



PLANNING AND ZONING COMMISSION

OCTOBER 14, 2025 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft Planning & Zoning Commission meeting minutes: 9-23-2025

IV. PUBLIC HEARING

- A. 502 N. Brockway St

- 1. Variation to permit a deck to be set back 23-feet from the rear lot line, instead of the minimum required 25 feet, and, permit a deck to cover the required rear yard area by 22 percent, instead of the maximum coverage of 10 percent.

- B. 150 W. Northwest Hwy

- 1. Special use to operate a medical office use at the subject property

- C. 60 W. Palatine Road

- 1. Special Use to permit medical office use at the subject property.

- D. 550 E Knox Street

- 1. Special Use to permit a fence to be set back 8 feet from the side property line abutting a street, instead of the minimum required 20 feet at the subject property.

- E. 293 N Northwest Hwy

1. Special Use to permit a Tobacco Shop and electronic cigarette store use at the subject property.

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

SEPTEMBER 23, 2025 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

MINUTES

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES

RESULT:	APPROVED
MOVER:	NOONAN
SECONDER:	BETTENHAUSEN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- A. DRAFT PZC Minutes - September 9, 2025

IV. PUBLIC HEARING

- A. 204 S Ashland Avenue

- 1. Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

SU-000204-2025 – 204 S Ashland Ave

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. **Application**
 - 2. **Proof of Ownership**
 - 3. **Plat of Survey**
 - 4. **Plans**
 - 5. **Public Notice**

Background:

Mr. Vyverberg states that the petitioner has previously applied for front and side yard setback relief. He explains that in April the petitioner requested both a front yard setback reduction and a side yard reduction, but the plans were not approved by Village Council. He notes that code requires a one-year waiting period if a variation or special use is denied by Village Council, unless the plans are substantially revised and the Village Manager determines the new plans are materially different. In this case, the plans were deemed substantially different and therefore not subject to the one-year waiting period.

The petitioner has revised the plans and resubmitted a petition that now only includes a reduced front yard setback of 26.7 feet (rounded to 26 feet), versus the 21 feet originally proposed. The request for side yard reduction has been removed, and the current plans comply with the required 5-foot side yard setback.

With the increased front yard setback and compliant side yard setback, the plans were determined to be substantially different from the original submission, and the one-year reapplication waiting period was waived.

The petitioner is now proposing a revised addition that only encroaches into the required minimum front yard setback. Mr. Vyverberg explains that the subdivision is unique in that it has a 40-foot recorded building line along the front yards of Ashland Avenue. Although the property is zoned R2, where the typical setback is 30 feet, the privately recorded building line requires relief under code. The petitioner seeks relief of just under 14 feet, at 26 feet. He concludes by noting that the revised plans comply with building code and lot coverage requirements, and only the front yard setback relief remains necessary.

Commissioner Cavanaugh asks why Village Council previously denied the request.

Mr. Vyverberg states that concerns were raised about preexisting setbacks for surrounding properties and the lack of testimony from neighbors. He notes the decision was not unanimous. He adds that the petitioners have now obtained the neighbor's sign-off, no longer require the side yard setback reduction, and have increased the front yard request by 5 feet.

Commissioner Schubert asks if the request is for 26.5 feet when 30 feet is required.

Mr. Vyverberg explains that the property is zoned R2, which requires a 30-foot setback. However, the subdivision also has a privately recorded 40-foot building line that supersedes the R2 requirement, and relief is needed from that line.

Chairman Wood asks whether a hold harmless agreement would be required.

Mr. Vyverberg provides clarification on the rules for privately recorded building lines and explains how they apply to this case.

Sworn in petitioners:

Mario Cruz – 40 W Division, Chicago, IL – Architect

Michael Fragakis – 204 S Ashland Ave, Owner

Mary Fragakis – 204 S Ashland Ave, Owner

Mr. Fragakis states that his plan is for a small addition to the side of his house, which would provide additional storage space and relocate the garage to the front of the

house. He explains that the project also includes updates to the roofing, siding, and interior, which will improve the home's livability.

Chairman Wood asks if the design was considered at 30 feet back.

Mr. Fragakis states it does not work.

Chairman Wood recalls that at the last meeting there were concerns about the neighbors' view with the addition. She states that she was not previously in favor but notes the petitioners have since reached out to the neighbors.

Ms. Fragakis states they contacted all the neighbors and provided information about the project. She explains the neighbors were all in favor and had no objections.

Further discussion follows regarding the location of the garage.

Mr. Vyverberg refers to the neighboring commercial properties and points out their setback.

Mr. Fragakis states that the size and shape of the lot was a concern in the past. He explains that the property is surrounded by commercial uses, railroad tracks, a federal highway, and is located at the end of the street adjacent to an easement. He notes there are no houses south or west of the property, and only two houses on the block, with six houses located further to the south. He adds that only one house could be affected by the view, and it does not have a significant view to be impacted.

STAFF RECOMMENDATION:

The Petitioner's previous proposal included Special Uses for a 21-foot front yard setback and 3-foot side yard setback, which were not approved. The revised plans comply with the required 5-foot interior side yard setback and increase the front yard setback to 26.7 (26) feet. The Subject Property is located on an irregularly shaped lot,

which, based upon the proposed plans, necessitates front yard setback relief to accommodate a two-car attached garage.

The subject and surrounding lots in the subdivision all have a privately recorded 40-foot

building line from the front property line, which exceed the minimum R-2 district required

30-foot front yard setback.

The proposed encroachment (resulting 26.7 (26) -foot front yard setback) into the required 40-foot setback is generally inconsistent with the surrounding neighborhood. Nevertheless, the subdivision is also burdened with a 40-foot privately recorded building line, in excess of the R-2 front yard setback of 30 feet and the revised plans are more complaint than the initial petition.

This property is uniquely situated at the end of the street and directly adjacent to a commercial property, which maintains an approximately 20-foot setback along the same

frontage. Staff recommends action at the discretion of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends

the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Mario Cruz, architect dated 08/11/2025, except as such plans may be changed to conform to the Village's Codes and Ordinances.

2. If required by the Village Attorney, the Petitioners shall submit a hold harmless letter, in a manner acceptable to the Village Attorney, for the encroachment into the privately recorded building line.

There were no further questions. The public hearing was closed.

Commissioner Schubert Made a motion to approve subject staff's conditions; seconded by Commissioner Ruth-Wurster.

DISCUSSION:

Commissioner Schubert states that he applauds the petitioners for sticking with their vision and revising the plans. He is in favor.

Commissioner Roth-Wurster notes that the property was originally platted in 1926 and is not a regularly shaped lot. She states that the petitioners are making improvements to remain in their home and she is in favor. She explains there is no negative impact to surrounding properties, the request meets the health, safety, and welfare requirements, and the neighbors are in favor of the project. She adds the improvements are favorable.

Commissioner Fedota states the petitioners have been sensitive to the concerns raised in the previous meeting, have made changes to accommodate those recommendations, and the project is now aesthetically pleasing.

Chairman Wood states that she was not in favor of the original plans because of the solid line of vision. She notes, however, that with the changes made and the neighbors' support, she is now in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 13th, 2025.

RESULT:	APPROVED
MOVER:	Schubert
SECONDER:	Roth-Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

B. 550 E Knox Street

1. Special Use to permit a fence to be set back 8 feet from the side property line abutting a street, instead of the minimum required 20 feet at the subject property.

RESULT:	CONTINUED TO OCTOBER 14TH, 2025
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MOVER:	NOONAN
SECONDER:	ROTH-WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

C. 790 W. Euclid Avenue

1. Planned Development Amendment to Ordinance #O-24-86 to allow a change in the approved sign details.

FPD-000210-2025- 790 W Euclid Ave

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Sign Elevations**
5. **Request Narrative**
6. **Public Notice**

Background:

The Subject Property is zoned Planned Development originally approved in 1986 and is in the Regency Shopping Plaza. The Petitioner is requesting a Planned Development amendment proposing to update the signage in conjunction with a rebrand for the True Value Hardware Store. Therefore, the Petitioner is requesting a Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details.

Sworn in petitioner:

Michael Zimmer – 8600 W Bryn Mawr Ave, Chicago, IL – Represents True Value Co.

Mr. Zimmer states that True Value acquired the store in 2022. He explains that they are working to improve the store and that the current signage is in poor condition, with the exterior sign on the front elevation extensively faded and the side sign wind-damaged. He states they want to update the signs to meet company logo standards while emphasizing the neighborhood hardware store identity. He notes that the updated logo includes "Palatine Hardware" to reflect the local market and that this store will serve as a flagship location for the company's 2026 brand campaign. He

provides further details on the design of the signage.

Chairman Wood clarifies that they are the new True Value owners.

Mr. Zimmer confirms that is correct and notes the store is now corporately owned. Chairman Wood asks if the signs are illuminated.

Mr. Zimmer explains how the new signage will be illuminated and compares it to the existing conditions.

Mr. Vyverberg explains that the existing 2007 Planned Development amendment allowed four signs approved by the Village Council and refers to the submitted elevations. He states that the request would increase the number of signs from four to six with an additional 30 square feet. He explains that the code requires the larger portion of the signage to be boxed, but from a code perspective and based on Council's prior approval of signage for corner tenant space, the request is not an issue. He provides further clarification regarding code and signage requirements. Chairman Wood asks how much square footage the store has.

Commissioner Cavanaugh asks if the existing conditions have all signs illuminated.

Mr. Vyverberg states that he believes that is correct and notes the previous requirement that signs not be illuminated when the store is closed would remain in place.

Commissioner Cavanaugh notes that this is a modest change, going from four illuminated signs down to two.

Mr. Zimmer confirms and explains which portions of the new signage would be illuminated.

Chairman Wood again asks about square footage.

Mr. Zimmer states the interior is 10,000 square feet of retail space with 3,000 square feet of back-of-house space, for a total of 13,000 square feet.

Commissioner Fedota asks if the monument sign is being changed.

Mr. Zimmer states there are no changes to the monument signs.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to update the existing signage for the True Value Hardware Store. The proposal includes adding two additional signs, for a total of six, four of which will identify available products, within the store. The overall sign area

increases by 30 square feet. This type of signage request is common for hardware store locations and is not anticipated to have a negative impact on the surrounding area. Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. The Planned Development Amendment to Planned Development #O-24-86, as amended, shall substantially conform to the sign elevation plan submitted by the Petitioner on 08-26-2025, except as such shall be changed to conform with Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh Made a motion to approve subject staff's

conditions; seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Cavanaugh notes that not much is changing and the request is an improvement over the existing conditions. He is in favor.

Chairman Wood states that this is a large shopping center with a large frontage and plaza. She finds the request reasonable and not obtrusive. She explains that she is typically conservative with sign requests, as most businesses would prefer larger signs, but this is a small increase that is directional in nature. She supports the request and finds that it meets the standards.

Commissioner Roth-Wurster states that the request is straightforward, updating to corporate branding, and adding "Palatine" is a nice touch.

Commissioner Bettenhausen states that the new signage is attractive and freshens up the building. He is in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday October 13th, 2025.

RESULT:	APPROVED
MOVER:	Cavanaugh
SECONDER:	Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

D. 2241 N. Rand Road

1. Special Use Amendment to permit a solar energy conversion system.
2. Special Use Amendment to construct a new structure within a floodplain-buffer area.

SU-000189-2024 – 2241 N Rand Road

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Final Engineering**

5. Real Estate disclosure form**6. Public Notice****Background:**

The Petitioner is seeking a Special Use Amendment approval to install freestanding solar energy conversion arrays in the rear yard of a commercial property. The petitioner is requesting a Special Use Amendment to Ordinance #O-64-23 to permit a solar energy conversion system and Special use to construct a new structure within a flood plain-buffer area.

Sworn in petitioner:

Alan Jacob 4900 N River Road, Schiller Park, Consultant
AJ Levin – owner of property – 340 Anthony Trail, Northbrook, IL
Nick Spalone – 4900 N River Rd, Schiller Park - Consultant

Mr. Jacob explains that they are filing an amendment to the Special Use to add a solar array to the property. As part of SBA 504(b) green loan conditions, they are required to incorporate green initiatives into the project, and the solar array fulfills that requirement. Anticipates completion of this project in 4th quarter of 2025. He notes that they have another location in Algonquin where a nearly identical solar array was installed in 2024. The array will sit approximately 2 feet off the ground, surrounded by a 6-foot fence, and will not be visible to the public.

Chairman Wood asks if this is being done to meet the lender's green initiative requirements. Mr. Jacob confirms this is correct and notes that similar uses have been approved with other SBA loans.

Staff provides additional information, stating that the site is zoned B-5 and that the solar array is partially located within a flood zone buffer area. The highest point of the array will be 25 inches, with a 6-foot fence placed 8 feet from each side of the array. Staff presents the site plan and solar array details.

Chairman Wood asks about the red and white areas shown on the plan.

Village Planner Ryan Auer explains they are wetland buffer areas and that the array will partially encroach into the buffer but not into the floodplain. Mr. Jacob's confirms they filed the petition with both the Army Corps of Engineers and the Metropolitan Water Reclamation District (MWRD), and approvals were granted as drawn.

Commissioner Bettenhausen asks what color the fence will be.

Mr. Jacob states white. Commissioner Bettenhausen suggests green or brown to blend with the trees. Mr. Jacob indicates he would consider this.

Commissioner Schubert asks if the fence is a requirement.

Mr. Jacob's states it is not required but was included for aesthetics and screening, even though the panels would not be visible.

Commissioner Fedota asks about maintenance under the array, since shading may prevent grass from growing.

Consultant Alan Jacob explains that after back-and-forth with MWRD and the Army Corps, only certain native species that tolerate shade and water retention were approved for planting.

Commissioner Schubert asks if there will be battery storage.

Mr. Spalone states there will not be; the system will be direct-feed with no battery collection. He notes the project cost is approximately \$400,000 and that while it was not something they originally wanted to do, it is required under the green initiative program.

Commissioner Roth-Wurster asks if any wildlife or environmental studies have been conducted.

Mr. Spalone states no specific studies were performed.

Commissioner Bettenhausen asks how the site would be accessed.

Mr. Spalone explains that access is available from both sides with a 10-foot path on each side to allow vehicle, mower, or tractor entry.

Mr. Auer states that the proposed vegetation surface and non-combustible materials have been reviewed and approved by the Fire Marshal, and would be conditions if approved. He adds that the proposed array and fence do not affect setback or lot coverage requirements.

Chairman Wood asks if MWRD has approved the plan.

Mr. Auer confirms that preliminary approval was granted.

Commissioner Schubert asks about the existing billboard on site.

Mr. Auer confirms there is one.

Commissioner Cavanaugh notes that the Village has not had a petition like this before.

Mr. Auer explains that a solar project was approved at 1415 Roselle Road, though it was of a different design. The current proposal is a traditional row-panel array.

STAFF RECOMMENDATION:

Staff does not anticipate the proposed arrays to create adverse impacts upon the surrounding area. The proposed 6-foot fence will largely screen the arrays from surrounding view. The location and sizing of arrays meet standards of the "B-5" zoning district and regulations for structures. The array is to be located in a flood plain buffer zone, warranting specific engineering enhancements for the site. The applicant has submitted plans and has satisfied the requirements of MWRD and Village Engineering staff.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the Terra Consulting Group, dated 06/30/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

2. Final engineering plans shall be submitted in a manner acceptable to Metropolitan Water Reclamation District(MWRD) and Village of Palatine, IL Engineering staff.
3. A maintained vegetative surface or a noncombustible base, approved by the Fire Marshal, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations. Plans shall be submitted in a manner acceptable to Fire Marshal.

There were no further questions. The public hearing was closed.

**Commissioner Fedota Made a motion to approve subject staff's conditions:
seconded by Commissioner Bettenhausen.**

DISCUSSION:

Commissioner Schubert comments that it is good to see a business incorporating clean energy and commends the engineering. He notes that security and wildlife considerations have been addressed and that the project is an improvement to the property.

Chairman Wood states that the petition presents no adverse effect, that MWRD requirements have been met, and that public health, safety, and welfare are protected. She notes there will be no injury to the value of nearby properties and is in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 13th, 2025.

RESULT:	APPROVED
MOVER:	FEDOTA
SECONDER:	BETTENHAUSEN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

502 N. Brockway Street – Variation
October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: William Wukovits, Owner

PLAN NUMBER: VAR-000215-2025

ADDRESS: 502 N. Brockway Street

BACKGROUND:

The Petitioner is seeking a variation to replace and enlarge an existing deck, which, encroaches upon required rear yard setbacks and maximum coverage-limits for permitted obstructions. Therefore, the petitioner is requesting the following:

1. **Variation to permit a deck to be set back 23-feet from the rear lot line, instead of the minimum required 25 feet, and, permit a deck to cover the required rear yard area by 22 percent, instead of the maximum coverage of 10 percent.**

Surrounding Zoning/Uses:

North	"R-2", Single Family District (Frank E. Merrill & Co.'s Palatine Homesites)
South:	"R-2", Single Family District (Frank E. Merrill & Co.'s Palatine Homesites)
East:	"P" Planned Development District (Quest Academy Western Campus Subdivision)
West:	"R-2", Single Family District (Frank E. Merrill & Co.'s Palatine Homesites)

KEY ISSUES:

1. The Subject Property is zoned "R-2", Single Family District, and is approximately 7,600 square feet in total area. The property contains a single-family residence

with a deck attached to the rear of the home.

The Petitioner is proposing to replace and enlarge the deck at the rear of the home. The proposed deck is approximately 547 square feet in area – a 115 square-foot increase from the existing 432 square-foot deck.

2. A narrative submitted by the property owner states a need for a rear deck expansion to assist family members with accessibility needs.
3. Set forth by 10.01(d)(2)(u) of the Palatine zoning ordinance, Decks above 16 inches in height are categorized as “permitted obstructions” and are permitted in the required rear yard with conditions. To be permitted, decks must meet the following conditions:
 - a) *The aggregate floor area of which is less than ten (10) percent of the required rear yard area*
 - b) *Located at least twenty-five (25) feet from the rear lot line*
 - c) *Not encroaching in the required side yard setback of that district*
4. The proposed deck exceeds the both the area (item “a”) and setback (item “b”) regulations listed above. The deck will cover 22 percent of the required rear yard area – exceeding the 10 percent yard coverage maximum listed above(item “a”). The proposed deck will be located approximately 23 feet from the lot line, thus exceeding the 25-foot minimum setback requirement (item “b”).
5. The subject principal structure is set back further from the front lot line when compared to surrounding properties. The principal residential structure is set back 41 feet from the front lot line. Surrounding residences are set closer to the front lot line – averaging a setback of 31 feet. The lot dimensions of the surrounding properties are nearly identical to the subject lot. This unique design does limit the depth of the rear yard and impacts the petitioner’s ability to construct an attached rear deck of greater depth.

STANDARDS FOR VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

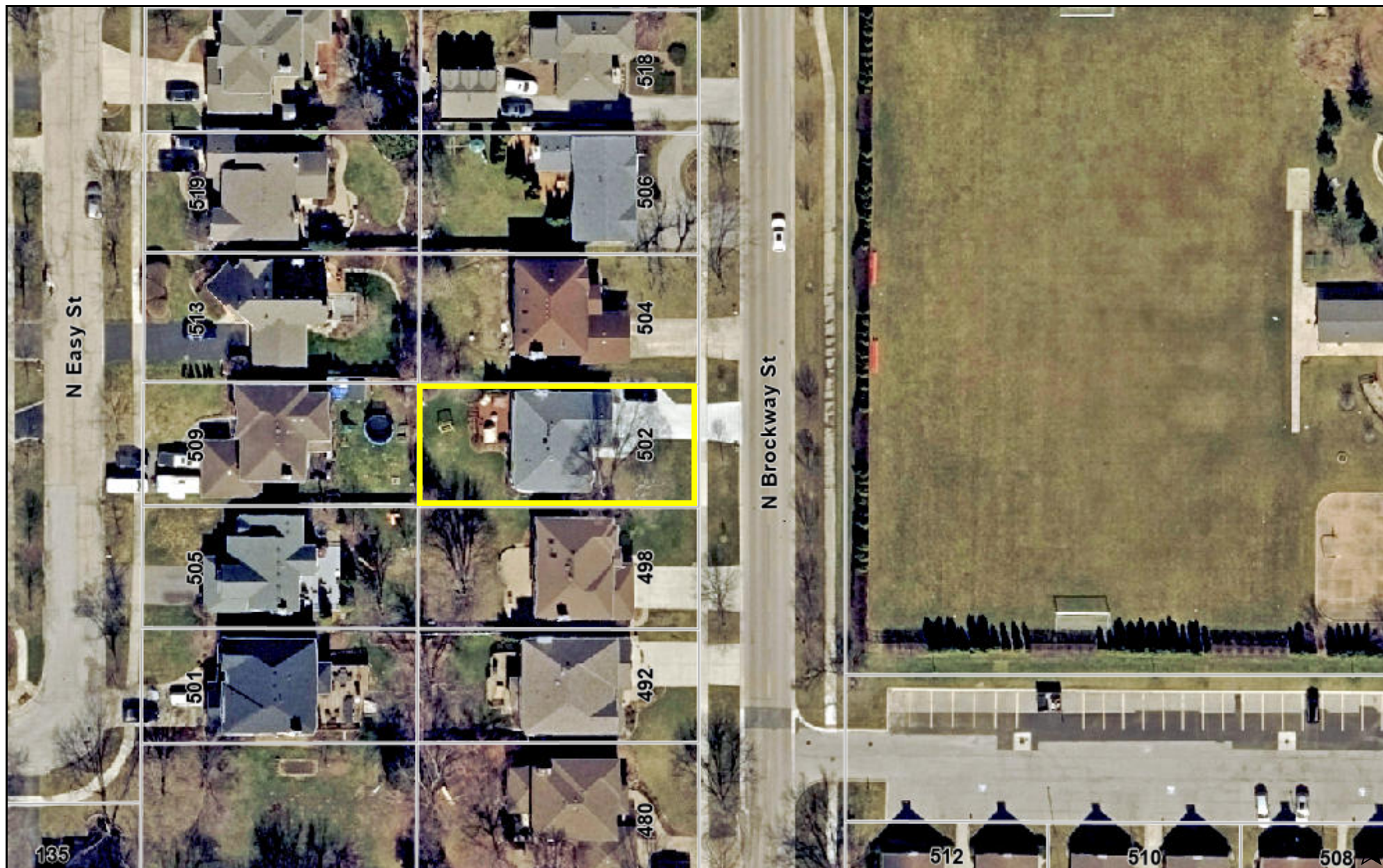
STAFF RECOMMENDATION:

The petitioner is requesting to construct a deck that exceeds both the maximum coverage and rear setback for permitted obstructions in the rear yard. Staff recognizes the front setback for principal structure differs from the surrounding area and impacts the rear yard depth. Staff does not anticipate the proposed deck to negatively affect the

character of the locality.

Therefore, Staff recommends approval of the requested variation, subject to the following conditions:

1. The variation shall substantially conform to the plans prepared by the Archadeck of Chicagoland, dated 08/22/2025, except as such plans may be changed to conform to Village Codes and Ordinances.



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ft

Print Date: 9/22/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

WILL WUKOVITS

Business Name (if applicable)

Subject Property Address

502 N. Brockway Street

Please provide a description of your proposed request:

Homeowner would like a variation on the 25' deck rear lot line setback zoning code. The proposed deck is 22' from the rear lot line.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The backyard is unusable in the Spring, Summer, and Fall months due to significant drainage issues. The homeowner would like the larger deck to allow the usage of the backyard.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The property has significant drainage issues which floods often due to rainfall, rendering the backyard unusable. The deck will allow the homeowner the space to use their backyard.

The use will not cause substantial injury to nearby property values. Explain:

The variation will not alter the essential character of the locality.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The deck will not impair light and air supply to adjacent properties. Nor will it increase danger of fire, public safety or affect neighboring property values.

Ben Vyverberg

Subject: FW: Wukovits Deck Exception/Variance

From: William Wukovits

Sent: Wednesday, September 17, 2025 8:30 PM

To: Michael Jacobs <MJacobs@palatine.il.us>

Subject: Wukovits Deck Exception/Variance

You don't often get email from [REDACTED]

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mike,

Can you add this letter to our file? We are happy to present a version of this at the council meeting (hopefully sooner rather than later). Thanks again for your call today.

Will

Village of Palatine - Community Development

Division of Planning & Zoning

200 E. Wood St.

Palatine, IL 60067

Subject: Request for Exception to Deck Size and Setback Regulations

Dear Members of the Community Development (Planning & Zoning) Department,

I am writing to respectfully request an exception to the zoning regulations regarding our proposed deck project, which currently exceeds the allotted yard coverage percentage and extends closer to our neighbor's property line than typically permitted. I fully understand the purpose of these guidelines, but our property and family circumstances create challenges that make an exception necessary.

The most important factor is the condition of our yard. Our neighborhood was originally developed on former swamp land, and our grass remains wet and saturated for much of the year. This makes the lawn virtually unusable for recreation, gatherings, or safe movement. Unlike other properties where the yard can be enjoyed, ours is often off-limits, and the only way to make real use of our outdoor space is by expanding our deck.

We are excited about this project and proud to be working with a local Palatine deck architect company who understands the neighborhood and will ensure the work is done to high standards.

My wife and I have lived in our Palatine home for more than 20 years and truly love this community. When we first moved here, it was just the two of us. Over the years our family has grown, and we are hoping our space can grow with us. Also, since the passing of my wife's mother in August, her father now visits frequently and

he uses a wheelchair. He cannot safely access the wet grass, and our current deck is too limited to provide both space for his wheelchair and room for our outdoor furniture and grills. A larger deck would allow him to join us outside safely and more comfortably.

Lastly, my wife was recently diagnosed with melanoma and has been instructed to avoid direct sun exposure. We have purchased large umbrellas for the deck so outdoor time can be spent safely in the shade. A larger, more functional deck will allow us to set up this protection and still enjoy family time outdoors, which is very important to us.

All of these circumstances make it difficult for us to enjoy our yard within the standard deck restrictions. Between the wet ground, accessibility needs for a wheelchair, and the health limitations we face, the current rules just don't fit our situation. Expanding the deck is the only way we can truly use our backyard. We believe this project will not take away from the character of the neighborhood, but will simply give our family a safe, comfortable, and practical way to enjoy outdoor time in the community we have called home for more than two decades.

Thank you very much for your time, understanding, and thoughtful consideration of our request.

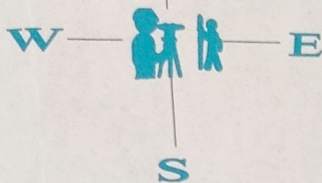
Respectfully,

William and Victoria Wukovits
502 N Brockway St
Palatine, IL 60067

North

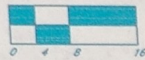
PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

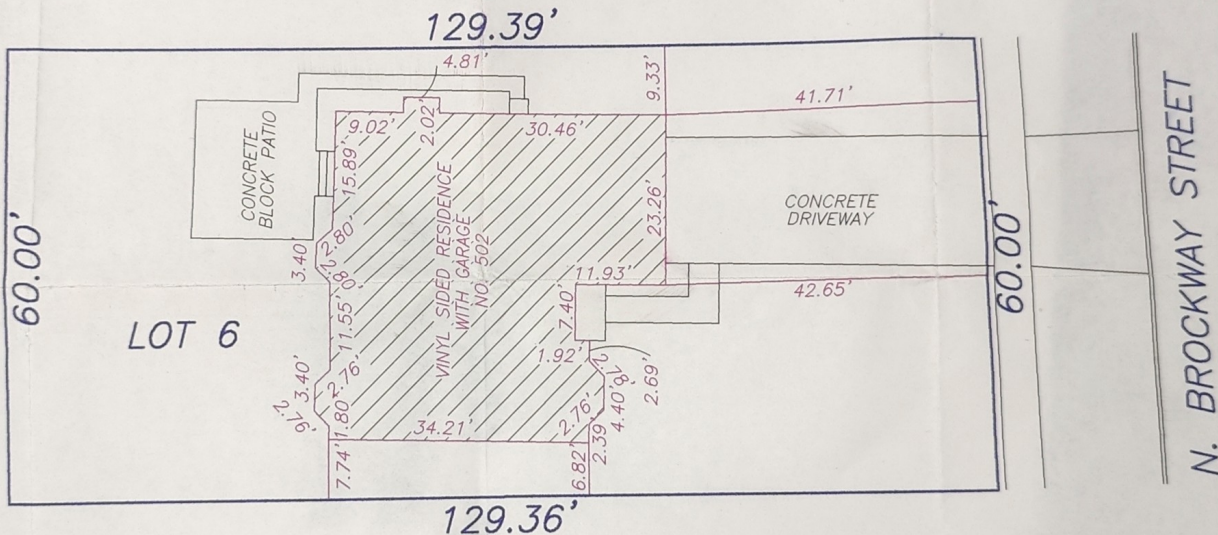


Property located at: 502 N. BROCKWAY STREET
Legally described as:

LOT 6 IN BLOCK 4 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC



	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.12	.13	.14	.15	.16 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.37	.38	.39	.40	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.62	.63	.64	.65	.66 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.87	.88	.89	.90	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

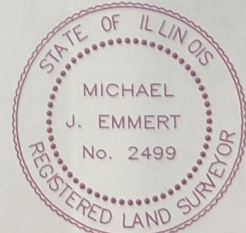
State of Illinois)
County of Cook)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easement or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

Dated this 21st day of March, 2005

By: *Michael J. Emmert*
Professional Illinois Land Surveyor No. 2499

President



original plat is in colors

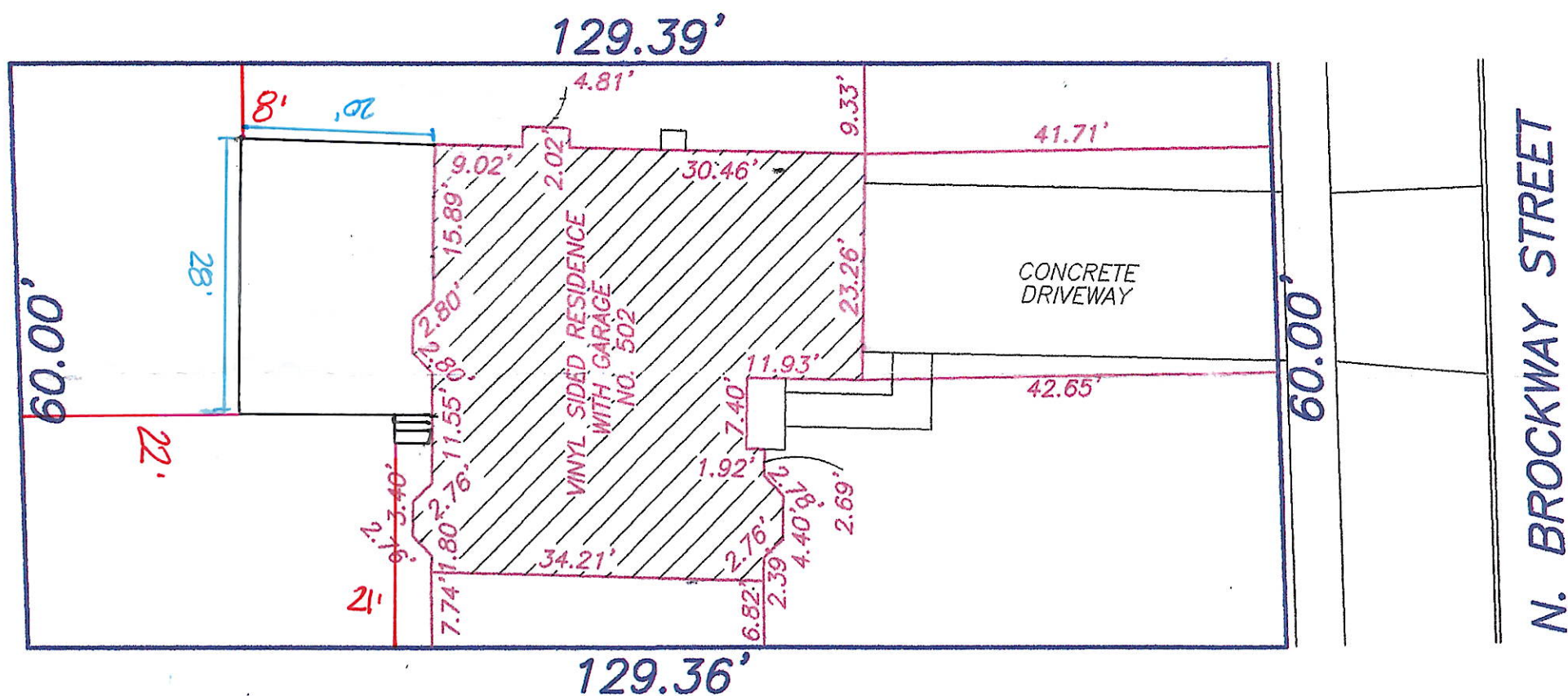
Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 847-991-6898
Fax 847-991-4999

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 502 N. BROCKWAY STREET
Legally described as:

**LOT 6 IN BLOCK 4 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, BEING A
SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**



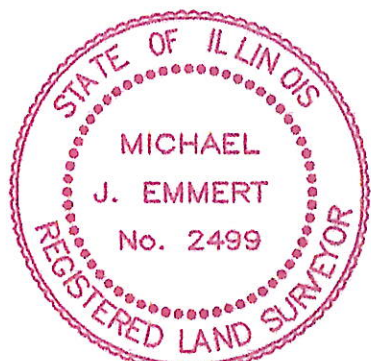
N. BROCKWAY STREET

1/8	3/16	1/4	5/16	3/8	7/16
1	05	06	07	08	09
2	10	11	12	13	14
3	15	16	17	18	19
4	20	21	22	23	24
5	25	26	27	28	29
6	30	31	32	33	34
7	35	36	37	38	39
8	40	41	42	43	44
9	45	46	47	48	49
10	50	51	52	53	54
11	55	56	57	58	59
12	60	61	62	63	64
13	65	66	67	68	69
14	70	71	72	73	74
15	75	76	77	78	79
16	80	81	82	83	84
17	85	86	87	88	89
18	90	91	92	93	94
19	95	96	97	98	99
20	100	101	102	103	104

Michael J. Emmert Surveys, Inc., does hereby certify that we
surveyed the above described property and prepared the
map drawn. The legal description shown hereon is
correct. Refer to deed or title policy for building
setback or other restrictions which may exist.
Not noted hereon shall not be assumed by scaling
this office shall not be responsible for future
survey unless all property corners are established by this

21st day of March, 2005
Michael J. Emmert
Illinois Land Surveyor No. 2499

President



original plat is in colors

Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 847-991-6898
Fax 847-991-4999

PIER SUPPORT
FOR STAIRS DETAIL

archadeck®
of
Chicagoland

SHEET DESCRIPTION

FOUNDATION

SCALE: 1/4"

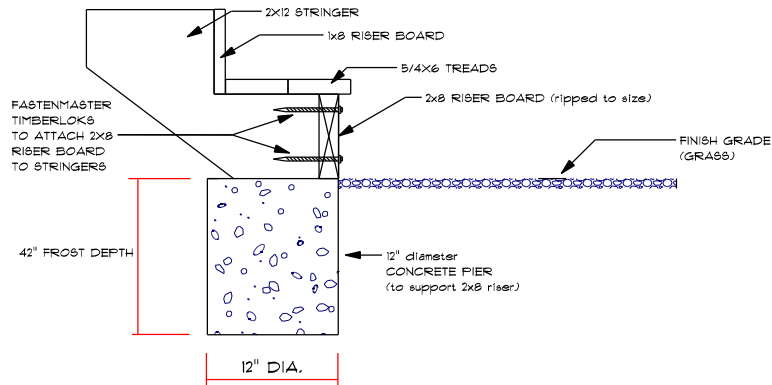
Prepared by:

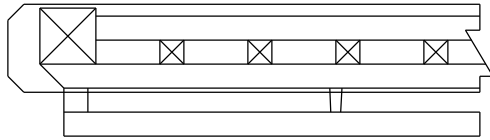
INTEGRITY ENTERPRISES, INC.
D.B.A. Archadeck of Chicagoland
3445 Kirchoof Rd
Rolling Meadows, IL 60008
phone: (847) 749-2373

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DETAIL # CHIC-400

Pier footing with
2x8 beam as riser board
(STAIR SUPPORT)





STAIR RAIL PER SPEC.

4'-0" O.C. MAX.

ALLOW MIN. 1-1/2" GAP BETWEEN RAILING & GRABRAIL
& HEIGHT EQUAL TO THE HEIGHT OF THE RAIL CAP

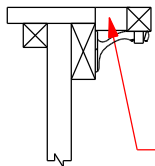
2 x 2 GRAB RAIL w/ CONTINUOUS SPAN BEGINNING
ABOVE THE FIRST STAIR RISER IN A SPAN AND
ENDING ABOVE THE FINAL STAIR RISER

PRE-CAST HANDRAIL BRACKET INSTALLED
PER MANUFACTURER'S SPECS. w/ 4'-0" O.C.
MAX. SPAN BETWEEN BRACKETS

RETURN GRAB RAIL INTO RAIL CAP
w/ (1) 2" TOE- SCREW INTO CAP & (1) 2"
FACE SCREW INTO RETURN

TYPE I
GRAB RAIL

1-1/2" MIN.
GAP (TYP.)



