

### Special Village Plan Commission / ZBA Meeting Agenda

### Wednesday, November 30th, 2022 – 7:00 p.m. - Village Hall Board Room

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Chair of the Plan Commission has determined that it is not prudent or practical to conduct an in-person meeting for all members of the Plan Commission and the public due to the pandemic. Therefore, some or all of the Plan Commission members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend and participate in the meeting remotely via video or audio as follows:

> Zoom (video and/or audio): <u>https://us06web.zoom.us/j/81313551715</u> Meeting ID: 813 1355 1715 Dial-In (audio): (312) 626-6799

Members of the public can also submit written comments via email at <u>info@villageofgilberts.com</u>. Any comments received by 5:00 p.m. on November 30<sup>th</sup>, 2022 will be submitted into the record of the meeting.

### ORDER OF BUSINESS

- 1. CALL TO ORDER
- 2. ROLL CALL / ESTABLISH QUORUM
- 3. PUBLIC COMMENT \*
- 4. ITEMS FOR APPROVAL
  - A. A Motion to Approve Minutes from the September 14th, 2022 Plan Commission/ZBA Meeting
- 5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR TWO VARIANCE REQUESTS CONCERNING THE PROPERTY AT 50 INDUSTRIAL DRIVE (02-23-426-002)
- 6. PUBLIC HEARING AND RECCOMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR A SPECIAL USE CONCERNING THE PROEPRTY LOCATED AT 17 GALLIGAN ROAD (02-24-155-001)
- 7. NEW BUSINESS
- 8. OTHER BUSINESS
  - A. Village Administrator Report

### 9. ADJOURNMENT

The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861. Assistive services will be provided upon request.

\* Intended for public comment on issues not otherwise on the agenda.



### MINUTES FOR VILLAGE OF GILBERTS PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING Village Hall: 87 Galligan Road, Gilberts, IL 60136 Meeting Minutes Wednesday, September 14, 2022

### 1. CALL TO ORDER

Chairman Mills called the meeting to order at 7:00 p.m.

### 2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Kelly Mastera called the roll. Roll call of Members present: Commissioners Page, Del Vecchio, Sullivan, and Chairman Mills. Commissioners Borgardt, Lateer, and McHone were absent. Others present: Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, and Village Attorney Kurt Asprooth.

### 3. PUBLIC COMMENT

There were no public comments at this time.

### 4. ITEMS FOR APPROVAL

A. A Motion to Approve Minutes from the August 10, 2022 Plan Commission/ZBA Meeting

A Motion to Approve the Minutes from the August 10, 2022 Plan Commission/Zoning Board of Appeals Meeting was made by Commissioner Page and seconded by Commissioner Del Vecchio. Roll call vote: Commissioners Page, Del Vecchio, and Chairman Mills voted Aye (3). Nays (0). Abstain (1): Commissioner Sullivan.

### 5. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING THE FINAL PLAT / PUD FOR NEIGHBORHOOD 2B-3 OF THE CONSERVANCY DEVELOPMENT

Administrator Bourdeau explained to the Commission the background of what has happened so far in the project, as it has occurred in phases. Developer Troy Mertz stepped forward and addressed the Commission. He discussed how this was more of a technical matter and confirmed that no major changes were occurring in the submittal of the final plat and Planned Unit Development for Neighborhood 2B-3.

A Motion was made by Commissioner Page and seconded by Commissioner Sullivan to Recommend to the Village Board an Approval of the Final Plat / PUD for Neighborhood 2B-3 of the Conservancy Development with the following five conditions (which had been outlined in the staff memo):

- A) 4 single-family units and 40 additional townhome units are being platted in NH2B-3, leaving no residential units left for all of NH2.
- B) Confirmation by the Village Engineer that all outstanding engineering items as noted in the conditional approval letter dated October 8, 2020, which was returned with comment

on December 4, 2020, and NH2B-3 supplemental engineering letter dated July 11, 2022, which was returned July 14, 2022 have been addressed and no new issues have arisen;

- C) The Covenants covering the area of NH2B-3 be approved by the Village Attorney and recorded prior to recordation of the final plat;
- D) Development will be subject to the Annexation Agreement and PUD Ordinance, as amended, and all applicable laws, ordinances, and regulations, including applicable restrictions on the issuance of building permits; and
- E) Performance security must be posted for all public improvements required for NH2B-3 prior to recordation of the final plat.

Roll call vote: Commissioners Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (4). 0-nays. 0-abstained. Motion carried.

6. NEW BUSINESS – No items to discuss at this time.

### 7. OTHER BUSINESS

Administrator Bourdeau let the Commission know the Comprehensive Plan continues to move forward and what the next stages will be, including when the Steering Committee will meet next.

### Public Comment

Resident Mary Witt asked Administrator Bourdeau about a presentation by Redwood about the potential for a duplex rental community she had seen at a Village Board meeting a month or so ago. She said she had not seen anything further about it. Administrator Bourdeau explained the Village had not received any formal application, and once they do file one for consideration, the process would be to prepare information to come before the Plan Commission. Administrator Bourdeau clarified a few other details for Ms. Witt regarding what property areas have been annexed to the Village.

Ms. Witt also asked if there had been any update regarding the tow truck proposal. Administrator Boudreau said no applications have been submitted to move forward on that. He did say that property require annexation into the Village.

Administrator Bourdeau and Attorney Asprooth discussed with the Commission the Redwood concept presentation that had went before the Board. Administrator Bourdeau explained that should Redwood submit something, there would be several layers of things to work through. He said in the future he can flag future concept presentations that people ask to propose before the Board to get feedback.

### 8. ADJOURNMENT

There being no further public business to discuss, a Motion was made by Commissioner Page and seconded by Commissioner Del Vecchio to adjourn from the public meeting at 7:17 p.m. Voice vote of Aye carried unanimously (4). Motion carried.

Respectfully submitted,

Kelly Mastera Kelly Mastera, Village Clerk



Village of Gilberts Village Hall 87 Galligan Road, Gilberts, Illinois 60136 Ph. 847-428-2861 Fax: 847-428-2955 www.villageofgilberts.com

To:	Plan Commission
From:	Riley Lynch, Management Analyst
Cc:	Brian Bourdeau, Village Administrator
Date:	November 30 <sup>th</sup> , 2022 Special Plan Commission Meeting
Re:	Item 5 - Parking and Setback Variance Requests for 50 Industrial Drive

### **Background:**

LB Five LLC Series B ("*Applicant*") owns the property located at 50 Industrial Drive known as the Gilberts Grape Retail Center (PIN: 02-23-426-002). The property is located within the C-1 Commercial zoning district just south of Higgins Road and the Windmill Meadows subdivision at the western entrance into town. The principal structure on this property is used as a strip-mall for multiple commercial tenants. It borders another multitenant commercial building to the south, and it borders an industrial district on the opposite side of Industrial Drive. That industrial area includes the Village's Public Works & Finance building.



The property currently has 69 total parking spaces with 4 of those reserved or blocked off for handicap parking. The current tenants on the property include Gilberts Guns USA, LT Nails, Hacienda De Los Perez Mexican Restaurant, LB Liquors and Wine Bar, Rosati's Pizza, Shanghai Slots, and until recently a Covid-19 testing center.

The Applicant is looking to expand the western portion of the building by 733 square feet to accommodate a new dine-in restaurant tenant. This expansion will reduce the available parking on the property by 4 spots for a new total of 65 parking spaces. The total area of this unit after the expansion will be about 2042 square feet. This expansion will give additional room for a dining area, a drink bar, and a commercial kitchen. Note that the new tenant will need to apply for a liquor license for the sale of alcohol and for video gaming machines. In addition to this area, the Applicant's expansion includes an outdoor walk-in cooler and wood-fired smoker to be located behind the building on the south side. The cooler and smoker will border the rear lot line and a sidewalk that runs between the applicant's building and the other commercial building to the south. They will be located next to an existing fenced off area used by one of the other tenants. There are no windows in either building that look to where the smoker and cooler will go, only rear access doors for tenants. The cooler and smoker will not reduce access to the sidewalk for either building.



Village of Gilberts Village Hall 87 Galligan Road, Gilberts, Illinois 60136 Ph. 847-428-2861 Fax: 847-428-2955 www.villageofgilberts.com

### Variance Requests:

Note that the amount of parking for all uses on this property is currently legally nonconforming. However, chapter 9-1-A of the Village's Unified Development Ordinance (UDO) details that a change in use or increase in floor area requires that additional parking be provided for the change or increase intensity. Furthermore, 9-1-B of the UDO outlines the number of parking spaces required per use. The UDO also describes that no parking space can be used as the required parking space for more than one use (9-1-B7). Overall, these regulations require 126 total spaces for the current uses and proposed use on the property, with 36 of those spaces required just for the new dine-in restaurant use. As the remainder of the property is covered by the primary structure and existing parking facilities, there is no place in which the Applicant can accommodate the parking requirements without a variance. In order to use the property in a similar nature as other commercial properties within the Village, the Applicant is requesting a variance from 9-1 of the UDO to reduce the parking requirement by 61 spaces.

Additionally, Chapter 4-6 of the UDO states that commercial properties must have a 15-foot minimum rear yard setback for buildings. The dine-in tenant requires the smoker and cooler to conduct basic operations. The Applicant plans to situate them behind the principal structure so that they cannot be directly viewed from the front of the building or parking lot. The smoker and cooler are planned to go along the shared walkway between the Applicant's building and the adjacent building to the south. They will not be blocking any entrances, exits, and they will not obstruct any passage or view from any window. There is no other feasible place for the smoker and cooler to go to service this property without becoming an obstruction. Because of this, the Applicant has no other means to meet setback regulations and must request a variance from Chapter 4-6 of the Village's UDO to protrude 15 feet in to the rear yard setback.

### **Points for Discussion:**

In considering the Applicant's request for a variance from parking and a variance from setback requirements, the Plan Commission should review the standards for variations as outlined in Section 10-11-10(F) of the UDO:

Standards for Variations.

- 1. General Standard. No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty.
- 2. Supplemental Standards. In considering proposed variations to this code, the Board of Appeals will consider whether the proposed variation will:
  - a. Impair an adequate supply of light and air to adjacent property.
  - b. Unreasonable increase the congestion in public streets.



- c. Increase the danger of fire or endanger the public safety.
- *d.* Unreasonably diminish or impair established property values within the surrounding area.
- e. In any other respects impair the public health, safety, or welfare of the inhabitants of the village.
- 3. Findings of Fact. Upon review of the application and information presented at the public hearing, the Board of Appeals shall consider and adopt findings of fact sustaining each of the following criteria which are consistent with the rules provided to govern determinations of the Board of Appeals as referenced by state statute.
  - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.
  - b. The extraordinary or exceptional conditions of the property requiring the request for the variance were not caused by the applicant.
  - c. The proposed variance will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.
  - *d. The denial of the proposed variance will deprive the applicant the use permitted to be made by the owners of property in the immediate area.*
  - e. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.
  - f. There is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

See Exhibit 2 for the Applicant's response to these standards

### **Attachments:**

- Exhibit 1 Notice of Public Hearing
- Exhibit 2 Application for a Variance
- Exhibit 3 50 Industrial Plat of Survey
- Exhibit 4 Expansion Design Plans

### VILLAGE OF GILBERTS PUBLIC NOTICE REGARDING A HEARING ON A VARIANCE APPLICATION

**PUBLIC NOTICE IS HEREBY GIVEN** that the Gilberts Plan Commission will conduct a public hearing on Wednesday, November 30, 2022, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from LB Five LLC Series B ("Applicant") concerning the property located at 50 Industrial Drive, Gilberts, Illinois, and identified by PIN 02-23-426-002 ("Property"). The Applicant requests approval of a variance from Section 9-1 of the Gilberts Unified Development Ordinance (UDO) to reduce the required amount of off-street parking spaces for the Property, a variance from Section 4-6 of the UDO to reduce the required setbacks for the Property, and for such other and further zoning relief as may be required.

All persons interested in the variance application should attend and will be given an opportunity to provide written and oral testimony. Members of the public can also submit written comments via email at info@villageofgilberts.com. Additional information about the variance application and the public hearing are available from the Village of Gilberts at (847) 428-2861. The public hearing may be continued from time to time without further public notice.

Gilberts Plan Commission Village of Gilberts

4825-4556-6526, v. 1



### The Village of Gilberts

APPLICATION FOR DEVELOPMENT AND ZONING APPROVALS

Last Updated: November 2021

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### **Application for Zoning and Development Approvals**

This Application is used to request development approval from the Village when consideration by the Gilberts Plan Commission and Zoning Board of Appeals, or Village Board is required. This application packet is available on the Village's website at https://www.villageofgilberts.com. Additional questions concerning this packet and requirements should be directed to Village Hall by email at <u>development@villageofgilberts.com</u>, or by phone at (847) 428-2861.

### **For Reference**

- The Village's official Zoning Map can be found on the Village's website <u>here</u>.
- Unless stated otherwise, items referring to the Village Code of Ordinances or Village Code refer to the most current code for the Village, available online <u>here</u>.
- UDO Unified Development Ordinance. Throughout this packet, Unified Development Ordinance may be abbreviated to "UDO." The UDO is found in Title 10 as a portion of the Village Code, although available as an additional document so that it may remain easily accessible. The UDO outlines limitations, regulations, requirements and other aspects pertaining to development, and is available online <u>here</u>.
- When referring to the Village Code or UDO, chapters, titles, and sections may be abbreviated. For example, Title 1 Chapter 2 Section 3 would be abbreviated 1-2-3.

### Definitions

As defined in the Village of Gilberts UDO. A full list of definitions can be found in the Village of Gilberts UDO, 10-13-13. Any definitions found elsewhere will have included reference or example.

- <u>Plan Commission</u>: The Planning Commission of the Village of Gilberts, Illinois. This appointed board of residents consisting of six members and one chairperson holds office for one-year terms and provides recommendation to the Village Board of Trustees on matters of planning, zoning, and development. (10-11-3 UDO)
- <u>Permitted Use:</u> Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.
- <u>Special Use Permit:</u> In addition to uses classified and permitted in each zoning districts, there are additional uses that may be desirable to allow, however due to unique requirements and impacts, additional consideration is required through this permitting process. (10-11-11 UDO)
- <u>Variance</u>: A request to deviate from certain zoning requirements in the case that practical difficulties or particular hardships require relief. (10-11-10 UDO)
- <u>Zoning District</u>: A specifically delineated land area within the Village of Gilberts, Illinois, as specified on the Zoning Map—included attached to the end of this packet—within which regulations and requirements govern the use, placement, spacing, and size of land and buildings.

### **Development Review Process**

### 1. Pre-Application

Review the Village's Code and Unified Development Ordinance as it relates to your request. The Code and UDO is available online <u>here</u>. Depending on the request, you may wish to have a preliminary or concept meeting with staff. These meetings are entirely optional, but encouraged to gain a better understanding of the request.

### 2. The Application

Complete the general Application for Development Approval and the exhibits relevant to your request. Submittal of the Application should include all materials and applicable fees required by this Application and the Village Code. This includes the required fees, escrow and agreement to reimburse the Village for its costs pursuant to Section <u>2-5-3</u> of the Village Code. Applications can be submitted to Village Hall at 87 Galligan Road, or electronically. Electronic submission can be sent through email to <u>development@villageofgilberts.com</u> if the submission is less than 10 MB, through a flash drive, or through an online document transfer site with a link that DOES NOT expire. *Submittals will not be accepted or processed until all of the submittal requirements are met.* 

### 3. Staff Review

Once a complete Application is submitted, the Village will forward it to the applicable Village departments and consultants for review and comment. The Village will send its review comments to the Primary Contact Person as identified in this application. Comments may necessitate revisions to plans prior to scheduling the project for a hearing or meeting with the Plan Commission, Zoning Board of Appeals, or Village Board

### 4. Notice Requirements and the Public Hearing

Depending on the type of approval sought, the applicant may have to notify the public before meeting with the Plan Commission. Public notice for a hearing must occur no more than 30 days and no less than 15 days in advance of the hearing date. Additionally, an applicant requesting relief that requires a public hearing must give notice of the hearing, no less than 10 days in advance of the hearing date, to owners of property within 250 feet of the subject property pursuant to <u>Section 10-11-5C</u> of the Village Code. Then a public hearing will be held concerning the request. This is where one can justify the request and where members of the public can speak to voice their support or concerns.

### 5. Plan Commission Meeting

When the public hearing is closed, the Plan Commission will discuss the request. After sufficient deliberation, the Plan Commission will give a recommendation to the Village board about what to do with the request.

### 6. Village Board Meeting

Following a public hearing and recommendation by the Plan Commission and/or the Zoning Board of Appeals, or as otherwise necessary, the project will be scheduled for Village Board consideration. Projects will not be included on a Village Board agenda until Village staff has determined that all plans are in technical compliance with all Village codes, rules, and policies. The Village Board will take final action on requests after sufficient deliberation.

### Zoning and Development Application Fees

Below is a summary fee schedule of common fees required throughout the development process. Exact fees related to development may vary based on use or on zoning. For any questions on the fee schedule as related to zoning and development, please contact Village Hall at (847) 428-2861.

Site plan review (Variable Escrow)	\$5,000.00
Appeals to zoning board	\$300.00
Petitions to plan commission	\$50.00
Zoning map amendments	\$100.00
<ul> <li>Plus \$20.00 per acre. Number of Acres:</li> </ul>	
Planned unit developments	\$100.00
<ul> <li>Plus \$20.00 per acre. Number of Acres:</li> </ul>	
Special use permits:	
Home occupations	\$25.00
All others	\$500.00
Variations	\$500.00
Continued, postponed and multiple meetings, per meeting	\$53.00

Zoning Fee Schedule - Village Code 2-4-13

Petitioners seeking annexation agreements must contact the Village to determine applicable fees.

In addition to the filing fee set out in this section, each petitioner shall reimburse the village for the fees and costs incurred thereby for publication, consultant, legal, engineer, planning and architect fees incurred in relation to such petition or review.

The site plan review fee, specified above, shall be considered a deposit to establish an escrow toward the hourly fees incurred by the village in such review as otherwise stated above.

### **Application for Development Approval**

### Please complete this section before any other part of this packet.

Development name: Gilberts Grape Expansion

Address of subject property: 50 Industrial Drive Gilberts, IL 60136

Parcel identification number (P.I.N.): 02-23-426-002

I.	Applicant: LE	3 Fiv	ve LLC S	Series B	- Joesph	Lazar	
Addres	<sub>s:</sub> 2401 US H	łwy	20 Unit	105	nan an		
City: F	Pingree Grove	Э	S	tate: IL	Zip	<sub>code:</sub> 60140	
Phone:	847-344-207	70		Email:			
II. Addres	Property Own <sub>s:</sub> 2401 US F	er(s) Iwy	: <u>LB Fiv</u> 20 Unit 1	/e LLC \$ 105	Series B -	Joesph Lazar	
City: F	Pingree Grove	Э	S	tate: IL	Zip	<sub>code:</sub> 60140	
Phone:	847-344-207	70	an - an a said a said a gard a said a sai	Email:			
III. Pr Check	imary contact: one that best ap Owner 847-344-207	Jos plies D	seph Laz : Attorney	zar □ Email:	Engineer	Broker	Other:
IV.	Other staff						
Name:			4		4		
	Owner		Attorney		Engineer	□ Broker	Other:
Phone:				Email:			
Name:							
Check of	one that best ap	plies	:				
	Owner		Attorney		Engineer	□ Broker	Other:
Phone:				Email:			

### V. PROPOSED DEVELOPMENT

Check all that apply and provide written responses to corresponding exhibits on a separate sheet. If unsure contact Village Hall at 847-428-2861 or development@villageofgilberts.com.

Complete Exhibit 1)	Complete Exhibit 5)
Complete Exhibit 2)	Complete Exhibit 6)
Complete Exhibit 3)	Planned Unit Development (Complete Exhibit 7)
Complete Exhibit 4)	☐ <u>Temporary Use</u> (Complete Exhibit 8)
Subdivision/Annexation (Please contact Staff)	Other (Please Specify)
Acreage of property: <u>1.37</u> Description of proposal/use (use the following p The western-most unit of this building is to be expanded by 733 s	page or a separate sheet if necessary): square feet to accommodate a restaurant use.
This expansion includes a wood-fired smoker and a walk-in coo	pler situated behind the building on the south side.

### VI. APPLICANT'S SIGNATURE

I. Joseph Lazar [Applicant's Printed Name and Title], being duly sworn, declare that: i) I am duly authorized to make this Application for Development Approval on behalf of the Applicant; ii) I have read and understand this Application for Development Approval, and the Village of Gilberts UDO, available online here.

I have read, understand, and will comply by the provisions of the Village Code, found here online regarding/reimbursement of the Village's costs; and iv) the above information, to the best of my knowledge, is true and accurate.

11-28-2022 (Date) (Signature of Applicant or authorized agent) SUBSCRIBED AND SWORN TO before me this 38th day of November, 20 20

(Notary Public and Seal)



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Use this page to detail or repeat any information from page three or four, concerning any other contacts and descriptions relevant to development

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### VII. OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above-described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Application. I/we hereby authorize the Applicant listed on this Application to act on my/our behalf during the processing and presentation of this request(s).

//-28-22 (Date)

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

(Date)

1st Owner's Printed Name and Title

2<sup>nd</sup> Owner Printed Name and Title

\*\*Please include additional pages if the Subject Property has more than two owners\*\*

SUBSCRIBED AND SWORN TO before me this  $\frac{\partial \delta^{*}}{\partial ay}$  day of November, 20 22

(Notary Seal and Signature)

OFFICIAL SEAL DANIEL SHIMON PUBLIC - STATE OF ILLINOIS VEXPIRES:09/12/24

### VIII. DISCLOSURE OF BENEFICIARIES

Name: Joseph Lazar	
Address: 2401 US Hwy 20 Unit 105	
Nature of Benefit sought: Variance	
Nature of Applicant: (please check one)	
Natural Person	Trust/Trustee
Corporation	Partnership
Land Trust/Trustee	Joint Venture
If applicant is not an entity described above,	briefly state the nature of the applicant(s):

In your answer above, if you checked box b, c, d, e or f. identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

Name	Address	Interest

Name, address and capacity of person making this disclosure on behalf of the applicant:

### Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.

### VERIFICATION

I, <u>Joseph Lazar</u> being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 3.8th day of November, 2023.

(Notary Seal and Signature)

### **Exhibit 1: Site Plan Review**

Providing a site plan for review is a requirement of all requests that involve changes to one or more parcels of land. Site plan review is where you can show the Village what your plans are for specific plots of land. The requirements may differ depending on the specific case and the scope of the project. For minor site plans, the zoning administrator may waive certain submittal requirements. If unsure about what you need to provide, contact the Village at 847-428-2861.

### A. Checklist of Required Submittals

A site plan of the proposed project and the land it takes place on. This could include the most up-to-date plat of survey of the subject parcel(s) of land. If this is not available or applicable, please provide a detailed drawing or depiction of the parcel(s) of land.

The site plan should include the following:

- Architect's and/or engineer's name and address.
- A cardinal arrow that depicts the direction of North.
- Date of site plan submittal with all dates of revision.
- The scale of drawing and the size of the site (in square feet or acres).
- Type, size, and location of all existing and proposed structures and signs.
- Height of all existing and proposed structures, in feet and stories.
- Building and yard setbacks.
- The location of all existing and proposed easements on the site, including natural resource protection and mitigation area easements, landscape easements, access easements, utility easements, and all other easements.
- The location of pedestrian sidewalks and walkways.
- Existing and proposed street names.
- Existing and proposed public street rights of way or reservations.
- Off-street parking spaces, loading, ingress and egress, and driveway locations of adjoining properties.
- A graphic outline of any development staging or phasing which is planned.
- ☐ If applicable, provide copies of any letters of review or permits granted by applicable federal, state, or county regulatory agencies having jurisdiction over highway access.
- If applicable, proposed and existing sanitary sewers, storm sewers, and water mains.
- A digital copy of the above-described site plan delivered with the rest of this application packet either by physical flash drive or email to <u>development@villageofgilberts.com</u>.
- A written project summary including operational information, building schedule, and estimate of project value and including all site improvement costs.
- Additional information as required by the Village, which might include the preparation and submittal of detailed traffic impact analysis studies performed by a transportation engineer or fiscal impact analyses studies.

### **Exhibit 3: Variance Requests**

### A. Checklist of Required Submittals



A site plan in accordance with Exhibit 1 of this development packet.

Additional information may be required by the Village.

### **B.** Variance Request Details

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

- 1. Indicate the section(s) of the code from which a variance is requested. UDO Chapter 9-1
- 2. Statement regarding the request, giving distances and dimensions where appropriate. This request is made to accommodate a 733 square foot building expansion for a new restaurant.

\_\_\_\_\_

- 3. Give a description of conditions and/or hardship which justify the need for a variance. The expansion of the building by 733 square feet triggers the UDO's requirement to provide additional parking spaces. According to the UDO, the additional requirement for parking is 36 new spaces. There is no possible way to accomodate this requirement given the size of the lot and the existing parking already available. This regulation and the nature of the property prevent it from functioning as a use that is conforming to the general area and the C-1 Commercial District.
- 4. Date(s) of any previous application for a variance and the result of them.

.....

5. Additional information as required by the Village.

### C. <u>Responses to Standards</u>

### Standards for Variations (See 10-11-10F of UDO)

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

- 1. *General Standard*. No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty.
- 2. *Supplemental Standards*. In considering proposed variations to this code, the Board of Appeals will consider whether the proposed variation will:
  - a. Impair an adequate supply of light and air to adjacent property.
  - b. Unreasonable increase the congestion in public streets.
  - c. Increase the danger of fire or endanger the public safety.
  - d. Unreasonably diminish or impair established property values within the surrounding area.
  - e. In any other respects impair the public health, safety, or welfare of the inhabitants of the village.
- 3. *Findings of Fact*. Upon review of the application and information presented at the public hearing, the Board of Appeals shall consider and adopt findings of fact sustaining each of the following criteria which are consistent with the rules provided to govern determinations of the Board of Appeals as referenced by state statute.
  - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.
  - b. The extraordinary or exceptional conditions of the property requiring the request for the variance were not caused by the applicant.
  - c. The proposed variance will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.
  - d. The denial of the proposed variance will deprive the applicant the use permitted to be made by the owners of property in the immediate area.
  - e. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.
  - f. There is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

<u>Use this page or another sheet of paper for your responses to the Standards for Variations.</u> 1). The parking regulations required by Chapter 9-1 of the UDO are impossible to meet given the already existing property and parking facilities. The building and parking were designed for multiple tenants, but these strict requirements that come with the expansion of floor area effectively prohibit a land use that is normally permitted within the existing zoning district. Furthermore, there is no other place that the smoker and cooler can be situated. The only means of relief from the hardships caused by these regulations is to pursue a variance from them. 2).

a). These variances will not impair an adequate supply of light or air to adjacent property

b). These variances will not unreasonably increase congestion in public streets

c). These variances will not endanger public safety

d). These variances will not reduce property values of surrounding property, rather it would serve to increase them by proximity of a family restaurant.

e). These variances will not impair public health, safety, or wellbeing of residents. 3).

- a). The property is prevented from yielding a reasonable return due to the UDO's unreasonable parking requirements for this use and parcel.
- b). The current owner of the property is not the original developer who designed the parking facilities. Furthermore, the UDO's parking requirements stipulate an impossible amount of parking for the nature of the parcel.
- c). These variances will alleviate the need to provide parking which is impossible to provide on this parcel. Without this variance, the business could not possibly comply with zoning and the business would not be able to operate.
- d). Denial of these variances will deprive the property from having a use that other properties and businesses within the Village and C-1 District have.
- e). The proposed addition fits the character and architectural designs of the immediate and surrounding area.
- f). The only means to alleviate this hardship is a variance from the regulations
  posing the hardship. Complying with this regulations on this property is
  impossible given the nature of the property and existing parking facilities.



Refer to title for easements and buildings lines.

# ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 44 in Gilberts Industrial Park West, being a subdivision of part of the East Half of the Southeast Quarter of Section 23, and part of the Southwest Quarter of Section 24, all in Township 42 North, Range 7 East of the Third Principal Meridian, in the Village of Gilberts, Kane County, Illinois.

