

SCALE: 1/8" = 1'-0"

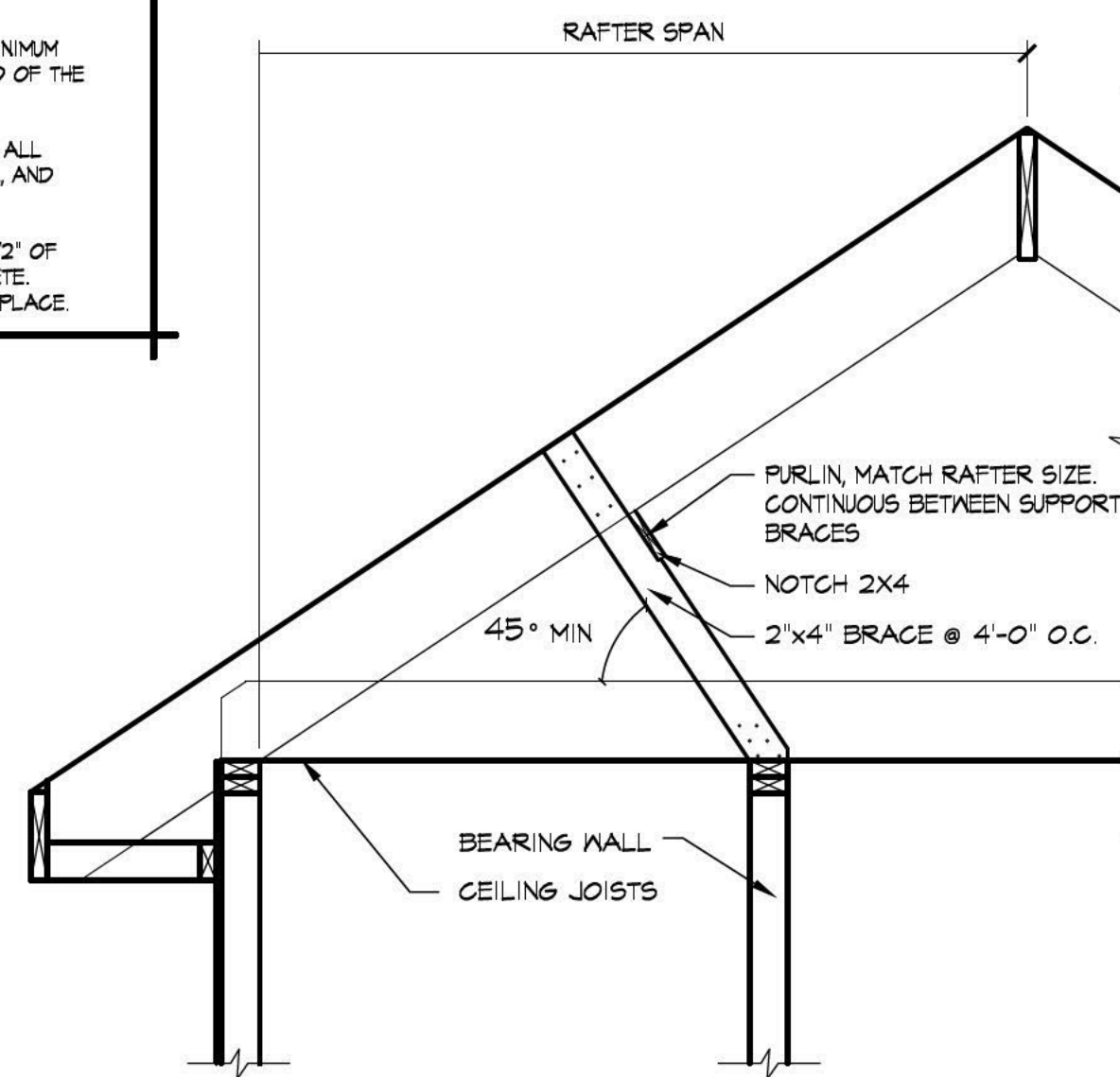
USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2'x10". 2'x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER U.S. SPAN BOOK FOR CANADIAN LUMBER. SPAN TABLES APPLY FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED).

2'x6" @ 12" O.C. = 13'-7"	2'x6" @ 12" O.C. = 17'-5"	2'x10" @ 12" O.C. = 21'-4"
2'x6" @ 16" O.C. = 11'-1"	2'x6" @ 16" O.C. = 15'-1"	2'x10" @ 16" O.C. = 18'-5"

HEM-FIR

2'x12" @ 12" O.C. = 24'-4"
2'x12" @ 16" O.C. = 21'-1"

- HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS X RAFTER DEPTH PLUS 2" DEEP.
- ALL HIP VALLEY GRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
- PROVIDE ICE AND WATER SHIELD A MIN. OF 24" MEASURED HORIZONTALLY FROM INSIDE FACE OF EXTERIOR WALL.
- 2x6 COLLAR TIES SHALL BE INSTALLED FOR ROOF RAFTERS @ 48" O.C.
- WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL.
- PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
- RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
- A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPs, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
- THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE. MAINTAIN 2" CLEARANCE TO COMBUSTIBLE FRAMING MEMBER AT MASONRY FIREPLACE.