GRAB RAIL
RETURN

APPROVED GRAB RAIL SIZES

1-1/2"
MAX.

archadeck®

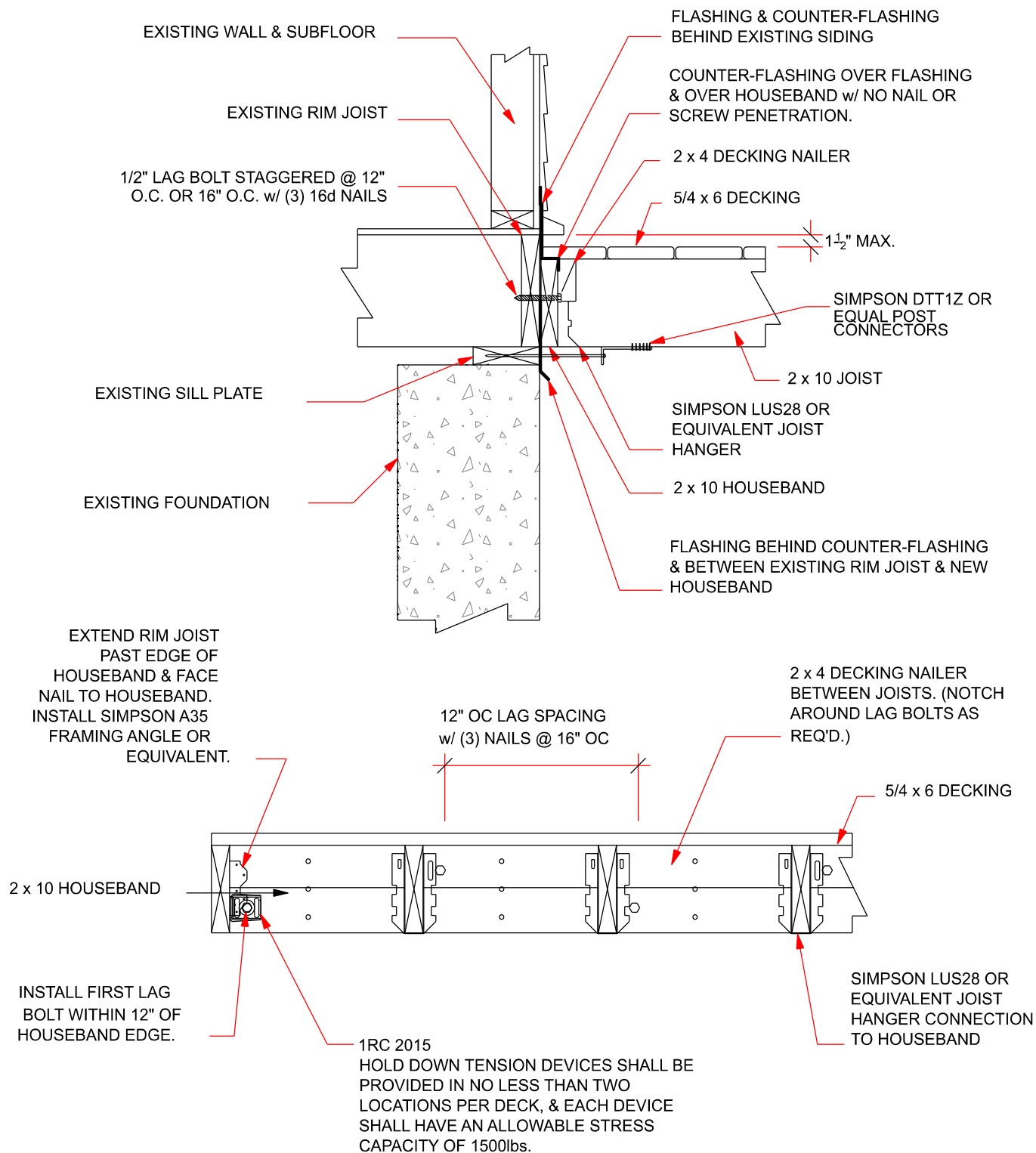
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DETAIL #CHIC-522 GRAB RAIL @ STAIR

SCALE: 1" = 1'

REVISION DATE: 02/08/2022

These drawings are intended only as a guide for the construction of certain generic elements in building codes and regulations, and specific site conditions. These drawings may need to be modified by the builder to comply with such local codes, regulations, and site conditions. Due to the generic nature of these drawings certain items may not be intended for use on a specific project.



NOTE: DETAIL IS BASED ON TYPICAL ARCHADECK DESIGN LOADS, AND STANDARD APPLICATIONS. ADDITIONAL REINFORCEMENT AND STRUCTURE MAY BE REQUIRED FOR NON-STANDARD LOAD OR SITE CONDITIONS.

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DETAIL #202-B.2015 HOUSEBAND w/ JOIST HANGERS

SCALE: 1" = 1'

REVISION DATE: 01/08/2025

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SHEET

CHIC-201
PIER FOOTING DETAIL

archadeck®
of
Chicagoland

SHEET DESCRIPTION

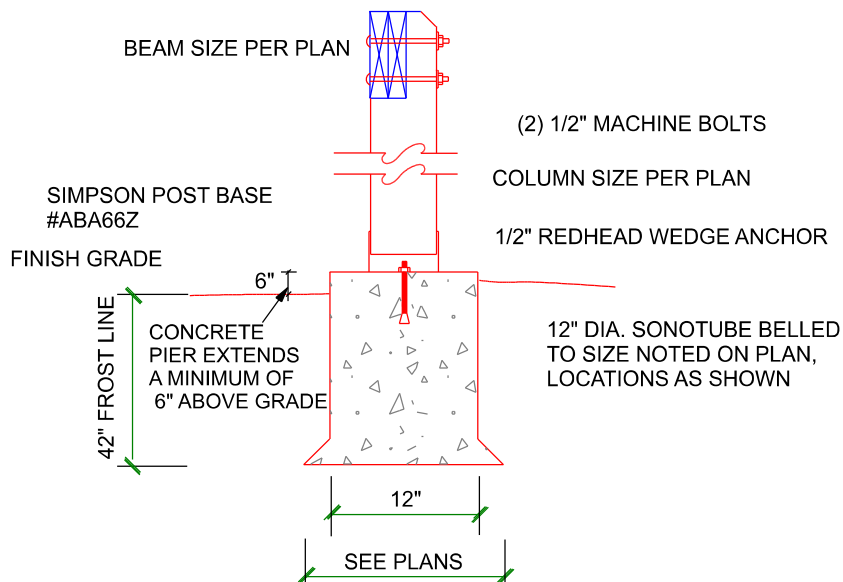
FOUNDATION

SCALE: 1/4"

Prepared by:

INTEGRITY ENTERPRISES, INC.
D.B.A. Archadeck of Chicagoland
3445 Kirchoof Rd
Rolling Meadows, IL 60008
phone: (847) 749-2373
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Detail CHIC-#201
PIER FOOTING
DETAIL / TO GRADE
WITH SIMPSON
POST BASE



*ALL PIER SIZES ARE
12" IN DIAMETER. BOTTOM
OF PIERS, BELLED SIZE, IS
NOTED ON PLANS. BELLED
BOTTOMS USED TO REVENT
UPLIFT.

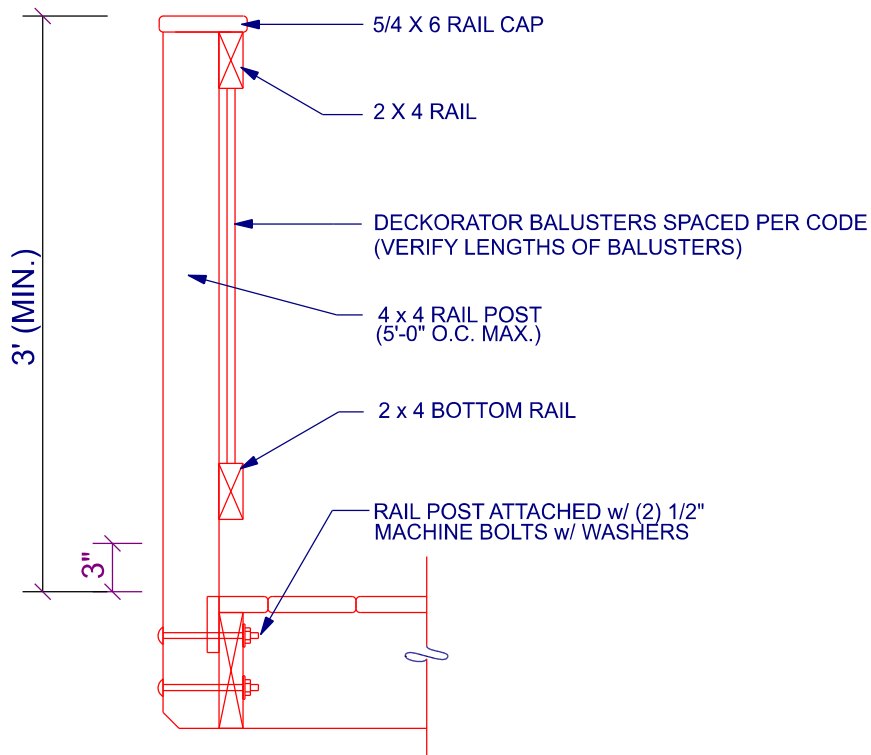
SHEET DESCRIPTION

SECTIONS - DETAILS

SCALE = VARIES

Prepared by U.S. Structures, Inc.
2924 Emerywood Parkway
Suite 101
Richmond, VA 23294

Construction & Drafting
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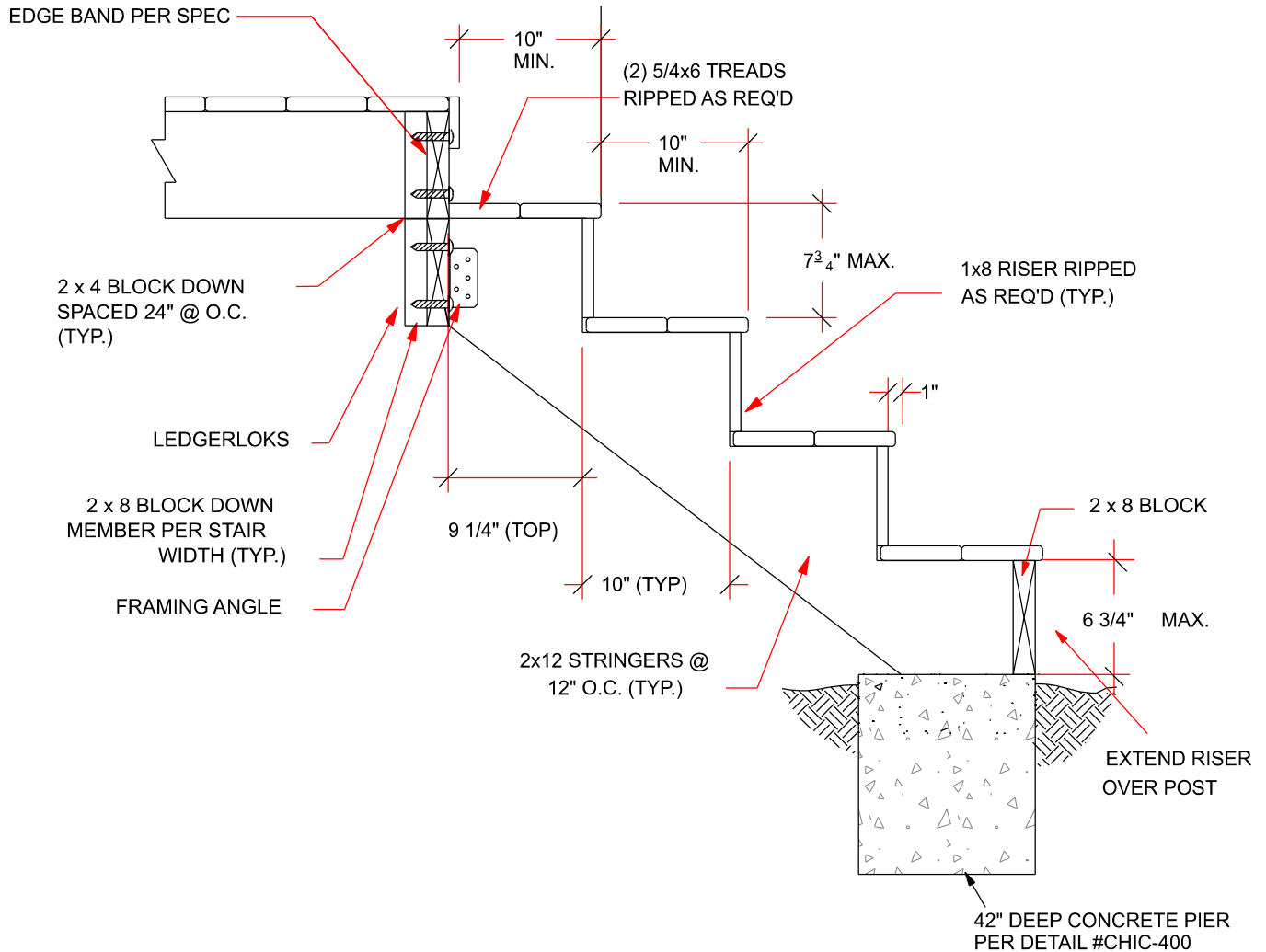
A

DETAIL - RAIL SECTION- ARCHADECK LIFESTYLE RAIL w/ DECKORATORS

SCALE: 1" = 1'

#CHIC-500
500 RAIL
WITH DECKORATOR
PICKETS

NOTE:
MIN. TREAD DEPTH OF 10" &
MAX. RISER HEIGHT OF 7-3/4"



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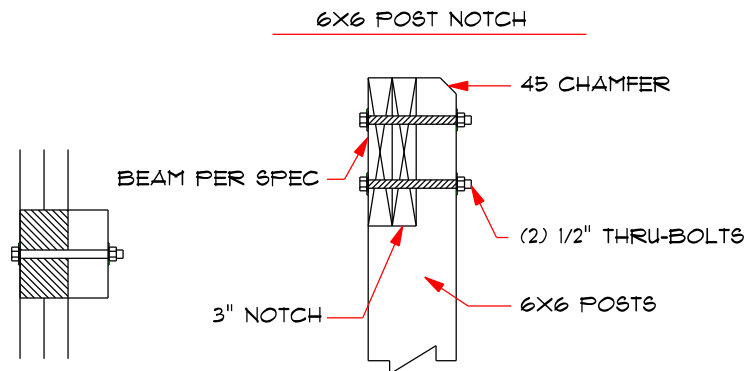
DETAIL #400 TYPICAL ARCHADECK PT STAIR

SCALE: 1" = 1'

REVISION DATE: 12/22/2021

These drawings are intended only as a guide for the construction of certain generic elements in building codes and regulations, and specific site conditions. These drawings may need to be modified by the builder to comply with such local codes, regulations, and site conditions. Due to the generic nature of these drawings certain items may not be intended for use on a specific project.

207-B



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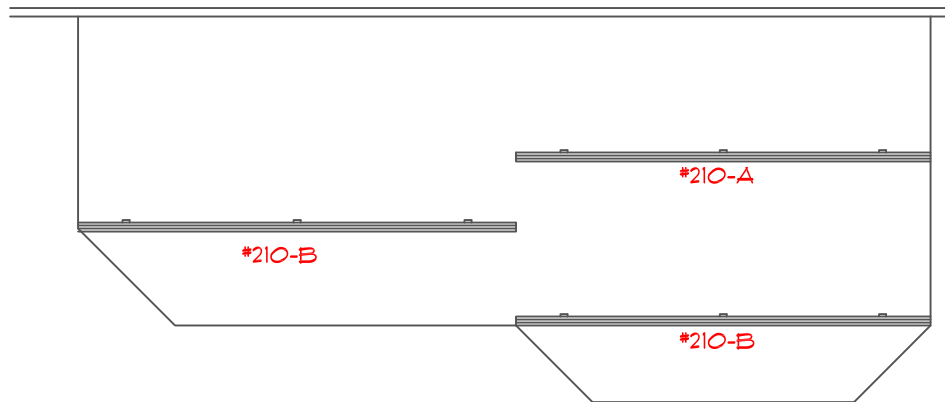
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DETAIL #207 TYPICAL COLUMN NOTCH

SCALE: 1" = 1'

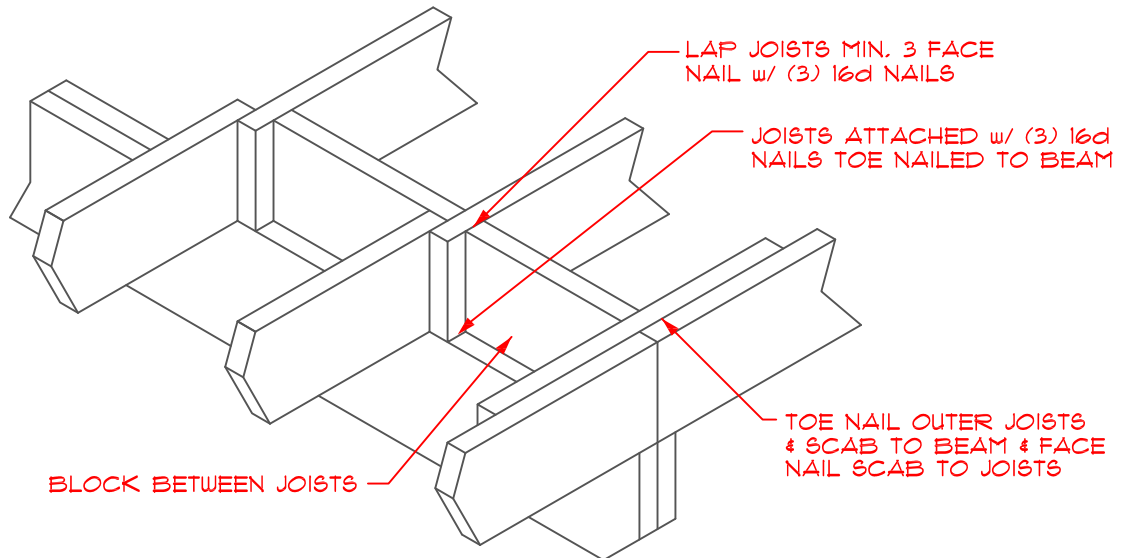
REVISION DATE: 12/7/17

These drawings are intended only as a guide for the construction of certain generic elements in building codes and regulations, and specific site conditions. These drawings may need to be modified by the builder to comply with such local codes, regulations, and site conditions. Due to the generic nature of these drawings certain items may not be intended for use on a specific project.

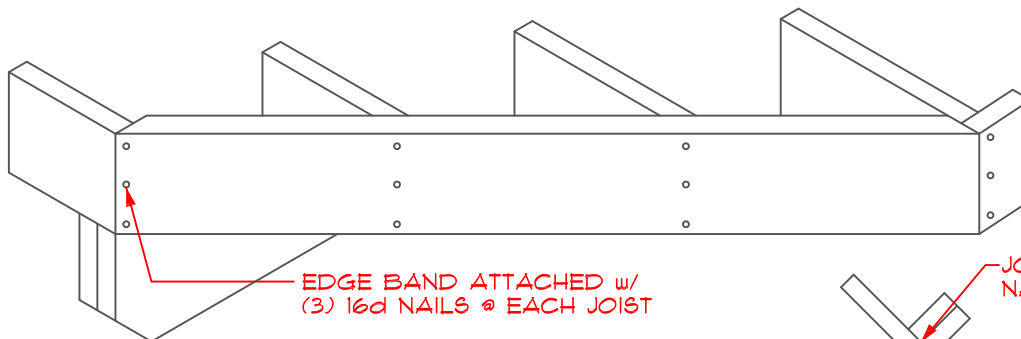


SCALE: 1/8" = 1'

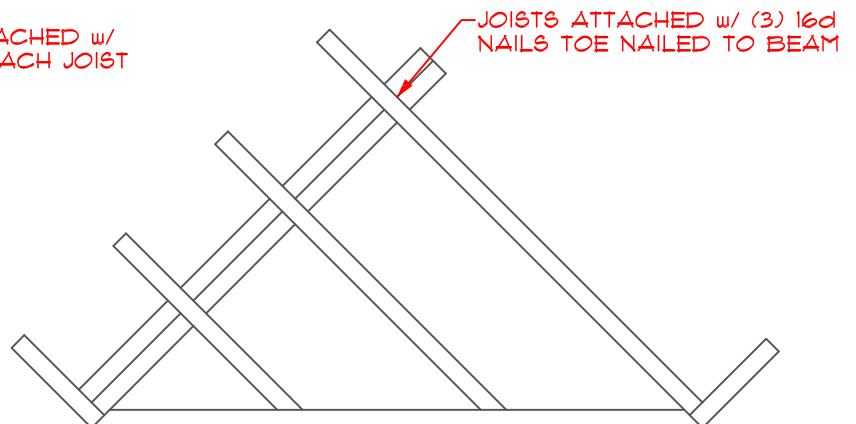
#210-A



SCALE: 3/4" = 1'



#210-B



SCALE: 3/4" = 1'

archadeck®

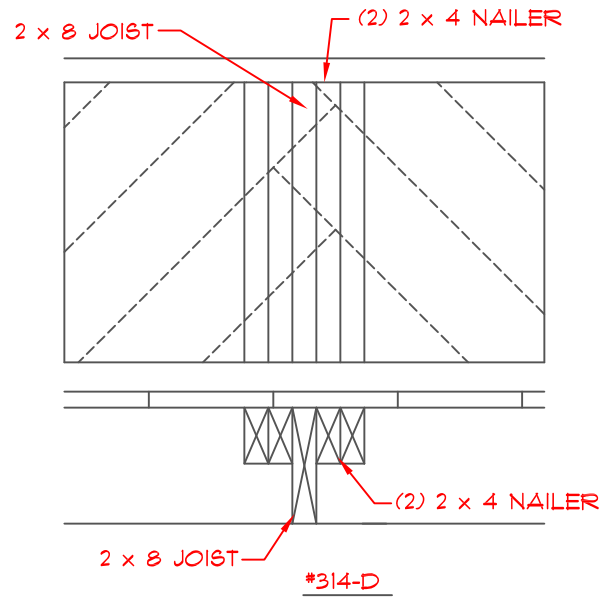
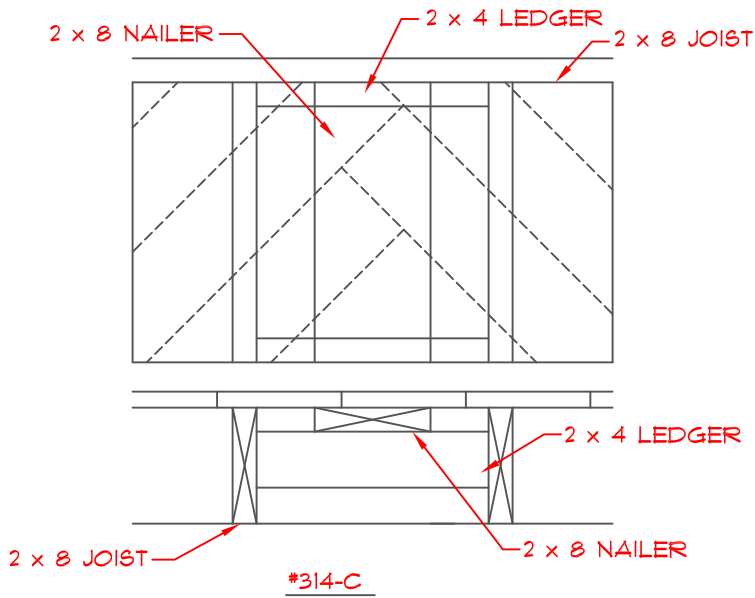
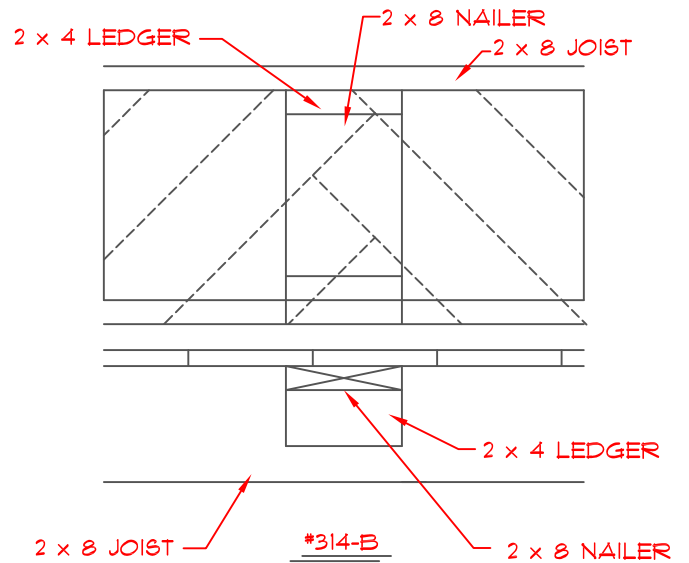
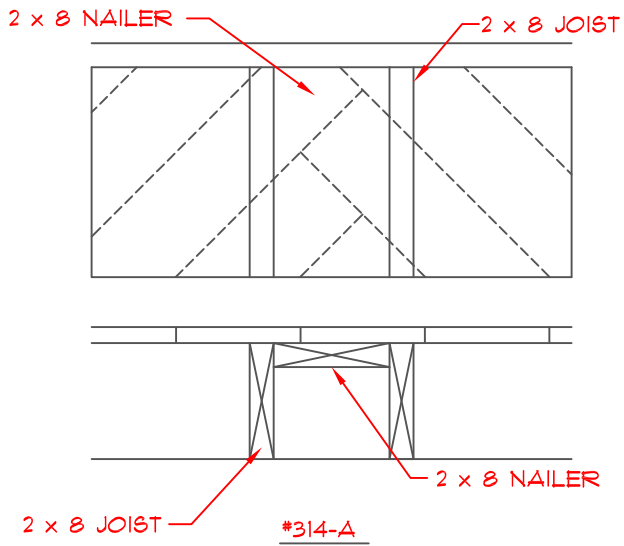
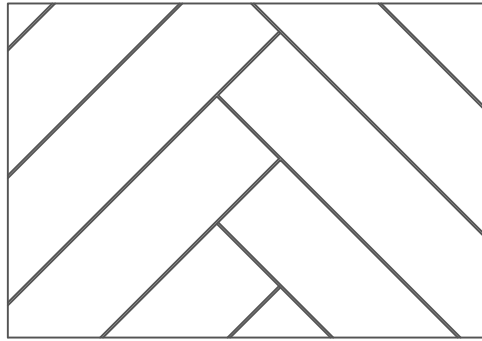
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DETAIL #210 TYPICAL BEAM FRAMING

SCALE: VARIES

REVISION DATE: 12/14/2010

These drawings are intended only as a guide for the construction of certain generic elements in building codes and regulations, and specific site conditions. These drawings may need to be modified by the builder to comply with such local codes, regulations, and site conditions. Due to the generic nature of these drawings certain items may not be intended for use on a specific project.



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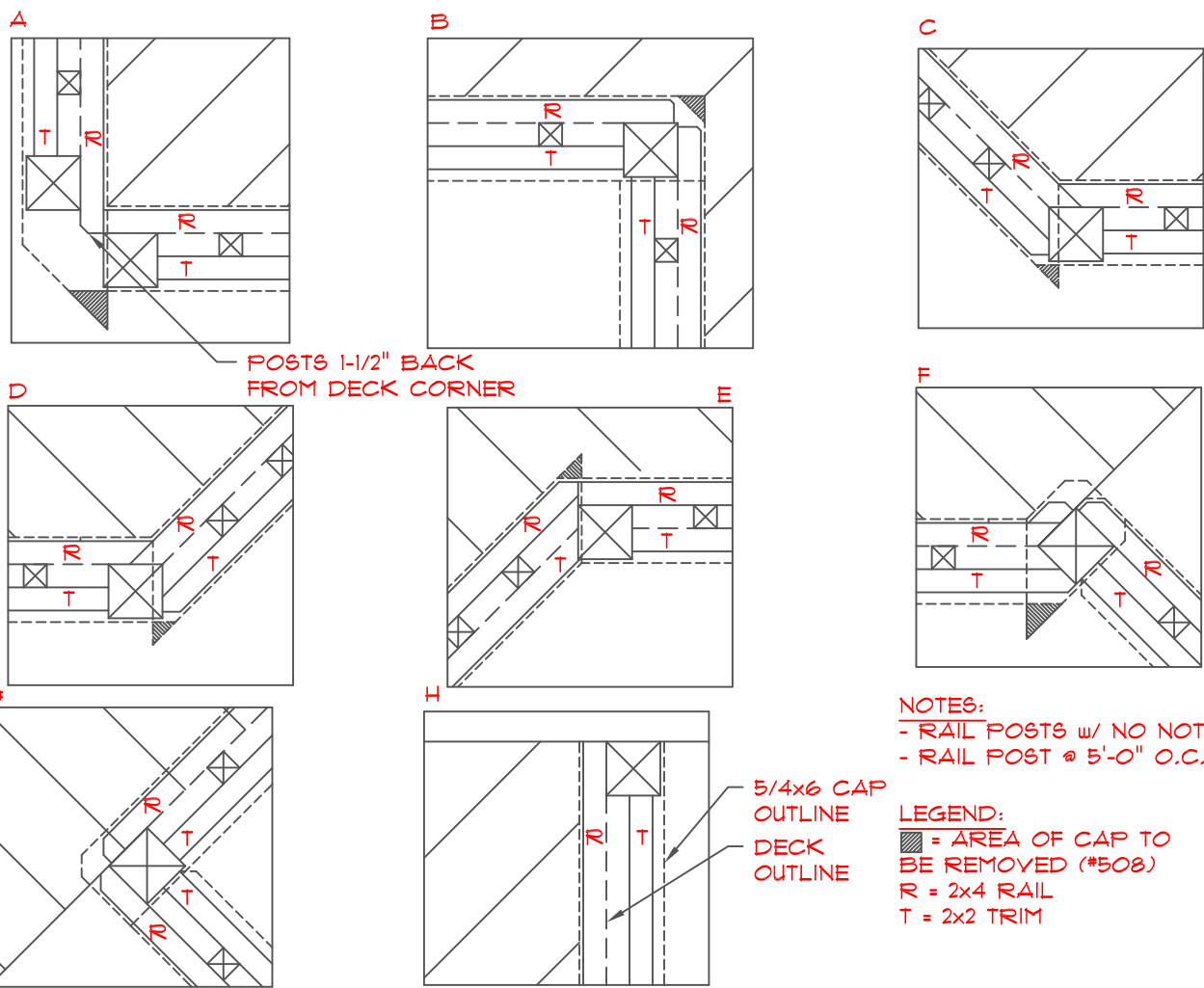
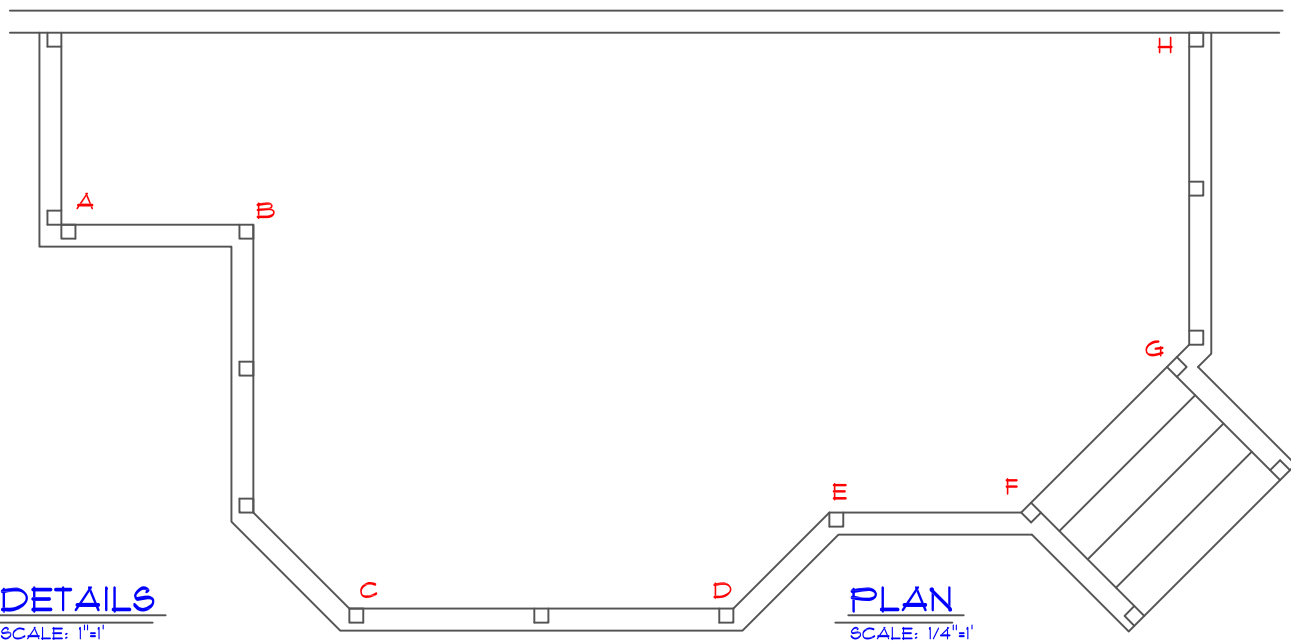
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DETAIL #314 HERRINGBONE PATTERN

SCALE: 1" = 1'

REVISION DATE: 12/15/2010

These drawings are intended only as a guide for the construction of certain generic elements in building codes and regulations, and specific site conditions. These drawings may need to be modified by the builder to comply with such local codes, regulations, and site conditions. Due to the generic nature of these drawings certain items may not be intended for use on a specific project.



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DETAIL #501 4x4 RAIL POST PLACEMENT

SCALE: VARIES

REVISION DATE: 12/23/2010

These drawings are intended only as a guide for the construction of certain generic elements in building codes and regulations, and specific site conditions. These drawings may need to be modified by the builder to comply with such local codes, regulations, and site conditions. Due to the generic nature of these drawings certain items may not be intended for use on a specific project.

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

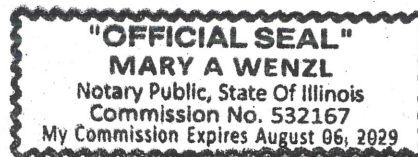
(Village) (Town) (City) (Township) of PALATINE 502 N. BROCKWAY ST
☒ ☐ ☐ ☐
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 25TH day of SEPTEMBER, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary A. Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of SEPTEMBER, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of SEPTEMBER, A.D., 2025.

My commission expires the 6TH day of AUGUST, A.D., 2029.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday October 14, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit a deck to be set back 23-feet from the rear lot line, instead of the minimum required 25 feet, and, permit a deck to cover the required rear yard area by 22 percent, instead of the maximum coverage of 10 percent.

The property is commonly known as 502 N. Brockway Street.

The petitioner is requesting to construct an attached wood deck in the rear yard of the property.

The above petition has been filed by William Wukovits, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: VAR-000215-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of September 2025



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

150 W. Northwest Highway – Special Use

October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Jeremy Wilmot, DXU Architects

PLAN NUMBER: SU-000214-2025

ADDRESS: 150 W. Northwest Highway

BACKGROUND:

The Petitioner is seeking Special Use approval to permit the operation of physical therapy clinic at the subject address. Therefore, the petitioner is requesting the following:

- 1. Special use approval to permit a Medical office use at the subject property.**

Surrounding Zoning/Uses:

North	“P”, Planned Development District (Brandon Manor Homes)
South:	“B-2”, General Business District (Plaza 14 retail center)
East:	“B-2”, General Business District (Clock Tower Plaza, Brandon Grove)
West:	“P”, Planned Development District (CVS Subdivision, Hamilton Place Unit 1)

KEY ISSUES:

- The subject property is zoned “B-2”, General Business District and is located within the Eurofresh Market retail center. The proposed business will occupy approximately 3,060 sq. ft. of retail space within the retail center. The space was previously a martial arts school use.

- Services consist of general mobility and injury therapies. Walk-in services are available for limited periods of time throughout the business day. According to the business website, the walk-in service is limited to injury therapy/care or preventative services.
- The applicant has stated that massage services are provided only upon prescription from a medical professional. Within this business model, the Code would view massage uses as ancillary to the primary use as a physical therapy use offered.
- Hours of operation for the proposed business are as follows:
 - Mon-Fri: 8am-6pm
 - Sat: 8am-12pm
 - Sun: Closed
- The business anticipates to serve an average of 10 patients a day.
- 234 parking spaces are provided at the retail center. Business uses in the Village of Palatine are required to provide 1 parking space per 300 square feet of tenant space. Using this calculation, 10 parking spaces are required. This use does not increase the required parking from the previous tenant use.
- There are no exterior building modifications included in this proposal.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

Medical office uses are permitted in the subject zoning district following Special use approval. After review of the submitted business plan, Staff does not foresee any negative impacts generated by the proposed use. The number of parking spaces required for the proposed use are satisfied by the existing parking facilities.

Therefore, Staff recommends approval of the proposed business. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan

submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.



