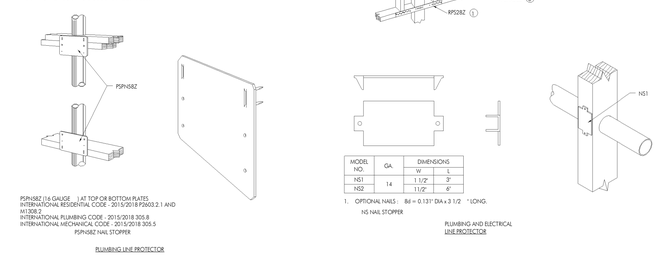
5 Roof Gable Overhang

1/4" = 1'-0"



6 Ridge Vent

1 1/2" = 1'-0"

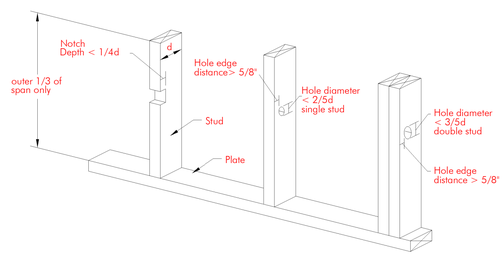


MODEL NO.	GA.	DIMENSIONS	
		W	L
NS1	14	1 1/2"	3"
NS2		11/2"	6"

1. OPTIONAL NAILS: Ø.d = 0.131" DIA x 3 1/2 " LONG.

7 Mechanical/ Framing Protections

1/2" = 1'-0"



8 Allowable Mechanical Penetrations at Studs

1" = 1'-0"

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title

Details

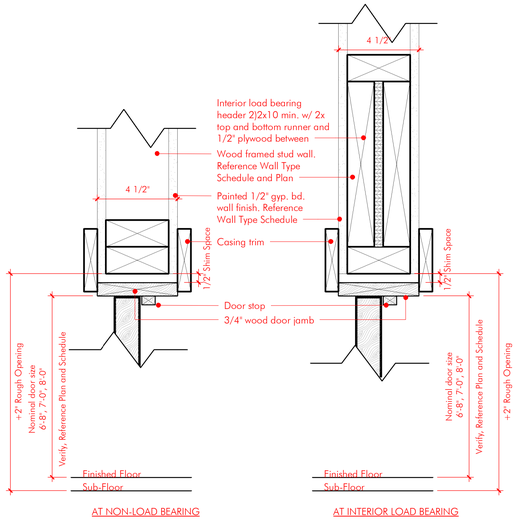
Project Number:

24-438

Date:

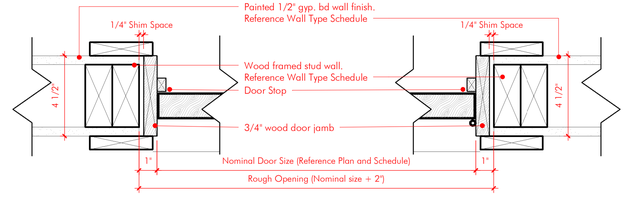
2-28-25

A-16



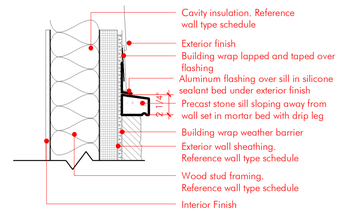
1 Typical Interior Door Head

3" = 1'-0"



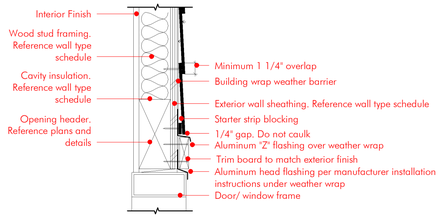
2 Typical Interior Door Jamb

3" = 1'-0"



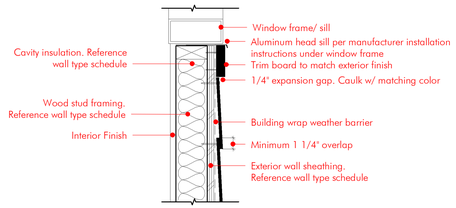
3 Typical Stone Sill

1 1/2" = 1'-0"



4 Exterior Finish Head

6" = 1'-0"



5 Exterior Finish Sill

6" = 1'-0"

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title

Details

Project Number:

24-438

Date:

2-28-25

A-17

General Construction Standards & Specifications

Division 00 - Procurement & Contracting Requirements

0.01 Drawings

A. Do not copy or distribute this plan without the written consent of the Architect. This plan is protected under copyright law and was created for the one-time use for the client (name & location) listed on the title block of these drawings.

0.02 Performance

A. An appropriate level of care has been taken to provide accurate and precise drawings, however changes and revisions outside the Architects control may increase inaccuracies. Any errors on the drawing shall be reported to the Architect promptly before any construction begins with reasonable time to issue revisions and corrections. Contractors (sub and or general) assume responsibility of all errors and discrepancies if beginning construction prior to reporting such errors to the Architect. The user of these drawings (owner, contractor, sub-contractor, tradesmen) agrees to hold the Architect harmless from any responsibility, discrepancy, errors or omissions regarding the means of construction and furthermore any cost derived from construction issues that may occur during the project.

0.03 Construction Administration

A. The Architect may or may not be contracted to assist in Construction Administration in terms of architectural review, material and fixture selections, site visits, shop drawing submittal review, and design coordination. However, the Architect will not provide of any form of construction project management or general contracting of any kind. Selected General Contractor assumes all said responsibilities including construction means & methods

0.04 Contract for Construction

A. The Builder and Owner shall agree to terms for construction and compensation based and bid upon the design intent of these drawings with monetary allowances for material selections. Additional work (adds), deletions of work(credits), or alterations to the design intent outside the drawings may be completed via change order form.

0.05 General Contractor

A. The intent of this document is to provide the Contractor with specific information to assist in the construction of the Scope of work. The specifications complement the construction drawings and assumes that the Contractor is knowledgeable about construction practices and that every detail need not be included or described. If there's question about a material the Contractor should assume a quality similar to the specified items and verify with the Architect.

0.06 Codes

A. Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the Contractor to insure compliance with said codes and modify the specifications as needed to comply with such codes. Such compliance shall take precedence over items that may, or may not be specified or detailed in these drawings or specifications. Manufacturer's Standards, Recommendations, Specifications, Shop Drawings & Cut-sheets to take precedence over these drawings and specifications and shall be provided by Contractor if required

0.07 Measurements

A. The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence. Verify all dimensions on site and bring discrepancies to the attention of the Architect before beginning work. Dimensions shown are taken prior to project commencement and may vary within reasonable tolerances of construction.

B. Square Footage - Interior finished square footage figures represent heated and cooled floor area only and do not include additional area for two-story or vaulted spaces, garages, decks, porches or any other unfinished areas. These dimensions are generally measured from the outside face of the stud.

0.08 Insurance

A. Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

Division 01 -General Requirements

1.01 Summary of the Work

A. Because of the complexity involved in construction projects, this outline specification is to be viewed only as a starting point of discussion between the Contractor and the Architect and not as a complete description of materials and methods used.

B. This is a list of primary materials to be used. Verify exact specification of all materials and review all methods with Architect before proceeding with any aspect of the work. If there is a conflict between the drawings and the specifications the Contractor must notify the Architect and request a clarification prior to proceeding with that aspect of the work.

C. Accurate execution of the work may involve coordinating information depicted on several drawings. Contractor and all Subcontractors shall be familiar with the entire set of drawings when working. (For example, correct placement of electrical fixtures and plumbing fixtures may require an understanding of the framing layout, or the finishes being used).

1.02 Permits + Special Project Procedures

A. Building and Zoning permits may be acquired by the Architect, or the Contractor at the owners expense. Contractor to provide any and all additional permits necessary for completion of the work depicted in the contract documents, including but not limited to: electrical, plumbing, mechanical, fire protection, health department, water service & sanitation permits and special town requirements such as road permits.

B. Protect significant trees to remain within construction area, verify any trees to be removed with the Architect prior to any clearing work.

C. Provide a safe construction site free of undue hazards.

D. Adjacent Occupied Spaces. If applicable, this project requires the Contractor to maintain a dust-free jobsite and working environment given the proximity to adjacent occupied spaces during construction. Use a HEPA Air Scrubber, Dri-Eaz Defender (or similar), sized to the workspaces to prevent dust migration into living spaces.

E. All associated refuse shall be collected and removed at the end of each day.

F. After the commencement of work, provide one project identification sign at the locations indicated. Maintain sign throughout the life of the project. On the sign, list two points of contact by name and telephone number. This may be listed and displayed with the required building permit display but shall not be substituted.

1.03 Allowances

A. Allowances should include the following items:
1. Exterior Windows and Doors
2. Exterior Finishes
3. Interior finished flooring (Hardwood, Tile, LVT, Carpeting)
4. Interior wall finishes beyond painted gypsum board (paneling, shiplap, tile, Wall coverings, backsplashes, etc.)
5. Light fixtures (interior & exterior)
6. Landscaping (basic sitework and general seeded grass yard)
7. Exterior features: Patios, Accessory walkways & Paths, fountains, pergolas, firepits, etc.

B. Additionally, the Contractor shall provide allowances for any + all work (labor + materials) which have not been selected at time of pricing.

1.04 Substitutions

A. Provide materials and products as specified. Substitutions are not permitted without approval by the Architect. Comply with provisions of the General Conditions.

B. Contractor is not responsible for products furnished by the owner that are damaged prior to opening or receiving, or the timing of arrival on-site. Late arriving materials and products may cause a delay in construction and additional fees by the contractor for additional trips. Additional work required to install owner furnished products will be charged to the owner and due upon installation.

1.05 Regulatory Requirements

A. Contractor is responsible for following procedures and practices applicable to this project such as daily operation of a construction site under the Laws, Ordinances, and Building Codes of this project jurisdiction as well as all labor and safety laws

B. Building requirements in your area will vary due to local and regional codes, construction techniques, and weather conditions. This document and drawing set may not be all-inclusive for every area. Review this information with a local building official to understand specific requirements for your locality prior to beginning construction.

C. After the commencement of work, provide one project identification sign at the locations indicated. Maintain sign throughout the life of the project. On the sign, list two points of contact by name and telephone number. This may be listed and displayed with the required building permit display but shall not be substituted.

1.06 Project Meetings

A. Pre-construction meeting: Contractor and Architect shall meet after contract signing and prior to commencing any excavation work to discuss any questions or issues the contractor may have discovered after reviewing the drawings

B. During construction or as required. The Architect may conduct site visits during normal working hours without notice to the contractor or owner for the duration of the project.

1.07 Protection

A. Protect the Work and all nearby people and property. Provide and maintain barricades, warning signs and lights, railings, walkways, and the like. Immediately repair any damaged property to its original condition prior to being damaged.

B. Prior to start of any site work, silt fencing shall be installed so as to prohibit access to and limit impact on surrounding wetlands, woodlands and vegetation.

C. Protect trees within construction area, verify any trees to be removed with the Architect prior to the commencement of any work. In addition, silt fencing is required shall be installed and coordinated with the local Code Enforcement Officer and any prepared civil engineered drawings and site plans.

