

**DATE:** Thursday, May 02, 2024  
**TIME:** 4:00 PM  
**PLACE:** 400 South Vine Street, Urbana, IL 61801

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## AGENDA

**A. Call to Order and Roll Call**

**B. Approval of Minutes of Previous Meeting**

[Minutes](#) of January 11,2024

**C. Old Business**

**D. New Business**

[BSCBA24-A-01](#): Signature Homes; Appeal of Section R-313.2 of the 2021 International Residential Code and calculation of square footage interpretation

**E. Public Comment**

**F. Other**

**G. Adjournment**

## PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

### Email Input

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: [citycouncil@urbanaininois.us](mailto:citycouncil@urbanaininois.us). The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

## **Written Input**

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

## **Verbal Input**

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than two (2) hours, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

## **Accommodation**

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: [CityClerk@urbanillinois.us](mailto:CityClerk@urbanillinois.us)

**CITY OF URBANA  
BUILDING SAFETY CODE BOARD OF APPEALS  
THURSDAY, JANUARY 11, 2024**

**MEMBERS PRESENT:** Scott Kunkel, Brad Houk, Gary Burgett, David Seyler and Darrell Price

**STAFF PRESENT:** Nick Hanson, Mike Frank and Vivian Petrotte

**OTHERS PRESENT:**

**CALL TO ORDER:**

The meeting was called to order by Scott Kunkel at 4:00 p.m.

**APPROVAL OF MINUTES:**

Mr. Kunkel asked for a motion to approve the minutes of the meeting held Wednesday, April 19, 2023. Brad Houk made the motion to approve the minutes and Gary Burgett seconded the motion. All agreed and the minutes were approved.

**PUBLIC INPUT:** There was no public input.

**OLD BUSINESS:** There was no old business to discuss

**NEW BUSINESS:** Discussion of the Illinois Energy Conservation Code reprinting. A discussion followed regarding changes between one printing and a second printing. Mr. Hanson said they came across it while doing plan review with two different books and wanted to make sure he pointed it out and make people aware of it that some of the information was different from one publication to the next. Mr. Kunkel asked if there was a way to ask the code council about other changes like this. Mr. Hanson said it is something that they need to look into as he doesn't get notified of changes if there is a reprinting. He said he would dig into it to find out if there is a website or something that would show when they do reprints. Mr. Kunkel thanked him for bringing it to their attention. Mr. Hanson said that Building Safety had two of the first printing and the rest of our books were the second printing. Mr. Kunkel asked if there were any questions from the board regarding the variations that staff had noted between printings.

Mr. Burgett stated that one of their previous employees worked for CDAC and he is going to run it by him.

Mr. Hanson said that he is going to dig into it a little more to see if there are any other changes.

BSCBA  
Minutes  
January 11, 2024  
Page -2-

Mr. Kunkel reminded the board that we are required to meet once a year so that we can be observant of the by-laws.

**ADJOURNMENT:** Mr. Kunkel asked for a motion to adjourn. Mr. Price made the motion to adjourn. Mr. Seyler seconded the motion and Mr. Kunkel adjourned the meeting at 4:07 p.m.

Respectfully submitted,

Vivian Petrotte

BSCBA:vp

CITY OF URBANA  
UNIFORM APPEAL APPLICATION

To: CHAIRMAN ( ) BUILDING SAFETY CODES BOARD OF APPEALS  
BOARD OF APPEALS  
400 S. VINE STREET  
URBANA, IL 61801

=====

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

DATE FILED: 4-8-24 APPEAL APPLICATION NO. BSCBA24-A-01  
DATE SET FOR HEARING: 5-2-2024 DATE HEARING HELD: \_\_\_\_\_  
NOTICE TO NEWS MEDIA: \_\_\_\_\_ DATE: \_\_\_\_\_  
FEE PAID - RECEIPT NO.: \_\_\_\_\_ AMOUNT: \$ \_\_\_\_\_ DATE: \_\_\_\_\_

COMMENTS: (INDICATE OTHER ACTIONS SUCH AS CONTINUANCES.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
ACTION BY BOARD ON APPEAL: \_\_\_\_\_  
(GRANTED, DENIED, OTHER)

=====

APPEAL IS TAKEN FROM THE ENFORCING OFFICER'S DECISION, A COPY OF WHICH IS ATTACHED, FOR A REVERSAL OR MODIFICATION OF SAID DECISION IN CONFORMITY WITH THE DISCRETIONARY POWERS OF THE BOARD TO PERMIT THE CONSTRUCTION OF SINGLE FAMILY HOME  
(INSERT INSTALLATION OR CONSTRUCTION PROPOSED OR REQUIRED NOTICE.)

ON THE PROPERTY DESCRIBED BELOW.

LOCATION: 2843 E STONE CREEK BLVD  
(STREET AND NUMBER)

PRESENT OR PROPOSED USE: RESIDENCE  
(VACANT, RESIDENCE, GROCERY, FACTORY, ETC.)

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**ACTIONS BY APPLICANT ON PROPERTY**

PERMIT APPLIED FOR AND DENIED  YES ( ) NO DATE APPLICATION: 3/6/2024

A PREVIOUS APPEAL WAS \_\_\_\_\_ WAS NOT  MADE WITH RESPECT TO THESE PREMISES.

IN THE EVENT THIS APPEAL IS DENIED, AN ACCOMPANYING APPLICATION FOR REQUEST FOR VARIANCE IS ATTACHED. ( ) YES  NO.

=====

**DATA ON APPLICANT AND OWNER**

NAME OF APPLICANT (S): SIGNATURE HOMES, ADAM REBHOLZ (BUILDER)

ADDRESS OF APPLICANT (S): 3127 VILLAGE OFFICE PLACE, CHAMPAIGN IL, 61822

PROPERTY INTEREST OF APPLICANT (S): BUILDER/GENERAL CONTRACTOR  
(OWNER, CONTRACT PURCHASER, ETC.)

NAME OF OWNER (S): DIORNE CLIFTON

ADDRESS OF OWNER (S): 2211 S ANDERSON ST. URBANA IL, 61801

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**1. THE SPECIFIC DECISION APPEALED FROM IS:**

REQUIREMENT OF AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM DUE TO GROSS SQUARE FOOTAGE OF PROPOSED PLANS

**2. THE DECISION APPEALED FROM WAS INCONSISTENT WITH THE FOLLOWING SECTIONS OF THE CODE OF THE CITY OF URBANA, ILLINOIS. (NOTE: IDENTIFY EACH SECTION BY NUMBER AND QUOTE THE RELEVANT LANGUAGE OF EACH. IF YOU NEED MORE ROOM, INSERT ADDITIONAL PAGES BETWEEN THIS SHEET AND THE NEXT.)**

SECTION R-313.2  
- SEE LANGUAGE ATTACHED

**Section R-313.2 One- and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings over 6,000 gross square feet. EXCEPTION: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

**FLOOR AREA, GROSS.** *The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.*

❖ **COMMENTARY** - *Gross floor area is that area measured within the perimeter formed by the inside surface of the exterior walls. The area of all occupiable and non-occupiable spaces, including mechanical and elevator shafts, toilet rooms, closets and mechanical equipment rooms, are included in the gross floor area. This area could also include any covered porches, carports or other exterior space intended to be used as part of the building's occupiable space. Both gross and net floor areas are used for the determination of occupant load in accordance with [Table 1004.5](#).*

3. I BELIEVE THE DECISION APPEALED FROM WAS INCONSISTENT WITH THE ABOVE DESCRIBED SECTION(S) FOR THE FOLLOWING SPECIFIC REASON(S): (NOTE: HERE, BRIEFLY STATE THE SPECIFIC FACTS AND ARGUMENTS IN SUPPORT OF YOUR POSITION.)

THE GROSS SQUARE FOOTAGE OF THE HOME IS 5,729 SQUARE FEET, (UNDER 6,000)

THEREFORE A SPRINKLER SYSTEM SHOULD NOT BE REQUIRED

(PLEASE ATTACH ANY PLANS OR OTHER EXHIBITS WHICH WOULD HELP THE BOARD DECIDE THIS CASE.)

WHEREFORE, PETITIONER PRAYS THAT THIS PETITION BE HEARD BY THE BOARD OF APPEALS AND THE DECISION OF THE CODE OFFICIAL BE REVIEWED ON THE BASIS OF ITS MERITS.

RESPECTFULLY SUBMITTED THIS 10 DAY OF APRIL, A.D., 20 24.

  
ADAM REIBOLD  
APPLICANT'S SIGNATURE

309-212-5979  
APPLICANT'S TELEPHONE NUMBER

TO BE FILED WITH:

ADMINISTRATIVE SECRETARY TO THE BOARD

COMMUNITY DEVELOPMENT SERVICES  
400 S. VINE STREET  
URBANA, IL 61801

C:\HOUSING\APPEALAPPLICATION

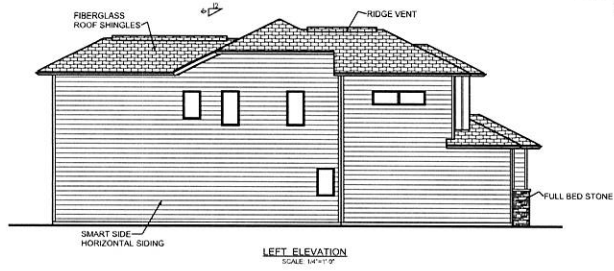




**INDEX OF PLANS**

- 1.) ELEVATIONS
- 2.) FOUNDATION PLAN
- 3.) FIRST FLOOR PLAN
- 4.) SECOND FLOOR PLAN
- 5.) SITE PLAN
- 6.) BUILDING DETAILS

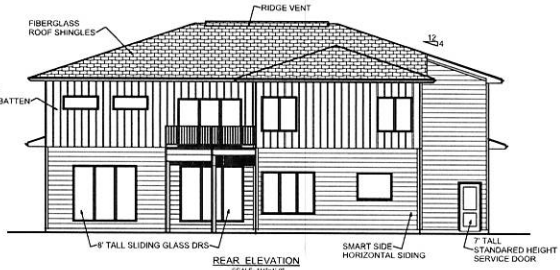
**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"

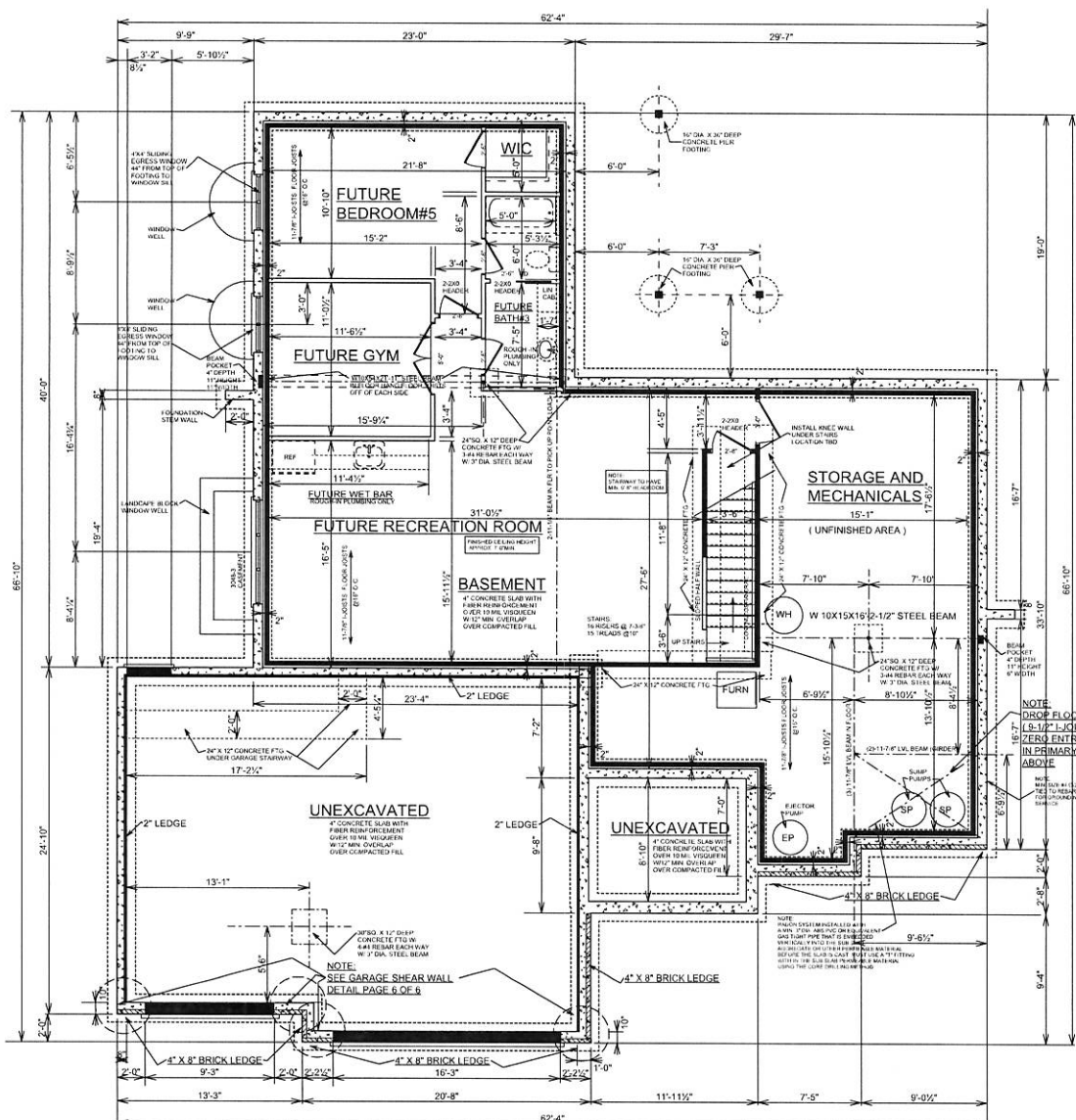


**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

**NOTE:**  
1'-8" ROOF OVERHANG  
EVERYWHERE

**NOTE:**  
**FINAL PLANS**  
**3/20/2024**

SCALE	AS SHOWN	DATE	3/5/2024	REVISIONS	
DRAWN BY	J.E.T.	#	1	DATE	3/5/2024
PLAN	CUSTOM				



**NOTE:**  
 9'-0" TALL  
 BASEMENT WALLS

**BASEMENT NOTES:**

- 2015 INTERNATIONAL RESIDENTIAL CODE SHALL APPLY. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FT. USABLE SPACES BOTH ABOVE AND BELOW CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS.
- HOLE'S BORED IN FLOOR JOISTS, CEILING JOISTS OR RAFTERS SHALL NOT BE WITHIN 2" OFF THE TOP OR BOTTOM OF JOIST OR RAFTER AND SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THAT MEMBER.
- ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH AND EDGE OF HOLE NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 80% OF ITS WIDTH PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND NOT MORE THAN 2 SUCCESSIVE STUDS ARE BORED.
- ALL PENETRATIONS AT EVERY FLOOR / CEILING LEVEL, SOFFITS, CHASE ETC. SHALL BE PROPERLY FIRE STOPPED (ASTM-E-814) AND MUST BE INSPECTED PRIOR TO CONCEALMENT.
- FIREBLOCKING SHALL BE PROVIDED HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- FLOOR ASSEMBLIES THAT NOT REQUIRED ELSEWHERE IN THE CODE TO BE FIRE RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2 INCH GYPSUM WALL BOARD MEMBRANE, 5/8 INCH WOOD STRUCTURAL PANEL MEMBRANE OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING DEVICES, LUMINAIRES, WALLS, SPEAKERS, DRAINAGE PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. SEE EXCEPTIONS UNDER SECTION 13.
- WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 4" MUST HAVE A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
- WINDOW WELLS REQUIRED FOR BASEMENT EGRESS WINDOWS SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WELL SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 SQUARE FEET WITH A MINIMUM PROJECTION AND WIDTH OF 36".
- WINDOW WELL COVERS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING AND MUST BE APPROVED BEFORE INSTALLING.
- ENCLOSED ACCESSIBLE AREAS UNDER STAIRS SHALL BE COMPLETELY DRYWALLED WITH 1/2" DRY WALL.
- ALL PLATES IN CONTACT WITH CONCRETE (INTERIOR AND EXTERIOR, LOAD BEARING AND NON LOAD BEARING) NEED TO BE PRESSURE TREATED OR SEALED FOR RESISTANCE.
- BASEMENTS WITHIN HABITABLE SPACE WITH BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6" IN. OF THE FINISHED FLOOR. UNHABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FT. MIN. OF FINISHED FLOOR.

