KIPLING GROUP

TIMBER RIDGE HOMES

BUILDING "A" - UNIT C (HC)

JOLIET, ILLINOIS

STRUCTURAL ENGINEER

OWNER

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PROJECT ARCHITECT / DESIGN FIRM

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"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES."

STAMPS

CONSTRUCTION DATA

ADOPTED CODES BY THE VILLAGE OF JOLIET:

BUILDING CODES

- 2003 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
- 2003 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
- 2003 INTERNATIONAL MECHANICAL CODE
- 2003 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
- 2003 INTERNATIONAL FIRE CODE
- 2000 NFPA 101 LIFE SAFETY CODE
- 2014 NATIONAL ELECTRICAL CODE (NFPA 70) W/ AMENDMENTS
- 2014 STATE OF ILLINOIS PLUMBING CODE
- 2003 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2015 ILLINOIS ENERGY CONSERVATION CODE
- 1991 AMERICANS WITH DISABILITIES ACT (ADA)

CONSTRUCTION TYPE:
5-B UNPROTECTED
COMBUSTABLE

ILLINOIS ENERGY CONSERVATION CODE

TABLE 303.1.1(2) 2015 IECC

DEFAULT DOOR U-FACTORS

DOOR TYPE	U-FACTOR
UNINSULATED METAL	1.20
INSULATED METAL	.60
WOOD	.50
INSULATED, NON-METAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE	.32

NOTE:
A PERMANENT CERTIFICATE OF INSULATION MUST BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION IN OR ON CEILING/ROOF, WALLS FOUNDATION, AND DUCTS OUTSIDE CONDITIONED SPACES. IT MUST ALSO LIST THE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT FOR ALL FENESTRATION.

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GENERAL NOTES

DESIGN CRITERIA

DESIGN LOADS	LIVE LOAD (LL)	DEAD LOAD (DL)
ONE AND TWO FAMILY DWELLINGS	40 psf	10 psf
SLEEPING ROOMS	40 psf	10 psf
STAIRS, EXITS, TERRACES	100 psf	10 psf
WALLS	60 plf OF ACTUAL LOAD	
CEILING	20 psf	10 PSF (ROOF SLOPES OVER 3:12)
ROOF LOAD	30 psf	17 psf
CATHEDRAL	30 psf	15 psf (ALL SLOPES)
EXTERIOR BALCONY	60 psf	10 psf
EXTERIOR DECKS	40 psf	10 psf
WIND LOAD	30 psf	
SNOW LOAD	30 psf	
ATTICS: BOTTOM CHORD OF TRUSS (NO STORAGE)		10 psf
BOTTOM CHORD OF TRUSS (W/ STORAGE)		20 psf
SOIL BEARING CAPACITY		3,000 psf

STRUCTURAL FRAMING LUMBER

- FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS, IN GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
- GRADE 'S SPECIES HF DOMESTIC BASE FB = 850

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, FB AND E VALUES PER MANUFACTURER

MANUFACTURER: 'ILEVEL WEYERHAEUSER' PRODUCT LVL
SIZE (PER PLANS): FB= 2900 E= 2.0 X 10 psi

MANUFACTURER: 'IMPERIAL LAMINATORS' PRODUCT GLUE-LAM
SIZE (PER PLANS): FB= 2600 E= 1.9 X 10 psi

MANUFACTURER: 'ILEVEL WEYERHAEUSER' PRODUCT PSL
SIZE (PER PLANS): FB= 1600 E= 1.4 X 10 psi

NOTE: THIS MANUFACTURER WILL BE ACCEPTED UNLESS THE ARCHITECT HAS SUBMITTED, TO THE VILLAGE OF JOLIET, AN AMENDMENT FORM CHANGING TO ANOTHER MANUFACTURER AND IS APPROVED BY THE VILLAGE PRIOR TO INSTALLATION OF THE PRODUCT.

NOTE: ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH IECC SECTIONS R401, 402.4, 402.5 AND 403.1.1-6

- ALL ROOF DOWNSPOUTS SHALL BE DISCHARGED ONTO A SPLASH BLOCK ON THE GROUND
- ALL EXTERIOR FOUNDATION/FOOTING DRAINS SHALL BE CONNECTED TO SUMP PUMPS, AND THE DISCHARGE OF GROUNDWATER OR STORM WATER THEREFROM SHALL BE MADE INTO STORM SEWERS OR TO DRAINAGE DITCHES OR SWALES. NO EXTERIOR FOUNDATION/FOOTING DRAINS SHALL BE CONNECTED TO A SANITARY SEWER SYSTEM
- 4" PERIMETER DRAIN TILE SHALL HAVE AN APPROVED FILTER MEMBRANE
- ALL FLOOR DRAINS SHALL BE CONNECTED TO EJECTOR PUMPS, AND THE DISCHARGE OF WASTE-WATER THEREFROM SHALL BE MADE INTO A SANITARY SEWER SYSTEM
- SUMP PUMP INSTALLED TO RECEIVE AND DISCHARGE GROUNDWATER OR STORM WATER SHALL BE CONNECTED TO A STORM SEWER SYSTEM OR DISCHARGED TO APPROVED DRAINAGE DITCHES OR SWALES
- EJECTOR PUMPS INSTALLED TO RECEIVE AND DISCHARGE FLOOR DRAIN FLOWS, WASTEWATER, OR OTHER SANITARY SEWAGE SHALL BE CONNECTED TO A SANITARY SEWER SYSTEM
- EVERY ELEVATION OF A DWELLING SHALL HAVE WINDOWS
- CONTINUITY OF DESIGN SHALL BE CARRIED AROUND ALL FOUR ELEVATIONS OF THE DWELLING.
- GARAGES SHALL HAVE AT LEAST ONE WINDOW ON EACH EXTERIOR ELEVATION
- ALL ATTIC VENTILATION VENTS AND PLUMBING VENTS SHALL BE LOCATED ON THE REAR ELEVATIONS OR IN LOCATION NOT VISIBLE FROM ADJACENT STREETS AND SHALL BE PAINTED TO MATCH THE ROOF COLOR. ALL VENTING FROM FURNACES AND WATER HEATERS SHALL BE BY DIRECT-VENT METHOD, IN THE BASEMENT OR FIRST STORY THROUGH A SIDEWALL
- ALL VISIBLE SUPPORT POSTS FOR DECKS MUST BE A MINIMUM OF 6X6
- ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.6. SHINGLES SHALL BE ASPHALT SHINGLES WITH A MIN. WARRANTY OF 25 YEARS OR LONGER AND SHALL BE 265 POUNDS PER SQUARE OR HAVE A WIND RESISTANCE RATING OF 120 MILES PER HOUR
- 210(12)(A) WHERE REQUIRED, ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS MUST BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE
- ALUMINUM SOFFIT AND FASCIA WILL NOT BE USED
- RIDGE ROOF VENTS SHALL BE SHINGLE-OVER. NO METAL ROOF VENTS SHALL BE USED.
- PROVIDE MAKE-UP AIR IN ALL LAUNDRY ROOMS PER IRC M1601.3/IMC 504.5
- COMBUSTION, VENTILATION AND DILUTION AIR PROVISIONS SHALL BE AS PER IRC G2407
- THE PLANNING AND DESIGNING OF THE PLUMBING SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED PLUMBER OR BY ANY PERSON WHO IS LICENSED OR REGISTERED UNDER THE ILLINOIS ARCHITECTURE PRACTICE ACT OF 1989 (PER ILLINOIS PLUMBING LICENSE LAW (225 ILCS 320/3 SEC 3)
- ALL PREMISES INTENDED FOR HUMAN HABITATION OR OCCUPANCY SHALL BE PROVIDED WITH A POTABLE WATER SUPPLY. THE POTABLE WATER SUPPLY SHALL NOT BE CONNECTED TO NON-POTABLE WATER AND SHALL BE PROTECTED FROM BACKFLOW AND BACK SIPHONAGE.
- ALL SHOWER COMPARTMENTS AND SHOWER-BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMPERATURE OR EXCESSIVE WATER TEMPERATURES. THE AUTOMATIC SAFETY WATER MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 115°F AT THE TIME OF INSTALLATION.
- ALL PLUMBING TO COMPLY WITH SECTION 890.1210
- ALL PLUMBING TO COMPLY WITH SECTION ISPC SEC 890.1340
- ALL PLUMBING TO COMPLY WITH SECTION ISPC SEC 890.1420
- ALL PLUMBING TO COMPLY WITH SECTION ISPC SEC 890.1830
- THE DOORS FROM THE LIVING SPACE TO THE GARAGE SHALL BE INSULATED
- GAS METER AND PIPING SHALL BE PAINTED THE SAME PALATE AS THE BUILDING
- STUDS SHALL NOT BE DRILLED OR BORED MORE THAN 60 PERCENT ON INTERIOR NON-BEARING WALLS AND NO MORE THAN 40 PERCENT ON EXTERIOR OR BEARING WALLS. HOLES SHALL BE NO MORE THAN 5/8" TO THE EDGE OF THE STUD PER SECTION (R602.6)
- EAVE BAFFLES SHALL BE INSTALLED FROM THE BWAVE VENT TO OVER THE TOP OF THE ATTIC INSULATION (MIN. R-38 INSULATION IS REQUIRED OVER TOP PLATE AT EAVES
- PROVIDE AIR BARRIER AT ALL RIM BOARD INSULATION
- AIR BARRIERS SHALL BE INSTALLED BEHIND ALL ELECTRICAL OR COMMUNICATION BOXES AT BUILDING THERMAL ENVELOPES PER IECC TABLE (R402.4.1.1)

SQUARE FOOTAGE DATA

UNIT D		
FIRST FLOOR UNIT:	1,160	Sq. Ft.
SECOND FLOOR UNIT:	1,269	Sq. Ft.

UNIT C		
FIRST FLOOR UNIT:	1,180	Sq. Ft.
SECOND FLOOR UNIT:	1,203	Sq. Ft.

