



Planning, Zoning & Development Committee

NOVEMBER 13, 2024
6:00PM

SPECIAL MEETING
Administration Building
Conference Room East
110 E. Sycamore Street
Sycamore, Illinois 60178

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes

a. October 23, 2024

4. Public Comments

Any member of the public may address the Committee for up to 3 minutes on any topic of their choosing. There will be no yielding of time to other members of the public and agenda time for public comments is limited to 30 minutes in total.

5. Ordinances

- a. **Ordinance O2024-15** — An Ordinance Approving an Amendment to a Special Use Permit for an agribusiness on property located on the south side of State Route 34 and east of Gletty Road in Sandwich Township. The property is zoned A-1, Agricultural District. (P.I.N.s: 19-35-153-003, 19-35-128-009, & 19-35-128-010)

Ag Tech Services Inc. is seeking to expand their agribusiness operation at 966 W Church Street, in Sandwich Township, with the addition of a new storage shed and an addition to their existing shop. Ordinance 2004-20 granted approval of a Special Use Permit for the establishment and operation of the facility. Ag Tech Services Inc. has submitted an application seeking approval of an amendment to their Special Use Permit for the proposed expansion.

DeKalb County Hearing Officer Dale Clark conducted a public hearing on October 31, 2024, at which the petitioner presented evidence, testimony, and exhibits in support of the petition, and wherein one member of the public asked questions regarding the project and no members of the public spoke for or against the project. The Hearing Officer has forwarded his Findings of Fact and Recommendation, and has recommended that the petition be approved with conditions.

- b. **Ordinance O2024-16** — Ordinance Approving a Special Use Permit to establish and operate an event venue on property located at 15742 Perry Road, in Pierce Township. The property is zoned A-1, Agricultural District. (P.I.N. 12-22-200-009)

Juan Chavez and Elia Ramirez are seeking to establish and operate an event venue, to be known as the Green Farm, on their property located at 15742 Perry Road, in Pierce Township. The subject property is 10.42-acres in area and is zoned A-1, Agricultural District

DeKalb County Hearing Officer Dale Clark conducted a public hearing on October 31, 2024, at which the petitioners presented evidence, testimony, and exhibits in support of the petition, and wherein two members of the public asked questions regarding the project and no members of the public spoke for or against the project. The Hearing Officer has forwarded his Findings of Fact and Recommendation, and has recommended that the petition be approved with conditions.

6. Adjournment

MINUTES

DeKalb County Government
Sycamore, Illinois

Planning, Zoning and Development Committee Meeting
(October 23, 2024)

The Planning, Zoning, & Development Committee of the DeKalb County Board met on October 23, 2024 at 6:30 pm in the DeKalb County Community Outreach Building, Five Seasons Room, in DeKalb, Illinois. In attendance were: Committee Members: John Frieders, Rhonda Henke, Laura Hoffman, Jim Luebke, Terri Mann-Lamb, Jerry Osland, and Roy Plote; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also, in attendance were: County Board member John Lyon; DeKalb County Sheriff Andrew Sullivan; Charles Shepard, Vice-Chair of the DeKalb County Public Building Commission; and James Hutcheson.

Call to Order / Roll Call

Ms. Mann-Lamb, the Planning, Zoning, & Development Committee Chair, called the meeting to order.

Approval of Agenda

Committee Action: Ms. Henke moved to approve the agenda, seconded by Ms. Hoffman, and the motion carried unanimously.

Approval of the Minutes of the September 25, 2024 Planning, Zoning, & Development Meeting

Committee Action: Mr. Luebke moved to approve the minutes of the September 25, 2024 meeting, seconded by Mr. Plote, and the motion carried unanimously.

Public Comments

Charles Shepard, the Vice-Chair of the DeKalb County Public Building Commission, introduced himself. He noted that he was also on the City of DeKalb's Building Code Review Board. He described the City of DeKalb's efforts to update their Building Code to the 2021 series, noting that many of the communities in the area were also looking at doing so. Mr. Shepard finished by informing the Committee that he was available for any questions that might have.

Ordinances

Ordinances O2024-11 — An ordinance approving updates to Chapter 14 Building Code Amendments of the County Code on a proposal by the Community Development Department for changes to the text of Chapter 14 – Buildings and Building Regulations.

Mr. Hiland informed the Committee that he had been working with the Steve Julseth, DeKalb County Chief Building Inspector, to update the County's building codes from the 2015 series it was currently using to the 2021 series, and to update the County's Building Permit fee schedule. He described the reasons behind doing the updates and how they went about doing it. He noted that the Committee member's packets contained a copy of the proposed updates and also brought the proposed updates up on the room monitors. Mr. Hiland noted that Mr. Julseth was in attendance, and was available to answer any questions.

Mr. Shepard informed the Committee that the City of Sycamore had passed their update on Monday, October 23rd, and talked about some of the challenges the City of DeKalb has faced in going through all of the codes.

Mr. Hiland showed the Committee the current Building Codes (which is based on the 2015 series) and gave a detailed description of the process they used to go through the codes to amend it to the 2021 series. He also elaborated on the reasoning and process they used to develop the proposed fee changes.

A brief discussion was had regarding the County's use of the Illinois State Plumbing Code.

Discussion was had regarding how the building permit fees would be determined for a new house, and which codes would be applicable.

The Committee discussed with Mr. Hiland how the Building Code regulations did and did not apply to agriculturally-exempt residences.

Mr. Osland inquired whether the code addressed "barndominiums". Mr. Hiland explained that the code does not specifically address these structures, and such structures would be required to have plans signed and stamped by an architect.

Mr. Hiland and Mr. Shepard elaborated on the how the building code series change over time, noting that the State requires that adopted building codes not be more than three cycles behind, explaining that this was part of why they were seeking the update.

Discussion was had as to why certain elements of the building code had been omitted.

Mr. Hiland asked the Committee members to review the materials and let him know before the next County Board meeting if they see anything else in the codes that need to be addressed.

Further discussion was had regarding the fees, including how often the fees could be changed and issues some members had with the fees. Further discussion was also had regarding other elements of the code.

Committee Action: Ms. Henke moved to recommend approval of the proposal, as currently written, to update of the DeKalb County Building Codes form the 2015 series to the 2021 series, seconded by Mr. Luebke, and the motion was carried unanimously.

Resolutions

(none)

Considerations / Discussion Items

Mr. Plote reported on a situation where a solar farm developer had taken Vermillion County to court after having been denied by its County Board. He related that a local person had it explained to them that the matter was going to go back before that County Board, and if the Board votes it down again, it is presumed that the States Attorney will overturn the vote, because the States Attorney has to uphold state law. And, that the solar company has threatened to sue for loss of revenue if any further delays occur. Mr. Plote noted that previously solar companies had to secure the required local approvals before they approached the utility company for an interconnection agreement. But now that the State has rubber stamped the process, they do not have to wait anymore.

Ms. Henke inquired as to why most of the solar farms in our area did not have their “ducks in a row” before they came to us. Mr. Hiland gave an overview of the history of State’s solar programs and explained how the actions of Commonwealth Edison and PJM created delays in these programs. He noted that things were getting better, but that things are still a bit of a mess for developers. Mr. Frieders reported that there was a full-page article that had recently appeared in the Aurora Beacon regarding this issue.

Mr. Frieders noted that wind in the western part of the state was far more advanced than solar. A discussion was then had regarding blade recycling, and the advances in wind technology.

Old Business

(None)

New Business

Mr. Hiland noted that there were two (2) public hearings coming up and that he was looking to have the Committee meet one more time before the new Board is seated in December. This would require that a special meeting occur in November, so that these items do not get delayed until after the first of the year. After further discussion, the Committee agreed to meet on November 13, 2024, at 6:00 pm, which would be before the meeting of the Committee of the Whole.

Mr. Frieders inquired whether the methane gas at the landfill had been hooked up yet or not. Mr. Hiland responded that it was close, but that they have had some issues with Commonwealth Edison.

Ms. Henke inquired as to when the Committee will address the rodeo / animal welfare issue. Mr. Hiland responded that he was not sure and looked for direction from the Committee. A discussion was had regarding what actions the County could and could not take, and what it would take to make changes to the County Code. After which, Mr. Hiland was directed to make this a future

Planning, Zoning and Development Committee Minutes
(October 23, 2024)

agenda item for the Committee to address. Mr. Hiland noted that given the elections and holidays, it would appear on the agenda sometime after the first of the year.

Adjournment

Mr. Luebke moved to adjourn the meeting, seconded by Ms. Henke, and the motion carried unanimously.

Respectfully submitted,

Terri Mann-Lamb
Chair, Planning, Zoning, & Development Committee

MOA:moa

P:\Zoning\PZDCommittee\Minutes\2024\10-23-24 PZD minutes.docx

ITEM 5A



Community Development Department

110 East Sycamore Street

Sycamore, IL 60178

(815) 895-7188

communitydevelopment@dekalbcounty.org

MEMORANDUM

TO: Planning, Zoning and Development Committee

FROM: Marcellus Anderson
Assistant Planner

DATE: November 5, 2024

SUBJECT: Ag Tech Services Inc.
Agribusiness Special Use
Petition SA-24-06

Ag Tech Services Inc. is seeking to expand their agribusiness operation at 966 W Church Street, in Sandwich Township, with the addition of a new storage shed and an addition to their existing shop. Ordinance 2004-20 granted approval of a Special Use Permit for the establishment and operation of the facility. Ag Tech Services Inc. has submitted an application seeking approval of an amendment to their Special Use Permit for the proposed expansion.

DeKalb County Hearing Officer Dale Clark conducted a public hearing on October 31, 2024, at which the petitioner presented evidence, testimony, and exhibits in support of the petition, and wherein one member of the public asked questions regarding the project and no members of the public spoke for or against the project. The Hearing Officer has forwarded his Findings of Fact and Recommendation, and has recommended that the petition be approved with conditions.

The Planning, Zoning and Development Committee is requested to consider the application, the Findings of Fact and Recommendation of the Hearing Officer, and to make a recommendation to forward to the full County Board for action, and may recommend approval, approval with conditions, or denial of the requests.

MOA:moa

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STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

ORDINANCE O2024-15

**AN ORDINANCE APPROVING AN AMENDMENT TO A
SPECIAL USE PERMIT FOR AN AGRIBUSINESS ON
PROPERTY LOCATED ON THE SOUTH SIDE OF
STATE RTE 34 AND EAST OF GLETTY ROAD
IN SANDWICH TOWNSHIP**

WHEREAS, the DeKalb County Board granted Ordinance 2004-20, which allowed for the establishment and operation of an agribusiness on the properties located south of State Route 34 and east of Gletty Road, said property being located in Sandwich Township and legally described as shown in Exhibit “A”, attached hereto; and

WHEREAS, Ag Tech Services Inc. has submitted an application to amend Ordinance 2004-09 to allow for an expansion of the facility to include a new storage shed and an addition to an existing building; and

WHEREAS, following due and proper notice by publication in the Daily Chronicle not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all owners of property abutting the subject property at least ten (10) days prior thereto, the DeKalb County Hearing Officer conducted a public hearing on October 31, 2024, at which the petitioner presented evidence, testimony, and exhibits in support of the petition, and wherein one member of the public asked questions regarding the project and no members of the public spoke for or against the project; and

WHEREAS, the Hearing Officer having considered the evidence, testimony and exhibits presented has made his findings of fact and recommended that the Amendment be approved with conditions, as set forth in the Report of Proceedings and Recommendation of the DeKalb County Hearing Officer, a copy of which is appended hereto as Exhibit “B”; and

WHEREAS, the Planning, Zoning, & Development Committee of the DeKalb County Board having considered the testimony and exhibits from the public hearing and having considered the findings of fact and recommendation of the Hearing Officer, has forwarded to the County Board a recommendation of approval, with conditions, of the requested Amendment; and

WHEREAS, the DeKalb County Board having considered the Report of Proceedings and Recommendation of the Hearing Officer and the recommendation of the Planning, Zoning, & Development Committee, and has determined that the Amendment to allow the proposed expansion of the Agribusiness would be consistent with the requirements established by Section 53-I-2.B.3 of the DeKalb County Code;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The Report of Proceedings and Recommendation of the DeKalb County Hearing Officer, Exhibit “B”, attached hereto, is hereby adopted as the findings of fact and conclusions of the DeKalb County Board.

SECTION TWO: Based on the Findings of Fact set forth above, Special Use Permit Ordinance 2004-20, for an agribusiness on the subject properties located south of State Route 34 and east of Gletty Road, in Sandwich Township, is hereby amended to allow for the proposed expansion of the agribusiness facility.

SECTION THREE: This approval of a Special Use Permit is subject to the following conditions:

1. This ordinance takes the place of Ordinance 2004-20.
2. The properties shall be developed in substantial conformity to the plans and documents submitted with the application and presented at the public hearing.
3. The applicant shall supply a listing of the gross footprint (in square footage) of the existing and proposed structures and buildings.
4. The petitioners shall submit and obtain approval for all required permits and/or approvals from the DeKalb County Health Department.
5. A Site Development Permit shall be submitted and approved for the proposed expansions.
6. An Accessibility Compliance form verifying that parking areas will meet federal and state accessibility standards, signed and stamped by a civil engineer, shall be submitted.
7. Building Permit applications shall be submitted and approved for the proposed storage building and the shop addition. Said building permits must be submitted within twenty-four (24) months of the approval of this document.

SECTION FIVE: This Ordinance shall be in full force and effect upon its adoption by the County Board of DeKalb County, Illinois.

PASSED BY THE COUNTY BOARD THIS 20TH DAY OF NOVEMBER, 2024, A.D.

ATTEST:

SIGNED:

Tasha Sims
DeKalb County Clerk

Ellingsworth Webb, Chair
DeKalb County Board

Legal Description of the Subject Property

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF MARSELUS SUBDIVISION ACCORDING TO THE PLAT THERE OF RECORDED ON BOOK "O" OF PLATS, PAGE 78 AS DOCUMENT #348600; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 AND SAID EAST LINE EXTENDED 220 FEET; THENCE EASTERLY PARALLEL TO THE CENTER LINE OF U.S. ROUTE #34, 151 FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5 A DISTANCE OF 69.5 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 1, 2, AND 3 OF SAID MARSELUS SUBDIVISION FOR THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 15 MINUTES 32 SECONDS WEST ALONG SAID LAST DESCRIBED COURSE, 288.24 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. ROUTE #34 RIGHT OF WAY; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 14,383.60 FEET, A DISTANCE OF 81.20 FEET TO A POINT ON AN OLD CLAIM LINE, WHOSE CHORD BEARS NORTH 81 DEGREES 02 MINUTES 26 SECONDS EAST 81.20 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 29 SECONDS EAST ALONG SAID OLD CLAIM LINE A DISTANCE OF 1538.48 TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, 10.10 CHAINS (666.60FEET) WEST OF THE CENTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 21 MINUTES 05 SECONDS WEST ALONG SAID SOUTH LINE, 1737.80 FEET TO A POINT IN THE CENTER LINE OF GLETTY ROAD; THENCE NORTH 16 DEGREES 37 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE, 723.06 FEET TO A POINT; THENCE SOUTH 73 DEGREES 32 MINUTES 48 SECONDS EAST, 30.46 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GLETTY ROAD; THENCE NORTH 24 DEGREES 59 MINUTES 03 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 101.12 FEET; THENCE NORTH 18 DEGREES 21 MINUTES 45 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 191.37 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 OF MARSELUS SUBDIVISION; THENCE NORTH 77 DEGREES 11 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOTS 1, 2 AND 3 AND THE EASTERLY EXTENSION OF SAID SOUTH LINE, 1361.98 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF SANDWICH, DEKALB COUNTY, ILLINOIS.

P.I.N.s: 19-35-153-003, 19-35-128-009, & 19-35-128-010

**Ag Tech Services, Inc. - SA-24-06
Petition for Special Use - Expansion of Existing Use
Report and Recommendations**

Petition: SA-24-06
Date of Hearing: October 31, 2024
Published Hearing Time: 1:00 p.m.

Location: Five Seasons Room
DeKalb Co. Community Outreach Building
2500 North Annie Glidden Road
DeKalb, IL

Report of Proceedings and Recommendation

I. Summary of Proceedings

Ag Tech Services, Inc. has submitted an application for special use in order to continue operations under an existing special use, but with a requested expansion. The property is located at 966 W. Church Street, Sandwich, Sandwich Township. Petitioner was granted a special use in DeKalb County Ordinance 2004-20, but seeks to expand operations in excess of the ten-percent (10%) threshold, thus requiring an application for an amendment. Petitioner seeks to add a 20,000 square foot cold-storage shed, and a 7,200 square foot addition to an existing structure, in two phases.

The property is zoned A-1, Agricultural, and as an agri-business, the requested use would not be in conflict with the Unified Future Land Use Plan for the County. The property location is within the 1.5 extra-territorial jurisdiction of the City of Sandwich, as it was when the original special use was granted for its current operations.

At the hearing, present for the County were Derek Hiland, DeKalb County Planning Director, and Marcellus Anderson, Assistant Director. Drew Hallman, Sales Manager, and Gene Frieders, Owner/Operator, appeared on behalf of Ag Tech Services, Inc., to present their petition.

Received into the record at hearing were the following documents and information:

1. Public Notice and the legal description of the subject property.
2. DeKalb County Staff Report, with staff comments and recommendations, and attachments.
3. Correspondence from Greg Maurice of the DeKalb County Health department indicating no objection.
4. The petition and attachments submitted by Ag Tech Services, Inc.
5. Email correspondence from Rick Whitecotton, 4th Ward Alderman, Sandwich, indicating his support for the application.
6. Correspondence from City of Sandwich in opposition to the application.

After a brief introduction of the nature of the petition by Assistant Director Anderson, Petition presented their information.

Petitioner testified that the business has outgrown the abilities of the present structures to meet the needs of customers and their operations. They will be seeking to expand operations, and add employees should the amendment be granted by the County. They presented evidence of additional safety measures, such as a 30ft by 30ft safety building to function as a fire-wall corridor, and described the steel-clad fire door to be utilized. The petitioner indicated that the additional space requested will increase the safety of operations, so that repair and replacement of machinery can be conducted in a larger work environment.

At hearing, Rhonda Henke of Mayfield Township asked about the timeline for completion. Petitioner indicated that phase 2 of the project should be completed in a year or two. County staff recommended that if approved, a two-year requirement for all applications and permits to be submitted should be enacted.

Mr. Rick Whitecotton, 4th Ward Alderman, submitted email correspondence in favor of the application.

The City of Sandwich submitted correspondence in opposition, noting the expansion of many types of operations within the 1.5 extra-territorial jurisdiction of the City, if continued, would inhibit the City from annexing or expanding along that corridor. I would note that the City of Sandwich, in its correspondence, indicates that the City identifies this property as "Commercial" in its Comprehensive Plan, as does County Staff in their report.

II. Analysis of Section 53-I-2.B.3 Criteria

1. The proposed special use complies with all applicable provisions of the applicable district regulations.

I find that the proposed Special Use for the petition can or will comply with all applicable district regulations.

2. 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 the public welfare at large.

I find that the proposed Special Use for the petition will not be unreasonably detrimental to the value of other property in the neighborhood, or the public welfare at large.

3. The location and size of the special use, the nature and intensity of the operation involved in 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 the 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:

A. The location, nature and height of buildings, structures, walls, and fences on the site; and

B. The nature and extent of proposed landscaping and screening on the proposed site.

I find that the location, nature, and height of buildings, structure, walls, and structures on the site, and the nature and extent of the current and proposed expansion of operations on the site is appropriate and consistent with its present use, and will not dominate the immediate neighborhood so as to prevent the development and use of neighboring properties.

4. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.

Petitioner has or will address these issues in a satisfactory manner consistent with the standards set forth in these regulations, in the opinion of the hearing officer.

5. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

There was no information submitted indicating any property issues concerning drainage.

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice, or 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 are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of DeKalb County.

The proposed use is deemed consistent with good planning practice, and as an agri-business is not in conflict with Unified Future Land Use Plan of DeKalb County, and the stated goals of the City of Sandwich, both of which recommend commercial use of the property.

III. Recommendations

Based on the above and foregoing, I hereby recommend that the application for Special Use in Petition SA-24-06 be approved by the County. This recommendation is conditioned on Petitioner complying with the recommendations from County Staff, completion of the project in substantial compliance with the plans and proposals submitted in their application and discussed at hearing, and full compliance with all building code requirements, costs, and fees, including well and septic. Petitioner to obtain all necessary agreements and permissions, as may be necessary, to insure his operations are in compliance with the County Code. I further agree with the County that all applicable fees and applications for permits for the planned two phases of the project be submitted within the 24-month period recommended by County Staff.

Respectfully submitted,



Dale J. Clark
Hearing Officer



Community Development Department
110 E Sycamore St.
Sycamore, IL 60178
T: 815-895-7188
www.dekalbcounty.org

Office Use Only

File no: _____ - _____ - _____
Date of Application: ____/____/____
Received By: _____
Initial Deposit: \$ _____

APPLICATION FOR ZONING ACTIONS:

MAP AMENDMENTS, SPECIAL USES, VARIATIONS, ETC.

Name of Applicant(s): AG TECH SERVICES INC.
Address: 966 W. CHURCH ST. **City:** SANDWICH
State, Zip: IL 60548 **Phone:** 815-786-2193
Email: agtechseed@gmail.com

Primary Contact (if different from applicant): DREW HALLMAN, GENE FRIEDERS
Address: 966 W. CHURCH ST. **City:** SANDWICH
State, Zip: IL 60548 **Phone:** 815-791-3958 DREW
Email: agtechseed@gmail.com

Owner of Property (if different from applicant): GENE FRIEDERS / LTF FAMILY TRUST
Address: 966 W. CHURCH ST. **City:** SANDWICH
State, Zip: IL 60548 **Phone:** 815-786-2193
Email: gene.f@agtechil.com

Subject Property Information:

Address (or description of location if no address exists) of subject property: WEST OF CURRENT
SHOP LOCATED AT 966 W. CHURCH ST.
Parcel Number(s): 1935153003, 1935138009, 193512810
Existing Zoning District: A1
Existing Use: SPECIAL USE AG
Size of Subject Property: 38 ACRES

PROPOSED ZONING ACTION(S):

Map Amendments: _____

_____ FP/C, Floodplain / Conservation District

_____ PD-R, Planned Development Residential

_____ PD-I, Planned Development Industrial

_____ A-1, Agricultural District

_____ PD-C, Planned Development Commercial

_____ MXD, Mixed Use Development

Special Uses: ✓

Proposed Special Use(s): WE ARE EXPANDING DUE TO GROWTH. IN NEED
OF COLD STORAGE FOR SEED AND FARM EQUIPMENT.

Use Variance: _____

Variations: _____

Bulk Variance(s): Setback: _____ Height _____ Other: _____

Existing Requirement: _____

Requested Requirement: _____

or

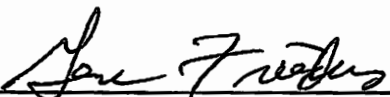
Variance from the Non-Conforming Regulations: _____

Existing Requirement: _____

Requested Requirement: _____

Notice: Permit recipients are required to comply with the Human Trafficking Resource Center Notice Act (775 ILCS 50/1, *et seq.*) to the extent that it applies to them. A State of Illinois model notice can be found at <https://www.dhs.state.il.us/page.aspx?item=82023>.

The Undersigned grants the DeKalb County Community Development Director or their designee and the Hearing Officer permission to enter the property described on this application for the purpose of inspection.

 _____

Owner or Authorized Agent

9-24-24

Date

Pursuant to the requirements of State Statutes (55 ILCS 5/5-1209), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide all the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association. (May be attached)

LJF FAMILY TRUST - JILL BALAS 2908 ERNEST DR. SANDWICH IL 60548



Community Development Department

110 E Sycamore St.

Sycamore, IL 60178

T: 815-895-7188

www.dekalbcounty.org

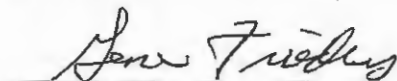
SPECIAL USE REQUESTS

Please provide written responses to the following questions and attach to a signed and dated copy of this sheet:

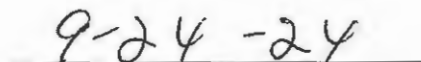
1. Will the proposed Special Use comply with all applicable provisions of the applicable district regulations?
2. Will the proposed Special Use be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large?
3. Will the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, or the location of the site with respect to the street giving access to it be such that the Special Use will 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 would so dominate the immediate neighborhood, consideration shall be given to:
 - a. What are the location, nature and height of buildings, structures, walls and fencing on the site?
 - b. What is the nature and extent of proposed landscaping and screening on the proposed site?
4. Will the proposed Special Use comply with off-street parking and loading area standards?
5. Address drainage, utility and other such necessary facilities that have been or will be provided.
6. Can the proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; conform, in all other respects, to the applicable regulations of the district in which it is located; and, be deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County?

Notice: Permit recipients are required to comply with the Human Trafficking Resource Center Notice Act (775 ILCS 50/1, *et seq.*) to the extent that it applies to them. A State of Illinois model notice can be found at <https://www.dhs.state.il.us/page.aspx?item=82023>.

The undersigned grants the DeKalb County Community Development Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.



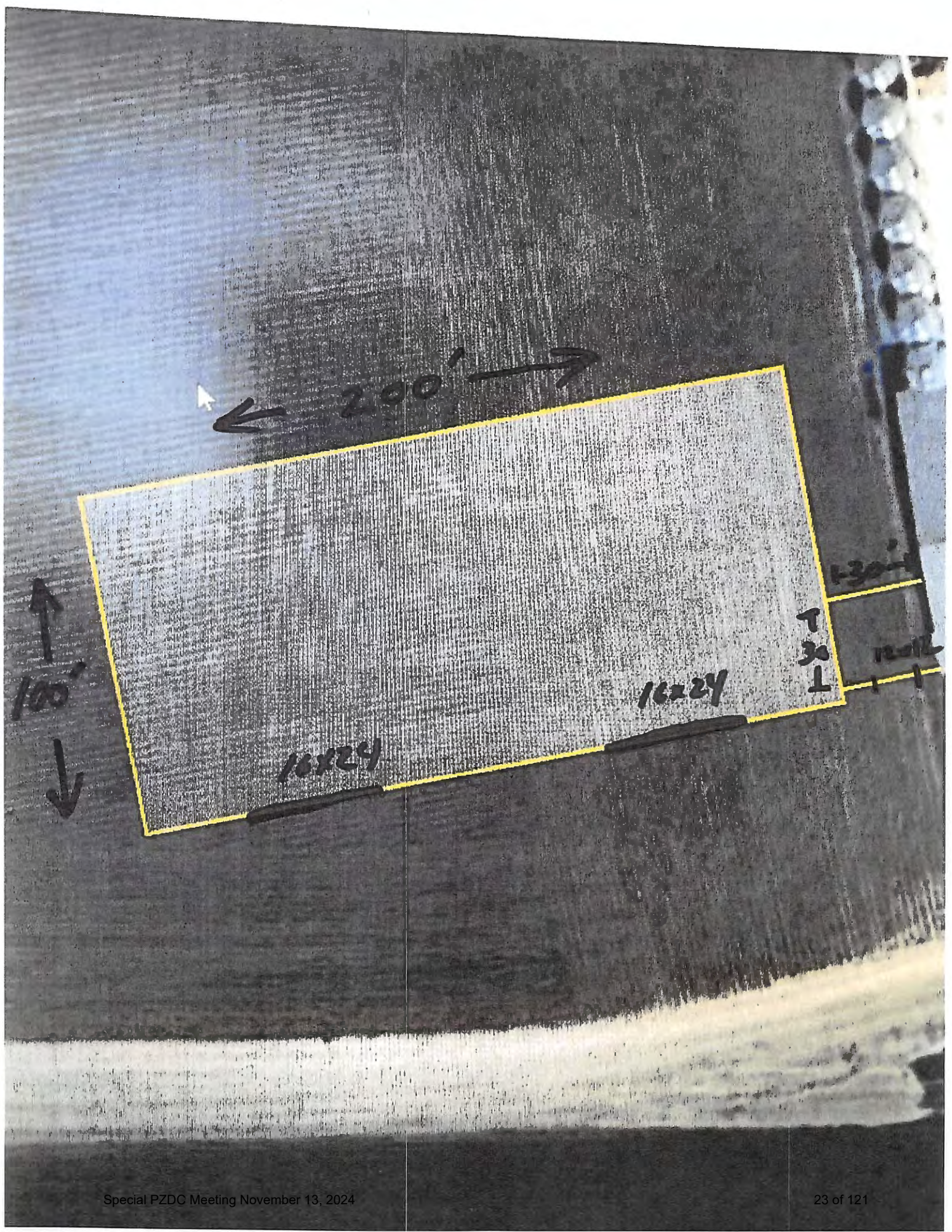
Owner or Authorized Agent

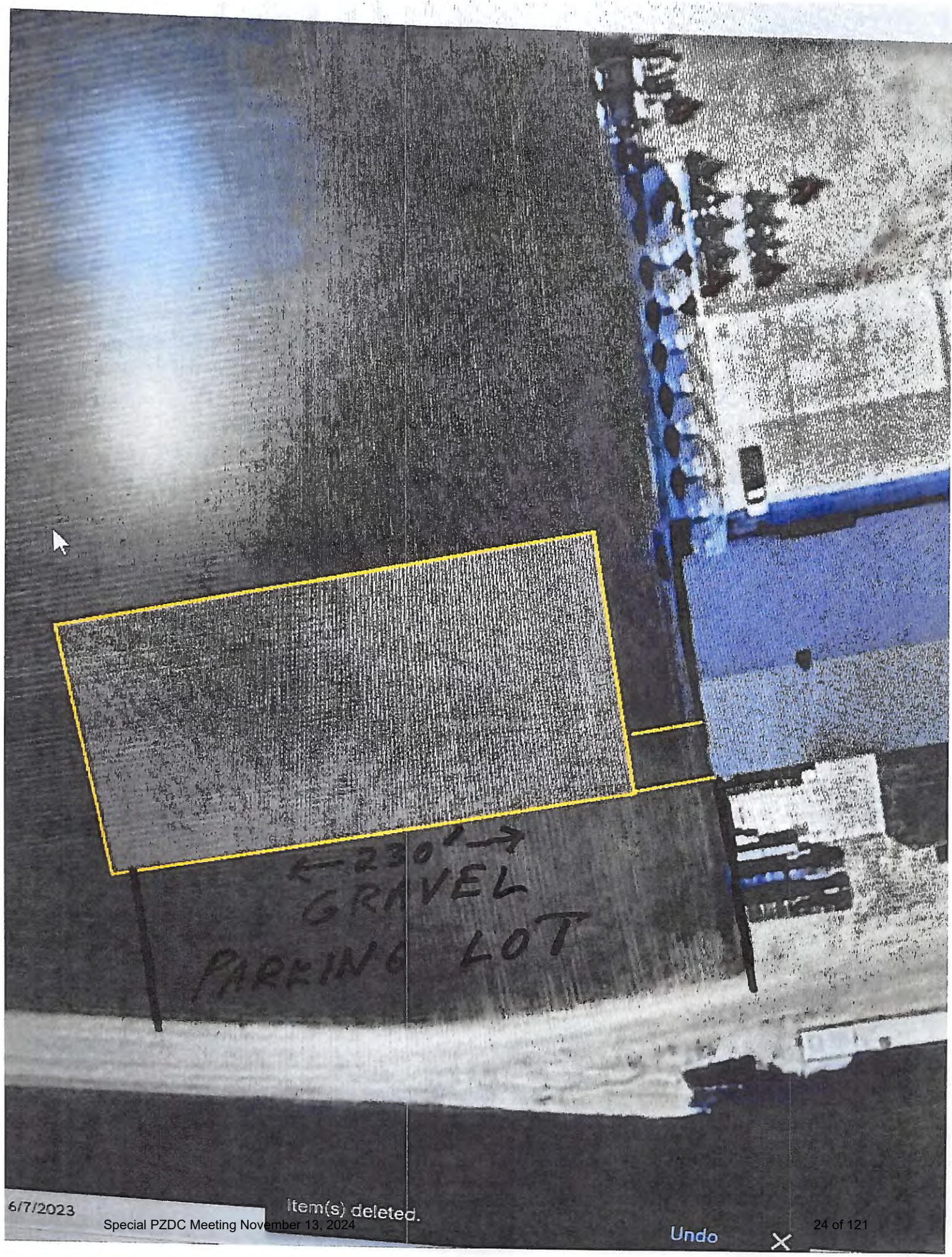

Date

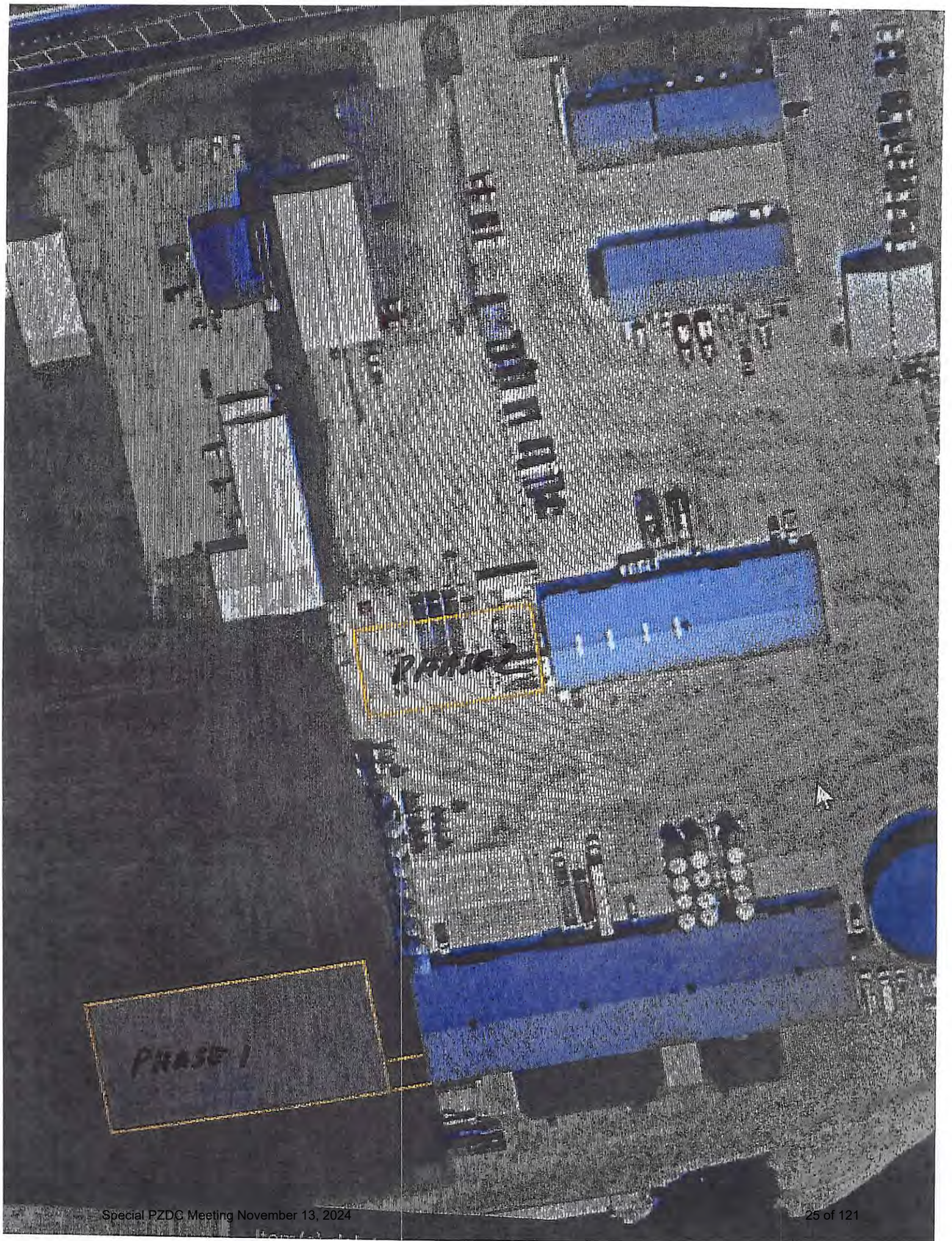
SPECIAL USE REQUEST

- 1. Yes. We will comply with all of the applicable provisions and regulations.**
- 2. No. The special use will not negatively impact neighbors or public welfare.**
- 3. No. The building will be accessed by the drive off Gletty Rd, and there will be no additional traffic by adding this storage space.**
- 3a. Located north side of parcel 1935153003 roughly 30' to roof peak and 18' interior walls.
No fencing**
- 3b. No landscaping. Gravel parking on south side of proposed building. We would continue using gravel as our surface due to having agriculture equipment on it.**
- 4. Yes. It will comply with off street parking and loading areas.**
- 5. Yes. Drainage and utilities have been taken care of.**
- 6. Yes. The new building will match the existing buildings and have a great visual appearance for the facility, and surrounding neighbors.**

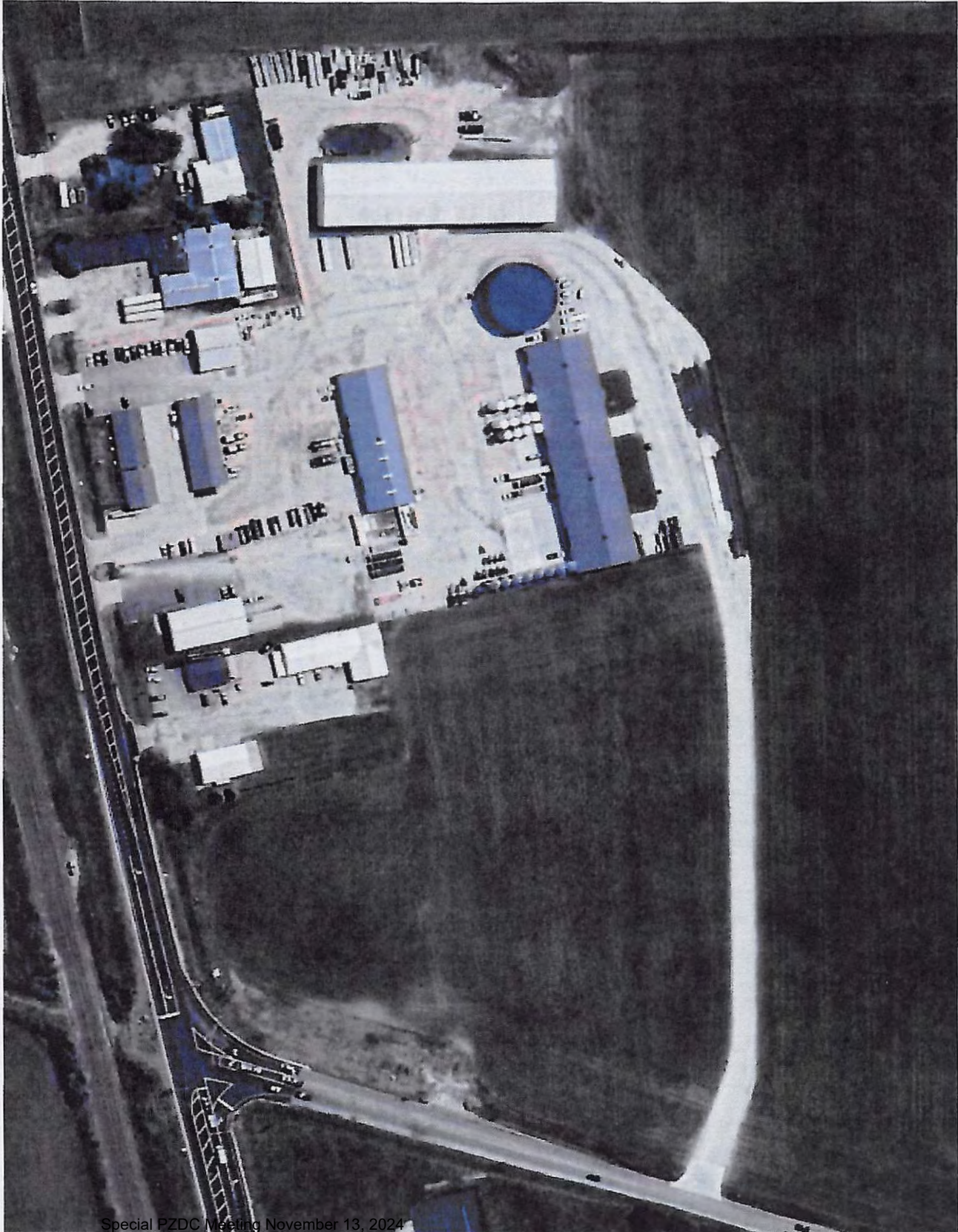
Ag Tech Services Inc. is an A1 special use agribusiness located in Sandwich. We are looking to expand due to growth. We have added additional employees to help with our consistent growth. The proposed phase 1 project will be for a cold storage shed. It will be used to store seed corn and soybeans as well as agriculture equipment. Both buildings visual appearance will match our existing buildings. Phase 1 will be the storage shed located west of the current seed shed. We plan on starting this building first once we receive permits. Phase 2 will be projected to start next summer. This will be an expansion on our current shop located on the west side of the building located north of the seed shed and west of that building. We have also out grown our current shop and need to add this additional building to have more space to work on our larger farm equipment. They will be built by FBI Buildings. Dimensions on phase 1 will be 100 by 200 feet wide and phase 2 60 by 120 feet long located on the north side of parcel 1935153003. (see attached picture of proposed site plan)







N ←





COMPASS

Community Online Map Property And Search Site



Address and Owner

Site Address
GLETTY RD SANDWICH

Mailing Address (On Most Recent Tax Bill)
LJF FAMILY TRUST
C/O GENE FRIEDERS 966 W CHURCH ST SANDWICH IL

Current Owner
GENE R FRIEDERS
LJF FAMILY TRUST

Parcel Number
1935153003

Property Description [Questions](#)

Acreage
21.81

Lot Dimensions

Brief Property Description
LOT 1 OF 6 - PLAT OF PT SEC 35 - T37N R5E

Land Use Information

Land Use Description

Property Class Description
0021 Farmland





COMPASS

Community Online Map Property And Search Site



Address and Owner

Site Address
GLETTY RD SANDWICH

Mailing Address (On Most Recent Tax Bill)
LJF FAMILY TRUST
C/O GENE FRIEDERS 966 W CHURCH ST SANDWICH IL

Current Owner
GENE R FRIEDERS
LJF FAMILY TRUST

Parcel Number
1935153003

Property Description Questions

Acreage
21.81

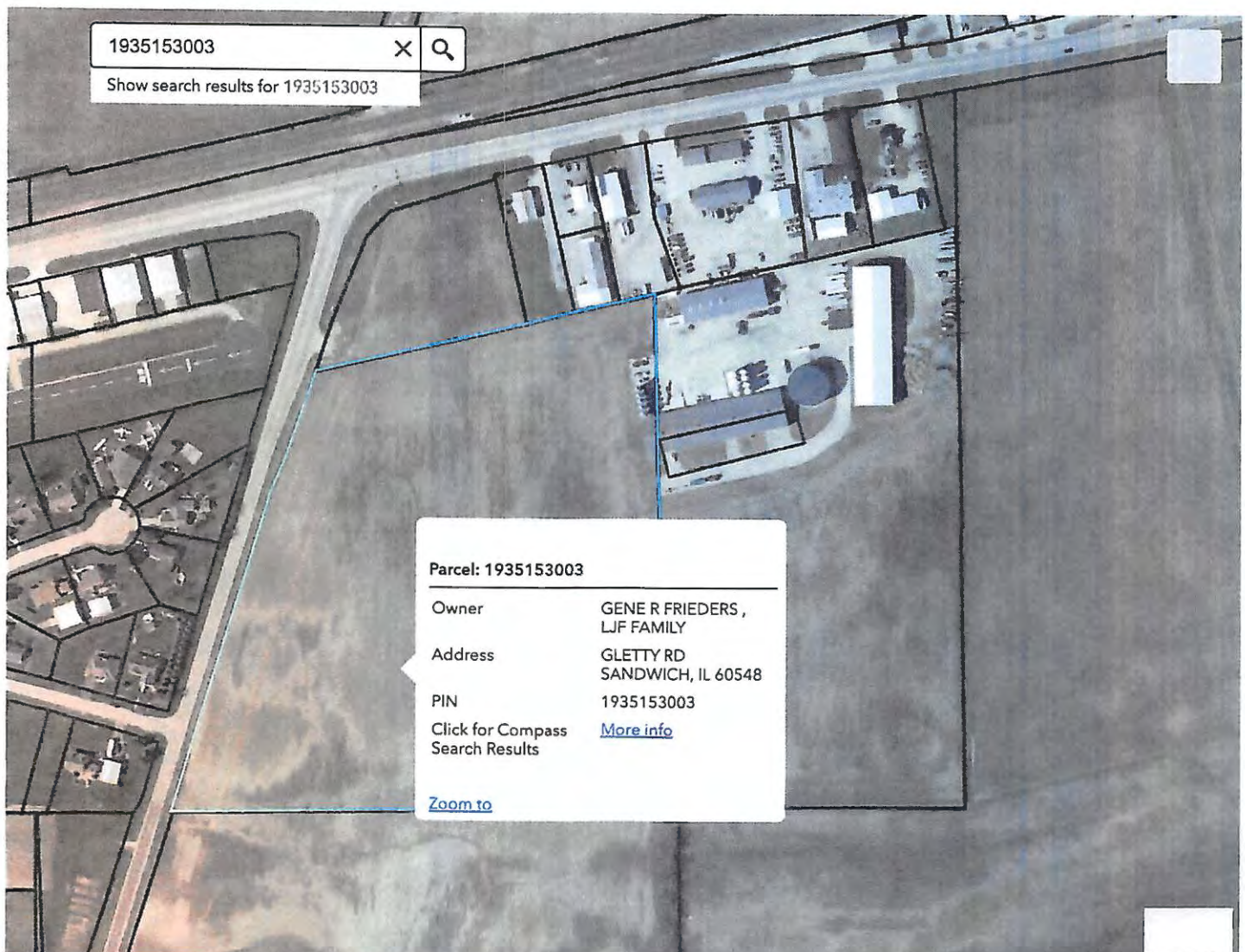
Lot Dimensions

Brief Property Description
LOT 1 OF 6 - PLAT OF PT SEC 35 - T37N R5E

Land Use Information

Land Use Description

Property Class Description
0021 Farmland



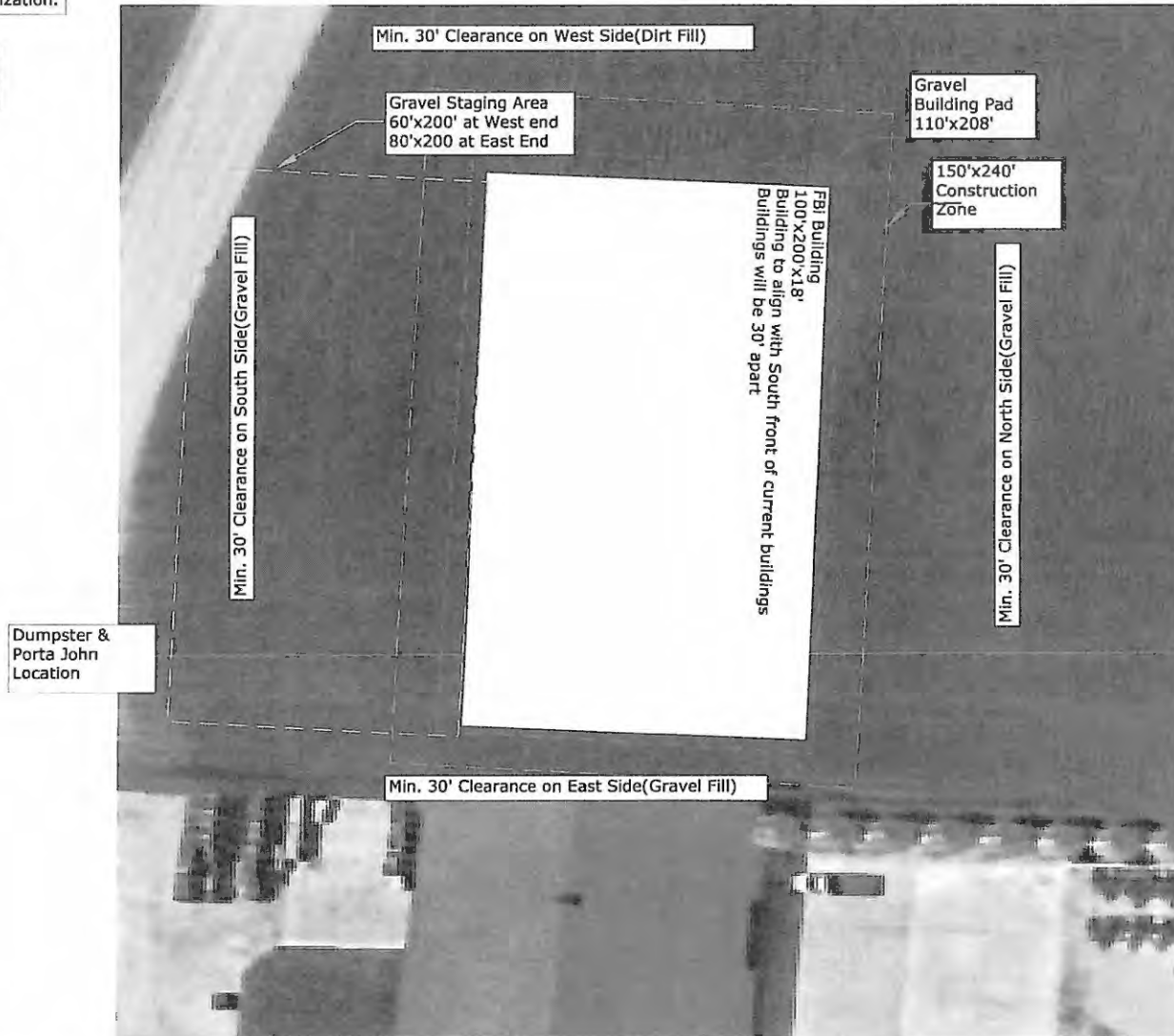
Purchaser to provide a gravel building pad, level within 8" of Finished Floor, prior to FBI mobilization.