**FOUNDATION NOTES:**

- 8" POURED CONCRETE BASEMENT WALLS.
- 9" TALL W/ #6 REBAR EVERY 18" TO 23" HORIZONTAL BAR AS FOLLOWS: ONE #4 REBAR WITHIN 12" OF THE TOP OF THE WALL STORY AND ONE #4 BAR NEAR MID-HEIGHT OF THE WALL STORY AND ONE #4 REBAR NEAR THIRD POINTS IN THE WALL STORY.
- 2"x8" CONCRETE FOOTING NECESSARY REINFORCEMENT SPLICING REQUIREMENTS FOR FOUNDATIONS ARE #4 REBAR NEEDS OVERLAPPED 30 INCHES AND #6 REBAR NEEDS OVERLAPPED 45 INCHES.
- BASEMENT WALLS LONGER THAN 24 FEET MUST BE BRACED OR OTHERWISE SUPPORTED BEFORE BACKFILLING.
- GARAGE AND PORCH FOUNDATION WALLS 10" POURED CONCRETE 4'-0" TALL WITH 24" X 8" CONCRETE FOOTINGS.
- TRANSITIONS BETWEEN THE BASEMENT AND CRAWL OR SLAB FOUNDATIONS SHALL BE IN ACCORDANCE TO ACI 332 OR SHALL BE STEPPED WHERE NECESSARY TO CHANGE THE ELEVATION OF THE FOOTINGS.
- ANCHOR BOLTS 1/2" X 10" IN SOLID CONCRETE SHOULD BE LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION AND A MAXIMUM OF 6 FEET ON CENTER AND INSTALLED IN THE MIDDLE THIRD OF THE BOTTOM PLATE.

**NOTE:**  
**FINAL PLANS**  
**3/20/2024**

**SUBCONTRACTORS AND SUPPLIERS**  
 FUTURE FINISHED = 1030 SQ. FT.  
 FUTURE UNFINISHED = 743 SQ. FT.  
 TOTAL BASEMENT AREA = 1773 SQ. FT.



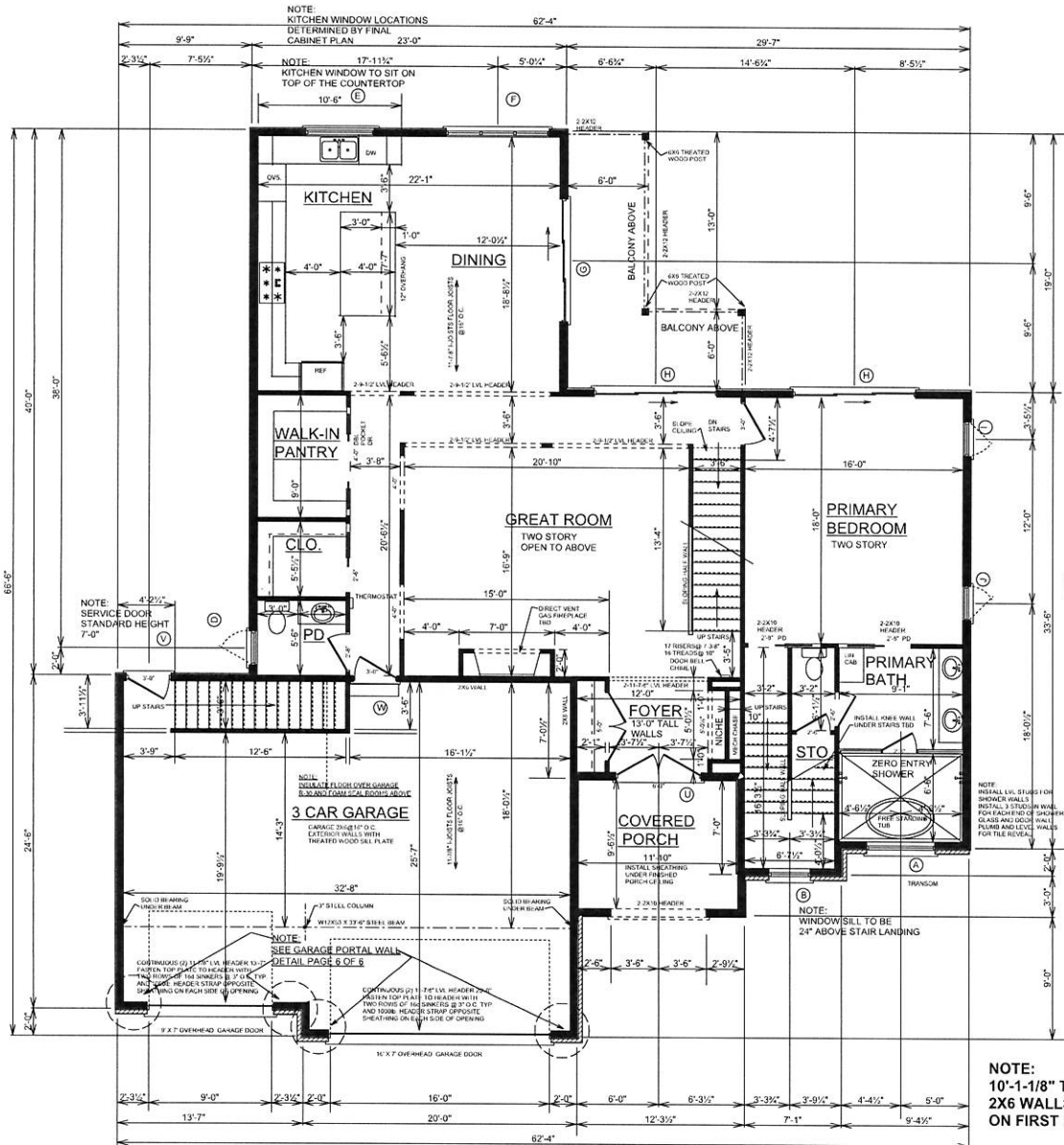
**SIGNATURE HOMES**

**FOUNDATION PLAN**

LOT 703 STONE CREEK SUBDIVISION  
 2843 E. STONE CREEK BLVD. URBANA, ILL

www.signaturehomes.ws

SCALE	DATE	REVISIONS	#	DATE	BY	CHKD.	APPROVED
1/4" = 1'-0"	3/6/2024						
DRAWN BY:	J.E.T.	PLAN	CUSTOM				
EXHIBIT	<b>A</b>						
DRAWING NUMBER	<b>2 OF 6</b>						



**PLAN NOTES:**

- 1) THE MAXIMUM NUMBER OF RISERS OFF AN EXTERIOR DOOR IS TWO BEFORE A LANDING IS REQUIRED OTHER THAN THE REQUIRED EGRESS DOOR. THREE RISERS ARE PERMITTED IF USING A HANDRAIL.
- 2) MINIMUM 3FT. X 3 FT. LANDING AT PRIMARY EXIT DOOR IS REQUIRED. MAXIMUM 7'3/4\" DROPP ALLOWED FROM TOP OF THRESHOLD TO TOP OF LANDING.
- 3) ANY STEPS 4 OR MORE RISERS REQUIRES A HANDRAIL. WHEN AN OPEN SIDE OF A STAIR EXCEEDS 30\" ABOVE FLOOR OR GRADE, IT IS REQUIRED TO HAVE AN APPROVED GUARDRAIL. RAILS NEED TO BE 34\" 36\" HIGH MEASURED FROM NOSING OF TREAD TO TOP OF HANDRAIL. ALL HANDRAILS MUST BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED TOWARD A WALL, GUARD WALKING SURFACE CONTINUOUS TO ITSELF, OR TERMINATE TO A POST.
- 4) HANDRAIL GRIP SIZE MUST BE EITHER CIRCULAR 1-1/4\" TO 2\", SQUARE CROSS SECT. MAX. 2-1/4\" AND OTHER SHAPES 1-1/4\" TO 2-3/4\" WITH A PERIMETER OF NO MORE THAN 6-1/4\".
- 5) MAXIMUM SPACING FOR BALUSTERS IS LESS THAN 4\".
- 6) A/C POWERED SMOKE DETECTORS ARE REQUIRED ON ALL FLOOR LEVELS INCLUDING BASEMENTS AND INSIDE EACH INDIVIDUAL SLEEPING ROOM. SMOKE DETECTORS SHALL BE LOCATED OUTSIDE EACH BEDROOM WITHIN 15 FT. OF BEDROOM. ALL DETECTORS SHALL BE INTERCONNECTED AND HAVE BATTERY BACKUP. SMOKE DETECTORS ALSO HAVE TO MEET THESE SPECIFICATIONS IN ANY EXISTING HOUSE WHERE A BUILDING PERMIT IS ISSUED.
- 7) APPROVED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA WITHIN 15 FT. OF THE BEDROOMS IN DWELLING UNITS WITH FUEL FIRED APPLIANCES AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
- 8) ALL WINDOWS MIN. 24\" ABOVE THE INTERIOR FLOOR. OPERABLE WINDOWS WITH SILL HEIGHTS 22\" OR MORE ABOVE GRADE AND LESS THAN 24\" ABOVE THE INTERIOR FLOOR SURFACE NEEDS TO BE EQUIPPED WITH GUARDS IN ACCORDANCE WITH ASTM 2006 OR F 2096.
- 9) WALL COVERINGS, CURTAIN WALLS, ROOF COVERINGS, EXTERIOR WINDOWS, SKYLIGHTS, GARAGE DOORS AND EXTERIOR DOORS MUST MEET THE 90 MPH WIND LOAD. ALL VEHICULAR DOORS MUST MEET ASTM E330.
- 10) VEHICULAR ACCESS DOORS MUST MEET A WIND LOAD RATING OF 3 SECONDS QUIET @ 90 MPH WIND PER ASTM 330 OR ANSI/DASMA 108.
- 11) IF THERE IS A LIVING AREA OVER THE PORTION OF THE GARAGE, THE GARAGE CEILING AND ANY WALLS, BEAMS, POSTS, ETC. THAT ARE HELPING TO SUPPORT THE SECOND FLOOR SHALL BE PROTECTED BY 5/8\" INCH TYPE X DRYWALL.
- 12) GLAZING IN ENCLOSURES FOR BATHS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE NEED TO BE PROVIDED WITH SAFETY GLAZING.
- 13) GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWIMMING, SLIDING AND BI-FOLD DOORS NEED TO BE PROVIDED WITH SAFETY GLAZING.
- 14) ANY EXTERIOR WALL LESS THAN 5 FT FROM PROPERTY LINE SHALL HAVE A 1 HOUR FIRE RESISTANT RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASCE 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. ANY PROJECTIONS SUCH AS COVERINGS LESS THAN 2 TO 3 FT FROM PROPERTY LINE SHALL HAVE A 1-HOUR RATING ON THE UNDERSIDE. 1. LAYER OF 5/8\" EXTERIOR TYPE X DRYWALL ON THE UNDERSIDE OF SOFFIT.
- 15) ALL SWINGING EXTERIOR DOORS INCLUDING THE DOOR BETWEEN THE GARAGE AND HOUSE SHALL BE NOT LESS THAN 1-3/4\" IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS 20 MIN. FIRE RATED DOOR BETWEEN THE HOUSE AND GARAGE WITH SELF LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE THE DOOR SHALL BE EQUIPPED WITH A TURNBUT TURN DEADBOLT LOCK STRIKE PLATES SECURED WITH MIN. 1-1/2\" SCREWS AND NEW FIBERS AT 4-1/2\" FEET TO 5 FEET OFF THE FLOOR.
- 16) CLASS I OR CLASS II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAMER WALLS IN ZONES 5, 6, 7, 8 AND MARINE 4 CLASS I AND/OR CLASS II VAPOR RETARDERS ARE NOT PERMITTED ON BOTH INTERIOR AND THE EXTERIOR SIDES OF FRAMER WALLS. ANY INSULATION SHEATHING ON THE EXTERIOR SIDE OF THE WALL MUST BE UNFACED MATERIAL WITH A PERM RATING LESS THAN ONE.

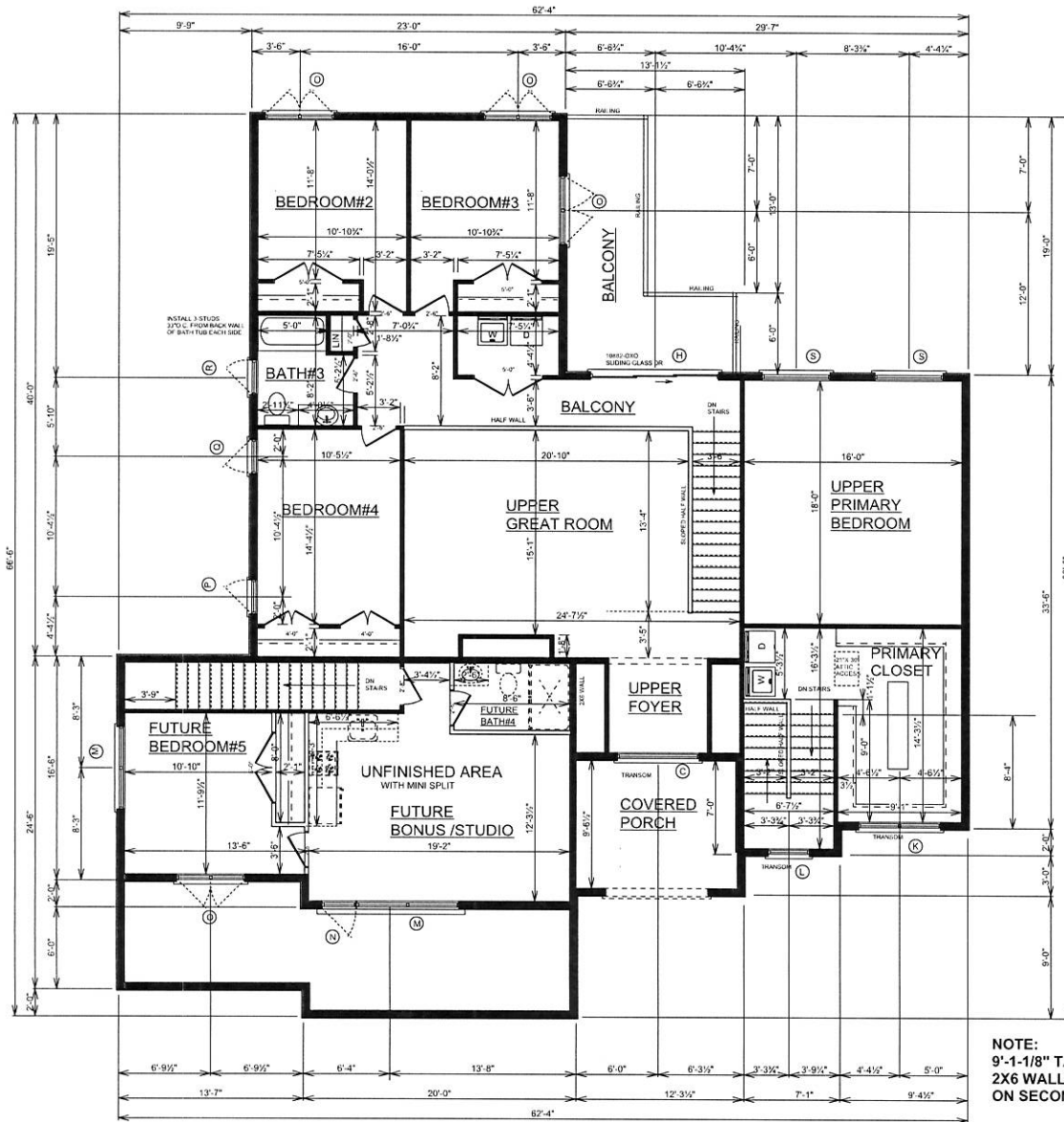
**SUBCONTRACTORS AND SUPPLIERS**

FIRST FLOOR = 1773 SQ. FT.  
SECOND FLOOR = 888 SQ. FT.  
TOTAL LIVING AREA = 2661 SQ. FT.  
BASEMENT = 1773 SQ. FT.  
GARAGE = 810 SQ. FT.  
OVERALL TOTAL = 5244 SQ. FT.

