

**HISTORIC PRESERVATION COMMISSION
AGENDA
REGULAR MEETING**

February 13, 2020 – 6:30 p.m.

**LEMONT VILLAGE HALL
418 MAIN STREET**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CHAIRMAN'S REPORT**
- V. PUBLIC HEARINGS**
- VI. APPLICATIONS**
- VII. NEW BUSINESS**
- VIII. OLD BUSINESS**
 - A.** Certificate of Appropriateness for demolition and addition at 326 Main Street (multi-story mixed-use)
- IX. AUDIENCE PARTICIPATION**
- X. ADJOURN**

Application for Certificate of Appropriateness

Lemont Historic Preservation Commission
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

Applicant's Name AL SWEIS (SWEIS UNIVERSAL)

Applicant's Address 326 MAIN STREET, IL LEMONT 60439

Applicant's Telephone # (708) 363-9590

Applicant's E-mail Address sweisuniversal@gmail.com

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is a tenant on the subject property.

PROPERTY INFORMATION

Address of Subject Property/Properties 326 MAIN STREET LEMONT, IL 60439

Parcel Identification Number of Subject Property/Properties 22-20-419-001-0000

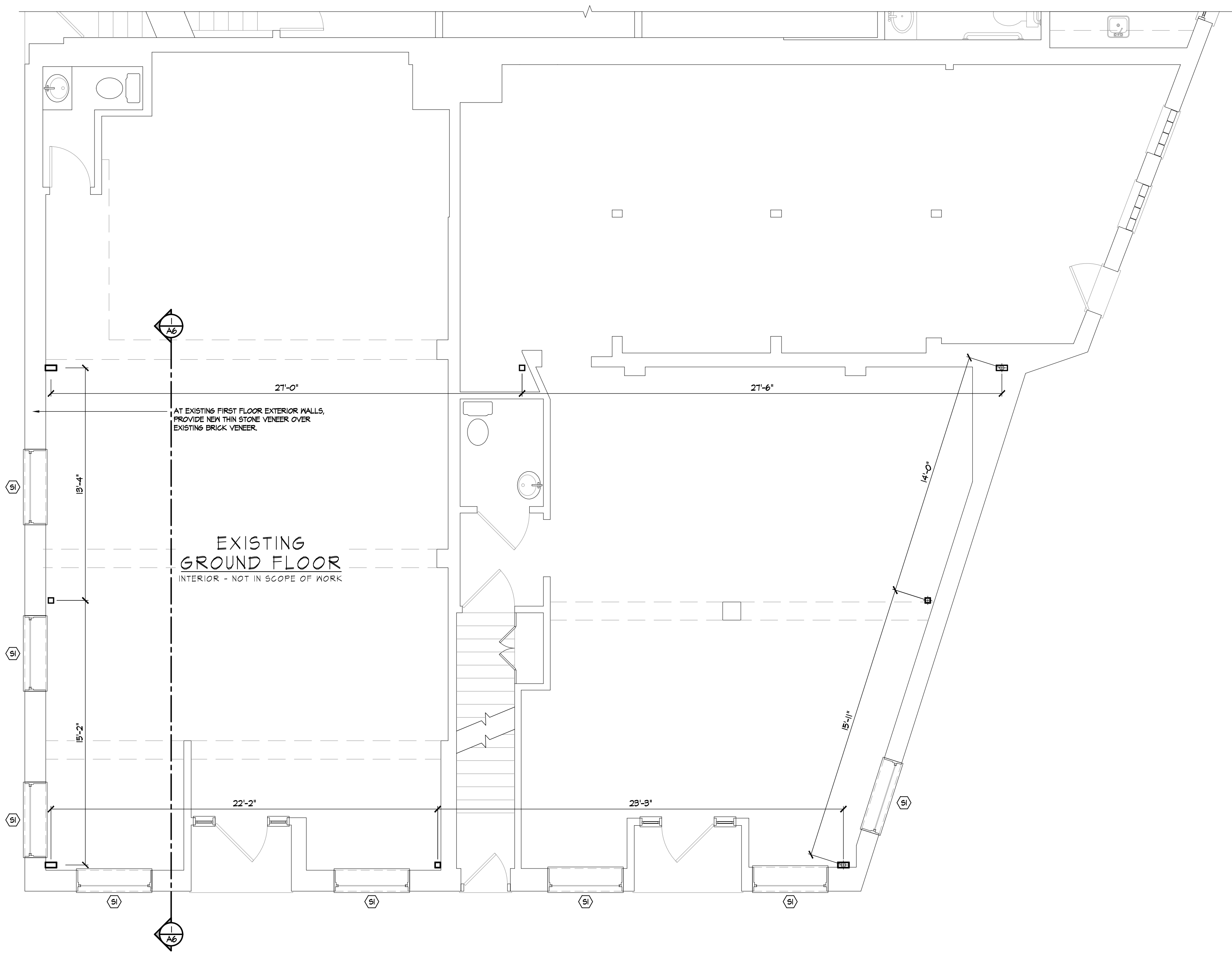
PROJECT INFORMATION

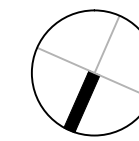
Proposed Construction, Renovation, Demolition (check all that apply):

- | | |
|---|---|
| Change in height of structure _____ | Change in fenestration (window arrangement) _____ |
| Change in footprint of structure _____ | Replacement of windows, awnings _____ |
| Addition to structure _____ | Replacement of exterior details _____ |
| Change in exterior materials on a structure _____ | Installation or alteration of a fence _____ |
| Change in roofing materials _____ | Construction of new structure <input checked="" type="checkbox"/> |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

SEE ATTACHE DRAWINGS



 NORTH
GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

STRUCTURE NOTE:
 IT IS THE INTENT THAT ALL STRUCTURAL LOADS ARE TO BE BROUGHT DOWN TO THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT ARE NOT CONSISTANT W/ THAT ENDEAVOR.

GENERAL CONTRACTOR



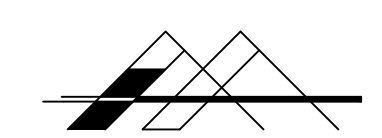
GORT CUSTOM HOMES
 PHONE : 708.601.4678

ARCHITECT



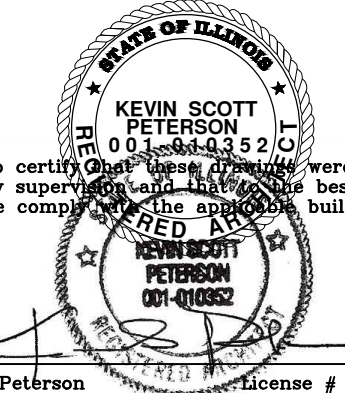
K.PETERSON ASSOCIATES
 ARCHITECTS
 915 N. SPRING AVENUE
 NAPERVILLE, IL. 60540
 PHONE : 630.548.1315

STRUCTURAL ENGINEER



A.C.A. ARCHITECTS,
 ENGINEERS LTD.
 NILES, IL, 60714
 PHONE : 847.647.2441

CERTIFICATION




This is to certify that these drawings were prepared under my supervision and to the best of my knowledge comply with the applicable building codes.

Kevin S. Peterson License # 001-010352
 Licensed Architect, State of Illinois Exp. 11/30/20
 Professional Design Firm License # 184.006288

Sheets: A-1 TO A-6 Date: 12-18-2019
 NOTE: The above certification expires 60 days after the date signed. After such date, the Architect must be notified for drawing review and re-certification.

BUILDING:
 326 MAIN STREET
 LEMONT, ILLINOIS, 60439

Project 15-123 PROPOSED ELEVATION REMODEL	
Date 12-17-2019	Sheet 2 of 6 FIRST FLOOR PLAN
Revisions	A-2

GENERAL CONTRACTOR



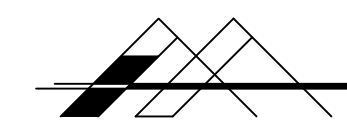
GORT CUSTOM HOMES
PHONE: 708.601.4678

ARCHITECT

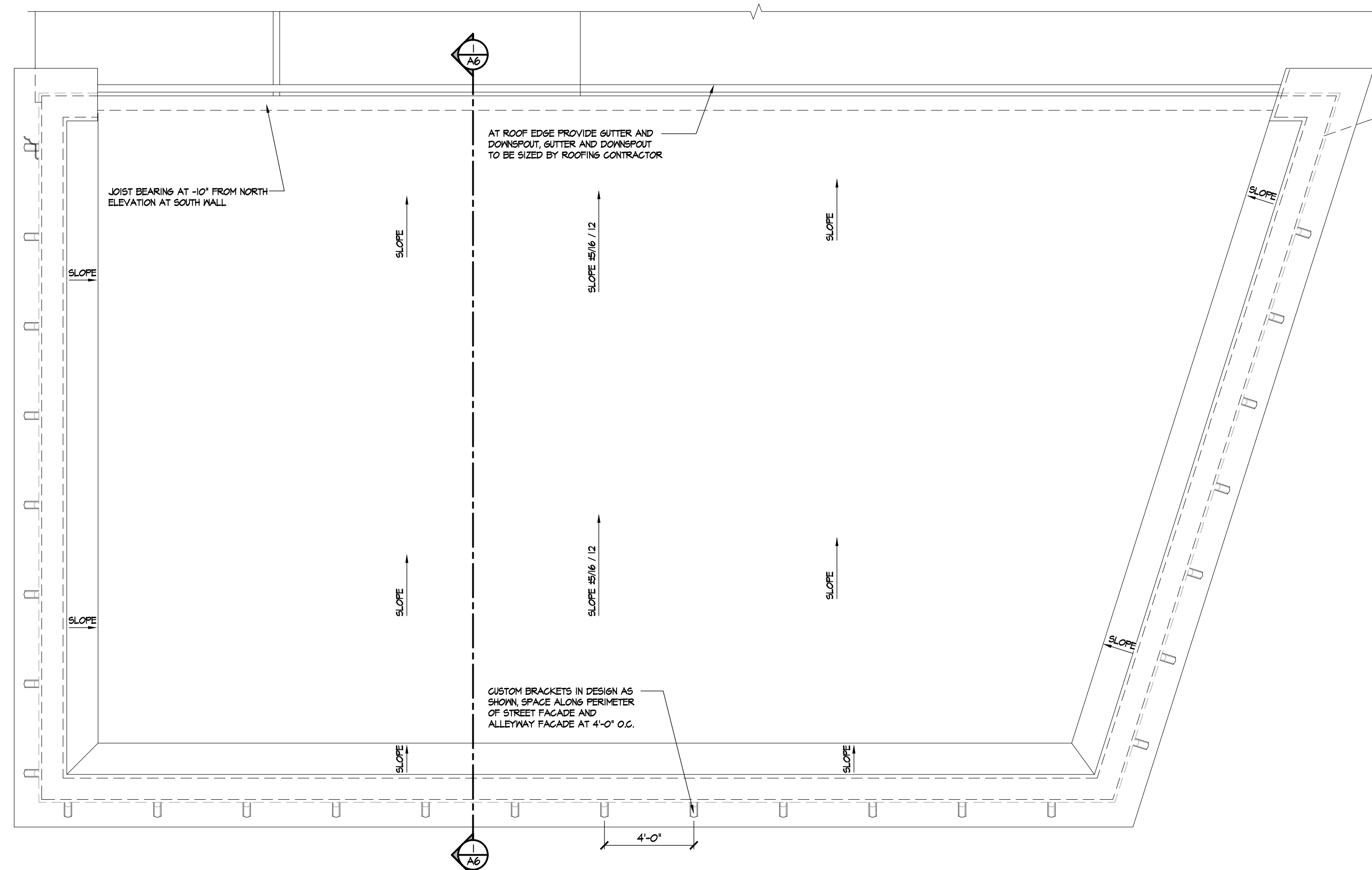


K.PETERSON ASSOCIATES ARCHITECTS
915 W. SPRING AVENUE
NAPERVILLE, IL 60540
PHONE: 630.540.1815

STRUCTURAL ENGINEER



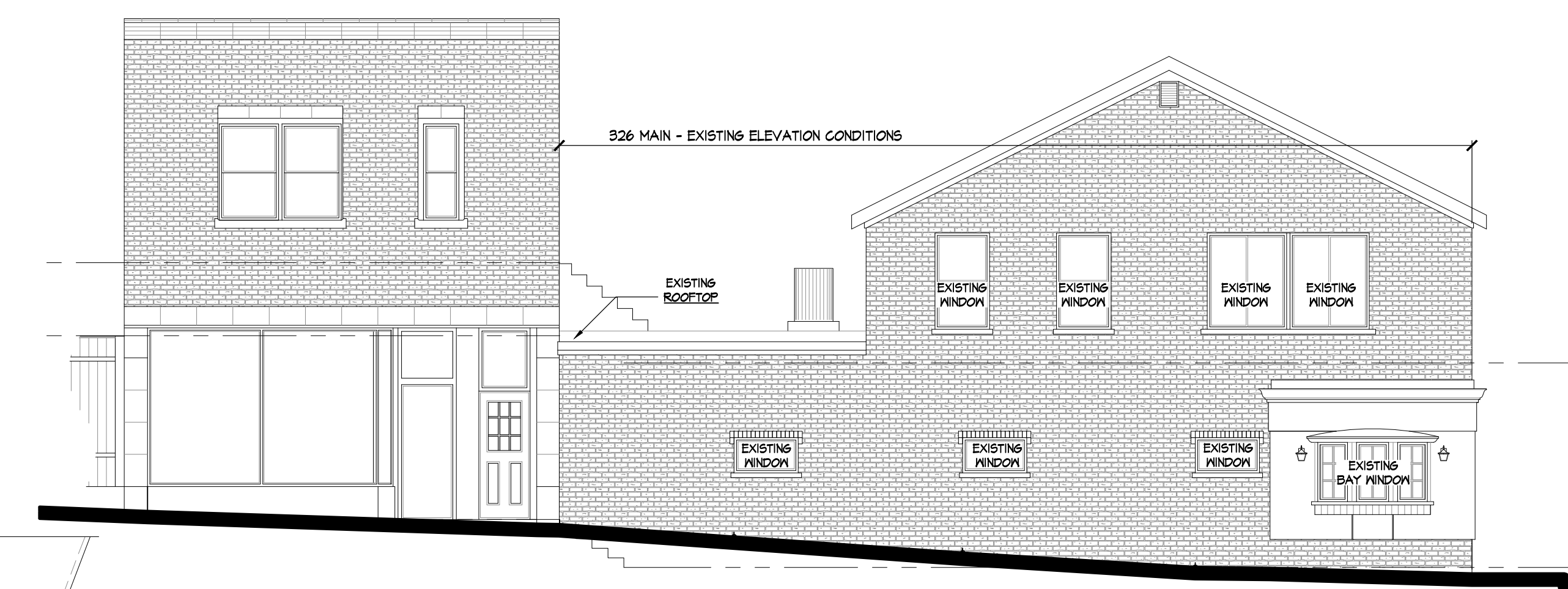
A.C.A. ARCHITECTS, ENGINEERS LTD.
NILES, IL, 60714
PHONE: 847.647.2441



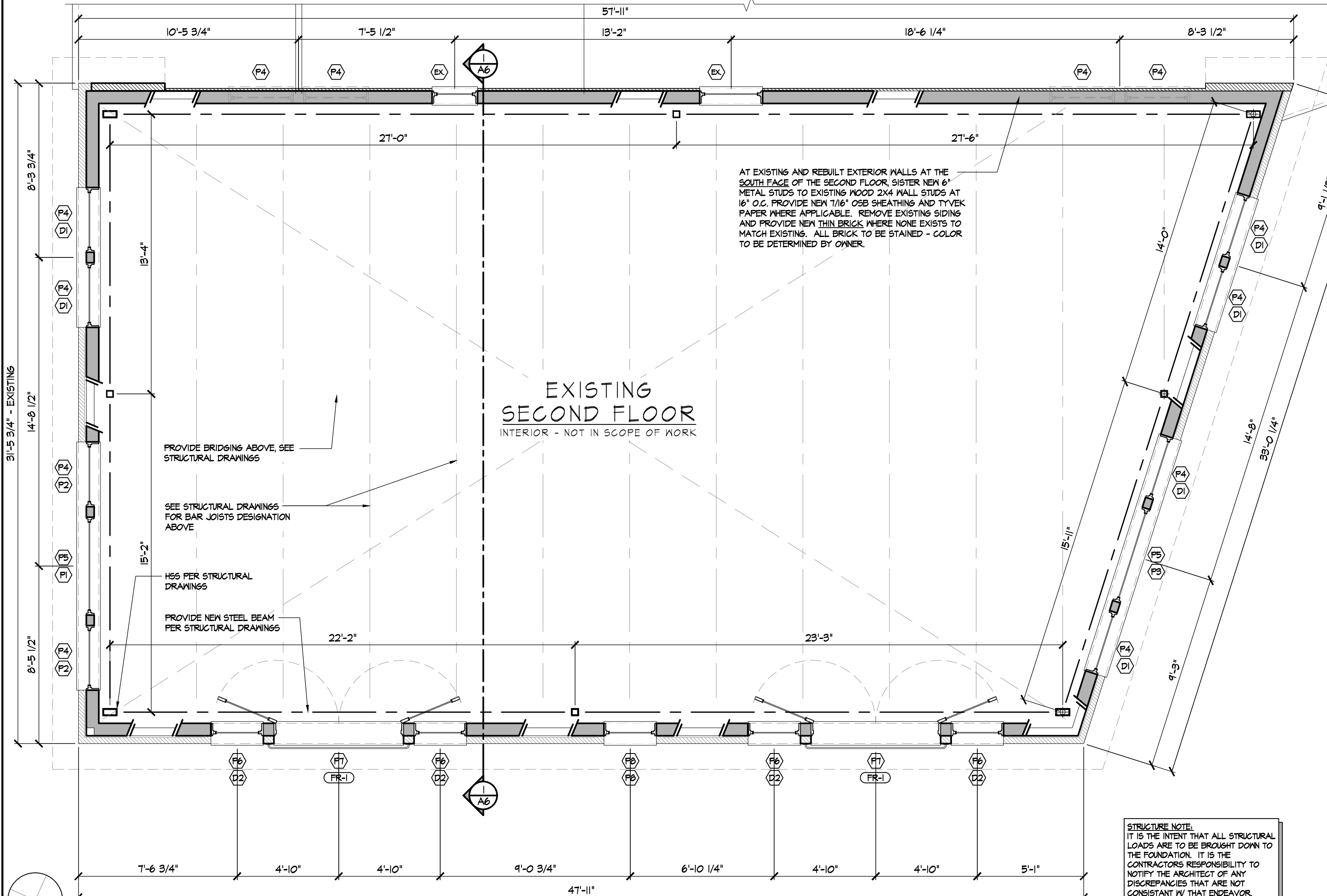
ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH



EXISTING MAIN STREET ELEVATION (NORTH)
SCALE: N.T.S.



