

AGENDA
PARK FOREST PLANNING AND ZONING COMMISSION

Park Forest Village Hall
Board Room

7:00 P.M.

TUESDAY
February 13, 2024

1. Planning and Zoning Commission Call to Order
2. Review of Minutes
 - a. January 9, 2024 Regular Planning and Zoning Commission Meeting
3. Petitions - None
4. Audience to Visitors
5. New Business
 - a. 2023 Accomplishments Review & 2024 Goals and Objectives
6. Old Business
 - a. Request for a Special Use Permit in the C-2 Mixed Use Zoning District at 350 Main Street
7. Communications
 - a. Member Communications
 - b. Trustee Comments
 - c. Staff Communications
8. Adjournment

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village Manager's Office at least 48 hours in advance of the scheduled meeting. The Village Manager's Office can be reached via telephone at 708-283-5605 or via email at athurston@vopf.com. Every effort will be made to allow for meeting participation.

**Park Forest
Planning and Zoning Commission Meeting Minutes
Park Forest Board Room
Tuesday, January 9, 2024**

Present: Chair Vernita Wickliffe Lewis; Commissioners Cynthia Burton-Prete, Denise Poston, Doug Price

Staff: Andrew Brown, Assistant Director of Economic Development and Planning, Planning & Zoning Commission Staff Liaison; Sandra Zoellner, Director of Economic Development and Planning

Absent: Vice Chair Marguerite Hutchins; Commissioner Samuel Brooks; Trustee Liaison John V. Moore

Visitors: Marvin Wells

Call to Order: Chair Wickliffe Lewis called the meeting to order at 7:02 pm.

Review of Minutes December 12, 2023:

On page three in the ninth paragraph, add ‘Mac’ after ‘Freddie.’

On page four in the eighth paragraph in the first sentence, remove ‘all’ and add ‘participants’ between ‘public’ and ‘who.’

On page five in the ninth paragraph where it states ‘...the January 9, 2024, meeting was made by Price and seconded by Hutchins.’ The words ‘was made’ should be removed.

A motion to approve the minutes with corrections was made by Price and seconded by Poston. All in favor. The minutes were approved.

Petitions: None

Audience to Visitors: None

A motion to move the old business before the new business was made by Price and seconded by Burton-Prete. All in favor. The old business would be discussed first.

New Business:

a. 2023 Accomplishments Review & 2024 Goals and Objectives

A motion to move the 2023 Accomplishments Review & 2024 Goals and Objectives to the February 13th meeting was made by Burton-Prete and seconded by Poston. Three (3)

Commissioners voted in favor and one (1) Commissioner voted not in favor. The motion was passed.

Old Business:

a. Request for a Special Use Permit in the C-2 Mixed Use Zoning District at 350 Main Street

Burton-Prete noted the absence of details regarding long-term bike storage in the notes she reviewed. In response, Brown clarified that his report did indeed include information about long-term bike storage. He further explained that the proposed development must incorporate plans for long-term bike storage in their site plan before approval. If the current site plan proceeds without addressing this, a major variation must be submitted for PZC review and subsequently approved by the Board of Trustees.

Price inquired whether the Special Use Permit required a unanimous or merely a majority vote by the PZC to recommend the development to the Board of Trustees. Brown clarified that a majority vote was sufficient for the Special Use Permit.

The Commission then collectively reviewed the Standards for Special Use Permits worksheet. Each standard was presented, allowing Commissioners the opportunity for discussion as needed. The details of these standards, the discussions that ensued, and the results of the voting are documented subsequently.

1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Burton-Prete initiated the discussion by emphasizing the importance of the public's comfort, convenience, and welfare. She raised concerns that the proposed development adjacent to Legacy Square would obstruct views and invade the privacy of existing residents, due to its orientation facing their homes. Burton-Prete argued that the proximity of the development to Legacy Square homes, particularly the direction of its windows, posed significant privacy issues. Consequently, she stated her intention to vote against the proposal, arguing it could adversely affect the public's health, safety, comfort, convenience, and general welfare.

Poston then shared her perspective, questioning whether the new development would distress Legacy Square residents. She pondered the impact on the general welfare of both current and future residents, expressing belief that the development would indeed cause distress. Like Burton-Prete, Poston indicated she would vote against the proposal, citing concerns for the public's overall welfare.

Price compared this standard to an impeachable offense, suggesting it encompasses several concerns that should be evaluated individually. He did not believe the development endangered the general welfare, health, or safety of the public. However, he highlighted the absence of an elevation plan as a significant oversight, emphasizing the importance of a comprehensive landscape plan designed by a licensed landscape architect, as required by the Unified

Development Ordinance (UDO). Price argued that meeting UDO requirements could address Legacy Square residents' landscaping concerns, leading him to support the development's compliance with health, safety, comfort, convenience, and general welfare standards.

During the discussion, Price sought clarification on whether commissioners could change their preliminary vote before the final decision. Wickliffe Lewis confirmed this possibility, allowing for flexibility in decision-making.

Wickliffe Lewis expressed her concerns regarding privacy and maintenance standards, suggesting that while there might not be a direct health risk, the development could infringe on residents' convenience and privacy. Her hesitation to support the proposal without detailed elevation plans was noted, and she too planned to vote against the proposal for failing to safeguard the public's welfare.

Price emphasized the commission's duty to consider public input alongside the Comprehensive Plan, Downtown Master Plan, and other regulatory guidelines, suggesting a balanced approach to decision-making. He acknowledged the influence of public and applicant comments on previous decisions but argued for adherence to established plans and policies.

Burton-Prete and Wickliffe Lewis responded to Price's arguments by highlighting their specific concerns about the development, independent of the broader considerations Price suggested. They maintained their stance based on the project's direct impacts, indicating a preference for decisions grounded in detailed evaluations, including the provision of elevation plans. Price acknowledged the potential intensity of his persuasion, indicating openness to feedback and emphasizing the importance of a reasoned and balanced decision-making process.

For the first Special Use Permit Standard the Commission then voted as follows: One (1) vote (Price) in the affirmative with the first Standard and three (3) votes (Burton-Prete, Poston, Wickliffe Lewis) in opposition to the assertion of the first Special Use Permit Standard.

2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Poston initiated the discussion on the second Standard by expressing her intention to vote against it. She argued that the proposed development was not compatible with adjacent properties.

Price highlighted the absence of a detailed elevation plan as a significant barrier to supporting the Standard. He noted the existing mismatch of zoning districts in the downtown area, suggesting that the proposed development's checkerboard zoning pattern aligns with this trend. The Downtown Master Plan, according to Price, supports such development. However, he reiterated that the lack of elevation plans made it challenging to endorse the proposed development's compatibility with the surrounding area.

Burton-Prete echoed Price's concerns regarding the insufficiency of information due to the missing elevation plans. She stated her inability to ascertain the proposed development's

compatibility with the character of adjacent properties and the immediate vicinity, leading her to oppose this Standard.

Wickliffe Lewis chose to abstain from voting on this Standard, citing the lack of adequate information to form a decisive opinion.

For the second Special Use Permit Standard the Commission then voted as follows: Three (3) votes (Burton-Prete, Poston, Price) in opposition to the assertion of the first Special Use Permit Standard and one (1) Commissioner (Wickliffe Lewis) abstained from voting on this Standard.

- 3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.***

Price confidently affirmed his support for the third Standard, believing the proposed development would fulfill the need for more housing near DownTown, thereby contributing to its prosperity. He expressed his vote in favor, convinced that the development would not hinder the development and improvement of surrounding properties.

Poston concurred, stating her support for the development meeting the third Standard and planning to vote in favor. She raised a concern about the timing of receiving information, suggesting it did not allow the Commission sufficient time to consider the details fully. Price proposed the possibility of a second meeting in January to ensure thorough consideration, indicating openness to revising his stance upon reviewing the elevation plans.

Brown revealed that he had received the digital Building Elevation Plans via email, prompting a discussion on how the Commission wished to proceed with this new information. Price saw this as an ongoing dialogue that would extend until the Building Permit issuance.

Wickliffe Lewis suggested pausing and tabling the Special Use Permit consideration, emphasizing the Commission's opportunity to deliberate further. Price urged the chair to allow the Commission to review all five Standards comprehensively. Poston recommended postponing the vote until the elevation plan could be examined, to avoid piecemeal deliberation. Price suggested proceeding with discussions on Standards four and five to gauge Commissioners' preliminary stances, clarifying that this would not constitute a final vote but rather a temperature check on each Standard.

Burton-Prete sought clarification on whether tabling the permit would negatively affect the two absent Commissioners. Price admitted uncertainty but highlighted the benefit of understanding potential areas of contention if all Standards could be reviewed in the current session. Burton-Prete questioned if proceeding with votes on each Standard, in light of the new elevation plans, would breach procedural rules. Wickliffe Lewis reassured that no formal vote on the Special Use Permit had occurred, suggesting the approach was permissible.

Burton-Prete and Wickliffe Lewis both voiced their support for the third Standard, indicating their belief that the proposed development would not disrupt the orderly development and improvement of adjacent areas, thereby casting their votes in favor.

For the third Special Use Permit Standard the Commission then voted as follows: Four (4) votes (Burton-Prete, Poston, Price, Wickliffe Lewis) in the affirmative of the third Special Use Permit Standard.

4. The proposed special use will be provided with adequate utilities, access roads, drainage and/or other necessary facilities.

Price announced his intention to support the provision that the proposed special use would have sufficient utilities, access roads, drainage, and other essential facilities, highlighting that his initial concern about stormwater utilities had been resolved by the staff's feedback.

Burton-Prete also expressed her support for the provision, agreeing that the proposed special use would be equipped with the necessary utilities, access roads, and drainage systems.

Poston voiced her approval, confident that the Village could supply the development with adequate utilities, roads, and drainage to ensure its success.

Wickliffe Lewis joined her colleagues in supporting the provision, affirming her belief that the proposed special use would receive adequate utilities, access roads, and drainage facilities.

For the fourth Special Use Permit Standard the Commission then voted as follows: Four (4) votes (Burton-Prete, Poston, Price, Wickliffe Lewis) in the affirmative of the fourth Special Use Permit Standard.

5. The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance and other land use policies of the Village.

Poston expressed her support for the proposed special use, stating her belief that it aligns with the Comprehensive Plan, the Unified Development Ordinance, and other land use policies of the Village.

Wickliffe Lewis also supported the proposition, highlighting its consistency with the Village's housing initiatives as emphasized by the Planning and Zoning Commission (PZC), particularly regarding the Housing Plan.

Conversely, Burton-Prete opposed the proposition, arguing that the proposed special use does not fully align with the Comprehensive Plan, the Unified Development Ordinance, and other land use policies. She cited missing elements in the plans as her reason for discomfort with endorsing the proposed development concerning this fifth Standard.

Price reflected on the broader implications of planning, focusing on the Village's housing policy and the importance of economic diversity within Downtown. He raised concerns about the development's potential impact on economic diversity, pointing to uncertainties about apartment sizes and the developer's commitments. Price questioned whether it was within the PZC's remit to request a business plan, suggesting that while the Village might be interested in such details, it might not be the Commission's place to demand them. Given these considerations and the potential insights an elevation plan might offer, Price was inclined to abstain, noting that in this context, abstention would effectively equate to a vote against the proposition. Ultimately, he decided to vote against the assertion that the proposed special use aligns with the intent of the Comprehensive Plan, the Unified Development Ordinance, and other Village land use policies.

For the fifth Special Use Permit Standard the Commission then voted as follows: Two (2) votes (Poston, Wickliffe Lewis) in the affirmative of the fifth Special Use Permit Standard and two (2) (Burton-Prete, Price) in opposition to the assertion of the fifth Special Use Permit Standard.

Following the submission of new information by Mr. Wells during the meeting, Price proposed a motion to postpone the decision on the special use permit application for the C-2 Mixed Use Zoning District at 350 Main Street. Burton-Prete seconded the motion. The motion received unanimous approval from all present. Consequently, the agenda item has been deferred to the next meeting scheduled for February 13, 2024.

A motion to extend the meeting to 9:15 was made by Burton-Prete and seconded by Poston. All in favor. The meeting has been extended.

Communications:

- a. Member Communications:** Burton-Prete mentioned an upcoming dispensary in Richton Park and questioned the status of previously approved dispensaries. Brown explained they couldn't secure loan approvals from banks. Burton-Prete also asked about potential ordinances regarding immigrants in Park Forest. Brown indicated that this matter will be discussed at the next Village Board Meeting on January 16th. Poston raised a question about the currency exchange, to which Brown responded that the owner has exited the business, resulting in its closure a few months ago. Wickliffe Lewis inquired about the status of the parking lot on 211th Street. Brown noted that the decision is pending; the Village owns all three parcels and is currently evaluating potential uses for the site.
- b. Trustee Comments:** Trustee Moore was not available for comments.
- c. Staff Communications:** Brown provided an update on the development project, stating that the developers are confident they will be able to complete the last building. Adjustments have been made to the buildings, yet all conditions for the special use permit have been met. Any modifications to the original site plan will be presented to the Board at the upcoming meeting on January 22nd.

Adjournment: A motion to adjourn was made by Price and seconded by Burton-Prete. All in favor. The meeting was adjourned at 9:13 pm.

**PLANNING AND ZONING COMMISSION
2023 ACCOMPLISHMENTS & 2024 GOALS AND OBJECTIVES**

GOAL #1

Review and act expeditiously to make recommendations on existing and new development proposals.

OBJECTIVES

- Review all development proposals and other land use requests as submitted throughout the year.

TIMELINE

This is an ongoing goal that will be implemented throughout the year as development proposals are submitted.

2023 ACCOMPLISHMENTS

- *The PZC considered a Special Use Permit for a 16-unit multi-family development at the corner of Cunningham Drive and Main Street in December 2023. The Planning and Zoning Commission tabled the discussion and recommendation to a January 2024 meeting.*

GOAL #2

Amend Village's Unified Development Ordinance as needed.

OBJECTIVES

- Amend the Unified Development Ordinance as needed.
- **Proposed New 2024 Objective:** Amend the Unified Development Ordinance as needed to comply with State and Federal Law

TIMELINE

This is an ongoing goal that will be implemented throughout the year as requests to amend the UDO are submitted.

2023 ACCOMPLISHMENTS

- *The PZC considered one text amendment to the Unified Development Ordinance in January 2023 to comply with State Law. The text amendment was to Article VII (Signs) of the Unified Development Ordinance, to remove Auxiliary Yard Signs from Section VII-5.C Temporary Signs with Permit Requirement. The text amendment was recommended for approval to the Board and was subsequently approved by the Village Board.*
- *During the June 2023 Meeting, the PZC considered Short Term Rentals and their effect on the UDO and other Village Ordinances. This item was tabled for further discussion with the Economic Development Advisory Group (EDAG), which occurred in an informal open meeting on September 13, 2023. The PZC is awaiting a formal memorandum for record from the EDAG on recommendations in regard to Short Term Rentals before taking any action.*

GOAL #3

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plan for South Western Avenue Annexation.

OBJECTIVES

- Recognize the high importance of preparing for development in this area because it is one of the limited areas for new development in Will County, and it has the potential for attracting development resulting from the South Suburban Airport and the Illiana Expressway.
- Promote new development along South Western Avenue.

TIMELINE

These Objectives should be pursued in the order listed.

2023 ACCOMPLISHMENTS

- *No action was taken with in regard to Goal #3 in 2023.*

GOAL #4

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plans for the Eastgate Neighborhood.