### abbreviation list

A.F.F.	- Above Finish Floor	LAV.	- Lavatory
ACOUST.	- Acoustical	L.F.	- Linear Feet/Foot
ADJ.	- Adjacent	LLV	- Long Leg Vertical
ALUM.	- Aluminum	L.P.	- Low Point
A.B.	- Anchor Bolt	MFR.	- Manufacturer
ANOD.	- Anodized	MAS.	- Masonry
B.B.	- Ball Bearing	M.O.	- Masonry Opening
BRG.	- Bearing	MATL.	- Material
BITUM.	- Bituminous	MAX.	- Maximum
BLKG.	- Blocking	MECH.	- Mechanical
BD.	- Board	MTL.	- Metal
BOT.	- Bottom of	MEZZ.	- Mezzanine
BLDG.	- Building	MIN.	- Minimum
CPT.	- Carpet	MISC.	- Miscellaneous
C.I.	- Cast Iron	MTD.	- Mounted
CLG.	- Ceiling	N.F.P.A.	- National Fire Protection
C.T.	- Ceramic Tile		Association
<i>C.O.</i>	- Clean Out	NOM.	- Nominal
CLR.	- Clear	N.F.H.B.	- Non-Freeze Hose Bibb
C.M.	- Cold Water	N.R.P.	- Non-Removable Pin
COL.	- Column	N/A	- Not Applicable
COMP.	- Compact	N.I.C.	- Not in Contract
CONC.	- Concrete	NO.	- Number
CONN.	- Connection	0.0.	- On Center
CONSTR.	- Construction	OPNG.	- Opening
CONTIN.		0.D.	- Outside Diameter
CONTR.	- Contractor		- Overall
	- Control Joint	OVHU.	- Overnead
COORD.	- Coordinate	P1.	- Paint
CORR.	- Corrugated	PK.	- Pair
DR.	- Dark	PNL.	- Panel
D. DET	- Deep or Deptri	PVMI.	- Pavement
	- Detail	PL. LAM.	- Plastic Laminate
DIAG.	- Diagonal		- Plate
DIA.	- Diameter Dimension(ad)	PLDG.	- Plumbing
DIM	- Differision(ed)	PLIND.	- Plywood Bounda Bon Causing Fact
	- DILLO-SLALED EISEWHERE	F.S.F.	- Pounds Per Square Poot
	- Double	F.S.I.	- Pounds Per Square Inch
DR. DG	- Down		- Precasi Brofobricato(d)
DJ. DMC	- Downspoul		- Pretabricate(d)
DNG.	- Drawing Each	FREFIN.	- Prefiriisried
	- Laci Each Mau	Г.Г.І.	- Fressure Freservalive
E.M.C.	- Electric Water Cooler		Quantitu
E.R.O.	Electrical		
EL	- Electrical - Elevation	RAD	- Quarry The - Radius
EL. EQ.	- Electrical - Elevation - Equal	RAD. REFR	- Radius - Refrigerator
EL. EQ. EXH.	- Electrical - Elevation - Equal - Exhaust	RAD. REFR. REINF	- Radius - Refrigerator - Reinforce (ing)
EL. EQ. EXH. EX./EXIST.	- Electrical - Elevation - Equal - Exhaust - Existing	RAD. REFR. REINF. REQD	- Radius - Refrigerator - Reinforce (ing) - Required
EL. EQ. EXH. EX./EXIST. EXP.	- Electrical - Elevation - Equal - Exhaust - Existing - Expansion	RAD. REFR. REINF. REQD. REQMT	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT.	- Electrical - Elevation - Equal - Exhaust - Existing - Expansion - Expansion Joint	RAD. REFR. REINF. REQD. REQMT. R.D.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT.	- Electrical - Elevation - Equal - Exhaust - Existing - Expansion - Expansion Joint - Exterior	RAD. REFR. REINF. REQD. REQMT. R.D. R.T.U.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M.	- Electrical - Elevation - Equal - Exhaust - Existing - Expansion - Expansion Joint - Exterior - Face Of Masonry	RAD. REFR. REINF. REQD. REQMT. R.D. R.T.U. RM.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S.	- Electrical - Elevation - Equal - Exhaust - Existing - Expansion - Expansion Joint - Exterior - Face Of Masonry - Face Of Stud	RAD. REFR. REINF. REQD. REQMT. R.D. R.T.U. R.M. R.O.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced</li> </ul>	RAD. REFR. REINF. REQD. REQMT. R.D. R.T.U. R.M. R.O. S.C.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> </ul>	RAD. REFR. REINF. REQD. REQMT. R.D. R.T.U. R.M. R.O. S.C. SCHED.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> </ul>	RAD. REFR. REINF. REQD. REQMT. R.D. R.T.U. R.M. R.O. S.C. SCHED. SIM.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule - Similar
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expension Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> </ul>	R.T. RAD. REFR. REINF. REQD. R.D. R.T.U. R.M. R.O. S.C. SCHED. SIM. SHT.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule - Similar - Sheet
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E. F.E. F.E.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expension Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> </ul>	RAD. REFR. REINF. REQD. R.D. R.T.U. R.T.U. R.M. R.O. S.C. SCHED. SIM. SHT. SLV	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule - Similar - Sheet - Short Leg Vertical
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.E. F.E. F.E.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Fire Extinguisher Cabinet</li> </ul>	RAD. REFR. REINF. REQD. R.D. R.T.U. R.T.U. R.M. R.O. S.C. SOHED. SIM. SHT. SLV SPCS.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule - Similar - Sheet - Short Leg Vertical - Spaces
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.E. F.L. FLR.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Fire Extinguisher Cabinet</li> <li>Floor</li> </ul>	RAD. REFR. REINF. REQD. R.D. R.T.U. R.M. S.C. S.C. SIM. SHT. SLV SPCS. SPEC.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule - Similar - Sheet - Short Leg Vertical - Spaces - Specification
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.L. F.D.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Fice Extinguisher Cabinet</li> <li>Floor</li> <li>Floor Drain</li> </ul>	RAD. REFR. REFR. REQD. R.D. R.T.U. R.M. R.O. S.C. SIM. SHT. SLV SPCS. SQ.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule - Similar - Sheet - Short Leg Vertical - Spaces - Specification - Square
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.LR. F.D. F.S.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> </ul>	RAD. RAD. REFR. REINF. REQD. R.D. R.D. R.T.U. R.M. R.O. S.C. HED. SIM. SHT. SLV SPEC. SQ. S.F.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule - Similar - Sheet - Short Leg Vertical - Spaces - Specification - Square - Square Foot
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.E. F.LR. F.D. F.S. FLUOR.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> </ul>	RAD. RAD. REFR. REINF. REQD. R.D. R.T.U. R.D. R.T.U. R.O. S.C. HED. SIM. SLV SPEC. SQ. S.F. S.S.	- Radius - Refrigerator - Reinforce (ing) - Required - Requirement - Roof Drain - Roof Top Unit - Room - Rough Opening - Solid Core - Schedule - Similar - Sheet - Short Leg Vertical - Spaces - Specification - Square - Square Foot - Stainless Steel
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.E. F.D. F.S. FLUOR. FTG.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor</li> <li>Floor Drain</li> <li>Fluorescent</li> <li>Footing</li> </ul>	RAD. RAD. REFR. REINF. REQD. R.T.U. R.D. R.T.U. R.O. S.C. HED. SIM. S.L.V SPPEC. S.G. S.F. S.S. S.TD.	<ul> <li>Radius</li> <li>Refrigerator</li> <li>Required</li> <li>Requirement</li> <li>Roof Drain</li> <li>Roof Top Unit</li> <li>Room</li> <li>Rough Opening</li> <li>Solid Core</li> <li>Schedule</li> <li>Similar</li> <li>Sheet</li> <li>Short Leg Vertical</li> <li>Spaces</li> <li>Specification</li> <li>Square</li> <li>Square Foot</li> <li>Staniless Steel</li> <li>Standard</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. EXP. EXT. F.O.M. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.E. F.D. F.J. F.J. F.J. F.J. F.J. F.J. F.J. F.D. F.J. F.J. F.J. F.J. F.J. F.J. F.J. F.D. F.J. F.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Fice Trainguisher Cabinet</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> </ul>	RAD. RAD. REFR. REINF. REQD. R.T.U. R.T.U. R.T.U. S.C. SCHED. SIM. SLV SPCC. SPEC. S.S. STD. STL.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Steel</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Fice Trainguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> </ul>	RAD. RAD. REFR. REINF. REQMT. R.D. R.T.U. R.T.U. R.T.U. S.C. SIM. S.C. SIM. S.C. SPPEC. S.S. S.T. S.S. S.T. SUSP.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Steel</li> <li>- Steel</li> <li>- Suspension/Suspended</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FRP. FIN. F.F.E. F.E. F.E. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> </ul>	RAD. RAD. REFR. REFR. RELQMT. R.D. R.T.U. R.M. O. S.C. HED. S.M. S.C. SIM. S.L. S.S. S.T.D. S.J. S.J. S.J. S.J. S.J. S.J. S.J. S	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FRP. FIN. F.E. F.E. F.E. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA. G.C.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>General Contractor</li> </ul>	RAD. RAD. REFR. REEINF. REEQMT. R.T.U. R.T.U. S.C. SIM. S.L. S.S.S. S.S.D. SUSP. R.M. S.U. S.S.S. S.S.D. S.S. S.S. S.S. S.S.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. EXP. EXP. EXT. F.O.S. FRP. FIN. F.E. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA. G.C. GRAN.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>General Contractor</li> <li>Granular</li> </ul>	RAD. RAD. REFR. REEIND. T.U. R.R. R.D. S.C. SIM. S.L. S.S.S. S.S. S.S. S.T.L. P. T.H. THK.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FRP. FIN. F.F.E. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA. G.C. GRAN. BD.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> </ul>	RAD. RAFR. REFINF. REEIND. T.U. R.T.M. O.C. BIM. S.D. S.S. S.S. S.S. S.S. S.S. T.U. P. T.J. T.J.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. EXP. EXP. EXT. F.O.S. FRP. FIN. F.E. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GALV. GA. GYP. HDCP.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> </ul>	RAD. RAD. REFR. REEINF. REEQMT. R. M. O. S. G. HE. S. S. S. T. J. S. S. S	<ul> <li>Radius</li> <li>Refrigerator</li> <li>Required</li> <li>Requirement</li> <li>Roof Drain</li> <li>Roof Top Unit</li> <li>Room</li> <li>Rough Opening</li> <li>Solid Core</li> <li>Schedule</li> <li>Similar</li> <li>Sheet</li> <li>Short Leg Vertical</li> <li>Spaces</li> <li>Specification</li> <li>Square</li> <li>Square Foot</li> <li>Stainless Steel</li> <li>Steel</li> <li>Suspension/Suspended</li> <li>Telephone</li> <li>Tempered</li> <li>Thick</li> <li>Tie Joist</li> <li>Top of</li> </ul>
EL. EL. EQ. EXH. EX./EXIST. EXP. EXP. EXP. EXP. EXT. F.O.S. FRP. FIN. F.F. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GALV. GA. GYP. HDCP. HDCP. HRDWD.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gange</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Hardwood</li> <li>Hardwood</li> </ul>	RAD. RAD. REFR. REEINF. REEQMT. R.D. T.U. R.O. S.C. HE. S.D. S.T.L. R.C. S.S.D. S.S.T.L. P. T.J. T.J. T.Y. T.Y.	<ul> <li>Radius</li> <li>Refrigerator</li> <li>Required</li> <li>Requirement</li> <li>Roof Drain</li> <li>Roof Top Unit</li> <li>Room</li> <li>Rough Opening</li> <li>Solid Core</li> <li>Schedule</li> <li>Similar</li> <li>Sheet</li> <li>Short Leg Vertical</li> <li>Spaces</li> <li>Specification</li> <li>Square</li> <li>Square Foot</li> <li>Standard</li> <li>Steel</li> <li>Suspension/Suspended</li> <li>Telephone</li> <li>Tempered</li> <li>Thick</li> <li>Tie Joist</li> <li>Top of</li> <li>Typical</li> </ul>
EL. EL. EQ. EXH. EX./EXIST. EXP. EXP. EXP. EXT. F.O.S. FRP. FIN. F.F.E. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA. G.C. GRAN. GYP. BD. HDCP. HRDWD. H.V.A.C.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handwood</li> <li>Heating, Ventilating,</li> </ul>	RAD. RAD. REFR. REEQD. T.U. R.O. SGIM. T.V. SGIM. T.V. SGIM. S.S. STL. P. T.J. T.Y. U.L. C. S. S. S. S. S. S. S. S. S. S. S. S. S. S. S. S. S. S. S	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXP. JT. EXT. F.O.S. FR. F.F. F.E. F.E. F.D. F.J. F.D. FTG. FDN. GALV. GA. GYP. BD. HDCP. HRDWD. H.V.A.C.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handwood</li> <li>Heating, Ventilating, Air Conditioning</li> </ul>	RAD. RAFR. REFIND. T.U. REF. R.R.R.R.R.R. S.G. SIM. T.V. S.G. S.S. S.S. S.S. S.S. S.S. S.S. S.S. T.L. P. I.J. V.L.N.R. S.S. S.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Stainless Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FR. F.O.S. FR. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA. GC. GRAN. GYP. HDCP. HRD. H.V.A.C. HT.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher Cabinet</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> </ul>	RAD. RAFR. RELEQUED. N.T. N. O. SIM. S. S. S	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Vapor Barrier</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FRP. FIN. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA. GC. GRAN. GYP. BD. HDCP. HRDWD. H.V.A.C. HT. H.P.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gange</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Holow Core</li> </ul>	RAD. RAD. REFIND. REF. READ. T.U. S.C. S.S.S.S. S.S.S.D. S.S.S.D. S.S.S.D. S.S.S.S.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square</li> <li>- Stainless Steel</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vapor Barrier</li> <li>- Vent thru Roof</li> <li>- Vent thru Roof</li> <li>- Vent thru Roof</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FR. F.O.S. FR. F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA. GYP. BD. HDCP. HRDWD. H.V.A.C. HT. H.P. H.C.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher Cabinet</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gange</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>Hollow Core</li> <li>Hollow Meter</li> </ul>	RAD. RAD. REF.R. REEIND. T.U. S.C. S.S. S.S. S.S. S.S. S.S. S.S. TL. P. U.L. U.N.B. V.L. V.N.B. V.L. V.N.B. V.L.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vapor Barrier</li> <li>- Vent thru Roof</li> <li>- Verify In Field</li> <li>- Ventical</li> </ul>
EL. EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FR. F.O.S. FIN. F.F.E. F.D. F.S. FLUOR. FTG. FDN. GALV. GA. GYP. BD. HDCP. HRDWD. H.V.A.C. HT. H.P. H.C. H.O. T.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Core</li> <li>Hollow Metal</li> <li>Horizont al</li> </ul>	RAD. RAFR. REFIND. T.U. S.G. B. S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vent thru Roof</li> <li>- Vertical</li> <li>- Vertical</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FR. F.O.S. FR. F.E. F.D. F.S. FLN. F.S. FLN. F.S. FLN. F.S. FLN. GALV. GALV. GALV. HRDWD. H.V.A.C. HT. H.P. H.C. H.M. HORIZ. HW	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Core</li> <li>Hollow Metal</li> <li>Horizontal</li> <li>Hot Water</li> </ul>	RAD. RAFR. REFIND. T.U. S.G. S.S.S. S.S.T.L. P. T.J. V.B. R. V.E.C. V.C.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vent thru Roof</li> <li>- Vertify In Field</li> <li>- Vertical</li> <li>- Vinyl Composition Tile</li> </ul>
EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXT. F.O.S. FR. F.O.S. FR. F.S. FLR. F.D. F.S. FLD. F.S. FLOR. FTG. FDN. GALV. GALV. GALV. GALV. H.D. H.C. H.P. H.C. H.P. H.C. H.P. H.C. H.P. H.C. H.M. H.D. H.C. H.D. H.D	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Core</li> <li>Hollow Metal</li> <li>Hot Mater</li> <li>Inside Diameter</li> </ul>	RAD. RAFR. REFIND. T.U. S.G.C.H. S.S.S.D. S.S.T.T.S. V.L. V.B. V.I.F. T.Y. V.L. V.B. V.I.F. T.C. K.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vent thru Roof</li> <li>- Vertical</li> <li>- Vertical</li> <li>- Vinyl Composition Tile</li> <li>- Water Closet</li> <li>- Water Closet</li> </ul>
EL. EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXP. EXT. F.O.S. FR. F.O.S. FR. F.E. F.E. F.D. F.S. FLOR. FTON. GALV. GALV. GALV. GALV. HRD. H.V. H.C. H.P. H.C. H.O. H.C. H.	<ul> <li>Electrical</li> <li>Electrical</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Core</li> <li>Hollow Metal</li> <li>Horizontal</li> <li>Hot Mater</li> <li>Inside Diameter</li> <li>Inside Diameter</li> </ul>	RAFR. REF.R.R.R.R.R.R.R.S.S.S.S.S.S.S.S.S.S.S.S.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vent thru Roof</li> <li>- Verify In Field</li> <li>- Vertical</li> <li>- Vinyl Composition Tile</li> <li>- Water Heater</li> <li>- Water Resist ant</li> </ul>
EL. EL. EQ. EXH. EXP. EXP. EXP. EXP. EXP. EXT. F.O.S. FR. F.F. F.E. F.D. H.D. H.D. H.D. H.C. H.D. H.C. H.D. H.C. H.D. H.C. H.D. H.C. H.D. H.C. H.D. H.C. H.D. H.C. H.D.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gange</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Core</li> <li>Hollow Metal</li> <li>Horizontal</li> <li>Hot Water</li> <li>Inside Diameter</li> <li>Inside Diameter</li> <li>Insulat(ion)(ed)</li> <li>Instraired</li> </ul>	RAFR.RRR.R.R.R.R.S.S.S.S.S.S.S.S.S.S.S.S.S	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square</li> <li>- Stainless Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vapor Barrier</li> <li>- Vent thru Roof</li> <li>- Verify In Field</li> <li>- Vertical</li> <li>- Vinyl Composition Tile</li> <li>- Mater Closet</li> <li>- Water Resistant</li> <li>- Water Meater</li> </ul>
EL. EL. EQ. EXH. EX./EXIST. EXP. EXP. JT. EXP. EXT. F.O.S. FR. F.E. F.E. F.E. F.D. H.D. H.D. H.D. H.D. H.D. H.D. H.D. H.D. H.T. H.D.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Core</li> <li>Hollow Metal</li> <li>Horizontal</li> <li>Hot Mater</li> <li>Insulat(ion)(ed)</li> <li>Interior</li> <li>Joint</li> </ul>	RAFR.RRR.R.R.R.R.S.S.S.S.S.T.T.L.P.L.U.N.B.R.T. N.H.V.S.S.S.S.S.T.T.S.L.P.L.N.B.T.F.T.V.N.R.P.M.	<ul> <li>- Quarry The</li> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vapor Barrier</li> <li>- Vent thru Roof</li> <li>- Verify In Field</li> <li>- Vertical</li> <li>- Vinyl Composition Tile</li> <li>- Mater Resistant</li> <li>- Water Poof</li> <li< td=""></li<></ul>
EL. EL. EQ. EXH. EXP. EXP. EXT. F.O.S. FR. F.E. F.D. F.D. F.D. F.D. F.D. F.D. F.D	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Core</li> <li>Hollow Metal</li> <li>Horizontal</li> <li>Hot Mater</li> <li>Inside Diameter</li> <li>Insulat(ion)(ed)</li> <li>Interior</li> <li>Joint</li> <li>Joint</li> </ul>	RAFRERRRRRRSSSSSSTTTTTT. N.O. ED. S.S.S.S.S.S.S.S.T.L.P. U.N.B.R.T. V.S.C. V.N.R.R.S.S.S.S.S.S.S.T.T.N. V.L.N.B.R.T. V.S.C.H.R.P.M.S. V.N.B.R.T. V.N.B.R.T. V.N.B.R.T. V.N.B.R.T. V.N.B.R.T. V.N.B.R.T. V.N.B.R.T. V.N.B.R.T.	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vapor Barrier</li> <li>- Vent thru Roof</li> <li>- Verify In Field</li> <li>- Vertical</li> <li>- Vinyl Composition Tile</li> <li>- Water Closet</li> <li>- Water Resistant</li> <li>- Water Pabric</li> <li>- Welded Wire Fabric</li> <li>- Window</li> </ul>
EL. EL. EQ. EXH. EXP. EXP. EXP. EXT. F.O.S. FR. F.E. F.E. F.D. F.D. F.D. F.D. F.D. F.D	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Metal</li> <li>Horizontal</li> <li>Hot Mater</li> <li>Inside Diameter</li> <li>Insulat(ion)(ed)</li> <li>Interior</li> <li>Joist</li> <li>Junction Box</li> </ul>	RAFR.RRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRR	<ul> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vapor Barrier</li> <li>- Vent thru Roof</li> <li>- Verify In Field</li> <li>- Vertical</li> <li>- Vinyl Composition Tile</li> <li>- Water Resistant</li> <li>- Water Resistant</li> <li>- Water Resistant</li> <li>- Water Resistant</li> <li>- Water Pabric</li> <li>- Window</li> <li>- With</li> </ul>
EL. E. E. E. E. E. E. E. E. E. E. F.	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Exhaust</li> <li>Existing</li> <li>Expansion Joint</li> <li>Expansion Joint</li> <li>Exterior</li> <li>Face Of Masonry</li> <li>Face Of Stud</li> <li>Fiberglass Reinforced Panel</li> <li>Finish</li> <li>Finished Floor Elevation</li> <li>Fire Extinguisher Cabinet</li> <li>Floor</li> <li>Floor Drain</li> <li>Floor Sink</li> <li>Fluorescent</li> <li>Footing</li> <li>Foundation</li> <li>Galvanized</li> <li>Gauge</li> <li>General Contractor</li> <li>Granular</li> <li>Gypsum Board</li> <li>Handicap</li> <li>Hardwood</li> <li>Heating, Ventilating, Air Conditioning</li> <li>Height</li> <li>High Point</li> <li>Hollow Core</li> <li>Hollow Metal</li> <li>Horizontal</li> <li>Hot Water</li> <li>Inside Diameter</li> <li>Inside Diameter</li> <li>Joint</li> <li>Joist</li> <li>Junction Box</li> <li>Laminate(d) or</li> </ul>	RAFRERRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRRR	<ul> <li>- Quarry The</li> <li>- Radius</li> <li>- Refrigerator</li> <li>- Required</li> <li>- Requirement</li> <li>- Roof Drain</li> <li>- Roof Top Unit</li> <li>- Room</li> <li>- Rough Opening</li> <li>- Solid Core</li> <li>- Schedule</li> <li>- Similar</li> <li>- Sheet</li> <li>- Short Leg Vertical</li> <li>- Spaces</li> <li>- Specification</li> <li>- Square</li> <li>- Square</li> <li>- Square Foot</li> <li>- Stainless Steel</li> <li>- Stainless Steel</li> <li>- Standard</li> <li>- Steel</li> <li>- Suspension/Suspended</li> <li>- Telephone</li> <li>- Tempered</li> <li>- Thick</li> <li>- Tie Joist</li> <li>- Top of</li> <li>- Typical</li> <li>- Underwriter's Laboratory</li> <li>- Unless Noted Otherwise</li> <li>- Vapor Barrier</li> <li>- Vent thru Roof</li> <li>- Verify In Field</li> <li>- Vertical</li> <li>- Vinyl Composition Tile</li> <li>- Water Heater</li> <li>- Water Resistant</li> <li>- Water Resistant</li> <li>- Water Resistant</li> <li>- Water Pabric</li> <li>- Window</li> <li>- With</li> <li>- Wood</li> </ul>
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demolition notes

- SELECTIVE DEMOLITION WORK: Demolition requires the selective and subsequent off-site disposal of the following:
- Removal of exterior concrete slab, bituminuius pavement as indicated on Drawings to accommodate new construction.
- Removal and protection of existing fixtures and equipment items as indicated "salvage".
- 2. SCHEDULE: Submit schedule indicating proposed sequence of operations for selective demolition work to owner for review prior to commencement of work. Include coordination for shut-off, capping, and continuation of utility services as required, together with details for dust and noise control to Owner/Tenant.
- 3. OCCUPANCY: Tenants will be continuously occupying areas of the building immediately adjacent to areas of selective demolition. Conduct selective demolition work in a manner that will minimize need for disruption of Owner's/Tenant's normal operations. Provide minimum of 72 hours advance notice to Owner/Tenant of demolition activities which will impact Owner's/Tenant's normal operations.
- 4. CONDITION OF STRUCTURE: Owner/Tenant assumes no responsibility for actual condition of items/structures to be demolished. Conditions existing at time of commencement of contract will be maintained by Owner/Tenant insofar as practicable.
- 5. ENVIRONMENTAL CONTROLS: Provide services for effective air pollution controls as required by local authorities having jurisdiction. Utilize temporary enclosures and other suitable methods to limit dust and dirt rising and scattering in the air to the lowest practical level. Comply with governing regulations pertaining to environmental protection.



- 6. PROTECTIONS: Provide temporary weather protection during interval between demolition and removal of existing construction to insure that no water leakage or damage occurs to the structure or interior areas of the existing building.
- Protect from damage existing finish work that is to remain in place and becomes exposed during construction.
- Provide temporary barricades and other forms of protection as required to protect Owner/Tenant and other general public from injury due to selective

demolition.

- Remove protections at completion of work.
- DAMAGES: Promptly repair damages caused to adjacent areas/items by demolition work at no cost to Owner/Tenant.
- 8. UTILITY SERVICES: Maintain and keep in service existing utilities and protect against damages during demolition operations.
- 9. TRAFFIC: Conduct selective demolition operations and debris removal in a manner to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities.
- 10. PREPARATION: Provide interior and exterior shoring, bracing or support to prevent movement, settlement or collapse of structures to be demolished and ad jacent areas/items to remain.
  - Cease operations and notify Owner immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.
- 11. SALVAGE ITEMS: Where indicated on Drawings as "salvage deliver to Owner/Tenant", carefully remove indicated items, clean, store and turn over to Owner and obtain receipt.

- ha<u>ve n</u>ot been removed.
- 15
- 16.

12. UNEXPECTED CONDITIONS: If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Owner in written, accurate detail. Pending receipt of directive from Owner, rearrange selective demolition schedule as necessary to continue overall job progress without delay.

13. DEMOLITION: Perform selective demolition in a systematic manner.

• Demolish concrete in small sections. Cut concrete at junctures with construction to remain using power-driven saw or hand tools; do NOT use power driven impact tools. Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.

14. Cover and protect equipment and fixtures to remain from soiling or damage when demolition work is performed in rooms or areas from which such items

DISPOSAL OF DEMOLISHED MATERIALS: Remove debris, rubbish, and other materials resulting from demolition operations from the building site. Transport and legally dispose of materials off-site.

• If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal handling and protection against exposure or environmental pollution.

CLEAN-UP AND REPAIR: Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave exterior and interior areas broom swept clean.

17. Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by demolition work at no cost to Owner/Tenant.

<u> </u>	<b>.</b>	<del>.</del>	<u>NOTE:</u> EXIST. EL SWITCHES POSSIBLI <u>PRIOR</u> T	.ECTRICAL DEVI 6, ETC.) TO REM 5 - VERIFY ANY 0 ANY BIDDING.	CES (RECEPTACLES, IAIN WHEREVER CHANGES W/TENANT /WORK
8'-11 1/2"					
	۲ ۲		<u>NOTE:</u> FIRE SAF COMPLY OF THE I.F APPLICA OF I.F.C.	ETY DURING DE WITH THE APPL F.C INTL. FIRE C BLE PROVISION	MOLITION SHALL ICABLE REQMTS. ODE & THE S OF CHAPTER 56
	1/4" ± 32'-6" OA.		NOTE: AT <u>ALL</u> SHALL B DEMOLIT ALTERAT	TIMES, SAFE MEA E MAINTAINED D ION, CONSTRUC <sup>-</sup> TIONS	ANS OF EGRESS URING ANY TION, AND/OR
	Ω.				
1/4"			- EXIST. 20 TO REMA	O AMP ELEC. SE NN - U.N.O.	RVICE PANEL
- - - -			<u>NOTE:</u> DURING I THERE SI APPROVI ACCORD	PEMOLITION, ANI HALL BE NO FEM ED PORTABLE I ANCE W/CODE	D/OR CONSTRUCTION IER THAN ONE (1) FIRE EXTINGUISHER IN SECTION 906

	NO DEI DO CO FAC CO	TE: MO. & REMOVE EXIST. FLOOR ORS, FRAMES, FIN. CEILING, S UNTERS, DUCTWORK, MECH. VICES, ETC. (SHOWN DASHED VILITATE INSTALLATION OF P NSTR.	RING, MALLS, HELVING, ELEC. ) AS REQD.TO ROPOSED
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### index to drawings

SHEET NO.	DESCRIPTION
A1.1	DEMOLITION PLAN, DEMOLITION NOTES, GENERAL DATA, COMPLIANCE STATEMENT, BLDG. KEY PLAN, LOCATION MAP AND ABBREVIATION LIST
A2.1	EXTERIOR BUILDING ELEVATIONS
A3.1	FLOOR PLAN, PARTITION LEGEND AND ROOM FINISH SCHEDULE
A3.2	FOODSERVICE EQUIPMENT & FURNITURE PLAN AND FOODSERVICE EQUIPMENT SCHEDULE
A4.1	DOOR SCHEDULE, RESTROOM ELEVATIONS. ROOF PLAN AND GENERAL NOTES
A5.1	REFLECTED CEILING PLAN AND SYMBOL LEGEND
A6.1	WALL SECTIONS
A6.2	SECTIONS/DETAILS
51.1	FOUNDATION PLAN, FOUNDATION WALL SECTIONS, FOOTING SCHEDULE ROOF FRAMING PLAN, ROOF DESIGN LOADS, LINTEL SCHEDULE AND LINTEL SECTIONS
P1.1	PLUMBING SUPPLY PLAN, PLUMBING SUPPLY DIAGRAM, PLUMBING FIXTURE LEGEND AND PLUMBING GENERAL NOTES
P1.2	PLUMBING WASTE PLAN, PLUMBING WASTE & VENT DIAGRAM, GREASE LADEN CALCULATIONS AND PLUMBING FIXTURE LEGEND
M1.1	MECH./HVAC PLAN, MECH. EQPMT. SCHEDULE, GENERAL MECH. NOTES
E1.1	ELECTRIC POWER & LIGHTING PLAN, SYMBOL LEGEND,
E2.1	ELECTRIC PANEL SCHEDULE AND GENERAL ELECTRICAL NOTES
N 1.1-N 1.4	GENERAL NOTES AND SPECIFICATIONS

### general data

BUILDING CODE: International Building Code 2003 with Local Am
FIRE PREVENTION CODE: International Fire Prevention Co with Local Am
PLUMBING CODE:State of Illinois Plumbing Code 2004 with Local Am
MECHANICAL CODE: International Mechanical Co with Local Am
ELECTRICAL CODE:
ENERGY CODE: International Energy Conservation Co
ACCESSIBILITY CODE: Current Edition State of Illinois Accessib ADA Standards for Public Accomodations and Commercial Facilitie
<u>CONSTRUCTION TYPE:</u> assume Type VB – Unprotected Co (Existing building is NOT fire sp
OCCUPANCY TYPE:(Restaurant with less than 50 persons) Use Grou
TENANT FLOOR AREA:Exist. Tenant Floor Area:
<u>OCCUPANCY LOAD:</u> Per IBC Table 1004.1.2 "Maximum Floor Area Allowances Per C
Dining (Tables & Chairs) Areas: 15 sq.ft. net/Occupant:± 296 sq.ft./15 sq.ft. = 19 Queing/Customer Service Araes: (Standing Space) 5 sq.ft. net/per occupant:± 84 sq.ft./5sq.ft. = 16 Kitchen Areas: 200 sq.ft. gross/Occupant:± 482 sq.ft./200 sq.ft. = 2 Business Areas:
100 sq.tt. gross/0ccupant:± 1,173 sq.tt./100 sq.tt. = 12
Total Occupant Load (Per IBC Table 1004.1.2):

2-4 Employees + up to 45 Visitors up to 49 Total Persons

### compliance statement

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

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2010 A.D.A. STANDARDS FOR ACCESSIBLE DESIGN AND THE HILMOR ACCESSIBILITY CODE, (71 ILL. ADM. CODE 400) AND ALL APPLICABLE FEDERAL AND STATE ACCESSIBILITY STANDARDS. 4. Stall Should be

SIGNED:	DATE:	10/14/22
ARCHITECT: LAWRENCE A. FARRENKOPF	LICENSE EXF	91RES: 11/30/2
ILLINOIS REGISTRATION NO .: 001-011981		
ARCHITECTS 127 + ASSOCIATES, INC.		
DESIGN FIRM LICENSE NO .: 184-002195	LICENSE EXF	PIRES: 4/30/2
20' STATE ROUTE	72	
EXIST. BLDG. TO REM	1AIN - NO-	

bldg.key plan NO SCALE

- AREA OF PROPOSED WORK

(SHOWN HATCHED)





# T/PARAPET WALL (EXIST.) EL. = +17'-0"(±) <u>T/DOOR OPNG.</u> EL. = +10'-0" - <u>T/CONC. BLOCK & SILL</u> EL. = + 2'-0" \_ <u>T/FLOOR SLAB (U.N.O.)</u> EL. = O'-O"

### west elevation







• PAINT/STAIN ALL MECHANICAL & ELECTRICAL ITEMS ON EXTERIOR WALL TO MATCH WALL COLOR BEHIND AND AROUND MOUNTED ITEM • REFER TO SHEET N1.1 THRU N1.4 FOR GENERAL NOTES & SPECIFICATIONS

### south elevation

1/4"=1'-0"





### partition legend

- NEW 5/8" GYPSUM BOARD ON ONE (1) SIDE OF 2 1/2" METAL STUDS @ 16" O.C. ON CONCRETE BLOCK WALL - WITH (R-9) FIBERGLASS BATT INSULATION - STUDS AND GYPSUM BOARD UP TIGHT TO ROOF/CEILING CONSTRUCTION ABOVE
- (B) NEW 5/8" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS @ 16" O.C. - STUDS AND GYPSUM BOARD UP TIGHT TO UNDERSIDE OF COUNTER - VERIFY HEIGHT(S) WITH TENANT - BRACE FREE END(S) AS REQUIRED (WHERE APPLICABLE)
- NEW 5/8" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS @ 16" O.C. - STUDS AND GYPSUM BOARD UP TO 4'-0" ABOVE FINISH FLOOR VERIFY HEIGHT AND TRIM CAP WITH TENANT - BRACE FREE END(S) AS REQUIRED UTILIZING 1 1/2" DIA. STEEL PIPE SET IN CONCRETE MIN. 8" DEEP (MHERE APPLICABLE)
- D NEW 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. - STUDS AND GYPSUM BOARD UP TIGHT TO FLOOR/CEILING ROOF CONSTRUCTION ABOVE - BRACE FREE END(S) AS REQUIRED UTILIZING 1 1/2" DIA. STEEL PIPE SET IN CONCRETE MIN. 8" DEEP (WHERE APPLICABLE)
- E NEW 5/8" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS @ 16" O.C. WITH NEW 3" THICK SOUND ATTENUATING BATT INSULATION FULL HEIGHT OF PARTITION - STUDS AND GYPSUM BOARD UP TIGHT TO FLOOR/CEILING ROOF CONSTRUCTION ABOVE - EXTEND STUDS UP AND SECURE TO FLOOR STRUCTURE ABOVE WHERE REQUIRED FOR RIGIDITY -CROSS BRACE TOP OF STUD FRAMING @ 8'-0" O.C. (MAX.) - SEAL BASE OF PARTITION TO FLOOR WITH TWO (2) CONTINUOUS SEALANT BEADS -SEAL PARTITION TO ALL STRUCTURAL MEMBERS AND OTHER PENETRATIONS
- (F) NEW 5/8" GYPSUM BOARD ON BOTH SIDES OF 6" METAL STUDS @ 16" O.C. WITH 3" THICK SOUND ATTENUATING BATT INSULATION FULL HEIGHT OF PARTITION - STUDS AND GYPSUM BOARD UP TO 4" ABOVE FINISH CEILING - EXTEND STUDS UP AND SECURE TO ROOF STRUCTURE WHERE REQUIRED FOR RIGIDITY. CROSS BRACE TOP OF STUD FRAMING @ 8'-0" O.C. (MAX.) - SEAL BASE OF PARTITION TO FLOOR WITH TWO (2) CONTINUOUS SEALANT BEADS - SEAL PARTITION TO ALL STRUCTURAL MEMBERS AND OTHER PENETRATIONS
- (G) EXISTING 1-HOUR FIRE RATED WALL CONSTRUCTION TO REMAIN PATCH AND REPAIR AS NECESSARY TO MAINTAIN WALL FIRE INTEGRITY (U.N.O.)
- (H) NEW 5/8" FIRECODE GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3" THICK SOUND ATTENUATING BATT INSULATION FULL HEIGHT OF PARTITION - STUDS, INSULATION AND GYPSUM BOARD UP TIGHT TO UNDERSIDE OF ROOF DECK CONSTRUCTION (FIRESTOP WITH AN APPROVED U.L. LISTED SEALANT TO MAINTAIN FIRE RATING) - SEAL BASE OF PARTITION TO FLOOR WITH TWO (2) CONTINUOUS SEALANT BEADS -SEAL PARTITION TIGHT TO ALL STRUCTURAL MEMBERS AND ANY PENETRATIONS. PROVIDE ALL MATERIALS AND CONSTRUCTION PER U.L. DESIGN NO. U465 FOR 1-HOUR RATED CONSTRUCTION (PER CURRENT U.L FIRE RESISTANCE DIRECTORY)

- NEW 8" NOM. CONCRETE BLOCK WITH 9-GAUGE HORIZONTAL JOINT IN MORTAR FILLED BLOCK CAVITY NEW MODULAR SIZE EXTERIOR FACE BRICK (TO MATCH EXIST.) WITH GALV. HORIZ. JOINT REINF. @ EVERY 2ND BLOCK COURSE - WALL CONSTRUCTION TO MATCH EXIST. ADJACENT EXTERIOR WALL CONSTR. EXISTING WALL CONSTRUCTION TO REMAIN - NO WORK (U.N.O.)
  - PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS
  - 2. \* INDICATES WALL CONSTRUCTION ABOVE/BELOW

  - FOR ALL EXIT PASSAGEWAYS. PROVIDE A CLASS C FLAME SPREAD INDEX OF 76-200 OR BETTER AND A SMOKE-DEVELOPED INDEX OF ASTM E84 OR U.L. 723
  - INSULATING MATERIALS WHERE CONCEALED AS INSTALLED IN BLDGS. SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 450 OR LESS. NOTE: FLAME SPREAD & SMOKE THE UNEXPOSED SURFACE OF CEILING, FLOOR AND/OR WALL
  - 6. ALL PENETRATIONS ARE TO BE FIRESTOPPED WITH APPROVED MATERIALS
  - ALL PARTITIONS RUNNING UP TO BOTTOM OF ROOF DECK SHALL HAVE "SLIP-TRACK" SYSTEM AT TOP OF PARTITION TO ACCOUNT FOR BUILDING MOVEMENT & DEFLECTIONS
  - ALTERNATE BID NO. 1: PROVIDE 2" X 4" WOOD STUDS IN LIEU OF 3 5/8" METAL STUDS AS SHOWN ABOVE