UNIT E		
FIRST FLOOR UNIT:	1,138	Sq. Ft.
SECOND FLOOR UNIT:	1,241	Sq. Ft.

2015 IECC REQUIREMENTS

A PERMANENT CERTIFICATE SHALL BE POSTED ON THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R - VALUES OF INSULATION INSTALLED IN THE CEILING / ROOF, WALLS, FOUNDATION WALLS, FLOORS, HVAC DUCTS INSTALLED OUTSIDE OF CONDITION SPACE, AND THE U-FACTORS FOR ALL FENESTRATION. THE CERTIFICATE SHALL ALSO LIST THE TYPES AND EFFICIENCIES OF ALL HEATING, COOLING, AND WATER HEATING EQUIPMENT

ALL FENESTRATION SHALL HAVE A U-FACTOR OF NOT GREATER THAN Ø.32.

ALL ACCESS HATCHES AND DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION OF SURROUNDING SURFACES. A WOOD FRAMED BAFFLE OR RETAINER IS REQUIRED AROUND THE ACCESS OPENING WHERE LOOSE FILL INSULATION IS INSTALLED.

ALL WOOD-BURNING FIREPLACES SHALL HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR

ALL RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE AND SHALL BE IC RATED AND LABELLED AS MEETING ASTM E 283. ALL RECESSED LIGHTING SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

AT LEAST ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

ALL SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO R-8. ALL OTHER DUCTS INSTALLED OUTSIDE OF THE BUILDINGS THERMAL ENVELOPE TO BE INSULATED TO R6

ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED AND MADE SUBSTANTIALLY AIR TIGHT BY MEANS OF TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS.

A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.

THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 3 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT THE PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC. MARKERS SHALL BE AFFIXED TO THE TRUSSES OR RAFTERS.

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FAHRENHEIT OR BELOW 55 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MIN R3

DUCT TIGHTNESS TEST SHALL BE TESTED TO A SPECIFICAITON OF: LEAKAGE LESS THAN OR EQUAL TO 4 CFM PER 100 SQ FT AT A PRESSURE DEFFERENTIAL Ø.1 INCH W.G (25PA.)

AIR HANDLERS TO HAVE MANUFACTURER'S CONFIRMATION OF AIR LEAKAGE NOT MORE THAN 2%.

THE FAN SUPPLYING THE VENTILATION AIR MUST CONSUME LESS THAN 2.8 CFM/S PER WATT.

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KIPLING GROUP
TIMBER RIDGE HOMES
JOLIET, ILLINOIS

BUILDING 'C'
COVER SHEET

REVISIONS:

1	1	8/2/2018
2	2	8/6/2018
3		8/30/2018
4	4	9/14/2018
5	5	7/11/2019
6	6	8/2/2019
7		
8		
9		
10		
11		
12		
13		
14		

Drawn By: JM

Job No.: X

Date: 7.29.2019

Issued For Permit:

Sheet No. C0

PLOTTED: //TIMBERRIDGEAPT - BLD C - NEW ELDAG

Typical Door Schedule

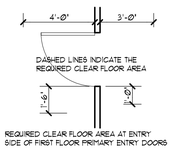
	Door Sizes	Door Descriptions
1	6080 SLIDING GLASS DOOR	TEMPERED GLASS LOCKING HARDWARE
1a	6068 SLIDING GLASS DOOR	TEMPERED GLASS LOCKING HARDWARE
2	8068 SLIDING GLASS DOOR	TEMPERED GLASS LOCKING HARDWARE
3	2668 SWING	METAL, INSULATED KEY LOCKING HARDWARE
4	2868 SWING	METAL, INSULATED KEY LOCKING HARDWARE
5	21080 SWING	METAL, INSULATED KEY LOCKING HARDWARE ENGRGED STOP
6	3068 SWING	9 LITE METAL, INSULATED, LEVER HARDWARE, KEY LOCKING HARDWARE DEAD BOLT W/ 2'-0" TRANSOM ABOVE
7	2468 SWING	PASSAGE, HARDWARE
8	2668 SWING	PASSAGE, HARDWARE
9	2868 SWING	PASSAGE, HARDWARE
10	21068 SWING	PASSAGE, HARDWARE
11	3068 SWING	PASSAGE, HARDWARE
12	11068 SWING	PASSAGE, HARDWARE
13	1668 SWING	PASSAGE, HARDWARE
14	3068 SWING	PASSAGE, HARDWARE
15	4068 SWING	PASSAGE, HARDWARE
16	5068 BI-FOLD	PULLS
17	6068 BI-FOLD	PULLS
18	3068 SWING	9 LIGHT METAL, INSULATED, LEVER HARDWARE, KEY LOCKING HARDWARE DEAD BOLT
19	3068 SWING	LEVER HARDWARE
20	3080 SWING	METAL, INSULATED, KEY LOCKING HARDWARE, LEVER HARDWARE
21	3068 SWING	2 PANEL ARCH TOP, METAL, INSULATED, LEVER HARDWARE, DEAD BOLT, PEEP HOLE @ 3010 TRANSOM

ACCESSIBILITY REQUIRMENTS FOR ALL FIRST FLOOR UNITS

PER HUD GUIDLINES
ISSUED MARCH 6 1991
VOL. 56 NO. 44

GENERAL NOTS:

1. CHANGES IN LEVEL BETWEEN ¼" TO ½" SHALL BE BEVELED WITH A SLOPE NO GRATER THAN 1:2
2. DOORWAYS TO PROVIDE MIN. 32" NOMINAL CLEAR OPENINGS TO ROOMS.
3. HALLWAYS = MIN. 36" CLEAR
4. AT LEAST 1 (ONE) SHELF/POLE IN EACH CLOSET TO BE MOUNTED AT 54" A.F.F.
5. ½" MAX. THRESHOLD AT FRONT DOOR UNIT TO GARAGE DOOR AND SECONDARY EXITS, SUCH AS SLIDING GLASS DOORS AND FRENCH DOORS.
6. LEVER HARDWARE REQUIRED ON UNIT AND BUILDING ENTRY DOORS.
7. SLIDING GLASS DOORS SHALL HAVE A MIN. CLEAR OPENING OF 31 ⅝".
8. IT SHALL BE THE SUPPLIER AND /OR INSTALLERS RESPONSIBILITY TO PROVIDE AND/ OR MAINTAIN ALL REQUIRED CLEARANCES AT APPLIANCES AND FIXTURES.

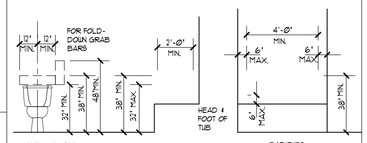


REQUIRED CLEAR FLOOR AREA AT ENTRY SIDE OF FIRST FLOOR PRIMARY ENTRY DOORS

ELECTRICAL NOTES:

LIGHT SWITCHES, ELECTICAL OUTLETS, THERMOSTATS, AND OTHER ENVIROMENTAL CONTROLS ARE TO BE MOUNTED WITH ALL OPERABLE PARTS ON HIGHER THAN 48 INCHES AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR , PROVIDED IT IS NOT OBSTRUCTED BY AN OBJECT PROJECTING INTO THE FLOOR SPACE MORE THAN 19". FOR OCSTRUCTIONS PROJECTING INTO THE FLOOR SPACE BETWEEN 20 INCHES AND 25 INCHES THE MAXIMUM MOUNTING HEIGHT IS REDUCED TO 44 INCHES AND SHALL NOT BE PLACED IN AREA OBSTRUCTED MORE THAN 25 INCHES.

OUTLET MOUNTING HEIGHTS



NOTE: ALL REINFORCEMENT TO BE ¾" PLYWOOD, LET-IN TO STUDS.

ALL MOLDED (FIBERGLASS, ACRYLIC, ETC) BATHTUBS AND SHOWERS WITH INTEGRAL WALL PANELS SHALL BE DESIGNED AND LABELED AS BEING BUILT FOR GRAB BARS AND MEETING THE ANSI LOADING REQUIREMENTS.

UC FOLD DOUN GRAB BAR REINFORCEMENT SHALL BE PLACED ON THE TUB SIDE OF THE WATER CLOSET PROVIDING 18" FROM CENTERLINE TO TUB FACE

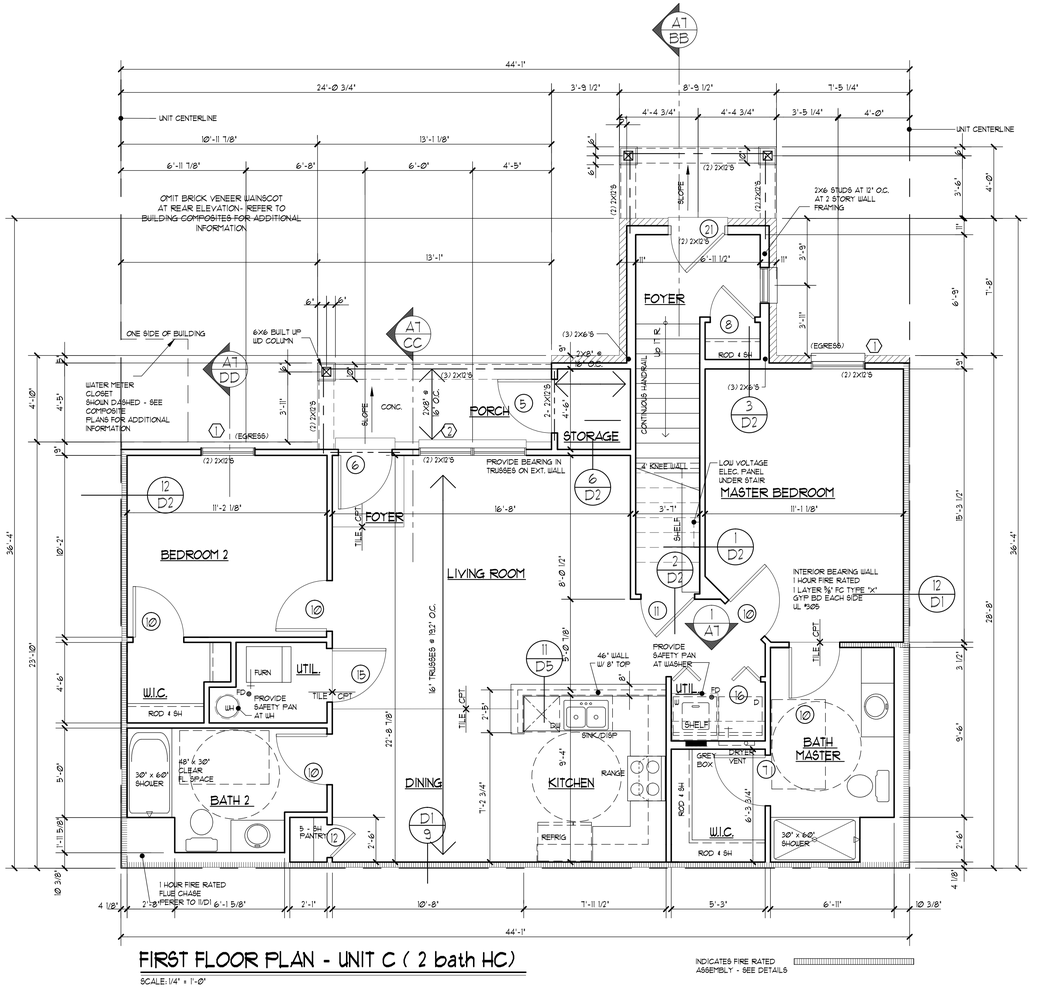
LOCATION OF REINFORCED AREA FOR GRAB BARS IN ALL BATHS

