City of Highland Park

Historic Preservation Commission Meeting
City Hall - Council Chambers
September 10, 2026
6:30 PM
Agenda

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next regular hearing of the Historic Preservation Commission of the City of Highland Park is scheduled to be held at the hour of 6:30 PM on Thursday, September 10, 2026, at City Hall - Council Chambers, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

The Historic Preservation Commission has elected to conduct the hearing entirely in-person, and without opportunity for virtual viewing or participation. Please contact the Department of Community Development – Planning Division at (847) 432-0867 for up-to-date information on the conduct of the hearing.

Individuals with questions or feedback about an agenda item may email the Staff Liaison Maddy Markle. Comments and emails received prior to the Thursday before the scheduled meeting will be included in the meeting packet. Public comments received by 4:30 PM the day of the meeting will be read under Business from the Public. Any comments received during the meeting will be held until the end of the meeting. Individuals who wish to have their comments read into the public record are limited to 200 words or less. Public comments should be emailed and contain the following information:

- In the subject line, identify, “HPC (Date of Meeting)”
- Name
- Address (optional)
- City
- Phone (optional)
- Organization, agency representing, if applicable
- Topic or agenda item number of interest

All emails received will be acknowledged. Individuals with no access to email may leave a voice message with Maddy Markle at 847.926.1856.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this hearing, or who have questions about the accessibility of the meeting facilities, email the City’s ADA coordinator Emily Taub or call at 847.926.1005.

I. Call to Order

II. Roll Call

III. Approval of Minutes

A. 8-24-26 Special Meeting Minutes

IV. Scheduled Business

A. Certificate of Appropriateness - Ravinia Festival's Martin Theatre at 418 Sheridan Road

B. Incentives to Encourage Historic Preservation

- Land-Use Incentives
- Historic Demolition Tax

V. Discussion Items

VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)

VII. Other Business

A. Next Regular Meeting to Occur October 8, 2026

VIII. Staff Report

A. Administrative Demolition Review — 674 Saint Johns Avenue

IX. Adjournment

MINUTES OF A SPECIAL MEETING
HISTORIC PRESERVATION COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS

MEETING DATE: Wednesday, August 24, 2026

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER
At 6:32 p.m., Chairperson Weeder called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL
Commissioners Present: Chair Weeder; Commissioners, Greenbaum, Pines, & Portman

Commissioners Absent: Ehrlich & Gonka

Councilmember Absent: Blumberg

Student Council Absent: Cooper Baum & Gabi Goldstein

Staff declared that a quorum was present.

Staff Present: Markle

Guests Present: Jason & Michelle Kang/Petitioners
Tom Hiller/Resident

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES
Regular Meeting of the Historic Preservation Commission – July 9, 2026

Chair Weeder corrected that the name Kane be revised to *Kang* for the petition at 2276 Linden Avenue. She also would like to be referred to as Chair rather than Chairperson.

Commissioner Greenbaum moved to approve the regular meeting minutes of July 9, 2026 as amended. Commissioner Portman seconded the motion.

On a voice vote
Voting Yea Chair Weeder; Commissioners Greenbaum, Pines, & Portman
Voting Nay: None

Chair Weeder declared that the motion passed unanimously.

SCHEDULED BUSINESS
1. 2276 Linden Avenue – Amendment to Certificate of Appropriateness

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Planner Markle offered a presentation:

- Request
  - Wood fence
  - Edward Smith house
  - Colonial Revival style
  - built c. 1914
  - architect is Robert Seyfarth
- Background
  - Vinyl fence previously approved with condition
- Proposed Change
  - Wood fence
- Photos were shown
- Standards for COA

Ms. Michelle Kang, Petitioner, stated plans have been revised. Neighbor on south side will remove current wood fence. Chain link fence to the north will remain.

Some HPC comments are…..

- Commissioner Pines asked if this is the fence that would go around the entire property, perpendicular to the street, with a gate. Ms. Kang concurred.
- Commissioner Portman asked about the extent of the fence. Planner Markle showed plat of survey. Commissioner Portman discussed the spatial relationship between the fence and garage.

Commissioner Pines moved to accept and approve the proposed changes. Commissioner Portman seconded the motion.

On a roll call vote
Voting Yea Chair Weeder; Commissioners Greenbaum, Pines, & Portman
Voting Nay: None

Staff declared that the motion passed unanimously.

2. Land-Use Incentives to Encourage Historic Preservation

Planner Markle offered a presentation:

- Hinsdale and Glencoe have adopted alternative zoning for historic structures
- Most Regulated Structures were built before 1967
- Homes have increased in square footage on average since 1960s
- Most Regulated Structures are in the R4 and R5 zoning districts
- Current Low Density Single Family Zoning standards
- Proposed alternative standards
- FAR was discussed

Some HPC comments are…..

- Chair Weeder said increasing height limitations can help additions look like the non-conforming original house.
- Commissioner Portman raised the height issue. He asked if this is allowed for a home that may have an addition and the same height required. Commissioner Portman noted that couldn't happen if not

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for this offering. Planner Markle noted current restrictions for residential homes (30', 35'). Examples were given.

- Chair Weeder said we want to be sure there isn't bulk; this would provide a safety net. She noted some historic buildings are already over 35'. This is a positive step to relieve homeowners of the burden. Chair Weeder commended Staff for its strategic planning. She is a little reticent about the heights; believes it should be contextual with the building. There are exceptions for mechanical structures, chimneys, skylights, etc. Planner Markle shared zoning code definitions.
- Commissioner Pines is on board with this. The objective is that potential buyers have a more direct route; a tangible framework (one that's already been approved).
- Commissioner Portman:
    - clarified this is only for regulated structures – landmark homes or homes that are considered Noncontributing? Planner Markle said the Commission should discuss Noncontributing Structures.
    - theorized an owner wanting to landmark a property and obtaining approval from all the different bodies. He asked if, say 5 years after a landmark designation, that owner could get the benefit of setbacks. Planner Markle confirmed this theoretical could occur under the proposed policy.
- Commissioner Pines asked if the home has to become landmarked in order to take advantage of the relaxed-setback requirement. Planner Markle confirmed and discussed Regulated Structure definition.
- Chair Weeder said there are some oddball houses (in reference to noncontributing Structures).
- Commissioner Greenbaum said those homeowners could take advantage. Perhaps this needs to be narrowed down. Is not in favor of extending incentives to noncontributing structures.
- Chair Weeder:
    - identified Page 2 of the Bonus FAR, Section 2A, Restrictions, and has a concern, as many ways to update a house is to create a master bedroom while removing a shed/porch (which she wouldn't want to preserve). These are unintended consequences. There's a way to address this so the house isn't picked apart or fundamentally altered (from the character) by the addition. This does not allow one to add onto a house. Planner Markle noted, and Chair Weeder understands this is the current code, not what's being proposed. Discussion took place on how Bonus FAR is currently used.
    - agrees to address the height and side-setbacks as a separate item then follow up with sections that don't have to do with zoning. She would like this addressed. Planner Markle confirmed that individual incentive items can be brought before the PDC separately. There is no requirement that all policy items be developed at once.
- Commissioner Pines said the HPC could judge petitions on a case-by-case basis during a COA review.
- Commissioner Portman identified grandfathering in certain properties/owners.
- Commissioner Greenbaum used her landmarked home as an example. If she were in a historic district, she would not want her neighbor's house to encroach on hers. She takes issue with non-contributing structures being allowed the same privileges as contributing structures.
    - Planner Markle responded that the Commission should consider to what extent incentives be given to non-contributing structures and reminded a COA is required for alterations.
    - Shared that non-contributing structures are regulated and require Commission review for COA.
- Discussion of COA Standards.
- Chair Weeder asked about the side-yard minimums/totals which could be alarming. She suggested a further diagrams be included in the staff report and perhaps a small total percentage requirement

remain, but reducing the overall percentage; a house that sits well amongst its neighbors. The intent is to maintain control and reduce total side yards to maintain an incentive. Planner Markle advised that reintroducing a total yard percentage may dilute the incentive.

Chairperson Weeder asked if anyone in the audience wishes to speak. The following came forward:

- Ms. Michelle Kang advised
  - Land-use incentives do not limit ambiguity if the HPC can still deny a setback.
- Mr. Kang advised he is not in favor of offering incentives to non-contributing structures. The same policy does not exist for non-contributing structures – they should be treated differently.
  - Planner Markle responded that the HPC may not regulate zoning but do oversee the spacing of structures using the COA standards.
  - Chair Weeder identified the rhythm of spacing and structures on a street within the Code and Planner Markle concurred.
- Ms. Kang questioned if there are unintended consequences to restricting height to that of the current historic structure – What if someone wishes to build a second story addition on a historic house?
  - Chair Weeder said if it were a landmarked structure, that wouldn't be allowed.
  - Planner Markle clarified a COA would be required and acknowledged that potential unintended impact should be considered further.
- Mr. Tom Hiller discussed:
  - Threat to view sheds
  - Increased impervious surface and flooding
  - Proposed policy may encourage those who did not previously seek alterations to come out of the woodwork. Used his own property as an example.
  - Questioned relationship between incentive and state tax freeze.
- Chair Weeder responded that homeowners are responsible for rain spillage; required to manage all water; cannot have your water dumping on another property. It's an engineering issue. Discussion took place. She informed about tax incentives, freezes.
- Planner Markle expanded on the tax freeze's relationship to ongoing property improvements.

Commissioner Portman moved to continue this discussion for further consideration. Commissioner Greenbaum seconded the motion.

On a roll call vote
Voting Yea Chair Weeder; Commissioners Greenbaum, Pines, & Portman
Voting Nay: None

Staff declared that the motion passed unanimously.

DISCUSSION ITEMS

There were no Discussion Items.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

OTHER BUSINESS

1. Next Regular Meeting is Scheduled for September 10, 2026

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The next regular HPC Meeting is scheduled for September 10, 2026.

STAFF REPORT

Planner Markle advised the following applications were administratively-approved:

- 406 Woodland Road Demolition
- 1867 Spruce Avenue Demolition

Planner Markle discussed free programming for commissioner education.

Chair Weeder mentioned the HPC is currently minus one Commissioner.

Commissioner Portman requested that a general discussion of the City Council-approved development at 147 Central Avenue be an agenda item in the future. Planner Markle advised that if an application for new construction on the lot is submitted the item will be reviewed by the HPC.

ADJOURNMENT

Commissioner Portman moved to adjourn at 8:23 p.m. Commissioner Greenbaum seconded the motion.

On a voice vote
Voting Yea Chair Weeder; Commissioners Greenbaum, Pines, & Portman
Voting Nay: None

Staff declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF A REGULAR MEETING ON JULY 9, 2026, WERE APPROVED WITH CORRECTIONS.

DRAFT

Historic Preservation Commission

Certificate of Appropriateness Staff Memorandum

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Date: September 10, 2026

Subject: Certificate of Appropriateness – 418 Sheridan Road – Ravinia Martin Theatre

Location:	**418 Sheridan Road**
Historical Name:	Ravinia Martin Theatre
Historical Status:	Regulated Structure – Local Landmark – Listed on the National Register of Historic Places
Structure:	Style: Arts and Crafts with Spanish Mission Influences Architect: Peter Weber Built: 1904
Petitioner:	Jim Schmitz on behalf of the Ravinia Festival Association
Project Architect:	Michael Barnes – Lohan Architecture

Figure 1*. The west elevation of the Martin Theatre at Ravinia Festival*

SUMMARY OF THE PETITION

The Ravinia Festival Association has submitted an application for a Certificate of Appropriateness for the demolition of a non-historic addition and fenestration changes on the Martin Theatre. The application was submitted on August 10, 2026.

PROPERTY HISTORY

This structure was designated a historic local landmark in 1987 for its association with the Ravinia Festival and design details that embody the Arts and Crafts Style (*see* ***Attachment 1***). The Ravinia Festival Association states

that "Ravinia Festival was originally conceived in 1904 as a high-end amusement park—complete with music pavilion, dance hall, baseball stadium, theater, and electric swing—by the A.C. Frost Company… From 1919 through 1931, Ravinia was known as the 'summer opera capital of the world,' welcoming to its stage the most-celebrated singers from Europe who sailed to America to perform at the Met and were in no hurry to make that arduous return voyage. Even during this period, the railway proved crucial to the festival's success, and many great operas were truncated so audiences would not miss the last train of the evening."

The Martin Theatre (previously named the Murray Theatre) was designed in 1904 by architect Peter Weber and is the only remaining building that is original the 1904 amusement park. The other original buildings on the site, such as Weber's Casino building, have since been demolished. The 2020 Landmark Survey notes that the building possesses Mission Style influences – it has a stucco exterior, tile roof, Spanish bell tower, stencils and opalescent glass. Renovations on the building took place in 1976 (*see* ***Attachment 2***).

PROPOSED MODIFICATIONS

Per the project narrative (*see* ***Attachment 3***), the owner is proposing to demolish the glass gift shop on the rear of the structure. The gift shop is a non-historic addition from the late twentieth century. It was likely part of the 1976 renovation, but staff has not identified building permits that confirm this. The wall behind the gift shop will be patched with stucco and painted to match its surroundings.

In addition to the demolition the applicant proposes to remove two doors on the side elevations and move two historic art glass windows. The moved windows will retain their historically significant glass. The applicant has provided a site plan and renders (*see* ***Attachment 4***).

The asphalt roof will be replaced in-kind. The Spanish tile on the bell-towers will remain as-is and is not included in the proposed roof replacement.

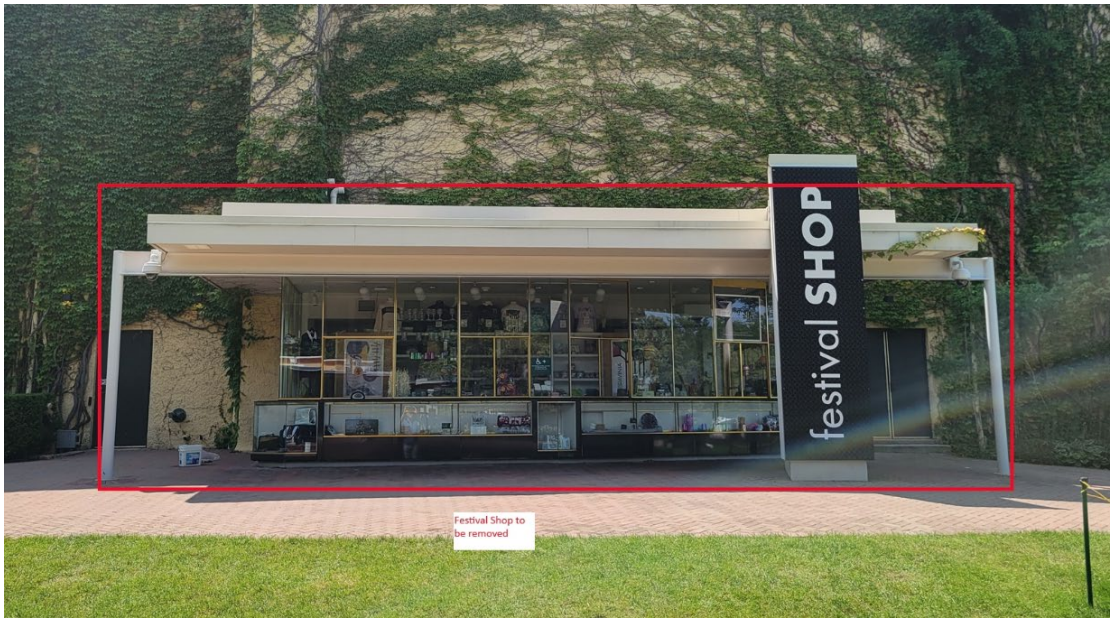


Figure 2. Non-historic gift shop addition, proposed to be removed.

Figure 3. Proposed door removal and window modification. Larger images are available in *Attachment 4.*

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(C), which are for an application for a Certificate of Appropriateness for *Alteration.*

(1) Height. The height of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

(2) Proportion of front facade. The relationship of the width to the height of the front elevation of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

(3) Proportion of openings. The relationship of the width to height of windows and doors of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.

(4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

(5) Rhythm of spacing and structures on streets. The relationship of a Landmark, Regulated Structure, or a Contributing Regulated Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

(6) Rhythm of entrance porches, storefront recesses and other projections. The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

(7) Relationship of materials and texture. The relationship of the materials and texture of the façade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.

(8) Roof shapes. The roof shape of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the structures to which it is visually related.

(9) Walls of continuity. Facades, property, and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.

(10) Scale of a structure. The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

11) Directional expression of front elevation. A Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

(12) Destruction or alteration of the historic features. The distinguishing historic qualities or character of a Landmark Regulated Structure or Contributing Regulated Structure and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

(13) Archaeological and natural resources. Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

(14) Architectural Compatibility. In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

(15) Use compatibility. Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.

(16) Maintenance of Time Period Appearance. All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural

material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.

(17) Significance of changes made in the course of time. Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(18) Sensitivity to distinct features. Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.

(19) Repair to deteriorated features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

(20) Surface cleaning. The surface cleaning of the Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;

(21) Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission consider approval of the Certificate of Appropriateness for gift shop demolition and fenestration changes at 418 Sheridan Road or recommend changes to meet the criteria listed above.

ATTACHMENTS

1. **Attachment 1** – 1987 Landmark Nomination
2. **Attachment 2** – 2020 Landmark Survey
3. **Attachment 3** – Project Narrative
4. **Attachment 4** – Proposed Site Plans and Renders

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on June 18, 1987, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission passed Resolution No. 8-87 (a copy of which resolution is attached hereto and made a part hereof as Exhibit I), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the Ravinia Park's Murray Theater, the Gate at Ravinia Park Road, the Gate west of the railroad tracks on Ravinia Park Road, the Gate at Lambert Tree Road, and the Main Entrance Gate (hereinafter referred to as "Subject Properties"), be designated Highland Park Landmarks; and

WHEREAS, the City Council has determined that the designation of the Subject Properties will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Properties be designated as Landmarks;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the following described properties be and the same are designated hereby as Landmarks:

> Ravinia Park's Murray Theatre, the Gate at Ravinia Park Road, the Gate west of the railroad tracks on Ravinia Park Road, the Gate at Lambert Tree Road, and the Main Entrance Gate, which properties are more particularly identified by P.I.Nos. 16-36-400-001, 16-36-400-003, 16-36-400-004, and 16-36-400-007,

and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to the person(s) who nominated the Subject Properties as Landmarks, to the owner(s) of record of the Subject Properties, and to the Building Department of the City of Highland Park.

SECTION THREE: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: -7-

NAYS: -0-

ABSENT: -0-

PASSED: 9/14/87

APPROVED: 9/14/87

PUBLISHED: 9/24/87

ORDINANCE NO. 56-87

Mayor

ATTEST:

City Clerk

Request For Council Action

REFERRED TO COUNCIL: September 14, 1987 **AGENDA ITEM NO:** 13.

ORIGINATED BY: Historic Preservation Commission

SUBJECT: Landmark Designation of Ravinia Park Murray Theater and Gates, and Yerkes Fountain

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

At its last meeting, Council approved the recommendations of the Historic Preservation Commission that the above-mentioned be designated as Highland Park Historic Landmarks. Corporation Counsel was directed to draft the necessary ordinances, copies of which are attached hereto.

DOCUMENTS ATTACHED:

Proposed Ordinances

RECOMMENDATION:

9/8/87-7:29

AN ORDINANCE DESIGNATING A HIGHLAND PARK LANDMARK

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on April 16, 1987, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission passed Resolution No. 9-87 (a copy of which resolution is attached hereto and made a part hereof as Exhibit I), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the Yerkes Fountain/Horse Trough, located 50 feet southeast of the intersection of Forest Avenue and Sheridan Road (hereinafter referred to as "Subject Property"), be designated a Highland Park Landmark; and

WHEREAS, the City Council has determined that the designation of the Subject Property will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Property be designated as a Landmark;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the following described property be and the same is designated hereby as a Landmark:

Yerkes Fountain/Horse Trough, located 50 feet southeast of the intersection of Forest Avenue and Sheridan Road,

and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to the person who nominated the Subject Property as a Landmark, to the owner of record of the Subject Property, and to the Building Department of the City of Highland Park.

SECTION THREE: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

PUBLISHED:

Mayor

ATTEST:

City Clerk

9/8/87-7:29

AN ORDINANCE DESIGNATING HIGHLAND PARK LANDMARKS

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on June 18, 1987, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission passed Resolution No. 8-87 (a copy of which resolution is attached hereto and made a part hereof as Exhibit I), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the Ravinia Park's Murray Theater, the Gate at Ravinia Park Road, the Gate west of the railroad tracks on Ravinia Park Road, the Gate at Lambert Tree Road, and the Main Entrance Gate (hereinafter referred to as "Subject Properties"), be designated Highland Park Landmarks; and

WHEREAS, the City Council has determined that the designation of the Subject Properties will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Properties be designated as Landmarks;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the following described properties be and the same are designated hereby as Landmarks:

> Ravinia Park's Murray Theatre, the Gate at Ravinia Park Road, the Gate west of the railroad tracks on Ravinia Park Road, the Gate at Lambert Tree Road, and the Main Entrance Gate, which properties are more particularly identified by P.I.Nos. 16-36-400-001, 16-36-400-003, 16-36-400-004, and 16-36-400-007,

and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to the person(s) who nominated the Subject Properties as Landmarks, to the owner(s) of record of the Subject Properties, and to the Building Department of the City of Highland Park.

SECTION THREE: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

PUBLISHED:

_____
Mayor

ATTEST:

_____
City Clerk

Request For Council Action

REFERRED TO COUNCIL: August 24, 1987 **AGENDA ITEM NO:** 5.

ORIGINATED BY: Historic Preservation Commission

SUBJECT: Landmark Designation of: Ravinia Park's Murray Theatre and four (4) Gates, and Yerkes Fountain/Horse Trough.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Historic Preservation Commission nominates local landmarks, as set forth by the Highland Park Preservation Ordinance. The Commission has passed Resolutions to recommend to the City Council that Ravinia Park's Murray Theatre and four (4) Gates, and the Yerkes Fountain/Horse Trough at Sheridan Rd. and Forest Ave. be designated as Highland Park Landmarks. The owners have given consent to the landmark designation of the properties.

DOCUMENTS ATTACHED:

1a) Completed Nomination form for the Murray Theatre and four (4) Gates (Criteria for Determining Highland Park Landmarks is on the back of the sheet.)
1b) Resolution to recommend to the City Council that the Murray Theatre and four (4) Gates be designated as Highland Park Landmarks.
1c) Owner consent form for designation of the Murray Theatre and four (4) Gates.
2a) Completed Nomination form for the Yerkes Fountain/ Horse Trough (Criteria for Determining Highland Park Landmarks is on the back of the sheet.)
2b) Resolution to recommend to the City Council that the Yerkes Fountain/ Horse Trough be designated as a Highland Park Landmark.
2c) Owner consent form for designation of the Yerkes Fountain/ Horse Trough.

RECOMMENDATION:

The Historic Preservation Commission recommends that the Murray Theatre and four (4) Gates, and the Yerkes Fountain/ Horse Trough be designated as Highland Park Landmarks.

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: March 19, 1987

1) Name of Property (original if known): Ravinia Park's Murray Theater, Gate

2) Street Address: at Ravinia Park Rd., Gate west of R.R. tracks on Ravinia Park Rd., Gate at Lambert Tree, and Main Entrance Gate east of R.R. tracks

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):
16-36-401-001; 003,004,007

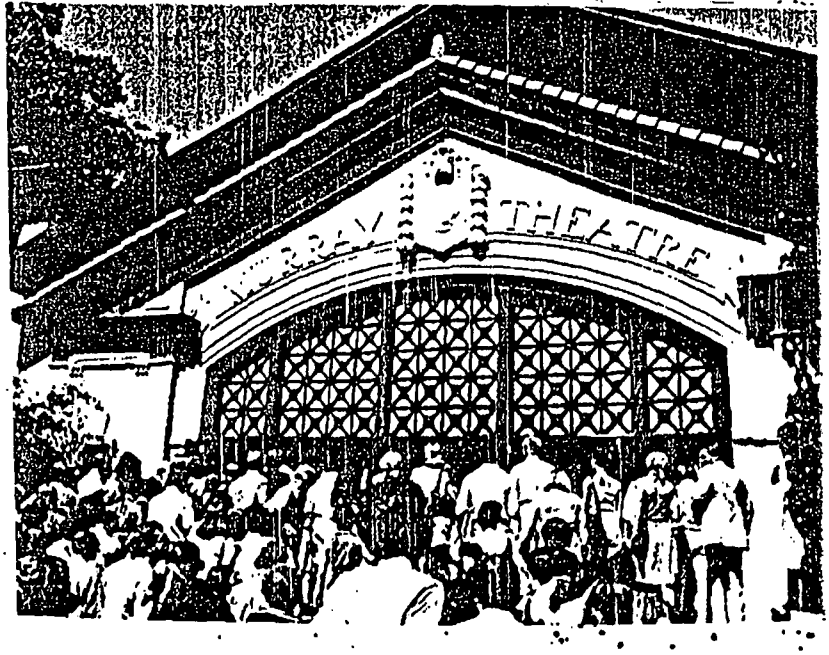
4) Name and Address of Property Owner(s) (From Assessor's Office):
Ravinia Festival Association
1575 Oakwood, Highland Park, IL. 60035

5) Present Use: Arts Festival 6) Past Use: Amusement Park

7) Architect: Peter Weber, Holabird & Root 8) Date of Construction: 1902

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:
Ravinia Park was built by the Chicago and Milwaukee Electric Railroad as a high class amusement park. It was specifically designed to attract people to increase ridership for the railway. The Murray Theater is the only remaining original building. After closing for a four year period during the Depression, the Park reopened in 1936 as the Ravinia Festival, and has been the summer home of the Chicago Symphony since.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):
1, 2, 4, 6, 8



11) Name(s) and Adress(es) of Applicant(s):

Name(s): J. Sniderman

Signature(s):

Address(es): City Hall
Highland Park, IL. 60035

12) Affiliation (Commission Member. Owner. City Council, Preservation Organization): Historic Preservation Commission Staff Rep.

Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks, the Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

1.) Its Character, interest or value as part of the development, heritage or culture characteristics of the community, county, state or country;

2.) Its location as a site of a significant local, county, state or national event;

3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;

4.) Its embodiment of distinguishing characteristics of an architectual and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;

5.) Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has infulenced the development of the community, county, state or country;

6.) Its overall embodiment of elements of design, detailing materials or craftsmanship which renders it architecturally significant;

7.) Its overall embodiment of design elements that make it structurally or architecturally innovative;

8.) Its unique location or singular physical characteristics that makes it an established or familiar visual feature; and/or

9.) Its character as a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity or architectual significance.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT RAVINIA PARK'S MURRAY THEATER AND GATES BE DESIGNATED
AS HIGHLAND PARK LANDMARKS

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on June 18, 1987, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Ravinia Park's Murray Theater, Gate at Ravinia Park Rd., Gate west of R.R. tracks on Ravinia Park Rd., Gate at Lambert Tree Rd., and the Main Entrance Gate, P.I.N.s: 16-36-400-001, 003, 004, 007 are eligible for designation as Highland Park Landmarks because they meet with Criteria #1, 2, 4, 6, and 8 of the Commission's "Criteria for Determining Highland Park Landmarks";

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

That the proposed landmarks, the Rainiva Park's Murray Theater and Gates, be recommended to the City Council of the City of Highland Park for designation as Highland Park Landmarks.

AYES: -6-

NAYES: -0-

ABSENT: -3-

PRESENT: -1-

PASSED: 6-18-87

APPROVED: 6-18-87

Jo Ann Nathan
Chairman

RESOLUTION NO. 8-87

Owner Consent Form
for
Highland Park Landmark Nomination

Date: April 17, 1987

The undersigned owner of the property located at Ravinia Festival: Murray Theater and Four Gates (address), in the city of Highland Park, Illinois, hearby approves consent for the above property to be nominated by the Highland Park Historic Preservation Commission for designation as a Highland Park Landmark (X)/ disapproves consent for the above property to be nominated by the Highland Park Historic Preservation Commission for designation as a Highland Park Landmark (___). (Please place an X in the appropriate space.)

Signature(s) Edward Gordon

Print Name(s) Edward Gordon
Executive Director and Chief Operating Offic

Address 1575 Oakwood Avenue
Highland Park, IL 60035

Phone # 433-8800

418 Sheridan Road

Address: **418 Sheridan Road**

Ordinance No.: **56-87 (09/14/87)**

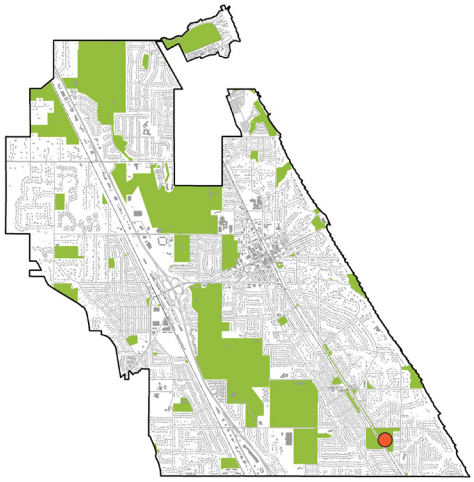
Historic Name: **Ravinia Festival (Ravinia Theatre/Martin Theatre)**

Architect: **Peter Weber**

Year Built: **1904**

Architectural Style: **Arts & Crafts**

Secondary Structure: **NA**



Historic District: **NA**

- [x] National Register Historic District
- [x] Local Historic District

- [x] National Register Property **(1982)**
- [x] Local Landmark **(1987)**

Comments: Theatre for amusement park featuring Classical music which opened in 1904; structure with Mission influences including stucco, tile roof, Spanish bell tower feature, stencils, and opalescent glass; only original remaining building within the thirty-six acre park; built by Chicago and Milwaukee Railroad; renovated in 1976; renamed Murray Theatre in 1960 and then Martin Theatre.

418 Sheridan Road

Address: **418 Sheridan Road**

Ordinance No.: **56-87 (09/14/87)**

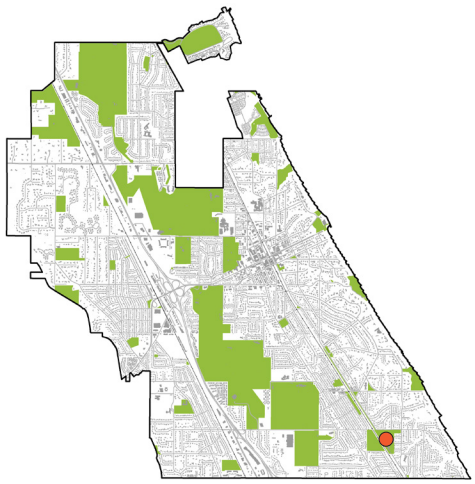
Historic Name: **Ravinia Festival (Gate at Ravinia Park Road)**

Architect: **Unknown**

Year Built: **c. 1936**

Architectural Style: **Arts & Crafts**

Secondary Structure: **NA**



Historic District: **NA**

- ✗ National Register Historic District
- ✗ Local Historic District

- ✓ National Register Property **(1982)**
- ✓ Local Landmark **(1987)**

Comments: Wood structural frame with shingled roof; reads Ravinia Festival Gate; originally stone with arch reading Ravinia Park.

418 Sheridan Road

Address: **418 Sheridan Road**

Ordinance No.: **56-87 (09/14/87)**

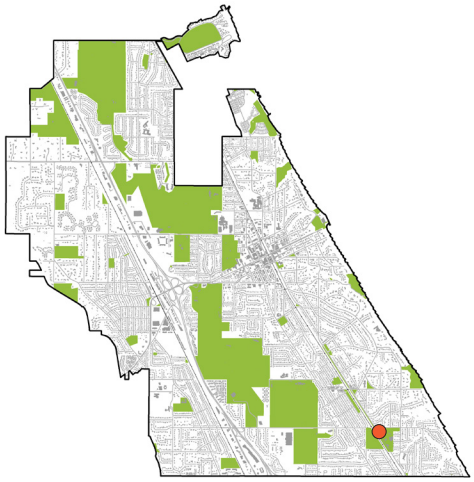
Historic Name: **Ravinia Festival (Gate west of railroad tracks)**

Architect: **Unknown**

Year Built: **c. 1904**

Architectural Style: **Arts & Crafts**

Secondary Structure: **NA**



Historic District: **NA**

- ☒ National Register Historic District
- ☒ Local Historic District
- ☑ National Register Property **(1982)**
- ☑ Local Landmark **(1987)**

Comments: Wood structural frame expressed, shingled roof; at the east edge of parking lot and west of recently designed entrance/paths into the park; slender broad overhang; broad arched central opening frames Martin Theater.

418 Sheridan Road

Address: **418 Sheridan Road**

Ordinance No.: **56-87 (09/14/87)**

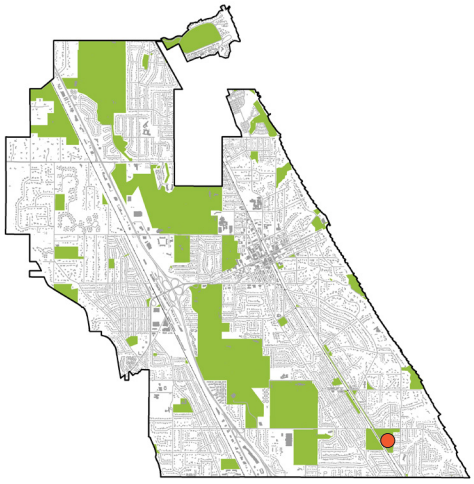
Historic Name: **Ravinia Festival (Gate at Lambert Tree Road)**

Architect: **Unknown**

Year Built: **c. 1904**

Architectural Style: **Arts & Crafts**

Secondary Structure: **NA**



Historic District: **NA**

- ✗ National Register Historic District
- ✗ Local Historic District

- ✓ National Register Property **(1982)**
- ✓ Local Landmark **(1987)**

Comments: Limestone piers supporting wood frame matching the other gates; shingled roof; Ravinia Festival sign;shallow segmental arched opening frames roadway into park; slatted wood fencing closes gate.

418 Sheridan Road

Address: **418 Sheridan Road**

Ordinance No.: **56-87 (09/14/87)**

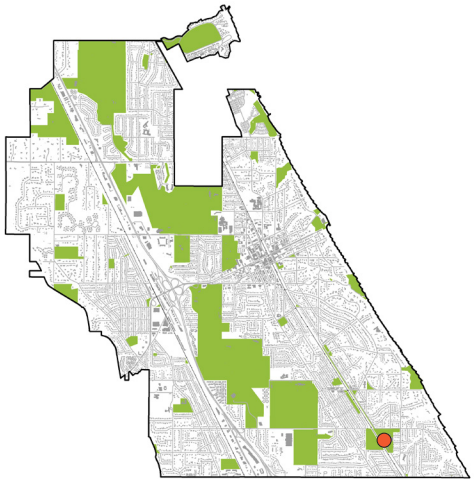
Historic Name: **Ravinia Festival (Gate at Main Entrance/Tyler Gate)**

Architect: **Unknown**

Year Built: **c. 1904**

Architectural Style: **Arts & Crafts**

Secondary Structure: **NA**



Historic District: **NA**

- (X) National Register Historic District
- (X) Local Historic District

- (✓) National Register Property **(1982)**
- (✓) Local Landmark **(1987)**

Comments: Elaborate wood framework at the main entrance gate with a Ravinia Festival sign; brackets support deep overhang with broad eaves; arched opening frames Martin Theater; wood shingled roof; orignially opened onto electric line tracks.

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on June 18, 1987, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission passed Resolution No. 8-87 (a copy of which resolution is attached hereto and made a part hereof as Exhibit I), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the Ravinia Park's Murray Theater, the Gate at Ravinia Park Road, the Gate west of the railroad tracks on Ravinia Park Road, the Gate at Lambert Tree Road, and the Main Entrance Gate (hereinafter referred to as "Subject Properties"), be designated Highland Park Landmarks; and

WHEREAS, the City Council has determined that the designation of the Subject Properties will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Properties be designated as Landmarks;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the following described properties be and the same are designated hereby as Landmarks:

> Ravinia Park's Murray Theatre, the Gate at Ravinia Park Road, the Gate west of the railroad tracks on Ravinia Park Road, the Gate at Lambert Tree Road, and the Main Entrance Gate, which properties are more particularly identified by P.I.Nos. 16-36-400-001, 16-36-400-003, 16-36-400-004, and 16-36-400-007,

and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to the person(s) who nominated the Subject Properties as Landmarks, to the owner(s) of record of the Subject Properties, and to the Building Department of the City of Highland Park.

SECTION THREE: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: -7-

NAYS: -0-

ABSENT: -0-

PASSED: 9/14/87

APPROVED: 9/14/87

PUBLISHED: 9/24/87

ORDINANCE NO. 56-87

Mayor

ATTEST:

City Clerk

Request For Council Action

REFERRED TO COUNCIL: August 24, 1987 **AGENDA ITEM NO:** 5.

ORIGINATED BY: Historic Preservation Commission

SUBJECT: Landmark Designation of: Ravinia Park's Murray Theatre and four (4) Gates, and Yerkes Fountain/Horse Trough.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Historic Preservation Commission nominates local landmarks, as set forth by the Highland Park Preservation Ordinance. The Commission has passed Resolutions to recommend to the City Council that Ravinia Park's Murray Theatre and four (4) Gates, and the Yerkes Fountain/Horse Trough at Sheridan Rd. and Forest Ave. be designated as Highland Park Landmarks. The owners have given consent to the landmark designation of the properties.

DOCUMENTS ATTACHED:

1a) Completed Nomination form for the Murray Theatre and four (4) Gates (Criteria for Determining Highland Park Landmarks is on the back of the sheet.)
1b) Resolution to recommend to the City Council that the Murray Theatre and four (4) Gates be designated as Highland Park Landmarks.
1c) Owner consent form for designation of the Murray Theatre and four (4) Gates.
2a) Completed Nomination form for the Yerkes Fountain/ Horse Trough (Criteria for Determining Highland Park Landmarks is on the back of the sheet.)
2b) Resolution to recommend to the City Council that the Yerkes Fountain/ Horse Trough be designated as a Highland Park Landmark.
2c) Owner consent form for designation of the Yerkes Fountain/ Horse Trough.

RECOMMENDATION:

The Historic Preservation Commission recommends that the Murray Theatre and four (4) Gates, and the Yerkes Fountain/ Horse Trough be designated as Highland Park Landmarks.

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT RAVINIA PARK'S MURRAY THEATER AND GATES BE DESIGNATED
AS HIGHLAND PARK LANDMARKS

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on June 18, 1987, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Ravinia Park's Murray Theater, Gate at Ravinia Park Rd., Gate west of R.R. tracks on Ravinia Park Rd., Gate at Lambert Tree Rd., and the Main Entrance Gate, P.I.N.s: 16-36-400-001, 003, 004, 007 are eligible for designation as Highland Park Landmarks because they meet with Criteria #1, 2, 4, 6, and 8 of the Commission's "Criteria for Determining Highland Park Landmarks";

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

That the proposed landmarks, the Rainiva Park's Murray Theater and Gates, be recommended to the City Council of the City of Highland Park for designation as Highland Park Landmarks.

AYES: -6-

NAYES: -0-

ABSENT: -3-

PRESENT: -1-

PASSED: 6-18-87

APPROVED: 6-18-87

Jo Ann Nathan
Chairman

RESOLUTION NO. 8-87

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: March 19, 1987

1) Name of Property (original if known): Ravinia Park's Murray Theater, Gate

2) Street Address: at Ravinia Park Rd., Gate west of R.R. tracks on Ravinia Park Rd., Gate at Lambert Tree, and Main Entrance Gate east of R.R. tracks

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):
16-36-401-001; 003,004,007

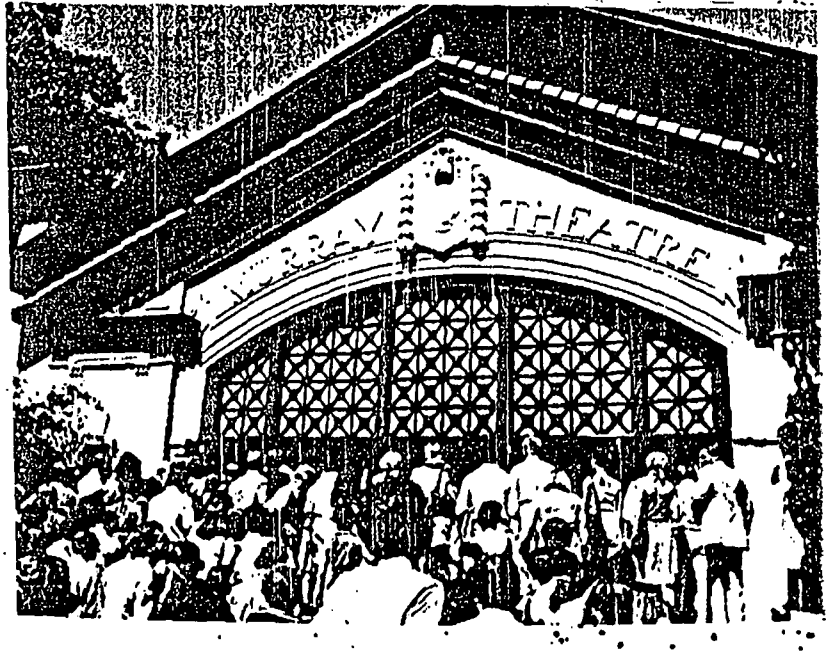
4) Name and Address of Property Owner(s) (From Assessor's Office):
Ravinia Festival Association
1575 Oakwood, Highland Park, IL. 60035

5) Present Use: Arts Festival 6) Past Use: Amusement Park

7) Architect: Peter Weber, Holabird & Root 8) Date of Construction: 1902

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:
Ravinia Park was built by the Chicago and Milwaukee Electric Railroad as a high class amusement park. It was specifically designed to attract people to increase ridership for the railway. The Murray Theater is the only remaining original building. After closing for a four year period during the Depression, the Park reopened in 1936 as the Ravinia Festival, and has been the summer home of the Chicago Symphony since.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):
1, 2, 4, 6, 8



11) Name(s) and Adress(es) of Applicant(s):

Name(s): J. Sniderman

Signature(s):

Address(es): City Hall
Highland Park, IL. 60035

12) Affiliation (Commission Member. Owner. City Council, Preservation Organization): Historic Preservation Commission Staff Rep.

Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks, the Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

1.) Its Character, interest or value as part of the development, heritage or culture characteristics of the community, county, state or country;

2.) Its location as a site of a significant local, county, state or national event;

3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;

4.) Its embodiment of distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;

5.) Its identification as the work of a master builder, designer, architect of landscape architect whose individual work has influenced the development of the community, county, state or country;

6.) Its overall embodiment of elements of design, detailing materials or craftsmanship which renders it architecturally significant;

7.) Its overall embodiment of design elements that make it structurally or architecturally innovative;

8.) Its unique location of singular physical characteristics that makes it an established or familiar visual feature; and/or

9). Its character as a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity of architectural significance.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design materials and workmanship to make it worthy of preservation or restoration.

DANIELA O'LEARY-GILL
Chairman

JEFFREY P. HAYDON
President & CEO

MARIN ALSOP
Chief Conductor

8/10/26

To: Highland Park Historic Preservation Commission
From: Ravinia Festival Association
Re: Modifications to Martin Theatre

Project Overview

Ravinia Festival Association (RFA) proposes an extensive renovation of the historic Martin Theatre to be completed in two phases of construction. Phase 1 is scheduled for October 1, 2026 through May 31, 2027. Phase 1 includes infrastructure improvements, an in-kind roof replacement, drainage improvements, demolition of the existing Festival Shop, minor modifications and repairs to exterior doors and windows, and removal of existing ivy for the purpose of exposing and repairing any hidden damage to the building facade. Ravinia asks the Commission to consider the following proposed exterior modifications.

West (Front) Elevation

There are no proposed modifications to the west building elevation.

East (Rear) Elevation

RFA proposes the removal of the existing Festival Shop at the east building elevation. The Shop is an addition to the original structure that was added in the late 1980s. The future plan for the space is to be determined, however, the intent is to return the newly exposed exterior wall to its original appearance for the summer of 2027. RFA will return to the Historic Preservation Commission to share updated plans for the space at a later date.

South Elevation

RFA proposes the removal of one exterior door on the south side of the building and the relocation of one set of art glass windows to replace the door. The wall opening created by relocating the windows will be infilled with lath and plaster to match the rest of the building.

The reason for this minor adjustment is to accommodate a restroom expansion on the interior of the building that will be completed as part of Phase 2 of the renovation. The restroom expansion allows for an accessibility upgrade and a slight increase in fixture count.

North Elevation

RFA proposes the removal of one exterior door on the north side of the building and the relocation of one set of art glass windows to replace the door. The wall opening created by relocating the windows will be infilled with lath and plaster to match the rest of the building.

The reason for this minor adjustment is to accommodate a restroom expansion on the interior of the building that will be completed as part of Phase 2 of the renovation. The restroom expansion allows for an accessibility upgrade and a slight increase in fixture count.

RFA thanks the Commission for considering these modifications.

Respectfully,

Jim Schmitz
Chief of Park Operations
On behalf of the Ravinia Festival Association

festival SHOP
Festival Shop to be removed

Windows moved to replace door and staircase
Wall infilled with plaster to match building
Door and staircase to be removed

Windows removed to replace door and staircase
Wall infilled with plaster to match building
Door and staircase to be removed

RAVINIA MARTIN THEATRE RENOVATION PROJECT

DRAWING LIST

DRAWING NO.	NAME
G-000	COVER SHEET
G-001	ABRV.S, SYMBOLS & PROJECT STANDARDS
AD-101	DEMO PLANS AND RCP
AD-102	ENLARGED DEMO PLANS
AD-103	ENLARGED DEMO RCP
AD-200	EXTERIOR ELEVATIONS - DEMO
AS-100	SITE PLAN
A-101	OVERALL PLANS
A-200	EXTERIOR ELEVATIONS
A-300	BUILDING SECTIONS
A-401	ENLARGED PLANS AND ELEVATIONS
A-402	ENLARGED FLOOR PLAN AND ELEVATION
A-403	ENLARGED FLOOR PLAN - BASEMENT
A-600	DOOR SCHEDULE
C1.0	SITE DEMOLITION PLAN
C2.0	SITE DEMOLITION PLAN
C3.0	SITE GRADING PLAN
C4.0	SITE UTILITY PLAN
C5.0	SITE DETAILS
L0.0	TREE PRESERVATION PLAN
L1.0	LANDSCAPE PLAN
S001	STRUCTURAL NOTES & LOADING
S002	TESTING AND INSPECTION NOTES
S003	ABBREVIATIONS AND SYMBOLS
SD100	BASEMENT DEMOLITION PLAN
SD101	LEVEL 01 DEMOLITION PLAN
S100	BASEMENT PLAN
S101	LEVEL 01 FRAMING PLAN
S301	TYPICAL CONCRETE SLAB-ON-GRADE DETAILS
S302	CONCRETE SECTIONS AND DETAILS
S303	CONCRETE SECTIONS AND DETAILS
M-001	MECHANICAL SYMBOLS AND ABBREVIATIONS
MD-101-PH1	MECHANICAL SITE PLAN
E-001-PH1	ELECTRICAL SYMBOLS AND ABBREVIATIONS - PH1
E-002-PH1	ELECTRICAL SPECIFICATIONS - PH1
E-010-PH1	ELECTRICAL SITE PLAN - PH1
E-100-PH1	LEVEL 00 - ELECTRICAL POWER PLAN - PH1
E-601-PH1	ELECTRICAL RISER DIAGRAM - NEW - PH1
P-001-PH1	PLUMBING SYMBOLS AND ABBREVIATIONS - PH1
P-002-PH1	PLUMBING SPECIFICATIONS - PH1
P-100U-PH1	LEVEL 00 - UNDERGROUND - PLUMBING PLAN - PH1
P-100-E-PH1	LEVEL 00 - PLUMBING PLAN EAST - PH1
P-501-PH1	PLUMBING DETAILS - PH1
P-600-PH1	PLUMBING SCHEDULES - PH1

RAVINIA®

MARTIN THEATRE INFRASTRUCTURE & FACADE IMPROVEMENT PROJECT:

ISSUE : PHASE 1 - BID & PERMIT
JUNE 2, 2026

PROJECT DESCRIPTION / TYPE OF WORK

THIS PROJECT CONSISTS OF SELECTIVE DEMOLITION, RENOVATION, AND MINOR EXPANSION OF THE HISTORIC MARTIN THEATRE AT RAVINIA FESTIVAL. THE EXISTING BUILDING CONSISTS OF ONE STORY WITH A PARTIAL BASEMENT, AND A TALL BACKSTAGE SPACE WITH LOFTS. THE OVERALL PROJECT WILL CONSIST OF TWO PHASES OF WORK OCCURRING IN A STAGED SEQUENCE OVER THE COURSE OF TWO YEARS. THIS SET OF DOCUMENTS PERTAINS TO PHASE 1 ONLY, FOR WORK OCCURRING FROM FALL 2026 TO SPRING 2027 WHICH CONSISTS SOLELY OF MODIFICATION AT THE BUILDING EXTERIOR

PROJECT DATA

- ADDRESS : 418 SHERIDAN ROAD, HIGHLAND PARK, IL 60035
- ZONING DISTRICT : R5 MODERATE DENSITY
- CONSTRUCTION TYPE: TYPE III-A PER IBC (EXISTING)
- NUMBER OF STORIES: 1 STORY W/ PARTIAL BASEMENT(EXISTING)
- BUILDING AREA: 17,110 SQ. FT. (EXISTING)
- WORK AREA: 800 SQ. FT.
- BUILDING HEIGHT: 45' (EXISTING)

CODES IN EFFECT

PER THE CITY OF HIGHLAND PARK, THESE CODES ARE IN EFFECT FOR THIS PROJECT:
- 2024 INTERNATIONAL BUILDING CODE (IBC)
- 2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2024 INTERNATIONAL FIRE CODE (IFC)
- 2024 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2024 INTERNATIONAL MECHANICAL CODE (IMC)
- 2023 NATIONAL ELECTRICAL CODE (NEC)
- 2014 ILLINOIS STATE PLUMBING CODE (IPC)
- 2024 ILLINOIS ENERGY CONSERVATION CODE (IECC) W/ ILLINOIS STATE AMENDMENTS
- 2018 ILLINOIS ACCESSIBILITY CODE (IAC)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- LOCAL AMENDMENTS PER TITLE XVII - BUILDING REGULATIONS

LOAD DESIGN CRITERIA

- REFER TO THE STRUCTURAL SHEETS FOR LOAD DESIGN CRITERIA.

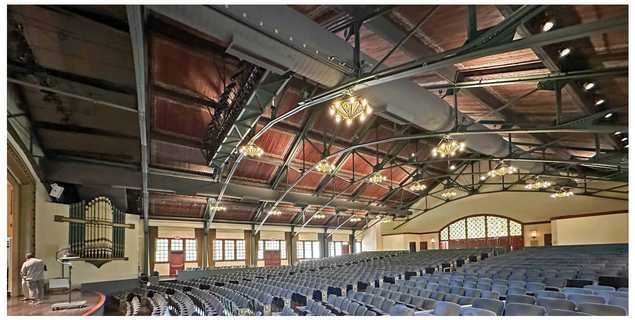
OTHER INFORMATION

- PROJECT ABBREVIATIONS AND SYMBOLS: REFER TO SHEET G-001
- INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. EXPOSED THERMAL-INSULATING MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 450 OR LESS.

ZONING INFORMATION

- NO CHANGE IN ZONING CLASSIFICATION FOR THIS EXISTING SITE OR BUILDING IS REQUESTED
- NO CHANGE IN SETBACKS TO THE EXISTING BUILDING ARE REQUESTED

EXISTING EXTERIOR



EXISTING INTERIOR

STATEMENTS OF COMPLIANCE

ARCHITECT STATEMENT OF COMPLIANCE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE BUILDING CODES ADOPTED BY THE CITY OF HIGHLAND PARK.

ACCESSIBILITY STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2018 ILLINOIS ACCESSIBILITY CODE.

ENERGY CODE STATEMENT OF COMPLIANCE

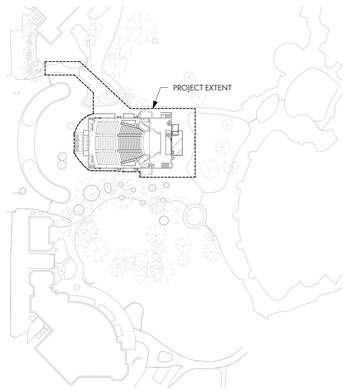
I HEREBY CERTIFY THAT I AM THE DESIGN PROFESSIONAL OF RECORD FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE 2021 ILLINOIS ENERGY CONSERVATION CODE.

NAME: Michael C. Barnes
ILLINOIS REGISTRATION NO.: 001.013052
DATE: JUNE 2, 2026

LICENSED DESIGN FIRM REGISTRATIONS

- LOHAN ARCHITECTURE, PLLC: ILLINOIS LICENSE 184.008959-0001, EXPIRES 04.30.2027
- NEVIN HEDLUND ARCHITECTS, INC.: ILLINOIS LICENSE 184.001953-0001, EXPIRES 04.30.2027
- TGRWA, LLC: ILLINOIS LICENSE 184.002622-0003, EXPIRES 04.30.2027
- MCGUIRE ENGINEERING, INC.: ILLINOIS LICENSE 184.001854-0002, EXPIRES 04.30.2027
- TERRA ENGINEERING, LTD.: ILLINOIS LICENSE 184.003610-0014, EXPIRES 04.30.2027

LOCATION PLAN - SCALE : 1' = 100'



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312.809.8029

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3	2026.04.14	IN PROGRESS DD
2	2026.03.03	SCHEMATIC DESIGN
1	2026.02.11	IN PROGRESS SD

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LICENSED ARCHITECT
MICHAEL C BARNES
001-013052
STATE OF ILLINOIS

Date: June 02, 2026
Expires: Nov. 30, 2026

RAVINIA®

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
COVER SHEET

Sheet Number:
G-000

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ARCHITECTURAL ABBREVIATION LIST

A

ACCESS.	ACCESSIBLE
ACI.	AMERICAN CONCRETE INSTITUTE
ACOUST.	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM./AL.	ALUMINUM
APPRO.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
@	AT
A/V	AUDIO VISUAL

B

BLDG.	BUILDING
BM	BEAM
BO	BOTTOM OF
B.O.	BY OTHERS
BRK.	BREAK

C

CAB	CABINET
CC	CENTER TO CENTER
℄	CENTERLINE
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CLG.	CEILING
CLR.	CLEARANCE/CLEAR
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
CR.	ACCESS CARD READER
CT.	CERAMIC TILE

D

DEMO	DEMOLITION
DIA.	DIAMETER
DIMS.	DIMENSIONS
DN.	DOWN
DR.	DOOR
DS	DOWN SPOUT
DWGS	DRAWINGS

E

EA.	EACH
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION/ELEVATOR
E.J.	EXPANSION JOINT
ETR	EXSISTING TO REMAIN
EQ.	EQUAL
EQUIP.	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
EXTG/EXIST.	EXISTING

F

FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER
FF	FACTORY FINISH
FIN.	FINISHED
FL./FLR.	FLOOR
FOUND.	FOUNDATION
FT.	FOOT/FEET
FTG.	FOOTING

G

GAUGE	GAUGE
GALV	GALVANIZED
GWB/GYP.BD.	GYPSUM WALL BOARD

H

HD	HEAVY DUTY
HDSFP	HIGH DENSITY SPRAYED FIREPROOFING
HM	HOLLOW METAL
HP	HIGH POINT
HT/HGT.	HEIGHT
HVAC	HEATING; VENTILATION & AIR CONDITIONTNG

I

IN.	INCH
INSUL.	INSULATED/INSULATION
INT	INTERIOR

J

JT	JOINT

L

LAV.	LAVATORY
LINO.	LINOLEUM
LBS.	POUNDS
LP	LOW POINT
LVL.	LEVEL

M

M	MENS
MAT.	MATERIAL
MAX.	MAXIMUM
MAS.	MASONRY
MFR./MANUF. /MAN	MANUFACTURER
MDSFP	MEDIUM DENSITY SPRAYED FIREPROOFING
MDF	MEDIUM DENSITY FIBERBOARD
MIL.	MILLIMETERS
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MHO	MAGNETIC HOLD OPEN
M.O.	MASONRY OPENING
MTL.	

