ZONING BOARD OF APPEALS

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

302 W. ST. CHARLES ROAD

March 22, 2023

Title

ZBA 23-04

Petitioner & Property Owner

Manco Home Builders, Inc. 723 N. Addison Rd. Suite 1 Villa Park, IL 60181

Property Location

302 W. St. Charles Road

Zoning

R4 Limited General Residence

Existing Land Use

Single-Family Home

Comprehensive Plan

Low Density Residential

Approval Sought

A variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eight and four tenths feet (8.4').

Prepared By

Tami Urish Planner I



LOCATION MAP

PROJECT DESCRIPTION

The subject property is developed with a single-family home. The existing single-family home does not meet the required twenty-foot corner side yard setback or the six-foot interior side yard setback. The property owner applied for a permit to construct the proposed addition to the house and found that a variance would be required to obtain said permit. The proposed addition will maintain the existing eight and four tenths (8.4') corner side yard setback

APPROVALS REQUIRED

The petitioner requests that the Village approve a variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eight and four tenths feet (8.4') for the subject property located within the R4 Limited General Residence Zoning District. The requested relief is for an addition to an existing nonconforming single-family residence located on the subject property.

EXISTING CONDITIONS

The property contains an existing one-story single-family residence with a detached garage.

PROJECT STATS

Lot Size

Parcel Area:

8,424 SF

Parcel Width:

50 feet

Setbacks with proposed addition

Front (south)

44.15 feet

Corner Side

(east)

7.36 feet

Side (west)

7.17 feet

Rear (north)

72 feet

Surrounding Zoning & Land Use Compatibility

North and West: R4 Limited General Residential

East: B5PD Central Business District Planned Development

East: B5APD Downtown Perimeter Planned Development

Submittals

- 1. Petition for public hearing;
- 2. Response to standards for variation;
- Plat of survey prepared by Preferred Survey, Inc., dated 03/11/2014; and
- 4. Architectural plans, prepared by Jeffery J. Heaney, dated 5/30/2022.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Public Works:

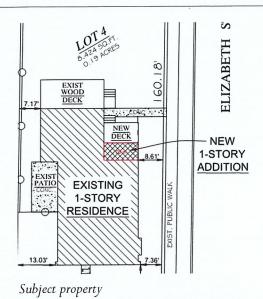
The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Zoning Ordinance requires single-family residences in the R4 District to maintain a minimum corner side yard setback of 20 feet and a minimum interior side yard setback of six feet from property line. The residence is not meeting the required 20-foot corner side yard setback relative to the east property line. The petitioner proposes to build a seventy (70) square foot one-story addition onto the house. The proposed addition will hold the existing corner side setback toward the rear of the house along Elizabeth Street.

The subject property is 50 feet wide, and is part of a subdivision of lots with widths ranging from 50 to 52 feet. The subdivision was platted in 1917 (Orchard Subdivision). Village Code currently requires a minimum lot width of 60 feet in the R2 Zoning District, though the subject property is a buildable lot under the 80% provision in Section 155.209.

According to the York Township Assessor, the home on the subject property was built in 1922. The Village has no permit on file for the construction of the house. Therefore, site plans for the original house are not available in Village records. Prior to 1960, it is not unusual that records were misfiled or damaged beyond saving however the house may have met all applicable development regulations in place at the time. The existing detached garage received a building permit in 1992.





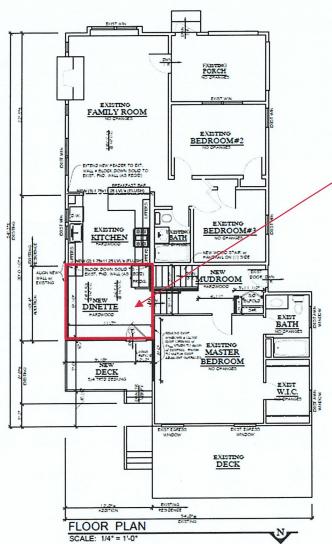
Subject property viewed from front yard (St. Charles Rd)



Subject property viewed from corner yard (Elizabeth Street)



Subject property viewed from 18 N. Elizabeth Street (viewshed in line with the subject property's detached garage).