D. Theft and Vandalism: Contractor shall be responsible for maintaining the construction area and building in a secure manner at end of each working day to prevent theft and vandalism.

E. Contractor to protect all installed construction. If products or materials come with a protective coating, contractor shall maintain protective coating until construction is complete. Contractor shall replace any items that become defective or damaged.

1.08 Submittals

A. Shop drawings shall be submitted and reviewed, if the owner elects the Architect to provide construction administration

B. Shop drawings:
1. Structural Steel
2. Roof Trusses
3. Handrails
4. Exterior windows and doors
5. Custom cabinetry
6. Counters
7. Mechanical Systems Layout: including but not limited to: radiant tubing layouts, heating systems, and ventilation systems, ductwork + equipment layout
8. Other submittals as may be required during construction.

1.09 Samples

A. Samples shall be submitted and reviewed by the Owner and the Architect, if the Owner elects the Architect to provide construction administration

B. Submit the following samples (see appropriate Divisions of the Specifications for more information):
1. All interior wood finishes (flooring, cabinetry, doors, trim).
2. Exterior siding samples with finish (specify number of sample boards and size).
3. Special concrete treatments (specify size and other requirements)
4. Roof shingle color
5. All stone and tile, including but not limited to: exterior landscape stone, interior floor/wall finishes, + countertops.
6. Other samples may be requested on a case-by-case basis as Owner or Architect deem necessary.

C. Construct the following mock-ups as required for review by the Owner and Architect
1. Stone veneer
2. Typical interior trim profiles (window, door, base, etc.)

1.10 Temporary Utilities

A. Temporary Electricity - Contractor to provide and install temporary power for construction site. Connect to existing power service without disrupting local service requirements. Power feeder service characteristics shall be compatible with the service from which it is taken. Size, type and loading shall be per requirements as established by the National Electric Code (NEC). The contractor shall provide main service disconnect and over-current protection at a convenient location in accordance with the NEC. The Contractor shall provide power outlets for construction operations, with branch wiring and distribution boxes located as necessary and shall provide flexible power cords as required. Provide and install distribution equipment, wiring and outlets to provide single phase branch circuits for power and lighting.

B. Temporary Heating & Ventilating - Contractor to provide and install temporary heating and ventilation for construction site. Contractor to maintain system during construction, while exercising measures to conserve energy. Ventilate enclosed areas to assist cure of materials, to dissipate humidity and to prevent accumulation of dust, fumes, vapors or gases. Supplement with temporary fan units as required to maintain clean air for construction operation.

C. Temporary Lighting - Contractor to provide and install temporary lighting for construction site. Provide and install temporary lighting in all work areas sufficient to maintain a lighting level during working hours not less than the lighting level required by OSHA standards. As permanent lighting facilities are completed, they may be used in lieu of temporary facilities. Provide temporary lighting as required to satisfy safety and security requirements. Maintain a minimum illumination level of 30 foot-candles measured 3 ft. above floor in areas where finish trades are performing work.

1.11 Sanitary Facilities

A. Existing facilities shall not be used. Contractor shall provide and maintain in a neat and sanitary conditions such accommodations for the use of his employees as will comply with laws and regulations. Temporary toilet facilities may consist of portable toilets. The number shall be based on number of workers, 1 toilet per 15 workers. Toilet facilities shall be kept supplied and clean and in sanitary condition until the completion of the work and then shall be removed from the site. Upon removal the site shall be properly cleaned and graded.

1.12 Quality Expectations

A. Quality for all aspects of work is assumed to be premium quality; no further reference will be made in specifications to quality. If Contractor or Subcontractors are unclear to expectations of acceptable quality for any aspect of the work, request Architect to provide clarification. Notify Architect if Contractor anticipates conflict between execution of any aspect of the drawings and the creation of a weather-tight building.

B. Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by or under the direction of licensed skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.

1.13 Testing & Balancing Of Systems

A. To comply with current version of the IECC, Contractor shall perform a blower door test on the thermal envelope of the building. Goal is to achieve an infiltration rate of less than or equal to 3ACH (air changes per hour) @ 50 Pascals of pressure and in accordance with ASHRAE 119 Air Leakage Performance . Testing shall occur after rough-in, exterior envelope insulation, and after installation of penetrations through the building envelope. If the house fails the test, corrective measures shall be taken and the house retested until it complies with the requirements above.
1. During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended
3. infiltration control measures;
4. Interior doors, if installed at the time of the test, shall be open;
5. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
6. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
7. Supply and return registers, if installed at the time of the test, shall be fully open.

B. Complete all testing and balancing of mechanical systems before substantial completion.

1.14 Contract Closeout + Final Acceptance

A. Provide the following prerequisites for final acceptance:
1. Final payment request with supporting affidavits / lien wavers
2. Completed punch list.
3. Submit maintenance manuals in 8 ½" x 11", 3-ring binder, include contact information for Contractor and all Subcontractors on the project.
4. Provide warranties for all equipment and appliances.
5. All spaces to be broom clean.
6. Removal of all temporary facilities.
7. One copy of project drawings and specifications that accurately note as-built conditions.
8. Provide on-site instruction with Owner for all equipment and systems in the house.

Division 02 Existing Conditions

2.01 Existing Conditions

A. Contractor shall review construction documents, visit the site, and provide necessary site work, excavation and grading as required to construct said project.

2.02 Demolition

Provide all labor, materials and equipment to perform the required demolition of existing pavement no longer needed for access or parking, abandoned utilities and structures which interfere with the proposed construction. When required install chain link fencing around the area of demolition work. Protect all adjacent areas not to be demolished. Remove all debris from job site before construction begins.

2.03 Facility Remediation

Upon discovery, Contractor shall notify Owner and Architect of any hazardous material or substance before beginning abatement and construction. Contractor shall contract with a properly licensed and qualified hazardous material contractor for the removal and disposal.

2.04 Transportation and Disposal of Hazardous Materials

Remove and dispose of any hazardous material before beginning construction with due care. Contractor shall contract with a properly licensed and qualified hazardous material contractor.

Division 03 – Concrete

3.01 General Description of Work

A. Provide labor, materials, and equipment necessary to complete the work of this Section.
1. The extent of cast-in-place concrete work is shown on drawings and includes, but is not limited to: formwork, reinforcing, cast-in-place concrete, accessories, and casting in of items specified under other sections of the Specifications or furnished by Owner that are required to be built in with the concrete.
2. Miscellaneous equipment support pads as indicated on the site or mechanical drawings to be installed by the Contractor.
3. Cast-in-place retaining walls, exterior slabs on grade and other concrete shown on site drawings.
4. Precast concrete elements as required by the drawings (equipment pads, post bases, footing pads, pavers, etc.)

3.02 Concrete Materials / Mix

A. See Structural Engineering drawings (if provided) and foundation plan for general notes.

B. Concrete Materials
1. Portland Cement: ASTM C 150, Type I or Type II
2. Normal Weight Aggregates: ASTM C 33
3. Light Weight Aggregates: ASTM C 330.
4. Water: Potable.
5. Air Entraining Admixture: ASTM C 260.
6. High Range Water Reducing Admixture (Super Plasticizer): ASTM C 494, Type F or Type G containing not more than 1%
7. chloride ions.
8. Normal range water reducing admixture: ASTM C 494 Type A containing no calcium chloride.
9. Accelerating Admixture: ASTM C 494, Type C or E.
10. Blast Furnace Slag: ASTM C989
11. Fly Ash: ASTM C618, Class C or F

C. Mix Design minimumns. Prepare design mixes for each type and strength of concrete by either laboratory trial batch or field experience methods as specified in ACI 318. Proportion design mixes to provide concrete with the following properties:
1. Footings and foundation walls
1. Strength: 3000 psi at 28 days.
2. Aggregate: 3/4"
3. W/C Ratio: 0.54 maximum
4. Entrained Air: 6% +/- 1.5%
5. Slump: 4" maximum
2. Interior Slabs on grade and elevated slabs:
1. Strength: 2500 psi at 28 days
2. Aggregate: 3/4" minimum, 1 1/2" maximum.
3. W/C Ratio: 0.54 maximum
4. Entrapped Air only (no entrainment)
5. Slump: 4" maximum
3. Exterior Slabs and all other exposed Site Concrete not specified elsewhere:
1. Strength: 4000 psi at 28 days
2. Aggregate: 3/4"
3. W/C Ratio: 0.45 maximum
4. Entrained Air: 6% +/- 1.5%
5. Slump: 4" maximum

3.03 Concrete Formwork

A. See structural engineering drawings (if provided).

B. Forms for exposed finish concrete: Use plywood complying with "U.S. Product Standard for Concrete Form Plywood", Class: Exterior Grade or better, mill oiled and edge sealed, with piece bearing legible inspection trademark.

C. Forms for Unexposed Finish Concrete: Form concrete surfaces which will be unexposed in finished structure with plywood, lumber, metal or other acceptable material. Provide lumber dressed on at least 2 edges and one side for tight fit.

D. Form Coatings: Provide commercial formulation form coating compounds that will not bond with, stain nor adversely affect concrete surfaces, and will not impair subsequent treatments of concrete surfaces.

E. Contractor to coordinate all bond-out requirements of all Subcontractors.

3.04 Concrete Reinforcing

A. See structural engineering drawings (if provided) and wall sections for detailed information.

B. Reinforcing Bars: ASTM A 615, Grade 60, deformed.

C. Welded Wire Fabric: ASTM A 185, welded steel wire fabric. Provide welded wire fabric in flat sheets.

3.05 Form Ties and Accessories

A. Construct wood forms of sound material, and of the correct shape and dimensions, constructed tightly and of sufficient strength. Brace and tie the forms together. Make joints and seams mortar tight. Install leakage control materials in accordance with manufacturer's installation instructions.

B. Unless otherwise noted, provide chamfered corners on all exposed corners. Provide 3/4 inch moldings in forms for all chamfering required.

C. Make provisions for sleeves, anchors, inserts, water-stops and other features.

D. Use form ties of sufficient strength and in sufficient quantities to prevent spreading of the forms. Place ties at least 1 inch away from the finished surface of the concrete. Do not use ties consisting of twisted wire loops. Leave inner rods in concrete when forms are stripped. Space all form ties equidistant and symmetrical and line up both vertically and horizontally.

E. Provide removable cleanout sections or access panels at the bottom of all forms to permit inspection and effective cleaning of loose dirt, debris and water material. Clean all forms and surfaces to receive concrete of all chips, sawdust, and other debris and thoroughly blow out with compressed air just before concrete is placed.

3.06 Concrete Placement and Finishing

A. Preplacement Review: Footing bottoms, reinforcement and all work shall be subject to review by the Structural Engineer (if provided) and Building Official.

B. Concrete shall be placed in the presence of an approved testing agency if structural engineering requires.

C. Comply with ACI 304, and as specified.

D. Placing Concrete in Forms: Deposit concrete in forms in horizontal layers not deeper than 18 inches and in a manner to avoid inclined construction joints. Where placement consists of several layers, place each layer while preceding layer is still plastic to avoid cold joints.
1. Consolidate placed concrete by mechanical vibrating equipment. Hand-spading, rodding or tamping as the sole means for the consolidation of concrete will only be permitted with special permission from the Engineer. Use equipment and procedures for consolidation of concrete in accordance with ACI recommended practices.

