



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor
2800 Flossmoor Road
Flossmoor, Illinois 60422
Phone: 708.798.2300
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Fax: 708.798.4016
www.flossmoor.org

Mayor
Michelle I. Nelson

Trustees
Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Rosalind Henderson Mustafa
George Lofton
James Mitros

Village Clerk
Gina A. LoGalbo

Village Manager
Bridget A. Wachtel

AGENDA
FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
MONDAY, OCTOBER 16, 2023 – 7:30 PM
VILLAGE HALL

Join Zoom Meeting

<https://us02web.zoom.us/j/89246474483?pwd=d1BON2c1SHV6WSt0SEFucDRhdTRKQT09>

ID: 892 4647 4483 Passcode: 60422 Or join by phone (312) 626-6799

CALL TO ORDER

ROLL CALL

RECOGNITIONS AND APPOINTMENTS

- 1. Consideration of an Appointment to the Community Relations Commission**

CONSENT AGENDA

- 2. Approval of the Minutes of the Regular Meeting Held on October 2, 2023**
- 3. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (October 16, 2023)**
- 4. Consideration of a Resolution Approving an Intergovernmental Agreement for the Phase 2 Engineering on the CBD Roadway, Pedestrian and Streetscape Improvements Project**
- 5. Consideration of the Renewal of an Intergovernmental Agreement for the Provision of Environmental Health Inspectional Services with the Cook County Department of Public Health**

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

ACTION ITEMS

- 6. Presentation and Acceptance of FY 23 Audit**

DISCUSSION ITEMS

- 7. Consideration of a Request Seeking a Resolution of Support for a Class 8 Tax Incentive (Flossmoor Crawford Partners - 19805 Crawford Avenue - Rainbow Cone)**

CITIZENS PRESENT WISHING TO ADDRESS THE BOARD

OTHER BUSINESS

8. A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

ADJOURNMENT OF MEETING

FOR PERSONS WITH DISABILITIES: If you plan on attending a Village Board meeting and need an accommodation, please call the Village Hall at 708-798-2300 or TDD 708-647-0179 at least one full business day prior to the meeting.

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: October 16, 2023
SUBJECT: Consideration of an Appointment to the Community Relations Commission



With the Board's consent, Mayor Nelson will be making an appointment to the Community Relations Commission at the Village Board meeting on October 16, 2023.

If you have any questions or concerns regarding this appointment, please contact Mayor Nelson before Monday evening.



Approval of the Minutes of the Regular Meeting Held on October 2, 2023

The Minutes will be made available to the Public on the Village website, www.flossmoor.org following their adoption at a scheduled meeting.

VILLAGE OF FLOSSMOOR
10/16/2023
CLAIMS LIST SUMMARY

HAND CHECKS
INVOICES

\$1,031.00
\$385,527.23

TOTAL

\$386,558.23

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ACCURATE BIOMETRICS INC.		212472309	09/30/23	\$63.25		PRE-EMPLOYMENT BACKGROUND CHECK HERRERA	01-49-4-636	PRE-EMPLOYMENT PHYSICALS	\$63.25
								VENDOR TOTAL:	\$63.25
AMAZON CAPITAL SERVICES		1L11JHQN19LQ	10/05/23	\$465.58		30" MONITORS	01-48-3-615	SMALL TOOLS & EQUIPMENT	\$465.58
		1DMX6RPQGW3T	09/07/23	\$66.10		MOUSE/WALL CLOCK	01-55-3-601	OFFICE SUPPLIES	\$66.10
		1NXG3NYLNT4P	10/03/23	\$46.09		PINK RIBBON BREAST CANCER AWARENESS PINS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$46.09
		1MLPX3X6RVQW	10/04/23	\$38.62		KITCHEN EQUIPMENT	01-49-3-605	OPERATING SUPPLIES	\$16.64
							01-49-3-605	OPERATING SUPPLIES	\$13.39
							01-49-3-615	SMALL TOOLS & EQUIPMENT	\$8.59
								VENDOR TOTAL:	\$616.39
BLACK DIRT, INC.		5606	09/15/23	\$95.00		PULVERIZED DIRT FOR GROUND REPAIRS	08-12-3-619	PROGRAM COMMODITIES	\$31.66
							08-22-3-619	PROGRAM COMMODITIES	\$31.67
							09-01-3-620	GROUND REPAIR MATERIAL	\$31.67
		5623	09/18/23	\$375.00		PULVERIZED DIRT FOR GROUND REPAIRS	08-12-3-619	PROGRAM COMMODITIES	\$125.00
							08-22-3-619	PROGRAM COMMODITIES	\$125.00
							09-01-3-620	GROUND REPAIR MATERIAL	\$125.00
								VENDOR TOTAL:	\$470.00
BRITE		INV30982	09/30/23	\$200.00		BODY CAMERA MOUNTS FOR POLICE OFFICERS	01-48-6-670	OFFICE EQUIPMENT MAINTENANCE	\$200.00
								VENDOR TOTAL:	\$200.00
BUILDING AUTOMATION SOLUTIONS		512081092	05/31/23	\$990.00		HVAC MAINT CONTRACT 4/1/23-6/30/23	01-67-6-680	MAINTENANCE CONTRACTS	\$990.00
								VENDOR TOTAL:	\$990.00

Village of Flossmoor
Detail Board Report
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Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
C.O.P.S. TESTING SERVICE INC.		108445	09/20/23	\$450.00		LAW ENFORCEMENT PRE-EMPLOYMENT PSYCHOLOGICAL TESTING			
						01-48-4-636		PRE-EMPLOYMENT PHYSICALS	\$450.00
								VENDOR TOTAL:	\$450.00
NICOLE CASTAGNA		091823	09/18/23	\$16.24		MILEAGE REIMBURSEMENT PUBLIC SAFETY BANNERS/INTERGOVERNMENTAL MTG NORMANDY VILLA			
						01-42-5-661		TRAINING	\$16.24
								VENDOR TOTAL:	\$16.24
COMCAST		0001890 092323	09/23/23	\$80.30		FD XFINITY 10/1/23-10/31/23			
						28-01-4-639		COMCAST SERVICE	\$80.30
								VENDOR TOTAL:	\$80.30
COMED		0307096073 091923	09/19/23	\$57.98		CENTRAL DR ALLEY LIGHTS POWER 8/18/23-9/19/23			
						02-01-4-630		ELECTRIC, POWER, AND LIGHT	\$57.98
		0323080253 091923	09/19/23	\$18.74		STERLING TOWER POWER 8/18/23-9/19/23			
						08-11-4-631		ELECTRIC, POWER, AND LIGHT	\$18.74
		3288088052 091923	09/19/23	\$26.53		CBD PEDESTAL POWER 8/18/23-9/19/23		MISCELLANEOUS SERVICES	\$26.53
		0241031023 091923	09/19/23	\$115.75		HEATHER ROAD LIFT STA POWER 8/18/23-9/19/23			
						08-21-4-631		ELECTRIC, POWER, & LIGHT	\$115.75
		2154154035 092223	09/22/23	\$1,120.50		MFT STREET LIGHT POWER 8/18/23-9/19/23			
						02-01-4-630		ELECTRIC, POWER, AND LIGHT	\$1,120.50
		0825150052 092223	09/22/23	\$158.65		COMMONS LIFT STATION POWER 8/23/23-9/22/23			
						08-21-4-631		ELECTRIC, POWER, & LIGHT	\$158.65
		0811073024 092223	09/22/23	\$655.72		COMMONS/MEINHEIT POWER 8/23/23-9/22/23			
						08-11-4-631		ELECTRIC, POWER, AND LIGHT	\$655.72
		0765165035 092223	09/22/23	\$165.64		SYLVAN LIFT STATION POWER 8/23/23-9/22/23			
						08-21-4-631		ELECTRIC, POWER, & LIGHT	\$165.64
		0275053104 092223	09/22/23	\$427.32		DARTMOUTH LIFT STATION POWER 8/23/23-9/22/23			
						08-21-4-631		ELECTRIC, POWER, & LIGHT	\$427.32
		0157098050 092223	09/22/23	\$57.55		HOMEWOOD METER VAULT POWER 8/23/23-9/22/23			
						08-11-4-631		ELECTRIC, POWER, AND LIGHT	\$57.55
		0725105073 092723	09/27/23	\$57.91		CBD STREET LIGHTS POWER 8/18/23-9/19/23			
						40-33-4-634		MISCELLANEOUS SERVICES	\$57.91
								VENDOR TOTAL:	\$782.14
									3

Village of Flossmoor
Detail Board Report
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Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
CONSERV FS, INC.		66003718	10/02/23	\$1,425.00		SEED FOR GROUND REPAIR	08-12-3-619	PROGRAM COMMODITIES	\$475.00
							08-22-3-619	PROGRAM COMMODITIES	\$475.00
							09-01-3-620	GROUND REPAIR MATERIAL	\$475.00
66055835		09/20/23	\$557.67			GRASS SEED STARTER, SEED & EROSION BLANKET	08-12-3-619	PROGRAM COMMODITIES	\$185.89
							08-22-3-619	PROGRAM COMMODITIES	\$185.89
							09-01-3-620	GROUND REPAIR MATERIAL	\$185.89
							VENDOR TOTAL:		\$1,982.67
RICHARD G. CRUSOR, JR.		092823	09/28/23	\$480.00		ADMIN HEARING OFFICER 9/14/23	01-44-4-646	LOCAL ADJUDICATION SERVICES	\$480.00
							VENDOR TOTAL:		\$480.00
DYNEGY ENERGY SERVICES		271900523091	09/25/23	\$1,963.90		BUTTERFIELD LIFT STATION POWER 8/23/23-9/21/23	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$1,963.90
		271900023091	09/25/23	\$66.77		KEDZIE PUMP STATION POWER 8/23/23-9/21/23	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$66.77
		271900623091	09/25/23	\$906.62		STERLING STATION POWER 8/23/23-9/21/23	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$906.62
		271903523091	09/25/23	\$1,288.10		VOLLMER RESERVOIR POWER 8/23/23-9/21/23	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$1,288.10
							VENDOR TOTAL:		\$4,225.39
EAGLE UNIFORM CO INC		INV17517	10/03/23	\$663.00		FD CANCER AWARENESS LOGOWEAR	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$663.00
		INV17273	09/22/23	\$202.00		UNIFORM BERK	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$202.00
		INV17274	09/22/23	\$450.50		UNIFORM KOPEC	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$450.50
		INV17499	10/02/23	\$57.00		UNIFORM B. MORRIS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$57.00
							VENDOR TOTAL:		\$1,372.50

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #			Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
EBEL'S ACE HARDWARE											
		349646	09/17/23	\$26.98				PIGTAILS	01-49-3-605	OPERATING SUPPLIES	\$26.98
		349682	09/22/23	\$31.11				D14 TEMPORARY AIR TANK REPAIR	01-60-6-671	MAINTENANCE AND SUPPLIES	\$7.77
									08-11-6-671	MAINTENANCE AND SUPPLIES	\$7.78
									08-21-6-671	MAINTENANCE AND SUPPLIES	\$7.78
									07-01-6-671	MAINTENANCE AND SUPPLIES	\$7.78
		349681	09/22/23	\$3.60				SPRAY BOTTLES FOR WATER SAMPLES	08-11-6-677	WATER FACILITY MAINTENANCE	\$3.60
		349702	09/27/23	\$5.74				GAS FITTINGS	01-49-3-605	OPERATING SUPPLIES	\$5.74
		349719	10/02/23	\$12.83				WASH BAY SPRAY NOZZLE & WASHERS	01-60-6-671	MAINTENANCE AND SUPPLIES	\$12.83
										VENDOR TOTAL:	\$80.26
EIGNER'S FLOWERS & GIFTS											
		00369460	09/21/23	\$75.90				SYMPATHY ZIMA	01-41-4-652	COMMUNITY SERVICE ACTIVITIES	\$75.90
										VENDOR TOTAL:	\$75.90
FGM ARCHITECTS INC											
		233819012	09/25/23	\$11,340.00				FD WOMENS LOCKER ROOM RENOVATION	01-67-7-765	VH MUNI COMPLEX IMPROVEMENTS	\$11,340.00
										VENDOR TOTAL:	\$11,340.00
FIRE CATT, LLC											
		13088	09/18/23	\$4,022.25				ANNUAL HOSE TESTING	01-49-6-677	EQUIPMENT SERVICE CONTRACTS	\$4,022.25
										VENDOR TOTAL:	\$4,022.25
FLOSSMOOR FAMILY AUTO SERVICE											
		123396	09/14/23	\$2,216.12				C219 REPAIRS	01-49-6-671	VEHICLE MAINTENANCE	\$2,216.12
										VENDOR TOTAL:	\$2,216.12

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
GALLS, LLC									
	025638850	09/12/23	\$144.31			UNIFORMS & RELATED SUPPLIES-FILKINS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$144.31
	025639024	09/12/23	\$57.48			UNIFORMS & RELATED SUPPLIES-FILKINS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$57.48
	025739184	09/21/23	\$166.99			UNIFORMS & RELATED SUPPLIES-CAGLE	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$166.99
GOV ACCOUNTING LLC								VENDOR TOTAL:	\$368.78
	2206	09/28/23	\$3,725.00			CMS MEDICARE GROUND AMBULANCE DATA COLLECTION RPT/GEMT COST REPORT FILING	01-49-4-630	PROFESSIONAL SERVICES	\$3,725.00
GRAINGER, INC.								VENDOR TOTAL:	\$3,725.00
	9837744904	09/14/23	\$56.52			TOILET PAPER HOLDER	01-49-3-611	DORMITORY SUPPLIES	\$56.52
GRANICUS								VENDOR TOTAL:	\$56.52
	172340	10/01/23	\$443.78			MINUTE TRAQ OCTOBER 2023	01-41-4-645	PAPERLESS AGENDA SOFTWARE SERV	\$443.78
HARRY MILLER APPLIANCES INC.								VENDOR TOTAL:	\$443.78
	417897	09/19/23	\$659.63			WASHER REPAIR	01-49-3-611	DORMITORY SUPPLIES	\$659.63
HELSEL-JEPPERSON ELECTRICAL								VENDOR TOTAL:	\$659.63
	925947	09/14/23	\$187.10			CAT 6 CABLE SUPPLIES	01-67-3-605	OPERATING SUPPLIES	\$187.10
	925948	09/14/23	\$37.38			CAT 6 CABLE SUPPLIES	01-67-3-605	OPERATING SUPPLIES	\$37.38
HOLLAND PRINTING INC								VENDOR TOTAL:	\$224.48
	74318	09/25/23	\$43.00			CASTAGNA BUSINESS CARDS	01-42-4-635	PRINTING	\$43.00
Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (October 16, 2023) (CONSENT								VENDOR TOTAL:	\$43.00
									\$43.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
HOME CLEANING CENTERS - AMERICA									
	10686		10/01/23	\$3,256.00		OCTOBER 2023 CLEANING SERVICES			
							01-67-4-630	CLEANING SERVICE	\$3,256.00
								VENDOR TOTAL:	\$3,256.00
HOME DEPOT CREDIT SERVICES									
	5614746		08/25/23	\$20.46		FD SUPPLIES: PLEDGE/COMMAND HOOKS			
	4829987		07/27/23	\$249.00		POLISHER FAN VENT MAINTENANCE	01-49-3-605	OPERATING SUPPLIES	\$20.46
	6493881		08/14/23	\$268.97		STORAGE BIN	01-49-6-671	VEHICLE MAINTENANCE	\$249.00
	6933440		08/14/23	\$279.00		SQ19 IMPACT WRENCH	01-49-3-615	SMALL TOOLS & EQUIPMENT	\$268.97
	3013570		08/17/23	\$199.00		GRINDER	01-49-3-615	SMALL TOOLS & EQUIPMENT	\$279.00
	7021419		08/28/23	\$115.85		FENCE POST/RAIL/SHACKLE	01-60-3-615	SMALL TOOLS & EQUIPMENT	\$199.00
	2014111		08/28/23	\$8.00		WESTERN AVE ISLAND FLOWERS	01-49-3-605	OPERATING SUPPLIES	\$115.85
	2151728		08/28/23	\$28.00		WESTERN ISLAND FLOWERS	01-62-6-677	PROGRAM MAINTENANCE	\$8.00
	2153544		09/07/23	\$15.88		MULCH FOR DOWNTOWN ISLAND	01-62-6-677	PROGRAM MAINTENANCE	\$28.00
								VENDOR TOTAL:	\$15.88
									\$1,184.16
HOMEWOOD DISPOSAL SERVICE INC									
	8369273 100123		10/01/23	\$139.20		YARD WASTE STICKERS CUST #10-13341-SEPTEMBER 2023			
	8499216 100123		10/01/23	\$162.40		YARD WASTE STICKERS CUST #10-13341-SEPTEMBER 2023	01-00-2-424	YARD WASTE STICKERS	\$139.20
							01-00-2-424	YARD WASTE STICKERS	\$162.40
								VENDOR TOTAL:	\$301.60
HOMEWOOD DISPOSAL SERVICE INC									
	8497916		09/18/23	\$1,749.00		STREET SWEEPING CUST #10-843267 SEPTEMBER 2023			
							07-01-4-632	STREET SWEEPING	\$1,749.00
								VENDOR TOTAL:	\$1,749.00

Village of Flossmoor
Detail Board Report
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Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
HOMEWOOD DISPOSAL SERVICE INC		8516875	10/01/23	\$359.22		VH REFUSE REMOVAL CUST #10-13317	01-67-4-654	SCAVENGER AND DISPOSAL SERVICE	\$359.22
						VENDOR TOTAL:			\$359.22
HOMEWOOD DISPOSALSERVICE INC		8516872	10/01/23	\$364.11		DPWSC REFUSE REMOVAL ACCT #10-13143	01-67-4-654	SCAVENGER AND DISPOSAL SERVICE	\$364.11
						VENDOR TOTAL:			\$364.11
IGFOA		NOVOA 102023	10/01/23	\$25.00		UNCLAIMED PROPERTY REPORTING	01-43-5-661	TRAINING	\$25.00
		NOVOA 100623	10/06/23	\$40.00		ETHICS IN ACTION-PART 1	01-43-5-661	TRAINING	\$40.00
						VENDOR TOTAL:			\$65.00
ILLINOIS ASSOCIATION OF CHIEFS		14021	10/01/23	\$115.00		FILKINS MEMBERSHIP RENEWAL THROUGH DEC 31, 2024	01-48-5-660	DUES AND SUBSCRIPTIONS	\$115.00
						VENDOR TOTAL:			\$115.00
ILLINOIS PROSECUTOR		2023 ICOG	10/01/23	\$180.00		2023 IL CRIMINAL OFFENSE GUIDE	01-48-5-660	DUES AND SUBSCRIPTIONS	\$180.00
						VENDOR TOTAL:			\$180.00
INTERSTATE BATTERY OF CHICAGO		329944	09/18/23	\$655.90		BATTERIES PD116 & A18	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$327.95
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$327.95
						VENDOR TOTAL:			\$655.90
INVOICE CLOUD		189120239	09/30/23	\$256.10		INVOICE CLOUD SEPTEMBER 2023	08-10-4-654	CUSTOMER PAYMENT PORTAL	\$192.08
							08-20-4-654	CUSTOMER PAYMENT PORTAL	\$64.02
						VENDOR TOTAL:			\$256.10

Village of Flossmoor
Detail Board Report
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IRMA		SALES0021042	08/31/23	\$441.27		AUGUST 2023 DEDUCTIBLE	01-48-4-642	IRMA INSURANCE DEDUCTIBLE	\$(3,769.24)
							01-49-4-642	IRMA INSURANCE DEDUCTIBLE	\$1,710.51
							01-60-4-642	IRMA INSURANCE DEDUCTIBLE	\$2,500.00
							VENDOR TOTAL:		\$441.27
JOURNAL OF LIGHT CONSTRUCTION									
BUGNER 110944352			09/30/23	\$49.95		BUGNER SUBSCRIPTION RENEWAL	01-53-5-660	SUBSCRIPTION	\$49.95
							VENDOR TOTAL:		\$49.95
LIONHEART CRITICAL POWER									
52381			09/27/23	\$1,710.00		WOODS LIFT STATION BELTS REPLACEMENT	09-01-6-683	LIFT STATION MAINTENANCE	\$1,710.00
							VENDOR TOTAL:		\$1,710.00
M & J UNDERGROUND									
M230412			09/20/23	\$179,006.80		FY22 SIDEWALK REPLACEMENT PROGRAM/SIDEWALK REPLACEMENTS CENTRAL AVE/HAGEN LN	01-65-6-683	SIDEWALK REPLACEMENT PROGRAM	\$174,488.80
							01-65-6-683	SIDEWALK REPLACEMENT PROGRAM	\$1,944.00
							07-01-6-678	CONTRACT MAINTENANCE	\$2,574.00
							VENDOR TOTAL:		\$179,006.80
M.E. SIMPSON COMPANY, INC.									
41104			09/28/23	\$2,100.00		STERLING PS & HOMEWOOD MV MASTER/PRODUCTION WATER METER TESTING	08-11-6-673	LARGE METER TESTING AND REPAIR	\$1,050.00
							08-21-6-673	LARGE METER TESTING AND REPAIR	\$1,050.00
							VENDOR TOTAL:		\$2,100.00
MACQUARIE EQUIPMENT CAPITAL INC.									
122335			10/09/23	\$1,874.00		TELEPHONE LEASE AGRMT #1906979001-9/29/23-10/28/23	01-42-4-637	TELEPHONE	\$211.76
							01-43-4-637	TELEPHONE	\$140.55
							01-48-4-637	TELEPHONE	\$648.40
							01-50-4-637	TELEPHONE	\$140.55
							01-49-4-637	TELEPHONE	\$352.76
							01-53-4-637	TELEPHONE	\$112.40
							01-55-4-637	TELEPHONE	\$267.90
							VENDOR TOTAL:		\$374.00

Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (October 16, 2023) (CONSENT

Village of Flossmoor
Detail Board Report
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MATTHEW O'SHEA CONSULTING INC.									
	53		10/01/23	\$3,000.00		LOBBYING SERVICES SEPTEMBER 2023	01-41-4-632	LOBBYING SERVICES	\$3,000.00
								VENDOR TOTAL:	\$3,000.00
MAEDE ELECTRIC COMPANY INC									
	706155		10/02/23	\$5,204.00		EMERGENCY VEHICLE PRE-EMPTION-DIXIE HWY & FLOSSMOOR RD/CAMBRIDGE DR			
						ELECTRIC, POWER, AND LIGHT	02-01-4-630		\$5,204.00
								VENDOR TOTAL:	\$5,204.00
MENARDS									
	92424		09/21/23	\$105.85		BATTERY/FINANCE DEPT BLINDS			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$3.89
	92695		09/26/23	\$18.66		BOOT COVERS	01-67-3-605	OPERATING SUPPLIES	\$101.96
							08-11-3-605	OPERATING SUPPLIES	\$18.66
								VENDOR TOTAL:	\$124.51
MENARD'S-HOMEWOOD									
	63320		09/22/23	\$159.98		VH LIGHT BULBS			
							01-67-3-605	OPERATING SUPPLIES	\$159.98
	63350		09/22/23	\$61.67		VH LIGHT BULBS			
							01-67-3-605	OPERATING SUPPLIES	\$61.67
								VENDOR TOTAL:	\$221.65

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MONARCH AUTO SUPPLY INC		6981604452	09/22/23	\$580.91		VEHICLE & SMALL EQUIPMENT SUPPLIES			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$145.22
							07-01-6-671	MAINTENANCE AND SUPPLIES	\$145.23
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$145.23
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$145.23
6981604499		09/22/23	\$326.40			SPARE TIRES FOR TRUCKS			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$81.60
							07-01-6-671	MAINTENANCE AND SUPPLIES	\$81.60
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$81.60
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$81.60
6981604747		09/26/23	\$100.24			L2 EXHAUST REPAIR			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$25.06
							07-01-6-671	MAINTENANCE AND SUPPLIES	\$25.06
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$25.06
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$25.06
6981604776		09/26/23	\$(50.13)			RADIATOR REPAIR			
							01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$(50.13)
6981604976		09/28/23	\$61.99			T23 HYDRAULIC HOSE FITTINGS			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$15.49
							07-01-6-671	MAINTENANCE AND SUPPLIES	\$15.50
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$15.50
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$15.50
6981605231		10/02/23	\$205.60			BACK-UP ALARMS L12, D14, D15, D16			
							01-60-6-671	MAINTENANCE AND SUPPLIES	\$51.40
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$51.40
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$51.40
							07-01-6-671	MAINTENANCE AND SUPPLIES	\$51.40
VENDOR TOTAL:									\$1,225.01
MOTOROLA SOLUTIONS		8281705323	08/31/23	\$15,225.39		RADIOS			
							01-48-6-678	CLOUD VIDEO STORAGE	\$15,225.39
VENDOR TOTAL:									\$15,225.39
MUNICIPAL ELECTRONICS DIVISION		070758	09/26/23	\$240.00		RADAR CERTIFICATIONS			
							01-48-6-670		\$240.00
VENDOR TOTAL:									\$240.00
VENDOR TOTAL:									\$240.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MUNICIPAL SYSTEMS LLC									
		MS202309006	09/30/23	\$750.00		MOVE/ABC SOFTWARE SERVICE SEPTEMBER 2023			
						01-44-4-646		LOCAL ADJUDICATION SERVICES	\$750.00
								VENDOR TOTAL:	\$750.00
NICOR GAS									
		72380610005 09222	09/22/23	\$48.87		KEDZIE BOOSTER 8/23/23-9/22/23	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$48.87
		96444410003 09212	09/21/23	\$167.81		DPWSC GAS BILL 8/22/23-9/21/23	01-67-4-653	GAS, ENERGY/PUMPS, & HEATING	\$167.81
		25186956857 09272	09/27/23	\$49.92		WOODS LIFT STATION 8/25/23-9/26/23	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$49.92
								VENDOR TOTAL:	\$266.60
ANN NOVOA									
		100623	10/06/23	\$54.70		REIMBURSE MILEAGE IGFOA ETHICS TRAINING 10/6/23			
						01-43-5-661		TRAINING	\$54.70
								VENDOR TOTAL:	\$54.70
ORKIN EXTERMINATING COMPANY									
		250607214	09/13/23	\$136.99		VH PEST CONTROL 9/13/23	01-67-4-634	MISC SVCS	\$136.99
		250606600	09/14/23	\$124.99		DPWSC PEST CONTROL 9/14/23	01-67-4-634	MISC SVCS	\$124.99
								VENDOR TOTAL:	\$261.98
OTTOSEN DINOLFO HASENBALG & CASTALD									
		157877	08/31/23	\$528.00		UNPLANNED LITIGATION	01-44-4-643	UNPLANNED LITIGATION	\$528.00
								VENDOR TOTAL:	\$528.00
PARAMEDIC SERVICES OF ILLINOIS INC									
		8185	10/01/23	\$56,417.00		CONTRACTED FD PERSONNEL-PERIOD ENDING 10/31/23			
						01-49-4-650		CONTRACT FF/PM PERSONNEL	\$56,417.00
								VENDOR TOTAL:	\$56,417.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
PETTY CASH (PW)		9212023	09/21/23	\$284.87		REPLENISH PETTY CASH 10/1/22-9/14/23			
							08-11-3-605	OPERATING SUPPLIES	\$25.00
							01-60-3-605	OPERATING SUPPLIES	\$80.00
							08-11-5-661	TRAINING	\$100.00
							01-42-4-633	WELLNESS COMMITTEE	\$22.14
							08-21-3-605	OPERATING SUPPLIES	\$5.00
							01-41-4-650	FLOSSMOOR FEST	\$10.82
							01-42-4-652	MEETINGS AND EVENTS	\$13.16
							01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	\$19.41
							01-67-3-605	OPERATING SUPPLIES	\$9.34
							VENDOR TOTAL:		\$284.87
PITNEY BOWES		1023963691	09/27/23	\$313.00		SURGE PROTECTOR FOR FOLDING MACHINE			
							08-10-3-610	MISCELLANEOUS	\$313.00
							VENDOR TOTAL:		\$313.00
SOUTHTOWN REFRIGERATION LLC		512082269	07/06/23	\$818.00		DPWSC HVAC LEAK REPAIR			
							01-67-6-680	MAINTENANCE CONTRACTS	\$818.00
							VENDOR TOTAL:		\$818.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
PRESCIENT SOLUTIONS									
1023073		10/01/23	\$9,500.00			FIXED BID CONTRACT FOR ONGOING SERVICES-OCTOBER 2023			
							01-42-6-673	COMPUTER HARDWARE MAINTENANCE	\$950.00
							01-43-6-673	COMPUTER NETWORK MAINTENANCE	\$475.00
							01-45-6-673	COMPUTER HARDWARE MAINTENANCE	\$285.00
							01-48-6-673	COMPUTER NETWORK MAINTENANCE	\$2,565.00
							01-49-6-673	COMPUTER NETWORK MAINTENANCE	\$3,515.00
							01-50-6-673	COMPUTER NETWORK MAINTENANCE	\$285.00
							01-53-6-673	COMPUTER NETWORK MAINTENANCE	\$285.00
							01-55-6-673	COMPUTER NETWORK MAINTENANCE	\$1,140.00
1023074		10/01/23	\$4,785.00			MANAGED TECHNOLOGY SERVICES OCTOBER 2023			
							01-42-6-673	COMPUTER HARDWARE MAINTENANCE	\$478.50
							01-43-6-673	COMPUTER NETWORK MAINTENANCE	\$239.25
							01-45-6-673	COMPUTER HARDWARE MAINTENANCE	\$143.55
							01-48-6-673	COMPUTER NETWORK MAINTENANCE	\$1,291.95
							01-49-6-673	COMPUTER NETWORK MAINTENANCE	\$1,770.45
							01-50-6-673	COMPUTER NETWORK MAINTENANCE	\$143.55
							01-53-6-673	COMPUTER NETWORK MAINTENANCE	\$143.55
							01-55-6-673	COMPUTER NETWORK MAINTENANCE	\$574.20
VENDOR TOTAL:									\$14,285.00
PUBLIC SAFETY DIRECT, INC.									
102306		09/28/23	\$2,100.00			FLOSSMOOR REAL ESTATE FOR SALE SIGNAGE			
							01-45-4-630	PROFESSIONAL SERVICES	\$2,100.00
VENDOR TOTAL:									\$2,100.00
PURCHASE POWER									
100523		10/05/23	\$644.15			WATER BILLING 9/27/23			
							08-10-3-603	POSTAGE	\$483.11
							08-20-3-603	POSTAGE	\$161.04
VENDOR TOTAL:									\$644.15

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name																									
Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount																		
RUNCO OFFICE SUPPLY																									
9176470	09/18/23	\$61.20		FIN-DATA BINDERS WATER CLERK/GENERAL-CLASP ENVELOPES	01-42-3-601	OFFICE SUPPLIES	\$7.60																		
					01-43-3-601	OFFICE SUPPLIES	\$15.19																		
					01-45-3-601	OFFICE SUPPLIES	\$1.52																		
					01-49-3-601	OFFICE SUPPLIES	\$1.52																		
					01-53-3-601	OFFICE SUPPLIES	\$4.55																		
					08-10-3-601	OFFICE SUPPLIES	\$23.12																		
					08-20-3-601	OFFICE SUPPLIES	\$7.70																		
					DPW 2024 CALENDARS																				
					01-60-3-601	OFFICE SUPPLIES	\$39.76																		
					01-55-3-601	OFFICE SUPPLIES	\$39.77																		
9187760	09/28/23	\$470.10		FIN-DATA BINDERS, MONITOR RISER, CALENDARS/GEN SUPPLY-POST IT NOTES/COPY PAPER	01-41-3-601	OFFICE SUPPLIES	\$36.79																		
					01-42-3-601	OFFICE SUPPLIES	\$21.84																		
					01-43-3-601	OFFICE SUPPLIES	\$153.27																		
					01-43-3-607	COMPUTER EQUIPMENT & SUPPLIES	\$48.40																		
					01-45-3-601	OFFICE SUPPLIES	\$19.09																		
					01-48-3-601	OFFICE SUPPLIES	\$18.40																		
					01-49-3-601	OFFICE SUPPLIES	\$19.09																		
					01-53-3-601	OFFICE SUPPLIES	\$11.27																		
					01-55-3-601	OFFICE SUPPLIES	\$18.40																		
					08-10-3-601	OFFICE SUPPLIES	\$88.06																		
DPW 2024 CALENDARS						08-20-3-601	OFFICE SUPPLIES	\$35.49																	
						VENDOR TOTAL:						\$610.83													
RUSSO POWER EQUIPMENT																									
SPI20399205	09/29/23	\$165.94		CHAINSAW CHAINS, LANYARD & HARNESS	01-62-3-615	SMALL TOOLS & EQUIPMENT	\$165.94																		
							VENDOR TOTAL:						\$165.94												
SECURITAS TECHNOLOGY CORPORATION																									
6003588156	09/03/23	\$163.41		DPW ALARM MAINTENANCE 10/1/23-12/31/23	01-67-4-634	MISCELLANEOUS SERVICES	\$163.41																		
							VENDOR TOTAL:						\$163.41												

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
SIONICS WEAPON SYSTEMS								
112234	08/23/23		\$24,652.45	2024-0032	9 UNITS OF POLICE RIFLES			
						16-01-7-748	PATROL THREE SBR- LE EDITION-FET	\$8,954.55
						16-01-7-748	EO TECH XPS 2-0	\$4,499.55
						16-01-7-748	CLOUD REIN 3.0- SWITCH, BATT, CHR	\$2,609.55
						16-01-7-748	556 MUZZLE FLASH HIDER	\$8,361.00
						16-01-7-748	MAGPUL RIFLE SLING	\$227.80
							VENDOR TOTAL:	\$24,652.45
TERRENCE W. HUGHES II								
1230	10/03/23		\$378.00		FD BREAST CANCER AWARENESS SHIRTS	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$378.00
							VENDOR TOTAL:	\$378.00
SUBURBAN LABORATORIES INC								
218386	09/29/23		\$398.60		ROUTINE COLIFORM/LEAD & COPPER TESTING	08-11-6-677	WATER FACILITY MAINTENANCE	\$398.60
							VENDOR TOTAL:	\$398.60
THE RETAIL COACH LLC								
5015	09/19/23		\$10,044.54		FINAL INSTALLMENT RETAIL RECRUITMENT/DEVELOPMENT STRATEGY	01-41-7-714	RETAIL COACH AGREEMENT	\$10,044.54
							VENDOR TOTAL:	\$10,044.54
THIRD DIST. FIRE CHIEF'S ASSN.								
5287	10/02/23		\$1,818.00		QTRLY MABAS 24 DUES & ASSESSMENTS-4TH QTR 2023	01-49-4-648	SPECIAL RESPONSE TEAM	\$1,818.00
							VENDOR TOTAL:	\$1,818.00
TRANS CHICAGO TRUCK GROUP								
X10313708101	09/25/23		\$722.22		D14 AIR TANK REPAIR	01-60-6-671	MAINTENANCE AND SUPPLIES	\$180.55
						07-01-6-671	MAINTENANCE AND SUPPLIES	\$180.55
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$180.56
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$180.56
							VENDOR TOTAL:	\$722.22

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
UNDERGROUND PIPE & VALVE CO									
		063179	10/02/23	\$2,345.00		WATER MAIN CLAMPS RESTOCK			
							08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$1,172.50
							08-13-3-619	PROGRAM COMMODITIES	\$1,172.50
								VENDOR TOTAL:	\$2,345.00
UNITED PARCEL SERVICE									
		0000F36604383	09/23/23	\$14.75		IEPA MONTHLY REPORTING			
							01-55-3-603	POSTAGE	\$14.75
								VENDOR TOTAL:	\$14.75
UTERMARK & SONS									
		66850	09/15/23	\$105.00		LAWN CUTTING 2924 POLLY LANE			
							01-64-4-653	CODE ENFORCE MOWING SERVICES	\$105.00
		66853	09/26/23	\$80.00		LAWN CUTTING 1802 CAMBRIDGE AVE			
							01-64-4-653	CODE ENFORCE MOWING SERVICES	\$80.00
								VENDOR TOTAL:	\$185.00
VERIZON WIRELESS									
		9944594743	09/16/23	\$2,017.45		MOBILE PHONES 9/17/23 -10/16/23			
							01-42-4-637	TELEPHONE	\$210.09
							01-43-4-637	TELEPHONE	\$84.54
							01-45-4-637	TELEPHONE	\$42.27
							01-53-4-637	TELEPHONE	\$42.27
							01-50-4-637	TELEPHONE	\$753.34
							01-55-4-637	TELEPHONE	\$884.94
								VENDOR TOTAL:	\$2,017.45
VILLAGE OF FLOSSMOOR									
		032001621001 0925	09/25/23	\$1,431.52		VH WATER BILL 5/31/23-8/30/23			
							01-67-4-649	WATER AND SEWER SERVICES	\$1,431.52
		032001621201 0925	09/25/23	\$2,047.92		VH SPRINKLER 5/31/23-8/30/23			
							01-67-4-649	WATER AND SEWER SERVICES	\$2,047.92
		032001630701 0925	09/25/23	\$5,834.88		DPWSC WATER BILL 5/31/23-8/30/23			
							01-67-4-649	WATER AND SEWER SERVICES	\$5,834.88
								VENDOR TOTAL:	\$9,314.32

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 10/17/23

Vendor Name

Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
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Total Amount Being Paid: \$385,527.23
Total Number of Invoices: 129

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/Ch
ACCURBIO	ACCURATE.BIOMETRICS INC.	N	(1) 63.25	(0) 0.00	63.25
AMAZON	AMAZON CAPITAL SERVICES	N	(4) 616.39	(0) 0.00	616.39
BLACKDIR	BLACK DIRT, INC.	N	(2) 470.00	(0) 0.00	470.00
BRITE	BRITE	N	(1) 200.00	(0) 0.00	200.00
BUILDAUT	BUILDING AUTOMATION SOLUTIONS	N	(1) 990.00	(0) 0.00	990.00
COPSTEST	C.O.P.S. TESTING SERVICE INC.	N	(1) 450.00	(0) 0.00	450.00
CASTAGNAN	NICOLE CASTAGNA	N	(1) 16.24	(0) 0.00	16.24
COMCAST FD	COMCAST	N	(1) 80.30	(0) 0.00	80.30
COM5073	COMED	N	(1) 2,862.29	(0) 0.00	57.99
CONSERV	CONSERV FS, INC.	N	(2) 1,982.67	(0) 0.00	1,982.67
CRUSOR	RICHARD G. CRUSOR, JR.	Y	(1) 480.00	(0) 0.00	480.00
DYNEGY	DYNEGY ENERGY SERVICES	N	(4) 4,225.39	(0) 0.00	4,225.39
EAGLEUNI	EAGLE UNIFORM CO INC	N	(4) 1,372.50	(0) 0.00	1,372.50
EBELSACE	EBEL'S ACE HARDWARE	N	(5) 80.26	(0) 0.00	80.26
EIGHNERS	EIGHNER'S FLOWERS & GIFTS	N	(1) 75.90	(0) 0.00	75.90
FGMA	FGM ARCHITECTS INC	N	(1) 11,340.00	(0) 0.00	11,340.00
FIRECATT	FIRE CATT, LLC	Y	(1) 4,022.25	(0) 0.00	4,022.25
FLOSSFAM	FLOSSMOOR FAMILY AUTO SERVICE	N	(1) 2,216.12	(0) 0.00	2,216.12
GALLS	GALLS, LLC	N	(3) 368.78	(0) 0.00	368.78
GOVACCOUNT	GOV ACCOUNTING LLC	N	(1) 3,725.00	(0) 0.00	3,725.00
GRAINGER	GRAINGER, INC.	N	(1) 56.52	(0) 0.00	56.52
GRANICUS	GRANICUS	N	(1) 443.78	(0) 0.00	443.78
HARRYMIL	HARRY MILLER APPLIANCES INC.	Y	(1) 659.63	(0) 0.00	659.63
HELSEL	HELSEL-JEPPERSON ELECTRICAL	N	(2) 224.48	(0) 0.00	224.48
HOLLANDP	HOLLAND PRINTING INC	N	(1) 43.00	(0) 0.00	43.00
HOMECLCA	HOME CLEANING CENTERS -AMERICA	N	(1) 3,256.00	(0) 0.00	3,256.00
HOMEDPO	HOME DEPOT CREDIT SERVICES	N	(9) 1,184.16	(0) 0.00	1,184.16
HOMEWOODYW	HOMEWOOD DISPOSAL SERVICE INC	N	(2) 301.60	(0) 0.00	301.60
HOMEWOODSS	HOMEWOOD DISPOSAL SERVICE INC	N	(1) 1,749.00	(0) 0.00	1,749.00
HOMEWOODVH	HOMEWOOD DISPOSAL SERVICE INC	N	(1) 359.22	(0) 0.00	359.22
HOMEWOODPW	HOMEWOOD DISPOSALSERVICE INC	N	(1) 364.11	(0) 0.00	364.11
IGFOA-CO	IGFOA	N	(2) 65.00	(0) 0.00	65.00
ILLASCOP	ILLINOIS ASSOCIATION OF CHIEFS	N	(1) 115.00	(0) 0.00	115.00
ILPROSEC	ILLINOIS PROSECUTOR	N	(1) 180.00	(0) 0.00	180.00
INTERSTA	INTERSTATE BATTERY OF CHICAGO	N	(1) 655.90	(0) 0.00	655.90
INVOICE	INVOICE CLOUD	N	(1) 256.10	(0) 0.00	256.10
IRMA	IRMA	N	(1) 441.27	(0) 0.00	441.27
JOURNAL	JOURNAL OF LIGHT CONSTRUCTION	N	(1) 49.95	(0) 0.00	49.95
LIONHEART	LIONHEART CRITICAL POWER	N	(1) 1,710.00	(0) 0.00	1,710.00
M&JUNDER	M & J UNDERGROUND	N	(1) 179,006.80	(0) 0.00	179,006.80
M.E.SIMP	M.E. SIMPSON COMPANY, INC.	N	(1) 2,100.00	(0) 0.00	2,100.00
MACQUARIE	MACQUARIE EQUIPMENT CAPITAL INC.	N	(1) 1,874.00	(0) 0.00	1,874.00
MATTHEWO	MATTHEW O'SHEA CONSULTING INC.	N	(1) 3,000.00	(0) 0.00	3,000.00
MEADE	MEADE ELECTRIC COMPANY INC	N	(1) 5,204.00	(0) 0.00	5,204.00
MENARDS	MENARDS	N	(2) 124.51	(0) 0.00	124.51

Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (October 16, 2023) (CONSENT

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/Cr
MENARDHM	MENARD'S-HOMEWOOD	N	(2) 221.65	(0) 0.00	221.65
MONARCH	MONARCH AUTO SUPPLY INC	N	(6) 1,225.01	(0) 0.00	1,225.01
MOTOROLA	MOTOROLA SOLUTIONS	N	(1) 15,225.39	(0) 0.00	15,225.39
MUNICELE	MUNICIPAL ELECTRONICS DIVISION	Y	(1) 240.00	(0) 0.00	240.00
MUNICSYS	MUNICIPAL SYSTEMS LLC	Y	(1) 750.00	(0) 0.00	750.00
NICOR-4	NICOR GAS	N	(3) 266.60	(0) 0.00	266.60
NOVOA	ANN NOVOA	N	(1) 54.70	(0) 0.00	54.70
ORKIN	ORKIN EXTERMINATING COMPANY	N	(2) 261.98	(0) 0.00	261.98
OTTOSEN	OTTOSEN DINOLFO HASENBALG & CAST	Y	(1) 528.00	(0) 0.00	528.00
PARAMEDICS	PARAMEDIC SERVICES OF ILLINOIS I	N	(1) 56,417.00	(0) 0.00	56,417.00
PETTYPW	PETTY CASH (PW)	N	(1) 284.87	(0) 0.00	284.87
PITNEY	PITNEY BOWES	N	(1) 313.00	(0) 0.00	313.00
PREMISTAR	SOUTHTOWN REFRIGERATION LLC	Y	(1) 818.00	(0) 0.00	818.00
PRESCIEN	PRESCIENT SOLUTIONS	N	(2) 14,285.00	(0) 0.00	14,285.00
PUBSAFET	PUBLIC SAFETY DIRECT, INC.	N	(1) 2,100.00	(0) 0.00	2,100.00
PURCHASE	PURCHASE POWER	N	(1) 644.15	(0) 0.00	644.15
RUNCO	RUNCO OFFICE SUPPLY	N	(3) 610.83	(0) 0.00	610.83
RUSSOPOW	RUSSO POWER EQUIPMENT	N	(1) 165.94	(0) 0.00	165.94
SECURITAS	SECURITAS TECHNOLOGY CORPORATION	N	(1) 163.41	(0) 0.00	163.41
SIONICS	SIONICS WEAPON SYSTEMS	N	(1) 24,652.45	(0) 0.00	24,652.45
STILLVILLE	TERRENCE W. HUGHES II	Y	(1) 378.00	(0) 0.00	378.00
SUBLABOR	SUBURBAN LABORATORIES INC	Y	(1) 398.60	(0) 0.00	398.60
THERETAILE	THE RETAIL COACH LLC	N	(1) 10,044.54	(0) 0.00	10,044.54
THIRDDFC	THIRD DIST. FIRE CHIEF'S ASSN.	N	(1) 1,818.00	(0) 0.00	1,818.00
TRANSCHI	TRANS CHICAGO TRUCK GROUP	N	(1) 722.22	(0) 0.00	722.22
UNDERGRO	UNDERGROUND PIPE & VALVE CO	N	(1) 2,345.00	(0) 0.00	2,345.00
UPS	UNITED PARCEL SERVICE	N	(1) 14.75	(0) 0.00	14.75
UTERMARK	UTERMARK & SONS	N	(2) 185.00	(0) 0.00	185.00
VERIZON452	VERIZON WIRELESS	N	(1) 2,017.45	(0) 0.00	2,017.45
VOF	VILLAGE OF FLOSSMOOR	N	(3) 9,314.32	(0) 0.00	9,314.32
Grand Totals:			Total: 129 385,527.23	Total: 0 0.00	

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 10/13/23 thru 10/13/23

Vendor Name		Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
COMCAST		184319775	10/01/23	\$1,031.00	80434	10/13/23		VH ETHERNET 10/1/23-10/31/23	01-42-4-639	WEBSITE & INTERNET SERVICES	\$1,031.00
										VENDOR TOTAL:	\$1,031.00

Total Amount Being Paid: \$1,031.00
Total Number of Invoices: 1

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/Ch
COMCAST VH	COMCAST	N	(1) 1,031.00	(1) 1,031.00	0.00
Grand Totals:			Total: 1 1,031.00	Total: 1 1,031.00	

TO: Bridget Wachtel, Village Manager
FROM: John Brunke, Public Works Director
DATE: October 16, 2023
SUBJECT: Consideration of a Resolution Approving an
Intergovernmental Agreement for the Phase 2
Engineering on the CBD Roadway, Pedestrian and
Streetscape Improvements Project



In July, the Village received notice from the Cook County Department of Transportation and Highways that we were approved for participation in the 2023 Invest in Cook Program for the Phase 2 Engineering for the Central Business District Roadway, Pedestrian, and Streetscape Improvements Project. This grant will cover 50% of the Phase 2 Engineering costs for the project, up to a not-to-exceed amount of \$55,000. The total estimated cost of the Phase 2 Engineering is \$110,000.

Attached is the final intergovernmental agreement (IGA) for the grant for reference. The IGA must be approved by resolution by the Village Board. The Village Attorney has prepared the attached resolution for consideration this evening. With the above information in mind, Staff recommends that the Mayor and Village Board approve the attached IGA and Resolution for the Phase 2 Engineering for the Central Business District Roadway, Pedestrian, and Streetscape Improvements Project.

RESOLUTION # _____
A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF FLOSSMOOR AND THE COUNTY OF COOK ACTING THROUGH ITS DEPARTMENT OF TRANSPORTATION AND HIGHWAYS

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the “*Village*”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the County of Cook, a body politic and corporate of the State of Illinois (the “*County*”), established the “*Connecting Cook County*” program to address transit and transportation needs to alleviate congestion on all roads in the County thereby spurring economic growth and job opportunity; and,

WHEREAS, the Village has been selected for participation in the Connecting Cook County program for an award up to \$55,000 for engineering costs for mobility improvements in the Village’s central business district in accordance with the terms of an Intergovernmental Agreement which has been presented to the Village; and,

WHEREAS, the Village has determined it is in its best interests to enter into the Intergovernmental Agreement with the County through its department of Transportation and Highways, in the form attached hereto and made a part hereof, in order to continue its participation in Connecting Cook County.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1: That all of the recitals set forth above are incorporated herein as if fully restated in this Section 1.

Section 2: That the Mayor and Board of Trustees have reviewed the Intergovernmental Agreement by and Between the Village and the County of Cook through its Department of Transportation and Highways (the “IGA”), in the form attached hereto and made a part hereof, and hereby approve said IGA and authorize the Mayor and the City Clerk to execute and deliver same and to undertake any and all actions required to implement the terms thereof.

Section 3: That this Resolution shall be in full force and effect upon its passage by the Board of Trustees of the Village and approval as provided by law.

Passed this ____ day of _____, 2023.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

AN INITIATIVE OF:



INTERGOVERNMENTAL AGREEMENT

This **Intergovernmental Agreement** (the "Agreement") is made and entered into this _____ day of _____, 2023, by and between the County of Cook, a body politic and corporate of the State of Illinois (the "County"), acting by and through its Department of Transportation and Highways (the "Department"), and the Village of Flossmoor, a municipal corporation of the State of Illinois (the "Grantee" or "Village"). The County and Village are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Cook County Board President Toni Preckwinkle and the Cook County Board of Commissioners are committed to supporting the growth and economic vitality of communities in Cook County by promoting strategic partnerships and investments in transportation;

WHEREAS, on August 3, 2016, the Board of Commissioners unanimously approved *Connecting Cook County*, the County's first long-range transportation plan in 75 years;

WHEREAS, *Connecting Cook County* identifies five priorities to shape the County's transportation policies and capital improvement program:

- Prioritize transit and other transportation alternatives to address congestion on our roads and meet the travel needs of residents who cannot afford a car or choose not to have one;
- Support the region's role as North America's freight capital to spur economic growth and job creation;
- Promote equal access to opportunities to achieve greater and more evenly distributed economic growth;
- Maintain and modernize existing transportation facilities to minimize long-term operating costs, safety hazards, delays and congestion, and ensure that today's investments do not preclude future innovation and growth; and
- Increase investments in transportation to maintain the region's economic competitiveness;

WHEREAS, Invest in Cook is an annual \$8.5 million program that funds planning and feasibility studies, engineering, right-of-way acquisition, and construction of transportation improvements sponsored by local and regional governments and private partners that are consistent with the priorities of *Connecting Cook County*;

WHEREAS, since its creation, the Invest in Cook program has leveraged over \$150.7 million in additional federal, state and local funds;

WHEREAS, on July 20, 2023, the County informed the Village that it had been selected for participation in the 2023 Invest in Cook Program;

WHEREAS, the County has agreed to award the Village up to \$55,000 toward design engineering costs for mobility improvements in the Village's Central Business District (the "Project");

WHEREAS, the Project will include roadway and pedestrian mobility improvements and streetscaping to make the Central Business District a warm and welcoming environment for the purpose of economic development;

WHEREAS, the Project will attract new riders to the Flossmoor Metra Station, prioritize safety for pedestrians and bicycle users, and promote opportunities for new businesses in the Central Business District and other locations within the Village;

WHEREAS, this Agreement will set forth the Parties' respective responsibilities and obligations for design engineering, funding and reporting of the Project;

WHEREAS, the County, by virtue of its powers as set forth in the Counties Code, 55 ILCS 5/1-1 et seq., and the Illinois Highway Code, 605 ILCS 5/1-101 et seq., is authorized to enter into this Agreement;

WHEREAS, the Village, by virtue of its powers as set forth in the Illinois Municipal Code, 65 ILCS 5/1-1-1 et seq., is authorized to enter into this Agreement; and

WHEREAS, this Agreement is further authorized under Article VII, Section 10 of the Illinois Constitution and by the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

• **SECTION 1. DESIGN ENGINEERING**

- A. Notice to Proceed. The County's execution of this Agreement will be deemed a "Notice to Proceed" for the Grantee to commence work on the Project.
- B. Engineering Services. Design engineering services for the Project, including, but not limited to, preparing preliminary, pre-final and final construction plans, specifications, special provisions and cost estimates, will be performed by Baxter & Woodman Consulting Engineers, Inc., of Crystal Lake, Illinois, in accordance with the provisions of the Local Government Professional Services Selection Act, 50 ILCS 510 et seq.
- C. Lead Agency. The Grantee will assume overall responsibility for the Project, including ensuring that all required permits and joint participation and/or force agreements are secured.
- D. Project Location. A map showing the Project limits is incorporated into and made a part of this Agreement and attached as Exhibit A.
- E. Schedule. A schedule for the Project is incorporated into and made a part of this Agreement and attached as Exhibit B.

- F. Deliverables. The Grantee or its consultant will submit the construction plans, specifications, special provisions and cost estimates to the County at the following stages of plan preparation:

60% - Preliminary

100% - Final

- G. County Review. The County will review the construction plans, specifications, special provisions and cost estimates within 14 calendar days of receipt thereof. If the Grantee does not receive comments from the County within this time period, or receive a request for an extension of time, which request will be reasonably considered, the lack of response will be deemed an approval of the plans, specifications, special provisions and cost estimates. In the event of disapproval, the County will detail in writing its objections to the proposed plans, specifications, special provisions and/or cost estimates for review and consideration by the Grantee.
- H. Disputes. The Parties will work cooperatively to address and resolve any review comments and/or objections raised by the County. Any dispute(s) concerning the construction plans, specifications, special provisions and/or cost estimates will be resolved in accordance with Section 4.I. of this Agreement.
- I. Meetings. The Grantee will provide not less than 14 calendar days' advance written notice to the County of the Project kick-off meeting, if applicable, and any public meetings or hearings concerning the Project.
- J. County Permits. The Grantee will apply for and the County will not unreasonably withhold any and all permits for right of access (ingress or egress) and/or temporary use of the County's property within the Project limits to the Grantee and/or its agents, without charge of permit fees to the Grantee.
- K. Submittals. All notices required of the Grantee under this section of the Agreement must be directed to:

Bureau Chief of Design
 Attn: Noel Basquin, P.E.
 Cook County Department of Transportation and Highways
 69 W. Washington Street, 23rd Floor
 Chicago, IL 60602
 E-mail: InvestinCook.CC@cookcountyil.gov

• **SECTION 2. FINANCIAL**

- A. Cost Estimate. Estimated design engineering costs for the Project are \$110,000.

B. Cost Participation

- i. Grantee Cost Participation. The Grantee will pay all actual design engineering costs for the Project, subject to reimbursement by the County as described below.
- ii. County Cost Participation. The County will reimburse the Grantee for 50% of actual design engineering costs for the Project, up to, but not to exceed \$55,000. The County reserves the right to modify its percentage and/or maximum contribution towards the Project if, in the sole discretion of the County, there are material changes to the Project's scope of work.

C. Reimbursement Procedures

- i. Advance Payment. Upon full execution of the design engineering agreement for the Project and receipt of an invoice from the Grantee, the County will make an advance payment to the Grantee in the amount of \$27,500. This amount represents 50% of the County's maximum financial contribution under this Agreement.
- ii. Milestone Payment. Upon receipt of the preliminary construction plans, specifications, special provisions and cost estimates for the Project and an invoice from the Grantee, the County will make a second payment to the Grantee in the amount of \$13,750. The advance and milestone payments to the Grantee represent 75% of the County's maximum financial contribution under this Agreement.
- iii. Final Payment. Upon receipt of the final construction plans, specifications, special provisions and cost estimates for the Project and an invoice from the Grantee, the County will make a final payment to the Grantee for the balance of the County's financial obligation under this Agreement. The amount of the final payment will reflect actual design engineering costs for the Project and the County's prior payments to the Grantee. If the prior payments made to the Grantee by the County exceed the County's financial obligation under this Agreement, the County may require the Grantee to return any or all excess funds.
- iv. Required Documentation. In order to receive final reimbursement from the County, the Grantee must submit the following documentation along with the final invoice:
 - a. A cover letter addressed to the Department's Bureau Chief of Design, including the name of the Project and its associated section number;
 - b. Copies of all cancelled checks paid to the consultant(s) (or copies of the associated bank ledgers reflecting the payments);
 - c. Copies of all associated invoices submitted to the Grantee by the consultant(s) for the services rendered; and

- d. A copy of the final performance report as described in Section 3.D. below.

If the documentation submitted by the Grantee for final reimbursement is reasonably deemed by the County as not sufficiently documenting the work completed, the County may require further records and supporting documents to verify the amounts, recipients and uses of all funds invoiced under this Agreement.

- v. Ineligible Costs. The County will not reimburse the Grantee for any costs that are:
- a. Contrary to the provisions of this Agreement;
 - b. Not directly related to carrying out design engineering services for the Project;
 - c. Not paid by the Grantee or its consultant(s);
 - d. Of a regular and continuing nature, including, but not limited to, administrative costs, staff and overhead costs, rent, utilities and maintenance costs;
 - e. Incurred without the consent of the County after the County has given the Grantee written notice of suspension or termination of any or all of the County's obligations under this Agreement; and/or
 - f. In excess of the County's maximum financial contribution under this Agreement.
- vi. Submittals. All submittals required of the Grantee under this section of the Agreement must be directed to:

Bureau Chief of Design
 Attn: Noel Basquin, P.E.
 Cook County Department of Transportation and Highways
 69 W. Washington Street, 23rd Floor
 Chicago, IL 60602
 E-mail: InvestinCook.CC@cookcountyil.gov

- D. Substitutions/Substitute Work. Either Party may request in writing that work or materials be substituted with different work or materials. Provided that the substitute work and/or materials do not unreasonably delay the Project schedule, the Grantee will cause said substitute work and/or materials to be included in the Project. Each Party will pay the costs of substitutions for their associated work items.
- E. Additional Work. Either Party may request in writing that additional work be added to the Project. Provided that the additional work does not unreasonably delay the Project

schedule, the Grantee will cause said additional work to be included in the Project. Additional work will be paid for by force account or agreed unit price. Each Party will pay the costs of additional work for their associated work items.

- F. Funding Breakdown. A funding breakdown is incorporated into and made a part of this Agreement and attached as Exhibit C.

• **SECTION 3. REPORTING**

- A. Quarterly Performance Reports. The Grantee will submit quarterly performance reports to the County not later than 30 calendar days after the reporting period as determined by the County. Quarterly performance reports must include the following information:
- i. A cover letter addressed to the Department's Bureau Chief of Strategic Planning and Policy, including the name of the Project and its associated section number;
 - ii. An estimated percentage of design engineering work completed for the Project;
 - iii. A statement indicating whether design engineering work for the Project is on, behind or ahead of schedule;
 - iv. A record of design engineering activities and expenditures to date and for the current reporting period;
 - v. A forecast of quarterly design engineering activities and expenditures for the remainder of the Project; and
 - vi. Any significant changes to the Project schedule.
- B. Extensions. The Grantee may request to extend the due date of any quarterly performance reports and the County will reasonably consider any such requests.
- C. Use of Reports. The County will use quarterly performance reports to compare the rate of the Grantee's actual expenditures to the planned amounts in the approved funding breakdown for the Project (Exhibit C) and to track design engineering activities against the approved milestones in the Project schedule (Exhibit B).
- D. Final Performance Report. The Grantee must submit a final performance report with its request for final reimbursement. The final report should describe cumulative design engineering activities, including a complete description of the Grantee's achievements with respect to the Project's objectives and milestones. The County will not issue final reimbursement until the Grantee submits the final performance report.
- E. Report Format. The Grantee will use whatever forms or documents are required by the County in submitting quarterly and final performance reports.

- F. Failure to Report. The Grantee understands and agrees that the failure to submit timely and complete performance reports will result in the delay of funds and/or the denial of future funding.
- G. Submittals. All submittals required of the Grantee under this section of the Agreement must be directed to:

Bureau Chief of Strategic Planning and Policy
 Attn: Jesse Elam
 Cook County Department of Transportation and Highways
 69 W. Washington Street, 23rd Floor
 Chicago, IL 60602
 E-mail: InvestinCook.CC@cookcountyil.gov

- **SECTION 4. GENERAL CONDITIONS**

- A. Authority to Execute. The Parties have read and reviewed the terms of this Agreement and by their signatures as affixed below represent that the signing party has the authority to execute this Agreement and that the Parties intend to be bound by the terms and conditions contained herein.
- B. Binding Successors. This Agreement is binding upon and inures to the benefit of the Parties and their respective successors and approved assigns.
- C. Compliance with Laws, Rules and Regulations. The Parties will at all times observe and comply with all federal, state and local laws and regulations, as amended from time to time, in carrying out the terms and conditions of this Agreement.
- D. Conflicts of Interest. The Grantee understands and agrees that no director, officer, agent or employee of the Grantee may have an interest, whether directly or indirectly, in any contract or agreement or the performance of any work pertaining to this Agreement; represent, either as an agent or otherwise, any person, trust or corporation, with respect to any application or bid for any contract or agreement or work pertaining to this Agreement; or take, accept or solicit, either directly or indirectly, any money or thing of value as a gift or bribe or means of influencing their vote or actions. Any contract or agreement made and procured in violation of this provision is void and no funds under this Agreement may be used to pay any cost under such a contract or agreement.
- E. Conflict with Exhibits. In the event of a conflict between any exhibit attached hereto and the text of this Agreement, the text of this Agreement will control.
- F. Counterparts. This Agreement may be executed in two or more counterparts, each of which will be deemed an original and all of which will be deemed one and the same instrument.

- G. County Section Number. The Project is hereby designated as County section number 23-IICRD-04-EG. The Parties will include County section number 23-IICRD-04-EG on all Project-related submittals, including, but not limited to, written correspondence and invoices.
- H. Designation of Representatives. Not later than 14 calendar days after the Effective Date of this Agreement, as defined in Section 4.J. below, each Party will designate in writing a full-time representative for carrying out this Agreement. Each representative will have the authority, on behalf of the respective Party, to make decisions relating to the work covered by this Agreement. Representatives may be changed, from time to time, by subsequent written notice. Each representative will be readily available to the other.
- I. Dispute Resolution. In the event of any dispute, claim, question or disagreement arising out of the performance of this Agreement, the Parties will consult and negotiate with each other in good faith to settle the dispute, claim, question or disagreement. In the event the Parties cannot mutually agree on the resolution of the dispute, claim, question or disagreement, the decision of the Department's Superintendent will be final.
- J. Effective Date. The Effective Date of this Agreement will be the date that the last authorized signatory signs and dates the Agreement, which date will be inserted on the first page of this Agreement. This Agreement will become effective only in the event the corporate authorities of each Party approve this Agreement.
- K. Electronic Signatures. A signed copy of this Agreement transmitted by facsimile, electronic mail or other means of electronic submission will be deemed to have the same legal effect as delivery of an original executed copy of this Agreement.
- L. Entire Agreement. This Agreement constitutes the entire agreement of the Parties concerning all matters specifically covered by this Agreement and supersedes all prior written and oral agreements, commitments and understandings among the Parties. There are no representations, covenants, promises or obligations not contained in this Agreement that form any part of this Agreement or upon which any of the Parties is relying upon in entering into this Agreement.
- M. Force Majeure. Neither Party will be liable for any delay or non-performance of its obligations hereunder by any contingency reasonably beyond its control, including, but not limited to, acts of God, war, civil unrest, labor strikes or walkouts, fires, pandemics and/or natural disasters.
- N. Inactivity. The County may terminate this Agreement if the design engineering agreement for the Project is not executed by the Grantee within one year after the Effective Date of this Agreement.
- O. Indemnification. The Grantee will indemnify, defend and hold harmless the County and its commissioners, officers, directors, employees and agents, and their respective heirs, successors and assigns, from and against any and all claims, liabilities, damages, losses and expenses, including, but not limited to, legal defense costs, attorneys' fees,

settlement or judgments, caused by the negligent acts, omissions or willful misconduct of the Grantee, its officers, directors, employees, agents, consultants, contractors, subcontractors or suppliers in connection with or arising out of the performance of this Agreement.

- P. Modification. This Agreement may only be modified by a written instrument executed by the Department's Superintendent and an authorized representative of the Grantee.
- Q. No Individual or Personal Liability. The Parties agree that the actions taken and the representations made by each respective Party and by their respective corporate authorities have not been taken or made in anyone's individual capacity and no mayor/president, board member, council member, official, officer, employee, volunteer or representative of any Party will incur personal liability in conjunction with this Agreement.
- R. No Third-Party Beneficiaries. This Agreement is not intended to benefit any person, entity or municipality not a party to this Agreement, and no other person, entity or municipality will be entitled to be treated as beneficiary of this Agreement. This Agreement is not intended to and does not create any third-party beneficiary or other rights in any third person or party, including, but not limited to, any agent, contractor, subcontractor, consultant, volunteer or other representative of any Party. No agent, employee, contractor, subcontractor, consultant, volunteer or other representative of any Party will be deemed an agent, employee, contractor, subcontractor, consultant, volunteer or other representative of the other.
- S. Notices. Unless otherwise specified, all reports, notices and other communications related to this Agreement will be in writing and will be personally delivered or mailed via first class, certified or registered U.S. Mail or electronic mail delivery to the following persons at the following addresses:
- To the COUNTY: Superintendent
 Attn: Jennifer "Sis" Killen, P.E., PTOE
 Cook County Department of Transportation and Highways
 69 W. Washington Street, 24th Floor
 Chicago, IL 60602
 E-mail: InvestinCook.CC@cookcountyil.gov
- To the GRANTEE: Village of Flossmoor
 Attn: John S. Brunke, P.E., CFM
 2800 Flossmoor Road
 Flossmoor, IL 60422
 E-mail: jbrunke@flossmoor.org
- T. Recitals. The introductory recitals included at the beginning of this Agreement are agreed to and incorporated into and made a part of this Agreement.

- U. Records Maintenance. The Grantee will maintain during the term of this Agreement and for a period of three years thereafter complete and adequate financial records, accounts and other records to support all Project expenditures. These records and accounts will include, but not be limited to, records providing a full description of each activity being assisted with County funds; a general ledger that supports the costs being charged to the County; records documenting procurement of goods and services; contracts for goods and services; invoices; billing statements; cancelled checks; bank statements; schedules containing comparisons of budgeted amounts and actual expenditures; and construction progress schedules.
- V. Reviews and Audits. The Grantee will give the County access to all books, accounts, records, reports and files pertaining to the administration, receipt and use of County funds under this Agreement to necessitate any reviews or audits.
- W. Section Headings. The descriptive section and subsection headings used in this Agreement are for convenience only and do not control or affect the meaning or construction of any of the provisions thereof.
- X. Severability. If any term of this Agreement is to any extent illegal, otherwise invalid, or incapable of being enforced, such term will be excluded to the extent of such invalidity or unenforceability; all other terms hereof will remain in full force and effect; and, to the extent permitted and possible, the invalid or unenforceable term will be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term.
- Y. Suspension; Early Termination. Subject to Section 4.M. above, if the County determines that the Grantee has not complied with or is not complying with, has failed to perform or is failing to perform, has not met or is not meeting significant Project milestones or objectives, or is in default under any of the provisions of this Agreement, whether due to failure or inability to perform or any other cause whatsoever, the County, after written notification to the Grantee of said non-compliance or default and failure by the Grantee to correct said violations within 60 calendar days, may:
 - i. Suspend or terminate this Agreement in whole or in part by written notice, and/or;
 - ii. Demand refund of any funds disbursed to the Grantee;
 - iii. Temporarily withhold payments pending correction of deficiencies by the Grantee;
 - iv. Disallow all or part of the cost of the activity or action not in compliance; or
 - v. Take other remedies legally available.
- Z. Termination. Unless extended by the Department's Superintendent or their designee in writing, this Agreement terminates upon the County's receipt of the final construction

plans, specifications, special provisions and cost estimates for the Project and final reimbursement by the County, or November 30, 2027, whichever date is earlier.

AA. Venue and Applicable Law. All questions of interpretation, construction and enforcement, and all controversies with respect to this Agreement, will be governed by the applicable constitutional, statutory and common law of the State of Illinois. The Parties agree that, for the purposes of any litigation relative to this Agreement and its enforcement, venue will be in the Circuit Court of Cook County, Illinois or the Northern District, Eastern Division of the United States District Court, Chicago, Illinois, and the Parties consent to the *in personam* jurisdiction of said Courts for any such action.

BB. Waiver of Default. The failure by the County or Grantee to seek redress for violation of or to insist upon strict performance of any condition or covenant of this Agreement will not constitute a waiver of any such breach or subsequent breach of such covenants, terms, conditions, rights and remedies. No provision of this Agreement will be deemed waived by the County or Grantee unless such provision is waived in writing.

(signature page to follow)

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated.

EXECUTED BY COUNTY OF COOK:

EXECUTED BY VILLAGE OF FLOSSMOOR:

 Toni Preckwinkle
 President
 Cook County Board of Commissioners

 Michelle Nelson
 Mayor

This ____ day of _____, _____

This ____ day of _____, _____

ATTEST: _____
 County Clerk

ATTEST: _____
 Village Clerk

RECOMMENDED BY:

APPROVED AS TO FORM:
 Kimberly M. Foxx, State's Attorney

 Jennifer "Sis" Killen, P.E., PTOE
 Superintendent
 County of Cook
 Department of Transportation and Highways

By: _____
 Assistant State's Attorney

Exhibit A

Project Map for Central Business District Roadway, Pedestrian, and Streetscape Improvements



Exhibit B

Project Schedule

	Description	Date
Milestone 1	IDOT Phase I Kick-Off Meeting	06/13/2019
Milestone 2	FHWA Coordination Meeting	03/31/2023
Milestone 3	Submit Draft Phase I Report to IDOT	09/27/2022
Milestone 4	Submit plans to IDOT	09/27/2022
Milestone 5	Public Open House Meeting	
Milestone 6	Submit Final Phase I Report to IDOT	03/31/2022
Milestone 7	Submit Final Phase II Report to IDOT	07/28/2023
Milestone 8	Phase I Design Approval	08/01/2023
Milestone 9	ROW Acquisition Initiation	
Milestone 10	Phase II Engr. Agreement Approval	12/01/2023
Milestone 11	Submit Pre-Final Plans and Estimates	05/01/2024
Milestone 12	Submit Phase III Engr. Agreement to IDOT	07/01/2024
Milestone 13	Submit Final PS&E to IDOT	07/01/2024
Milestone 14	ROW Acquisition Complete	
Milestone 15	Construction Letting	01/23/2025

Exhibit C

Funding Breakdown

PHASE	GRANTEE SHARE	COUNTY SHARE
Design Engineering Services	Balance	50%, Up to, but not to exceed, \$55,000

TO: Mayor Nelson and Board of Trustees
FROM: Scott Bugner, Building and Zoning Administrator
DATE: October 16, 2023
SUBJECT: Health Inspection Agreement Renewal



Our intergovernmental agreement for health inspections with the Cook County Department of Public Health is up for renewal. The renewal would be for continuation of services from December 1, 2023 through November 30, 2024.

Per the agreement the Department of Public Health will continue to provide inspectional services of food service establishments and retail food stores at a rate of \$100 per inspection, which is the same as in the previous agreement. The charge per inspection in the Fee Schedule contained in the Municipal Code is \$125, which reflects the Cook County charge plus \$25 for Village administrative costs.

Our experience with the Cook County Department of Public Health for this service continues to be excellent, and I am recommending that we renew. Attached are two copies of the Intergovernmental Agreement for the Provision of Environmental Health Inspectional Services with the Cook County Department of Public Health for signature which may be returned to me for processing with Cook County.

INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF ENVIRONMENTAL HEALTH INSPECTIONAL SERVICES

This **AGREEMENT** entered into as of December 1, 2023 by and between the Village of Flossmoor, Cook County, Illinois a municipal corporation (hereinafter called the **VILLAGE**), and the County of Cook, Illinois a body corporate and politic (hereinafter called the **COUNTY**).

WITNESSETH:

WHEREAS, The **VILLAGE** wishes to provide environmental health inspectional services relating to food service sanitation and retail food store sanitation; and

WHEREAS, the **COUNTY** is willing to provide the **VILLAGE** with certain environmental health services through the work of its Department of Public Health, (hereinafter called the **DEPARTMENT**) upon the terms and conditions as hereinafter set forth; and

WHEREAS, the **COUNTY** is a home rule unit as provided in the 1970 Illinois Constitution (Art. VII, Sec. 6); and

WHEREAS, the **VILLAGE** is a municipality deriving its authority as provided in the Illinois Compiled Statutes (65 ILCS 5); and

WHEREAS, the 1970 Illinois Constitution (Art. VII, Section 10) and the Illinois Compiled Statutes (5 ILCS 220) provide authority for intergovernmental cooperation; and

WHEREAS, the Illinois Compiled Statutes (55 ILCS 5/5-25013 (B) 5), provides that the **DEPARTMENT** may contract for the sale of health services; and

WHEREAS, the parties hereto seek to protect the health of the citizens of the **COUNTY** and the **VILLAGE** by undertaking the **AGREEMENTS** contained herein through their joint effort.

NOW THEREFORE, in consideration of the premises, and such other considerations as hereinafter set forth, the parties hereto agree as follows:

1. The **DEPARTMENT**, through its Environmental Health Division Staff, shall provide the following environmental services to the **VILLAGE**:
 - a. Make inspections as required by the food sanitation provisions of the Code of Ordinances of the **VILLAGE** (hereinafter called the **VILLAGE CODE**) of all food service establishments and retail food stores licensed or permitted by the **VILLAGE** as scheduled by the **VILLAGE** and the **DEPARTMENT** during the term of this **AGREEMENT** to assure compliance with the **VILLAGE CODE**;

- b. Reinspect all food service establishments and retail food stores to monitor the correction of violations identified at the time of the initial inspection pursuant to (a.) above;
 - c. Provide the **VILLAGE** with reports of inspections undertaken;
 - d. Report immediately to the **VILLAGE** on matters which in the opinion of the inspector are of serious concern;
 - e. Testify as required in any court cases brought by the **VILLAGE** for correction of food sanitation code violations cited pursuant to inspections conducted by the **DEPARTMENT**;
 - f. Review plans for any new or extensively remodeled food service establishment or retail food store in the **VILLAGE** to assure compliance with current Federal, State, **COUNTY**, and **VILLAGE** Food Service Establishment and Retail Food Store Regulations.
2. The **DEPARTMENT** agrees to furnish its employees with means of transportation to, from, and within the **VILLAGE** in order to carry out the duties and inspections as described herein.
3. The **VILLAGE** agrees:
- a. To maintain in force during the term and any extension of this intergovernmental **AGREEMENT**, ordinances or regulations at least equivalent to the **COUNTY** Food Service Establishment and Retail Food Store Ordinances;
 - b. To maintain files and records of inspections and licensing or permitting of food service establishments and retail food stores, and to provide the **DEPARTMENT** with one copy of inspection reports prepared by **DEPARTMENT** personnel and upon reasonable notice provide the **COUNTY** with access to said files and records;
 - c. To provide any legal action in the determination of the **VILLAGE** necessary to enforce the **VILLAGE** ordinances or regulations.
4. To provide the **DEPARTMENT** with the necessary authority to perform the duties and services referred to above.
5. The **DEPARTMENT** agrees to provide all of the services outlined in Paragraph Number 1 above, at a cost of **\$100.00 per inspection** billed to the **VILLAGE** for the term of the **AGREEMENT**.

6. The **VILLAGE** agrees to hold harmless and to indemnify the **COUNTY**, its Board members, officers, agents and employees from liabilities, costs, judgments, attorneys' fees or other expenses resulting from any negligence or act or failure to act under this **AGREEMENT** by the **VILLAGE**, its officers, agents or employees. The **COUNTY** agrees to hold harmless and to indemnify the **VILLAGE**, its Board members, officers, agents and employees from liabilities, costs, judgments, attorneys' fees or other expenses resulting from any negligence or act or failure to act under this **AGREEMENT** by the **COUNTY**, its officers, agents or employees. Nothing herein shall be construed to require the **VILLAGE** to indemnify the **COUNTY** for the negligence of the **DEPARTMENT** or its officers, agents, or employees; and further, nothing herein shall be construed to require the **VILLAGE** to indemnify or make any payments in connection with any claim for which the **COUNTY** or the **DEPARTMENT** otherwise would not be liable, nor shall it be construed to waive any defenses that the **COUNTY**, the **DEPARTMENT** or the **VILLAGE** may otherwise have to any such claim. Furthermore, nothing herein shall be construed to require the **COUNTY** to indemnify the **VILLAGE** for the negligence of the **VILLAGE** or its officers, agents or employees; and further, nothing herein shall be construed to require the **COUNTY** to indemnify or make payments in connection with any claim for which the **VILLAGE** otherwise would not be liable.
7. This **AGREEMENT** shall become effective as of December 1, 2023 and shall continue through November 30, 2024 unless otherwise terminated by either party as hereinafter provided. This **AGREEMENT** may be renewed on an annual basis by resolution of the corporate authority of both parties or with the written agreement of the parties through their designated representatives. For purposes of the renewal of the terms and conditions contained in this **AGREEMENT** the **COUNTY** authorizes the Chief of the Bureau of Health Services or the Director of the **DEPARTMENT** to renew on its behalf.
8. The parties hereto shall at any time during the term of this **AGREEMENT** have the right to terminate same upon 30 days written notice to the other party, said notice to be sent certified mail, return receipt to: Director, Cook County Department of Public Health, 10220 S. 76th Avenue, Room 250, Bridgeview, IL 60455; or the Village Manager, Village of Flossmoor, 2800 Flossmoor Road, Flossmoor, Illinois 60422-1186.
9. It is expressly agreed by the parties hereto that all environmental health staff members of the **DEPARTMENT** shall be deemed its employees and shall be under the sole supervision and control of the **DEPARTMENT**.

10. This intergovernmental **AGREEMENT** may be amended only by resolution of the corporate authority of each party hereto.
11. If any provision of this **AGREEMENT** is invalid for any reason, such invalid portion shall not render invalid the remaining provisions of this **AGREEMENT** which can be given effect without the invalid provision to carry out the intent of the parties as stated herein.
12. Neither party hereto may assign this **AGREEMENT** in whole or in part without the written consent of the other party.
13. The waiver by a party or any breach or failure of the other party to perform any covenant or obligation contained herein shall not constitute a waiver of any subsequent breach.
14. This **AGREEMENT** represents the entire **AGREEMENT** between the parties and supersedes any and all prior **AGREEMENTS**, whether written or oral. Any modification of this **AGREEMENT** shall be valid only if in writing and signed by all parties hereto.
15. This **AGREEMENT** shall be governed by and construed in accordance with the laws of the State of Illinois.
16. All notices relating to the **AGREEMENT** shall be either hand delivered to the party or mailed to the party by certified mail, return receipt requested to all respective parties at addresses as both appear in Section 8 of this **AGREEMENT**.
17. None of the provisions of this **AGREEMENT** is intended to create nor shall be designed or construed to create any relationship between the **COUNTY** and the **VILLAGE** other than of independent entities contracting with each other hereunder solely for effecting the provisions of the **AGREEMENT**. Neither of the parties hereto nor any of their respective representatives shall be construed to be the agent, the employer or representative of the other. The **VILLAGE** and the **COUNTY** will maintain separate and independent managements and each has full unrestricted authority and responsibility regarding its own organization and structure.
18. The execution of this **AGREEMENT** by the **COUNTY** shall be subject to the authorization of the Cook County Board of Commissioners adopted in accordance with applicable law.

IN WITNESS WHEREOF, the undersigned governmental units have caused this **AGREEMENT** to be duly executed and attached herewith are copies of the respective resolutions authorizing the signing official to execute this **AGREEMENT**.

VILLAGE OF FLOSSMOOR
a municipal corporation

By: _____

Mayor

ATTEST:

By: _____
Village Clerk

Dated:

COUNTY OF COOK, a body
corporate and politic

By: _____

Director, Cook County
Department of Public Health

Dated

Attachment: 2023-2024 IGA CCDPH (Health Inspection Agreement Renewal)

TO: Bridget Wachtel, Village Manager
FROM: Scott Bordui, Finance Director
DATE: October 16, 2023
SUBJECT: Presentation of FY 23 Audit



FLOSSMOOR

The Village has received the complete set of reports from its audit firm, Sikich, relative to the audit for the fiscal year ended April 30, 2023. Attached for distribution to each Village Board member and the Village Clerk are copies of the following reports: 1) Annual Comprehensive Financial Report (ACFR); 2) Auditor's Communication report (with one-page summarized management letter insert); and, 3) Report on Allocation of Pension Amounts for IMRF.

I am pleased to report that the Village has once again received an unmodified opinion on its financial statements. Further, the ACFR is presented in a format that will make the Village eligible to continue its tradition of applying for and receiving the GFOA Certificate of Achievement for Excellence in Financial Reporting. Application will be made to GFOA in October.

I want to point out a few items in the ACFR. First, the Village had six funds, in addition to the General Fund, that met the criteria to be reported as major funds. The Debt Service Fund, ARPA Fund, 2021 Streets and Storm Sewer Improvement Fund, Water & Sewer Fund, Sanitary Sewer Rehabilitation Fund and Storm Sewer Fund were all major funds. Second, GASB 68; which was first implemented in FY 16, required a new report, the Report on Allocation of Pension Amounts for IMRF. This report is required due to the Flossmoor Public Library being included in the Village's IMRF plan. The report covers the allocation of the IMRF net pension liability disclosures and required supplemental information (RSI) between the two entities. Third, GASB 34 distinguishes between operating and capital portions in the enterprise funds. This GASB 34 accounting method is helpful when assessing rates as operating activity is isolated in net unrestricted position while capital activity (including depreciation expense) flows through the net investment in capital assets. To illustrate, the Water & Sewer Fund posted an overall net increase of \$551,465 with net capital assets (NCA) decreasing by \$173,792 and net unrestricted (operating) position increasing by \$725,257. Finally, capital assets continued to include Construction in Progress (CIP) which remained for the phase 4 sanitary sewers, Brookwood bridge, Dartmouth Road bicycle bridge, Village Hall security & bathrooms project, Flossmoor Road viaduct storm sewer drainage, Brumley Drive streets and storm sewer, Berry Lane/Maryland/Bob-O-Link/Oakmont storm sewers, Berry Lane watermain, Hammond Lake Michigan water main & system improvements, Village Hall roof, Village Hall parking lot expansion, Village Hall generator and Public Works Service Center generator projects. CIP totaled \$7,262,707 on these projects as of April 30, 2023.

The General Fund experienced a net increase of fund balance in the amount of \$933,830. This net increase compares favorably with the budgeted net decrease of \$2,417,641. The reasons for such a large variance between budget and actual results are explained in detail in the

Management's Discussion & Analysis (M, D & A) section of the ACFR. Contributing to the overall increase was a large operating surplus component of the fund balance at \$1,025,201. The General Fund balance finished with a healthy fund balance of \$8,877,866; or approximately 76% of expenditures and other financing uses. The unassigned portion of the fund balance was \$1,032,920 and did not require re-allocation of finance and facilities plan set asides as was needed as recently as FY 21. Nevertheless, the Village's fund balance position is good and positions the Village with sufficient reserves to address budgeted operating deficits such as FY 24 for the short-term future. The FY 24 budgeted operating deficit is presented in the ACFR as an assigned fund balance of the General Fund as the budgeted deficit reduces the unassigned fund balance in the General Fund.

The 2021 Streets and Storm Sewer Improvement Fund continued as a major fund for FY 23. The fund finished FY 23 with a fund balance of \$6,691,691; an amount above the projected FY 23 \$3,073,000 fund balance as stated on the bond issue proceeds drawdown schedule prepared in accordance with the bond issue closing in April 2021.

The ACFR also brings focus to issues in recent years with enterprise funds. The Water & Sewer Fund; after sustaining a decrease in net unrestricted position two years in a row FY 21 & 22, had an increase in FY 23 of \$725,257 to raise to a balance of \$1,796,036; an amount over \$480,000 above the reserve policy level of \$1,316,000. This positive performance was aided by a suspension of the \$301,535 3rd quarter administrative transfer to the General Fund necessitated by the net unrestricted position finishing FY 22 below the reserve level. A short-term overall improvement in the billed to purchased ratio compared to FY 17 has also played a role in generally better financial results. The ratio improved in FY 23 to 77.2% after dropping to 69.1% for FY 22; which had been the lowest since FY 17 at 59.6%. Similarly; the Storm Sewer Fund, which had been feeling pressure on its net unrestricted position with the Village having to cancel the fund's 4th quarter transfer to the General Fund in FY 22, benefitted from a rate increase and finished with an unrestricted position at \$250,418 (increase of \$90,022). The Sanitary Sewer Rehabilitation Fund (SSR) began significant improvement in its position with the Phase 1 (in FY 21) and Phase 2 (in FY 22) IEPA loan payments no longer part of debt service in FY 23. Finally, effective 5-1-20 with the FY 21 budget, the two parking funds (Municipal Control and Grant Control) were combined into one Municipal Parking Lots Fund. The Municipal Parking Lots Fund unrestricted net position decreased by \$45,851 in FY 23 as the impact of lost revenue due to the COVID-19 pandemic was still being felt. The Village last increased parking fees effective in May 2018; the first increases since 2004 under Chief Lancaster.

The FY 23 ACFR also includes a section (new in FY 19) for the Illinois Grant Accountability and Transparency Act (GATA). A Consolidated Year-End Financial Report (CYEFR) is filed at the State of Illinois of Illinois GATA portal. The auditors are required to express an "in relation to" opinion on the CYEFR. The CYEFR along with the auditor's opinion are included again in the FY 23 ACFR. Since the Village expended more than \$500,000 in state and federal restricted

assistance, GATA did require an audit of the Village in accordance with Government Auditing Standards. This is effectively an unfunded mandate which impacts staff workload with virtually no benefit to the Village other than compliance itself.

For the last several fiscal years Sikich has been subject to several relatively new Statements on Auditing Standards (SAS). Collectively, these new standards significantly raised the level of responsibility auditors have to closely document and test the Village's internal controls, to produce a management letter and also to prescribe the letter's content. Similarly, the Village's financial reporting and internal controls continue to be more closely scrutinized than ever before. The most recent SAS guidance places the management letter as a section within a larger report entitled "Auditor's Communication to the Board of Trustees and Management." In addition to the management letter, the report includes a cover letter, a required communication letter that addresses several mandatory components including adjusting entries and passed entries and a profile of Sikich. New in FY 15 was a change in title of the management letter which is now entitled "Communication of Deficiencies in Internal Control and Other Comments to Management." For simplicity and for a more user-friendly presentation, I continue to use the term "management letter" for the re-titled "Communication of Deficiencies..." report. A new State law (P.A. 098-0738) was effective beginning with FY 15 and requires posting of a "management letter" on the Village's website. Sikich issued a one-page summarized management letter which can be used for website posting to achieve compliance. P.A. 098-0738 also requires the auditor to present the information to the corporate authorities (governing board).

As is our ongoing expectation, the Village received a management letter. The management letter reports three categories of deficiencies: deficiencies, significant deficiencies and material weaknesses. The summarized management letter for website posting only reports on the significant deficiencies and material weaknesses categories; neither of which the Village experienced in the FY 23 audit. Essentially, an internal control deficiency is now one and the same as a financial statement deficiency. Any misstatement in the financial statements can effectively become an automatic "deficiency." Even one immaterial audit adjustment can become a "deficiency" which the auditors are required to report in the management letter. The management letter reports no new items this year as well as the status of prior year recommendations. Additionally, there were no audit adjustments for FY 23. An audit that yielded no new management letter comments and no audit adjustments is a tremendous achievement for the staff in the Finance Department. A detailed response to the management letter was prepared by Village staff and is included as a separate section of the management letter. The management letter continues to be a valuable communication made by the audit firm to the Village Board and Village staff.

Single Audit Act (previously referred to as OMB A-133 and now known as the Uniform Guidance effective December 31, 2015) requirements are triggered when the level of federal financial

assistance based on expenditures is at least \$750,000 during the fiscal year. As the Village's total federal financial assistance was less than \$750,000 in FY 23, the Village was not subject to single audit requirements.

Finally, required for the first time in FY 16 as a consequence of GASB 68, included in the report package is the "Report on Allocation of Pension Amounts for IMRF." As the Flossmoor Public Library is included in the Village's IMRF plan, GASB 68 necessitates a report basically on the allocation method and amount utilized to allocate IMRF related net pension liability disclosures and RSI between the Village and the Library.

Please place presentation and acceptance of the audit reports on the October 16, 2023 Board Meeting agenda. Brian LeFevre of Sikich, the Partner managing the audit, will be at the meeting to make a brief presentation and to receive questions/comments from the Board. Upon completion of the presentation and discussion the Board should approve a motion to accept the audit report.

TO: Mayor Nelson and Board of Trustees
FROM: Scott Bugner, Building and Zoning Administrator
DATE: October 16, 2023
SUBJECT: Consideration of a Request for a Class 8 Tax Incentive -
Flossmoor Crawford Partners - Rainbow Cone (19805
Crawford Avenue)



FLOSSMOOR

Flossmoor Crawford Partners as owners of the property located at 19805 Crawford Avenue is requesting a Resolution of Support by the Village for a Class 8 Real Estate Tax Incentive to allow the petitioner to construct a 2,200 square foot Rainbow Cone restaurant with a drive-thru.

The petitioner states that “But For” the Class 8 Incentive, the project could not reasonably move forward.

As the Mayor and Board of Trustees will recall, an amendment to the planned unit development and a special use was approved for Rainbow Cone in 2022 and the petitioner has submitted plans for building permits. Those plans have been reviewed and approved and permit issuance is pending. Should the Mayor and Board of Trustees agree to approve a resolution of support for the Class 8, they should direct the Village Attorney to prepare a Resolution of Support finding that “But For” the Class 8 Incentive, the new construction would not be viable. Said resolution would be considered for adoption at the next regular meeting.

If a Resolution of Support for the Class 8 is granted, construction would begin in November.

To assist you in this matter, please find attached the following materials:

- Petitioner Request Letter for a Class 8 Tax Incentive
- Cook County Class 8 Eligibility Application and Supporting Documents
- Cook County Class 8 Eligibility Bulletin
- Village Resolution 03-19 Establishing Criteria for Class 8

**PETITION SEEKING TO OBTAIN THE VILLAGE OF FLOSSMOOR'S ENDORSEMENT OF
CLASS 8 TAX INCENTIVE**

PETITIONER: Flossmoor Crawford Partners
Rainbow Cone
19805 Crawford Ave.
Flossmoor, IL 60402
PIN: 31-11-302-044-0000

Date Submitted: September 26, 2023

Flossmoor Crawford Partners ("Petitioner") seeks the Village of Flossmoor's ("Village") approval and endorsement of Petitioner's application for Class 8 Real Estate Property Tax Incentive for the property commonly known as 19805 Crawford Avenue, Flossmoor, IL 60402 and identified by Parcel Number 31-11-302-044-0000. The proposed newly constructed commercial retail structure consisting of approximately 2,200 square feet of improvements, a drive-thru, and parking for the 100% owner occupied use as a "Rainbow Cone" ice cream shop retail location. It will sit on a parcel approximately 27,859 square feet in size.

Construction is slated to begin by November 1, 2023, with an expected completion date of May 15, 2024, and creating approximately 30-40 construction jobs over that period. Once completed, the Rainbow Cone location is expected to create 10 new full-time jobs and 35 new part-time jobs.

The approval and endorsement of the Class 8 Incentive Classification for this parcel and for this project are of vital material importance to the viability of the project. The economic climate for retail locations of all types in the wake of the Covid pandemic and resultant dramatic increases in both inflationary pressures and overall costs of operation indicate that, but for being granted the full weight and impact of the Class 8 incentive, the project could not reasonably move forward, depriving the Village of Flossmoor with the substantial financial investment being proposed here, along with the substantial amount of new jobs and other increased economic benefits to the Village that come with the project.

The Buona Family by and through their longstanding dedication and investments in the Village of Flossmoor have demonstrated their commitment to the community and the ongoing success of Flossmoor as a destination for new business and development. This proposed development, and their

investment therein, is a continuation of that commitment. Through the approval of this Class 8 incentive, they will be provided with the means and opportunity to continue their partnership with the Village.

Conclusion:

Based on all the foregoing information, details, and facts, it is respectfully requested that the Village of Flossmoor approve the submitted Class 8 incentive class application for the referenced projected development of the Rainbow Cone site identified therein.

COOK COUNTY ASSESSOR

FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 8 ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Michael Buonavolanto Telephone: (708) 948-0557
Company: Flossmoor Crawford Partners
Address: 6801 W. Roosevelt Road
City: Berwyn State: IL Zip Code: 60402
Email: MikeBuona@Buona.com

Contact Person (if different than the Applicant)

Name: Christopher M. Caira Telephone: (312) 726-7855
Company: KBC Law Group
Address: 100 N. La Salle St., Suite 510
City: Chicago State: IL Zip Code: 60602
Email: CCaira@KBCLawGroup.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 19805 Crawford Ave.
Permanent Real Estate Index Number: 31-11-302-044-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____

City: Flossmoor ZIP: 60422
Township: Rich Existing Class: 5-90

Attachment: Complete Class 8 Application Rainbow Cone Flossmoor (Rainbow Cone Class 8 Request - 19805 Crawford Avenue)

Class 8 application is based upon the location of the property in:

- ___ 1) An area which has been certified for Class 8
- X 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- ___ 3) Property obtained through the Cook County Tax Reactivation Program

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Property Use

Type of Development: Industrial or **Commercial** (**Please circle one**)

General Description of Proposed Property Usage Retail Restaurant/Food Location

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? 30-40

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 25 Part-time: 75

How many new permanent full-time jobs will be created by this proposed development? 10

How many new permanent part-time jobs will be created by this proposed development? 35

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- ☒ New Construction (**Read and Complete Section A**)
- ☐ Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- ☐ Occupation of Abandoned Property - No Special Circumstance
(**Read and Complete Section B**)
- ☐ Occupation of Abandoned Property - With Special Circumstance
(**Read and Complete Section C**)
- ☐ Occupation of Abandoned Property - (**CEERM**)
(**Read and Complete Section C AND CEERM Supplemental Application**)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): November 1, 2023

Estimated date of construction completion: May 15, 2024

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

[] YES [] NO

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: _____
 Date of Purchase: _____
 Name of purchaser: _____
 Name of seller: _____
 Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 12 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- ☐ 12 or greater continuous months (*Eligible for Special Circumstance*)
- ☐ 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- ☐ **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Type text here

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of “special circumstances” from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant’s request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an “Incentive Appeal”.

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (www.cookcountyassessor.com) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.



Signature

9/25/23

Date

Michael Buonavolanto

Print Name

VP of Real Estate

Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

Revised 4/1/22

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 8 Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

Revised 4/1/22

Supplementary Information in Support of Class-8 Incentive Application

Identification of Persons Having an Interest in the Property

Flossmoor Crawford Partners LLC – 100% Ownership of The Subject Property
418 Clinton Place
River Forest, IL 60305

1419 Properties LLC - 50% Ownership of Flossmoor Crawford Partners, LLC
6801 W. Roosevelt Road
Berwyn, IL 60402

Tim Hague – 50% Ownership of Flossmoor Crawford Partners, LLC
Keystone Ventures LLC
418 Clinton Place
River Forest, IL 60305

Description of Intended Use of the Property

The intended use of the property commonly known as 19805 Crawford Ave., Flossmoor, IL, and located on parcel identification number 31-11-302-044-0000, is the construction of a 2,200 (two thousand two hundred) square foot “Rainbow Cone” ice cream shop with a drive thru lane and drive-thru window. This will be a 100% commercial, owner-occupied location, employing approximately 10 full-time staff and 35 part-time staff.

Land Square Footage: 27,859

Proposed Building Square Footage: 2,200

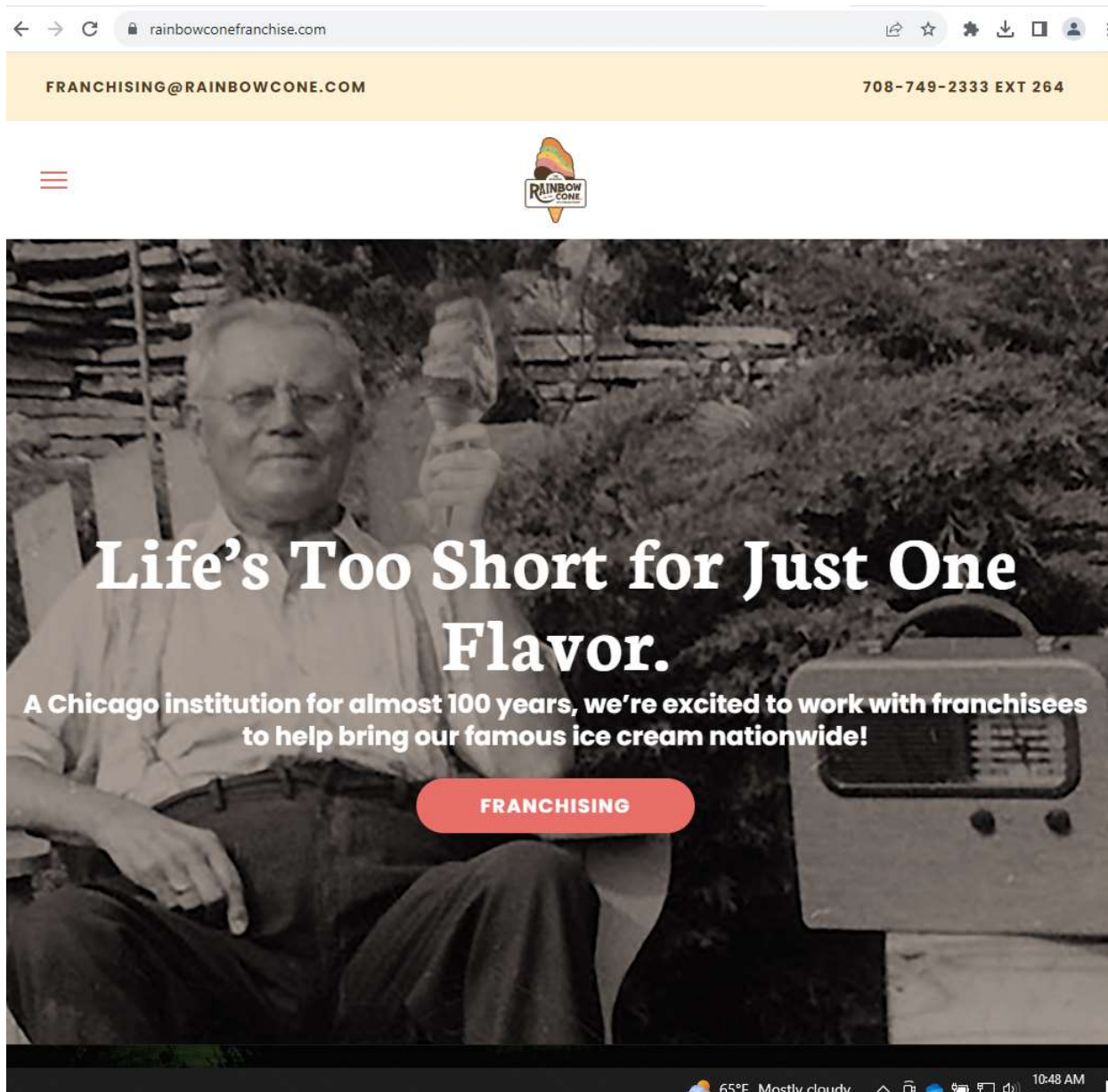
Legal Description:

Lot2 in Buona Subdivision, According the Plat Thereof Recorded September6, 2018 as Document NO. 1824916068, In Cook County, Illinois, Being a Part of Outlot C in Meijer Subdivision, Being a Subdivision of Part of the Southwest Quarter of Section 11, Township 35 North, Range 13 East of the Third Principal Meridian, According to the Plat Thereof Recorded March 4, 2015 as Document No. 1506339039, In Cook County, Illinois.

Attached Additional Documentation:

Pages from Rainbow Cone’s website detailing business and its history,
Floor Plan,
Plat of Survey,
Detailed Designs for Construction of Location,
Permits, and
Construction Budget

Rainbow Cone Business and Company History as Shown on RainbowCone.com



rainbowcone.franchise.com

FRANCHISING@RAINBOWCONE.COM 708-749-2333 EXT 264

Life's Too Short for Just One Flavor.

A Chicago institution for almost 100 years, we're excited to work with franchisees to help bring our famous ice cream nationwide!

FRANCHISING

65°F Mostly cloudy 10:48 AM

rainbowconefranchise.com/our-story/

FRANCHISING@RAINBOWCONE.COM 708-749-2333 EXT 264

RAINBOW CONE

About Us

Not All Cones Are Created Equal

To the rest of the world, Chicago's food is all about deep dish, Italian beef, and Chicago-style hot dogs. But to Chicagoans, there's not always agreement on the food that unites us. Luckily there's one dessert we can all agree on – say hello to the Rainbow Cone.

WHY US?





It starts with Family

Our founders, Joe and Katherine Sapp, had a particular affinity for ice cream, but were never satisfied with just one flavor. So when they opened the first Rainbow Cone in 1926, their signature slice (not scoop!) cone featured not one, not two, but five delicious flavors stacked together. Little did they know this imaginative combination of Chocolate, Strawberry, Palmer House, Pistachio, and Orange Sherbet would become a beloved Chicago institution that rivals some of the city's most remarkable culinary contributions.

Fast forward 95+ years, and today, we're still locally owned and proudly work to uphold the tradition Grandpa Joe started all those years ago. We value the togetherness of community, the hard work of our people, and strive to bring creativity and uniqueness to every slice and scoop of delicious dessert we serve up to our loyal patrons. As we've grown and expanded to multiple locations, we keep the family vision at the forefront of every decision and do our best to make Joe and Katherine proud.

Chicago-Beverly

9233 S. Western Ave, Chicago, IL 60643
(773) 238-9833

ORDER NOW

Lombard

498 Roosevelt Road, Lombard, IL 60148
(630) 792-1134

ORDER NOW

Orland Park

15711 S Harlem Ave, Orland Park, IL 60462
(708) 274-8775

ORDER NOW

Skokie

3754 W Touhy Avenue, Skokie, IL 60076
(224) 747-2333

ORDER NOW

Darien

7417 S Cass Avenue, Darien, IL 60561
(630) 963-2333

ORDER NOW

Lakemoor

31500 N US Hwy 12, Lakemoor, IL 60051
(815) 556-2333

ORDER NOW

Mount Prospect

861 E Rand Road, Mount Prospect, IL 60056
(847) 643-2333

ORDER NOW

Bolingbrook

303 S Weber Rd, Bolingbrook, IL 60490
(630) 343-1333

ORDER NOW

Harwood Heights

7343 W Lawrence Ave, Harwood Heights, IL 60706
(708) 831-8878

ORDER NOW

Valparaiso

2901 John Howell Dr, Valparaiso, IN 46383
(219) 306-8300

ORDER NOW

Flossmoor

19801 Crawford Ave, Flossmoor, IL 60422
(708) 991-7300

ORDER NOW

Glendale Heights

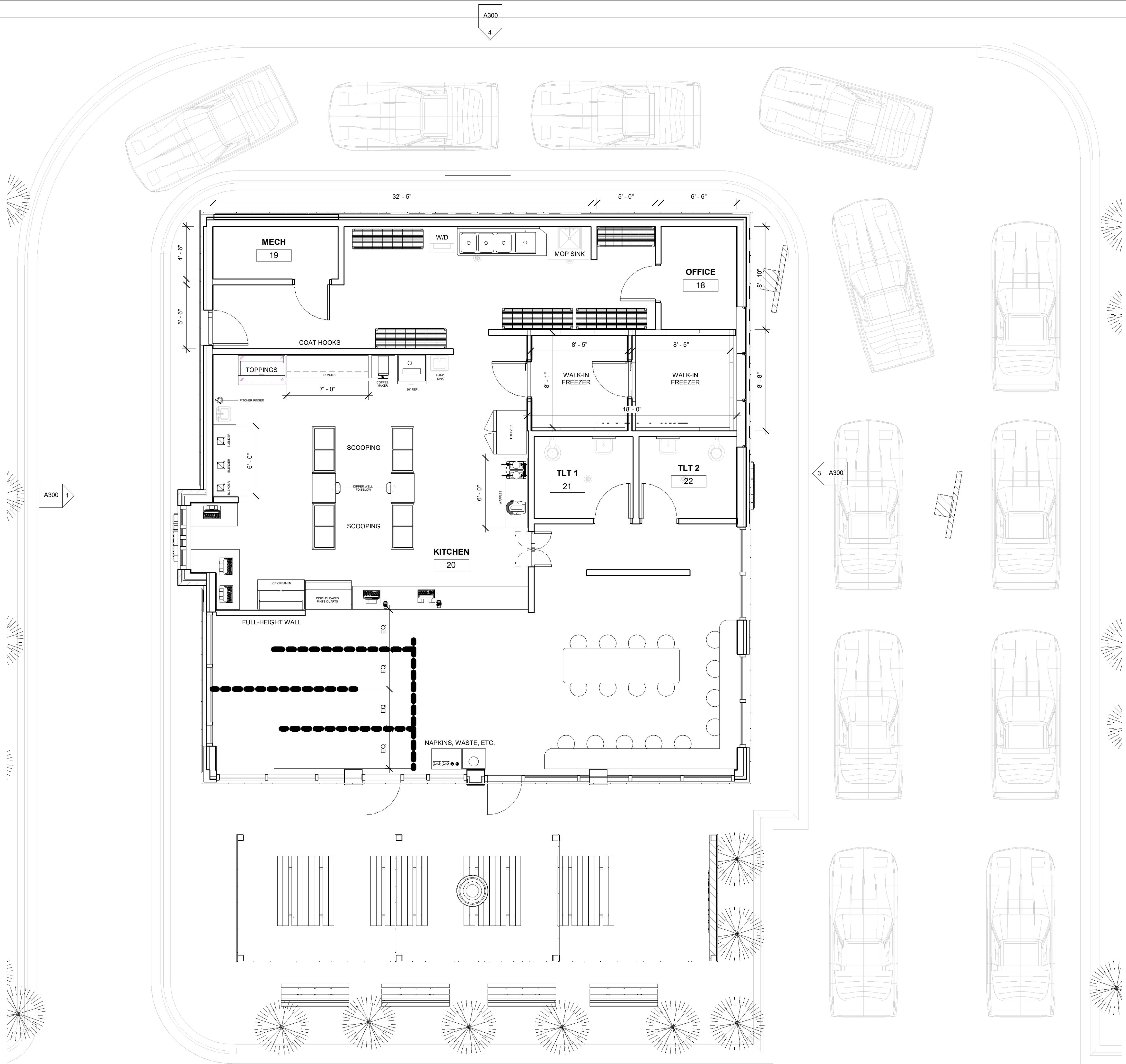
305 E Army Trail Rd, Glendale Heights, IL
(630) 539-2333

ORDER NOW

No.	Description	Date
IFZ PC		8/23/22
FLOOR PLAN		07/25/2023

ARCHITECTURAL
FLOOR PLAN

A100



1 FLOOR PLAN
1/4" = 1'-0"

FINAL PLAT OF SUBDIVISION BUONA SUBDIVISION

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PREPARED BY/RETURN TO:
SPACECO, INC.
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, ILLINOIS 60018

MAIL TAXES TO:
FLOSSMOOR VENTURES LLC
6801 ROOSEVELT RD
BERWYN, IL 60402

PROPERTY DESCRIPTION:
OUTLOT C IN MEIER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2015 AS DOCUMENT 1506339039, IN COOK COUNTY, ILLINOIS.

P.L.N.J.
31-11-302-036-0000

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to
Commonwealth Edison Company
and
SBC Telephone Company, Grantees,
their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals (as over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat marked "Easement", "Utility Easement", "Public Utility Easement", "PUJE" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over the Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "PUJE" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 165 ILCS 605/2(a), as amended from time to time.
The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlets", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "Common Area or Areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, service business district or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY, its successors and assigns ("N-Gas") to install, operate, maintain, replace, reconstruct, relocate and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and saplings, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over the Grantee's facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(a) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 165, Sec. 605/2(a), as amended from time to time).
The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS 28th DAY OF March, A.D. 2018.

BY: [Signature]
CHAIRMAN OF THE PLAN COMMISSION

ATTEST: [Signature]
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS 7th DAY OF May, A.D. 2018.

BY: [Signature]
MAYOR

ATTEST: [Signature]
VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Scott Cooper, VILLAGE COLLECTOR OF FLOSSMOOR, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT UNPAID CURRENT SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN LEVIED OR APPORTIONED AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF August, A.D. 2018.

[Signature]
VILLAGE COLLECTOR

SIGN EASEMENT #1 PROVISIONS

AN EASEMENT IS HEREBY GRANTED AND RESERVED TO LOT 1 IN MEIER SUBDIVISION, OVER ALL PROPERTY SHOWN WITHIN THE DASHED LINES AND LABELED "SIGN EASEMENT #1" FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING MONUMENTS AND SIGNAGE FOR THE DEVELOPMENT LOCATED ON SAID LOT 1 IN MEIER SUBDIVISION.

SIGN EASEMENT #2 PROVISIONS

AN EASEMENT IS HEREBY GRANTED AND RESERVED TO LOT 2 IN MEIER SUBDIVISION, OVER ALL PROPERTY SHOWN WITHIN THE DASHED LINES AND LABELED "SIGN EASEMENT #2" FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING MONUMENTS AND SIGNAGE FOR THE OVERALL DEVELOPMENT.

ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CH. 2 OF "AN ACT TO REVISE THE "OUTLOT C" IN MEIER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2015 AS DOCUMENT 1506339039, IN COOK COUNTY, ILLINOIS."

BY: [Signature]
ANTHONY J. BOIGLEY, P.E.
REGION ONE ENGINEER

NOTES:
1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO CRAWFORD AVENUE FROM OUTLOT C.
2. ALL OTHER ACCESSES SHALL BE VIA INTERNAL CIRCULATION.

STATE OF ILLINOIS)
COUNTY OF COOK) SS
WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 194-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 78.023 SQUARE FEET OR 1.731 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF FLOSSMOOR WHICH IS A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP NUMBER 1703100739J WITH MAP REVISED AUGUST 19, 2015, THAT THE LAND IS NOT IN A FLOOD HAZARD ZONE (UNSHADDED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS WHICH ARE APPLICABLE TO BOUNDARY SURVEYS.

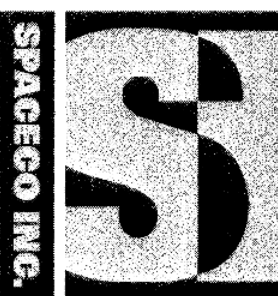
GIVEN UNDER OUR HAND AND SEAL THIS 31st DAY OF JULY, 2018 IN ROSEMONT, ILLINOIS.

[Signature]
REBECCA F. POPECK, J.P.L.S. NO. 035-3642
(VALID ONLY IF EMBOSSED SEAL AFFIXED)



REVISIONS:

06/22/2017
06/28/2017
06/22/2018
07/11/2018 IDOT
07/24/2018
07/31/2018 IDOT



CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

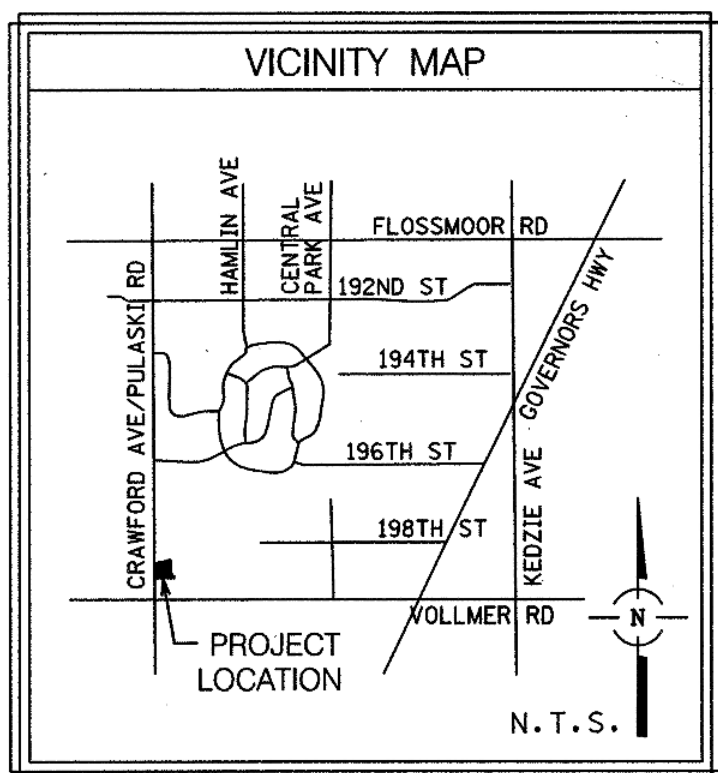
DATE: 05/19/2017

JOB NO: 7267

FILENAME:
7267-07SUB-01
SHEET
1 OF 1



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT FLOSSMOOR VENTURES LLC IS OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

FLOSSMOOR SCHOOL DISTRICT 161
HOMewood FLOSSMOOR OHSD 233
PRAIRIE STATE CD 515

DATED THIS 7 DAY OF August, A.D. 2018.

BY: [Signature]
Manager

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

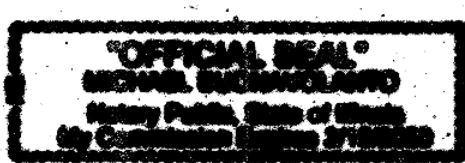
I, Michael Buonavolanto, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Carlo M. A. TITLE Manager AND

OF FLOSSMOOR VENTURES LLC WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 7 DAY OF August, A.D. 2018.

NOTARY PUBLIC



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT FLOSSMOOR CRAWFORD PARTNERS LLC IS OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

FLOSSMOOR SCHOOL DISTRICT 161
HOMewood FLOSSMOOR OHSD 233
PRAIRIE STATE CD 515

DATED THIS 8 DAY OF August, A.D. 2018.

BY: [Signature]
Manager

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

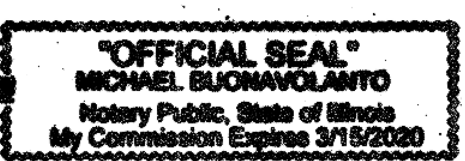
I, Michael Buonavolanto, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Timothy Hayes TITLE Manager AND

OF FLOSSMOOR CRAWFORD PARTNERS LLC WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 7 DAY OF August, A.D. 2018.

NOTARY PUBLIC



SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 31st DAY OF July, A.D. 2018.

BY: [Signature]
OWNER OR DULY AUTHORIZED ATTORNEY

[Signature]
REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 062-046926
WILLIAM B. LOFTUS JR.

LICENSE EXPIRES: 11/30/2019

PREPARED FOR:
FLOSSMOOR CRAWFORD VENTURES, LLC
418 CLINTON PLACE
RIVER FOREST, IL 60305

ADDITIONAL PROVISIONS AFFECTING ALL EASEMENTS GRANTED HEREIN

1. OTHER UTILITY LINES. PRIOR TO BEGINNING ANY WORK IN THE EASEMENT AREA, THE GRANTEE SHALL NOTIFY THE STATE OF ILLINOIS (ONE CALL) SYSTEM TO LOCATE UTILITY LINES OR EQUIPMENT LOCATED IN THE EASEMENT AREA, IN ORDER THAT THE GRANTEE MAY AVOID DAMAGING SUCH LINES AND EQUIPMENT AS MAY EXIST, IF ANY.
2. RESERVATION OF RIGHTS. GRANTEE HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSES WHICH DO NOT INTERFERE WITH GRANTEE'S USE OF THE EASEMENT AREA FOR THE PURPOSES FOR WHICH THE EASEMENT RIGHTS DESCRIBED HEREIN ARE BEING GRANTED. SUCH RESERVATION FOR GRANTEE'S USE TO INCLUDE BUT NOT BE LIMITED TO THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF LANDSCAPING, PARKING AREA, DRIVEWAYS, CURBING, CURB CUTS AND RELATED IMPROVEMENTS.

3. RELOCATION. GRANTEE SHALL HAVE THE RIGHT TO RELOCATE THE GRANTEE'S IMPROVEMENTS, IN WHOLE OR PART, TO ANY OTHER MUTUALLY AGREED UPON LOCATION ON THE GRANTEE'S PROPERTY, PROVIDED THAT SUCH RELOCATION SHALL BE PERFORMED BY THE GRANTEE AT GRANTEE'S EXPENSE. IN THE EVENT OF ANY SUCH RELOCATION, GRANTEE AND GRANTEE SHALL AMEND THIS AGREEMENT TO THE EXTENT NECESSARY IN ORDER TO REFLECT OF RECORD THE NEW LOCATION OF THE EASEMENT AREA.

4. CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION. THE GRANTEE SHALL EXERCISE REASONABLE EFFORTS TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, REPLACE AND OPERATE THE GRANTEE'S PROPERTY, PROVIDED THAT SUCH RELOCATION SHALL BE PERFORMED BY THE GRANTEE AT GRANTEE'S EXPENSE. IN THE EVENT OF ANY SUCH RELOCATION, GRANTEE AND GRANTEE SHALL AMEND THIS AGREEMENT TO THE EXTENT NECESSARY IN ORDER TO REFLECT OF RECORD THE NEW LOCATION OF THE EASEMENT AREA.

5. MECHANICS' AND MATERIALMEN'S LIENS. IN THE EVENT ANY MECHANICS' LIENS OR MATERIALMEN'S LIENS ARE FILED AGAINST THE GRANTEE'S PROPERTY, OR ANY PART THEREOF, AS A RESULT OF THE OPERATION, REPAIR, MAINTENANCE OR REPLACEMENT OF THE UTILITY IMPROVEMENTS, OR ANY OTHER WORK PERFORMED BY GRANTEE PURSUANT TO THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL EITHER PAY OR CAUSE TO BE PAID THE SAME AND HAVE THE LIENS IMMEDIATELY DISCHARGED OF RECORD.

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

THE UNDERSIGNED, FIRST BANK & TRUST, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 21st DAY OF JULY, A.D. 2017, OF COOK COUNTY, ILLINOIS ON THE 21st DAY OF JULY, A.D. 2017.

AS DOCUMENT NUMBER 1720257142, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS 29th DAY OF August, 2018.

BY: [Signature]
JEFFREY HAYDEN, SR. VICE PRESIDENT

PRINTED NAME AND TITLE

ATTEST: [Signature]

MORTGAGEE'S NOTARY PUBLIC

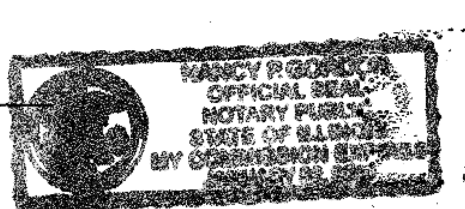
STATE OF ILLINOIS)
COUNTY OF DuPage) SS

I, Nancy P. Gordon, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Jeffrey L. Hayden

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 29th DAY OF August, 2018.

BY: [Signature]
NOTARY PUBLIC



MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

THE UNDERSIGNED, FIRST BANK & TRUST, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 21st DAY OF JULY, A.D. 2017, OF COOK COUNTY, ILLINOIS ON THE 21st DAY OF JULY, A.D. 2017.

AS DOCUMENT NUMBER 1720508005, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS 29th DAY OF August, 2018.

BY: [Signature]
JEFFREY HAYDEN, SR. VICE PRESIDENT

PRINTED NAME AND TITLE

ATTEST: [Signature]

MORTGAGEE'S NOTARY PUBLIC

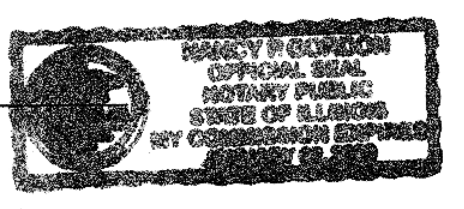
STATE OF ILLINOIS)
COUNTY OF DuPage) SS

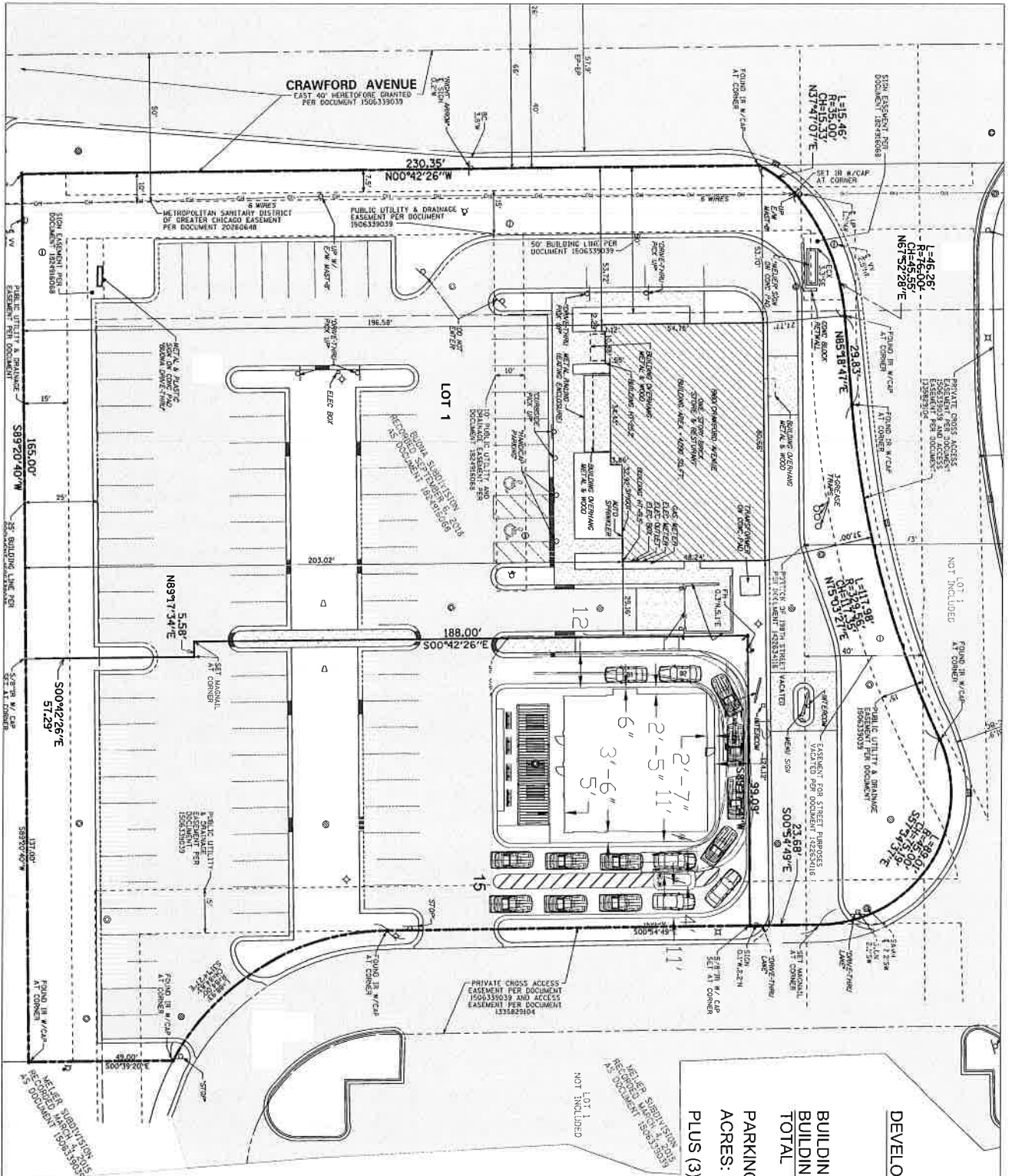
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OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 29th DAY OF August, 2018.