Legend

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Jeremy Wilmot

Business Name (if applicable)

Subject Property Address

150 W NORTHWEST HWY Palatine, IL 60067

Please provide a description of your proposed request:

Interior renovation of an existing office space, including wall demolition, construction of new walls, plumbing, electrical, and carpentry. The space will be used as a physical therapy clinic.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The space will be used as a physical therapy clinic that is open to the public. The use is deemed necessary for the public convenience at that location because it provides accessible rehabilitation and wellness services to the community, supports individuals recovering from injuries or surgeries, and offers specialized care that may not be readily available nearby.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The use is designed, located, and proposed to be operated so that public health, safety, and welfare will be protected by complying with all building codes, accessibility standards, and safety regulations. The clinic will provide professional medical services in a controlled environment, with proper ventilation, sanitation, and accessibility features to ensure the well-being of patients, staff, and visitors.

The use will not cause substantial injury to nearby property values. Explain:

The use will not cause substantial injury to nearby property values because the clinic will be located within an existing office space and will maintain a professional appearance consistent with surrounding properties. The proposed improvements will enhance the building's condition and ensure it remains an active, well-maintained facility, which can contribute positively to the overall value of the area.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

No fencing is proposed in the front yard, rear yard, or side yard abutting a street as part of this project. As such, the additional standards related to fencing aesthetics and the protection of private property or public safety are not applicable. The project will maintain the existing open character of the site and will not impact vistas, the appearance of nearby homes and streets, or the overall character of the community.

Business Plan – Barrington Orthopedic Specialist Physical Therapy Clinic

1. Overview

BOS PT clinic will provide rehabilitation and wellness services to Palatine residents. The clinic will operate from a renovated office with a patient-focused approach.

Mission: Improve patients' health, mobility, and quality of life through compassionate, evidence-based physical therapy.

2. Hours

- Mon–Fri: 8 AM – 6 PM
- Sat: 8 AM – 12 PM
- Sun: Closed

3. Staff

- Lead PT: 1
- Office Manager/Receptionist: 1
- PT Assistant/Technician: 1

Total Staff: 3

4. Patient Volume

- Daily: 10 patients
- Weekly: ~50 patients
- Year 1: ~2,000–2,500 visits

5. Services

- Post-surgical rehab
- Sports injury therapy
- Chronic pain/mobility treatment
- Fall-prevention & balance training
- Preventive wellness & ergonomic guidance

OT DATE: 02/20/2025 6:34 PM PLOTTED BY: JASMO ZHU

SIGNAGE

OWNER'S SIGNAGE CONTRACTOR SHALL PREPARE SIGNAGE SHOP DRAWINGS AND SUBMIT TO BUILDING DEPT. & LANDLORD FOR APPROVAL. ALL SIGNAGE IS UNDER SEPARATE PERMIT.

SPRINKLER NOTES

1. EXISTING SPRINKLER SYSTEM TO REMAIN.
2. SPRINKLER CONTRACTOR TO ADJUST AND/OR ADD HEADS AS REQ'D FOR NEW LAYOUT.
3. S.C. TO PROVIDE DRAWINGS AND CALCS FOR VILLAGE APPROVAL.

STRUCTURAL ELEMENTS:

DO NOT MAKE ANY CUTS TO ANY OF THE BUILDING ELEMENTS WITHOUT VERIFYING WHETHER OR NOT IT IS A STRUCTURAL ELEMENT. THIS INCLUDES ROOF BEAMS, ROOF DECK, MASONRY WALLS AND THE CONCRETE SLAB.

DO NOT MAKE ANY CUTS TO ANY OF THE BUILDING ELEMENTS WITHOUT VERIFYING WHETHER OR NOT IT IS A STRUCTURAL ELEMENT. THIS INCLUDES ROOF BEAMS, ROOF DECK, MASONRY WALLS AND THE CONCRETE SLAB.

IF YOU HAVE ANY QUESTIONS REGARDING THE ABOVE INFORMATION, PLEASE
CONTACT THE LANDLORD. LANDLORD CONTACT INFORMATION IS FOUND ON
THE COVER SHEET.

CONTACT THE LANDLORD FOR ANY REQUIREMENTS ON THE START-UP OF LANDLORD PROVIDED HVAC UNITS.

FIRE SYSTEM MONITORING: (IF REQUIRED)

VERIFY IF THE LANDLORD IS MONITORING THE FLOW AND TAMPER SWITCHES FOR THE SHELL BUILDING. IF THE SYSTEM IS OPERATIONAL, YOU MUST CONTACT THE LANDLORD PRIOR TO TAKING DOWN THE SYSTEM.

ANY FINES CHARGED BY THE FIRE DEPARTMENT FOR FALSE ALARMS WILL BE CHARGED BACK TO THE TENANT'S GENERAL CONTRACTOR.

IF ALTERNATE EQUIPMENT IS PROPOSED DUE TO LEAD TIME, THE ARCHITECT OR ENGINEER MAY REQUEST PAYMENT FROM G.C. FOR REVIEW OF THE SUBMITTAL. GENERAL CONTRACTOR MUST VERIFY LONG LEAD ITEMS AT START OF PROJECT TO AVOID DELAYS & ALTERNATES.

THE GENERAL CONTRACTOR SHALL RED LINE ALL FIELD CHANGES ON A SET OF PRINTS TO REMAIN ON SITE THROUGHOUT THE CONSTRUCTION OF THE PROJECT. IT IS THE GC'S RESPONSIBILITY TO RECORD ALL FIELD CHANGES AND SUBMIT THE 'AS BUILT'S' TO THE FG RCM AT TURNOVER.

1. SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING: CONCRETE, BOLT IN CONCRETE, REINFORCING STEEL WELDING, SPECIAL GRADING, EXCAVATION & FILLING, & EIFS SYSTEMS. SPECIAL INSPECTIONS OF SPECIFIC ITEMS ARE TO BE PROVIDED ONLY IF REQUIRED BY LOCAL CODE OR CITY INSPECTORS. SPECIAL INSPECTIONS ARE IN ADDITION TO ALL STANDARD BUILDING INSPECTIONS REQUIRED & ARE NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR. ALL WORK REQUIRING SPECIAL INSPECTION WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL AT THE CONTRACTORS EXPENSE.

1. SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING:
 - a. CONCRETE, BOLT IN CONCRETE, REINFORCING STEEL, WELDING, SPECIAL GUARDRAILS, SPECIAL BRACING, SPECIAL LIGHTING, SPECIAL INSPECTIONS OF SPECIFIC ITEMS ARE TO BE PROVIDED ONLY IF REQUIRED BY LOCAL CODE OR CITY INSPECTORS. SPECIAL INSPECTIONS ARE IN ADDITION TO ALL CITY INSPECTIONS.
 - b. SPECIAL INSPECTIONS ARE REQUIRED TO BE SUBMITTED FOR INSPECTION BY A CITY INSPECTOR. ALL WORK REQUIRES SPECIAL INSPECTIONS. NO WORK IS TO BE INSTALLED OR COMPLETED WITHOUT THE APPROVAL OF THE CITY INSPECTOR & SIGNATURE TO REMOVAL AT THE CONTRACTORS EXPENSE.
2. CONTINUOUS INSPECTION IS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED ON THE APPROVED PLANS.
3. SPECIAL INSPECTORS MUST BE CERTIFIED BY VILLAGE OF ADDISON TO PERFORM THE TYPES OF INSPECTIONS REQUIRED.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OF ANY INSPECTION REQUIRED PRIOR TO WORKING. NO WORK IS TO BE PERFORMED ANY WORK THAT REQUIRES SPECIAL INSPECTION.
5. LICENSED FABRICATION REQUIRED FOR STEEL SHAPES.
6. WELDING TO BE DONE BY VENDORS CERTIFIED BY VILLAGE OF ADDISON (STRUCTURAL STEEL, REINFORCING STEEL, & LIGHT GAUGE STEEL).

G.C. COMPLIANCE

OWNER'S GENERAL CONTRACTOR SHALL VISIT THE PREMISES AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ALL DISCREPANCIES TO TENANT'S ARCHITECT. TENANT'S GENERAL CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS REGARDING CONSTRUCTION PROCEDURES, INSURANCE, ETC., AS SET FORTH BY THE LANDLORD. GC TO VERIFY THE EXACT LOCATION OF ALL EXISTING LANDLORD FEATURES I.E. METAL BRACE FRAME, STOREFRONT OPENINGS, CORRIDOR ACCESS DOOR, DEMISING WALLS, UTILITY P.O.C., ETC.

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95-338

Project Number: 20-030	Drawn By: AC	Approved By: J
No.	Issue	
ISSUED TO: DIS		

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GENERAL INFORMATION

G1-02

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GENERAL NOTES

- NFPA CIRCULAR & CITY ORDINANCE, SYSTEM WITH 20 HEADS OR MORE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS. INSTALLING CONTRACTOR SHALL SUBMIT (3) COMPLETE SETS OF THE FOLLOWING TO THE CITY ENGINEER FOR REVIEW AND APPROVAL:
36. REVIEWED BY MINIMUM MNCI DESIGN TECHNICIAN, NFPA COMMERCIAL SYSTEM DESIGN CRITERIA: ORD. GR. E-0.20/501 (1986 Edition) - PE
37. CONSTRUCTION WITH LOCAL JURISDICTION SHALL COMPLY WITH THE STATE FIRE CODE STANDARDS, AS AMENDED BY THE COUNTY OF LOS ANGELES.
38. THE APPLICANT IS RESPONSIBLE TO IDENTIFY & COORDINATE DEFERRED SUBMITTALS.
39. FIRE SPRINKLER RISER SHALL BE LOCATED INSIDE BUILDING WITH DIRECT EXTERIOR ACCESS. ALL OCCUPANCIES ARE REQUIRED TO PROVIDE EXTERIOR ACCESS TO A FIRE RISER ROOM DESIGNED FOR THE FIRE SYSTEMS ONLY.
40. FIRE DEPARTMENT INLET CONNECTIONS (FDC) SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING. THE FDC SHALL BE SERVED BY PERMANENT SERVICES & SHALL IDENTIFY THE BUILDING(S) SERVED WITH PERMANENT IDENTIFICATION.
41. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS & WATER-NO. ON SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE BLUE PAINTED. THE MAXIMUM NUMBER OF SPRINKLER HEADS EXCEEDS 19. IBC SECTION 903.4.
42. IN ADDITION TO THE EXTERIOR SELL OR HORN, AN APPROVED EXTERIOR SELL OR HORN SHALL BE PROVIDED FOR THE FOLLOWING:

- OF A TELEPHONE HAND SET WITH RADIATING SOUND WAVES.
- WALL SURFACES ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR
ABRASIVE ELEMENTS.

42. IN ADDITION TO THE EXTERIOR BELL OR HORN, AN AUDIBLE/VISUAL FIRE SPRINKLER FLOW ALARM SHALL

- THE INTERIOR OF ALL BUILDINGS IS A NORMALLY OCCUPIED LOCATION. THEREFORE, THE SHIELDING SHALL BE DESIGNED TO PROTECT THE BUILDING FROM THE AMBIENT SOUND LEVEL, IFC SECTION 907.10 AND ADAAG SECTION 4.26.
43. PLANS & SPECIFICATIONS FOR FIRE SPRINKLER SYSTEMS EXCEEDING 19,000 GALLONS PER MINUTE SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR JURISDICTION REGISTRATION IN FIRE SPRINKLER DESIGN. THE INCLUDING CONTRACTOR'S NAME, ADDRESS & PHONE NUMBER ARE TO BE INCLUDED WITH THE SUBMITTAL. THE SUBMITTAL SHALL BE IN THE FORM OF A PROPOSAL, AS-BUILT DRAWINGS WILL BE REQUIRED WHERE FIELD CHANGES ARE MADE.
44. FIRE SPRINKLERS SHALL BE INSTALLED IN ALL CONCEALED SPACES ENCLOSED WHOLLY OR PARTLY BY EXPOSED COMBUSTIBLE CONSTRUCTION.
45. AN APPROVED KEY KICK IS REQUIRED ON ALL COMMERCIAL STRUCTURES THAT HAVE A DETECT OFF SITE MONITORED FIRE SPRINKLER. A FIRE ALARM SYSTEM OR WHEN ACCESS IS DIFFICULT & WHERE IMMEDIATE ACCESS IS REQUIRED TO LIFE SAFETY AREAS, A DETECT OFF SITE MONITORED FIRE ALARM SYSTEM IS REQUIRED.
46. PLANS & SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE-EXTINGUISHING SYSTEMS, STANDBYPIES & THEIR APPURTEANCES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW & APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

5. HOT WATER & DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR

1. PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SUBMITTED FOR REVIEW SHALL BE SEALED BY A QUALIFIED STATE REGISTRANT IN FIRE ALARM SYSTEM DESIGN.
2. ALARM INITIATING DEVICES, ALARM SIGNALING DEVICES, AND OTHER FIRE ALARM SYSTEM COMPONENTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH IFC SECTION 907.
3. WHEN DETECTORS REQUIRED BY IBC 806 OR IFC AND IFC SECTION 907 ARE CONCEALED FROM VIEW OR INSTALLED MORE THAN 10 FEET ABOVE FINISHED FLOOR OR IN ENCLOSURES WHERE THE DETECTOR ALARM INDICATOR IS NOT READILY VISIBLE TO RESPONDING PERSONNEL, THE DETECTOR SHALL BE PROVIDED WITH A LIGHT OR OTHER VISUAL OBSTRUCTION AT EACH DETECTOR. ALL DETECTION DEVICES PROVIDED SHALL BE MONITORED FOR INTEGRITY BY THE FIRE ALARM SYSTEM WHERE A FIRE ALARM IS INSTALLED.

7. 1/4" THICK IDENTIFICATION SYMBOLS (A 12" TRIANGLE FOR MEN, A 12"

1. **ON DEMOLITION OF A BUILDING**
 - a. DURING CONSTRUCTION YOU MUST PROTECT AND MAINTAIN AN ACCESS TO ALL ADJACENT PROPERTIES. THE PROPOSED LOAD OF FIRE APPARATUS WEIGHING UP TO 85,000 POUNDS, SITES SHALL HAVE TWO (2) APPROVED ACCESS ROUTES TO THE PROPERTY. THE FIRE INSPECTOR, UNPAVED SURFACES SHALL HAVE A MINIMUM 6" DEPTH OF GRANULAR FILL. THE ACCESS ROUTES SHALL BE MAINTAINED FREE OF MATERIAL OFF-LOADING ALLOWED ON THE EMERGENCY ACCESS ROAD. FIRE LANE SIGNS ARE REQUIRED TO BE POSTED ALONG THE ACCESS ROUTE.
 - b. A SIGN SHALL BE POSTED AT THE MAIN STREET ENTRANCE INDICATING EMERGENCY ACCESS ROUTES TO THE PROPERTY. THE SIGN SHALL INCLUDE THE ADDRESS, AND AN EMERGENCY CONTACT NUMBER OF A COMPANY EMPLOYED ON THE PROJECT. THE SIGN SHALL BE 18" X 24" IN SIZE AND WHITE REFLECTIVE BACKGROUND AND 3" RED REFLECTIVE LETTERING. THE SIGN SHALL BE POSTED AT THE MAIN STREET ENTRANCE TO THE STREET ENTRANCE THAT IS REFLECTIVE OF THE GEOGRAPHICAL LOCATION TO THE PROJECT. THE SIGN SHALL INCLUDE THE PROJECT NAME FOLLOWED BY THE CAPTION "OFF DEMO" AND THE GEOGRAPHICAL LOCATION.
 - c. ALL SITE HYDRANT'S SHALL BE INSTALLED AND ACCEPTED BY THE TOWN ENGINEER PRIOR TO THE PROJECT. COMBUSTIBLE MATERIALS BEING DELIVERED TO THE CONSTRUCTION SITE.

EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF

- ### ACCESSIBILITY NOTES
1. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES, AS REQUIRED BY ADA.
 2. WALKS & SIDEWALKS SHALL HAVE A CONTINUOUS CONFORM SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL. EXCEEDING 1/2" & SHALL BE A MIN. OF 48" IN WIDTH.
 3. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SLIGHT FINISH.
 4. SURFACES WITH A SLOPE OF 6% GRADIENT OR GREATER SHALL BE SLIP RESISTANT.
 5. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
 6. WALKS, SIDEWALKS & PEDESTRIANWAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. IF GRATING IS REQUIRED, IT SHALL BE GRATING LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OR CROSSING THE SURFACE OF ANY OF THESE AREAS.

IF RAMP EXCEEDS 10' IN LENGTH & RAMP IS NOT BOUNDED BY WALLS OR CURBS, WHEEL GUIDES SHALL BE PROVIDED.

7. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1:12, THE WALK SHALL BE CONSIDERED HORIZONTAL. IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.
8. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" WHEN CHANGES IN LEVEL DO OCCUR. THEY SHALL BE LOCATED AT THE BEGINNING OR END OF A RUN OF STAIRS. WHEN CHANGES IN LEVEL DO NOT EXCEED 1/4" THEY MAY BE VERTICAL, WHEN CHANGES IN LEVEL EXCEED 1/4" BUT ARE LESS THAN 1/2", THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURBS RAMPS.
9. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90° TO THE RIGHT AND NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90° TO THE LEFT.
10. THRESHOLDS TO BE A MAX. 1/2" ABOVE ADJACENT FINISH FLOOR.
11. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR ALL DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO THE DOOR. WHEN THE DOOR IS OPENED BY A HAND OR FOLDING DOORS, COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN THE DOOR IS OPENED BY A HAND OR FOLDING DOORS, THE MAXIMUM FORCE MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE

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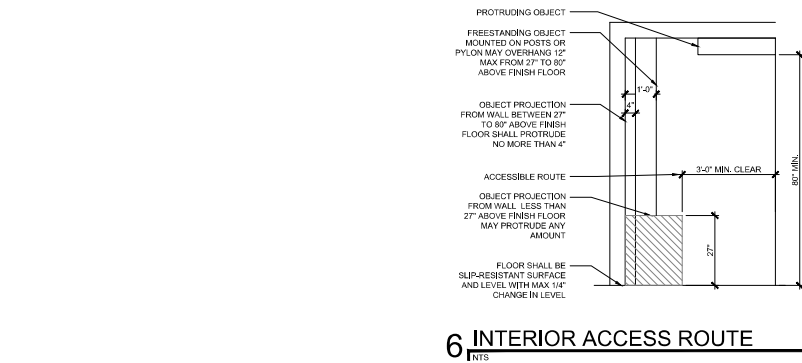
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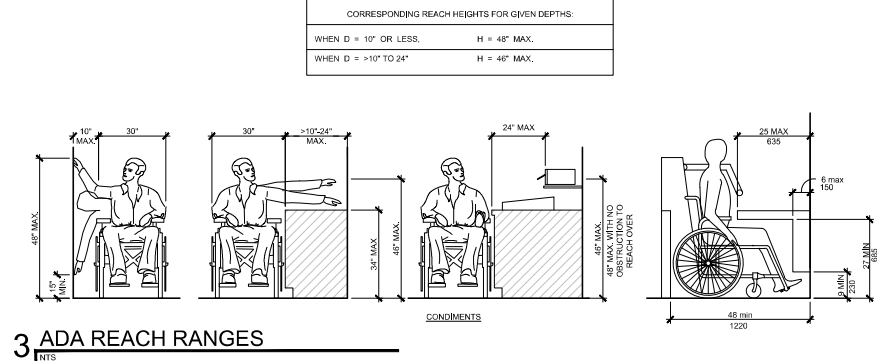
GENERAL NOTES

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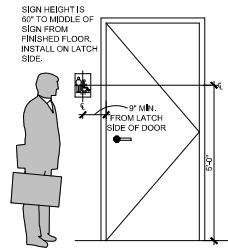
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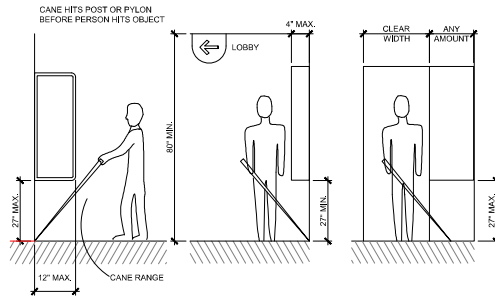
6 INTERIOR ACCESS ROUTE



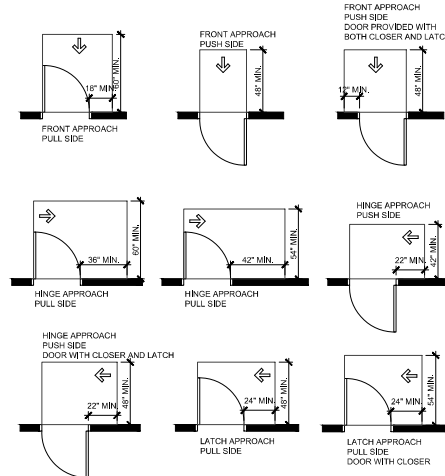
3 ADA REACH RANGES



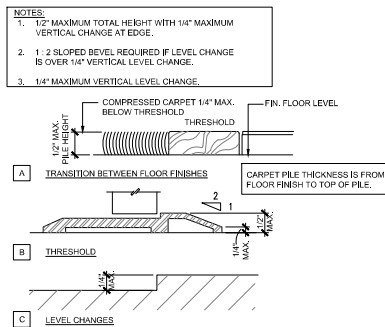
8 ACCESSIBLE SIGN DETAIL



5 PROTRUDING OBJECTS

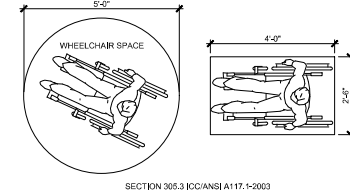


2 CHANGES IN LEVEL



7 ACCESSIBLE ILLUSTRATIONS

AT LEAST 60 PERCENT, BUT NOT LESS THAN ONE OF THE ENTRANCES TO EACH BUILDING AND STRUCTURE TO EACH SEPARATE TENANT SPACE WITHIN THE BUILDING OR STRUCTURE SHALL COMPLY WITH THE ACCESSIBLE ROUTE PROVISIONS OF THIS CHAPTER. ALL REQUIRED EXITS FOR EGRESS SHALL COMPLY WITH THESE REQUIREMENTS.



1 ADA CLEAR FLOOR & TURNING SPACE

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Drawn By: AC
Approved By: JW
Date: 2025/08/21
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SECTION 305.3 ICC/ANSI A117.1-2003

ACCESSIBILITY STANDARD DETAILS

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SPECIFICATIONS	
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KEYNOTES

- 1 EXISTING WALL TO BE REMOVED
- 2 EXISTING ELECTRICAL PANELS TO REMAIN
- 3 REMOVE EXISTING SINK, CAP PLUMBING LINES IN PLACE FOR FUTURE REUSE. COORDINATE FINAL CONNECTION WITH MEP.
- 4 EXISTING DOOR TO BE REMOVED
- 5 REMOVE AND REINSTALL (E) DOOR, REVERSE SWING FROM PULL TO PUSH SIDE. VERIFY CONDITION IN FIELD AND MODIFY HARDWARE AS REQUIRED.
- 6 EXISTING TOILET PARTITION AND DOOR TO BE REMOVED
- 7 EXISTING RESTROOM TO REMAIN
- 8 REMOVE (E) URINAL AND URINAL PARTITION. SALVAGE FOR REINSTALLATION. CAP PLUMBING LINES FOR RELOCATION.
- 9 EXISTING LAVATORY AND ASSOCIATED PLUMBING TO BE REMOVED. CAP DRAIN AND SUPPLY LINES IN PLACE.
- 10 EXISTING LAVATORY TO BE REMOVED. SALVAGE AND REUSE EXISTING DRAIN AND SUPPLY LINES FOR NEW FIXTURE. VERIFY CONDITION AND LOCATION IN FIELD.
- 11 EXISTING FLOOR TILE TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
- 12 EXISTING FLOOR FINISH TO BE REMOVED AND SURFACE PREPARED FOR NEW FLOORING.
- 13 EXISTING METER TO REMAIN.

LEGEND

- EXISTING WALL TO REMAIN
WALL OR ELEMENT TO BE DEMO

GENERAL NOTES

1. VERIFY EXISTING SPACE DIMENSIONS AFTER DEMOLITION & VERIFY LOCATION OF ALL UTILITIES TO THRU THE SPACE IN FIELD. NOTIFY ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES WITH PLAN.
2. NOTIFY ARCHITECT IMMEDIATELY IF ANY COLUMNS OR STRUCTURAL MEMBERS ARE FOUND IN FIELD THAT WILL INTERFERE WITH THE CONSTRUCTION PLAN & ARE NOT ALREADY NOTED ON PLANS.

DEMOLITION NOTES

1. DEMOLISH EXISTING CONSTRUCTION WHERE INDICATED ON THE DRAWINGS AND REQUIRED BY JOB CONDITIONS.
2. PROTECT EXISTING CONSTRUCTION DESIGNATED TO REMAIN REMOVE DEMOLISHED ITEMS FROM THE SITE AND DISPOSE OF THEM IN A LEGAL MANNER.
3. REFERENCE STANDARDS: ANSI A10.8 SAFETY REQUIREMENTS FOR DEMOLITION PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE.
4. CEASE OPERATIONS AND IMMEDIATELY NOTIFY THE OWNER IF THE SAFETY OF EXISTING CONSTRUCTION APPEARS TO BE ENDANGERED AT ANY TIME. TAKE PRECAUTIONS TO SUPPORT SUCH ENDANGERED CONSTRUCTION AND DO NOT RESUME OPERATIONS UNTIL AUTHORIZED BY THE ARCHITECT.
5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING SYSTEMS USED DURING THE REMOVAL OF ALL STRUCTURAL ELEMENTS, EXCEPT AS OTHERWISE AGREED BY THE BUILDING DEPT. AND THE ARCHITECT.
6. THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED AND THE PROBLEMS INVOLVED. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO ESTIMATE THE FULL EXTENT OF THE WORK OR FOR ANY CONTINGENCIES IN CONNECTION THEREWITH.
7. ALL WORK SHALL BE PERFORMED BY SKILLED AND PROPERLY EQUIPPED PERSONNEL. DEMOLITION AND REMOVAL OF ITEMS SCAFFOLD HIGH OR HIGHER SHALL BE LOWERED BY CONTROLLED METHODS. NOT BY THROWING OR DROPPING. PERFORM CUTTING AND STRIPPING SO THAT THE WORK TO REMAIN IS UNDAMAGED AND IN SUCH MANNER THAT THE NEW WORK CAN BE PROPERLY CONNECTED WITH IT.
8. DEMOLISH EXISTING CONSTRUCTION ONLY TO THE EXTENT NECESSARY FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION AND LUNION WITH EXISTING WORK CUT BACK FINISHED SURFACES TO STRAIGHT, PLUMB AND LEVEL AS REQUIRED.
9. SAWING SHALL BE PERFORMED BY EXPERIENCED CRAFTSMEN CUSTOMARILY ENGAGED IN AND PROPERLY EQUIPPED FOR THE PERFORMANCE OF THE TYPE OF WORK REQUIRED BY JOB CONDITIONS. PROVIDE WET VACUUM EQUIPMENT AS REQUIRED FOR CONTROL OF WASTE COOLING WATER.
10. REMOVE EXISTING CONSTRUCTION FOR INSTALLATION OF PIPING, CONDUIT AND TUBING AS REQUIRED BY MECHANICAL AND ELECTRICAL TRADES.
11. DRILLING AND INSTALLING SLEEVES FOR PASSAGE OF PIPING CONDUIT AND TUBING SHALL BE DONE BY THE TRADE INSTALLING THE PIPING, CONDUIT OR TUBING.
12. REPAIR, RESTORE, REPLACE OR MAKE GOOD DAMAGE TO EXISTING CONSTRUCTION WHICH OCCURS AS A RESULT OF DEMOLITION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER. THESE REPAIRS SHALL INCLUDE ANY ROOF PATCHING REQUIRED DUE TO DEMOLITION TO BE COORDINATED WITH LANDLORD AND LANDLORDS ROOFER.
13. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
14. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON-SITE SALE OR BURNING OF DEMOLISHED MATERIALS WILL BE PERMITTED.
15. LEAVE ALL SPACES BROOM CLEAN WITH ALL LEDGES AND CORNERS PROPERLY CLEANED.
16. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE AT NO ADDITIONAL COST. REPLACE IN KIND ALL BROKEN GLASS.
17. LOWERING MATERIAL: PROVIDE HOISTS AND CHUTES AS REQUIRED TO LOWER REMOVED MATERIAL. THROWING, DROPPING OR PERMITTING THE FREE FALL OF MATERIAL AND DEBRIS FROM HEIGHTS WHICH WOULD CAUSE DAMAGE TO WORK TO REMAIN OR NUISANCE OR EXCESSIVE DUST IS EXPRESSLY PROHIBITED.
18. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT THEM FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
19. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
20. DOORS AND HARDWARE: REMOVE CAREFULLY TO AVOID DAMAGE. INsofar AS POSSIBLE, LEAVE HARDWARE ATTACHED TO THE DOOR WHERE THIS IS NOT PRACTICAL PLACE ITEMS OF HARDWARE IN A CLOTH BAG ATTACHED TO THE DOOR.
21. PARTITIONS: REMOVE PARTITION FINISH, STUDS, PLATES AND SILLS. WHERE ONLY A PARTIAL RUN IS REMOVED, CUT BACK FINISH MATERIAL TO THE CENTER LINE OF THE NEXT ADJACENT SUPPORT TO REMAIN. LEAVE REMAINING MATERIAL WITH A CLEAN TERMINAL LINE WITH NO LOOSE MATERIAL ADHERING.
22. MECHANICAL, ELECTRICAL, PLUMBING: CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.
23. REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.
24. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUB-SURFACE TO RECEIVE NEW FLOOR AS INDICATED (SEE FINISH SCHEDULE) WORK SHALL BE ACCEPTABLE TO THE POINT THAT THE FINISH WILL ACCEPT VINYL TILE WITH NO NOTICEABLE ALTERATION HAVING BEEN MADE. PROVIDE CONCRETE TOPPING WHERE REQUIRED.



1 DEMOLITION PLAN

1/4" = 1'-0"

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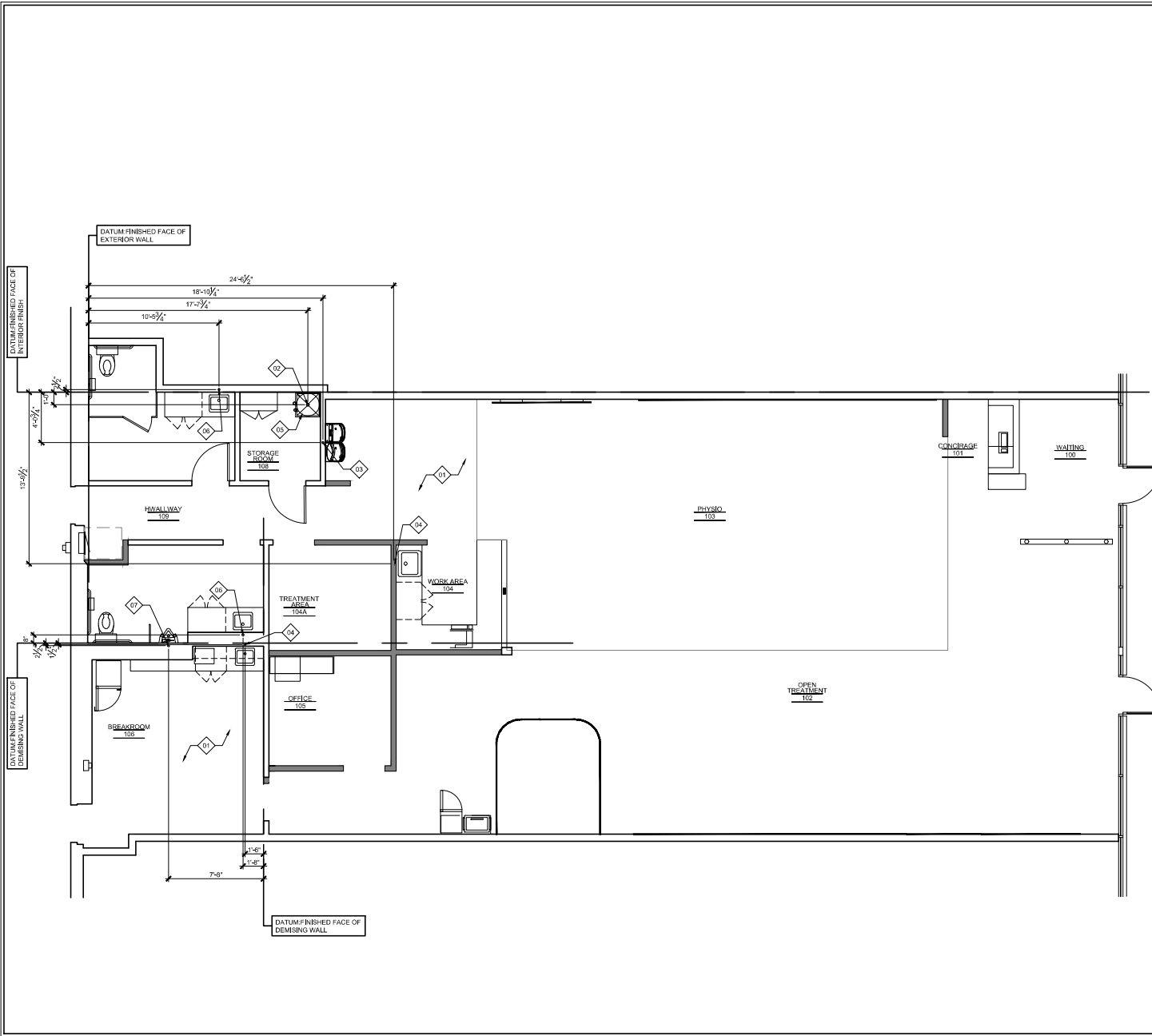
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DEMOLITION PLAN

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KEYNOTES

- EXISTING CONCRETE SLAB ON GRADE
- REUSE EXISTING PLUMBING ROUGHINS FOR MOB SINK. VERIFY CONDITION AND LOCATION IN THE FIELD.
- WATER FOUNTAIN DRAIN. SEE MANUFACTURER SPEC FOR ROUGH IN HEIGHT
- HOSPITALITY SINK DRAIN
- WATER HEATER ABOVE. COORDINATE CONDENSATE DRAIN TO DRAIN INTO MOB SINK BELOW. SEE PLUMBING DRAWINGS
- REUSE EXISTING LAVATORY DRAIN FOR NEW FUTURE. VERIFY LOCATION AND CONDITION IN FIELD.
- URINAL DRAIN

LEGEND

- EXISTING WALL TO REMAIN
- WALL OR ELEMENT TO BE DEMO

GENERAL NOTES

- VERIFY EXISTING SPACE DIMENSIONS AFTER DEMOLITION & VERIFY LOCATION OF ALL UTILITIES TO THRU THE SPACE IN FIELD. NOTIFY ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES WITH PLAN.
- NOTIFY ARCHITECT IMMEDIATELY IF ANY COLUMNS OR STRUCTURAL MEMBERS ARE FOUND IN FIELD THAT WILL INTERFERE WITH THE CONSTRUCTION PLAN & ARE NOT ALREADY NOTED ON PLANS.

DEMOLITION NOTES

- REFERENCE STANDARDS: ANSI A10.6 SAFETY REQUIREMENTS FOR DEMOLITION PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE.
- CEASE OPERATIONS AND IMMEDIATELY NOTIFY THE OWNER IF THE SAFETY OF EXISTING CONSTRUCTION APPEARS TO BE ENDANGERED AT ANY TIME. TAKE PRECAUTIONS TO SUPPORT SUCH ENDANGERED CONSTRUCTION AND DO NOT RESUME OPERATIONS UNTIL AUTHORIZED BY THE ARCHITECT.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING SYSTEMS USED DURING THE REMOVAL OF ALL STRUCTURAL ELEMENTS, EXCEPT AS OTHERWISE AGREED BY THE BUILDING DEPT. AND THE ARCHITECT.
- THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED AND THE PROBLEMS INVOLVED. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO ESTIMATE THE FULL EXTENT OF THE WORK OR FOR ANY CONTINGENCIES IN CONNECTION THEREWITH.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND PROPERLY EQUIPPED PERSONNEL. DEMOLITION AND REMOVAL OF ITEMS SCAFFOLD HIGH OR HIGHER SHALL BE LOWERED BY CONTROLLED METHODS. NOT BY THROWING OR DROPPING. PERFORM CUTTING AND STRIPPING SO THAT THE WORK TO REMAIN IS UN Damaged AND IN SUCH MANNER THAT THE NEW WORK CAN BE PROPERLY CONNECTED WITH IT.
- DEMOLISH EXISTING CONSTRUCTION ONLY TO THE EXTENT NECESSARY FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION AND JUNCTION WITH EXISTING. WORK CUT BACK FINISHED SURFACES TO STRAIGHT, PLUMB AND LEVEL AS REQUIRED.
- SAVING SHALL BE PERFORMED BY EXPERIENCED CRAFTSMEN CUSTOMARILY ENGAGED IN AND PROPERLY EQUIPPED FOR THE PERFORMANCE OF THE TYPE OF WORK REQUIRED BY JOB CONDITIONS. PROVIDE WET VACUUM EQUIPMENT AS REQUIRED FOR CONTROL OF WASTE COOLING WATER.
- DRILLING AND INSTALLING SLEEVES FOR PASSAGE OF PIPING CONDUIT AND TUBING SHALL BE DONE BY THE TRADE INSTALLING THE PIPING, CONDUIT OR TUBING.
- REPAIR, RESTORE, REPLACE OR MAKE GOOD DAMAGE TO EXISTING CONSTRUCTION WHICH OCCURS AS A RESULT OF DEMOLITION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON-SITE SALE OR BURNING OF DEMOLISHED MATERIALS WILL BE PERMITTED.
- LEAVE ALL SPACES BROOM CLEAN WITH ALL LEDGES AND CORNERS PROPERLY CLEANED.
- MECHANICAL, ELECTRICAL, PLUMBING: CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.
- SAW CUT PATCH CONCRETE FLOOR AS REQUIRED FOR ALL SANITARY CONNECTIONS.