E. Placing Concrete Slabs: Deposit and consolidate concrete slabs in a continuous operation, within limits of construction joints, until the placing of a panel or section is completed. Consolidate concrete using internal vibrators during placing operations. Bring slab surfaces to correct level with straightedge and strike off. Use a bull float or Darby to smooth surface. Slab thicknesses indicated on the drawings are minimums. Provide sufficient concrete to account for structure deflection, subgrade fluctuations, and to obtain the specified slab elevation at the flatness and levelness indicated here within.

F. Finishing Requirements:
1. Garage and Basement : Interior Slab
Finish: Hard, steel troweled (mechanical), saw cut all slab joints or use tear away plastic strips as required.
Seal (if selected by owner): Euclid Diamond Hard Lithium Silicate Densifier/Sealer
2. Outdoor Slabs: (exposed to freeze-thaw cycles)
Finish: Light broom (1/8" max.)
Air entrainment: per ACI guidelines
Seal (if selected by owner): Vexcon Chemical, Certi-Vex Guard Clear Aim

G. Thoroughly work concrete into all corners and around all embedded items and into corners and shapes of formwork, leaving no excessive voids in the concrete or honeycombed surfaces.

H. Consolidate concrete with a mechanical vibrator of type and size acceptable to the Structural Engineer standards. Vibrators shall be operated in such a manner as to reach all concrete areas but minimize the amount of contact with reinforcing steel and formwork.

I. All concrete shall be fully consolidated within 15 minutes of placement.

J. Obtain a uniform surface by floating as necessary. Concrete surface shall be within 1/4 inch laterally and 1/8 inch vertically from specified line and grade, except where stricter tolerances are indicated.

K. Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs adjoin raised slab, poured walls, crawlspace or basement stem-wall CMU or other poured foundations.

3.07 Concrete Curing

A. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Protect concrete work from physical damage or reduced strength which could be caused by frost, freezing actions, or low temperatures, in compliance with the requirements of ACI 306.

3.08 Concrete Footings

A. Center all footings on walls, piers, or columns above unless otherwise noted. All footings shall rest on undisturbed virgin soil with minimum soil bearing allowable of 1,500 psf, tested for 95 percent compaction, or 3/4" stone compacted in 12" lifts to 95 percent density if fill is required. Footings at building perimeter shall be a minimum of (42"- Illinois, 48" Wisconsin) below frost line and minimum of 16" wide, (check with local building officials for frost line level) constructed of 3000 psi concrete. Provide 2 - #5 rebar (reinforcing steel) continuous through footers or as noted on construction drawings. Provide #5 rebar (reinforcing steel) corner bars at all corners and intersections of footers, beams and walls. Each side should overlap 2'-0", with a 90 degree bend. Footers shall bear on undisturbed soil and kept free from ground water. Underneath load-bearing walls and interior or exterior column footings, thicken slabs within a 1' radius to 12" thick.

3.09 Concrete Walls

A. Poured walls shall be constructed of 3000 psi concrete with horizontal #4, or 5 rebar (reinforcing steel) at the top, bottom, and third points of wall, centered in wall thickness. Vertical #6 rebar shall be a maximum of 35" o.c. or as shown in the construction documents. Thickness of walls shall be a minimum of 8"thick for 8'-0"high, 10"thick for 9'-0"high, 12"thick for 10'-0"high. Patch all voids and depressions exceeding 3/8 inch in any direction. Provide bituminous damp proofing or appropriate waterproofing system from outside edge of footing to grade around the entire exterior perimeter and install drainage as specified by manufacturers recommendations.

3.10 Concrete Slabs

A. Concrete floor slabs shall be constructed of 3000 psi concrete, 4" thick reinforced with w4xw4 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel) as per plans. Place slabs over well-compacted granular fill compacted in 12 inch lifts to 95 percent density per AASHTO T-180 Proctor, and a 6 mil vapor barrier. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 400 sq. ft. and the length of that area is not more than twice the width. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage/overhead door.

Division 04 – Masonry

4.01 Unit Masonry

A. Provide brick veneer at areas indicated on drawings (Structural + Architectural) for the following locations:
1. Exterior wood stud wall with brick veneer.
2. Exterior columns supporting roof above

B. Lay walls plumb and true, with courses level, accurately spaced and coordinated with other work.

C. Mortar: ASTM C270, property specifications, Type S for reinforced masonry, Type M for work in contact with earth, and Type N for all other work. Use Portland cement; do not use masonry cement.

D. Corrugated-Metal Veneer Anchors: Stainless-steel, 0.030 inch thick by 7/8 inch wide.

E. Flashing: See Division 7.

4.02 Stone Countertops + Specialties

A. Samples: Provide samples of all brick specified.

B. Keystones - Over doors and windows, install stone keystones as shown on the construction documents.

C. Quoins - At corners, install stone quoins as shown on the construction documents.

D. Sills - Install a stone, brick exterior rowlock under all windows as shown on the construction documents

4.03 Stone Masonry

4.04 Other Stone

A. Exterior + Landscape Stone. See Division 2.

B. Stone tile. See Division 9.

4.05 Masonry Mortaring

A. Mortar shall be Type "M" or "S" in accordance with ASTM C270, 2500 psi. Grout shall be in accordance with ASTM C270, Type M, 2500 psi concrete using pea gravel for coarse aggregate with a maximum aggregate size of 3/8" and an 8" minimum to 11" maximum slump. Mortar joints shall be 3/8" thick, finished to produce a concave, flush, beaded, or raked form. Verify joist type selection with owner. Mortar or grout not used within 2 1/2 hours after mixing shall not be used in masonry work. In hot weather add water as needed to supplement evaporation losses. In cold weather, when air temperatures range between 32 degrees and 40 degrees Fahrenheit, heat mixing water or aggregate to between 70 degrees and 160 degrees Fahrenheit maximum. When air temperature is below 32 degrees Fahrenheit heat both the missing water and aggregate to between 70 degrees and 160 degrees Fahrenheit maximum.

4.06 Masonry Accessories

A. Flashing materials may be bituminous membranes, plastics, sheet metals or a combination of these. Continuous flashing shall be installed at the bottom of the air space. Mortar stop must be installed at bottom of airspace. Flashing must be at or above grade. Flashing should be installed at the heads and sills of all openings and wherever the air space is interrupted. Flashing should extend through the face of the brick veneer to form a drip edge. Where the flashing is not continuous, such as at heads and sills, the ends should be turned up approximately 1 inch.

B. Masonry weepholes, each having an area of at least 70 mm (0.1 sq.in.), are required above flashing in masonry cavity wall construction. Weepholes should be located in the head joints immediately above the flashing, and spaced at 16" on center. If open head joints are used, a 32" on center spacing is permitted; however, open joints are not recommended because the small openings are easily obstructed by mortar droppings. Open joints also permit insects to enter the building envelope.

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title

Construction Standards

Project Number:

24-438

Date:

2-28-25

A-18

Division 05 – Metals

5.01 Structural Steel

5.02 Miscellaneous Metals

A. Rough Hardware
   1. Provide all custom fabricated bolts, anchors, hangers, dowels and other miscellaneous metal items as needed to complete the project.

B. Fabrication.
   1. Fabricate work to be truly straight and plumb with sizes, shapes, and profiles indicated. Shop fabricate work to the greatest extent possible. Clearly label pieces in shop to facilitate field assembly. Perform welding in compliance with American Welding Society Code. Choose materials that are smooth and free of blemishes such as pits, roller marks, trade names, scale and roughness.
   2. Fabricate exposed work with uniform, hairline tight joints. Form welded joints and seams continuously and grind flush and smooth to be invisible after painting or finishing.

C. Installation
   1. Set work accurately and truly plumb, level and aligned. Make field assembly and connections with the same level of quality as shop fabricated work.
   2. Maintain allowable variation from true plumb, level, and line of ± 1/8" in 20'-0".
   3. Install and anchor all work to support all loads prescribed by codes.

Division 06 - Wood, Plastics, & Composites

6.01 Framing Members

A. Sills and other wood meeting concrete shall be of Pressure Treated SYP, complying with requirements of AWPA C2
B. Light framing studs shall be No. 2 or Standard grade, S4S. Species shall be Hem Fir or other wood species # 2 or better having minimum bending stress Fb of 1000 psi [1150 repetitive] and modulus of elasticity E not less than 1400 ksi and complying with Product Standard 20.
   1. See "Wall Type Schedule" for specific wall construction.
   2. Exterior wall studs at conditioned spaces shall be 2x6's at 16" on center unless otherwise indicated, with single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls. For exterior corner joints, install (3) 2"x 6"'s nailed together to allow exterior insulation to meet the furthest outside corner. Where interior partitions meet exterior walls, install 2 studs fastened together with 2"x 4", 2"x 6" blocks approximately one foot long. One block is placed at the bottom, one at the top and one about center of the studs to allow the passing of exterior wall insulation.
   3. Interior wall studs shall be 2x4's at 16" on center of 2x6 for higher ceilings.
C. Wood posts shall be Solid Sawn Timber posts in sizes and locations as indicated on the drawings.
D. Wood beams shall be in sizes and locations as indicated on the drawings.
E. Framing: Choose wood members carefully to eliminate split, warped and twisted members. Set work to required levels and lines with members plumb and true to line with joints neatly and tightly cut and butted. Securely anchor work in strict compliance with referenced standards and building code nailing schedule. Countersink bolts and other fasteners flush with face of wood and provide a proper substrate for late work. All framing shall be installed true and plumb to a vertical tolerance and maximum variation of 1/16" over 8'-0".
F. Wall Framing: Provide single sill plate and double top plates. Provide at least three studs at corners and partition intersections. Provide nailers in true plane wherever necessary for installation of gypsum wallboard and other finish materials.
G. Headers: Frame openings with multiple studs and headers per drawings. Set headers on edge and support with jack studs or cripples. Provide double jamb studs at openings 6' wide and more, and triple jamb studs at openings over 8' wide. Provide headers matching width of wall and with depth shown or if not shown, provide headers in strict compliance with referenced standard and codes, Reference Exterior Wall Header Detail shown in drawings.
   1. Headers to be insulated wherever possible (R-5 min. in 2x6 wall). [Options: Prefab insulated header, SIP header, hybrid plywood + insulation header]
   2. On non-load bearing partitions install open headers and insulate as standard wall cavity.
H. Furring and Strapping: Where indicated to support ceiling finish materials, provide 1x3 strapping at 16" on center perpendicular to span of joists, rafters and truss chords.
I. Special Framing: Provide special framing and supports for eaves, overhangs, and similar conditions as detailed and as required to adequately support construction shown.
J. Fire-stopping: Fire-stop furred spaces and wall cavities at each floor level and at ceiling line of top story with solid, continuous wood blocking.
K. Blocking Installation: Choose blocking to eliminate split, warped and twisted members. Securely anchor blocking to substrates and structure to support applied work and loads. Install blocking flush with framing. Countersink bolts and other fasteners flush with face of blocking. Coordinate with other work to ensure correct size and placement of blocking.
L. Site Storage: Framing materials may be neatly stored on site and must be protected from exposure to weather for extended period of time.
M. Nailers at framed floors with integral radiant heating systems (for example: lightweight concrete or other cementitious decks, gypsum slurry, etc.)