BY: [Signature]
NOTARY PUBLIC





DEVELOPMENT SUMMARY

BUILDING 1 : 3,920 SF
BUILDING 2 : 2,200 SF
TOTAL : 6,120 SF

PARKING PROVIDED: 81
ACRES: 1.79 AC
PLUS (3) DT WAITING STALLS

KEYSTONE VENTURES REAL ESTATE DEVELOPMENT PRESENTS

19781 Crawford Avenue, Flossmoor, Illinois



SITE PLAN

SP100

No	Description	Date
1	PRELIM	10/20/22
2	REV	11/24/23

Scale

19781 CRAWFORD AVE
FLOSSMOOR, IL 60422



GENERAL CONTRACTOR

KEYSTONECONSTRUCTLLC.COM /DESIGN

418 CLINTON PL. RIVER FOREST 60305

NY ENGINEERS

I HEREBY CERTIFY THAT I HAVE PREPARED OR CAUSED TO PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE VILLAGE OF LAKEMOOR, THE ENVIRONMENTAL BARRIERS ACT [410ILCS 25] AND THE ILLINOIS ACCESSIBILITY CODE (71 ILCS. CODE 400).

Luigi Randazzo

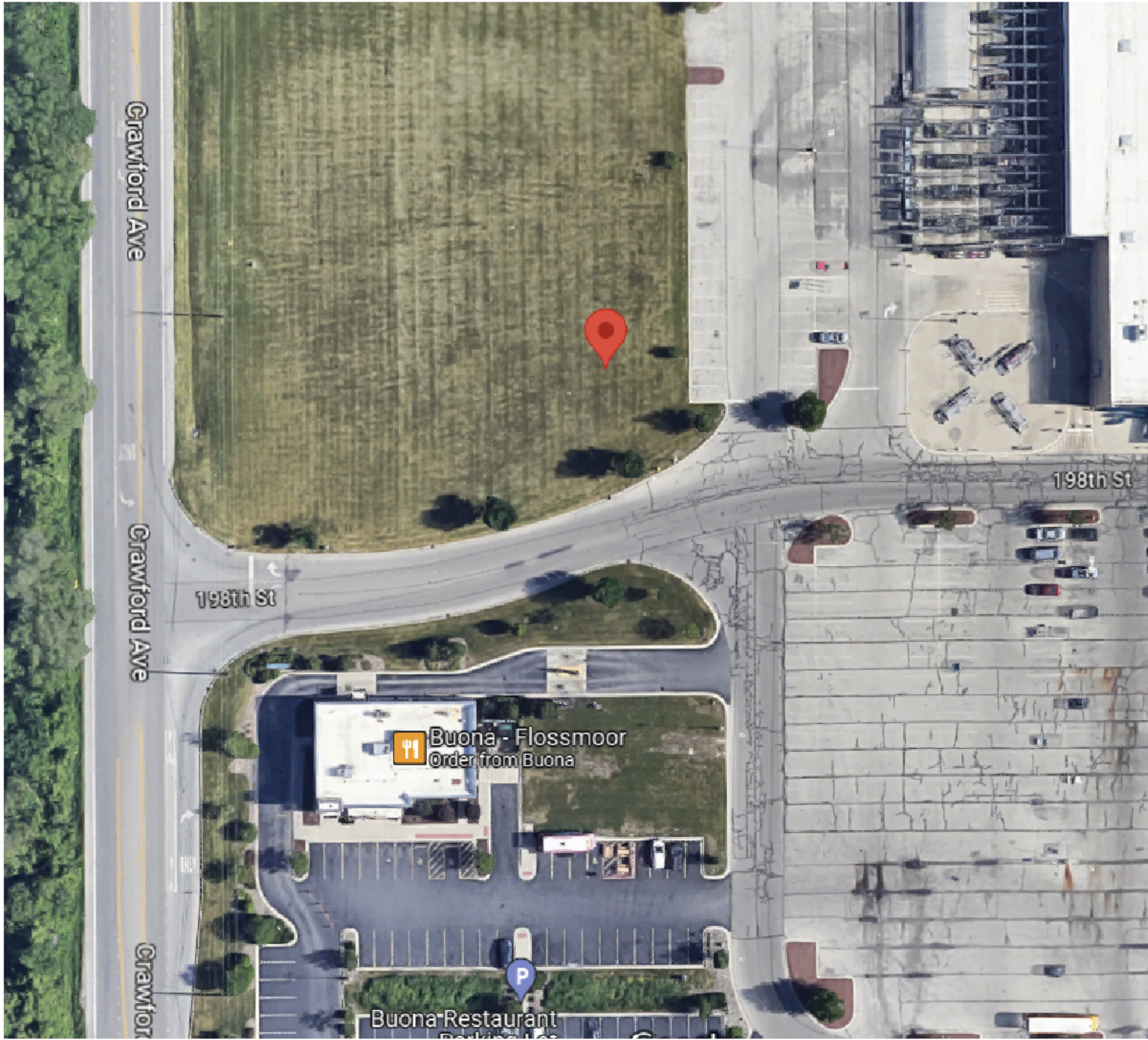
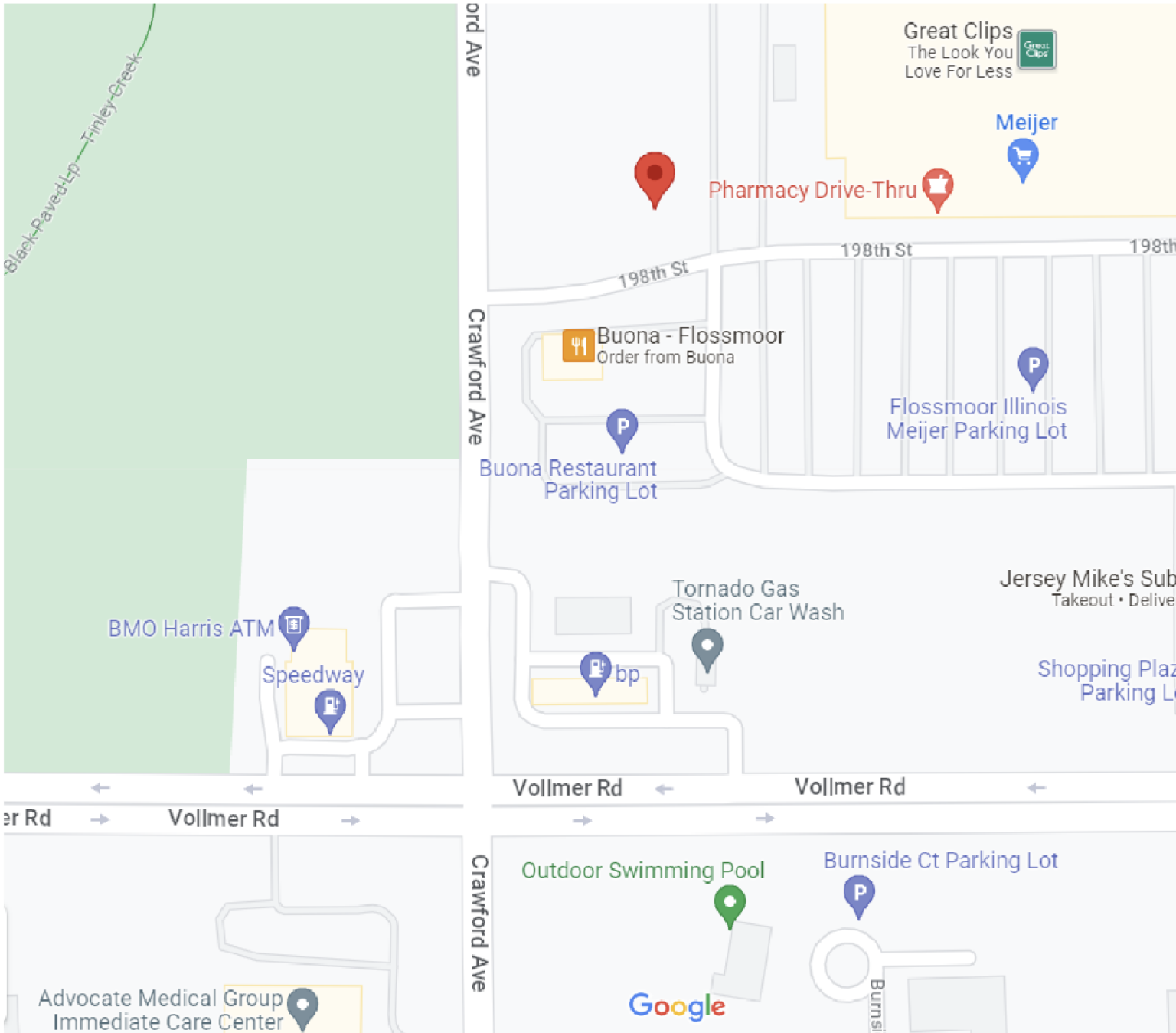
LUIGI F. RANDAZZO, AIA, ARCHITECT. IL: 001-022921 EXPIRES: 11/30/2022

[illegible]

COVER SHEET

G000

PERMIT/ BID PACKAGE
RAINBOW CONE
19781 CRAWFORD AVE
FLOSSMOOR, IL 60422



SCOPE OF WORK

- 1. NEW DRIVE-THRU ICE CREAM RESTAURANT WITH DINE-IN PATIO ACROSS THE FRONT OF THE BUILDING AND TWO ENTRIES AT FRONT OF BUILDING, ONE ENTRY IN BACK
- 2. STEEL CANOPY COVER PATIO AREA
- 3. DRIVE THRU QUEUE WITH MENUBOARD, AND TWO WAITING PARALLEL STALLS AFTER PICKUP WINDOW/BUILDING
- 4. INTERIOR BUILD-OUT OF FINISHES, FIXTURES, AND EQUIPMENT
- 5. NEW MEP SYSTEMS, PRIMARY/SECONDARY ROOF DRAINAGE, AND BATHROOMS
- 6. STEEL STUD FRAMED BUILDING WITH STEEL SUBSTRUCTURE

ABBREVIATIONS

NOT ALL USED		
AC	ACCESS FLOOR	MAX
ACT	ACOUSTICAL TILE	MFR/MFG
ADV	ADJUSTABLE (WASHABLE) TILE	MP
ADJ	ADJUSTABLE	MS
A.F.F.	ABOVE FINISHED FLOOR	MTL
ALUM	ALUMINUM	MIN
ALT	ALTERNATE	NOM
AN/ANOD	ANODIZED	NOT IN CONTRACT
APPROX.	APPROXIMATELY	N.T.S.
ARCH.	ARCHITECTURAL	NO
AT	ACOUSTICAL WALL PANEL	O/C
AWP	AWP	O.C.
B	BOTTOM OF	O.H.
BLDG.	BUILDING	O/O
BD	BOARD	OPG
BG	BUMPER GUARD	P.LAM/PL
BR	BRICK	PLS
CAB	CABINET	R/RAD
C/C	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED	RCP
CC	CUBICLE CURTAIN	R/RAD
CCT	CUBICLE CURTAIN TRACK	RS
CLG HT	CEILING HEIGHT	RWC
CLC	CORNER GUARD	RT
CLR	CENTER LINE	SCT
CMU	CONCRETE MASONRY UNIT	SHW
COL	CONCRETE	SHW
CONC	CONSTRUCTION	SHW
CONSTR	CARPET	SHW
CPT	CRASHRAIL	SHW
CR	CULTURED STONE	SHW
CT	CERAMIC TILE	SHW
CTB	CERAMIC TILE BASE	SHW
CTF	CERAMIC TILE FLOOR	SHW
CTW	CERAMIC TILE WALL	SHW
CW	CURTAIN WALL	SHW
DTL/DET	DETAIL	SHW
DIA	DIAMETER	SHW
DISP	DISPENSER	SHW
DTP	DECORATIVE TRANSLUCENT PANEL	SHW
DWGS	DRAWINGS	SHW
EB	EDGE BANDING	SHW
ETCD FILM	ETCHED FILM	SHW
EG	END GUARD	SHW
ELECT/ELEC	ELECTRICAL DRAWINGS	SHW
ELEV(S)EL	ELEVATIONS(S)	SHW
EPT	EPOXY PAINT	SHW
EO	EQUAL	SHW
ES	EPOXY SEAMLESS FLOOR	SHW
ETR	EXISTING TO REMAIN	SHW
EX/EXIST	EXISTING	SHW
DGL	DECORATIVE GLASS	SHW
F	FABRIC	SHW
F.E	FIRE EXTINGUISHER	SHW
FIN	FINISH	SHW
FIXT	FIXTURE	SHW
FLUOR	FLUORESCENT	SHW
FRP	FIBERGLASS REINFORCED PANELS	SHW
GFI	GROUND FAULT INTERRUPTER	SHW
GLASS	GLASS	SHW
GYP BD/GB	GYP/UM BOARD	SHW
GT	GLASS TILE	SHW
HDWE	HARDWARE	SHW
H.M.	HOLLOW METAL	SHW
HDR	HANDRAIL	SHW
INT	INTEGRAL/COVE BASE	SHW
LAM	LAMINATE	SHW
LS	LINOLEUM SHEET	SHW
LT	LINOLEUM TILE	SHW

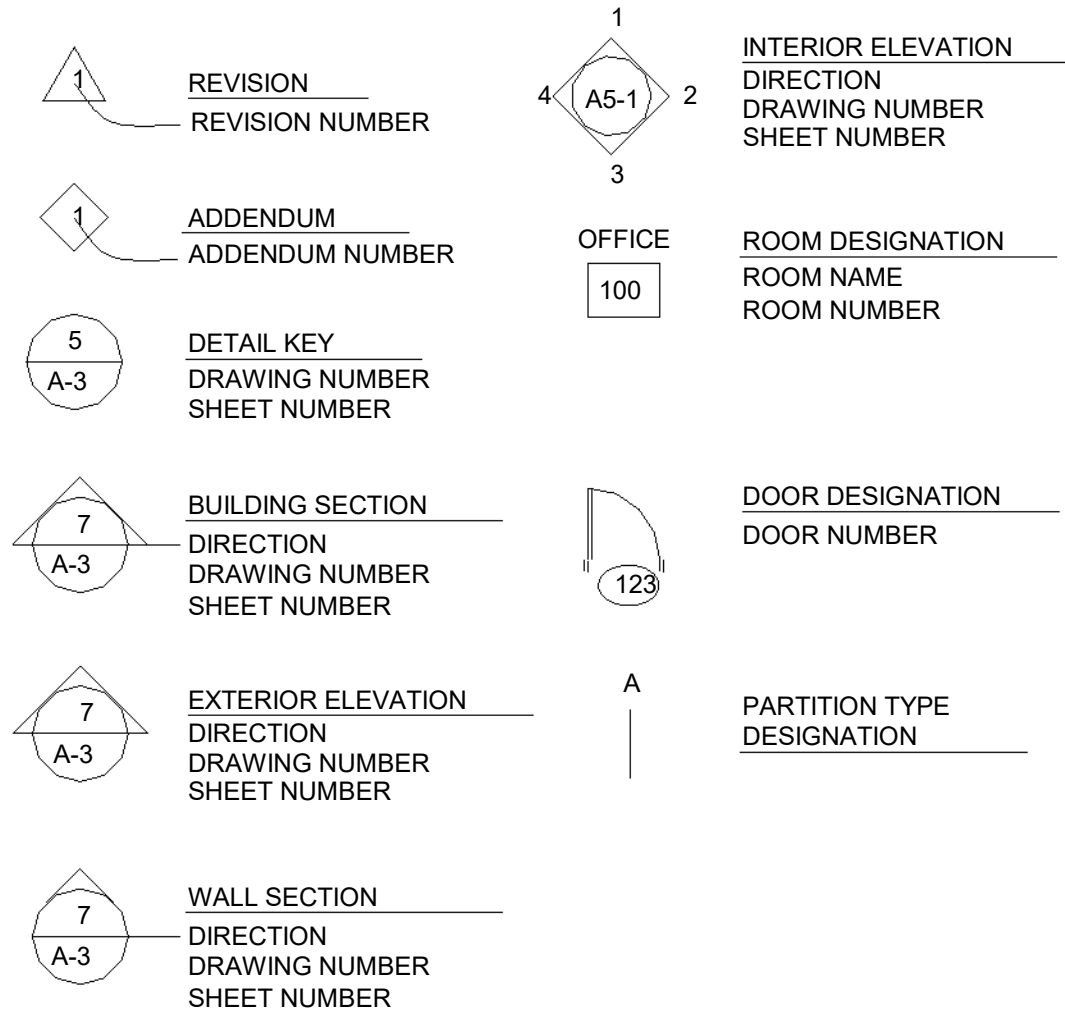
RESPONSIBILITY LEGEND

- GC - TENANT GENERAL CONTRACTOR
- LL - LANDLORD OR LANDLORD GC
- FT - FRANCHISEE, TENANT, OR OWNER'S VENDOR

PROJECT CODES

- 2018 International Mechanical Code
- 2018 International Building Code
- 2011 National Electrical Code*with amendments
- 2014 Illinois Plumbing Code
- 2018 International Energy Conservation Code
- 2018 Accessibility Code

GRAPHIC SYMBOLS



- 1. CORPORATE ARCHITECT
Firm: KeystonePlanningDesign.com
Name: Luigi Randazzo
Phone: 847-529-3531
Email: luigi@keystoneplanningdesign.com
- 2. CORPORATE FACILITIES CONTACT
Firm: Buona Companies
Name: Joey Buonavolanto
Phone: 773-440-4966
Email: joeyBuona@buona.com
- 3. CORPORATE REAL ESTATE
Firm: Buona Companies
Name: Mike Buonavolanto
Phone: 773-440-0557
Email: MikeBuona@buona.com
- 3. EXTERIOR SIGNAGE
Firm: Corporate Identity Solutions (CIS)
Name: Mike Shelly
Phone: 312-282-6062
Email: mshelly@corporateidsolutions.com
- 4. FOOD SERVICE DRAWINGS
Firm: Foodlines
Name: Jen Rohn
Phone:
Email: jen@foodlines.net
- 5. EQUIPMENT SPECIFICATIONS
Firm: RAH
Name: Sara Barrera
Phone: 847-740-1776
Email:
- 6. 3D FEATURE WALL
Firm: IDS
Name:
Phone:
Email:
- 7. FURNITURE
Firm: Waco
Name: Michael Troccoli
Phone:
Email: mike@wacoseating.com
- 8. MENUBOARDS
Firm: PDG
Name: Chuck Lewis
Phone: 773-963-7283
Email: clewis@palmerdigitalgroup.com
- 9. STAINLESS STEEL
Firm: Advance Tabco
Name: Jim Heffernan
Phone:
Email: jheffernan@jaymark.net
- 10. MILLWORK
Firm: Pio
Name: Andrew Faraone
Phone:
Email: andrew@pioww.com

SHEET INDEX		
GENERAL		
G000	COVER SHEET	
G001	COVER NOTES	
G002	GENERAL NOTES	
G014	RESPONSIBILITY MATRIX	
G100	LIFE SAFETY PLAN	
STRUCTURAL		
S001	GENERAL NOTES	
S002	SCHEDULES/ DIAGRAMS	
S 1.1	FOUNDATION PLAN	
S 1.2	DOOR HEAD FRAMING PLAN	
S 1.3	ROOF FRAMING PLAN	
S 2.1	ISOMETRIC FRAMING DETAILS	
S 3.0	STRUCTURAL ELEVATIONS	
S 3.1	STRUCTURAL ELEVATIONS	
ARCHITECTURE - EXTERIOR		
A101	SHELL PLAN	
A150	ROOF PLAN	
A300	EXTERIOR ELEVATIONS + EXTERIOR MATERIALS	
A315	EXTERIOR SIGNAGE + MENUBOARDS	
A350	STOREFRONT ELEVATIONS	
A450	WALL SECTIONS	
A500	EXTERIOR DETAILS	
SP100	SITE PLAN	
ARCHITECTURE - INTERIOR		
A100	ARCHITECTURAL FLOOR PLAN	
A110	RCP & FIXTURE SCHEDULE	
A131	FLOOR FINISH PLAN, SCHEDULE, + DETAILS	
A132	WALL FINISH PLAN, SCHEDULE, + DETAILS	
A200	INTERIOR ELEVATIONS	
A201	INTERIOR ELEVATIONS	
A205	ENLARGED PLANS - RESTROOMS	
A206	ENLARGED PLANS - MILLWORK	
A351	DOOR SPECIFICATIONS	
FOOD SERVICE		
FS-1	EQUIPMENT PLAN AND SCHEDULE	
FS-1A	EQUIPMENT UTILITY LOAD SCHEDULE	
FS-2	EQUIPMENT PLUMBING ROUGH-IN PLAN	
FS-3	EQUIPMENT ELECTRICAL ROUGH-IN PLAN	
FS-4	SPECIAL CONDITIONS PLAN	
MEP - MECHANICAL		
M1.0	MECHANICAL GENERAL NOTES	
M1.1	MECHANICAL SPECIFICATIONS	
M2.0	MECHANICAL FLOOR PLAN	
M2.1	MECHANICAL ROOF PLAN	
M3.0	MECHANICAL SCHEDULES	
M4.0	MECHANICAL DETAILS	
M4.1	HOOD DATA	
M4.2	HOOD DATA	
M4.3	HOOD DATA	
MEP - ELECTRICAL		
E001	ELECTRICAL GENERAL NOTES	
E002	ELECTRICAL SPECIFICATIONS	
E003	ELECTRICAL SPECIFICATIONS	
E100	ELECTRICAL POWER PLAN	
E200	ELECTRICAL POWER PLAN	
E400	ELECTRICAL DETAIL	
E500	ELECTRICAL RISER DIAGRAM & PANEL SCHEDULE	
E600	ELECTRICAL SITE PLAN	
MEP - PLUMBING		
P001	PLUMBING GENERAL NOTES	
P002	PLUMBING SPECIFICATION	
P101	PLUMBING WATER AND SANITARY PIPING PLAN	
P102	PLUMBING ROOF FLOOR GAS PLAN	
P501	PLUMBING DETAILS	
P502	PLUMBING DETAILS	
P503	PLUMBING RISER & SCHEDULE	



I HEREBY CERTIFY THAT I HAVE PREPARED OR CAUSED TO PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION, AND CURRENT STATE OF ILLINOIS CODES

Luigi Randazzo

LUIGI F. RANDAZZO, AIA, ARCHITECT. IL: 0

01.022921EXPIRES: 11/30/24

Scale

COVER NOTES

G001

BUILDING CODE TABLE										
CONSTRUCTION TYPE	AREA	USE	OCCUPANCY	FIRE ALARM	FIRE SPRINKLE R	NUMBER OF EXITS	EXITS PROVIDED	EXIT WIDTH	TRAVEL DISTANCE	COMMENTS
V-B	2140 SQ.FT. PER FLR	A-2 W/ DRIVE-THRU	112 (SEE KEYNOTES)	Y	Y	2	3	36" 32" CLEAR	SEE PLAN	1

TRAVEL DISTANCES	
Mark	LENGTH
PATH A	43' - 0"
PATH B	66' - 7 17/32"

KEYNOTES - LIFE SAFETY

01 MERCANTILE AT 60 SF / PERSON - 5 PEOPLE

03 SERVICE AREA AT 200 SF / PERSON - 2 PEOPLE

04 ACTUAL CHAIR COUNT IS 6, PRIMARY BUSINESS IS TAKEOUT MERCANTILE

05 PER FLBC, SINGLE RESTROOM IS LESS THAN 15 TOTAL OCCUPANTS INCLUDING BOTH STAFF AND CUSTOMERS, AND/OR IN MERCANTILE OCCUPANCIES. MINIMUM PLUMBING FIXTURES - 1 WATER CLOSET, 1 LAV, 1 MOP SINK - COMPLIES. DRINKING FOUNTAINS NOT REQUIRED PER CODE IF LESS THAN 15 OCCUPANTS. PUBLIC ACCESS AREA IS ALSO LESS THAN 300 SQ.FT.

FE U.N.O., PROVIDE SURFACE MOUNT 10# ABC FIRE EXTINGUISHER PER NFPA 10 & WALL BRACKET BLOCKING INSTALLED BY CARPENTER, LOCATE WITHIN 75' APART MAX AND NEAR EXITS.



GENERAL NOTES

- SEE LIGHTING PLAN OR RCP FOR EXIT SIGNAGE LAYOUT. BUILDING IS SUPPLIED WITH A BACKUP LIGHTING INVERTER FOR SELECT EGRESS LIGHTING THROUGHOUT INTERIOR AND AT EXTERIOR OF EXIT DOORS, PER E-SHEETS
- EXIT DOORS MUST OPEN IN THE DIRECTION OF TRAVEL AND NOT REQUIRE SPECIAL KNOWLEDGE OR SPECIAL GRASP TO OPERATE. HARDWARE PER IBC.
- ALL INTERIOR FINISHES COMPLY WITH IBC INCLUDING WALL & CEILING FINISHES AND TRIM MEETING CLASS A FLAME SPREAD RATING OF 0-25, AND SMOKE DEVELOPED INDEX OF 200 OR LESS. FLOOR COVERINGS SHALL BE CLASS A WITHIN A CLASS C OCCUPANY DESIGNATION ALL INTERIOR BLOCKING OR PLYWOOD BACKING OF WALL FINISHES TO BE FIRE RETARDANT TREATED

BUILDING CODES

2018 International Mechanical Code
2018 International Building Code
2011 National Electrical Code*with amendments
2014 Illinois Plumbing Code
2018 International Energy Conservation Code
2018 Accessibility Code



KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

PRESENTS

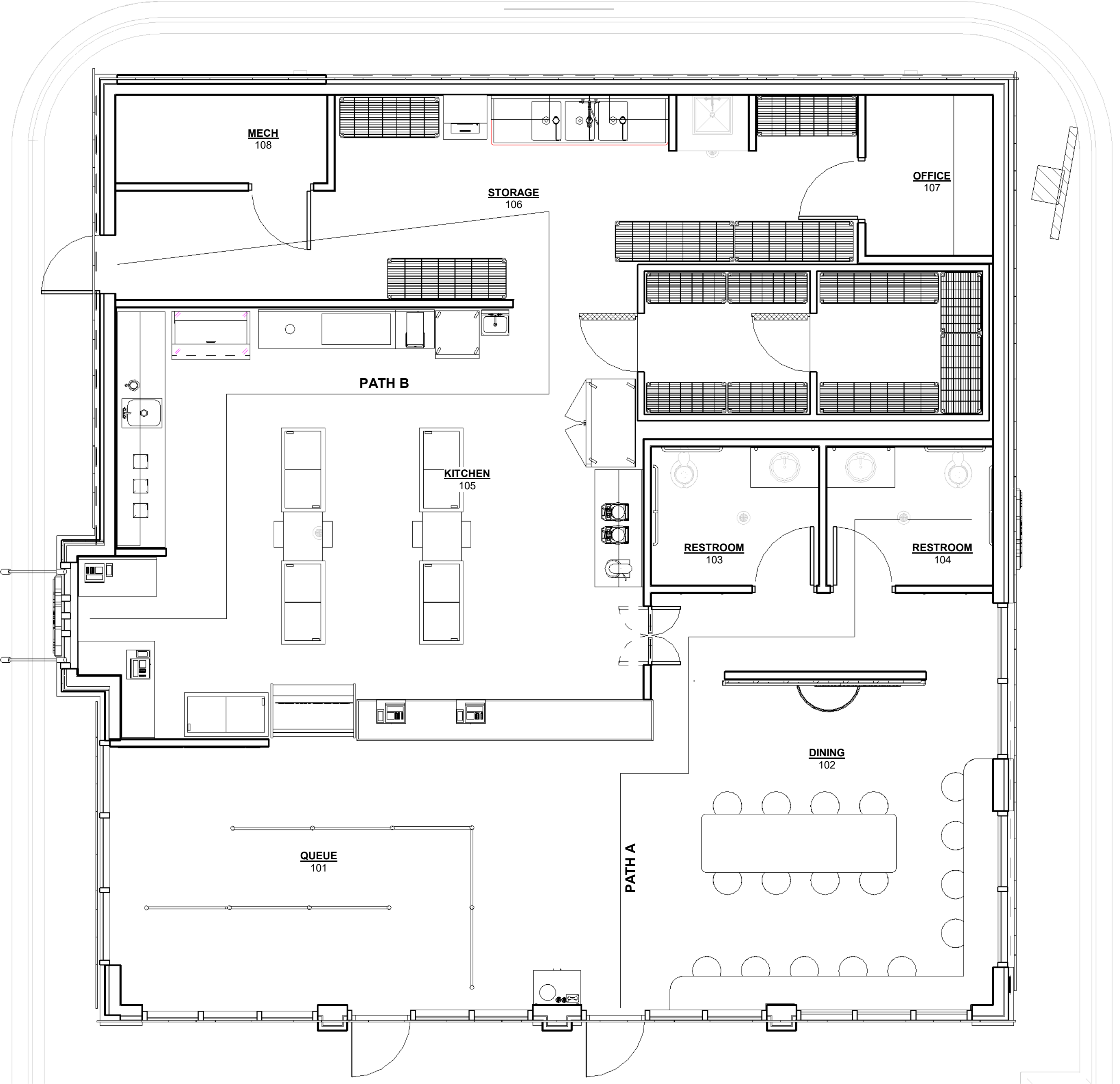
19781 CRAWFORD AVE
FLOSSMOOR, IL 60422

No.	Description	Date
	IFPermit	08/30/2023

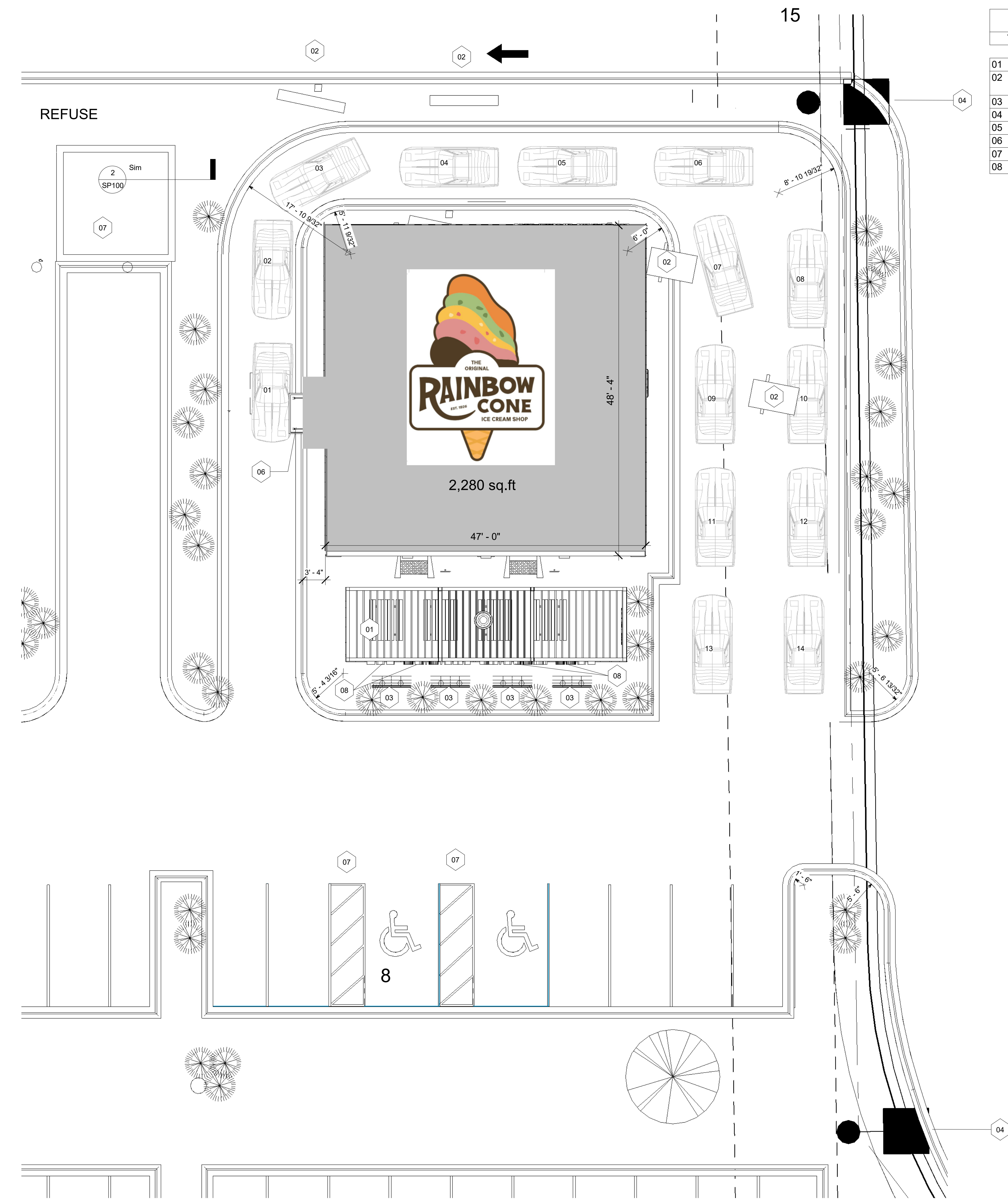
LIFE SAFETY PLAN

G100

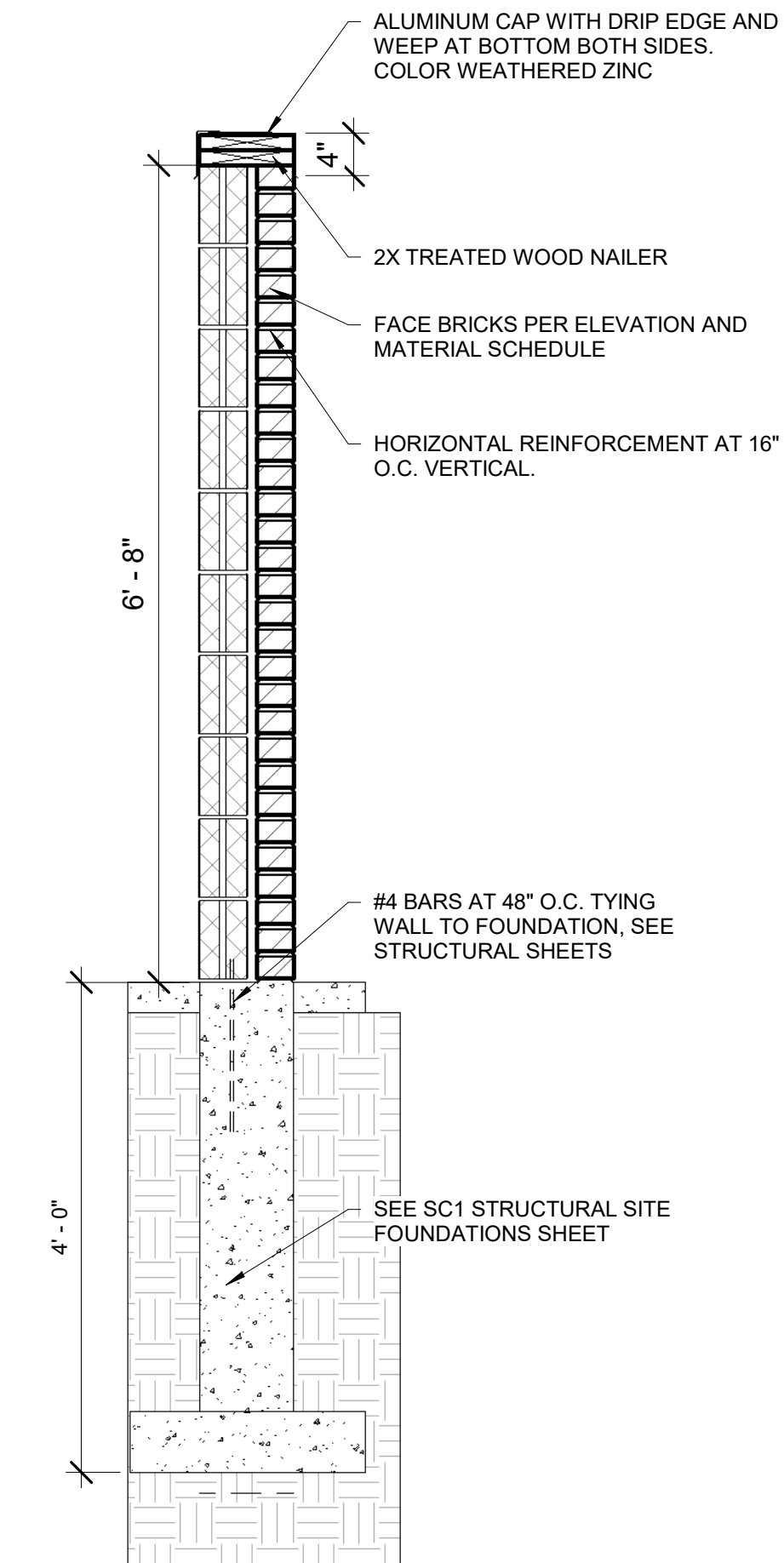
Scale 1/4" = 1'-0"



1 LIFE SAFETY PLAN
1/4" = 1'-0"



SITE LEGEND	
TAG	COMMENTS
01	EXTERIOR SEATING W/ PERGOLA
02	DRIVE THROUGH MENUBOARDS. SEE A315 FOR EXTERIOR SIGNAGE AND MENUBOARDS
03	EXTERIOR BENCH. TO BE MOUNTED TO CONCRETE SIDEWALK
04	EXTERIOR SIGNAGE
05	TRASH ENCLOSURE
06	DRIVE THROUGH CANOPY
07	ADA PARKING AISLE
08	EXTERIOR BUILDING SIGNAGE



KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

PRESENTS

19781 Crawford Avenue, Flossmoor, Illinois

No.	Description	Date
IFZ PC		8/23/22

SITE PLAN

SP100

Scale As indicated

SITE IMPROVEMENT PLANS for

**W. CONE – FLO
FLOSSMOOR, II**

PROJECT NO:7267.08

KEYSTONE PLANNING DESIGN
418 CLINTON PL
RIVER FOREST, IL 60305
(847) 529-3531

COUNTY COOK
CITY, TOWNSHIP FLOSSMOOR, RICH
SEC. & 1/4 SEC. NO. SW 1/4 SEC. 11, T35N, R13E

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY	COOK
CITY, TOWNSHIP	FLOSSMOOR, RICH
SEC. & ½ SEC. NO.	SW 1/4 SEC. 11, T35N, R13E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

ELEVATION:

DESCRIPTION: SEE SHEET ET FOR
BENCHMARK INFORMATION

SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

ORIGINAL PLAN DATE: AUGUST 29, 2023

[illegible]

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	ET	EXISTING CONDITIONS
4	DEMO	DEMOLITION PLAN
5	GM	GEOMETRIC PLAN
6	GR	GRADING PLAN
7	UT	UTILITY PLAN
8	S1	SPECIFICATIONS
9	SE1	SOIL EROSION AND SEDIMENT CONTROL PLAN - 1
10	SE2	SOIL EROSION AND SEDIMENT CONTROL PLAN - 2
11	SE3	SOIL EROSION AND SEDIMENT CONTROL PLAN - 3
12	MWRD	MWRD GENERAL NOTES
13-14	D1-D2	DETAILS
15	PDP	PROPOSED DRAINAGE PLAN

EXISTING 66" MWD INTERCEPTOR
(CALLMET 196, EXT C, 1967)

EXISTING 8" VILLAGE OF FLOSSMOOR SANITARY SEWER
CONNECTS TO EXISTING 66" MWD
INTERCEPTOR
(CALLMET 196, EXT C, 1967)

EX. SITE CONNECTION
TO EXISTING 8" VILLAGE OF
FLOSSMOOR SANITARY SEWER

EXISTING DETENTION BASIN
(MWD PERMIT # 13-281)

EXISTING 12" COOK
COUNTY STORM SEWER

CH B6 Volunteer Road

Rich Central
High School

Governors Highway

BUTTERNFIELD CREEK

N.T.S.

PROJECT LOCATION

EXISTING 24" VILLAGE OF FLOSSMOOR STORM SEWER
(IMMEDIATELY TRIBUTARY TO
EXISTING DETENTION BASIN)

EXISTING 36" COOK
COUNTY STORM SEWER

CH B6

Volunteer Road

Rich Central High School

Governors Highway

BUTTERNFIELD CREEK

N.T.S.

PROJECT LOCATION

ENTRANCE ROAD

EX. BUONA BEEF
EX. FF#701.10

PROP. BLDG
FF#701.10

CRAWFORD AVE

TORNADO BP GAS STATION

N.T.S.

PLAN

1/2" = 1'-0"

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

1/512" = 1'-0"

1/1024" = 1'-0"

1/2048" = 1'-0"

1/4096" = 1'-0"

1/8192" = 1'-0"

1/16384" = 1'-0"

1/32768" = 1'-0"

1/65536" = 1'-0"

1/131072" = 1'-0"

1/262144" = 1'-0"

1/524288" = 1'-0"

1/1048576" = 1'-0"

1/2097152" = 1'-0"

1/4194304" = 1'-0"

1/8388608" = 1'-0"

1/16777216" = 1'-0"

1/33554432" = 1'-0"

1/67108864" = 1'-0"

1/134217728" = 1'-0"

1/268435456" = 1'-0"

1/536870912" = 1'-0"

1/1073741824" = 1'-0"

1/2147483648" = 1'-0"

1/4294967296" = 1'-0"

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1/633825300114114700748351602688" = 1'-0"

1/1267650600228229401496703205376" = 1'-0"

1/2535301200456458802993406410752" = 1'-0"

1/5070602400912917605986812821504" = 1'-0"

1/10141204801825835211973625643008" = 1'-0"

1/20282409603651670423947251286016" = 1'-0"

1/40564819207303340847894502572032" = 1'-0"

1/81129638414606681695789005144064" = 1'-0"

1/162259276829213363391578010288128" = 1'-0"

1/324518553658426726783156020576256" = 1'-0"

1/649037107316853453566312041152512" = 1'-0"

1/1298074214633706907132624082305024" = 1'-0"

1/2596148429267413814265248164610048" = 1'-0"

1/5192296858534827628530496329220096" = 1'-0"

1/10384593717069655257060992658440192" = 1'-0"

1/20769187434139310514121985316880384" = 1'-0"

1/41538374868278621028243970633760768" = 1'-0"

1/83076749736557242056487941267521536" = 1'-0"

1/166153499473114484112975882535043072" = 1'-0"

1/332306998946228968225951765070086144" = 1'-0"

1/664613997892457936451903530140172288" = 1'-0"

1/1329227995784915872903807060280344576" = 1'-0"

1/2658455991569831745807614120560689152" = 1'-0"

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.



SPACECO INC.

FILENAME:
7267.08

DATE:
08/29/2023

JOB NO.
7267.08

SHEET
C1
1 OF 15

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED JANUARY 1, 2022 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERE TO, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY, EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAINS (SSRWC), PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY, EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCES WHICH COORDINATES ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE COMMENCING THE WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING, IN FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNERS, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL, SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4" ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADES.).

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER, NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS, "SAFE", MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.

26. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

27. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

28. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4" ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADES.).

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

29. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER, NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS, "SAFE", MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.

30. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

31. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

32. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4" ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

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J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

33. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER, NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS, "SAFE", MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.

34. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

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A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

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D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

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F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

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J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

37. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER, NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS, "SAFE", MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.

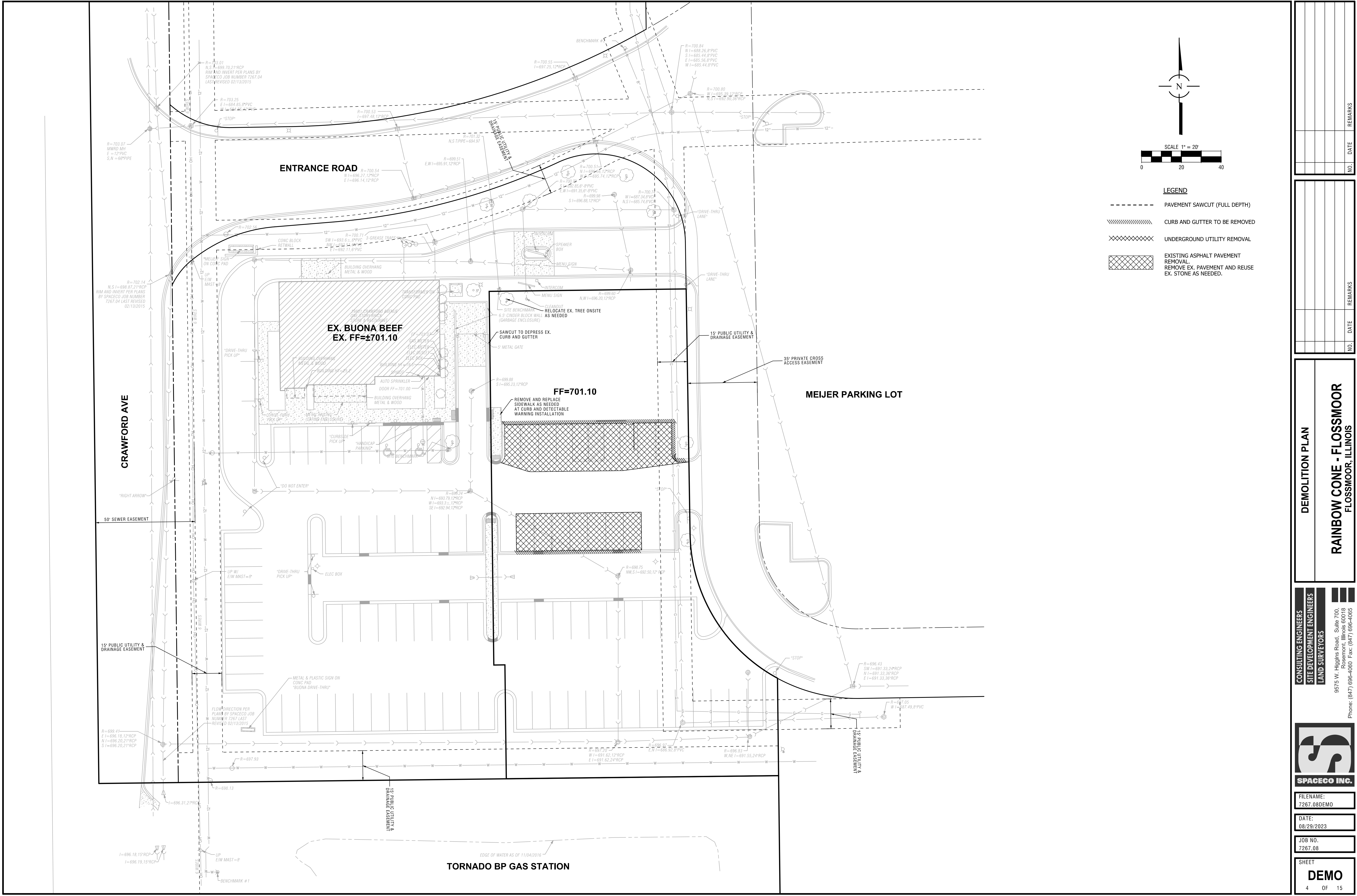
38. GENERAL EXCAVATION/UNDERGROUND NOTES

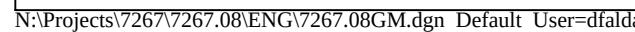
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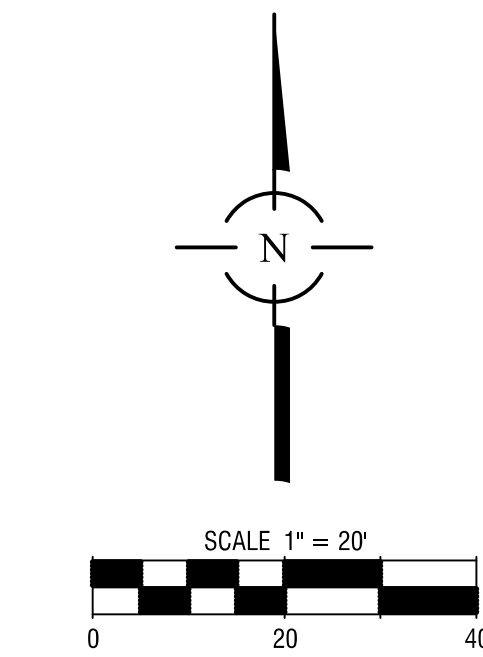
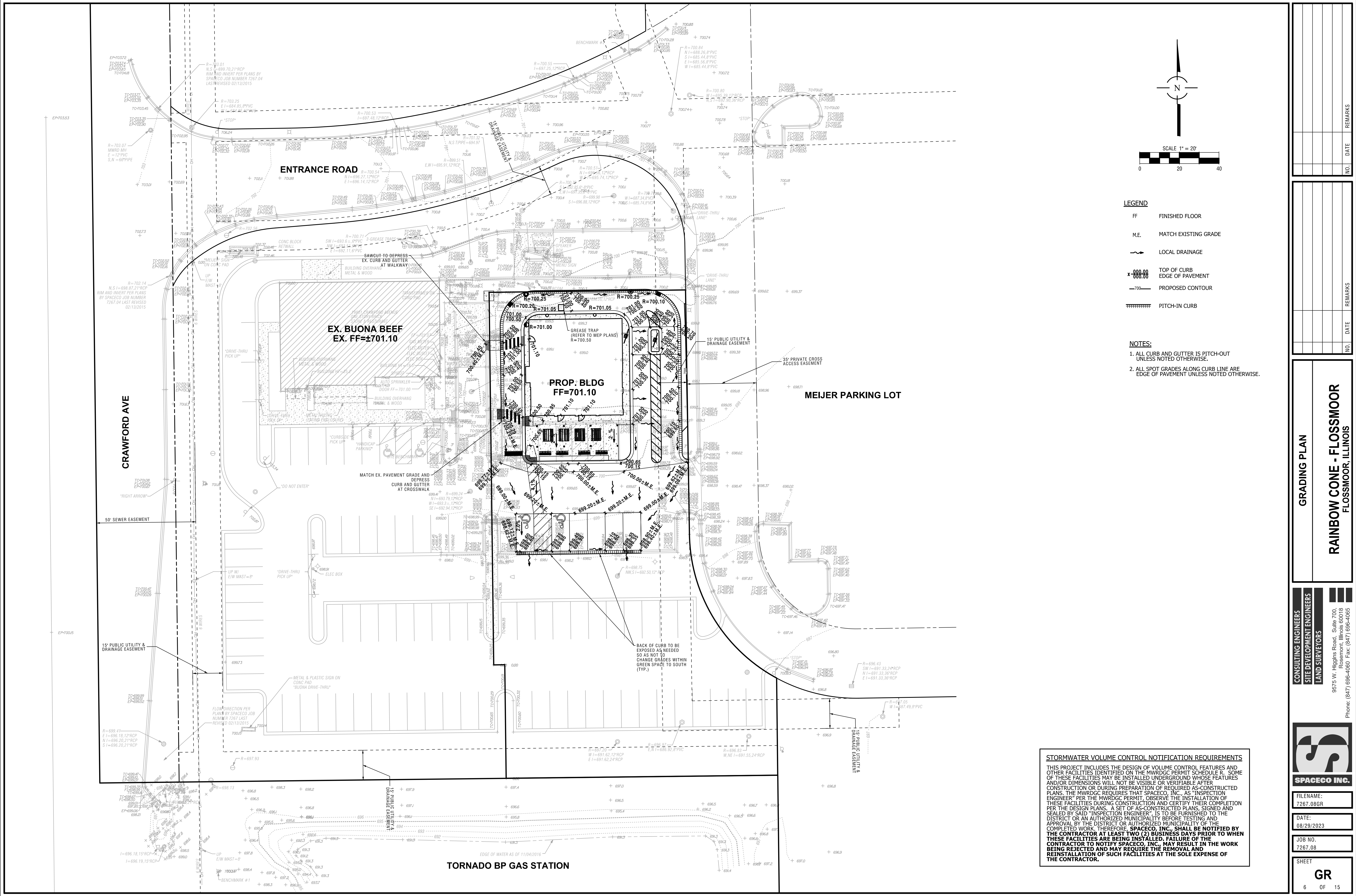
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C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE







- LEGEND**
- FF FINISHED FLOOR
 - M.E. MATCH EXISTING GRADE
 - LOCAL DRAINAGE
 - TOP OF CURB
 - EDGE OF PAVEMENT
 - PROPOSED CONTOUR
 - PITCH-IN CURB
- NOTES:**
- ALL CURB AND GUTTER IS PITCH-OUT UNLESS NOTED OTHERWISE.
 - ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

STORMWATER VOLUME CONTROL NOTIFICATION REQUIREMENTS

THIS PROJECT INCLUDES THE DESIGN OF VOLUME CONTROL FEATURES AND OTHER FACILITIES IDENTIFIED ON THE MWRDGC PERMIT SCHEDULE R. SOME OF THESE FACILITIES MAY BE INSTALLED UNDERGROUND WHOSE FEATURES AND/OR DIMENSIONS WILL NOT BE VISIBLE OR VERIFIABLE AFTER CONSTRUCTION OR DURING PREPARATION OF REQUIRED AS-CONSTRUCTED PLANS. THE MWRDGC REQUIRES THAT SPACECO, INC., AS "INSPECTION ENGINEER" PER THE MWRDGC PERMIT, OBSERVE THE INSTALLATION OF THESE FACILITIES DURING CONSTRUCTION AND CERTIFY THEIR COMPLETION PER THE DESIGN PLANS. A SET OF AS-CONSTRUCTED PLANS, SIGNED AND SEALED BY SAID "INSPECTION ENGINEER", IS TO BE FURNISHED TO THE DISTRICT OR AN AUTHORIZED MUNICIPALITY BEFORE TESTING AND APPROVAL BY THE DISTRICT OR AUTHORIZED MUNICIPALITY OF THE COMPLETED WORK. THEREFORE, **SPACECO, INC., SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST TWO (2) BUSINESS DAYS PRIOR TO WHEN THESE FACILITIES ARE BEING INSTALLED. FAILURE OF THE CONTRACTOR TO NOTIFY SPACECO, INC., MAY RESULT IN THE WORK BEING REJECTED AND MAY REQUIRE THE REMOVAL AND REINSTALLATION OF SUCH FACILITIES AT THE SOLE EXPENSE OF THE CONTRACTOR.**

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING PLAN

RAINBOW CONE - FLOSSMOOR

FLOSSMOOR, ILLINOIS

CONSULTING ENGINEERS

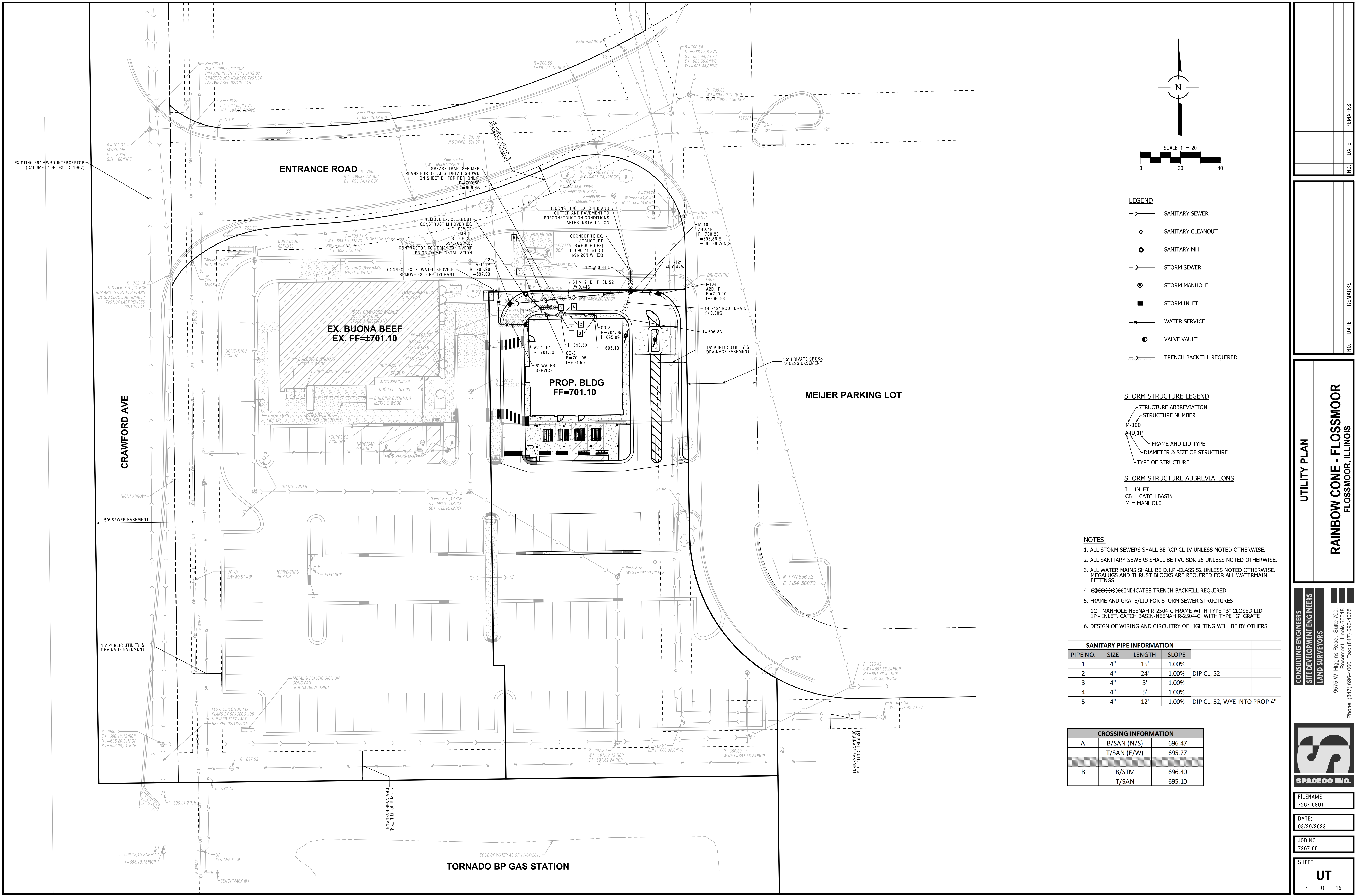
SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

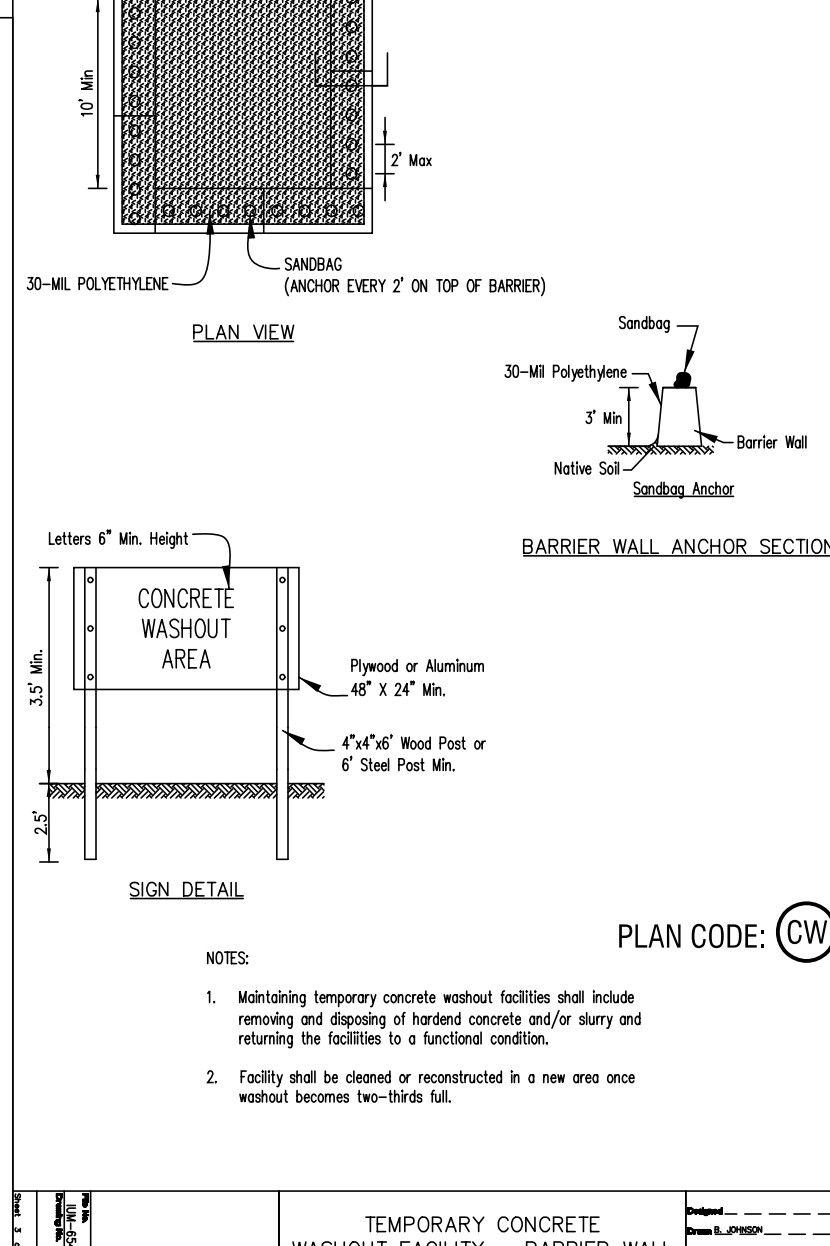
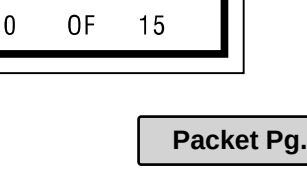
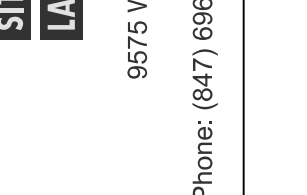
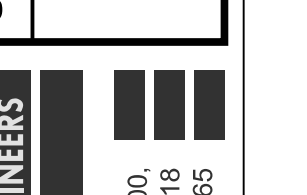
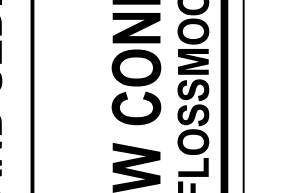
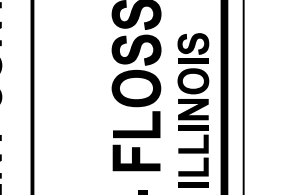
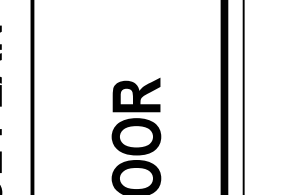
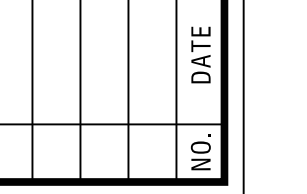
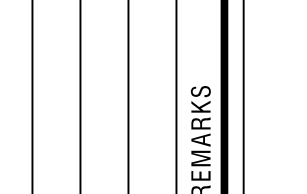
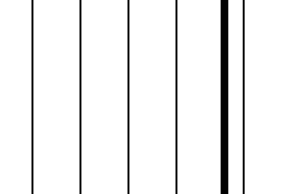
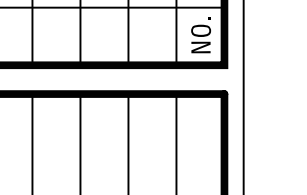
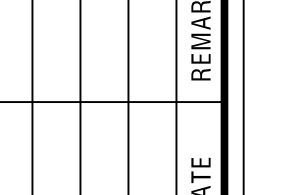
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



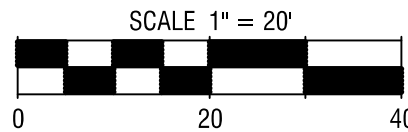
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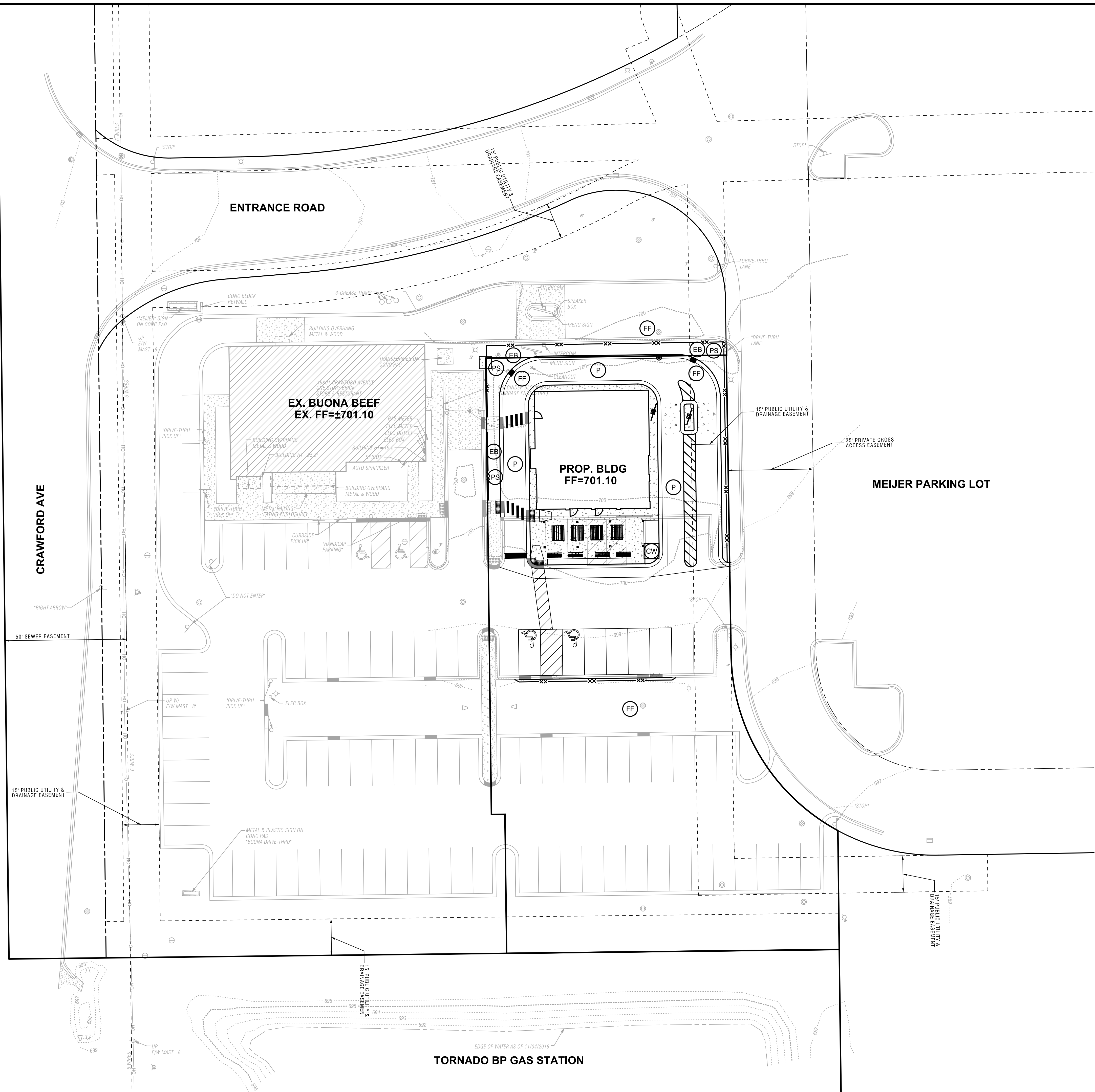


Attachment: Complete Class 8 Application Rainbow Cone Flossmoor (Rainbow Cone Class 8 Request - 19805 Crawford Avenue)



SYMBOL LEGEND

- | | |
|---|-------------------------|
|  | SILT FENCE |
|  | FABRIC FILTER |
|  | PAVING |
|  | PERMANENT SEEDING |
|  | CONCRETE PAVEMENT |
|  | CONCRETE WASHOUT |
|  | EROSION CONTROL BLANKET |



SOIL EROSION AND SEDIMENT CONTROL PLAN - 3

RAINBOW CONE - FLOSSMOOR
FLOSSMOOR, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
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FILENAME:
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DATE:
08/29/2023

JOB NO.
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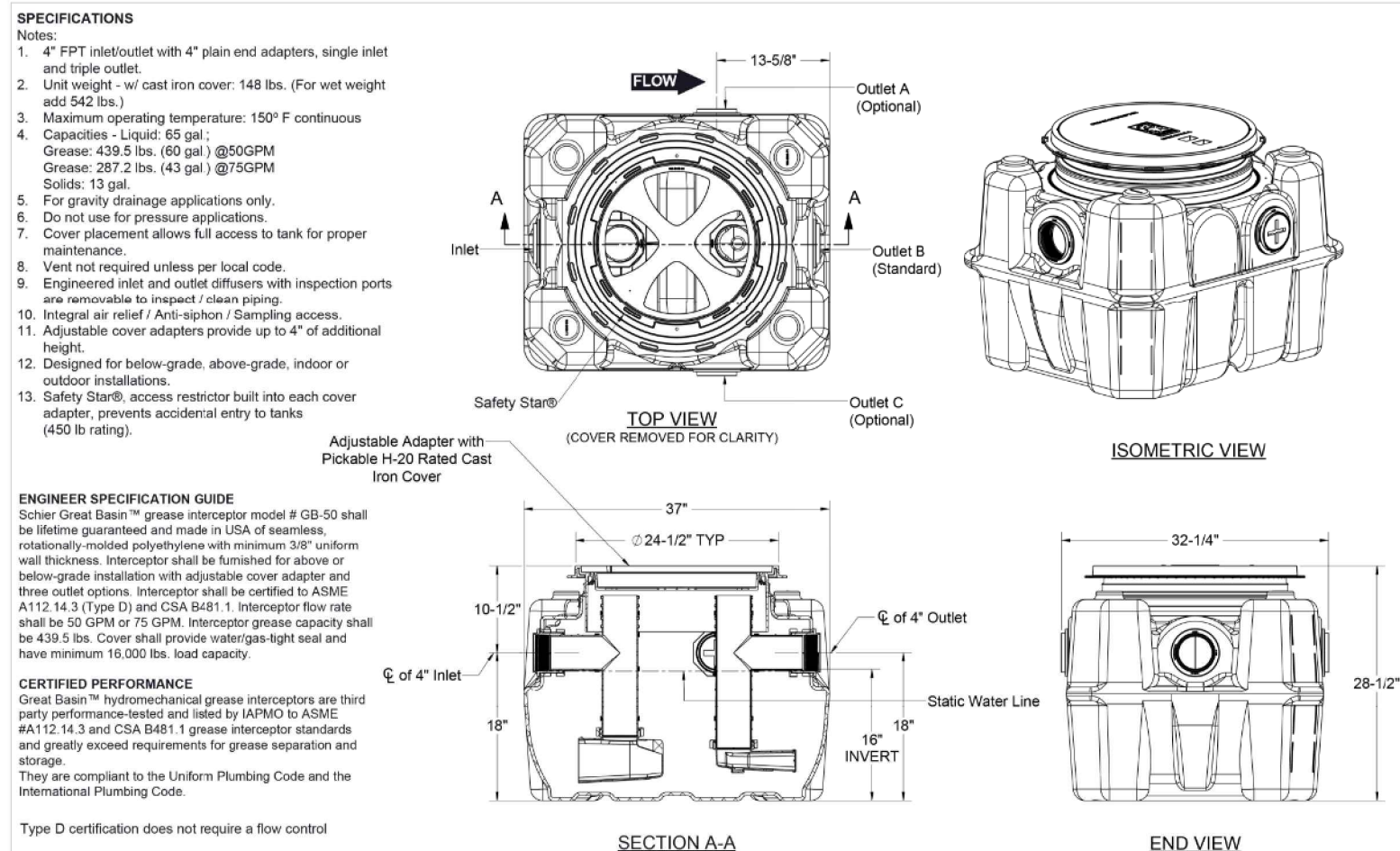
CONSULTING ENGINEERS
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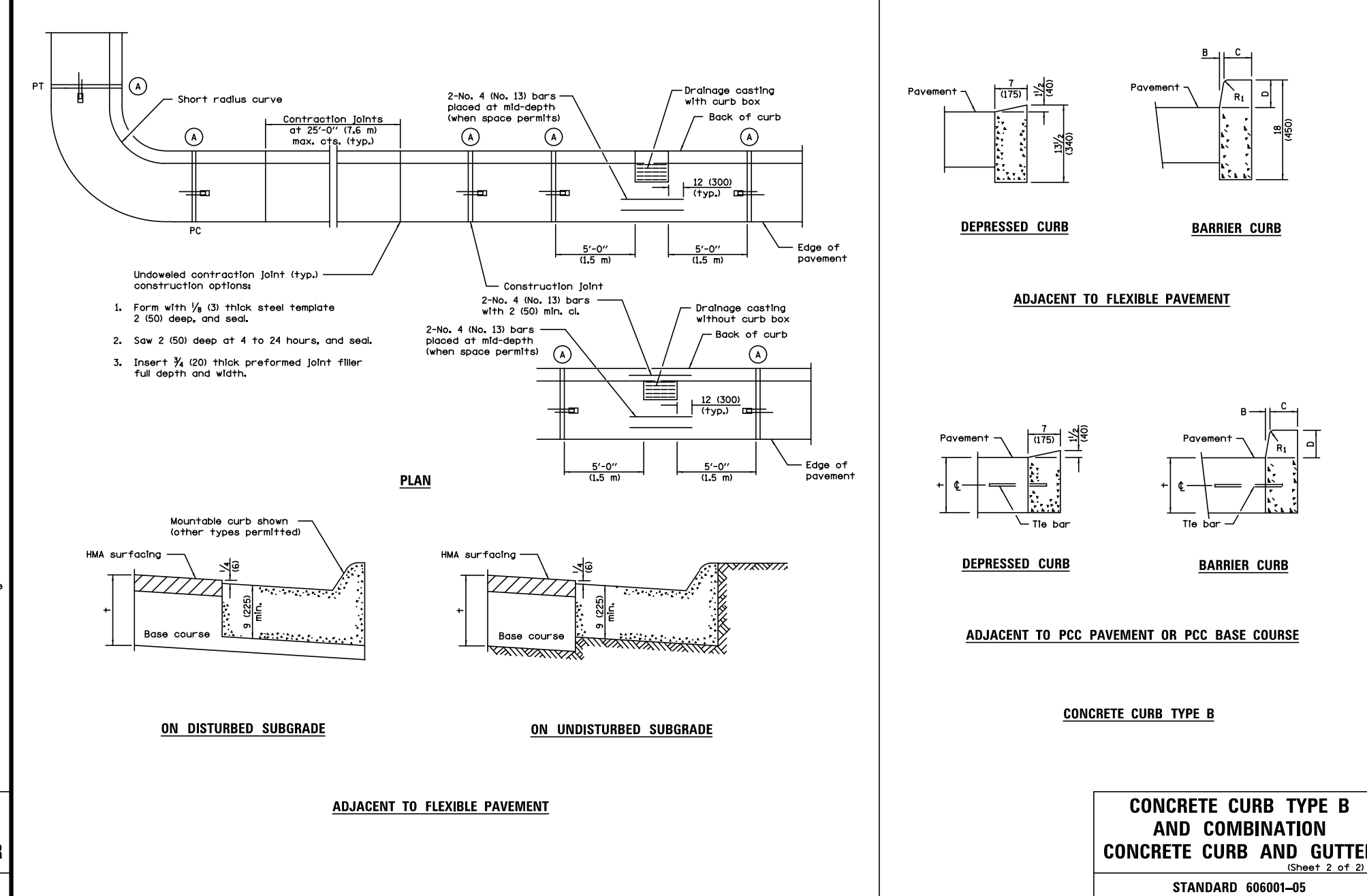
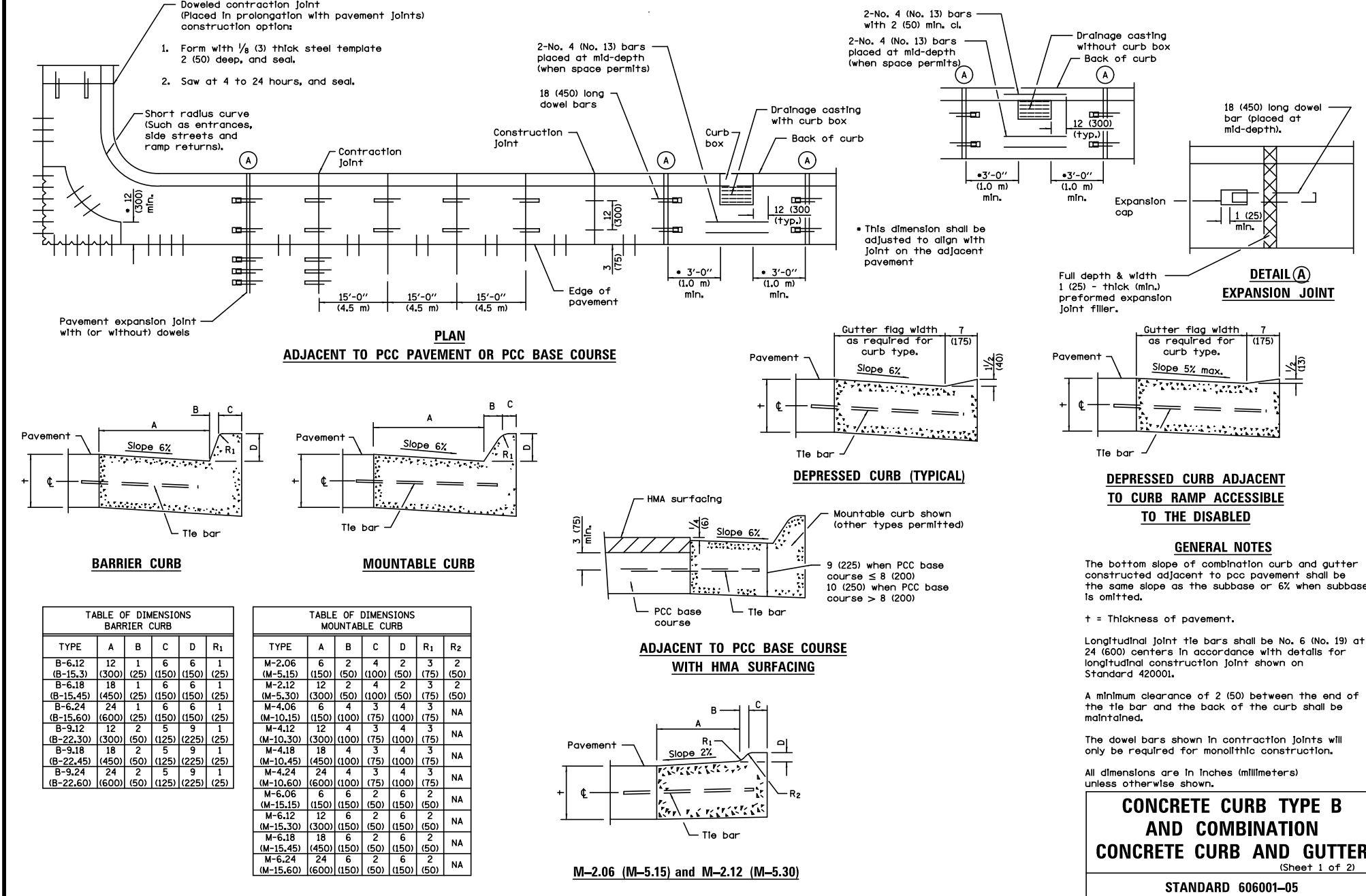
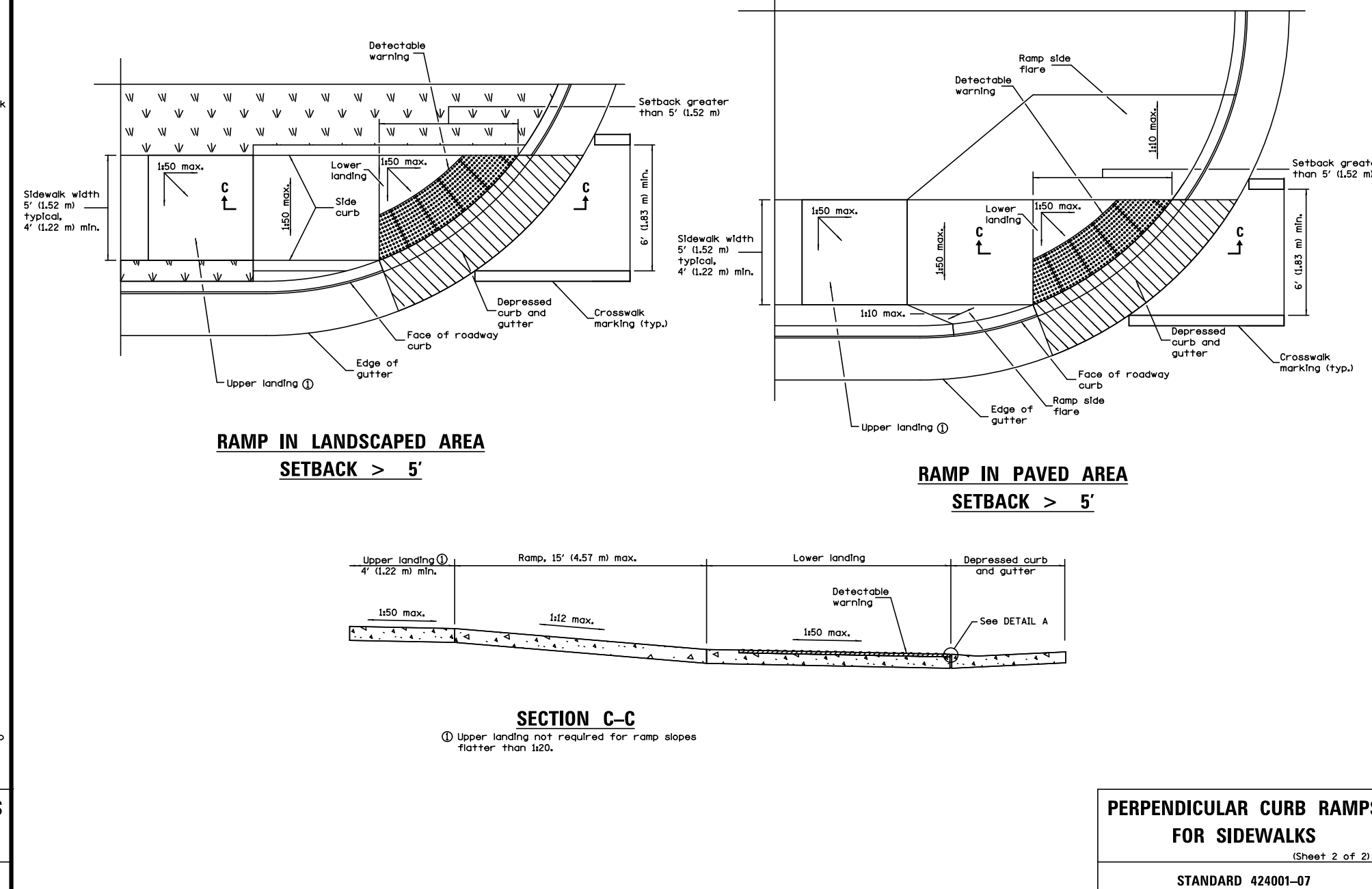
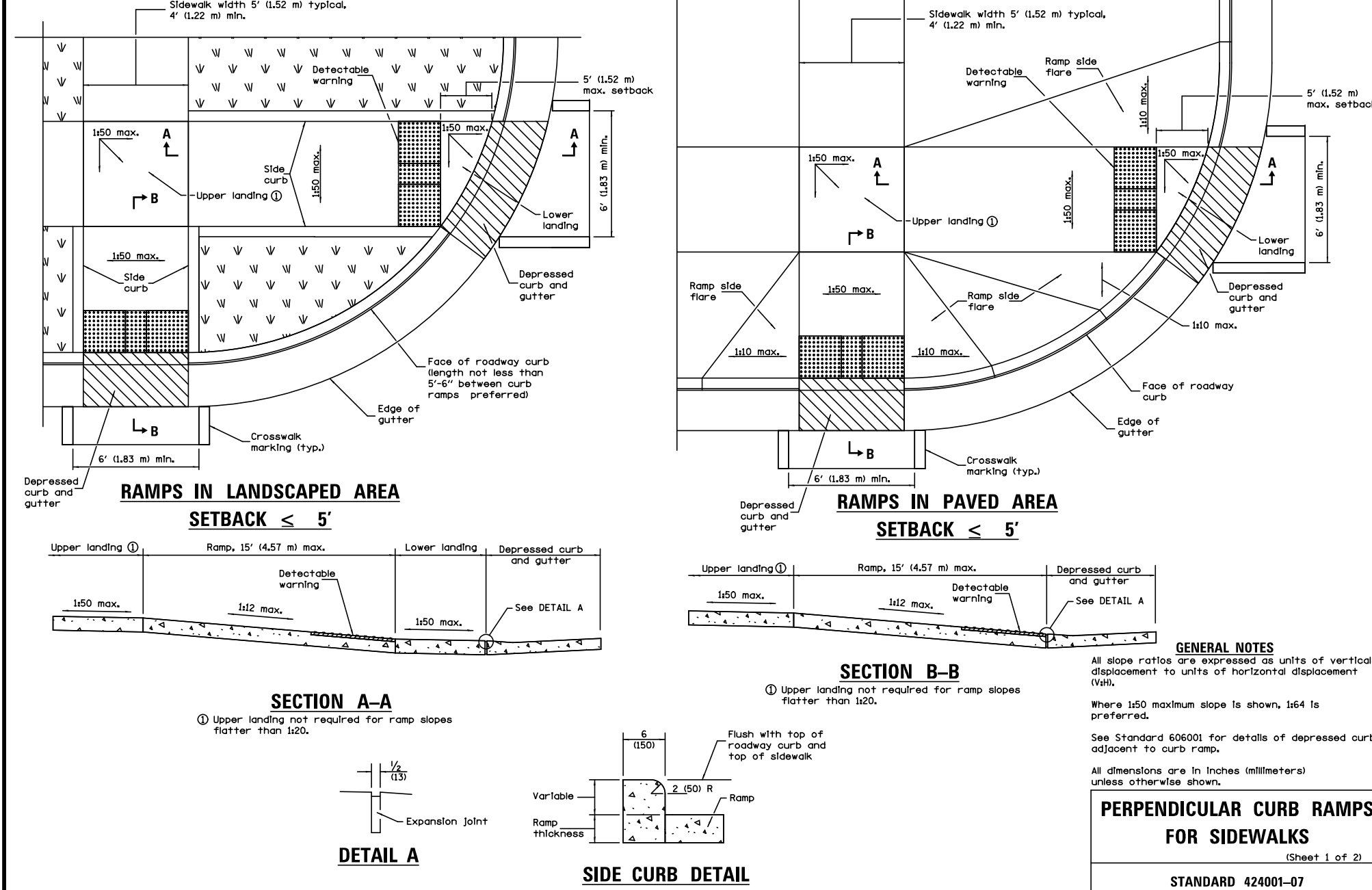
TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES



SPECIFICATION SHEET		PART NUMBER: 4025-009-01	
MODEL NUMBER: GB-50		DESCRIPTION: GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER	
DWG BY: T.ASAY		DATE: 8/16/2022	
		REV: -	
		ECO: -	

GREASE TRAP



DETAIL 1	
RAINBOW CONE - FLOSSMOOR FLOSSMOOR, ILLINOIS	

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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SPACECO INC.

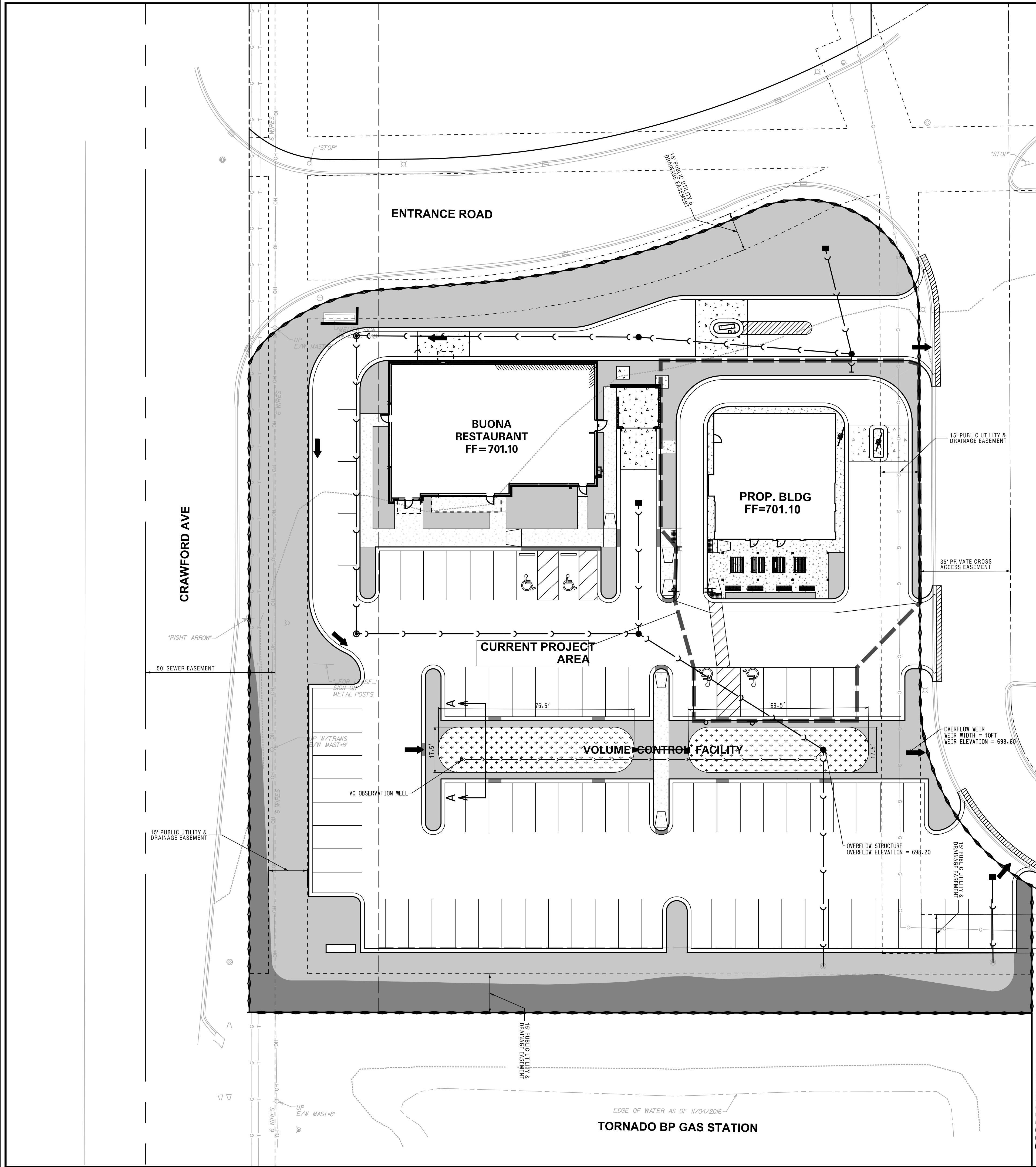
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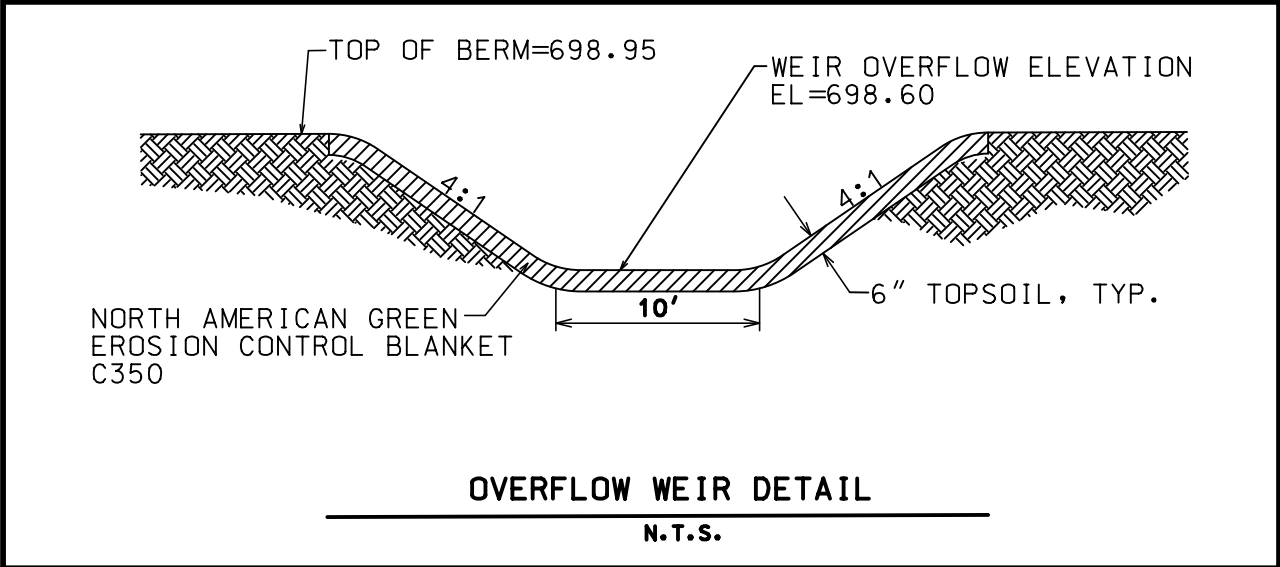
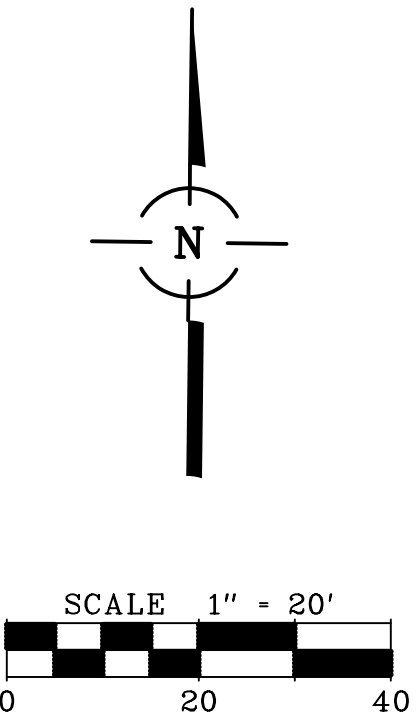
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13 OF 15

Packet Pg. 92



INFORMATION FROM
MWRD PERMIT NO. 20170173



- LEGEND**
- NEW DEVELOPMENT AREA
 - IMPERVIOUS AREA
 - PERVIOUS AREA
 - UNRESTRICTED PERVIOUS AREA
 - NATIVE PLANTINGS (DETAINED AREAS) TO BE IDOT CLASS 4B SEED MIXTURE OR APPROVED EQUIVALENT. SEE LANDSCAPING PLANS FOR DESIGN & DETAILS.
 - OVERLAND FLOW RATE

STORMWATER MANAGEMENT SUMMARY:

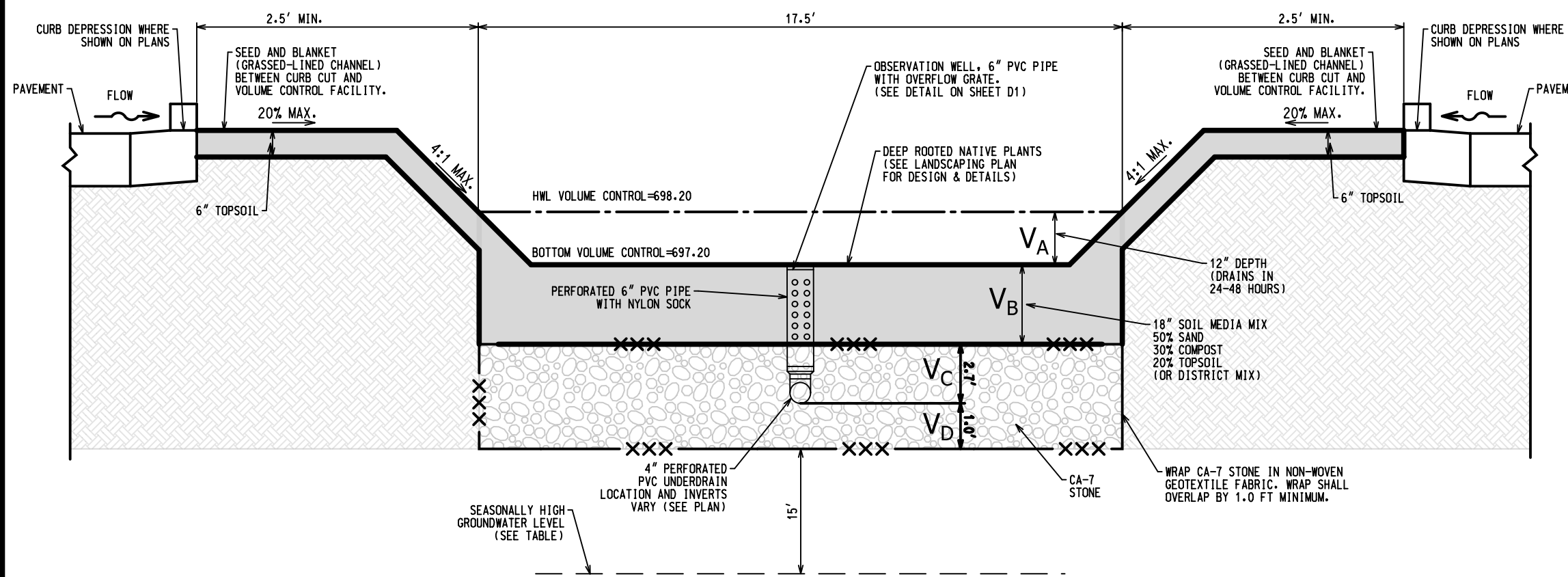
STORMWATER DETENTION:
-EXEMPT PER SECTION 505 OF WMO. DETENTION FOR THE PROPERTY PREVIOUSLY PROVIDED UNDER MWRD SPO PERMIT #13-281. SEE FINAL STORMWATER MANAGEMENT REPORT FOR RAINBOW CONE FLOSSMOOR FOR DETAILS.

VOLUME CONTROL: ☒
VOLUME CONTROL PROVIDED = 0.099 AC-FT
VOLUME CONTROL REQUIRED = 0.097 AC-FT

SUMMARY OF DEVELOPMENT AREA:

	DEVELOPMENT AREA (ACRES)
IMPERVIOUS	1.163
DETAINED AREA W/ NATIVE PLANTINGS	0.056
PERVIOUS	0.463
UNRESTRICTED PERVIOUS AREA	0.109
TOTAL	1.791

SECTION A-A: VOLUME CONTROL FACILITY



	SEASONALLY HIGH GROUNDWATER ELEVATIONS	BOTTOM OF CA-7 USED FOR UNDERDRAIN	OBSERVATION WELL RIM ELEVATION
VC FACILITY	BELOW 677.00	692.00	697.20

VOLUME TYPE	MEDIA DEPTH	MEDIA AREA	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
SURFACE STORAGE	1.00'	1,813 SF = $\frac{1,198 \text{ SF} + 2,428 \text{ SF}}{2}$	1.00	V _A	1.00 x V _A	0.042 AC-FT = $\frac{1,813 \text{ SF} \times 1.00 \text{ FT}}{43560 \text{ } \frac{\text{sq ft}}{\text{acre}}}$
SOIL MEDIA MIX	1.50'	2,428 SF	0.25	V _B	0.5 x 0.25 x V _B	0.010 AC-FT = $\frac{2,428 \text{ SF} \times 1.50 \text{ FT} \times 0.5 \times 0.25}{43560 \text{ } \frac{\text{sq ft}}{\text{acre}}}$
COARSE AGG. (ABOVE INVERT)	2.70'	2,428 SF	0.36	V _C	0.5 x 0.36 x V _C	0.027 AC-FT = $\frac{2,428 \text{ SF} \times 2.70 \text{ FT} \times 0.5 \times 0.36}{43560 \text{ } \frac{\text{sq ft}}{\text{acre}}}$
COARSE AGG. (BELOW INVERT)	1.00'	2,428 SF	0.36	V _D	0.36 x V _D	0.020 AC-FT = $\frac{2,428 \text{ SF} \times 1.00 \text{ FT} \times 0.36}{43560 \text{ } \frac{\text{sq ft}}{\text{acre}}}$
TOTAL						0.099 AC-FT

(1) AREA BOUNDED BY 697.20 CONTOUR
(2) AREA BOUNDED BY 698.20 CONTOUR

NOTES:

- BOTTOM OF VOLUME CONTROL FACILITY SHALL BE AS FLAT AS POSSIBLE.
- DEPTH BELOW OVERFLOW STRUCTURE RIM ELEVATION SHALL NOT EXCEED 12 INCHES.
- VOLUME CONTROL SIDE SLOPES SHALL BE 4:1 MAXIMUM.
- WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
- STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
- FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PROPOSED DRAINAGE PLAN

RAINBOW CONE - FLOSSMOOR
FLOSSMOOR, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
7267.08PDP

DATE:
08/29/2023

JOB NO.
7267.08

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GENERAL

1. Perform work in accordance with Specifications and Contract Drawings. Report discrepancies between Specifications and Contract Drawings to Architect for clarification prior to implementing work.

2. Subject to Structural Engineer's acceptance, utilize details for similar conditions when details for construction are not indicated for a specific condition.

3. Where not indicated on Structural Drawings, see Architectural, MEP, Civil and/or other Contract Drawings for:

a. elevations and slopes,

b. size, location and extent of curbs, floor depressions, and topping slabs,

c. size and location of drains, trenches, slab openings, and wall openings,

d. size, type and location of non-load bearing partitions,

e. concrete and steel finishes,

f. size and location of sleeves and hangers,

g. items embedded in the structure or penetrating the structure,

h. connection of MEP or architectural items to the structure and connection of items not typically detailed on Structural Drawings,

i. waterproofing and damp proofing,

j. site and subgrade drainage systems and details.

Compare Structural Drawings with Architectural, MEP, Civil and other Contract Drawings and report discrepancies to Architect prior to implementing work.

4. Openings and penetrations through structural elements and items embedded in structural elements that are not indicated on Structural Drawings shall be reviewed by Structural Engineer prior to implementing work.

5. Do not scale drawings to determine dimensional information.

6. Do not place materials or equipment on steel deck in excess of 20 psf nor on finished floors or roofs in excess of the indicated design live loads. Avoid impact loading.

7. Structure designed for the final in-service conditions only. Take necessary precautions to maintain and ensure the integrity of the structure at all stages of construction.

8. Design connections of MEP and architectural items to the structure, and submit to Structural Engineer for review and acceptance.

9. Existing conditions and related dimensions indicated in Contract Documents are provided for information only and shall be field verified prior to implementing work. Submit conditions that differ from that indicated in Contract Documents to Architect for review prior to implementing work.

10. Properly reinstate existing finishes, fireproofing or items that are removed or damaged while performing work.

11. Coordinate visible devices with Architect.

12. Generally, the drawings do not indicate temporary requirements. Need for temporary dewatering, temporary earth retention, temporary water cutoff or other temporary measures might be indicated on drawings at selected areas as suggestions. Drawings do not identify all areas or conditions requiring temporary measures. Confirm temporary measures indicated on drawings and identify other areas or conditions requiring temporary measures. Determine and design the appropriate temporary systems.

13. Piping or conduit lines parallel to joists or beams shall not be located nearer to joists or beams closer than one third the spacing between adjacent joists or beams, using trapeze framing to support the parallel piping or conduit lines. Piping or conduit lines perpendicular to joists or beams shall be supported at each joist and beam.

15. Items suspended from joists or joist girders shall comply with explicit design criteria and explicit concentrated design loadings for steel joists and joist girders.

FOUNDATION

1. The design of the foundation system was prepared based on an assumed bearing capacity to be verified prior to foundation forming by a qualified Geotechnical Engineer licensed in the State of Wisconsin.

2. Footings and grade beams designed for the following net soil bearing pressures:

Spread footings/wall footings

3000 psf

3. Slab-on-grade designed considering a modulus of subgrade reaction of 150 pci.

4. Place slab-on-grade on at least 4" of granular base course with vapor retarder beneath the granular base course. Place granular base course in lifts not exceeding 6" in loose thickness and compact to a minimum of 95% of maximum dry density obtained in accordance with ASTM D-1557, modified Proctor method.

5. Independent Testing Agency shall inspect and perform tests to verify the actual allowable soil bearing pressure at foundation bearing locations. Independent Testing Agency shall notify Structural Engineer of locations where the actual allowable bearing pressure is less than the specified value or where foundation elevations must be modified to bear on appropriate material. Construction of the foundation system shall not proceed at such locations until an appropriate remedial action has been reviewed and accepted by Structural Engineer.

6. Consult Geotechnical Engineer for slope of excavation cuts.

7. Place reinforcing steel and concrete as soon as possible after excavation for the foundation system.

8. Do not cast concrete on or against subgrade material containing frost, water or snow. Protect subgrade from frost or freezing during construction of foundation system.

9. Concrete shall obtain the specified 28 day concrete compressive strength prior to backfilling against the concrete.

10. Grade beams and walls that retain earth on both sides shall be backfilled on both sides simultaneously.

11. Provide minimum of 42 inches of frost protection from top of finished grade to underside of foundation elements whenever elements are adjacent to a heated space and 48 inches whenever elements are not adjacent to a heated space.

12. Provide continuous bentonite waterproofing on the sides and underside of subgrade pits and on the outside face of walls that retain earth adjacent to occupiable spaces.

STEEL

1. Detail, fabricate and erect structural steel in accordance with the latest AISC, LRFD specifications and standards.

2. Structural steel rolled shapes and plates in the following areas shall conform to the designated specification:

BeamsASTM A992

ColumnsASTM A992

AnglesASTM A36

Connection PlatesASTM A36

Column Base PlatesASTM A36

ChannelsASTM A36

Other FramingASTM A36, Unless Noted Otherwise

3. Visually exposed steel framing systems shall conform to the AISC requirements for architecturally exposed structural steel (AESS), except eliminate the surface finish requirements and eliminate the requirements for finishing the welds.

4. Structural tubing shall conform to ASTM A500, Grade B (Fy = 46 ksi).

5. Structural pipe shall conform to ASTM A501 or ASTM A53, Type E or S, Grade B (Fy = 35 ksi minimum). Round HSS shall conform to ASTM A500, Grade B (Fy=42 ksi minimum).

6. Unless noted otherwise, anchor rods shall conform to the following specifications:

ASTM F1554, Grade 55

Install anchor rods with washers and nuts.

7. For bolted connections, use high-strength bolts in accordance with the AISC "Specifications for Structural Joints using ASTM A325 or A490 Bolts."

"Slip Critical" connections shall be installed using direct tension indicators conforming to ASTM F959 or tension control threaded fasteners. Other connections may be "bearing connections".

LIGHT GAUGE METAL FRAMINGALL LIGHT GAGE MEMBERS TO BE 50-ksi MATERIAL

1. DESIGN AND CONSTRUCTION OF COLD FORMED STRUCTURAL STEEL MEMBERS SHALL MEET THE CRITERIA OF THE AMERICAN AND STEEL INSTITUTE "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.

2. ALL STUD AND JOIST FRAMING MEMBERS SHALL BE OF THE TYPE, SIZE AND GAUGE AS SHOWN ON THE PLANS. THE FOLLOWING DESIGNATOR SYSTEM IS USED TO IDENTIFY DEPTH, FLANGE WIDTH, MEMBER TYPE, AND MATERIAL THICKNESS OF ALL STRUCTURAL COLD FORMED MEMBERS ON THESE PLANS

3. COLD FORMED STRUCTURAL STEEL MEMBERS SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING COMPLYING WITH THE REQUIREMENTS OF ASTM A955.

4. GALVANIZED STUDS, JOISTS AND STRAPS 12, 14, AND 16 GAGE SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO ASTM A1003, WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI

5. ALL GALVANIZED STUDS 18-GAGE AND HEAVIER, TRACK, BRIDGING, END CLOSURES AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO ASTM A1003, WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.

6. SELF TAPPING SCREW FASTENERS SHALL MEET THE REQUIREMENTS OF ASTM C1513. PROVIDE MIN. #12 SCREWS SPACED @ 16" O.C. (U.N.O.)

7. WELDING OF COLD FORMED STEEL CONNECTIONS SHALL BE IN ACCORDANCE WITH AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL", TOUCH UP ALL WELDS WITH APPROVED GALVANIZED TOUCH UP PAINT.

8. WEB STIFFENERS SHALL BE PROVIDED AT REACTIONS POINTS OR AREAS OF CONCENTRATED LOADS WHERE INDICATED ON THE PLANS.

9. LIGHT GAGE TRACK SHALL BE FASTENED TO STUDS WITH #12 SCREWS IN EACH FLANGE OF STUDS.

10. WALL BRIDGING SHALL BE INSTALLED IN A MANNER TO PREVENT STUD ROTATION. SPACE BRIDGING EQUALLY AT ½ POINTS, NOT TO EXCEED 4'-0" O.C.

11. THE CONTRACT IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING UNTIL ALL ELEMENTS OF THE LATERAL LOAD RESISTING SYSTEM ARE IN PLACED AND CONNECTIONS ARE MADE.

12. THE SUBMITTAL IS SUBJECT TO REVIEW AND APPROVAL OF THE OVERSEEING PROJECT ENGINEER/ARCHITECT PRIOR TO ERECTION.

13. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS. STUD ENDS MUST SEAT TIGHTLY INTO TRACKS IN ALL BEARING APPLICATIONS.

14. NO SPLICES IN STUDS, JOISTS, HEADERS OR OTHER LOAD CARRYING MEMBERS MAY BE MADE WITHOUT PRIOR ENGINEERING REVIEW AND SPECIFIC DETAILS FOR ANY SUCH REVISION TO THE ORIGINAL DESIGN.

15. THIS SUBMITTAL DOES NOT TAKE PRECEDENCE OVER THE CONTRACT DOCUMENTS WITH REGARD TO MINIMUM KSI, GAUGE, FLANGE WIDTH OR SPACING, UNLESS APPROVED BY THE ARCHITECT/ENGINEER OR RECORD.

TIMBER NOTES

LUMBER:

JOISTS/HEM-FIR NO. 2 OR BETTER

F_b = 850 psi

F_v = 150 psi

E = 1,300 ksi

STUDS:S-P-F NO. 2

F_b = 1,150 psi

F_v = 875 psi

E = 1,400 ksi

LVL: WEYERHAUSER 2.0E

F_b = 2,900 psi

F_v = 290 psi

E = 2,000 ksi

EXTERIOR: ¾" APA PLYWOOD ON WOOD JOISTS W/10d COMMON NAILS @ 6" O.C. (EDGES) 12" O.C. (BODY)

CONT. PERIMETER BLOCKING

DESIGN CRITERIA

1. Building Code
2018 INTERNATIONAL BUILDING CODE

2. Design Loads Roof

DEAD LOAD:

ROOFING7 psf

DECK/TRUSSES5 psf

M/E/P/CEILING5 psf

TOTAL DEAD LOAD TO BE USED FOR DESIGN20 psf

LIVE LOAD

Ground Snow30 psf

Exposure Category25 psf

Importance FactorC

Drift1.0

Minimum Design Snow Loadper ASCE 7-02

NET JOIST UPLIFT20 psf

JOIST SEAT ROLLOVER15 psf

±500 lbs

3. WIND DESIGN CRITERIA

SPECIFIED WIND LOADING AND CRITERIA ARE IN ACCORDANCE WITH THE MOST STRINGENT REQUIREMENTS OF ASCE 7-10.
WIND VELOCITY 107 MPH (ULT) / 83 MPH (ASD)
EXPOSURE CATEGORY C
IMPORTANCE FACTOR 1.0
STRUCTURE IS DESIGNED AS ENCLOSED.

4. SEISMIC DESIGN CRITERIA

SITE CLASS D
RISK CATEGORY II
DESIGN CATEGORY B
S_{DS} = 0.134
S_{RI} = 0.107

CONCRETE

1. Place and construct concrete in accordance with ACI 301.

2. Detail concrete in accordance with ACI 315.

3. Provide following concrete types at specified areas and with specified 28-day compressive strength:

a. Sand and normal weight coarse aggregate (145 pcf, max.),
0.50 maximum water/cement ratio,
no intentionally entrained air

FOOTING/FOUNDATION WALL/SLAB4000 psi

4. Unless noted otherwise, concrete reinforcing steel shall conform to ASTM A615, grade 60. Reinforcing steel that is welded shall conform to ASTM A706, grade 60. Reinforcing steel at the following areas shall be epoxy coated and shall comply with ASTM A775, grade 60:

Flatwork Exposed to De-icing Salts

Concrete Piers, Walls, and Columns Exposed to Weather

5. Welded wire fabric shall conform to ASTM A185. Supply in flat sheets (not rolls).

6. Provide concrete protection for reinforcement in accordance with ACI 318, unless noted otherwise.

7. Unless noted otherwise, "Continuous" reinforcement shall have minimum lap of Class "B" per ACI 318 at splices and shall hook at discontinuous ends. "Continuous" reinforcement shall be continuous through columns, piers, foundation caps or other intersecting elements. Alternatively, "continuous" reinforcement shall be lap spliced with a Class "B" lap to dowels in the intersecting elements that develop the full yield strength of the "continuous" reinforcement.

Laps of wire mesh shall be a minimum of two wire meshes plus 2 inches.

8. Joints not indicated shall be made and located to least impair the strength and appearance of the structure. Horizontal joints not permitted in concrete except where they normally occur or where indicated. Vertical joints shall occur only at locations accepted by Structural Engineer.

9. Prepare joints by roughening the surface of the concrete in an acceptable manner to a full amplitude of 1/4", such that the aggregate is exposed uniformly and leaving no residue particles or damaged concrete.

10. Place construction or control joints in the slab on grade at maximum spacing of 15 feet in each direction. Where possible, place construction and control joints along column grid lines. See Architectural Drawings and Specifications for joint fillers and sealants. Submit proposed construction and control joint layout and details for Architect's review and acceptance.

11. Provide rebar chairs for reinforcing steel. Provide additional longitudinal support bars as required to assure proper support for reinforcing steel and wire mesh.

12. Do not remove formwork prior to concrete attaining 75% of the specified 28-day compressive strength.

13. The village inspector must inspect all concrete prior to concrete placement. All reinforcement shall be supported and secured in place prior to inspection. "Mucking in" of rebar is not permitted.

MASONRY

1. Hollow load bearing and non-load bearing concrete masonry units shall be Grade N conforming to ASTM C90 with minimum net area compressive strength of 2800 psi for the units and minimum prism strength f'm = 2000 psi.

2. Mortar shall be Type S.

3. Grout shall have a minimum compressive strength of 3000 psi.

4. Reinforcing steel shall conform to ASTM A615, grade 60. Reinforcing steel that is welded shall conform to ASTM A706, grade 60.

5. Splice vertical reinforcing steel minimum of 48 bar diameters. Splice horizontal reinforcing steel minimum of 36 bar diameters.

6. Provide tri-tie anchors at 16" o.c. for all masonry adjacent to steel framing. Provide veneer ties spaced 16" o.c. vert./horiz. attached to stud backup.

SPECIAL INSPECTION

FREQ.

REFERENCED STANDARD

SOILS:

1. PRIOR TO THE PLACEMENT OF PREPARED FILLS, VERIFY THAT THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

2. FILL PLACEMENT 12" THICK OR GREATER - VERIFY THAT THE MATERIAL BEING USED AND MAXIMUM LIFT THICKNESS COMPLY WITH THE GEOTECHNICAL REPORT.

3. VERIFY, AT THE FREQUENCY SPECIFIED IN THE GEOTECHNICAL REPORT, THAT THE IN-PLACE DRY DENSITY OF COMPACTED FILL COMPLIES WITH THE GEOTECHNICAL REPORT.

CONCRETE:

1. INSPECTION OF REINFORCING STEEL, SIZE AND PLACEMENT

2. INSPECTION OF REINFORCING STEEL WELDING:

a. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706

b. SHEAR REINFORCEMENT

c. OTHER REINFORCING STEEL

3. INSPECT BOLTS TO BE INSTALLED IN CONCRETE, PRIOR TO AND DURING PLACEMENT OF CONCRETE.

4. VERIFYING USE OF REQUIRED DESIGN MIX

5. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP, TEMP. AND AIR CONTENT TESTS.

6. INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES

STEEL CONSTRUCTION:

1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS, HIGH-STRENGTH BOLTING

a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS

b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED

2. INSPECTION OF BEARING-TYPE CONNECTIONS

3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:

a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.

b. MANUFACTURER'S CERTIFIED MILL TEST REPORTS REQUIRED

4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:

a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS

b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED

5. INSPECTION OF WELDING:

a. STRUCTURAL STEEL:

1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS

2) MULTI-PASS FILLET WELDS

3) SINGLE-PASS FILLET WELDS > 5#16 " (7.9mm)

4) SINGLE-PASS FILLET WELDS < 5#16 " (7.9mm)

5) FLOOR AND ROOF DECK WELDS

6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:

a. DETAILS SUCH AS BRACING AND STIFFENING

b. MEMBER LOCATIONS

c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION

MASONRY CONSTRUCTION:

1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:

a. PROPORTIONS OF SITE--PREPARED MORTAR.

b. CONSTRUCTION OF MORTAR JOINTS.

c. LOCATION OF REINF. AND CONNECTORS.

2. THE INSPECTION PROGRAM SHALL VERIFY:

a. SIZE AND LOCATIONS OF STRUCTURAL ELEMENTS.

b. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.

c. SPECIFIED SIZE, GRADE AND TYPE OF REINF.

d. WELDING OF REINFORCING BARS.

e. PROTECTION OF MASONRY DURING COLD WEATHER (TEMP. BELOW 40 DEGREES F.) OR HOT WEATHER (TEMP. ABOVE 90 DEGREES F.).

3. PRIOR TO GROUTING, THE FOLLOWING SHELL BE VERIFIED TO ENSURE COMPLIANCE:

a. GROUT SPACE IS CLEAN.

b. PLACEMENT OF REINF. AND CONNECTORS.

c. PROPORTIONS OF SITE PREPARED GROUT.

d. CONSTRUCTION OF MORTAR JOINTS.

4. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS:

5. PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.

6. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.

ADHESIVE ANCHORS/REINF.:

1. DURING PLACEMENT OF ADHESIVE ANCHORS OR REINFORCEMENT EMBEDDED WITH ADHESIVE (AS SPECIFIED ON THE CONSTRUCTION DOCUMENTS) IN MASONRY AND CONCRETE:

a. SIZE AND EMBEDMENT OF ANCHORS/REINF.

b. ANCHORS/REINF. INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

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KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

PRESENTS
BUONA

RAINBOW CONE

ILLINOIS

19781 Crawford Avenue, Flossmoor, Illinois

No. Description Date

1 REVIEW 8/28/2023

GENERAL NOTES

S001

Scale

Packet Pg. 94



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A RAINBOW CONE PRODUCTION

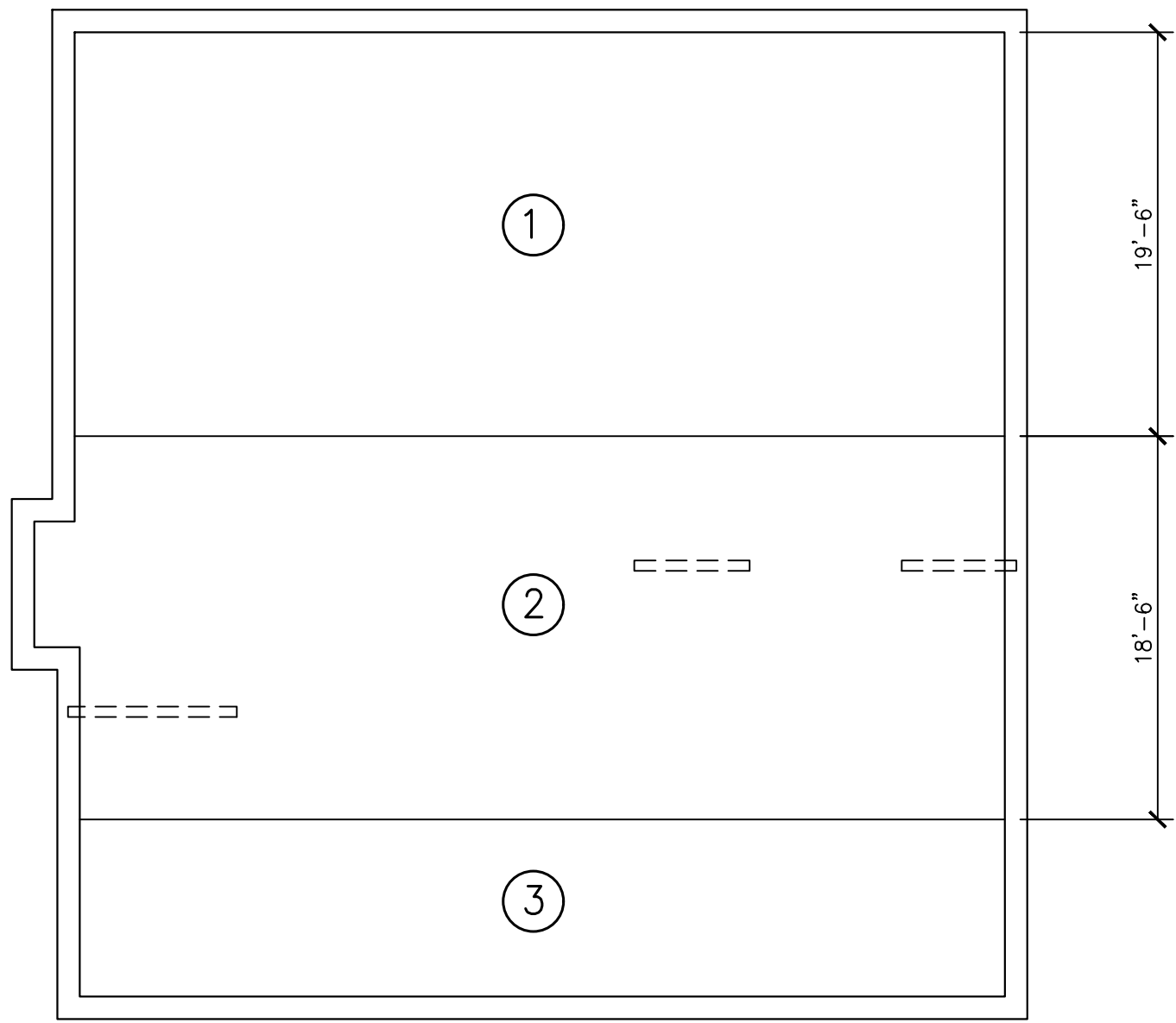
19781 Crawford Avenue, Flossmoor, Illinois

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GENERAL NOTES

S001

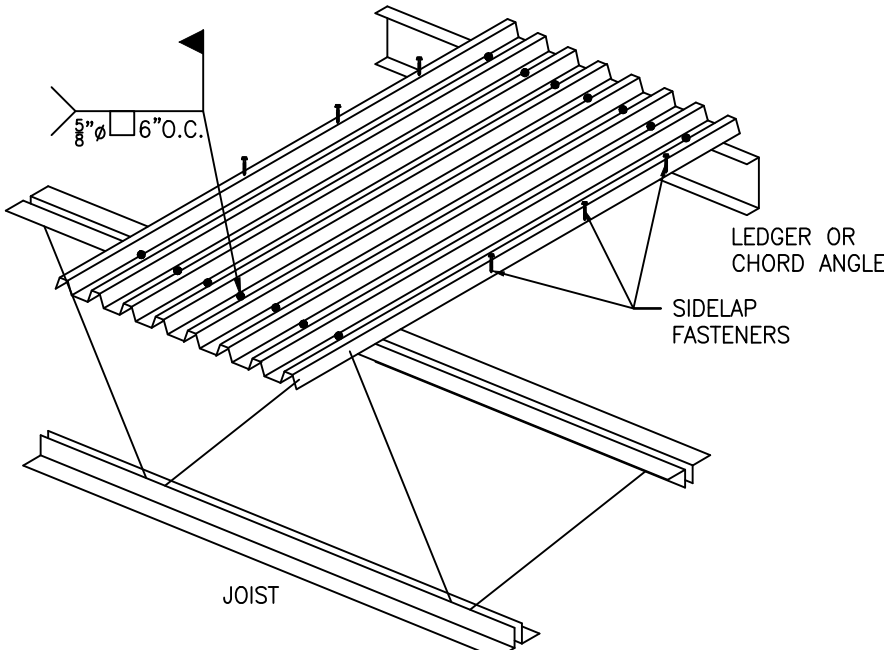
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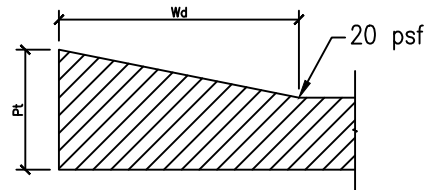
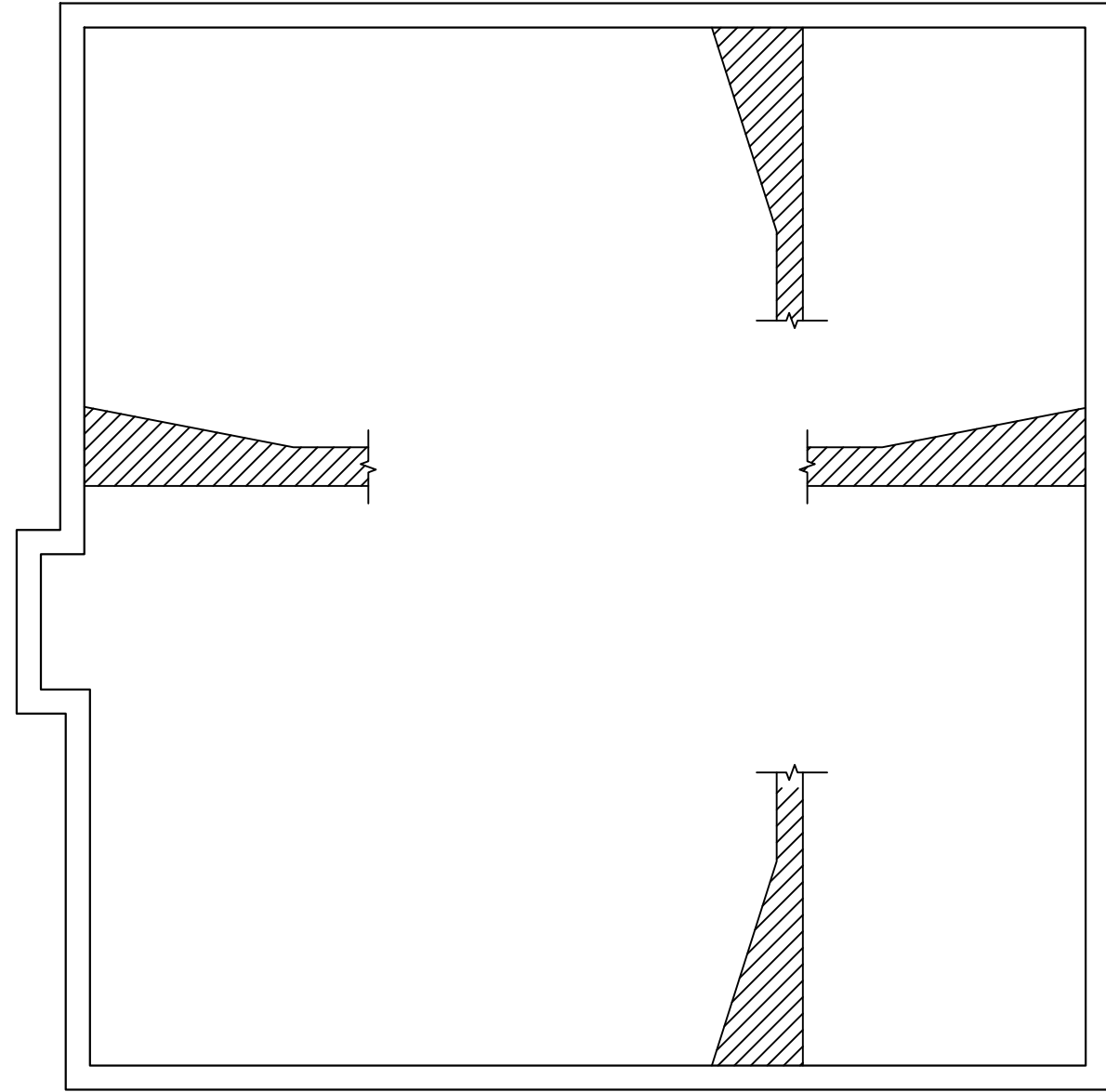
1 ROOF DIAPHRAGM DIAGRAM
SCALE: N.T.S.

