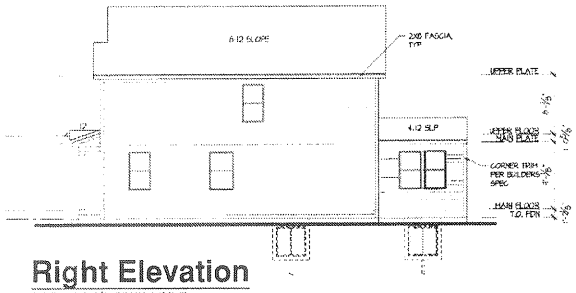
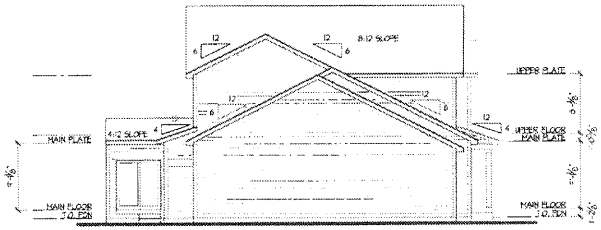


Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (8x11)



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (8x11)

ATTIC VENTILATION SCHEDULE

AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA REQ'D (SQ IN)	TOTAL NET FREE VENTED AREA REQ'D (SQ FT)	LOWER - SOFFIT (50 % / 1/2)				UPPER - RIDGE * FOG (50 % / 1/2)					
				REQ'D		PROVIDED **	LINEAR FT	REQ'D		PROVIDED ***	LINEAR FT	PROVIDED ****	GAINT
				REMAINING REQUIRED				40% (MIN)	50% (MAX)				
MAIN ROOF	2080	148		444	579	350	55	348	444	456	38	0	0
MORNING RM /FAMILY RM ROOF	258	124		62	14	10	7	50	62	60	5	0	0
PORCH ROOF	35		34		34	50	5						

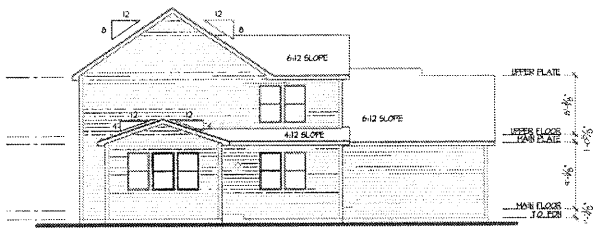
NOTE:
* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1 BY 1/300 AND MULTIPLYING BY 144 (SQ IN/SQ FT). 40% OR 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (MIN) AND THE REMAINING IS THE REQUIRED IN THE SOFFIT (LOW). WHEN NO "MAXIMUM" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 50% OF THE ACTUAL AREA AND 100% OF THE VENTED AREA SHALL BE PROVIDED AT THE SOFFIT.

** ACTUAL NET FREE VENTED SOFFIT AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURE TO VERIFY THE SOFFIT VENT NET FREE AREA. WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SOFFIT VENTS SHALL BE EVENLY EQUALLY DISTRIBUTED EACH EAVE AND SPACED AN EQUAL DISTANCE APART FROM ONE ANOTHER.

ACTUAL NET FREE VENTED RIDGE AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED RIDGE AREA (FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT -

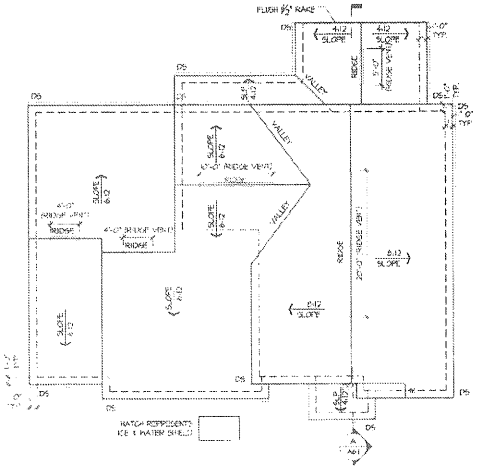
*** MANUFACTURER TO VERIFY THE RIDGE VENT NET FREE AREA. 1 FT = 144 SQ INCHES.