NOTE:
2X8 RAFTERS TO BE BRACED @MAX. SPAN OF 15'-1"
2X10 RAFTERS TO BE BRACES @MAX. SPAN OF 18'-5"
ANY BRACE LONGER THAN 8'-0" SHALL BE 2X6



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

- ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, COUNTY, AND LOCAL BUILDING ORDINANCES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NULLIFY AND VOID ANY ARCHITECTURAL CERTIFICATION PERTAINING TO THIS PROJECT.
- THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTORS OR SUBCONTRACTORS' SCHEDULES OR FOR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 PSF.
- CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- WOOD SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR ROT AND TERMITES.
- PROVIDE A CONTINUOUS 2X6 WOOD NAILER ON TOP OF ALL STEEL BEAMS EXCEPT THOSE USED FOR SUPPORTING MASONRY.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, OVERSIZED SUBS AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS.
- BLOCK SOLID ALL POINTS LOADS DOWN TO STEEL BEAMS AND FOUNDATION WALLS.
- PROVIDE 3-2X4S MIN. AT EACH END OF ALL WOOD BEAMS, HEADERS, AND GIRDER TRUSSES CONTINUOUS TO CONCRETE FOUNDATION OR STRUCTURAL STEEL UNLESS NOTED OTHERWISE.
- FIRESTOP ALL SOFFITS, PENETRATIONS BETWEEN STORIES, THE ROOF SPACES AND DROPPED CEILINGSS WITH 5/8" DRYWALL OR 3/4" PLYWOOD.
- PLUMBING SUPPLY LINES SHALL BE COPPER TYPE L.
- ALL WINDOW DESIGNATIONS ARE "ANDERSEN".
- ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" A.F.F.
- PROVIDE WINDOW GLAZING FOR WINDOWS LESS THAN 18" A.F.F. AND OVER ALL TUBS.
- FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS, SKYLIGHTS, SADDLES, ROOF/WALL INTERSECTIONS (3'-0" UP WALL) AND AT EAVES' EDGE TO A POINT AT LEAST 24" INSIDE OF THE EXTERIOR WALL LINE OF THE BUILDING MEASURED HORIZONTALLY.
- ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.
- ALL WINDOW KILLS TO HAVE COVERS OR GUARDS.
- WINDOW KILLS WITH VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION, RUNGS AT LEAST 12" WIDE, AT LEAST 3" FROM WALL, SPACING NO MORE THAN 8" O.C. VERTICALLY FOR FULL HEIGHT OF WINDOW KILL.
- PROVIDE 1X3 GROSS BRACING IN FLOORS WITH MAX. SPACING OF 8'-0" O.C. ON ROW MINIMUM. PROVIDE SOLID BRIDGING IN CEILING JOISTS WITH MAX. SPACING OF 8'-0" O.C. ONE ROW MIN.
- HOT AND COLD AIR RETURNS/SUPPLIES MUST BE IN SHEET METAL.
- FIREPLACE OPENING OF 6 S.F. OR LESS-HEARTH EXTENSION OF 8" ON EACH SIDE AND 16" IN FRONT OF FIREPLACE.
- FIREPLACE OPENING OF 6 S.F. OR GREAT-HEAR EXTENSION OF 12" ON EACH SIDE AND 20" IN FRONT OF FIREPLACE.
- WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW IS LOCATED LESSER THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED FLOOR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R9.2.2.2

A-1	ELEVATION/ROOF PLAN
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
E-1	ELECTRICAL PLANS
D-1	WALL SECTIONS
D-2	DETAILS
SP-1	SPECIFICATIONS

2021 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
2021 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE WITH AMENDMENTS
2020 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE WITH AMENDMENTS
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS
2021 FUEL GAS CODE WITH AMENDMENTS

I CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY ABILITY COMPLY WITH THE BUILDING ORDINANCES, ZONING ORDINANCES, AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF FRANKFORT, IL

Gen. total

PROFESSIONAL DESIGN FIRM # 184.006712

EXPIRES 4/30/2021

A New Residence for
O'Malley Builders
Lot 135, Lighthouse Pointe
Frankfort, IL

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ALL LEGAL FEES INCURRED.

EXPIRES:11/30/2026

REVISIONS:

TITLE:
FRONT ELEVATION/
ROOF PLAN

DRAWN: JK	CHECKED: JK
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DATE ISSUED:
4/7/26

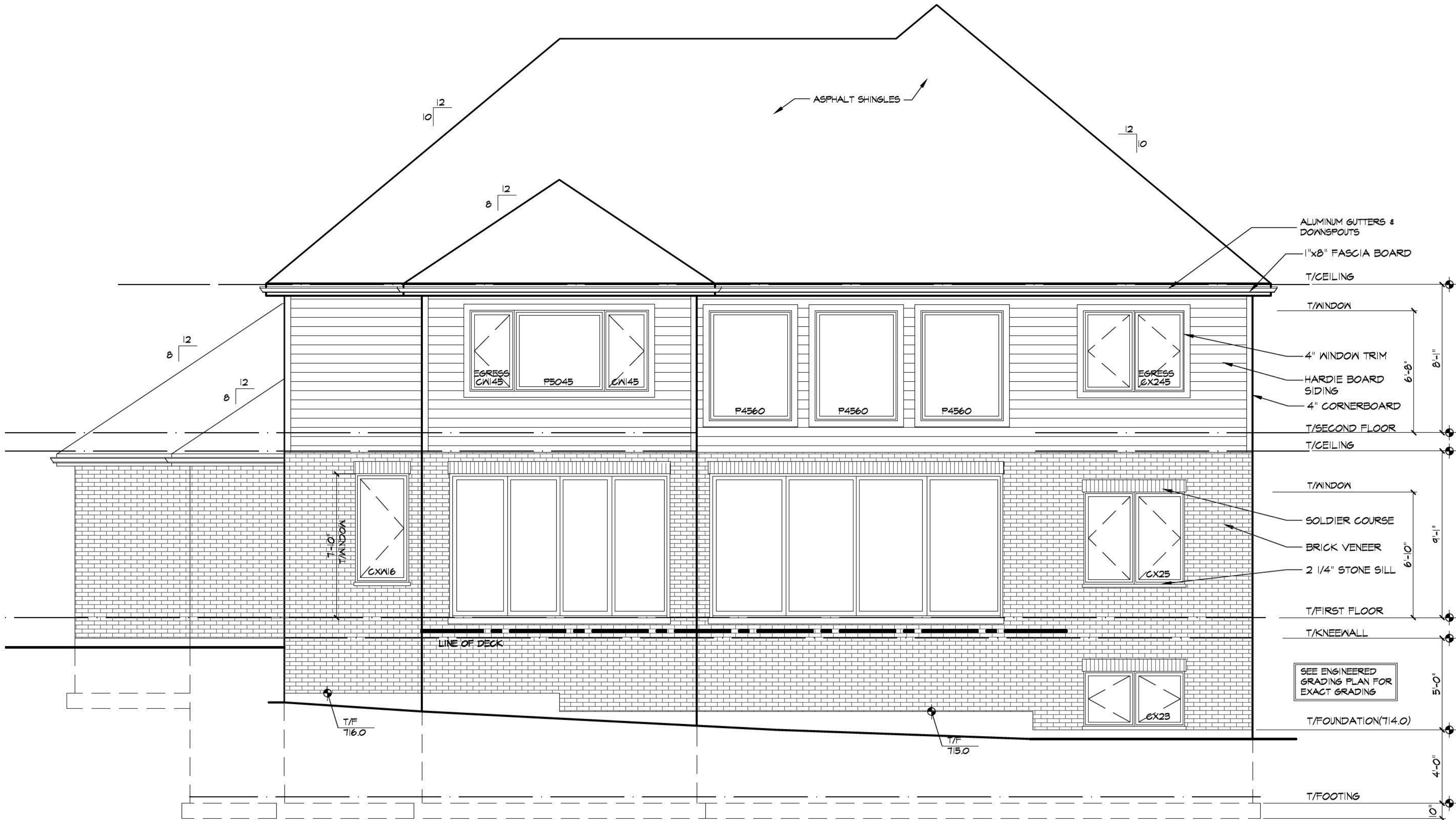
PROJECT NUMBER:
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SHEET NUMBER:

A-1

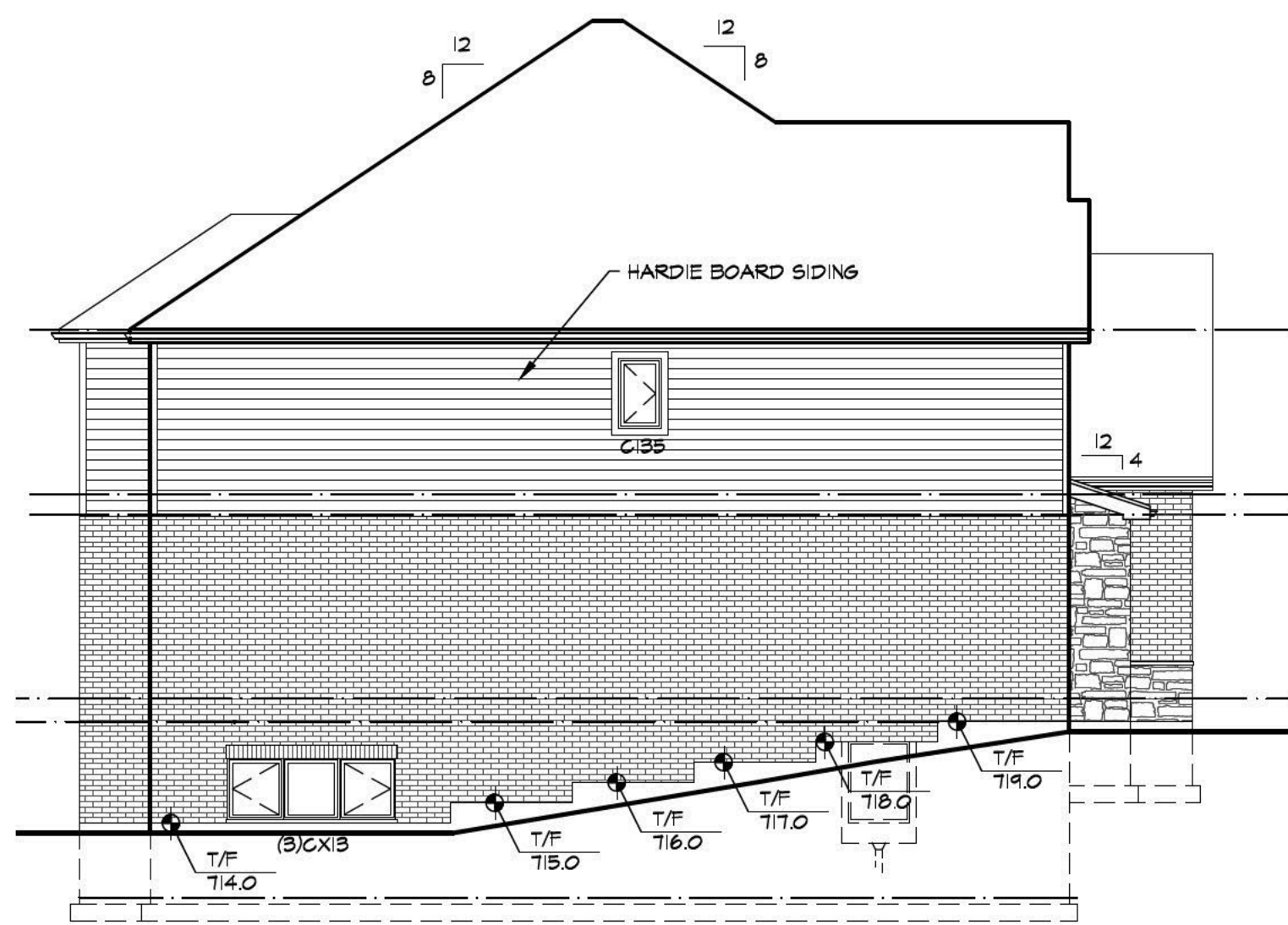
2021 IECC COMPLIANCE REQUIREMENTS

1. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN THE CEILING, ROOF, WALLS, FLOORS, SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES, U-FACTORS FOR PENETRATION AND THE SBC OF PENETRATION, THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL INDICATE BOTH THE VALUE COVERING THE LARGEST AREA AND THE AREA WEIGHTED AVERAGE VALUE IF AVAILABLE. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT, WHERE A GAS FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE OR BASEBOARD ELECTRIC HEATER IS INSTALLED, THE CERTIFICATE SHALL INDICATE "GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE OR BASEBOARD ELECTRIC HEATER". AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS. THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED AND THE COMPLIANCE PATH USED.
2. THE BUILDING OR DWELLING UNIT SHALL BE TESTED FOR AIR LEAKAGE. THE MAXIMUM AIR LEAKAGE RATE FOR ANY BUILDING OR DWELLING UNIT UNDER ANY COMPLIANCE PATH SHALL NOT EXCEED 3.0 AIR CHANGES PER HOUR OR 20 CUBIC FEET PER MINUTE(GPM) PER SQUARE FOOT OF DWELLING UNIT ENCLOSURE AREA. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380, ASTM E177M OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH A.G. WHERE REQUIRED BY THE CODE OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATING OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE HAVE BEEN SEALED.
3. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS AND OUTDOOR COMBUSTION AIR. WHEN USING TIGHT-FITTING DOORS ON FACTORY BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE.
4. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICIENCY LIGHTING SOURCES. PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR, CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXPECT IN BATHROOMS, HALLWAYS, EXTERIOR LIGHTING AND LIGHTING DESIGNED FOR SAFETY OR SECURITY.
6. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR FLEUMS.
7. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMP. SET POINTS AT DIFFERENT TIMES OF DAY AND DIFFERENT DAYS OF THE WEEK. THE THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPS. OF NOT LESS THAN 55 DEGREES F TO NOT GREATER THAN 85 DEGREES F.
8. ATTIC ACCESS PANELS MUST BE INSULATED EQUIVALENT TO THE SURROUNDING SURFACE AND WEATHER STRIPPED.
9. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM R-3.
10. ELECTRICAL AND COMMUNICATION OUTLET BOXES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. THEY SHALL BE TESTED IN ACCORDANCE WITH NEMA OS 4 AND SHALL HAVE AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CUBIC FEET PER MINUTE. BOXES SHALL BE MARKED "NEMA OS 4" OR "OS 4" IN ACCORDANCE WITH NEMA OS 4.
11. INSULATE THE FOLLOWING PIPES WITH R-3 INSULATION:
A. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER LOCATED INSIDE THE CONDITIONED SPACE
B. PIPING SERVING MORE THAN ONE DWELLING UNIT
C. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
D. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
E. PIPING LOCATED UNDER A FLOOR SLAB
F. BURIED PIPING
12. SUPPLY AND RETURN PIPING IN CIRCULATION AND RECIRCULATION SYSTEMS OTHER THAN COLD WATER PIPE RETURN DEMAND RECIRCULATION SYSTEMS
13. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