EXISTING STEPHEN STREET ELEVATION (EAST)
SCALE: N.T.S.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

STRUCTURE NOTE:
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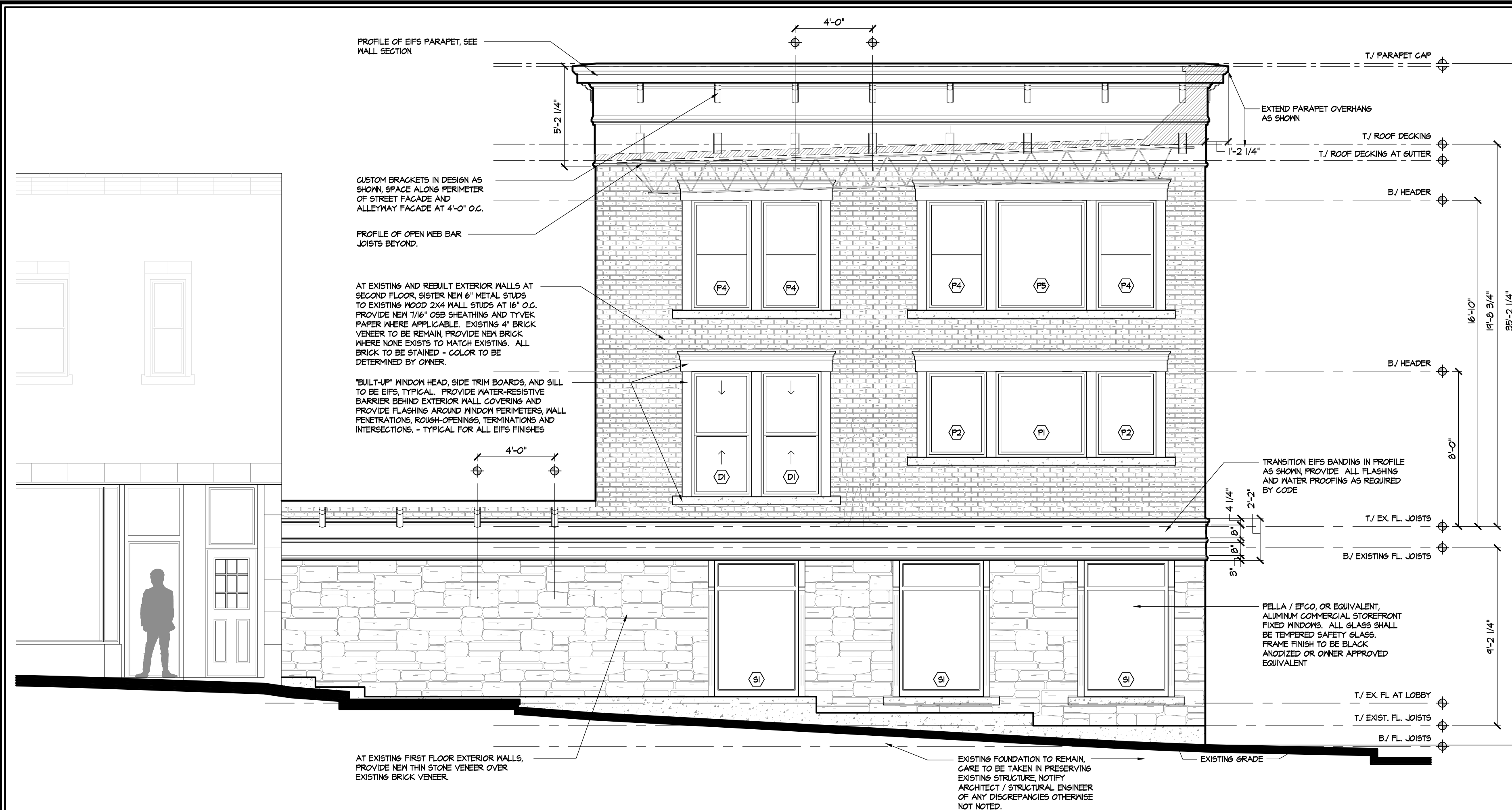
CERTIFICATION

KEVIN SCOTT PETERSON
PROFESSIONAL DESIGN FIRM
This is to certify that these drawings were prepared under my supervision and to the best of my knowledge comply with all applicable building codes.

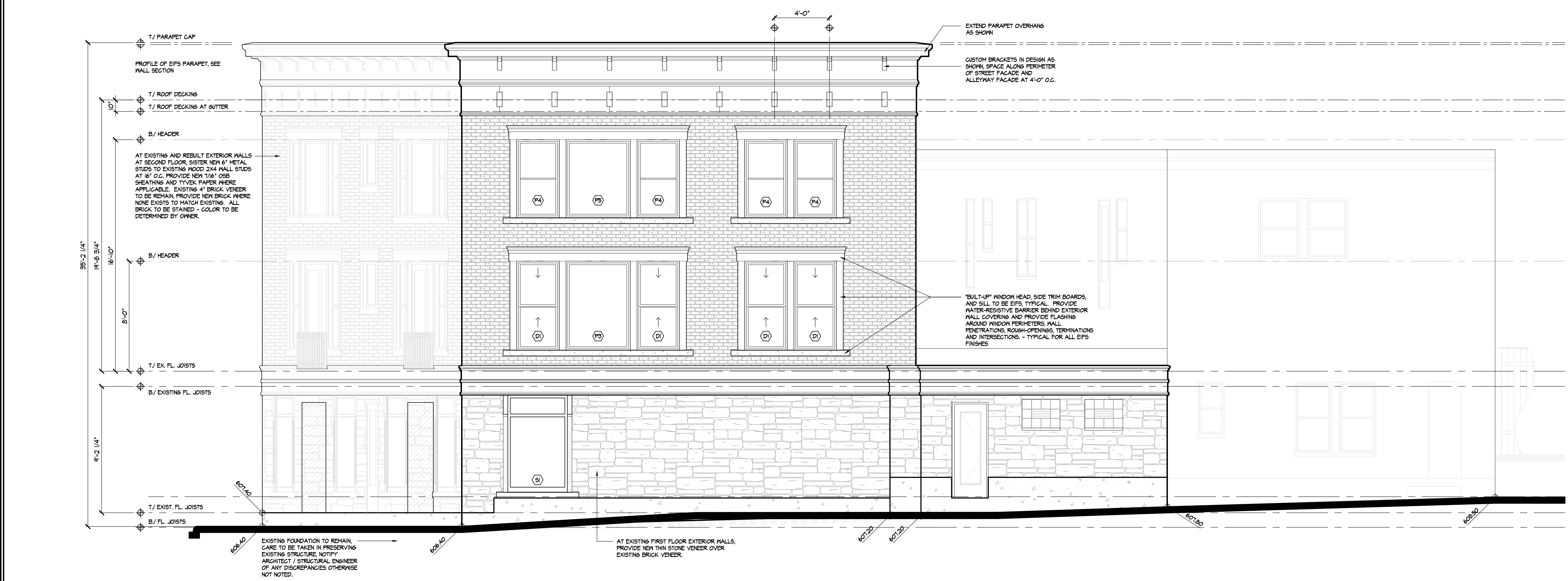
Kevin S. Peterson License # 001-010358
Licensed Architect, State of Illinois Exp. 11/30/20
Professional Design Firm License # 184.006888
Date: 12-18-2019
NOTE: The above certification expires 60 days after the date signed. After such date, the Architect must be notified for drawing review and re-certification.

BUILDING:
326 MAIN STREET
LEMONT, ILLINOIS, 60439

Project 15-123 PROPOSED ELEVATION REMODEL	
Date 12-17-2019	Sheet 3 of 6 SECOND FLOOR PLAN AND ROOF PLAN, EXIST. ELEVATIONS
Revisions	A-3



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



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

GENERAL CONTRACTOR



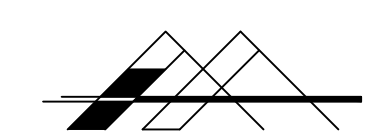
GORT CUSTOM HOMES
PHONE : 708.601.4678

ARCHITECT



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STRUCTURAL ENGINEER



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Professional Design Firm License # 184.006888

Sheets: A-1 TO A-6 Date: 12-18-2019

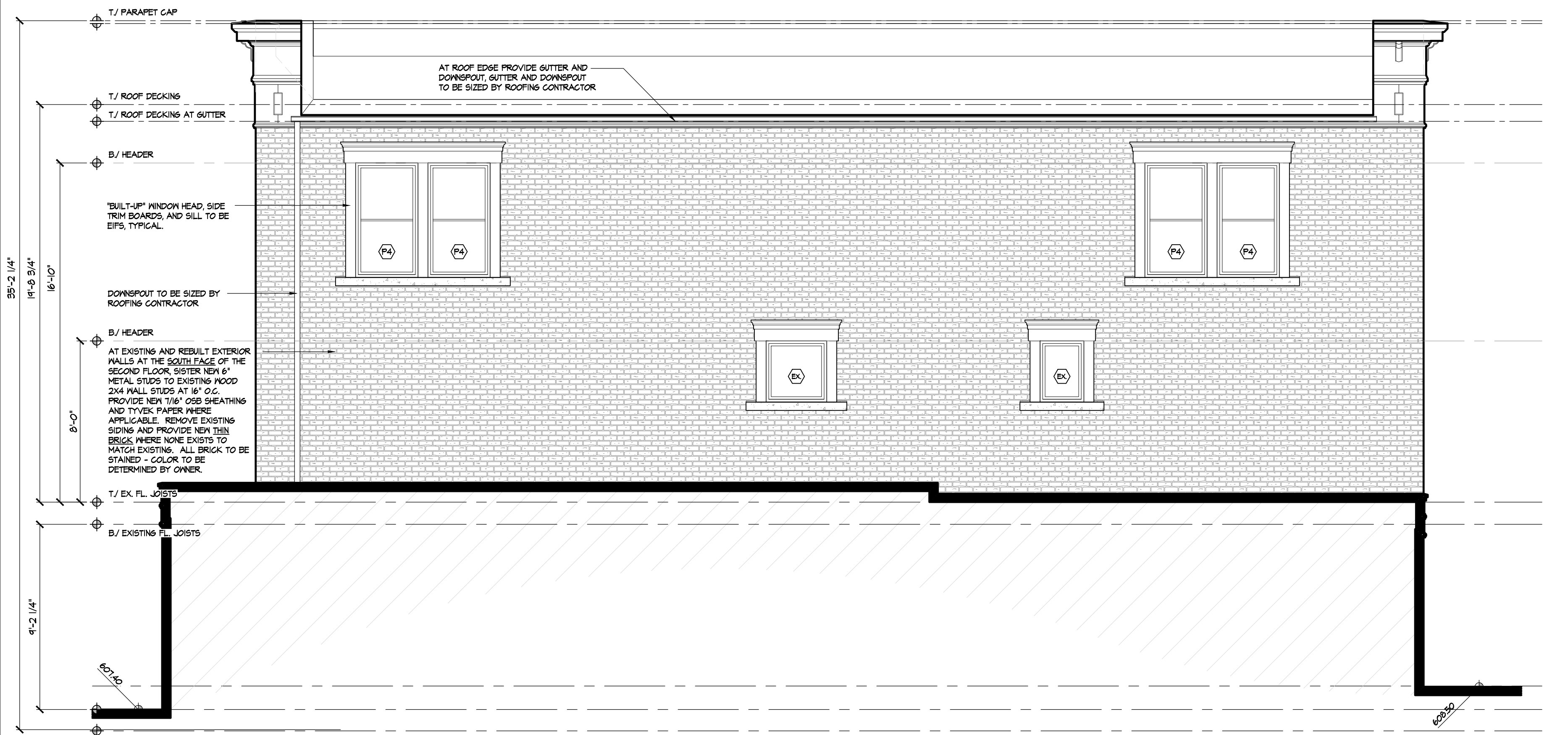
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BUILDING:
326 MAIN STREET
LEMONT, ILLINOIS, 60439

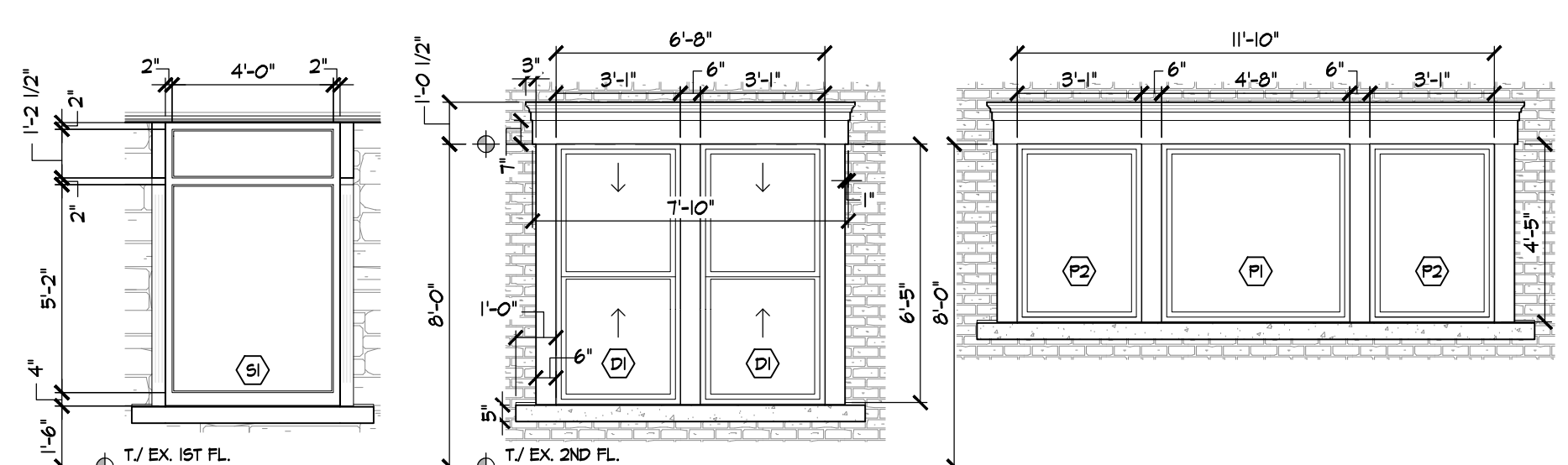
Project 15-123 PROPOSED ELEVATION REMODEL	
Date 12-17-2019	
Revisions	Sheet 4 of 6 ELEVATIONS AND WINDOW DETAILS A-4



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



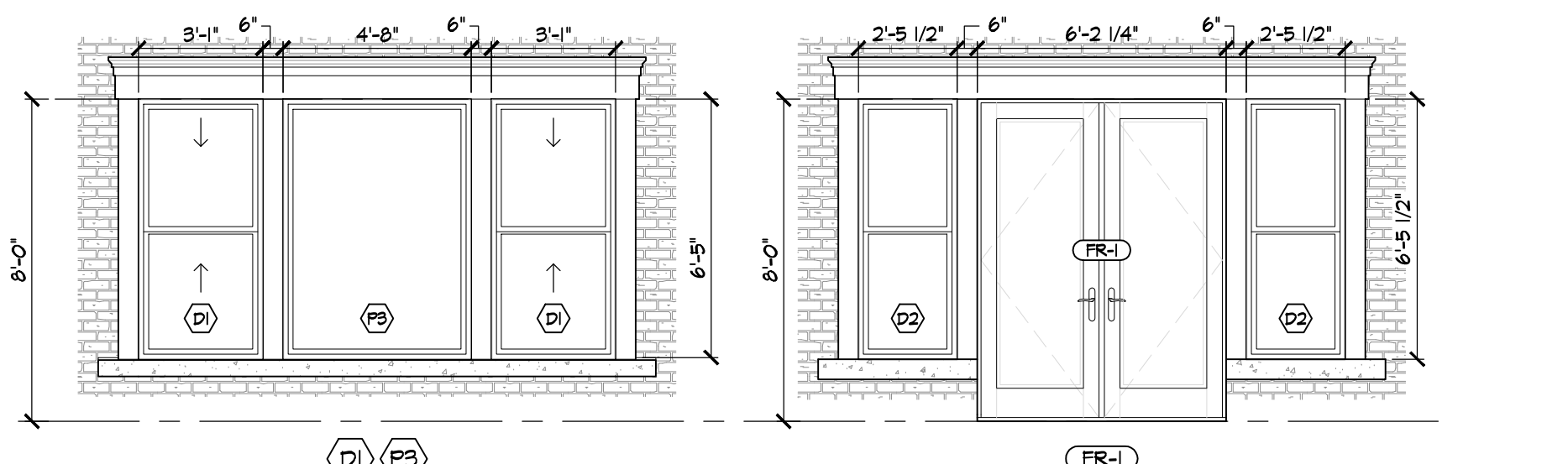
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



S1
PELLA / EFCO, OR EQUIVALENT, ALUMINUM COMMERCIAL STOREFRONT FIXED WINDOWS. ALL GLASS SHALL BE TEMPERED SAFETY GLASS. FRAME FINISH TO BE BLACK ANODIZED OR OWNER APPROVED EQUIVALENT.

D1
PELLA, OR EQUIVALENT, GLAD DOUBLE-HING WINDOWS. B/J SASHES SHALL BE TEMPERED SAFETY GLASS. WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT. PROVIDE WINDOW OPENING CONTROL DEVICE.