N

NIC	NOT IN CONTRACT
NTS	NUMBER NOT TO SCALE

O

OC.	ON CENTER
OD.	OUTSIDE DIAMETER
ORD.	OVERFLOW ROOF DRAIN

P

PB	PIPE BOLLARD
PERS.	PERSON
PL./P LAM.	PLASTIC LAMINATE
PLY	PLYWOOD
PP.	DOOR ACTUATOR PUSH
PSF.	POUNDS PER SQUARE FEET
PSI.	POUNDS PER SQUARE INCH

Q

QTY	QUANTITY

R

RCP.	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REFL.	REFLECTING/REFLECTED
RESTRM.	RESTROOM
RM.	ROOM
R.O.	ROUGH OPENING
RTU.	ROOF TOP UNIT

S

SAFB	SOUND ATTENUATION FIBER BATT INSULATION
SC.	SEALED CONCRETE
SCHD./SCHED.	SCHEDULE
SD	SCHEMATIC DESIGN
SF.	SQUARE FEET
SGFT.	STRUCTURAL GLAZED FACING TILE
SHT.	SHEET
SIM.	SIMILAR
SJI.	STEEL JOINT INSTITUTE
S.M.	SHEET METAL
SPA.	SPACES
SPEC.	SPECIFICATIONS
ST.	STONE TILE
STC	SOUND TRANSMISSION COEFFICIENT
STB.	STONE TILE BASE
STL.	STEEL
℄	STEEL ANGLE
ST.STL./SS	STAINLESS STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SV	SHEET VINYL
SYN	SYNTHETIC

T

T/	TOP OF
T/FTG.	TOP OF FOOTING
TPNT	TEXTURED PAINT
TYP.	TYPICAL

U

UNO.	UNLESS NOTED OTHERWISE
U.S.R.D.	UNDERSIDE OF ROOF DECK
USGS.	UNITED STATES GEOLOGICAL SURVEY

V

VB	VINYL BASE
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VWC.	VINYL WALL COVERING

W

WC	WATER CLOSET
WD	WOOD
W	WOMENS
W/	WITH
W/O	WITHOUT
WWF.	WELDED WIRE FABRIC

ARCHITECTURAL SYMBOLS LEGEND

PARTITION IDENTIFICATION:

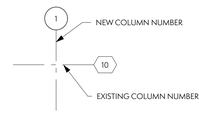
ROOM IDENTIFICATION:

DOOR IDENTIFICATION:

ELEVATION IDENTIFICATION:

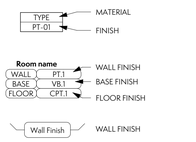
CALLOUT IDENTIFICATION:

COLUMN GRID IDENTIFICATION:



ACCESSIBILITY IDENTIFICATION:

MATERIAL IDENTIFICATION:



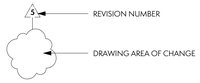
SECTION IDENTIFICATION:

BUILDING SECTION

WALL SECTION

DETAIL SECTION

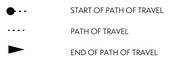
REVISION IDENTIFICATION:



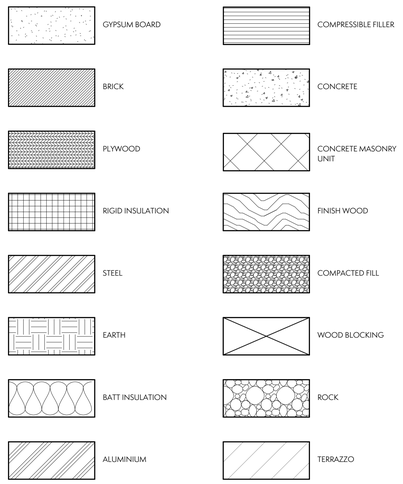
SPOT ELEVATION IDENTIFICATION:

NORTH ARROW IDENTIFICATION:

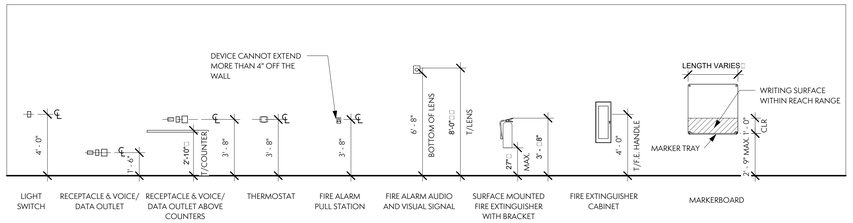
EGRESS IDENTIFICATION:

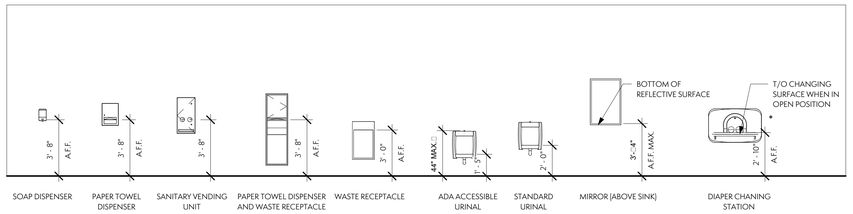


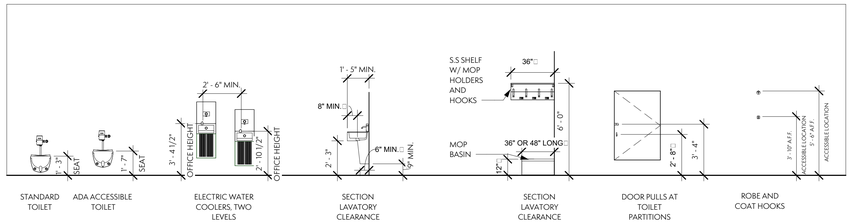
MATERIAL DESIGNATION

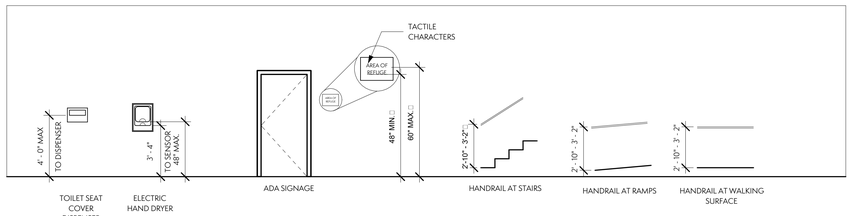


ACCESSIBLE MOUNTING HEIGHTS

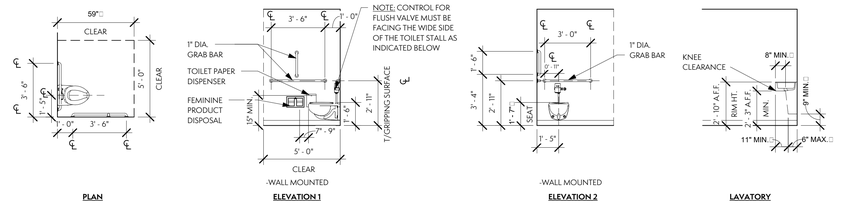








ADA ACCESSIBLE TOILET PLAN AND ELEVATIONS



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2	2026.03.03	SCHEMATIC DESIGN

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RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
ABRV.S, SYMBOLS & PROJECT STANDARDS

Sheet Number:
G-001

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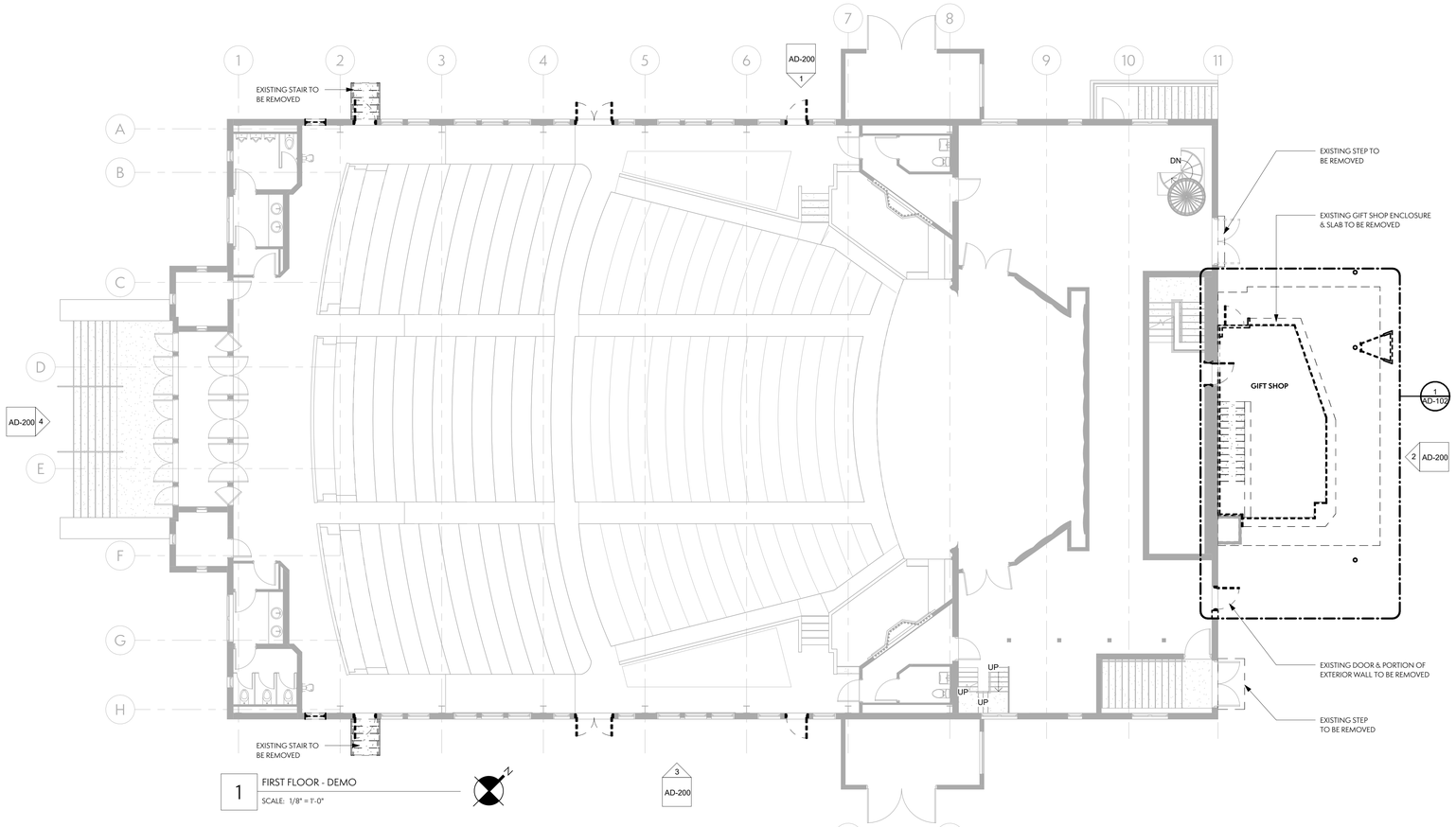
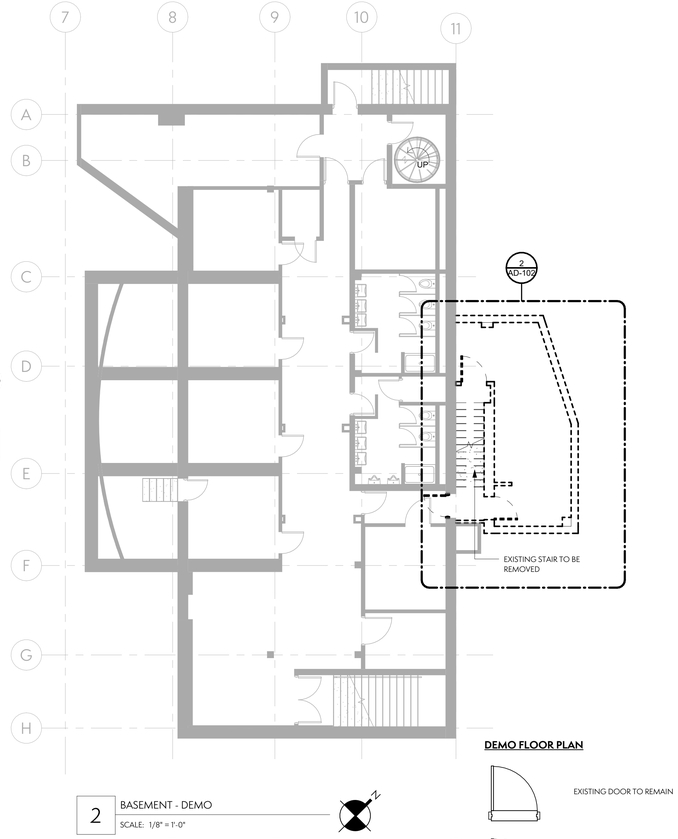
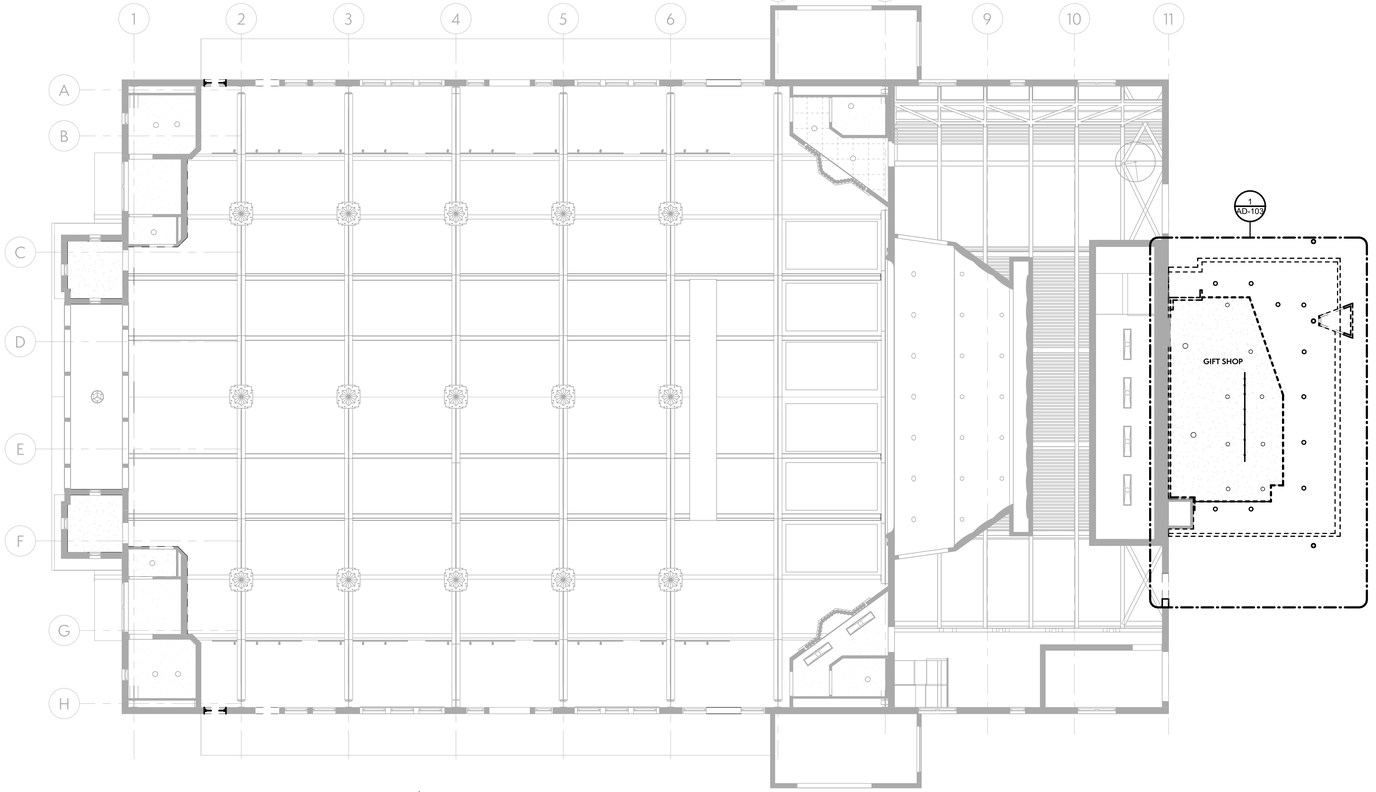


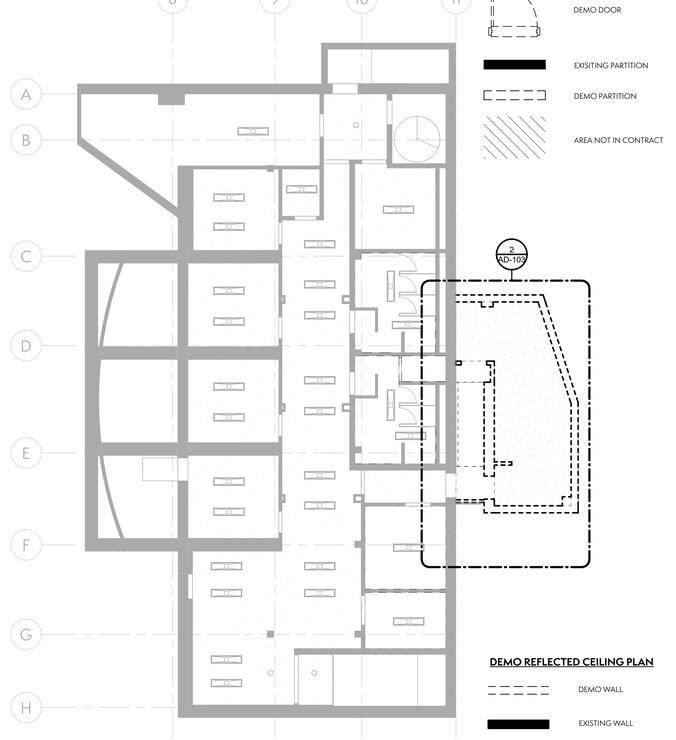
1 FIRST FLOOR - DEMO
SCALE: 1/8" = 1'-0"



2 BASEMENT - DEMO
SCALE: 1/8" = 1'-0"



3 FIRST FLOOR - DEMO RCP
SCALE: 1/8" = 1'-0"



4 BASEMENT - DEMO RCP
SCALE: 1/8" = 1'-0"

DEMO FLOOR PLAN

- EXISTING DOOR TO REMAIN
- DEMO DOOR
- EXISITING PARTITION
- DEMO PARTITION
- AREA NOT IN CONTRACT

DEMO REFLECTED CEILING PLAN

- DEMO WALL
- EXISTING WALL
- AREA NOT IN CONTRACT
- DEMO LIGHT FIXTURES

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RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
DEMO PLANS AND RCP

Sheet Number:
AD-101

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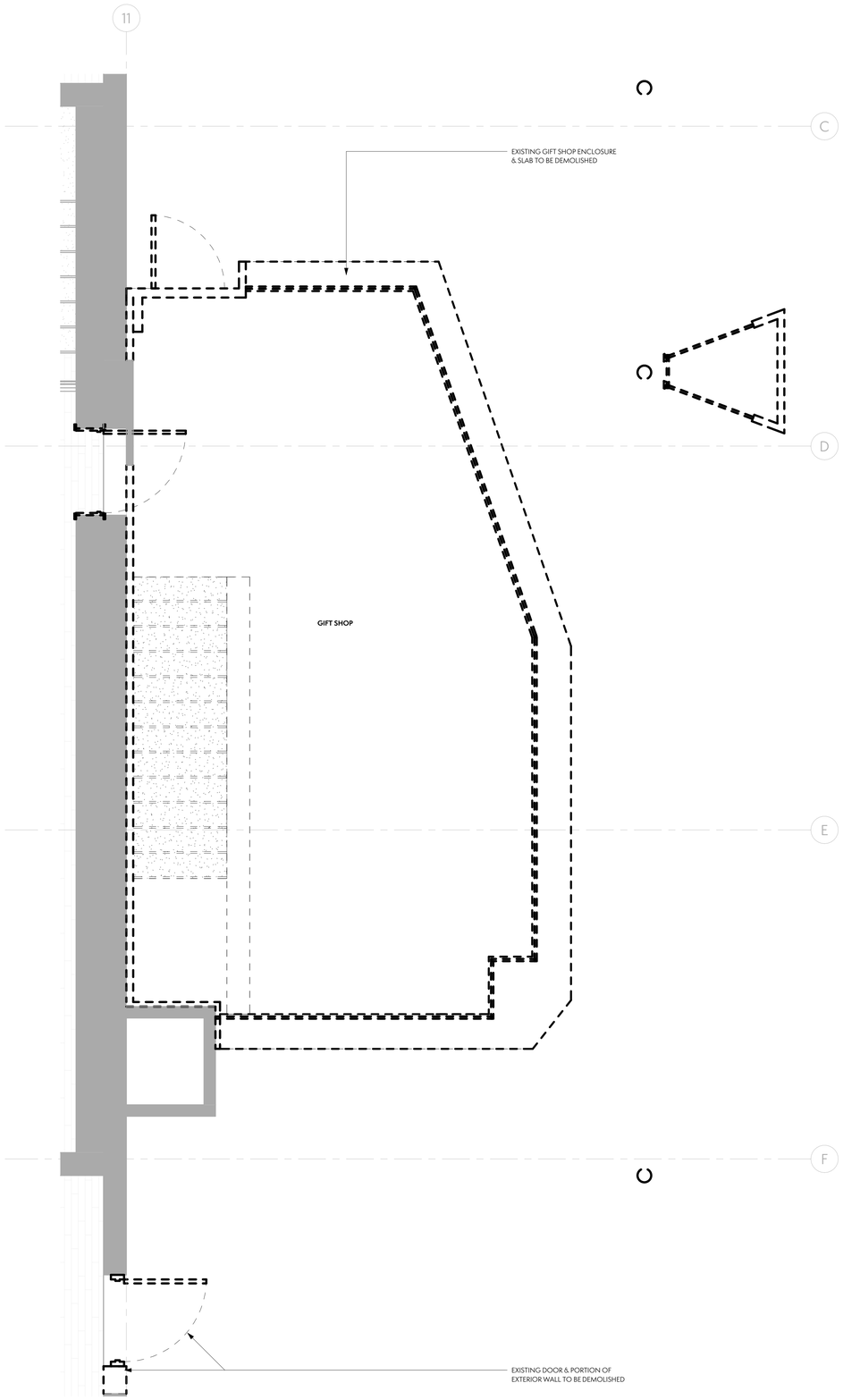
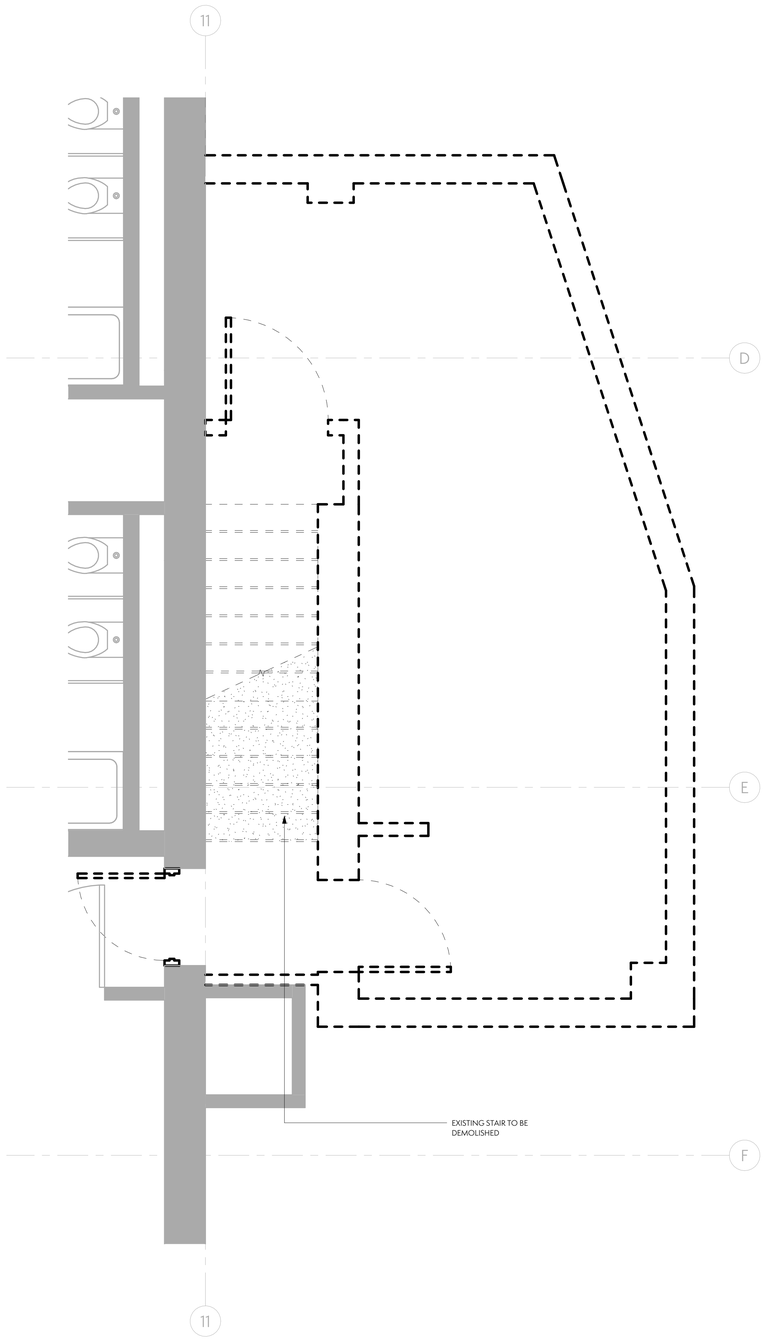


1 ENLARGED DEMO PLAN - FIRST FLOOR

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



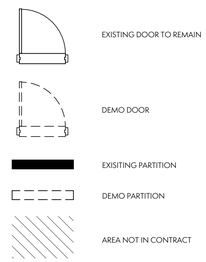
2 ENLARGED DEMO PLAN - BASEMENT

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

DEMO NOTES

1. ALL AREAS AFFECTED BY DEMOLITION ARE TO BE PATCHED, REPAIRED, AND LEVELED TO MATCH EXISTING ADJACENT SURFACE (MATCH EXISTING CONDITION AT DOOR JAMBS); VERIFY IN FIELD.
2. THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF WORK. INCIDENTAL WORK ASSOCIATED BUT NOT SHOWN ON THE CONSTRUCTION DOCUMENTS MAY BE REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART OF THE CONSTRUCTION CONTRACT AND IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
3. ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED & REPAIRED OR REPLACED AS REQUIRED TO MATCH ADJACENT SURFACE, AT NO ADDITIONAL COST TO THE OWNER.
4. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
5. NEW SLEEVES AND OPENINGS IN THE EXISTING FLOOR, WALL & CEILING CONSTRUCTION ARE TO BE SEALED WITH FIRE SAFETY MATERIAL.
6. ALL MISC. ITEMS THAT INTERFERE WITH THE COMPLETION OF CONTRACT WORK BUT ARE NOT SHOWN TO BE REMOVED ARE TO BE REMOVED, STORED, AND REINSTALLED, AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT THAT ITEMS CANNOT BE REINSTALLED IN ITS ORIGINAL LOCATION COORDINATE NEW LOCATION WITH ARCHITECT/OWNER.
7. U.N.O., CONTRACTOR TO REMOVE EXISTING FLOORING AND BASE AS REQUIRED TO ACCOMMODATE DOOR ASSEMBLIES. PATCH/REPAIR AS NECESSARY TO MATCH ADJACENT SURFACES.
8. UPON REMOVAL OF DOORS, SHORE OPENINGS AS NECESSARY. SECURE ALL NEW FRAMES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE LINTELS AS REQUIRED.
9. ALL ELECTRICAL DEVICES & ASSEMBLIES BEING AFFECTED BY DEMO OF DOORS TO BE REINSTALLED AND RECONNECTED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL EXISTING FLOORING INCLUDING ADHESIVES/ SETTING BEDS ARE TO BE REMOVED AND PREPPED FOR NEW FINISH WHERE APPLICABLE.
11. CONTRACTOR SHALL ALERT OWNER IF ANY FURNISHINGS, FIXTURES, OR EQUIPMENT NEEDS TO BE REMOVED OR OTHERWISE PROTECTED DURING DEMOLITION AND/OR SUBSEQUENT CONSTRUCTION.

DEMO FLOOR PLAN



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REV.	DATE	ISSUE
4	2026.06.02	PHASE 1 BID & PERMIT
3	2026.04.14	IN PROGRESS DD
2	2026.03.03	SCHEMATIC DESIGN
1	2026.02.11	IN PROGRESS SD

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RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
ENLARGED DEMO PLANS

Sheet Number:
AD-102

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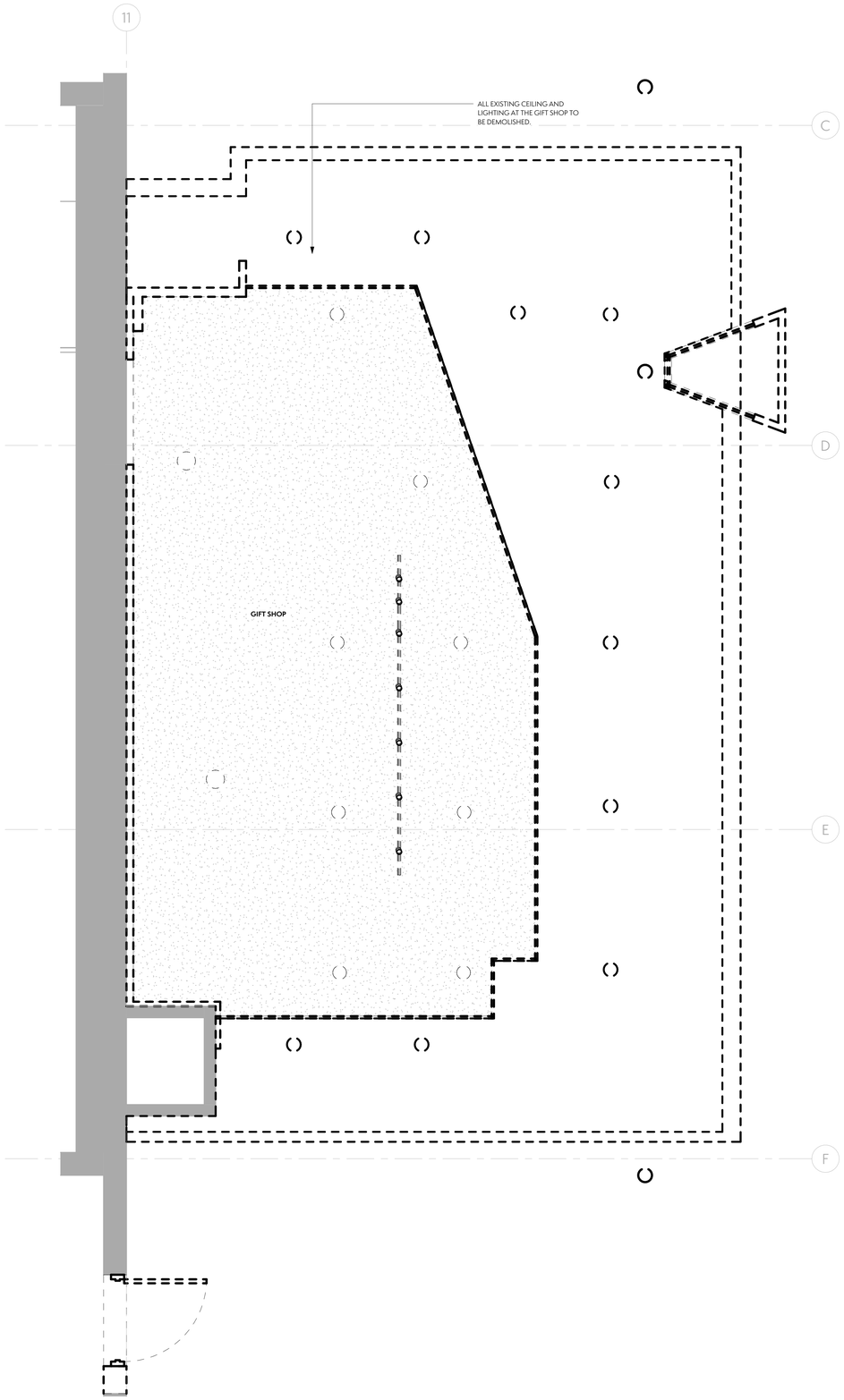
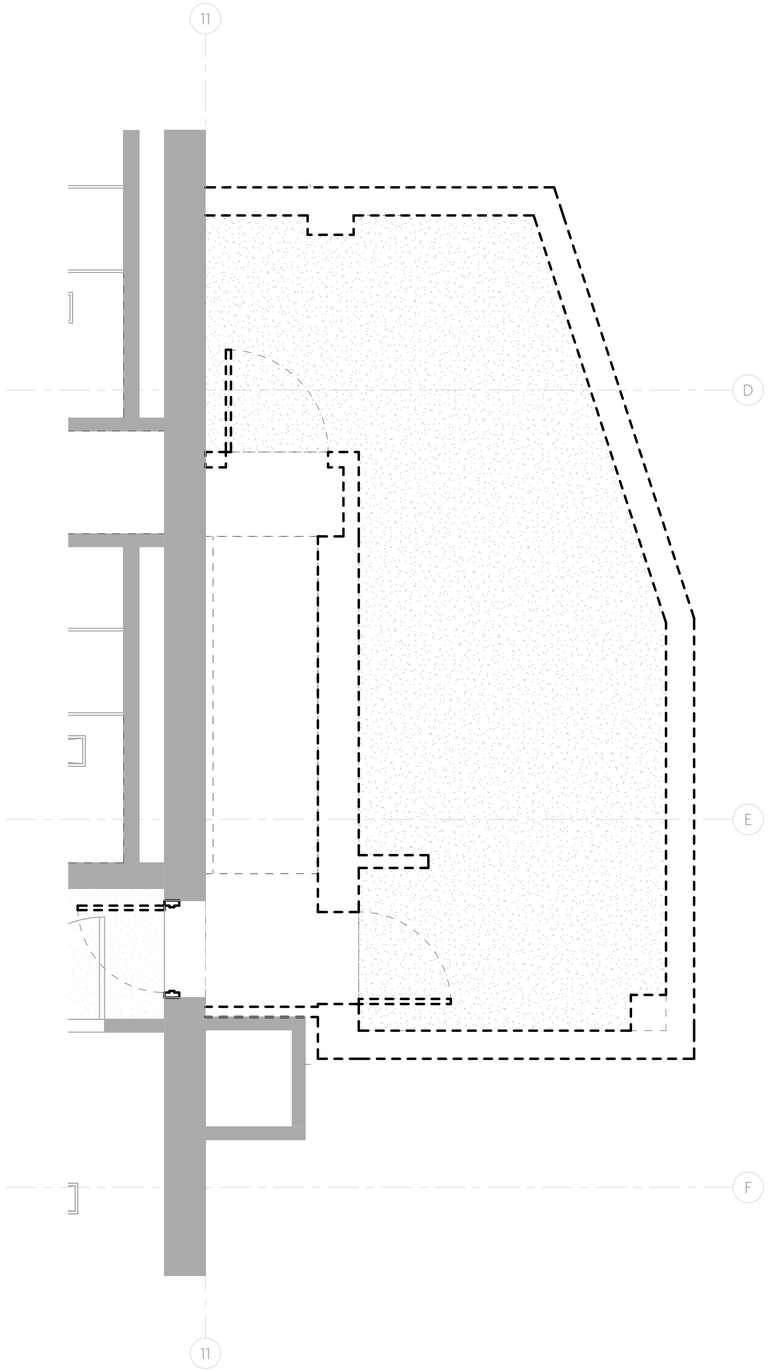


1 ENLARGED DEMO RCP- FIRST FLOOR

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



2 ENLARGED DEMO RCP - BASEMENT

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

DEMO NOTES

1. ALL AREAS AFFECTED BY DEMOLITION ARE TO BE PATCHED, REPAIRED, AND LEVELED TO MATCH EXISTING ADJACENT SURFACE (MATCH EXISTING CONDITION AT DOOR JAMBS); VERIFY IN FIELD.
2. THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF WORK. INCIDENTAL WORK ASSOCIATED BUT NOT SHOWN ON THE CONSTRUCTION DOCUMENTS MAY BE REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART OF THE CONSTRUCTION CONTRACT AND IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
3. ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED & REPAIRED OR REPLACED AS REQUIRED TO MATCH ADJACENT SURFACE, AT NO ADDITIONAL COST TO THE OWNER.
4. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
5. NEW SLEEVES AND OPENINGS IN THE EXISTING FLOOR, WALL & CEILING CONSTRUCTION ARE TO BE SEALED WITH FIRE SAFETY MATERIAL.
6. ALL MISC. ITEMS THAT INTERFERE WITH THE COMPLETION OF CONTRACT WORK BUT ARE NOT SHOWN TO BE REMOVED ARE TO BE REMOVED, STORED, AND REINSTALLED, AT NO ADDITIONAL COST TO THE OWNER, IN THE EVENT THAT ITEMS CANNOT BE REINSTALLED IN ITS ORIGINAL LOCATION COORDINATE NEW LOCATION WITH ARCHITECT/OWNER.
7. U.N.O., CONTRACTOR TO REMOVE EXISTING FLOORING AND BASE AS REQUIRED TO ACCOMMODATE DOOR ASSEMBLIES. PATCH/REPAIR AS NECESSARY TO MATCH ADJACENT SURFACES.
8. UPON REMOVAL OF DOORS, SHORE OPENINGS AS NECESSARY. SECURE ALL NEW FRAMES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE LINTELS AS REQUIRED.
9. ALL ELECTRICAL DEVICES & ASSEMBLIES BEING AFFECTED BY DEMO OF DOORS TO BE REINSTALLED AND RECONNECTED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL EXISTING FLOORING INCLUDING ADHESIVES/ SETTING BEDS ARE TO BE REMOVED AND PREPPED FOR NEW FINISH WHERE APPLICABLE.
11. CONTRACTOR SHALL ALERT OWNER IF ANY FURNISHINGS, FIXTURES, OR EQUIPMENT NEEDS TO BE REMOVED OR OTHERWISE PROTECTED DURING DEMOLITION AND/OR SUBSEQUENT CONSTRUCTION.

DEMO REFLECTED CEILING PLAN

- DEMO WALL
- EXISTING WALL
- AREA NOT IN CONTRACT
- DEMO LIGHT FIXTURES

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Sheet Name:
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Sheet Number:
AD-103

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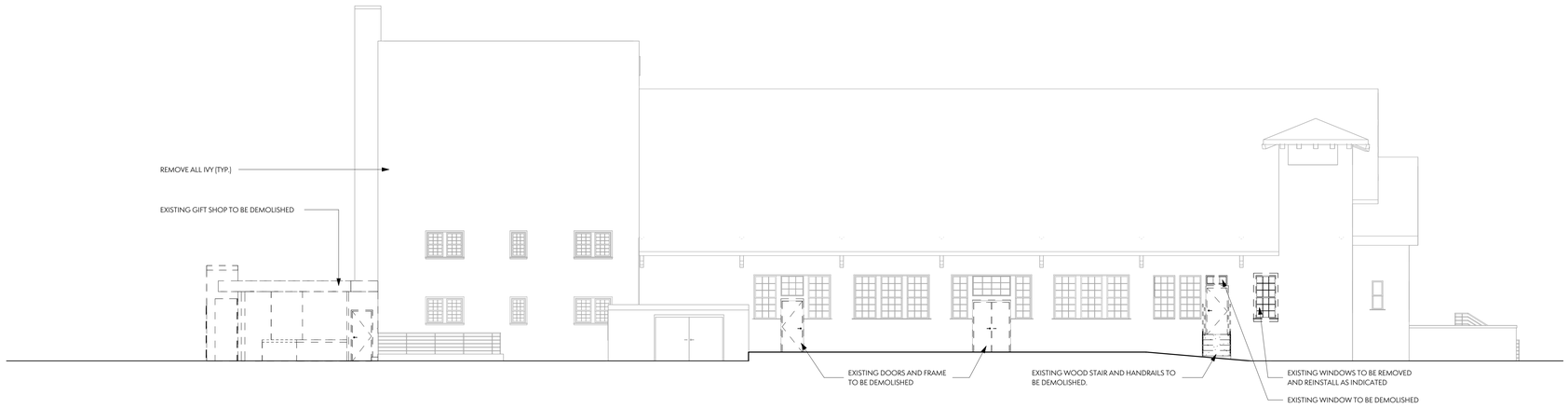
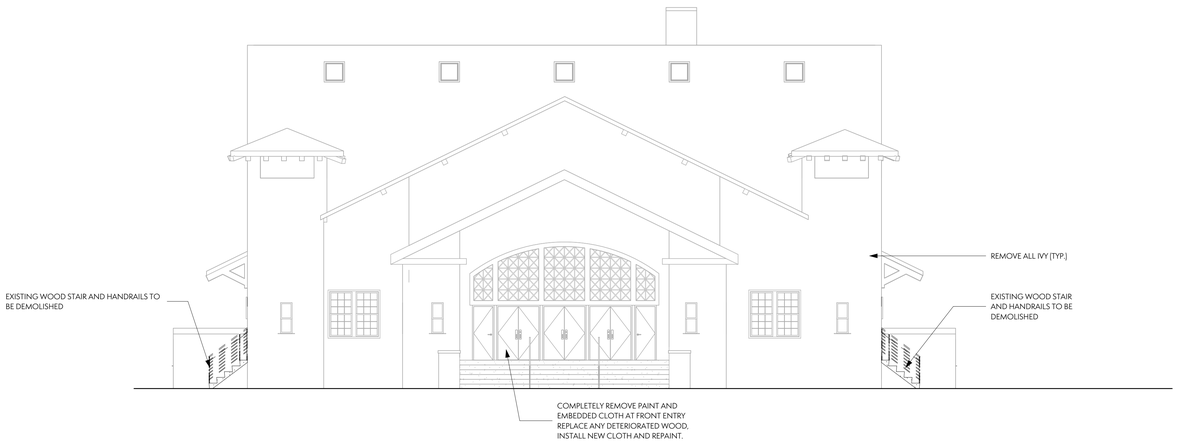


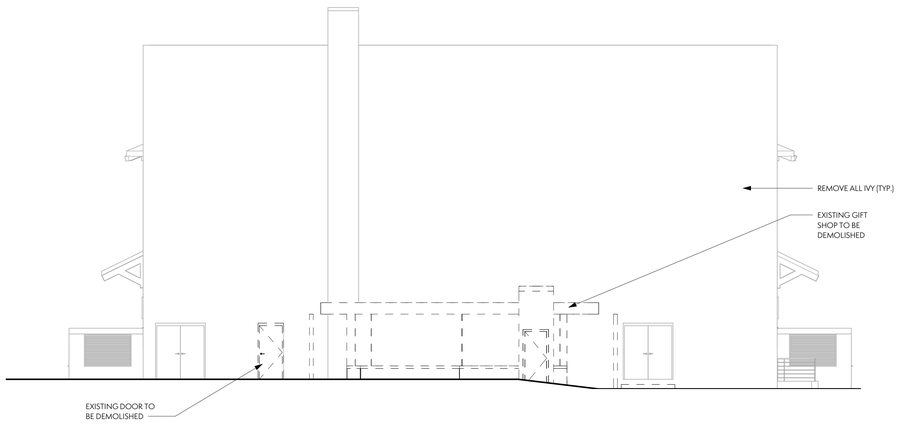
1 NORTH DEMO

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



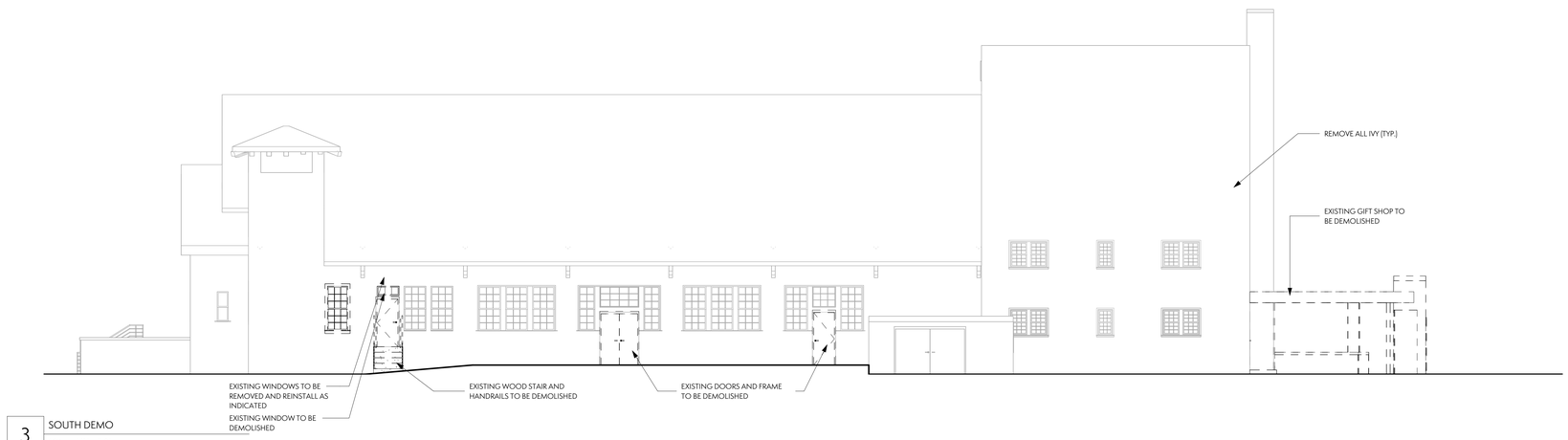
4 WEST DEMO

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



2 EAST DEMO

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



3 SOUTH DEMO

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

NOTE:
UPON COMPLETION OF IVY REMOVAL, EVALUATE INTEGRITY OF STUCCO AND REPAIR AS NECESSARY TO MATCH EXISTING

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Project Number: 25-02

Sheet Name:
EXTERIOR ELEVATIONS - DEMO

Sheet Number:
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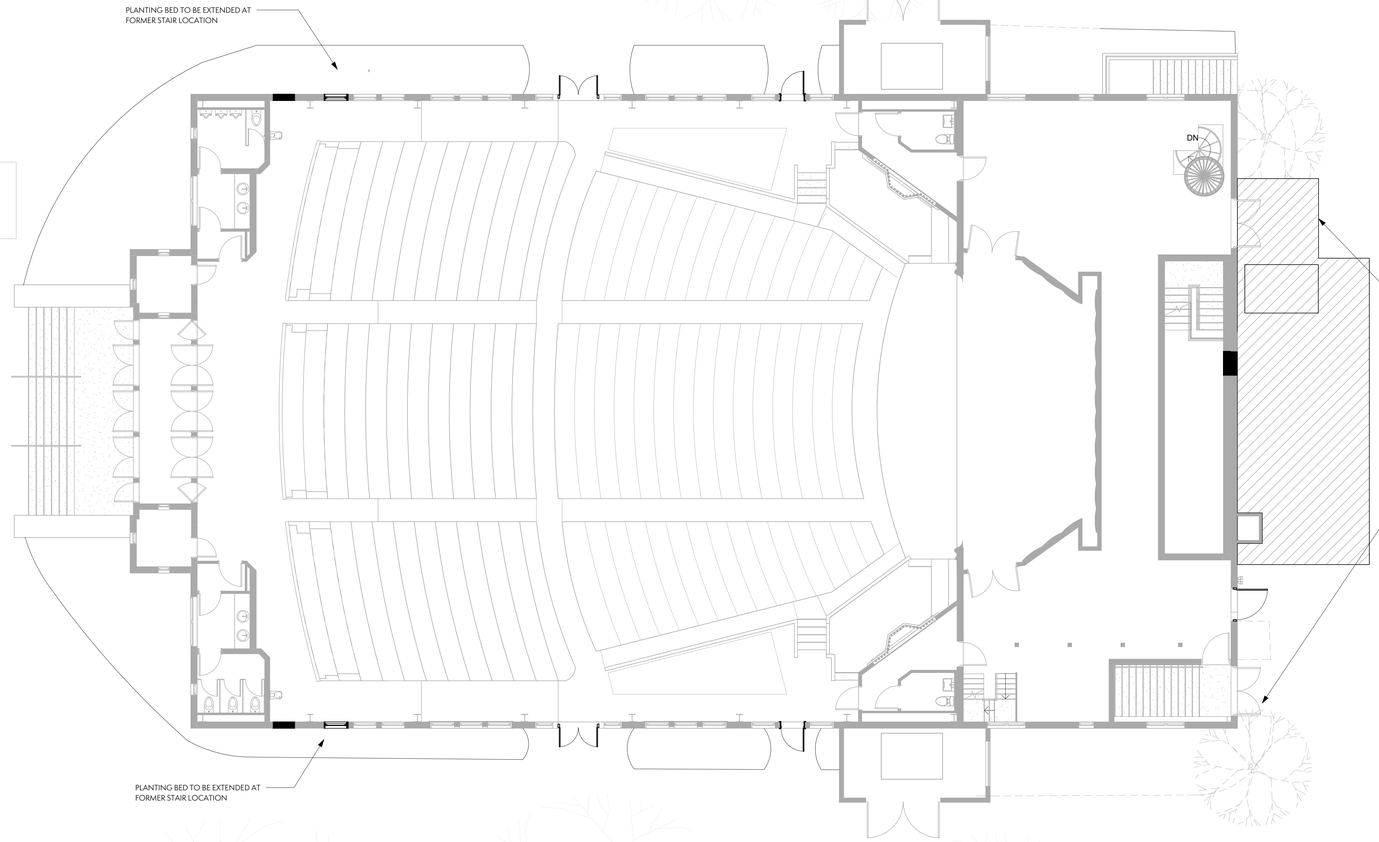

1 SITE PLAN
SCALE: 1/8" = 1'-0"

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SITE PLAN

Sheet Number:
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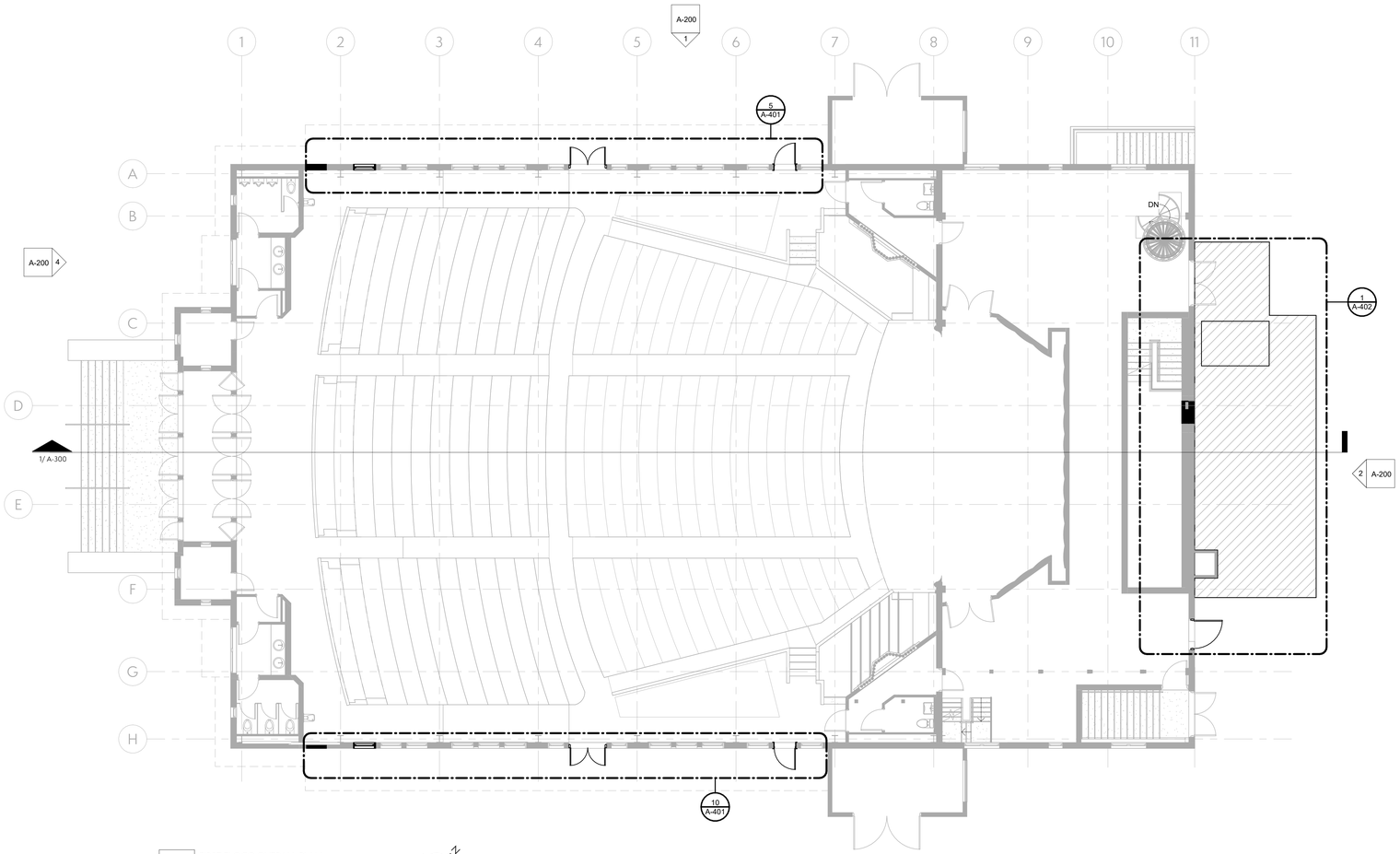
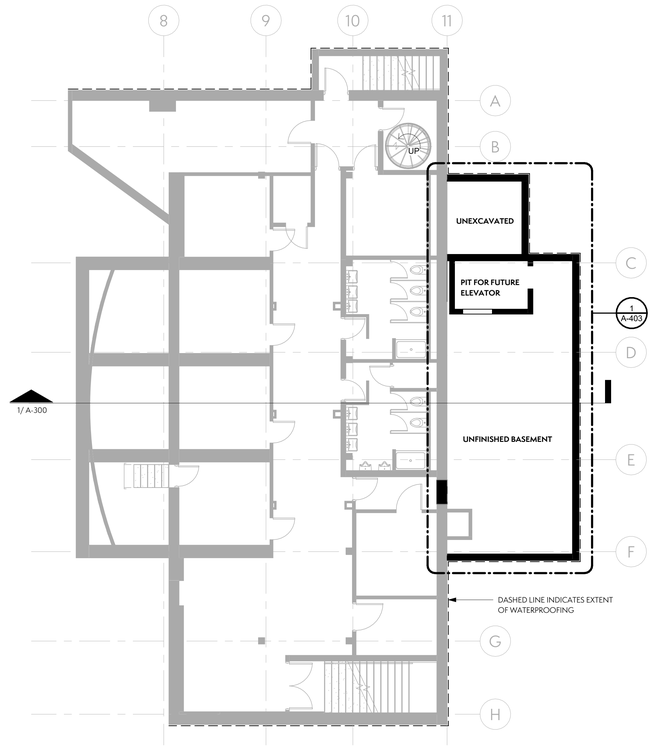


1 FIRST FLOOR OVERALL PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT OVERALL PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