6.02 Treated Wood

A. Sill plates and other wood required to be treated below, not in contact with the ground, shall be treated with waterborne preservatives in accordance with AWPA Standard U1 to the requirements of Use Category 2 (UC2).
B. Treat the following members:
   1. Sills, sleepers, blocking, furring, strapping and similar items in direct contact or close proximity with masonry or concrete.
   2. Cants, nailers, blocking, strapping and similar items in conjunction with roofing, flashing, vapor barriers and waterproofing.
   3. Separation: Provide separation between treated wood and concrete:
      1. Provide self-adhesive Air + Moisture Sill Barrier at all sill locations and any wood that would otherwise be in direct contact with concrete: Triple Guard Energy Sill Sealer by Protecto Wrap
      2. Provide self-adhering membrane flashing between treated plywood and vertical framing members and concrete.
C. Exterior plywood in contact with, or close proximity to, concrete shall be treated with water-borne preservatives in accordance with AWPA Standard U1 to the requirements of Use Category 3B (UC3B). Mark each treated item with the AWPB or SPIB Quality Mark Requirements.
D. Fasteners: All fasteners used in conjunction with treated wood shall be hot-dipped galvanized, stainless steel or approved for contact with treated wood.
E. Connection Hardware used in conjunction with Treated Wood (i.e.: Pressure Treated): Provide ZMAX galvanized meeting G185 HDG per ASTM A653.

6.03 Sheathing

A. Provide APA graded panels complying with PS 1/ANSI A199.1 for type of application indicated
B. Sheathing: APA Rated Sheathing, 48/24, Exposure 1. Provide thickness shown, but not less than thickness needed to achieve span rating for spans indicated.
   1. Wall sheathing shall be minimum ½". Huber ZIP-R Insulated sheathing may be used to increase energy efficiency as selected by the owner. Reference drawings and wall types.
   2. Roof sheathing shall be minimum ½" thickness.
C. Fasteners: Provide size, type, and material appropriate for intended use in strict compliance with building code nailing schedule and referenced industry standards. For exterior use, provide fasteners with ASTM A153 hot-dip galvanized coating.
D. Construction Adhesive: Provide "PL Polyurethane Premium Construction Adhesive" or Architect approved equal meeting American Plywood Association "AFG-01" specification requirements.

6.04 Engineered Wood Products

A. Laminated Veneer Lumber: Lumber manufactured by laminating wood veneers in a continuous press using an exterior-type adhesives complying with ASTM D 2559 to produce members with grain of veneers parallel with their lengths and complying with the following requirements: Douglas fir or southern pine veneers, with dimensions as indicated.
B. Products: Subject to compliance with requirements, provide one of the following:
   1. Laminated Veneer Lumber:
      1. "MicroLam L.V.L. Headers and Beams," Trus Joist Corporation
      2. "Versa-Lam SP Headers and Beams", Boise Cascade

6.05 Accessories For Wood And Plywood

A. Provide inserts, anchors, anchor bolts, lag screws, screws, washers, nuts, nails, and other rough hardware. Assist other trades as necessary in the placement of inserts and anchor bolts in concrete and masonry. Provide rough hardware of size, type, material and finish suited to application shown and complying with applicable standards. Provide metal hangers and framing anchors of size and type recommended for intended use as manufactured by "Simpson Strong Tie"
B. Rough Hardware: Provide rough hardware items for use at the roof and other exterior applications with a hot dipped galvanized finish in accordance with ASTM A153. Provide other concealed items in cadmium or zinc plated finish.

6.06 Fasteners / Supports / Adhesives

A. Refer to Drawings, notes and individual sections in Division 6 for specific guidelines.

6.07 Installation

A. Refer to Drawings to determine the major extent of the rough carpentry work required.
B. The Contractor shall be responsible for structural integrity, connections and anchorage of rough carpentry work.
C. Discard units of material which are unsound, warped, bowed, twisted, improperly treated, not adequately seasoned, or too small to fabricate.
D. Set rough carpentry work to required levels and lines, with members plumb and true to lines and levels, cut and fitted. Provide close fitting joints, securely attached and braced to surrounding construction. Attach to substrate as required to support applied load. Countersink bolts and nuts flush with surfaces unless otherwise indicated.
E. Use members of continuous pieces of longest possible lengths.

6.08 Exterior Woodwork

A. Exterior Standing and Running Trim
   1. Corner boards - Woven corners, Staggered butt ends, Mitered
   2. Vertical Siding – As shown on the drawings
   3. Horizontal Siding – As shown on the drawings
   4. Shingles – As shown on the drawings
   5. Freeze boards - As shown on the drawings
   6. Soffits – As shown on the drawings
   7. Ceilings - As shown on the drawings
   8. Door + Window Trim - As shown on the drawings
   9. Cap rails at parapets – material, grade, thickness, size + finish
   10. Wood mounting blocks. Mount all hose bibs, exterior electrical outlets, and exterior wall lights at wood siding on wood mounting blocks. Wood blocks to be finished to match siding. Blocks to center on coursing as appropriate – see Drawings. Provide metal head flashing over all blocks.
B. Fasteners: Stainless steel ring shank siding nails, length as required to penetrate substrate as specified by manufacturer installation instructions.
   1. Conceal nails to the greatest extent possible.
C. Apply touch-up stain to all cuts, planed areas, and other areas where the wood is exposed, whether it is apparent or not. Touch up, as much as possible, the non-apparent areas before installing the board.
D. Provide work to sizes, shapes, and profiles indicated. Install work to comply with quality standards referenced. Back prime all work and install plumb, level and straight with tight joints; scribe work to fit.
E. Flashing: See Division 7 for further specifications.

6.09 Exterior Decking

6.10 Interior Trim + Woodwork

A. Interior Standing and Running Trim, Base and Moldings:
   1. Trim sizes: See drawings for trim sizes. All interior trim to be painted or stained except where otherwise noted.
   2. Species for Paint: Poplar, No. 1 or 2A
   3. Species for Clear finish: Number 1 or better.
   4. Species for Pickling: Fir, No. 1 or better. All walls with pickled wood paneling have pickled wood trim.
   5. Species for Thresholds:
      1. Interior Doors and Openings: Where indicated on the Drawings, provide flush thresholds in material to match flooring. Widths to match wall thickness unless otherwise noted.

6.11 Interior Wood Walls

6.12 Interior Wood Ceilings

6.13 Casework

A. See drawings for exact locations. Verify actual built environment before ordering or constructing casework:
   Custom Casework:
   1. Open Shelving (verify with owner)
   2. Built-in shelves (verify with owner)

Division 7 - Thermal & Moisture Protection

7.01 Waterproofing

A. Foundation Walls: Spray-applied bituminous waterproofing (lap wall/footing cold joint) from exterior side of footing up wall to 2'-4" above grade at conditioned areas only (omit at frost walls and retaining walls). Do not overspray above grade or at exposed walls.
B. Flat roofs: If specified, Fully adhered EPDM membrane, Kemper, or TPO
C. Sill pan: Marvin SillGuard, Weather Out Flashings, Pella sill flashing, Huber ZIP Stretch flashing, or Architect approved equal
D. Wood/Door Perimeter: Dupont FlexWrap + Straightflash (or) Vycor Ultra + VYCORNERs, Huber ZIP tape flashing, or manufacturer supplied sealant tape

7.02 Foundation Waterproofing

7.03 Moisture Retardants + Weather Resistive Barriers

A. Under Slabs: Raven Industries "Vaporblock 15" or equal (tape all seams and penetrations). Place between bottom of slab and granular fill. Omit at insulated slabs
B. Weather Resistive Barrier (WRB): 30# building felt, Tyvek house wrap, Huber Zip system sheathing, or equal
C. Interior walls: 2 mil continuous sheet vapor barrier when using unfaced batt insulation. Omit interior vapor barrier is using spray applied insulation
D. Roof Underlayment: Grace Ice & Water shield to be installed at entire roof eve perimeter extending 2'-0" past interior face of exterior wall, all roof valleys, and over the entire surface of any pitch less than 4/12. Install "Grace Ultra" high-temperature self-adhering membrane flashing beneath all metal roof finishes. See manufacturer's recommendations for installation guidelines.
E. Subfloor: Use 15# asphalt impregnated building felt over subfloor when installing hardwood finish, or other approved vapor barrier

7.04 Insulation

A. Thicknesses shall achieve the following insulation value minimums:
   1. Walls: R-30 cavity only, or R-5 continuous + R-20 cavity. Reference Drawings and Wall types
   2. Ceilings: R-49
   3. Floors over exterior: R-30
   4. Foundation Walls: Reference Drawings and Wall types
   5. Sub Slab: R-10 for heated
B. Windows/Doors: Low expansion closed-cell spray foam insulation
C. Sound: Provide sound attenuation batts at all bathroom walls/ceilings. Roxul Safe'n'Sound or equal.

7.05 Envelope Ventilation

General: Reference the drawings and wall types to indicate rain screen type design. Rain screens are designed to control moisture by allowing for drainage and evaporation by creating a gap between the exterior cladding and the weather-resisitve barrier.
A. Exterior walls: "Homeslicker" by Benjamin Obdyke or equal
B. Ridge vent: Cor-A-Vent V-600E or equal
C. Siding top/bottom: ;Cor-A-Vent SV-5 (horizontal siding) or Sturdi-Batten (vertical siding)

7.06 Exterior Siding + Wall Finishes

A. Shingle Siding: As shown in the drawings
B. Horizontal Siding: As shown in the drawings

7.07 Roof Finishes

A. Shingle Roofs: As shown in the drawings

7.08 Roof Accessories

A. Gutters:
   1. Locations per roof plan
   2. Size: 5" dia – half-round gutters with concealed stainless steel hangers unless otherwise noted.
   3. Material: Match roof stock.
   4. Provide end caps, elbows, outlets and transitions as req'd.
B. Downspouts:
   1. Locations per required area of roof served.
   2. Size: 4" dia. round or larger
   3. Material: Match roof stock.
C. Roof Fascia: As shown in the drawings
D. Roof drains: Provide and install roof drains at flat roofs.
   1. Series 1610, 3" outlet by Jay R. Smith or Architect approved equal sized to handle roof drainage requirements.
   2. Compression Seal: Elastomeric compression seal held with compression ring and stainless steel screws.
   3. Strainer: Stainless steel basket strainer.
   4. Outlet Size: 3 inch.
   5. Pipe: Provide PVC piping from all roof drains down to common outlet. Transition to HDPE drainage line to daylight.