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Project Number: 25-338	Drawn By: AC	Approved By: JW	Date: 2025/08/21
No. 1	Issue	PERMIT / BID	

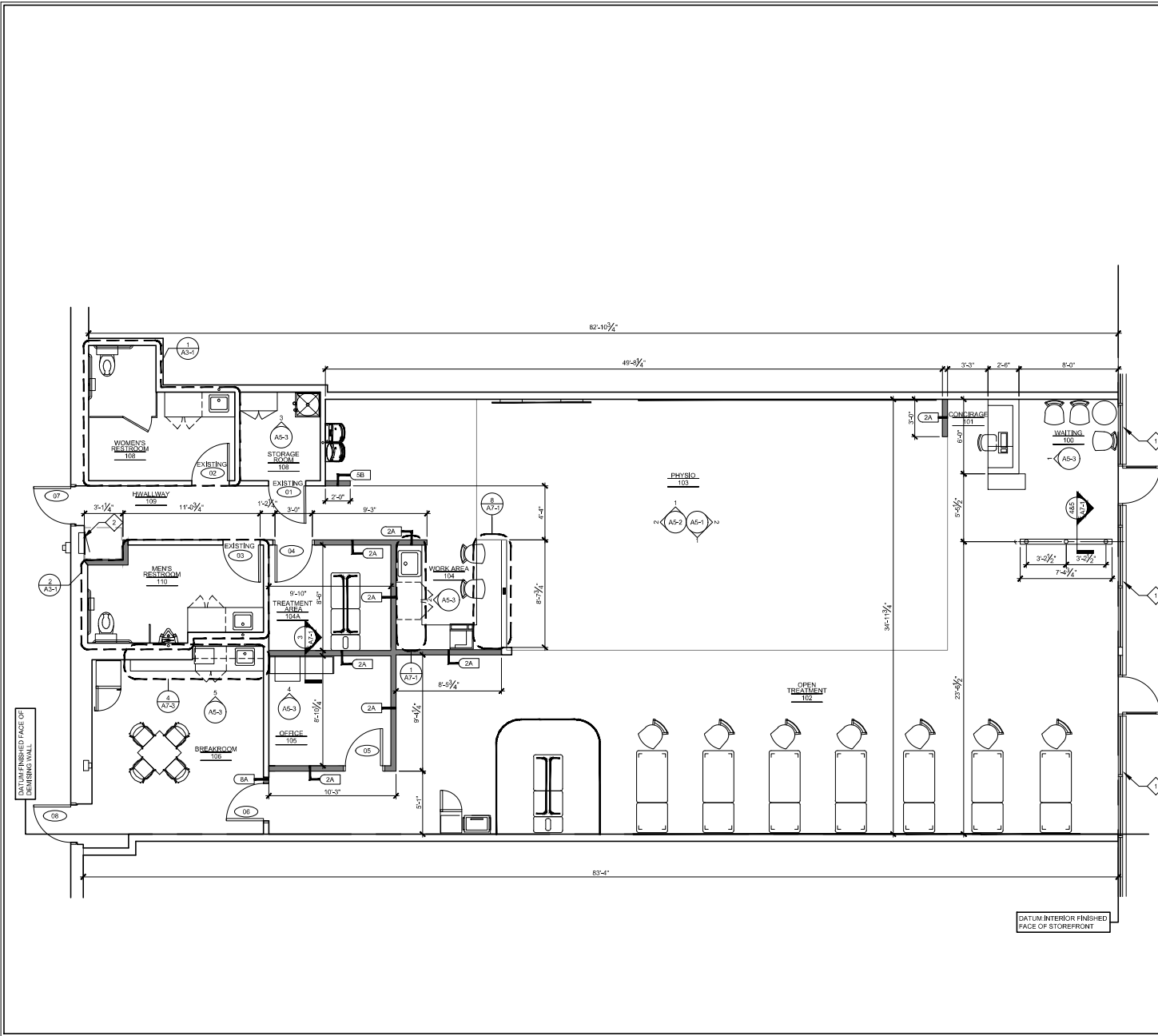
10/21/2023 10:21 AM

PENETRATION PLAN

A1-1

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KEYNOTES

- SEE DOOR SCHEDULE ON SHEET A8-2 FOR MORE INFORMATION
- SEE PARTITION SCHEDULE ON SHEET A8-1 FOR MORE INFO
- EXISTING STOREFRONT TO REMAIN
- EXISTING ELECTRICAL PANELS. SEE ELEC DWGS FOR MORE INFO

LEGEND

- NEW WALLS
- EXISTING PARTITIONS & EXTERIOR WALLS

BLOCKING NOTES

PROVIDE FTWD BLOCKING (DON) AT THE FOLLOWING LOCATIONS:

- ACCESSIBILITY REQUIREMENTS & GRAB BARS AT ALL RESTROOM LOCATIONS
- RESTROOM ACCESSORIES INCLUDING TOILET STALL PARTITIONS & BABY CHANGING TABLE
- MILLWORK LOCATIONS - TO BE 6" STRIPS
- CASEWORK AS REQUIRED BY THE MFR & FOR PROPER SUPPORT
- MANAGER'S DESK SHELVES

DIMENSION NOTES

- DIMENSIONS ARE TO FACE OF EXISTING STOREFRONT FRAME, FINISHED EXTERIOR WALL & FINISHED FACE OF DIMBING WALL
- ALL INTERIOR DIMENSIONS ORIGINATE FROM ESTABLISHED DATUM LINES. ESTABLISH DATUM LINES PRIOR TO LOCATING WALLS, DRAINS, FIXTURES, ETC.

PLAN GENERAL NOTES

- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL FIRE RATED DOORS TO BE SELF-CLOSING.
- ALL INTERIOR FINISHES TO BE CLASS A WITH FLAME SPREAD RATING OF 0-25, U.O.M.
- SEE MECHANICAL DRAWINGS FOR LIGHT AND VENT SCHEDULES.
- DO NOT FASTEN STUDS OR GYPSUM BD. TO TOP RUNNER OF NON-BEARING GYP BD. PARTITIONS. CUT STUDS AND GYP BD. 1/2" MAX. SHORT TO ALLOW FOR VERTICAL SLAB DEFLECTION.
- ALL DIMENSIONS TO BE FINISHED SURFACE UNO.
- GC TO COORDINATE ALL CEILING HEIGHTS WITH BUILDING SYSTEMS. OWNER TO APPROVE ALL CEILING HGT'S. BEFORE INSTALLATION.
- THE ARCHITECT WILL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
- CONTRACTOR IS REQUIRED TO HANG THE OWNERS INTERIOR SIGN PACKAGE.
- ALL GLAZED DOORS, ANY GLAZED PANEL ADJACENT TO ANY DOOR & ANY GLAZED PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
 - EXPOSED BOTTOM EDGE LESS THAN 18" A.F.F.
 - EXPOSED TOP EDGE GREATER THAN 36" A.F.F.
 - ONE OR MORE WALKING SURFACE(S) WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING, SHALL ALL BE TEMPERED.

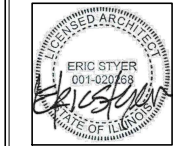
GC TO FIELD VERIFY ALL EXISTING DIMENSIONS & COLUMN LOCATIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

NOTE: ALL WOOD BLOCKING TO BE FIRE-RET TREATED.

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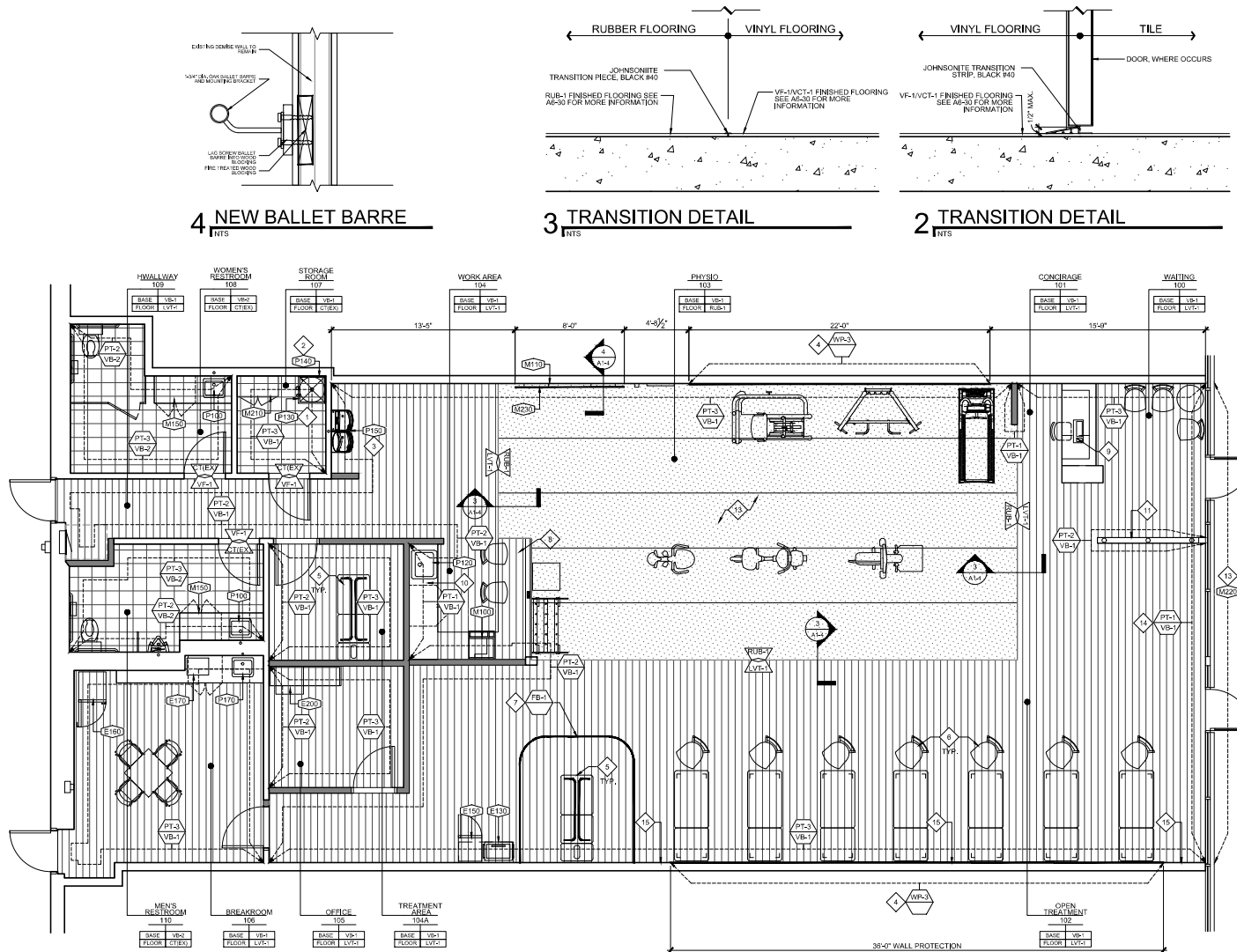
SHEET TITLE & NUMBER

DIMENSION PLAN

A1-3

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

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KEYNOTES

- 1 NEW MOP SINK. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 2 NEW WATER HEATER IN CEILING SPACE. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 3 NEW HILO ADA COMPLIANT DRINKING FOUNTAIN. SEE PLUMBING DRAWINGS FOR MORE INFORMATION. SEE 7/AT-1 FOR MOUNTING HEIGHTS.
- 4 HANG SHEET HORIZONTALLY 30" A.F.F. W/ TOP @ 8'-4". VERIFY EXTENT OF WALL PROTECTION WITH OWNER.
- 5 HILO TREATMENT TABLE, BY OWNER.
- 6 TREATMENT TABLES AND CHAIRS BY OWNER.
- 7 CEILING MOUNTED EXAM CURTAIN.
- 8 HOSPITALITY COUNTER, SEE DETAIL XIAX-X FOR MORE INFORMATION.
- 9 CONCERGE DESK, PROVIDED BY GC. POWER STRIP TO BE MOUNTED TO UNDERSIDE OF PLAM COUNTER. SEE DETAIL XIAX-X.
- 10 HOSPITALITY MILLWORK, SEE 10/AT-1.
- 11 HALF WALL W/ ROUNDED PLAM CAP & STANCHION, SEE DETAIL 4 & 5/AT-1.
- 12 EXERCISE EQUIPMENT, BY OWNER.
- 13 SUNSHADES FURNISHED BY OWNER & COORDINATED THROUGH GC - SEE SHEET AB-3 FOR SUPPLIER INFORMATION.
- 14 EXISTING INTERIOR BRICK WALLS TO BE CLEANED, REPAIRED AS NEEDED, AND PAINTED PER FINISH SCHEDULE.
- 15 EXISTING WALL TO BE SKIM COATED AND SANDED TO BE A LEVEL 5 FINISH.

LEGEND

- NEW PARTITIONS
- EXISTING PARTITIONS & EXTERIOR WALLS
- FULL HEIGHT WALL FINISHES
- MIRROR WALL
- WALL PROTECTION SHEETS
- WALL FINISH DESIG.
- BASE DESIGNATION

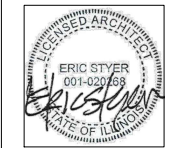
NOTES

1. SEE AB-1 FOR REMARKS MEN'S & WOMAN'S ROOM PLANS
2. SEE AB-1 FOR PARTITION SCHEDULE
3. SEE AB-2 FOR DOOR SCHEDULE
4. SEE AB-3 FOR MISCELLANEOUS AND FIXTURE SCHEDULES

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SHEET 1 OF 4 - M&R

FINISH AND EQUIPMENT PLAN

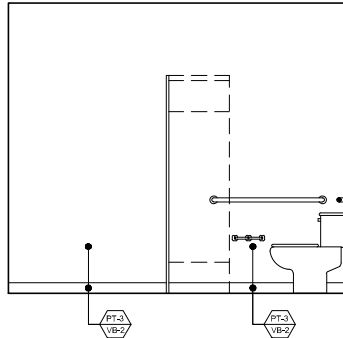
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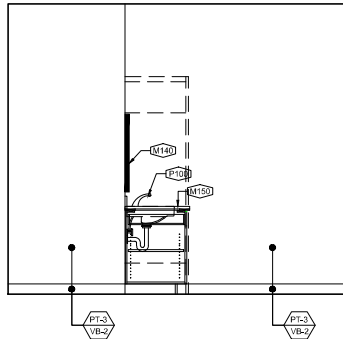
1 FINISH + EQUIPMENT PLAN

1/4" = 1'-0"

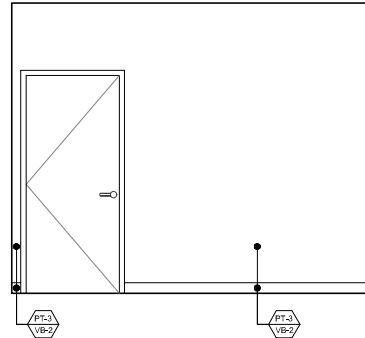
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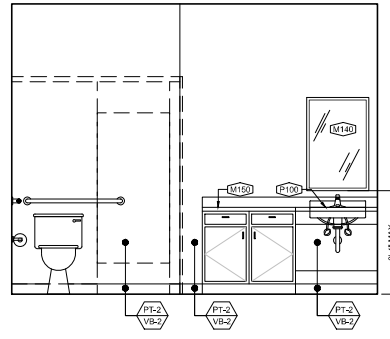
5 RR ELEVATION
1/2" = 1'-0"



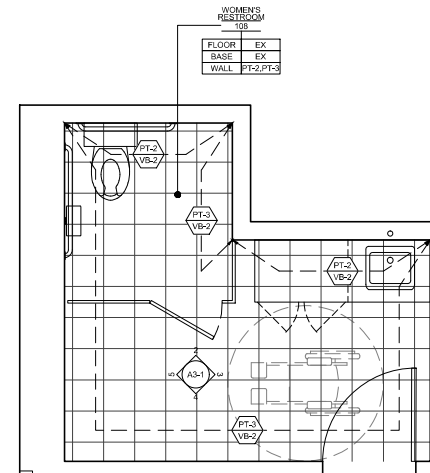
3 RR ELEVATION
1/2" = 1'-0"



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



2 RR ELEVATION
1/2" = 1'-0"



1 ENLARGED WOMEN'S RESTROOM PLAN
1/2" = 1'-0"

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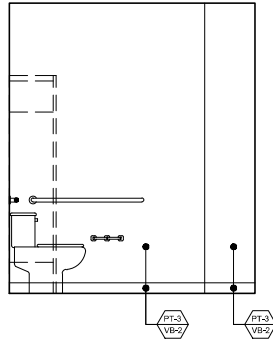
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ENLARGED
WOMEN'S RESTROOM
PLAN & ELEVATIONS

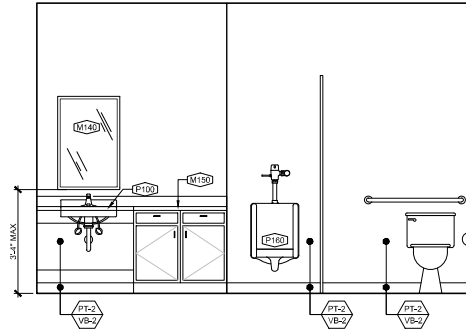
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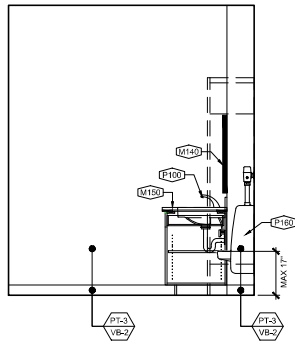
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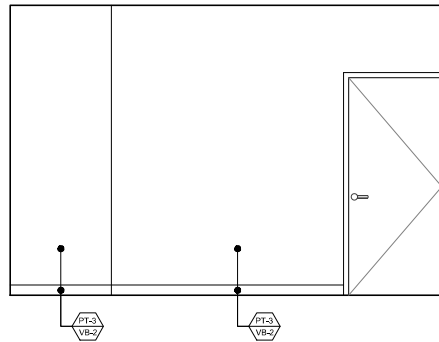
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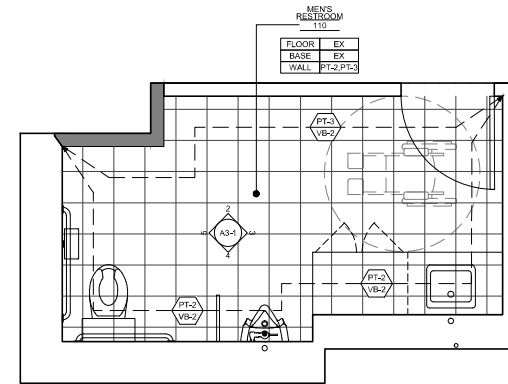
4 RR ELEVATION
1/2" = 1'-0"



3 RR ELEVATION
1/2" = 1'-0"



2 RR ELEVATION
1/2" = 1'-0"



1 ENLARGED MEN'S RESTROOM PLAN
1/2" = 1'-0"

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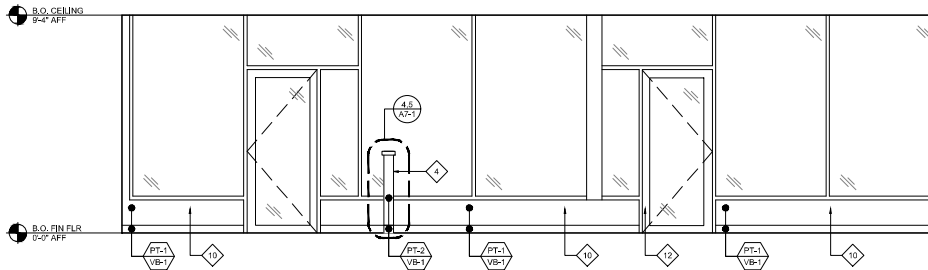
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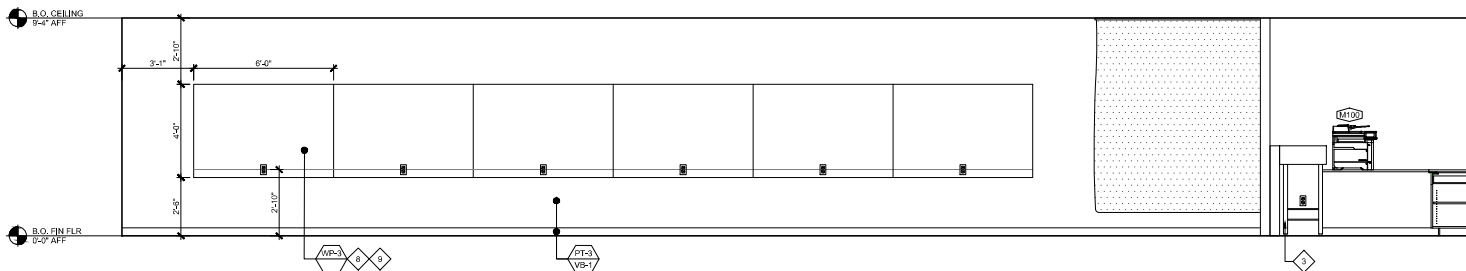
ENLARGED
MEN'S RESTROOM
PLANS & ELEVATIONS

A3-2

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2 ENTRANCE ELEVATION
3/8" = 1'-0"



1 TREATMENT ELEVATION
3/8" = 1'-0"

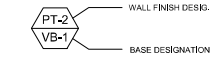
KEYNOTES

- 1 CONERGE DESK, SEE DETAIL 8/A7-1
- 2 HOSPITALITY TABLE, SEE DETAIL 8/A7-1
- 3 WALL MOUNTED 6" X 6" MIRRORS, VERIFY LOCATION WITH OWNER
- 4 HALF WALL WITH PLAM CAP, SEE DETAILS 4A5/A7-1
- 5 STANDING SINING GATE WALL-MOUNT DATA RACK - ALIGN WITH CEILING. POWER SUPPLY TO BE INSTALLED AT TOP OF CABINET BEHIND U SPACE 11/12, SEE DETAIL 7/A7-1
- 6 2'-2" X 2'-2" PLYWOOD BACKING BEHIND DATA RACK, PAINT TO MATCH ADJACENT WALL
- 7 MCP SINK WALL PROTECTION
- 8 TREATMENT AREA WALL PROTECTION SHEETS
- 9 HANG SHEET HORIZONTALLY 30" AFF W/ TOP @ 6'-6" - 32"-0 LINEAL. NOTE: VERIFY EXTENT OF WALL PROTECTION WITH OWNER.
- 10 EXISTING STOREFRONT WITH NEW PAINT
- 11 ADA SINK
- 12 NEW BALLET BARRE.
- 13 WATER FOUNTAIN

GENERAL NOTES

1. VERIFY ALL CEILING & HEADER HEIGHTS ON REFLECTED CEILING PLAN ON SHEET A2-14
2. EXISTING TEMPERED GLASS

LEGEND



NOTES

1. SEE A3-1&3-2 FOR ENLARGED MEN'S & WOMAN'S ROOM PLANS
2. SEE A8-1 FOR PARTITION SCHEDULE
3. SEE A8-2 FOR DOOR SCHEDULE
4. SEE A8-3 FOR MISCELLANEOUS AND FIXTURE SCHEDULES

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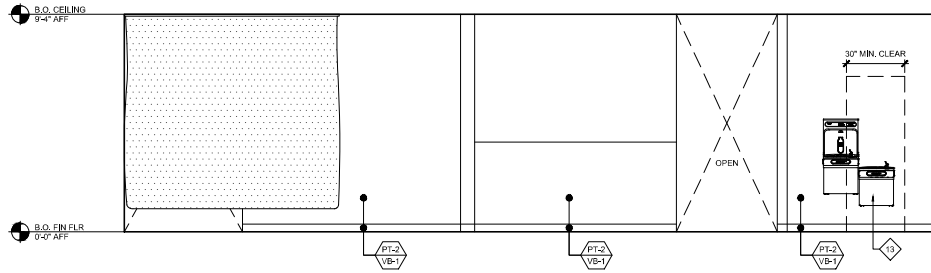
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INTERIOR ELEVATIONS

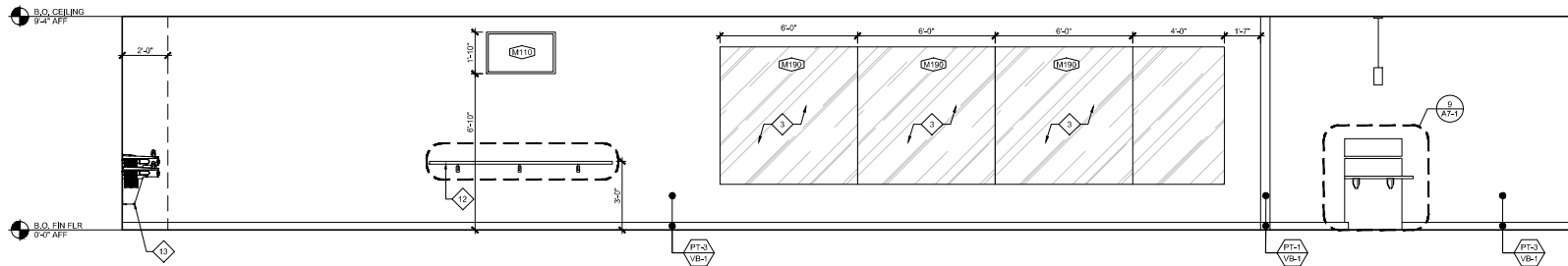
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2 HOSPITALITY ELEVATION

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1 PHYSIOTHERAPY ELEVATION

1/8" = 1'-0"

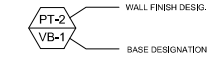
KEYNOTES

- 1 CONCERGE DESK, SEE DETAIL 8/A7-1
- 2 HOSPITALITY TABLE, SEE DETAIL 8/A7-1
- 3 WALL MOUNTED 6" X 6" MIRRORS, VERIFY LOCATION WITH OWNER
- 4 HALF WALL WITH PLAM CAP, SEE DETAILS 485/A7-1
- 5 STANDING SWING GATE WALL-MOUNT DATA RACK -ALIGN WITH CEILING. POWER SUPPLY TO BE INSTALLED AT TOP OF CABINET BEHIND U SPACE 11/12, SEE DETAIL 7/A7-1
- 6 2'-2" X 2'-2" PLYWOOD BACKING BEHIND DATA RACK, PAINT TO MATCH ADJACENT WALL
- 7 MOP SINK WALL PROTECTION
- 8 TREATMENT AREA WALL PROTECTION SHEETS
- 9 HANG SHEET HORIZONTALLY 30" AFF W/TOP @ 6'-6" - 32'-0 LINEAL NOTE: VERIFY EXTENT OF WALL PROTECTION WITH OWNER.
- 10 EXISTING STOREFRONT WITH NEW PAINT
- 11 ADA SINK
- 12 NEW BALLET BARRE.
- 13 WATER FOUNTAIN

GENERAL NOTES

1. VERIFY ALL CEILING & HEADER HEIGHTS ON REFLECTED CEILING PLAN ON SHEET A2-14
- 1 EXISTING TEMPERED GLASS

LEGEND



NOTES

1. SEE A3-1&3-2 FOR ENLARGED MEN'S & WOMAN'S ROOM PLANS
2. SEE A8-1 FOR PARTITION SCHEDULE
3. SEE A8-2 FOR DOOR SCHEDULE
4. SEE A8-3 FOR MISCELLANEOUS AND FIXTURE SCHEDULES

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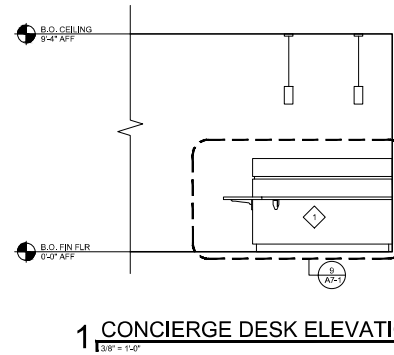
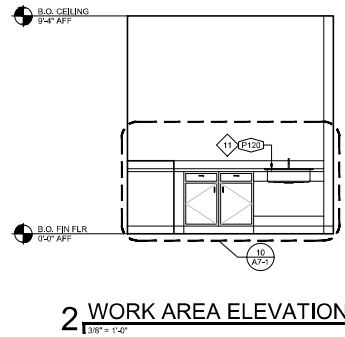
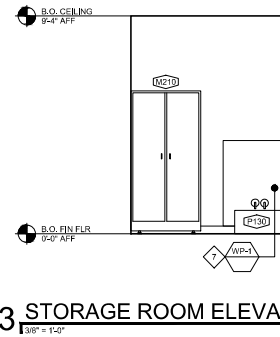
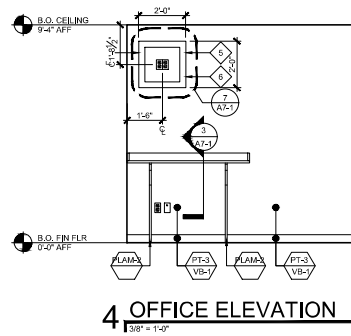
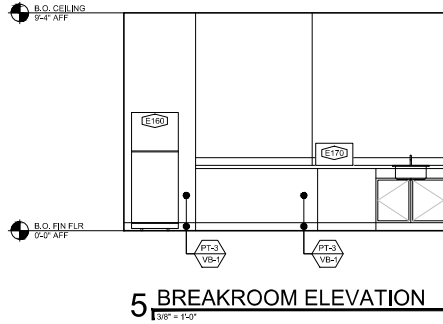
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SHEET 1 OF 4 & 5 & 6

INTERIOR ELEVATIONS

A5-2

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KEYNOTES

- 1 CONCERGE DESK. SEE DETAIL 8/A7-1
- 2 HOSPITALITY TABLE. SEE DETAIL 8/A7-1
- 3 WALL MOUNTED 6" X 6" MIRRORS. VERIFY LOCATION WITH OWNER
- 4 HALF WALL WITH PLAM CAP. SEE DETAILS 485/A7-1
- 5 STANDING SWING GATE WALL-MOUNT DATA RACK - ALIGN WITH CEILING. POWER SUPPLY TO BE INSTALLED AT TOP OF CABINET BEHIND U SPACE 11/12. SEE DETAIL 7/A7-1
- 6 2'-0" X 2'-0" PLYWOOD BACKING BEHIND DATA RACK. PAINT TO MATCH ADJACENT WALL
- 7 MOP SINK WALL PROTECTION
- 8 TREATMENT AREA WALL PROTECTION SHEETS
- 9 HANG SHEET HORIZONTALLY 30" AFF W/TOP @ 6'-6" - 32'-0" LINEAL. NOTE: VERIFY EXTENT OF WALL PROTECTION WITH OWNER.
- 10 EXISTING STOREFRONT WITH NEW PAINT
- 11 ADA SINK
- 12 NEW BALLET BARRE.
- 13 WATER FOUNTAIN

GENERAL NOTES

1. VERIFY ALL CEILING & HEADER HEIGHTS ON REFLECTED CEILING PLAN ON SHEET A2-14

- 1 EXISTING TEMPERED GLASS

LEGEND

- PT-2 WALL FINISH DESIG.
VB-1 BASE DESIGNATION

NOTES

1. SEE A3-1&2 FOR ENLARGED MEN'S & WOMAN'S ROOM PLANS
2. SEE A6-1 FOR PARTITION SCHEDULE
3. SEE A6-2 FOR DOOR SCHEDULE
4. SEE A6-3 FOR MISCELLANEOUS AND FIXTURE SCHEDULES

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Drawn By: AC
Approved By: JH
Date: 2025/08/21
No. Issue
PERMIT / BID

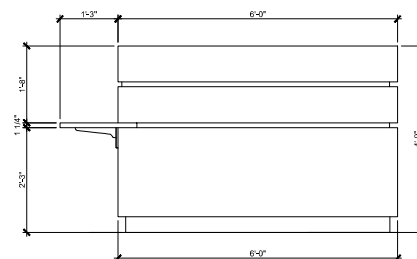
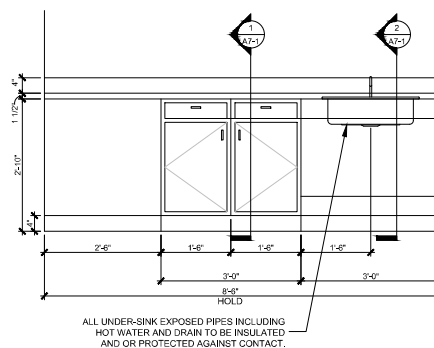
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INTERIOR ELEVATIONS

A5-3

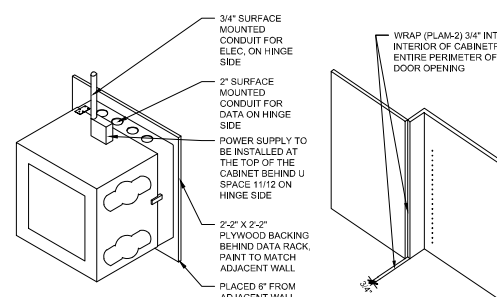
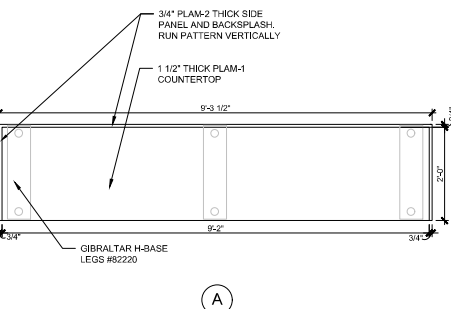
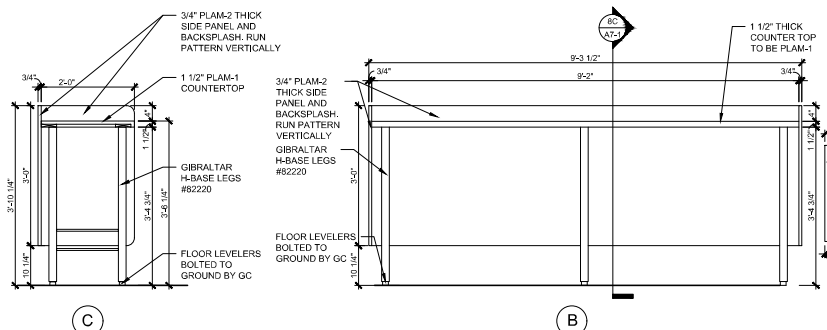
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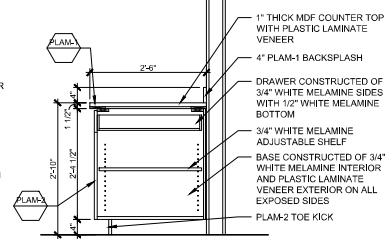
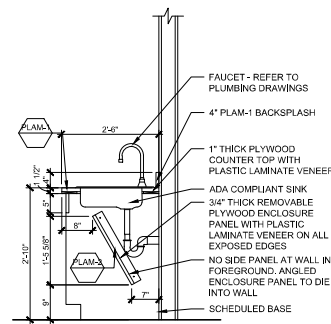
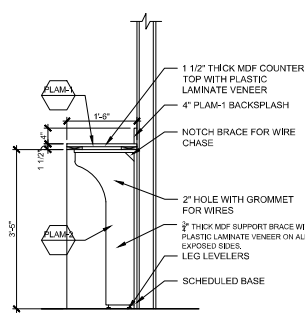
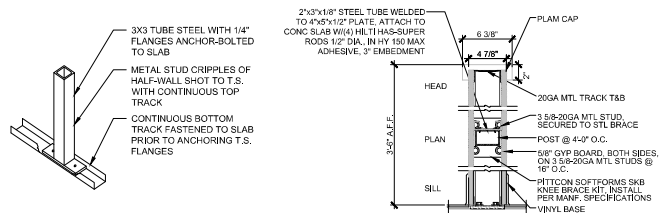
10 REAR HOSPITALITY MILLWORK

9 CONCIERGE DESK



8 HOSPITALITY DTL

7 DATA RACK DTL 6 INT CASEWORK DTL



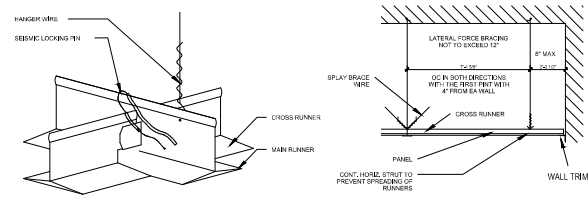
5 STANCHION DTL

4 PARTIAL HEIGHT WALL DETAIL

3 CASEWORK DTLS

2 CASEWORK DTLS

1 CASEWORK DTLS



LOCKING CLIP TO FASTEN CROSS

RUNNER TO MAIN RUNNER

SPICES AND INTERSECTIONS OF RUNNERS SHALL BE ATTACHED WITH MECHANICAL INTERLOCKING CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, PLATES WITH BENT TABS, OR OTHER APPROVED CONNECTORS. DESIGN CONNECTORS FOR 2 X DESIGN LOAD OR ULTIMATE AXIAL TENSION OR COMPRESSION (MINIMUM 60 POUNDS).