Muddy construction zones prior to and during construction will impact total project cost and may cause schedule delays

FBI not responsible for ruts in gravel or grass due to normal equipment use.

Purchaser to repair all ruts in construction zone caused from construction activity

FBI not responsible for power washing building due to dirt from site.



Copyright:
FBI Buildings, Inc.

Building may not be shown to scale.
(Colors shown may not match actual colors.
Refer to color samples for actual colors.)

Construction Zone Checklist:

- ☐ Site Access (location, width, and type)
- ☐ Perimeter Access & Grade (dimensions, type, and grade)
- ☐ Building Pad (location, dimensions, and type)
- ☐ Staging Area (location, dimensions, and type)

- ☐ Dig in Considerations (specified)
- Gravel Backfill ☐ Yes ☐ No
- Spoils ☐ Inside ☐ Outside

- ☐ Obstructions/ Safety Hazards (location and type)
- ☐ Site Sign (location)
- ☐ Off Limit Areas (location)

Purchaser understands excess soil will be generated during the construction process, and takes responsibility for its removal. Purchaser Initials _____

Purchaser understands that any deviations from the defined site conditions when FBI mobilizes could result in a change order. Purchaser Initials _____



Purchaser Approval _____ Date _____
Seller Approval _____ Date _____
Drawing # _____

AG Tech
966 W Church St
Sandwich, IL 60548
Construction Zone

FBI
FBI Buildings, Inc.
3823 W 130th St
Remington, IN 47977
219-261-2157
www.fbibuildings.com

Date: 00/00/00
Name: XXX
Rev 0

PRELIMINARY
THESE DRAWINGS
ARE FOR
REVIEW ONLY
These drawings are
not complete and
are not to be used
for construction.

CZ-101



Copyright:
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(Colors shown may not match actual colors.
Refer to color samples for actual colors.)

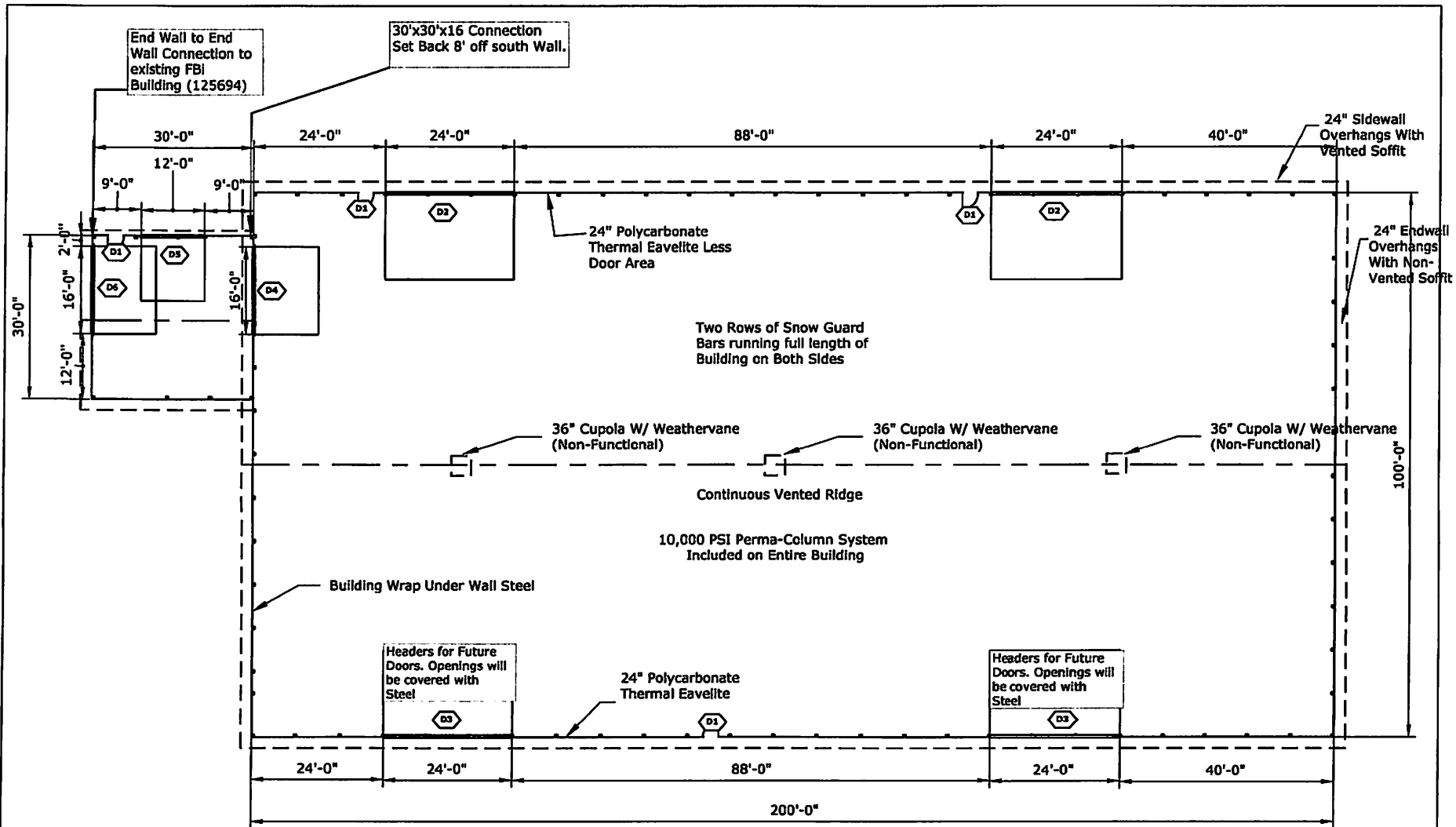
X	Purchaser Approval	Date
X	Seller Approval	Date
	Drawing #	

AG Tech 966 W Church St Sandwich, IL 60548

FBI
 FBI Buildings, Inc.
 3823 W 1800 S
 Remington, IN 47577
 219-261-2157
www.fbibuildings.com

Date : 00/00/00
 Name: XXX
 Rev 0

PRELIMINARY
 THESE DRAWINGS
 ARE FOR
REVIEW
ONLY
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 are not to be used
 for construction.



FLOOR PLAN

FBI Building 100' x 200' x 18' I.C.
30'x30'x16 I.C. Connection

Sidewall Columns & Trusses Space at 8' O.C. Designed for 25 psf Ground Snow Load

Copyright:
FBI Buildings, Inc.

Building may not be shown to scale.
(Colors shown may not match actual colors.
Refer to color samples for actual colors.)

General Notes:
Gutters - Yes 6"
Wainscot - Yes Depth 36"
OSB & Felt - No

Door Schedule:
D1 - 3' x 6'-8" Steel Insulated Walk Door
D2 - 24' x 16' OHD Frame Out (Door Not Included)
D3 - 24' x 16' OHD Frame Out Covered with Steel Header only (Door Not Included)
D4 - 16' x 12' Frame Out For Fire Door (Door Not Included)
D5 - 12' x 12' OHD Frame Out (Door Not Included)
D6 - 16' x 12' Framed Opening Only

Window Schedule:
W1 - None
W2 -
W3 -
W4 -
W5 -

North

Buyer Approval	Date
Seller Approval	Date
Drawing #	

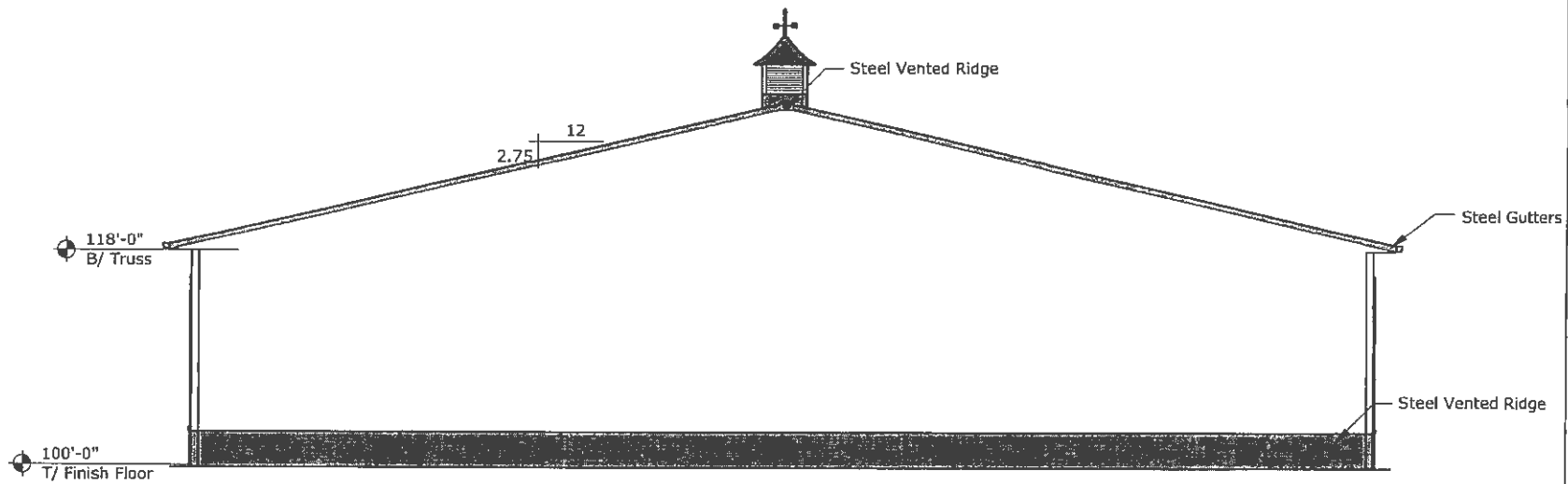
AG Tech 966 W Church St Sandwich, IL 60548	Floor Plan
--	------------



Date : 00/00/00
Name: XXX
Rev 0

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are not to be used
for construction.

A-101



WEST ELEVATION



NORTH ELEVATION

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Fbi Buildings, Inc.

Building may not be shown to scale.
(Colors shown may not match actual colors.
Refer to color samples for actual colors.)

Purchaser Approval	Date
Seller Approval	Date
Drawing #	

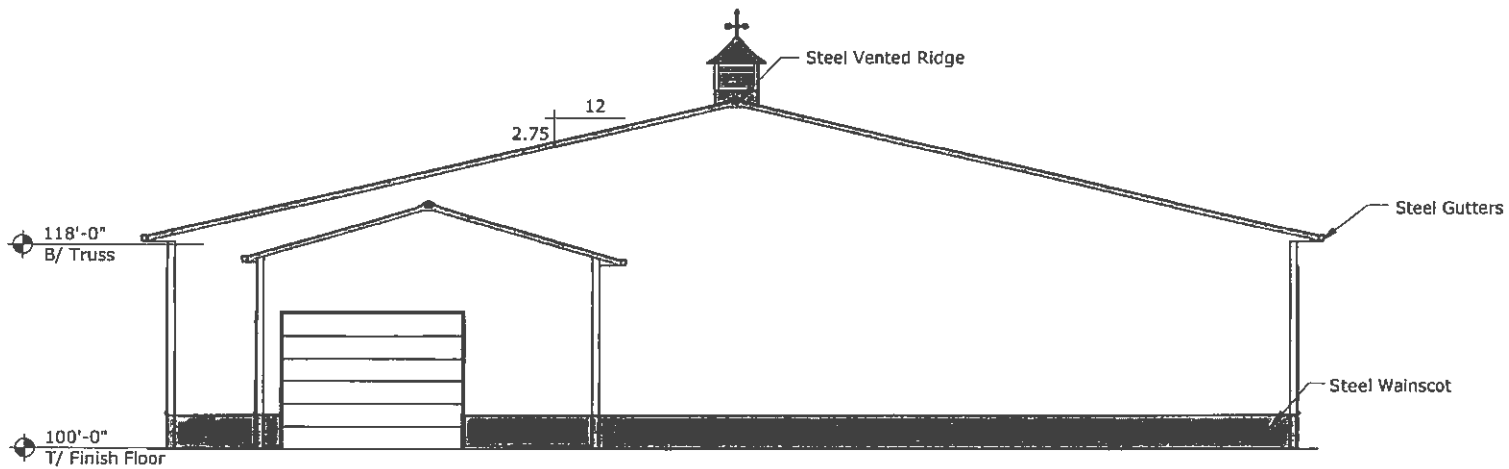
AG Tech
966 W Church St
Sandwich, IL 60548
Elevation Plan

FBI
Fbi Buildings, Inc.
3823 W 1800 S
Remington, IN 47977
219-261-2157
www.fbibuildings.com

Date : 00/00/00
Name: XXX
Rev 0

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for construction.

A-201



EAST ELEVATION



SOUTH ELEVATION

Copyright:
FBI Buildings, Inc.

Building may not be shown to scale.
(Colors shown may not match actual colors.
Refer to color samples for actual colors.)

XC	Purchaser Approval	Date
XC	Seller Approval	Date
	Drawing #	

AG Tech 966 W Church St Sandwich, IL 60548	Elevation Plan
---	-----------------------



Date : 00/00/00
 Name: XXX
 Rev 0

PRELIMINARY
 THESE DRAWINGS
 ARE FOR
REVIEW
ONLY

These drawings are
 not complete and
 are not to be used
 for construction.

A-202

Copyright:
 FBI Buildings, Inc.
 Building may not be shown to scale.
 (Colors shown may not match actual colors.
 Refer to color samples for actual colors.)

"Conceptual
 Only actual
 details may
 vary"

X: _____ Purchaser Approval	_____ Date
X: _____ Seller Approval	_____ Date
Drawing # _____	

AG Tech 966 W Church St Sandwich, IL 60548	Sections and Details
--	----------------------



Date :	00/00/00
Name:	XXX
	Rev 0

PRELIMINARY
 THESE DRAWINGS
 ARE FOR
REVIEW
ONLY
 These drawings are
 not complete and
 are not to be used
 for construction.

A-401

ITEM 5B



Community Development Department

110 East Sycamore Street

Sycamore, IL 60178

(815) 895-7188

communitydevelopment@dekalbcounty.org

MEMORANDUM

TO: Planning, Zoning and Development Committee

FROM: Marcellus Anderson
Assistant Planner

DATE: November 5, 2024

SUBJECT: The Green Farm
Juan Chavez & Elia Ramirez
Special Use
Petition PI-24-07

Juan Chavez and Elia Ramirez are seeking to establish and operate an event venue, to be known as the Green Farm, on their property located at 15742 Perry Road, in Pierce Township. The subject property is 10.42-acres in area and is zoned A-1, Agricultural District

DeKalb County Hearing Officer Dale Clark conducted a public hearing on October 31, 2024, at which the petitioners presented evidence, testimony, and exhibits in support of the petition, and wherein two members of the public asked questions regarding the project and no members of the public spoke for or against the project. The Hearing Officer has forwarded his Findings of Fact and Recommendation, and has recommended that the petition be approved with conditions.

The Planning, Zoning and Development Committee is requested to consider the application, the Findings of Fact and Recommendation of the Hearing Officer, and to make a recommendation to forward to the full County Board for action, and may recommend approval, approval with conditions, or denial of the requests.

MOA:moa

P:\Zoning\Special Uses\P&ZMemos\2024\PI-24-07 The Green Farm.docx

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

ORDINANCE O2024-16

**AN ORDINANCE APPROVING
A SPECIAL USE PERMIT FOR AN EVENT VENUE
ON PROPERTY LOCATED AT 15742 PERRY ROAD
IN PIERCE TOWNSHIP**

WHEREAS, Juan Chavez and Elia Ramirez are seeking a Special Use Permit to establish and operate an event venue on the 10.422-acre property located at 15742 Perry Road, In Pierce Township, said subject property being legally described as shown in Exhibit “A”, attached hereto; and

WHEREAS, following due and proper notice by publication in the Daily Chronicle not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all owners of property abutting the subject property at least ten (10) days prior thereto, the DeKalb County Hearing Officer conducted a public hearing on October 31, 2024, at which the petitioners presented evidence, testimony, and exhibits in support of the petition, and wherein two members of the public asked questions regarding the project and no members of the public spoke for or against the project; and

WHEREAS, the Hearing Officer having considered the evidence, testimony and exhibits presented has made his findings of fact and recommended that the Special Use Permit be granted with conditions, as set forth in the Report of Proceedings and Recommendation of the DeKalb County Hearing Officer, a copy of which is appended hereto as Exhibit “B”; and

WHEREAS, the Planning, Zoning, & Development Committee of the DeKalb County Board having considered the testimony and exhibits from the public hearing and having considered the findings of fact and recommendation of the Hearing Officer, has forwarded to the County Board a recommendation of approval, with conditions, of an ordinance to grant the Special Use Permit; and

WHEREAS, the DeKalb County Board having considered the Report of Proceedings and Recommendation of the Hearing Officer and the recommendation of the Planning, Zoning, & Development Committee, and has determined that granting the Special Use Permit to allow the operation of an event venue would be consistent with the requirements established by Section 53-I-2.B.3 of the DeKalb County Code;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The Report of Proceedings and Recommendation of the DeKalb County Hearing Officer, Exhibit “B”, attached hereto, is hereby adopted as the findings of fact and conclusions of the DeKalb County Board.

SECTION TWO: Based on the Findings of Fact set forth above, the request for a Special Use Permit for an event venue on the subject property located at 15742 Perry Road, in Pierce Township, is hereby approved for property being legally described in Exhibit “A” attached hereto.

SECTION THREE: This approval of a Special Use Permit is subject to the following conditions:

1. The event venue shall be developed and operated in substantial conformance with the plans and materials submitted in the application for the Special Use Permit and presented at the public hearing, and as revised by the County Board.
2. The special use shall include: the eastern half of the barn; the existing corn crib; the open area north of the stables; and the two paddocks south of the barn and stables.
3. The remaining areas of the property shall be reserved for the private use of the residents and not used for event activities. These areas shall be properly locked and secured from public access. If in the future the petitioners wish to incorporate these areas as part of the event venue, they have to seek and received approval for an amendment to the special use ordinance.
4. Events:
 - a. The venue shall host no more than one (1) event on a given day.
 - b. The maximum attendance for an event shall be no more than 250 persons.
 - c. Events occur during the following times:
 - i. Monday through Thursday: 1:00 pm to 8:00 pm,
 - ii. Friday: 2:00 pm to 11:00 pm,
 - iii. Saturday: 12:00 pm to 11:00 pm, and
 - iv. Sunday: 12:00 pm to 11:00 pm.
 - d. Staff would recommend as a condition of approval that all event noises be terminated at least thirty (30) minutes prior to business hours expiring. All event noises shall be in compliance with applicable state and county noise level requirements.
5. The requirement that the parking area (to be located within the southwest paddock) be paved, curbed, and contain interior landscaping shall be waived. However, the gravel parking spaces shall be provided with wheel stops, and screening shall be provided along the western side of this parking area.
6. The driveway providing access to the property shall be widened and paved, as shown on the proposed site plan, however the requirement for curbing shall be waived.
7. Permits – The following permits and approvals shall be obtained prior to operation:
 - a. A Site Development Permit

- b. Building Permits for each of the buildings and structures, existing or proposed, to be constructed, installed, modified, or used in the operation of the use. All said buildings and structures will have to be shown to be in compliance with the currently adopted Building Code for commercial buildings, including provisions for fire protection. All Building Permits must be prepared, signed and stamped by an Illinois licensed Architect or Engineer.
- c. Sign Permits for any proposed signage.
- d. Copies of the Accessibility Compliance Forms completed, signed, and sealed by an architect or engineer registered with the State of Illinois, verifying that all public areas, including but not limited to: the buildings and structures accessible to the public; outdoor public gathering areas; and the parking area, will meet the required Federal and State Accessibility Codes.
- e. A building permit detailing the lighting to be installed on site. All lighting must not create a point source of glare onto the nearby roadways or neighboring properties.
- f. Verification that they have received all the required permits and approvals from the DeKalb County Health Department.
- g. Verification that the petitioners have received the necessary approvals for the plumbing from the State Plumbing Inspector.
- h. If any alcohol is to be served, consumed, or sold on the property, the appropriate Liquor License is required to be applied for, approved by, and maintained with the DeKalb County Clerk.

SECTION FIVE: This Ordinance shall be in full force and effect upon its adoption by the County Board of DeKalb County, Illinois.

PASSED BY THE COUNTY BOARD THIS 20TH DAY OF NOVEMBER, 2024, A.D.

ATTEST:

SIGNED:

Tasha Sims
DeKalb County Clerk

Ellingsworth Webb, Chair
DeKalb County Board

Legal Description of the Subject Property

THAT PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER THAT IS 840.0 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG SAID NORTH LINE, 660.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLE TO SAID NORTH LINE, 687.85 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, 660.0 FEET; THENCE NORTHERLY, 687.85 FEET TO THE POINT OF BEGINNING, IN PIERCE TOWNSHIP, DEKALB COUNTY, ILLINOIS.

P.I.N. 12-22-200-009

**Juan Chavez and Elia Ramirez - PI-24-07
Petition for Special Use - Event Venue
Report and Recommendations**

Petition: PI-24-07
Date of Hearing: October 31, 2024
Published Hearing Time: 2:00 p.m.

Location: Five Seasons Room
DeKalb County Community Outreach Building
2500 North Annie Glidden Rd. .
DeKalb, IL

Report of Proceedings and Recommendation

I. Summary of Proceedings

Juan Chavez and Elia Ramirez have submitted an application for special use in order to develop their property as an event venue, called The Green Farm. The property is located at 15742 Perry Road, Pierce Township. The property is zoned A-1, Agricultural District.

At hearing, present for the County were Derek Hiland, DeKalb County Planning Director, and Marcellus Anderson, Assistant Director. The Petitioners, Elia Ramirez and Juan Chavez were present and testified on behalf of their application.

Received into the record at hearing were the following documents and information:

1. Public Notice and the legal description of the subject property.
2. DeKalb County Staff Report, with staff comments and recommendations, and attachments.
3. Correspondence from Greg Maurice of the DeKalb County Health Department indicating no objection to the application, but noting further evaluation of the property will be required by the Department if the project is permitted to move forward.
4. The petition and attachments submitted by Petitioners, with attachments, including a copy of the powerpoint presentation.

Exhibit B

After a brief recitation of the nature of the hearing by Assistant Director Anderson, the Petitioners presented their information.

Ms. Ramirez stated that they intended to offer only one event per day on the property, and it will not be considered an open public event facility. She stated that the number of persons present at each event would be a maximum of 250. They envision using the eastern half of the barn, the corn crib, the open area to the north on the property, and the two paddocks south of the central barn. General parking would be located at the southwestern paddock area, which would be gravel-covered and accommodate the required 100 parking spaces, including the required 4 handicap-accessible spaces. She delineated the areas that would not be open to the public on the property as well.

Ms. Ramirez stated that they would comply with all County health regulations and all other applicable code requirements. They would use licensed electricians and plumbers to install the necessary systems, subject to the requirements of the County Health Department. She indicated a fire-safety system would be installed, and lighting would be positioned so as to reduce glare to surrounding properties.

Ms. Ramirez stated they do not intend to use a kitchen facility, but rather will have the events catered and will provide a list of approved caterers, if requested.

Ms. Ramirez provided a proposed schedule of times for events in her presentation as follows, which would apply to the year-round operations:

Monday - Thursday: 1:00 p.m. to 8:00 p.m.

Friday: 2:00 p.m. to 11:00 p.m.

Saturday: 12:00 p.m. to 11:00 p.m.

Sunday: 12:00 p.m. to 10:00 p.m.

In their petition, they discussed having events conclude at midnight, but at hearing agreed to the recommendation of County Staff that all events conclude no later than 11:00 p.m., with all event noise to conclude at least 30 minutes prior to that end-time.

She described that they anticipate at least five (5) employees on any given event date to inspect and supervise the various areas to be utilized. She anticipated applying for and receiving a liquor license for the venue, if approved by the County, and would utilize a professional bartender service to administer, or any other method required by law. She also indicated the event venue would utilize licensed security guards to assist, and would prohibit disruptive behavior. She stated they would carry all applicable and necessary liability insurance.

Public Comment:

Dan Long, Pierce Township: had questions concerning the parking spaces, whether the water table could handle the proposed use, and whether music performers would be performing inside the barn or outside. Petitioner responded that most events will utilize the inside of the barn for music, but on good weather days in the summer some music may be performed outside.

Linda Long, Pierce Township: had questions concerning the flying of Mexican flags (no facts in evidence or any other relevance to the petition or application materials and the Hearing Officer instructed petitioners they did not have to respond), trash, the monitoring of alcohol distribution, and the noise volume of events. Petitioner answered the relevant questions to the satisfaction of the Hearing Officer.

Mr. and Mrs. Long own property that is approximately 2,700 feet (yard edge to yard edge) from the subject property.

II. Analysis of Section 53-I-2.B.3 Criteria

1. The proposed special use complies with all applicable provisions of the applicable district regulations.

I find that the proposed Special Use for the petition can or will comply with all applicable district regulations.

2. 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 the public welfare at large.

I find that the proposed Special Use for the petition will not be unreasonably detrimental to the value of other property in the neighborhood, or the public welfare at large.

3. 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 the 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:

- A. The location, nature and height of buildings, structures, walls, and fences on the site; and**
- B. The nature and extent of proposed landscaping and screening on the proposed site.**

I find that the location, nature, and height of buildings, structure, walls, and structures on the site, and the nature and extent of the current and proposed event uses will not dominate the immediate neighborhood so as to prevent the development and use of neighboring properties.

4. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.

Petitioner has or will address these issues in a satisfactory manner consistent with the standards set forth in these regulations, in the opinion of the hearing officer.

5. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

There was no evidence submitted that drainage will be affected, and regarding utilities Petitioner stated they will use licensed electricians and plumbers should any be required. This satisfies the Hearing Officer.

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice, or 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 are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of DeKalb County.

The proposed use is deemed consistent with good planning practice. The nature of the proposed use will have nominal impact on the agricultural land as petitioners intend to continue the ongoing horse and agricultural operations on the property, in the areas not designated for event purposes.

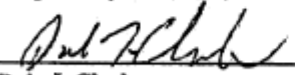
III. Recommendations

Based on the above and foregoing, I hereby recommend that the application for Special Use in Petition PI-24-07 be approved by the County. This recommendation is conditioned on Petitioner complying with the agreed-upon recommendations from County Staff, and full compliance with all building code requirements, costs, and fees, and Petitioner obtaining all necessary inspections, permits, and the like, within the time required by law.

I further recommend as follows:

1. The hours of operation shall be no later than 11:00 p.m. with all event noise to conclude at least 30 minutes prior.
2. In accordance with the County Staff recommendations, that due to the rural nature of the property, the requirement that the parking area be paved, curbed, and contain interior landscaping be waived. However, also consistent with County Staff recommendations, I recommend that the gravel parking spaces be provided with wheel stops and that screening be provided along the western side of the parking area.
3. I recommend a waiver of the otherwise applicable requirement that the driveway be curbed.
4. I recommend that there be no more than one event per day, with a maximum of 250 persons per event to be present on the property.
5. I recommend that all event noise be in compliance with applicable state and county noise level requirements.
6. The petitioners to develop the property in substantial conformance to the information presented in their application and presented at hearing.
7. The petitioners comply with the recommendations in the County Staff report.

Respectfully submitted,



Dale J. Clark
Hearing Officer



Community Development Department

110 E Sycamore St.
Sycamore, IL 60178
T: 815-895-7188
www.dekalbcounty.org

Office Use Only

File no: PZ-24-07
Date of Application: 10/2/24
Received By: [Signature]
Initial Deposit: \$ 850.00
987729

APPLICATION FOR ZONING ACTIONS:

MAP AMENDMENTS, SPECIAL USES, VARIATIONS, ETC.

Name of Applicant(s): JUAN CHAVEZ
Address: 15742 Perry Rd. City: Maple Park
State, Zip: IL 60151 Phone: 630-246-1052
Email: MegaConstruction and Painting@gmail.com

Primary Contact (if different from applicant): Elia Ramirez (wife)
Address: _____ City: _____
State, Zip: _____ Phone: 630-486-4364
Email: _____

Owner of Property (if different from applicant): _____
Address: _____ City: _____
State, Zip: _____ Phone: _____
Email: _____

Subject Property Information:

Address (or description of location if no address exists) of subject property: 15742 Perry Rd. Maple Park, IL 60151
Parcel Number(s): 12-22-200-009
Existing Zoning District: A-1
Existing Use: Horse stable and residential home
Size of Subject Property: 10.422 Acres

PROPOSED ZONING ACTION(S):

Map Amendments: _____

_____ FP/C, Floodplain / Conservation District

_____ PD-R, Planned Development Residential

_____ PD-I, Planned Development Industrial

☒ A-1, Agricultural District

_____ PD-C, Planned Development Commercial

_____ MXD, Mixed Use Development

Special Uses: ☒ _____

Proposed Special Use(s): Event Venue

Public may rent event venue barn to celebrate a special event.

Use Variance: _____

Variations: _____

Bulk Variance(s): **Setback:** _____ **Height** _____ **Other:** _____

Existing Requirement: _____

Requested Requirement: _____

or

Variance from the Non-Conforming Regulations: _____

Existing Requirement: _____

Requested Requirement: _____

Notice: Permit recipients are required to comply with the Human Trafficking Resource Center Notice Act (775 ILCS 50/1, *et seq.*) to the extent that it applies to them. A State of Illinois model notice can be found at <https://www.dhs.state.il.us/page.aspx?item=82023>.

The Undersigned grants the DeKalb County Community Development Director or their designee and the Hearing Officer permission to enter the property described on this application for the purpose of inspection.

JUAN CHAVEZ

Owner or Authorized Agent

8/21/24

Date

Disclosure of Interest

Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide all the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association. (May be attached)

Juan Adolfo Chavez Larios - 15742 Perry Rd. Maple Park, IL 60151

Elia Ramirez- 15742 Perry Rd. Maple Park, IL 60151



Community Development Department

110 E Sycamore St.

Sycamore, IL 60178

T: 815-895-7188

www.dekalbcounty.org

SPECIAL USE REQUESTS

Please provide written responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations.
2. 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 the public welfare at large?
3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street 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:
 - a. What are the location, nature and height of buildings, structures, walls and fencing on the site?
 - b. What is the nature and extent of proposed landscaping and screening on the proposed site?
4. Address off-street parking and loading area standards.
5. Address drainage, utility and other such necessary facilities that have been or will be provided.
6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or 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 conforms to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

Notice: Permit recipients are required to comply with the Human Trafficking Resource Center Notice Act (775 ILCS 50/1, *et seq.*) to the extent that it applies to them. A State of Illinois model notice can be found at <https://www.dhs.state.il.us/page.aspx?item=82023>.

The undersigned grants the DeKalb County Community Development Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.

JUAN CHAVEZ
Owner or Authorized Agent

10/2/2024
Date

MAP AMENDMENT REQUESTS

Please provide responses to the following statements:

1. The location of property in relation to the DeKalb County Comprehensive Land Use Plan Map.

Residential
1-Ag

2. The existing use of property within the general area of said property.

Residential
1-Ag

3. The zoning classification of property within the general area of the property in question.

Current zoning classification is residential 1-Ag

We are proposing for the land to be classified as commercial and residential.

4. The suitability of the property in question for the uses permitted under the existing zoning classification.

5. The trend of development in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning clarification. Residential / 1-Ag

The Hearing Officer shall not recommend the adoption of a proposed amendment unless he finds that the adoption of such an amendment is not detrimental to the public interest and is not solely for the interest of the applicant. He may also recommend the adoption of an amendment changing the zoning classification of said property in question to any less intense classification than requested by the applicant.

4/19/16

Narrative

Elia Ramirez and Juan Chavez would like to propose a Special Use Request for the property located at 15742 Perry Rd. Maple Park, IL 60151. The property owner's Juan Chavez and Elia Ramirez would like to propose a Special Use Request which consists of a *Barn Event Venue*. The Barn Event Venue will be rented for wedding celebrations, birthday parties, retirement gatherings, christianity celebrations, graduations, and family/company gatherings all year around. Only one celebration per day will be allowed. The Barn Event Venue will not be considered an open public event facility. Renters will only be allowed to invite a total of 250 people and follow the rules and regulations. Juan and Elia will be working closely with Dekalb's Community Development Department to comply with all applicable provisions and district regulations.

The proposed special Use will not affect or dominate the immediate neighbourhood as the proposed Special Use Request will take the following regulation into consideration: The proposed Special Use will take place in a pre existing building structure, the parking lot/loading areas will be inside the property lines, fencing will remain the same, landscaping will remain the same, street traffic will not be affected since the proposed Special Use Request has proposed a two way traffic lanes within the property lines to manage incoming and outgoing traffic entering and exiting the property. In addition, no parking will take place on the public street/outside the property. The proposed Special Use Request will be operated in a manner that is not changing Dekalb's nature landscape in all the surrounding areas, nor the public health, safety and general welfare. Taking all these factors into consideration, the proposed Special Use Request will not be detrimental to the value of the other properties in the neighbourhood.

Please take a moment to learn the rules and regulations that the proposed Special Use Request will be implementing to meet all applicable provisions and district regulations.

Event Venue/wedding venue RULES AND REGULATIONS :

The following is a list of rules and regulations to be upheld by the renter which includes all event planners, wedding coordinators, and vendors who are involved in the planning and execution of a special event/ wedding on the premises of The Green Farm venue. It is the renter's responsibility to send them a copy of the regulations.

- Event ending time: Please try to end the event 1 hour before in order to allow for clean-up and closure of the site.
- Decorations: All decorations must be removed without leaving damages. Be kind and leave the property as you found it.
- No furniture may be left overnight (chairs, umbrellas, arbours, tents etc.) unless approved by management.
- Placements of tables, tents, live music, catering equipment etc. must be approved by The Green Farm.
- Parking in designated parking areas only, these areas are determined by The Green Farm
- Alcohol may not be served to minors at any time.
- All music must end by MIDNIGHT
- Children are not permitted to wander the grounds unsupervised by an adult.
- Electrical outlets on the property are available for use by the wedding parties and their vendors. The parties are welcome to inspect the locations and numbers of outlets prior to booking.
- Any use of candles must be approved by The Green Farm. All approved candles must be contained or enclosed in glass.
- All decorations must be removed without leaving damages.
- No pets allowed on the property.
- All guests must adhere to the terms of our guidelines, it's the client's responsibility to share these guidelines with them.
- There is a guest limit of 250 people.

GUESTS:

Number of guests expected must be stated and adhered to. No additional tables or chairs will be brought out the day of your event. Guests exceeding more than 250 people will be asked to leave.

VENDORS:

All vendors for the event must be licensed and insured and approved by The Green Farm at least 30 days before the event date. Please provide licence and insurance to The Green Farm at least 30 days before the event. The vendor/caterer must be insured for general liability, products liability and liquor liability and must submit a certificate of insurance for minimum of \$1,000.00 per occurrence with Juan Chavez named as an additional insured to The Green Farm 30 days prior to the event. Failure to do so will be grounds for cancellation of the function.

Additional charges may apply if the vendor/caterer has requirements such as electricity for self contained refrigerated units.

The Green Farm host hostess is available to provide property access. Please note, they are not the renter's event coordinator, the caterer/vendor and other party/parties designated by the renter will serve in this capacity.

Remember ALL Food should be prepared off site.

Initial _____

DECORATIONS:

Decorations or Special Effects provided by renter must be discussed and approved by The Green Farm prior to the event. ONLY painters tape or tacks can be used, no nails may be used on the walls. No real candles allowed. Confetti, glitter or flower petals may be used.

GLASS:

No glass items are allowed, this includes glass beer bottles or any liquid drink in a glass bottle.

VENUE VISITS:

If you would like to visit the venue or your vendors would like to visit, you are welcome. Visits are scheduled Monday- Friday. Please call 630-486-4364 to schedule your visit.

VENUE HOURS:

Friday	2:00 PM to 12:00 AM
Saturday	Open 12:00 pm to 12:00 AM
Sunday	Open 12:00 pm to 12:00 AM

Monday-Thursday	1:00 pm to 8:00 p.m.
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Event Set Up Time	The Green Farm allows the renter to come one day before the event or one day before the rehearsal event. The renter will only have access to the barn.
Rehearsal	The renter may schedule the rehearsal event within the week of the weekend event date. Rehearsal events are scheduled for 2 hours. Please remember that no food or drinks are allowed at the rehearsal. An additional fee may be charged if a client requests to move tables and chairs. Clients must make this request at the time of contract agreement date.
Storage-	No storage fee. Renter may bring items the day before the event.

Event Exit Time	We recommend the renter start announcing to guests the exit time, half hour before the event ends. An additional fee of \$100 will be applied for every 15 minutes the event is past its scheduled end time. Remember that a certified security person must be present until the last person (includes the renter) exits the property .
Check Out	All personal items must be removed before 10:00 am the following morning. The final walk through will be done at this time unless other arrangements have been made. If everything is in good standing your security deposit will be returned after completion of walk through.

Payment:

An event reservation payment of 50 percent is provided upon completion of contract. The ending balance must be made within the 30 days before the event date.

Deposit: A deposit payment of \$_____ is also provided at the time the contract is signed. This deposit will be reimbursed three days after the event. The deposit fee will be refunded if all rules and regulations were met.

Initial _____

CLIENT(S) CANCELLATIONS:

In the event of a cancellation, for any reason the client decides not to use the venue the client must inform The Green Farm in writing no more than 30 days after the contract is signed to receive full deposit refund. Cancellation refunds are as follow:

No more than 30 days after contract is signed	Full deposit refund
30 days after contract is signed	50 percent of the deposit amount

The Green Farm will allow reimbursement of deposit fee due to cancellation caused by inclement weather, other acts of nature or situations beyond our control.

DATE CHANGES:

In the event the clients are forced to change the date of the event/wedding, every effort will be made by The Green Farm to transfer reservations to support the new date.

PAYMENT FORMAT:

Check must be payable to: The Green Farm

LIABILITY:

The clients or their guests cannot hold The Green Farm owner or staff and volunteers liable from suit, actions, damages, and expenses in connection with personal injury, illness, property damage or theft resulting from the use of any facility associated with The Green Farm.

The Green Farm will be responsible for providing a two million liability insurance for your event. This liability will only pertain to the following events:

INJURY:

The lessee assumes all risk for the scheduled event and shall be solely responsible and answerable for all damages, accidents, and injuries to persons and personal property and hereby covenants agrees to indemnify and keep harmless The Green Farm and its representatives from any claims, suits, losses, damage or injury to person or property of any kind and nature whether direct or indirect arising out the operation of this permit or the carelessness, negligence or improper conduct of the lessee or any servant, agent or employee. It is expressly understood and agreed that no real or personal property is leased to the lessee, that he/she is a lessee and not a lesser. This agreement is not transferable. The renter agrees not to represent himself as an agent or associate of The Green Farm. The lease granted shall continue only so long as renter shall comply strictly and promptly with each and all of the undertakings, provisions, covenants, agreements, stipulations and conditions herein contained.

CONDITIONS:

The renter hereby accepts the premises in the condition in which they are at the beginning of this lease and agrees to maintain said premises in the same condition, order, and repair which they are the commencement of said term excepting only reasonable wear and tear arising from the use thereof under this agreement, and the renter shall be liable on The Green Farm and shall forever hold harmless The Green Farm from any and all such damage or loss occasionally to the premises or any of The Green Farm properties caused by the acts or negligence of the renter or any persons in the employ or under the control of the lessee.

PROPERTY:

The renter agrees that it shall in its use of the property:

1. Permit no activities in violation of the law, and shall take all appropriate action to enforce this provision. No fireworks or sparklers unless approved by The Green Farm.
2. Comply with all the applicable laws regarding public assemblies, public events and performance including without limitations those imposing taxes and licence fees.
3. Comply with all the requirements of The Green Farm Rental Agreement, as set forth in this document and any additional attachments provided.

EVENT ITEMS LEFT BEHIND:

The renter hereby indemnifies and holds harmless Juan Chavez or Elia Ramirez doing business as The Green Farm as well as employees, agents, successors, or assigns of all, from any and all damages, liabilities, cost or claims, whether in contract or tort, including court costs and attorney's fees, arising from, or in any way connected with, its use of the property pursuant to the agreement. Decorations and supplies must be removed by 10am the day following the Event, unless advance arrangements are made. Any items not removed within 7 days left of the event will become property of The Green Farm and may be discarded.

The Green Farm does not accept liability for loss or damage of any item during this period.

CLAIMS:

The renter shall indemnify and save The Green Farm harmless from any and all claims, liability, losses, and causes of actions which may arise out of the operation of the renter's function under the lease agreement. The renter shall pay all claims and losses of any nature whatsoever in connection therewith, and shall defend all service in the name of The Green Farm or Juan Chavez and Elia Ramirez when applicable, and shall pay all costs and judgments which may issue thereon.

HANDICAP:

The Green Farm welcomes the handicap. We are equipped to accommodate wheelchairs. The venue has designated parking spaces, handicap restrooms, and a walkway to the venue building. If you know that you're having a handicapped guest, please let us know so that we can do our best to accommodate them.

PARKING:

On-site parking is available. Please pay attention to the parking attendant for directions. Accommodations are only allowed to unload passengers needing assistance or unload large items/food. Please ask The Green Farm staff to point out the designated unload area.

OVERNIGHT PARKING:

Our top priority is the safety of all guests, The Green Farm allows overnight parking if needed. All vehicles left overnight must be picked up by 1:00 pm the next day.

ACCOMMODATIONS:

VENUE: The Green Farm is an "as is venue." We are not responsible for decor of any kind, catering, flatware, glassware, cake, photographer, transportation, flowers, special lighting, music, bar, alcohol, servers, ceremony officiates etc. We represent ourselves as the venue only, which shall include the property only. The Green Farm is a working ranch, we do have family and animals on property at all times, this is their home, please be respectful of their time and privacy.

USAGE: Usage must be limited to the activities solely listed in the contract.

MAINTENANCE:

Additional charges may be made if equipment or maintenance services are required.

ALCOHOL LIABILITY:

The Green Farm does have a beer, wine and liquor licence. You have the option of acquiring The Green Farm's alcohol service which includes the sale of beer and wine or the option of bringing your own alcohol to serve to your guests. Clients are responsible for the safety and actions of their guests. At any time, if the staff deems alcohol consumption to be excessive, they have the authority to demand the person who signed the contract to remove all alcohol and/or evict inebriated guests from the premises. The renter is responsible for providing transportation to anyone visibly intoxicated. The renter is also responsible for hiring a certified bartender.

DAMAGES:

A damage fee can be charged to the clients up to one week after the event has been held once property has been inspected for any damage(s) from the event/wedding. The value of damage will be determined by The Green Farm and charged accordingly.

WEAPONS:

No firearms or any type of weapons are allowed on property. If anyone is found carrying a firearm or any type of weapons, the local authorities will be called and the event will be terminated immediately.

FIGHTING:

No fighting allowed. Fighting at any level will not be tolerated and will be grounds for immediate termination of your event.

ANIMALS:

No animals are allowed. The Green Farm has live animals, no feeding and disturbing animals is allowed.

MUSIC:

Our noise ordinance per our permit states that our noise level cannot exceed 97.00 decibels and that the base on music systems had to be turned down to minimum by no later than 10:00 pm. It is your responsibility to inform your live band or DJ. INTITAL_____

SMOKING:

Smoking is allowed in certain areas of the farm where disposal containers are provided. NO SMOKING IS ALLOWED UNDER ANY BUILDING STRUCTURE.

NO CIGARETTE BUTTS ON FARM LAND. We have cigarette receptacles available for smokers. A fee may be applied if we find cigarette butts throughout The Green Farm. INTIAL_____

TABLES AND CHAIRS:

The Green Farm will provide and set up all tables and chairs as part of your rental. Vendors/caterers or other parties designated by the client must be responsible for cleaning tables during dinner. The Green Farm can provide staffing with advance arrangements if needed. The current hourly rate is \$50.00 per hour with a minimum of 4 hours. We offer linen rental and place setting rentals. Please ask Elia for the cost .

COURTESIES:

Deliveries must be scheduled in advance, and should be no more than 1 day in advance of the event. Please provide Juan or Elia with your catering vendor and menu in advance, so that we may better anticipate your needs and staff time. The Green Farm staff agrees to provide containers for recycling of all aluminium cans and containers for garbage/trash. The Green Farm staff agrees to empty trash cans and properly remove them during your event and provide ready to use containers for the process.

OUTDOOR LOCATION:

The clients understand that they and their invited guests will abide by the requirements while on the property of The Green Farm. This includes the following:

- Parking in designated areas only.
- Smoking in designated areas only
- The clients must comply with all The Green Farm's regulations and policies.
- Absolutely no under-age drinking or drinking and driving.

UNFORESEEN EVENTS:

The clients cannot hold The Green Farm responsible for failure to provide the basic facilities and services due to medical emergencies, catastrophes or interruptions of public utilities. The Green Farm will allow you to reschedule if possible. If an unforeseen event occurs preventing the event from taking place as scheduled, The Green Farm will allow for the event to be rescheduled, pending availability, with no penalty. Cancellations of venues due to inclement weather will not be considered for refunds.

FOOD & CATERING:

Clients may select any caterer company. • Clients are responsible for ALL outside vendors and their qualifications/insurance coverage. • Please allow appropriate time for break-down and clean-up. The client and/or catering company/ is responsible for the set-up, and clean-up of the catered site. • All event trash must be cleaned-up and bagged by the Client. The Green Farm will dispose of bagged garbage for FREE.

SECURITY:

The Green Farm is located on a private, family operated ranch. Please be respectful of all animals and members of The Green Farm, their time, and privacy. The Green Farm has required for the renter to hire a certified and licensed security guard to remain on the property until all guests, including the renter have exit the property. The Green Farm may provide you with information of a State of Illinois licensed security guard if you have trouble finding this service.

TENT RENTAL:

If clients should rent any tent, it is their responsibility to put it up and take it down.

ENTIRE AGREEMENT:

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

AMENDMENT:

This Agreement may be modified or amended in special notes, if the amendment is made in writing and is signed by both parties.

SEVERABILITY:

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER OF CONTRACTUAL RIGHT:

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

APPLICABLE LAW:

This Agreement shall be governed by the laws of the State of Illinois.

COURTESY PROTOCOL:

The Green Farm reserves the right to request any person or group of people acting unruly and contrary to rental regulations to leave the premises. Assistance from law enforcement agencies may be acquired if this request is not met immediately. By signing below, you agree fully to the terms of this entire contract.

Contract Agreement

This Contract is made effective as of _____ between The Green Farm and _____. The clients represent that they desire to hold a special event or wedding on the date _____.

Therefore, the parties agree as follows: The clients agree to pay an event reservation payment of \$_____ dollars and a refundable deposit payment (if contract's rules and regulations are met) of \$_____ when booking. The total balance is \$_____ at contract signing date. The ending balance of \$_____ will be paid within the 30 days prior of the event date. If no payment is made within the 30 days or a day before the Event is programmed, the Event will be cancelled and no money will be refunded. The contract must be signed and returned with the security deposit in order to hold the date. This contract will hold the date of your event and keep The Green Farm from booking another event for the same date. If for any reason, The Green Farm is unable to fulfil its contractual obligation under this contract, the entire deposit will be returned with no further penalties or liabilities.

2025 Service Included

Elegant Venue Barn

- Up to 20 round tables -5ft
- Up to 4 Rectangle tables- 8ft
- Up to 250 white garden chairs
-upgraded reception chairs at an additional cost
- Loft Usage
- Chandeliers
- Ceiling fans
- Bar - 2-door refrigerator and 1 -door ice chest
- Bridal suite -Beautiful Shabby chic decor and furniture
- Brides suite- Beautiful Shabby chic decor and furniture
- Groom suite- cosy seating
- End of the night clean up

Corn Crib

- Beautiful Rustic decor for Photo opportunities

Ceremony

- Indoor(Elegant Venue Barn building) or Outdoor Gorgeous Garden Arbor
2 hour rehearsal
Ceremony Chairs for 150 Guest

Horse Stable

- View into the horse Stable
1 hour Photo opportunities
*Farm staff present the entire time

Furniture

- Wine barrel for cake
- 5 Tables for buffet
- 3 Tables for Sweets
- 1 table for gifts

Smoking Patio

- 4 wrought-iron patio sets with Umbrellas and beautiful sunset view

Restrooms

- Elegant trailer unit restrooms
 - 1 Individual Men restroom
 - 1 Individual Women restroom
 - 1 Individual handicapped accessible restroom

Event Insurance

- Two million liability Insurance Coverage

Staff

- Two parking attendant at start of event until last visitor exits the property
 - Two Grounds keepers- emptying trash bins, maintaining outside grounds and maintaining restrooms clean. (garbage bags/bins and garbage disposal services provided by The Green Farm.
- Additional staff member (3hour service at \$225.00 per member).

The following services are not INCLUDED

- Food
- Beverages
- Dinnerware (service is provided by The Green Farm at an additional cost)
- Table Linens (service is provided by The Green Farm at an additional cost)
- Security
- Decorations or Decorating Services
- Coolers
- Event Coordinator (service is provided by The Green Farm at an additional cost)
- No Bartender (must be a licensed bartender)

Services Provided at an Additional Cost by The Green Farm

Table Linens

- White or black Tablecloth for round table with overlay \$15.00 per table
Additional tablecloth colours for round table with overlay \$18.00 per table.