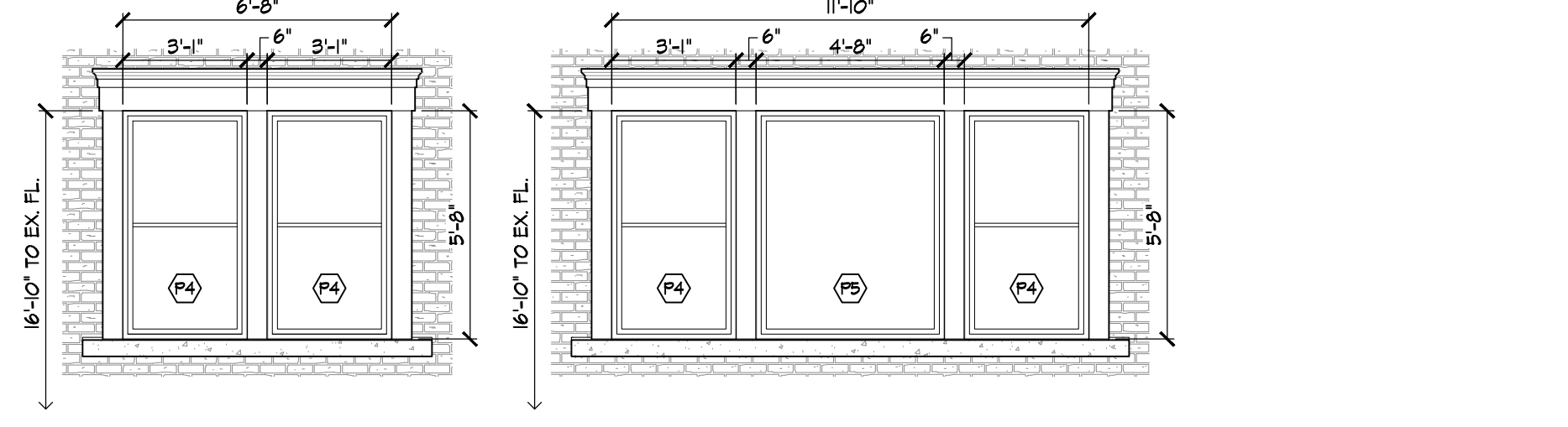
P1/P2
PELLA, OR EQUIVALENT, GLAD PICTURE WINDOWS. WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT.



D2
PELLA, OR EQUIVALENT, GLAD DOUBLE-HING 4 PICTURE WINDOWS. B/J SASHES OF D.H. MIN SHALL BE TEMPERED SAFETY GLASS. FULL PICTURE TO BE TEMPERED/WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT. PROVIDE WINDOW OPENING CONTROL DEVICE AT OPERABLE WIN.

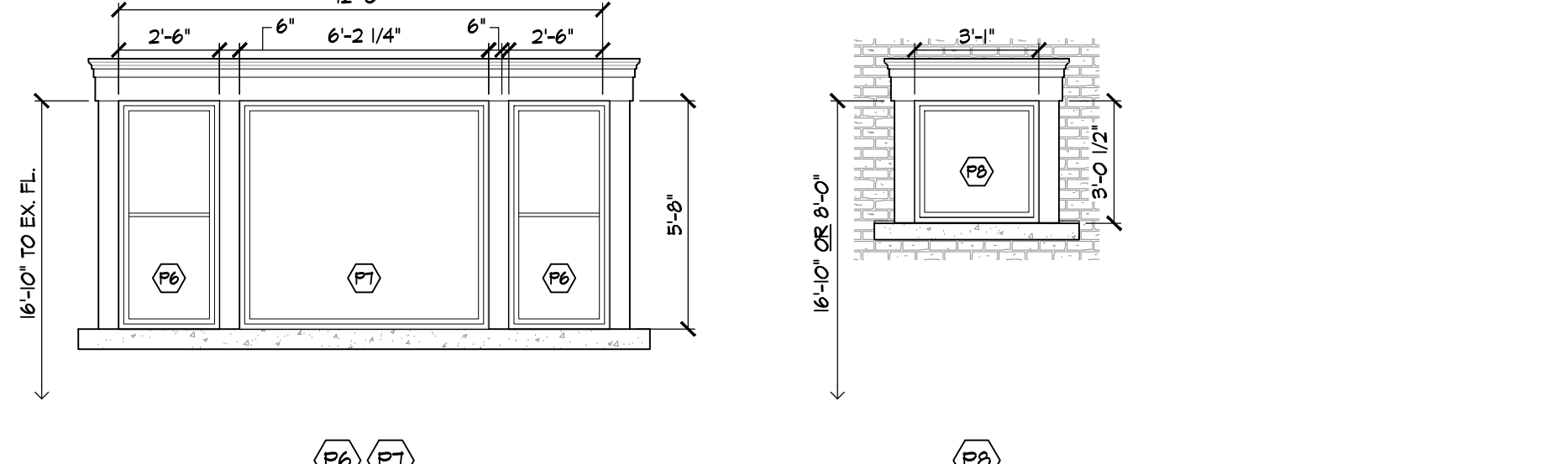
FR-1
PELLA, OR EQUIVALENT, ARCHITECT SERIES. GLAZING TO BE TEMPERED. WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT.

P3
PELLA, OR EQUIVALENT, GLAD DOUBLE-HING 4 PICTURE WINDOWS. B/J SASHES OF D.H. MIN SHALL BE TEMPERED SAFETY GLASS. FULL PICTURE TO BE TEMPERED/WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT. PROVIDE WINDOW OPENING CONTROL DEVICE AT OPERABLE WIN.



P4
PELLA, OR EQUIVALENT, GLAD PICTURE WINDOWS. WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT. PROVIDE SIMULATED DIVIDED LITE AT "P4" UNITS TO SIMULATE DOUBLE HING LOOK.

P5
PELLA, OR EQUIVALENT, GLAD PICTURE WINDOWS. WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT. PROVIDE SIMULATED DIVIDED LITE AT "P4" UNITS TO SIMULATE DOUBLE HING LOOK.



P6/P7
PELLA, OR EQUIVALENT, GLAD PICTURE WINDOWS. WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT. PROVIDE SIMULATED DIVIDED LITE AT "P6" UNITS TO SIMULATE DOUBLE HING LOOK.

P8
PELLA, OR EQUIVALENT, GLAD PICTURE WINDOWS. WOOD CLAD EXTERIOR OR OWNER APPROVED EQUIVALENT.

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

GENERAL CONTRACTOR

GORT CUSTOM HOMES
PHONE: 708.601.4678

ARCHITECT

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STRUCTURAL ENGINEER

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NILES, IL, 60714
PHONE: 847.647.2441

CERTIFICATION

KEVIN S. PETERSON
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License # 001-010390
Exp. 11/30/20
Professional Design Firm License # 184.006688

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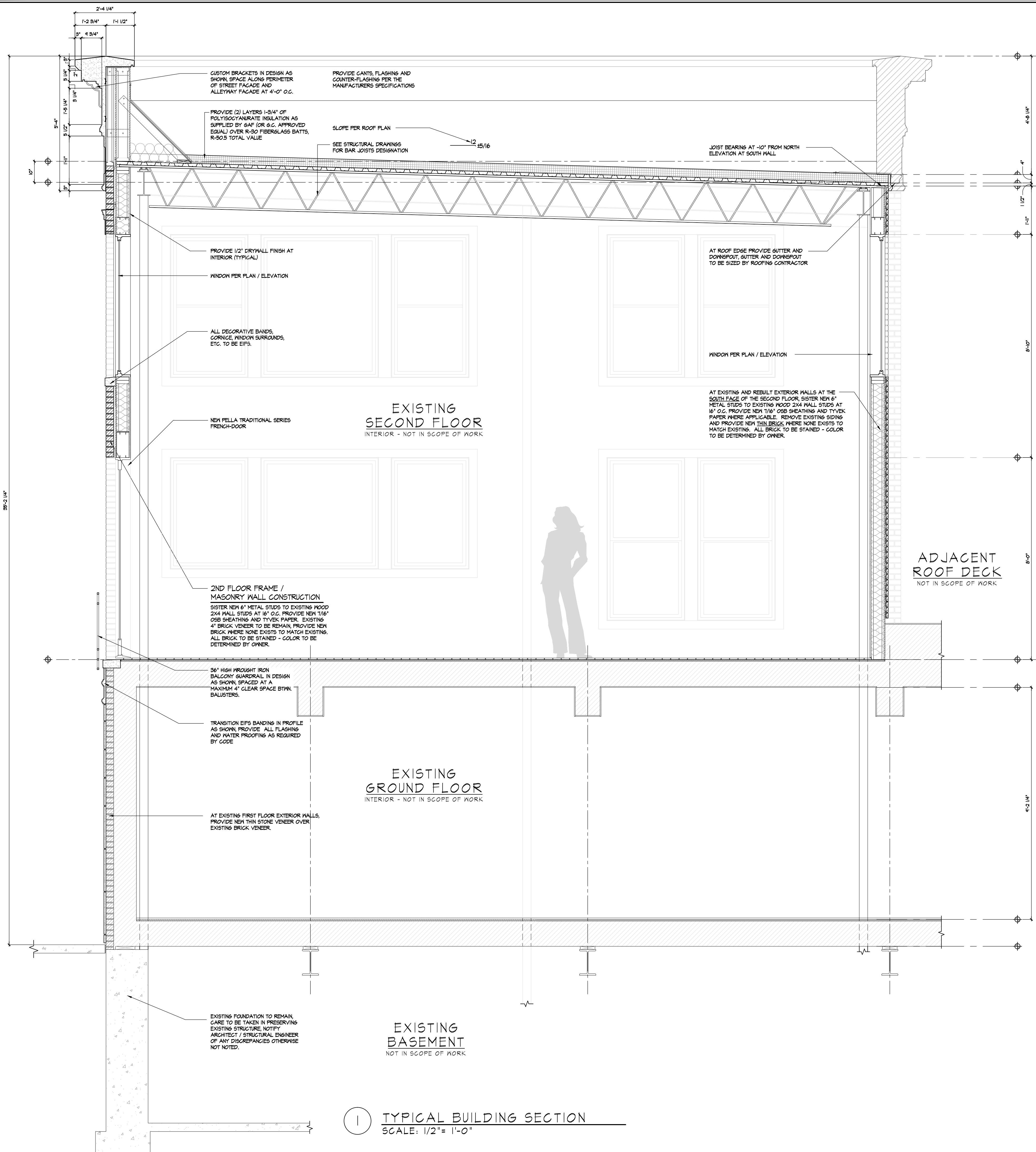
BUILDING:
326 MAIN STREET
LEMONT, ILLINOIS, 60439

Project 15-123
PROPOSED ELEVATION REMODEL
Date 12-17-2019
Revisions

K. PETERSON ASSOCIATES ARCHITECTS
915 W. SPRING AVENUE
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PH: 630.548.1815

Sheet 5 of 6
ELEVATIONS AND WINDOW DETAILS

A-5



1 TYPICAL BUILDING SECTION
SCALE: 1/2" = 1'-0"

GENERAL CONTRACTOR



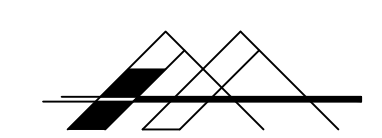
GORT CUSTOM HOMES
PHONE: 708.601.4678

ARCHITECT



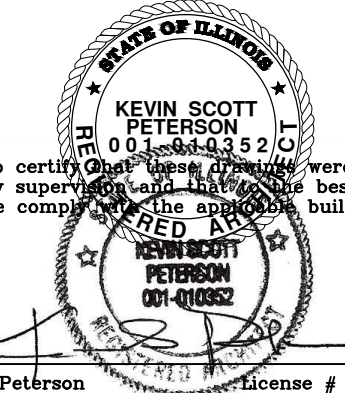
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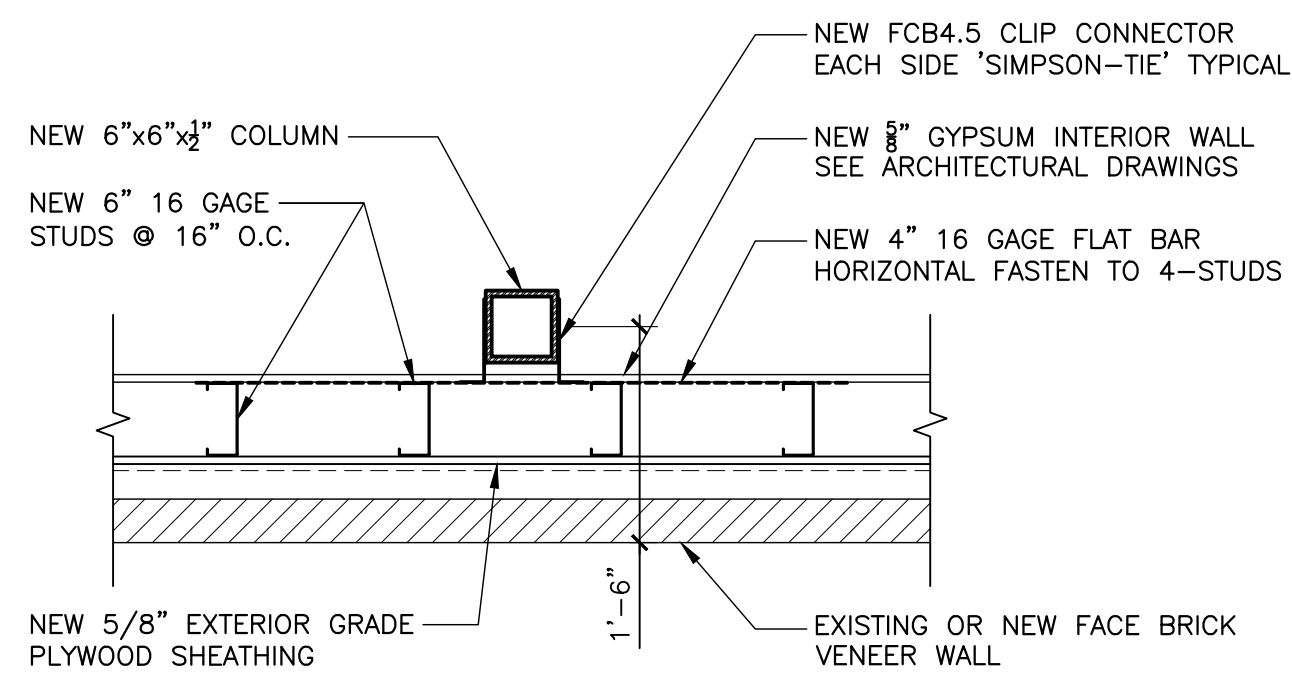
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Sheets: A-1 TO A-6 Date: 12-18-2019
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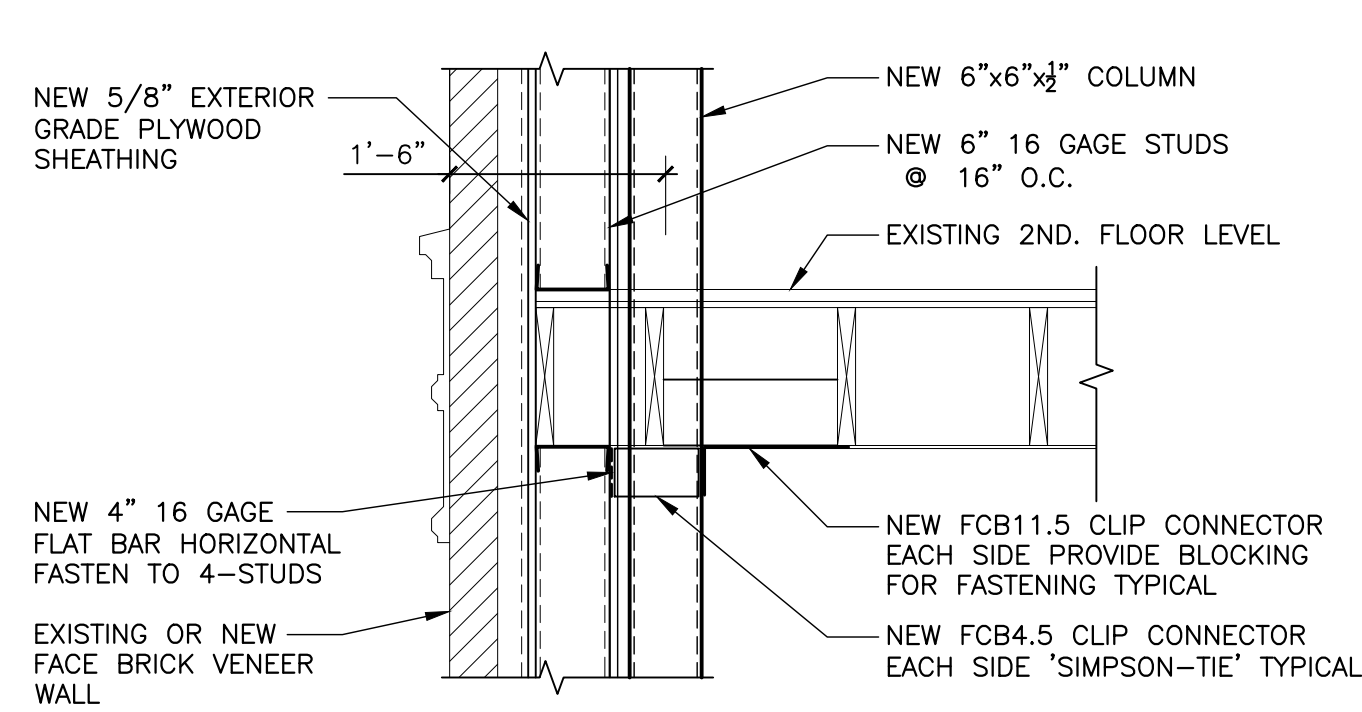
BUILDING:
326 MAIN STREET
LEMONT, ILLINOIS, 60439