OBJECTIVES

- Continue to seek grant funds for additional demolition/deconstruction and redevelopment activities.
- Continue to explore with Cook County and the Forest Preserve District of Cook County the ability to develop improved access to the Sauk Trail Woods from 26th Street.
- At the time potential development partners are identified, conduct a planning workshop to update the concept plan in the *Strategic Plan for Land Use and Economic Development*.
- Conduct a redevelopment workshop for commercial and/or residential redevelopment, especially as redevelopment relates to the Village of Park Forest.

TIMELINE

These activities will occur throughout 2024 and continue into the foreseeable future.

2023 ACCOMPLISHMENTS

- *The Village received two Illinois Housing and Development Authority grants for both occupied and vacant single family homes. The Village received \$400,000 in Home Repair and Accessibility Program Grant funds and \$712,000 in Strong Communities Program Funding. Both grant programs are qualified for use in Eastgate with most of the Strong Communities Program Funding focused on rehabilitation of vacant homes in the Eastgate neighborhood.*
- *The PZC continued its coordination with the Forest Preserve District of Cook County (FPDCC) that started in 2021. The PZC received a presentation from the FPDCC in February 2023 about the FPDCC vision for Sauk Trail Woods. During the October 2023 meeting, the PZC considered an Eastgate Master Plan, but opted to continue to pursue FPDCC and their plans for the adjacent Sauk Trail Woods instead of pushing forward with a formal Master Plan.*

2023 GOAL #5

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plans for DownTown Park Forest

***Proposed revised* 2024 GOAL #5**

Implement the Priority #2 actions of the *Strategic Plan for Land Use and Economic Development* regarding the Plans for DownTown Park Forest and the recommendations adopted in the DownTown Master Plan.

OBJECTIVES

- Continually market the 2.25 acres of Village-owned land along Main Street for development consistent with the DownTown Gateway Mixed Use Concept.
- Continually market the vacant parking lots and the property at 350 Main Street for development consistent with the DownTown Master Plan.
- *Proposed* Update the DownTown Zoning Map as needed to support recommendations adopted in the 2023 DownTown Master Plan

TIMELINE

These Objectives should be pursued as opportunities arise.

2023 ACCOMPLISHMENTS

- *PZC Commissioners convened a public hearing for the DownTown Master Plan in January 2023. The PZC made a recommendation for approval to the Village Board, which subsequently approved the recommendation and adopted the DownTown Master Plan as part of the Comprehensive Plan.*
- *The PZC considered a Special Use Permit for a 16-unit multi-family development at the corner of Cunningham Drive and Main Street in December 2023. The Planning and Zoning Commission tabled the discussion and recommendation to a January 2024 meeting.*

GOAL #6

Pursue opportunities for training of Planning and Zoning Commission members.

OBJECTIVES

- Encourage all Planning and Zoning Commissioners to attend the American Planning Association – Illinois Chapter conference.
- Take the required State of Illinois sexual harassment prevention training.

TIMELINE

These Objectives will occur throughout 2024.

2023 ACCOMPLISHMENTS

- *The PZC received a brief from the South Suburban Land Bank and Development Authority about the work of the Land Bank in the Village of Park Forest during the March 2023 PZC meeting.*
- *All Planning and Zoning Commissioners are in compliance with the Code of Conduct and are in compliance or in process of coming into compliance with the required Sexual Harassment.*

8-UNIT BUILDING FOR VILLAGE OF PARK FOREST



PARK FOREST 350 VICTORY DR. PARK FOREST, ILLINOIS Tel: 708.503.7703 Fax: 708.748.4355 E-mail: N/A	OWNER: MARVIN WELLS 17043 ANNETTA AVE HAZEL CREST, IL 60429	ARCHITECT: MICHAEL J. ROOT 20960 FRANKFORT SQ. RD. FRANKFORT, IL 60423 Tel: 708-407-8026 EMAIL:	CONTRACTOR:
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SCOPE OF WORK
NEW 8-UNIT BUILDING FOR VILLAGE OF PARK FOREST, 3,059 S.F. PER FLOOR.

BUILDING CODES
IBC 2006 ILLINOIS ACCESSIBILITY CODE

PROJECT INDEX	
G-001	TITLE SHEET
A-1	ELEVATIONS
A-2	FOUNDATION PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	THIRD FLOOR PLAN
A-6	WALL SECTIONS & NOTES
E-1	ELECTRICAL PLAN
M-1	MECHANICAL PLAN
S-1	STRUCTURAL PLAN

CERTIFICATION	
I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED IN MY OFFICE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF PARK FOREST, ILLINOIS	
MICHAEL J. ROOT	ARCHITECT
LICENSE NO. 001-006715	

RESPONSIBILITY STATEMENT	
IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/ CONTRACTOR CARPENTER AND CONCRETE CONTRACTOR TO HAVE FULL SET OF DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.	

DISCLAIMER STATEMENT	
THE ARCHITECT SHALL NOT HAVE CONTROL OVER CHARGE OR AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.	

SYMBOLS			
	SECTION NUMBER		GYP. BD. WALL
	SHEET NUMBER		BRICK VENEER
	DETAIL LETTER		EIFS.
	REVISION		CONCRETE
	LEVEL LINE		GRAVEL FILL
			BATT INSULATION
			CONCRETE BLOCK
			EARTH

ABBREVIATIONS			
A.F.F. ABOVE FINISH FLOOR	EA. EACH	FLR. FLOOR	REFRIG. REFRIGERATOR
ALUM. ALUMINUM	EXP. JT EXPANSION JOINT	FLASH.FLASHING	REIN. REINFORCED
BD. BOARD	ELEV. ELEVATION	FT. FOOT	REOD. REQUIRED
BLK. BLOCK	EX. EQUAL	FTG. FOOTING	R.O. ROUGH OPENING
BLK'G BLOCKING	EXT. EXTERIOR	GA. GAUGE	SCHED. SCHEDULE
BM. BEAM	F.D. FLOOR DRAIN	GALV. GALVANIZED	SHT. SHEET
B/ BOTTOM OF	H.P. HIGH POINT	GL. GLASS	SIM. SIMILAR
CAB. CABINET	INSUL. INSULATION	GYP. BD. GYPSUM BOARD	SPEC. SPECIFICATION
C.L. CENTER LINE	INT. INTERIOR	HDCP. HANDICAPPED	ST. STL. STAINLESS STEEL
CER. CERAMIC	JAN. JANITOR	HWDR. HARDWARE	STD. STANDARD
CLR. CLEAR	LAV. LAVATORY	H.M. HOLLOW METAL	T/ TOP OF
COL. COLUMN	L.P. LOW POINT	HORIZ. HORIZONTAL	TEL. TELEPHONE
CONST. CONSTRUCTION	MAX. MAXIMUM	HT. HEIGHT	THK. THICK
CONT. CONTINUOUS	M.C. MEDICINE CABINET	OP'G. OPENING	TYP. TYPICAL
C.M.U. CONCRETE MASONRY UNIT	MECH. MECHANICAL	OPP. OPPOSITE	VERT. VERTICAL
Ø DIAMETER	MTL. METAL	PL. PLATE	W/ WITH
DET. DETAIL	MIN. MINIMUM	PLAM. PLASTIC LAMINATE	WD. WOOD
DN. DOWN	M.O. MASONRY OPENING	PLYWD. PLYWOOD	WP. WATERPROOF
D.W. DISHWASHER	N.T.S. NOT TO SCALE	Q.T. QUARRY TILE	W.W.F. WIRE WELDED FABRIC
DWG. DRAWING	O.C. ON CENTER	R.D. ROOF DRAIN	
EXIST. EXISTING	FIN. FINISH	REF. REFERENCE	

8-UNIT BUILDING FOR
VILLAGE OF PARK FOREST

DATE: 05/12/22

EXP. DATE: 11/30/23

DESIGN FIRM REG. NO.	184.006972
EXP. DATE	4-30-23

REVISIONS		
REV #	DATE	REV. PER.

DATE	05-12-22
DRAWN BY:	RMA
PROJECT NO.	22050
SHEET NAME	ELEVATIONS

SHEET NUMBER	A-1
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BUILDING CODES: IBC 2006
Illinois Accessibility Code

ACTUAL CONSTRUCTION IS OF HIGHER QUALITY PER OWNER DISCRETION WITHOUT COMMITTING TO HIGHER BUILDING CLASSIFICATION.

Building Classification: V-B, unprotected combustible
Use Group: R-2 RESIDENTIAL (1,000 SF, FLR 2-STORY)

Actual Total Square Footage: 3059 s.f. - 3-STORY

AREA & HEIGHT INCREASE

Fire Suppression System req'd

Sprinkler Area Increase (allowable):

200% x 1,000 s.f. = 14,000 s.f.

14,000 + 1,000 = 21,000 s.f. / floor

Sprinkler Height Increase (allowable):

1-Story + 2-Story = 3-Story

14,000 + 1,000 = 21,000 s.f. / floor

Exterior walls: Bearing	0 hours
Non-bearing	0 hour
Interior walls: Bearing	0 hours
Interior columns	0 hour
Structural members Supporting walls	0 hour
Roof construction	0 hour
Roof construction	0 hour
Mechanical rooms	1 hour

Occupancy Load:

46 people (@ 200 s.f. gross)

- Travel distance not to exceed 200'

- Two exits required

- Provide knock box

Wind Load: 30 mph

Exposure B

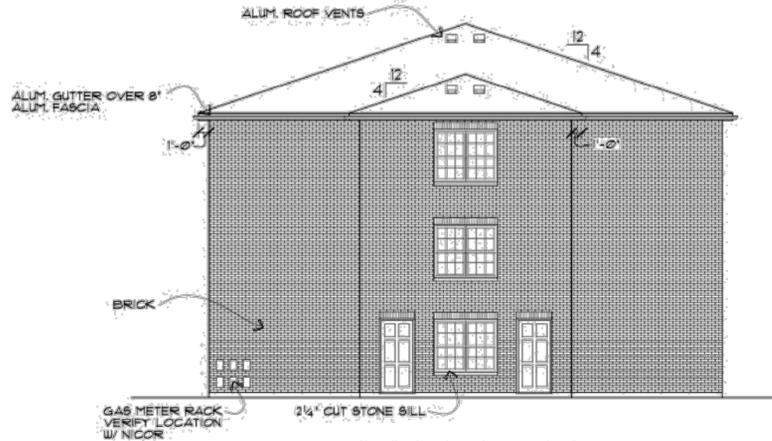
Ground Snow Load = 25 psf

Soil Bearing Capacity: 2,500 psf. (assumed)

A.D.A. COMPLIANCE STATEMENT.

To the best of my knowledge these drawings are in compliance with the Environmental Barriers Act (Ill. Rev. Stat. 1985, ch III-1/2 par. 3711 ET Seq. As amended) and the Illinois Accessibility code 11 IL Adm. Code 400

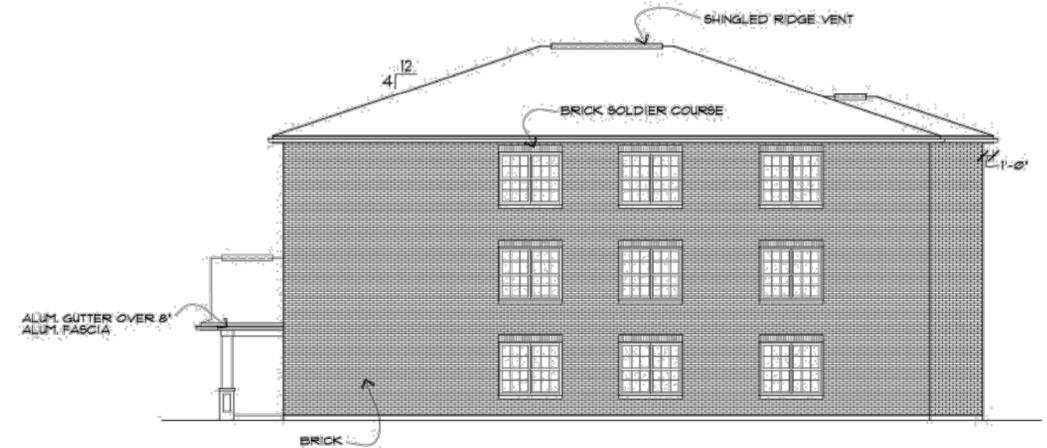
- ALL WORK SHALL COMPLY WITH IBC 2006 AND ALL CITY OF ROBBINS ADDENDUM TO THE IBC. ALL WORK IS SUBJECT TO FIELD INSPECTION BY: CITY OF ROBBINS BUILDING DEPT. OFFICIALS.
- ALL BUILDING AND SITE CONSTRUCTION SHALL COMPLY WITH ALL IBC STORM WATER MANAGEMENT DESIGN CRITERIA
- ALL ELECTRICAL WORK SHALL COMPLY WITH IBC, NEC AND ALL CITY OF ROBBINS ADDENDUM TO THE IBC.
- ALL PLUMBING & SEWER WORK SHALL COMPLY WITH THE IBC, IPC & CITY OF ROBBINS ADDENDUM TO THE IBC.
- ALL PRE-FABRICATED TRUSSES SHALL HAVE SHOP DRAWINGS REVIEWED BY THE ARCHITECT OF RECORD PRIOR TO INSTALLATION.
- ALL HYAC & MECHANICAL WORK TO COMPLY WITH INTERNATIONAL BUILDING CODE & ILLINOIS MECHANICAL CODE.



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



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



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



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

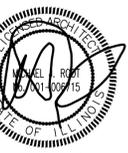
- FLASHING NOTES
1. Provide fabric flashing at all window and door heads, window sills, at the bottom of all brick veneer walls and at locations indicated on drawings.
 2. Fabric flashing shall be copper-fabric laminate (copper sheet weighing 3 oz. per sq. ft. bonded with asphalt between 2 layers of glass fiber cloth).
 3. Dam ends of all flashings at window and door heads and at sills.
 4. Slope top of all sills minimum 1%.

LIMITATION OF WARRANTY OF ARCHITECT/ENGINEER WORK PRODUCT
THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN (DRAWINGS, ENGINEERING, SPECIFICATIONS AND REVIEW OF SHOP DRAWINGS) BEYOND A REASONABLE DILIGENCE. IF ANY REVISIONS, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO REMEDY THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLUTELY THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITH OUT THE KNOWLEDGE AND/OR CONSENT OF THE ARCHITECT OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.

SCOPE DOCUMENT
THESE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS THESE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL.

8-UNIT BUILDING FOR
VILLAGE OF PARK FOREST

DATE: 05/12/22



EXP. DATE: 11/30/22

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184.006972

EXP. DATE
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PROJECT NO.

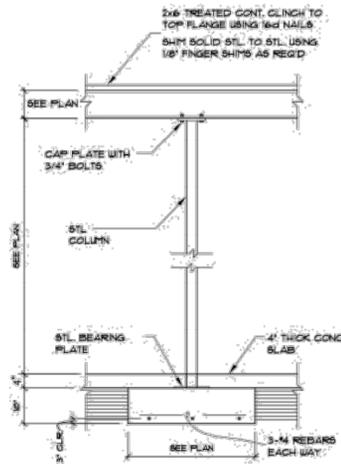
22050

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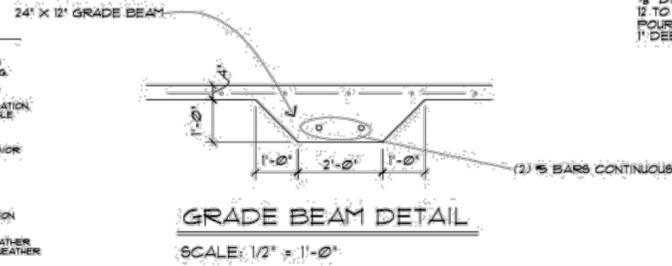
A-1



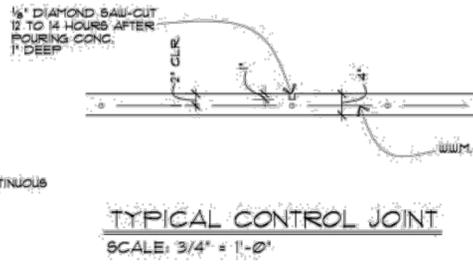
STANDARD BEARING DETAIL
SCALE: N.T.S.