Dinnerware

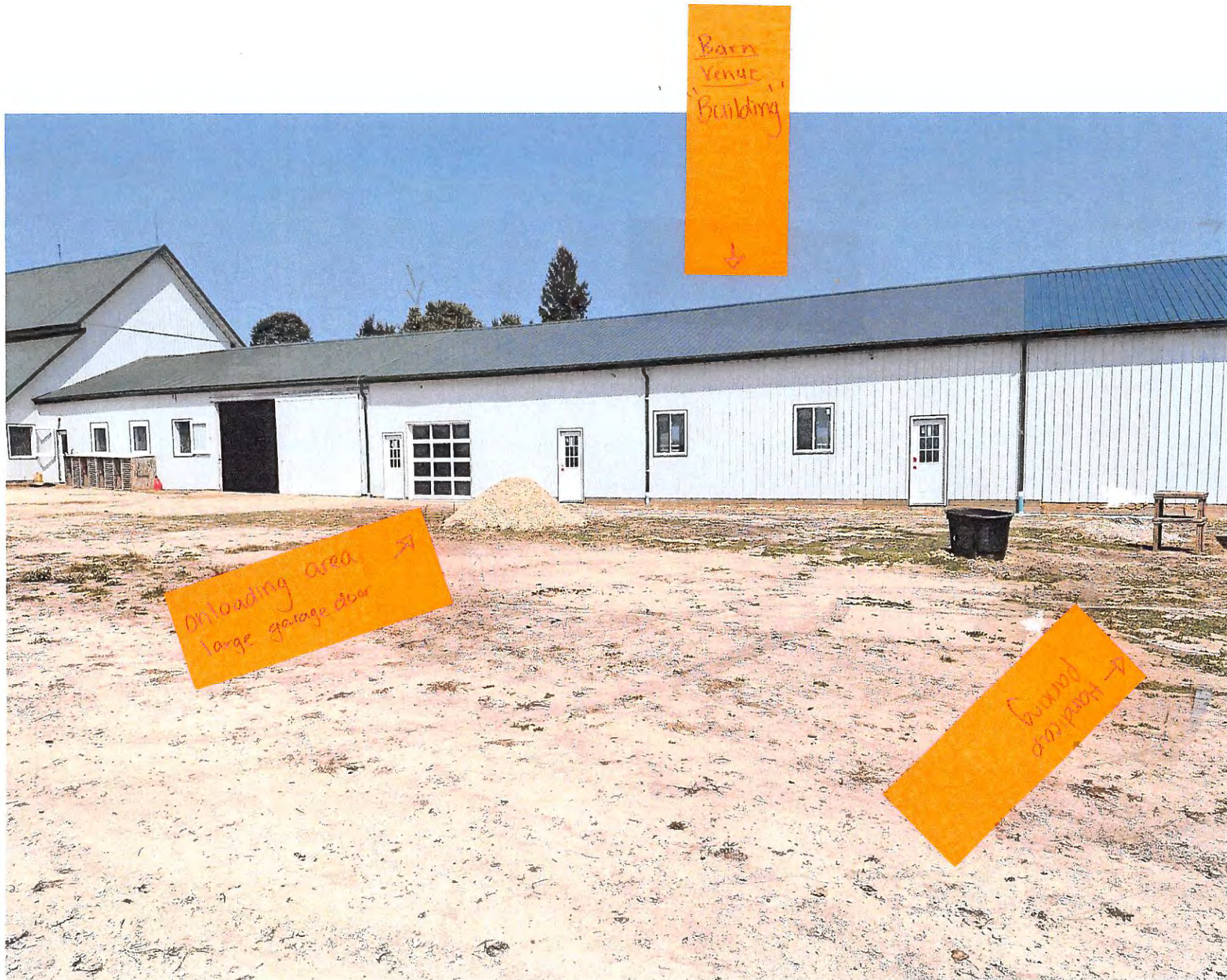
- Basic dinnerware
Dinnerware per setting \$3.00 (includes: 1 foam dinner plate, 1 foam dessert plate, 1 plastic fork, 1 plastic spoon, 1 plastic knife, 1 napkin and 1 foam cup.
- Premium dinnerware
Dinnerware per setting \$5.00 (includes: 1 plastic dinner plate, 1 plastic dessert plate, 1 plastic fork, 1 plastic spoon, 1 plastic knife, 1 napkin and 1 plastic cup. (GOLD, SILVER OR PINK TRIM)
- Deluxe dinnerware - Rented only
Dinnerware per setting \$12.00 (Includes: 1 ceramic dinner plate, 1 ceramic dessert plate, 1 stainless steel silver spoon, 1 stainless steel silver fork, 1 glass cup, and 1 linen napkin.

Bartender

- 1 licenced bartender server \$150.00 per 100 guests

Day of the Event Coordinator

- Organises your event please contact Elia 630-486-4364 for more details



Barn
Venue
Building
↓

unloading area
large garage door
→

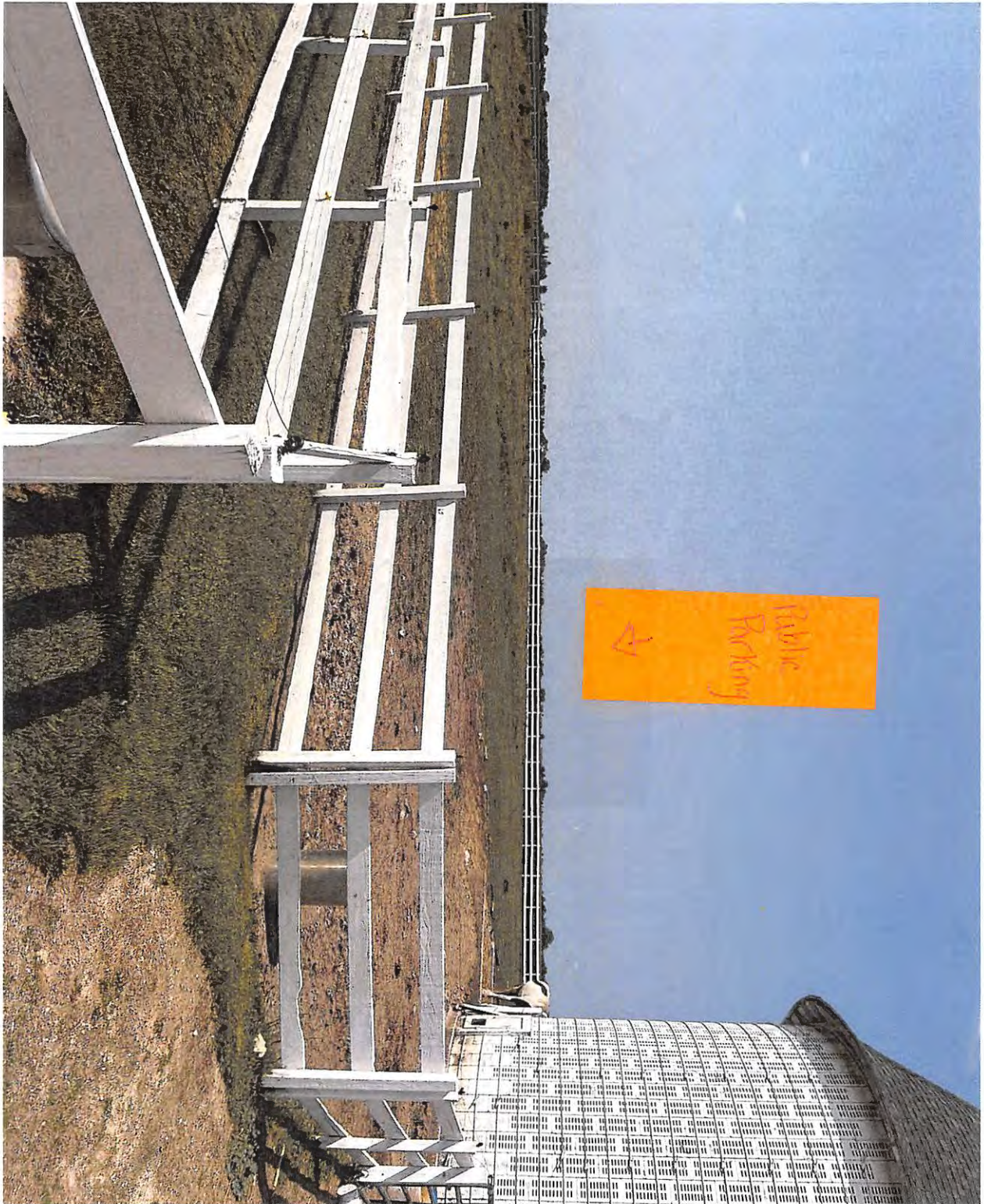
ground
ampm
→





↑ public viewing entrance

Please reference
Blue print / site plan
for additional
construction information
(new asphalt etc...)



The Green Farm

15742 Perry Rd. Maple Park, IL 60151

– Juan Chavez and Elia Ramirez are seeking to establish and operate an event venue on a portion of their existing farmstead, utilizing two of the five existing horse paddocks, an existing corn crib, and part of the existing barn for the proposed use.



Purpose

The Green Farm/Barn Event Venue will be rented for wedding celebrations, birthday parties, retirement gatherings, christianity celebrations, graduations, and family/company gatherings all year around.

Only one celebration per day will be allowed.

The Barn Event Venue will not be considered an open public event facility.

Renters will only be allowed to invite a total of 250 people and follow the rules and regulations.

Requested areas for Public use Permit

The Barn -
Eastern half
of the barn

The Corn
Crib

The open
area north
of the
stable

Two
paddocks
south of
barn central
paddock

The Barn

The Barn is located on the eastern half of the pre existing building.



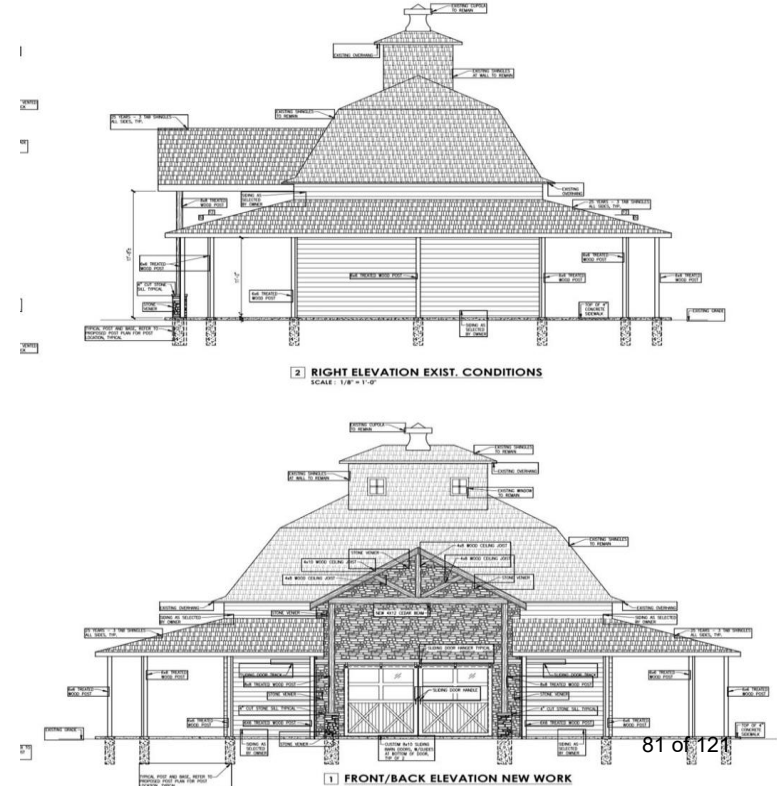




Corn Crib



Special PZDC Meeting November 13, 2024



The open area north of the stable

We find this area a great location for photo shoot. The north side of the barn building gives a great background in a picture. The renter may use this area to create memorable celebration photos.



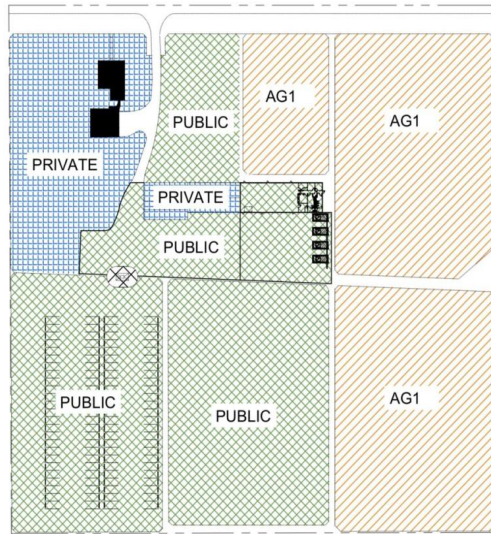
Parking -paddock south of barn

The minimum number of parking spaces required will be approximately one (1) space per every 2.5 seats, based on maximum capacity. Given a maximum attendance of 250 person, this means that at least 100 parking spaces will be required. The petition indicates that the southwestern paddock is to be converted into a gravel parking area containing 100 spaces. The spaces are to be marked with wheel stops and lit by four, 20-foot tall light poles. the gravel parking spaces be provide with wheel stops, and that screening be provided along the western side of the parking area.



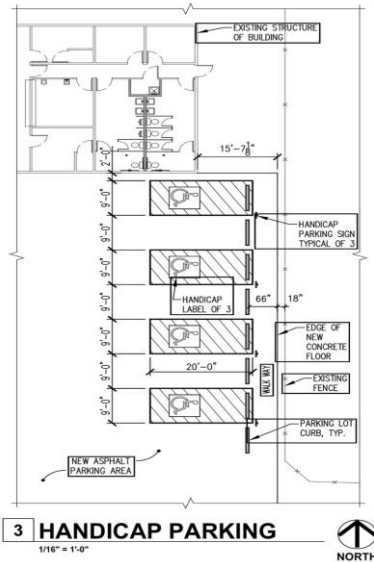
South Central Paddock

South Central Paddock – paddock is located south of the barn has been designated as part of the venue. The intended uses of this area is for the following:



Paddock South of barn

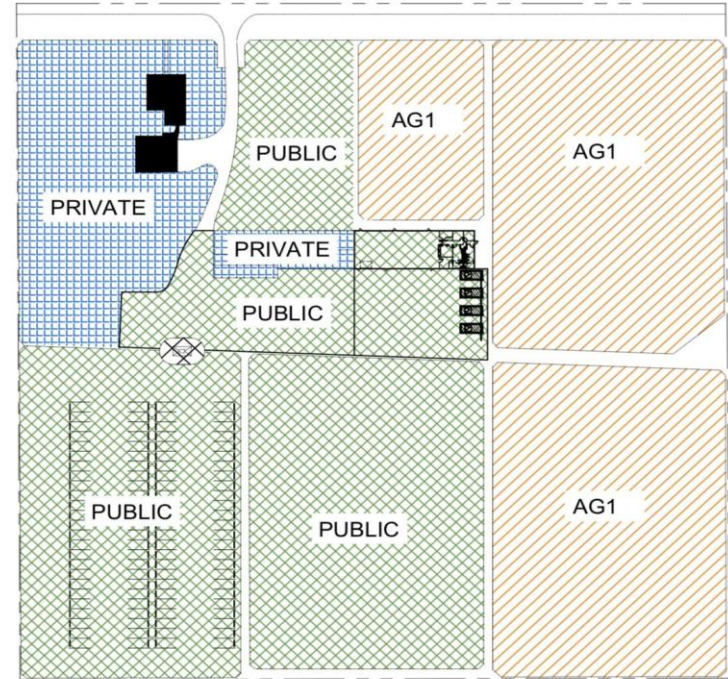
South Paddock- this area has been designated as part of the venue for the following reason: The State Accessibility Code requires that a 100-space parking area provide at least four (4) accessible parking spaces, with accessible pathways. The petition indicates that four (4) accessible spaces will be provided adjacent to the eastern end of the barn.



The following areas are not to be considered for public use:

The area to the east of the driveway, containing the farmhouse and the detached garage, the horse stables, the western half of the barn, the paddock north of the barn, and the two paddocks along the east side of the property, shall remain separate from the venue and for the sole use of the farm residents.

These areas will be properly locked and secured from public access.



Hours of Operation and Noise Rules

The venue will be available for rental year-round, during the following times:

Friday 2:00 pm to 11:00pm

Saturday 12:00 pm to 11:00 pm

Sunday 12:00 pm to 10:00 pm

Monday through Thursday 1:00 pm to 8:00 pm.

Rules and Regulations: Clients will begin winding down the event approximately one hour prior to the event end time, so as to allow time for cleanup. The bass on music must be turned down to

minimum no later than 10:00 pm., and that the music must end by midnight. In addition, All event noises be terminated

at least thirty (30) minutes prior to business hours expiring.

Staff Available

EMPLOYEE #1 - LOCATED AT THE ENTRANCE AT ALL TIMES (DIRECTING TRAFFIC)

EMPLOYEE #2- LOCATED AT THE MAIN PARKING LOT AT ALL TIMES (DIRECTING TRAFFIC)

EMPLOYEE #3 AND EMPLOYEE #4- LOCATED INSIDE BARN

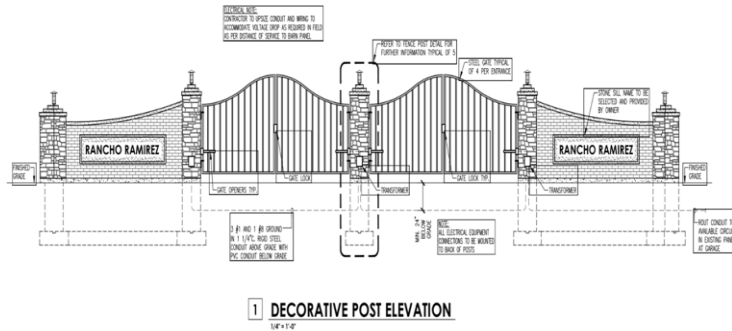
EMPLOYEE #5- WALKING ALL PUBLIC USE AREAS

LICENSE SECURITY GUARDS MUST REMAIN ON SITE THE ENTIRE TIME. LICENSE SECURITY GUARDS MUST BE THE LAST INDIVIDUALS TO LEAVE THE PROPERTY.

Driveway

The driveway entering the property will be paved and widened, so as to be able to handle traffic entering and exiting the property.

The paved driveway will extend down to the entrance of the parking area and along the south side of the barn and stables.



Considering all Code Requirements

We will work closely with the Health Department to meet all requirements.

- A license plumber will install a new septic system
- A license plumber will install the recommended number for bathrooms
- Fire System : **S.J. Carlson Fire Protection, 4544 Shepherd Trail Rockford IL 61103**
- Alcohol License : apply accordingly
- lighting - Building permit detailing the lighting to be installed on site. All lighting will not create a point source of glare onto the nearby roadways or neighboring properties

– Juan Chavez and Elia Ramirez are seeking to establish and operate an event venue on a portion of their existing farmstead, utilizing two of the five existing horse paddocks, an existing corn crib, and part of the existing barn for the proposed use.



Purpose

The Green Farm/Barn Event Venue will be rented for wedding celebrations, birthday parties, retirement gatherings, christianity celebrations, graduations, and family/company gatherings all year around.

Only one celebration per day will be allowed.

The Barn Event Venue will not be considered an open public event facility.

Renters will only be allowed to invite a total of 250 people and follow the rules and regulations.

Requested areas for Public use Permit

The Barn -
Eastern half
of the barn

The Corn
Crib

The open
area north
of the
stable

Two
paddocks
south of
barn central
paddock

The Barn

The Barn is located on the eastern half of the pre existing building.



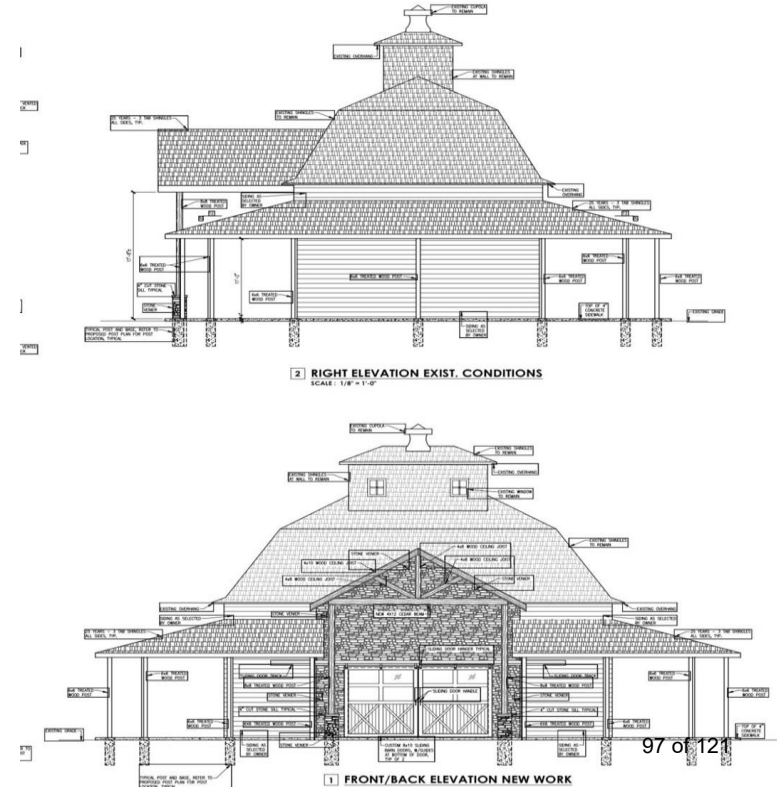




Corn Crib



Special PZDC Meeting November 13, 2024



The open area north of the stable

We find this area a great location for photo shoot. The north side of the barn building gives a great background in a picture. The renter may use this area to create memorable celebration photos.



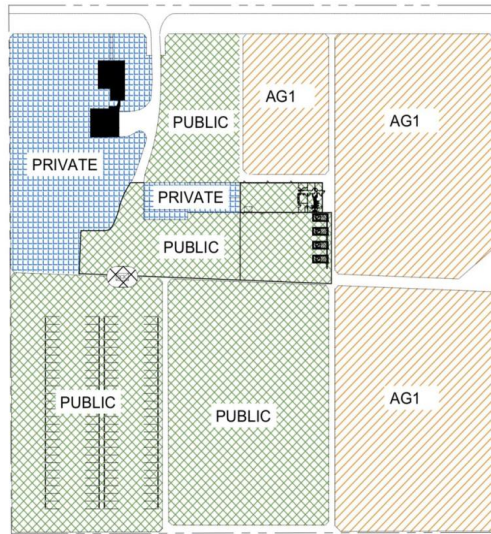
Parking -paddock south of barn

The minimum number of parking spaces required will be approximately one (1) space per every 2.5 seats, based on maximum capacity. Given a maximum attendance of 250 person, this means that at least 100 parking spaces will be required. The petition indicates that the southwestern paddock is to be converted into a gravel parking area containing 100 spaces. The spaces are to be marked with wheel stops and lit by four, 20-foot tall light poles. the gravel parking spaces be provide with wheel stops, and that screening be provided along the western side of the parking area.



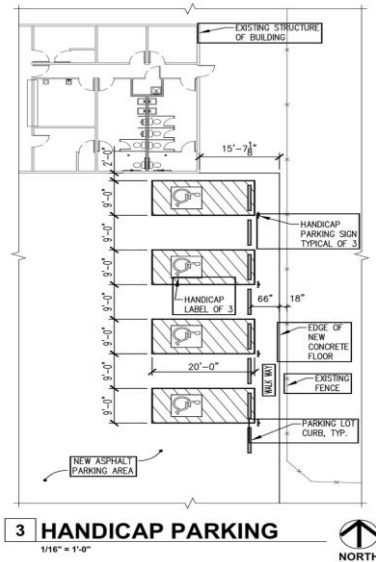
South Central Paddock

South Central Paddock – paddock is located south of the barn has been designated as part of the venue. The intended uses of this area is for the following:



Paddock South of barn

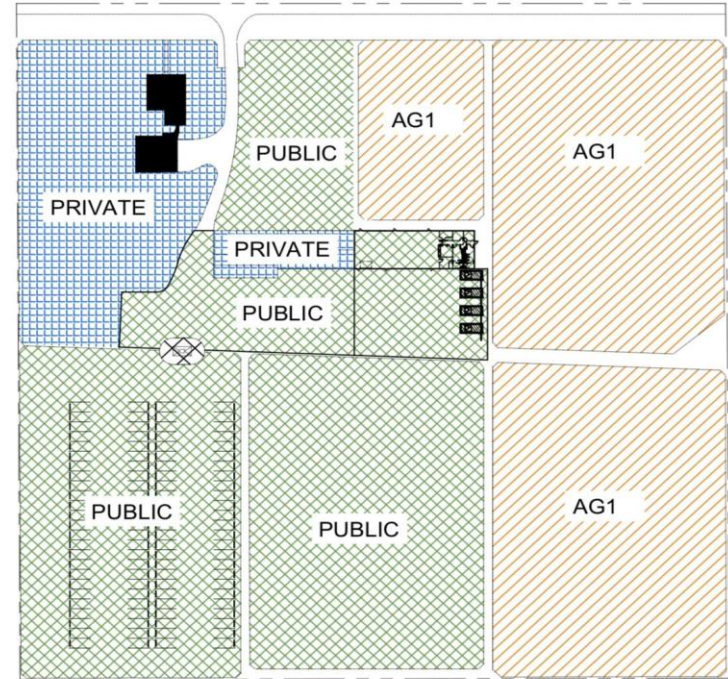
South Paddock- this area has been designated as part of the venue for the following reason: The State Accessibility Code requires that a 100-space parking area provide at least four (4) accessible parking spaces, with accessible pathways. The petition indicates that four (4) accessible spaces will be provided adjacent to the eastern end of the barn.



The following areas are not to be considered for public use:

The area to the east of the driveway, containing the farmhouse and the detached garage, the horse stables, the western half of the barn, the paddock north of the barn, and the two paddocks along the east side of the property, shall remain separate from the venue and for the sole use of the farm residents.

These areas will be properly locked and secured from public access.



Hours of Operation and Noise Rules

The venue will be available for rental year-round, during the following times:

Friday 2:00 pm to 11:00pm

Saturday 12:00 pm to 11:00 pm

Sunday 12:00 pm to 10:00 pm

Monday through Thursday 1:00 pm to 8:00 pm.

Rules and Regulations: Clients will begin winding down the event approximately one hour prior to the event end time, so as to allow time for cleanup. The bass on music must be turned down to

minimum no later than 10:00 pm., and that the music must end by midnight. In addition, All event noises be terminated

at least thirty (30) minutes prior to business hours expiring.

Staff Available

EMPLOYEE #1 - LOCATED AT THE ENTRANCE AT ALL TIMES (DIRECTING TRAFFIC)

EMPLOYEE #2- LOCATED AT THE MAIN PARKING LOT AT ALL TIMES (DIRECTING TRAFFIC)

EMPLOYEE #3 AND EMPLOYEE #4- LOCATED INSIDE BARN

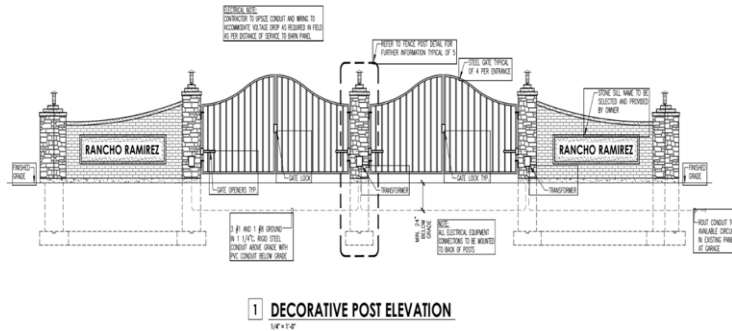
EMPLOYEE #5- WALKING ALL PUBLIC USE AREAS

LICENSE SECURITY GUARDS MUST REMAIN ON SITE THE ENTIRE TIME. LICENSE SECURITY GUARDS MUST BE THE LAST INDIVIDUALS TO LEAVE THE PROPERTY.

Driveway

The driveway entering the property will be paved and widened, so as to be able to handle traffic entering and exiting the property.

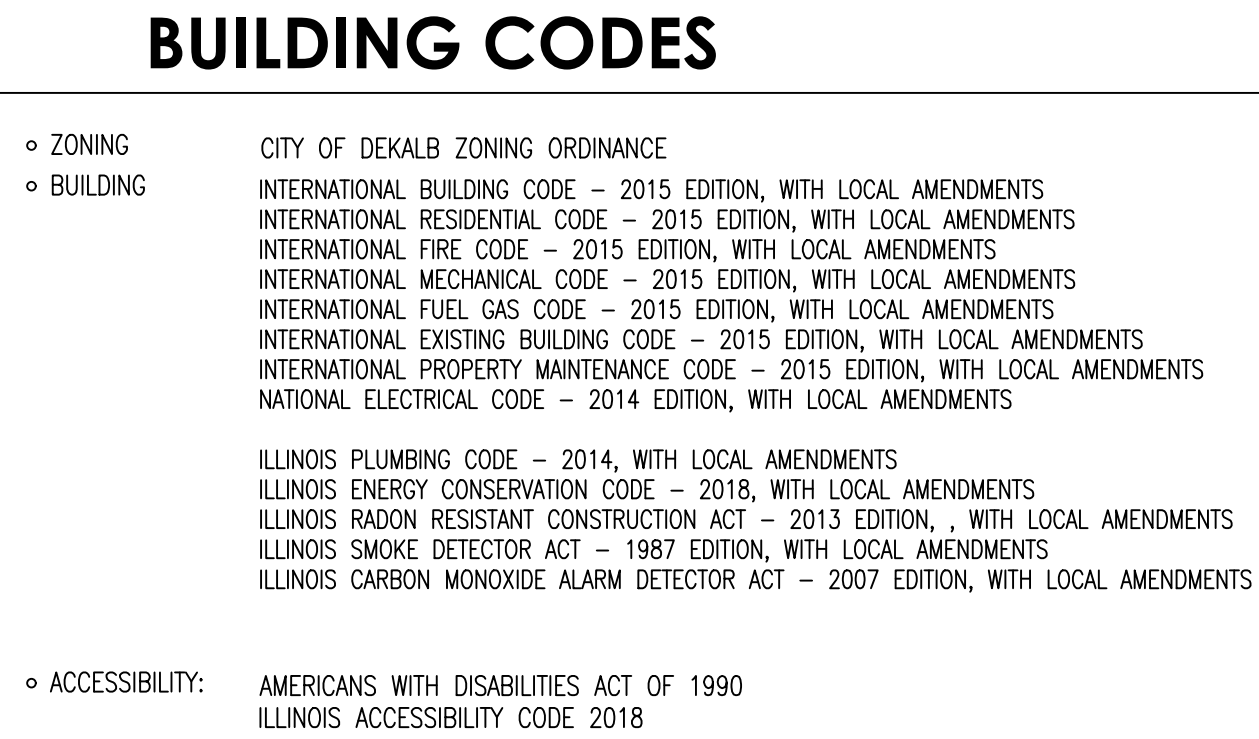
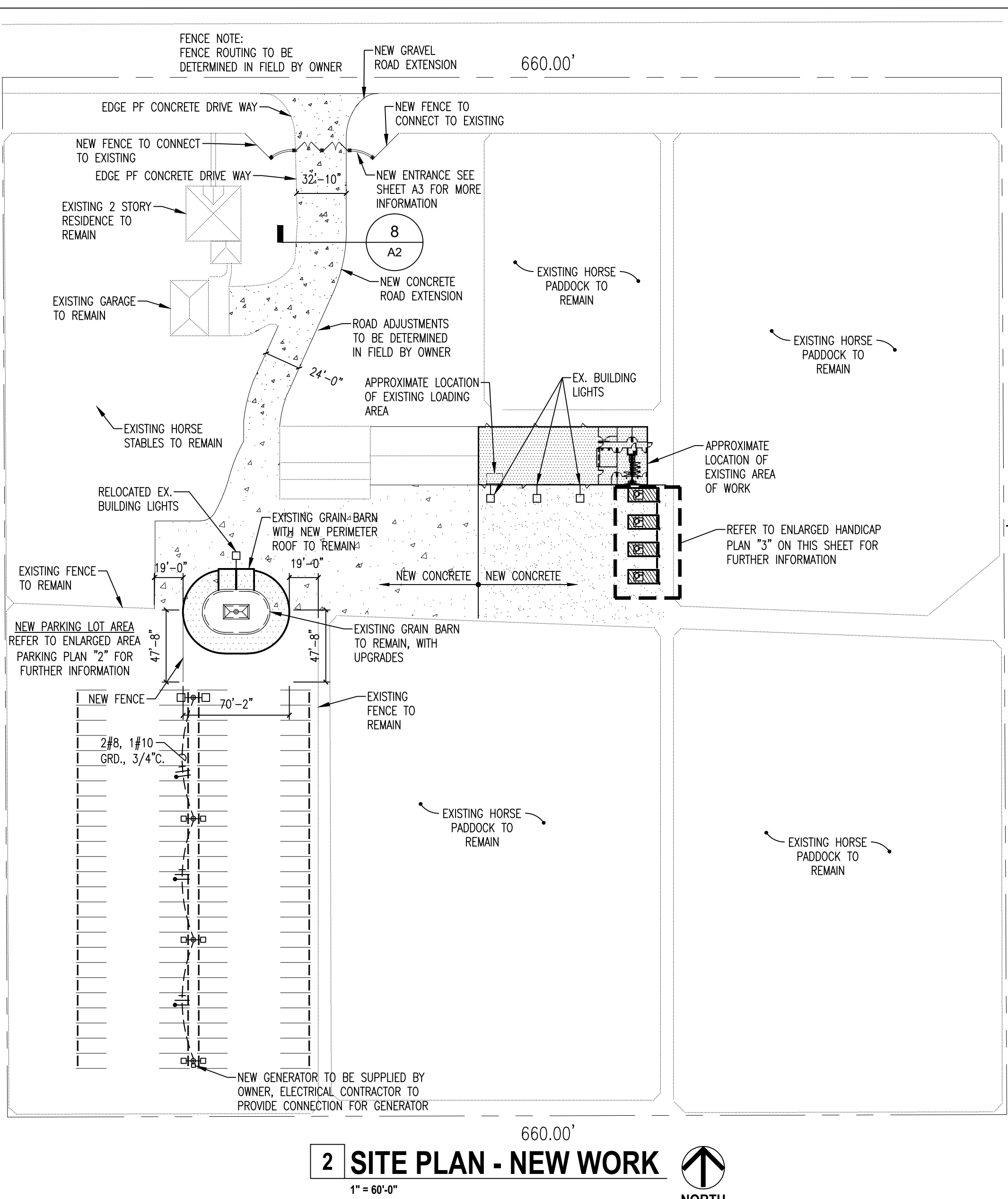
The paved driveway will extend down to the entrance of the parking area and along the south side of the barn and stables.



Considering all Code Requirements

We will work closely with the Health Department to meet all requirements.

- A license plumber will install a new septic system
- A license plumber will install the recommended number for bathrooms
- Fire System : **S.J. Carlson Fire Protection, 4544 Shepherd Trail Rockford IL 61103**
- Alcohol License : apply accordingly
- lighting - Building permit detailing the lighting to be installed on site. All lighting will not create a point source of glare onto the nearby roadways or neighboring properties



o PROPERTY INDEX NUMBER (PIN)	03-03-100-057-000
o ZONING CLASSIFICATION	B2
o OCCUPANCY CLASSIFICATION	B
o CONSTRUCTION TYPE	TYPE 2B
o AUTOMATIC FIRE SUPPRESSION	<u>YES</u> NO
o ALLOWABLE BUILDING HEIGHT	NA
o ALLOWABLE BUILDING AREA	
o ALLOWABLE S.F./FLOOR (S1 SPRINKLERED)	92,000 Sq.Ft.
o ACTUAL BUILDING AREA	
o BANQUET HALL (GROSS)	3,051 Sq.Ft.
o ROOM/STORAGE/EX. TOILETS	1213 Sq.Ft.
o TOTAL ACTUAL AREA	4,319 Sq.Ft.
o OCCUPANT LOAD AND EXIT CAPACITY COMPARISON	

		<u>EXIT WIDTH</u>	<u>EXIT WIDTH</u>	<u>EXIT</u>
	<u>OCCUPANT LOAD</u>	<u>(REQ)</u>	<u>ACTUAL</u>	<u>CAPACITY</u>
BANQUET HALL (GROSS)	--	6.4"	72"	360
ROOM/STORAGE/EX. TOILETS	--	OCC. LOAD *.20	36"	180

• STRUCTURAL FRAME	_____	0 HOUR
◦ BEARING WALLS	_____	
EXTERIOR	_____	0 HOUR
INTERIOR	_____	0 HOUR
◦ NON BEARING WALLS & PARTITIONS	_____	
EXTERIOR	_____	0 HOUR
INTERIOR	_____	0 HOUR
◦ FLOOR CONSTRUCTION	_____	0 HOUR
◦ ROOF CONSTRUCTION	_____	0 HOUR
◦ FIRE WALLS	_____	NA
◦ FIRE BARRIERS	_____	
VERTICAL EXIT ENCLOSURES (STAIRS)	_____	NA
EXIT PASSAGEWAY	_____	NA
HORIZONTAL EXIT	_____	NA
INCIDENTAL USE AREAS	_____	
FLURANCE ROOM	_____	1 HOUR
STORAGE ROOMS (OVER 100 SQ. FT.)	_____	1 HOUR
SEPARATION OF OCCUPANCIES	_____	NA
◦ SHAFTS AND VERTICAL ENCLOSURES	_____	0 HOUR
◦ FIRE PARTITIONS	_____	
DWELLING UNIT SEPARATIONS	_____	NA
TENANT SPACES SEPARATIONS (COVERED MALL)	_____	NA
CORRIDOR WALLS	_____	NA
◦ SMOKE BARRIERS	_____	1 HOUR
◦ ROOF COVERING CLASSIFICATION	_____	C

o WALLS & CEILINGS		
VERTICAL EXITS & EXIT PASSAGEWAYS	_____	NA
EXIT ACCESS CORRIDORS & OTHER EXITWAYS	_____	C
ROOMS AND ENCLOSED SPACES	_____	C
o INTERIOR FLOORS	_____	CLASS II
o DECORATIONS AND TRIM	_____	

NO.	SHEET TITLE
T1	COVER SHEET
T2	ADA STANDARDS
T3	SPECIFICATIONS
A1	FLOOR PLANS & DETAILS
A2	FURNITURE/FIXTURE PLAN
A3	CEILING/FINISHED FLOOR PLANS
A4	GRAIN BARN ELEVATIONS
A5	GRAIN BARN FLOOR PLANS
A6	ENTRANCE PLANS AND ELEVATIONS
M1	MECHANICAL PLAN & DETAILS
M2	MECHANICAL SCHEDULES
E1	ELECTRICAL PLANS, SCHEDULES & NOTES
P1	PLUMBING PLANS & NOTES
P2	PLUMBING DETAILS, NOTES AND SCHEDULES
FP1	FIRE PROTECTION PLAN

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODES/REQUIREMENTS REVIEW BEEN MADE WILL NOT BE ALLOWED.

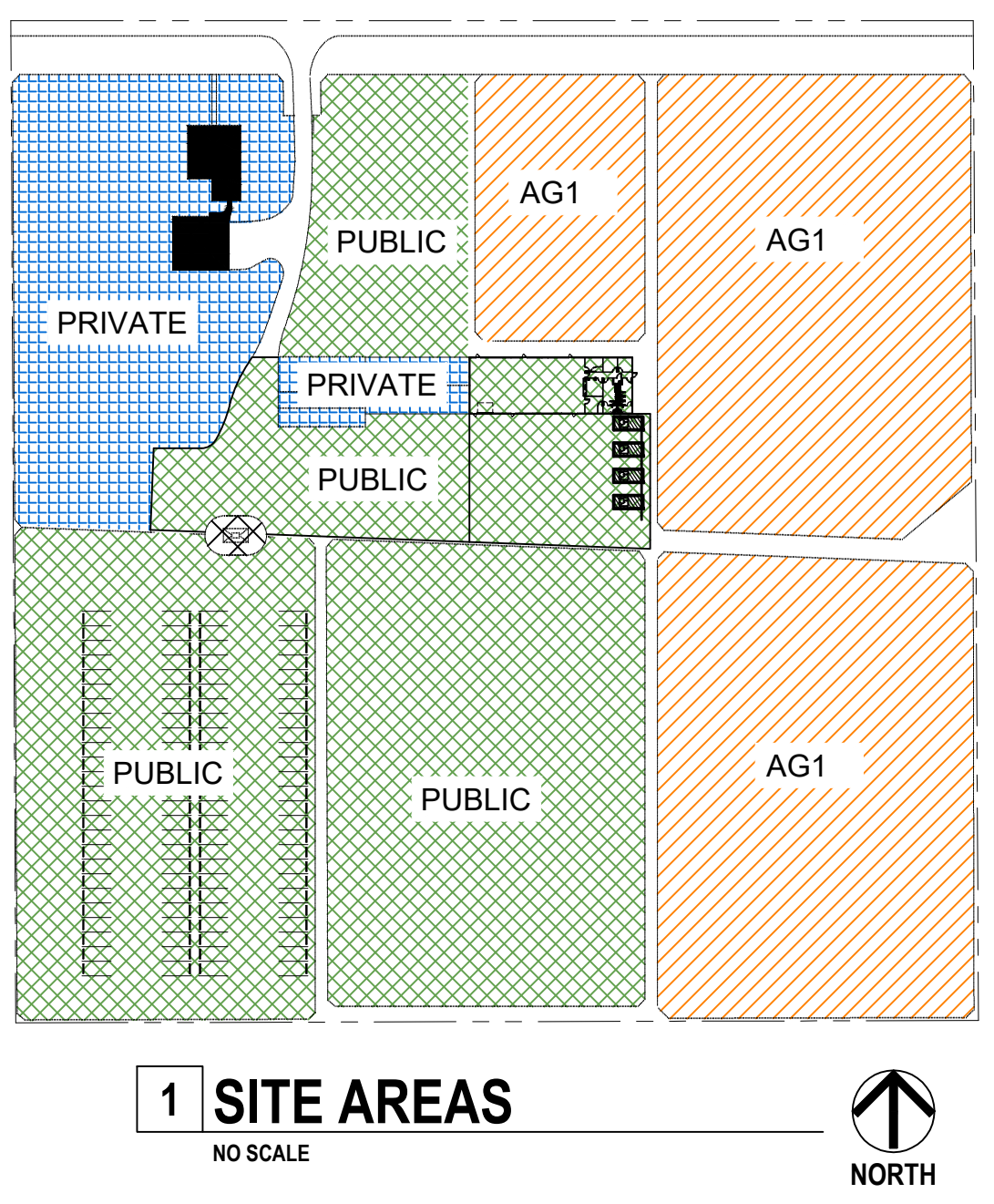
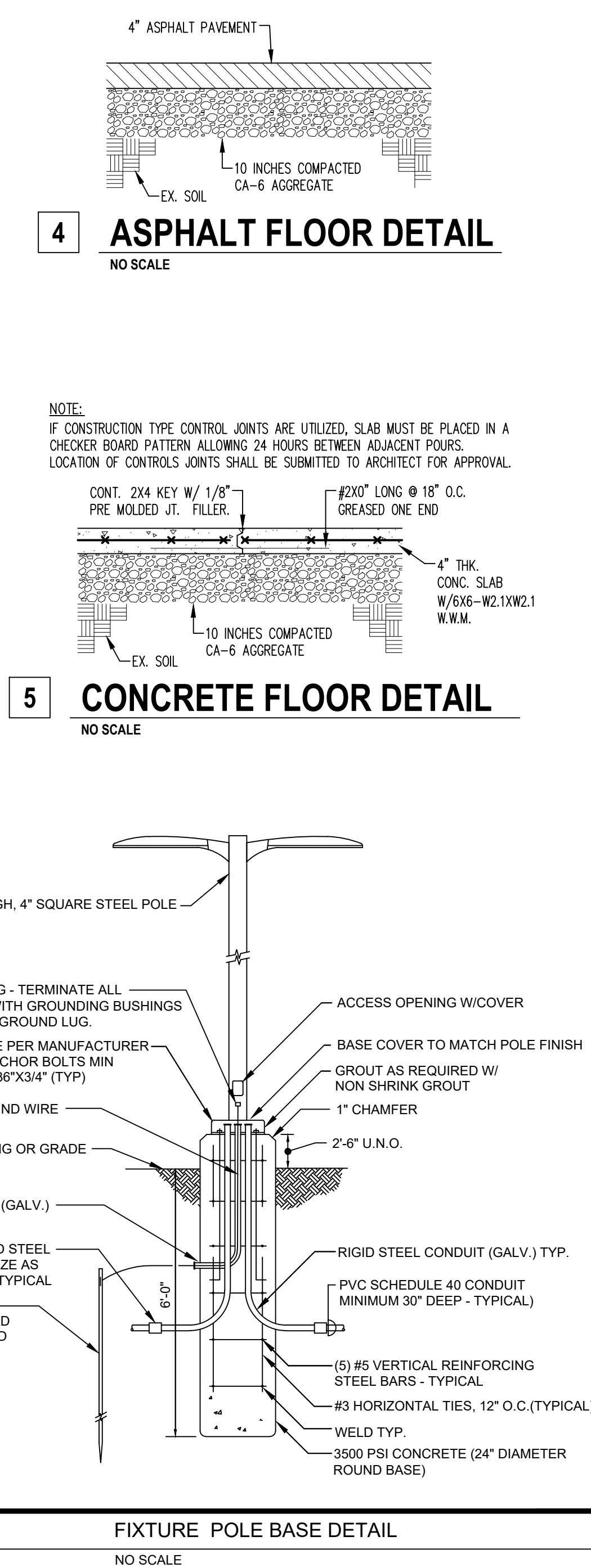
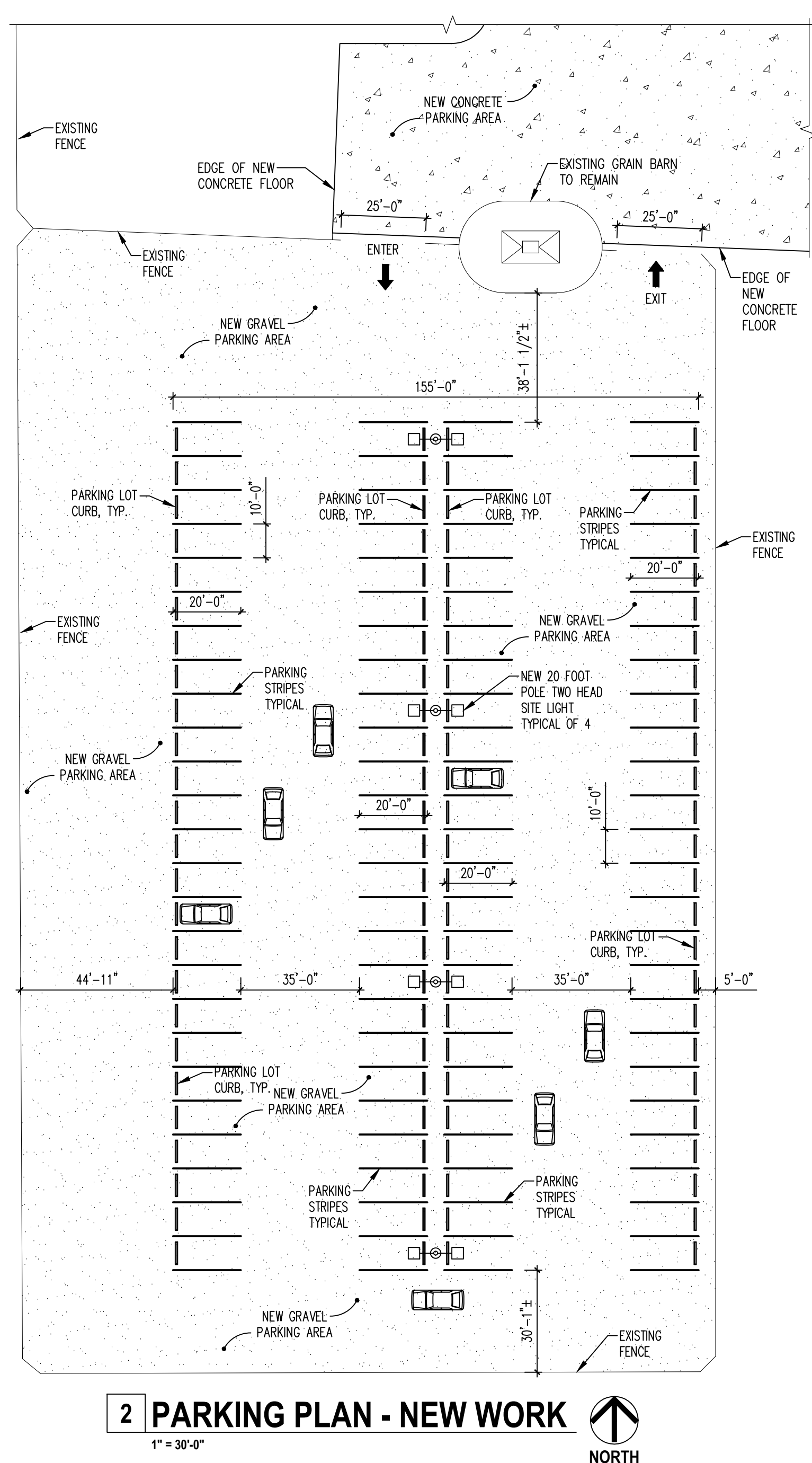
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION
AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES
OF THE CITY OF DEKALB AND THE STATE OF ILLINOIS

Enrique N. Castel

STATE OF ILLINOIS
ENRIQUE
N. CASTEL
001-020515
DATE: 5 24 2024

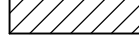
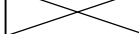
ENRIQUE CASTEL, LICENSED ARCHITECT