**NOTE:**  
FIRST FLOOR  
INTERIOR AND EXTERIOR  
DOORS 8'-0\" TALL UNLESS  
OTHERWISE SPECIFIED ON  
THE PLAN

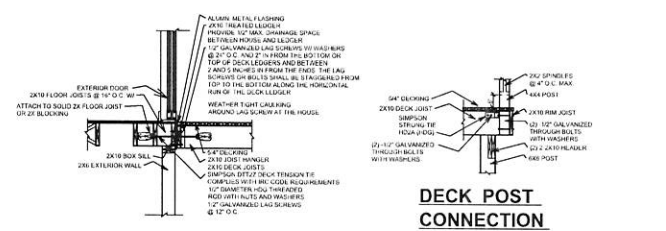
**NOTE:**  
**FNAL PLANS**  
**3/20/2024**

SCALE:	DATE:	REVISIONS
1/4\"=1'-0\"	3/9/2024	
DRAWN BY:	DATE:	#
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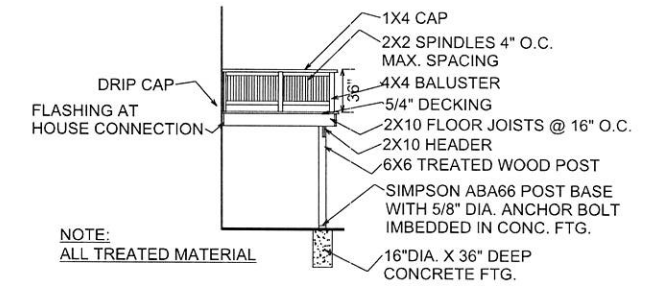


**DECK SPECIFICATIONS**

- 2021 INTERNATIONAL RESIDENTIAL CODE
- WOOD SHALL BE PRESSURE TREATED OR DECAY RESISTANT ALL FASTENERS ARE TO BE RATED BY THE MANUFACTURE FOR USE IN TREATED WOOD
  - JOIST: RIM BOARD (ACTING AS BEARING) BEAM OR GIRDER BEARING IS REQUIRED TO HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE A MINIMUM TWO 1/2 INCH THROUGH BOLTS PER THESE AREAS OR APPROVED CONNECTOR
  - ALL MULTI-PLY BEAMS (2 PLY, 3 PLY ETC.) MUST BE FASTENED TOGETHER
  - JOIST HANGERS ARE REQUIRED WHERE JOISTS DO NOT REST DIRECTLY ON A GIRDER, MANUFACTURE'S SPECIFIED FASTENERS ARE TO BE USED.
  - LATERAL LOAD CONNECTIONS ARE REQUIRED WHEN THE TOP OF THE DECK IS SIX FEET OR MORE ABOVE FINISH GRADE. HOLD DOWN TENSION DEVICES ARE REQUIRED IN NOT LESS THAN TWO LOCATIONS PER DECK AND WITH EACH DEVICE HAVING AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 1500 POUNDS.
  - NON BEARING CANTILEVERED JOISTS ARE LIMITED TO 2 FT. WITH A BACK SPAN MIN. OF 6 FT. AND REQUIRE UPLIFT CONNECTIONS AT THE JOIST TO BEAM LOCATION
  - DECKS GREATER THAN 30 INCHES ABOVE GRADE REQUIRE A GUARDRAIL GRADE IS MEASURED AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE DECK
  - GUARDRAIL HEIGHT IS MIN. 36 INCHES ABOVE THE DECK
  - OPENINGS IN THE GUARDRAIL SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE.
  - REQUIRED GUARDRAILS AND HANDRAILS MUST BE CAPABLE OF SUPPORTING A 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP GUARDRAIL AND HANDRAIL. IN-FILL COMPONENTS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT
  - STEPS OF FOUR OR MORE RISERS REQUIRE A HANDRAIL MINCHES. 36 INCHES HIGH HANDRAIL MUST BE GRASPABLE AND BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS AND RETURN OR TERMINATE IN NEWEL POSTS.
  - HANDRAIL GRIP SIZE MUST BE EITHER CIRCULAR (1-1/4" TO 2" SQUARE (CROSS SECTION OF NO MORE THAN 2-1/4") OR OTHER SHAPES 1-1/4" TO 2-3/4" WITH A PERIMETER OF NO MORE THAN 6-1/4"
  - MINIMUM 19 INCH STAIR TREADS AND MAXIMUM 7-3/4 INCH RISERS (TREAD IS MEASURED FROM NOISING TO NOISING, OPEN RISER SPACES MUST BE LESS THAN 4 INCHES DIAMETER SPHERE.
  - STAIR RISERS WILL BE ATTACHED TO STAIR STRINGERS WITH SIMPSON TA TREAD ANGLE
  - DEPTH OF POSTS/ FOOTINGS MIN. OF 32 INCHES BELOW GRADE AND FOOTING PAD FOR BOTTOM OF STAIRS WILL BE MIN. 32" DEPTH



**DECK CONNECTION DETAIL AT EXTERIOR HOUSE WALL**



**BALCONY-DECK DETAIL**

**NOTE:**  
SECOND FLOOR BEDROOMS ENTRY DRs, BATH AND HALLWAY CLOSETS 8' TALL DOORS

**NOTE:**  
9'-1-1/8" TALL 2X6 WALLS @ 16" O.C. ON SECOND FLOOR

**NOTE:**  
SECOND FLOOR = 888 SQ. FT.  
UNFINISHED BONUS/ STUDIO = 485 SQ. FT.

**Signature Homes**

**SECOND FLOOR PLAN**

LOT F203 STONE CREEK SUBDIVISION  
2843 E. STONECREEK BLVD URBANA, ILL

www.signaturehomes.ws

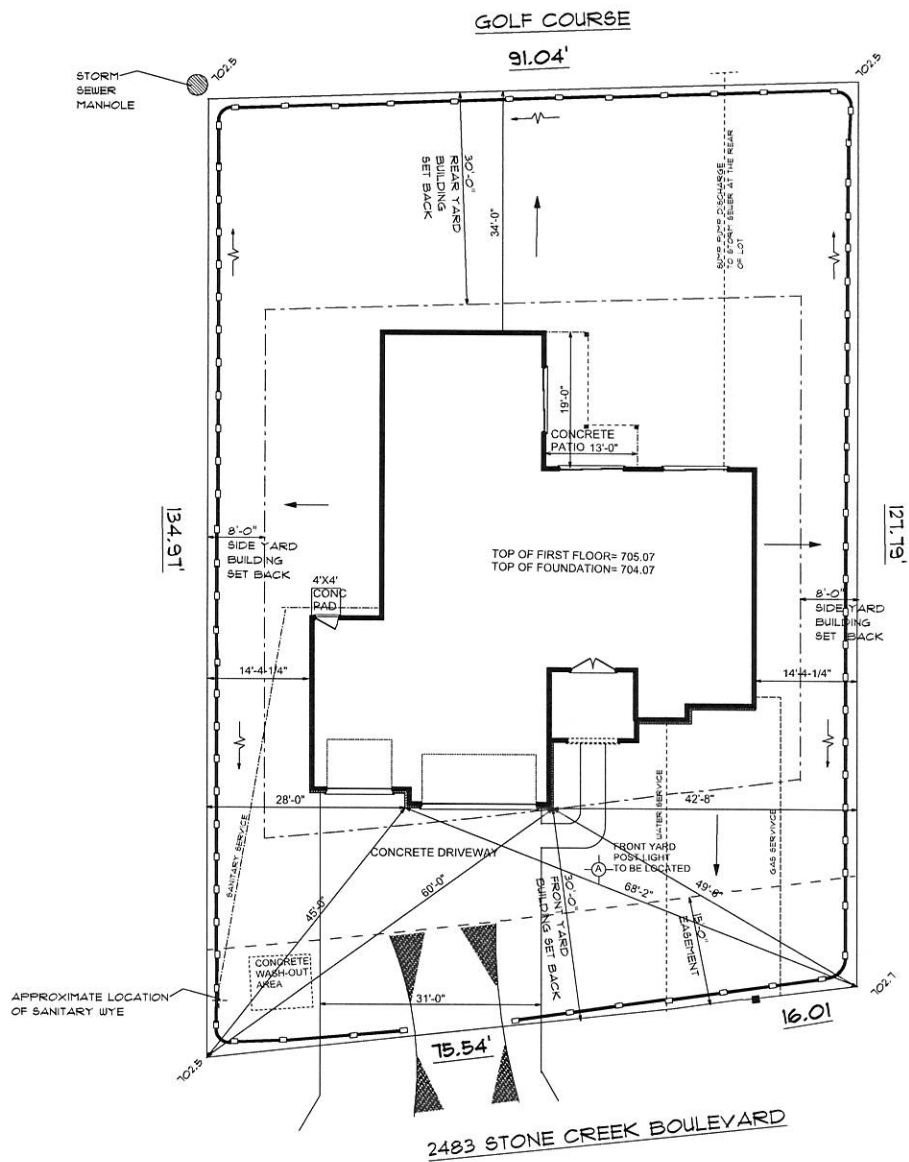
DATE	REVISIONS
3/6/2024	1 SECOND FLOOR BEDROOM ENTRY DRs
3/11/2024	2 SECOND FLOOR BEDROOM ENTRY DRs
	3 FUTURE BATH

SCALE	DRAWN BY	DATE	PCN#	DATE	PCN#	DATE	PCN#
1/4"=1'-0"	J.E.T.						

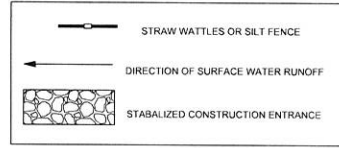
**EXHIBIT**

**A**

DRAWING NUMBER  
**4 OF 6**



**EROSION CONTROL LEGEND**



**ZONING CALCULATIONS**

**FLOOR AREA RATIO:**  
 GROSS FLOOR AREA = 3,334 SQ. FT.  
 TOTAL LOT AREA = 11,975 SQ. FT.  
 3,334 SQ. FT. DIVIDED BY 11,975 SQ. FT. = 0.278

**OPEN SPACE RATIO:**  
 USABLE OPEN SPACE = 7,303 SQ. FT.  
 7,303 SQ. FT. DIVIDED BY TOTAL FLOOR AREA 3,334 SQ. FT. = 2.190



**LOT F203  
 STONE CREEK  
 SUBDIVISION NO.1**

**NOTE:  
 FNAL PLANS  
 3/20/2024**

**SHH**  
**SIGNATURE HOMES**

**SITE PLAN**  
 LOT F203 STONECREEK SUBDIVISION  
 2843 E. STONECREEK BLVD. URBANA, ILL  
 www.signaturehomes.ws

SCALE:	DATE:	DATE:	#	REVISIONS
1/8"=1'-0"	3/6/2024		1	ADD PER AND ZONING CALCULATIONS FOR SITE
DRAWN BY: J.E.T.	PLAN: CUSTOM			
EXHIBIT <b>A</b>				
DRAWING NUMBER <b>5 OF 6</b>				



## MEMORANDUM

**Meeting:** Building Safety Code Board of Appeals  
**From:** Michael Frank, Building Inspector  
Nicholas Hanson, Building Official  
**Date:** April 24, 2024  
**Subject:** 2843 E. Stone Creek

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### Background

The fires of today behave and perform differently compared to historic fires. Scientific fire research tests have unfortunately confirmed and demonstrated that today's modern building contents and building materials burn at a faster rate, release more toxic gases, reach higher temperatures, and experience flashover much quicker compared to fires that occurred in the past.

While the construction industry actively pursues innovations, and environmentally sustainable technologies and materials, making building construction more affordable and available. The introduction of these new building materials, methods, and techniques are changing how fire behaves, putting the firefighters who enter these homes in direct contact with potential hazards such as floor collapses, home furnishings, and other materials impeding their ability to save lives, as well as having to get people of all facets and abilities out to safety.

National Fire Protection Association (NFPA) research indicates that fire sprinklers can reduce the risk of property damage by 70 percent. And, the NFPA Fire Sprinkler Initiative, "The Truth about Home Fire Sprinklers," shows that risk of dying in a reported home fire is 85 percent lower if homes are equipped with fire sprinklers.

Therefore, during the code review process, the fire department asked to amend the residential code from requiring fire sprinklers for ALL single- and two-family homes to only homes over 5,000 sq. ft. The request for this requirement is based on the history of fires in large residential structures, where the vaulted ceilings and open floor plans, have drastically increased the rate of fire spread.

And, during the adoption process, the Building Safety Code Board of Appeals asked to increase the square footage from 5,000 sq. ft. to 6,000 sq. ft. to lessen the impact on new construction, which City staff was agreeable to. Since 2002 the City has built approximately 1,420 new single- and two-family homes; of these homes 32 were between 5,000-6,000 sq. ft. and only 19 have been 6,000 sq. ft. or larger.

### 2021 International Residential Code (Standard Language)

**R313.2 One- and two-family dwellings automatic sprinkler systems.** An automatic sprinkler system shall be installed in one- and two-family *dwellings*.

**Exception:** An automatic sprinkler system shall not be required for *additions* or *alterations* to existing buildings that are not already provided with a sprinkler system.

City of Urbana’s 2023 Adopting Ordinance (Adopted Language)

Section R-313.2 entitled “One- and two-family dwellings automatic fire systems is amended to read as follows:

**R-313.2 One- and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings over 6,000 gross square feet.

**EXCEPTION:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

**Situation**

Signature Homes recently questioned the City’s interpretation of R312.2 and stated the second floor open area should not be counted, as the builder does not count it as square footage. Therefore, our office reached out to ICC for their interpretation, which was in agreement with the City.

It should be noted that the term “Gross Floor Area” is not defined in the IRC, however per the IRC: **“R201.3 Terms defined in other codes.** Where terms are not defined in this code such terms shall have the meanings ascribed in other code publications of the International Code Council.”

The term “Gross Floor Area” as defined by the IBC:

**FLOOR AREA, GROSS.** The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Square footage based on:

**Submitted Floor Plan**

Basement – 1,856 sq. ft.  
First Floor – 2,719 sq. ft.  
Second Floor – 1,478 sq. ft.  
Total – 6,053 sq. ft.

**Overlaid Floor Plan**

Basement – 1,648 sq. ft.  
First Floor – 2,594 sq. ft.  
Second Floor – 2,333 sq. ft.  
Total – 6,575 sq. ft.

Interpretation provided by ICC

This opinion is in response to your submitted ICC-online staff opinion request of March 26, 2024, and our phone conversation on April 10, 2024. You wish to know if, based on the definition of “Floor Area, Gross” in the 2021 IBC, whether the open space on the second floor, as indicated in your attached drawing, is included in the gross floor area.

The answer is yes. The definition of “Floor Area, Gross” and the 2021 IBC Commentary for this definition are as follows:

[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without

deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

❖ Gross floor area is that area measured within the perimeter formed by the inside surface of the exterior walls. The area of all occupiable and nonoccupiable spaces, including mechanical and elevator shafts, toilet rooms, closets and mechanical equipment rooms, are included in the gross floor area. This area could also include any covered porches, carports or other exterior space intended to be used as part of the building's occupiable space. Both gross and net floor areas are used for the determination of occupant load in accordance Table 1004.5.

Based on the definition, the gross floor area on the second floor would include the area of the floor opening. It should be noted, however, that the definition of "Floor Opening, Gross" is found in the 2021 IBC and not in the 2021 International Residential Code (IRC). To our knowledge, this term is not used in the 2021 IRC since the IRC does not have area limitations for detached one- and two-family dwelling and townhouses.

### **Question Before the Board**

Should the second floor open space be counted in the gross square footage as defined?

### **Staff Recommendation**

As previously described, the lightweight construction, faster burn rates, toxic gases, and higher temperatures within large open-concept residences often lead to catastrophic loss of both life and property. Therefore, City staff recommends counting the open space as defined by the Code and the proposed residential structure either be redesigned to fall below the 6,000 sq. ft. threshold or require the installation of a fire sprinkler system in compliance with NFPA 13D.

### **Attachments**

1. Gross Floor Area - ICC Interpretation
2. Floor Plans Provided by Signature Homes
3. Floor Plans overlaid with square footage calculation based off the definition for "gross floor area".



## Hanson, Nicholas

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**From:** CHolland <jira@icc-ts.atlassian.net>  
**Sent:** Thursday, April 11, 2024 2:21 PM  
**To:** Hanson, Nicholas  
**Subject:** ICCTO-2665 Gross Floor Area

**\*\*\* Email From An External Source \*\*\***  
Use caution when clicking on links or opening attachments.

Reply above this line.

CHolland has commented on your request:

April 11, 2024

Code Section: Section 202 in the 2021 International Building Code (IBC)

Nick Hanson,

This opinion is in response to your submitted ICC-online staff opinion request of March 26, 2024, and our phone conversation on April 10, 2024. You wish to know if, based on the definition of "Floor Area, Gross" in the 2021 IBC, whether the open space on the second floor, as indicated in your attached drawing, is included in the gross floor area.

The answer is yes. The definition of "Floor Area, Gross" and the 2021 IBC Commentary for this definition are as follows:

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Based on the definition, the gross floor area on the second floor would include the area of the floor opening. It should be noted, however, that the definition of "Floor Opening, Gross" is found in the 2021 IBC and not in the 2021 International Residential Code (IRC). To our knowledge, this term is not used in the 2021 IRC since the IRC does not have area limitations for detached one- and two-family dwelling and townhouses.

Sincerely,

Chris Holland  
Senior Technical Staff  
Architectural & Engineering Services  
International Code Council, Inc.  
Central Regional Office

888-ICC-SAFE (422-7233), x4314  
cholland@iccsafe.org  
[www.iccsafe.org](http://www.iccsafe.org)

You may reply to this email to add comments to your request.

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CHolland resolved this as Answered.

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Code opinions issued by ICC staff are based on ICC-published codes and do not include local, state or federal codes, policies or amendments. This opinion is based on the information which you have provided. We have made no independent effort to verify the accuracy of this information nor have we conducted a review beyond the scope of your question. This opinion does not imply approval of an equivalency, specific product, specific design, or specific installation and cannot be published in any form implying such approval by the International Code Council. As this opinion is only advisory, the final decision is the responsibility of the designated authority charged with the administration and enforcement of this code..