ROOF DIAPHRAGM SCHEDULE		
DIAPHRAGM	FASTENERS	SIDELAP
1	36/7	2 / SPAN
2	36/7	4 / SPAN
3	36/5	1 / SPAN

DECK: 1 3/4"-20 GAUGE TYPE B
FASTENERS: 8/8" PUDDLEWELD
SIDELAP: #10 TEK SCREWS



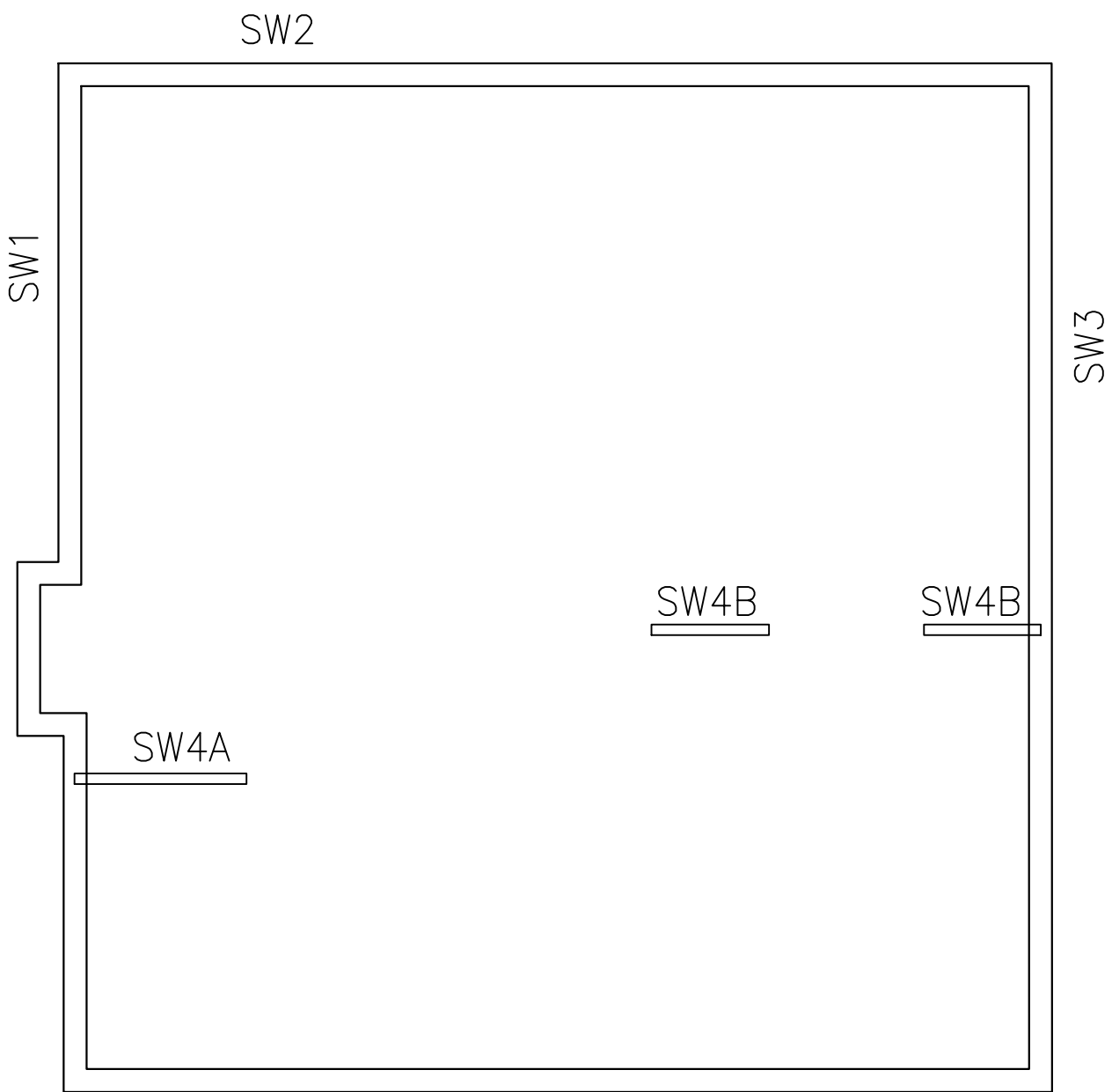
DECK WELDING
TYP. DETAILS
SCALE: N.T.S.



SNOW DRIFT DIAGRAM		
Drift	P _s	W _d
B1	50	7'-0"

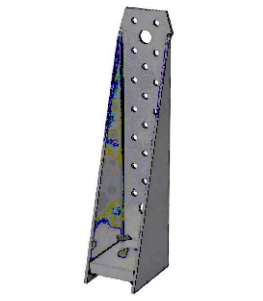
JOISTS HAVE BEEN SIZED
FOR DL/LL/SNOW DRIFT

3 SNOW DRIFT DIAGRAM
SCALE: N.T.S.

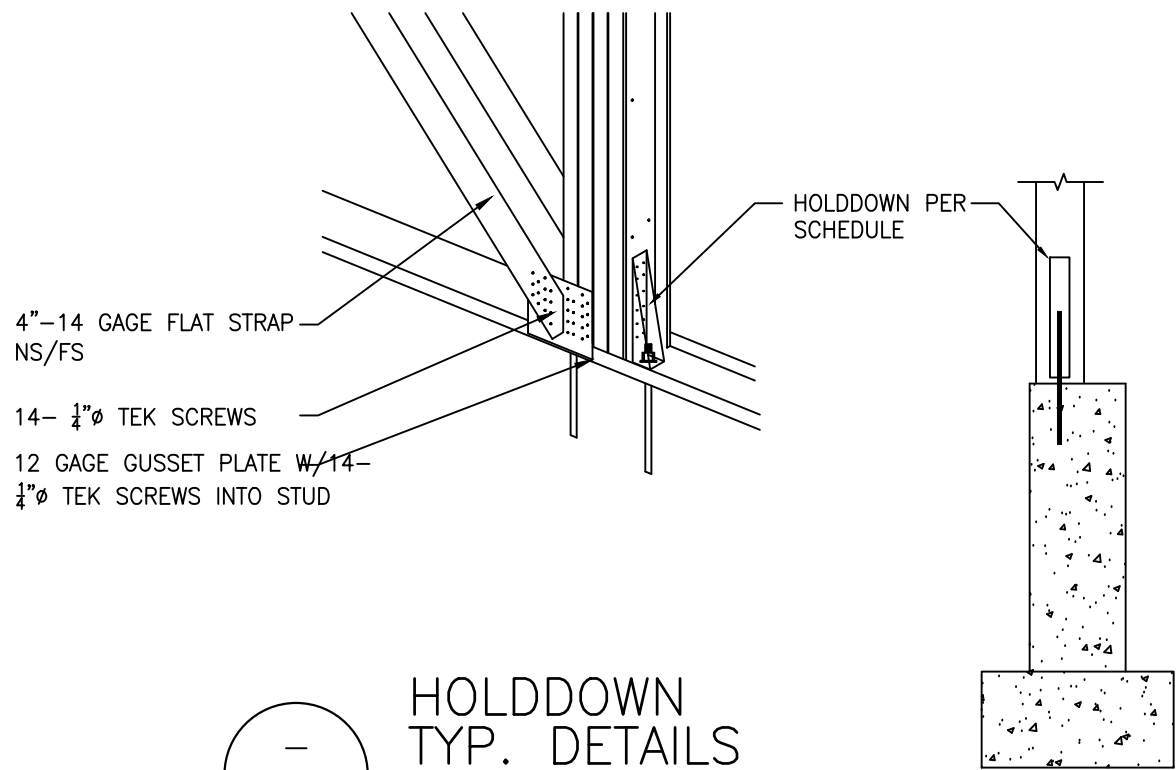


2 SHEAR WALL DIAGRAM
SCALE: N.T.S.

SHEAR WALL SCHEDULE					
WALL	DIAGONAL	END STUDS	HOLDDOWN	FASTENERS	ANCHOR BOLT
SW1	4"-14 GAGE	(2)600 S 162-54	S/HD8S	(17)#14	3/4"x12" EMB. TITEN HD W/SET-XP EPOXY
SW2	4"-14 GAGE	(2)600 S 162-54			
SW3	4"-14 GAGE	(2)600 S 162-54			
SW4A,B	4"-14 GAGE	(2)600 S 162-54			



3/4" HD8S 11 ft. Light Gauge Steel Holddown



HOLDDOWN
TYP. DETAILS
SCALE: N.T.S.



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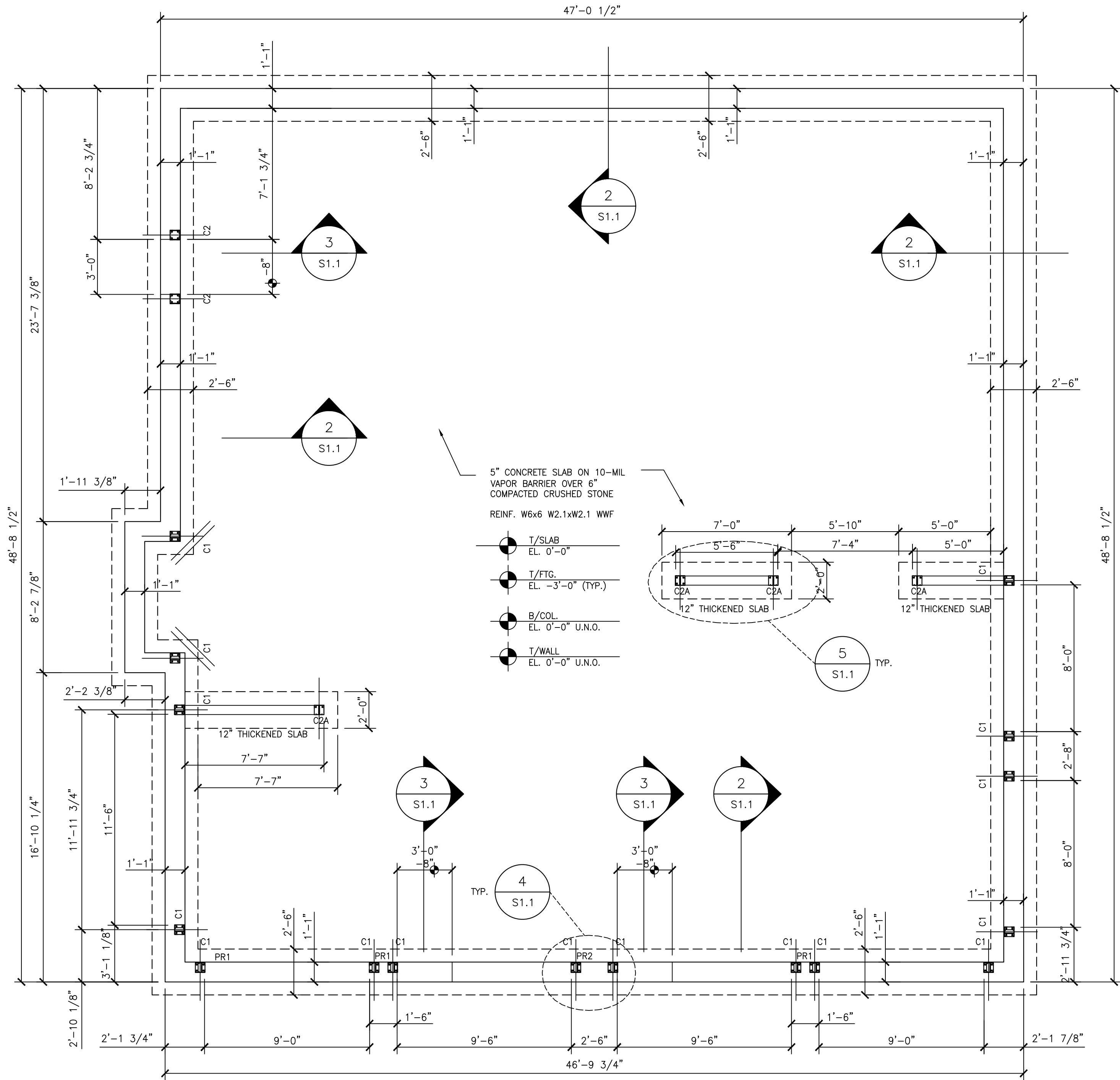
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SCHEDULES /
DIAGRAMS

S002

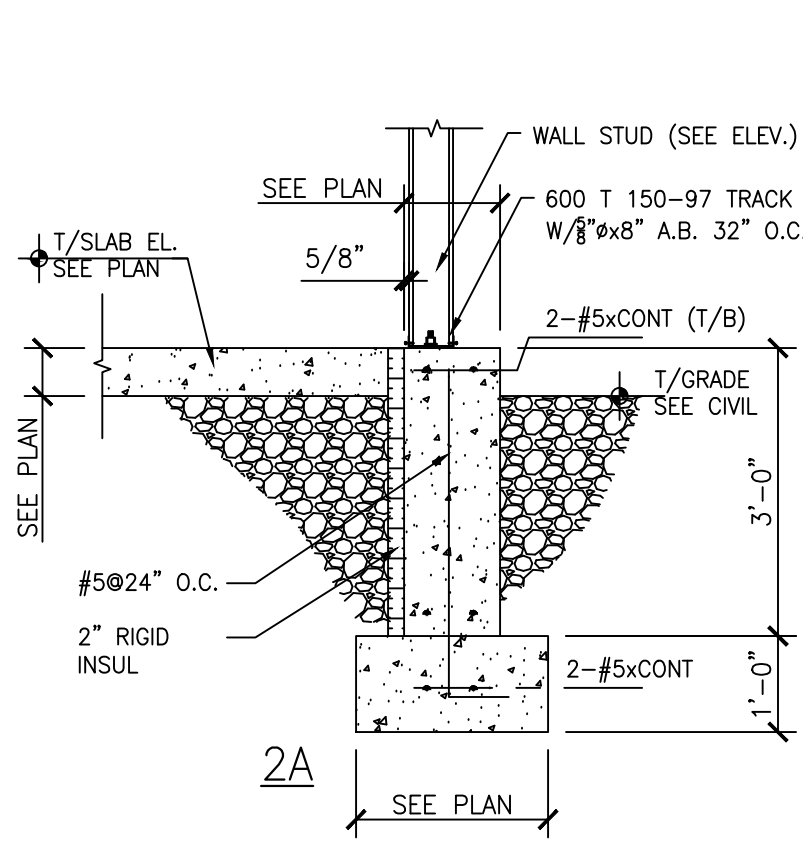
Scale



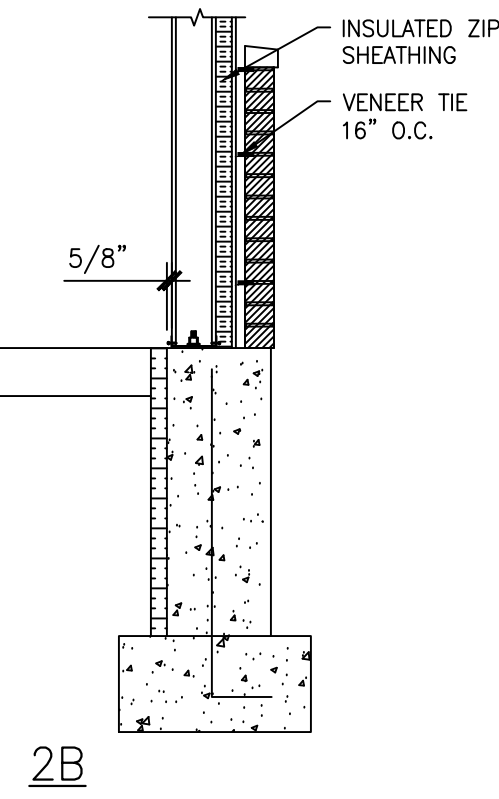
1 FOUNDATION PLAN
S1.1 SCALE: 1/4" = 1'-0"



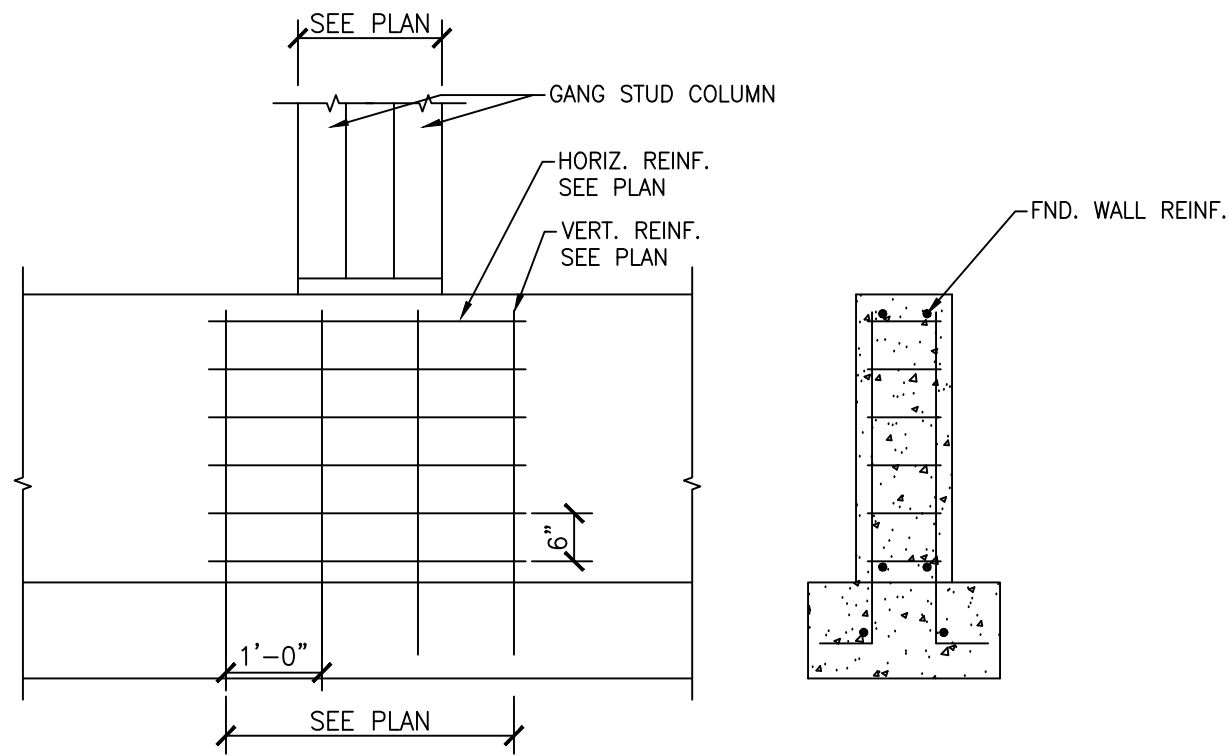
GANG STUD COLUMNS:
C1: (3)600 S 162-68 +
(2)600 T 200 - 68
C2: (2)600 S 162-54 +
(2)600 T 200 - 54
C2A: (2)600 S 162-54 (BACK-TO-BACK)
TRACK: 600 T 200-97 W/ 1/4"x8" EMB. A.B. 32" MAX. O.C.
IN-WALL PIER:
PR1: PIER 36" WIDE x 13" W/8-#5 VERT/#3 TIES @ 6" O.C.
PR2: PIER 48" WIDE x 13" W/10-#5 VERT/#3 TIES @ 6" O.C.



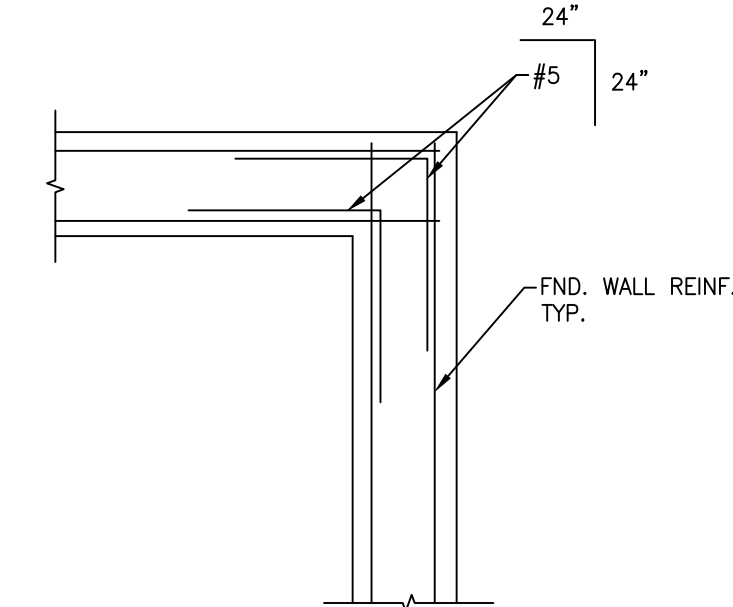
2 SECTION
S1.1 SCALE: 1/2" = 1'-0"



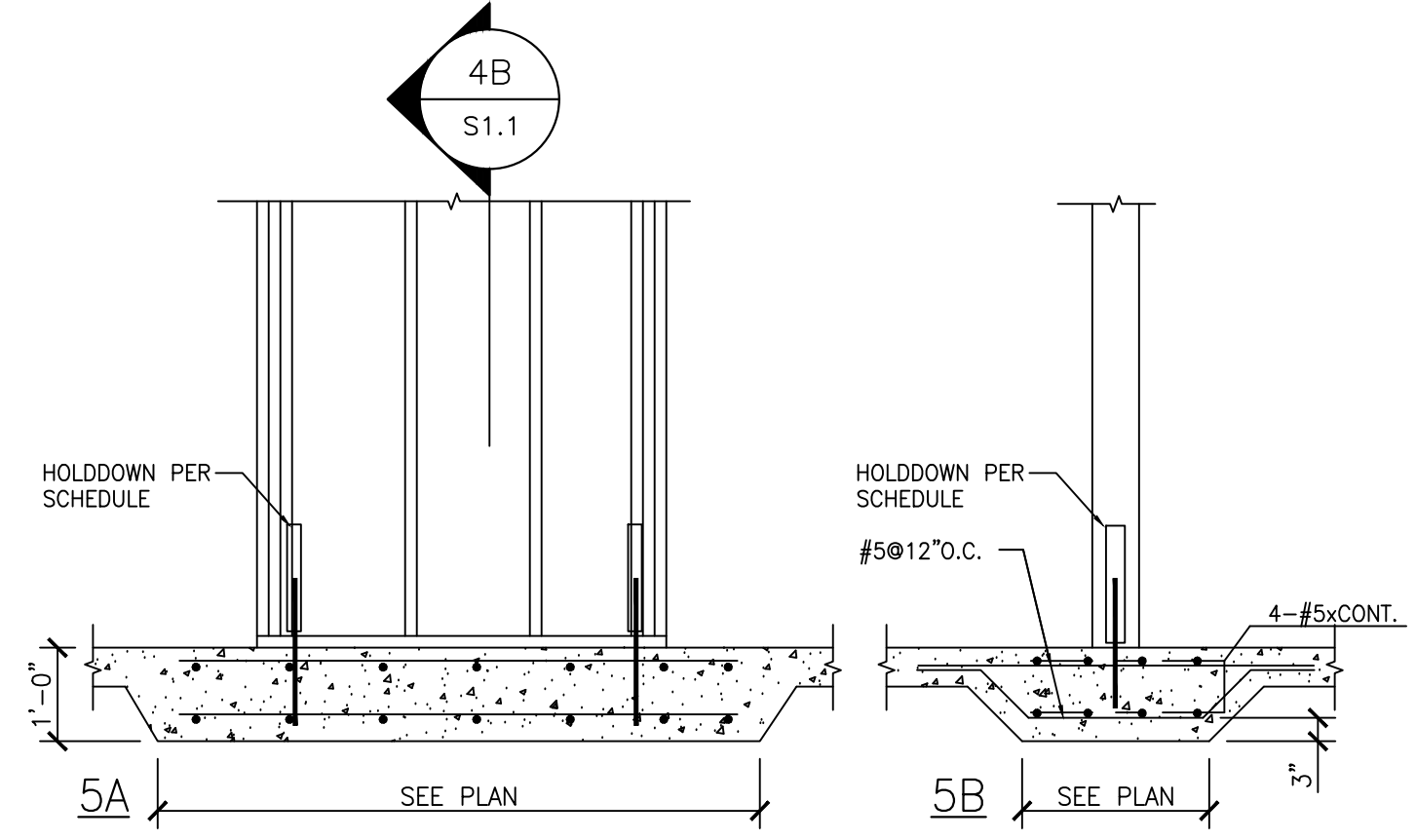
3 SECTION
S1.1 SCALE: 1/2" = 1'-0"



4 PIER DETAIL
S1.1 SCALE: 1/2" = 1'-0"



A TYPICAL DETAIL
S1.1 FOUNDATION WALL
SCALE: 1/2" = 1'-0"

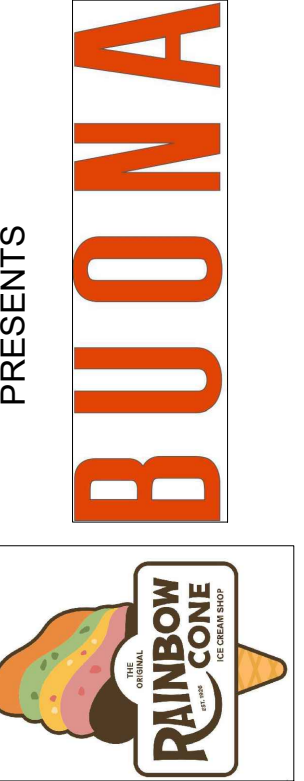


5 THICKENED SLAB
S1.1 DETAIL
SCALE: 1/2" = 1'-0"



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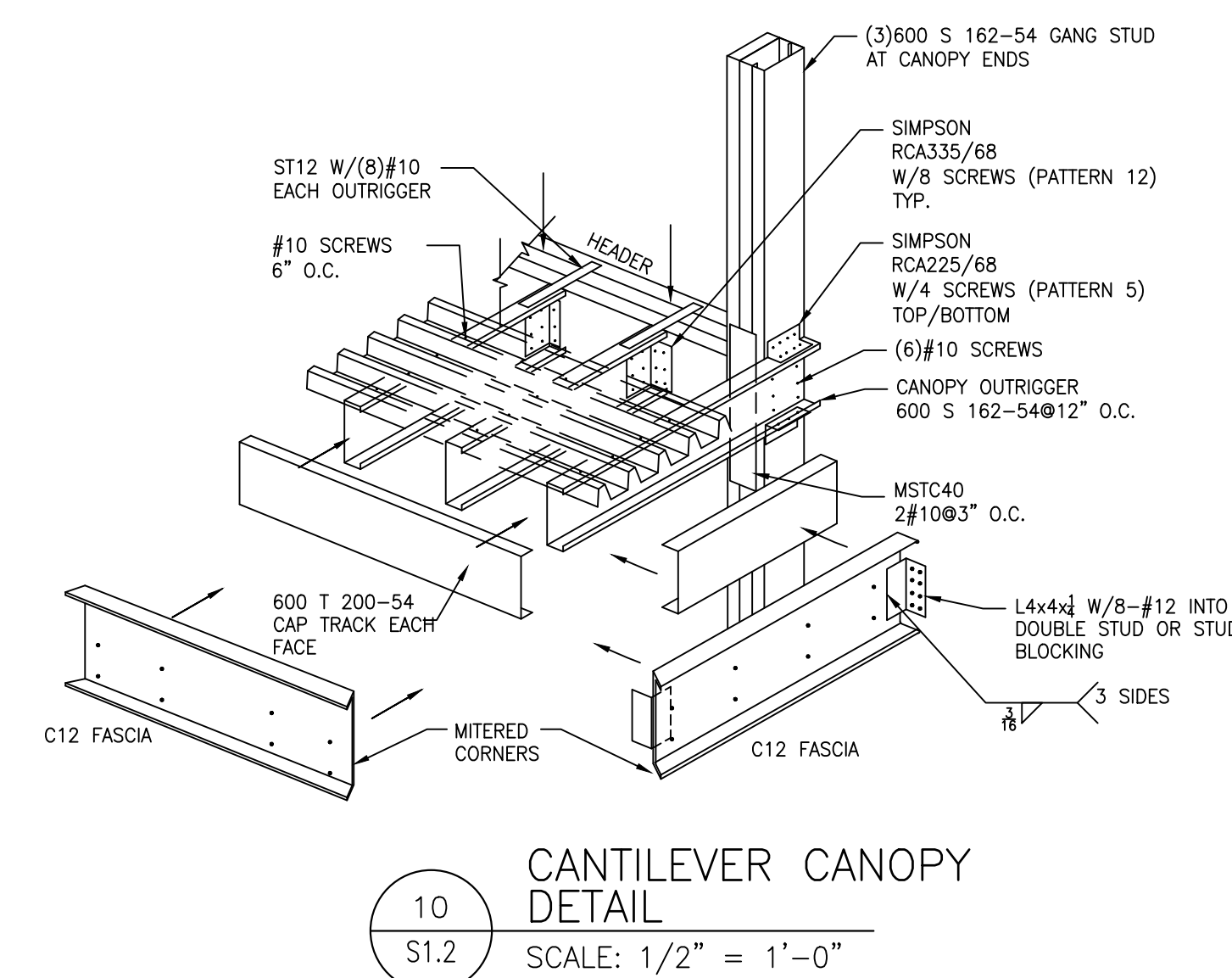
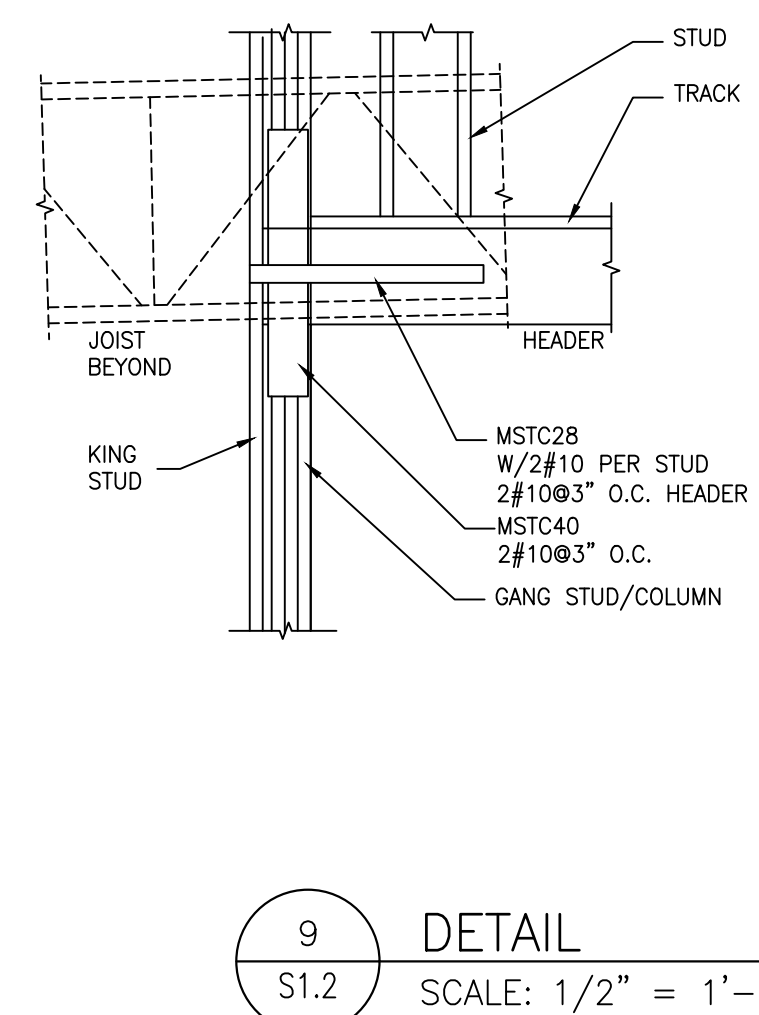
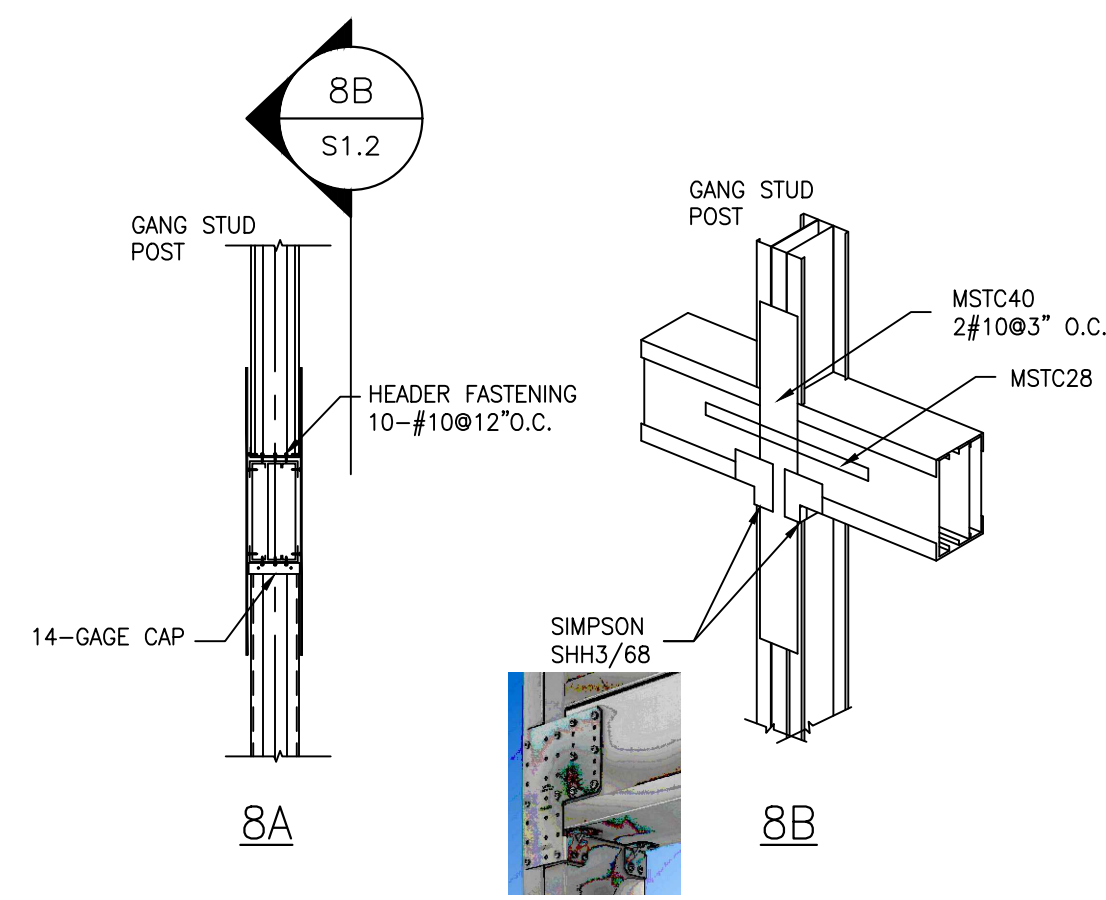
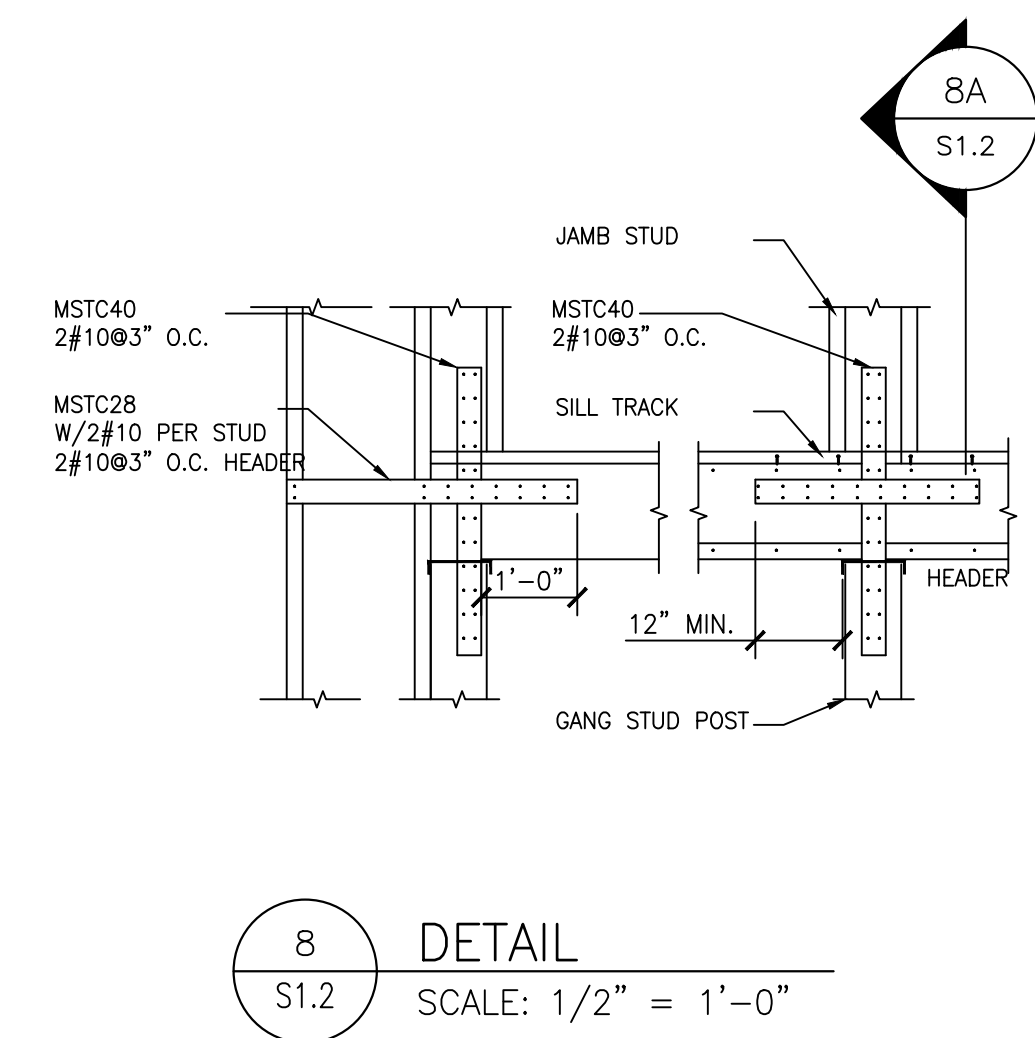
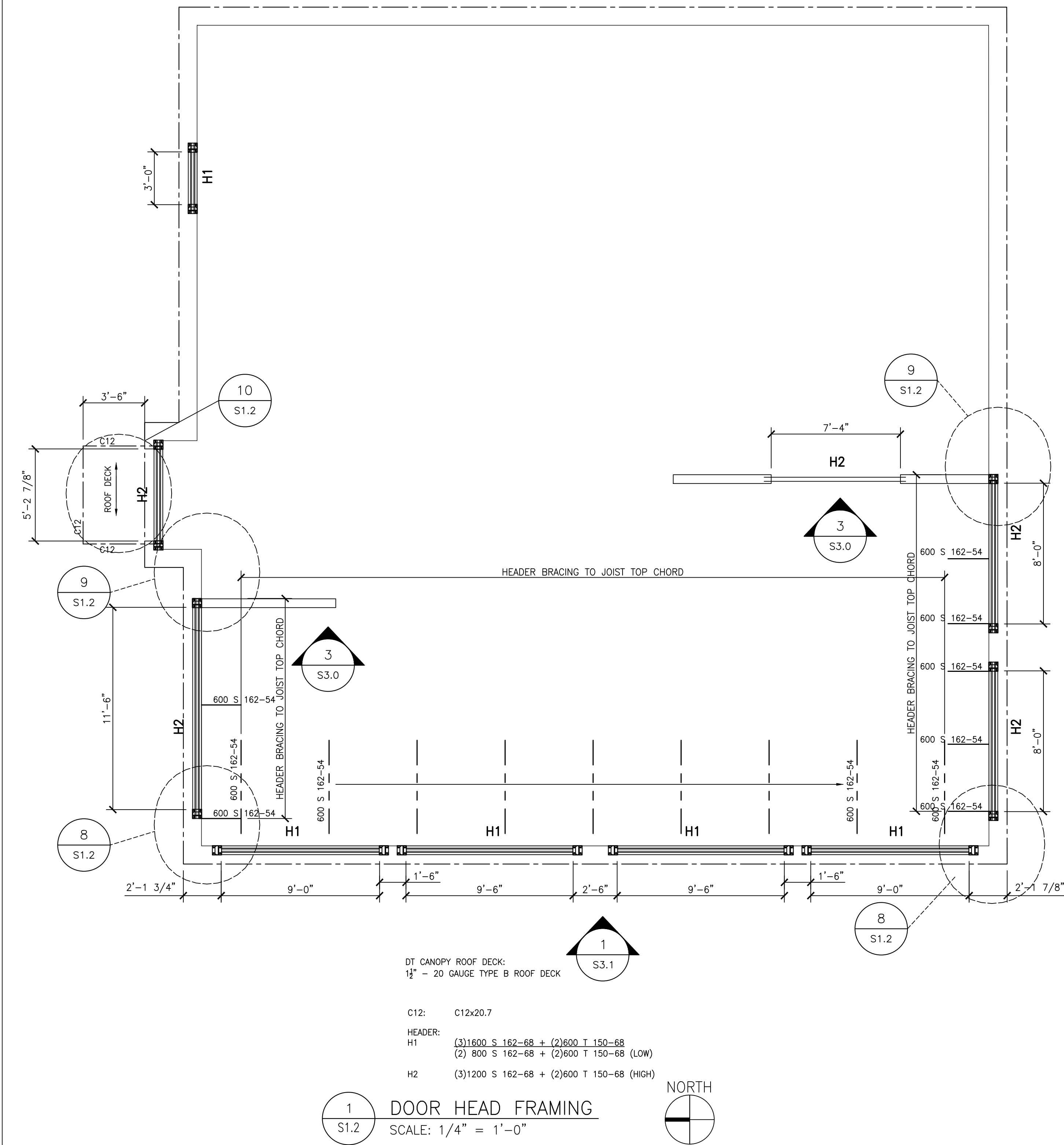
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FOUNDATION PLAN

S1.1

Scale



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RAINBOW CONE

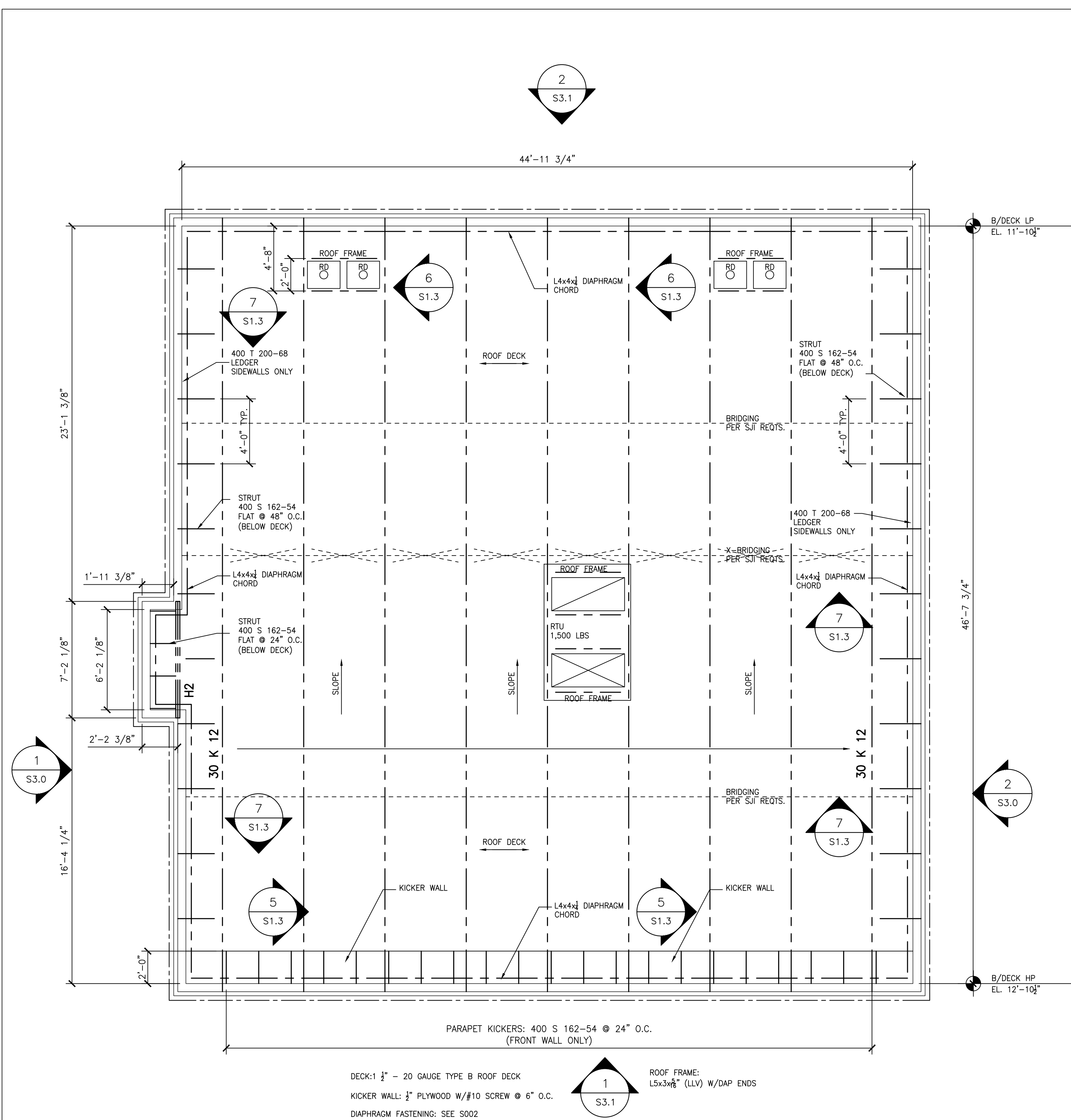
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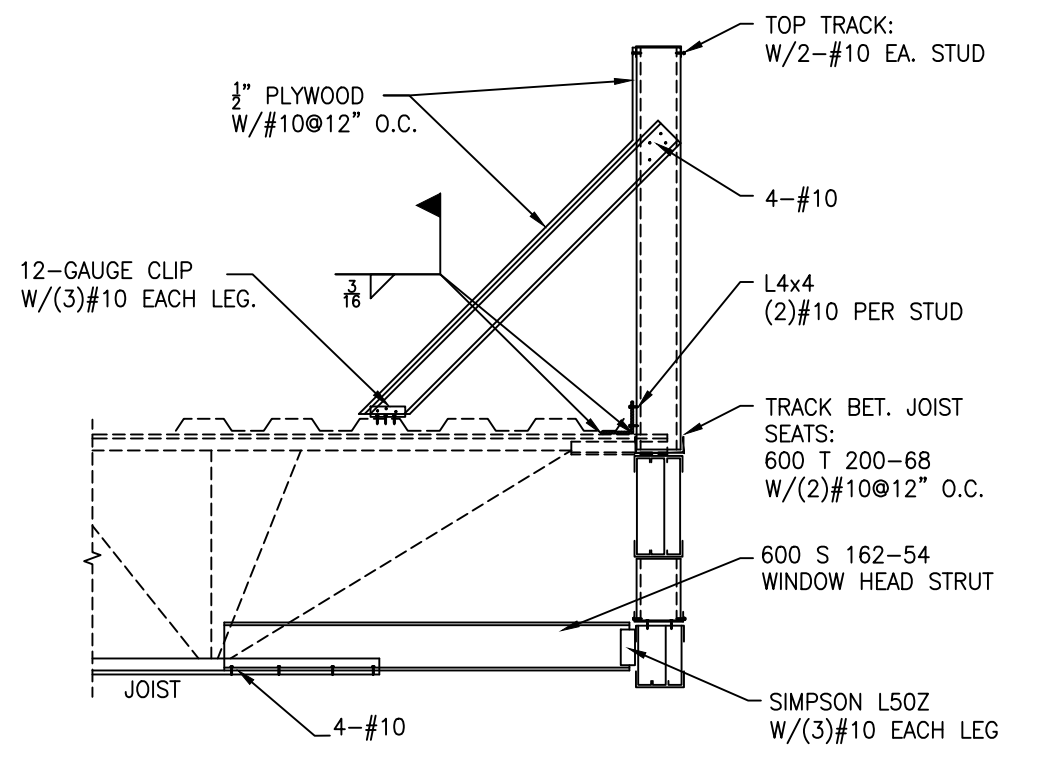
DOOR HEAD FRAMING PLAN

S1.2

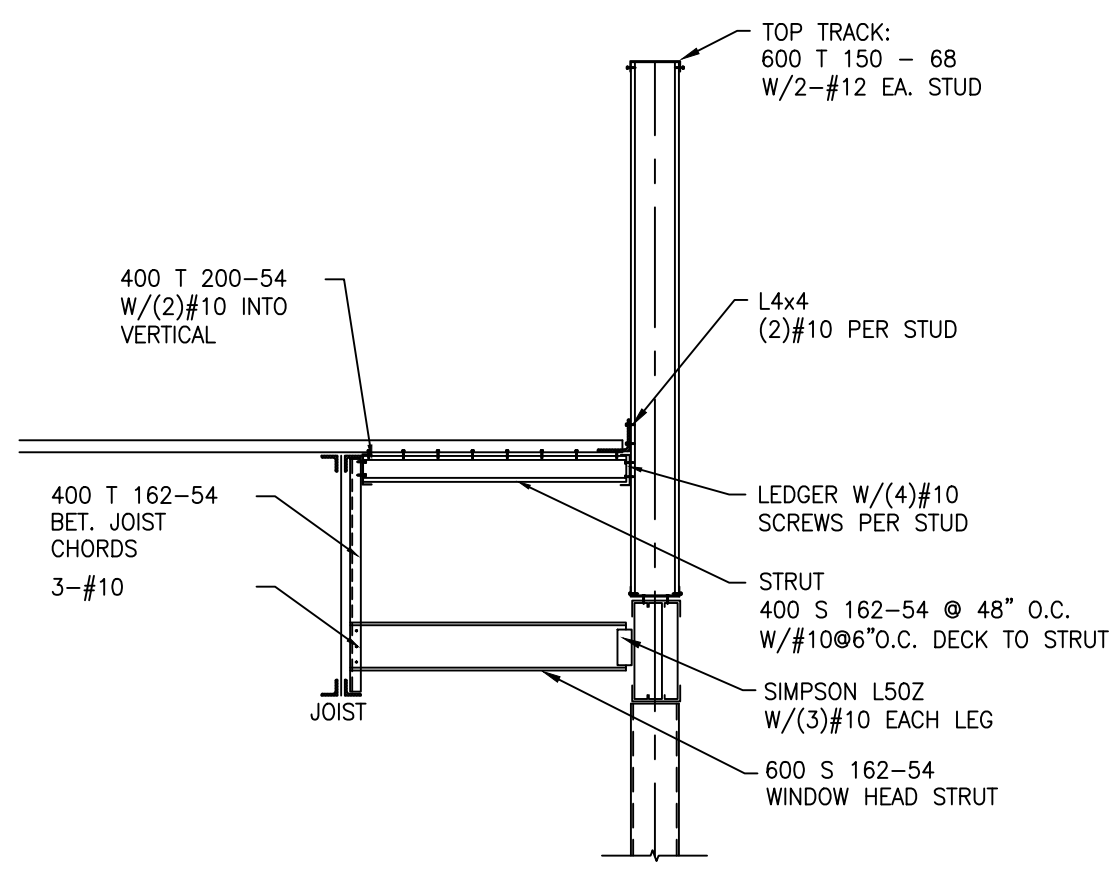
Scale



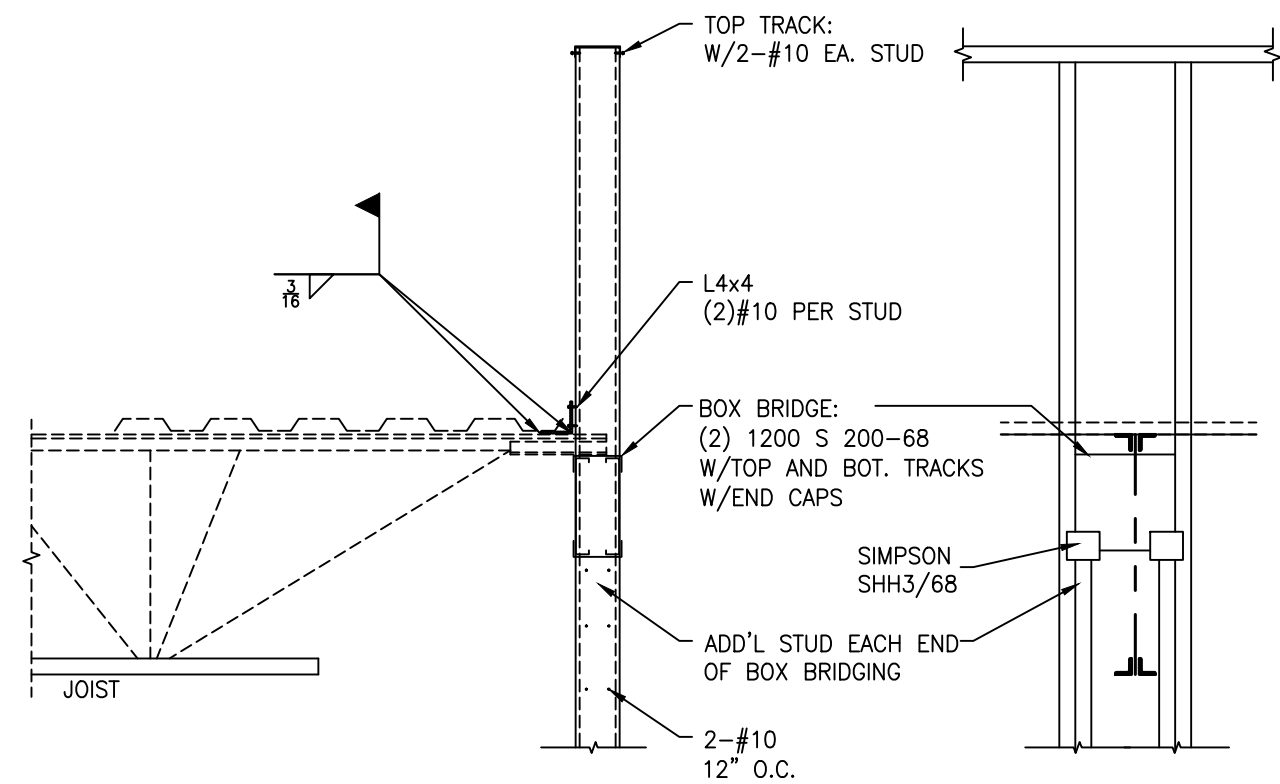
1 ROOF FRAMING PLAN
S1.3 SCALE: 1/4" = 1'-0"



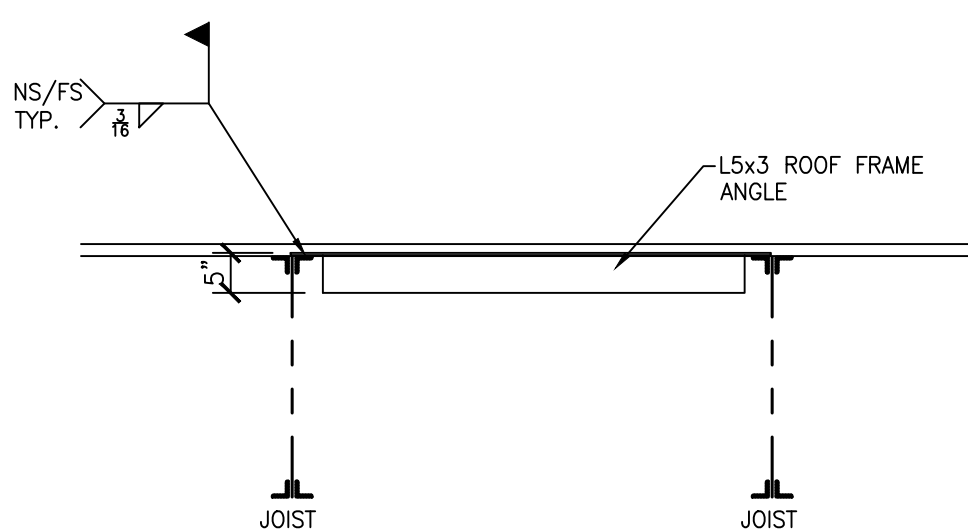
5 SECTION
S1.3 SCALE: 1/2" = 1'-0"



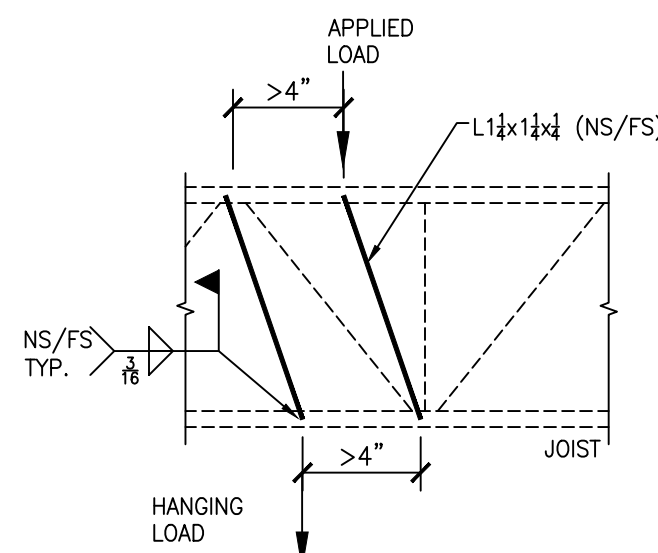
7 SECTION
S1.3 SCALE: 1/2" = 1'-0"



6 SECTION
S1.3 SCALE: 1/2" = 1'-0"



B TYPICAL DETAIL ROOF FRAME
S1.3 SCALE: 1/2" = 1'-0"

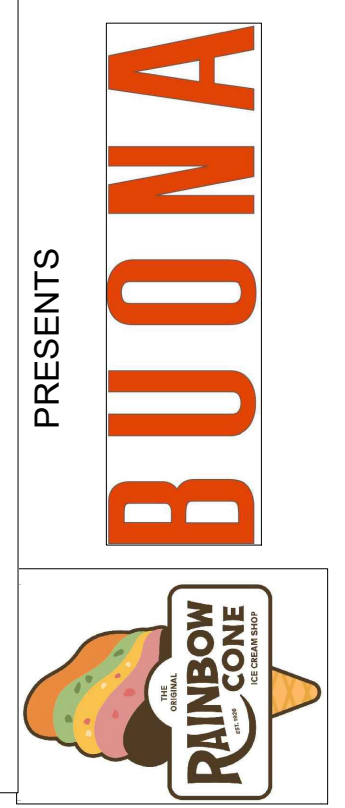


C TYPICAL DETAIL JOIST REINF.
S1.3 SCALE: 1/2" = 1'-0"



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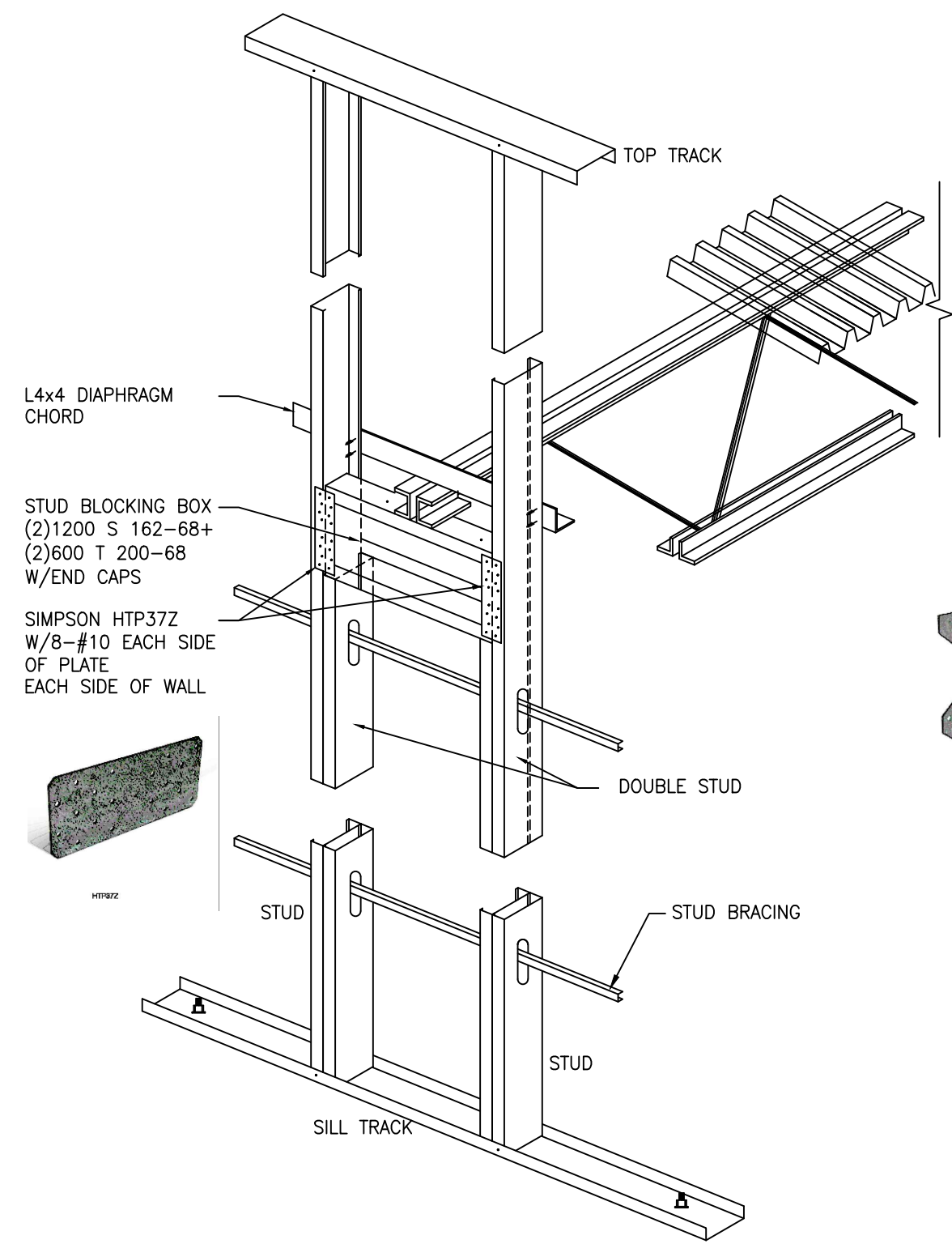
19781 Crawford Avenue, Flossmoor, Illinois

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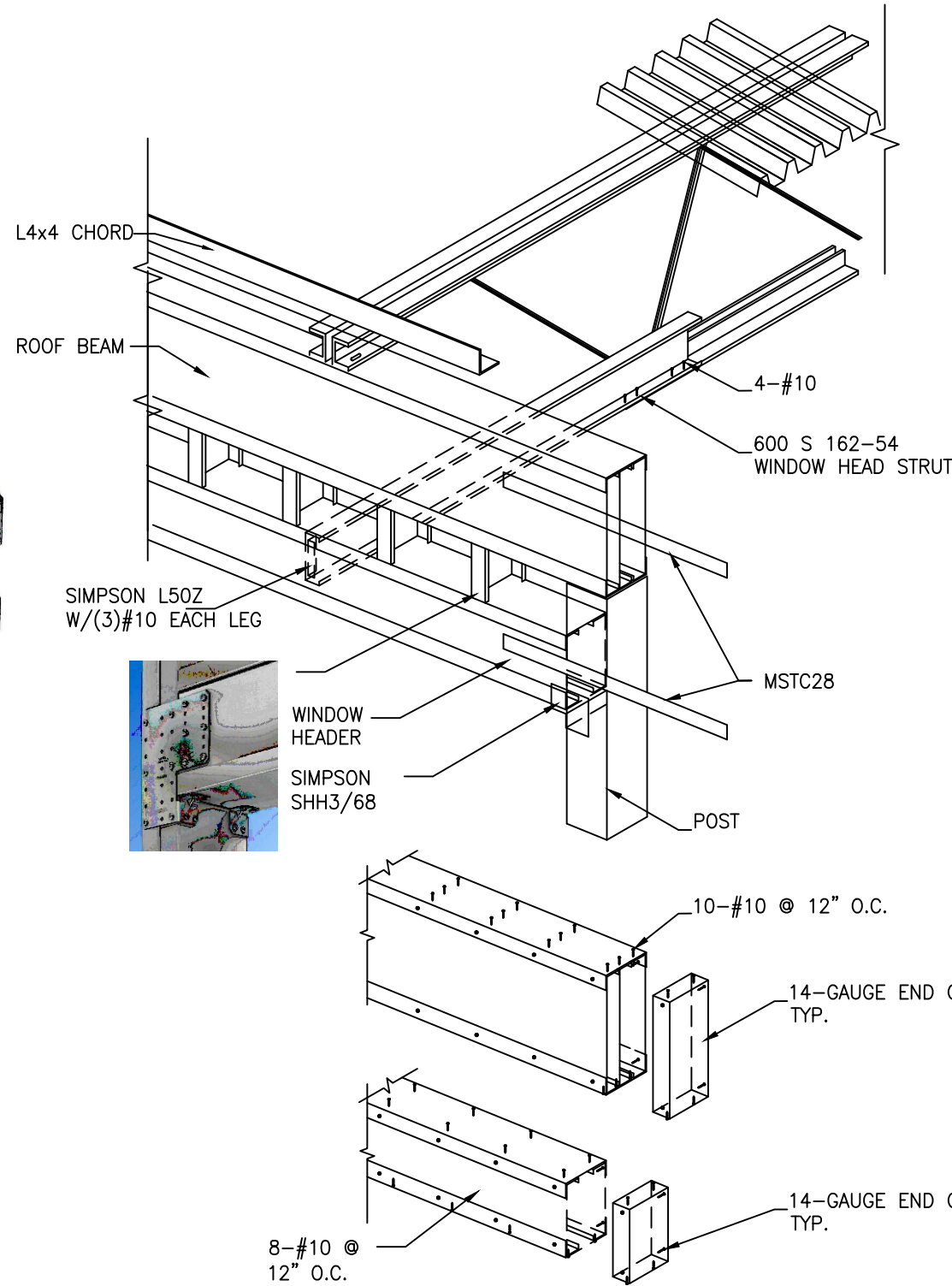
ROOF FRAMING PLAN

S1.3

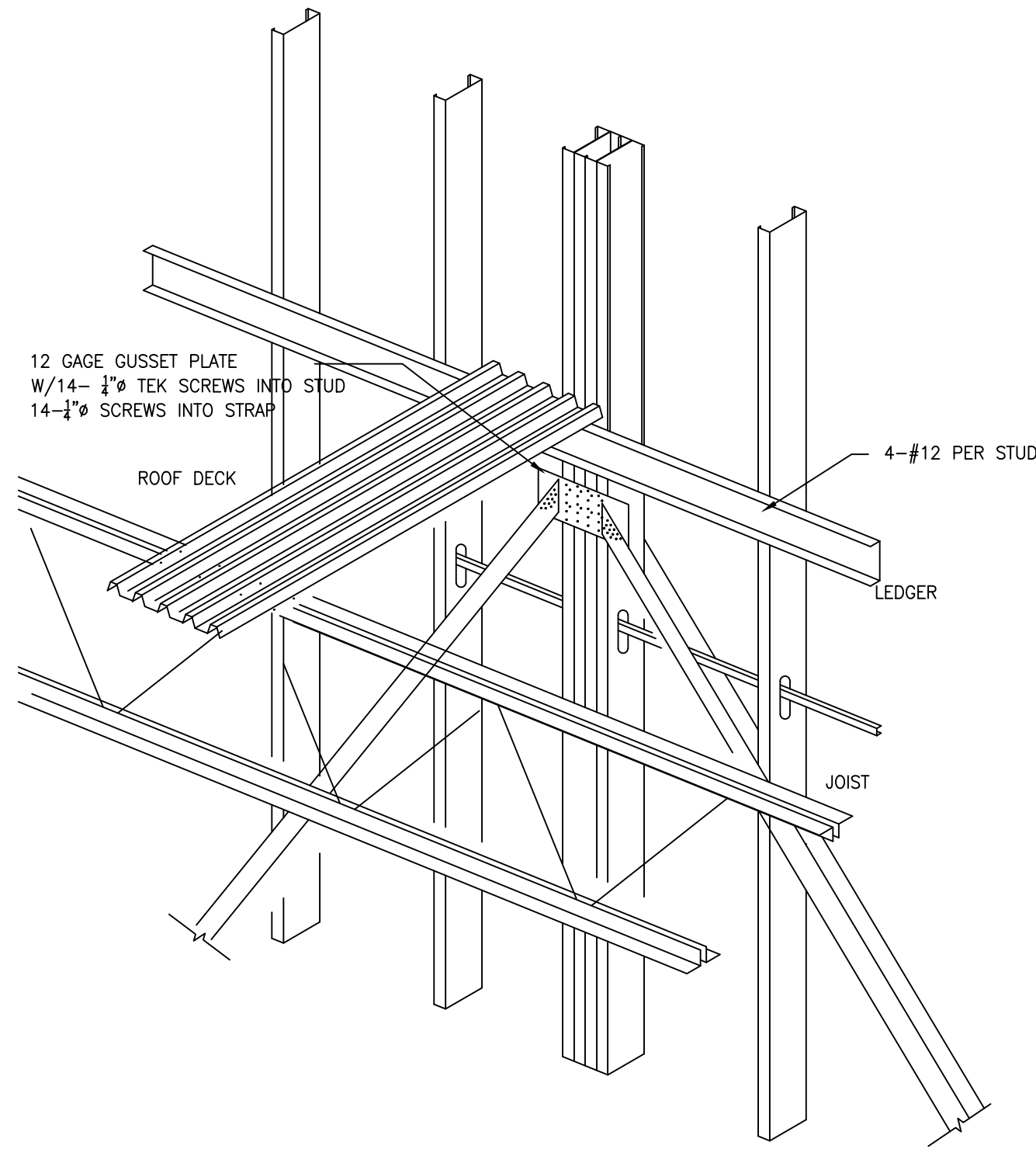
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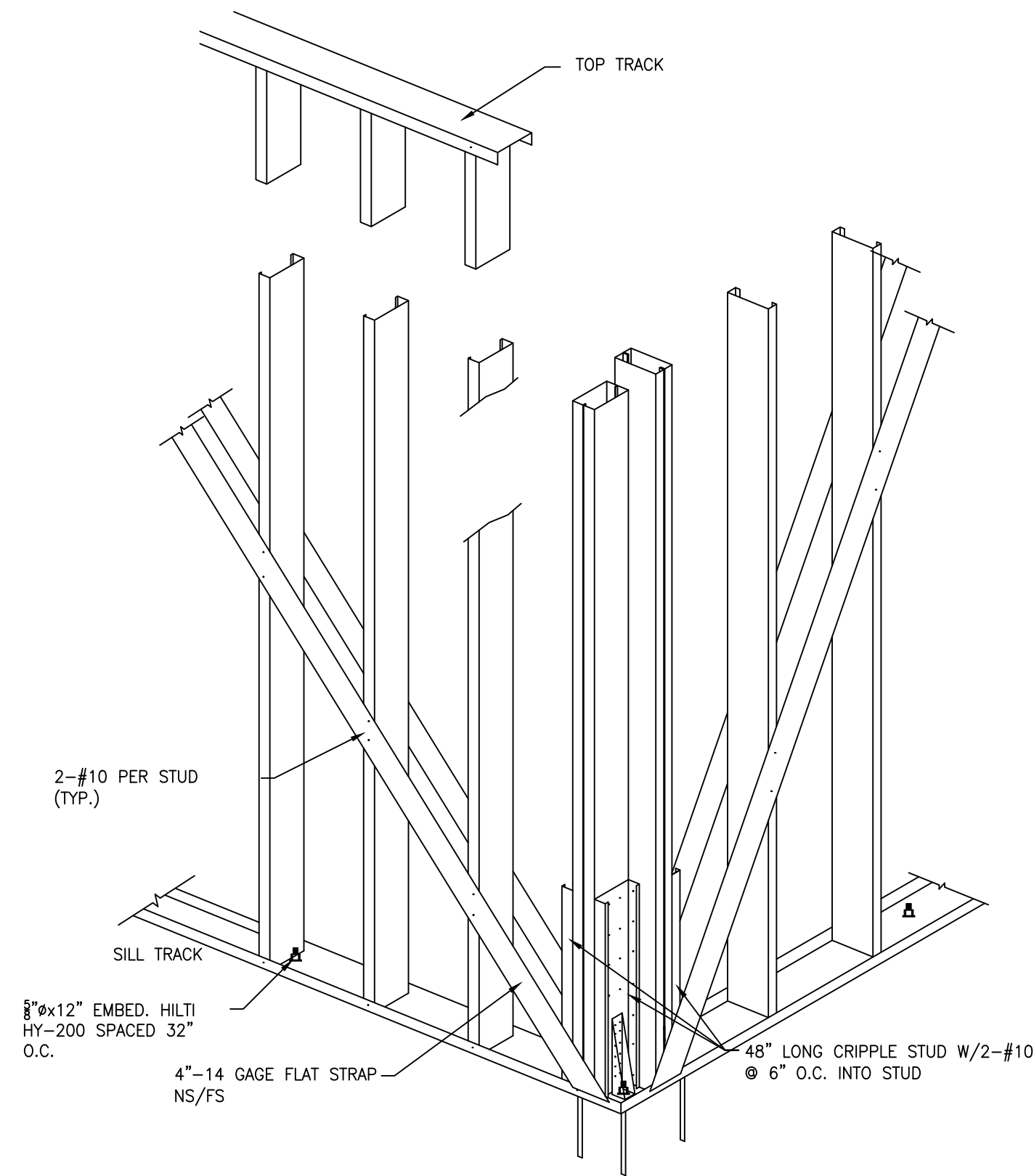
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S2.1 ISOMETRIC DETAIL
SCALE: 1/2" = 1'-0"



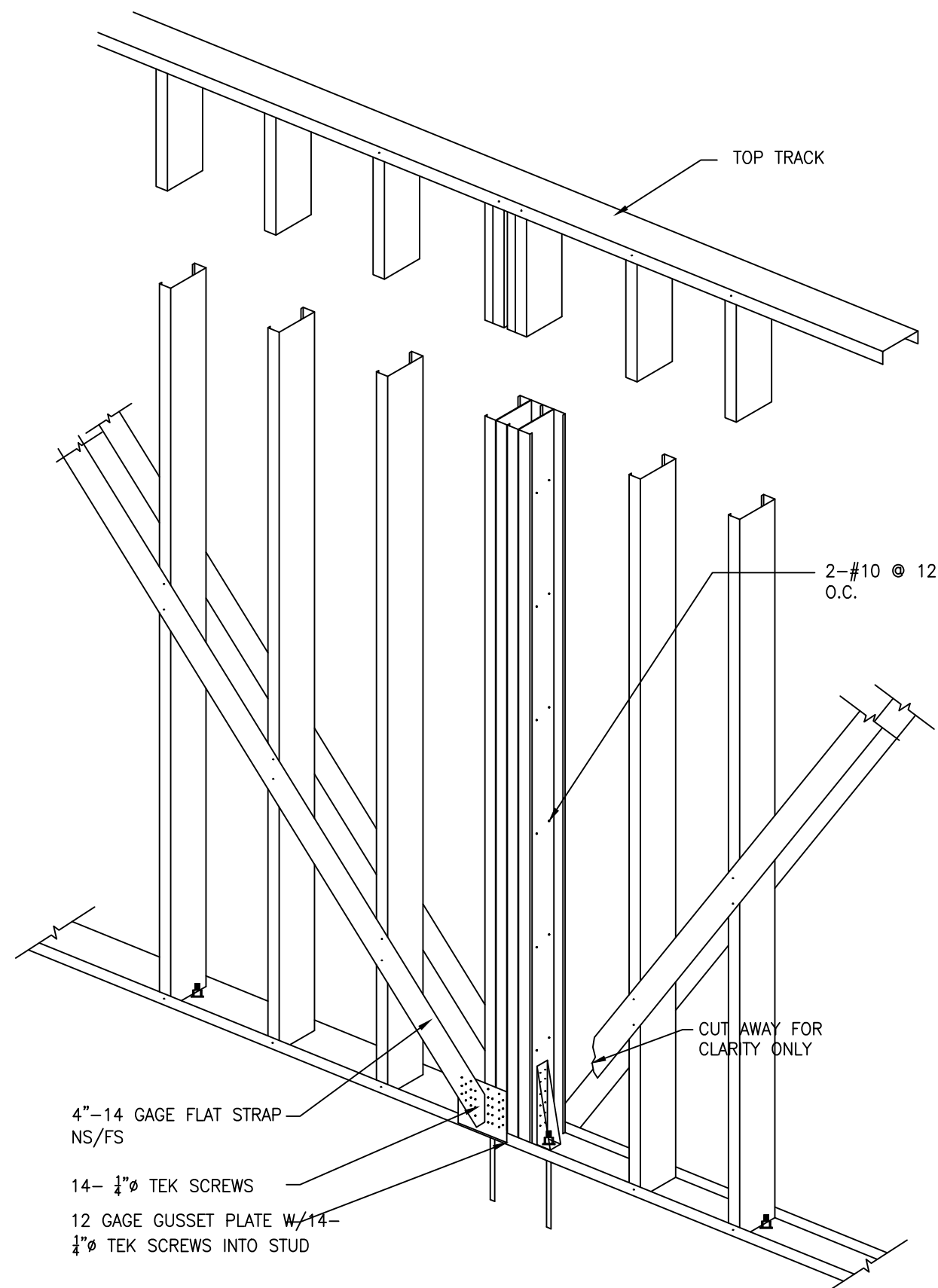
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S2.1 ISOMETRIC DETAIL
SCALE: 1/2" = 1'-0"



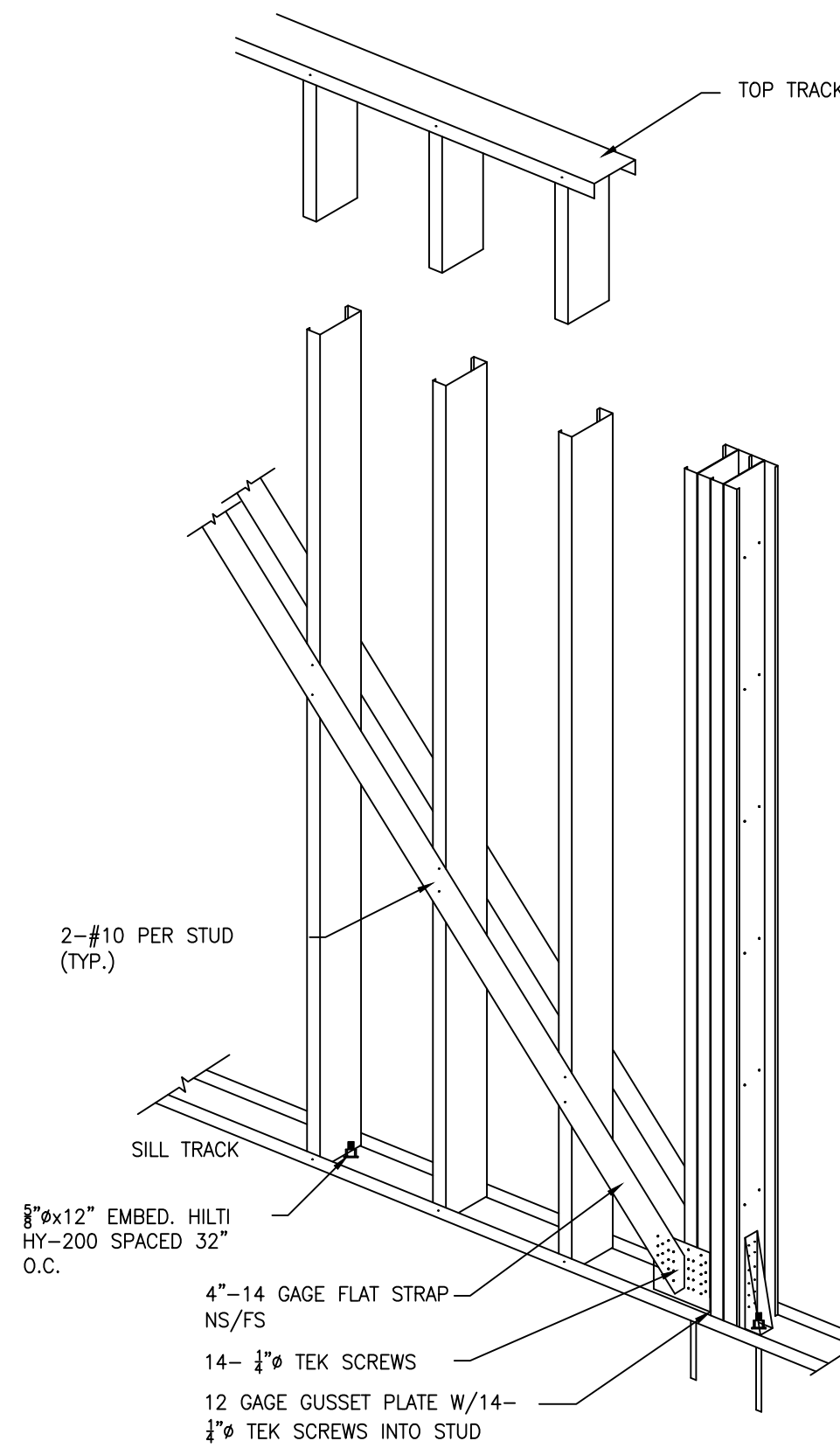
3
S2.1 ISOMETRIC DETAIL
SCALE: 1/2" = 1'-0"



4
S2.1 ISOMETRIC DETAIL
SCALE: 1/2" = 1'-0"



5
S2.1 ISOMETRIC DETAIL
SCALE: 1/2" = 1'-0"

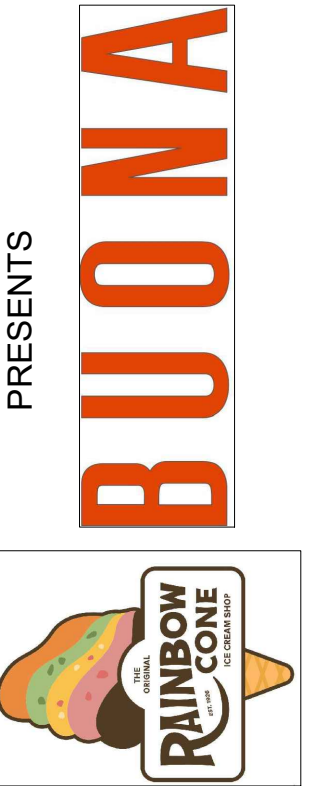


6
S2.1 ISOMETRIC DETAIL
SCALE: 1/2" = 1'-0"



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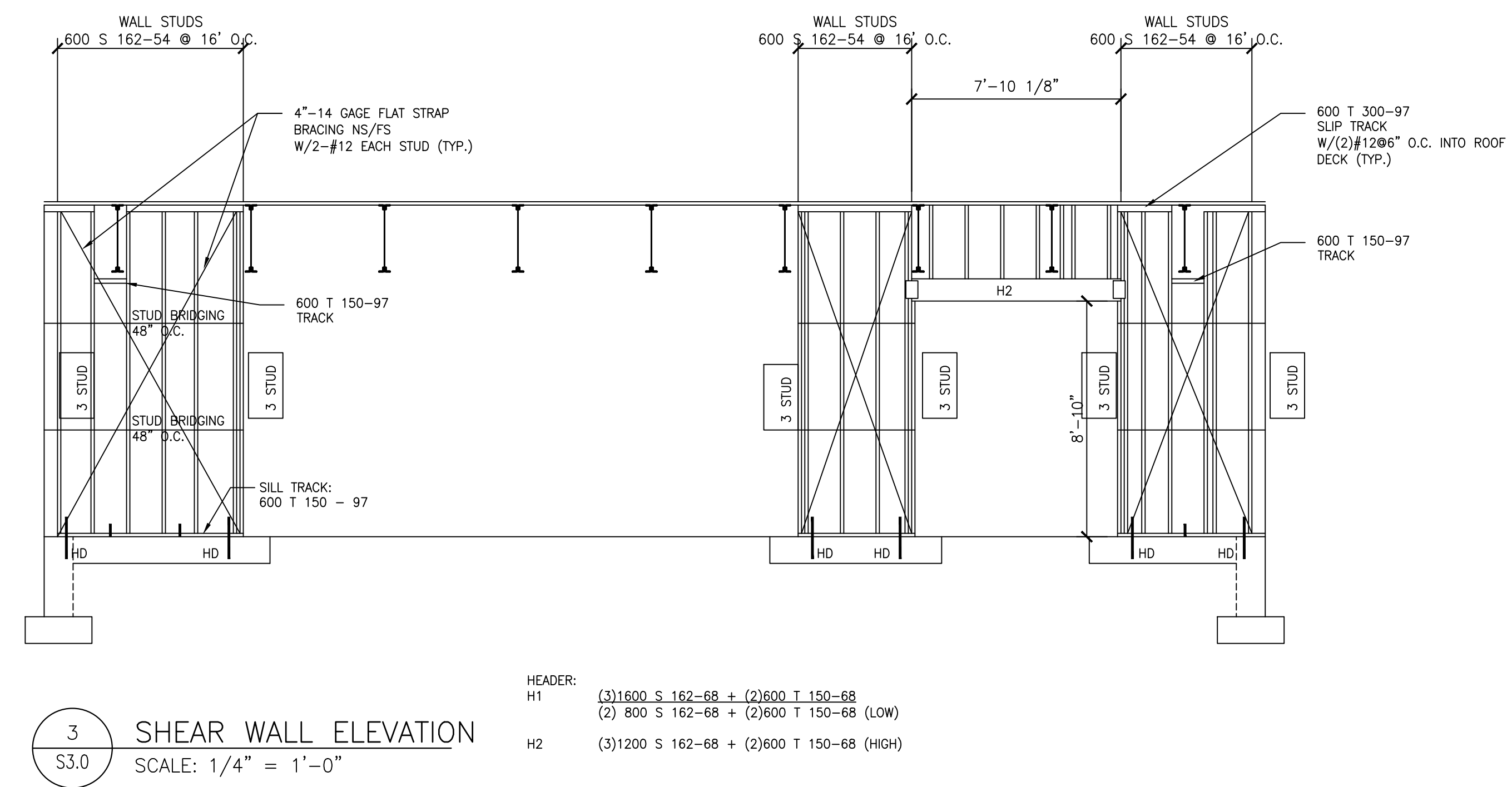
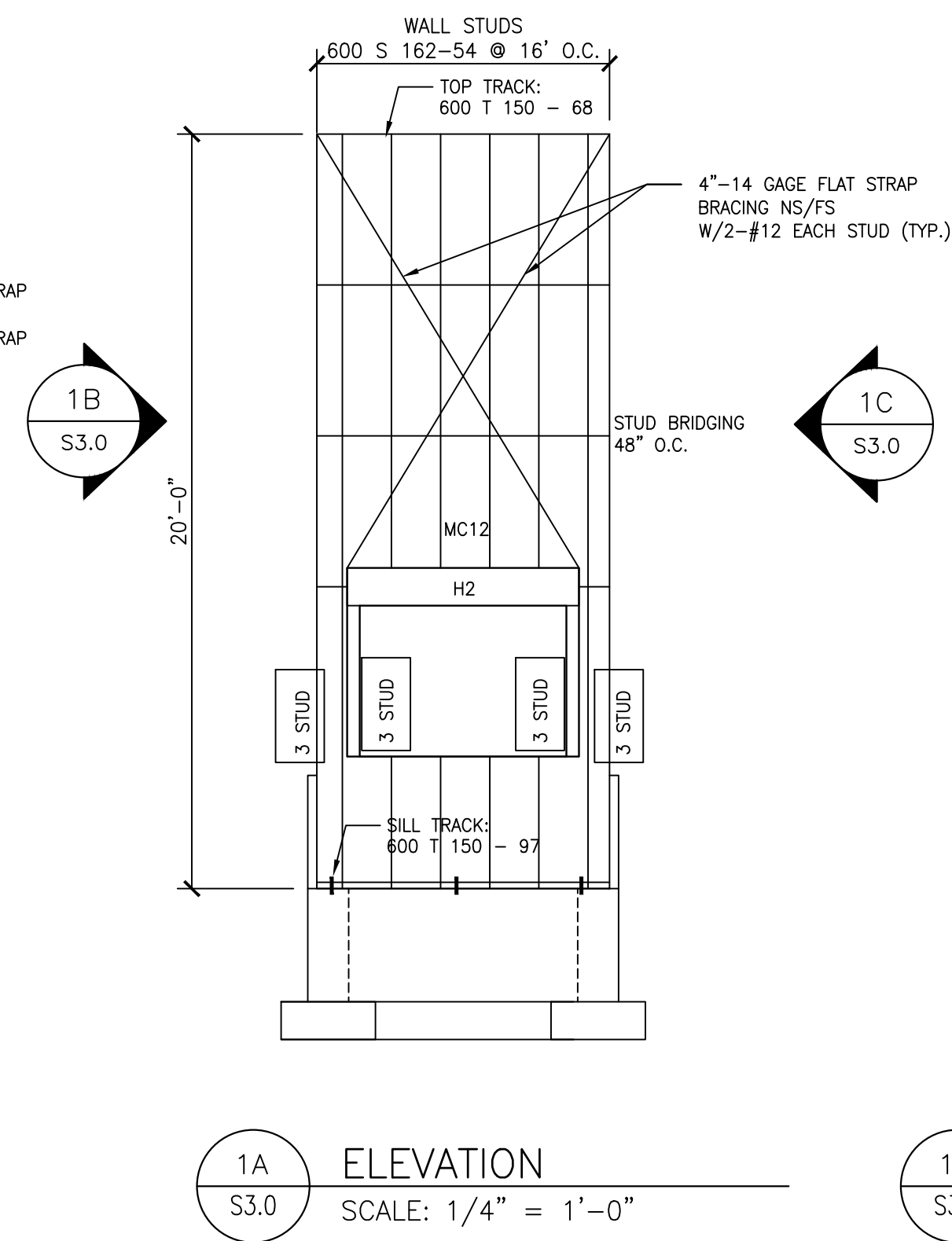
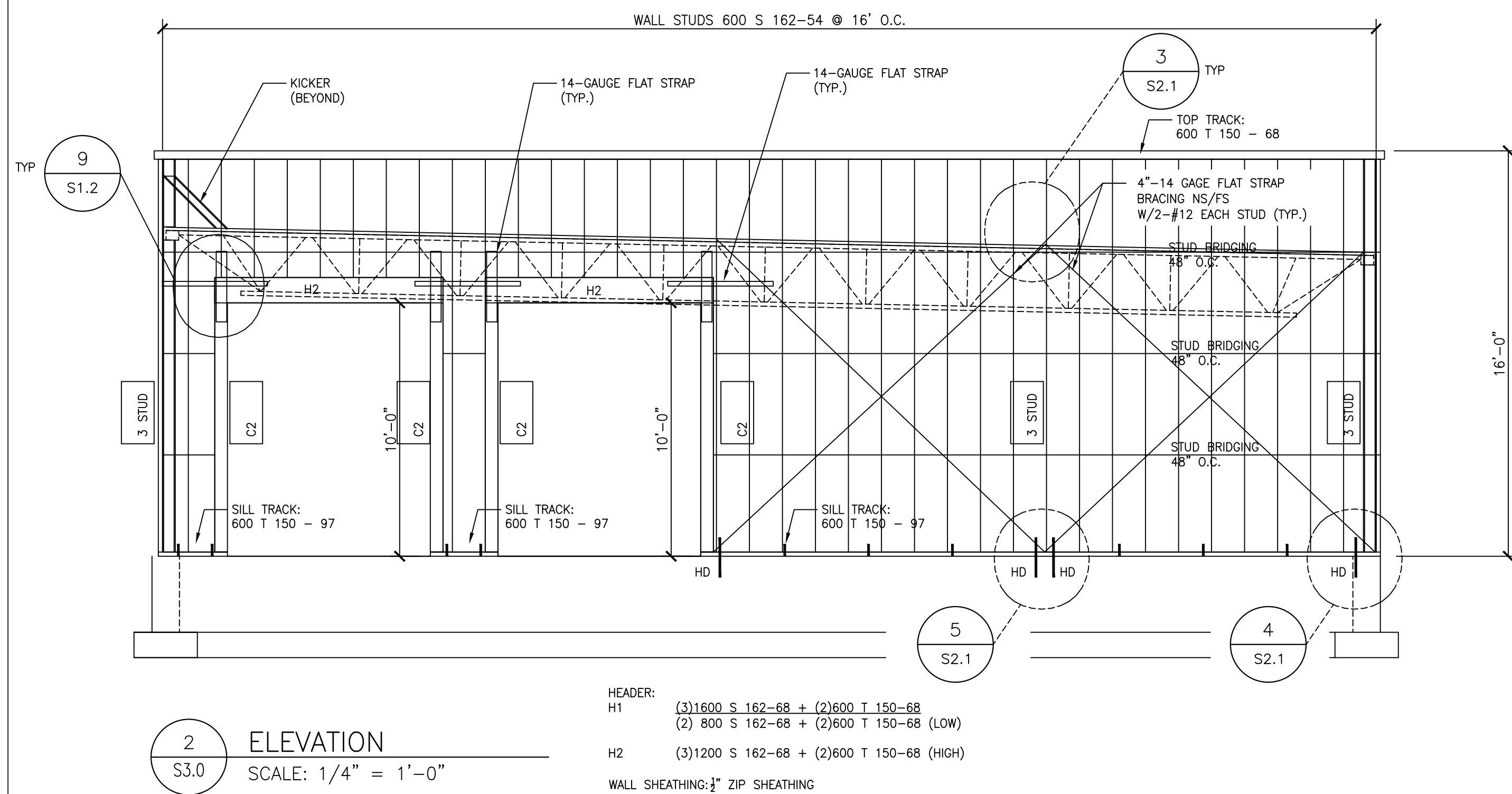
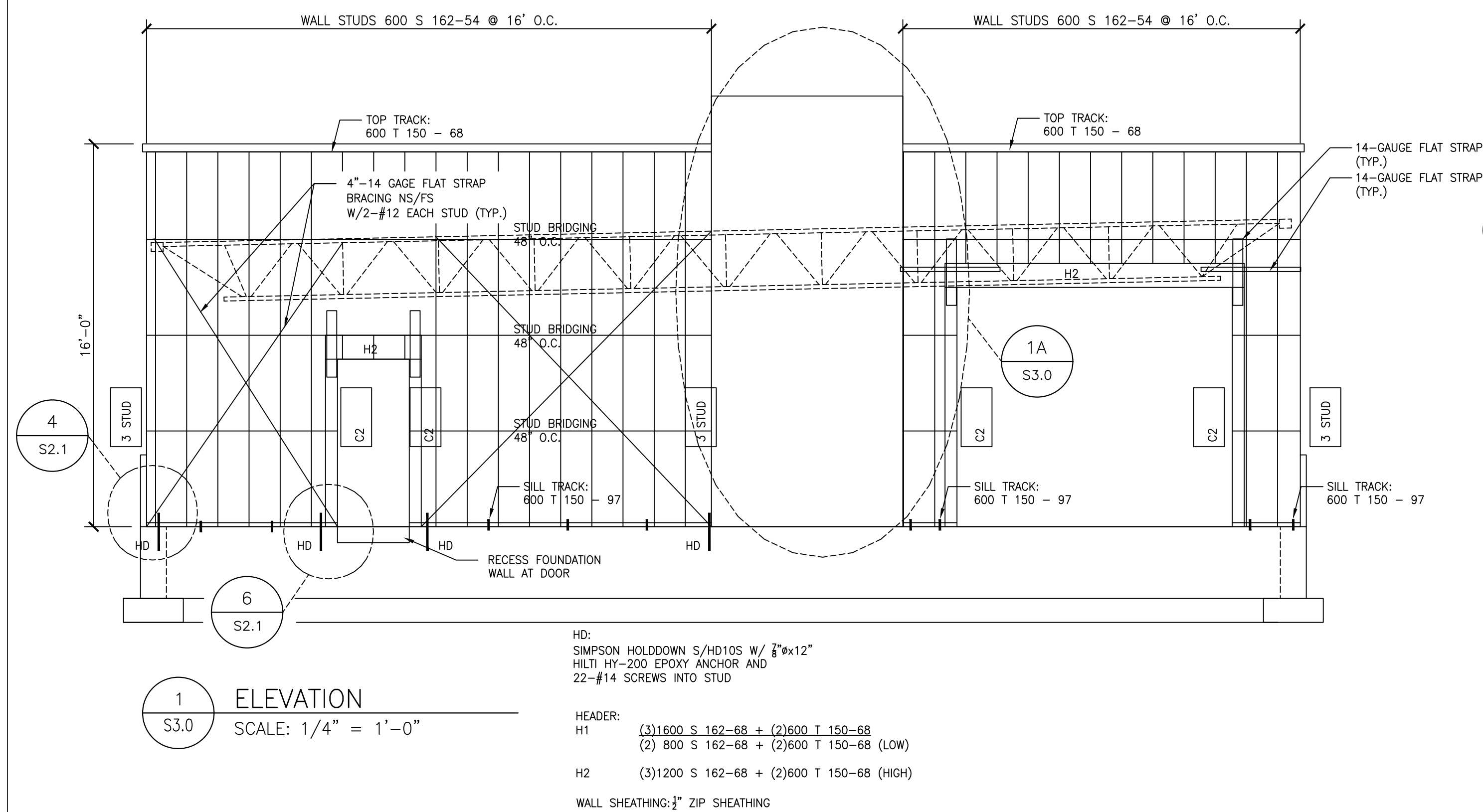
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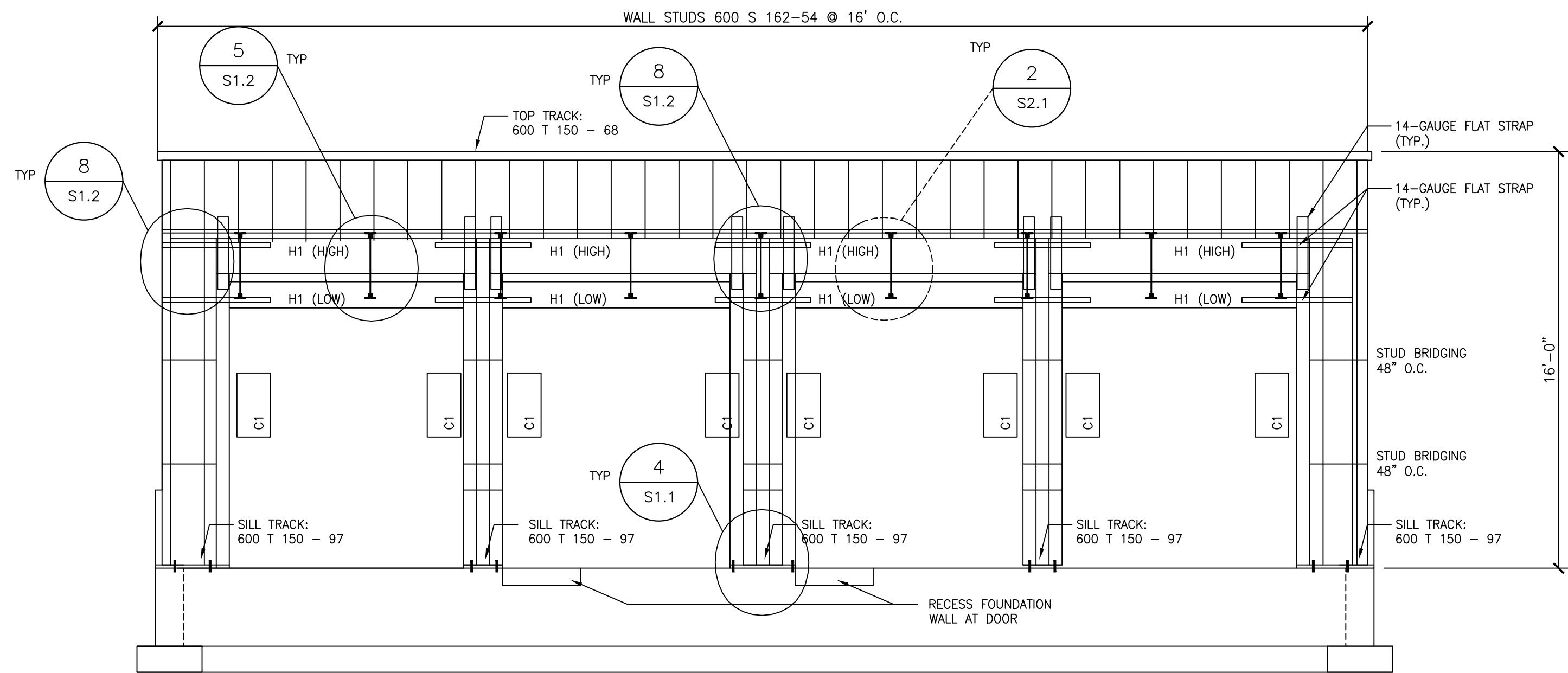
No.	Description	Date
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ISOMETRIC FRAMING DETAILS

S2.1

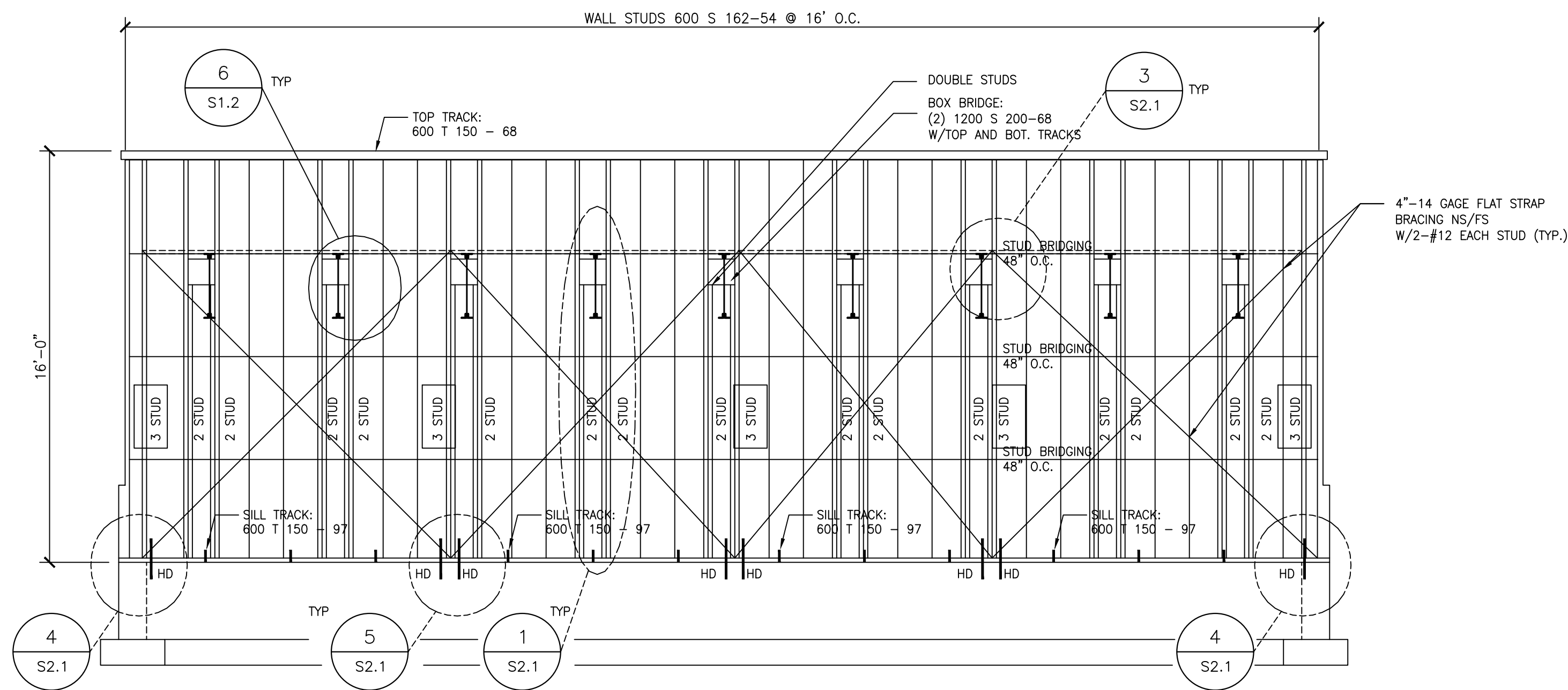
Scale





1 ELEVATION
S3.1 SCALE: 1/4" = 1'-0"

HEADER:
H1 (3)1600 S 162-68 + (2)600 T 150-68
(2) 800 S 162-68 + (2)600 T 150-68 (LOW)
H2 (3)1200 S 162-68 + (2)600 T 150-68 (HIGH)
WALL SHEATHING: 1/2" ZIP SHEATHING



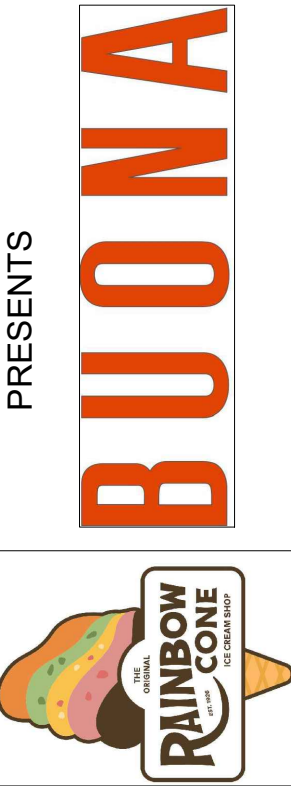
2 ELEVATION
S3.1 SCALE: 1/4" = 1'-0"

WALL SHEATHING: 1/2" ZIP SHEATHING



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STRUCTURAL
ELEVATIONS

S3.1

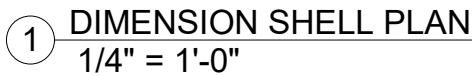
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No	Description	Date

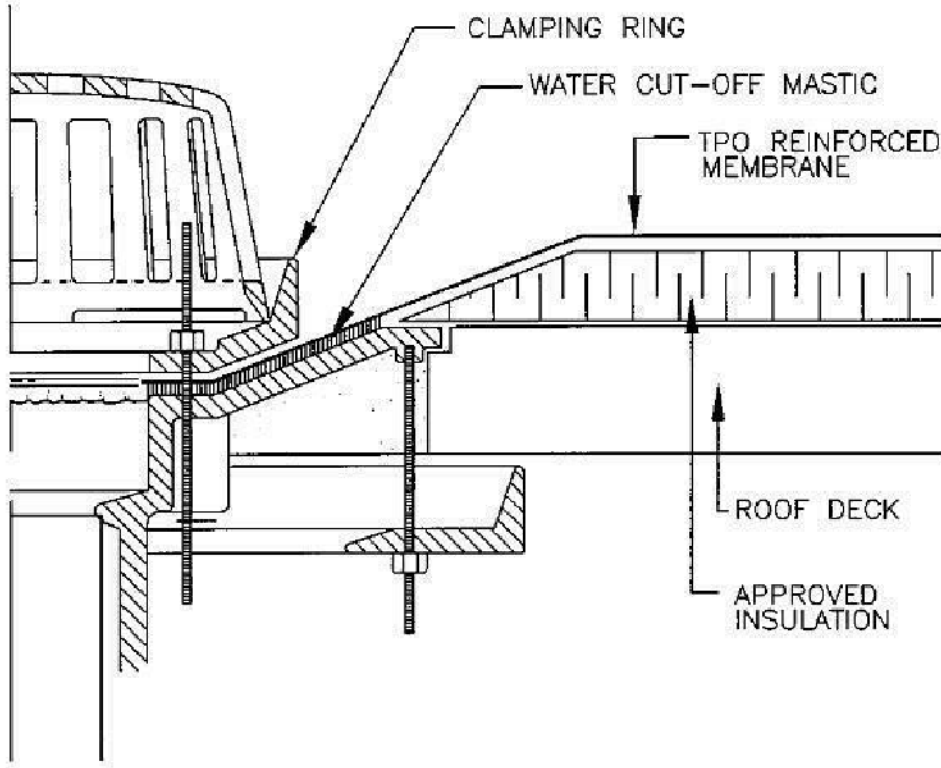
A101

Packet Pg. 102



- ALL DIMENSIONS ARE TO THE FACE OF EXTERIOR STUD UNLESS OTHERWISE NOTED

FOR DRAINS WITH TAPERED INSULATION AT DRAIN SUMP
LESS THAN 3 INCHES TO 12

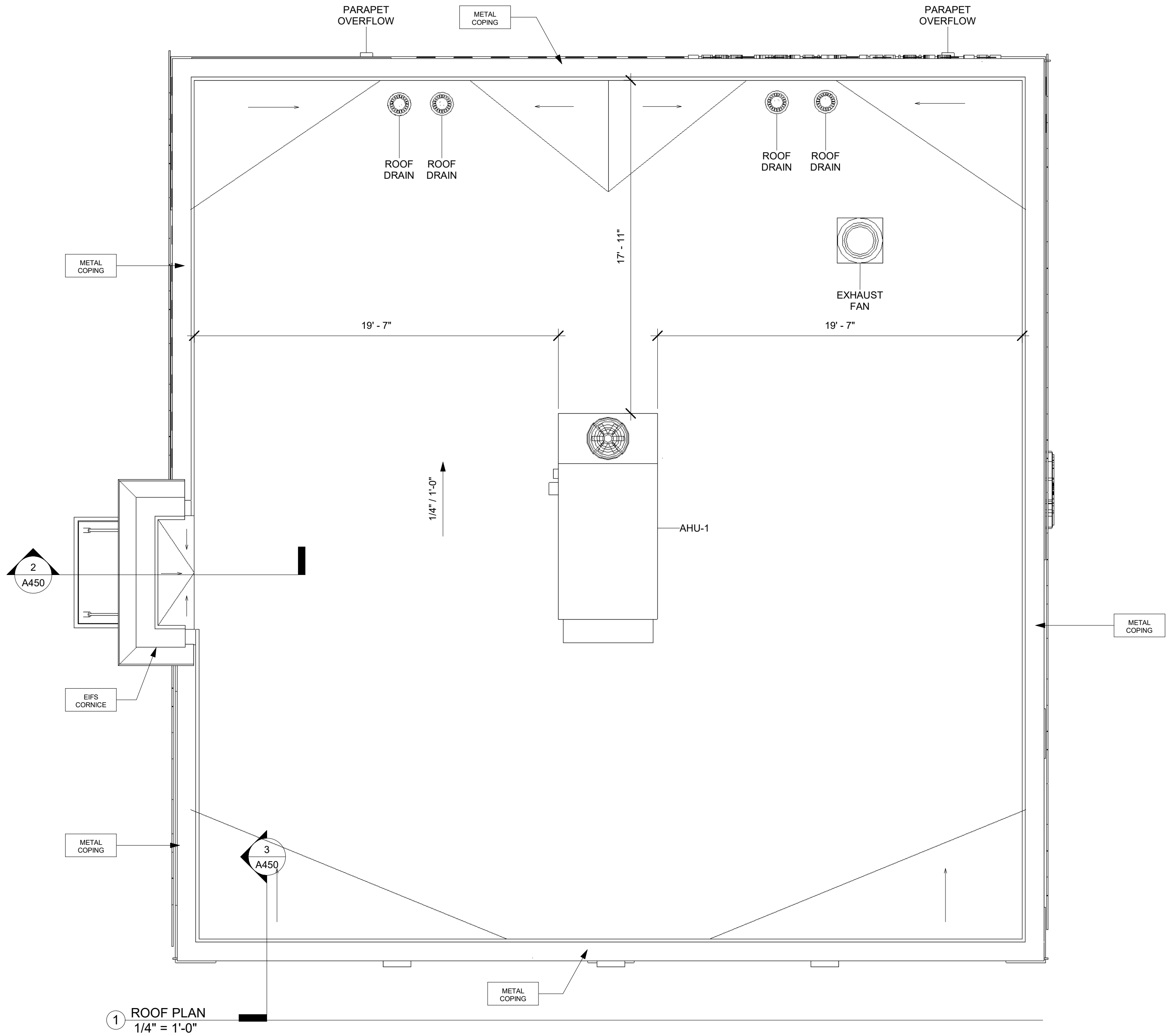


- NOTES:
- 1. REMOVE ALL LEAD AND OTHER FLASHING.
 - 2. ALL BOLTS AND CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.
 - 3. CUT THE MEMBRANE SO IT EXTENDS A MINIMUM OF 1/2" FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.
 - 4. FOR DRAIN SUMPS WITH SLOPES GREATER THAN 3" IN 12" REFER TO DETAIL MHT-UN-511A.
 - 5. IT IS PREFERRED TO LOCATE SEAMS AT LEAST 6" OUTSIDE DRAIN SUMP. IF SEAMS EXTEND UNDER CLAMPING RING, ENTIRE SEAM OVERLAP MUST BE HOT AIR WELDED.

MULE-HIDE
PRODUCTS CO., INC.