- NEW DOOR
- EXISTING DOOR
- EXISITING PARTITION
- NEW PARTITION

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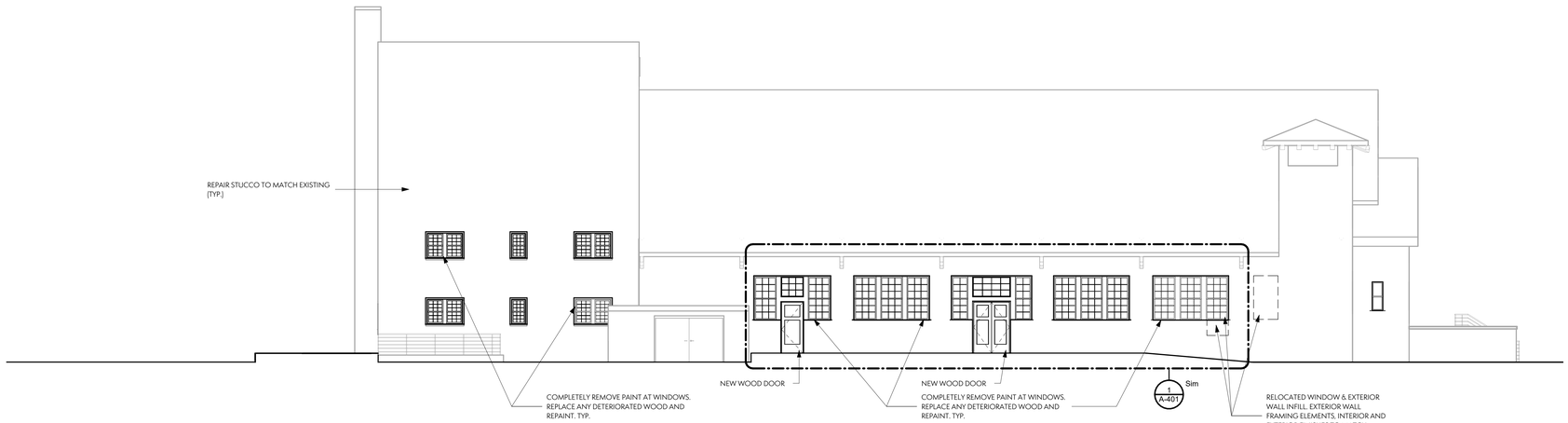
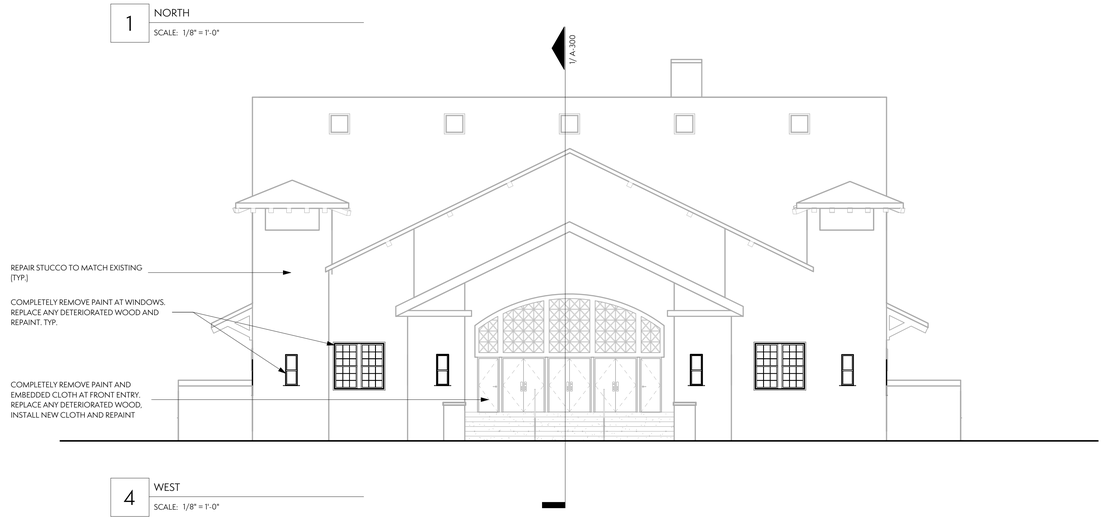


1 NORTH

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



4 WEST

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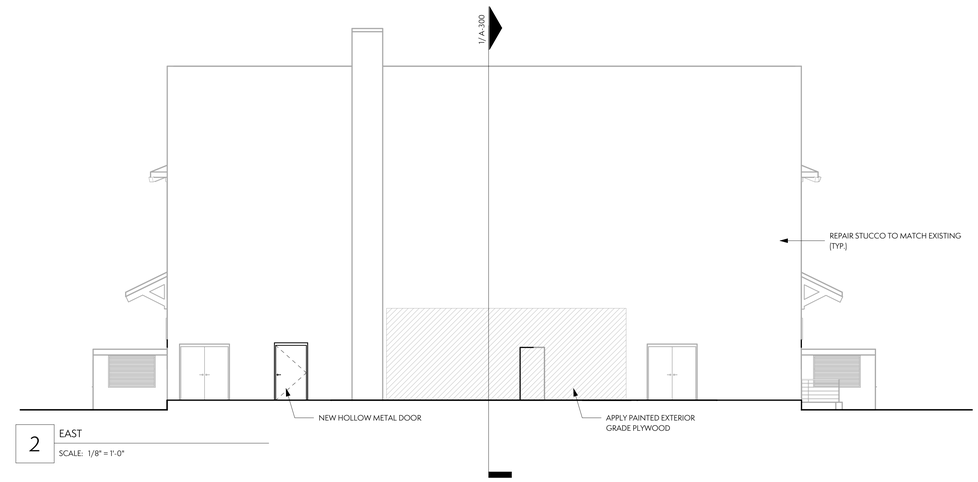

2 EAST

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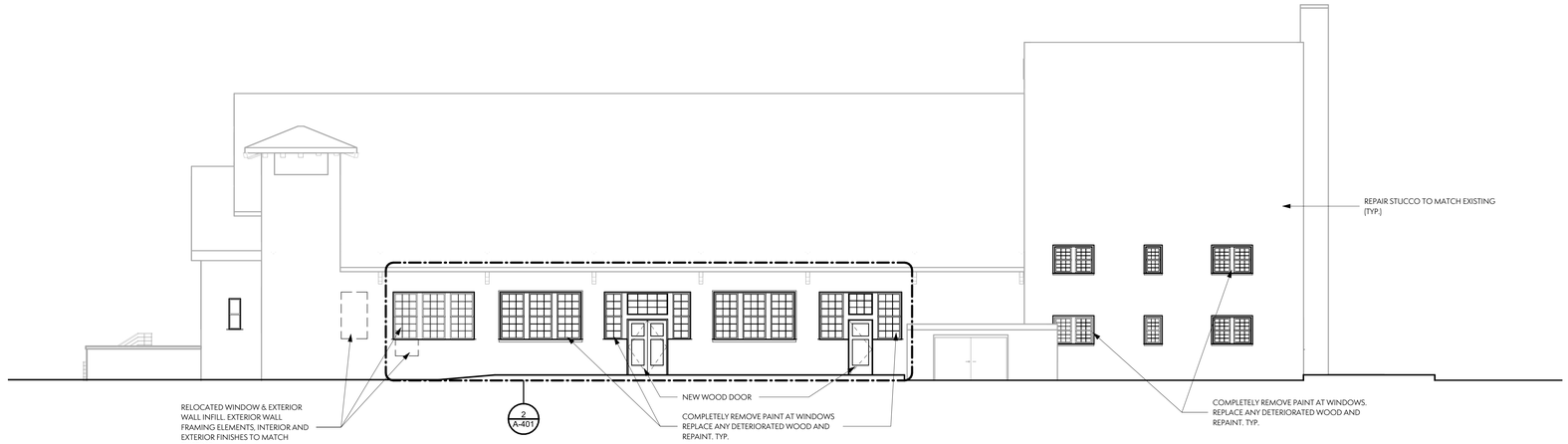

3 SOUTH

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

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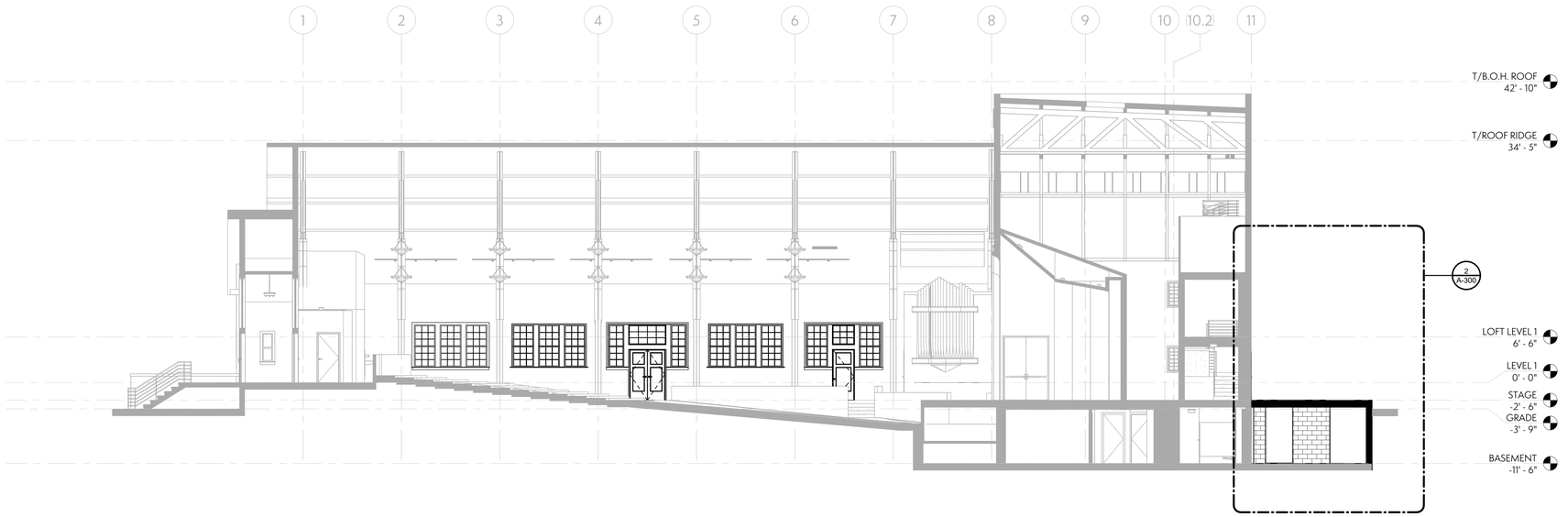


1 LONGITUDINAL SECTION

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

SPECIFICATION NOTES

1. EXTERIOR CEMENT STUCCO SYSTEM: PROVIDE STO POWERWALL CI, CONSISTING OF THE FOLLOWING COMPONENTS:
- AIR AND WATER-RESISTIVE BARRIER : STO GOLD COAT.
- CONTINUOUS INSULATION : STO GPS GRAPHITE ENHANCED POLYSTYRENE RIGID INSULATION INSULATION BOARD. INSULATION THICKNESS TO BE 3".
- VAPOR PERMEABLE AIR BARRIER: STO SHIELD SA VP SELF ADHERED.
- DRAINAGE MAT: STO DRAIN SCREEN.
- METAL PLASTER BASE: CLARK DIETRICH STRUCTALATH III.
- STUCCO: STO PORTLAND CEMENT STUCCO SCRATCH AND BROWN COAT.
- CRACK DEFENSE: STO MESH EMBEDED IN STO BASE COAT.
- PRIMER: STO PRIMER.
- STUCCO FINISH COAT: STO TEXTURED FINISH TO MATCH EXISTING.
- EXTERIOR PAINT: SHERWIN WILLIAMS EXTERIOR ACRYLIC STUCCO FINISH OR APPROVED EQUAL -PAINT COLOR TO MATCH EXISTING.

WARRANTY SHALL BE MANUFACTURER'S 15 YEAR WARRANTY.

2. EXTERIOR SHEATHING: 5/8" DENS GLASS SHEATHING AS MANUFACTURED BY GEORGIA PACIFIC BUILDING PRODUCTS.

3. ROOFING UNDERLAYMENT: PROVIDE GRACE ICE & WATER SHIELD SELF-ADHERED ROOFING UNDERLAYMENT.

WARRANTY SHALL BE MANUFACTURER'S STANDARD WARRANTY.

4. EXTERIOR BUILDING SEALANT: PROVIDE DOW 795 SILICONE SEALANT AS MANUFACTURED BY DOW CORNING, CORP. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

WARRANTY SHALL BE MANUFACTURER'S THREE-YEAR WARRANTY AGREEING TO REPAIR OF REPLACE JOINT SEANANTL THAT DO NOT COMPLY WITH PERFORMANCE REQUIREMENTS.

5. BACKER ROD: BACKER ROD FOR EXTERIOR BUILDING SEALANT SHALL BE EITHER SOF ROD BI-CELLULAR BACKER ROD AS MANUFACTURED BY NOMACO OR SOFT BACKER ROD AS MANUFACTURED BY SONNEBORN.

6. EXTERIOR WALL INSULATION WITHIN STUD CAVITY: PROVIDE THERMAFIBER MINERAL WOOL INSULATION AS MANUFACTURED BY OWENS CORNING.

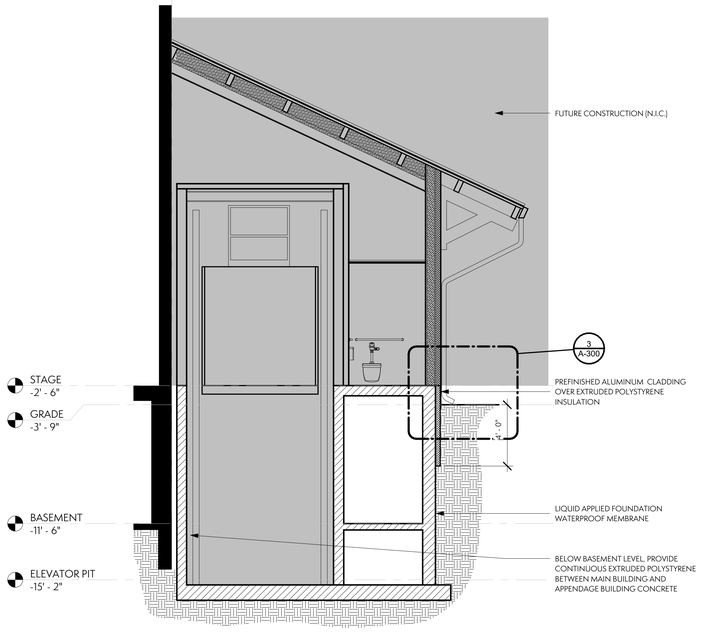
WARRANTY SHALL BE MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURING DEFECTS.

7. PVDF COATED ALUMINUM COPING, CONDUCTOR HEAD & DOWNSPOUT AND CLADDING.
- FINISH: HIGH PERFORMANCE PVDF COATING CONSISTING OF 70% FLUOROPOLYMER RESIN BASED COATING (KYNAR 500) IN ACCORDANCE WITH AAMA 2605.
- FINISH COLOR:
- COPING: MATCH RAL 8019.
- CONDUCTOR HEAD & DOWNSPOUT: TO BE DETERMINED.
- THICKNESS: AS NOTED ON ARCHITECTURAL DRAWINGS.

8. FOUNDATION WATERPROOFING: PROVIDE TREMCO TREMPROOF 560 SELF-ADHERED WATERPROOFING MEMBRANE.

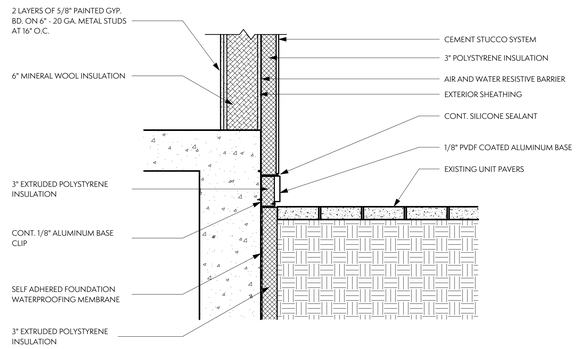
WARRANTY SHALL BE MANUFACTURER'S STANDARD WATERPROOFING WARRANTY.

9. FOUNDATION INSULATION: PROVIDE FOAMULAR NGX EXTRUDED POLYSTYRENE AS MANUFACTURED BY OWENS CORNING.



2 ENLARGED BUILDING SECTION

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



3 ENLARGED DETAIL

SCALE: 1" = 1'-0"

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2	2026.03.03	SCHEMATIC DESIGN
1	2026.02.11	IN PROGRESS SD

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RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
BUILDING SECTIONS

Sheet Number:
A-300

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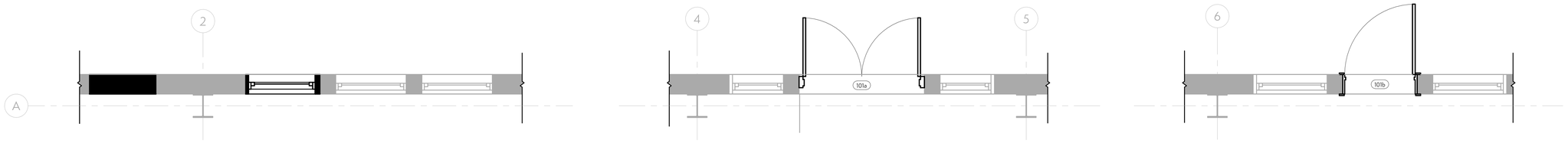
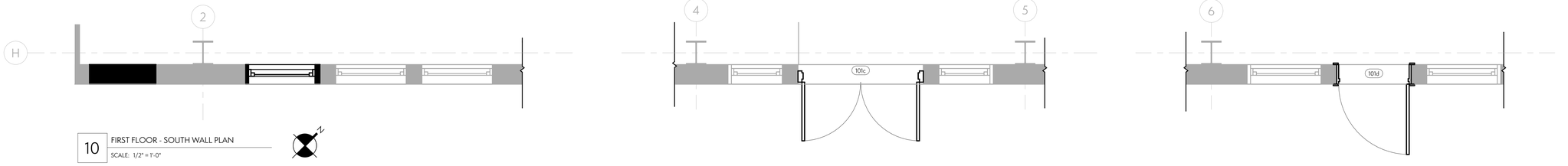


5 FIRST FLOOR - NORTH WALL PLAN

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

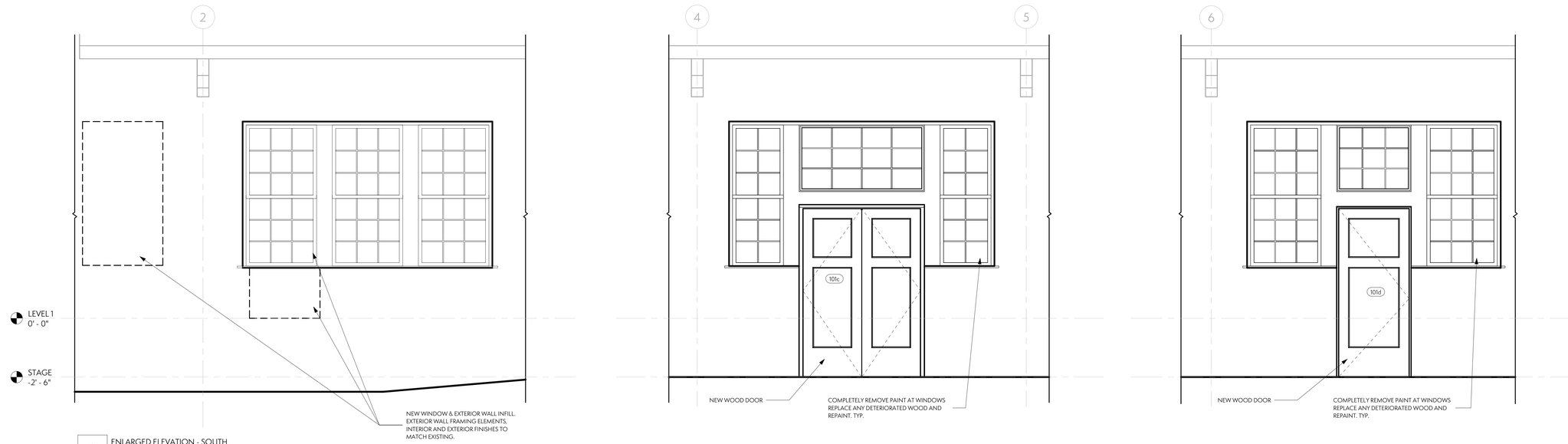
1 ENLARGED ELEVATION - NORTH

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



10 FIRST FLOOR - SOUTH WALL PLAN

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



2 ENLARGED ELEVATION - SOUTH

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

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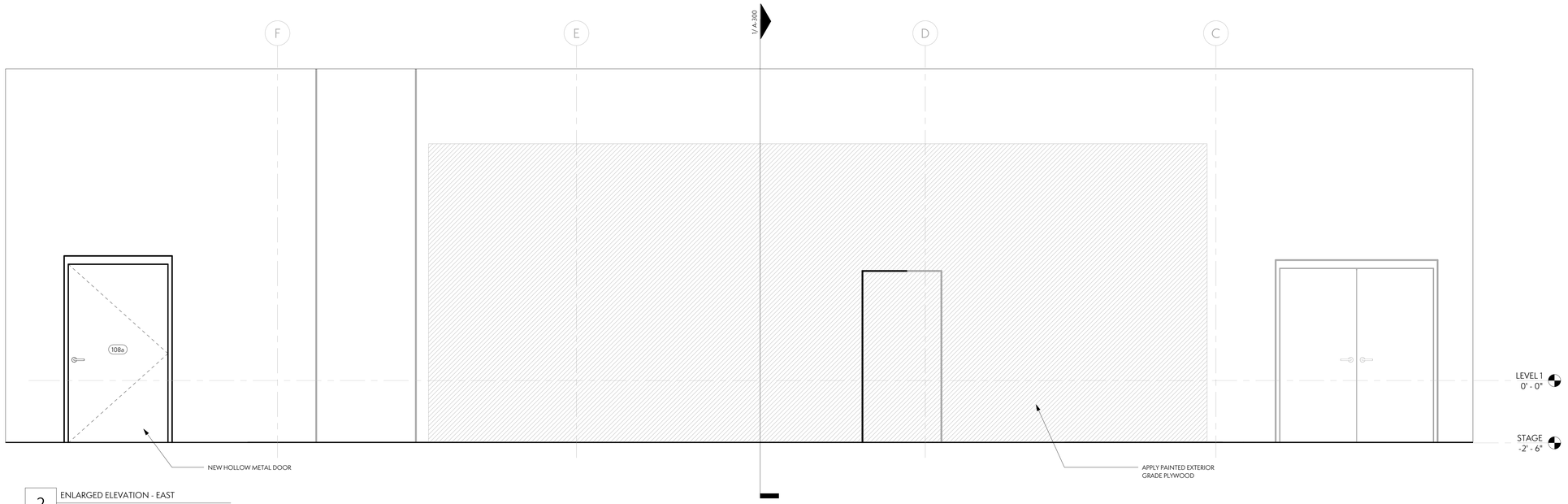
RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

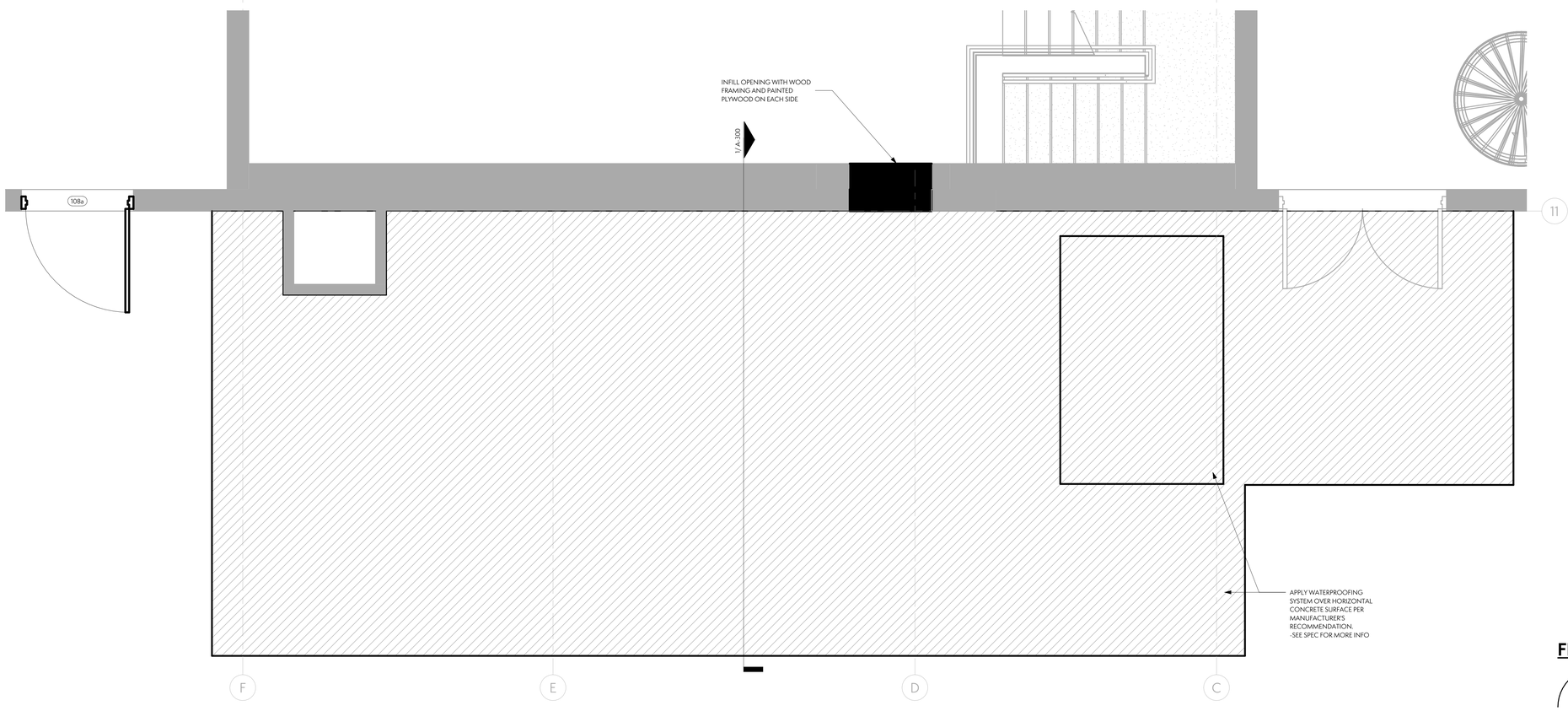
Sheet Name:
ENLARGED PLANS AND ELEVATIONS

Sheet Number:
A-401



2 ENLARGED ELEVATION - EAST

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



1 ENLARGED FIRST FLOOR PLAN

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

FLOOR PLAN LEGEND

- NEW DOOR
- EXISTING DOOR
- EXISITING PARTITION
- NEW PARTITION

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1	2026.02.11	IN PROGRESS SD

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RAVINIA

Project name:
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Project Number: 25-02

Sheet Name:
ENLARGED FLOOR PLAN AND ELEVATION

Sheet Number:
A-402

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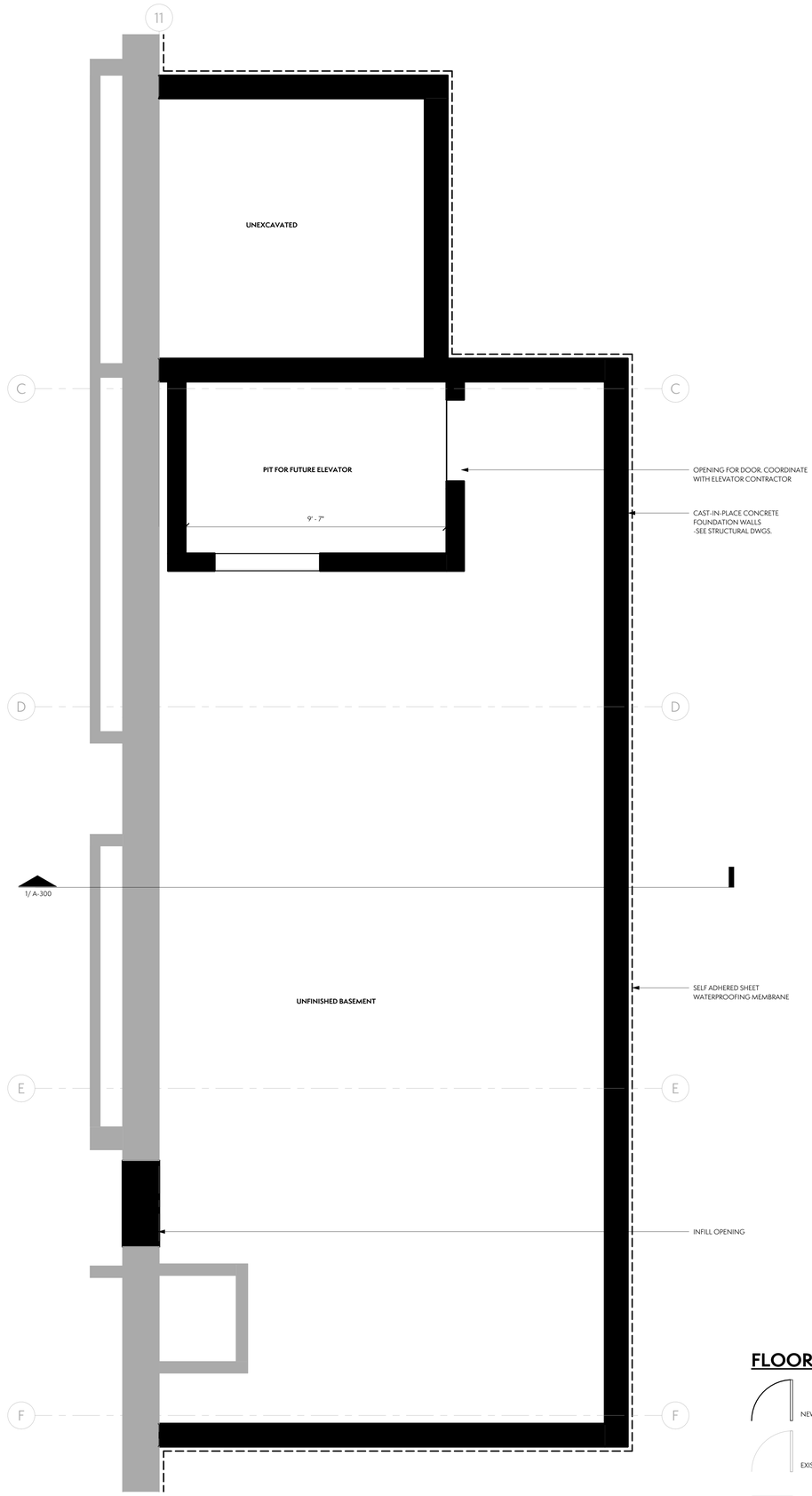

1 ENLRGED BASEMENT PLAN
SCALE: 1/2" = 1'-0"

FLOOR PLAN LEGEND

- NEW DOOR
- EXISTING DOOR
- EXISITING PARTITION
- NEW PARTITION

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1	2026.02.11	IN PROGRESS SD

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RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
ENLARGED FLOOR PLAN - BASEMENT

Sheet Number:
A-403

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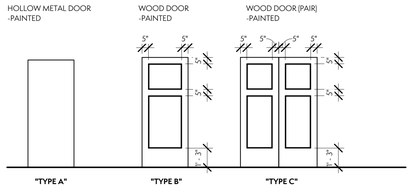
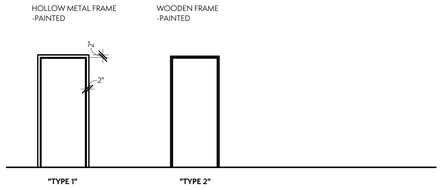
DOOR SCHEDULE PHASE 1

DOOR NUMBER	ROOM NAME	DOOR						DOOR SWING	FRAME			DETAILS			UNDER CUT	FIRE RATING	HARDWARE	COMMENTS
		TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH		TYPE	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD				
101a	HOUSE	C	5' - 0"	7' - 2"	0' - 1 3/8"	WOOD	PT	LHR (PAIR)	2	WOOD	PT				-	-	HARDWARE SET 1	
101b	HOUSE	B	3' - 0"	7' - 2"	0' - 1 3/8"	WOOD	PT	RHR	2	WOOD	PT				-	-	HARDWARE SET 2	
101c	HOUSE	C	5' - 0"	7' - 2"	0' - 1 3/8"	WOOD	PT	LHR (PAIR)	2	WOOD	PT				-	-	HARDWARE SET 1	
101d	HOUSE	B	3' - 0"	7' - 2"	0' - 1 3/8"	WOOD	PT	RHR	2	WOOD	PT				-	-	HARDWARE SET 2	
108a	STAGE	A	4' - 0"	7' - 2"	0' - 1 3/4"	HM	PT	RHR	1	HM	PT				-	-	HARDWARE SET 3	

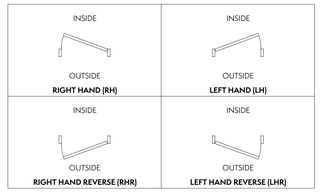
DOOR TYPES:



FRAME TYPES:



DOOR SWING LEGEND



DOOR HARDWARE SCHEDULE

QUANTITY	ITEM	MANUFACTURER	PRODUCT NO.	FINISH	NOTES
HARDWARE SET 1					
2 SET	HINGES	IVES	5BB1 4.5X4.5		
2 SET	EXIT DEVICE	VON DUPRIN	8827		
2	CLOSER	LCN	4040XP-3049CNS		PROVIDE ZERO 328SPB DOOR CLOSER MOUNTING BRACKET
1	PERIMETER GASKETING	ZERO	188 & 328		
1	THRESHOLD	PEMKO	2008		
2	EXIT TRIM	VON DUPRIN	880NL		
2	ASTRAGAL	ZERO	56FS/557FS		
2	KICK PLATE	ROCKWOOD	K1050		INTERIOR ONLY
HARDWARE SET 2					
1 SET	HINGES	IVES	5BB1 4.5X4.5		
1	EXIT DEVICE	VON DUPRIN	8827		
1	CLOSER	LCN	4040XP-3049CNS		PROVIDE ZERO 328SPB DOOR CLOSER MOUNTING BRACKET
1	PERIMETER GASKETING	ZERO	188 & 328		
1	THRESHOLD	PEMKO	2008		
1	KICK PLATE	ROCKWOOD	K1050		INTERIOR ONLY
HARDWARE SET 3					
1 SET	HINGES	IVES	5BB1 4.5X4.5		
1	EXIT DEVICE	VON DUPRIN	8827		
1	CLOSER	LCN	4040XP-3049CNS		PROVIDE ZERO 328SPB DOOR CLOSER MOUNTING BRACKET
1	PERIMETER GASKETING	ZERO	188 & 328		
1	THRESHOLD	PEMKO	2008		
1	ELECTRIC STRIKE	HES	5000		
2	KICK PLATE	ROCKWOOD	K1050		INTERIOR ONLY

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RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
DOOR SCHEDULE

Sheet Number:
A-600

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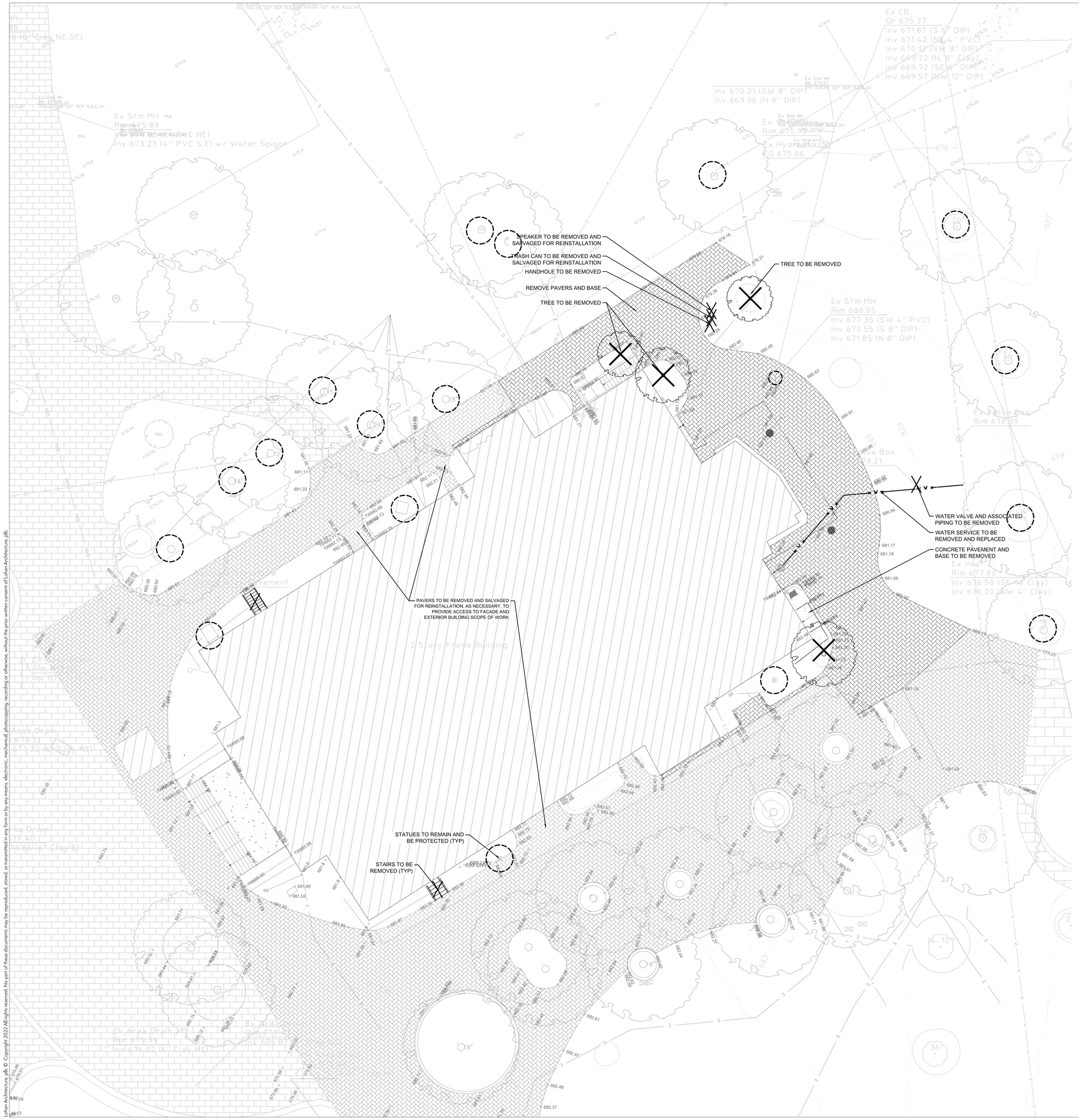

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LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- REMOVE CONCRETE PAVEMENT AND BASE
- REMOVE BRICK PAVEMENT AND BASE
- REMOVE WATER SERVICE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TPF — TREE PROTECTION FENCE
- ITEM TO REMAIN AND BE PROTECTED
- ITEM TO BE REMOVED

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062-067435
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
6/1/2026

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Project Number: 25-02

Sheet Name:
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Sheet Number:
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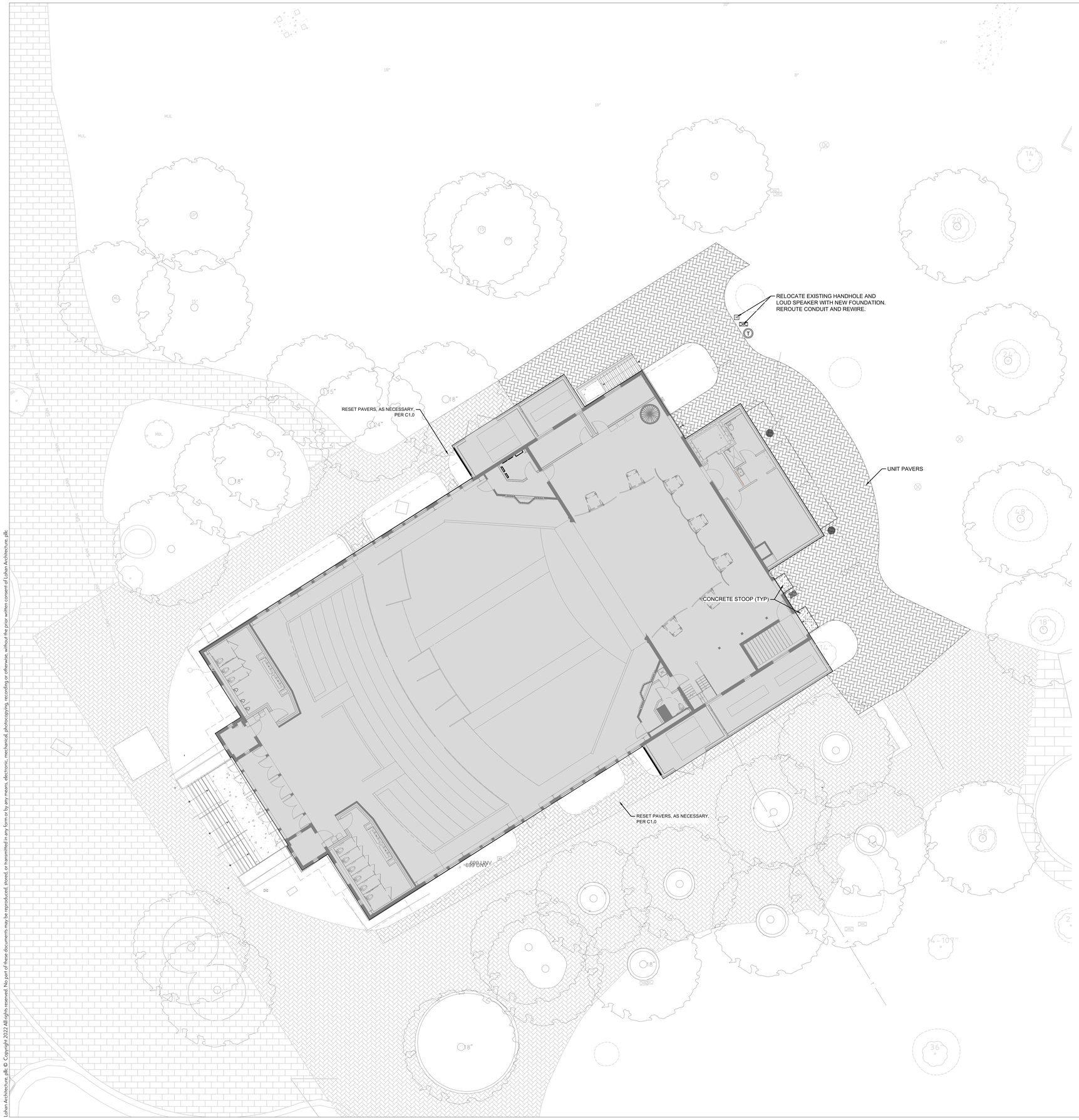

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Scale: 1 inch = 10 feet

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- PAVERS

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6/1/2026

RAVINIA

Project name:
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RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
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Sheet Number:
C2.0

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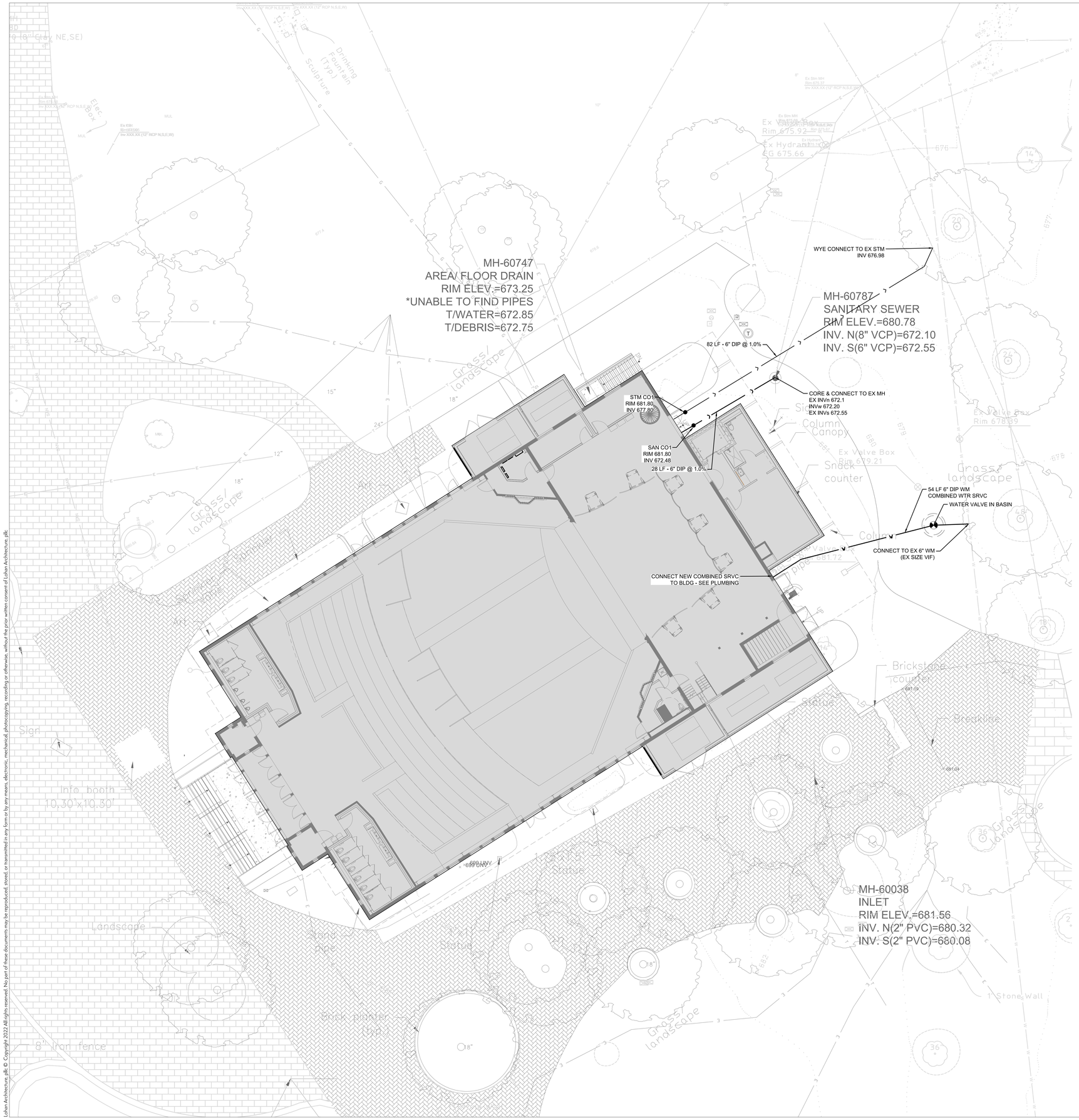
Ex Stm MH
Rim 675.88
Inv 673.33 (12" PVC NE)
Inv 673.23 (4" PVC S,E) w/ Water Spigot
Ex CB
Gr 675.37
Inv 671.87 (S 6" DIP)
Inv 671.42 (NE 4" PVC)
Inv 670.12 (SW 8" DIP)
Inv 669.72 (N, 8" Clay)
Inv 669.72 (SE 6" DIP)
Inv 669.57 (NW 12" DIP)
Inv 670.21 (SW 8" DIP)
Inv 669.96 (N 8" DIP)
Ex Valve Box
Rim 675.92
Ex Hydrant
EG 675.66
Ex Stm MH
Rim 680.65
Inv 677.35 (SW 4" PVC)
Inv 672.55 (S 8" DIP)
Inv 671.85 (N 8" DIP)
Ex Valve Box
Rim 678.39
Ex Valve Box
Rim 679.21
Ex Inlet
Rim 677.80
Inv 676.50 (SE 6" Clay)
Inv 676.20 (NW 4" Clay)
Ex Area Drain
Rim 679.51
Inv 677.22 (6" Clay NE)
Ex Area Drain
Rim 679.40
Inv 676.85 (6" Clay NE)
Ex Area Drain
Rim 679.39
Inv 676.52 (6" Clay NE)
Ex Area Drain
Rim 679.63
Inv 676.87 (6" Clay NE)
Inv 676.62



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N

10' 0 5' 10' 20'

Scale: 1 inch = 10 feet

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- WATER SERVICE
- STORM SEWER
- SANITARY SEWER
- WATER VALVE IN BASIN (WVB)
- CLEAN OUT (CO)

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ENGINEER
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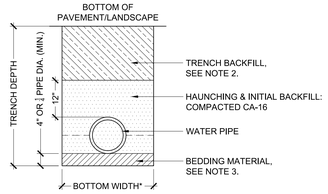
RAVINIA

Project name:
RAVINIA MARTIN THEATRE
RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
SITE UTILITY PLAN

Sheet Number:
C4.0



* BOTTOM WIDTH: 12" + O.D. + 12"

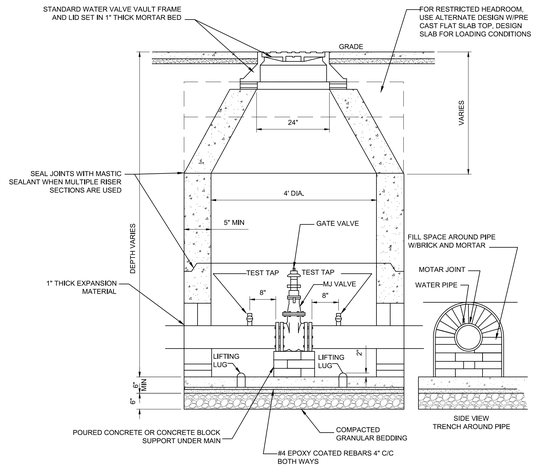
WATER PIPE TRENCH BEDDING AND BACKFILL

GENERAL NOTES:

1. SEE UTILITY PLAN FOR PIPE SIZE, INVERT, AND MATERIAL INFORMATION.
2. TRENCH BACKFILL BENEATH PAVEMENT IS TO MATCH PAVEMENT SUBBASE, CA-6 OR CA-7. TRENCH BACKFILL BENEATH LANDSCAPE IS TO BE EARTH BACKFILL AND TOPSOIL.
3. FOR PIPE SIZES UP TO 16"Ø, BEDDING MATERIAL TO BE COMPACTED CA-16. FOR PIPE SIZES GREATER THAN 16"Ø, BEDDING MATERIAL TO BE COMPACTED CA-11.

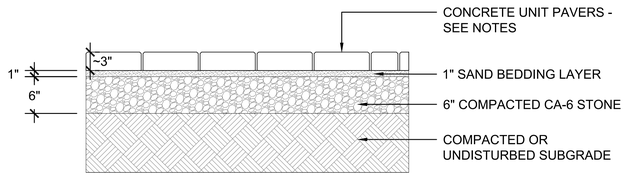
1 WATER TRENCH BEDDING AND BACKFILL

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



2 WATER VALVE IN BASIN

SCALE: NTS



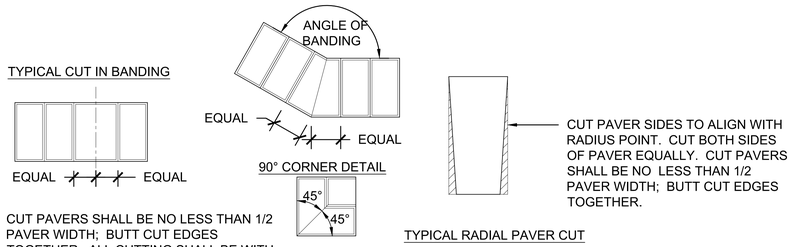
NOTES:

1. CONCRETE UNIT PAVER SHALL BE HALFMARK ELITE PAVER BY READING ROCK (800.482.6466) IN A HERRING BONE PATTER WITH SOLDIER COURSE AT EDGES TO MATCH EXISTING PAVERS ON SITE.
2. SUBMIT MANUFACTURER'S COLOR SWATCH FOR OWNER/ARCHITECT SELECTION.
3. SUBMIT PHYSICAL SAMPLE TO PROJECT SITE FOR OWNER APPROVAL.

3 UNIT PAVERS AND BASE

SCALE: NTS

NON 90° CORNER DETAIL

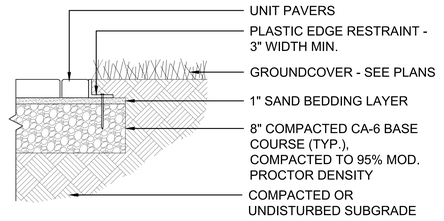


CUT PAVERS SHALL BE NO LESS THAN 1/2 PAVER WIDTH; BUTT CUT EDGES TOGETHER. ALL CUTTING SHALL BE WITH SAWS; SNAP CUTTING SHALL NOT BE PERMITTED.

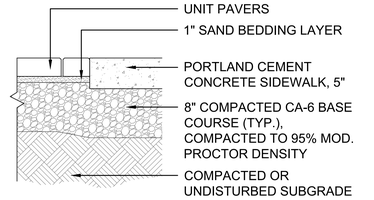
TYPICAL RADIAL PAVER CUT

4 TYPICAL PAVER CUTS

SCALE: NTS



ADJACENT TO SOFTSCAPE



ADJACENT TO CONCRETE

5 UNIT PAVER TYPICAL EDGE CONDITIONS

SCALE: NTS

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6/4/2026

RAVINIA

Project name:
RAVINIA MARTIN THEATRE
RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
SITE DETAILS

Sheet Number:
C5.0

N

Scale: 1 inch = 10 feet

NOTES:

1. SEE CIVIL DRAWINGS FOR SITE DEMOLITION AND PROTECTION PLAN.
2. INSTALL TREE PROTECTION FENCING PRIOR TO SITE WORK AND MAINTAIN THROUGHOUT CONSTRUCTION PERIOD. NO VEHICULAR ACCESS OR ANY OTHER CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE TREE PROTECTION ZONE U.N.O.
3. MAINTAIN EXISTING GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PROTECT EXISTING TREES TO REMAIN AGAINST ANY DISTURBANCE INCLUDING UNNECESSARY CUTTING, BREAKING OR EXCAVATION.
4. TREE AND SHRUB REMOVAL SHALL INCLUDE GRUBBING OF STUMPS TO 18" DEPTH. BRING TO FINISH GRADE PRIOR TO COMPLETION OF WORK.
5. PRIOR TO CONSTRUCTION, ALL EXISTING SHADE TREES WITHIN WORK LIMIT BOUNDARY SHALL BE ASSESSED BY A CERTIFIED ARBORIST FOR OVERHANGING BRANCHES AND HEALTH. TREES TO BE THINNED WHERE REQUIRED TO PREVENT CONSTRUCTION DAMAGE TO TREES. PRUNING TO BE COMPLETED BY A CERTIFIED ARBORIST.
6. IN ALL LANDSCAPE AREAS NOT PROTECTED BY TREE PROTECTION FENCING, ANY MATERIALS TO BE STORED ON PALLETS AND NOT DIRECTLY ON LANDSCAPE AREA. PLYWOOD TO BE INSTALLED TO PREVENT COMPACTION FOR CONSTRUCTION VEHICLE ACCESS ROUTES.
7. TREES AND EXISTING LANDSCAPE TO REMAIN BE MAINTAINED, INCLUDING WATERING, DURING CONSTRUCTION PHASE.

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- REMOVE CONCRETE PAVEMENT AND BASE
- REMOVE BRICK PAVEMENT AND BASE
- REMOVE WATER SERVICE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE TO BE REMOVED
- TPF — TREE PROTECTION FENCE

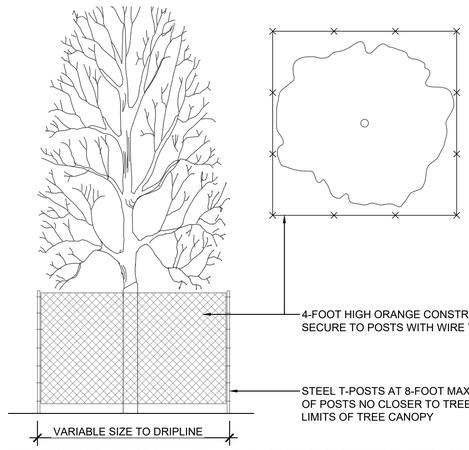
TREE SURVEY:

TREE REMOVAL SURVEY
RAVINIA MARTIN THEATER

ID	DBH	Species	Category	Condition	Removal Status	Replacements Qty
1	18"	Honey Locust	Protected	Fair	To be removed	2
2	Multi-25"H	Dogwood	Protected	Poor	To be removed	2
3	Multi-25"H	Serviceberry	Protected	Poor	To be removed	2
4	15"	Ash	N/A	Fair	To be removed	0

CITY OF HIGHLAND PARK TREE PRESERVATION REQUIREMENTS:

REQUIREMENT	LANDSCAPE PLAN	IS CONDITION MET
TREE PRESERVATION		
Heritage trees: Quercus spp. (30"+ DBH); Ulmus americana (40'+ DBH); Carya spp. (20"+ DBH); Juglans spp. (30"+ DBH) Replacement: (4) new trees or saplings (only from Category A), not less than 3" caliper	N/A	N/A
Key Trees: Acer saccharum; Carya spp.; Taxodium distichum; Celtis occidentalis; Ginkgo biloba; Gymnocladus dioicus; Juglans spp.; Pseudotsuga mensiesii; Pinus strobus; Picea abies; Quercus velutina; Quercus macrocarpa; Quercus alba; Quercus bicolor Replacement: (3) new trees or saplings from category A or B of Plant Palette, 3" caliper minimum OR 8' height minimum for evergreen and multistem, for each tree removed	N/A	N/A
Protected trees: Any tree 8"+ DBH with aggregate diameter of 15"+ DBH; except any Rhamnus spp. Or Salix spp. Replacement: (2) new trees or saplings per (1) removed tree; 3"+ caliper, or 8' minimum height for multstem and evergreen tree	4 Trees to be removed, (1 Fraxinus Sp). REPLACEMENTS: 3x2=(6) 3" replacements, To be coordinated in next phase.	Yes
Tree preservation plan to include: (1) tree survey on impacted trees; (2) depict proposed placement of all utility lines on property	Yes	Yes
Tree protection fencing required prior to construction fot all protected, key, and heritage trees with a 6"+ DBH	Yes	Yes



TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ONLY BY PERMISSION OF THE OWNER. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN TREE PROTECTION ZONE.

MULTIPLE TREES MAY BE ENCLOSED BY A SINGLE FENCE LINE PROVIDED FENCE INCLUDES LIMITS OF TREE CANOPY.