### room finish schedule

ROOM FINISH GENERAL NOTES:		F	LC	06	٢		BASE		Ν	ALL	-5		C	EIL	ING	C	CLE	ь. H1	Г.	R	EMA	<b>.</b> RKS
1. COO SEL <u>PRI</u> 2. ALL STO LIGH PAII 3. ALL	COORDINATE ALL ROOM FINISHES SELECTION & INSTALLATION WITH TENANT PRIOR TO ANY BIDDING AND/OR WORK ALL PAINTED SURFACES IN FOOD PREP, FOOD STORAGE, TOILET ROOM, ETC. SHALL BE LIGHT-COLORED GLOSS, ENAMEL OR EPOXY PAINT ALL FLOORS, WALLS AND CEILINGS IN FOOD PREP, FOOD STORAGE AND UTENSIL WASHING AREAG SHALL BE CONSTRUCTED OF DURABLE						OR EPOXY BASE	IMER NOTE (2)		NSCOT ON FIXTURE 2 FEET OF TOILET	IELING @ EXH. HOOD	AINT	MASHABLE VINYL CLG. 5RID - SEE NOTE (3)	ASHABLE VINYL CLG. SEE NOTE (3)	FFIT PAINT - (1) 6 - SEE NOTE (2)					ECTED BY TENANT	ECTED BY TENANT	
PRE ARE NON ARE	EP, FOOD STORAGE AND UTENSIL WASHING EAS SHALL BE CONSTRUCTED OF DURABLE, N-TOXIC, NON-POROUS MATERIALS WHICH E SMOOTH AND EASILY CLEANABLE	NAL WOOD PLAN	JARRY TILE OR E	EALED CONCRETE		H. VINYL BASE	ARRY TILE BASE	P.B.D. PAINT - (1) PRI 2) FIN. COATS - SEE 1	CP. MALL PANELING	0" H. MASHABLE MAI LL ≰ MALLS MITHIN	NLS. STL WALL PAN	EN FIN. CEILING - P/	15T. 24" × 24" SUSP. 1 OUST. PNL. IN EXIST. 6	M 24" × 24" SUSP. M, OUST. PNL. IN GRID - (	P. BD. DR.OPPED 50F	4'- <i>O</i> " A.F.F. (±)	O'-O" A.F.F.	1'-O" A.F.F.		IISH COTOK AS SETE	IISH MATLS. AS SELE	
		>	ğ	S		4	В В	ν Ω Φ	₩. L	'+ ₹ '- ₹	ω T	0 0	У О Ч Ч	ш О Z ₹	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	+	+	+			Ĕ	
100	DINING	•				•		•				•				•				•		
101	QUEING	ullet				•		ullet				•				•				•		
102	DINING	$\bullet$				•		ullet								•				lacksquare		
103	SERVING COUNTER							$\bullet$						ullet	•					ullet	ullet	
104	DRINK BAR						$\bullet$							$\bullet$	•					ullet	$\bullet$	
105	KITCHEN							$\bullet$			$\bullet$			$\bullet$						$\bullet$		
106	WARE WASH													•							$\bullet$	
107	VIDEO GAMING																			ullet	$\bullet$	
108	JANITOR CLOSET/ICE CLOSET																					
109	HALL							ullet													•	
110	ALL-GENDER RESTROOM													lacksquare						lacksquare		
111	EXIST. ALL-GENDER RESTROOM							$\bullet$												$\bullet$		

REINFORCEMENT EVERY SECOND BLOCK COURSE FROM TOP OF FOOTING UP TIGHT TO UNDERSIDE OF ROOF DECK CONSTRUCTION. PROVIDE CONCRETE BLOCK BOND BEAM AT TOP OF WALL WITH TWO (2) #5 CONTINUOUS REBARS

RUNNING BOND COURSING, OVER 6" CONCRETE BLOCK WALL CONSTR., WITH

3. ALL INTERIOR FINISHES SHALL COMPLY WITH 2015 I.B.C. - CHAPTER 8

. USE GROUP B (NON-SPRINKLERED) - PROVIDE A CLASS A FLAME SPREAD INDEX OF 0-25 OR BETTER AND A SMOKE-DEVELOPED INDEX OF 0-450 0-450 FOR ALL OTHER ROOMS AND ENCLOSED AREAS. INTERIOR WALL & CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH

DEVELOPED RATING LIMITATIONS DO NOT APPLY TO FACINGS, PROVIDED THAT THE FACING IS INSTALLED BEHIND & IN SUBSTANTIAL CONTACT WITH







### foodservice equipment schedule

						1					
ELECTRIC REQUIREMENTS PLUMBING REQUIREMENTS											
VOLTS AMPS PHASE HOT WATER COLD WATER DRAIN WASTE SUPPLY											
$\langle 1 \rangle$	EXHAUST HOOD - 16-0" LONG	1	128ER.)		3						SEE EXHAUST HOOD NOTES & INFORMATION ON SHEE
	6 RURNER CAG RANCE M/ CAGTERG	1	208	(VERIFT)	(VERIFT)						COOK RITE MODEL NO. ATO-6B
$\langle 2 \rangle$	6 BURNER GAS RANGE N/ CASTERS									$\langle \rangle$	177,000 BTU
(ع)	GAS BROILER (ABOVE RANGE)	1								$\searrow$	40,000 BTU
$\langle 4 \rangle$	COUNTERTOP CHAR BROILER- 24"	1								>	APW-WYOTT FOOD SERVICE MODEL NO.GCB-24i (2) 80,000 BTU BURNERS
(5)	COUNTERTOP GAS GRIDDLE - 48" W.	1								$\frown$	VULCAN MODEL NO. VCRG36M
			100							<	(3) 25,000 BTU BURNERS
(6)	REFRIGERATED CHEF'S BASE	1	120	5.4	1						TRUE REFRIGERATION MODEL NO. TRCB-60
$\langle \overline{\gamma} \rangle$	GAS FRYERS W/ CASTERS	2								> <	PITCO FRIALATOR MODEL NO. 40D 1 15.000 BTU
8	3-WELL ELEC. STEAM TABLE	1	120	8.2	1				$\searrow$		DUKE - MODEL NO. E302 - STEAM TABLE WELLS SHALL HAVE
		,	120	0.2				$\leq$	$\langle \rangle$		INDIRECT MASTE DRAIN HOSE CONNECTIONS - SEE NOTE # 1 BELON
<u>(</u> a)	ROTISSERIE SMOKER	1	120	8.0	1						OYLER 1300
$\langle 1 \rangle$	LO-TEMP WARMING CABINETS W/ CASTERS	2	120	16.0	1						ALTO SHAAM MODEL NO. 1200-UP-QS
$\langle 1 1 \rangle$	MICROWAVE OVEN - COUNTERTOP	1	120	11.6	1						AS SELECTED & PROVIDED BY TENANT
	REFRIGERATED PREP TABLE W/		100								
$\left< \frac{12}{2} \right>$	CASTERS	1	120	8.6	1						1 RUE REFERIGERATION MODEL NO. 19967
(13)	REACH-IN SWING 1-DOOR REFRIGERATOR W/CASTERS	1	120	7.4	1						AVANTCO MODEL NO. 178CFD1RR
$\langle 14 \rangle$	REACH-IN SWING 1-DOOR FREEZER	1	120	8.5	1						EXISTING PROVIDED BY TENANT
	M/CASTERS WALK-IN COOLER (NOM. 8' X 12')	1	120	(VERIFT)	2			$\sim$			PROVIDE COMMERCIAL-GRADE VINYL COMPOSITION
	(W/OUTDOOR CONDENSER)	1	120	1 1	5			$\langle \rangle$	$\langle$		FLOORING ON INTERIOR OF COOLER
(16)	ICE CUBE MACHINE & BIN W/ CASTERS	1	115	11.3	1		>	$\searrow$	>		KOOLAIRE MODEL NO. KT-0420
$\langle 1 7 \rangle$	3-COMP. SINK (W/2 DRAINBOARDS)	1				$\searrow$	$\searrow$	$\searrow$	$\setminus$		JOHN BOOS & CO MODEL NO. 3B184-2D18-X
18	PREP GINK (W/1 BIN # 1 DRAINBOARD)	1				<>	<	<	$\checkmark$		JOHN BOOS & CO MODEL NO. 1B184-1D18L-X
		'				$\langle \rangle$	$\langle \rangle$	$\langle \rangle$	$\sim$		SEE NOTE #1 BELOW 6" DEEP FLOOR MTD SERVICE/MOP SINK -
$\left< \frac{1}{9} \right>$	FLOOR MOUNTED SERVICE SINK	1				$\searrow$	$\searrow$	$\searrow$			WALL MTD. SERVICE FAUCET W/ MOP HANGER
$\langle 2 \rangle$	HAND SINK	1				$\geq$	$>\!$	$\geq$			JOHN BOOS & CO MODEL # PBHSW1410PSSLR-X
$\overline{(21)}$	HAND SOAP & PAPER TOWEL DISPENSER	1									AS SELECTED & PROVIDED BY TENANT
			120-1		1 08 3			$\sim$			
< <u>2</u> 2>	LOW-TEMP DISHWASH MACHINE	1	208 R.)	15 VER.	(VERIFY)	VER.	$\sim$	$\sim$			CMA DISWASH MACHINE MODEL NO. EST-FL
23	24" X 24" SOILED DISH TABLE	1				$>\!$	$>\!$	$\geq$	$>\!$		AS SELECTED BY TENANT
 (24)	24" X 24" CLEAN DISH TABLE	1									AS SELECTED BY TENANT
			120-1	5	1 >	$\sim$	$\sim$	$\sim$			TANKLESS DIRECT VENT GAS WATER HEATER (9.8 GPM)
(25)	TANKLESS WATER HEATER	1	208 R.J	172ER.)	(VER.)	$\searrow$	$\searrow$	$\sim$			AS SELECTED BY TENANT
26	COUNTERTOP SODA DISPENSER	1	120	4.5	1			$\geq$	$>\!$		COKE FOUNTAIN EQUIPMENT
(27)	ICE TEA MAKER	1	120	14.4	1						BUNN MODEL NO. TB3Q
			100	(VERIFY) 13.9		<>					
(28)	COFFEE BREMER	1	120	(VERIFY)	1	$\sim$	VER.				AS SELECTED BY TENANT
29	ESPRESSO MACHINE	1	220	18.2 (VERIFY)	AVER.)	> <					REQUIREMENTS AT TIME OF INSTALLATION - CONDENSATE DRAIN SHALL HAVE INDIRECT WASTE DRAIN - SEE NOTE # 1 BELOW
(3 <i>0</i> )	MEAT CUTTING TABLE (48" X 30")	1									EXISTING PROVIDED BY TENANT
		1									EVICTING PROVIDED BY TENANT
	MEAT CUTTING TABLE (56 × 50)	1									EXISTING FROVIDED BT TENANT
(3 <i>2</i> )	24" x 60" STNLS STL.WIRE SHELF (5 SHLVS)	1									SEE NOTE #3 BELOW
(33)	24" x 48" STNLS STL.WIRE SHELF (5 SHLVS)	1									SEE NOTE #3 BELOW
$\Box$	19" V 19" GTNI G GTI MIRE GUELE (E GUL VG)	1									GEE NOTE #2 RELOW
		1									SEE ROTE #5 DEEON
(35)	24" X 90" CLG MTD. STNLS STL WIRE SHELF	1									SEE NOTES #3 \$ #8 BELOW
36	24" X 48" CLG MTD. STNLS STL WIRE SHELF	2									SEE NOTES #3 \$ #8 BELOW
(37)	16" X 60" CLG MTD STNLS STL WIRE SHELF	1									SEE NOTES #3 & #8 BELOW
(38)	16" X 48" CLG MID. SINLS SIL WIRE SHELF	1									SEE NOTES #3 & #8 BELON
39	16" X 36" CLG MTD. STNLS STL WIRE SHELF	2									SEE NOTES #3 & #8 BELOW
$\langle 4 \rangle$	BACK COUNTER COOLER - (3) GLASS DOOR	2	120	2.8	1						TRUE - MODEL NO. TBB-4-HC
		1				$\sim$	$\sim$	$\sim$			KROWNE METAL MODEL NO. 18 12DET
	UNDERBAR HAND SINK UNIT	1				$\langle \rangle$	$\langle \rangle$	$\langle \rangle$			ROARE METAL - MODEL NO. 18-12091
(4 <i>2</i> )	UNDERBAR DUMP SINK UNIT	1				$\searrow$	$\searrow$	$\searrow$			KROWNE METAL - MODEL NO. 18-10
<b>4</b> 3	GLASS WASH - 3 COMPARTMENT SINK	1				$\searrow$	$\searrow$	$\searrow$	$\searrow$		CMA DISHMACHINES MODEL NO100
	SODA GUN FILLER SECTION	1									PERLICK - MODEL NO ISE45CA
								$\sim$			
(45)	ICE BIN CHEST WITH COLD PLATE	1						$\sim$	$\sim$		KROWNE METAL - MODEL NO. 18-24-7
<b>46</b>	DRAINBOARD - 30"	1						> <	$>\!$		KROWNE METAL - MODEL NO. 18-G530
(47)	BEER TAP DISPENSER	T.B.D.									NUMBER OF TAPS T.B.D. BY TENANT
		1						$\sim$			
(† <i>9</i> )	JI LLV NALL DUITLE STURAGE	<b>↓</b> '									AU SELLUIED DI TENANI
<u>(4 9</u> )	GAMING MACHINE	6	120	5 (VER.)	1						AS SELECTED BY TENANT
(5 <i>0</i> )	A.T.M	1	120	4.5 (VER.)	1						AS SELECTED BY TENANT
		TRD	120	3 5	1						COORD. LOCATION, COMPUTER SYSTEM
			120	5.5							WIRING & INSTALLATION W/ TENANT
(52)	RECESSED (IN-GROUND) SAFE	T.B.D.									AS SELECTED BY TENANT
(53)	HEAVY-DUTY 24" LONG MOP RACK	1					—— <sup></sup>				MOUNT OVER MOP SINK
(54)	HEAVY-DUTY BROOM RACK	1									AS SELECTED BY TENANT
(25)	DADI CHANGING STATION	2						<u> </u>			AS SELECTED BY TENANT
(55)	AT LEAST 5% - MIN. 1- SHALL BE ACCESSIBLE)	T.B.D.									AS SELECTED BY TENANT
<u>GE</u> 1. (3) OR CON	NERAL EQUIPMENT NOTES: COMPARTMENT SINK, CONDENSATE DRAINS AND AN EQUIP. THAT INVOLVE FOOD OR BEVERAGE HANDL INECTION (W/ AIR GAP) INTO 12" SQUARE FLOOR S	NY OTHE LING SHA VINK OR	ER DRAINS FI ALL HAVE IND OTHER APPR	ROM PLUMBIN DIRECT MAST ROVED RECE	NG FIXTURES E DRAIN PTOR	9. <u>GAS</u> A. F C B. F	SUPPLY & PIF CLUMBING CO CONNECTED F NY WORK CLUMBING CO	PING NOTES: NTRACTOR T EQUIPMENT A NTRACTOR T	O VERIFY T ND VERIFY A	HAT EXIST. T ANY GAS SER PROPERLY S	ENANT SPACE GAS SUPPLY IS ADEQUATE FOR THE VICE CHANGES THAT MAY BE REQUIRED PRIOR TO BIZED GAS PIPING TO ALL GAS FIRED EQPMT. W/
2. VER	RIFY SHELVING REQUIREMENTS W/ TENANT PRIOR TO	O ANY E	BIDDING AND	/OR WORK!		F	RESSURE RE	GULATORS A	5 REQUIRED		
3 411	CHELVES CHALL BE METAL MINT COATED OF EC					C. A	LL EQUIPMEN	NT SHALL BE	AR U.L. AND	A.G.A. LABEL	6
3. ALL 4. THIS CON	BUILDING IS SERVED BY 120/208 VOLT (3 PHASE, 4	4 MIRE) E	ELECTRIC SER WILL PROPE	S - NO WOOL RVICE - ELEC ERLY & SAFEL	T. LY OPERATE	<del></del>	RO <del>VIDE G</del> AS	SH <del>UT-OFF</del> V	AL <del>VES T</del> O A	ALL <del>GAS E</del> QU	IPMENT
5. ALL SPE	EQUIPMENT SHALL BE SELECTED BY TENANT AND IN CIFICATIONS AND ALL APPLICABLE CODE REQUIREME	NGTALLE NTS (VE	D PER MANU RIFY INSTALL	FACTURER'S .ATION REQU	IREMENTS	F. A	ALL GAS PIPII	NG SHALL BE 5 AND 2 1/2"	BLACK IRO AND LARGE	N SCHEDULE R TO HAVE	40 (2" AND BELOW TO HAVE THREADED WELDED CONNECTIONS)
PRIC	OR TO ANY WORK)					10. VER.	- DENOTES	6 VERIFY M/1	TENANT/EQP	MT. SUPPLIER	
6. VER	RIFY LOCATION OF ALL EQUIPMENT W/TENANT PRIOR	R TO AN	Y BIDDING AN	D/OR WORK!	ļ	11. ALL	FLOOR MOUN		NT, UNLESS	READILY MO	ABLE, MUST BE SEALED TO THE FLOOR OR ELEVATED
7. THE	ELEC. CONTR. SHALL VERIFY ALL ELEC. EQPMT. CO	ONNECT	ED LOADS &	WIRING REQU	JIREMENTS	ON L CONS	EGS TO PRO BIDERED EASI	ILY MOVABLE	ST 6-INCH CI	LEARANCE B	ETWEEN THE FLOOR AND THE EQUIPMENT. EQUIPMENT IS 5. ALL EQUIPMENT PLACED ON TABLES OR COUNTERS,
PRK	OR TO ANY WORK	1411-				UNLE	55 PORTABL	E, MUST BE S ICH CLEARAN	EALED TO T	HE TABLE/CO	DUNTER OR ELEVATED ON LEGS TO PROVIDE AT /COUNTER AND THE EQUIPMENT TO FACILTATE
8. ALL OVERHEAD "CEILING RACKS" SHALL BE MOUNTED WITH AT LEAST 6'-8" CLEAR HEADROOM       CLEANING. IN ADI         BELOW UNLESS ENCROACHMENT BELOW IS PROTECTED BY EQUIPMENT OR OTHER BARRIER TO       12. KITCHEN FIRE EXT         PREVENT PEOPLE FROM HITTING THEIR HEAD       12. KITCHEN FIRE EXT							TINGUISHING E	QUIPMENT SH	ALL BE INST	ALLED PER NFPA 96	

12. KITCHEN FIRE EXTINGUISHING EQUIPMENT SHALL BE INSTALLED PER NFPA 96



### foodservice equipment plan -n 1/4"=1'-0"

• DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

• REFER TO SHEET A3.1, FLOOR PLAN FOR BUILDING PLAN DIMENSIONS • REFER TO SHEET A3.1 FOR ROOM FINISH SCHEDULE

• GENERAL CONTRACTOR SHALL VERIFY W/ TENANT LOCATION AND SELECTION OF ALL INTERIOR FINISHES, TRIM, COUNTERTOPS, CABINETS, APPLIANCES, EQUIPMENT, FIXTURES, SHELVING, ACCESSORIES, ETC.

• REFER TO SHEET P1.1 AND P1.2 FOR PLUMBING PLANS AND GENERAL PLUMBING NOTES

• REFER TO SHEET E1.1 FOR ELECTRIC POWER PLAN AND GENERAL ELECTRIC NOTES





![](_page_26_Figure_0.jpeg)

• DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

• REFER TO SHEET A3.1, FLOOR PLAN, FOR ALL BUILDING DIMENSIONS

• REFER TO SHEET S1.1 FOR ROOF FRAMING DETAILS & ROOF DESIGN LOADS

MECHANICAL (H.V.A.C.) EQUIPMENT LAYOUT AND GENERAL MECHANICAL NOTES

• STEEL SUBCONTRACTOR SHALL FURNISH & INSTALL FRAMES FOR ALL MECHANICAL EQUIPMENT, ETC. REFER TO SHEET M1..1. FOR

• REFER TO SHEETS N1.1 THROUGH N1.4 FOR GENERAL NOTES AND SPECIFICATIONS

### door schedule

<ul> <li>A lakkt doore and lae outpacke trop the linke (add aggress is to be made lag.)</li> <li>B) di oors and arcuvere shall comply with the state of linke 'Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards for Public Accessibility is under if and the AD standards and adoes NOT require tight grasping, tight pinching or tuikting of tui</li></ul>		DOOR GENERAL NOTE	<u>=5:</u>				Æ	E								DC	$\mathcal{O}\mathcal{O}$	R
B. Al lacors and har duare shall comply with the batter of limons "Accessibility "	A.	All exit doors shall be operable a lever (thumbturn is <u>not</u> accep	e from the stable) or	enside (side exit paddle	egress is to without the u	be made) by Ise of a key												
G. All Installes, puls, latches, locks and other operating devices on all doors must have a shape that is easy to operate.       Image:	B.	All doors and hardware shall co Standards" and the ADA Stand Commercial Facilities 2010).	omply with lards for I	the State c Public Acco	of Illinois "Acc modations ar	cessibility nd	HANDICAP L	LOGO SYMBOL	ERIFY	EVER)	LEVER	ш	LEVER)					SELOW)
D.       Verify master keying with Owner/Tenant       E.       All closers shall be delayed action type         F.       Provide solid wood between studs at all wall mounted doorstops         6.       All holiou metal (HM) doors and/or frames to be shop primed and touched-up as required and receive two (2) casts of semi-glose paint - Paint color selected by Tenant         H.       All door, frame and hardware finishes shall be as selected by Tenant         H.       All door, frame and hardware finishes shall be as selected by Tenant         J.       Provide solid wood between studs at all wall mounted doorstops         K.       Glazed grade level exit doors shall have approved safety glazing no less than 1/4" thick, in accordance with CPSC 16 CFR, Part 1201         L.       General Contractor shall verify free and correct operation of all existing exit doors to remain         NO.       DOOR SIZE       ELEV. TYPE         MATL       FN       MATL       FN       MATL         G.       Size trois to all wrify free and correct operation of all existing exit doors to remain       1       1         NO.       DOOR SIZE       ELEV. TYPE       MATL       FN       MATL       FN         G.       Size trois to all wrify free and correct operation of all existing exit doors to remain       1       1       2       2       6       1       6         G.       Exist. T	C.	All handles, pulls, latches, lock easy to grasp with one hand an wrist to operate.	s and otind does <u>h</u>	her operatir <u>NOT</u> require	ng devices on tight graspi	all doors mu ng, tight pind	ust have a sh ching or twis	ape that is sting of the	רב א	E D B Z E	TON ON	RDMAR	ED MITH			EAF)		ш   
F.       Provide solid wood between studes at all wall mounted doorstops       Image: Constraint of the solid wood between studes at all wall mounted doorstops       Image: Constraint of the solid wood between studes at all wall mounted doorstops         6.       All hollow metai (HM) doors and/or frames to be shop primed and touched-up as required and receive two (2) costs of semi-gioes paint - Paint color selected by Tenant       Image: Constraint of the solid wood between studes at all wall mounted doorstops         K.       All door, frame and hardware finishes shall base approved safety gizzing no less than 1/4" thick, in accordance with CPSC 16 CFR, Part 1201       Image: Constraint of the solid wood between studes at all wall mounted doorstops         K.       General Contractor shall have approved safety gizzing no less than 1/4" thick, in accordance with CPSC 16 CFR, Part 1201       Image: Constraint of the solid wood between studes at all wall mounted doorstops         NO.       DOOR SIZE       ELEV.       TYPE       DOOR       FRAME       Image: Constraint of the solid wood between studes at all wall mounted doorstops         10       Exist. TO REMAIN       Syninki       Image: Constraint of the solid wood between studes at all wall mounted doorstops       Image: Constraint of the solid wood between studes at all wall mounted doorstops         10       Exist. TO REMAIN       Syninki       Image: Constraint of the solid wood between studes at all wall mounted doorstops       Image: Constraint of the solid wood between studes at all wall mounted doorstops         10       Exist. TO	D.	Verify master keying with Own	erify master keying with Owner/Tenant E. All closers shall be delayed action type										ACTE		J.	. ⊢ ≣≽.	AF)	S Z
6.       All holiou metal (HM) Joors and/or frames to be shop primed and touched-up as required and receive two (2) costs of semi-goes paint - Paint color selected by Tenant       Image: Cost of the semi-goes paint - Paint color selected by Tenant         1.       All door, frame and hardware finishes shall be as selected by Tenant       Image: Cost of the semi-goes paint - Paint color selected by Tenant         1.       Provide solid wood between stude at all wall mounted doors tope       Image: Cost of the semi-goes paint - Paint color selected by Tenant         1.       General Contractor shall verify free and correct operation of all existing exit doors to remain       Image: Cost of the semi-goes paint - Paint color selected by Tenant         No.       DOOR SIZE       ELEV. TYPE       DOOR       FRAME         1.       Exist: TO REMAIN       Sviniki       Sviniki       Image: Cost of the semi-goes paint - Paint color selected by Tenant         1.       Exist: TO REMAIN       Sviniki       Sviniki       Image: Cost of the semi-goes paint - Paint color selected by Tenant         2.       Exist: TO REMAIN       Sviniki       Image: Cost of the semi-goes paint - Paint color selected by Tenant         3.       Goort x T-O' X 1 3/4'       C       Sviniki       Image: Cost of the semi-goes paint - Paint color selected by Tenant         3.       Goort X T-O' X 1 3/4'       C       Sviniki       Image: Cost of the semi-goes paint - Paint color selected by tenant      <	F.	Provide solid wood between st		N (U.1	ETR/	HSU HSU	¥ V	ET R		NIT	TS (1	LE L	(SEI					
H. All door. frame and hardware finishes shall be as selected by Tenant       I.	G.	All hollow metal (H.M.) doors an as required and receive two (2	ant	REMAI	E E E E E E E E E E E E E E E E E E E	ISIDE F	OR LO	ET DE R		HT FI	3. BUT	TS (EA	DER					
Image: Provide solid wood between stude at all wall mounted doorstops       Image: Provide solid wood between stude at all wall mounted doorstops         K       Glazed grade level exit. doors shall have approved safety glazing no less than 1/4" thick. In accordance with CPSC 16 CFR, Part 1201       Image: Provide solid wood between stude at all wall mounted doorstops         NO.       DOOR SIZE       ELEV       TYPE       DOOR       FRAME         1       Exist: TO REMAIN       SWING       Image: Provide solid wood between stude at all wall mounted doorstops         3       3'-0' x 1'-0' x 13/4'       C       SWING       Image: Provide solid wood between stude at all wall mounted doorstops         4       8'-0' x 1'-0' x 13/4'       C       SWING       Image: Provide solid wood between stude at all wall mounted doorstops         5       8'-0' x 1'-0' x 13/4'       C       SWING       Image: Provide solid wood between stude at all wall mounted doorstops         6       8'-0' x 1'-0' x 13/4'       C       SWING       Image: Provide solid wood between stude at all wall mounted doorstops         7       8'-0' x 1'-0' x 13/4'       C       SWING       Image: Provide solid wood between stude at all wall mounted doorstops         8'-0' x 1'-0' x 13/4'       C       SWING       SC, MD.       PAINT       Image: Provide solid wood between solid wood between solid wood boot hardware supplier/subcontractor to provide manufacturer's catalog cutsh	H.	All door, frame and hardware fi	inishes sha	all be as sel	ected by Ten	ant			1 0		П - Т - Г	ДŎ	IN N N N N N N N N N N N N N N N N N N	Ê	å TI6	а. П. П.	BUT	U H V
K.       Glazed grade level exit doors shall have approved safety glazing no less than 1/4" thick.       If accordance with CPSC 16 CFR, Part 1201         L.       General Contractor shall verify free and correct operation of all existing exit doors to remain       If an accordance with CPSC 16 CFR, Part 1201         NO.       DOOR SIZE       ELEV.       TYPE       DOOR       FRAME         MATL       FIN.       MATL       FIN.       1       2       3       4       5       6       7       8         MO.       DOOR SIZE       ELEV.       TYPE       DOOR       FRAME       1       2       3       4       5       6       7       8         MO.       DOOR SIZE       ELEV.       TYPE       DOOR       FRAME       1       2       3       4       5       6       7       8         MO.       DOOR SIZE       ELEV.       TYPE       DOOR       PRAME       1       2       4       5       6       7       8         MO.       DOOR SIZE       ELEV.       TYPE       DOOR       PRAME       1       2       4       6       7       8         MO.       Exist. TO REMAIN       SHING	J.	Provide solid wood between st	uds at all	wall mounte	d doorstops				ARE	F E	S K S K S K S K S K S S S S S S S S S S	Δ¥	ЧĹ	₹ ΓE	Ш	Ľ. N.	Ю. Ю.	00
L.       General Contractor shall verify free and correct operation of all existing exit doors to remain       1 <td< td=""><td>K.</td><td>Glazed grade level exit doors s in accordance with CPSC 16 C</td><td>bhall have CFR, Part</td><td>approved s 1201</td><td>afety glazing</td><td><u>no less</u> than</td><td>1/4" thick,</td><td></td><td>ARDM</td><td></td><td>р С Г С С Г С С Г С</td><td>VERHE</td><td>ROOM KE</td><td>R (EA.</td><td>SCL09</td><td>PAIR 1</td><td>PAIR I</td><td></td></td<>	K.	Glazed grade level exit doors s in accordance with CPSC 16 C	bhall have CFR, Part	approved s 1201	afety glazing	<u>no less</u> than	1/4" thick,		ARDM		р С Г С С Г С С Г С	VERHE	ROOM KE	R (EA.	SCL09	PAIR 1	PAIR I	
NO.       DOOR SIZE       ELEV.       TYPE       DOOR       FRAME       X US	L.	General Contractor shall verif	y free and	l correct op	peration of al	l existing exi	it doors to r	remain	SТ. н		NAC TSID	Ó	OREI	OSEF	RFY	1/2	1/2	Ш Ц Ц Ц Ц
N.A.       DOOR SILL       IIIIL       MATL.       FIN.       MATL.       FIN.       1       2       3       4       5       6       7       8         1)       EXIST. TO REMAIN       SWING		DOOR SIZE		TYPE	DO	OR	FRA	AME	Ш×Ш	б Ц	R Q	θŢ	ST O	Ľ د	Щ >	<del>ب</del> ۱	1	0
Image: Second system       SWING	NO.				MATL.	FIN.	MATL.	FIN.	1	2	з	4	5	6	٦	8	9	10
2       EXIST. TO REMAIN       SWING        PAINT       1       7         3       3'-0" X T'-0" X 1 3/4"       C       SWING       INSUL.MTL.       PAINT       H.M.       PAINT       2       6       7       8         4       8'-0" X 10'-0" H.       A       OVHD.       MTL 4 GL.       PREFIN.       WD.       PAINT       4       5       5       5	1	EXIST. TO REMAIN		SMING					1						٦			10
3       3'-0' x T'-0' x 1 3/4"       C       SMING       INSUL.MTL.       PAINT       H.M.       PAINT       2       6       T       8         4       8'-0' x 10'-0" H.       A       OVHD.       MTL & GL.       PREFIN.       MD.       PAINT       4       4       1       1         5       6-0' x 8'-0' H.       B       OVHD.       MTL & GL.       PREFIN.       MD.       PAINT       4       1       1         6       EXIST. TO REMAIN        SMING        PAINT       1       3       6       1         7       3'-0' x T'-0' x 13/4"       C       SMING       SC. MD.       PAINT       H.M.       PAINT       3       6       1         9       3'-0' x T'-0' x 13/4"       C       SMING       SC. MD.       PAINT       H.M.       PAINT       3       6       1         9       3'-0' x T'-0' x 13/4"       C       SMING       SC. MD.       PAINT       H.M.       PAINT       3       6       1       1       5       1       1         9       DOOR GENERAL NOTES:       (CONTINUED)	2	EXIST. TO REMAIN		SMING				PAINT	1						٦			10
④       B'-O'X 10'-O'H.       A       OVHD.       MTL. 4 GL       PREFIN.       MD.       PAINT       4       Image: Second Seco	3	3'-0" × 7'-0" × 1 3/4"	C	SMING	INSUL. MTL.	PAINT	H.M.	PAINT		2				6	٦	8		10
Image: Second Action	4	8'-0" × 10'-0" Н.	A	OVHD.	MTL. & GL.	PREFIN.	ND.	PAINT				4						
Image: Second state of the second s	5	6'-0" × 8'-0" H.	В	OVHD.	MTL. & GL.	PREFIN.	ND.	PAINT				4						
1       3'-0" x T'-0" x 1 3/4"       C       SMING       SC. WD.       PAINT       H.M.       PAINT       3       6         3       3'-0" x T'-0" x 1 3/4"       C       SMING       SC. WD.       PAINT       H.M.       PAINT       5       1         M       DOOR GENERAL NOTES: (CONTINUED)       N.       Door - saver arm or back check device on closer or safety "crash stop" chain to prevent door from slamming open due to strong winds       N.       Door and door hardware supplier/subcontractor to provide manufacturer's catalog cutsheets for all door 4 door hardware to the Village of Gilberts for review 4 approval       Y	6	EXIST. TO REMAIN		SMING				PAINT	1		з			6				
<ul> <li>B'-O' × 7'-O' × 13/4"</li> <li>SMING SC. MD. PAINT H.M. PAINT</li> <li>DOOR GENERAL NOTES: (CONTINUED)</li> <li>M. Door-saver arm or back check device on closer or safety "crash stop" chain to prevent door from slamming open due to strong winds</li> <li>N. Door and door hardware supplier/subcontractor to provide manufacturer's catalog cutsheets for all door 4 door hardware to the Village of Gilberts for review 4 approval</li> <li>O. Door hardware items No. 13, 14 4 15 listed above and said installation shall be in compliance with all requirements of the 2018 International Energy Conservation Code</li> </ul>	$\bigcirc$	3'-0" x 7'-0" x 1 3/4"	C	SMING	SC. MD.	PAINT	H.M.	PAINT			з			6			٩	
<ul> <li>DOOR GENERAL NOTES: (CONTINUED)</li> <li>M. Door-saver arm or back check device on closer or safety "crash stop" chain to prevent door from slamming open due to strong winds</li> <li>N. Door and door hardware supplier/subcontractor to provide manufacturer's catalog cutsheets for all door \$\$ door hardware to the Village of Gilberts for review \$\$ approval</li> <li>O. Door hardware items No. 13, 14 \$\$ 15 listed above and said installation shall be in compliance with all requirements of the 2018 International Energy Conservation Code</li> </ul>	8	3'- <i>0</i> " x 7'- <i>0</i> " x 1 3/4"	C	SMING	SC. ND.	PAINT	H.M.	PAINT					5				٩	
<ul> <li>M. Door-saver arm or back check device on closer or safety "crash stop" chain to prevent door from slamming open due to strong winds</li> <li>N. Door and door hardware supplier/subcontractor to provide manufacturer's catalog cutsheets for all door \$\$ door hardware to the Village of Gilberts for review \$\$ approval</li> <li>O. Door hardware items No. 13, 14 \$\$ 15 listed above and said installation shall be in compliance with all requirements of the 2018 International Energy Conservation Code</li> </ul>		DOOR GENERAL NOTE	:5: (CO	NTINUED)						ð								
<ul> <li>N. Door and door hardware supplier/subcontractor to provide manufacturer's catalog cutsheets for all door \$\$ door hardware to the Village of Gilberts for review \$\$ approval</li> <li>O. Door hardware items No. 13, 14 \$\$ 15 listed above and said installation shall be in compliance with all requirements of the 2018 International Energy Conservation Code</li> </ul>	M.	Door-saver arm or back chec from slamming open due to st	k device trong win	on closer ( ds	or safety "cr	ash stop" ch	ain to prev	ent door	Ŕ	10 V								
O. Door hardware items No. 13, 14 & 15 listed above and said installation shall be in compliance with all requirements of the 2018 International Energy Conservation Code	N.	Door and door hardware sup for all door & door hardware	plier/subc to the v	contractor 'illage of G	to provide i ilberts for re	manufacture eview & appl	r's catalog roval	cutsheets	00 00	.∀≻								
	0.	Door hardware items No. 13, compliance with all requiremen	14 & 15 nts of the	listed above 2018 Inte	ve and said i ernational En	nstallation s ergy Conse	shall be in rvation Coc	le				<u></u>	A			B	)	
									-		-							

— FIBER ROΦF CANT (AS REQD.)