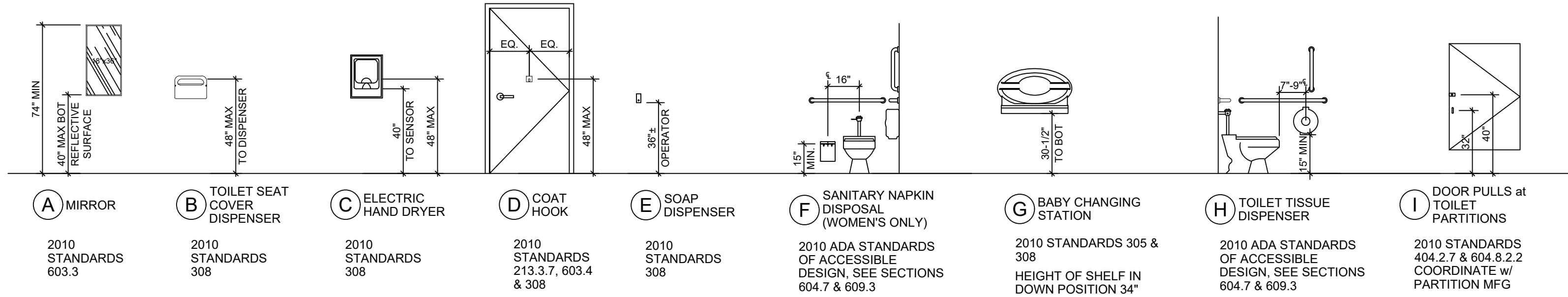
LICENSE EXPIRES 11-30-2024



AB	ANCHOR BOLT	ID	INSIDE DIMENSION
ACT	ACOUSTICAL CLG TILE	INC	INCISION
AD	AREA DRAIN	INFO	INFORMATION
ADQL	ADDITIONAL	INSUL	INSULATION
ADJ	ADJUSTABLE	INT	JOINT
AFF	ABOVE FINISHED FLOOR	KOHM	KNOCK DOWN HOLLOW METAL
AL	ALUMINUM	LAM	LAMINATE
ANOD	ANODIZED	LN	LINEAR
APPROX	APPROXIMATELY	LL	LOW LEVEL
ARCH	ARCHITECTURAL	LP	LOW POINT
BTWN	BETWEEN	LWT	LIGHT WEIGHT
BDC	BUILDING	MAX	MAXIMUM
BLK	BLOCK, BLOCKING	MC	MINERAL CORE
BM	BENCH MARK	MECH	MECHANICAL
BOT	BOTTOM	MJR	MASONRY EXPANSION JOINT
BRT	BEARING	MEF	MANUFACTURER
BSMT	BASEMENT	MH	MANHOLE
BUR	BUILT-UP ROOFING	MIN	MINIMUM
CAB	CABINET	MISC	MISCELLANEOUS
CAR	CARPET	MO	MASONRY OPENING
CBC	CATCH BASIN	MTD	MOUNTED
CCJ	CONTROL JOINT	NC	NOT IN CONTRACT
CL	CENTER LINE	NLWT	NORMAL WEIGHT
CLG	CeILING	NO	NUMBER
CLR	CLEAR	NS	NOMINAL
CLM	CERAMIC MOSAIC TILE	NS	NEAR SIDE
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
CO	COLOR	OC	ONCE ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OPNG	OPENING
CONT	CONTINUOUS	OP	OPPOSITE
CP	CEMENT PLASTER	PAR	PAR
CT	CERAMIC TILE	PL	PLATE
CJ	CURB	PLM	PLASTIC LAMINATE
DEM	DEMOLITION	PLY	PLASTER
DET	DETAIL	PLWSD	PLYWOOD
DM	DIAMETER	PT	PAINT
DIA	DIMENSION	PIFT	PRESSURE IMPREGNATED
DF	DRAINING FOUNTAIN		FIRE RETARDANT TREATED
DN	DOWN	QT	QUARRY TILE
DS	DOWNSPOUT	R	RADIUS
DWG	DRAWING	REINF	REINFORCED, REINFORCING
EAX	EACH	REQD	REQUIRED
EF	ENTRY FACE	RF	ROOF DRAIN
EL	ELEVATION	RM	ROOM
ELEC	ELECTRIC	RO	ROUGH OPENING
EP	EPOXY PAINT	SC	SOLID CORE
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SEC	SECTION
EXT	EXTERNAL WATER COOLER	STF	STRUCTURAL GLAZED TILE
EXIST	EXISTING	SHT	SHEET
EXP	EXPANSION	SM	SIMILAR
EXP JT	EXPANSION JOINT	SM	SHEET METAL
EW	EACH WAY	SOG	SLAB ON GRADE
FD	FLOOR DRAIN		
FDN	FOUNDATION	SPEC	SPECIFICATIONS
FE	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CABINET	SS	STAINLESS STEEL
FHC	FIRE HOSE CABINET	STD	STANDARD
FLR	FLOOR	STL	STEEL
		STRUC	STRUCTURAL
FT	FEET	STAIN	STAIN & VARNISH
FTG	FOOTING	SUSP	SUSPENDED
GA	GAUGE, GAGE	T&B	TOP AND BOTTOM
GALV	GALVANIZED	THK	THICK
GYP	GYPSSUM BOARD	TYP	TYPICAL
GL	GLASS	UNT	UNLESS NOTED OTHERWISE
GP	GYPSSUM PLASTER	VCT	VINYL COMPOSITION TILE
GR	GRADE	VENT	VENTILATION
HC	HOLLOW CORE	VERT	VERTICAL
HCP	HANDICAPPED	VEST	VESTIBULE
HWMD	HARDWOOD	VF	VERIFY IN FIELD
HW	HOLLOW METAL	VT	VINYL TILE
HORIZ	HORIZONTAL	W/	WOOD
HR	HOUR	WC	WALL COVERING
HT	HEIGHT	WO	WOOD
HTG	HEATING	WH	WALL HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING	W/O	WITHOUT

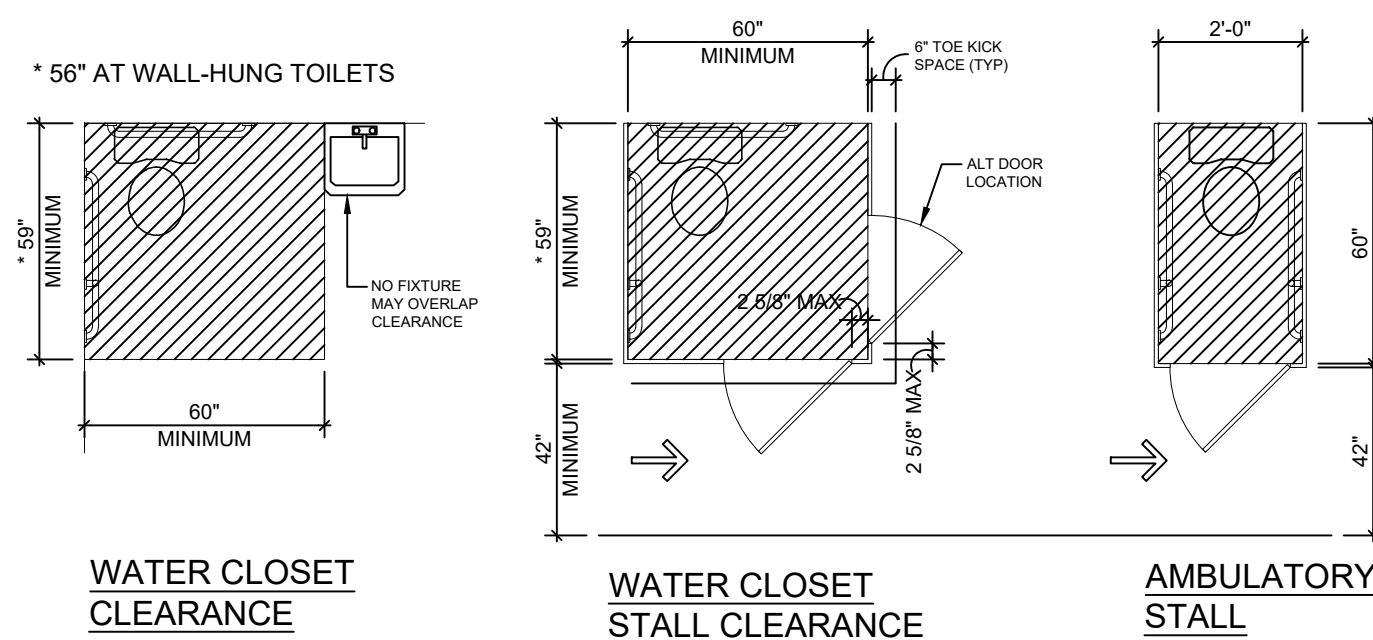
 GYPSUM

	CONCRETE (CAST IN PLACE OR PRECAST)		PLYWOOD
	BRICK		WOOD, FINISHED
	CONCRETE MASONRY UNIT		WOOD, ROUGH
	EARTH		STRUCTURAL STEEL LARGE SCALE
	BATT INSULATION		MISC. METAL LARGE SCALE
	RIGID INSULATION		STRUCTURAL STEEL SMALL SCALE
	UNDERLIED MATERIAL		



3 ACCESSORY MOUNTING DETAILS

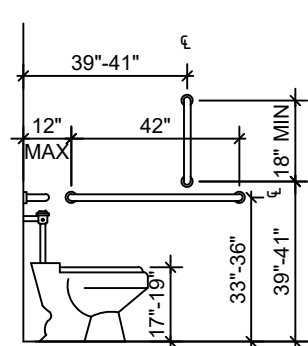
SCALE: NONE



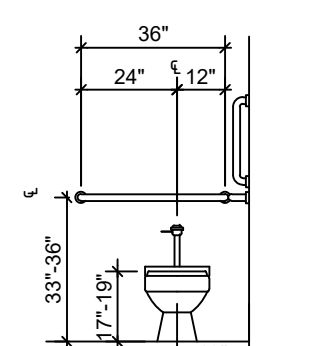
WATER CLOSET CLEARANCE

WATER CLOSET STALL CLEARANCE

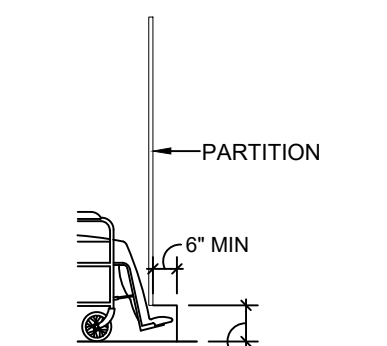
AMBULATORY STALL



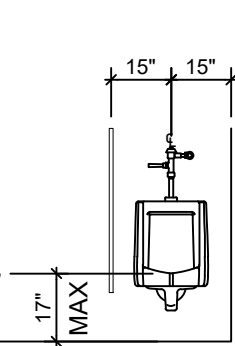
WATER CLOSURES



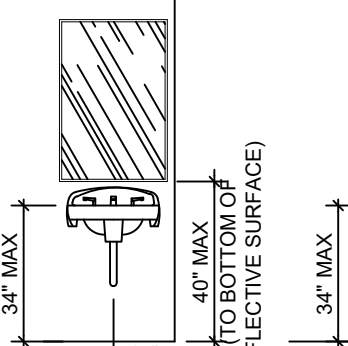
WATER CLOSET STALL TOE CLEARANCE



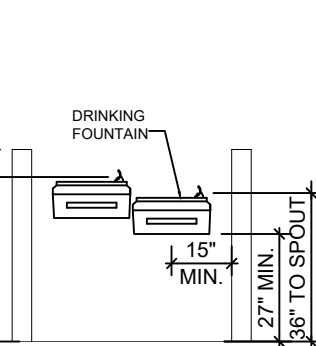
URINALS



LAVATORIES

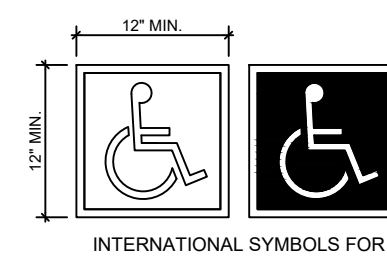


DRINKING FOUNTAIN ELEVATION

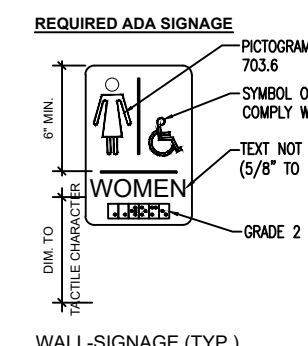


2 TOILET ROOM FIXT. HEIGHTS & CLERANCES

SCALE: NONE



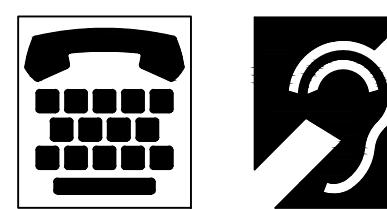
INTERNATIONAL SYMBOLS FOR ACCESSIBILITY



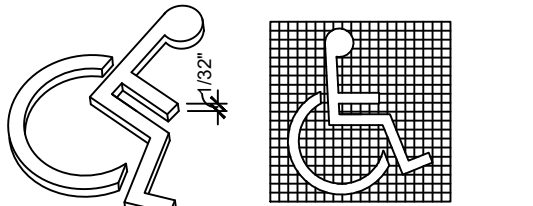
REQUIRED ADA SIGNAGE



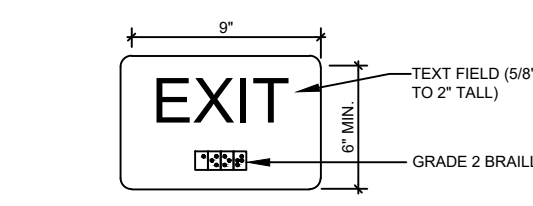
GENERAL RESTROOM SIGNAGE



INTERNATIONAL TDD SYMBOL



INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED



PROPORTIONS FOR INTERNATIONAL SYMBOLS FOR ACCESSIBILITY

LETTERS AND NUMBERS

- LETTERS AND NUMBERS SHALL BE RAISED 1/32" (0.8 MM) MINIMUM. UPPERCASE, SANS-SERIF OR SANS-SERIF SHALL BE ACCOMPANIED WITH GRADE 2 BRILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" (16 MM) HIGH, BUT NO HIGHER THAN 2" (51 MM). PROTRUSION SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PROTRUSION. THE LOWER CHARACTERS OF THE PROTRUSION SHALL BE 5/8" (152 MM) MINIMUM IN HEIGHT. (ADA/SG SEC. 4.30.4)
- LETTERS AND NUMBERS ON SIGNS SHALL HAVE A MINIMUM CONTRAST RATIO BETWEEN 3.5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1 AND 1.0. (ADA/SG SEC. 4.30.5)
- THE CHARACTERS AND BACKGROUNDS OF SIGNS SHALL BE EGGSHELL, WHITE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (ADA/SG SEC. 4.30.3)
- CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE 'A'. LOWER CASE CHARACTERS ARE PERMITTED. (ADA/SG SEC. 4.30.3)
- BRILLE SHALL BE CONTRACTED (GRADE 2) BRILLE AND SHALL COMPLY WITH SECTION 703.4. (ADA/SG SEC. 703.4.1)
- BRILLE SHALL BE BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTILINE, BRILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRILLE SHALL BE SEPARATED 3/16" (5.1 MM) MIN FROM ANY OTHER PICTURE CHARACTERS AND 3/16" (5.1 MM) MIN FROM RAISED BORDERS AND DECORATIVE ELEMENTS. BRILLE PROVIDED ON ELEVATOR CAR CONTROLS SHALL BE SEPARATED 3/16" (5.1 MM) MIN EITHER DIRECTLY BELOW OR ADJACENT TO THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS. (ADA/SG SEC. 703.4.4)

SIGN LOCATIONS

- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (ADA/SG SEC. 110.9)
- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHTS SHALL BE 48" (1219 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNS SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" (76 MM) OF THE SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (ADA/SG SEC. 4.30.6)
- ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED. (ADA/SG SEC. 110.9)
- BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY

- STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
- WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15050 ON PEXCEL, STANDARD # 30A.
- WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.
- BRILLE (ACCORDING TABLE 204.4.3)
- DOTS TO BE 0.09" (2.3 MM) TO 0.1" (1.5 MM) ON CENTER IN EACH CELL.
- 0.241" (6.1 MM) TO 0.27" (7.6 MM) SPACE BETWEEN CELLS HORIZONTALLY.
- 0.241" (6.1 MM) TO 0.27" (7.6 MM) SPACE BETWEEN CELLS VERTICALLY.
- DOTS RAISED 0.025" (0.6 MM) TO 0.037" (0.9 MM) ABOVE BACKGROUND.
- DOTS BASE DIAMETER TO BE 0.059" (1.5 MM) TO 0.063" (1.6 MM).

5 TACTILE SIGNAGE & SYMBOLS

SCALE: NONE

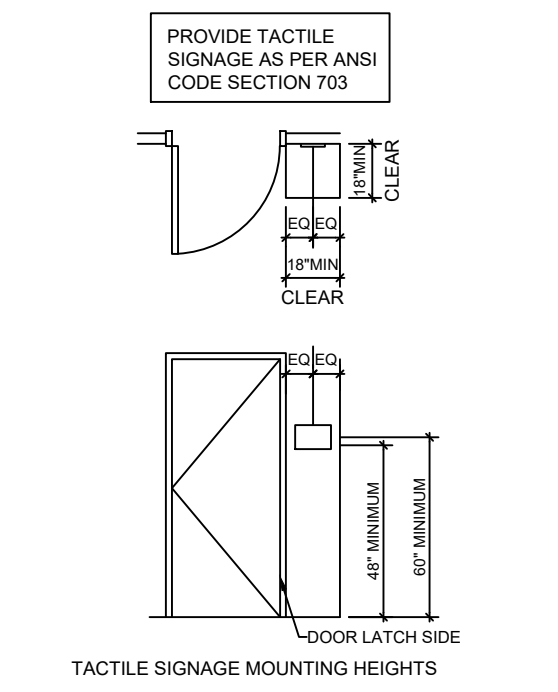
MOUNTED SIGNAGE

A. DOOR MOUNTED SIGNAGE

- (UNLESS) - 12" DIAMETER CIRCLE 1/4" THICK WITH 1/4" THICK TRIANGLE SUPERIMPOSED WITHIN CIRCLE.
- THE CHARACTERS AND BACKGROUNDS OF THE SIGN IS EGGSHELL, WHITE, OR OTHER NON-GLARE FINISH AND THE COLOR AND THE CONTRAST OF THE SIGN DISTINCTLY CONTRASTS WITH THE COLOR AND CONTRAST OF THE DOOR.
- SIGNS ARE CENTERED ON THE DOOR 60" FROM THE FLOOR.

B. WALL MOUNTED SIGNS

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE BRIDGE DIMENSION SHALL BE A MINIMUM OF 4" HIGH. NOTE: IF NO WALL SPACE IS AVAILABLE, SIGN IS TO BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON RIGHT.
- VERBAL DESCRIPTION AS TO REST ROOM USAGE (IE. MEN'S REST ROOM) IS TO BE PLACED DIRECTLY BELOW THE SYMBOL OF ACCESSIBILITY.
- THE CHARACTER AND BACKGROUNDS OF THE SIGN IS EGGSHELL, WHITE, OR OTHER NON-GLARE FINISH AND THE COLOR AND THE CONTRAST OF THE SIGN DISTINCTLY CONTRASTS WITH THE COLOR OF THE WALL.
- NOTE: THE REQUIRED COLOR OF THE SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND.
- SIGNS ARE CENTERED ON THE WALL 60" FROM THE FLOOR.
- LETTERS AND NUMBERS ARE RAISED 1/32" SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRILLE. CHARACTERS ARE MINIMUM 5/8" HIGH AND A MAXIMUM 2" HIGH.
- MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



TACTILE SIGNAGE MOUNTING HEIGHTS

HARDWARE

HAND ACTIVATED DOOR OPENING HARDWARE

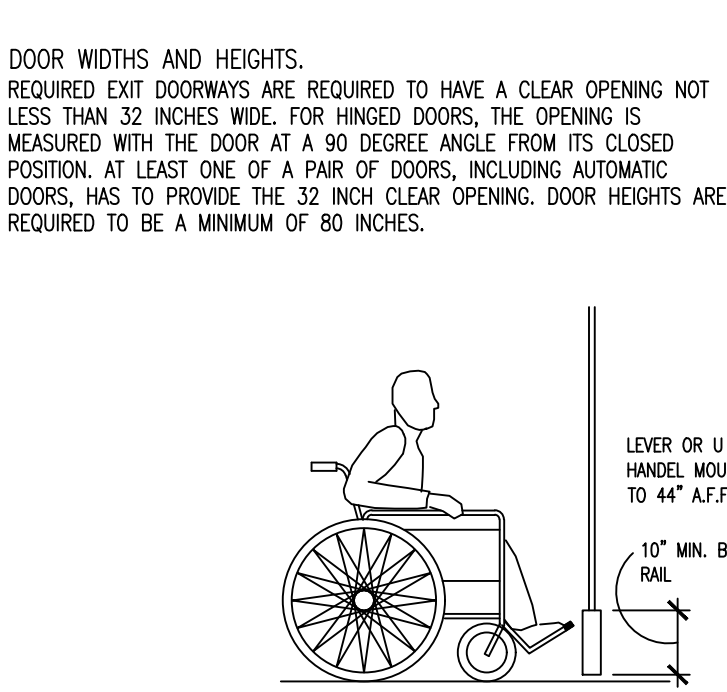
- HAND ACTIVATED DOOR OPENING HARDWARE IS REQUIRED TO BE CENTERED BETWEEN 34 AND 44 INCHES HIGH, LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL HAVE TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PULL BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS ARE REQUIRED TO OPERATE AS DESCRIBED ABOVE IN THE DIRECTION OF EGRESS.

DOORS

- THE MAXIMUM EFFORT TO OPERATE DOORS CANNOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. REQUIRED FINE DOORS MAY BE REQUIRED UP TO 15 POUNDS PRESSURE. THE PRESSURE IS TO BE MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE REQUIREMENTS. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES (75 mm) FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

ENTRANCES

- ALL PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES ARE REQUIRED TO BE MADE ACCESSIBLE. A PRIMARY ENTRANCE IS DEFINED AS, "...ANY ENTRANCE TO A FACILITY WHICH HAS A SUBSTANTIAL FLOW OF PEDESTRIANS TO ANY SPECIFIC MAJOR FUNCTION OF THE FACILITY. REVOLVING DOORS CAN NOT BE USED AS A REQUIRED ENTRANCE FOR THE HANDICAPPED. RECESSED DOORWAYS ARE REQUIRED TO BE ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.

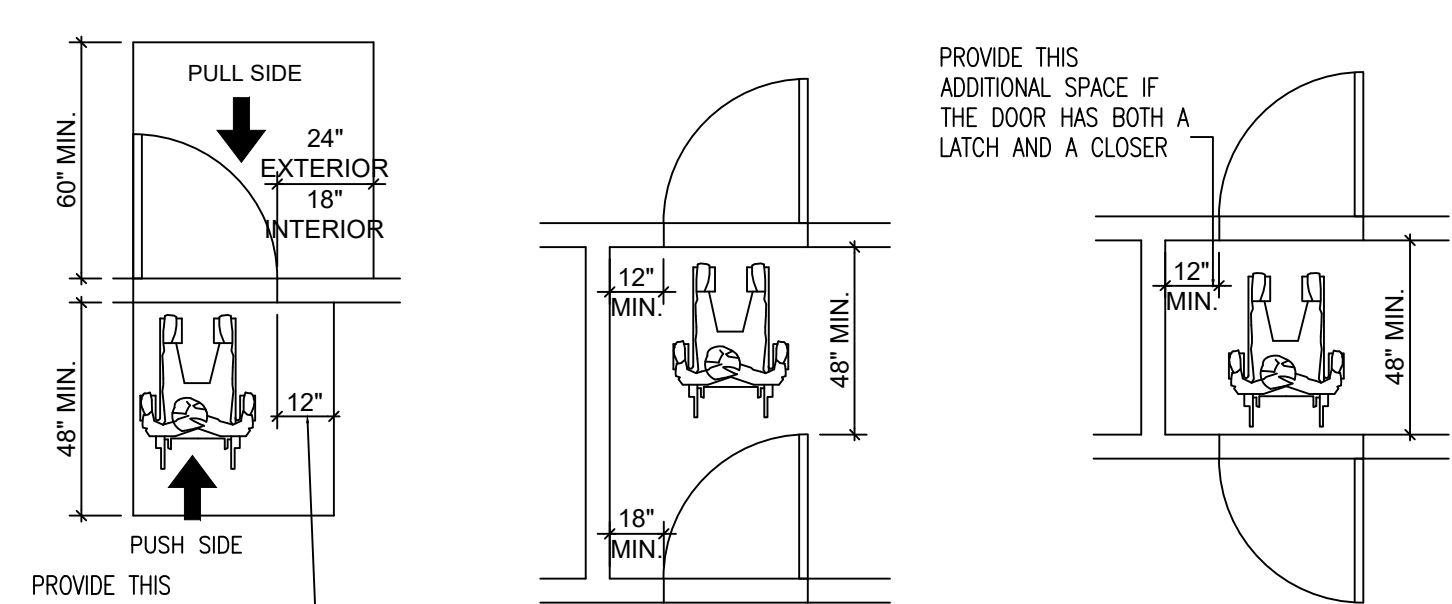


6 DOOR / HARDWARE DETAILS

SCALE: NONE

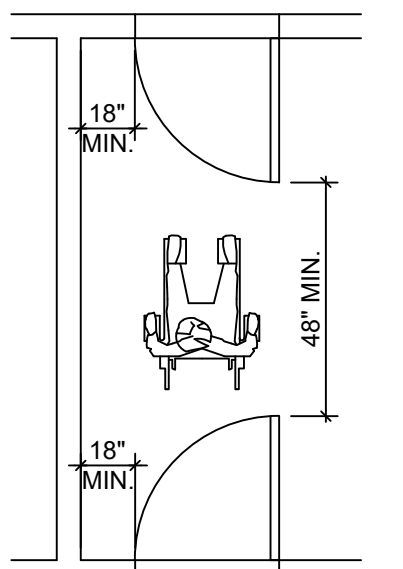
ACCESSIBILITY REQUIREMENTS

- ALL CONSTRUCTION SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE DESIGN GUIDELINES ESTABLISHED BY THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (2010 STANDARDS).
- UTILIZE EXTREME CARE TO ENSURE THAT ALL TOLERANCES, DIMENSIONS, AND CLEARANCES ARE CONSTRUCTED ACCURATELY.
- TAKE ANY AND ALL ACTIONS NECESSARY TO CORRECT CONDITIONS WHICH ARE IN THE OPINION OF THE STATE ACCESSIBILITY INSPECTOR IN VIOLATION OF GUIDELINES AS THE DIRECT & SOLE RESULT OF DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS OR INADEQUATE CONSTRUCTION CONTROL & OR TOLERANCES.

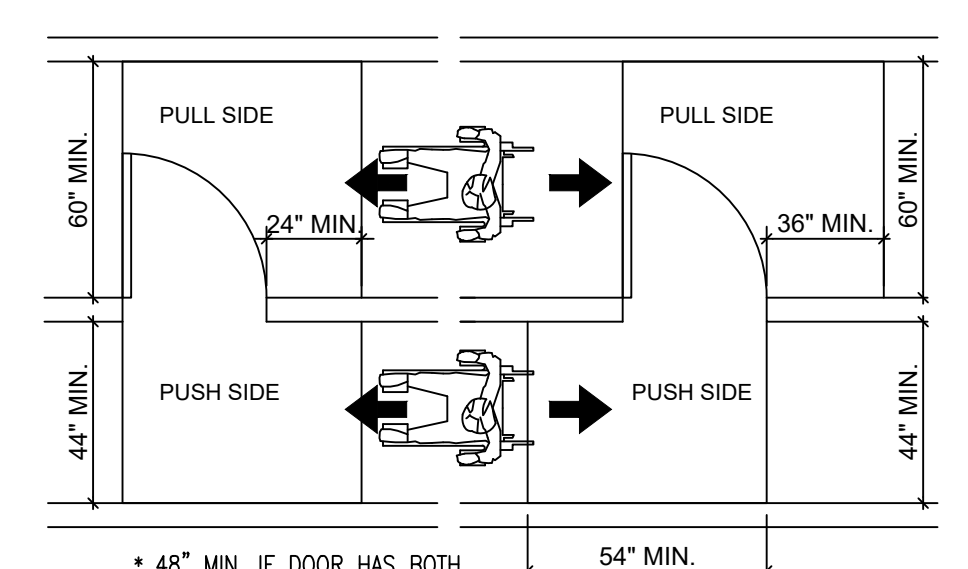


TWO HINGED DOORS IN SERIES

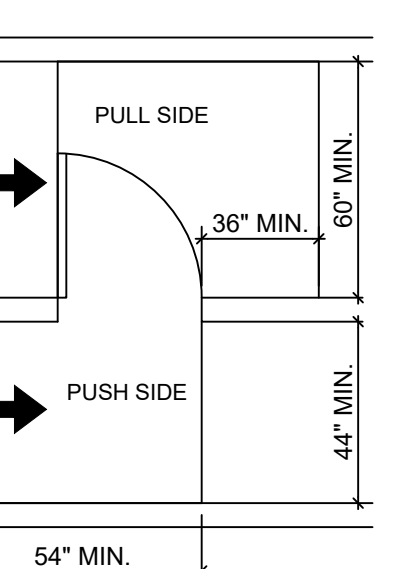
TWO HINGED DOORS IN SERIES



DOORS AT OPPOSITE WALLS



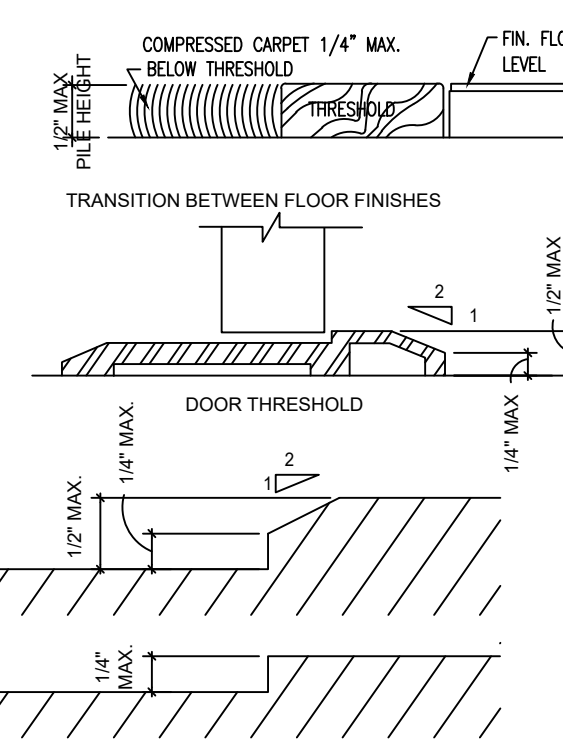
LATCH APPROACH



HINGE APPROACH

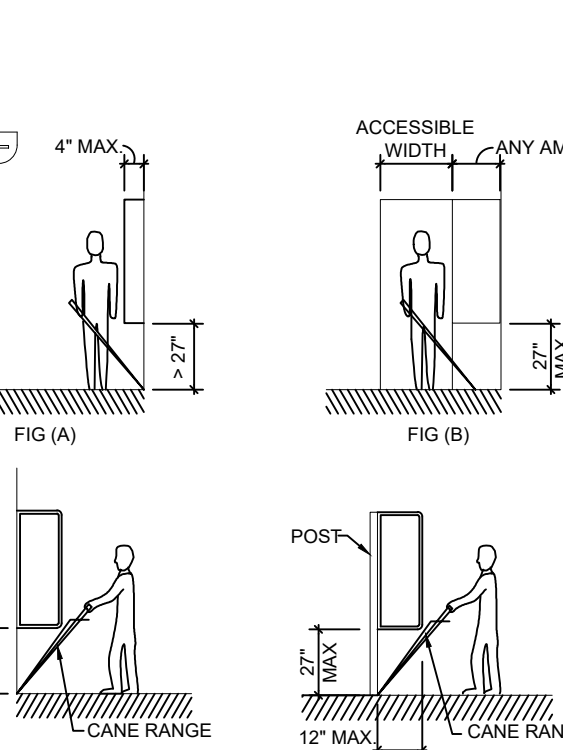
1 REQUIRED DOOR CLEARANCES

SCALE: NONE



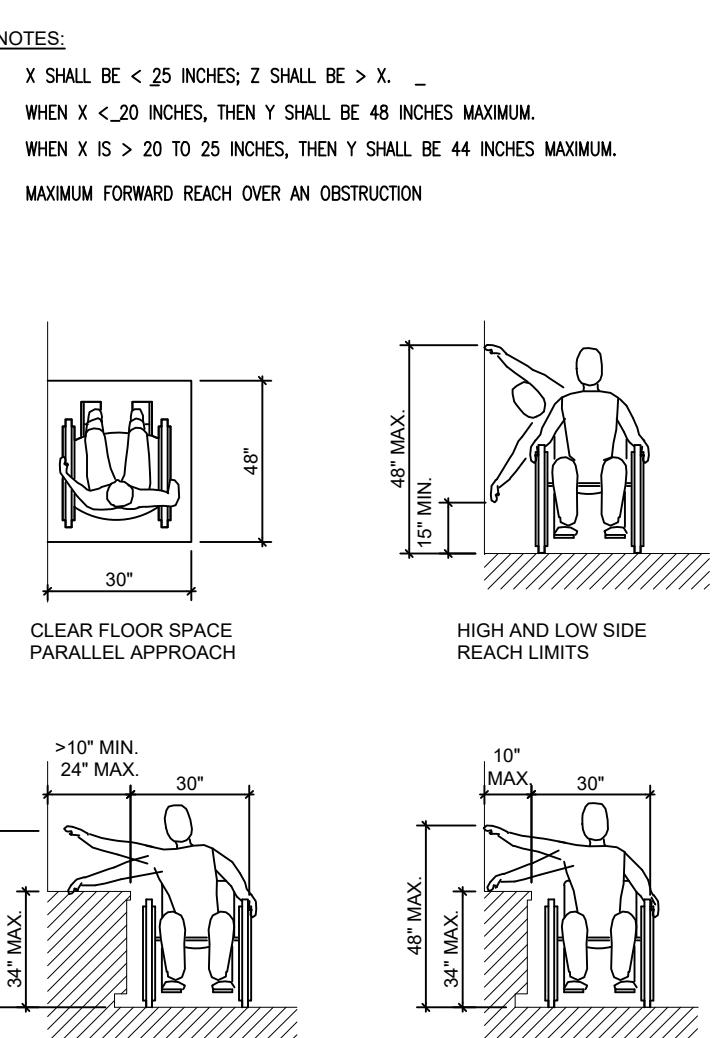
4 THRESHOLD & LEVEL CHANGES

SCALE: NONE



7 PROTRUDING OBJECTS

SCALE: NONE



8 REACH REQUIREMENTS

SCALE: NONE

SECTION 01770 – CLOSEOUT PROCEDURES

SUMMARY
A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
1. Inspection procedures.
2. Final cleaning.

COMPLETION
A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the work is not complete.
2. Advise Owner of pending insurance changeover requirements.
3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
4. Prepare and submit Project Record Documents, operation and maintenance manuals, Final Completion construction photographs damage or settlement surveys, property surveys, and similar final record information.
5. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
6. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
7. Complete startup testing of systems.
8. Submit final as-builts/balances records.
9. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
10. Complete final cleaning requirements.
11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
B. Inspection: Submit a written request for inspection for Completion. On receipt of request, Owner will either proceed with inspection or notify Contractor of unfulfilled requirements. Owner will prepare the Certificate of Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Owner, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

LIST OF INCOMPLETE ITEMS (PUNCH LIST)
A. Preparation: Submit two copies of list. Include name and identification of each space and area affected by construction operations for complete items and items needing correction.

WARRANTIES
A. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of installer.
3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
B. Provide additional copies of each warranty to include in operation and maintenance manuals.

MATERIALS
A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

FINAL CLEANING
A. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
1. Complete the following cleaning operations before requesting inspection for certification of Completion for entire Project:
a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas of rubbish, waste material, litter, and other foreign substances.
b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
c. Remove tools, construction equipment, machinery, and surplus material from Project site.
d. Clean exposed interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Restore reflective surfaces to their original condition.
e. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
f. Sweep concrete floors broom clean.
g. Clean transparent materials, including glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish glass, taking care not to scratch surfaces.
h. Remove labels that are not permanent.
i. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
j. 1) Do not point over "X's" and similar labels, including mechanical and electrical nameplates.
j. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
k. Replace parts subject to unusual operating conditions.
l. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
m. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
n. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
B. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

SECTION 01732 – SELECTIVE DEMOLITION

SUMMARY
A. This Section includes the following:
1. Demolition and removal of selected portions of building or structure.
2. Salvage of existing items to be reused or recycled.

DEFINITIONS
A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
B. Remove and Salvage: Detach items from existing construction and deliver them to Owner.
C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

QUALITY ASSURANCE
A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.
B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with haul and disposal regulations of authorities having jurisdiction.
C. Standards: Comply with ANSI A10.6 and NFPA 241.

PROJECT CONDITIONS
A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
E. Storage or sale of removed items or materials on-site is not permitted.
F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
1. Maintain fire-protection facilities in service during selective demolition operations.

WARRANTY
A. Existing Structures: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

EXAMINATION
A. Verify that utilities have been disconnected and capped.
B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
E. Engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations.
F. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.
G. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.
B. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
1. Arrange to shut off indicated utilities with utility companies.
2. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

PREPARATION
A. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
B. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

SELECTIVE DEMOLITION
A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
5. Dispose of demolished items and materials promptly.
B. Removed and Salvaged Items:
1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area designated by Owner.
5. Protect items from damage during transport and storage.
C. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.
2. Pack or crate items after cleaning and repainting. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

DISPOSAL OF DEMOLISHED MATERIALS
A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
1. Comply with requirements specified in Division 1 Section "Construction Waste Management."
B. Burning: Do not burn demolished materials.
C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

CLEANING
A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

SECTION 01731 – CUTTING AND PATCHING

SUMMARY
A. This Section includes procedural requirements for cutting and patching.

QUALITY ASSURANCE
A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.
C. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
D. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

WARRANTY
A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

MATERIALS
A. General: Comply with requirements specified in other Sections.
B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

EXAMINATION
A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.
1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

PREPARATION
A. Temporary Support: Provide temporary support of Work to be cut.
B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

PERFORMANCE
A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original installer, comply with original installer's written recommendations. If possible, review proposed procedures with original installer, comply with original installer's written recommendations.
1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
5. Proceed with patching after construction operations requiring cutting are complete.
C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seems that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.
1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

SECTION 01700 – EXECUTION REQUIREMENTS

SUMMARY
A. This Section includes general procedural requirements governing execution of the Work including, but not limited to, the following:
1. Construction layout.
2. Field engineering and surveying.
3. General installation of products.
4. Progress cleaning.
5. Starting and adjusting.
6. Protection of installed construction.
7. Correction of the Work.
B. See Section 01770 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.

EXAMINATION
A. Existing Conditions: The existence and location of site improvements, utilities, and other construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems and other construction affecting the Work.
1. Before construction, verify the location and points of connection of utility services.
B. Existing Utilities: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed.
C. Acceptance of Conditions: Examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
1. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
2. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
3. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
4. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

PREPARATION
A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Architect. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents.

CONSTRUCTION LAYOUT
A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.
B. General: Lay out the Work using accepted surveying practices.
1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
2. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
3. Inform installers of lines and levels to which they must comply.
4. Check the location, level and plumb, of every major element as the Work progresses.
5. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
C. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.
D. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.

FIELD ENGINEERING
A. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.
B. Certified Survey: On completion of major site improvements, and other work requiring field-engineering services, prepare a certified survey showing dimensions, locations, angles, and elevations of construction.

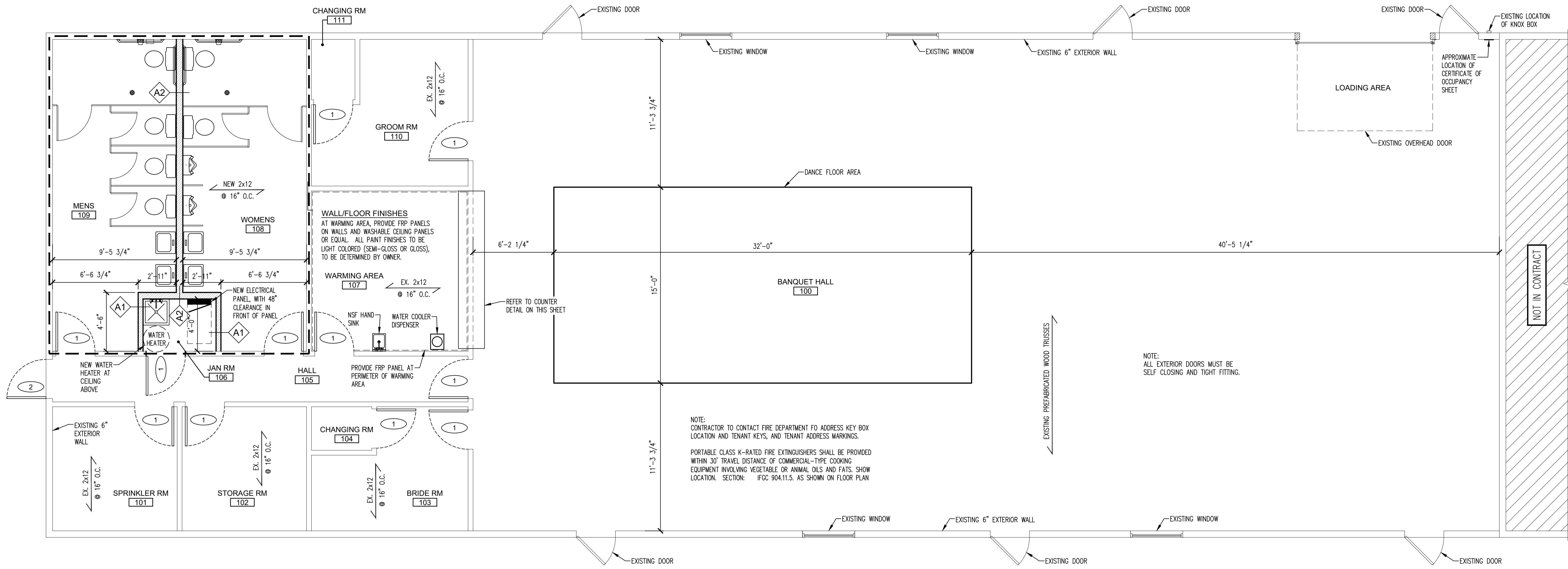
INSTALLATION
A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
1. Make vertical work plumb and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.
B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
D. Conduct construction operations so that part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
F. Templates: Obtain and distribute to the parties involved templates to work specified to factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
G. Anchors and Fasteners: Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work.
1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.
3. Coordinate installation of anchors, furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry.
H. Deliver such items to Project site in time for installation.
I. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
J. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

PROGRESS CLEANING
A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has work. Enforce requirements strictly. Dispose of materials lawfully.
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F.
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
B. Site: Maintain Project site free of waste materials and debris.
C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
1. Remove liquid spills promptly.
2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
G. Waste Disposal: Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.
H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

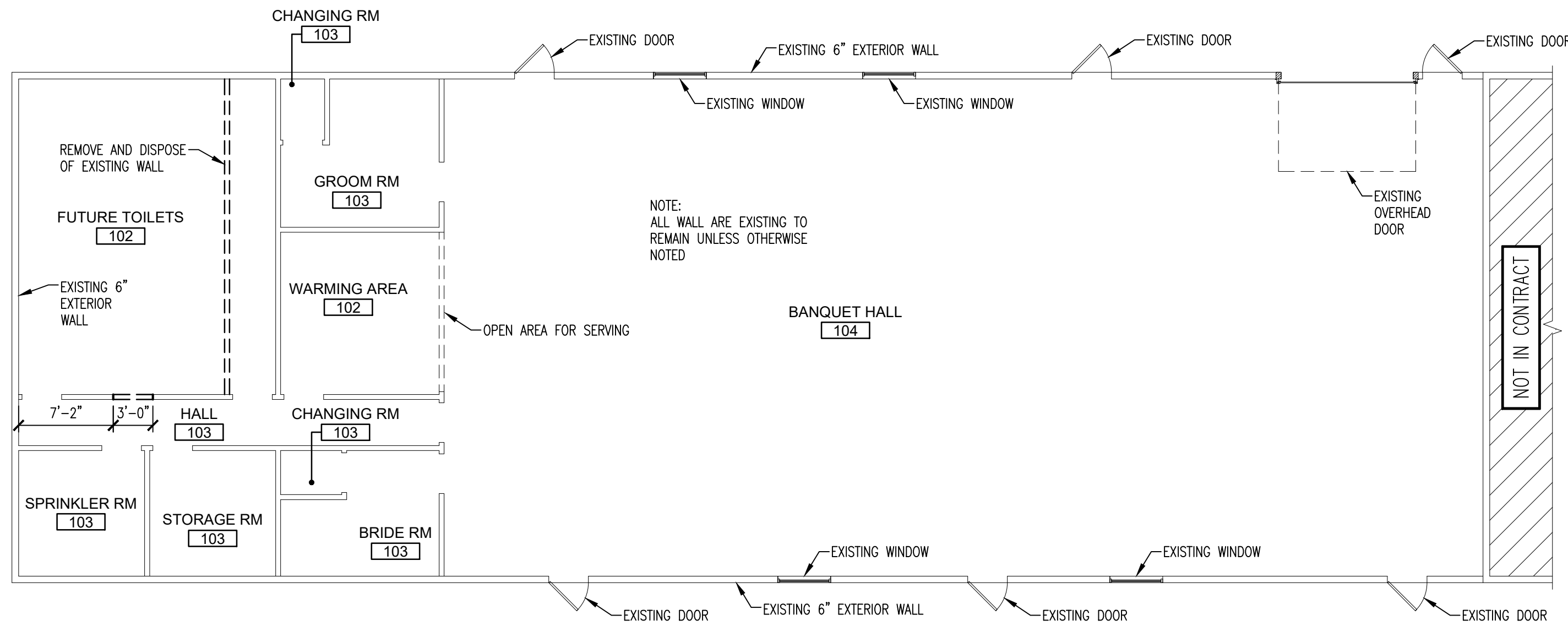
STARTING AND ADJUSTING
A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
B. Adjust operating components for proper operation without binding. Adjust equipment for proper operation.
C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

PROTECTION OF INSTALLED CONSTRUCTION
A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
B. Comply with manufacturer's written instructions for temperature and relative humidity.

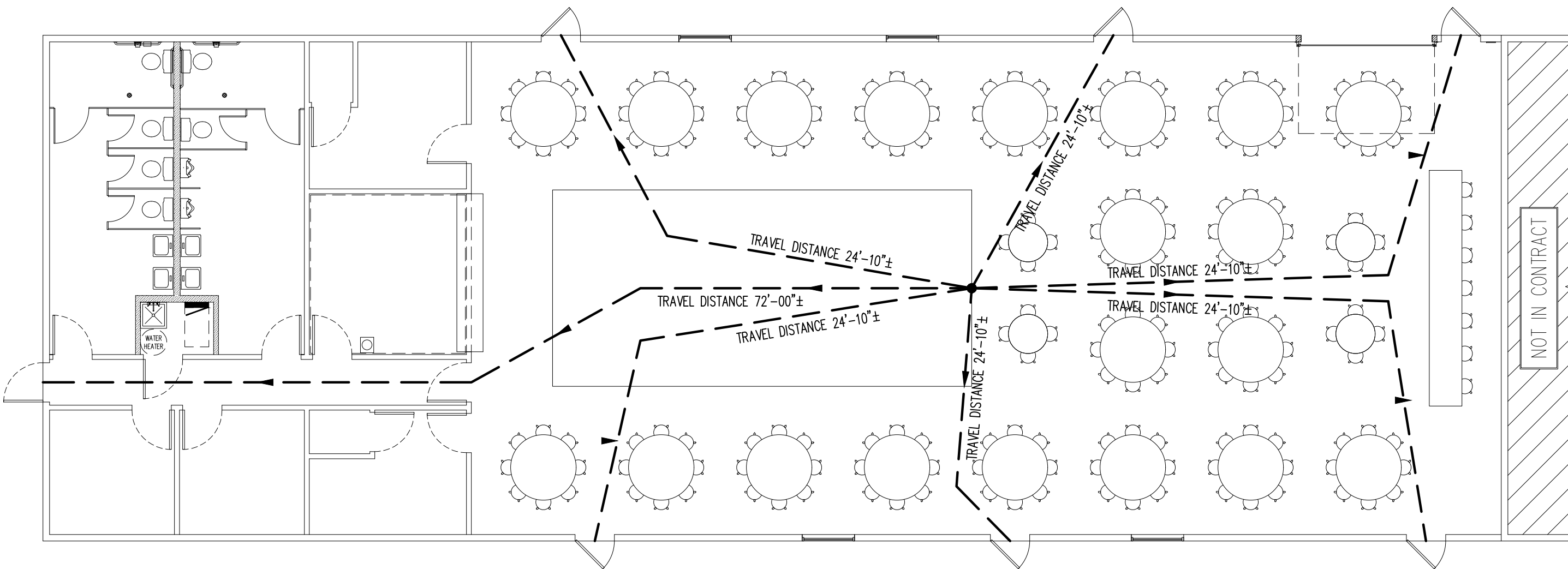
CORRECTION OF THE WORK
A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Section 01731 "Cutting and Patching."
1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
B. Restore permanent facilities used during construction to their specified condition.
C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.
E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.