Window Schedule

	Door Descriptions	SIZE	REMARKS
1	3060 SH	3'-0" x 6'-0"	VINYL FRAME, INSULATED
2	(2) 3060 SH (MUL)	(2) 3'-0" X 6'-0"	VINYL FRAME, INSULATED (MULLED
3	(2) 3050 SH (MUL)	(2) 3'-0" X 5'-0"	VINYL FRAME, INSULATED (MULLED
4	3050 SH (FIXED)	3'-0" x 5'-0"	VINYL FRAME, INSULATED
5	2040 SH	2'-0" x 4'-0"	VINYL FRAME, INSULATED
6	3050 SH	3'-0" x 5'-0"	VINYL FRAME, INSULATED

SH - SINGLE HUNG

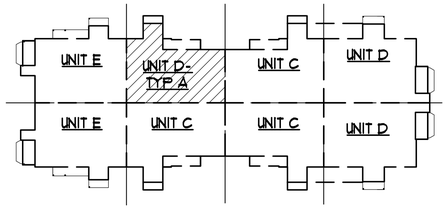
TEMPERED GLASS SHALL BE USED IN THE FOLLOUING CONDITIONS.
- IN SLIDING DOORS
- IN SLINGING GLASS DOORS (BOTH FIXED AND OPERABLE PANELS)
- IN STORM DOORS
- IN INDIVIDUAL FIXED OR OPERABLE PANELS TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS WITHIN 60" OF WALKING SURFACE.
- IN PANELS GREATER THAM 9 SQ. FT. HAVING A BOTTOM EDGE WHITN 18" OF A WALKING SURFACE AND A TOP EDGE GREATER THA 36" ABOVE THE WALKING SURFACE, AND ON OR MORE WALKING SURFACES WITHIN 36" MEASUERED HORIZONTLY OF THE GLAZING.
- N GUARDRAILS
- IN TUBS OR SHOWERS ENCLOSURES
- ADJACENT TO STAIRWAYS, LANDING, OR RAMPS WITH 36" HORIZONTALLY OF A WALKING SURFACE. WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE ADJACENT TREAD OR LANDING.
- ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF THE STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE BOTTOM TREAD.



FIRST FLOOR PLAN - UNIT C (2 bath HC)

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

INDICATES FIRE RATED ASSEMBLY - SEE DETAILS



KEY PLAN - BUILDING # - UNIT C - FIRST (HC)

N.T.S.

NOTE: FOR ALL STL. LINTELS OVER BRICK OPENNGS, SEE SCHEDULE BELOW

LINTEL SCHEDULE:

STEEL ANGLE:	CLEAR OPENING:
3" X 3" X 5/16"	4'-0" OR LESS
3" X 3" X 5/16"	5'-0" --- 6'-0"
4" X 3" X 5/16"	6'-0" --- 7'-0"
4" X 3" X 5/16"	7'-0" --- 8'-0"
5" X 3" X 5/16"	8'-0" --- 9'-0"
5" X 3" X 5/16"	9'-0" --- 10'-0"
6" X 3" X 5/16"	10'-0" --- 16'-0"
6" X 4" X 5/16"	16'-0"

GENERAL NOTES

1. ALL FRAME WALL DIMENSIONS TO BE 3-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
2. FIRST FLOOR WINDOW HEADER HEIGHT TO BE 7'-10" ABOVE SUB-FLOOR (U.N.O.).
3. SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (U.N.O.)
4. ALL ANGLE WALLS ARE 45 DEGREES (U.N.O.). THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ (2) 2X4'S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID
5. BLOCKING ON ALL 4 SIDES.
6. DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS
7. INSTALL MANUFACTURED JOIST HANGERS & NAILS AND FILL ALL HOLES.
8. FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
9. FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
10. DOUBLE ALL CEILING JOISTS WHERE ALL ROOF POINT LOADS OCCUR. ALL WINDOUS WITHIN A 24" ARC OF DOOR EDGE & AT TUB AND SHOUER WINDOUS AND ENCLOSURES, SHALL BE TEMPERED GLASS.

NOTE:
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

NOTE:
IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER INDICATING DRYER VENT IS LONGER THAN 35'-0"

NOTE:
ALL GLASS (WINDOUS, ETC.) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS. ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.

UNIT C		
FIRST FLOOR UNIT:	1,100	Sq. Ft.

LIGHT & VENT SCHEDULE

FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	417	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	17.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

ALL EGRESS WINDOUS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOUS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

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KIPLING GROUP
TIMBER RIDGE HOMES
JOLIET, ILLINOIS

FIRST FLOOR PLAN - UNIT C (2 BATH) HANDICAP ACCESS.

REVISIONS:		
1	1	8/2/2018
2	2	8/6/2018
3		8/30/2018
4	4	9/14/2018
5	5	7/11/2019
6	6	8/2/2019
7		
8		
9		
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12		
13		
14		

Drawn By: JM

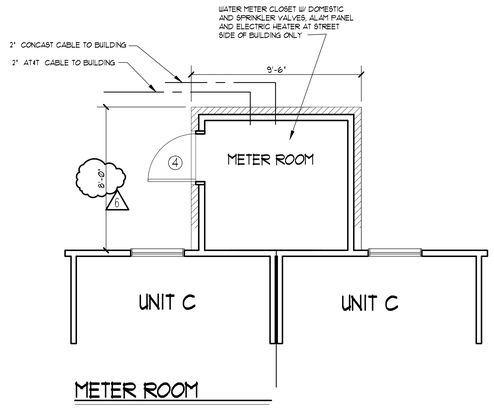
Job No.: X

Date: 7.29.2019

Issued For Permit:

Sheet No. A1

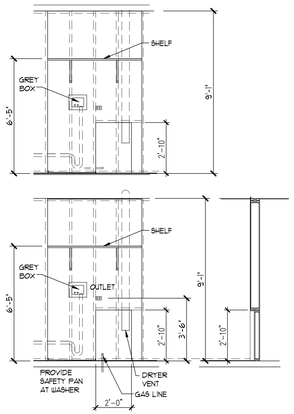
PLOTTED: //TIMBERRIDGEAP1 - BLD C - NEW ELDVG



METER ROOM

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

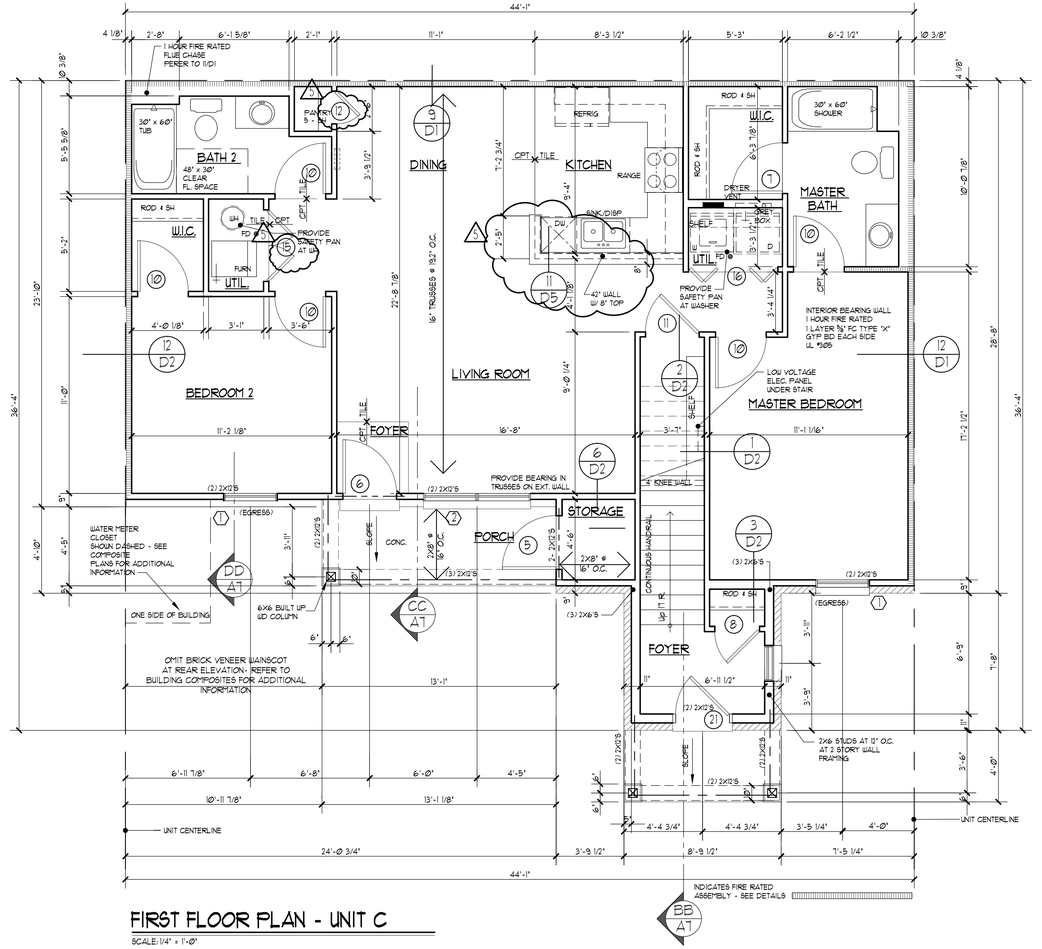
DRYER VENT



ELEVATION @ LAU- UTIL (DRYER VENT)