14. SUPPLY AND RETURN DUCTS LOCATED OUTSIDE CONDITIONED SPACE SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-6 FOR DUCTS 3 INCHES IN DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3 INCHES IN DIAMETER.
15. DUCTS LOCATED IN UNCONDITIONED SPACE, FOR DUCTWORK TO BE CONSIDERED INSIDE A CONDITIONED SPACE, IT SHALL COMPLY WITH THE FOLLOWING: 1. DUCT SYSTEM SHALL BE LOCATED COMPLETELY WITHIN THE CONTINUOUS AIR BARRIER AND WITHIN THE BUILDING THERMAL ENVELOPE. 2. THE DUCTWORK IN VENTILATED ATTIC SPACES SHALL BE BURIED WITHIN CEILING INSULATION AND THE AIR HANDLER IS LOCATED WITHIN THE CONTINUOUS AIR BARRIER AND BUILDING THERMAL ENVELOPE. THE DUCT LEAKAGE IS LESS THAN OR EQUAL TO 1.5 CUBIC FEET PER MINUTE PER 100 SF OF CONDITIONED FLOOR AREA AND THE CEILING INSULATION R-VALUE INSTALLED AGAINST AND ABOVE THE INSULATED DUCT IS GREATER THAN OR EQUAL TO THE PROPOSED CEILING INSULATION R-VALUE. LOSS THE R-VALUE OF THE INSULATION ON THE DUCT. 3. DUCTWORK IN FLOOR CAVITIES LOCATED OVER UNCONDITIONED SPACE SHALL COMPLY WITH ALL OF THE FOLLOWING: 1. A CONTINUOUS AIR BARRIER INSTALLED BETWEEN UNCONDITIONED SPACE AND DUCT. INSULATION INSTALLED IN ACCORDANCE WITH SECTION R402.2.1. A MINIMUM R-4 INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM UNCONDITIONED SPACE. 2. DUCTWORK LOCATED WITHIN EXTERIOR WALLS OF THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE FOLLOWING: 1. A CONTINUOUS AIR BARRIER INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. MINIMUM R-10 INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM THE OUTSIDE SHEATHING. THE REMAINDER OF THE CAVITY INSULATION SHALL BE FULLY INSULATED TO THE DRYWALL SIDE.
16. DUCTS BURIED WITHIN CEILING INSULATION, WHERE SUPPLY AND RETURN DUCTS ARE PARTIALLY OR COMPLETELY BURIED IN CEILING INSULATION, SUCH DUCTS SHALL COMPLY WITH THE FOLLOWING: DUCTS INSULATION NOT LESS THAN R-6, AT ALL POINTS ALONG THE DUCT, THE SUM OF THE CEILING INSULATION R-VALUE AGAINST AND ABOVE THE TOP OF THE DUCT, AND AGAINST AND BELOW THE BOTTOM OF THE DUCT, SHALL BE NOT LESS THAN R-10, INCLUDING INSULATION OF THE DUCT.
17. HEATING AND COOLING EQUIPMENT MUST BE SIZED PER ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS (EQUATION 1).
18. DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED.
19. FOR SUNROOMS AND HEATED GARAGES: 1. THE MINIMUM CEILING INSULATION R-VALUES SHALL BE R-24. 2. THE MINIMUM WALL INSULATION R-VALUE SHALL BE R-13. WALLS SEPARATING A SUNROOM OR HEATED GARAGE WITH THERMAL ISOLATION FROM UNCONDITIONED SPACE SHALL COMPLY WITH THE BUILDING THERMAL ENVELOPE REQUIREMENTS OF THIS CODE.
20. A BATTLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BATTLES SHALL MAINTAIN A NET FREE OPENING EQUAL TO OR GREATER THAN THE SIZE OF THE VENT. THE BATTLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BATTLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL. THE BATTLE SHALL BE INSTALLED TO THE OUTER EDGE OF THE EXTERIOR WALL TOP PLATE WHERE SOFFIT VENTING IS NOT CONTINUOUS. BATTLES SHALL BE INSTALLED CONTINUOUSLY TO PREVENT VENTILATION AIR IN THE EAVE SOFFIT FROM BYPASSING THE BATTLE.
21. ELECTRICAL AND COMMUNICATION OUTLET BOXES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE AND SHALL BE MARKED "NEMA OS 4" OR "OS 4" IN ACCORDANCE WITH NEMA OS 4.
22. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLE SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIALS BEHIND TIES AND SHOWNERS ON EXTERIOR WALLS.