### How was our service for this request?



Very poor



Poor



Average

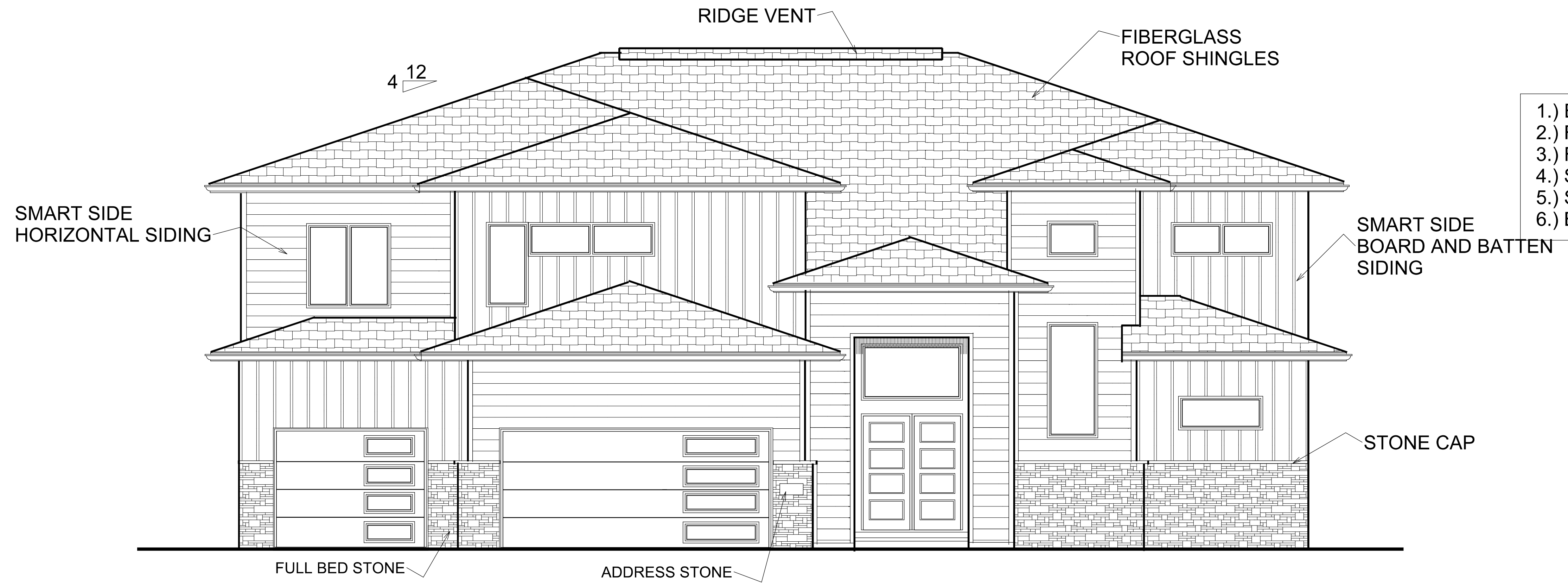


Good



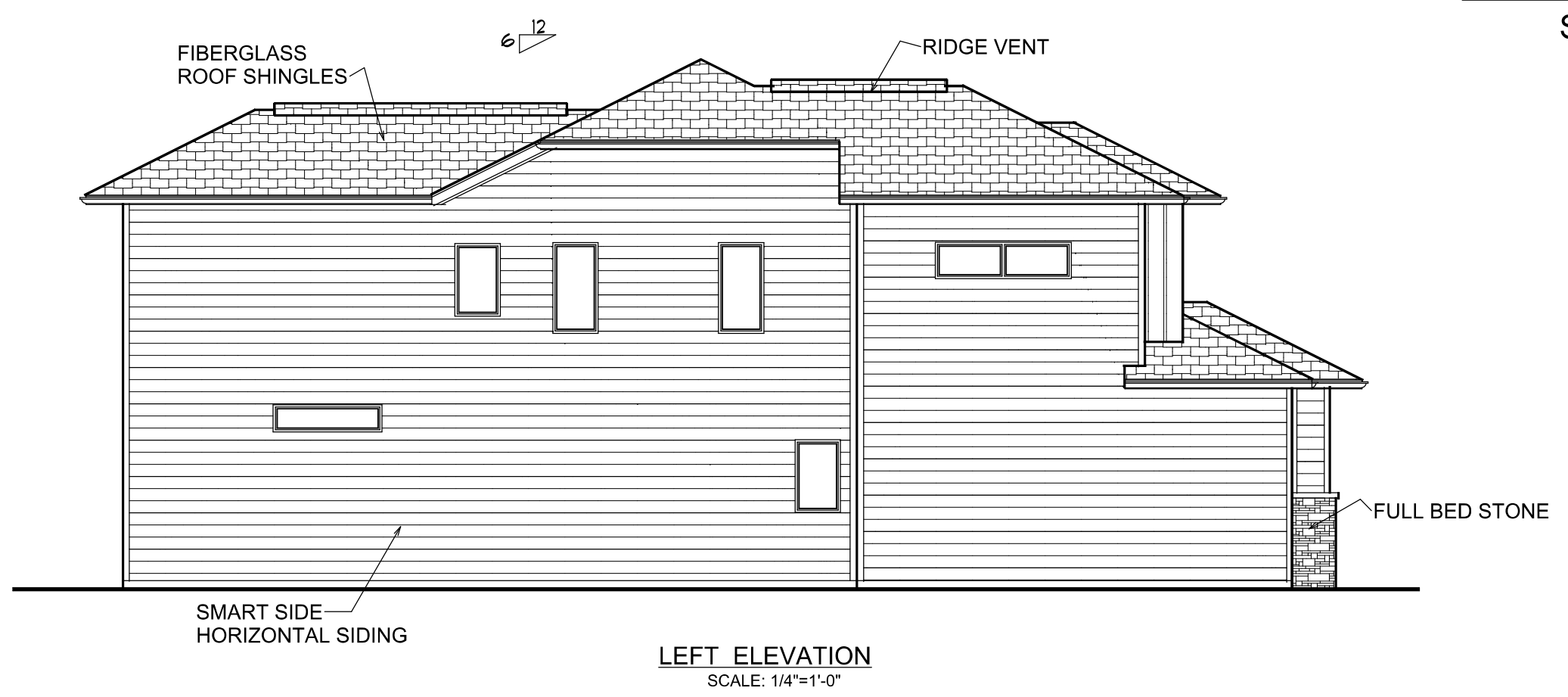
Very good

This is shared with [nphanson@urbanaininois.us](mailto:nphanson@urbanaininois.us).

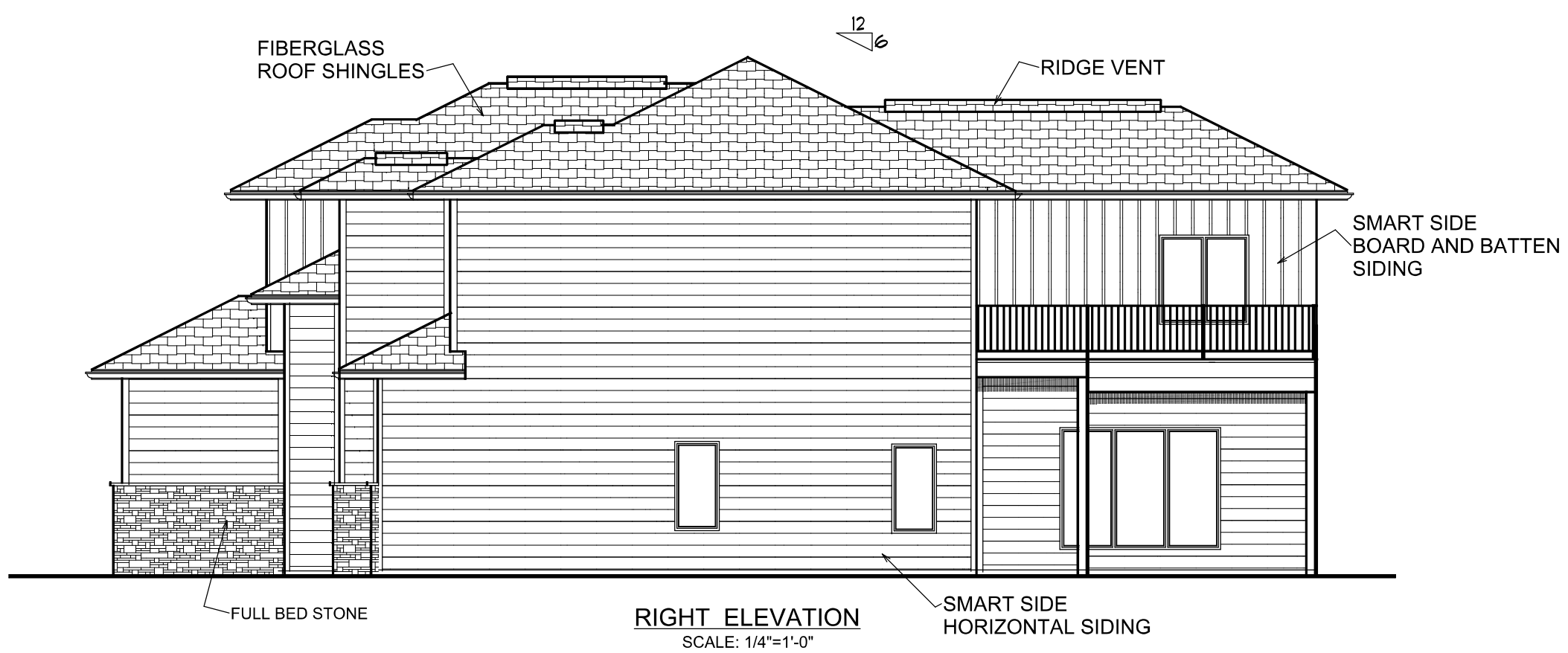


- INDEX OF PLANS**
- 1.) ELEVATIONS
  - 2.) FOUNDATION PLAN
  - 3.) FIRST FLOOR PLAN
  - 4.) SECOND FLOOR PLAN
  - 5.) SITE PLAN
  - 6.) BUILDING DETAILS

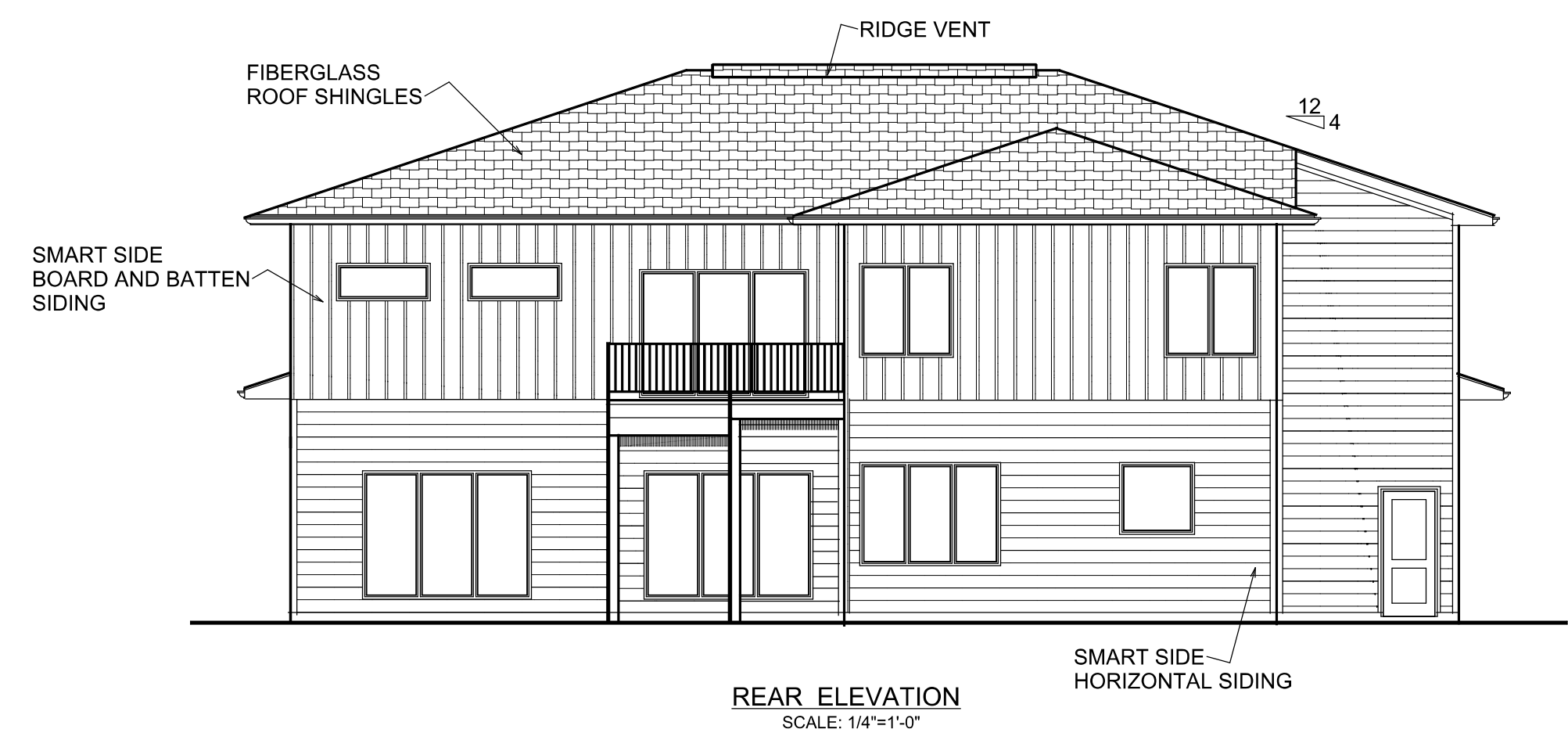
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**LEFT ELEVATION**  
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**RIGHT ELEVATION**  
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**REAR ELEVATION**  
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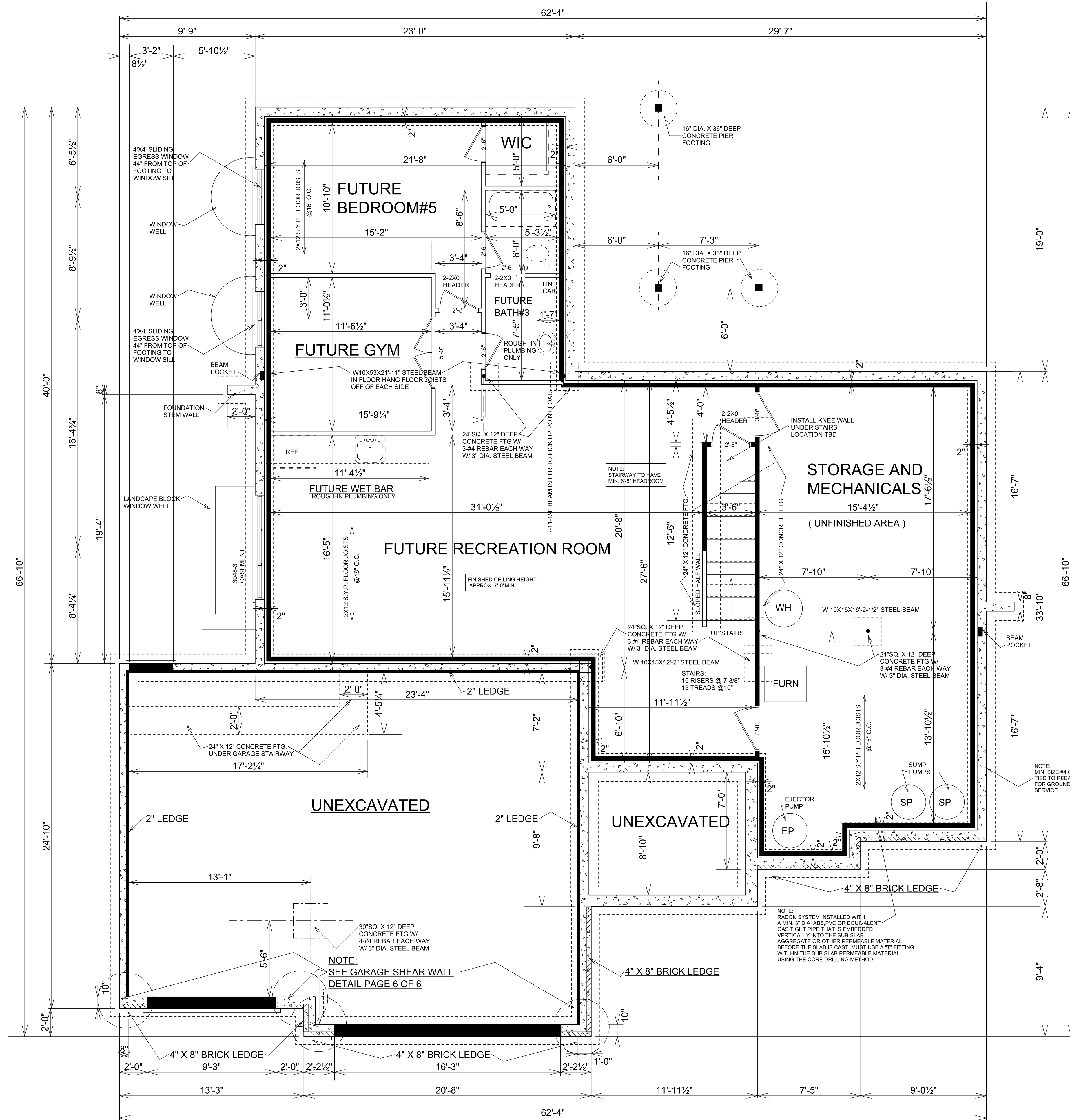
**NOTE:**  
**FNAL PLANS**  
**3/6/2024**