**** MANUFACTURER TO VERIFY THE FOG (RIDGE) VENT NET FREE AREA. 1 FT = 144 SQ INCHES.



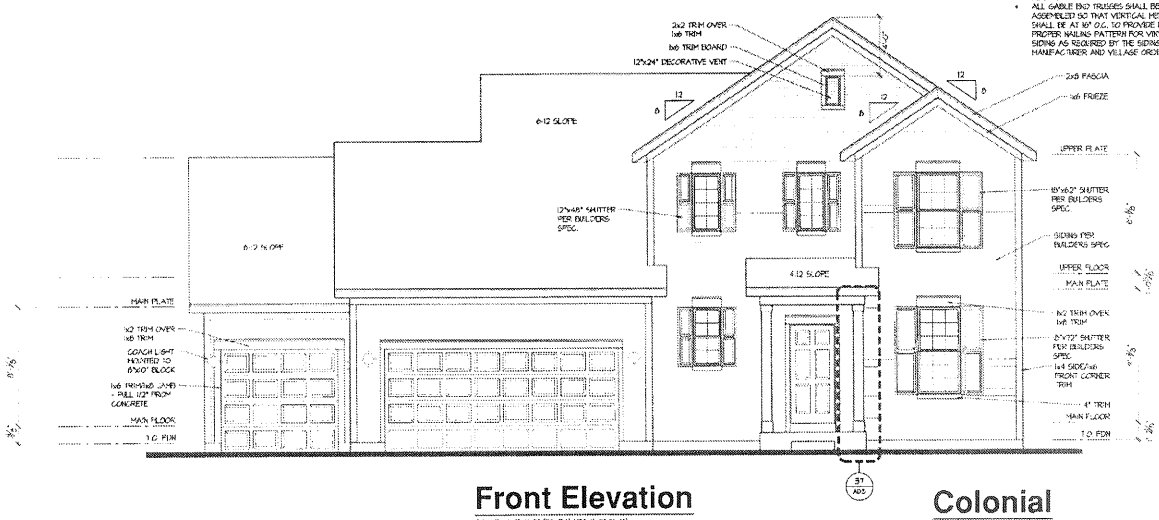
Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (8x11)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (8x11)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (8x11)

Colonial

CONSTRUCTION ASSEMBLIES:

1 THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS)
CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION
SIDING OR WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD

B2. TYPICAL BRICK VENEER WALL CONSTR.
BRICK VENEER INSTALLED PER MFRS SPECS) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.

B3. TYPICAL STONE VENEER WALL CONSTR.
STONE VENEER INSTALLED PER MFRS SPECS) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES
INTERIOR: 1/2" GYPSUM BOARD.

C. TYPICAL FLOOR CONSTRUCTION
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS
MAIN FLR CLG: GYPSUM BOARD PER SPEC

D. CONCRETE SLAB CONSTRUCTION
CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL

GENERAL EXTERIOR ELEVATION NOTES:

ROMEOVILLE

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER. DOWNSPOUTS TO DRAIN GREATER THAN 5' AWAY FROM THE FOUNDATION WALL.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 6'-10 1/8" A.F.F. (UNO) W/ 6'-1 1/8" CLG. AND 7'-10 1/8" A.F.F. (UNO) W/ 7'-1 1/8" CLG.
- ALL WINDOW AND DOORS TO HAVE A U-FACTOR OF 0.30 OR GREATER. ALL COMPONENTS USED SHALL BEAR AN NFRC RATING.
- BUILDING NUMBERS SHALL BE PLACED IN A POSITION THAT IS LEGIBLE, VISIBLE FROM THE STREET AND A MIN. OF 4" IN HEIGHT.
- ALL GABLE END TRUSSES SHALL BE ASSEMBLED SO THAT VERTICAL MEMBERS SHALL BE AT 16" O.C. TO PROVIDE FOR PROPER NAILING PATTERN FOR VINYL SIDING AS REQUIRED BY THE SIDING MANUFACTURER AND VILLAGE ORDINANCE.