7.09 Soffit Material

A. Wood: As shown in the drawings
B. Metal: As shown in the drawings

7.10 Sealants

A. *Sealant Type 1:* Non-sag Polyurethane - Pecora Dynatrol II or Tremco Dymeric Plus. Provide non-sag polyurethane sealant for all exterior joints not indicated to be sealed with another sealant.
B. *Sealant Type 2:* Acrylic Latex – Pecora AC-20, Tremco Acrylic Latex, or Sonneborne Sonolac. Provide acrylic latex sealant for typical interior joints.
C. *Sealant Type 3:* Mildew Resistant Silicone Rubber – Provide Pecora 863, Tremco Proglaze, or General Electric 1700. Provide silicone rubber sealant for all interior joints in wet areas.
D. *Sealant Type 4:* Window and Door Sealant – Provide DAPtex® Plus Window & Door Foam Sealant or Architect approved equal. Provide low expansion spray foam at all doors and windows to seal all rough opening gaps.
E. Installation: Clean joint surfaces immediately before installation. Remove all substances which could interfere with bond. Etch or roughen joint surfaces to improve bond. Provide backer rods for all liquid sealants to the greatest extents possible. Prevent three-sided adhesion by use of bond breaker tapes or backer rods. Force sealant into joints to provide uniform, dense, continuous ribbons free from gaps and air pockets. Dry tool sealants into joints to form a smooth dense surface. Make joint depth equal joint width for joints up to ½" wide. For joints over ½" wide, make depth equal to one-half of the joint width. Cure sealants in strict compliance with manufacturers' instructions and recommendations to obtain highest quality surface and maximum adhesion.

7.11 Flashing

A. Material: Extruded Aluminum or copper to match
B. Fasteners: Same material as flashing or approved for use with flashing material. Conceal all fasteners.
C. Sealant: One-part, copper compatible elastomeric polyurethane, polysulfide, butyl or silicone rubber sealant as tested by sealant manufacturer for copper substrates as required.
D. Joints: All joints in continuous metal flashing should be ½" wide lock-seam joints. Simple lap joints are not acceptable. Where required to be waterproof, fill seams with sealant.
E. Metal Accessories: Provide sheet metal clips, straps, anchoring devices, and similar accessory units as required for installation of work, matching or compatible with material being installed, non-corrosive, size and gauge required for performance.
F. Sill Pans: At all exterior doors and windows (with the exception of the Screen Porch doors and panels) provide prefabricated sill pans with pre-molded corners. Sill pans to have raised ribs to allow water drainage. Marvin SillGuard, Weather Out Flashings, or Architect approved equal. Lap and seal sill pans per manufacturer's recommendations.
G. Roof outlets: Provide metal flashing sleeves for all roof penetrations (vent stacks, etc.)

7.12 Flashing For Mechanical, Electrical + Plumbing Penetrations

A. Provide prefabricated flashing systems for sealing all mechanical, electrical and plumbing penetrations in exterior walls. Similar but not limited to: ductwork, line sets, HVAC, gas lines, and electrical conduits through exterior walls.
B. Material: UV-resistant polymer designed for durability and resistance to environmental factors.
C. Manufacturer: Pre-molded units to match application in various sizes to accommodate different types of mechanical penetrations by Quickflash Weatherproofing Products, Inc. or equal
D. Weather Resistance: Provides a waterproof seal to prevent water ingress around penetrations.
E. Compatibility: Suitable for use with specified wall material.
F. Installation: peel-and-stick adhesive or mechanical fasteners as required by the surface type.
G. Compliance: Meets relevant building codes for exterior penetration sealing; tested for air and watertight integrity.

Division 08 – Openings

Shop Drawings
A. Schedule: Window and door types, sizes, locations, and quantities, keyed to scale elevations. Identify materials, finish and species of woods, glazing types, hardware, and anchoring provisions.
B. Details: Full or large scale, keyed to scale elevations. Show frame and sash construction, glazing, weep/vent provisions, hardware, weather-stripping and anchorage.

8.01 Aluminum Clad Windows

A. Pella, Marvin, Anderson, push-out awning, casement, Double Hung, + picture windows as shown in the construction documents:
   1. Wood Species: Douglas Fir
   2. Exterior Finish: Aluminum Clad, Color: Selection by owner
   3. Interior Finish: Factory Primed
   Final Finish: Two finish coats of paint, color/sheen: Selection by owner
   4. Glazing: Double-glazed insulated, Low E4 with argon. Clear + tempered to follow IBC. Provide price option for triple-glazed.
   5. Hardware: Standard push-out handle hardware. Color and finish to be selected by owner.
   6. Insect Screens: Charcoal Fiberglass mesh, alum. to match cladding color (for exterior screens), primed wood for in-swinging screens.
   7. Rating: Commercial Window Performance Grade 50 (CW-PG50)

8.02 Exterior Doors

A. Pella, Marvin, Anderson, Therma-tru, Aluminum Clad In swinging exterior doors:
   1. Wood Species: Douglas Fir
   2. Interior Finish: Factory Primed + two finish coats of paint, color TBD
   3. Glazing:1" (25mm) clear insulating glass, low E with argon, tempered, SDL + interior grilles, square sticking.
   4. Cladding: Color: Selection by Owner
   5. Hardware: Multipoint locking system.
   6. Trim Hardware: Hoppe, Dallas Handle (w/Keyed entry + thumb turn inside), Color to be selected by owner
   7. Sill: Manuf. standard.
   8. Screens: Hi-transparency mesh, [coordinate screen door options with manuf. standards]
   9. Rating: Commercial Window Performance Grade 55 (CW-PG55)

8.03 Interior Doors

A. All Interior Doors (Excluding cabinetry):
   1. Slabs: Single, double, triple, craftsman, 4 panel, as selected by owner, door with square sticking. See door schedule for sizes.
      Provide 20-minute rated door at Garage. See door details for additional information.
   2. Jambs: Poplar for paint, see door details.
   3. Boring: Standard.
   4. Hardware: See door schedule.
   5. Finish: Acrylic Latex Aura by Benjamin Moore, Satin, Color: Selected by owner
B. Interior Sliding Barn Doors: Custom fabricated. Stile and rail construction with vertical board infill at center panel.

8.04 Glass Shower Doors + Panels

8.05 Skylights

8.06 Garage Doors

8.07 Access Panels

A. Provide access panels to allow easy entry to all plumbing, electrical, and HVAC systems hidden behind walls or ceilings.
   1. Material: Steel, aluminum, or plastic.
   2. Finish: Options include paintable surfaces to match surrounding walls or pre-finished to a standard color.
   3. Sizes: Available in a range of standard sizes; custom sizes can be specified to meet project requirements.
   4. Installation: Designed for easy installation in walls or ceilings, with mounting options that may include screw fit or snap-lock mechanisms.
   5. Fire Rating: Panels available with fire-resistant ratings to comply with safety regulations.
   6. Insulation: Insulated panels offered to enhance energy efficiency and reduce sound transmission.
   7. Locking Mechanism: Options include key locks, touch latches, or screwdriver operated latches for security and ease of access.
   8. Compliance: Meets relevant building codes and standards for access panels.
B. Install at least one 24"w x 30"d wood or metal access door as shown on construction documents. Trim opening with appropriate window casing to match interior trim. Confirm size of opening meets local building codes for attic access. Provide R-49 insulation batt fastened to top side of panel for continuous attic insulation and seal perimeter with gasket for air tight finish.

8.08 Interior Door Hardware

A. Hardware shall be provided as required for a typical commercial installation to: exterior + interior doors, windows, casework, sliding doors, and specialty doors.
B. Set hardware plumb, level and in exact alignment and location. Conceal and countersink fasteners to the greatest extent possible. Use only threaded-to-the-head screws for all hardware attached to wood doors and frames. Use #12 screws for hinges, closers, and other highly stressed hardware, unless otherwise recommended by hardware manufacturer. Do not use exposed through-bolts to mount any hardware. Adjust all hardware to work easily, smoothly, and correctly.
C. Keying: Key all exterior doors the same.
D. For ADA compliance, all door handles to be accessible lever style

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Construction Standards

Project Number:
24-438

Date:
2-28-25

A-19

Division 09 – Finishes

9.01 Wood
A. Interior wood walls and ceilings: As shown in the drawings or as selected by owner.

9.02 Gypsum Wallboard
A. Bathrooms: Bathroom walls and ceilings, not indicated to have tile, shall be 5/8" moisture resistant gypsum wallboard, painted finish.
B. All other locations: Interior walls and ceilings, not called out otherwise, shall be 5/8" painted gypsum wallboard (5/8" Type X at fire-rated partitions) or as noted on Floor Plans/Elevs
C. Typical Trims:
1. Provide galvanized steel U.S.G. No. 800 corner bead, No. 093 control joint, and No. 801-A and 801-B edge trim. OR Trim-Tex, select profiles
2. Provide corner bead trim at all external corners.
3. Provide edge trim wherever edge of gypsum board is exposed, revealed, or sealant filled.
4. Nails and screws shall be a minimum 3/8" and a maximum of 1/2" from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7" on ceilings or 8" on sidewalls. Head diameter shall be a nominal 1/4" with the length 1 1/2" to penetrate a minimum of 7/8" into nailing member. Nails shall meet the minimum requirements of ASTM C514 and may include coated, etched treated or annular ring shanks to improve withdrawal resistance. Drywall screws shall meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315" in nominal diameter and contain a No. 2 Phillips driving recess. Type "W" screws are designed for easier fastening in wood
D. Joint Compound and Tape: Provide ready mixed all-purpose vinyl compound and perforated tape complying with ASTM C475. For water resistant gypsum board, provide U.S.G. Durabond 90 Joint Compound.
1. Provide joint reinforcing tape at all internal corners.
2. Provide control joints where recommended by manufacturer and approved by Architect.
3. Finish: Provide Level 4 (or is selected 5) finish on all gypsum wallboard.
1. Provide 3 coat joint compound treatment at all joints, flanges of trim accessories, penetrations, fastener heads and surface defects. Sand before and after second and third coats. To be acceptable, board joints, seams and fasteners shall be invisible after painting.

9.03 Tile
A. Porcelain or Ceramic tile as selected by owner
B. Tile Accessories (install per manuf. instructions)
1. Edge Screed: Schluter SCHIENE by Schluter Systems. Profile E100 (type 304 S/STL.
2. Tile backer:KERDI-BOARD or equal as recommended by Schluter Systems.
C. Installation:
1. Floor Underlayment/Uncoupling membrane: Install per manufacturer's instructions.
2. Instructions for mortar type/mix. See Plumbing Schedule for floor drains.
3. Wall Underlayment: Per above Install per manufacturer's instructions.
4. Seal all tile. See Division 9 "Painting."