DRAIN FLASHING - TAPERED INSULATION
DRAIN SUMP SLOPE LESS THAN 3" TO 1"
SYSTEMS:
ALL TPO SYSTEMS

DETAIL NO.:
MHT-UN-510A
REVISION DATE: 01/2013



1 ROOF PLAN
1/4" = 1'-0"

KEYSTONE
PLANNING+DESIGN
KEYSTONE
CONSTRUCT, LLC



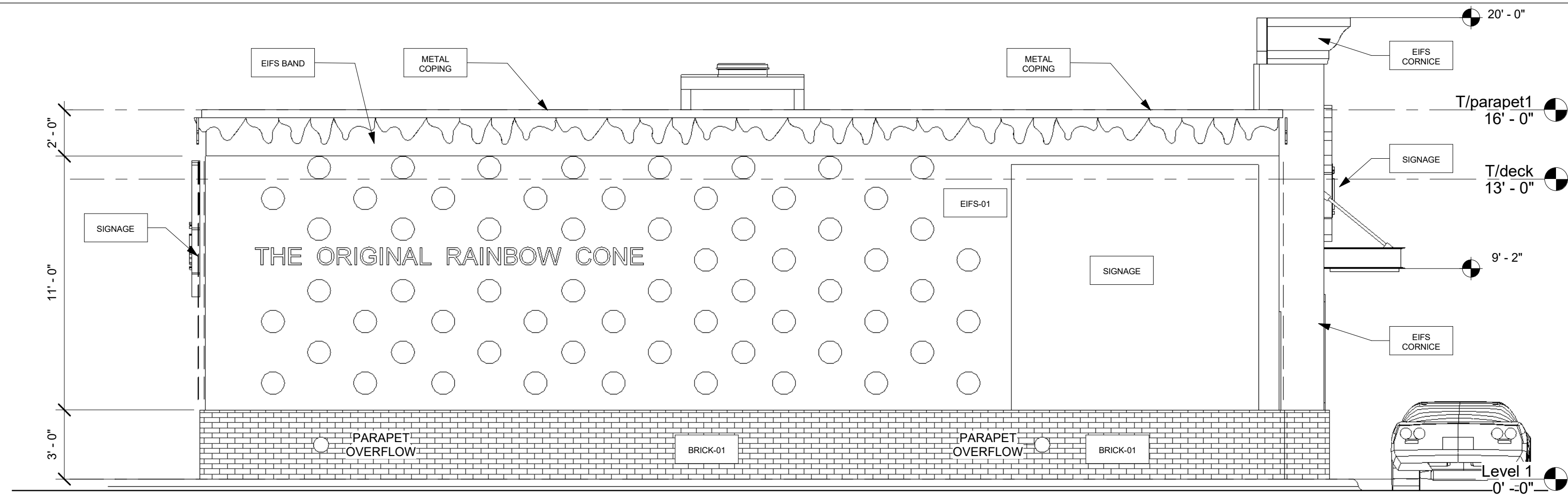
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
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No.	Description	Date

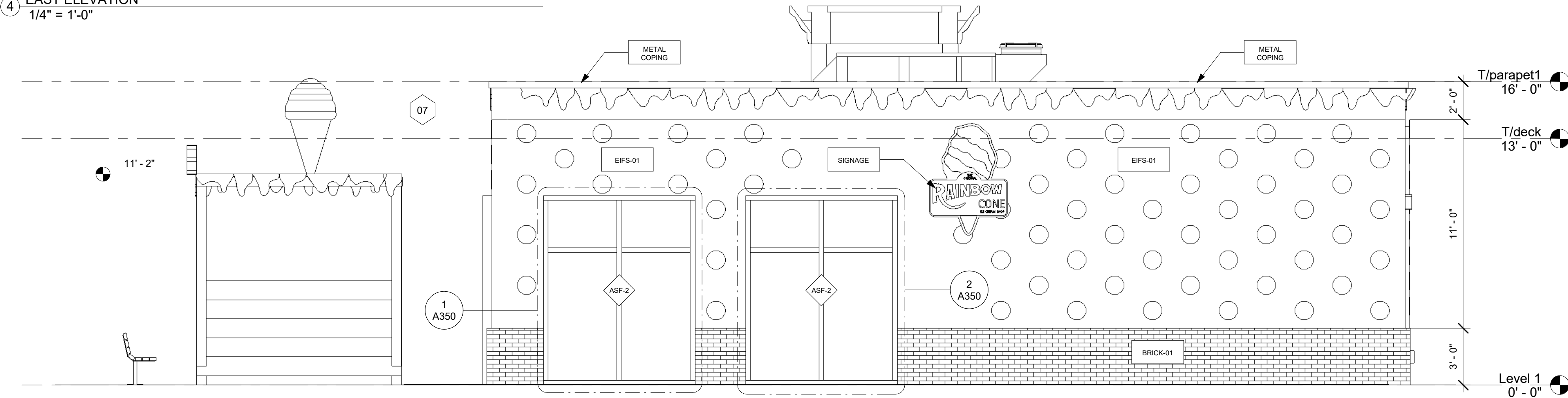
ROOF PLAN

A150

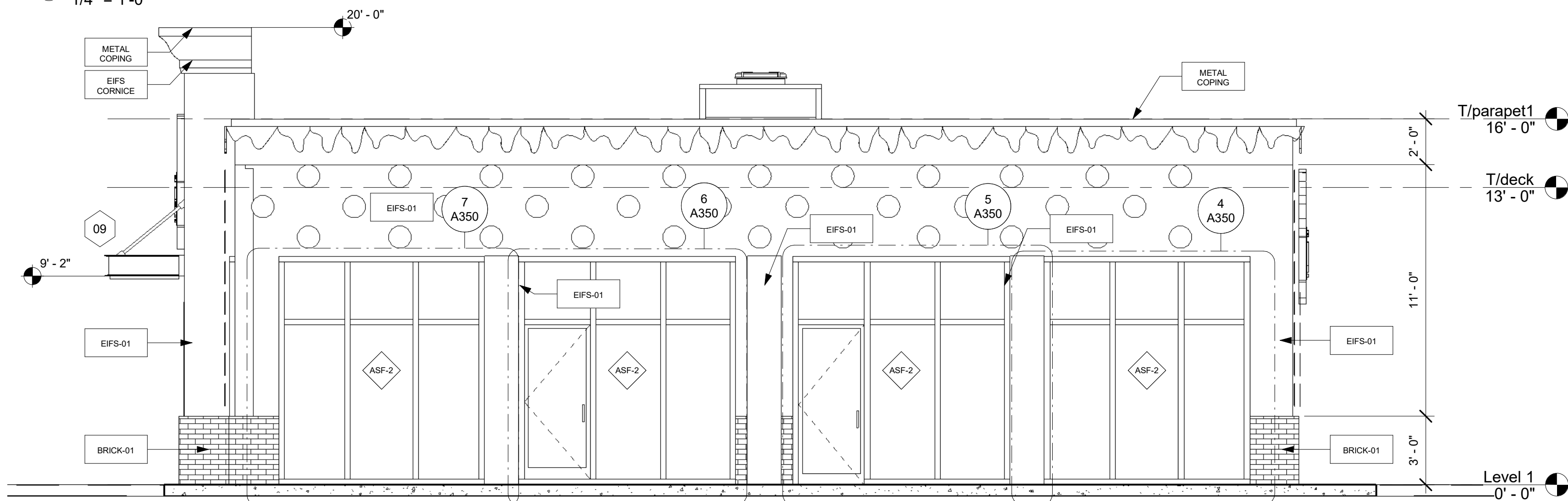
Scale 1/4" = 1'-0"



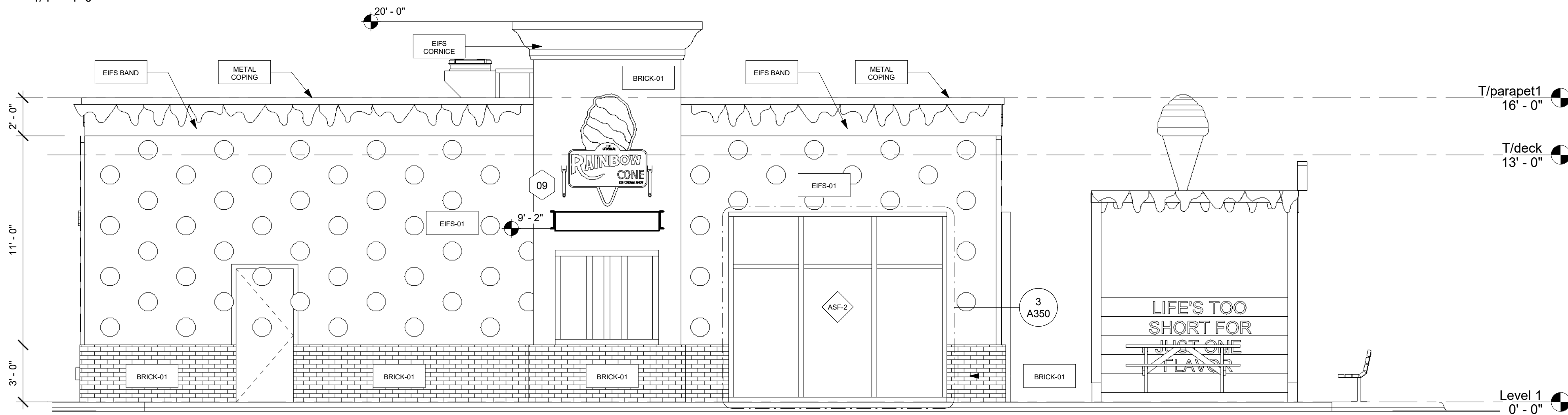
4 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

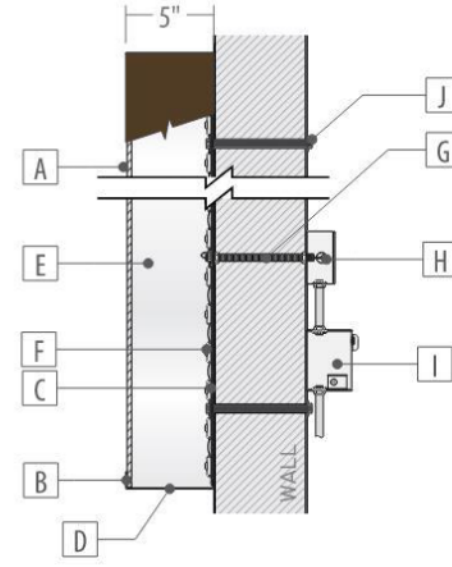


1 NORTH ELEVATION
1/4" = 1'-0"

No.	Description	Date
IFZ PC		8/23/22

EXTERIOR
ELEVATIONS +
EXTERIOR
MATERIALS

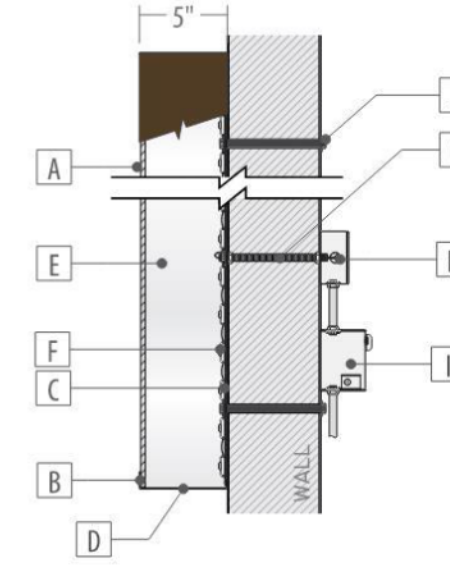
A300



- WALL CABINET - FACE LIT - FLUSH MOUNTED**
- A Polycarbonate faces w/vinyl decoration applied
 - B Retainers painted to match PMS 476 C
 - C .063 aluminum back
 - D .040 aluminum returns painted to match PMS 476 C
 - E Interior painted reflective white
 - F White LED illumination
 - G U.L. listed conduit as per code
 - H U.L. listed housing (splice point if needed)
 - I Power supply (120v typ.)
 - J Mounting (see hardware note)



- MOUNTING HARDWARE TO SUIT WALL**
- | | |
|-----------------------|---|
| EFS/blocking | 5/16" min. all thread thru bolts |
| Concrete/Brick wall | 5/16" x 2" min. expansion anchors |
| Concrete block/panels | 5/16" min. toggle bolts |
| Wood Studs | 5/16" x 2" min. lag bolts |
| Metal Studs | Self drilling, self tapping hex washer screws |



- WALL CABINET - FACE LIT - FLUSH MOUNTED**
- A Polycarbonate faces w/vinyl decoration applied
 - B Retainers painted to match PMS 476 C
 - C .063 aluminum back
 - D .040 aluminum returns painted to match PMS 476 C
 - E Interior painted reflective white
 - F White LED illumination
 - G U.L. listed conduit as per code
 - H U.L. listed housing (splice point if needed)
 - I Power supply (120v typ.)
 - J Mounting (see hardware note)



- MOUNTING HARDWARE TO SUIT WALL**
- | | |
|-----------------------|---|
| EFS/blocking | 5/16" min. all thread thru bolts |
| Concrete/Brick wall | 5/16" x 2" min. expansion anchors |
| Concrete block/panels | 5/16" min. toggle bolts |
| Wood Studs | 5/16" x 2" min. lag bolts |
| Metal Studs | Self drilling, self tapping hex washer screws |



CUSTOMER	RAINBOW CONE	PROJECT	ORLAND PARK, IL	DRAWN BY	MH	REVISION	02	CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773.763.9600 F: 773.763.9606 CORPORATEIDSOLUTIONS.COM
SITE NUMBER	N/A	ACCOUNT REP	MIKE SHELLEY	DATE	06/17/22	SCALE	NTS	CUSTOMER ACCEPTANCE	

CUSTOMER	RAINBOW CONE	PROJECT	ORLAND PARK, IL	DRAWN BY	MH	REVISION	02	CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773.763.9600 F: 773.763.9606 CORPORATEIDSOLUTIONS.COM
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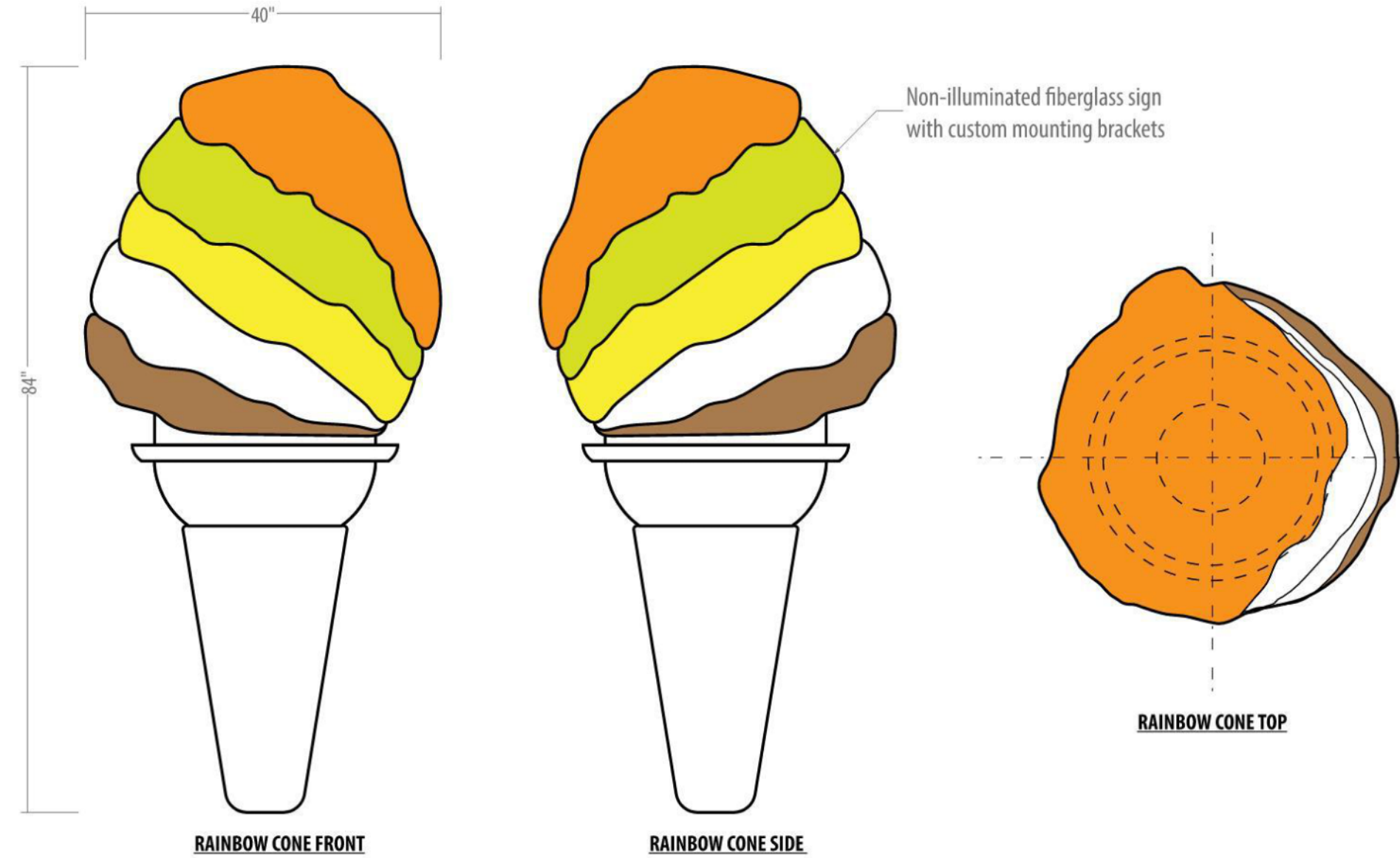
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SITE NUMBER	N/A	ACCOUNT REP	MIKE SHELLEY	DATE	06/17/22	SCALE	NTS	CUSTOMER ACCEPTANCE	



Painted Background Colors

White PVC dimensional letters & Logo

SIGN 4



Non-illuminated fiberglass sign with custom mounting brackets

SIGN 5



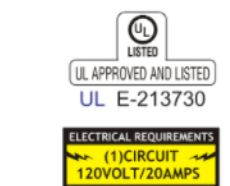
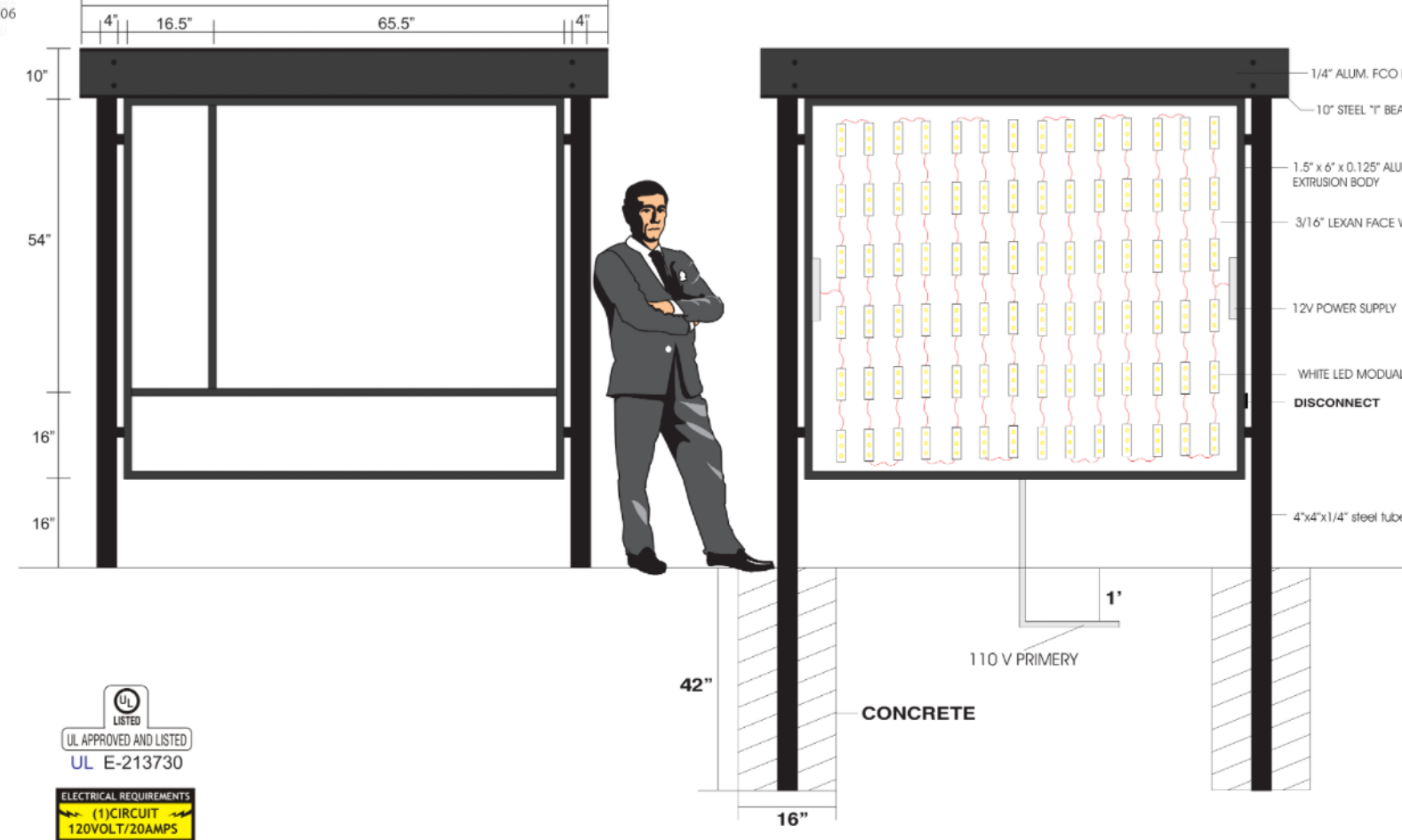
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SITE NUMBER	N/A	ACCOUNT REP	MIKE SHELLEY	DATE	06/17/22	SCALE	NTS	CUSTOMER ACCEPTANCE	



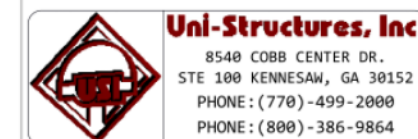
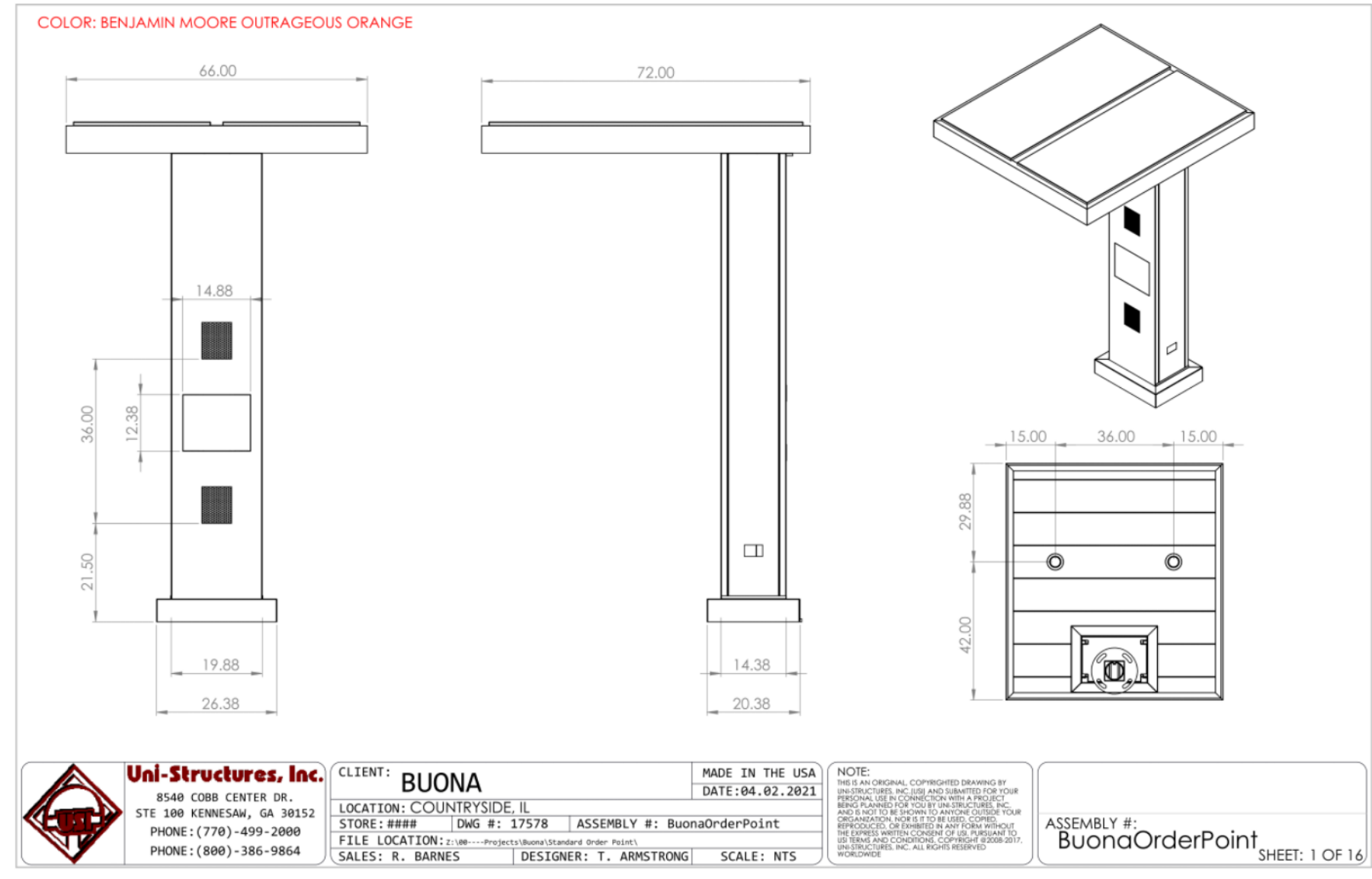
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SITE NUMBER	N/A	ACCOUNT REP	MIKE SHELLEY	DATE	06/17/22	SCALE	NTS	CUSTOMER ACCEPTANCE	



Sign: 39.86 Sq. Ft

Typical U.L. Single Face Menu Board Sign



CLIENT: BUONA	MADE IN THE USA	DATE: 04.02.2021
LOCATION: COUNTRYSIDE, IL	STORE: #000	DWG. #: 17578
FILE LOCATION: C:\Users\Barnes\Desktop\Rainbow Cone\Rainbow Cone Menu Board\Rainbow Cone Menu Board.dwg	ASSEMBLY #: BuonaOrderPoint	SALES: R. BARNES
DESIGNER: T. ARMSTRONG	SCALE: NTS	

NOTE: THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	ASSEMBLY #: BuonaOrderPoint	SHEET: 1 OF 16
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KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
19781 Crawford Avenue, Flossmoor, Illinois

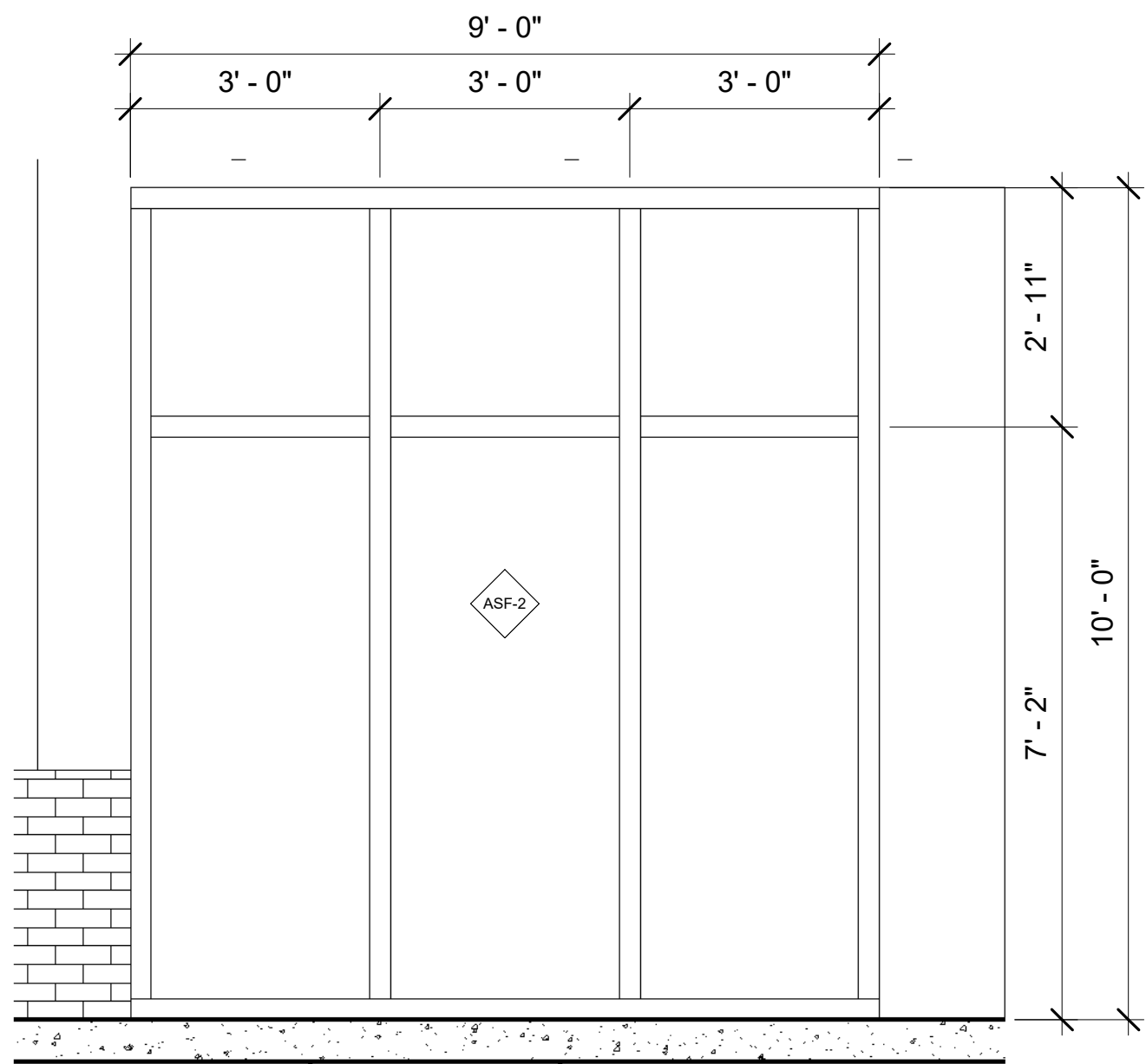
No.	Description	Date
1	IFZ PC	8/23/22

EXTERIOR
SIGNAGE +
MENUBOARDS

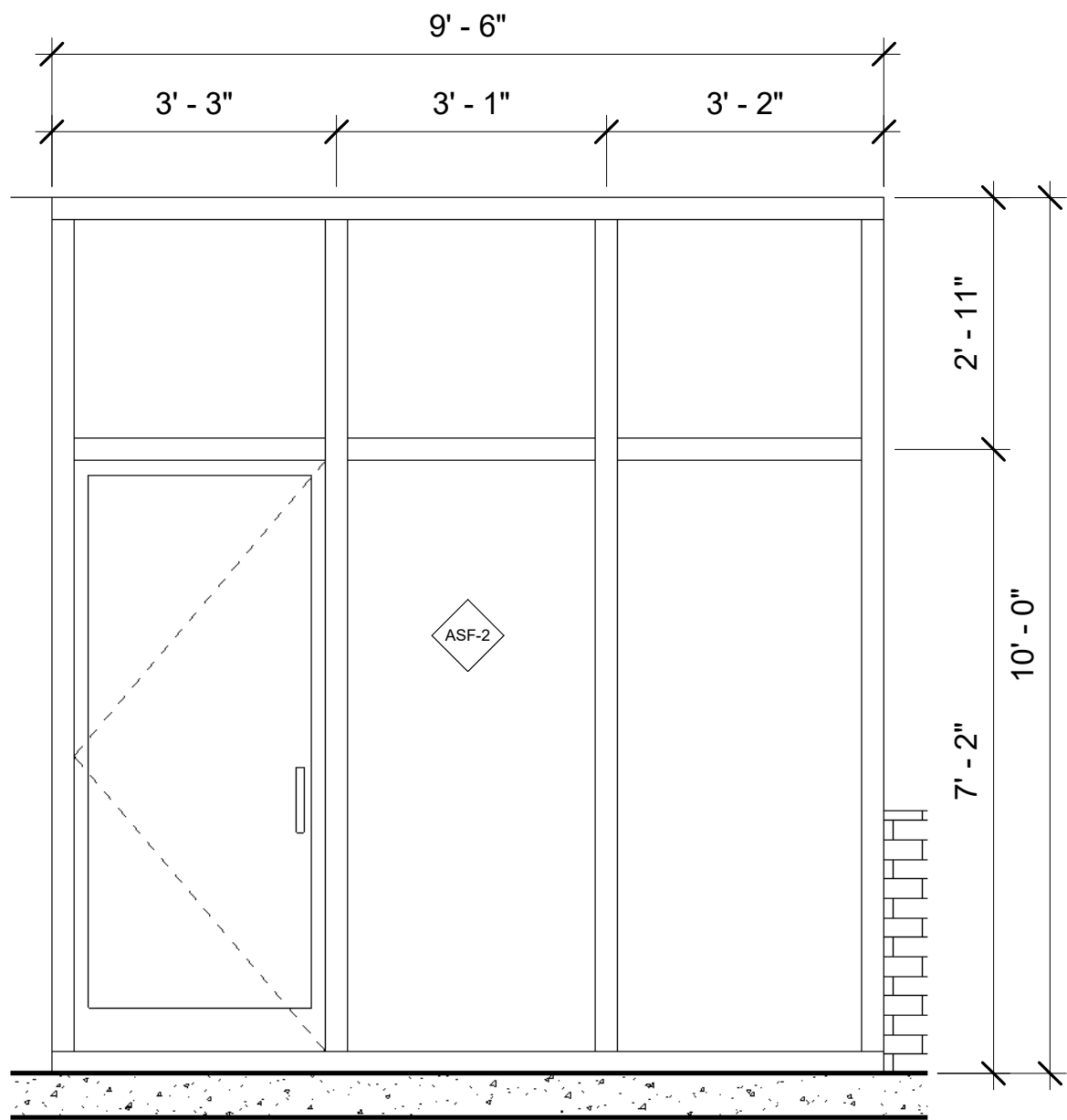
A315

Scale

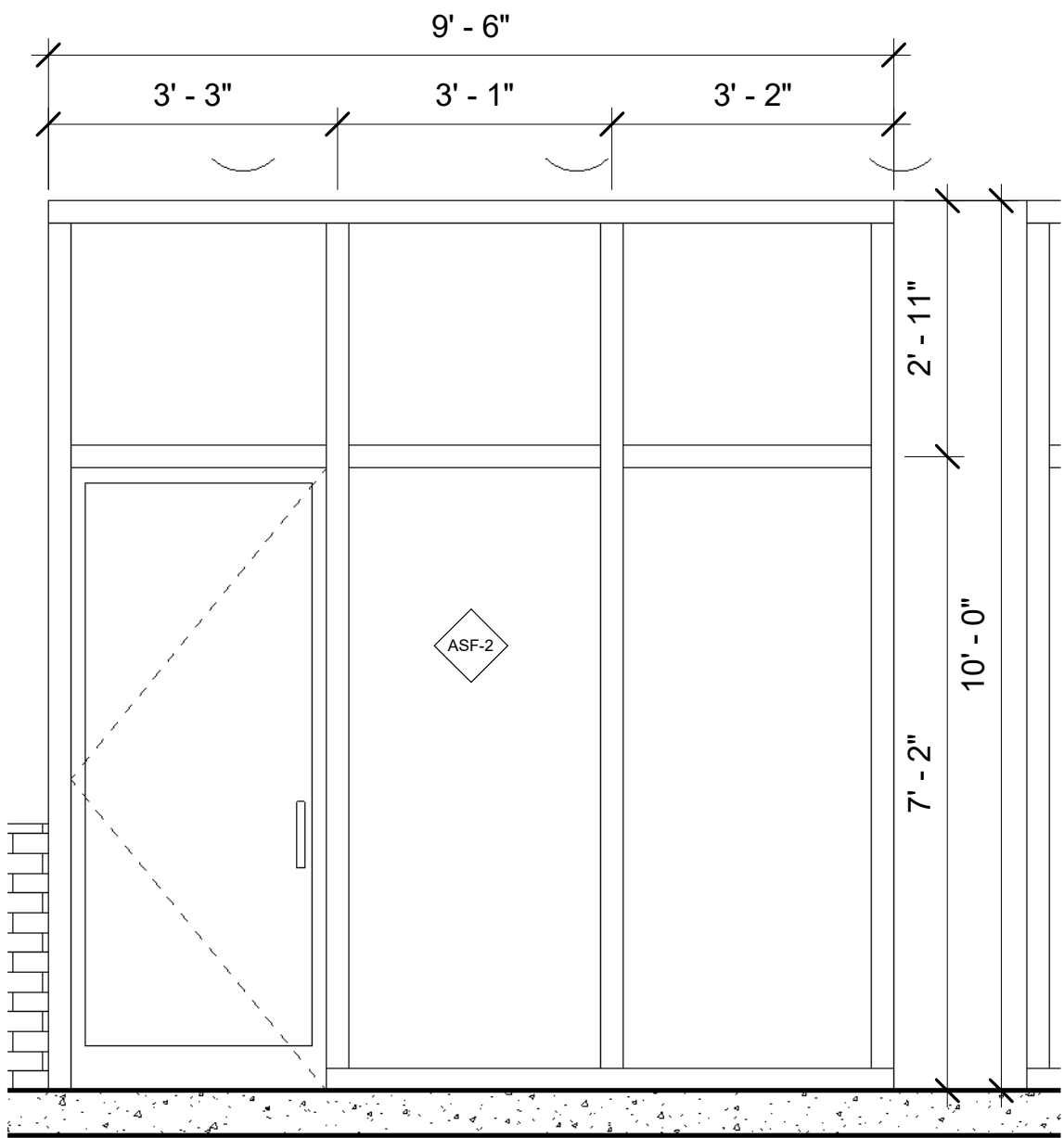
BUONA STOREFRONT					
TAG	KEYNOTE	MANUFACTURER	MODEL	Description	TYPE COMMENTS
ASF-1	BUONA	VISTAWALL	TBD	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.
ASF-2	BUONA	VISTAWALL	TBD	CLEAR ALUMINUM	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.



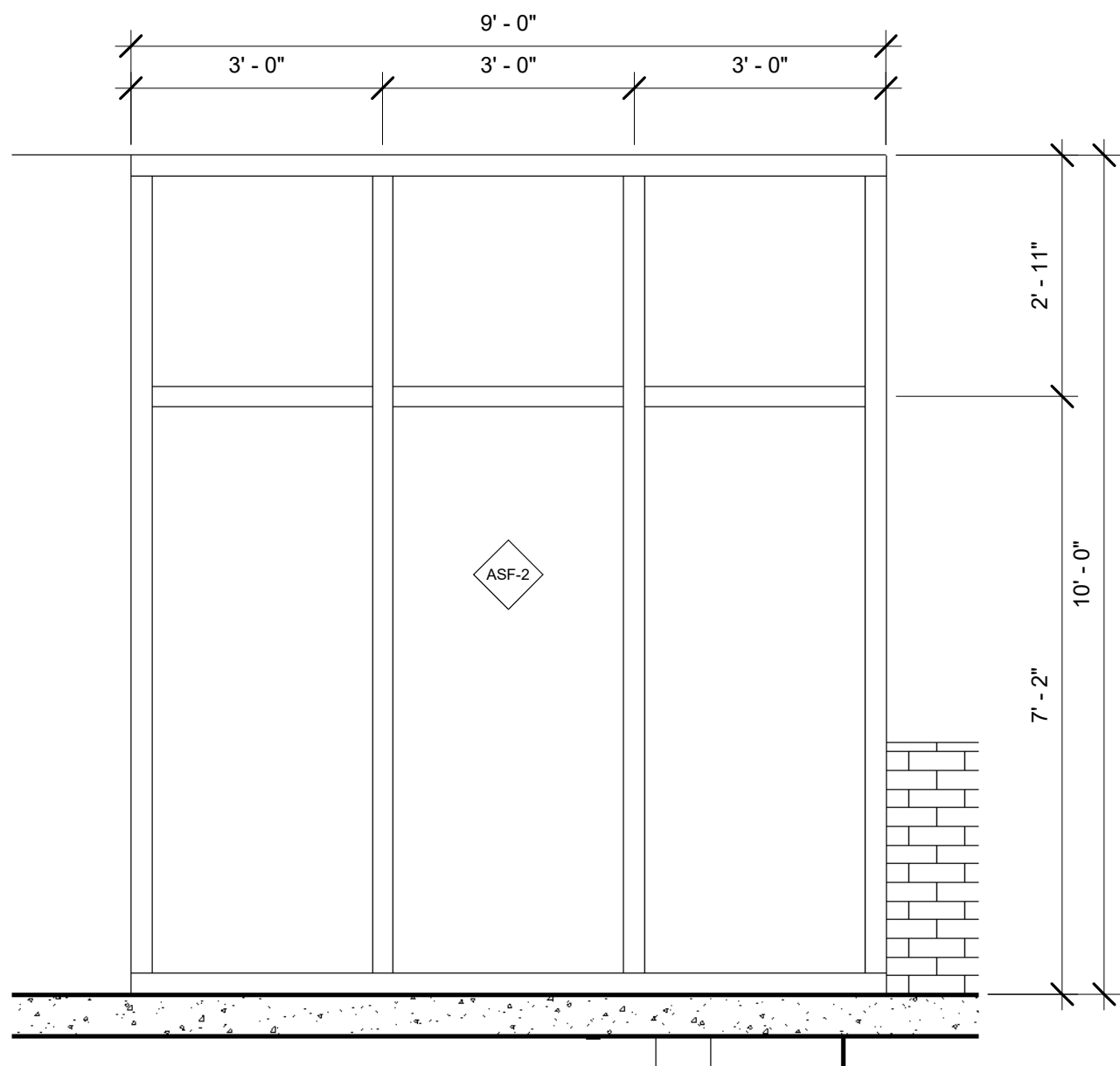
7 STOREFRONT 07
1/2" = 1'-0"



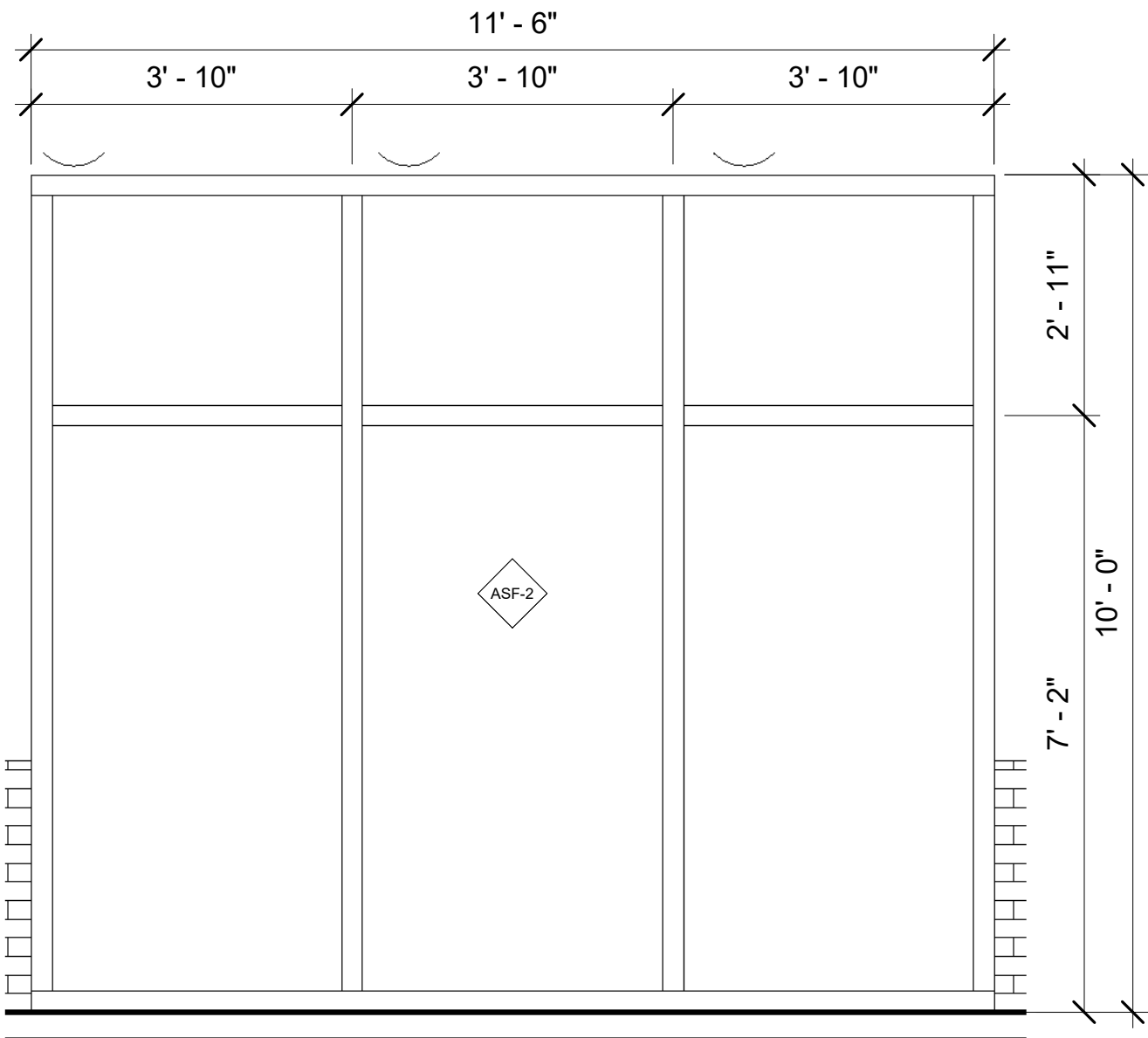
6 STOREFRONT 06
1/2" = 1'-0"



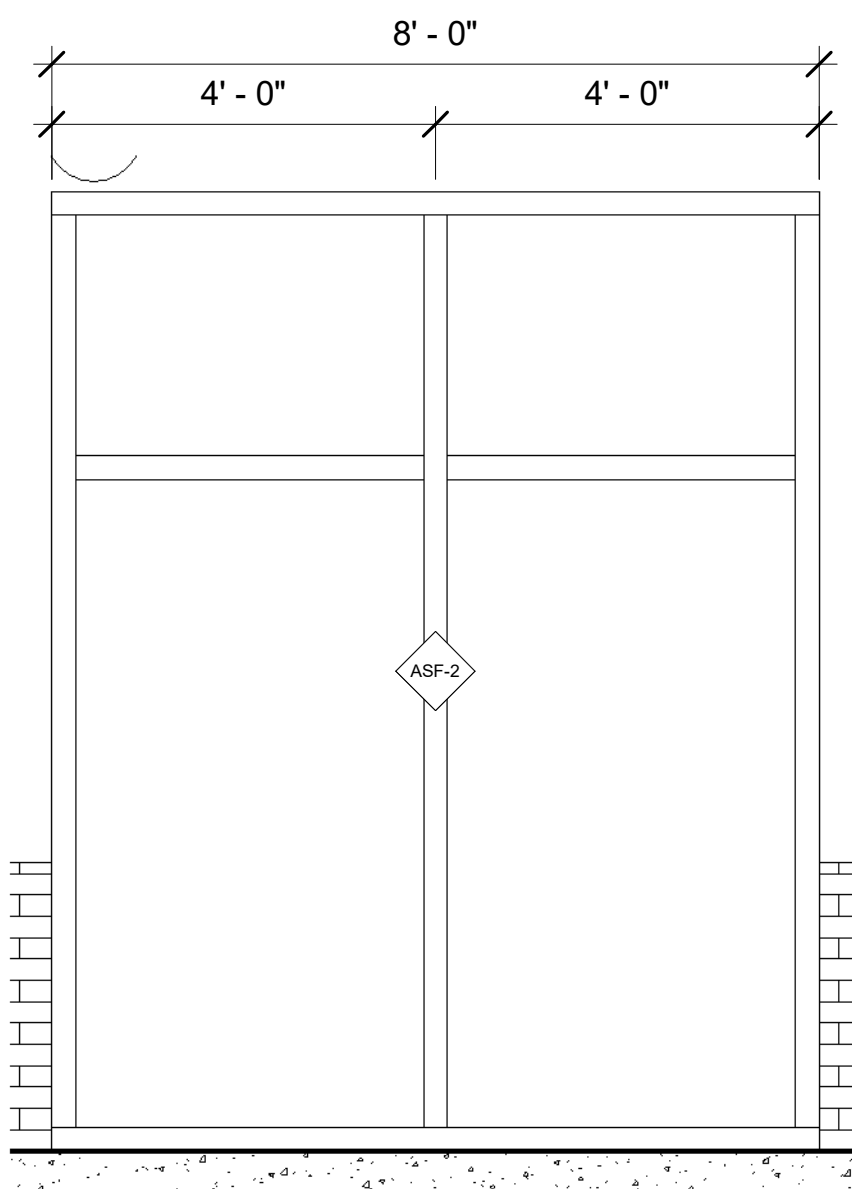
5 STOREFRONT 05
1/2" = 1'-0"



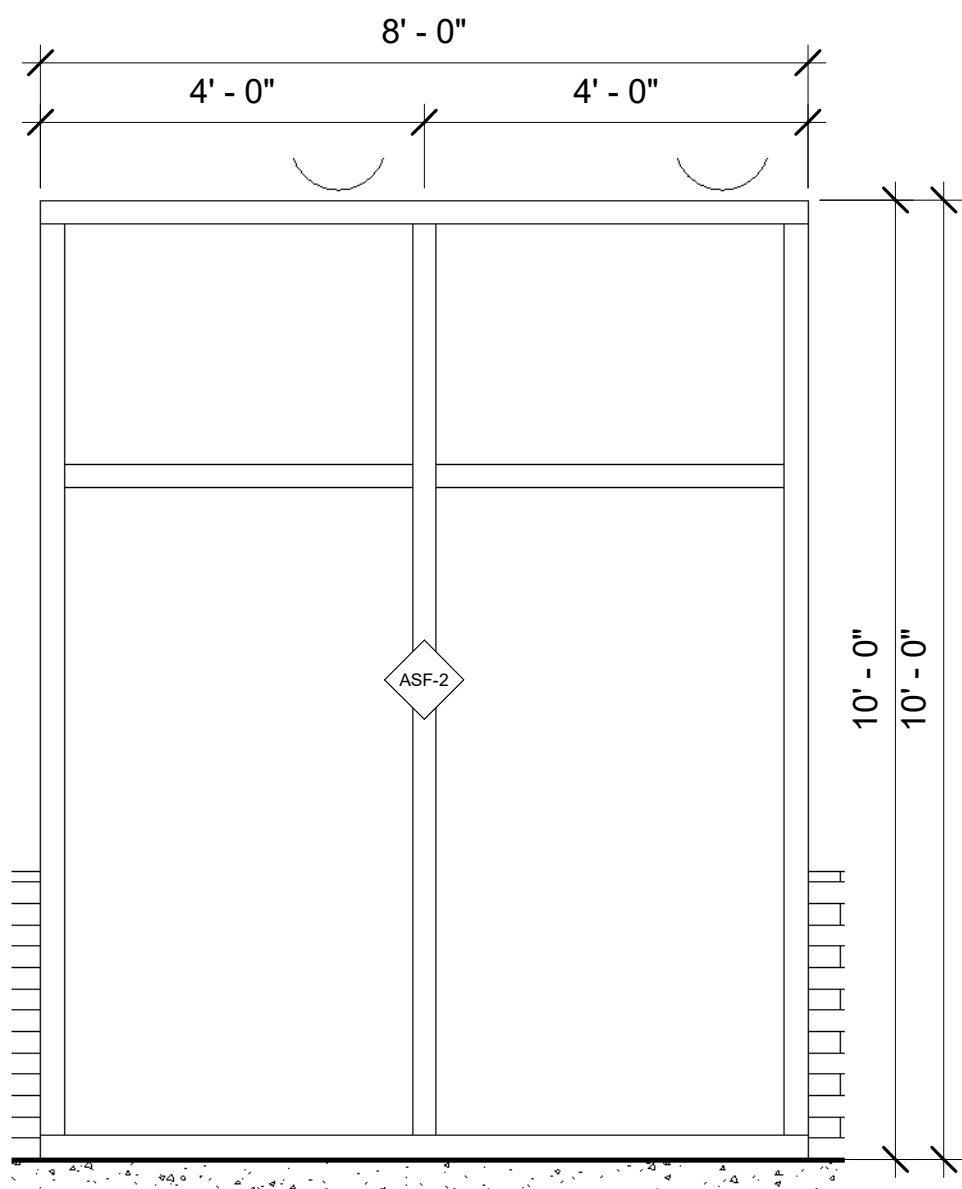
4 STOREFRONT 04
1/2" = 1'-0"



3 STOREFRONT 03
1/2" = 1'-0"



2 STOREFRONT 02
1/2" = 1'-0"



1 STOREFRONT 01
1/2" = 1'-0"



KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

PRESENTS

19781 Crawford Avenue, Flossmoor, Illinois

No.	Description	Date

STOREFRONT ELEVATIONS

A350



KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

PRESENTS

19781 Crawford Avenue, Flossmoor, Illinois

No.	Description	Date

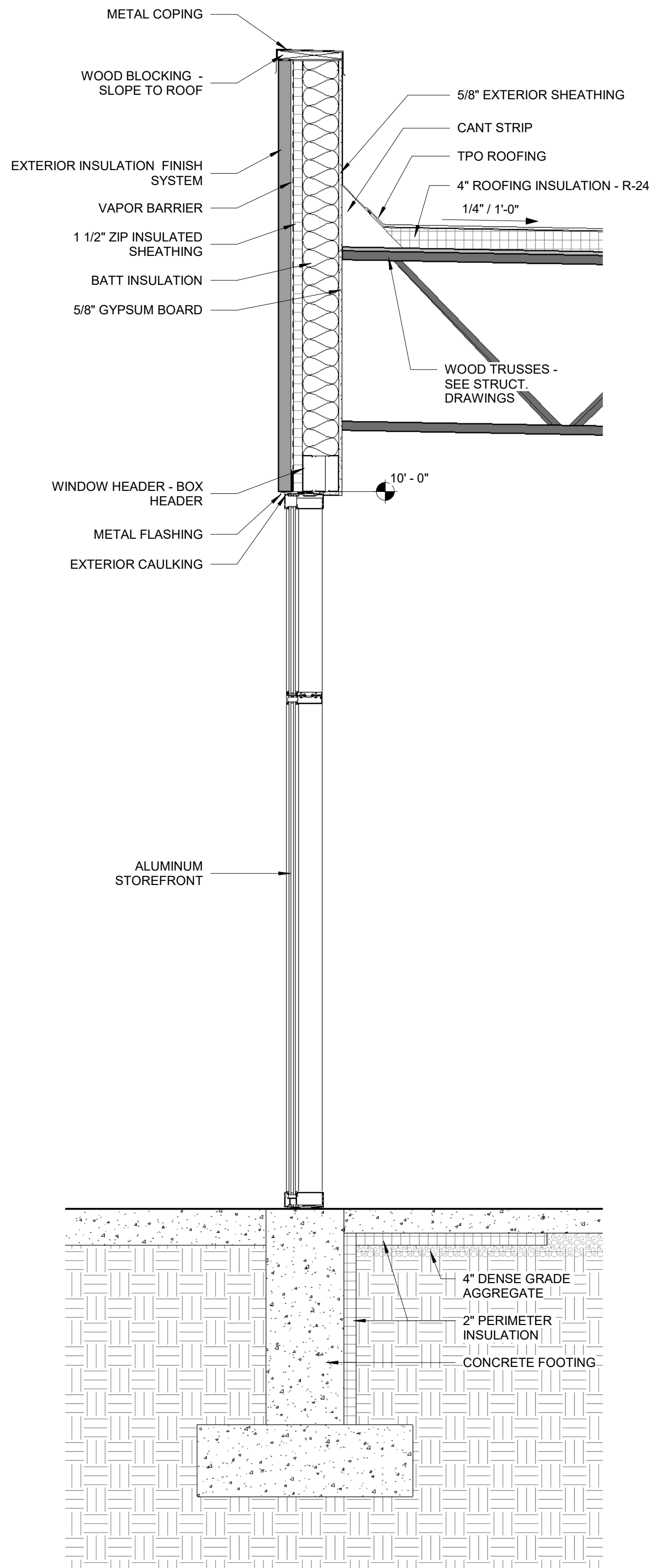
WALL SECTIONS

A450

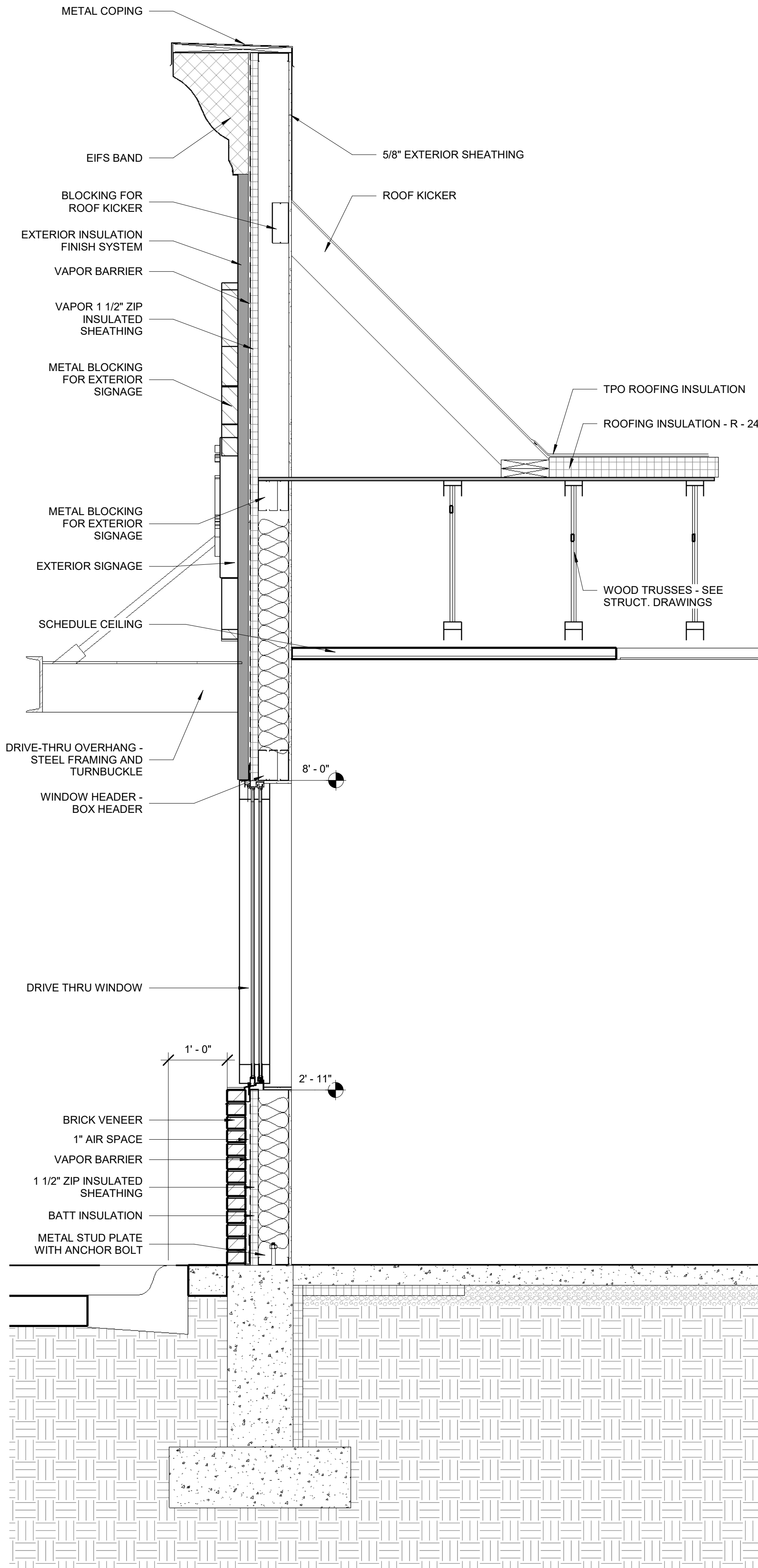
Scale

3/4" = 1'-0"

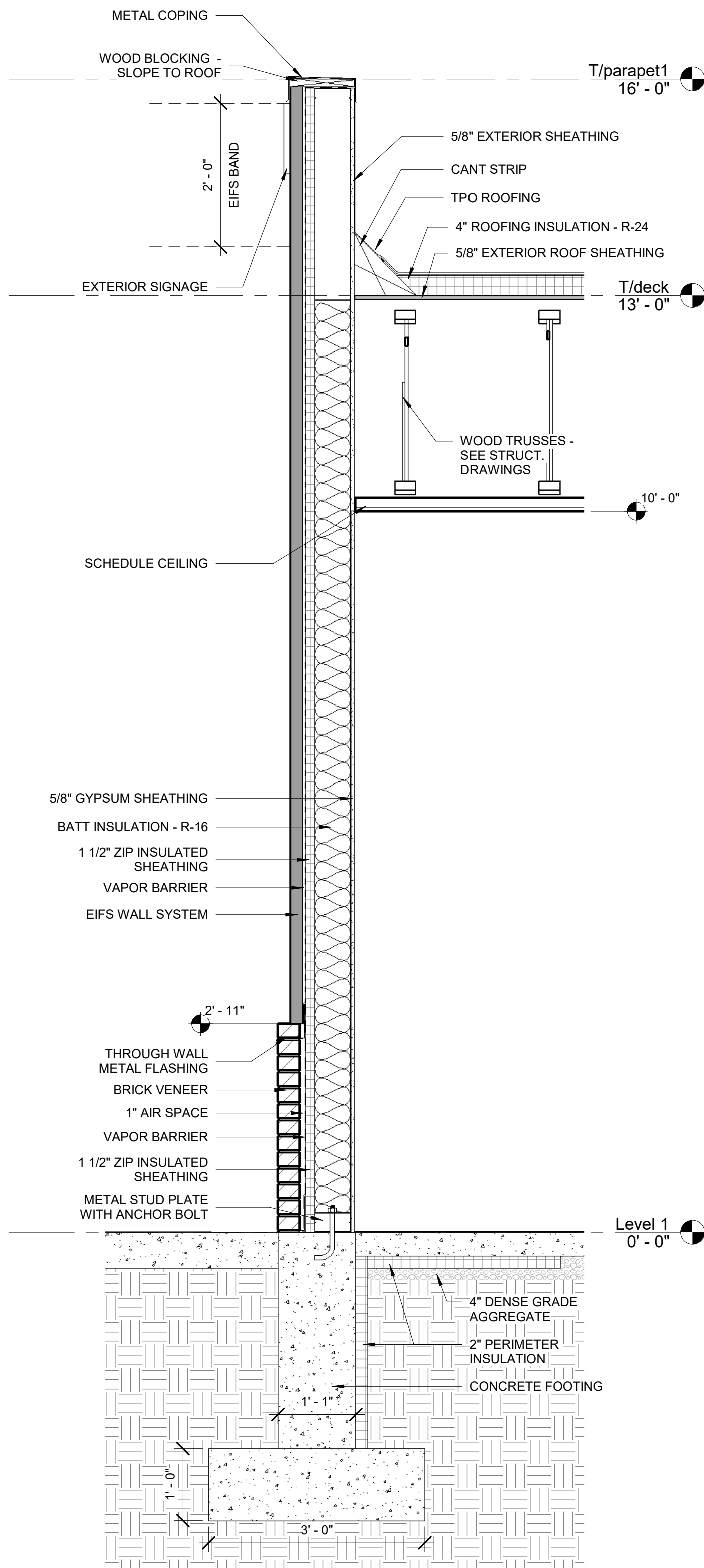
3 WALL SECTION 03
3/4" = 1'-0"



2 WALL SECTION 02
3/4" = 1'-0"



1 WALL SECTION 01
3/4" = 1'-0"





KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

PRESENTS

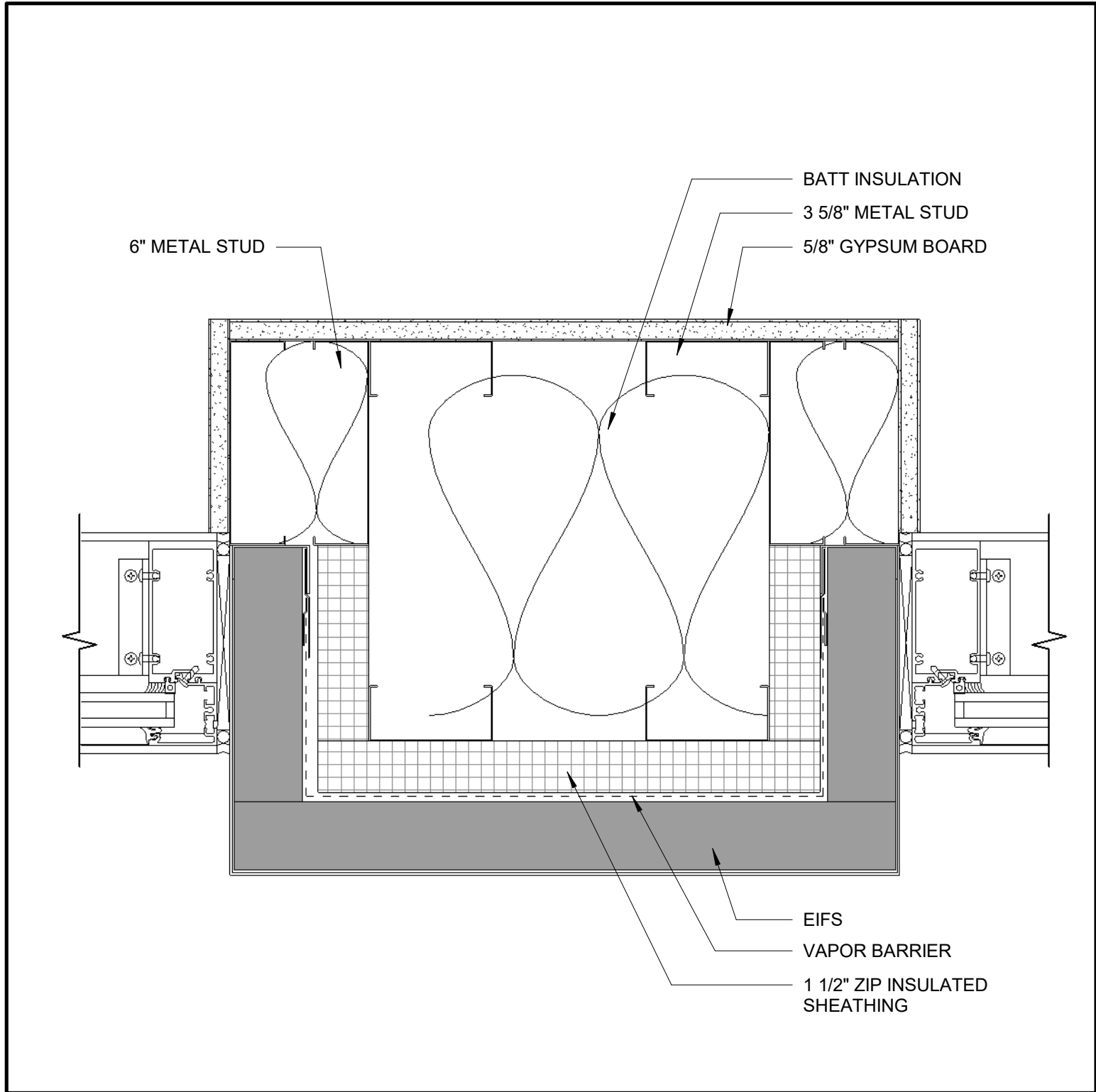
19781 Crawford Avenue, Flossmoor, Illinois

No.	Description	Date

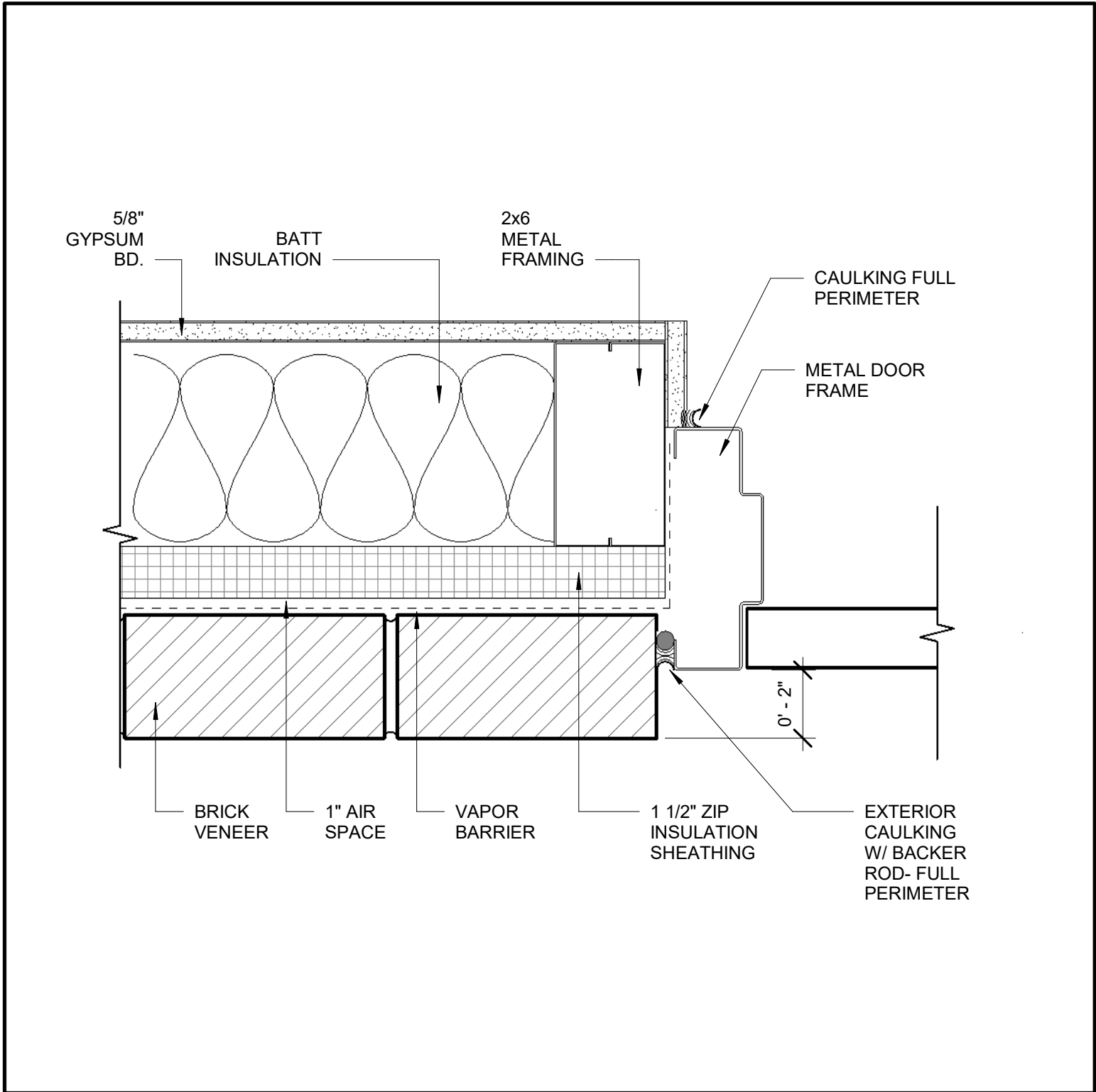
EXTERIOR
DETAILS

A500

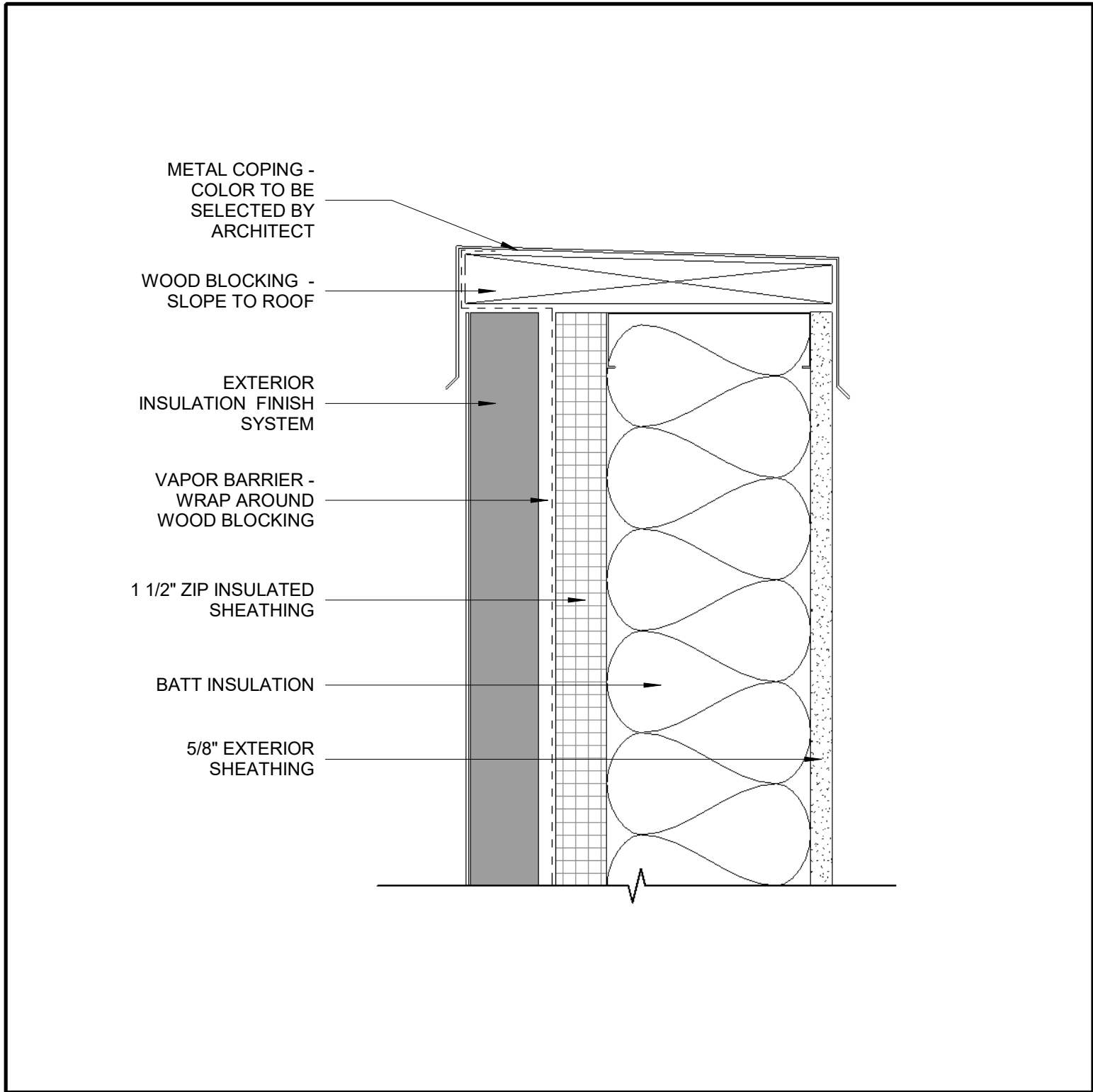
Scale 3" = 1'-0"



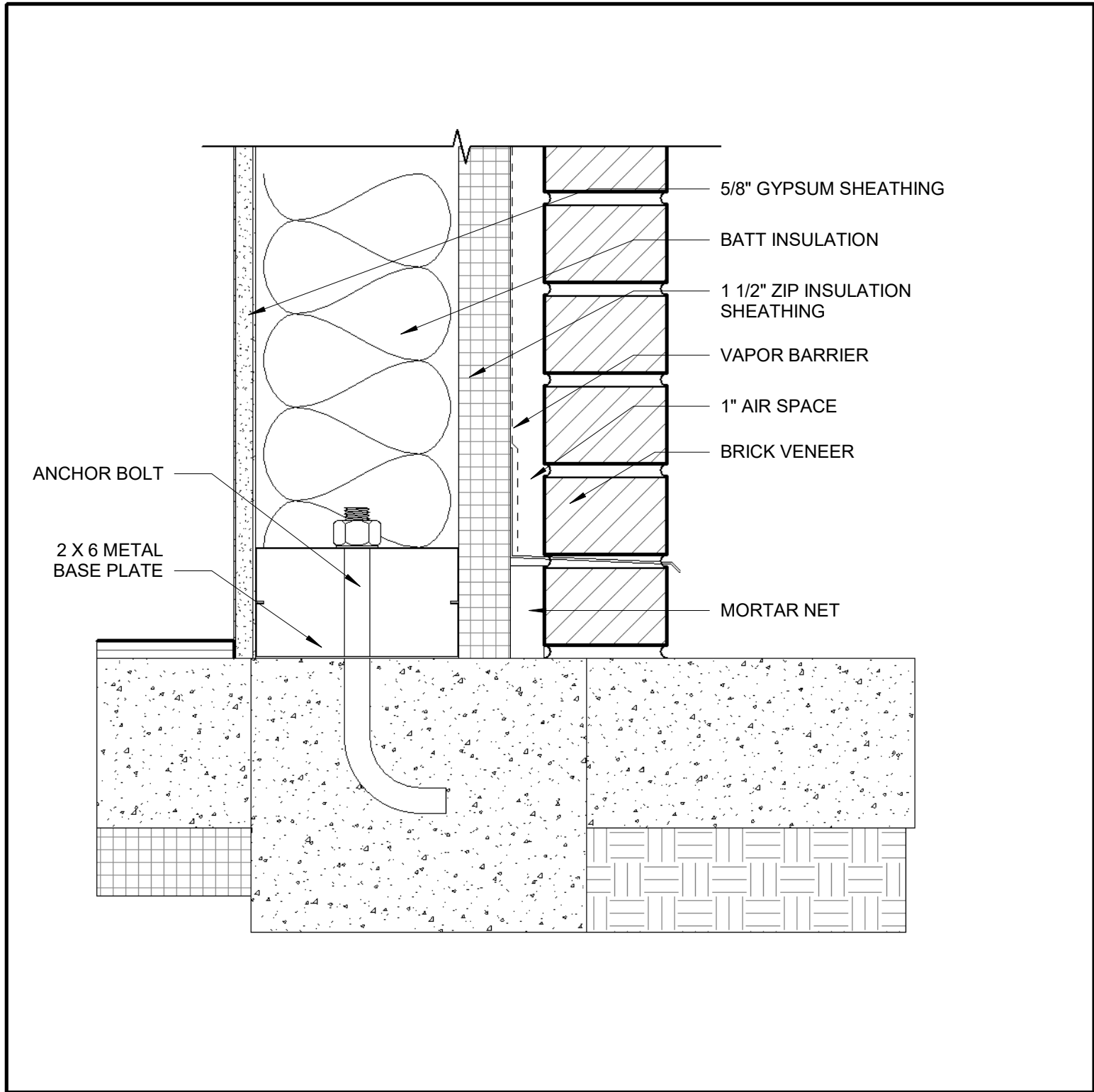
5 COLUMN DETAIL
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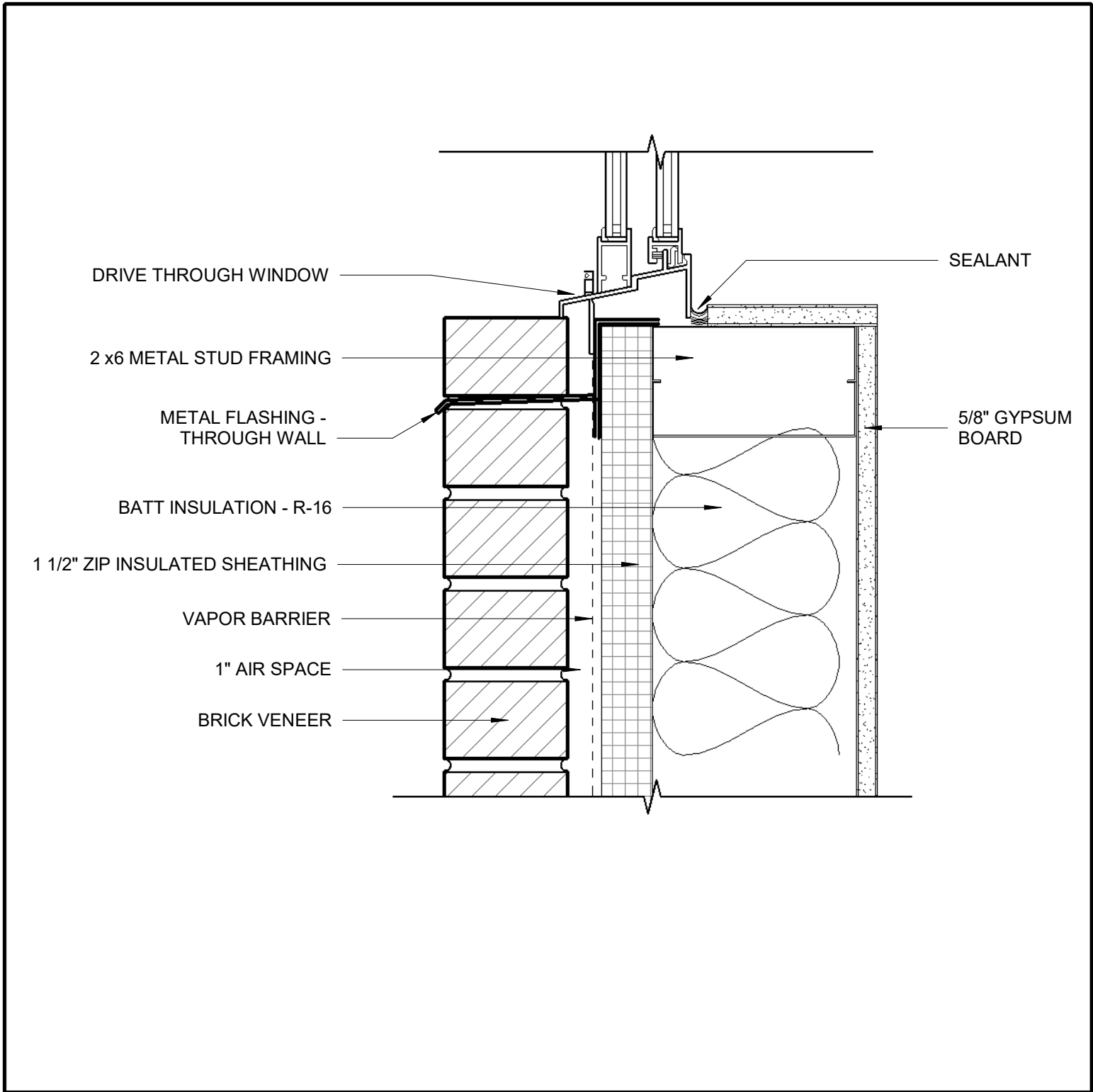
4 DOOR JAMB AT STONE
3" = 1'-0"



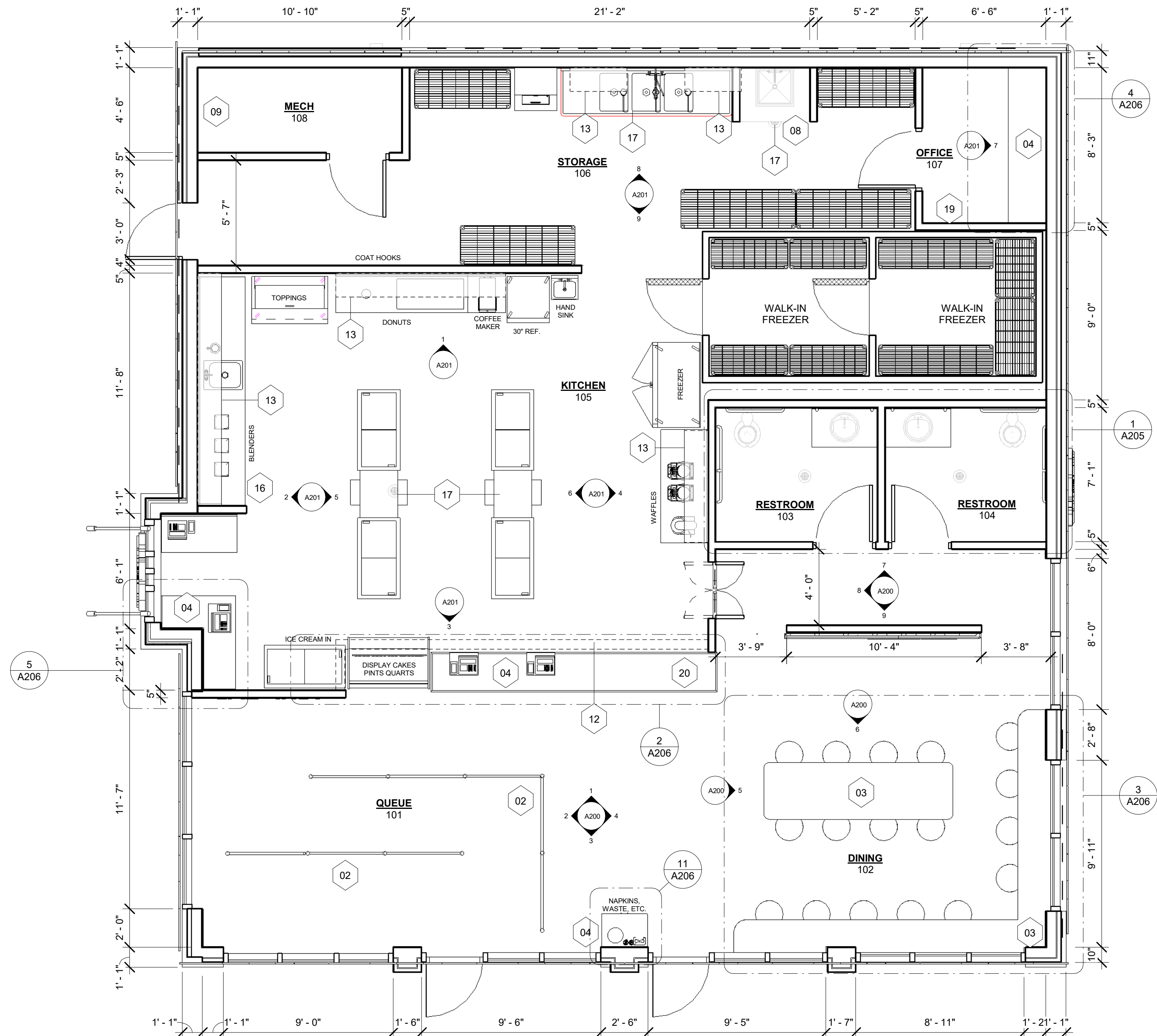
3 COPING DETAIL
3" = 1'-0"



2 BRICK VENEER BASE DETAIL
3" = 1'-0"

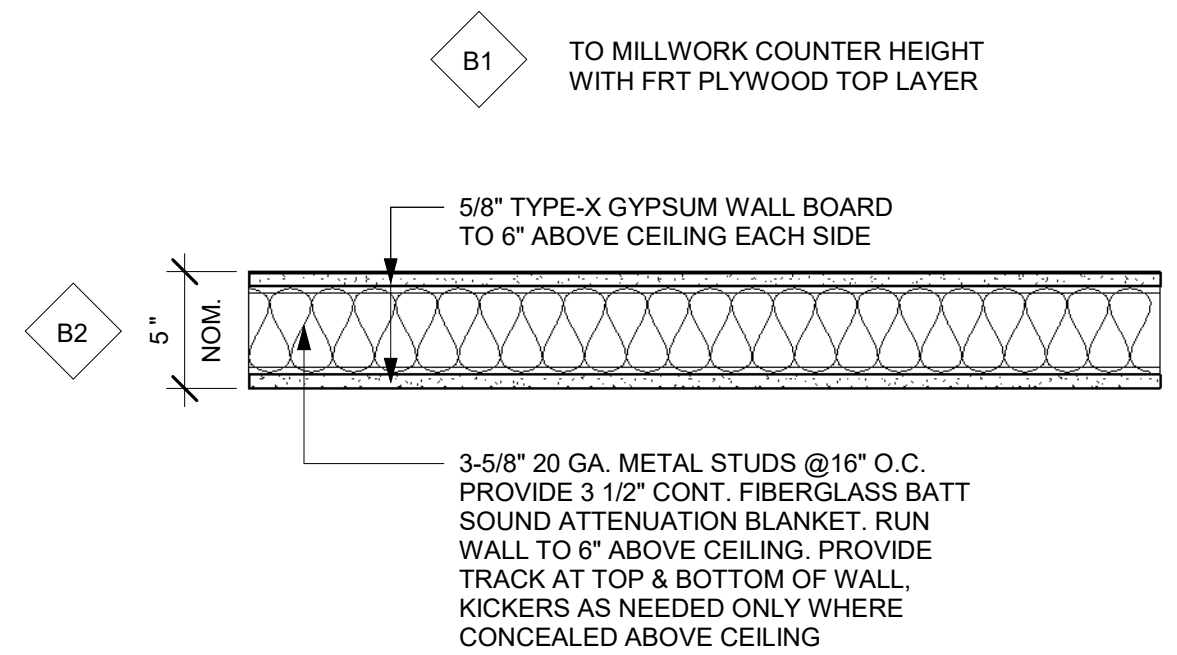


1 WINDOW SILL @ DRIVE THROUGH WINDOW
3" = 1'-0"

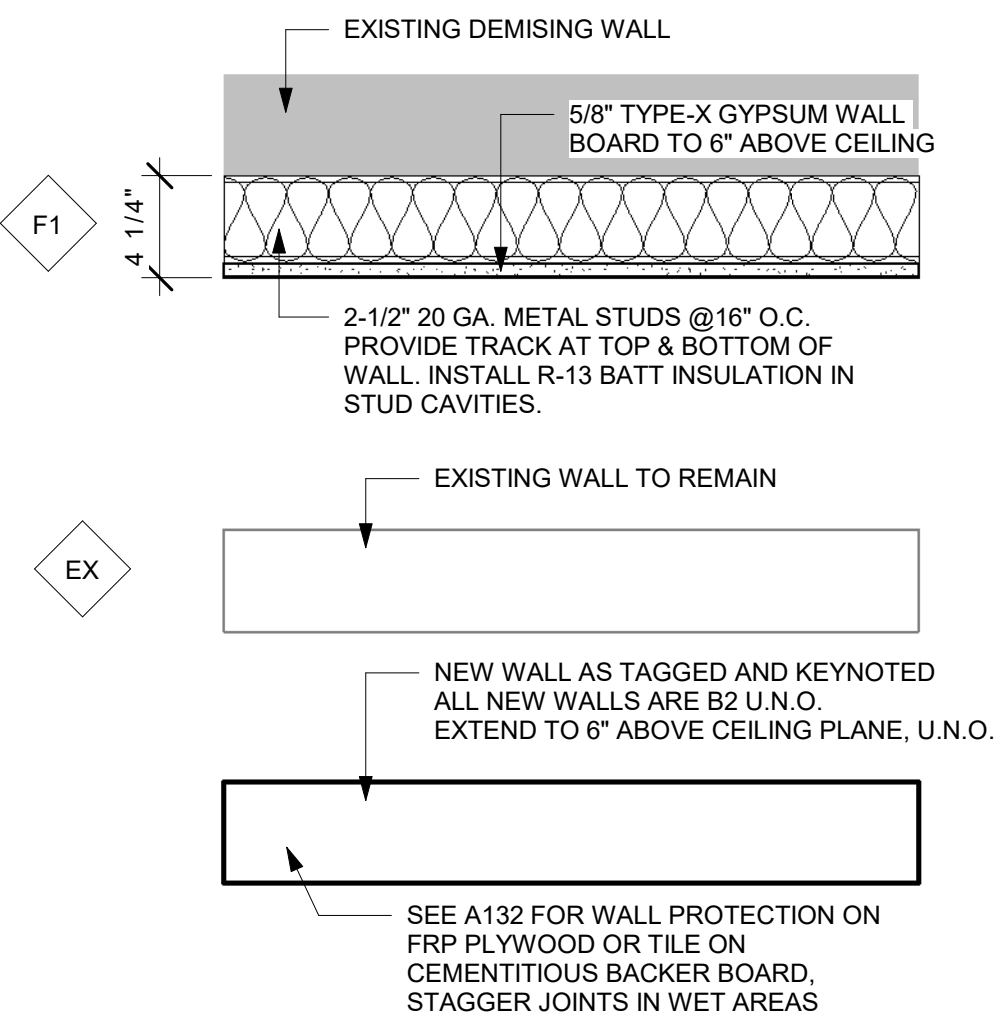


1 FLOOR PLAN
1/4" = 1'-0"

- KEYNOTES - FLOOR PLAN
- 02 NEW QUEUE STANCHEONS (MOVEABLE) BY OWNER. SEE CORPORATE CONTACT TO ORDER PINK BRANDED VERSION
 - 03 NEW COUNTERTOPS WITH TABLE LEGS BOLTED TO FLOOR. STOOLS BOLTED TO FLOOR. SEE 3/A100.
 - 04 MILLWORK LOCATION, REFER TO MILLWORKER SHOP DRAWINGS, NOTES & DETAILS ON A102
 - 05 PROVIDE FLY CONTROL UNIT, AND 1 JUNCTION BOX LOCATION TO BE APPROVED BY OWNER
 - 08 FRAME AND FINISH WATER HEATER SHELF ABOVE MOP SINK
 - 09 ELECTRICAL PANEL LOCATION. SEE ELECTRICAL SHEETS.
 - 12 (5) WALL MOUNTED ORDER SCREEN ABOVE - PROVIDE POWER/DATA UP AT MONITOR HEIGHT + 60" AFF, IN-WALL FRT BLOCKING, PREP FOR MONITOR BRACKET MOUNT
 - 13 WALL MOUNTED STAINLESS STEEL UPPER SHELF OVER STATION, PROVIDE IN-WALL BLOCKING TO MOUNT AT 5'-6" AFF
 - 16 MICROWAVE BY OWNER BELOW COUNTER / ON SHELF
 - 17 FLOOR SINK BELOW
 - 19 INSERT BACKING IN DRYWALL. REQUIRED FOR 24" IT RACK
 - 20 LOCATION FOR FREESTANDING POS SCREEN (TABLET)



A. DEMISING WALLS : COMPLIANT WITH LOCAL FIRE CODE AND INSPECTION, INSULATED (R19) FLOOR TO ROOF DECK AND COVERED ON TENANT'S SIDE WITH 5/8" DRYWALL, LEVEL 4 FINISH READY FOR PAINT WITH ALL PENETRATIONS FIRE-SEALED.



2 WALL TYPES
1 1/2" = 1'-0"



KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS

19781 CRAWFORD AVE
FLOSSMOOR, IL 60422

No.	Description	Date
	IFPermit	08/30/2023

ARCHITECTURAL
FLOOR PLAN

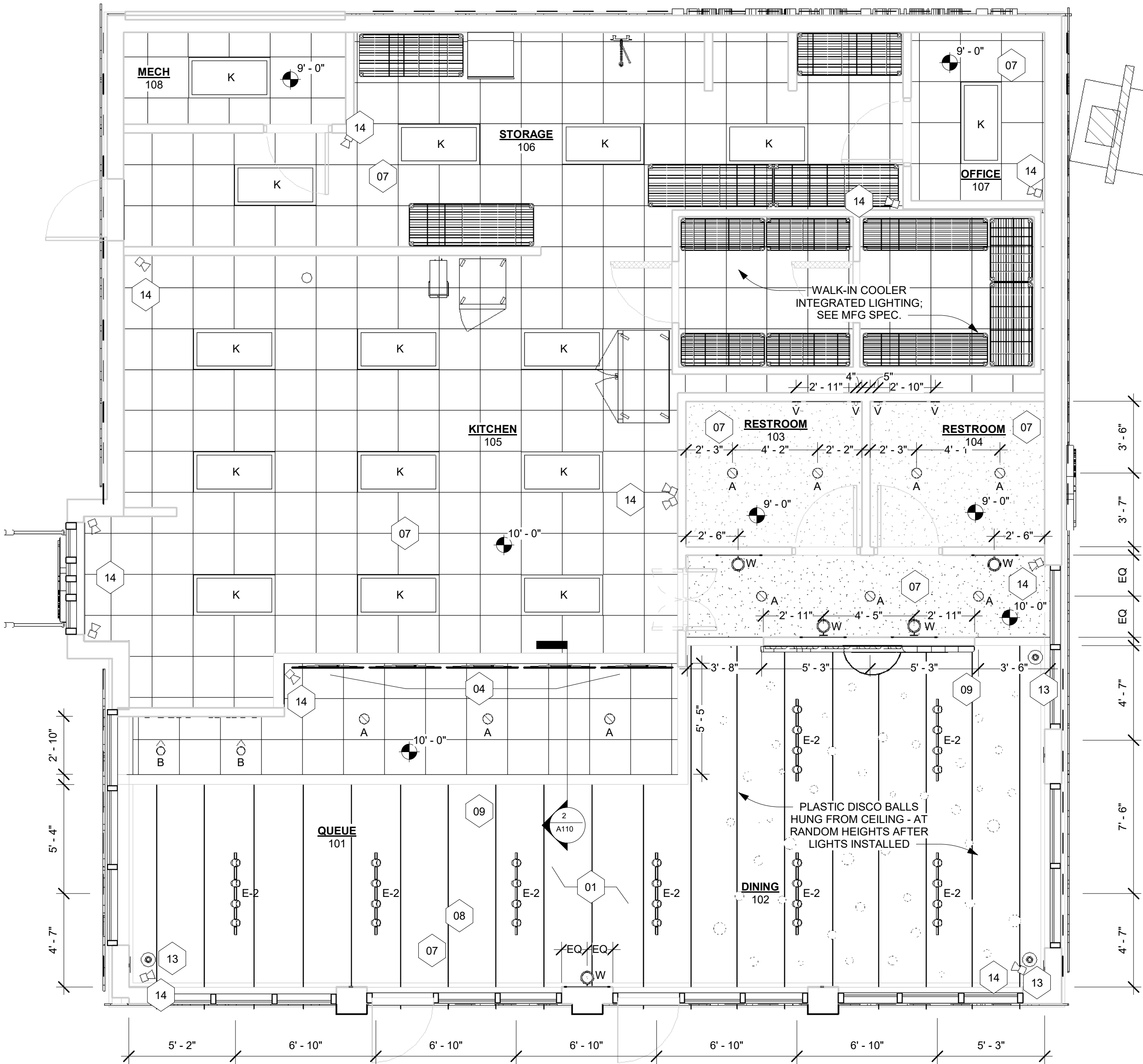
A100

LIGHT FIXTURE SCHEDULE						
TAG	DESCRIPTION	QTY.	MFG.	MODEL	WATTS	COMMENTS
		3			<varies >	
A	4" ROUND RECESSED LED DOWNLIGHT	10	RP LIGHTING	8775-WH-90-3K	49 W	SUITABLE FOR WET LOCATIONS
B	5" RECESSED DIRECTIONAL CAN FIXTURE	2	SATCO	S29473	13 W	3000K
E-2	WIDE FLOOD LED TRACK LUMINAIRE, WITH SINGLE CICUIT TRACK SYSTEM; WHITE	8	CONTECH LIGHTING	CTL9051WF3CD-W	12 W	SPOT LIGHTS ON 4' TRACK. VERIFY QTY. AND PROVIDE CONNECTOR ACCESSORIES AS REQUIRED.
K	2X4 BACK-LIT RECESSED LED FLAT PANEL FOR GRID CEILINGS	15	ILP	PAN24-36WLED-U-40	12 W	LENSED, SWITCHABLE LUMENS, SWITCHABLE CCT
V	SCEPTOR SCONCE; 10": BRASS	4	DUTTON BROWN	60220-1	12 W	G25 LED GLOBE OPAQUE BULBS TO BE USED; CENTER OF FIXTURE INSTALLED AT 5'-0" AFF.
W	ARMED SCONCE; MOLLY 9" TALL; MATTE PINK	5	GLOBE ELECTRIC	91001749	12 W	E26 LED BULB TO BE USED; BOTTOM OF FIXTURE INSTALLED AT 7'-6" AFF
X	EXIT SIGNAGE	8	ISOLITE	ELT-EM-R-2W-BK-RC-UC-SD	60 W	IF NO CEILING, PROVIDE PENDANT CONDUIT RUN TO MIN. 8' ABOVE FLOOR

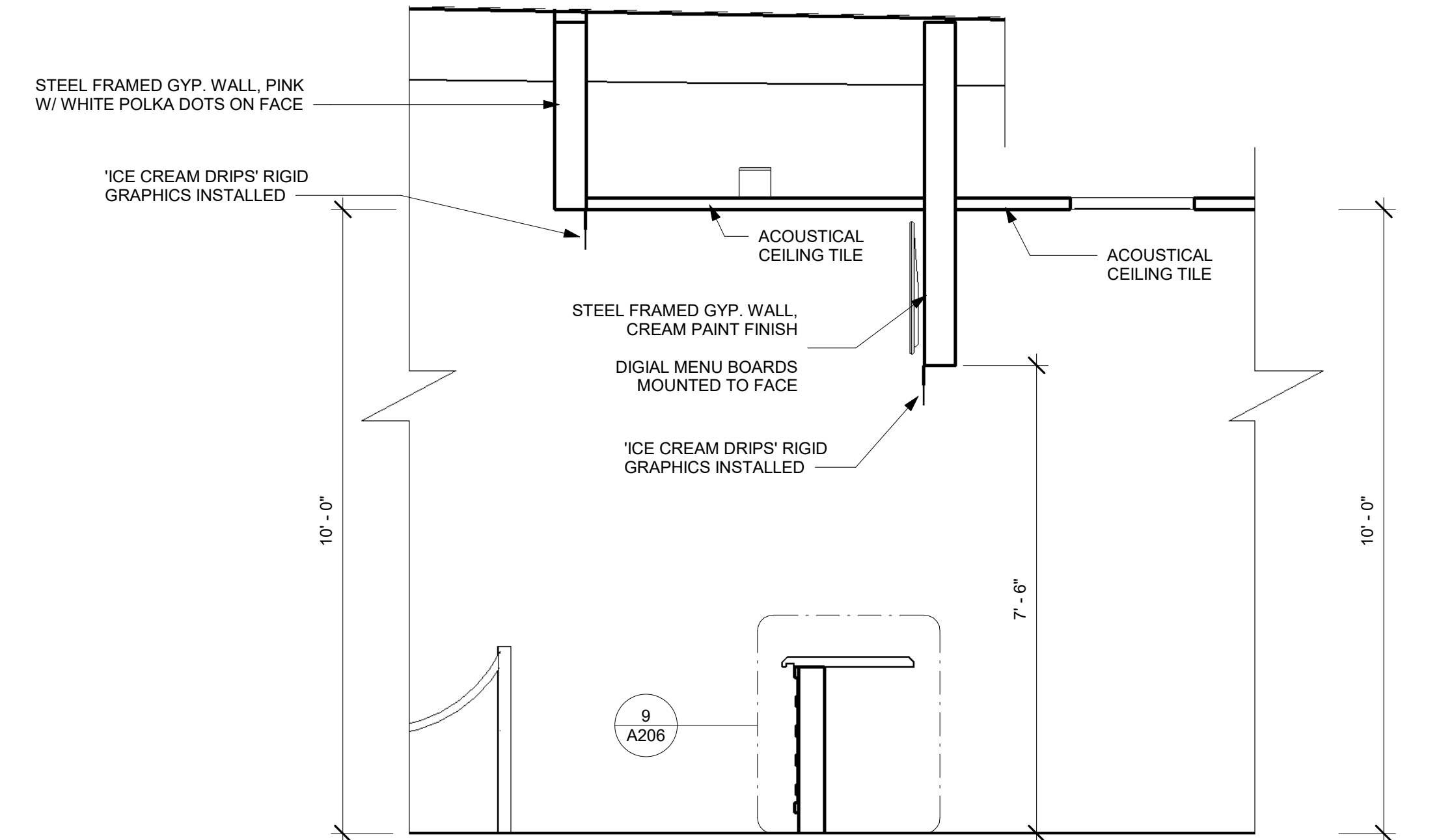
KEYNOTES - RCP	
TAG	COMMENTS
01	OPEN DECK, EXPOSED DUCTS, TRUSSES, PAINTED BRAND SOLID PINK
04	MENUBOARD TV'S MOUNTED TO BULKHEAD
07	EXIT SIGN PER E-SHEETS. IF IN EXPOSED AREAS WITHOUT CEILING, CONDUIT PENDANT MOUNT, AND PAINT CONDUIT SAME COLOR AS FINISH PLANS
08	SEE M-SHEET FOR EXPOSED DUCTWORK AND DIFFUSERS
09	FINISH SOFFITS AND BULKHEADS PER FINISH PLANS
13	AUDIO SPEAKER IN CEILING OR PENDANT MOUNTED - AUDIO CONTROLS IN BACK OF HOUSE NEAR OFFICE COUNTER
14	CEILING OR WALL MOUNTED SECURITY CAMERAS. INSTALL ETHERNET CABLE AFTER CEILING GRID AND TILES ARE INSTALLED

CEILING TYPES	
 ACT	 GYP
	OPEN TO DECK

SYMBOL LIST	
SYMBOL	DESCRIPTION
	SECURITY CAMERA
	CEILING HEIGHT



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



2 FRONT COUNTER CEILING
1/2" = 1'-0"



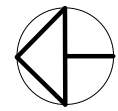
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS

19781 CRAWFORD AVE
FLOSSMOOR, IL 60422

No.	Description	Date
	IFPermit	08/30/2023

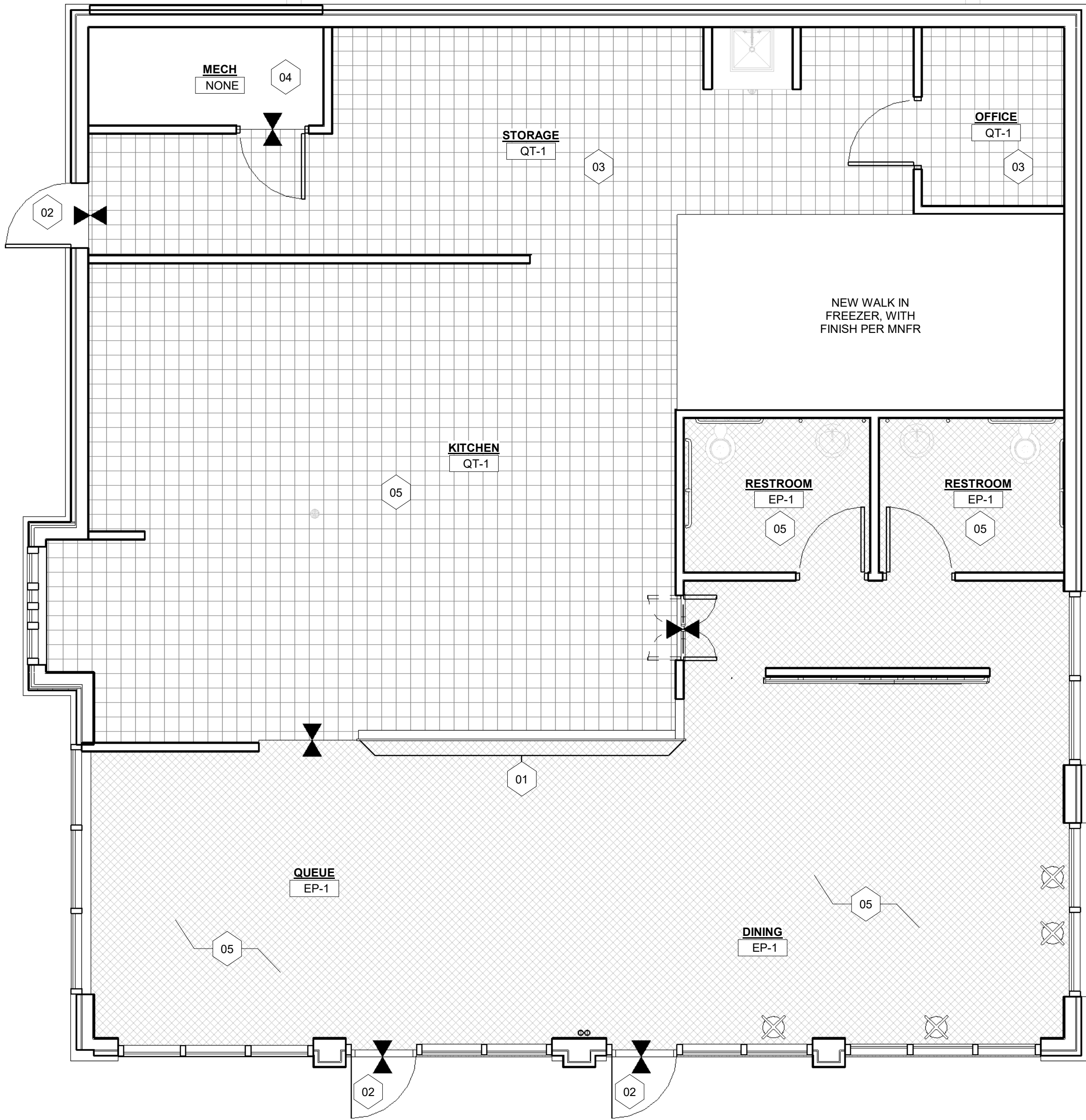
RCP & FIXTURE SCHEDULE

A110



Scale

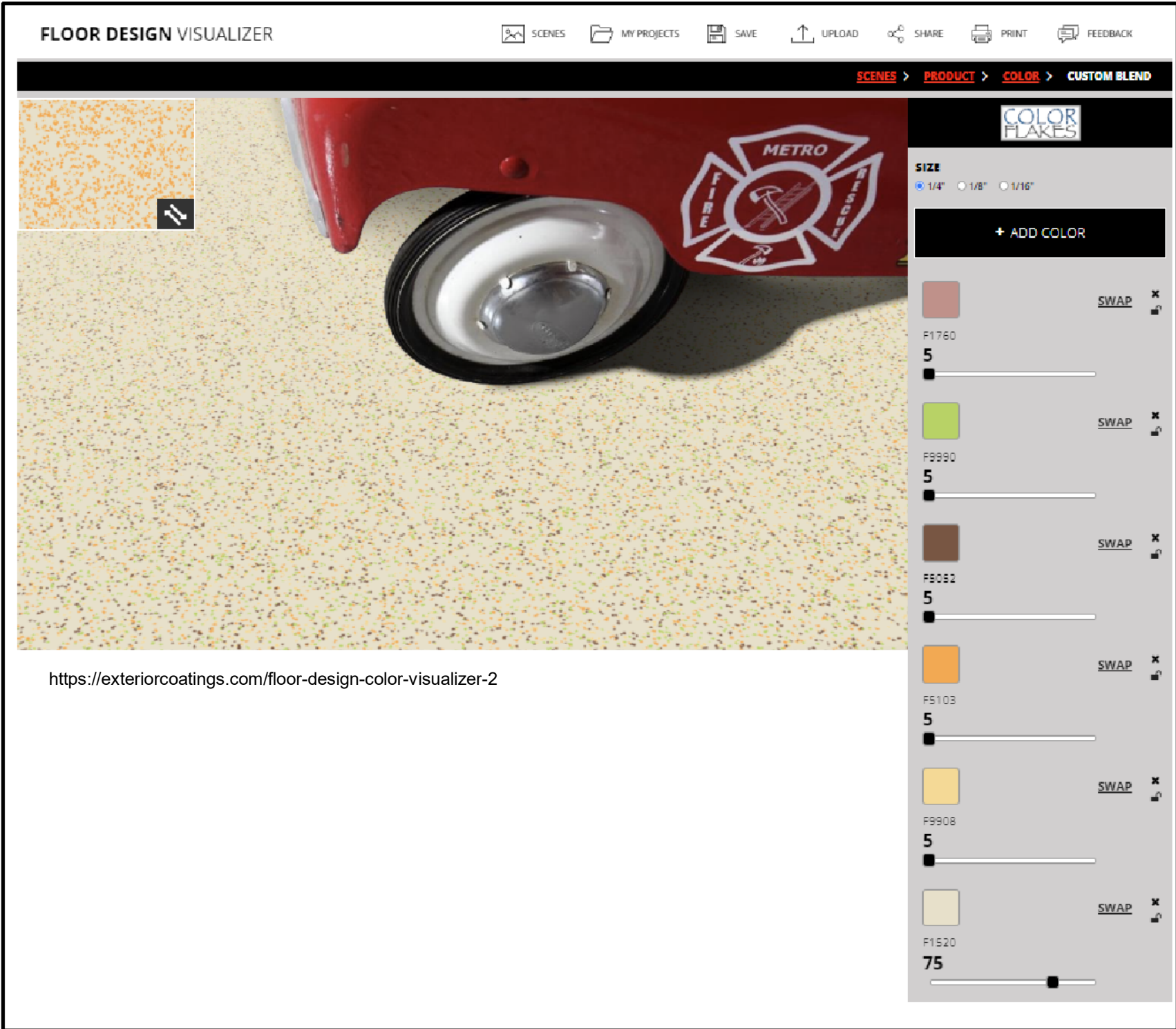
As indicated



1 FINISH PLAN - FLOORS
1/4" = 1'-0"

ID - FLOOR FINISH SCHEDULE							
TAG	ELEMENT	MNFR.	STYLE/ MODEL NO.	FINISH/ INSTALL	COMMENTS	FURN.	INST.
EP-1	RESILANT	SHERWIN WILLIAMS	BASE & BROADCAST: RESUFLO 3746 - COLOR: RAINBOW CONE CREAM REVISED; TOP COAT: RESUTILE 4638 - COLOR: CLEAR; VINYL FLAKES BY EXTERIOR COATINGS, OR EQ. COLORS: F1760, F9990, F5052, F5103, F9908	MEDIUM BROADCAST - 25% FLAKES, 75% BASE COAT, 1/4" FLAKE SIZE	RAINBOW CONE, SEE IMAGE BELOW	GC	GC
QT-1	QUARRY	AMERICAN OLEAN	6X6 QUARRY TILE; COLOR: FAWN GRAY 0Q06; ABRASIVE FINISH	INSTALL MONOLITHIC	BUONA KITCHEN; ALTERNATE OPTION: RESILANT FLOORING; PROTECT-ALL STANDARD; COLOR: LIGHT GRAY; FINISH: MATTE	GC	GC
QTB-1	QUARRY	AMERICAN OLEAN	6X6 BULLNOSE TRIM QUARRY TILE; COLOR: FAWN GRAY 0Q06; ABRASIVE FINISH	INSTALL ONE ROW AT WALL BASE	BUONA KITCHEN; ALTERNATE OPTION: VB-1	GC	GC

EP-1 COLOR FLAKES:



FLOOR FINISH PLAN LEGEND	
ROOM TAG	SYMBOLS
ROOM NAME → RESTROOM	↔ FLOOR TYPE CHANGE
FLOOR FINISH → PNT-1	→ FLOORING INSTALL DIRECTION
WALL BASE FINISH → PNT-1	

- GENERAL NOTES - FLOOR FINISH PLAN
1. PROVIDE AND INSTALL ALL FLOORING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. NOTIFY INTERIOR DESIGNER OF ANY CONFLICTING INSTRUCTIONS PRIOR TO COMMENCEMENT OF WORK.
 2. THE FLOORING CONTRACTOR SHALL VISIT THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF THEIR MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS FOR MATERIALS TO BE FURNISHED. NO REQUESTS FOR MATERIAL OR INSTALLATION EXTRAS WILL BE CONSIDERED DUE TO MEASUREMENT OR TAKE-OFF ERRORS BY THE FLOORING CONTRACTOR.
 3. THE FLOORING CONTRACTOR IS RESPONSIBLE FOR TESTING TO ASSURE MANUFACTURER RECOMMENDED STANDARDS FOR MOISTURE VAPOR EMISSIONS AND ALKALINITY ARE MET, AND FOR INSTALLATION ACCORDING TO MANUFACTURER GUIDELINES.
 4. ALL FLOOR CORES LEFT ABANDONED ARE TO BE PATCHED WITH A NON-SHRINKING CONCRETE TO A SMOOTH UNDETECTABLE FINISH BEFORE FLOOR COVERINGS ARE INSTALLED.
 5. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATION. ALL FLOORS ARE TO BE LATEX PATCHED TO +/-1/8" IN A 10'-0" RADIUS.
 6. CONTRACTOR TO PROVIDE AN UNDERLAYMENT OF PORTLAND BASE SELF-LEVELING COMPOUND UP TO 1/2" THICK ON ALL FLOORS TO RECEIVE FLOORING FOR A SMOOTH, LEVEL FINISH. PROVIDE A SEPARATE COST ESTIMATE FOR MOISTURE REMEDIATION BASED ON SQ. FT. IF NEEDED.
 7. THE FLOORING CONTRACTOR SHALL BE RESPONSIBLE FOR LATEXING AND TAPERING EXISTING CONCRETE FLOOR SLAB. WHERE MATERIAL TRANSITIONS OCCUR, TRANSITION LINES BETWEEN COVERINGS SHOULD BE FEATHERED SUCH THAT THE TOP OF THE COVERINGS ARE SMOOTH AND LEVEL TO THE TOUCH.
 8. APPLY CONCRETE SLAB PRIMER, IF RECOMMENDED BY FLOORING MANUFACTURER, PRIOR TO APPLICATION OF ADHESIVE. APPLY IN COMPLIANCE WITH MANUFACTURER'S DIRECTIONS.
 9. PROVIDE LOW V.O.C. LEED COMPLIANT ADHESIVES AND FLOOR LEVELING PRODUCTS.
 10. INSPECT SUB-FLOORING AND BROOM CLEAN OR VACUUM SURFACES TO BE COVERED PRIOR TO INSTALLATION. START OF FLOORING INSTALLATION INDICATES ACCEPTANCE OF SUB-FLOOR CONDITIONS AND FULL RESPONSIBILITY FOR COMPLETED WORK.
 11. MAINTAIN REFERENCE MARKERS, HOLES, OR OPENINGS THAT ARE PLAINLY MARKED FOR FUTURE CUTTING. DO THIS BY REPEATING MARKINGS ON FINISH FLOORING AS MARKED ON SUB-FLOOR. USE CHALK OR OTHER NON-PERMANENT MARKING DEVICES.
 12. ALL CARPET SHALL BE INSTALLED BY THE DIRECT GLUE METHOD AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO USE SEAM SEALER AT ALL SEAMS.
 13. ALL MATERIAL TRANSITIONS AND THRESHOLDS ARE TO MEET THE REQUIREMENTS OF ANSI STANDARDS, ADA ARCHITECTURAL GUIDELINES AND AMERICANS WITH DISABILITIES ACT, WHICHEVER IS MOST STRINGENT.
 14. FLOORING CONTRACTOR SHALL BE RESPONSIBLE FOR LATEXING AND TAPERING EXISTING CONCRETE FLOOR SLAB WHERE MATERIAL CHANGES OCCUR. TRANSITION LINES BETWEEN FLOOR COVERING SHOULD BE FEATHERED SUCH THAT THE TOP OF ALL FLOOR COVERINGS ARE SMOOTH, LEVEL AND EVEN TO THE TOUCH.
 15. ALL CERAMIC TILE TO BE INSTALLED IN ACCORDANCE WITH STANDARDS SET FORTH IN TILE COUNCIL OF NORTH AMERICA'S INSTALLATION HANDBOOK
 16. PROVIDE A TILE EXPANSION JOINT DIRECTLY OVER ALL COLD JOINTS, SAWCUT CONTROL JOINTS, AND EXPANSION JOINTS IN CONCRETE FLOOR SLAB. TILE EXPANSION JOINTS TO CONFORM TO STANDARDS SET FORTH IN THE TILE COUNCIL OF NORTH AMERICA'S INSTALLATION HANDBOOK. FOR CERAMIC TILE INSTALLATION, GROUT BETWEEN TILES AS REQUIRED TO COVER EXPANSION JOINTS. SEE FLOOR FINISH PLAN FOR LOCATIONS & DETAILS.
 17. ALL AND ANY FLOOR TILE TO BE CENTERED IN ROOMS LEAVING EQUAL CUT TILES AT WALLS IF REQUIRED, UNLESS NOTED OTHERWISE.
 18. CONTINUE FLOORING UNDER ALL MILLWORK WHERE FLOORING WILL BE VISIBLE. FOR EXAMPLE COUNTERTOPS WITHOUT CABINETS BELOW. CONTACT ARCHITECTS WITH QUESTIONS.
 19. SUBMIT ALL FINISH MATERIALS AND COLORS FOR APPROVAL INTERIOR DESIGNER PRIOR TO ORDER AND INSTALLATION.
 20. ALL FLOOR FINISHES SHALL BE SUFFICIENTLY PROTECTED BY THE GENERAL CONTRACTOR AFTER INSTALLATION, PRIOR TO TURN OVER TO OWNER. GROUT AND MASTIC SHALL BE GIVEN PROPER TIME TO SET BEFORE USE.

KEYNOTES - FLOOR FINISH	
TAG	COMMENTS
01	MILLWORK WOOD TRIM 4" OFF OF FLOOR, SCHLUTER DILEX AT FLOOR TRANSITION - SEE 5/A100
02	PROVIDE ADA DOOR THRESHOLD PITCHED MAX 1/2" RISE ON EXTERIOR, AND ALIGN INTERIOR SIDE TO INTERIOR FLOOR THICKNESS
03	QT-B INSTALLED AT BASE OF WALLS
04	SLAB CONCRETE AS FLOOR IN MECH. PROVIDE SCHLUTER AT FLOORING TRANSITION.
05	-WALL TILE TO FLOOR, CAULK ALL BASE JOINTS -ALT:FRONT OF HOUSE PAD EP BASE FLUSH WITH WALL TILE ABOVE -ALT: SCHLUTER DILEX BASE FROM ANY WALL TILE TO EP FLOOR TRANSITION



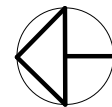
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS

19781 CRAWFORD AVE
FLOSSMOOR, IL 60422

No.	Description	Date
	IFPermit	08/30/2023

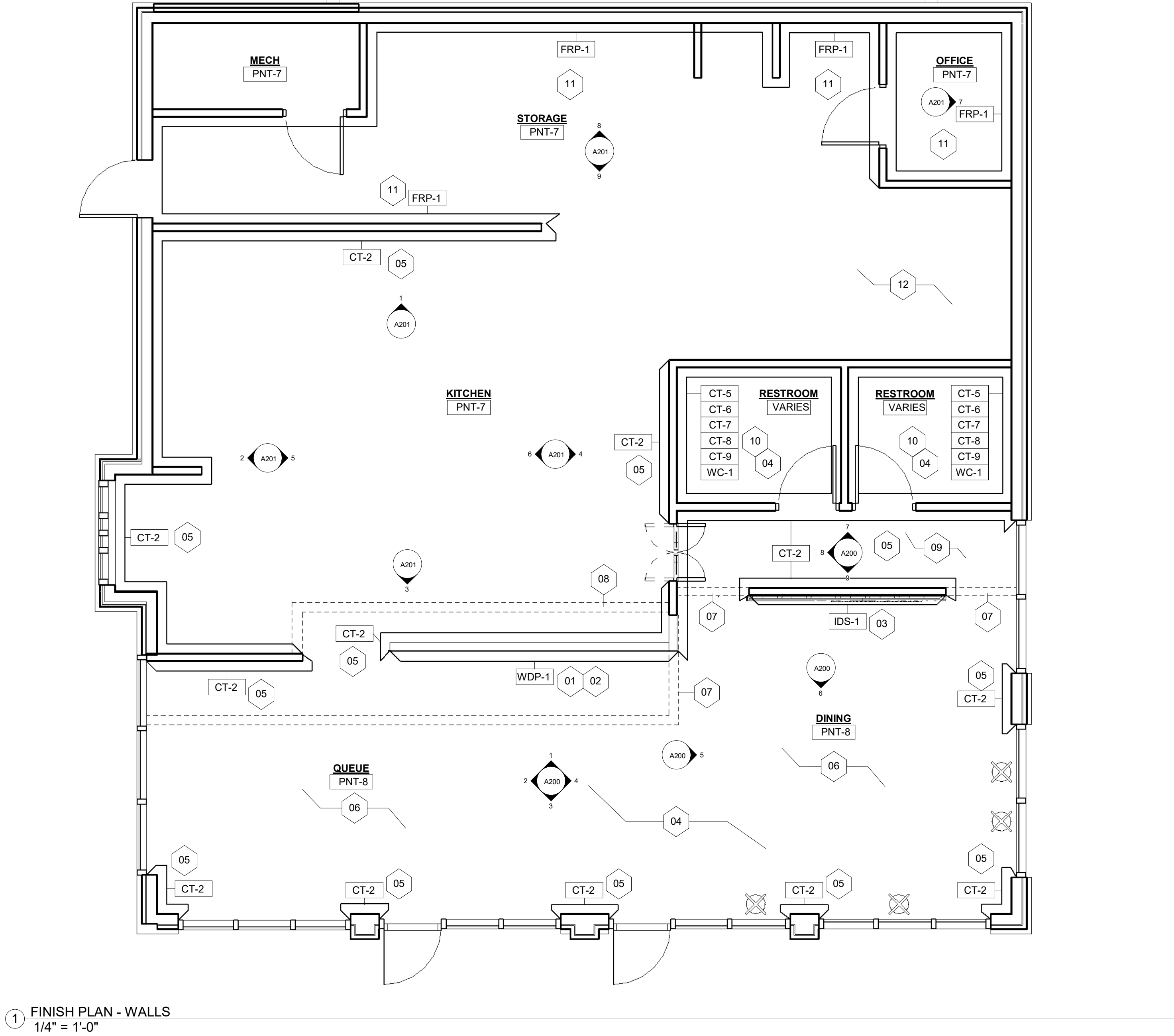
FLOOR FINISH
PLAN,
SCHEDULE, +
DETAILS

A131



Scale

As indicated



CG-1 CORNER GUARDS TO BE POWDER-COATED IN SHERWIN WILLIAMS: RAINBOW CONE CREAM

DOORS: MASONITE CENDURA WHITE OAK PLAIN SLICED, STAIN: CLEAR

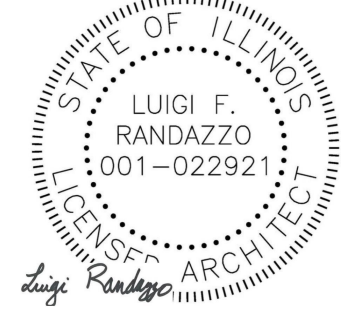
ID - WALL FINISH SCHEDULE (SEE A300-SERIES FOR EXTERIOR MATERIALS)						
TAG	ELEMENT	MNFR.	MODEL #	FINISH/ INSTALL	COMMENTS	FURN. INST.
CT-2	CERAMIC TILE	DALTILE	COLOR WHEEL COLLECTION; COLOR: MATTE BISCUIT K775; MATTE; 3X6	INSTALL BRICK ASHLAR	WALLS @ RAINBOW CONE	GC GC
CT-5	CERAMIC TILE	MANISCOLA (DAL TILE DISTRIBUTOR)	KALEIDOSCOPE SERIES; 3X6 CERAMIC TILE; COLOR: MOCHA* TO BE CUSTOM PAINTED; KMO3X6	INSTALL BRICK ASHLAR	LOUNGE & RAINBOW CONE	GC GC
CT-6	CERAMIC TILE	MANISCOLA (DAL TILE DISTRIBUTOR)	KALEIDOSCOPE SERIES; 3X6 CERAMIC TILE; COLOR: PINK KPI3X6	INSTALL BRICK ASHLAR	LOUNGE & RAINBOW CONE	GC GC
CT-7	CERAMIC TILE	MANISCOLA (DAL TILE DISTRIBUTOR)	KALEIDOSCOPE SERIES; 3X6 CERAMIC TILE; COLOR: YELLOW KYE3X6	INSTALL BRICK ASHLAR	LOUNGE & RAINBOW CONE	GC GC
CT-8	CERAMIC TILE	MANISCOLA (DAL TILE DISTRIBUTOR)	KALEIDOSCOPE SERIES; 3X6 CERAMIC TILE; COLOR: GREEN BRANCH KGB3X6	INSTALL BRICK ASHLAR	LOUNGE & RAINBOW CONE	GC GC
CT-9	CERAMIC TILE	MANISCOLA (DAL TILE DISTRIBUTOR)	KALEIDOSCOPE SERIES; 3X6 CERAMIC TILE; COLOR: ORANGE KOR3X6	INSTALL BRICK ASHLAR	LOUNGE & RAINBOW CONE	GC GC
FRP-1	FIBERGLASS REINFORCED PLASTIC	PANOLAM OR EQ.	0.090" THICK; WHITE; EMBOSSED	N/A	OR SIM CLASS A	GC GC
IDS-1	CUSTOM FEATURE	IDS	CUSTOM 10' X 14' 3D MOLDED WALL	N/A	PROVIDE BLOCKING	O O

ID - WALL FINISH SCHEDULE (SEE A300-SERIES FOR EXTERIOR MATERIALS)							
TAG	ELEMENT	MNFR.	MODEL #	FINISH/ INSTALL	COMMENTS	FURN.	INST.
MLAM-1	METAL LAMINATE	WILSONART	SATIN BRUSHED GOLD ALUMINUM; 6258		FRONT COUNTER TOE-KICK	GC	GC
PNT-6	PAINT	SHERWIN WILLIAMS	IRON ORE; 7069	SEMIGLOSS	DOORS & DOOR FRAMES THROUGHOUT	GC	GC
PNT-7	PAINT	SHERWIN WILLIAMS	RAINBOW CONE OFF-WHITE	EGGSHELL	WALLS @ RAINBOW CONE	GC	GC
PNT-8	PAINT	SHERWIN WILLIAMS	RAINBOW CONE STRAWBERRY	FLAT	UPPER WALLS & CEILING @ RAINBOW CONE	GC	GC
PNT-9	PAINT	SHERWIN WILLIAMS	CARAMELIZED; SW 9186	GLOSS	FRONT COUNTER 3D INSERT AND BACKING	GC	GC
ST-2	STONE	MSI	SPARKLING WHITE QUARTZ, OR EQ.	SQUARED EDGES; 3CM THICKNESS	RESTROOM COUNTERTOPS	GC	GC
ST-3	STONE	MSI	CALACATTA PRADO QUARTZ	SQUARED EDGES; 3CM THICKNESS	RAINBOW CONE COUNTERTOPS	GC	GC
WC-1	GRAPHIC	VINYL WALLCOVERING	BY OWNER	CUSTOM GRAPHIC	BY OWNER	O	O
WD-1	STAINED WOOD	BY GC	WOOD FINISH - WHITE OAK STAINED CLEAR	CLEAR STAIN	PROVIDE SAMPLE	GC	GC
WDP-1	3D WOOD PANEL	DECORATIVE CEILING TILES	MANCHESTER DECORATIVE FRETWORK WOOD/ PVC WALL PANELS; SIZE: LARGE 23-3/8" X 23-3/8"; MATERIAL: PAINT GRADE (WOOD); THICKNESS: 3/8"; WALW24X24X0375MNCMF	PAINTED IN	INSTALLED @ INSET AT FRONT COUNTER	GC	GC

LEGEND	
ROOM TAG	ABBREVIATIONS
ROOM NAME → RESTROOM	CG: 2X2 BLACK PAINTED STEEL ANGLES IN BUONA PUBLIC AREA TRANSITIONS
PRIMARY WALL FINISH → PNT-1	EG: EDGE GUARD
ALL WALLS IN ROOM TO FOLLOW PRIMARY WALL FINISH EXCEPT WHERE NOTED WITH FINISH TAG	SG: SCHLUTER QUADEC CORNER TRANSITION FOR RAINBOW CONE AND BATHROOM TILE AREAS
	SS: 2" X 2" X 16 GA. STAINLESS STEEL CORNER GUARD PER FS DRAWINGS

1. LEVEL 4 FINISH THROUGHOUT
2. WHERE 'SS' CORNER GUARD IS SPECIFIED PROVIDE 2 X 2 SS GUARD FROM FLOOR TO CEILING. WHERE 'CG' CORNER GUARD IS SPECIFIED, PROVIDE 2 X 2 STEEL ENAMELED BLACK, UNPAINTED, RAW FINISH. REFER TO A132 KEYNOTES QT COVE BASE TO ABUT SS ANGLE. SEE FS-5 FOR DETAILS.
3. PROVIDE SEALANT AT ALL JOINTS, TRANSITIONS, CORNERS AND CHANGES IN MATERIALS, AND AS REQUIRED TO COMPLETE AN INSTALLATION
4. SEE PLUMBING DRAWINGS FOR ALL DRAIN AND C/O LOCATIONS, CUT TILE NEAT AND CLEAN AROUND EACH.
5. AT ALL LOCATIONS CALLING FOR QT-1/QTB-1 BASE PROVIDE WATERPROOF MEMBRANE MAPEI RED GUARD ADHERED TO PARTITION AND BACK OF TILE 8" VERTICALLY AND 1'-0" HORIZONTALLY
6. FLOOR CONTRACTOR TO VERIFY LAYOUT AND GET APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION.
7. INSTALL QUARRY TILE PRIOR TO COOLER PLACEMENT. TILE SHOULD EXTEND TO THE DIMENSIONS OF THE COOLER AS INDICATED ON SHEET A.1.
8. SODA LINE SHALL BE 6" PVC CONDUIT PROVIDED UNDER SLAB WITH 6" 90'S AND 3" PVC IN WALL PARTITIONS
9. EDGE PROFILE AT QUARRY TILE: REFER DETAIL F/A.1.1 1.2 SCHLUTER-RENO-U: 12.5 1/2" AEU125 SCHLUTER SYSTEMS: 1-800-472-4588
10. CONTRACTOR SHALL FIELD VERIFY ALL SPECIFIED FLOOR SINK AND FLOOR DRAIN LOCATIONS WITH THE PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
11. INSTALL MOISTURE RESISTANT DRYWALL AT ALL BATHROOM WALLS. ALL OTHER PAINT LOCATIONS TO RECEIVE TYPE 'X' DRYWALL, TO LEVEL 4 FINISH
12. PAINTER RESPONSIBLE FOR CAULKING DOOR FRAMES & TILE TO GWB TRANSITIONS PRIOR TO FINAL PAINT
13. TILE CONTRACTOR TO PROVIDE SEALANT AT BRICK TO VINYL FLOOR TRANSITION, TILE CORNERS, AND TILE TRANSITIONS
14. ALL "FRT" LABELS SHALL MEAN FRT PLYWOOD TO 6" ABOVE CEILING - FRT TO CEILING
15. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE. THE WORK SHALL BE PERFORMED SO AS TO PREVENT DAMAGE TO OTHER SURFACES. FINISH COATS SHALL BE SMOOTH AND UNIFORM IN COLOR, SHEEN, TEXTURE AND SHALL BE OF SUFFICIENT THICKNESS TO COVER COMPLETELY.
16. ALL PAINTED WALLS ARE TO RECEIVE ONE (1) COAT PRIMER TINTED TO MATCH FINISH COAT, AND TWO (2) FINISH COATS OF SPECIFIED COLOR.
17. ALL INTERIOR FINISHES SHALL BE CLASS A; FLAME SPREAD RATING: 0-25; SMOKE DEVELOPED 200 OR LESS.
18. ALL WALLS ARE TO BE PATCHED, SANDED, SMOOTH AND PREPARED FOR FINISHING AS REQUIRED.
19. WHERE WOOD SURFACES ARE TO BE FINISHED, WOOD IS TO BE PROPERLY SANDED, PRIMED AND FILLED BEFORE BEING PAINTED, STAINED OR VARNISHED WITH THE SPECIFIED FINISH BY THE PAINTER, UNLESS OTHERWISE NOTED.
20. ALL SURFACES ARE TO BE PROPERLY PREPARED PRIOR TO THE INSTALLATION OF WALLCOVERING AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
21. THE WALLCOVERING CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE ACCURACY OF THEIR MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS FOR MATERIALS TO BE FURNISHED.
22. ALL CERAMIC TILE IS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN TILE COUNCIL OF AMERICA'S INSTALLATION HANDBOOK.
23. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING ALL LEFTOVER AND ATTIC STOCK FINISH MATERIALS PRIOR TO TURNOVER TO OWNER/BUILDING MANAGER.