STATE OF ILLINOIS
MR. MICHAEL S. KUNA
001-014140
LICENSED ARCHITECT

ISSUE DATE: 11-30-2017
REVISIONS

Renwick Place

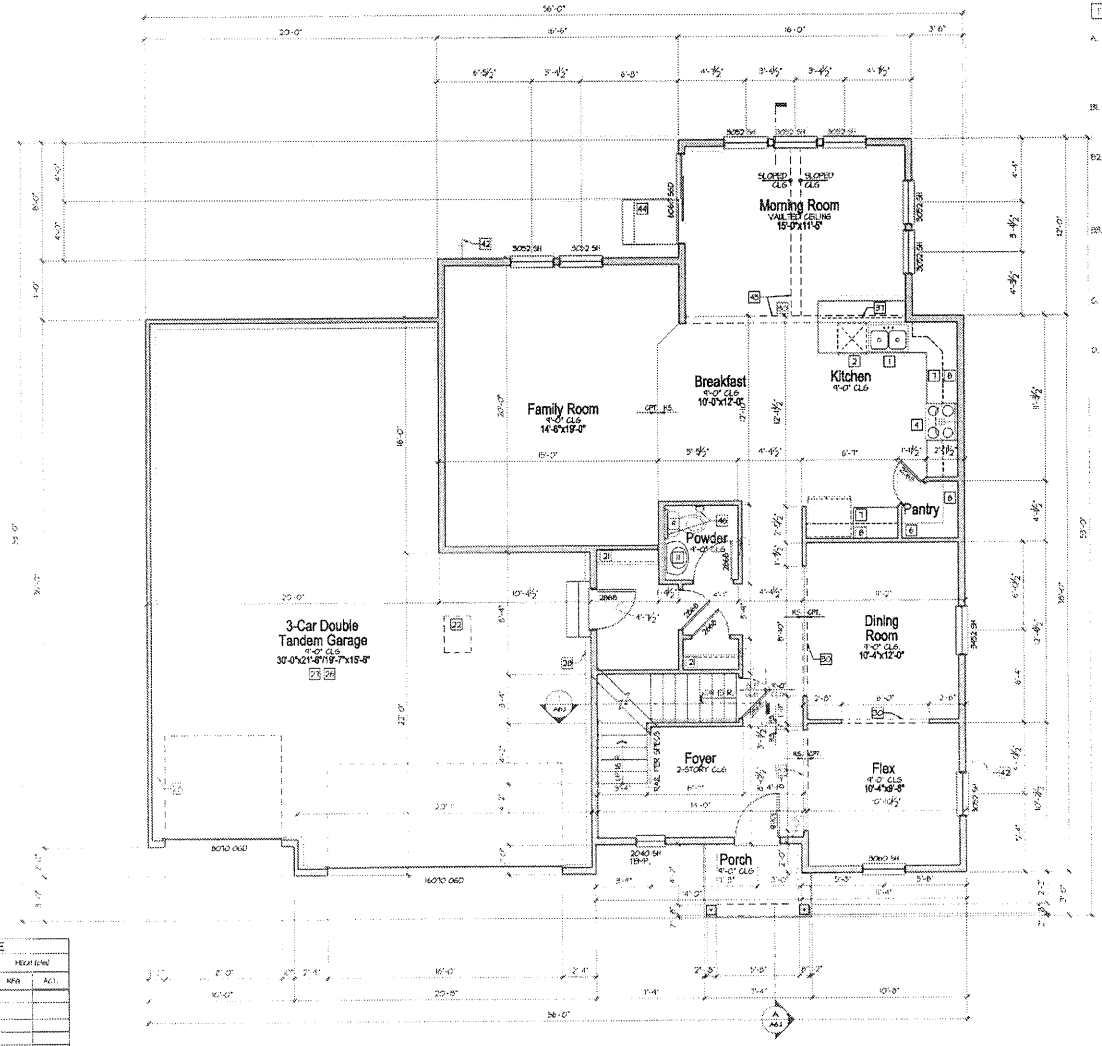
2060 W. Helen Drive
Romeoville, IL
William Ryan Homes

BSB DESIGN
BSBDESIGN.COM
1240 Dunham Road
Palatine, Illinois 60074
(847) 705-9270

JOB NO. 6-11-16 16.00 ENGINEER PE
DRAWN: MD, WK DESIGNED:

EXTERIOR ELEVATIONS
ROOF PLAN

LOT 005
Fordham II
A3.1A



Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON INSULATION ON ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FRAMING PLANS.
CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.

B2. TYPICAL BRICK VENEER WALL CONSTRUCTION:
BRICK VENEER (INSTALLED PER MFRS SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
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INTERIOR: 1/2" GYPSUM BOARD.

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON SUB FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLR CLG: GYPSUM BOARD PER BRK.

D. CONCRETE SLAB CONSTRUCTION:
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

PLAN NOTES:

REMOVABLE

- ALL INTERIOR NON-BEARING WALLS SHALL BE 16" O.C. PER VILLAGE ORDINANCE.
- ALL WINDOW AND DOORS TO HAVE A U-FACTOR OF 0.32 OR GREATER. ALL COMPONENTS USED SHALL BEAR AN NFRC RATING.