Project 15-123 PROPOSED ELEVATION REMODEL	
Date 12-17-2019	

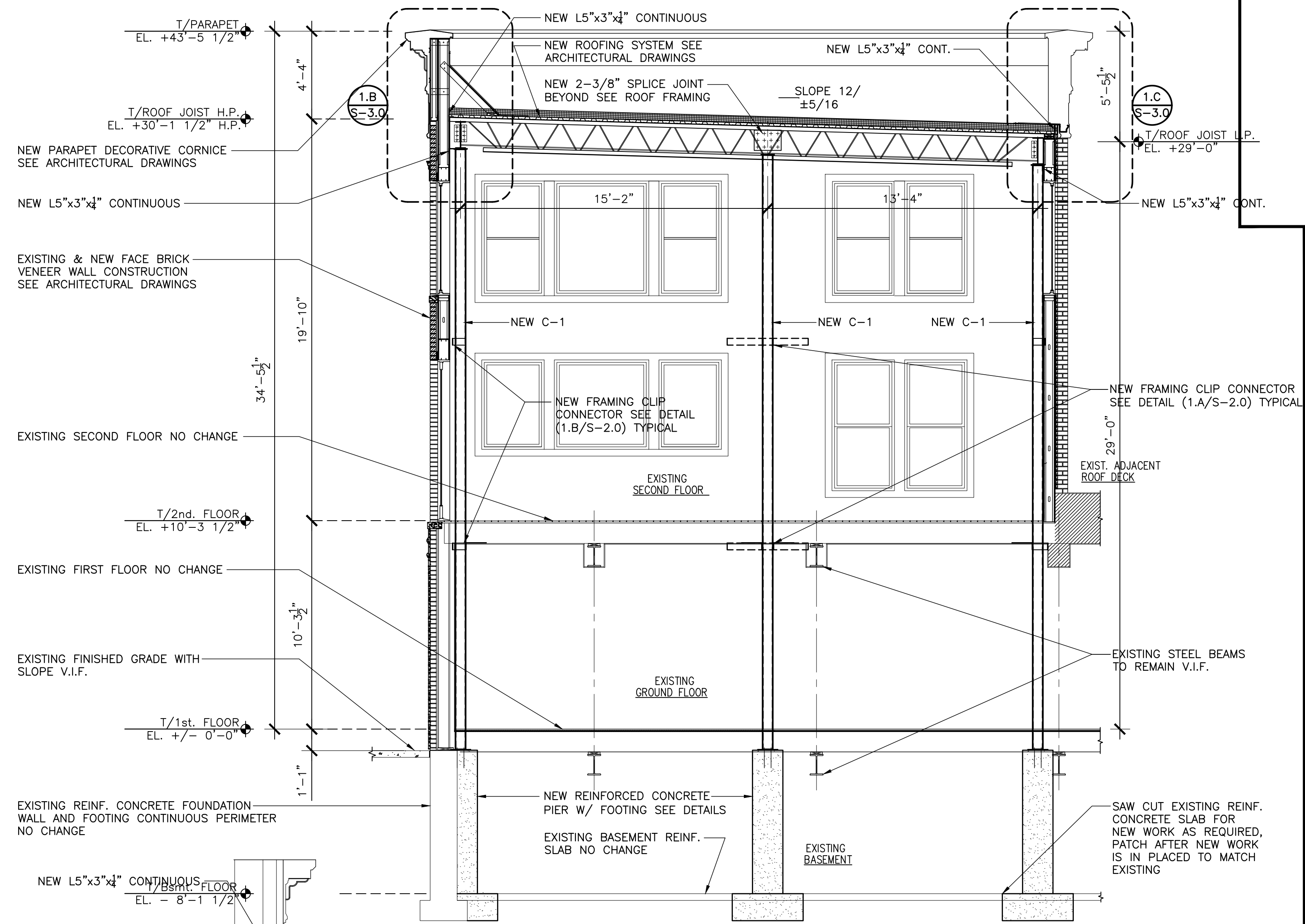
Revisions	Sheet 6 of 6 TYPICAL WALL SECTION
	A-6



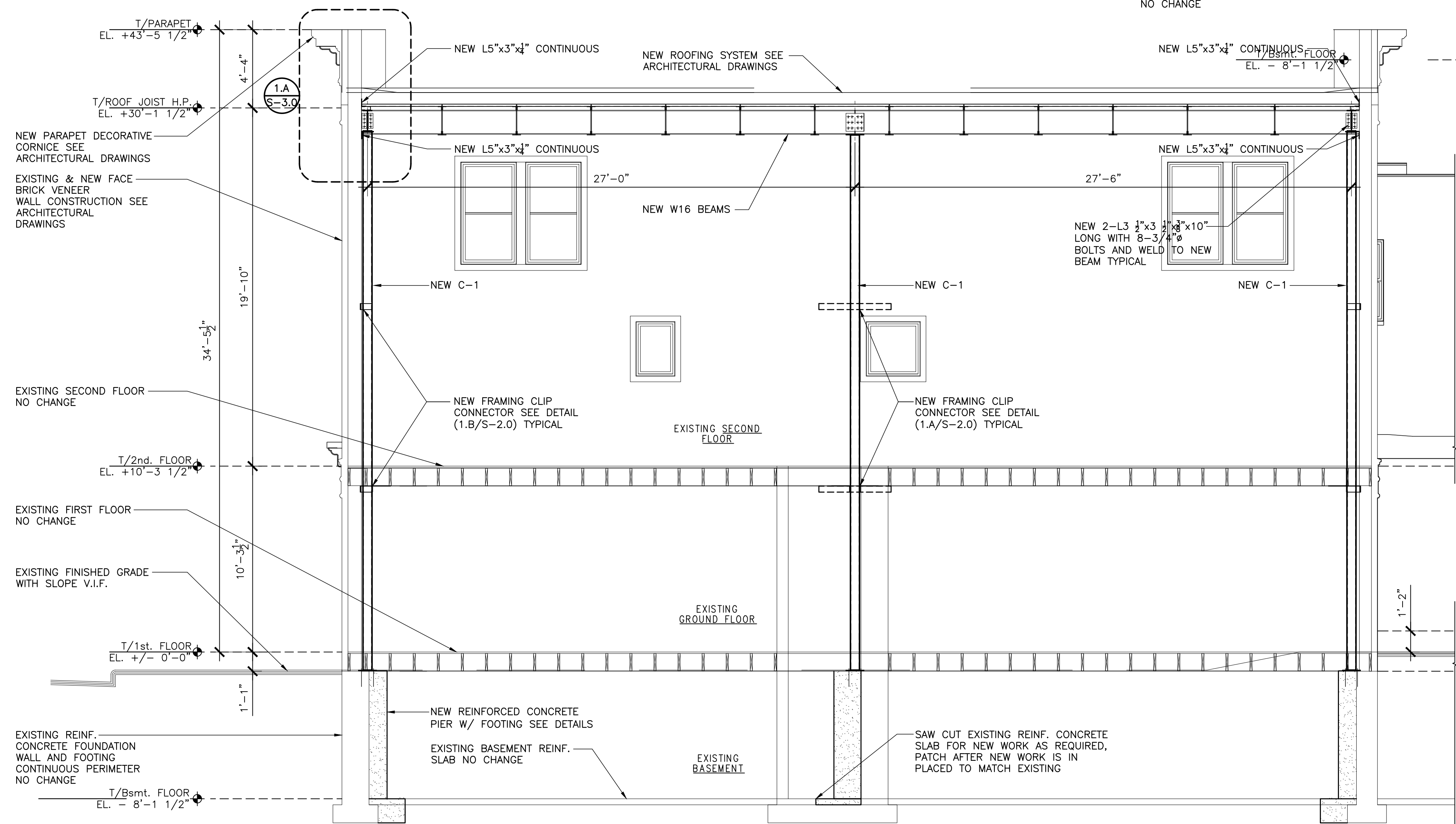
1.A TYP. PLAN DETAIL
S-2.0 SCALE: 3/4" = 1'-0"



1.B TYP. WALL DETAIL
S-2.0 SCALE: 3/4" = 1'-0"

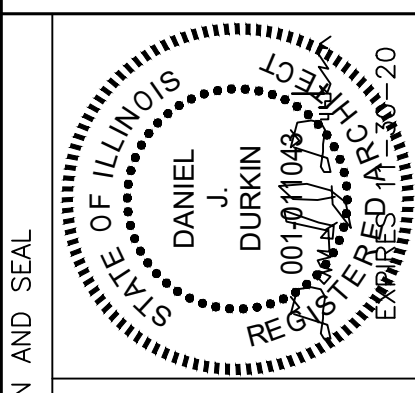


2 BUILDING SECTION SHOWING NEW WORK
S-2.0 SCALE: 1/4" = 1'-0"



1 BUILDING SECTION SHOWING NEW WORK
S-2.0 SCALE: 1/4" = 1'-0"

A.C.A.
ARCHITECTS ENGINEERS LTD.
540 W. MONROE ST. SUITE 300
NILES, IL 60714
TEL: (815) 647-2448
FAX: (815) 647-2448
E-MAIL: ACALEXANDER@CALEXANDER.COM
ACA 008 F 0704



CERTIFICATION AND SEAL
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AS SIGNIFIED BY MY HAND AND SEAL.

NO.	DATE	DESCRIPTION	REVISIONS

SCALE: 1" = 1'-0"
0' 1/2' 1' 2'

SCALE: 1/2" = 1'-0"
0' 1' 2' 4'

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

DRAWING TITLE
EXISTING BUILDING SECTIONS SHOWING NEW WORK
RENOVATION OF EXISTING BUILDING
MIX USE DEVELOPMENT
326 MAIN STREET
LEMONT, IL 60439

PERMIT NO. _____
DRAWN BY: N.B.
DATE: 12/18/2019
REVIEWED BY: G.E.K.

DRAWING NO.
S-2.0

STRUCTURAL GENERAL NOTES

GENERAL NOTES

- THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. IF IT SHOULD BE DETERMINED THAT THE ACTUAL CONDITIONS DO NOT ALLOW FOR THE WORK TO BE PERFORMED AS CALLED FOR OR DETAILED ON THE DRAWINGS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES TO THE PROPER SUPERVISING AUTHORITY ALONG WITH POSSIBLE ALTERNATIVE METHODS OF PERFORMING THE WORK.
 - CONTRACTORS SHALL FURNISH ALL NECESSARY SHORING AND SUPPORTS SO AS NOT TO DAMAGE EXISTING CONSTRUCTION, UTILITIES, MECHANICAL EQUIPMENT, ETC., DURING EXECUTION OF HIS WORK.
 - ALL CONTRACTORS SHALL SUBMIT COMPLETE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. TYPICAL ALL TRADES.
- FOUNDATION, EXCAVATION, & BACKFILLING NOTES**
- DESIGN SOIL PRESSURE TO BE A MINIMUM BEARING OF 3000 PSF. FOR SPREAD FOOTINGS AND PERIMETER GRADE WALL FOOTINGS
 - DESIGN SOIL PRESSURE IS IN CONFORMANCE WITH THE SOILS REPORT PREPARED BY -----
 - CONTRACTORS SHALL CARRY ALL SPREAD FOOTINGS AND PERIMETER GRADE WALL FOOTINGS TO SOLID UNDISTURBED SOIL. SEE SOILS REPORT
 - MINIMUM DEPTH OF ALL FOOTINGS SHALL BE 4'-0" BELOW GRADE FOR FROST PROTECTION, UNLESS NOTED OTHERWISE.
 - GENERAL CONTRACTOR SHALL SECURE THE SERVICES OF A QUALIFIED SOILS TESTING ENGINEER, TO VERIFY THE DESIGN SOIL PRESSURE, DURING CONSTRUCTION. SOILS TESTING ENGINEER SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO EXECUTION OF WORK.
 - CONTRACTOR SHALL EXCAVATE, REMOVE AND HAUL AWAY ALL LOOSE, SOFT, ORGANIC OR OTHERWISE UNDESIRABLE SOILS. PROOF ROLL ENTIRE SURFACE AND REWORK ALL WEAK AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING FOUNDATION THAT INTERFERING WITH THE NEW FOUNDATION AND THE EXECUTION OF WORK.
 - CONTRACTOR SHALL BACKFILL AND BRING TO A DESIRED ELEVATION WITH CLEAN, COARSE, GRANULAR MATERIAL IN 9 INCH LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST, ASTM D-1557. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR DENSITY TESTS BY QUALIFIED TESTING AGENCY.
 - GRANULAR FILL REFER TO COARSE AGGREGATE HAVING A CA-6 GRADATION CONFORMING TO THE SSRBC.
 - PLACE BACKFILL EQUALLY ON BOTH SIDES OF FOUNDATION WALLS.
 - ALL BEARING ELEVATIONS, EXCAVATIONS AND MATERIALS SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE. THE GEOTECHNICAL ENGINEER SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.

STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE", LATEST EDITION.
- MATERIAL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS (UNLESS OTHERWISE NOTED)

STRUCTURAL SHAPES & PLATES (U.N.O.)	A-36 (Fy = 36 KSI)
STRUCTURAL W-SHAPES	A-992 (Fy = 50 KSI)
STRUCTURAL TUBING	A-500 GRADE B (Fy = 46 KSI)
ANCHOR BOLTS	F1554 GRADE 36
THREADED FASTENERS	A-325 (Fy = 92 KSI)
HEADED STUDS	A-108 (Fy = 50 KSI)
WELDING ELECTRODES (LOW HYDROGEN)	A-233 (E-70XX)
- ALL EXPANSION ANCHORS SHALL BE STUD TYPE, HILTI OR EQUIVALENT.
- ALL WELDING ELECTRODES SHALL BE E-70XX. ALL SHOP AND FIELD WELDING SHALL BE MADE IN ACCORDANCE WITH A.W.S. D.1.1 "CODE FOR WELDING IN BUILDING CONSTRUCTION," AND SHALL BE MADE BY QUALIFIED "CERTIFIED" WELDERS. PROVIDE MINIMUM WELD SIZE PER AISC J2.1 AND J2.2.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED AND PRE QUALIFIED WELDERS.
- TYPICAL BEAM CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM BEARING TYPE CONNECTIONS, UNLESS OTHERWISE SHOWN. ALL FIELD CONNECTIONS, EXCEPT WHERE SHOWN WELDED, SHALL BE BOLTED WITH 3/4" DIAMETER HIGH STRENGTH BOLTS CONFORMING TO ASTM A-325 UNLESS OTHERWISE NOTED. THE TOTAL ALLOWABLE UNIFORM LOAD (IN KIPS) DERIVED FROM THE AISC MANUAL'S TABLE OF "UNIFORM LOAD CONSTANTS" FOR NON-COMPOSITE BEAMS.
- ALL COPED BEAMS TO BE DESIGNED IN ACCORDANCE WITH APPENDIX "B" OF THE AISC MANUAL "ENGINEERING FOR STEEL CONSTRUCTION." PROVIDE REINFORCING AS REQUIRED. ALL RE-ENTRANT CORNERS TO BE SHAPED, NOTCH-FREE, TO A RADIUS OF AT LEAST 1/4 INCH.
- PROVIDE GOVERNMENT ANCHORS FOR BEAMS BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGE IS NOT SPECIFIED.
- ALL STRUCTURAL STEEL SHALL RECEIVE ONE COAT OF APPROVED (MEDIUM GRAY RUST INHIBITIVE) SHOP PAINT, AS SPECIFIED IN THE ARCHITECTURAL SPECIFICATIONS.
- ALL CONNECTIONS ANGLES AND PLATES SHALL BE MINIMUM 3/8" THICK, U.N.O.
- STEEL CONTRACTOR SHALL FURNISH ALL NECESSARY TESTS AND CERTIFICATIONS AS CALLED FOR THE LOCAL BUILDING CODE AND/OR SPECIFICATIONS.
- ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED. GALVANIZED STEEL SHALL BE HOT DIPPED G-60 GALVANIZED COATING OR EQUIVALENT, MEETING ASTM A653 AND C955
- CARE SHALL BE EXERCISED DURING WELDING SO AS NOT TO BURN ANY HOLES OR DAMAGE STEEL MEMBERS.

STEEL BAR JOIST NOTE

- ALL STEEL JOISTS ARE TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE SPECIFICATIONS AND SO CERTIFIED.
- YIELD STRENGTH OF STEEL USED IN FABRICATIONS OF STEEL JOISTS SHALL BE 50,000 PSI AND CONFORM TO ASTM A-572.
- ABSOLUTELY NO HOLES WILL BE DRILLED OR BURNED INTO THE TOP OR BOTTOM CHORDS OF OPEN WEB STEEL BAR JOISTS.
- ALL BAR JOISTS SHALL BE DESIGNED BY JOIST MANUFACTURER AND SHALL CHECK TOP CHORD FOR BENDING DUE TO SNOW DRIFT LOADS AND SPECIAL CONCENTRATED LOADS.
- ALL BAR JOISTS SHALL HAVE TWO CONTINUOUS ANGLES FOR TOP CHORD AND TWO CONTINUOUS ANGLES FOR BOTTOM CHORD. COLD ROLLED TOP, BOTTOM OR DIAGONAL STEEL JOIST MEMBER ARE NOT ACCEPTABLE. ALL JOIST SHALL HAVE 5" DEEP SEATS.
- ALL STEEL JOISTS SHALL HAVE A MINIMUM OF ONE SHOP COAT OF MEDIUM GRAY RUST INHIBITIVE PAINT. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED. GALVANIZED STEEL SHALL BE HOT DIPPED G-60 GALVANIZED COATING OR EQUIVALENT, MEETING ASTM A653 AND C955.
- NO HANGING LOADS SHALL BE LOCATED AT BRIDGING OR BETWEEN PANEL POINTS OF TOP & BOTTOM CHORDS, WHEN HANGING LOAD DOES NOT COINCIDE WITH JOIST PANEL POINT, SECONDARY FRAMING IS TO BE DESIGNED TO FRAME TO JOISTS PANEL POINT.

CONCRETE AND REINFORCING NOTES

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), LATEST EDITIONS.
- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH MINIMUM CEMENT CONTENT OF 6 BAGS PER CUBIC YARDS, UNLESS OTHERWISE NOTED. SEE BELOW
- ALL CONCRETE ON METAL DECK SHALL BE LIGHTWEIGHT CONCRETE, 110 PCF. AND SHALL HAVE A MINIMUM ULTIMATE STRENGTH OF 4000 PSI. AT 28 DAYS WITH MINIMUM CEMENT CONTENT OF 6 BAGS PER CUBIC YARDS. UNLESS OTHERWISE NOTED.
- THE COMPRESSIVE STRENGTH OF ALL NON-SHRINK GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 8000PSI
- ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE WITH SPECIFIED STRENGTH 5000PSI OR LESS, SHALL BE AIR ENTRAINED 6%, WITH A TOLERANCE OF +1.5%, AS DELIVERED. CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE.
- REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
REINFORCING BARS.....ASTM A-615 GRADE 60
WELDED WIRE FABRIC.....ASTM A-185
EPOXY COATED REINFORCING BARS.....ASTM A-775/A-775M-97
- ALL HORIZONTAL REINFORCING BARS SHALL LAP 40 DIAMETERS OF BARS, UNLESS OTHERWISE NOTED.
- CONTINUITY OF REINFORCING BARS, THRU BULKHEADS, SHALL BE MAINTAINED AT CONSTRUCTION JOINTS.
- ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACING. IF VIBRATORS ARE USED, DO NOT OVER-VIBRATE OR TRANSPORT CONCRETE ALONG THE FORMS BY VIBRATING.
- TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI-301 SPECIFICATION OR PER ARCHITECTURAL SPECIFICATIONS.
- COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306. HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-305.
- REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315 AND 315R.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR THE REINFORCEMENT IN ALL CAST-IN-PLACE CONCRETE WORK:
FOOTINGS AND CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"
FORMED SURFACES PERMANENTLY EXPOSED TO EARTH OR WEATHER - 2"
FORMED SURFACES INTERIOR EXPOSURE - 2"
- PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
- REINFORCEMENT SHALL BE CONTINUOUS ACROSS JOINTS AND AROUND CORNERS OR SPLICE BARS SHALL BE PROVIDED IN ACCORDANCE WITH ACI STANDARDS 315 AND 315R. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS, EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.
- CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE OR RECTANGULAR PATTERN AND SHALL BE SPACED NOT MORE THAN 20FT. ON CENTER, UNLESS NOTED OTHERWISE ON PLAN.
- GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION BEFORE PLACING CONCRETE. PITCH CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS.
- PRECAST CONCRETE CONTRACTOR SHALL DESIGN, FABRICATE AND ERECT ALL PRECAST CONCRETE WALL PANELS TO WITHSTAND THERMAL STRESSES, SHRINKING, GRAVITY AND WIND LOADS.
- PRECAST CONCRETE WALL PANEL AND CONNECTION DESIGN SHALL BEAR THE NAME AND SEAL OF A LICENSED ENGINEER IN THE STATE OF ILLINOIS.
- PRECAST CONCRETE WALL PANEL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL DRAWINGS AND CALCULATIONS AS REQUIRED FOR THE LOCAL BUILDING CODE.
- CHAMFER EXPOSED EDGES OF CONCRETE 3/4 INCHES, UNLESS OTHERWISE NOTED.