1 / A1a

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



FIRST FLOOR PLAN - UNIT C

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

NOTE: FOR ALL STL. LINTELS OVER BRICK OPENINGS, SEE SCHEDULE BELOW	
LINTEL SCHEDULE:	
STEEL ANGLE:	**CLEAR OPENING:**
3" X 3" X 5/16"	4'-0" OR LESS
3" X 3" X 5/16"	5'-0" --- 6'-0"
4" X 3" X 5/16"	6'-0" --- 7'-0"
4" X 3" X 5/16"	7'-0" --- 8'-0"
5" X 3" X 5/16"	8'-0" --- 9'-0"
5" X 3" X 5/16"	9'-0" --- 10'-0"
6" X 3" X 5/16"	10'-0" --- 16'-0"
6" X 4" X 5/16"	16'-0"

GENERAL NOTES

1. ALL FRAME WALL DIMENSIONS TO BE 3-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
2. FIRST FLOOR WINDOW HEADER HEIGHT TO BE 7'-10" ABOVE SUB-FLOOR (U.N.O.).
3. SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (U.N.O.)
4. ALL ANGLE WALLS ARE 45 DEGREES (U.N.O.). THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ (2) 2X4'S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID
5. BLOCKING ON ALL 4 SIDES.
6. DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS
7. INSTALL MANUFACTURED JOIST HANGERS # NAILS AND FILL ALL HOLES.
8. FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
9. FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
10. DOUBLE ALL CEILING JOISTS WHERE ALL ROOF POINT LOADS OCCUR. ALL WINDOWS WITHIN A 24" ARC OF DOOR EDGE & AT TUB AND SHOWER WINDOWS AND ENCLOSURES, SHALL BE TEMPERED GLASS.

NOTE:
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

NOTE:
IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR. SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER INDICATING DRYER VENT IS LONGER THAN 35'-0"

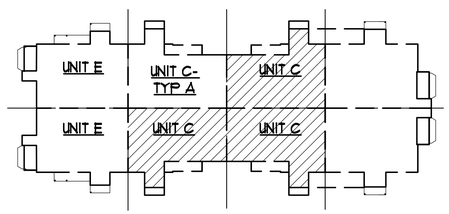
NOTE:
ALL GLASS (WINDOWS, ETC.) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS. ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.

UNIT C	
FIRST FLOOR UNIT:	1,100 Sq. Ft.

LIGHT & VENT SCHEDULE

FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	417	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	17.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.



KEY PLAN - BUILDING # - UNIT C - FIRST FLOOR

N.T.S.

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TIMBER RIDGE HOMES
JOLIET, ILLINOIS

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FIRST FLOOR PLAN - UNIT C

REVISIONS:		
1	1	8/2/2018
2	2	8/6/2018
3		8/30/2018
4	4	9/14/2018
5	5	7/11/2019
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Drawn By: JM

Job No.: X

Date: 7.29.2019

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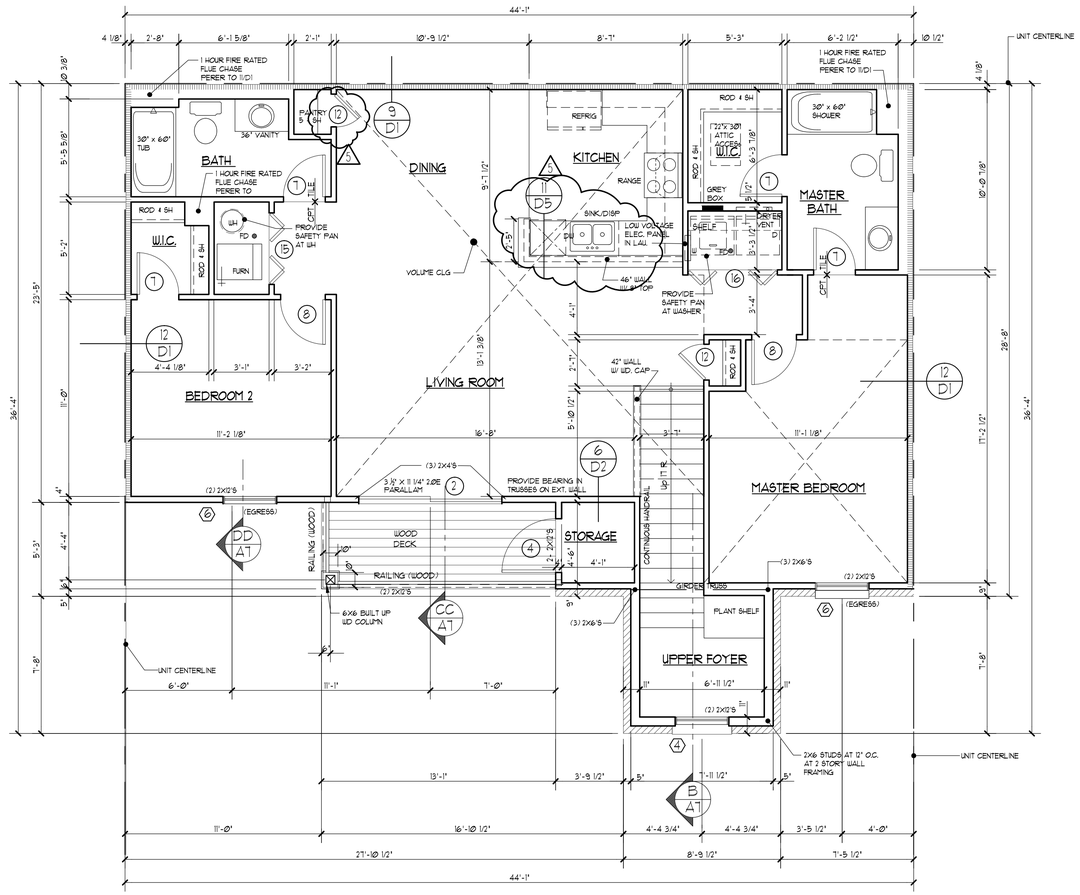
Sheet No. A1a



SECOND FLOOR PLAN - UNIT C

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

NOTE: FOR ALL STL. LINTELS OVER BRICK OPENINGS, SEE SCHEDULE BELOW	
LINTEL SCHEDULE:	
STEEL ANGLE:	CLEAR OPENING:
3" X 3" X 5/16"	4'-0" OR LESS
3" X 3" X 5/16"	5'-0" --- 6'-0"
4" X 3" X 5/16"	6'-0" --- 7'-0"
4" X 3" X 5/16"	7'-0" --- 8'-0"
5" X 3" X 5/16"	8'-0" --- 9'-0"
5" X 3" X 3/8"	9'-0" --- 10'-0"
6" X 3" X 3/8"	10'-0" --- 16'-0"
6" X 4" X 3/8"	16'-0"

GENERAL NOTES

1. ALL FRAME WALL DIMENSIONS TO BE 3-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
2. FIRST FLOOR WINDOW HEADER HEIGHT TO BE 7'-10" ABOVE SUB-FLOOR (U.N.O.).
3. SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (U.N.O.)
4. ALL ANGLE WALLS ARE 45 DEGREES (U.N.O.). THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ (2) 2X4'S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID
5. BLOCKING ON ALL 4 SIDES.
6. DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS
7. INSTALL MANUFACTURED JOIST HANGERS & NAILS AND FILL ALL HOLES.
8. FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
9. FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
10. DOUBLE ALL CEILING JOISTS WHERE ALL ROOF POINT LOADS OCCUR. ALL WINDOWS WITHIN A 24" ARC OF DOOR EDGE & AT TUB AND SHOWER WINDOWS AND ENCLOSURES, SHALL BE TEMPERED GLASS.

NOTE:
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

NOTE:
IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR. SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER INDICATING DRYER VENT IS LONGER THAN 35'-0"

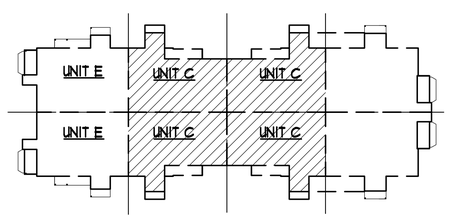
NOTE:
ALL GLASS (WINDOWS, ETC.) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS. ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.

UNIT C		
SECOND FLOOR UNIT:	1,203	Sq. Ft.

LIGHT & VENT SCHEDULE

SECOND FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	406	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	175	16.0	34.2	8.0	17.1	-	-
BEDROOM 2	129	8.4	23.0	4.2	11.4	-	-
M. BATH	60	-	-	-	-	80	100 CFM
BATH 2	55	-	-	-	-	80	100 CFM

ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING, HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.



KEY PLAN - BUILDING # - UNIT C - SECOND FLOOR

N.T.S.