OR CROSS-FURRING SHALL BE SECURELY ATTACHED TO THE MAIN RUNNER BY SADDLE-LYING WITH NOT LESS THAN ONE STRAND OF NO.16 OR TWO STRANDS OF NO.18 U.S. GAUGE TIE WIRE OR APPROVED EQUIVALENT ATTACHMENTS.

LATERAL FORCE-BRACING MEMBERS FOR SUSPENDED CEILING SHALL BE A MINIMUM OF 6\"/>

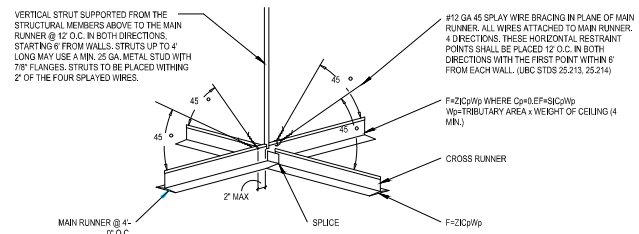
SUSPENDED CEILING DETAIL AT WALL

HANGER WIRE	ALLOWABLE TENSION
#12	170#
#11	225#
#10	300#

RUNNERS AND FURRING: THE MAIN RUNNER AND CROSS FURRING SHALL BE NOT LESS THAN THE SIZES SET FORTH. EXCEPT THAT OTHER STEEL SECTIONS OF EQUIVALENT STRENGTH MAY BE SUBSTITUTED FOR THOSE SET FORTH.

HANGERS: HANGERS FOR SUSPENDED CEILING SHALL BE NOT LESS THAN THE SIZES SET FORTH. FASTENED TO OR EMBEDDED IN THE STRUCTURAL FRAMING, MASONRY, OR CONCRETE. HANGERS SHALL BE SADDLE-TOED AROUND MAIN RUNNERS TO DEVELOP THE FULL STRENGTH OF THE HANGERS. LOWER ENDS OF FLAT HANGERS SHALL BE BOLTED WITH 1/4\"/>

MECHANICAL AND LIGHT FIXTURES: MUST BE CONNECTED TO ONE (1) VERTICAL 12 GA. WIRE ATTACHED TO OPPOSING CORNERS ALONG THE FIXTURE'S DIAGONAL. THESE WIRES MAY BE SLACK. PROVIDE PERIMETER VERTICAL WIRES 8\"/>



1 SUSPENDED CEILING DETAIL

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CHICAGO, IL 60605
(773) 327-1111

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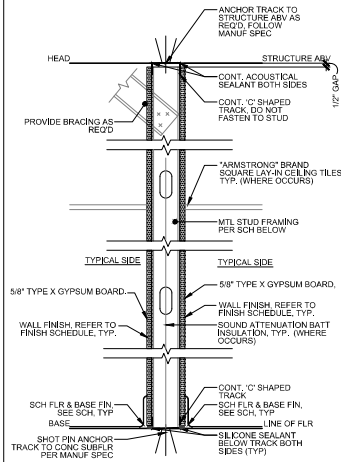
DETAILS

A7-2

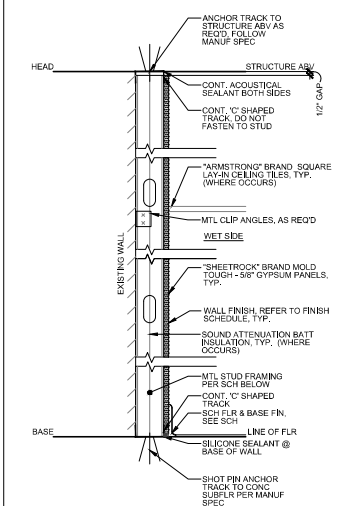
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GENERAL PARTITION NOTES

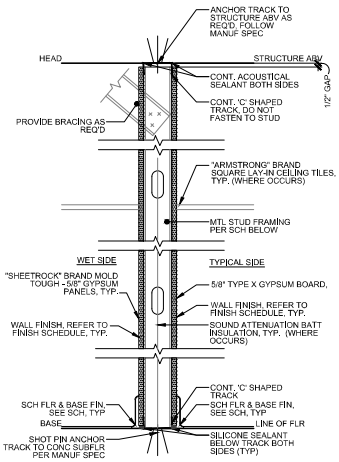
- PARTITIONS ARE INDICATED ON FLOOR PLANS BY GRAPHIC DESIGNATION AND/OR TYPE SYMBOL - REFER TO PARTITION LEGEND.
- LINE OF STRUCTURE INDICATED FOR EACH PARTITION IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS OR GEOMETRY - VERIFY EXISTING CONDITIONS IN FIELD.
- DO NOT FASTEN PARTITION STUDS AND GYPSUM BOARD TO METAL CEILING RUNNER, TO ALLOW FOR STRUCTURAL DEFLECTION.
- PROVIDE BRACING WHERE PARTITION HEIGHT EXCEEDS MANUFACTURER'S ALLOWABLE HEIGHT. DO NOT BRACE TO DUCTWORK OR OTHER SUCH COMPONENTS VERIFY ALLOWABLE HEIGHT PER REQUIREMENTS WITH LOCAL CODE AUTHORITIES.
- THE FIRE RATINGS AND STC RATINGS NOTED FOR THE GYPSUM BOARD PARTITION ASSEMBLIES SHOWN ARE COPIED AND TRANSCRIBED HERE FOR CONVENIENCE ONLY FROM THE UNDERWRITERS LABORATORY DIRECTORY AND THE UNITED STATES GYPSUM CATALOG.
- WALL ASSEMBLIES AND PARTITIONS THAT RECEIVE FIRE RESISTIVE RATINGS SHALL BE CONSTRUCTED PER TESTED ASSEMBLIES. MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF ALL APPLICABLE CODES AND LOCAL GOVERNING AUTHORITIES.
- PENETRATIONS OR PRODUCTS FOR USE IN SPECIFIC FIRE RATED PARTITION ASSEMBLIES SHALL BE BASED ON SUCCESSFUL PERFORMANCE IN FIRE TESTS. THESE PENETRATIONS MAY INCLUDE BUT ARE NOT LIMITED TO ITEMS SUCH AS PIPING, CONDUIT, OR HVAC DUCTWORK.
- EACH PARTITION SHOWN ON THE DRAWINGS TO BE A FIRE AND/OR SMOKE RESISTANT PARTITION SHALL BE IDENTIFIED AS SUCH WITH A LABEL ABOVE THE CEILING ON EACH SEGMENT OF THE WALL. 1/2" O.C.
- FIRE AND/OR SMOKE RESISTANT RATINGS ARE TO CONTINUE ABOVE ALL OPENINGS IN RATED PARTITIONS.
- ELECTRICAL RECEPTACLES SHALL NOT BE LOCATED IN FIRE RATED PARTITIONS IN EXCESS OF TWO HOURS.
- THE SURFACE AREA OF METALLIC OUTLET OR SWITCH BOXES SHALL NOT EXCEED 16 SQ. IN. THE AGGREGATE SURFACE AREA OF BOXES SHALL NOT EXCEED 100 SQ. IN. PER 100 SQ. FT. OF WALL AREA. A HORIZONTAL DISTANCE OF 24 IN. SHALL SEPARATE BOXES LOCATED ON OPPOSITE SIDES OF PARTITIONS.
- BOXES LOCATED IN CORRIDORS AND UNIT DENSING PARTITIONS SHALL BE TREATED WITH ACoustical SEALANT AROUND PERIMETER AND BEHIND EACH BOX (FULL CLOSURE BED). IN ADDITION, OUTLET AND JUNCTION BOXES SHALL BE SEPARATED BY INSTALLING A METAL STUD BETWEEN THEM IN THE FIELD.
- COMPLETELY SEAL WITH CONTINUOUS ACOUSTICAL SEALANT ALL PARTITION HEADS, BASES, AND ENDS, PLUS SEAL ALL PENETRATIONS, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING WORK.
- SOUND ATTENUATION BLANKETS ARE TO BE INSTALLED IN ALL PARTITIONS SEPARATING PUBLIC FROM PRIVATE AREAS AND WHERE NOISE CAN BE TRANSMITTED (RESTROOMS) EXTEND BLANKETS FULL HEIGHT OF PARTITION UP TO BOTTOM OF STRUCTURE, INSTALLED IN TIGHT, COMPRESSION FIT TO STUDS, STRUCTURE AND ADJACENT SURFACES.
- FINAL LOCATION AND PLACEMENT OF MEPPF ITEMS (BOTH HORIZONTAL AND VERTICAL) SHALL BE COORDINATED SUCH THAT THEY DO NOT TOUCH STUD PARTITION ASSEMBLIES AND CREATE AN ACOUSTICAL PROBLEM SUCH AS VIBRATION, IMPACT NOISE, ETC.
- PROVIDE FIRE RETARDANT WOOD BLOCKING IN METAL STUD PARTITIONS AS REQUIRED FOR SUPPORT AND/OR INSTALLATION OF DOOR FRAMES, MOLDINGS, MILLWORK, WALL PANELS, HANDRAILS, GRAB BARS, AND/OR PARTITIONS WHICH CONTAIN PLUMBING FIXTURES (SUCH AS WET WALLS AND WALLS ADJACENT TO AND BEHIND PLUMBING FIXTURES) U.N.O.
- CEMENTITIOUS BACKER BOARD SHALL BE USED AT PARTITIONS WHICH CONTAIN BATHROOM OR KITCHEN PLUMBING FIXTURES U.N.O.
- USE GALVANIZED METAL CORNER BEADS AND EDGE TRIMS (OR SCREENS AS REQUIRED) IN ALL EXPOSED WORK, POSITIVELY ATTACHED WITH FASTENERS.
- TAPE AND APPLY JOINT COMPOUND TO ALL INTERIOR CORNERS AND MOVEMENT CONTROL JOINTS IN GYPSUM BOARD PARTITIONS U.N.O.
- PROVIDE VERTICAL CONTROL JOINTS FOR ANY UNINTERRUPTED PARTITION LENGTH AT 30'-0" O.C. IN THE HORIZONTAL DIRECTION WHERE INDICATED OR AS REQUIRED. VERIFY LOCATIONS WITH ARCHITECT BEFORE INSTALLATION.
- ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK WITHIN PUBLIC SPACES IS TO BE CONCEALED BY PAINTED SUSPENDED GYPSUM BOARD SOFFITS AND CEILINGS, COORDINATE LOCATIONS WITH MEPPF DRAWINGS.
- PROVIDE CONTINUOUS GYPSUM BOARD CANTS OF 75 DEGREES WITH 4" 20 GA GALVANIZED SHEET METAL STRIPS 4" O.C. IN ELEVATOR SHAFTS MORE THAN 2'.
- ALL MASONRY PARTITIONS THAT EXTEND BETWEEN STRUCTURAL CONCRETE COLUMNS AND/OR SHEAR WALLS SHALL HAVE VERTICAL SEALANT JOINTS BETWEEN CONCRETE AND MASONRY.
- ALL PREFABRICATED MASONRY PARTITIONS SHALL HAVE CONTINUOUS FRESHING OF DENSITY AS SPECIFIED. PROVIDE CONTINUOUS JOINT FILLER AND ELASTOMERIC SEALANT AT THE TOP OF THE WALL AND UNDERSIDE OF STRUCTURE.
- INTERSECTIONS OF MASONRY PARTITIONS SHALL BE CONSTRUCTED BY INTERLOCKING ALTERNATE COURSES OF MASONRY AND INSTALLING METAL TIES, RIGID ANCHORS, OR PREFABRICATED JOINT REINFORCEMENT.
- COORDINATE LOCATIONS OF ALL OPENINGS REQUIRED IN MASONRY PARTITIONS WITH ARCHITECTURAL, STRUCTURAL AND MEPPF DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR UNTEL SCHEDULE AND REINFORCING SCHEDULE.
- IN STUDIOS, MAY SUBSTITUTE 5/8" PURPLE BOARD FOR BACK GYP. IN LIEU OF 6 MIL. VAPOR BARRIER.
- IN LOCKER ROOM, MAY SUBSTITUTE 5/8" SHEETROCK FOR BACK GYP. IN LIEU OF 6 MIL. VAPOR BARRIER.
- SEE FINISH PLAN FOR WATERPROOFING REQUIREMENTS.



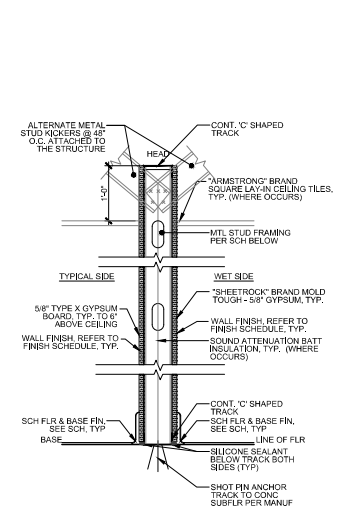
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A	3-5/8"	16" OC	N/A	0"	3025162-33	2-7/8" NOM	N/A
B	3-5/8"	16" OC	N/A	3-1/2"	3025162-33	2-7/8" NOM	N/A
C	6"	16" OC	N/A	0"	6005162-33	2-1/4" NOM	N/A
D	6"	16" OC	N/A	1-1/2"	6005162-33	2-1/4" NOM	49



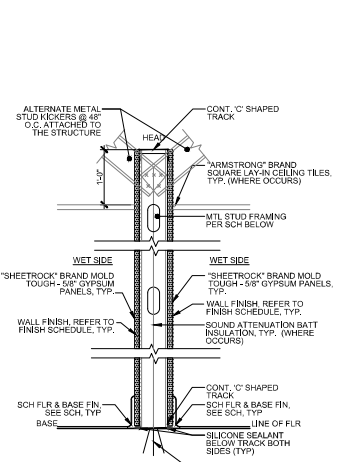
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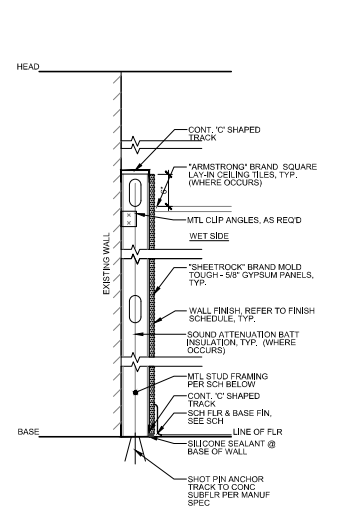
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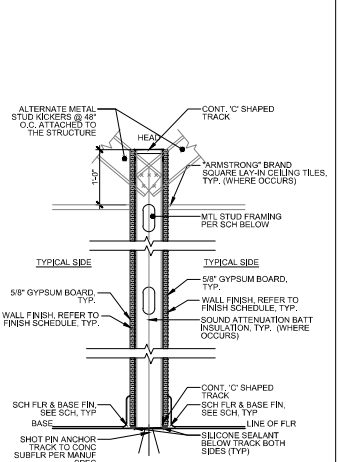
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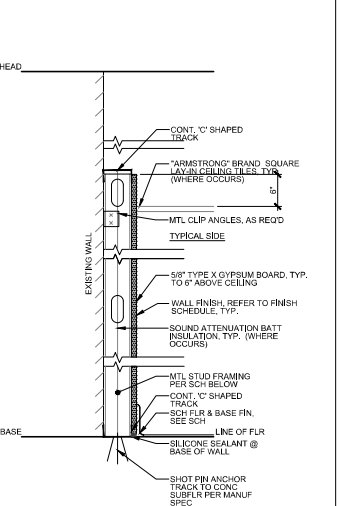
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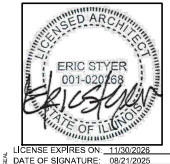


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D	6"	16" OC	N/A	0"	6005162-33	2-5/8" NOM	N/A
E	1-5/8"	16" OC	N/A	0"	1625162-33	2-1/4" NOM	N/A
F	-	-	N/A	0"	-	5/8" NOM	N/A

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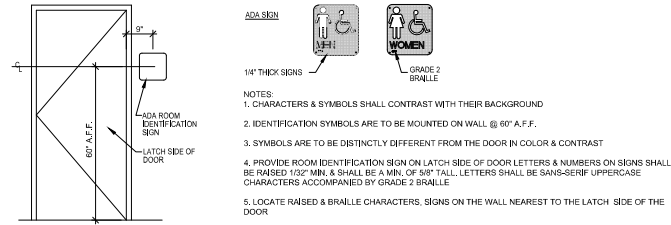
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 Drawn By: AC
 Checked By: JH
 Date: 2/25/2025
 No. Issues: 0
 Permit #/ID: 25-338-001
 Approved By: JH
 Date: 2/25/2025

WALL TYPES

A8-1

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NOTE: *CONTACT: MARK BRASSIER, EMAIL: MBRASSIER@PALATINENBUILDERS.SUPPLY.COM FOR ALL NEW LIT. DOORS. ALL HINGES TO BE BEARING TYPE, ALL HARDWARE TO BE LEVERS, HAVING AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS. THE RELEASING MECHANISM SHALL OPEN THE DOOR WITH NOT MORE THAN ONE RELEASING OPERATION. PER NFPA 101 7.2.1.5.9.2. *ANY DOOR IN A REQUIRED MEANS OF EGRESS FROM AN AREA HAVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS SHALL BE PERMITTED TO BE PROVIDED WITH A LATCH OR LOCK ONLY IF THE LATCH OR LOCK IS PAND HARDWARE OR FIRE EXIT HARDWARE PER NFPA 101 7.2.2.2.3. PAND HARDWARE SHALL CONTAIN A MINIMUM OF TWO (2) LOCK DOORS EACH ONE LOCATED AT THE HEADER, THE OTHER AT THE THRESHOLD OR THE DOOR, ON SINGLE DOORS, PAND HARDWARE MAY HAVE ONE LOCKING POINT WHICH IS NOT LOCATED AT EITHER THE TOP OR BOTTOM RAILS OF THE DOOR. THE DOOR SHALL HAVE AN ASTRAEGAL, CONSTRUCTED OF STEEL, 1/2" THICK WHICH SHALL BE ATTACHED WITH NON-REMOVABLE BOLTS TO THE OUTSIDE OF THE DOOR. THE ASTRAEGAL SHALL EXTEND A MINIMUM OF 36 INCHES VERTICALLY ABOVE AND BELOW THE LATCH OF THE PAND HARDWARE. THE ASTRAEGAL SHALL BE MINIMUM OF TWO (2) INCHES WIDE AND EXTEND A MINIMUM OF ONE INCH (1") BEYOND THE EDGE OF THE DOOR TO WHICH IT IS ATTACHED. DOUBLE DOORS CONTAINING PAND HARDWARE SHALL HAVE A FULL ASTRAEGAL CONSTRUCTED OF STEEL, ATTACHED TO THE DOORS AT THEIR MEETING POINT WHICH WILL CLOSE THE OPENING BETWEEN THEM, BUT NOT INTERFERE WITH THE OPERATION OF EITHER DOOR.	
HARDWARE SETS	
SET 2 *NOTE: G.C. TO VERIFY HARDWARE WITH OWNER PRIOR TO ORDERING 1/2 PR BUTT HINGES - STANLEY FIVE KNUCKLE HINGES - 4B 1 PASSAGE LEVER SET, SCHLAGE AL105, "SATURN" 626 FINISH 1 CONCAVE WALL STOP, HAGER 238W, US26D FINISH 1 SILENCER ON DOOR FRAME 1 WALL BUMPER, ROCKWOOD	SET 4 *NOTE: G.C. TO VERIFY HARDWARE WITH OWNER PRIOR TO ORDERING 1/2 PR BUTT HINGES - STANLEY FIVE KNUCKLE HINGES - 4B 1 PASSAGE LEVER SET, SCHLAGE AL105, "SATURN" 626 FINISH 1 CONCAVE WALL STOP, HAGER 238W, US26D FINISH 1 SILENCER ON DOOR FRAME 1 CLOSER, YALE 3000/301/1501 RP SERIES 1 WALL BUMPER, ROCKWOOD 1 KICK PLATE (PUSH SIDE), SCHLAGE 400-83X4-626
KNURLED DETECTABLE HARDWARE	
SET 3 *NOTE: G.C. TO VERIFY HARDWARE WITH OWNER PRIOR TO ORDERING 1/2 PR BUTT HINGES - STANLEY FIVE KNUCKLE HINGES - 4B 1 PRIVACY LOCKSET, SCHLAGE 600, "SATURN" 626 FINISH 1 CONCAVE WALL STOP, HAGER 238W, US26D FINISH 1 KICK PLATE (PUSH SIDE), SCHLAGE 400-83X4-626 1 WALL BUMPER, ROCKWOOD 1 ROOM IDENTIFICATION SIGN 1 HANDICAP EMBLEM 1 SILENCER ON DOOR FRAME	SET 6 *NOTE: G.C. TO VERIFY HARDWARE WITH OWNER PRIOR TO ORDERING 1 PR HAGER (OR EQUAL) NOTION HINGES, TO MATCH STOREFRONT SYSTEM, UL LISTED, HAGER HW90 CO. MODEL #P33-2344-LENGTH TO FIT DOOR HEIGHT PER MANUFACTURER 1 CLOSER, LCN MODEL #041 EDA W/PADGE 1 ALUMINUM THRESHOLD BY NATIONAL GUARD-SUPPLIED BY GC 1 PERIMETER WEATHER STRIPPING + NATIONAL GUARD NGR # 160V DKB 1 OVERVIEW + MAXIMUM SIGNAGE 3 4" X 1" PUSH PLATE, HAGER #30AS108-SF313 1 PAND BAR, VON DUPRIN, 42223A131 EXIT ONLY, IF REQUIRED BY CODE 1 EXTERRIS PLUG, VON DUPRIN, 62260T-313 (NO CYLINDER HOLE)



FINISH SCHEDULE							
FINISH	DESCRIPTION	FINISH NO.	MFR	MFR NO.	COLOR	TYPE	REMARKS
BASE	VINYL BASE	VB-1	VPI	-	35 GRAPHITE	COVE	4" HIGH COVED
	VINYL BASE	VB-2	VPI	-	35 GRAPHITE	COVE	6" HIGH COVED
CEILING	2 X 2 CEILING TILE	ACT-1	ARMSTRONG	-	WHITE		
	2 X 4 CEILING TILE	ACT-2	ARMSTRONG	755A	WHITE	SQUARE LAY-IN 2' X 4' X 1/2"	
FLOOR	CERAMIC TILE FLOOR	CT (EX)	EXISTING	EXISTING	EXISTING	EXISTING	
	LUXURY VINYL FLOORING	LVT-1	ARMSTRONG	47209	ELMSHORN	LOW GLOSS	
	RUBBER FLOOR	RUB-1	REGUPOL	AKTIV 3/8" X 48" SHEET RUBBER	GRAY HOUND 10101	-	3/8" THICK, 5% WHITE FLECK, 4" WIDE STRIPS
PAINT NOTE: ALL WALL PAINT TO BE SPRAY APPLIED	WALL PAINT	PT-1	SHERWIN WILLIAMS	SW 9684	AZURE TIDE	EGGSHELL	
	WALL PAINT	PT-2	SHERWIN WILLIAMS	SW 8234	UNCERTAIN GRAY	EGGSHELL	
	WALL PAINT	PT-3	SHERWIN WILLIAMS	-	WHITE	EGGSHELL	
	CEILING PAINT	PT-4	SHERWIN WILLIAMS	-	CEILING WHITE	EGGSHELL	
MILLWORK	-	PLAM-1	VILSONNET	M8STD 22PMFR 48X34-80	-	-	
	-	PLAM-2	FORMICA	WENGE STRAND 6306-38	-	-	
WALLS	FRP	WR-1	-	-	GENERIC WHITE	-	
	FRP	WR-2	INPRO	0107	PEWTER GRAY	-	
	FRP	WR-3	INPRO	0106	DOVE GRAY	-	
MISC	CURTAIN	FB-1	IMPERIAL FASTENER COMPANY	-	PEWTER	-	
FINISH NOTES							
• FLOOR FINISH NOTE: ALL EXPOSED LVT EDGES TO BE SECURED WITH TRANSITION STRIP. ALL RUBBER FLOORING TO BE SECURED DIRECTLY TO SUBFLOOR.							
• CURTAIN NOTE: CURTAIN TO HAVE 20 MESH TOP AND BE 15" A.F.F. PER MANUFACTURERS SPECIFICATIONS.							
• PAINTING CONTRACTOR TO PRIME ALL SURFACES. DO NOT PAINT							
• PRIMER AND FIRST COAT TO BE APPLIED BEFORE FLOORING INSTALLATION. FINAL COAT AFTER FLOORING INSTALLED							
• REMOVE EXISTING WALL COVERING FROM PERIMETER WALLS. PREPARE AS REQUIRED FOR PAINT FINISH							
• PROVIDE ALLOWANCE FOR 24 LINEAL FEET OF MIRRORS (8' TALL, TOP @ 8' A.F.F.). VERIFY LOCATION WITH OWNER							
• ALL HOLLOW METAL FRAMES TO BE PT-2 TYP.							
• REMOVE FLOORING AS REQUIRED AND REPAIR / PREPARE FLOOR SLAB FOR PROPER INSTALLATION OF NEW FLOOR MATERIALS							
• ALL TRANSITION STRIPS TO BE JOHNSONITE BLACK #40							
• HOSPITALITY VINYL FLOORING NOTE: ALL VINYL FLOORING TO BE INSTALLED IN THE DIRECTION RUNNING PARALLEL TO MILLWORK IN HOSPITALITY AREA.							
• VINYL BASE NOTE: FIELD APPLY LAMINATE BASE. SCRIBE AS REQUIRED TO UNEVEN FLOORS.							

NOT USED

EQUIPMENT							
NO.	QTY	DESCRIPTION	SUPP. BY	INST. BY	MANUFACTURER	MODEL	REMARKS
E100	0	WATER DISPENSER	GC	GC	AVALON	A9 SERIES	BOTTOMLESS COUNTERTOP DISPENSER
E110	0	WASHING MACHINE	GC	GC	KENMORE	E1442	STACKED WASHER DRYER UNIT
E120	0	DRYER	GC	GC	GE APPLIANCES	GFDA55SSRW	WHITE
E130	1	HOT PACK UNIT/THERMALATOR	O	GC	WHITEHALL	T-12M	
E150	1	COLD PACK FREEZER	O	GC	DANBY		
E160	1	REFRIGERATOR	GC	GC	WHIRLPOOL	WRT1112CZAW	WHITE
E170	1	MICROWAVE	GC	GC	KENMORE	COUNTERTOP 70612	WHITE
E180	0	ICE MACHINE	O	GC	MANITOWOC	9IC-0244A	ATI PROVIDES GC ORDERS & INSTALLS MOUNTED BELOW COUNTER
E190	1	DOOR CHIME	GC	GC	DI-I	DT1-3360	SEE PLAN FOR LOCATION

NOTE: VERIFY PRODUCT WITH OWNER PRIOR TO ORDERING

MISCELLANEOUS							
M100	1	FAX/COPY MACHINE	O	GC			
M110	1	TELEVISION	O	GC	SAMSUNG	S SERIES 5003, 1080P	40" T.V. REQUIRES OUTLET
M120	0	GRAB BAR	GC	GC	BOBRICK	B-6059-85	TOP OF GRAB BAR - 33" - 36" A.T.F., ADD WATCHING 1/2" VERTICAL BAR IF REQUIRED
M130	0	PAPER TOWEL DISPENSER	GC	GC	BOBRICK	B-262	10 3/4" W, 14" H, 4" D, SURFACE MOUNT
M140	2	BATHROOM MIRROR	GC	GC	BOBRICK	B-165	24" X 36" MIRROR, SS CHANNEL FRAME
M150	2	ADA LAVATORY BASE CABINET	GC	GC			
M190	4	WALL MOUNTED MIRROR	GC	GC			CUSTOM SIZES, SEE SHEET A2-13 FOR MORE INFO
M200	0	TOILET TISSUE DISPENSER	GC	GC	BOBRICK	B-7685	TWO-ROLL
M210	1	STORAGE CABINET	GC	GC			
M220	SEE PLAN	SUN SHADES	O	GC	NATIONAL ROLLER SHADE PROGRAM		CONTACT: NAD RESOURCES - JASON GIOVANNINI 330-294-0484 CELL 330-419-8669
M230	1	BALLET BARRE	GC	GC	VITAVIBE	WS3124P	42" FIXED HEIGHT, WALL MOUNTED

PLUMBING EQUIPMENT							
P100	2	RESTROOM LAVATORY	GC	GC			
P110	0	WATER CLOSET	GC	GC	MANFIELD	"SMART 3" #384-305, WHITE	SEE PLUMBING SPECS
P120	1	HOSPITALITY SINK	GC	GC	DAYTON	GE12521	SEE PLUMBING SPECS
P130	1	MOPSINK & FAUCET	GC	GC	MUSTEE	"OURASTONE" #63M, WHITE	2X2X2X10 HIGH FLOOR MOUNTED, SEE PLUMBING SPECS
P140	1	WATER HEATER	GC	GC			30 GAL., VERIFY MODEL W/ATI, SEE PLUMBING SPECS.
P150	1	DRINKING FOUNTAIN	GC	GC	ELKAY	EZ5TL8	SEE PLUMBING SPECS
P160	1	URINAL	GC	GC	SALAVAGED	EXISTING	SEE PLUMBING SPECS
P170	1	BREAKROOM SINK	GC	GC			SEE PLUMBING SPECS

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SCHEDULES

A8-3

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MECHANICAL SYMBOLS LIST

AF	ABOVE FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
E	EXHAUST AIR
EF	EXHAUST FAN
FD	FIRE DAMPER (TYPE-B)
HP	HORSEPOWER
NA	NOT APPLICABLE
NR	NOT REQUIRED
OA	OUTDOOR AIR INTAKE
OD	OPPOSED BLADE DAMPER
R	RETURN AIR
RD	ROUND
RTU	ROOFTOP UNIT
S	SUPPLY AIR
UC	UNDERCUT (DOOR)
WC	WATER COLUMN
WO	SUPPLY OPENING
RETURN/EXHAUST OPENING	
THERMOSTAT	
CONNECT TO EXISTING	
MANUAL VOLUME DAMPER	

HVAC CONTROLS SEQUENCE OF OPERATION

PROVIDE COMPLETE ELECTRONIC CONTROL OF HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS AS INDICATED ON SEQUENCE OF OPERATION, INCLUDING CONTROLLERS, SENSORS, INTERLOCKS, STRUCTURED CABLING (CABLING SHALL BE IN RMT CONDUIT WHERE WITHIN CONCEALED WALL/Ceilings), CONTROLS OPERATIONS MANUALS, AND TWO-HOUR MINIMUM TRAINING SESSION, FOR EQUIPMENT AS FOLLOWS:

IF (TYPICAL)
UNIT SHALL BE ENERGIZED VIA INTERLOCK WITH ROOM LIGHTING SWITCH TO OPERATE DURING OCCUPIED TIMES.
RTU, RTU/W
UNIT SHALL BE CONTINUOUSLY ENERGIZED TO CONTROL TEMPERATURE AND HUMIDITY VIA WALL MOUNTED PROGRAMMABLE THERMOSTAT WITH AUTOMATIC HEATING/COOLING CHANGEOVER. SYSTEM SHALL OPERATE HEATING AND COOLING STAGES. UNIT VENTILATION OUTSIDE AIR DAMPER SHALL BE AT MINIMUM OPERATION DURING OCCUPIED TIMES. CLOSE-POSITION DURING UNOCCUPIED TIMES AND MODULATING OPERATION DURING ECONOMIZER TIMES. VERIFY OCCUPIED AND UNOCCUPIED SETPOINTS WITH USER.

HVAC UNIT SERVICE NOTES

- EXISTING SYSTEM SHALL REMAIN AND BE REUSED, UNLESS NOTED OTHERWISE. SURVEY EXISTING EQUIPMENT TO ENSURE GOOD WORKING CONDITION FOR HEATING/COOLING, VENTILATION, AND AIR CONDITIONING.
- PROVIDING EQUIPMENT SERVICE:
 - VERIFY EXISTING HEATING AND COOLING CAPACITY
 - INSPECT, CLEAN, LUBRICATE, ADJUST AND BALANCE ENTIRE SYSTEM
 - CHECK BELTS AND ADJUST OR REPLACE AS REQUIRED
 - CHECK PIPING AND ACCESSORIES FOR LEAKS
 - CHECK EVAPORATOR/COIL FOR LEAKS AND CLEAN THOROUGHLY
 - CHECK AND CLEAN DRAIN PAN AND CONDENSATE TRAP
 - CHECK AND CLEAN FANS AND BLADES
 - CHECK AND LUBRICATE MOTORS
 - REPLACE FILTERS
 - ADJUST UNIT RPM FOR NEW AIR QUANTITIES
 - CHECK CONTROL SEQUENCE AND THERMOSTAT CALIBRATION
- PROVIDE SURVEY AND SERVICE REPORT TO OWNER INCLUDING MALFUNCTIONS DISCOVERED, RECOMMENDATIONS, AND PROVISION SUPPLY AND INSTALL COSTS.

GENERAL NOTES

- WORK SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH 2021 INTERNATIONAL MECHANICAL CODE, HEALTH REGULATIONS, AND LOCAL ORDINANCES.
- WORK INCLUDES PERMIT FEES, UTILITY TAP FEES, AND INSPECTION FEES AS REQUIRED.
- COORDINATE LOCATION OF ROOFING EQUIPMENT (UNITS, DUCTS, PIPING, DRAINS, ETC.) AND CONNECTION POINTS WITH GENERAL CONTRACTOR. FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID AND INSTALLATION.
- COORDINATE WITH OTHER TRADES LOCATIONS OF DUCTWORK, PIPING, AND EQUIPMENT TO REQUIRED CLEARANCES AND TO AVOID ANY INTERFERENCE.
- COORDINATE INSTALLATION OF DUCTS WITH STRUCTURE.
- WORK SHALL BE IN COMPLIANCE WITH LOCAL CODES AND ORDINANCES.
- PROVIDE SHOP DRAWINGS AND EQUIPMENT SUBMITTALS PRIOR TO INSTALLING, OR FABRICATING ANY DUCTWORK.
- PROVIDE ADJUSTABLE VOLUME DAMPER AT EACH BRANCH DUCT AND EACH AIR DEVICE.
- PROVIDE TURNING VANES AT EACH DUCTWORK ELBOW.
- FLEXIBLE DUCTS SHALL NOT EXCEED 5'-0" IN LENGTH.
- SHEET METAL DUCTWORK SHALL BE IN ACCORDANCE WITH SMACNA AND INTERNATIONAL MECHANICAL CODE.

ENERGY NOTES (IECC 2021)

- MINIMUM UNITARY PACKAGED ROOFTOP UNIT(S) EQUIPMENT AIR COOLED EFFICIENCY SHALL BE 13.4 SEER (LESS THAN 65 MBH), 14.0 SEER (65 MBH - 135 MBH), 14.0 SEER (135 MBH - 240 MBH), 13.0 SEER (240 MBH - 760 MBH), AND 12.5 SEER (760 MBH AND GREATER). MINIMUM DX COOLING STAGING SHALL BE 3 STAGES (65 MBH - 240 MBH) AND 4 STAGES (240 MBH AND GREATER).
- MINIMUM EQUIPMENT AIR HEATED EFFICIENCY SHALL BE 81%.
- ROOFTOP UNIT(S) SPLIT SYSTEMS, 54 MBH AND GREATER (COOLING) SHALL HAVE ECONOMIZERS.
- FAN SYSTEM MOTOR NAMEPLATE HORSEPOWER/BRAKE HORSEPOWER SHALL NOT EXCEED ALLOWABLE NAMEPLATE MOTOR HORSEPOWER/BRAKE HORSEPOWER.
- LOAD CALCULATIONS BASED ON ASHRAE FUNDAMENTALS HANDBOOK.
- THERMOSTATS SHALL HAVE 5 DEGREE DEAD BAND, 24-HOUR PROGRAMMABLE CLOCK, 24-HOUR TEMPORARY OVERRIDE, SET POINT OVERLAP RESTRICTION, 10 HOUR BACKUP AND SETBACK CAPABLE OF 55 DEGREE HEATING AND 55 DEGREE COOLING (EXCEPT CONTINUOUS OPERATING ZONES), AUTOMATIC START (OPTIMAL START, ADAPTIVE RECOVERY), OUTSIDE AIR 0% CLOSED DURING UNOCCUPIED OR WARM UP CONDITION.
- DEMAND CONTROL VENTILATION SHALL BE PROVIDED FOR SPACES LARGER THAN 500 SQUARE FEET AND AVERAGE OCCUPANT LOAD OF 15 PEOPLE PER 1000 SQUARE FEET. FOR SYSTEMS WITH AIR-SIDE ECONOMIZERS, AUTOMATIC MODULATING OUTSIDE AIR DAMPERS OR OUTSIDE AIRFLOW GREATER THAN 3000 CFM.
- OUTDOOR INSULATION SHALL HAVE MINIMUM VALUE OF R-4 (CONDITIONED SPACES) AND R-5 FOR UNCONDITIONED BUILDING UNCONDITIONED SPACES, EXCEPT SPACES WHERE TEMPERATURE DIFFERENCE DOES NOT EXCEED 15 DEGREES.
- DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), EXCEPT LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTWORK OPERATING AT STATIC PRESSURE LESS THAN 2" WATER GAUGE.
- AIR BALANCE SYSTEM AND PROVIDE AIR TEST AND BALANCE REPORT.
- HVAC EQUIPMENT OPERATION AND MAINTENANCE MANUALS PROVIDED TO BUILDING OWNER.