FOUNDATION/ CONCRETE NOTES

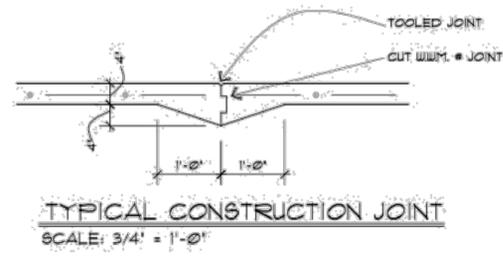
1. BACK FILL (WHICH DOES NOT CONTAIN ORGANIC MATTER, CONSTRUCTION DEBRIS, AND LARGE ROCKS) TO BE INSTALLED IN LPTS AND COMPACTED AS TO NOT DAMAGE WATERPROOFING.
2. OWNER SHALL BE RESPONSIBLE TO HIRE A CERTIFIED TESTING LAB TO ASCERTAIN EXISTING SOIL CONDITIONS AND BEARING CAPACITY. CONTRACTOR SHALL MODIFY FOOTINGS AND FOUNDATION, IF REQUIRED, PER CERTIFIED SOIL REPORT. MINIMUM ALLOWABLE SOIL PRESSURE TO BE 3000 PSF.
3. FOUNDATION CONTRACTOR SHALL VERIFY SITE GENERAL CONTRACTOR FOR THE EXACT LOCATION OF SUMP BASINS AND/OR EJECTOR PITS.
4. PROVIDE MINIMUM 2" NATURAL VENTILATION FOR BASEMENT REQUIREMENT. IT SHALL BE AS UNDOUB AND/OR MECHANICAL MEANS. SEE LIGHT AND VENTILATION CHART.
5. UNLESS NOTED, PROVIDE THE FOLLOWING CONCRETE PROTECTION FOR REINFORCING BARS:
3" CLEAR FOR CONCRETE DEPOSITED AGAINST GROUND.
2" CLEAR FOR FORMED CONCRETE EXPOSED TO SOIL OR WEATHER.
1" CLEAR FOR CONCRETE WALLS NOT EXPOSED TO SOIL OR WEATHER.
6. CONTRACTOR SHALL COORDINATE ALL OPENINGS, DEPRESSIONS, BLEIVERS AND OTHER MECHANICAL/ELECTRICAL ITEMS IN CONCRETE WITH TRADERS INVOLVED AND SHALL BE RESPONSIBLE FOR PROPER DIMENSIONS OF ITEMS CAST IN CONCRETE.



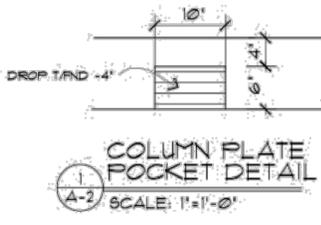
GRADE BEAM DETAIL
SCALE: 1/2" = 1'-0"



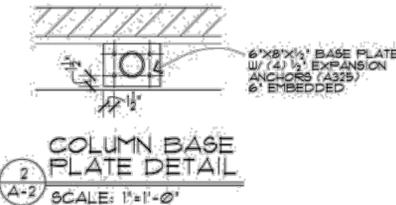
TYPICAL CONTROL JOINT
SCALE: 3/4" = 1'-0"



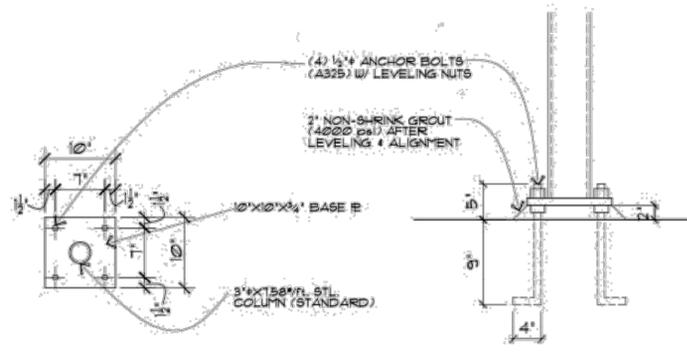
TYPICAL CONSTRUCTION JOINT
SCALE: 3/4" = 1'-0"



COLUMN PLATE POCKET DETAIL
SCALE: 1" = 1'-0"

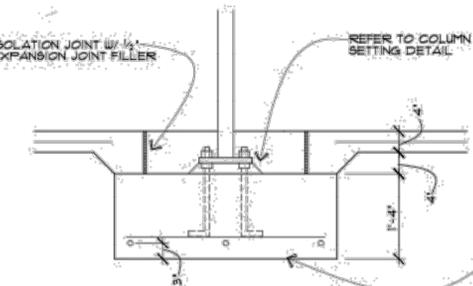


COLUMN BASE PLATE DETAIL
SCALE: 1" = 1'-0"

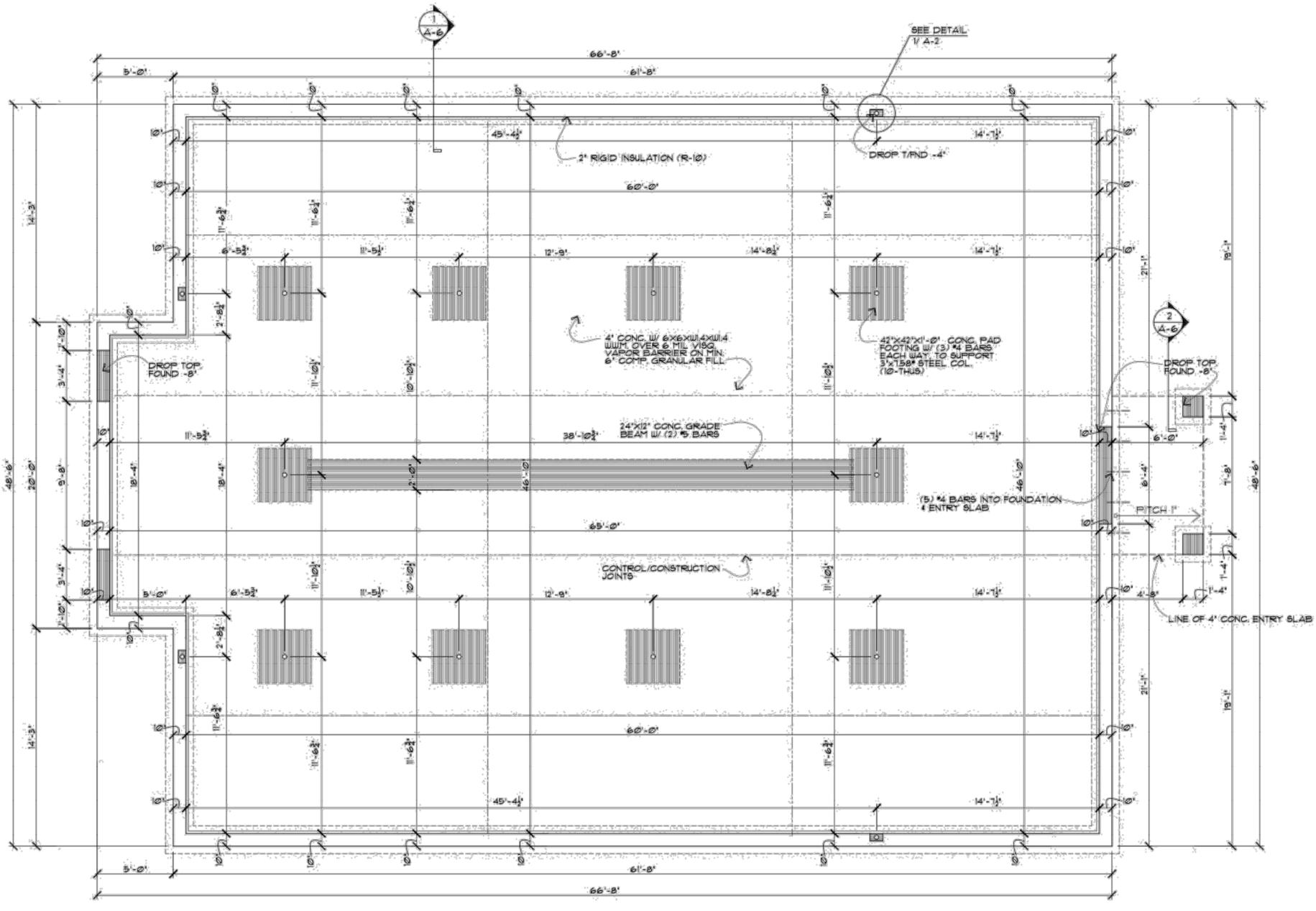


COLUMN BASE B DETAIL
SCALE: 1" = 1'-0"

COLUMN BASE B DETAIL
SCALE: 1" = 1'-0"



INTERIOR COLUMN FOOTING
SCALE: N.T.S.



FOUNDATION PLAN
SCALE: 1/4" = 1'-0" 8'-0" FOUR

8-UNIT BUILDING FOR VILLAGE OF PARK FOREST

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DESIGN FIRM REG. NO. 184.006972
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DATE 05-12-22
 DRAWN BY: RMA
 PROJECT NO. 22050
 SHEET NAME

FOUNDATION PLAN

SHEET NUMBER
A-2

FRAMING NOTES:

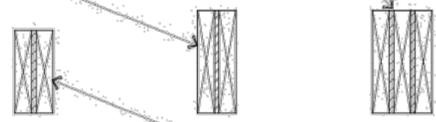
CEILING JOIST, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #1 FOR MEMBERS UP TO 12' FOR MEMBERS 12' AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #1	HEM-FIR #1
CEILING JOIST - 20 LBS LIVE LOAD	2x6	2x6
12' O.C.	14'-3"	18'-3"
16' O.C.	16'-3"	22'-11"
FLOOR JOIST - 40 LBS LIVE LOAD	2x8	2x8
12' O.C.	17'-3"	20'-4"
16' O.C.	19'-5"	21'-0"

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY TRUS JOIST MAC MILLAN OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY TRUS JOIST MAC MILLAN OR APPROVED EQUAL.

(2) 2X12'S W/ 1/2" PLYWOOD FILLER FOR OPENINGS UP TO 11'-0" W/ STANDARD LOAD



HEADER DETAIL

PLUMBING NOTES:

1. 24" AIR CHAMBERS ON ALL RISERS.
2. 12" AIR CHAMBERS ON ALL FIXTURES.
3. SHUT-OFFS AT ALL FIXTURES AND BRANCHES.
4. BELOW GRADE PIPING TYPE K COPPER.
5. ABOVE GRADE WATER PIPING TYPE L COPPER.
6. P.V.C. WASTE LINE ABOVE GRADE.
7. SCHEDULE 40 P.V.C. WASTE LINE BELOW GRADE.
8. INSULATE ALL PIPES ON OUTSIDE WALLS.

FURNACE NOTE

HEATING UNITS IN CONFINED SPACES SHALL BE PROVIDED WITH COMBUSTIBLE AIR. HEATING CONTRACTOR TO RUN DUCT IN STUD SPACE, PROVIDE HIGH AND LOW GRILL IN UTILITY ROOM. TERMINATE DUCT IN ATTIC WITH GOOSE NECK. SIZING OF THE COMBUSTION AIR DUCT, TO HAVE FREE AREA OF NOT LESS THAN ONE SQUARE INCH PER 4000 BTU PER HOUR OF TOTAL INPUT RATING OF ALL EQUIPMENT LOCATED WITHIN THE ENCLOSURE.

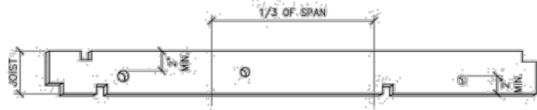
LIGHT & VENT SCHEDULE

ROOM	#	RQ'D GLASS	RQ'D VENT	ACTUAL GLASS	ACTUAL VENT	MECH. VENT
KITCHEN	99 #	1.92	3.96	-	-	-
BATH 1	34.8 #	2.7	1.35	-	-	100 CFM
BATH 2	37 #	2.96	1.48	-	-	100 CFM
BEDRM 1	138 #	11.4	5.52	19.9	11.46	-
BEDRM 2	115 #	9.2	4.6	19.9	11.46	-
BEDRM 3	126 #	10.08	5.04	19.9	11.46	-
DINING/LIVING	256 #	20.48	10.24	22.1	11.3	-

* 0.35 AIR CHANGES/HR.
6 FOOT CANDLES @ 30' AFF.

WINDOW SCHEDULE	ANDERSEN 400 SERIES; OR EQUAL DOUBLE HUNG WINDOWS
A (2) T1210410	C T1210410
B (2) T1210410 + DHP30410	TEMP

NOTE: GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL WHERE THE EXPOSED AREA OF THE PANEL IS GREATER THAN 9 sq. ft. THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR ARE TO BE TEMPERED.
MAX U-FACTOR 0.35
LOWER SASH OF DBL HUNG WINDOWS IN BEDROOMS TO PROVIDE CLEAR OPENING OF 5.1 SF. (EXCEPTION OF 5.0 SF. AT GRADE LEVEL) MINIMUM CLEAR OPENING HEIGHT 24". MINIMUM CLEAR OPENING WIDTH 20" WITH SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
THE BOTTOM OF ALL WINDOW OPENINGS GREATER THAN 12" FROM GRADE SHALL BE 24" MIN. FROM FLOOR.



* BRACING TO BE INSTALLED * FLOOR JOIST ON A MIN. OF 8'-0" O.C.