The current Village Code went into effect after the subject property was developed, and contains lot width and setback requirements that the subject property does not meet. Staff recognizes that this development sequence creates a hardship for the property owner attempting to modify a home that was constructed prior to current zoning requirements. The floor plan of the house restricts the options for expanding the kitchen (shown in the red box) and therefore the placement of the addition.

Additionally, there are no residences immediately to the east of the subject property that would be directly impacted by the additional encroachment. The residence to the north is not directly impacted as the subject property's existing detached garage obstructs the view of the small addition.

To be granted a variation, petitioners must show that they have affirmed each of the standards for variations outlined in Section 155.407(F)(3). Staff offers the following commentary on these standards with respect to this petition:

a. That because of the particular physical surroundings, shape, or topographical conditions of

the specific property involved, a particular hardship to the owner has been shown, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied.

The subject property is 50 feet wide, and is part of a subdivision platted in 1917. The current minimum lot width in the R4 Zoning District is 60 feet, though the subject property is a buildable lot under the 80% provision of Village code. A 50-foot lot width could be considered unique when compared to the overall Village housing stock. Further, the existing structure was constructed in 1922, prior to current yard setback provisions. The substandard lot width, combined with the placement of the existing structure on the property, limits the petitioner's ability to meet the current zoning requirements.

b. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

The subject property is a 50-foot wide lot of record in a legally established subdivision. The one-story addition will hold the corner side yard setback line of the existing house. These circumstances are specific to the subject property.

c. The purpose of the variation is not based primarily upon a desire to increase financial gain.

This standard is affirmed.

d. The alleged difficulty or hardship is shown to be caused by this ordinance and has not been created by any person presently having an interest in the property.

Staff finds that the hardship for this variation is due to the location and area of the existing structure in relation to the current corner side yard setback requirements. The existing house was built before the Village had adopted a Zoning Ordinance with setback and lot width requirements (1960). Presumably, the house met applicable standards at the time of construction. Current setback and lot width requirements do not reflect the conditions under which the existing house was built.

e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

This standard is affirmed. The existing house was built prior to 1960. Since then, the house has not been detrimental to the public welfare or injurious to other properties. The proposed onestory addition will hold the corner side yard setback of the existing house and will not further encroach into the requisite yards.

Staff does not believe the proposed second-story addition will have a negative impact on adjacent properties. The height of the house with the proposed addition will be 24.75 feet (Village Code defines building height as the mean level between the eaves and the peak of the roof). Maximum building height in the R4 District is 30 feet.

f. The granting of the variation will not alter the essential character of the neighborhood.

Staff finds that this standard is affirmed. The one-story addition will maintain the existing corner side building line.

g. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood

The one-story addition will hold the corner side yard setback line of the existing house. The corner side setback ranges from 7.36 to 8.4 feet. The proposed addition will maintain the existing eight and four tenths (8.4') corner side yard setback, as the proposed addition is at that location of the house. The addition is not expected to impact light or air supply to the adjacent property.

In consideration of precedent, staff has identified similar cases that appeared before the Zoning Board of Appeals in recent years. All of the cases listed below were requests to reduce a corner side yard setback for an addition that held the setback of the existing residence. Several of these cases involved 50-foot wide lots with circumstances similar to those on the subject property.