1 TREE PROTECTION DETAIL
SCALE: 1/2" = 1'-0"

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RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
TREE PRESERVATION PLAN

Sheet Number:
L0.0

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Scale: 1 inch = 10 feet

LEGEND:

- BUILDING
- MULCH, 3" DEPTH
- EXISTING TREE TO REMAIN

NOTES:

1. COMPLY WITH ALL APPLICABLE FEDERAL, STATE, A ND LOCAL CODES AND ORDINANCES FOR ALL SCOPE AND OPERATIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION, DIMENSIONS, AND ELEVATIONS FOR CONFORMANCE WITH THE DRAWINGS. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE AOR AND LA.
3. COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING ELEMENTS NOT SHOWN IN THESE DRAWINGS, ETC.
4. THE LANDSCAPE ARCHITECTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER DISCIPLINES' DRAWINGS. ALL DIMENSIONS, ELEVATIONS, DETAILS, BUILDING COMPONENTS, ETC. ARE TO BE CHECKED AGAINST ALL DOCUMENTS AS WELL AS THE PROJECT SPECIFICATIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE AOR AND LA IMMEDIATELY, AND RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AND MAKE NECESSARY INVESTIGATIONS AND FIELD MEASUREMENTS.
5. REFER TO CIVIL FOR PAVING DETAILS AND SITE GEOMETRY.
6. REFER TO MEP FOR HOSE BIB LOCATIONS AND WATER POINT FOR IRRIGATION.
7. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH LEED EFFICIENT SYSTEM AND TIE INTO EXISTING IRRIGATION SYSTEM.
8. REFER TO MEP FOR EXTERIOR LIGHTING.
9. UNLESS OTHERWISE APPROVED IN ADVANCE OF THE CITY FORESTER, NO PLANT MATERIAL TO BE INSTALLED ON THE PROPERTY SHALL BE PURCHASED OR RELOCATED FROM A LOCATION THAT IS NOT WITHIN A 150-MILE RADIUS OF THE CITY.
10. WHERE TREES OVERLAP CIRCULATION PATHS 80" MIN. VERTICAL HEADROOM SHALL BE MAINTAINED, A117.1/ADAS 307.

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LICENSED LANDSCAPE ARCHITECT
JENNIFER W. DRAPER
157.001663
State of Illinois

RAVINIA

Project name:
RAVINIA MARTIN THEATRE
RENOVATION PROJECT

Project Number: 25-02

Sheet Name:
LANDSCAPE PLAN

Sheet Number:
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GENERAL NOTES

1. "STRUCTURAL ENGINEER" IN THESE NOTES REFERS TO TGRWA, PLLC, THE STRUCTURAL ENGINEER OF RECORD.
2. "SPECIALTY ENGINEER" IN THESE NOTES REFERS TO AN ENGINEER LICENSED OR REGISTERED TO PRACTICE STRUCTURAL ENGINEERING IN THE STATE IN WHICH THE PROJECT IS LOCATED.
3. STRUCTURAL DRAWINGS ARE TO BE COORDINATED AND USED IN CONJUNCTION WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. SEE MECHANICAL DRAWINGS FOR EQUIPMENT PADS, BASES, SUPPORTS, AND DUCT PENETRATIONS.
4. TGRWA, PLLC. SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S FAILURE TO CARRY OUT HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. TGRWA, PLLC. SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OVER, THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, ANY OF THEIR AGENTS, OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. ALL SHORING AND BRACING MEMBERS AND CONNECTIONS SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE IMPOSED LOADS. TEMPORARY MEMBERS AND CONNECTIONS SHALL NOT BE REMOVED UNTIL PERMANENT MEMBERS ARE IN PLACE AND FINAL CONNECTIONS ARE MADE.
7. CONTRACTOR SHALL VERIFY IN FIELD ALL DIMENSIONS, ELEVATIONS AND MEMBER SIZES AS SHOWN ON THE CONTRACT DRAWINGS FOR THE EXISTING CONSTRUCTION, PRIOR TO THE DETAILING OR FABRICATION OF ANY NEW STRUCTURAL ELEMENT. CONTRACTOR SHALL DOCUMENT ANY CONSTRUCTION-RELATED DISCREPANCIES. CONTRACTOR SHALL FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE STRUCTURAL ENGINEER FOR REVIEW (28) CALENDAR DAYS PRIOR TO THE SCHEDULED START OF ANY DETAILING OR FABRICATION.
8. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE THE PROJECT LIMITS DURING EXCAVATION AND FOUNDATION CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS, CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. NO FIELD MODIFICATIONS TO ANY STRUCTURAL COMPONENTS SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER. THIS INCLUDES, BUT IS NOT LIMITED TO REVISIONS DUE TO MISLOCATION, MISFIT, OR ANY OTHER CONSTRUCTION ERRORS.
10. NO OPENING SHALL BE PLACED IN ANY STRUCTURAL MEMBER (OTHER THAN AS INDICATED ON APPROVED SHOP DRAWINGS) UNTIL THE LOCATION HAS BEEN APPROVED BY THE STRUCTURAL ENGINEER.
11. PROVIDE SLEEVE LAYOUTS FOR ALL PENETRATIONS THROUGH STRUCTURAL MEMBERS (ALL TRADES ARE INCLUDED). LAYOUTS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
12. SUPPORT ALL ROOF MOUNTED EQUIPMENT OR EQUIPMENT SUSPENDED FROM FLOORS OR THE ROOF ONLY ON/FROM BEAMS DESIGNATED FOR SUCH PURPOSE. IF NO SUPPORT HAS BEEN DESIGNATED, OR IF A QUESTION ARISES, NOTIFY STRUCTURAL ENGINEER PRIOR TO ERECTION OF EQUIPMENT.
13. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE, UNLESS OTHERWISE NOTED. FOR DETAILS AND DIMENSIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS, SEE THE ARCHITECTURAL DRAWINGS.
14. MATERIALS AND EQUIPMENT SHALL BE STORED AND TRANSPORTED IN A MANNER SO AS NOT TO EXCEED THE ALLOWABLE FLOOR OR ROOF LOADING INDICATED IN THE "SCHEDULE OF BUILDING DESIGN LOADS" ON THE CONSTRUCTION DOCUMENTS OR THE ALLOWABLE CAPACITY OF THE CONSTRUCTED MEMBER, WHICHEVER IS SMALLER.
15. ALL MEMBERS SHOWN ON FRAMING PLANS BETWEEN COLUMN LINES/GRID LINES SHALL BE EQUALLY SPACED, UNLESS NOTED OTHERWISE.

SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.
2. ALL SHOP DRAWING SUBMITTALS SHALL BE AS DESCRIBED IN THE PROJECT SPECIFICATIONS OR IN THESE NOTES IF THERE IS NO PROJECT SPECIFICATION.
3. SHOP DRAWINGS AND RELATED MATERIALS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT/STRUCTURAL ENGINEER. THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMISSIONS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATION OF CONSTRUCTION, TECHNICAL CONTENT, COORDINATION OF TRADES, DIMENSIONAL ACCURACY, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL APPROVE AND SO STAMP EACH SUBMISSION BEFORE SUBMITTING TO THE ARCHITECT/STRUCTURAL ENGINEER.
4. THE STRUCTURAL DRAWINGS SHALL NOT BE USED AS THE BACKGROUNDS FOR THE PRODUCTION OF ANY SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW.
5. ANY DEVIATIONS FROM THE STRUCTURAL DRAWINGS OR SPECIFICATIONS SHALL BE NOTED AND BUBBLED ON THE SHOP DRAWINGS THAT ARE SUBMITTED FOR APPROVAL.
6. FOR SHOP DRAWINGS TO BE RESUBMITTED TO THE STRUCTURAL ENGINEER FOR A SUBSEQUENT REVIEW, ALL CHANGES SHALL BE NOTED AND BUBBLED.

STRUCTURAL SYSTEM

1. THE EXISTING GRAVITY LOADS RESISTING SYSTEM CONSISTS OF WOOD ROOF DECK SUPPORTED BY STEEL ROOF TRUSS SPANNING TO STEEL COLUMNS ON ASSUMED SHALLOW FOUNDATIONS. THE NEW GRAVITY LOADS RESISTING SYSTEM CONSISTS OF REINFORCED CONCRETE FLOOR SLABS ON SHALLOW FOUNDATIONS.
2. THE EXISTING LATERAL LOAD RESISTING SYSTEM CONSISTS OF STEEL BRACED FRAMES.

EXISTING BUILDING NOTES

1. EXISTING STRUCTURAL FRAMING ELEMENTS SHOWN ARE BASED ON ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY SKIDMORE, OWINGS, & MERRILL, DATED JANUARY 3, 1992, AS WELL AS STRUCTURAL SITE INVESTIGATIONS CONDUCTED BY TGRWA ON:
   A. 07/29/2025
   B. 02/02/2026
   C. 04/09/2026
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND MEMBER SIZES AS SHOWN FOR THE EXISTING CONSTRUCTION PRIOR TO THE DETAILING AND FABRICATION OF ANY NEW STRUCTURAL FRAMING ELEMENT. CONTRACTOR SHALL DOCUMENT ANY CONSTRUCTION-RELATED DISCREPANCIES AND NOTIFY THE STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO THE START OF ANY DETAILING OR FABRICATION.

FOUNDATIONS

1. A GEOTECHNICAL INVESTIGATION REPORT IS PENDING AND WILL BE PROVIDED. FOUNDATIONS ARE DESIGNED BASED ON IBC 2024 PRESUMPTIVE SOIL PROPERTIES AND WILL BE VERIFIED UPON RECEIPT OF GEOTECHNICAL REPORT.
2. FOUNDATION STRUCTURE IS BASED ON THE USE OF CONTINUOUS STRIP FOOTINGS AND/OR SPREAD FOOTINGS APPLYING A MAXIMUM PRESSURE OF 1500 POUNDS PER SQUARE FOOT TO THE SOIL PER IBC 2024 TABLE 1806.2.
3. ALL ENGINEERED FILL IS TO BE COMPACTED TO ACHIEVE THIS BEARING PRESSURE AS VERIFIED BY FIELD TESTING BY THE OWNER'S TESTING AGENCY. IF FIELD CONDITIONS DO NOT PROVIDE THIS MINIMUM VALUE, THE STRUCTURAL ENGINEER AND ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
4. SLABS-ON-GRADE PREPARED ARE DESIGNED USING A PRESUMPTIVE MODULUS OF SUBGRADE REACTION VALUE (k) OF 100 PCI. IF FIELD CONDITIONS DO NOT PROVIDE THIS MINIMUM VALUE AS VERIFIED BY THE OWNER'S TESTING AGENCY, THE STRUCTURAL ENGINEER AND ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
5. FOOTINGS EXPOSED TO FROST SHALL BE PLACED SUCH THAT THE BOTTOM OF FOOTING IS AT LEAST AT THE FROST ELEVATION OF 48" BELOW GRADE.
6. THE PRESUMPTIVE DRAINED CONDITION LATERAL EARTH PRESSURE IS AS FOLLOWS BASED ON IBC 2024 TABLE 1610.1:
   A. AT-REST EARTH PRESSURE = 100 PSF/FOOT
7. SHOULD UNSUITABLE BEARING CONDITIONS BE ENCOUNTERED DURING EXCAVATION, NOTIFY THE STRUCTURAL ENGINEER AND ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
8. THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS POUR.
9. ALL INTERIOR SLABS-ON-GRADE SHALL BE PLACED OVER AN EXTREME LOW PERMEANCE VAPOR BARRIER, 15 MIL MINIMUM THICKNESS, OVER A BASE/SUBBASE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT. EXISTING SUBBASE WILL BE COMPACTED IN PLACE OR WILL BE CUT OUT AND REPLACED WITH AN ENGINEERED FILL AS SPECIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER.
10. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL THE PERMANENT BELOW GRADE LATERAL BRACING SYSTEM AND THE FIRST FLOOR FRAMING AND SLAB ABOVE THE BASEMENT IS IN PLACE AND THE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH.
11. THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR CONCRETE RE-PREPARATION AND RE-APPROVAL OF THE SUBGRADE.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
13. THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS AND THE SUBSURFACE SOILS EXPLORATION REPORT AND ESTABLISH SPECIFIC "CONSTRUCTION PROCEDURES AND SEQUENCES" FOR THE EXCAVATION, COMPACTION, FILL AND INSTALLATION OF THE NEW BUILDING FOUNDATION. SUBMIT THESE FOR REVIEW TO THE OWNER'S GEOTECHNICAL ENGINEER, STRUCTURAL ENGINEER AND ARCHITECT.
14. THE CONTRACTOR'S PROCEDURES AND SEQUENCING FOR FOUNDATION INSTALLATION SHALL PREVENT SETTLEMENT OF ADJACENT CONSTRUCTION. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ALL REMEDIAL WORK RESULTING FROM SUCH SETTLEMENT.
15. RECORDS OF ANY EXISTING SUBGRADE INTERFERENCES OTHER THAN THOSE INTERFERENCES SHOWN OR INDICATED ON THE CONSTRUCTION DOCUMENTS, ARE NOT CURRENTLY AVAILABLE. DURING EXCAVATION WORK, INTERFERENCES MAY BE DISCOVERED. CONTRACTOR SHALL DOCUMENT CONSTRUCTION - RELATED DIMENSIONS OF ALL INTERFERENCES. CONTRACTOR TO FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW.
16. REFER TO THE TESTING AND INSPECTION SECTION OF THESE NOTES FOR THE FOUNDATION TESTING AND INSPECTION REQUIREMENTS.

STRUCTURAL CONCRETE

1. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS:
   A. ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
   B. ACI 302 - "RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"
   C. ACI 304 - "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"
   D. ACI 311 - "ACI MANUAL OF CONCRETE INSPECTION"
   E. ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
   F. ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
   G. ACI 347 - "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"
2. PROVIDE CONCRETE TO OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

MINIMUM COMPRESSIVE STRENGTH AT (28) DAYS		
CONCRETE MEMBER	STRENGTH (f'c)	NORMAL WEIGHT / LIGHTWEIGHT
COLUMN FOOTINGS	4000 PSI	NORMAL WEIGHT
WALL FOOTINGS	4000 PSI	NORMAL WEIGHT
PIERS	4000 PSI	NORMAL WEIGHT
INTERIOR SLABS-ON-GRADE	4000 PSI	NORMAL WEIGHT
BASEMENT AND FOUNDATION WALLS	4000 PSI	NORMAL WEIGHT
STRUCTURAL SLABS	4000 PSI	NORMAL WEIGHT

3. EXTERIOR FLATWORK, STAIRS, RAMPS, ETC. SHALL HAVE A WATER/CEMENT RATIO < 0.45.
4. LABORATORY TEST REPORTS OR MATERIAL CERTIFICATES FOR CONCRETE MATERIALS AND MIX DESIGN TEST DATA, IN CONFORMANCE WITH ACI STANDARDS, SHALL BE SUBMITTED FOR REVIEW FOR EACH TYPE OF CONCRETE TO BE USED. EACH SUBMITTED MIX DESIGN SHALL IDENTIFY THE APPLICATION FOR WHICH THE MIX WILL BE USED.
5. ALL CONCRETE SHALL BE NORMAL WEIGHT UNLESS NOTED OTHERWISE.
6. ALL LIGHTWEIGHT CONCRETE SHALL HAVE A DENSITY OF 115 PCF +/- 3 PCF UNLESS NOTED OTHERWISE.
7. ALL CONCRETE ELEMENTS SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION OR OVER THE SERVICE LIFE OF THE STRUCTURE SHALL CONTAIN AN AIR ENTRAINMENT ADMIXTURE AS SPECIFIED IN ACI-318, LATEST EDITION.
8. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
9. THE CONTRACTOR SHALL SUBMIT CHECKED, DETAILED REINFORCEMENT SHOP DRAWINGS SHOWING THE LOCATIONS AND DETAILING OF ALL FOOTINGS, WALLS, PIERS, BEAMS, COLUMNS, SLABS, CONSTRUCTION JOINTS, CONTROL JOINTS, ETC. PRIOR TO FABRICATION. DETAILS SHALL INCLUDE STEEL SIZES, LAPS, SPACING AND PLACEMENT.
10. THE MINIMUM CONCRETE COVER FOR CAST-IN-PLACE (NON-PRESTRESSED) CONCRETE SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
    B. CONCRETE EXPOSED TO EARTH OR WEATHER:
       1. NO. 6 THROUGH NO. 18 BARS..... 2"
       2. NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER..... 1 1/2"
    C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
       1. SLABS, WALLS, JOISTS:
          NO. 14 AND NO. 18 BARS..... 1 1/2"
          NO. 11 BAR AND SMALLER..... 3/4"
       2. BEAMS, COLUMNS:
          PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS..... 1 1/2"
       3. SHELLS, FOLDED PLATE MEMBERS:
          NO. 6 THROUGH NO. 18 BARS..... 2"
          NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER..... 1 1/2"
11. PROVIDE ADEQUATE BOLSTERS, HI-CHAIRS, SUPPORT BARS, ETC., TO MAINTAIN SPECIFIED CLEARANCES FOR THE ENTIRE LENGTH OF ALL REINFORCING BARS. PROVIDE CONTINUOUS #4 SPACER BARS IN WALLS AND SLABS TO SUPPORT DOWELS.
12. PROVIDE PLASTIC TIPPED ACCESSORIES FOR REINFORCEMENT AT ALL FACES OF EXPOSED CONCRETE, INTERIOR OR EXTERIOR.
13. ALL FIELD BENDING OF REINFORCEMENT SHALL BE DONE COLD. HEATING OF BARS WILL NOT BE PERMITTED.
14. ALL CONSTRUCTION JOINTS, EXCLUDING SLAB-ON-GRADE CONSTRUCTION JOINTS, SHALL BE WIRE BRUSHED, CLEANED, MOISTENED AND A CONCRETE SLURRY APPLIED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE.
15. CONTROL AND CONSTRUCTION JOINTS IN NON-STRUCTURAL SLABS-ON-GRADE SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND DETAILS. CONTROL JOINTS SHALL BE SPACED AT A MAXIMUM OF 15'-0" ON CENTER IN ANY DIRECTION. SAWED CONTROL JOINTS SHALL BE OF THE SOFT-CUT TYPE, 0.25 TIMES THE SLAB THICKNESS DEEP, AND CUT AS SOON AS POSSIBLE WITHOUT DISLODGING THE COARSE AGGREGATE AS PART OF THE FINISHING OPERATION. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS INDICATING ALL CONTROL JOINTS FOR ALL SLAB-ON-GRADE CONSTRUCTION FOR REVIEW PRIOR TO CONSTRUCTING ALL SLABS-ON-GRADE.
16. CONCRETE FOR SLAB-ON-GRADE CONSTRUCTION SHALL USE A DESIGN MIX THAT INCORPORATES 1-1/2" MAXIMUM SIZE AGGREGATE, WELL GRADED AND TYPE 1 CEMENT. THE MIX SHALL CONTAIN NO ADMIXTURES THAT EXACERBATE SHRINKAGE.
17. AT EXPOSED CONCRETE ELEMENTS, SEE ARCHITECTURAL DRAWINGS AND/OR PROJECT SPECIFICATIONS FOR TYPE OF CONCRETE FINISHING REQUIRED.
18. AT ALL EXPOSED TO VIEW CONCRETE ELEMENTS (I.E. BEAMS, GIRDERS, COLUMNS, TOP OF RETAINING WALLS, ETC.), PROVIDE 3/4" CHAMFER AT EDGES.
19. IF STRUCTURAL CONCRETE MEMBERS (STRUCTURED SLABS, BEAMS AND GIRDERS) ARE NOT CONSTRUCTED IN ONE CONTINUOUS POUR THE VERTICAL CONSTRUCTION JOINT BETWEEN POURS SHALL BE PLACED WITHIN THE MIDDLE FIFTH OF THE MEMBER SPAN AND CONTINUOUSLY KEYED. THE MEMBER SHALL BE SHORED UNTIL THE CONCRETE HAS ATTAINED THE MINIMUM 28-DAY STRENGTH. SEE TYPICAL CONSTRUCTION JOINT DETAILS. ALTERNATE CONSTRUCTION JOINT LOCATIONS MUST BE REVIEWED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN SLABS AND BEAMS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS.
20. PITCH ALL SLABS TO DRAINS WHERE DRAINS ARE INDICATED ON CONTRACT DRAWINGS.
21. ADDITIONAL BARS SHALL BE PROVIDED AT ALL OPENINGS IN SLABS-ON-GRADE AND CONCRETE WALLS. AT ALL OPENINGS, PROVIDE MINIMUM OF (2) - #4 BARS AT EACH SIDE EXTENDING 2'-0" BEYOND EACH SIDE OF OPENING.
22. PROVIDE ADDITIONAL CORNER BARS TO MATCH HORIZONTAL BARS AT ALL WALL CORNERS AND INTERSECTIONS.
23. AT SLABS-ON-GRADE PROVIDE ADDITIONAL REINFORCING AT RE-ENTRANT CORNERS. PROVIDE MINIMUM OF (2) - #4 BARS, 4'-0" LONG CENTERED ABOUT CORNER.
24. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM CONCRETE REACTION.
25. IN NO CASE SHALL EMBEDDED CONDUIT BE PLACED ABOVE REINFORCING IN SLAB-ON-GRADE CONSTRUCTION. MINIMUM SPACING OF ADJACENT CONDUITS SHALL BE 3 TIMES THE DIAMETER OR WIDTH OF THE LARGEST CONDUIT. MAXIMUM OUTSIDE DIAMETER OF EMBEDDED CONDUIT SHALL BE NO LARGER THAN ONE-THIRD OF THE SLAB THICKNESS.
26. IN ELEVATED STRUCTURAL SLABS, NO CONDUITS SHALL BE PLACED CLOSER TO A COLUMN FACE THAN TWELVE INCHES.
27. ELECTRICAL CONDUITS AND PLUMBING PIPES IN ELEVATED STRUCTURAL SLABS SHALL BE PLACED BETWEEN THE TOP AND BOTTOM LAYERS OF REINFORCEMENT AND SHALL NOT HAVE AN OUTSIDE DIAMETER GREATER THAN ONE-THIRD THE SLAB THICKNESS. CROSSOVERS OF CONDUITS AND/OR PIPES SHALL NOT BE PERMITTED. THE CENTER-TO-CENTER DISTANCE BETWEEN CONDUITS AND/OR PLUMBING PIPES SHALL NOT BE LESS THAN 3 TIMES THE LARGEST CONDUIT OR PIPE DIAMETER OR WIDTH.
28. UNLESS OTHERWISE NOTED ON THE DRAWINGS, SLEEVES FOR PIPES AND CONDUITS PENETRATING GRADE BEAMS AND CONCRETE WALLS SHALL BE STEEL PIPE SLEEVES OF NOMINAL DIAMETER 2 INCHES LARGER THAN THE NOMINAL SIZE OF THE PIPE PENETRATING THE STRUCTURAL MEMBER. THE THICKNESS OF THE SLEEVE SHALL CONFORM TO SCHEDULE 40 BUT NEED NOT BE MORE THAN 3/8 INCH. ALL SUCH SLEEVE LOCATIONS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO INSTALLATION.
29. PROVIDE WATERSTOPS AT ALL CONSTRUCTION JOINTS LOCATED BELOW GRADE AS SHOWN ON THE DRAWINGS.
30. CONCRETE SLAB OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE TO BE CONFIRMED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS PRIOR TO CONSTRUCTION. ALL SLAB OPENINGS ARE TO SIZED AND LOCATED ON REBAR SHOP DRAWING SUBMITTALS FOR CONFIRMATION WITH STRUCTURAL DRAWINGS. SHOULD ANY OPENING LOCATION OR DIMENSION CHANGE FROM LOCATIONS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO PROCEEDING. ANY NECESSARY DESIGN REVISIONS WILL BE ISSUED BY THE STRUCTURAL ENGINEER.
31. SLABS AND BEAMS SHALL BE CAMBERED TO COMPENSATE FOR CONSTRUCTION LOADS AND ANY DEFLECTION OF THE SHORING/FORMWORK SYSTEM. THIS CAMBER SHALL BE IN ADDITION TO ANY CAMBER SHOWN ON THE STRUCTURAL DRAWINGS.
32. WHERE SLABS ARE TO BE CAMBERED, THE CONSTRUCTED THICKNESS SHALL BE CONSTANT THROUGHOUT THE SPAN AS SHOWN ON THE STRUCTURAL DRAWINGS.
33. NO CONSTRUCTION SHALL BE MADE WITHOUT REINFORCEMENT, UNLESS OTHERWISE NOTED, THE FOLLOWING PERCENTAGE OF THE GROSS CROSS SECTIONAL AREA SHALL BE PROVIDED AS MINIMUM REINFORCEMENT:
    A. SLABS: TOP & BOTTOM..... 0.20%
    B. BEAMS: TOP & BOTTOM..... 0.33%
       STIRRUPS..... #3@5" (D=MEMBER DEPTH)
    C. COLUMNS: VERTICAL..... 1.00%
       TIES..... #3@10"
    D. WALLS: VERTICAL..... 0.12% (#5's)
       HORIZONTAL..... 0.20% (#5's)
    E. FOOTINGS: HORIZONTAL..... 0.18% (#5's)
34. ALL REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL, CONFORMING TO ASTM A615 GRADE 60 UNLESS NOTED OTHERWISE.
35. ALL BAR DETAILING AND ACCESSORIES TO BE FURNISHED SHALL CONFORM TO TYPICAL DETAILS IN THE ACI STANDARD 315 DETAILING MANUAL LATEST EDITION, EXCEPT AS OTHERWISE SHOWN, NOTED, OR SPECIFIED.
36. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO PANELS AT EDGES AND ENDS, AND TIED SECURELY AT EXTERIOR SLABS PROVIDE EPOXY COATED WELDED WIRE FABRIC CONFORMING TO ASTM A884, CLASS A.
37. DETAILING AND ACCESSORIES SHALL CONFORM TO THE ACI DETAILING MANUAL AND TO THE CRSI MANUAL OF STANDARD PRACTICE. LATEST EDITIONS, UNLESS OTHERWISE NOTED BELOW, ON THE DRAWINGS, OR IN THE SPECIFICATIONS.
38. ALL HOOKS SHALL BE "STANDARD" HOOKS AS PER ACI 318, UNLESS NOTED OTHERWISE.
39. THE MINIMUM LENGTH OF ALL LAP SPLICES NOT DIMENSIONED ON THE DRAWINGS SHALL BE AS FOLLOWS:

BAR SIZE	f'c	SLAB/BEAM		WALL		COLUMN VERTICAL
		TOP	OTHER	VERT	HORIZ	
#3	4000	25"	19"	19"	25"	-
	5000	22"	17"	17"	22"	
	6000	20"	16"	16"	20"	
#4	4000	33"	25"	25"	33"	-
	5000	29"	23"	23"	29"	
	6000	27"	21"	21"	27"	
#5	4000	41"	31"	31"	41"	19"
	5000	36"	28"	28"	36"	
	6000	33"	26"	26"	33"	
#6	4000	49"	37"	37"	49"	23"
	5000	44"	34"	34"	44"	
	6000	40"	31"	31"	40"	
#7	4000	71"	54"	54"	71"	27"
	5000	63"	49"	49"	63"	
	6000	58"	45"	45"	58"	
#8	4000	81"	62"	62"	81"	30"
	5000	72"	56"	56"	72"	
	6000	66"	51"	51"	66"	
#9	4000	91"	70"	70"	91"	34"
	5000	81"	63"	63"	81"	
	6000	74"	57"	57"	74"	
#10	4000	102"	79"	79"	102"	39"
	5000	92"	71"	71"	92"	
	6000	84"	64"	64"	84"	
#11	4000	114"	87"	87"	114"	43"
	5000	102"	78"	78"	102"	
	6000	93"	71"	71"	93"	

NOTES:
   A. THE ABOVE TABLE IS BASED ON THE CLEAR SPACING OF BARS BEING NOT LESS THAN 2x THE MAXIMUM BAR DIAMETER AND THE CLEAR COVER OF BARS BEING NOT LESS THAN ONE BAR DIAMETER. MULTIPLY THE LENGTH BY 1.5 FOR ALL OTHER CASES.
   B. TOP BARS ARE HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE SPLICE.
   C. FOR EPOXY COATED BARS, MULTIPLY THE LENGTHS SHOWN IN THE TABLE ABOVE BY 1.5.
   D. LENGTHS ARE BASED ON NORMAL WEIGHT CONCRETE. FOR LIGHTWEIGHT CONCRETE, MULTIPLY THE LENGTHS SHOWN IN THE TABLE ABOVE BY 1.3.
   E. WHERE BARS OF DIFFERENT SIZE ARE TO BE SPLICED, THE LENGTH SHALL BE THAT REQUIRED FOR THE LARGER BAR.
   F. LENGTHS SHALL BE SPECIFICALLY DIMENSIONED AT ALL LOCATIONS ON THE SHOP DRAWINGS.
   G. FOR CONCRETE STRENGTH BETWEEN LISTED VALUES, USE LENGTH OF THE NEXT LOWER CONCRETE STRENGTH LISTED VALUE.
   H. FOR CONCRETE STRENGTHS EXCEEDING 6000 PSI, USE THE LENGTH FOR 6000 PSI CONCRETE STRENGTH.
   I. THE ABOVE TABLE UTILIZES "CLASS B" SPLICES.
40. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES. MECHANICAL COUPLERS MUST BE CAPABLE OF SUSTAINING 125% OF THE BAR CAPACITY.
41. CONTINUOUS TOP AND BOTTOM BARS, OTHER THAN IN FOOTINGS, WHEN SHOWN IN CROSS SECTION ONLY, SHALL BE LAPPED AS FOLLOWS:
    A. TOP BARS AT MID SPANS.
    B. BOTTOM BARS CENTERED OVER SUPPORTS.
42. REFER TO THE TESTING AND INSPECTION SECTION OF THESE NOTES FOR THE CONCRETE TESTING AND INSPECTION REQUIREMENTS.

POST-INSTALLED ANCHORS

1. WHERE EPOXY SYSTEM IS INDICATED ON THE PLANS OR DETAILS, USE HILTI HIT-HY 200 V3 ADHESIVE IN CONCRETE AND SOLID GROUTED MASONRY UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY SUBMIT SUBSTITUTE EPOXY SYSTEMS FOR APPROVAL PROVIDED THEY MEET OR EXCEED THE CAPACITY OF HILTI HIT-HY 200 V3 ADHESIVE.
2. DRILL HOLES TO EPOXY MANUFACTURER'S RECOMMENDED SIZE. CLEAN HOLES WITH A CIRCULAR WIRE OR NYLON BRUSH AND BLOW OUT WITH COMPRESSED AIR.
3. WHERE MECHANICAL EXPANSION ANCHORS ARE INDICATED ON THE PLANS OR DETAILS, USE HILTI KWIK BOLT TZ2 ANCHORS IN CONCRETE UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY SUBMIT SUBSTITUTE EXPANSION ANCHOR SYSTEMS FOR APPROVAL PROVIDED THEY MEET OR EXCEED THE CAPACITY OF HILTI KWIK BOLT TZ2 ANCHORS.
4. POST-INSTALLED ANCHORS MUST BE INSTALLED USING THE SPACING AND EDGE DISTANCES GIVEN ON THE PLANS OR DETAILS. IF FIELD CONDITIONS DICTATE THAT THE ANCHOR SPACING OR EDGE DISTANCES BE MODIFIED, THE CONTRACTOR SHALL SUBMIT A FIELD SKETCH TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO MAKING ANY MODIFICATIONS.
5. REFER TO THE TESTING AND INSPECTION SECTION OF THESE NOTES FOR THE POST-INSTALLED ANCHORS TESTING AND INSPECTION REQUIREMENTS.

EARTH RETENTION SYSTEM

1. AN EARTH RETENTION SYSTEM (ERS) IS ANTICIPATED TO BE NEEDED TO COMPLETE THIS PROJECT. THE ERS SHOWN ON THESE DRAWINGS IS SCHEMATIC ONLY AND DOES NOT NECESSARILY REFLECT THE ACTUAL EXTENT OF THE ERS THAT MAY BE REQ

SPECIAL INSPECTIONS AND TESTS (IBC 2024)

1. THE OWNER OR THE OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED BELOW AND IDENTIFY THE APPROVED AGENCIES TO THE BUILDING OFFICIAL.
2. THE APPROVED AGENCIES SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THE COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION.
3. THE CONSTRUCTION OR WORK FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION OR TESTING PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTIONS OR TESTS.
4. APPROVED AGENCIES SHALL KEEP RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE APPROVED AGENCY SHALL SUBMIT REPORTS OF SPECIAL INSPECTIONS AND TESTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSTRUCTIONS AND TESTS, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL.
5. REFER TO 2024 INTERNATIONAL BUILDING CODE FOR DEFINITION OF TERMS.

SOILS CONSTRUCTION (IBC 1705.6)

1. VERIFY SUBGRADE IS ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY	☐ CONTINUOUS	☒ PERIODIC	PRIOR TO PLACEMENT OF CONCRETE.
2. VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND MATERIAL	☐ CONTINUOUS	☒ PERIODIC	PRIOR TO PLACEMENT OF COMPACTED FILL OR CONCRETE.
3. VERIFY THAT SUBGRADE HAS BEEN APPROPRIATELY PREPARED PRIOR TO PLACING COMPACTED FILL	☐ CONTINUOUS	☒ PERIODIC	PRIOR TO PLACEMENT OF COMPACTED FILL
4. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	☐ CONTINUOUS	☒ PERIODIC	ALL MATERIALS SHALL BE CHECKED AT EACH LIFT FOR PROPER CLASSIFICATIONS AND GRADATIONS NOT LESS THAN ONCE FOR EACH 10,000 FT² OF SURFACE AREA
5. VERIFY PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION	☒ CONTINUOUS	☐ PERIODIC	

CONCRETE CONSTRUCTION (IBC 1705.3 AND IBC CHAPTER 19)

1. REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS	☐ CONTINUOUS	☒ PERIODIC	VERIFY PRIOR TO PLACING CONCRETE THAT REINFORCING IS OF SPECIFIED TYPE, GRADE AND SIZE; THAT IT IS FREE OF OIL, DIRT AND RUST; THAT IT IS LOCATED AND SPACED PROPERLY; THAT HOOKS, BENDS, TIES, STIRRUPS AND SUPPLEMENTAL REINFORCEMENT ARE PLACED CORRECTLY; THAT LAP LENGTHS, STAGGER AND OFFSETS ARE PROVIDED; AND THAT ALL MECHANICAL CONNECTIONS ARE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND/OR EVALUATION REPORT. (REF. CHAPTER 20 AND SECTIONS 25.2, 25.3, & 26.6.1-26.6.3 OF ACI 318)
2. CAST-IN ANCHORS & EMBEDS	☐ CONTINUOUS	☒ PERIODIC	COMPLY WITH SECTIONS 1.9 & 26.13.3.3 OF ACI 318.
3A. POST-INSTALLED ANCHORS (ADHESIVE)	☒ CONTINUOUS	☐ PERIODIC	ALL POST-INSTALLED ANCHORS/DOWELS SHALL BE SPECIALLY INSPECTED AS REQUIRED BY THE APPROVED ICC-ES REPORT, AND SHALL COMPLY WITH SECTIONS 17.8.2, 26.7.2, AND 26.13.3.2&3 OF ACI 318.
3B. POST-INSTALLED ANCHORS (NON-ADHESIVE)	☐ CONTINUOUS	☒ PERIODIC	ALL POST-INSTALLED ANCHORS/DOWELS SHALL BE SPECIALLY INSPECTED AS REQUIRED BY THE APPROVED ICC-ES REPORT, AND SHALL COMPLY WITH SECTIONS 17.8.2, 26.7.2, AND 26.13.3.2&3 OF ACI 318.
4. USE OF REQUIRED MIX DESIGN	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT ALL MIXES USED COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS AND CHAPTER 19 & SECTIONS 26.4.3&4 OF ACI 318.
5. CONCRETE SAMPLING FOR STRENGTH TESTS, SLUMP, AIR CONTENT, AND TEMPERATURE	☐ CONTINUOUS	☒ PERIODIC	COMPLY WITH SECTIONS 26.4 & 26.12 OF ACI 318.
6. CONCRETE & SHOTCRETE PLACEMENT	☒ CONTINUOUS	☐ PERIODIC	COMPLY WITH SECTION 26.5 OF ACI 318 AND SECTION 1908 OF IBC.
7. CURING TEMPERATURE AND TECHNIQUES	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT THE AMBIENT TEMPERATURE FOR CONCRETE IS KEPT AT > 50°F FOR AT LEAST 7 DAYS AFTER PLACEMENT. HIGH-EARLY-STRENGTH CONCRETE SHALL BE KEPT AT > 50°F FOR AT LEAST 3 DAYS. ACCELERATED CURING METHODS MAY BE USED. THE AMBIENT TEMPERATURE FOR SHOTCRETE SHALL BE > 40°F FOR THE SAME PERIOD OF TIME AS NOTED FOR CONCRETE. SHOTCRETE SHALL BE KEPT CONTINUOUSLY MOIST FOR AT LEAST 24 HOURS AFTER SHOTCRETING. ALL CONCRETE MATERIALS, REINFORCEMENT, FORMS, FILLERS, AND GROUND SHALL BE FREE FROM FROST. IN HOT WEATHER CONDITIONS ENSURE THAT APPROPRIATE MEASURES ARE TAKEN TO AVOID PLASTIC SHRINKAGE CRACKING AND THAT THE SPECIFIED WATER/CEMENT RATIO IS NOT EXCEEDED. (REF SECTIONS 26.5.3 THRU 26.5.5 OF ACI 318)
8. PRE-STRESSED CONCRETE	☒ CONTINUOUS	☐ PERIODIC	COMPLY WITH SECTION 26.10.2 OF ACI 318.
9. ERECTION OF PRECAST CONCRETE	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT ALL PRECAST ELEMENTS ARE LIFTED, ASSEMBLED AND BRACED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
10. STRENGTH VERIFICATION FOR REMOVAL OF SHORES/FORMS AND FOR POST-TENSIONED CONCRETE	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT ADEQUATE STRENGTH HAS BEEN ACHIEVED PRIOR TO THE REMOVAL OF SHORES AND FORMS OR THE STRESSING OF POST-TENSIONED TENDONS.
11. FORMWORK	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT THE FORMS ARE PLACED, PLUMB AND CONFORM TO THE SHAPES, LINES, AND DIMENSIONS OF THE MEMBERS AS REQUIRED BY THE APPROVED CONSTRUCTION DOCUMENTS.
12. VERIFICATION OF WELDABILITY OF REINFORCING STEEL	☐ CONTINUOUS	☒ PERIODIC	VERIFY WELDABILITY OF REINFORCING STEEL BASED UPON CARBON EQUIVALENT AND IN ACCORDANCE WITH AWS D1.4 & SECTION 26.6.4.1 OF ACI 318.

STRUCTURAL STEEL (IBC 1705.2.1, 1705.12.1 & 1705.13.1)

PRIOR TO WELDING (TABLE N5.4-1, AISC 360)			
1. VERIFY WELDING PROCEDURES (WPS) AND CONSUMABLE CERTIFICATES	☒ CONTINUOUS	☐ PERIODIC	
2. MATERIAL IDENTIFICATION	☐ CONTINUOUS	☒ PERIODIC	VERIFY TYPE AND GRADE OF MATERIAL
3. WELDER IDENTIFICATION	☐ CONTINUOUS	☒ PERIODIC	A SYSTEM SHALL BE MAINTAINED BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED
4. FIT-UP GROOVE WELDS	☐ CONTINUOUS	☒ PERIODIC	VERIFY JOINT PREPARATION, DIMENSIONS, CLEANLINESS, TACKING, AND BACKING.
5. ACCESS HOLES	☐ CONTINUOUS	☒ PERIODIC	VERIFY CONFIGURATION AND FINISH.
6. FIT-UP OF FILLET WELDS	☐ CONTINUOUS	☒ PERIODIC	VERIFY ALIGNMENT, GAPS AT ROOT, CLEANLINESS OF STEEL SURFACES, AND TACK WELD QUALITY AND LOCATION.
DURING WELDING (TABLE N5.4-2, AISC 360)			
1. USE OF QUALIFIED WELDERS	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT WELDERS ARE APPROPRIATELY QUALIFIED.
2. CONTROL AND HANDLING OF WELDING CONSUMABLES	☐ CONTINUOUS	☒ PERIODIC	VERIFY PACKAGING AND EXPOSURE CONTROL.
3. CRACKED TACK WELDS	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT WELDING DOES NOT OCCUR OVER CRACKED TACK WELDS.
4. ENVIRONMENTAL CONDITIONS	☐ CONTINUOUS	☒ PERIODIC	VERIFY WIND SPEED IS WITHIN LIMITS AS WELL AS PRECIPITATION AND TEMPERATURE.
5. WPS FOLLOWED	☐ CONTINUOUS	☒ PERIODIC	VERIFY ITEMS SUCH AS SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED, AND PROPER POSITION.
6. WELDING TECHNIQUES	☐ CONTINUOUS	☒ PERIODIC	VERIFY INTERPASS AND FINAL CLEANING, EACH PASS IS WITHIN PROFILE LIMITATIONS, AND QUALITY OF EACH PASS.
AFTER WELDING (TABLE N5.4-3, AISC 360)			
1. WELDS CLEANED	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT WELDS HAVE BEEN PROPERLY CLEANED.
2. SIZE, LENGTH, AND LOCATION OF WELDS	☒ CONTINUOUS	☐ PERIODIC	
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA	☒ CONTINUOUS	☐ PERIODIC	VERIFY CRACK PROHIBITION, WELD/BASE METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT, AND POROSITY ARE ALL ACCEPTABLE
4. ARC STRIKES	☒ CONTINUOUS	☐ PERIODIC	
5. K-AREA	☒ CONTINUOUS	☐ PERIODIC	
6. BACKING & WELD TABS REMOVED	☒ CONTINUOUS	☐ PERIODIC	
7. REPAIR ACTIVITIES	☒ CONTINUOUS	☐ PERIODIC	
8. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT/MEMBER	☒ CONTINUOUS	☐ PERIODIC	
NONDESTRUCTIVE TESTING (SECTION N5.5, AISC 360)			
1. CJP WELDS (RISK CAT. II)	☐ CONTINUOUS	☒ PERIODIC	ULTRASONIC TESTING SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN MATERIALS 5/16 INCH THICK OR GREATER. TESTING RATE MUST BE INCREASED IF > 5% OF WELDS TESTED HAVE UNACCEPTABLE DEFECTS PER SECTION N5.5F.
2. CJP WELDS (RISK CAT. III OR IV)	☒ CONTINUOUS	☐ PERIODIC	ULTRASONIC TESTING SHALL BE PERFORMED ON ALL CJP-GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN MATERIALS 5/16 INCH THICK OR GREATER. A REDUCTION IN THE RATE OF ULTRASONIC TESTING IS ALLOWED PER SECTION N5.5E.
3. ACCESS HOLES (FLANGE > 2")	☒ CONTINUOUS	☐ PERIODIC	MAGNETIC PARTICLE TESTING OR PENETRANT TESTING SHALL BE PERFORMED. ANY CRACK SHALL BE DEEMED UNACCEPTABLE
4. WELDED JOINTS SUBJECT TO FATIGUE	☒ CONTINUOUS	☐ PERIODIC	REFER TO APPENDIX 3, TABLE A-3.1.
PRIOR TO BOLTING (TABLE N5.6-1. AISC 360) NOT REQUIRED IF ONLY SNUG-TIGHT JOINTS ARE SPECIFIED [PER SECTION N5.6(1) OF AISC 360].			
1. CERTIFICATIONS OF FASTENERS	☒ CONTINUOUS	☐ PERIODIC	
2. FASTENERS MARKED	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT FASTENERS HAVE BEEN MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS.
3. PROPER FASTENERS FOR JOINT	☐ CONTINUOUS	☒ PERIODIC	VERIFY GRADE, TYPE, AND BOLT LENGTH IF THREADS ARE EXCLUDED FROM THE SHEAR PLANE.
4. PROPER BOLTING PROCEDURE	☐ CONTINUOUS	☒ PERIODIC	VERIFY PROPER PROCEDURE IS USED FOR THE JOINT DETAIL.
5. CONNECTING ELEMENTS	☐ CONTINUOUS	☒ PERIODIC	VERIFY APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET REQUIREMENTS.
6. PRE-INSTALLATION VERIFICATION TESTING	☐ CONTINUOUS	☒ PERIODIC	OBSERVE AND DOCUMENT VERIFICATION TESTING BY INSTALLATION PERSONNEL FOR FASTENER ASSEMBLIES AND METHODS USED. COMPONENTS.
7. PROPER STORAGE	☐ CONTINUOUS	☒ PERIODIC	VERIFY PROPER STORAGE OF BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS.
DURING BOLTING (TABLE N5.6-2, AISC 360) NOT REQUIRED IF ONLY SNUG-TIGHT JOINTS ARE SPECIFIED [PER SECTION N5.6(1) OF AISC 360]. NOT REQUIRED FOR PRETENSIONED JOINTS USING TURN-OF-THE-NUT METHOD WITH MATCH-MARKING, DIRECT-TENSION-INDICATORS, OR TWIST-OFF TYPE TENSION CONTROL METHOD [PER SECTION N5.6(2) OF AISC 360			
1. FASTENER ASSEMBLIES	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT FASTENER ASSEMBLIES ARE OF SUITABLE CONDITION, PLACED IN ALL HOLES, AND WASHERS ARE POSITIONED AS REQUIRED.
2. SNUG-TIGHT PRIOR TO PRETENSIONING	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT JOINTS ARE BROUGHT TO SNUG-TIGHT CONDITION PRIOR TO PRETENSIONING OPERATION.
3. FASTENER COMPONENT	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT FASTENER COMPONENT IS NOT TURNED BY WRENCH PREVENTED FROM ROTATING.
4. PRETENSIONED FASTENERS	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES.
AFTER BOLTING (TABLE N5.6-3, AISC 360)			
1. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	☒ CONTINUOUS	☐ PERIODIC	

STRUCTURAL STEEL (CONT) (IBC 1705.2.1, 1705.12.1 & 1705.13.1)

OTHER STEEL INSPECTIONS (SECTION N5.7, AISC 360; TABLES J8-1 & J10-1, AISC 341)			
1. STRUCTURAL STEEL DETAILS	☐ CONTINUOUS	☒ PERIODIC	ALL FABRICATED STEEL OR STEEL FRAMES SHALL BE INSPECTED TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN IN THE CONSTRUCTION DOCUMENTS, SUCH AS BRACES, STIFFENERS, MEMBER LOCATIONS, AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION.
2. ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL	☐ CONTINUOUS	☒ PERIODIC	SHALL BE ON THE PREMISES DURING THE PLACEMENT OF ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS. VERIFY THE DIAMETER, GRADE, TYPE, AND LENGTH OF THE ANCHOR ROD OR EMBEDDED ITEM, AND THE EXTENT OR DEPTH OF EMBEDMENT PRIOR TO PLACEMENT OF CONCRETE.
3. REDUCED BEAM SECTIONS (RBS)	☒ CONTINUOUS	☐ PERIODIC	VERIFY CONTOUR AND FINISH AS WELL AS DIMENSIONAL TOLERANCES (SEE TABLE J8-1 OF AISC 341).
4. PROTECTED ZONES	☒ CONTINUOUS	☐ PERIODIC	VERIFY THAT NO HOLES OR UNAPPROVED ATTACHMENTS ARE MADE WITHIN THE PROTECTED ZONE (SEE TABLE J8-1 OF AISC 341).
STEEL ELEMENTS OF COMPOSITE CONSTRUCTION (TABLE N6.1, AISC 360; TABLES J3.5 THRU J3.7, AISC 341)	☒ CONTINUOUS	☐ PERIODIC	VERIFY THAT NO HOLES OR UNAPPROVED ATTACHMENTS OCCUR WITHIN THE PROTECTED ZONES OF PILING (SEE TABLE J10-1 OF AISC 341).
1. PLACEMENT AND INSTALLATION OF STEEL DECK	☒ CONTINUOUS	☐ PERIODIC	
2. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	☒ CONTINUOUS	☐ PERIODIC	
3. DOCUMENT ACCEPTANCE OR REJECTION OF STEEL ELEMENTS	☒ CONTINUOUS	☐ PERIODIC	
4. REINFORCING STEEL	☐ CONTINUOUS	☒ PERIODIC	VERIFY APPROPRIATE REINFORCEMENT SIZE, SPACING, AND ORIENTATION; THAT IT HAS NOT BEEN RE-BENT IN FIELD; THAT IT IS CORRECTLY TIED AND SUPPORTED; AND THAT REQUIRED STEEL CLEARANCES HAVE BEEN PROVIDED.
5. COMPOSITE MEMBER SIZE	☐ CONTINUOUS	☒ PERIODIC	VERIFY THAT COMPOSITE MEMBER IS THE REQUIRED SIZE.

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RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25095

Sheet Name:
TESTING AND INSPECTION NOTES

Sheet Number:
S002

ABBREVIATIONS

ADDL	ADDITIONAL	LIN	LINEAR
ALT	ALTERNATE	LL	LIVE LOAD
ALUM	ALUMINUM	LLH	LONG LEG HORIZONTAL
APPROX	APPROXIMATE	LLV	LONG LEG VERTICAL
ARCH	ARCHITECT(URAL)	LSL	LONG SLOT
ASSY	ASSEMBLY	LVL	LAMINATED VENEER LUMBER
B/	BOTTOM OF	LW	LIGHT WEIGHT
BLDG	BUILDING	MAX	MAXIMUM
BM	BEAM	MECH	MECHANICAL
BOT	BOTTOM	MED	MEDIUM
BRDG	BRIDGING	MEP	MECHANICAL ELECTRICAL PLUMBING
BRG	BEARING		
BRKT	BRACKET	MEZZ	MEZZANINE
BW	BOTH WAYS	MFR	MANUFACTURER
C/C	CENTER TO CENTER	MIN	MINIMUM
CCD	CHICAGO CITY DATUM	MISC	MISCELLANEOUS
CFS	COLD FORM STEEL	MK	MARK
CIP	CAST IN PLACE	MO	MASONRY OPENING
CJ	CONSTRUCTION JOINT, CONTROL JOINT	MTL	METAL
		NIC	NOT IN CONTRACT
CJP	COMPLETE JOINT PENETRATION	NOM	NOMINAL
CL	CENTERLINE	NS	NEAR SIDE
CLR	CLEAR	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	NW	NORMAL WEIGHT
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONN	CONNECTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
COORD	COORDINATE, COORDINATION	OPP HD	OPPOSITE HAND
CTR	CENTER	PC	PRECAST CONCRETE
CU FT	CUBIC FOOT	PCF	POUNDS PER CUBIC FOOT
CU YD	CUBIC YARD	PERIM	PERIMETER
DBA	DEFORMED BAR ANCHOR	PERP	PERPENDICULAR
DEG	DEGREE	PL	PLATE
DEMO	DEMOLISH	PLF	POUNDS PER LINEAR FOOT
DIA	DIAMETER	PLUMB	PLUMBING
DIM	DIMENSION	PLYWD	PLYWOOD
DL	DEAD LOAD	PROJ	PROJECT
DWG	DRAWING	PSF	POUNDS PER SQUARE FOOT
DWGS	DRAWINGS	PSI	POUNDS PER SQUARE INCH
(E)	EXISTING	PSL	PARALLEL STRAND LUMBER
EA	EACH	PT	POST TENSIONED
EF	EACH FACE	QTY	QUANTITY
EL	ELEVATION	RAD	RADIUS
ELEC	ELECTRICAL	REBAR	REINFORCING BAR
EMBED	EMBEDDED	REF	REFER, REFERENCE
ENGR	ENGINEER	REINF	REINFORCE, REINFORCEMENT
EOD	EDGE OF DECK	REQD	REQUIRED
EOS	EDGE OF SLAB	REV	REVISION
EQ	EQUAL, EQUIVALENT	RO	ROUGH OPENING
EQUIP	EQUIPMENT	SC	SLIP CRITICAL
ERS	EARTH RETENTION SYSTEM	SCHED	SCHEDULE
EW	EACH WAY	SE	STRUCTURAL ENGINEER
EXIST	EXISTING	SECT	SECTION
EXP JT	EXPANSION JOINT	SF	SQUARE FOOT
EXT	EXTERIOR	SHT	SHEET
FDN	FOUNDATION	SIM	SIMILAR
FF	FINISHED FLOOR	SOG	SLAB ON GRADE
FIN	FINISH	SPECS	SPECIFICATIONS
FLR	FLOOR	SQ	SQUARE
FS	FAR SIDE	SQ FT	SQUARE FOOT (FEET)
FT	FOOT, FEET	SS	STAINLESS STEEL
FTG	FOOTING	SSL	SHORT SLOT
GA	GAUGE	STD	STANDARD
GALV	GALVANIZED	STIFF	STIFFENER
GB	GRADE BEAM	STL	STEEL
GC	GENERAL CONTRACTOR	STRUCT	STRUCTURAL
GYP	GYPSUM	SYM	SYMMETRICAL
GYP BD	GYPSUM BOARD	t	THICKNESS
HORIZ	HORIZONTAL	T&B	TOP & BOTTOM
ID	INSIDE DIAMETER	T/	TOP OF
IN	INCH(ES)	TEMP	TEMPORARY
INFO	INFORMATION	THRU	THROUGH
INSUL	INSULATION	TYP	TYPICAL
INT	INTERIOR	UNO	UNLESS NOTED OTHERWISE
JST	JOIST	VERT	VERTICAL
JT	JOINT	VIF	VERIFY IN FIELD
K	KIPS	W/	WITH
KSI	KIPS PER SQUARE INCH	W/O	WITHOUT
LAT	LATERAL	WF	WIDE FLANGE
LB	POUND	WP	WORK POINT
LFH	LONG FACE HORIZONTAL	WWF	WELDED WIRE FABRIC
LFV	LONG FACE VERTICAL	YD	YARD

MARK DESIGNATIONS

AP#	INDICATES AUGER CAST-IN-PLACE PILE. REFER TO AUGER CAST-IN-PLACE PILE SCHEDULE FOR ADDITIONAL INFORMATION.
B#	INDICATES BEAM TYPE. REFER TO BEAM SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
BF#	INDICATES BRACED FRAME TYPE. REFER TO BRACED FRAME ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
BP#	INDICATES BASE PLATE TYPE. REFER TO BASE PLATE SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
C#	INDICATES COLUMN TYPE. REFER TO COLUMN SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
CC#	INDICATES CAISSON CAP TYPE. REFER TO CAISSON CAP SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
CS#	INDICATES CAISSON TYPE. REFER TO CAISSON SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
DP#	INDICATES DRIVEN / DRILLED PILE TYPE. REFER TO DRIVEN / DRILLED PILE SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
F#	INDICATES SPREAD FOOTING TYPE. REFER TO FOOTING SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
GB#	INDICATES GRADE BEAM TYPE. REFER TO GRADE BEAM SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
J#	INDICATES JOIST TYPE. REFER TO JOIST SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
L#	INDICATES LINTEL TYPE. REFER TO LINTEL SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
P#	INDICATES PIER TYPE. REFER TO PIER DETAILS FOR ADDITIONAL INFORMATION.
PC#	INDICATES PILE CAP TYPE. REFER TO PILE CAP DETAILS FOR ADDITIONAL INFORMATION.
PCB#	INDICATES PRECAST BEAM TYPE BY PRECAST MANUFACTURER.
PCP#	INDICATES PRECAST PLANK TYPE BY PRECAST MANUFACTURER.
PTB#	INDICATES POST TENSIONED BEAM TYPE. REFER TO POST TENSIONED BEAM SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
SW#	INDICATES SHEAR WALL TYPE. REFER TO SHEAR WALL ELEVATIONS, SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
SWB#	INDICATES SHEAR WALL BEAM TYPE. REFER TO SHEAR WALL BEAM SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
T#	INDICATES TRUSS TYPE. REFER TO TRUSS SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
WD#	INDICATES WOOD DECK TYPE. REFER TO WOOD DECK SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.

