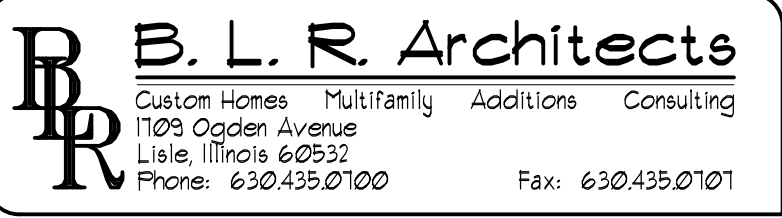
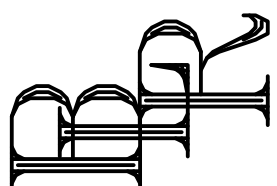


 KIPLING GROUP TIMBER RIDGE HOMES BUILDING "A" - UNIT C (HC) JOLIET, ILLINOIS																																																																		
STRUCTURAL ENGINEER		OWNER																																																																
		 KIPLING GROUP 1230 West Jefferson Street Shorewood, IL, 60431 815-725-0618																																																																
PROJECT ARCHITECT / DESIGN FIRM		STAMPS																																																																
 B. L. R. Architects Custom Homes Multifamily Additions Consulting 1109 Ogden Avenue Lisle, Illinois 60532 Phone: 630.435.0100 Fax: 630.435.0101 * 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.*		BUILDING CODES 2003 INTERNATIONAL BUILDING CODE (I)B/ AMENDMENTS 2003 INTERNATIONAL RESIDENTIAL CODE (I)B/ AMENDMENTS 2003 INTERNATIONAL MECHANICAL CODE 2003 INTERNATIONAL FUEL GAS CODE (I)B/ AMENDMENTS 2003 INTERNATIONAL FIRE CODE 2000 NFPA 101 LIFE SAFETY CODE 2014 NATIONAL ELECTRICAL CODE (NFPA 70) (I)B/ 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																																																																
GENERAL NOTES		SQUARE FOOTAGE DATA																																																																
DESIGN CRITERIA <table> <tr> <th>DESIGN LOADS</th> <th>LIVE LOAD (LL)</th> <th>DEAD LOAD (DL)</th> </tr> <tr> <td>ONE AND TWO FAMILY DWELLINGS</td> <td>40 psf</td> <td>10 psf</td> </tr> <tr> <td>SLEEPING ROOMS</td> <td>40 psf</td> <td>10 psf</td> </tr> <tr> <td>STAIRS, EXITS, TERRACES</td> <td>100 psf</td> <td>10 psf</td> </tr> <tr> <td>WALLS</td> <td colspan="2">60 plf OF ACTUAL LOAD</td> </tr> <tr> <td>CEILING</td> <td>20 psf</td> <td>10 PSF (ROOF SLOPES OVER 3:12)</td> </tr> <tr> <td>ROOF LOAD</td> <td>30 psf</td> <td>17 psf</td> </tr> <tr> <td>CATHEDRAL</td> <td>30 psf</td> <td>15 psf (ALL SLOPES)</td> </tr> <tr> <td>EXTERIOR BALCONY</td> <td>60 psf</td> <td>10 psf</td> </tr> <tr> <td>EXTERIOR DECKS</td> <td>40 psf</td> <td>10 psf</td> </tr> <tr> <td>WIND LOAD</td> <td>30 psf</td> <td></td> </tr> <tr> <td>SNOW LOAD</td> <td>30 psf</td> <td></td> </tr> <tr> <td>ATTICS: BOTTOM CHORD OF TRUSS (NO STORAGE)</td> <td></td> <td>10 psf</td> </tr> <tr> <td>BOTTOM CHORD OF TRUSS (W/ STORAGE)</td> <td></td> <td>20 psf</td> </tr> <tr> <td>SOIL BEARING CAPACITY</td> <td></td> <td>3000 psf</td> </tr> </table> STRUCTURAL FRAMING LUMBER - FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS, IN GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE) - GRADE 2 SPECIES HE DOMESTIC BASE FB + 850 SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, FB AND E VALUES PER MANUFACTURER MANUFACTURER: "LEVEL MEYERHAUSER" PRODUCT LVL SIZE (PER PLANS): FB+ 2500 E+ 2.0 X 10 psf MANUFACTURER: "IMPERIAL LAMINATORS" PRODUCT GLUE-LAM SIZE (PER PLANS): FB+ 2600 E+ 1.3 X 10 psf MANUFACTURER: "LEVEL MEYERHAUSER" PRODUCT FSL SIZE (PER PLANS): FB+ 1600 E+ 1.4 X 10 psf 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.		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		3000 psf	UNIT D <table> <tr> <td>FIRST FLOOR UNIT:</td> <td>1160</td> <td>Sq. Ft.</td> </tr> <tr> <td>SECOND FLOOR UNIT:</td> <td>1269</td> <td>Sq. Ft.</td> </tr> </table> UNIT C <table> <tr> <td>FIRST FLOOR UNIT:</td> <td>1100</td> <td>Sq. Ft.</td> </tr> <tr> <td>SECOND FLOOR UNIT:</td> <td>1203</td> <td>Sq. Ft.</td> </tr> </table> UNIT E <table> <tr> <td>FIRST FLOOR UNIT:</td> <td>1138</td> <td>Sq. Ft.</td> </tr> <tr> <td>SECOND FLOOR UNIT:</td> <td>1241</td> <td>Sq. Ft.</td> </tr> </table>		FIRST FLOOR UNIT:	1160	Sq. Ft.	SECOND FLOOR UNIT:	1269	Sq. Ft.	FIRST FLOOR UNIT:	1100	Sq. Ft.	SECOND FLOOR UNIT:	1203	Sq. Ft.	FIRST FLOOR UNIT:	1138	Sq. Ft.	SECOND FLOOR UNIT:	1241	Sq. Ft.
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		2015 IECC REQUIREMENTS A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN 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 PENETRATION. 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 0.32. 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 LABELED AS MEETING ASTM E 783. 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 PASCAL'S. 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 SPECIFICATION OF: LEAKAGE LESS THAN OR EQUAL TO 4 CFM PER 100 SQ FT AT A PRESSURE DIFFERENTIAL 0.1 INCH WG (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 PER WATT.																																																																

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 Phone: 630.435.0100 Fax: 630.435.0101



KIPLING GROUP
 TIMBER RIDGE HOMES
 JOLIET, ILLINOIS
 BUILDING "C"
 COVER SHEET

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

Job No.:
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Date:
 7.29.2019

Issued For Permit:

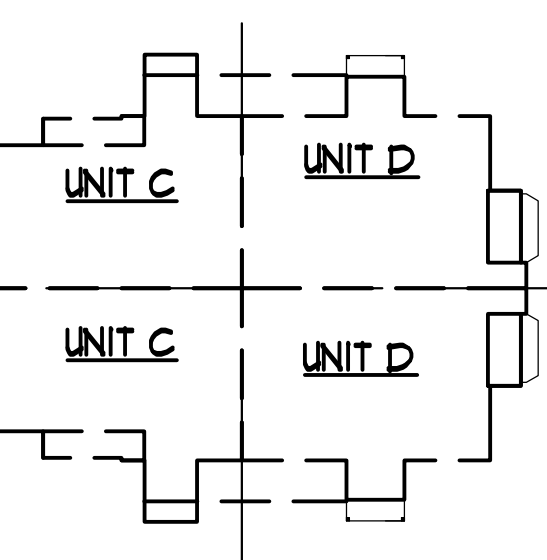
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Typical Door Schedule		
Door Sizes	Door Descriptions	
①	6'-0" x 8'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
①a	6'-0" x 8'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
②	8'-0" x 6'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
③	2'-6" x 6'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
④	2'-6" x 6'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
⑤	2'-6" x 6'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
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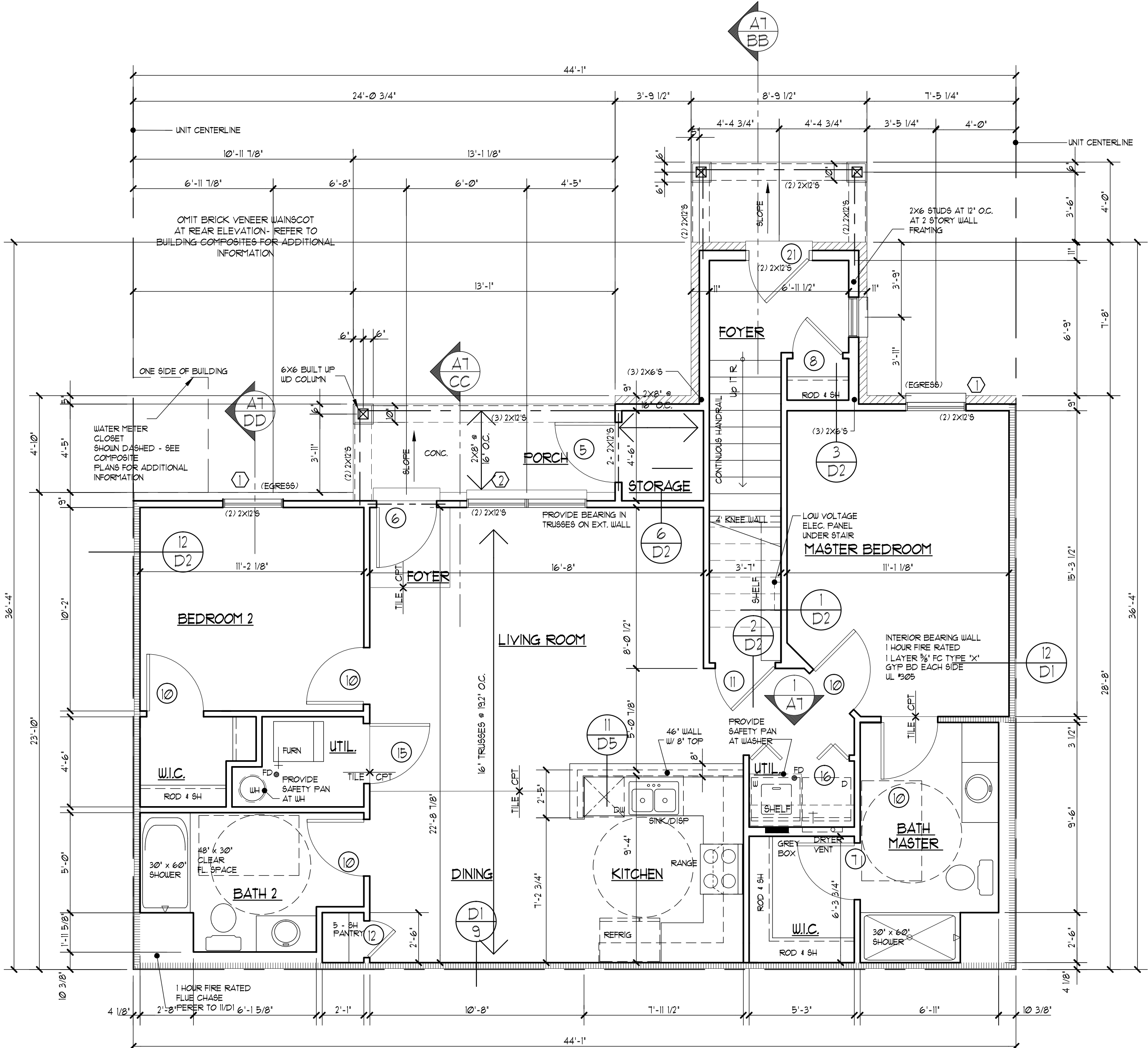
ACCESSIBILITY REQUIREMENTS FOR ALL FIRST FLOOR UNITS	
PER HUD GUIDELINES ISSUED MARCH 6, 1991 VOL. 56 NO. 44	
GENERAL NOTES: - CHANGES IN LEVEL BETWEEN 1/4" TO 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. - DOORWAYS TO PROVIDE MIN. 32" NOMINAL CLEAR OPENINGS TO ROOMS. - WALLWAYS - MIN. 36" CLEAR. - AT LEAST 1 (ONE) SHELF/POLE IN EACH CLOSET TO BE MOUNTED AT 54" AFF. 1/2" MAX. THRESHOLD AT FRONT DOOR UNIT TO GARAGE DOOR AND SECONDARY EXITS, SUCH AS SLIDING GLASS DOORS AND FRENCH DOORS. - LEVER HARDWARE REQUIRED ON UNIT AND BUILDING ENTRY DOORS. - SLIDING GLASS DOORS SHALL HAVE A MIN. CLEAR OPENING OF 31 3/4". - IT SHALL BE THE SUPPLIER AND/OR INSTALLER'S RESPONSIBILITY TO PROVIDE AND/OR MAINTAIN ALL REQUIRED CLEARANCES AT APPLIANCES AND FIXTURES.	ELECTRICAL NOTES: LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL 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 18". FOR CONSTRUCTIONS PROJECTING INTO THE FLOOR SPACE BETWEEN 20 INCHES AND 25 INCHES THE MAXIMUM MOUNTING HEIGHT IS REDUCED TO 44 INCHES AND SHALL NOT BE PLACES IN AREA OBSTRUCTED MORE THAN 25 INCHES. FINISHED FLOOR OUTLET MOUNTING HEIGHTS NOTE: ALL REINFORCEMENT TO BE 1/2" PLYWOOD, LET-IN TO STUDS. ALL MOLDED (FIBERGLASS, ACRYLIC, ETC) BATHTUBS AND SHOWERS WITH INTEGRAL WALL PANELS SHALL BE DESIGNED AND LABELED AS BUILT FOR GRAB BARS AND MEETING THE ANSI LOADING REQUIREMENTS. 1/2" FOLD DOWN 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 Sizes	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) 3060 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
⑦	3060 SH	3'-0" x 6'-0"	VINYL FRAME, INSULATED
⑧	3060 SH	3'-0" x 6'-0"	VINYL FRAME, INSULATED
⑨	3060 SH	3'-0" x 6'-0"	VINYL FRAME, INSULATED
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⑳	3060 SH	3'-0" x 6'-0"	VINYL FRAME, INSULATED
㉑	3060 SH	3'-0" x 6'-0"	VINYL FRAME, INSULATED



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

N.T.S.



FIRST FLOOR PLAN - UNIT C (2 bath HC)

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

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

GENERAL NOTES	
1.	ALL FRAME WALL DIMENSIONS TO BE 3'-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
2.	FIRST FLOOR WINDOW HEADER HEIGHT TO BE 1'-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) 2X4S 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	196	16.0	34.2	8.0	11.1	-	-
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 WINDOW FROM SLEEPING ROOMS MUST HAVE A MIN NET CLEAR OPENING OF 5:1 80 FT. THE MIN NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHEN 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.							

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.