PLOTTED: /TIMBERRIDGEAPT - BLD C - NEW ELEVAS

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SECOND FLOOR PLAN - UNIT C

REVISIONS:		
1	1	8/2/2018
2	2	8/6/2018
3		8/30/2018
4	4	9/14/2018
5	5	7/11/2019
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Drawn By: JM

Job No.: X

Date: 7.29.2019

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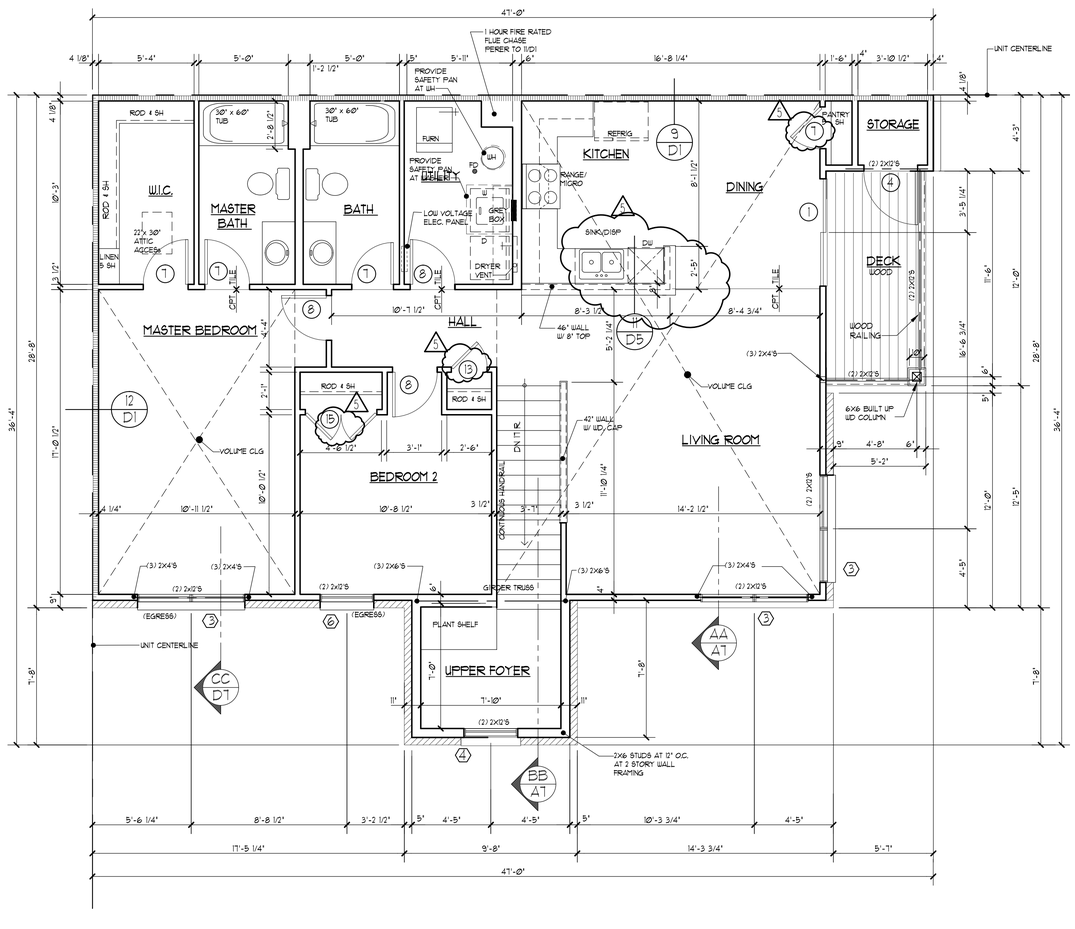
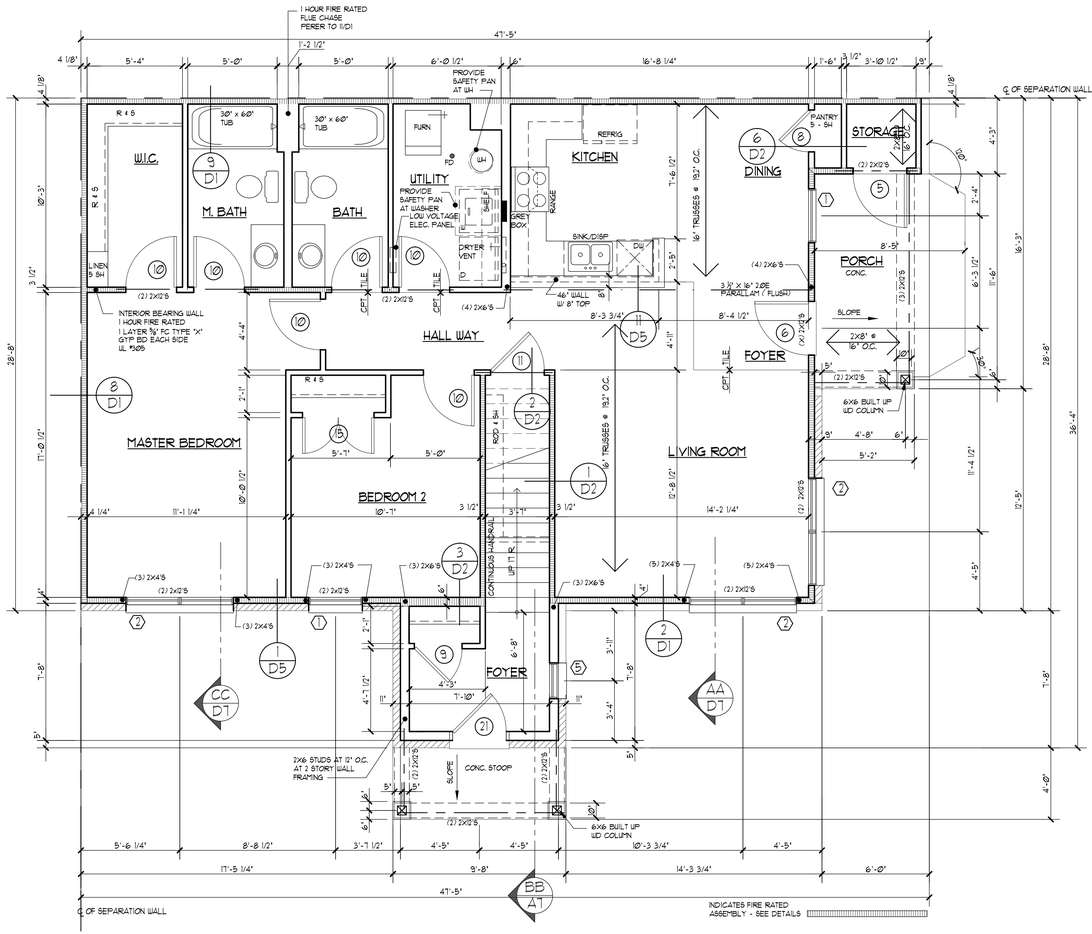
Sheet No. A1b



SECOND FLOOR PLAN - UNIT D

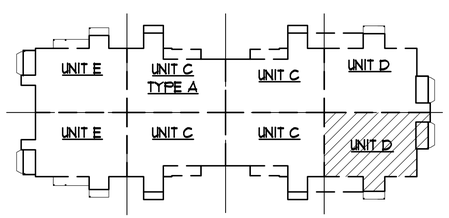
SCALE: 1/4" = 1'-0" (2) BATH OPTION



FIRST FLOOR PLAN - UNIT D (STANDARD 2 BED, 2 BATH)

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

UNIT D		
FIRST FLOOR UNIT:	1160	Sq. Ft.
SECOND FLOOR UNIT:	1269	Sq. Ft.



KEY PLAN - BUILDING # - UNIT D - FIRST & SECOND

N.T.S.

NOTE: FOR ALL STL. LINTELS OVER BRICK OPENINGS, SEE SCHEDULE BELOW

LINTEL SCHEDULE:

STEEL ANGLE:	CLEAR OPENING:
3" X 3" X 5/16"	4'-0" OR LESS
3" X 3" X 5/16"	5'-0" --- 6'-0"
4" X 3" X 5/16"	6'-0" --- 7'-0"
4" X 3" X 5/16"	7'-0" --- 8'-0"
5" X 3" X 5/16"	8'-0" --- 9'-0"
5" X 3" X 5/16"	9'-0" --- 10'-0"
6" X 3" X 5/16"	10'-0" --- 16'-0"
6" X 4" X 5/16"	16'-0"

GENERAL NOTES

1. ALL FRAME WALL DIMENSIONS TO BE 3-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
2. FIRST FLOOR WINDOW HEADER HEIGHT TO BE 7'-10" ABOVE SUB-FLOOR (U.N.O.).
3. SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (U.N.O.)
4. ALL ANGLE WALLS ARE 45 DEGREES (U.N.O.). THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ (2) 2X4'S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID
5. BLOCKING ON ALL 4 SIDES.
6. DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS
7. INSTALL MANUFACTURED JOIST HANGERS & NAILS AND FILL ALL HOLES.
8. FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
9. FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
10. DOUBLE ALL CEILING JOISTS WHERE ALL ROOF POINT LOADS OCCUR. ALL WINDOWS WITHIN A 24" ARC OF DOOR EDGE & AT TUB AND SHOWER WINDOWS AND ENCLOSURES, SHALL BE TEMPERED GLASS.

NOTE:
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

NOTE:
IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR. SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER INDICATING DRYER VENT IS LONGER THAN 35'-0"

NOTE:
ALL GLASS (WINDOWS, ETC.) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS. ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.

LIGHT & VENT SCHEDULE

FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	417	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	136	16.0	34.2	8.0	17.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

LIGHT & VENT SCHEDULE

SECOND FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	417	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	136	16.0	34.2	8.0	17.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

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KIPLING GROUP
TIMBER RIDGE HOMES
JOLIET, ILLINOIS

SECOND FLOOR PLAN - UNIT (D) - OPT'L 2 BATH SEC. FL.