CASE NO.	DATE	ADDRESS	SUMMARY	ZBA	ВоТ
ZBA 04-03	5/6/2004	310 W. Morris Ave.	16' Corner Side Yard	Approved, 5-0	Approved, 5-0
ZBA 05-03	4/7/2005	1051 S. Stewart Ave.	17.5' Corner Side Yard	Approved, 5-0	Approved, 6-0
			(Reverse Corner Lot)		
ZBA 05-07	6/2/2005	403 S. Edson St.	12.36' Corner Side Yard	Approved, 6-0	Approved, 6-0
			(Reverse Corner Lot)		
ZBA 05-09	7/21/2005	444 E. Taylor Rd.	22' Rear Yard (Corner Lot)	Approved, 5-0	Approved, 6-0
ZBA 06-01	2/6/2006	151 E. Berkshire Ave.	6' Corner Side Yard	Approved, 4-0	Approved, 6-0
ZBA 06-06	5/4/2006	302 W. Loy St.	10.5' Corner Side Yard	No Rec.	Partial App., 6-
			(Reverse Corner Lot)		0*
ZBA 06-17	8/23/2006	197 S. Craig Pl.	9' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 06-22	9/27/2006	601 E. Sunset Ave.	10' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 06-24	12/7/2006	303 W. Harding Rd.	10' Corner Side Yard	Denial, 5-1	App., 6-0**
ZBA 06-26	1/4/2007	117 S. Stewart Ave.	14.67' Corner Side Yard	Approved, 5-0	Approved, 6-0
ZBA 07-02	2/15/2007	206 E. Hickory St.	15' Corner Side Yard	Approved, 4-1	Approved, 6-0
ZBA 08-01	3/6/2007	322 E. Elm St.	17.68' Corner Side Yard	Approved, 5-0	Approved, 6-0
ZBA 10-01	2/18/2010	41 S. 2 nd Ave.	16.8' Corner Side Yard	No Rec.	App., 6-0
ZBA 10-07	9/16/2010	103 W. Collen Dr.	14.5' Corner Side Yard	Approved, 6-0	Approved, 6-0
			(Reverse Corner Lot)		
ZBA 10-08	9/16/2010	322 E. Elm St.	17.68' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 10-14	1/6/2011	1029 E. Woodrow Ave.	11.5' Corner Side Yard	Approved, 5-0	Approved, 6-0
			(Reverse Corner Lot)		
ZBA 13-01	2/7/2013	236 E. Morningside Ave	15.7' Corner Side Yard	Approved, 4-0	Approved, 6-0
ZBA 15-03	2/5/2015	135 N. Broadview Ave.	14.3' Corner Side Yard	Approved, 5-0	Approved, 5-0
ZBA 20-06	11/19/20	353 E. Washington Bl	5' Corner Side Yard	Approved, 6-0	Approved, 5-0
ZBA 22-01	7/21/22	809 S. Elizabeth St.	14' Corner Side Yard	Approved, 7-0	Approved, 6-0
ZBA 23-02	2/22/23	1161 S. Finley Road	14' Corner Side Yard	Approved 6-1	No vote yet

Staff finds the variation request meets the standards for variation.

FINDINGS & RECOMMENDATIONS

The Department of Community Development has determined that the information presented has affirmed the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending approval of the aforementioned variation:

Based on the submitted petition and the testimony presented, the requested variation does comply with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals find that the findings as discussed at the public hearing, and those findings included as part of the Inter-Departmental Review Committee Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities approval of ZBA 23-04 subject to the following conditions:

- 1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
- 2. The petitioner shall receive an approved building permit for the proposed addition;
- 3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

- 4. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10);
- 5. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.

Inter-Departmental Review Committee Report approved by:

William J. Heniff, AICP

Director of Community Development

c. Petitioner

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XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

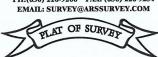
The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

- 1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied. Since the house was built in 1922 the functionality of an existing kitchen and a staircase to the basement and riser exceed (10 inches in height) do not meet today's standard and therefore the existing kitchen is impossible to use and the existing staircase to the basement is hazard to all.
- 2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification. We are not exceeding existing side yard setbacks with a new addition.
- 3. The purpose of the variation is not based primarily upon a desire to increase financial gain. We are trying to bring the house to today's standard and functionality
- 4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property. The property was built in 1922 therefore no one is involved with the original construction.
- 5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. We are not exceeding existing side yard setback. A proposed addition faces the street (No neighbors on that side of the house).
- 6. The granting of the variation will not alter the essential character of the neighborhood; and, No, since we are filling in a corner into the existing L- shape.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. No, since the proposed addition is facing outside corner of the property.