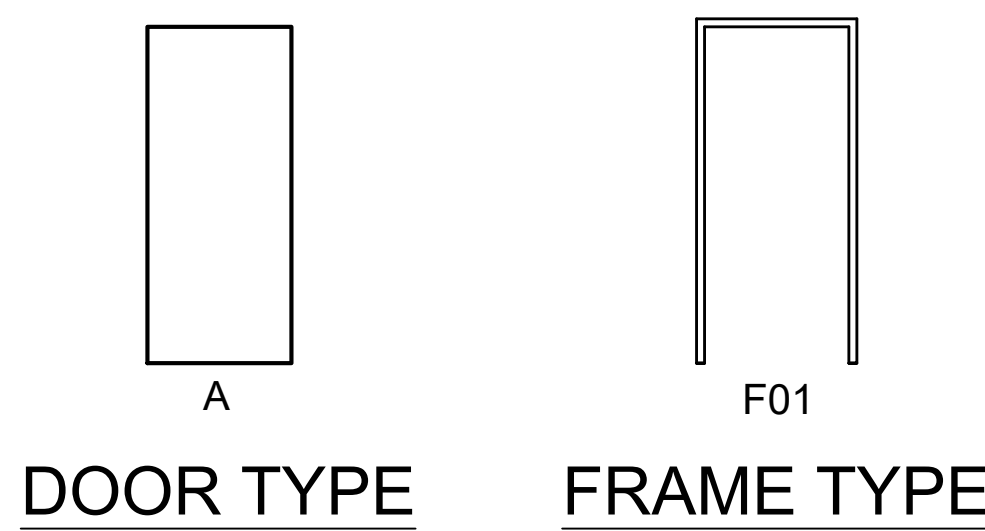
2 FIRST FLOOR PLAN NEW WORK
SCALE: 1/4" = 1'-0"



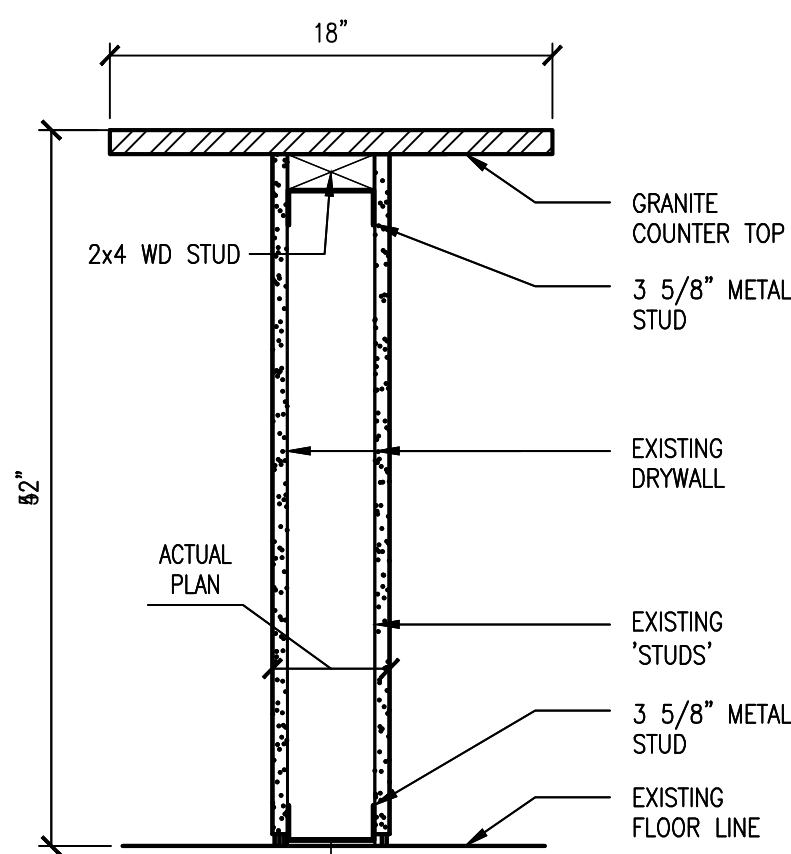
1 FIRST FLOOR PLAN DEMOLITION
SCALE: 1/8" = 1'-0"



3 EGRESS PLAN
SCALE: 1/8" = 1'-0"

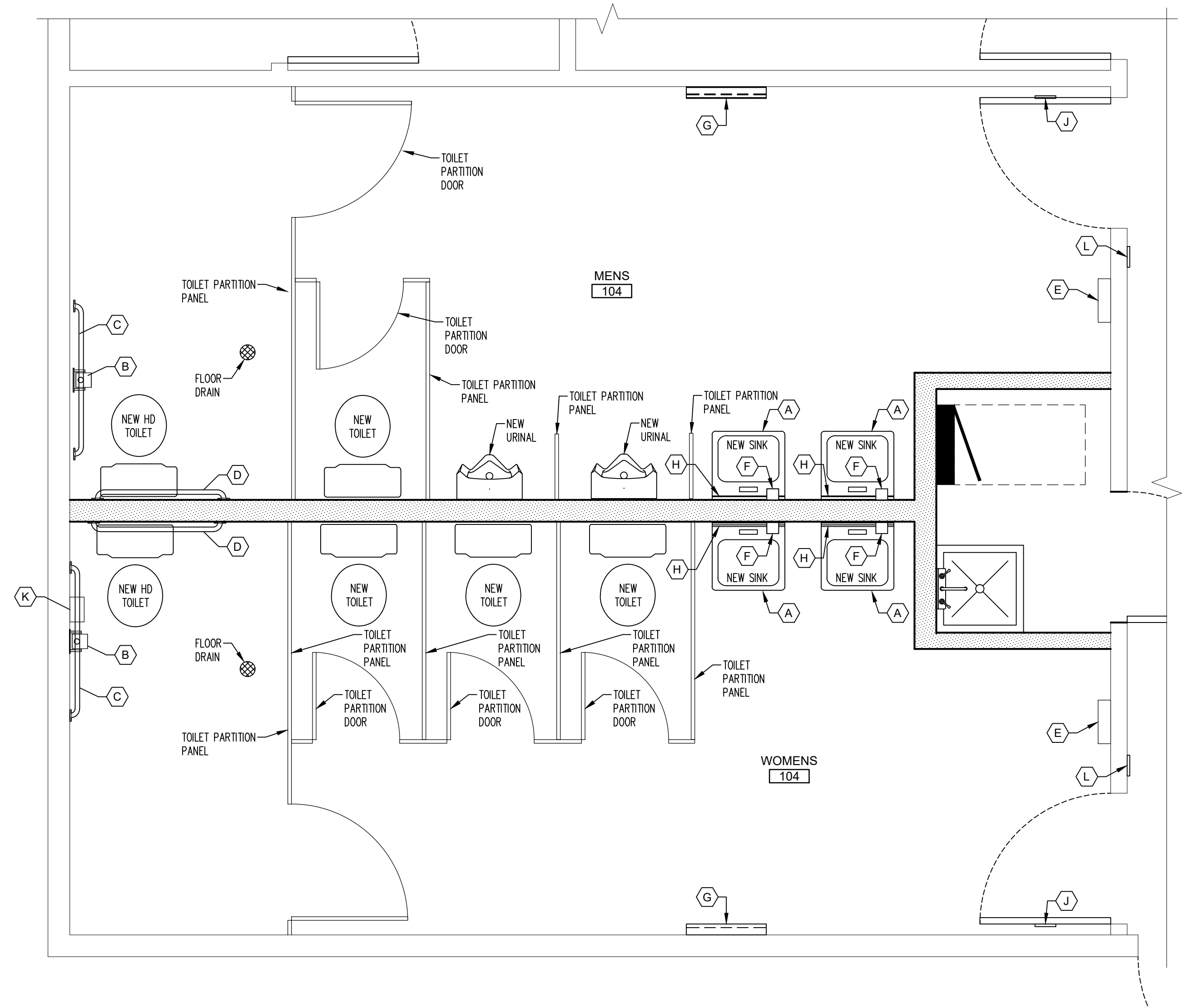


6 JAMB OR HEAD DETAIL
NONE

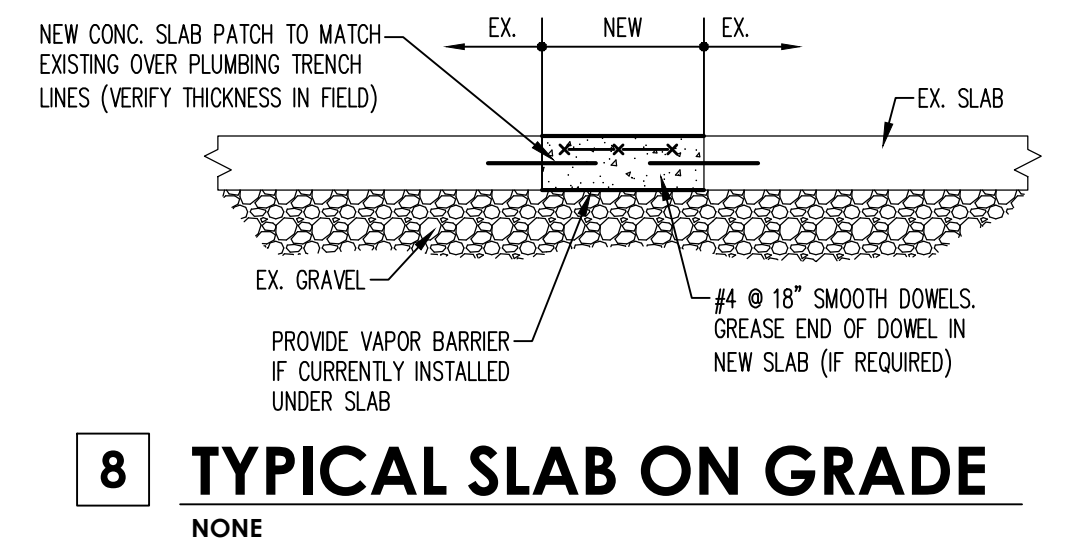


5 SERVING TABLE DETAIL
NONE

WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL



4 ENLARGED TOILET PLANS
SCALE: 1/2" = 1'-0"

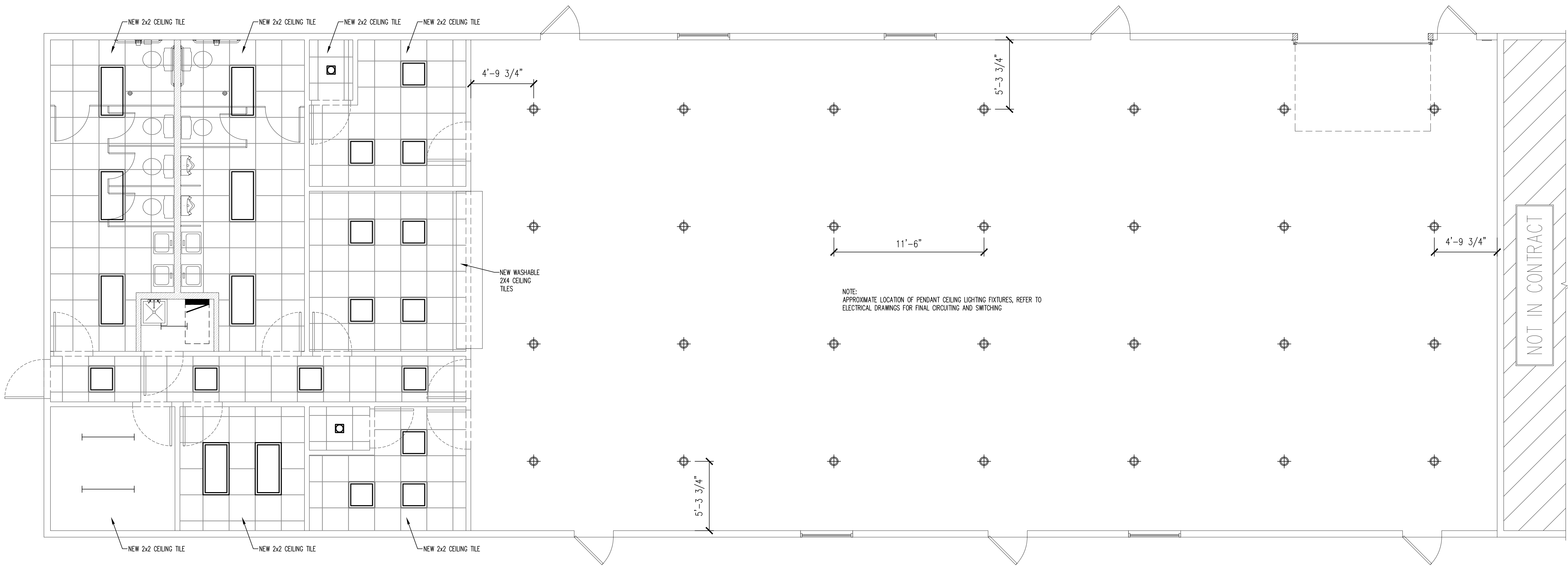


7 PARTITION TYPE DETAILS
SCALE: NONE

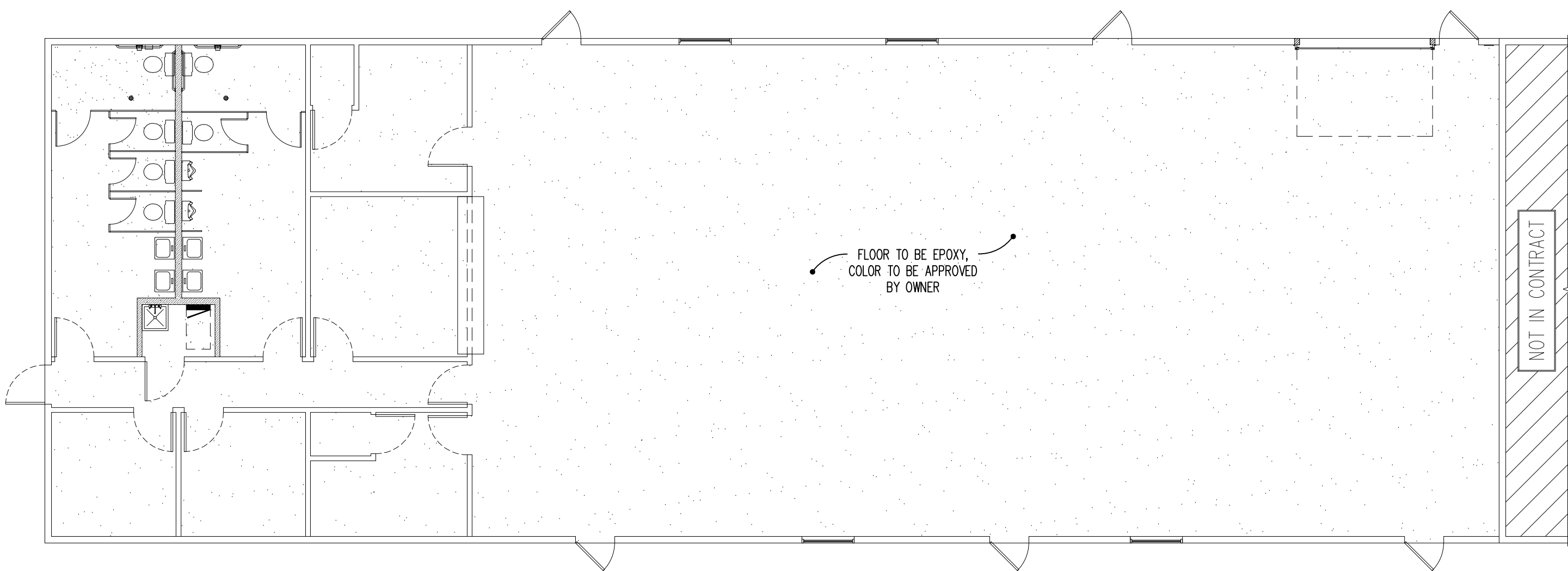
TOILET ACCESSORIES

TAG	DESCRIPTION	SPECIFICATION
A	UNDERSINK PIPING COVERS - Eprovide for toilet rooms and lounge area	--
B	TOILET TISSUE DISPENSER	--
C	GRAB SERVICE	EXISTING, (1 1/4" DIA.) 42" LONG (CONCEALED MOUNTING) SATIN-FINISH STAINLESS STEEL TUBING
D	GRAB SERVICE	EXISTING, (1 1/4" DIA.) 36" LONG (CONCEALED MOUNTING) SATIN-FINISH STAINLESS STEEL TUBING
E	TOWEL DISPENSER	BOBRICK #B-4262, BLACK PLASTIC, SURFACE MOUNTED
F	SOAP DISPENSER	BOBRICK OR EQ. #B-4112, SATIN-FINISH STAINLESS STEEL SURFACE MOUNTED
G	BABY CHANGING STATION STATION	VERTICAL WALL MOUNTED, 22"Wx35 1/2"Hx5 1/4"D
H	MIRROR	--
J	HAND WASH SIGN	WASHABLE PLASTIC
K	SANITARY NAPKIN RECEPTACLE	STAINLESS STEEL





1 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 FLOOR FINISH PLAN
1/8" = 1'-0"

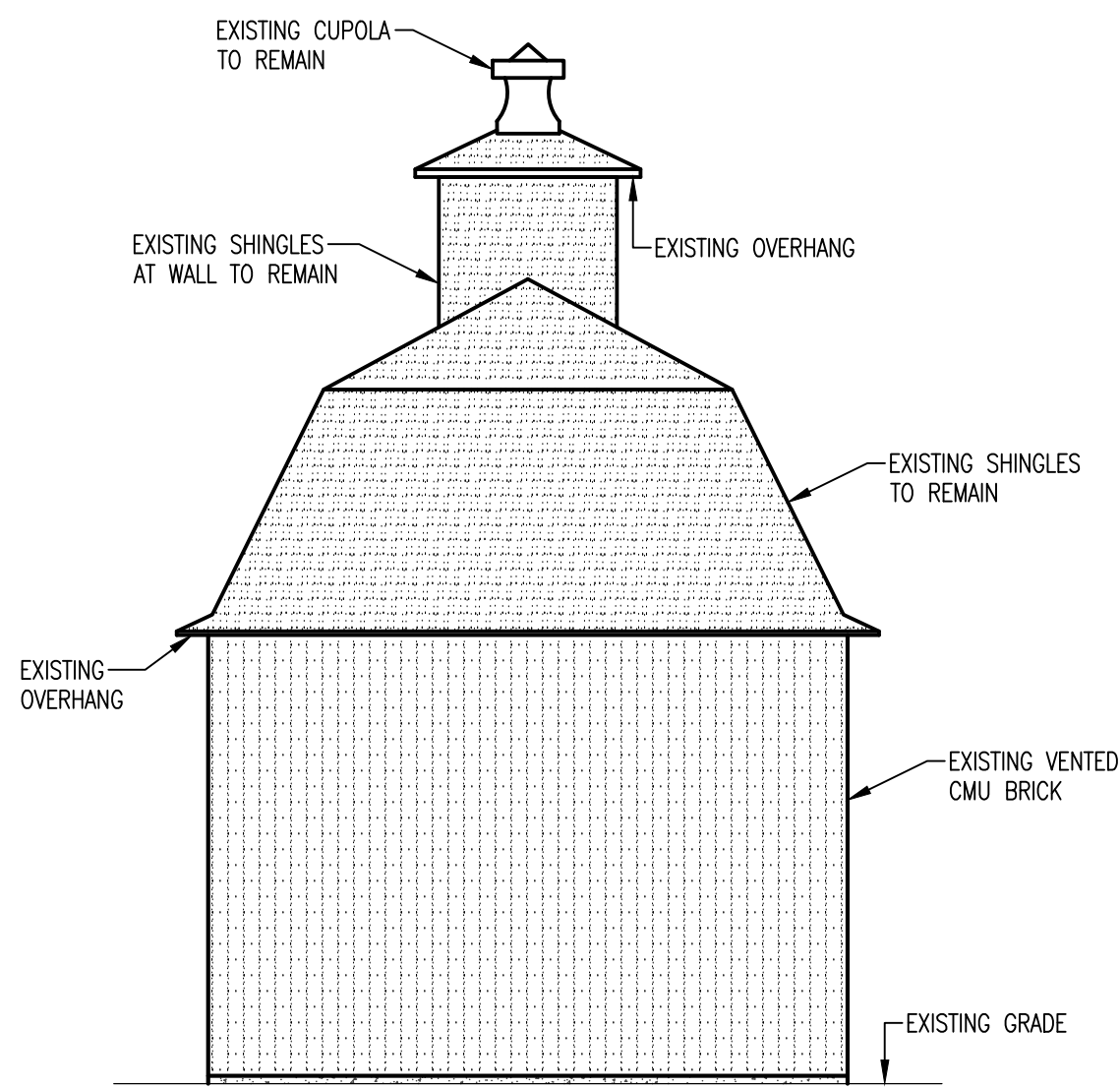


ELECTRICAL LEGEND			
SYMBOL	DESC.	SYMBOL	DESC.
	DUPLEX RECEPTACLE		LED EXIT SIGN
	STRIP LIGHT FIXTURE		PENDANT LED LIGHT FIXTURE
	WALL MTD BATTERY PACK EMERGENCY FIXTURE		2x4 LED LIGHT FIXTURE
	CLG MTD BATTERY PACK EMERGENCY FIXTURE		4x4 LED LIGHT FIXTURE
	ELECTRICAL PANEL		

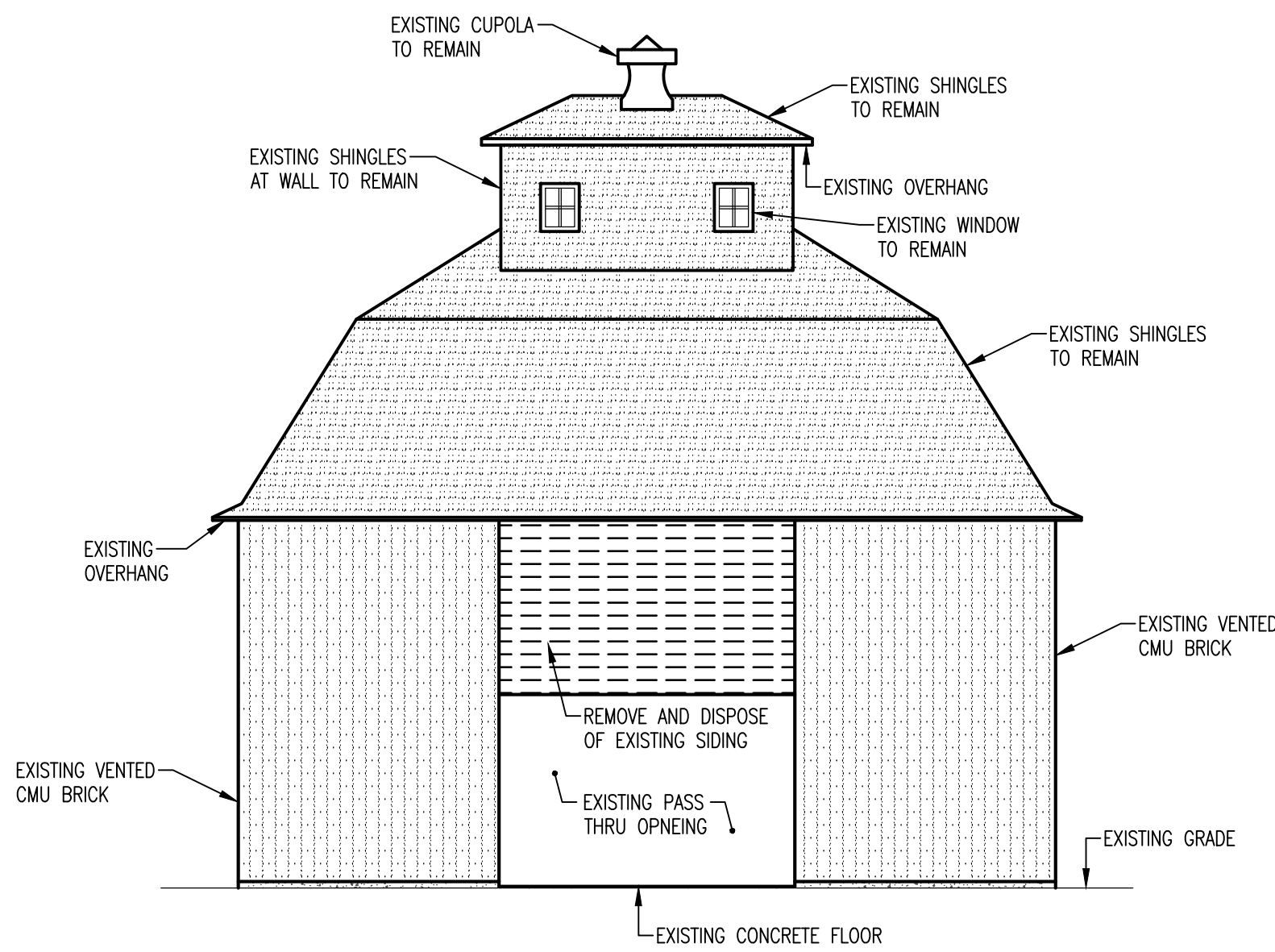
NOTE:
ALL ELECTRICAL LIGHTING
DEVICES ARE TO BE LED

ISSUE FOR PERMIT	05-24-2024	Revisions / Submissions
No.	Date	No. Revisions / Submissions

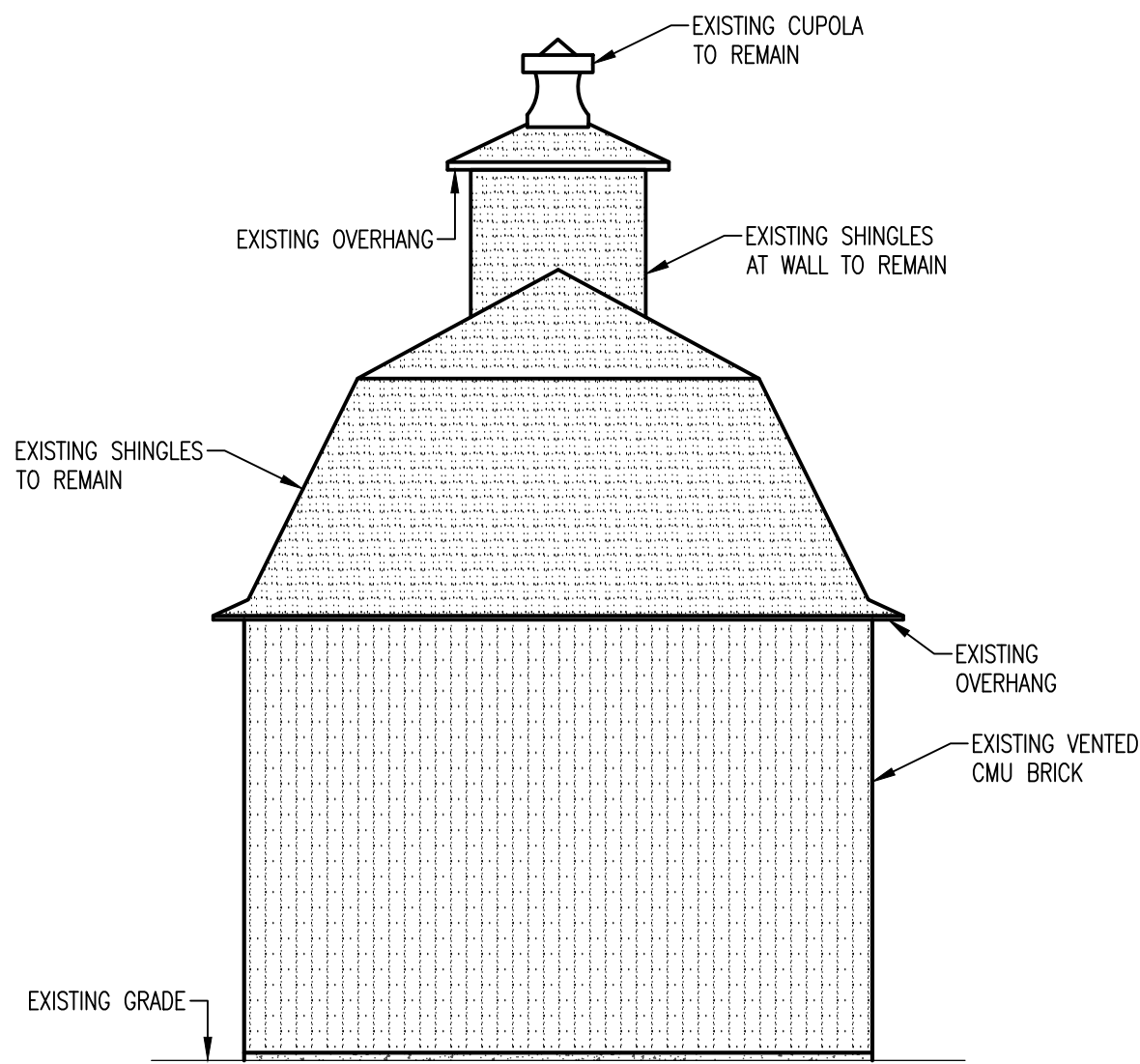
DRAWN BY	ENC
DATE	05-24-2024
PROJECT NO.	2022-078
SCALE	AS NOTED
DRAWING NO.	A3



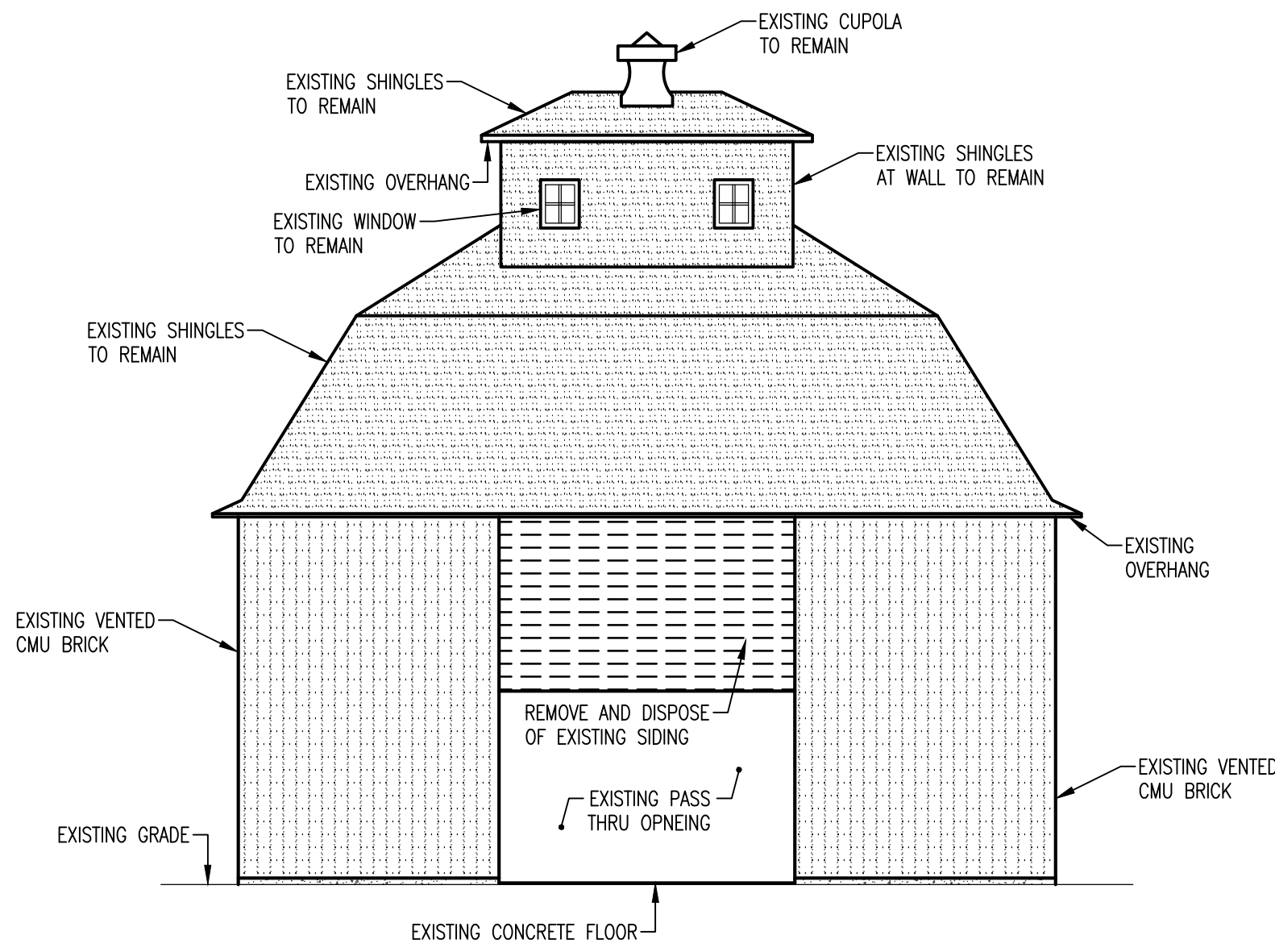
7 LEFT ELEVATION EXIST. CONDITIONS
SCALE : 1/8" = 1'-0"



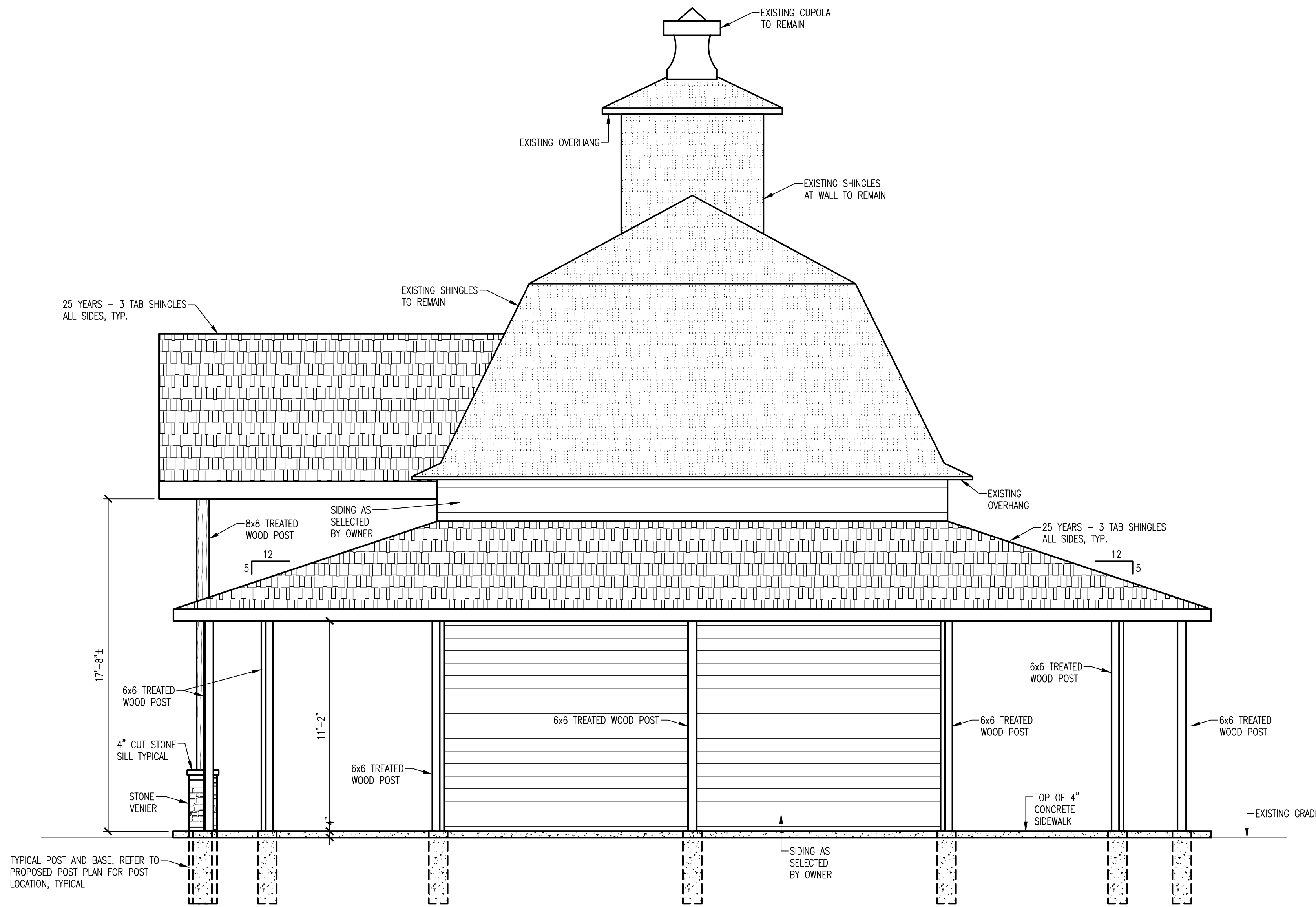
6 FRONT ELEVATION EXIST. CONDITIONS
SCALE : 1/8" = 1'-0"



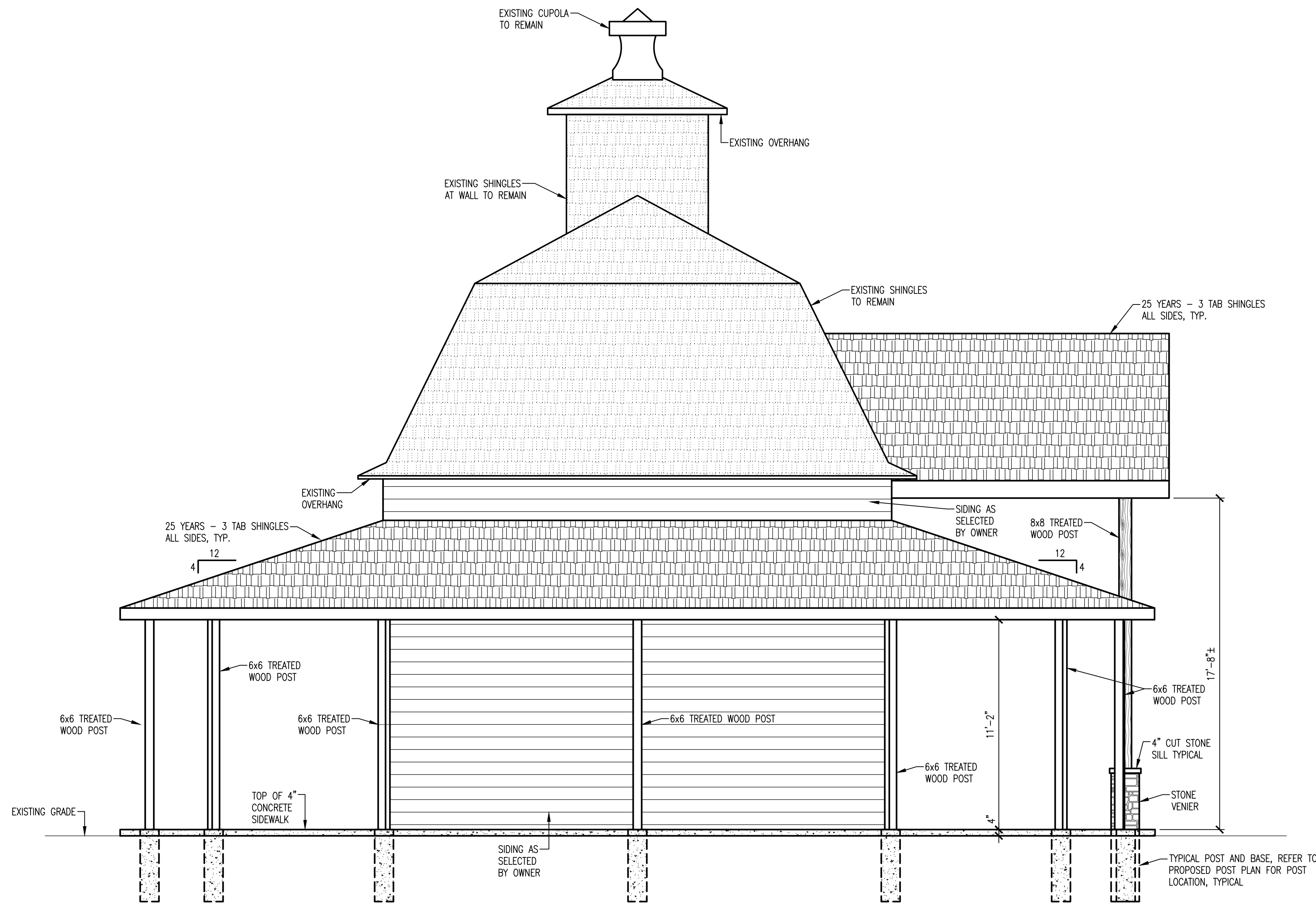
5 LEFT ELEVATION EXIST. CONDITIONS
SCALE : 1/8" = 1'-0"



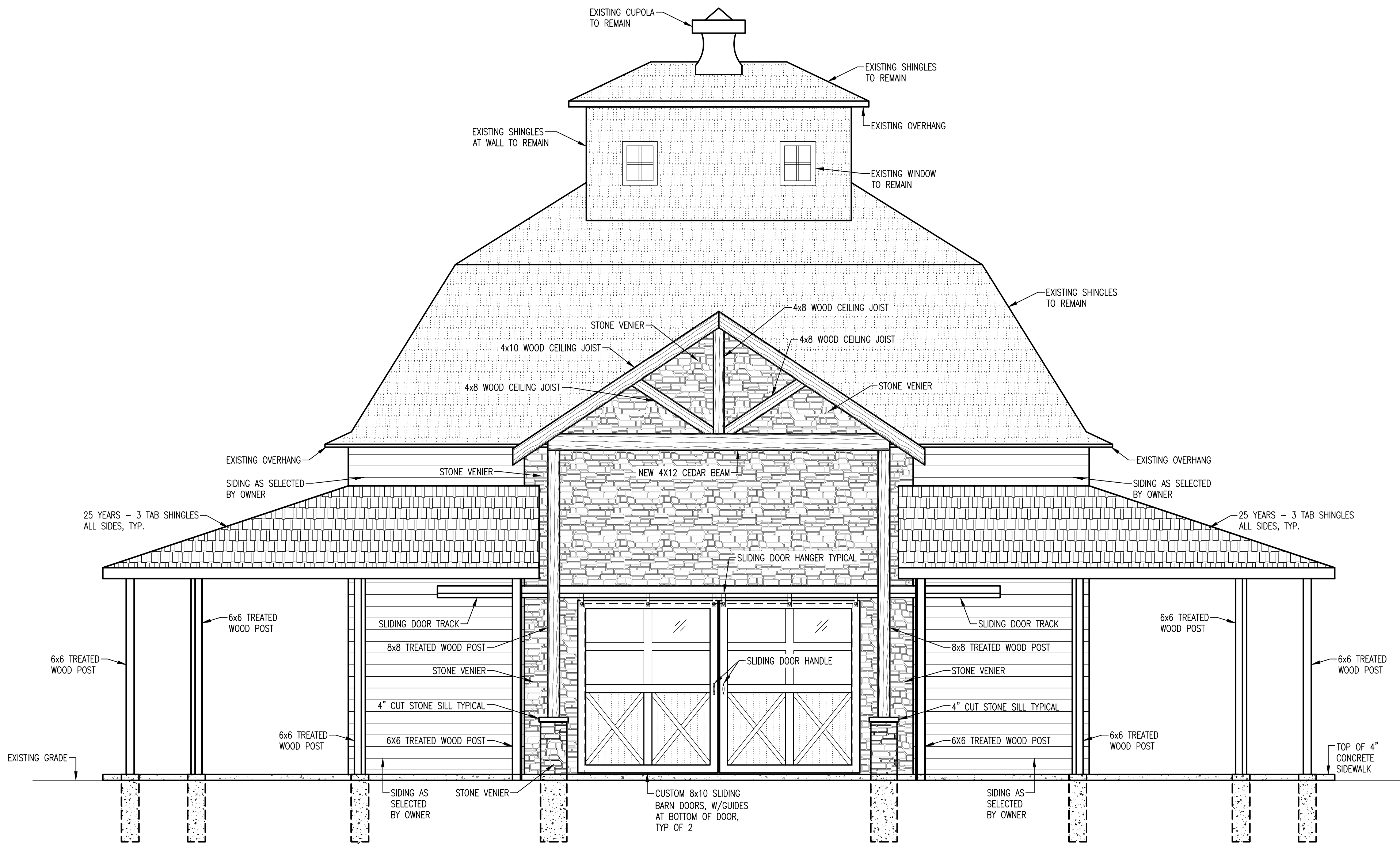
4 FRONT ELEVATION EXIST. CONDITIONS
SCALE : 1/8" = 1'-0"



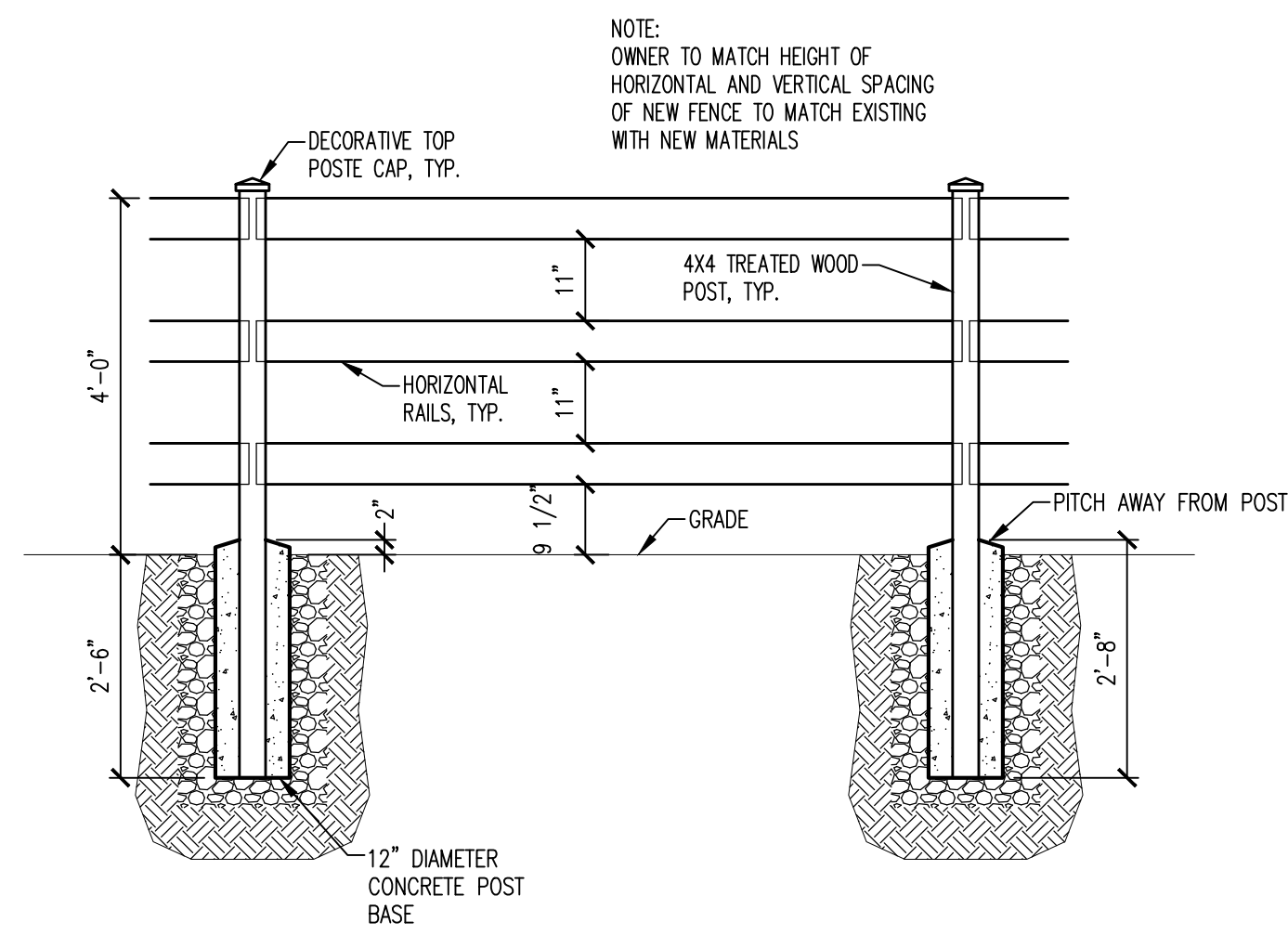
2 RIGHT ELEVATION EXIST. CONDITIONS
SCALE : 1/8" = 1'-0"



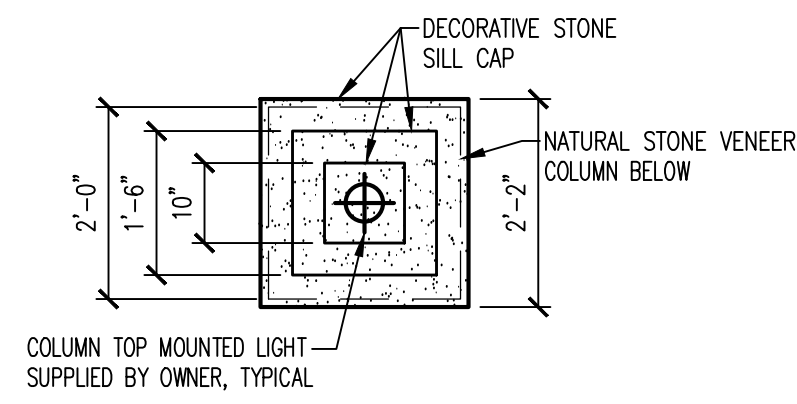
3 LEFT ELEVATION EXIST. CONDITIONS
SCALE : 1/8" = 1'-0"