REVISIONS:		
1	1 8/2/2018	
2	2 8/6/2018	
3	8/30/2018	
4	4 9/14/2018	
5	5 7/11/2019	
6	6 8/2/2019	
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Drawn By: JM

Job No.: X

Date: 7.29.2019

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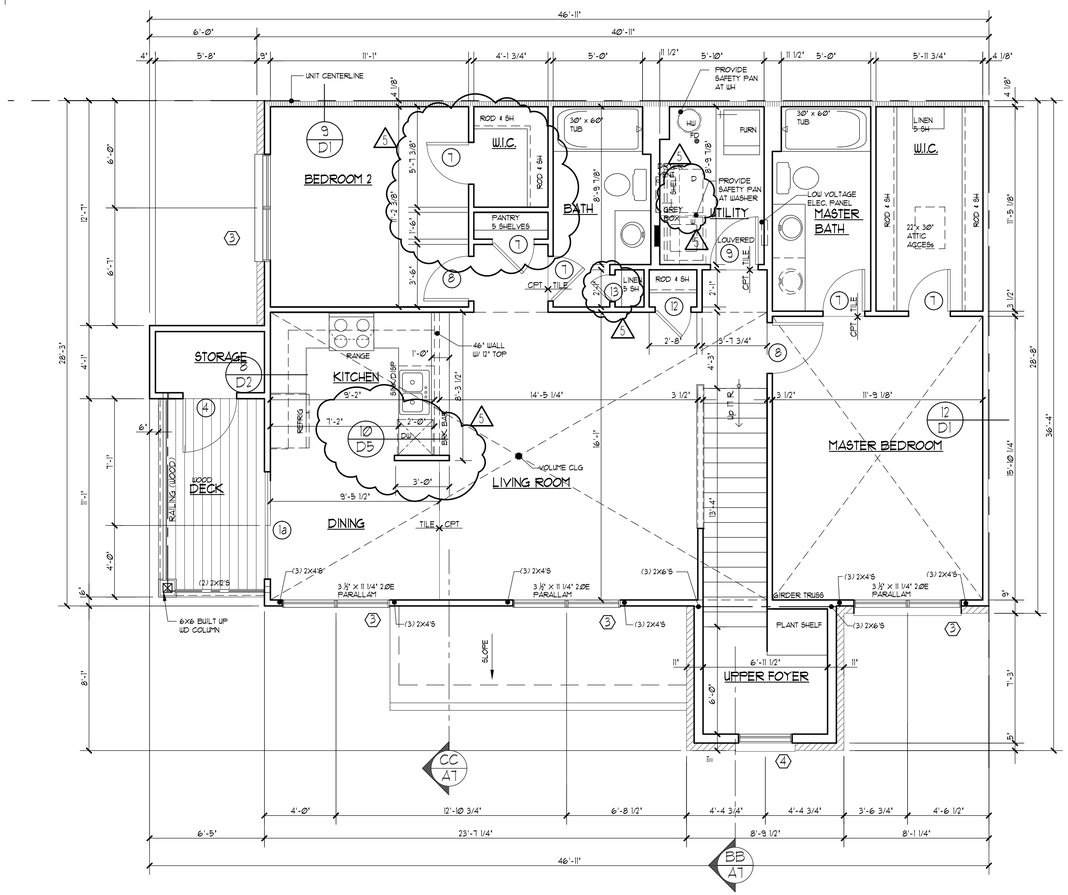
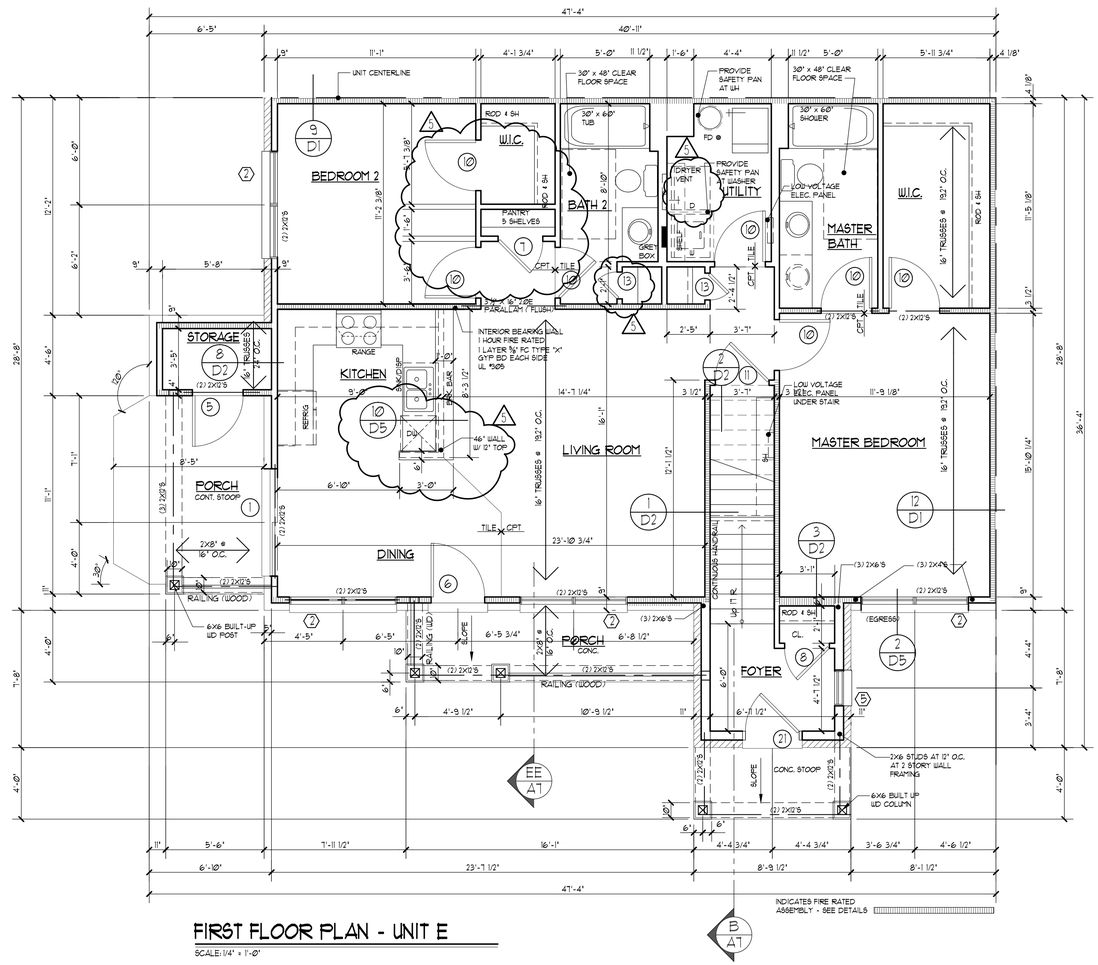


SECOND FLOOR PLAN - UNIT E

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



INDICATES FIRE RATED ASSEMBLY - SEE DETAILS

FIRST FLOOR PLAN - UNIT E

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

NOTE: FOR ALL STL. LINTELS OVER BRICK OPENINGS, SEE SCHEDULE BELOW

LINTEL SCHEDULE:

STEEL ANGLE:	CLEAR OPENING:
3" X 3" X 5/16"	4'-0" OR LESS
3" X 3" X 5/16"	5'-0" --- 6'-0"
4" X 3" X 5/16"	6'-0" --- 7'-0"
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5" X 3" X 3/8"	9'-0" --- 10'-0"
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6" X 4" X 3/8"	16'-0"

GENERAL NOTES

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NOTE: ALL GLASS (WINDOWS, ETC.) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS. ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.

UNIT E		
FIRST FLOOR UNIT:	1138	Sq. Ft.
SECOND FLOOR UNIT:	1247	Sq. Ft.

LIGHT & VENT SCHEDULE

FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	417	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	17.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

LIGHT & VENT SCHEDULE

SECOND FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	417	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	17.1	-	-
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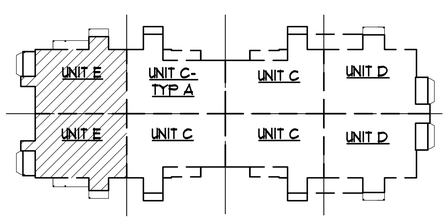
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM



KEY PLAN - FIRST AND SECOND FLOOR

N.T.S.

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FIRST FLOOR PLAN OF - UNIT E
SECOND FLOOR PLAN - UNIT E

REVISIONS:

1	1	8/2/2018
2	2	8/6/2018
3		8/30/2018
4	4	9/14/2018
5	5	7/11/2019
6	6	8/2/2019
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Job No.: X

Date: 7.29.2019

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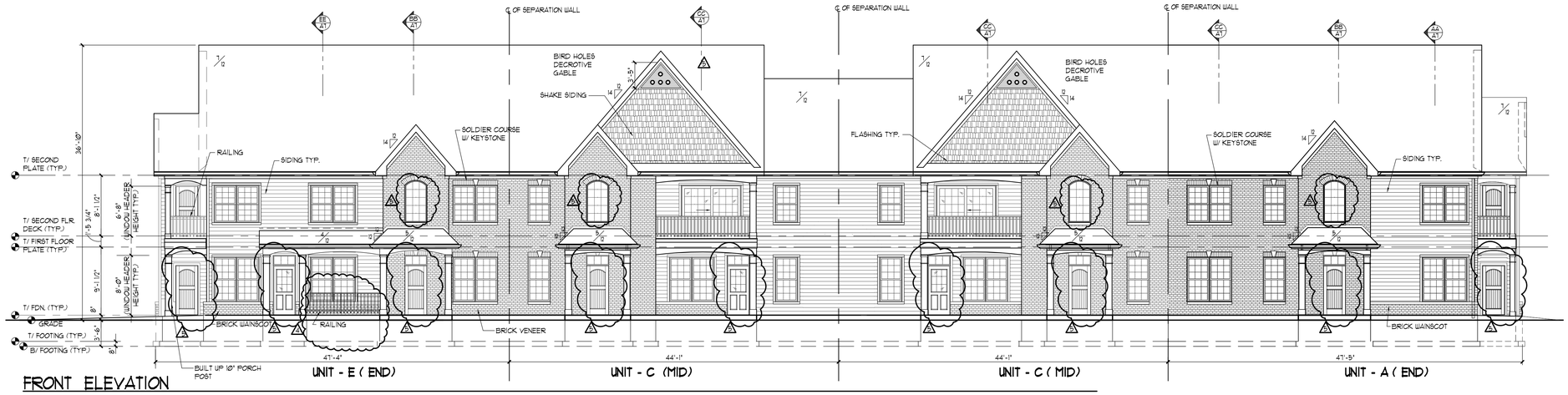
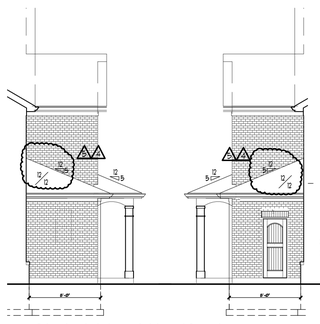