HATCH PATTERNS

	EARTH / NATIVE SOIL
	GRAVEL
	GROUT / SAND
	CONCRETE
	STEEL
	WOOD
	CONCRETE MASONRY - PLAN
	CONCRETE MASONRY - ELEVATION
	BRICK
	GEOFOAM
	PRECAST - SOLID
Batt Insulation	PRECAST - INSULATED
	SHEAR WALL
	DEMOLITION

GENERAL SYMBOLS

X	REVISION
	REVISION CLOUD
NORTH	NORTH ARROW
	ELEVATION TARGET
	SLAB STEP
	RAMP SLOPE UP
	RAMP SLOPE DOWN
	SPAN DIRECTION OF ONE WAY SLAB, WOOD DECK OR METAL ROOF DECK
	SPAN DIRECTION OF TWO WAY SLAB

TYPICAL STEEL BEAM DESIGNATIONS

W'xx'xx (X) <C=X"> [-X X/X"]	
(X)	INDICATES NUMBER OF 3/4" Ø" WELDED HEADED STUDS UNIFORMLY SPACED ALONG THE BEAM AND SLAB INTERFACE LENGTH
<C=X">	INDICATES REQUIRED CAMBER UP FOR FLOOR FRAMING. INSTALL ALL BEAMS AND GIRDERS WITHOUT CAMBER SPECIFIED WITH NATURAL CAMBER UP.
[-X X/X"]	INDICATES ELEVATION DIFFERENCE BETWEEN TYPICAL T/STEEL ELEVATION AND THIS MEMBER

STEEL FRAMING SYMBOLS

	MOMENT CONNECTION
	DRAG STRUT CONNECTION
	SLIP CRITICAL CONNECTION
	SLIDE BEARING CONNECTION
	KICKER CONNECTION
	LONG SLOTTED CONNECTION
X	BEAM OPENING. REFER TO BEAM OPENING SCHEDULE FOR ADDITIONAL INFORMATION.
	STAIR CONNECTION
	COLUMN SPLICE OR BEAM SPLICE
	COLUMN ABOVE
	ROOF DAVIT
	ROOF TIEBACK
	ROOF FALL ARREST
RTU# XXX LBS	ROOFTOP UNIT DESIGNATION

POST TENSIONED / REINFORCED CONCRETE SLAB SYMBOLS

SRX	STUD RAIL REINFORCEMENT TYPE. REFER TO STUD RAIL SCHEDULE FOR ADDITIONAL INFORMATION.
	ANCHORING OR STRESSING END OF POST TENSIONED TENDON
(X")	INDICATES TENDON DRAPES MEASURED FROM TENDON CENTERLINE TO BOTTOM OF SLAB AT POINT SHOWN.

WOOD SYMBOLS

W#	WOOD STUD BEARING WALL TYPE. REFER TO WOOD STUD BEARING WALL SCHEDULE FOR ADDITIONAL INFORMATION
SW#	WOOD SHEAR WALL TYPE. REFER TO WOOD SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION.
ST#	WOOD TRUSS WITH SPECIAL LOADING CONDITIONS TYPE. REFER TO WOOD TRUSS WITH SPECIAL CONDITIONS SCHEDULE FOR ADDITIONAL INFORMATION.
B#	WOOD BEAM TYPE. REFER TO WOOD BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
H#	WOOD HEADER TYPE. REFER TO WOOD HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
	SHEAR WALL HOLD DOWN. SEE WOOD SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION.
WD#	INDICATES WOOD DECKING SPAN - SEE WOOD DECKING SCHEDULE FOR ADDITIONAL INFORMATION.
T#	INDICATES WOOD TRUSS SPAN DIRECTION. SEE WOOD TRUSS SCHEDULE FOR ADDITIONAL INFORMATION.
J#	INDICATES WOOD JOIST SPAN DIRECTION. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.

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Project name:
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Project Number: 25095

Sheet Name:
ABBREVIATIONS AND SYMBOLS

Sheet Number:
S003

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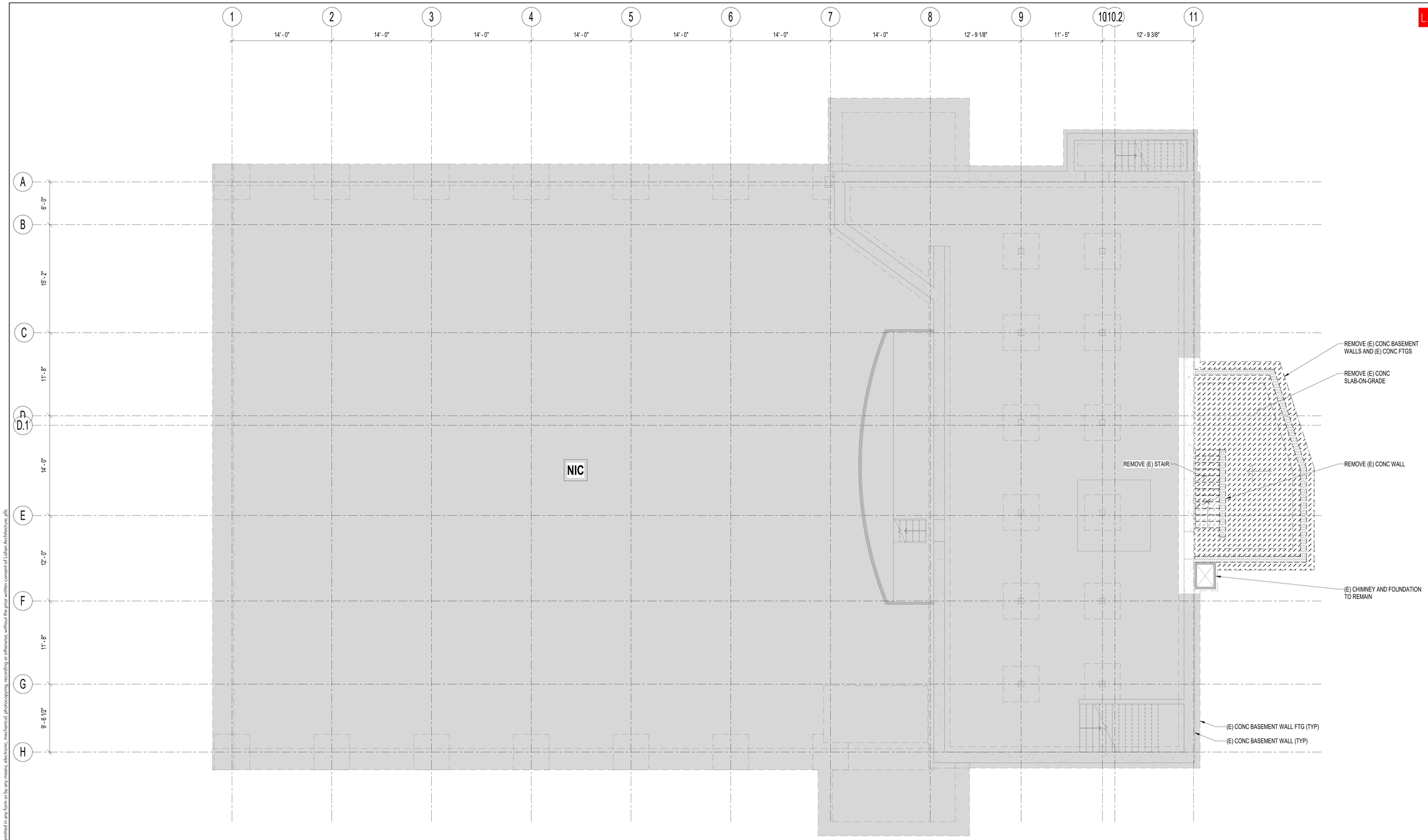

1 BASEMENT DEMOLITION PLAN

SCALE 3/16"=1'-0"

2 0 2 4 8 12 16
FEET

NORTH

NOTES:
1. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION. SEE TEMPORARY SHORING NOTES ON S001.
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RAVINIA

Project name:
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Project Number: 25095

Sheet Name:
BASEMENT DEMOLITION PLAN

Sheet Number:
SD100

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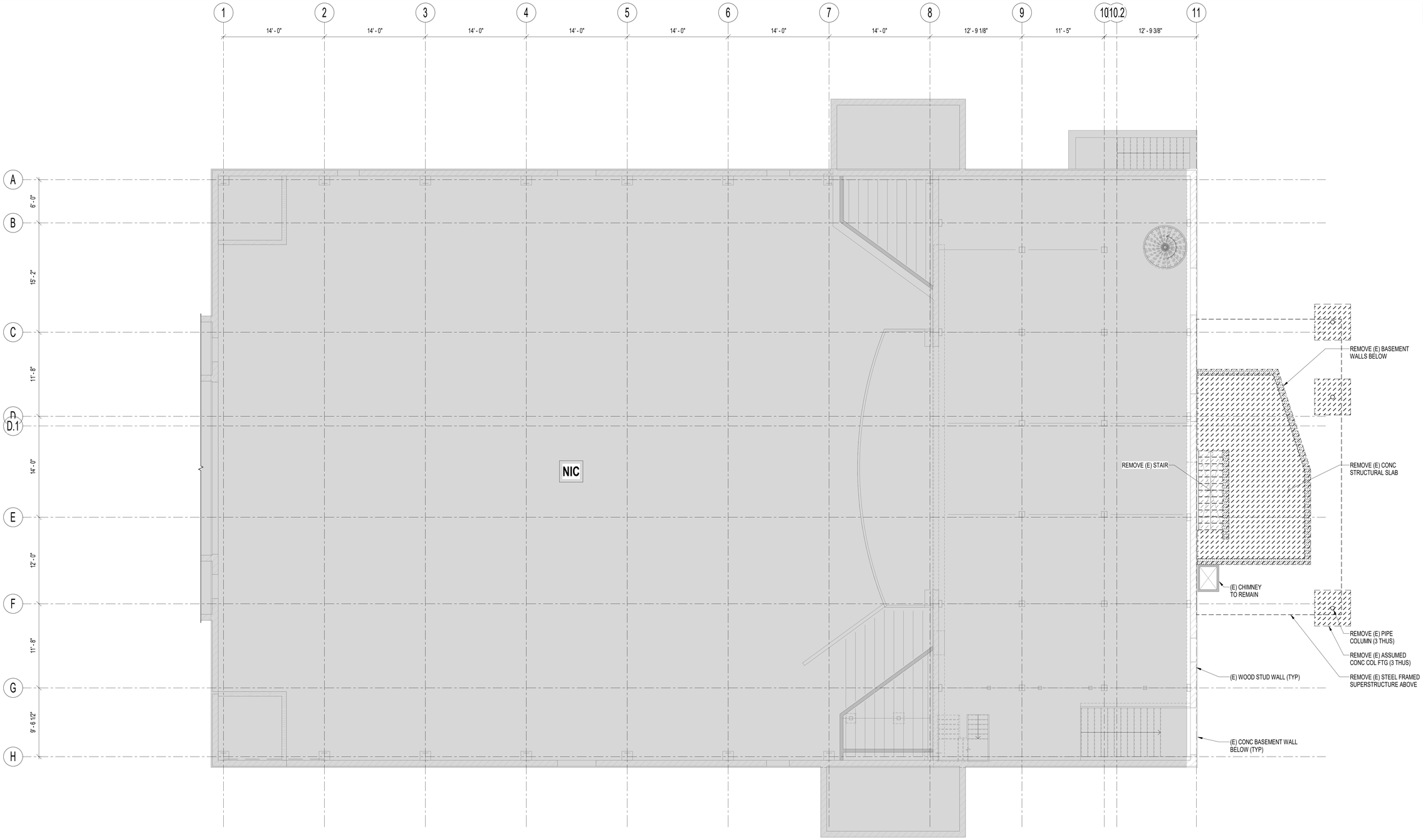

1 LEVEL 1 DEMOLITION PLAN

SCALE 3/16"=1'-0"

2 0 2 4 8 12 16
FEET

NOTES:
1. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION. SEE TEMPORARY SHORING NOTES ON S001.
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NORTH

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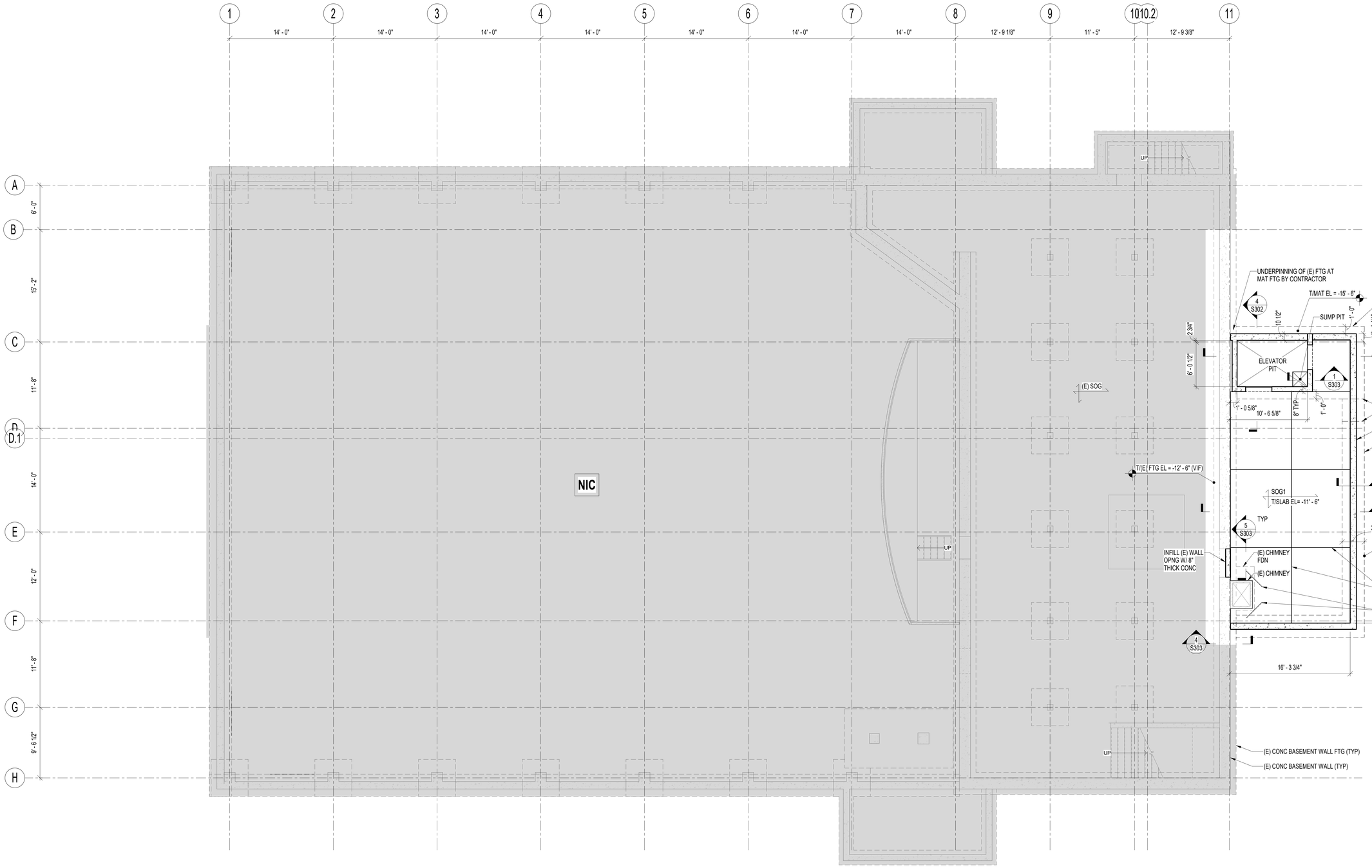
Project Number: 25095

Sheet Name:
LEVEL 01 DEMOLITION PLAN

Sheet Number:
SD101



1 BASEMENT PLAN

SCALE 3/16"=1'-0"

2 0 2 4 8 12 16 FEET

NORTH

NOTES:
1. T/(E) SOG EL = -11' - 6" (VIF).
2. (E) SOG - INDICATES ASSUMED EXISTING 5" SLAB-ON-GRADE (VIF).
3. SOG1 - INDICATES 5" CONCRETE SLAB-ON-GRADE WITH 4.0 LBS/CU YD MACROSYNTHETIC FIBER REINFORCEMENT.
4. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION. SEE TEMPORARY SHORING NOTES ON S001.
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RAVINIA

Project name:
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Project Number: 25095

Sheet Name:
BASEMENT PLAN

Sheet Number:
S100

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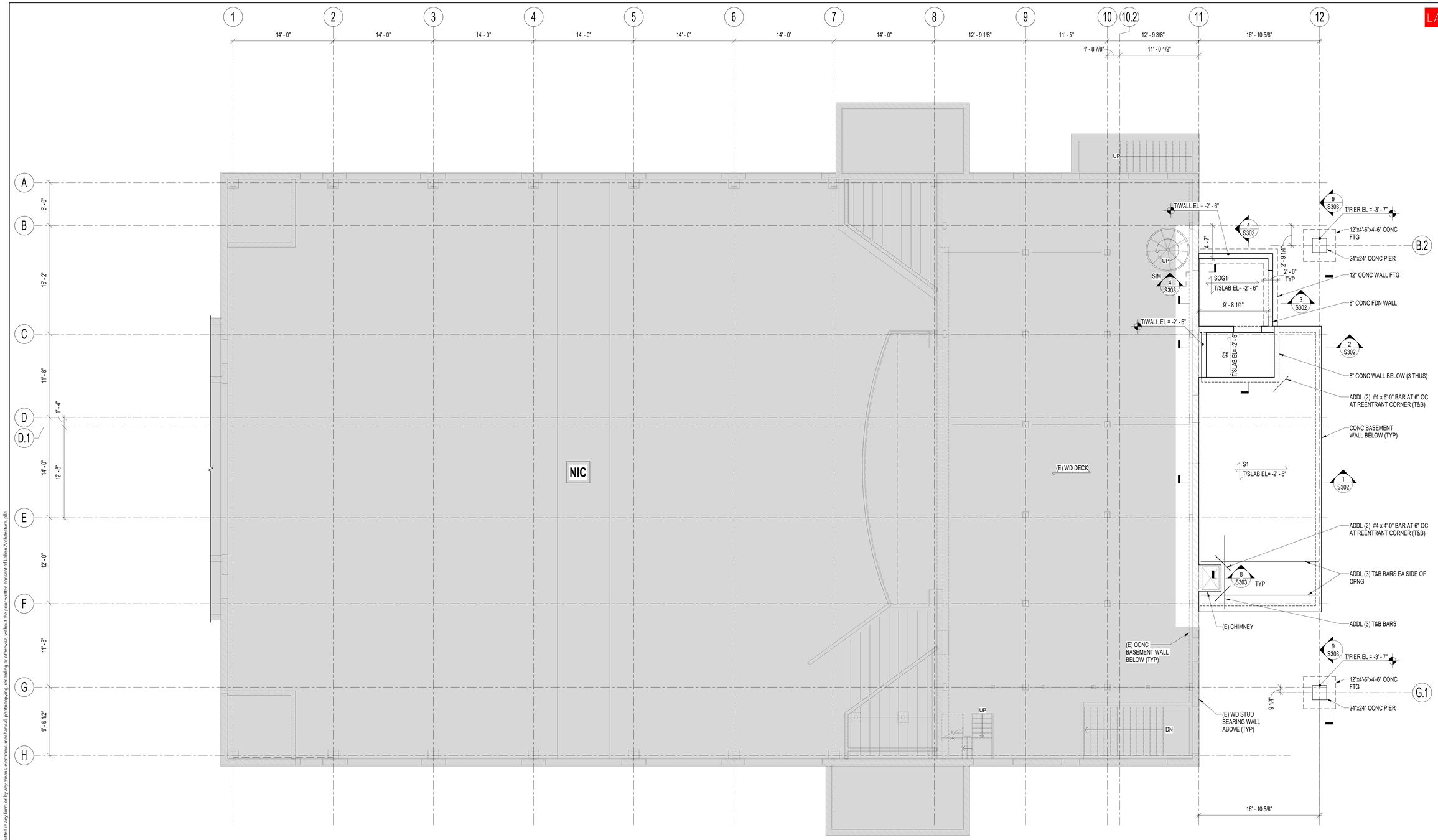

1 LEVEL 01 FRAMING PLAN

SCALE 3/16"=1'-0"

2 0 2 4 8 12 16 FEET

NOTES:

1. T/(E) WD DECK EL = -2' - 6" (UNO).
2. T/(E) SLAB-ON-GRADE AT WEST ENTRY EL = 0' - 0".
3. T/FTG EL = -6' - 9" (UNO).
4. SOG1 - INDICATES 5" CONCRETE SLAB-ON-GRADE WITH 4.0 LBS/CU YD MACROSYNTHETIC FIBER REINFORCMENT.
5. S1 - INDICATES 8" TWO-WAY CONCRETE SLAB WITH #5@12" OC EACH WAY TOP & BOTTOM.
6. S2 - INDICATES 4" ONE-WAY CONCRETE TEMPORARY SLAB W/ #5@12" OC CENTERED IN SLAB.
7. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION. SEE TEMPORARY SHORING NOTES ON S001.
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Project Number: 25095

Sheet Name:
LEVEL 01 FRAMING PLAN

Sheet Number:
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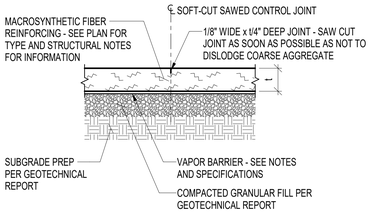
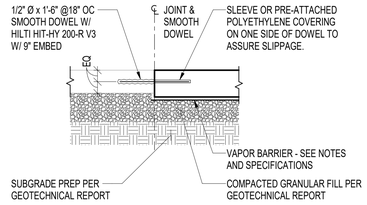


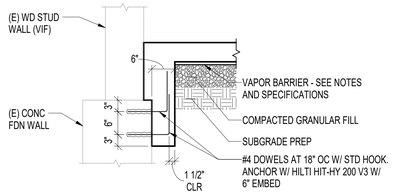
1 SLAB-ON-GRADE CONSTRUCTION AND CONTROL JOINT SECTION

SCALE: NTS



2 SLAB-ON-GRADE CONSTRUCTION AT EXISTING SLAB-ON-GRADE INTERFACE

SCALE: NTS



4 SLAB-ON-GRADE CONSTRUCTION AT EXISTING FOUNDATION WALL

SCALE: NTS

NOTE:
1. SCAN EXISTING CONCRETE TO LOCATE EXISTING REINFORCEMENT. DO NOT CUT OR DAMAGE EXISTING REBAR.

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Project Number: 25095

Sheet Name:
TYPICAL CONCRETE SLAB-ON-GRADE DETAILS

Sheet Number:
S301

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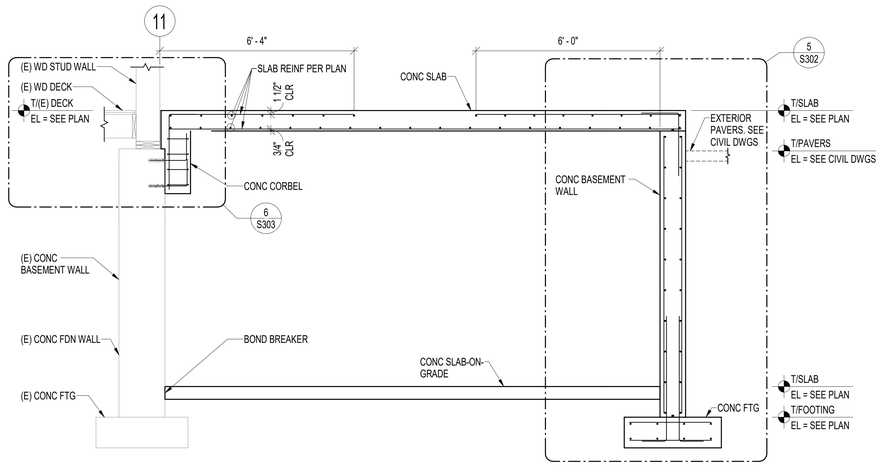
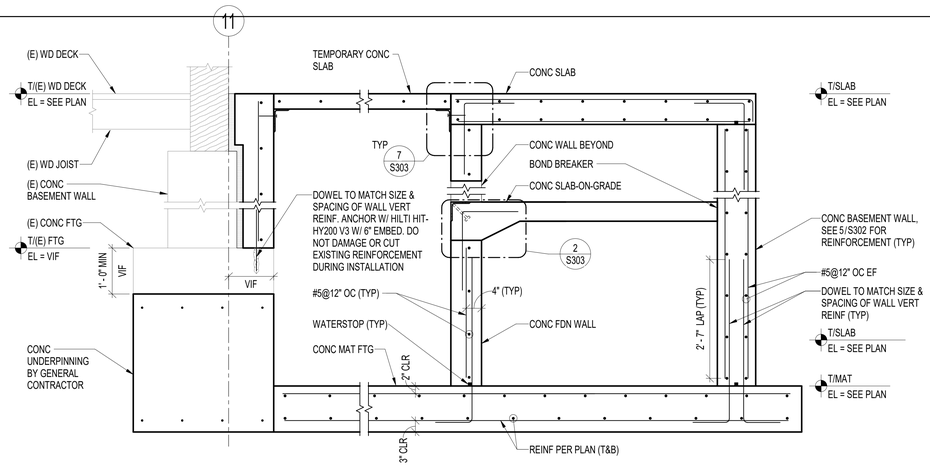


1 BASEMENT SECTION
SCALE: NTS



2 ELEVATOR PIT FOUNDATION WALL SECTION
SCALE: NTS

3 VESTIBULE SECTION
SCALE: NTS

4 WALL SECTION AT ELEVATOR PIT
SCALE: NTS

NOTES:
1. SEE 2/S302 FOR INFORMATION NOT SHOWN.

5 FOUNDATION WALL SECTION
SCALE: NTS

6 FOUNDATION WALL SECTION
SCALE: NTS

7 FOUNDATION WALL SECTION
SCALE: NTS

NOTE:
1. SEE 6/S302 FOR INFORMATION NOT SHOWN.

8 TYPICAL CONCRETE WALL CORNERS INTERSECTIONS AND CONSTRUCTION DETAIL - 2 LAYERS
SCALE: NTS

9 TYPICAL CONCRETE WALL CORNER DETAIL - 1 LAYER
SCALE: NTS

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Sheet Name:
CONCRETE SECTIONS AND DETAILS

Sheet Number:
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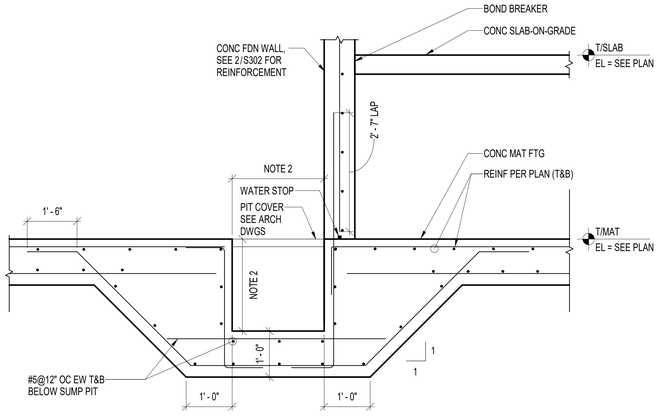
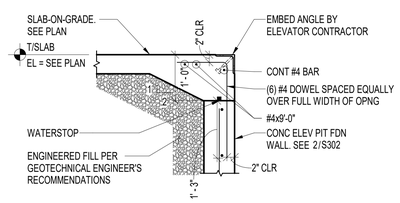


1 ELEVATOR PIT WALL SECTION AT SUMP

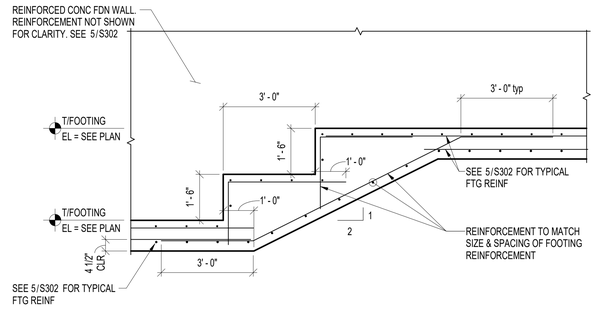
SCALE: NTS

NOTES:
1. SEE 2/S302 FOR INFORMATION NOT SHOWN.
2. GENERAL CONTRACTOR SHALL COORDINATE SUMP PIT SIZE AND LOCATION WITH FINAL ELEVATOR REQUIREMENTS.



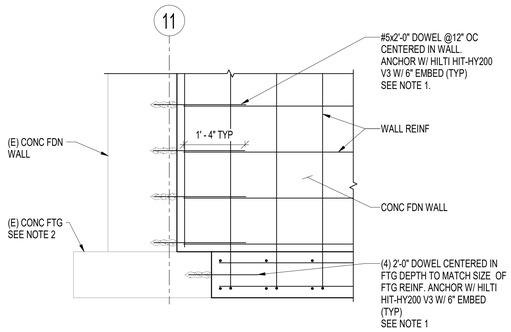
2 ELEVATOR PIT WALL SECTION AT ENTRY

SCALE: NTS



3 STEPPED FOOTING DETAIL

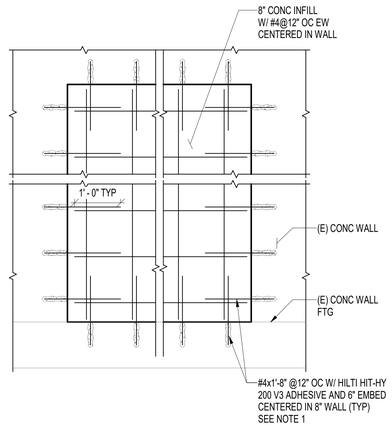
SCALE: NTS



4 CONC WALL TO EXISTING WALL DETAIL

SCALE: NTS

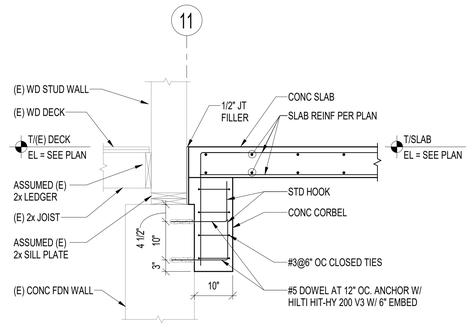
NOTES:
1. SCAN EXISTING CONCRETE WALL AND FOOTING TO LOCATE EXISTING REINFORCEMENT. DO NOT CUT OR DAMAGE EXISTING REBAR.
2. DOWELING APPLIES AT EXISTING CONCRETE FOUNDATION WALLS AS LOCATIONS INDICATED "SIM" ON PLAN.



5 CONCRETE WALL INFILL DETAIL

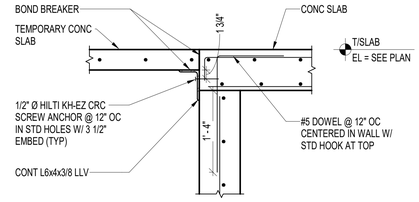
SCALE: NTS

NOTE:
1. SCAN EXISTING CONCRETE WALL AND FOOTING TO LOCATE EXISTING REINFORCEMENT. DO NOT CUT OR DAMAGE EXISTING REBAR.



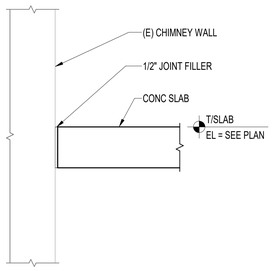
6 SLAB CONNECTION DETAIL

SCALE: NTS



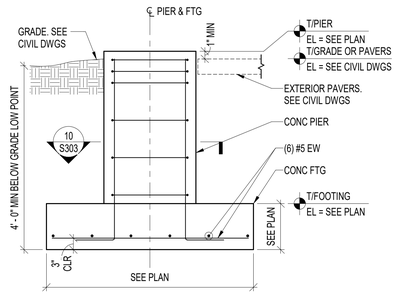
7 ELEVATOR PIT FOUNDATION WALL SECTION

SCALE: NTS



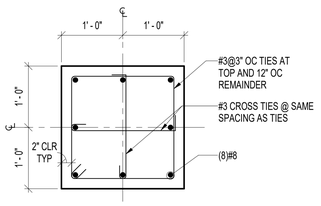
8 SECTION AT CHIMNEY

SCALE: NTS



9 CONCRETE PIER AND FOOTING SECTION

SCALE: NTS



10 PIER REINFORCEMENT PLAN DETAIL

SCALE: NTS

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DATE: 06/02/2026
EXPIRES: 11/30/2026

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 25095

Sheet Name:
CONCRETE SECTIONS AND DETAILS

Sheet Number:
S303

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PIPE SYMBOLS

- PIPE DOWN
- PIPE UP
- BASKET TYPE STRAINER-SIMPLEX
- BASKET TYPE STRAINER-DUPLEX
- BLIND FLANGE
- CAP
- UNION
- GATE VALVE
- BALL VALVE
- BALL VALVE WITH HOSE CONNECTION
- NEEDLE VALVE
- GLOBE VALVE
- EXPANSION JOINT
- PIPE ANCHOR
- PIPE GUIDE
- FLEXIBLE CONNECTION
- PRESSURE REDUCING VALVE
- BUTTERFLY VALVE
- GAS COCK
- BALANCING COCK
- BALANCING VALVE (CALIBRATED)
- AUTOMATIC FLOW LIMITING VALVE
- AUTOMATIC FLOW CONTROL VALVE
- FLOAT OPERATED VALVE
- SWING CHECK VALVE
- TEST PLUG (TEMPERATURE AND PRESSURE)
- SOLENOID VALVE
- ANGLE GLOBE VALVE
- RELIEF OR SAFETY VALVE
- TRIPLE DUTY VALVE
- PRESSURE INDEPENDENT CONTROL VALVE
- TWO-WAY TWO-POSITION CONTROL VALVE
- TWO-WAY CONTROL VALVE
- THREE-WAY CONTROL VALVE
- STRAINER
- STRAINER WITH BLOWOFF VALVE
- PRESSURE GAUGE
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER (FLAT AT BOTTOM FOR STEAM; FLAT AT TOP FOR WATER)

- P — PRESSURE SWITCH
- FS — FLOW SWITCH
- FM — FLOW METER
- VENTURI FLOW METER
- ORIFICE FLOW METER
- MANUAL AIR VENT
- AUTOMATIC AIR VENT
- PLUG VALVE
- NEEDLE VALVE
- FLOW IN THE DIRECTION OF ARROW
- TEST PLUG (PETE'S PLUG)
- TA — STEAM TRAP ASSEMBLY(SEE DETAIL)
- F & T STEAM TRAP
- THERMOMETER
- MULTI PURPOSE VALVE
- DIRECTION OF FLOW
- HPS — HIGH PRESSURE STEAM SUPPLY
- HPC — HIGH PRESSURE CONDENSATE
- MPS — MEDIUM PRESSURE STEAM SUPPLY
- MPC — MEDIUM PRESSURE CONDENSATE
- LPS — LOW PRESSURE STEAM SUPPLY
- LPC — LOW PRESSURE CONDENSATE
- PC — PUMPED CONDENSATE
- HWS — HOT WATER SUPPLY
- HWR — HOT WATER RETURN
- CWS — CONDENSER WATER SUPPLY
- CWR — CONDENSER WATER RETURN
- EGS — ETHYLENE GLYCOL/WATER SUPPLY
- EGR — ETHYLENE GLYCOL/WATER RETURN
- FOF — FUEL OIL FILL
- FOS — FUEL OIL SUPPLY
- FOR — FUEL OIL RETURN
- FOV — FUEL OIL VENT
- CHWS — CHILLED WATER SUPPLY
- CHWR — CHILLED WATER RETURN
- FWS — FEED WATER SUPPLY
- MUW — MAKE UP WATER
- H — HUMIDIFICATION
- V — VENT
- RL — REFRIGERANT LIQUID LINE
- RS — REFRIGERANT SUCTION LINE
- RHG — REFRIGERANT HOT GAS LINE
- RV — REFRIGERANT VENT LINE
- D — DRAIN
- CA 100# — COMPRESSED AIR (PSIG)
- G — NATURAL GAS
- GV — GAS VENT
- BBD — BOILER BLOW DOWN
- ROS — REVERSE OSMOSIS WATER SUPPLY
- ROR — REVERSE OSMOSIS WATER RETURN
- DIS — DEIONIZED WATER SUPPLY
- DIR — DEIONIZED WATER RETURN

DUCT SYMBOLS

- RECTANGULAR DUCT BLOW TURNED DOWN
- ROUND DUCT ELBOW TURNED DOWN
- RECTANGULAR DUCT ELBOW TURNED UP
- ROUND DUCT ELBOW TURNED UP
- DN — DUCT OFFSET DOWN WITH RESPECT TO AIRFLOW
- UP — DUCT OFFSET UP WITH RESPECT TO AIRFLOW
- 24X12 — DUCT AIRWAY SIZE IN INCHES, FIRST DIMENSION IS SIDE SHOWN
- DUCT SIZE TRANSITION
- FD — FIRE DAMPER WITH ACCESS DOOR
- SDT — SMOKE DAMPER WITH ACCESS DOOR
- CSFD — COMBINATION SMOKE/FIRE DAMPER WITH ACCESS DOOR
- 24X12 — LINED DUCT-DIMENSION SHOWN IS AIRWAY SIZE
- VD — MANUAL VOLUME DAMPER
- BDD — GRAVITY BACKDRAFT DAMPER
- DUCT SMOKE DETECTOR
- M — MOTOR OPERATED DAMPER
- RECTANGULAR ELBOW WITH TURNING VANES
- ACCESS DOOR TO OPEN "IN" ON DISCHARGE OF FAN & "OUT" ON THE SUCTION SIDE OF THE FAN
- DUCT PENETRATION WITH DUCT SLEEVE
- FLEXIBLE DUCT CONNECTION
- F / AF — FILTER OR AIRFLOW MEASURING STATION
- EXISTING DUCTWORK
- EXISTING DUCTWORK TO BE REMOVED
- RADIUSED ELBOW WITH CENTERLINE RADIUS OF 1.5 TIMES WIDTH OF DUCT
- PROVIDE ADJUSTABLE VOLUME DAMPER FOR ALL SUPPLY AND RETURN BRANCHES.
- ELEVATION — OFFSET MADE WITH SMOOTH ELBOW FITTINGS
- ACCESS DOOR IN DUCT
- FD — FD RATING EQUAL TO PARTITION RATING UNLESS NOTED OTHERWISE. (1-1/2 HR MIN.)
- ELECTRIC REHEAT COIL WITH FLANGED CONNECTION ALL AROUND
- ELECTRICAL PANEL
- DIRECTION OF FLOW
- ACCESS DOORS

- SUPPLY — SOLID CROSS INDICATES UP OR TOWARD. DASHED CROSS INDICATES DOWN OR AWAY.
- RETURN — SOLID DIAGONAL LINE INDICATES UP OR TOWARD. DASHED DIAGONAL LINE INDICATES DOWN OR AWAY.
- EXHAUST — SOLID DIAGONAL LINE INDICATES UP OR TOWARD. DASHED DIAGONAL LINE INDICATES DOWN OR AWAY.
- 150-S1 — SUPPLY DIFFUSER TYPE A - 150CFM (REFER TO SCHEDULE FOR ADDITIONAL INFORMATION).
- 150-R1 — RETURN REGISTER OR GRILLE TYPE C @ 150 CFM (REFER TO SCHEDULE FOR ADDITIONAL INFORMATION).
- 150-E1 — EXHAUST REGISTER OR GRILLE TYPE E1 @ 150 CFM (REFER TO SCHEDULE FOR ADDITIONAL INFORMATION).
- 150-S2 — SUPPLY GRILLE OR RETURN REGISTER / GRILLE - TYPE A @ 150 CFM AND 12X10 OPENING. (REFER TO SCHEDULE FOR ADDITIONAL INFORMATION).
- FLEX DUCT
- DIRECTION OF AIR FLOW
- L — LOUVERED DOOR
- U — UNDERCUT DOOR

REFERENCE SYMBOLS

- A / H2-1 — DETAIL OR SECTION (REMOTE LOCATION)
- A — DETAIL OR SECTION (SAME LOCATION)
- EQUIPMENT TYPE (VAV, AHU, ETC.)
- EQUIPMENT NUMBER
- VAV-XXX
- # — SHEET KEY NOTE TAG
- NEW TO EXISTING CONNECTION

CONTROL ABBREVIATIONS

- SS — STATIC PRESSURE SENSOR
- DP — DIFFERENTIAL PRESSURE SENSOR
- HS — HUMIDITY SENSOR
- RH — HUMIDISTAT
- PS — PRESSURE SENSOR
- TS — TEMPERATURE SENSOR
- T — THERMOSTAT
- TH — THERMOSTAT WITH HUMIDITY SENSOR
- TC — THERMOSTAT WITH CO2
- C — CARBON DIOXIDE SENSOR
- CO — CARBON MONOXIDE SENSOR
- 2 — DUCT SMOKE DETECTOR
- H — HYDROGEN SENSOR

MECHANICAL ABBREVIATIONS

AD	ACCESS DOOR
AF	AIR FILTER
AFF	ABOVE FINISHED FLOOR
AFM	AIR FLOW MEASURING DEVICE
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
ALT	ALTERNATE
AMB	AMBIENT
A	AMPERE
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
B	BOILER
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD RADIATION
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSEPOWER
BI	BLACK IRON
BLDG	BUILDING
BO	BLANK OFF
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BOT	BOTTOM
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNITS PER HOUR
CA	COMPRESSED AIR
CAP	CAPACITY
CAU	COMPRESSED AIR UNIT
CC	COOLING COIL
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CH	CHILLER
CL	CENTER LINE
CLG	COOLING OR CEILING
CO	CLEAN OUT
CMPR	COMPRESSOR
COL	COLUMN
CONTR	CONTRACTOR
COORD	COORDINATE
CSFD	COMBINATION SMOKE AND FIRE DAMPER
CONC	CONCRETE
CT	COOLING TOWER
C TO C	CENTER TO CENTER
CU	CONDENSING UNIT
CU FT	CUBIC FEET
CUH	CABINET UNIT HEATER
CV	CONSTANT VOLUME
DB	DECIBEL
DBT	DRY BULB TEMPERATURE
DEFL	DEFLECTION
DEG	DEGREE
DEMO	DEMOLISH OR DEMOLITION
DENS	DENSITY
DIA	DIAMETER
DIFF	DIFFERENCE OR DELTA
DMPR	DAMPER
DN	DOWN
DP	DEEP OR DEPTH
DWG	DRAWING
DX	DIRECT EXPANSION
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATING
EF	EXHAUST FAN
EFF	EFFICIENCY
EHC	ELECTRIC HEAT COIL
ENGR	ENGINEER
ENT	ENTERING

EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
ER	EXHAUST RETURN FAN
F	FAHRENHEIT
FA	FREE AREA OR FACE AREA
FCU	FAN COIL UNIT
F.D.	FLOOR DRAIN
FD	FIRE DAMPER
FLEX	FLEXIBLE
FLR	FLOOR
FM	FLOW METER
FP	FAN POWERED BOX
FPM	FEET PER MINUTE
FT	FOOT OR FEET
FTR	FIN TUBE RADIATION
FVEL	FACE VELOCITY
GA	GAGE OR GAUGE
GAL	GALLONS
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
H	ENTHALPY
HC	HEATING COIL
HD	HEAD
HORIZ	HORIZONTAL
HP	HORSEPOWER
HTG	HEATING
HR	HOUR
HU	HUMIDIFIER
HVAC	HEATING, VENTILATION AND AC
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE(D)
INSUL	INSULATION
ISOL	ISOLATION
KE	KITCHEN EXHAUST
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LBS/HR	POUNDS PER HOUR
LF	LINEAR FEET
LWT	LEAVING WATER TEMPERATURE
MAT	MIXED AIR TEMPERATURE
MAX	MAXIMUM
MECH	MECHANICAL
MER	MECHANICAL EQUIPMENT ROOM
MFR	MANUFACTURER
MISC	MISCELLANEOUS
NC	NOISE CRITERIA
N.C.	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NK	NECK
NO	NUMBER
N.O.	NORMALLY OPEN
NPSH	NET POSITIVE SUCTION HEAD
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
OPNG	OPENING
OVEL	OUTLET VELOCITY
P	PUMP
PD	PRESSURE DROP OR DIFFERENCE
PH	PHASE
PPM	PARTS PER MILLION
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE

PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
R	THERMAL RESISTANCE
RA	RETURN AIR
RECIRC	RECIRCULATE
REFRIG	REFRIGERANT
REQD	REQUIRED
RET	RETURN
RH	RELATIVE HUMIDITY
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
SCFM	CFM AT STANDARD CONDITIONS
SCHD	SCHEDULE
SD	SMOKE DAMPER
SDT	SMOKE DETECTOR
SF	SUPPLY FAN
SM	SHEET METAL
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SS	STAINLESS STEEL
ST	SOUND TRAP
STD	STANDARD
SQ FT	SQUARE FEET
SUCT	SUCTION
T	TANK
TC	TEMPERATURE CONTROL
TD	TEMPERATURE DIFFERENCE
TE	TOILET EXHAUST
TEMP	TEMPERATURE OR TEMPORARY
THK	THICK
TONS	TONS OF REFRIGERATION
TSP	TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TYP	TYPICAL
U	HEAT TRANSFER RATE
UH	UNIT HEATER
V	VOLTAGE
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
VCD	VOLUME CONTROL DAMPER
VEL	VELOCITY
VENT	VENTILATION OR VENT
VERT	VERTICAL
VIB	VIBRATION
VIF	VERIFY IN FIELD
VOL	VOLUME
W	WATT
W/	WITH
WBT	WET BULB TEMPERATURE
WC	WATER COLUMN
WG	WATER GAUGE
WMS	WIRE MESH SCREEN
WP	WORKING PRESSURE
WT	WEIGHT

R	RELOCATED
N	NEW ITEM
X	EXISTING
XN	EXISTING NEW LOCATION
XR	EXISTING REBALANCE
XRR	EXISTING RELOCATION & REBALANCE
XXX-R	CFM QUANTITY TO BE RETURNED TO BUILDING RETURN/EXHAUST SYSTEM

NOTE: ANY SYMBOLS, ABBREVIATIONS OR NOTES THAT DO NOT APPLY TO THE SCOPE OF WORK SHOWN IN THE CONTRACT DRAWINGS SHALL BE DISREGARDED.

A CSI BOOK SPECIFICATION IS ALSO INCLUDED AS PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. BY REFERENCE, ALL PROVISIONS WITHIN THAT BOOK SPECIFICATION SHALL APPLY TO THESE CONTRACT DRAWINGS.

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6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
MECHANICAL SYMBOLS AND ABBREVIATIONS

Sheet Number:
M-001

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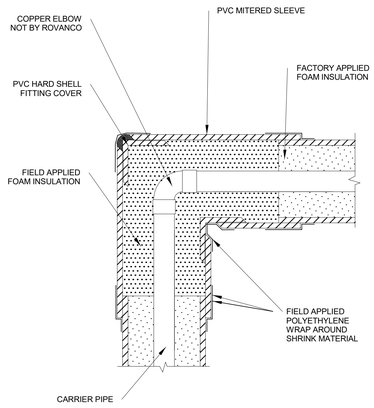

1 MITERED HARD SHELL FITTTING COVER DETAIL

N.T.S.

SITE WORK GENERAL NOTES

1. ALL LINES SHALL BE A MINIMUM OF 48" INCHES BELOW FINISHED GRADE TO PREVENT FREEZING/FROST HEAVE,

2. PROVIDE A MINIMUM OF 6 INCHES OF COMPACTED GRANULAR BEDDING (SAND OR CRUSHED LIMESTONE, IDOT GRADATION CA-7 OR FA-6) BENEATH AND AROUND THE PIPE. SHARP ROCKS AND DEBRIS MUST BE REMOVED TO PREVENT DAMAGE TO THE PIPE JACKETING.

3. TRENCHES SHALL BE WIDE ENOUGH TO ALLOW FOR PROPER COMPACTION AROUND THE PIPE AND ACCOMMODATE THE DIAMETER OF THE PRE-INSULATED JACKET.

4. THE CONTRACTOR MUST KEEP TRENCHES FREE OF WATER DURING EXCAVATION, PIPE LAYING, AND BACKFILLING.

5. INTEGRATE A CONTINUOUS ELECTRONIC LEAK DETECTION/LOCATION CABLE SYSTEM WITHIN THE POLYURETHANE INSULATION, TERMINATED AT NEW MONITORING/BAS CONTROL PANEL WITHIN THE BUILDING. CONTROL PANEL TO BE INSTALLED AS PART OF PHASE 2.

6. INSTALL CONCRETE THRUST BLOCKS OR MECHANICAL THRUST RESTRAINTS AT ALL TEES, BENDS, REDUCERS, AND DEAD ENDS. CONCRETE MUST ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI BEFORE PRESSURIZING THE SYSTEM

7. INSTALL ANCHORS AND EXPANSION LOOPS TO ACCOMMODATE THE EXPANSION AND CONTRACTION OF THE CARRIER PIPE CAUSED BY SEASONAL TEMPERATURE CHANGES IN THE CHILLED WATER SUPPLY.

8. COMPACT BACKFILL TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY UNDER PAVED AREAS, AND 90% IN UNPAVED, LANDSCAPED AREAS. CAREFULLY PLACE AND HAND-TAMP BACKFILL MATERIAL IN 6-INCH LIFTS AROUND AND UP TO 12 INCHES ABOVE THE TOP OF THE PIPE TO PREVENT DISPLACEMENT. BACKFILL THE REMAINDER OF THE TRENCH IN LIFTS NOT EXCEEDING 12 INCHES.

9. PROVIDE DETECTABLE UNDERGROUND MARKING TAPE LOCATED 24" ABOVE ANY UNDERGROUND PIPING.

PIPING NOTES:

PREINSULATED PIPING WITH CARRIER PIPE SHALL BE:

A. CARRIER PIPE: TRUE SCHEDULE 40 SEAMLESS IN 20' LENGTHS.

B. INSULATION: POLYURETHANE FOAM WITH THE FOLLOWING MINIMUM CHARACTERISTICS: K FACTOR - 0.165, DENSITY - 2 PCF, CLOSED CELL CONTENT - 90%, COMPRESSIVE STRENGTH OF 35 PSI IN CONFORMANCE WITH MIL-I-24172 AND ASTM C-591 COMPLETELY FILLING THE ANNULAR SPACE BETWEEN CARRIER PIPE AND JACKETING. MINIMUM INSULATION THICKNESS SHALL BE 2.5".

C. JACKETING MATERIAL: THE EXTERIOR PROTECTIVE JACKET SHALL BE HEAVYWEIGHT, SEAMLESS, HIGH IMPACT, POLYETHYLENE CONFORMING TO ASTM D3350. SPRAY AND WRAPPED POLYETHYLENE JACKETS ARE NOT CONSIDERED TO BE SEAMLESS. FIELD JOINTS SHALL BE INSULATED WITH HALF SHELLS OF POLYISOCYANURATE FOAM FOR OUTER INSULATION. THE OUTER POLYETHYLENE JOINT SHALL BE CERTIFIED EN 489, RHINO-JOINT BY ROVANCO OR EQUAL.

D. JOINING METHOD: STRAIGHT LENGTHS OF PIPE WILL BE JOINED BY BUTT-FUSION WELDING. JOINTS SHALL BE DONE BY BUTT-FUSION AND CUT BACKS ON THE PREINSULATED PIPE WILL BE 12" UNLESS OTHERWISE NOTED BY INSTALLING CONTRACTOR.

E. FITTINGS: ALL FITTINGS SHALL CONFORM TO PIPE TYPE AND WILL BE INSULATED AND JACKETED WITH MATERIALS SUPPLIED BY THE SYSTEM SUPPLIER AS PER MANUFACTURER'S STANDARD PROCEDURE. JOINTS SHALL BE DONE BY BUT-FUSION AND CUT BACKS ON PRE-INSULATED PIPE WILL BE 12" UNLESS OTHERWISE NOTED BY INSTALLING CONTRACTOR.

F. ANCHORS: ALL PIPE SHALL BE ANCHORED AND EXPANSION FITTINGS PROVIDED PER SYSTEM SUPPLIER'S RECOMMENDATIONS.

G. APPROVED VENDORS: PREINSULATED SCHEDULE 40

H. MANUFACTURERS ASSISTANCE: MANUFACTURER SHALL PROVIDE A FIELD SERVICE PERSON ON-SITE TO PROPERLY TRAIN THE INSTALLING PERSONNEL IN ALL PHASES OF INSTALLATION. FOR BASIS OF DESIGN PIPE ASSEMBLY, CALL:
CHAD GODEAUX
ROVANCO PIPING SYSTEMS
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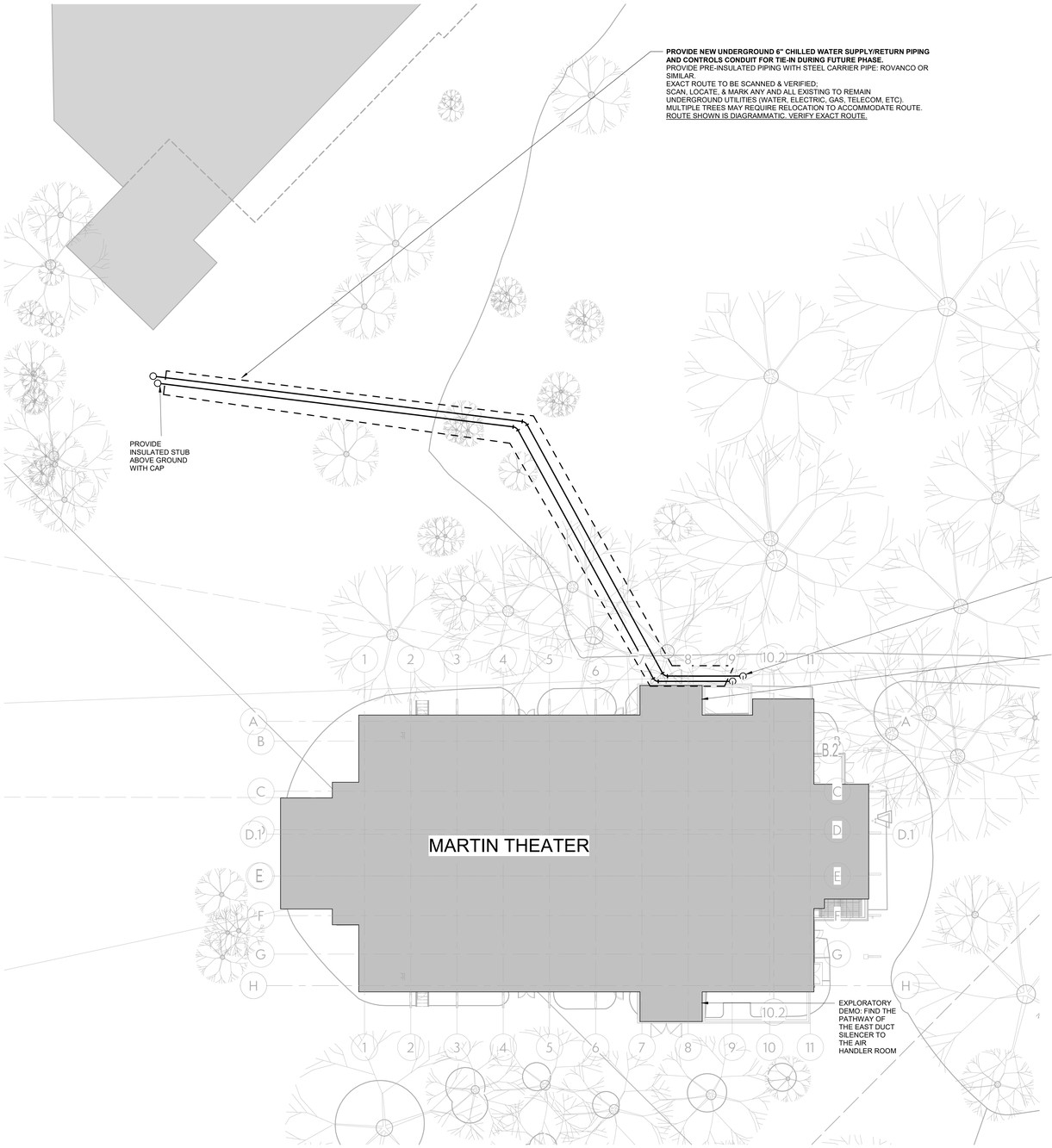

1 MECHANICAL SITE PLAN

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

ADDITIONAL INFORMATION ON THE EXPLORATORY DEMO SCOPE: FIND THE PATHWAY THAT AIR ENTERS THE MECHANICAL ROOM THROUGH THIS OUTLINED DUCT OPENING. COORDINATE ALL EXTENTS OF DEMOLITION WITH OWNER PRIOR TO ANY WORK.