**ELEVATIONS**

LOT F203 STONE CREEK SUBDIVISION  
2843 E. STONECREEK BLVD. URBANA, ILL  
www.signaturehomes.ws

SCALE:	DATE:	DATE:	REVISIONS
AS SHOWN	3/5/2024	#	
DRAWN BY:	PLAN:		
J.E.T.	CUSTOM		

EXHIBIT  
**A**  
DRAWING NUMBER  
**1 OF 6**




- BASEMENT NOTES:**
- 2015 INTERNATIONAL RESIDENTIAL CODE  
DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. USABLE SPACES BOTH ABOVE AND BELOW CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS.
  - HOLES BORED IN FLOOR JOISTS, CEILING JOISTS OR RAFTERS SHALL NOT BE WITHIN 2" OFF THE TOP OR BOTTOM OF JOIST OR RAFTER AND SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THAT MEMBER
  - ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH AND EDGE OF HOLE OF HOLE NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND NOT MORE THAN 2 SUCCESSIVE STUDS ARE BORED.
  - ALL PENETRATIONS AT EVERY FLOOR / CEILING LEVEL, SOFFITS, CHASE ETC. SHALL BE PROPERLY FIRE STOPPED (ASTM-E-814) AND MUST BE INSPECTED PRIOR TO CONCEALMENT.
  - FIREBLOCKING SHALL BE PROVIDED HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
  - FLOOR ASSEMBLIES THAT NOT REQUIRED ELSEWHERE IN THE CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2 INCH GYPSUM WALL BOARD MEMBRANE, 3/8 INCH WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. SEE EXCEPTIONS UNDER R302.13
  - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" MUST HAVE A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION
  - WINDOW WELLS REQUIRED FOR BASEMENT EGRESS WINDOWS SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WELL SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 SQUARE FEET WITH A MINIMUM PROJECTION AND WIDTH OF 36"
  - WINDOW WELL COVERS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING AND MUST BE APPROVED BEFORE INSTALLING
  - ENCLOSED ACCESSIBLE AREAS UNDER STAIRS SHALL BE COMPLETELY DRYWALLED WITH 1/2" DRYWALL.
  - ALL PLATES IN CONTACT WITH CONCRETE ( INTERIOR AND EXTERIOR, LOAD BEARING AND NON-LOAD BEARING ) NEED TO BE PRESSURE TREATED OR DECAY RESISTANT
  - BASEMENTS WITHIN HABITABLE SPACE WITH BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6FT. 4IN. OF THE FINISHED FLOOR. UNHABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6FT. 8IN. OF FINISHED FLOOR.

- FOUNDATION NOTES:**
- 8" POURED CONCRETE BASEMENT WALLS
  - 9" TALL W/ #6 REBAR EVERY 36" TO 40" HORIZONTAL BAR AS FOLLOWS: ONE #4 REBAR WITHIN 12" OF THE TOP OF THE WALL STORY AND ONE #4 BAR NEAR MID-HEIGHT OF THE WALL STORY AND ONE #4 REBAR NEAR THIRD POINTS IN THE WALL STORY
  - 22" X 8" CONCRETE FOOTING NECESSARY REINFORCEMENT SPlicing REQUIREMENTS FOR FOUNDATIONS ARE: #4 REBAR NEEDS OVERLAPPED 30 INCHES AND #6 REBAR NEEDS OVERLAPPED 45 INCHES
  - BASEMENT WALLS LONGER THAN 24 FEET MUST BE BRACED OR OTHERWISE SUPPORTED BEFORE BACKFILLING
  - GARAGE AND PORCH FOUNDATION WALLS 10" POURED CONCRETE 4'-0" TALL WITH 24" X 8" CONCRETE FOOTINGS
  - TRANSITIONS BETWEEN THE BASEMENT AND CRAWL OR SLAB FOUNDATIONS SHALL BE IN ACCORDANCE TO ACI 332 OR SHALL BE STEPPED WHERE NECESSARY TO CHANGE THE ELEVATION OF THE FOOTINGS
  - ANCHOR BOLTS 1/2" X 10" IN SOLID CONCRETE SHOULD BE LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION AND A MAXIMUM OF 6 FEET ON CENTER AND INSTALLED IN THE MIDDLE THIRD OF THE BOTTOM PLATE.

**NOTE:**  
**FNAL PLANS**  
**3/6/2024**

FUTURE FINISHED AREA = 1179 SQ. FT.  
FUTURE UNFINISHED AREA = 677 SQ. FT.  
BASEMENT = 1856 SQ. FT.

**NOTE:**  
**9'-0" TALL**  
**BASEMENT WALLS**



**SIGNATURE HOMES**

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**FOUNDATION PLAN**

LOT F203 STONE CREEK SUBDIVISION  
2843 E. STONE CREEK BLVD. URBANA, ILL

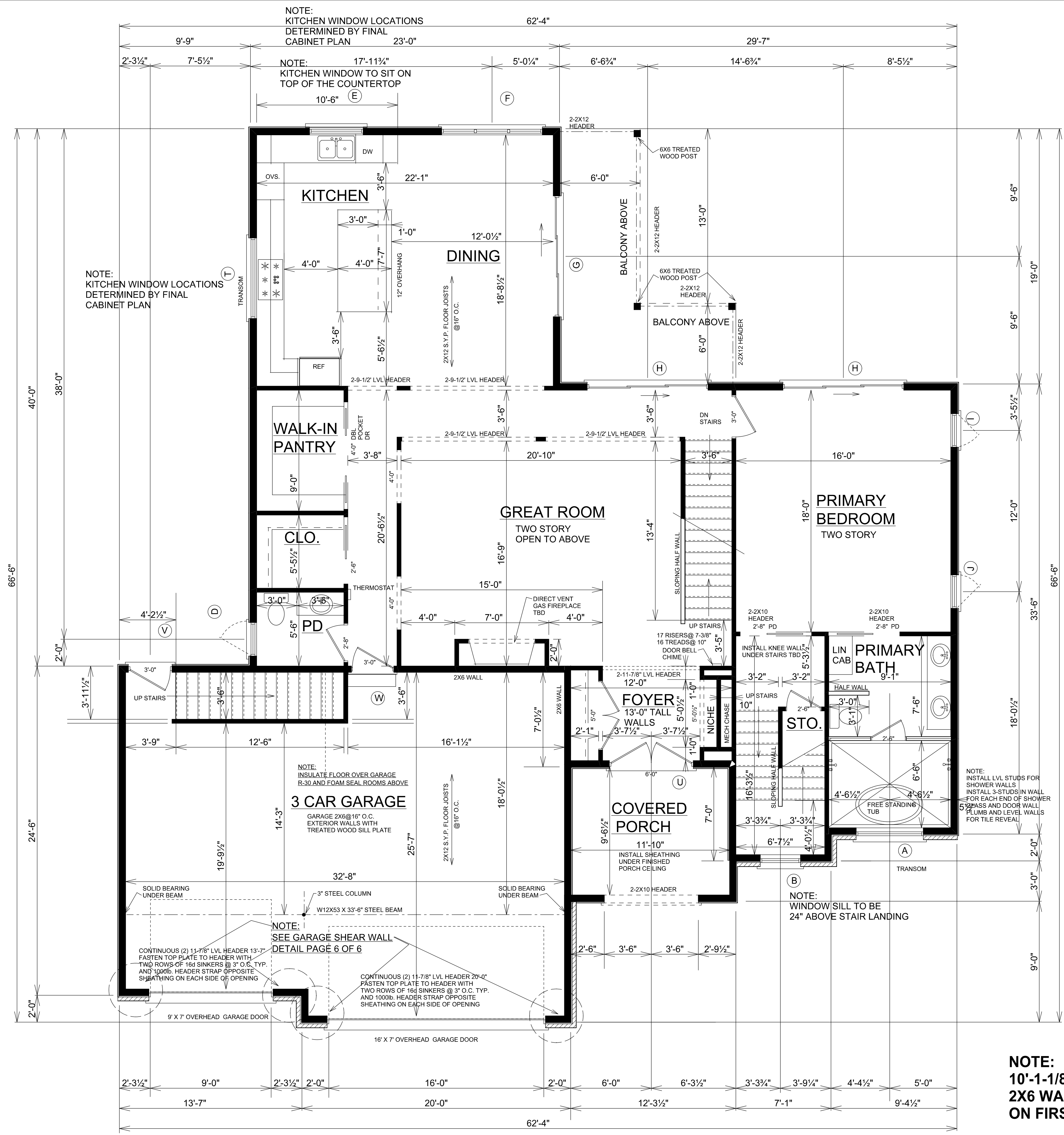
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#	DATE	REVISIONS

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SCALE: 1/4" = 1'-0"	DATE: 3/6/2024	PLAN: CUSTOM	DRAWN BY: JET	EXHIBIT: A	DRAWING NUMBER: 2 OF 6
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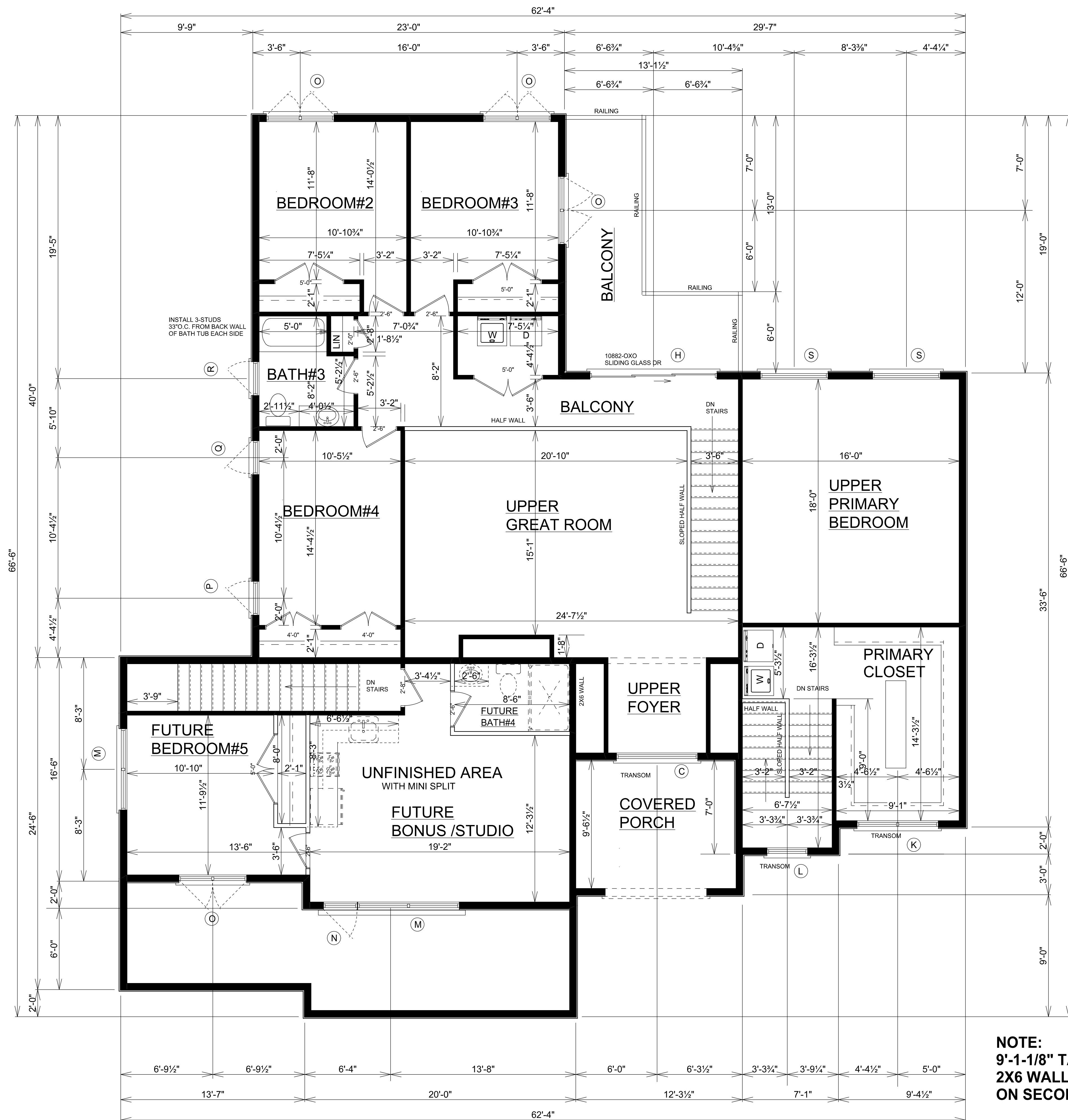
- PLAN NOTES:**
- 1.) THE MAXIMUM NUMBER OF RISERS OFF AN EXTERIOR DOOR IS TWO BEFORE A LANDING IS REQUIRED OTHER THAN THE REQUIRED EGRESS DOOR. THREE RISERS ARE PERMITTED IF USING A HANDRAIL.
  - 2.) MINIMUM 3FT. X 3 FT. LANDING AT PRIMARY EXIT DOOR IS REQUIRED. MAXIMUM 7-3/4" DROP ALLOWED FROM TOP OF THRESHOLD TO TOP OF LANDING.
  - 3.) ANY STEPS 4 OR MORE RISERS REQUIRES A HANDRAIL. WHEN AN OPEN SIDE OF A STAIR EXCEEDS 30" ABOVE FLOOR OR GRADE, IT IS REQUIRED TO HAVE AN APPROVED GUARDRAIL. RAILS NEED TO BE 34"-38" HIGH MEASURED FROM NOSING OF TREAD TO TOP OF HANDRAIL. ALL HANDRAILS MUST BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS.
  - 4.) HANDRAIL GRIP SIZE MUST BE EITHER CIRCULAR 1-1/4" TO 2" SQUARE CROSS SECT. MAX 2-1/4" AND OTHER SHAPES 1-1/4" - 2-3/4" WITH A PERIMETER OF NO MORE THAN 6-1/4"
  - 5.) MAXIMUM SPACING FOR BALUSTERS IS LESS THAN 4"
  - 6.) AC POWERED SMOKE DETECTORS ARE REQUIRED ON ALL FLOOR LEVELS INCLUDING BASEMENTS AND INSIDE EACH INDIVIDUAL SLEEPING ROOM. SMOKE DETECTORS SHALL BE LOCATED OUTSIDE EACH BEDROOM WITHIN 15 FT. OF BEDROOM. ALL DETECTORS SHALL BE INTERCONNECTED AND HAVE BATTERY BACKUP. SMOKE DETECTORS ALSO HAVE TO MEET THESE SPECIFICATIONS IN ANY EXISTING HOUSE WHERE A BUILDING PERMIT IS ISSUED.
  - 7.) APPROVED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA WITHIN 15 FT OF THE BEDROOMS IN DWELLING UNITS WITH FUEL-FIRED APPLIANCES AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
  - 8.) ALL WINDOWS MIN. 24" ABOVE THE INTERIOR FLOOR. OPERABLE WINDOWS WITH SILL HEIGHTS 72" OR MORE ABOVE GRADE AND LESS THAN 24" ABOVE THE INTERIOR FLOOR SURFACE NEEDS TO BE EQUIPPED WITH GUARDS IN ACCORDANCE WITH ASTM F 2006 OR F 2090
  - 9.) WALL COVERINGS, CURTAIN WALLS, ROOF COVERINGS EXTERIOR WINDOWS, SKYLIGHTS, GARAGE DOORS AND EXTERIOR DOORS MUST MEET THE 90 MPH WIND LOAD. ALL VEHICULAR DOORS MUST MEET ASTM E330
  - 10.) VEHICULAR ACCESS DOORS MUST MEET A WIND LOAD RATING OF 3 SECOND GUST OF 90 MPH WIND PER ASTM 330 OR ANSI/DASMA 108
  - 11.) IF THERE IS A LIVING AREA OVER THE PORTION OF THE GARAGE, THE GARAGE CEILING AND ANY WALLS, BEAMS, POSTS, ETC. THAT ARE HELPING TO SUPPORT THE SECOND FLOOR SHALL BE PROTECTED BY 5/8 INCH TYPE X DRYWALL
  - 12.) GLAZING IN ENCLOSURES FOR BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE NEED TO BE PROVIDED WITH SAFETY GLAZING
  - 13.) GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS NEED TO BE PROVIDED WITH SAFETY GLAZING
  - 14.) ANY EXTERIOR WALL LESS THAN 5 FT FROM PROPERTY LINE SHALL HAVE A 1-HOUR FIRE RESISTANT RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. ANY PROJECTIONS SUCH AS OVERHANG LESS THAN 2 TO 5 FT FROM PROPERTY LINE SHALL HAVE A 1-HOUR RATING ON THE UNDERSIDE 1- LAYER OF 5/8" EXTERIOR TYPE X DRYWALL ON THE UNDERSIDE OF SOFFIT
  - 15.) ALL SWINGING EXTERIOR DOORS INCLUDING THE DOOR BETWEEN THE GARAGE AND HOUSE SHALL BE 1-3/4" STEEL SOLID CORE WOOD OR 20 MINUTE FIRE- RATED DOORS SHALL BE EQUIPPED WITH A THUMB TURN DEADBOLT LOCK STRIKE PLATES SECURED WITH MIN. 2-1/2" SCREWS AND VIEW FINDERS AT 4-1/2" FEET TO 5 FEET OFF THE FLOOR
  - 16.) CLASS I OR CLASS II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN ZONES 5,6,7,8 AND MARINE 4. CLASS I AND/OR CLASS II VAPOR RETARDERS ARE NOT PERMITTED ON BOTH INTERIOR AND THE EXTERIOR SIDES OF FRAME WALLS. ANY INSULATION SHEATHING ON THE EXTERIOR SIDE OF THE WALL MUST BE UNFACED MATERIAL WITH A PERM RATING LESS THAN ONE.

