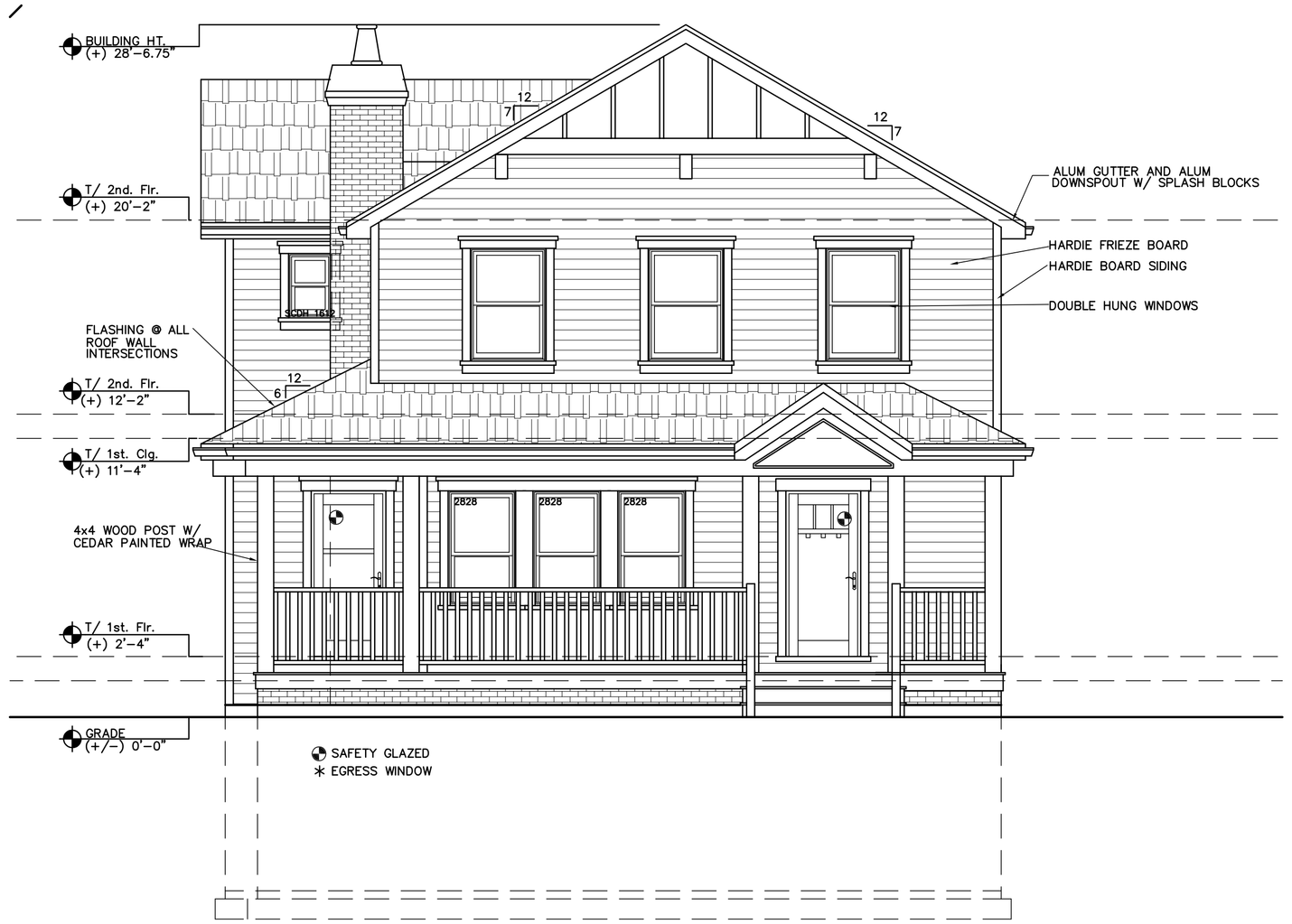

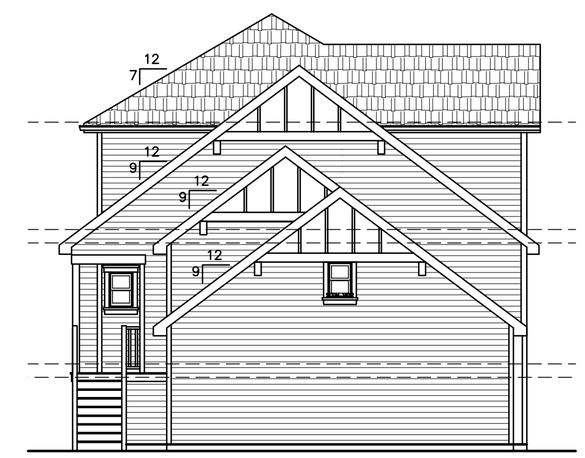

GENERAL NOTES
1. INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A-201, ARTICLE 1 THRU 14 INCLUSIVE.
2. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL CITY, STATE AND NATIONAL CODES AND ORDINANCES.
3. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.
4. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
5. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
6. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT. ACCEPTANCE BY THE OWNER SHALL BE CONDITIONS OF THE CONTRACT.
7. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONDISIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATION, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
9. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
10. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.

DIMENSIONS
11. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. DO NOT SCALE DRAWINGS.
12. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL PARTITION LAYOUTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY FRAMING.
13. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

COORDINATION
14. REFER TO SITE SURVEY FOR SITE INFORMATION. CONTRACTOR TO VERIFY ALL INFORMATION.
15. THE GENERAL CONTRACTOR SHALL COORDINATE ADDITIONAL SUPPORT OR CONCEALED BLOCKING FOR INSTALLATION OF HANDRAILS, MILLWORK, WALL PANELS, WINDOW TREATMENTS, GRAB BARS AND ALL OTHER SURFACE MOUNTED COMPONENTS.
16. THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.
17. THE PREMISES SHALL BE KEPT IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THIS PROJECT.
18. ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEAD ROOM AND AVOID OMISSIONS.
19. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE AS REQUIRED BY THE CITY OF CHICAGO TO BE PROTECTED AND AT ANY OPENINGS THAT MIGHT PRESENT A HAZARD.

CODES AND STANDARDS
20. INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 FLAMESPREAD, 200 SMOKE.
21. RECESSED FIXTURES IN INSULATED CEILINGS MUST BE ENERGY APPROVED TYPE.
22. PROVIDE 1" MIN. CLEARANCE BETWEEN 'B' LABEL FLUES AND ANY COMBUSTIBLE MAT'L PROVIDED THAT THE FIRST 3'-0" ABOVE THE FURNACE HAS 3" CLEARANCE.
23. LOW TEMPERATURE CHIMNEYS SHALL EXTEND TO A HEIGHT NOT LESS THAN 3'-0" ABOVE THE ROOF AT THE POINT OF INTERSECTION AND NOT LESS THAN 2'-0" ABOVE ANY ROOF WITHIN 10'-0" OF SUCH CHIMNEY EXCEPT CHIMNEYS ON A ROOF SLOPED MORE THAN 15 DEGREES MAY EXTEND NOT LESS THAN 2'-0" ABOVE THE RIDGE.
24. HANDRAIL HEIGHTS ON STAIRS SHALL BE 2'-10" ABOVE THE NOSING. HANDRAIL HEIGHTS AT LANDING SHALL BE 3'-0" A.F.F.
25. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
26. ALL GLAZED DOORS, ALL SKYLIGHTS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. NO WINDOW SILLS SHALL HAVE A SILL HEIGHT OF LESS THAN 2'-0" ABOVE THE FLOOR UNLESS NOTED OTHERWISE.
27. ALL OPENINGS, IN FIRE RATED, FLOORS AND WALLS INCLUDING SPACES BETWEEN DUCTS, PIPES, CONDUIT, ETC. SHALL BE CLOSED OFF BY AN APPROVED FIRE SAFEING MATERIAL TO MAINTAIN FIRE RATING CONTINUITY OF THE FIRE RATED FLOOR AND WALL CONSTRUCTION. ALL OPENINGS AND PENETRATIONS SHALL BE SEALED TO PREVENT THE PASSAGE OF SMOKE AND FLAMES IN FIRE RATED ASSEMBLIES.