SECTION 502.6

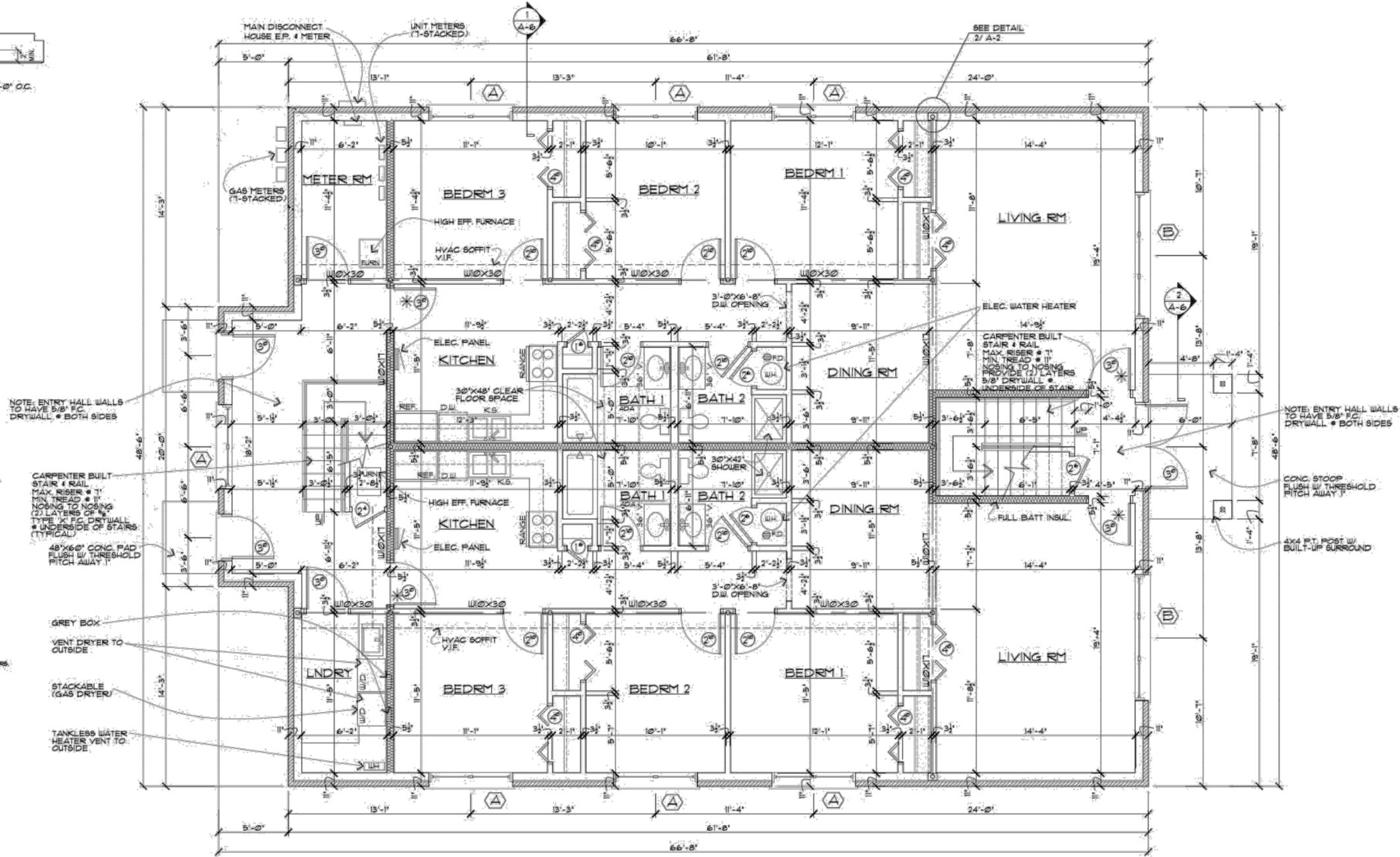
NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN WHERE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER. THE NOTCH SHALL NOT EXCEED ONE-FORTH THE JOIST DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN.

SECTION 502.1

HOLES DRILLED OR BORED IN JOIST SHALL NOT BE WITHIN 2 INCHES (51 mm) OF THE TOP OR BOTTOM OF JOISTS, AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION 602.5

ANY STUD IN ANY EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" (15.9 mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.



* SOLID CORE "B" LABEL DOOR & FRAME W/ CLOSER & THRESHOLD

DOOR NOTES:

1. PROVIDE DOOR BUMPERS AS REQUIRED WHERE DOOR HITS WALL.
2. METAL DOOR JAMB'S PAINTED ONE COAT PRIMER.
3. DOORS SHALL BE MASTER KEYPED. VERIFY KEYING INSTRUCTIONS WITH OWNER.
4. PROVIDE ALUMINUM THRESHOLD AND LEATHER STRIPPING ON ALL EXTERIOR DOORS.
5. UNDER CUT ALL TOILET DOORS (2).
6. 1 1/2 PAIR BUTTS REQUIRED ON ALL DOORS.
7. ALL HARDWARE TO BE EQUAL OR APPROVED EQUAL. HANDICAPPED ACCESSIBLE STYLE AND FINISH TO BE VERIFIED WITH OWNER.
8. THE HARDWARE SUPPLIER SHALL FURNISH A FINISH HARDWARE SCHEDULE LISTING ALL MATERIALS BY SETS, INCLUDING BUT NOT LIMITED TO LOCKS, CLOSURES, BUTTS, WALL OR FLOOR STOPS, PUSH/PULLS, KICK PLATES, BOLD HARDWARE, BOLTS, ETC. TO OWNER FOR APPROVAL.
9. THE HARDWARE SUPPLIER SHALL FURNISH HARDWARE TEMPLATES TO THE DOOR AND FRAME MANUFACTURER AS REQUIRED.
10. WHEN THE HARDWARE IS DELIVERED TO THE JOB, THE CONTRACTOR SHALL RECEIVE IT, CHECK IT AGAINST THE HARDWARE SCHEDULE, AND STORE IT IN A SAFE PLACE UNDER LOCK AND KEY. AFTER INSTALLATION, PROTECT ALL ITEMS AGAINST DAMAGE UNTIL FINAL INSPECTION.
11. INTERIOR HOLLOW METAL DOORS SHALL BE 1 1/4" THICK METAL DOORS. PRE-HANG FRAMES. VERIFY WITH OWNER ON COLOR.
12. EXTERIOR ENTRY DOORS SHALL HAVE 1" INSULATED TEMPERED GLASS IN THEM. TYPICALLY BROKEN ANODIZED ALUMINUM FRAMES. VERIFY COLOR WITH OWNER.
13. THRESHOLDS MUST BE NO HIGHER THAN 1/2" TO ALLOW FOR HANDICAPPED ACCESSIBILITY.
14. EXTERIOR DOORS SHALL BE READILY OPENABLE FROM THE EXTERIOR SIDE WITH OUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
15. LOCKSETS TO HAVE LEVER HANDLES.
16. DOOR FRAMES IN MASONRY TO HAVE 4" HEADS FOR EVEN BLOCK COURSING.
17. PROVIDE LEVER HANDLES AT ALL DOORS - WITH KNOBBED FINISH AT ALL FURNACE ROOM DOORS.
18. DEAD BOLT WITH THUMB TURN ON ALL EXTERIOR DOORS.

NOTE: ENTRY HALL WALLS TO HAVE 5/8" F.C. DRYWALL @ BOTH SIDES

CARPENTER BUILT STAIR & RAIL MAX RISER # 1" MIN TREAD # 11" NOSING TO NOSING (2) LAYERS OF 1/2" TYPE 'X' F.C. DRYWALL @ UNDERSIDE OF STAIRS (TYPICAL)

48"X60" CONC PAD FLUSH W/ THRESHOLD FITCH AWAY IT

GREY BOX

VENT DRYER TO OUTSIDE

STACKABLE (GAS DRYER)

TANKLESS WATER HEATER VENT TO OUTSIDE

NOTE: ENTRY HALL WALLS TO HAVE 5/8" F.C. DRYWALL @ BOTH SIDES

CONC. STOOP FLUSH W/ THRESHOLD FITCH AWAY IT

4X4 FT. POST W/ BUILT-UP SURROUND

NOTE: REFER TO SHEET 6-1 FOR STRUCTURAL FRAMING

TYPICAL WINDOW HEADER (3) 2X12 W/ (2) 1/2" PLYWOOD SPACERS UNLESS NOTED OTHERWISE

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 8'-0" CL'G. HT.

NOTE: VERIFY PLACEMENT OF STEEL BEAMS AS SUCH THAT FLANGE OF BEAM IS INSIDE OF FRAME & HVAC SOFFIT. SOFFIT AS REQ'D

8-UNIT BUILDING FOR VILLAGE OF PARK FOREST

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SHEET NAME

FIRST FLOOR PLAN

SHEET NUMBER

A-3

GENERAL NOTES

- 4-1 BEDROOM UNITS.

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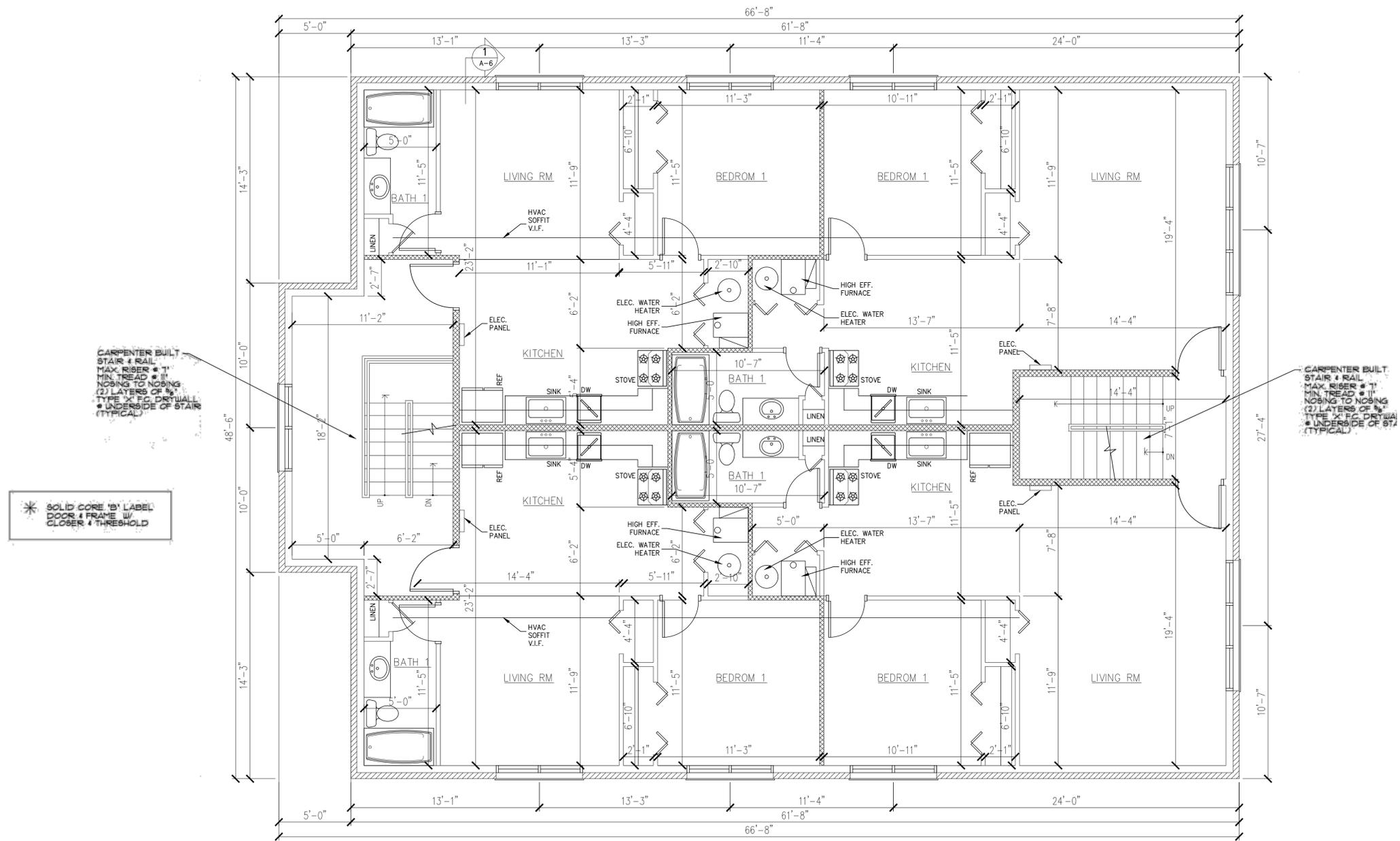
PROJECT NO.
22050

SHEET NAME

SECOND FLOOR PLAN

SHEET NUMBER

A-4



CARPENTER BUILT STAIR & RAIL
MAX. RISER # 1"
MIN. TREAD # 11"
NOBING TO NOBING
(2) LAYERS OF 5/8"
TYPE X F.C. DRYWALL
* UNDERSIDE OF STAIR
(TYPICAL)

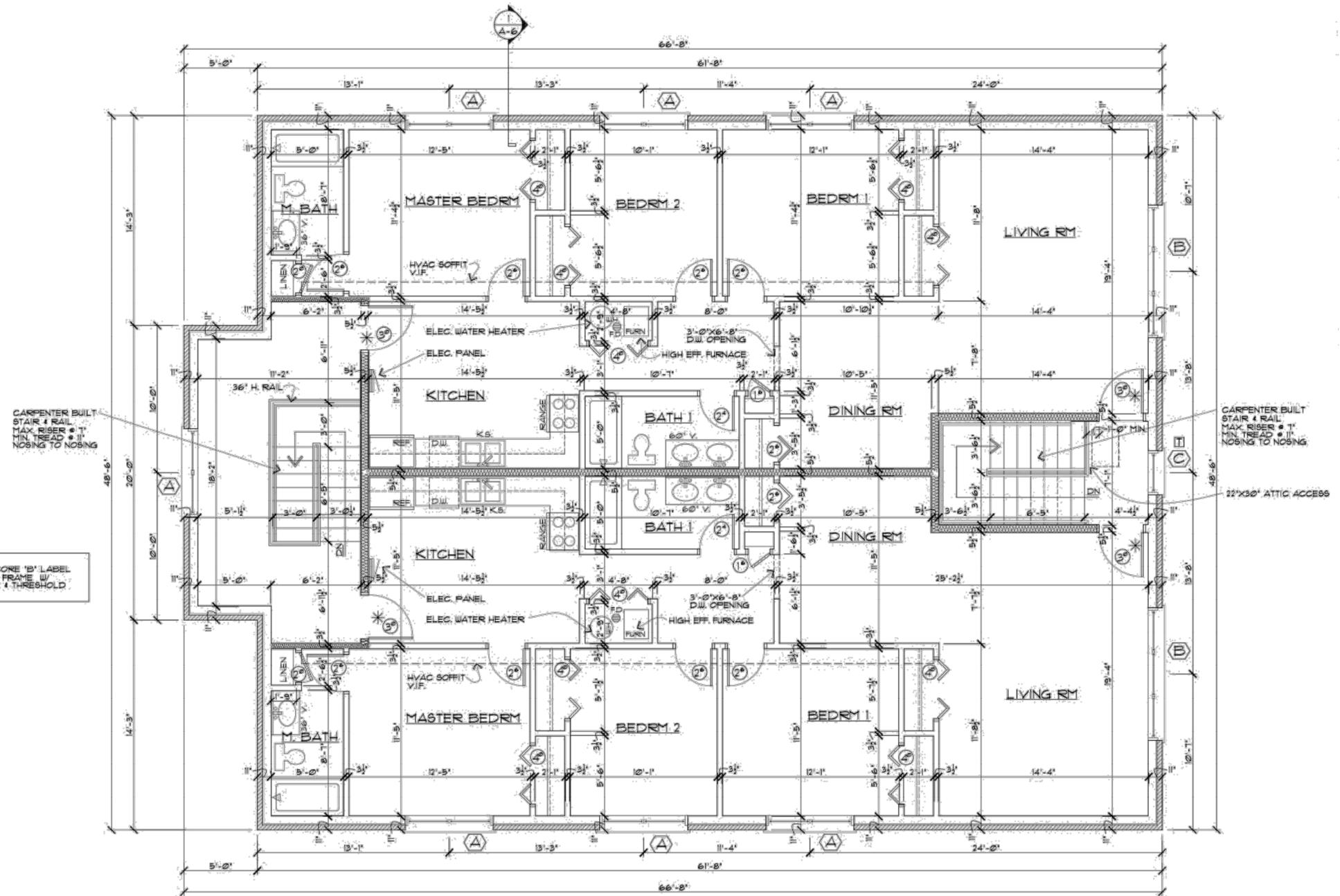
SOLID CORE 1 3/4" LABEL
DOOR & FRAME W/
CLOSER & THRESHOLD

NOTE: REFER TO SHEET S-1
FOR STRUCTURAL FRAMING

TYPICAL WINDOW HEADER (2) 2X12 W/ (12)
1/2" PLYWOOD SPACERS UNLESS NOTED
OTHERWISE

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 8'-0" CL'G. HT.