REAL ESTATE SURVEYOR
1229 LAKEVIEW COURT
ROMEOVILLE, ILLINOIS 60446
PH:(630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM

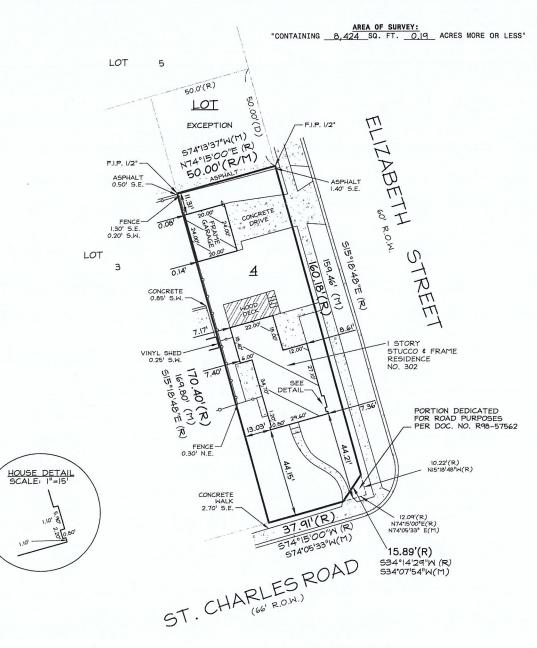




BASIS OF BEARING:

WEST LINE OF ELIZABETH STREET AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT. S 15°18'48" E (R)

LOT 4 (EXCEPT THE NORTH 50 FEET THEREOF) AND ALSO EXCEPT THE SOUTHEASTERLY PORTION OF THE SUBJECT LAND DEDICATED TO THE VILLAGE OF LOMBARD FOR ROADWAY PER DOCUMENT NO. R98-57562, IN ORCHARD SUBDIVISION, BEING A RESUBDIVISION OF OUT LOT 5 OF TOWN OF LOMBARD IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ORCHARD SUBDIVISION RECORDED JANUARY 24, 1917 AS DOCUMENT 127948, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS }S
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 10TH DAY OF JANUARY, A.D., 2023, AT ROMEOVILLE, ILLINOIS.

When a client KOSAKO

CLIENT KOSAKOWSKI

JOB NO. 104912-22

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

FIELDWORK DATE. 01-06-23

PROFESSIONAL NO 35-3482 ROMEOVILLE, ILLINOIS

LICENSE EXPIRES ON NOVEMBER 30, 2024

Residential Addition & Remodel

302 W. St. Charles Road Lombard, Illinois 60148





Robert M. Akers Architecture LLC



Architect | Designer | Residential | Commercial 202 Campbell Street, Geneva, IL 60134 (630) 330-6176 • robert-akers@sbcglobal.net

= 400 IL, 100 DL. All Areas
= 600 Ft. 100 DL. Rod subpes o.
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CODE REQUIREMENTS: VILLAGE OF LOMBARD, IL WITH LOCAL AMENDMENTS 2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 INTERNATIONAL MECHANICAL CODE
2014 ILLINOIS STATE PLUMBING CODE TITLE XV - ORDINANCE / AMENDMENTS

LOCATION MAP

BUILDING CODES



J.U.L.I.E HOTLINE
ALWAYS CALL BEFORE YOU DIG
CALL 811 or (800) 892-0123

T1.0 - TITLE SHEET - SITE PLAN DEMO, FLOOR PLAN & FOUNDATION PLA EXISTING & NEW EXTERIOR ELEVATIONS SECTIONS, DETAILS, GENERAL NOTES DRAWING INDEX

- ELECTRIC PLAN, NOTES & DETAILS

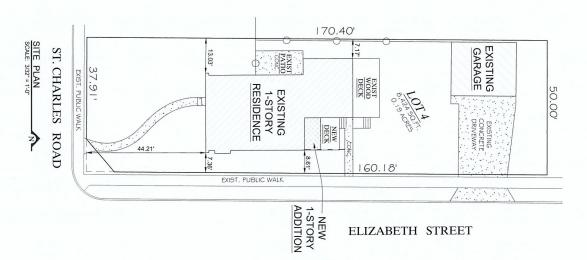
TITLE SHEET New Addition to: The Residence at 302 W. St. Charles Road Lombard, Illinois 60148







ROBERT M. AKERS ARCHITECTURE LLC



MIN LOT AREA:
MIN LOT WIDTH:
MAX BUILDING HEIGHT:
MIN REQUIRED OPEN SPACE: ACTUAL LOT SIZE:
ACTUAL LOT WIDTH:
ACTUAL BUILDING HEIGHT:
ACTUAL OPEN SPACE: ZONING: *NOTE: LOT & RESIDENCE ARE EXISTING NON CONFORMING 7,500 Sq.Ft. 60 Feet 36 Feet 50% 8,424 Sq.Ft. 50 Feet 20 Feet 2,926 Sq.Ft. or 35% R4, Limited General Res.