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

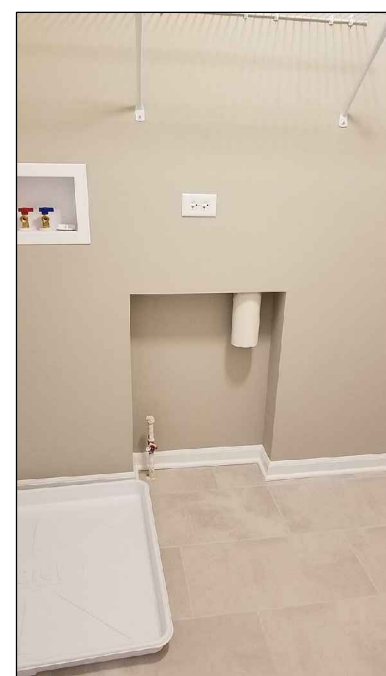
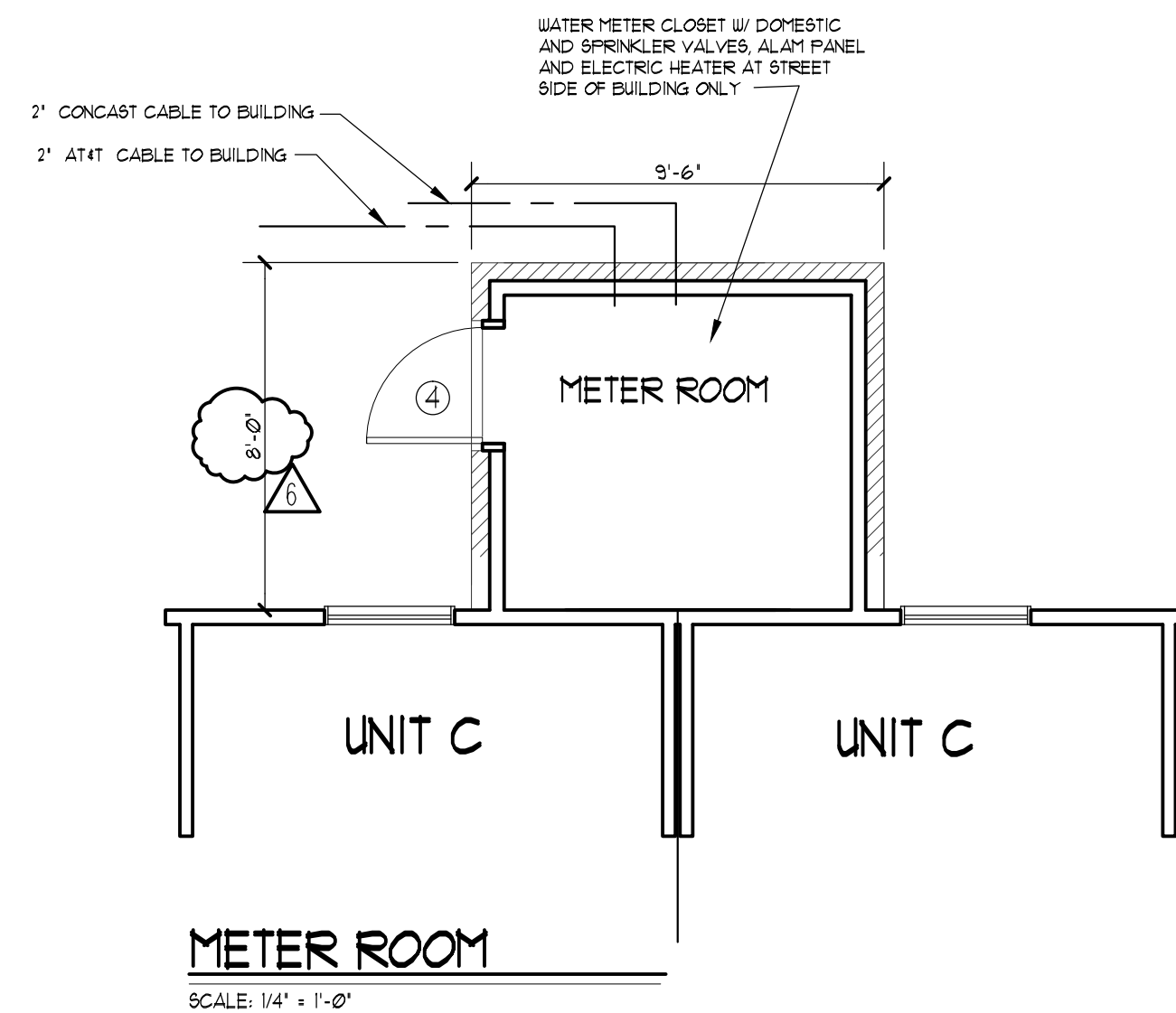
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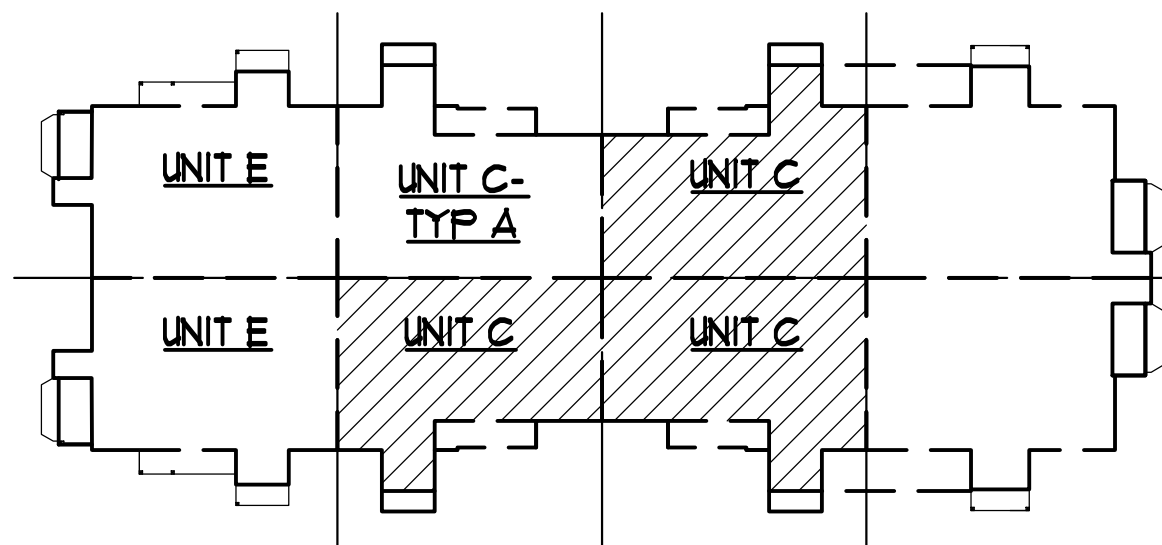
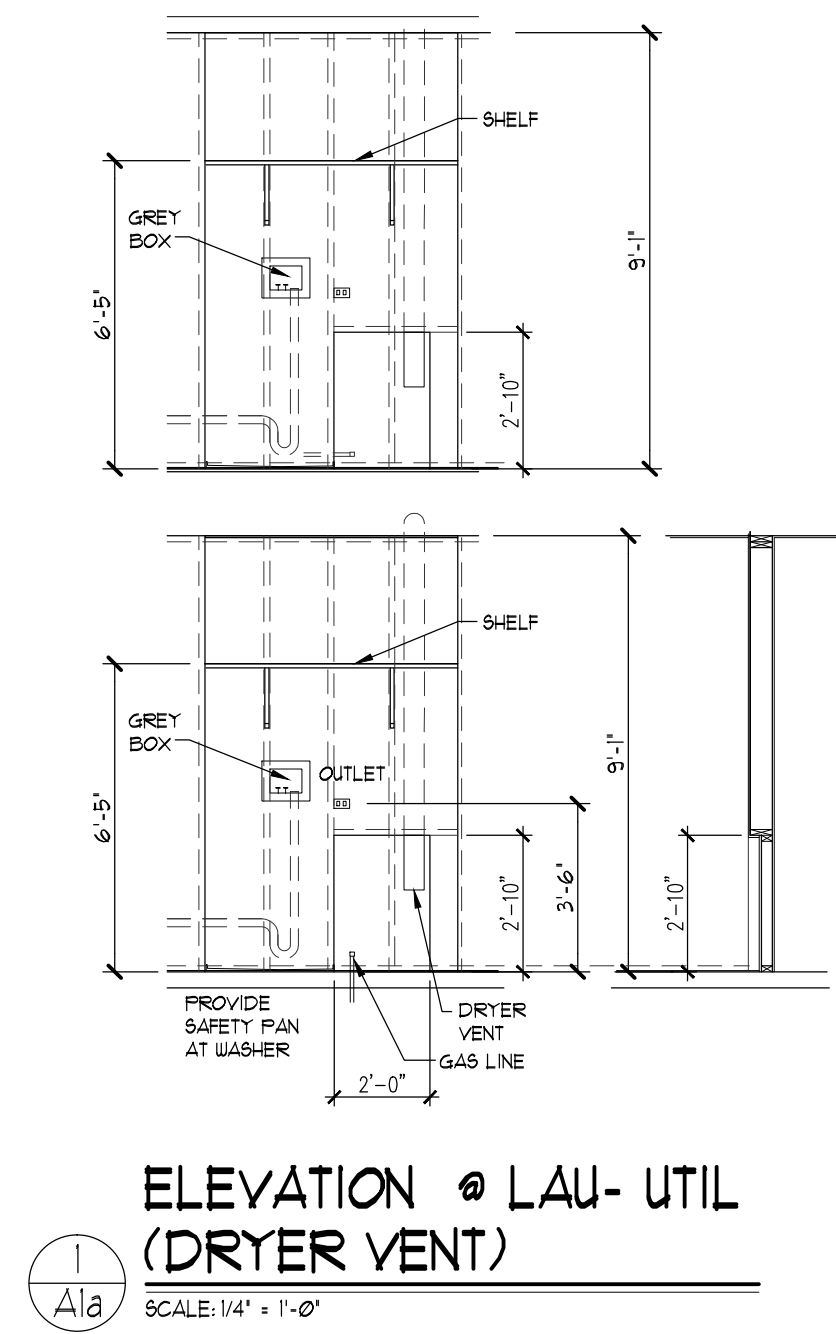
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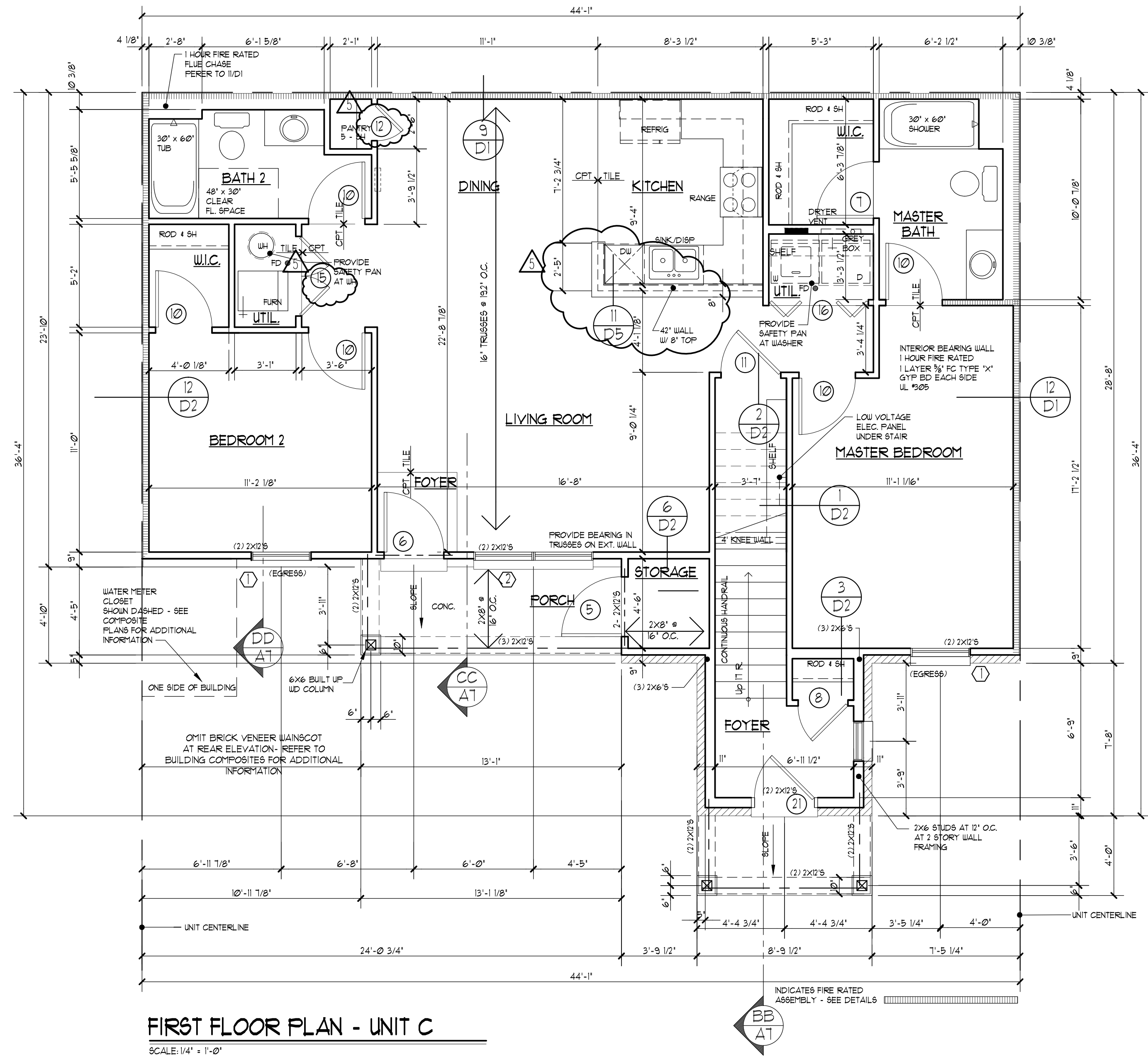