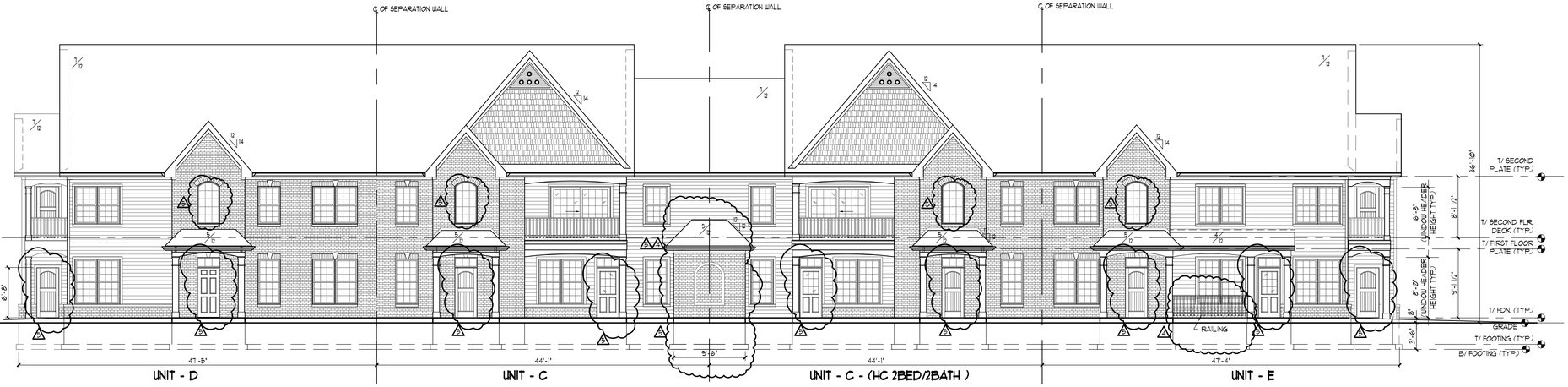
FRONT ELEVATION

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



SIDE ELEVATIONS OF OF WATER METER ROOM

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



REAR ELEVATION

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

TYPICAL ELEVATION NOTES:

1. TYPICAL ROOFING - 25 YEAR ASPHALT SHINGLES (CLASS "C" OR BETTER).

2. ROOF VENTS - 51 SQ. IN. FREE AIR
SOFFIT VENTS - AERATED ALUMINUM PANELS

3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS TO CONC. SPLASH BLOCK AT GRADE.

4. TYPICAL SIDING TO BE FIBER CEMENT (CERTAINTEED WEATHER BD. OR EQUAL).

5. TYPICAL TRIM SHALL BE NON- HYDROSCOPIC ENGINEERED WOOD U.N.O.
FASCIA = 5/4" x8 ALUMINUM WRAPPED
FASCIA FRIEZE - 5/4"x8 ALUMINUM WRAPPED
RAKE - 5/4" x 8 ALUMINUM WRAPPED
RAKE FRIEZE - 1x4 FIBER CEMENT

6. PROVIDE ALUMINUM DRIP CAPS AT ALL DOOR AND WINDOWHEADS.

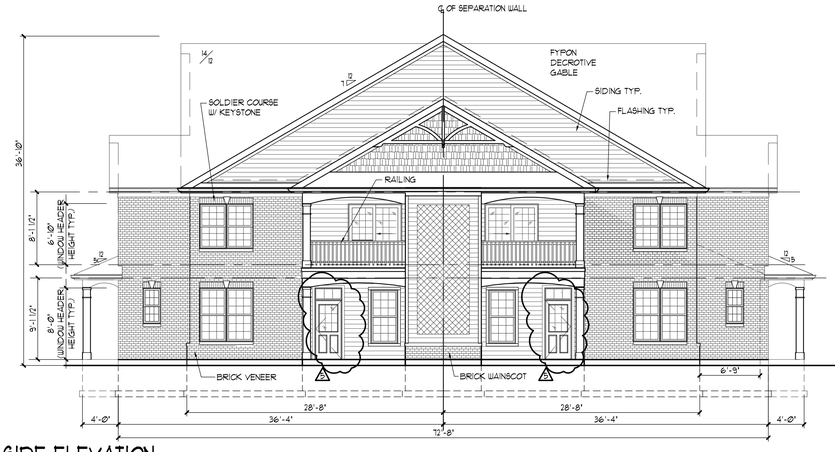
7. PROVIDE SHEET METAL FLASHING AT ALL ROOF TO WALL CONDITIONS.

8. PROVIDE WR GRACE ICE AND WATER SHIELD UNDER SHINGLES AT ROOF PITCHES OF 4:12 AND UNDER AT EAVES AND VALLYS.

9. PROVIDE 2 1/4" LIMESTONE CAP AT BRICK VENEER WAINSCOT AND AT WINDOW SILLS IN CONTRACT WITH BRICK VENEER.

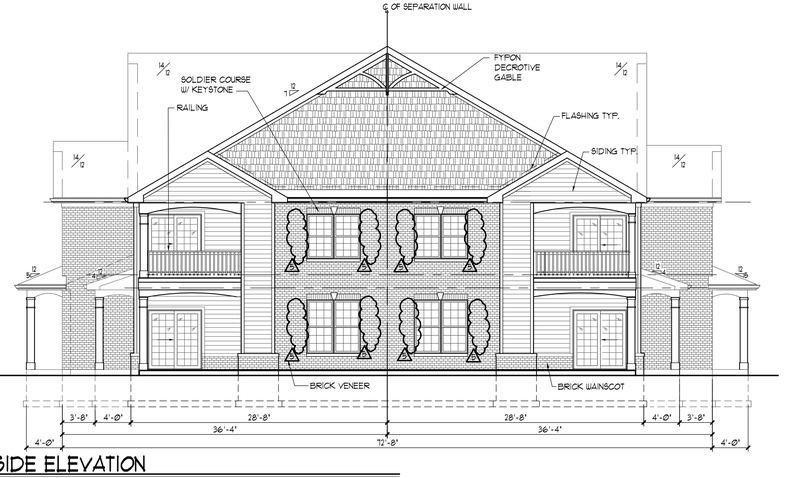
10. FLUES SHALL BE A MIN. OF 2'-0" ABOVE ROOF SURFACES 10'-0" AWAY AND 3'-0" ABOVE THE FRONT IF PENATRATION IN THE ROOF.

11. ALL MOLDES MILL WORK SHALL BE "FYPON" OR EQUAL.



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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BUILDING "A" - UNIT C (HC)
ELEVATIONS - 16 UNIT BUILDING

REVISIONS:		
1	1	8/2/2018
2	2	8/6/2018
3		8/30/2018
4	4	9/14/2018
5	5	7/11/2019
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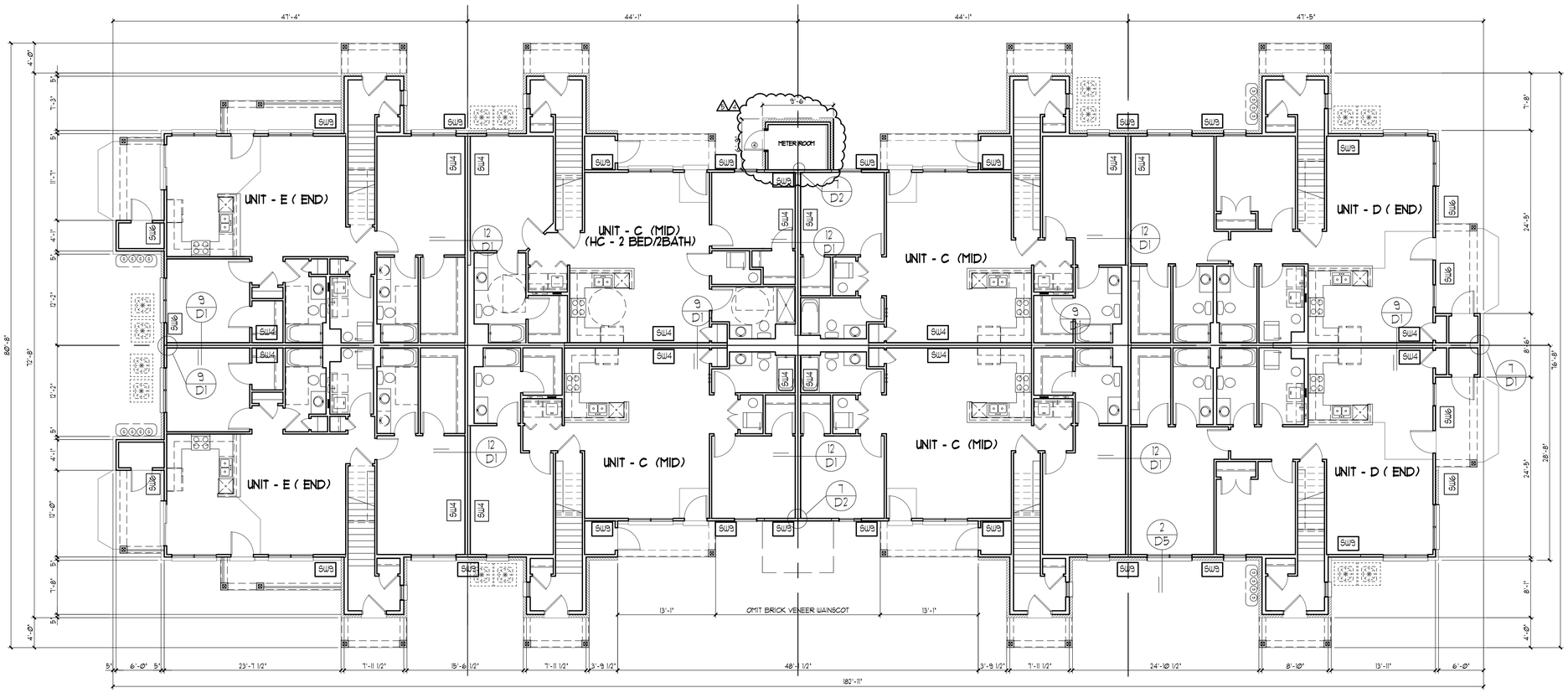
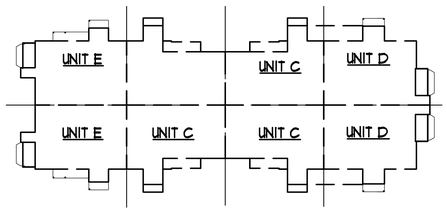