ROOF SPACE	ATTIC AREA (S.F)	REQD. VENT (S.F.)	ACTUAL @ RIDGE	ACTUAL @ SOFFIT
ENTIRE ROOF	3092 S.F.	20.6 S.F. @ RIDGE & SOFFIT	16.82 S.F. @ RIDGE	25 S.F. @ RIDGE

GENERAL ROOF NOTES

1. USE CANADIAN SPRUCE-PINE-FIR NO.1/NO.2 FOR ROOF RAFTERS THRU 2x10's. 2x12's ROOF RAFTERS SHALL BE HEM-FIR(N) PER "THE U.S. SPAN BOOK FOR MAJOR LUMBER SPECIES" 2008 EDITION. SNOW REGION, MEDIUM ROOF COVERING, NO CEILING: 30 PSF LIVE, 15 PSF DEAD:
   SPAN TABLES FOR SPRUCE-PINE-FIR NO.1/NO.2 FOR NORTHERN LUMBER:
   2x6 @ 16" O.C. = 11'-3" 2x8 @ 16" O.C. = 14'-3" 2x10 @ 16" O.C. = 17'-5"
   2x6 @ 12" O.C. = 13'-0" 2x8 @ 12" O.C. = 16'-5" 2x10 @ 12" O.C. = 20'-1"
   SPAN TABLES FOR HEM-FIR(N) NO.1/NO.2 FOR NORTHERN LUMBER:
   2x12 @ 16" O.C. = 21'-7"
   2x12 @ 12" O.C. = 24'-11"
   * CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPAN. IF SUBCONTRACTOR IS ABLE TO SHORTEN THE SPAN BY USE OF PURLINS OR OTHER METHODS HE IS ALLOWED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY CODE. FURTHERMORE, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAXIMUM SPAN TO A LESSOR SPAN, THE CONTRACTOR MAY MAKE THAT ADJUSTMENT (IE. 2x10's TO 2x8's) BY ADJUSTMENT IN THE BIRD MOUTH CUT.
2. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
3. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
4. VERTICAL RIDGE SUPPORT USED FOR START OF FRAMING AS MARKED BY SHALL BE LEFT IN PLACE AND SHALL BE MADE UP OF 2-2x6's IN T-FRAME MODE. IT SHALL BEAR ON FLAT 2x8's EXTENDED OVER BEARING WALL OR OVER 6 CEILING JOISTS.
5. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
6. 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.

RAFTER SCHEDULE

- (A) 2 x 12 @ 16" O.C. (HEM-FIR (N)) MAX SPAN OF 22'-3"
- (B) 2 x 12 @ 12" O.C. (HEM-FIR (N)) MAX SPAN OF 25'-9"
- (C) 2 x 10 @ 16" O.C. (S.P.F. #2) MAX SPAN OF 18'-5"
- (D) 2 x 10 @ 12" O.C. (S.P.F. #2) MAX SPAN OF 21'-4"
- (E) 2 x 8 @ 16" O.C. (S.P.F. #2) MAX SPAN OF 15'-1"
- (F) 2 x 8 @ 12" O.C. (S.P.F. #2) MAX SPAN OF 17'-5"
- (G) 2 x 6 @ 16" O.C. (S.P.F. #2) MAX SPAN OF 11'-11"
- (H) 2 x 6 @ 12" O.C. (S.P.F. #2) MAX SPAN OF 13'-9"

THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

* ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE CODE BOOK.

UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.

I.J.M. GROUP, INC.
PROFESSIONAL DESIGN FIRM
LICENSE NO.
184.006262
STATE OF ILLINOIS
EXP. 04.30.2013

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

IAN MCDONNELL - ILLINOIS REGISTRATION NO. 001-020866

LICENSE EXPIRES: 11.30.2014 DATE SIGNED:_____

IJM Group, Inc.
Designing with the Future in Mind
Ph: 708-404-4451

PROJECT

A-1.0	ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	SECTION / PLUMBING
E-1.0	ELECTRICAL

Two Story Residence
For
Orland Park Il. 60462

SEAL

ENERGY STAMPS

ISSUE

DATE 2.15.2012

JOB# 2012-161

SHEET A-1.0

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