DRYER VENT



KEY PLAN - BUILDING # - UNIT C - FIRST FLOOR

NTS



FIRST FLOOR PLAN - UNIT C

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

NOTE: FOR ALL STEEL LINTELS OVER BRICK OPENINGS SEE SCHEDULE BELOW

LINTEL SCHEDULE:

STEEL ANGLE:	CLEAR OPENING:
3" x 3" x 3/8"	4'-0" OR LESS
3" x 3" x 3/8"	5'-0" --- 6'-0"
4" x 3" x 3/8"	6'-0" --- 7'-0"
4" x 3" x 3/8"	7'-0" --- 8'-0"
5" x 3" x 3/8"	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 (UNO.).
3. SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (UNO.).
4. ALL ANGLE WALLS & ARE 45 DEGREES (UNO.).
THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ 2" X 4'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 & FILL ALL HOLES.
8. FLOORFACE 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 WITH A 24" ARC OF DOOR EDGE 4' 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"

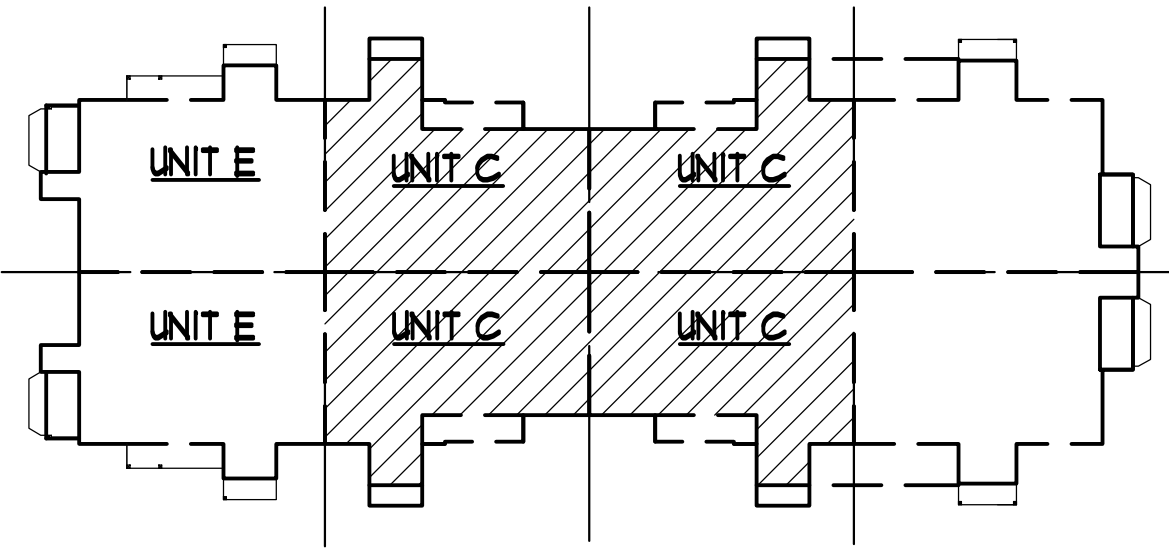
NOTE:
ALL GLASS (WINDOWS, ETC.) WITHIN 18" OF
THE FINISHED FLOOR (AND SKYLIGHTS)
SHALL BE TEMPERED GLASS. ALSO,
ALL SIDE-LITES SHALL BE TEMPERED
GLASS.

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

LIGHT & VENT SCHEDULE

LIGHT & VENT SCHEDULE							
FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	471	33.4	405	16.7	2025	-	-
M. BEDROOM	136	16.0	342	8.0	171	-	-
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 - SECOND FLOOR

N.T.S.

NOTE: FOR ALL STL. LINTELS OVER BRICK OPENINGS, SEE SCHEDULE BELOW	
LINTEL SCHEDULE:	
STEEL ANGLE:	CLEAR OPENING:
3" X 3" X 3/16"	4'-0" OR LESS
3" X 3" X 3/16"	5'-0" --- 6'-0"
4" X 3" X 3/16"	6'-0" --- 7'-0"
4" X 3" X 3/16"	7'-0" --- 8'-0"
5" X 3" X 3/16"	8'-0" --- 9'-0"
5" X 3" X 3/16"	9'-0" --- 10'-0"
6" X 3" X 3/16"	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 1'-10" ABOVE SUB-FLOOR (UNO.).
3.	SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (UNO.).
4.	ALL ANGLE WALLS ARE 45 DEGREES (UNO.). 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.

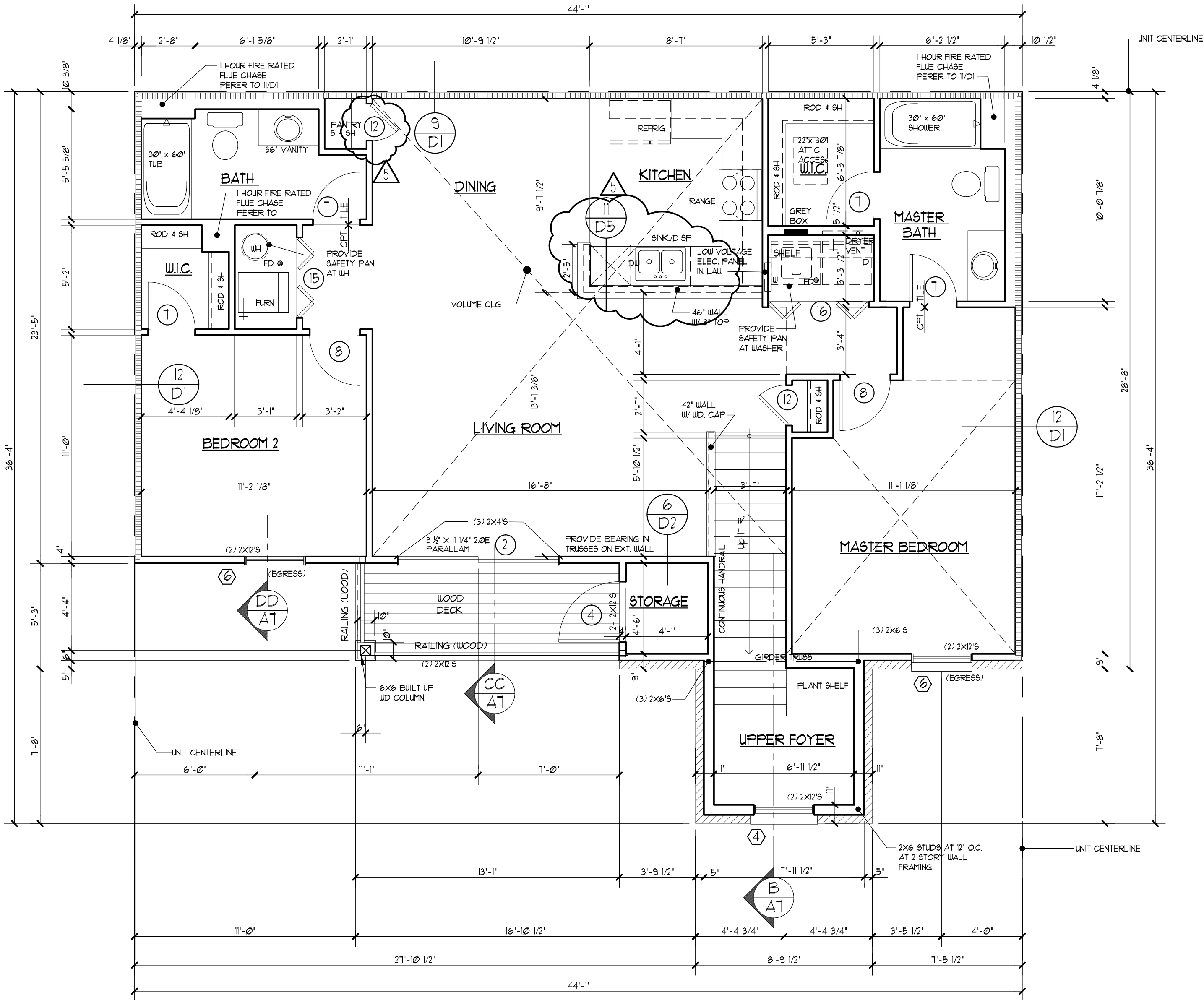
NOTE:	
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES	
NOTE:	
IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR. SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER 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:	1203 8sq. Ft.