### SECONDARY (EMERGENCY) OVERFLON SCUPPER

TYP. THRU-WALL SCUPPER & DOWNSPOUT - SEE DETAIL 1/A4.1

![](_page_26_Figure_11.jpeg)

• NOTE: INSULATE EXPOSED DRAINS & HOT WATER PIPES & VALVES TO PROTECT FROM CONTACT - TYP.

• NEW RESTROOM MUST COMPLY W/ CURRENT EDITION OF 2018 ILLINOIS ACCESSIBILITY CODE

• HOT WATER ON LEFT W/110 DEGREE F. MAXIMUM TEMPERATURE - TYP.

• FAUCETS SHALL BE CONTROLLABLE WITH ONE (1) HAND & REQUIRE NO TIGHT PINCHING, GRASPING OR TWISTING OF THE WRIST. THEY SHALL HAVE AUTOMATIC AND/OR LEVER HANDLE OPERATED CONTROLS THAT ARE ADA COMPLIANT & MEET 5LB OR LESS FORCE REQMT.

•	H,	AF	RD	M,	45	RE:							
	DOORSTOP (EA. LEAF)	1" DOOR UNDERCUT	FLAT ALUMINUM THRESHOLD (MAX. 1/2" HIGH) (SEE NOTE "O" BELOM)	MEATHERSTRIPPING (SEE NOTE "O" BELOM)	DOOR BOTTOM SWEEP (SEE NOTE "O" BELOM)	OPAQUE DOOR U-FACTOR TO BE 0.34, AND MAX. U-FACTOR 0.37 PER IECC TABLE C402.14	2" HIGH LIFT FOLLOW THE ROOF PITCH TRACK	ELECTRIC MOTOR OPERATOR - PER TENANT	VISION LITE M/ 1" CLEAR TEMPERED SAFETY GLASS	ROOM IDENTIFICATION SIGN - VERIFY WITH TENANT	PROVIDE DIRECTIONAL SIGNAGE AT DOOR WHICH INDICATES LOCATION OF NEAREST ACCESSIBLE ENTRANCE	INSTALL ACCESSIBLE SIGNAGE M/ RAISED AND BRAILED TACTILE CHARACTERS/LETTERS & HDCP. LOGO SYMBOL ACCOMPANIED WITH GRADE 4 BRAILLE - MOUNT SIGN ON WALL ADJACENT TO LATCH SIDE OF DOOR @ 60" A.F.F. FROM CENTER OF SIGN TO FINISH FLOOR	INSTALL "ALL-GENDER RESTROOM" ACCESSIBLE SIGNAGE W/ RAISED AND BRAILED TACTILE CHARACTERS/LETTERS & HDCP. LOGO SYMBOL ACCOMPANED WITH GRADE 4 BRAILLE - MOUNT SIGN ON MALL ADJACENT TO LATCH SIDE OF DOOR @ 60" A.F.F. FROM CENTER OF SIGN TO FIN.FLOOR
2	11	12	13	14	15	16	17	18	19	20	21	22	23
>												22	
>											21		
>			13	14	15	16					21		
				14	15		17	18	19				
				14	15		17	18	19				
		12								20			23
T	11	12								20			23
	11	12								20			

![](_page_26_Figure_17.jpeg)

![](_page_26_Figure_18.jpeg)

![](_page_26_Picture_19.jpeg)

NO SCALE:

### general notes

- 1. The General Contractor shall verify all existing conditions and dimensions before starting Work and report any discrepancies to the Architect in writing.
- 2. The General Contractor shall verify that all new Work complies with all applicable codes, laws and ordinances and shall obtain all necessary permits.
- 3. It is the responsibility of the Contractor working at the site to protect the Owner's existing structures, equipment, furnishings, etc., from damage due to His/Her Mork.
- 4. The Contractor shall be responsible for fixing and/or replacing anything existing on the site, building utilities, or any other Owner equipment that is damaged as a result of His/Her Work.
- 5. All Work shall be performed in a good workmanlike manner. All Subcontractors shall remove their debris and leave the job site broom swept at the end of EACH work day.
- 6. Each and every Contractor and Subcontractor performing Work at the site of the Project to which this Contract relates, shall comply with applicable provisions of all pertinent Federal and State Labor Laws.
- 7. All plumbing shall comply with all local codes and shall meet the requirements of the current State of Illinois "Accessibility Code" and the ADA "Americans with Disabilities Act" Standards for Public Accomodations and Commercial Facilities 2010). Verify location of existing water supply stubs and sewer connection(s).
- 8. The Mechanical Contractor shall determine the most economical manner in which to heat and cool the proposed Tenant's finish space. HVAC plans shall be reviewed by the Architect and comply with all code requirements and meet the needs of the Tenant. All equipment is to be installed per manufacturer's specifications and trade association recommendations.
- 9. All supply, return and exhaust duct openings shall be capped with suitable material during construction
- 10. All electrical work shall comply with ALL local codes and the 2017 edition of the National Electrical Code. Electrical shown on plans is schematic ONLY.
- 11. The General Contractor shall verify the location of the existing electric service to determine its suitability or additional service requirements for the proposed work. Service panels shall be labeled to identify their service areas.
- 12. All metallic wiring shall be in metallic conduit or other approved metallic raceways. G.F.I. protected receptacles shall be provided wherever located within six(6) feet of wet/damp locations.
- 13. Provide portable fire extinguishers according to the requirements of the local Fire Department. General Contractor shall contact the Fire Chief for approval of type(s) and location(s) PRIOR to occupancy.
- 14. All trades shall do their own cutting, fitting patching, etc. to make the several parts come together properly and fit it to receive or be received by work of other trades.
- 15. The intention of these Documents is to include all labor, materials services, equipment and transportation necessary for the complete and proper execution of the Work indicated on Drawings or reasonably inferred therefrom.
- 16. The Contractor and ALL Subcontractors shall maintain such insurance as will protect Him/Her from claims under Workman's Compensation acts and other employee benefit acts; from claims for damages because of bodily in juries, including death to His/Her employees and all others, from claims for damages to property any or all of which may arise out of or result from the Contractor's operations under this Contract.
- 17. All insurance required shall include indemnification and HOLD HARMLESS provisions covering the Owner and Architect.
- 18. The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents.
- 19. All new flooring and base shall be as denoted on the Room Finish Schedule and/or by Tenant. All floor finishes to meet minimum class ratings required by local codes.
- 20. All new gypsum board to be 5/8" thick on 3-5/8" metal studs @ 16" o.c., up to 4" above finish ceiling (unless noted otherwise). Extend studs up and secure to structure above where required for rigidity. Cross brace top of stud framing @ 8'-0" o.c. (maximum). All gypsum board walls to be taped, sanded and ready for paint below acoustical ceiling and fire taped above ceilings . Tenant will provide wall paint, at Tenant's expense and said walls shall be of a single color uniform throughout the tenant space.
- 21. All new finished ceiling materials shall be as denoted on the Reflected Ceiling Plan, Room Finish Schedule and/or by Tenant.
- 22. During construction, all necessary precautions shall be observed so as to prevent any hazardous conditions to occupants still using other portions of the building. Flammable finishes shall not be stored on the site until they are to be used. Flammable/combustible materials shall not be stored in furnace rooms. Portable fire extinguishing equipment shall be kept in the construction area. Combustible rubbish and scrap construction materials shall be removed from the site daily.
- 23. All finish colors, textures and patterns shall be selected by the Tenant and approved PRIOR to any bidding and/or work.
- 24. Any roof cuts or roof penentrations by Tenant or Tenant's Contractor shall be made by the roof manufacturer's certified roofer so as not to void the roof warranty and in accordance with all the provisions of the Lease. Any pipe or conduit penetration through the exterior construction shall be sealed at both sides for a weathertight condition by the contractor.
- 25. Waterproofing and sealant installers to verify in writing compatibility of respective products to be installed with adjacent products.
- 26. Any tie-ins to the fire alarm panel by Tenant or Tenant's contractor shall be done by a factory certified installer so as not to void the warranty and in accordance with all provisions of the Lease. -EASRENKOPE

![](_page_26_Figure_73.jpeg)

![](_page_27_Figure_0.jpeg)

![](_page_27_Picture_1.jpeg)

### reflected ceiling plan \_n

1/4"=1'-0"

 REFER TO SHEET A3.1, FLOOR PLAN FOR ALL PLAN DIMENSIONS REFER TO SHEET E1.1 FOR GENERAL ELECTRICAL NOTES

• PROVIDE SUFFICIENT EMERGENCY EGRESS LIGHTING & EXIT SIGNAGE TO ILLUMINATE ALL EXIT AREAS AS REQUIRED BY ALL APPLICABLE CODES AND ORDINANCES • ALL EXIT SIGNS AND EMERGENCY EGRESS LIGHTING FIXTURES SHALL HAVE AN EMERGENCY POWER SUPPLY TO PROVIDE POWER FOR A DURATION OF ONE AND ONE-HALF (1 1/2) HOURS IN CASE OF PRIMARY POWER LOSS

• GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL NITE LITES WITH TENANT & LOCAL JURISDICTION PRIOR TO ANY WORK!

	24" X 24" PLASTIC OR VINYL-COATED SUSPENDED ACOUST. CEILING TILE & GRID WHITE (U.N.O.) - NOTE: REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS
	24" X 48" (44-MATT L.E.D.) LAY-IN PANEL CEILING LIGHT FIXTURE - "LITHONIA" - U.N.O.
	24" X 24" (26-WATT L.E.D.) LAY-IN CEILING LIGHT FIXTURE - "LITHONIA" OR EQUAL
	GYPSUM BOARD DROPPED SOFFIT CONSTR. (PAINT)
\$	SINGLE POLE SWITCH MOUNT AT 46" A.F.F. (U.N.O.)
<b>\$</b> <sup>3</sup>	THREE-WAY SWITCH MOUNT AT 46" A.F.F. (U.N.O.)
<b>\$</b> 05	OCCUPANT-SENSITIVE ON-OFF SWITCH MOUNT AT 46" A.F.F. (U.N.O.)
-¢-	PENDANT MOUNTED L.E.D. PAR 13-WATT CEILING LIGHT FIXTURE - U.N.O.
X	RECESS MOUNTED L.E.D. PAR 18-WATT CEILING LIGHT FIXTURE - U.N.O.
¤	SURFACE MOUNTED L.E.D. PAR 18-MATT CEILING LIGHT FIXTURE - U.N.O.
	8'-0" LONG TRACK LIGHTING - L.E.D. PAR 18-WATT LIGHT HEADS AS SELECTED BY TENANT
ю́-	WALL MOUNTED OUTDOOR METAL HALIDE 55-WATT LIGHT FIXTURE (U.N.O.)
⊗	INTERNALLY ILLUMINATED L.E.D. TYP EXIT SIGN WITH BATTERY BACK-UP POWER
	EMERG. EXIT LIGHT L.E.D. TYPE W/ BATTERY BACK-UP POWER (U.
	COMBINATION INTERNALLY ILLUMINATED L.E.D. TYPE EXIT SIGN EMERG. EGRESS LIGHT WITH BATTERY BACK-UP POWER (U.N.O
	CEILING MOUNTED EXHAUST FAN - VENT TO BUILDING EXTERIOR (U.N.O.)
	24" X 24" LAY-IN SUPPLY AIR DIFFUSER - SEE MECH./HVAC REFLECTED CEILING PLAN FOR LOCATIONS (U.N.O.)
	24" X 24" LAY-IN RETURN AIR GRILLE – SEE MECH./HVAC PLAN REFLECTED CEILING PLAN FOR LOCATIONS (U.N.O.)
AV	AUDIO/VISUAL ALARM DEVICE ABOVE (U.N.O.)
V	VISUAL ALARM DEVICE ABOVE (U.N.O.)
Μ	MANUAL PULL STATION (U.N.O.)
N.L.	DENOTES NIGHT LIGHT FIXTURE

DENOTES EXISTING TO REMAIN

EX.

![](_page_27_Picture_11.jpeg)

### legend

![](_page_27_Figure_13.jpeg)

Y BACK-UP POWER (U.N.O.) L.E.D. TYPE EXIT SIGN & BACK-UP POWER (U.N.O.)

- SEE MECH./HVAC EE MECH./HVAC PLAN

![](_page_28_Figure_0.jpeg)

![](_page_28_Picture_1.jpeg)

![](_page_28_Figure_2.jpeg)

![](_page_29_Figure_0.jpeg)

![](_page_29_Figure_1.jpeg)

![](_page_29_Figure_2.jpeg)

![](_page_30_Picture_0.jpeg)

• REFER TO SHEET A2.1, FLOOR PLAN FOR ALL BUILDING PLAN DIMENSIONS

• REFER TO SHEET E2.1 FOR GENERAL ELECTRICAL NOTES AND ELECTRIC PANEL SCHEDULES

### legend

\$	SINGLE POLE SWITCH MOUNTED AT 46" A.F.F. (U.N.O.)
<b>\$</b> <sup>3</sup>	THREE-WAY SWITCH MOUNTED AT 46" A.F.F. (U.N.O.)
<b>\$</b> 05	OCCUPANT-SENSITIVE ON-OFF SWITCH MOUNT AT 46" A.F.F. (U.N.O.)
Ф	DUPLEX RECEPTACLE MOUNT AT 15" A.F.F. (U.N.O.)
<b>\$</b> 46	DUPLEX RECEPTACLE MOUNT AT 46" A.F.F. (U.N.O.)
GFI GFI	DUPLEX RECEPTACLE (GROUND FAULT INTERRUPTER) MOUNT AT 40" A.F.F. (U.N.O.)
	RECEPTACLE ON DEDICATED CIRCUIT AT 15" A.F.F. (U.N.O.)
<b>DED</b> (19)	NEW DUPLEX RECEPTACLE ON DEDICATED CIRCUIT (NUMBE DENOTES ITEM OF EQPMT. PER FOODSERVICE EQPMT. SCH VERIFY RECEPTACLE TYPE, LOCATION AND MOUNTING HEIG PRIOR TO ANY WORK
<b>#</b>	NEW QUADRUPLEX RECEPTACLE MTD. AT 15" A.F.F. (U.N.O.)
Ф	NEW 208-240 V. RECEPTACLE FOR EQUIPMENT CONNECTION
<b>⊕</b>	NEW HEAVY DUTY 120 V. RECEPTACLE FOR EQUIPMENT CONNECTION (30 - 50 AMP RATED AS REQUIRED)
	NEW 208-240 V. DIRECT CONNECTION (W/ DISCONNECT)
	NEW 120 V. DIRECT CONNECTION (W/DISCONNECT)
Ф	NEW COUNTER RECEPTABLE MTD. BELOW COUNTERTOP (SHOWN DASHED) - VERIFY LOCATION AND MOUNTING
CR	CONVENIENCE DUPLEX RECEPTABLE (CR) MOUNTED AT 44" A.F.F. (U.N.O.)
R/15"	CONVENIENCE DUPLEX RECEPTABLE (CR) MOUNTED AT 15" A.F.F. (U.N.O.)
<u>a</u>	DUPLEX RECEPTACLE MOUNTED ± 6" ABOVE WINDOW FOR FUTURE DISPLAY WINDOW USE - TYP.
Y	TELEPHONE JACK - VERIFY LOCATION & MOUNTING HEIGHT
0	NEW POWER DROP FROM CEILING (U.N.O.)
VER	DENOTES VERIFY RECEPTACLE/DEVICE LOCATION AND/OF MOUNTING HEIGHT
EX	DENOTES EXISTING RECEPTACLE/DEVICE TO REMAIN - VERIFY LOCATION
$\bigcirc$	THERMOSTAT - VERIFY LOCATIONS W/OWNER
Μ	MANUAL PULL STATION (U.N.O.)
AV	AUDIO/VISUAL ALARM DEVICE ABOVE (U.N.O.)

HEIGHTS OF ALL RECEPTACLES @ COUNTERS PRIOR TO ANY WORK!

![](_page_30_Picture_6.jpeg)

![](_page_30_Figure_7.jpeg)

![](_page_30_Picture_8.jpeg)

1

ION

pa	anel sch	<b>Nec</b>	lut	e s	XIST. EL	ECTR : 120	LICAL PANEL (LP-1 208 VOLT, 3Φ, 4	) 1 Miri	E - 20	00 AM	P M.B.
CT.	DESCRIPTION	A	в	C	BRKR.	CT.	DESCRIPTION	A	в	C	BRKR.
* 1		11 VER.	$\times$	$\ge$		2	NIGHT LIGHTS (SEE NOTE 4 BELOW)	1.5	$\succ$	$\ge$	20
* 3	MUA-1 KITCHEN	$\searrow$	11 VER.	$\square$	20 (VERIFY)	4	EXIT & EM. LIGHTS (SEE NOTE 3 BELOW)	$\ge$	4	$\searrow$	20
* 5	MARE-UP AIR FAR	$\ge$	$\ge$	11 VER.		6	LIGHTING	$\left  \right\rangle$	$\left \right\rangle$	6	20
* 7		8.3 VER.	$\geq$		4	8	LIGHTING	7.5	$\ge$	$\ge$	20
* 9	$ \begin{array}{c}                                     $	$\geq$	8.3 VER.	$\geq$	20 (VERIFY)	10	LIGHTING	$\ge$	٩	$\ge$	20
* 11		$\ge$	$\ge$	8.3 VER.		12	LIGHTING	$\ge$	$\ge$	6	20
* 13		11	$\ge$	$\geq$		14	LIGHTING	4.5	$\ge$	$\ge$	20
* 15	(15) OUTDOOR MALK-IN COOLER	$\geq$	11	$\geq$	20 (VERIFY)	16	SPARE	$\ge$		$\ge$	20
* 17		$\ge$	$\ge$	11		* 18	(15) ROTISSERIE SMOKER	$\ge$	$\ge$	8	20
* 19	(15) W.I. COOLER CONTROLS	5.8	$\ge$	$\geq$	20	20	CONV. RECEPTACLES DINING ROOM	10.5	$\ge$	$\ge$	20
21	GAS W.H. CONTROLS	$\geq$	3.5	$\geq$	20	22	CONV. RECEPTACLES DINING ROOM	$\ge$	12	$\ge$	20
23	SPARE	$\ge$	$\ge$		20	24	CONV. RECEPTACLES DINING ROOM	$\ge$	$\ge$	٩	20
25	SPARE		$\ge$	$\geq$	20	26	CONV. RECEPTACLES HALL & GAMING	٩	$\ge$	$\ge$	20
27	SPARE	$\geq$		$\geq$	20	28	CONV. RECEPTACLES KITCHEN & WARE WASH	$\ge$	10.5	$\ge$	20
29	R.T.U. GFI RECEPTACLE	$\ge$	$\ge$	4.5	20	30	RESTROOM GFI RECEPTS.	$\ge$	$\ge$	з	20
31		22	$\ge$	$\geq$		32	MINDOM DISPLAY RECEPTACLE	6	$\ge$	$\ge$	20
33	NEW R.T.U.	$\geq$	22	$\geq$	30 (VERIFY)	34	ELEC. PNL RECEPTACLE	$\ge$	з	$\ge$	20
35		$\ge$	$\ge$	22		36	BUILDING SIGN	$\ge$	$\ge$	٩	20
37		51.3	$\ge$	$\geq$		38		19	$\ge$	$\ge$	
39	SUBPANEL - SP 1	$\geq$	51.1	$\geq$	100	40	EXIST. R.T.U.	$\geq$	19	$\ge$	3 <i>0</i>
41		$\ge$	$\geq$	50.1		42		$\ge$	$\ge$	19	
	*SUBTOTAL	96.7	96.3	97.3			*SUBTOTAL	58.0	57.5	57.2	
	* TOTAL LOAD:	154.7	153.8	154.5	NOTES 1. ELEC. ( WIRING 2. * DEN( INCORF FIGURE (THE IN	DE CONTR. SI REQUIRE OTES CON PORATED S) AS PER DIVIDUALI	HALL VERIFY ALL ELECTRICAL ( MENTS MMERCIAL KITCHEN EQUIPMENT I INTO PANEL LOAD CALCULATIC RMITTED BY SECTION 220-56 ( LY LISTED EQUIPMENT LOAD FIG	CONNECTE MITH DEM DNS (SUBT DF THE NA SURES AR	ED LOADS AND FACT OTALS AN ATIONAL E E THE AC	5 AND FOR (65% ND TOTAL LECTRICA TUAL LOA	) LOAD L CODE DS WITH

3. EMERGENCY EGRESS LIGHTS AND EXIT SIGNS SHALL BE CONNECTED TO THE BRANCH LIGHTING CIRCUIT IN THE AREA SERVED AHEAD OF ANY LOCAL SWITCHES, ACCORDING TO PROVISIONS OF SECTION 700-12(e) OF THE NEC NOTE: AN AREA SUPPLIED BY (3) OR MORE NORMAL LIGHTING CIRCUITS MAY BE FED FROM A SEPARATE CIRCUIT IN THE SAME PANELBOARD THAT IS PROVIDED WITH A "LOCK-ON" FEATURE

4. NIGHT LIGHTS ON SEPARATE CIRCUIT WITH "LOCK-ON" DEVICE ON BREAKER

### **panel schedule** SERVICE: 120/208 VOLT, 3 \$\Phi, 4 WIRE - 100 AMP

CT.	DESCRIPTION	A	в	U	BRKR.	CT.	DESCRIPTION	A	в	C	BRKR.
* 1	14 REACH-IN FREEZER	10.7	$\ge$	$\left  \right\rangle$	20	2	49 GAMING MACHINE	10 VER.	$\ge$	$\ge$	20
* 3	13 REACH-IN REFRIGERATOR	$\geq$	7.9	$\ge$	20	4	49 GAMING MACHINE	$\ge$	10 VER.	$\ge$	20
* 5	12 REFRIGERATED PREP TABLE	$\ge$	$\ge$	7.8	20	6	49 GAMING MACHINE	$\ge$	$\ge$	10 VER.	20
* 7	6 REFRIG. CHEF'S BASE	5.4	$\ge$	$\left  \right\rangle$	20	8	(50) A.T.M.	4.5 VER.	$\ge$	$\ge$	20
* 9	27 ICE TEA MAKER	$\ge$	14.4	$\left  \right\rangle$	20	* 10	(10) WARMING CABINETS	$\ge$	16	$\ge$	20
* 11	(11) MICROWAVE OVEN	$\ge$	$\ge$	11.6	20	* 12	10 WARMING CABINETS	$\mathbf{X}$	$\ge$	16	20
* 13	36 SODA DISPENSER	4.5	$\ge$	$\left  \right\rangle$	20	* 14	22 DISHWASH MACHINE	15	$\ge$	$\ge$	20
* 15	8 3-WELL STEAM TABLE	$\searrow$	8.2	$\left  \right\rangle$	20	* 16	(43) BAR GLASS WASH	$\left  \right\rangle$	5.4	$\ge$	20
* 17	29 ESPRESSO MACHINE	$\ge$	$\ge$	18.2	20	* 18	40 BACK BAR COOLER	$\left \right\rangle$	$\ge$	2.8	20
* 19	28 COFFEE BREWER	13.9	$\ge$	$\left  \right\rangle$	30	* 20	40 BACK BAR COOLER	2.8	$\ge$	$\ge$	20
* 21	(16) ICE CUBE MAKER	$\ge$	11.3	$\left  \right\rangle$	20	22	SPARE	$\left  \right\rangle$		$\ge$	20
23	SPARE	$\ge$	$\searrow$		20	24	5 1 P.O.S. DED. RECEPT.	$\left  \right\rangle$	$\ge$	3.5	20
25	SPARE		$\ge$	$\left  \right\rangle$	20	26	SPARE		$\ge$	$\ge$	20
27	SPARE	$\searrow$		$\left  \right\rangle$	20	28	SPARE	$\left  \right\rangle$		$\ge$	20
29	SPARE	$\ge$	$\searrow$		20	30	SPARE	$\left  \right\rangle$	$\ge$		20
	*SUBTOTAL	22.4	27.2	24.4			*SUBTOTAL	28.9	27.4	22.2	
	* TOTAL LOAD:	51.3	51.1	50.1							

### general elec. notes

- 1) ELECTRICAL CONTR. SHALL VERIFY ALL ELECTRICAL EQUIPMENT CONNECTED LOADS, OVERCURRENT PROTECTION AND WIRING REQUIREMENTS - ALL ELECTRICAL WORK SHALL BE IN FULL COMPLIANCE THE 2002 NATIONAL ELECTRICAL CODE AND THE VILLAGE OF GILBERTS ELECTRICAL CODE PROVISIONS
- 2) ALL WIRING SHALL BE INSTALLED ONLY IN RIGID METAL CONDUIT, ELECTRICAL METALLIC TUBING OR SURFACE METAL RACEWAYS EXCEPT FOR FLEXIBLE CONNECTIONS AS NOTED BELOW:
  - MAX. 6'-O" LENGTH OF FLEXIBLE METAL CONDUIT ("GREENFIELD") MAY BE USED WHERE REQUIRED (3/8" FLEXIBLE METAL CONDUIT SHALL NOT BE USED FOR RECEPTACLE USE) - FLEXIBLE METAL CONDUIT SHALL BE USED FOR INDOOR USE ONLY - GREEN GROUNDING CONDUCTOR SHALL BE INSTALLED IN NOTED FLEXIBLE CONNECTORS
- 3) UNDERGROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL PVC CONDUIT PERMITTED FOR USE IN THE FLOOR WITH A PROPERLY SIZED GROUNDING CONDUCTOR (SEE FOLLOWING NOTE NO. 19)
- 4) ALL WIRING SHALL BE THHN (OR THWN FOR WET LOCATIONS) RATED @ MIN. 75 DEGREES CENTIGRADE RUN IN (MIN. 1/2" DIA.) METAL CONDUIT - SEE NOTE #12 BELOW
- 5) ALL CONDUCTORS SHALL BE MIN. 12 GA. COPPER FOR ALL COMMERCIAL AND INDUSTRIAL WIRING (INCLUDING LIGHTING WHIPS) ON 20 AMP CIRCUITS - ALL LIGHTING AND CONVENIENCE RECEPTACLE CIRCUITS TO BE 20 AMP - WIRE SIZES FOR BRANCH CIRCUITS OVER 20 AMPERE TO BE SIZED ACCORDING TO NEC REQUIREMENTS
- 6) ALL ELECTRICAL OUTLETS SHALL BE 20 AMP RATED, SELF-GROUNDING TYPE OR "GARVIN COVER" OUTLETS WHICH SHALL HAVE A BONDING JUMPER INSTALLED TO THE BOX AND WIRE SIZED TO 2002 NEC 250-122
- 7) ALL RECESSED DOWN LIGHTS SHALL HAVE THERMAL PROTECTION FOR CONTACT WITH INSULATION WHERE APPLICABLE
- 8) WIRE NITE LIGHTS TO A SEPARATE BRANCH CIRCUIT FED FROM THE ELECTRIC PANEL WITH A CIRCUIT BREAKER "LOCK-ON" DEVICE
- 9) EMERGENCY LIGHTS (<u>NO SINGLE HEADS</u>) AND EXITS SIGNS SHALL BE CONNECTED TO THE BRANCH LIGHTING CIRCUIT IN THE AREA SERVED AHEAD OF ANY LOCAL SWITCHES, ACCORDING TO THE PROVISIONS OF SECTION 700-12(e) OF THE 2002 NEC EXCEPT AS NOTED BELOW:
  - AN AREA SUPPLIED BY (3) OR MORE NORMAL LIGHTING CIRCUITS MAY BE FED FROM A SEPARATE CIRCUIT IN THE SAME PANELBOARD THAT IS PROVIDED WITH A "LOCK-ON" FEATURE
- 10) ALL ELECTRICAL BOXES SHALL BE OF BRACKETED-TYPE, ACCORDING TO THE VILLAGE OF GILBERTS ELECTRICAL CODE REQUIREMENTS
- 11) THE MAXIMUM NUMBER OF CONDUCTORS IN A CONDUIT (PIPE FILL) SHALL COMPLY WITH 2002 NEC, CHAPTER 9, TABLES 1, 4 \$ 5 (THIS WOULD INCLUDE APPENDIX "C" TABLES FOR THE MAXIMUM NUMBER OF CONDUCTORS - ALL OF THE SAME SIZE - PERMITTED IN TRADE SIZES OF THE APPLICABLE CONDUIT" AS PERMITTED BY "NOTE NO. 1" TO THE CHAPTER 9 TABLES)
- 12) WHERE MORE THAN THREE (3) CURRENT-CARRYING CONDUCTORS ARE IN A RACEWAY THEIR AMPACITY SHALL BE ADJUSTED AS SHOWN IN 2002 NEC TABLE 310-15(b)(2)(a) [NOTE THAT A NEUTRAL CONDUCTOR THAT CARRIES ONLY THE UNBALANCED CURRENT FROM OTHER CONDUCTORS OF THE SAME CIRCUIT NEED NOT BE COUNTED - PER NEC 3 10-15(b)(4)(a)]
- 13) ELECTRICAL BOXES USED SHALL BE OF SUFFICIENT SIZE TO PROVIDE REQUIRED FREE SPACE FOR ALL ENCLOSED CONDUCTORS PER 2002 NEC 370-16
- 14) ALL FREE CONDUCTORS AT ELECTRICAL BOXES SHALL BE A MINIMUM OF 6' IN LENGTH
- 15) ALL LOW VOLTAGE WIRING SHALL BE IN BRIDLE RINGS AT A MAXIMUM OF 10 FT. APART -ALL LOW VOLTAGE WIRING SHALL BE IN CONDUIT WHERE SUBJECT TO DAMAGE OR NOT ACCESSIBLE PER VILLAGE OF GILBERTS ELECTRICAL CODE REQUIREMENTS
- 16) ALL WIRING FOR FIRE ALARM SYSTEM SHALL BE IN CONDUIT PER THE VILLAGE OF GILBERTS
- ELECTRICAL CODE REQUIREMENTS 17) ALL ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE LABELED AND LISTED BY A THIRD
- 18) ALL GROUNDING CONDUCTORS SMALLER THAN NO. 6 SHALL BE GREEN IN COLOR (GROUNDING CONDUCTORS NO. 6 AND LARGER SHALL BE IDENTIFIED AT EACH END AND AT EVERY ACCESSIBLE POINT BY STRIPPING EXPOSED INSULATION, COLORING EXPOSED INSULATION GREEN OR COVERING WITH GREEN TAPE)
- 19) THE ELECTRICAL CONTRACTORS NAME SHALL BE PERMANENTLY DISPLAYED ON THE MAIN ELECTRICAL SERVICE PANEL UPON COMPLETION OF THE PROJECT PER VILLAGE OF GILBERTS ELECTRICAL CODE REQUIREMENTS
- 20) ILLUMINATED EXIT SIGNS TO BE PROVIDED AND LOCATED AS SHOWN ON SHEET A5.1, REFLECTED CEILING PLAN AND COMPLY WITH THE FOLLOWING PROVISIONS:
- PROVIDE APPROVED INTERNALLY ILLUMINATED EXIT SIGNS WITH BATTERY BACK-UP EMERGENCY POWER SUPPLY TO PROVIDE POWER FOR A DURATION
- OF ONE AND ONE-HALF (1 1/2) HOURS IN CASE OF PRIMARY POWER LOSS
- EXIT SIGN GRAPHICS SHALL COMPLY WITH PROVISIONS OF IBC SECTION
- 1003.2.10.2 INCLUDING LETTERS NOT LESS THAN 6" HIGH • SEE PREVIOUS GENERAL ELECTRICAL NOTE NO. 10 FOR EXIT SIGN WIRING PROVISIONS
- 21) BATTERY POWERED EMERGENCY LIGHT UNITS TO BE PROVIDED AND LOCATED AS SHOWN ON SHEET A5.1, REFLECTED CEILING PLAN (INCLUDING IN RESTROOM AND TWO (2) MEATHERPROOF HEADS OUTSIDE EXIT DOORWAYS) TO PROVIDE 1 FOOT-CANDLE ILLUMINATION ALONG PATHS OF EGRESS AND TO COMPLY WITH THE FOLLOWING PROVISIONS: • EMERGENCY LIGHTS BATTERY BACK-UP EMERGENCY POWER SUPPLY TO
  - PROVIDE POWER FOR A DURATION OF ONE AND ONE-HALF (1 1/2) HOURS IN CASE OF PRIMARY POWER LOSS
- SEE PREVIOUS GENERAL ELECTRICAL NOTE NO. 10 FOR EMERGENCY LIGHTS MIRING PROVISIONS
- 22) CONDUITS, JUNCTION BOXES, ETC. SHALL BE SECURELY FASTENED IN PLACE AND SHALL NOT BE SECURED TO OR SUPPORTED BY THE SUSPENDED CEILING ASSEMBLY (INCLUDING CEILING SUPPORT WIRES) ACCORDING TO PROVISIONS OF 2002 NEC 300-11 AND FRAMING MEMBERS OF SUSPENDED CEILING SYSTEM USED TO SUPPORT FIXTURES SHALL BE SECURELY FASTENED TO EACH OTHER AND ATTACHED TO THE BUILDING STRUCTURE AT APPROPRIATE INTERVALS (AND PER CEILING SYSTEM MFR. SPECIFICATIONS) - THE FIXTURES SHALL BE MECHANICALLY FASTENED TO THE CEILING SYSTEM FRAMING MEMBERS PER 2002 NEC 410-16(C)
- 23) ALL WIRING SHALL BE PULLED IN FOR ROUGH INSPECTION (EXCEPT FOR SLAB WORK) PER VILLAGE OF GILBERTS CODE ELECTRICAL REQUIREMENTS
- 24) THE FOLLOWING WIRING METHODS SHALL NOT BE USED IN THE VILLAGE OF GILBERTS AND PER VILLAGE OF GILBERTS ELECTRICAL CODE AMENDMENTS TO THE 2002 NEC: ENT (ELECTRICAL NONMETALIC TUBING) NEC 331
- AC (ARMORED CABLE) NEC 333