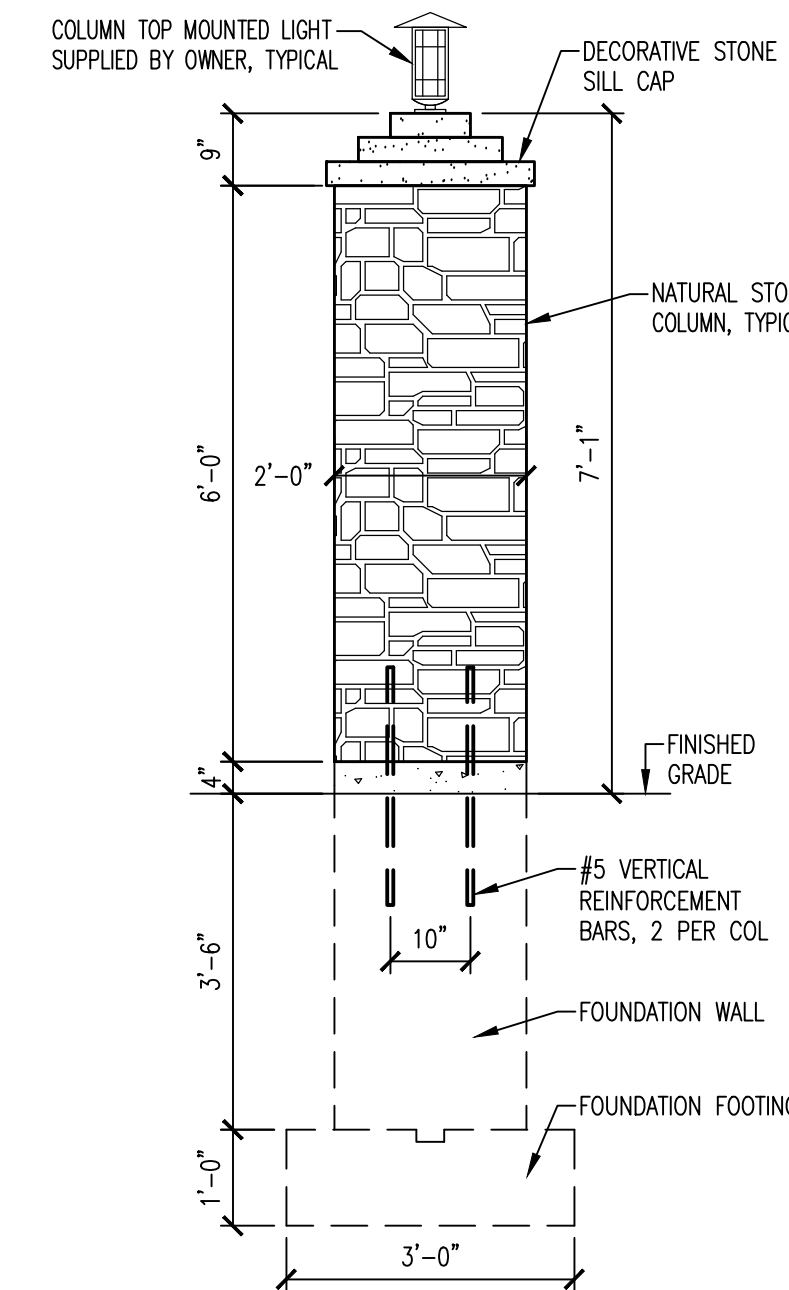
1 FRONT/BACK ELEVATION NEW WORK
SCALE : 1/4" = 1'-0"



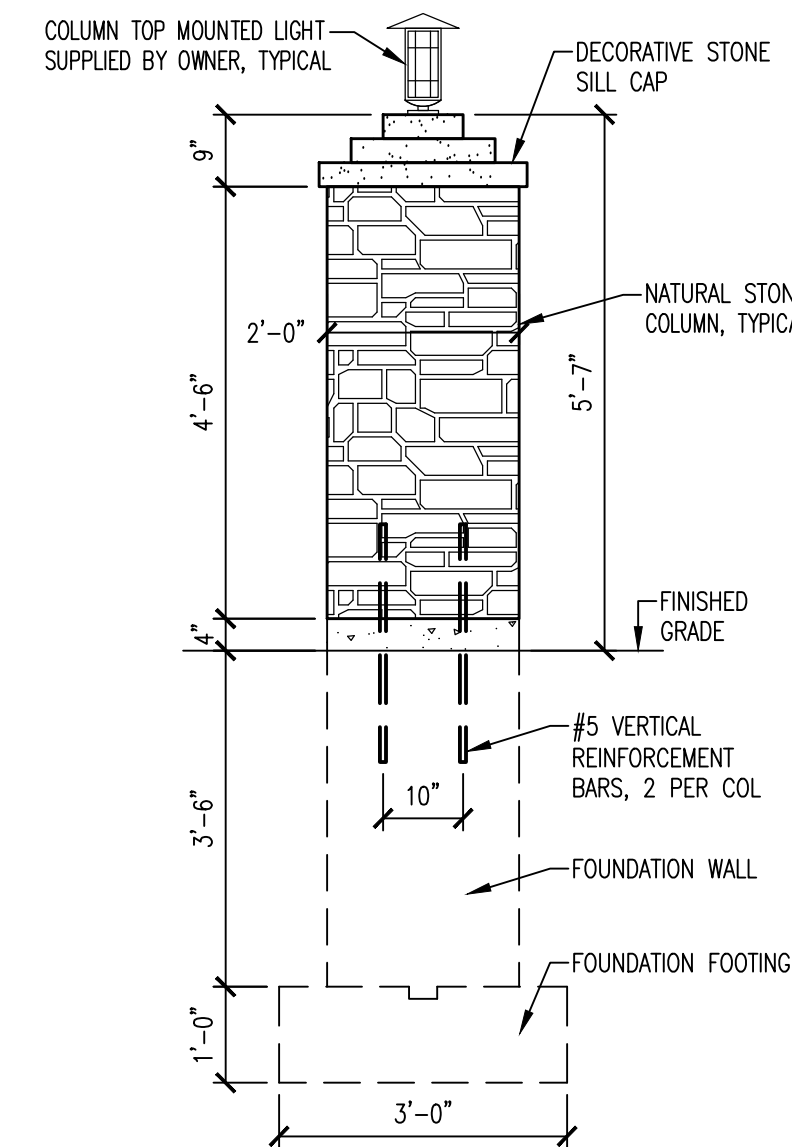
7 3 RAIL FENCE DETAIL
1/2" = 1'-0"



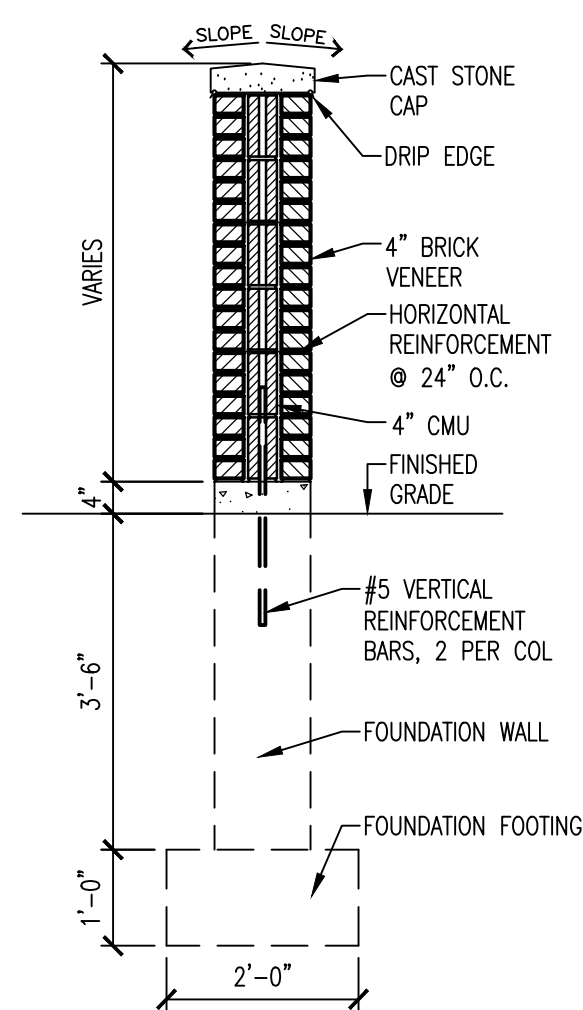
6 DECORATIVE POST DETAIL
1/2" = 1'-0"



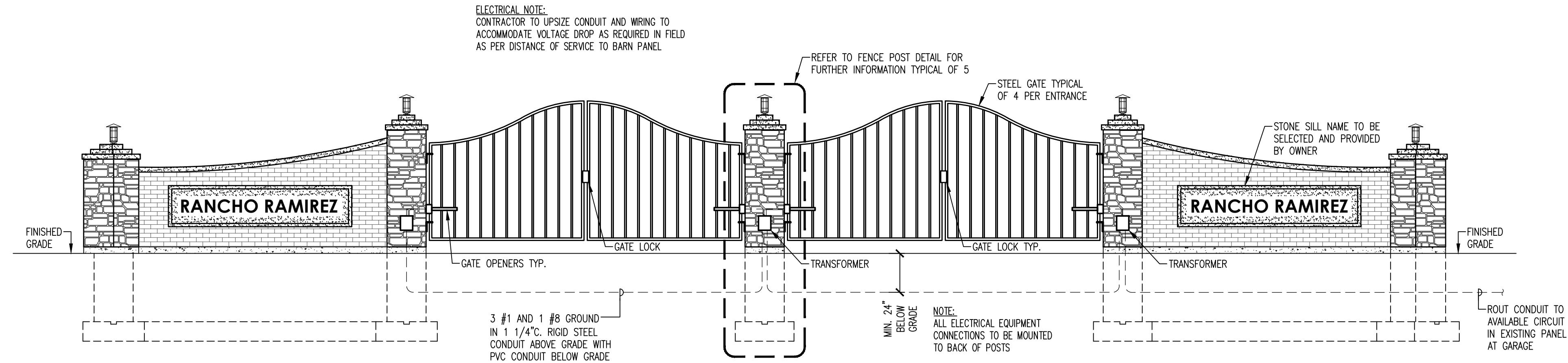
5 STONE COLUMN "A"
1/2" = 1'-0"



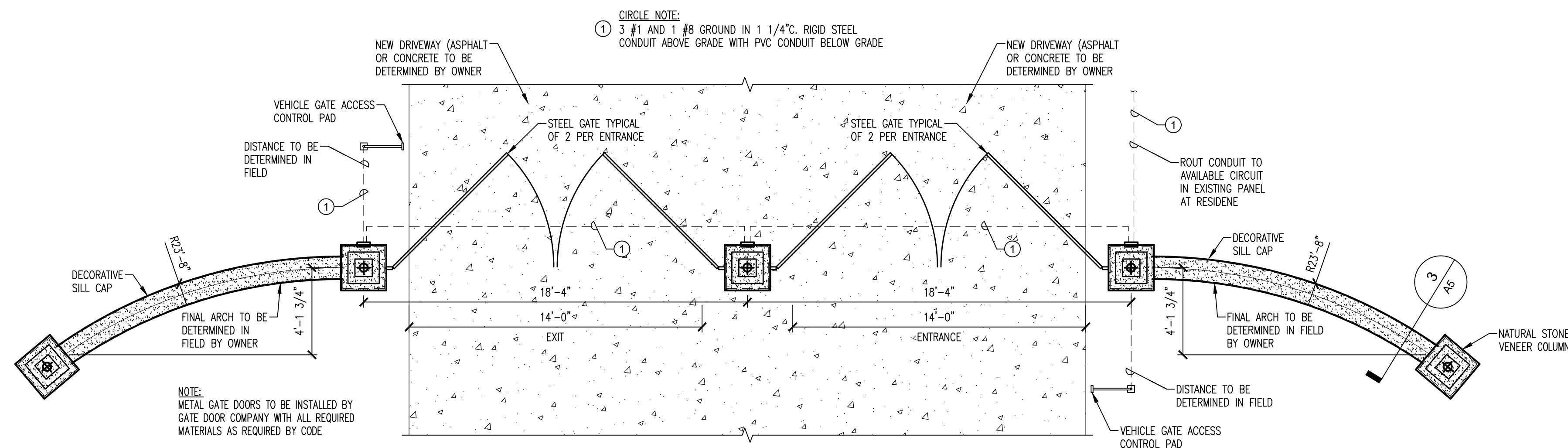
4 STONE COLUMN "B"
1/2" = 1'-0"



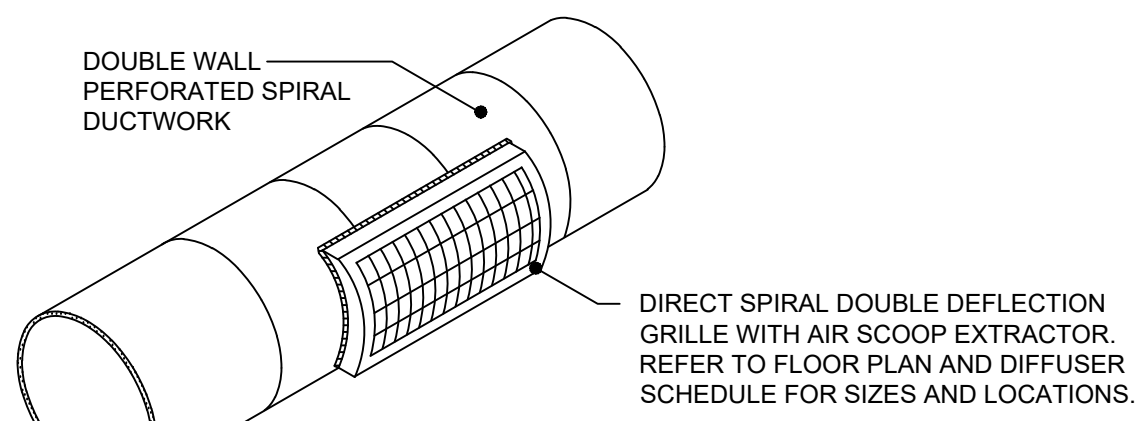
3 STONE COLUMN "B"
1/2" = 1'-0"



1 DECORATIVE POST ELEVATION
1/4" = 1'-0"



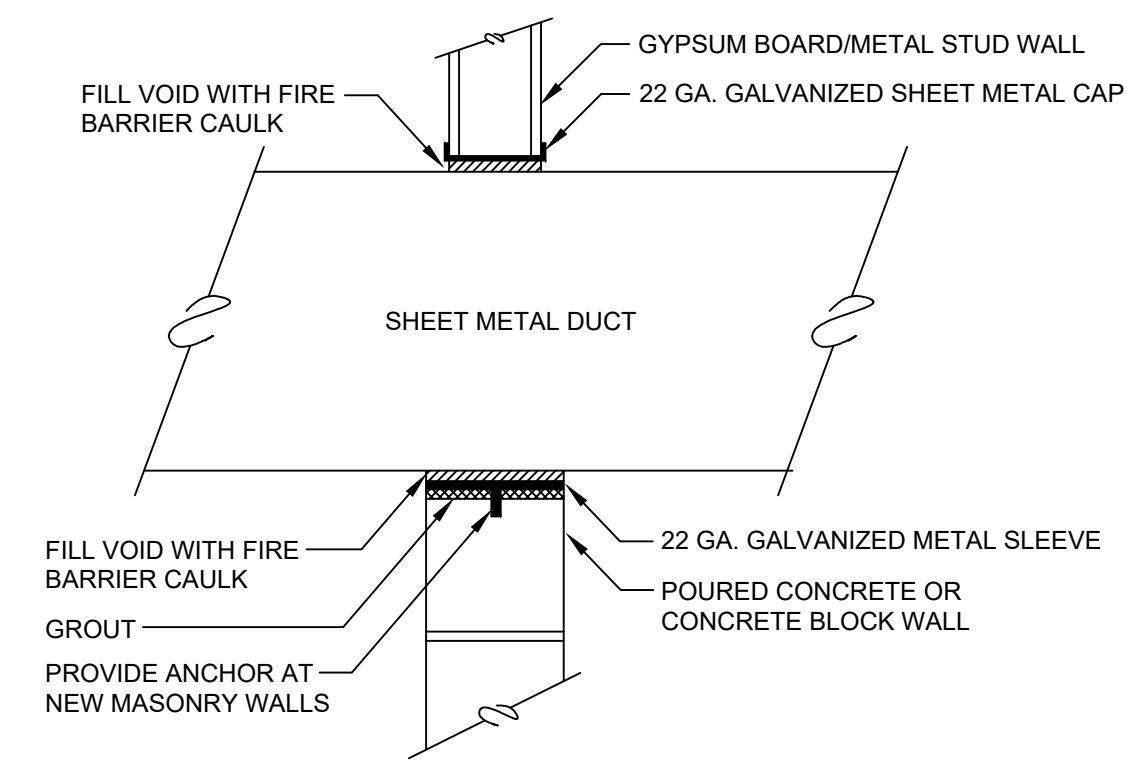
2 DECORATIVE POST PLAN
1/4" = 1'-0"



NOTE:
1. FOR DIFFUSERS LOCATED NEAR AN OUTSIDE WALL, MOUNT DIFFUSER AT AN ANGLE SO THAT SUPPLY AIR 'WASHES' WINDOWS TO PREVENT FORMATION OF CONDENSATION.

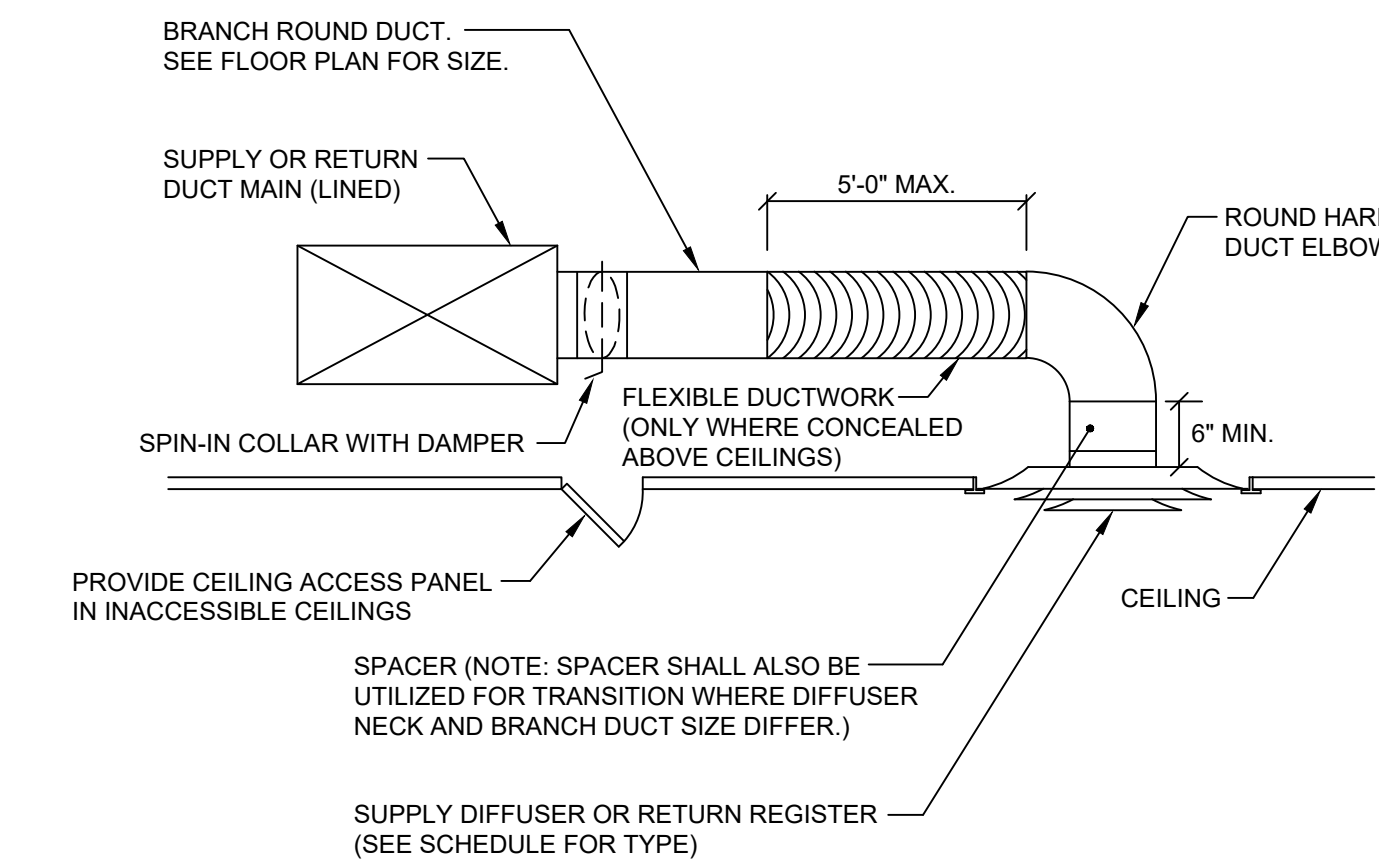
EXPOSED ROUND SPIRAL DUCT DETAIL

NO SCALE



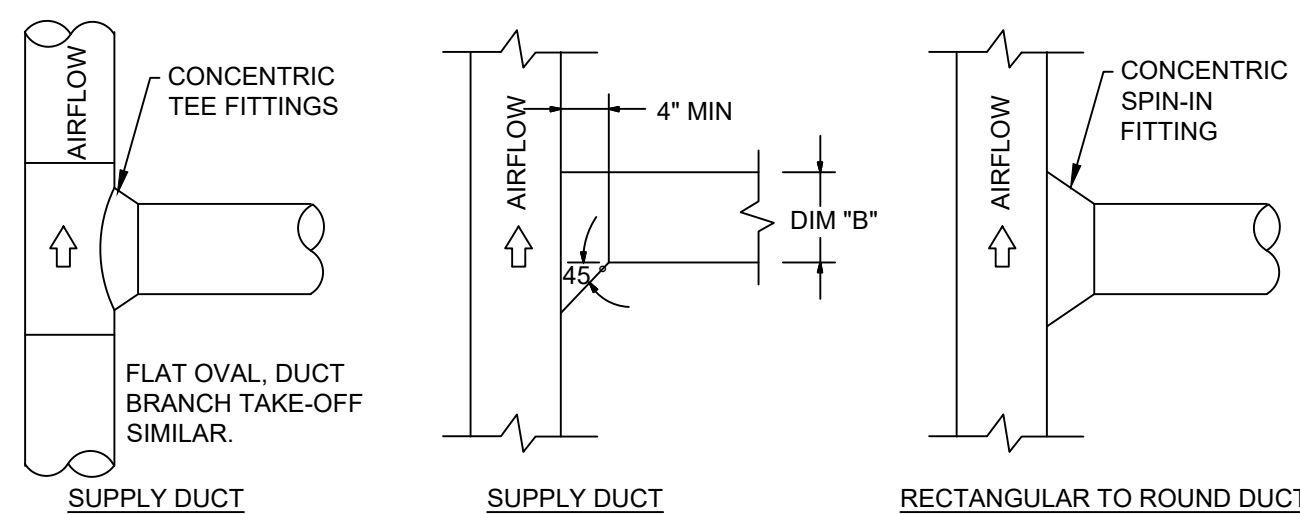
DUCT SLEEVE THRU INTERIOR WALL DETAIL

NO SCALE



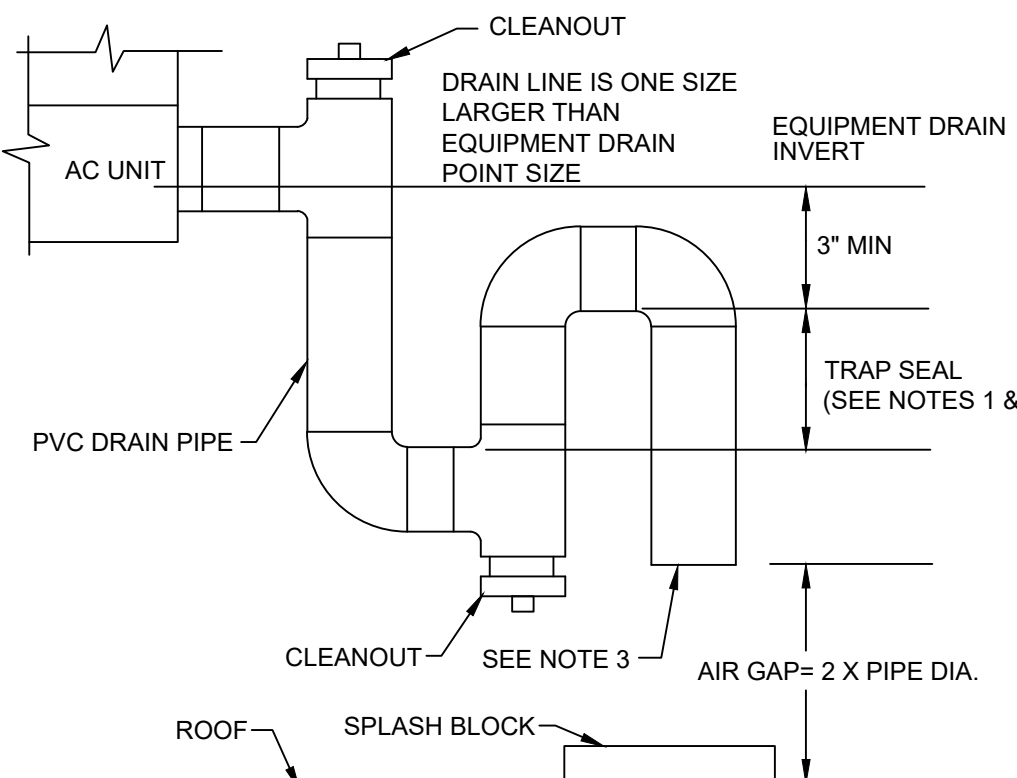
DIFFUSER/REGISTER INSTALLATION DETAIL

NO SCALE



DUCT BRANCH TAKE-OFF DETAIL

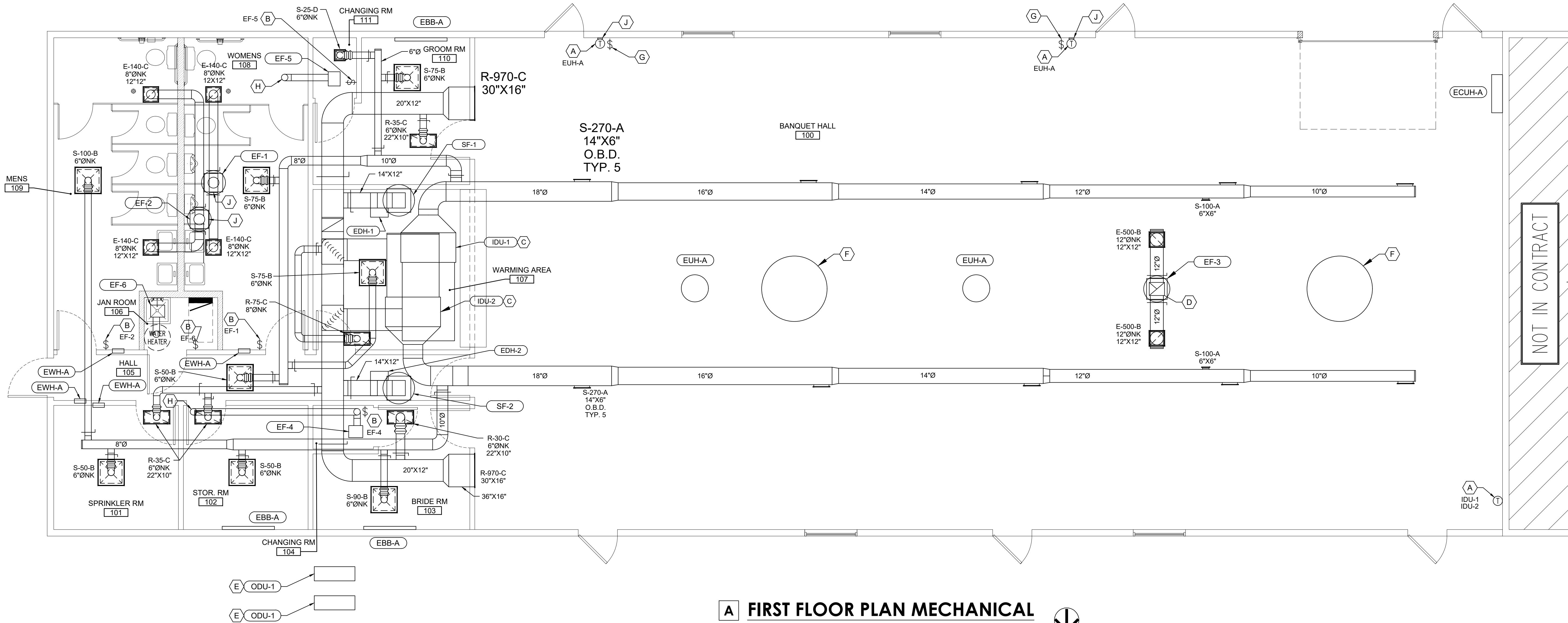
NO SCALE



NOTES:
1. FOR DRAINS ON SUCTION SIDE OF FAN USE 3" MIN TRAP SEAL OR MAX. FAN SUCTION PRESSURE PLUS 1" WHICHEVER IS GREATER.
2. FOR DRAINS ON DISCHARGE SIDE OF FAN USE 6" MIN TRAP SEAL OR MAX. FAN DISCHARGE PRESSURE PLUS 1" WHICHEVER IS GREATER.
3. DISCHARGE ONTO SPLASH BLOCK ON ROOF OR AT AN APPROVED LOCATION.

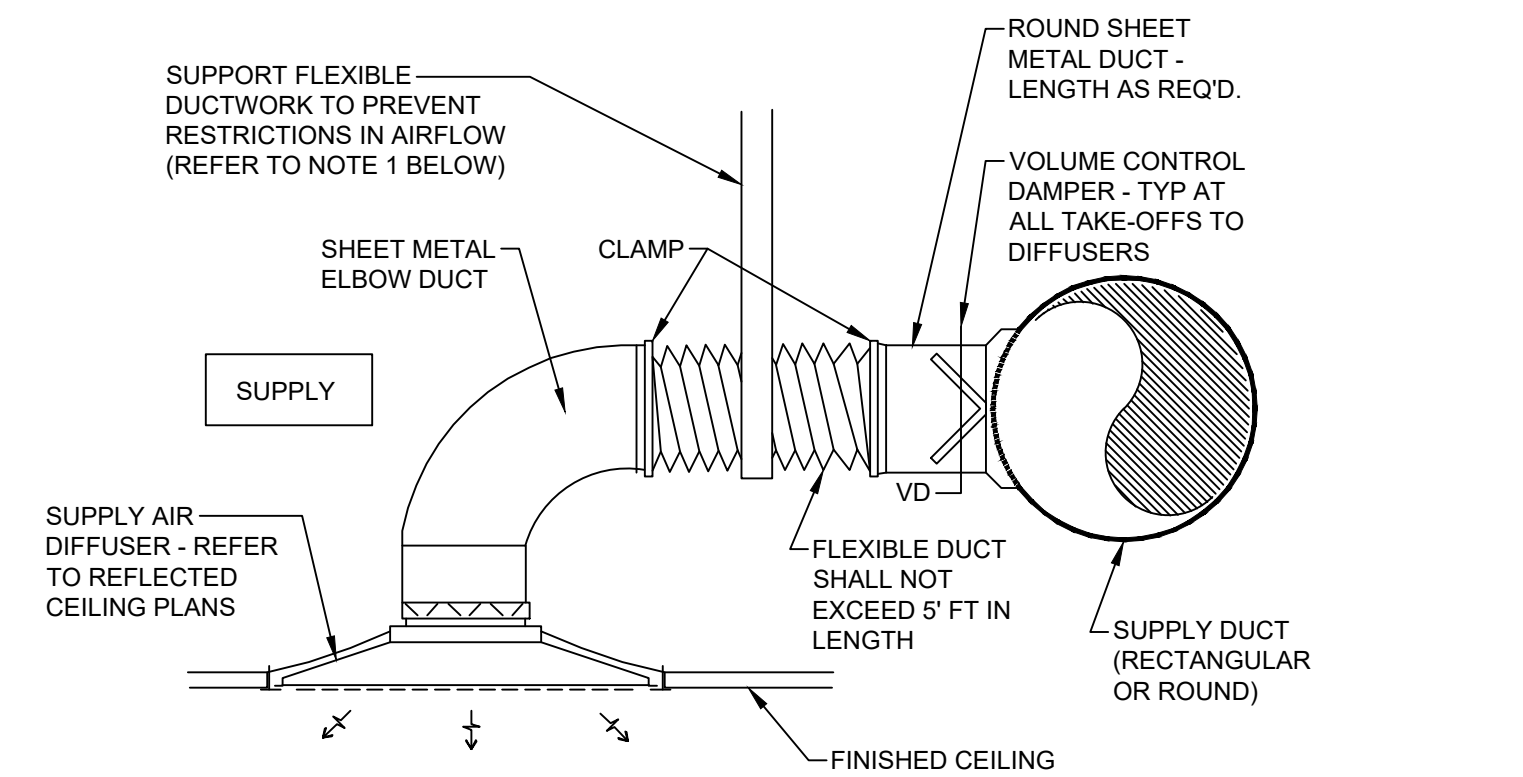
CONDENSATE DRAIN DETAIL

NO SCALE



A FIRST FLOOR PLAN MECHANICAL

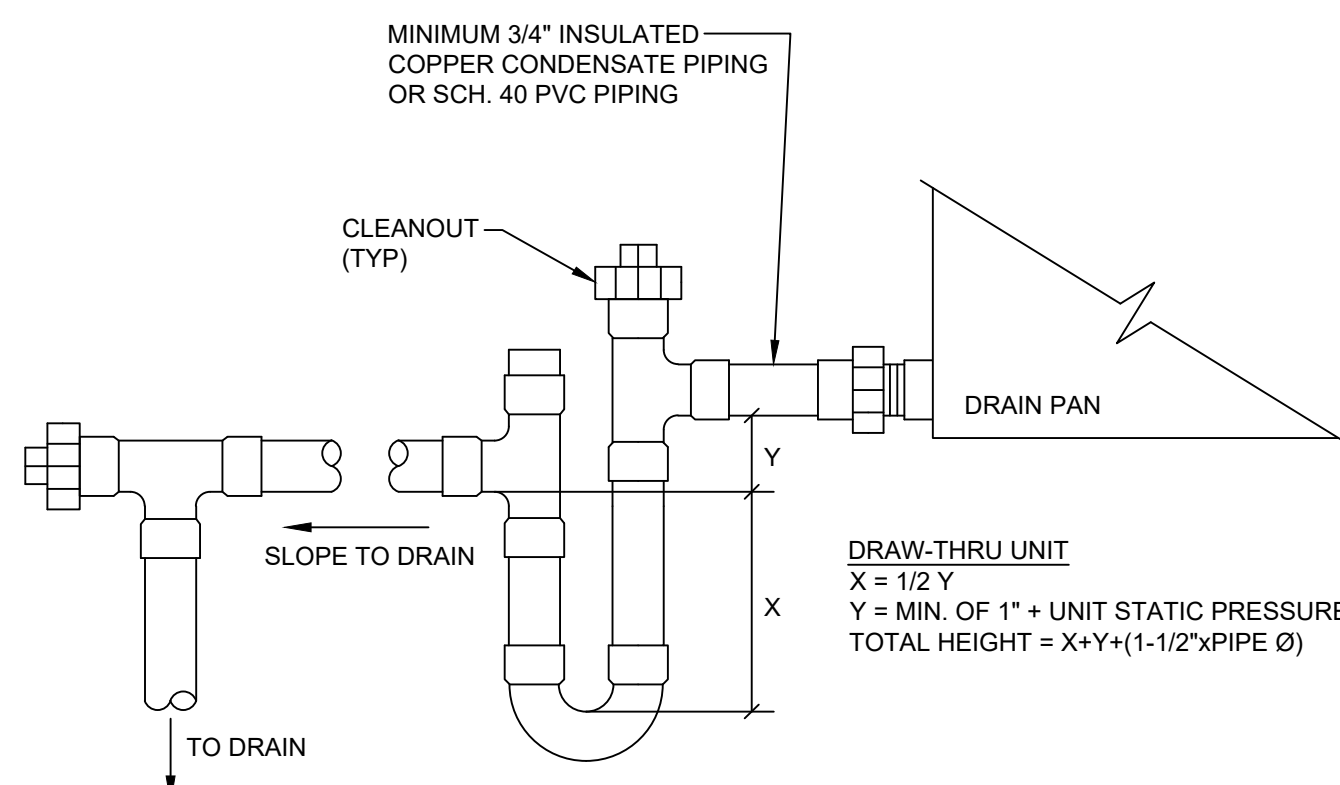
SCALE: 1/4" = 1'-0"



NOTES:
FLEXIBLE DUCTS SHALL BE CONFIGURED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DUCT DISLOCATION OR DAMAGE AND PREVENT CONSTRUCTION OF THE DUCT BELOW THE RATED DUCT DIAMETER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
1. DUCTS SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 FEET.
2. BENDS SHALL MAINTAIN A CENTER LINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
3. TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
4. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 6 INCHES OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCT OR EQUIPMENT MAY BE CONSIDERED SUPPORTS.
5. VERTICAL DUCTS SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NO GREATER THAN 6 FEET.
6. HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER. IN NO CASE SHALL THE MATERIAL SUPPORTING FLEXIBLE DUCT THAT IS IN DIRECT CONTACT WITH IT BE LESS THAN 1-1/2 INCHES WIDE.

1 AIR DEVICE TERMINAL DETAILS

N.T.S.



2 CONDENSATE DRAIN TRAP DETAIL

N.T.S.

MECHANICAL CEILING KEY NOTES:

- A PROVIDE 7-DAY PROGRAMMABLE T-STAT
- B LIGHTED WALL SWITCH BY EC CONTRACTOR.
- C ROUTE CD PIPING TO FLOOR SINK IN JANITOR'S CLOSET. PITCH TOWARDS DISCHARGE. PROVIDE TRAP.
- D 14"X12" EA DUCT UP THRU ROOF.
- E SIZE REFRIGERANT PIPING AS PER MFG'S INSTRUCTIONS.
- F PROVIDE 5' DIAMETER 120/1 HVLS FAN.
- G PROVIDE WALL SWITCH FOR HVLS FAN
- H 6" EA DUCT UP THRU ROOF. TERMINATE WITH ROOF JACK.
- J PROVIDE THERMAL ISOLATOR.
- J 10" RND EA DUCT UP THRU ROOF.

HVAC SYMBOLS AND ABBREVIATIONS

BTU	BRITISH THERMAL UNIT	SP	STATIC PRESSURE
BTUH	BRITISH THERMAL UNIT PER HOUR	TYP.	TYPICAL
CFM	CUBIC FEET PER MINUTE	VD	VOLUME DAMPER
D	CONDENSATE DRAIN	WB	WET BULB
DN	DOWN	WL	WALL LOUVER
EAT	ENTERING AIR TEMPERATURE		MANUAL SINGLE BLADE OR OPPOSED BLADE DAMPER
ECUH	ELECTRIC CABINET UNIT HEATER		AIR FLOW
EF	EXHAUST FAN		
F	FAHRENHEIT		DUCT SIZE FREE AREA (1ST FIGURE, SIDE OF DUCT SHOWN)
FID	FIRE DAMPER		
MBH	THOUSAND BTUs PER HOUR		CROSS-SECTION OF SUPPLY DUCT
MCA	MINIMUM CIRCUIT AMPS		CROSS-SECTION OF RETURN OR EXHAUST DUCT
MOCP	MAXIMUM OVERCURRENT PROTECTION		
NC	NEW CONNECTION		
N.I.C.	NOT IN CONTRACT		EQUIPMENT TAG
PEN	PENETRATION		
PH	PHASE		WALL THERMOSTAT OR TEMPERATURE SENSOR
PSI	POUNDS PER SQUARE INCH		ROUND
RPM	REVOLUTIONS PER MINUTE		
RTU	ROOFTOP UNIT		GAS METER
			WATER METER

DIFFUSERS, REGISTERS AND GRILLES SCHEDULE						
MARK	TYPE	MANUFACTURER	MODEL	SIZE	NECK SIZE	NOTES
A	SUPPLY GRILLE	TITUS	300FL	INLET + 2"	-	SEE NOTES 1 - 4
B	SUPPLY DIFFUSER	TITUS	OMNI	INLET + 2"	NOTED	SEE NOTES 1 - 4
C	RETURN GRILLE	TITUS	350RL	INLET + 2"	-	SEE NOTES 1 - 4
D	SUPPLY DIFFUSER	TITUS	250	INLET + 2"	-	SEE NOTES 1 - 4

NOTES:

- COORDINATE COLOR AND FINISHES WITH THE OWNER/ARCHITECT.
- COORDINATE WITH LIGHT FIXTURES AND OTHER CEILING DEVICES FOR EXACT LOCATION OF ALL DIFFUSERS, REGISTERS AND GRILLES.
- N. C. VALUES FOR DIFFUSERS, REGISTERS AND GRILLES SHALL NOT EXCEED 25, WITH A ROOM ABSORPTION RATE OF 10db.
- SUBSTITUTIONS PERMITTED (TITUS, CARNES, TUTTLE & BAILEY).

ELECTRIC DUCT HEATER SCHEDULE									
TAG	LOCATION	DUCT DIMENSIONS WXH (IN)	CFM	WATTS	VOLTS/PH/Hz	AMPS	MANUFACTURER	MODEL	NOTES
EDH-1	ATTIC	14X12	575	10.00	208/3/60	28	THERMOLEC	SC	1-3
EDH-2	ATTIC	14X12	575	10.00	208/3/60	28	THERMOLEC	SC	1-3
NOTES: 1. PROVIDE DOOR INTERLOCK DISCONNECT SWITCH. 2. PROVIDE GASKETED CONTROL BOX. 3. PROVIDE INTERLOCK TERMINAL STRIP. 4. PROVIDE TRANSFER C/W FUSIBLE LINK. 5. PROVIDE MAGNETIC CONTACTOR FULL BREAK 6. PROVIDE AUTOMATIC CUT-OUT 7. PROVIDE MANUAL CUT-OUT 8. PROVIDE BUILT-IN AIRFLOW SENSOR									

ELECTRIC CABINET UNIT HEATER SCHEDULE									
TAG	LOCATION	WATTS	CFM	VOLTS/PH/Hz	AMPS	WEIGHT (LBS.)	MANUFACTURER	MODEL	NOTES
EUH-A	BANQUET	5,000	250	208/3/60	14	120	QMARK	CUS93505203FFW	1-3
NOTES: 1. PROVIDE WITH DISCONNECT SWITCH. 2. UNIT TO BE WALL MOUNTED. PROVIDE MOUNTING ACCESSORIES FOR PROPER INSTALLATION. 3. PROVIDE INTEGRAL T-STAT.									

ELECTRIC UNIT HEATER SCHEDULE								
TAG	LOCATION	WATTS	CFM	VOLTS/PH/Hz	WEIGHT (LBS.)	MANUFACTURER	MODEL	NOTES
EUHA-	BANQUET	10,000	800	208/3/60	64	MODINE	VE100	1-3
NOTES: 1. PROVIDE WITH DISCONNECT SWITCH. 2. UNIT TO BE RECESSED IN WALL. PROVIDE MOUNTING ACCESSORIES FOR PROPER INSTALLATION.								

TAG	LOCATION	WATTS	VOLTS/PH/Hz	AMPS	MANUFACTURER	MODEL	NOTES
(EWH-A)	RESTROOMS	1,500	120/1/60	12.5	QMARK	CWH1101DSF	1-3
(EBB-A)	BOH ROOMS	1,000	120/1/60	8.3	QMARK	QMKC2514W	1-3

NOTES:

1. PROVIDE WITH DISCONNECT SWITCH.
2. UNIT TO BE RECESSED IN WALL. PROVIDE MOUNTING ACCESSORIES FOR PROPER INSTALLATION.
3. PROVIDE INTEGRAL T-SHAT.

VENTILATION SCHEDULE															
ROOM NAME	OCCUPANCY CLASSIFICATION	FLOOR AREA FT²	# OF PEOPLE/UNITS	IMC 2018 TABLE				IMC 2018 REQUIREMENTS					ACTUAL		
				OCCUPANT DENSITY (#/1000 SF)	PEOPLE OUTDOOR AIRFLOW RATE (CFM/PERSON)	AREA OUTDOOR AIRFLOW RATE (CFM/SF)	EXHAUST AIRFLOW RATE (CFM/SF)	TOTAL OCCUPANTS	TOTAL OCCUPANT OA CFM	TOTAL AREA OA CFM	TOTAL EA CFM	SA CFM	OA CFM	EA CFM	
BANQUET HALL	MULTIPURPOSE ASSEMBLY	2948	156	120	5	0.06	0	156	780	177	957	0	2900	957	1000
BRIDE ROOM	LOBBIES	95	1	150	5	0.06	0	1	5	6	11	0	90	30	-
GROOM ROOM	LOBBIES	116	1	150	5	0.06	0	1	5	7	12	0	75	25	-
WARMING AREA	LOBBIES	147	2	150	5	0.06	0	2	10	9	19	0	75	25	-
STORAGE	NO REQUIREMENTS	91	0	0	0	0	0	0	0	0	0	0	50	17	-
SPRINKLER ROOM	NO REQUIREMENTS	91	0	0	0	0	0	0	0	0	0	0	50	17	-
WOMEN'S	TOILET ROOM (PUBLIC)	213	0	0	0	0	50/70	0	0	0	0	50/70	75	25	280
MEN'S	TOILET ROOM (PUBLIC)	226	0	0	0	0	50/70	0	0	0	0	50/70	100	33	280
JANITOR	NO REQUIREMENTS	23	0	0	0	0	0	0	0	0	0	0	0	0	40
CORRIDOR	CORRIDORS	111	0	0	0	0.06	0	0	0	7	7	0	50	17	-
GROOM CHANGING	DRESSING ROOM	15	0	0	0	0	0.25	0	0	0	0	4	20	7	40
BRIDE CHANGING	DRESSING ROOM	15	0	0	0	0	0.25	0	0	0	0	4	0	0	40
		4091	160								1005		3485	1150	1680

EQUIPMENT ROUGH IN	LOCATION	AREA SERVED	MFG.	MODEL	TYPE	DRIVE	HP	CFM	SP (IN.)	ELECTRICAL				WEIGHT (LBS)	NOTES
										PHASE	VOLT	MCA	MOP		
EF-1	ROOF	MEN'S RESTROOM	GREENHECK	G-80-VG	DOWNBLAST	DIRECT	1/10	280	0.5	1	120	1.9	15	28	1,2,4,5
EF-2	ROOF	WOMEN'S RESTROOM	GREENHECK	G-80-VG	DOWNBLAST	DIRECT	1/10	280	0.5	1	120	1.9	15	28	1,2,4,5
EF-3	ROOF	BANQUET	GREENHECK	G-120-VG	DOWNBLAST	DIRECT	1/4	1000	0.5	1	120	4.8	15	43	1,2,4,5,6
EF-4	BRIDE CHANGING	BRIDE CHANGING	GREENHECK	SP-A90	CEILING	DIRECT	13 WATTS	40	0.375	1	120	0.2	15	12	2,3,5
EF-5	BRIDE CHANGING	BRIDE CHANGING	GREENHECK	SP-A90	CEILING	DIRECT	13 WATTS	40	0.375	1	120	0.2	15	12	2,3,5
EF-6	BRIDE CHANGING	BRIDE CHANGING	GREENHECK	SP-A90	CEILING	DIRECT	13 WATTS	40	0.375	1	120	0.2	15	12	2,3,5
NOTES:	1. GREEN SERIES, EC MOTOR, PRE-WIRED DISCONNECT SWITCH, SPEED CONTROLLED 2. CONTRACTOR TO VERIFY ALL ACCESSORIES NEEDED FOR INSTALLATION. 3. GALVANIZED STEEL HOUSING AND GRILLE. PRE-WIRED DISCONNECT 4. CONTRACTOR TO PROVIDE ANY ACCESSORIES NECESSARY FOR INSTALLATION ON A PITCHED ROOF. 5. BASIS OF DESIGN IS GREENHECK. ACCEPTABLE ALTERNATE MFGS INCLUDE: LOREN COOK, WINDY CITY FAN CORP. AND ACMF FAN CORP. WITH ACCEPTABLE CRITERIA. 6. EXHAUST FAN CONTROLS TO BE INTERLOCKED WITH IDU-1 AND IDU-2. EXHAUST FAN TO OPERATE WHEN IDU-1 AND IDU-2 OPERATE.														

SUPPLY FAN SCHEDULE															
EQUIPMENT ROUGH IN	LOCATION	AREA SERVED	MFG.	MODEL	TYPE	DRIVE	HP	CFM	SP (IN.)	ELECTRICAL			WEIGHT (LBS)	NOTES	
										PHASE	VOLT	MCA	MOP		
EF-1	ROOF	IDU-1	GREENHECK	AS-12-420-A	DOWNBLAST	DIRECT	1/4	575	0.25	1	120	7.2	15	44	ALL
EF-2	ROOF	IDU-2	GREENHECK	AS-12-420-A	DOWNBLAST	DIRECT	1/4	575	0.25	1	120	7.2	15	44	ALL
NOTES:	1. PRE-WIRED DISCONNECT SWITCH 2. CONTRACTOR TO VERIFY ALL ACCESSORIES NEEDED FOR INSTALLATION. 3. CONTRACTOR TO PROVIDE ANY ACCESSORIES NECESSARY FOR INSTALLATION ON A PITCHED ROOF.					4. BASIS OF DESIGN IS GREENHECK. ACCEPTABLE ALTERNATE MFGS INCLUDE: LOREN COOK, WINDY CITY FAN CORP. AND ACME FAN CORP. WITH ACCEPTABLE CRITERIA. 5. SUPPLY FAN CONTROLS TO BE INTERLOCKED WITH IDU-1 AND IDU-2. SUPPLY FAN TO OPERATE WHEN IDU-1 AND IDU-2 OPERATE.									

HEAT PUMP INDOOR UNIT SCHEDULE												
EQUIPMENT ROUGH IN	LOCATION	AREA SERVED	MFG.	MODEL	TOTAL CLG CAP (MBH)	TOTAL HTG CAP (MBH)	CFM	SP (IN.)	ELECTRICAL PHASE	VOLT	WEIGHT (LBS)	NOTES
IDU-1	ATTIC	BANQUET	LG	ARNJ543M344	54	61.4	1744	0.25	1	208	44	ALL
IDU-2	ATTIC	BANQUET	LG	ARNJ543M344	54	61.4	1744	0.25	1	208	44	ALL
<u>NOTES:</u>		1. INDOOR UNIT IS POWERED BY THE OUTDOOR UNIT 2. CONTRACTOR TO VERIFY ALL ACCESSORIES NEEDED FOR INSTALLATION. 3. R410A REFRIGERANT				4. BASIS OF DESIGN IS LG. ACCEPTABLE ALTERNATE MFGS INCLUDE: CARRIER, DAIKIN, AND PANSONIC WITH ACCEPTABLE CRITERIA.						