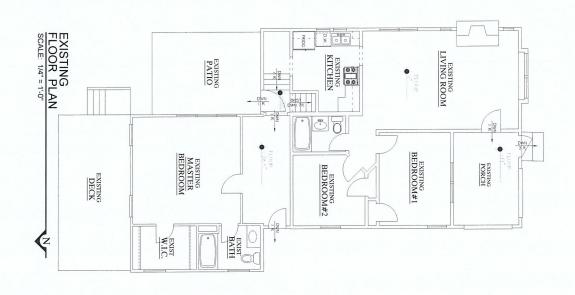
SP.1

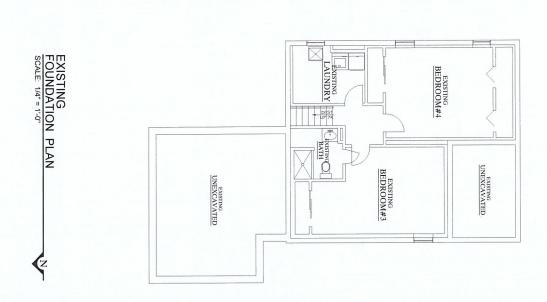
SITE PLAN New Addition to: The Residence at 302 W. St. Charles Road Lombard, Illinois 60148











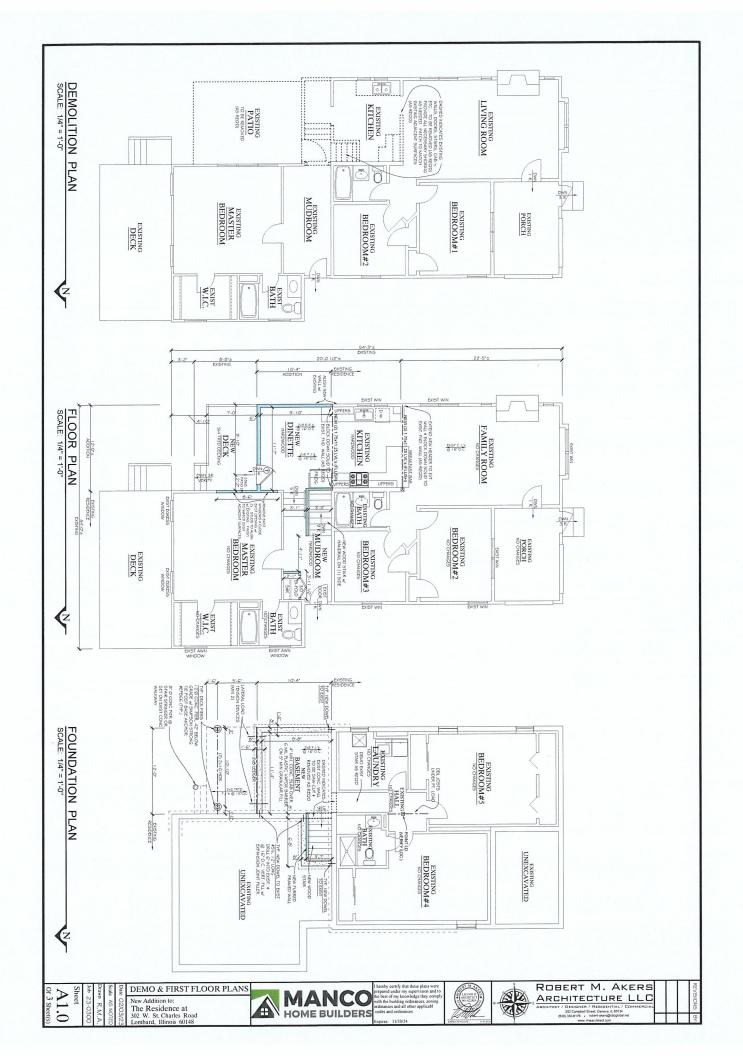


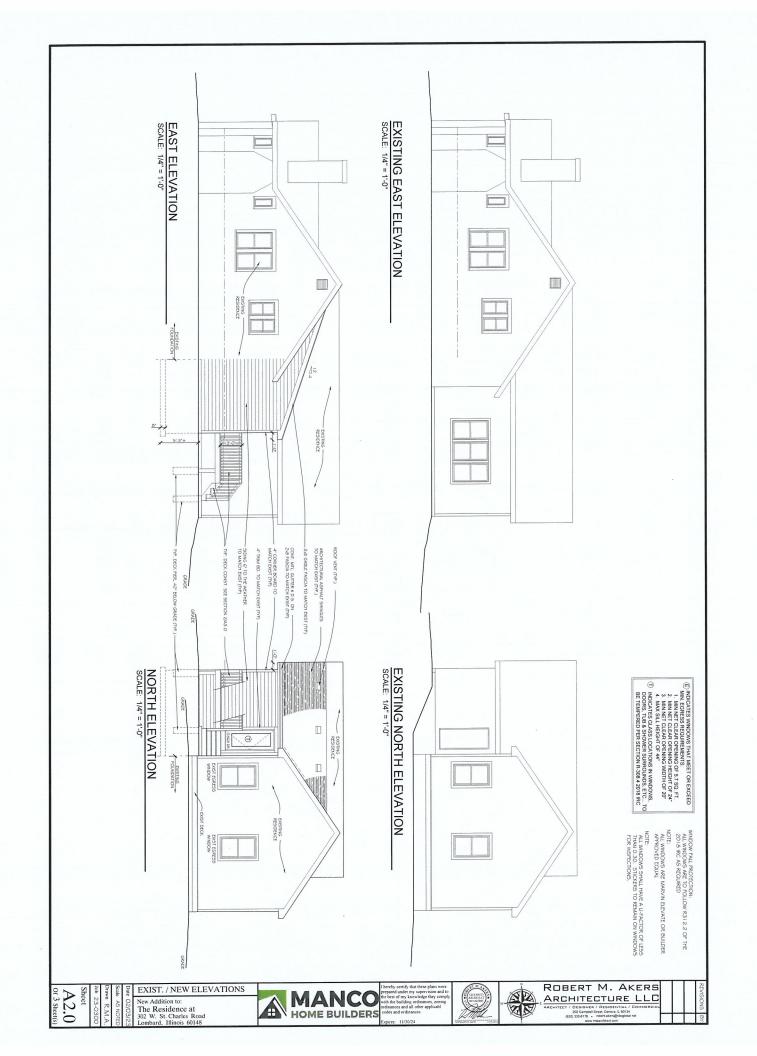












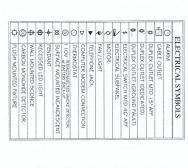
all partitions perpendicular to josto. 26. Provide Solid bridging @ 8°-0" centers (max.) 27. Double framing at all stair openings. 28. All headers shall be 2x12 headers with a 112" plywood spacer, unless noted In Window and plans impries and method that discolores to all respectability and all SDD 4 and the solery standard bright agreements. If CPR 2.00° Lucia classon, before bedrey standard large gloring nucleon, 1°C CPR 2.00° Lucia classon, before bedreys make the Timperior Class. 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Lattering partitions: at 16° O.C. with It? drywall both sides, sound insulation at the control of the control o einting grade elevations, etc. are from a servey made tite. Ilmos registered land serveyor #2925 The soil warrant the accuracy of the servey information onto on the drawings are referred to the finished first 100-CF. be sized per 2018 RC. shall vent down through a solfit unless impractical, in which shall vent down through a solfit unless incorporate in through a selectual hood or through the roof with a low in back of the structure. (Venting Thru Root, provide in back of the structure.) retwise all ridge, hip and valley beams shall be one size lar old ralters carned by the beam. In rabs shall be 34° to 38° high with spindles at 5° O.C., dameter bill pass through them. and beams, in the Garage shall be covered with 5/8° onditioned spaces to uncondit insulated per IECC R402.2.4. per IECC R402.2.3. cape window with 5.7 sq.ft. (min) clear opening when in 244 high or 20° wide). Sill 36° above lineshed floor all be a min. of 9 g.ft. with a permanent Ladder bolted covide structural grate cover. renfied by the trade, or trades, doing the work ons are in conflict, drawings shall take treated 2x6 sill plate secured with 1/2" namum into the top of the foundation wall at 6'-0" the project at all appropriate access panel, with an attic light Village water service shall have a shist off and B-box installed per governing regulations outside of the balding. (Virely with Public Works). Draw from redict vilue services got water heater to be piped to within