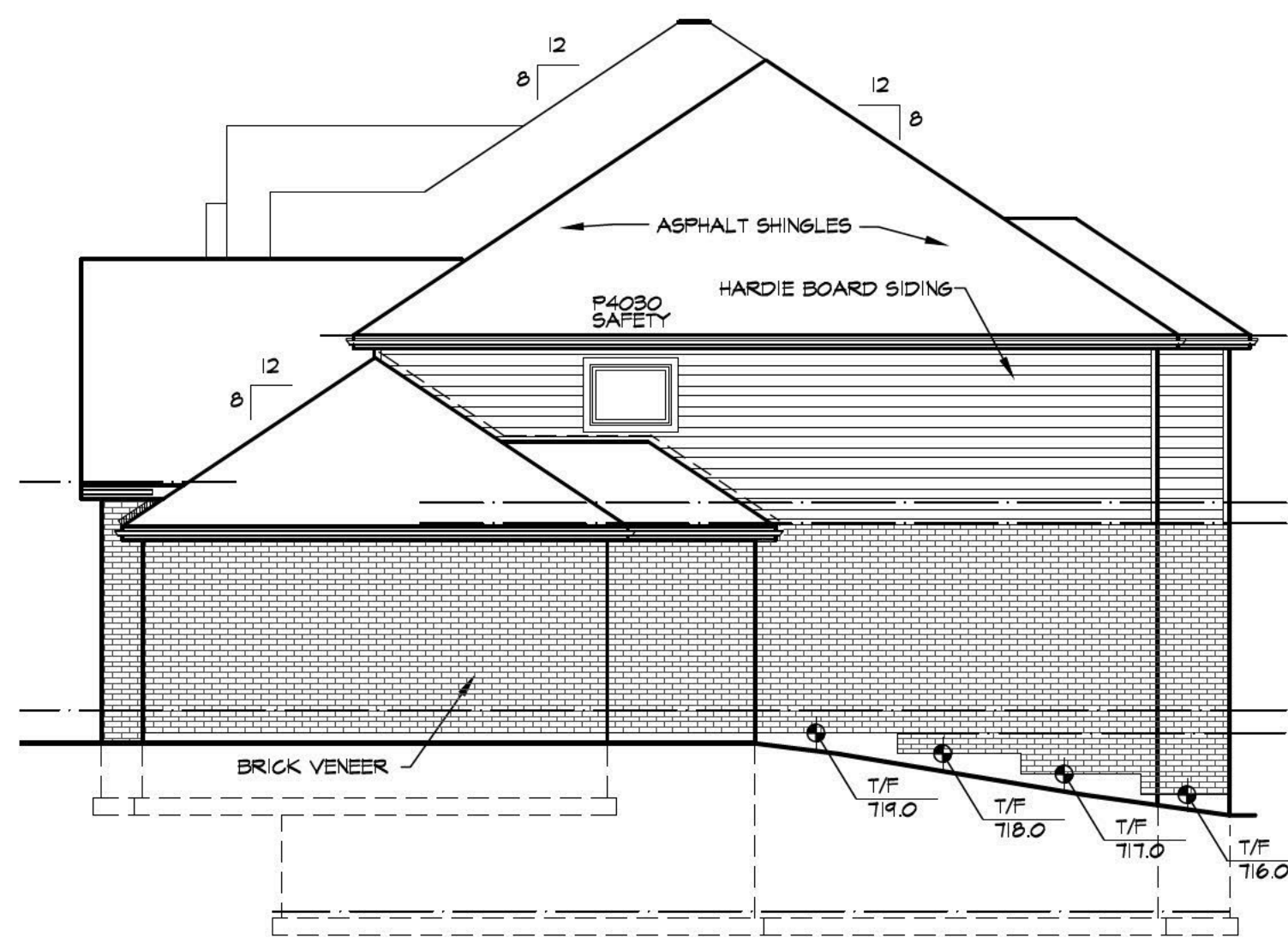
REAR ELEVATION

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



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

A New Residence for
O'Malley Builders
Lot 135, Lighthouse Pointe
Frankfort, IL

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TITLE:
ELEVATIONS

DRAWN: JK CHECKED: JK

DATE ISSUED:
4/7/26

PROJECT NUMBER:
2026-021

SHEET NUMBER:

A-2

LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12" FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-PINE-FIR #2		HEM-FIR #2	
	CEILING JOISTS - 20 ^{lbs} LIVE LOAD	2'x6"	2'x8"	2'x10"
12' O.C.	14'-4"	18'-4"	22'-11"	28'-6"
16' O.C.	12'-0"	16'-3"	19'-0"	21'-0"

ROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY
RUS JOIST MAC MILLAN® OR APPROVED EQUAL.
ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN

ROOM	AREA	REQ.	ACTUAL	REQ.	ACTUAL	
		LIGHT 8%	LIGHT	VENT 4%	VENT	
KITCHEN/DINETTE	448	36	47.6	18	33.2	T5 CFM EXH. FAN
GREAT ROOM	310	25	39	12.5	28	
LIVING ROOM	170	14	27.6	7	16.7	
STUDY	160	13	16	6.5	14.6	
DINING ROOM	147	12	27.6	6	16.7	
BATH #2	50	-	-	7.5	-	
MASTER BEDROOM	278	22	34	11	14.6	
BEDROOM #2	147	12	16	6	14.6	
BEDROOM #3	171	14	16	7	14.6	
BEDROOM #4	161	13	16	6.5	14.6	
MASTER BATH	206	-	-	30.9	-	325 CFM EXH. FAN
MASTER TOILET	21	-	-	31	-	30 CFM EXH. FAN
BATH #3	28	-	-	42	-	50 CFM EXH. FAN
BATH #4	45	-	-	67.5	-	75 CFM EXH. FAN

NOTE:
ALL WINDOW SIZES SHOWN ARE DESIGNATED AS "ANDERSON" MANUFACTURED WINDOWS. IF A
DIFFERENT MANUFACTURER IS TO BE USED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR
TO VERIFY THAT ALL WINDOWS MEET NECESSARY LIGHT, VENT, SAFETY GLAZING, AND
EGRESS REQUIREMENTS.



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

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Frankfort, IL

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REVISIONS:

TITLE:
FIRST FLOOR
PLAN

DRAWN: JK	CHECKED: JK
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SHEET NUMBER:

A-4

FRAMING NOTES-DEAD LOAD 10#/SF.

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

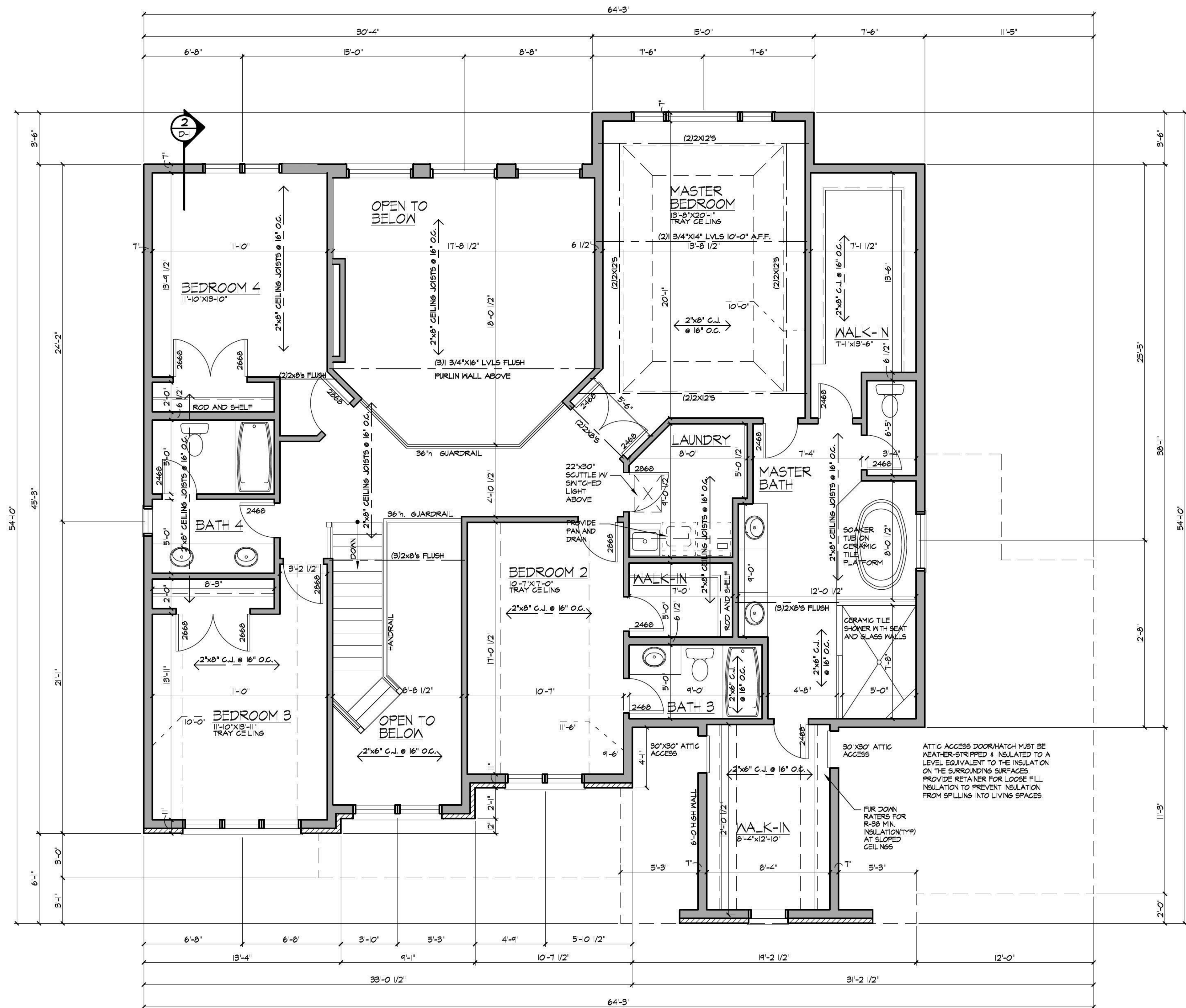
ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20% LIVE LOAD	2"x6" 2'-8"	2"x10" 2'-11"
12" O.C.	14'-8"	22'-11"
16" O.C.	12'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS - 30% LIVE LOAD	19'-0"	22'-6"
12" O.C.	17'-2"	19'-8"
16" O.C.		
1st FLOOR, FLOOR JOISTS - 40% LIVE LOAD	17'-8"	20'-4"
12" O.C.	15'-5"	17'-1"
16" O.C.		