STRUCTURAL METAL STUD NOTES

- ALL METAL STUDS AND JOISTS SHALL BE FORMED FROM GALVANIZED STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENT OF ASTM A-446 GRADE D WITH A MINIMUM YIELD POINT OF 50,000 PSI.
 - ALL METAL STUDS, AND METAL TRACKS SHALL HAVE A MINIMUM THICKNESS OF 20 GAGE AND SHALL HAVE A G-60 GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A-525.
 - ALL METAL STUDS SHALL BE TYPE "CEE" AS MANUFACTURED BY DALE/INCOR OR APPROVED EQUAL BY ARCHITECT.
 - ALL METAL STUDS AND JOIST CONNECTIONS SHALL BE MADE WITH SELF-DRILLING SCREWS OR WELDING AND SHALL HAVE A MINIMUM SHEAR FORCE OF 560 POUNDS OR APPROVED EQUAL BY ARCHITECT.
- DESIGN LOADS**
- ROOF LIVE LOAD.....25 PSF.
CORRIDOR LIVE LOAD.....100 PSF.
FIRST FLOOR SLAB LIVE LOAD.....100 PSF.
MAIN WIND FORCE.....20 PSF.
WIND PRESSURE FOR COMPONENTS AND CLADDING.....25 PSF.
WIND PRESSURE FOR CLADDING AT CORNER.....30 PSF.
WIND PRESSURE FOR CANOPIES AND PARAPETS.....40 PSF.
SNOW DRIFT LOAD AS PER ANSI A58.1-1982
- BUILDING CODE USED CITY OF CHICAGO, 2019.

SAFEGUARDS DURING CONSTRUCTION

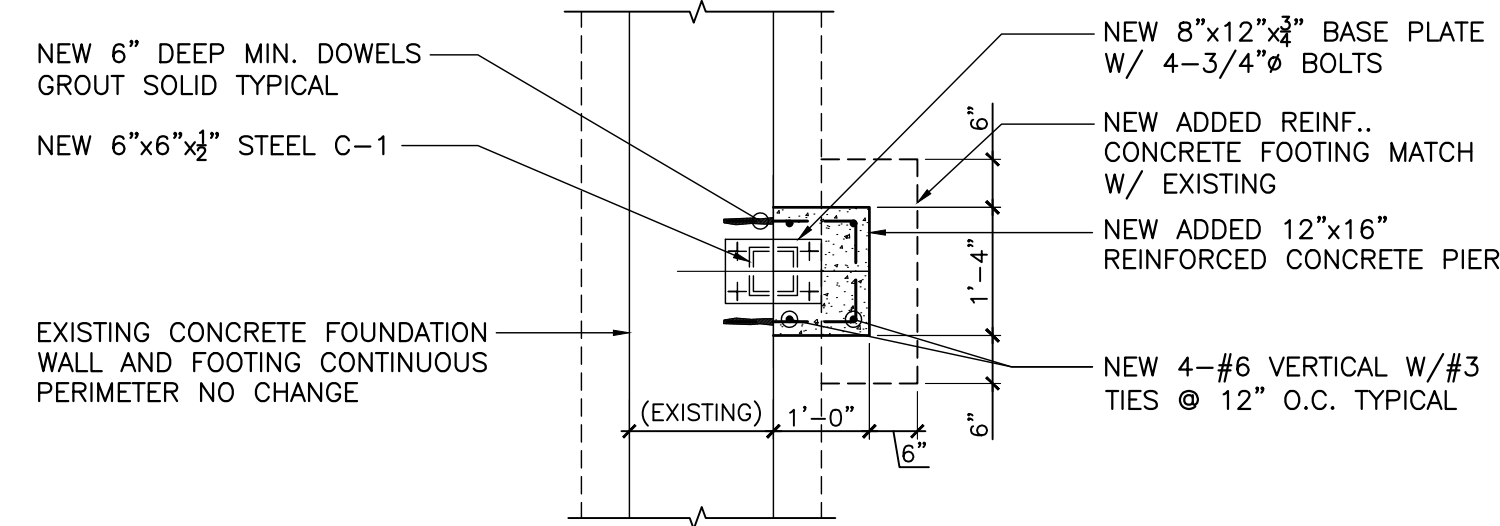
- EACH CONTRACTOR SHALL OBSERVE ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS REGARDING SAFETY AND SHALL PROVIDE ALL NECESSARY EQUIPMENT SCAFFOLDING, PLANKING, RAILING, SHEETING, ETC., IN ORDER TO SAFEGUARD AND PROTECT THE HEALTH, AND WELL BEING OF ALL THE WORKERS EMPLOYED BY THE CONTRACTOR ON THE CONSTRUCTION SITE.
- EACH CONTRACTOR SHALL EXPLAIN, INSTRUCT, AND DIRECT ALL WORKERS UNDER HIS JURISDICTION TO OBSERVE ALL THE NECESSARY SAFETY, RULES AND REGULATIONS. EACH CONTRACTOR SHALL MAKE DAILY INSPECTIONS TO VERIFY THAT ALL SAFETY RULES ARE BEING OBSERVED.
- ALL PROCEDURES REGARDING SAFETY ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROCURE AND PAY FOR THE INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THEIR AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSS AND EXPENSES, INCLUDING ATTORNEYS FEES, RESULTING FROM INJURIES, DEATH, SICKNESS, DISEASES, OR ANY OTHER PHYSICAL HANDICAP ARISING FROM NON-OBSERVANCE OF THE SAFETY RULES AND REGULATIONS.
- THE LIMITS OF THIS INSURANCE COVERAGE SHALL BE \$1,000,000 FOR EACH OCCURRENCE AND \$3,000,000 AGGREGATE TOTAL.

METAL DECK NOTES

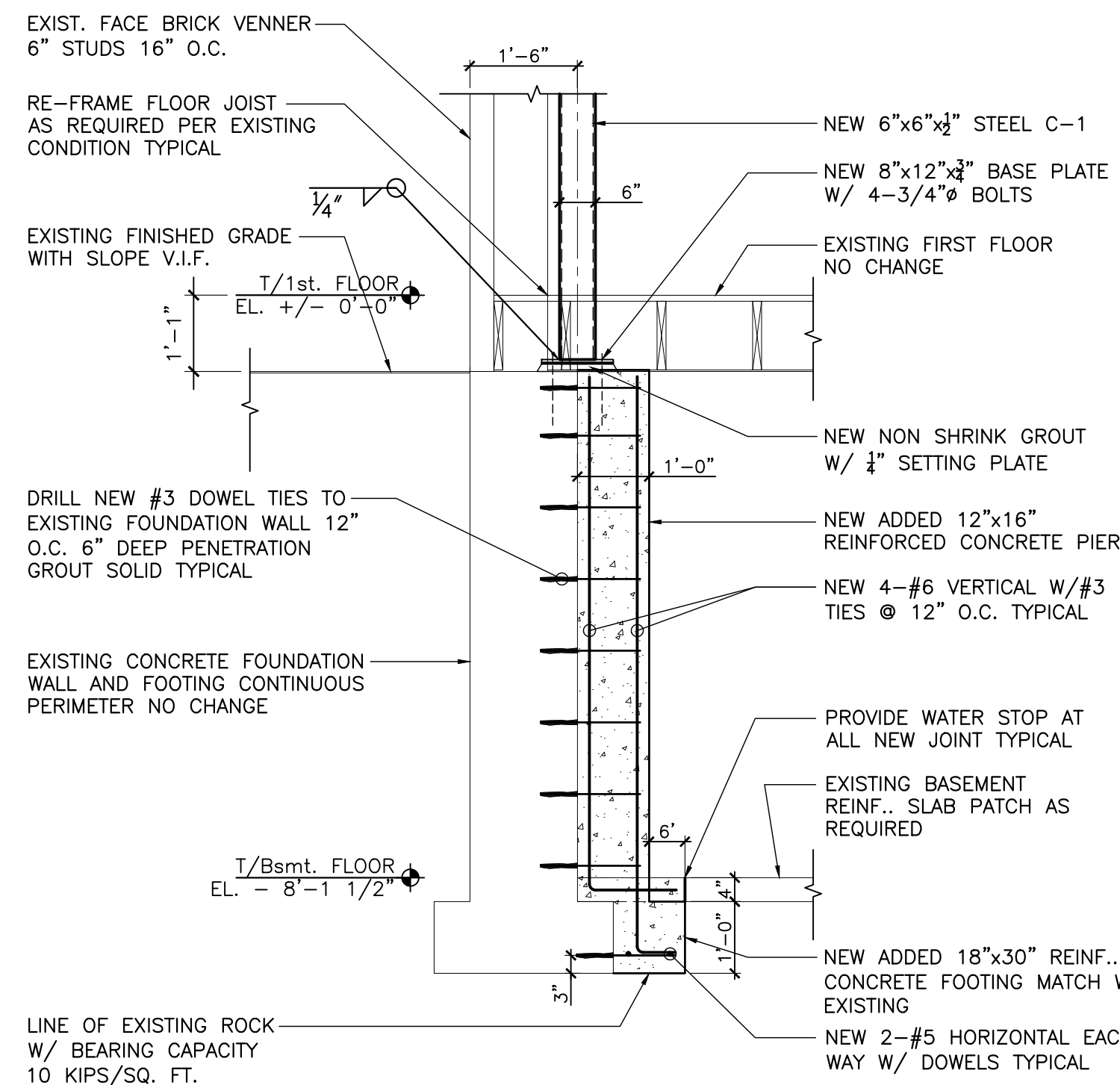
- STEEL FLOOR DECK SHALL BE COLD FORMED FROM STEEL CONFORMING TO ASTM A-611 OR A-446 HAVING A MINIMUM YIELD STRENGTH OF 33,000 PSI.
- STEEL FLOOR DECK SHALL BE 2" QL-99-20, GALVANIZED STEEL FLOOR DECK AND MANUFACTURED BY H.H. ROBERTSON CO., OR APPROVED EQUAL
- ALL CLOSURES AND POUR STOPS SHALL BE PROVIDED BY STEEL FLOOR DECK CONTRACTOR. ALL CLOSURES SHALL BE GALVANIZED STEEL.
- STEEL FLOOR DECK SHALL BE WELDED TO ALL SUPPORT. WELDS SHALL BE A MINIMUM OF 3/4" ROUND PUDDLE WELDS @ 12" O.C. SIDE LAPS SHALL BE BUTT PUNCHED OR WELDED @ 3'-0" O.C. MINIMUM TWO (2) PER LOCATION.
- SHEAR CONNECTORS SHALL BE 3/4" X 4" LONG HEADED STUDS, INSTALLED AND TESTED ACCORDING TO AWS STRUCTURAL WELDING CODE.
- STEEL ROOF DECK SHALL BE 20 GAUGE, GALVANIZED, 1-1/2" DEEP, TYPE 'B' AND WITH MINIMUM 3 SPANS CONDITION.
- PROVIDE 14 GAGE GALV. STEEL SUMP PAN AT ROOF DRAINS.
- STEEL ROOF DECK FASTENING SHALL BE AS FOLLOWS:
A. AT ALL END LAPS PROVIDE 'TEKS' #12 SCREWS @ 12" O.C. INTO SUPPORTING STEEL BEAMS OR BAR JOIST.
B. AT SIDE LAPS BETWEEN BAR JOISTS OR STEEL BEAM SUPPORTS, PROVIDE (3) 'TEKS' #10 SCREWS MINIMUM.
C. AT SIDE LAPS OVER BAR JOISTS OR BEAMS, PROVIDE (1) 'TEKS' #12 SCREWS.
D. AT ALL OTHER SUPPORTS PROVIDES MINIMUM 3/4" PUDDLE WELDS @ 12" O.C.

CONCRETE MATERIAL SCHEDULE

	CONCRETE STRENGTH 28 DAYS COMPRESSIVE	CONCRETE TYPE	REMARKS
FOUNDATION (MAT SLAB, FOOTING)	4000 PSI	150 PCF	
GRADE WALL, PITS ETC.	4000 PSI	150 PCF	
	4000 PSI	150 PCF	
CAST-IN-PLACE SLAB, BEAMS, STAIRS & COLUMNS.	5000 PSI	150 PCF	



2 PIER DETAIL
SCALE: 1/2" = 1'-0"



1 DETAIL TYP.
SCALE: 1/2" = 1'-0"

A.C.A.
ARCHITECTS ENGINEERS LTD.
540 W. WASHINGTON ST. SUITE 300 CHICAGO, ILL. 60601
TEL: (312) 647-2448 FAX: (312) 647-2448
E-MAIL: ACALEXANDER@CALEXANDER.COM
ACA 088 F 074

STATE OF ILLINOIS
DANIEL J. DURKIN
REGISTERED PROFESSIONAL ENGINEER
NO. 001-077048
EXPIRES 12/31/2020

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AS SIGNIFIED BY MY HAND AND SEAL.

NO.	DATE	DESCRIPTION	REVISIONS

SCALE: 1" = 1'-0"
0' 1/2' 1' 2'

SCALE: 1/2" = 1'-0"
0' 1' 2' 4'

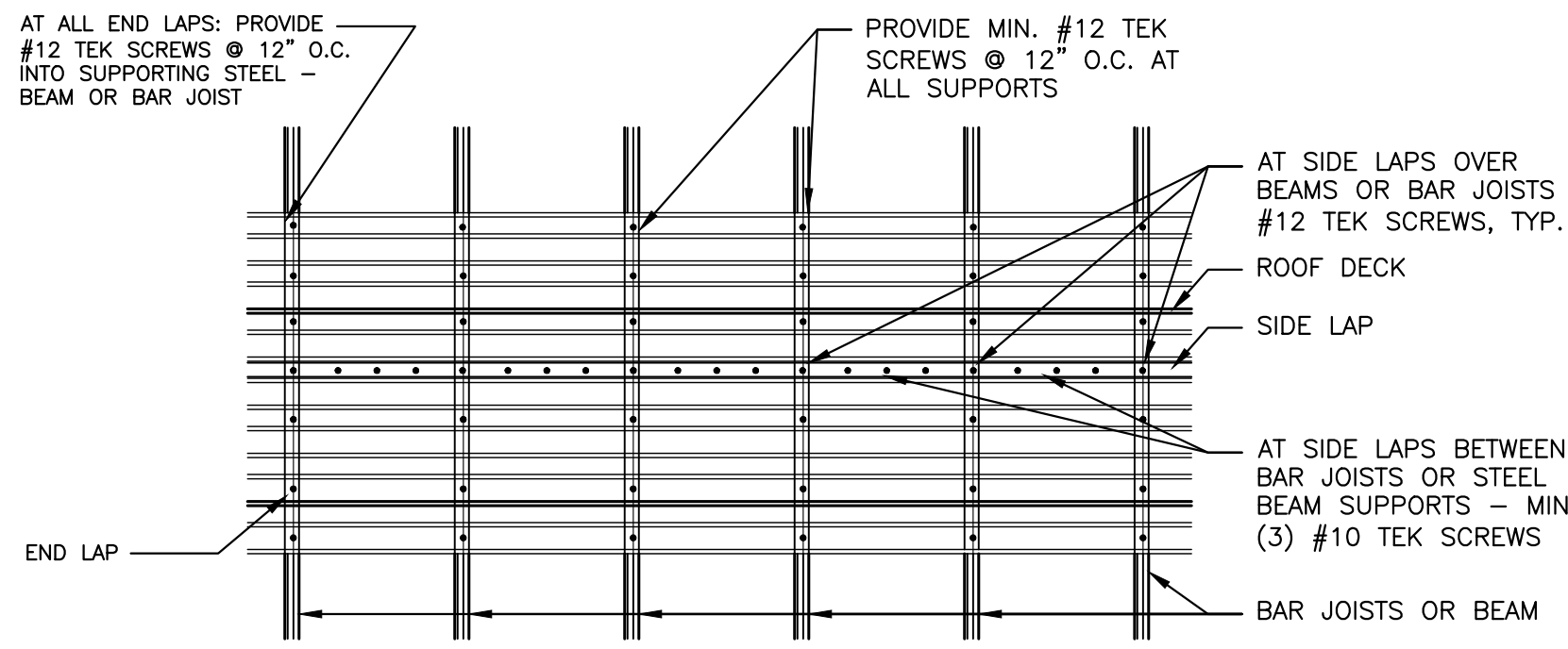
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0' 2' 4' 8'

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

DRAWING TITLE
STRUCTURAL NOTES AND DETAILS

PERMIT NO. _____
DRAWN BY: N.B.
DATE: 12/18/2019
REVIEWED BY: G.E.K.