G of the floor drawn or within draw. monatory (ICC) Amena (2) vilue produce at a large less in a particular parti All thisees (but acceleration into shall have an automatic soldry safer among almore an automatic soldry safer among almore among missing critical micropies, or comply such a Significant for temporal with a manumal micropies of the process of the safer among discussed of 11.5 per sold of the safer among discussed of 11.5 per sold of the safer among discussed of 11.5 per sold of the safer among discussed of 11.5 per sold of the safer among discussed of the safer among discusse Pping materials: C.P.V.C. pipe with glue and cleaner. 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Hose bib shall be the "service sate brisking data on brisking severe shall be enabled in the tretches, with a minimal for let (10) let to let (10) let to let (10) let to second let shall be a minimal for let (10) let bond lot water piping shall be enalisted from the water heater to the with a manimum thermal resolution (6), which yellow the standard for the drains shall be clearly visible, accressed it readly cleaned, in, waster, well and water distribution system shall be properly seed in case with the appropriate tablets found in the 2014 tillinois Plumberg coder 3800 America A. potable water distribution system with HTH tablets in water service, elsel valve for the water heater: Watts Govener #80 relief ball cock, lines below concrete floor slab shall be 4" diameter cast iron, unless accommend in the relief code. Laucts shall be insulated to a minimum of RG per N1 (03.3.1.) cooling equipment shall be sized based on binking loads calculated with ACCA Manual J and per IRC and IECC. Copy of Manuel J for insurance. of two-mch (2") size properly trapped and vented floor drain shall be he laundry room and shall be accessible and easily visible. pit vent shall be two (2") dumeter and connect to the sanitary ven urge sade of the meter valve. Inspector shall field enthy at least one (1) main vent stack no 3 will be installed on the building drain. Inspector shall field enthy closed water systems with hot water have properly sized thermal expansions tank installed on the local valves for both hot and cold water supply lines. vice and distribution piping shall be C.P. V.C. mage and vent piping shall be ABS plastic pipe and fittings renot be used as a duct or plenum per NTTO3.3.5. or sealed with mastic or TOTA metal duct