GENERAL FLOOR PLAN NOTES:

- ALL INTERIOR PARTITIONS 4" (3 ARE 3 1/2" NOMINAL UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL WALLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW SUPPLIER TO VERIFY: AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT, METER LOCATIONS, ETC. SHALL BE CONFIRMED BY MECHANICAL AND ELECTRICAL CONTRACTORS.
  CONTRACTORS SHALL COORDINATE WITH BUILDER PRIOR TO RELOCATION OF EQUIPMENT AND METERS.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS UNLESS NOTED OTHERWISE.
- TRUSS TIPS: TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 6'-10 7/8" A.F.F. (UNLO W/ 6'-4 1/8" CLG. AND 7'-10 7/8" A.F.F (UNLO W/ 7'-4 1/8" CLG.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

FLOOR PLAN KEYNOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. SINK W/ GARBAGE DISPOSAL.
2. DISHWASHER.
3. REFRIGERATOR.
4. RANGE W/ HOOD
5. PREP SINK.
6. PANTRY SHELVES PER BUILDER SPEC.
7. BASE CABINETS.
8. UPPER CABINETS.
9. WATER CLOSET.
10. LAV. SINK.
11. TUB SINK.
12. SHOWER (SIZE PER PLAN)
13. SHOWER SEAT 18" A.F.F.
14. FREE STANDING TUB.
15. TUB/SHOWER (SIZE PER PLAN)
16. LINEN SHELVES PER BUILDER SPEC.
17. HEATER SAFE PAN TO DRAIN.
18. WASHER / DRYER.
19. LAUNDRY SINK.
20. LINE OF SHELF ABOVE
21. ROD & SHELF.
22. ATTIC ACCESS (22"x30" MIN.)
23. HANDRAIL.
24. SOLID CORE DOOR W/ SELF CLOSER.
25. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
26. PROVIDE 5/8" TYPE "X" GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
27. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD GARAGE DOOR OPENING
28. LINE OF FOUNDATION BELOW.
29. LINE OF SOFFIT ABOVE. REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS AND DETAILS
30. SOFFIT BOARD SOFFIT/FASCIA SEE SHT. AD & DETAIL SF FOR HEIGHTS AND DETAILS
31. HALF WALL @ 36" A.F.F. W/ WOOD CAP
32. LINE OF FRAMING ABOVE
33. LINE OF FRAMING BELOW
34. LINE OF TRAY CEILING
35. LINE OF COFFERED CEILING
36. PREFABRICATED FIREPLACE SEE DOM WOOD BURNING AS SPECIFIED BY BUILDER.
37. HALF WALL - 42 1/2" A.F.F. W/ COUNTERTOP PER PLAN
38. HALF WALL - 42 1/2" A.F.F. W/ COUNTERTOP PER PLAN
39. EXTERIOR GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
40. FLOOR VENTS
41. BRICK VENEER.
42. TRUSS DROP NOTE USE
43. MECHANICAL CHASE
44. 5'-0"x5'-0" CONCRETE STOOP
45. LINE OF VAULTED CEILING
46. TOWEL BAR AND TOILET PAPER HOLDER PER BUILDER SPECS.

CONSTRUCTION ASSEMBLIES:

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SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.

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BRICK VENEER (INSTALLED PER MFRS SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
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PLAN NOTES:

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LIGHT AND VENTILATION SCHEDULE								
ROOM	AREA (SQFT)	LIGHT (SQ.)		VENT (SQ)		HEIGHT (CLG)	
		REQ	ACT	REQ	ACT	REQ	ACT
FAMILY ROOM	285	22.80	29.0	11.40	8.6		
BREAKFAST/KITCHEN/ MORNING ROOM	446	35.20	15.00	17.60	45.75		
FLEX	102	8.16	25.2	4.08	4.5		
DINING ROOM	126	10.08	13.0	5.04	8.6		
PORCHES ROOM	25	N/A		N/A			30
MASTER BEDROOM	201	8.48	25	4.48	5.6		
MASTER BATH	12	N/A	0	N/A	0		80
BEDROOM 2	16	9.44	1.5	4.72	5.6		
BEDROOM 3	121	8.24	1.5	4.12	5.6		
BATH 2	56	N/A	-	N/A	-		80
LAUNDRY	34	N/A		N/A	-		80

NOTE:
* ALL WINDOWS IN BEDROOMS MUST MEET A MINIMUM CLEAR OPENING HEIGHT OF 24" WIDTH OF 20" AND 5.7 SQUARE FEET.

Colonial

ISSUE DATE: 11-30-2017

REVISIONS

Renwick Place

2060 W. Helen Drive
Romeoville, IL
William Ryan Homes

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BSBDESIGN.COM

1640 Dirkens Road
Palatine, Illinois 60074
847 705 2200

JOB NO. 17-1218-01 PROJ. MGR. RP
DRAWN: TO, NV 09/2022
MAIN FLOOR PLAN

LOT 005
Fordham II

A1.1A