HEAT PUMP OUTDOOR UNIT SCHEDULE												
EQUIPMENT ROUGH IN	LOCATION	AREA SERVED	MFG.	MODEL	TOTAL CLG CAP (MBH)	TOTAL HTG CAP (MBH)	ELECTRICAL				WEIGHT (LBS)	NOTES
							PHASE	VOLT	MCA	MOP		
ODU-1	GRADE	IDU-1	LG	ARUN048GSS4	48	54	1	208	30	50	218	ALL
ODU-2	GRADE	IDU-2	LG	ARUN048GSS4	48	54	1	208	30	50	218	ALL
<u>NOTES:</u>		1. INDOOR UNIT IS POWERED BY THE OUTDOOR UNIT 2. CONTRACTOR TO VERIFY ALL ACCESSORIES NEEDED FOR INSTALLATION. 3. R410A REFRIGERANT				4. BASIS OF DESIGN IS LG. ACCEPTABLE ALTERNATE MFGS INCLUDE: CARRIER, DAIKIN, AND PANASONIC WITH ACCEPTABLE CRITERIA.						

MECHANICAL SPECIFICATIONS:

GENERAL

ALL NEW WORK AND MATERIALS SHALL CONFORM TO:
THE CITY OF CHICAGO, IL CODES & AMENDMENTS;

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES
AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

SHEET METAL DUCTWORK

ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET METAL WITH
SEALED JOINTS CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH CURRENT SMACNA
MANUAL, AND ASHRAE RECOMMENDATIONS. DUCTWORK SHALL COMPLY WITH ALL CITY, STATE
AND LOCAL REGULATIONS REGARDING FIRE STOPPING, PROOFING AND DAMPERING. ACCESS
DOORS OF SUFFICIENT SIZE FOR EASY ACCESS AND SERVICING SHALL BE PROVIDED AT ALL
FIRE DAMPERS.

ALL ROUND CONCEALED FLEXIBLE DUCT SHALL BE WIREMOLD OR THERMOFLEX FACTORY
INSULATED 1" THICK MAXIMUM OF 5'-0" LONG TO DIFFUSERS/REGISTERS.

PROVIDE LOCKING TYPE MANUAL VOLUME DAMPERS AT EACH BRANCH DUCT TAKEOFF IN
SUPPLY, EXHAUST AND RETURN DUCTWORK. PROVIDE TURNING VANES IN ALL SQUARE
THROAT ELBOWS.

DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10
FEET OR BY OTHER APPROVED DUCT SUPPORT SYSTEMS DESIGNED IN ACCORDANCE WITH THE
INTERNATIONAL BUILDING CODE. FLEXIBLE AND OTHER FACTORY-MADE DUCTS SHALL BE
SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

DUCTWORK 8" RND AND LARGER TO HAVE WRAPPED MIN R-6 INSULATION

DUCTWORK LARGER THAN 8" RND TO HAVE LINED MIN R-6 INSULATION.

AIR DEVICES

THE DIFFUSERS AND GRILLES SHALL BE AS SPECIFIED IN THE NOTES OR EQUAL. SIZE
DIFFUSERS TO MAINTAIN LESS THAN 30 NC (NOISE CRITERIA) IN THE SPACES.

THE LOCATIONS SHOWN FOR ALL DIFFUSERS, REGISTERS AND GRILLES, ETC. ARE
DIAGRAMMATIC. EXACT LOCATION SHALL BE DETERMINED FROM THE REFLECTED CEILING
PLAN AND/OR ON THE JOB SITE BY THE ARCHITECT/ENGINEER REPRESENTATIVE.

AIR BALANCE

OBTAIN PRE CONSTRUCTION AIRFLOW READINGS FOR EACH SUPPLY DIFFUSER / BRANCH DUCT.
THIS INFORMATION SHALL BE USED FOR FINAL BALANCING.

BALANCE DUCT SYSTEMS TO ACCOMPLISH SAME AIR QUANTITIES AS FOUND PRIOR TO
CONSTRUCTION.

TEST AND BALANCE WORK SHALL CONFORM WITH ASHRAE AND NEBB STANDARDS.

CONTRACTOR SHALL SUBMIT TESTING AND BALANCE REPORT AT PROJECT COMPLETION TO
OWNER AND ENGINEER DOCUMENTING RESULTS.

MECHANICAL GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND TO INDICATE DESIGN INTENT. EXACT ROUTING OF ALL DUCTWORK, PIPING, CONTROLS, ETC., SHALL BE VERIFIED IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CLEARANCES, OBSTRUCTIONS, ETC., PRIOR TO INSTALLATION OF EQUIPMENT. CONTRACTOR SHALL REVISE ANY DUCT / PIPE ROUTING AND SIZING AS REQUIRED TO ACCOMMODATE SITE CONDITIONS WITH NO ADDITIONAL COST TO OWNER; AND NO DELAY TO PROJECT SCHEDULE.
2. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES PRIOR TO ALL WORK. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR PROJECT TEAM REVIEW PRIOR TO PURCHASE AND INSTALLATION. EQUIPMENT SHALL BE INSTALLED AS REQUIRED TO MAINTAIN MANUFACTURER RECOMMENDED SERVICE CLEARANCES AND TO MAXIMIZE HEADROOM. CONTRACTOR SHALL NOTIFY THE APPROPRIATE PARTIES, IN WRITING, OF AREAS WITH INADEQUATE HEADROOM.
3. CONTRACTOR SHALL REVIEW ARCHITECTURAL, CIVIL, STRUCTURAL, ETC., DRAWINGS TO BECOME FAMILIAR WITH THE GENERAL SCOPE AND PROJECT TIMELINE PRIOR TO BID.
4. CONTRACTOR SHALL COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION OF ALL AUXILIARY STRUCTURAL STEEL, CORNER ROOF PENETRATIONS, ETC., AND EQUIPMENT ABOVE SUSPENDED CEILINGS SHALL BE SUPPORTED FROM BUILDING STRUCTURAL MEMBERS.
5. SPECIFIED EQUIPMENT SHALL BE THE BASIS OF DESIGN. REFER TO SPECIFICATIONS FOR APPROVED ALTERNATE MANUFACTURERS. IN THE EVENT THE CONTRACTOR PROVIDES EQUIPMENT BASED ON NON PRE-APPROVED MANUFACTURERS, ANY ADDITIONAL WORK REQUIRED, BASED ON DIFFERENCES IN EQUIPMENT, (ELECTRICAL, STRUCTURAL, PIPING / DUCT SIZING, ETC.), SHALL BE PROVIDED AT THE CONTRACTOR'S OWN EXPENSE.
6. WHERE APPLICABLE, CONTRACTOR SHALL COORDINATE EQUIPMENT INSTALLATION WITH EXISTING BUILDING CONDITIONS, INCLUDING, BUT NOT LIMITED TO, SIZE OF EXISTING OPENINGS, OPENINGS, CORNERS, ELEVATORS, ETC.. CONTRACTOR SHALL REVIEW ACCESSIBLE PATH OF TRAVEL AND PROVIDE NEW OPENINGS OR DISASSEMBLY OF EQUIPMENT AT CONTRACTOR'S OWN EXPENSE. CONTRACTOR SHALL RESTORE RESPECTIVE BUILDING AREAS TO PREVIOUS CONDITIONS PRIOR TO CLOSE OUT.
7. ALL EXISTING DUCTWORK AND TERMINAL AIR UNITS ARE TO REMAIN AS IS UNLESS NOTED OTHERWISE.
8. ALL EXISTING DOMESTIC WATER PIPING IS TO REMAIN AS IS UNLESS NOTED OTHERWISE.

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MAPLE PARK, IL 60151

LARIOS, RAMIREZ
RESIDENCE RENOVATIONS
15742 PERRY RD,

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Revisions / Submissions

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ISSUE FOR PERMIT	
No.	Revisions / Submissions

DRAWN BY:	ENC
DATE:	05.24.2024
PROJECT NO:	2022-078
SCALE:	AS NOTED
DRAWING NO:	



NEW LIGHTNING / POWER KEY NOTES:

- 1 MECHANICAL EQUIPMENT, TO BE CONNECTED AS PER MANUFACTURERS RECOMMENDATIONS, OWNER TO PROVIDE CUT SHEETS TO VILLAGE, AND PROVIDE A DEDICATED OUTLET AS REQUIRED, IF NOT USE WHAT IS AVAILABLE.
- 2 ELECTRICAL CONTRACTOR TO VERIFY WHAT DEDICATED OUTLETS CAN BE USED.
- 3 FURNISH AND INSTALL NEMA 3R 30A-2P DISCONNECT SWITCH WITH FUSES SIZED AS PER MANUFACTURERS RECOMMENDATIONS.
- 4 PROVIDE 3'-0" CLEARANCE IN FRONT OF ELECTRICAL PANELS, 30" WIDE WORKING SPACE IN FRONT OF PANEL AND A MINIMUM OF 8" HOOR CLEARANCE OF 6'-0" OR THE HEIGHT OF THE EQUIPMENT, WHICH EVER IS GREATER.

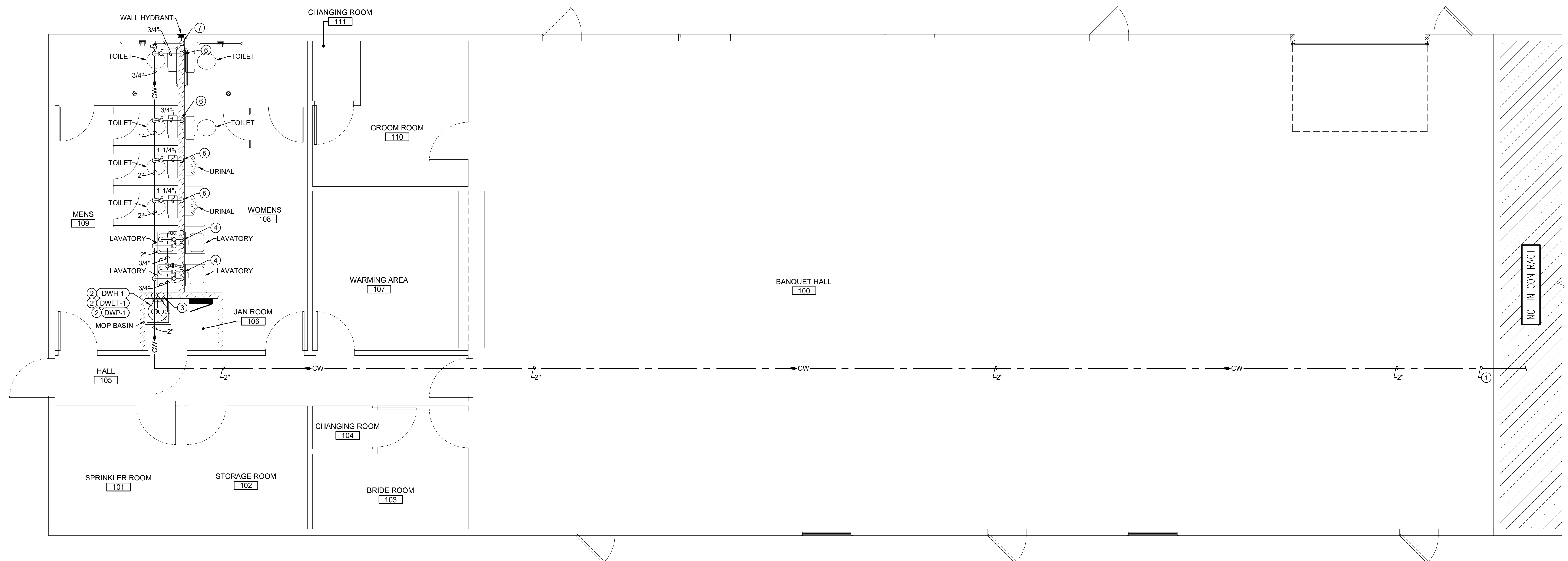
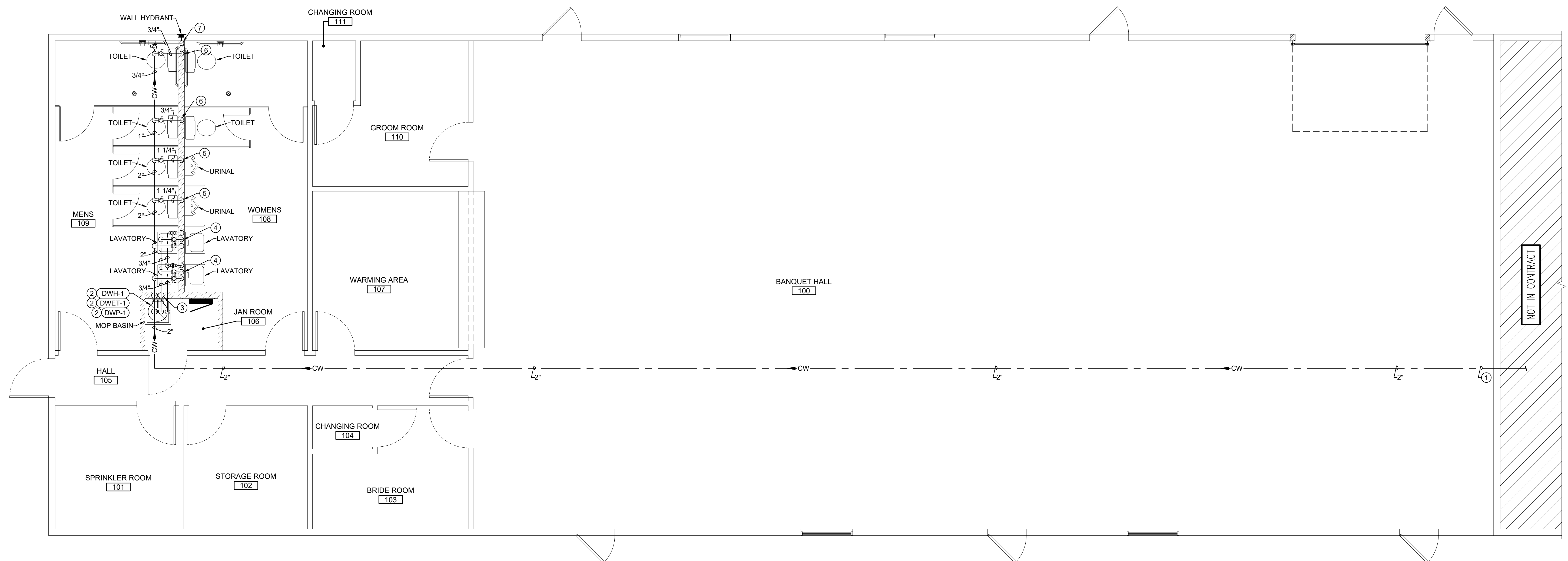
NOTES:

1. OUTLET LOCATIONS MAY VARY DUE TO CODE CONDITIONS
2. CONDUCTORS FOR BRANCH CIRCUITS AS DEFINED IN ARTICLE 100, SIZED TO PREVENT A VOLTAGE DROP EXCEEDING 3 PERCENT AT THE FARTHEST OUTLET OF POWER, HEATING AND LIGHTING LOADS, OR COMBINATIONS OF SUCH LOADS AND WHERE THE MAXIMUM TOTAL VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET DOES NOT EXCEED 5 PERCENT, WILL PROVIDE REASONABLE EFFICIENCY OF OPERATION, NATIONAL ELECTRIC CODE 2011, 210.19 (A).
3. ALL NEW BRANCH-CIRCUITS THAT SUPPLY OUTLETS (RECEPTACLE OUTLETS, LIGHTING OUTLETS, ETC) SHALL BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

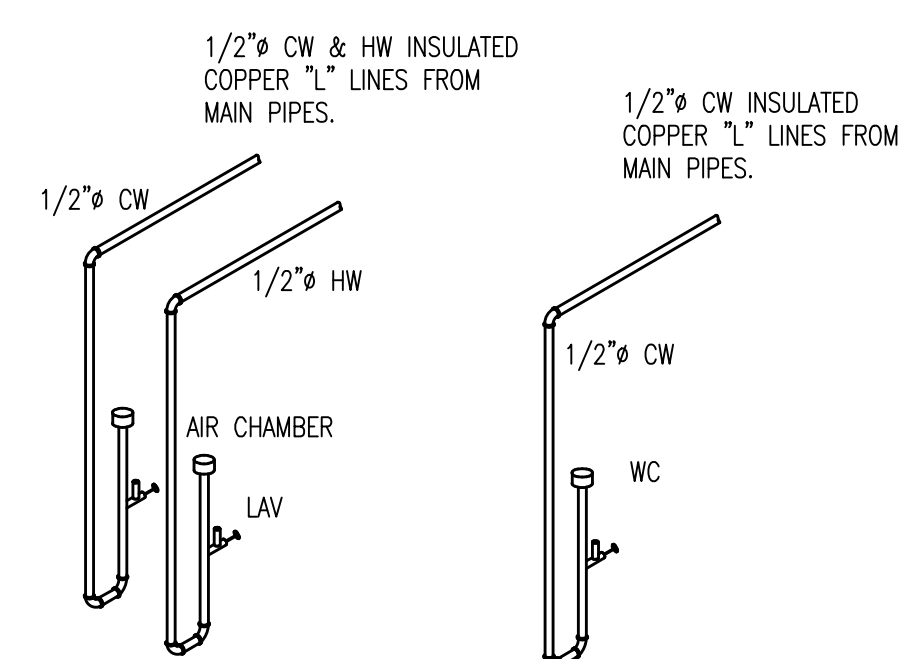
COORDINATION NOTE:
THE CONTRACTOR SHALL VERIFY EXACT EQUIPMENT LOCATIONS, LOAD INFORMATION, VOLTAGE, AMPERAGE, CONNECTION TYPE ETC. WITH EQUIPMENT BEING SUPPLIED PRIOR TO ROUGH-IN.

EQUIPMENT GROUNDING CONDUCTORS NOTE:
WHERE EVER CIRCUIT CONDUCTORS ARE SPICED IN A JUNCTION BOX, ALL ASSOCIATED EQUIPMENT GROUNDING CONDUCTORS (EGC) SHALL BE BONDED ("PIGTAILED") TO THE BOX.

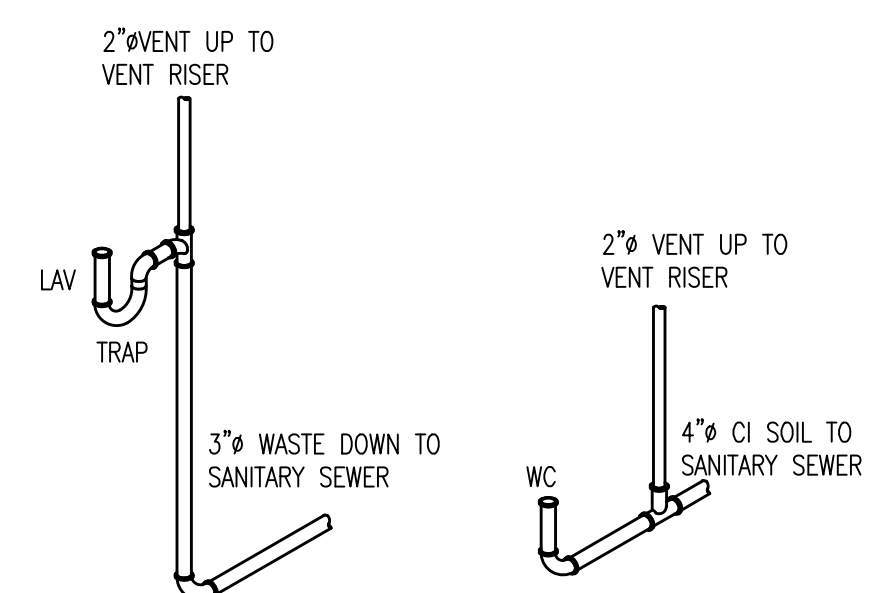




NORTH



WATER CONNECTION DETAILS



SANITARY CONNECTION DETAILS

- ## DRAWING NOTES:
- ① NEW 2" CW FROM EXISTING APPROXIMATELY 115'-0" WITH THE EXISTING BUILDING.
 - ② REFER TO DOMESTIC WATER HEATER PIPING DIAGRAM FOR ADDITIONAL INFORMATION.
 - ③ 3/4" CW/HW DOWN IN WALL/CESSE TO SERVE MOP BASIN FAUCET.
 - ④ 3/4" CW/HW/HW/C DOWN IN WALL/CESSE TO SUPPLY LAVATORY FAUCETS. REGULATION PIPING DOWN IN WALL/CESSE TO WITHIN A MINIMUM OF 6" OF HOT WATER STOP VALVE TOUGH-TOO MEET THE ENERGY CODE REQUIREMENTS.
 - ⑤ 1 1/4" CW DOWN IN WALL/CESSE TO SUPPLY URINAL & TOILET.
 - ⑥ 3/4" CW DOWN IN WALL/CESSE TO SUPPLY TOILETS.
 - ⑦ 3/4" CW DOWN IN WALL/CESSE TO SUPPLY WALL HYDRANT.

PLUMBING SPECIFICATIONS

PIPES AND TUBES FOR PLUMBING PIPING AND EQUIPMENT

2.1 SANITARY SEWER AND VENT PIPING, BURIED WITHIN 5 FEET OF BUILDING

- A. CAST IRON SOIL PIPE: ASTM A74, SERVICE WEIGHT, BELL AND SPIGOT ENDS. FITTINGS: CAST IRON, ASTM A74, JOINTS: HUB-AND-SPIGOT, CISPI HSN COMPRESSION TYPE WITH ASTM C564 NEOPRENE GASKETS OR LEAD AND OAKUM.
- B. PVC PIPE: ASTM D2665, POLYVINYL CHLORIDE (PVC) MATERIAL, FITTINGS: ASTM D2665, PVC, JOINTS: ASTM D2655, SOLVENT WELD WITH ASTM D2564 SOLVENT CEMENT.
1. NOTE: PVC SHALL NOT BE USED FOR ANY SANITARY DRAINAGE PIPING CAPABLE OF RECEIVING WASTE WITH A TEMPERATURE EXCEEDING 120 DEGREES. PVC SERVING FLOOR DRAINS IN MECHANICAL ROOM WITH BOILERS OR WATER HEATERS WILL NOT BE ACCEPTED.

2.2 DOMESTIC WATER PIPING, ABOVE GRADE

- A. (PIPE SIZE 3/4" - 6") - COPPER TUBING: ASTM B88, TYPE L, HARD DRAWN. FITTINGS: ASME B16.18, CAST COPPER ALLOY OR ASME B16.22, WROUGHT COPPER AND BRONZE. JOINTS: ASTM B32, SOLDER, GRADE 95TA.
- 2.3 SANITARY SEWER AND VENT PIPING, ABOVE GRADE
- A. CAST IRON PIPE: CISPI 301, HUB-LESS, SERVICE WEIGHT. FITTINGS: CAST IRON, CISPI 301. JOINTS: CISPI 310, NEOPRENE GASKETS AND STAINLESS STEEL CLAMP-AND-SHIELD ASSEMBLIES.
- B. PVC PIPE: SCHEDULE 40, ASTM D2665 FITTINGS: PVC, ASTM D2665 JOINTS: ASTM D2855, PRIMER ASTM F656, SOLVENT WELD WITH ASTM D2564 SOLVENT CEMENT.

3.0 EXECUTION

3.1 EXAMINATION

- A. VERIFICATION OF EXISTING CONDITIONS BEFORE STARTING WORK.

3.2 PREPARATION

- A. REAM PIPE AND TUBE ENDS. REMOVE BURRS. REMOVE SCALE AND DIRT ON INSIDE AND OUTSIDE BEFORE ASSEMBLY. PREPARE PIPING CONNECTIONS TO EQUIPMENT WITH FLANGES OR UNIONS. KEEP OPEN ENDS OF PIPE FREE FROM SCALE AND DIRT. PROTECT OPEN ENDS WITH TEMPORARY PLUGS OR CAPS.

3.4 INSTALLATION - ABOVE GROUND PIPING

- A. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. ROUTE PARALLEL AND PERPENDICULAR TO WALLS.
- B. INSTALL PIPING TO MAINTAIN HEADROOM WITHOUT INTERFERING WITH USE OF SPACE OR TAKING MORE SPACE THAN NECESSARY.
- C. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.
- D. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
- E. PROVIDE CLEARANCE IN HANGERS AND FROM STRUCTURE AND OTHER EQUIPMENT FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
- F. INSTALL NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.
- G. PROTECT PIPING SYSTEMS FROM ENTRY OF FOREIGN MATERIALS BY TEMPORARY COVERS, COMPLETING SECTIONS OF THE WORK, AND ISOLATING PARTS OF COMPLETED SYSTEM.

3.5 INSTALLATION - BURIED PIPING SYSTEMS

- A. VERIFY CONNECTION TO EXISTING PIPING SYSTEM SIZE, LOCATION, AND INVERT AS INDICATED ON DRAWINGS.
- B. PLACE BEDDING MATERIAL AT TRENCH BOTTOM TO PROVIDE UNIFORM BEDDING FOR PIPING. LEVEL BEDDING MATERIALS IN ONE CONTINUOUS LAYER NOT EXCEEDING 4 INCHES.
- C. INSTALL PIPE ON PREPARED BEDDING.
- D. ROUTE PIPE IN STRAIGHT LINE.
- E. INSTALL PIPE TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE OR JOINTS.
- F. INSTALL PLASTIC RIBBON TAPE CONTINUOUS OVER TOP OF PIPE. BURIED 6 INCHES BELOW FINISH GRADE, ABOVE PIPE LINE.
- G. AFTER HYDROSTATIC TEST, EVENLY BACKFILL ENTIRE TRENCH WIDTH BY HAND PLACING BACKFILL MATERIAL AND HAND TAMPING IN 4 INCHES COMPACTED LAYERS TO 6 INCHES MINIMUM COVER OVER TOP OF JACKET. COMPACT TO 95 PERCENT MAXIMUM DENSITY. EVENLY AND CONTINUOUSLY BACKFILL REMAINING TRENCH DEPTH IN UNIFORM LAYERS WITH BACKFILL MATERIAL. DO NOT USE WHEELED OR TRACKED VEHICLES FOR TAMPING.

H. INSTALL WORK IN ACCORDANCE WITH ILLINOIS DEPARTMENT OF PUBLIC HEALTH PLUMBING CODE, CURRENT EDITION AND LOCAL JURISDICTION AMENDMENTS TO PLUMBING CODE.

3.6 INSTALLATION - DOMESTIC WATER PIPING SYSTEMS

- A. INSTALL DOMESTIC WATER PIPING SYSTEM IN ACCORDANCE WITH ASME B31.9.
- B. INSTALL WORK IN ACCORDANCE WITH ILLINOIS STATE PLUMBING CODE, CURRENT EDITION.

3.7 INSTALLATION - SANITARY WASTE AND VENT PIPING SYSTEMS

- A. INSTALL SANITARY WASTE AND VENT PIPING SYSTEMS IN ACCORDANCE WITH ASME B31.9.
- B. INSTALL BELL AND SPIGOT PIPE WITH BELL END UPSTREAM.
- C. SUPPORT CAST IRON DRAINAGE PIPING AT EVERY JOINT.
- D. INSTALL WORK IN ACCORDANCE WITH ILLINOIS STATE PLUMBING CODE, CURRENT EDITION.

3.8 CLEANING

- A. CLEAN AND DISINFECT DOMESTIC WATER DISTRIBUTION SYSTEM IN ACCORDANCE ILLINOIS STATE PLUMBING CODE.

GENERAL DUTY VALVES FOR PLUMBING PIPING

2.1 BALL VALVES

- A. MANUFACTURERS: MILWAUKEE, NIBCO, STOCKHAM, APOLLO, JOMAR.
- B. 3 INCHES AND SMALLER, CONSTRUCTION: MSS SP-110, 600 PSI, BRONZE, TWO PIECE BODY, STAINLESS STEEL BALL, FULL PORT, TEFLON SEATS AND STUFFING BOX RING, BLOW-OFF PROOF STEM, LEVER HANDLE AND SOLDER ENDS.
- C. NSF/ANSI STANDARD 61, NSF 61 ANNEX F, NSF 61 ANNEX G & NSF 372 - LOW LEAD & LEAD FREE BRASS.

3.0 EXECUTION

3.1 EXAMINATION

- A. VERIFICATION OF EXISTING CONDITIONS BEFORE STARTING WORK. VERIFY PIPING SYSTEM IS READY FOR VALVE INSTALLATION.

3.2 INSTALLATION

- A. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
- B. INSTALL BRASS MALE ADAPTERS EACH SIDE OF VALVES IN COPPER PIPED SYSTEM. SOLDER ADAPTERS TO PIPE.
- C. INSTALL VALVES WITH CLEARANCE FOR INSTALLATION OF INSULATION AND ALLOWING ACCESS.
- D. PERFORM WORK IN ACCORDANCE WITH ILLINOIS STATE PLUMBING CODE, CURRENT EDITION.

PLUMBING INSULATION

2.1 MANUFACTURER

- A. MANUFACTURERS FOR GLASS FIBER AND MINERAL FIBER INSULATION PRODUCTS: CERTAINTED, KNAUF, JOHNS MANVILLE, OWENS-CORNING.

2.2 PIPE INSULATION

- A. TYPE P-1: ASTM C547, MOLDED GLASS FIBER PIPE INSULATION.
- B. THERMAL CONDUCTIVITY: 0.23 AT 75 DEGREES F.
- C. VAPOR BARRIER JACKET: ASTM C1136, TYPE I, FACTORY APPLIED REINFORCED FOIL KRAFT WITH SELF-SEALING ADHESIVE JOINTS.

2.3 PIPE INSULATION JACKETS

- A. VAPOR RETARDER JACKET, ASTM C921, WHITE KRAFT PAPER WITH GLASS FIBER YARN, BONDED TO ALUMINIZED FILM. MOISTURE VAPOR TRANSMISSION: ASTM E96, 0.02 PERM-INCHES.
- B. PIPE INSULATION ACCESSORIES
- A. VAPOR RETARDER LAP ADHESIVE: COMPATIBLE WITH INSULATION.

3.0 EXECUTION

3.1 INSTALLATION - PIPING SYSTEMS

- A. PIPING EXPOSED TO VIEW IN FINISHED SPACES: LOCATE INSULATION AND COVER SEAMS IN LEAST VISIBLE LOCATIONS.
- B. INSULATE ENTIRE SYSTEM INCLUDING FITTINGS, VALVES, UNIONS, ETC.
- C. FURNISH FACTORY-APPLIED VAPOR RETARDER JACKETS. SECURE FACTORY-APPLIED JACKETS WITH PRESSURE SENSITIVE ADHESIVE SELF-SEALING LONGITUDINAL LAPS AND BUTT STRIPS.
- D. INSULATE FITTINGS, JOINTS, AND VALVES WITH MOLDED INSULATION OF LIKE MATERIAL, AND THICKNESS AS ADJACENT PIPE. FINISH WITH PVC FITTING COVERS.

3.2 SCHEDULES

- A. WATER SUPPLY SERVICES PIPING INSULATION SCHEDULE:

PIPING SYSTEM	INSULATION TYPE	PIPE SIZE	THICKNESS INCHES
DOMESTIC COLD	P-1	ALL SIZES	1.0
DOMESTIC HOT & RETURN	P-1	1 1/4" AND SMALLER	1.0
		1 1/2" AND LARGER	1.5

PVC MATERIAL NOTE:

PVC PIPING IS NOT ALLOWED IN ANY MECHANICAL RETURN PLENUM CEILINGS. REFER TO MECHANICAL DRAWINGS AND COORDINATE WITH MECHANICAL CONTRACTOR FOR THE EXACT LOCATIONS OF RETURN PLENUM CEILINGS.

PVC PIPING SHALL NOT BE USED FOR ANY SANITARY DRAINAGE PIPING SYSTEM CAPABLE OF RECEIVING WASTE WATER WITH A TEMPERATURE EXCEEDING 120 DEGREES. REFER TO MECHANICAL DRAWINGS AND PLUMBING DRAWINGS FOR LOCATIONS OF EQUIPMENT WITH HIGH WATER DISCHARGE. PVC SHALL NOT BE USED TO SERVE ANY FLOOR DRAINS IN MECHANICAL ROOMS WITH BOILERS OR WATER HEATERS.

GENERAL UNDERFLOOR NOTE:

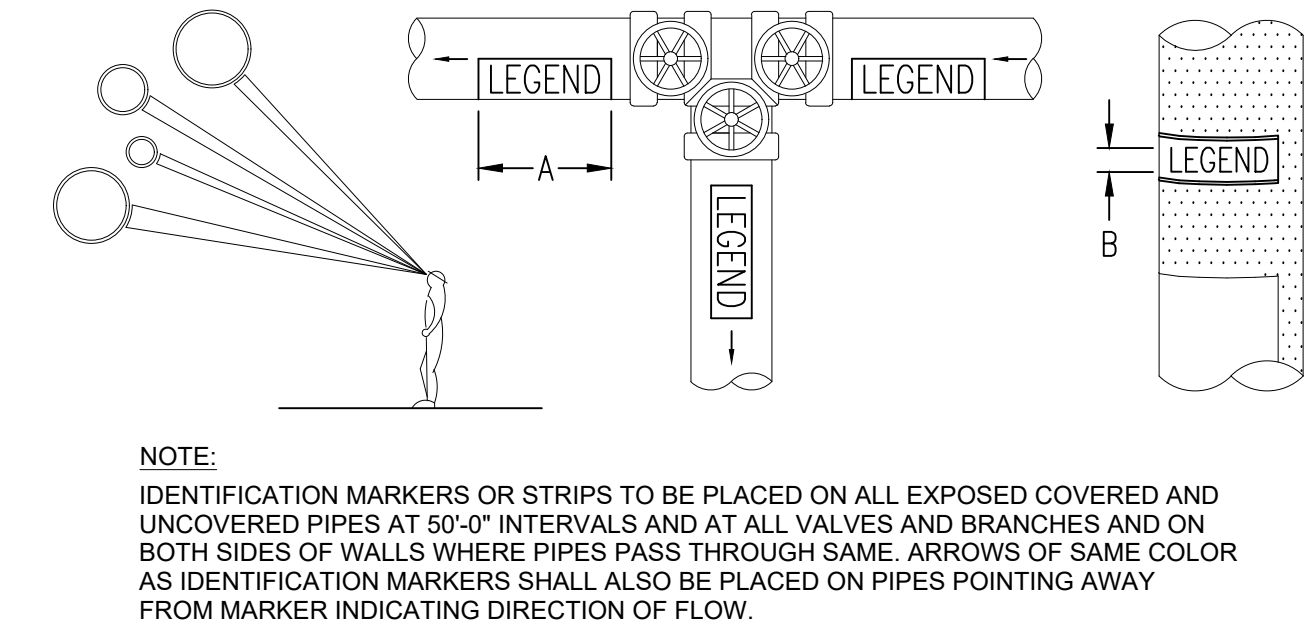
UNDERFLOOR PLUMBING PLANS ARE DIAGRAMMATIC. CONTRACTOR TO COORDINATE PIPE ROUTING WITH FOOTINGS, FOUNDATIONS AND OTHER TRADES. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS, SIZES, ELEVATIONS, ETC OF FOOTINGS AND FOUNDATIONS. UNDERFLOOR PIPING TO BE INSTALLED AT A MINIMUM OF 1/8 INCH PER FOOT. UNDERFLOOR PIPING INSTALLED PARALLEL TO FOOTINGS SHALL NOT BE CLOSER THAN 18 INCHES OR EXTEND BELOW THE 45° BEARING PLANE. ALL PIPING PASSING THRU CONCRETE FOUNDATIONS SHALL HAVE PIPE SLEEVES.

ENERGY CODE NOTE:

HOT WATER CIRCULATING (HWC) PIPING SHALL BE ROUTED DOWN IN CHASE/WALL TO ALL LAVATORIES. HOT WATER CIRCULATING (HWC) PIPING SHALL CONNECT TO THE HOT WATER (HW) PIPING IN CHASE AS CLOSE AS POSSIBLE. A MAXIMUM OF ONLY 6" OF UN-CIRCULATED HOT WATER PIPING IS PERMITTED AT EACH LAVATORY ROUGH-IN.

PLUMBING SYMBOLS AND ABBREVIATIONS

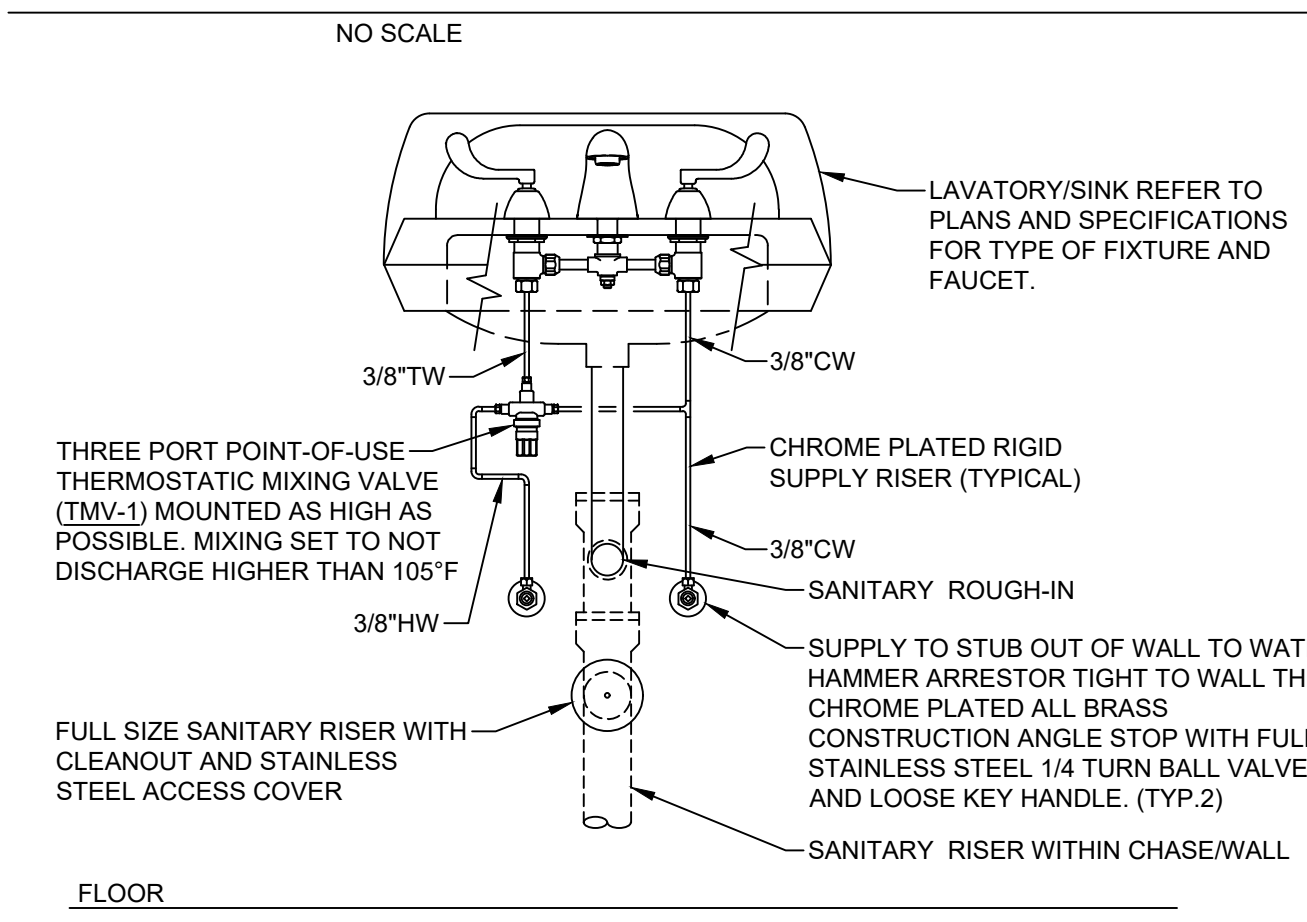
CW	COLD WATER	---CW---	DOMESTIC COLD WATER		PRESSURE GAUGE AND NEEDLE VALVE
DN.	DOWN	---HW---	DOMESTIC HOT WATER		THERMOMETER (WITH PIPE WELL)
HW	HOT WATER	---HWR---	DOMESTIC HOT WATER RETURN		THERMOMETER WELL
HWR	HOT WATER RETURN	---SA---	SUSPENDED SANITARY SEWER		STRAINER
INV.	INVERT ELEVATION	---SA---	SUSPENDED SANITARY SEWER		STRAINER WITH BLOWDOWN VALVE
SA	SANITARY	---SA---	UNDERGROUND SANITARY SEWER		DIRECTION OF FLOW
TMV	THERMOSTATIC MIXING VALVE	---V---	SUSPENDED VENT PIPING		PITCH OF PIPE (DOWN)
TYP.	TYPICAL	---V---	SUSPENDED VENT PIPING		PIPE ELBOW (TURNED UP)
V	VENT	---V---	CHECK VALVE		PIPE ELBOW (TURNED DOWN)
VTR	VENT THROUGH ROOF	---V---	CHECK VALVE		PIPE TEE UP
	FLOOR CLEANOUT (ROUND)	---V---	CALEFFI THERMOSETTER 116151A001 SERIES THERMAL BALANCING VALVE ASSEMBLY WITH BALL VALVES AND CHECK VALVE REFER TO SPECIFICATIONS FOR APPROVED EQUALS		PIPE TEE UP OR ANGLE
	YARD CLEANOUT (ROUND)	---V---	PRESSURE RELIEF VALVE		PIPE TEE DOWN OR ANGLE
	FLOOR DRAIN (ROUND)	---V---	PIPE UNION		WALL HYDRANT (HOSE BIBB IN RECESSED BOX)



SIZE OF LEGEND LETTERS		
OUTSIDE DIAMETER OF PIPE OR COVERING	LENGTH OF COLOR FIELD A	SIZE OF LETTERS B
3/4" TO 1-1/4"	8"	1/2"
1-1/2" TO 2"	8"	3/4"
2"-1/2" TO 6"	12"	1-1/4"

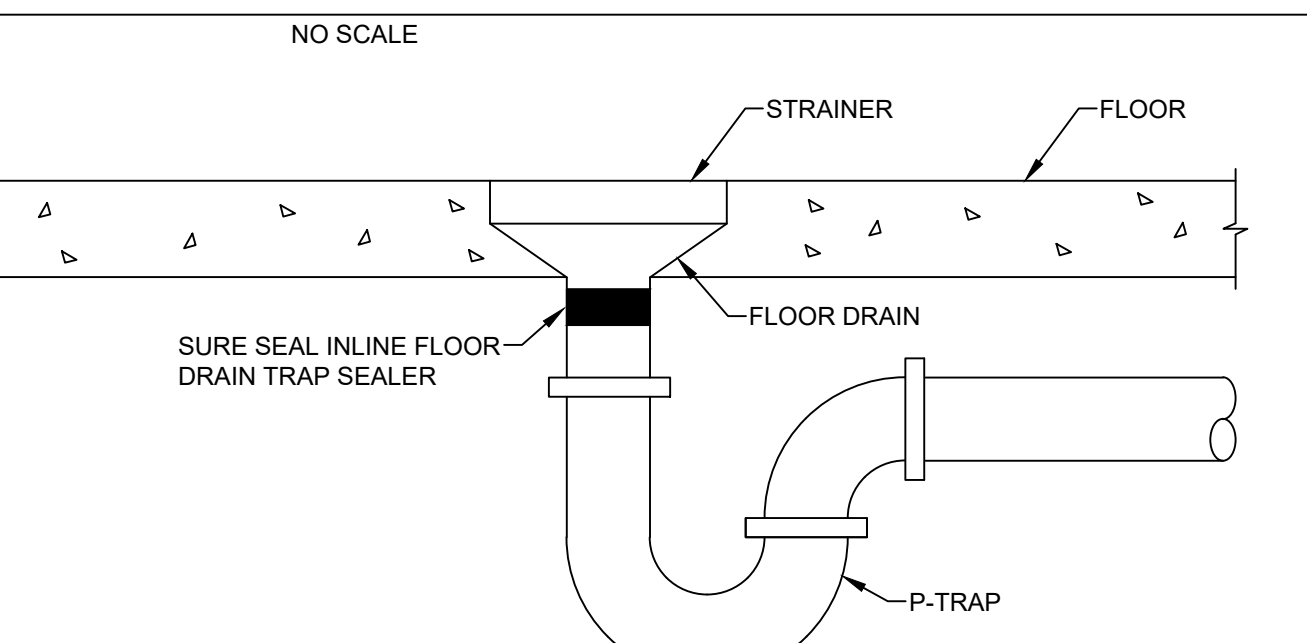
SERVICE	BACKGROUND OR COLOR BAND	IDENTIFICATION MARKER
DOMESTIC COLD WATER	GREEN	WHITE ON GREEN
DOMESTIC HOT WATER	YELLOW	BLACK ON YELLOW
DOMESTIC HOT WATER RECIRC.	YELLOW	BLACK ON YELLOW
PLUMBING VENT	GREEN	WHITE ON GREEN
SANITARY DRAIN	GREEN	WHITE ON GREEN

TYPICAL PIPE IDENTIFICATION MARKERS



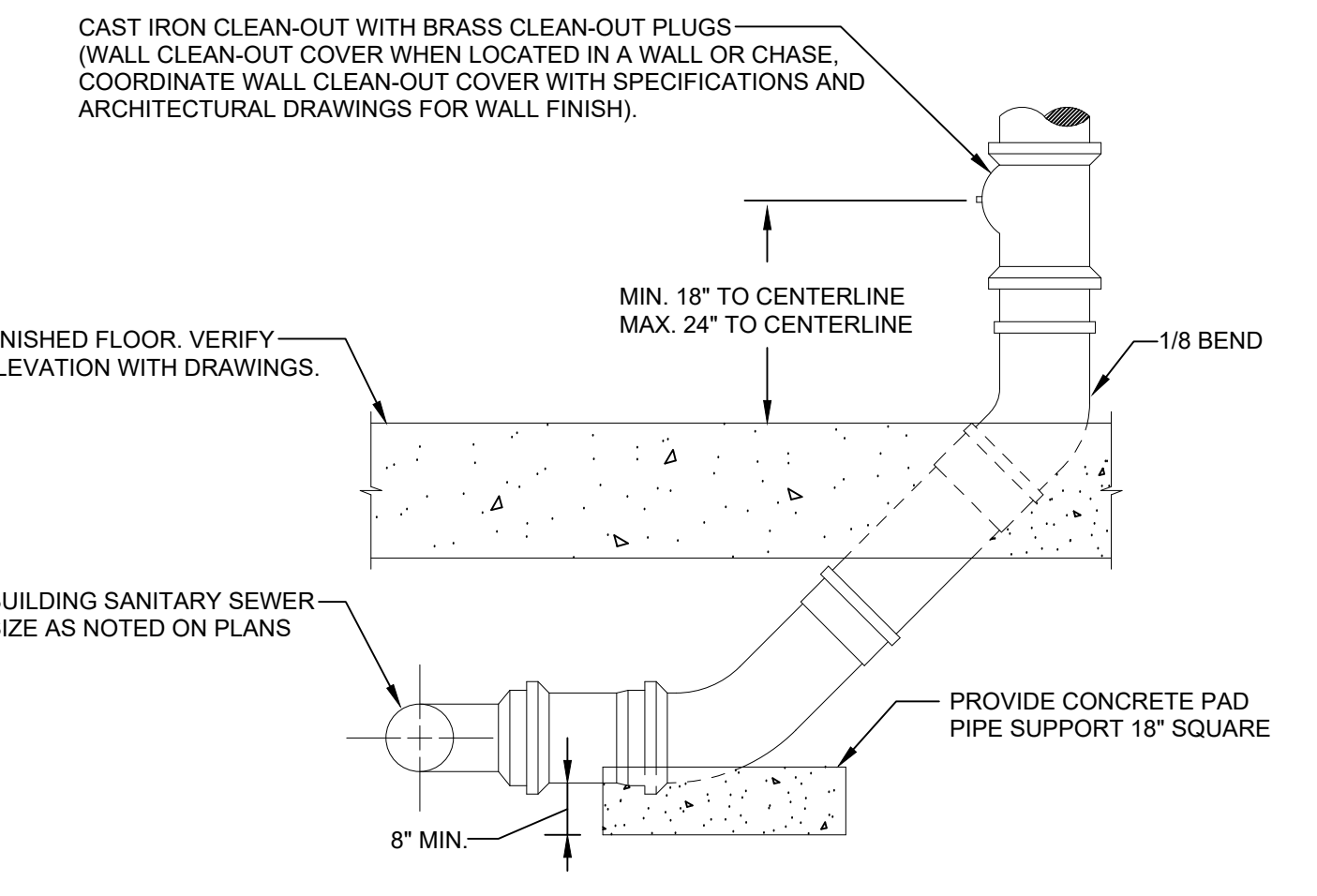
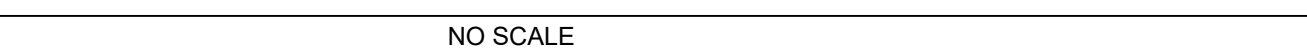
- NOTES:
- SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS.
 - P-TRAP, TAIL, PIECE, AND WASTE ARM ARE NOT SHOWN FOR CLARITY.
 - FOR HANDICAP LAVATORY/SINK INSTALLATION ALL WASTE PIPING UNDER LAVATORY/SINK SHALL BE WRAPPED WITH PROTECTIVE PIPE COVERS.
 - FOR HANDICAP LAVATORY/SINK INSTALLATION ANGLE STOP VALVES AND SUPPLY RISERS SHALL BE WRAPPED WITH PROTECTIVE PIPE COVERS. SUPPLY RISERS SHALL BE WRAPPED FROM STOP VALVES TO MIXING VALVE. ENDS OF PROTECTIVE WRAP SHALL BE CUT SQUARE AND THE WRAPPED CLOSED.
 - FOUR PORT POINT-OF-USE THERMOSTATIC MIXING VALVE (TMV-1) IS TO BE MOUNTED AS HIGH AS POSSIBLE. CONTRACTOR WILL BE RESPONSIBLE FOR ANY REINSTALLATION OF ANY THERMOSTATIC MIXING VALVE THAT IS NOT INSTALLED AS HIGH AS POSSIBLE AS NOTED.