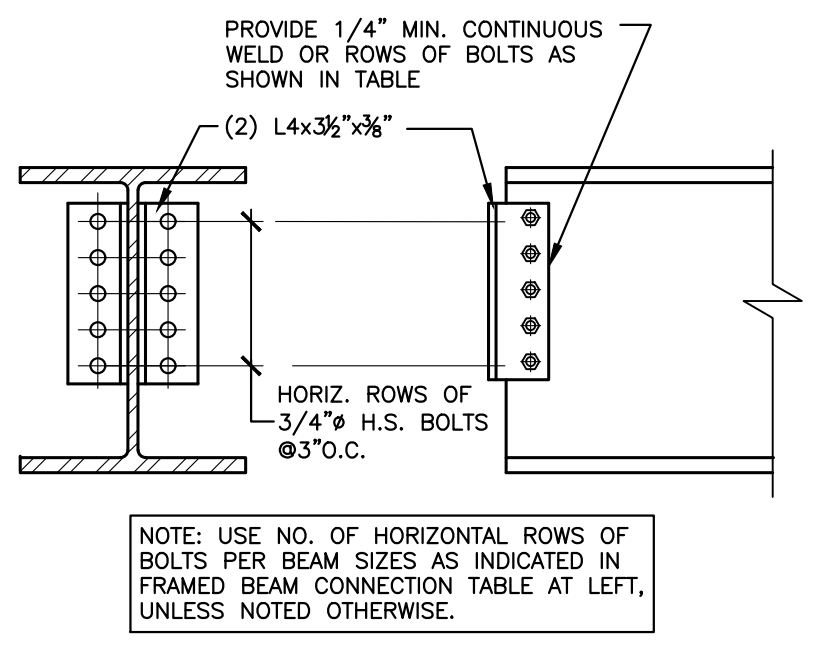
RENOVATION OF EXISTING BUILDING
MIX USE DEVELOPMENT
326 MAIN STREET
LEMONT, IL 60439



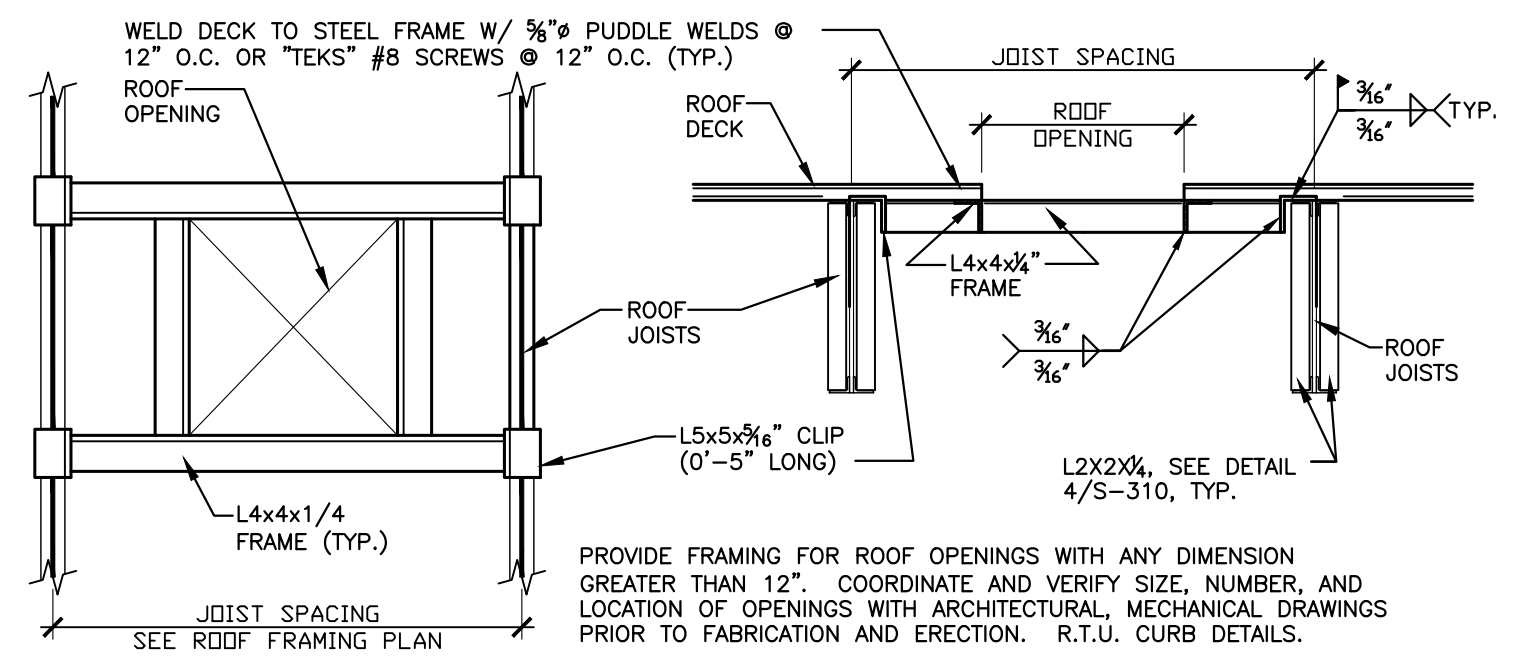
TYP. METAL DECK FASTENING DTL
NOT TO SCALE

FRAMED BEAM CONNECTION TABLE

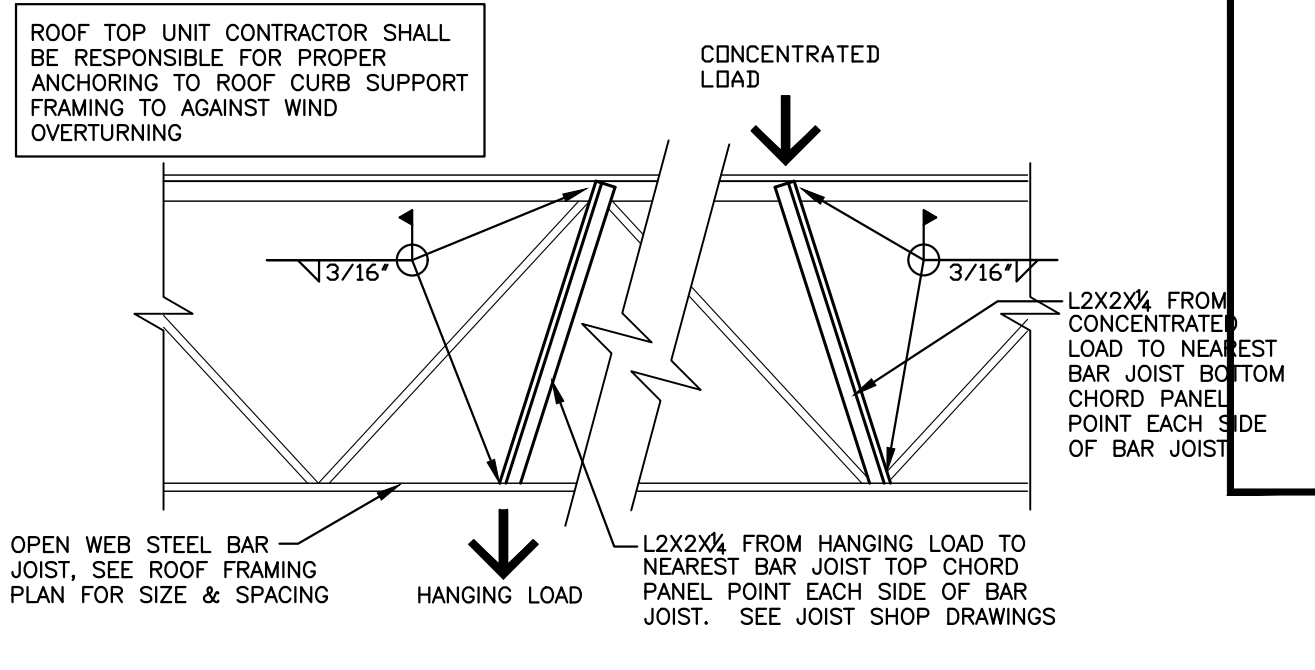
BEAM SIZE	HORIZ. ROWS OF BOLTS
W44	12
W40	11
W36	10
W33	9
W30	8
W27	7
W24	6
W21	5
W18	4
W16, MC18	4
W14	3
W12, C15	3
W10, C10	2
WB, CB	2



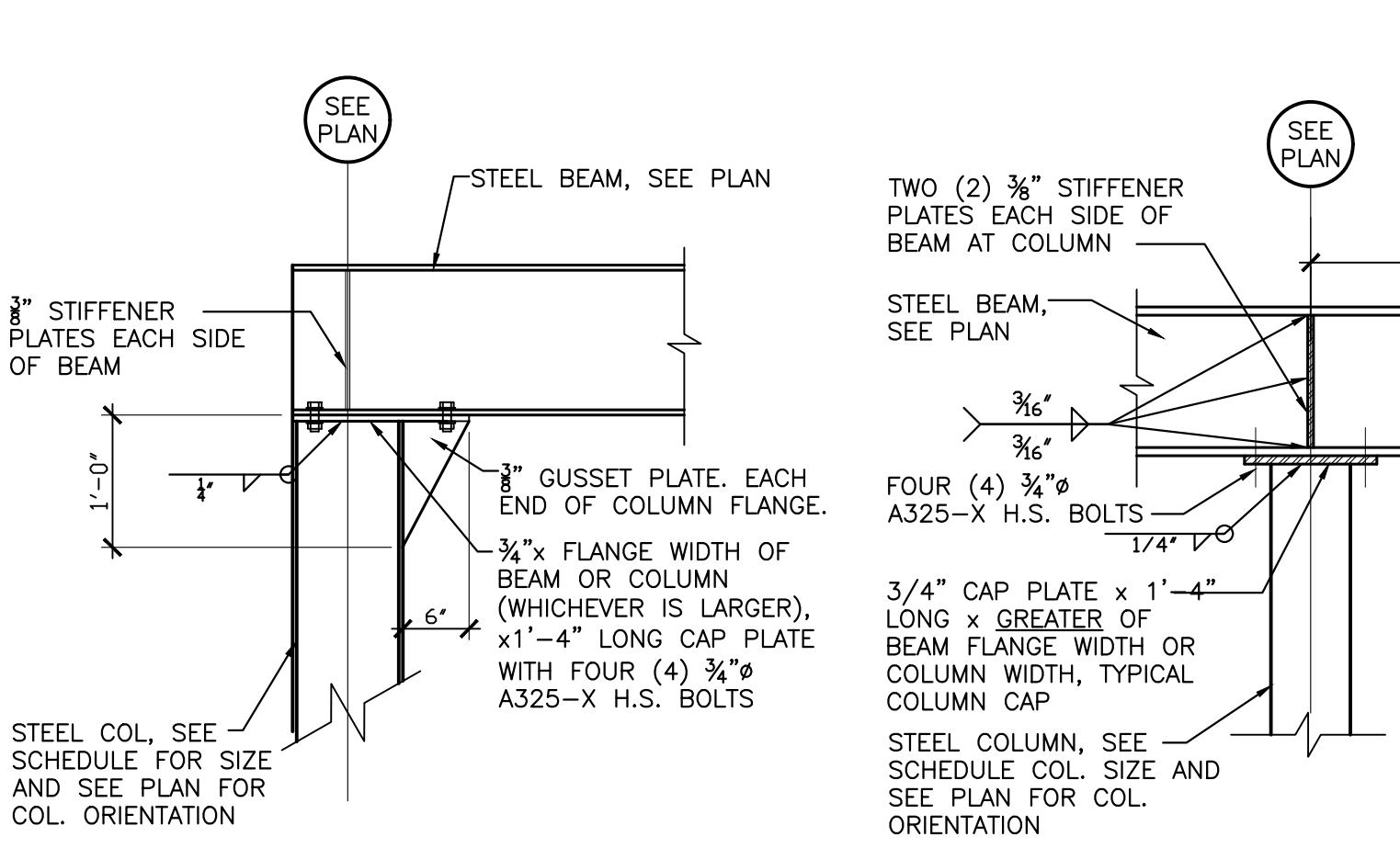
TYPICAL BEAM CONNECTION DETAIL
NOT TO SCALE



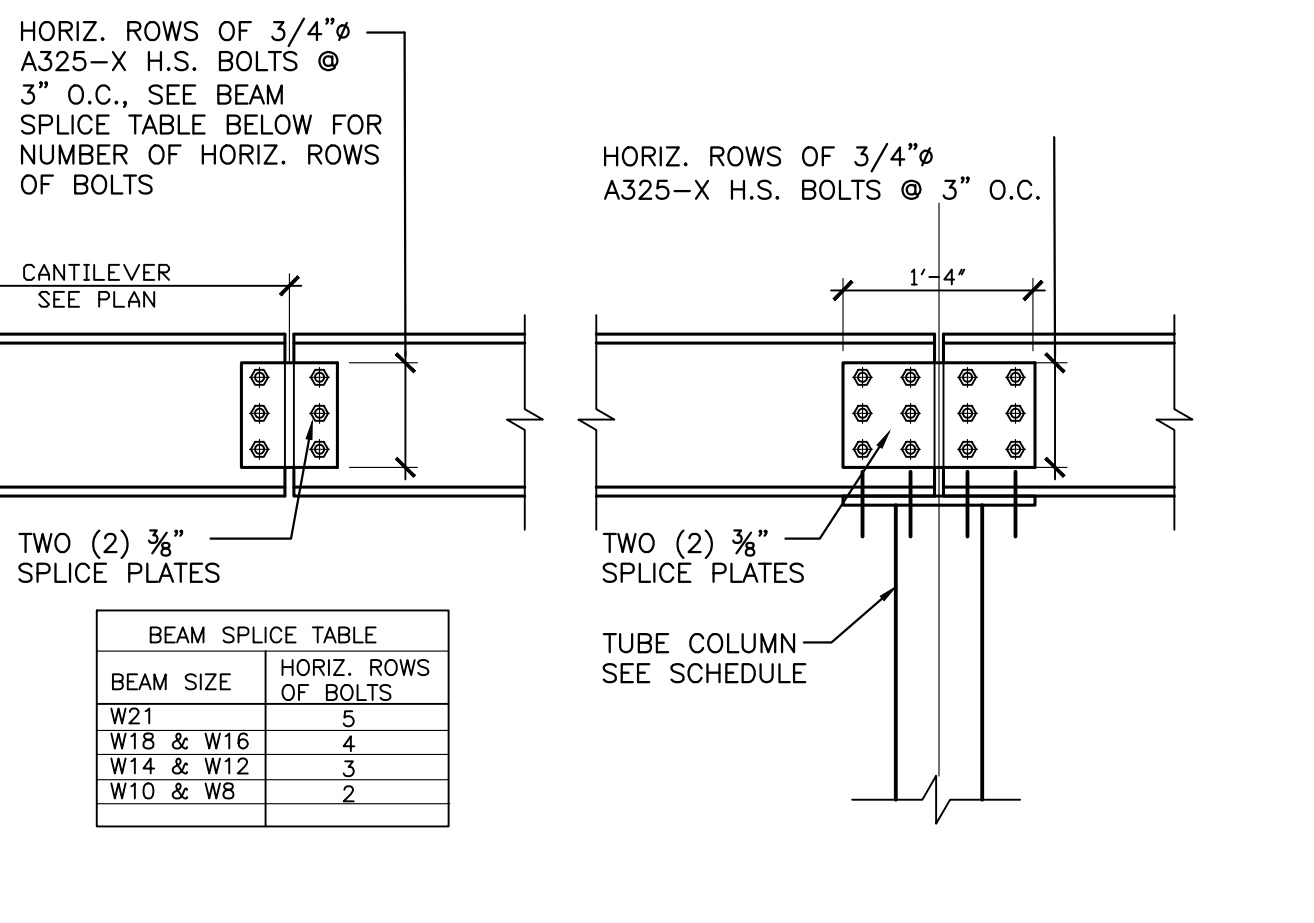
TYPICAL ROOF OPENING FRAMING AND R.R.T.U. CURB SUPPORT FRAMING DETAIL
NOT TO SCALE