KEYNOTES - WALL FINISH PLAN	
01	WDP-1 AND ALL SIDES OF INSERT TO BE PAINTED PNT-9
02	WOOD FRAMING SURROUNDING INSERT TO BE PAINTED PNT-7
03	CUSTOM 3D INSTALLATION BY OWNER. PROVIDE BLOCKING - VERIFY IN FIELD
04	ALL SCHLUTERS IN FRONT OF HOUSE (SCHIENE, DILEX, QUADEC, RONDEC) TO BE COLOR COATED ALUMINUM FINISH - SAND PEBBLE SP
05	CT-2 INSTALLED FULL HEIGHT. SCHLUTER QUADEC INSTALLED AT CORNERS: COLOR COATED ALUMINUM FINISH - SAND PEBBLE SP
06	PNT-8 INSTALLED FROM 10'-0" TO B/ OF ROOF DECK ABOVE. DUCTWORK, STRUCTURAL ELEMENTS, AND CONDUIT PAINTED PNT-8.
07	GYP. BULKHEAD ABOVE. FACES AND UNDERSIDE TO BE PAINTED PNT-8
08	GYP. BULKHEAD ABOVE. FACES AND UNDERSIDE TO BE PAINTED PNT-7
09	GYP. CEILING ABOVE PAINTED PNT-8
10	CT-5 - CT-9 INSTALLED UP TO 60" AFF AT EQUIDISTANT HEIGHTS, WITH WC-1 INSTALLED ABOVE AND ON CEILING. SEE ELEVATION.
11	FRP-1 INSTALLED UP TO 8' AFF, PNT-7 ABOVE
12	WALLS SURROUNDING WALK-IN FREEZERS TO BE FINISHED PER MFG. RECOMMENDATION

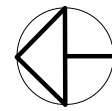


KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS

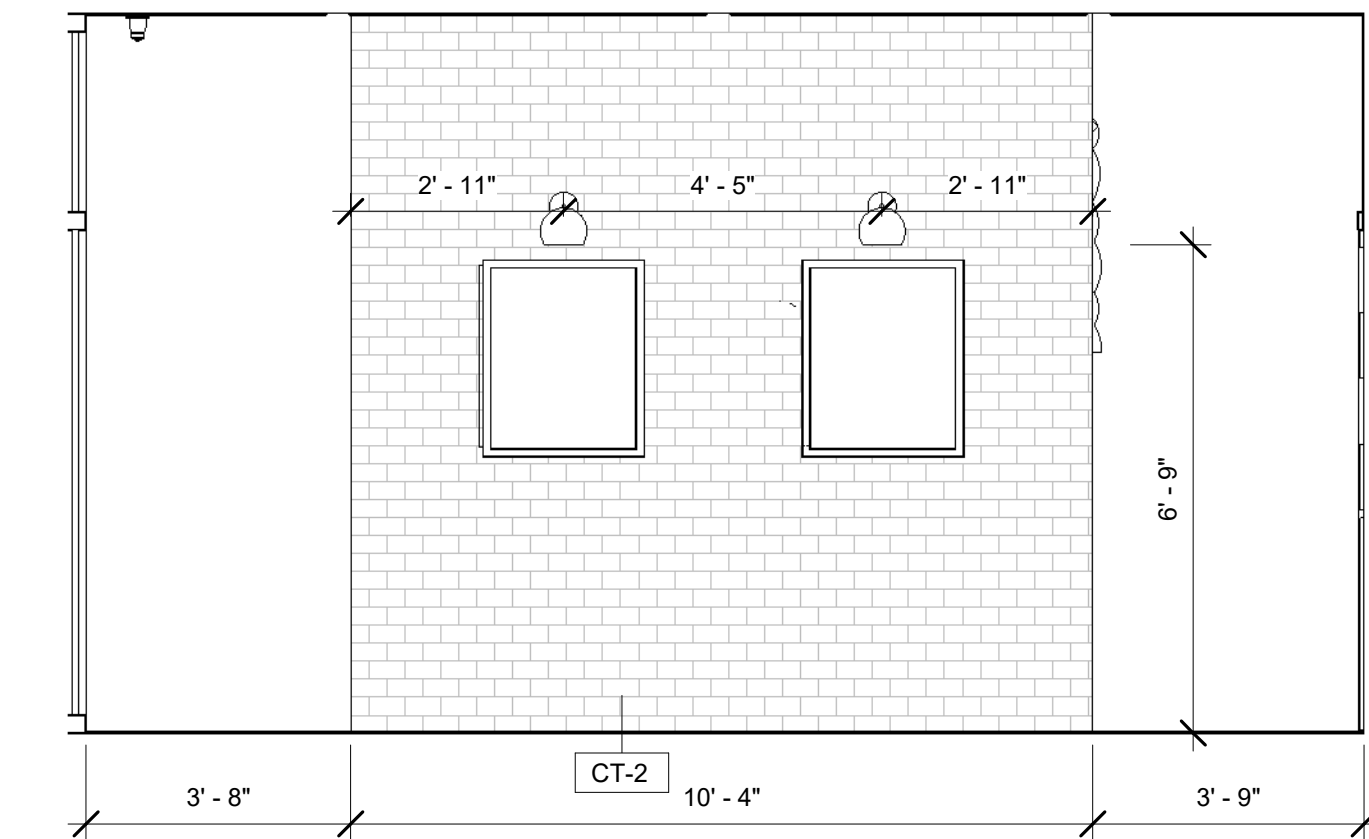
19781 CRAWFORD AVE
FLOSSMOOR, IL 60422

WALL FINISH
PLAN,
SCHEDULE, +
DETAILS

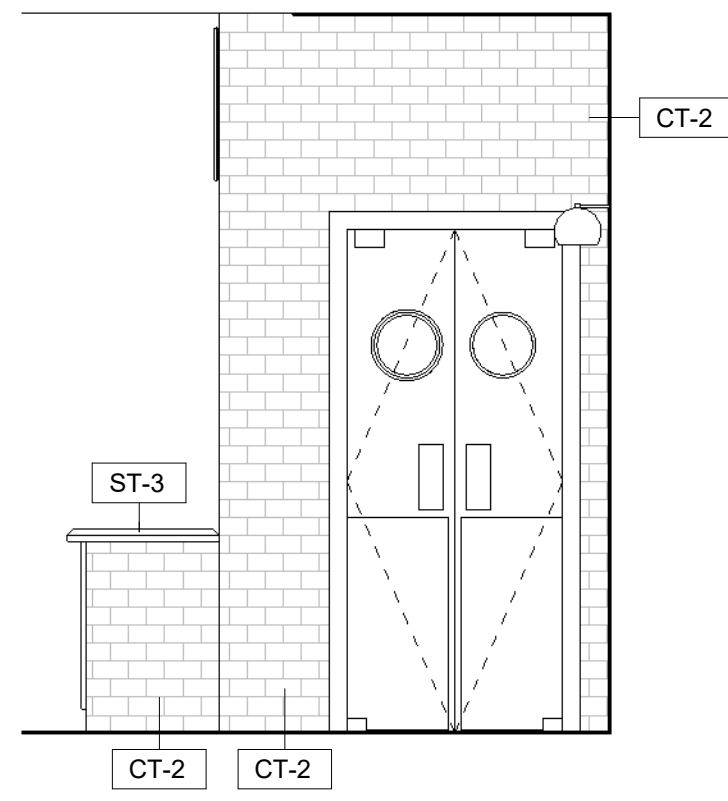
A132



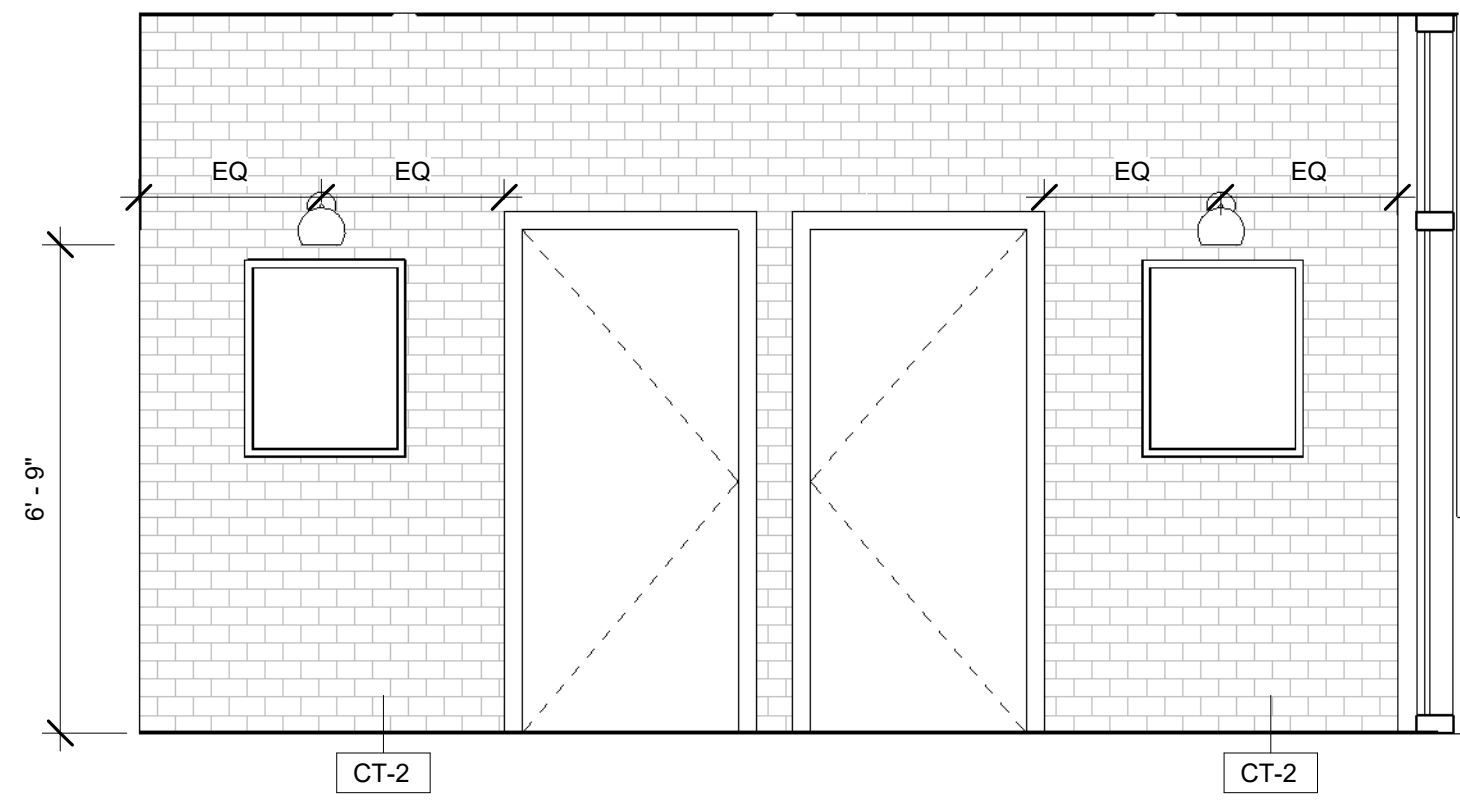
Scale 1/4" = 1'-0"



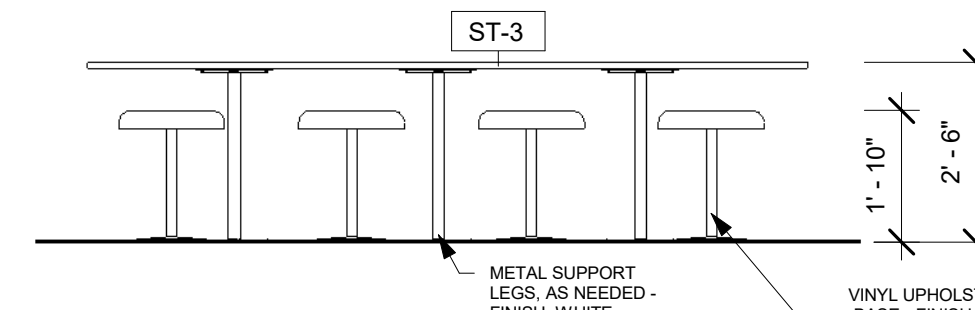
9 RESTROOM CORRIDOR - ELEVATION C
3/8" = 1'-0"



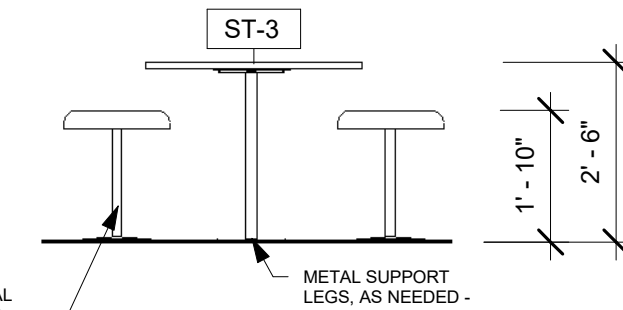
8 RESTROOM CORRIDOR - ELEVATION B
3/8" = 1'-0"



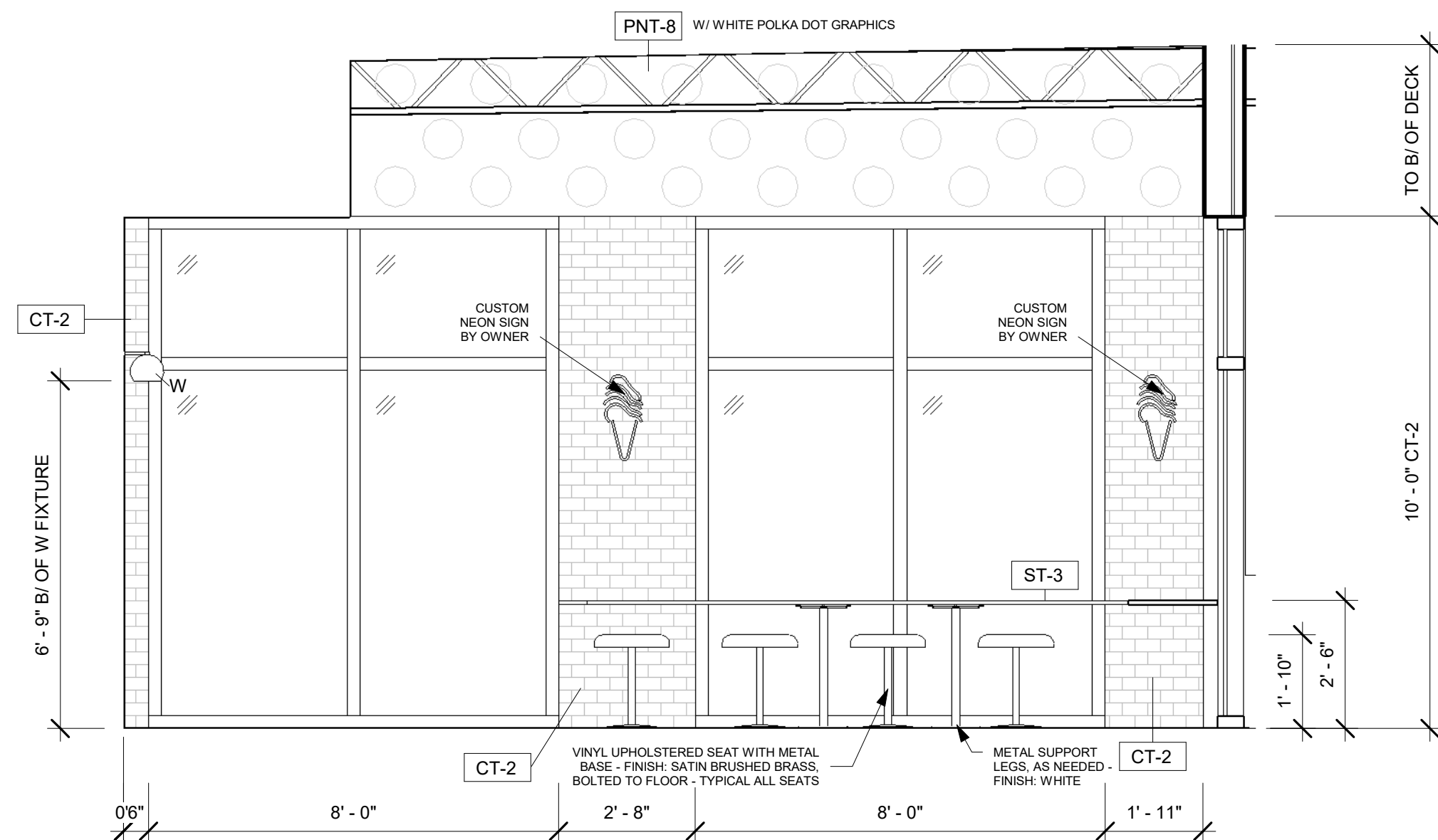
7 RESTROOM CORRIDOR - ELEVATION A
3/8" = 1'-0"



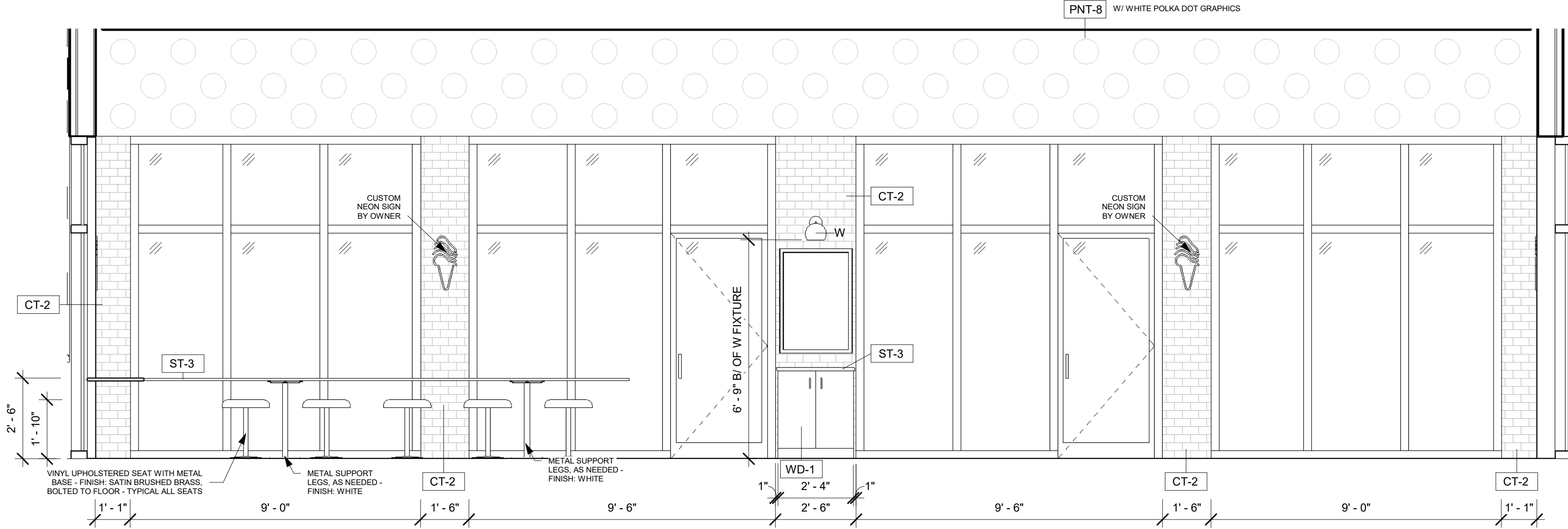
6 DINING SEATING ISLAND - ELEVATION B
3/8" = 1'-0"



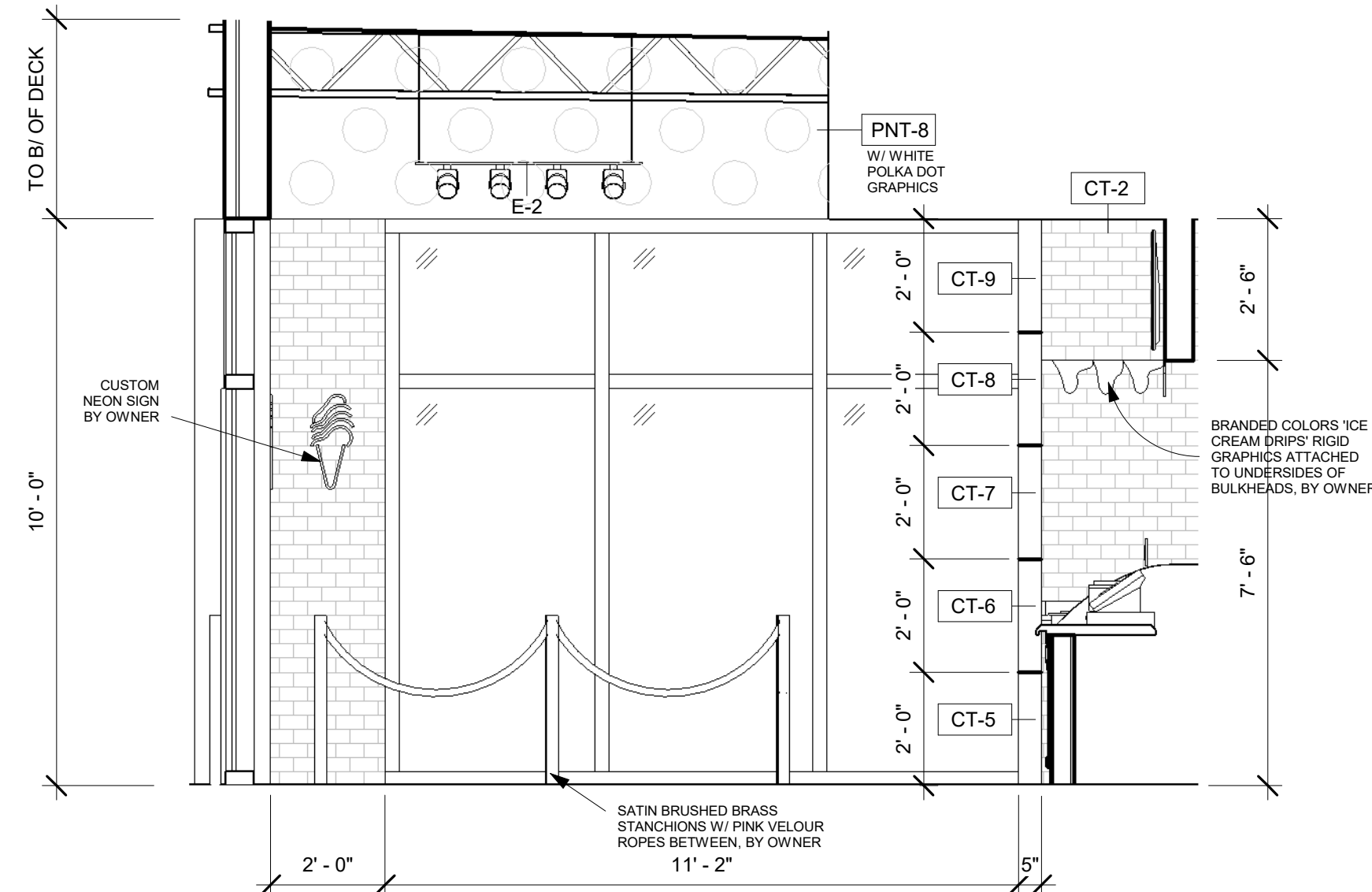
5 DINING SEATING ISLAND - ELEVATION A
3/8" = 1'-0"



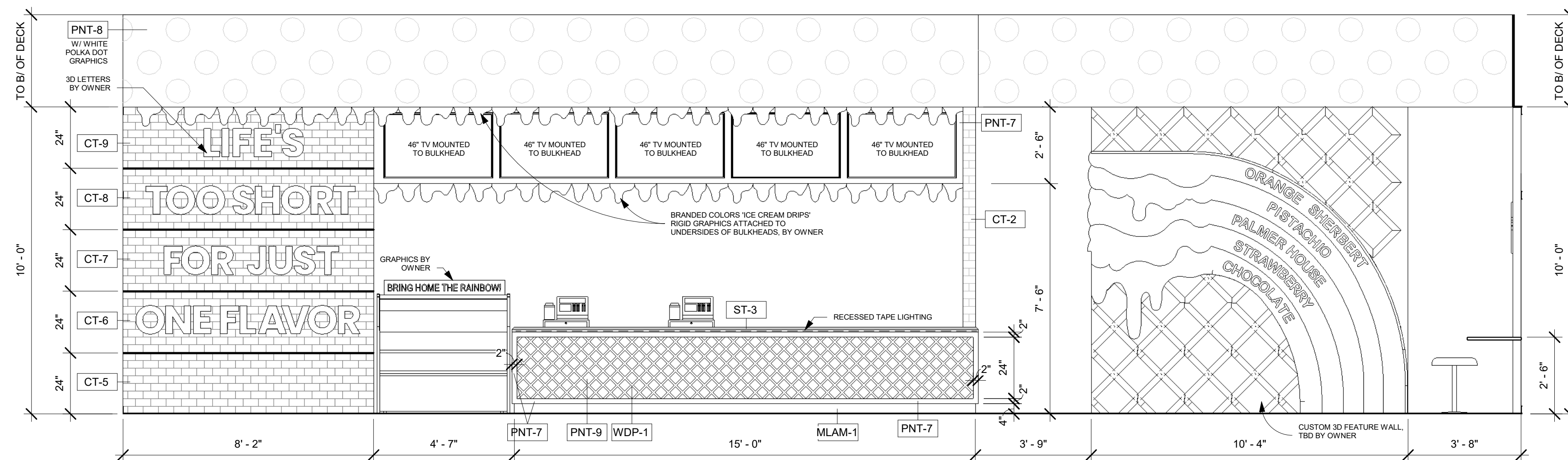
4 QUEUE/ DINING - ELEVATION D
3/8" = 1'-0"



3 QUEUE/ DINING - ELEVATION C
3/8" = 1'-0"



2 QUEUE/ DINING - ELEVATION B
3/8" = 1'-0"

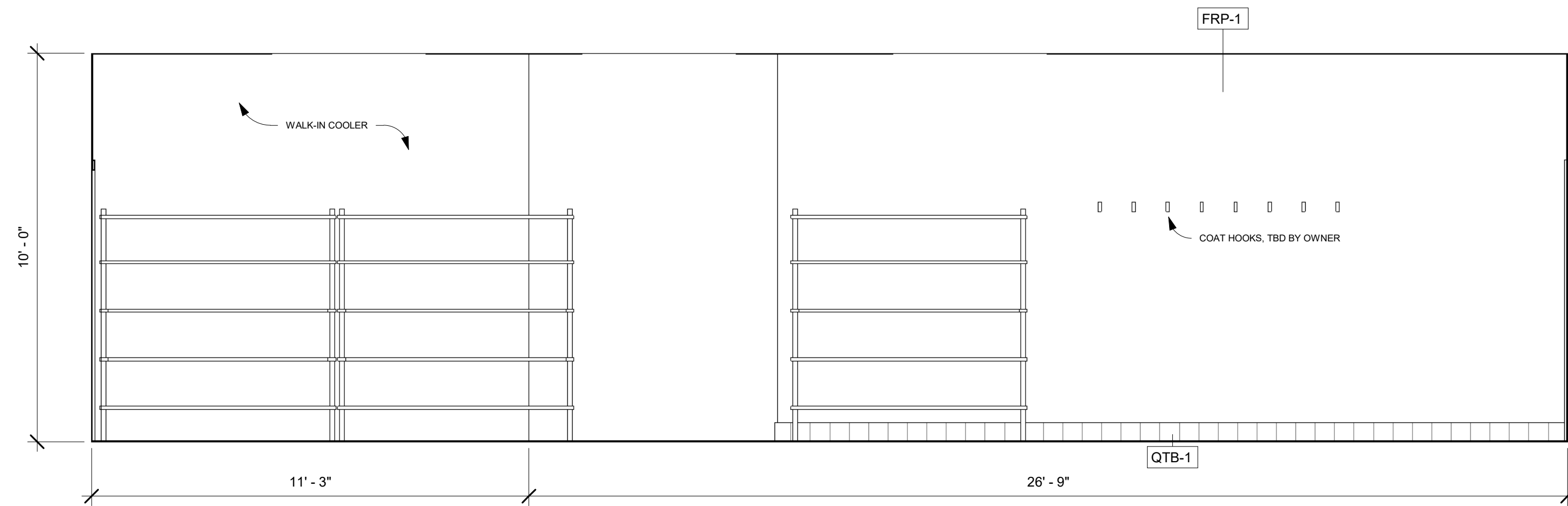


1 QUEUE/ DINING - ELEVATION A
3/8" = 1'-0"

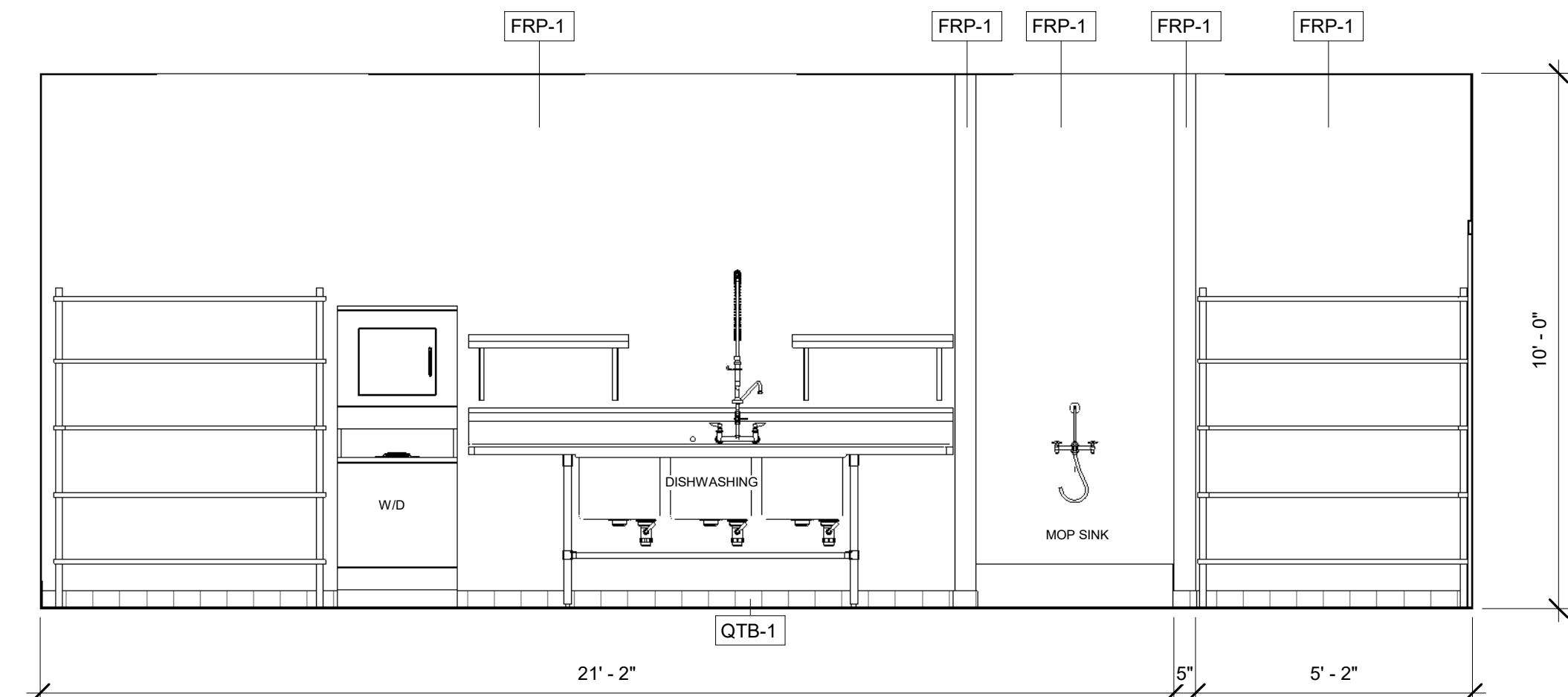
No.	Description	Date
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INTERIOR
ELEVATIONS

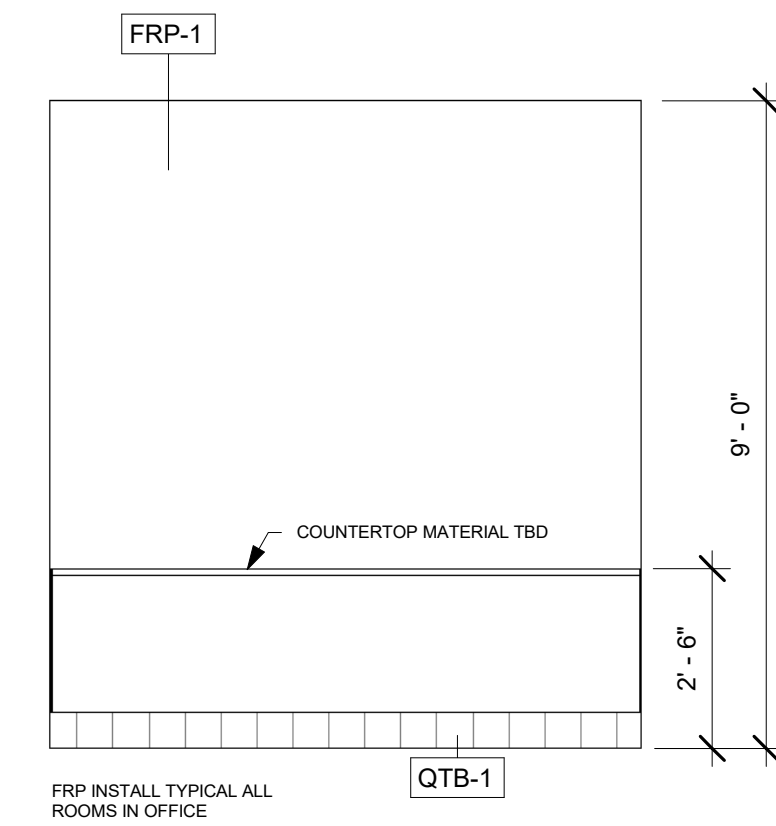
A200



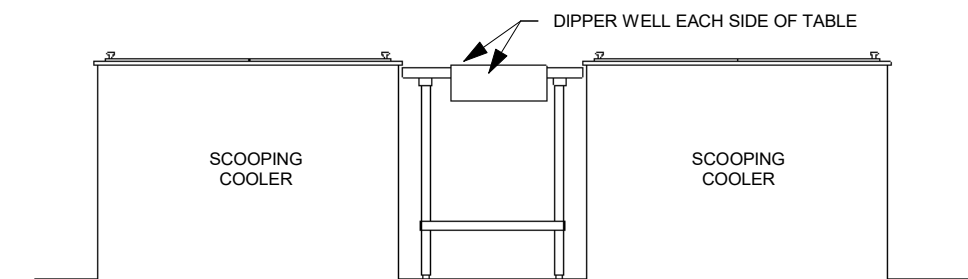
9 STORAGE - ELEVATION B
3/8" = 1'-0"



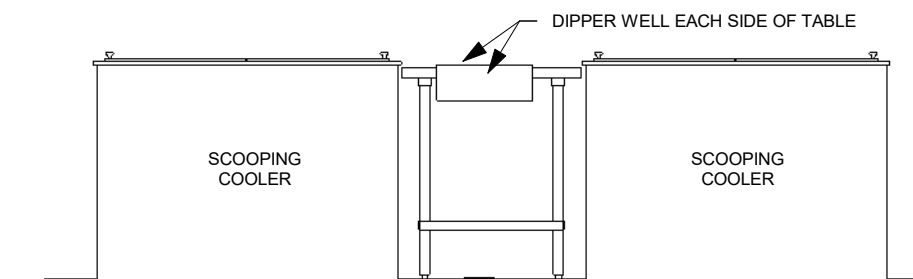
8 STORAGE - ELEVATION A
3/8" = 1'-0"



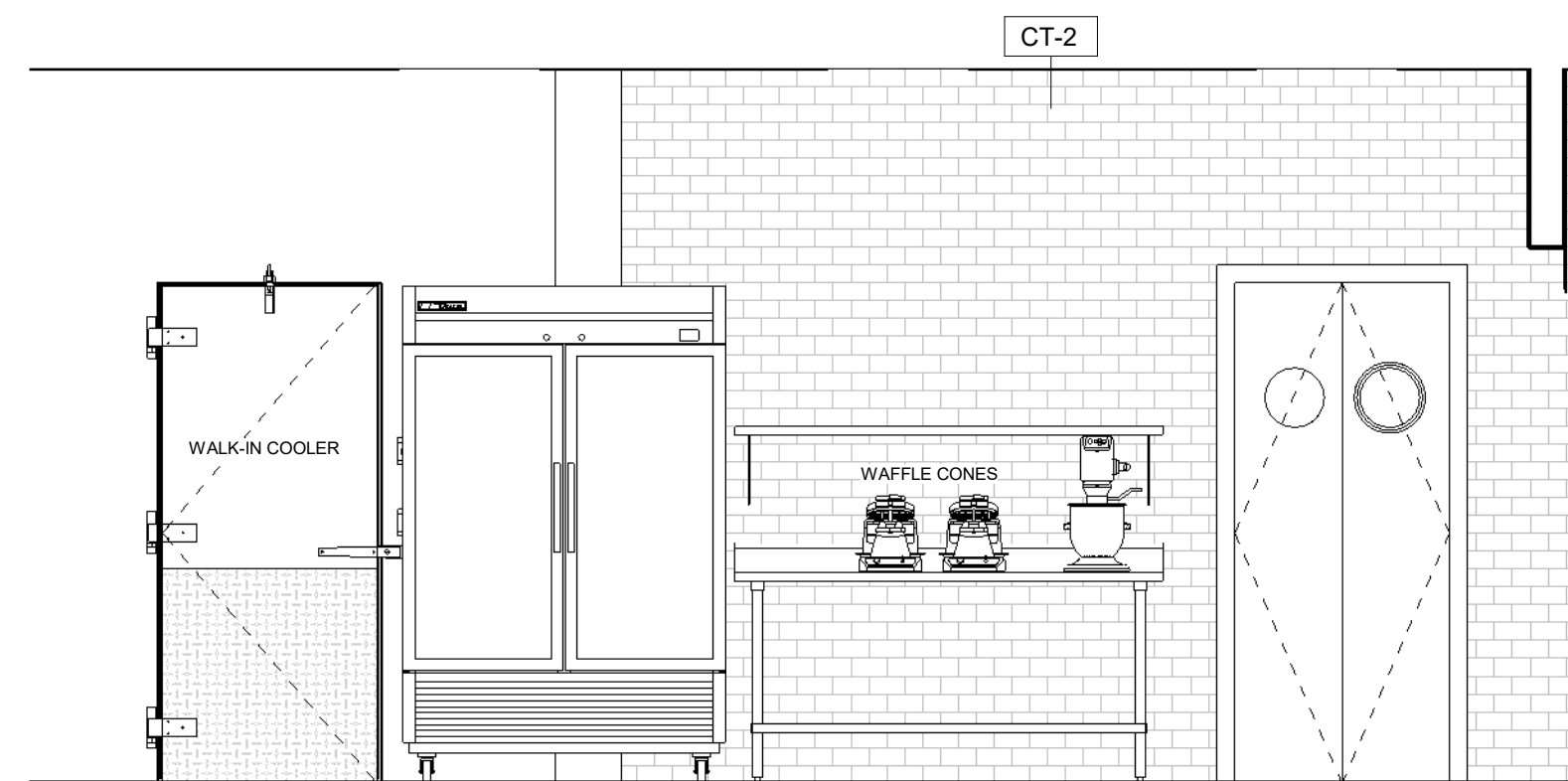
7 OFFICE - ELEVATION
3/8" = 1'-0"



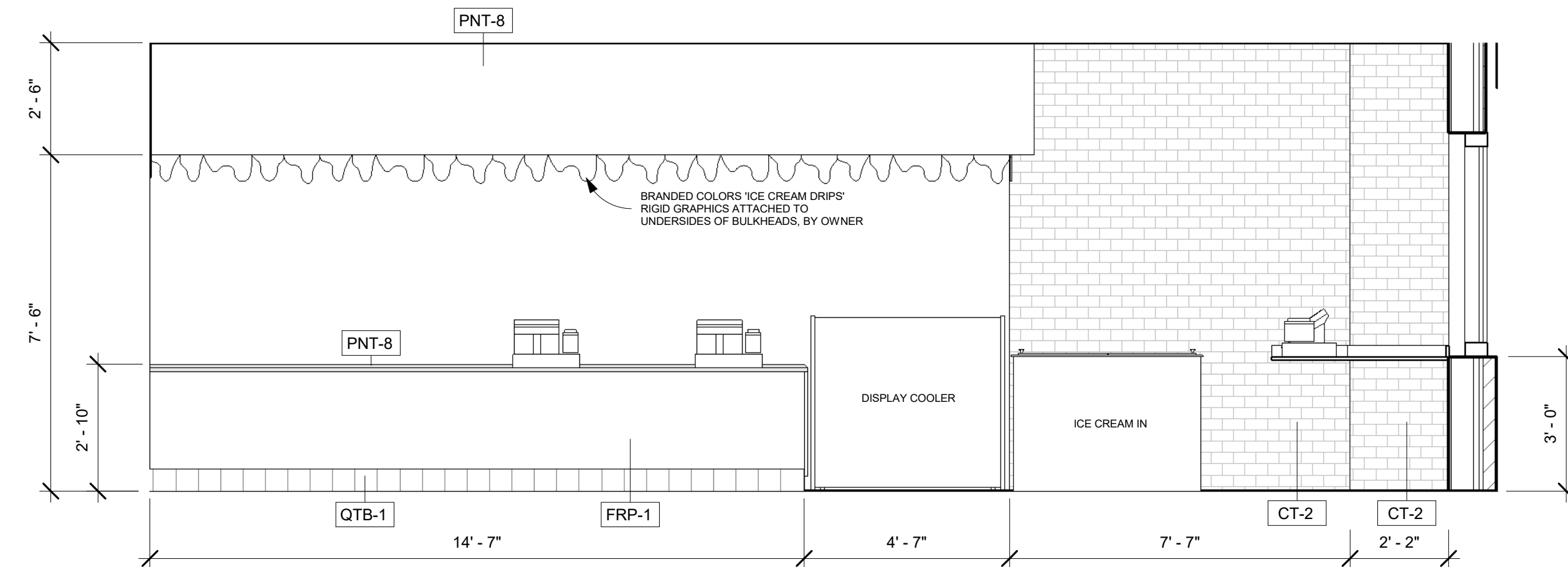
6 KITCHEN SCOOPING - ELEVATION B
3/8" = 1'-0"



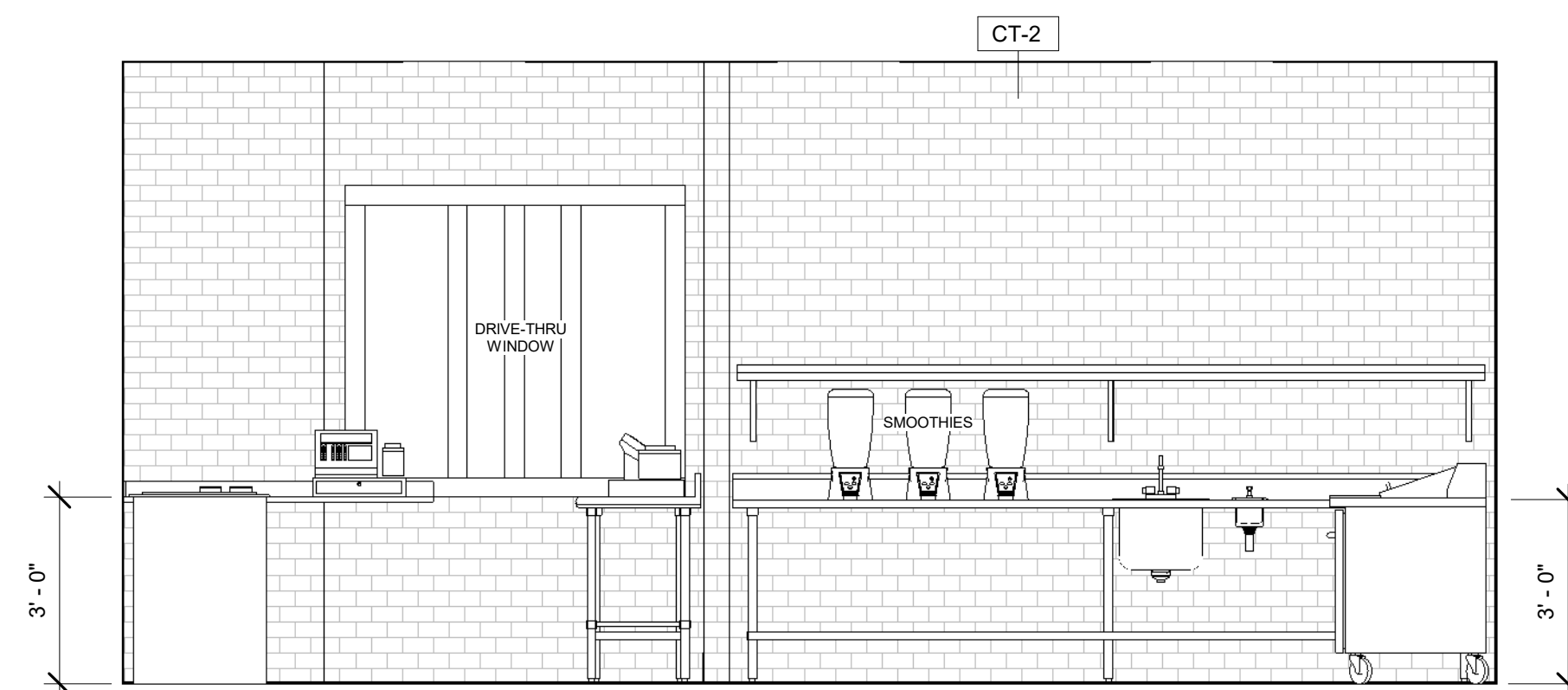
5 KITCHEN SCOOPING - ELEVATION A
3/8" = 1'-0"



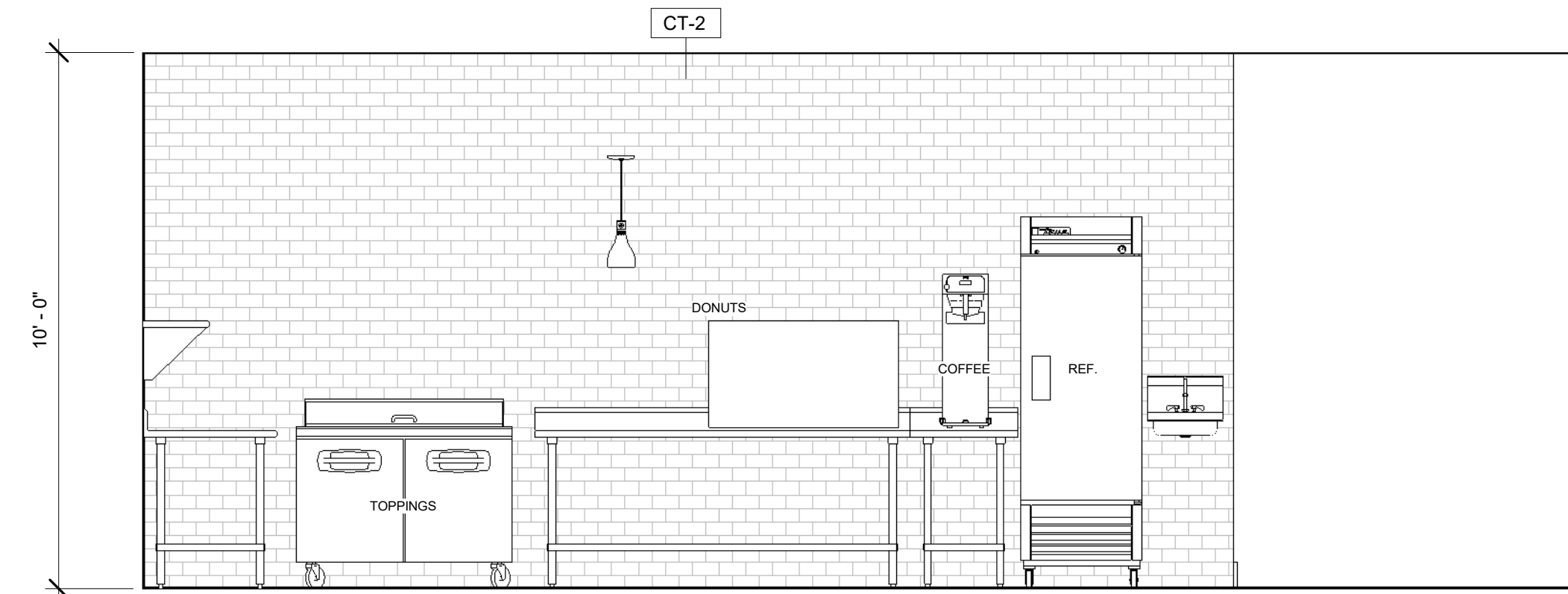
4 KITCHEN - ELEVATION D
3/8" = 1'-0"



3 KITCHEN - ELEVATION C
3/8" = 1'-0"



2 KITCHEN - ELEVATION B
3/8" = 1'-0"



1 KITCHEN - ELEVATION A
3/8" = 1'-0"

No.	Description	Date
IFPermit		08/30/2023

INTERIOR
ELEVATIONS

A201



KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

PRESENTS

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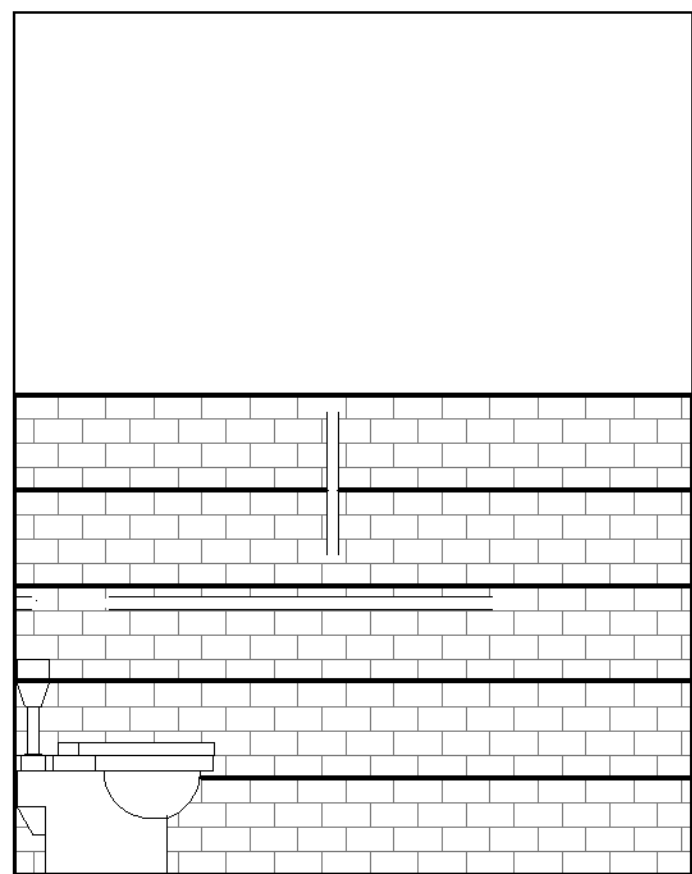
No.	Description	Date
.	IFPermit	08/30/2023

ENLARGED
PLANS -
RESTROOMS

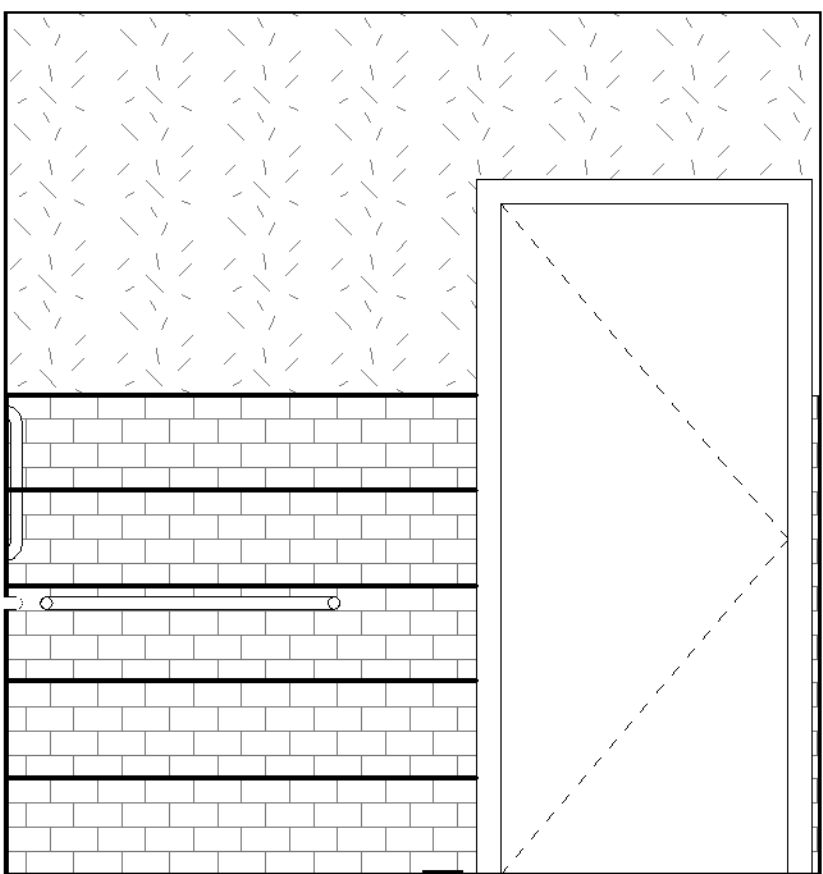
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Scale

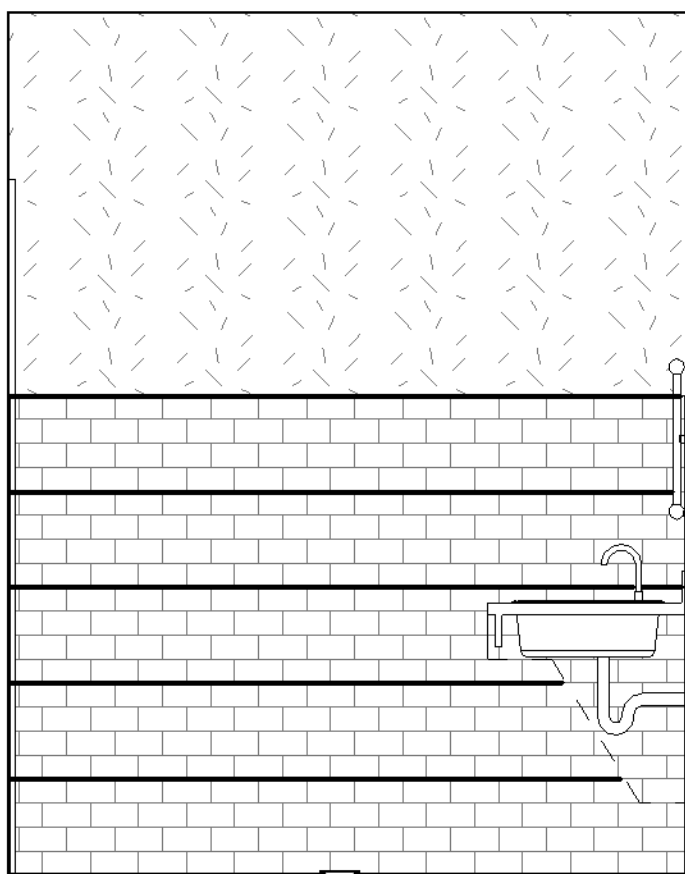
As indicated



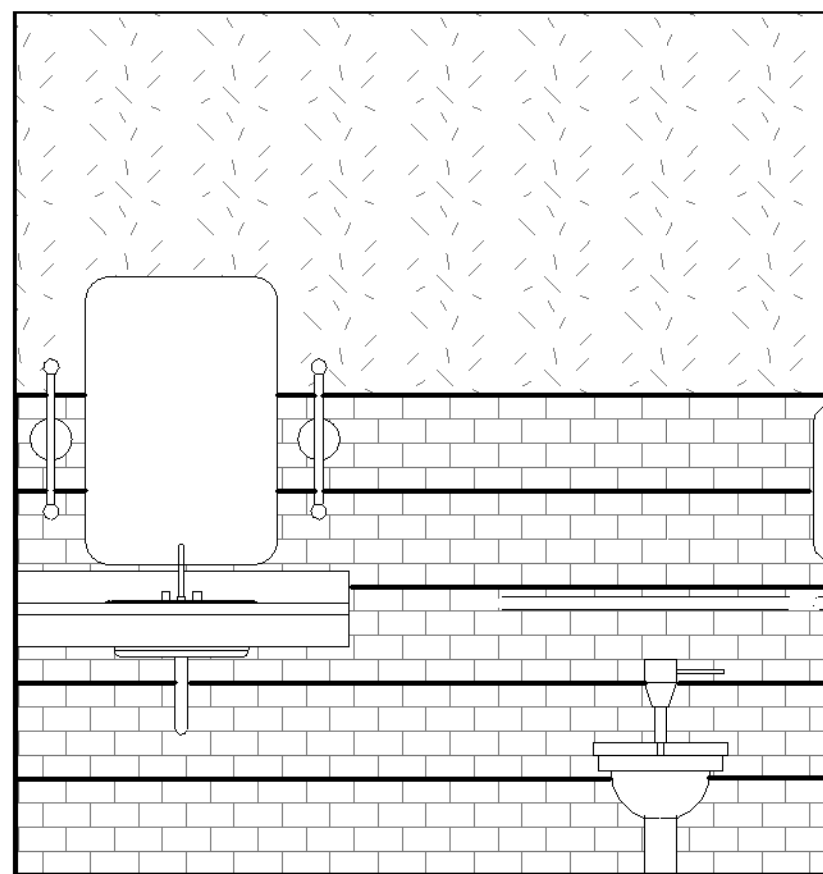
9 RESTROOM 104 - ELEVATION D
1/2" = 1'-0"



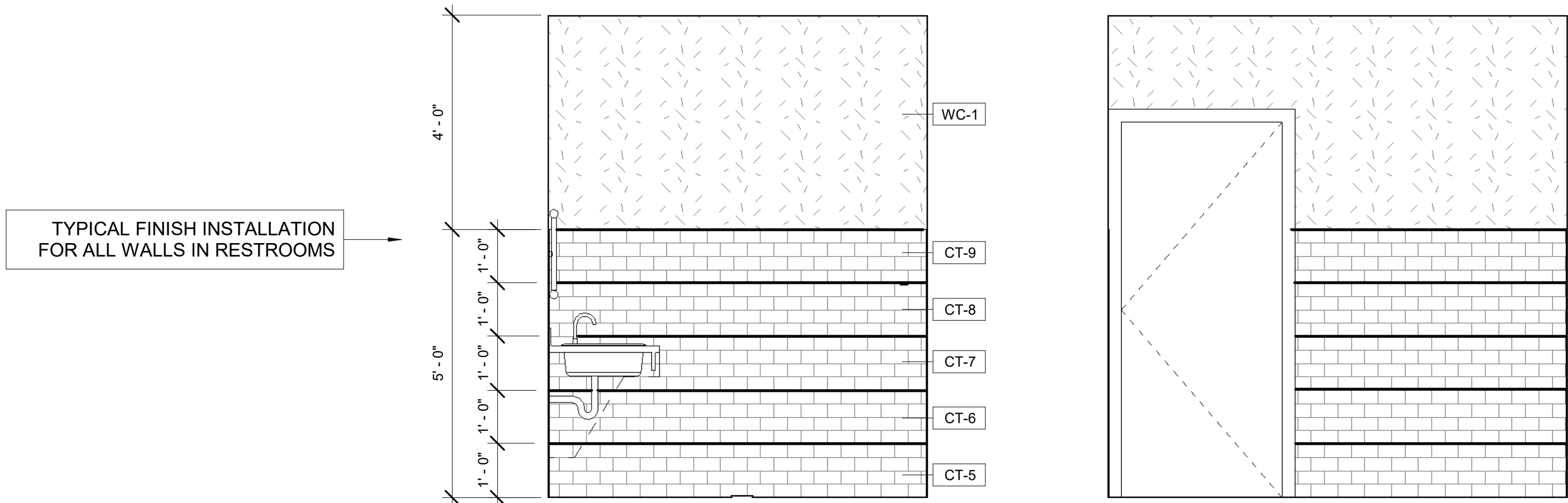
8 RESTROOM 104 - ELEVATION C
1/2" = 1'-0"



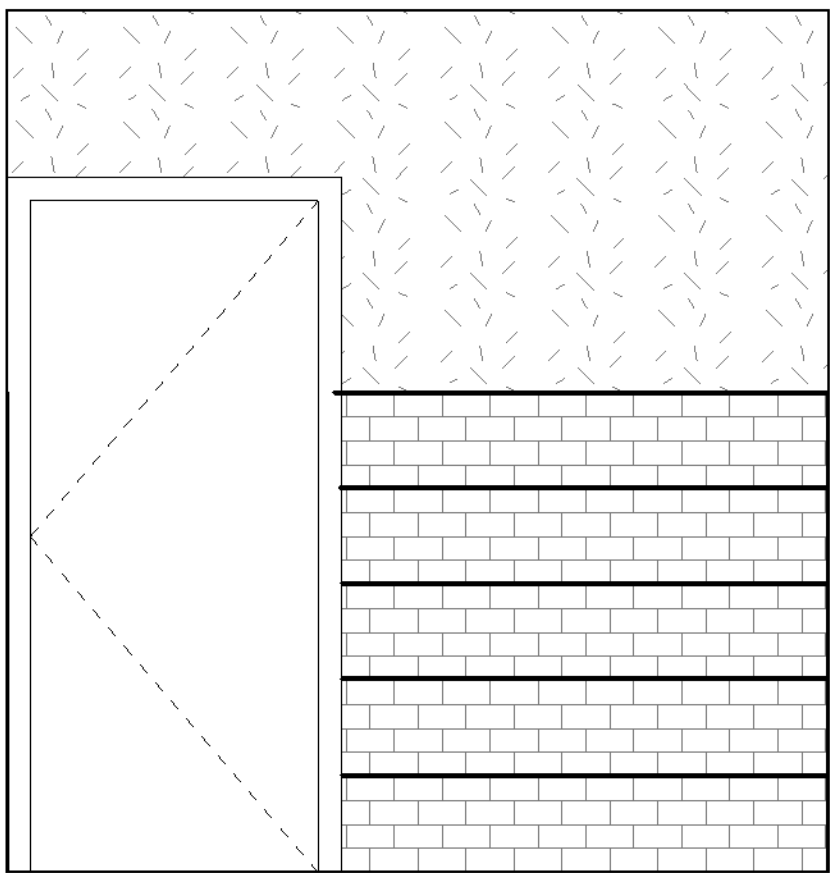
7 RESTROOM 104 - ELEVATION B
1/2" = 1'-0"



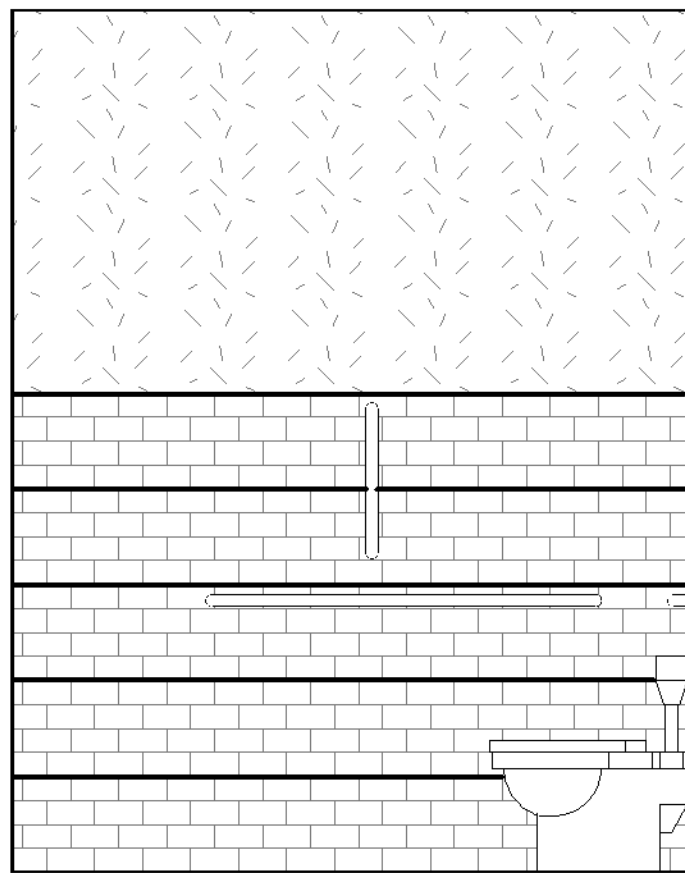
6 RESTROOM 104 - ELEVATION A
1/2" = 1'-0"



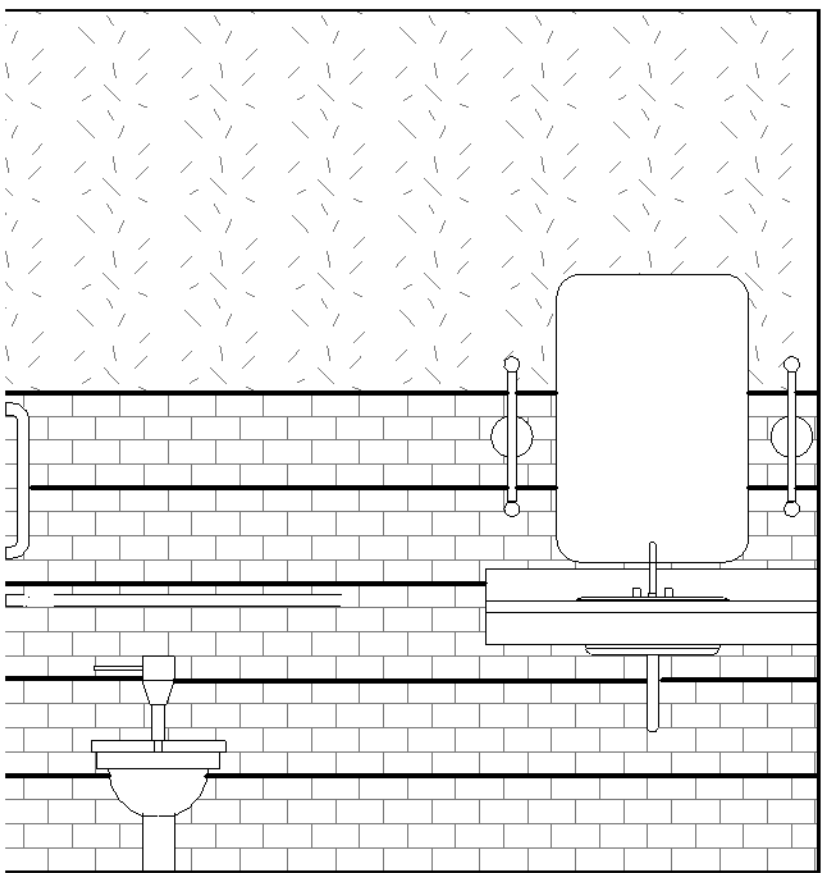
5 RESTROOM 103 - ELEVATION D
1/2" = 1'-0"



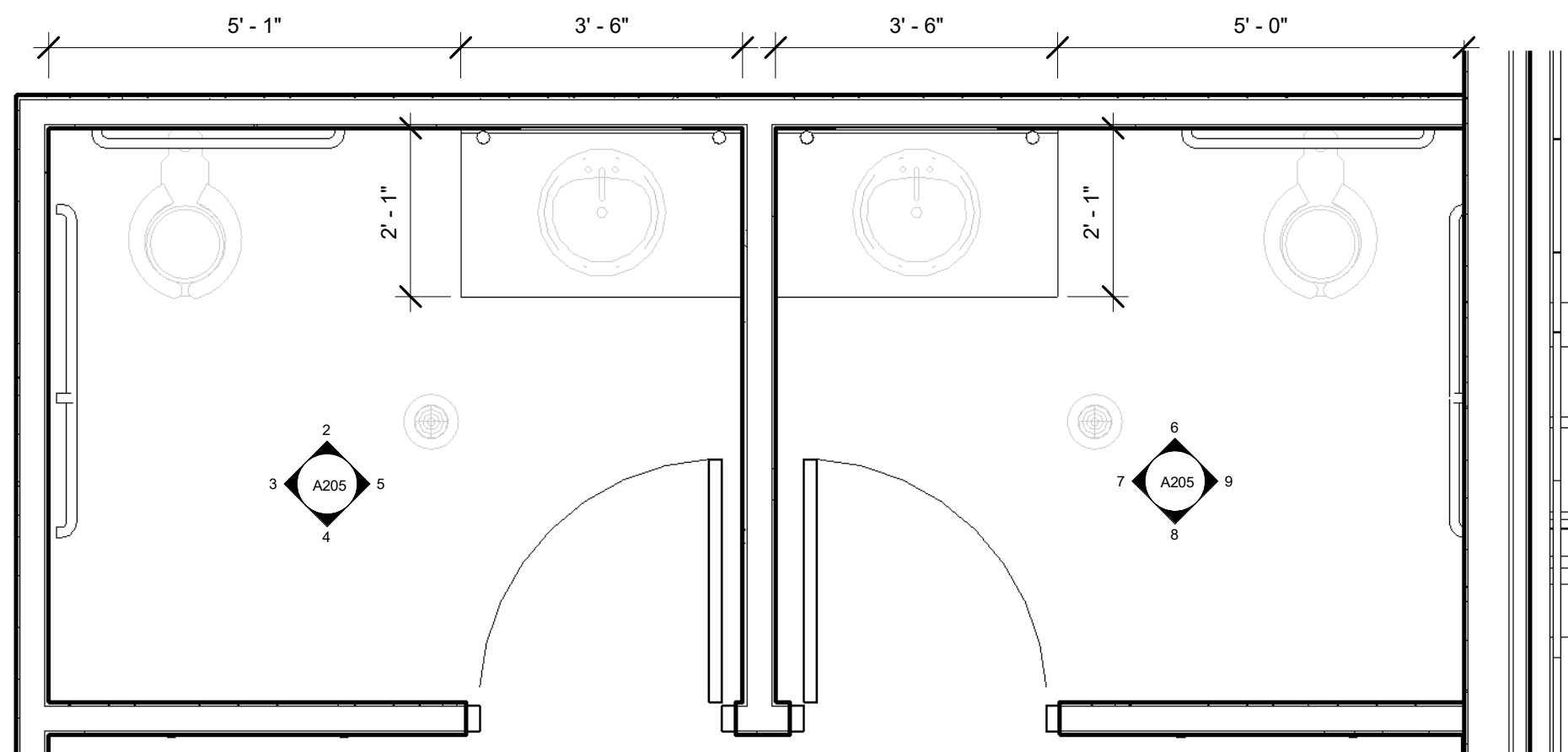
4 RESTROOM 103 - ELEVATION C
1/2" = 1'-0"



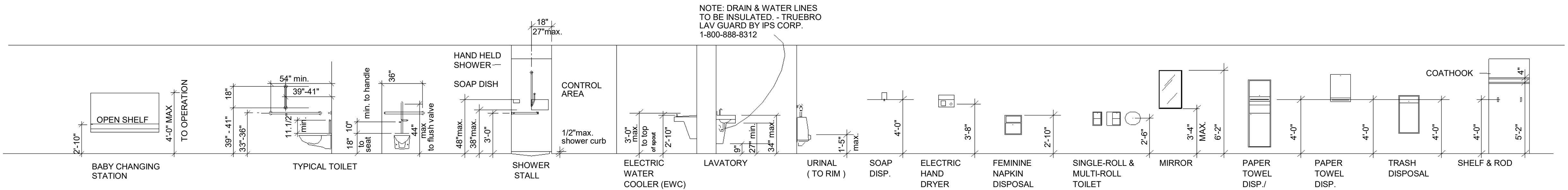
3 RESTROOM 103 - ELEVATION B
1/2" = 1'-0"



2 RESTROOM 103 - ELEVATION A
1/2" = 1'-0"



1 RESTROOMS - PLAN
1/2" = 1'-0"



0 RESTROOM ACCESSORIES - HEIGHTS
12" = 1'-0"



KEYSTONE VENTURES
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PRESENTS

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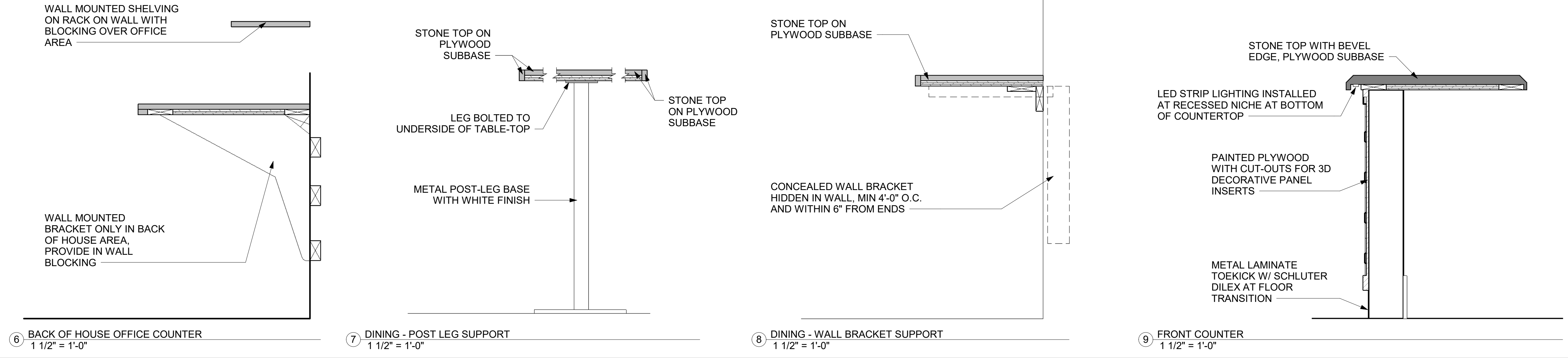
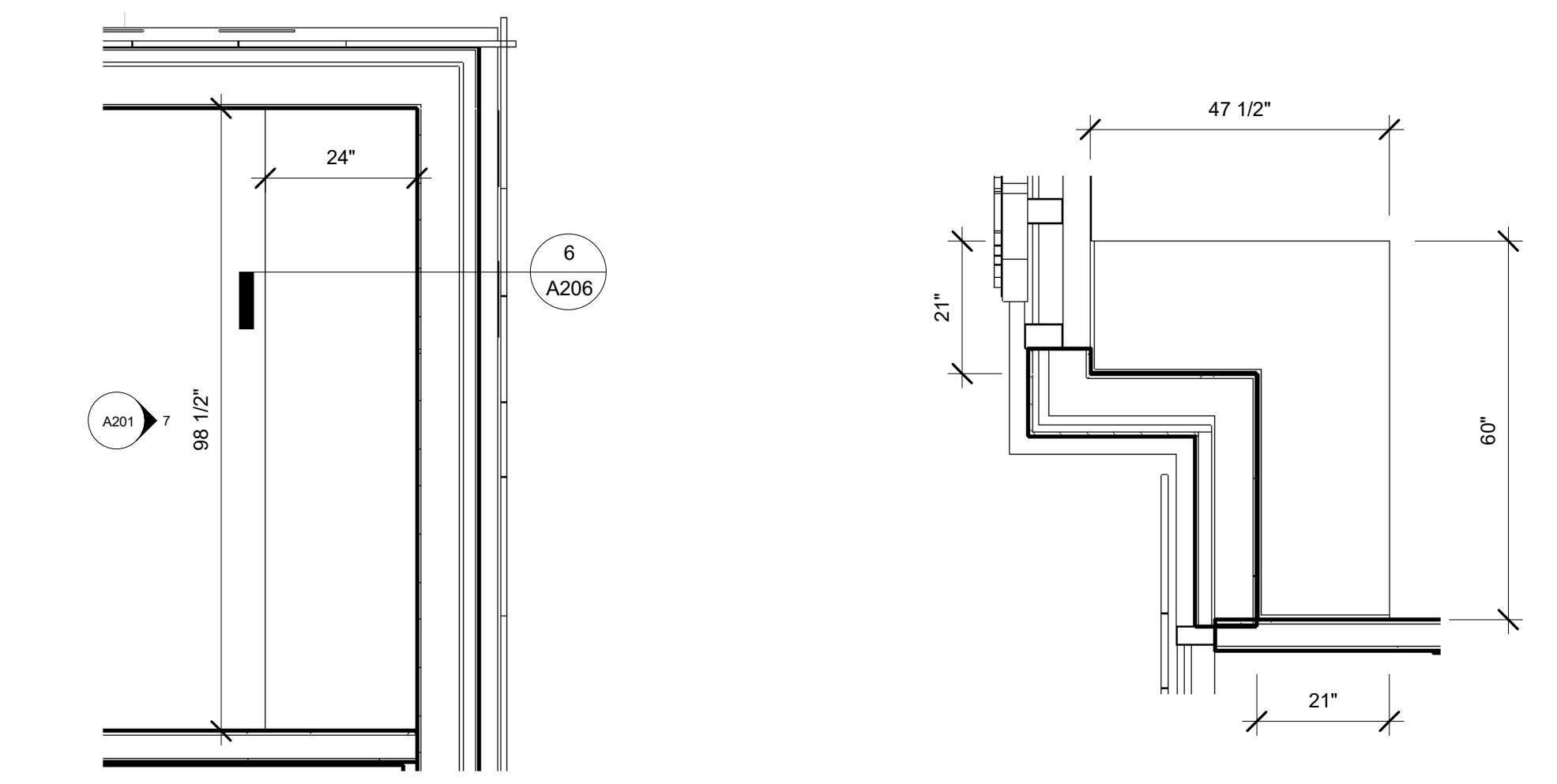
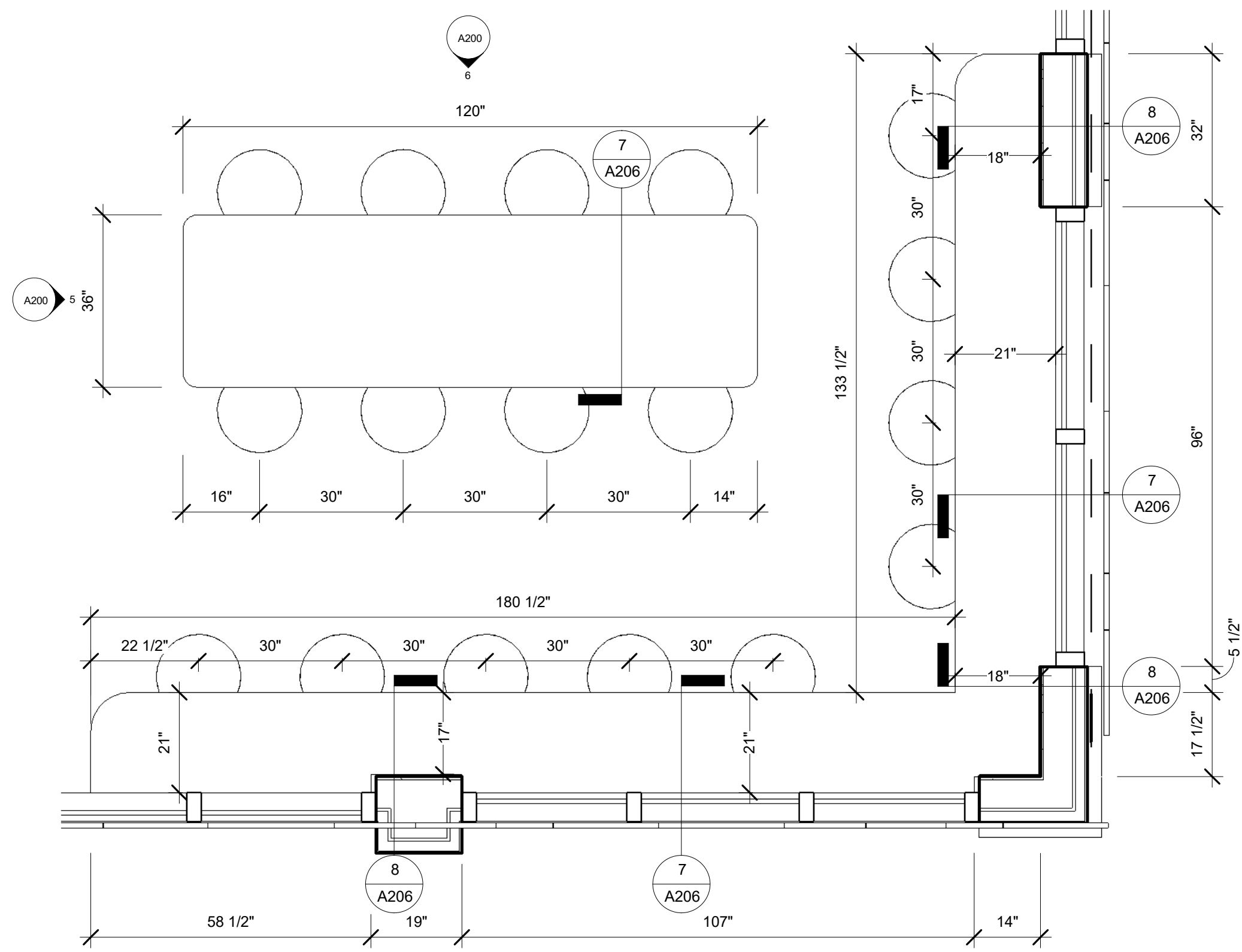
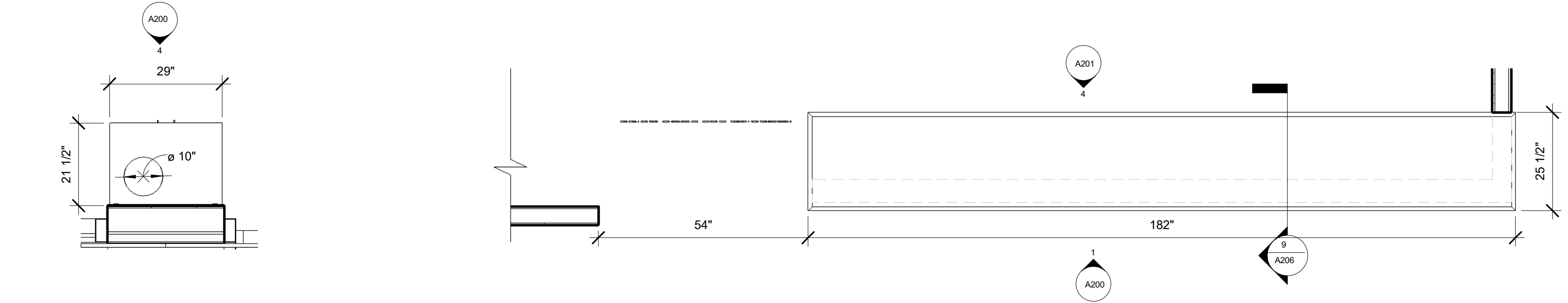
No.	Description	Date
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ENLARGED
PLANS -
MILLWORK

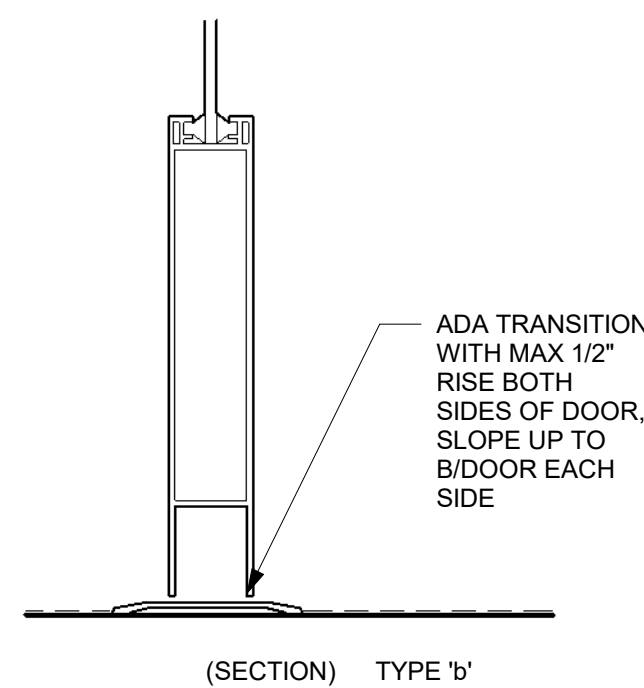
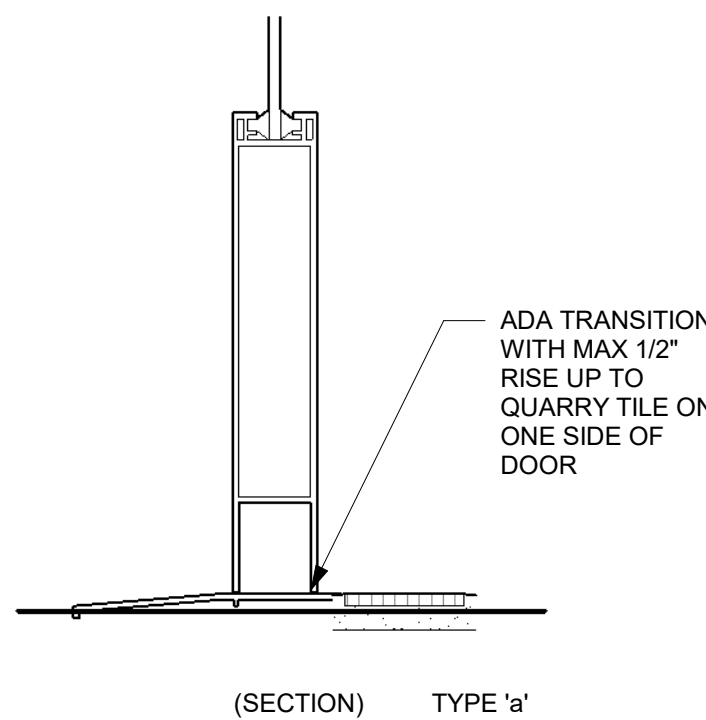
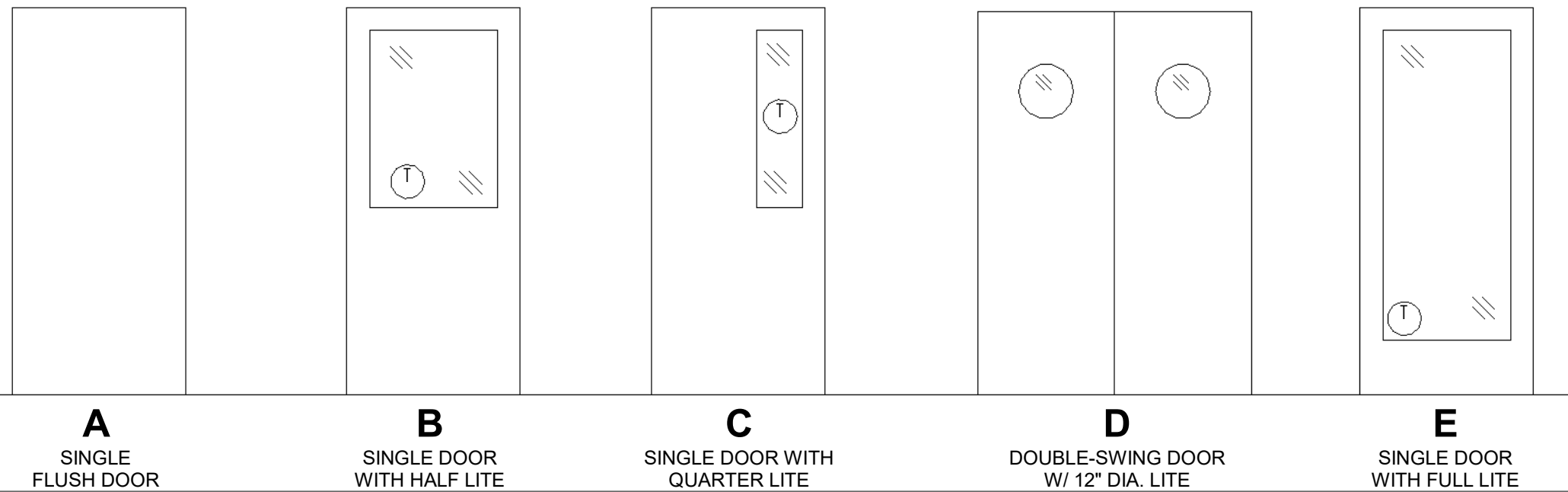
A206

Scale As indicated

Attachment: Complete Class 8 Application Rainbow Cone Flossmoor (Rainbow Cone Class 8 Request - 19805 Crawford Avenue)



DOOR TYPES

WOOD DOOR STAIN: **MASONITE CENDURA WHITE OAK PLAIN SLICED, STAIN: CLEAR**DOOR HARDWARE (HANDLES, PUSH/PULL PLATES, HINGES, KICKPLATES) FINISH: **SATIN BRASS**

SEE A131 FOR FLOOR TYPE ON EACH SIDE OF DOOR

DOOR TAG

REFER TO DOOR
ELEVATIONS
DOOR SIZE
DOOR MATERIAL

A -01
3'-0"X7'-0"
WD, HM

REFER TO
HARDWARE
SCHEDULE

DOOR FRAME
MATERIAL

REFER TO WALL FINISH PLAN FOR COLORS

0'-5" DENOTES WALL THICKNESS,
THROAT SIZE BY VENDOR

STANDARD THROAT SIZES FOR 4-7/8" INTERIOR
WALLS, UNLESS NOTED OTHERWISE, ON PLAN

HARDWARE SCHEDULE

HARDWARE SET 01 - EXTERIOR STOREFRONT

- HAGER OR EQ. CONTINUOUS COMMERCIAL HINGE
- ALUM. 1/2" HT MAX. ADA
- TEA LCN 4040P SURFACE MOUNTED CLOSER, MATCH FRAME FINISH. PROVIDE IN STOREFRONT PACKAGE S-CUSH ARM
- ADAMS-RITE DEADLATCH WITH 49H PADDLE, ROCKWOOD OR EQ. SOLID DOUBLE (2) 1" DIA. PUSH BARS @ EXTERIOR, 1 EA. INTERCHANGEABLE CORE RIM CYLINDER, TEA ROCKWOOD 8F 16447 PUSH/PULL SET
- ADAMS-RITE
- BY OWNER
- INTEGRAL TO FRAME
- STOREFRONT
- PER MNFR

HARDWARE SET 02

- HAGER TR8-210 HO OR EQ. CONTINUOUS COMMERCIAL HINGE
- LCN 4111, MATCH FRAME FINISH, PROVIDE IN STOREFRONT PACKAGE S-CUSH ARM, TEA LCN 4111 SURFACE MOUNTED CLOSER
- ROCKWOOD OR EQ. SOLID DOUBLE (2) 1" DIA. PUSH BARS @ EXTERIOR AND INTERIOR (NO LOCK) FINISH TO MATCH DOOR FRAME, TEA ROCKWOOD 8F 16447 PUSH/PULL SET
- BY OWNER
- INTEGRAL TO FRAME
- STOREFRONT
- PER MNFR

HARDWARE SET 03 - RESTROOMS

- MCKINNEY'S KNUCKLE BALL BEARING - MP670, 4-1/2" X 4-1/2"
- NORTON 410XTPN NON-HOLD OPEN, TRIP PACKED
- PUSH, ROCKWOOD 70C-RKW, ST. STL. US32D316, 4 X 16 STANDARD, 1/5" THICK
- PULL, ROCKWOOD SS 107 X 70C, 4X16, US32D330
- 1/2" H SS BOTH SIDES, US32D380
- ROCKWOOD 406 CONVEY WROUGHT WALL STOP, US32D330 FINISH
- ROCKWOOD KICKPLATE K1050, US32D330

HARDWARE SET 04 - ELECTRICAL ROOM

- HAGER OR EQ. CONTINUOUS COMMERCIAL HINGE, NON REMOVABLE PINS, US26D
- 1/2" MAX ALUM ADA, EXTEND BOTH SIDES TO CONCRETE
- EXT. SURFACE MOUNTED CLOSER LCN 4111, METAL COVER US26D S-CUSH ARM, 18" KICKPLATE
- YALE PANDA BAR AND LEVER, (110X20V) SERIES WIDE STYLE, 830 SATIN STAINLESS STEEL, THUMB TURN CYLINDER DOGGING OPTIONAL
- SCHLAGE - C KEYWAY, STOREROOM
- CLOSER WITHOUT HOLD OPEN NORTON 410 X CPS X 889
- ADAMS-RITE MAXIMUM SECURITY CYLINDER LOCK, PROVIDE GUARD PLAT ENTRY FUNCTION
- WEATHERSTRIPPING ALL SIDES, HAGER 810SDC40 OVERHEAD RAIN DRIP

HARDWARE SET 05

- HAGER OR EQ. CONTINUOUS COMMERCIAL HINGE, NON REMOVABLE PINS, US26D
- 1/2" MAX ALUM ADA, EXTEND BOTH SIDES TO CONCRETE
- NORTON 410XTPN CLOSER OR SM, HOLD OPEN, METAL COVER US26D, HSH ARM WITH STOP PIN, REGULAR MOUNTING
- YALE 800 PANDA BAR (110X20V) 1/2" WIDE STYLE
- THUMB TURN CYLINDER DOGGING OPTIONAL
- 636 SATIN STAINLESS STEEL
- LEVER 620F1650F, ESCHUCHEON (NOT ROSE), AUGUSTA AU LEVER
- ROCKWOOD KICKPLATE K1125 DIA., 125 ALUMINUM
- WEATHER STRIPPING ALL SIDE, RUBBER SWEEP, DROP CAP
- HAGER 4105 THRESHOLD, HALF SADDLE THRESHOLD, MATCH THRESHOLD WIDTH TO FRAME (WIDTH AND THROAT)
- WEATHERSTRIPPING ALL SIDES, HAGER 810SDC40 OVERHEAD RAIN DRIP

HARDWARE SET 06 - MASON DOUBLE SWING DOOR

- TOP AND BOTTOM PIVOTS PER MNFR
- PER MNFR, FLAT PLATE EACH SIDE
- 3PH SS EACH SIDE
- PER MNFR, CIRCULAR

HARDWARE SET 08 - EXTERIOR DOOR

- HAGER OR EQ. CONTINUOUS COMMERCIAL HINGE, NON REMOVABLE PINS, US26D
- 1/2" MAX ALUM ADA, EXTEND BOTH SIDES TO CONCRETE
- NORTON 410XTPN CLOSER WITH HOLD OPEN AND SPRING BUFFER
- US26D S-CUSH ARM, 18" KICKPLATE
- CLOSER WITHOUT HOLD OPEN NORTON 410 X CPS X 889
- ADAMS-RITE MAXIMUM SECURITY CYLINDER LOCK, PROVIDE GUARD PLAT ENTRY FUNCTION
- WEATHERSTRIPPING ALL SIDES, HAGER 810SDC40 OVERHEAD RAIN DRIP

HARDWARE SET 07 - OFFICE

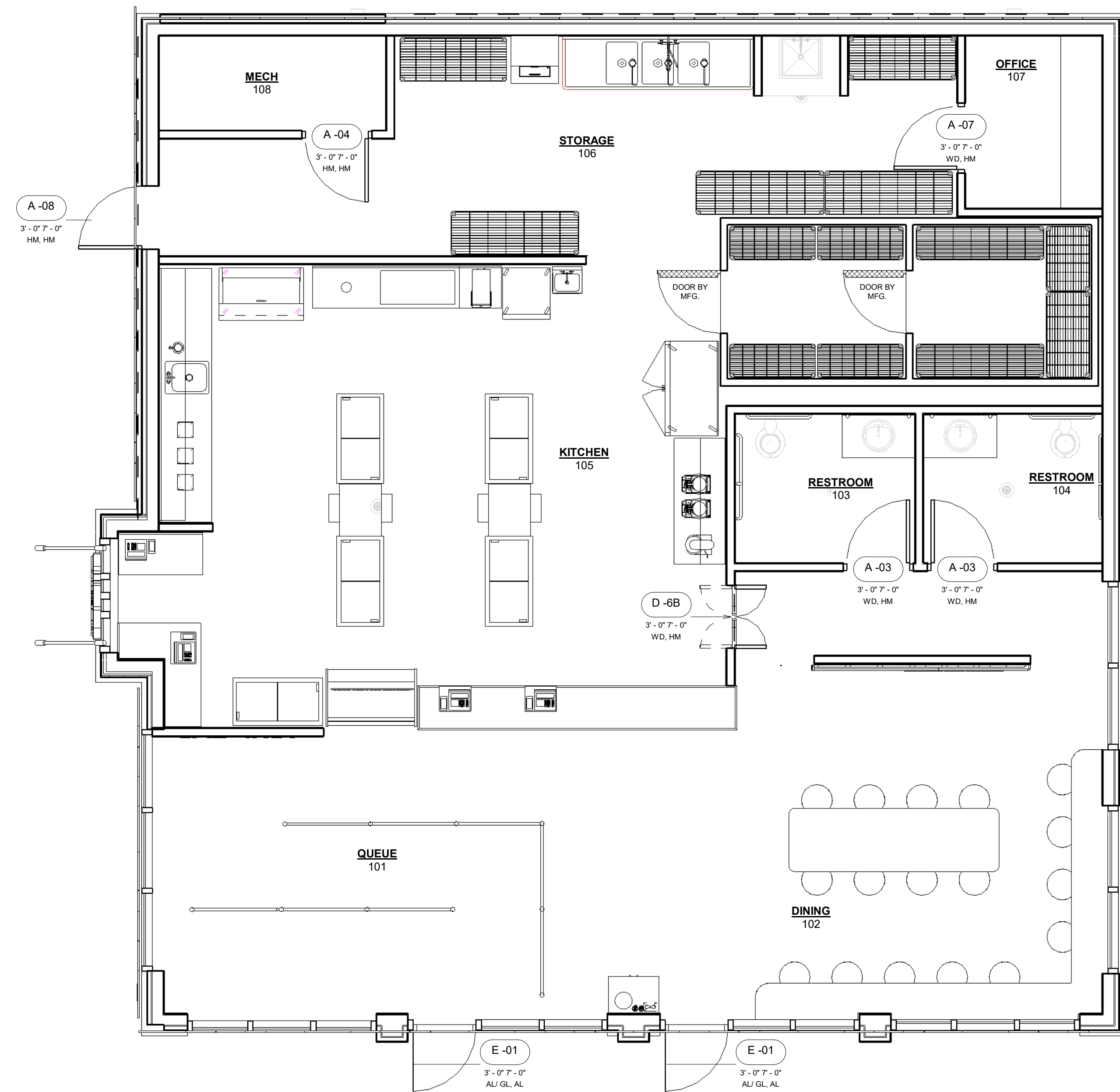
- 1-1/2" PR, ST. STL. 5 KNUCKLE BALL BEARING, 4-1/2" X 4-1/2"
- NON-REMOVABLE PINS
- YALE 4701LN LEVER AND LOCKSET, INTERCHANGEABLE CORE SPEC. 636 FINISH
- NORTON 410XTPN CLOSER
- AUGUSTA AU LEVER
- ENTRY FUNCTION 4701LN (F109)
- FAMB DEADLOCK AND LATCH BOLT
- ROCKWOOD 406 CONCAVE WROUGHT WALL STOP, US32D330 FINISH
- 1/4" CLEAR WIRED GLASS, HALF-LITE
- OFFICE

GENERAL DOOR NOTES

1. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITH OUT THE USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
2. BASIC ITEMS ONLY ARE SPECIFIED. HARDWARE CONTRACTOR SHALL FURNISH ALL ITEMS NECESSARY BRACKETS, MOUNTING PLATES, ETC) FOR A COMPLETE FUNCTIONAL NSTALLATION
3. ALL HARDWARE SHALL BE COMMERCIAL GRADE, HEAVY DUTY OF THE FINISH INDICATED (OR ARCHITECT APPROVED ALTERNATE)
4. ANY DEVICES OR ALARMS INSTALLED TO RESTRICT THE IMPROPER USE OF EXITS SHALL BE SO DESIGNED AND INSTALLED SO THAT THEY CANNOT, EVEN IN CASE OF FAILURE, IMPEDE OR PREVENT EMERGENCY USE OF SUCH EXITS. ALL HARDWARE FINISHES ARE TO MATCH THE FINISH OF THE DOOR LOCKSET UNLESS OTHERWISE NOTED.
5. WOOD BLOCKING IS TO BE PROVIDED WITHIN THE PARTITION AT ALL DOOR STOP LOCATIONS
6. ALL CYLINDER HOUSINGS TO ACCEPT MEDECO CYLINDERS. EXISTING HARDWARE TO BE MODIFIED AS REQUIRED TO ACCEPT MEDECO CYLINDERS.
7. ALL CLOSERS TO BE THRU-BOLTED OR SEXBOLTED WITH LOCKTITE APPLIED
8. ALL HOLLOW METAL FRAMES TO BE GALVANIZED, WELDED AND GROUND SMOOTH
9. ALL HOLLOW METAL DOOR SEAMS TO BE FILLED AND GROUND SMOOTH
10. PROVIDE SEALED (WELDED) DOOR CAPS FOR TOPS AND BOTTOMS OF ALL HOLLOW METAL DOORS
11. ALL INSULATED DOORS TO HAVE POLYURETHANE FOAM INSULATION
12. DOORS TO BE GALVANIZED AND VERTICALLY STIFFENED, ALL SEAMS TO BE WELDED, NO BONDO
13. ALL WOOD DOORS TO BE 134" SOLID ENGINEERED WOOD CORE WITH PLAIN SLICED VENEER TBD. ALL DOORS TO BE PRE-MACHINED AND PRE- FINISHED.
14. ALL DOORS AND FRAMES SCHEDULED TO RECEIVE CLOSERS SHALL BE REINFORCED FOR THE CLOSERS.

IECC REQUIRED R-VALUES OR U-VALUES
 -OPAQUE DOORS - SWINGING 0.37 U-VALUE
 -ENTRANCE DOORS WITH FENESTRATION - 0.77 U-VALUE

- ① DOOR THRESHOLD DETAILS
 3" = 1'-0"

WOOD DOOR STAIN: **MASONITE CENDURA WHITE OAK PLAIN SLICED, STAIN: CLEAR**DOOR HARDWARE (HANDLES, PUSH/PULL PLATES, HINGES, KICKPLATES) FINISH: **SATIN BRASS**

- ① DOOR PLAN
 1/4" = 1'-0"

KEYSTONE
PLANNING+DESIGN

KEYSTONE
CONSTRUCT, LLC



KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

PRESENTS

19781 CRAWFORD AVE
FLOSSMOOR, IL 60422

No.	Description	Date
	IFPermit	08/30/2023

DOOR
SPECIFICATIONS

A351



Scale

As indicated

FLOSSMOOR BUILDING DEPARTMENT
NOTES

ALL WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF FLOSSMOOR BUILDING CODE; BASE CODE ICC IBC 2018, AND ALL RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS TO DATE.

1. ALL HEATING AND COOLING LOADS CALCULATED PER ASHRAE/ACCA 183.
2. VENTILATION FOR ALL AREA SHALL COMPLY WITH 2018 INTERNATIONAL MECHANICAL CODE, CHAPTER 4.
3. AS PER C408.2.5 OF FLOORMOOR BUILDING CODE; BASE CODE ICC IECC 2018, CONSTRUCTION DOCUMENT SHALL REQUIRE THAT, WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER.
4. AS PER C408.3.2 OF FLOORMOOR BUILDING CODE; BASE CODE ICC IECC 2018, CONSTRUCTION DOCUMENT SHALL REQUIRE THAT AN OPERATING MANUAL AND A MAINTAINED MANUAL BE PROVIDED TO THE BUILDING OWNER WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A PROFESSIONAL ENGINEER TO PROVIDE THE REQUIRED SPECIAL INSPECTIONS AND TESTS.
5. TESTS WILL BE CONDUCTED UNDER DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR OTHER PERSON HAVING NOT LESS THAN FIVE (5) YEARS EXPERIENCE SUPERVISING THE INSTALLATION OF SUCH MECHANICAL SYSTEMS. THE TESTS WILL SHOW COMPLIANCE WITH FLOORMOOR BUILDING CODE; BASE CODE ICC IBC 2018, REQUIREMENTS AS OUTLINES IN SECTION.
6. THE LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR OTHER PERSON HAVING NOT LESS THAN FIVE (5) YEARS EXPERIENCE SUPERVISING THE INSTALLATION OF SUCH MECHANICAL SYSTEMS AND CONDUCTING SUCH TESTS WILL FILE DOCUMENTATION AND REPORTS OF TESTS THAT THE SYSTEM COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND APPLICABLE LAWS.
7. TESTS OF MECHANICAL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018 CHAPTER 4 AND CHAPTER 5:
 - A. MECHANICAL VENTILATION – SECTION 403.
8. THE FOLLOWING WORK ITEMS, COMPONENTS, MATERIALS, CAPACITIES, ETC. SHALL COMPLY WITH THE REFERENCED CODE OR STANDARD:
 - A. STANDARDS OF HEATING – FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018.
 - B. DUCT CONSTRUCTION AND INSTALLATION—SECTION 603 OF FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018.
 - C. AIR INTAKES, EXHAUSTS AND RELIEF—SECTION 401 OF FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018.
 - D. AIR FILTERS —SECTION 605 OF FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018.
 - E. MANUAL AND AUTOMATIC FIRE AND SMOKE CONTROLS FOR AIR DISTRIBUTION SYSTEMS —SECTION 513 OF FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018.
9. MINIMUM TEMPERATURE TO BE MAINTAINED IN OCCUPIED SPACES DURING HEATING SEASON: 68 DEG. FAHRENHEIT.
10. A STATEMENT SHALL BE FILED BY THE OWNER OR TENANT IN POSSESSION THAT THE VENTILATION SYSTEM WILL BE KEPT IN CONTINUOUS OPERATION AT ALL TIMES DURING THE NORMAL OCCUPANCY OF THE STRUCTURE AS REQUIRED BY FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018 CHAPTER 4 SECTION 403.3. HVAC SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AS REQUIRED BY FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018 SECTION 408.2.2.
11. SMOKE DETECTION SYSTEMS SHALL BE INSTALLED AND SEQUENCED TO FOLLOW CONTROLS OPERATIONS WITH THE REQUIREMENTS OF SECTION 606 FLOORMOOR BUILDING CODE; BASE CODE ICC IMC 2018, TO CLOSE DAMPERS AND AUTOMATICALLY STOP THE FAN.
12. REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED FIRE-RATED WALL AND SMOKE WALL CONSTRUCTION AND LOCATION.
13. THESE PLANS ARE APPROVED ONLY FOR THE WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

THERMOSTATIC CONTROLS

403.4.1 THERMOSTATIC CONTROLS

THE SUPPLY OF HEATING AND COOLING ENERGY TO EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS CAPABLE OF RESPONDING TO TEMPERATURE WITHIN THE ZONE, WHERE HUMIDIFICATION OR DEHUMIDIFICATION OR BOTH IS PROVIDED, AT LEAST ONE HUMIDITY CONTROL DEVICE SHALL BE PROVIDED FOR EACH HUMIDITY CONTROL SYSTEM.

EXCEPTION: INDEPENDENT PERIMETER SYSTEMS THAT ARE DESIGNED TO OFFSET ONLY BUILDING ENVELOPE HEAT LOSSES, GAINS OR BOTH SERVING ONE OR MORE PERIMETER ZONES ALSO SERVED BY AN INTERIOR SYSTEM PROVIDED:

THE PERIMETER SYSTEM INCLUDES AT LEAST ONE THERMOSTATIC CONTROL ZONE FOR EACH BUILDING EXPOSURE HAVING EXTERIOR WALLS FACING ONLY ONE ORIENTATION (WITHIN +45 DEGREES) (0.8 RAD) FOR MORE THAN 50 CONTIGUOUS FEET (15 240 MM); AND

THE PERIMETER SYSTEM HEATING AND COOLING SUPPLY IS CONTROLLED BY THERMOSTATS LOCATED WITHIN THE ZONES SERVED BY THE SYSTEM.

C403.4.1.2 DEADBAND

WHERE USED TO CONTROL BOTH HEATING AND COOLING, ZONE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OR DEADBAND OF AT LEAST 5°F (2.8°C) WITHIN WHICH THE SUPPLY OF HEATING AND COOLING ENERGY TO THE ZONE IS CAPABLE OF BEING SHUT OFF OR REDUCED TO A MINIMUM.

EXCEPTIONS:

- THERMOSTATS REQUIRING MANUAL CHANGEOVER BETWEEN HEATING AND COOLING MODES.
- OCCUPANCIES OR APPLICATIONS REQUIRING PRECISION IN INDOOR TEMPERATURE CONTROL AS APPROVED BY THE CODE OFFICIAL.

C403.4.1.3 SET POINT OVERLAP RESTRICTION

WHERE A ZONE HAS A SEPARATE HEATING AND A SEPARATE COOLING THERMOSTATIC CONTROL LOCATED WITHIN THE ZONE, A LIMIT SWITCH, MECHANICAL STOP OR DIRECT DIGITAL CONTROL SYSTEM WITH SOFTWARE PROGRAMMING SHALL BE PROVIDED WITH THE CAPABILITY TO PREVENT THE HEATING SET POINT FROM EXCEEDING THE COOLING SET POINT AND TO MAINTAIN A DEADBAND IN ACCORDANCE WITH SECTION C403.2.4.1.2.

C403.4.2 OFF-HOUR CONTROLS

EACH ZONE SHALL BE PROVIDED WITH THERMOSTATIC SETBACK CONTROLS THAT ARE CONTROLLED BY EITHER AN AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROL SYSTEM.

EXCEPTIONS:

- ZONES THAT WILL BE OPERATED CONTINUOUSLY.
- ZONES WITH A FULL HVAC LOAD DEMAND NOT EXCEEDING 6,800 BTU/H (2 KW) AND HAVING A READILY ACCESSIBLE MANUAL SHUTOFF SWITCH.

C403.4.2.1 THERMOSTATIC SETBACK CAPABILITIES

THERMOSTATIC SETBACK CONTROLS SHALL HAVE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C).

C403.4.2.2 AUTOMATIC SETBACK AND SHUTDOWN CAPABILITIES

AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROLS SHALL BE CAPABLE OF STARTING AND STOPPING THE SYSTEM FOR SEVEN DIFFERENT DAILY SCHEDULES PER WEEK AND RETAINING THEIR PROGRAMMING AND TIME SETTING DURING A LOSS OF POWER FOR AT LEAST 10 HOURS. ADDITIONALLY, THE CONTROLS SHALL HAVE A MANUAL OVERRIDE THAT ALLOWS TEMPORARY OPERATION OF THE SYSTEM FOR UP TO 2 HOURS; A MANUALLY OPERATED TIMER CAPABLE OF BEING ADJUSTED TO OPERATE THE SYSTEM FOR UP TO 2 HOURS; OR AN OCCUPANCY SENSOR.

C403.4.2.3 AUTOMATIC AND OPTIMUM START CAPABILITIES (MANDATORY)

AUTOMATIC START CONTROLS SHALL BE PROVIDED FOR EACH HVAC SYSTEM. THE CONTROLS SHALL BE CONFIGURED TO AUTOMATICALLY ADJUST THE DAILY START TIME OF THE HVAC SYSTEM IN ORDER TO BRING EACH SPACE TO THE DESIRED OCCUPIED TEMPERATURE IMMEDIATELY PRIOR TO SCHEDULED OCCUPANCY.

INDIVIDUAL HEATING AND COOLING SYSTEMS WITH SETBACK CONTROLS AND DIRECT DIGITAL CONTROL SHALL HAVE OPTIMUM START CONTROLS. THE CONTROL ALGORITHM SHALL, AS A MINIMUM, BE A FUNCTION OF THE DIFFERENCE BETWEEN SET TEMPERATURE AND OCCUPIED SET POINT, THE OUTDOOR TEMPERATURE, AND THE AMOUNT OF TIME PRIOR TO SCHEDULED OCCUPANCY. MASS RADIANT FLOOR SLAB SYSTEMS SHALL INCORPORATE FLOOR TEMPERATURE INTO THE OPTIMUM START ALGORITHM.

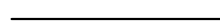
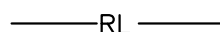
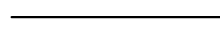
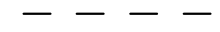
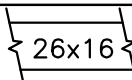
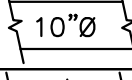
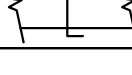
STANDARD HVAC ABBREVIATIONS

NAV	AUTOMATIC AIR VENT	HD	HEAD	RO	REVERSE OSMOSIS
ACCESSORIES		HOA	HAND/OFF/AUTOMATIC	RPM	REVOLUTIONS PER MINUTE
AD	ACCESS DROD	HR	HORSEPOWER	RS	REFRIGERANT SUCTION
ADT	ABOVE FINISHED FLOOR	HPR	HIGH PRESSURE RETURN	SA	SUPPLY AIR
AMP	AMPERE		(STEAM CONDENSATE)	SA	SUPPLY AIR TEMPERATURE
AP	ACCESS PANEL	HSTAD	HUMIDISTAT	SC	SHADING COEFFICIENT
APD	AIR PRESSURE DROP	HTG	HEATING	SCD	SMOKE CONTROL DAMPER
ARI	AIR CONDITIONING AND REFRIGERATION INSTITUTE	HTG	HEATING HOT WATER RETURN	SD	SMOKE DETECTOR
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	HTW	HEATING HOT WATER SUPPLY	SENS	SENSIBLE HEAT
BAS	BUILDING AUTOMATION SYSTEM	HZ	HERTZ	SP	STATIC PRESSURE
BD	BACKDRIFT DAMPER	I/O	INPUT/OUTPUT	TAB	TESTING, ADJUSTING, BALANCE
BHP	BRAKE HORSEPOWER	IAQ	INDOOR AIR QUALITY	TDH	TOTAL DYNAMIC HEAD
BTU	BRITISH THERMAL UNIT	IN HG	INCHES OF MERCURY	TDS	TOTAL DISSOLVED SOLIDS
BTUH	BRITISH THERMAL UNIT PER HOUR	IN WC	INCH WATER COLUMN	TSP	TOTAL STATIC PRESSURE
CD	CELING DIFFUSER	IN WG	INCH WATER GAUGE	TSTAT	THERMOSTAT
CFM	CUBIC FEET PER HOUR	INT	INTERIOR PART LOAD VALUE	UL	UNDERWRITERS LABORATORY
CFM	CUBIC FEET PER MINUTE	INST	INSTALLED	VAV	VARIABLE AIR VOLUME
CHWR	CHILLED WATER RETURN	KW	KILOWATT	VFD	VARIABLE FREQUENCY DRIVE
CHWS	CHILLED WATER SUPPLY	KWH	KILOWATT HOUR	WB	WET-BULB (TEMPERATURE)
	CAST IRON	LBS/HR	POUNDS PER HOUR	WG	WATER GAGE
CLG	COOLING	LF	LINEAR FOOT (FEET)	WPD	WATER SIDE PRESSURE DROP
CO	CARBON MONOXIDE	LPR	LOW PRESSURE RETURN	WIRE	WIRED
CO2	CARBON DIOXIDE		(STEAM CONDENSATE)	CU	CONDENSING UNIT
COP	COEFFICIENT OF PERFORMANCE	LPS	LOW PRESSURE STEAM		
CV	CONSTANT VOLUME	LWT	LEAVING WATER TEMPERATURE		
CWR	CONDENSER WATER RETURN	MAX	MAXIMUM		
CWS	CONDENSER WATER SUPPLY	MEH	1000 BTUH		
DB	DECIBELS	MCA	MINIMUM BRANCH CIRCUIT AMPACITY		
DC	DISCONNECT	MERV	MINIMUM EFFICIENCY REPORTING VALUE		
DDC	DIRECT DIGITAL CONTROLS	MIN	MINIMUM		
DDG	DEGREE DELTA(CHANGE IN TEMPERATURE)	MOD	MOTOR OPERATED DAMPER		
DI	DIAMETER	MPR	MEDIUM PRESSURE RETURN		
DIW	DEIONIZED WATER		(STEAM CONDENSATE)		
DP	DEW POINT TEMPERATURE	MPS	MEDIUM PRESSURE STEAM		
DX	DIRECT EXPANSION	MRI	MAGNETIC RESONANCE IMAGING		
EA	EXHAUST AIR	MVD	MANUAL VOLUME DAMPER		
EAT	ENTERING AIR TEMPERATURE	NA	NOT APPLICABLE		
EER	ENERGY EFFICIENCY RATIO	NC	NOISE CRITERIA		
EG	EXHAUST GRILLE	NC	NORMALLY CLOSED		
EMERG	EMERGENCY POWER	NO	NORMALLY OPEN		
ESP	EXTERNAL STATIC PRESSURE	NTS	NOT TO SCALE		
EWI	ENTERING WATER TEMPERATURE	OA	OUTSIDE AIR		
EX	EXISTING	OCP	OVER CURRENT PROTECTION		
F	FAHRENHEIT	PD	PRESSURE DROP		
F&T	FLOOD AND THERMOSTATIC	PPM	PARTS PER MILLION		
FA	FREE AREA	PRM	PRESSURE REGULATING (VALVE) STATION		
FD	FIRE DAMPER	PRV	PRESSURE REGULATING VALVE		
FLA	FULL LOAD AMPERES	PSI	POUNDS PER SQUARE INCH		
FPM	FEET PER MINUTE	PSIA	POUNDS PER SQUARE INCH - ABSOLUTE		
FPS	FEET PER SECOND	PSIG	POUNDS PER SQUARE INCH - GAGE		
FT	FEET	RA	RETURN AIR		
FURN	FURNISHED	RET	RETURN AIR TEMPERATURE		
GA	GAUGE	RH	RELATIVE HUMIDITY		
GAL	GALLONS	RL	REFRIGERANT LIQUID LINE		
GPM	GALLONS PER MINUTE	RLA	RUN LOAD AMPERE		
ARD	AUTOMATIC ROUND DAMPER	ERV	ENERGY RECOVERY VENTILATOR		
BPD	BYPASS DAMPER	AHU	AIR HANDLING UNIT		

MECHANICAL DRAWING LIST

M1.0	MECHANICAL GENERAL NOTES, SYMBOLS LIST & ABBREVIATIONS
M1.1	MECHANICAL SPECIFICATIONS
M2.0	MECHANICAL FLOOR PLAN
M2.1	MECHANICAL ROOF PLAN
M3.0	MECHANICAL SCHEDULES
M4.0	MECHANICAL DETAILS
M4.1	HOOD DATA
M4.2	HOOD DATA
M4.2	HOOD DATA

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
PLAN—VIEW LINE TYPES	
	WORK SHOWN FADED INDICATES EXISTING WORK TO REMAIN OR NEW WORK BY OTHERS AS APPLICABLE
	WORK SHOWN BOLD—CONTINUOUS INDICATES NEW WORK
PIPING LINE TYPES	
	REFRIGERANT LIQUID
	REFRIGERANT SUCTION
	CONDENSATE DRAIN
	SUPPLY MAIN OR BRANCH
	RETURN MAIN OR BRANCH
HVAC LEGEND	
	DRAWING KEY NOTE SYMBOL
	NEW RECTANGULAR DUCTWORK AND SIZE
	NEW ROUND DUCTWORK AND SIZE
	BALANCING/VOLUME DAMPER
	FLEX DUCT
	THERMOSTAT
	TEMPERATURE SENSOR
	NEW SUPPLY AIR DIFFUSER AND CFM
	NEW RETURN GRILLE AND CFM
	NEW EXHAUST GRILLE AND CFM
	DUCT SMOKE DETECTOR
	SUPPLY DUCT UP THROUGH ROOF
	RETURN/EXHAUST DUCT UP THROUGH ROOF
	FIRE DAMPER
	BACKDRAFT DAMPER
	DUCT MOUNTED SUPPLY AIR GRILLE (SIDE THROUGH)
	DUCT MOUNTED SUPPLY AIR GRILLE (BOTTOM THROUGH)

No.	Description	Date

MECHANICAL GENERAL NOTES, SYMBOLS LIST & ABBREVIATIONS

M1.0

Scale

$1/4" = 1'-0"$



1. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS.
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS AND TRADES.
4. THESE DRAWINGS, AS PREPARED, ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERMIT. EQUIPMENT LOCATIONS INDICATED ARE APPROXIMATE. COORDINATE EXACT LOCATIONS AND REQUIRED CLEARANCES WITH EQUIPMENT SUPPLIER AND ALL TRADES PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE EQUIPMENT INDICATED WITHIN THE MECHANICAL DRAWINGS UNLESS OTHERWISE NOTED. ALL EQUIPMENT SHALL BE UL LISTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND / OR INSTALLATION.
6. DUCT SIZES SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
7. ALL METAL DUCT AND AIR DISTRIBUTION DEVICES SHALL BE INSULATED WITH R-6, 75 DENSITY FOIL-BACKED INSULATION WITH FIRE AND SMOKE RATING 25-50.
8. ALL DUCTWORK SHALL BE FABRICATED, INSTALLED, SEALED, AND INSULATED PER THE LATEST ISSUE OF SMACNA LOW-VELOCITY DUCT MANUAL.
9. THE CONTRACTOR SHALL COORDINATE DIFFUSER LOCATIONS ON SITE WITH THE MOST RECENT REFLECTED CEILING PLAN.
10. THE CONTRACTOR IS TO MAKE ALL LOW-VOLTAGE WIRING CONNECTIONS FOR ALL HVAC EQUIPMENT INCLUDING TEMPERATURE CONTROLS, ROOF TOP UNITS, SMOKE DETECTORS AND CONTACTOR PANEL.
11. PROVIDE AND INSTALL SMOKE DUCT DETECTORS IN EACH AIR CONDITIONING UNIT RETURN DUCT GREATER THAN 2000 CFM. CONTRACTOR SHALL PROVIDE INTERCONNECTION AND WIRE TO THE FIRE ALARM CONTROL PANEL IF REQUIRED. DUCT DETECTORS SHALL HAVE REMOTE TEST STATIONS LOCATED NEAR THE RESPECTIVE THERMOSTATS. VERIFY CODE REQUIREMENTS FOR DUCT DETECTORS IN BOTH THE SUPPLY AND RETURN AIR STREAMS.
12. THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY ARCHITECT OR ENGINEER.
13. ALL WORK SHALL BE SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE ARCHITECT AND OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL, UPON COMPLETION OF PROJECT, PERFORM A COMPLETE TEST AND BALANCE OF ALL EQUIPMENT, PROVIDE A WRITTEN REPORT TO THE ARCHITECT. ALL CAPACITIES MUST BE SET TO WITHIN $\pm 10\%$ OF AMOUNTS INDICATED ON THE FLOOR PLAN AND SCHEDULES.
15. PROVIDE FIRE OR FIRE+SMOKE DAMPER WHEREVER DUCTS ARE CROSSING FIRE/SMOKE RATED WALLS/ BARRIERS AS PER LOCAL CODE. COORDINATE WITH ARCHITECTURAL DRAWING FOR FIRE RATING OF THE WALLS.
16. PROVIDE VOLUME DAMPER AT EACH SUPPLY, RETURN AND EXHAUST DUCTWORK BRANCH.
17. PROVIDE CORD-OPERATED DAMPERS IN INACCESSIBLE CEILINGS.