8-UNIT BUILDING FOR
VILLAGE OF PARK FOREST



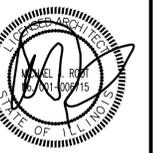
* SOLID CORE 1 3/4" LABEL DOOR & FRAME W/ CLOSER & THRESHOLD

NOTE: REFER TO SHEET 5-1 FOR STRUCTURAL FRAMING

TYPICAL WINDOW HEADER (2) 2X2 W/ (1) 1/2" PLYWOOD SPACERS UNLESS NOTED OTHERWISE

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0" 8'-0" CL'G. HT.

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THIRD FLOOR PLAN

SHEET NUMBER

A-5

TYPICAL CONSTRUCTION NOTES:

TYPICAL BRICK VENEER:

4" BRICK VENEER (OWNER SELECTED) 1" AIR SPACE, HOUSEWRAP, 1/2" OSB SHEATHING ON 2X6 FRAMING. PROVIDE G1 BRICK TIES @ 32" O.C. HORIZONTAL @ 16" O.C. VERTICAL. R-19 BATT FACED INSULATION 1/2" DRYWALL, FABRIC FLASHING UP MIN. 3" O.C. 4 DEEP HOLES @ 24" O.C.

TYPICAL ROOF CONSTRUCTION:

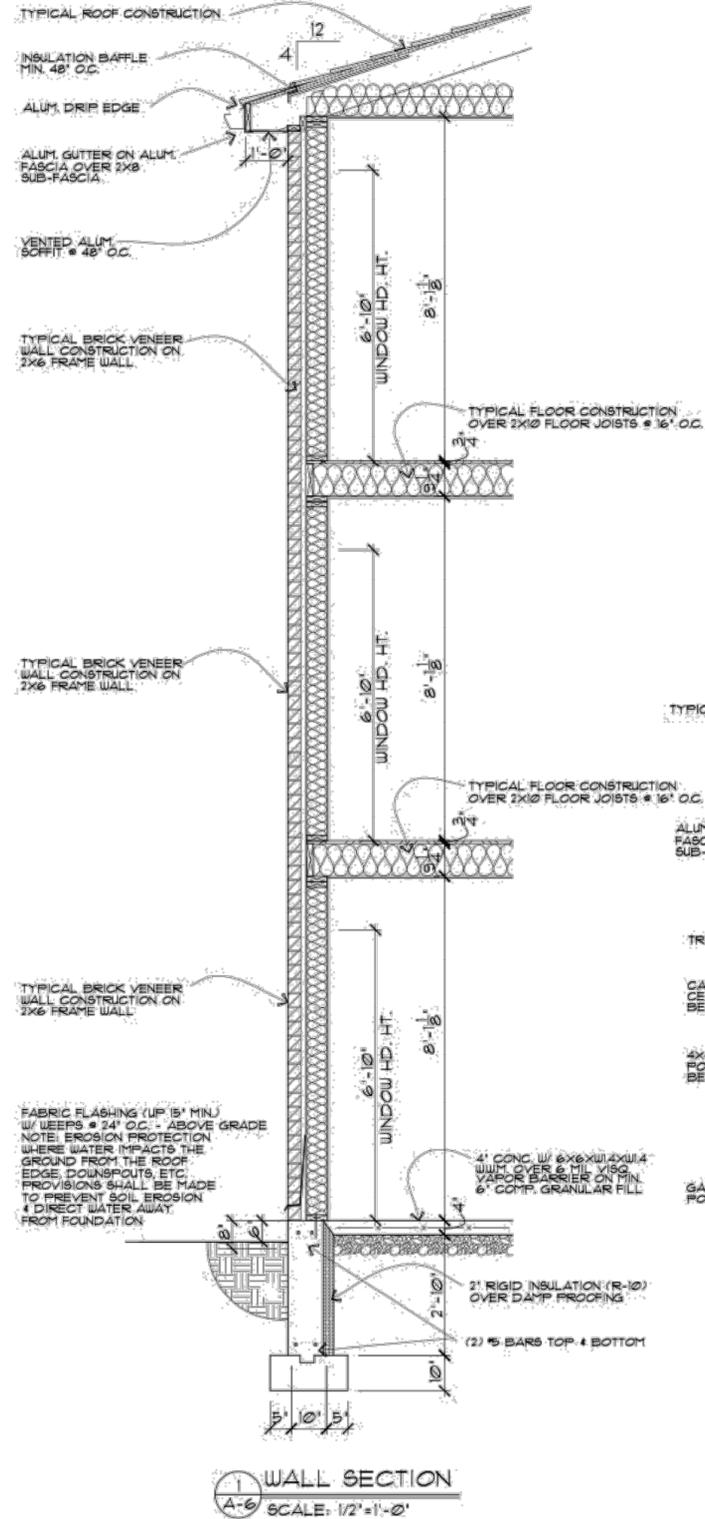
FIBERGLASS SHINGLES OVER 15 POUND ROOFING FELT ON 1/2" PLYWOOD SHEATHING OVER 2X4 RAFTERS @ 16" O.C. W/ 2X (SEE PLAN) CEILING JOISTS @ 16" O.C. PROVIDE 2X6 COLLAR TIES @ 48" O.C. R-38 BATT FACED INSULATION 1/2" DRYWALL CEILING. PROVIDE ICE WATER SHIELD AT ALL ROOF VALLEYS.

TYPICAL FLOOR FRAMING:

3/4" TONGUE & GROOVE PLYWOOD SUBFLOOR GLUED & NAIL SHANK NAILED TO (SEE PLAN) FLOOR JOISTS @ 16" O.C. PROVIDE 1" BRACING BETWEEN JOISTS @ 16" O.C. 1/2" DRYWALL, R-38 BATT INSUL.

TYPICAL SILL PLATE:

2X6 PRESSURE TREATED SILL PLATE WITH 1/2"x1/2" LG. ANCHOR BOLTS @ 24" O.C. MINIMUM 2 BOLTS PER BOARD. 1" MAXIMUM FROM ENDS. INSTALL OVER SILL SEALER.



GENERAL NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING THE BID AND VERIFY ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE OWNER IF DISCREPANCIES ARE FOUND. NO FEE OF IGNOREANCE OF EXISTING CONDITIONS WILL BE ACCEPTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE THE DRAWINGS. FIGURE DIMENSIONS SHALL TAKE PRECEDENCE.
- ANY DETAILS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL NOT BE EXECUTED WITHOUT THE OWNER'S APPROVAL.
- THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL A LIST OF MATERIALS, FIXTURES AND EQUIPMENT, INCLUDING TYPE AND QUALITY. TO BE USED IN THE CONSTRUCTION OF THIS WORK. COLORS AND FINISHES SHALL BE SELECTED BY THE OWNER.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
- ALL WORK MUST MEET THE OWNER'S APPROVAL BEFORE FINAL PAYMENT IS MADE.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES RELATED TO HIS WORK.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE BUILDING AND SITE CLEAN UPON COMPLETION OF WORK.
- ALL WORK SHALL BE GUARANTEED FOR NOT LESS THAN ONE YEAR.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- POLYCEL ONE BY INSULATION CONTRACTOR ON ALL BASE PLATES WHERE ANY MECHANICAL LINES PENETRATE PLATES AND AROUND ALL DOORS, WINDOWS, ETC.
- EXTERIOR DOORS HAVE 100% R-FACTOR AND AIR INFILTRATION IS 0.50 CFM PER CRACK FOOT.
- TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS. ALL TRUSSES SHALL BEAR THE MANUFACTURER'S SEAL OF PERFORMANCE. UNLESS APPLICABLE DIMENSIONS SHALL TAKE PRECEDENCE.
- ALL WINDOWS DOORS AND TRIM SHALL BE AS SELECTED AND APPROVED BY OWNER.
- WEATHER-STRIP AND PROVIDE ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
- FIRESTOPPING AS PER STATE AND LOCAL CODES.
- ALL FOAM PLASTIC AND FOAM PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 15 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM-E84.
- ALL INTERIOR FINISHES SHALL BE CLASS 1 WITH A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM-E84.
- FABRIC FLASHING INDICATED ON THE DRAWINGS SHALL BE COPPER FABRIC LAMINATE COPPER SHEET WEIGHING 3 OZ. PER SQ. FT. BONDED WITH ASPHALT.
- PROVIDE DURAROCK OR EQUAL BEHIND ALL CERAMIC TILE WALL AREAS.
- ATTIC SPACES SHALL BE VENTED WITH A NET OPENING OF 1/300 OF THE AREA OF THE CEILING.
- THERMAL BIVE Baffles BY INSULATION CONTRACTOR.
- THERMAL AND SOUND INSULATION MATERIALS IN EXPOSED OR CONCEALED INSTALLATIONS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND HAVE A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM-E84.

NOTE: ALL PRE-ENGINEERED LUMBER AND OR TRUSS SHALL HAVE SHOP DRAWINGS REVIEWED BY THE ARCHITECT OF RECORD.

- ALL MATERIAL SHALL BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS. THESE RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER CONFLICTING DETAIL DRAWINGS FOUND HEREIN.
- APPLY ONE COAT HARDENER AND SEALER TO ALL INTERIOR FLOOR SLABS.
- ALL CONCRETE SHALL BE VIBRATED. IN PARTICULAR EXPOSED TOP PORTION OF CONCRETE FOUNDATION WALL.
- ALL CONCRETE FOR FOUNDATION WALLS, FOOTINGS, ETC. SHALL REACH AN ULTIMATE BEARING STRENGTH OF 1000 PSF AT 1 DAYS AND 3000 PSF AT 28 DAYS.
- ALL FOOTINGS TO BEAR ON SOIL CAPABLE OF SUSTAINING 3000 PSF. IF SOIL OF LESSEER BEARING IS ENCOUNTERED AT THE FOOTING BEARING DEPTH INDICATED, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH FOUNDATIONS.
- ALL REINFORCEMENT TO BE ASTM A65 GRADE #6.
- ALL WELDED WIRE FABRICS TO BE #8-4#T.
- HORIZONTAL WALL REINFORCEMENT TO LAP 24 BAR DIAMETERS (12" MIN) AT CORNERS AND SPICES.
- PROVIDE CORNER BARS AT CORNERS SAME SIZE AND BRACING AS HORIZONTAL WALL REINFORCEMENT.
- ALL EXTERIOR STEEL SHALL BE PRIMED AND PAINTED.
- ALL LUMBER SHALL HAVE A FIBER STRENGTH OF ALL BEARING MEMBERS TO BE 2-2X12A.
- ALL STRUCTURAL HEADERS SHALL BEAR EACH END ON THE 4X4 WOOD POST OR EQUAL.
- 2X4 FRAMING AT ALL SINGLE DOORS, UNLESS NOTED OTHERWISE ON PLAN.
- ALL INTERIOR WOOD DOORS, RAILINGS, AND TRIM SHALL BE SELECTED BY THE OWNER.
- DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
- PROVIDE 1" BRIDGING ALL WOOD JOIST, MINIMUM ONE ROW PER SPAN MAXIMUM 8'-0" O.C.

ROOF PLAN

- USE SPRUCE, PINE, FIR No. 2 FOR ROOF RAFTERS THRU 2'X10". 2'X12" ROOF RAFTERS SHALL BE HEM FIR No. 2.
- SPAN TABLES SPIE FOR SOUTHER LUMBER (NORTHERN LUMBER GREATER SPANS ALLOWED)
- | | | | |
|---------------------------|---------------------------|----------------------------|-----------------------------|
| 2'X6" @ 16" O.C. @ 11'-0" | 2'X8" @ 16" O.C. @ 15'-1" | 2'X10" @ 16" O.C. @ 18'-5" | 2'X12" @ 12" O.C. @ 21'-4" |
| 2'X6" @ 12" O.C. @ 18'-0" | 2'X8" @ 12" O.C. @ 11'-3" | 2'X10" @ 12" O.C. @ 18'-5" | 2'X12" @ 12" O.C. @ 22'-11" |
- HEM FIR
2'X12" @ 16" O.C. @ 21'-5"
2'X12" @ 12" O.C. @ 22'-11"

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPAN. IF SUBCONTRACTOR IS ABLE TO SHORTEN THE SPAN BY USE OF PURLING OR OTHER METHODS HE IS ALLOWED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY CODE. FURTHERMORE, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAXIMUM SPAN TO A LESSEER SPAN, THE CONTRACTOR MAY MAKE THAT ADJUSTMENT (IE. 2'X10" TO 2'X8") BY ADJUSTMENT IN THE BIRD MOUTH CUT

- ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE, PINE, FIR (SOUTH) UP THRU 2'X10" RAFTERS, IF 2'X12" RAFTERS ARE USED THEN HEM FIR SHALL BE USED.
- HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 3/4" WIDE GANG LAM MEMBERS X RAFTER DEPTH PLUS 2" DEEP.
- ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
- VERTICAL RIDGE SUPPORT USED FOR START OF FRAMING AS MARKED BY "S" SHALL BE LEFT IN PLACE AND SHALL BE MADE UP OF (2) 2'X12" IN T-FRAME MODE. IT SHALL BEAR ON FLAT 2'X12" EXTENDED OVER BEARING WALL OR OVER 6" CEILING JOISTS.
- IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS, BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN, THEY SUPPORTED BACK TO INTERIOR BEARING WALLS, ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
- COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
- WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL.

WALL OPENING HEADER NOTE:

(AT WALL OPENING MORE THAN 20" INCHES WIDE IN WALLS)
ALL NEW HEADERS INDICATED ON THE PLAN, RESULTING FROM THE NEW ADDITION OR REMODELING, SHALL BE PROVIDED WITH A HEADER COMPOSED OF TWO 2-INCH NOMINAL THICK WOOD STUDS OR 4X4 WOOD POSTS AT EACH END OR BUILT UP 2X4 POST.

USE THE FOLLOWING GUIDELINES:

2-2X6 MEMBERS	4'-6"	MAXIMUM OPENING
2-2X8 MEMBERS	7'-0"	MAXIMUM OPENING
2-2X10 MEMBERS	10'-0"	MAXIMUM OPENING
3-2X6 MEMBERS	15'-0"	MAXIMUM OPENING
2-2X4 MEMBERS	11'-0"	MAXIMUM OPENING
3-2X4 MEMBERS	20'-0"	MAXIMUM OPENING

BRICK LINTELS:

4" x 3 1/2" x 5/16"	UP TO 4'-0" MAX. OPENING
5" x 2 1/2" x 5/8"	4'-0" TO 7'-0"
6" x 2" x 5/8"	7'-0" TO 10'-0"

DESIGN LOADS AS FOLLOWS:

ROOF LIVE LOAD	30 PSF
HORIZONTAL WIND LOAD	
30'	5 PSF
30' TO 49'	20 PSF
BALCONIES AND DECKS (EXTERIOR)	60 PSF
FIRE ESCAPES	40 PSF
GARAGES (PASSENGER CARS ONLY)	50 PSF
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3 IN 12)	10 PSF
ATTICS (LIMITED ATTIC STORAGE)	20 PSF
DWELLING UNITS (EXCEPT SLEEPING ROOMS)	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF
PARTITIONS OR WALLS (INTERIOR)	5 PSF
HORIZONTAL	5 PSF

HANDRAILS AND GUARDRAILS

HANDRAILS: HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF THREE OR MORE RISERS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND 6 INCHES BEYOND THE TOP AND BOTTOM RISERS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS.