9.04 Wood Floor

9.05 Paint + Coatings
A. Owner/ Interior Designer to provide complete paint schedule during construction with colors and locations.
B. Installation:
1. Strictly comply with manufacturer's instructions and recommendations for both application of paint and preparation of surfaces before painting. Provide uniform final finishes, free from runs, color variation, and other imperfections.
2. Back-prime all siding, millwork and woodwork to be painted.
3. Apply paint with sprayers, brushes or rollers.
4. Standard application: prime + 2 finished coats (U.N.O.) Apply at least the number of coats specified and apply additional coats as necessary to eliminate show-through and bleed-through, and to provide uniform final appearance.
5. Sheens as follows (U.N.O.): [SPECIFY Walls: Eggshell; Ceilings: Flat; Wood Ceilings: Semi-gloss]
6. Finish behind all removable items. Finish inside ducts and grills when these areas are visible (paint flat black, U.N.O.). Paint diffuser and grilles to match adjacent surfaces, U.N.O.
C. Paint + Coatings
1. Exterior trim, soffits, cap rails, exterior wood doors (exterior face only), garage doors (exterior only), screen doors, subsills, and all other exterior wood called to be stained: [SPECIFY, FOR EXAMPLE: Cabot Solid Color Acrylic Stain, color to match clad door and window color. Self-priming, apply two coats. Apply with a high-quality polyester brush, roller or spray. When spraying, always back brush for optimal results. Maintain a wet edge to avoid lap marks. DO NOT THIN.]
2. Interior wood trim: White semi-gloss or stained as noted in construction documents
3. Interior Doors + Windows: As selected by owner
4. Interior Gypsum Wallboard: Benjamin Moore Regal® Primer N216 with 2 finish coats Regal® Eggshell Finish N319. Color(s) to be selected by owner
5. Cabinetry: As selected by owner
6. Interior Wood Ceilings: As selected by owner
7. Wood wall paneling: As selected by owner
8. Wood floor for painted finish: As selected by owner
9. Stone Tile: As selected by owner

9.06 Carpet

9.07 Countertops

9.08 Concrete
A. Exposed Concrete Slabs Seal all slabs per Division 3

9.09 Wall Coverings
Install wallcoverings in areas as indicated on Finish Schedule. Install appropriate primer on all surfaces before installation. Butt-joint all seams without overlapping. Wrap wallcoverings 6" around inside and outside corners to avoid bridging or spanning. Use appropriate vinyl adhesive or paste as suggested by manufacturer. After installation, remove all excess paste from wallcovering surface with a damp sponge. If applying a textured sub-paper that will be painted, seam gaps should be filled with a caulking compound prior to finishing.
A. Felt
B. Cork
C. Fabric
As selected by owner

9.10 Acoustical Treatments
A. Acoustic insulation: Roxul SAFE'n'SOUND batts or equal, noise damping duct wrap
B. Acoustical accessories: Soundproofing Putty Pads at all switches, receptacles; Joist Gasket tape; speaker covers.
C. Acoustical sealant: Green Glue Acoustical caulk, Acoustimac Soundproofing Putty Pads at all switches, receptacles, etc.
D. Acoustical finishes: Acoustical panels, curtains, etc.]
E. Acoustical assemblies: Whisper Clips, hat channels, bass traps, 1#/2# mass loaded vinyl or green glue damping compound/g.w.b. assembly]

Division 10 – Specialties

10.01 Shower Enclosures
A. Glass:

10.02 Woodstove

10.03 Woodstove Chimney

10.04 Exhaust Ventilation Terminations
A. Bathroom exhaust louvers: run through floor/attic framing, exhaust out soffit. Stainless steel grille with insect screen: Seiho SX-SN
B. Fresh air ventilation INTAKE/EXHAUST: By Seiho: size per duct requirements, stainless steel with insect screen.
C. Make-up Air Intake: Consult with HVAC Sub-contractor or Mechanical Engineer

10.05 Interior Grilles

10.06 Bathroom Accessories
A. Provide bathroom accessories as shown in the construction documents
B. Provide blocking in walls for all bathroom accessories including (but not limited to): toilet paper holder, towel bars, hooks, mirrors and medicine cabinets over sink.
C. Install plumb and level at heights and locations indicated, or if not indicated, at heights and locations per typical installation. Adjust operating parts to work easily, smoothly, and correctly.

10.07 Handrail Brackets

10.08 Wardrobe and Closet Specialties

10.09 laundry Accessories

10.10 Postal Specialties

Division 11 – Equipment

11.01 Equipment
A. Appliances to be purchased and installed by G.C. as selected by Owner per allowance
B. Install all appliances described in the construction documents. Coordinate all electrical, mechanical, gas, and plumbing requirements with cabinetry and associated work.
C. For mechanical ventilation equipment refer to Division 15

11.02 Access Stairs

Division 12 – Furnishings

12.01 Window Treatment
A. Surface mounted roller shades as shown in the construction documents. If motorized reference Div. 26.
B. Provide complete assemblies produced by one manufacturer for each type required including hardware, accessory items, mounting brackets and fastenings. Examine support work for tracks in presence of Installer. Correct conditions that would result in improper operation of curtain units. Comply with manufacturer's recommended installation procedures for indicated installation conditions and as indicated per construction documents. Selection by owner and may not be included in work. Specify in contract documents

Division 13 – Special Construction

13.01 Solar Energy Systems
A. Provide design and installation of Solar Electric System by supplier. Sub-contractor to provide specifications, installation instructions, and sizing calculations to Building Official and Architect.
B. Provide all materials necessary to mount and wire solar electric system including but limited to: disconnects, fusing, conduit, wiring,
metering, interconnection with main electric panel to meet NEC, National, State and local electrical codes.
C. Owner responsible for application + fee for Net Energy Billing permit through Local Utility.

13.02 Lightning Protection
A. Confer with Owner prior to roof finish installation whether Lighting Protection system is desired. System to be designed and installed by a specialty Contractor engaged in the installation of certified lightning protection systems and in accordance with NFPA #780, UL Standard #96A, + LPI Standard 175.
B. Provide a lightning protection system including but not limited to the following components:
1. Cable conductors (copper preferred with a max. bend radius 8", no angle less than 90 degrees), strike termination devices, air terminals (10" min. projection), down conductors (minimum of 2), ground terminations, counterpoise.
2. Design shall prioritize exterior conductors + travel pathways over interior ones. Review design on-site with Architect prior to installation. Hide down conductors from view to the greatest extent possible.
3. Interconnect all grounded systems within the building to the lightning protection system.
4. Coordinate the materials of the lightning protection system with the building construction materials to ensure compatibility. For example, copper system components shall not be installed on aluminum surfaces.
5. If protected structure connects to an existing structure without protection, existing structure shall be upgraded to afford the same protection as the new construction.

Division 14 – Conveying Systems

14.01 General Requirements

14.02 Elevators

14.03 Dumbwaiters

14.04 Machine Rooms

Division 21 – Fire Suppression

21.01 General Provisions

Division 22 – Plumbing Systems

22.01 General Provisions
A. All work to be done in accordance with the project jurisdiction's Plumbing Code.
B. Submit shop drawings/product cuts of all major equipment to General contractor.
C. Provide operation and maintenance manuals to Owner at close out.
D. Instruct Owner on proper use and maintenance of all equipment.
E. Plumbing work to be performed by state licensed professional plumbing contractor with capability of providing Design/build work performance. Review the construction documents and coordinate work to avoid conflicts with structural components and other systems. All permits and inspections are to be obtained by contractor as required by local building codes and the Uniform Plumbing Code.
F. If state approval of Plumbing system is required, the Plumbing contractor shall be responsible for the preparation of designer or Engineered working Plumbing drawings that show supply, waste, venting, and all other data and calculations required. Submit shop drawings to Architect and Building Official for review.

22.02 Sanitary Waste System
A. Waste shall be in sizes necessary to meet the project jurisdiction's Uniform Plumbing Code.
B. Sound insulate all waste piping above basement level. Utilize cast iron piping, spray-foam or sound block foam.
C. Insulate any water piping in basement or crawl space not within heated envelope. Use polyethylene or neoprene foam. Match the pipe sleeve's inside diameter to the pipe's outside diameter for a snug fit. Place the pipe sleeve so the seam will be face down on the pipe. Use self-adhesive insulation or tape all seams with tape recommended by manufacturer. R-3 minimum.
D. Provide floor drains as noted on the drawings.
E. Roof vents shall be PVC in sizes necessary to meet the Plumbing Code. Where vents come through roof they shall be covered with metal to match flashing (see Div. 7). Coordinate locations in field to correspond to roof finish materials (center on metal roof pans, etc.)
F. Drainage system shall be Schedule 40 PVC pipe, or equal. All connections shall have PVC cement or appropriate joint compound and assembled tight for no leakage. Condensate drains shall be constructed of Schedule 40 PVC. Valves shall be Milwaukee Brand or equal. Building sewer shall be approved Schedule 40 PVC pipe. Connection to public sewer system shall comply with all local requirements. Pitch shall be a minimum 1/8" per foot for soil lines larger than 3" diameter and a minimum of 1/4" per foot for soil lines 3" diameter or less.
G. Install sewage clean-out at the end of each horizontal drainage run and every 100 feet per building code requirements. Vents shall be installed throughout plumbing connections and connected with the vertical stacks and vented through the roof. Check with local building code officials for specific venting requirements.

22.03 Plumbing System and Lines
A. Provide all materials for a complete job, including but not limited to:
1. Supply and waste lines
2. Submersible well pump(s)
3. Pressure tank(s)
4. Sanitary sewer piping
5. Vent stacks
6. Water line insulation (hot and cold)
B. Water piping to be Pex or copper for all above ground installations.
C. Entire water system to be sterilized and then water samples taken & tested. Test results to be sent to Owner.
D. Coordinate any plumbing lines required to be drained and winterized with Owner prior to rough-in.

22.04 Plumbing Fixtures and Trim
A. Fixture selections to be by Owner.
B. Fixtures shall be located as shown on the plans.
C. Contractor to review plumbing fixture cuts before rough-in and notify Architect of any potential conflicts which would prevent achieving the design intent shown on the Drawings.
D. Exterior wall hydrant: Aquor Water Systems: VBH1006-G + (1) CNF removable faucet. Install an extra loop of waterline in-wall adjacent to hydrant for future service capability.

22.05 Domestic Hot + Cold Water System
A. Supplies to new plumbing shall be of Pex tubing or copper. The hot and cold supplies to each area shall be a minimum of ¾" with fixture take-offs ½". Provide all fittings, valves, supplies, and accessories needed for a complete, fully functional assembly.
B. Hot Water Heater: Provide a direct vent, propane-fired, tankless boiler to provide adequate supply domestic hot water for all fixtures.
C. If selected by owner, provide hot water recirculation line.
D. Valves: Provide concealed copper valves for all major branches of system and to isolate each major fixture and appliance.
E. Entire water system to be sterilized and then water samples taken & tested after substantial completion. Test results to be sent to Owner.
F. Water treatment System: softener
1. Provide drain for future water treatment system in utility space. See Div. 16 for electrical requirements.

22.06 Miscellaneous Plumbing Systems
A. Irrigation systems if selected by owner. Coordinate with Division 2 Site Construction
B. Sense Guard Smart Water Controller – remote water shut-off with real-time monitoring, smart leak detection, + automatic water shut-off (provide pricing option)

Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)

23.01 General Provisions

A. Contractor shall review construction documents and provide labor and materials pertaining to the mechanical systems as required in said documents and as specified herein, while complying with all applicable building codes.
B. Mechanical work to be performed by state licensed professional mechanical contractors with capability of providing Design/build work performance. Review the construction documents and coordinate work to avoid conflicts with structural components and other systems.
C. If state approval of HVAC system is required, the Mechanical contractor shall be responsible for the preparation of designer or Engineered working HVAC drawings that show duct work, ventilation, air handling units, air exchange rates, and all other data and calculations required. Submit shop drawings to Architect and Building Official for review.