FIRST FLOOR PLAN - 16 UNIT BUILDING

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

REFER TO 1/4" PLAN FOR ADDITIONAL INFORMATION



KEY PLAN - BUILDING # - UNIT - FIRST FLOOR

N.T.S.

SHEAR WALL SCHEDULE

Shear Wall	Wall Stud Size & Spacing	Sheathing	Nail Size And Spacing		Sill Plate Anchor Size And Spacing	Simpson Holdown Anchor or Strap	Anchor Bolt or Strap Nails	Endwall Posts
SW1	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW2	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ℄ BOLTS @ 40" OC	HDU8-SD2DS	7/8" ℄	(3) 2X6
SW3	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS:	AT 7" OC @ ALL SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW4	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS:	AT 4" OC @ ALL SUPPORTS	1/2" ℄ BOLTS @ 48" OC	HDU8-SD2DS	7/8" ℄	(3) 2X6
SW5	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	(3) 16d Nails @ 16" OC	CMST 16	(29) 16d @ Each End	(3) 2X6
SW6	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ℄ BOLTS @ 24" OC	HD9B	7/8" ℄	6X6
SW7	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS:	AT 4" OC @ ALL SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW8	2x @ 16"	5/8" GYPSUM (DOUBLE LAYER, BLOCKED)	6d NAILS: 8d NAILS:	AT 9" OC @ ALL SUPPORTS (BASE PLY) AT 7" OC @ ALL SUPPORTS (FACE PLY)	1/2" ℄ BOLTS @ 48" OC	HDU4-SD2DS	5/8" ℄	(3) 2x6
SW9	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ℄ BOLTS @ 48" OC	HDU4-SD2DS	5/8" ℄	(3) 2X6

Notes:
1) All wood structural panel shear walls shall be blocked at panel edges.
2) When panels are nailed at 2" OC, framing members at adjoining panel edges shall be 3" nominal or (2) 2x and nails shall be staggered.
3) Sill Plate Anchors nails shall be 16d common nails. Drive nails into rim boards or blocking below.
4) Embedded Sill Plate Anchors shall comply with IBC Sec. 2308.6. 1/2" ℄ Simpson Titen HD Anchors may be used.
5) Anchor Bolts at Holdowns shall be either cast in place A307 headed anchor bolts or Hilti HAS-E Rods in HIT-RE 500 Epoxy.
6) Typical anchor embedment shall be as follows:
1/2"℄ = 7" Emb.
5/8"℄ = 7 - 1/2" Emb.
7/8"℄ = 10 - 1/2" Emb.
1"℄ = 12" Emb.
1-1/4"℄ = 15" Emb.

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BUILDING "A" - UNIT C (HC)
FIRST FLOOR - 16 UNIT BUILDING

REVISIONS:		
1	1	8/2/2018
2	2	8/6/2018
3		8/30/2018
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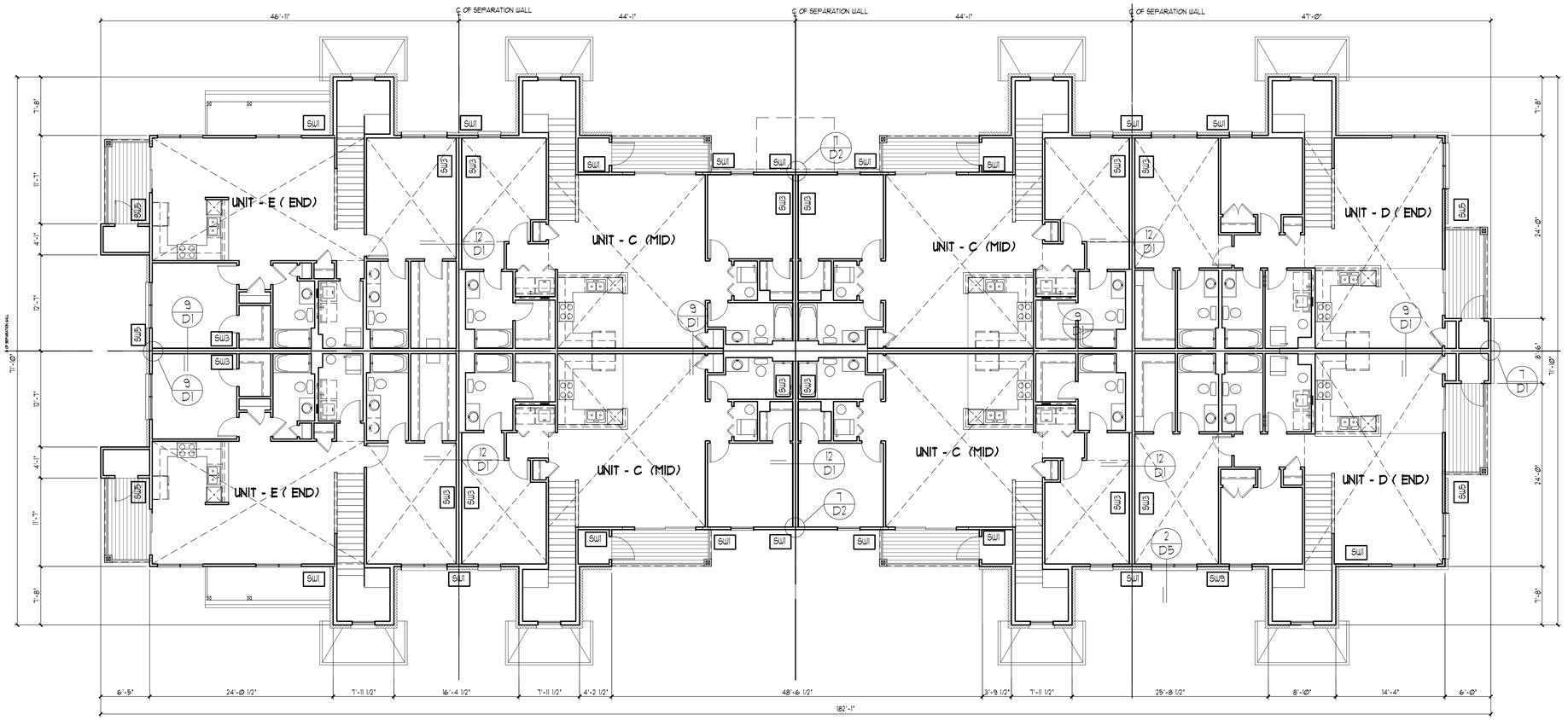

SECOND FLOOR PLAN - 16 UNIT BUILDING

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

REFER TO 1/4" PLAN FOR ADDITIONAL INFORMATION

SHEAR WALL SCHEDULE

Shear Wall	Wall Stud Size & Spacing	Sheathing	Nail Size And Spacing		Sill Plate Anchor Size And Spacing	Simpson Holdown Anchor or Strap	Anchor Bolt or Strap Nails	Endwall Posts
SW1	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW2	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ℄ BOLTS @ 40" OC	HDU8-SD205	7/8" ℄	(3) 2X6
SW3	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS:	AT 7" OC @ ALL SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW4	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS:	AT 4" OC @ ALL SUPPORTS	1/2" ℄ BOLTS @ 48" OC	HDU8-SD205	7/8" ℄	(3) 2X6
SW5	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	(3) 16d Nails @ 16" OC	CMST 16	(29) 16d @ Each End	(3) 2X6
SW6	2x @ 16"	7/16" OSB	8d NAILS:	AT 4" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ℄ BOLTS @ 24" OC	HD9B	7/8" ℄	6X6
SW7	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS:	AT 4" OC @ ALL SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW8	2x @ 16"	5/8" GYPSUM (DOUBLE LAYER, BLOCKED)	6d NAILS: 8d NAILS:	AT 9" OC @ ALL SUPPORTS (BASE PLY) AT 7" OC @ ALL SUPPORTS (FACE PLY)	1/2" ℄ BOLTS @ 48" OC	HDU4-SD205	5/8" ℄	(3) 2x6
SW9	2x @ 16"	7/16" OSB	8d NAILS:	AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ℄ BOLTS @ 48" OC	HDU4-SD205	5/8" ℄	(3) 2X6

Notes:
1) All wood structural panel shear walls shall be blocked at panel edges.
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1"℄ = 12" Emb.
1-1/4"℄ = 15" Emb.

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SECOND FLOOR - 16 UNIT BUILDING

REVISIONS:		
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2	2	8/6/2018
3		8/30/2018
4	4	9/14/2018
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