tape and a drain down valve will be installed TYP. WALL SECTION SCALE: 1/2" = 1'-0" CONT. ALUM. GUTTER 4 D.S. ON NEW 2x8 FASCIA (WRAP W/ ALUM.) TO 2'-O' INSIDE FACE OF EXT. WALL TYP: NEW ROOF CONST. ASPHALT SHINGLES ON 158 FELT FAVER ON 1/2" O.S.B. SHEATHING [PS2-10 APA RATING) ON [2. R.R.'s @ 16" O.C. (SEE PLAN) POURED CONC. FND. W/ DAMPROOFING FRIEZE BOARD (TYP.) VINTL SOFFIT, VENTED AS PER CODE CONT. MTL DRIP EDGE MIN. I * AIRSPACE ____ SOCK TILE W 12" OF A DRAWN TILE W 12" OF WASHED STORIE COVER. MIRL. 2" STORE DUDER TILE () 11-4" MIRL. 2" STORE OVER TILE () NSUL, W VAPOR BARRIER ON THE WARM SIDE & PSK FINISH HOLD HARMLESS STATEMENT NOTE: OVERALL BUILDING ENVELOPE COMPLIANCE TO 2018 IECC. BASE September 1 ALL RIDGE 4 HIPS TO BE MIN. ONE SIZE LARGER THAN RAFTERS (TYP.) TREATED BOTTOM PLATE C-19 INSUL w/ F5K -UNDISTURBED SOIL BOT. RAIL (TYP.) TOP RAIL (TYP.) TYP. GUARDRAIL CONST. SCALE: 1"= 1:0" (2) 1/2" Ø THRU BOLTS w/ NUTS & WASHERS @ 5" O.C. (TYP.) 4x4 WD. POST (TYP. (2) 5/6" x 9 1/2" HEX BOLTS-w/ NUT # WASHER (TYP.) TYP. HANDRAIL SCALE: 1" = 1'-0" THE FIRE STISS. SEE FLAD SEE FLAD SIMPSON SI ©SCALE: 1/4" = 1'-0" 3'-0" / MIN. / 2) TYP. DECK SECT. (2) SCALE: 1/4" = 1'-0" -4x4 POST (TYP.) DECK TENSION TIE W MIN TENSION LOAD OF 1,800 IBs. INSTALL PER MANUE, INSTRUCTIONS. WAXMUM 7-1/2" RISERS WINDLIN 10" TREAD WEASURED NOSE TO NOSE PER 2018 I.R.C. HANDRAIL HEIGHT (MEASURED FROM TIP OF NOSING) SHALL NOT BE LESS THAN 34" 4 NOT MORE THAN 38". OR BUILDER APPROVED COULL BEAM SUPPORT CAST INTO CONC. PIER (TYP. ALL PIERS) 2x WOLMANIZED DECK JOISTS @ 16"O.C. (SEE FLAN) 2x_ RIM JOIST (TYP.) -(2) - 2x 1 2'5 (SEE PLAN) CONC. PIERS (SEE PLAN FOR SIZES) W BASE 3'-6" BELOW GRADE - 6x6 POST (TYP.) DISTANCE BETWEEN BALUSTERS TO BE LESS THAN 4" PER I.R.C. NOTE: HANDRAILS & GUADRAILS SHALL BE CAPABLE OF RESISTING A FORCE OF 200 LBS. SCALE: 1/4" = 1'-0" TYP. DECK STAIR SCALE: 1/2" = 1'-0" RAMINIC (AS RECO) 4 ON 2.05 FRAMING (AS RECO) 4 ON 2.05 LEGGER BOARD IAG BOLTED TO MAIN FRAMING W 1/2" BOLTS W WASTEES 4 WILL CO I cade 4 @ 16" O.C. STAGGERED SPACING FLOOR JSTS LATERAL TENSION DEVICES BY SIMPSON STRONG-TE (2) DIT2 (CAPABLE OF 1.500 LB LATERAL LOAD) 4 (1) THEMADED ROD MATR.1/2(18HBG (MIN 2) PER IRC R507 HANDRAIL PER DETAIL 'S' ON AT LEAST ONE SIDE HANDRAIL HT. MEASURED VERT. FROM NOSING OF STEP TYP. GUARDRAIL CONST GRASPABLE TYPE I, SEE DETAIL 'S 2x6 WOLMANIZED RISERS (TVP.) 36" (MIN) TREADS (TYP.) - 4x4 POST (TYP.)