FIRST FLOOR =1856 SQ. FT.  
SECOND FLOOR =948 SQ. FT.  
SUB TOTAL =2804 SQ. FT.  
BONUS/ STUDIO =530 SQ. FT.  
TOTAL LIVING AREA =3334 SQ. FT.  
BASEMENT =1856 SQ. FT.  
GARAGE =863 SQ. FT.  
OVERALL TOTAL =6053 SQ. FT.

**NOTE:**  
10'-1-1/8" TALL  
2X6 WALLS@16" O.C.  
ON FIRST FLOOR

**NOTE:**  
**FNAL PLANS**  
**3/6/2024**

SCALE:	DATE:	DATE:	DATE:	REVISIONS
1/4"=1'-0"	3/6/2024			
DRAWN BY:	PLAN:			
JET	CUSTOM			
EXHIBIT				
<b>A</b>				
DRAWING NUMBER				
<b>3 OF 6</b>				



SECOND FLOOR = 948 SQ. FT.  
 UNFINISHED BONUS/ STUDIO = 530 SQ. FT.

**NOTE:**  
 9'-1-1/8" TALL  
 2X6 WALLS@16" O.C.  
 ON SECOND FLOOR

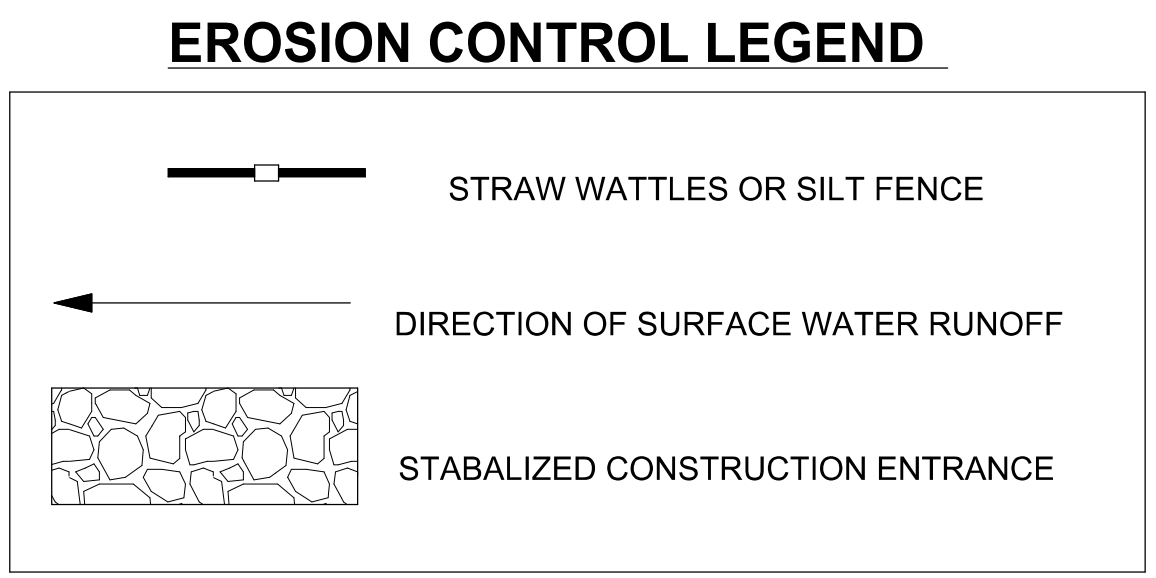
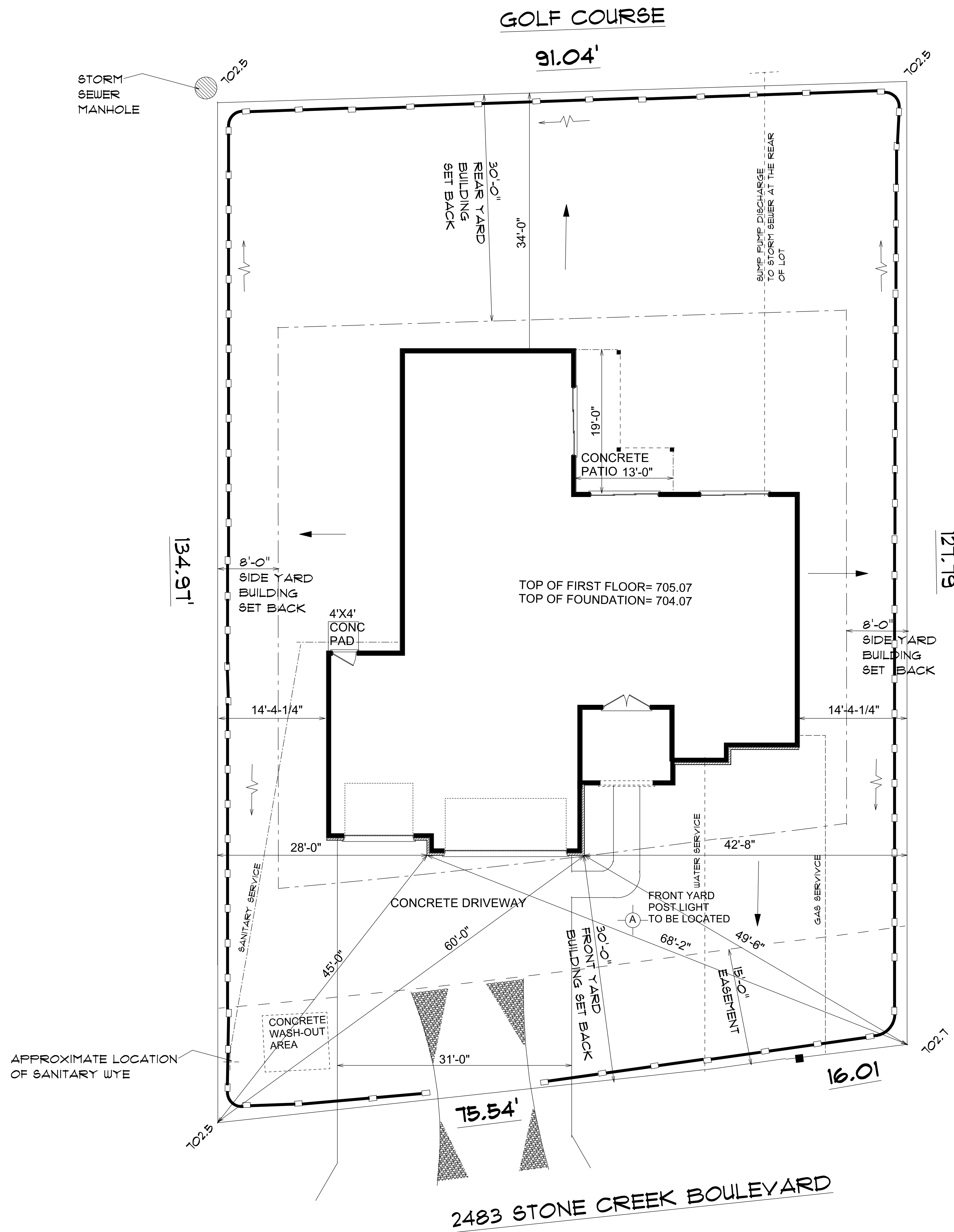
**NOTE:**  
**FNAL PLANS**  
**3/6/2024**

**SECOND FLOOR PLAN**

LOT F203 STONE CREEK SUBDIVISION  
 2843 E. STONECREEK BLVD. URBANA, ILL

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SCALE:	DATE:	DATE:	REVISIONS
1/4"=1'-0"	3/6/2024	#	
DRAWN BY: J.E.T.	PLAN: CUSTOM		
EXHIBIT			
DRAWING NUMBER			
4 OF 6			



LOT F203  
STONE CREEK  
SUBDIVISION NO.1

**NOTE:  
FNAL PLANS  
3/6/2024**

SCALE:	DATE	REVISIONS
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DRAWN BY:	PLAN:	#
J.E.T.	CUSTOM	

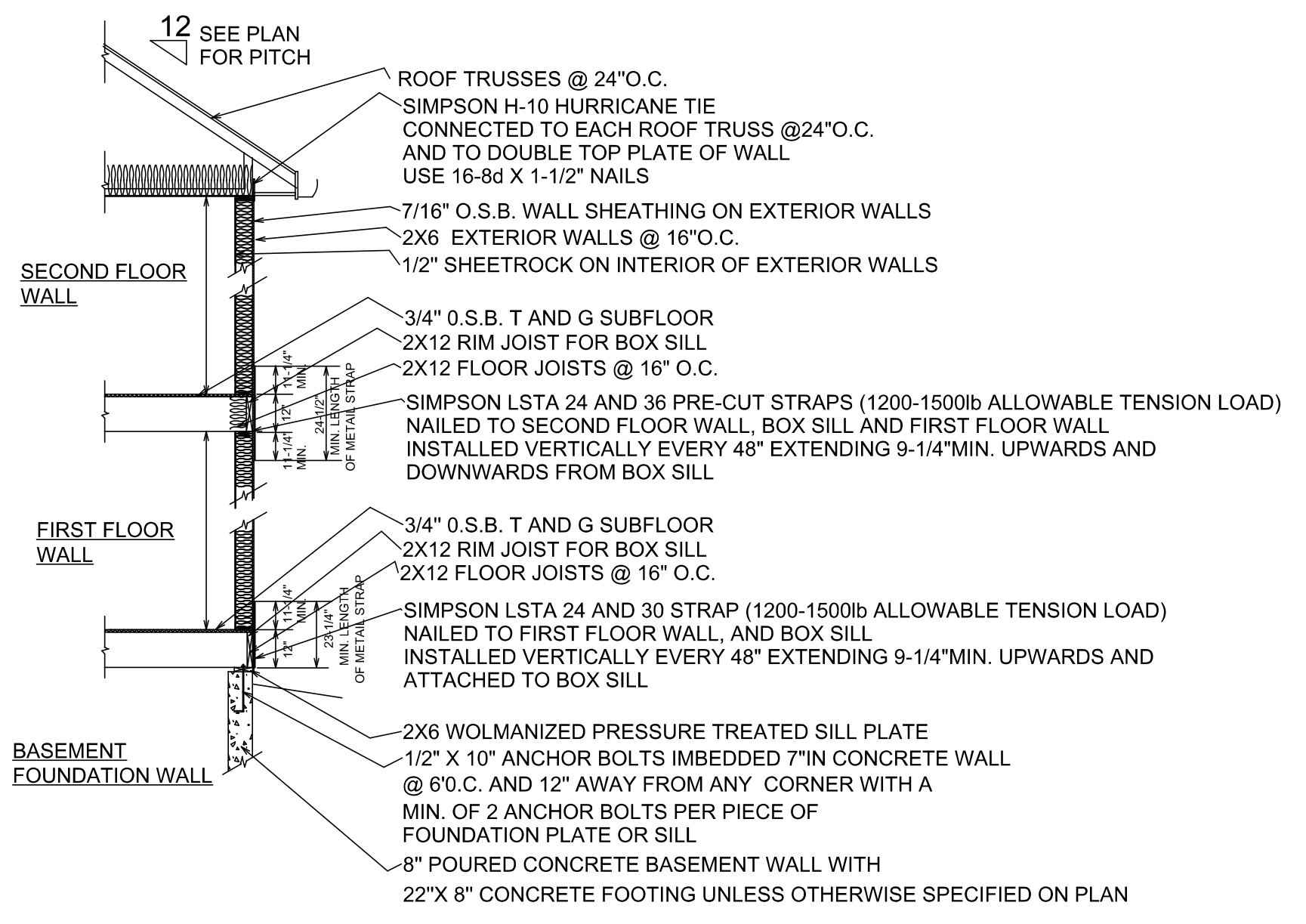
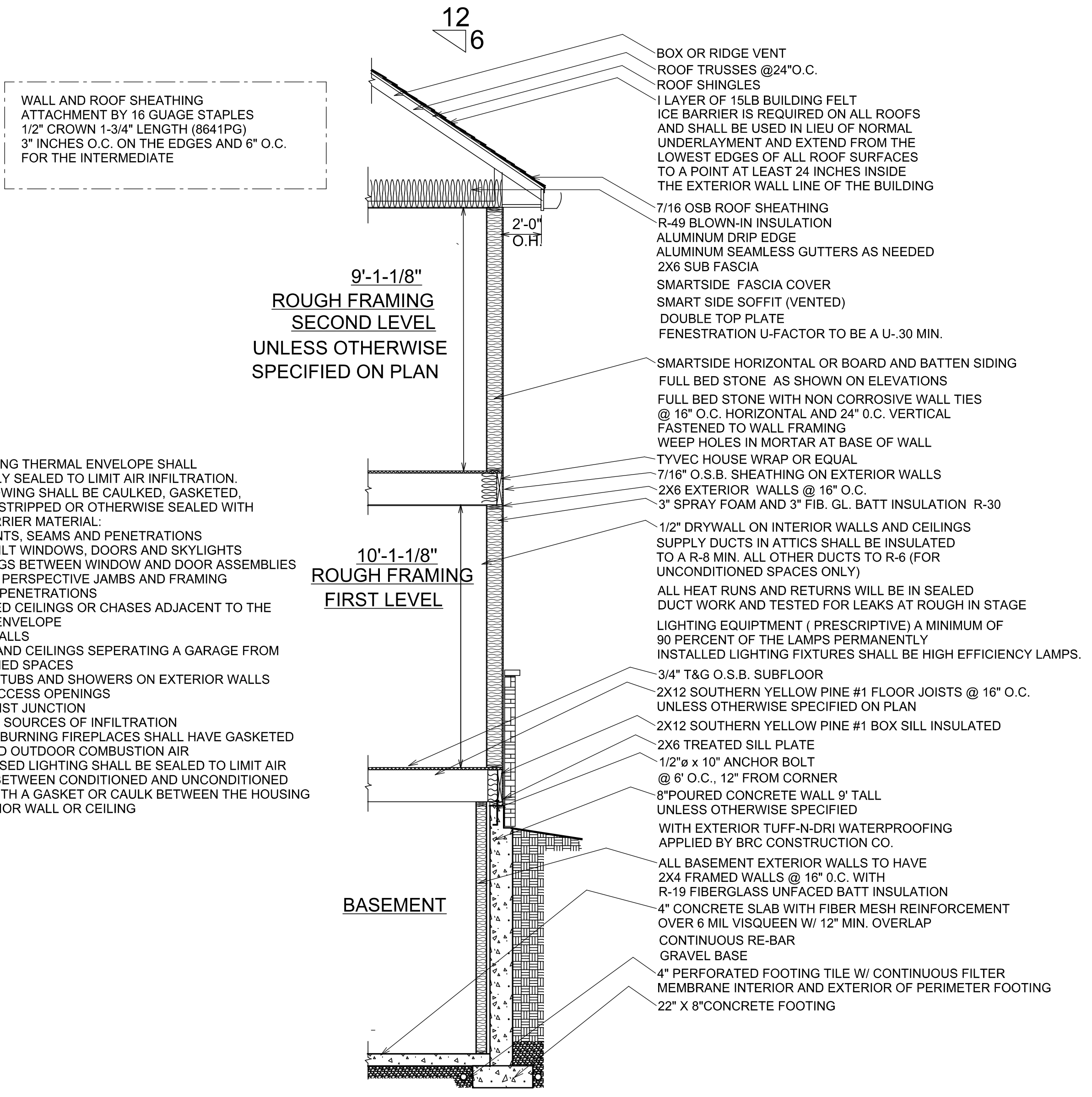
EXTERIOR WINDOW AND DOOR SCHEDULE						
#	N.O.	R.O.	HEADER	QTY	JS	KS
A	5020 PICTURE/TRANSOM WINDOW W/ TEMPERED GLASS	5'-0" X 2'-0"	2-9-1/2"LVLX5'-6"	1	2	2
B	3070 PICTURE/TRANSOM WINDOW W/ TEMPERED GLASS	3'-0" X 7'-0"	2-2X10X3'-3"	1	1	1
C	6030 PICTURE/TRANSOM WINDOW W/ TEMPERED GLASS	6'-0" X 3'-0"	2-9-1/2"LVLX6'-6"	1	2	2
D	2640 RIGHT HINGE CASEMENT W/ TEMPERED GLASS	2'-6" X 4'-0"	2-2X10X2'-9"	1	1	1
E	4040 PICTURE/TRANSOM WINDOW	4'-0" X 4'-0"	2-9-1/2"LVLX4'-6"	1	2	2
F	2656-3 CASEMENT WINDOW LEFT HINGE RIGHT H	7'-6-1/4" X 5'-6-1/4"	2-9-1/2"LVLX8'-0-1/4"	1	1	1
G	30611-60611 SLIDING GLASS DOOR FIBERGLASS CASING	9'-0" X 6'-11"	3-9-1/2"LVLX9'-6"	1	2	2
H	66011-30611 SLIDING GLASS DOOR STATIONARY PARTITIONED	9'-0" X 6'-11"	3-9-1/2"LVLX9'-6"	3	2	2
I	2656 CASEMENT WINDOW LEFT HINGE	2'-6" X 5'-6"	2-2X10X2'-9"	1	1	1
J	2656 CASEMENT WINDOW LEFT HINGE	2'-6" X 5'-6"	2-2X10X2'-9"	1	1	1
K	3020-2 FIXED TRANSOM WINDOW	6'-0-1/4" X 2'-0-1/4"	2-9-1/2"LVLX6'-6-1/4"	1	2	2
L	3020 FIXED TRANSOM WINDOW TEMPERED GLASS	3'-0" X 2'-0"	2-2X10X3'-3"	1	1	1
M	4020-2 FIXED TRANSOM WINDOW	8'-0-1/4" X 2'-0-1/4"	3-9-1/2"LVLX8'-6-1/4"	2	2	2
N	2650 EGRESS CASEMENT WINDOW	2'-6" X 5'-0"	2-2X10X2'-9"	1	1	1
O	2650-2 EGRESS CASEMENT WINDOW LEFT HINGE RIGHT HINGE	4'-11-1/4" X 4'-11-1/4"	2-9-1/2"LVLX5'-5-1/4"	4	2	2
P	2650 EGRESS CASEMENT WINDOW RIGHT HINGE	2'-6" X 5'-0"	2-2X10X2'-9"	1	1	1
Q	2650 EGRESS CASEMENT WINDOW RIGHT HINGE	2'-6" X 5'-0"	2-2X10X2'-9"	1	1	1
R	2640 CASEMENT W/ TEMP GLASS RIGHT HINGE	2'-6" X 4'-0"	2-2X10X2'-9"	1	1	1
S	5020 PICTURE/TRANSOM WINDOW	5'-0" X 2'-0"	2-9-1/2"LVLX5'-6"	2	2	2
T	6016 PICTURE/TRANSOM WINDOW W/ TEMPERED GLASS	6'-0" X 1'-6"	2-9-1/2"LVLX6'-6"	1	2	2
U	2650 THERMA TRU EXTERIOR DOORS FIBERGLASS OR W/ GLASS W/ GLAD FRAME	6'-3-3/4" X 6'-10-1/2"	2-9-1/2"LVLX6'-9-3/4"	1	2	2
V	2650 THERMA TRU 3-0"RHBS W/ GLAD FRAME	3'-2-3/4" X 6'-10"	2-2X10X3'-5-3/4"	1	1	1
W	2650 THERMA TRU 3-0"RHBS FIRE RATED OR W/ WOOD FRAME	3'-2-3/4" X 6'-10"	2-2X10X3'-5-3/4"	1	1	1