DEMOLITION NOTES

- REFERENCE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR SPECIFICATIONS, NOTES, AND CONSTRUCTION WORK.
- REFERENCE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR DEMOLITION WORK, GENERAL WORK, AND SPECIFIC WORK.
- DEMOLITION WORK SHALL COMPLY WITH RULES, REGULATIONS, AND REQUIREMENTS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER DEMOLITION WORK.
- DEMOLITION WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF CURRENT VERSION OF AMERICAN STANDARD SAFETY CODE FOR BUILDING CONSTRUCTION AND OSHA STANDARDS.
- DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO, DISCONNECTING, REMOVING, AND DISPOSING IN SAFE AND ORDERLY MANNER.
- SUBMIT PROPOSED DEMOLITION METHODS AND OPERATIONS TO OWNER, CONSTRUCTION MANAGEMENT, AND ARCHITECT FOR REVIEW PRIOR TO WORK. COORDINATE AND PROVIDE WORK FOR ISOLATING, CAPPING, DISCONTINUING, AND/OR CONTINUATION OF UTILITY SERVICES, SYSTEMS, AND EQUIPMENT AS REQUIRED.
- DEMO FOR WORK OPERATIONS AND REMOVAL OF DEBRIS IN SAFE AND ORDERLY MANNER TO ENSURE MINIMUM INTERFERENCE WITH EXISTING OPERATIONS, EXISTING SERVICES, AND OTHER OCCUPIED FACILITIES.
- DEMOLITION WORK SHALL ENSURE SAFE PASSAGE OF PERSONS FOR SPACES AND OPERATIONS TO PREVENT PERSONAL INJURY AND DAMAGES TO ADJACENT WORK SPACES AND OPERATIONS.
- DEMOLITION WORK SHALL REMOVE DEBRIS, RUBBER, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- DEMOLITION ELECTRICAL CONTRACTOR REMOVAL SHALL BE PERFORMED AFTER LICENSED ELECTRICAL CONTRACTOR HAS VERIFIED POWER HAS BEEN SAFELY DISCONNECTED AND IN COMPLIANCE WITH ELECTRIC CODE.
- DEMOLITION ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY PANELS, LIGHTING FIXTURES, SUPPORTS, WIRING, POWER, AND CONTROLS TO SAFELY POWER AND ILLUMINATE SPACES FOR RECONSTRUCTION UNTIL PERMANENT EQUIPMENT AND LIGHTING COMPLETELY INSTALLED AND OPERATIONAL.
- DEMOLITION WORK INCLUDES TRADE CONTRACTOR TO PROVIDE TEMPORARY BRACING, SUPPORTS, AND VISIBILITY FOR EXISTING STRUCTURE, SYSTEMS, AND EQUIPMENT FOR DURATION OF CONSTRUCTION.
- DISCONNECT EQUIPMENT AND ASSOCIATED COMPONENTS. IF OTHER PORTIONS OF EXISTING PIPING TO REMAIN OR REUSE, PROVIDE SEAL AND CAP. IF REPLACEMENT EQUIPMENT SAME OR SIMILAR LOCATION, PROVIDE SUFFICIENT CONNECTIONS FOR REPLACEMENT EQUIPMENT. ELECTRICAL CONDUITS, CONDUCTORS, AND CABLES SHALL BE REMOVED TO POWER OR FEEDER SOURCE. PLUMBING DOMESTIC WATER AND SANITARY PIPING SHALL HAVE DEAD ENDS NO GREATER THAN 12'-0". VERIFY AND COORDINATE DISCONNECT PIPING WITH EXISTING CONDITIONS, EXISTING EQUIPMENT, AND CONSTRUCTION MANAGEMENT PRIOR TO WORK.
- REMOVE EQUIPMENT AND ASSOCIATED COMPONENTS. PROVIDE WORK TO REMOVE FROM PROJECT, FACILITY, AND SITE. VERIFY AND COORDINATE REMOVING PATHWAY, ROUTING, AND EXISTING WITH EXISTING CONDITIONS, EXISTING EQUIPMENT, AND CONSTRUCTION MANAGEMENT PRIOR TO WORK.
- REMOVE EQUIPMENT AND ASSOCIATED COMPONENTS. PROVIDE WORK TO REMOVE FROM PROJECT, FACILITY, AND SITE TO PROPER AND APPROVED DISPOSAL SERVICE/FACILITY. VERIFY AND COORDINATE DISPOSING PATHWAY, ROUTING, AND EXISTING WITH EXISTING CONDITIONS, EXISTING EQUIPMENT, AND CONSTRUCTION MANAGEMENT PRIOR TO WORK.
- REMOVE EQUIPMENT AND ASSOCIATED COMPONENTS. PROVIDE WORK TO SAFELY DISCONNECT, REMOVE, AND STORE AS INDICATED. COORDINATE WITH OWNER, CONSTRUCTION MANAGEMENT, AND ARCHITECT, PRIOR TO WORK.

MECHANICAL SPECIFICATIONS

- DESCRIPTION OF WORK**
- GENERAL CONDITIONS AND GENERAL NOTES INDICATED WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL GOVERN WHERE APPLICABLE.
- WORK INDICATED ON DRAWINGS SHALL BE CONSIDERED NEW AND A-CONTRACT UNLESS NOTED OTHERWISE.
- COMPLETELY OPERATIONAL, HEATING, VENTILATING, AIR CONDITIONING AND EXHAUST SYSTEMS READY FOR USE AS ITEMIZED BUT NOT LIMITED TO AS FOLLOWS:
 - DEMOLITION, REMOVAL, AND ALTERATIONS OF EXISTING SYSTEMS AND EQUIPMENT AS REQUIRED THOUGH NOT SPECIFICALLY INDICATED ACCOMMODATING PROPOSED WORK.
 - DUCTWORK AND AIR DEVICES.
 - EXHAUST FANS.
 - DAMPERS.
 - THERMAL INSULATION AND DUCT LINING.
 - CONTROLS, SENSORS, CONTROL WIRING, AND INTERLOCKS.
- RELATED WORK BY OTHER TRADES**
 - ELECTRIC POWER WIRING.
 - ELECTRIC TELECOMMUNICATION WIRING.
- RELATED WORK BY OTHERS**
 - APPLIANCES.
- MECHANICAL INSTALLATION NOTES**
 - WORK SHALL BE PERFORMED IN ACCORDANCE WITH CODES AND AUTHORITIES HAVING JURISDICTION, INCLUDING ADA, BUILDING, AND ENERGY COMPLIANCE.
 - WORK AND INSTALLATIONS SHALL BE PERFORMED IN FIRST-CLASS NEAT WORKMANLIKE MANNER, REMOVE DEBRIS ON REGULAR BASIS AND CLEAN EQUIPMENT DURING PROJECT COMPLETION.
 - APPLY, PROCURE, AND PAY FOR REQUIRED PERMITS AND INSPECTIONS.
 - FIELD VERIFY PROJECT CONSTRUCTION CONDITIONS AND PROJECT SITE CONDITIONS PRIOR TO SUBMITTING BID.
 - THIS TRADE SHALL DO ITS OWN CUTTING AND PATCHING, TRENCHING AND BACKFILLS. PENETRATIONS THROUGH PREHATCHED ASSEMBLIES SHALL BE FILLED WITH FIRESTOP PRODUCT. SUBMIT FIRESTOP PRODUCT MATERIAL SPECIFICATIONS TO LOCAL AUTHORITIES HAVING JURISDICTION.
 - CONFER WITH THE OTHER TRADES IN COORDINATION OF THIS WORK FOR REQUIRED CLEARANCES, CHASES, RECESSES, AND OPENINGS.
 - PROPOSAL PRICE SHALL INCLUDE SPECIFIED MATERIALS ONLY. SHOULD CONTRACTOR WISH TO SUBSTITUTE MATERIALS, EQUIPMENT OR MANUFACTURERS, IT SHALL BE DONE BY STATING EACH SUBSTITUTION AND ITS PRICE ADJUSTMENT.
 - DRAWINGS SHALL BE FOR BIDDING ONLY. ROUGH-IN AND FINAL CONNECTION SHALL BE MADE FROM APPROVED EQUIPMENT DRAWINGS ONLY.
 - QUARANTEE WORK AND EQUIPMENT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR PERIOD OF ONE (1) YEAR FROM DATE OF FINAL CERTIFICATE OF OCCUPANCY, ANY REPAIR OR REPLACEMENT DURING THIS PERIOD SHALL BE MADE WITHOUT COST TO OWNER.
 - INTERNALLY INSULATE LINER RETURN AIR DUCTS WITH FIBER GLASS ANTIMICROBIAL DUCT LINER INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. INSULATION SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DEVELOPED RATING NOT TO EXCEED 50, PER ASTM E84. PLAN DIMENSIONS INDICATE CLEAR-ANODE DIMENSIONS.
 - EXTERNALLY INSULATE (MINIMUM) SUPPLY AND RETURN DUCTS. DUCTS INSIDE BUILDING SHALL HAVE EXTERNAL WRAP BLANKET TYPE FIBERGLASS INSULATION WITH FACTORY APPLIED FIBERGLASS REINFORCED ALUMINUM FOL PAGING AND THERMAL VALUE OF R-4 OR GREATER AT 75 DEG F (CONDITIONED SPACES), DUCTS OUTSIDE BUILDING SHALL HAVE EXTERIOR RIBBED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR/RETARDANT PAGING, PROVIDING THERMAL VALUE R-4 OR GREATER AT 5 DEG F (UNCONDITIONED SPACES). INSULATION SHALL BE WRAPPED TIGHT WITH JOINTS BUTTED AND SEALED AND BE SECURED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. INSULATION SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DEVELOPED RATING NOT TO EXCEED 50, PER ASTM E84.
 - DUCTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN SMACNA MANUAL. DUCTS SHALL BE SEALED TO PRESSURE CLASS A, WITH MECHANICAL JOINTS AND ADHESIVE SEALANT. FIRE DAMPERS SHALL BE TYPE B UNLESS NOTED OTHERWISE ON DRAWINGS.
 - FLEXIBLE RUNOUTS SHALL NOT EXCEED 5'-0" AND SHALL BE INSULATED WITH VAPOR BARRIER, NO PVC SHALL BE PERMITTED.
 - PROVIDE MANUALLY OPERATED VOLUME CONTROL AND/OR SPLITTER DAMPERS IN DUCT BRANCHES FOR PROPER BALANCING OF AIR HANDLING SYSTEMS. DAMPERS ABOVE INACCESSIBLE CEILING SHALL HAVE EXTENDED ARMS OR REMOTE OPERATORS. DAMPERS SPECIFIED WITH AIR DEVICES SHALL NOT REPLACE DAMPERS IN BRANCH DUCTWORK.
 - CONTROL DAMPERS SHALL BE RUBBER CORE GALVANIZED STEEL LOW LEAKAGE TYPE WITH OPENING SIZES AS INDICATED ON THE DRAWINGS. PROVIDE MANUAL OPERATORS OR MOTORIZED ACTUATORS AS INDICATED OR REQUIRED.
 - AIR DEVICES SHALL BE COORDINATED WITH ARCHITECTURAL REFLECTED CEILING PLANS. VERIFY LATIN CEILING GRID TYPE WITH ARCHITECTURAL DRAWINGS.
 - IDENTIFY EACH EQUIPMENT UNIT WITH 4" HIGH X 3/4" THICK LETTERS WITH UNIT NUMBERS AS INDICATED ON DRAWINGS. PROVIDE 3/4" HIGH WHITE-FAÇE MICA WITH BLACK LETTERS AT EACH UNIT THERMOSTAT WITH UNIT NUMBERS AS INDICATED ON DRAWINGS.
 - PIPING SHALL PENETRATE ROOF THROUGH PORTAL CURB WITH INSULATED EPDM PORTAL WITH 3'-12" PIPE PENETRATION SLEEVES AND EPDM BOOTHS WITH ADJUSTABLE STAINLESS STEEL BANDS.
 - ACCESS PANELS SHALL BE INSTALLED WHERE REQUIRED FOR SERVICEING DEVICES AND EQUIPMENT. COORDINATE EXACT SIZES, LOCATIONS, AND COLORS WITH ARCHITECT.
 - ELECTRONIC CONTROL OF HEATING, VENTILATION, AND AIR CONDITION SYSTEMS, AS INDICATED ON SCHEDULE OF OPERATION, INCLUDING CONTROLLERS, VFD, STARTERS, SENSORS, INTERLOCKS, STRUCTURED CABLING (CABLING SHALL BE IN RMT CONDUIT WHERE WITHIN CONCEALED WALL/Ceilings), CONTROL OPERATIONS MANUALS, AND TWO-HOUR MINIMUM TRAINING SESSION. UNITS SHALL BE CONTINUOUSLY ENERGIZED AND INTERLOCK RESPECTIVE HVAC EQUIPMENT. VERIFY OCCUPIED AND UNOCCUPIED SETPOINTS WITH USER. UNIT VENTILATION OUTSIDE AIR DAMPER SHALL OPERATE DURING OCCUPIED TIMES. UNIT SHALL CLOSE OUTSIDE AIR DAMPER DURING UNOCCUPIED TIMES.
 - AIR TEST AND BALANCE REPORT FOR SUPPLY, RETURN, OUTDOOR AIR INTAKE, AND EXHAUST SYSTEMS TO QUANTITIES INDICATED, WITHIN 10% TOLERANCE. SUBMIT THREE (3) REPORTS FROM INDEPENDENT TESTING AGENCY STATING EACH SYSTEM COMPLIANCE AND APPROVAL AUTHORIZATION.
- SUBMITTALS (DIGITAL PDF FILE)**
 - DUCTWORK INSTALLATION DRAWINGS TO SCALE.
 - DUCTWORK AND AIR DEVICES.
 - EXHAUST FANS.
 - DAMPERS.
 - THERMAL INSULATION AND DUCT LINING.
 - CONTROLS, SENSORS, CONTROL WIRING, AND INTERLOCKS.

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Drawn By: LB
No. 08/22/2025
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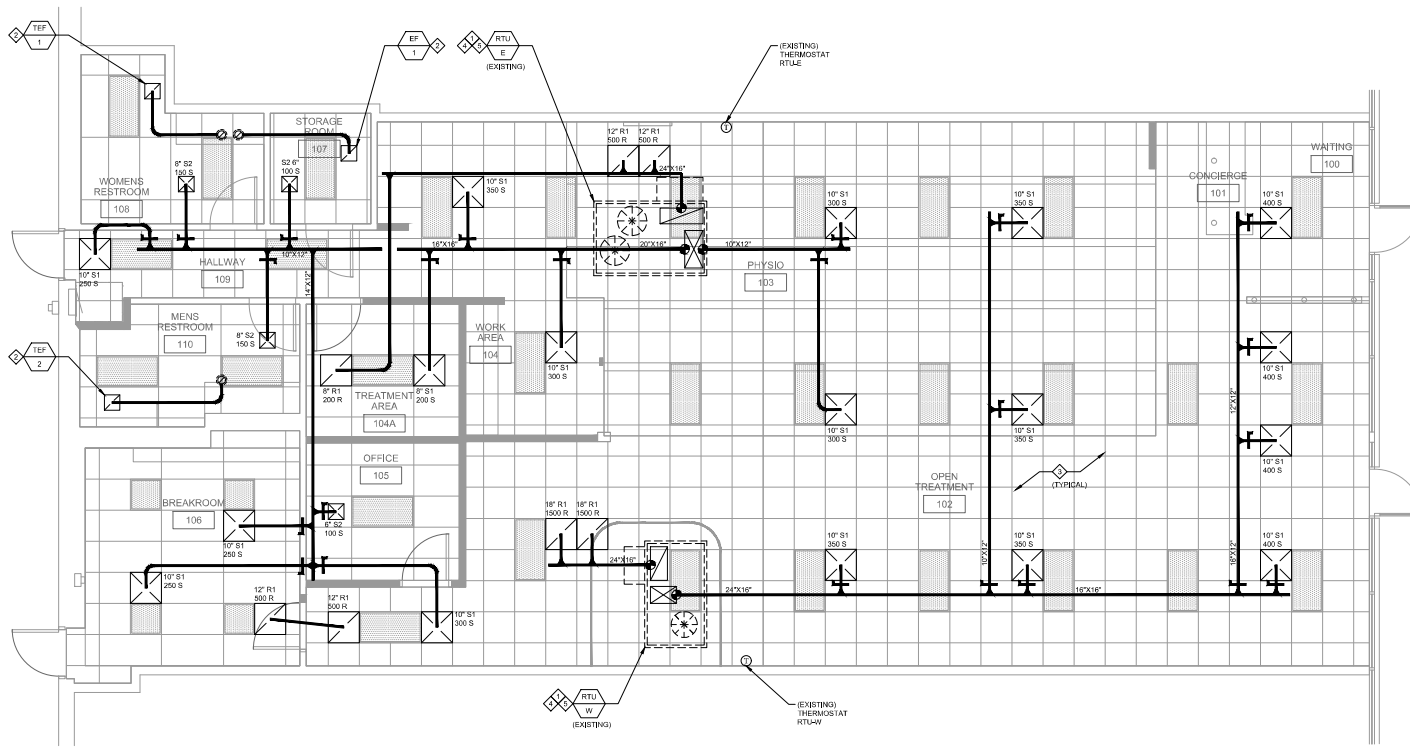
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Sheet 1 of 1

MECHANICAL SPECIFICATIONS

M-1

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- KEY NOTES**
- EXISTING RTU: EXISTING PACKAGE ROOFTOP UNIT TO REMAIN AND BE REUSED. FIELD VERIFY EXISTING EQUIPMENT, CONDITIONS, AND LOCATIONS. PROVIDE HVAC UNIT SERVICE - REFERENCE HVAC UNIT SERVICE NOTES. PROVIDE DUCTWORK CONNECTIONS FROM UNIT TO DUCTWORK SIZES SHOWN ON PLANS. COORDINATE WORK WITH OTHER DESIGN DRAWINGS AND OTHER TRADES.
 - CEILING: PROVIDE CEILING EXHAUST FAN AS SHOWN ON SCHEDULE. PROVIDE ROOF PENETRATION, DUCT, SLEEVE, FLASHING, INSULATION, AND WEATHERTIGHT SEAL. EXHAUST OUTLET SHALL BE 12" MINIMUM FROM ANY AIR INTAKE. COORDINATE WITH OTHER DESIGN DRAWINGS, OTHER TRADES, ARCHITECTURAL DRAWINGS, AND STRUCTURE.
 - DEMO ABANDONED: ABANDONED MECHANICAL HVAC SYSTEMS AND EQUIPMENT SHALL BE DISCONNECTED, REMOVED, AND DEPOSED. FIELD VERIFY EQUIPMENT AND COORDINATE WITH OTHER DESIGN DRAWINGS AND OTHER TRADES.
 - ECONOMIZER ASSEMBLY: EXISTING ROOFTOP UNITS DO NOT HAVE OUTSIDE AIR INTAKES. PROVIDE MODULATING ECONOMIZER WITH BAROMETRIC RELIEF AND DIFFERENTIAL ENTHALPY CONTROL. PROVIDE ECONOMIZER ASSEMBLY, MOUNTING, CONTROLS CONNECTIONS, AND WEATHERTIGHT SEAL. FIELD VERIFY CONTROLS WITH MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURERS. COORDINATE WITH OTHER DESIGN DRAWINGS, OTHER TRADES, EXISTING CONDITIONS, AND MANUFACTURERS RECOMMENDATIONS.
 - ALTERNATE A1 (REPLACEMENT) RTU: PROVIDE REPLACEMENT PACKAGED ROOFTOP UNIT AS SHOWN ON SCHEDULE. DISCONNECT, REMOVE, AND DEPOSE OF EXISTING EQUIPMENT. PROVIDE ROOF CURB ADAPTOR, FLASHING, SUPPORTS, AND MATCH EXISTING ROOF CURBING SLOPE FOR LEVEL AND PLUMB MOUNTING. PROVIDE DUCTWORK CONNECTIONS AS REQUIRED. PROVIDE CONDENSATE DRAIN PIPING TO ABOVE ROOF DRAIN. COORDINATE WITH OTHER DESIGN DRAWINGS, OTHER TRADES, ARCHITECTURAL DRAWINGS, AND ROOF STRUCTURE.

MECHANICAL PLAN
 SCALE: 1/4" = 1'-0", WHEN PRINTED ON 22"x34" (ANSI D)

FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID AND PRIOR TO INSTALLATION. NOTIFY OWNER REPRESENTATIVE AND ARCHITECT OF ANY EQUIPMENT DEVIATIONS.

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PALATINE, IL
150 W NORTHWEST HWY.
PALATINE, IL 60067

DATE: 2025 AUG 21
 EXPIRY DATE: 2025 NOV 20
 TIMOTHY B. AMBROSINI
 062-067603
 STATE OF ILLINOIS

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FOR PERMIT	
Project Number: 25-338	Drawn By: TA
Drawn By: LS	Approved By: TA
No.:	Date:
Issue:	08/22/2025
PERMIT / BID	

Sheet Title & Number

MECHANICAL PLAN

M-2

I hereby declare this certificate and shall be the responsibility of the undersigned architect, engineer, or other professional. These documents are the exclusive property of DXU, and shall not be copied or reproduced without written authorization.

VENTILATION SCHEDULE

		ORDINANCE MINIMUM VENTILATION REQUIRED RATES										ACTUAL VENTILATION PROVIDED RATES						
	PLAN NAME (CLASSIFICATION)	A _Z	R _A	R _A A _Z	VENT DENSITY (CFM)	SUBTOTAL VENT (CFM)	OCCUPANT DENSITY (P/100SF)	P _Z	R _P	R _P P _Z	SUBTOTAL VENT RATE (CFM)	R _A A _Z + R _P P _Z	EXHAUST RATE (CFM/SP)	EXHAUST RATE (CFM)	ROOM SUPPLY RATE (CFM)	ROOM VENT RATE (CFM)	ROOM EXHAUST RATE (CFM)	NOTES
100-101	WAITING CONCOURSE	160	0.06	10	30	5	5	25	35	NR	0	400	90	0	400	90	0	(EX) RTU-LV
102-103	OPEN TREATMENT PHYSIO	1803	0.12	228	15	29	7.5	218	446	NR	0	3850	481	0	3850	481	0	(EX) RTU-LV, (EX) RTU-LE
104	WORK AREA	72	0.08	4	5	1	5	5	9	NR	0	300	38	0	300	38	0	(EX) RTU-LE
104A	TREATMENT AREA	84	0.12	10	15	2	7.5	15	25	NR	0	200	25	0	200	25	0	(EX) RTU-LE
105	OFFICE	87	0.08	5	5	1	5	5	10	NR	0	100	13	0	100	13	0	(EX) RTU-LE
106	BREAKROOM	207	0.12	25	15	3	7.5	23	48	NR	0	500	63	0	500	63	0	(EX) RTU-LE
107	STORAGE ROOM	46	NR	0	NR	NR	NR	0	0	NR	0	NR	0	NR	100	13	150	(EX) RTU-LE, EF-1
108	WOMENS RESTROOM	104	NR	0	NR	NR	NR	0	0	70/FIXT	70	150	19	200	150	19	200	(EX) RTU-LE, TEF-1
109	HALLWAY	100	0.06	6	NR	NR	NR	0	6	NR	0	NR	0	NR	250	31	0	(EX) RTU-LE
110	MENS RESTROOM	101	NR	0	NR	NR	NR	0	0	70/FIXT	140	150	19	200	150	19	200	(EX) RTU-LE, TEF-2

NOTES:
RTU-LE: 3000 CFM TOTAL WITH 3/5 CFM OAI (12.5% OF TOTAL).
RTU-LV: 3000 CFM TOTAL WITH 3/5 CFM OAI (12.5% OF TOTAL).

ROOFTOP UNIT SCHEDULE

(EXISTING)

TAG	MANUFACTURER	MODEL NUMBER (SERIAL NUMBER)	AIR RATE (CFM)	OAI (CFM)	ESP (WG)	EAT DRWB (°F)	HEAT IN HEAT OUT (MBH)	COOLING (TONS)	VOLTAGE PHASE	AKA MOCP (AMPS)	SEER EER	REFS	NOTES
(EXISTING) RTU-LE	CARRIER	48TJED08 (08082820)	3000	375	1.0"	80/67	180 144	7.5	208 3	36.2 45	EXISTING	R22	1, 2, 3, 4
(EXISTING) RTU-LV	RHEEM	R90KA-40RCL13E (2A6218A0A0F180015125)	3000	375	1.0"	80/67	135 108	7.5	208 3	39 50	EXISTING	R22	1, 2, 3, 4

NOTES:
1. REFERENCE ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS FOR COORDINATION.
2. PROVIDE MODULATING ECONOMIZER WITH BAROMETRIC RELIEF AND DIFFERENTIAL ENTHALPY CONTROL.
3. FIELD VERIFY EXISTING EQUIPMENT, SPECIFICATIONS, AND CONDITIONS.
4. PROVIDE 2" PLASTIC DISPOSABLE MERV-13 MINIMUM AIR FILTERS.

EXHAUST FAN SCHEDULE

TAG	MANUFACTURER	MODEL NUMBER	AREA SERVED	CFM	ESP (WG)	HP / WATTS PHASE	WEIGHT (LBS)	NOTES
TEF-1	LOREN COOK	GEMINI GC-186	108 - WOMENS	200	1/4"	88 W 120 V	15	1
TEF-2	LOREN COOK	GEMINI GC-186	110 - MENS	200	1/4"	88 W 120 V	15	1
EF-1	LOREN COOK	GEMINI GC-186	107 - STORAGE ROOM	150	1/4"	47 W 120 V	15	1

NOTES:
1. PROVIDE VENT, BACKDRAFT DAMPER, ROOF PORTAL, TALL FLASHING CONE, STORM COLLAR, AND TERMINATION CAP WITH BRDSCREEN.

AIR DEVICE SCHEDULE

TAG	MANUFACTURER	MODEL	STYLE	FRAME	DAMPER	NOTES
S1	TITUS	0MM-24X24	ARCHITECTURAL DIFFUSER	LAYIN	OBD	1, 2, 3, 4
S2	TITUS	300RL-24X12	DUAL DEFLECTION DIFFUSER	SURFACE	OBD	1, 2, 3, 4
R1	TITUS	350RL-24X24	DEFLECTION GRILLE	LAYIN	-	1, 2, 3

NOTES:
1. COLOR TO MATCH CEILING OF AREA SERVED.
2. REFERENCE ARCHITECTURAL DRAWINGS FOR LAYIN GRID STYLE.
3. REFERENCE PLAN FOR NECK AND FACE SIZES.
4. PROVIDE INSULATED AIR DEVICE.

METER 1

NATURAL GAS EQUIPMENT SCHEDULE

UNIT	GAS INPUT (MBH)	UNIT PIPING
(EX) RTU	180	EXISTING
TOTAL	180 MBH	EXISTING PIPING (LOW PRESSURE, 6" WC)

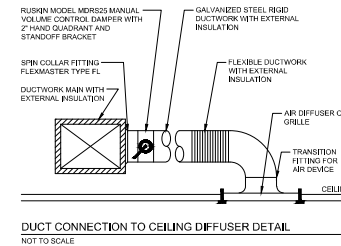
METER 2

NATURAL GAS EQUIPMENT SCHEDULE

UNIT	GAS INPUT (MBH)	UNIT PIPING
(EX) RTU	180	EXISTING
TOTAL	180 MBH	EXISTING PIPING (LOW PRESSURE, 6" WC)

DUCTWORK TRANSITIONS (PER SMACNA)

PLAN LAYOUT	CONSTRUCTION PER SMACNA
TEE CONVERGING AIR DIVERGING	VOLUME DAMPER SINGLE TURNING VANES VOLUME DAMPER
ELBOW	SINGLE BLADE TURNING VANE (EITHER TYPE ELBOW OPTION - SUBJECT TO SPACE CONDITIONS) VANES SHALL BE WELDED.
SPLIT OR TAKE-OFF (BRANCH AIR FLOW 25% OR HIGHER)	A, B SHALL BE PROPORTIONAL TO AIR QUANTITY, 4" (10cm) MIN IF A OR B IS LESS THAN 4" (10cm) USE TAP PORTAL VOLUME DAMPER IN SHORTER BRANCH. D ₁ = 4" (102mm) MIN D ₂ = 4" (102mm) MIN
TAP (BRANCH TAP 25% OR LESS AIR FLOW)	SIDE TAP BRANCH SHALL BE LIMITED TO 25% OF MAIN AIR FLOW VOLUME DAMPER
RISE OR DROP	OFFSET IN VERTICAL PLANE SHALL BE SMOOTH FITTINGS
HORIZONTAL OFFSET	OFFSET IN HORIZONTAL PLANE SHALL BE SMOOTH FITTINGS
PLENUM OVER DIFFUSER CONNECTION TO LINEAR DIFFUSER PLENUM	PLENUM OVER LINEAR SUPPLY DEVICE OR RETURN DEVICE. CONICAL FITTINGS



DUCT CONNECTION TO CEILING DIFFUSER DETAIL

NOT TO SCALE

MUNICIPAL APPROVAL STAMP

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PALATINE, IL 60067



DATE: 2025 AUG 21
TIME: 10:00 AM
2025 NOV-20

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Oxford Engineering
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FOR PERMIT
Project Number: 25-308
Drawn By: TA
Date: 08/22/2025
Issue: PERMIT / BID

Sheet Title & Number

MECHANICAL
DETAILS

M-3

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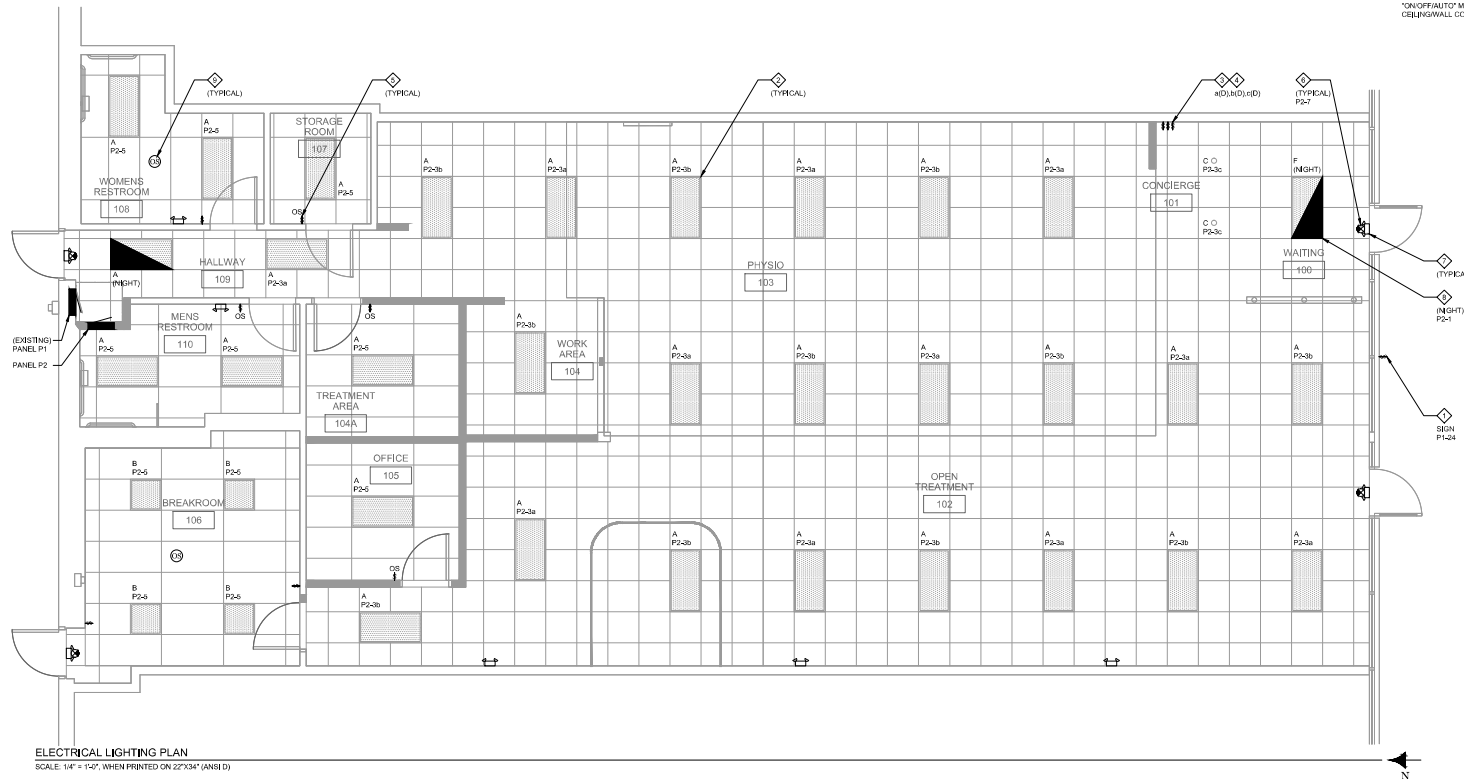
LIGHTING FIXTURE SCHEDULE							
TAG	MANUFACTURER	MODEL NUMBER	TYPE	LUMENS	COLOR TEMPERATURE	LAMP	WAS
A	SATCON/NO	65-32291	2X4 PANEL	5200	4000	LED	50
B	SATCON/NO	65-32291	2X2 PANEL	4240	4000	LED	40
C	TECH LIGHTING	700 MP W S LED5000	PENDANT	485	3000	LED	6.5
⊕	COMPASS	CER	EXT	-	-	LED	2
⚡	COMPASS	CUZ	BATT	88	-	LED	2.3
⚡	COMPASS	CCR	EXT/BATT	88	-	LED	3

NOTES:

1. PROVIDE FACES, MOUNTING AND ARROWS AS REQUIRED. PROVIDE AT LEAST 90 MINUTES OF EMERGENCY POWER.
2. PROVIDE MOUNTING AND AT LEAST (2) LAMP HEADS. PROVIDE AT LEAST 90 MINUTES OF EMERGENCY POWER.
3. CONNECT TO LIGHTING CIRCUIT OF ROOM SERVED AHEAD OF LOCAL CONTROL DEVICE UNLESS NOTED OTHERWISE.
4. PROVIDE FIXTURE SUPPORT AS REQUIRED BY NEC 410.36.
5. LED MODULES DRIVEN WITH UNIVERSAL CONSTANT CURRENT LED DRIVER. MINIMUM COLOR RENDERING INDEX OF 80, AND MINIMUM POWER FACTOR OF 90%.
6. VERIFY MOUNTING WITH ARCHITECTURAL PLANS PRIOR TO INSTALLATION.