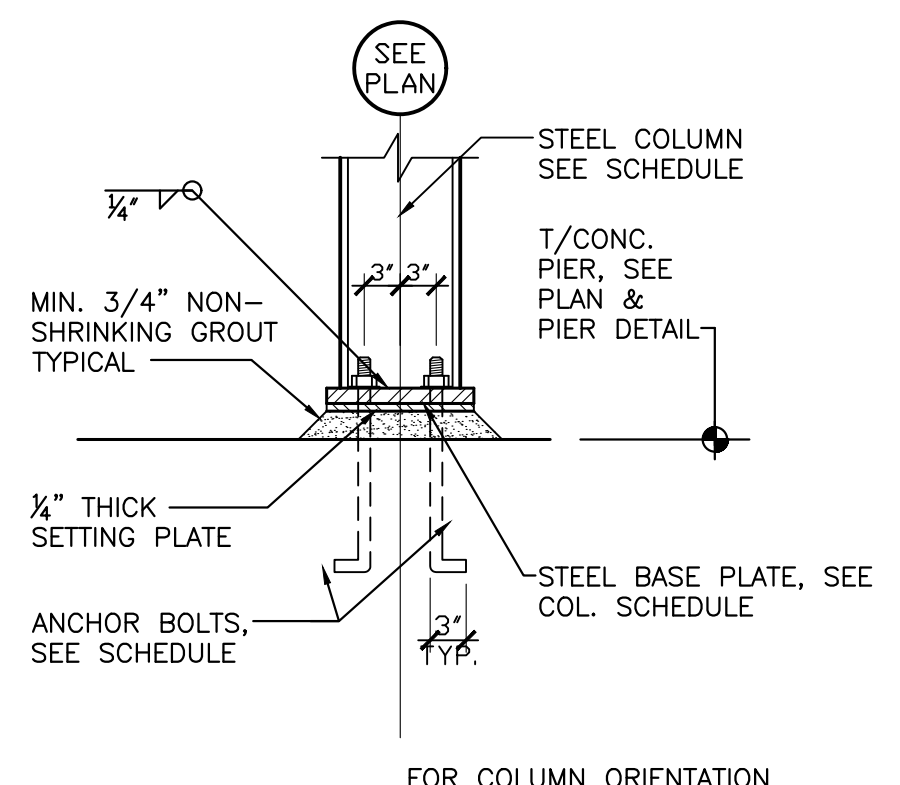
JOIST REINFORCING DTL.
NOT TO SCALE



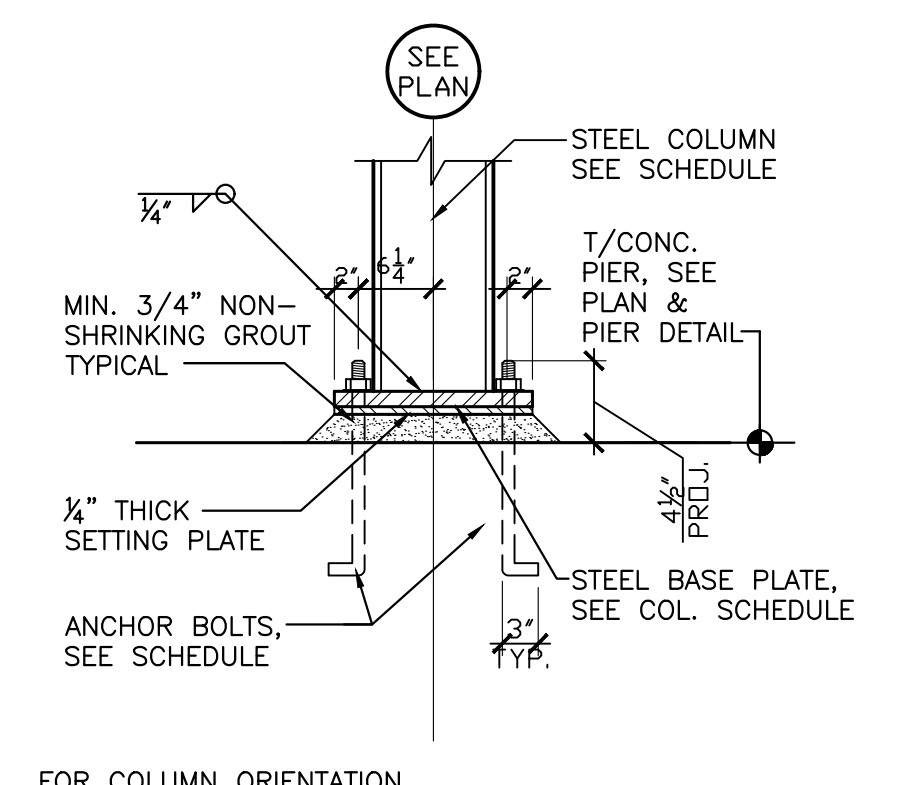
COLUMN DETAIL
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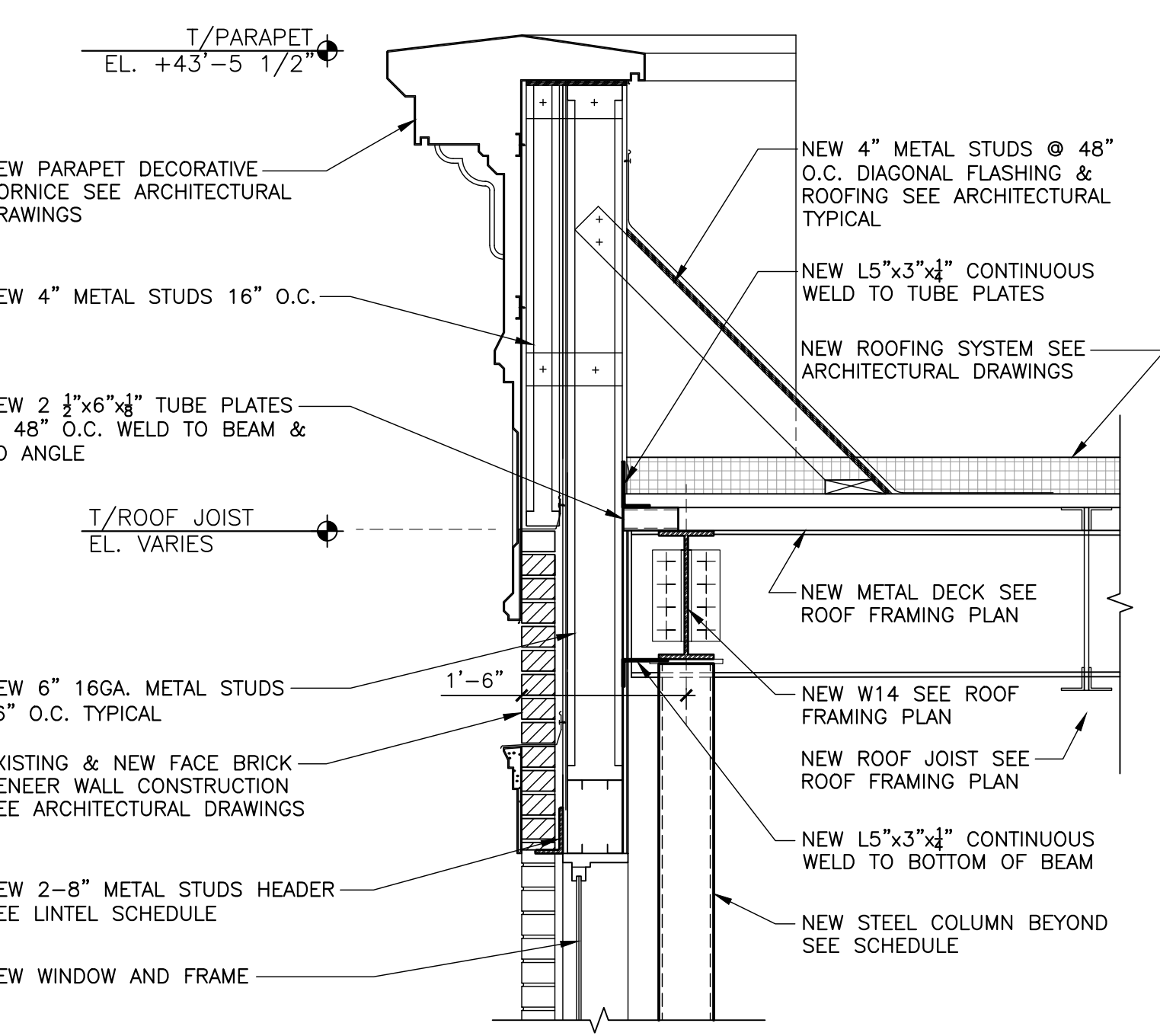
TYPICAL COLUMN CAP AND BEAM SPLICE DETAIL
NOT TO SCALE



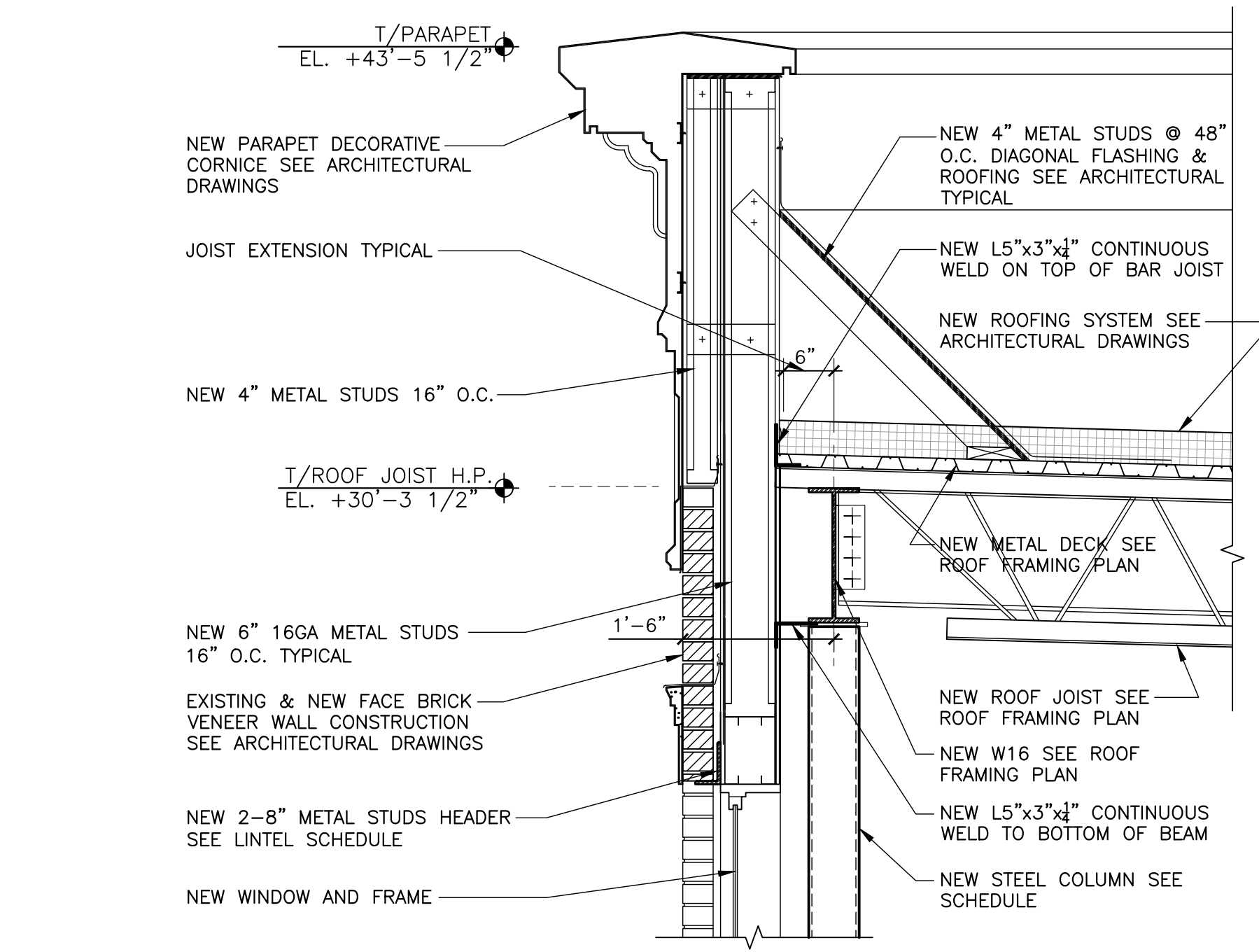
TYP. BASE PLATE DETAIL
NOT TO SCALE



TYP. BASE PLATE DETAIL
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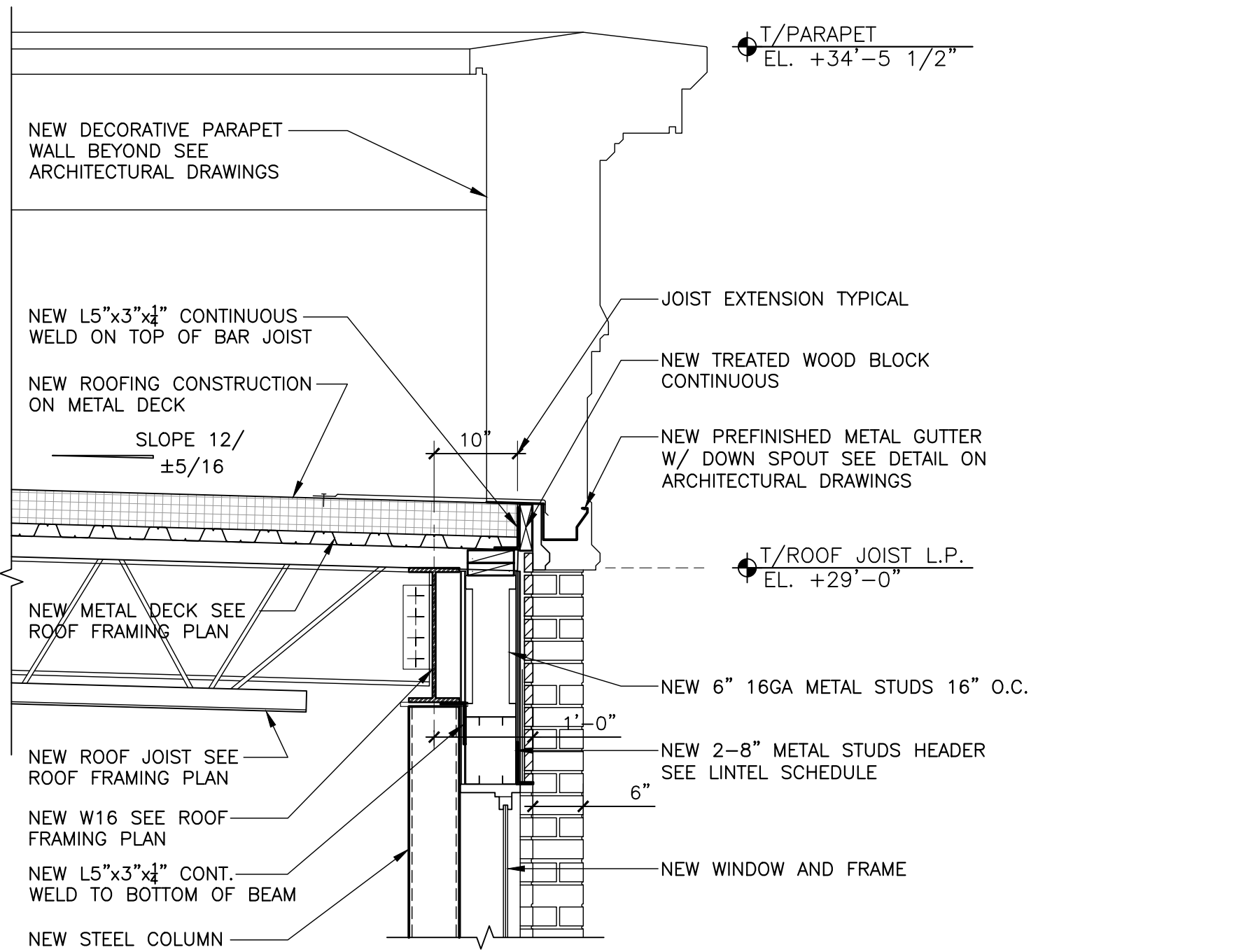


1.A DETAIL
SCALE: 3/4" = 1'-0"



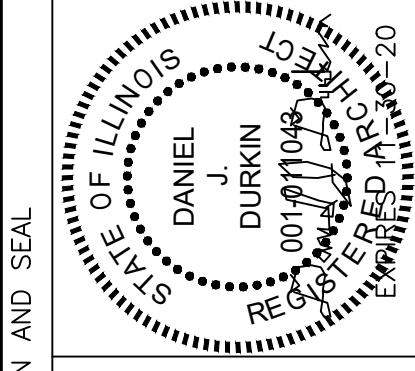
1.B DETAIL
SCALE: 3/4" = 1'-0"

6" 16GA METAL STUD [600S250-54]
8" 16GA METAL STUD [800S250-54]
(BY TELLING OR EQUAL)



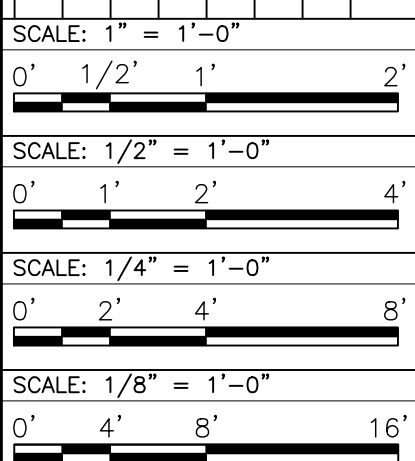
1.C DETAIL
SCALE: 3/4" = 1'-0"

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540 W. WASHINGTON ST. SUITE 300
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ACA 08 F 07A



CERTIFICATION AND SEAL
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE CITY OF LEMONT, ILLINOIS AS SIGNIFIED BY MY HAND AND SEAL.

NO.	DATE	DESCRIPTION	REVISIONS

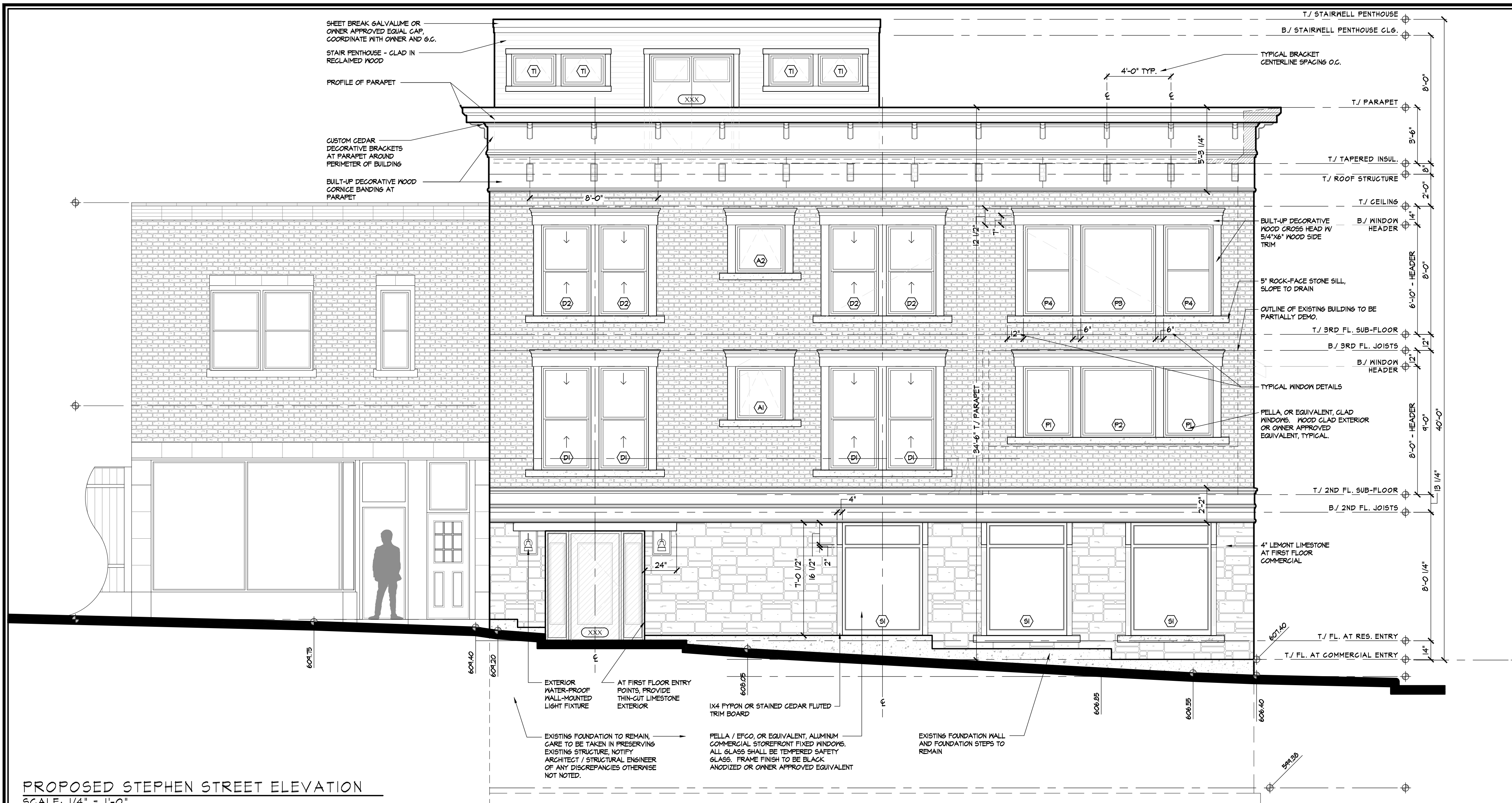


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DRAWN BY: N.B.
DATE: 12/18/2019
REVIEWED BY: G.E.K.