PARTY TO U.S.A. STANDARDS

- MC (METAL-CLAD CABLE) NEC 334 • NM (NONMETALIC SHEATHED CABLE) NEC 336
- 25) THE FAULT-CURRENT OF A SERVICE MAIN BREAKER MUST BE HIGHER THAN THE
- FAULT-CURRENT OF THE COM-ED TRANSFORMER PER PROVISIONS OF 2002 NEC 110-9400000 (IF A NEW SERVICE IS SET)
- 26) THE MAIN BONDING JUMPER SHALL ONLY BE DONE AT THE FIRST POINT OF DISCONNECTING MEANS PER PROVISIONS OF THE 2002 NEC 250-28
- 27) THE SERVICE GROUNDING SHALL ONLY BE DONE AT THE FIRST POINT OF DISCONNECTING MEANS PER PROVISIONS OF THE 2002 NEC 250-24
- 28) TYPE NM CABLE SHALL NOT BE USED FOR TEMPORARY WIRING

![](_page_31_Figure_50.jpeg)

![](_page_31_Figure_56.jpeg)

![](_page_31_Figure_57.jpeg)

### ventilation schedule

			(	1)4-T	ON EX	XIST. F	R.T.U.					
			60	DE REQUIRE	D MECHANICA	L VENTILATI	ION		ACTUAL	_ C.F.M.S		
ROOM NO.	ROOM NAME	VENT AREA	PERSONS PER 1,000 SQ. FT.	O.A. C.F.M. PER PERSON	O.A. C.F.M. PER SQ. FT.	REQUIRED O.A. C.F.M.	REQUIRED EXHAUST C.F.M.	SUPPLY	RETURN	EXHAUST	OUTDOOR AIR	REMARKS
101	QUEING	84	60	15		76		700	700		76	
102	DINING AREA	358	70	20		501		100	100		501	
103	SERVING COUNTER	168	70	20		235		150	150		235	
106	WARE WASH AREA	156	20	15		47	109	300	300	125	47	
107	VIDEO GAMING	198	70	20		277		200	200		277	
108	JANITOR/ICE CLOSET	26		.05		ß					З	1" DOOR UNDERCUT
109	HALL	127		.10		13		150	150		13	
110	ALL-GENDER RESTROOM	46					50	50	0	75		1" DOOR UNDERCUT
111	ALL-GENDER RESTROOM	4 1					50	50	0	75		1" DOOR UNDERCUT
	TOTALS	2,262				1,152	209	1,600	1,500	275	1,152	

### (1) 3-TON NEW R.T.U.

				60	DE REQUIRE	D MECHANIC,	AL VENTILATI	ON		ACTUAL		
ROOM NO.	ROOM NAME	VENT AREA	PERSONS PER 1,000 SQ. FT.	O.A. C.F.M. PER PERSON	O.A. C.F.M. PER SQ. FT.	REQUIRED O.A. C.F.M.	REQUIRED EXHAUST C.F.M.	SUPPLY	RETURN	EXHAUST	OUTDOOR AIR	REMARKS
100	DINING AREA	353	70	20		494		600	600		494	
104	DRINK BAR	147	100	30		441		200	200		441	
105	KITCHEN	177	20	15		53	124	400	400	125	53	
	TOTALS	673				988	1,083	1,200	1,200	125	988	

NOTES:

- 1) PER TABLE 403.3 INTERNATIONAL MECHANICAL CODE 2) REQUIRED EXHAUST DIRECTLY TO OUTDOORS WITHOUT RECIRCULATION
- 3) THE SYSTEM SHALL BE BALANCED BY AN APPROVED METHOD IN ACCORDANCE WITH 2003 I.M.C. 403.3.4 +) THE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH AUTOMATIC CONTROLS THAT WILL OPERATE THE SYSTEM WHENEVER THE
- FACILITY IS OCCUPIED. THE AIR-CONDITIONING SYSTEM SHALL BE PROVIDED WITH CONTROLS DESIGNED TO AUTOMATICALLY MAINTAIN THE REQUIRED OUTDOOR AIR SUPPLY RATE DURING OCCUPANCY

### mechanical notes ventilation notes:

- INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES
- 2. ALL EQUIPMENT SHALL BEAR U.L. AND A.G.A. LABELS
- 3. PROVIDE GAS SHUT-OFF VALVES TO ALL GAS EQUIPMENT
- 4. ALL GAS PIPING SHALL BE BLACK IRON SCHEDULE 40 (2" AND BELOW TO HAVE THREADED CONNECTIONS AND 2 1/2" AND LARGER TO HAVE WELDED CONNECTIONS). ALL EXTERIOR EXPOSED GAS PPING SHALL BE PROVIDED WITH A PROTECTIVE COATING (PAINT) TO PREVENT CORROSION.
- 5. OUTSIDE AIR INTAKES SHALL BE MINIMUM OF 15 FEET FROM TOILET EXHAUST VENTS AND ALL OTHER SOURCES OF CONTAMINATION - DUCTS TO BE EXTERNALLY INSULATED - PROVIDE MANUAL FRESH AIR DAMPER
- 6. DUCT CONSTRUCTION AND INSTALLATION STANDARDS ARE TO INDICATE COMPLIANCE TO THE SMACNA-95 STANDARDS
- 7. PROVIDE SPIN-IN COLLARS WITH MANUAL DAMPERS AT ALL (ROUND DUCT) BRANCH TAKE-OFFS TO DIFFUSERS
- 8. ALL DUCT DIMENSIONS SHOWN ARE INSIDE (FREE AREA) DIMENSIONS
- 9. ALL RECTANGULAR CONCEALED DUCTWORK TO BE EXTERNALLY WRAPPED WITH 1 1/2" THICK FOIL-FACED INSULATION TO MEET FLAME SPREAD CODE REQUIREMENTS - ALL ROUND CONCEALED DUCTWORK TO HAVE 1" THICK MINIMUM SLEEVE INSULATION
- 10. ALL DUCTWORK SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT TO EXCEEED 10 FEET IN LENGTH
- 11. INSTALL FLEXIBLE CONNECTORS TO ALL AIR HANDLER UNITS
- 12. ALL FLEXIBLE DUCTS AND FLEXIBLE CONNECTORS SHALL BE LIMITED TO TEN (10') FEET IN LENGTH AND ONLY ALLOWED WHEN BOTH ENDS ARE ACCESSIBLE.
- 13. EXHAUST FANS TO DISCHARGE THROUGH ROOF VENT CAPS
- 14. THERMOSTATS SHALL BE PROGRAMMABLE 7-DAY, SOLID STATE ELECTRIC AND BE MOUNTED 4'-O" ABOVE FINISH FLOOR (U.N.O.)
- 15. FLUES TO BE DOUBLE-WALL TYPE "B" (U.N.O.) WITH ROOF FLASHING AND VENT CAP
- 16. MECHANICAL CONTRACTOR SHALL FURNISH ALL MATERIALS AND ELECTRICAL CONTRACTOR SHALL POWER WIRE ALL EQUIPMENT, AS WELL AS PROVIDE AND WIRE DISCONNECTS/SWITCHES FOR ALL EXHAUST FANS, HVAC UNITS, THERMOSTATS AND CONDUITS FOR CONTROLS WIRING
- 17. PROVIDE DUCT SMOKE DETECTOR IN ANY RETURN AIR SYSTEM WITH A DESIGN CAPACITY GREATER THAN 2,000 C.F.M. - CONNECT THE SMOKE DETECTOR TO AN AUTOMATIC FIRE ALARM SYSTEM - LOCATE THE DUCT SMOKE DETECTOR IN A SERVICEABLE AREA DOWNSTREAM OF THE LAST DUCT INLET & UPSTREAM OF ANY FILTERS, EXHAUST AIR CONNECTIONS, OUTDOOR AIR CONNECTIONS OR DECONTAMINATION EQUIPMENT -INTERLOCK SMOKE DETECTOR WITH THE AIR DISTRIBUTION SYSTEM TO SHUT IT DOWN
- 18. INSTALLATION INSTRUCTIONS FOR ALL MECHANICAL EQUIPMENT TO BE MADE AVAILABLE ON JOB SITE FOR CODE INSPECTOR'S USE
- 19. MECHANICAL CONTRACTOR SHALL FURNISH AND SUBMIT TO THE VILLAGE A TEST AND AIR BALANCE REPORT FOR THE MECHANICAL SYSTEM PRIOR TO FINAL INSPECTION, AND SAID TEST RESULTS SHALL BE FORWARDED PRIOR TO OBTAINING A FINAL CERTIFICATE OF OCCUPANCY.

# exhaust hood

- EXHAUST HOODS SHALL CONFORM TO ALL FIRE SUPPRESSION REQUIREMENTS.
- APPROVAL PRIOR TO ANY INSTALLATION
- INSTALLATION
- REQUIREMENTS
- THE TYPE 1 EXHAUST HOOD DUCT MUST BE WELDED
- AN ELECTRIC GAS SHUT-OFF TIED TO THE FIRE SUPPRESSION SYSTEM SHALL BE PROVIDED
- FRESH AIR DAMPER
- DETAILS
- SYSTEM. PER NFPA 968.2.3.1

![](_page_32_Picture_38.jpeg)

TYPE 1 EXHAUST HOOD-DUCT SYSTEM REQUIRES AUTOMATIC FIRE SUPPRESSION SYSTEM THAT MEETS UL-300 STANDARDS - SYSTEM TO BE ELECTRICALLY MONITORED THROUGH FIRE ALARM PANEL. HOOD SUPPRESSION DESIGNER TO FORWARD SHOP DRAWING SUBMITTAL OF SUPPRESSION SYSTEM TO THE VILLAGE OF GILBERTS BUILDING & HEALTH DEPARTMENTS FOR REVIEW AND

• ARCHITECT/OWNER TO FORWARD SHOP DRAWINGS/CUTS OF TYPE 1 EXHAUST HOOD AND FANS TO THE VILLAGE OF GILBERTS BUILDING DEPT. FOR REVIEW AND APPROVAL PRIOR TO ANY

• TYPE 1 EXHAUST HOOD DESIGN SHALL BEAR A UL LABEL AND CONFORM TO REQUIREMENTS OF THE 2003 INTERNATIONAL MECHANICAL CODE AND APPLICABLE VILLAGE OF GILBERTS FIRE DEPT.

· OUTSIDE AIR INTAKES SHALL BE MINIMUM OF 15 FEET FROM TOILET EXHAUST VENTS AND ALL OTHER SOURCES OF CONTAMINATION - DUCTS TO BE EXTERNALLY INSULATED - PROVIDE MANUAL

REFER TO EXHAUST HOOD SHOP DRAWINGS PREPARED BY OTHERS FOR ALL ROOF MOUNTED EXHAUST FAN AND MAKE-UP AIR UNIT EQUIPMENT & ASSOCIATED DUCTWORK SPECIFICATIONS AND

• AN EXHAUST FAN MUST CONTINUE TO OPERATE AFTER ACTIVATION OF THE FIRE SUPPRESSION

FLEXIBLE DUCTS TO DIFFUSERS NOT TO EXCEED 15'-0" SEE MECH./H.V.A.C. PLAN FOR LOCATIONS & SIZES

CEILING MOUNTED EXHAUST FAN TO REMAIN (U.N.O.) -

PROGRAMMABLE THERMOSTAT TO SATISFY REQMTS. THERMOSTATS SHALL BE PROGRAMMABLE 7-DAY, SOLID STATE ELECTRIC AND BE MOUNTED 4'-O" ABOVE

MANUAL PULL STATION (U.N.O.)

![](_page_32_Figure_59.jpeg)

### mechanical/HVAC plan -n

• REFER TO SHEET A 1.1, FLOOR PLAN FOR ALL PLAN DIMENSIONS

• REFER TO SHEET M1.1 FOR MECHANICAL (HVAC) NOTES AND MECH. EQUIPMENT SCHEDULE

![](_page_32_Picture_63.jpeg)

1/4"=1'-0"

![](_page_32_Figure_64.jpeg)

### specifications

### LAW COMPLIANCE:

All materials used and work performed must be in compliance with all current laws of the State of Illinois, Village of Gilberts, and all other authorities having lawful jurisdiction.

### UTILITIES:

Notify appropriate utility companies prior to any construction. Locate and do not disturb utility lines including gas, water, sewer, telephone, etc., or disconnect them unless proper precautions are taken to provide the same utilities on a temporary or permanent basis without loss of continuity.

Protect all existing service lines and related structures or arrange for their repair with the proper authorities or companies. Report any uncharted or incorrectly charted lines to the Architect for further direction.

### CONTRACTOR CORRELATION AND INTENT:

The scope of the work described herein includes furnishing all materials, labor, tools, supplies, equipment, transportation, supervision, insurance, taxes and all other services and facilities necessary to complete the construction as shown in the Construction Documents.

Contractors, prior to submitting their bid, shall thoroughly examine the Drawings and Specifications of the Contract Documents and visit the site to become fully aware and knowledgeable of all the work to be performed. The Subcontractor shall notify the Architect in writing of any errors, discrepancies or ambiguities found in the Contract Documents at least five days prior to the bid due date. The Architect shall issue written Addenda prior to the bid due date to resolve the error, discrepancy or ambiguity. The Subcontractor in submitting His/Her bid assumes responsibility for discrepancies for which He/She did not notify the Architect.

Requirements and design data shall be followed entirely, regardless whether they are given by both the Drawings and Specifications, or by either one only.

Shop Drawings prepared by Contractors, suppliers, etc. shall be reviewed by the Architect only for conformance with design concept. NO work shall be started MITHOUT such review. Shop Drawings prepared by suppliers and subcontractors shall be reviewed by the General Contractor prior to submitting to Architect. Contractors shall assume full responsibility, unrelieved by review of Shop Drawings and by supervision of periodic observations of construction for the following;

- for compliance with the Contract Documents.
- for dimensions to be confirmed and correlated on the job site and between individual drawings or sets of Drawings.
- for fabrication processes and construction techniques (including excavation, shoring, scaffolding, bracing, erection, formwork, etc.).
- for coordination of the various trades, and for safe conditions on the project site.

Unless otherwise noted, all details, sections and notes on the Drawings are intended to be typical for similar situations elsewhere. Design loads, allowable stresses, and structural capacities are based on the applicable building code in force at the location of this building.

### GENERAL CONDITIONS:

The current edition of the A.I.A. Document A201, General Conditions of the Contract of Construction shall apply to the Construction Phase of this Project and shall be binding upon every Subcontractor as well as Contractor, unless otherwise indicated. Copies of this document are available to all Contractors at the Architect's office.

### ALTERNATES:

DEFINITION: An Alternate is an amount proposed by Bidders and stated on the Bid Form for certain construction activities defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in products, materials, equipment, systems or installation methods described in the Contract Documents.

COORDINATION: Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted Alternate is complete and fully integrated into the Project.

### TEMPORARY FACILITIES:

GENERAL: This Section specifies requirements for temporary services and facilities, to be provided by the contractor, including utilities, construction, and support facilities, security, and protection.

Temporary utilities required include, but are not limited to:

- Mater service and distribution
- Temporary power and light
- Telephone service
- Storm and sanitary sewer

Temporary construction and support facilities required include, but are not limited to:

- Temporary heat
- Field office and storage shed (if required)
- Sanitary facilities, including drinking water
- Dewatering facilities and drains
- Temporary enclosures
- Hoists
- Identification of contractor is to be on a separate sign
- Temporary project identification sign Maste disposal services
- Construction aids and miscellaneous services and facilities

Security of protection facilities required include, but are not limited to:

Temporary fire protection

- Barricades, warning signs, lights
- Environmental protection

SURVEY AND DIMENSIONS: The General Contractor shall provide evidence of a foundation parking/pavement survey made by registered land surveyor licensed in the State of Illinois. Each Contractor and Subcontractor shall verify dimensions at the site for all Work and/or Mork adjoining that of other trades and notify the Architect in writing of any discrepancies <u>PRIOR</u> to starting any Work.

### HOUSEKEEPING:

Each Contractor shall keep the project site free from accumulations of rubbish and waste materials at ALL TIMES.

### PROTECTION:

Provide all barricades or other temporary protection as may be required for general safety around all open pits or trenches in its vicinity. Additionally, comply with all O.S.H.A. requirements for all applicable safety standards.

### INSURANCE:

Each Contractor and Subcontractor shall maintain and submit PRIOR to commencement of any work, Certificates of Insurance as will protect Him/Her from claims for damages because of bodily in juries, including death to His/Her employees and all others, from claims under Workman's Compensation Acts and other employee benefit acts; and from claims for damages to property, any or all which may arise out of or result from the Contractor's operations under this Contract, for the following coverages:

• Public liability of not less than \$1,000,000.00 including Contractor's Protective Liability, covering explosion and collapse, completed operations coverages (covering a period of at least two years after date of acceptance of the work by the Owner), and broad form blanket contractual liability coverage and shall insure against any and all claims for bodily in jury, including death resulting therefrom and damage to the property of others and arising from its operations under the Contract, whether such operations are performed by such Contractors, or by anyone directly or indirectly employed by any of them.

• Workman's Compensation and Employer's Liability Insurance as required by any Employee Benefit Acts or other statutes applicable where the work is to be performed as will protect Owner's Contractors from liability under aforementioned acts

 Comprehensive Automobile Liability Insurance, including the ownership, maintenance, and operation of any automotive equipment owned, hired and non-owned, \$500,000/1,000,000.00 limits.

All insurance required shall include indemnification and HOLD HARMLESS provisions covering BOTH the Owner and Architect. Additionally, each Contractor agrees to hold both the Owner and Architect harmless on all O.S.H.A. worker safety requirements, and shall fully comply with all such requirements as they apply to the methods and devices used in the execution of the Work.

### LABOR LAW:

Each and every Contractor and Subcontractor performing Work at the site of the Project to which this Contract relates shall comply with applicable provisions of all pertinent Federal and State Labor Laws.

### CONTRACTOR USE OF PREMISES:

GENERAL: During the construction period, the Contractor shall have full use of the premises for construction operations. The Contractor's use of the premises is limited only by the Owner's right to perform construction operations with its own forces or to employ separate contractors on portions of the project.

Confine operations to areas with Contract limits indicated. Portion of the site beyond areas in which construction operations are indicated are not to be disturbed.

### OWNER OCCUPANCY:

PARTIAL OWNER OCCUPANCY: The Owner reserves the right to occupy, to place/install equipment and train store personal in completed areas of the building, <u>PRIOR</u> to Substantial Completion provided that such occupancy does not interfere with completion of the work. Such placing of equipment and partial occupancy shall not constitute acceptance of the total work.

### OWNER FURNISHED ITEMS:

The Owner will provide equipment, furniture, and decor items as may be indicated in the Construction Documents. The Contractors' work includes providing support systems to receive, Owner's items, and plumbing, mechanical and electrical connections.

The Owner will arrange and pay for delivery of Owner-furnished items in accordance with the Contractor's Construction Schedule and inspect deliveries for damage.

If the Owner-furnished items are damaged, defective or missing, the Owner will arrange for replacement. The Contractor is responsible for designating the delivery dates of Owner-furnished items in the Construction Schedule and for receiving, unloading, and handling the items at site, handling includes uncrating, assembly and installation. The Contractor is responsible for protecting Owner-furnished items from damage, including damage from exposure to the elements and to repair or replace items damaged as a result of His/Her operations.

### MATERIALS AND EQUIPMENT:

GENERAL: Deliver, store and handle products in accordance with the manufacturer's recommendations, using means and methods that will prevent damage, deterioration, and loss, including theft.

Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, or other losses. Products delivered to the site are to be in the manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installation.

Inspect products upon delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged.

Store products subject to damage by the elements above ground under cover in weather-tight enclosure, with ventilation adequate to prevent condensation. Maintain temperature and humidity within range required by manufacturer's instructions.

### PRODUCTS:

GENERAL PRODUCTS: Provide products complete with all accessories, trim, finish, safety guards and other devices and details needed for a complete installation and for the intended use and effect.

STANDARD PRODUCTS: Where available, provide standard products that have been produced and used successfully in similar situations on other projects.

PROPRIETARY REQUIREMENTS: Where only a single project or manufacturer is named, provide the product indicated. No substitution will be permitted without the written consent of the Owner and/or Architect.

SEMIPROPRIETARY REQUIREMENTS: Where two or more products or manufacturers are named, provide one of the products indicated. No substitutions will be permitted without the written consent of the Owner and/or Architect.

### FINAL CLEANING:

Each Contractor and Subcontractor shall remove and dispose of all tools, equipment, surplus materials and rubbish pertaining to His/Her work and cooperate with the Owner in final cleaning of the site. Final cleaning shall be performed just prior to acceptance by the Owner, and shall be accomplished with all necessary soaps, cleansers and tools necessary and appropriate to leave the Project clean and ready for occupancy.

GENERAL: General cleaning during construction is required by the General Contactor.

(Continued)

instructions.

Remove labels that are not permanent labels.

Clean exposed materials, removing substances that are noticeable vision obscuring materials.

Clean exposed exterior and interior hard-surfaced finishes to a dust-free condition, free of stains, films and similar foreign substances. Thoroughly clean and broom sweep concrete floors.

Clean plumbing fixtures to a sanitary condition. Wipe surfaces of mechanical and electrical equipment. Replace all HVAC filters. Remove excess lubricant and other substances. Clean light fixtures and lamps.

Clean the site, including landscaped areas, of rubbish, litter and other foreign materials. Sweep paved areas broom clean; remove stains, spills and other foreign deposits. Rake grounds that are neither paved or planted to a smooth even-textured appearance.

Remove all crating and packaging associated with the Owner supplied equipment. Remove all construction debris.

PEST CONTROL: Engage an experienced exterminator to make a final inspection and rid the Project of rodents, insects, and other pests.

COMPLIANCE: Comply with regulations or authorities having jurisdiction and safety standards for cleaning. Do <u>NOT</u> burn waste materials. Do <u>NOT</u> bury debris or excess materials on the Owner's property. Do <u>NOT</u> discharge volatile, harmful or dangerous materials into drainage system. Remove waste materials from the site and dispose of in a lawful manner.

Where extra materials of value remaining after completion of associated Work have become the Owner's property, arrange disposition of these materials as directed.

CONTINUING INSPECTIONS AND CONSULTATIONS:

GENERAL: A timetable for continuing inspections and consultations between the Owner and the Contractor is to be established <u>PRIOR</u> to Final Acceptance. The timetable at the date of Final Acceptance and continues for one (1) year.

### SUBSTANTIAL COMPLETION:

In the Application for Payment that coincides with, or first follows, the date of Substantial Completion is claimed, show 100 percent completion for the portion of the Work claimed as substantially complete. Include supporting documentation for completion as indicated in the Contract Documents and a statement showing an accounting of charges to the contract sum, if any.

If 100 percent completion cannot be shown, include a list of incomplete items, the value of incomplete construction, and reasons the Work is not complete.

Advise the Owner of pending insurance changeover requirements.

Obtain and submit releases enabling the Owner unrestricted use of the Work and access to services and utilites; include occupancy permits, operating certificates, lien waivers, and similar releases.

Deliver tools, spare parts, extra stock, manuals, warranties and similar items.

Make final changeover of permanent locks and transfer keys to the Owner.

Complete start-up testing of systems and instruction for the Owner on use of the systems. Provide all operating manuals, maintenance manuals and product guarantees.

Remove temporary facilities, signs, and barriers. Complete final cleanup requirements, including touch-up painting. Touch up and otherwise repair and restore marred/damaged exposed surfaces.

INSTALLATION PROCEDURES: On receipt of a request for inspection, the Owner or His/Her Agent will either proceed with the inspection or advise the Contractor of unfulfilled requirements. Inspection will be repeated when requested if assured that the Mork has been substantially completed. Results of the completed inspection will form the basis of requirements for final acceptance.

FINAL ACCEPTANCE: GENERAL: Before requesting Final Acceptance of the Project from the Owner, complete the following. List any exceptions.

required.

Contract Sum, if any.

Submit a certified copy of the final inspection list of items to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance. This list is to be reviewed and signed by the Owner or by His/Her Agent.

Submit final meter readings for utilities as of the date of Substantial Completion, or when the Owner took possession of and responsibility for corresponding elements of the Mork.

Submit consent of surety to final payment.

Submit a final liquidated damages settlement statement, if any.

REINSPECTION PROCEDURES: The Owner or His/Her Agent will reinspect the Work upon receipt of notice that the Work, including inspection list items from earlier inspections, has been completed, except items whose completion has been delayed because of circumstances acceptable to the Owner. Upon completion, the Owner will prepare a Final Acceptance Letter, or advise the Contractor of Work that is incomplete or of obligations that have not been fulfilled but are required for final acceptance.

### GUARANTEE:

All Mork performed and materials utilized shall be guaranteed for a period of one (1) year after the date of substantial completion, or longer if so specified elsewhere in the Contract Documents, against defects in workmanship and/or materials. Contractor agrees to remedy such defects in a timely manner at <u>NO additional cost</u> to the Owner. The Architect and his consultants do <u>NOT</u> warranty or guarantee the accuracy and completeness of the work/product beyond a reasonable diligence. If any mistakes, omissions or discrepancies are found to exist in the work/product, the Architect shall be promptly notified so that he may resolve them. Action taken without Knowledge and consent of the Architect or in contradiction to the work/product or the recommendation of the Architect shall become the responsibility of the parties responsible for such action.

CLEANING: Contractor to employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to the condition expected in normal, commercial building cleaning and maintenance program. Comply with manufacturer's

REQUEST PROCEDURES: Before requesting inspection for Substantial Completion, complete the following. List exceptions in the request.

Provide Certificate of Insurance for products and completed operations where

Submit an updated Final Statement, accounting for final additional changes to the

### **RECORD DOCUMENTS:**

RECORD DRAWING: The Contractor is to maintain a clean, undamaged set of prints of Contract Drawings and Shop Drawings. Mark the set to show the actual installation where installation varies substantially from the Work originally shown. Mark whichever Drawing is most capable of showing conditions fully and accurately. Give particular attention to concealed elements that would be difficult to measure and record at a later date.

Mark record sets with red erasable pencil; use other colors to distinguish between variation in separate categories of the Work.

Mark new information that is important to the Owner but was not shown on the Contract Drawings or Shop Drawings. Note related Change Order numbers where applicable.

MAINTENANCE MANUALS: Organize operating and maintenance data into an indexed, heavy-duty, three-ring, vinyl-severed binder, with pocket folders for folded information. Include the following types of information:

- Emergency instructions
- Spare parts list Copies of warranties
- Miring diagrams
- Recommended "turnaround" cycles
- Inspection procedures Shop Drawing and product data

QUESTIONS AND MAINTENANCE INSTRUCTION: Contractor to arrange for each installer of equipment that requires regular maintenance to meet with the Owner to provide instruction on proper operation and maintenance. Instruction is to include written information, in duplicate and demonstration <u>PRIOR</u> to completion of Work.

### SITE CLEARING:

PROJECT CONDITIONS: GENERAL: Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities.

Protect existing trees and other vegetation indicated to remain in place, against unneccesary cutting, breaking or skinning of roots, skinning or bruising of bark, smothering of trees by stockpiling construction materials within drip line. Provide temporary guards to protect trees and vegetation to be left standing. Water trees and other vegetation to remain within limits of contract work as required to maintain their health during course of construction operations.

### EXECUTION:

GENERAL: Remove trees, shrubs, grass and other vegetation improvements or obstructions as required to permit installation of proposed construction. Removal includes digging out of existing blacktop/concrete in planting areas and off-site disposal of stumps, roots and blacktop/concrete.

TOPSOIL: Topsoil is defined as a friable clay loam surface soil found in a depth of not less than 4 inches. Satisfactory topsoil is reasonably free of subsoil, clay lumps, stones, and other objects over 2 inches in diameter and without weeds, roots, and other objectionable material.

Strip topsoil to whatever depths encountered in a manner to prevent intermingling with underlying subsoil. Remove heavy growths of grass from area before stripping. Stockpile topsoil for reuse in final grading.

REMOVAL FROM OWNER'S PROPERTY: Remove waste materials and unsuitable or excessive topsoil from Owner's (Franchisee's) propertu.

Provide erosion control methods (i.e. silt fences, etc.) in accordance with requirements of authorities having jurisdiction.

### EARTHWORK: PART 1 - GENERAL:

WORK: This Section includes the following:

Supply and install all labor, materials and equipment necessary for all excavating, backfilling, grading and any fill material required for foundation, slabs, walks and pavement

PROJECT CONDITIONS: Subsurface conditions were assumed in the design and are stated within the Drawings. The conditions are not intended as representations or warranties of accuracy or continuity of existing soil conditions.

Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

PART 2 - PRODUCTS:

BACKFILL AND FILL MATERIALS: Satisfactory soil materials free of clay, rock or gravel larger than 2 inches in any dimension, debris, waste, frozen materials, vegetation or any other foreign matter.

BASE FILL FOR UNDER SLABS ON GRADE: Clean sands (SW or SP) less than 10% fines and free of organic material. Course aggregate shall not exceed 3/4" in size.

### PART 3 - EXCAVATION:

EARTH EXCAVATION: Includes excavation of pavements and other obstructions visible on the surface; underground structures, utilities; and other items indicated to be demolished and removed; together with earth and other materials encountered that are not classified as rock or unauthorized excavations.

ROCK EXCAVATION: Includes removal and disposal of materials and obstructions encountered that cannot be excavated with a track-mounted power excavation.

ROCK PAVEMENT: The following limits are set:

- Two (2) feet outside of concrete work for which forms are required, except footings.
- One (1) foot outside perimeter footings.
- In pipe trenches, 6 inches below invert elevation of pipe and 2 feet wider than the outside diameter of the pipe.
- Outside dimensions of concrete work where no forms are required.
- Six inches below bottom of slabs on grade.

All footings to bear on 3000 psf (minimum) undisturbed soil or engineered fill. Remove soils of bearing capacity of less than 3000 psf from under proposed slab areas Remove all excess excavated material from the site as directed. Strip top soil and stockpile. Perform all rough and final grading as required to attain the elevations required. Final grade so that surface water drains away from the building foundation. Remove all excess top soil from the site as directed. LAWRENCE

STABILITY OF EXCAVATION: Slope slides of excavations to comply with local codes, ordinances, and requirements of agencies having jurisdiction. Shore and brace where sloping is not possible because of space restrictions or stability of material excavated.

(Continued)

![](_page_33_Picture_174.jpeg)

![](_page_33_Figure_175.jpeg)

BACKFILL AND FILL: Place soil material in layers to required subgrade elevations, for each area classification listed below;

- Under grassed areas, use satisfactory excavated or borrowed material
- Under walks and pavements, use base material, satisfactory excavated or borrowed material
- Under building slabs, use drainage fill materials

BACKFILL OF EXCAVATIONS: Backfill excavations as promptly as work permits based on inspections and approvals (as required by applicable codes and by authorities having jurisdiction), removal of form work and removal of trash and debris from excavation.

PLACEMENT AND COMPACTION: Remove vegetation, debris, unsatisfactory soil materials and obstructions from ground surface prior to placement of fills. Plow strip or break up surface prior to placement of fills. Plow strip or break up sloped surfaces steeper than one vertical to four horizontal so that fill material will bond with existing surface.

Place backfill and fill materials in layers not more than eight (8) inches in loose depth for material compacted by heavy compaction equipment, and not less than four (4) inches in loose depth for material compacted by hand-operated tampers.

Before compaction, moisten soil or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum dry density or relative dry density for each soil classification. Do not place backfill or fill material on surfaces that are muddy, frozen and/or contain frost or ice.

Control soils and fill compaction providing minimum percentage of density specified for each area below. Compact soil to not less than the following percentage of maximum density in accordance with ASTMD 1557:

Under structures, building slabs and pavements compact top eight (8) inches of subgrade and each layer of backfill or fill material at 95 percent Modified Proctor Density (M.P.D.). Under lawn or unpaved areas, compact top six (6) inches of subgrade and each layer of backfill or fill material at 90 percent Modified Proctor Density (M.P.D.).

GRADING: Uniformly grade areas outside of building lines to drain away from building and to prevent ponding unless directed otherwise in the Drawings. Finish surfaces are to be free from irregular surface changes and as follows:

- Lawn or unpaved areas to receive topsoil to within not more than 0.10 foot above or below required subgrade elevations.
- Shape surface of areas under walks to line, grade, and cross-section, with finish surface not more than 0.10 foot above or below required subgrade elevation.
- Shape surface of areas under pavement to line, grade and cross-section with finish surface not more than 1/2 inch above or below required subgrade elevation.
- Grade surface of fill under building slabs smooth and even, free of voids, compacted as specified and to required elevation. Provide final grades within a tolerance of 1/2 inch when tested with a ten (10) foot straight edge.