ANDERSEN 100 SERIES FIBERGLASS CASEMENT WINDOWS UNLESS OTHERWISE NOTED COLOR: TO BE DETERMINED DUAL PANE LOW-E SMART SUN STANDARD ARGON FILL STAINLESS GLASS U-FACTOR .27 SHGC .18 NO GRIDS BETWEEN GLASS 6-9/16" EXTENSION JAMBS

**BEDROOM WINDOWS MEET EGRESS**

THERMA TRU EXTERIOR DOORS MIN. .30 U-FACTOR NOTE: DOOR BETWEEN HOUSE AND GARAGE TO BE FIRE RATED 20 MIN. FIRE RATED DOOR. DOOR AND FRAME MUST BE LABELED

NOTE: LAST COLUMNS ON EXTERIOR WINDOW AND DOOR SCHEDULE LABELED "JS" IS THE NUMBER OF JACK STUDS AND "KS" NUMBER OF KING STUDS EACH SIDE OF OPENING SUPPORTING A HEADER NOTE: CODE REQUIRES ANY OPENING 4 FT AND GREATER TO HAVE 2 JACK STUDS EACH SIDE OF OPENING AND ANY OPENING 3 FT AND GREATER SUPPORTING ROOF AND FLOOR LOAD

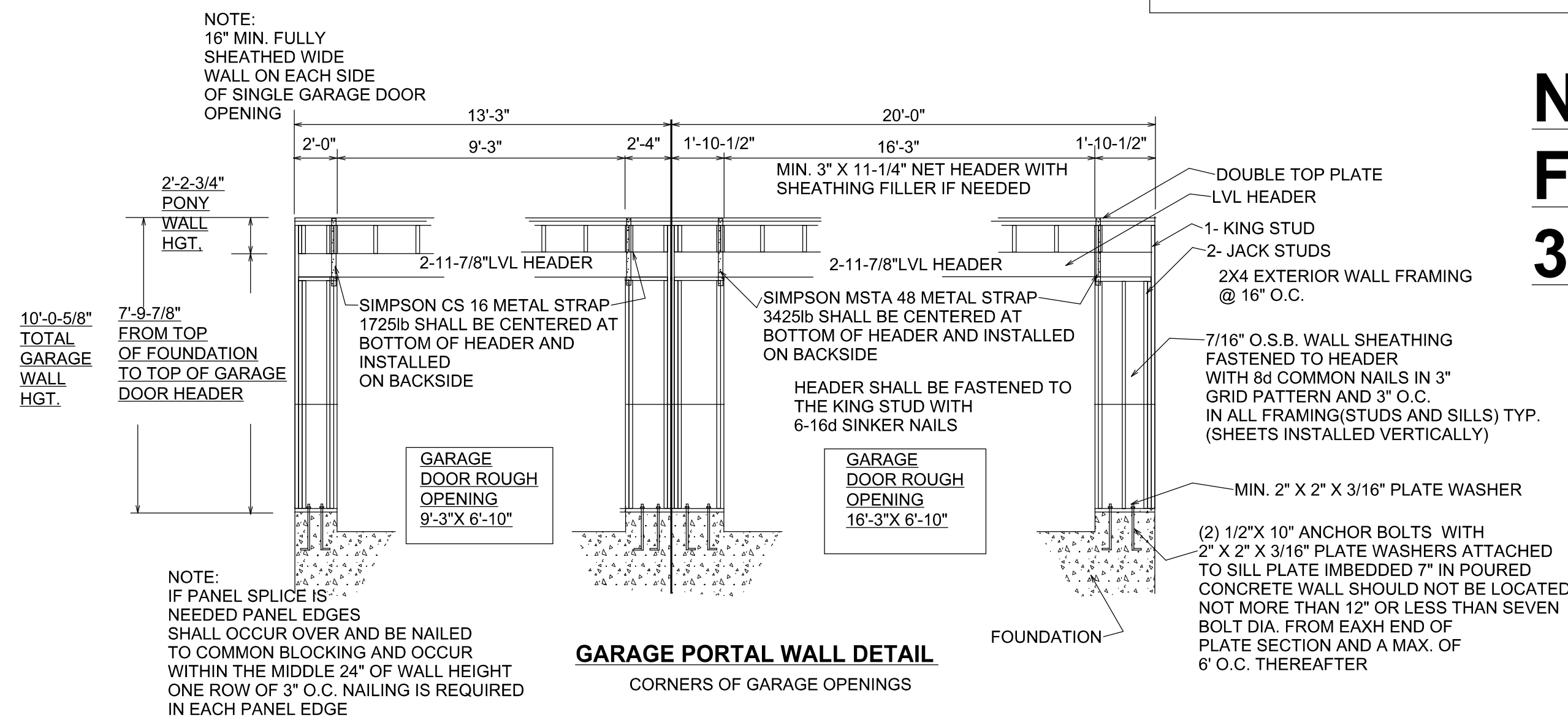


**TYPICAL TWO-STORY WALL SECTION**

2018 INTERNATIONAL RESIDENTIAL CODE

**INSULATION REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION PER 2021 ILLINOIS ENERGY CONSERVATION CODE EFFECTIVE JAN. 1 2021**

- 1.) PRESCRIPTIVE COMPLIANCE METHOD
- 2.) ACCORDING TO THE 2021 IECC WE ARE IN CLIMATE ZONE 5 AND WE SHALL USE THE FOLLOWING BUILDING THERMAL ENVELOPE.
- 3.) AIR SEALING SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED TO 4ACH@50Pa MAXIMUM WITH A REQUIRED BLOWER DOOR TEST BY A HERS CERTIFIED OR BPI CERTIFIED RATER
- 4.) SYSTEMS - ALL MANDATORY ITEMS PER SECTION R403. DUCT TIGHTNESS: ROUGH-IN OR POST CONSTRUCTION TEST 4CFM PER 1000SF CONDITIONED FLOOR AREA. DUCT TEST NOT REQUIRED IF DUCTS AND AIR HANDLER IS LOCATED ENTIRELY WITH BUILDING THERMAL ENVELOPE. BUILDING FRAMING CAVITIES CANNOT BE USED AS DUCTS OR PLENUMS. MECHANICAL HOUSE VENTILATION IS REQUIRED OUTSIDE AIR DUCTS ARE REQUIRED TO HAVE GRAVITY OR MECHANICAL DAMPERS. BUILDING HEATING AND COOLING EQUIPMENT TO BE SIZED ACCORDING TO ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED ACCORDING TO ACCA MANUAL J.
- 5.) ACCESS HATCHES AND DOORS - FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED. A WOOD BAFFLE IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED.
- 6.) EXPOSED SPRAY FOAM OR INSULATED FOAM BOARD INSULATION WILL BE PROTECTED BY AN APPROVED THERMAL BARRIER OR MEET APPROVED FLAME SPREAD AND SMOKE INDEX VALUES BY AN APPROVED THIRD PARTY AGENCY
- 7.) CERTIFICATE - A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL AND SHALL NOT COVER OR OBSTRUCT VISIBILITY OF THE CIRCUIT DIRECTORY LABEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION IN OR ON CEILINGS WALLS, FOUNDATION, FLOOR AND DUCTS OUTSIDE CONDITIONED SPACES. FENESTRATION SHALL HAVE U-FACTORS AND THE SOLAR HEAT GAIN COEFFICIENT LISTED. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCY OF HEATING AND COOLING AND SERVICE WATER HEATING EQUIPMENT.

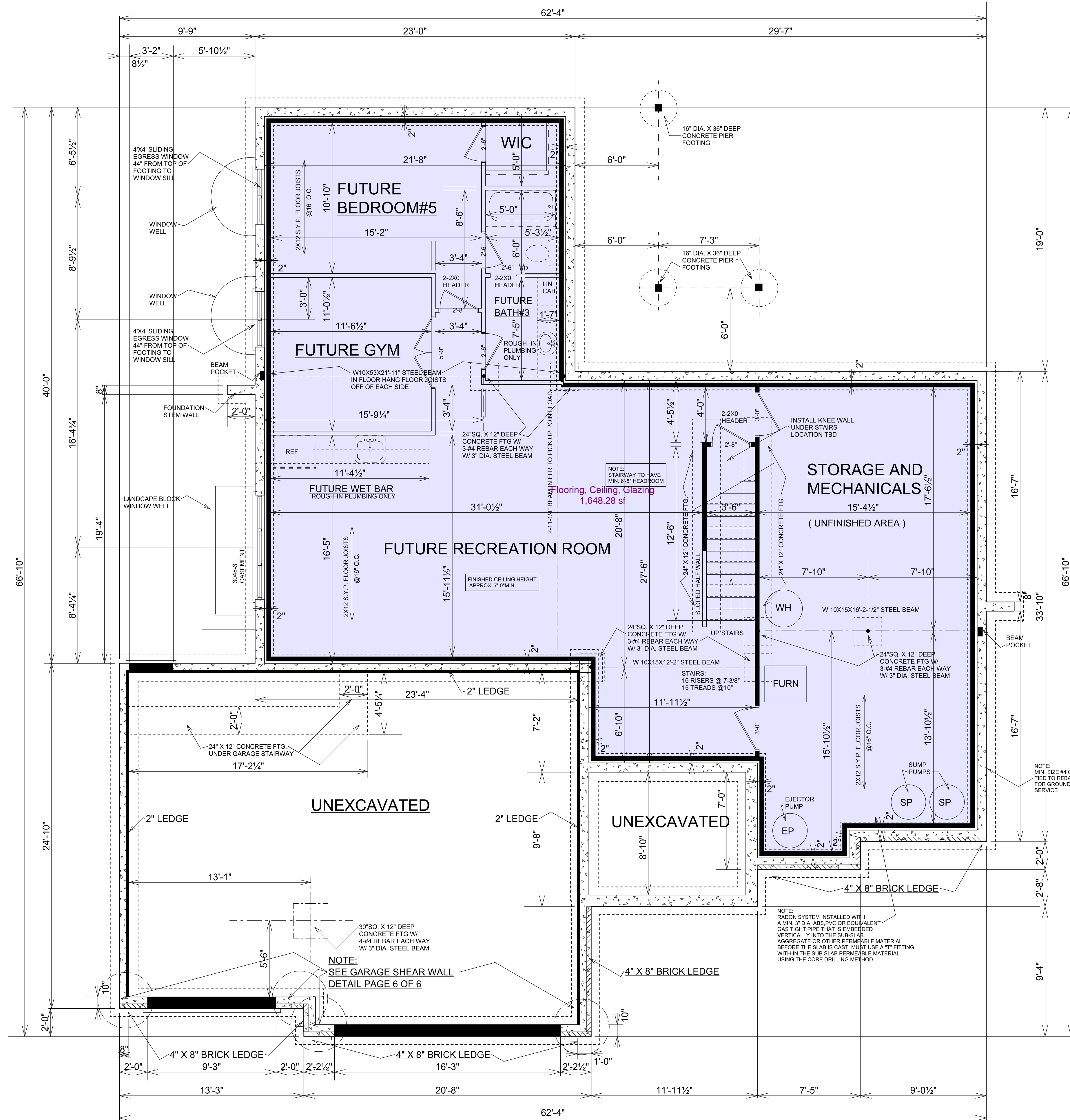


**NOTE: FNAL PLANS 3/6/2024**

REVISIONS	DATE	#

SCALE: NO SCALE  
 DRAWN BY: J.E.T.  
 DATE: 3/6/2023  
 PLAN: CUSTOM  
 EXHIBIT **A**  
 DRAWING NUMBER **6 OF 6**






- BASEMENT NOTES:**
- 2015 INTERNATIONAL RESIDENTIAL CODE  
DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. USABLE SPACES BOTH ABOVE AND BELOW CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS.
  - HOLES BORED IN FLOOR JOISTS, CEILING JOISTS OR RAFTERS SHALL NOT BE WITHIN 2" OFF THE TOP OR BOTTOM OF JOIST OR RAFTER AND SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THAT MEMBER
  - ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH AND EDGE OF HOLE OF HOLE NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND NOT MORE THAN 2 SUCCESSIVE STUDS ARE BORED.
  - ALL PENETRATIONS AT EVERY FLOOR / CEILING LEVEL, SOFFITS, CHASE ETC. SHALL BE PROPERLY FIRE STOPPED (ASTM-E-814) AND MUST BE INSPECTED PRIOR TO CONCEALMENT.
  - FIREBLOCKING SHALL BE PROVIDED HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
  - FLOOR ASSEMBLIES THAT NOT REQUIRED ELSEWHERE IN THE CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2 INCH GYPSUM WALL BOARD MEMBRANE, 3/8 INCH WOOD STRUCTURAL PANEL MEMBRANE OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. SEE EXCEPTIONS UNDER R302.13
  - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" MUST HAVE A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION
  - WINDOW WELLS REQUIRED FOR BASEMENT EGRESS WINDOWS SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WELL SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 SQUARE FEET WITH A MINIMUM PROJECTION AND WIDTH OF 36"
  - WINDOW WELL COVERS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING AND MUST BE APPROVED BEFORE INSTALLING
  - ENCLOSED ACCESSIBLE AREAS UNDER STAIRS SHALL BE COMPLETELY DRYWALLED WITH 1/2" DRYWALL.
  - ALL PLATES IN CONTACT WITH CONCRETE ( INTERIOR AND EXTERIOR, LOAD BEARING AND NON-LOAD BEARING ) NEED TO BE PRESSURE TREATED OR DECAY RESISTANT
  - BASEMENTS WITHIN HABITABLE SPACE WITH BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6FT. 4IN. OF THE FINISHED FLOOR. UNHABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6FT. 8IN. OF FINISHED FLOOR.