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JOHN L. YOON
062-058450
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
MECHANICAL SITE PLAN

Sheet Number:
M-101-PH1

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ELECTRICAL INFRASTRUCTURE GENERAL NOTES

1. WORK TO BE SPLIT INTO PHASE 1 (2026-2027) AND PHASE 2 (2027-2028). PHASES ARE TO BE SEPARATELY PERMITTED AND MAY OR MAY NOT UTILIZE THE SAME ELECTRICAL CONTRACTOR.
2. EXISTING 208V UTILITY SERVICE AND EXISTING 208V SWITCHBOARD TO REMAIN IN SERVICE DURING PHASE 1. BOTH ARE TO BE REMOVED AS PART OF PHASE 2.
3. UNLESS OTHERWISE NOTED ON DESIGN DRAWINGS, ALL SITE WORK IS TO BE PROVIDED BY PHASE 1 CONTRACTOR. LIGHT FIXTURES AND RECEPTACLES ON THE EXTERIOR OF THE BUILDING TO BE PROVIDED BY PHASE 2 CONTRACTOR.
4. ALL TRENCHING TO BE COORDINATED WITH GENERAL, PLUMBING, MECHANICAL, AND LANDSCAPING CONTRACTORS. AS DESCRIBED BELOW, TRENCHING WILL BE REQUIRED FOR NEW DRAIN TILE (BY PLUMBING CONTRACTOR), NEW MECHANICAL PIPING FOR REMOTE CHILLERS (BY M.C.), NEW POWER AND CONTROLS FOR NEW REMOTE CHILLERS (BY E.C.), AND NEW POWER FOR NEW COMED ELECTRICAL SERVICE (BY E.C.).
5. NEW COMED TRANSFORMER PAD AND UNDERGROUND RACEWAYS FROM PAD TO EXTERIOR OF BUILDING TO BE PROVIDED DURING PHASE 1. DURING PHASE 2, PHASE 1 CONTRACTOR TO EXTEND RACEWAY THROUGH NEW PENETRATION INTO BUILDING ELECTRICAL ROOM TO NEW 480V SWITCHBOARD LOCATION, PULL NEW XHHW-2 WIRING FROM PAD TO 480V SWITCHBOARD, AND MAKE ALL NECESSARY TERMINATIONS.
6. RACEWAY TERMINATION POINTS ON EXTERIOR OF BUILDING DURING PHASE 1 AND PENETRATIONS INTO BUILDING DURING PHASE 2 SHALL BE COORDINATED WITH SWITCHGEAR SHOP DRAWINGS.
7. NEW 480V SWITCHBOARD TO BE PROCURED BY PHASE 1 CONTRACTOR AND INSTALLED DURING PHASE 2 WORK BY PHASE 1 CONTRACTOR. REFER TO SWITCHBOARD SPECIFICATIONS.
8. SURROUNDING SITE CONTAINS UNDERGROUND UTILITIES AND UNDERGROUND BUILDING INFRASTRUCTURE, INCLUDING TELECOM AND A/V CABLING. UNLESS OTHERWISE NOTED, ALL EXISTING UNDERGROUND INFRASTRUCTURE IS TO REMAIN. CONTRACTOR TO CARRY CONTINGENCY FOR ACCIDENTAL SEVERING OF EXISTING TO REMAIN INFRASTRUCTURE.
9. G.C. / PLUMBING CONTRACTOR TO INSTALL NEW DRAIN TILE ALONG PERIMETER OF BUILDING. ELECTRICAL CONTRACTOR TO CLOSELY COORDINATE INSTALLATION OF NEW UNDERGROUND RACEWAYS.
10. G.C. / MECHANICAL CONTRACTOR TO INSTALL NEW UNDERGROUND PIPING. COORDINATE TRENCHING.
11. NEW UNDERGROUND RACEWAYS FOR NEW REMOTE CHILLERS TO BE INSTALLED BY PHASE 1 CONTRACTOR. INCLUDE FOR EACH OF (2) CHILLERS: (1) 4" LINE VOLTAGE RACEWAY AND (1) 2"C FOR LOW VOLTAGE CONTROLS, SCHEDULE 40 PVC WITH RMC STUB-UPS. REFER TO ELECTRICAL SITE PLAN AND MECHANICAL PLANS AND SPECS.
12. REFER TO ELECTRICAL EXTERIOR GENERAL NOTES FOR FURTHER REQUIREMENTS.
13. INTERNAL BARRIERS/COMPARTMENTALIZATION SHALL BE PROVIDED FOR ALL ELECTRICAL DISTRIBUTION EQUIPMENT IN ACCORDANCE WITH NEC SECTION 215.15 AND 230.71.
14. ARC FLASH ENERGY SHALL BE LABELED IN ACCORDANCE WITH NEC SECTION 110.16. SEE BOOK SPEC FOR ADDITIONAL INFORMATION.
15. OCPD FOR ELECTRICAL DISTRIBUTION EQUIPMENT SUPPORTING ARTICLE 700/701 LIFE-SAFETY AND LEGALLY REQUIRED LOADS SHALL BE SELECTIVELY COORDINATED IN ACCORDANCE WITH CODE. SEE BOOK SPEC FOR ADDITIONAL INFORMATION.

FIRE ALARM SYMBOLS

SYMBOLS

- A — GENERAL ALARM DEVICE
- AV — GENERAL ALARM DEVICE WITH VISUAL ALARM DEVICE
- S — VOICE COMMUNICATION SPEAKER
- SV — VOICE COMMUNICATION SPEAKER WITH VISUAL ALARM DEVICE
- T — FIREFIGHTER'S VOICE COMMUNICATION TELEPHONE
- V — VISUAL ALARM DEVICE (PER FIRE PREVENTION)
- RA — REMOTE ANNUNCIATOR LAMP FOR SELECTED DEVICES (WALL MOUNTED)
- RA — REMOTE ANNUNCIATOR LAMP FOR SELECTED DEVICES (CEILING MOUNTED)
- B — FIRE ALARM BELL
- B — EXTERIOR FIRE ALARM BEACON
- R — CONTROL RELAY
- D — HEAT DETECTOR (135°F FIXED TEMPERATURE / RATE OF RISE
- SD — SYSTEM SMOKE DETECTOR
- DD — HVAC DUCT SMOKE DETECTOR
- RT — REMOTE TEST SWITCH
- S — MANUAL PULL STATION
- WF — SPRINKLER WATERFLOW INDICATOR
- PS — SPRINKLER PRESSURE SWITCH
- HES — HALON EXTINGUISHING SYSTEM
- DES — DRY CHEMICAL EXTINGUISHING SYSTEM
- WES — WET CHEMICAL EXTINGUISHING SYSTEM
- GES — GASEOUS EXTINGUISHING SYSTEM
- H — MAGNETIC/ELECTRONIC DOOR HOLD OPEN DEVICE
- ELECTRIC DOOR LOCK
- VSS — SPRINKLER SUPERVISORY (TAMPER) SWITCH
- CST — CENTRAL STATION TIE AND DISCONNECT
- TB — TROUBLE BELL W/ TEST & SILENCE SW W/ LAMP
- FAA — FIRE ALARM ANNUNCIATOR PANEL
- FPC — FIRE PUMP CONTROLLER
- FCP — FIRE ALARM CONTROL PANEL
- VCP — VOICE COMMUNICATION CONTROL PANEL
- RCP — RELEASING CONTROL PANEL / RELAY FOR CONTROL OF DOORS & EQUIPMENT CONNECTED TO THE SYSTEM
- ECP — ELEVATOR STATUS / CONTROL PANEL
- D — HVAC DUCT FIRE DAMPER CONTROL
- DGP — DATA GATHERING PANEL (TRANSPONDER) FOR MULTIPLEX SIGNAL GATHERING AND TRANSMISSION
- DTU — DATA TRANSMISSION UNIT (ADDRESSIBLE / MULTIPLEX) FOR CONNECTION TO DUMB DEVICES FOR REPORTING FUNCTIONS OF ALARM OR STATUS
- PSR — POWER SUPERVISORY RELAY TO MONITOR POWER TO ALARM DEVICES
- EOL — END OF LINE RESISTOR OF A CIRCUIT
- R — ELEVATOR RECALL / SHUTDOWN RELAY
- TB — TERMINAL BOX
- LI — LINE ISOLATOR MODULE
- IAM — INTELLIGENT ADDRESSIBLE MONITOR MODULE FOR CONVENTIONAL 2 OR 4 WIRE DEVICE

GENERAL

SYMBOLS

- KEY NOTE TAG
- EQUIPMENT TAG
- NEW WORK
- EXISTING TO REMAIN
- TO BE REMOVED

DEVICES

- SWITCH
- TS — INTERVAL TIMER SWITCH
- T — MANUAL MOTOR STARTER W/ THERMAL OVERLOAD ELEMENT
- PL — SWITCH WITH PILOT LIGHT
- D — DIMMING SWITCH
- OS — OCCUPANCY SENSING SWITCH, WALL
- VS — VACANCY SENSING SWITCH, WALL
- CS — LIGHTING RELAY SYSTEM CONTROL STATION
- OS — CEILING MOUNTED OCCUPANCY SENSOR
- VS — CEILING MOUNTED VACANCY SENSOR
- DS — CEILING MOUNTED DAY LIGHT SENSING PHOTOCELL
- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- QUADRUPLEX RECEPTACLE
- SPECIAL RECEPTACLE, AS NOTED
- TELEPHONE OUTLET NUMBER SUBSCRIPT INDICATES QUANTITY OF CABLES
- W — WALL MOUNTED TELEPHONE
- COMBINATION TELEPHONE / DATA OUTLET
- DATA OUTLET NUMBER SUBSCRIPT INDICATES QUANTITY OF CABLES
- RECEPTACLE IN FLUSH MOUNTED POKETHRU FITTING
- RECEPTACLE CONNECTED TO CELLULAR FLOOR SYSTEM
- RECEPTACLE IN FLUSH FLOOR BOX
- FURNITURE FEED (POWER AND/OR TELE/DATA)
- SPLIT-WIRED DUPLEX RECEPTACLE (TWO CIRCUITS)
- DEDICATED DUPLEX RECEPTACLE
- RECEPTACLE MOUNTED ABOVE COUNTERTOP
- CONTROLLED RECEPTACLE
- EPO-EMERGENCY POWER OFF PUSHBUTTON

SPECIAL SYSTEMS

SYMBOLS

- WF — WATERFLOW SWITCH
- VSS — VALVE SUPERVISORY (TAMPER) SWITCH
- SD — SMOKE DETECTOR
- D — HEAT DETECTOR - TYPE AS SCHEDULED
- S — MANUAL PULL STATION
- R — FIRE ALARM RELAY
- IAM — INDIVIDUALLY ADDRESSABLE MODULE
- CR — CARD READER
- A — FIRE ALARM HORN
- S — FIRE ALARM SPEAKER
- V — FIRE ALARM STROBE
- SV — FIRE ALARM SPEAKER / STROBE COMBINATION
- AV — FIRE ALARM HORN / STROBE COMBINATION
- H — MAGNETIC DOOR HOLDER
- S — SOUND SYSTEM SPEAKER
- B — BELL
- WAP — WIRELESS ACCESS POINT

LIGHTING

SYMBOLS

- RECESSED 2X4 LED LIGHT FIXTURE
- STRIP LED LIGHT FIXTURE
- DOWNLIGHT
- WALL WASHER
- LED FIXTURE ON EMERGENCY CIRCUIT
- DOWNLIGHT ON EMERGENCY CIRCUIT
- SINGLE-FACE EXIT SIGN
- DOUBLE-FACE EXIT SIGN
- SINGLE-FACE EXIT SIGN WITH DIRECTIONAL ARROW
- DOUBLE-FACE EXIT SIGN WITH DIRECTIONAL ARROWS
- EMERGENCY BATTERY PACK LIGHT
- EMERGENCY LIGHT REMOTE HEAD

POWER

SYMBOLS

- NON-FUSED DISCONNECT SWITCH
- CB — ENCLOSED CIRCUIT BREAKER
- FUSED DISCONNECT SWITCH
- COMBINATION STARTER
- CONTACTOR
- STARTER
- J — JUNCTION BOX
- HP — MOTOR (NUMBER INDICATES HORSEPOWER)
- 10 — NON-MOTOR LOAD (NUMBER INDICATES kW)
- GROUNDING CONNECTION
- GROUND BAR
- LIGHTING OR RECEPTACLE PANELBOARD
- POWER OR DISTRIBUTION PANELBOARD
- CONTROL OR MISCELLANEOUS PANEL AS NOTED
- T — TRANSFORMER

RACEWAYS & WIRING

SYMBOLS

- HOMERUN TO PANEL
- GROUND WIRE IN CONDUIT
- NEUTRAL WIRE IN CONDUIT
- PHASE WIRE IN CONDUIT
- EXPOSED CONDUIT
- CONCEALED CONDUIT
- FLEXIBLE CONDUIT CONNECTION
- WIREWAY

ABBREVIATIONS AND SYMBOLS ARE OFFICE STANDARD AND ARE NOT ALL NECESSARILY USED IN THIS PROJECT

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BPS	BOLTED PRESSURE SWITCH
C	CONDUIT
CB	CIRCUIT BREAKER
CCT	CIRCUIT
CLG	CEILING
DISC	DISCONNECT
E	EXISTING TO REMAIN
EF	EXHAUST FAN
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
ER	EXISTING TO BE RELOCATED
ERR	EXISTING, RELOCATED
FAA	FIRE ALARM ANNUNCIATOR
FCP	FIRE ALARM CONTROL PANEL
FAEP	FIRE ALARM EQUIPMENT PANEL
FU	FUSE
FVNR	FULL VOLTAGE, NON-REVERSING
GFI, GFCI	GROUND FAULT CIRCUIT INTERRUPTOR
GRD	GROUND
GRS	GALVANIZED RIGID STEEL
HACR	HEATING AND AIR-CONDITIONING RATED
HOA	HAND-OFF-AUTO
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
JB	JUNCTION BOX
LV	LOW VOLTAGE
LZP	LASER PRINTER
MANUF	MANUFACTURER
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MTD	MOUNTED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NL	NIGHT LIGHTING FIXTURE
PB	PULLBOX
PNL	PANEL
R	EXISTING DEVICE TO BE REMOVED
REQ'D	REQUIRED
SC	SEPARATE CIRCUIT
SW	SWITCH
SWBD	SWITCHBOARD
TTB	TELEPHONE TERMINATION BOARD
TTC	TELEPHONE TERMINATION CABINET
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT
WP	WEATHERPROOF
XFMR	TRANSFORMER

NOTE: ANY SYMBOLS, ABBREVIATIONS OR NOTES THAT DO NOT APPLY TO THE SCOPE OF WORK SHOWN IN THE CONTRACT DRAWINGS SHALL BE DISREGARDED.

2024 NATIONAL ELECTRICAL CODE

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6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
ELECTRICAL SYMBOLS AND ABBREVIATIONS - PH1

Sheet Number:
E-001-PH1

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Electrical Specifications and General Notes:

1. General

1.1. The Contractor shall provide and pay for all labor, materials and equipment necessary for a complete and functional electrical system(s). Items and accessories implied as necessary to complete the proper operation of the system(s) shall be provided.

1.2. Materials and installation shall comply with applicable codes, utility requirements, laws and ordinances of federal, state, OSHA and local governing bodies having jurisdiction. The Contractor shall familiarize themself with all the local code amendments to ensure compliance.

1.3. The Contractor shall guarantee all materials and workmanship for a minimum of 12 months after final acceptance of the work.

1.4. Clean Up: The Contractor is responsible for daily cleanup of all items associated to their trade in order to maintain a "broom swept" condition.

1.5. Approvals: The Contractor is required to test, adjust and retest systems as required in order to obtain approvals from local jurisdictions, Owner's Insurance and Underwriters, and Owner's Representatives.

1.6. The contract documents are not a direction for the Contractor to violate any codes or local amendments. Should the Contractor believe a code violation is present in the contract documents, they shall bring it to the attention of the Engineer immediately with an accompanying code reference or standard. The Contractor shall not proceed with any work until the potential conflict has been resolved.

2. Review of Contract Documents and Field Conditions

2.1. The Contractor shall carefully examine all contract documents, visit the site, and become thoroughly familiar with the building standards and local conditions relating to the work. Failure to do so shall not relieve the Contractor of the obligations of the contract. Identify all discrepancies to the Engineer.

2.2. The drawings shall serve to indicate the general layout of the various items of equipment. The layout of the equipment may not include all items required. Accessories and other components are diagrammatic unless specifically shown or dimensioned. Existing conditions are reflective of as-built/as-designed drawings and items that were visually observable during the time of the field survey. Due to occupancy and accessibility, not all areas may have been field verified. The Contractor shall review all existing conditions prior to Bid and shall identify all areas in question within the Bid. Items not identified during the bidding process will be assumed to have been field verified and no issues or conflicts exist.

2.3. The Contractor shall notify the Engineer of any materials, equipment or configurations believed to be inadequate, unsuitable, in violation of laws, ordinances, rules or regulations of Authorities Having Jurisdiction prior to installation.

2.4. The existing power, signal and communication systems are to remain in service to provide for the Owner's function. Should it become necessary to shut down any system or portion of a system, approval in writing shall be obtained from the Owner and shall be only for the period and time agreed upon. The bid is to include the cost of any temporary wiring and premium time required for the shutdown.

2.5. Cost Change Requests

1. All cost change requests shall be submitted using the latest edition of "RSMeans Electrical Cost Data". All requests shall be submitted broken down with the following:
   - Material cost per item, linear foot, etc.
   - Labor cost including cost per man hour and quantity of hours
   - Overhead and profit percentage
   - Total cost of the change order
2. All change requests shall be accompanied by initiating sketch, addenda, bulletin, directive, etc. including number for tracking. All change requirements shall include the date of documents and the original document that the changes were based off of.
3. Any associated costs for drafting to include the document change into the "AS-BUILT" documents shall not exceed 10% of the cost of change request. This shall include three dimensional drafting or BIM implementation.
4. Should the Contractor elect not to use RSMeans, this qualification must be outlined in writing in the Contractor's bid. Alternatives to RSMeans shall be submitted in all inclusive (material and labor) unit prices, and each unit price shall be defined in the Contractor's bid. All items not defined in the bid shall be reviewed using RSMeans.

The Contractor shall coordinate all phasing requirements with the General Contractor and/or Architect during bid. All costs to accommodate required phasing shall be included in bid.

2.6. All projects prepared using Revit or other three dimensional design tool shall not be assumed by the Contractor to be 100% coordinated installation documents. The Contractor shall fully field survey existing conditions and prepare shop drawings coordinated with all other trades.

3. Permits and Fees

3.1. The Contractor shall secure and pay for all permits, governmental fees, taxes, inspections and licenses necessary for the proper execution and completion of the work.

4. Submittals and Shop Drawings

4.1. The Contractor shall prepare and submit to governmental agencies and utility companies, the shop drawings that are required by these agencies, for their approval.

4.2. The Contractor shall prepare and submit to the Authority Having Jurisdiction, the documents, including drawings, required to obtain approval of emergency lighting and exit sign types and locations. A copy of the approved drawings shall be provided to the Engineer before the start of construction.

4.3. The Contractor shall prepare and submit to the Authority Having Jurisdiction, the documents, including drawings, battery calculations, equipment cuts, etc. required to obtain approval of the equipment and locations of the devices that comprise the fire alarm and life safety systems. A copy of the approved drawings shall be provided to the Engineer before the start of construction.

4.4. Contractor shall submit complete floor plan and ceiling plans drawn to the scale of 1/8" = 1'-0", showing all equipment, wireways and conduit to be installed. The complete branch wiring distribution system shall also be shown, accurately indicating power supplies, branch circuit runs, circuit designations and locations in walls, floors or ceilings. The drawing shall also show the work coordinated with all other trades. All drawings shall be submitted prior to starting the work, and in accordance with an approved schedule, provided by the Contractor, to avoid any delay on the project.

4.5. Shop drawings shall include Contractor's name, job address, manufacturers' names, catalog numbers, cuts, diagrams, dimensions and maintenance clearances and other such descriptive data as may be required to identify and review the equipment. Submittals shall be in logical groups: for example, all lighting fixtures. Partial submittals shall not be reviewed. Reviewing shop drawings by MEPC is a service only and does not imply a guarantee of existing conditions or building measurements. Reviewing of the shop drawings does in no way alleviate the Contractor of his responsibilities under the contract.

4.6. The shop drawing submittals shall be in electronic (.PDF) format unless noted otherwise in the Architectural specifications. Where hard copies are submitted, a minimum of (6) copies shall be provided. Electronic shop drawings greater than 20MB in size shall not be submitted via email, but shall be posted via Dropbox / ACC Docs / Procore or similar file sharing site (and the Architect's upon request). The following items shall be submitted for review as applicable by project:

4.6.1. Receptacles, switches, wiring devices, relays.

4.6.2. Fuses, disconnect switches, motor starters.

4.6.3. Switchboards and other distribution equipment.

4.6.4. Paging and sound equipment, speakers, amplifiers, head and equipment, etc.

4.6.5. Heat tracing equipment

4.6.6. Electrified items provided by other trades IE, elevators, kitchen equipment, etc. shall also be forwarded to the electrical engineer for review and coordination approval.

4.7. The Contractor shall submit to the Engineer for review enlarged plans of all electrical and mechanical rooms that contain electrical distribution equipment. These plans shall include all switchgear, switchboards, distribution & panel boards, transformers, ATS', generators, UPS', etc. Plans shall reflect dimensions of equipment consistent with submitted product data. Plans shall include any ductwork, piping, sprinkler lines, etc. so as to reflect maintained code required clearances. Those plans shall be submitted concurrently w/ product data for a comprehensive review by the Engineer. Cost to reinstall or replace or repurchase equipment due to the failure to submit these plans shall not be approved.

4.8. No equipment shall be purchased or installed without an approved shop drawing submitted. The Contractor assumes all risk associated with failure to comply with this provision.

4.9. Substitutions

4.9.1. The Contractor may substitute in accordance with the Architectural general provisions of the specifications. Where no Architect is present in the project, all substitutions must be presented in writing, with the Contractor's bid. No substitutions will be accepted without prior approval of the Engineer and Architect and/ or Owner.

4.9.2. The Contractor is required to provide equivalent physical size, materials, weight, performance, criteria, as the product specified. In addition, any differences between the product specified and the substitution which may affect other trades e.g. electrical characteristics, mechanical characteristics, etc. shall be accounted for prior to suggesting the substitution. All cost impacts to all other trades shall be accounted for in the substitution. No additional costs for other trades (including any required design fees) shall be approved after the approval of the substitution.

5. Cutting and Patching

5.1. All cutting, drilling and patching of building concrete, masonry, steel or iron work shall be included by the Contractor, so that the work shall be properly installed. Under no conditions may structural work be cut, without written approval from the Engineer and Structural Engineer prior to the start of work.

5.2. The Contractor shall x-ray or use ground penetrating radar (GPR) prior to coring to ensure that all proposed floor core locations are free of embedded conduit, steel rebar, etc.

5.3. All coring or holes drilled into the structural floor, of any size, shall be pre-approved and inspected by the building Engineer. Store the core spoils for inspection prior to disposal. Notify the Engineer if there is any damage to raceways that are buried in the slab. The Contractor shall remove any devices or raceways that are placed into the holes prior to inspection.

5.4. Fire seal all penetrations through rated walls, ceilings and floors with approved firestopping: 3M "Fire Barrier CP-25," or Thomas & Betts "Flame Safe". When coring into parking garage, areas with gaseous fire suppression systems and similar areas where transfer of air from one side to the other is a concern, those penetrations shall be properly sealed to prevent the migration of airgasses.

5.5. Where construction requires the cutting and patching of the building envelope (exterior walls, roof, foundation walls, etc.), such work shall be approved by the building management prior to the start of any work. Where insulation, vapor barriers, waterproofing systems, and similar building envelope components are impacted, those shall be properly restored by the Contractor. If there are components covered by active warranties (such as roofing systems), all modifications shall be performed in accordance with the manufacturer's requirements as required to maintain that warranty. Any damage caused by water infiltration, thermal bridging or similar issues arising from construction defects shall be the responsibility of the Contractor.

6. Construction Requirements

6.1. The Contractor shall provide and maintain OSHA compliant temporary power, lighting and wiring for the performance of all trades, for the entire period of construction and shall remove all temporary services at the completion of construction.

6.2. Materials and equipment shall be listed and/or labeled by UL, ETL, CSA or another nationally recognized testing laboratory and shall be rated for a minimum temperature of 75°C.

6.3. All materials used shall be new, unless specifically indicated as existing to be re-used.

6.4. All materials and equipment shall be stored, handled, erected, installed, connected, cleaned, adjusted, tested, conditioned and placed in service in accordance with the manufacturers' directions and recommendations.

6.5. Except as noted otherwise, all work required including labor, equipment and materials shall be in strict compliance with the building standards.

6.6. Where temporary power is required to maintain continuity of electrical service during construction, the Contractor shall provide any and all temporary generators, panels, connections, transfer switches, etc. as required including multiple shutdowns where required for the entire construction period. All costs shall be included in the Contractor's bid.

6.7. Equipment Installation / Removal Access. Access to install or remove electrical equipment shall be identified by the Architect or Engineer. Where not indicated, all required access shall be defined by the Electrical Contractor at the time of bid.

7. Demolition

7.1. The Contractor shall review with the Owner prior to removal, all equipment, fixtures, devices, etc., which are to be salvaged. These items shall be carefully removed undamaged and shall be stored for Owner. All items that the Owner does not salvage and which are not re-used shall become the property of the Contractor and shall be removed from the site. Include in the bid, the cost of proper disposal of all debris or refuse.

7.2. Confer with the manufacturers of existing equipment that is to be revised or extended and include all work necessary for the proper completion of the revisions.

7.3. Where existing electrical work must be removed as a result of alterations, it shall be completely removed, back to the first outlet which is unaffected by the revision. All raceways, conduit, wire, supports, hangers, etc. shall be included under this requirement. Conduit that is embedded in concrete or otherwise inaccessibly positioned may be abandoned. In such cases, all wire shall be pulled out of the conduit and the conduit shall be itself plugged and tagged at each end.

7.4. Where the work is adjacent to an existing area that is to remain, the Contractor shall maintain service to all equipment, lighting fixtures and outlets that are outside the limits of construction. Redirect circuits as required.

7.5. The Contractor shall be responsible for damage caused by them to the existing conditions or other Contractor's work, including damage outside the limits of construction. Repair or replace any existing equipment that is to remain that is damaged during the work.

7.6. Cap all unused raceways, boxes or knockouts.

7.7. The Electrical Contractor shall disconnect and make safe for removal any mechanical, plumbing, or equipment provided by others as listed elsewhere in the contract documents.

7.8. Where electrical equipment, junction boxes or similar items that require service accessibility is existing to remain, provide access panels and/or relocate/reroute as required to maintain that accessibility if installation of new walls, ceilings or architectural features will obstruct that access.

8. Raceways

8.1. Provide complete metal raceway systems and enclosures for all lighting, power, telephone/data, fire alarm, and security wiring throughout the extent of the required systems.

8.2. Raceways shall consist of the following:

8.2.1. Electrical metallic tubing (EMT) shall be used for all power branch circuits. EMT fittings shall be of the steel compression type.

8.2.2. Conduit of any size used for communications or data wiring, located indoors, shall be EMT U.N.O. EMT fittings shall be compression type. Refer to Communication Raceway System section below for additional requirements.

8.2.3. All conduit fittings within environmental air/plenum areas shall be compression type or threaded.

8.2.4. All conduit fittings in outdoor and/or wet/damp areas shall be threaded.

8.2.5. Rigid metallic conduit (RMC) or intermediate metal conduit (IMC) shall be used for power conduit 2½" diameter or larger, or any size conduit when encased in the floor slab. RMC shall be used for incoming electrical service. U.N.O., any size conduit outdoors, or where in direct contact with the earth. Where exposed to corrosive environments or liquids, conduit shall be PVC coated IMC with a zinc supplemental substrate coating. All RMC and IMC fittings and couplings shall be threaded.

8.2.6. RNC (PVC) may be used underground outdoors where allowed by code and indicated on the contract documents. All PVC conduits shall contain a dedicated ground wire. All exposed conduit shall be IMC or GRS. Provide appropriate transition couplings as required. All PVC conduits under parking lots and roadways shall be a minimum schedule 80.

8.3. Minimum conduit size for live voltage interior installations shall be ¾" unless otherwise indicated. Where installed outside, minimum conduit size shall be ½" unless otherwise indicated.

8.4. Where conduit crosses expansion joints or otherwise subject to movement and/or expansion, provide UL listed expansion fittings with external ground jumpers to prevent damage to enclosed conductors or connected equipment.

8.5. Communications system and low voltage control cabling raceway

8.5.1. The raceway system for combination telephone/data outlets shall utilize a 4" square 2-1/8" deep back box with double gang flush wall opening with a 1" conduit to the raceway system.

8.5.2. Provide a raceway system of conduits, configured for at least 2 cables per outlet, 0.23" OD, unless otherwise noted or inferred. Utilize wide-radius bends and oversized junction boxes. The conduits shall terminate where noted on the plans. The grouping of cables shall be as follows:

MAXIMUM QUANTITY OF CABLES IN CONDUIT
Cable Outside Diameter

Conduit Trade Size	0.15	0.19	0.23	0.27	0.31	0.35
¾	11	7	5	3	3	2
1	18	11	8	6	4	3
1-1/4	30	19	13	10	8	6
1-1/2	41	26	18	13	10	8
2	68	43	30	22	17	13
2-1/2	96	62	43	31	24	19
3	149	95	66	49	37	29
3-1/2	199	127	88	65	50	39
4	255	163	133	83	64	50

BICSI Table 5.2, TDMM, 12th Edition

This table applies only to power limited Class 2 communications cabling as per Article 800 of the Electrical Code. Conduit fill is based on 40% initial fill factor assuming straight runs with no offsets or bends. These values represent the minimum acceptable fill ratio and shall only be used if there is no guidance on the drawings or from the structured cabling vendor. Contractor shall confirm exact conduit fill ratios as required to maintain the structured cabling system's performance warranty. Provide larger/additional conduit raceways where inferred or directed. This chart does not apply where POE Plus is utilized due to conductor heat dissipation issues.

8.6. Provide a pull wire or rope in all empty conduit.

8.7. All raceways shall be concealed. Devices shall be flush mounted, unless otherwise noted.

8.8. Each switch, lighting fixture, receptacle and other miscellaneous devices shall be provided with a galvanized pressed steel outlet box of not less than No. 14 US gauge steel. Raceways shall be fastened with locknuts. All unused knockouts must be sealed. There must be sufficient volume per Code for conductors and devices - deep boxes shall be installed where required. Boxes shall be securely and adequately supported.

8.9. Final connections to motors, transformers and similar equipment that are subject to vibration or adjustment shall be made with sections of flexible metal conduit. The minimum length shall be 18" and the maximum shall be 36" long.

8.10. In suspended ceilings where recessed lighting fixtures are installed, provide junction boxes near the fixtures for extending the branch circuit conductors to the fixture using flexible metal conduit. The flexible metal conduit shall be 3/8" minimum, in lengths not exceeding 6'-0". Flexible conduit shall be plenum rated where applicable. As manufactured by Electri-Flex Type PF Plen-Flex or equal.

8.11. The Contractor may reuse existing raceways wherever possible, provided they are of suitable size, cleaned, in good condition and are properly supported. All wiring shall be new. Where conduit systems are used as a ground path, continuity of ground shall be tested prior to reuse. Where plenum condition exists, the existing conduit and fittings shall be inspected and confirmed to be plenum rated; replace where required.

8.12. In suspended ceilings, provide dedicated support for conduit and junction boxes directly from the structural slab, deck, or framing provided for that purpose. Branch circuit conduits shall not be clipped to ductwork, the ceiling support wires or spline unless that ceiling system has been specifically designed for that purpose.

8.13. The Contractor shall field verify exact conduit raceway termination locations and configuration requirements for all specialized systems that require conduit raceways but are furnished by others (audio/visual, structured cabling, security system, etc.) to ensure that all associated electrical work is included in their bid. This coordination with related trades and vendors shall be performed prior to start of work.

9. Conductors

9.1. Branch circuit wire for use in interior dry locations #8 AWG and smaller shall be type THHN copper conductors. All other size wire for use in interior dry locations shall be dual rated THHN/THWN 600 volt insulated copper conductors. Wire that is installed in raceways outdoors, or in damp or wet locations shall be type XHHW-2, 600 volt insulated copper. No wire smaller than #12 AWG shall be used for lighting or power wiring. Wire #10 and smaller shall be solid, wire #8 and larger shall be stranded. Aluminum conductors are not acceptable unless specifically called for in the design documents. Ampacity of the conductors to be installed shall be at least equal to the size of the upstream overcurrent protection device unless otherwise noted.

9.2. Branch circuit homeruns for 120 volt circuits over 80' long and for 277 volt circuits over 120' long shall be minimally one standard wire size larger than what is required for the ampere rating of protective device.

9.3. Branch circuit wiring consisting of one network or more shall have the neutral conductor increased to #10 AWG minimum.

9.4. Wire size shown on the contract drawings is a minimum size only. The Contractor shall adjust the branch circuit size accordingly to account for the voltage drop. Maximum voltage drop allowed shall be no more than 3% at the farthest device.

9.5. Dedicated neutrals shall be provided for each CKT.

9.6. Class 1 and Class 2 circuits as defined by the Electrical Code shall not share the same raceway. Provide independent raceways in accordance with Code. 0-10V lighting control circuits may share the same raceway with line voltage conductors only when installed in accordance with Electrical Code Article 725.136(D), Article 725.41 and approved by the Authority Having Jurisdiction.

10. Grounding

10.1. Provide a dedicated ground conductor in all branch circuits and feeders.

10.2. Comply with UL467 for grounding and bonding of equipment.

10.3. Comply with all local jurisdictional requirements for grounding requirements.

10.4. Ground all electrical devices and non-current-carrying conductive materials enclosing electrical conductors or utilization equipment, or forming part of such equipment, etc — all as in accordance with Article 250 of the Electrical Code.

10.5. Feeder taps shall have their associated equipment grounding conductors sized per the rating of the overcurrent protection device on the supply side of the feeder per Code section 250.122(G). Contractor shall verify the exact rating of that device and increase the size of the feeder tap's equipment grounding conductor as required.

11. Wiring Devices

11.1. Special receptacles shall be as noted on the drawings. The Contractor shall provide all special outlet boxes that may be required to enclose receptacles.

11.2. Receptacles and switches shall be traditional style with finder groove face, 20A rated, side wired, commercial specification grade with plated steel wrap-around bridge, toggle type switch operators and thermoplastic nylon face.

11.3. Devices with back-stab/push-in type wiring connectors are not acceptable.

11.4. Faceplates shall be thermoplastic nylon.

11.5. Faceplates in kitchens and wet locations where not provided with a weatherproof cover shall be type 302/304 stainless steel, nonmagnetic.

11.6. The color of receptacles, switches, dimmers and wall plates shall be as specified by Architect. Isolated grounding outlets and cover plates shall be identified with an orange triangle. Provide permanent marking on the inside of cover plate of each wiring device indicating panel and circuit number.

11.7. Wiring devices shall be manufactured by Hubbell, Eaton/Arrow-Hart, Pass & Seymour-Legrand or Leviton.

12. Distribution

12.1. All new circuit breakers for existing panelboards shall match existing building panelboard manufacturer and breaker type, with interrupting ratings exceeding the available short circuit current.

12.2. All existing circuit breakers that are reused as part of this project shall be cleaned and exercised. Carefully examine and replace any damaged and/or non-functional circuit breakers.

12.3. New panelboards shall utilize bolt on type branch circuit breakers, with withstand ratings exceeding the available short circuit current. Manufactured by Siemens, ABB/General Electric, Square D, Eaton, Gus Berthold, Erickson, or Peterson.

12.4. Three-phase motor starters shall be of the combination type consisting of a fused or non-fused disconnect switch and an across-the-line magnetic starter. Starter contactors shall be minimum NEMA Size 1. All three-phase motor starters shall be furnished with solid-state overload relays to protect all three phases. The relays shall be adjusted for the particular motor it is used with, based on actual nameplate data. Provide one set of form C auxiliary contacts, (1 N.O. and 1 N.C.) in each starter. Provide internal 120-volt control transformer of 100 VA minimum size. Mount the control transformer inside the starter enclosure. Both primary and secondary sides of the control transformer shall be fused. Provide a **start-stop pushbutton** on the cover, with motor on/off pilot lights. Manufactured by Siemens, ABB/General Electric, Square D, Eaton, or Allen-Bradley.

12.5. Fuses 601 ampere and above shall be 600 volt rated, current limiting, time delay, silver link type, UL class L, as manufactured by Bussmann #KRPC-SP.

12.6. Fuses 600 ampere and below shall be current-limiting, dual-element, time delay, rejection type, UL class RK-1, as manufactured by Bussmann LPS-RK-SP(600V), LPN-RK-SP(250V).

12.7. Provide minimum 4" concrete housekeeping pad for all floor mounted equipment.

13. Mechanical/HVAC

13.1. Motors:

13.1.1. Refer to the mechanical drawings for exact location of motors.

13.1.2. Contractor shall wire, set and connect all individual motors, controls and equipment.

13.2. Provide local disconnect switches for all motors. All disconnects, starters, variable frequency drives, etc. installed by the Electrical Contractor shall be installed so as to provide the Code required clearances. Locations are shown for reference only. The Contractor shall coordinate with all trades prior to rough-in.

14. Execution

14.1. Refer to architectural drawings for exact locations and mounting heights of the electrical equipment. Dimensions indicated on the architectural drawings take precedence over those indicated here. Unless otherwise noted, mounting heights shall be as follows:

14.2. Receptacles and communications outlets shall be mounted 18" A.F.F. on centerline. The long dimension shall be vertically oriented with ground prong down.

14.3. Where existing devices are present in the area of work, new devices shall be mounted at the same mounting height and orientation to maintain a consistent appearance.

14.4. Emergency Power Off (EPO) pushbuttons shall be mounted 54" A.F.F. to centerline. EPO pushbuttons shall be manufactured by Safety Technology International (STI), "Stopper" series. Button shall be red mushroom type in a yellow surface housing with appropriate nomenclature. Button shall be furnished with a clear hinged polycarbonate cover with battery powered piezo-electric warning horn. Verify with related vendors and contractors to ensure that the buttons contacts are appropriately rated and configured for the loads served. Provide accessory relays where required.

14.5. Contractor shall give careful consideration to existing conditions including columns, beams, suspended ceilings, pipes, ductwork, expansion joints, etc. Contractor shall coordinate with all other trades and install electrical appurtenances so as to maximize headroom and maintain code required clearances in all cases. The contractor shall notify the architect / engineer where conflicts occur prior to rough-in. The contractor, under no circumstances, shall penetrate or otherwise modify structural members including but not limited to structural slabs / floors, ceilings, beams, walls, columns, etc. without prior written approval from the electrical engineer and structural engineer and / or Architect.

14.6. The Contractor shall make every effort to minimize noise during construction. Noise shall be kept within maximum OSHA recommended levels and/or other local authorities having jurisdiction.

14.7. Numbered circuits are for convenience of design only; field conditions may vary. The Contractor shall indicate on their as-built drawings the actual circuit numbers used.

14.8. All work installed within the ceiling plenum shall be in accordance with wiring method requirements for air handling ceiling spaces. Refer to the mechanical and architectural drawings for plenum areas and additional information.

15. Closeout

15.1. Upon completion of construction, the Contractor shall balance each panel so that there is no more than 10% difference between phases. The load shall be monitored during the peak a.m. demand period. However, the reconfiguration of the panel shall occur outside of normal business hours. The scheduling of all work shall be with the construction manager. Submit report to Engineer.

15.2. The Contractor shall provide new typewritten panel directories for all panels changed or added. Provide engraved plastic labels permanently attached (no adhesives) for all new panels and distribution equipment.

15.3. Contractor shall provide all required software and/or technical labor for lighting controls / relay panels, daylight sensors, electrical demand meters, uninterruptable power supplies and other similar equipment requiring setup/programming to complete their installation. These technical startup and functional testing services be performed prior to occupancy and shall be subcontracted by the Contractor to the equipment manufacturer or a vendor authorized by the manufacturer to perform such services. All functional testing shall be furnished by the Contractor, in accordance with the applicable Energy Code requirements. Include at least one (1) extra post occupancy visit for each applicable system for the express purpose of adjustment and user training.

15.4. Prior to final acceptance, the Contractor shall provide a written certificate that all equipment and systems have been properly installed per code, cleaned, adjusted and tested. Include in the certificate, correspondence from each equipment manufacturer's representative that the configuration of their equipment, system and the installation conform to the manufacturer's requirements. Certification shall include all operation and maintenance manuals for all equipment.

15.5. The Contractor shall provide original "as-built" documents in both hard copy and AutoCAD drawing files. These drawings shall be made at the Contractor's expense on reproducible sheets of the same size as the Architectural drawings. Submit as-built drawings to Engineer.

15.6. Contractor Final Payment shall be withheld until the receipt of final certification of occupancy, approval of as-builts, and owner's training and corrections of all deficiencies and punch list items have been received.

15.6.1. The Engineer, at their discretion may make portions of the contract documents available in electronic format. These documents are proprietary and remain the Engineer's property and shall be used solely with respect to this project. The documents will be provided for the convenience of the user, for use in preparing shop drawings and/or coordination drawings related to the construction of this project only. The user acknowledges that neither McGuire Engineers, Inc., the Architect, Consultants, the Client or the Owner make any warranty or representation that these files reflect the contract documents in their entirety. An agreement and waiver form is available through the Engineer's office and must be signed and submitted prior to delivery of the files.

15.6.2. "As-Built" documents shall include all revisions, bulletins, addenda, etc. included as a part of the project. These files in AutoCAD DWG / REVIT RVT format are available on execution of a legal waiver.

16. Date-sensitive Components

16.1. All components, either hardware or software, of any system described in these specifications, which rely upon calendar date and/or time for proper functioning, or which generate, calculate, measure or store calendar date and/or time for internal use, or for use by other systems or components described in these specifications shall continue to correctly and accurately represent and interpret calendar date and time substantially beyond the useful life of the component and its related systems where required by the AHJ.

17. Additional Notes

17.1. Electrical Contractor shall comply with all recommended arc flash safety practices per NFPA70E. Utilize appropriately rated Personal Protective Equipment (PPE) as required. Where new electrical distribution equipment is being installed or existing is significantly modified, contractor shall provide updated arc flash boundary hazard warning labels. Subcontract any required arc flash study update work to the building's approved vendor.

17.2. Refer to Electrical Riser Diagram for switchboard specifications. Switchboard shall be Siemens custom, procured in Phase 1 and installed in Phase 2 by Phase 1 Contractor.

17.3. A CSI book specification is also include as part of the contract documents for this project. In the event of a conflict between that book specification and this abbreviated specification, the more stringent of the two applies.

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REV.	DATE	ISSUE
	2026.06.02	PHASE 1 - BID & PERMIT

Stamp

JOHN L. TOON
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REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
6/1/2026
EXP: 11/30/27

RAVINIA®

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
ELECTRICAL SPECIFICATIONS - PH1

Sheet Number:
E-002-PH1

EXTERIOR GENERAL NOTES

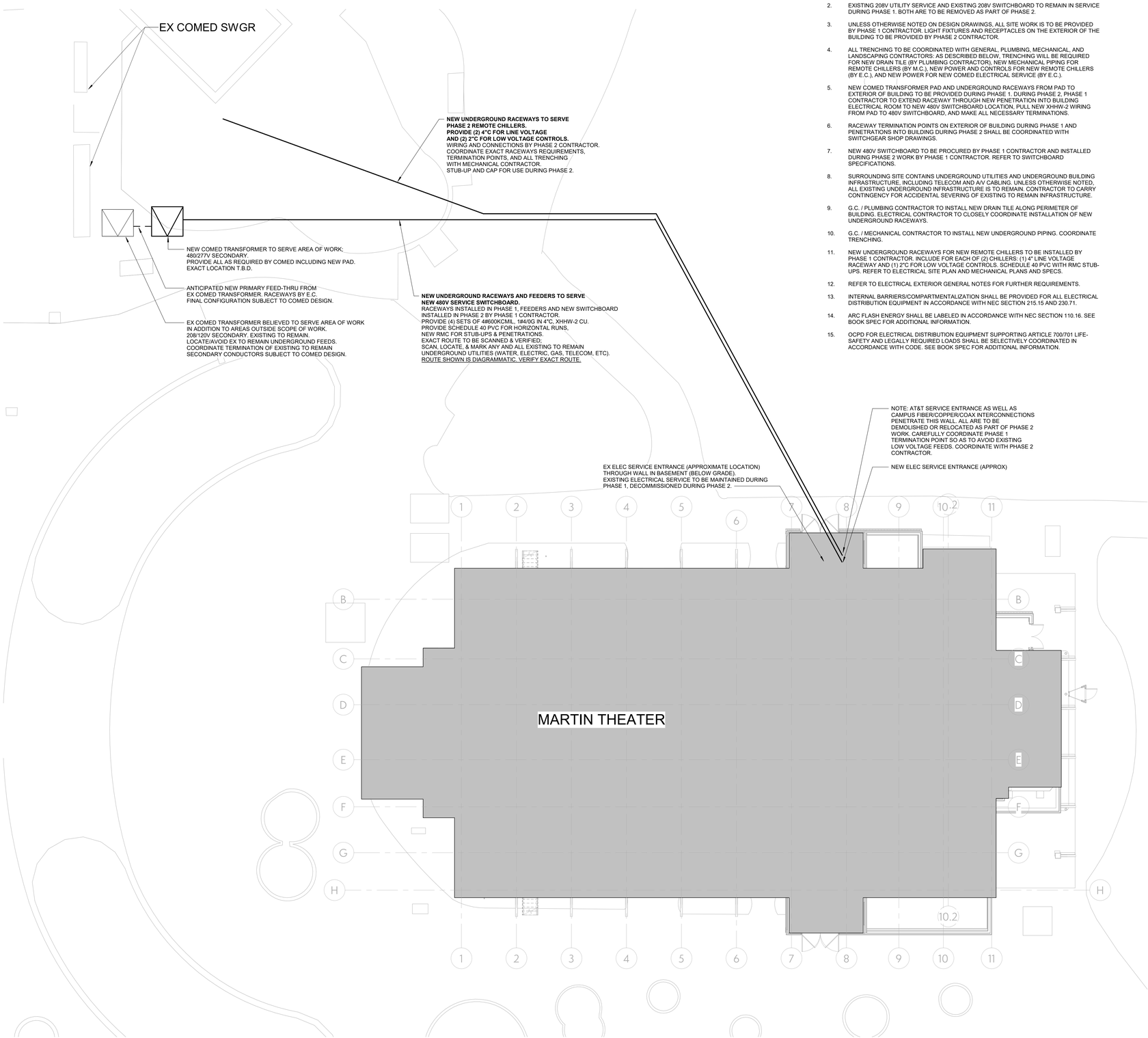
1. CONTRACTOR SHALL CLOSELY COORDINATE ALL TRENCHING AND UNDERGROUND WORK WITH EXISTING TO REMAIN INFRASTRUCTURE (E.G. TELECOM, A/V, ELECTRICAL, MECHANICAL, PLUMBING, ETC) AND NEW DRAIN TILE (BY G.C. / PLUMBING CONTRACTOR). MAKE EVERY ATTEMPT TO VERIFY LOCATIONS OF ANY AND ALL EXISTING UNDERGROUND INFRASTRUCTURE PRIOR TO DIGGING.
2. UNLESS OTHERWISE NOTED, RIGID METALLIC CONDUIT (RMC) OR INTERMEDIATE METAL CONDUIT (IMC) SHALL BE USED FOR POWER CONDUIT 2-1/2" DIAMETER OR LARGER, OR ANY SIZE CONDUIT WHEN ENCASED IN THE FLOOR SLAB. RMC SHALL BE USED FOR INCOMING ELECTRICAL SERVICE, ANY SIZE CONDUIT ROUTED OUTDOORS, OR WHERE IN DIRECT CONTACT WITH THE EARTH. ALL RMC AND IMC FITTINGS AND COUPLINGS SHALL BE THREADED.
3. WIRE THAT IS INSTALLED IN RACEWAYS OUTDOORS, OR IN DAMP OR WET LOCATIONS SHALL BE TYPE XHHW-2, 600 VOLT INSULATED COPPER. NO WIRE SMALLER THAN NO. 12 AWG SHALL BE USED FOR LIGHTING OR POWER WIRING. WIRE NO. 10 AND SMALLER SHALL BE SOLID OR STRANDED, WIRE NO. 8 AND LARGER SHALL BE STRANDED. CONTROL WIRE SHALL BE 14 AWG STRANDED. UPSIZE WIRING BASED ON VOLTAGE DROP SPECIFICATIONS & ASSOCIATED REQUIREMENTS.
4. BRANCH CIRCUIT HOMERUNS FOR 120 VOLT CIRCUITS OVER 80' LONG AND FOR 277 VOLT CIRCUITS OVER 120' LONG SHALL BE ONE STANDARD WIRE SIZE LARGER THAN WHAT IS REQUIRED FOR THE AMPERE RATING OF PROTECTIVE DEVICE.
5. ALL UNDERGROUND SITE WORK SHALL BE MINIMUM 36" BELOW FINISHED GRADE & GALVANIZED RIGID STEEL. COORDINATE EXACT FROST LINE THRESHOLD.
6. ALL REQUIRED CUTTING, TRENCHING, CORING, BACKFILLING AND COMPACTING FOR THE ELECTRICAL INSTALLATION SHALL BE BY THE ELECTRICAL CONTRACTOR. ALL EXCESS DEBRIS FROM WORK SHALL BE COMPLETELY REMOVED FROM THE SITE BY THE ELECTRICAL CONTRACTOR. IF EXISTING SPOILS ARE UNSUITABLE, E.C SHALL GAIN PERMISSION (IN WRITING) FROM THE ARCHITECT TO REUSE EXISTING SPOILS.
7. ELECTRICAL CONTRACTOR SHALL BACKFILL ALL TRENCHES IN LAYERS OF 8" TO 95% DENSITY OF SURROUNDING UNDISTURBED SOILS FOR ALL TRENCHES. ELECTRICAL CONDUITS SHALL BE SURROUNDED BY 8" OF SAND.
8. ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL ALL CONDUIT STUBS, GROUND CONNECTIONS, ANCHOR BOLTS & GROUNDING RODS.
9. ALL OPENINGS & PENETRATIONS THROUGH THE FOUNDATION & EXTERIOR WALLS CREATED BY FIXTURES & CONDUITS SHALL BE FILLED WITH WATERPROOF MATERIAL TO PREVENT ANY MOISTURE FROM ENTERING THROUGH THE OPENINGS.
10. E.C. SHALL VERIFY ALL STUB-UP AREAS FOR ALL FIXTURES TO BE INSTALLED. ENSURE RACEWAY WILL FIT INSIDE CONCRETE BASES. REWORK AS REQUIRED. TYPICAL FOR ALL BASES.
11. PROVIDE IMC ELBOWS WHERE FEEDERS PENETRATE THE BUILDING FOUNDATION AND/OR TRANSFORMER PADS.

ELECTRICAL GENERAL NOTES

1. THE CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THIS WORK SHALL BECOME THOROUGHLY FAMILIAR WITH THE PROJECT SPECIFICATIONS AND DRAWINGS BEFORE COMMENCING ANY WORK. THE PROJECT SPECIFICATIONS AND DRAWINGS FORM THE BASIS OF THE CONTRACT REQUIREMENTS AND INCLUDE THE TYPE AND GRADE OF THE MATERIALS TO BE INSTALLED, EQUIPMENT TO BE LOCATED.
2. THE ELECTRICAL CONTRACTOR SHALL CAREFULLY CHECK ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS THAT ARE PART OF THIS PROJECT TO ENSURE THAT NO FIXTURE, OUTLET, ALARM DEVICE OR CONTROL AND POWER WIRING IS OMITTED. CONTRACTOR SHALL CONSULT ALL TRADES FURNISHING EQUIPMENT AND OBTAIN FROM THEM ALL INFORMATION. IN SOME CASES, EQUIPMENT, FIXTURES AND DEVICES ARE SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. ASCERTAIN AND PROVIDE THE WIRING AND CONTROL STATIONS REQUIRED FOR THE PROPER FUNCTIONING OF BUILDING EQUIPMENT. NO EXTRA CHARGES SHALL BE ACCEPTED BY OWNER AFTER BIDDING FOR SUCH EQUIPMENT AND LABOR.
3. EQUIPMENT LABELS AND INSTRUCTIONS REGARDING THE APPLICATION AND INSTALLATION OF THE LISTED EQUIPMENT SHALL BE FOLLOWED TO ENSURE THAT THE EQUIPMENT IS BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LISTING INSTRUCTIONS. THE TEMPERATURE RATING OF THE EQUIPMENT TERMINATIONS MUST BE CAREFULLY CORRELATED WITH THE CONDUCTOR AMPACITY TO PREVENT OVERHEATING AND PREMATURE FAILURE.
4. COORDINATE ALL WORK WITH OTHER TRADES AND INSTALL CONDUIT AND JUNCTION BOXES TO CLEAR EMBEDDED DUCTS, OPENINGS AND OTHER STRUCTURAL FEATURES.
5. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS.
6. CONDUIT RUNS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC, ALL CONDUITS SHALL RUN CONCEALED, EXCEPT IN EQUIPMENT ROOMS AND WHERE APPROVED BY THE ARCHITECT. VERIFY EXACT ROUTING PRIOR TO ALL WORK.
7. FURNISH AND INSTALL EQUIPMENT DISCONNECT SWITCHES IN STRICT COMPLIANCE WITH CODE REQUIREMENTS.
8. ALL ELECTRICAL DRAWING ARE TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL OTHER DRAWINGS RELATED TO THE PERFORMANCE OF THE WORK.
9. THE CONTRACTOR SHALL PROVIDE NEW TYPE-WRITTEN PANEL DIRECTORIES FOR ALL ELECTRICAL PANELS THROUGHOUT SCOPE OF PROJECT. PROVIDE ENGRAVED PLASTIC LABELS PERMANENTLY ATTACHED (NO ADHESIVES) FOR ALL NEW PANELS AND DISTRIBUTION EQUIPMENT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROPRIATE PPE (PERSONAL PROTECTIVE EQUIPMENT) REGARDING ALL WORK TO ELECTRICAL BUILDING EQUIPMENT & RELATED ELECTRICAL PANELS TO PROTECT FROM ARC FLASH, SHOCK HAZARDS AND RELATED EXPOSED DANGERS.

POWER GENERAL NOTES

1. REFER TO DEMARCATION LINES ON DRAWINGS FOR DIRECTION REGARDING WHICH BRANCH CIRCUIT PANEL CIRCUITS SHOULD BE TERMINATED IN U.N.O.
2. COORDINATE ALL REQUIREMENTS WITH OWNER PRIOR TO ALL WORK. EQUIPMENT MAY REQUIRE SPECIALIZED RECEPTACLES DIFFERENT THAN INDICATED. PROVIDE ALL AS REQUIRED FOR A FULLY FUNCTIONAL INSTALLATION.
3. ALL CIRCUIT NUMBERS ARE SHOWN FOR COORDINATION AND CONVENIENCE OF THE CONTRACTOR. ACTUAL CIRCUIT NUMBERS SHALL BE DOCUMENTED ON FINAL AS-BUILT DRAWINGS. REFER TO RISER DIAGRAM & PANELBOARD SCHEDULES FOR FURTHER DETAILS & INFORMATION.
4. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL REPAIRS OR DAMAGE CAUSED BY THE CORING, CUTTING AND/OR DRILLING OF THE SLAB. ALL REPAIRS SHALL BE MADE IN A TIMELY MANNER. ALL WORK SHALL BE DONE AFTER NORMAL BUSINESS HOURS OR AS APPROVED BY BUILDING MANAGEMENT. ALL RESPECTIVE LOCATIONS SHALL BE REVIEWED, PROPERLY SCANNED AND COORDINATED WITH BUILDING ENGINEER PRIOR TO ALL WORK. PROVIDE WRITTEN APPROVAL FROM BUILDING'S STRUCTURAL ENGINEER, AS REQUIRED.
5. PROVIDE FULL METAL RACEWAY FOR LOW VOLTAGE WIRING. REFER TO ALL OTHER TRADES INCLUDING MECHANICAL.
6. NEW EQUIPMENT INDICATED ON THIS DRAWING WILL BE RECONNECTED TO THE NEW ELECTRICAL SERVICE / DISTRIBUTION EQUIPMENT AS PART OF PHASE 2. PROVIDE JUNCTION BOXES IN THE SWITCHBOARD ROOM AS REQUIRED TO FACILITATE FUTURE REROUTING OF THE ASSOCIATED CIRCUITS / FEEDERS.