LIGHT & VENT SCHEDULE						
SECOND FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM
		REQ.	ACT.	REQ.	ACT.	
DINING / KITCHEN	406	33.4	40.5	16.7	20.25	-
M. BEDROOM	175	16.0	34.2	8.0	11.1	-
BEDROOM 2	129	8.4	23.0	4.2	11.4	-
M. BATH	60	-	-	-	-	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.



SECOND FLOOR PLAN - UNIT C

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

REVISIONS:

1	△	8/2/2018
2	△	8/6/2018
3		8/30/2018
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Drawn By:

JM

Job No.:

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Date:

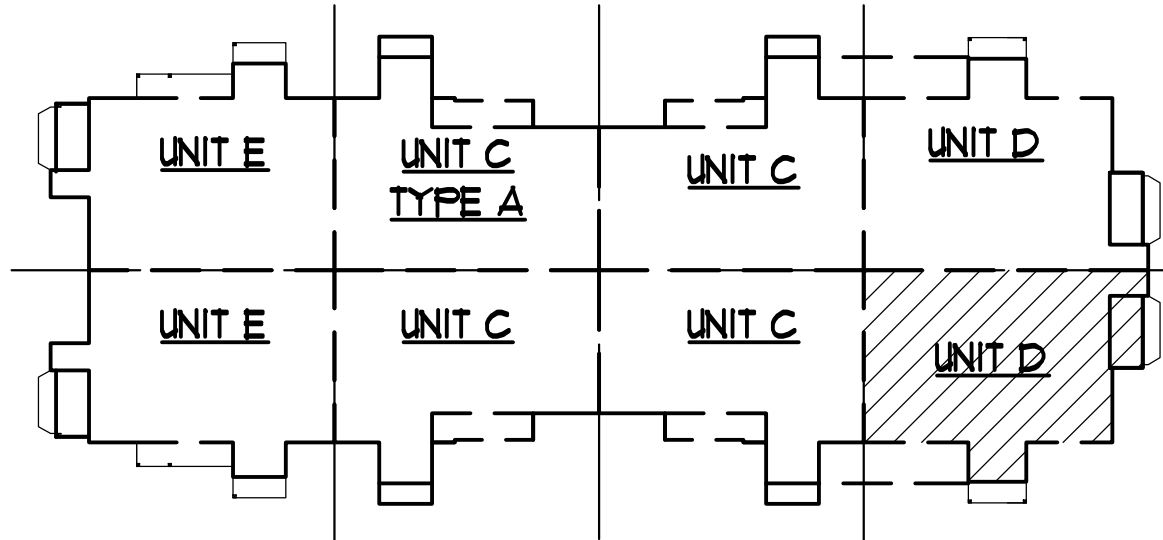
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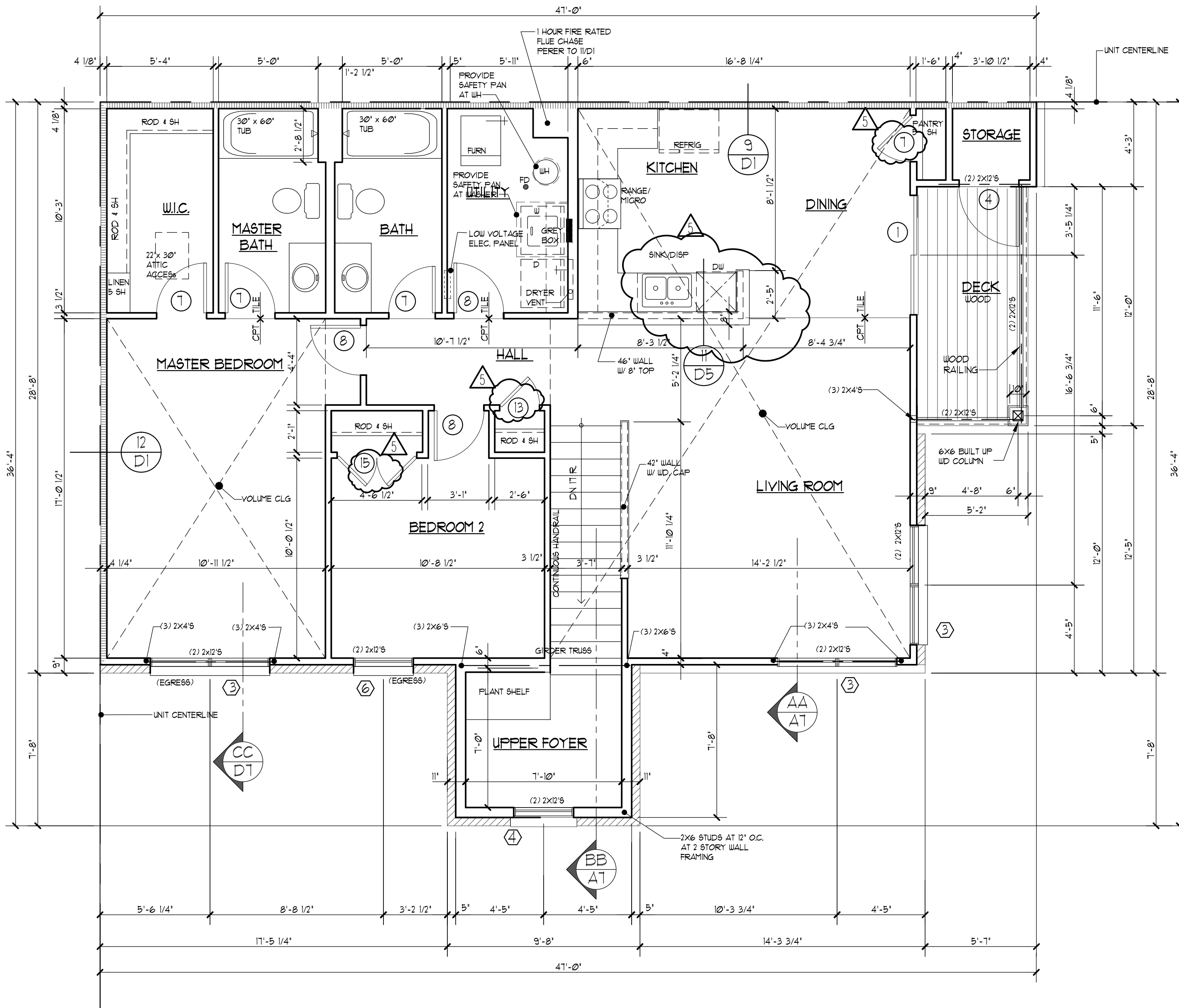
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PLOTTED: THERMOCADAPT - BLD C - NEW ELDS



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

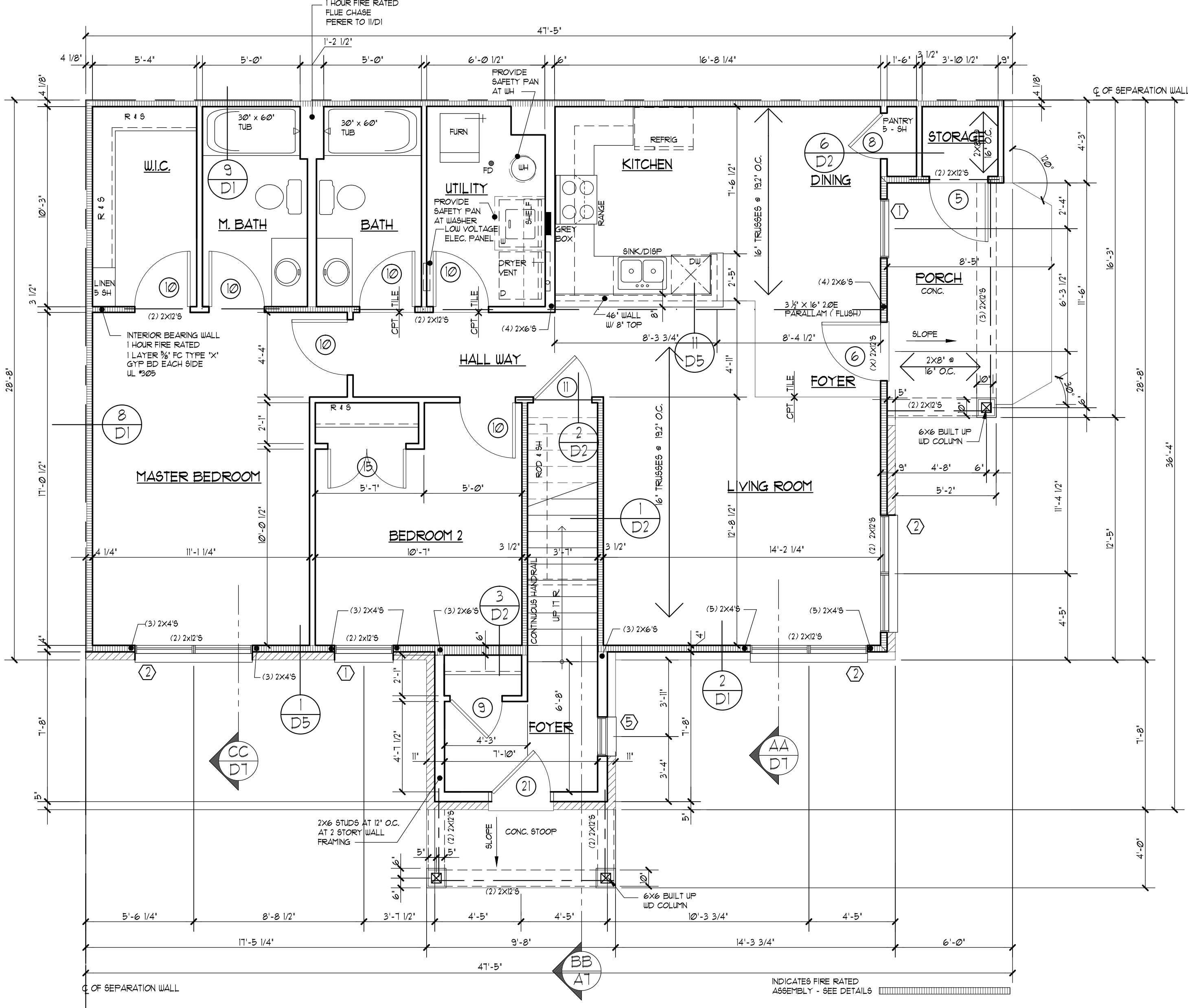
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SECOND FLOOR PLAN - UNIT D