MECHANICAL FLOOR PLAN KEY NOTES

- 1 PROVIDE DUCT MOUNTED SMOKE DETECTOR. TIE IN AUDIO-VISUAL ANNUNCIATOR. UPON DETECTION OF SMOKE, ROOFTOP UNIT SHALL SHUT DOWN AND ACTIVATE ALARM. COORDINATE INSTALLATION LOCATION WITH ACCESS REQUIREMENTS.
- 2 PROVIDE T-2900 PROGRAMMABLE THERMOSTAT WITH LOCKING COVER. MOUNT T-STATS 42" A.F.F. IN MANAGERS OFFICE ABOVE DESK AND BELOW CABINET. SEAL WALL OPENINGS WITH CAULK.
- 3 PROVIDE REMOTE SENSE 66" A.F.F. ON WALL NEAR LOCATION INDICATED THIS SHEET. AUDIO-VISUAL ANNUNCIATOR TIED INTO SMOKE DETECTOR. COORDINATE LOCATION ON SITE WITH G.C. AND EQUIPMENT. AVOID SOURCES OF HEAT. SEAL WALL OPENINGS WITH CAULK. PROVIDE THERMOSTATS IN MANAGERS AREA.
- 4 PROVIDE COMBINATION TEMPERATURE/HUMIDITY SENSOR. MOUNT SENSOR 48" ABOVE FINISHED FLOOR. HUMIDITY SENSOR SHALL OPERATE REFRIGERATION SYSTEM AND INITIATE HOT GAS REHEAT AS REQUIRED TO MAINTAIN SPACE HUMIDITY AT 55% RH.
- 5 INSTALL OWNER FURNISHED EXHAUST HOOD. SUPPORT HOOD PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE TRAPEZE HANGERS FOR ALL THREAD SUPPORT UNDER DUCTWORK AS REQUIRED.
- 6 INSTALL OWNER FURNISHED UL-2221 LISTED DOUBLE-WALL GREASE DUCT, EQUAL TO FRANKIE SYSTEMS MODEL FRDW-2R ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL FROM HOOD COLLAR EXHAUST FAN ON ROOF. INSTALL EXHAUST DUCT PER MANUFACTURER'S INSTRUCTIONS. PROVIDE CLEANOUTS AT EVERY CHANGE OF DIRECTION IN THE DUCT AND/OR EVERY 10 FEET WITH MINIMUM OF 3 FEET OF CLEARANCE IN FRONT OF CLEAN-OUT.
- 7 DUCT UP TO EQUIPMENT ON ROOF. REFER TO SHEET M2 FOR EQUIPMENT LOCATION.
- 8 PLUMBING CONTRACTOR SHALL PROVIDE COMBUSTION AIR FOR WATER HEATER. DISCHARGE SHALL BE MINIMUM 10 FEET FROM AIR INTAKES. OFFSET AND TRANSITION AT CONNECTIONS AS NEEDED. USE MANUFACTURERS RECOMMENDATIONS.
- 9 PROVIDE AIR CURTAIN. MOUNT UNIT ON WALL DIRECTLY ABOVE DOOR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 10 EXTEND FULL SIZE SUPPLY & RETURN DUCTWORK FROM ROOFTOP UNITS TO SPACE. EXTEND AS SHOWN. ACOUSTICALLY LINE THE FIRST 10'-0" OF BOTH SUPPLY & RETURN MAIN DUCTS.
- 11 Ø8" WATER HEATER FLUE/VENT UP TO ROOF. TERMINATE VENT AT LEAST 36" ABOVE ROOF. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

19781 Crawford Avenue, Flossmoor, Illinois

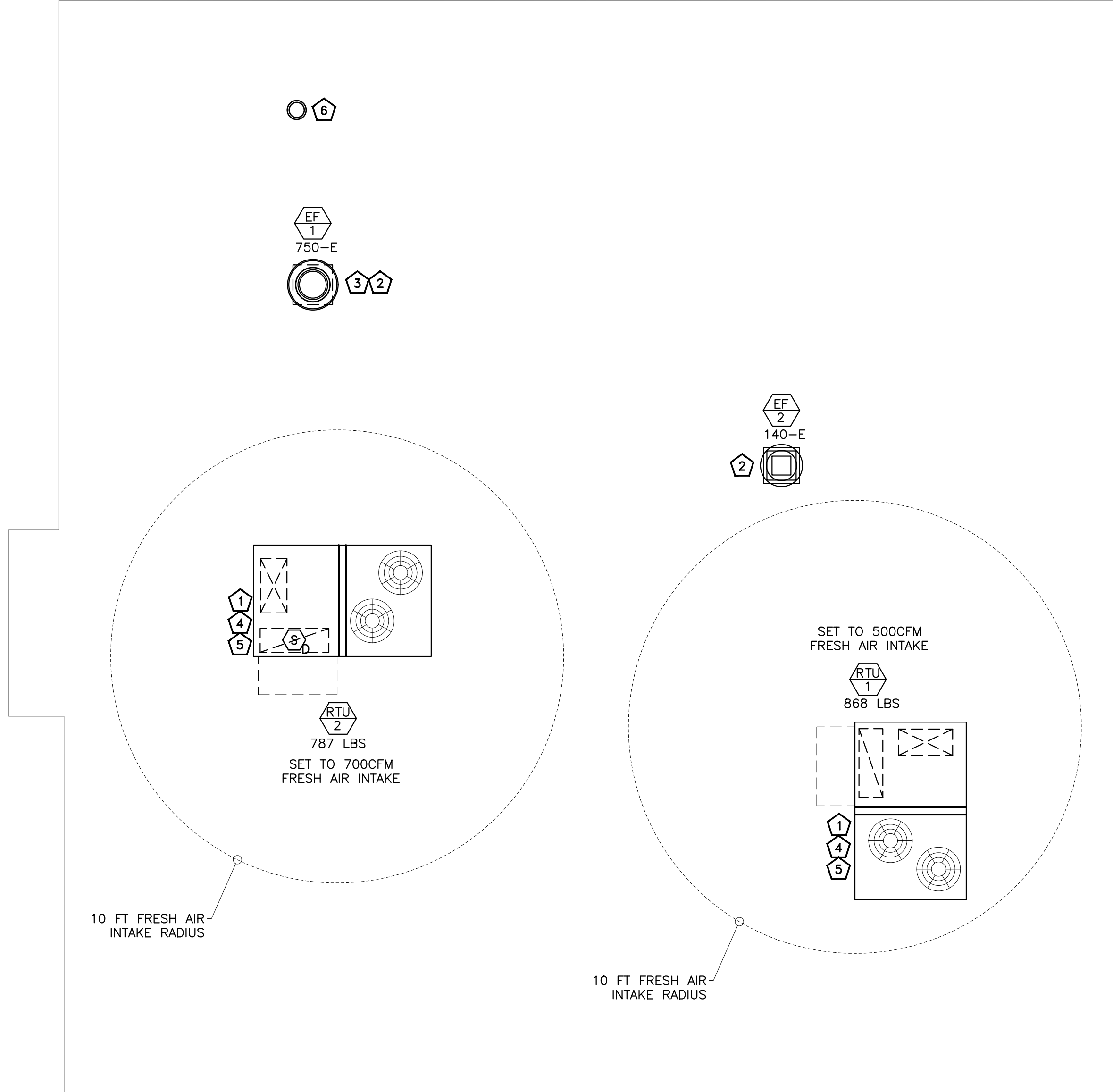
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MECHANICAL FLOOR PLAN

M2.0

Scale

$$1/4" = 1'-0"$$



- GENERAL ROOF FLOOR PLAN NOTES:
1. COORDINATE LOCATIONS AND SIZES OF ROOF OPENINGS WITH OWNER AND WITH A STRUCTURAL ENGINEER.
 2. EQUIPMENT SIZES, DIMENSIONS AND REQUIRED CONNECTIONS SHALL BE VERIFIED WITH THE ACTUAL EQUIPMENT SELECTED VENDOR DRAWINGS BEFORE FABRICATION OF DUCTWORK, PIPING ETC.
 3. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL HVAC BASED ON ACTUAL EQUIPMENT SELECTED PRIOR TO INSTALLATION.
 4. CONTRACTOR SHALL COORDINATE EQUIPMENT WEIGHTS AND SUPPORTS BASED ON ACTUAL EQUIPMENT SELECTED.
 5. TEST AND BALANCE AIR SYSTEMS. PROVIDE REPORT TO G.C AND OWNER.
 6. COORDINATE ALL EQUIPMENT WITH STRUCTURAL.
 7. MAINTAIN ALL CODE AND MANUFACTURERS RECOMMENDED CLEARANCE AROUND ALL ROOF EQUIPMENT.
 8. PROVIDE 1" CONDENSATE DRAIN FOR MAKE-UP AIR UNITS.
 9. PROVIDE WEATHER PROOF COATING FOR ALL EXTERIOR DUCTING.

- MECHANICAL KEY NOTES:
- 1 PROVIDE ROOFTOP UNIT AND CURB. COORDINATE UNIT WITH STRUCTURE. SHIM UNIT AND CURB LEVEL FOR PROPER CONDENSATE DRAINAGE. PROVIDE FLEXIBLE CONNECTORS ON SUPPLY AND RETURN AIR DUCT CONNECTIONS. TRANSITION TO DUCT SIZES.
 - 2 INSTALL OWNER FURNISHED ROOF MOUNTED EXHAUST FAN AND CURB.
 - 3 INSTALL OWNER FURNISHED WIND BAND EXTENSION FOR GREASE EXHAUST FAN. EXHAUST TERMINATION MUST BE EQUAL OR HIGHER THAN ANY WALL OR PARAPET WITHIN 5'-0" OF FAN. VERIFY REQUIRED HEIGHT PRIOR TO BID AND COORDINATE WITH HOOD MANUFACTURER FOR ADDITION TO EQUIPMENT PRIOR TO BID.
 - 4 PROVIDE FLEXIBLE CONNECTORS ON SUPPLY AND RETURN DUCT CONNECTIONS. SET OUTSIDE AIR AS INDICATED ON ROOFTOP UNIT SCHEDULES. MECHANICAL CONTRACTOR SHALL SCRIBE INTO UNIT POSITION OF OUTSIDE AIR DAMPER AND LABEL OUTSIDE AIR VOLUME AND PERCENT OF OUTSIDE AIR.
 - 5 CONTRACTOR TO CONNECT CONDENSATE DRAIN FROM ALL RTUS TO NEAREST ROOF DRAIN OR DOWN SPOUTS.
 - 6 88" WATER HEATER FLUE/VENT UP TO ROOF. TERMINATE VENT AT LEAST 36" ABOVE ROOF. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

19781 Crawford Avenue, Flossmoor, Illinois

No .	Description	Date

MECHANICAL ROOF PLAN

M2.1

ROOF TOP UNIT SCHEDULE																								
UNIT ID	MANUFACTURER	EFFICIENCY	MODEL	NOMINAL TONS	SUPPLY FAN DATA			GAS HEAT		COOLING DATA					ELECTRICAL DATA					EER	IEER	THERMAL EFFICIENCY (%)	OPERATING WEIGHT (LBS)	REMARK
					TOTAL SUPPLY AIR	OUTSIDE AIR	ESP	INPUT	OUTPUT	TOTAL	SENSIBLE	AMBIENT TEMP.	ENTERING TEMP.	STAGES	VOLTS	PHASE	HZ	MCA(A)	MOC(P(A))					
					CFM	CFM	(IN. W.G.)	MBH	MBH	MBH	MBH	DB (°F)	DB / WB(°F)											
RTU-1	CARRIER	STANDARD	48FCDM09B2	8.5	3500	500	0.1	125	103	103.5	84.6	91.5	80/67	2	208/230	3	60	49	60	11.2	15	82	868	NEW
RTU-2	CARRIER	STANDARD	48FCDM08B2	7.5	3000	700	0.1	125	103	90.5	66	91.5	80/ 67	2	208/230	3	60	48	60	11.2	15	82	787	NEW
NOTES FOR NEW RTU:																								
1. ALL EQUIPMENT MUST BE MEETING OR EXCEEDING THE BRANDS MINIMUM REQUIREMENTS.																								
2. ELECTRICAL CONNECTION TO BE SINGLE POINT AND TO BE THROUGH THE BOTTOM OF THE UNIT.																								
3. PROVIDE DISCONNECT SWITCH AND AN UNPOWERED GFIC RECEPTACLE.																								
4. PROVIDE 14"ROOF CURB - CONTRACTOR SHALL FIELD INSULATE. SHIP ASAP AHEAD OF THE UNIT.																								
5. CONNECT CONDENSATE DRAIN LINE FROM ALL RTUS TO EXISTING DRAIN NETWORK RUNNING ON THE ROOF.																								
6. CABINET WITH 1/2" FIBERGLASS INSULATION.																								
7. UNIT SHALL BE COMPLETE WITH GAS HEATING SECTION.																								
8. PROVIDE RTU WITH POWER EXHAUST.																								
9. PROVIDE 8-WIRE, 24 VAC, AUTOMATIC CHANGEOVER, 2-STAGE HEAT / COOL, REMOTELY PROGRAMMABLE THERMOSTAT.																								
10. REMOTE SENSORS SHALL BE PROVIDED IN SPACE WIRED BACK TO PROGRAMMABLE, 24 HOUR, 7 DAY, THERMOSTATS.																								
11. THERMOSTAT SPECIFICATION HONEYWELL WI-FI SERIES (SERIES 8000 OR ABOVE).																								
12. ANTI SHORT CYCLE TIMER.																								
13. THROWAWAY 2" FILTERS (MERV 8).																								
14. WHERE REQUIRED, PROVIDE LOW AMBIENT COOLING CAPABILITY DOWN TO 0 DEGREES F.																								
15. PROVIDE ALL COMPRESSORS WITH 5 YEAR WARRANTY.																								
16. PROVIDE FACTORY INSTALLED HOT GAS BYPASS OPTION. HOT GAS BYPASS SHALL LIMITED TO 50% OF TOTAL CAPACITY OF UNIT.																								

MECHANICAL AIR TERMINAL DEVICES SCHEDULE						
TAG	SERVICE	SIZE	DESCRIPTION	BASIS OF DESIGN		NOTES
				MANUFACTURER	MODEL	
XXX-S	SUPPLY	24X24	SUPPLY AIR DIFFUSER	TITUS	OMNI	1,2,3,4,5
XXX-S	SUPPLY	12X12	SUPPLY AIR DIFFUSER	TITUS	OMNI	1,2,3,4,5
XXX-R	RETURN	24X24	RETURN AIR DIFFUSER	TITUS	OMNI	1,2,3,4,5
XXX-R	RETURN	24X24	RETURN AIR DIFFUSER	TITUS	PMR	1,2,3,4,5
XXX-E	EXHAUST	12X12	EXHAUST AIR DIFFUSER	TITUS	OMNI	1,2,3,4,5
XXX-S	SUPPLY	24X24	PERFORATED AIR DIFFUSER	TITUS	PAS	1,2,3,4,5
XXX-S	SUPPLY	18X6	DOUBLE DEFLECTION DUCT MOUNTED GRILLE	TITUS	300FL	1,2,3,4,5
XXX-R	RETURN	48X24	DOUBLE DEFLECTION DUCT MOUNTED GRILLE	TITUS	350FL	1,2,3,4,5
NOTES:						
1. PROVIDE STANDARD WHITE FINISH FOR ALL AIR DEVICES UNLESS NOTED OTHERWISE ON PLAN.						
2. COORDINATE FINAL COLOR/FINISH WITH ARCHITECT/OWNER.						
3. PROVIDE FRAME FOR MOUNTING AIR DEVICE IN LAY-IN GRID CEILING UNLESS REFLECTED CEILING PLAN INDICATES HARD CEILING. IN AREAS WITH HARD CEILINGS, PROVIDE FRAMES FOR SURFACE MOUNTING.						
4. UNLESS OTHERWISE NOTED, BRANCH DUCTS SERVING AIR DEVICES SHALL BE SAME SIZE AS NECK OF AIR DEVICE.						
5. AIR DEVICE SHALL BE OF GALVANIZED FINISH WHEN INSTALLED ON EXPOSED DUCTWORK.						
FOR ROUND NECK DIFFUSERS:						
6" DIA: 0-100 CFM						
8" DIA: 101-250 CFM						
10" DIA: 251-400 CFM						
12" DIA:401-650 CFM						
14" DIA:651 CFM & ABOVE						

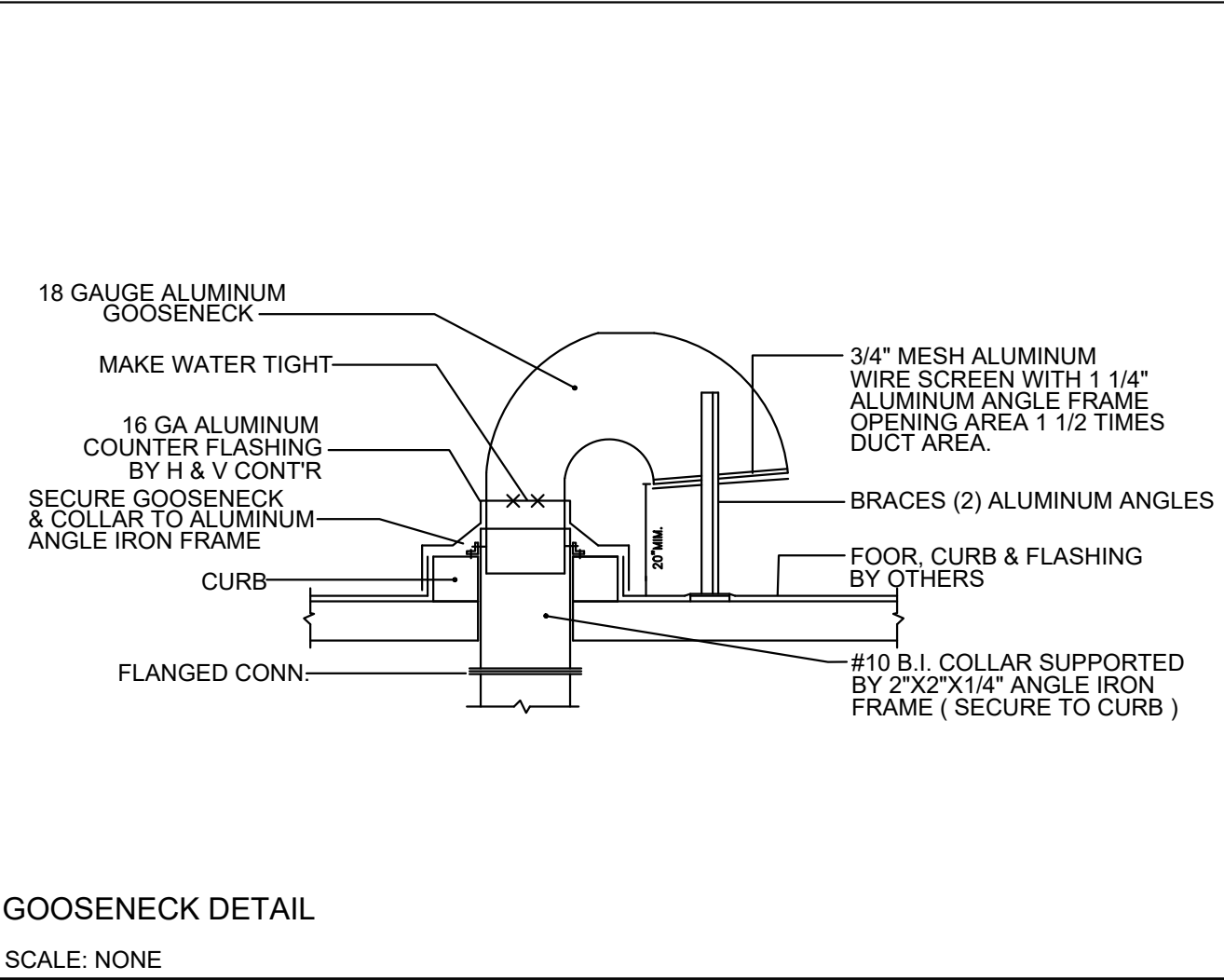
AIR BALANCE					
UNIT	AREA SERVED	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	RETURN AIR (CFM)	EXHAUST AIR(CFM)
RTU-1	SEE PLAN	3500	500	2860	
RTU-2	SEE PLAN	3000	700	2300	
EF-1	SEE PLAN				750
EF-2	SEE PLAN				140
TOTAL		6500	1200	5160	890
BUILDING PRESSURE			310	POSITIVE	
NOTES:					
1. CONTRACTOR TO ADJUST MOTORIZED DAMPER ON FRESH AIR TAP TO PROVIDE OUTSIDE AIR AS MENTIONED IN ABOVE TABLE.					

TYPE I, HOODS									
UNIT ID	MANUFACTURER	LENGTH	MODEL	SERVICE	COOKING	EXHAUST			WEIGHT
		(FEET-INCH)			TEMPERATURE (DEG F)	AIR (CFM)	PLENUM HEIGTH	PLENUM DIA.	
HOOD-1	CAPTIVEAIRE	5'-0"	3624ND-2	DONUTS	450	750	4"	10"	0.204
NOTES / ACCESSORIES:									
1. PROVIDE MANUFACTURER RECOMMENDED ACCESSORIES & INSTALL AS PER MANUFACTURER'S RECOMMENDATION.									
2. REFER HOOD DATA IN MECHANICAL DETAILS SHEET FOR MORE DETAILS.									

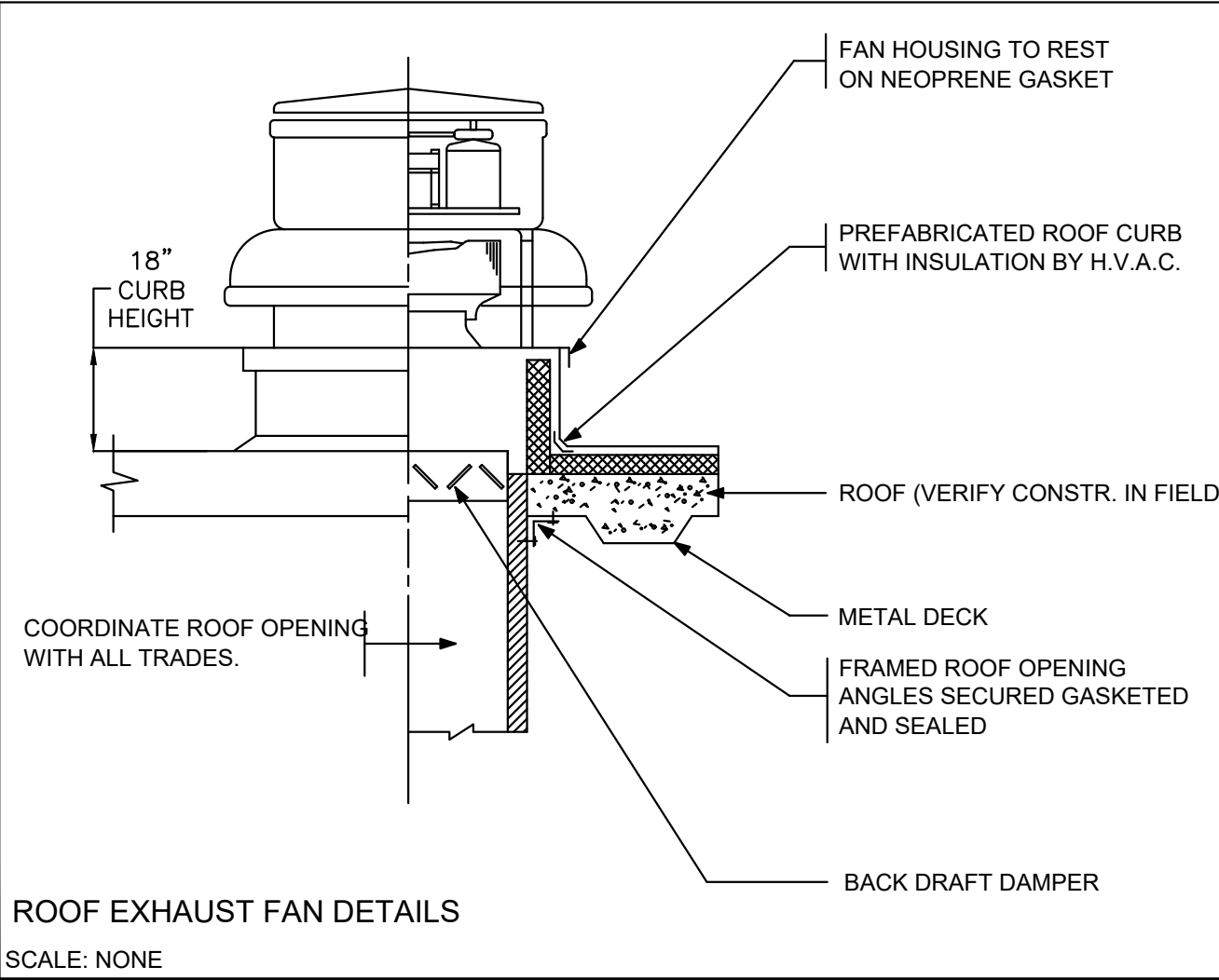
AIR CURTAIN SCHEDULE											
TAG	MANUFACTURER	MODEL	AIR FLOW	ELECTRIC DATA			MOTOR	MOTOR	POWER	FINISH	NOTES
AC-1	MARS	LPV272-1EBF-OB	1800	VOLT	PHASE	HZ	QTY	HP	KW	OBSIDISN BLACK	1,2,3,4
AC-2	MARS	LPV225-1EBF-OB	625	208	1	60	1	0.166	6.1	OBSIDISN BLACK	1,2,3,4
NOTES:-											
1. PROVIDE DISCONNECT SWITCH.											
2. PROVIDE MICRO-SWITCH.											
3. PROVIDE WITH FILTER.											
4. PROVIDE MOUNTING HARDWARE REQUIRED BY MANUFACTURER FOR COMPLETE INSTALLATION.											

VENTILATION CALCULATION (RTU-1)												
ROOM NAME	AREA (SQ.FT.)	NUMBER OF PEOPLE/1000	NUMBER OF PEOPLE AS	NUMBER OF CHAIR	FINAL PEOPLE NO.	MIN OUTSIDE AIR AS PER IMC 2018		REQ. OA (CFM)	PROVIDING OUTSIDE	HOOD EHAUST	EXHAUST AIRFLOW	TOTAL EXHAUST
						CFM/PEOPLE	CFM/SQ.FT			CFM		
DINING	767	70	54	17	30	7.5	0.18	363	500	0	0	0
MENS RR	59	0	0	0	0	0	0	0		0	70	70
WOMENS RR	59	0	0	0	0	0	0	0		0	70	70
OFFICE	28	5	1	1	1	5	0.06	7		0	0	0
TOTAL					30			363	500			140
VENTILATION CALCULATION (RTU-2)												
ROOM NAME	AREA (SQ.FT.)	NUMBER OF PEOPLE/1000	NUMBER OF PEOPLE AS	NUMBER OF CHAIR	FINAL PEOPLE NO.	MIN OUTSIDE AIR AS PER IMC 2018		REQ. OA (CFM)	PROVIDING OUTSIDE	HOOD EHAUST	EXHAUST AIRFLOW	TOTAL EXHAUST
						CFM/PEOPLE	CFM/SQ.FT			CFM		
KITCHEN	715	20	15	0	15	7.5	0.12	198	700	750	0	750
DRY STORAGE	320	20	7	0	0	7.5	0.12	38		0	0	0
MECH	165	0	0	0	0	0	0.12	20		0	0	0
TOTAL					15			257	700			750

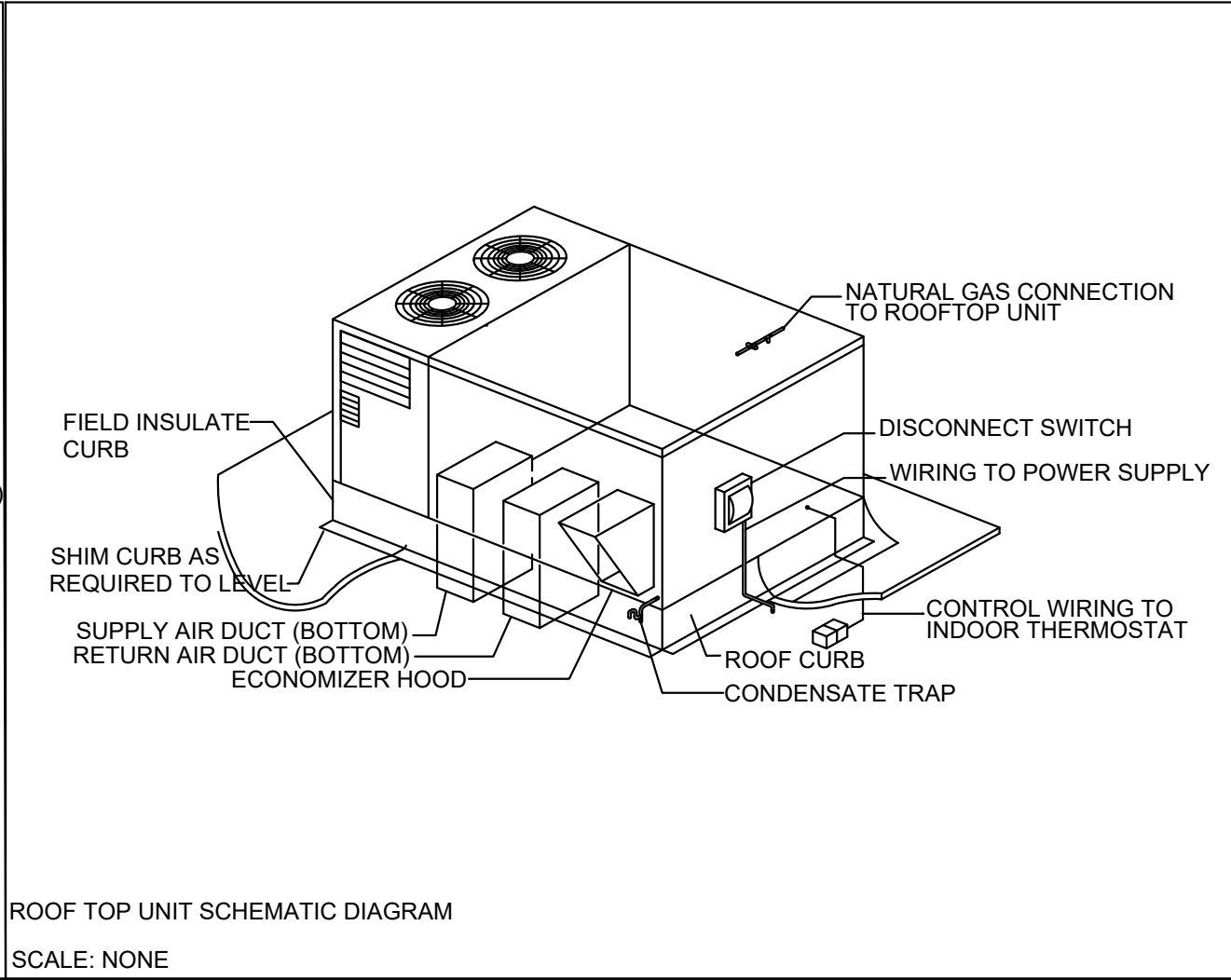
FAN SCHEDULE													
UNIT ID	MANUFACTURER	HOOD	MODEL	CFM	TYPE	DRIVE	FAN RPM	WEIGHT	E.S.P.	MOTOR			SERVICE
		LENGTH						(Lbs)	(IN. W.G.)	HP	VOLTS	PHASE	INTERLOCKED
EF-1 (N)	CAPTIVEAIRE	5'-0"	DU33HFA	750	ROOF	DIRECT	1342	109	0.5	0.333	115	1	DONUTS
EF-2 (N)	GREENHECK	-	CUE-080-D	140	ROOF	DIRECT	1550	40	0.6	1/20	115	1	RESTROOMS
NOTES / ACCESSORIES:													
1. REFER HOOD DATA IN MECHANICAL DETAILS SHEET FOR MORE DETAILS.								5.	VIBRATION ISOLATORS, CANVAS CO				
2. WEATHER PROOF DISCONNECT SWITCH, VARIABLE SPEED CONTROL								6.	MOTORIZED SHUTTOFF DAMPER				
3. SPEED CONTROL SWITCH								7.	ROOF CURB				
4. THERMAL OVERLOAD PROTECTION								8.	AMCA SEAL & UL CERTIFIED				



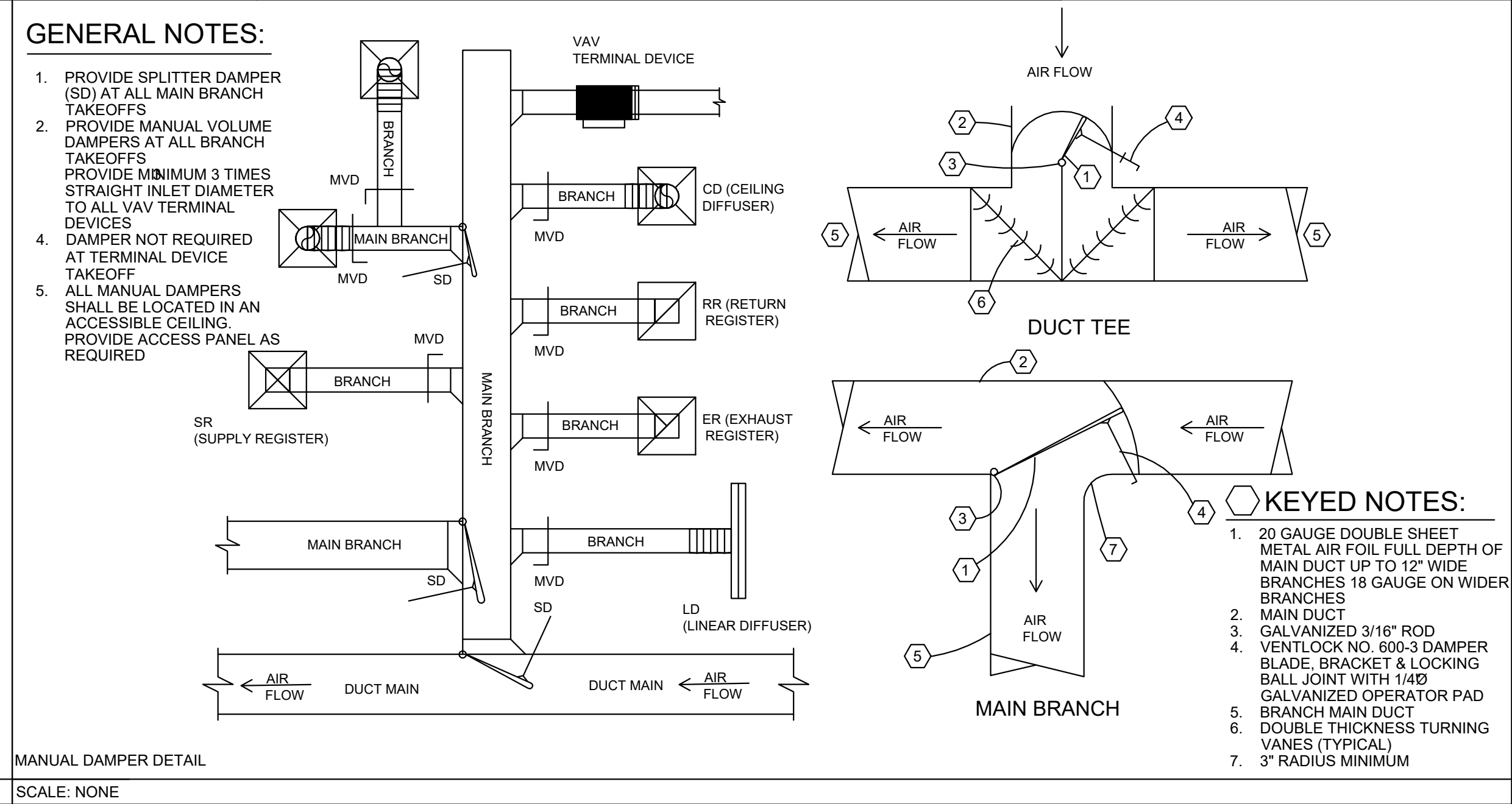
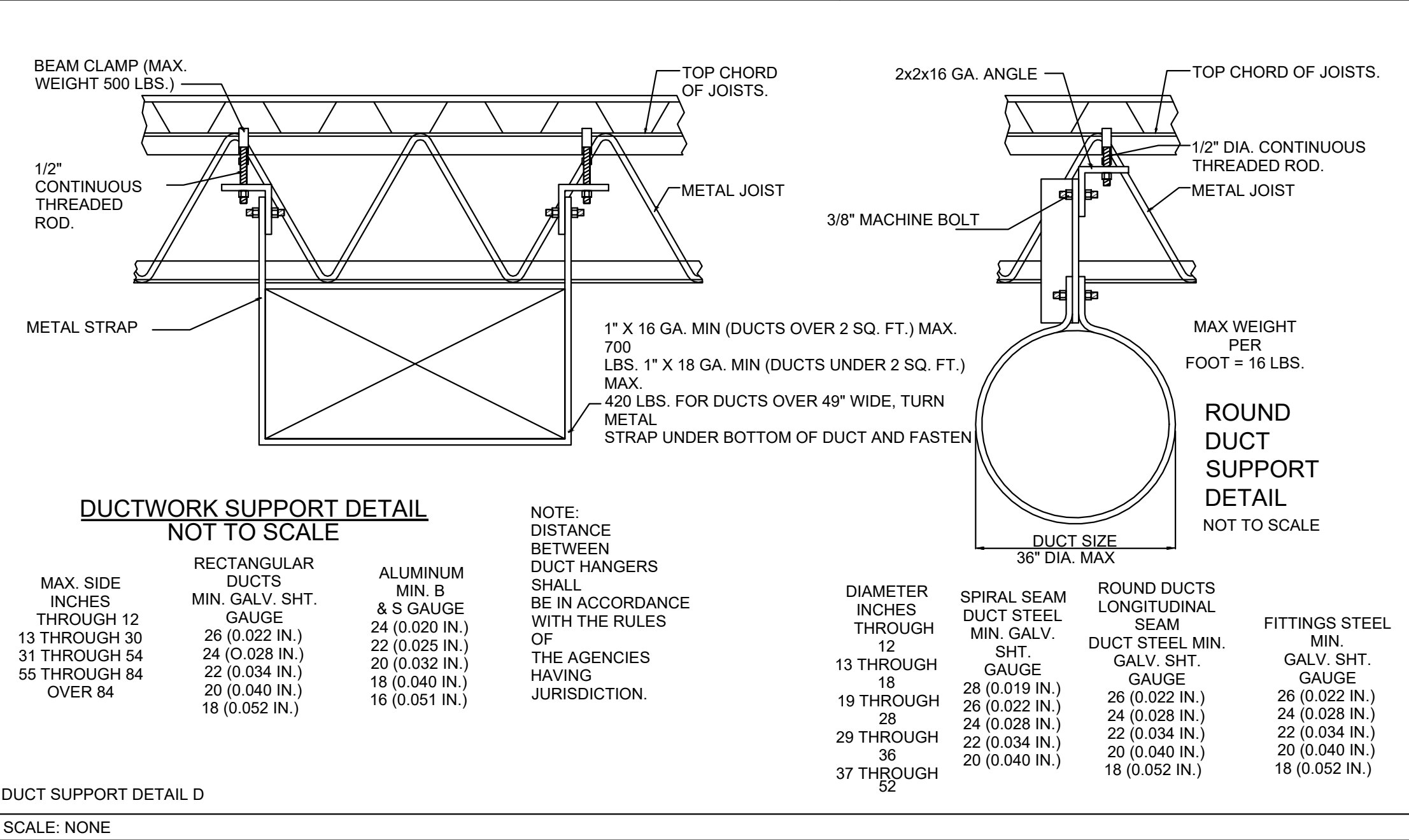
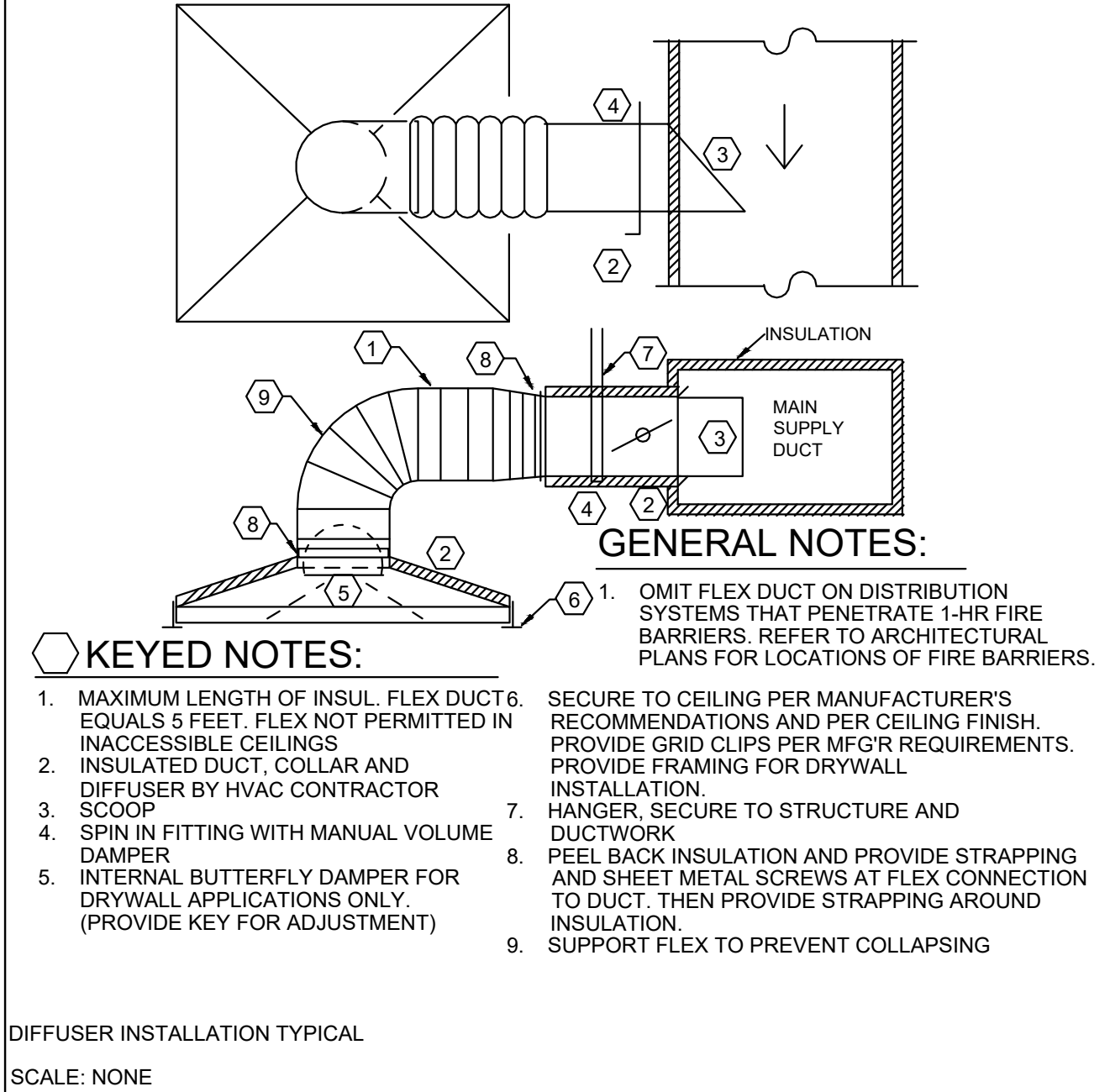
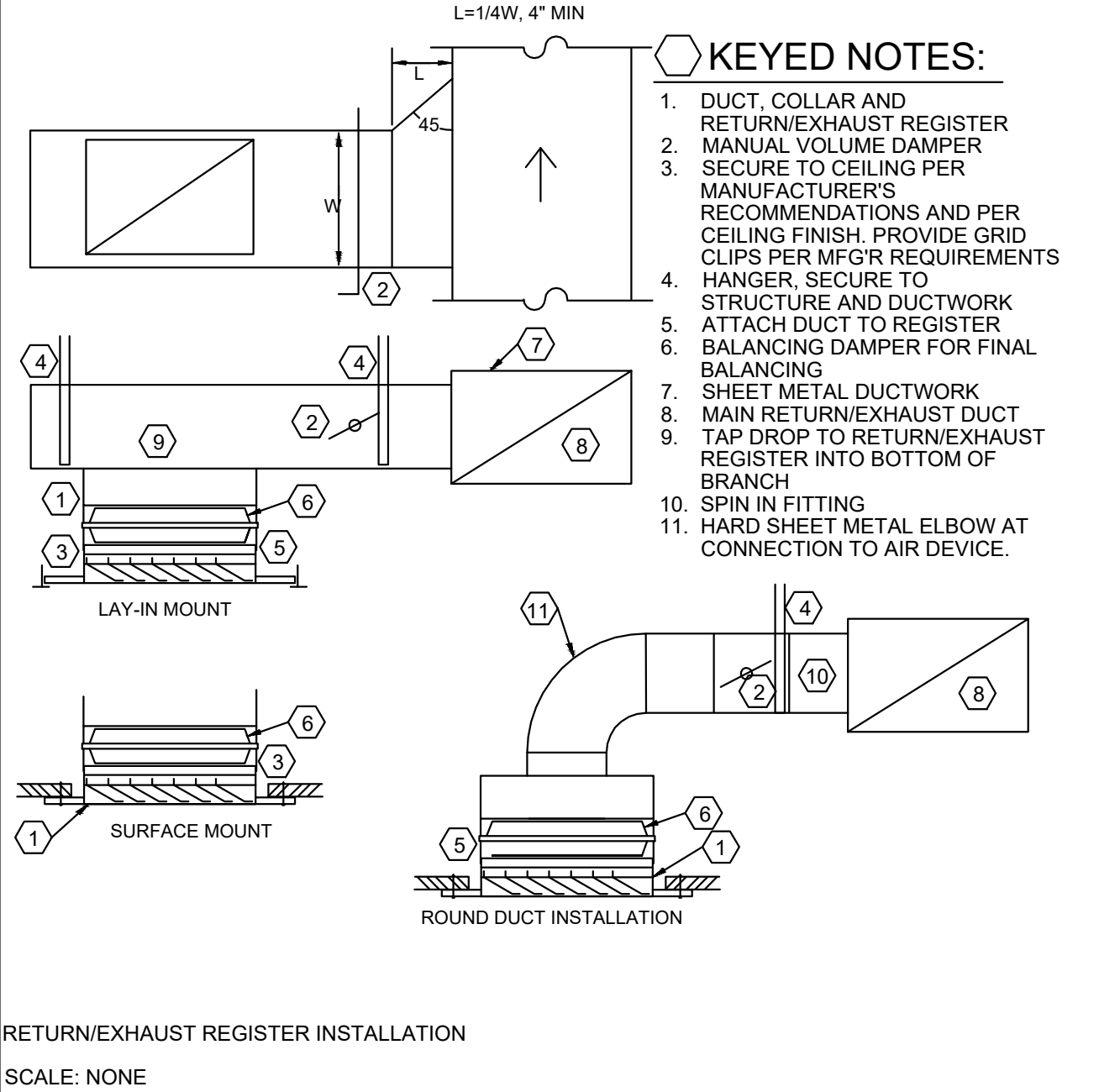
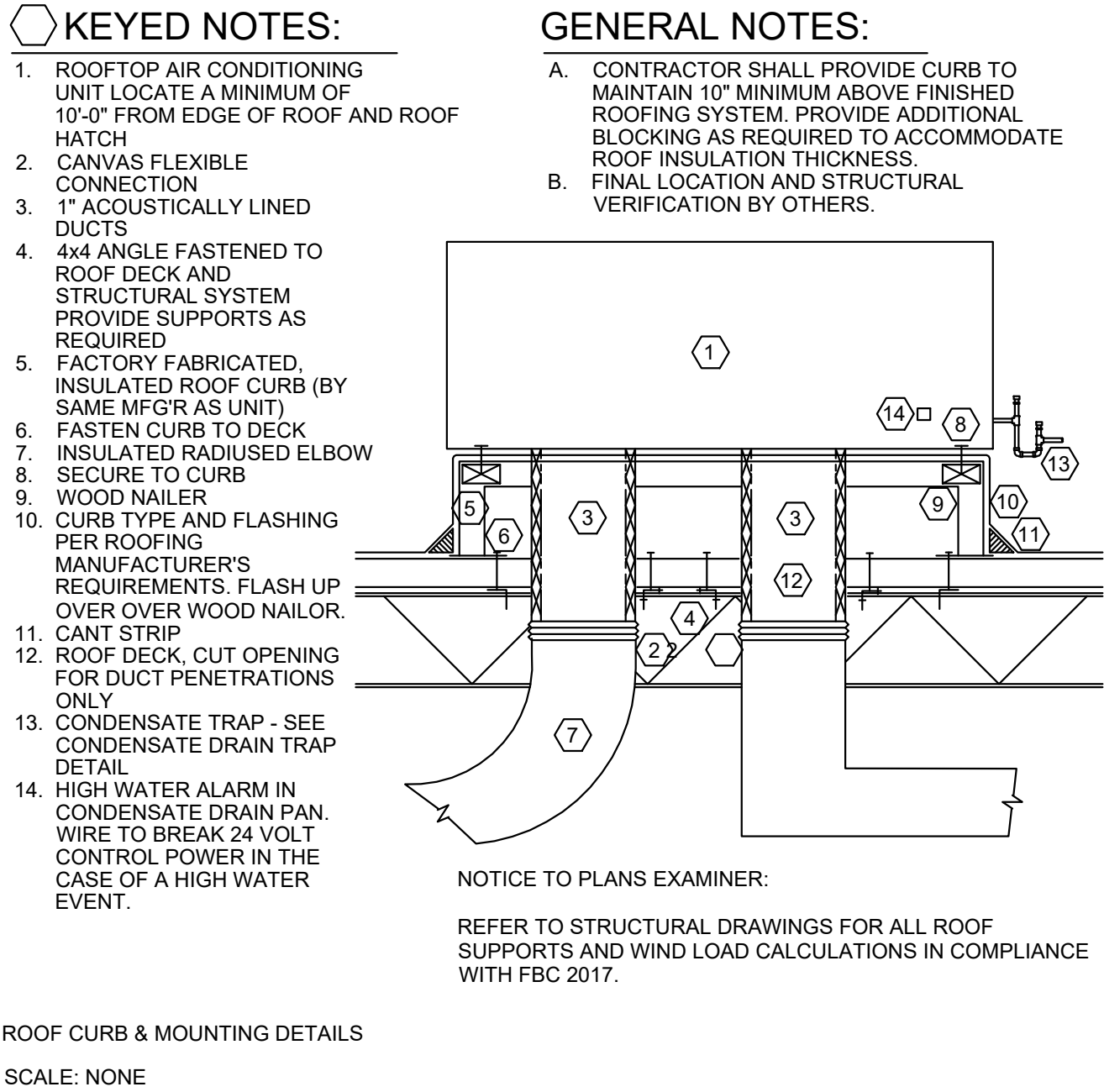
GOOSENECK DETAIL
SCALE: NONE



ROOF EXHAUST FAN DETAILS
SCALE: NONE



ROOF TOP UNIT SCHEMATIC DIAGRAM
SCALE: NONE



No.	Description	Date

FOR QUESTIONS, CALL THE
Chicago Foodservice Division
REGION 55
PHONE: (630) 377 - 2611
EMAIL: reg55@captiveaire.com

PATENT NUMBERS
EXHAUST HOODS ND-2/BD-2/SND-2 (CANADA) - CA PATENT 2520435 C.

HOOD INFORMATION – JOB#6171521

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)							HOOD CONSTRUCTION	HOOD CONFIG	
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP		END TO END	ROW
1	H-1	3624 ND-2	CAPTIVEAIRE	5' 0"	450 DEG	I	MEDIUM	150	750			4'	10'	750	1375	-0.204"	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S)					LIGHT(S)			UTILITY CABINET(S)					FIRE SYSTEM PIPING	HOOD HANGING WEIGHT	
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	FIRE SYSTEM		ELECTRICAL			SWITCHES
												TYPE	SIZE	MODEL #			QUANTITY
1	H-1	SS BAFFLE WITH HANDLES	3	16"	16"	30%	2	RECESSED ROUND	NO	LEFT	12"×36"×24"			SC-110110MA	1 LIGHT 1 FAN	NO	308 LBS

HOOD OPTIONS

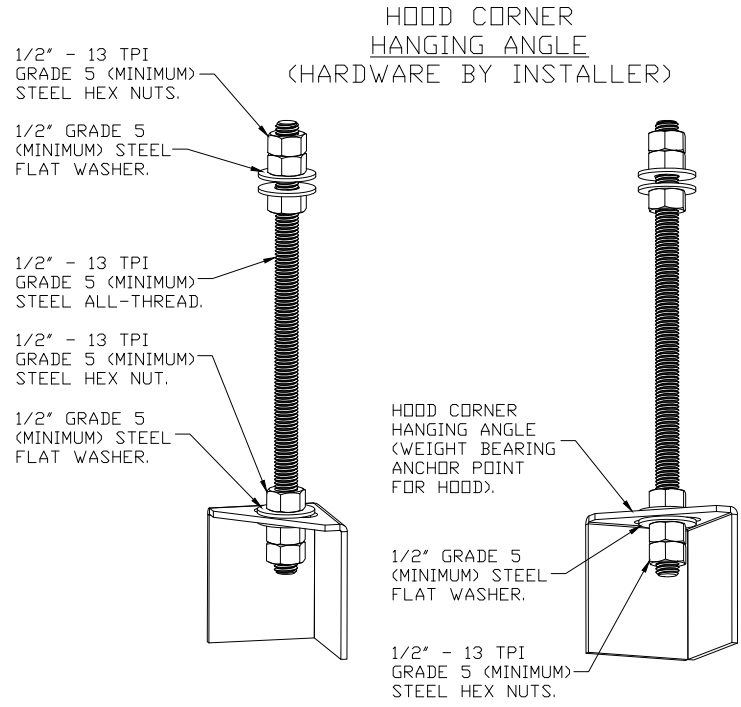
HOOD NO	TAG	OPTION
1	H-1	FIELD WRAPPER 18.00" HIGH FRONT, LEFT, RIGHT. BACKSPLASH 80.00" HIGH X 72.00" LONG 430 SS VERTICAL. RISER SENSOR INSTALL 6IN PLEN.

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH



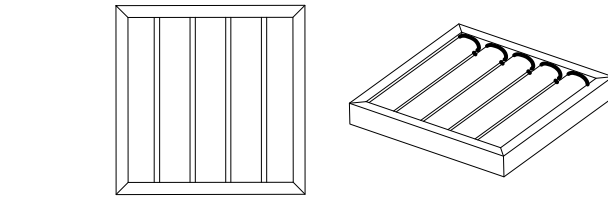
NFPA #96
NSF

E.T.L. LISTED 3054804-001 TO
UL 710 & ULC710 STANDARDS

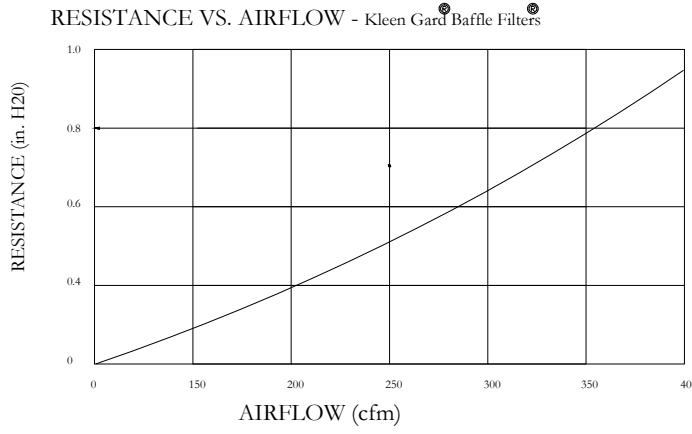


ASSEMBLY INSTRUCTIONS

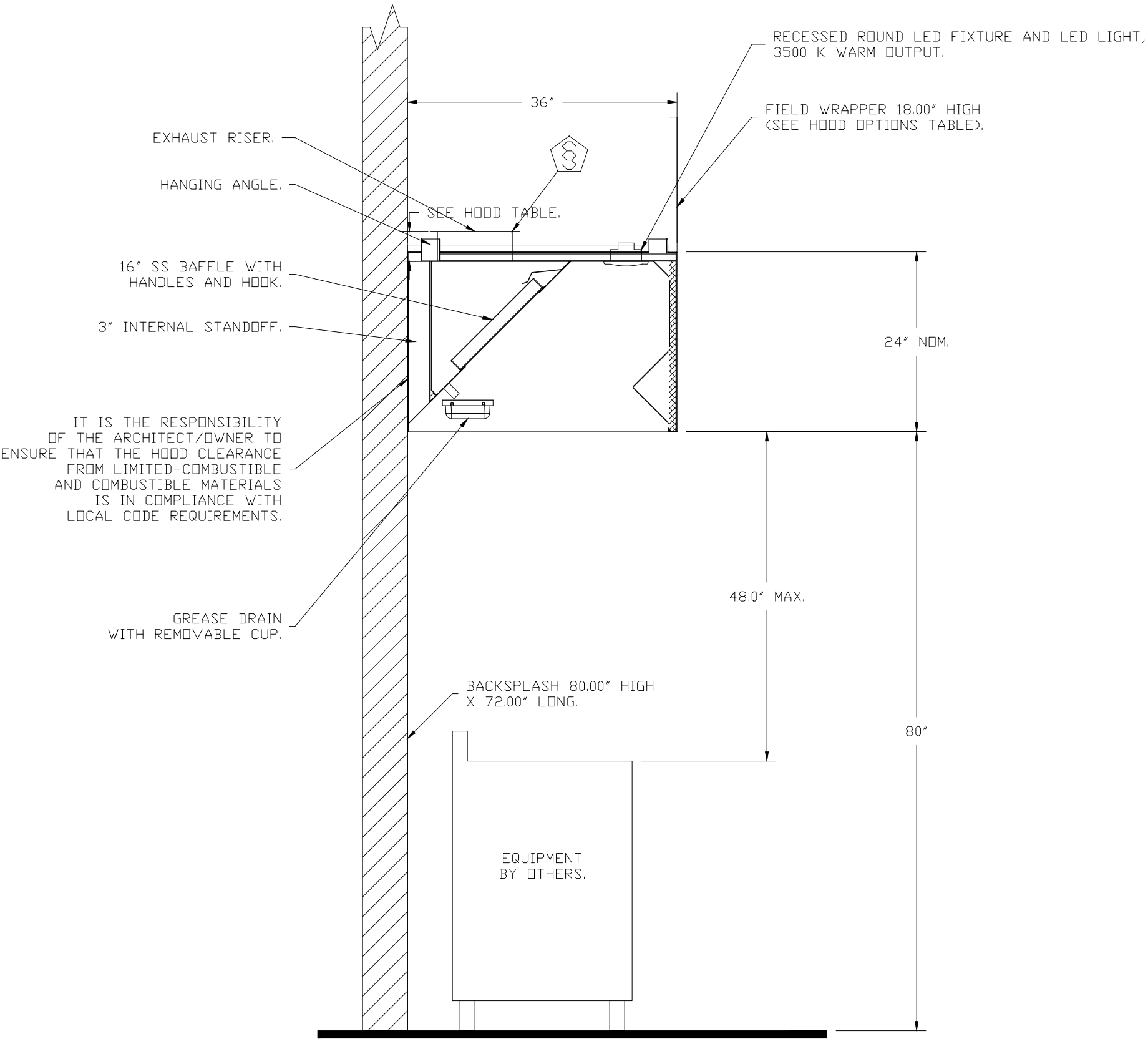
HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.



Kleen-Gard filters by Reasearch Products
Kleen-Gard Baffle Filters are UL Classified grease extracting filters



VERIFY CEILING HEIGHT
Height required to verify that the hood will fit and to size the enclosure panels
☐ Drop Ceiling ☐ Hard Drywall Ceiling



SECTION VIEW – MODEL 3624ND-2
HOOD – #1 (H-1)

DUCT TEMPERATURE SENSOR (TYPICAL)

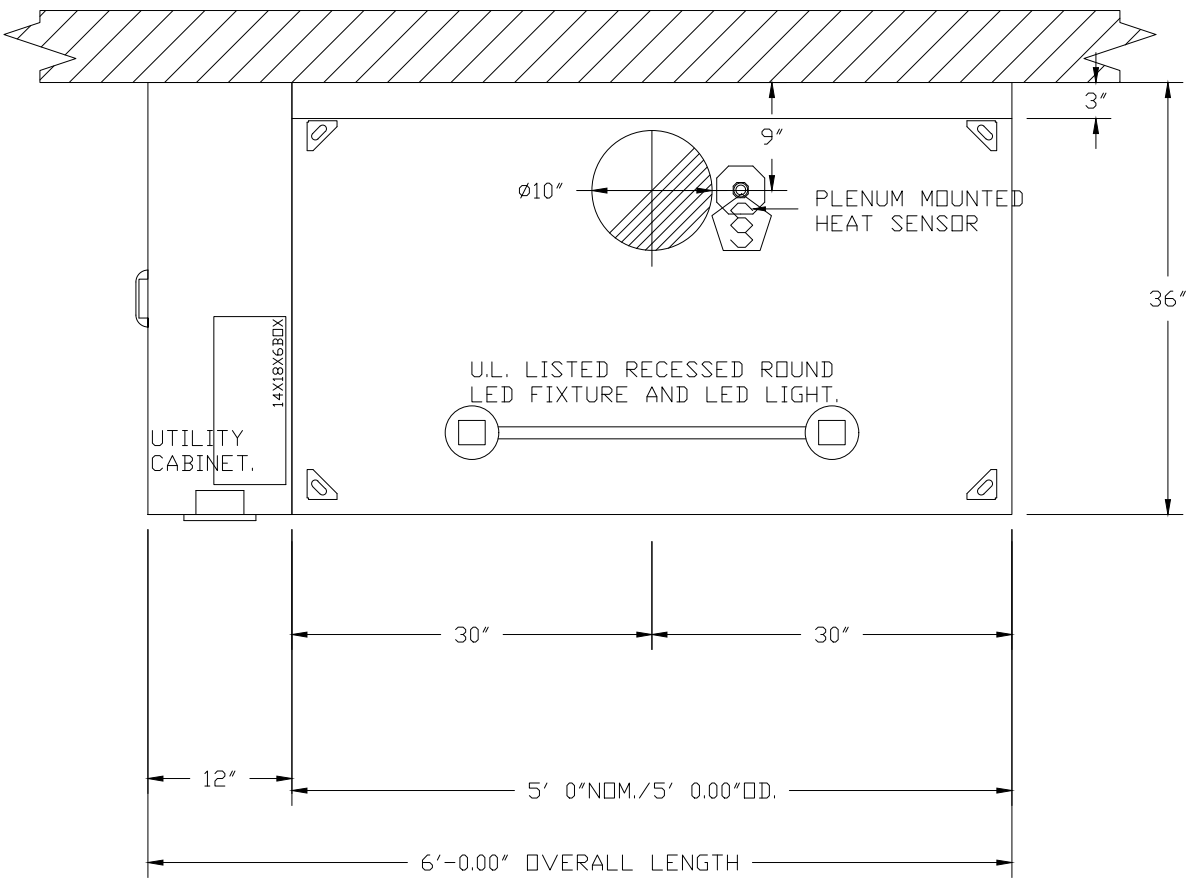
Provides exhaust air temperature for proper hood control operation. For all installations excluding a single hood with factory risers and a hood mounted panel, duct mounted temperature sensors will need to be field wired. 2-wire 18 AWG plenum rated thermistor cable must be used.

ROOM TEMPERATURE SENSOR

Provides room override based on temperature differential between the room and duct. Installed by electrician on a wall, 5'-6" off the finished floor, in the space but not directly under the hood or close to an appliance (including the electrical control box) or near HVAC register so that the reading is accurate for space.

HOOD CONTROL INTERFACE

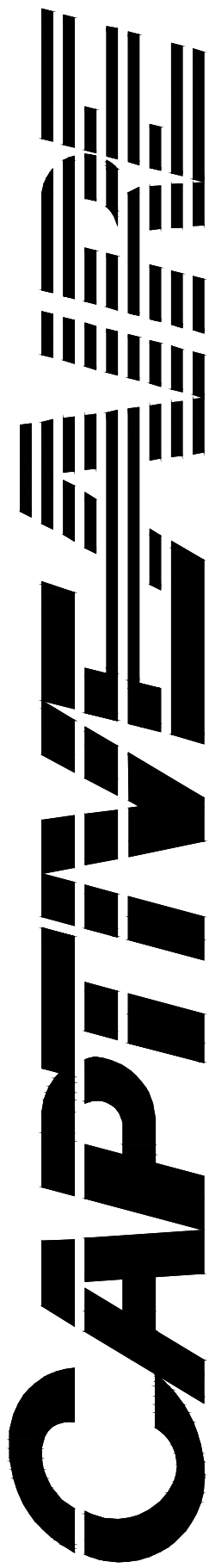
The LCD interface provides user control and hood status. The faceplate is connected to the hood control panel through CAT-5 cable. A faceplate has 2 RJ-45 connectors. One connects to port J4 or J5 in the hood control panel and the other will typically be occupied by a RJ-45 end-of-line terminator.



PLAN VIEW – HOOD #1 (H-1)
5' 0.00" LONG 3624ND-2

REVISIONS

DESCRIPTION	DATE:
Δ	
Δ	
Δ	
Δ	



Chicago Foodservice Division

1120 Charleston Drive, St. Charles, IL 60174 PHONE: (630) 377 - 2611 FAX: 9155168738 EMAIL: reg55@captiveaire.com

Rainbow Cone – Flossmoor

FLOSSMOOR, IL, 60422

DATE: 8/17/2023

DWG.#: 6171521

DRAWN BY: WEM

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 1

No.	Description	Date

HOOD DATA

M4.1

Scale 1/4" = 1'-0"

EXHAUST FAN INFORMATION – JOB#6171521

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	EF-1	1	DU33HFA	CAPTIVEAIRE	750	0.500	1342	TEAO-ECM	0.333	0.1610	1	115	4.3	371 FPM	75	12.5

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	EF-1	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL – SHIP LOOSE – FOR GREASE DUCTS
		1	ECM WIRING PACKAGE – MANUAL OR 0-10VDC REFERENCE SPEED CONTROL -RTC- (TELCD MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY

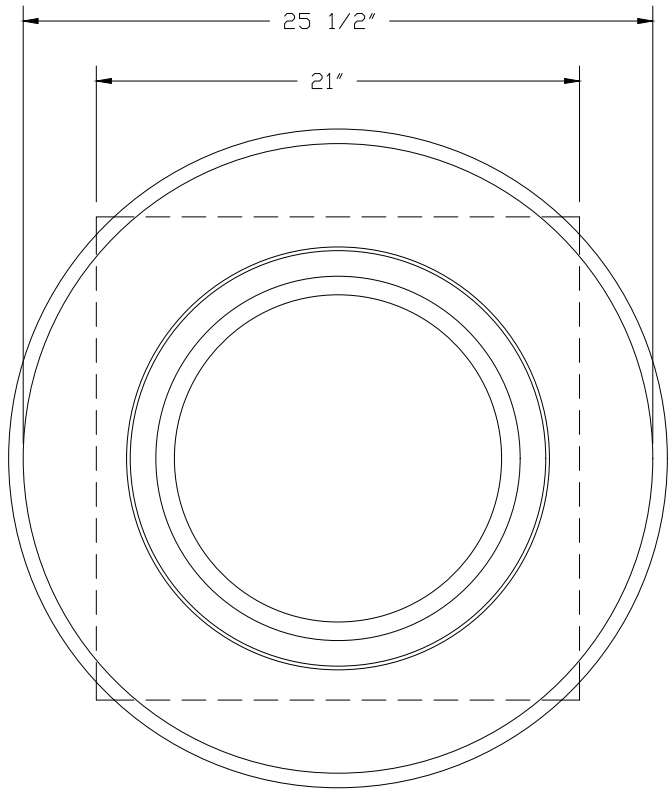
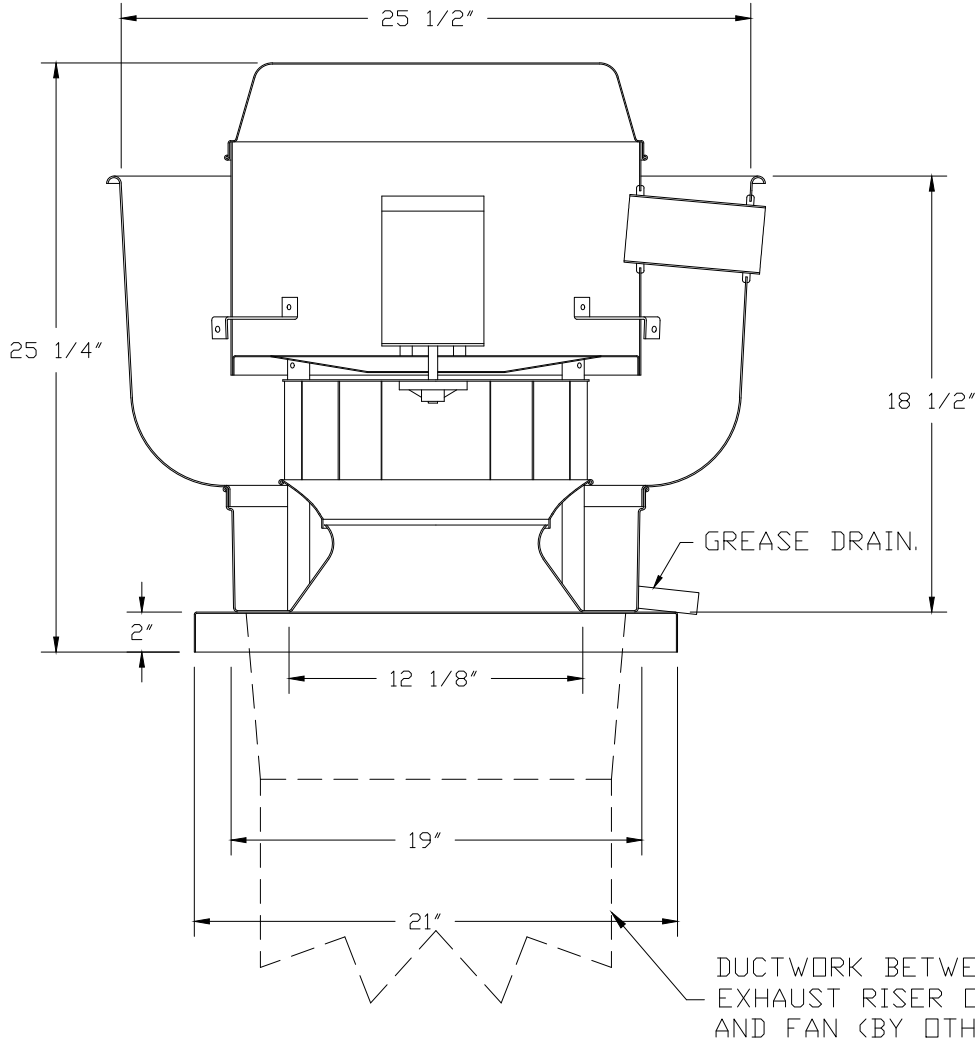
FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY		
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER
1	EF-1	YES					

CURB ASSEMBLIES

NO	DN FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	EF-1	34 LBS	CURB	19.500"W X 19.500"L X 24.000"H VENTED HINGED.

FAN #1 DU33HFA – EXHAUST FAN (EF-1)



TOP VIEW

FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST

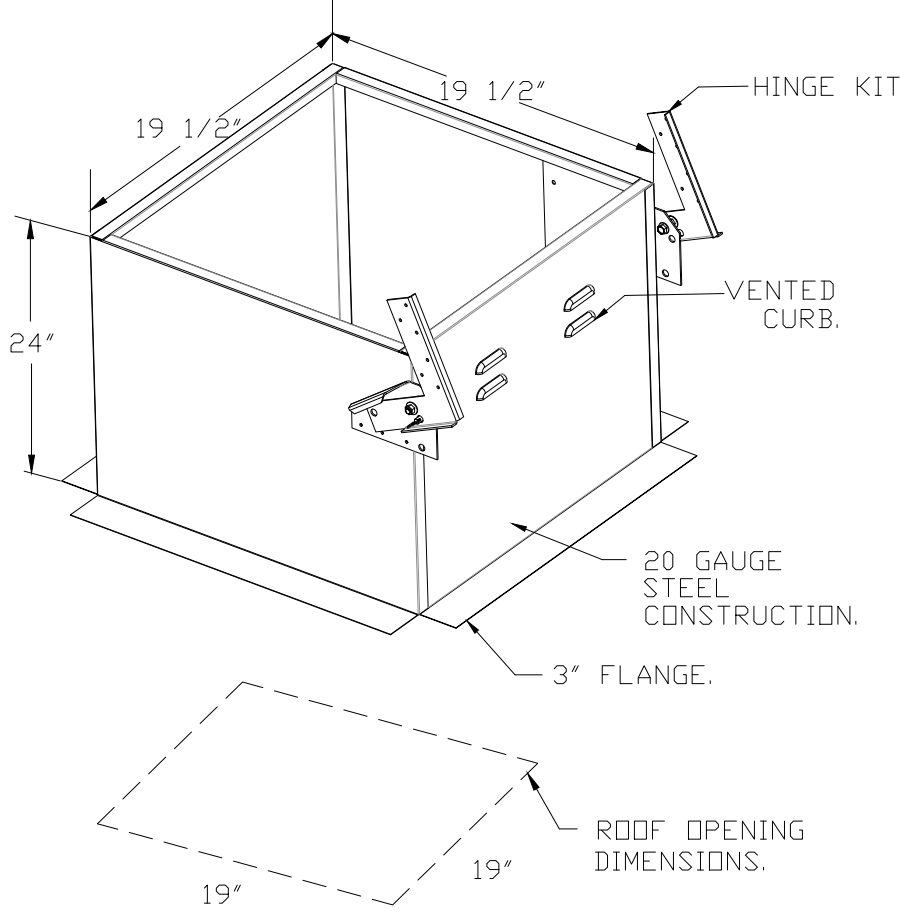
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

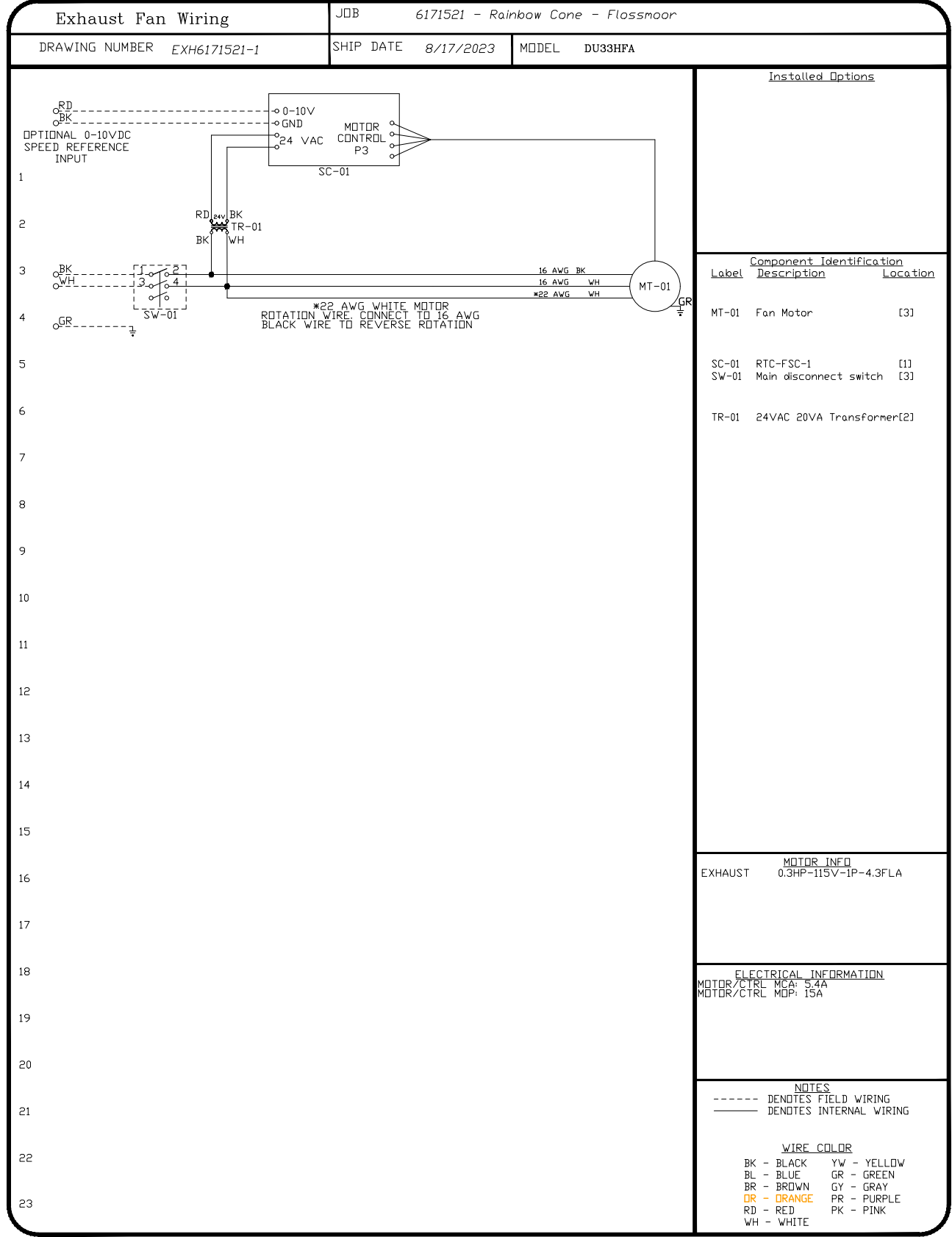
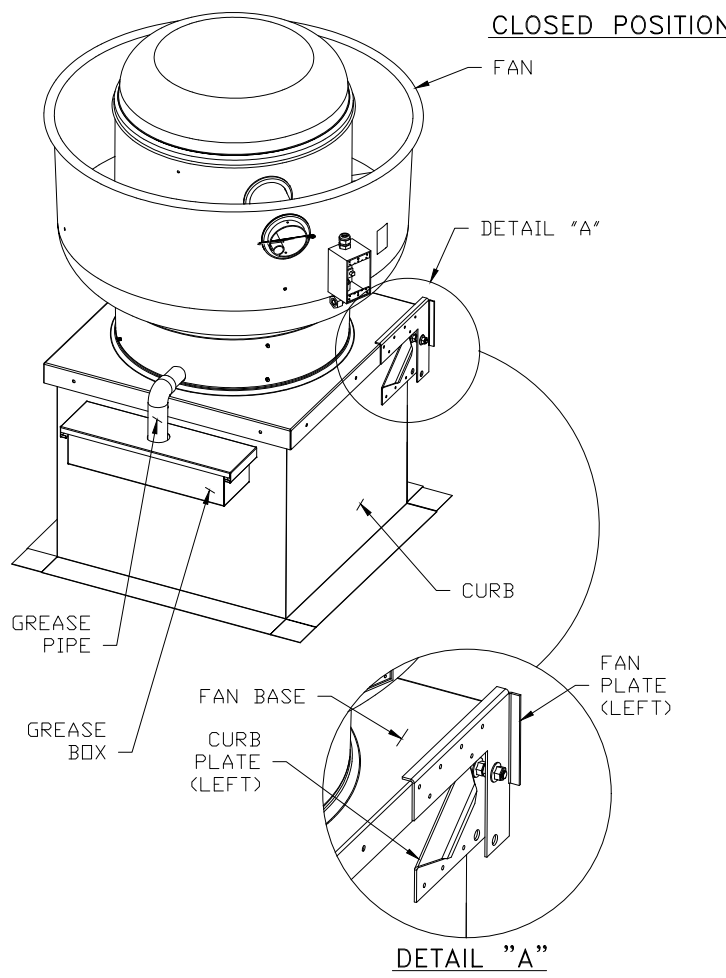
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX.
- FAN BASE CERAMIC SEAL – SHIP LOOSE
- FOR GREASE DUCTS.
- ECM WIRING PACKAGE – MANUAL OR 0-10VDC REFERENCE SPEED CONTROL -RTC- (TELCD MOTOR), CCW ROTATION.
- 2 YEAR PARTS WARRANTY.



HINGE KIT INSTALLATION



REVISIONS

DESCRIPTION	DATE

www.captiveaire.com

Chicago Foodservice Division

1120 Charleston Drive, St. Charles, IL 60174 PHONE: (630) 377 - 2811 FAX: 9155168738 EMAIL: reg55@captiveaire.com

Rainbow Cone – Flossmoor
FLOSSMOOR, IL, 60422

DATE: 8/17/2023

DWG.#: 6171521

DRAWN BY: WEM

SCALE: 3/4" = 1'-0"

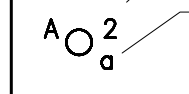
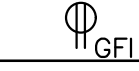
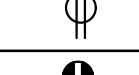
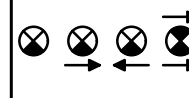
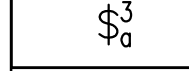
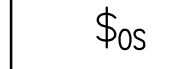
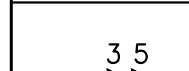
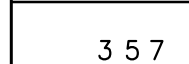
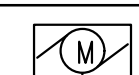
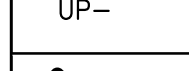
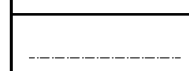
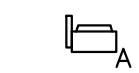
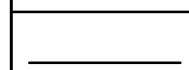
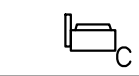
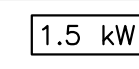
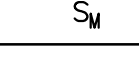
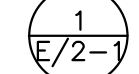
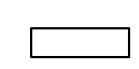
MASTER DRAWING

SHEET NO. 2

No.	Description	Date

HOOD DATA

M4.2

ELECTRICAL SYMBOLS LIST				GENERAL NOTES				
LIGHTING		POWER AND TELECOMMUNICATION		ELECTRICAL ABBREVIATIONS				
  	LIGHTING FIXTURE AND OUTLET BOX. HALF SHADED FIXTURE OR "EM" INDICATES FIXTURES WITH INTEGRAL BATTERY PACK FOR EMERGENCY SERVICE, U.O.N.		JUNCTION BOX WITH BLANK COVER PLATE, FLUSH IN FLOOR.	A	AMPERES	EA	EACH	
	LUMINAIRE TYPE : INDICATE BY LIPPERCASE LETTER SEE LIGHTING EXTURE SCHEDULE.		SIMPLEX RECEPTACLE, +18" AFF OR AS NOTED. SUFFIXE DENOTES FOLLOWING: A- NEMA 5-15R B- NEMA 6-15R C- NEMA 14-30R D- NEMA 14-50R	A/C, AC	AIR CONDITIONING UNIT	EM	EMERGENCY	
	CIRCUIT NUMBER : INDICATED BY NUMBER			AF	AMPERE FRAME/AMP FUSE	EMT	ELECTRICAL METALLIC TUBING	
	SWITCHING INDICATED BY LOWER CASE LETTERS.			AFF	ABOVE FINISHED FLOOR	EQUIP	EQUIPMENT	
	DENOTES LUMINAIRE ON EMERGENCY CIRCUIT.			DUPLEX GFI RECEPTACLE	AS	AMP SWITCH	ER	EXISTING TO BE RELOCATED
				DUPLEX CONVENIENCE RECEPTACLE, +18" AFF OR AS NOTED.	AIC	AMPS INTERRUPTING CAPACITY	FA	FIRE ALARM
				DEDICATED DUPLEX CONVENIENCE RECEPTACLE, +18" AFF OR AS NOTED.	AT	AMP TRIP	E	EXISTING
	CEILING/WALL MOUNTED SELF POWERED EXIT LIGHT FIXTURE WITH DIRECTIONALARROWS AS INDICATED. SHADED AREA DENOTES FACE(S). ISOLITE ELITE SERIES LED EXIT SIGN		DOUBLE DUPLEX RECEPTACLE - 20A-1P, 125V, NEMA 5-20R.	ATS	AUTOMATIC TRANSFER SWITCH	FL	FLOOR	
			TELEPHONE/DATA OUTLET, 4" SQUARE OUTLET BOX WITH SINGLE GANG COLLAR AND BLANK PLATE. PROVIDE 3/4" E.C., U.O.N., UP TO HUNG CEILING AND TERMINATE WITH 90° ELBOW, BUSHING AND DRAG WIRE.	AUTO	AUTOMATIC	G	GROUND	
			DOUBLE DUPLEX RECEPTACLE - 20A-1P, 125V, NEMA 5-20R.	AWG	AMERICAN WIRE GAUGE	GFI	GROUND FAULT INTERRUPTER	
SWITCHES AND CONTROLS				C	CONDUIT	GP	GENERAL PURPOSE	
	20A SPST TOGGLE SWITCH U.O.N. "a" DENOTES LIGHTING FIXTURE CONTROLLED.			C/B,CB	CIRCUIT BREAKER	HP	HORSEPOWER	
	20A 3-WAY TOGGLE SWITCH U.O.N. "a" DENOTES LIGHTING FIXTURE CONTROLLED			CKT	CIRCUIT	HWH	HOW WATER HEATER	
	WALL OCCUPANCY SENSOR, NUMBER INDICATES TYPE.			CLG	CEILING	HZ	HERTZ	
	CEILING OCCUPANCY SENSOR, NUMBER INDICATES TYPE.			COMM	COMMUNICATION	IC	INTERRUPTING CAPACITY	
	WALL MOUNTED SPRING WOUND TIME SWITCH TORK			CT	CURRENT TRANSFORMER	PP	POWER PANEL	
	ASCO CONTACTOR C-25 TORK TIMER T-25 STACKED.			CU	COPPER	PWR	POWER	
WIRING SYSTEMS				DIA	DIAMETER	R	REMOVE	
	POWER OR LIGHTING CIRCUITRY HOMERUN WITH PANELBOARD DESIGNATION, NUMBER WHERE USED INDICATES CIRCUIT NUMBER. IT SHALL CONSISTS OF 2#12 Ø, 2#12 N. & 2#12 G. IN 3/4"C, UNLESS OTHERWISE NOTED.		AC INDOOR UNIT MOTOR AS NOTED WITH LIQUID TIGHT FLEXIBLE CONNECTION WITH JUNCTION BOX AND MOTOR SWITCH.	DISC	DISCONNECT	RE	RELOCATED EXISTING	
	POWER OR LIGHTING CIRCUITRY HOMERUN WITH PANELBOARD DESIGNATION, NUMBER WHERE USED INDICATES CIRCUIT NUMBER. IT SHALL CONSISTS OF 3#12 Ø, 3#12 N. & 3#12 G. IN 3/4"C, UNLESS OTHERWISE NOTED.		AC OUTDOOR UNIT MOTOR AS NOTED WITH CONTROLLER AND DISCONNECT SWITCH WITH WEATHER PROOF.	DN	DOWN	REC	RECEPTACLE	
	CONDUIT AND WIRE TO BUILDING GROUND.		NON FUSED DISCONNECT SWITCH AMPERAGE, AND NUMBER OF POLES AS NOTED.	DP	DISTRIBUTION PANEL	RGS	RIGID GALVANIZED STEEL	
	EXISTING		30A/240V NON FUSED DISCONNECT SWITCH	DWG	DRAWING	RR	REMOVE & RELOCATE	
	NEW		60A/240V NON FUSED DISCONNECT SWITCH	JB	JUNCTION BOX	SECT	SECTION	
			100A/240V NON FUSED DISCONNECT SWITCH	KCMIL	ONE THOUSAND CIRCULAR MILS	SPDT	SINGLE POLE DOUBLE THROW	
			200A/240V NON FUSED DISCONNECT SWITCH	KV	KILOVOLT	SPST	SINGLE POLE SINGLE THROW	
			COMBINATION MAGNETIC STARTER AND DISCONNECT SWITCH, FURNISHED BY HVAC/CONTRACTOR, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR.	KVA	KILOVOLT-AMPERES	SPEC	SPECIFICATION	
			ELECTRICAL HEATER, NUMBER DENOTES HEATER RATING	KW	KILOWATTS	SW	SWITCH	
			MANUAL MOTOR SWITCH	LTG	LIGHTING	SWBD	SWITCHBOARD	
ELECTRICAL DRAWING LIST				MAX	MAXIMUM	SYM	SYMMETRICAL	
E001	ELECTRICAL SYMBOLS LIST,NOTES AND ABBREVIATIONS			MC	MOTOR CONTROLLER	SYS	SYSTEMS	
E002	ELECTRICAL SPECIFICATIONS SHEET 1 OF 2			MCB	MAIN CIRCUIT BREAKER	TELE	TELEPHONE	
E003	ELECTRICAL SPECIFICATIONS SHEET 2 OF 2		KEYED NOTE REFERENCE	MLO	MAIN LUGS ONLY	TEMP	TEMPERATURE	
E100	ELECTRICAL LIGHTING PLAN	+24"	INDICATES MOUNTING HEIGHT, CENTER LINE TO FINISHED FLOOR.	MTD	MOUNTED	TXF	TOILET EXHAUST FAN	
E200	ELECTRICAL POWER PLAN		DETAIL REFERENCE: DETAIL NUMBER INDICATED ON TOP; DRAWING NUMBER INDICATED ON BOTTOM	MTS	MANUAL TRANSFER SWITCH	TYP	TYPICAL	
E201	ROOF POWER PLAN			N	NEUTRAL	UON	UNLESS OTHERWISE NOTED	
E400	ELECTRICAL DETAILS			NIC	NOT IN CONTRACT	V	VOLT/VOLTAGE	
E500	ELECTRICAL RISER DIAGRAM & ELECTRICAL PANEL SCHEDULE SHEET		DISTRIBUTION PANELBOARD, 208V/120V-SURFACE OR FLUSH MOUNTED.	NTS	NOT TO SCALE	VA	VOLT AMPERE	
E600	ELECTRICAL SITE PLAN			PNL	PANEL	WP	WEATHER PROOF	
				W	WATT	Ø	PHASE	
				REF	REFRIGERATOR	DW	DISHWASHER	

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT VERSION OF THE ILLINOIS COMMERCIAL ENERGY CODE 2016 ASHRAE 90.1,2016 LOCAL JURISDICTION REQUIREMENTS, AND ALL GOVERNING LOCAL CODES, LAWS, AND REGULATIONS.

2. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT MAY AFFECT THE WORK. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED FOR FAILURE TO DO SO.

3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, TEST REPORTS, AND CERTIFICATIONS FOR TEMPORARY AND FINAL CERTIFICATE OF OCCUPANCY.

4. FIRE STOP ALL PENETRATIONS OF FIRE RATED CONSTRUCTION IN A CODE APPROVED MANNER IN ORDER TO MAINTAIN FIRE RATING. ALL PENETRATIONS SHALL BE SLEEVED AND SEALED WATERTIGHT.

5. SECURE ALL SUPPORTS TO BUILDING STRUCTURE UTILIZING TOGGLE BOLTS (HOLLOW MASONRY), EXPANSION SHIELDS OR INSERTS (CONCRETE AND BRICK), MACHINE SCREWS (METAL), BEAM CLAMPS (FRAMEWORK), WOOD SCREWS (WOOD) OR PAN THRU STRAPS (METAL DECK). NAILS, RAWL PLUGS AND WOOD PLUGS ARE NOT PERMITTED WHERE REQUIRED BY STRUCTURE. PROVIDE THRU BOLTS AND FISH PLATES. SUPPORT HORIZONTAL RUNS OF METALLIC RACEWAYS NOT MORE THAN 10 FT APART. SUPPORT RACEWAY RISERS AT EACH FLOOR LEVEL. RUN EXPOSED RACEWAYS PARALLEL WITH OR AT RIGHT ANGLES TO WALLS.

6. LEAVE WIRES WITH SUFFICIENT SLACK TO PERMIT MAKING FINAL CONNECTIONS. RACEWAYS OVER 10 FT LONG IN WHICH WIRING IS NOT INSTALLED: FURNISH FISH WIRE.

7. VERIFY LOCATIONS OF OUTLETS AND SWITCHES IN FINISHED ROOMS WITH ARCHITECTURAL DRAWINGS OF INTERIOR DETAILS AND FINISH. IN CENTERING OUTLETS AND LOCATING BOXES AND OUTLETS. ALLOW FOR OVERHEAD PIPES, DUCTS AND MECHANICAL EQUIPMENT. EQUIPMENT VARIATIONS IN FIREPROOFING AND PLASTERING, WINDOW AND DOOR TRIM, PANELING, HUNG CEILINGS AND THE LIKE. CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT EXPENSE TO OWNER.

8. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

9. ALL UNUSED MATERIALS AND DEBRIS SHALL BE LEGALLY REMOVED AND DISPOSED OF AWAY FROM THE PREMISES ON A DAILY BASIS.

10. CONTRACTOR SHALL PATCH, PAINT, AND RESTORE EXISTING SURFACES DAMAGED DURING THE COURSE OF THIS CONSTRUCTION TO PRE-EXISTING CONDITIONS OR BETTER.

11. MINIMUM SIZE OF CONDUIT SHALL BE ¾", AND TYPE SHALL BE ELECTRICAL METALLIC TUBING (EMT), UNLESS OTHERWISE NOTED. PROVIDE NYLON DRAG LINE AND CONDUIT CAP FOR ALL EMPTY CONDUITS.

12. CONNECT CONDUIT TO MOTOR CONDUIT TERMINAL BOXES WITH FLEXIBLE CONDUIT (MINIMUM 18 IN. LENGTH AND 50% SLACK). DO NOT TERMINATE IN OR FASTEN RACEWAYS TO MOTOR FOUNDATION.

13. PULL AND JUNCTION BOXES WHERE INDICATED ON THE DRAWINGS, SHALL BE CONSIDERED SHOWN AT THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL LOCATE THEM AS FIELD CONDITIONS DICTATE. ADDITIONAL PULL AND JUNCTION BOXES NOT SHOWN ON DRAWINGS SHALL BE PROVIDED WHERE REQUIRED BY APPLICABLE CODE PROVISIONS OR WHERE CALLED FOR BY FIELD CONDITIONS. PULL AND JUNCTION BOXES SHALL BE SURFACE TYPE IN UNFINISHED AREAS AND INSTALLED CONCEALED IN FINISHED AREAS, AND ALL COVERS TO PULL & JUNCTION BOXES SHALL BE READILY ACCESSIBLE.

14. SUPPORT PANEL, JUNCTION AND PULLBOXES INDEPENDENTLY TO BUILDING STRUCTURE WITH NO WEIGHT BEARING ON RACEWAYS.

15. FOR EXACT LOCATION AND MOUNTING HEIGHT OF LIGHTING FIXTURES AND SWITCH/RECEPTACLE OUTLETS, REFER TO ARCHITECTURAL REFLECTED CEILING AND POWER PLANS.

16. ALL ELECTRICAL ACCESSORIES AND EQUIPMENT INSTALLED OUTSIDE OR EXPOSED TO WEATHER SHALL HAVE NEMA 3R ENCLOSURES AND SHALL BE TIGHTLY GASKETED FOR A COMPLETE RAINIGHT INSTALLATION. ALL BUILDING EXTERIOR MOUNTED RECEPTACLES SHALL BE GFCI RATED AND MOUNTED IN WEATHERPROOF ENCLOSURE.

17. ALL ACCESS PANEL LOCATIONS SHALL BE REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.

18. ELECTRICAL CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF NEW WORK WITH THE GENERAL CONTRACTOR AND OTHER ASSOCIATED TRADES IN A TIMELY MANNER. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL, DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.

19. ALL CONDUITS AND EQUIPMENT TO BE CONCEAL ED IN FINISHED SPACES UNLESS OTHERWISE NOTED. CONDUITS SHALL BE ENCASED IN THE CONCRETE FLOOR SLAB.

20. ALL EQUIPMENT AND MATERIALS INSTALLED IN PLENUM CEILINGS SHALL BE APPROVED FOR THAT APPLICATION.

21. OUTLET BOXES AND JUNCTION BOXES ON OPPOSITE SIDES OF FIRE-RATED WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES, UNLESS FIRE-RATED BOXES OR PUTTY PADS ARE UTILIZED.

22. COORDINATE ALL FLOOR PENETRATIONS WITH THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. CONFIRM PENETRATION LOCATIONS WITHR THE ENGINEER AND OWNER BEFORE INSTALLATION.

23. COORDINATE THE MOUNTING HEIGHT AND LOCATION OF RACEWAYS, COMMUNICATIONS OUTLETS, AND RECEPTACLES WITH THE ARCHITECTURAL CASEWORK DRAWINGS AND DETAILS. COORDINATE LOCATIONS OF LIGHT FIXTURES, SWITCHES, AND RELATED DEVICES WITH THE ARCHITECTURAL DRAWINGS AND DETAILS.

24. REFER TO ARCHITECTURAL PLANS FOR FINAL LOACTIONS OF ALL LUMINARIES AND SWITCHES, AND FOR ALL FINISHED CEILING HEIGHTS.

25. REFER TO ARCHITECTURAL PLANS FOR FINAL LOCATIONS OF ALL ELECTRICAL DEVICES, AND FOR FINAL CEILING AND WALL HEIGHTS AND LAYOUTS.

26. LIGHTING FIXTURES PROVIDED WITH EMERGENCY BATTERY PACKS AND INDICATED WITH SWITCH CONTROL SHALL BE WIRED WITH BATTERY CHARGING/SENSING CIRCUIT WIRED AHEAD OF SWITCH CONTROL.

27. NUMBER(S) SHOWN AT RECEPTACLES, JUNCTION BOXES AND EQUIPMENT INDICATES CIRCUIT NUMBERS IN PANELBOARD. PROVIDE WIRE AND CONDUIT TO INTERCONNECT EQUIPMENT AND DEVICES WITH SAME CIRCUIT NUMBERS AND RUN TO PANELBOARD.

28. LUMINAIRES IN EACH ELEVATOR CAB: THE SUM OF ALL LUMENS/SUM OF ALL WATTS SHALL NOT BE <35 LUMENS/WATT. VENTILATION FANS IN ELEVATORS THAT DO NOT HAVE THEIR OWN AIR CONDITIONING SYSTEM SHALL NOT CONSUME >0.33WATT/CFM AT THE MAXIMUM RATED SPEED OF THE FAN. ELEVATOR CONTROLS SHALL DE-ENERGISE FANS AND LIGHTING WHEN THE ELEVATOR IS STOPPED, UNOCCUPIED, WITH DOORS CLOSED.

No.	Description	Date

ELECTRICAL
SYMBOLS LIST,
NOTES AND
ABBREVIATIONS

E001

ELECTRICAL SPECIFICATIONS

1.

GENERAL:
- A.

THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," AIA DOCUMENT A201, LATEST EDITION, AND THESE SPECIFICATIONS AS APPLICABLE ARE PART OF THIS CONTRACT.

B.

DRAWING ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. CONDUIT ROUTING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR ROUTING OF CONDUIT TO AVOID OBSTRUCTIONS. COORDINATION WITH EXISTING SERVICES, INCLUDING THOSE OF OTHER TRADES, IS REQUIRED. MAINTAIN HEADROOM AND SPACE CONDITIONS.

C.

BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THIS WORK TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THIS WORK. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS, REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

D.

INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWING MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.

E.

REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK MAY BE NECESSARY FOR THE PERFORMANCE OF THE GENERAL WORK. ALL EXISTING CONDITIONS CANNOT BE COMPLETELY DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL SURVEY THE SITE AND INCLUDE ALL CHANGES AND CHARGES IN MAKING UP THE WORK PROPOSAL.

F.

CONNECTIONS TO EXISTING WORK: INSTALL NEW WORK AND CONNECT TO EXISTING WORK WITH MINIMUM INTERFERENCE TO EXISTING FACILITIES. TEMPORARY SHUTDOWNS OF EXISTING SERVICES SHALL BE PERFORMED AT NO ADDITIONAL CHARGES. AT TIMES NOT TO INTERFERE WITH NORMAL OPERATION OF EXISTING FACILITIES AND ONLY WITH WRITTEN CONSENT OF OWNER, ALARM AND EMERGENCY SYSTEMS SHALL NOT BE INTERRUPTED. MAINTAIN CONTINUOUS OPERATION OF EXISTING FACILITIES AS REQUIRED WITH NECESSARY TEMPORARY CONNECTIONS BETWEEN NEW AND EXISTING WORK. CONNECT NEW WORK TO EXISTING WORK IN A NEAT AND ACCEPTABLE MANNER. RESTORE EXISTING DISTURBED WORK TO ORIGINAL CONDITION, INCLUDING MAINTENANCE OF WIRING CONTINUITY AS REQUIRED.

G.

DISCONNECT, REMOVE AND/OR RELOCATE EXISTING MATERIAL, EQUIPMENT AND OTHER WORK AS NOTED OR REQUIRED FOR PROPER INSTALLATION OF NEW WORK.

H.

THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS, AND ALL PARTS OF THE BUILDING EXTERIOR SPACES AND ADJACENT STREETS, SIDEWALKS AND PAVEMENTS, FREE FROM MATERIAL AND DEBRIS RESULTING FROM THE EXECUTION OF THIS WORK. EXCESS MATERIALS WILL NOT BE PERMITTED TO ACCUMULATE EITHER ON THE INTERIOR OR THE EXTERIOR.

I.

SEAL OPENINGS THROUGH PARTITIONS, WALLS AND FLOORS WITH MINERAL WOOL OR OTHER NONCOMBUSTIBLE MATERIAL, UNLESS OTHERWISE NOTED.

J.

PROVIDE ALL NECESSARY FLASHING AND COUNTER FLASHING TO MAINTAIN THE WATERPROOFING INTEGRITY OF THE BUILDING AS REQUIRED BY THE INSTALLATION OR REMOVAL OF CONDUIT AND EQUIPMENT, PROVIDE EQUIPMENT CURBS AS REQUIRED.

K.

ALL EXISTING MATERIAL, EQUIPMENT AND CONSTRUCTION DEBRIS TO BE REMOVED UNDER THIS CONTRACT SHALL BECOME THE PROPERTY OF THE CONTRACTOR WITH THE EXCEPTION OF SPECIFIC EQUIPMENT AND APPARATUS REQUESTED BY THE BUILDING REPRESENTATIVE, ARCHITECT OR AS NOTED TO BE RELOCATED ON THE DRAWINGS. REMOVED EQUIPMENT SHALL BE PROPERLY DISPOSED OF BY THIS CONTRACTOR.

L.

THE CONTRACTOR'S PROPOSAL FOR ALL WORK SHALL BE PREDICATED ON THE PERFORMANCE OF THE WORK DURING REGULAR WORKING HOURS. WHEN SO DIRECTED, HOWEVER, THE CONTRACTOR SHALL INSTALL WORK DURING OVERTIME HOURS AND THE ADDITIONAL COST TO BE CHARGED THEREFORE SHALL BE ONLY THE "PREMIUM" PORTION OF THE WAGES PAID.

M.

UNLESS OTHERWISE SPECIFICALLY NOTED OR SPECIFIED, INCLUDE ALL CUTTING AND PATCHING OF EXISTING FLOORS, WALLS, PARTITIONS AND OTHER MATERIALS IN THE EXISTING BUILDING. THE CONTRACTOR SHALL RESTORE THESE AREAS TO ORIGINAL CONDITION.

N.

ALL MATERIAL AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS.

O.

INSURANCE: PROVIDE IN ACCORDANCE WITH OWNER/BUILDING REQUIREMENTS AND SHALL INCLUDE A HOLD HARMLESS CLAUSE FOR OWNER AND ENGINEER.

P.

THE FINAL ACCEPTANCE SHALL BE MADE AFTER THE CONTRACTOR HAS ADJUSTED HIS EQUIPMENT, TESTED THE VARIOUS SYSTEMS, DEMONSTRATED THAT IT FULFILLS THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS AND HAS FURNISHED ALL THE REQUIRED CERTIFICATED OF INSPECTION AND APPROVAL.
2.

GENERAL PROVISIONS FOR ELECTRICAL WORK:
- A.

DEFINITIONS:

1)

"PROVIDE": TO FURNISH, INSTALL AND CONNECT UP COMPLETE AND READY FOR SAFE AND REGULAR OPERATION THE PARTICULAR WORK REFERRED TO UNLESS SPECIFICALLY OTHERWISE NOTED.

2)

"INSTALL": TO ERECT, MOUNT AND CONNECT COMPLETE WITH RELATED ACCESSORIES.

3)

"FURNISH" OR "SUPPLY": TO PURCHASE, PROCURE, ACQUIRE, AND DELIVER COMPLETE WITH RELATED ACCESSORIES.

4)

"WORK": LABOR, MATERIALS, EQUIPMENT, APPARATUS, CONTROLS, ACCESSORIES AND OTHER ITEMS REQUIRED FOR PROPER AND COMPLETE INSTALLATION.

5)

"WIRING": RACEWAY, FITTINGS, WIRE, BOXES, AND RELATED ITEMS.

6)

"CONCEALED": EMBEDDED IN MASONRY OR OTHER CONSTRUCTION, INSTALLED IN FURRED SPACES, WITHIN DOUBLE PARTITIONS OR HUNG CEILINGS, IN TRENCHES, IN CRAWL SPACES, OR IN ENCLOSURES.

7)

"EXPOSED": NOT INSTALLED UNDERGROUND OR "CONCEALED" AS DEFINED ABOVE.

8)

"SIMILAR" OR "EQUAL": EQUAL IN MATERIALS, WEIGHT, SIZE, DESIGN AND EFFICIENCY OF SPECIFIED PRODUCT.

B.

TEMPORARY LIGHT AND POWER: PROVIDE TEMPORARY LIGHT AND POWER SYSTEMS AT EARLIEST POSSIBLE DATE WITHIN THE CONSTRUCTION AREAS FOR THE REQUIREMENTS OF ALL TRADES AS HEREIN DESCRIBED. EXTEND SYSTEMS TO NEW CONSTRUCTION AS SOON AS PHYSICALLY POSSIBLE. MAINTAIN SYSTEM DURING WORKING OWNER. PROVIDE ALL REQUIRED MAINTENANCE, INCLUDING LAMPS AND SOCKETS.
- C.

QUALITY ASSURANCE

1)

QUALITY OF MATERIALS: ALL EQUIPMENT SHALL BE NEW SPECIFICATION GRADE, FREE FROM DEFECTS AND LISTED BY APPROVED TESTING AGENCY AND BEARING THEIR LABEL MATERIALS AND EQUIPMENT OF SIMILAR APPLICATION SHALL BE OF SAME MANUFACTURER, EXCEPT AS NOTED.

2)

GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED AS DEFINED IN PARAGRAPH 2.C.

3)

CURRENT CHARACTERISTICS:

a.

SERVICE: 120/208 VOLT, 1 PHASE, 3 WIRE, 60 HERTZ WITH GROUNDED NEUTRAL.

b.

DISTRIBUTION: 120/208 VOLT, 1 PHASE, 3 WIRE, 60 HERTZ WITH GROUNDED NEUTRAL.

4)

HEIGHTS OF OUTLETS:

a.

FROM FINISHED FLOOR TO CENTERLINE OF OUTLETS FOR:

–

RECEPTACLES AND TELEPHONES: 1 FT–6 IN.

–

WALL SWITCHES: 4 FT–0 IN.

–

WALL FIXTURES: 7 FT–0 IN.

–

MOTOR CONTROLLERS: 5 FT–0 IN.

–

CLOCKS: 7 FT 6 IN

b.

EXCEPTIONS: AT JUNCTION OF DIFFERENT WALL FINISH MATERIALS, ON MOLDING OR BREAK IN WALL SURFACE, IN VIOLATION OF CODE, OR AS NOTED OR DIRECTED.

D.

PRODUCT DELIVERY, STORAGE AND HANDLING

1)

MOVING OF EQUIPMENT: WHERE NECESSARY, SHIP IN CARTED SECTIONS OF SIZE TO PERMIT PASSING THROUGH AVAILABLE SPACES.

2)

ACCESSIBILITY: FOR OPERATION, MAINTENANCE AND REPAIR, MINOR DEVIATIONS SHALL BE PERMITTED, CHANGES OF MAGNITUDE OR INVOLVING EXTRA COST ARE NOT PERMISSIBLE WITHOUT REVIEW. GROUP CONCEALED ELECTRICAL EQUIPMENT REQUIRING ACCESS WITH EQUIPMENT FREELY ACCESSIBLE THROUGH ACCESS DOORS.

E.

MATERIALS

1)

NAMEPLATES: PROVIDE BLACK LAMICOID SHEET WITH 3/4 IN. WHITE LETTERING, FASTENED WITH EPOXY CEMENT FOR EACH DISCONNECT SWITCH, CIRCUIT BREAKER, PANEL, CABINET, TRANSFORMER, ENCLOSURE, MOTOR CONTROLLER AND THE LIKE. NAMEPLATES SHALL DESCRIBE THE NAME AND NUMBER OF EACH COMPONENT.

2)

CABLE TAGS: TAG EACH CONDUCTOR PASSING THROUGH SPLICE OR PULLBOX WITH A WHITE LINEN TAG, INDICATING POINT OF ORIGIN AND TERMINATION OF THE CIRCUIT.

3)

INSERTS AND SUPPORTS:

a.

INSERTS: STEEL, SLOTTED TYPE, FACTORY PAINTED.

–

SINGLE ROD: SIMILAR TO GRINNELL FIG. 281.

–

MULTI-ROD: SIMILAR TO FEE AND MASON SERIES 9000 WITH END CAPS AND CLOSURE STRIPS.

–

CLIP FORM NAILS FLUSH WITH INSERTS.

–

MAXIMUM LOADING 75 PERCENT OF RATING.

b.

SUPPORTS FROM BUILDING CONSTRUCTION: INSERTS, BEAM CLAMPS, STEEL FISHPLATES (IN CONCRETE FILL ONLY), CANTILEVER BRACKETS OR OTHER MEANS. SUBMIT FOR REVIEW.

c.

GROUPED LINES AND SERVICES: TRAPEZE HANGERS OR BOLTED ANGLES OR CHANNELS.

d.

WHERE BUILDING CONSTRUCTION IS INADEQUATE: PROVIDE ADDITIONAL FRAMING. SUBMIT FOR REVIEW.

F.

PAINT SHALL BE THE BEST GRADE FOR ITS PURPOSE. DELIVER IN ORIGINAL SEALED CONTAINERS AND APPLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. COLORS SHALL BE AS SELECTED BY ARCHITECT OR ENGINEER. UTILIZE GALVANIZED IRON PRIMER ON PANEL AND PULL BOXES, AFTER FABRICATION. UTILIZE HOT DIPPED GALVANIZED OR DIPPED IN ZINC BASED PRIMER FOR: OUTLET BOXES, JUNCTION BOXES, CONDUIT HANGERS, RODS, INSERTS AND SUPPORTS. ZINC BASED PRIMER WITH FINISH TO MATCH SURROUNDINGS SHALL BE USED FOR MARRED SURFACES OF STEEL EQUIPMENT AND RACEWAYS. A FIELD-APPLIED ZINC BASED PRIME COAT SHALL BE UTILIZED FOR STEEL OR IRONWORK.

G.

BRUSH AND CLEAN WORK PRIOR TO CONCEALING, PAINTING AND ACCEPTANCE. PAINTED EXPOSED WORK SOILED OR DAMAGED; CLEAN AND REPAIR TO MATCH ADJOINING WORK BEFORE FINAL ACCEPTANCE. REMOVE DEBRIS FROM INSIDE AND OUTSIDE OF MATERIAL AND EQUIPMENT.

H.

FINAL LOCATIONS AND MOUNTING ORIENTATIONS OF ALL SWITCHES, RECEPTACLES AND LIGHT FIXTURES SHALL BE VERIFIED WITH ARCHITECT.

I.

ALL ACCESS DOOR LOCATIONS SHALL BE REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.
3.

SCOPE OF WORK:
- A.

SCOPE OF WORK SHALL CONSIST OF PROVIDING LABOR, MATERIALS, EQUIPMENT, SERVICES AND FEES NECESSARY FOR COMPLETE AND SAFE INSTALLATION IN CONFORMING WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE INDUSTRY, NATIONAL AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION, AS INDICATED ON DRAWINGS AND HEREIN SPECIFIED.

B.

ALL DRAWINGS, PLANS, DETAILS, SPECIFICATIONS AND SPECIFICATION ADDENDA ARE MADE PART OF THIS CONTRACT AND SHALL APPLY TO ALL WORK UNDER THE CONTRACT UNLESS OTHERWISE AMENDED, MODIFIED, SUPPLIED OR SPECIFIED HEREIN.

C.

THE CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE TO REPLACE OR REPAIR PROMPTLY AND ASSUME RESPONSIBILITY FOR ALL EXPENSES INCURRED FOR ANY WORKMANSHIP AND EQUIPMENT IN WHICH DEFECTS DEVELOP WITHIN ONE YEAR FROM THE DATE OF FINAL CERTIFICATE FOR PAYMENT AND/OR FROM DATE OR ACTUAL USE OF EQUIPMENT OR OCCUPANCY OF SPACES BY OWNER. INCLUDED UNDER THE VARIOUS PARTS OF THE WORK, WHICHEVER, DATE IS EARLIER, THIS WORK SHALL BE DONE AS DIRECTED BY THE OWNER. THIS GUARANTEE SHALL ALSO PROVIDED THAT WHERE DEFECTS OCCUR, THE CONTRACTOR WILL ASSUME RESPONSIBILITY OF OTHER TRADES AFFECTED BY DEFECTS, REPAIRS OR REPLACEMENTS IN EQUIPMENT SUPPLIED BY THE CONTRACTOR

- D.

THE CONTRACTOR SHALL GIVE NECESSARY NOTICE, FILE DRAWINGS AND SPECIFICATIONS WITH ALL DEPARTMENTS HAVING JURISDICTION, WORK AND PAY ALL FEES THEREFORE. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS OF ANY OR ALL PARTS OF THE WORK IF SO REQUIRED BY AUTHORITIES AND PAY ALL CHARGES FOR SAME. THE CONTRACTOR SHALL PAY ALL COSTS FOR, AND FURNISH TO THE OWNER BEFORE FINAL BILLING, ALL CERTIFICATES NECESSARY AS EVIDENCE THAT THE WORK INSTALLED CONFORMS WITH ALL REGULATIONS WHERE THEY APPLY TO THIS WORK.
- E.

CONTRACTOR SHALL PERFORM ALL CONTROLLED INSPECTIONS IN ACCORDANCE WITH THE PENNSYLVANIA BUILDING CODE. SECURE ALL REQUIRED PERMITS AND APPROVALS AND TRANSMIT SAME TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES.
- F.

AREAS WITH NO ELECTRICAL WORK SHALL REMAIN AS IS. CONTRACTOR SHALL MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS TO ALL AREAS NOT COVERED BY THIS RENOVATION AND SHALL PROVIDE 48 HOUR NOTICE TO LANDLORD OF ANY PLANNED POWER INTERRUPTIONS OR SIGNAL SYSTEM OUTAGES.

4.

SHOP DRAWINGS

A.

PRIOR TO THE INSTALLATION OF ANY WORK AND PROCUREMENT OF EQUIPMENT, CONTRACTOR SHALL PROVIDE COMPLETE SETS OF COORDINATED SHOP DRAWINGS OF ALL NEW AND EXISTING EQUIPMENT, INDICATING CAPACITY, DIMENSIONS AND SEQUENCE OF OPERATION FOR WRITTEN APPROVAL BY THE ARCHITECT AND ENGINEER.

B.

INDICATE ON EACH SHOP DRAWINGS SUBMITTED:

1)

PROJECT NAME AND LOCATION

2)

NAME OF ARCHITECT AND ENGINEER

3)

ITEM IDENTIFICATION

4)

APPROVAL STAMP OF PRIME CONTRACTOR

C.

SUBMISSIONS:

1)

SUBMISSIONS 11 IN. X 17 IN. OR SMALLER: IF THE SUBMISSION IS A CATALOG CUT, THEN THE CONTRACTOR SHALL SUBMIT ONE ORIGINAL AND TWO COPIES. OTHERWISE, HE SHALL SUBMIT THREE COPIES. THE ARCHITECT WILL FORWARD THE ORIGINAL AND ONE COPY (TWO COPIES WHEN NO ORIGINAL IS RECEIVED) TO THE ENGINEER. ALL CATALOG CUTS SHALL BE COMPLETE.

2)

SUBMISSIONS LARGER THAN 11 IN. X 17 IN.: SUBMIT TWO PRINTS AND ONE PAPER SEPIA TO THE ARCHITECT. THE ARCHITECT WILL FORWARD ONE PRINT AND THE PAPER SEPIA TO THE ENGINEER.

D.

SUBMIT SHOP DRAWINGS FOR THE FOLLOWING:

1)

SAFETY/DISCONNECT SWITCHES

2)

FUSES

3)

CIRCUIT BREAKERS

4)

PANELBOARDS/LOADCENTER (INCLUDING DIMENSIONS, SCHEDULES, AND CATALOG CUTS).

5)

RACEWAYS

6)

WIRE AND CABLE

7)

WALL SWITCHES

8)

INSERTION RECEPTACLES

9)

MOMENTARY CONTACT SWITCHES

10)

TIME SWITCHES

11)

LIGHTING FIXTURES.

E.

ASSIST AND PROVIDE ALL NECESSARY INFORMATION, DIAGRAMS, SKETCHES, ETC. TO THE HVAC CONTRACTOR, FOR THE PREPARATION OF COORDINATED SHOP DRAWINGS INDICATING ROUTING OF FEEDERS, CONTROL CONDUITS, RECESSED FIXTURES AND ADJACENT NEARBY PIPING AND DUCTWORK WHERE APPLICABLE, CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT FOUR(4) BOOKBOUND OPERATING AND SERVICE MANUALS WHICH SHALL INCLUDE COPIES OF ALL SHOP DRAWING. PROVIDE SHOP DRAWINGS FOR PANELS, FIXTURES, WIRING DEVICES, CONDUIT, CABLE, DISCONNECT SWITCH, RELAYS, CONTRACTORS, AND OTHER SYSTEMS AS DIRECTED BY THE ENGINEER.

5.

AS-BUILT DRAWINGS AND EQUIPMENT OPERATIONAL INSTRUCTIONS

A.

UPON COMPLETION AND ACCEPTANCE OF WORK, CONTRACTOR SHALL FURNISH WRITTEN INSTRUCTIONS AND EQUIPMENT MANUALS AND DEMONSTRATE TO THE OWNER THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND APPARATUS FURNISHED UNDER THIS CONTRACT.

B.

THESE INSTRUCTIONS SHALL BE TYPED ON 8-1/2 IN. X 11 IN. PAPER AND BOUND IN THREE RING BINDERS WITH CLEAR ACETATE COVERS. CONTRACTOR SHALL GIVE THREE COPIES OF THE INSTRUCTIONS TO THE OWNER AND ONE COPY TO THE ENGINEER.

C.