1 ELECTRICAL SITE PLAN - PH1

SCALE: 3/32" = 1'-0"

ELECTRICAL INFRASTRUCTURE GENERAL NOTES

1. WORK TO BE SPLIT INTO PHASE 1 (2026-2027) AND PHASE 2 (2027-2028). PHASES ARE TO BE SEPARATELY PERMITTED AND MAY OR MAY NOT UTILIZE THE SAME ELECTRICAL CONTRACTOR.
2. EXISTING 208V UTILITY SERVICE AND EXISTING 208V SWITCHBOARD TO REMAIN IN SERVICE DURING PHASE 1. BOTH ARE TO BE REMOVED AS PART OF PHASE 2.
3. UNLESS OTHERWISE NOTED ON DESIGN DRAWINGS, ALL SITE WORK IS TO BE PROVIDED BY PHASE 1 CONTRACTOR. LIGHT FIXTURES AND RECEPTACLES ON THE EXTERIOR OF THE BUILDING TO BE PROVIDED BY PHASE 2 CONTRACTOR.
4. ALL TRENCHING TO BE COORDINATED WITH GENERAL, PLUMBING, MECHANICAL, AND LANDSCAPING CONTRACTORS. AS DESCRIBED BELOW, TRENCHING WILL BE REQUIRED FOR NEW DRAIN TILE (BY PLUMBING CONTRACTOR); NEW MECHANICAL PIPING FOR REMOTE CHILLERS (BY M.C.), NEW POWER AND CONTROLS FOR NEW REMOTE CHILLERS (BY E.C.), AND NEW POWER FOR NEW COMED ELECTRICAL SERVICE (BY E.C.).
5. NEW COMED TRANSFORMER PAD AND UNDERGROUND RACEWAYS FROM PAD TO EXTERIOR OF BUILDING TO BE PROVIDED DURING PHASE 1. DURING PHASE 2, PHASE 1 CONTRACTOR TO EXTEND RACEWAY THROUGH NEW PENETRATION INTO BUILDING ELECTRICAL ROOM TO NEW 480V SWITCHBOARD LOCATION, PULL NEW XHHW-2 WIRING FROM PAD TO 480V SWITCHBOARD, AND MAKE ALL NECESSARY TERMINATIONS.
6. RACEWAY TERMINATION POINTS ON EXTERIOR OF BUILDING DURING PHASE 1 AND PENETRATIONS INTO BUILDING DURING PHASE 2 SHALL BE COORDINATED WITH SWITCHGEAR SHOP DRAWINGS.
7. NEW 480V SWITCHBOARD TO BE PROCURED BY PHASE 1 CONTRACTOR AND INSTALLED DURING PHASE 2 WORK BY PHASE 1 CONTRACTOR. REFER TO SWITCHBOARD SPECIFICATIONS.
8. SURROUNDING SITE CONTAINS UNDERGROUND UTILITIES AND UNDERGROUND BUILDING INFRASTRUCTURE, INCLUDING TELECOM AND A/V CABLING. UNLESS OTHERWISE NOTED, ALL EXISTING UNDERGROUND INFRASTRUCTURE IS TO REMAIN. CONTRACTOR TO CARRY CONTINGENCY FOR ACCIDENTAL SEVERING OF EXISTING TO REMAIN INFRASTRUCTURE.
9. G.C. / PLUMBING CONTRACTOR TO INSTALL NEW DRAIN TILE ALONG PERIMETER OF BUILDING. ELECTRICAL CONTRACTOR TO CLOSELY COORDINATE INSTALLATION OF NEW UNDERGROUND RACEWAYS.
10. G.C. / MECHANICAL CONTRACTOR TO INSTALL NEW UNDERGROUND PIPING. COORDINATE TRENCHING.
11. NEW UNDERGROUND RACEWAYS FOR NEW REMOTE CHILLERS TO BE INSTALLED BY PHASE 1 CONTRACTOR. INCLUDE FOR EACH OF (2) CHILLERS: (1) 4" LINE VOLTAGE RACEWAY AND (1) 2"C FOR LOW VOLTAGE CONTROLS. SCHEDULE 40 PVC WITH RMC STUB-UPS. REFER TO ELECTRICAL SITE PLAN AND MECHANICAL PLANS AND SPECS.
12. REFER TO ELECTRICAL EXTERIOR GENERAL NOTES FOR FURTHER REQUIREMENTS.
13. INTERNAL BARRIERS/COMPARTMENTALIZATION SHALL BE PROVIDED FOR ALL ELECTRICAL DISTRIBUTION EQUIPMENT IN ACCORDANCE WITH NEC SECTION 215.15 AND 230.71.
14. ARC FLASH ENERGY SHALL BE LABELED IN ACCORDANCE WITH NEC SECTION 110.16. SEE BOOK SPEC FOR ADDITIONAL INFORMATION.
15. OCPD FOR ELECTRICAL DISTRIBUTION EQUIPMENT SUPPORTING ARTICLE 700/701 LIFE-SAFETY AND LEGALLY REQUIRED LOADS SHALL BE SELECTIVELY COORDINATED IN ACCORDANCE WITH CODE. SEE BOOK SPEC FOR ADDITIONAL INFORMATION.

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6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
ELECTRICAL SITE PLAN - PH1

Sheet Number:
E-010-PH1

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ELECTRICAL DEMOLITION GENERAL NOTES

1. THE SCOPE OF DEMOLITION INDICATED ON THE DRAWINGS FOR OTHER TRADES (ARCHITECTURAL, MECHANICAL, ETC) SHALL BE CONSIDERED TO BE PART OF THE ELECTRICAL DEMOLITION CONTRACTOR'S SCOPE OF WORK. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL RELATED ARCHITECTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL, ARCHITECTURAL, ETC. DRAWINGS TO VERIFY THE EXTENT OF DEMOLITION WORK. PROVIDE ALL ELECTRICAL DEMOLITION WORK ASSOCIATED WITH THE REMOVAL OF EQUIPMENT OF EQUIPMENT, PARTITIONS, CEILINGS, ETC. BY OTHER TRADES.

2. ELECTRICAL CONTRACTOR SHALL SURVEY THE PROJECT SITE AND PREMISES TO DETERMINE THE EXACT EXTENT OF NECESSARY RELOCATIONS, REMOVALS AND MODIFICATIONS. THIS SHALL INCLUDE ALL ELECTRICAL WORK REQUIRED TO ACCOMMODATE AND AVOID CONFLICTS WITH NEW CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING THE PROJECT SITE PRIOR TO SUBMITTING A BID AND DETERMINE THE ACTUAL AMOUNT OF WORK REQUIRED. A FIELD SURVEY VERIFICATION IS MANDATORY IN ORDER TO SUBMIT AN ELECTRICAL BID. FAILURE TO DO SO SHALL NOT RELIEVE THIS CONTRACTOR FROM PERFORMING ALL THE REQUIRED WORK UNDER THIS CONTRACT.

3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE FOR REMOVALS AND ALTERATIONS AFFECTING THE EXISTING ELECTRICAL SYSTEM THAT WILL BE ABANDONED OR IN CONFLICT WITH NEW CONSTRUCTION. ALL SUCH COSTS SHALL BE INCLUDED IN THE BASE BID AND NO ADDITIONAL COST SHALL BE PERMITTED.

4. ELECTRICAL CONTRACTOR SHALL REMOVE, RELOCATE, ADD, REWIRE, MODIFY, ELECTRICAL: EQUIPMENT, FIXTURES, RACEWAY, AND DEVICES AS INDICATED ON PLANS, SHEETS, SPECIFICATIONS, AUTHORIZED CORRESPONDENCE, ALL IN COMPLIANCE TO APPLICABLE CITY CODES AND REGULATIONS.

5. DEMOLITION OF MINOR DEVICES (I.E. SWITCHES, RECEPTACLES, LIGHT FIXTURES, ETC) IS INFERRED BUT NOT NECESSARILY SPECIFICALLY INDICATED ON THE PLANS. ALL ELECTRICAL RECEPTACLES, LIGHT FIXTURES, SWITCHES, ETC. NOT BEING REUSED SHALL BE REMOVED IN THEIR ENTIRETY WITH ASSOCIATED CONDUIT AND WIRING BACK TO THEIR SOURCE.

6. NO EXISTING JUNCTION, TAP, OR SPLICE BOXES, PANELS ETC. SHALL BE "BURIED" IN NEW CONSTRUCTION. BURIED CONDUIT NOT USED SHALL BE ABANDONED IN PLACE, EXPOSED CONDUIT & HANGERS NOT USED SHALL BE REMOVED. INCLUDING ALL WIRING TO BE DISCONNECTED AT THE SOURCE AND REMOVED COMPLETELY. EXISTING CONDUIT (GREATER THAN OR EQUAL TO 2" DIA.) MAY BE REUSED PROVIDING IT IS NOT "DAMAGED", CHECKED AND REMEDIED FOR CONTINUITY OF GROUND AS REQUIRED, BLOWN FREE OF DEBRIS AND DOES NOT INTERFERE WITH NEW CONSTRUCTION.

7. WHERE CIRCUITING TO DEVICES OUTSIDE THE AREA OF WORK MUST BE INTERRUPTED DUE TO DEMOLITION ACTIVITIES, THAT CIRCUITING SHALL BE INTERCEPTED AND REROUTED AT A LOCATION WHICH DOES NOT INTERFERE WITH THE NEW CONSTRUCTION. UPON COMPLETION OF MODIFICATIONS, CONFIRM CIRCUIT CONTINUITY TO ANY EXISTING TO REMAIN DEVICES AND PROPERLY LABEL ANY JUNCTION BOXES ASSOCIATED WITH SUCH REROUTING WITH CIRCUIT NUMBER, PANEL NAME AND FUNCTION.

8. IF A CIRCUIT SERVES A SPACE OUTSIDE THE PROJECT LIMITS; THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND THE BUILDING OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO START OF REROUTING. A SCHEDULE TO COMPLETE THE WORK SHALL BE COORDINATED AND BE PERFORMED OUTSIDE OF NORMAL BUSINESS HOURS, U.O.N.

9. PROVIDE PROPER SIZE KNOCKOUT PLUGS WHICH ARE MISSING ON ALL EXISTING ELECTRICAL: PANELS, BOXES, TUBS, CABINETS, WIREWAY, ETC. THAT SHALL REMAIN WHICH ARE AFFECTED UNDER THIS CONTRACT.

10. ELECTRICAL CONTRACTOR SHALL PROVIDE COVER PLATES OF PROPER SIZE, SHAPE, CUT-OUT, TYPE, THICKNESS, MATERIAL AND STANDARD MANUFACTURED SPECIFICALLY FOR THE USE WHERE THE EXISTING ARE OF INADEQUATE SIZE, MISSING, DAMAGED (PUNCTURED, BENT, ETC), ON ANY EXISTING ELECTRICAL; SWITCHBOARD, PANELS, JUNCTION BOXES, CABINET, ETC, ENCLOSURE THAT REMAIN IN SERVICE IN AREAS WHICH ARE AFFECTED UNDER THIS CONTRACT. ALL REPLACED COVER PLATES SHALL BE SPECIFICATION GRADE. CONTRACTOR SHALL RE-INSTALL ANY NEARBY COVER PLATES WHICH WERE PREVIOUSLY REMOVED BY OTHERS AND ARE IN PROPER CONDITION. PROVIDE COVER PLATES WITH SPECIFICATION GRADE PRIMER AND PAINT WITH COLOR AS REQUIRED TO MATCH EXISTING ELECTRICAL ENCLOSURE.

11. PROVIDE PROPER SUPPORT FOR ANY EXISTING TO REMAIN DEVICES AFFECTED BY DEMOLITION ACTIVES. DO NOT LET DEVICE HANG FROM THE CONDUIT RACEWAY SYSTEM. ELECTRICAL CONTRACTOR SHALL PROVIDE SUPPORT/FASTENERS OF PROPER; TYPE, SIZE, LENGTH, THREADING, AND MATERIAL SPECIFICALLY LISTED FOR USE WHERE THE EXISTING ARE MISSING AND OR IMPROPER ON ANY EXISTING ELECTRICAL: SWITCHBOARD, PANEL, BOX, CABINETS, ETC ENCLOSURE THAT REMAIN IN SERVICE FOR AREAS WHICH ARE AFFECTED UNDER THIS CONTRACT. CONTRACTOR SHALL REPLACE ANY IMPROPER FASTENER AS REQUIRED.

12. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY LOCATION AND QUANTITY OF PULL, TAP, SPLICE, JUNCTION BOXES, ETC, WHICH WOULD OTHERWISE BE LOCATED ABOVE AN INACCESSIBLE CEILING SYSTEM. CONTRACTOR SHALL VERIFY AND PROVIDE AN ACCESS PANEL, SIZE AS REQUIRED, OR SHALL RELOCATE PULL, TAP, SPLICE, JUNCTION BOX ALL AS PER OWNER OR OWNER'S REPRESENTATIVE DIRECTED.

13. THE ELECTRICAL CONTRACTOR SHALL REVIEW WITH THE OWNER PRIOR TO REMOVAL, ALL ELECTRICAL: EQUIPMENT, FIXTURES, FITTINGS, DEVICES, ETC., WHICH ARE TO BE SALVAGED. THESE ITEMS SHALL BE CAREFULLY REMOVED UNDAMAGED AND SHALL BE SAFELY AND SECURELY STORED OR PROTECTED IN A LOCATION ACCEPTABLE FOR OWNER ACCESS. ALL ITEMS WHICH ARE NOT TO BE SALVAGED AND WHICH ARE NOT TO BE RE-USED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES. INCLUDE IN THE BID, THE COST OF PROPER DISPOSAL OF ALL DEBRIS AND REFUSE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OWN DAMAGE CAUSED TO THE EXISTING CONDITIONS, MANY ITEMS TO BE INSTALLED, OR TO OTHER CONTRACTOR'S WORK, INCLUDING OUTSIDE THE LIMITS OF CONSTRUCTION. THIS CONTRACTOR SHALL PROVIDE REPAIR AND/OR REPLACEMENTS FOR SUCH DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER. THERE SHALL BE NO ADDITIONAL COST TO THE OWNER FOR THIS DAMAGE.

15. THE CONTRACTOR SHALL REMOVE ALL POWER, COMMUNICATION, AND SIGNAL WIRING AND CABLING WHICH IS TO BE, NOT IN SERVICE, FROM ANY EXISTING IN-FLOOR DUCT, TRENCH SYSTEM(S), LADDER RACK, CABLE TRAYS, ETC IF APPLICABLE. REMOVE AS REQUIRED BACK TO SOURCE. PROVIDE MANUFACTURER APPROVED BLANKING PLATES FOR ANY UNUSED ACTIVATION OPENINGS IN THE FLOOR-DUCT SYSTEM.

16. CONTRACTOR SHALL PROVIDE OWNERSHIP WITH A MINIMUM (7) SEVEN DAY NOTICE OF ANY WORK TO THE BUILDING SYSTEM THAT WILL REQUIRE A SHUT-DOWN. THE BUSINESS OPERATION OF THE BUILDING SHALL NOT BE DISRUPTED DURING THE EXECUTION OF THIS WORK WITHOUT PRIOR NOTIFICATION & WRITTEN APPROVAL BY THE OWNER.

17. THE FIRE ALARM SYSTEM SHALL BE MAINTAINED, PROTECTED AND KEPT IN FULL OPERATION DURING ALL DEMOLITION WORK. ALL CEILING MOUNTED FIRE ALARM DEVICES/TABLE, LOCATED IN LOBBY/ELECTRICAL ROOM SMOKE DETECTORS & ASSOCIATED RACEWAYS SHALL BE EXISTING TO REMAIN, HAVE TEMPORARY SUPPORT FROM APPROVED STRUCTURE AND BE PROTECTED FROM ANY CONSTRUCTION DEBRIS AND DUST. EXISTING WALL MOUNTED FIRE ALARM DEVICES WHERE WALLS ARE REMAINING SHALL STAY IN PLACE, INCLUDING ALL ASSOCIATED RACEWAY. ANY WALL MOUNTED FIRE ALARM DEVICES WHERE WALLS ARE TO BE DEMOLISHED SHALL BE REMOVED AND ALL WIRE PULLED BACK TO NEAREST UNAFFECTED JUNCTION BOX. PROVIDE CODE-APPROVED TERMINAL BLOCK FOR WIRING. MAINTAIN OPERATION OF FIRE ALARM DEVICES THROUGHOUT SCOPE OF WORK, UNTIL NEW FIRE ALARM SYSTEM IS INSTALLED & FULLY FUCNTIONAL.

18. CONTRACTOR SHALL MARK AND IDENTIFY ALL EXISTING FIRE ALARM JUNCTION BOXES WITH RED COLOR. PAINT JUNCTION BOXES SERVING FIRE ALARM AS REQUIRED. CONFIRM IF ASSOCIATED FIRE ALARM RACEWAY IS REQUIRED TO BE COLORED RED WITH LOCAL AUTHORITY. PROCEED AS DIRECTED.

19. ALL EXISTING TELE/DATA CABLING AND ASSOCIATED RACEWAYS WITHIN SCOPE OF WORK SHALL BE REMOVED BACK TO SOURCE BY THE DEMOLITION CONTRACTOR. IF RISERS ARE FED FROM ADJACENT FLOORS, CONTRACTOR SHALL REMOVE CABLING BACK TO THAT FLOOR AND PATCH ALL PENETRATIONS AS REQUIRED. COORDINATE DEMOLITION OF RISER CABLES WITH THE BUILDING'S RISER MANAGEMENT COMPANY. DO NOT ABANDON IN PLACE.

20. MAINTAIN THE ELECTRICAL CONTINUITY OF DESIGNATED BASE BUILDING ELECTRICAL CIRCUITS, BUILDING AUTOMATION AND BUILDING HVAC SYSTEMS TO REMAIN THAT ARE ACTIVE. RE-CIRCUIT OR MODIFY AS NECESSARY TO INSURE THE PROPER FUNCTIONING OF REMAINING CIRCUITS, BUILDING SYSTEMS AND DEVICES DURING THE EXECUTION AND UPON THE COMPLETION OF WORK ON THIS PROJECT. INSTALL NECESSARY CONDUIT, WIRING, DEVICES, ETC. AS REQUIRED.

21. CONTINUOUS RUNS OF EXISTING RACEWAYS GREATER THAN 2" DIAMETER AND ASSOCIATED PULL BOXES MAY REMAIN IN PLACE WHERE PREVIOUSLY APPROVED BY THE OWNER. FIELD VERIFY & KEEP/REMOVE AS DIRECTED BY BUILDING OWNER.

22. CONTRACTOR SHALL MAINTAIN & ENSURE THAT AN ADEQUATE NUMBER OF EXIT SIGNS REMAIN IN SERVICE DURING DEMOLITION TO PROVIDE A SAFE AND PROPER PATH OF EGRESS TO THE EXISTING STAIRWELLS. PROVIDE EMERGENCY LIGHTING EGRESS PATH UTILIZING EXISTING FIXTURES SALVAGED DURING DEMOLITION.

23. PROVIDE TEMPORARY WORK LIGHTING FOR THE ENTIRE AREA OF WORK IN ACCORDANCE WITH OSHA AND LOCAL CODE REQUIREMENTS. PROVIDE LOCAL SWITCHING IN A READILY ACCESSIBLE LOCATION AT THE ENTRANCE(S) TO THE SPACE.

24. ALL EXISTING EXIT SIGNS, BATTERY PACKS AND ASSOCIATED RACEWAYS LOCATED THROUGHOUT SCOPE OF WORK SHALL BE REMOVED BACK TO SOURCE.

ELECTRICAL REMODELING NOTES

1. EXISTING SYSTEMS SHOWN ARE BASED ON VISUAL INSPECTION AND AS-BUILT DRAWINGS, BUT THEY MAY NOT REFLECT THE ACTUAL CONDITIONS IN EVERY CASE. THE CONTRACTOR SHALL INSPECT THE SITE AND EXAMINE THE WORK BEFORE SUBMITTING HIS PROPOSAL. HE SHALL NOTE THE LOCATION OF EXISTING FACILITIES, THE EXTENT OF HIS WORK, AND INTERFERENCE BY OTHER TRADES WITH HIS WORK. ANY DISCREPENCIES SHALL BE DISCUSSED WITH THE ENGINEER. THE CONTRACTOR SHALL CERTIFY BEFORE EXECUTING A CONTRACT THAT HE OR SHE HAS PERFORMED THE ABOVE DESCRIBED SITE INSPECTION.

2. THE BUSINESS OPERATION OF THE BUILDING SHALL NOT BE DISRUPTED DURING THE EXECUTION OF THIS WORK WITHOUT PRIOR NOTIFICATION AND APPROVAL BY THE OWNER.

3. MAINTAIN THE ELECTRICAL CONTINUITY OF DESIGNATED ELECTRICAL CIRCUITS, EQUIPMENT SYSTEMS AND DEVICES TO REMAIN. REWORK AND RECIRCUIT AS NECESSARY AND INSURE THE PROPER FUNCTIONING OF REMAINING CIRCUITS, EQUIPMENT SYSTEMS AND DEVICES DURING THE EXECUTION AND UPON THE COMPLETION OF WORK ON THIS PROJECT. PROVIDE ALL NECESSARY CONDUIT, WIRING, DEVICES, ETC AS REQUIRED.

4. WHERE CIRCUITS ARE INDICATED TO BE INSTALLED IN ELECTRICAL PANELS, VERIFY ACTUAL SPARES OR SPACES IN SAID PANELBOARDS AND FURNISH NEW CIRCUIT BREAKERS AS REQUIRED TO SUPPORT NEW POWER CIRCUITING LAYOUT.

5. REMOVE ALL EXISTING RECEPTACLES, CONDUITS, LIGHTING FIXTURES & FIRE ALARM DEVICES IN AREAS WHERE CEILINGS, WALLS OR PARTITIONS ARE BEING REMOVED OR REWORKED. TAKE ADEQUATE CARE AND CAUTION SO THAT THE ADJACENT SURFACES ARE NOT DAMAGED. REMOVE WIRING, BLANK OFF AND CAP EXISTING ABANDONED CONDUITS.

6. CONTRACTOR SHALL SURVEY ALL EXISTING EQUIPMENT DESIGNATED FOR RELOCATION, NOTE ITS PERFORMANCE AND MATCH THIS PERFORMANCE AFTER FINAL RELOCATION.

7. ALL EQUIPMENT AND HARDWARE REMOVED SHALL BE TURNED OVER TO THE OWNER TO BE STORED OR DISPOSED OF AS DIRECTED.

8. THE DEVICES AND EQUIPMENT INDICATED BY DEMOLITION SYMBOLS ON THE PLANS ARE NOT NECESSARILY THE LIMITS OF THE WORK INVOLVED IN THE RENOVATION. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE COMPLETE SET OF ENGINEER & ARCHITECTURAL PLANS FOR ALL TRADES AND PERFORM A DETAILED FIELD SURVEY DURING THE BIDDING PERIOD TO ENSURE THAT THE ENTIRE SCOPE OF WORK INVOLVED IS INCLUDED IN THE BID PRICE.

EXTERIOR GENERAL NOTES

1. CONTRACTOR SHALL CLOSELY COORDINATE ALL TRENCHING AND UNDERGROUND WORK WITH EXISTING TO REMAIN INFRASTRUCTURE (E.G. TELECOM, A/V, ELECTRICAL, MECHANICAL, PLUMBING, ETC) AND NEW DRAIN TILE (BY G.C. / PLUMBING CONTRACTOR). MAKE EVERY ATTEMPT TO VERIFY LOCATIONS OF ANY AND ALL EXISTING UNDERGROUND INFRASTRUCTURE PRIOR TO DIGGING.

2. UNLESS OTHERWISE NOTED, RIGID METALLIC CONDUIT (RMC) OR INTERMEDIATE METAL CONDUIT (IMC) SHALL BE USED FOR POWER CONDUIT 2-1/2" DIAMETER OR LARGER, OR ANY SIZE CONDUIT WHEN ENCASED IN THE FLOOR SLAB. RMC SHALL BE USED FOR INCOMING ELECTRICAL SERVICE, ANY SIZE CONDUIT ROUTED OUTDOORS, OR WHERE IN DIRECT CONTACT FROM THEM ALL INFORMATION. IN SOME CASES, EQUIPMENT, FIXTURES AND DEVICES ARE SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. ASCERTAIN AND PROVIDE THE WIRING AND CONTROL STATIONS REQUIRED FOR THE PROPER FUNCTIONING OF BUILDING EQUIPMENT. NO EXTRA CHARGES SHALL BE ACCEPTED BY OWNER AFTER BIDDING FOR SUCH EQUIPMENT AND LABOR.

3. WIRE THAT IS INSTALLED IN RACEWAYS OUTDOORS, OR IN DAMP OR WET LOCATIONS SHALL BE TYPE XHHW-2, 600 VOLT INSULATED COPPER. NO WIRE SMALLER THAN NO. 12 AWG SHALL BE USED FOR LIGHTING OR POWER WIRING. WIRE NO. 10 AND SMALLER SHALL BE SOLID OR STRANDED, WIRE NO. 8 AND LARGER SHALL BE STRANDED. CONTROL WIRE SHALL BE 14 AWG STRANDED. UPSIZE WIRING BASED ON VOLTAGE DROP SPECIFICATIONS & ASSOCIATED REQUIREMENTS.

4. BRANCH CIRCUIT HOMERUNS FOR 120 VOLT CIRCUITS OVER 80' LONG AND FOR 277 VOLT CIRCUITS OVER 120' LONG SHALL BE ONE STANDARD WIRE SIZE LARGER THAN WHAT IS REQUIRED FOR THE AMPERE RATING OF PROTECTIVE DEVICE.

5. ALL UNDERGROUND SITE WORK SHALL BE MINIMUM 36" BELOW FINISHED GRADE & GALVANIZED RIGID STEEL. COORDINATE EXACT FROST LINE THRESHOLD.

6. ALL REQUIRED CUTTING, TRENCHING, CORING, BACKFILLING AND COMPACTING FOR THE ELECTRICAL INSTALLATION SHALL BE BY THE ELECTRICAL CONTRACTOR. ALL EXCESS DEBRIS FROM WORK SHALL BE COMPLETELY REMOVED FROM THE SITE BY THE ELECTRICAL CONTRACTOR. IF EXISTING SPOILS ARE UNSUITABLE, E.C SHALL GAIN PERMISSION (IN WRITING) FROM THE ARCHITECT TO REUSE EXISTING SPOILS.

7. ELECTRICAL CONTRACTOR SHALL BACKFILL ALL TRENCHES IN LAYERS OF 8" TO 95% DENSITY OF SURROUNDING UNDISTURBED SOILS FOR ALL TRENCHES. ELECTRICAL CONDUITS SHALL BE SURROUNDED BY 8" OF SAND.

8. ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL ALL CONDUIT STUBS, GROUND CONNECTIONS, ANCHOR BOLTS & GROUNDING RODS.

9. ALL OPENINGS & PENETRATIONS THROUGH THE FOUNDATION & EXTERIOR WALLS CREATED BY FIXTURES & CONDUITS SHALL BE FILLED WITH WATERPROOF MATERIAL TO PREVENT ANY MOISTURE FROM ENTERING THROUGH THE OPENINGS.

10. E.C. SHALL VERIFY ALL STUB-UP AREAS FOR ALL FIXTURES TO BE INSTALLED. ENSURE RACEWAY WILL FIT INSIDE CONCRETE BASES. REWORK AS REQUIRED. TYPICAL FOR ALL BASES.

11. PROVIDE IMC ELBOWS WHERE FEEDERS PENETRATE THE BUILDING FOUNDATION AND/OR TRANSFORMER PADS.

POWER GENERAL NOTES

1. REFER TO DEMARCATION LINES ON DRAWINGS FOR DIRECTION REGARDING WHICH BRANCH CIRCUIT PANEL CIRCUITS SHOULD BE TERMINATED IN U.N.O.

2. COORDINATE ALL REQUIREMENTS WITH OWNER PRIOR TO ALL WORK. EQUIPMENT MAY REQUIRE SPECIALIZED RECEPTACLES FOR INSTALLATION OTHER THAN INDICATED. PROVIDE ALL AS REQUIRED FOR A FULLY FUNCTIONAL INSTALLATION.

3. ALL CIRCUIT NUMBERS ARE SHOWN FOR COORDINATION AND CONVENIENCE OF THE CONTRACTOR. ACTUAL CIRCUIT NUMBERS SHALL BE DOCUMENTED ON FINAL AS-BUILT DRAWINGS. REFER TO RISER DIAGRAM & PANELBOARD SCHEDULES FOR FURTHER DETAILS & INFORMATION.

4. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL REPAIRS OR DAMAGE CAUSED BY THE CORING, CUTTING AND/OR DRILLING OF THE SLAB. ALL REPAIRS SHALL BE MADE IN A TIMELY MANNER. ALL WORK SHALL BE DONE AFTER NORMAL BUSINESS HOURS OR AS APPROVED BY BUILDING MANAGEMENT. ALL RESPECTIVE LOCATIONS SHALL BE REVIEWED, PROPERLY SCANNED AND COORDINATED WITH BUILDING ENGINEER PRIOR TO ALL WORK. PROVIDE WRITTEN APPROVAL FROM BUILDING'S STRUCTURAL ENGINEER, AS REQUIRED.

5. PROVIDE FULL METAL RACEWAY FOR LOW VOLTAGE WIRING. REFER TO ALL OTHER TRADES INCLUDING MECHANICAL.

6. NEW EQUIPMENT INDICATED ON THIS DRAWING WILL BE RECONNECTED TO THE NEW ELECTRICAL SERVICE / DISTRIBUTION EQUIPMENT AS PART OF PHASE 2. PROVIDE JUNCTION BOXES IN THE SWITCHBOARD ROOM AS REQUIRED TO FACILITATE FUTURE REROUTING OF THE ASSOCIATED CIRCUITS / FEEDERS.

ELECTRICAL GENERAL NOTES

1. THE CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THIS WORK SHALL BECOME THOROUGHLY FAMILIAR WITH THE PROJECT SPECIFICATIONS AND DRAWINGS BEFORE COMMENCING ANY WORK. THE PROJECT SPECIFICATIONS AND DRAWINGS FORM THE BASIS OF THE CONTRACT REQUIREMENTS AND INCLUDE THE TYPE AND GRADE OF THE MATERIALS TO BE INSTALLED, EQUIPMENT TO BE LOCATED.

2. THE ELECTRICAL CONTRACTOR SHALL CAREFULLY CHECK ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS THAT ARE PART OF THIS PROJECT TO ENSURE THAT NO FIXTURE, OUTLET, ALARM DEVICE OR CONTROL AND POWER WIRING IS OMITTED. CONTRACTOR SHALL CONSULT ALL TRADES FURNISHING EQUIPMENT OR DIRECT CONTACT FROM THEM ALL INFORMATION. IN SOME CASES, EQUIPMENT, FIXTURES AND DEVICES ARE SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. ASCERTAIN AND PROVIDE THE WIRING AND CONTROL STATIONS REQUIRED FOR THE PROPER FUNCTIONING OF BUILDING EQUIPMENT. NO EXTRA CHARGES SHALL BE ACCEPTED BY OWNER AFTER BIDDING FOR SUCH EQUIPMENT AND LABOR.

3. EQUIPMENT LABELS AND INSTRUCTIONS REGARDING THE APPLICATION AND INSTALLATION OF THE LISTED EQUIPMENT SHALL BE FOLLOWED TO ENSURE THAT THE EQUIPMENT IS BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LISTING INSTRUCTIONS. THE TEMPERATURE RATING OF THE EQUIPMENT TERMINATIONS MUST BE ONE STANDARD WIRE SIZE LARGER THAN WHAT IS REQUIRED FOR THE AMPERE RATING OF PROTECTIVE DEVICE.

4. COORDINATE ALL WORK WITH OTHER TRADES AND INSTALL CONDUIT AND JUNCTION BOXES TO CLEAR EMBEDDED DUCTS, OPENINGS AND OTHER STRUCTURAL FEATURES.

5. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS.

6. CONDUIT RUNS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC, ALL CONDUITS SHALL RUN CONCEALED, EXCEPT IN EQUIPMENT ROOMS AND WHERE APPROVED BY THE ARCHITECT. VERIFY EXACT ROUTING PRIOR TO ALL WORK.

7. FURNISH AND INSTALL EQUIPMENT DISCONNECT SWITCHES IN STRICT COMPLIANCE WITH CODE REQUIREMENTS.

8. ALL ELECTRICAL DRAWING ARE TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ALL OTHER DRAWINGS RELATED TO THE PERFORMANCE OF THE WORK.

9. THE CONTRACTOR SHALL PROVIDE NEW TYPE-WRITTEN PANEL DIRECTORIES FOR ALL ELECTRICAL PANELS THROUGHOUT SCOPE OF PROJECT. PROVIDE ENGRAVED PLASTIC LABELS PERMANENTLY ATTACHED (NO ADHESIVES) FOR ALL NEW PANELS AND DISTRIBUTION EQUIPMENT.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROPRIATE PPE (PERSONAL PROTECTIVE EQUIPMENT) REGARDING ALL WORK TO ELECTRICAL BUILDING EQUIPMENT & RELATED ELECTRICAL PANELS TO PROTECT FROM ARC FLASH, SHOCK HAZARDS AND RELATED EXPOSED DANGERS.

ELECTRICAL INFRASTRUCTURE GENERAL NOTES

1. WORK TO BE SPLIT INTO PHASE 1 (2026-2027) AND PHASE 2 (2027-2028). PHASES ARE TO BE SEPARATELY PERMITTED AND MAY OR MAY NOT UTILIZE THE SAME ELECTRICAL CONTRACTOR.

2. EXISTING 208V UTILITY SERVICE AND EXISTING 208Y SWITCHBOARD TO REMAIN IN SERVICE DURING PHASE 1. BOTH ARE TO BE REMOVED AS PART OF PHASE 2.

3. UNLESS OTHERWISE NOTED ON DESIGN DRAWINGS, ALL SITE WORK IS TO BE PROVIDED BY PHASE 1 CONTRACTOR. LIGHT FIXTURES AND RECEPTACLES ON THE EXTERIOR OF THE BUILDING TO BE PROVIDED BY PHASE 2 CONTRACTOR.

4. ALL TRENCHING TO BE COORDINATED WITH GENERAL, PLUMBING, MECHANICAL, AND LANDSCAPING CONTRACTORS: AS DESCRIBED BELOW, TRENCHING WILL BE REQUIRED FOR NEW DRAIN TILE (BY PLUMBING CONTRACTOR); NEW MECHANICAL PIPING FOR REMOTE CHILLERS (BY M.C.), NEW POWER AND CONTROLS FOR NEW REMOTE CHILLERS (BY E.C.), AND NEW POWER FOR NEW COMED ELECTRICAL SERVICE (BY E.C.).

5. NEW COMED TRANSFORMER PAD AND UNDERGROUND RACEWAYS FROM PAD TO EXTERIOR OF BUILDING TO BE PROVIDED DURING PHASE 1. DURING PHASE 2, PHASE 1 CONTRACTOR TO EXTEND RACEWAY THROUGH NEW PENETRATION INTO BUILDING ELECTRICAL ROOM TO NEW 480V SWITCHBOARD LOCATION, PULL NEW XHHW-2 WIRING FROM PAD TO 480V SWITCHBOARD, AND MAKE ALL NECESSARY TERMINATIONS.

6. RACEWAY TERMINATION POINTS ON EXTERIOR OF BUILDING DURING PHASE 1 AND PENETRATIONS INTO BUILDING DURING PHASE 2 SHALL BE COORDINATED WITH SWITCHGEAR SHOP DRAWINGS.

7. NEW 480V SWITCHBOARD TO BE PROCURED BY PHASE 1 CONTRACTOR AND INSTALLED DURING PHASE 2 WORK BY PHASE 1 CONTRACTOR. REFER TO SWITCHBOARD SPECIFICATIONS.

8. SURROUNDING SITE CONTAINS UNDERGROUND UTILITIES AND UNDERGROUND BUILDING INFRASTRUCTURE, INCLUDING TELECOM AND A/V CABLING. UNLESS OTHERWISE NOTED, ALL EXISTING UNDERGROUND INFRASTRUCTURE IS TO REMAIN. CONTRACTOR TO CARRY CONTINGENCY FOR ACCIDENTAL SEVERING OF EXISTING TO REMAIN INFRASTRUCTURE.

9. G.C. / PLUMBING CONTRACTOR TO INSTALL NEW DRAIN TILE ALONG PERIMETER OF BUILDING. ELECTRICAL CONTRACTOR TO CLOSELY COORDINATE INSTALLATION OF NEW UNDERGROUND RACEWAYS.

10. G.C. / MECHANICAL CONTRACTOR TO INSTALL NEW UNDERGROUND PIPING. COORDINATE TRENCHING.

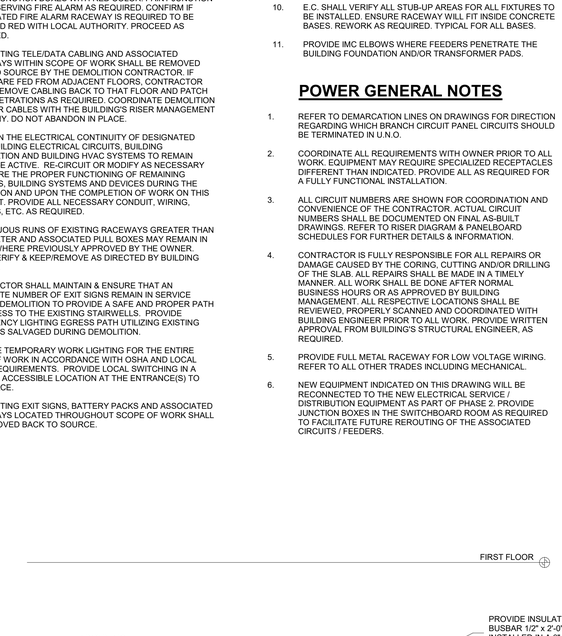
11. NEW UNDERGROUND RACEWAYS FOR NEW REMOTE CHILLERS TO BE INSTALLED BY PHASE 1 CONTRACTOR. INCLUDE FOR EACH OF (2) CHILLERS: (1) 4" LINE VOLTAGE RACEWAY AND (1) 2"C FOR LOW VOLTAGE CONTROLS. SCHEDULE 40 PVC WITH RMC STUB-UPS. REFER TO ELECTRICAL SITE PLAN AND MECHANICAL PLANS AND SPECS.

12. REFER TO ELECTRICAL EXTERIOR GENERAL NOTES FOR FURTHER REQUIREMENTS.

13. INTERNAL BARRIERS/COMPARTMENTALIZATION SHALL BE PROVIDED FOR ALL ELECTRICAL DISTRIBUTION EQUIPMENT IN ACCORDANCE WITH NEC SECTION 215.15 AND 230.71.

14. ARC FLASH ENERGY SHALL BE LABELED IN ACCORDANCE WITH NEC SECTION 110.16. SEE BOOK SPEC FOR ADDITIONAL INFORMATION.

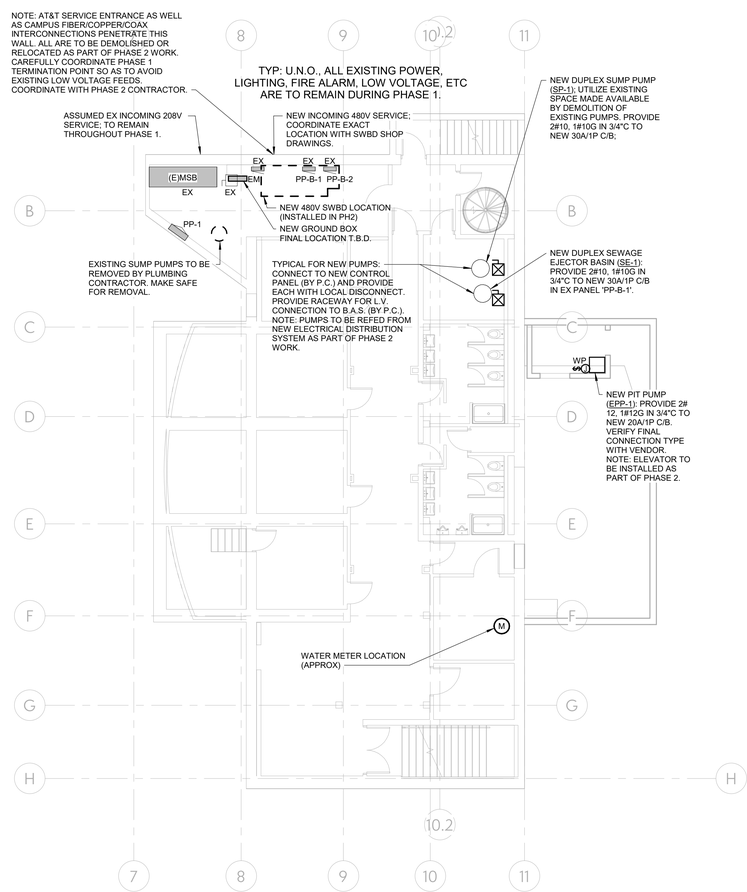
15. OCPD FOR ELECTRICAL DISTRIBUTION EQUIPMENT SUPPORTING ARTICLE 700/701 LIFE-SAFETY AND LEGALLY REQUIRED LOADS SHALL BE SELECTIVELY COORDINATED IN ACCORDANCE WITH CODE. SEE BOOK SPEC FOR ADDITIONAL INFORMATION.



ELECTRICAL CONTRACTOR SHALL INSTALL PER N.E.C. ARTICLE 250

2 ELECTRICAL SERVICE GROUNDING DETAIL

SCALE: NTS


NOTE: AT&T SERVICE ENTRANCE AS WELL AS CAMPUS FIBER/COPPER/COAX INTERCONNECTIONS PENETRATE THIS WALL. ALL ARE TO BE DEMOLISHED OR RELOCATED AS PART OF PHASE 2 WORK. CAREFULLY COORDINATE PHASE 1 TERMINATION POINT SO AS TO AVOID EXISTING LOW VOLTAGE FEEDS. COORDINATE WITH PHASE 2 CONTRACTOR.
TYP: U.N.O., ALL EXISTING POWER, LIGHTING, FIRE ALARM, LOW VOLTAGE, ETC ARE TO REMAIN DURING PHASE 1.
ASSUMED EX INCOMING 208V SERVICE; TO REMAIN THROUGHOUT PHASE 1.
NEW INCOMING 480V SERVICE; COORDINATE EXACT LOCATION WITH SWBD SHOP DRAWINGS.
NEW DUPLEX SUMP PUMP (SP-1); UTILIZE EXISTING SPACE MADE AVAILABLE BY DEMOLITION OF EXISTING PUMPS. PROVIDE 2#10, 1#10G IN 3/4"C TO NEW 30A/1P C/B;
(E)MSB
EX
(E)EM
EX
EX
EX
EX
PP-B-1
PP-B-2
NEW 480V SWBD LOCATION (INSTALLED IN PH2)
NEW GROUND BOX. FINAL LOCATION T.B.D.
PP-1
EXISTING SUMP PUMPS TO BE REMOVED BY PLUMBING CONTRACTOR. MAKE SAFE FOR REMOVAL.
TYPICAL FOR NEW PUMPS: CONNECT TO NEW CONTROL PANEL (BY P.C.) AND PROVIDE EACH WITH LOCAL DISCONNECT. PROVIDE RACEWAY FOR L.V. CONNECTION TO B.A.S. (BY P.C.). NOTE: PUMPS TO BE REFED FROM NEW ELECTRICAL DISTRIBUTION SYSTEM AS PART OF PHASE 2 WORK.
NEW DUPLEX SEWAGE EJECTOR BASIN (SE-1); PROVIDE 2#10, 1#10G IN 3/4"C TO NEW 30A/1P C/B IN EX PANEL 'PP-B-1'.
WP
NEW PIT PUMP (EPP-1); PROVIDE 2#12, 1#12G IN 3/4"C TO NEW 20A/1P C/B. VERIFY FINAL CONNECTION TYPE WITH VENDOR. NOTE: ELEVATOR

FEEDER SCHEDULE, 3-PHASE, 3-WIRE			
Feeder Tag	Phase Conductor Size	Equipment Ground Conductor Size	Conduit Size
30AG	3#10	#10 GRD	3/4"C.
50AG	3#8	#10 GRD	3/4"C.
65AG	3#6	#10 GRD	1"C.
85AG	3#4	#8 GRD	1"C.
100AG	3#3	#8 GRD	1-1/4"C.
115AG	3#2	#6 GRD	1-1/4"C.
130AG	3#1	#6 GRD	1-1/2"C.
150AG	3#1/0	#6 GRD	2"C.
175AG	3#2/0	#6 GRD	2"C.
200AG	3#3/0	#6 GRD	2"C.
230AG	3#4/0	#4 GRD	2-1/2"C.
255AG	3#250KCMIL	#4 GRD	2-1/2"C.
285AG	3#300KCMIL	#4 GRD	2-1/2"C.
310AG	3#350KCMIL	#4 GRD	3"C.
380AG	3#500KCMIL	#3 GRD	3-1/2"C.
420AG	3#600KCMIL	#3 GRD	3-1/2"C.
475AG	3#750KCMIL	#2 GRD	4"
510AG	2 SETS OF 3#250KCMIL	#2 GRD	2-1/2"C.
620AG	2 SETS OF 3#350KCMIL	#1 GRD	3"C.
760AG	2 SETS OF 3#500KCMIL	#1/0 GRD	3-1/2"C.
840AG	2 SETS OF 3#600KCMIL	#1/0 GRD	3-1/2"C.
1140AG	3 SETS OF 3#500KCMIL	#3/0 GRD	3-1/2"C.
1260AG	3 SETS OF 3#600KCMIL	#3/0 GRD	4"
1680AG	4 SETS OF 3#600KCMIL	#4/0 GRD	4"
2100AG	5 SETS OF 3#600KCMIL	#250 KCMIL GRD	4"
2520AG	6 SETS OF 3#600KCMIL	#350 KCMIL GRD	4"
3040AG	8 SETS OF 3#500KCMIL	#400 KCMIL GRD	4"
4200AG	10 SETS OF 3#600KCMIL	#500 KCMIL GRD	4"

NOTES:
1. Conductor ampacity is based on copper conductors, 75°C.
2. Conductor ampacity indicated here does not include adjustments for voltage drop.
3. Conduit sizing is based on IMC.
4. Service entrance conduits which are concrete encased or underground for feeders 400A & above shall be 4" minimum.
5. Equipment grounding conductor size is based on the nearest standard OCPD size for that ampacity feeder.
6. For feeders with paralleled sets of conduits, an equipment grounding conductor shall be provided in each conduit.

FEEDER SCHEDULE, 3-PHASE, 4-WIRE			
Feeder Tag	Phase Conductor Size	Equipment Ground Conductor Size	Conduit Size
30G	4#10	#10 GRD	3/4"C.
50G	4#8	#10 GRD	3/4"C.
65G	4#6	#10 GRD	1"C.
85G	4#4	#8 GRD	1-1/4"C.
100G	4#3	#8 GRD	1-1/4"C.
115G	4#2	#6 GRD	1-1/2"C.
130G	4#1	#6 GRD	1-1/2"C.
150G	4#1/0	#6 GRD	2"C.
175G	4#2/0	#6 GRD	2"C.
200G	4#3/0	#6 GRD	2-1/2"C.
230G	4#4/0	#4 GRD	2-1/2"C.
255G	4#250KCMIL	#4 GRD	3"C.
285G	4#300KCMIL	#4 GRD	3"C.
310G	4#350KCMIL	#4 GRD	3"C.
380G	4#500KCMIL	#3 GRD	3-1/2"C.
420G	4#600KCMIL	#3 GRD	4"
475G	4#750KCMIL	#2 GRD	4"
510G	2 SETS OF 4#250KCMIL	#2 GRD	3"C.
620G	2 SETS OF 4#350KCMIL	#1 GRD	3"C.
760G	2 SETS OF 4#500KCMIL	#1/0 GRD	3-1/2"C.
840G	2 SETS OF 4#600KCMIL	#1/0 GRD	4"
1140G	3 SETS OF 4#500KCMIL	#3/0 GRD	3-1/2"C.
1260G	3 SETS OF 4#600KCMIL	#3/0 GRD	4"
1680G	4 SETS OF 4#600KCMIL	#4/0 GRD	4"
2100G	5 SETS OF 4#600KCMIL	#250 KCMIL GRD	4"
2520G	6 SETS OF 4#600KCMIL	#350 KCMIL GRD	4"
3040G	8 SETS OF 4#500KCMIL	#400 KCMIL GRD	4"
4200G	10 SETS OF 4#600KCMIL	#500 KCMIL GRD	4"

FEEDER SCHEDULE, 3-PHASE, 4-WIRE (150% NEUTRAL - DERATED TO 80% PER 310.15(C1))						
Feeder Tag	FEEDER AMPACITY	Quantity of sets per...	Phase Conductor Size	*Neutral Conductor*	Equipment Ground Conducto...	Conduit Size
100NG	104A	1	3#1	2#1	#8 GRD	2"C.
150NG	160A	1	3#3/0	2#1/0	#6 GRD	3"C.
200NG	204A	1	3#250KCMIL	2#3/0	#6 GRD	3-1/2"C.
400NG	408A	2	3#250KCMIL	1#500KCMIL	#3 GRD	3-1/2"C.
800NG	804A	3	3#400KCMIL	2#250KCMIL	#1/0 GRD	3-1/2"C.

NOTES:
1. Conductor ampacity is based on copper conductors, 75°C.
2. Conductor ampacity indicated here does not include adjustments for voltage drop.
3. Conduit sizing is based on IMC.
4. Equipment grounding conductor size is based on the nearest standard OCPD size for that ampacity feeder.
5. For feeders with paralleled sets of conduits, an equipment grounding conductor shall be provided in each conduit.

FEEDER SCHEDULE, 3-PHASE, 5-WIRE (200% NEUTRAL - DERATED TO 80% PER 310.15(C1))							
Feeder Tag	FEEDER AMPACITY	Quantity of sets per...	Phase Conductor Size	*Neutral Conductor*	Equipment Ground Conductor Size	Isolated Ground Conductor Size	Conduit Size
100TG	104A	1	3#1	2#1	#8 GRD	#4/0 GRD	2"C.
150TG	160A	1	3#3/0	2#3/0	#6 GRD	#4/0 GRD	3"C.
200TG	204A	1	3#250KCMIL	2#250KCMIL	#6 GRD	#4/0 GRD	3-1/2"C.
400TG	408A	2	3#250KCMIL	2#250KCMIL	#3 GRD	#4/0 GRD	3-1/2"C.
800TG	804A	3	3#400KCMIL	2#400KCMIL	#1/0 GRD	#4/0 GRD	3-1/2"C.

NOTES:
1. Conductor ampacity is based on copper conductors, 75°C.
2. Conductor ampacity indicated here does not include adjustments for voltage drop.
3. Conduit sizing is based on IMC.
4. Equipment grounding conductor size is based on the nearest standard OCPD size for that ampacity feeder.
5. For feeders with paralleled sets of conduits, an equipment grounding conductor shall be provided in each conduit.
6. Quantity of sets applies to all categories EXCEPT Isolated Ground Conductor Size. Provide only 1#4/0 GRD per set.

SWBD SCHEDULE
1. AHU-1 AIR HANDLING UNIT
2. AHU-2 AIR HANDLING UNIT
3. MP-B MECHANICAL BRANCH PANEL
4. MP-1 MECHANICAL BRANCH PANEL
5. RP RIGGING PANEL
6. XFMR - DP GENERAL RECEPTACLE LOADS, UPS
7. XFMR - DPL PRODUCTION & HOUSE LIGHTING DISTRIBUTION
8. XFMR - DPA A/V DISTRIBUTION (CLEAN)
9. CHILLER 1 CHILLER BY DINING PATIO
10. CHILLER 2 CHILLER BY DINING PATIO

NEW 480V SWITCHBOARD SPECIFICATIONS

SIEMENS CUSTOM DEAD-FRONT SWITCHBOARD

UL LISTING: UL891 SWITCHBOARD CONSTRUCTION

VOLTAGE: 277/480V, 3-PHASE, 4-WIRE

NEUTRAL: FULLY RATED, SOLIDLY GROUNDED

BUS MATERIAL: COPPER, SILVER PLATED

BUS BRACING: 100KA

ENCLOSURE TYPE: NEMA TYPE 1, 7'-0" HIGH
EM BARRIERED PER 230.71

OVERCURRENT PROTECTION:
MAIN - LSIG WITH ENERGY REDUCTION AND CODE-REQUIRED SHUNT-TRIP MECHANISM.
FEEDERS - LSIG
PADLOCK ATTACHMENT ON ALL DEVICES.
FULLY RATED DEVICES - SERIES RATING NOT ACCPTABLE

TRIP UNIT: TRUE RMS ELECTRONIC LSIG, FIELD INTERCHANGEABLE RATING PLUG, ENERGY REDUCTION MAINTENANCE SETTING, EVENT WAVEFORM CAPTURE, POWER METERING W/LCD DISPLAY

GROUND FAULT PROTECTION: YES, MODIFIED DIFFERENTIAL

MAINTENANCE SWITCH: YES, LOCALLY MOUNTED ERMS FEATURE PER NEC 240.87. PROVIDE WITH OPTIONAL REMOTE ACTIVATION VIA IOS AND ANDROID SMARTPHONE BLUETOOTH APPLICATION.

SURGE PROTECTIVE DEVICE: YES, TYPE 1, 320KA PER MODE WITH LCD COUNTER AND DRY CONTACTS

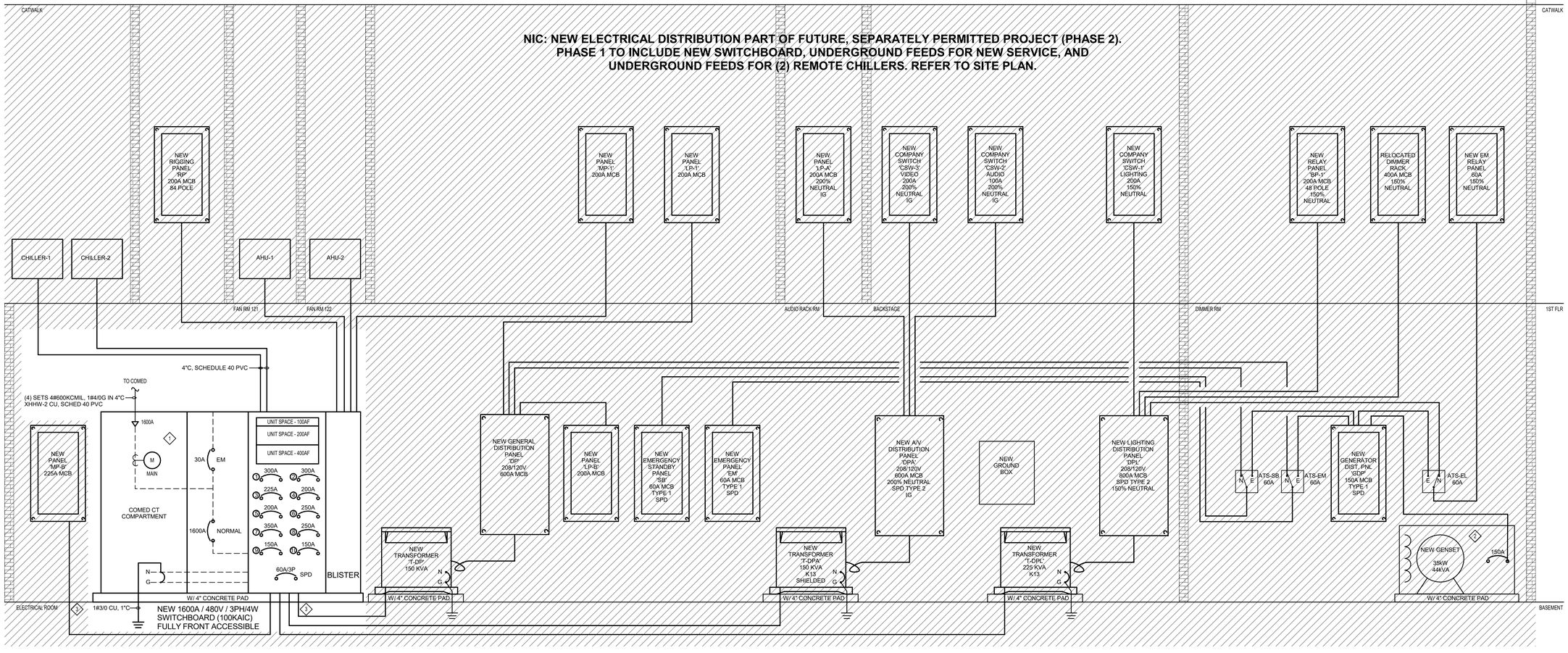
KEY RISER NOTES

1. PHASE 1: NEW 1600A COMED SERVICE AND NEW CUSTOM 7'-0"H SIEMENS DEAD FRONT 1600A / 480/277V SWITCHBOARD WITH 100% RATED BUSSES AND TYPE 1 SPD. PROVIDE SHUNT TRIP MECHANISM FOR 1600A MAIN DISCONNECT AT FIRE ALARM ANNUNCIATOR PER LOCAL AMENDMENTS. PROVIDE WITH WIRE-PULL SIDECAR. COORDINATE ALL TRENCHING AND TERMINATIONS. PROVIDE WITH 4" CONCRETE HOUSEKEEPING PAD. REFER TO E-010 FOR FURTHER SERVICE ENTRANCE REQUIREMENTS.
2. PHASE 2: PROVIDE 35KW / 44KVA GENSET WITH GENERATOR DISTRIBUTION PANEL, LIFE SAFETY PANEL WITH ATS, AND STANDBY PANEL WITH ATS. GENERAC SG035 NATURAL GAS, OPEN SET, PMG EXCITATION, CRITICAL GRADE SILENCER. PROVIDE WITH GENERATOR ANNUNCIATOR PANEL AND (3) AUTOMATIC TRANSFER SWITCHES AS SHOWN.
3. TYPICAL: FEEDERS FROM NEW SWITCHBOARD TO NEW ELECTRICAL EQUIPMENT IN THIS ROOM SHALL BE TRENCHED; COORDINATE WITH LOCALIZED CONCRETE SLAB REPAIR (REQUIRED BY AND PERFORMED BY OTHER TRADES) SO AS TO MINIMIZE WORK AND DISRUPTION.