23.02 Ventilation
A. Exhaust fans at all baths with timer switch.
1. Exposed vent terminations: Model TT-4 (or other sizes as appropriate) by Seiho.

23.03 Heating + Cooling system

A. Design: Contractor is responsible for design of heating system engineered by Subcontractors. Provide Architect with description of system including: equipment, domestic hot water, controls and available options.
B. HVAC unit(s) shall total a high efficiency gas furnace as required. The system will contain air distribution ducts, diffusers and thermostats. Provide necessary venting and fire-rated wall system around furnace.
C. HVAC shall be a fully operational engineered system designed to meet local weather conditions and building requirements. All permits and inspections shall be obtained by contractor as required by applicable building codes.
D. Thermostats: basic programmable thermostat as selected by owner
E. Provide ¾" fire retardant plywood with fire retardant paint (neutral gray) behind all wall mounted plumbing equipment, zone valves, manifolds, etc.
F. Label valves + equipment.
G. Complete all testing and balancing of mechanical systems before substantial completion.

ADDIS
ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025

Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Construction Standards

Project Number:
24-438

Date:
2-28-25

A-20

Division 26 - Electrical

26.01 General Provisions
A. All work is to be done in accordance with the current version of the National Electrical Code.
B. Contractor shall review construction documents and provide labor and materials pertaining to the electrical system as required in construction documents and as specified herein, while complying with all applicable building codes, local utility requirements and building restrictions.
C. Electrical work to be performed by state licensed professional electrical contractors with capability of providing Design/ Build work performance. Review the construction documents and coordinate work to avoid conflicts with structural components and other systems.
D. If state approval of Electrical system is required, the Electrical contractor shall be responsible for the preparation of designer or Engineered working Electrical drawings that show electrical supply, panels, fixtures, units, circuits, wiring, and all other data and calculations required. Submit shop drawings to Architect and Building Official for review.
E. Work will include: service entrance, metering, power panels, lighting, power & lighting wiring. Electrical Contractor shall be responsible for wiring all: switches, panelboards, breakers, grounding; branch circuit wiring to receptacles, fixtures, appliances; and the connection to the emergency generator.
F. Submit shop drawings/product cuts of all major equipment.
G. Provide operation and maintenance manuals to Owner at close out.
H. Instruct Owner on proper use and maintenance of all equipment.

26.02 Electrical Service And Distribution
A. Panelboards: Provide Minimum 200 (amp) single phase service. Total load to be calculated in accordance with the NEC. Allow at least 10 percent space spaces for future breakers and circuits. Provide disconnect switches with padlock on/off position for main service, remote panels, major items of equipment, and elsewhere as indicated or required.
1. Main panel location – As shown in drawings
2. Sub panel location(s) - As shown in drawings
B. Grid Connection: Provide buried underground cable in conduit service feed from transformer at terminal utility pole to interior. If required, set remote transformer as distances specified by utility supplier. Locate meter per utility requirements and in conjunction with Architect. Bury service from transformer location to main electrical panel in lower level mechanical space (include all poles, guys, conduit, cabling and labor necessary to connect these two endpoints).
C. Electrical Contractor shall additionally be responsible for wiring all equipment provided by plumbing, heating and ventilating Contractors. Furnish disconnects as required.
D. Provide receptacles and utility lighting in crawl-space, and attic crawlspaces as required by code.
E. Provide ¾" fire retardant plywood with fire retardant paint (neutral gray) behind all panelboards.

26.03 Electrical Controls, Devices And Trim
A. Switches, outlets, data, and telecommunication jacks shall be located as shown on the drawings, and shall be with snap-on plates, or Architect approved equal. Color for all electrical devices and plates to be white, unless otherwise indicated. Align outlets and switches to greatest extent possible. Review placement of all electrical devices with Owner in field prior to wiring.
B. Devices:
By Lutron: 'Diva' dimmer switches (all circuits to be dimmable), single pole switches, fan controls.
15A duplex receptacles
20A duplex receptacles
15A duplex GFCI receptacles
20A duplex GFCI receptacles
Phone/cable jack (as requested)
Fan timer controls (as requested)
C. Wall plates: By Lutron, 'Claro': color(s): TBD
D. Boxes: provide standard, code accepted, galvanized steel or plastic boxes.
1. Provide weatherproof boxes for all work in exterior areas and screen porch.
2. Locate and temporarily set boxes prior to running wire for Architect's and Owner's review prior to full rough-in.
A. Receptacles to be mounted: vertically at 18" a.f.f., U.N.O.
B. Exterior in-use receptacles: Provide Arlington Industries, Low Profile 'IN BOX', for new construction. Horizontal configuration, paint to match siding color.
C. Floor Receptacles: as shown in drawings

26.04 Lighting Fixtures
A. Fixtures shall be located as shown on the Drawings and as indicated on the Electrical Plan.
B. Some lighting circuits to be dimmable, as shown on the drawings. Verify with Owner

26.05 Audio + Video, Data, Communications Equipment
A. Network
1. Hardwire the following: TV, Computer Workstations, Wireless Access Points,etc.
B. Video distribution (hardwire each TV location shown on the Drawings):
1. Hardwire connection to every TV location): (4) - CAT6 + (1) RG-6,confirm number based on system design, connect to Home Network head end.
1. Control
2. Network
3. Video 4K
2. NOTE: If no head end, run structured wiring/conduit and recessed connection boxes between equipment and TV location. Exposed wire runs on walls are not acceptable.
C. Speakers: As shown in the drawings. Verify with Owner
1. In-wall
2. In-ceiling
3. Wire
4. Controls (volume, etc.)
D. HDMI and/or Cat6 cabling to locations shown on Drawings.
1. Provide structured flexible conduit (size per cable requirements) between speakers, projector and/or TV & equipment location.
2. HDMI/CAT6 (conduit allows for future upgrades)
3. Secondary surround sound locations (sound bars, external speakers, secondary TV's)
E. Security/Surveillance - Cat6 cabling to locations shown on Drawings.
1. Keypads
2. IP/Network Connected Cameras
F. Touchscreens – Cat6 cabling to the following locations:
1. Tablet charging stations
2. Digital Music Keypad Systems
3. Other systems as shown
G. Data Utility Connections
1. Provide connections from the MPOE (main point of entry) demarcation, or exterior utility access point to the head end distribution space. Include connections between head end and access points as coordinated with Owner/Architect throughout the residence. For example, from the head end to a soffit near the mounting/entry point of a satellite dish. Connections to be linked using a Resi-Gard Flexible Raceway System by Carlon or approved equal
1. Cable – Verify with Owner
2. Internet - Verify with Owner
3. Telephone – Verify with Owner
H. Miscellaneous hardwired controls
1. Doorbell
2. Video Intercom
3. Window Blinds and shades

26.06 Security + Fire Protection Systems
A. Basic intrusion detection system, fire (smoke + heat) and carbon monoxide alarms as required by code. System to be design-build by security Subcontractor in coordination with Owner/Architect. Installer to meet with Owner on site before rough-in to review visual requirements of installation.
B. Smoke Detectors: Provide hardwired 120v AC smoke detectors with backup battery power. Smoke detectors shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the building. Provide smoke detectors in the following locations:
1. In each room
2. Provide heat and smoke detectors in mechanical rooms.
3. Provide carbon monoxide detectors (per code)
4. Provide "Water bug" leak detection at lowest level near any + all leak-prone equipment.
C. Alarm system – Installer to provide equipment cuts for all installed equipment to Owner prior to commencement of any work.
1. Intrusion: Provide motion sensors to cover major floor areas and entry points.
2. Provide door contacts at all exterior doors.
3. Fire alarm system (including smoke, heat, gas, low temperature, and Carbon Monoxide detectors)
4. Installer to coordinate placement of all visible detection equipment with Owner during electrical rough-in.
5. Locate keypads per Electrical Plans.

26.07 Heating & Ventilation
A. Coordinate installation and rough-in of all ventilation fans and heating equipment with HVAC Subcontractor + Electrician.

26.08 Generator
A. If selected, provide gas generator sized to accommodate (entire house electrical load or sized to run: well, refrigerator, heating, and essential lighting circuits. Provide automatic transfer switch at main panel location. Provide (fiberglass/precast concrete/CIP) concrete pad for same.

26.09 Miscellaneous Electrical Equipment
A. All exterior exposed conduits to be rigid galvanized steel conduit.
B. Provide whole-building surge protection at the main electrical panel.
1. Residential grade
2. Status indicator LED's
3. Audible alarm
4. UL 1449-second edition listed
5. UL listed disconnect
C. Provide power to all appliances and equipment.
D. Remote motorized window operators.
E. Motorized shades/blinds.
F. Provide power to location in utility space for future water treatment system. (R.O., chillers, filters, etc.)

Division 31 – Earthwork

31.01 Site Preparation
A. See Site Plan for extent of work.
B. Protect existing utilities indicated or made known.
C. Provide erosion control at entire down-slope perimeter of any disturbed soils or as otherwise required by local regulations.
D. Clearing: Clear entire area of new construction. Grub to remove all surface vegetation and below grade roots to a depth of at least 12" below finished grade, except where existing vegetation is indicated to remain and areas of new foundation construction. Remove roots and stumps completely (see note '2' below). Remove all debris from site and dispose of legally. Burning and burying on site is not permitted, unless approved by the Owner and authorities having jurisdiction.
1. Removal of trees – remove all trees within 10' of building footprint, unless noted otherwise. Consult with Owner or Architect prior to removing any tree which is on the boundary of the 10' removal perimeter. Stockpile all cut hardwood on-site in Owner approved location. Remove all softwood off-site unless owner request the wood to be kept.
2. Stump removal – remove all stumps except those where removal will negatively impact trees to be saved. All stumps that cannot be removed are to be cut and/or ground below the finish grade.
3. Trees to be saved – protect all trees in close proximity to the house prior to start of construction as indicated on site plan.
E. After removal of vegetation, strip topsoil in areas to be excavated. Stockpile for reuse in area clear of new construction at a location approved by the Architect.
F. Remove roots, debris, and rocks larger than 6 inches in diameter. Save any large boulders (greater than 3' in diameter) for landscaping. Stockpile on-site.
G. Dispose of all debris in accordance with local regulations.
H. At all times during construction - provide, place and maintain ample means and devices with which to remove promptly all water entering trenches and other excavations. Keep excavations dry until the structures, pipes and appurtenances to be built therein have been completed and backfilled. Dispose of all water pumped or drained from the work without interference with other work, traffic or injury to public or private property. Prevent siltation of storm water facilities or receiving waterways.