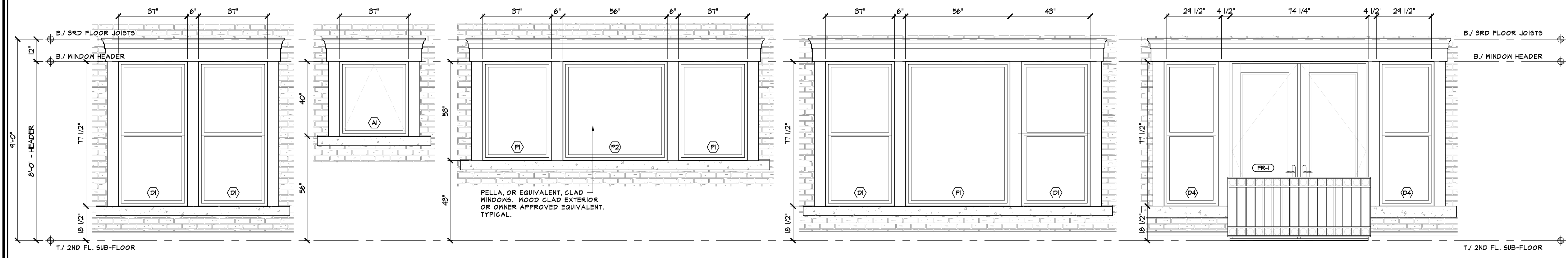
MIX USE DEVELOPMENT
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DRAWING NO. **S-3.0**

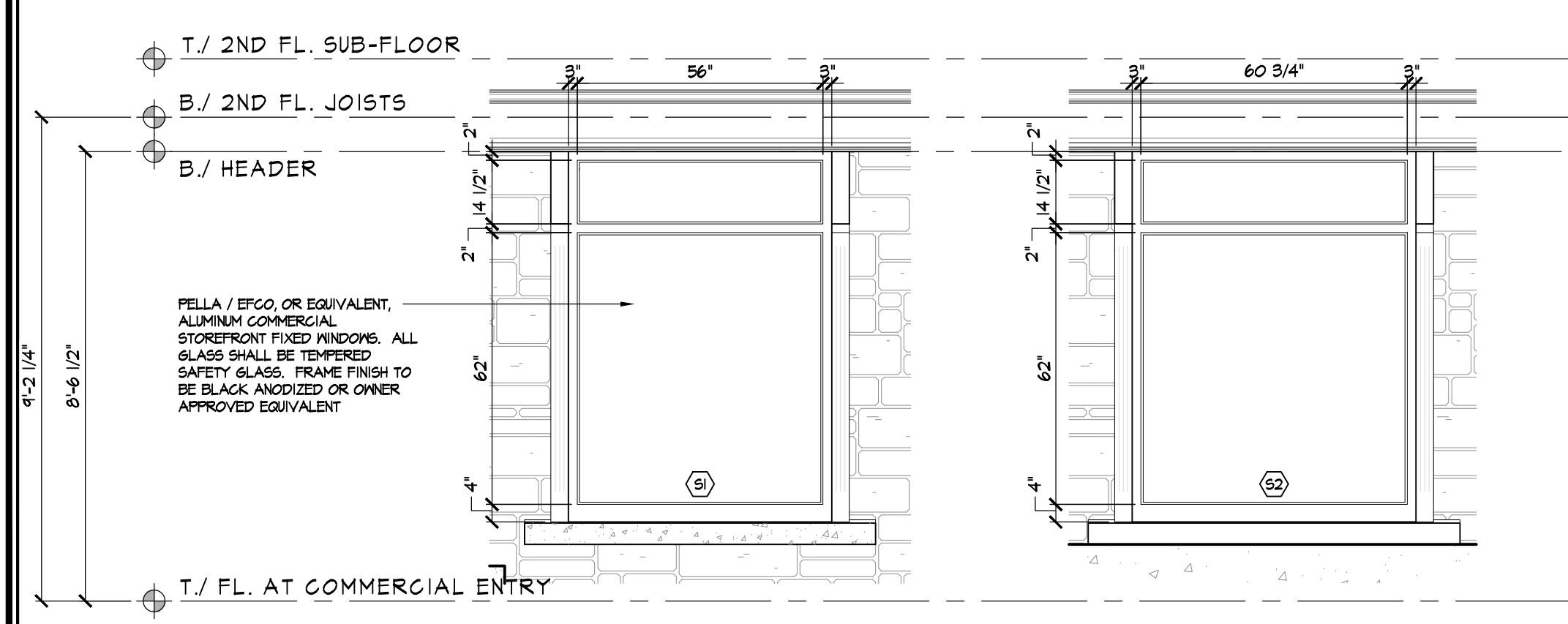
APPROVED ELEVATIONS FOLLOW



PROPOSED STEPHEN STREET ELEVATION
SCALE: 1/4" = 1'-0"




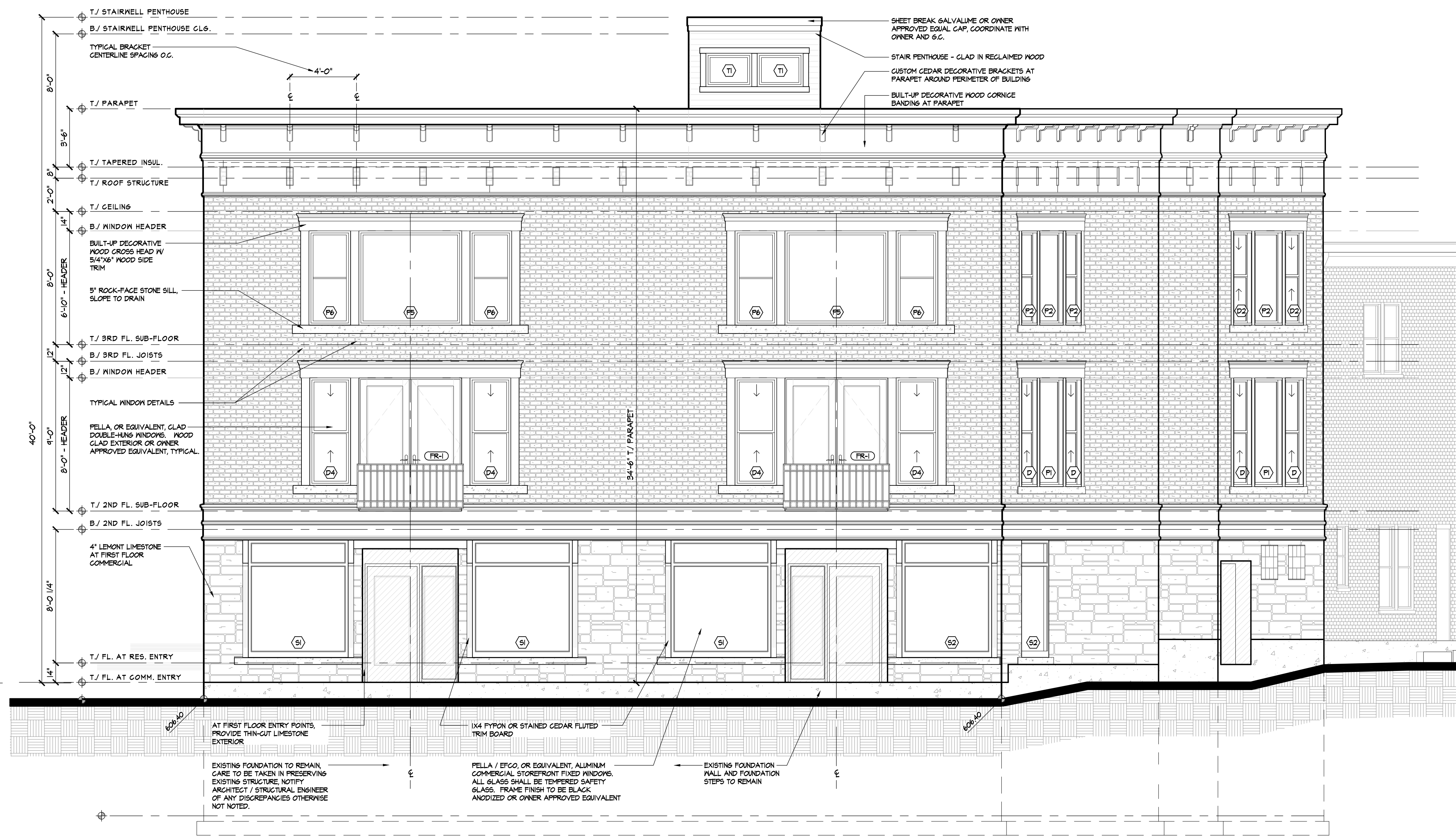
WINDOW TYPES - SECOND FLOOR
SCALE: 3/8" = 1'-0"



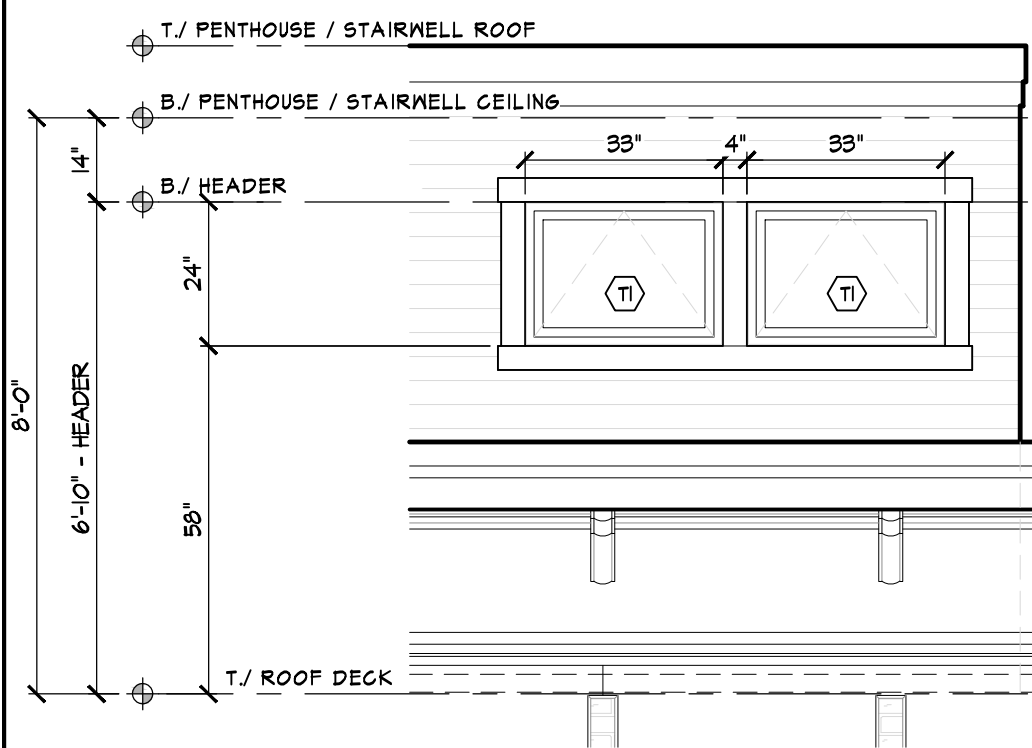
WINDOW TYPES - FIRST FLOOR COMMERCIAL
SCALE: 3/8" = 1'-0"

BUILDING:
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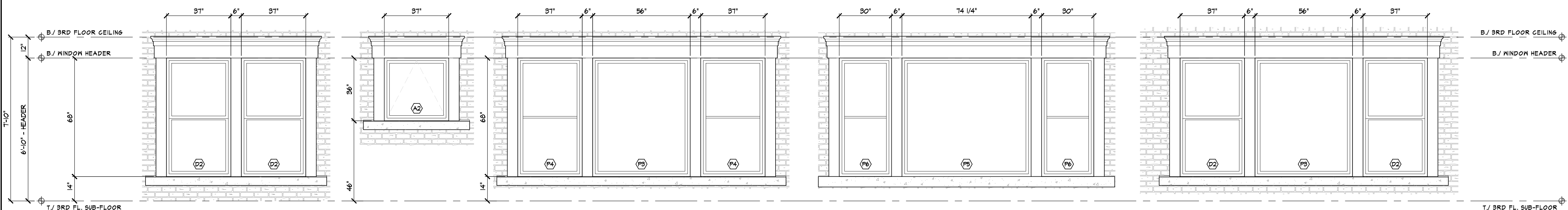
Project 15-123 MIXED USE DEVELOPMENT	 312 SPRING AVENUE NAPERVILLE, ILLINOIS 60540 PH: 630.580.1315
Date 08-12-2019	
Revisions	Sheet 6 OF 8
DD-4-6	



PROPOSED MAIN STREET ELEVATION
SCALE: 1/4" = 1'-0"




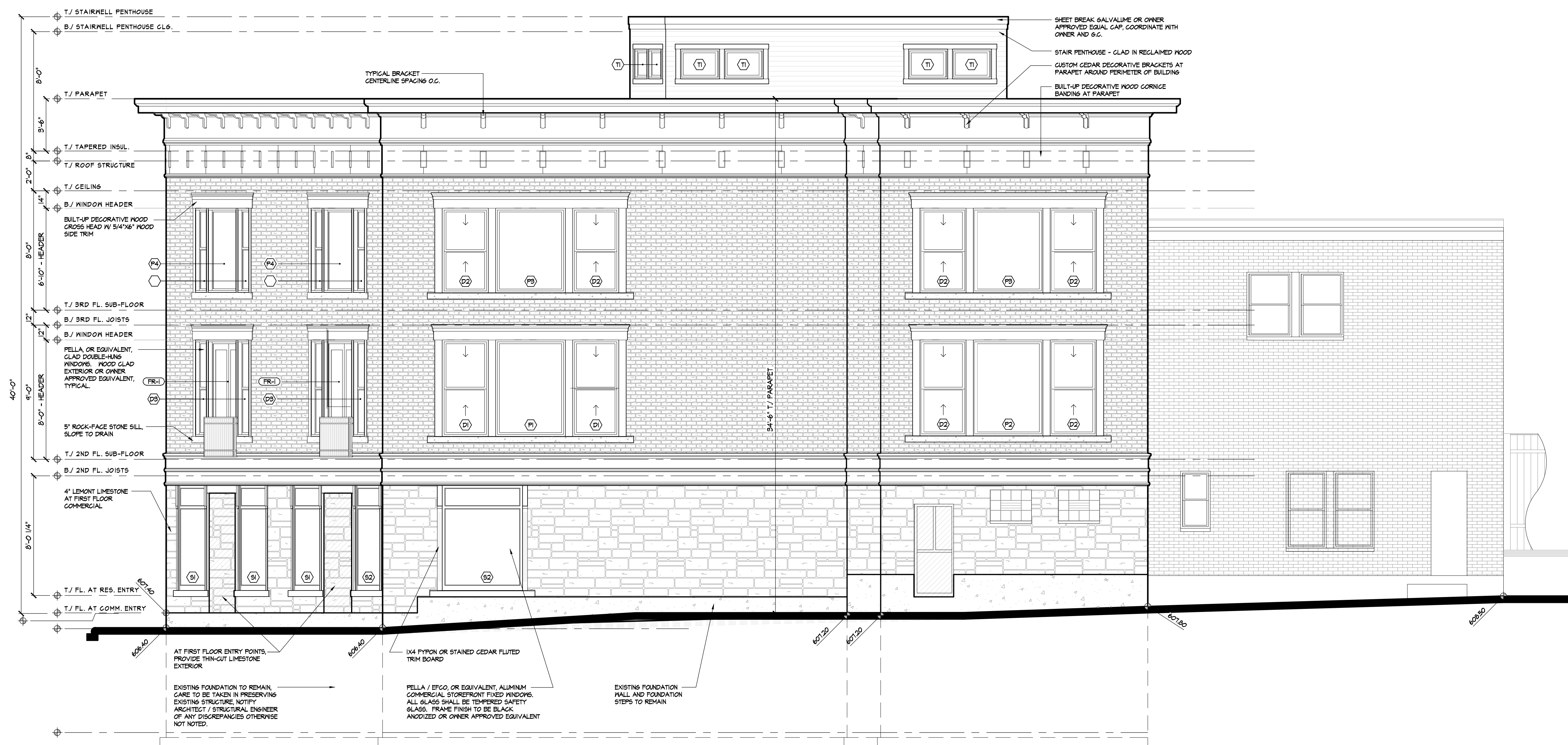
WINDOW TYPES - PENTHOUSE / ROOF DECK
SCALE: 3/8" = 1'-0"



WINDOW TYPES - THIRD FLOOR
SCALE: 3/8" = 1'-0"


BUILDING:
326 MAIN STREET
LEMONT, ILLINOIS, 60439

Project 15-123 MIXED USE DEVELOPMENT	 K. PETERSON ASSOCIATES ARCHITECTS 312 SPRING AVENUE NAPERVILLE, ILLINOIS 60540 PH: 630.582.1315
Date 08-12-2019	
Revisions	Sheet 7 OF 8
DD-4-7	



PROPOSED ALLEY ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING:
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Date 08-12-2019	
Revisions	Sheet 8 OF 8 DD-4-8



MAIN STREET - STREETSCAPE ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED MAIN STREET ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING:
326 MAIN STREET
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Project 15-123
MIXED USE
DEVELOPMENT

HPC -
ELEVATIONS



Date 08-21-2019 **Sheet** 1 OF 2

Revisions



STEPHEN STREET ELEVATION
SCALE: 3/16" = 1'-0"



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

BUILDING:
326 MAIN STREET
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Project 15-123
MIXED USE
DEVELOPMENT
HPC -
ELEVATIONS



Date 08-21-2014

Sheet 2 OF 2

Revisions