KEY NOTES

- ⬠ **SIGN**
PROVIDE DISCONNECT SWITCHES, JUNCTION BOXES, CONDUITS, AND CONDUCTORS TO INSTALL SIGNAGE. PROVIDE ELECTRONIC ASTRONOMIC TIME CLOCK AND NECESSARY CONTACTORS. VERIFY REQUIREMENTS AND LOCATIONS WITH SIGN COMPANY. COORDINATE TIME SETPOINTS WITH OWNER.
- ⬠ **LIGHTING**
REFERENCE ARCHITECTURAL REFLECTED CEILING PLAN FOR LIGHTING FIXTURE LOCATIONS.
- ⬠ **SWITCHING**
VERIFY SWITCH/BANK LOCATION WITH OWNER PRIOR TO INSTALLATION. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
- ⬠ **DIMMING SWITCH**
PROVIDE WALL-MOUNTED DIMMING SWITCH SERVING FIXTURES AS INDICATED. PROVIDE DIMMING CONTROLS EQUIPMENT, POWER MODULE, CONDUITS, CONDUCTORS, AND CONNECTIONS.
- ⬠ **OCCUPANCY SENSOR (WALL MOUNTED)**
PROVIDE WALL MOUNTED OCCUPANCY SENSOR AND INTERLOCK WITH ROOM LIGHTING FIXTURES (WALL SWITCH WITH MANUAL MOMENTARY SWITCH OVERRIDE "ON/OFF/AUTO" MODES). VERIFY AREA COVERAGE WITH MANUFACTURER RECOMMENDATIONS AND WALL CONSTRUCTION.
- ⬠ **EXIT SIGNS**
PROVIDE EXIT SIGNS AND EMERGENCY BACKUP BATTERY PACK FOR 90 MINUTES (MINIMUM) WITH POWER CONNECTIONS TO DEDICATED EMERGENCY CIRCUIT BREAKER. PROVIDE LOCKING DEVICE ON CIRCUIT BREAKER.
- ⬠ **EMERGENCY LIGHTING**
PROVIDE EMERGENCY LIGHTING FIXTURE AND EMERGENCY BACKUP BATTERY PACK FOR 90 MINUTES (MINIMUM) WITH POWER CONNECTIONS TO LIGHTING OF AREA SERVED. AHEAD OF LOCAL SWITCHING.
- ⬠ **NIGHT LIGHTING**
PROVIDE NIGHT LIGHTING FIXTURE AND DEDICATED NIGHT LIGHTING CIRCUIT BREAKER. PROVIDE LOCKING DEVICE ON CIRCUIT BREAKER.
- ⬠ **OCCUPANCY SENSOR (CEILING MOUNTED)**
PROVIDE CEILING MOUNTED OCCUPANCY SENSOR AND INTERLOCK WITH ROOM LIGHTING FIXTURES AND WALL MOUNTED SWITCH (WALL SWITCH FOR MANUAL MOMENTARY SWITCH OVERRIDE "ON/OFF/AUTO" MODES). VERIFY AREA COVERAGE WITH MANUFACTURER RECOMMENDATIONS AND CEILING/WALL CONSTRUCTION.



ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0", WHEN PRINTED ON 22"x34" (ANSI D)

FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID AND PRIOR TO INSTALLATION. NOTIFY OWNER REPRESENTATIVE AND ARCHITECT OF ANY EQUIPMENT DEVIATIONS.

SEAL/STAMP/APPROVAL STAMP

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DATE: 2025 AUG 21
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FOR PERMIT

Project Number: 25-338	Approved By: TA	Date: 08/22/2025
Drawn By: LS	No. Issue	PERMIT / BID

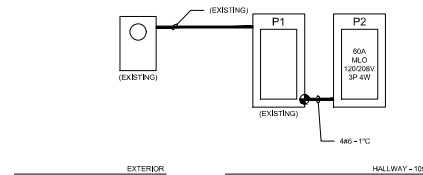
Sheet Title & Number
ELECTRICAL LIGHTING PLAN
E-3

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PANEL SCHEDULE						(EXISTING)		TAG		P1	
LOAD	NOTES	VA	P	A	CCT	A	P	VA	LOAD	NOTES	
WEST WALL RECEPT		1080	1	20	1	2	15	1	360	TELECOM	
WEST WALL RECEPT		1080	1	20	3	4	15	1	720	OFFICE RECEPT	
ELSD THERMOLATOR		360	1	15	3	6	15	1	1080	WORK AREA/TREATMENT AREA	
ELSD FREEZER		6	360	1	20	7	6	3	14400	(EX) RTU	
STOREFRONT RECEPT		360	1	20	9	10					
FRONT DESK		360	1	20	11	12	20				
TREADMILL	6	800	1	20	13	14	15	1	720	BREAKROOM RECEPT	
EAST WALL RECEPT		720	1	20	15	16	20	1	900	MICROWAVE	
EAST WALL TV	6	360	1	20	17	18	20	1	-	SPARE	
EWG	6	360	1	20	19	20	20	1	-	SPARE	
RESTROOM RECEPT	7	360	1	20	21	22	25	1	-	SPARE	
REFRIGERATOR	6	500	1	20	23	24	15	1	400	SGN	
PANEL P2	1	8718	3	27	28			3	14400	(EX) RTU	
				80	29	30	80				
TOTAL LOAD		46,312 VA				BALANCED LOAD				129 A	
VOLTAGE		120/208 V		3 PH		4 W		MAIN		200A MCB	
<u>NOTES:</u>											
* BALANCED LOAD = 125% OF LIGHTING + 100% OF HVAC.											
1. PROVIDE CIRCUIT BREAKER.											
2. PROVIDE LOCKING DEVICE ON CIRCUIT BREAKER.											
3. PROVIDE SEPARATE GROUND CONDUCTOR.											
4. PROVIDE SEPARATE NEUTRAL CONDUCTOR.											
5. PROVIDE HACR CIRCUIT BREAKER.											
6. VERIFY REQUIREMENTS WITH APPROVED EQUIPMENT SPECIFICATIONS.											
7. PROVIDE ELECTRONIC PROGRAMMABLE ASTRONOMIC TIMECLOCK WITH NECESSARY CONTACTORS.											
VERIFY SETPOINTS WITH USER.											

PANEL SCHEDULE										TAG		P2
LOAD	NOTES	VA	P	A	CCT	A	P	VA	LOAD	NOTES		
NIGHT LIGHTS		100	1	20	1	2		2	4500	WATER HEATER	3W10 - 3W10	
FOR LIGHTS		1113	1	20	3	4	30	2				
BOIL LIGHTS		810	1	20	5	6	20	1	-	SPARE		
EXIT		50	1	20	7	8	20	1	-	SPARE		
SPARE		-	1	20	9	10	20	1	-	SPARE		
SPARE		-	1	20	11	12	20	1	-	SPARE		
TOTAL LOAD		6,273 VA				BALANCED LOAD				19 A		
VOLTAGE		120/208 V		3 PH		4 W		MAIN		60A MLO		
NOTES:												
* BALANCED LOAD = 125% OF LIGHTING + 100% OF HVAC.												
1. PROVIDE GROUND BUS.												
2. PROVIDE LOCKING DEVICES ON CIRCUIT BREAKER.												
3. PROVIDE SEPARATE GROUND CONDUCTOR.												
4. PROVIDE SEPARATE NEUTRAL CONDUCTOR.												
5. PROVIDE HACR CIRCUIT BREAKER.												
6. VERIFY REQUIREMENTS WITH APPROVED EQUIPMENT SPECIFICATIONS.												

EQUIPMENT SCHEDULE												
ITEM	QTY	DESCRIPTION	REQ.	VOLT	PH	AMP	HP	KW	HGT	SIZE		NOTES
E130	1	HOT PACK UNIT THERMOLATOR	-	120	1	8.3	-	-	-	-	-	-
E160	1	COLD PACK FREEZER	-	120	1	-	-	-	-	-	-	-
E160	1	REFRIGERATOR	-	120	1	-	-	-	-	-	-	-
E170	1	MICROWAVE	-	120	1	-	-	0.9	-	-	-	-
NOTES:												
* WIRE SIZES TO BE 2#12, 1#120 - 3/4" UNLESS NOTED OTHERWISE.												
1. PROVIDE MATCHING RECEPTACLE AND PLUG. VERIFY NEMA CONFIGURATION WITH EQUIPMENT MANUFACTURER PRIOR TO ANY WORK. PROVIDE APPROVED NEUTRAL WIRE AS REQUIRED.												

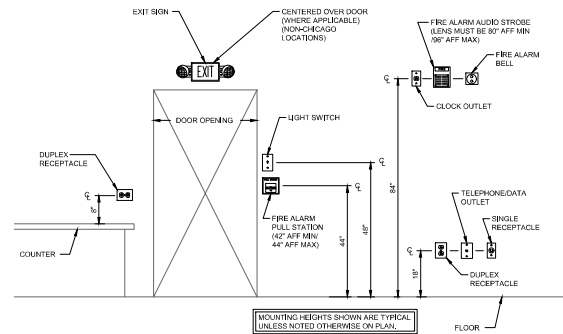


NOTES:

- WORK SHALL COMPLY WITH ELECTRIC CODE AND LOCAL CODES. COORDINATE EXACT CODE REQUIREMENTS AND LOCAL AMENDMENTS WITH LOCAL INSPECTORS PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL CONTACT UTILITY COMPANY AND INCORPORATE REQUIREMENTS INTO WORK.
- GROUND IN ACCORDANCE WITH ELECTRIC CODE AND LOCAL CODES. REFER TO GROUNDING DETAIL FOR ADDITIONAL INFORMATION.

ELECTRICAL RISER

NOT TO SCALE



TYPICAL MOUNTING HEIGHT DETAIL

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150 W NORTHWEST HWY.
PALATINE, IL 60067

DATE: 2025 AUG 20
TIME: 08:00 AM
BY: [Signature]

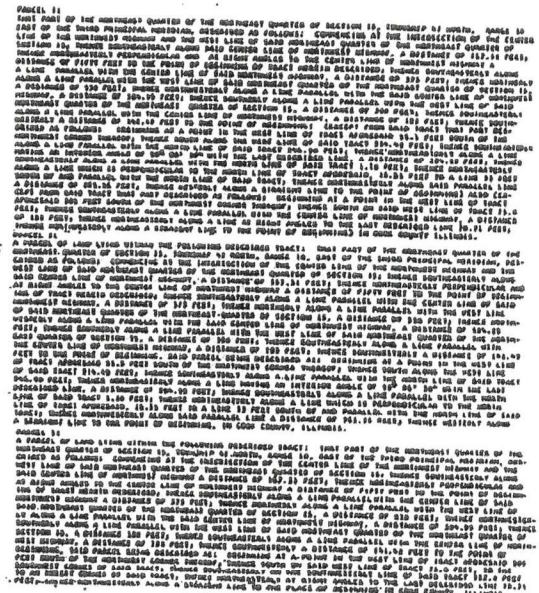
FOR PERMIT

Project Number: 25-038
Drawn By: LIS
Checked By: TA
Date: 08/22/2025
Issue: PERMIT / BID

ELECTRICAL PANEL SCHEDULES

E-4

3749 N. ELSTON AVE. CHICAGO, ILLINOIS 60646 PHONE 778-7760



AREA: 220127 SQ FT = 579389 AC.

INTERVIEWEE: GALLS (4 MARCH 2000)

AGOUTI LINE AREA OF COMBINGS: 1 STOVE @ 120 = 25,364.0 SQ FT
1 STOVE @ 124-126 = 72,864.0 SQ FT
TOTAL: 2 STOVES @ 122.5 SQ FT

STATE OF ILLINOIS }
COUNTY OF COOK }

[illegible]

DATE: 05/05/19

PETITIONER'S EXHIBIT

#

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 150 W. NORTHWEST HWY



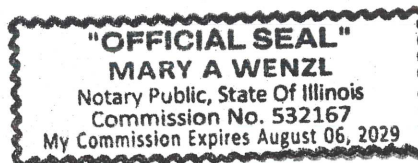
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 25TH day of SEPTEMBER, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of SEPTEMBER A.D., 2025.

By Tedd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of SEPTEMBER A.D., 2025.

My commission expires the 6TH day of AUGUST A.D., 2029.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday October 14, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a medical office use.

The property is commonly known as 150 W. Northwest Highway.

The Petitioner is requesting to operate a physical therapy practice at the subject property.

The above petition has been filed by Jeremy Wilmot, DXU Architects, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000214-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of September 2025



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

60 W. Palatine Road – Special Use

October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Natalie Domek

PLAN NUMBER: SU-000208-2025

ADDRESS: 60 W. Palatine Road

BACKGROUND:

The Petitioner is seeking Special use approval to permit the operation of podiatry clinic at the subject address. Therefore, the petitioner is requesting the following:

- 1. Special use approval to permit a Medical office use at the subject property.**

Surrounding Zoning/Uses:

North	"B-1", Shopping Center District (Mexico Uno, Schnell's Brauhaus,)
South:	"U", Utility/Municipal District (Public Parking Lot "H")
East:	"B-1", Shopping Center District (Cook, Cork, and Fork)
West:	"P", Planned Development District (Palatine/Wintrust Bank)

KEY ISSUES:

- The subject property is zoned "B-3", Central Business District and is located within the Village Square Shopping Center in the Downtown Palatine area. The proposed business will occupy approximately 2,200 sq. ft. of retail space within the shopping center. The space was previously a banking retail use.
- Projected business hours are between 8am-3pm, Monday through Friday. The business anticipates to serve an average of 25 patients a day.

- Four employees will be on-site during standard operating hours.
- The applicant has practiced as a Podiatrist for several years within the Chicagoland area.
- Per the Zoning Ordinance, 7 parking spaces are required for this use (business use at 1 parking space/300 square feet). The Subject Property is located in the Central Business District and allows for the required parking to be waived by the Administrator.
- The property is unique as it is located in the Central Business District and does have 30 on-site parking spaces, however, the shared lot does not provide the required number of parking spaces for all tenants in the shopping center. Additionally, on-street parking resources and spaces east of the subject property, on Bothwell Street, can be utilized by customers.
- There is a public parking lot (Lot H) across Palatine Road for customers to utilize. This is also available for the other surrounding businesses and allows 3-hour parking through the week. If preferred by the Planning Commission, Staff is including a condition requiring employees to enroll and utilize the designated downtown employee parking areas, if directed by the Village.
- As this proposal is a continuation of business uses - the proposed use does not warrant a change in the parking requirements, from the existing facilities. The subject property is located in the Central Business District and allows for the required parking to be waived by the Administrator.
- There are no exterior building modifications included in this proposal.

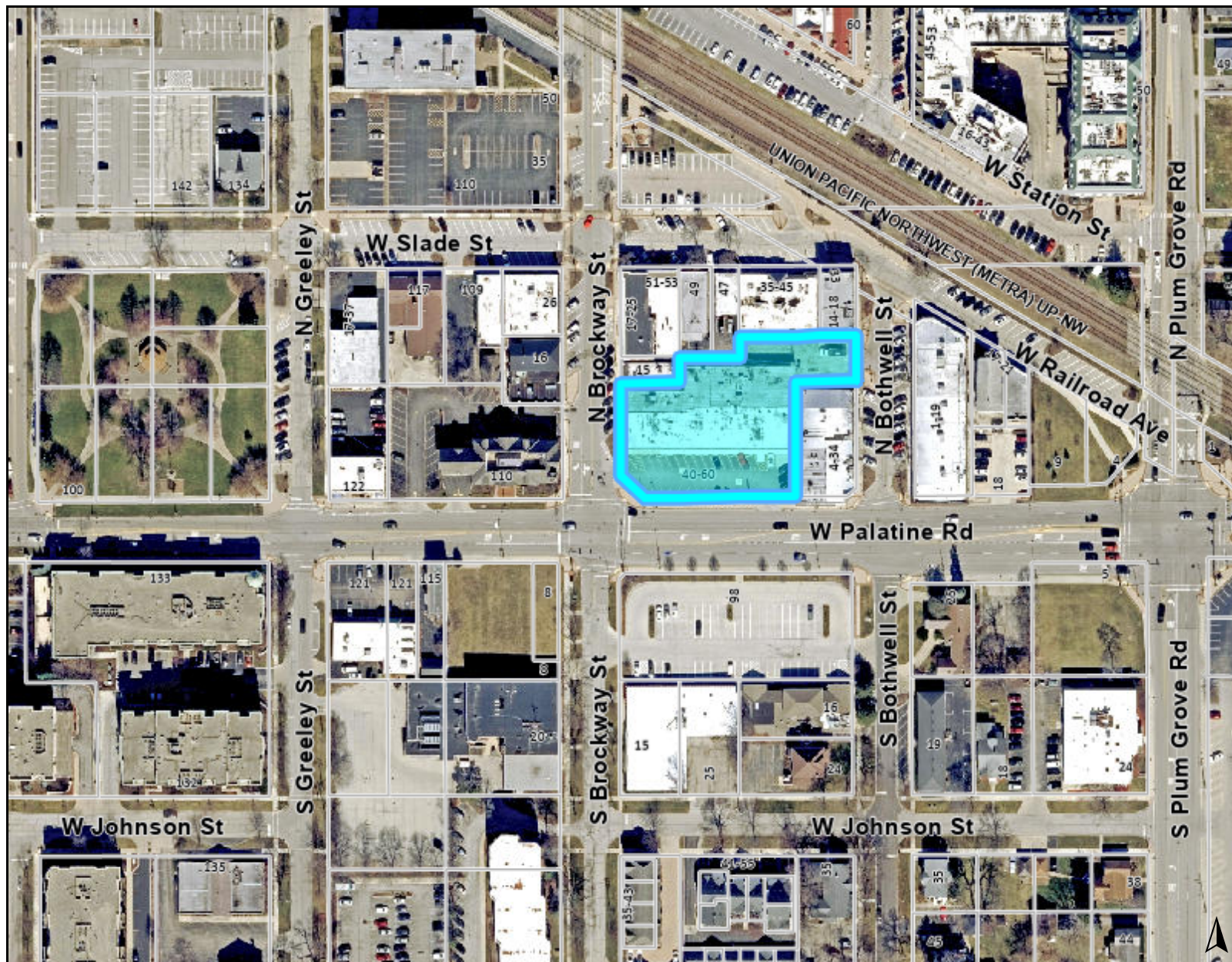
STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

Medical office uses are permitted in the subject zoning district following Special use review. After review of the submitted business plan, Staff does not foresee any negative impacts generated by the proposed use. Additionally, the proposed hours would not seem to conflict with the peak hours of many of the surrounding restaurant and retail uses.

Therefore, Staff recommends approval of the proposed business. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. If required by the Village, employees shall enroll in and utilize the Village's Downtown employee parking program.



Legend

0 300 600
ft

Print Date: 10/8/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Natalie Domek

Business Name (if applicable)

Podiatry of Palatine, P.C.

Subject Property Address

60 W Palatine Road

Please provide a description of your proposed request:

Application for special use of 60 W Palatine Rd as a podiatric medical office.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

Granting special use of this property as a podiatric medication office will serve as public convenience by adding a service to downtown Palatine that is not currently available. There are no podiatrist currently practicing in downtown Palatine and by approving this application it will allow increased access to foot and ankle care in the downtown Palatine community.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The use of 60 W Palatine Rd will actually help to increase public health and welfare by increasing access to foot and ankle care to residents of downtown Palatine, residents along the Metra line or the greater Palatine community.

The use will not cause substantial injury to nearby property values. Explain:

The use of 60 W Palatine Rd as a podiatric medical office should only increase property values by filling a location that has been vacant for over 6 months as well as providing greater healthcare options to the nearby residents.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

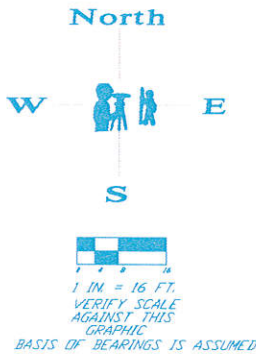
a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

PLAT OF SURVEY
ALTA NSPS LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.



AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2016 - ITEM 7 CERTIFICATION:
THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B

TO: KFI PORTFOLIO, LLC AND
CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7(A), 8, 9, 16 AND 17 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MARCH 29, 2019.

DATED THIS 29TH. DAY OF MARCH, 2019

BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499



mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

FLOOD ZONE

MICHAEL J. EMMERT SURVEY'S INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER - 175170
CURRENT EFFECTIVE MAP DATE - AUGUST 19, 2008
ON PANEL NUMBER - 17031C0181J
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD)

BEARING BASIS

THE CENTERLINE OF W. PALATINE ROAD IS ASSUMED TO BE SOUTH 87 DEGREES 50 MINUTES 57 SECONDS WEST

PARKING

AS BUILT PARKING SUMMARY
REGULAR SPACES - 36
HANDICAP SPACES - 2
TOTAL SPACES - 38

LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK 'L' (EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT NUMBER 1008508018, IN PALATINE, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS, PAGE 28, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 AND 2 (EXCEPT THE NORTH 82 FEET THEREOF; THE SOUTH 28 FEET OF LOT 3; ALL OF LOTS 5 AND 6 AND LOT 7 (EXCEPT THAT PART OF SAID LOT 7, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 1.90 FEET; THENCE SOUTH 4.05 FEET TO THE NORTHWEST CORNER OF A ONE STORY BRICK BUILDING; THENCE SOUTH ALONG THE WEST FACE OF SAID BRICK BUILDING, A DISTANCE OF 127.98 FEET TO THE SOUTH LINE OF LOT 7 AT A POINT 1.90 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7, ALL IN BLOCK 'L' (EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT NUMBER 1010646044, IN PLAT OF THE TOWN F PALATINE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE NORTH 4.05 FEET OF LOT 8 AND THE NORTH 4.05 FEET OF THE EAST 2.0 FEET OF LOT 7 IN BLOCK 'L' IN PALATINE, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS, PAGE 28, IN COOK COUNTY, ILLINOIS.

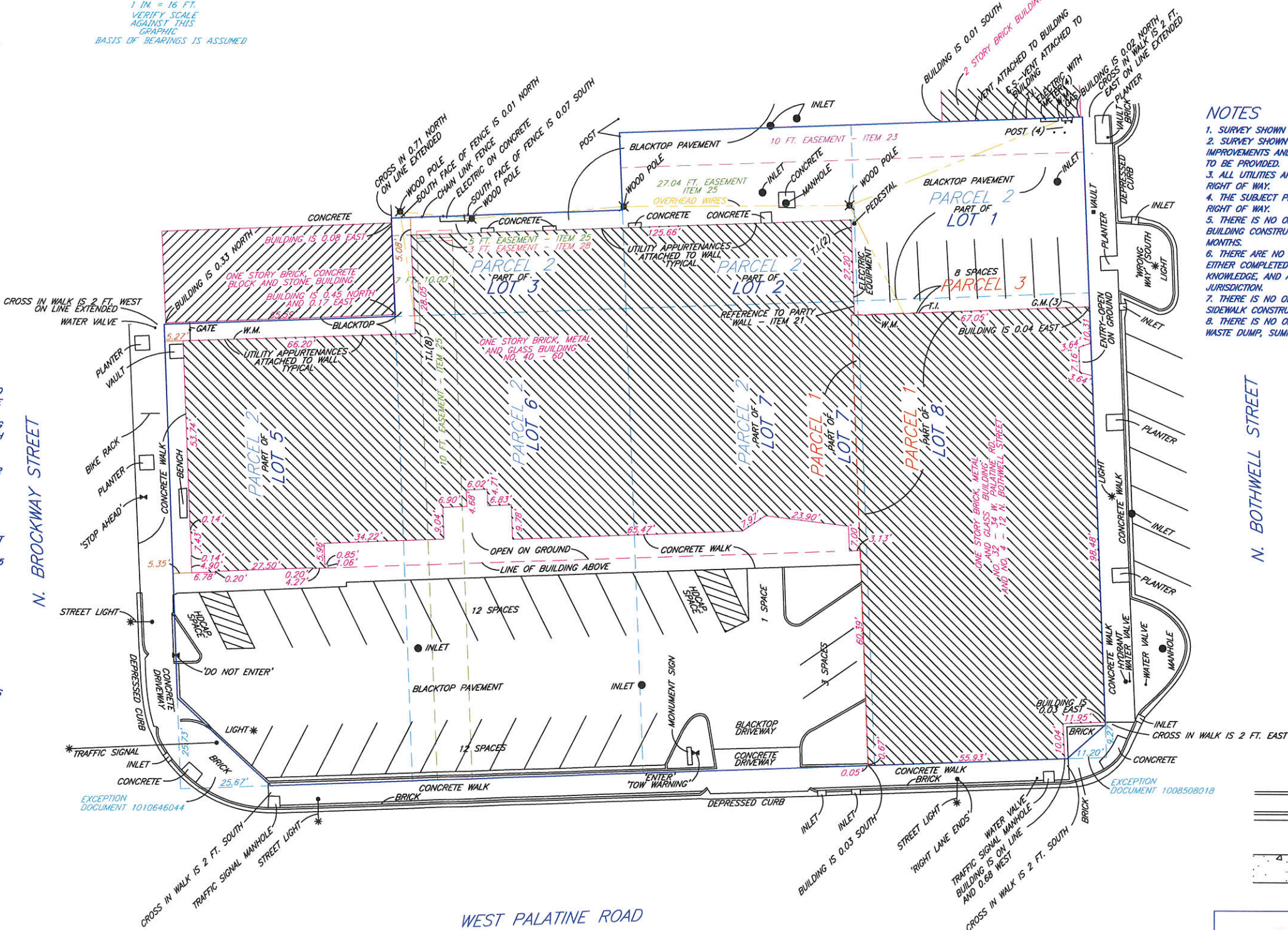
REFERENCE BEING HAD TO TITLE INSURANCE COMMITMENT NUMBER 19SD0742PK BEARING AN EFFECTIVE DATE OF FEBRUARY 6, 2019 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

CONTAINING 42,928 SQ. FT. OR 0.9854 ACRES

THE SUBJECT PROPERTY ADJOINS W. PALATINE ROAD (A PUBLIC STREET) ON THE SOUTH AND ADJOINS N. BOTHWELL STREET (A PUBLIC STREET) ON THE EAST AND ADJOINING N. BROCKWAY STREET (A PUBLIC STREET) ON THE WEST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREETS.

SCHEDULE B GENERAL EXCEPTIONS

ITEMS 1 THROUGH 8 - NOT SURVEY RELATED
9. PERMANENT INDEX NUMBERS 02-15-430-013-0000, 02-15-430-022-0000
ITEMS 10 THROUGH 20 - NOT SURVEY RELATED
21. PARTY WALL DOCUMENT 20484133 RECORDED MAY 8, 1968 - DOCUMENT NOT PROVIDED. LOCATION NOTED PER TITLE DESCRIPTION.
22. EASEMENT DOCUMENT 24942519 - DOCUMENT NOT PROVIDED
23. EASEMENT FOR DRIVEWAY DOCUMENT 10714099 RECORDED JULY 28, 1930 - PLOTTED
24. PARTY WALL DOCUMENT 20484133 RECORDED MAY 8, 1968 - SEE ITEM 21
25. EASEMENT DOCUMENT 20512821 RECORDED JUNE 7, 1968 - PLOTTED
ITEMS 26 AND 27 - BUILDING AND EASEMENT LOCATIONS AS SHOWN.
28. EASEMENT DOCUMENT 25915664 - PLOTTED
29. NOT SURVEY RELATED
END OF SCHEDULE B



NOTES

1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.

N. BOTHWELL STREET

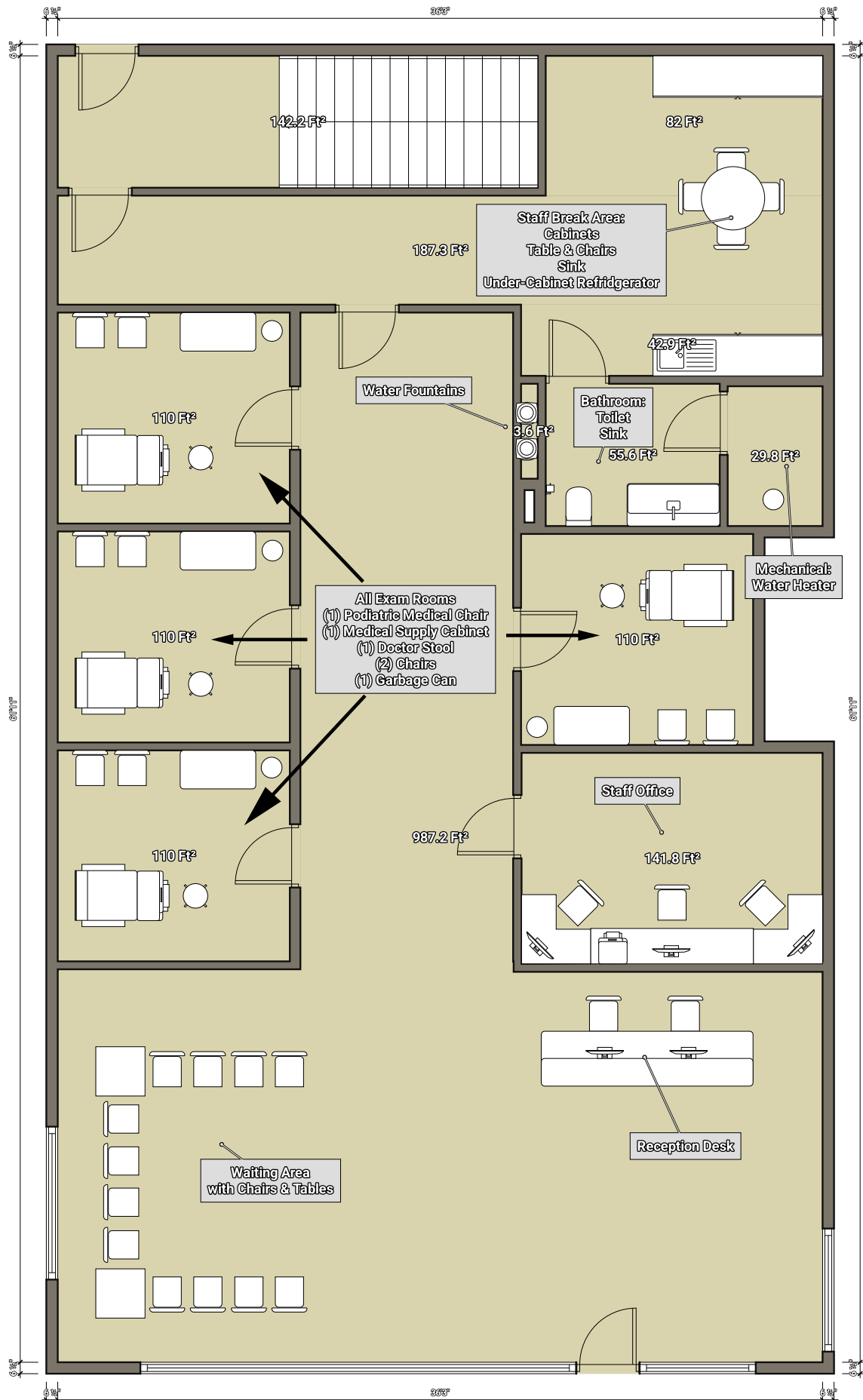
A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- MANHOLE
- SIGN
- LIGHT
- UTILITY POLE
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE

32 - 60 W. PALATINE ROAD
PALATINE, ILLINOIS

SCALE: 1" = 16'	CHKD. / AP'VD:
DATE: MARCH 29, 2019	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	



Podiatry of Palatine Business Plan

Executive Summary

Podiatry of Palatine is a new podiatric medical office under the parent company Podiatry of Illinois that seeks to provide quality foot and ankle care to the residents of Palatine and surrounding communities.

There are some existing podiatric physicians in Palatine but currently none that reside within the confines of downtown Palatine. The need for a podiatrist in the downtown Palatine community as well as the over saturated sister office, Podiatry of Arlington Heights, that is only 13 minutes away, will help quickly build patient volume for the new practice location.

Podiatry of Palatine has an executed 5-year lease for the property at 60 W Palatine Rd that will service as the clinic location for the business. The property at 60 W Palatine Rd is in great condition and has an ideal floor plan for a podiatric medical office. No structural, electrical or plumbing changes will be needed to start operation.

No loans will be needed to order to start operation as Podiatry of Illinois has enough cash flow to cover all startup costs for this secondary location.

The hours of operation for Podiatry of Palatine will be Monday through Friday from 8am to 3pm. Staff will include the sole owner and head podiatrist, Dr Natalie Domek, her practice administrator, a medical assistant and a receptionist. All employees have already been hired and are existing employees at the parent company, Podiatry of Illinois.

Dr Natalie Domek has been a resident of Palatine for the past 9 years and is looking forward to opening a podiatry office in her hometown and becoming more involved within the community she lives within.

Company Description

Podiatry of Palatine is a full-service podiatric medical office that focuses in all areas of podiatric medicine, including but not limited to, general podiatric medicine, geriatric foot care, pediatric foot care, custom orthotic management, sports medicine of the foot and ankle, surgical care, as well as, diabetic foot care and prevention.

The legal structure of Podiatry of Palatine is that it is registered with the State of Illinois to "Do Business As" under its; parent company, Podiatry of Illinois, P.C. The mission of Podiatry of Illinois and its' clinics are to "Keep you on your Feet".

Podiatry of Illinois has a well-established secondary location, Podiatry of Arlington Heights, in downtown Arlington Heights. Podiatry of Palatine will help to offload some of the overflow of patients from Podiatry of Arlington Heights to cut down on wait times to residents in the area that require timely podiatric care.

Podiatry is a subspecialty of medicine specializing in regional medicine of the lower extremity. The Illinois Department of Financial and Professional Regulation (IDFP) defines the scope of practice of a Doctor of Podiatric Medicine (DPM) as treatment of soft tissue pathology below the tibial tuberosity and surgical bone procedures up to 10cm above the ankle joint.

Podiatry of Palatine's solo owner and head physician, Dr Natalie Domek, is a triple board-certified podiatric physician. She holds certifications with the American Board of Foot and Ankle Surgeons (ABFAS), American Board of Podiatric Medicine (ABPM) and American Board of Wound Management (ABWM). She has practiced in the area, at Podiatry of Arlington Heights, (a Podiatry of Illinois Professional Corporation) for the past 10 years and is a well-established leader of podiatric foot care in the Palatine area. Dr Domek has been on staff at Northwest Community Hospital for over 10 years and is well-regarded by other subspecialists in the area including primary care, endocrinology, infectious disease. Vascular surgery and physical therapy.

Dr Domek has been a resident of Palatine for the past 9 years and is very active in the community. She has 3 children within the D15 school district and has volunteered her time as a Palatine Girl Scout leader and Lake Louise Elementary School PTA President and executive board member. She is extensively familiar with the community events, organizations and Palatine Park District activities which will help Podiatry of Palatine easily get involved within the community at large.

Products and Services

Podiatry services provided:

- Custom orthotic management
- Surgical services of the foot and ankle (to be performed at Northwest Community Hospital)
- Ingrown toenail procedures
- Plantar fascial treatment
- Plantar Wart treatment
- Tendonitis Care – Posterior tibial tendonitis, achilles tendonitis, peroneal tendonitis

- Neuroma treatment
- Pediatric foot care
- Flatfoot evaluation and treatment
- Fungal toenail management
- Wound care – diabetic, arterial, lymphatic, venous and traumatic wounds
- Comprehensive diabetic foot care
- Diabetic shoe program
- High risk geriatric foot care
- Sports medicine preventative care and treatment

Podiatry Products provided:

- Over the Counter products such as inserts, foot padding and strapping devices and topical FDA approved antifungals
- Keryflex nail restoration system
- Onyfix ingrown toenail system

Podiatry of Palatine will perform limited local surgical procedures utilizing local anesthetic block techniques but no procedures requiring sedation or Monitored Anesthesia Care (MAC) will be performed at the Podiatry of Palatine location.

Some examples of local anesthesia procedures include skin biopsies, ingrown toenail procedures or steroid injections which are commonplace and allowable by Illinois law and Federal and Private Insurance contracts to any podiatric medical office in the area. Any surgical procedures requiring any level of conscious sedation will be performed at Northwest Community Hospital where Dr Domek is already on staff and holds surgical privileges and surgical block time.

Podiatry of Palatine will not include any massage services. No significant equipment that requires large floor space will be utilized within the confines of Podiatry of Palatine.

Market Analysis

A) Location Benefits

- Close to overbooked secondary location, Podiatry of Arlington Heights
- Offers ample parking in front of facility
- Central spot with high commute and foot traffic.
- Close to Metra station, parks, seniors' living centers.
- No other podiatric medical offices within downtown Palatine

B) Existing Competition within Palatine

- Dr. Mary Olszewski & Associates at 434 E Palatine Rd
- Advanced Foot & Ankle Centers at 675 N North Court

C) Broader Regional Competition (Within ~5–7 miles)

- Advanced Foot & Ankle Centers - Palatine (501 Hicks Rd) and Schaumburg
- Weil Foot & Ankle Institute - Mount Prospect (~6.7 mi), highly rated (4.6–5.0 stars)
- Dr. Raymond O'Hara - Schaumburg (~2.5 mi)
- Dr. Sujin G. Kim - Rolling Meadows (~1.8 mi)

D) Demographics & Demand

Population: Palatine has around 67k residents, with about 26–27k households and ~30% having children; 14% of the population is aged 65+, a demographic with higher podiatric needs.

Affluence: With a median household income of ~\$95k and average around \$123k, residents are financially able to pay for specialty healthcare .

Marketing and Sales Plan

A) Branding

- Focus on what Podiatry of Palatine offers different than other competitors
 - Specializations in pediatric medicine, surgery, Comprehensive Diabetic Foot Examinations (CDFE), custom orthotic management, sports medicine
- Podiatry of Illinois
 - Umbrella company that includes a well-established satellite location, Podiatry of Arlington Heights, that has been in business for over 7 years and has a 4.9 star google review with 181 reviews.