THE INSTRUCTION BOOKLET SHALL BEAR THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PROJECT, ARCHITECT AND ENGINEER.

D.

REPRODUCIBLE "AS-BUILT" DRAWINGS SHALL BE PROVIDED INDICATING THE AS INSTALLED CONDITIONS OF THE WORK. "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AFTER COMPLETION OF THE INSTALLATION.

6.

LOW-VOLTAGE DISTRIBUTION EQUIPMENT:

A.

PROVIDE COMPLETE EQUIPMENT INCLUDING: SWITCHES, FUSES, CIRCUIT BREAKERS, PANELS AND TRANSFORMERS.

B.

ALL EQUIPMENT SHALL CONFORM TO NEMA, ANSI AND IEEE STANDARDS.

C.

DISCONNECT SWITCHES SHALL BE FUSED OR NONFUSED AS NOTED. VOLTAGE SHALL BE AS REQUIRED. SWITCHES SHALL BE HEAVY DUTY, EXCEPT AS NOTED, AND HORSEPOWER RATED FOR MOTOR LOADS. TOGGLE TYPE SWITCHES SHALL BE NONFUSED, LOAD BREAK, HAVING MAXIMUM RATINGS OF 20 AMP AT 600 VOLTS AND 30 AMP AT 240 VOLTS. TWO-POLE SWITCHES SHALL BE SIMILAR TO HART AND HEGEMAN NO. 6808F. THREE-POLE SWITCHES SHALL BE SIMILAR TO HART AND HEGEMAN NO. 7810F. KNIFE-BLADE TYPE SWITCHES SHALL BE LOAD BREAK, QUICK-MAKE- QUICK-BREAK, UL CLASS R UP TO 600 AMP. MAXIMUM RATING EXCEPT AS NOTED SHALL BE 800 AMP. ARC QUENCHERS SHALL BE PROVIDED. SWITCHES SHALL BE SIMILAR TO GENERAL ELECTRIC QMR. ALL SWITCH ENCLOSURES SHALL BE DEAD FRONT, NEMA TYPE 1, EXCEPT AS NOTED.

7.

FUSES:
- A.

CIRCUITS 0 TO 600 AMPERES SHALL BE PROTECTED BY FUSES SIMILAR TO CURRENT LIMITING BUSSMAN LOW-PEAK DUAL-ELEMENT TIME-DELAY LPN-RK (AMP)SP (250V) /LPS-RK (AMP)SP (600V) OR LPJ (AMP)SP (600V) (UL CLASS RK1 OR CLASS J), AND BE LISTED BY UL WITH AN INTERRUPTING RATING OF 300,000 AMPERES RMS SYMMETRICAL.

B.

MOTOR CIRCUITS – ALL INDIVIDUAL MOTOR CIRCUITS WITH FULL LOAD AMPERE RATINGS (FLA) OF 480 AMPERES OR LESS SHALL BE PROTECTED BY FUSES SIMILAR TO CURRENT LIMITING BUSSMANN LOW-PEAK DUAL-ELEMENT TIME-DELAY LPN-RK (AMP)SP (250V) /LPS-RK (AMP)SP (600V) OR LPJ (AMP)SP (600V) (UL CLASS RK1 OR CLASS J), AND BE LISTED BY UL WITH AN INTERRUPTING RATING OF 300,000 AMPERES RMS SYMMETRICAL.

C.

ALL FUSES SHALL BE PROVIDED BY SAME MANUFACTURER.

D.

PROVIDE 1 SPACE MATCHING FUSE FOR EACH SET OF 3.

E.

CIRCUIT BREAKERS: MOLDED CASE BREAKERS SHALL BE THERMAL-MAGNETIC, QUICK-MAKE-QUICK-BREAK, BOLT-ON TYPE, MANUALLY OPERATED WITH INSULATED TRIP-FREE HANDLE. MULTI-POLE TYPE BREAKERS SHALL CONTAIN INTERNAL TRIP BAR. TERMINALS SHALL BE SUITABLE FOR COPPER OR ALUMINUM CABLE. FURNISH AUXILIARY DEVICES WHERE REQUIRED FOR SHUNT-TRIPPING, OPEN AND CLOSE MOTOR OPERATOR AND ALARM INDICATION. ENCLOSURES SHALL BE DEAD FRONT, NEMA TYPE 1, EXCEPT AS NOTED. FRAMES, IC AND INTERCHANGEABLE TRIPS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

1)

120 VOLTS, 100-AMP FRAME: 10,000 AMPS, 1 POLE.

2)

120/240 VOLTS, 225-AMP FRAME: 22,000 AMPS MINIMUM
8.

RACEWAYS:
- A.

PROVIDE RACEWAYS COMPLETE WITH BOXES, FITTINGS AND ACCESSORIES. CONDUIT OR TUBING SIZES REFERRED TO IN SPECIFICATIONS AND ON DRAWINGS ARE NOMINAL DIAMETERS. MINIMUM DIAMETER SHALL BE 3/4 IN.

B.

MATERIALS
- 1)

RACEWAYS:

a.

RIGID STEEL CONDUIT: FULL-WEIGHT PIPE, GALVANIZED, THREADED.

b.

ELECTROMETALLIC TUBING (EMT): THIN WALL PIPE, GALVANIZED, THREADLESS.

c.

FLEXIBLE STEEL CONDUIT: CONTINUOUS SINGLE STRIP, GALVANIZED.

d.

WIREWAYS: WIRE SHALL BE AS NOTED, MINIMUM NO. 16 GAUGE STEEL WITH GROUND CONTINUITY. FINISH SHALL BE BAKED ENAMEL. COVERS SHALL BE SCREW-ON.

e.

SURFACE METAL RACEWAY: SIZE AS NOTED. BASE 0.04 IN., COVER 0.25 IN. MATERIAL SHALL BE STEEL. FINISH SHALL BE BAKED ENAMEL. COVERS SHALL BE SCREW-ON.
- 2)

FITTINGS AND ACCESSORIES:

a.

RIGID STEEL: NONSPLIT, THREADED, STEEL OR MALLEABLE IRON. ZINC DIE CAST NOT PERMITTED.

b.

ELECTROMETALLIC TUBING: COMPRESSION TYPE. GALVANIZED RIGID STEEL ELBOWS, 2 IN. OR LARGER.

c.

FLEXIBLE METALLIC CONDUIT: ANGLE WEDGE TYPE WITH INSULATED THROAT.

3)

BOXES:

a.

OUTLET BOXES: EXCEPT AS OTHERWISE REQUIRED BY CONSTRUCTION, DEVICES OR WIRING, BOXES SHALL BE STAMPED STEEL, 4 IN. SQUARE OR OCTAGON FOR FIXTURES. BOXES ABOVE CEILING SHALL BE 1-1/2 IN. DEEP. BOXES IN CEILING OR SLAB SHALL BE 3 IN. DEEP. BOXES IN WALL FOR FIXTURES SHALL BE 2-3/4 IN. DEEP. BOXES IN WALL FOR RECEPTACLES AND SWITCHES SHALL BE 1-1/2 IN. DEEP. FURNISH WITH RAISED COVERS AND FIXTURE STUDS WHERE REQUIRED, WITHOUT FIXTURE OR DEVICE; FURNISH BLANK COVER. OFFSET BACK-TO-BACK OUTLETS WITH MINIMUM 6 IN. SEPARATION.

b.

JUNCTION AND PULL BOXES: GALVANIZED SHEET STEEL WITH SCREW-ON COVERS, EXCEPT AS NOTED. FURNISH WITH INSULATED SUPPORTS FOR CABLES. LOCATIONS SHALL BE AS NOTED OR REQUIRED AND ACCESSIBLE. PROVIDE BARRIERS IN NEW AND RENOVATED BOXES BETWEEN 120/208 VOLT AND 265/460 VOLT WIRING AND BETWEEN EMERGENCY AND NORMAL WIRING. FLOOR BOXES SHALL BE SUITABLE FOR CONDUIT AND DEVICES NOTED. RAISED OUTLETS SHALL BE HUBBELL #B2414 SERIES WITH ABOVE FLOOR FITTING. TELEPHONE, BUSHED HOLE. POWER: DUPLEX RECEPTACLE OR OTHER AS NOTED, INCREASE SIZE TO SUIT AS NECESSARY. FLUSH OUTLETS SHALL BE HUBBELL #B2414 SERIES WITH FLUSH FLOOR FITTING FOR TELEPHONE AND FLUSH DUAL FLAP COVER WITH DUPLEX RECEPTACLE FOR POWER AS NOTED. INCREASE SIZE TO SUIT AS NECESSARY.

ELECTRICAL SPECIFICATIONS SHEET 1 OF 2

E002

Scale 1/4" = 1'-0"

ELECTRICAL SPECIFICATIONS

C. PROVIDE RACEWAYS ONLY AS HEREIN SPECIFIED, EXCEPT AS NOTED. RACEWAYS SHALL BE RUN CONCEALED, EXCEPT AS NOTED.

PROVIDE RACEWAY SUPPORT UTILIZING CEILING TRAPEZE, STRAP HANGERS, OR WALL BRACKETS. PROVIDE U-BOLTS AT EACH FLOOR LEVEL OF RISER RACEWAYS AND CONNECTED TO ACCEPTABLE SUPPORTS. PROVIDE RISER CLAMPS AT EACH FLOOR LEVEL OF RISER RACEWAYS AND RESTING ON SLAB. FOR THROUGH-THE-FLOOR SYSTEMS, UTILIZE AN ASSEMBLY SIMILAR TO HUBBELL FIRE RATED POKE-THROUGH-FLOOR BOX SYSTEM. FOR ABOVE FLOOR FITTINGS, TELEPHONE SHALL BE PUSHED HOLE AND POWER SHALL BE DUPLEX RECEPTACLE OR OTHER AS NOTED. PROVIDE SEPARATION BARRIER BETWEEN POWER AND TELEPHONE COMPARTMENTS. PROVIDE JUNCTION BOX ON UNDERSIDE OF FLOOR. PACK FITTING TO RESTORE FIRE RATING OF FLOOR.

SECURE ALL RACEWAYS TO SUPPORTS WITH PIPE STRAPS OR U-BOLTS. SPACING OF SUPPORTS SHALL BE A MINIMUM OF 10 FT ON CENTER FOR METALLIC RACEWAY AND AS REQUIRED FOR NONMETALLIC RACEWAY. SPACING SHALL BE 5 FT ON CENTER FOR WIREWAYS AND PER CODE AND AS NOTED FOR OTHERS. MOUNT SUPPORTS TO STRUCTURE MASONRY WITH TOGGLE BOLTS ON HOLLOW MASONRY, EXPANSION SHIELDS OR INSERTS IN CONCRETE AND BRICK, MACHINE SCREWS ON METAL BEAM CLAMPS ON FRAMEWORK, WOOD SCREWS ON WOOD, AND PAN THROUGH STRAPS IN METAL DECK, NAILS, RAWL PLUGS OR WOOD PLUGS SHALL NOT BE PERMITTED. WHERE REQUIRED BY STRUCTURE, FURNISH THROUGH BOLTS AND FISHPLATES.

EXPPOSED RACEWAYS SHALL BE RUN PARALLEL WITH OR AT RIGHT ANGLES TO WALLS. PROVIDE CLEARANCE WITH WATER, STEAM OR OTHER PIPING (MINIMUM 3 IN. SEPARATION FROM STEAM AND HOT WATER PIPES, EXCEPT 1 IN. FROM PIPE COVER AT CROSSINGS AND 18 IN. FOR PARALLEL RUNS). FOR HUNG CEILING OUTLETS, RUN IN HUNG CEILING AND CONNECT TO CEILING SUPPORT CHANNELS. IN MASONRY AND POURED CONCRETE, RUN VERTICALLY ONLY.

MAINTAIN GROUNDING CONTINUITY OF INTERRUPTED METALLIC RACEWAYS WITH GROUND CONDUCTOR, AND IN FLEXIBLE CONDUIT FOR FEEDERS AND MOTOR TERMINAL CONNECTIONS.

EMPTY RACEWAYS OVER 10 FT LONG: PROVIDE FISH OR PULL WIRE, GALVANIZED OR NYLON ROPE.

RIGID STEEL CONDUIT SHALL BE PERMITTED FOR FEEDERS AND BRANCH CIRCUITS. PAINT MALE THREADS OF FIELD-THREADED CONDUIT WITH GRAPHITE-BASE PIPE COMPOUND AND BUTT CONDUIT ENDS. TOUCH UP MARRED SURFACES AND FIELD-CUT THREADS, CRC-COLD GALVANIZED. EMT SHALL BE PERMITTED FOR BRANCH CIRCUITS ONLY, IN DRY LOCATIONS, DRY WALLS, HUNG CEILINGS, HOLLOW BLOCK WALLS AND FURRED SPACES. EMT SHALL NOT BE PERMITTED IN RAISED FLOORS. FLEXIBLE STEEL CONDUIT SHALL BE UTILIZED FOR SHORT CONNECTIONS WHERE RIGID CONDUIT IS IMPRACTICAL. FROM OUTLET BOX TO RECESSED LIGHTING FIXTURE: PROVIDE MINIMUM 4 FT AND MAXIMUM 6 FT LENGTHS. FOR FINAL CONNECTION TO MOTOR TERMINAL BOX, TRANSFORMER AND OTHER VIBRATING EQUIPMENT: PROVIDE WITH POLYVINYL SHEATHING AND GROUND CONDUCTOR. MINIMUM LENGTH 18 IN. WITH SLACK. CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END. FOR EXPANSION JOINT CROSSINGS, CROSS AT RIGHT ANGLES AND ANCHOR ENDS.

CUT CONDUIT ENDS SQUARE. REAM SMOOTH. PAINT MALE THREADS OF FIELD THREADED RACEWAYS WITH GRAPHITE BASE PIPE COMPOUND. DRAW UP TIGHT WITH RACEWAY COUPLING.

ALL COUPLINGS SHALL BE COMPRESSION TYPE. NO SET SCREW FITTINGS.

EXPANSION FITTINGS SHALL BE INSTALLED AT RIGHT ANGLES WITH CLIP JOINT CENTERED IN EXPANSION JOINT. PROVIDE A LENGTH OF RUN IN ACCORDANCE MANUFACTURER'S RECOMMENDATIONS. PRESET FITTINGS SHALL ALLOW FOR TEMPERATURE VARIATION.

RACEWAYS PASSING THROUGH FIRE-RATED CONSTRUCTION: SEAL OPENING WITH FIRE SEALANT.

D. PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH NATIONAL ELECTRIC CODE ARTICLE 300.19. CABLE SUPPORTS SHALL UTILIZE A ONE-PIECE PLUG WITH POZI-GRIP WEDGING PLUG AS MANUFACTURED BY OZ-GEDNEY. TYPE SF SHALL BE USED FOR ARMORED CABLE.

INSTALL CABLE SUPPORTS AT THE TOP OF A VERTICAL RISE AND PROVIDE INTERMEDIATE ADDITIONAL SUPPORTS AS REQUIRED TO LIMIT SUPPORTED CONDUCTOR LENGTHS TO NOT GREATER THAN THOSE SPECIFIED IN TABLE 300.19(A).

ERECT WALL AND SWITCH OUTLETS IN ADVANCE OF FURRING AND FIREPROOFING. OUTLET BOXES SHALL BE SET SQUARE AND TRUE WITH BUILDING FINISH. SECURE TO BUILDING STRUCTURE BY ADJUSTABLE STRAP IRON OR GROUT IN WITH MASONRY. VERIFY OUTLET LOCATIONS IN FINISHED SPACES WITH ARCHITECTURAL DRAWINGS OF INTERIOR DETAILS AND FINISHES. PROVIDE BARRIERS BETWEEN SWITCHES CONNECTED TO DIFFERENT PHASES FOR VOLTAGES EXCEEDING 150 VOLTS TO GROUND.

PANEL, JUNCTION AND PULL BOXES SHALL BE LOCATED CLEAR OF OTHER TRADES. CONCEAL JUNCTION AND PULL BOXES IN FINISHED SPACES. WHERE NECESSARY, REROUTE RACEWAYS OR MAKE OTHER ARRANGEMENTS FOR CONCEALMENT. BOXES SHALL BE ACCESSIBLE. SUPPORT BOXES FROM BUILDING STRUCTURE, INDEPENDENT OF CONDUIT. PROVIDE FLOOR-TO-CEILING CHANNELS FOR MOUNTING ON DRYWALL AND LIGHTWEIGHT CONSTRUCTION. OUTLET BOXES FOR FIXTURES RECESSED IN HUNG CEILINGS SHALL BE ACCESSIBLE THROUGH OPENING CREATED BY REMOVAL OF FIXTURE. SECURE TO BLACK IRON SUPPORT. MOTOR TERMINAL BOXES: COORDINATE WITH MOTOR BRANCH CIRCUIT CONDUIT AND WIRING; ADD BOX VOLUME WHERE REQUIRED.

E. FIRE SEALANTS: PROVIDE FOR RACEWAYS AND WIRE PASSING THROUGH FLOOR SLOTS, SLEEVES OR OPENINGS IN FIRE-PARTITIONS ROOMS.

F. PERFORM CONTINUITY TESTS OF RESISTANCE OF FEEDER CONDUITS FROM SERVICE TO POINT OF FINAL DISTRIBUTION USING 1 CONDUCTOR RETURN. MAXIMUM RESISTANCE SHALL BE 25 OHMS.

10. WIRE AND CABLE:

A. PROVIDE WIRE AND CABLE COMPLETE WITH ACCESSORIES. SIZE REFERENCE SHALL BE AWG EXCEPT AS NOTED.

B. CONDUCTORS SHALL BE COPPER, ASTM STANDARD SOLID (NO. 10 AND SMALLER) OR STRANDED (NO. 8 AND LARGER). GENERAL USE CABLING SHALL BE NO. 12 MINIMUM. AT 120 VOLTS AND OVER 100 FT CIRCUIT LENGTH PROVIDE NO. 10 MINIMUM. AT 265 VOLTS AND OVER 200 FT CIRCUIT LENGTH PROVIDE NO. 10 MINIMUM.

C. CONTROL AND ALARM CABLING, EXCEPT AS NOTED, SHALL BE NO. 14 MINIMUM. AT 120 VOLTS AND OVER 200 FT CIRCUIT LENGTH PROVIDE NO. 12 MINIMUM. OTHER VOLTAGES AND PHASES: ADJUST CABLE SIZING AS REQUIRED TO MAINTAIN VOLTAGE DROP. INCREASE RACEWAY SIZES FOR LARGER WIRE AS REQUIRED.

D. INSULATION SHALL BE RUBBER AND THERMOPLASTIC MEETING ASTM AND IPCEA STANDARDS. TYPE THW OR THWN SHALL BE UTILIZED FOR FEEDERS AND BRANCH CIRCUITS EXCEPT AS NOTED. TYPE GFF-2 SHALL BE UTILIZED FOR BRANCH CIRCUITS LOCATED IN WIRING CHANNELS OF CONTINUOUS FLUORESCENT FIXTURES AND IN AMBIENT TEMPERATURES OVER 90 DEG C. FOR UNGROUNDED ISOLATED BRANCH CIRCUITS PROVIDE CROSS-LINKED POLYETHYLENE INSULATION (TYPE XHHW).

E. ARMORED CABLE (BX) SHALL BE UTILIZED FOR BRANCH CIRCUITS IN DRY HOLLOW LOCATIONS, HUNG CEILINGS, AND BLOCK WALLS. WHEN USED IN LIEU OF WIRING IN CONDUIT, STATE IN PROPOSAL THAT PRICE IS BASED UPON THE USE OF HOSPITAL GRADE "BX".

F. COLOR CODING SHALL BE AS FOLLOWS:

120/208 VOLT SYSTEM:
BLACK FOR A PHASE
RED FOR B PHASE
BLUE FOR C PHASE

1) NEUTRAL WIRE SHALL UTILIZE WHITE OUTER COVERING THROUGHOUT. EQUIPMENT GROUND WIRE SHALL UTILIZE GREEN OUTER COVERING THROUGHOUT.

WHERE COLOR-CODED CABLE IS NOT AVAILABLE, CERTIFY IN WRITING AND REQUEST PERMISSION TO OVERLAP CONDUCTORS WITH 6 IN. OF COLOR TAPING IN ACCESSIBLE LOCATIONS.

G. PROVIDE FLAMEPROOF LINEN OR FIBER TAGS IN ACCESSIBLE LOCATIONS. FOR FEEDERS INDICATE FEEDER NUMBER, SIZE, PHASE AND POINTS OF ORIGIN AND TERMINATIONS. FOR CONTROL AND ALARM WIRING INDICATE TYPE (CONTROL OR ALARM), SIZE OF WIRE, AND POINTS OF ORIGIN AND TERMINATIONS.

H. TERMINATIONS, SPLICES AND TAPS UNDER 600 VOLTS: COPPER CONDUCTORS NO. 10 AND SMALLER SHALL UTILIZE COMPRESSION-TYPE OF TWIST-ON SPRING-LOADED CONNECTORS AND CLEAR NYLON-INSULATED COVERING. COPPER CONDUCTORS NO. 8 AND LARGER SHALL UTILIZE MECHANICAL BOLTED PRESSURE OR HYDRAULIC COMPRESSION TYPE USING MANUFACTURER'S RECOMMENDED TOOLING. CABLE LUGS AND CONNECTORS SHALL UTILIZE COMPRESSION TYPE OF SAME METAL AS CONDUCTOR. PROVIDE TO MATCH CABLE, WITH MARKING INDICATING SIZE AND TYPE. COPPER LUG CONNECTIONS TO BUS BARS: USE ANTISEIZE COMPOUND ON TANG.

I. NOT MORE THAN 3 LIGHTING OR CONVENIENCE OUTLET CIRCUITS SHALL BE INSTALLED IN ONE CONDUIT UNLESS OTHERWISE INDICATED. PULL NO THERMOPLASTIC WIRES AT TEMPERATURES LOWER THAN 32 DEG F. PROVIDE SEPARATE RACEWAYS FOR CONDUCTORS OF 120/208 AND 265/460 VOLT SYSTEMS, EXCEPT 460 VOLT MOTOR BRANCH CIRCUIT WIRING AND RELATED 120 VOLT CONTROL WIRING. THERMOPLASTIC WIRES SHALL NOT BE INSTALLED IN COMPUTER AREA RAISED FLOORS.

J. LEAVE WIRES WITH SUFFICIENT SLACK TO PERMIT MAKING FINAL CONNECTIONS.

K. PERFORM CONTINUITY AND INSULATION TESTS. MEGGER TEST 100 PERCENT OF FEEDERS, 10 PERCENT OF BRANCH CIRCUITS AND ALL MOTOR BRANCH CIRCUITS OVER 25 HP.

PERFORM TESTS PRIOR TO CONNECTING EQUIPMENT AND IN PRESENCE OF AUTHORIZED REPRESENTATIVES. SUBMIT WRITTEN REPORT OF RESULTS. CORRECT OR REPLACE CABLE TESTING BELOW MANUFACTURER'S STANDARDS.

11. WIRING DEVICES:

A. WIRING DEVICES SHALL BE SPECIFICATION GRADE UNLESS OTHERWISE SPECIFIED. ALL DEVICES SHALL BE FLUSH MOUNTED, UNLESS OTHERWISE NOTED. PROVIDE COMPLETE MATERIAL AND ACCESSORIES AS NOTED.

B. LOCAL WALL SWITCHES SHALL BE ROCKER TYPE, QUIET OPERATING, RATED 20 AMP, 120/277 VOLT, AC. SIMILAR TO LEVITON DECORA SERIES A5621 (SINGLE POLE), A5623 (3-WAY) AND A5624 (4-WAY).

C. DEVICE PLATES: SEE ARCHITECT FOR TYPE. FOR RECEPTACLES WITH OTHER THAN 120 VOLT, INSCRIBED VOLTAGE AVAILABLE.

D. COLORS: COORDINATE COLORS WITH ARCHITECT.

E. MOUNTING ORIENTATION OF RECEPTACLES (HORIZONTAL OR VERTICAL): COORDINATE WITH ARCHITECT.

12. LIGHTING FIXTURES:

A. FIXTURES TO BE AS SPECIFIED BY ARCHITECT AND SHALL BE COMPLETELY FACTORY ASSEMBLED, WIRED AND EQUIPPED WITH ALL NECESSARY SOCKETS, BALLASTS, SUPPORTING HARDWARE AND ACCESSORIES. REFER TO DRAWINGS FOR INDIVIDUAL FIXTURE DESCRIPTIONS.

B. FIXTURE CATALOG NUMBERS USED TO ILLUSTRATE EQUIPMENT TYPE DO NOT NECESSARILY DENOTE REQUIRED MOUNTING EQUIPMENT OR ACCESSORIES. PROVIDE ACCESSORIES TO SUIT.

C. BALLAST: CLASS P, HIGH POWER FACTOR, LOWEST AVAILABLE NEMA RATED NOISE LEVEL, E11 AND CBM APPROVED. ENERGY SAVING TYPE. TRIGGER START FOR 24-INCH LAMPS AND RAPID START FOR 48-INCH. TWO LAMP BALLASTS; NO THREE LAMP BALLASTS. BALLASTS SHALL BE ADVANCE MAGNETEK, UNIVERSAL OR EQUAL.

D. LED DRIVERS SHALL BE ELECTRONIC TYPE, LABELED AS COMPLIANT WITH RADIO FREQUENCY INTERFERENCE (RFI) REQUIREMENTS OF FCC TITLE 47, PART 15 AND COMPLY WITH NEMA SSL 1 "ELECTRONIC DRIVERS FOR LED DEVICES, ARRAYS OR SYSTEMS". LED DRIVERS SHALL HAVE A SOUND RATING OF "A", HAVE A MINIMUM EFFICIENCY OF 85% AND BE RATED FOR A THD OF LESS THAN 20% AT ALL INPUT VOLTAGES.

E. DIMMABLE LED DRIVERS SHALL BE CAPABLE OF DIMMING WITHOUT LED STROBING OR FLICKER ACROSS THEIR FULL DIMMING RANGE. PROVIDE TYPE OF LED DRIVER AS PER LIGHTING FIXTURE SCHEDULE. DIMMABLE LED DRIVERS SHALL BE 0-10V WHERE NOT INDICATED.

F. CONTINUOUS ROW, TWO LAMP STRIP FIXTURES SHALL BE STAGGERED TYPE.

G. FLUORESCENT LIGHTING FIXTURES, INCLUDING GENERAL CONSTRUCTION, LAMPS AND BALLASTS SHALL CONFORM TO THE ENERGY EFFICIENCY REQUIREMENTS OF CONSOLIDATED EDISON CO. AND QUALITY FOR A UTILITY REBATE TO OWNER UNDER CON EDISON'S ENLIGHTENED ENERGY LIGHTING REBATE PROGRAM. CONTRACTOR SHALL COORDINATE REBATE PROGRAM WITH CON EDISON AND ARRANGE FOR CON EDISON TO PERFORM A SURVEY TO INVENTORY ALL EXISTING FIXTURES PRIOR TO DEMOLITION.

H. EXIT SIGNS SHALL BE PRECISION DIE-CAST ALUMINUM HOUSING WITH LASER-FORMED ACRYLIC LEGEND. EXIT SIGNS SHALL COMPLY WITH UL 924 AND BE MEA APPROVED FOR USE IN CHELSEA CITY, AC POWERED WITH PREMIUM LONG-LIFE NICKEL CADMIUM BATTERY WITH STANDARD UL LISTED 3-HOUR RUN TIME. PROVIDE WITH INTEGRAL AUTOMATIC CHARGER IN A SELF CONTAINED POWER PACK. LED INDICATOR WITH PUSH TO TEST SWITCH.

13. GROUNDING AND BONDING:

A. PROVIDE GROUNDING SYSTEM IN ACCORDANCE WITH (NATIONAL ELECTRICAL CODE AND THESE SPECIFICATIONS. THE WIRING SYSTEM SHALL BE INSTALLED AS REQUIRED TO PROVIDE A CONTINUOUSLY GROUNDED SYSTEM. WHERE FLEXIBLE CONDUIT IS USED FOR PART OF A CONDUIT RUN, EXCEPT LIGHTING BRANCH CIRCUITS, AN INSULATED GROUNDING CONDUCTOR SHALL BE PROVIDED IN THE CONDUIT AND CONNECTED TO GROUNDING BUSHINGS AT EACH END OF THE RUN.

B. USE EXOTHERMIC WELDING PROCESS FOR INACCESSIBLE CONNECTIONS.

C. EXTEND EXISTING SYSTEM GROUND TO INCLUDE ALL THE ELECTRICAL EQUIPMENT IN THE SCOPE OF WORK.

D. WHERE FLEXIBLE METALLIC CONDUIT IS USED AN INTERNAL BONDING CONDUCTOR SHALL BE INSTALLED.

E. IN ADDITION, FURNISH A SEPARATE INSULATED GREEN EQUIPMENT GROUND CONDUCTOR WHERE INDICATED ON DRAWINGS AND FOR THE FOLLOWING BRANCH CIRCUITS:

1) CIRCUITS SERVING ANY WALL BOX DIMMER.

2) CIRCUITS SERVING ANY ISOLATED GROUND RECEPTACLES. TERMINATE GROUND DIRECTLY AT AN EQUIPMENT GROUNDING CONDUCTOR TERMINAL OF THE SOURCE AT THE SOURCE , OR AS OTHER WISE NOTED ON DRAWINGS.

3) CIRCUITS SERVING ANY DUPLEX OR SIMPLEX COMPUTER RECEPTACLES

4) ANY CIRCUIT SERVED VIA AN ISOLATION TRANSFORMER OR COMPUTER POWER DISTRIBUTION UNIT.

14. PANELBOARDS:

A. PANELBOARDS SHALL BE OF THE DEAD FRONT TYPE MANUFACTURED IN CODE GAUGE AND SIZE BOXES FOR MOUNTING AS INDICATED ON PLANS COMPLETE WITH TRIM, DOORS AND LOCKS. ALL LOCKS SHALL BE KEYED ALIKE.

B. CIRCUIT BREAKERS SHALL BE OF THE BOLT-ON THERMAL MAGNETIC MOLDED CASE TYPE, AND SHALL HAVE THE TRIP RATINGS AND NUMBER OF POLES SHOWN IN SCHEDULES ON THE CONTRACT DRAWINGS. FOR BLANK (SPACE) COMPARTMENTS, PROVIDE FULL RATED BUS. MINIMUM GUTTER SPACES SHALL BE 5-3/4", SIDES, TOP AND BOTTOM, INCREASE FOR THROUGH FEEDERS. PROVIDE 25% COPPER GROUND BUS AND 100% COPPER NEUTRAL BUS AND INCREASE NEUTRAL BUS INDICATED.

C. LOCKING TABS SHALL BE PROVIDED ON ALL CIRCUIT BREAKERS SERVING EMERGENCY LIGHTING, FIRE ALARM SYSTEM, SECURITY SYSTEMS AND OTHER EMERGENCY OR CRITICAL EQUIPMENT AND AS NOTED ON THE CONTRACT DRAWINGS. A TOTAL OF 5 SPARE LOCKING TABS SHALL BE FURNISHED TO THE OWNER.

D. BUSES SHALL BE HARD DRAWN COPPER OF 98 PERCENT CONDUCTIVITY AND SHALL HAVE CROSS SECTIONAL AREAS LARGE ENOUGH TO LIMIT THE TEMPERATURE RISE, WHEN CARRYING FULL LOAD, TO 35 DEGREES C. ABOVE AN AMBIENT INSIDE THE ENCLOSURE OF 55 DEGREES C. AS DEFINED IN IEEE STANDARD RULES. MAIN BUS CAPACITY SHALL BE AS SHOWN ON THE CONTRACT DRAWINGS.

E. ENCLOSURES SHALL BE SURFACE OR FLUSH AS INDICATED. TRIMS SHALL BE SECURED TO PANEL WITH MACHINE SCREWS. COVERS SHALL BE HINGED DOOR-IN-DOOR CONSTRUCTION WITH CYLINDER LOCKS AND CATCHES. LOCKS MUST BE COMPATIBLE WITH BUILDING STANDARD KEY SYSTEM AND WHEN NONE EXISTS, THEY SHALL BE SIMILAR TO A YALE NO. 911 KEY.

F. DISTRIBUTION AND SUB-DISTRIBUTION PANELBOARD SHALL BE A MINIMUM OF 30" WIDE AND 10" DEEP.

G. ALL STANDARD PANELBOARDS SHALL BE A MINIMUM OF 20" WIDE AND 5 3/4" DEEP.

H. FURNISH ALL PANELBOARDS WITH FEED-THRU LUGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

I. ALL NEW PANELBOARDS SHALL BE PROVIDED WITH AN ENGRAVED WHITE CORE LAMACOID NAMEPLATE, WITH 3/4 IN. WHITE LETTERING ON A BLACK BACKGROUND, WITH DESIGNATION LISTED (PANELBOARD NAME), FASTENED WITH EPOXY CEMENT OR OVAL HEAD CHROME PLATED MACHINE SCREWS.

J. THE CIRCUIT DIRECTORY SHALL BE TYPEWRITTEN AND PROVIDED INSIDE EACH PANEL DOOR TO INDICATE EQUIPMENT AND/OR AREA SERVED. DIRECTORY HOLDER SHALL BE METAL FRAME WITH CLEAR PLASTIC, TRANSPARENT COVER. THE TYPEWRITTEN LIST INDICATING CIRCUIT NUMBERS, OUTLETS SUPPLIED AND THEIR LOCATIONS SHALL BE PROVIDED.

K. TIE-BARS SHALL NOT BE USED TO CREATE MULTI-POLE CIRCUITS. MAXIMUM 42 CIRCUITS ALLOWED.

L. ONLY ONE WIRE SHALL BE INSTALLED UNDER EACH CIRCUIT BREAKER LUG.

M. SHORT CIRCUIT RATING OF PANELBOARDS SHALL NOT BE LESS THAN AS INDICATED ON THE CONTRACT DRAWINGS OR SPECIFIED HEREIN, WHERE NOT INDICATED OR SPECIFIED THE MINIMUM SHORT CIRCUIT RATING SHALL BE EQUAL TO THE INTERRUPTING CAPACITY OF THE LOWEST RATED CIRCUIT BREAKER IN THE PANELBOARD, BUT IN NO CASE LESS THAN 10,000 AMPERES R.M.S. SYMMETRICAL FOR 208Y/120 VOLT SYSTEM AND 14,000 AMPERES R.M.S. SYMMETRICAL FOR 480Y/277 VOLT SYSTEM. SERIES RATED PANELBOARDS SHALL BE USED TO ACHIEVE REQUIRED SHORT CIRCUIT RATINGS.

N. FOR ALL EXISTING PANELBOARDS, CONTRACTOR SHALL PROVIDE NEW CIRCUIT BREAKERS TO REPLACE EXISTING AS REQUIRED AS INDICATED ON DRAWINGS.

15. TELEPHONE/ DATA/ TELEVISION CABLING SYSTEM

A. PROVIDE COMPLETE SYSTEM CONSISTING OF CABLING/ WIRING, OUTLETS BOXES, SLEEVES AND FISHWIRES AS REQUIRED.

B. EQUIPMENT SHALL BE LATEST MODEL YEAR AVAILABLE IN ACCORDANCE WITH UTILITY COMPANY AND TV PROVIDE REQUIREMENTS.

C. OUTLETS SHALL BE:

1) WALL: 4 IN. SQUARE WITH REDUCING COVER

D. CABLE SHALL BE COMPOSITE CABLE, BELDEN 53530F, MEETING ANSI/TIA/EIA-570-B RESIDENTIAL INFRASTRUCTURE GRADE 2 WIRING REQUIREMENTS CONSISTING OF:

1) COAXIAL: (2) RG6 DUOBOND PLUS SHIELD - 3.0GHZ
2) DATA: (2) CAT6 - 24AWGUTP, NEC CMR RATED, 3RD PARTY VERIFIED TO TIA/EIA-568-B 2.1
3) FIBER OPTIC: 62.5/125 NM MULTIMODE FIBER OPTIC CABLE

E. RUN COMPOSITE CABLE FROM EACH DATA, TELEPHONE OR TELEVISION LOCATION TO 'NID' BOX IN APARTMENT OR AS INDICATED ON DRAWINGS IF DIFFERENT.

Attachment: Complete Class 8 Application Rainbow Cone Flossmoor - Rainbow Cone Class 8 Request - 19805 Crawford Avenue

19781 Crawford Avenue, Flossmoor, Illinois

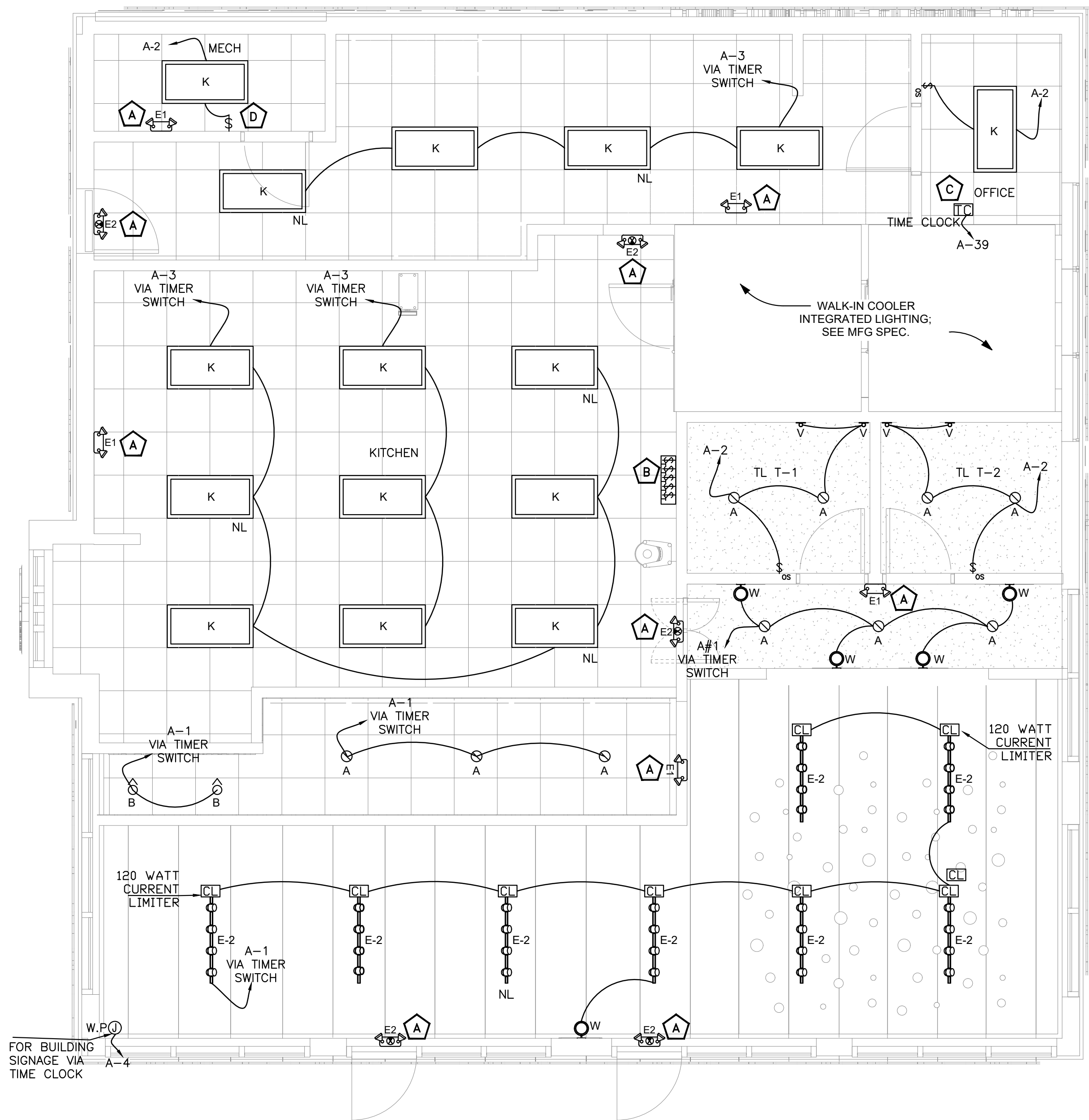
ELECTRICAL SPECIFICATIONS SHEET 2 OF 2

E003

Scale

1/4" = 1'-0"

Packet Pg. 129



1 ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LIGHTING PLAN KEYED WORK NOTES:

- A** CONNECT ALL EMERGENCY EGRESS LIGHTING AND NIGHT LAMP FIXTURES TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF ALL SWITCHING AND CONTROLS PER STATE AND LOCAL CODES.
- B** COORDINATE EXACT LOCATION OF TIMER SWITCH BANK WITH OWNER/ARCHITECT, PROVIDE DIMMERS IF REQUIRED BASE BID ACCORDINGLY.
- C** E.C. TO COORDINATE THE BUILDING SIGNAGE CONNECTION REQUIREMENTS WITH SIGN VENDOR. BASE BID ACCORDINGLY.
- D** LIGHTING CONTROL IN THE ROOM SHALL NOT BE WITH AUTOMATIC MEANS AS PER NEC 110.26(D).

ELECTRICAL LIGHTING PLAN GENERAL NOTES:

1. VERIFY ALL LUMINAIRE COLORS, TRIMS, LENGTHS, ETC. WITH THE ARCHITECT PRIOR TO PLACING FINAL PURCHASE ORDERS. SUBMISSION OF SHOP DRAWINGS WILL BE INTERPRETED AS HAVING BEEN COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
2. PROVIDE ALL LENGTHS, FEEDS, ACCESSORIES, CONNECTORS, WIRING, POWER SUPPLIES, DRIVERS ETC. FOR A COMPLETE INSTALLATION. THE E.C. SHALL VERIFY THE COMPLETE BILL OF MATERIAL WITH MANUFACTURER'S REPRESENTATIVE AND ENSURE ALL EQUIPMENT ARE INCLUDED IN BID PRICE. COORDINATE INSTALLATION WITH ARCHITECTURAL DETAILS.
3. VERIFY FINAL LUMINAIRE LOCATIONS WITH OTHER CEILING MOUNTED EQUIPMENTS SUCH AS DIFFUSER WITH ARCHITECTURAL REFLECTED CEILING PLANS.
4. VERIFY EXACT MOUNTING HEIGHT AND LOCATIONS OF ALL WALL MOUNTED LUMINAIRE WITH ARCHITECTURAL PLANS AND ELEVATIONS PRIOR TO ROUGH-IN.
5. CURRENT LIMITERS REQUIRED FOR THE TRACK LIGHTING SHALL BE COORDINATED WITH THE LIGHTING VENDOR. BASE BID ACCORDINGLY.

19781 Crawford Avenue, Flossmoor, Illinois

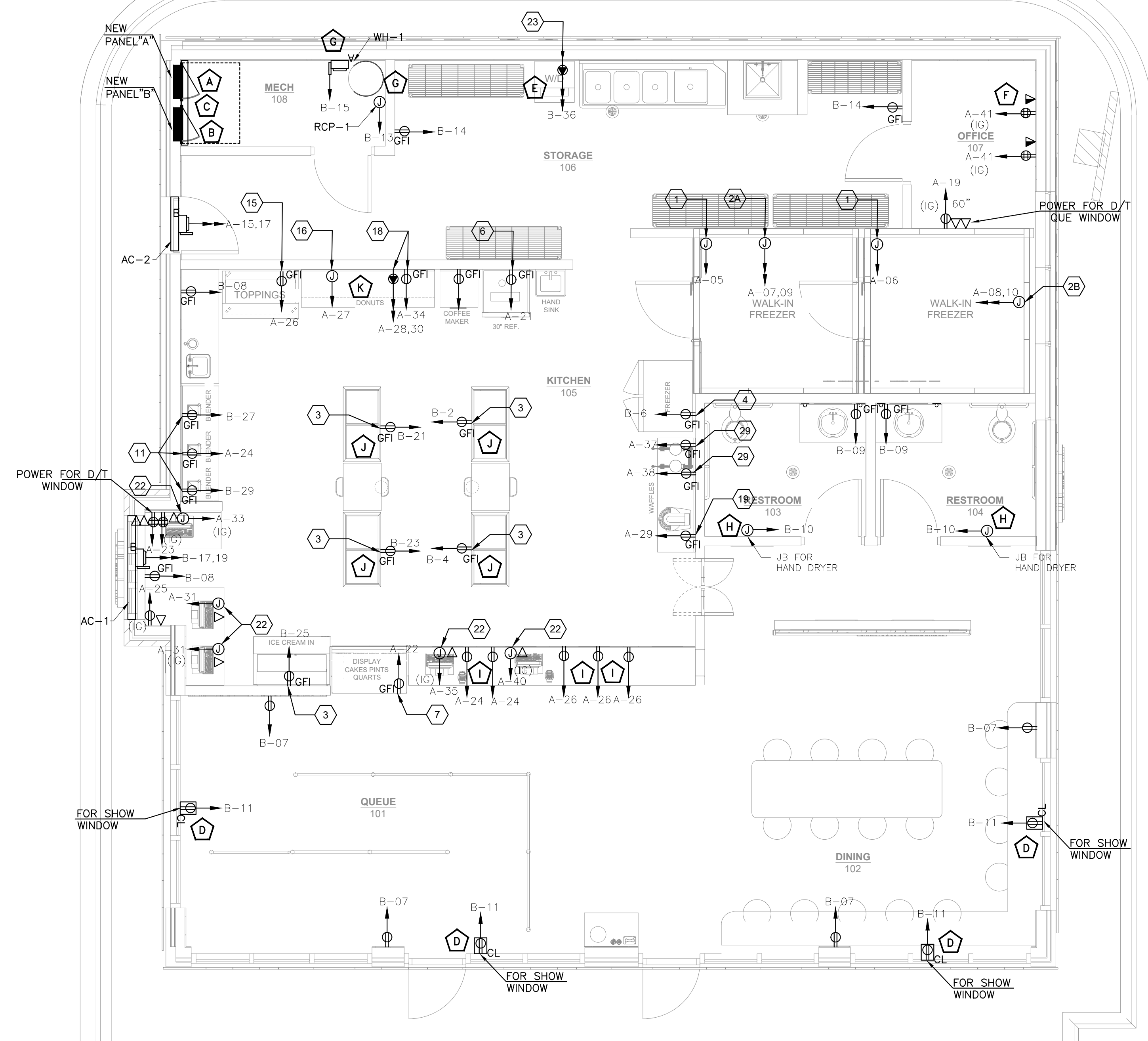
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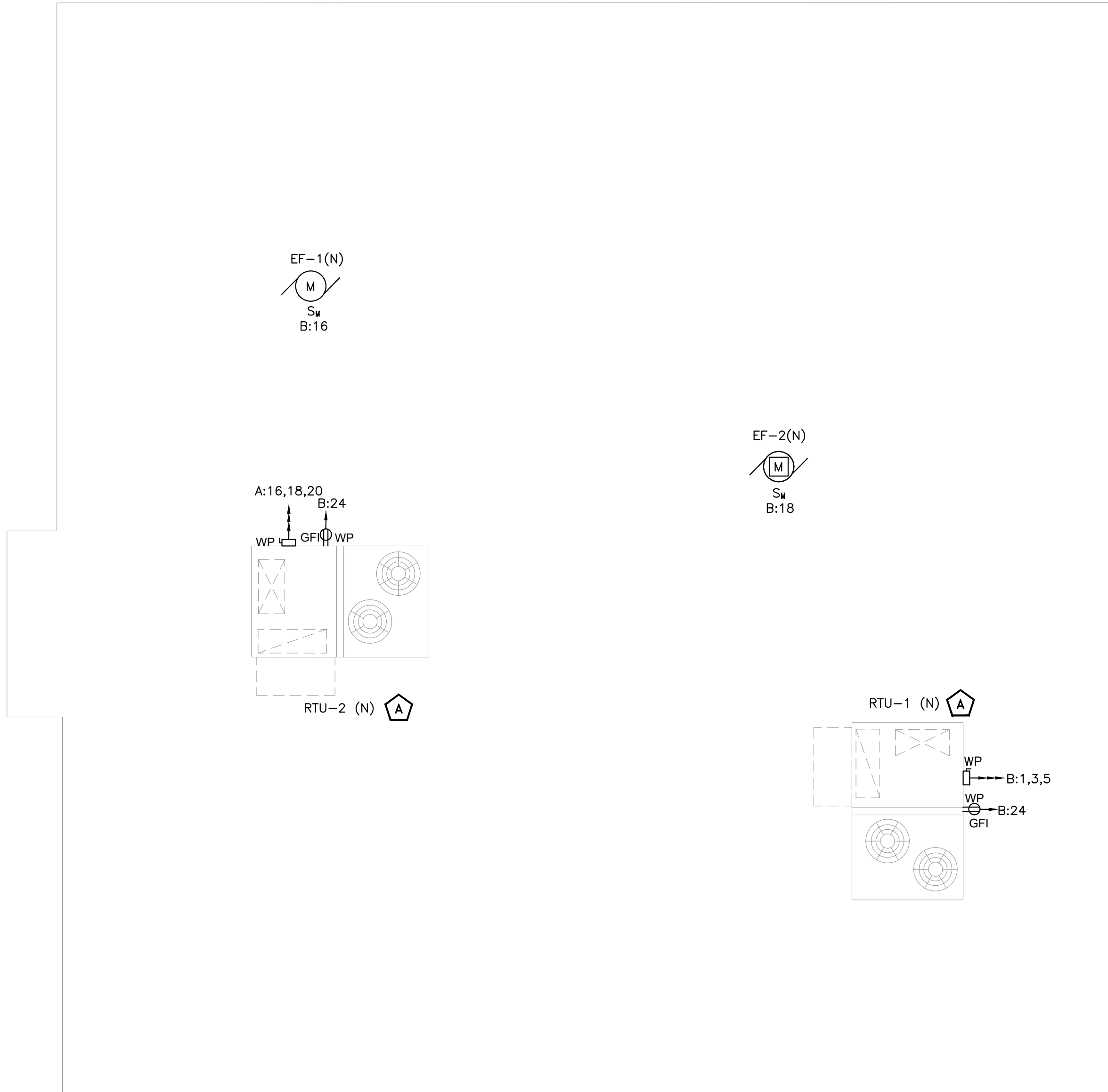
ELECTRICAL
POWER PLAN

E100

Scale

1/4" = 1'-0"

[illegible]



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

ELECTRICAL POWER PLAN GENERAL NOTES:

A E.C. TO COORDINATE THE EXACT LOCATION AND ELECTRICAL REQUIREMENT OF MECHANICAL EQUIPMENTS WITH MECHANICAL CONTRACTOR. PROVIDE THE ELECTRICAL CONNECTION AS PER FINAL SELECTION OF MECHANICAL EQUIPMENTS IN FIELD. INFORM ENGINEERS FOR ANY DISCREPANCY FOUND BEFORE COMMENCING ANY WORK.

B EXHAUST FANS FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. E.C. SHALL COORDINATE FOR SWITCHING AND CONTROLS AND PROVIDE ALL NECESSARY WIRING REQUIRED.

GENERAL NOTES:

1. COORDINATE EXACT LOCATION OF HVAC EQUIPMENTS WITH MECHANICAL CONTRACTOR.

2. ELECTRICAL CONTRACTOR SHALL COORDINATE DISCONNECT AND FUSE REQUIREMENT FOR MECHANICAL UNIT WITH MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED. COORDINATE LOCATION OF DISCONNECT WITH MANUFACTURER AND MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. LOCATE AS REQUIRED TO MAINTAIN NEC CLEARANCES.

19781 Crawford Avenue, Flossmoor, Illinois

No.	Description	Date

POWER PLAN

E200

BUILDING/PROJECT SPECIFICATIONS, APPLICABLE CODES AND STANDARDS.

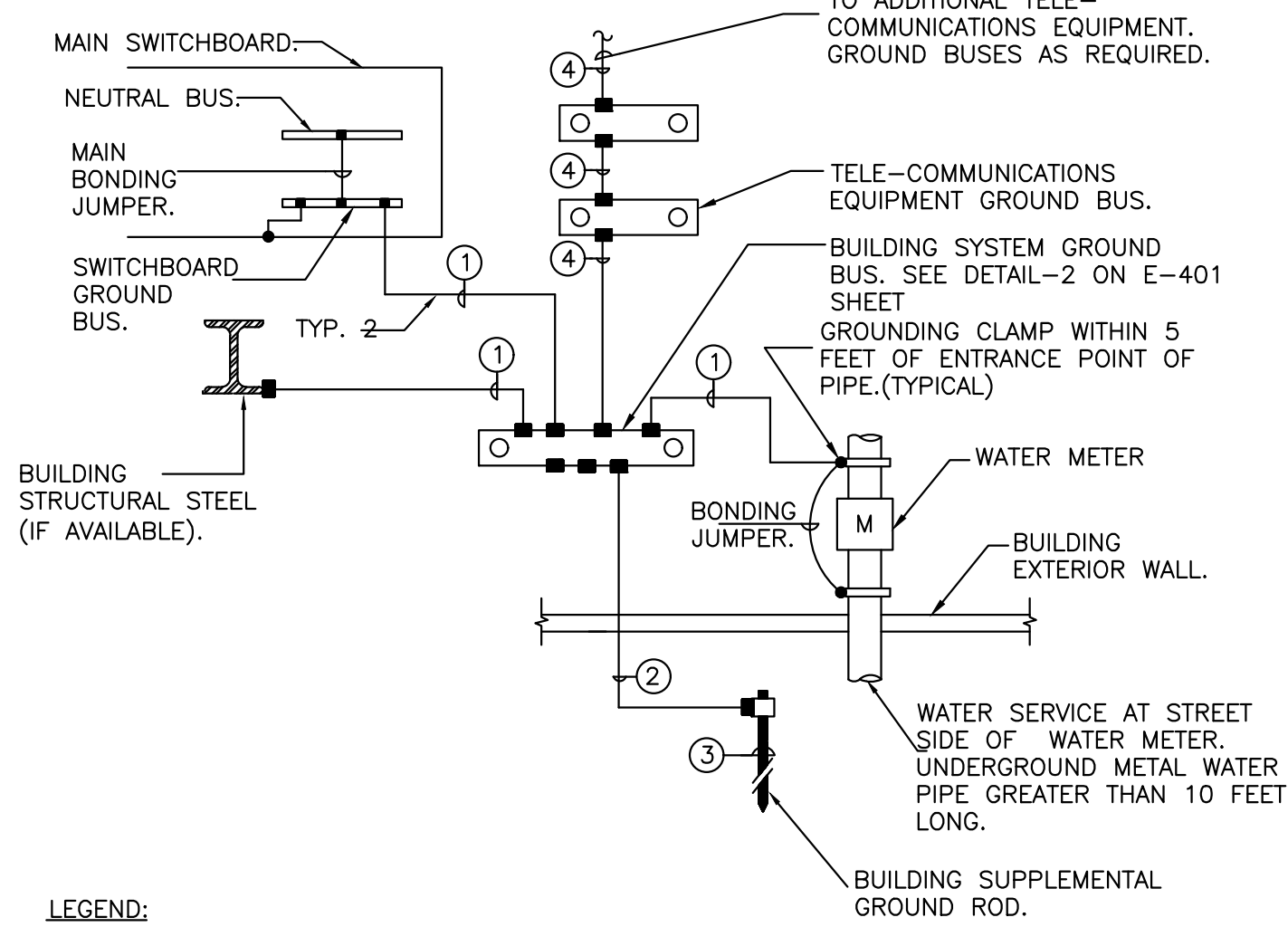
NUMBER OF HANGER RODS SHALL BE REQUIRED FOR PROPER SUPPORT (MIN. OF 2).

CONDUIT (TYP.)

UNISTRUT UNI-CLIP CLAMP, USE FOR ELEC. CONDUIT

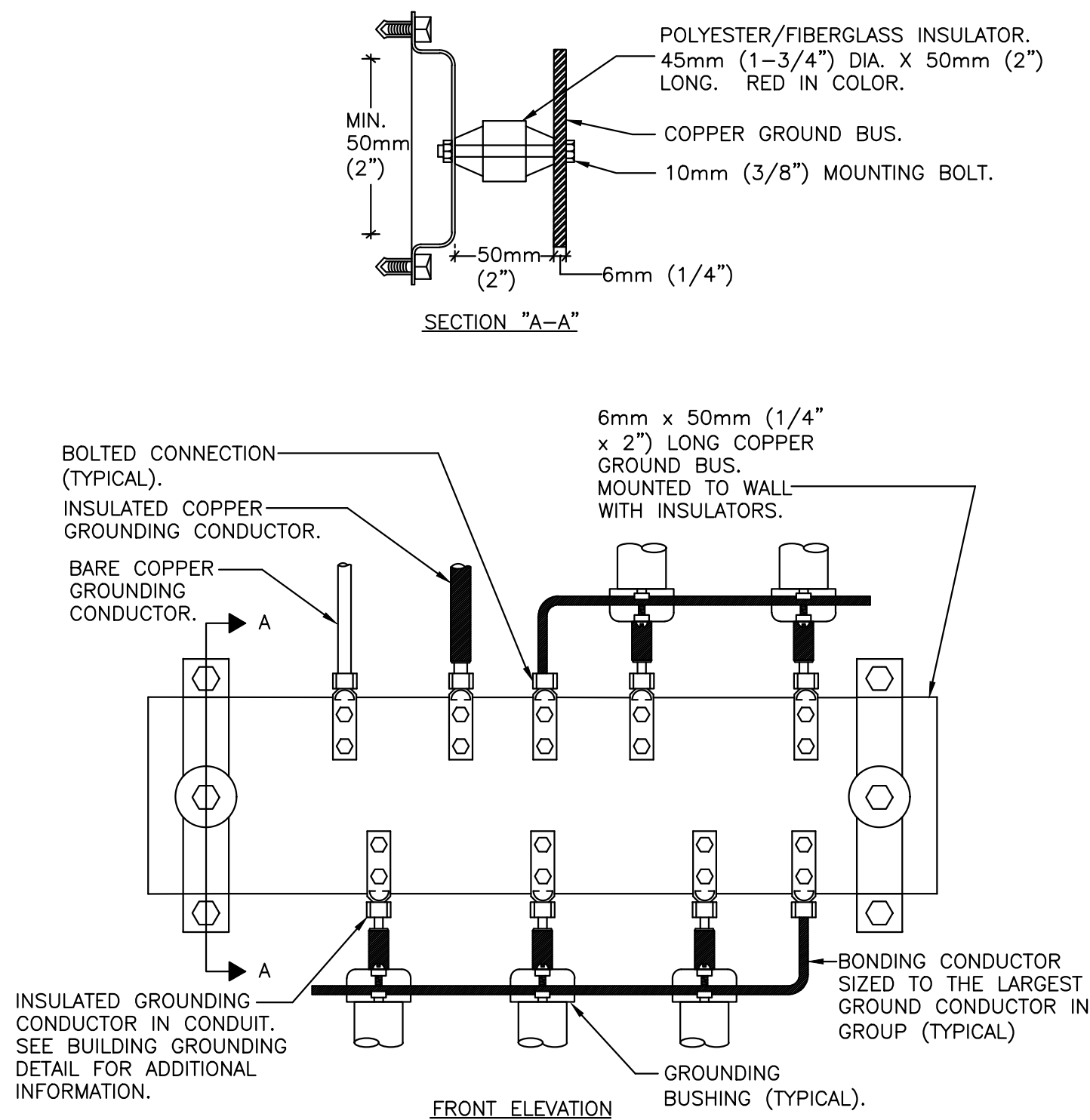
CHANNEL SUPPORT (TYP.)

1. ALL CONDUIT MAY BE COMBINED ON SAME SUPPORT CHANNEL WHERE PRACTICAL.
2. SUPPORT CHANNEL LENGTH SHALL NOT BE DETERMINED UNTIL ALL PIPING, CONDUIT, ETC. TO BE SUPPORTED IS COORDINATED.
3. SUPPORT CHANNEL SPACING SHALL BE NO MORE THAN 10'-0".
4. UNISTRUT AND CONDUIT INSTALLATION MAY BE REVERSED.



- INDICATES BOLTED CONNECTION.
- INDICATES EXOTHERMIC WELD CONNECTION, COMPATIBLE WITH MATERIALS BEING JOINED.

- ① INSULATED COPPER GROUNDING ELECTRODE CONDUCTOR IN CONDUIT SIZED AS PER NEC ARTICLE 250.66.
- ② 4/0 AWG BARE COPPER GROUND CONDUCTOR.
- ③ 3/4" x 10'-0" INSULATED COPPER-CLAD GROUND ROD DRIVEN WITH TOP 12" BELOW GRADE.
- ④ 2/0 AWG INSULATED COPPER GROUND CONDUCTOR IN 30mm CONDUIT.



1. REFER TO BUILDING GROUNDING ELECTRODE SYSTEM DETAIL FOR EXACT CONFIGURATION.

2 BUILDING ELECTRICAL SYSTEMS GROUND BUS

E-400 N.T.S

1. WHEN SENSOR ACTIVATES, LOAD TURNS ON.
2. LOAD TURNS OFF, WHEN SENSOR TIMES OUT.

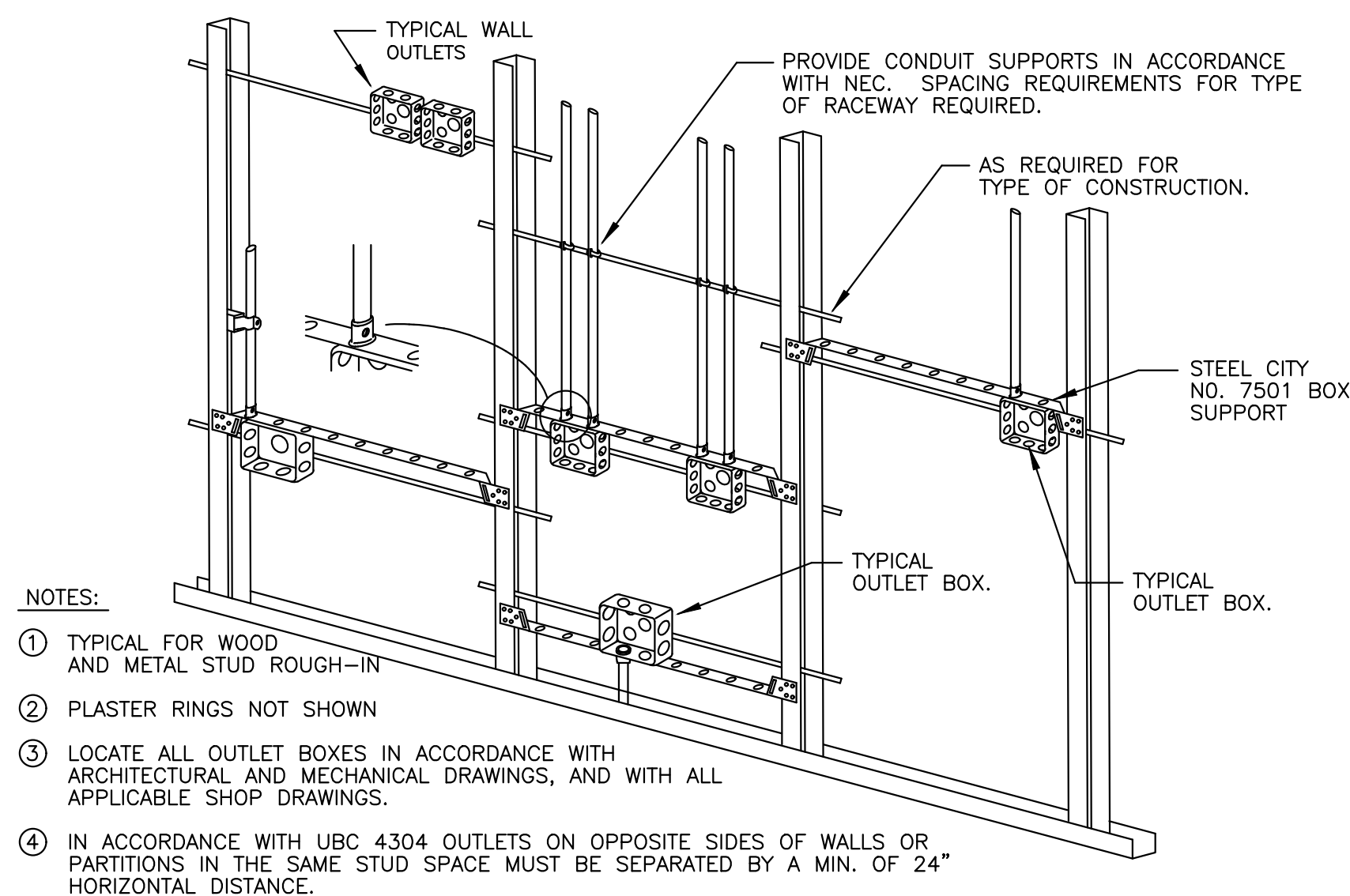
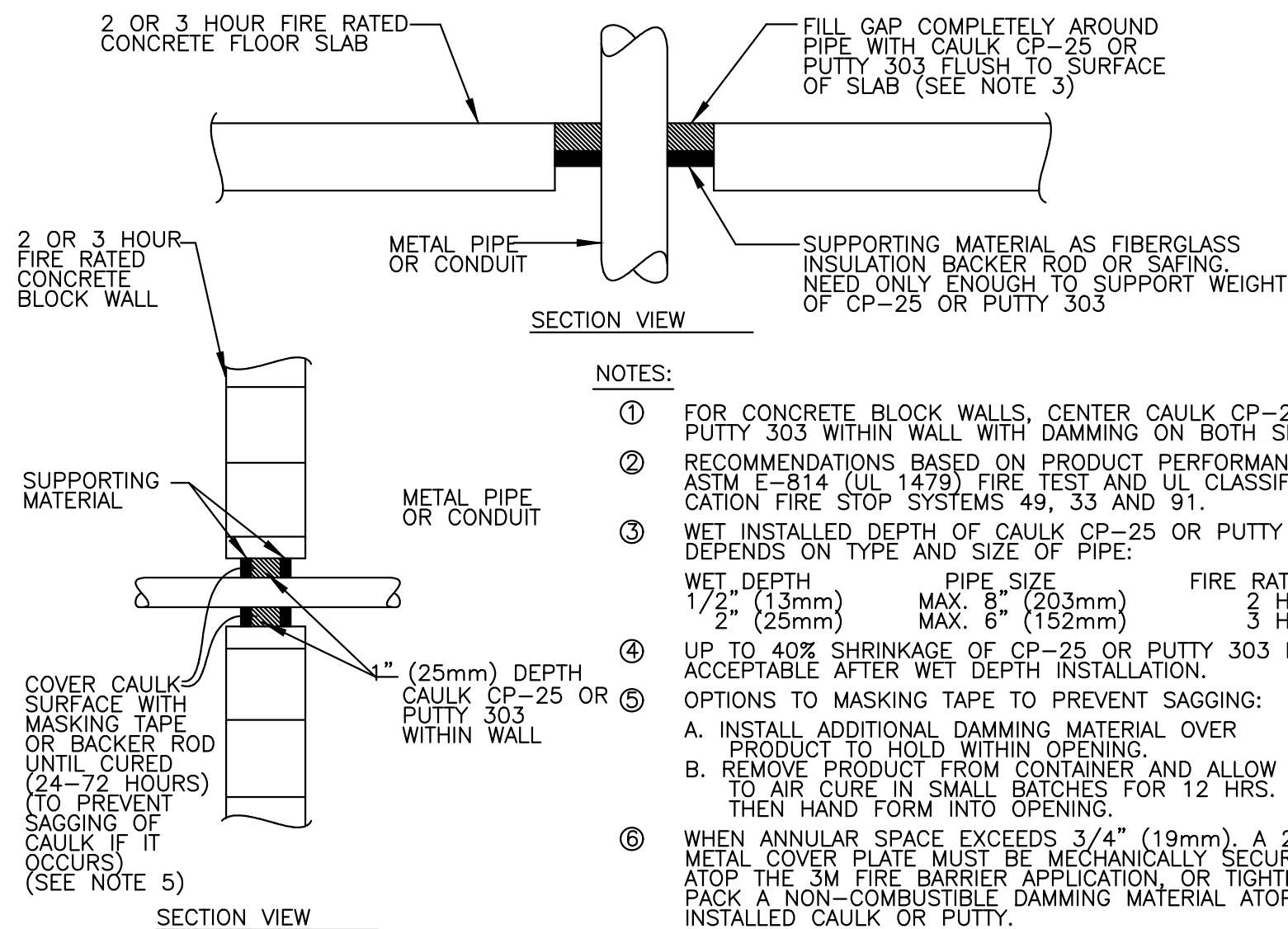
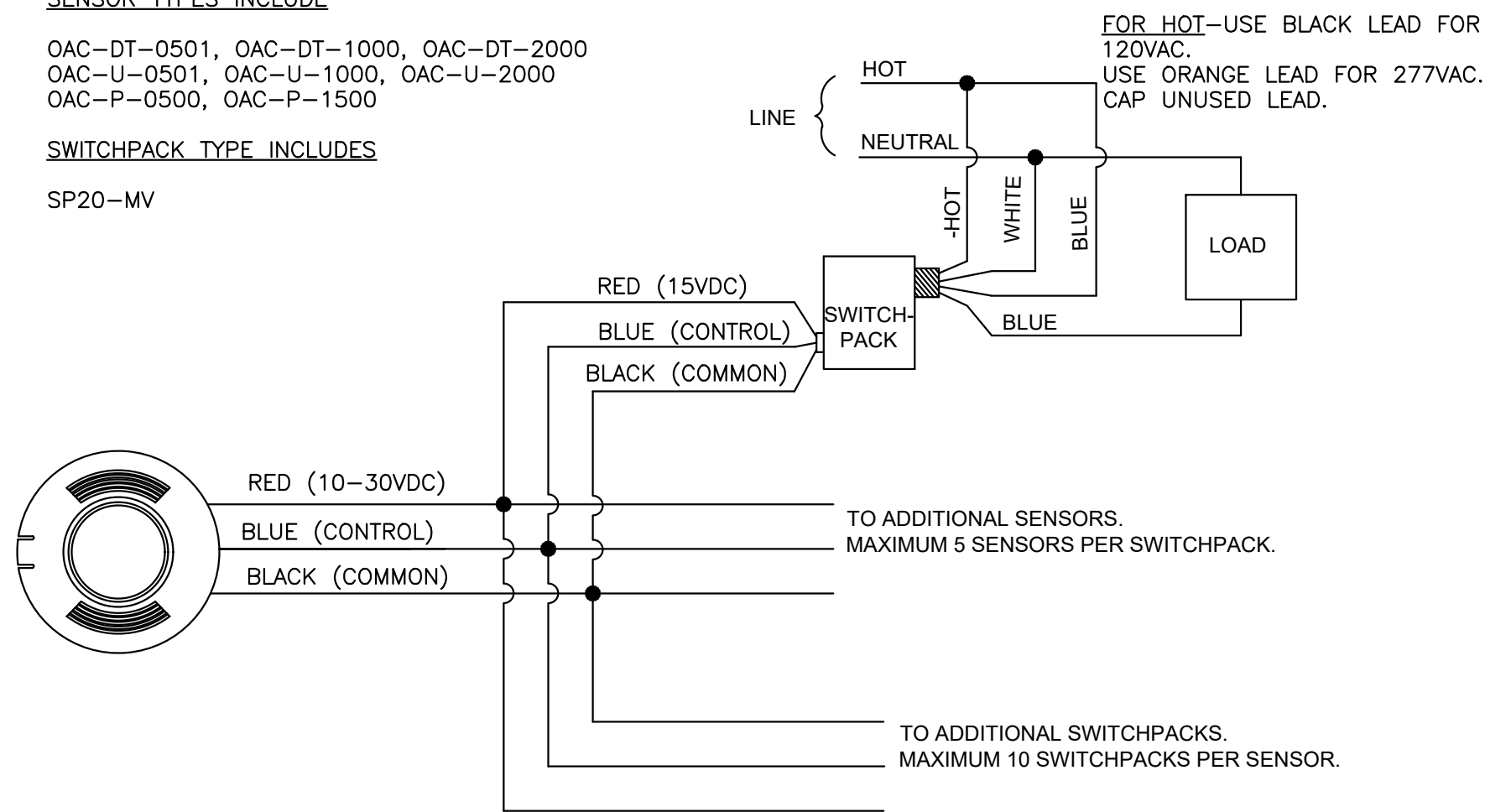
18-3 AWG STRANDED WIRE SHIELDED OR NON-SHIELDED

OAC-DT-0501, OAC-DT-1000, OAC-DT-2000
OAC-U-0501, OAC-U-1000, OAC-U-2000
OAC-P-0500, OAC-P-1500

LINE { HOT

USE BLACK LEAD FOR 120VAC.
USE ORANGE LEAD FOR 277VAC.
CAP UNUSED LEAD.

SP20-MV



① TYPICAL FOR WOOD AND METAL STUD ROUGH-IN

② PLASTER RINGS NOT SHOWN

③ LOCATE ALL OUTLET BOXES IN ACCORDANCE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS, AND WITH ALL APPLICABLE SHOP DRAWINGS.

④ IN ACCORDANCE WITH UBC 4304, OUTLETS ON OPPOSITE SIDES OF WALLS OR PARTITIONS IN THE SAME STUD SPACE MUST BE SEPARATED BY A MIN. OF 24" HORIZONTAL DISTANCE.

1 E-400 NTS

DETAIL TYPICAL ROUGH-IN REQUIREMENTS

Date	19781 Crawford Avenue, Flossmoor, Illinois
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Attachment: Complete Class 8 Application Rainbow Cone Flossmoor (Rainbow Cone Class 8 Request - 19005 Crawford Avenue)

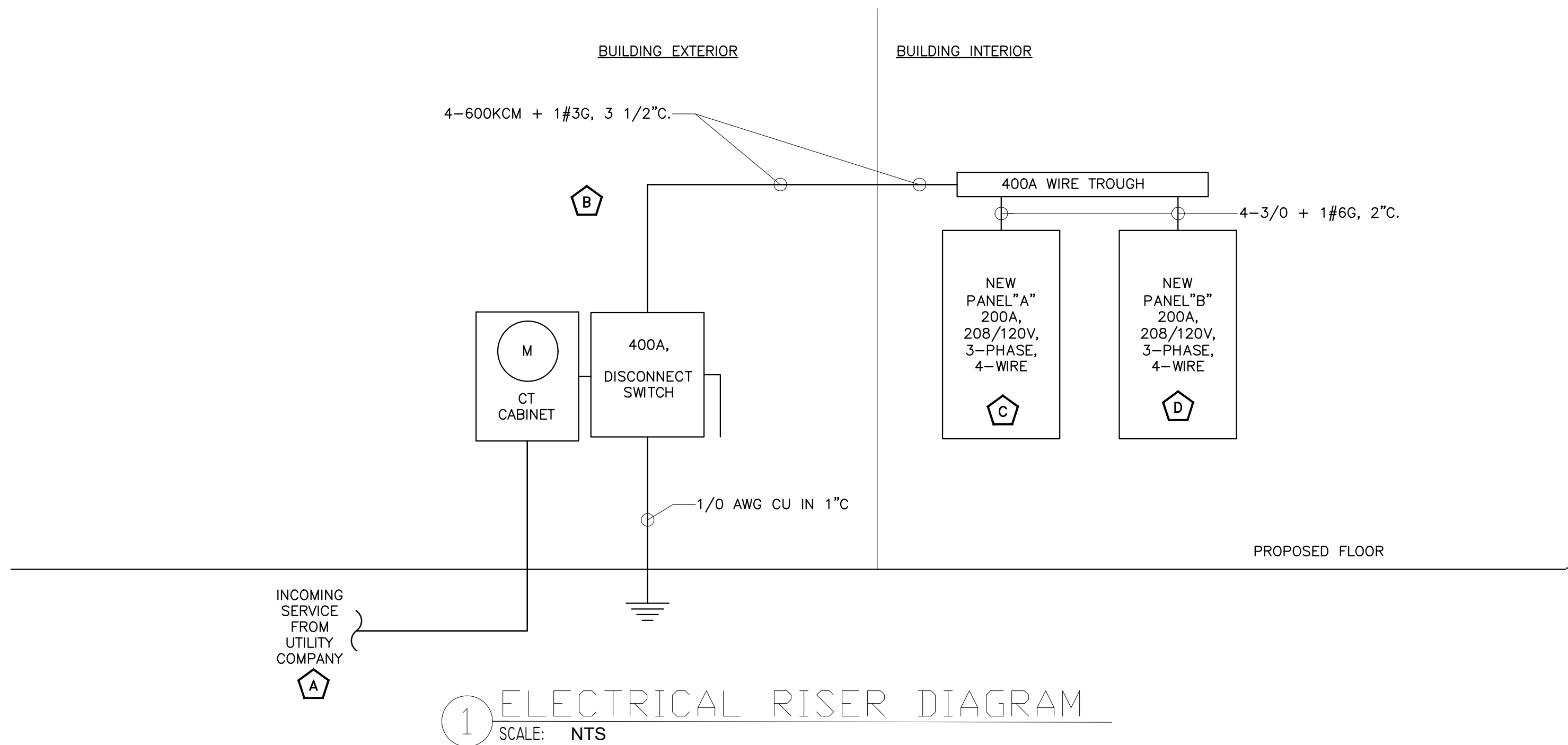
19781 Crawford Avenue, Flossmoor, Illinois

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ELECTRICAL DETAIL SHEET 1 OF 2

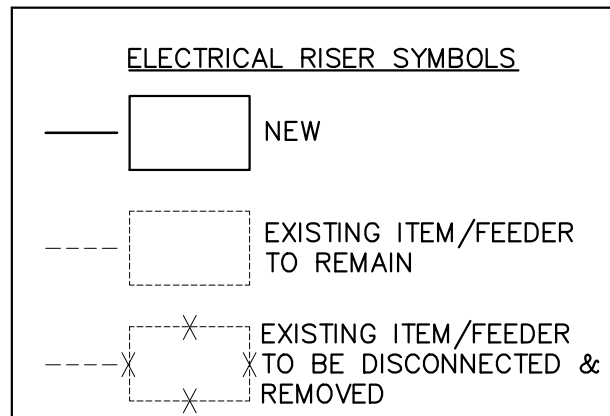
E400

$$1/4" = 1'-0"$$



ELECTRICAL RISER KEYED NOTES

- | | |
|----------|--|
| A | NEW 400A, 120/208V, 3-PHASE, 4-WIRE ELECTRICAL SERVICE FOR THE PROPOSED PROJECT SPACE FROM THE UTILITY TRANSFORMER. E.C. SHALL COORDINATE EXACT LOCATION WITH OWNER/UTILITY COMPANY IN FIELD AND APPLY TO THE UTILITY COMPANY. BASE BID ACCORDINGLY. |
| B | NEW 400A, 120V/208V 3-PHASE, CT CABINET. E.C. TO CO-ORDINATE WITH OWNER/UTILITY COMPANY FOR EXACT LOCATION. COORDINATE EXACT REQUIREMENTS WITH UTILITY COMPANY. BASE BID ACCORDINGLY. |
| C | NEW 200A, 120/208V, 3-PHASE, 4-WIRE ELECTRICAL PANEL "A" FOR THE PROPOSED PROJECT SPACE. E.C SHALL COORDINATE EXACT LOCATION OF PANEL WITH ARCHITECT/OWNER IN FIELD. |
| D | NEW 200A, 120/208V, 3-PHASE, 4-WIRE ELECTRICAL PANEL "B" FOR THE PROPOSED PROJECT SPACE. E.C SHALL COORDINATE EXACT LOCATION OF PANEL WITH ARCHITECT/OWNER IN FIELD. |



ELECTRICAL RISER GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE FAULT CURRENT (ISC) RATING WITH UTILITY COMPANY AND AHJ PRIOR TO COMMENCING ANY WORK. BASE BID ACCORDINGLY.
2. RISER DIAGRAM SHOWN IS FOR REFERENCE PURPOSE ONLY. E.C. SHALL COORDINATE WITH UTILITY COMPANY FOR ACTUAL POWER DISTRIBUTION IN FIELD.
3. E.C SHALL COORDINATE THE SCOPE OF WORK FOR THE ELECTRICAL SERVICE AND DISTRIBUTION WITH UTILITY COMPANY/OWNER. BASE BID ACCORDINGLY.

PANEL:		A (NEW)										MOUNTING: RECESSED											
208Y/120		VOLTS,		3		PHASE,		4		WIRE		PANEL LOCATION: MECH ROOM											
MAIN CB:		200 A		MLO:		BUS:		225 A		MIN,		FED FROM: 400A DISCONNECT											
NOTE-NOTE: L : LIGHTING, H : HVAC LOAD, M : MOTOR LOAD, R : RECEPTACLES, O : OTHER/MISC. (TYPICAL)																							
CKT NO.	TRIP AMPS	DESCRIPTION OF LOAD	LOAD TYPE	LOAD (KVA)	MINIMUM BRANCH CIRCUIT	PER PHASE (KVA)			MINIMUM BRANCH CIRCUIT	LOAD (KVA)	LOAD TYPE	DESCRIPTION OF LOAD	TRIP AMPS	CKT NO.									
						A	B	C															
1	20	DINNING AND QUE AREA LIGHTING	L	0.50	2#12, #12G, 3/4"	0.67			2#12, #12G, 3/4"	0.17	L	RESTROOM, OFFICE, MECH ROOM LIGHTING	20	2									
3	20	KITCHEN AND STORAGE AREA LIGHTING	L	0.60	2#12, #12G, 3/4"		1.20		2#12, #12G, 3/4"	0.60	L	BUILDING SIGN	20	4									
5	20	FREEZER COMPARTMENT	E	2.40	2#12, #12G, 3/4"			4.80	2#12, #12G, 3/4"	2.40	E	FREEZER COMPARTMENT	20	6									
7			E	2.08		3.64			2#12, #12G, 3/4"	1.56	E			8									
9	2P-20	FREEZER REFRIGERATION SYSTEM	E	2.08	2#12, #12G, 3/4"		3.64			1.56	E	FREEZER REFRIGERATION SYSTEM	2P-20	10									
11			E	1.27				2.54	2#12, #12G, 3/4"	1.27	E			12									
13	2P-20	FREEZER CONDENSATION UNIT	E	1.27	2#12, #12G, 3/4"	2.54				1.27	E	FREEZER CONDENSATION UNIT	2P-20	14									
15			H	3.05			8.77			5.72	H			16									
17	2P-40	AC-2	H	3.05	2#8,#10G, 3/4"			8.77	3#6,#10G, 3/4"	5.72	H	RTU-02		18									
19	20	D/T QUE WINDOW RECEPTACLE	R	0.18	2#12, #12G, 3/4"	0.60				5.72	H		3P-60	20									
21	20	REACH-IN REFRIGERATOR	E	0.35	2#12, #12G, 3/4"		1.43		2#12, #12G, 3/4"	1.08	E	DISPLAY FREEZER	20	22									
23	20	D/T WINDOW RECEPTACLE	R	0.72	2#12, #12G, 3/4"			2.10	2#12, #12G, 3/4"	1.38	E	BLENDER	20	24									
25	20	POWER FOR HEADSET RECHARGE UNIT	R	0.18	2#12, #12G, 3/4"	#VALUE!			2#12, #12G, 3/4"	0.26	E	SANDWICH/SALAD PREP REFRIGERATOR	20	26									
27	20	HEAT LAMP	E	0.50	2#12, #12G, 3/4"		3.80			3.30	E			28									
29	20	20 QT. MIXER	E	1.26	2#12, #12G, 3/4"			4.56	2#10, #10G, 3/4"	3.30	E	DONUT MACHINE	2P-30	30									
31	20	POS SYSTEM (BY OWNER)	E	1.80	2#12, #12G, 3/4"	1.80						SHUNT TRIP	20	32									
33	20	POS SYSTEM (BY OWNER)	E	1.80	2#12, #12G, 3/4"		2.08		2#12, #12G, 3/4"	0.28	E	DONUT MACHINE	20	34									
35	20	POS SYSTEM (BY OWNER)	E	1.80	2#12, #12G, 3/4"			1.80				SHUNT TRIP	20	36									
37	20	CONE BREAKER	E	1.78	2#12, #12G, 3/4"	3.56			2#12, #12G, 3/4"	1.78	E	CONE BEAKER	20	38									
39	20	TIME CLOCK	L	0.60	2#12, #12G, 3/4"		2.40		2#12, #12G, 3/4"	1.80	E	POS SYSTEM (BY OWNER)	20	40									
41	20	OFFICE REC	R		2#12, #12G, 3/4"			0.72				SPARE	20	42									
					TOTAL CONNECTED LOAD (KVA)	#VALUE!	23.32	25.29															

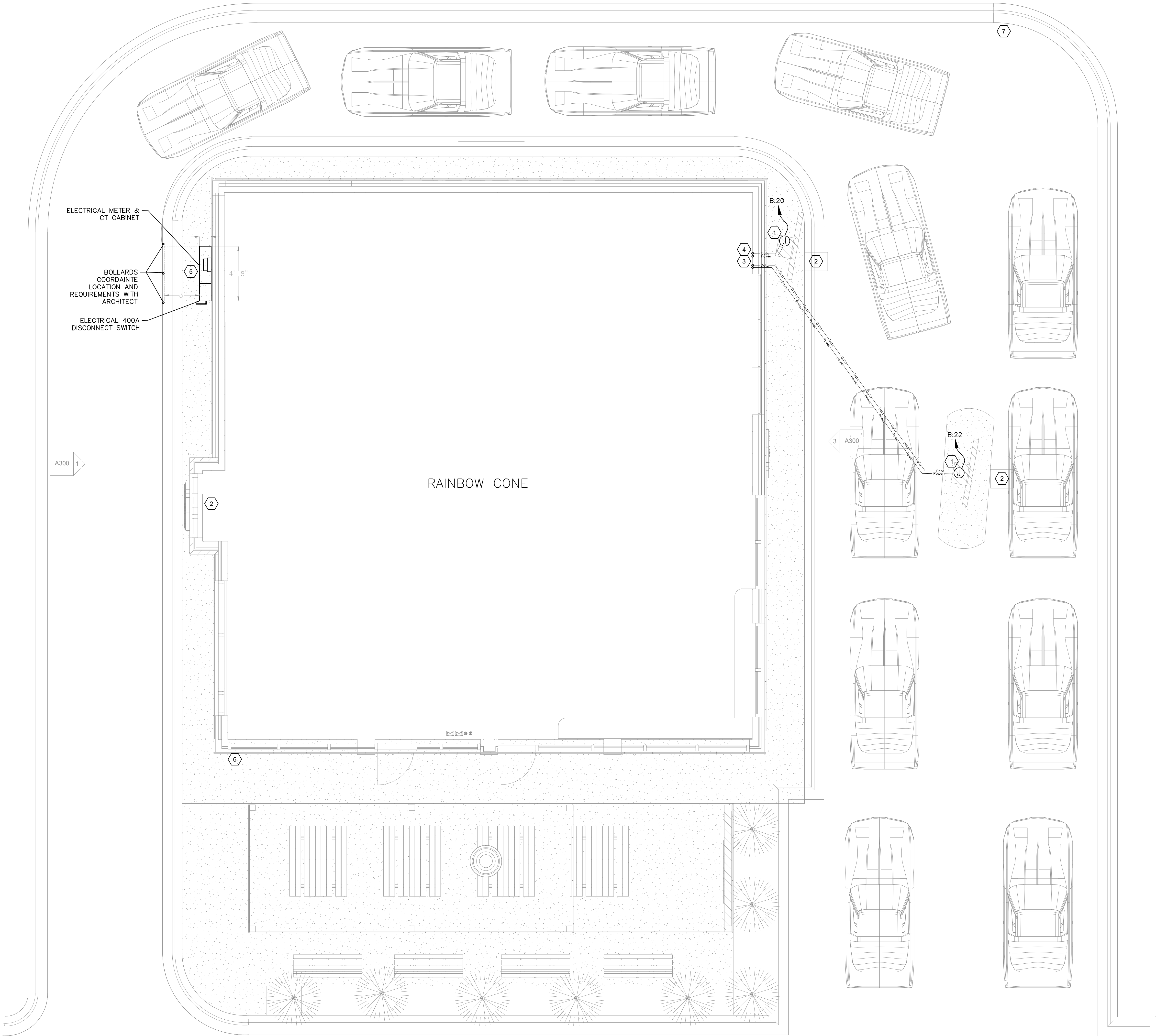
PANEL:		B (NEW)										MOUNTING: RECESSED			
208Y/120		VOLTS,		3		PHASE,		4		WIRE		PANEL LOCATION: MECH ROOM			
MAIN CB:		200A		MLO:		BUS:		225 A		MIN,		FED FROM: 400A DISCONNECT			
NOTE-NOTE: L : LIGHTING, H : HVAC LOAD, M : MOTOR LOAD, R : RECEPTACLES, O : OTHER/MISC. (TYPICAL)															
CKT NO.	TRIP AMPS		DESCRIPTION OF LOAD	LOAD TYPE	LOAD (KVA)	MINIMUM BRANCH CIRCUIT	PER PHASE (KVA)			MINIMUM BRANCH CIRCUIT	LOAD (KVA)	LOAD TYPE	DESCRIPTION OF LOAD	TRIP AMPS	CKT NO.
							A	B	C						
1				H	5.80		6.03			2#12, #12G, 3/4"C	0.23	E		20	2
3	3P-60	RTU-01		H	5.80	3#6, #10G, 3/4"C		6.03			0.23	E	DISPLY FREEZER		4
5				H	5.80				6.40		0.60	E			6
7	20		GENERAL OUTLETS-QUENE / DINING	R	0.72	2#12, #12G, 3/4"C	1.26			2#12, #12G, 3/4"C	0.54	R	GENERAL OUTLETS	20	8
9	20		GENERAL OUTLETS-RESTROOM	R	0.36	2#12, #12G, 3/4"C		2.36		2#12, #12G, 3/4"C	2.00	M	JB FOR HAND DRYER	20	10
11	20		FOR SHOW WINDOW	L	1.60	2#12, #12G, 3/4"C			3.04	2#12, #12G, 3/4"C	1.44	R	OFFICE OUTLET	20	12
13	20		JB FOR RCP-1	M	0.36	2#12, #12G, 3/4"C	0.54			2#12, #12G, 3/4"C	0.18	R	GENERAL OUTLETS-STORAGE	20	14
15	20		SPARE							2#12, #12G, 3/4"C	0.83	M	EF-1	20	16
17				H	4.75				5.42	2#12, #12G, 3/4"C	0.67	M	EF-2	20	18
19	2P-60	AC-1		H	4.75	2#6, #10G, 3/4"C	5.75			2#12, #12G, 3/4"C	1.00	O	DIGITAL MENUBOARD	20	20
21	20			E	0.23	2#12, #12G, 3/4"C		1.23		2#12, #12G, 3/4"C	1.00	O	DIGITAL MENUBOARD	20	22
23			DISPLAY FREEZER	E	0.23				0.59	2#12, #12G, 3/4"C	0.36	R	DISPLAY CIRCUITS	20	24
25	20		ICE CREAM IN	E	0.23	2#12, #12G, 3/4"C	0.77			2#12, #12G, 3/4"C	0.54	R	DISPLAY CIRCUITS	20	26
27	20		BLENDER	E	1.38	2#12, #12G, 3/4"C		3.88			2.50	E			28
29	20		BLENDER	E	1.38	2#12, #12G, 3/4"C			3.88	3#10#10G, 1"C	2.50	E	STACKED WASHER/DRYER	2P-30	30
31	20		SPARE				0.00						SPARE	20	32
33	20		SPARE					0.00					SPARE	20	34
35	20		SPARE						0.00				SPARE	20	36
37	20		SPARE				0.00						SPARE	20	38
39	20		SPARE						0.00				SPARE	20	40
41	20		SPARE										SPARE	20	42
TOTAL CONNECTED LOAD (KVA)							14.35	14.33	19.33						

2 ELECTRICAL PANEL SCHEDULES

No.	Description	Date

ELECTRICAL RISER DIAGRAM & PANEL SCHEDULE

E500



SITE PLAN GENERAL NOTES

1. ALL UNDERGROUND CONDUIT SHALL BE PVC. PROVIDE GALVANIZED STEEL SLEEVE WHEN PASSING THROUGH THE FOUNDATION WALL. CONCRETE FLOOR. EXTEND CONDUIT 6" ABOVE THE FINISHED FLOOR AND PROVIDED WITH PROTECTIVE GROMMET.
2. ALL CONDUIT SHALL BURIED AT LEAST 18" BELOW FINISHED GRADE.
3. ALL INSTALLED CONDUIT SHALL BE PROVIDED WITH A PULL STRING.
4. REFER TO CIVIL/ARCH DRAWINGS FOR FURTHER INFORMATION AND PROPER LOCATION OF SITE LIGHTING ,MENU SYSTEM SIGNS.
5. MENU BOARD LOW VOLTAGE DATA ROUTES BACK TO THE OFFICE.
6. REFER TO KEY NOTE FOR CONDUIT INFORMATION.

SITE PLAN KEYED NOTES

1. PROVIDE POWER TO MENUBOARD, AND PROVIDE EMPTY CONDUIT RUNS.COORDINATE WITH ARCH/OWNER FOR DIGITAL MENUBOARD AND CONDUIT DETAIL.
2. WIRE MAGNETIC DRIVE-THRU DETECTOR INTO DRIVE-THRU SYSTEM CONTROL UNIT AND DT ARE, COORDINATE WITH ARCH/OWNER FOR MORE DETAIL.
3. (2) 1-1/2" CONDUIT FROM MENU BOARD TO CONTROL MODULE IN B.O.H. KITCHEN AREA BEFORE EXTENDING TO DRIVE-THRU AREA. PROVIDE 4X8 JBOX BELOW PICKUP WINDOW. 1-1/2" FOR SPEAKER AND MICROPHONE WIRING AND (1) 1" FOR DATA. (1) 1-1/2" FOR DETECTOR LOOP WIRING.COORDINATE WITH ARCH/OWNER FOR DIGITAL MENUBOARD AND CONDUIT DETAIL.
4. 1" CONDUIT FROM MENU BOARD TO PANEL WITH 2#10+GRD. VIA TOGGLE SWITCH IN PICK-UP DT AREA FOR 120V POWER OF MENU BOARD. COORDINATE WITH ARCH/OWNER FOR DIGITAL MENUBOARD AND CONDUIT DETAIL.
5. UNDERGROUND PRIMARY CABLES BY POWER COMPANY. CONDUITS BY E.C. AS REQUIRED. NEW UNDERGROUND SECONDARY FEEDER SCOPE SHALL BE COORDINATED WITH UTILITY COMPANY/OWNER. REFER TO ELEC DWG RISER DIAGRAM.
6. PROVIDE POWER TO NEW BUILDING SIGNAGE. SEE EXTERIOR ELEVATIONS AND SIGNAGE SHOP DRAWINGS FOR MORE INFORMATION. REFER LIGHTING PLAN FOR CIRCUIT INFORMATION.
7. PROVIDE POWER TO NEW SITE SIGNAGE. COORDINATE WITH ARCH/OWNER FOR FOR MORE INFORMATION.

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

No .	Description	Date

ELECTRICAL
SITE PLAN

E600

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	SANITARY WASTE (ABOVE FLOOR)
	SANITARY SEWER (UNDER FLOOR)
	EXISTING SEWER
	EXISTING COLD WATER
	VENT PIPING
	GAS PIPING
	COLD WATER
	HOT WATER
	EXISTING VENT
	PIPE UP OR DOWN
	PIPE UP
	POINT OF NEW CONNECTION
	SHUTOFF VALVE

PLUMBING ABBREVIATIONS	
CO	CLEANOUT
CODP	CLEAN OUT DECK PLATE
CW	COLD WATER
HW	HOT WATER
HWR	HOT WATER RETURN
SAN	SANITARY
S	SOIL
W	WASTE
LAV	LAVATORY
WC	WATER CLOSET
TYP.	TYPICAL
DN	DOWN
EXIST.	EXISTING
AFF	ABOVE FINISH FLOOR
FD	FLOOR DRAIN
BFP	BACK FLOW PREVENTER
WH	HOT WATER HEATER
SV	SHUTOFF VALVE
RCP	RECIRCULATION PUMP
ET	EXPANSION TANK
DF	DRINKING FOUNTAIN
MS	MOP SINK
FCO	FLOOR CLEANOUT

PLUMBING DRAWING LIST	
P001	PLUMBING NOTES, SYMBOLS ABBREVIATIONS & SPECIFICATION (1 OF 2)
P002	PLUMBING SPECIFICATION (2 OF 2)
P101	PLUMBING WATER AND SANITARY PIPING PLAN
P102	PLUMBING ROOF FLOOR GAS PIPING PLAN
P501	PLUMBING DETAILS (1 OF 2)
P502	PLUMBING DETAILS (2 OF 2)
P503	PLUMBING RISERS AND SCHEDULES

BUILDING DEPARTMENT PLUMBING NOTES	
1.	ALL PLUMBING SYSTEMS (SANITARY, WASTE, VENT, WATER) AND ASSOCIATED EQUIPMENT SHALL BE INSTALLED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF 2014 ILLINOIS STATE PLUMBING CODE, 2020 ILLINOIS LP GAS CODE & 2018 ILLINOIS ENERGY CONSERVATION CODE.
2.	INSTALLATION OF UNDERGROUND PIPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SUBPART J, ILLINOIS PLUMBING CODE.
3.	PROTECTION OF PIPING AND PLUMBING SYSTEM COMPONENTS AS PER SECTION 890.1130, ILLINOIS PLUMBING CODE.
4.	MATERIALS USED IN PLUMBING SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 890.210, ILLINOIS PLUMBING CODE.
5.	EQUIPMENT CONNECTIONS AND JOINING OF PIPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SUBPART C OF ILLINOIS PLUMBING CODE.
6.	DEEP SEAL TRAPS FOR FLOOR DRAINS SHALL BE PROVIDED AS PER SECTION 890.210, ILLINOIS PLUMBING CODE.
7.	DRAINAGE PIPE CLEANOUTS AS PER SECTION 890.420, ILLINOIS PLUMBING CODE.
8.	VERTICAL AND HORIZONTAL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 890.920 & 890.930 ILLINOIS PLUMBING CODE.
9.	WATER SUPPLY SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBPART I OF ILLINOIS PLUMBING CODE.
10.	THE SANITARY DRAINAGE SYSTEM SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBPART J OF ILLINOIS PLUMBING CODE.
11.	VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBPART K OF ILLINOIS PLUMBING CODE.
12.	INSPECTION AND TESTING OF PLUMBING SYSTEMS SHALL BE IN ACCORDANCE WITH SUBPART M OF ILLINOIS PLUMBING CODE.
13.	GAS PIPING INSTALLATION SHALL BE IN ACCORDANCE WITH 2021 DUPAGE COUNTY FUEL GAS CODE CHAPTER 4.

PLUMBING SPECIFICATIONS:	
1.	BASIC PLUMBING REQUIREMENTS, MATERIALS AND METHODS
1.01	SCOPE
A.	PROVIDE ALL MATERIAL, TOOLS, SUPERVISION AND LABOR INCLUDING ALL MISCELLANEOUS AND INCIDENTAL ITEMS REQUIRED FOR COMPLETE AND OPERABLE PLUMBING INSTALLATIONS AS SHOWN OR DESCRIBED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.
B.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN THE CONSTRUCTION AREA. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION.
C.	OBTAIN ALL PERMITS, PAY ALL PERMIT FEES AND SCHEDULE ALL REQUIRED INSPECTIONS. COPIES OF ALL PERMITS AND INSPECTION CERTIFICATES SHALL BE FORWARDED TO THE OWNER FOR RECORD.
D.	THE GENERAL CONDITIONS OF THE CONTRACT AND ALL DIVISION 1 REQUIREMENTS APPLY TO THE WORK OF THIS SECTION.
E.	THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BID TO DETERMINE CONDITIONS AND THE EXTENT OF THE WORK. BY COMMENCING WORK, THE CONTRACTOR ACKNOWLEDGES HIS CONFIRMATION OF ALL CONDITIONS AS ACCEPTABLE WITH REFERENCE TO HIS CONTRACT, SCOPE OF WORK AND BID PRICE SUCH THAT NO ADDITIONAL COMPENSATION SHALL BE FORTHCOMING FOR UNFORESEEN EXISTING CONDITIONS.
F.	N ALL AREAS SUBJECT TO FREEZING CONDITIONS, THE CONTRACTOR SHALL PROVIDE FREEZE PROTECTION FOR ALL DOMESTIC WATER PIPING INSTALLED UNDER HIS CONTRACT.
G.	ALL ELECTRICAL REQUIREMENTS SHALL BE COORDINATED WITH THE CONTRACTOR FOR ELECTRICAL WORK. THIS CONTRACTOR IS RESPONSIBLE FOR ALL LOW VOLTAGE WIRING FOR EQUIPMENT INSTALLED UNDER HIS CONTRACT. THE CONTRACTOR FOR ELECTRICAL WORK IS RESPONSIBLE FOR LINE VOLTAGE POWER WIRING ONLY.
H.	COLOR AND FINISH SELECTIONS FOR ALL MATERIALS, INCLUDING PAINTING OF PIPING, SHALL BE AS DIRECTED AND/OR APPROVED BY THE ARCHITECT.
I.	MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ENGINEER SHALL BE INCLUDED AS IF SPECIFIED OR INDICATED ON THE DRAWINGS.
J.	THIS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIREMENTS FOR THE INSTALLATION, CONNECTION, EXTENSION OR MODIFICATION TO ALL UTILITY SERVICES WITH RESPECTIVE PROVIDERS INCLUDING PAYMENT OF ALL ASSOCIATED FEES.
K.	THE CONTRACTOR IS RESPONSIBLE FOR ALL PAINTING ASSOCIATED WITH CUTTING AND PATCHING. ALL PAINTING IN AREAS WITH COMPLETE FINISH RENOVATIONS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
1.02	SUBMITTALS
A.	SUBMITTAL REQUIREMENTS SHALL BE COORDINATED WITH THE ARCHITECT AND AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE DIRECTED, CONTRACTOR SHALL PROVIDE SUBMITTALS AS LISTED BELOW.
1.	PIPE AND FITTINGS
2.	VALVES
3.	HANGERS AND SUPPORTS
4.	PLUMBING PIPING LAYOUT
5.	TESTS
6.	PLUMBING FIXTURES
7.	WATER HEATERS & ACCESSORIES
8.	FLOOR DRAINS
9.	MIXING VALVES
10.	ALL SCHEDULED PLUMBING EQUIPMENT
B.	SUBMITTALS FROM SUPPLIERS OR MANUFACTURERS WHICH DO NOT BEAR THE STAMP OF THE SUBMITTING CONTRACTOR INDICATING THAT THE CONTRACTOR HAS REVIEWED THE SUBMITTAL FOR CONFORMANCE WITH THE PROJECT REQUIREMENTS WILL BE RETURNED REJECTED.
C.	THE ENGINEER'S REVIEW OF SUBMITTALS IS A COURTESY WHICH DOES NOT RELIEVE THE CONTRACTOR FROM CONFORMING WITH THE CONSTRUCTION DOCUMENTS, REGARDLESS OF THE ACTION INDICATED BY THE SHOP DRAWINGS STAMP.

D.	SUBMIT PROOF OF APPROVAL AND/OR CONFIRMATION OF SATISFACTORY TEST RESULTS TO THE OWNER AND THE ARCHITECT.
E.	SUBMIT TO THE OWNER'S MAINTENANCE PERSONNEL OPERATION AND MAINTENANCE DATA FOR ALL SYSTEM COMPONENTS, SERVICING REQUIREMENTS, INSPECTION DATA, REPLACEMENT PART NUMBERS AND AVAILABILITY AND CONTACT INFORMATION FOR SERVICE/SUPPLY COMPANY.
F.	FOR ALL BELOW GRADE PIPING WHERE ACTUAL INSTALLATION DEVIATES FROM CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS INDICATING BELOW GRADE PIPE LOCATIONS DIMENSIONED TO NEAREST COLUMN LINES.
G.	RECORD AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE OWNER/TENANT AFTER COMPLETION OF THE WORK SHOWING ANY ALTERATIONS, ADDITIONS AND/OR DELETIONS TO THE SYSTEM(S) INSTALLED.
1.03	SUBSTITUTIONS
A.	ALL EQUIPMENT SHALL BE PRODUCTS OF THE SPECIFIED MANUFACTURER OR MANUFACTURERS. ALL BIDS SHALL BE BASED ON THE SPECIFIED MANUFACTURER OR MANUFACTURER'S EQUIPMENT. FOR SUBSTITUTIONS OF OTHER MANUFACTURER'S EQUIPMENT TO BE CONSIDERED, THE SUBSTITUTION MUST BE INDICATED PRIOR TO BIDDING WITH THE REASON FOR THE PROPOSED SUBSTITUTION IDENTIFIED, AND THE PROPOSED CREDIT TO THE OWNER INDICATED. THE ENGINEER SHALL DETERMINE THE ACCEPTABILITY OF ANY PROPOSED SUBSTITUTIONS.
B.	THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR COORDINATING THE WORK OF OTHER TRADES WHICH MAY BE AFFECTED BY SUBSTITUTIONS, INCLUDING ALL RELATED COSTS.
1.04	DEFINITIONS
A.	FURNISH: TO PURCHASE, PROCURE, ACQUIRE AND DELIVER, COMPLETE WITH RELATED ACCESSORIES.
B.	INSTALL: TO ERECT, MOUNT AND CONNECT, COMPLETE WITH RELATED ACCESSORIES.
C.	PROVIDE: TO FURNISH AND INSTALL.
D.	PLUMBING CONTRACTOR, THE CONTRACTOR, THIS CONTRACTOR: THE CONTRACTOR FOR PLUMBING WORK WHICH IS SPECIFIED HEREIN AND SHOWN ON THESE DRAWINGS.
E.	REFER TO THE 2014 ILLINOIS STATE PLUMBING CODE FOR ADDITIONAL DEFINITIONS.
1.04	DRAWINGS
A.	THE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO ILLUSTRATE THE GENERAL ARRANGEMENT AND ROUTING OF PIPING AND GENERAL LOCATIONS OF EQUIPMENT. PRECISE LOCATIONS OF EQUIPMENT, RISERS AND STACKS, AND ROUTING AND ELEVATION OF ALL PIPING SYSTEMS SHALL BE COORDINATED IN THE FIELD WITH THE ARCHITECT, ARCHITECTURAL DRAWINGS, THE WORK OF OTHER TRADES, EXISTING AND NEW BUILDING CONDITIONS AND/OR THE PREFERENCES OF THE OWNER/TENANT AS CONSTRUCTION PROCEEDS. ALL PIPING SHALL BE INSTALLED CONCEALED IN FINISHED SPACES, UNLESS NOTED OTHERWISE.
B.	PROVIDE ALL NECESSARY INCIDENTAL MATERIALS AND ACCESSORIES REQUIRED TO MAKE THE WORK COMPLETE IN ALL RESPECTS, EVEN IF NOT PARTICULARLY SHOWN OR SPECIFIED.
C.	REFER TO PLUMBING EQUIPMENT/FIXTURE SCHEDULE ON THE DRAWINGS FOR ALL FIXTURE AND EQUIPMENT SPECIFICATIONS.
D.	REFER TO FIXTURE CONNECTION SIZE SCHEDULE FOR ALL FIXTURE ROUGHING SIZE REQUIREMENTS.
E.	VERIFY ALL INDICATED CONDITIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES. THE DRAWINGS REFLECT CONDITIONS WHICH CAN BE REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS OR FROM DRAWINGS AND INFORMATION FURNISHED BY THE OWNER.
F.	LOCATE ALL FIXTURES AND EQUIPMENT AS PER THE FINAL ARCHITECTURAL DRAWINGS.
1.05	PRODUCTS
A.	SANITARY AND VENT PIPING:
1.	ABOVE GRADE/ UNDERGROUND PIPING SHALL BE CAST IRON PIPE WHICH SHOULD COMPLY WITH ASTM A 74 STANDARD/CISPI 301.
2.	SLOPE OF DRAINAGE SYSTEM SHALL BE 1/8" PER FOOT OF RUN FOR PIPE OVER 3" (I.D.) AND 1/4" PER FOOT OF RUN FOR PIPE 3" AND SMALLER (I.D.).
3.	PVC OR OTHER COMBUSTIBLE PLASTIC PIPING SHALL NOT BE INSTALLED IN CEILING PLENUM SPACES.
4.	ALL CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE (CISPI) AND BE LISTED BY NSF INTERNATIONAL.
B.	DOMESTIC WATER PIPING:
1.	ABOVE GRADE WATER PIPING SHALL BE TYPE 'L' HARD-DRAWN COPPER TUBE.
2.	FITTINGS IN DOMESTIC WATER PIPING SHALL BE COPPER OR COPPER ALLOY.
3.	JOINTS SHALL BE MADE WITH LEAD-FREE SOLDER.
4.	THE ENTIRE DOMESTIC WATER DISTRIBUTION SYSTEM SHALL BE INSULATED INCLUDING ALL VALVES, FITTINGS, ETC.
5.	COMPLY WITH NSF 61 FOR MATERIALS FOR WATER-SERVICE PIPING AND SPECIALTIES FOR DOMESTIC WATER.
6.	ALL DOMESTIC WATER PIPING ABOVE GRADE SHALL BE INSULATED WITH FIRE-RETARDANT, FACTORY-APPLIED JACKET. PROVIDE COLD WATER PIPING WITH FACTORY-APPLIED VAPOR BARRIER. INSULATION REQUIREMENT SHOULD COMPLY WITH 2018 INTERNATIONAL ENERGY CONSERVATION CODE. REFER BELOW TABLE C403.11.3 FOR MINIMUM PIPE INSULATION THICKNESS.

MINIMUM PIPE INSULATION THICKNESS							
FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU-IN./ (H· FT2·°F)	MEAN RATING TEMPERATURE, °F	<1	1 to < 1½	1½ to < 4	4 to < 8	>8
105–140	0.21–0.28	100	1.0	1.0	1.5	1.5	1.5
40–60	0.21–0.27	75	0.5	0.5	1.0	1.0	1.0

7. AS PER ILLINOIS ENERGY CONSERVATION CODE 2018 EDITION, C404.6 WATER DISTRIBUTION SYSTEM HAVING ONE OR MORE RECIRCULATION PUMPS THAT PUMP WATER FROM A HEATED-WATER SUPPLY PIPE BACK TO THE HEATED-WATER SOURCE THROUGH A COLD-WATER SUPPLY PIPE SHALL BE A DEMAND RECIRCULATION WATER SYSTEM.PUMPS SHALL HAVE CONTROLS THAT COMPLY WITH BOTH OF THE FOLLOWING:

- THE CONTROL SHALL START THE PUMP UPON RECEIVING A SIGNAL FROM THE ACTION OF A USER OF A FIXTURE,SENSING THE PRESENCE OF A USER OF A FIXTURE OR SENSING THE FLOW OF HOT OR TEMPERED WATER TO A FIXTURE.
 - THE CONTROL SHALL LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD-WATER PIPING TO 104°F(40°C).
 - HW SYSTEM PIPING IS DESIGNED AS PER MAXIMUM ALLOWED PIPE LENGTH METHOD AS PER ILLINOIS ENERGY CONSERVATION CODE 2018 C404.5, THE HW PIPE LENGTH FROM THE NEAREST SOURCE OF HEATED WATER TO THE TERMINATION OF THE FIXTURE SUPPLY PIPE SHALL BE AS PER FOLLOWING TABLE.

NOMINAL PIPE SIZE (INCHES)	MIXIMUM PIPING LENGTH (FEET)	
PUBLIC LAV	OTHER FIXTURES	
½"	2'	43'
¾"	0.5'	21'
1"	0.5'	13'
1¼"	0.5'	8'
1½"	0.5'	6'
2" OR LARGER	0.5'	4'
 - AS PER IECC 2018, C404.6.1, CONTROLS ARE INSTALLED THAT LIMIT OPERATION OF A RECIRCULATION PUMP INSTALLED TO MAINTAIN TEMPERATURE OF A STORAGE TANK. SYSTEM RETURN PIPE IS A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. AUTOMATIC TIME SWITCHES INSTALLED TO AUTOMATICALLY SWITCH OFF THE RE-CIRCULATING HOT HOT WATER SYSTEM OR HEAT TRACE.
- C. GAS PIPING
- PROVIDE A COMPLETE GAS PIPING SYSTEM TO SERVE GAS FIRED EQUIPMENT AND EQUIPMENT FURNISHED BY OTHERS, AS NOTED ON DRAWINGS AS PER 2021 DUPAGE FUEL GAS CODE..
 - NATURAL GAS PIPING SHALL BE AS FOLLOWS:
 - ASTM A–53 SCHEDULE 40 STEEL PIPE PAINTED WITH YELLOW ANTI-CORROSIVE PAINT, SCREWED OR WELDED IN ACCORDANCE WITH CODE REQUIREMENT (FITTINGS FOR LINES LARGER THAN 2" SHALL BE WELDED STEEL FITTINGS FOR LINES 2" AND SMALLER, EXCEPT WHEN LOCATED IN AIR PLENUMS, SHALL BE SCREWED STANDARD WEIGHT BLACK MALLEABLE).
 - PROVIDE ALL UNIONS, SHUT-OFF VALVES AND DIRT LEGS REQUIRED BY NFPA–54 AND GOVERNING LOCAL CODES AND AT EACH GAS APPLIANCE CONNECTION.
 - PROVIDE ALL TESTS, METERS, INSPECTIONS, HANGERS AND EQUIPMENT CONNECTIONS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM
 - PAINT ALL GAS PIPING EXPOSED TO WEATHER WITH ONE COAT OF PRIMER, AND TWO COATS OF RUST-PROOF PAINT. COLOR OF PIPE ON ROOF SHALL BE YELLOW. COORDINATE COLOR OF PIPE ON EXTERIOR OF BUILDING WITH GC TO MATCH BUILDING COLORS.
 - GAS COCKS 1–1/2" AND SMALLER SHALL BE ALL BRONZE, SCREWED, FLAT HEAD, BRASS PLUG AND WASHER 200 LB NOG. PROVIDE LINE SIZE 6" LONG DIRT LEG DOWN STREAM OF GAS COCK AT ALL EQUIPMENT CONNECTIONS.
 - NO VALVES ARE TO BE LOCATED IN AIR PLENUMS
 - PROVIDE GAS PIPE SUPPORTS IN ACCORDANCE WITH 2015 IFGC CODE REQUIREMENTS.
 - MIXING VALVES
 - VALVE BODY SHALL BE MADE OF CAST BRASS. THE INTERNAL COMPONENTS SHALL BE MADE OF BRASS OR STAINLESS STEEL.
 - TYPES A, C & D VALVES: VALVE SHUTS OFF IN FULL COLD POSITION AND MUST PASS THROUGH COLD RANGE BEFORE DELIVERING WARM AND/OR HOT WATER. TEMPERATURE LIMIT SET AT 105°F MAXIMUM DELIVERY TEMPERATURE. IF ONE SUPPLY SHOULD FAIL, THE OTHER WILL AUTOMATICALLY AND INSTANTLY SHUT DOWN. DELIVERY CAPACITY IS 5GPM @ 45 PSIG DIFFERENTIAL.
 - TYPES OF VALVES: TYPE A– THERMOSTATICALLY OPERATED BY MEANS OF BI-METALLIC STRIP, OR EXPANSION BELLOW; TYPE B– SINGLE HANDLE MECHANICAL MIXER, OR INDIVIDUAL HOT AND COLD CONTROL VALVES; TYPE C– PRESSURE BALANCING SHOWER VALVE/PISTON OPERATED MIXING VALVE; TYPE D– BALANCED PRESSURE OPERATION, WITH INTEGRAL DIAL THERMOMETER INDICATING DELIVERED WATER TEMPERATURE.
 - EACH ELEMENT SHALL BE CONTROLLED BY AN INDIVIDUALLY MOUNTED THERMOSTAT AND HIGH TEMPERATURE CUT-OFF SWITCH. ALL INTERNAL CIRCUITS SHALL BE FUSED. THE OUTER JACKET SHALL BE OF BAKED ENAMEL FINISH AND SHALL BE PROVIDED WITH FULL SIZE CONTROL COMPARTMENT FOR PERFORMANCE OF SERVICE AND MAINTENANCE THROUGH HINGED FRONT PANEL AND SHALL ENCLOSE THE TANK WITH FOAM INSULATION. ELECTRICAL JUNCTION BOX WITH HEAVY DUTY TERMINAL BLOCK SHALL BE PROVIDED. THE DRAIN VALVE SHALL BE LOCATED IN THE FRONT FOR EASE OF SERVICING.
- E. HANGERS AND SUPPORTS:
- HANGERS SHALL BE STANDARD STEEL, MALLEABLE OR WROUGHT IRON, AS MANUFACTURED BY GRINNELL OR APPROVED EQUAL, SUITABLE FOR THE TYPE OF CONSTRUCTION. PIPING SHALL NOT BE HUNG FROM OTHER PIPE.
 - SECTIONS OF INDIVIDUAL PIPE RUNS SHALL BE SUPPORTED BY CLEVIS HANGERS.
 - ALL EQUIPMENT SHALL BE PROVIDED WITH APPROVED SUPPORTS..
 - SUPPORTS SHALL BE PROVIDED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPING MANUFACTURER.

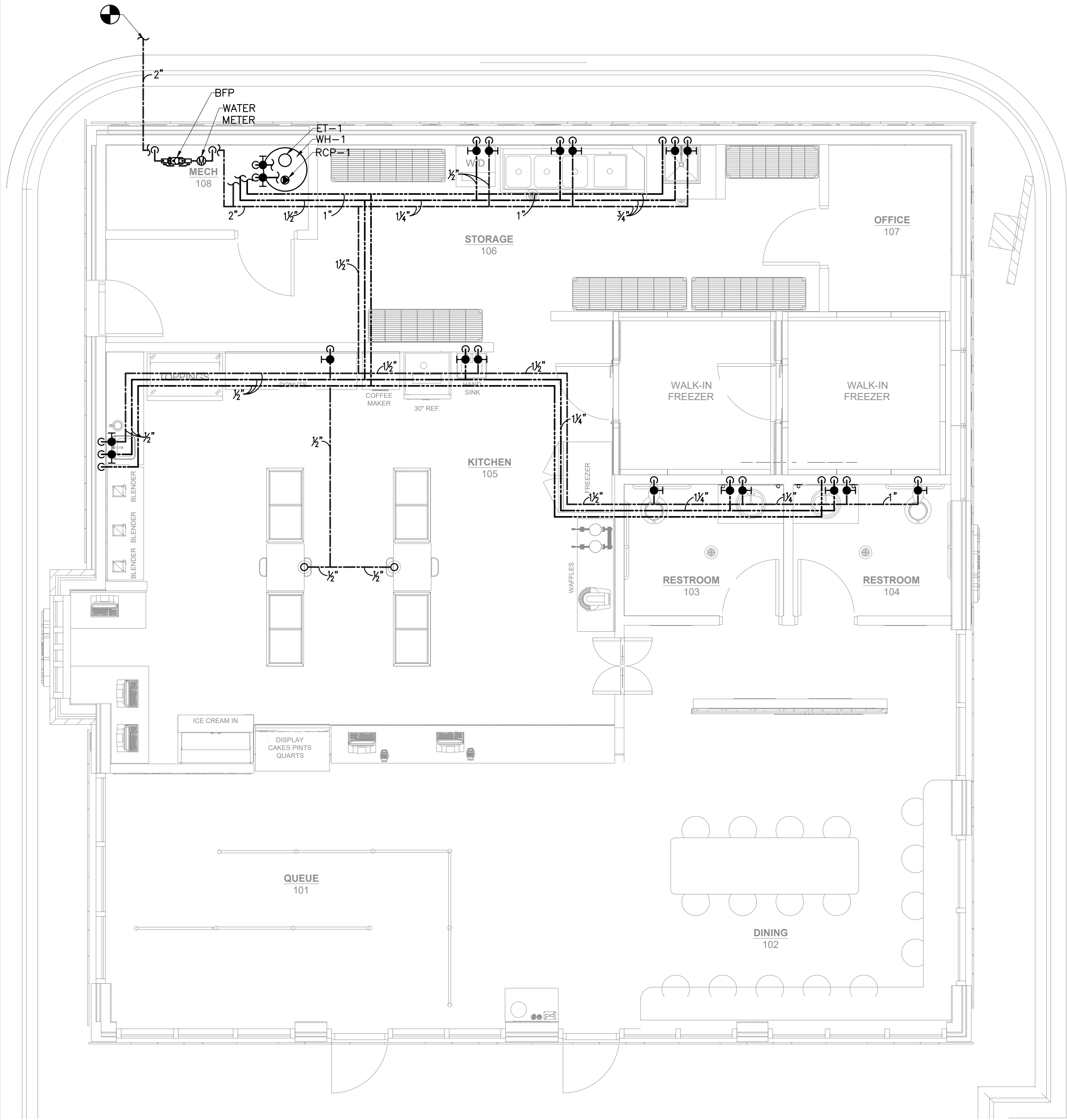
- F. VALVES:
- PROVIDE GATE VALVES, BUTTERFLY OR BALL VALVES FOR SHUT-OFF DUTY ON MAIN AND BRANCH SUPPLY LINES. FOR ALL PIPE RUNS 2" AND SMALLER, PROVIDE BALL FOR ALL PIPE RUNS LARGER THAN 2" AND SMALLER THAN 4", PROVIDE GATE VALVES. PIPING 4" AND LARGER, PROVIDE BUTTERFLY VALVES FOR SHUT-OFF DUTY.
 - ALL FIXTURES WITH THE EXCEPTION O FLUSHOMETER-EQUIPPED WATER CLOSETS AND URINALS SHALL HAVE STOP VALVES TO CONTROL SUPPLY TO THE FIXTURE. WHERE SUPPLIES ARE EXPOSED PROVIDE CHROME-PLATED STOPS WITH CHROME-PLATED ESCUTCHEONS ON PIPING PENETRATIONS.
 - ALL PLUMBING FIXTURES AND EQUIPMENT TO HAVE SHUT-OFF VALVES ON SUPPLY LINES.
 - ALL BRANCH LINES TO HAVE SHUT-OFF VALVES.
 - ALL VALVES SHALL BE ACCESSIBLE. PROVIDE ACCESS DOORS WHERE REQUIRED FOR VALVE ACCESS.
 - PROVIDE GLOBE VALVES FOR THROTTLING/BALANCING OF THE HOT WATER CIRCULATING SYSTEM.
- G. SLEEVES AND ESCUTCHEONS:
- SLEEVES THROUGH STRUCTURAL CONCRETE MEMBERS AND SLEEVES FOR WALLS BELOW GRADE AND FLOORS ON GRADE SHALL BE STANDARD WEIGHT GALVANIZED SCHEDULE 40 STEEL PIPE. SLEEVES THROUGH OTHER THAN STRUCTURAL COMPONENTS OF THE BUILDING SHALL BE 20 GAUGE GALVANIZED SHEET METAL WITH LOCK SEAM JOINTS. USG THERMAFIBER SAFING INSULATION SHALL BE INSTALLED BETWEEN PIPE AND SLEEVE.
 - PIPE ESCUTCHEON PLATES SHALL BE INSTALLED WHERE EXPOSED PIPING PASSES THROUGH WALLS, CEILINGS, AND FLOORS AND SHALL BE MINIMUM 20 GAUGE STEEL. PROVIDE CHROME PLATED ESCUTCHEON PLATES IN FINISHED AREAS.
- H. DRAINAGE ACCESSORIES
- GENERAL:
 - INSTALL THE WORK OF THIS SECTION IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, UNLESS OTHERWISE SPECIFIED.
 - SECURE EXTERNAL COMPONENTS IN PLACE WITH VANDAL RESISTANT FASTENERS OR DEVICES WHICH CANNOT BE REMOVED WITHOUT SPECIAL TOOLS.
 - DEVICES:
 - CLEANOUT & CLEANOUT PLUG
 - THREADED PIPE FITTING OR CAST IRON FERRULE WITH GAS TIGHT CLEANOUT PLUG
 - PLUG SHOULD BE CAST BRASS OR BRONZE, WITH THREADED END, AND RAISED OR COUNTERSUNK HEAD.
 - LUBRICATE THREADS OF CLEANOUT PLUG WITH ANTI-SEIZE LUBRICANT BEFORE FINAL INSTALLATION.
 - CLEANOUT WALL PLATE
 - IT SHOULD BE ROUND, STAINLESS STEEL OR POLISHED CHROME PLATED BRONZE COVER PLATE WITH STAINLESS STEEL VANDAL RESISTANT FASTENER TO SECURE TO CLEANOUT PLUG.
 - CLEANOUT DECK PLATE
 - IT SHOULD BE STANDARD DUTY FLOOR CLEANOUT FITTING WITH COATED CAST IRON BODY; ROUND, POLISHED NICKEL BRONZE SCORiated TOP SECURED TO CLEANOUT PLUG WITH STAINLESS STEEL VANDAL RESISTANT FASTENER; THREADED HEIGHT ADJUSTMENT, CAST IRON HEAD, GAS TIGHT CLEANOUT PLUG, AND CONNECTION TO MATCH PIPING OPTION SELECTED.
 - INSTALL PIPING TO CONSERVE BUILDING SPACE. DO NOT INTERFERE WITH USE OF BUILDING SPACE AND THE WORK OF OTHER TRADES. ALL PIPING RUN IN CEILING SHALL BE INSTALLED TIGHT TO THE STRUCTURE ABOVE.
 - VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES.
 - INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS OR CONNECTED EQUIPMENT. PROVIDE PIPE ANCHORS, GUIDES AND EXPANSION JOINTS OR LOOPS IN ALL HOT WATER AND HOT WATER CIRCULATING MAIN SUPPLY PIPING AND SEGMENTS OF SUCH PIPE THAT EXCEED 30'–0" IN LENGTH.
 - IN ALL AREAS WITH FINISHED SURFACES, SYSTEM PIPING AND COMPONENTS SHALL BE CONCEALED ABOVE OR WITHIN FINISHED SURFACES.
 - INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL. REMOVE PROTECTIVE COATINGS PRIOR TO INSTALLATION.
 - REDUCTIONS IN PIPE SIZES SHALL BE MADE WITH ONE-PIECE REDUCING FITTINGS. BUSHINGS ARE NOT ACCEPTABLE. USE FLANGED FITTINGS AT THE BASE OF RISERS.
 - IF WATER PRESSURE EXCEEDS 80 PSI, A WATER PRESSURE REDUCING VALVE SHALL BE INSTALLED IN WATER PIPING AT CONNECTION TO MAIN.
 - PROVIDE DIELECTRIC FITTINGS BETWEEN DISSIMILAR METALS.
 - PIPE BACKFLOW PREVENTER DRAINS TO FLOOR DRAIN OR OTHER APPROVED INDIRECT WASTE SOURCE.
 - PROVIDE ACCESS DOORS/PANELS FOR SERVICE AND ACCESS TO ALL VALVES AND OTHER SYSTEM COMPONENTS ENCLOSED IN WALLS AND CEILINGS. ACCESS DOORS SHALL BE FURNISHED BY THIS CONTRACTOR, INSTALLED BY THE GENERAL CONTRACTOR.
 - ALL FIXTURES REQUIRING VACUUM BREAKERS SHALL BE EQUIPPED WITH INTEGRAL VACUUM BREAKERS.