LAVATORY/SINK ROUGH-IN DETAIL

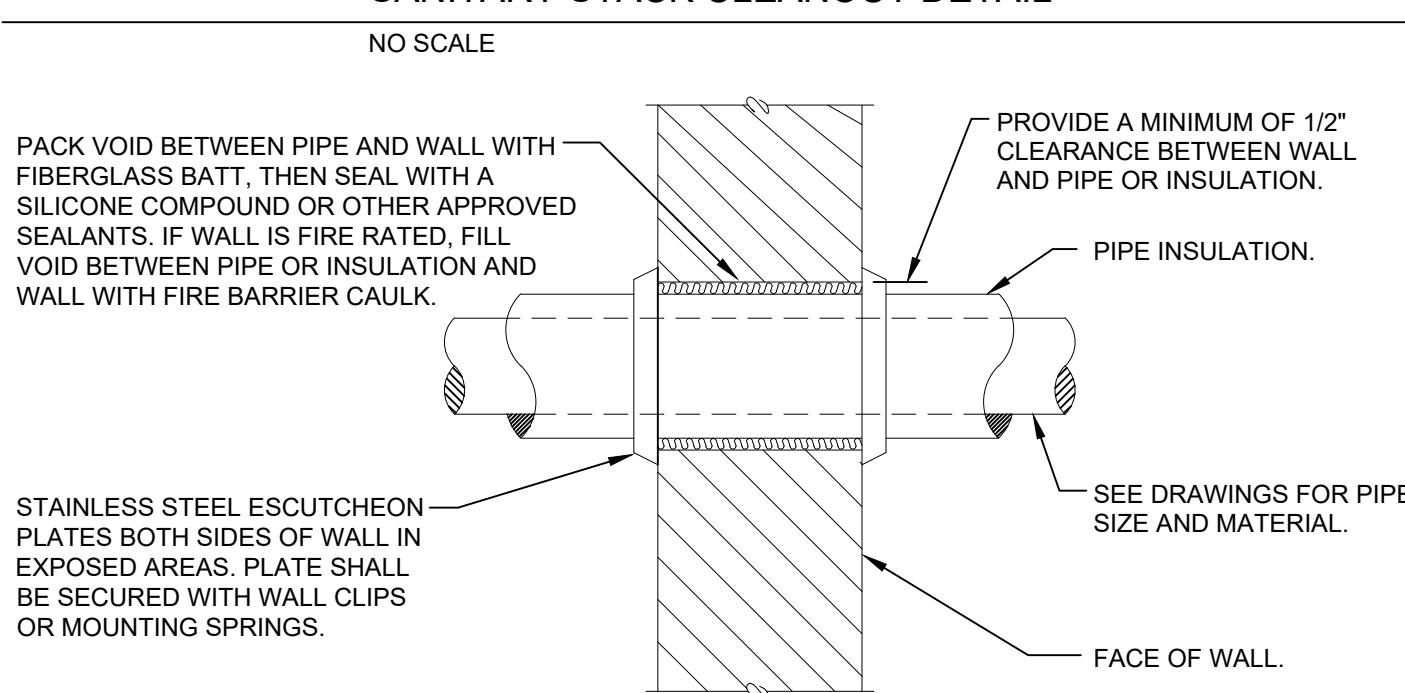


- NOTES:
- SURE SEAL INLINE FLOOR DRAIN TRAP SEALER TO BE INSTALLED AT EVERY FLOOR DRAIN.
 - SURE SEAL INLINE FLOOR DRAIN TRAP SEALER TO MEET BOTH IPC 709.1 & ASSE 1072 PLUMBING CODE STANDARDS FOR ALL FLOORS AND ALL FLOOR DRAIN FLOW RATES.
 - REFER TO DRAWINGS FOR DRAIN & PIPE SIZE.

TRAP SEALER DETAIL

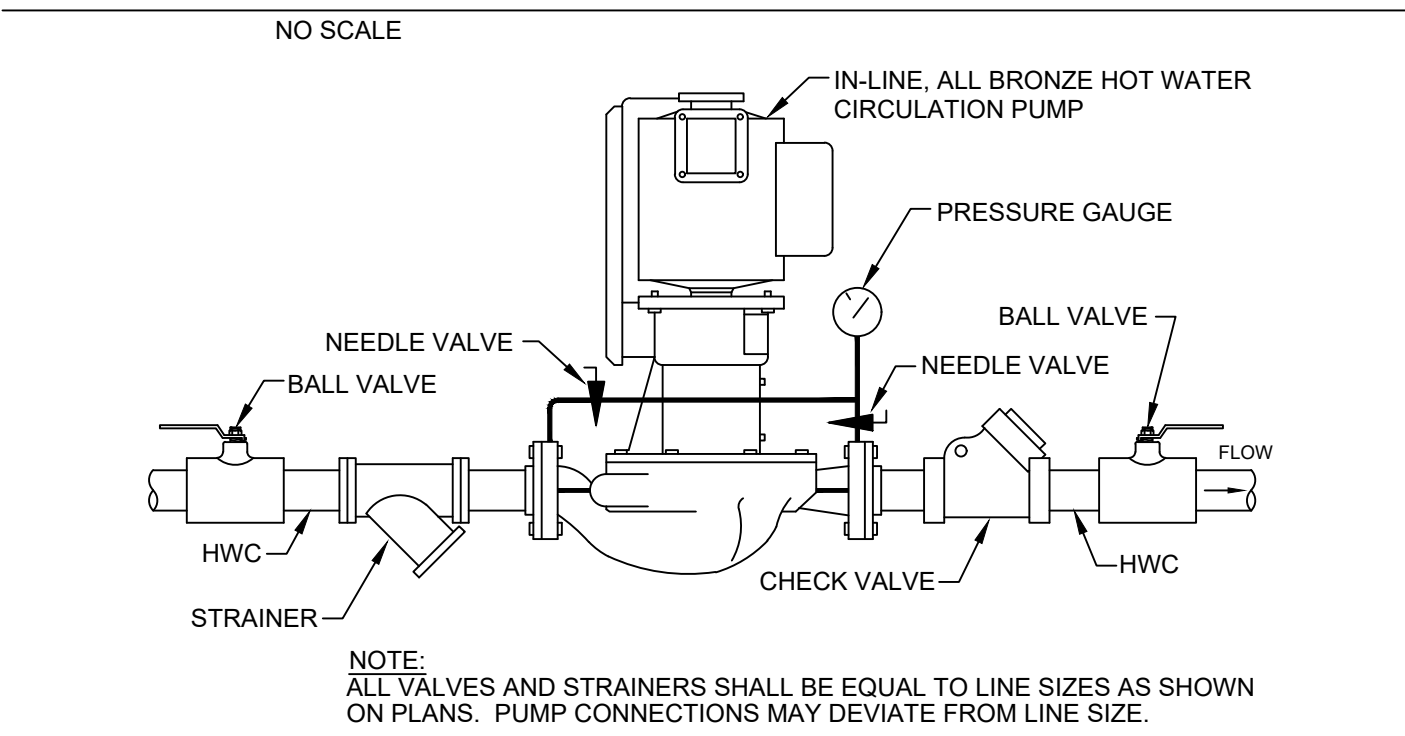


SANITARY STACK CLEANOUT DETAIL

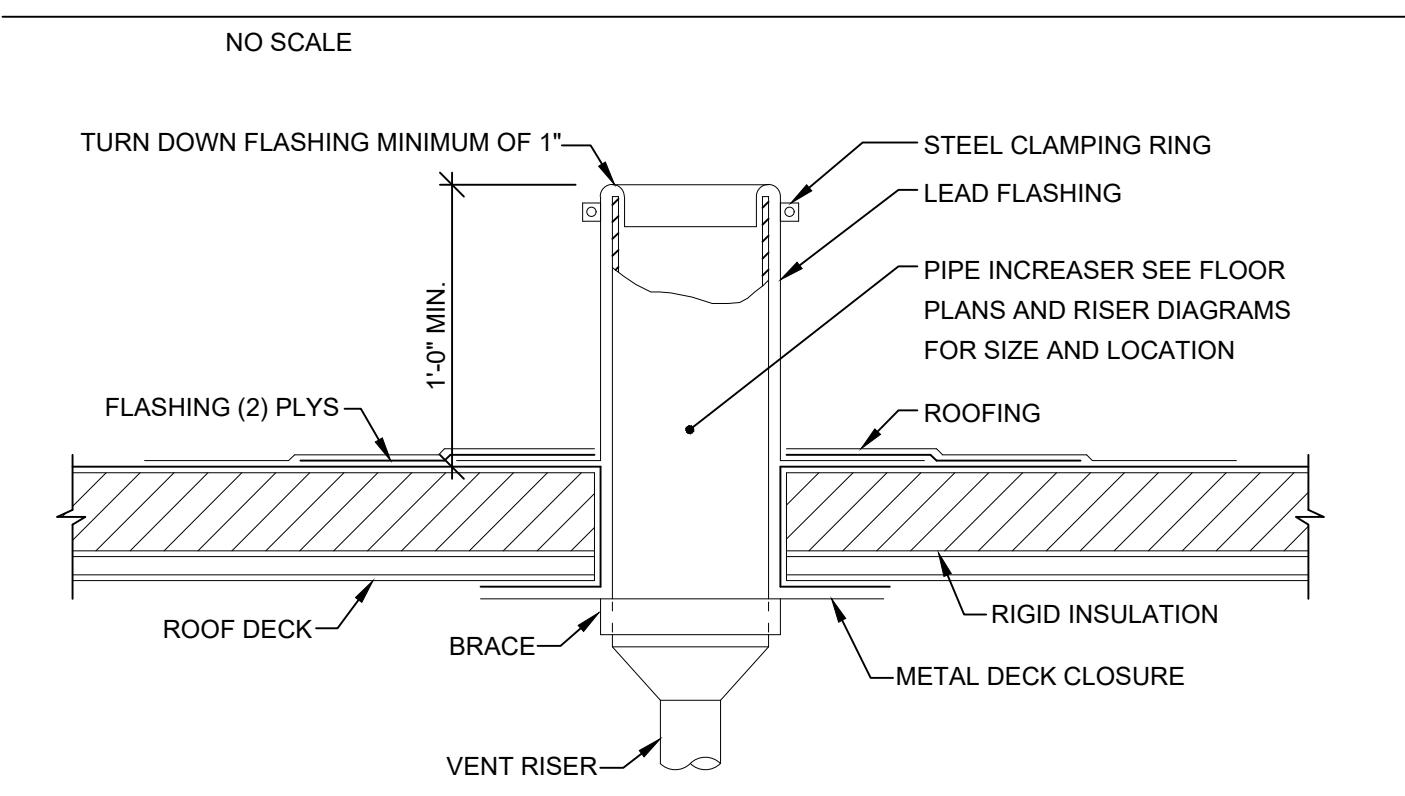


- NOTES:
- I.D. OF WALL OPENING TO BE A MIN. OF 1/2" LARGER THAN O.D. OF PIPE OR INSULATION PASSING THROUGH WALL.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THEIR WALL OPENINGS WITH OTHER TRADES AND/OR CONTRACTORS.
 - PIPE PENETRATIONS OF SMOKE OR FIRE WALLS SHALL BE IN COMPLIANCE WITH NFPA-90A.

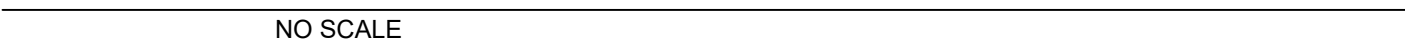
PIPE PENETRATION OF INTERIOR WALL DETAIL



DOMESTIC HOT WATER CIRCULATING PUMP DETAIL

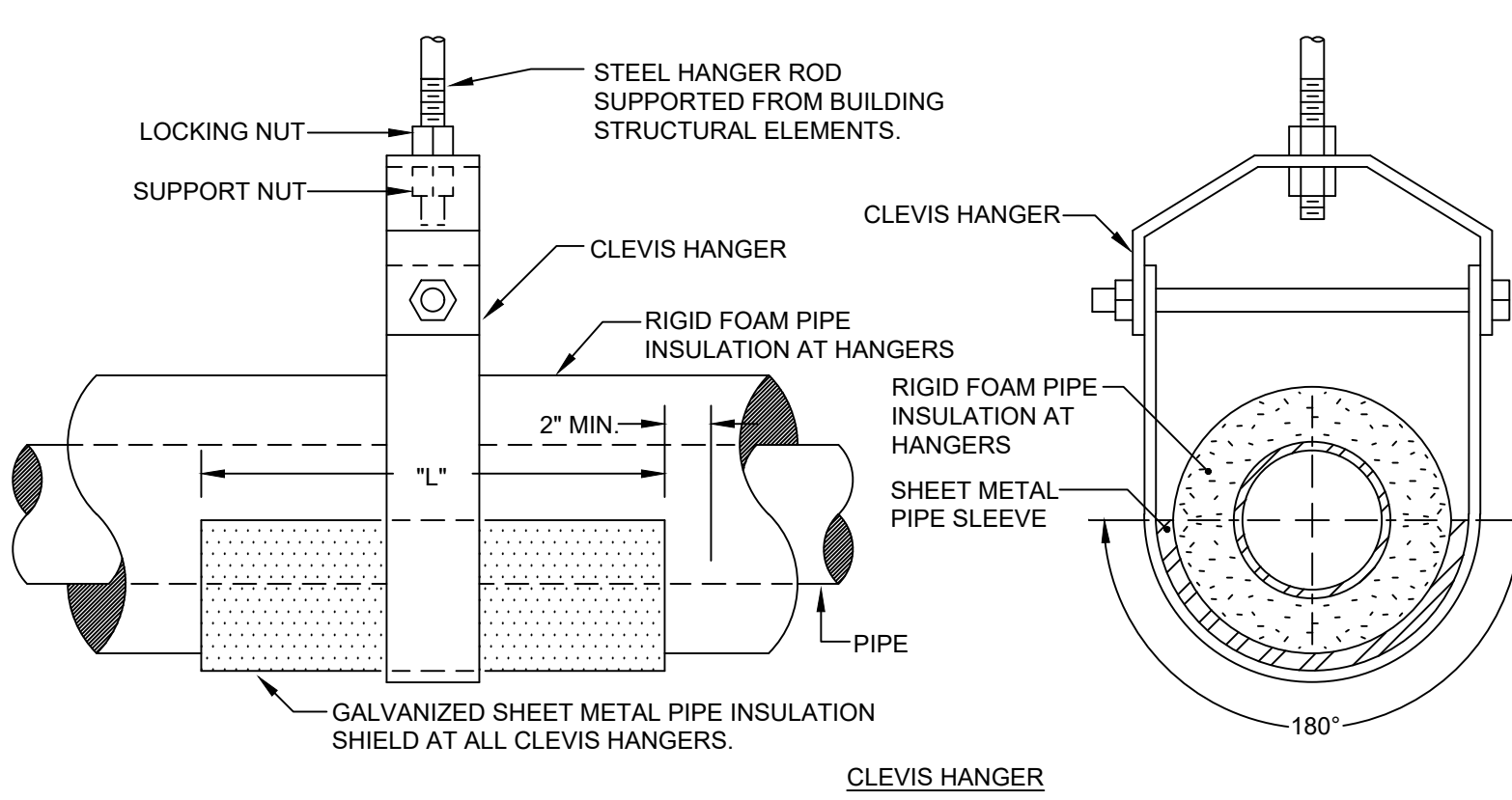


PLUMBING VENT THROUGH ROOF (VTR) DETAIL



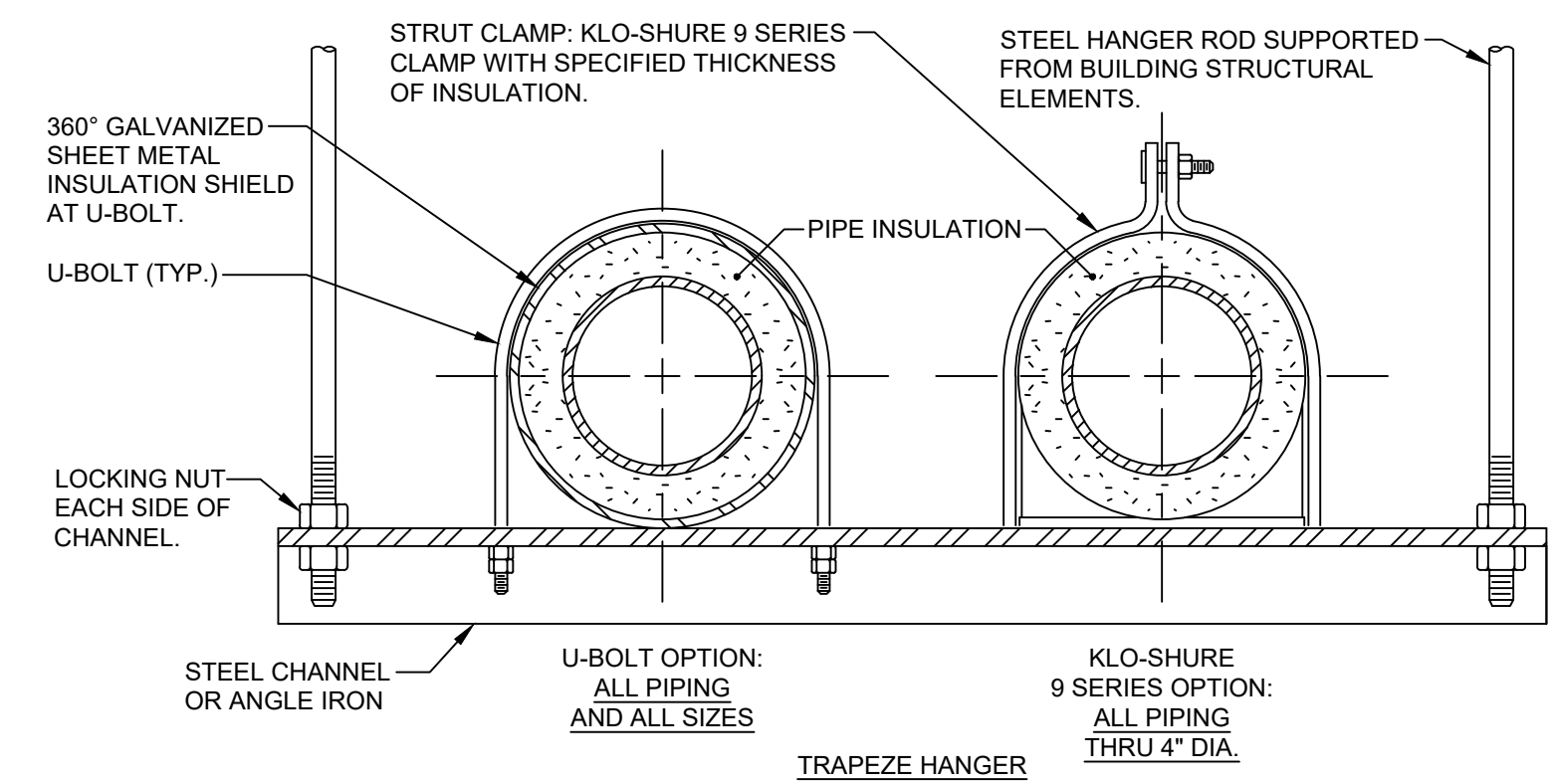
PLUMBING GENERAL NOTES

- ALL WORK SHALL BE INSTALLED AND ALL MATERIALS SHALL BE, IN STRICT ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF VILLAGE OF FOREST PARK LOCAL AMENDMENTS AND THE ILLINOIS STATE PLUMBING CODE, 2014 EDITION.
- STERILIZATION: UPON COMPLETION OF TESTING AND FLUSHING OF NEW DOMESTIC WATER PIPING, THE CONTRACTOR SHALL STERILIZE ALL WATER PIPING INCLUDING ALL DOMESTIC HOT WATER SUPPLY AND RETURN AND ALL DOMESTIC COLD WATER PIPING. CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY TAPPINGS, VALVE OPENINGS, DRAIN FITTINGS, ETC., AS REQUIRED TO STERILIZE THE WATER PIPING, INCLUDING ALL REQUIRED EXCAVATION WORK, FITTING AND LABOR. WATER PIPING SHALL BE FLUSHED AND CHLORINATED AS SPECIFIED IN AWWA-C-601.54 STANDARD PROCEDURE FOR DISINFECTING WATER MAINS AND AS REQUIRED BY CITY OF CHICAGO PLUMBING CODE. DISINFECTING SHALL NOT BE DEEMED COMPLETED UNTIL SATISFACTORY BACTERIOLOGICAL ANALYSIS REPORTS ARE RECEIVED FOR SAMPLES OF WATER COLLECTED AND TESTED FROM THE NEW WATER PIPING SYSTEM ALL BY PLUMBING CONTRACTOR.
- EXACT LOCATION OF PLUMBING DEVICES SHALL BE VERIFIED WITH BUILDING STRUCTURE, ARCHITECT, GENERAL, AND CABINETRY EQUIPMENT CONTRACTOR PRIOR TO STARTING ANY WORK.
- EXACT LOCATION OF SANITARY LINES, WATER LINES, VALVES, INVERT ELEVATIONS, AND ALL SIZES SHALL BE VERIFIED IN THE FIELD BEFORE STARTING INSTALLATION.
- EXACT LOCATION OF FIXTURES, DRAINS, ETC. SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS AND CABINETRY EQUIPMENT CONTRACTOR PRIOR TO STARTING ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THEIR ASSOCIATED FEES.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL INSPECTIONS WITH THE LOCAL INSPECTORS.
- PROVIDE WATER HAMMER ARRESTORS AT EVERY FIXTURE OR WHERE ADDITIONAL ARRESTORS MAY BE REQUIRED. SIZE IN ACCORDANCE WITH PDI WH-201, PRECHARGED, PERMANENTLY SEALED, SUITABLE FOR OPERATION IN TEMPERATURE RANGE -100 TO 300 DEGREES F AND MAXIMUM 200 PSI WORKING PRESSURE OR AIR CHAMBERS MEETING LOCAL CODE REQUIREMENTS.
- INSTALL LEED FREE BALL VALVES IN EACH RISER OR BRANCH TAKEOFF FROM MAINS, RISERS AND AS INDICATED ON DRAWINGS. NOT ALL VALVES ARE SHOWN ON THE DRAWINGS.
- ALL DOMESTIC COLD WATER, HOT WATER AND HOT WATER RETURN PIPING SHALL BE INSULATED WITH FIBERGLASS PIPE INSULATION W/VAPOR BARRIER JACKET. REFER TO SPECIFICATIONS FOR INSULATION THICKNESS.
- ALL SANITARY, VENT AND DOMESTIC SUPPLY (C/W/H/W) PIPING SHALL BE SUSPENDED WITH CLEVIS AND/OR TRAPEZE PIPE HANGERS. ALL HORIZONTAL DOMESTIC SUPPLY PIPING SHALL BE INSULATED AND REST ON SHEET METAL INSULATION SHIELDS. INSULATION IS NOT TO BE CUT OUT TO FIT WITHIN CLEVIS AND/OR TRAPEZE PIPE HANGERS.
- ALL PLUMBING FIXTURES, VALVES AND PRODUCTS MUST COMPLY WITH NSF/ANSI STANDARD REL NSF 61 ANNEX F, NSF 61 ANNEX G & NSF 372 - LOW LEAD & LEAD FREE BRASS.
- PITCH ALL SUPPLY AND RETURN WATER LINES TO DRAIN COMPLETELY THROUGH LOWER EQUIPMENT FIXTURES, UNIONS, OR DRAIN VALVES. INSTALL A 1/2" DRAIN VALVE WITH 3/4" HOSE THREAD OUTLET IN ALL MAIN PIPING RUNS WHICH WOULD NOT BE ABLE TO DRAIN THRU A LOWER PIECE OF EQUIPMENT.
- ALL VENT AND WASTE PIPING SIZES ARE MINIMUM. ADDITIONAL VENTS SHALL BE ADDED AND/OR PIPE SIZE INCREASED AS REQUIRED BY APPLICABLE CODES, STATUTES AND REGULATIONS, ETC. WITHOUT ADDITIONAL COST TO THE OWNER.
- THE UNDERGROUND WASTE AND VENT SYSTEM SHALL BE TESTED WITH A FIVE-FOOT (5') HEAD OF WATER.
- THE ABOVE GROUND WASTE AND VENT SYSTEM SHALL BE STACK TESTED WITH WATER TO THE HIGHEST FIXTURE OUTLET.
- THE WATER SUPPLY SYSTEM SHALL BE TESTED EITHER BY PRESSURIZED WATER FROM THE INCOMING SERVICE OR BY COMPRESSED AIR OF NO LESS THAN 100 PSI.
- ONLY TYPE L COPPER SHALL BE USED FOR ABOVEGROUND WATER SUPPLY.
- ALL WATER SUPPLIES TO PLUMBING FIXTURES SHALL BE COPPER TUBING.
- DRAWINGS ARE GENERALLY DIAGRAMMATIC. PIPING AS SHOWN ON DRAWINGS DOES NOT INTEND TO SHOW EVERY RISE, DROP, OFFSET, FITTING, NOR EVERY STRUCTURAL ELEMENT THAT MAY BE ENCOUNTERED DURING THE INSTALLATION OF THIS WORK.
- PATCH AND REFINISH ALL DAMAGED INSULATED SURFACES OF ALL EXISTING PLUMBING PIPING AND ASSOCIATED FITTINGS WHERE NEW CONNECTIONS ARE TO BE MADE.

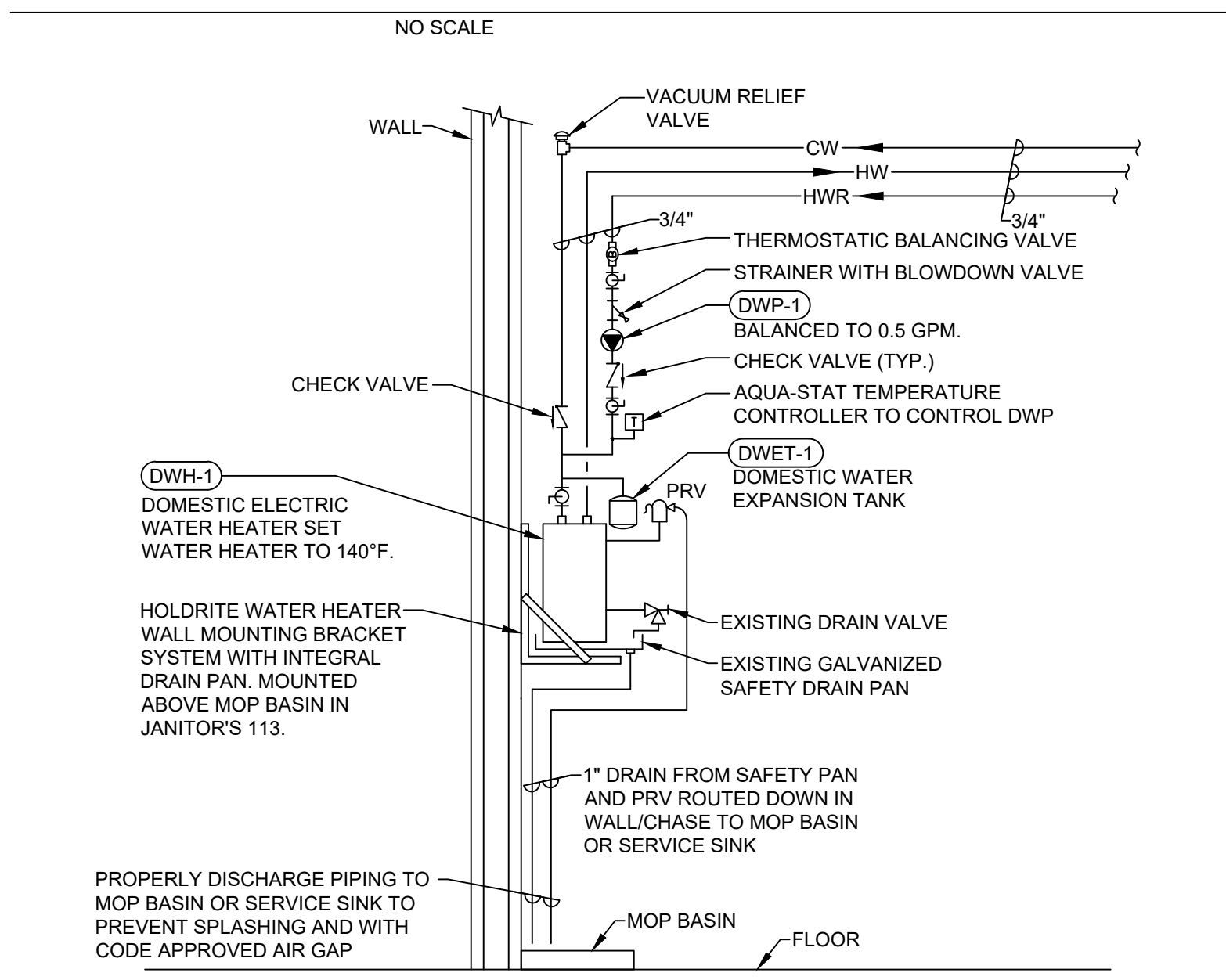


PIPE INSULATION SHIELD SCHEDULE		
PIPE SIZE	LENGTH	GAUGE
UP TO 3/4"	8"	20 GA.
1" - 2"	12"	18 GA.
2 1/2" - 4"	12"	16 GA.
5" & 6"	18"	16 GA.
8" & UP	24"	14 GA.

- NOTE:
- CONFER WITH ARCHITECT AND REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON ACCEPTABLE METHODS AND LOCATIONS FOR HANGER SUPPORTS.
 - INSULATION IS NOT TO BE CUT OR NOTCHED OUT AT SUPPORT HANGER (CLEVIS OR TRAPEZE) LOCATIONS.

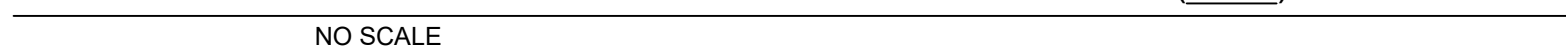


TYPICAL PIPE HANGER DETAILS



- NOTES:
- ALL ELECTRIC WIRING SHALL BE FURNISHED BY AND INSTALLED BY ELECTRICAL.
 - WATER HEATERS ARE TO BE INSTALLED UP AS HIGH AND OUT OF THE WAY AS POSSIBLE WITH HOLDRITE MOUNTING BRACKET SYSTEM AND INTEGRAL DRAIN PAN AS SHOWN IN DETAIL.

DOMESTIC ELECTRIC WATER HEATER DETAIL (DWH)



DOMESTIC WATER EXPANSION TANK SCHEDULE

EQUIPMENT TAG	LOCATION	SERVICE	MANUFACTURER	MODEL	TYPE	QUANTITY	CAPACITY	NOTES
(DWP-1)	JANITOR CLOSET 105	DOMESTIC WATER SYSTEM	AMTROL	ST-5	BLADDER	1	2 GAL. TANK/ 0.45 MAX. ACCEPT.	1,2,3,4

NOTES: 1. TANK TO BE SPECIFICALLY FOR USE IN POTABLE WATER SYSTEMS. 2. BLADDER SHALL BE MADE OF BUTYL RUBBER. (FDA APPROVED) 3. 3/4"Ø SYSTEM CONNECTION. 4. EXPANSION TANK SIZE - 8"Ø x 12" H

PLUMBING PUMP SCHEDULE

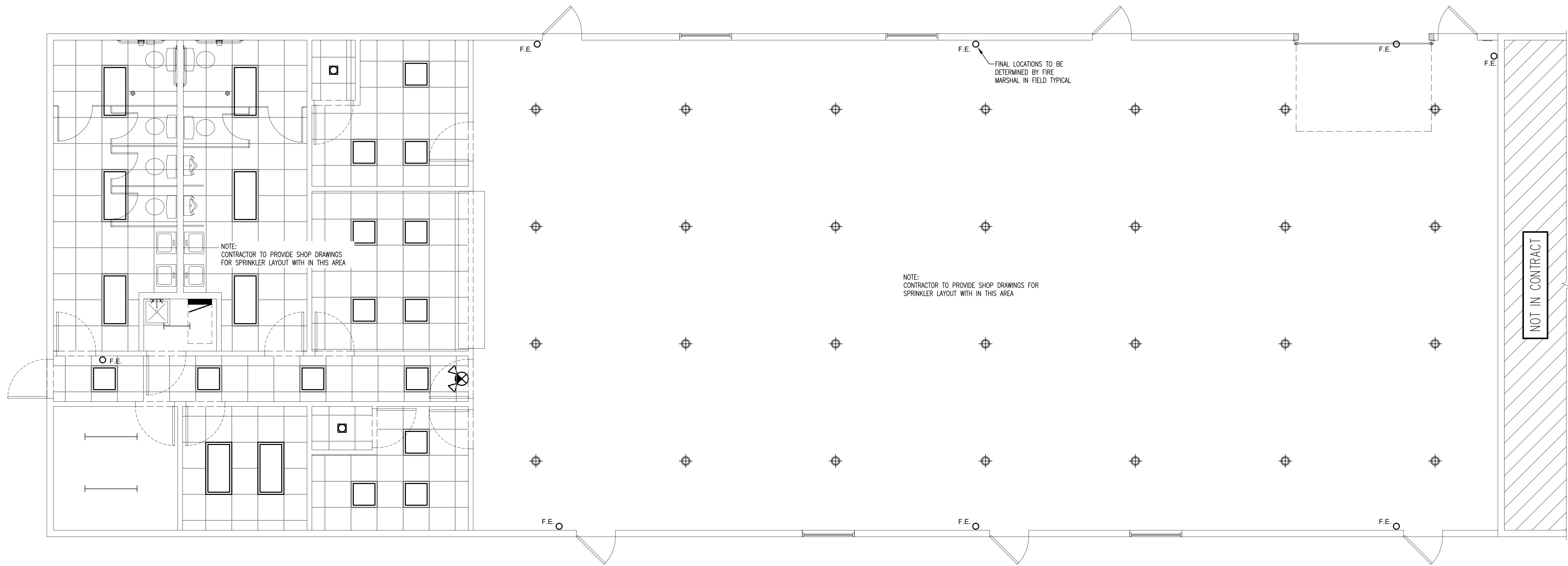
SERVICE	MANUFACTURER	MODEL	TYPE	PUMP							NOTES
				QTY. OF PUMPS	GPM	HEAD T.D.H.	WATTS	PHASE	VOLT		
HOT WATER RECIRCULATION	BELL & GOSSETT	NBF-12F/LW	INLINE, LEAD FREE ALL BRONZE	1	0.5	12	55	1	115	1,2,3,4,5	

NOTES: 1. ALL BRONZE RECIRCULATION PUMP SPECIFICALLY FOR USE IN POTABLE WATER SYSTEMS. 2. PROVIDE AQUA-STAT TO START/STOP PUMP. 3. PROVIDE AUTOMATIC TIMER KIT: MODEL TC-1 4. AQUASTAT: MODEL AQ5-1 5. NSF/ANSI STANDARD 61, NSF 61 ANNEX F, NSF 61 ANNEX G & NSF 372 - LOW LEAD & LEAD FREE BRASS.

DOMESTIC WATER HEATER SCHEDULE

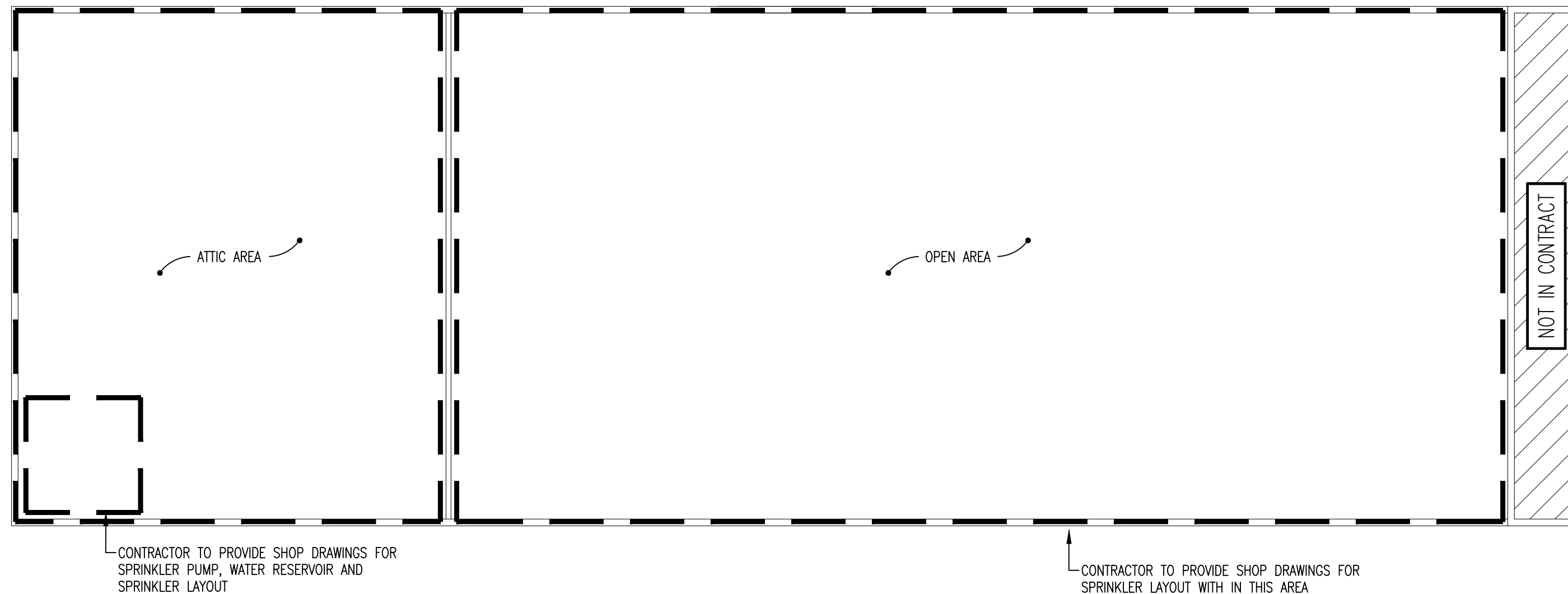
EQUIPMENT TAG	LOCATION	MANUFACTURER	MODEL	TYPE	RECOVERY GPH @ 100°F RISE	STORAGE CAPACITY GALLONS	TEMPERATURE IN °F	OUT °F	WATTS	PHASE	VOLTS	NOTES
(DWH-1)	JANITOR 113	A.O. SMITH	DEL-6	ELECTRICAL	6	6	40	140	1500	1	120	1

NOTES: 1. INSTALL ON HOLDRITE MOUNTING BRACKET SYSTEM WITH INTEGRAL DRAIN PAN ABOVE MOP BASIN AS SHOWN IN DETAIL.



1 FIRE PROTECTION PLAN
1/4" = 1'-0"

FIRE PROTECTION NOTES:	
1. CONTRACTOR SHALL INSTALL NEW SPRINKLER SYSTEM IN ACCORDANCE WITH THE FOLLOWING: A. N.F.P.A. - 13 B. LOCAL MUNICIPALITY C. BUILDING STANDARD AND PROCEDURES D. LOCAL FIRE PROTECTION CODES	6. SPRINKLER PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH N.F.P.A. REQUIREMENTS. NO OTHER PIPING OR EQUIPMENT MAY BE SUPPORTED FROM PIPE HANGER SYSTEM.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SYSTEM CAPACITY FLOW RATES, SYSTEM PRESSURES AND RESULTANT SPRINKLER HEAD COVERAGE/DENSITY.	7. NEW SPRINKLER HEADS TO BE RECESSED PENDANT TYPE WITH CHROME COVER PLATE. PROVIDE UPRIGHT PENDANT HEADS IN AREAS WITHOUT CEILINGS. PROVIDE SHOP DRAWINGS FOR REVIEW BY BUILDING LANDLORD.
3. CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS AND TEST RESULTS FOR APPROVAL BY BUILDING ENGINEER, THE LOCAL FIRE PREVENTION BUREAU, OWNER'S REPRESENTATIVE AND INSURANCE UNDERWRITER.	8. MAIN AND BRANCH PIPING SHALL BE ASTM A53 SCH. 40 BLACK STEEL. PIPING MAY BE SHOP WELDED USING WELDING FITTINGS. THREADS ON SPRINKLER PIPING HAVING LESSER WALL THICKNESS ARE NOT PERMITTED. MECHANICAL GROOVED JOINTS MAY BE USED IN LIEU OF THREADED OR WELDED JOINTS.
4. CONTRACTOR TO FIELD VERIFY CONDITIONS PRIOR TO BID. DRAWINGS ARE BASED ON VISUAL INSPECTION AND MAY NOT REVEAL TRUE CONDITIONS. ADD ADDITIONAL HEADS AS REQUIRED TO AVOID CONFLICTS WITH LIGHT, DUCTS, ETC. AND TO MEET ALL CODE REQUIREMENTS.	9. FIRE EXTINGUISHERS TO BE INSTALLED THROUGHOUT FACILITY DURING CONSTRUCTION PHASE AND PERMANENTLY AFFIXED UPON COMPLETION. LOCATION OF FIRE EXTINGUISHERS AS SHOWN ON DRAWINGS AND AS REQUIRED BY N.F.P.A., LOCAL PROTECTION BUREAU AND INSURANCE UNDERWRITER.
5. CONTRACTOR TO COORDINATE LOCATIONS OF NEW SPRINKLER HEADS AND PIPES WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID POSSIBLE CONFLICTS.	NEW EXTINGUISHERS TO BE BY POTTER ROMER FIGURE NO. 3010, 10LB, DRY CHEMICAL, PRESSURIZED ENAMELED STEEL. EXTINGUISHERS SHALL BE WALL OR CABINET MOUNTED AS SHOWN ON DRAWINGS. CABINETS TO BE POTTER ROMER.
	10. ALL NEW SPRINKLER HEADS SHALL BE CONNECTED TO EXISTING SPRINKLER MAINS IN BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION OF CONNECTIONS. REMOVE ANY UPRIGHT PENDANT HEADS AS REQUIRED.
	11. COORDINATE MOUNTING HEIGHT OF ALL HEADS WITH HVAC SYSTEM AND LIGHTING SYSTEM. VERIFY WITH ARCHITECT.



2 ATTIC FIRE PROTECTION PLAN
1/8" = 1'-0"

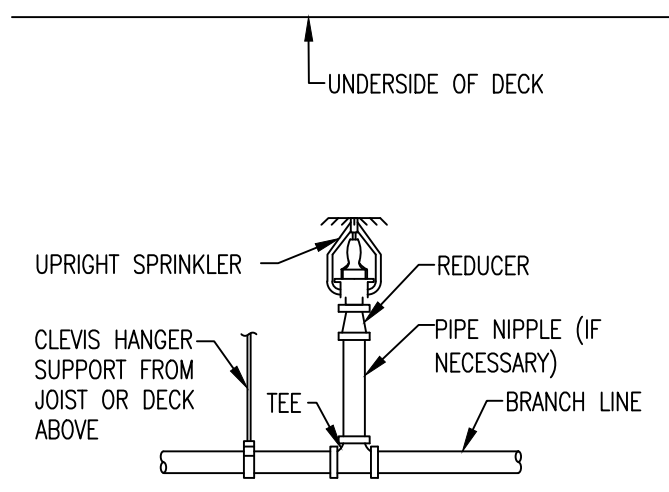
NOTE:
FIRE EXTINGUISHERS NEED TO BE INSTALLED PER NFPA 10 2000, AND MEET ADA REQUIREMENTS FOR MOUNTING HEIGHT. FOR THE SHELL BUILDING, ONE EXTINGUISHER RATED A MINIMUM OF 2A SHALL BE REQUIRED FOR EVERY 6000 SQUARE FEET WITH A MAXIMUM OF 75 FEET OF TRAVEL. DURING TENANT BUILD OUTS A MINIMUM OF ONE EXTINGUISHER NEEDS TO BE PRESENT IN EACH SPACE

LEGEND	
●	SPRINKLER HEAD
⊕	EXISTING SPRINKLER HEAD
○	FIRE EXTINGUISHER
F.E.	

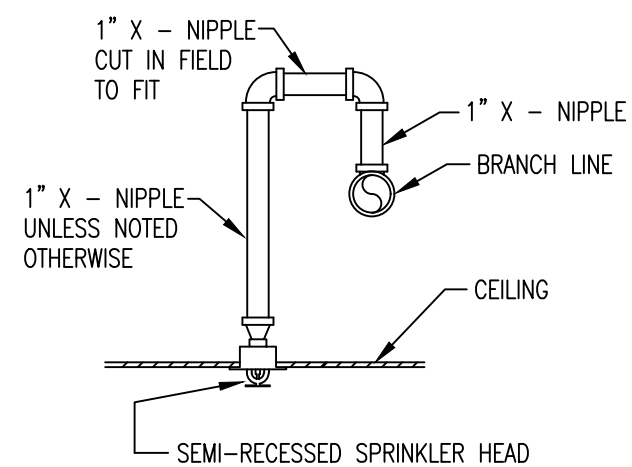
NOTE:
DEDICATED FIRE ALARM PANEL REQUIRED BY VILLAGE.

FIRE PROTECTION - SPECIFICATIONS

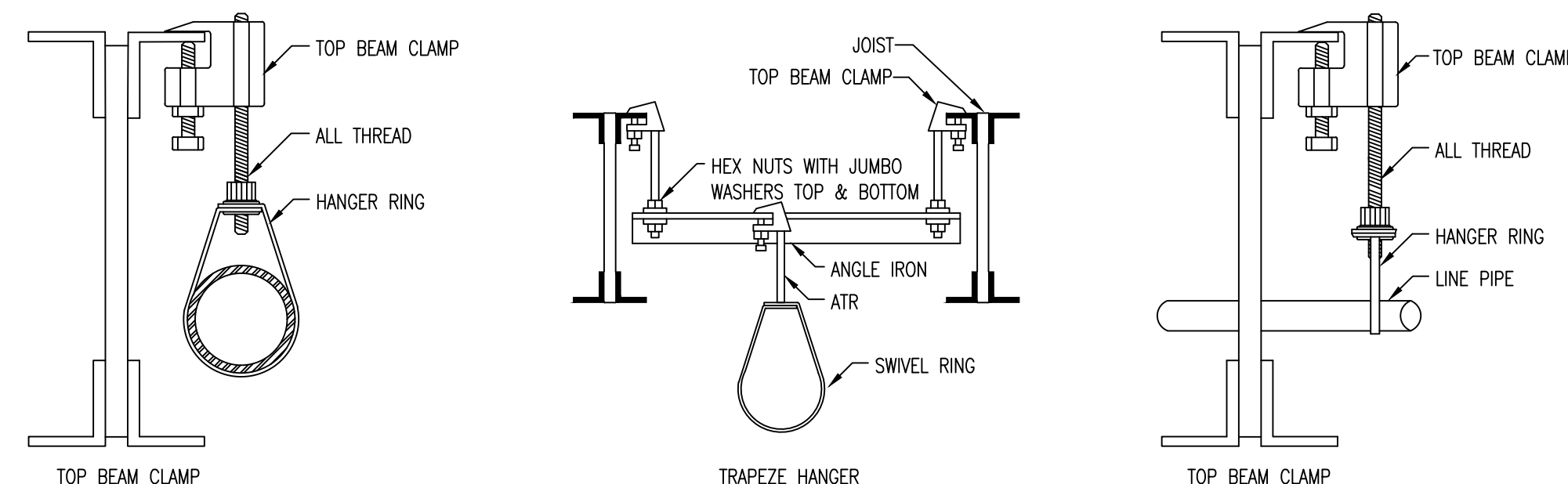
- SPRINKLER HEADS SHALL BE AS FOLLOWS:
- A. SUSPENDED ACoustICAL CEILINGS OR SUSPENDED GYPSUM CEILINGS:
1. TYPE: SEMI-RECESSED PENDENT TYPE WITH MATCHING ESCUTCHEON PLATE.
 2. FINISH: WHITE
 3. ESCUTCHEON PLATE FINISH: WHITE
 4. FUSIBLE LINK: GLASS BULB TYPE OR FUSIBLE SOLDER LINK TYPE, TEMPERATURE RATED FOR SPECIFIC AREA HAZARD.
- B. EXPOSED AREAS:
1. TYPE: STANDARD UPRIGHT TYPE.
 2. FINISH: BRASS
 3. FUSIBLE LINK: FUSIBLE SOLDER LINK TYPE OR GLASS BULB TYPE, TEMPERATURE RATED FOR SPECIFIC AREA HAZARD.
 4. SPRINKLERS: SUBJECTED TO MECHANICAL INJURY SHALL BE PROTECTED WITH LISTED GUARDS.
 5. ALL SPRINKLERS SHALL BE QUICK RESPONSE.



UPRIGHT SPRINKLER HEAD DETAIL
NO SCALE



RETURN BEND DETAIL
NO SCALE



TYPICAL HANGER DETAILS
NO SCALE

Drawn By	Check By	Date	Revisions / Submissions
ENC		05.24.2024	
ISSUE FOR PERMIT			
No.	No.	Date	No.