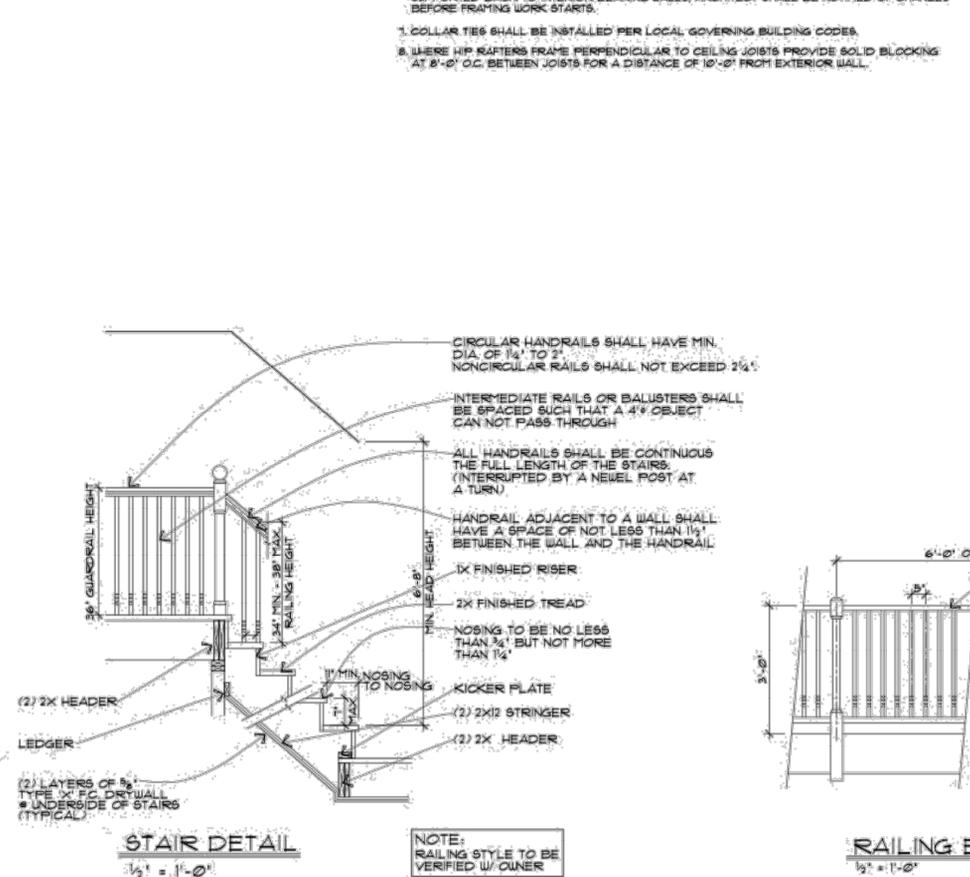
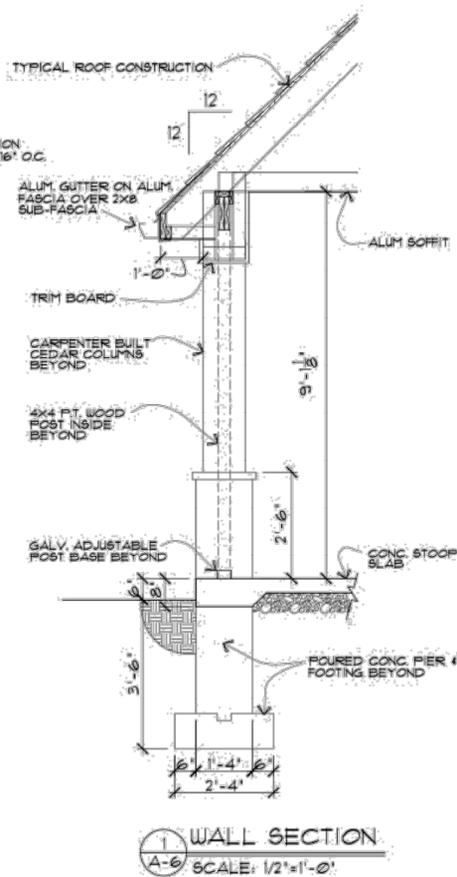
OPEN SIDES OF STAIR WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM.

THE HAND GRIP PORTION OF THE HANDRAILS SHALL BE NOT MORE THAN 2 3/8 INCHES IN CROSS-SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

GUARDRAILS: PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM.

REQUIRED GUARDRAILS ON SIDES OF STAIRWAY, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAIL OR ORIENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES OR MORE IN DIAMETER.



8-UNIT BUILDING FOR VILLAGE OF PARK FOREST

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DRAWN BY: RMA
PROJECT NO. 22050
SHEET NAME
WALL SECTIONS & NOTES

SHEET NUMBER
A-6

ELECTRICAL SYMBOLS LIST

- GROUND FAULT INTERRUPT FLOOR OUTLET W/ FLOOR COVER
- DUPLEX RECEPTACLE OUTLET
- SWITCHED DUPLEX RECEPTACLE OUTLET
- GROUND FAULT INTERRUPT OUTLET
- WATERPROOF GROUND FAULT INTERRUPT OUTLET
- TOGGLE SWITCH
- DIFFER SWITCH
- 3-WAY TOGGLE SWITCH
- 4-WAY TOGGLE SWITCH
- PORCELAIN FIXTURE
- FULL-VOLTAGE PORCELAIN FIXTURE
- WALL MOUNTED FIXTURE
- CEILING MOUNTED DEGREEWISE FIXTURE
- RECESSED INDEPENDENT FIXTURE
- RECESSED ADJUSTABLE EYE-BALL FIXTURE
- VAPOR PROOF FIXTURE (N)
- EXHAUST FAN/LIGHT FIXTURE CONNECTION VENT TO OUTSIDE
- EXHAUST LIGHT/HEAT GENERATION VENT TO OUTSIDE
- ANCHOR BOX
- MASTER TV ANTENNA OUTLET
- EXHAUST FAN VENT TO OUTSIDE
- TELEPHONE OUTLET
- SMOKE DETECTOR- DUAL VOLT IN SERIES
- OVERHEAD STORAGE DOOR OPERATION
- HADDOLE FAN WITH LIGHT
- POWER GHP
- FLUORESCENT GLOMER FIXTURE
- DOOR GHP
- GASBORN HANDICAP DETECTOR
- EMERGENCY L.E. W/ 90 MIN. BATTERY BACK UP
- EXTERIOR ENCL. FIXTURE

NOTE: ALL CLOSETS SHALL BE:
 A. RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE & NEAREST POINT OF STORAGE SPACE
 B. FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE & NEAREST POINT OF STORAGE SPACE
 C. INCANDESCENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE & NEAREST POINT OF STORAGE SPACE

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S).

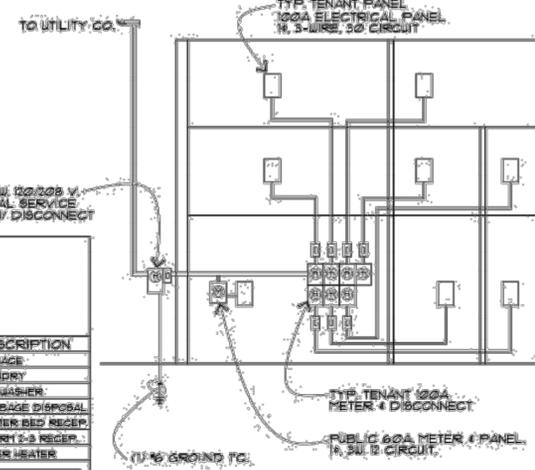
1st, 2nd, & 3rd FLOOR PANEL BOARD SCHEDULE

PANEL BUILDING VOLTAGE FEEDER		TYPE: MAIN: 100 AMP MOUNTING: SURFACE		DESCRIPTION	
DESCRIPTION	BRK	1	2	3	4
AC	30	1	2		
AC	30	1	2		
KITCHEN RECP	30	3	4		
RANGE	30	3	4		
MASTER BATH	30	5	6		
BATHROOM	30	7	8		
LIGHTING	15	9	10		
LIGHTING	15	11	12		
SMOKE DETECTORS	15	13	14		
SPARE	15	15	16		
SPARE	15	17	18		
SPARE	15	19	20		
SPARE	15	21	22		
SPARE	15	23	24		
SPARE	15	25	26		
SPARE	15	27	28		
SPARE	15	29	30		

PUBLIC PANEL PANEL BOARD SCHEDULE

PANEL BUILDING VOLTAGE FEEDER		TYPE: MAIN: 60 AMP MOUNTING: SURFACE		DESCRIPTION	
DESCRIPTION	BRK	1	2	3	4
SMOKE DETECTORS	15	1	2		
STORAGE LIG.	15	3	4		
FRONT EMERG. LIG.	15	5	6		
SPARE	15	7	8		
SPARE	15	9	10		
SPARE	15	11	12		

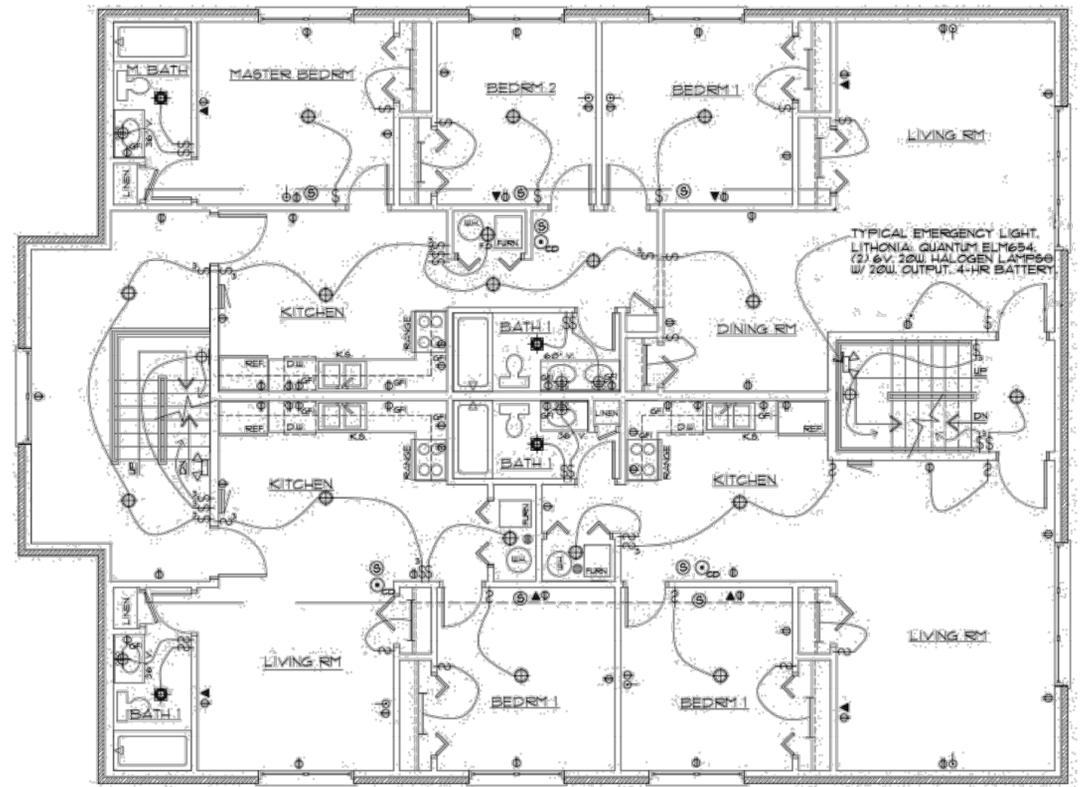
* PROVIDE LOCK-OUT DEVICE



POWER DISTRIBUTION

SCALE: N.T.S.

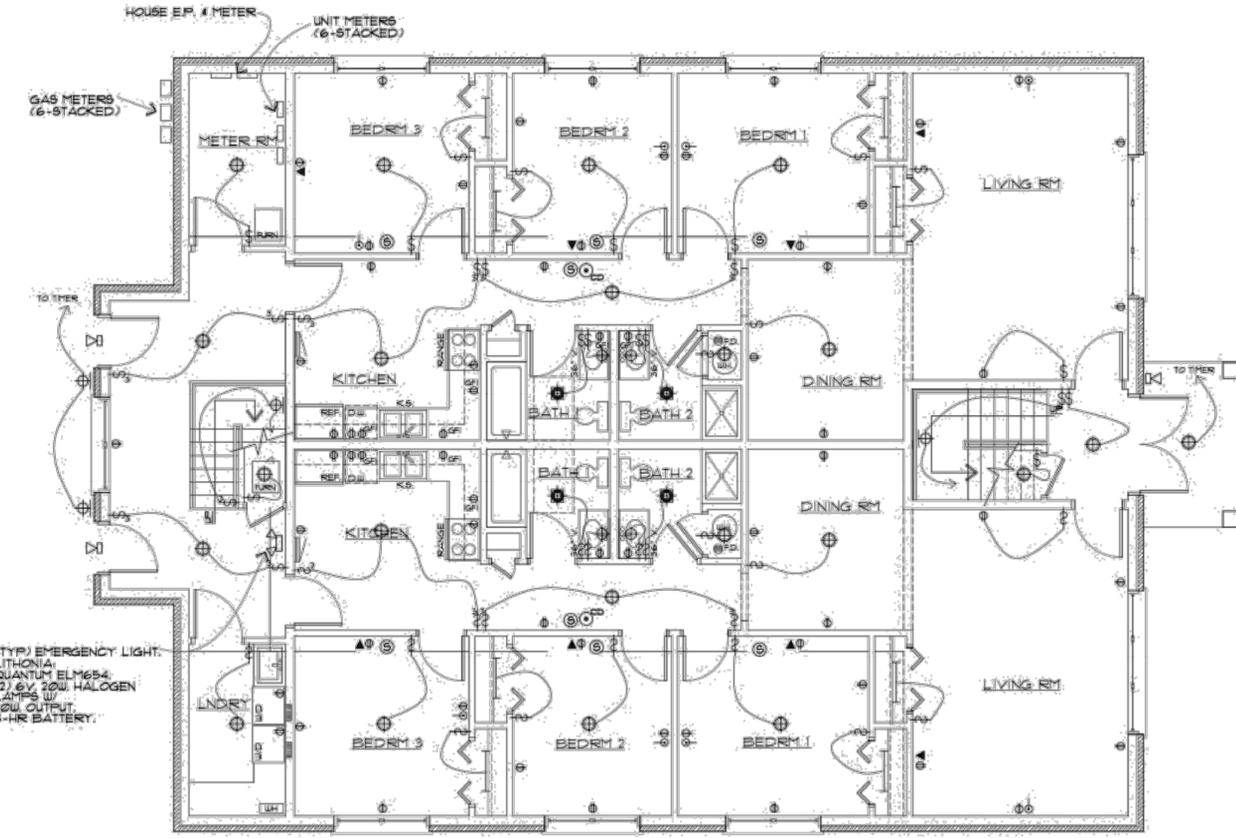
- NOTES:
- VERIFY THE AVAILABLE FAULT CURRENT WITH UTILITY COMPANY AND BRACE EQUIPMENT ACCORDINGLY.
 - PROVIDE BONDING JUMPER ACROSS THE WATER METER.