MANCO HOME BUILDERS

A3.0

New Addition to: The Residence at 302 W. St. Charles Road Lombard, Illinois 60148 ROBERT M. AKERS

ARCHITECTURE LLC
ARCHITECT / DESIGNER / RESIDENTIAL / COMMERCIAL
20 Campbel Street, Genera, II, 6014
(830) 330-6176 - nober-alvers@descplobal net



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DINETTE

PRIDG TO NEW UGATT

MUDROOM 00

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NEW DECK

MASTER BEDROOM

DWN 3R VERIFY

W.I.C.

ELECTRICAL NOTES:

All work shall comply with NEC 2017.

Electric Service: Existing

shall is Existing floor shall have a 110V interconnected smoke detector <u>w/battery</u> g and there shall be a 110V interconnected smoke detector in all butlets shall be mounted 15' above Imshed Roor, owtches shall be mounted 46' finished floor. ground fault interrupter (GFI) outlets and circuits in all extenor and one.

EXISTING
FAMILY ROOM
NO CHANGES KITCHEN BATHING BATHIN EXISTING
BEDROOM#2 EXISTING
BEDROOM#3 PORCH NO CHANGES

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



E1.0

ELECT. PLANS & NOTES

New Addition to: The Residence at 302 W. St. Charles Road Lombard, Illinois 60148

DECK

MANCO HOME BUILDERS

EXIST BATH NOCHANGES





ROBERT M. AKERS ARCHITECTURE LLC