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.	

LIGHT & VENT SCHEDULE						
FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM
		REQ.	ACT.	REQ.	ACT.	
DINING / KITCHEN	411	33.4	40.5	16.7	2025	-
M. BEDROOM	196	16.0	34.2	8.0	111	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-
M. BATH	53	-	-	-	-	80
BATH 2	53	-	-	-	-	80
LIGHT & VENT SCHEDULE						
SECOND FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM
		REQ.	ACT.	REQ.	ACT.	
DINING / KITCHEN	411	33.4	40.5	16.7	2025	-
M. BEDROOM	196	16.0	34.2	8.0	111	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-
M. BATH	53	-	-	-	-	80
BATH 2	53	-	-	-	-	80
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.						

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

LINTEL SCHEDULE:

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

GENERAL NOTES

- ALL FRAME WALL DIMENSIONS TO BE 3-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
- FIRST FLOOR WINDOW HEADER HEIGHT TO BE 1'-10" ABOVE SUB-FLOOR (UNO.).
- SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (UNO.).
- ALL ANGLE WALLS ARE 45 DEGREES (UNO.). 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
- BLOCKING ON ALL 4 SIDES.
- DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS
- INSTALL MANUFACTURED JOIST HANGERS 4 NAILS AND FILL ALL HOLES.
- FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
- FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
- 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.

REVISIONS:

1	△	8/2/2018
2	△	8/6/2018
3		8/30/2018
4	△	9/14/2018
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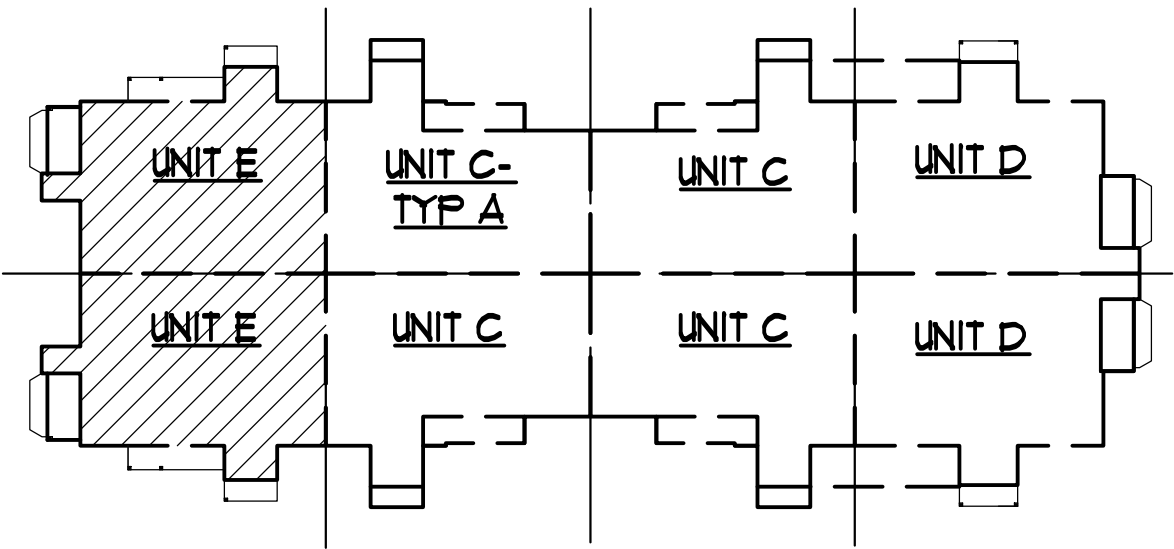
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KEY PLAN - FIRST AND SECOND FLOOR

N.T.S.

SECOND 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 3/8"	4'-0" OR LESS
3' X 3' X 5/8"	5'-0" --- 6'-0"
4' X 3' X 3/8"	6'-0" --- 7'-0"
4' X 3' X 5/8"	7'-0" --- 8'-0"
5' X 3' X 3/8"	8'-0" --- 9'-0"
5' X 3' X 5/8"	9'-0" --- 10'-0"
6' X 3' X 3/8"	10'-0" --- 16'-0"
6' X 4' X 3/8"	16'-0"

GENERAL NOTES

- ALL FRAME WALL DIMENSIONS TO BE 3'-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE.)
- FIRST FLOOR WINDOW HEADER HEIGHT TO BE 1'-10" ABOVE SUB-FLOOR (UNO.)
- SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (UNO.)
- ALL ANGLE WALLS ARE 45 DEGREES (UNO.)
- 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/ SILD
- BLOCKING ON ALL 4 SIDES
- DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS
- INSTALL MANUFACTURED JOIST HANGERS 4 NAILS AND FILL ALL HOLES.
- FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
- FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
- 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:
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NOTE:
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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.

FIRST FLOOR PLAN - UNIT E

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

UNIT E			
FIRST FLOOR UNIT:	138	Sq. Ft.	
SECOND FLOOR UNIT:	1241	Sq. Ft.	

LIGHT & VENT SCHEDULE

FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	411	33.4	40.5	16.1	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	11.1	-	-
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	411	33.4	40.5	16.1	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	11.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

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B. L. R. Architects

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1109 Ogden Avenue
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KIPLING GROUP
TIMBER RIDGE HOMES

JOLIET, ILLINOIS

FIRST FLOOR PLAN OF - UNIT E

SECOND FLOOR PLAN - UNIT E

REVISIONS:

1		8/2/2018
2		8/6/2018
3		8/30/2018
4		9/14/2018
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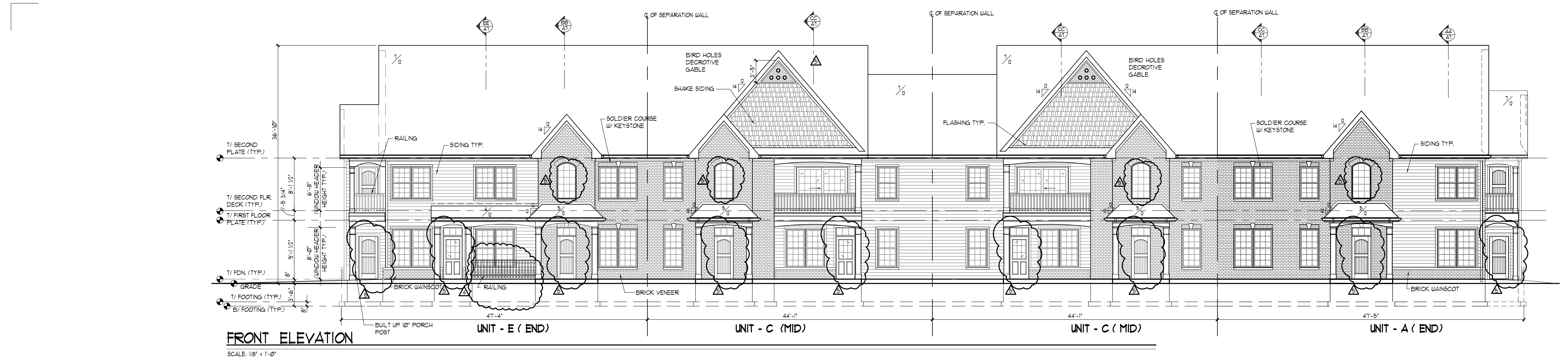
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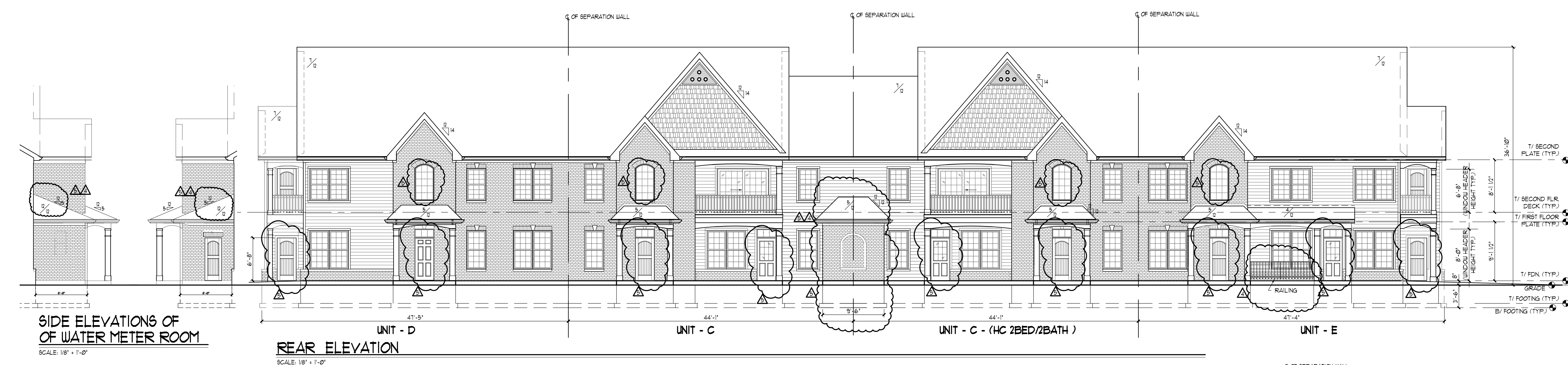
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A3