THIRD FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

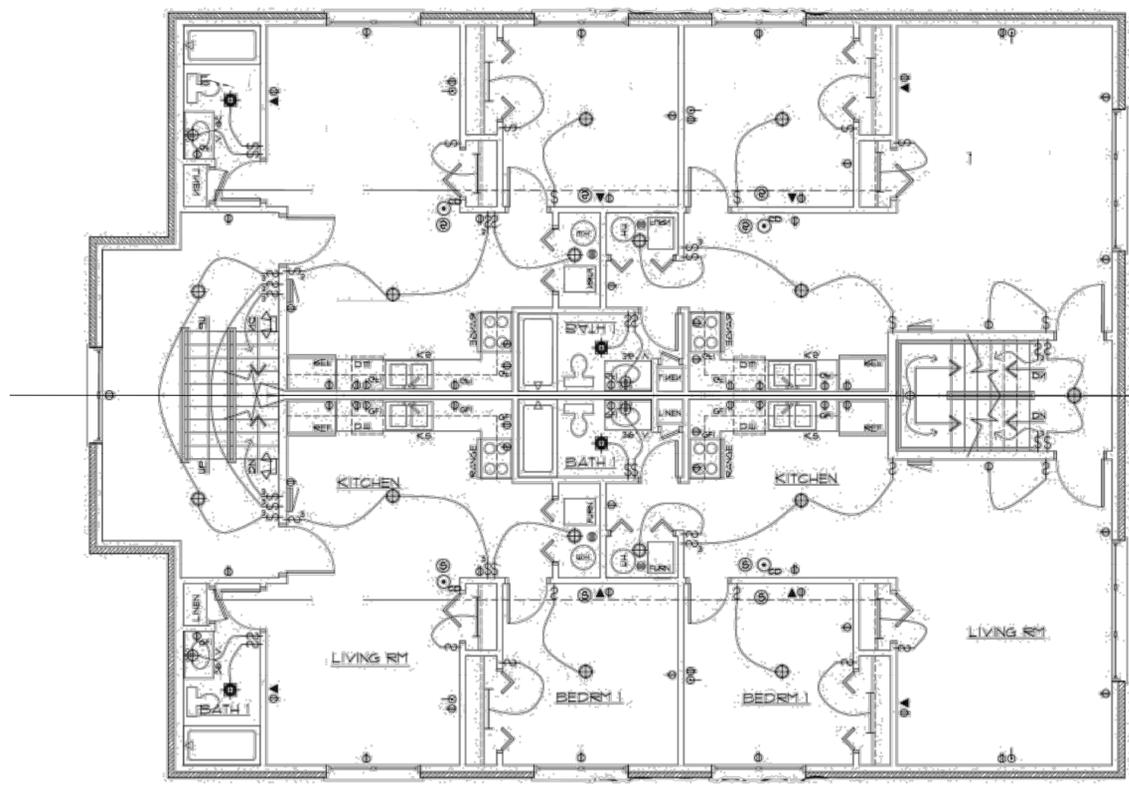
NOTE: VENT ALL BATH & OTHER EXHAUSTS TO OUTSIDE



FIRST FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

NOTE: VENT ALL BATH & OTHER EXHAUSTS TO OUTSIDE



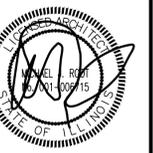
SECOND FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

NOTE: VENT ALL BATH & OTHER EXHAUSTS TO OUTSIDE

8-UNIT BUILDING FOR VILLAGE OF PARK FOREST

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DRAWN BY: RMA

PROJECT NO. 22050

SHEET NAME

ELECTRICAL PLAN

SHEET NUMBER

E-1

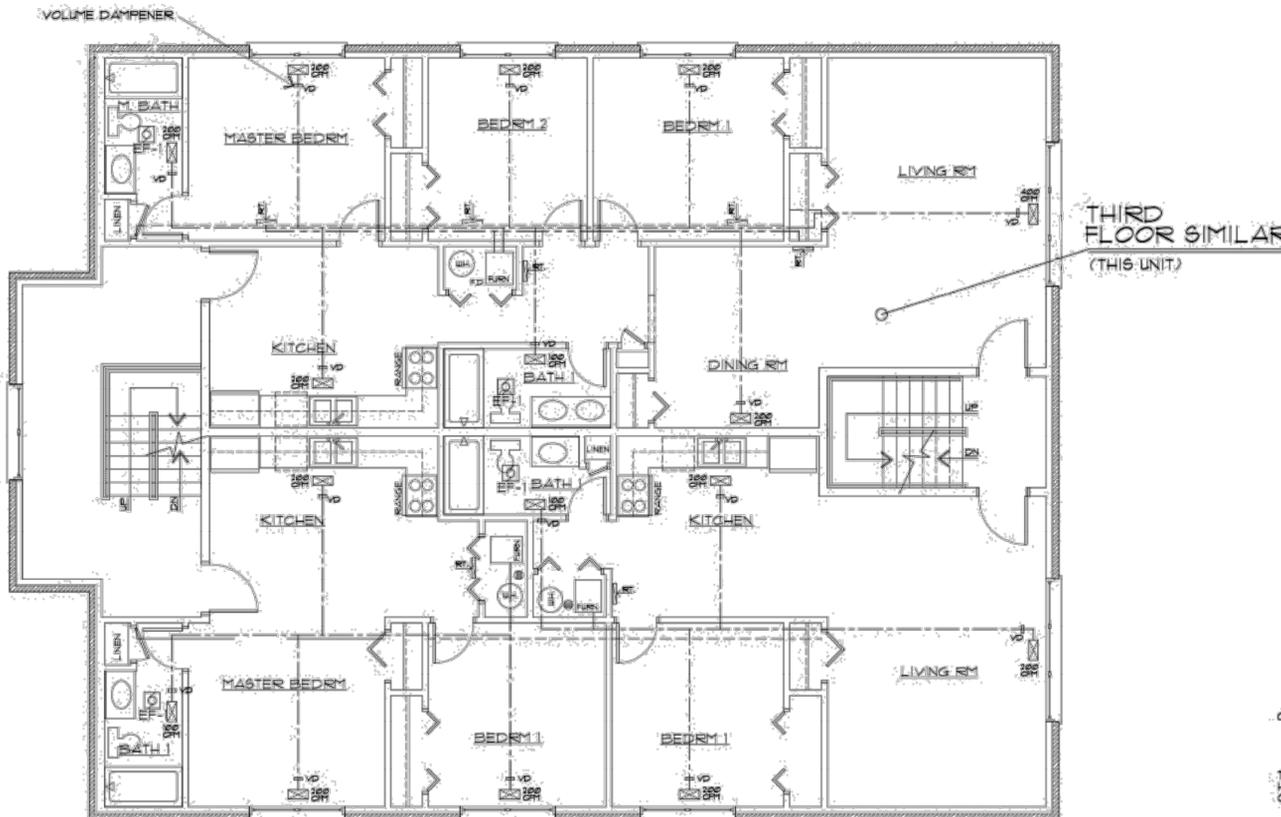
MECHANICAL SPECIFICATIONS:

1. ALL HVAC & MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE & THE ILLINOIS MECHANICAL CODE.
2. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITION.
3. CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTION FEES REQUIRED FOR HIS PORTION OF THE WORK.
4. ALL BRANCH TAKE-OFFS TO HAVE BALANCE DAMPERS.
5. ALL DUCTWORK TO BE CONSTRUCTED OF NEW SHEET METAL ACCORDING TO SMAGNA STANDARDS FOR IT'S CONSTRUCTION.
6. MECHANICAL CONTRACTOR TO COORDINATE CEILING DIFFUSER LAYOUT WITH ELECTRICAL CONTRACTOR.
7. FRESH AIR DUCT SHALL BE LINED WITH 1" THICK AND SUPPLY AIR AND RETURN AIR DUCT SHALL BE LINED WITH 1/2" THICK FIBERGLASS DUCT LINING. DIMENSIONS ON THE DRAWING ARE CLEAR INSIDE DIMENSIONS. MAKE SHEET METAL ALLOWANCE FOR INSULATION.
8. LAYOUT IS DIAGNOSTIC AND CONTRACTOR SHALL INSTALL EQUIPMENT AND DUCTWORK TO MEET THE ACTUAL FIELD CONDITION.
9. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS AND DETAILS.
10. ITEMS NOT SPECIFICALLY SHOWN OR SPECIFIED BUT NECESSARY FOR A COMPLETELY OPERATIONAL SYSTEM SHALL BE FURNISHED AND INSTALLED.
11. ALL WORK AND MATERIALS SHALL BE GUARANTEED TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE OWNER.
12. WORK SHALL BE OF FIRST QUALITY WITH PIPING AND EQUIPMENT INSTALLED PARALLEL WITH BUILDING LINES. INSTALL EQUIPMENT AND DUCTWORK LEVEL AND PLUMB.
13. THIS CONTRACTOR SHALL PROVIDE ALL MATERIAL LABOR EQUIPMENT AND SERVICES NECESSARY FOR A COMPLETE HVAC SYSTEM INCLUDING TEMPERATURE CONTROLS AND STARTERS.
14. EQUIPMENT SHALL BE INSTALLED AS SPECIFIED. ALTERNATE EQUIPMENT PROPOSALS MAY BE SUBMITTED BUT ARE SUBJECT TO WRITTEN APPROVAL OF THE OWNER.
15. STARTERS WHERE LOOSE SHALL BE FURNISHED TO THE ELECTRICAL CONTRACTOR FOR INSTALLATION.
16. THIS CONTRACTOR SHALL DO ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF HIS WORK. HE SHALL PROVIDE ALL SLEEVES AND BE RESPONSIBLE FOR THE PROPER LOCATION AND INSTALLATION OF THE SAME.
17. ALL GAS SHALL BE SCHEDULE 40 BLACK STEEL PIPE. THREAD JOINTS FOR 2" AND SMALLER. CONDENSATE PIPE SHALL BE TYPE L COPPER WITH SWEATED JOINTS. REFRIGERANT PIPE SHALL BE TYPE K HARD COPPER WITH SWEATED JOINTS.
18. REFRIGERATE SUCTION AND CONDENSATE PIPING SHALL BE INSULATED WITH FIBERGLASS. INSULATION WITH VAPOR BARRIERS. ALL JOINTS SHALL BE SEALED WITH ADHESIVE TAPE INCLUDING FITTINGS, UNIONS AND BALANCING DEVICES SHALL REMAIN UNINSULATED. INSULATION SHALL BE CUTTED AND ENDS TAPERED AND SEALED WITH INSULATING CEMENT.
19. THIS CONTRACTOR TO DO A FINAL TEST AND BALANCE OF THE AIR AND WATER SYSTEMS. SUBMIT A COMPLETE AIR BALANCE REPORT TO THE ARCHITECT AT COMPLETION OF THE PROJECT. REPORT TO INCLUDE FAN CFM, REGISTER AND GRILLE CFM, FAN APM'S AND VOLTS BOTH SPECIFIED AND ACTUAL.
20. UPON SELECTION OF MECHANICAL APPLIANCES THE CONTRACTOR WILL SUBMIT THE MANUFACTURE INSTALLATION INSTRUCTIONS TO THE BUILDING DEPARTMENT.
21. PROVIDE CONCRETE EQUIPMENT PADS FOR ALL EQUIPMENT INDICATED ON THE DRAWINGS. CO-ORDINATE ALL LOCATIONS BEFORE INSTALLATION. PADS ARE TO BE DESIGNED WITH REINFORCEMENT TO HANDLE THE WEIGHT OF THE EQUIPMENT BEING SUPPORTED.
22. VERIFY CEILING STYLES AND TYPES BEFORE ORDERING REGISTERS, GRILLES, AND DIFFUSERS. PROVIDE APPROPRIATE FRAME STYLES AS REQUIRED TO MATCH CEILING STYLES AND TYPES.
23. CO-ORDINATE EXACT LOCATIONS OF ALL CEILING REGISTERS, GRILLES, AND DIFFUSERS WITH LIGHTING LAYOUT, SPRINKLER HEADS, CEILING GRIDS, ETC.
24. ROUTE ALL NEW DUCTWORK AS HIGH AS POSSIBLE TO AVOID CONFLICTS WITH OTHER TRADES. VERIFY EXISTING CONDITIONS AND EXACT DUCTWORK ROUTING IN FIELD.

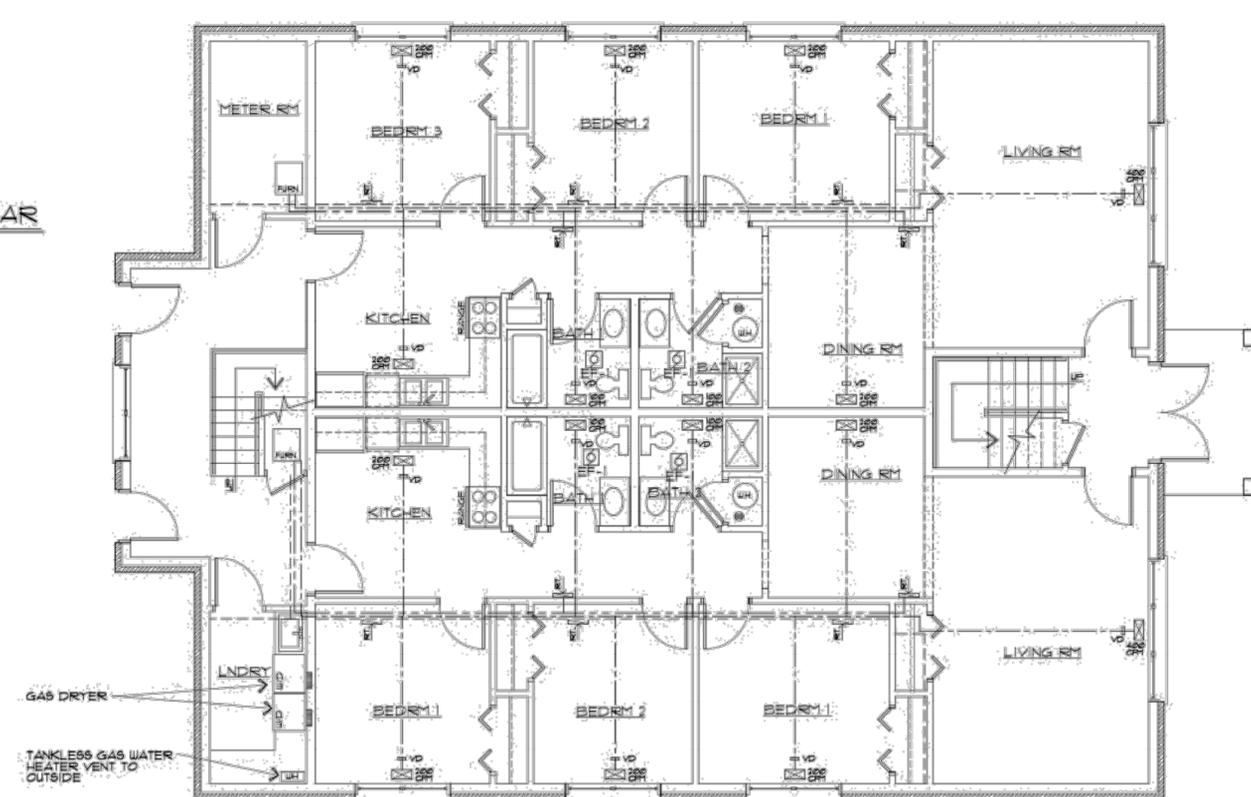
NOTE: SUPPLY AND RETURN DUCTWORK, MAIN TRUNK LINE TO BE RIGID SHEET METAL PER SMAGNA STANDARDS. 1/2" FOILBACK INSULATION FLAME SPREAD RATING OF 15 OR LESS. STROKE RATING OF 50 OR LESS. HANGERS NOT TO EXCEED 10'-0". FLEX DUCTWORK NOT TO EXCEED 4'-0". ALL SUPPLIES TO HAVE DAMPERS FOR BALANCING.