- FOUNDATION NOTES:**
- 8" POURED CONCRETE BASEMENT WALLS
  - 9" TALL W/ #6 REBAR EVERY 36" TO 40" HORIZONTAL BAR AS FOLLOWS: ONE #4 REBAR WITHIN 12" OF THE TOP OF THE WALL STORY AND ONE #4 BAR NEAR MID-HEIGHT OF THE WALL STORY AND ONE #4 REBAR NEAR THIRD POINTS IN THE WALL STORY
  - 22" X 8" CONCRETE FOOTING NECESSARY REINFORCEMENT SPlicing REQUIREMENTS FOR FOUNDATIONS ARE: #4 REBAR NEEDS OVERLAPPED 30 INCHES AND #6 REBAR NEEDS OVERLAPPED 45 INCHES
  - BASEMENT WALLS LONGER THAN 24 FEET MUST BE BRACED OR OTHERWISE SUPPORTED BEFORE BACKFILLING
  - GARAGE AND PORCH FOUNDATION WALLS 10" POURED CONCRETE 4'-0" TALL WITH 24" X 8" CONCRETE FOOTINGS
  - TRANSITIONS BETWEEN THE BASEMENT AND CRAWL OR SLAB FOUNDATIONS SHALL BE IN ACCORDANCE TO ACI 332 OR SHALL BE STEPPED WHERE NECESSARY TO CHANGE THE ELEVATION OF THE FOOTINGS
  - ANCHOR BOLTS 1/2" X 10" IN SOLID CONCRETE SHOULD BE LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION AND A MAXIMUM OF 6 FEET ON CENTER AND INSTALLED IN THE MIDDLE THIRD OF THE BOTTOM PLATE.

**NOTE:**  
**FNAL PLANS**  
**3/6/2024**

FUTURE FINISHED AREA = 1179 SQ. FT.  
FUTURE UNFINISHED AREA = 677 SQ. FT.  
BASEMENT = 1856 SQ. FT.

**NOTE:**  
**9'-0" TALL**  
**BASEMENT WALLS**



**SIGNATURE HOMES**

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**FOUNDATION PLAN**

LOT F203 STONE CREEK SUBDIVISION  
2843 E. STONE CREEK BLVD. URBANA, ILL

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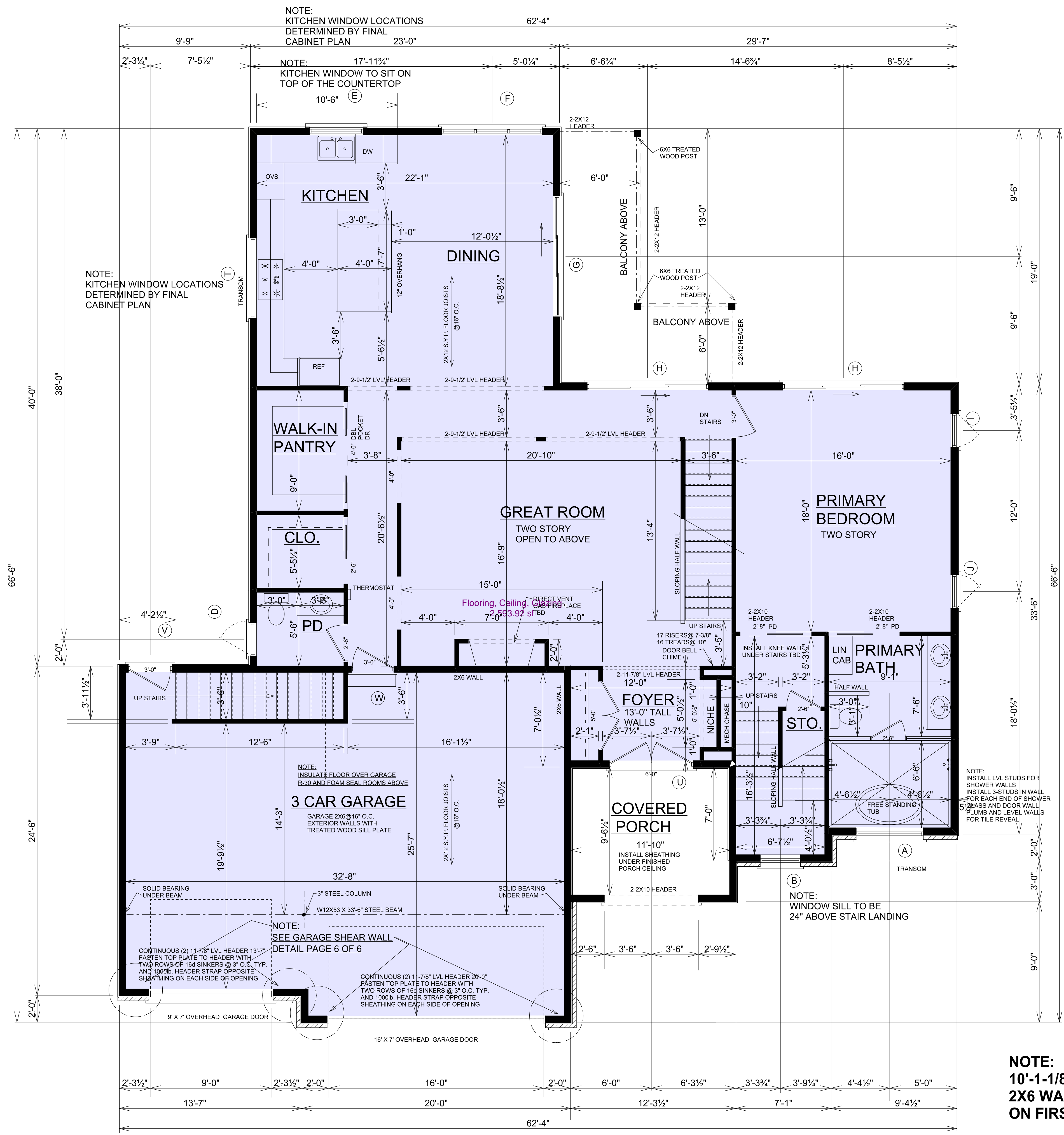
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DRAWN BY: JET			<b>A</b>
			DRAWING NUMBER <b>2 OF 6</b>

SCALE:	DATE:	DATE:	DATE:	REVISIONS
1/4"=1'-0"	3/6/2024			
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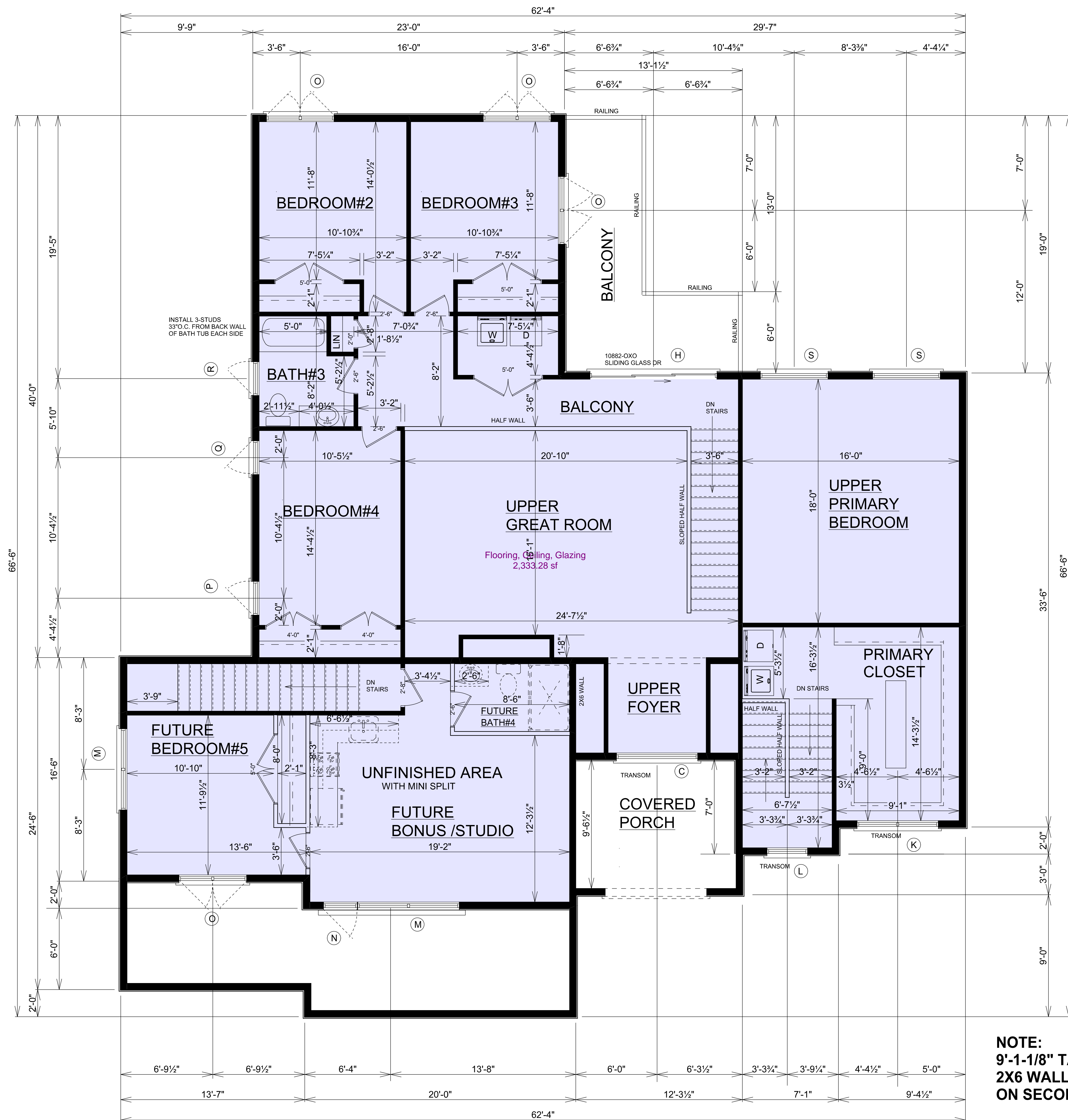


- PLAN NOTES:**
- 1.) THE MAXIMUM NUMBER OF RISERS OFF AN EXTERIOR DOOR IS TWO BEFORE A LANDING IS REQUIRED OTHER THAN THE REQUIRED EGRESS DOOR  
THREE RISERS ARE PERMITTED IF USING A HANDRAIL
  - 2.) MINIMUM 3FT. X 3 FT. LANDING AT PRIMARY EXIT DOOR IS REQUIRED. MAXIMUM 7-3/4" DROP ALLOWED FROM TOP OF THRESHOLD TO TOP OF LANDING
  - 3.) ANY STEPS 4 OR MORE RISERS REQUIRES A HANDRAIL. WHEN AN OPEN SIDE OF A STAIR EXCEEDS 30" ABOVE FLOOR OR GRADE, IT IS REQUIRED TO HAVE AN APPROVED GUARDRAIL. RAILS NEED TO BE 34"-38" HIGH MEASURED FROM NOSING OF TREAD TO TOP OF HANDRAIL. ALL HANDRAILS MUST BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS.
  - 4.) HANDRAIL GRIP SIZE MUST BE EITHER CIRCULAR 1-1/4" TO 2" SQUARE CROSS SECT. MAX 2-1/4" AND OTHER SHAPES 1-1/4"- 2-3/4" WITH A PERIMETER OF NO MORE THAN 6-1/4"
  - 5.) MAXIMUM SPACING FOR BALUSTERS IS LESS THAN 4"
  - 6.) AC POWERED SMOKE DETECTORS ARE REQUIRED ON ALL FLOOR LEVELS INCLUDING BASEMENTS AND INSIDE EACH INDIVIDUAL SLEEPING ROOM. SMOKE DETECTORS SHALL BE LOCATED OUTSIDE EACH BEDROOM WITHIN 15 FT. OF BEDROOM. ALL DETECTORS SHALL BE INTERCONNECTED AND HAVE BATTERY BACKUP. SMOKE DETECTORS ALSO HAVE TO MEET THESE SPECIFICATIONS IN ANY EXISTING HOUSE WHERE A BUILDING PERMIT IS ISSUED.
  - 7.) APPROVED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA WITHIN 15 FT OF THE BEDROOMS IN DWELLING UNITS WITH FUEL-FIRED APPLIANCES AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
  - 8.) ALL WINDOWS MIN. 24" ABOVE THE INTERIOR FLOOR OPERABLE WINDOWS WITH SILL HEIGHTS 72" OR MORE ABOVE GRADE AND LESS THAN 24" ABOVE THE INTERIOR FLOOR SURFACE NEEDS TO BE EQUIPPED WITH GUARDS IN ACCORDANCE WITH ASTM F 2006 OR F 2090
  - 9.) WALL COVERINGS, CURTAIN WALLS, ROOF COVERINGS EXTERIOR WINDOWS, SKYLIGHTS, GARAGE DOORS AND EXTERIOR DOORS MUST MEET THE 90 MPH WIND LOAD. ALL VEHICULAR DOORS MUST MEET ASTM E330
  - 10.) VEHICULAR ACCESS DOORS MUST MEET A WIND LOAD RATING OF 3 SECOND GUST OF 90 MPH WIND PER ASTM 330 OR ANSI/DASMA 108
  - 11.) IF THERE IS A LIVING AREA OVER THE PORTION OF THE GARAGE THE GARAGE CEILING AND ANY WALLS, BEAMS, POSTS, ETC. THAT ARE HELPING TO SUPPORT THE SECOND FLOOR SHALL BE PROTECTED BY 5/8 INCH TYPE X DRYWALL
  - 12.) GLAZING IN ENCLOSURES FOR BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE NEED TO BE PROVIDED WITH SAFETY GLAZING
  - 13.) GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS NEED TO BE PROVIDED WITH SAFETY GLAZING
  - 14.) ANY EXTERIOR WALL LESS THAN 5 FT FROM PROPERTY LINE SHALL HAVE A 1-HOUR FIRE RESISTANT RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. ANY PROJECTIONS SUCH AS OVERHANG LESS THAN 2 TO 5 FT FROM PROPERTY LINE SHALL HAVE A 1-HOUR RATING ON THE UNDERSIDE 1- LAYER OF 5/8" EXTERIOR TYPE X DRYWALL ON THE UNDERSIDE OF SOFFIT
  - 15.) ALL SWINGING EXTERIOR DOORS INCLUDING THE DOOR BETWEEN THE GARAGE AND HOUSE SHALL BE 1-3/4" STEEL SOLID CORE WOOD OR 20 MINUTE FIRE- RATED DOORS SHALL BE EQUIPPED WITH A THUMB TURN DEADBOLT LOCK STRIKE PLATES SECURED WITH MIN. 2-1/2" SCREWS AND VIEW FINDERS AT 4-1/2" FEET TO 5 FEET OFF THE FLOOR
  - 16.) CLASS I OR CLASS II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN ZONES 5,6,7,8 AND MARINE 4. CLASS I AND/OR CLASS II VAPOR RETARDERS ARE NOT PERMITTED ON BOTH INTERIOR AND THE EXTERIOR SIDES OF FRAME WALLS. ANY INSULATION SHEATHING ON THE EXTERIOR SIDE OF THE WALL MUST BE UNFACED MATERIAL WITH A PERM RATING LESS THAN ONE.

FIRST FLOOR =1856 SQ. FT.  
 SECOND FLOOR =948 SQ. FT.  
 SUB TOTAL =2804 SQ. FT.  
 BONUS/ STUDIO =530 SQ. FT.  
 TOTAL LIVING AREA =3334 SQ. FT.  
 BASEMENT =1856 SQ. FT.  
 GARAGE =863 SQ. FT.  
 OVERALL TOTAL =6053 SQ. FT.

**NOTE:**  
 10'-1-1/8" TALL  
 2X6 WALLS@16" O.C.  
 ON FIRST FLOOR

**NOTE:**  
**FNAL PLANS**  
**3/6/2024**



SECOND FLOOR = 948 SQ. FT.  
 UNFINISHED BONUS/ STUDIO = 530 SQ. FT.

**NOTE:**  
 9'-1-1/8" TALL  
 2X6 WALLS@16" O.C.  
 ON SECOND FLOOR

**NOTE:**  
**FNAL PLANS**  
**3/6/2024**



**SIGNATURE HOMES**

**SECOND FLOOR PLAN**

LOT F203 STONE CREEK SUBDIVISION  
 2843 E. STONECREEK BLVD. URBANA, ILL

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REVISIONS

DATE:

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DATE: 3/6/2024

PLAN: CUSTOM

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

DRAWN BY: J.E.T.

EXHIBIT

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DRAWING NUMBER  
**4 OF 6**