B) Marketing Channels

- Google Business Profile
- Local SEO Website
- Review Building
- Direct Patient Outreach
 - Print + Mail Campaigns
 - Families (targeting pediatric or sports care)
 - Seniors (for diabetic/home visit services)

- ii. Connecting with the Palatine Senior Center for podiatric needs as the parent company, Podiatry of Illinois, already services both Arlington Heights Senior Center and Frisbee Senior Center
- e. Referral Partnerships
 - i. Establishing relationships with new local physicians and specialists that pertain to potential podiatric referrals
 - ii. Building upon the extensive referral network the Podiatry of Illinois has established over the past 7 years
 - iii. Continuation of staffing privileges at Northwest Community Hospital as well as “On-Call” monthly volunteering to build relationships with fellow “On-Call” collaborating physicians
- f. Digital Ads and Social Presence
 - i. Facebook + Instagram Ads (Geo-targeted)
 - 1. Target zip codes: 60067, 60074, 60195
 - 2. Interest groups: parents, diabetes, senior care, running, local sports clubs
- g. Community Engagement
 - i. Sponsorship opportunities for Palatine Sports organizations
 - 1. Palatine Pack
 - 2. Celtic Cup Tournament
 - ii. Local Events Participation
 - 1. Turkey Trot podiatry tent
 - 2. Palatine Street Fest tent
 - 3. Palatine Oktoberfest tent
 - 4. Palatine Jaycees Hometown Fest tent
 - 5. Palatine Girls’ Night Out business stop for passport stamping
 - iii. Palatine Business Affiliations
 - 1. Become a Palatine Chamber of Commerce member
 - 2. Become a Downtown Palatine Business Association member

Management and Organization

Podiatry of Palatine is under the solo ownership of Dr Natalie Domek. Dr Domek employs three associate physicians at her other location, Podiatry of Arlington Heights, that would be able to help staff Podiatry of Palatine once needed.

To start operations Dr Natalie Domek will be the sole provider at Podiatry of Palatine. The practice employs a practice administrator as well as a medical assistant and receptionist.

Podiatry of Palatine will utilize the same organizational structure, protocols and systems as its' parent company, Podiatry of Illinois to reproduce successful business practices.

Financial Plan

A) Start-up expenses

Lease Rate: \$4,800 per month base rent for first year follow by 3% annual increases over the following four years.

Fit-out Costs: Estimated \$20,000 for painting, moving of reception and exam room furniture, purchase of reception desk, inventory building expenses.

Legal/Fees: \$5,000 for attorney fees for corporate structure changes with State of Illinois, lease review, Village of Palatine Business Permit and Village of Palatine Special Use application fee

B) Funding Needs

No loans will need to be taken out as Podiatry of Illinois has enough reserve capital set aside to cover the cost of startup and the first 12 months of operations.

C) Revenue Projections

Solo Owner Model: $25 \text{ patients/day} \times \$100 \text{ average reimbursement} \times 250 \text{ working days} = \625k gross/year

Net income: 50% margin $\rightarrow$ \$312k/year profit.

Annual Operating Expenses (staff, supplies, utilities, admin, insurance): ~50–60% of revenue.

D) Additional Scalability

Hiring an associate could generate ~\$700k gross and ~\$200k net .

After a ~50% overhead, this adds ~\$100k profit—boosting annual net to ~\$412k.

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

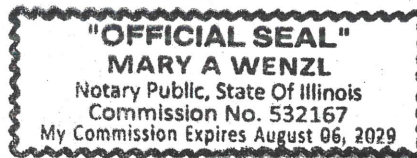
(Village) (Town) (City) (Township) of PALATINE 60 W. PALATINE RD.
☒ ☐ ☐ ☐
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 25TH day of SEPTEMBER, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary A Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of SEPTEMBER A.D., 2025.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of SEPTEMBER A.D., 2025.

My commission expires the 6TH day of AUGUST A.D., 2029.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday October 14, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a medical office use.

The property is commonly known as 60 W. Palatine Road.

The Petitioner is requesting to operate a podiatrist's office at the subject property.

The above petition has been filed by Natalie Domek, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000208-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of September 2025



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

550 E. Knox Street

October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Iliias Nazaraliev

PLAN NUMBER: SU-000193-2025

ADDRESS: 550 E. Knox Street

BACKGROUND:

The Subject Property is part of the Shenandoah North Planned Development and is governed by the R-2 Single Family District standards. The Petitioner installed and extended a non-conforming 5-foot open-style picket fence, with a 6-foot vinyl solid fence.

Per code, non-conforming fences may be replaced in the same location, with the same height and level of openness. The previous fence was initially installed in 2001 and replaced in 2017. In this instance, the Petitioner applied for a permit to replace the previous fence and further extend its placement to the front of the home, with a 6-foot vinyl fence. As the fence type, height, style of openness, and proposed location were all proposed to change, Staff failed the permit application, as zoning relief (special use for a fence in the side yard abutting a street) would be required. Through the initial review process, Staff also discussed the zoning relief requirements, with the contractor and building permit applicant, while the property owner also listed as a contact.

Despite the failed building permit and clear Staff comments, the fence was installed according to the proposed plan and without the required zoning relief and outside of the building permit process. Therefore, the Petitioner is requesting the following:

Special Use to permit a fence to be set back 8 feet from the side property line abutting a street, instead of the minimum required 20 feet at the subject property.

Surrounding Zoning/Uses:

North	Planned Development – Single Family Residential
South:	Planned Development – Single Family Residential
East:	Planned Development – Single Family Residential
West:	Planned Development – Single Family Residential

KEY ISSUES:

- The previously existing fence was a 5-foot open style fence at the rear of the home:



- The Petitioner removed the existing fence and placed 6-foot vinyl fence in the initial location of the previous fence and further extended the fence approximately 38 feet along Delgado Drive to the front corner of the home:



- The installed fence is located approximately 8 feet from the side lot line, along Delgado Drive, instead of the minimum required 20 feet for the now 6-foot solid vinyl fencing. The opacity, fencing extension to the front of the home, and increased height from the previous fence, were all changed significantly from the previously existing fence and outside of the code and permit requirements.
- Additionally, per code, landscaping is required for fences less than 10 feet from the lot line. While there are two existing trees located in this area of the property, additional landscaping will be required.
- As required, the property owner was cited for installing the fence without the necessary zoning requirements and outside of the permit process.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

(5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The placement and extension of the previous 5-foot open-style fence, with a 6-foot solid fence would potentially create a line-of-sight concern for the adjacent property owner to the north. The installed fence is approximately 7 feet from the neighboring driveway and only eight feet from the Delgado Drive right-of-way line. Staff also notes, that, as a corner property, the changed height, open-style, and fence line extension to the front of home, present a more impactful vista, than the previous fence. Under Village Code, the property owner could have replaced the existing 5-foot fence in kind without requiring relief, with a fence of a similar height and openness. As noted, Staff both failed the building permit and explained the Code-related requirements leading to the failed permit. Inexplicably, the fence was installed accordingly. Therefore, Staff recommends denial of the requested Special Use. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Iliias Nazaraliev, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A landscaping plan will be required at permit level in a manner acceptable to the Director of Planning & Zoning.



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Print Date: 9/10/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Iliias Nazaraliev

Business Name (if applicable)

Subject Property Address

550 E Knox Avenune

Please provide a description of your proposed request:

REMODELING EXISTING FENCE

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The proposed fence is necessary for public convenience at this corner location to enhance safety, privacy, and neighborhood aesthetics. As a corner lot, our property is more exposed to foot and vehicle traffic, creating concerns for security and noise. Installing the fence will reduce distractions for drivers by clearly defining property lines and preventing pedestrians from cutting through the yard, which has happened before. It also helps contain children and pets safely, supporting family use of the yard while maintaining a visually consistent appearance with nearby corner properties that already have similar fences.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The proposed fence is designed and located in a way that fully protects public health, safety, and welfare. It will be set back from the sidewalk and corner to maintain clear visibility for drivers and pedestrians, preventing any obstruction of views at the intersection. The fence height and material will comply with safety standards, ensuring it does not pose any hazard. Additionally, the fence will provide a secure barrier to keep children and pets within the yard and discourage unauthorized access, thereby enhancing the overall safety and well-being of the household and neighborhood.

The use will not cause substantial injury to nearby property values. Explain:

The proposed fence will not cause substantial injury to nearby property values. On the contrary, it will be professionally installed using high-quality, visually appealing materials that complement the home and surrounding neighborhood. The design will be consistent with other corner-lot fences in the area, maintaining a uniform and attractive streetscape. Fencing improves property security, privacy, and usability—factors that are generally seen as enhancing property value. Therefore, the fence will preserve and potentially enhance the value of both our property and neighboring homes.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

a. The proposed fence will meet all aesthetic criteria:

It will not destroy existing vistas: The fence will be installed at a compliant height and set back to ensure that visibility at the corner and along the sidewalk remains unobstructed for drivers and pedestrians.

It will enhance the appearance: The design and materials will match the architectural style of the home and complement the surrounding properties, contributing positively to the neighborhood streetscape.

It will not detract from the community: Similar fences already exist on other corner lots in the area, and this fence will be consistent in style, maintaining the character and visual harmony of the community.

b. Additionally, the fencing is necessary to protect private property and the safety of inhabitants:

As a corner property, the yard is more exposed to through-traffic and passersby, raising concerns of trespassing and safety.

The fence will provide a secure boundary to contain children and pets safely within the property and prevent strangers from cutting across the lawn.

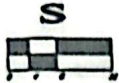
This will enhance both safety and peace of mind for the residents without impacting public use or views.

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

North

W E



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

BASES OF BEARINGS IS ASSUMED
NORTHERLY FACE OF FENCE
IS 0.45 NORTHERLY

EASTERLY FACE OF FENCE
IS 0.51 WESTERLY

EASTERLY FACE OF FENCE
IS 1.98 WESTERLY

Property located at: 550 E. KNOX STREET
Legally described as:

LOT 16 IN SHENANDOAH NORTH SUBDIVISION OF PART
OF THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

LINE TABLE

Line	Bearing	Distance	Measure
L1	S.61°11'39"W.	80.00'	80.00'
L2	N.20°37'32"W.	127.38'	127.38'
L3	N.57°50'58"E.	80.00'	80.00'
L4	S.20°58'21"E.	-----	132.00'

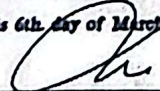
Survey ordered by: Kenneth Kaiser, Attorney at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above
described property and prepared the plat hereon drawn. The legal description shown hereon is
provided by others. Refer to deed or title policy for building setbacks, easements or other
restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or
otherwise. Compare all points before building and report any discrepancies. This professional
service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: March 6, 2024

Dated this 6th day of March, 2024

By:  President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2024
Professional Design Firm Land Surveyor Corporation No. 184.004811



LEGEND

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

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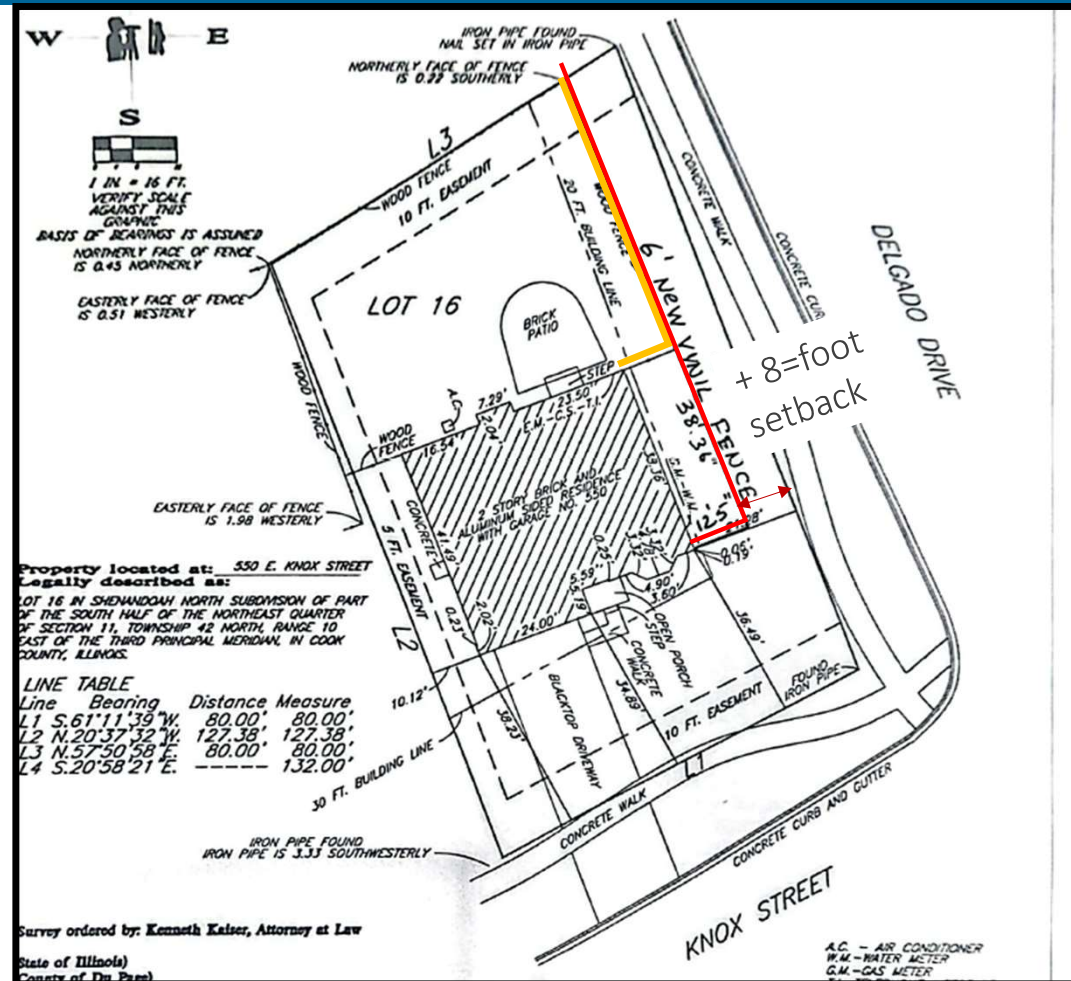








550 E. Knox Street– Plat – Site Plan



Previously existing 5-foot picket style fence



6-foot solid vinyl fence installed without a building permit, after Staff failed the building permit

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, September 23, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a fence to be set back 8 feet from the side property line abutting a street, instead of the minimum required 20 feet at the subject property.

The property is commonly known as 550 E Knox Street.

The Petitioner replaced and further extended an existing approximately 4-foot tall picket fence, with a 6-foot tall vinyl fence, located approximately 8 feet from the side property line along Delgado Drive. These activities were completed without providing the required landscaping or obtaining a Village building permit.

The above petition has been filed by Iliias Nazaraliev, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000193-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 8th day of September, 2025

PUBLIC NOTICE

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FILE #: SU-000193-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning
Commission

DATED: This 8th day of September 2025
Published in Daily Herald, Sept 8, 2025 (304514)

CERTIFICATE OF PUBLICATION

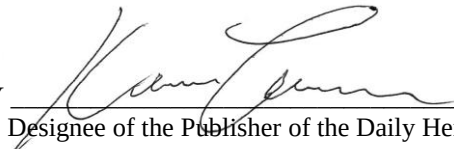
Paddock Publications, Inc.

**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/08/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 304581





**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

239 N. Northwest Highway – Special Use

October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Ali Omar

PLAN NUMBER: SU-000205-2025

ADDRESS: 293 N. NORTHWEST HIGHWAY

BACKGROUND:

The Petitioner is seeking Special use approval to permit the operation of a tobacco and electronic cigarette store at the subject address. Therefore, the petitioner is requesting the following:

- 1. Special use approval to permit a Tobacco shop and electronic cigarette store.**

Surrounding Zoning/Uses:

North	"B-1", Shopping Center District (Photos chicken, Fleetwood center)
South:	"B-2", General Business District (Wendy's Restaurant)
East:	"R-2" Single Family District (Arthur T. McIntosh & Co.'s Fair Grounds Park Subdivision)
West:	"B-2", General Business District (CD One Price cleaners, Taco Bell Restaurant)

KEY ISSUES:

- The subject property is zoned "B-2", General Business District and is located within the Village Green Shopping Center. The proposed business will occupy approximately 1,500 sq. ft. of retail space within the shopping center. The area for patrons to purchase and view products is 675 square feet.
- The subject property retail space was previously occupied by an insurance agency.

- The petitioner is seeking Special Use approval to permit the operation of a tobacco shop at the subject property. The store will offer a variety of tobacco and e-cigarette products. Tobacco and electronic cigarette stores are permitted in the “B-2” zoning district following Special Use approval from Village Council.
- This proposal does not include an incidental or accessory smoking lounge use. Consumption of products will not be permitted on-site.
- The proposed business will operate seven days a week with two staff members. The business plan submitted by the applicant includes the following hours of operation:
 - Mon-Sat: 9:00AM-10:00PM
 - Sun: 10:00AM-9:00PM
- The petitioner acknowledges the standards set forth in the Clean Air and Drug Paraphernalia ordinances. There will be no CBD or Marijuana products for sale.
- The parking requirement will not change for the retail center with the proposed use.
- The business plan submitted by the applicant includes security technology and measures to ensure the security of products. Staff will use electronic ID scanning to verify patron age.
- In 2023, the applicant received Special use approval to operate a Tobacco and electronic cigarette store at 157 Northwest Highway in the Plaza 14 retail center. The business, known as “Prime Smoke”, is currently in operation. This property has no history of code enforcement and business operations conflicts with the Village.
- Letters of opposition have been submitted, requesting the proposed use be denied by the Planning and Zoning Commission. The submitted letters state a lack of compatibility with the nearby uses in the retail center.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

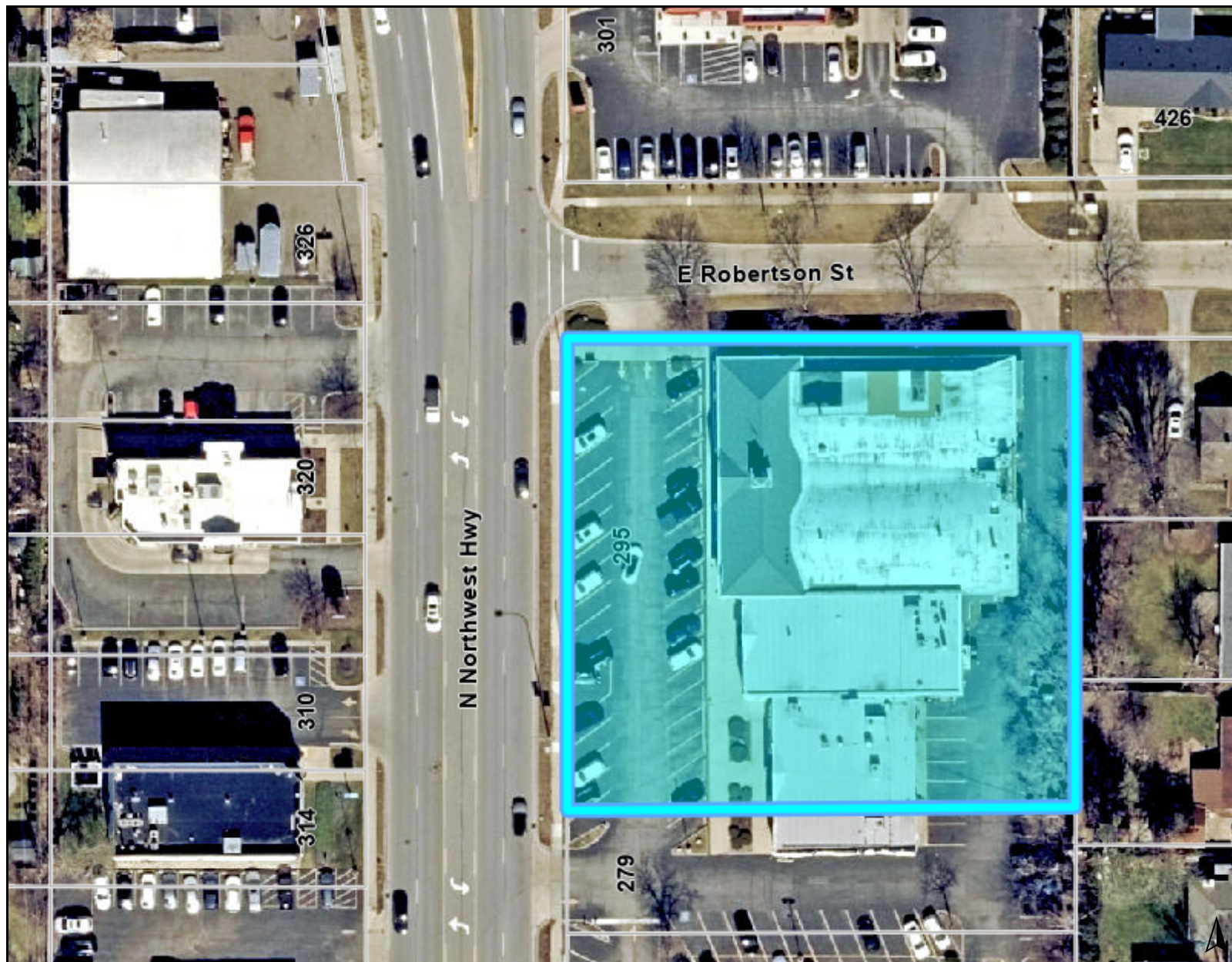
STAFF RECOMMENDATION:

Tobacco shops and electronic cigarette stores are permitted in the subject zoning district following Special use approval. Following review of the submitted business plan, Staff does not anticipate the proposed use to generate negative impacts upon the surrounding area. Letters of opposition have been submitted by residents. The letters state concern regarding the proximity to youth patrons of the martial arts business in the shopping center.

Therefore, Staff recommends action at the discretion of the Planning and Zoning

Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. The Petitioner shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.



Legend

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Ali Omer

Business Name (if applicable)

Tobacco World

Subject Property Address

293 N NORTHWEST HWY

Please provide a description of your proposed request:

This project involves the establishment of a specialty retail tobacco shop offering premium cigars, pipe tobacco, cigarettes, rolling tobacco, and related smoking accessories. The store will operate in compliance with all federal, state, and local regulations governing the sale of tobacco products, with sales restricted to customers of legal purchasing age. No on-site consumption will be permitted. The shop will be designed to maintain a clean, professional environment, contributing positively to the local retail landscape.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The proposed retail tobacco shop will provide a convenient, regulated source for tobacco products and accessories in an area currently underserved for such goods. Locating the business at this site will offer adult consumers lawful access to specialty tobacco products without requiring travel to distant areas, while ensuring compliance with all local, state, and federal regulations. The business will operate in a professional manner that aligns with community standards and supports the local economy.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The business will be designed and operated in full compliance with all local, state, and federal regulations governing the sale of tobacco products. Sales will be restricted to customers of legal purchasing age, with ID verification procedures in place. The store layout will be safe and accessible, with clear signage and security measures, including surveillance cameras. No on-site consumption will be permitted, ensuring a clean and smoke-free environment for the surrounding community. These measures will protect public health, safety, and welfare while maintaining a professional retail operation.

The use will not cause substantial injury to nearby property values. Explain:

The proposed tobacco shop will operate in a clean, well-maintained, and professional manner that aligns with surrounding businesses. The storefront design, signage, and upkeep will enhance the appearance of the property and complement neighboring uses. As a regulated retail business with limited traffic and no on-site consumption, it is not expected to generate noise, odors, or activity that could negatively impact nearby property values.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

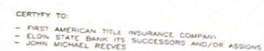
With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Not applicable to this request.



REVISED: February 18, 2003

THE LEGAL DESCRIPTION SHOWN ON THE PLAT
HEREON DRAWN IS A COPY OF THE ORDER, AND
FOR ACCURACY SHOULD BE COMPARED WITH
THE TITLE OR DEED.

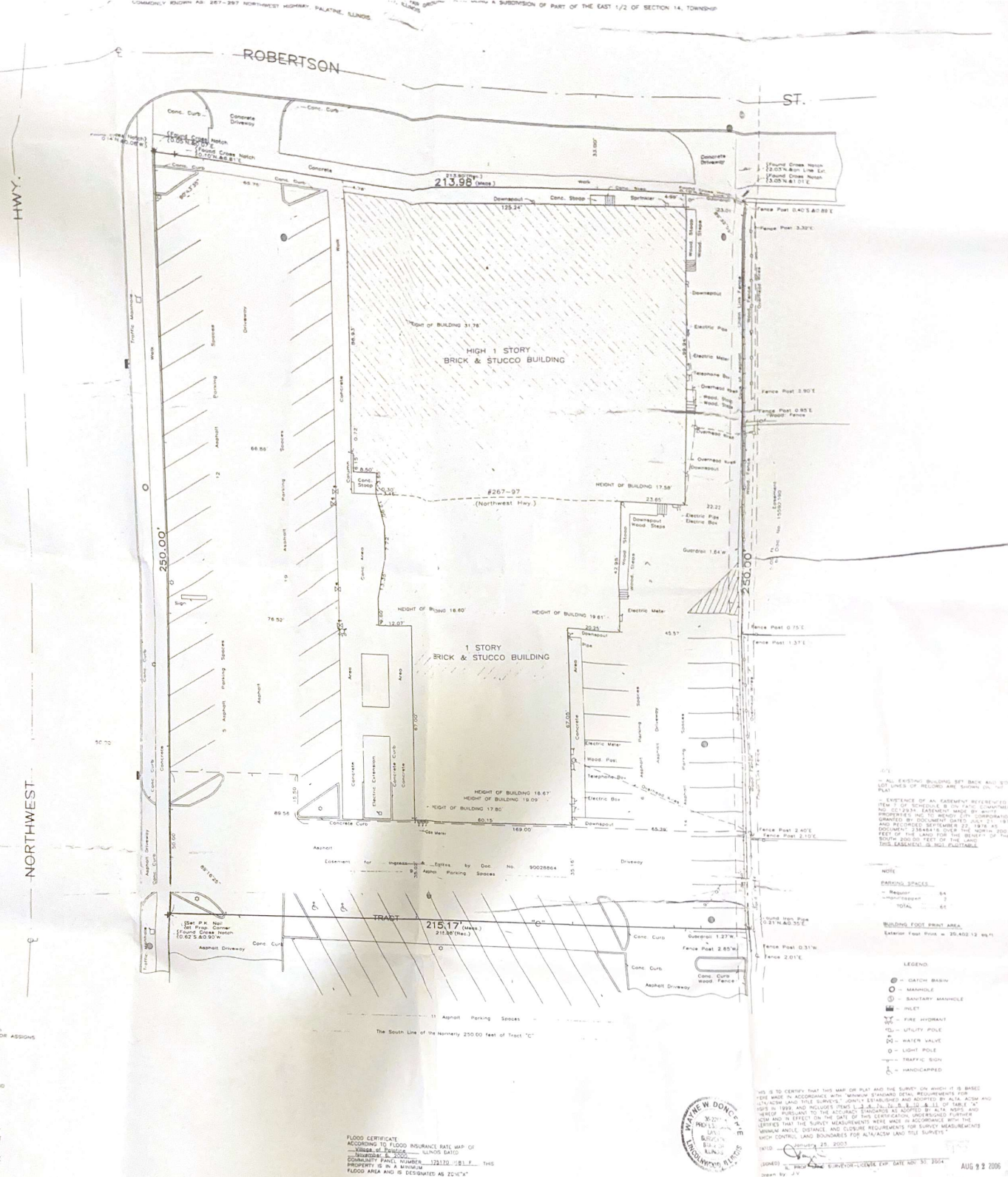
DIMENSIONS ARE NOT TO BE ASSUMED FROM
SCALING.

ORDER NO. 03-62613

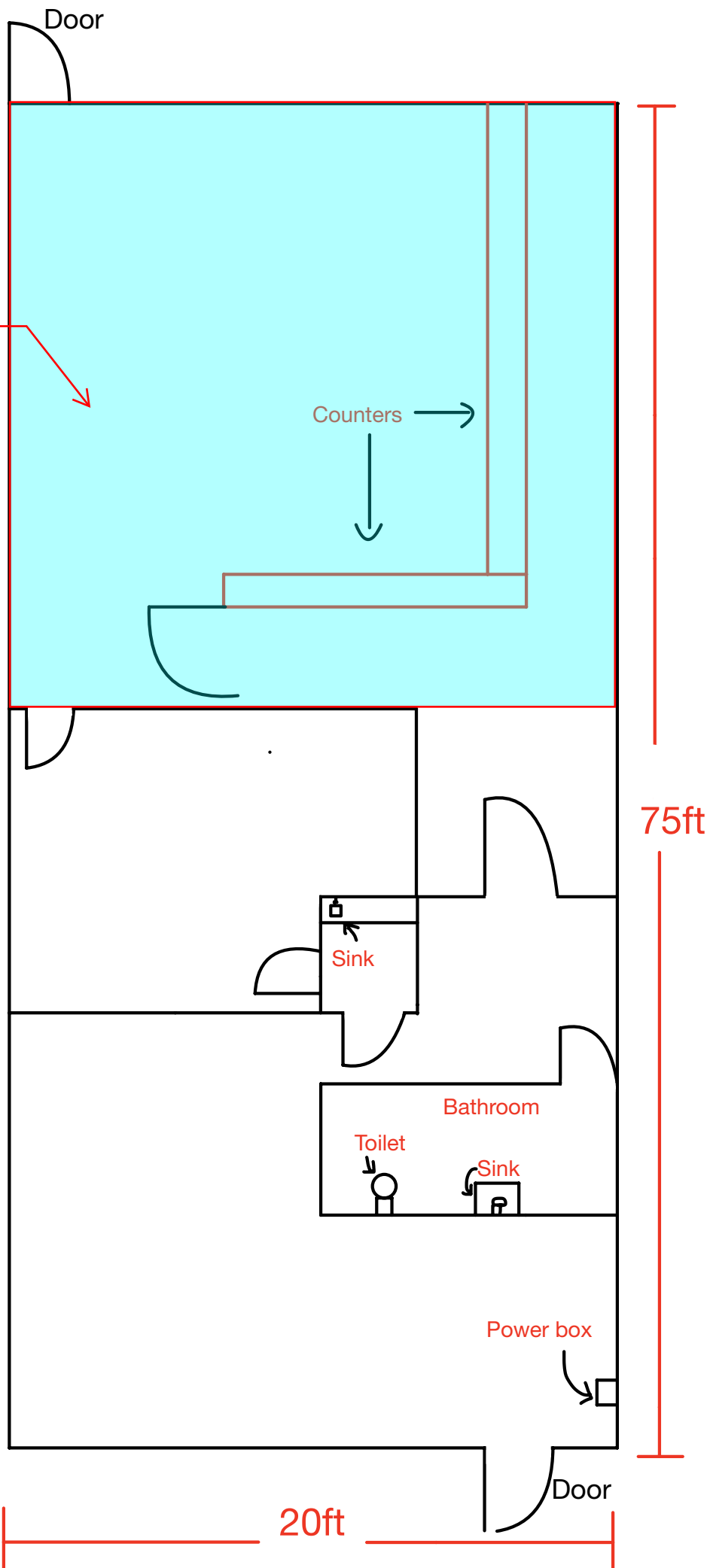
SCALE 1 INCH = 15 FEET
DATE: January 25, 2003

DATE: January 25, 2003

ORDERED BY: LMC, LTD REAL ESTATE



Palatine, IL Staff
note: Blue areas
indicate retail and
product general
areas.



Detailed Product List – Smoke Shop Application

This list provides the level of detail requested by the city for smoke shop applications. Our business does not offer CBD or marijuana products and will not include a smoking lounge or seating area.

Tobacco Products

- Pipe Tobacco – Loose and pre-packed blends (mild, aromatic, English, full-bodied)

Brands:

Good stuff

OHM

Gambler

Peter Stockebye

American spirit

- Hookah Tobacco – Flavored varieties (fruit, mint, dessert, spice profiles)

Brands:

Starbuzz

AlFakher

- Premium Cigars – Hand-rolled and machine-made in various sizes (robusto, toro, Churchill)

Brands:

Cohiba,

Drew estate

Rocky Petal

Macanudo

Olivia

Romeo y Julieta

H. Upman

Montecristo

Ac

My Father

- Rolling Tobacco & Papers – Loose tobacco, standard/unbleached papers, filter tips, rolling machines

Brands:

Raw

Blazy

Susan

Top

Job

Element

Zig Zag

Premier

Gambler

Shargio

Powermatic

Vape Products

- Vape Devices – Refillable pod systems, box mods, disposable vapes, pen-style devices

Brands:

Geekvape

SMOK

Vaporesso

Caliburn

SEA

Lost Mary

UT

- E-Liquids / Vape Juices – Wide range of nicotine strengths and flavors (fruit, dessert, menthol, tobacco)

Brands:

Pod Juice

Naked

Juice Head

Coastal Clouds

- Coils, Pods & Chargers – Replacement coils, refill pods, batteries, USB chargers

Brands:

Vaporesso

SMOK

Caliburn

Yocan

ELeaf

Tyson

Ooze

Randy

Lookah

RAW

Hookah Products

- Hookahs – Glass and metal hookah sets in multiple sizes and finishes

Brands:

Khalil Mahmood

Nour Maxx

Vapor

MIG

Sky

Starbuzz

- Coals – Natural coconut and quick-light coals

Brands:

Coco Nara

Cocourth

three kings

- Accessories – Bowls, hoses, tongs, grommets, cleaning brushes

Smoking Accessories & Gifts

- Lighters & Torches – Butane lighters, torch lighters, refill fuel

Brands:

Bic

Maven

solar lite

- Ashtrays – Glass, ceramic, and metal designs
- Humidors & Storage – Cigar humidors, tobacco jars, travel cases
- Other Gifts – Flasks, pipe cleaners, glass cleaners, novelty accessories

Other Items

- Snacks & Drinks – Chips, candy, bottled water, soft drinks
- Apparel – Branded t-shirts, hats, small promotional merchandise

This list is intended to provide city staff with the detailed product information required for review and approval.

Name: Tobacco World

Address: 293 N. Northwest Hwy Palatine, IL 60067

Owner: Ali Omer

Overview:

Tobacco World will operate as a licensed retail store selling premium tobacco products, vape devices, and accessories to customers 21 and older. We will maintain a clean, safe, and professional environment while complying with all local, state, and federal regulations.

Hours & Staffing:

- Mon–Sat: 9:00 AM – 10:00 PM
- Sun: 10:00 AM – 9:00 PM
- Employees: 2 trained staff members, both certified in age-verification procedures.

Operations & Safety:

- Electronic ID scanning for every sale.
- No on-site consumption of tobacco or vape products.
- 24-hour surveillance and alarm system.
- Inventory stored securely and away from public access.

Community Benefits:

- Provides local adult residents with a convenient, regulated source for tobacco products.
- Creates local jobs and contributes to city tax revenue.
- Operates in full compliance with public health and safety standards.

Commitment:

Our business will be a responsible, law-abiding establishment that prioritizes community standards, safety, and professionalism.

Ryan Auer

From: Nari Haro [REDACTED]
Sent: Monday, October 6, 2025 3:13 AM
To: Ryan Auer
Cc: Jorge Haro
Subject: 293 N Northwest Hwy

[REDACTED]

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

I am emailing to report opposition to the proposed licensing of an electronic cigarette/vaping and tobacco store in the storefront located at 293 N Northwest Hwy in Palatine.

There is a kung fu school right next door that teaches to children every day of the week. The children should not be exposed to the toxins that would be an absolute certainty if an electronic cigarette/vaping/tobacco store were allowed to open. Children with allergies and asthma are of high risk. Children are also at high risk of developing health problems such as allergies and asthma, as well as popcorn lung and cancer should they be exposed to those carcinogens.

I strongly urge that this license be denied for the overwhelming health risks such a business poses. Furthermore, the opening of an electronic cigarette/vaping/tobacco store can cause irreversible damage to the businesses in the proximity, including Soaring Eagle Kung Fu school because people will not frequent the school with their children due to the safety hazards of the potential new business next door, which also shares the same venting system.

This is a school that people pay a tuition to attend. I wonder if a law in Palatine exists prohibiting a business selling such dangerous products near a school that inevitably exposes young children and their families to serious and permanent health defects.

Thank you for your attention to this email and strong opposition to opening an electronic cigarette/vaping and tobacco store.

Sincerely,

Nari Haro

Concerned tuition paying parent with minor children enrolled at Soaring Eagle Kung Fu School.

Sent from my iPhone

Ryan Auer

From: Erika Heller [REDACTED]
Sent: Wednesday, October 1, 2025 4:54 PM
To: Ryan Auer
Subject: 293 N Northwest Hwy

You don't often get email from [REDACTED]

Caution: This is an external email, Please take care when clicking links or opening attachments.
When in doubt, please talk with the sender or check with VOP IT

Hi Mr Auer,

My name is Erika Heller and I live at 291 N Linden Ave. We received a letter in the mail about the upcoming public hearing for 293 N Northwest Hwy and the request to have a tobacco and electronic cigarette shop. We have two young children and I do not support this request. Would the best way to voice concern be to attend the meeting?

Thank you,
Erika

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 293 N. NORTHWEST HWY.



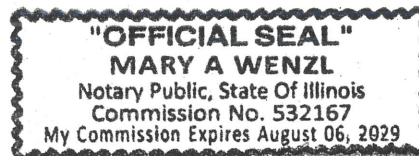
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 25TH day of SEPTEMBER, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary A. Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of SEPTEMBER, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of SEPTEMBER, A.D., 2025.

My commission expires the 6TH day of AUGUST, A.D., 2029.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday October 14, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a tobacco and electronic cigarette shop use.

The property is commonly known as 293 N. Northwest Highway.

The Petitioner is requesting to operate a retail business selling tobacco and vape products at the subject property.

The above petition has been filed by Ali Omar, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000205-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of September 2025