EXHAUST FAN SCHEDULE					
MARK	TYPE	MFG.	MODEL	CFM	REMARKS
EF-1	FAN	BROAN		100	WIRE TO LIGHT SWITCH

PACKAGED HEATING & COOLING UNIT (TYPICAL 6 TOTAL)														
TAG	MFR.	MODEL	CFM	MIN. OAI CFM	E.S.P. IN.	RPM	SUPPLY FAN HP	SEER	EVAP. COOL. BTU/HR	HEATING		WEIGHT LBS.	ELECTRICAL	OPTIONS
										TYPE	INPUT (BTU/HR)			
FURN			1400						36,000	66,000	54,000			



SECOND FLOOR MECHANICAL PLAN
SCALE: 3/16" = 1'-0"
NOTE: VENT ALL BATH & OTHER EXHAUSTS TO OUTSIDE



FIRST FLOOR MECHANICAL PLAN
SCALE: 3/16" = 1'-0"
NOTE: VENT ALL BATH & OTHER EXHAUSTS TO OUTSIDE

**8-UNIT BUILDING FOR
VILLAGE OF PARK FOREST**

DATE: 05/12/22

 EXP. DATE: 11/30/22

DESIGN FIRM REG. NO.
184.006972
 EXP. DATE
4-30-23

REVISIONS		
REV #	DATE	REV. PER.

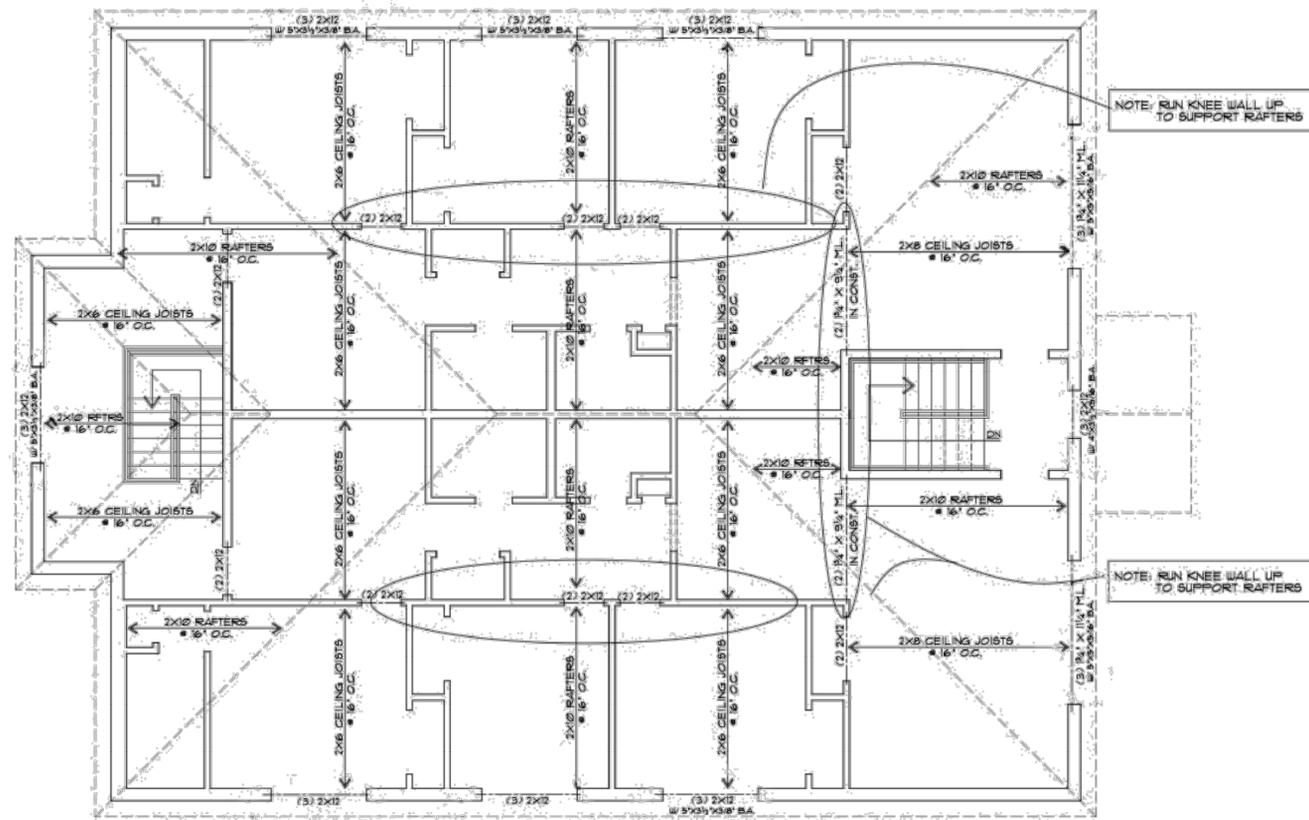
DATE
05-12-22
 DRAWN BY: RMA
 PROJECT NO.
22050
 SHEET NAME

MECHANICAL PLAN

SHEET NUMBER

M-1

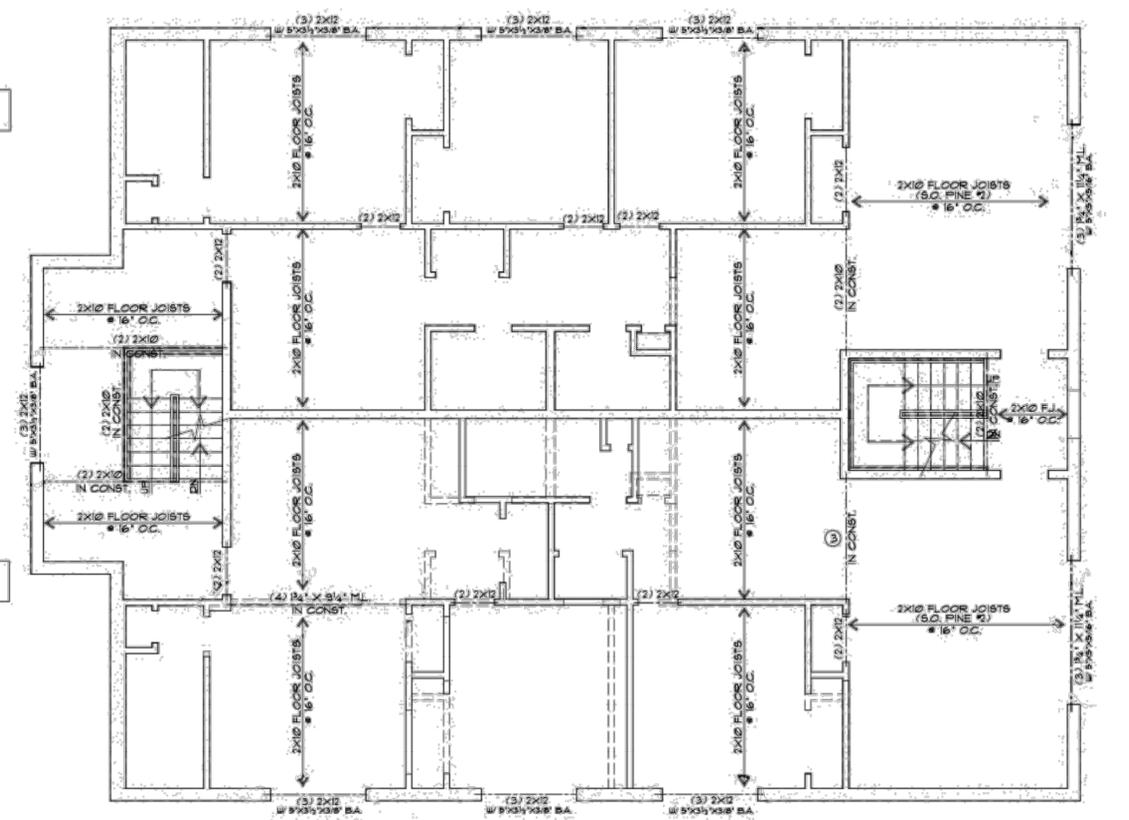
8-UNIT BUILDING FOR
VILLAGE OF PARK FOREST



THIRD FLOOR STRUCTURAL (ROOF PLAN OVERLAY)

SCALE: 3/16" = 1'-0"

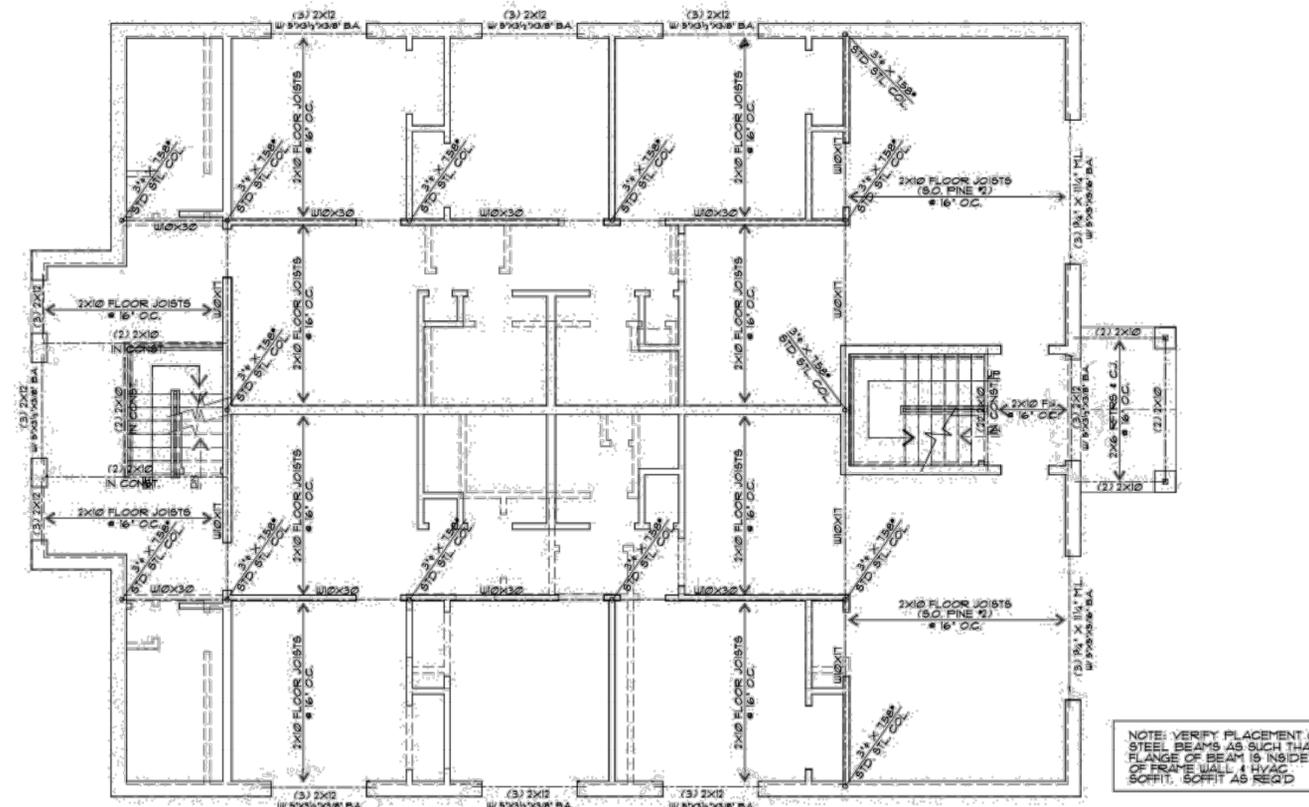
— 3rd FLOOR SOLID LINE
- - - - - ROOF DASHED LINE



SECOND FLOOR STRUCTURAL (THIRD FLOOR OVERLAY)

SCALE: 3/16" = 1'-0"

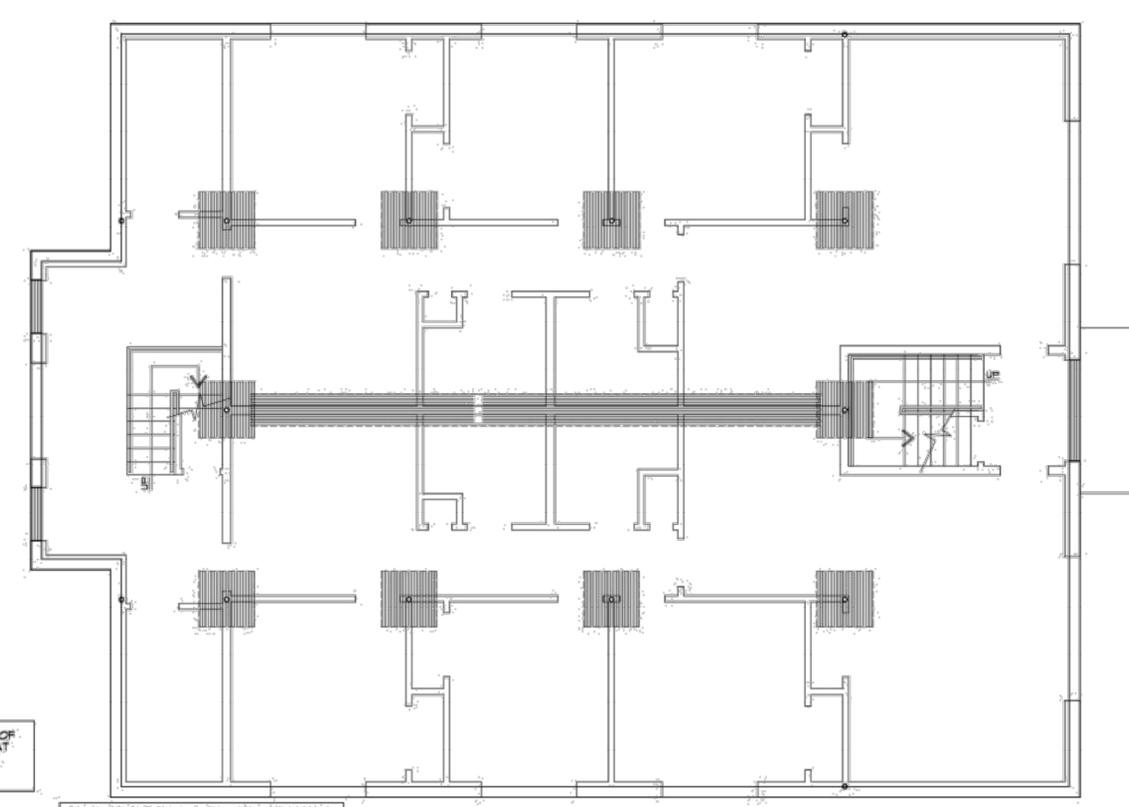
— 2nd FLOOR SOLID LINE
- - - - - 3rd FLOOR DASHED LINE



FIRST FLOOR STRUCTURAL (SECOND FLOOR OVERLAY)

SCALE: 3/16" = 1'-0"

— 1st FLOOR SOLID LINE
- - - - - 2nd FLOOR DASHED LINE



FOUNDATION STRUCTURAL (FIRST FLOOR OVERLAY)

SCALE: 3/16" = 1'-0"

— FOUNDATION SOLID LINE
- - - - - 1st FLOOR DASHED LINE

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S-1