PLUMBING SYMBOLS, ABBREVIATIONS NOTES AND SPECIFICATION (1 OF 2)

P001

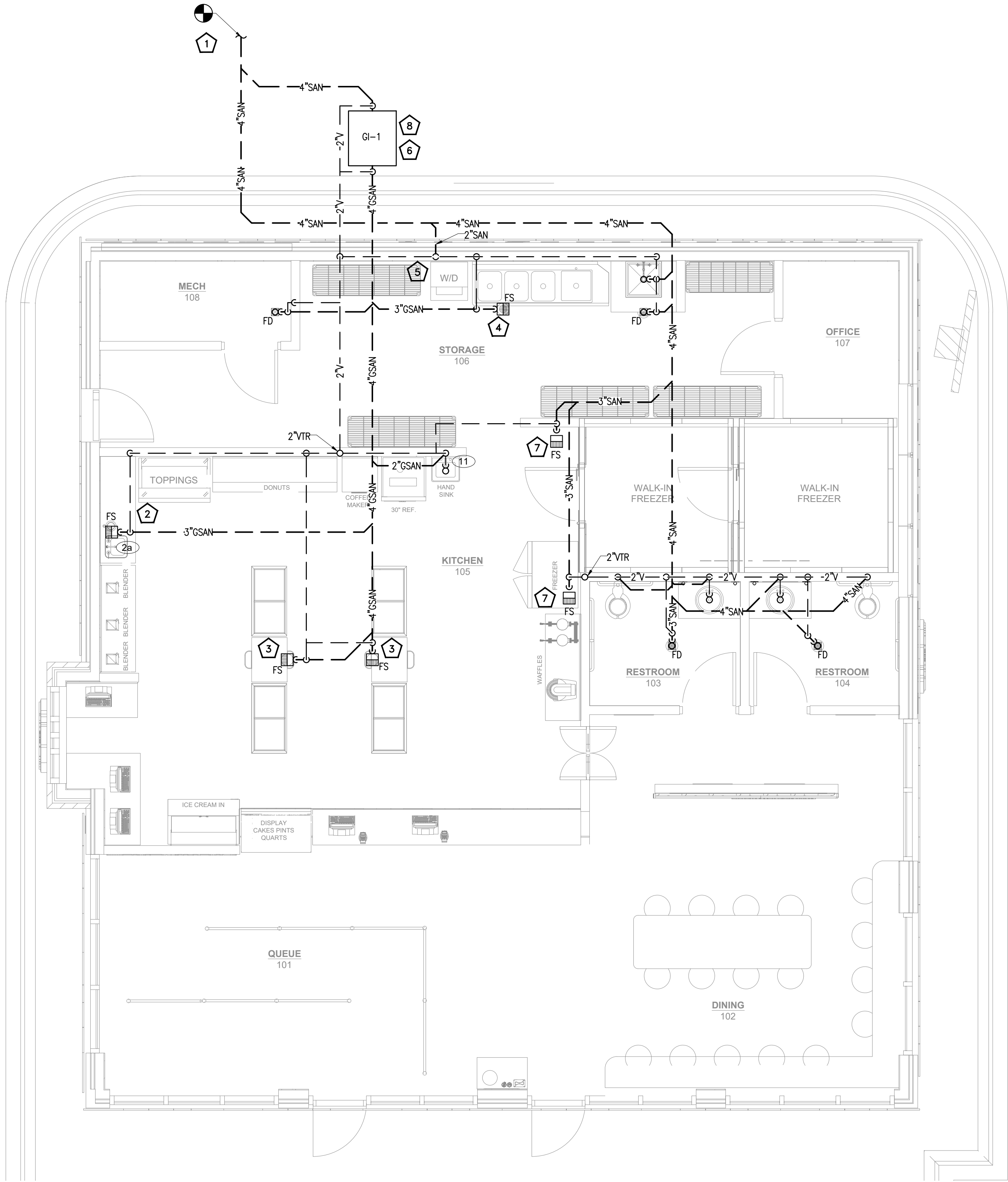
Scale 1/4" = 1'-0"

- GENERAL NOTES:
1. CW/HW PIPING TO BE PROVIDED WITH INSULATION AS PER 2020 FBC- ENERGY CONSERVATION, 7th EDITION (REFER SHEET P0.1)
 2. PROVIDE BRANCH PRV IF PRESSURE EXCEEDS 80 PSI.
 3. CONTRACTOR TO FIELD VERIFY FEASIBILITY OF SLAB PENETRATION AS PER STRUCTURAL REQUIREMENT.
 4. PROVIDE ACCESS PANELS FOR WATER HAMMER ARRESTOR, CLEANOUTS & SHUT-OFF VALVES AS REQUIRED.
 5. REFER RISER DIAGRAMS FOR ALL PIPE SIZES.
 6. ANY ROOF PENETRATION SHALL BE PERFORMED BY LANDLORD'S ROOFERS AT LANDLORD OPTION, A BONDED ROOFER APPROVED IN ADVANCE BY LANDLORD.
 7. PROVIDE TRAP PRIMER/ SEAL ON FLOOR DRAIN AS PER LOCAL JURISDICTION.



1 DOMESTIC WATER PIPING PLAN
SCALE: 1/4" = 1'-0"

- SANITARY KEYED NOTES:
1. CONNECT NEW 4" SANITARY LINE TO EXISTING SANITARY WASTE LINE IN SPACE. CONTRACTOR TO FIELD VERIFY EXISTING SANITARY SIZE, ROUTING AND INVERT PRIOR TO BID. RE-ROUTE SANITARY AS PER SITE CONDITION IF REQUIRED. BASE BID ACCORDINGLY.
 2. INDIRECT WASTE FROM PITCHER RINSER TO ADJACENT FLOOR SINK WITH APPROVED AIR GAP.
 3. ROUTE INDIRECT WASTE FROM DIPPER WELL TO FLOOR SINK WITH APPROVED AIR GAP.
 4. ROUTE INDIRECT WASTE FROM 3 COMP SINK TO FLOOR SINK WITH APPROVED AIR GAP.
 5. 2" DRAIN FROM THE WASHER/DRYER TO MAIN DRAIN.
 6. 50 GALLONS GRAVITY GREASE INTERCEPTOR. CONTRACTOR TO CONFIRM FINAL LOCATION WITH LANDLORD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF CONDITION DIFFER THAN SHOWN ON PLAN.
 7. ROUTE INDIRECT WASTE FROM FREEZER REFRIGERATOR TO FLOOR SINK WITH APPROVED AIR GAP.
 8. MINIMUM 8" THICK CONCRETE SLAB WITH REBAR REQUIRED.



2 SANITARY PIPING PLAN
SCALE: 1/4" = 1'-0"

No.	Description	Date

PLUMBING
WATER AND
SANITARY
PIPING PLAN

P101

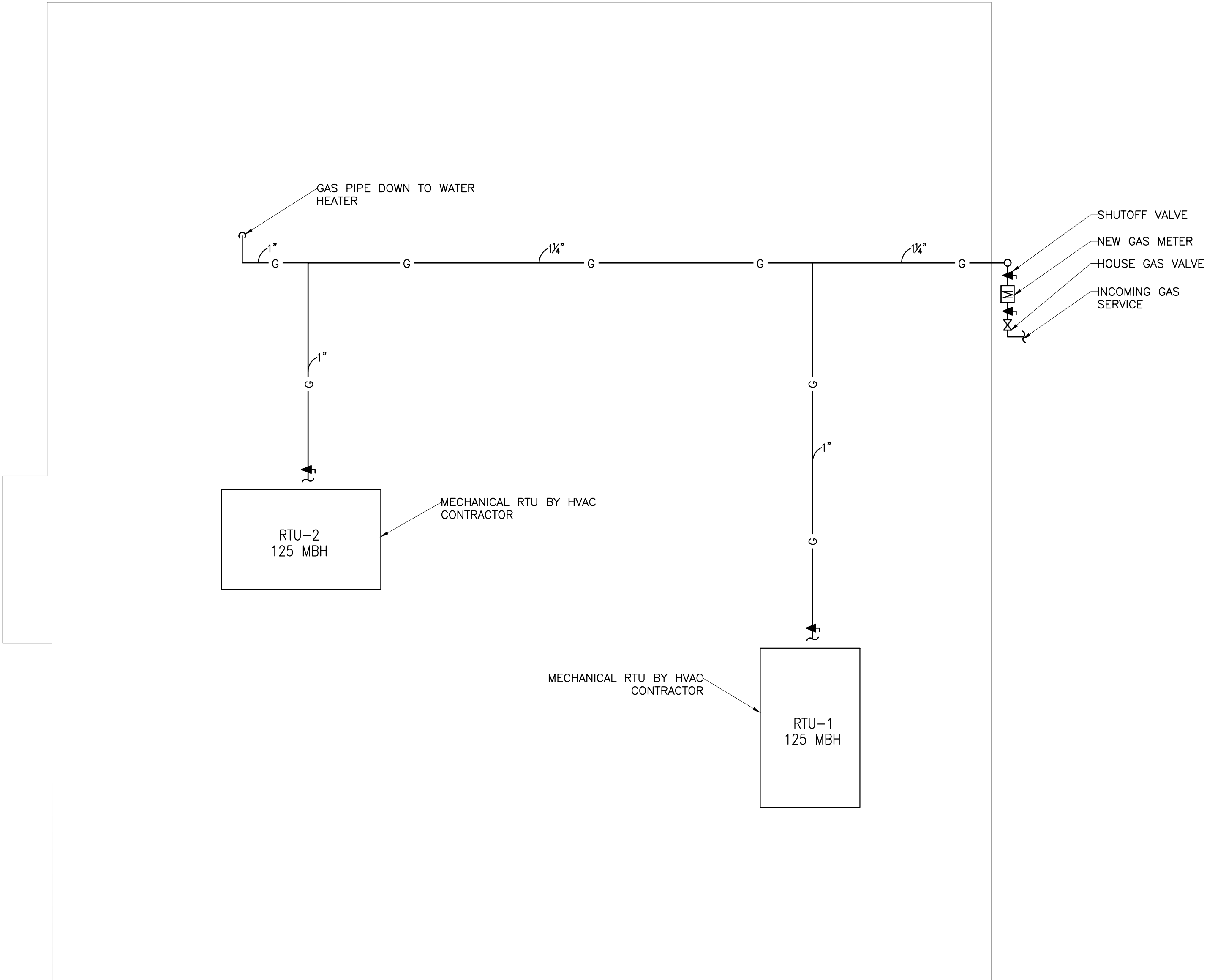
Scale 1/4" = 1'-0"

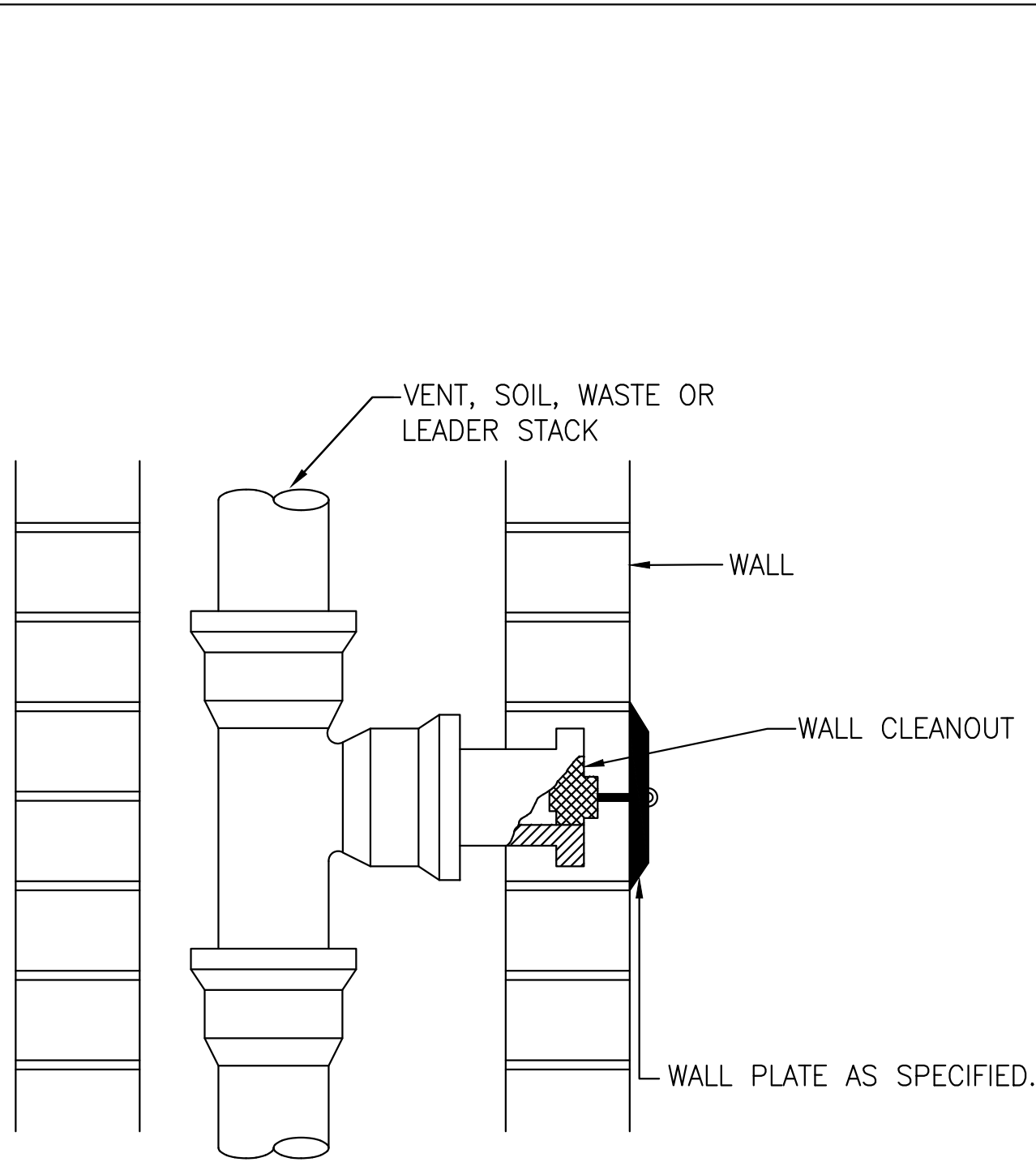
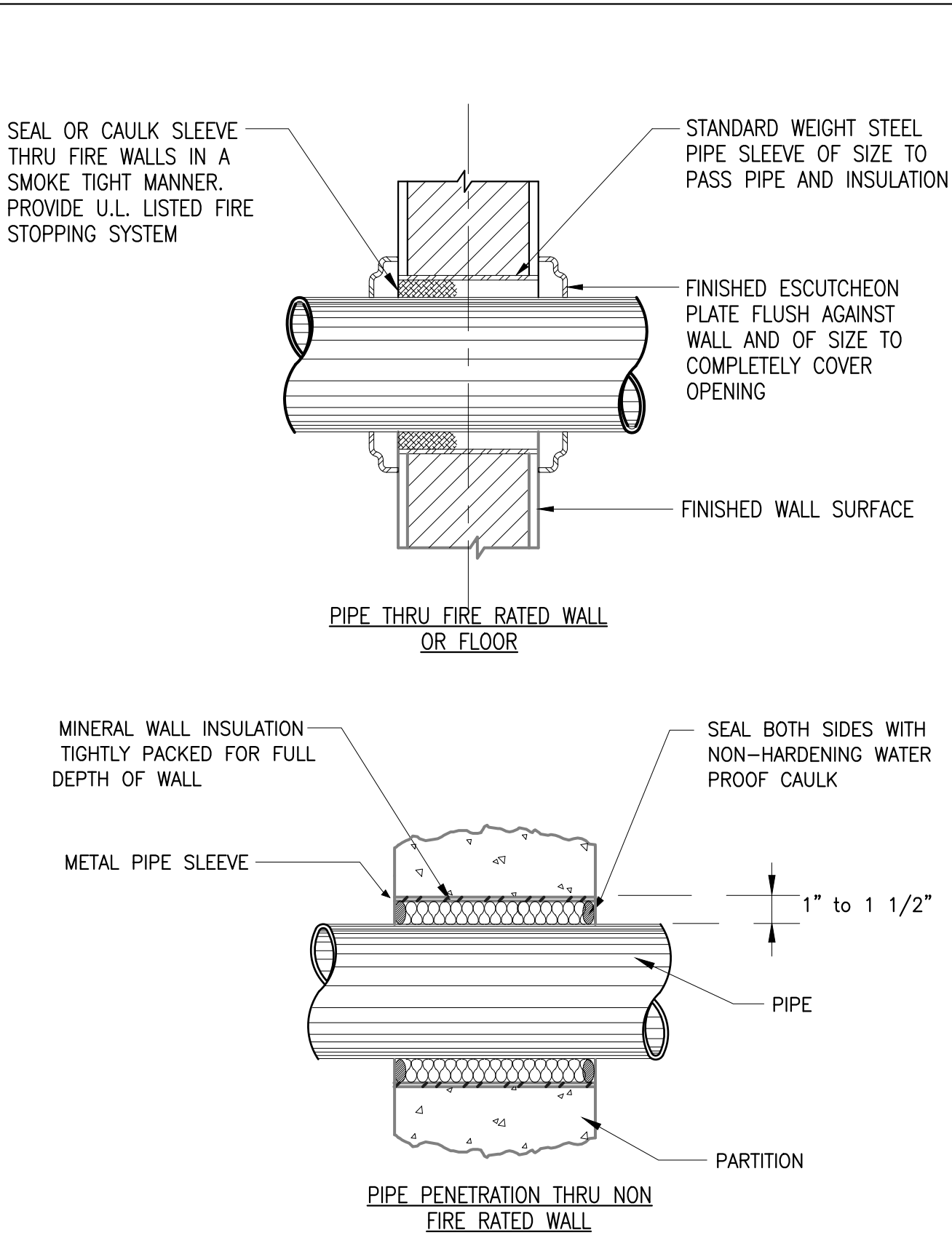
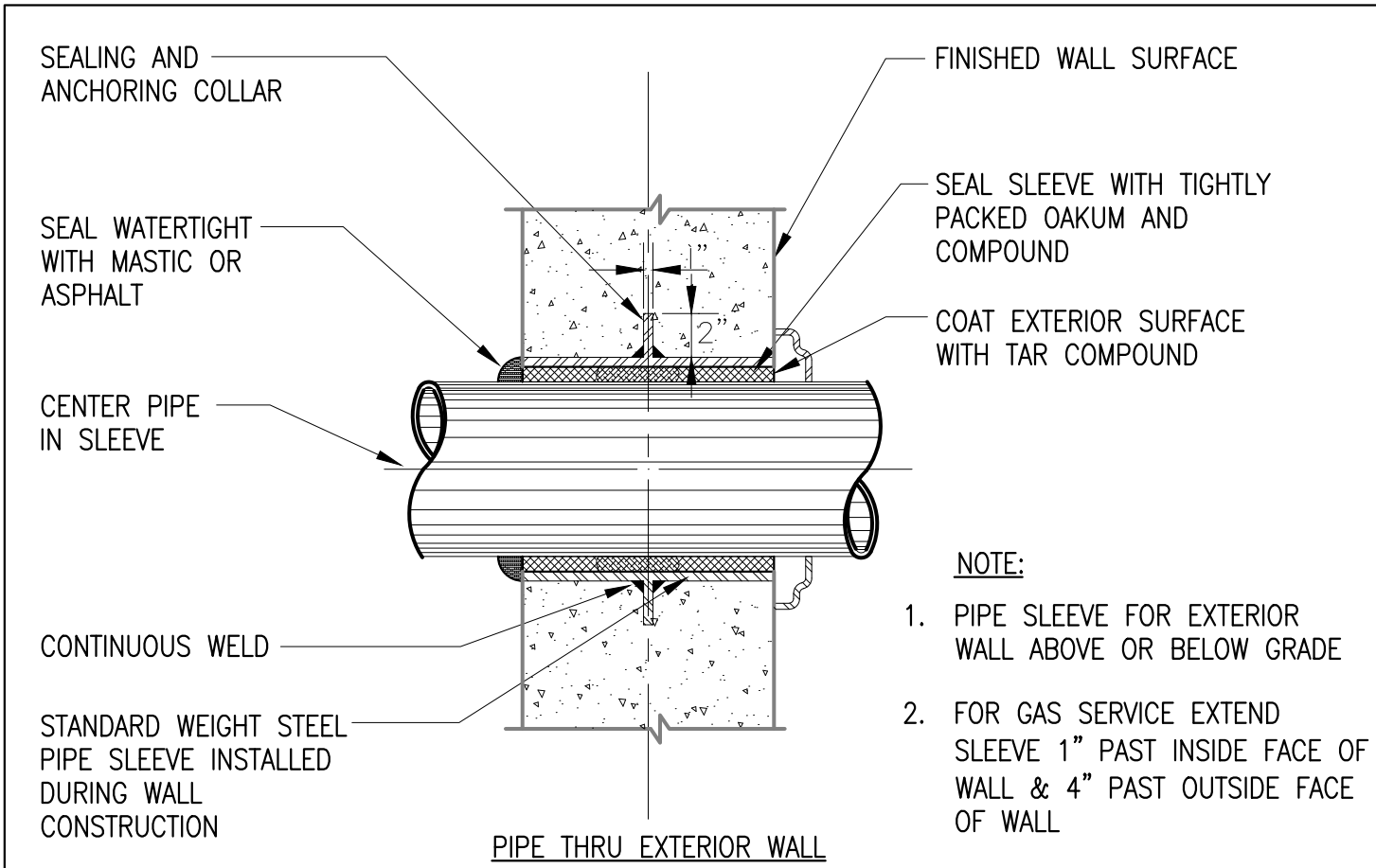
19781 Crawford Avenue, Flossmoor, Illinois

No .	Description	Date

PLUMBING
ROOF FLOOR
GAS PLAN

P102

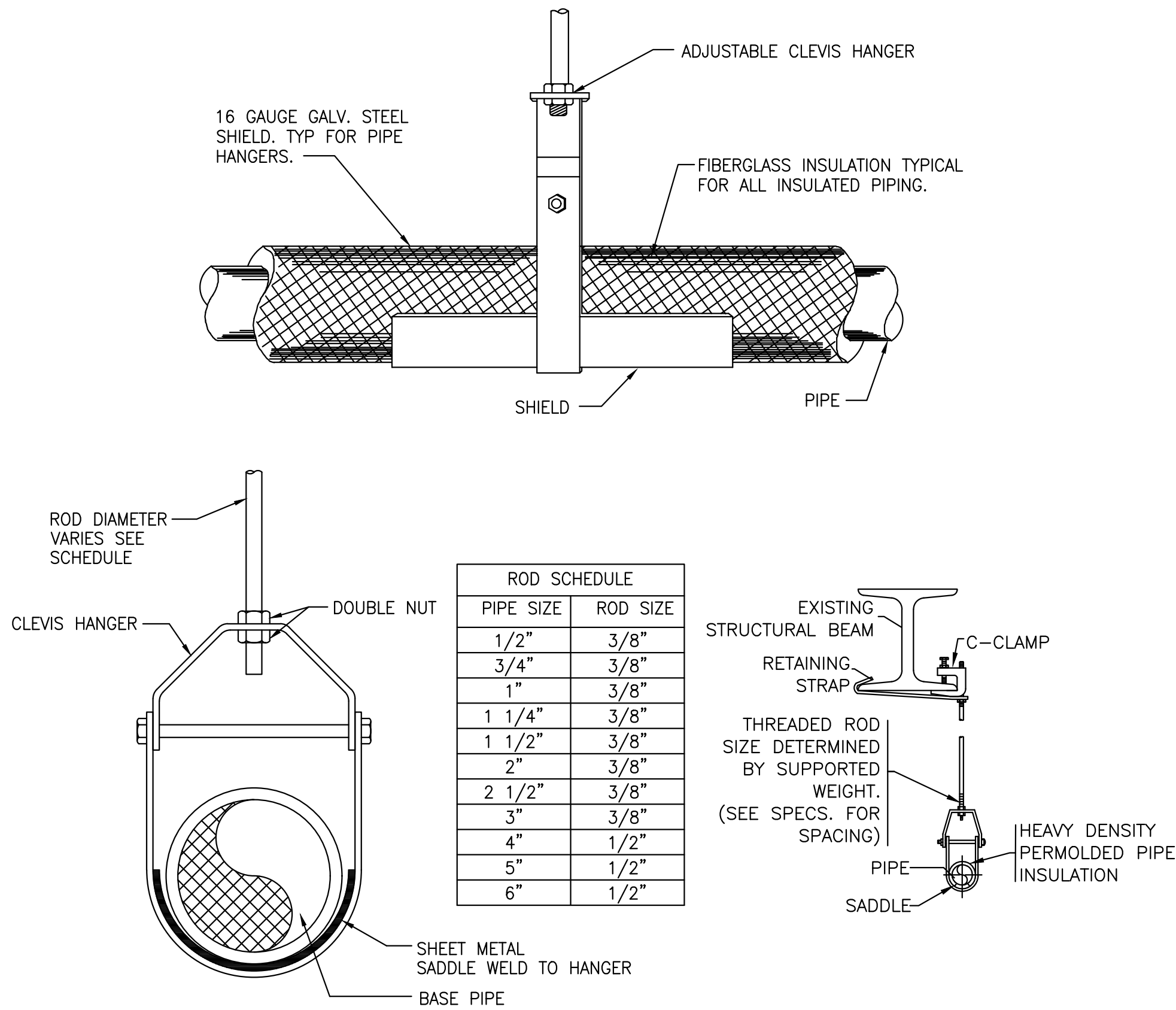
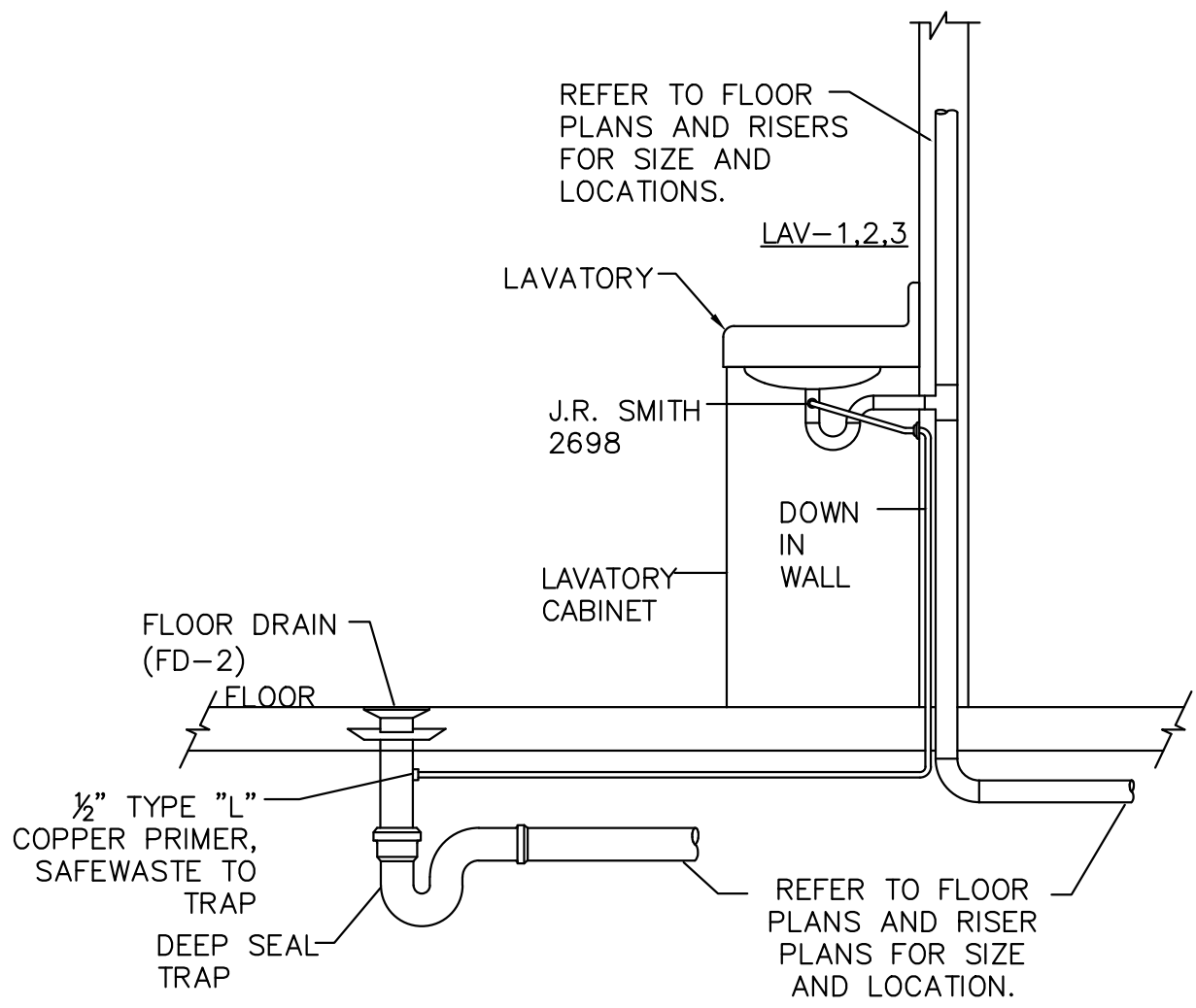




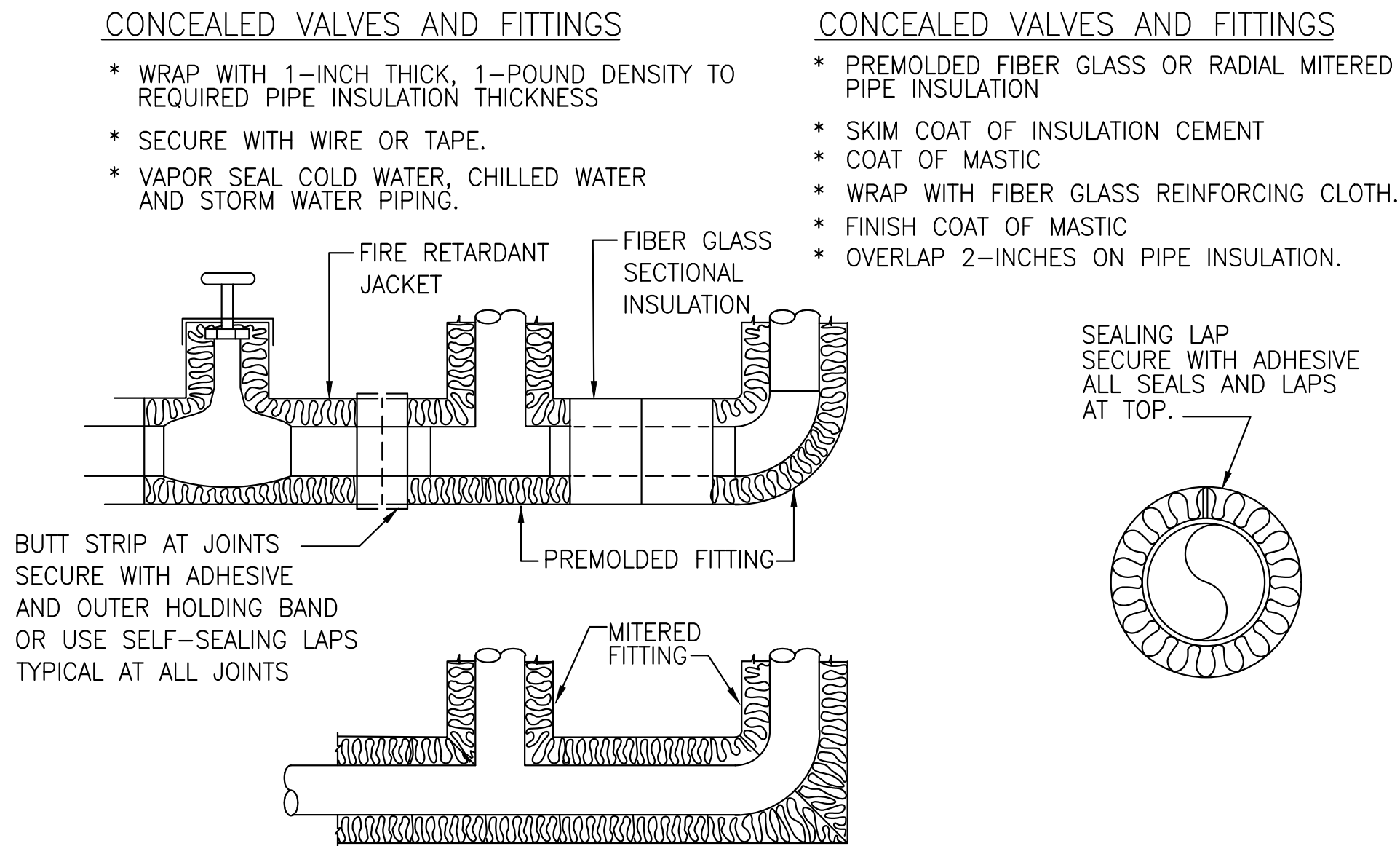
1 PIPE SLEEVE THRU WALL SECTION
P501 N.T.S

2 FLOOR DRAIN DETAILS
P501 N.T.S

3 WALL CLEANOUT DETAIL
P501 N.T.S



5 HANGER DETAIL
P501 N.T.S



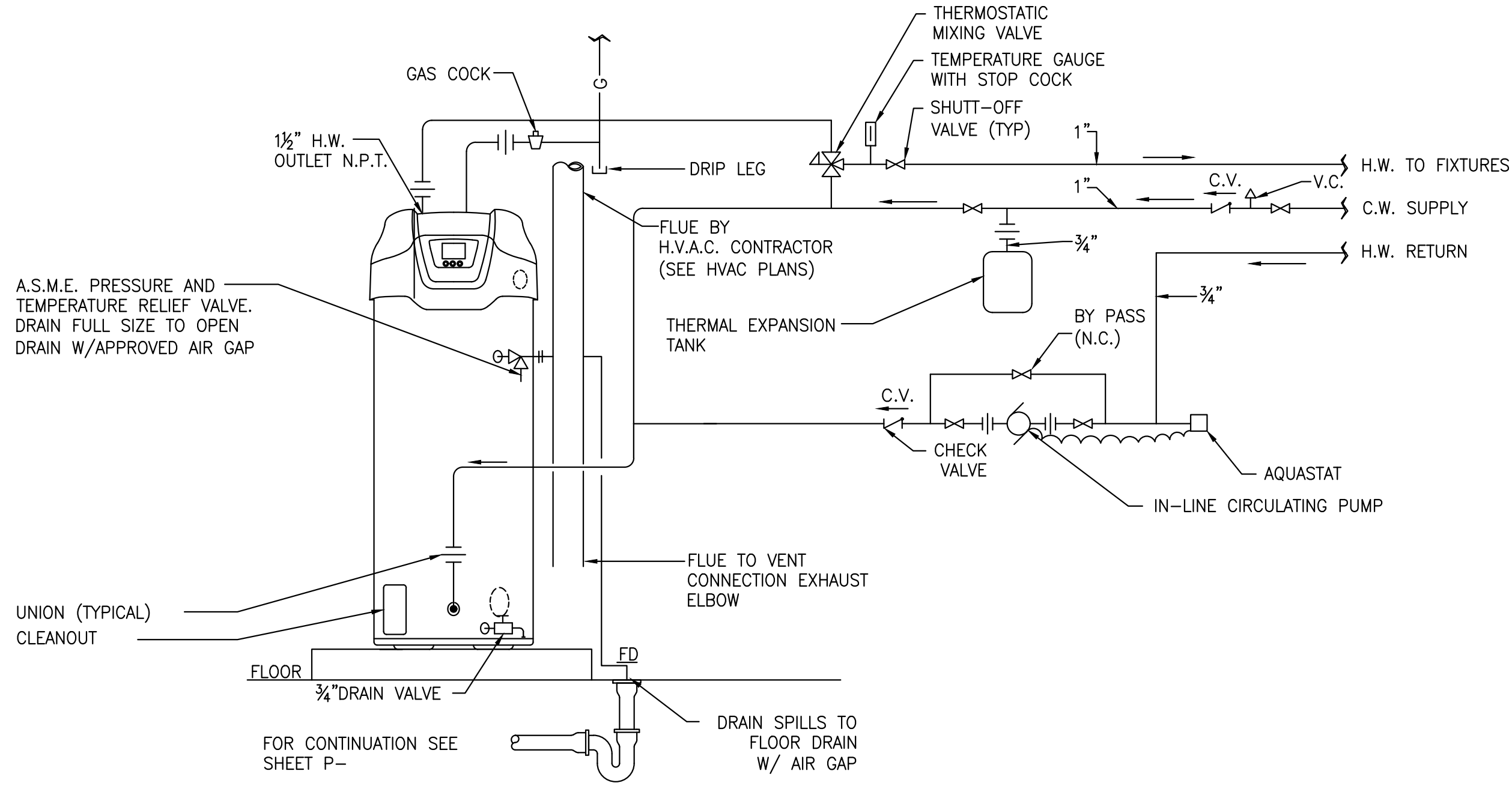
6 INSULATION OF PIPING, VALVES AND FITTINGS
FOR EXPOSED AND CONCEALED LOCATIONS
P501 N.T.S

7 FLOOR DRAIN TRAP PRIMER DETAIL
P-502 N.T.S

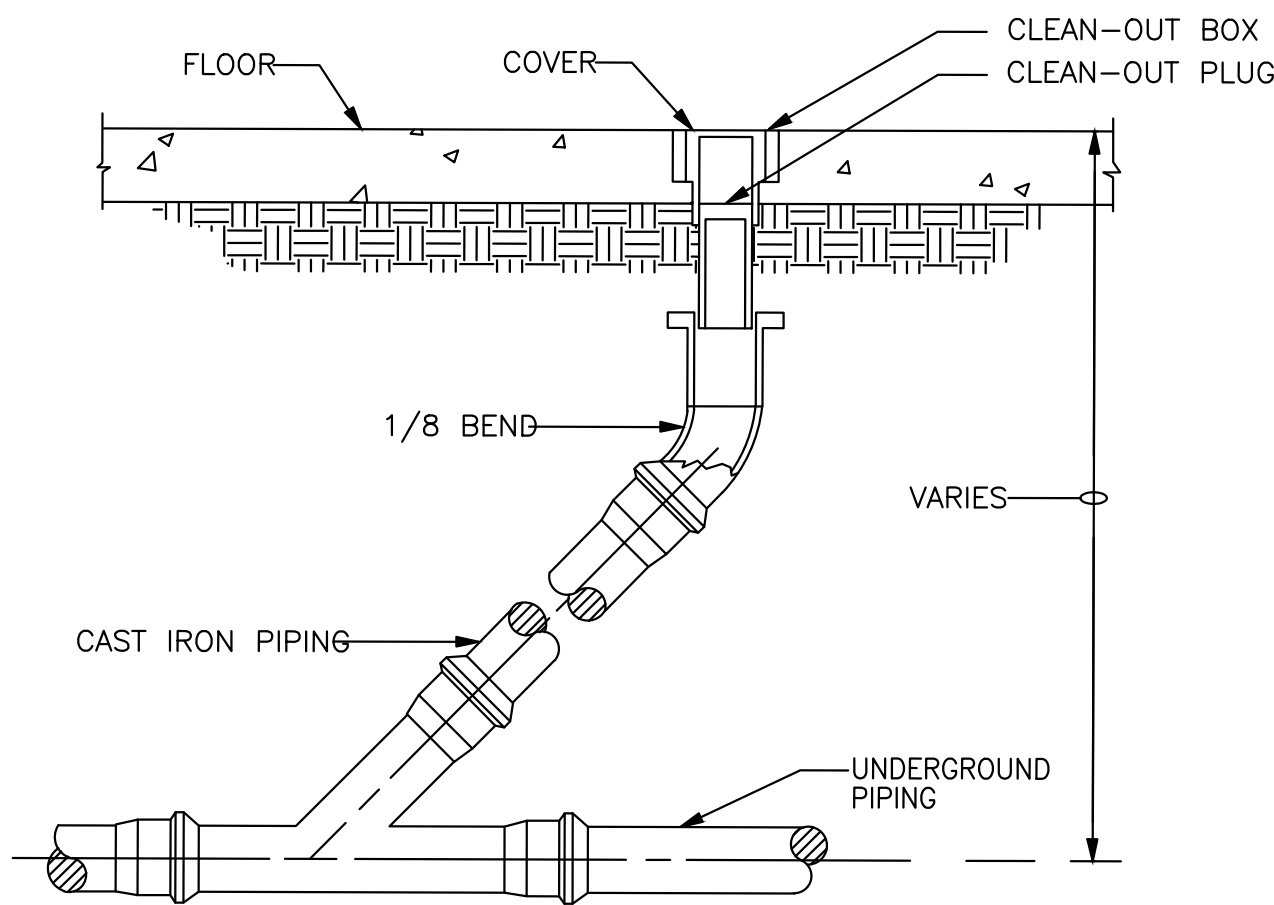
No.	Description	Date

PLUMBING
DETAILS (1 OF 2)

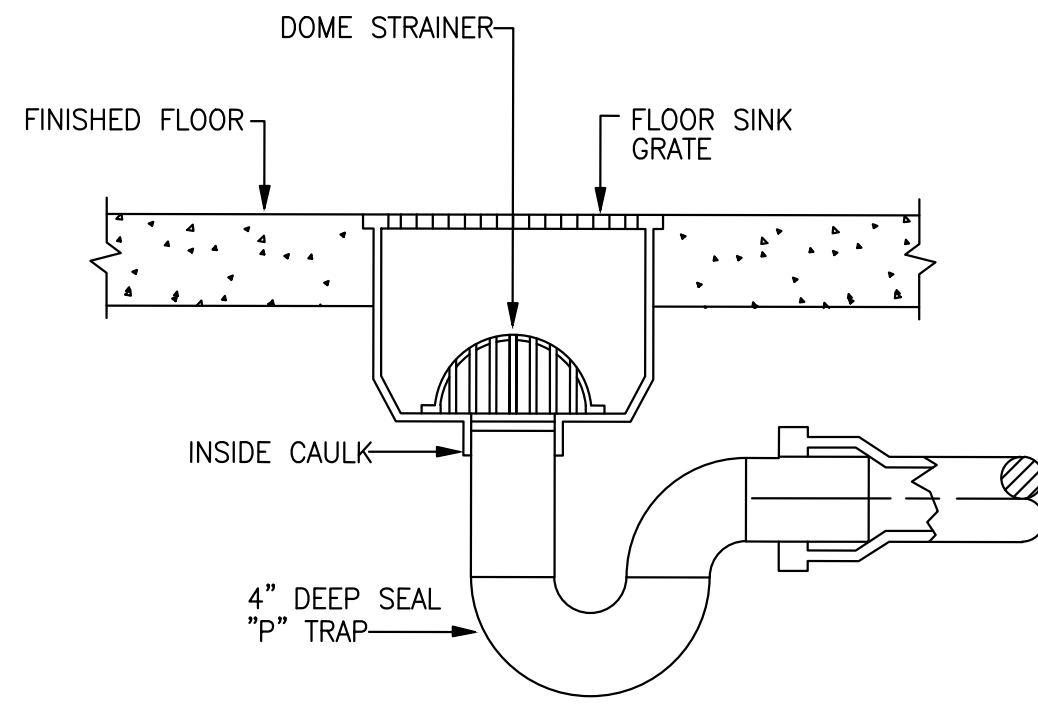
P501



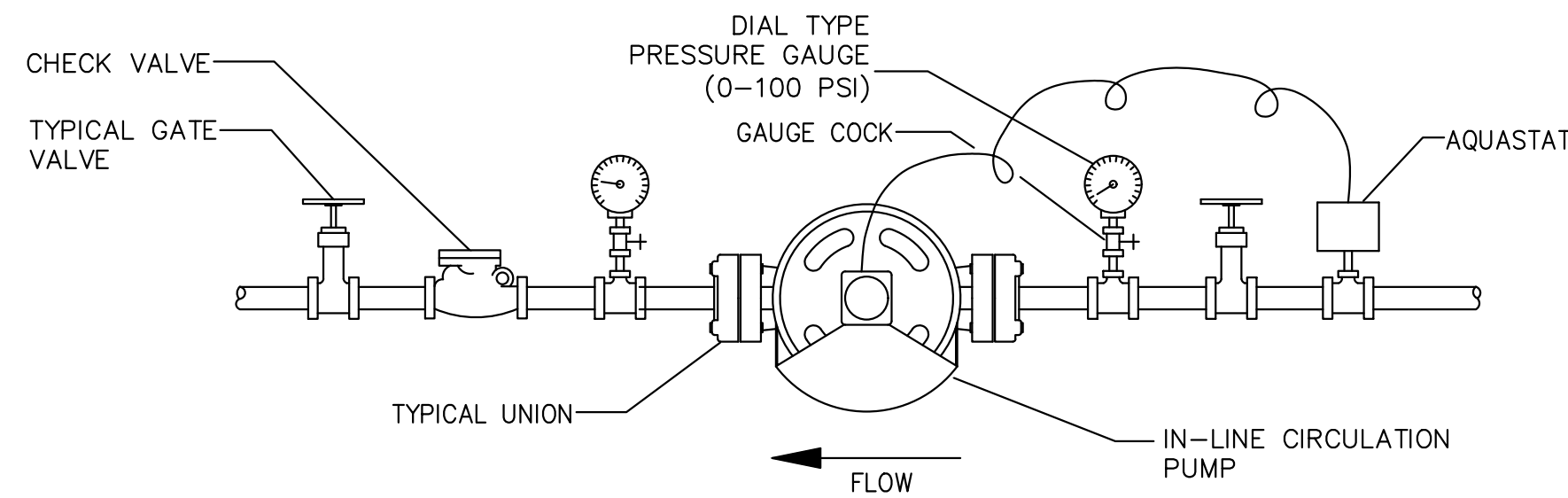
1 GAS FIRED HOT WATER HEATER (FLOOR MOUNTED) DETAIL
P-502 N.T.S.



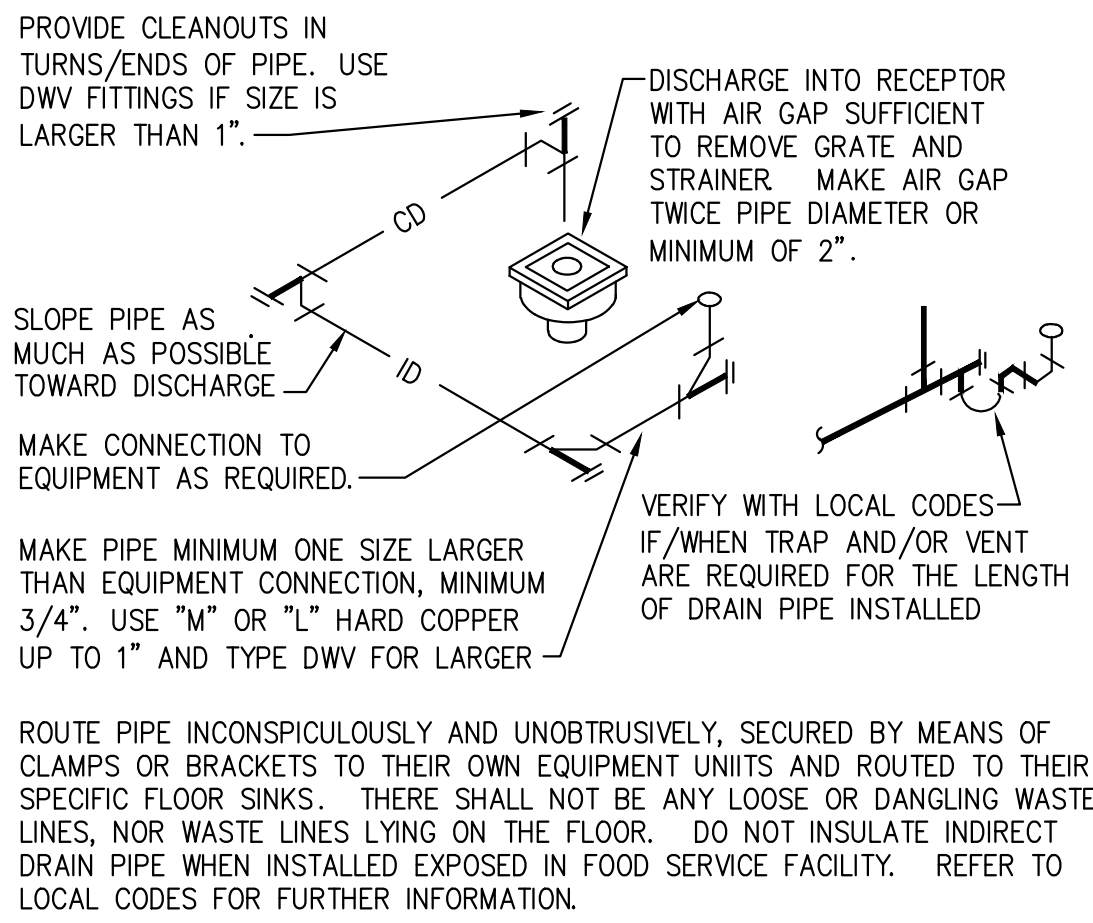
2 FLOOR CLEANOUT DETAIL
P2.1 N.T.S.



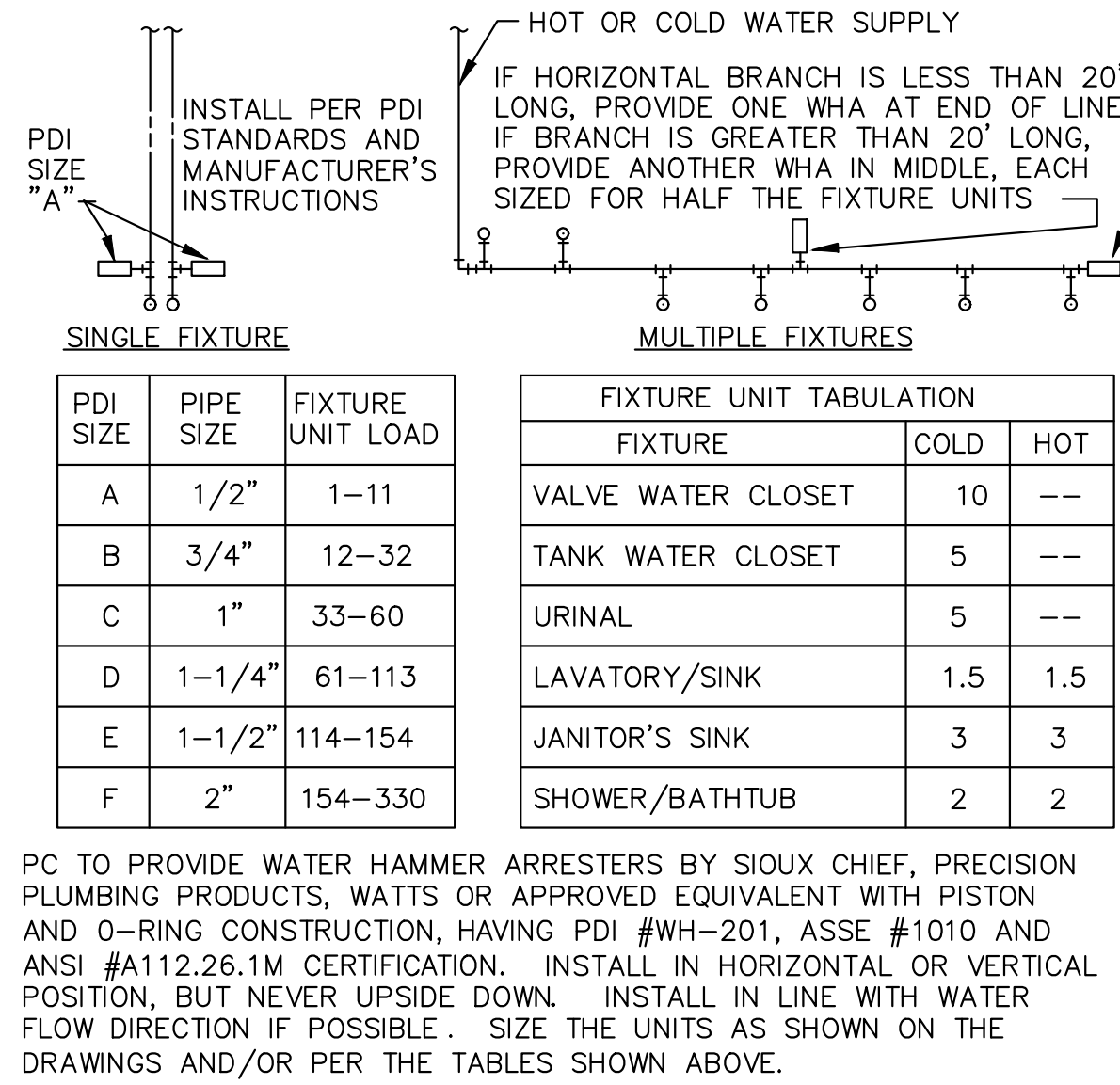
3 FLOOR SINK DETAILS
P2.1 N.T.S.



4 INLINE RECIRCULATING PUMP DETAIL
P2.1 N.T.S.



5 INDIRECT/CONDENSATE DRAIN
P2.1 N.T.S.



6 WATER HAMMER ARRESTORS
P2.1 N.T.S.

SPECIFICATIONS

Notes:

- 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
- Unit weight - w/ cast iron cover: 148 lbs. (For wet weight add 542 lbs.)
- Maximum operating temperature: 150° F continuous
- Capacities - Liquid: 65 gal.; Grease: 435.5 lbs. (60 gal.) @50GPM Grease: 287.2 lbs. (43 gal.) @75GPM Solids: 13 gal.
- For gravity drainage applications only.
- Do not use for pressure applications.
- Cover placement allows full access to tank for proper maintenance.
- Vent not required unless per local code.
- Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
- Integral air relief / Anti-siphon / Sampling access.
- Adjustable cover adapters provide up to 4" of additional height.
- Designed for below-grade, above-grade, indoor or outdoor installations.
- Safety Star® access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-50 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 50 GPM or 75 GPM. Interceptor grease capacity shall be 435.5 lbs. Cover shall provide water/gas tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

TOP VIEW
(COVER REMOVED FOR CLARITY)

ISOMETRIC VIEW

SECTION A-A

END VIEW

SPECIFICATION SHEET

MODEL NUMBER: GB-50

PART NUMBER: 4025-009-01

DESCRIPTION: GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER

DWG BY: T.ASAY **DATE:** 8/16/2022 **REV:** - **ECO:** -

SCHIER

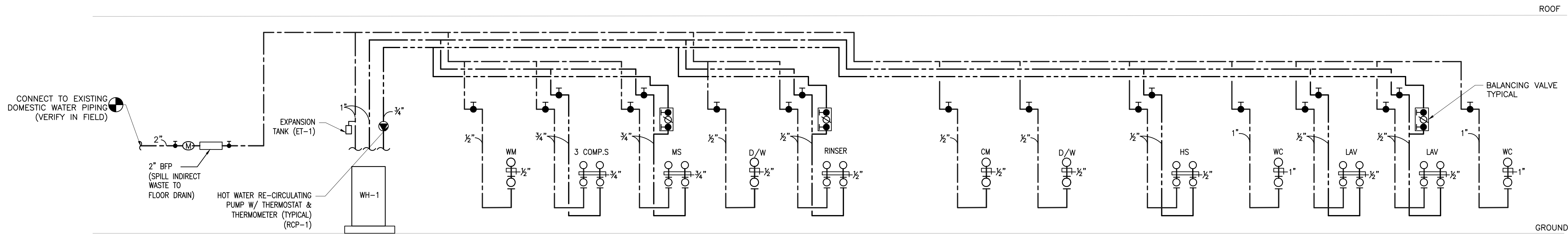
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

7 GREASE INTERCEPTOR DETAILS
P2.1 N.T.S.

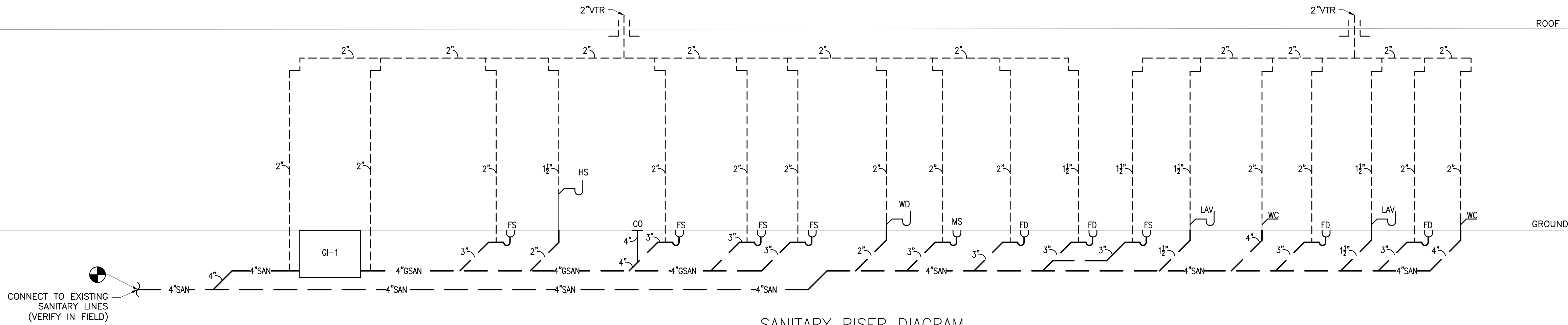
No.	Description	Date

PLUMBING
DETAILS (2 OF 2)

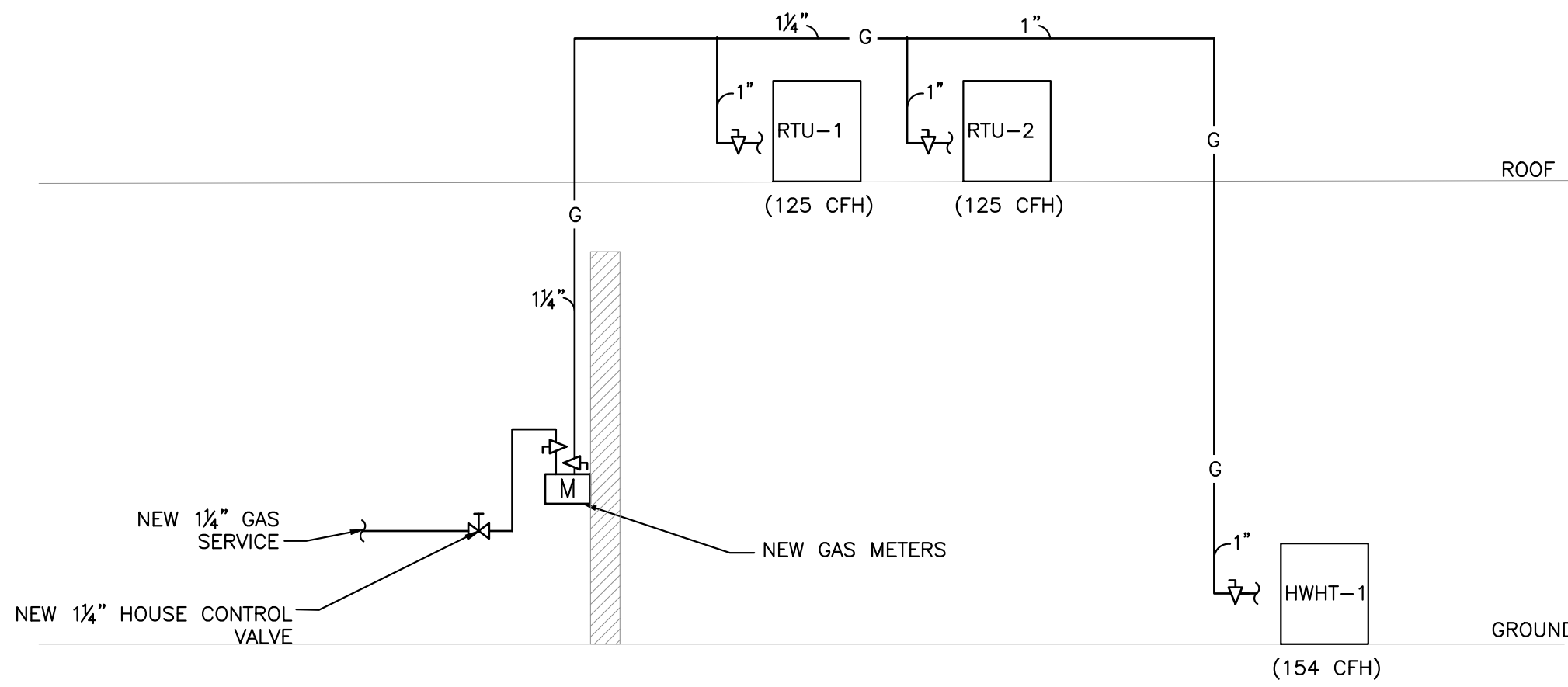
P502



DOMESTIC WATER SUPPLY RISER DIAGRAM
NOT TO SCALE



SANITARY RISER DIAGRAM
NOT TO SCALE



GAS RISER DIAGRAM
NOT TO SCALE

GAS FIRED WATER HEATER SCHEDULE												
WATER HEATER NO.	QUANTITY	LOCATION	NATURAL GAS		GAS CONN.	WATER CONN.	MINIMUM GAS SUPPLY PRESSURE	MAXIMUM GAS SUPPLY PRESSURE	THERMAL EFFICIENCY	STORAGE (GALLONS)	BASED ON	REMARKS
			INPUT (MBH) PER HEATER	RECOVERY GPH @100° F RISE							MFR.& MODEL	
HWHT-1	1	MECH. ROOM	154	148	¾"	1½"	3.5"WC	14"WC	80%	81	AO SMITH ULTRA-LOW NOx BTL-154	– DIMENSION 27¾" D X 65"H. – PROVIDE CLEARANCES FOR HEATER AS PER MANUFACTURER'S RECOMMENDATION. – PROVIDE DRAIN PAN. – PROVIDE HWCP-1, THERMOSTATIC MIXING VALVE(TMV-1) AND EXPANSION TANK (ET-1) AS PER SCHEDULE. – PROVIDE CONDENSATE DRAIN NEUTRALIZATION KIT (KIT P/N 100289339) – CO-ORDINATE WITH MECHANICAL CONTRACTOR FOR COMBUSTION AIR INTAKE & EXHAUST CONNECTIONS. – PROVIDE BALANCING VALVE FOR EACH WATER HEATER (INSTALLATION AS PER MANUFACTURER'S RECOMMENDATION).

19781 Crawford Avenue, Flossmoor, Illinois

Attachment: Complete Class 8 Application Rainbow Cone Flossmoor (Rainbow Cone Class 8 Request - 19805 Crawford Avenue)

No.	Description	Date

PLUMBING
RISER &
SCHEDULE

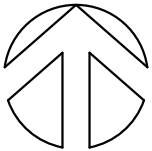
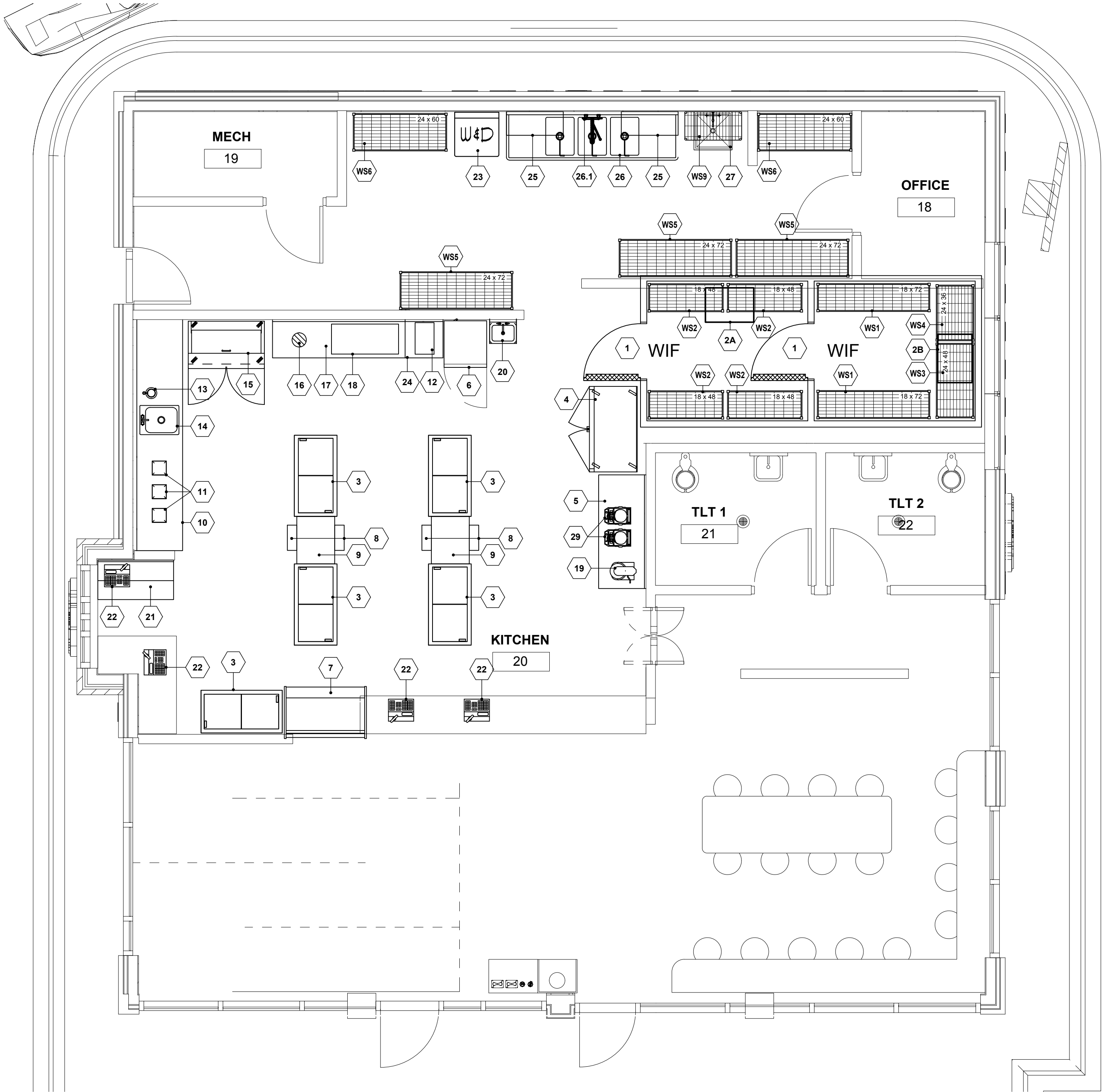
P503

CONSULTANTS:

FOOD SERVICE SHEET INDEX	
FS-1	FOOD SERVICE EQUIPMENT PLAN AND SCHEDULE
FS-1A	FOOD SERVICE MECHANICAL AND ELECTRICAL SCHEDULES
FS-2	FOOD SERVICE EQUIPMENT PLUMBING ROUGH-IN PLAN AND NOTES
FS-3	FOOD SERVICE EQUIPMENT ELECTRICAL ROUGH-IN PLAN
FS-4	FOOD SERVICE EQUIPMENT SPECIAL CONDITIONS PLAN

FOOD SERVICE EQUIPMENT		
ITEM NO.	QUANTITY	ITEM DESCRIPTION
WS1	2	WALK-IN SHELVING
WS2	4	WALK-IN SHELVING
WS3	1	WALK-IN SHELVING
WS4	1	WALK-IN SHELVING
WS5	3	WIRE SHELVING
WS6	2	WIRE SHELVING
WS7	-	SPARE NUMBER
WS8	-	SPARE NUMBER
WS9	1	CHEMICAL SHELF
WS10	-	SPARE NUMBER

FOOD SERVICE EQUIPMENT		
ITEM NO.	QUANTITY	ITEM DESCRIPTION
1	2	FREEZER COMPARTMENT
2A	1	FREEZER REFRIGERATION SYSTEM
2B	1	FREEZER REFRIGERATION SYSTEM
2.1	2	FREEZER CONDENSATION UNIT
3	6	DISPLAY FREEZER
4	1	REACH-IN FREEZER
5	1	WORKTABLE - 60" LONG
6	1	REACH-IN REFRIGERATOR
7	1	DISPLAY FREEZER
8	4	DIPPER WELL
9	2	WORKTABLE - 24" LONG
10	1	WORKTABLE - 144" LONG
11	3	BLENDER
12	1	COFFEE BREWER (BY OTHERS)
13	1	PITCHER RINSER
14	1	DROP-IN SINK
15	1	SANDWICH/SALAD PREP REFRIGERATOR
16	1	HEAT LAMP
17	1	WORKTABLE
18	1	DONUT MACHINE
19	1	20 QT. MIXER
20	1	HAND SINK
21	2	DRIVE THRU BEVERAGE TABLE WITH TABLE MTD. SHELF
22	4	POS SYSTEM (BY OWNER)
23	1	STACKED WASHER/DRYER
24	1	WORKTABLE
25	2	DISHRACK SHELF
26	1	THREE-COMPARTMENT SINK (26.1 PRE-RINSE)
27	1	MOP BASIN (NIKEC)
28	-	SPARE NUMBER
29	2	CONE BAKER



FOODSERVICE EQUIPMENT PLAN

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

FOODSERVICE EQUIPMENT
PLAN AND SCHEDULE

RAINBOW CONE
Flossmoor

PROJECT NO.: 28523

CONSTRUCTION SET

DATE: JULY 19, 2023



FOOD SERVICE DESIGN
CONSULTANTS

110 S. 14TH STREET, SUITE 200
LINCOLN, NE 68508 TEL. 402.475.787

FS-1

CONSULTANTS:

FOOD SERVICE EQUIPMENT			MECHANICAL SCHEDULE																				
ITEM NO.	QUANTITY	ITEM DESCRIPTION	WATER CONNECTIONS					DRAINS		GAS			STEAM			SYMBOLS				ITEM NO.			
			HOT WATER SIZE	COLD WAT. SIZE	STUB UP HEIGHT	EQUIP. HEIGHT	H.W. CONSUMPT.	IND. WASTE SIZE	DIR. WASTE SIZE	WASTE HEIGHT	GAS LINE SIZE	GAS HEIGHT AFF	MBTU LOAD HEIGHT A.L.F.	WATER COLUMN	STEAM SUP. SIZE	COND. RET. SIZE	HEIGHT	BOILER H.P.	REMARKS				
																			FLOOR SINK (FS)		FLOOR DRAIN (FD)	FLOOR DRAIN WITH FUNNEL (FDF)	HOT WATER (HW)
1	2	FREEZER COMPARTMENT																		1			
2A	1	FREEZER REFRIGERATION SYSTEM						3/4"	FS											2A			
2B	1	FREEZER REFRIGERATION SYSTEM						3/4"	FS											2B			
2.1	2	FREEZER CONDENSATION UNIT																		2.1			
3	5	DISPLAY FREEZER																		3			
4	1	REACH-IN FREEZER																		4			
5	1	WORKTABLE - 60" LONG																		5			
6	1	REACH-IN REFRIGERATOR																		6			
7	1	DISPLAY FREEZER																		7			
8	4	DIPPER WELL		3/8"	36"	36"		1"	FS											8			
9	2	WORKTABLE - 24" LONG																		9			
10	1	WORKTABLE - 144" LONG																		10			
11	3	BLENDER																		11			
12	1	COFFEE BREWER (BY OTHERS)		1/2"	50"															12			
13	1	PITCHER RINSER		1/2"	36"															13			
14	1	DROP-IN SINK	1/2"	1/2"	36"			1 1/2"	18"											14			
15	1	SANDWICH/SALAD PREP REFRIGERATOR																		15			
16	1	HEAT LAMP																		16			
17	1	WORKTABLE																		17			
18	1	DONUT MACHINE																		18			
19	1	20 QT. MIXER																		19			
20	1	HAND SINK	1/2"	1/2"	20"			1 1/2"	18"											20			
21	2	DRIVE THRU BEVERAGE TABLE WITH TABLE MTD. SHELF																		21			
22	4	POS SYSTEM (BY OWNER)																		22			
23	1	STACKED WASHER/DRYER	1/2"	1/2"	34"			1 1/2"												23			
24	1	WORKTABLE																		24			
25	2	DISHRACK SHELF																		25			
26	1	THREE-COMPARTMENT SINK (26.1 PRE-RINSE)	1/2"	1/2"	14"		(3) 2"	FS										MANIFOLD DRAIN - SECOND H.W. FOR SOAP DISP		26			
27	1	MOP BASIN (NIKEC)	1/2"	1/2"	*		*	*										* VERIFY REQUIREMENTS		27			
28	-	SPARE NUMBER																		28			
29	2	CONE BAKER																		29			

FOOD SERVICE EQUIPMENT			ELECTRICAL SCHEDULE																	
ITEM NO.	QUANTITY	ITEM DESCRIPTION	ELECTRICAL CONNECTIONS								SYMBOLS							ITEM NO.		
			VOLTAGE	PHASE	AMPERAGE	KILOWATTS	HORSEPOWER	TYPE OF CONN.	HEIGHT A.F.F.	EQUIP. HEIGHT	NEMA CONFIG	Ⓢ JUNCTION BOX (JB)	Ⓢ DUPLEX RECEPTACLE (DGR)	Ⓢ SINGLE RECEPTACLE (SGR)	Ⓢ DEDICATED DUPLEX RECEPTACLE (DDGR)	○ JB ON EQUIPMENT	[P] ANSUL FIRE PULL		FA WIRING FROM ABV.	AFF ABOVE FINISHED FLOOR
1	2	FREEZER COMPARTMENT	120	1	20			JB	108"	102"										1
2A	1	FREEZER REFRIGERATION SYSTEM	208-230	1	20			2	JB	108"	102"									2A
2B	1	FREEZER REFRIGERATION SYSTEM	208-230	1	15			1.5	JB	108"	102"									2B
2.1	2	FREEZER CONDENSATION UNIT	208-230	1	12.3															2.1
3	5	DISPLAY FREEZER	115	1	2				DGR	24"		5-15P								3
4	1	REACH-IN FREEZER	115	1	5.3	14.7	2.5		DGR	24"		5-15P								4
5	1	WORKTABLE - 80" LONG																		5
6	1	REACH-IN REFRIGERATOR	115	1	3.1				DGR	24"		5-15P								6
7	1	DISPLAY FREEZER	115	1	9.4				DGR	24"		5-15P								7
8	4	DIPPER WELL																		8
9	2	WORKTABLE - 24" LONG																		9
10	1	WORKTABLE - 144" LONG																		10
11	3	BLENDER	120	1	11.5				DGR	48"		5-15P								11
12	1	COFFEE BREWER (BY OTHERS)	120	1	14				SGR	48"										12
13	1	PITCHER RINSER																		13
14	1	DROP-IN SINK																		14
15	1	SANDWICH/SALAD PREP REFRIGERATOR	115	1	2.3				DGR	24"		5-15P								15
16	1	HEAT LAMP	120	1		.5			DGR	48"		5-15P								16
17	1	WORKTABLE																		17
18	1	DONUT MACHINE	220	1	30	5.76			DGR	48"		6-30P								18
19	1	20 QT. MIXER	115	1	2.5				DGR	48"		6-30P								19
20	1	HAND SINK	115	1	11		1/2		DGR	48"										20
21	1	DRIVE THRU BEVERAGE TABLE WITH TABLE MTD. SHELF																		21
22	4	POS SYSTEM (BY OWNER)	120	1	15				DGR	NOTED										22
23	1	STACKED WASHER/DRYER	120	1	20				DGR	24"		14-30P								23
24	1	WORKTABLE																		24
25	2	DISHRACK SHELF																		25
26	1	THREE-COMPARTMENT SINK (26.1 PRE-RINSE)																		26
27	1	MOP BASIN (NIKEC)																		27
28	-	SPARE NUMBER																		28
29	2	CONE BAKER	120	1	14.8	1.78			DGR	48"		5-15P								29

FOODSERVICE EQUIPMENT
UTILITY LOAD SCHEDULE

RAINBOW CONE
Flossmoor

PROJECT NO.: 28523

CONSTRUCTION SET

DATE: JULY 19, 2023

EL

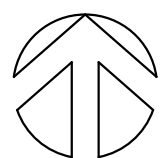
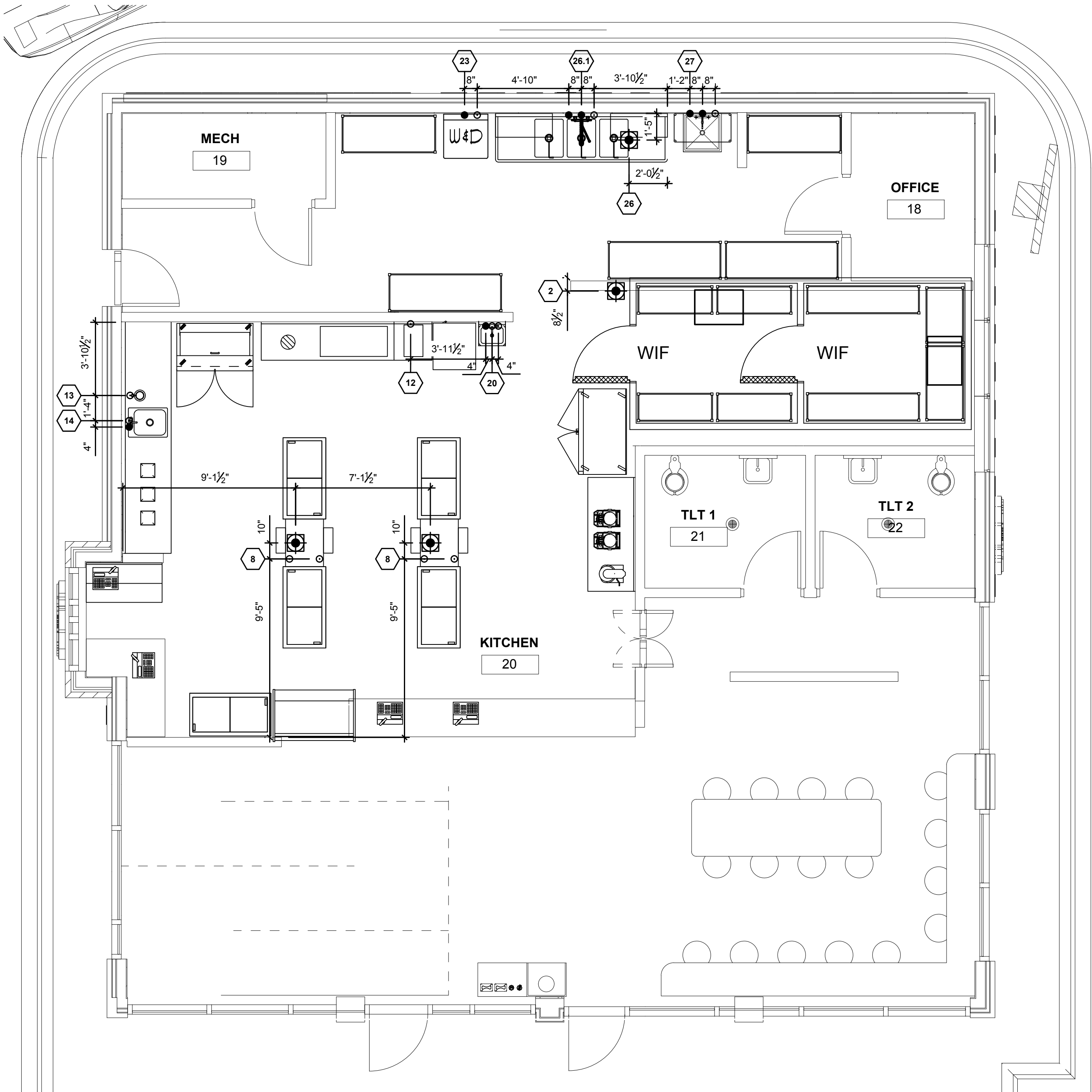
FOOD LINES

FOOD SERVICE DESIGN
CONSULTANTS

110 S. 14TH STREET, SUITE 200
LINCOLN, NE 68508 TEL: 402.475.787

FS-1A

CONSULTANTS:



FOODSERVICE EQUIPMENT PLUMBING ROUGH-IN PLAN

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

PLUMBING NOTES:

Utility Load Schedule sheets:

Utility Load Schedule sheets are supplied as a convenience to project engineers in determining the requirements of various foodservice equipment. These are intended to be used in conjunction with equipment catalog cut sheets, shop drawings, etc. in the preparation of electrical and mechanical rough-in drawings.

- 1) Plumbing contractor to be responsible for the final connections and installation of all plumbing components such as but not limited to faucets, waste assemblies, etc) provided by the foodservice equipment contractor.
- 2) Plumbing contractor shall provide and install all necessary automatic fire gas shut off valves as required and verify with kitchen equipment contractor if shut off valve being supplied is mechanical or solenoid according to fire suppression system requirements.
- 3) Plumbing contractor to verify with mechanical engineer and local codes all required components (such as grease traps, vacuum breakers, etc.) for the proper operation of foodservice equipment and type of drain connections required and install accordingly.
- 4) Plumbing contractor to supply and install all required pressure reducing and regulating valves required for the proper operation of foodservice equipment.
- 5) All floor sinks and/or floor drains shall be set flush with finished floors fully or partially exposed floor sinks to be complets with top grate, type as indicated and supplied by plumbing contractor
- 6) Plumbing contractor shall provide and run all indirect waste lines from equipment and fixtures and shall install and connect faucets unless noted otherwise
- 7) General water pressure in kitchen shall not exceed 50 lbs. Pressure for dishwashers to be 25 Lb. max. Plumbing contractor to furnish and install pressure reducing valves if required.
- 8) Plumbing contractor to verify height of dishwashers and/or potwashers waste connections, make proper provision for traps, and set in or under floor if necessary.
- 9) Verify mechanical requirements for all owner and/or purveyor supplied new and/or reused equipment.
- 10) Plumbing contractor shall run drain lines thru grease trap if required by code, IE: Pot sinks, Dishwashers, etc.
- 11) Co-ordinate with equipment manufacturers floor drain locations located under cooking equipment so drain location will not interfere with functioning or warranty of equipment (I.E. convection steamers & Combi Ovens).

General Plumbing Notes:

- 1) All dimensions shown are from finished walls, columns and floors. Where base sizes are shown they shall include finished surfaces.
- 2) All final and equipment interconnections are to comply with all, federal, state, and local codes.
- 3) Rough-in/Spot connection drawings are to be used in conjunction with equipment brochure books, shop drawings, etc. to determine all equipment requirements.
- 4) All dimensions of rough-in locations are to be verified and agree with latest Architectural plan.
- 5) All curbs (I.E. Masonry bases for Foodservice Equipment, Roof curbs for Fans and Refrigeration Racks Etc.) as required are not provided by the Kitchen Equipment Contractor.
- 6) Various trades to furnish any additional hardware required for the proper operation of Foodservice Equipment such as all valves, stops, traps, disconnect switches and wiring to control equipment such as soda and remote compressors, Fire systems, and disposers as required.
- 7) Architect, Engineer, & Building trades to verify building code in regard to acceptable Drain and Pipe material. Foodservice drains need to accommodate temperatures above 200 degrees Fahrenheit. Drainage system needs to be designed accordingly.
- 8) Trades to verify with owner/operator requirements for cash system and to supply all necessary components for its proper operation.
- 9) Trades to verify requirements with equipment manufacturer for items supplied by purveyor such as coffee makers, beverage dispensers, tea brewers, etc.
- 10) General contractor to provide and install all necessary conduit for the routing of soda, beer, and refrigeration lines and verify routing with purveyor and owner.
- 11) All outlets and connections shown on this plan are relative to foodservice equipment and fixtures. See architect/Engineer plans for additional requirements.
- 12) All connectos shown on this plan shall be made as per federal, state, and local codes
- 13) All Floor sinks and Floor drains shown on the foodservice equipment drawing are for food service equipment only. Area drains are the responsibility of the Mech. engineers.

FOODSERVICE EQUIPMENT
PLUMBING ROUGH-IN PLAN AND
NOTES

RAINBOW CONE
Flossmoor

PROJECT NO.: 28523

CONSTRUCTION SET

DATE: JULY 19, 2023



FOOD SERVICE DESIGN
CONSULTANTS

110 S. 14TH STREET, SUITE 200
LINCOLN, NE 68508 TEL: 402.475.787

FS-2

CONSULTANTS:

FOODSERVICE EQUIPMENT
ELECTRICAL ROUGH-IN PLAN

RAINBOW CONE
Flossmoor

PROJECT NO.: 28523

CONSTRUCTION SET

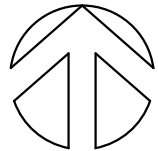
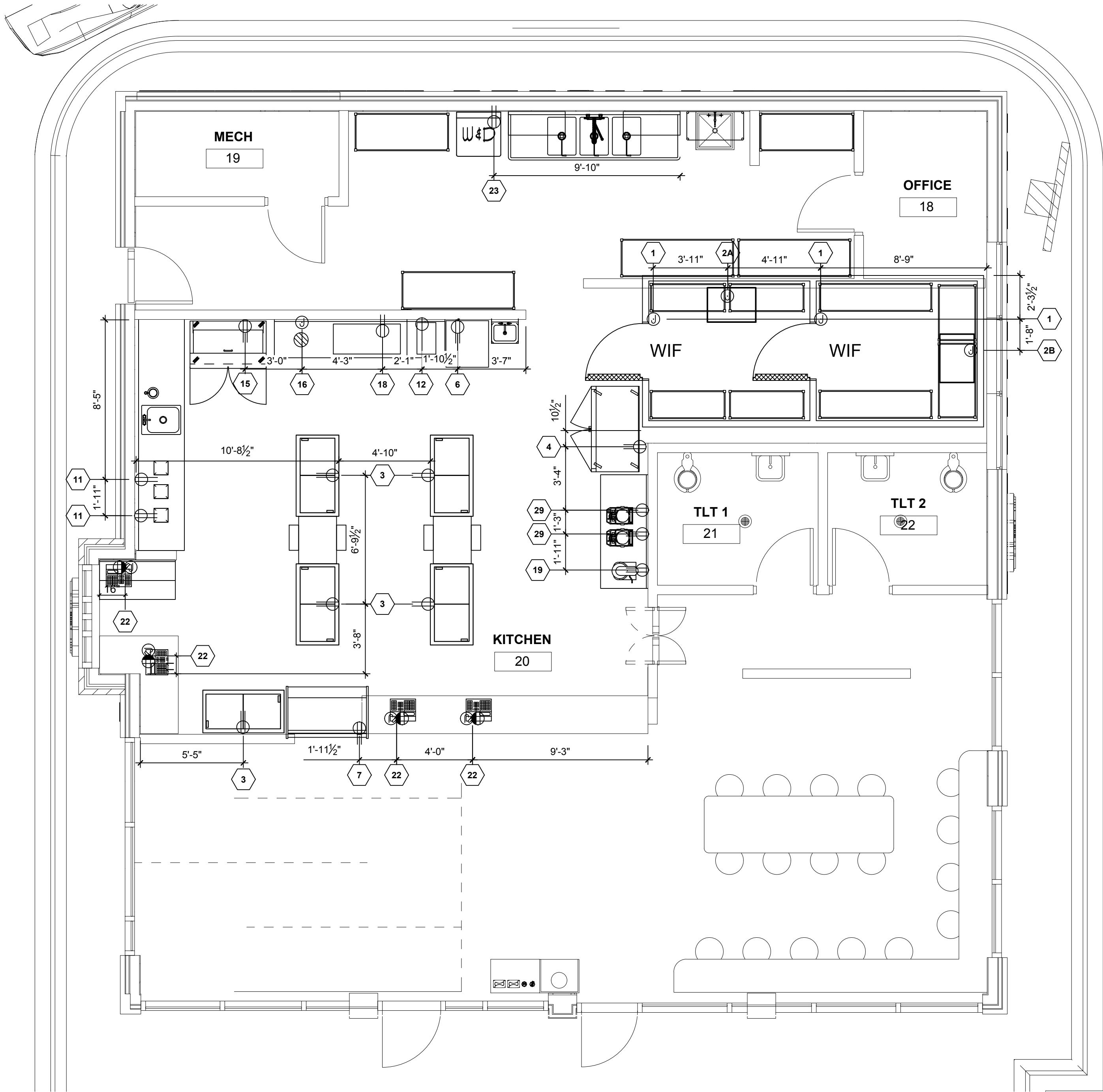
DATE: JULY 19, 2023



FOOD SERVICE DESIGN
CONSULTANTS

110 S. 14TH STREET, SUITE 200
LINCOLN, NE 68508 TEL: 402.475.787

FS-3



FOODSERVICE EQUIPMENT ELECTRICAL ROUGH-IN PLAN

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

ELECTRICAL NOTES:

Utility Load Schedule sheets:

Utility Load Schedule sheets are supplied as a convenience to project engineers in determining the requirements of various foodservice equipment. These are intended to be used in conjunction with equipment catalog cut sheets, shop drawings, etc. in the preparation of electrical and mechanical rough-in drawings.

General Electrical and Mechanical Notes:

- 1) All dimensions shown are from finished walls, columns and floors. Where base sizes are shown they shall include finished surfaces.
- 2) All final and equipment interconnections are to comply with all, federal, state, and local codes.
- 3) Rough-in/Spot connection drawings are to be used in conjunction with equipment brochure books, shop drawings, etc. to determine all equipment requirements.
- 4) All dimensions of rough-in locations are to be verified and agree with latest Architectural plan.
- 5) All curbs (I.E. Masonry bases for Foodservice Equipment , Roof curbs for Fans and Refrigeration Racks Etc.) as required are not provided by the Kitchen Equipment Contractor.
- 6) Various trades to furnish any additional hardware required for the proper operation of Foodservice Equipment such as all valves, stops, traps, disconnect switches and wiring to control equipment such as soda and remote compressors, Fire systems, and disposers as required.
- 7) Architect, Engineer, & Building trades to verify building code in regard to acceptable Drain and Pipe material. Foodservice drains need to accommodate temperatures above 200 degrees Fahrenheit. Drainage system needs to be designed accordingly.
- 8) Trades to verify with owner/operator requirements for cash system and to supply all necessary components for its proper operation.
- 9) Trades to verify requirements with equipment manufacturer for items supplied by purveyor such as coffee makers, beverage dispensers, tea brewers, etc.
- 10) General contractor to provide and install all necessary conduit for the routing of soda, beer, and refrigeration lines and verify routing with purveyor and owner.
- 11) All outlets and connections shown on this plan are relative to foodservice equipment and fixtures. See architect/Engineer plans for additional requirements.
- 12) All connects shown on this plan shall be made as per federal, state, and local codes

Electrical Notes:

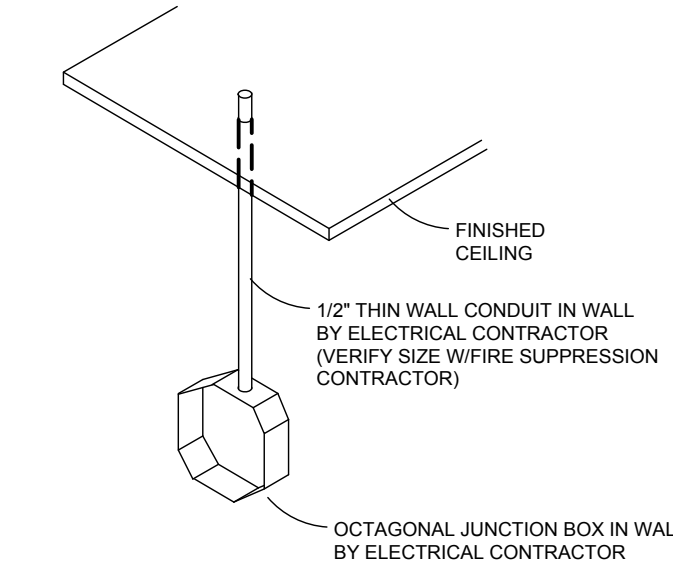
- 1) All interwiring between roughed in electrical junction boxes and foodservice equipment are to be done by electrical contractor. This interwiring includes, but is not restricted to Walk-in refrigeration boxes, disposers, hot food wells, exhaust hoods, etc.
- 2) All connections shown on drawings are the approximate connection locations required for the foodservice equipment being furnished by the Kitchen Equipment Contractor and allowances must be made to extend to the final connection point.
- 3) Any changes to the locations shown on drawings are to be verified with the Architect, Consultant and Foodservice Contractor.
- 4) Trades are to make final connections between electrical service rough-in points and equipment to be compliant with local codes.
- 5) Dimensioned Rough-in drawings are to be used in conjunction with equipment manufacturers shop drawings, detailed drawings, specifications, and equipment brochure book in determining proper service to foodservice equipment.
- 6) Electrical Contractor shall furnish connections to equipment setting on counters that do not come with cord & plugs from outlet box or receptacle.
- 7) Electrical outlets and piping roughed up under island equipment to be stubbed up a maximum of 4" max to top of device or less so as not to interfere with the installed equipment with all floor openings sealed water tight or 1" Min above fin floor or flush with curbs.
- 8) Electrical contractor shall supply and install all junction boxes, refrigeration pull boxes, electrical outlets, cover plates, switches and disconnect switches not built into foodservice equipment or fixtures, also, conduit, wiring and component installation of remote refrigeration and cold storage room equipment, including lighting fixtures as shown on plan.
- 9) Electrical contractor shall provide lock-out devices on circuit breakers controlling exhaust, refrigeration and fire protection system controls.
- 10) Electrical contractor shall furnish and install all starters, motor control switches, remote controls and t4ransformers, if required, for foodservice equipment and fixtures.
- 11) Electrical contractor shall supply all required cords and caps for those items supplied by KEC that do not come provided with cord and cap. Electrical contractor shall provide U.L. approved connectors for manufactured appliances and/or fabricated equipment.

Walk-in Refrigerated boxes and Remote Refrigeration equipment:

- 1) Additional Walk-in lights are supplied by the Kitchen Equipment contractor and are to be wired in field by Electrical Contractor.
- 2) All interwiring between remote remote refrigerated condensers/compressors to be done by Electrical contractor.
- 3) Electrical Contractor to interwire between drain line heat tape and junction box in all walk-in freezers.
- 4) Electrical Contractor to interwire between junction box and Walk-in cooler controls, door heater, and all additional Walk-in accessories including defrost time clock on freezers.
- 5) Ice Makers - Electrical Contractor to make all necessary interwiring connections between ice machine and remote refrigeration condenser/compressors.

Exhaust Hoods:

- 1) Electrical contractor to provide octagonal "J" boxes with 3/4" conduit to above finished ceiling for fire suppression system remote pulls. These locations and requirements are to be verified with fire suppression system contractor and local and state codes.
- 2) Electrical contractor to co-ordinate with fire suppression system contractor and supply and install shunt trips in electrical panels that would shut off cooking equipment items in conjunction with fire systems and interwire with fire systems and fire alarms and equipment valves.
- 3) Electrical contractor to interwire with any alarm devices that might be required by federal, state or local codes.



SUGGESTED FIRE SUPPRESSION
REMOTE PULL HOUSING

HEIGHT AND LOCATIONS TO BE DETERMINED
BY LOCAL CODES AND FIRE SUPPRESSION
SYSTEM CONTRACTOR. (VERIFY REQUIREMENTS
WITH FIRE SUPPRESSION SYSTEM CONTRACTOR)

CONSULTANTS:

SPECIAL CONDITIONS PLAN

RAINBOW CONE
Flossmoor

PROJECT NO.: 28523

CONSTRUCTION SET

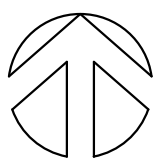
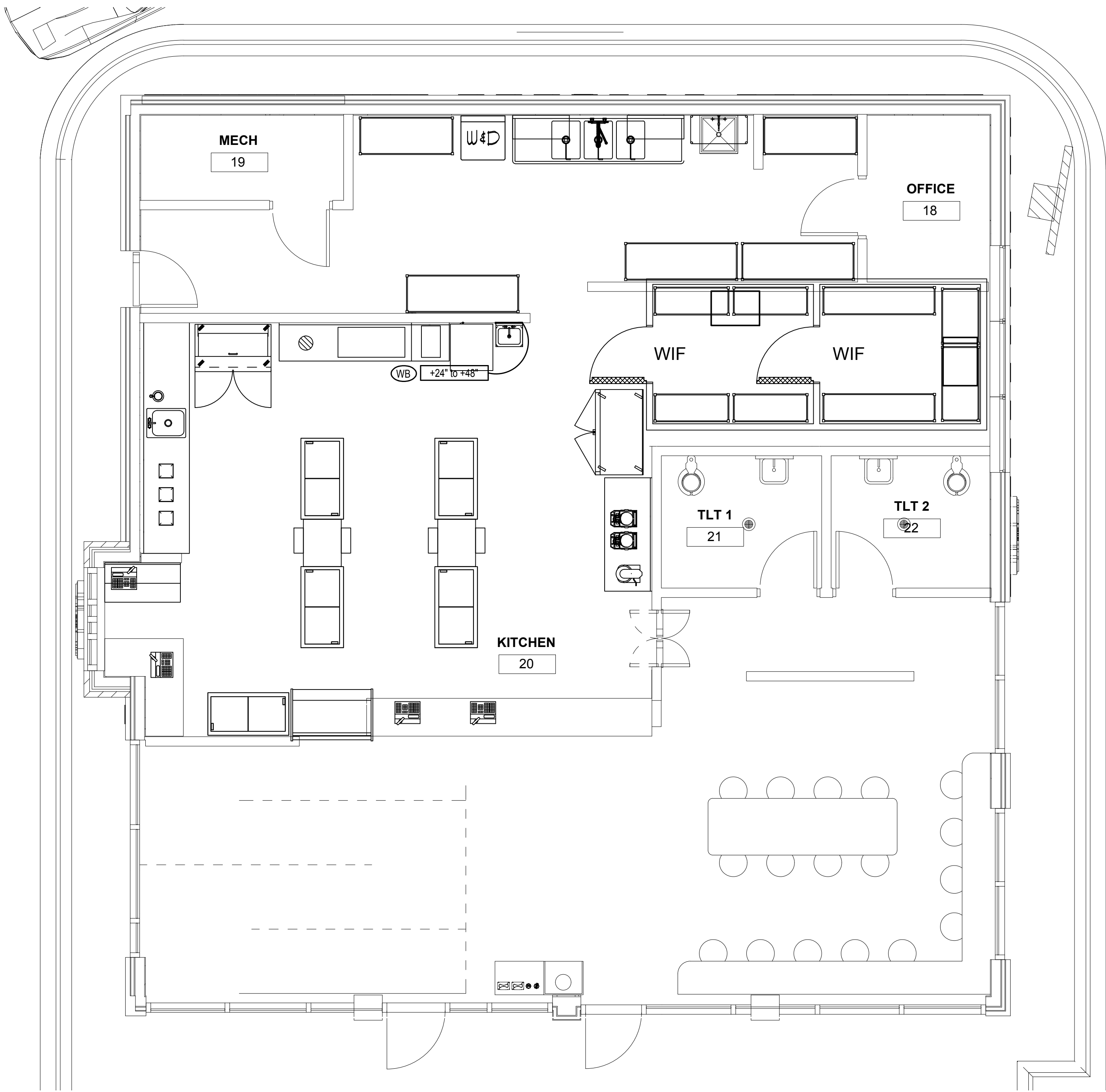
DATE: JULY 19, 2023



FOOD SERVICE DESIGN
CONSULTANTS

110 S. 14TH STREET, SUITE 200
LINCOLN, NE 68508 TEL. 402.475.787

FS-4



SPECIAL CONDITIONS PLAN

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

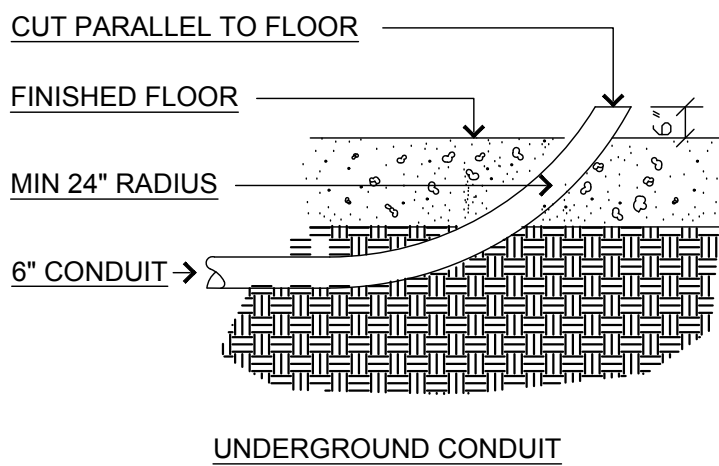
GENERAL CONTRACTORS NOTES:

General Contractors Notes:

- 1) All walls in contact with or within 6" of fryers, ranges, broilers or Ovens, shall be constructed of Non-Combustible, heat proof materials.
- 2) Unless specified otherwise General contractor shall furnish and install all stainless steel wall caps and/or corner guards in positions as shown on plan. Wall caps and/or corner guards shall be minimum 12 ga. stainless steel, vertical type, 4'-0" high
- 3) Refrigeration and Ventilation information are intended to show approximate outlet locations, connections positions and load requirements. Final locations will be shown on approved, dimensioned manufacturer's shop drawings.
- 4) All refrigerant conduit runs shall have a minimum of 24" radius bends and shall terminate 2" out of walls and/or floors
- 5) All exhaust duct connections are shown with inside dimensions. Connecting ductwork shall sleeve into duct openings and be made "grease proof".
- 6) All ductwork beyond the connection points shown on this plan, and all required roof-top equipment including curbs, exhaust & supply fans, etc, shall be furnished and installed by the HVAC contractor unless noted otherwise.

WALL BACKING: (WB)

General Contractor to provide In-Wall reinforcing or plywood backing as required for wall mounted equipment. Coordinate with Foodservice Equipment contractor.



CONDUIT RUNS UNDERFLOOR MUST HAVE A SMOOTH INTERIOR WITH MINIMUM INSIDE DIAMETER OF SIX INCHES, AND HAVE ONLY (1) 24" or 30" RADIUS SWEEP BEND (45° OR 90°) AT EACH END.

PROJECT TITLE & ADDRESS:
Rainbow Flossmoor ROUGH BUDGET
 BUILDING ONLY



Project Square Footage: 2100

Date: 8-31-23

CSI DIVISION	TRADE/SCOPE	SHELL COST BUDGET	\$/SF	NOTES/COMMENTS
DIVISION 0	Architectural Design	\$0	\$0.00	By Owner
	Building Permit & Fees	\$0	\$0.00	By Owner
DIVISION 1	Soil Tests	\$0	\$0.00	By Owner
	Site Surveying Allowance	\$5,000	\$0.00	By Owner
	Site Fencing	\$5,000	\$2.38	General Conditions
	Final Clean	\$1,000	\$0.00	General Conditions
	Street Sweeping Allowance	\$6,500	\$0.00	Allowance to be credited back to owner
DIVISION 2	Excavation	\$32,000	\$15.24	Building Excavation and Backfill CA-6 For Footing and Foundation
	Excavation	\$19,120	\$9.10	Slab
DIVISION 3	Masonry	\$16,960	\$8.08	Building Exterior or Interior Brick.
	EIFS	\$41,298	\$19.67	Exterior EIFS
DIVISION 4	Concrete Slab	\$18,519	\$8.82	5" concrete slab with metal mesh and vapor barrier.
	Concrete Footing/Foundation	\$33,276	\$15.85	Footing and Foundations per plan.
DIVISION 5	Steel & Misc Metals	\$95,563	\$45.51	Structural beams, columns, railings, gates, metal deck, metal joist and C channels
DIVISION 6	Carpentry	\$176,963	\$84.27	All Carpentry & Drywall
	Millwork & Counter tops	\$12,500	\$5.95	Custom Millwork and Counter tops.
DIVISION 7	Joint Sealants	\$3,500	\$1.67	Seal Inside and Outside Building.
	Roofing & Sheet Metal	\$52,998	\$25.24	Membrane roofing Mule-hid 60 mil. Coping, Decorative Fascia Cladding, and Corrugated Metal Wall Panels
DIVISION 8	Glazing	\$5,000	\$2.38	All store front glazing
	Doors/Frames/Hardware	\$19,480	\$9.28	All store doors/frames/hardware
DIVISION 9	Painting	\$22,521	\$10.72	Painting of entire building interior, doors, and metal
	Tile/Resilient Flooring/Rubber Base	\$67,218	\$26.36	Quarry, Epoxy Ceramic Tile, VLT Flooring, and Vinyl Base
DIVISION 10	Toilet Partitions/Accessories	\$4,450	\$2.12	Grab Bars, Mirrors, Mounted Accessories, Toilet Partitions, and Hand Dryers

DIVISION 15	HVAC	\$90,813	\$43.24	Rooftop units and distribution.
	Plumbing	\$57,738	\$27.49	Furnish and Install Plumbing per plan.
	Fire Protection	\$8,400	\$4.00	Furnish and Install Fire Protection for Entirety of Building and Calc's.
DIVISION 16	Electrical	\$120,350	\$57.31	Furnsih and Install Electrical Per Plan.
	Fire Alarm	\$6,300	\$3.00	Furnish and Install Fire Alarm System Per Design and Calcs Included.
SUBTOTAL	Preliminary Budget Subtotal #1	\$922,466	\$439.27	
GENERAL CONDITIONS	General Conditions + Insurance +Fee (12%)	\$110,696	\$52.71	Supervision, Project Management, Dumpsters, Safety, Temp. Toilets, Blueprints, Communications, Etc.
TOTAL	CONSTRUCTION BUDGET TOTAL (Building	\$1,033,162	\$492.0	
SITE	Sitework - See Separate Budget	\$224,955	\$107.12	Estimated Site Costs
TOTAL	TOTAL BUDGET	\$1,258,117	\$599.1	Estimated Construction Total



CLASS 8 ELIGIBILITY BULLETIN

Cook County Living Wage Ordinance

Please be advised that every applicant for an industrial Class 8 incentive will be required to provide an affidavit to the Assessor's Office to confirm compliance with the Cook County Living Wage Ordinance.

The Class 8 Incentive and Its Benefits

The Class 8 real estate tax incentive established by the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is designed to encourage industrial and commercial development in areas of the County which are experiencing severe economic stagnation. Class 8 is structured to permit the Assessor, upon application of the local governing body, to certify that such areas are in need of substantial revitalization. In addition, pursuant to an amendment to the Classification Ordinance, property located in any of the five townships: Bloom, Bremen, Calumet, Rich and Thornton or any property obtained through the Cook County Tax Reactivation Project is eligible for Class 8 without any application from the local governing body for certification of an area. Within an eligible certified Class 8 area (the "Subject Area"), all subsequent new construction, substantial rehabilitation or reutilization of abandoned buildings, developed or reoccupied for industrial or commercial use, may qualify for the Class 8 incentive. Prior to undertaking development activities in the subject area, property owner or developer must make application to the Assessor. (see "Application Procedure for Individual Properties" below)

This incentive assesses qualifying real estate at a reduced assessment level for a period of twelve years from the date that new construction or substantial rehabilitation is completed and initially reassessed or, in the case of abandoned property, from the date of substantial reoccupation. Class 8 assessment levels are ten percent (10%) of market value for ten years, fifteen percent (15%) in year eleven and twenty percent (20%) in year twelve. This constitutes a substantial reduction from the twenty-five percent (25%) at which industrial and commercial properties are commonly assessed. The incentive may be renewed, as described on page 7.

"In need of substantial revitalization" is defined in the Classification Ordinance as follows:

"An area no less than 10 contiguous acres or more than 1 contiguous square mile in size which is in a state of extreme economic depression evidenced by such factors, as defined in the rules and regulations as promulgated by the Office of the Cook County Assessor, among others, as (a) substantial unemployment; (b) a low level of median family income; (c) aggravated abandonment, deterioration, and underutilization of properties; (d) a lack of viable industrial and commercial buildings whose absence significantly contributes to the depressed economic and unemployment conditions in the area; (e) a clear pattern of stagnation or decline of real estate taxes within the area as a result of its depressed condition; (f) a manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement; and (g) other factors which evidence an imminent threat to public health, welfare and safety."
[74-62]

The reduced assessment classification applies to new construction and reoccupied "abandoned" properties in their entirety, including the land upon which they are located. For projects involving substantial rehabilitation of existing structures, the reduced assessment level applies only to the added value attributable to the rehabilitation of the structure. If vertical or horizontal square footage has been added to the improvements, the land will also receive the incentive level of assessment, in the proportion that the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. ***(Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.)***

Under the Ordinance, "abandoned property" qualifies if it consists of:

"Buildings and other structures that, after having been vacant and unused for at least 24 continuous months, and purchased for value by a purchaser in whom the seller has no direct financial interest." An exception to this shall be, "if the municipality or the Board of Commissioners, as the case may be, finds that special circumstances justify finding that the property is 'abandoned' for purpose of Class 8. The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the incentive application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed "abandoned" where:

- A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
- B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

If the ordinance or resolution containing a finding of "special circumstances" is that of a municipality, the approval of the County Board of Commissioners is required to validate such a finding that the property is deemed "abandoned" for purposes of the incentive, and a resolution to that effect shall be included with the eligibility application.

Application Procedure for Certification of an Area

An Application seeking certification of an area as Class 8 can be filed only by the municipality in which the area is located, or by the Cook County Board of Commissioners if the property is located in an unincorporated area. The municipality or the County Board, as the case may be, must first adopt a resolution or ordinance stating that the Subject Area is in need of revitalization and that, without public assistance, development of the area cannot be accomplished. For an application for Class 8 certification of the area, a certified copy of the resolution or ordinance must be submitted to the Assessor along with data satisfying the Classification Ordinance definition of an area "in need of substantial revitalization". The application must include ample documentation of the depressed condition of the Subject Area and the surrounding "community area".

"Community area" is defined in Section 74-62 of the Ordinance as:

"An area within the City of Chicago so designated and identified by the Social and Economic Characteristics of Chicago's Population: Community Area Profiles, December, 1992, or revisions thereto, or in Cook County outside the City of Chicago, as defined by the municipality concerned or by the County in unincorporated areas." [Section 1(B)(10)]

The seven Section 74-62 factors indicating an area "in need of substantial revitalization", with suggestions for documentation (all data should cover at least 6 years), are as follows:

A. Substantial unemployment

Data relating to this condition is available from the Illinois Department of Employment Security for municipalities and community areas. The data should demonstrate a pattern or trend of employment below levels found in the rest of the County.

B. A low level of median family income

Data for this condition is in the Social and Economic Characteristics of Chicago's Population: Community Area Profiles, December, 1992, for the City of Chicago and in the U.S. Census of Population and Housing, for suburban areas. Data might also be presented showing a pattern or trend of above average, poverty level income in the area.

C. Aggravated abandonment, deterioration, and underutilization of properties

For residential property in the subject or surrounding areas, data for this condition will be found in the Housing Characteristics of Chicago's Households: Community Area Profiles, December, 1992. For commercial and industrial property, studies by realtors, financial institutions, appraisers and developers may be used.

D. A lack of viable industrial and commercial buildings whose absence significantly contributes to the depressed economic and employment conditions in the area

As in item C, subject and surrounding area data for this condition may be gathered from commercial and industrial realtors, financial institutions, appraisers and developers.

- E. A clear pattern of stagnation or decline of real estate taxes within the area as a result of its depressed condition

Documentation for this condition may be gathered from data on real estate taxes and assessments, delinquencies, tax sales and forfeitures for properties in the subject and surrounding areas.

- F. Manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement

Data for this condition may be gathered from surveys of the area indicating trends in new construction, rehabilitation and abandonment and for trends of business movement into and out of the area. The source and extent of any public assistance given in the subject and surrounding areas should be identified.

- G. Other factors which evidence an imminent threat to public health, welfare and safety

Other data relating to general socio-economic factors in the subject and surrounding areas may be included here, such as crime statistics, fire statistics and building code violations.

Proof of "need [for] substantial revitalization" factors is cumulative and the Assessor need only be convinced that the overall pattern indicates economic stagnation. The absence of one of these factors, therefore, will not necessarily defeat the Class 8 Application. Since the Assessor may consider data for the "community area" surrounding the Subject Area, the local government should include this information in its Application. Also, factors evidencing the need for substantial revitalization, which are significantly more severe in the subject or surrounding areas than in the County as a whole, are of special importance in the Assessor's review of the Application.

In addition to the data evidencing the need for "substantial revitalization", the following documentation should also be supplied to the Assessor:

1. Five copies of the Application.
2. A current Sidwell map to a scale of 200 feet per inch, mounted and covered by acetate, clearly marked to identify the precise boundaries of the Subject Area. Permanent Index Numbers (PINS) should be current and undivided (partial PINS are not acceptable unless covered by a division petition on file with the Assessor's Office).
3. Four soft copies of the Sidwell map described above.
4. A plat of survey or other document verifying the total acreage of the Subject Area.
5. A description and map of the "community area", if the Subject Area is located in the City of Chicago, or of the municipality, if located in an area outside of Chicago.

Finally, while the municipality or the County Board is the formal applicant for Class 8 designation of an area, the community as a whole is the anticipated beneficiary. Other interested parties, including developers and community groups, may provide information in support or toward completion of an Application.

The Assessor will review the Application and supporting data and determine whether the area should be certified as "in need of substantial revitalization". Once granted, the certification will continue for five years and may be extended for one additional five-year period upon reapplication by the local government. Such application for an extension must be filed during the period between one year and six months prior to expiration of the initial five-year period. The Assessor will notify the local government one year prior to the expiration of the initial five-year period.

Application Procedure for Individual Properties

Once the Subject Area has been certified as "in need of substantial revitalization", individual property owners and developers within the area may apply to the Assessor for Class 8 classification for any new construction, substantial rehabilitation or re-occupancy of abandoned property for industrial or commercial use. Individual applications may similarly be made for properties located in any of the following five townships: Bloom, Bremen, Calumet, Rich and Thornton or any property obtained through the Cook County Tax Reactivation Project. The Class 8 Incentive Application for an individual property must be accompanied by a certified copy of an ordinance or resolution by the local government (or the County Board if the property is located in an unincorporated area) stating that the specific project is consistent with an overall plan for rehabilitation of the area. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board stating that a resolution or ordinance supporting the incentive has been requested must be filed instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must also file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If at a later date the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal Form" requesting the actual class change. A copy of a municipal resolution or ordinance will be forwarded by the Assessor's Office to the secretary of the Cook County Board of Commissioners for distribution to the Commissioners from the affected districts.

Individual Class 8 applications for properties located within an eligible Class 8 areas, must be filed prior to the commencement of construction, rehabilitation or reoccupation. Upon completion of construction or reoccupation, the applicant must submit an "Incentive Appeal Form", requesting that the property be reclassified to Class 8. At the time of filing the appeal, an appeal fee of \$100.00 must be paid.

The following documentation should be submitted in support of an individual Class 8 application:

- A. A property description including the address, permanent index number(s), legal description, site dimensions and square footage, and building dimensions and square footage.
- B. A complete list of all owners, developers, occupants and other interested parties (including partnership owners and beneficiaries of a land trust) identified by name, address and nature and extent of interest.

C. A precise description of any industrial and commercial use of the property along with non-industrial or non-commercial uses, and the zoning specifications for the property.

D. Special information relating to the type of development planned, as follows:

1. For new construction or substantial rehabilitation:

- a. a current plat of survey (if available)
- b. floor plans or schematic drawings
- c. building permits, occupancy permits and wrecking permits with date of issue, when available (building permit and occupancy permit will be required in the post construction application)
- d. proposed date of construction start
- e. a description of the extent of construction or rehabilitation, and the estimated cost.
- f. the estimated date of completion

2. For reutilization of abandoned property:

- a. Evidence of the duration of abandonment. This may be satisfied by affidavits and records such as utility bills, Internal Revenue Service statements, certified business records, records of building code violations, etc.
- b. Evidence of purchase for value, such as a sale contract, recorded deed, assignment of beneficial interest, or real estate transfer declaration, or closing statement.
- c. Evidence of re-occupancy, such as sworn statements by persons with knowledge, occupancy permits and utility statements.
- d. For reutilization of property where the duration of abandonment based on special circumstances:
 - A copy of the finding of special circumstances by the municipality in which the real estate is located (or the County Board if the property is located in an unincorporated area) stating its approval of the abandonment period as well as a specification of the circumstances underlying its finding must be included in the resolution or ordinance supporting the incentive and must be filed at the time of the Class 8 Incentive Application for an individual property.
 - Where the finding is by a municipality, a resolution from the County Board stating its validation of the abandonment must also be filed at the time of the Incentive Application.

During the term of the incentive, the Class 8 recipient must file a triennial affidavit attesting to the use of the property and the number of workers employed at the Class 8 site. The Assessor will mail the affidavit to the Class 8 recipients at the time of their triennial reassessments. The affidavit must be verified and returned to the Assessor within three weeks. Failure to file the triennial report within that time will result in the loss of the incentive.

Class 8 classification may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located (or by the County Board, if the property is located in an unincorporated area of Cook County). The resolution or ordinance must expressly state that the municipality or County, as the case may be, supports and consents to the renewal of the Class 8 incentive and that it has determined that use of the property is necessary and beneficial to the local economy. The notice of intent to request renewal will be forwarded by the Assessor's Office to the Cook County Board. The owners must notify the Assessor's Office of their intent to request this renewal prior to their requesting a resolution or ordinance from the municipality or County Board. The number of renewal period requests is not limited.

Questions about the Class 8 incentive program may be directed to the Incentives Department of the Cook County Assessor's Office, 118 N. Clark, 3rd Floor, Chicago, IL 60602, (312) 603-7529.

EXHIBIT A
EXHIBIT B**RESOLUTION # 03-19****A RESOLUTION ESTABLISHING CRITERIA TO BE MET BY
PETITIONERS SEEKING TO OBTAIN THE VILLAGE'S
ENDORSEMENT OF A CLASS 8 TAX INCENTIVE APPLICATION**

WHEREAS, the Corporate authorities of the Village of Flossmoor desire to establish criteria to be used by the Village in the evaluation of requests by petitioners seeking the Village's endorsement of a petitioner's application to Cook County for Class 8 real estate tax incentives.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Flossmoor as follows:

Each petitioner who seeks the Village's endorsement of the petitioner's Application for Cook County Class 8 Real Estate Tax incentives shall submit written evidence to the Planning and Zoning Administrator showing that the petitioner has submitted, complies with or meets each of the following criteria:

1. Petitioner's request for a Resolution in support of her application for Class 8 incentive must be submitted to the Village prior to the submittal of her application to the County Assessor's office.
2. Petitioner must submit a statement of her intent to apply for the Class 8 incentive as part of any petition for land use, zoning or other types of petitions that will be considered by any Village Boards or Commissions.
3. Petitioner's application to Cook County for the Class 8 incentive must be made after her request to the Village and prior to her application for a building permit.
4. Petitioner shall demonstrate in her written evidence submittals to the Zoning Administrator that her proposed development is consistent with the Village's overall economic development objectives of strengthening existing commercial areas and expanding the Village's non-residential tax base.
5. Petitioner shall demonstrate in her written evidence submittals to the Zoning Administrator that granting of the incentive will not result in a reduction of the property tax revenue currently generated by the property for which the incentive is being applied. Petitioner shall provide the Zoning Administrator with a detailed financial analysis documenting this fact.
6. Petitioner shall demonstrate in her written evidence submittals to the Zoning Administrator that the property for which the incentive has been requested is

currently vacant land, vacant building and/or tax delinquent property, whether vacant or improved.

7. Petitioner shall demonstrate in her written evidence submittals to the Zoning Administrator that "but for" the incentive the project would not be economically feasible and the project would not proceed if the request is denied.

8. Petitioner's written evidence submittals to the Zoning Administrator shall acknowledge receipt of a copy of this Resolution and include a statement that her submittals are complete and that they address each of the criteria established by this Resolution.

BE IT FURTHER RESOLVED, that no request for the Village's endorsement of a Class 8 application shall be advanced for consideration by the Mayor and Board of Trustees until such time as all submittals required by this Resolution have been received and reviewed for completeness by the Zoning Administrator or his designee and found by him to be complete. At such time as the Zoning Administrator has received and reviewed for completeness the submittals required by this Resolution, and found by them to be complete, he shall advance the request and submittals, together with such other information or report as he may deem appropriate for the consideration of the request, to the Village Manager for inclusion on an agenda of a Meeting of the Mayor and Board of Trustees.

This Resolution shall be effective immediately upon its passage.

PASSED this 1st day of DECEMBER, 2003.

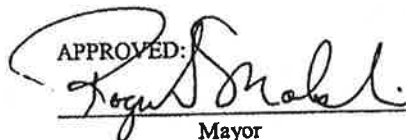
VOTE: BRAUN, GUMMERSON, LAMBERT, MINGA, MITROS

AYES: BRAUN, GUMMERSON, LAMBERT, MINGA, MITROS

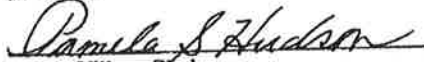
NOES: NONE

ABSENT: HOAG

APPROVED:


Mayor

ATTEST:


Village Clerk

ERM/lsa
112503