EROSION CONTROL: Provide erosion control methods in accordance with requirements of authorities having jurisdiction.

MAINTENANCE: Protect newly graded areas from traffic and erosion. Repair and reestablish grades in settled, eroded and rutted areas to specified tolerances.

Where settling is measurable or observable at excavated areas during general project warranty period, remove surface (pavement, lawn, or other finish), add backfill material, compact, and replace surface treatment. Restore appearance, quality and condition of surface or finish to match ad jacent work and eliminate evidence of restoration to greatest extent possible.

### CONCRETE SLABS:

PREPARING SUBGRADE FOR SLABS: Prior to fine grading, the rough grade shall be tamped or rolled until thoroughly compacted and shall be constructed true to grade and cross section.

Final grading and filling shall be performed using sand, or other granular subbase, uniformly graded. Subgrade shall not be built-up under forms after forms are in place. Subgrade shall be tested with an approved template. High spots shall be lowered and low spots raised. Subbase shall be compacted and leveled to grade. Wet the prepared subgrade to ensure a moist condition when concrete is placed.

FORMS FOR WALKS: Side form for walks shall be of lumber of not less than 2" nominal thickness or of steel of equal rigidity. They shall be held securely in place by stakes or braces, with the top edges true to line and grade. The forms for walks shall be set so that the slabs shall have a fall from the edge nearest the structure and as shown on the Drawings.

PLACING AND FINISHING WALKS: The concrete shall be placed in successive batches for the entire width of the slab, struck off 1/2 to 3/4 inch higher than the finished slab, tamped until all voids are removed and free mortar appears on the surface, thoroughly spaded along the edges, struck off to true grade, and finished to a true and even surface with floats and trowels. The final troweling shall be done with a steel trowel, leaving a smooth, even surface. After the water sheen has disappeared, the surface shall be given a final finish by brushing with a white wash brush. The brush shall be drawn across the walks at right angles to the edges of the walks, with adjacent strokes slightly overlapping. producing a uniform, slightly roughened surface with paralleled brush marks.

The surface shall be divided by grooves that extend to 1/4 the depth of the walks, shall not be less than 1/8 inch and not more than 1/4 inch in width, and shall be edged with an edging tool having a 1/4 inch radius. No slab shall be longer than 8 feet nor less than 4 feet on any one side, unless otherwise shown. The joint pattern shall be as shown on the Drawings. Expansion joints shall consist of preformed joint fillers of the thickness specified below. The top of the joint shall be placed 1/8" below the surface of the walks for unsealed joints and 5/8" below the surface of the walks for joints to be sealed. Where the walks are constructed adjacent to pavements having expansion joints, the expansion joints in the walks shall be placed opposite the existing expansion joints as nearly as practicable. Expansion joints shall also be placed where the walks abut existing walks. One half inch (1/2") thick expansion joints shall be placed between the walks and all structures and at all locations where a thicker expansion joint is not specifically required.

PLACING CONCRETE DURING HOT AND COLD WEATHER: During cold weather equipment and materials shall be provided to maintain a temperature of at least 50 degrees F. in the freshly placed concrete during the curing period. No frozen materials or materials containing snow or ice shall be used in the mix. No dependence shall be placed on salt or other chemicals for the prevention of freezing. No concrete shall be placed on frozen subgrade.

(Continued)

CURING: The surface of the newly placed concrete shall be wetted if it becomes dry before the curing material is placed. The water shall be applied as a fine spray so that it will not mar or injure the surface. The top and edges of the concrete shall not be unprotected for a period of more than 1/2 hour at the time the forms are removed. Curing shall be maintained for at least 7 days and may be accomplished by wetting and covering with wetted burlap, impermeable paper, polyethylene sheeting or in lieu of wetting, covering by membrane.

BACKFILLING: After the concrete has been cured, the spaces along the edges of the walk shall be backfilled to the required elevation with material approved by the Architect. The material shall then be compacted until firm, and the surface neatly graded, with allowance made for topsoil.

PROTECTIVE COAT FOR WALKS: The contractor shall not use chemical de-icers on walks prior to acceptance of the walks by the Owner/Architect, or during the first year after the walks have been placed, if not yet accepted by the Owner. Concrete walks shall not be placed between October 1 and April 15 without the written approval of the Owner/Architect. All concrete walks shall be treated with two (2) coats of Anti-Spalling compound, "Tri-Dar 66/1A" (Darling & Co.) or "Deepgard" (PPG Industries). Allow approximately 28 days after concrete is placed before applying compound. Remove all excess materials and debris from the site.

CAST-IN-PLACE-CONCRETE: GENERAL: Comply with provisions of the following publications, specifications, standards and applicable local codes except where more stringent requirements are shown or specified:

- A.C.I. 301 Specifications for Structural Concrete for Building
- A.C.I. 305 Recommended Practice for Hot Weather Concreting
- A.C.I. 306 Recommended Practice for Cold Weather Concreting
- A.C.I. 315 Manual of Standard Practice for Detailing Reinforced Concrete
- A.C.I. 318 Building Code Requirements for Reinforced Concrete
- A.C.I. 347 Recommended Practice for Concrete Formwork

FORMS: Forms are to be of plywood, metal, metal-framed plywood faced, or other acceptable panel-type materials to provide continuous, straight, smooth, exposed surfaces. Furnish in largest practical sizes to minimize number of joints.

Design, erect, support, brace, and maintain form work to support vertical and lateral, static and dynamic loads that might be applied until concrete structure can support such loads. Maintain form work construction tolerances complying with A.C.I. 347.

Construct forms to sizes, shapes, lines, and dimensions shown to obtain accurate alignment, location, grades, level, and plumb work in finished structure. Provide openings in form work to accommodate work of other trades. Determine size and location of openings, recesses, and chases from trades providing such items. Accurately place and securely support items built into forms.

For Location and size of openings, sleeves, inserts, etc. refer to Architectural, Mechanical, Plumbing and Electrical Drawings.

FORM COATINGS: Provide commercial formulation form-coating compounds with a maximum VOC of 350 mg/l that will not bond with, stain, or adversely affect concrete surfaced and will not impair subsequent treatments of concrete surfaces.

GRANULAR BASE: Base is to be evenly graded mixture of fine and course aggregates to provide, when compacted, a smooth and even surface below slabs on grade.

VAPOR BARRIER: Barrier to be 6 mil, polyethylene with water vapor transmission rate of 0.50 grains/square foot/hour when tested in accordance with ASTM E 96, Method B. Provide manufacturer's recommended mastics and gusset tape.

Following leveling and tamping of granular base for slabs on grade, place vapor barrier sheeting with longest dimension parallel with direction of pour. Lap joints 6 inches and seal joints.

REINFORCING MATERIALS: Reinforcing bars shall comply with ASTM A 615, Grade 60, Deformed Welded wire fabric shall comply with ASTM A 185, welded steel wire fabric.

Supports for reinforcing, bolsters, stairs, spacers and other devices are to comply with CRSI specifications.

Comply with CRSI recommended practice for "Placing Reinforcing Bars," for details and methods of reinforcement placement and supports. Reinforcement is to be free of rust and mill scale and other matter that will adversely affect bond with concrete.

Install welded wire fabric in as long lengths as practical. Lap adjoining pieces at least one full mesh and lace splices with wire. Offset laps of adjoining widths to prevent continuous laps in either direction.

All concrete shall develop at least 3,000 psi ultimate strength at 28 days in walls and footings and 4,000 psi for slabs. All concrete shall be placed with a slump of not less 3 nor more than 5 inches for concrete that is not compacted by vibration; and not less than 2 or more than 4 inches for concrete that is compacted by vibration.

Concrete foundation design is based on a soil bearing capacity of 3,000 psf. All foundations are to be extended down to strata of this capacity. The Contractor is to retain the services of a soils engineer to verify the existence of minimum 3,000 psf soil prior to placement of any concrete footings.

The Contractor shall perform necessary procedures to ensure that concrete will be protected from the effects of frost for the duration of construction.

CONCRETE: Concrete is to be portland cement, ASTM C 150, Type I. Job site mixing of concrete is not anticipated. Ready-Mix concrete shall comply with requirements of ASTM C 94, and as specified. Comply with A.C.I. 304 "Recommended Practice for Measuring, Mixing, Transporting, and Placing Concrete."

Deposit Concrete in forms in horizontal layers not deeper than 24 inches and in a manner to avoid incline construction joints. Consolidate placed concrete by mechanical vibrating equipment supplemented by hand spading, ridding or tamping. Use equipment and procedures for consolidation of concrete in accordance with A.C.I. 309.

Deposit and consolidate concrete slabs in a continuous operation and in a manner so that concrete is thoroughly worked around reinforcement and other embedded items and into corners. Bring slab surfaces to proper level with straightedge and strike off. Slab to be free of humps and hollows. Maintain reinforcing in proper position. Pull welded wire fabric to center of slab. Fabric located at bottom of concrete slabs will be rejected.

Apply trowel finish to monolithic slab surfaces with a power-driven trowel. Consolidate concrete surface by final hand-troweling operation, free of trowel marks, uniform in texture and appearance. Grind smooth surface defects that would telegraph through applied floor covering system.

MASONRY: Work consists of furnishing and installing masonry with all inserts, reinforcements and related built-ins, and furnishing test samples and cleaning as specified.

UNIT MASONRY: Face brick shall be modular size 2 2/3" x 3 5/8" x 8" (nominal). Material and color to match existing adjacent face brick and as noted in Exterior Material Color/Finish Legend on Sheet A2.2 of the Drawings. Brick shall meet ASTM C-216, Grade SM, Type FBS.

Hollow or solid load bearing units to meet ASTM C-90. Concrete masonry units shall be either modular  $8" \times 8" \times 16"$  (nominal) split-face texture or  $8" \times 8" \times 16"$  (nominal) smooth-face texture. Required compressive strength of concrete masonry to be 2,500 p.s.i. (minimum). Refer to Floor Plan and Exterior Elevations for locations.

MORTAR: Mortar shall conform to ASTM C-270, Type S. Grout for reinforced masonry shall conform to ASTM C-476. Calcium Chloride shall NOT be used in reinforced masonry.

Materials at job site shall be stored above ground and under weather tight cover. Packaged material shall be in original containers, unbroken and labels intact until time of use. Wrapped or bundled material shall bear the name of the manufacturer and the product. All damaged or otherwise unsuitable material when so ascertained shall be immediately removed from the job site.

CERTIFICATION: Concrete masonry units furnished shall bear N.C.M.A. "FUS" certification corresponding to the rating specified. The masonry contractor shall furnish acceptable evidence that all masonry materials comply with specification requirements. Present certificates for approval prior to any material installation.

SAMPLES: Furnish five samples for each type used in order to show color, texture, cavity and/or reinforcement. Do not remove until authorized. Furnish samples of; anchors, reinforcement, accessories and key inserts

Brick and block shall be laid in running bond with 3/8" thick joints tooled slightly concave. Exposed work shall be laid up with sound units free of broken corners or chips in excess of 1" in length. No more than 5% of units shall display such defects on any one wall face. Brick and block shall be selected to minimize variations in exposed surface texture or color in any one plane of wall surface. Exposed cuts shall be made with a masonry saw.

REINFORCEMENTS: Reinforcing steel for masonry shall conform to ASTM A-615, Grade 60. Walls shall be horizontally reinforced, using a Dur-O-Wal, 9-gauge galvanized wire ladder or truss type conforming with ASTM A-82, ASTM A-116 every second block course and where openings occur, provide additional reinforcement in accordance with good design practice. The masonry wall shall be designed to resist any dynamic loading that results. Masonry control joint key material shall be Dur-O-Wal regular neoprene of PVC control joint material and shall conform to ASTM D-2240. Control joints are to be kept free of mortar. Anchors and ties shall conform to ASTM A-153 and shall be as shown on the Drawings.

Workmanship shall be first-class, true to level and plane, free of splatter or smears. Layout and execution shall conform to best trade practice as exemplified in the Portland Cement Association's "Concrete Masonry Handbook", The Brick Institute of America Code, and the Masonry Advisory Council's "Masonry Technical Notes". When the outside air temperature drops below 40 degrees F., follow procedures for cold weather published by the International Masonry Institute All Weather Committee.

MISCELLANEOUS INSTALLATIONS: Install all hollow metal door frames within masonru walls. Install all steel lintels, anchor bolts, and embedded plates and anchors provided by the steel Subcontractor.

THRU-WALL FLASHING: Thru-wall flashing shall be 20 mil thick, plyvinyl chloride sheet, black in color as manufactured by American Cyanamid, B.F. Goodrich, or Sandell. Install in accordance with manufacturer's specifications and recommendations.

Place thru-wall flashing on sloping bed or mortar. Seal penetrations in flashing with adhesive/sealant/tape as recommended by flashing manufacturer. Install flashing as shown, carrying flashing up face of sheathing at least 8 inches and behind building paper.

WEEP HOLES: Weep Holes are to be of cotton sash cord with 2 inches exposed and 18 inches in cavity. Space weep holes at minimum 24 inches in center.

Install weep holes in the head joints in the exterior side of the first course of masonry immediately above embedded flashing.

CLEANING: Clean exposed masonry by scrubbing with fiber brush and cleaner to remove laitance, excessive mortar, efflorescence and stains. Do not use muratic acid.

STRUCTURAL STEEL:

1) All structural steel and miscellaneous steel to be ASTM-A572 OR A992 unless noted otherwise.

2) All fabrication and erection of steel to be in accordance with A.I.S.C. "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings". Unless otherwise shown or noted, all connections shall develop one-half of the allowable uniform load capacity of the member using web angles and ASTM A-325F H.S. bolts as a minimum.

3) General Contractor shall provide and maintain temporary shoring and bracing as required for all steel lintels (supporting openings greater than 6'-0" in clear width) until such members or elements receive lateral support and bracing from permanent framing members.

4) The General Contractor shall provide and pay for the services of a Registered Land Surveyor who, as work proceeds, shall check every major element for line, level, and plumb. The General Contractor shall promptly notify the Owner and Architect upon detection of deviations that exceed the Standards of A.I.S.C. "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings", except as otherwise indicated.

5) All elevations are to top of steel beams unless noted otherwise.

6) All welding to be in accordance with A.W.S. and A.I.S.C. specifications.

7) All structural steel to have one coat of medium gray rust inhibitive paint (include all miscellaneous steel). Field touch-up as required, all exposed steel. Steel members are to be cleaned of all mud, markings, etc. after installation.

8) Roof deck to be 1-1/2" deep wide rib, 22 gauge metal deck, continuous over 3 span minimum, side laps to be fastened as required to achieve design shear. Roof deck to be welded to supports through weld washers to provide 200 plf horizontal shear. Deck and installation to comply with Factory Mutual requirements.

9) Verify all openings for mechanical equipment, etc. with Mechanical Contractor before erection of any steel. Provide angel frames for all openings larger than 12" square and provide all auxiliary framing as required.

10) See Architectural Drawings for miscellaneous steel lintel plates, etc.

11) General Contractor to submit (4) sets of structural steel and metal deck Shop Drawings for Architect's review prior to any work.

Provide structural steel as shown on the Drawings and specified herein:

### METAL FABRICATIONS:

Fasteners, bolts, nuts, washers, and other fasteners conforming to appropriate Federal Specifications of type, grade, and class required. Comply with ASTM A 307 for bolts of 1/2 inch or larger. Provide zinc-coated fasteners for exterior use or where built into exterior wall.

Furnish bent or otherwise custom fabricated bolts, plates, anchors, hangers, dowels, drip caps at windows and doors and other miscellaneous steel and iron shapes as required for framing and supporting woodwork and for anchoring or securing woodwork to concrete.

PIPEGUARD/BOLLARDS: Fabricate pipe bollards from Schedule 80 steel pipe.

METAL FABRICATIONS: Fasteners, bolts, nuts, washers, and other fasteners conforming to appropriate Federal Specifications of type, grade, and class required. Comply with ASTM A 307 for bolts of 1/2 inch or larger. Provide zinc-coated fasteners for exterior use or where built into exterior wall.

Furnish bent or otherwise custom fabricated bolts, plates, anchors, hangers, dowels, drip caps at windows and doors and other miscellaneous steel and iron shapes as required for framing and supporting woodwork and for anchoring or securing woodwork to concrete.

PIPEGUARD/BOLLARDS: Fabricate pipe bollards from Schedule 80 steel pipe.

COLD FORMED FRAMING: Furnish all labor, equipment, and materials necessary to provide all cold-formed metal framing systems shown on the drawings.

Nork shall meet the requirements of the following standards:

\* American Iron and Steel Institute (A.I.S.I.), design of Cold-Formed Steel Structural Members, 1980.

\* American Welding Society (A.W.S.) D 1.3, 1981 Structural Welding Code - Sheet Steel.

\* American Society for Testing and Materials (A.S.T.M.).

\* American Institute of Steel Construction (A.I.S.C.), Manual of Steel Construction, 8th Edition.

\* All pertinent Federal, State and Local Codes.

All Galvanized studs and joists 12, 14 and 16 gauge, shall be formed from steel that corresponds to the minimum requirements of A.S.T.M. A446, Grade D with a minimum yield of 50,000 psi.

All galvanized 18 and 20 gauge studs and joists; all galvanized track, bridging, end closures, and accessories shall be formed from steel that corresponds to the requirements of A.S.T.M. A446, Grade A, with a minimum yield of 33,000psi. All galvanized studs, joists, track bridging and accessories shall be formed from steel having a G-60 galvanized coating meeting the requirements of A.S.T.M. A525.

Framing components may be preassembled into panels prior to erecting. Prefabricated panels shall be square with components attached in a manner as to prevent racking. All framing components shall be cut squarely for attachment to perpendicular members, or as required for an angular fit against abutting members. Members shall be held positively in place until properly fastened.

Provide insulation equal to that specified elsewhere in all double jamb studs and double header members, which will not be accessible to the insulation contractor.

FASTENERS: Fastening of components shall be with self tapping screws or welding of sufficient size to insure the strength of the connection. Screws shall be manufactured by Buildex, Inc. (Division of Illinois Tool Works, Inc.) or equal. Where protection against moisture and corrosive environment is needed, screws shall have Climaseal coating as supplied by Buildex, Inc. or equal.

Welds shall be performed by operators qualified in accordance with Section 6.0 of the American Welding Society Structural Welding Code, Sheet Metal (A.W.S. D-1.3-81). All welds shall be touched up with zinc rich paint.

### ROUGH CARPENTRY:

Provide all materials and labor required to complete work under this category in accordance with the Drawings and applicable codes. Provide and install doors and hardware as indicated on the Drawings. Provide hardware catalog cut sheets for hardware approval by Architect/Owner.

All rough lumber shall conform to the "Voluntary Products Standard PS-20-70 American Lumber Standard", and "U.S. Products Standard PS-1-66 for Soft Plywood".

Mood blocking, cants, curbs, etc., associated with the roofing shall be bolted to the structural framing or wall to resist wind, shrinkage, and other forces imposed by the roofing system. All blocking and wood cants in contact with roofing are to be pressure preservative treated.

FOUNDATION PERIMETER INSULATION: Provide two inch (2") thick extruded polystyrene insulation (E.P.S.), "Styrofoam" SB or TG, as manufactured by the Dow Chemical Company or Architect approved equal. Install the insulation as illustrated on the Construction Documents in strict accordance with the manufacturer's specifications and recommendations.

On vertical surfaces, set units in adhesive applied in accordance with manufacturer's instructions. Use type of adhesive recommended by manufacturer of insulation. Protect from damage during backfill operations. Fit panels tightly for minimum joint.

Coat insulation exposed to view (above finish grade) with cementitious coating or other protective coating. Install coating strictly in accordance with coating manufacturer's instruction. Apply coating approximately 3/16 inch thick. Texture surface with a paint roller.

### EXTERIOR WALL-LOOSE GRANULAR INSULATION:

Exterior wall insulation as shown on the Drawings as loose granular insulation shall be Perlite, expanded aggregate; FS-HH-I-574; K-value of 0.37; treated silicone for water repellency, or Vermiculite, exfoliated micacious aggregate; FS-HH-I-585; Type I or II; K-value of 0.50; treated for water repellency.

Close up openings in wall cavities to receive poured in place insulation, sufficiently to prevent escape of insulation.

Comply with manufacturer's installation instructions for particular conditions of installation in each case.

### ROOF INSULATION:

Insulation shall be two (2) layers of nominal 2.6" thick polyisocyanurate foam corest thermal insulation board with a total R-value of R-30.0.

![](_page_34_Figure_124.jpeg)

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![](_page_34_Figure_142.jpeg)

FULLY-ADHERED MEMBRANE ROOF SYSTEM: Fully-Adhered Membrane Roofing shall be single-ply, 60 mil, White, E.P.D.M. (Ethyl Propylene Diene Monomer) sheet membrane as manufactured by Johns-Manville Roof Systems or Architect approved equal. System shall meet U.L. Class A rating and manufacturer's specification for delivery, storage, and installation. Provide twenty (20) year written warranty for complete roofing system upon completion.

Flashing shall be as membrane roofing according to manufacturer's recommendations and shall include, but not be limited to, adhesives, tapes, flashing, cements, and sealants.

The single-ply roofing system and associated sheet metal work shall be installed only by a qualified roof contracting firm which is approved by the single ply membrane roofing system materials manufacturer, with a minimum of five (5) years experience installing the product.

### HOLLOW METAL DOORS AND FRAMES:

GENERAL: Provide doors and frames complying with Steel Door Institute "Recommended Specifications Standard Steel Doors and Frames" ANSI/SDI-100.

FLUSH HOLLOW METAL DOOR: Door shall be seamless, thermal rated (insulated), Grade III, heavy-duty, Model 3 or 4, minimum 16 gauge cold-rolled sheet steel faces for exterior location. Core shall be reinforced, stiffened, sound-deadened and insulated with impregnated Kraft Honeycomb polyurethane foam or polystyrene. Provide cutouts and reinforcement for all door hardware as noted in the door hardware section of the Door Schedule on the Drawings. Shop prime: apply one (1) coat of primer paint on all exposed metal surfaces of frames and doors.

Fit doors accurately into frames, with necessary clearances. Pressure sand to remove irregularities, mill scale, oil, etc., and provide bond for paint. All doors shall be completely bonderized and finished with one coat of baked on primer; free of runs, smears and bare spots.

FRAMES: Frames are to be pressed steel, fully welded unit with corners mitered and ground smooth and of sizes shown on the Drawings. Provide exterior frame with thermal rating (insulated) with Concealed Fasteners. Fabricate frames of minimum 16 gauge cold-rolled steel. All label doors and frames shall carry U.L. label clearly marked. Provide rubber door mutes on each frame, three (3) per door leaf, except on weather stripped frame. Provide at least three (3) adjustable jamb anchors per jamb as required and shown for adjacent construction.

Set frames accurately in position, plumbed, aligned, and braced securely to wall framing. All doors shall be completely bonderized and finished with one coat of baked on primer; free of runs, smears and bare spots.

HARDWARE: Prepare door and frames to receive mortised and concealed hardware in accordance with the Door Schedule and template provided by the hardware manufacturer.

### OVERHEAD DOORS:

Furnish and install 22 gauge, ribbed metal, insulated type overhead doors at the exterior. Door design, dimensions, trajectory, style of track and all required options furnished complete as indicated in the Door schedule of the Drawings.

Tracks shall be formed from minimum 14 gauge steel, rigidly secured to continuous mounting angles formed from minimum 12 or 13 gauge steel, inclined, fully adjustable when mounted, as required for providing a wedge between door and jambs. The graduated incline of tracks used in conjunction with neoprene rubber or vinul jamb seals shall ensure weather tight closing. Horizontal tracks shall be adequately carried and reinforced with continuous steel angles. Use only appropriate hangers.

OVERHEAD DOOR HARDWARE AS FOLLOWS:

\* Rollers shall have continuous steel rim, ten 1/4" hardened steel ball bearings, in case-hardened inner and outer steel races.

\* Corner lift brackets, engineered to size and weight of door shall be provided.

\* Aircraft type lift cables shall have a minimum performance safety factor of 7 to 1.

\* Counterbalance springs shall be low stress, oil tempered, helical-wound, torsion springs engineered for industrial application, calculated for 50,000 cycles of operation, mounted on a cross header shaft and shall comply with durable properties specified by under the National Association of Garage Door Manufacturers' specification 101-1975. Spring assemblies shall include all heavy duty bearings, retainers and cable drums.

\* Motor operator system shall be provided by the door manufacturer. Provide all items to give a complete system including, but not limited to motor, housing pulley, trolley, push button control, etc.. The operation shall be trolley type, belt driven with adjustable pressure sensitive clutch that will provide automatic motor turn-off should the door accidentally meet an obstruction. Horsepower shall be a minimum 1/2, with electrical characteristics to meet the requirements as shown on the Drawings. The motor shall have automatic reset and thermal overload shut-off. Provide a three station, push button control system for stop/start and reverse door operation. Provide emergency disconnect and brake mechanism to hold in any position.

Approved Manufacturers: Mckee Door Company, Overhead Door Corp., Raynor Manufacturing Co., and General American Door Co.

Installation shall be in strict accordance with manufacturer's printed instructions and by qualified installers licensed by the manufacturer and with a minimum of three years experience installing this product.

### FINISH HARDWARE:

The schedule of finish hardware is indicated in the Door Schedule of the Drawings. A Master Key System shall be used and approved by the Owner.

GENERAL: Obtain each type of hardware from a single manufacturer, although several may be indicated as offering products complying with the requirements.

Furnish all hardware, in their original packaging, complete with accessories of proper size and design required for the purpose for which they are to be used and with all screws, shields, and other anchorage devices necessary for a complete installation. Hardware schedule shown on the Drawings.

Install each hardware item in compliance with the National Builders Hardware Association and the manufacturer's instructions and recommendations. Wherever cutting and fitting is required to install hardware onto or into surfaces which are later to be painted or finished in another way, coordinate removal, storage, and reinstallation or application of surface protections with finished work.

Set units level, plumb and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation. Drill and countersink units not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards. Set thresholds for exterior doors in full bed of butyl-rubber of polyiosbutylene mastic sealant.

Adjust and check each operating item of hardware and each door to ensure proper operation. Replace units that cannot be adjusted to operate freely and smoothly as intended for the application made. Instruct Owners in proper ad justment and maintenance of hardware during final adjustment.

KEYING: All cylinders to be master-keyed. Supply six master keys, and supply two change keys for each lock. Tag keys and provide to Owner at Substantial Completion.

GUARANTEE: Provide a one-year guarantee for all hardware. Period of guarantee shall begin from date of Owner's acceptance.

### FLASHING AND SHEET METAL:

Flashing and sheet metal work as indicated on the Drawings include metal wall flashing and closures strips. Coordinate all work with interfacing and adjoining work for proper sequencing of each installation. Insure best possible weather resistance and durability of the work and protection of materials and finishes.

FABRICATION: Shop-fabricate work to the greatest extent possible. Comply with details shown and with applicable requirements of SMACNA "Architectural Sheet Metal Manual" and other recognized industry practices. Fabricate for waterproof and weather-resistant performance; with expansion provisions for running work, sufficient to permanently prevent leakage, damage or deterioration of the work. Form work to fit substrates. Comply with material manufacturer's instructions and recommendations. Form exposed sheet metal work without excessive oil-canning, buckling and tool marks, true to line and levels as indicated, with exposed edges folded back to form hems.

INSTALLATION: Anchor units of work securely in place by methods indicated, providing for thermal expansion of metal units; conceal fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints and seams which will be permanently watertight and weatherproof.

Provide aluminum head flashing over all openings through exterior walls where other flashings are not shown on the Drawings.

CLEANING AND PROTECTION: Clean exposed metal surfaces, removing substances which might cause corrosion of metal or deterioration of finishes. Installer shall advise Contractor of required procedures for surveillance and protection of flashings and sheet metal without damage or deterioration, other than natural weathering, at time of substantial completion.

### JOINT SEALERS:

GENERAL: Provide joint sealers, joint fillers, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience. Provide colors to match adjacent finished surfaces.

Provide sealant backings of material and type which are nonstaining, are compatible with joint substrate, sealants, primers, and other joint fillers, and are approved for applications indicated by sealant manufacturer.

Sealants: Sealants shall be as follows or equal:

One-part Polyurethane: Sonneborn SONALASTIC NPI

Two-part Polyurethane: Sonneborn SONALASTIC NPI

Comply with joint sealer manufacturer's printed installation instruction applicable to products and applications indicated. Clean out joints immediately before installing joint sealers. Prime where recommended by sealer manufacturer. Do NOT allow migration of primer onto adjacent surfaces. Mask where required to protect adjoining surfaces for staining or damage by cleaning methods to remove smears.

Apply sealants in a manner so that appearance is that of a smooth, uniform, slightly concave bead. Tool with caulking tool as required within 10 minutes of application. All sealed joints are to be water-tight.

BACKER ROD: Poluethulene foam backer rod nonstaining closed-cell expanded polyethelene foam as manufactured by Dow Chemical ETHAFOAM. Furnish with round edge in thickness required.

### PAINT

Paint materials shall be a product of Pratt & Lambert or Architect/Owner approved equal applied in accordance with manufacturer's recommendations and specifications.

Note: Paint Contractor shall coordinate with Owner scope of painting work, ALL locations and colors <u>PRIOR</u> to any bidding and/or work.

Metal Door:	1 coat Effecto-Rust Inhibiting Primer (alkyd) 2 coats Aqua Royal Latex House & Trim Finish
Ferrous Metal:	1 coat Primer (when item is not shop primed) 1 coat Vitralite Enamel Eggshell (interior) 1 coat Effecto Enamel (exterior)

Mood Doors: 1 coat Tonetic Wood Stain (unless natural finish is desired) 1 coat Filler Sealer 2 coats Varmor Clear Finish

### PLUMBING:

System.

The work to be performed under the Plumbing Specifications and Drawings consists of furnishing all labor and materials for the complete installation of all plumbing systems. The work shall include, but shall not be limited to, the following:

\* Cold and Hot Water Systems

\* Drainage and Vent Systems

\* Insulation

\* Gas Piping

GENERAL: This Specification is inclusive for each item requiring all labor, materials and equipment necessary to properly install, alter, adjust and put into operation the complete Heating and Air conditioning System.

The Contractor is responsible for the proper layout and construction of the work included in this Contract.

In general, run all horizontal storm, soil and waste piping at 2% slope. Where existing conditions and/or structural conditions dictate, piping 4 inches and larger may be run at 1% slope.

Drainage system shall be tested in compliance with all applicable codes. Furnish copy of test results to owner.

Contractor.

VISIT TO SITE: Attention is directed to the necessity for the Contractor to visit the site and examine all conditions affecting the proper execution of this Contract. Submission of proposals shall be considered evidence that the Contractor has visited and examined the site.

No extra payment will be allowed the Contractor for extra work caused by failure to visit, examine and clarify.

LAWS, ORDINANCES, AND REGULATIONS: All mechanical systems in all and/or part shall conform to all pertinent laws, ordinances and regulations of ALL bodies having jurisdiction, at ALL governing levels, notwithstanding anything in these Plans and Specifications to the contrary. In case of conflict between governing levels the more stringent laws shall apply.

Where applicable, all material shall bear the National Board of Fire Underwriter's Seal of Approval. Certificates to this effect shall be furnished to the Architect/Owner upon request.

WORKMANSHIP: All work must be done in a workmanlike manner to the complete satisfaction of the Engineers and shall be performed by qualified mechanics.

MATERIALS AND EQUIPMENT: All materials and equipment shall be new, and shall be of the type and shall meet the capacities of equipment specified herein. All materials and equipment utilized shall be manufactured in the United States of America.

All equipment offered under these Specifications shall be limited to products regularly produced and recommended for service, in accordance with engineering data, ratings or other comprehensive literature made available to the public and in effect at the time of opening of bids.

Equipment shall be installed in strict accordance with manufacturer's recommendations and specifications for type and capacity of each piece of equipment used.

COORDINATION WITH OTHER TRADES: The Contractor shall be responsible for coordinating His/Her work with that work of the other trades. Contractor is completely responsible if failure on His/Her part to coordinate efforts results in extra work having to be done to complete a task. As such, His/Her failure shall not be the basis for an extra charge against the Developer/Owner.

SHOP DRAWINGS: The Contractor is required to submit five (5) sets of Shop Drawings for material items specifically designated as requiring them. Contractor is cautioned that any material items purchased prior to Architect/Engineer review of Shop Drawings are purchased at Contractor's own risk, and may be subject to rejection. Shop Drawings shall be submitted to the General Contractor for his forwarding to the Architect/Engineer.

ESCUTCHEONS: All exposed pipes, except as otherwise described, passing through walls, floors, ceilings, etc. in finished spaces, shall be provided with solid pattern heavy ceiling, floor or wall escutcheons with set screw. Escutcheons and plates shall be of steel or malleable iron with prime coat ready for painting. Escutcheons shall not be provided where sleeves intentionally extend above finished floor.

All exposed plumbing, short branch connections to fixtures and or equipment passing through walls or floors shall be equipped with pressed brass, chromium plated, solid type escutcheons.

GUARANTEE: Each Contractor shall unconditionally guarantee in writing all materials, equipment, and workmanship for a period of one year from date of acceptance be Owner. The Contractor shall provide free service for all equipment involved in His/Her contract during this guarantee period.

The Guarantee shall include restoration to its original condition of all adjacent work that must be disturbed in fulfilling this guarantee.

All such repairs and/or replacements shall be made without delay, and at the convenience of the Owner.

TEMPORARY SERVICES: The Contractor, at His/Her own expense, shall install, operate, protect and maintain the respective temporary services as required by His/Her work.

TEST OF PIPING SYSTEM: The systems of piping as installed by this Contractor must be tested with water or air and proven tight to the satisfaction of representatives of the Architect/Engineer. Testing instruments must be furnished by the Plumbing Contractor.