FRONT ELEVATION

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



REAR ELEVATION

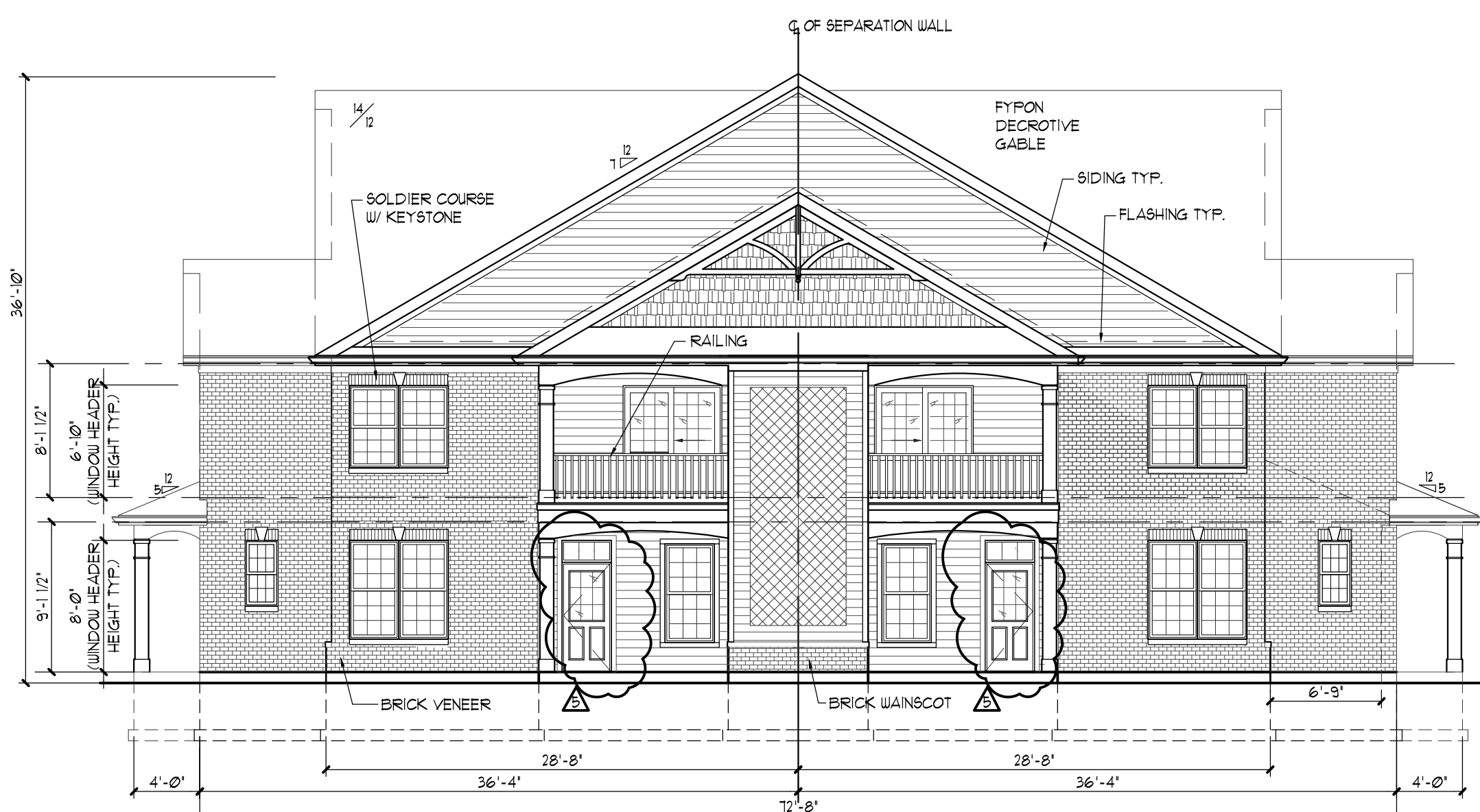
SCALE: 1/8" = 1'-0"

SIDE ELEVATIONS OF
OF WATER METER ROOM

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

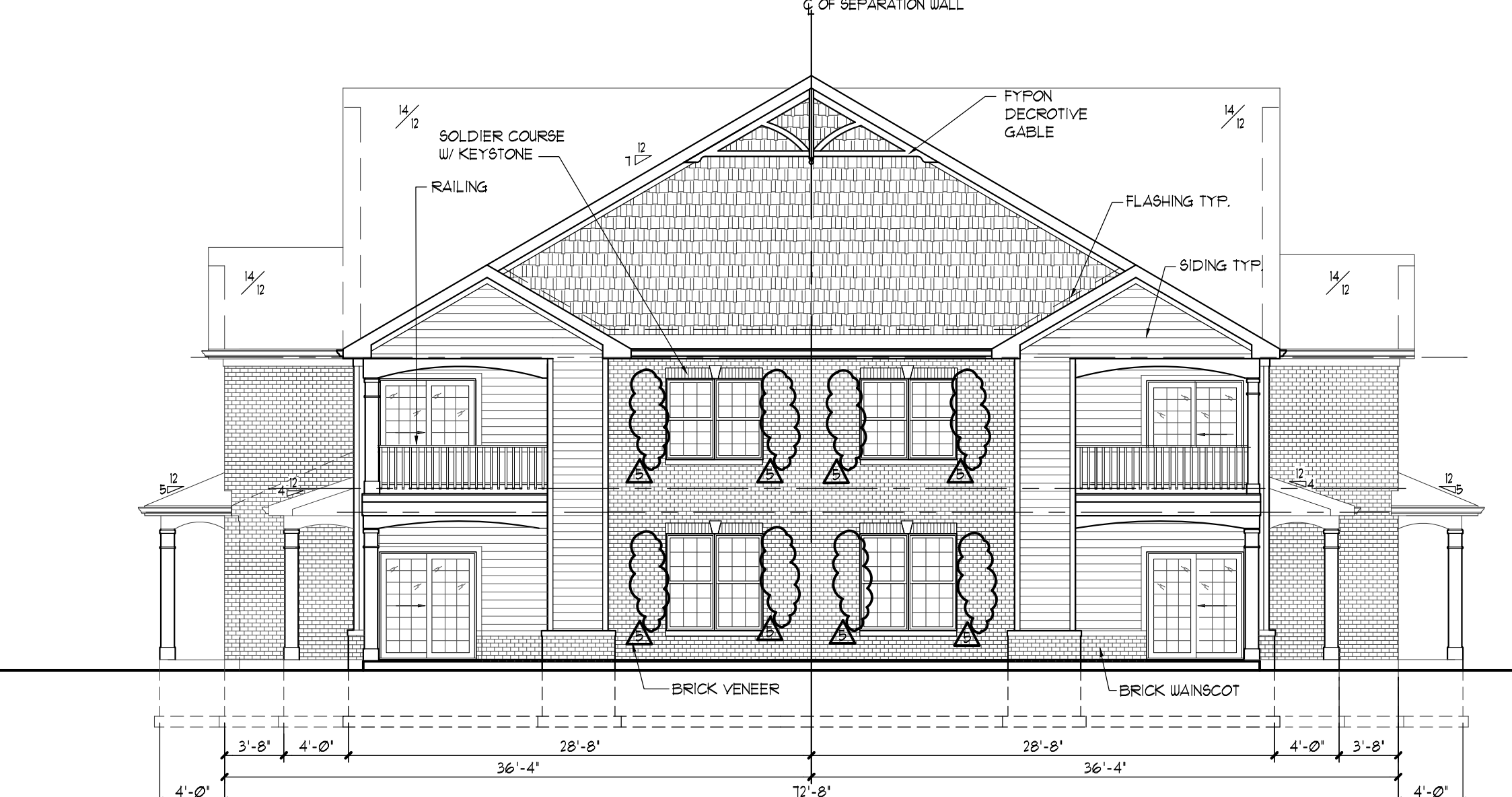
TYPICAL ELEVATION NOTES:

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 (CERTAINTED LEATHER BD. OR EQUAL).
5. TYPICAL TRIM SHALL BE NON-HYDROSCOPIC ENGINEERED WOOD UNO. FASCIA - 5 1/4" x 8 ALUMINUM WRAPPED FASCIA FRIEZE - 5 1/4" x 8 ALUMINUM WRAPPED RAKE - 5 1/4" x 8 ALUMINUM WRAPPED RAKE FRIEZE - 1x4 FIBER CEMENT
6. PROVIDE ALUMINUM DRIP CAPS AT ALL DOOR AND WINDOW HEADS.
7. PROVIDE SHEET METAL FLASHING AT ALL ROOF TO WALL CONDITIONS.
8. PROVIDE UR GRACE ICE AND WATER SHIELD UNDER SHINGLES AT ROOF PITCHES OF 4:12 AND UNDER AT EAVES AND VALLYS.
9. PROVIDE 2 1/2" LIMESTONE CAP AT BRICK VENEER WAINSCOT AND AT WINDOW SILL 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 POINT IF PENETRATION IN THE ROOF.
11. ALL MOLDES MILL WORK SHALL BE "TYFON" OR EQUAL.



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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KIPLING GROUP
TIMBER RIDGE HOMES
JOLIET, ILLINOIS



BUILDING "A" - UNIT C (HC)
ELEVATIONS - 1/8 UNIT BUILDING

REVISIONS:

1		6/2/2018
2		6/6/2018
3		8/30/2018
4		9/14/2018
5		7/11/2019
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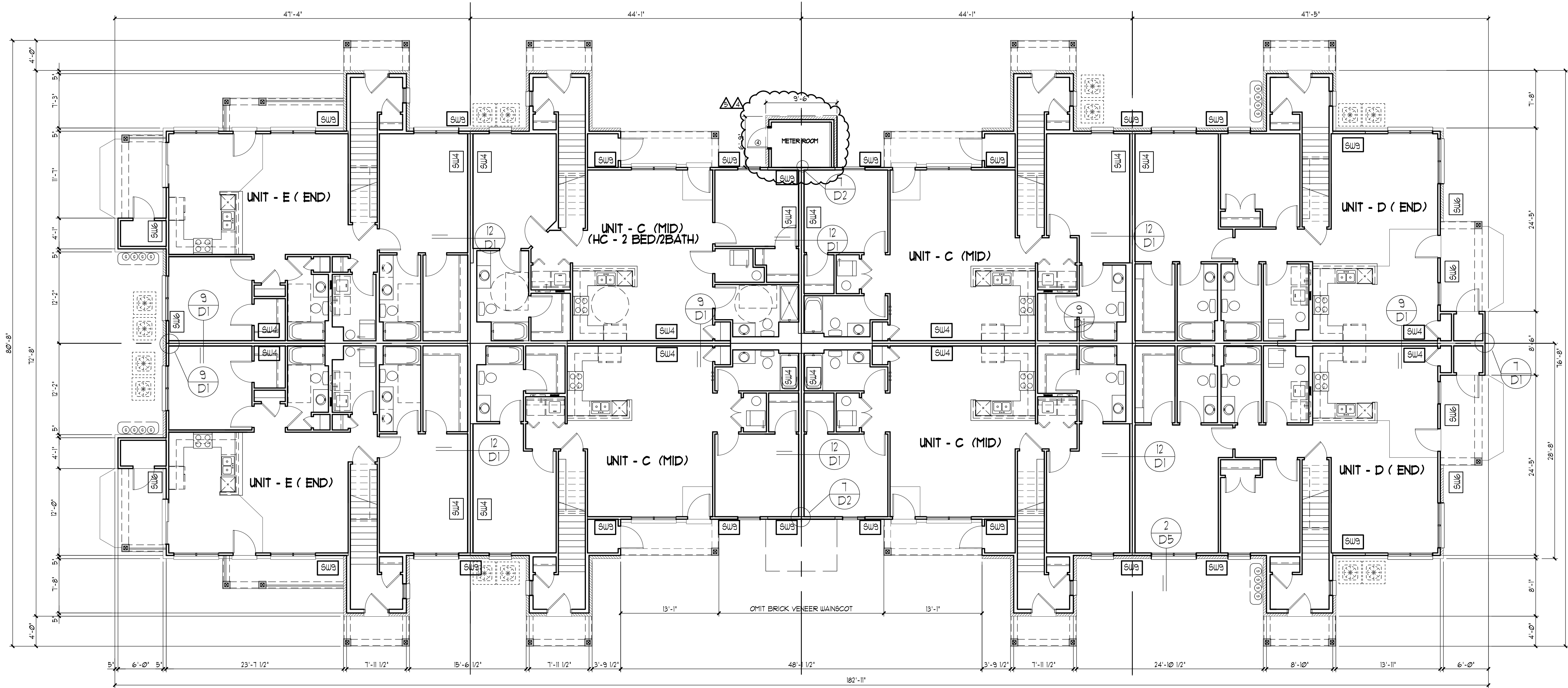
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12.2.2019

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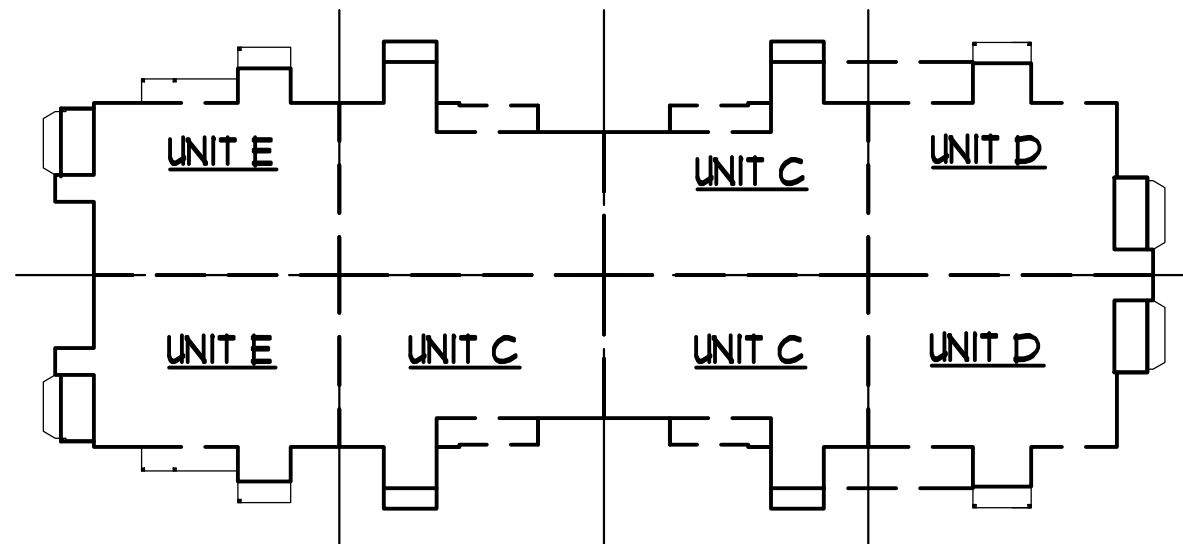
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FIRST FLOOR PLAN - 16 UNIT BUILDING
SCALE: 1/8" = 1'-0"

REFER TO 1/4" PLAN FOR ADDITIONAL INFORMATION



KEY PLAN - BUILDING # - UNIT - FIRST FLOOR
NTS.

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" Φ BOLTS @ 40" OC	HDUR-SD205	7/8" Φ	(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" Φ BOLTS @ 48" OC	HDUR-SD205	7/8" Φ	(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" Φ BOLTS @ 24" OC	HD98	7/8" Φ	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: AT 9" OC @ ALL SUPPORTS (BASE PLY) AT 7" OC @ ALL SUPPORTS (FACE PLY)	1/2" Φ BOLTS @ 48" OC	HDU4-SD205	5/8" Φ	(3) 2x6
SW9	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" Φ BOLTS @ 48" OC	HDU4-SD205	5/8" Φ	(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" Φ 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" Φ = 7" Emb.
5/8" Φ = 7 - 1/2" Emb.
7/8" Φ = 10 - 1/2" Emb.
1" Φ = 12" Emb.
1-1/4" Φ = 15" Emb.

REVISIONS:

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

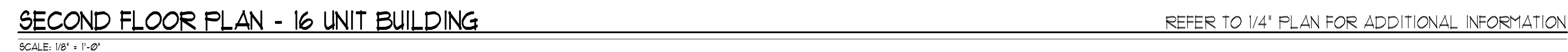
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Date:
12/22/19

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Sheet No.

A8

SHEAR WALL SCHEDULE

Sheet No.

A 9



KIPLING
COMMERCIAL REAL ESTATE

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TIMBER RIDGE HOMES

JOLIET, ILLINOIS

SECOND FLOOR - 16 UNIT BUILDING