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY TRUS JOIST MAC MILLAN OR APPROVED EQUAL. ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.

DESIGN LOADS

USE	LL	DL
BALCONIES(EXTERIOR)	60	7
DECKS	60	7
ROOF RAFTERS	30	7
ROOF RAFTERS W/GATEDRAL CEILING	30	15
ROOF RAFTERS(HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30	17
ATTICS(ND STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3/12)	10	10
ATTICS(LIMITED ATTIC STORAGE)	20	10
FLOORS	40	10
FLOORS(SLEEPING ROOMS)	30	10
STAIRS	30	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200	
WALLS-STUD	10	
WALLS-BRICK(STD)	40	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5	
FLEXICORE	100	



SECOND FLOOR PLAN

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

A New Residence for
O'Malley Builders
Lot 135, Lighthouse Pointe
Frankfort, IL

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EXPIRES: 11/30/2026

REVISIONS:

TITLE:
SECOND FLOOR PLAN
DRAWN: JK
CHECKED: JK

DATE ISSUED:
4/7/26

PROJECT NUMBER:
2026-021

SHEET NUMBER:

A-5

DETAILED GRADING PLAN

LEGEND FOR OBJECTS

EXISTING	PROPOSED

LEGEND FOR SURVEY LINES

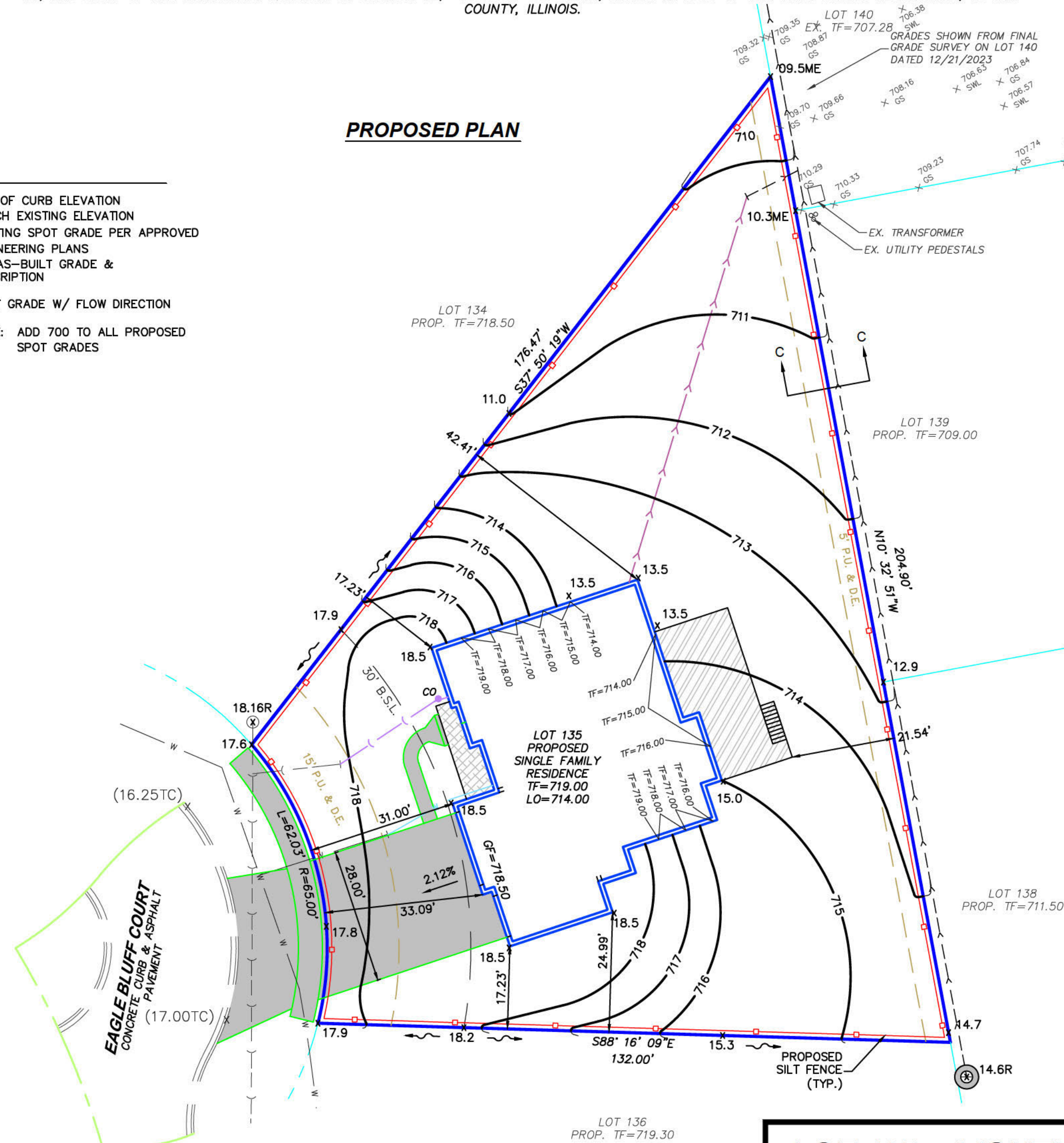
	FOUND IRON ROD
	FOUND IRON PIPE
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ON-SITE STRUCTURE LINE
	OFF-SITE STRUCTURE LINE
	CENTER LINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT LINE

ABBREVIATIONS:

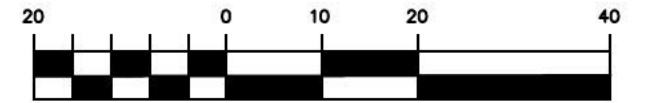
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	XXX.XXTC	TOP OF CURB ELEVATION
N.F.	NO FENCE	XXX.XME	MATCH EXISTING ELEVATION
N.A.	NO ACCESS	(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
L.C.	LANDSCAPE COVENANT	XXX.XX	EX. AS-BUILT GRADE & DESCRIPTION
B.S.L.	BUILDING SETBACK LINE	XX	
TF	TOP OF FOUNDATION	XXX.X	SPOT GRADE W/ FLOW DIRECTION
GF	GARAGE FLOOR		
LO	LOOK OUT		
WO	WALK OUT		
WW	WINDOW WELL		
DS	DOWN SPOUT		
BL	BRICK LEDGE		
SP	SUMP PUMP		
TL	TREE LINE		

NOTE: ADD 700 TO ALL PROPOSED SPOT GRADES

PROPOSED PLAN



GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

NOTES:

ALL PROPERTY BOUNDARY INFORMATION HAS BEEN PROVIDED BY THE APPROVED SUBDIVISION PLAT BY OTHERS.

THE PROPOSED GRADING REFERS TO THE APPROVED GRADING ON THE FINAL ENGINEERING PLAN DONE BY OTHERS.

WATER AND SEWER SERVICES
WATER SERVICE TO BE 1" MIN. TYPE K COPPER MIN. DEPTH 5".

SANITARY SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%.

SANITARY & WATER SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

MIN. SEPARATION OF WATER AND SANITARY SERVICES 10'

EROSION CONTROL
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE 1-800-892-0123

BENCHMARK USED:
"X" MARKED ON THE BACK OF CURB OPPOSITE FIRE HYDRANT NEAR THE SOUTHWEST CORNER OF LOT 134.
ELEV. = 716.42

ORDERED BY:
O'MALLEY BUILDERS



EXP: 11/30/27

LOT 135 ~ LIGHTHOUSE POINTE

FRANKFORT, ILLINOIS

DETAILED GRADING PLAN

DRAWN BY: JDM

CHECKED BY: BMM

SCALE: 1"=20'

DATE: 03/27/26

JOB NUMBER:
22-138

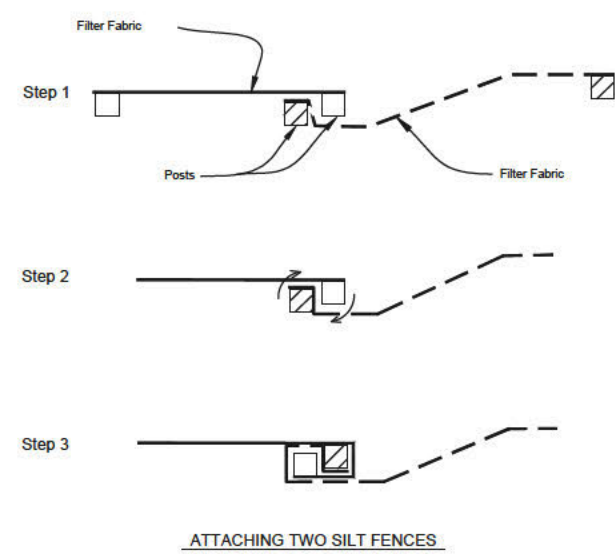
SHEET:
1 OF 1

#	DATE	DESCRIPTION

PAVEMENT LEGEND

	PROPOSED CONCRETE		PROPOSED PAVERS		PROPOSED COVERED PORCH
	EXISTING BITUMINOUS PAVEMENT		EXISTING CONCRETE		PROPOSED DECK
	PROPOSED GRAVEL				

SILT FENCE PLAN



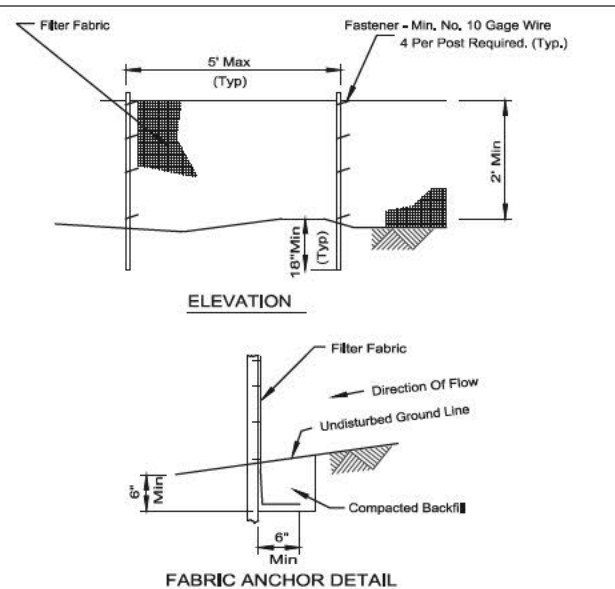
NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flag.

REFERENCE	Project	Date
Designed		
Checked		
Approved		



STANDARD DRAWING NO.
IL-620(W)
SHEET 2 OF 2
DATE: 12/24/25

SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class, with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE	Project	Date
Designed		
Checked		
Approved		



STANDARD DRAWING NO.
IL-620
SHEET 1 OF 2
DATE: 11-03-21

LOT COVERAGE

LOT AREA	= 17,029 SF
BUILDING AREA	= 2,823 SF
COVERED PORCH	= 101 SF
BUILDING COVERAGE	= 17.17%
DRIVE & SIDEWALKS	= 1,040 SF
DECK	= 526 SF
TOTAL COVERAGE	= 4,490 SF (26.37%)

NOTE: MARTIN M. ENGINEERING, INC. MAKES NO REPRESENTATION AS TO ACCURACY OF THE FOUNDATION DIMENSIONS SHOWN. FOR ACTUAL DIMENSIONS OF HOME, REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