Tests must be made with water, except when there is danger from freezing, then tests may be made with air. Mooden plugs are not to be used in making tests.

STERILIZATION OF WATER SYSTEM: Before being placed in service, all water lines shall be chlorinated to the satisfaction of the Architect in accordance with A.W.M.A. Specifications C601-53T.

"Tyseal" rubber joint.

(Continued)

### SCOPE: The work covered by this specification is to be included in the Plumbing

All trenching, backfill, cutting and patching for plumbing work shall be by Plumbing

SOIL AND WASTE: Underground inside building to 5'-0" beyond building wall shall be tar coated service weight cast iron, bell and spigot cast iron drainage fittings with

SOIL WASTE AND VENT PIPING: Soil waste piping shall be service weight cast iron pipe, Hub type or "no-hub", or PVC if applicable.

Vent pipe shall be service weight cast iron "no-hub", galvanized steel pipe, or PVC if applicable.

INSULATION: Insulation on cold water, hot water, condensate lines, etc., shall be Armaflex II, or approved equal with thickness as required. Minimum thickness is 1/2 inch

WATER PIPING: Water piping under floor shall be Type "K" soft copper with silver solder joints.

Water piping above floor shall be Type "L" hard drawn copper with 95/5 solder joints.

MECHANICAL HVAC: SCOPE: The work covered by this Specification is to be included in the complete Heating and Air Conditioning System.

The work to be performed under the Heating and Air Conditioning Specifications and Drawings consists of furnishing all labor and materials for the complete installation of the heating and air conditioning system. The work shall include, but shall not be limited to the following:

\* Roof Top Heating/Cooling Unit

- \* Automatic Temperature Control
- \* Ductwork and Air Devices
- \* Toilet Room Exhaust Sustems
- \* Gas Piping

GENERAL: This Specification is inclusive for each item requiring all labor, material and equipment necessary to properly install, alter, adjust and put into operation the complete Heating and Air conditioning System.

The Contractor is responsible for the proper layout and construction of the work included in this Contract.

The Drawings and Specifications shall be understood to cover, according to their intent and meaning, complete systems as described herein.

Minor items, accessories, and devices reasonably inferable as necessary for the complete and proper operation of any system shall be provided by the Contractor for such system(s) whether they are specifically called for by the Drawings and/or Specifications or not.

VISIT TO SITE: Attention is directed to the necessity for the Contractor to visit the site and examine all conditions affecting the proper execution of this Contract. Submission of proposals shall be considered evidence that the Contractor has visited and examined the site.

No extra payment will be allowed the Contractor for extra work caused by failure to visit, examine and clarify.

LAWS, ORDINANCES, AND REGULATIONS: All mechanical systems in all and/or part shall conform to all pertinent laws, ordinances and regulations of ALL bodies having jurisdiction, at ALL governing levels, notwithstanding anything in these Plans and Specifications to the contrary. In case of conflict between governing levels the more stringent laws shall apply.

MORKMANSHIP: All HVAC equipment shall be installed in a workmanlike manner meeting the accepted standards of the HVAC industry. The work shall be done by qualified mechanics skilled in their respective trades.

MATERIALS AND EQUIPMENT: All materials and equipment shall be new, and shall be of the type and shall meet the capacities of equipment specified on the Drawings. All materials and equipment utilized shall be manufactured in the United States of America.

All equipment offered under these Specifications shall be limited to products regularly produced and recommended for service, in accordance with engineering data, ratings or other comprehensive literature made available to the public and in effect at the time of opening of bids.

Equipment shall be installed in strict accordance with manufacturer's recommendations and specifications for type and capacity of each piece of equipment used.

COORDINATION WITH OTHER TRADES: The Contractor shall be responsible for coordinating His/Her work with that work of the other trades. Contractor is completely responsible if failure on His/Her part to coordinate efforts results in extra work having to be done to complete a task. As such, His/Her failure shall not be the basis for an extra charge against the Developer/Owner.

SHOP DRAWINGS: The Contractor is required to submit five (5) sets of Shop Drawings for material items specifically designated as requiring them. Contractor is cautioned that any material items purchased prior to Architect/Engineer review of Shop Drawings are purchased at Contractor's own risk, and may be subject to rejection. Shop Drawings shall be submitted to the General Contractor for his forwarding to the Architect/ Engineer.

DUCTMORK: All duct construction and installation shall conform to latest applicable ASHRAE Guide and Data book, SMACNA Standards and NFPA Standard 90-A.

All branch duct take-offs shall be provided with splitter dampers. All main branch ducts shall be provided with manual dampers. All volumetric dampers shall be self-indicating with an exterior adjusting and locking mechanism. Dampers shall close against the air stream.

Radius type elbows shall be installed on low pressure duct systems wherever possible. Where square elbows are required due to lack of space for a radius elbow, they shall have a minimum 6 inch throat radius with internal vanes. Vane assemblies shall be as detailed in the latest edition of SMACNA "Low pressure Duct Constriction Standards".

In general, all ducts installed in finished spaces shall be installed to fit above the suspended ceiling. All ducts shall be run as high as possible to maintain maximum headroom. Ducts shall be run at right angles to walls and, where possible , tight to beams, joists, floor slabs or the like. Where ducts cross each other, install in such a manner as to provide the greatest clearance underneath taking care to coordinate ducts with piping. Contractor shall notify the Architect prior to proceeding with installation of any concealed ducts that would require a ceiling to be lowered or a shaft to be increased in size, etc. All ducts shall be substantially supported with hangers securely fastened to the building by approved methods. Hangers and spacing of same shall be SMACNA Standards.

Clean all ducts prior to installation of grilles, registers, diffusers, etc. Paint interior of duct behind grilles, diffusers, registers, etc. Black (unless duct lining is black)

(Continued)

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![](_page_35_Figure_132.jpeg)

Provide flexible connections between rigid ductwork and casing and air handling equipment. Said connection shall be of fireproof material and suitable for temperatures and pressures involved. The connection shall be so designed to prevent transmission of vibration from fans or units to metal ducts or casings.

All duct dimensions are inside (air way) dimensions. Where duct lining (insulating or acoustical) is provided, increase metal duct size thickness of lining.

All ductwork shall be galvanized steel. Flexible ductwork is NOT permitted, unless approved by local jurisdiction and Architect/Engineer, except for final connections to diffusers, not to exceed 3 feet in length.

DUCT INSULATION: Indoor insulation composite (insulation, jacket or facing and adhesive used to adhere facing or jacket to insulation) fire and smoke hazard ratings of NFPA 90-A as determined by Underwriter's Laboratories procedure, ASTM E-84-50T, NFPA 255 and U.L. 723 not exceeding FLAME SPREAD 25, and SMOKE DEVELOPED 50 - same component rating for accessories (adhesives, mastics, cements, tapes and covering for fittings) as listed above.

Insulate supply ductwork with 1-1/2 inch fiberglass faced duct wrap type IV-E with factory applied flame retardant foil-reinforced Kraft facing (F.R.K.). Adhere insulation tightly on ductwork with 4 inch strips of Foster 85-20 Tape joints, longitudinal and circumferential and breaks in vapor barrier with 4 inch wide foil reinforced Kraft tape adhered with Foster 82-07. Instead of above, contractor can insulate all supply air ducts with "Aeroflex" duct liner (1/2 inch thick, 2 lb/cu. ft. density) or approved equal.

ACOUSTICAL LINER: Line supply and return ductwork up to 15'-0" from each air-handling unit. Where ductwork is lined, exterior insulation need not be provided. Line ductwork with USG "Ultralite" duct liner 1" thick, 3 pound density with coating installed on air side.

FIRESTOPPING: Contractor shall firestop all penetrations through fire rated walls partitions, roofs and/or floors so that the integrity of the fire rating is not compromised by the contractor's installation of any pipe, duct and/or conduit. Fire stopping methods and materials shall conform to local code authority requirements. As a minimum, contractor shall grout in all ducts, pipes, conduits, etc.. penetration rated partition/floor construction with non-shrink grout so that all open spaces are filled in solidly. HVAC Contractor shall refer to architectural plans for the location of ALL fire rated partitions and walls.

GRILLES AND DIFFUSERS: Grilles and Diffusers shall be manufactured by Krueger, Metalaire, Carnes, Titus, or Architect/Engineer approved equal. Contractor to submit Shop Drawings for this item.

TESTING AND BALANCING: After all adjustments have been made to the HVAC system(s), the HVAC Contractor shall employ an independent testing and balancing contractor who shall be a member of the associated air balancing council to test and balance the air and, if installed, water distribution systems. The cost of this work shall be included in the HVAC trades' work contract. Five (5) sets of the test and balance report shall be submitted to the Architect/Engineer for review. Fresh air and return air will be at 10% and 90% of supply air respectively for each air handling unit. Adjust each diffuser and register to within plus 10% of design requirement.

GUARANTEE: Each Contractor shall unconditionally guarantee in writing all materials, equipment, and workmanship for a period of one (1) year from date of acceptance be Owner.

The Contractor shall provide free service for all equipment involved in His/Her Contract during this guarantee period.

The Guarantee shall include restoration to its original condition of all adjacent work that must be disturbed in fulfilling this guarantee.

All such repairs and/or replacements shall be made without delay, and at the convenience of the Owner

SUBSTITUTIONS: Approvals of substitutions, for "approved equal", must be in writing and substitutions must be approved before installation. Approval shall be given by Owner, Architect, and/or Engineer. Installation without prior approval may result in Contractor removing substitution and replacing it with the specified item at His/Her expense.

TEMPERATURE CONTROL: Temperature Control shall be by a wall mounted heating/cooling thermostat, with subbase having selector switches for "ON/AUTO" and "HEAT/OFF/COOL". Temperature range from 55 degrees F. to 90 degrees F.

GAS SYSTEM: The Contractor shall provide and install the gas system and all gas piping as shown on the Contract Drawings and as specified below:

\* The Contractor shall furnish and install complete low pressure fuel gas piping including gas pressure regulator assemblies, provide piping extending from meter to regulator, arrange with local Gas Company to install new meter, and provide 6 inch w.c. system to all gas fired equipment. Minimum requirements to comply with A.G.A. Standards.

\* Gas piping shall be Schedule 40 black steel pipe - 150 PSI black, malleable iron screwed pattern tube turn or equal, with all valves and equipment flanged. Piping 2 1/2" diameter and larger shall have welded joints and piping 2" diameter and smaller shall have threaded joints. Underground piping coal tar coated and wrapped and protected in an approved manner. All exposed exterior gas piping shall be painted with approved corrosion inhibitor paint. Provide sufficient headroom and neat assembly. Use unions for connections to equipment.

Install shut-off cocks and 6 inch dirt leg on gas supply connections to equipment. No unions in concealed piping. All outlets not connected to equipment or appliances shall be closed with malleable caps.

SUBSTITUTIONS: Substitutions will be considered for "or Equal" , but must be approved in writing by Owner, Architect, or Engineer, prior to installation.

- AS BUILT (RECORD) DOCUMENTS:
- \* Measure and locate from actual field conditions.
- \* Submit three (3) copies to the Architect.
- \* Each copy to include drawings, material description and equipment test.
- \* Submittal will be considered part of payment request.

ELECTRICAL: SCOPE: This specification covers all work included in the complete Electrical System.

Mork performed under the Electrical Specifications and Drawings consists of furnishing labor and materials for the complete installation of the Electrical System, including but not limited to the following:

\* Secondary Electrical Services

- \* Conduit and Wiring
- \* Power System and Panelboards
- \* Electrical Equipment and Wiring

GENERAL: This Specification is inclusive for each item requiring labor, material, and/or equipment necessary to properly install, alter, adjust and put into operation, the complete Electrical System.

The Contractor is responsible for the proper layout and construction of the work included in this Contract.

The Drawings and Specifications shall be understood to cover, (according to their intent and meaning), the complete system described herein.

Minor items, accessories, and devices reasonably inferable as necessary for the complete and proper operation of any system shall be provided by the Contractor for each system whether they are specifically called for by the Specifications and/or Drawings or not.

VISIT TO SITE: Attention is directed to the necessity for the Contractor to visit the site and examine all conditions affecting the proper execution of this Contract. Submission of proposals shall be considered evidence that the Contractor has visited and examined the site. No extra payment will be allowed the Contractor for extra work caused by failure to visit, examine, and clarify.

LAWS, ORDINANCES, AND REGULATIONS: All systems in all and/or part shall conform to all pertinent laws, ordinances and regulations of ALL bodies having jurisdiction, at all governing levels, not withstanding anything in these Drawings or Specifications to the contrary. In case of conflict between governing levels, the more stringent laws shall apply.

The Contractor shall pay all fees and obtain and pay for all permits and inspections required by any authority having jurisdiction in connection with this work.

Where applicable, all material shall bear the Underwriter's Seal of Approval, as well as those seals of all municipalities having jurisdiction. Certificates to this effect are to be furnished to the Architect/Owner upon request.

WORKMANSHIP: All work to be performed shall be done by qualified mechanics. All mechanics in the employ of this Contractor on this Project shall be skilled in the phases of the work in which they are used.

All work must be done in a workmanlike manner to the complete satisfaction of the Architect/Engineer. All materials shall be new, of the quality specified, free from defects, and in first class condition. All vertical conduit shall be plumb.

The complete system shall meet the requirements of the National Electrical Code with amendments, if any, as enforced by the Local Jurisdiction.

MATERIALS AND EQUIPMENT: All materials and equipment shall be new, and shall conform to the grade, quality and standard specified herein. All materials and equipment utilized shall be manufactured in the United States of America.

All equipment offered under these Specifications shall be limited to products regularly produced and recommended for service, in accordance with engineering data, ratings or other comprehensive literature made available to the public and in effect at the time of opening of bids.

Equipment shall be installed in strict accordance with manufacturer's recommendations and specifications for type and capacity of each piece of equipment used.

COORDINATION WITH OTHER TRADES: The Contractor shall be responsible for coordinating His/Her work with that work of the other trades. The Contractor is completely responsible if failure on His/Her part to coordinate efforts results in extra work having to be done to complete a task. As such, His/Her failure shall not be the basis for any extra charge against the Owner.

SHOP DRAWINGS: The Contractor is required to submit five (5) sets of Shop Drawings for material items specifically designated as requiring them. Contractor is cautioned that any material items purchased prior to the Architect/Engineer review of Shop Drawings are purchased at Contractor's own risk, and may be subject to rejection. Shop Drawings shall be submitted to the General Contractor for his forwarding to the Architect/Engineer.

ELECTRICAL SERVICE: The Electrical Contractor shall furnish and install any secondary services to the Premises from the point of delivery as shown on the Drawings.

All work shall meet the standards of the Power Company, the National Electrical Code, the National Safety Code and ALL agencies/authorities having jurisdiction.

Secondary service characteristics shall be 120/208 volt 3 phase, 4 wire.

GROUNDING: Provide all electrical system and equipment grounds as required by the National Electrical Code, the National Safety Code and all agencies/authorities having jurisdiction, including secondary neutrals.

WIRING - MANNER OF INSTALLATION: All wires shall be installed in metallic conduit. Provide thin wall conduit (EMT) in all locations except where prohibited by code. exposed to weather, exposed to mechanical in jury, or where buried in or below slabs on grade. In those locations provide intermediate metal conduit.

The entire conduit system shall be installed both electrically and mechanically continuous. Conduit fittings shall be suitable for the purpose and shall be set screw or compression type ONLY. Indenter type fittings are strictly prohibited.

The complete installation shall meet all applicable Code requirements.

MIRE AND CABLE: Wire and cable for branch circuits and secondary feeders within the building shall be of copper, thermoplastic insulated, type THWN or THHN, 600 volt rated. Type THW may be used in lieu of type THWN or THHN in sizes of #12 and #10 AWG in dry locations at the Contractor's option. Wire beneath or in the ground floor and other wet locations shall be type THWN.

All wire shall be solid conductor up to and including #8 AWG sizes. Larger wire than #8 AWG shall be stranded.

No wire smaller than #12 AWG shall be used on this Project unless noted otherwise. Low voltage control switch legs and signal circuits may be #14 AWG.

(CONTINUED)

LOW VOLTAGE WIRING: Where permitted by local codes, non-conduit cable shall be used in hollow spaces used as air handling ducts and plenums, provided the following conditions are met:

\* All cables shall be non-conduit type except where not legally permitted.

\* The circuits are low voltage (less than 50 volts), power limited as defined in applicable sections of the National Electrical Code.

\* Power limited circuit cable must be U.L. listed and approved for the intended use as manufactured bu: Eaton Wire and Cable, Berk-Tek, Belden Wire or Hi-Temp Wire, Inc. The cable jacket must include the words "Non-Conduit" or "Plenum Cable".

\* The cable installed without conduit shall not be visible in any area accessible to the public. Cables shall be routed in all areas so as to minimize the chance of accidental mechanical damage during any and all phases of the facility's operation. Cable shall be supported with cable ties from the structure above or with approved T-bar wire clips, a minimum of two feet above the ceiling tile, and not lie on the ceiling tiles.

SPLICING: Splicing wires shall be done only in accessible outlet junction or pull boxes. Splices shall be made strictly in accordance with the instructions of the cable manufacturer using the methods and materials recommended by them.

For #10 and #12 wire, splices shall be made with "Scotch-Lok" connectors.

Wire #8 or larger shall be connected with "Burndy" or equal, solderless mechanical lug and painted with insulating varnish.

All connections shall be properly taped with "Scotch Electrical Tape" #22, #33 or approved equal.

JUNCTION AND PULL BOXES: Junction boxes, pull boxes and terminal boxes shall be installed where shown on the Drawings and at other locations as required to facilitate the pulling of cables. They shall be code sized and shall be constructed of code gauge galvanized sheet steel. Each box shall be provided with a screwed-on removable cover. Provide flanged covers on flush boxes. Boxes shall be smooth, square, and set parallel with walls and ceiling.

MOTORS AND CONTROL WIRING: Motors for equipment shall be provided and set in place by respective trades installing the equipment. The Electrical Contractor shall install starters and controllers, remote control stations, including apparatus for proper operation, and their respective motors or equipment. All starters for all motors shall have proper heating elements installed by the Electrical Contractor. The Electrical Contractor shall;

\* Provide, install and terminate all power wiring for all motors.

\* Install those devices furnished by the Mechanical Contractor.

\* Provide and install all control wiring in accordance with instructions received from the Mechanical Contractor or Temperature Control designate.

After final connections are completed, the Electrical Contractor shall test motor for proper rotation. Before applying current to the motor, the Electrical Contractor shall have the Contractor supplying the motor check it for alignment, oil, etc. The Electrical Contractor shall make any necessary adjustments, replacements or modifications to the starters and control equipment for proper starting and overload protection.

CONDUIT AND ELECTRIC METALLIC TUBING: Conduit and electric metallic tubing shall be no smaller than 1/2 inch diameter.

Conduit and electric metallic tubing shall be in accordance with Articles 346, 347, and 348 of the National Electrical Code.

Conduit and electric metallic tubing shall be galvanized steel.

the building walls.

All conduit installed overhead shall be rigidly supported from the structure above, and not from any part of the roofing system or ceiling system. Ceiling system to include T-bar grid, support wires, etc. Also, the puncturing of the roof deck for support of electrical items is strictly prohibited.

OUTLET BOXES: Generally, outlet boxes of proper type and not less than 4 inches square or octagonal, as required by building conditions, shall be placed at all light, receptacle, and switch outlets. Outlet boxes shall be firmly secured in place and shall be set true, square, and flush with the finished surfaces. Contractor shall move any outlet box 5 feet in any direction without cost, if relocated prior to installation.

SWITCHES: Switches shall be of the A.C. heavy duty, 120/277 volt, flush toggle type rated at 20 amperes and U.L. approved. All switches shall have poles as required, and unless noted otherwise on the Drawings, shall be similar to "Hubbell" 1221. Devices to be ivory only. Contractor to submit Shop Drawings for this item.

RECEPTACLES: Receptacles shall be polarized, grounded, duplex, rated 20 amperes and U.L. approved. All receptacles shall be similar to "Hubbell" No. 5362-I unless noted otherwise. Ground fault interrupter receptacles shall be similar to "Hubbell" CF-2362-1. Contractor to submit Shop Drawings on this item.

PLATES: Switch and receptacle plates shall be metal, ivory with wrinkle finish.

CIRCUIT BREAKER PANELS: This Contractor shall furnish and install all panelboards and cabinets as shown on the Drawings and as specified herein. Panelboards shall be "Square D" or equal.

Panelboards shall be dead front, with capacity and voltage characteristics as shown on the schedules. Main bus bars shall be based on a current density of not more than 1000 amperes per square inch cross section and shall be full capacity the entire length of the panel. Bussing shall be sequenced so as to permit the installation of 1, 2, or 3 pole breakers at any location. Lugs shall be suitable for copper or aluminum cable.

Circuit Breakers shall be quick-make, quick-break, switching duty rated for 15A and 20A breakers, trip indicating, and ambient compensated, with common trip on multi-pole breakers. Circuit breakers shall be bolt-on connected to the panelboard, minimum interrupting capacity shall be 10,000 AIC for 120/240 volt circuit breakers. (Plug-in breakers are NOT approved.)

Panelboard boxes shall be code gauge, galvanized sheet steel with 4 inch minimum side gutters and 5 inch minimum end gutters Boxed shall be mounted so that the height to top branch breaker shall not exceed 78 inches above finished floor.

Each branch circuit shall be distinctly numbered. Panelboard wiring shall be tagged at each breaker with proper circuit number. Wrap around tapes are acceptable.

Panelboards shall conform to latest requirements of the National Electrical Code, Underwriter's Laboratories, and NEMA, and shall display a Service Entrance Label where applicable. Each panelboard shall be left with a typewritten directory, identifying each load, affixed to the inside cover of the panelboard. Contractor to submit Shop Drawings for this item.

(CONTINUED)

In areas of exposed conduit, the conduit shall be installed perpendicular and parallel to

BALANCING: The sustem of feeders and branch circuits for power and lighting shall be connected in such a manner that the connected loads are balanced electrically on the three phases as closely as possible. Should the Power Company find an unfavorable operating condition, reacting on the service, the Electrical Contractor shall make such changes required to balance the load without additional cost to the Owner.

TESTING AND ADJUSTMENTS: All work shall be tested by this Contractor. All labor, material, and equipment shall be furnished by Him/Her to accomplish such tests as are required by the Architect/Engineer.

Upon completion of this work, the Project shall be free from short circuits and grounds and a thorough test shall be made. All overload devices, including those furnished under other Contracts shall be adjusted to suit load conditions by this Contractor. All systems shall be tested and their operation demonstrated.

Lighting equipment shall be adjusted to the satisfaction of the Owner/Tenant.

LIGHTING FIXTURES: Light fixtures shall be provided as specified on Drawings. All fixtures shall be hung and mounted in place, properly wired, tested and left ready for operation by the Electrical Contractor.

Hanging devices, brackets, enclosures and other accessories shall be provided for a complete installation and shall be installed by the Electrical Contractor. All fixtures shall be hung plumb and set square against the wall or ceiling, or suspended as designated.

Mounting height of all fixtures shall be confirmed with Owner/Architect before installation.

Fixtures shall be complete with base, glassware, reflectors, lamps, holders and accessories. Fixtures shall be completely wired according to the Code. Fluorescent fixtures shall be complete with noise free, high power factor, rapid start ballasts with internal protection as required. All fixtures shall carry the U.L. label.

Where located beneath ductwork, the Contractor is prohibited from puncturing the ductwork or mounting fixtures directly to the ductwork. The Contractor may mount the lighting fixtures to the ductwork support members. Contractor to submit Shop Drawings for these items.

INSPECTION: All electrical work shall be inspected and approved by the authorized representative before the system is energized. Duplicate certificates of this approval shall be delivered to the Architect/Owner.

All fees for this inspection and approval service shall be borne by the Contractor and are to be included in His/Her bid. No extra compensation shall be allowed for this service.

TEMPORARY SERVICE: The Contractor, at His/Her own expense and cost, shall install, operate, protect and maintain the respective temporary services as required by the work of all the trades involved in this Project.

GUARANTEE: Each Contractor shall unconditionally guarantee in writing all material, equipment and workmanship for a period of one year from date of acceptance by Owner. The Contractor shall provide free service for all equipment involved in His/Her Contract during this guarantee period.

The Guarantee shall include restoration to its original condition of all adjacent work that must be disturbed in fulfilling this guarantee.

All such repairs and/or replacements shall be made without delay and at the convenience of the Owner and Tenant.

![](_page_36_Picture_107.jpeg)

![](_page_36_Figure_115.jpeg)

## plumbing general notes

- I) ALL WORK SHALL COMPLY WITH ALL APPROVED LOCAL & STATE OF ILLINOIS CODES AND ORDINANCES
- 2) PLUMBING CONTR. TO COORDINATE WORK W/ ALL OTHER TRADES TO ELIMINATE CONFLICTS AND INTERFERENCE
- 3) PROVIDE A COMPLETE AND OPERABLE INSTALLATION OF WATER AND SEWER SYSTEMS
- 4) ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER
- 5) ALL BELOW GROUND WASTE & VENT PIPING TO BE PVC SCHEDULE 40 PROPERLY BEDDED (U.N.O.)
- 6) ALL ABOVE GROUND WASTE DRAIN & VENT PIPING TO BE PVC SCHEDULE 40 ASTM 2665 (NO CELLULAR CORE) U.N.O.)
- 7) ALL ABOVE GROUND WATER SUPPLY TO BE TYPE "L" COPPER (BLUE LETTERING) W/ PRESSURE FITTINGS
- 8) ALL BELOW GROUND WATER SUPPLY TO BE TYPE "K" COPPER
- 9) LEAD FREE SOLDER SHALL BE USED FOR ALL SOLDER JOINTS
- 10) INSULATE ALL OVERHEAD WATER PIPING TYP.
- 11) PLUMBING VENT TERMINALS SHALL BE LOCATED AT LEAST 12'-O" HORIZONTALLY FROM ANY FRESH AIR INTAKE ON ROOF OPENING TO ANY PLUMBING VENT
- 12) CLEANOUTS SHALL BE PROVIDED PER CURRENT ILPC, 890.420
- 13) IN INSTANCES OF CONFLICT BETWEEN DRAWINGS AND THE PLUMBING CODE, THE PLUMBING CODE SHALL SUSPERSEDE THE DRAWINGS
- 14) JOINTS BETWEEN PLASTIC PIPE & NON-PLASTIC MATERIAL SHALL BE MADE ONLY WITH AN APPROPRIATE TYPE OF ADAPTER PER CURRENT ILPC, 890.320(a) and 890.330(g)
- 15) WATER PIPING TO BE INSTALLED WITH ISOLATION VALVE PER 2014 ILPC, 890.1190(f)
- 16) ANY WATER PIPING SHAL BE INSULATED ACCORDING TO 2018 INTERNATIONAL ENERGY CONSERVATION CODE AND ANY NEW WATER PIPING SHALL BE INSULATED TO A MIN. R-3
- 17) INSULATE EXPOSED WASTE AND HOT WATER PIPING BELOW LAVATORIES
- 18) ALL LAVATORY FAUCETS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE. THE DEVICE SHALL BE EITHER THERMOSTATIC PRESSURE BALANCE, OR COMBINATION CONTROLLED WHICH SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES F. AT THE TIME OF INSTALLATION
- 19) ALL PLUMBING FIXTURES SHALL BE "WATER-SENSE" LABELED PRODUCTS/FIXTURES PER THE REQUIREMENTS OF THE E.P.A.
- 20) ANY TESTABLE BACKFLOW PREVENTER SHALL BE TESTED WITH A COPY OF THE TEST REPORT LEFT ON SITE AND A COPY SENT TO THE VILLAGE OF GILBERT'S PUBLIC WORKS WATER DEPARTMENT
- 21) FLOOR DRAINS SHALL REQUIRE PROTECTION TO PREVENT LOSS OF THE TRAP SEAL BY EVAPORATION. WHERE LOSS OF THE TRAP SEAL MAY OCCUR DUE TO EVAPORATION, ONE OF THE FOLLOWING SHALL BE USED: VEGETABLE OIL ADDED TO THE TRAP, A DEEPER SEAL NOT TO EXCEED EIGHT (8) INCHES OR AN AUTOMATIC TRAP PRIMER DEVICE MAY BE USED

![](_page_37_Figure_22.jpeg)

NO SCALE

· ALL WATER SUPPLY PIPING ABOVE SLAB SHALL BE TYPE "L" HARD DRAWN COPPER WITH LEAD FREE SOLDER JOINTS

![](_page_37_Figure_25.jpeg)

 $\bigcirc$ 

URINAL

![](_page_37_Figure_26.jpeg)

![](_page_37_Figure_27.jpeg)

![](_page_37_Figure_28.jpeg)

![](_page_37_Figure_29.jpeg)

F.D.

TM-1

BP-1

### plumbing fixture legend

MATER CLOSET BARRIER-FREE

1.28 G.P.F., VITREOUS CHINA, FLUSH TANK TOILET ELONGATED PRESSURE-ASSISTED TOILET BOWL, ELONGATED HEAVY-DUTY PLASTIC (ANTI-MICROBIAL MATERIAL) OPEN FRONTLESS SEAT W/NO COVER

URINAL BARRIER-FREE MOUNTED 0.5 G.P.F., VITREOUS CHINA, WALL-HUNG, SLOPED FRONT, ELONGATED 14" RIM, TOP SPUD FLUSH VALVE, INTEGRAL FLUSH SPREADER AND WASHOUT FLUSH ACTION

MALL-HUNG LAVATORY (NOM. 20" X 18") BARRIER-FREE, VITREOUS CHINA, CONCEALED ARMS SUPPORT, FRONT OVERFLOW, FAUCET SELF-CLOSING TYPE W/ VANDAL RESISTANT AERATOR, OFFSET DRAIN ASSEMBLY W/ TAILPIECE FOR WHEELCHAIR ACCESSIBILITY AND SUPPLY & WASTE PIPING INSULATION KIT

MOP SERVICE BASIN (NOM. 24" X 24" X 10" DEEP) FLOOR MOUNTED, FIBERGLASS MOLDED WITH COMBINATION "DOME STRAINER LINT BASKET, SERVICE FAUCET W/ VACUUM BREAKER, WALL BRACE, PAIL HOOK, HOSE THREAD, HOSE AND HOSE BRACKET

3-COMPARTMENT SINK AS SELECTED BY TENANT

1- COMPARTMENT PREP SINK AS SELECTED BY TENANT

MASTE DRAIN CLEAN-OUT W/ PLUG

FLOOR DRAIN W/ ADJUSTABLE STRAINER AND VANDAL PROOF SCREWS

THERMOSTATIC (TEMPERED WATER) MIXING VALVE THERMOSTATIC WATER MIXING VALVE, CHROME FINISH, EXPOSED, STANDARD RANGE 65° F. TO 115° F., UNIT TO BE SUPPORTED FROM WALL AND TO HAVE UNION ANGLE CHECK STOPS WITH REMOVABLE STRAINERS ON INLET

BACKFLOW PREVENTER VALVE 1 1/4" DIA. REDUCED PRESSURE ZONE ASSEMBLY

NOTE:

. THE ABOVE PLUMBING FIXTURE LEGEND IS SCHEMATIC ONLY! PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, LABOR, TOOLS, SUPPLIES, EQUIPMENT, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION AND SHALL VERIFY AND COORDINATE ALL MISCELLANEOUS PLUMBING FIXTURE TRIM AND ACCESSORY REQUIREMENTS WITH TENANT PRIOR TO ANY BIDDING AND/OR WORK.

ALL PLUMBING FIXTURES AND FAUCETS SHALL BE "WATER-SENSE" LABELED PRODUCTS/FIXTURES PER THE REQUIREMENTS OF THE E.P.A.

ICE

MAKER

----- HOT WATER

SHUTOFF VALVE

![](_page_37_Figure_49.jpeg)

<u>NOTE:</u> ALL PLUMBING PIPING, FIXTURES, INSTALLATION, ETC. SHALL COMPLY WITH APPLICABLE PROVISIONS OF CURRENT EDITION OF THE ILLINOIS PLUMBING CODE, INCLUDING THE FOLLOWING: • THE WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY PROTECTED AGAINST BACKFLOW AND BACK SIPHONAGE IN ACCORDANCE WITH APPLICABLE ILLINOIS CODE PROVISIONS ANY SUBMERGED WATER INLET SHALL BE PROTECTED BY AN APPROVED, ACCESSIBLE VACUUM BREAKER OR BACKFLOW PREVENTER

![](_page_37_Figure_51.jpeg)

### 1/4"=1'-0" plumbing-supply plan **-n**

- REFER TO SHEET A3.1 PROPOSED FLOOR PLAN, FOR ALL BUILDING DIMENSIONS
- REFER TO SHEET A4.1 FOR GENERAL NOTES AND SPECIFICATIONS

• DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

REFER TO SHEET P1.1 FOR PLUMBING GENERAL NOTES

![](_page_37_Picture_59.jpeg)

![](_page_37_Figure_60.jpeg)

### grease laden calculations

### FIXTURE SUMMARY TO

QTY.	ITEM DESCRIPTION:	BOWL SIZE	SIZE CUBIC INCHES	# OF BOWLS	QTY.	GALLONS (QTY./231)
1	1 COMPARTMENT PREP SINK	18" × 18" × 14"	4,536 >	× 1 =	4,536	19.64
1	3 COMPARTMENT SINK	18" X 18" X 14"	4,536 >	×З=	13,608	58.91
1	FLOOR MOUNTED MOP SINK	22" × 22" × 1 <i>0</i> "	4,840 >	× 1 =	4,840	20.95
		TOTAL	_ GALLONS: .			99.50
	SUMMARY: TOTAL GA	LLONS X 50% = 9	9.50 X 50%	= 49.75 (	SALLONS	

![](_page_38_Figure_4.jpeg)

- EXIST. BLDG. SAN. MAIN

WASTE DRAIN

2	NEM	GREASE	TRAP

CONTRIBUTED TO NEW GREASE TRAP INTERCEPTOR SYSTEM

![](_page_38_Figure_10.jpeg)

• DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

· REFER TO SHEET A3.1 PROPOSED FLOOR PLAN, FOR ALL BUILDING DIMENSIONS

• REFER TO SHEET A4.1 FOR GENERAL NOTES AND SPECIFICATIONS • REFER TO SHEET P1.1 FOR PLUMBING GENERAL NOTES

![](_page_38_Picture_15.jpeg)

![](_page_38_Figure_16.jpeg)

<sup>•</sup> ALL WASTE & VENT PIPING ABOVE SLAB SHALL BE SCHEDULE 40 PVC (U.N.O.)