31.02 Excavation / Filling / Grading
A. Excavation: Non-suitable fill material shall be excavated and removed from the site. Perform excavation, filling, compacting and grading operations both inside and outside building limits as required for below-grade improvements and to achieve grades and elevations indicated. Provide trenching and backfill for mechanical and electrical work and utilities. Architect is to be notified if existing soil conditions are found to be poor consisting of either sand, organic soils, peat moss, or any other soil type with poor bearing capacity and drainage.
1. Provide appropriate protection of existing structures and utilities to prevent damage caused by settlement, lateral movement, undermining, washout and other hazards.
2. In areas of ledge, clean ledge of all organic material. Provide clean surface capable of bonding with concrete footings and foundation. Notify Architect of large voids and irregularities in ledge.
3. Remove material as required for building construction and utility lines.
4. Remove and keep standing water out of excavated areas. Lay no fill or piping in excavations containing standing water.
5. Remove sub-grade soil that contains frost or that has become soft or sloppy.
6. Stockpile surplus excavated material in a location on site as approved by the Architect or Civil Engineer.
7. Provide rough grading, finish grading and final surface as shown on drawings or as determined on site with Architect or Civil Engineer.
8. Employ fill methods that prevent erosion, undermining, and damage to structures. Compact fill under slabs in 6" lifts to prevent settling.
B. Backfill: Provide suitable fill from off-site if on-site quantities are insufficient or unacceptable, and legally dispose of excess fill off-site.
1. Structural Fill: Gravel or sandy gravel free of organic and unsuitable materials and within the following gradation limits: 4" sieve, 100 percent finer by weight; 1" sieve, 60 to 100%; No. 4 sieve, 25 to 85%; No. 20 sieve, 10 to 60%; No. 50 sieve, 4 to 35%; No. 200 sieve, 0 to 5%.
2. Common Fill: Provide easily spread and compactable mineral soil substantially free from organic material, loam, trash, ice, or other objectionable material and graded so that a maximum of 50% passes the no. 200 sieve and a maximum of 80% passes the no. 40 sieve. Ordinary fill should not contain rocks or lumps over 3 inches in any dimension, and with not more than 15 percent of the rocks larger than 2 ½ inches in their greatest dimension, nor any broken concrete or masonry. Soil excavated from the structure which meets the above requirements may be used as common fill.
3. Topsoil. Friable, fertile soil of loamy character containing an amount of organic matter normal to the region, capable of sustaining healthy plant life, and reasonably free from subsoils, roots, heavy or stiff clay, stones larger than 2 inches in greatest dimension, weeds, sticks, brush, litter.
4. Drainage Fill: Provide ¾ inch uniform size washed gravel or washed crushed stone complying with ASTM C33.
5. Placement and Compaction: Place granular fill in layers not exceeding 6" loose depth. Compact each layer with at least four passes of a vibratory roller to achieve at least 95% of maximum dry density as determined by ASTM D1557.
C. Grading: Uniformly rough grade areas to prevent ponding of water and to slope away from structures. Create wide swales to
effectively control and drain water to drainage areas. Rough graded to within ± 1" of indicated sub-grade.
D. Damage and Erosion: Protect graded areas from traffic and erosion. Repair and reestablish grades in damaged areas. Re-compact
as necessary.

31.03 Blasting
A. None. If blasting is deemed to be necessary by specific site conditions Contractor shall contact the Architect to make a field determination. No allowance is to be carried under this contract for this contingency.

31.04 Drainage
A. See Site Plan and the Drawings.
B. Provide interior and exterior foundation drainage system as shown/specified on plans.
1. Perforated Pipe and Fittings: High-Density Polyethylene (HDPE) Pipe and Fittings, solid triple wall perforated pipe. 4" diameter unless otherwise specified laid in crushed stone with filter fabric.
2. Non-Perforated Drainage Pipe to Daylight: solid triple wall HDPE pipe. 4" diameter unless otherwise specified. Use to connect foundation drains, floor drains, and roof drains to daylight or drywell.
3. All drains to run to daylight or drywell sump pit. Final termination of drainage lines to be determined in the field with Architect after initial lines have been run. Group drainage lines together to greatest extent possible.
4. Provide stable stone bed at drainage outfalls.
C. Yard Drains: Provide yard drains in locations indicated on plans, Civil Engineer drawings, or as deemed necessary by the existing site conditions. Pipe to be 4" diameter HDPE minimum. Drains to have flat plastic strainers in gray or dark green.
D. Catch Basins: Catch basins to be Type F catch basins in locations as indicated on the Plans. American Concrete Industries or Architect approved equal. Drain holes to accommodate 4" HDPE pipe. Contractor to coordinate height with actual subgrade conditions.

Division 32 – Exterior Improvements

32.01 Driveway | Parking Area Construction And Surfacing
A. Provide new driveway from as shown on Civil Engineer drawings. The architectural site plan and the specification below are for schematic reference only. Civil engineer drawings and specification take presidence over architectural.
B. Preparation:
1. Flag centerline of drive and review with Architect.
2. Clear driveway area of all trees and brush.
3. Chip all tree limbs and stockpile on site in Owner approved location.
4. Remove stumps, organic soil from full width of roadbed. Stockpile good quality organic soil for future finish grading.
5. Provide ditches and culverts as required for proper drainage.
6. Provide ditch and shoulder hay bale sediment dams as necessary during construction to control runoff siltation.
C. Road base
1. Provide 18" minimum base gravel, compacted in 6" lifts.
2. For utility lines, excavate trenches a minimum of 8" below all piping or conduit. Remove soft soils, loose soils, standing water, snow and ice. Then place 8" gravel fill and compact, shaping so bedding supports bottom third of the utility pipe. Test utility and record location. Place gravel bedding on both sides of the utility and hand tamp to 8" above the line. Place common fill in 6" compacted lifts to level of sub-base.
3. Provide filter fabric separating existing subsoil from aggregate layers at all wet areas.
D. Paving and surfacing
1. Finished surface to be selected by owner. Verify acceptance with Building Official: ¾" minus crushed granite, Asphalt, Concrete, Pervious Pavers
2. Provide 4" depth of finish over entire drive. Crown center of finish surface 2.5 inches. Do not install finished surface until construction is substantially complete.

32.02 Landscape
A. Loam and seed all disturbed areas. Provide 4" (min.) of topsoil over areas disturbed by construction activity. Feather and blend finished grade back into existing grades at perimeter. Seed topsoil per Owner's directive (grass, wildflower mix, etc.)
B. Re-vegetate any existing areas (driveways, courts, etc.) removed during construction.
C. Terraces:
1. Material 1: Stone Pavers
1. Provide flamed granite paver walkway.
2. Type: Caledonia granite by X.
3. Thickness: Minimum 1 ½".
4. Paver sizes: As selected by owner
5. Provide 12" compacted aggregate base beneath stone dust bearing on undisturbed soil.
6. Setting Bed Installation: Adjust elevation of setting bed so when pavers are placed, top surface of pavers will be at required grade.
7. Placing: Place stone on compacted stone dust base. Set stone back in place with ¼ inch uniform joints. Correct rises or depressions exceeding ¼ inch by resetting the stone as required. Ensure no joints are greater than 6 feet in length.
8. Clean dirt and stains from stone with fiber brushes and water or other approved method. Wire brushes will not be permitted.
9. Sweep joints full with stone dust material and fog with water. Refill by sweeping and fogging with water until joints remain compact and full. Architect to review and approve final jointing prior to acceptance of work.
D. Steps (selected by Owner):
1. Material 1: Flamed granite
2. Material 2: Cut limestone
3. Material 3: Pervious Pavers
E. Equipment Pads: provide for the following equipment: condenser unit(s), transformer, generator. Coordinate locations of generator with Architect in field.
1. Material: precast or poured in place concrete
F. Walkways (selected by Owner):
1. Material 1: Pea stone
2. Material 2: crushed local granite
3. Material 3: crushed asphalt
4. Material 4: Dense mulch
G. Site Retaining Walls:
1. Material 1: Board formed concrete (see also Division 3)
2. Material 2: Dry laid fieldstone
3. Material 3: Stone veneer on concrete retaining walls as indicated on the Drawings. Rake joint from face of stone so as to appear dry-laid with no mortar visible at face, tool surface to concave finish with dense, watertight surface.
H. Plantings
1. See site plan and landscape drawings.
2. Verify minimum requirements by location and Building official/ Planning and Zoning Official
I. Lighting
1. See electrical plans.
J. Irrigation Systems
1. If selected by owner: reference Plumbing Section 15]
K. All other landscaping not indicated as such on the site plan is N.I.C. (not in contract) or by an allowance
L. Seed only when weather conditions are suitable. All newly seeded turf areas shall be free of broadleaf weeds. Sow seed with mechanical spreaders at the specified rate on a calm day. Sow one half the seed in one direction and the other half at right angles. Seed shall be raked lightly into the soil to a depth of 1/4 inch and rolled with a roller weighing not more than 100 pounds per linear foot of tread. Keep the surface moist by a fine spray until the grass shows uniform germination over the entire area. Wherever poor germination occurs in areas larger than three (3) square feet, reseed, roll and water as necessary to obtain proper germination. Infested areas shall be treated with a selective broadleaf insecticide; Trimec or approved equal.

Division 33 – Utilities

33.01 Utilities
A. Provide trenching as required for underground utilities. Use methods to prevent erosion; keep trenches as narrow as possible; provide depths and flagging as required by code.
B. Electric Power: provide pole-mounted transformer and transition to buried power run in 4" conduit. Buried power to continue from last pole to basement space and on to the main panel location. See plans for additional information below.
C. Generator Power: If selected by owner. Provide conduit and pulls between generator and transfer switch/panel location. Size per current NEC. Coordinate locations of generator with Architect in field. Conceal equipment to greatest extent possible.
D. Solar Power: See Div. 13 for solar requirements.
E. Communications: Provide below ground telephone line from service location to beginning of new driveway, if elected by owner. Coordinate with Owner the availability and need for cable TV wiring/infrastructure. From last utility pole on existing driveway, transition to a buried 2" conduit continuing into basement space, and then distribute to locations shown on electrical plans. Contractor to verify at the time of trenching whether this conduit size meets the specifications required by the local utility providing service. Cap any unused conduit.
F. Water: Existing
G. Natural Gas: Existing
H. Conduits. Provide the following conduits with pulls. All conduits shall terminate in the basement of the new structure.
1. (1) 2.5" conduit for power from the existing transformer to the main panel.

33.02 Septic System
N/A

33.03 Radon Control
A. Underslab: Run dedicated 4" perforated HDPE in crushed stone under lowest story slab, cap riser above slab.
B. Interior risers: Provide solid 4" HDPE pipe running from underside of first floor framing terminating at a point above the highest framed wall of every building wing (see section drawing).
C. Owner to conduct radon testing (air + water) and contract separately for radon mitigation as required after substantial completion.
D. See Div. 15 + 16 for radon mitigation in domestic water supply.

33.04 Foundation Drainage Piping
Install a minimum 5" slotted drain pipe with a positive outflow around exterior basement wall footings, imbedded in a loose fill gravel, minimum 12" deep. Slotted drain pipe should be wrapped with an appropriate geo-technical fabric to prevent silt buildup. Install other drains necessary for positive site drainage.

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

©COPYRIGHT 2025
Addis Architecture reserves all proprietary rights, including copyrights, to this drawing and all data appearing thereon in either printed or electronic form. Said drawings and data are the exclusive property of Addis Architecture and are instruments of service for use solely with respect to this project. Said drawings and data shall not be duplicated or otherwise used without the written consent of Addis Architecture. Unauthorized reproduction or use is strictly prohibited, violates the copyright laws of the United States of America and will subject the violator to legal prosecution.

Sheet Title
Construction Standards

Project Number:
24-438

Date:
2-28-25

A-21