![](_page_39_Figure_0.jpeg)

![](_page_39_Figure_1.jpeg)

![](_page_39_Figure_2.jpeg)

- ALL PROPOSED FOUNDATIONS TO EXTEND DOWN TO BEARING STRATA OF 3,000 P.S.F. CAPACITY (MINIMUM)
- STRIP TOP SURFACE OF ALL ORGANIC MATERIAL & TOP VEGETATION
- PROVIDE ALL COMPACTED FILL MATERIAL (3,000 P.S.F.) REQUIRED & NECESSARY TO BRING GRADE TO ELEVATION REQUIRED
- REFER TO SHEETS N1.1 THROUGH N1.4 FOR GENERAL NOTES AND SPECIFICATIONS

### lintel schedule

KEY	DESCRIPTION	MALL THKNS.	MAS. OPENING	BEARING EA. END	TOTAL LENGTH	REMARKS		
L-1	W 8 X 21 + PL 1/2 X 9 1/2" PL	0'- 10"	8'-0"	0'-6"	9'- <i>0</i> "	3/16 4-8		
L-2	W 8 X 18 + PL 1/2 X 7 1/2" PL	0'-8"	6'-0"	0'-6"	7'-0"	3/16 4-8		
L-3	W 8 X 18 + PL 1/2 X 7 1/2" PL	0'-8"	5'-7"	0'-6"	6'-7"	3/16 4-8		
L-4	(2) L4 X 3 1/2 X 5/16 (LLV)	0'-8"	3'-6"	0'-6"	4'-6"	T		
L-5	(2) L4 X 3 1/2 X 5/16 (LL∨)	0'-8"	3'-4"	0'-6"	4'-4"	T		
L-6								
NOTES: • REFER TO SHEET S1.1 & A3.2, ROOF FRAMING PLAN FOR LINTEL LOCATIONS								
	• PROVIDE STEEL SHIM PLATE FOR EVEN BEARING • HOT DIP GALVANIZED ALL EXPOSED EXTERIOR LINTELS							

### footing schedule

KEY	FOOTING SIZE	FOOTING REINF.	T/FTG. OR PIER ELEV.	B/FTG. OR PIER ELEV.	REMARKS			
F-1	CONTIN X 2'-0" X 1'-0" THK.		-3'-0"	- 4'-0"	SEE SECTION A/A1.1			
F-2	CONTIN X 2'-0" X 1'-0" THK.		-3'-0"	- 4'-0"	SEE SECTIONS B/A1.1 & C/A1.1			
NOTE:	NOTE: REFER TO SHEET A1.1, FOUNDATION PLAN FOR FOOTING LOCATIONS							

![](_page_39_Figure_14.jpeg)

### roof framing plan -n 1/4"=1'-0"

- REFER TO SHEET A3.1, FLOOR PLAN, FOR ALL BUILDING DIMENSIONS
- MECHANICAL (H.V.A.C.) EQUIPMENT LOCATIONS AND MECHANICAL NOTES
- REFER TO SHEETS N1.1 THROUGH N1.4 FOR GENERAL NOTES AND SPECIFICATIONS

DEPRESSED (SHOWN SHADED)

### roof design loads

GROUND SNOW LOAD
ROOF SNOW LOAD:
ROOF LIVE LOAD:
ROOF DEAD LOADS:
ROOFING:
INSULATION & METAL DECK:
JOIST DEAD LOAD:
TOTAL DEAD LOAD:

TOTAL ROOF DESIGN LOAD: . 40 P.S.F.

![](_page_39_Figure_26.jpeg)

• REFER TO SHEET \$1.1, LINTEL SCHEDULE FOR LINTEL DESCRIPTIONS

• DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

REFER TO SHEET A4.1, FOR ROOF PLAN

· REFER TO SHEET S1.1 FOR LINTEL SCHEDULES, FRAMING DETAILS AND ROOF DESIGN LOADS

• STEEL SUBCONTRACTOR SHALL FURNISH & INSTALL FRAMES FOR ALL MECHANICAL EQUIPMENT, ETC. REFER TO SHEET M1.1. FOR

DO. DITTO, AS STATED ELSEWHERE LINTEL NO. - REFER TO SHEET S1. FOR LINTEL SCHEDULE 811981 LAWRENCE ALLYN BRENKOP

![](_page_39_Figure_34.jpeg)

![](_page_40_Picture_0.jpeg)

Village of Gilberts Village Hall 87 Galligan Road, Gilberts, Illinois 60136 Ph. 847-428-2861 Fax: 847-428-2955 www.villageofgilberts.com

To:	Plan Commission
From:	Riley Lynch, Management Analyst
Cc:	Brian Bourdeau, Village Administrator
Date:	November 30 <sup>th</sup> , 2022 Special Plan Commission Meeting
Re:	Item 6 – Special Use Permit for an Auto Detailing Business at 17 Galligan

### **Background:**

Yo's Detailing LLC ("Applicant") has requested a Special Use Permit to operate an Auto Detailing Business out of the building located at 17 Galligan Road (PIN: 02-24-155-001). The property that this building is situated on is within the C-1 Commercial zoning district. The building is a multitenant facility which currently houses Municipal Marking Distributors (MMD) and Flat Can Recycling in the southern-most portions of the building. Note that Flat Can Recycling is a legally nonconforming use as a recycling facility and was established before the current rendition of the village's Unified Development Ordinance (UDO). The proposed new use would occupy the northern 3,000 square feet of the facility which includes two vehicle bays and the majority of the existing gravel parking lot.

![](_page_40_Picture_5.jpeg)

The property and proposed use face residences in the Old Town zoning district to the west directly across Galligan Road. This property is also adjacent to an Old Town residence and Town Square Park to the north across Rollyn L Anderson Lane. Further to the north is Gilberts Village Hall and the Town Center residential subdivision. To the west is a C-1 commercial property being developed as a new facility for Red Barn Animal Hospital, and to the south at the intersection of Route 72 and Galligan is a C-1 commercial property where Cruisin' is located.

### **Special Use Permit Request:**

The Applicant intends to operate a "premium auto detailing" company which includes providing services such as vehicle wraps, window tinting, paint protection film, interior cleaning and protection, and exterior protection though wax, sealant, and ceramic coating. "Auto repair and service" uses in the C-1 Commercial District require a special use permit before they are permitted to legally operate within the Village.

![](_page_41_Picture_0.jpeg)

Village of Gilberts Village Hall 87 Galligan Road, Gilberts, Illinois 60136 Ph. 847-428-2861 Fax: 847-428-2955 www.villageofgilberts.com

The Applicant plans to utilize the facility as it is, and is not proposing any changes or improvements to the building or the property. The Applicant states that there are currently 9 parking spaces on their portion of the property in the gravel lot, that will be used for employees and customer vehicles. This meets the UDO's parking requirements for this use. They anticipate to have 3-4 client vehicles at the facility at one time, and they specified that all work will be done inside the facility. The longest a vehicle would be on the property would be 3 days inside while it is being worked on. The Applicant intends to service various vehicles including motorcycles, residential class vehicles such as coupes, sedans, SUVs, pickups, and smaller vehicles that can fit in the shop. The largest vehicle they would service would be vehicles such as smaller RVs or busses that could fit into the building. They note that they do not service boats or larger industrial equipment or machinery. As part of the services the applicant intends to provide, they will be washing, prepping, and servicing vehicles without using any hazardous chemicals. The Applicant does not anticipate any changes to accommodate drainage or runoff as part of washing or service operations. They also note that the loudest tool they will use during the course of business is a shop-vac. The Applicant will dispose of waste and garbage in a dumpster along the north side of the building until it is picked up each week.

### **Summary of Items for Consideration:**

### Special Use Standards

- Does the Plan Commission feel that the applicants Special Use Permit request meets the General Standards as outlined in section 10-11-11(E)(1) of the UDO?
  - a. The proposed special use complies with all provisions of the applicable district regulations.
  - b. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.
  - c. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
    - *i.* The location, nature and height of buildings, structures, walls and fences on the site; and
    - *ii.* The nature and extent of proposed landscaping and screening on the proposed site.

![](_page_42_Picture_0.jpeg)

- *d.* Adequate utility, drainage and other such necessary facilities have been or will be provided.
- e. The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.

See Exhibit 1 for the Applicant's response to the Special Use Standards (SUP Application)

### Surrounding Zoning / Land Use

- Does the Plan Commission feel that this use is compatible with the surrounding uses?
- The plan Commission may want to consider if the Special Use is harmonious with the surrounding area, particularly with the proximity to Old Town, Town Square Park, and general character of the area.
- The Plan Commission should consider how this use would align with the Village's planning objectives for the immediate area and the Village as a whole.

### Other Considerations

- The Applicant has described that they will service many different types of vehicles except for industrial machinery or large vehicles. To ensure this is the case and to prevent negative impacts on the surrounding area, the Plan Commission may want to recommend a condition preventing the Applicant from servicing semi-trucks, truck trailers, and larger industrial vehicles as part of operation.
- The Applicant is not operating a "car-wash" facility as defined by the Village's UDO. However, car washing is a frequent part of the general operations and services the Applicant will provide. The Plan Commission may want to make a condition requiring that any special use only be valid if the Applicant is complying with all Federal and State and County regulations (specifically, as it relates to drainage and dumping).
- The Applicant states there are 9 parking spaces on their portion of the property. A glance at the property suggests there are more spaces available. To prevent the gravel lot from becoming filled with parked cars and associated negative impacts on the surrounding neighborhood, the Plan Commission may wish to recommend a condition that limits the total number of parked cars on the Applicant's portion of the property at any one time.
- The Applicant has described that their garbage will be kept in a dumpster outside next to the building until it is picked up each week. To minimize any negative impacts on the surrounding area, the Plan Commission may wish to impose a condition that the dumpster be screened or hidden so that it is not visible from the public right-of-way or the homes across the street.

![](_page_43_Picture_0.jpeg)

Village of Gilberts Village Hall 87 Galligan Road, Gilberts, Illinois 60136 Ph. 847-428-2861 Fax: 847-428-2955 www.villageofgilberts.com

• Any other conditions that the Commission would recommend that would mitigate any negative impacts to the surrounding area.

### **Attachments:**

- Exhibit 1 Notice of Public Hearing
- Exhibit 2 Application for a Special Use
- Exhibit 3 17 Galligan Plat of Survey
- Exhibit 4 Applicant's Responses to Internal Review

### VILLAGE OF GILBERTS PUBLIC NOTICE REGARDING A HEARING ON A SPECIAL USE APPLICATION

**PUBLIC NOTICE IS HEREBY GIVEN** that the Gilberts Plan Commission will conduct a public hearing on Wednesday, November 30, 2022, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from Yo's Detailing LLC ("Applicant") concerning the property located at 17 Galligan Road, Gilberts, Illinois, and identified by PIN 02-24-155-001 ("Property"). The Property is located in the C-1 General Commercial District. The Applicant requests approval of a special use permit for the Property to allow for the operation of an automobile repair and service use, and for such other and further zoning relief as may be required.

All persons interested in the special use application should attend and will be given an opportunity to provide written and oral testimony. Members of the public can also submit written comments via email at info@villageofgilberts.com. Additional information about the special use application and the public hearing are available from the Village of Gilberts at (847) 428-2861. The public hearing may be continued from time to time without further public notice.

Gilberts Plan Commission Village of Gilberts

4825-4556-6526, v. 1

![](_page_45_Picture_0.jpeg)

### The Village of Gilberts

APPLICATION FOR DEVELOPMENT AND ZONING APPROVALS

Last Updated: November 2021

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### **Application for Zoning and Development Approvals**

This Application is used to request development approval from the Village when consideration by the Gilberts Plan Commission and Zoning Board of Appeals, or Village Board is required. This application packet is available on the Village's website at https://www.villageofgilberts.com. Additional questions concerning this packet and requirements should be directed to Village Hall by email at <u>development@villageofgilberts.com</u>, or by phone at (847) 428-2861.

### For Reference

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- The Village's official Zoning Map can be found on the Village's website here.
- Unless stated otherwise, items referring to the Village Code of Ordinances or Village Code refer to the most current code for the Village, available online <u>here</u>.
- UDO Unified Development Ordinance. Throughout this packet, Unified Development Ordinance may be abbreviated to "UDO." The UDO is found in Title 10 as a portion of the Village Code, although available as an additional document so that it may remain easily accessible. The UDO outlines limitations, regulations, requirements and other aspects pertaining to development, and is available online here.
- When referring to the Village Code or UDO, chapters, titles, and sections may be abbreviated. For example, Title 1 Chapter 2 Section 3 would be abbreviated 1-2-3.

### **Definitions**

As defined in the Village of Gilberts UDO. A full list of definitions can be found in the Village of Gilberts UDO, 10-13-13. Any definitions found elsewhere will have included reference or example.

- <u>Plan Commission</u>: The Planning Commission of the Village of Gilberts, Illinois. This appointed board of residents consisting of six members and one chairperson holds office for one-year terms and provides recommendation to the Village Board of Trustees on matters of planning, zoning, and development. (10-11-3 UDO)
- <u>Permitted Use:</u> Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.
- <u>Special Use Permit</u>: In addition to uses classified and permitted in each zoning districts, there are additional uses that may be desirable to allow, however due to unique requirements and impacts, additional consideration is required through this permitting process. (10-11-11 UDO)
- <u>Variance:</u> A request to deviate from certain zoning requirements in the case that practical difficulties or particular hardships require relief. (10-11-10 UDO)
- <u>Zoning District</u>: A specifically delineated land area within the Village of Gilberts, Illinois, as specified on the Zoning Map—included attached to the end of this packet—within which regulations and requirements govern the use, placement, spacing, and size of land and buildings.

### **Development Review Process**

### 1. Pre-Application

Review the Village's Code and Unified Development Ordinance as it relates to your request. The Code and UDO is available online <u>here</u>. Depending on the request, you may wish to have a preliminary or concept meeting with staff. These meetings are entirely optional, but encouraged to gain a better understanding of the request.

### 2. The Application

Complete the general Application for Development Approval and the exhibits relevant to your request. Submittal of the Application should include all materials and applicable fees required by this Application and the Village Code. This includes the required fees, escrow and agreement to reimburse the Village for its costs pursuant to Section 2-5-3 of the Village Code. Applications can be submitted to Village Hall at 87 Galligan Road, or electronically. Electronic submission can be sent through email to <u>development@villageofgilberts.com</u> if the submission is less than 10 MB, through a flash drive, or through an online document transfer site with a link that DOES NOT expire. *Submittals will not be accepted or processed until all of the submittal requirements are met.* 

### 3. Staff Review

Once a complete Application is submitted, the Village will forward it to the applicable Village departments and consultants for review and comment. The Village will send its review comments to the Primary Contact Person as identified in this application. Comments may necessitate revisions to plans prior to scheduling the project for a hearing or meeting with the Plan Commission, Zoning Board of Appeals, or Village Board

### 4. Notice Requirements and the Public Hearing

Depending on the type of approval sought, the applicant may have to notify the public before meeting with the Plan Commission. Public notice for a hearing must occur no more than 30 days and no less than 15 days in advance of the hearing date. Additionally, an applicant requesting relief that requires a public hearing must give notice of the hearing, no less than 10 days in advance of the hearing date, to owners of property within 250 feet of the subject property pursuant to <u>Section 10-11-5C</u> of the Village Code. Then a public hearing will be held concerning the request. This is where one can justify the request and where members of the public can speak to voice their support or concerns.

### 5. Plan Commission Meeting

When the public hearing is closed, the Plan Commission will discuss the request. After sufficient deliberation, the Plan Commission will give a recommendation to the Village board about what to do with the request.

### 6. Village Board Meeting

Following a public hearing and recommendation by the Plan Commission and/or the Zoning Board of Appeals, or as otherwise necessary, the project will be scheduled for Village Board consideration. Projects will not be included on a Village Board agenda until Village staff has determined that all plans are in technical compliance with all Village codes, rules, and policies. The Village Board will take final action on requests after sufficient deliberation.

### Zoning and Development Application Fees

Below is a summary fee schedule of common fees required throughout the development process. Exact fees related to development may vary based on use or on zoning. For any questions on the fee schedule as related to zoning and development, please contact Village Hall at (847) 428-2861.

Site plan review (Variable Escrow)	\$5,000.00
Appeals to zoning board	\$300.00
Petitions to plan commission	\$50.00
Zoning map amendments	\$100.00
<ul> <li>Plus \$20.00 per acre. Number of Acres:</li> </ul>	
Planned unit developments	\$100.00
<ul> <li>Plus \$20.00 per acre. Number of Acres:</li> </ul>	
Special use permits:	
Home occupations	\$25.00
All others	\$500.00
Variations	\$500.00
Continued, postponed and multiple meetings, per meeting	\$53.00

Zoning Fee Schedule - Village Code 2-4-13

Petitioners seeking annexation agreements must contact the Village to determine applicable fees.

In addition to the filing fee set out in this section, each petitioner shall reimburse the village for the fees and costs incurred thereby for publication, consultant, legal, engineer, planning and architect fees incurred in relation to such petition or review.

The site plan review fee, specified above, shall be considered a deposit to establish an escrow toward the hourly fees incurred by the village in such review as otherwise stated above.

![](_page_50_Picture_0.jpeg)

Please complete this section before any other part of this packet. 17 GALLIGAN RD						
Address of subject property:	17 GALLIG	AN F	RD Unit A			
Parcel identification number	(P.I.N.): 02-	-24-1	55-001			
Youssef	Sirrieh					
1. Applicant 1165 Highbrook A	lve					
Address. City: Hampshire	State	IL	Zin co	ode: 60140		
630-488-7881	State.	, ys	ireh2011@c	gmail.com		
Phone:		an				
II. Property Owner(s): 14977 CREEK El Address:	KRESIC, A	NTH	ONY TRUS	T, TRUSTEE		
City: HOLLAND	State	MI	Zip co	49424		
Phone:	Em	ail:	·	/		
III. Primary contact:						
Check one that best applies:						
$\Box$ Owner $\Box$ A	Attorney		Engineer	Broker	Other:	
Phone:	Em	ail:				
<b>IV. Other staff</b> Name:						
□ Owner □ A	Attorney		Engineer	□ Broker	Other:	
Phone:	Em	nail:				
Name:			.1	-		
Check one that best applies:				5		
	Attorney		Engineer	□ Broker	Other:	
Phone:	Em	nail:				

### **Application for Development Approval**

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Development name:       17 GALLIGAN RD         Address of subject property:       17 GALLIGAN RD Unit A         Parcel identification number (P.I.N.):       02-24-155-001         I.       Applicant:         Youssef Sirrieh       Address:         Address:       1165 Highbrook Ave         City:       Hampshire       State:         II.       Property Owner(s):       KRESIC, ANTHONY TRUST, TRUSTEE         Address:       14977 CREEK EDGE DR         City:       HOLLAND       State:         Mil       Zip code:       49424         Phone:       Email:	Please complete this section before any other part of this packet.							
Address of subject property:       17 GALLIGAN RD Unit A         Parcel identification number (P.LN.):       02-24-155-001         I       Applicant:       Youssef Sirrieh         Address:       1165 Highbrook Ave         City:       Hampshire       State:         [I. Property Owner(s):       KRESIC, ANTHONY TRUST, TRUSTEE         Address:       14977 CREEK EDGE DR         City:       HOLLAND       State:         MI       Zip code:       49424         Phone:       Email:         City:       HOLLAND       State:         MI       Zip code:       49424         Phone:       Email:         Check one that best applies:       Email:         Owner       Attorney       Engineer       Broker       Other:         Phone:       Email:	Development name: 17 GALLIGAN RD							
Parcel identification number (P.I.N.):       02-24-155-001         I. Applicant:       Youssef Sirrieh         Address:       1165 Highbrook Ave         Address:       1165 Highbrook Ave         City:       Hampshire       State:         @2000       60140         Phone:       630-488-7881         Email:       ysireh2011@gmail.com         II. Property Owner(s):       KRESIC, ANTHONY TRUST, TRUSTEE         Address:       14977 CREEK EDGE DR         Address:       14977 CREEK EDGE DR         City:       HOLAND       State:         MI       Zip code:       49424         Phone:       Email:	Address of subject property: 17 GALLIGAN RD Unit A							
I. Applicant:       Youssef Sirrieh         Address:       1165 Hig/brook Ave         City:       Hampshire       State:       IL       Zip code:       60140         Phone:       630-488-7881       Email:       ysireh2011@gmail.com         II.       Property Owner(s):       KRESIC, ANTHONY TRUST, TRUSTEE         Address:       14977 CREEK EDGE DR         Address:       14977 CREEK EDGE DR         City:       HOLLAND       State:         MI       Zip code:       49424         Phone:       Email:	Parcel identification number (P.I.N.):							
II.       Property Owner(s):       KRESIC, ANTHONY TRUST, TRUSTEE         Address:       14977 CREEK EDGE DR         Address:       14977 CREEK EDGE DR         City:       HOLLAND       State:         MI          Phone:          Email:	I. Applicant: Youssef Sirrieh Address: 1165 Highbrook Ave City: Hampshire State: L Zip code: 60140 Phone: 630-488-7881 Email: ysireh2011@gmail.com							
Address:       14977 CREEK EDGE DR         Address:       HOLLAND       State:       MI       Zip code:       49424         Phone:       Email:	II. Property Owner(s): KRESIC, ANTHONY TRUST, TRUSTEE							
City:       HOLLAND       State:       MI       Zip code:       49424         Phone:        Email:	Address: 14977 CREEK EDGE DR							
Phone:	HOLLAND       State: MI       Zip code: 49424							
III. Primary contact:	Phone: Email:							
Owner       Attorney       Engineer       Broker       Other:         Phone:        Email:	III. Primary contact:							
Image: Second conditions of the staff       Image: Second conditions of the staff         IV.       Other staff         Name: Second conditions of the staff         Image: Owner       Image: Attorney         Image: Owner       Image: Attorney         Image: Owner       Image: Email: Second conditions         Image: Owner       Image: Ownent         Image: Owner								
IV. Other staff         Name:         □ Owner       □ Attorney         □ Broker       Other:         □ Phone:       Email:         Name:       Email:         Check one that best applies:       □ Broker         □ Owner       Attorney         □ Owner       Email:         Phone:       Email:	Dhone:							
IV.       Other staff         Name:	Ellian;							
Image: Content in the second secon	IV. Other staff							
Phone:          Phone:          Name:          Check one that best applies:          Owner       Owner         Attorney       Engineer       Broker         Other:          Phone:          Email:	Owner Attorney Engineer Develop Other							
Name:	Phone: Email:							
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□ Owner □ Attorney □ Engineer □ Broker Other: Phone: Email:	Check one that best applies:							
Phone: Email:	$\Box$ Owner $\Box$ Attorney $\Box$ Engineer $\Box$ Broker Other:							
	Phone:            Email:							

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### **V. PROPOSED DEVELOPMENT**

Check all that apply and provide written responses to corresponding exhibits on a separate sheet. If unsure contact Village Hall at 847-428-2861 or <u>development@villageofgilberts.com</u>.

Complete Exhibit 1)	Complete Exhibit 5)
Complete Exhibit 2)	Complete Exhibit 6)
Complete Exhibit 3)	Complete Exhibit 7)
Complete Exhibit 4)	Complete Exhibit 8)
Subdivision/Annexation (Please contact Staff)	Other (Please Specify)
Acreage of property: Description of proposal/use (use the following p PREMIUM AUTO DETAILING SERVICES	bage or a separate sheet if necessary):

### VI. APPLICANT'S SIGNATURE

I, Youssef Sirrieh [Applicant's Printed Name and Title], being duly sworn, declare that: i) I am duly authorized to make this Application for Development Approval on behalf of the Applicant; ii) I have read and understand this Application for Development Approval, and the Village of Gilberts UDO, available online here.

I have read, understand, and will comply by the provisions of the Village Code, found <u>here</u> online regarding reimbursement of the Village's costs; and iv) the above information, to the best of my knowledge, is true and accurate.

10-18-20 (Date) Signature of Applicant or authorized agent) SUBSCRIBED AND SWORN TO before me this 18th day of October, 2022 (Notary Public and Seal) **KELLY K. MASTERA** 6 | Page OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 05, 2025

### VII. OWNER'S AUTHORIZATION LETTER

Jwe hereby certify that I we am/are the owner(\$) of the above-described Subject Property () we am/are respectfully requesting processing and approval of the request(\$) referenced in this Application. I) we hereby authorize the Applicant listed on this Application to act on my our behalf during the processing and presentation of this request(\$).

trongfreste ant (Signature of 1st Owner or authorized agent)

10/9/2022

(Signature of 2<sup>nd</sup> Owner or authorized agent)

(Date)

1st Owner's Printed Name and Title

2<sup>nd</sup> Owner Printed Name and Title

\*\*Please include additional pages if the Subject Property has more than two owners\*\*

SUBSCRIBED AND SWORN TO before me this 4th day of October 2022

(Notary Seal and Signature) JULIE M PERRY Notary Public - State of Michigan County of Ottawa My Commission Expires Aug 16, 2025 Acting in the County of Offaula

### VIII. DISCLOSURE OF BENEFICIARIES

Name:	ANTHONY	Kree	SIC	
Address:	17 Galligen Rd	61,1	derts IL	60136
Nature of	Benefit sought: Special Use I	<sup>2</sup> errat		
Nature of	Applicant: (please check one)			
V	latural Person		Trust Trustee	
	orporation		D Partnership	
	and Trust Trustee		Joint Venture	
If applicat	nt is not an entity described abo	ove, briefly	state the nature of the ap	plicant(s);

In your answer above, if you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	Name	Address	Interest
a)			
(1)			
c)			
$(\mathbf{f})$			

Name, address and capacity of person making this disclosure on behalf of the applicant:

Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.

### VERIFICATION

E being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that it statements contained therein are true in both substance and fact.

Riere Subscribed and sworn & before me this day of 10/12 / 2022-

JULIE M PERRY Notary Public - State of Michigan County of Ottawa My Commission Expires Aug 16, 2025 Acting in the County of Attaus 4

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All fire hydrants, streetlights, traffic control signage, parkway trees and other municipal improvements fronting on the subject property.
Existing ground surface elevations at each lot corner, at the quarter points along each property line, at all significant breaks in grade and at the corner locations of each proposed building.
Dimensions indicating the perpendicular distance from the lot lines to the proposed structures.
Proposed sump pump discharge and downspouts, driveways.
Erosion control silt fencing or other erosion control measures.
All trees on the subject property and within the 25-foot-wide fringe area, including any proposed for removal (marked with an "X").
Additional information as required by the Village.
Natural Resources Plan

Applications for natural resources protection plan review shall include 3 full size copies of a natural resource protection plan drawn to the same scale as the site plan, and 3 copies as an 11 inch by 17 inch black and white reduction, <u>or</u> digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

Location of natural	resource features	present on	the site.
	Location of natural	Location of natural resource features	Location of natural resource features present on

]	The	proposed	name	of the	develo	pment.
---	-----	----------	------	--------	--------	--------

				-	
The The	e location	of the	proposed	development.	

	The names,	addresses,	and telephor	e numbers	of the	designer	of the p	lan.
--	------------	------------	--------------	-----------	--------	----------	----------	------

Date of the "natural resource plan" submittal and all applicable revision dates.

The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.

The location of all proposed lot lines,	, right of way lines, and easements.
---	--------------------------------------

The location, ownership, widths, and names (if available) of all existing and previously platted streets, rights of way, parks, and other public or open spaces located within or adjacent to the subject property.

- L The location and dimensions of all permanent easements and the subject property boundary lines adjacent to the site.
- The location and extent of any existing natural resource features. Each individual resource area on the site shall be graphically shown on the "natural resource protection plan".
- Graphic illustration and notes relating to how those natural resource features, which are to be preserved, will actually be preserved (conservation easements, deed restrictions, protective covenants, etc.).

A drawing legend containing the scale appropriate to the size of the plan, the date of preparation, north arrow, and designation of existing and proposed contours at a maximum 2-foot contour interval.

Graphic and numerical illustration shown on the "natural resource protection plan" of those existing natural resource features that will be disturbed and those that will be preserved and showing on the illustration the area (in square feet or acres) of each existing resource and those areas of resources that are to be preserved. Numerical data may be shown in tabular form with labeled reference to specific areas designated on the "natural resource protection plan". Any areas of the site where natural resources are to be mitigated and how and where the mitigation is to take place with natural resource protection easements shall be indicated.

Additional information as required by the Village.

### **Lighting Plan**

A lighting plan that indicates the location, type, and illumination level (in foot-candles) of all outdoor lighting proposed to illuminate the site.

Additional information as required by the Village.

### Landscape Plan

Applications for landscape plan review shall include 3 full size copies of the landscape plan and 3 copies as an 11 inch by 17 inch black and white reduction, <u>or</u> digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

 $\Box$  The location of the proposed development.

Date of the plan and all applicable revision dates.

The boundary line of the site with dimensions and bearings, indica	ated by a solid line, and
the total land area encompassed by the site.	

All proposed "landscape buffer yard easements" and/or areas of natural resource mitigation clearly delineated and dimensioned and graphically shown in relation to all proposed lot lines and lots upon which said, "landscape buffer yard easements" or mitigation areas are located.

□ Location, extent, type (common name and scientific name in the case of plant materials), and sizes of all existing trees and natural resource features in all areas of the proposed development which are designated as a "landscape buffer yard easement" and/or mitigation area. If any existing vegetation or other natural resource features are to be demolished or mitigated, the extent of such demolition or area to be mitigated shall be properly delineated and so noted on the "landscape plan".

If any natural resource feature is to be mitigated, either on site or off site, the plan for such mitigation in adequate detail, as required by the plan commission, shall be submitted with the "landscape plan".

Areas of a development designated as landscape easement areas shall be maintained by the property owner and kept free of all debris, rubbish, weeds, and tall grass.

□ Location, extent, type (common name and scientific name in the case of plant materials), and sizes of proposed landscaping and landscape plantings in all areas of the proposed development which are designated as a "landscape buffer yard easement" or for areas which are to serve as landscaped entrances or other special landscaped features of the development. A summary table of all types and total number of plant materials to be used shall be clearly indicated.

### **Architectural Plans**

Applications for architectural plan review shall include 3 full size copies of the architectural plans and 3 copies of the architectural plan review application. In addition to the full-size drawings, 3 copies of each drawing must be submitted as an 11 inch by 17 inch black and white reduction, <u>or</u> digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

Architect's and/or engineer's name and address.

Date of submittal of plans.

Scale of drawings noted on each drawing. Drawings must be drawn to a recognized architectural scale

Name of the project.

Architectural plans, elevations, and perspective drawings and sketches illustrating the design and character of all proposed structures. Elevations and perspective drawings must indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air conditioning equipment.

The type, size, and location of all structures with all building dimensions shown.

The height of buildings.

Samples of exterior materials and their colors may be required to be brought to the architectural review board meeting.

Photographs from the site of adjacent neighboring structures and/or property, if requested.

Detailed drawings of decorative elements of the buildings or structures, if requested.

Sectional building or site drawings drawn to a recognized engineering or architectural scale, if requested.

### **Exhibit 2: Special Use Permit**

### A. <u>Checklist of Required Submittals</u>

A Site Plan in accordance with Exhibit 1 of this development packet.

A narrative describing the proposed use.

Additional information as required by the Village.

### B. Responses to Standards

### 1. Special Use Standards (See 10-11-11-E of UDO)

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

- (a) The proposed special use complies with all provisions of the applicable district regulations.
- (b) The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.
- (c) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
  - (1) The location, nature and height of buildings, structures, walls and fences on the site.
  - (2) The nature and extent of proposed landscaping and screening on the proposed site.
- (d) Adequate utility, drainage and other such necessary facilities have been or will be provided
- (e) The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.

### 2. Special Standards (see 10-11-11-E-2 of UDO)

When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards. These may not apply depending on which district the development takes place in.

Use this page or another sheet of paper for your responses to the Special Use Standards. The building, parking lot and all exterior surfaces will remain as delivered and maintained by the lessor. This site will be used to provide premium detailing services such as vehicle wraps, window tint, paint protection film, exterior protection (wax, sealant, ceramic coating), and interior cleaning / protection. As we are not a car wash or high volume facility, there should be little to no increase in traffic to the area. We plan to have 3-4 client vehicles at the facility at one time, mostly parked inside. There will be no addiitonal drainage or water runoff needed. We do not use industrial machines, therefore we do not anticipate any addiitonal noise to the area. The loudest tool used in the course of business is a shop-vac. We do not use hazardous chemicals so there will be no risk to the community

. . .

OF PROPERTY DESCRIBED AS:

ma

Lots 3, 4, 5 and 6, Block 11 of Rutlandville, in the Village of Gilberts, Kane County, Illinois.

Plat

An Easement for Septic Field and the maintenance thereof over and upon the Northerly 29.0 feet of Lot 6 and the Easterly 16.0 feet of Lots 3 through 6, both inclusive, in Block 11 of Rutlandville, for the benefit of Lots 1 and 2 in said Block 11, all in the Village of Gilberts, Kane County, Illinois.

10.20

Read PROCESSING

ARDYEL EXTENDS

114455.84

QE

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Scale: Ordered: Owner: Page: Drawn: Job: City: Armentrout 2-24A A34,639SL Gilberts STATE OF ILLINOIS COUNTY OF KANE is SEVET 2, 1987 I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction. + EXCEPT AS NOTER WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND IMPROVEMENTS. I hereby certify that I have surveyed the i described premises according to the official record that the above plat correctly represents said surve

2014

![](_page_60_Picture_10.jpeg)

Compare the description on this plat with deed. Refer to deed for easements and buil