ELECTRICAL INFRASTRUCTURE GENERAL NOTES

1. WORK TO BE SPLIT INTO PHASE 1 (2026-2027) AND PHASE 2 (2027-2028). PHASES ARE TO BE SEPARATELY PERMITTED AND MAY OR MAY NOT UTILIZE THE SAME ELECTRICAL CONTRACTOR.
2. EXISTING 208V UTILITY SERVICE AND EXISTING 208V SWITCHBOARD TO REMAIN IN SERVICE DURING PHASE 1. BOTH ARE TO BE REMOVED AS PART OF PHASE 2.
3. UNLESS OTHERWISE NOTED ON DESIGN DRAWINGS, ALL SITE WORK IS TO BE PROVIDED BY PHASE 1 CONTRACTOR. LIGHT FIXTURES AND RECEPTACLES ON THE EXTERIOR OF THE BUILDING TO BE PROVIDED BY PHASE 2 CONTRACTOR.
4. ALL TRENCHING TO BE COORDINATED WITH GENERAL, PLUMBING, MECHANICAL, AND LANDSCAPING CONTRACTORS: AS DESCRIBED BELOW, TRENCHING WILL BE REQUIRED FOR NEW DRAIN TILE (BY PLUMBING CONTRACTOR), NEW MECHANICAL PIPING FOR REMOTE CHILLERS (BY M.C.), NEW POWER AND CONTROLS FOR NEW REMOTE CHILLERS (BY E.C.), AND NEW POWER FOR NEW COMED ELECTRICAL SERVICE (BY E.C.).
5. NEW COMED TRANSFORMER PAD AND UNDERGROUND RACEWAYS FROM PAD TO EXTERIOR OF BUILDING TO BE PROVIDED DURING PHASE 1. DURING PHASE 2, PHASE 1 CONTRACTOR TO EXTEND RACEWAY THROUGH NEW PENETRATION INTO BUILDING ELECTRICAL ROOM TO NEW 480V SWITCHBOARD LOCATION, PULL NEW XHHW-2 WIRING FROM PAD TO 480V SWITCHBOARD, AND MAKE ALL NECESSARY TERMINATIONS.
6. RACEWAY TERMINATION POINTS ON EXTERIOR OF BUILDING DURING PHASE 1 AND PENETRATIONS INTO BUILDING DURING PHASE 2 SHALL BE COORDINATED WITH SWITCHGEAR SHOP DRAWINGS.
7. NEW 480V SWITCHBOARD TO BE PROCURED BY PHASE 1 CONTRACTOR AND INSTALLED DURING PHASE 2 WORK BY PHASE 1 CONTRACTOR. REFER TO SWITCHBOARD SPECIFICATIONS.
8. SURROUNDING SITE CONTAINS UNDERGROUND UTILITIES AND UNDERGROUND BUILDING INFRASTRUCTURE, INCLUDING TELECOM AND A/V CABLING. UNLESS OTHERWISE NOTED, ALL EXISTING UNDERGROUND INFRASTRUCTURE IS TO REMAIN. CONTRACTOR TO CARRY CONTINGENCY FOR ACCIDENTAL SEVERING OF EXISTING TO REMAIN INFRASTRUCTURE.
9. G.C. / PLUMBING CONTRACTOR TO INSTALL NEW DRAIN TILE ALONG PERIMETER OF BUILDING. ELECTRICAL CONTRACTOR TO CLOSELY COORDINATE INSTALLATION OF NEW UNDERGROUND RACEWAYS.
10. G.C. / MECHANICAL CONTRACTOR TO INSTALL NEW UNDERGROUND PIPING. COORDINATE TRENCHING.
11. NEW UNDERGROUND RACEWAYS FOR NEW REMOTE CHILLERS TO BE INSTALLED BY PHASE 1 CONTRACTOR. INCLUDE FOR EACH OF (2) CHILLERS: (1) 4" LINE VOLTAGE RACEWAY AND (1) 2"C FOR LOW VOLTAGE CONTROLS. SCHEDULE 40 PVC WITH RMC STUB-UPS. REFER TO ELECTRICAL SITE PLAN AND MECHANICAL PLANS AND SPECS.
12. REFER TO ELECTRICAL EXTERIOR GENERAL NOTES FOR FURTHER REQUIREMENTS.
13. INTERNAL BARRIERS/COMPARTMENTALIZATION SHALL BE PROVIDED FOR ALL ELECTRICAL DISTRIBUTION EQUIPMENT IN ACCORDANCE WITH NEC SECTION 215.15 AND 230.71.
14. ARC FLASH ENERGY SHALL BE LABELED IN ACCORDANCE WITH NEC SECTION 110.16. SEE BOOK SPEC FOR ADDITIONAL INFORMATION.
15. OCPD FOR ELECTRICAL DISTRIBUTION EQUIPMENT SUPPORTING ARTICLE 700/701 LIFE-SAFETY AND LEGALLY REQUIRED LOADS SHALL BE SELECTIVELY COORDINATED IN ACCORDANCE WITH CODE. SEE BOOK SPEC FOR ADDITIONAL INFORMATION.

**NIC: NEW ELECTRICAL DISTRIBUTION PART OF FUTURE, SEPARATELY PERMITTED PROJECT (PHASE 2).
PHASE 1 TO INCLUDE NEW SWITCHBOARD, UNDERGROUND FEEDS FOR NEW SERVICE, AND
UNDERGROUND FEEDS FOR (2) REMOTE CHILLERS. REFER TO SITE PLAN.**



1 ELECTRIAL RISER DIAGRAM - PH1
SCALE: NTS

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REV.	DATE	ISSUE
	2026.06.02	PHASE 1 - BID & PERMIT
	2026.03.03	SCHEMATIC DESIGN

Stamp
JOHN L. YOON 062-058450 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
ELECTRICAL RISER DIAGRAM - NEW - PH1

Sheet Number:
E-601-PH1

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PLUMBING GENERAL CONSTRUCTION NOTES

1. PROVIDE PLUMBING SYSTEMS COMPLETE AND PER APPLICABLE CODES INCLUDING REQUIRED COMPONENTS, OFFSETS REQUIRED TO AVOID THE STRUCTURE, ETC.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ZONING CODES. WHERE THE CONSTRUCTION DOCUMENTS INDICATE MORE RESTRICTIVE REQUIREMENTS THE CONSTRUCTION DOCUMENTS SHALL GOVERN.
3. PERFORM WORK IN ACCORDANCE WITH OWNER'S SITE RULES AND REGULATIONS TO MINIMIZE DISRUPTIONS TO FACILITY OPERATIONS. EACH PHASE OF WORK SHALL DE DISCUSSED WITH OWNER TO DETERMINE POSSIBLE IMPACT TO FACILITY OPERATIONS.
4. PHASE ALL WORK TO MINIMIZE DOWN TIME OF EXISTING SYSTEMS.
5. SCHEDULE ALL SHUTDOWNS IN ADVANCE WITH OWNER. PROVIDE MINIMUM 72 HOURS ADVANCE NOTICE FOR ALL SHUTDOWNS.
6. RESTORE EXISTING WORK DISTURBED BY DEMOLITION AND NEW WORK TO ORIGINAL CONDITION.
7. KEEP WORK AREAS CLEAN AT ALL TIMES. REMOVE TRASH AND DEBRIS DAILY.
8. THESE DRAWINGS HAVE BEEN PREPARED WITH CONSIDERATION GIVEN TO AVOID INTERFERENCES WITH ALL EXISTING AND NEW WORK OF ALL DISCIPLINES, HOWEVER INTERFERENCES MAY EXIST.
   - A. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE SCOPE EXTENT, AND CHARACTER OF THE WORK.
   - B. DRAWINGS ARE TO BE CONSIDERED SCHEMATIC ONLY, AND ARE NOT INTENDED TO INDICATE ALL CHANGES IN ALL DIRECTIONS AND ELEVATIONS NEITHER DO THEY INDICATE ALL NECESSARY PIPE FITTINGS TO BE PROVIDED
   - C. PIPING AND OTHER ELEMENTS MAY BE RELOCATED OR OFFSET FOR PROPER CLEARANCES. DEVIATIONS FROM DRAWINGS MUST BE INDICATED ON CONTRACTOR PREPARED SHOP DRAWINGS FOR ENGINEER'S APPROVAL
   - D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THEIR WORK AND ACTIVITIES WITH ALL NEW AND EXISTING WORK TO ELIMINATE ALL INTERFERENCES. THE COST OF ANY COORDINATION DEVIATIONS TO ELIMINATE INTERFERENCES AS MENTIONED ABOVE MUST BE PART OF THE ORIGINAL CONTRACT PRICE AND SHALL NOT BE AN EXTRA COST TO THE OWNER.
   - E. THE DESIGN INTENT, SUCH AS, PITCHES, VELOCITIES, PRESSURE DROPS, VOLTAGE DROPS, CABLE PULLING TENSIONS, ETC. CANNOT BE GREATLY ALTERED WITHOUT THE APPROVAL OF THE ENGINEER.
   - F. "RECORD DRAWINGS" MUST BE SUBMITTED BY THE CONTRACTOR UPON COMPLETION OF WORK INSTALLATION. THESE RECORD DRAWINGS MUST REFLECT ALL DEVIATIONS.
9. PIPING SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT/PANELS. PROVIDE REQUIRED CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT. PIPING SHALL NOT INTERFERE WITH ELECTRICAL EQUIPMENT CLEARANCE.
10. PIPING SHALL NOT BE LOCATED BELOW DUCT MOUNTED AIR TERMINAL UNITS, TERMINAL UNIT HEATING COILS, OR OTHER EQUIPMENT.
11. CONTRACTOR SHALL PROVIDE SUPPLEMENTARY STEEL AS REQUIRED FOR THE PROPER SUPPORT OF ALL SYSTEMS.
12. CONTRACTOR SHALL COORDINATE THE SHUT DOWN OF ANY EXISTING SERVICES AND/OR EQUIPMENT WITH THE OWNER'S REPRESENTATIVE.
13. ALL RFI'S MUST INCLUDE A PROPOSED SOLUTION TO THE QUESTION SUBMITTED.

CITY OF HIGHLAND PARK GENERAL NOTES

1. PLUMBING CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW SCOPE OF WORK.
2. ALL PLUMBING WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE STATE OF ILLINOIS PLUMBING CODE AND CITY OF HIGHLAND PARK ORDINANCES.
3. ALL EXISTING WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE STATE OF ILLINOIS PLUMBING CODE AND CITY OF HIGHLAND PARK ORDINANCES.
4. ALL PLUMBING WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE STATE OF ILLINOIS PLUMBING CODE AND CITY OF HIGHLAND PARK ORDINANCES AND SHALL INCLUDE:
   - a. STACK TEST REQUIRED ON ALL WASTE AND VENT PIPING AT TIME OF UNDERGROUND AND ROUGH INSPECTIONS.
   - b. 75PSI AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.
   - c. 25PSI AIR TEST ON ALL NEW GAS PIPING AT TIME OF INSPECTION.
5. FOR FINAL PLUMBING INSPECTIONS, THE PLUMBING SCOPE OF WORK SHALL COMPLY WITH THE FOLLOWING:
   - a. PLUMBING CONTRACTOR SHALL HAVE ALL REQUIRED PLUMBING DOCUMENTS ON THE JOB SITE FOR ALL INSPECTIONS.
   - b. PLUMBING CONTRACTOR THAT PERFORMED THE PLUMBING THAT PERFORMED THE INSTALLATION SHALL BE AT THE JOB SITE AT EACH INSPECTION.
   - c. THE EXISTING COLD/HOT WATER SUPPLY LINES SHALL HAVE ADEQUATE WATER PRESSURE AS REQUIRED TO SERVE THE PLUMBING FIXTURES.
   - d. THE HOT WATER TEMPERATURE SHALL BE A MINIMUM OF 120F AT SINK FIXTURES. HOT WATER TO LAVATORIES SHALL BE PROVIDED WITH MIXING VALVES AND SET TO A MAXIMUM OF 110F.
   - e. THE SINK WASTE SHALL HAVE A 2" CLEANOUT FITTING THAT IS ACCESSIBLE.
6. COMPLIANCE THROUGH PRESCRIPTIVE METHOD REQUIRES ALL HOT WATER PIPING TO BE INSULATED PER 2021 ICC, SECTION C404.4
7. PENETRATIONS OF DRAFTSTOPPING, FIRESTOPPING, FIRE-RATED ASSEMBLIES SHALL BE REPAIRED/REPLACED WITH APPROVAL MATERIALS EQUAL TO OR GREATER THAN ORIGINAL ASSEMBLIES. ALL FIRESTOPPING MATERIALS SHALL BE INSTALLED ACCORDING TO THEIR LISTING, MANUFACTURERS SPECIFICATIONS AND FOR TYPE OF PIPING MATERIAL (METAL, NON-METALLIC) AT PENETRATION.
8. PENETRATIONS OF DRAFTSTOPPING, FIRE PROOFING, FIRE-RATED ASSEMBLIES BY NON-METALLIC PIPING REQUIRE INTUMESCENT/EXPANDING FIRESTOPPING MATERIAL/COLLAR, INSTALLED ACCORDING TO THEIR LISTING AND MANUFACTURER'S SPECIFICATIONS.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	WASTE, STORM
	VENT
	COLD WATER
	HOT WATER
	HOT WATER RECIRCULATION
	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	NEW PIPING
	POINT OF NEW CONNECTION TO EXISTING
	PIPE DROP
	PIPE UP
	PIPE TEE DOWN
	PRESSURE GAUGE
FCO	FLOOR CLEANOUT
CO	SUSPENDED CLEANOUT
FD	FLOOR DRAIN / FLOOR SINK
	PIPE UNION
	CHECK VALVE
	BALL VALVE

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Stamp

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6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
PLUMBING SYMBOLS AND ABBREVIATIONS - PH1

Sheet Number:
P-001-PH1

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Plumbing Specifications

1. Standards and codes

1.1. The work shall comply with the most current version of the following codes and ordinances:

1.1.1. Village of Highland Park, IL Plumbing Code

1.1.2. State of Ill Plumbing Code 2014

1.1.3. International Building Code 2024

1.1.4. Occupation Health and Safety Administration (OSHA)

1.2. The work shall comply with the most current version of the following standards

1.2.1. American National Standards Institute (ANSI)

1.2.2. American Society of Sanitary Engineers (ASSE)

1.2.3. American Society of Testing and Materials (ASTM)

1.2.4. American Water Works Association (AWWA)

1.2.5. Cast Iron Soil Pipe Institute (CISPI)

1.2.6. National Sanitation Foundation (NSF)

1.2.7. Underwriters Laboratories (UL)

1.2.8. American Society of Mechanical Engineers (ASME)

1.2.9. National Fire Protection Association (NFPA)

1.2.10. National Electrical Manufacturers Association (NEMA)

1.2.11. International Energy Conservation Code (IECC)

1.2.12. Environmental Protection Agency — WaterSense (US-EPA)

1.3. Gauges to be installed on inlet and outlet of each pressure reducing valve and on suction and discharge of each domestic water pump.

2. General duty valves for plumbing

2.1. Valves for domestic water, 4" and smaller, shall be MSS SP-110, full port ball valves for shutoff and/or bypass service. Valves shall have 304 stainless steel or chrome plated brass balls and bronze bodies with 400 psi WOG/150 SWP ratings.

2.2. Circuit setter balancing valves shall be of a calibrated type and capable to maintain all required flows within the system. Provide low flow circuit setter as necessary to accurately control flow.

2.3. Check valves 2" and smaller shall be MSS SP-80, class 125 bronze swing with rubber seat, solder ends.

2.4. Check valves 2 1/2" and larger shall be MSS SP-71, class 123 iron body, bronze swing disc, renewable disc seal and seat, flanged or grooved ends.

2.5. Spring loaded check valves class 125, iron body, bronze trim, stainless steel springs, bronze disc, Buna N seals and wafer style ends.

2.6. Install each valve to be easily accessible for operation, visual inspection and preventive maintenance.

3. Identification for plumbing pipe and equipment

3.1. Install tags on valves and control devices in piping systems, except check valves; valves within factory-fabricated equipment units or faucets. List tagged valves in a valve schedule.

3.2. Install pipe label on all piping. Labels to include identification of piping service using same designations or abbreviations as used on drawings, pipe size, and an arrow indicating flow direction.

4. Domestic water piping

4.1. Domestic water pipe shall be hard tempered, seamless copper tubing, conforming to ASTM B88. Manufacturer's name or trademark and type of tubing shall be indented or otherwise identified at 3 foot intervals.

5.1.1. Underground Domestic water service piping under 4" shall be hard drawn copper type K.

5.1.2. Suspended Domestic water service piping under 4" shall be hard drawn copper type L.

4.2. Copper and Bronze Pressure Seal Fittings:

4.2.1. Solder-Joint Fittings: Fittings in copper tubing 2 1/2" and smaller shall be wrought sweat type fittings manufactured of seamless tubing forged bronze or brass rod to meet the standards of ASME B16.22. All fittings in copper tubing 3" and larger may be cast red bronze solder type fittings, meeting the standards of ASME B16.18 and ASTM B32. Fittings of either type shall have tubing stops.

4.2.2. Press-Connect Fittings: Bronze, or copper shall conform to ASME B16.51, NSF 61, NSF 61-G, NSF 372 and meet the performance requirements of IAPMO PS-117. Press-Connect fittings 1/2" thru 4" for use with ASTM B88 copper tube type K, L, or M and 1/2" thru 1-1/4" for use on annealed copper tube. Press-Connect fittings shall have a peroxide cured EPDM sealing element and unpressed fitting identification feature integral to the fitting wall. Press-Connect fittings 2-1/2" thru 4" shall have a 420 stainless steel grip ring, PBT separator ring, peroxide cured EPDM sealing element and unpressed fitting identification feature integral to the fitting wall.

4.3. In all cases where copper pipe connections are made to piping or an item of equipment of a dissimilar metal, provide dielectric fittings as herein specified.

4.4. All pipe for the following services shall be type "L" copper.

4.4.1. Domestic cold water

4.5. Provide suitable temporary flushing and draining connections to permit thorough flushing of the piping systems.

4.6. Disinfection of domestic water piping shall be performed in accordance with the requirements of local authority.

4.7. All domestic water piping shall be tested under a hydrostatic pressure of 125psi for four (4) hours without gauge pressure drop.

4.8. Sweated joints in copper tubing installations shall be made by applying the proper flux, and securing the joints with 95 percent tin, 5 percent antimony solder having a melting point of at least 450 degrees F. Joints in the excepted copper tubing shall be made in the same manner except that silver brazing wire with a melting point of not less than 1000 degrees F. Shall be used in lieu of the 95 percent tin, 5 percent antimony solder. Both male and female parts of each joint must be hand-burnished with wire brushes or abrasive cloth.

4.9. Pipe shall be installed level. Piping shall be erected and pitched to insure proper draining. Each low point to have an accessible drain valve.

5. Waste, Vent and Storm piping

5.1. Suspended cast iron pipe shall be service weight, hub and spigot cast iron soil pipe thoroughly coated with coal tar inside and outside, conforming to ANSI/ASTM A74.

5.1.1. Fittings used shall be cast of the same grade and coated in the same manner as the pipe. All junctions shall be made with "Y" and 1/8 bend fittings.

5.1.2. Joints shall be caulked with white oakum and shall be secured with molten calking lead not less than 1 inch deep.

5.1.3. All pipe for the following services shall be hub and spigot cast iron:

5.1.3.1. Waste piping 3" and larger.

5.1.3.2. Storm piping 3" and larger.

5.1.3.3. Vent piping 3" and larger.

5.2. Suspended cast iron pipe shall be service weight hubless cast iron pipe, thoroughly coated with coal tar inside and outside, conforming to cast iron soil institute standard 301.

5.2.1. Fittings: hubless cast iron soil fittings of the same grade and coated in the same manner. Make all junctions with combination "Y" and 1/8 bend fittings.

5.2.2. Joints: no hub coupling type, consisting of two spigot ends of pipe or fitting, a sealing sleeve, and a shield and clamp assembly.

5.2.3. All pipe for the following services shall be hubless cast iron:

5.2.3.1. Waste piping 3" and larger.

5.2.3.2. Storm piping 3" and larger.

5.2.3.3. Vent piping 3" and larger.

5.3. Suspended copper tube pipe shall be ASTM B88, type M.

5.3.1. Fittings used shall be ASTM B16.29, wrought copper sanitary fittings.

5.3.2. Joints shall be ASTM B32, alloy SN50 solder.

5.3.3. All pipe for the following services shall be type M copper tube:

5.3.3.1. Waste piping 1 1/2" and larger.

5.3.3.2. Storm piping 2" and larger.

5.3.3.3. Vent piping 1 1/2" and larger.

5.4. Underground cast iron pipe shall be service weight, hub and spigot cast iron soil pipe thoroughly coated with coal tar inside and outside, conforming to ASTM A74.

5.4.1. Fittings used shall be cast of the same grade and coated in the same manner as the pipe. All junctions shall be made with "Y" and 1/8 bend fittings.

5.4.2. Joints ASTM C564 push on compression gaskets.

5.4.3. All pipe for the following services shall be hub and spigot cast iron:

5.4.3.1. Waste piping 4" and larger.

5.4.3.2. Storm piping 4" and larger.

5.4.3.3. Vent piping 2" and larger.

5.5. Suspended Poly (Vinyl Chloride) (PVC) pipe shall be solid core schedule 40 pipe, conforming to ASTM D2665.

5.5.1. Fittings used shall be socket type conforming to ASTM D2949. All junctions shall be made with "y" and 1/8 bend fittings.

5.5.2. Joints shall be solvent-welded joints in accordance with ASTM D2855.

5.5.3. All pipe for the following services may be PVC pipe:

5.5.3.1. Waste piping 1 1/2" and larger.

5.5.3.2. Storm piping 2" and larger.

5.5.3.3. Vent piping 1 1/2" and larger.

5.6. Every horizontal waste pipe shall be provided with an accessible cleanout at every 100 feet, at ninety degree (90 deg.) Turn in each junction and at the end of each branch. An accessible cleanout shall be provided at the foot of each waste stack and storm downspout.

5.7. Grease separator/interceptor shall be built of all welded heavy gauge steel with protective enamel coating. Provide with removable stainless steel separator and screens with disposable filter medium. Removable cover with leak proof and air tight gasket, hand-tightened to body with safety-catch bolt assemblies and protective seal outlet.

5.8. No horizontal waste line in concealed spaces shall be run less than 2" in diameter.

5.9. Provide tucker fittings for the connection of cast iron hub and spigot pipe to screwed galvanized pipe.

5.10. All waste and vent piping shall be tested with a minimum of 10 feet head of water for four (4) hours without water level drop. All new pipe sections to be installed shall be tested. Provide test plugs on new piping as required to facilitate testing of piping.

5.11. All waste 3" and larger piping shall be installed at minimum of 1/8" per foot slope. Piping less than 3" shall be installed at 1/4" per foot slope.

6. Plumbing insulation

6.1. Provide preformed mineral-fiber pipe insulation bonded with a thermosetting resin and an average thermal conductivity of 0.25-0.29 BTU/HR/SQ.FT/DEG. F per inch thickness. Insulation shall have factory-applied ASJ and comply with ASTM C 547 or as a minimum shall meet ASHRAE and IECC standards.

6.2. Domestic cold water piping shall be insulated with a minimum of 1/2" thick insulation.

6.3. Waste piping from drains receiving waste, from AC units and chillers and condensate from ice makers shall be provided with minimum 1/2" insulation to prevent condensation.

6.4. All storm drainage piping from the roof drain to the point where the storm extends underground. This shall include any overflow storm drainage systems. Provide a minimum 1" thick to control condensation and reduce acoustical noise.

7. Hangers and supports for plumbing piping and equipment

7.1. Metal pipe-hanger installation shall comply with MSS SP-58 to design, fabricate, arrange and install piping hangers, trapeze, supports, clamps, and attachments as required to properly support piping from the building structure. Coordinate hanger fastener type with the building standards or as directed by the building representative.

7.2. Use hangers and supports with galvanized metallic coatings for piping and equipment that will not have field-applied finish.

7.3. Use nonmetallic coatings on attachments for electrolytic protection where attachments are in direct contact with copper tubing.

7.4. Use thermal-hanger shield inserts for insulated piping and tubing.

7.5. Use copper-plated pipe hangers and copper or stainless-steel attachments for copper piping and tubing.

7.6. Use pipe positioning systems in pipe spaces behind plumbing fixtures to support supply and waste piping for plumbing fixtures.

7.7. For cable type pipe hangers, provide manufactured product and follow manufacturer's recommended cable size equivalent.

7.8. For pipes 1" diameter or smaller, utilize either solid or split ring type hangers. For pipes larger than 1", utilize a standard weight clevis type hanger.

7.8.1. All hangers for piping 1/2" to 1 1/4" shall be spaced at a maximum spacing of 6'-6" with a hanger rod of 3/8" or cable equivalent.

7.8.2. All hangers for piping 1 1/2" to 2" shall be spaced at a maximum spacing of 10'-0" with a hanger rod 3/8" or cable equivalent.

7.8.3. All hangers for piping 2 1/2" to 3" shall be spaced at a maximum spacing of 10'-0" with a hanger rod of 1/2" or cable equivalent.

7.8.4. All hangers for piping 4" to 6" shall be spaced at a maximum spacing of 10'-0" with a hanger rod of 5/8" or cable equivalent.

7.9. All cast iron drainage piping shall be supported at a maximum of every 10'-0 and at every joint.

8. Plumbing equipment

8.1. Waterless trap seal

8.2. Protect floor drain trap seal with an inline floor drain trap seal with UV resistant ABS plastic frame, silicone rubber sealing flapper and four flexible sealing ribs. ASSE 1072 with IAPMO and ICC listing.

Plumbing General Notes

1. General plumbing notes

1.1. Prior to submitting bid, the contractor shall visit the project site and become acquainted with existing conditions. These design documents are intended to show the general location and routing of new and existing work.

1.2. These drawings are diagrammatic in nature and the exact routing and installation of the work is the responsibility of the contractor. Include in bid any alterations, relocation, and rerouting required for installation of new work. No extra charges will be accepted by the client's representatives for additional work done because of the plumbing contractor's failure to complete a prebid site visit and inspection of the existing conditions.

1.3. The work under these drawings, specifications, building standards and applicable codes shall include all labor, services, materials, equipment, and performance of all work required for the installation of all plumbing work as shown within the design documents.

1.4. Existing piping is shown light and new piping is shown darker on drawings.

1.5. If there are any major discrepancies or the intent is in question, provide a request for information (RFI) to the architect for a decision before ordering any equipment, materials or prior starting any work in question.

1.6. In all instances where piping, fixtures, or equipment interfere with the installation of new work, same shall be rerouted, removed, relocated as directed by the architect and/or engineer.

1.7. Minor items and accessories or devices that are recommended within the manufacturers installation documents, to the complete and proper installation and operation of any system, shall be provided by the trade contractor for such system whether or not they are specifically called for by the specifications or drawings.

1.8. The contractor shall secure all permits and approvals as necessary to perform the work indicated.

1.9. The contractor shall prepare shop drawings indicating type and size of all piping and equipment to be installed and issued to the engineers for review prior to the start of work.

1.10. The plumbing contractor shall maintain an as-build set of contract drawings on all work as installed, showing size and location changes and piping elevations. Give reference dimensions for the location of any concealed items requiring adjustment, inspection, service or replacement. Turn over as-built drawings in AUTOCAD format and 2 full size paper copies, to owner upon completion of project.

1.11. New work and material shall conform to all applicable State of Illinois and Village of Highland Park codes and ordinances.

1.12. The intent of the design documents is to furnish the owner a plumbing installation ready for use and complete in every aspect.

1.13. Review all work with architectural, electrical, mechanical, and sprinkler drawings for additional details and coordination requirements with other trades, and making any necessary modifications including offsets to plumbing work at no additional cost.

1.14. The plumbing contractor shall coordinate the voltage requirements for all pluming equipment with the electrical contractor prior to ordering.

1.15. All existing vent, waste and water piping indicated to be removed shall be removed back to the last upstream active branch, the main stack or riser, and capped to avoid dead ends.

1.16. Plumbing contractor shall remove existing plumbing equipment and materials as noted or as required, whether shown on the drawings or not to prepare for the new work. Plumbing contractor shall take possession of removed equipment and materials and remove them from the site promptly, except as specified below or unless otherwise noted on the drawings.

1.17. All salvageable material and equipment, including but not necessarily limited to water heaters, grease traps, piping, valves, etc., shall be removed and maintained in as good condition as possible and turned over to the building owner's representative. However, if the building owner's representative decides any such materials are of no value to the building then they shall become the property of the plumbing contractor who shall remove such discarded work from the premises and dispose of same.

1.18. It shall be the plumbing contractor's responsibility to store his materials in a manner that will maintain an orderly clean appearance. If stored on-site in open or unprotected areas, all equipment and material shall be kept off the ground by means of pallets or racks, and covered with tarpaulins. Equipment and material, if left out in the open and damaged, shall be repainted or otherwise refurbished at the discretion of the building owner's representative. Equipment and material is subject to rejection and replacement if, in the opinion of the engineer or manufacturer, the equipment has deteriorated or been damaged to the extent that its immediate use is questionable, or that its normal life expectancy has been curtailed.

1.19. The plumbing contractor shall provide protection from damage in the course their work during this project. Any damage caused by the plumbing contractor shall be repaired at the plumbing contractor's expense.

1.20. Any existing storm, waste or vent stack, domestic water risers or branch piping found to be in deteriorated or irreparable condition shall be brought to the attention of the owner for decision for replacement, and the extent of replacement.

1.21. Cutting and/or coring of the existing building structure will be by the plumbing contractor as approved by the architect and/or structural engineer of record prior to start of work.

1.22. The plumbing contractor shall repair or replace any fireproofing removed off of beams in order to install, repair, or remove any items included in the plumbing contractor's scope of work.

1.23. In all instances where paving, or concrete has to be cut for installation of new work, same shall be restored to the satisfaction of the architect.

1.24. Coordinate any required disruptions to building utilities with building management at least 1 week prior to scheduled start of such activities and renotify building management again 2 days before such work.

1.25. Provide any necessary holes, sleeves, cutting, patching and caulking for installation of this work. Caulking shall conform to the fire and smoke rating of the walls. Properly seal all penetrations through block walls.

1.26. Provide and install sleeves one pipe size larger, unless noted otherwise, for all plumbing and fire protection piping penetrating shaft walls, masonry walls, etc.

1.27. Wall cleanouts to be 2'-6" minimum above finished floor slab.

1.28. Run new waste piping as close as possible to underside of floor slab and vent piping as close as possible to slab above.

1.29. Plumbing contractor shall make all final connections to equipment provided by others, such as coffee makers, dishwashers, refrigerators, water dispensers, etc. or as directed within the design documents.

1.30. Final inspection and tests of all plumbing systems shall be made in the presence of the building owner's representative and by the contractor responsible for the installation. All new equipment shall be cleaned, packaging and labels removed and adjusted as required to operate satisfactorily. Each contractor shall supply all labor, materials, instruments, and miscellaneous equipment required for tests as part of their bids.

1.31. Contractor shall guarantee all work, material, equipment, etc., furnished by him for a period of one (1) year after final acceptance of installation.

1.32. Installers of Press-Connect Fittings: Installers shall be certified by press-connect joint manufacturer as having been trained and qualified to join piping with press-connect pipe couplings and fittings. Installation shall conform to the most current edition of the manufacturer's installation instructions.

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6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
PLUMBING SPECIFICATIONS - PH1

Sheet Number:
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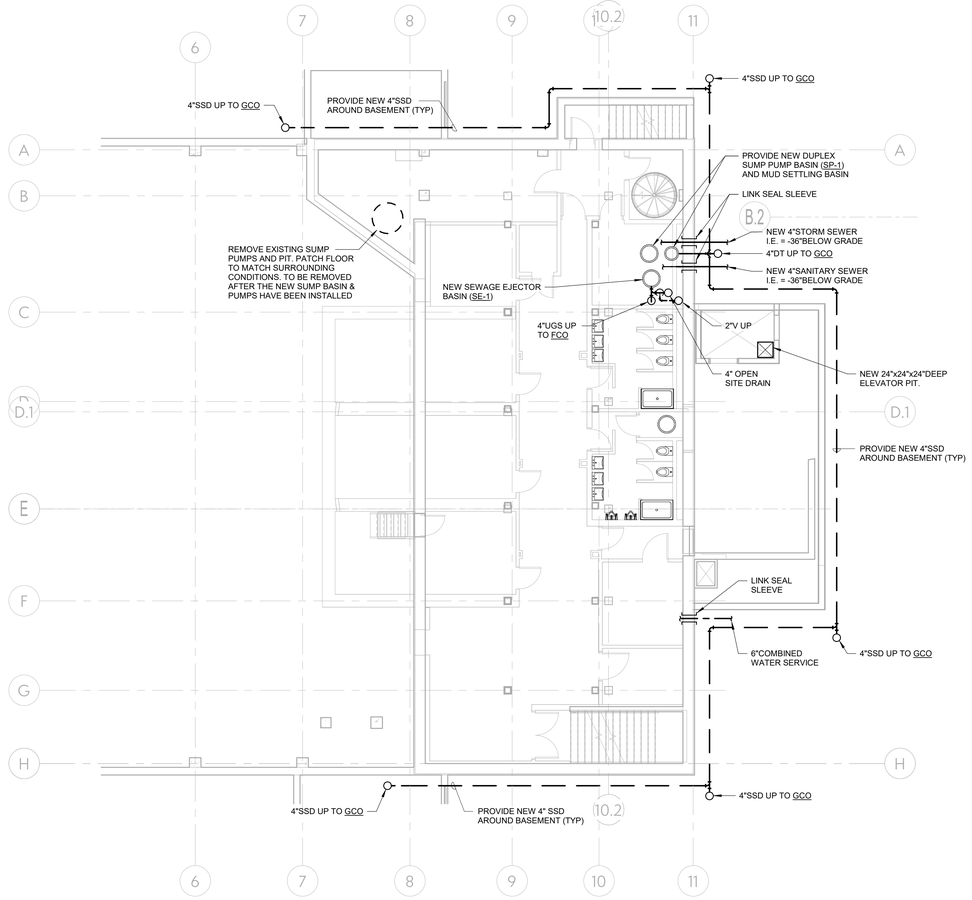

1 BASEMENT - PLUMBING UNDERGROUND

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

EXISTING DRAINTILE NOTES:

1. AT TIME OF DESIGN THE EXTENT OF THE EXISTING DRAINTILE PIPING SYSTEM WAS NOT KNOWN. WHEN THE NEW DRAINTILE SUMP AND MUD SETTLING BASINS ARE INSTALLED, IT MAY BE NECESSARY TO MODIFY THE EXISTING UNDERGROUND DRAINTILE PIPING AND CONNECT IT TO THE NEW DRAINTILE PIPING SYSTEM.

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	2026.03.03	SCHEMATIC DESIGN
	2026.02.11	IN PROGRESS SD

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JOHN L. YOON 062-058450 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
LEVEL 00 UNDERGROUND - PLUMBING PLAN - PH1

Sheet Number:
P-100U-PH1

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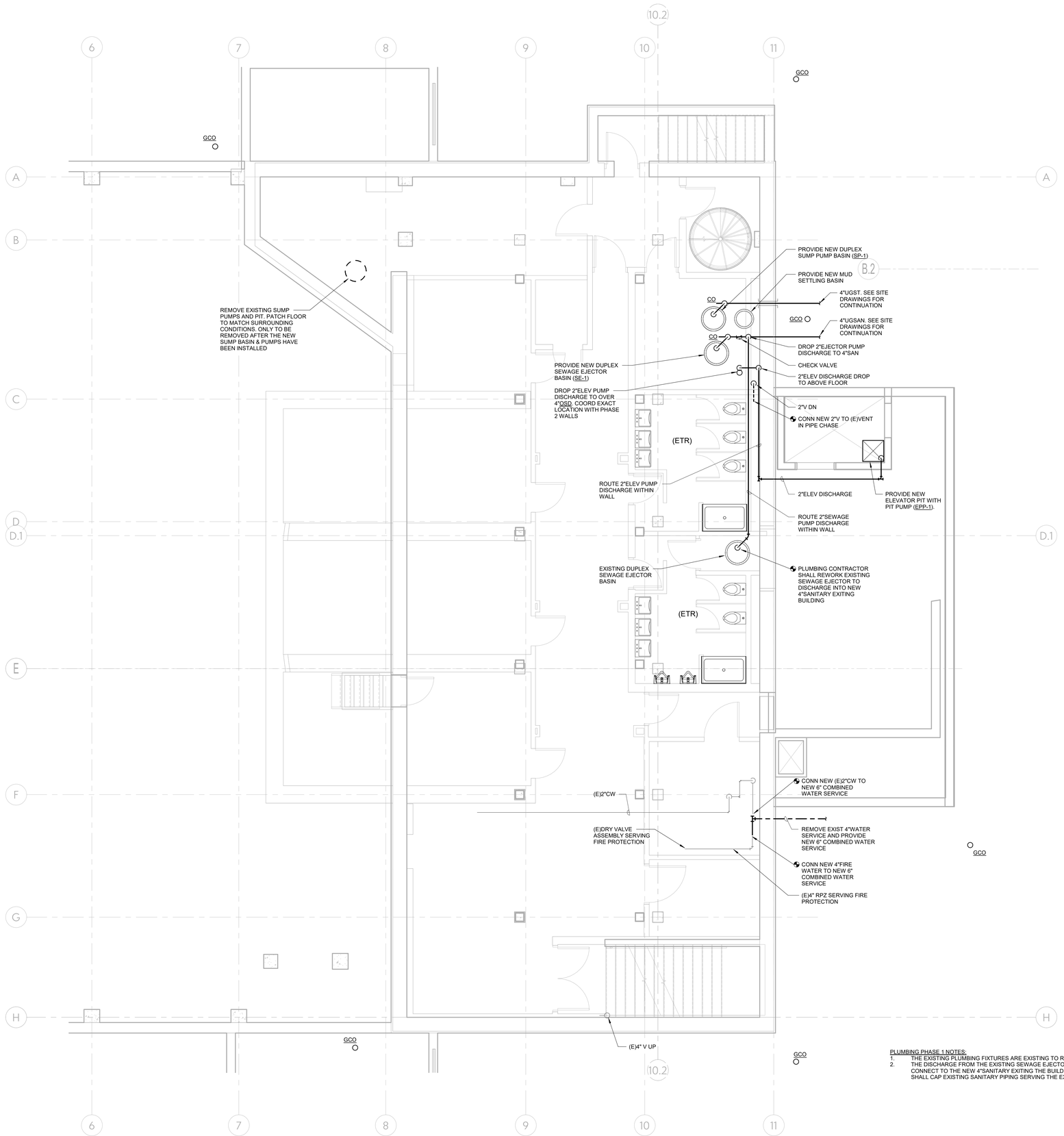

PLUMBING PHASE 1 NOTES:

1. THE EXISTING PLUMBING FIXTURES ARE EXISTING TO REMAIN AS PART OF TO PHASE 1.
2. THE DISCHARGE FROM THE EXISTING SEWAGE EJECTOR PUMP SHALL BE REROUTED TO CONNECT TO THE NEW 4"SANITARY EXITING THE BUILDING. THE PLUMBING CONTRACTOR SHALL CAP EXISTING SANITARY PIPING SERVING THE EXISTING SEWAGE EJECTOR.

1 BASEMENT - PLUMBING - East

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

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	2026.06.02	PHASE 1 - BID & PERMIT
	2026.03.03	SCHEMATIC DESIGN

Stamp

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6/1/2026
EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
LEVEL 00 - PLUMBING PLAN EAST - PH1

Sheet Number:
P-100-E-PH1

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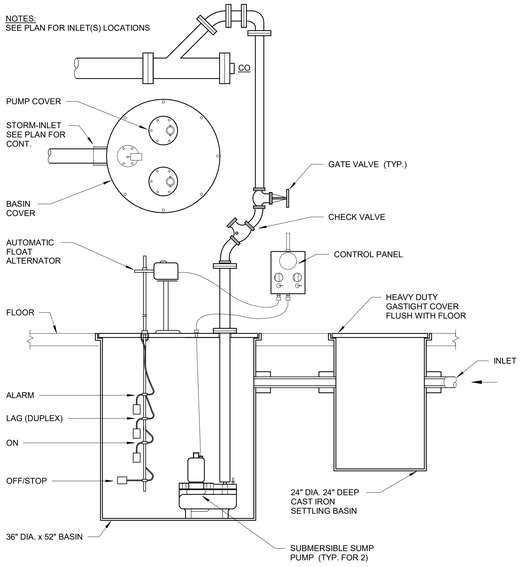
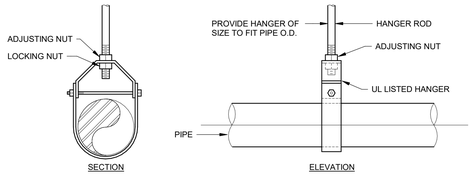


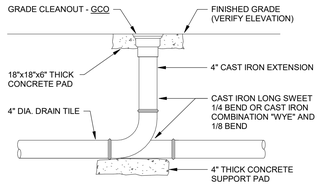
9 SUBMERSIBLE DUPLEX SUMP PUMP (SP-1) WITH SETTLING BASIN DETAIL

SCALE: N.T.S.



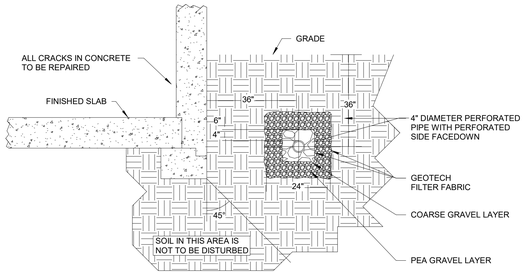
5 UN-INSULATED PIPE SUPPORT AND HANGER DETAILS

SCALE: N.T.S.



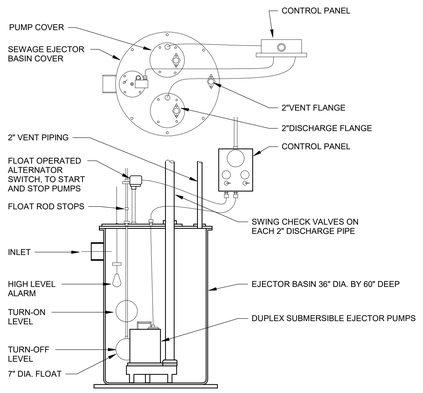
6 SUB-SOIL DRAINAGE GRADE CLEANOUT DETAIL

SCALE: N.T.S.



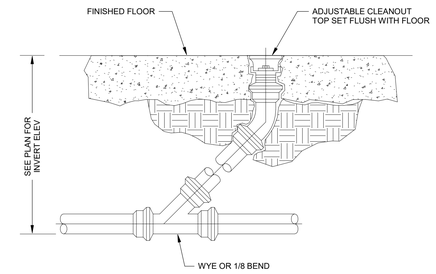
7 EXTERIOR SUB-SOIL DRAINAGE DETAIL

SCALE: N.T.S.



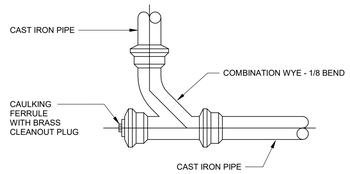
8 SUBMERSIBLE DUPLEX SEWAGE EJECTOR PUMP (SE-1) DETAIL

SCALE: N.T.S.



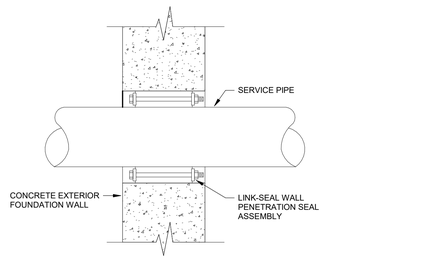
1 FLOOR CLEANOUT DETAIL

SCALE: N.T.S.



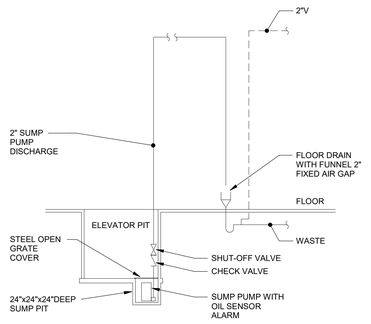
2 EXPOSED CLEANOUT DETAIL

SCALE: N.T.S.



3 LINK-SEAL SLEEVE DETAIL

SCALE: N.T.S.



4 ELEVATOR PIT PUMP (EPP-1) DETAIL

SCALE: N.T.S.

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	2026.04.14	IN PROGRESS DD
	2026.02.11	IN PROGRESS SD

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EXP: 11/30/27

RAVINIA

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
PLUMBING
DETAILS - PH1

Sheet Number:
P-501-PH1

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PLUMBING PUMP SCHEDULE

DESIGNATION	DESCRIPTION	GPM	TDH	MOTOR			MANUFACTURER	MODEL	REMARKS
			FT HD	V/PH/HZ	HP	RPM			
SE-1	SUBMERSIBLE DUPLEX SEWAGE EJECTOR PUMP	100	14	120V/1PH/60HZ	0.5 EACH	1750	BARNES	SE51	INSTALL NEW DUPLEX SEWAGE EJECTOR PUMP SET WITHIN NEW 36"DIAMER x 60"DEEP HEAVY DUTY FIBERGLASS EJECTOR BASIN WITH ANTI-FLOATION FLANGE. PROVIDE WITH LIFTING CHAIN AND GASKETED STEEL COVER WITH INSPECTION ACCESS. NEMA 4X CONTROL PANEL TO PROVIDE POWER AND CONTROL FOR BOTH PUMPS. PROVIDE FLOAT SWITCHES. PROVIDE BAS CONNECTION AND COORDINATE REQUIREMENTS WITH CONTROLS CONTACTOR.PRIOR TO PUMP OPERATION TAKE MEASURES TO ELIMINATE AIR LOCKED PUMPS BY PROVIDING A RELIEF HOLE IN THE DISCHARGE PIPE AND WITHIN THE BASIN.
SP-1	SUBMERSIBLE DUPLEX SUMP PUMP	50	14	120V/1PH/60HZ	0.5 EACH	1750	BARNES	SP50	INSTALL NEW DUPLEX SUMP PUMP SET WITHIN NEW 36"DIAMER x 54"DEEP HEAVY DUTY FIBERGLASS SUMP BASIN WITH ANTI-FLOATION FLANGE. PROVIDE WITH LIFTING CHAIN GASKETED STEEL COVER WITH INSPECTION ACCESS. NEMA 4X CONTROL PANEL TO PROVIDE POWER AND CONTROL FOR BOTH PUMPS. PROVIDE FLOAT SWITCHES. PROVIDE BAS CONNECTION AND COORDINATE REQUIREMENTS WITH CONTROLS CONTACTOR.PRIOR TO PUMP OPERATION TAKE MEASURES TO ELIMINATE AIR LOCKED PUMPS BY PROVIDING A RELIEF HOLE IN THE DISCHARGE PIPE AND WITHIN THE BASIN.
EPP-1	ELEVATOR PIT PUMP	50	11	120V/1PH/60HZ	1.0	1750	BELL & GOSSETT	2WF0374	STAINLESS STEEL RECIRCULATION PUMP. PROVIDE WITH MAGNETIC STRAINER, THERMOMETER AND ISOLATION VALVES ON EACH SIDE OF PUMP. MOUNT ON CONCRETE HOUSEKEEPING PADS. PROVIDE BAS CONNECTION AND COORDINATE WITH CONTROLS CONTRACTOR. PROVIDE HONEYWELL L6006C AND SET TO TURN ON AT 130F AND OFF AT 138F.

NOTES:
1. PROVIDE AND INSTALL ALL EQUIPMENT , PIPING AND ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER AS NECESSARY TO COMPLETE INSTALLATION.
2. ALL GAUGES ON PIPING AND PUMPS SHALL HAVE SHUT-OFF VALVES FOR MAINTENANCE.

PLUMBING PIPING MATERIALS SCHEDULE

TYPE OF MATERIAL	TYPE OF FITTINGS	TYPE OF JOINTS	SIZE	TYPE OF SERVICE	UNDERGROUND WASTE	UNDERGROUND STORM	UNDERGROUND DOMESTIC WATER SERVICE	SUSPENDED WASTE AND STACKS	SUSPENDED PUMP DISCHARGE	VENTS AND STACKS	SUSPENDED STORM DOWNSPOUTS	SUSPENDED DOMESTIC WATER	SUB-SOIL DRAINAGE	REMARKS
CAST IRON SOIL PIPE ASTM 74 (ABOVE GROUND)	CAST IRON ASTM A74	ASTM B29 CAULKED LEAD AND AOKUM	2" AND LARGER				●		●	●				
NO-HUB CAST IRON SOIL PIPE ASTM 74 (ABOVE GROUND)	CAST IRON ASTM A888	ASTM C1277 STAINLESS STEEL COUPLINGS WITH RUBBER SLEEVE	2" AND LARGER						●	●				
CAST IRON SOIL PIPE ASTM 74 (UNDER GROUND)	CAST IRON ASTM A74	ASTM C564 PUSH-ON GASKETS	4" AND LARGER	●	●				●					
ABOVE GROUND COPPER PIPE HARD DRAWN TYPE M ASTM B88	CAST BRONZE ASTMB16.23 OR WROUGHT COPPER ASTM B16.29	ASTM B32, ALLOY SN50 SOLDER	1 1/2" THRU 2 1/2"				●		●	●				
SCHEDULE 40 PERFORATED PVC ASTM D2727	PVC ASTM D2727	ASTM F656 PRIMER & ASTM D2564 SOLVENT CEMENT WELDED FITTINGS	4" AND LARGER										●	
COPPER PIPE HARD DRAWN TYPE M ASTM B88 (ABOVE GROUND)	CAST BRONZE ASME B16.18 OR WROUGHT COPPER ASME B16.22	ASTM B32, ALLOY SN50 SOLDER	4" AND SMALLER				●		●					
COPPER PIPE HARD DRAWN TYPE L ASTM B88 (ABOVE GROUND)	CAST BRONZE ASME B16.18 OR WROUGHT COPPER ASME B16.22	ASTM B32, ALLOY SN50 SOLDER	4" AND SMALLER	●	●				●		●			
COPPER PIPE HARD DRAWN TYPE K ASTM B88 (UNDER GROUND)	CAST BRONZE ASME B16.18 OR WROUGHT COPPER ASME B16.22	ASTM B32, ALLOY SN50 SOLDER	4" AND SMALLER			●								

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RAVINIA®

Project name:
RAVINIA MARTIN THEATRE RENOVATION PROJECT

Project Number: 26-0009

Sheet Name:
PLUMBING SCHEDULES - PH1

Sheet Number:
P-601-PH1

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City of Highland Park

Memorandum

Date: September 10, 2026

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Land Use Incentives - Encouraging Historic Preservation

---

Recommendation.

Staff recommends the Commission discuss historic preservation land-use incentives and consider adopting a resolution recommending land-use incentives to the City Council.

Previous Discussion.

At its Sep. 8, 2025 meeting the City Council (“***Council***”) considered a Code amendment related to Historic Preservation and directed staff to work with the Historic Preservation Commission to develop recommendations for encouraging historic preservation. At its Sep. 11, 2025 meeting the Historic Preservation Commission (“***HPC***”) directed staff to research preservation incentives for discussion at its Nov. 13, 2025 meeting.

At the Nov. 13, 2025 meeting the HPC discussed three monetary incentives: matching grants, tax abatements, and permit fee waivers; and two regulatory-based considerations: the number of properties required for a Local Historic District nomination, and land use regulations related to setbacks for historic properties. The HPC also discussed various penalties to encourage historic preservation.

At the Dec. 11, 2025 meeting the HPC reached a consensus on which recommendations should be brought before the City Council at a Committee of the Whole meeting. At the Jan. 8, 2026 meeting the HPC adopted A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation (*see* ***Attachment A***).

At a March 9, 2026 Joint Special Meeting, staff presented the Commission’s recommendations to the Council. The Council indicated that the item would be further discussed at a later Committee of the Whole Meeting (***“COTW”***).

At the April 27, 2026 COTW meeting the Council further discussed each of the HPC’s recommendations and directed staff to research the Commission’s recommendations except for extending the demolition delay period and permit fee waivers. The video and Council package from the meeting can be found here. During this discussion the Council directed staff to research land use incentives.

At the August 24, 2026 Special Meeting the Commission discussed specific land-use incentives recommended by Staff. The Commission was supportive of by-right Bonus FAR for Contributing Regulated Structures. The Commission requested further information about alternative height and side-setback standards.

Background – Land Use Incentives for Highland Park.

Staff's research identified that 94% (128) of the City's Regulated Structures were constructed before 1967. On average, historic homes are smaller than modern homes and more likely to be out of compliance with current zoning standards. The result is a regulatory environment that is not conducive to renovating or expanding historic homes.

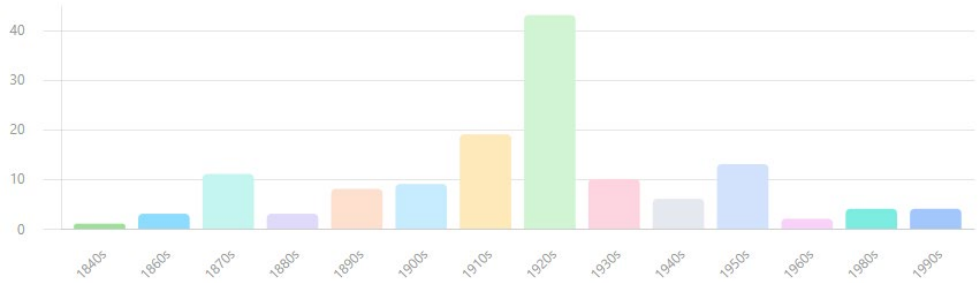


Figure 1. *Regulated Structures by Year of Construction.*

The size of the typical American single-family home has dramatically increased since that time: the size of the average home built before 1960 is 1,500 sq. ft. In 2011 the average home size was 2,250 sq. ft.[1] As the trend for larger homes proliferated, Highland Park's side/rear yard setbacks and height constraints became increasingly restrictive.

80% of homes in Local Historic Districts encroach into the required minimum side-back. The average side yard on either side of structure in a Local Historic District is 11.8 feet and the average total side-yard is 23.6 feet - this is below what is required by code.[2] Non-conformances cannot be expanded without a variance. Therefore, at-least 80% of homes in Local Historic Districts cannot expand by-right under the current zoning.

Some homeowners tear down historic structures because they cannot expand their homes due to zoning constraints. Other communities like Hinsdale and Glencoe have adopted less restrictive zoning regulations for historic structures to make additions and renovations more attractive than tear-downs. Staff believes that offering land use incentives in Highland Park could yield a similar effect.

Current Residential Zoning Regulations

As of July 2026, 92% (120) of the City's Regulated Structures in Low-Density Single-Family Residential Zoning Districts[3] are located either in the R4 or R5 District. 6% (8) are in the R6

[1] Sarkar, M. (2011). How American Homes Vary By the Year They Were Built. In *census.gov*. U.S. Census Bureau.
[2] The average lot width for Regulated Structure is 115 ft. in the R4 district; andthe required total side yard for a 115 ft lot is 34.5 feet. In the R5 district the required total side yard for a 115 ft. lot is 28.75 feet.
[3] Low Density Residential districts refer to zoning districts R1, R2, R3, R4, R5, R5A, R6 & R7 per Sec. 150.401 of the zoning code.

district. There are no Regulated Structures currently within the R1, R2, or R7 Districts. There is one Regulated Structure in the R3 District.[4] The City's current Low-Density Residential Zoning Regulations are available in ***Attachment B***.

Alternative Regulations.

Staff suggested alternative zoning regulations for Regulated Structures (based on Highland Park's 1967 zoning standards) at the August 24, 2026 Meeting. More information is available in the August24, 2026 Special Meeting Agenda Packet.

At the August 24 Special Meeting, the Commission requested the following changes to the proposed alternative regulations:

- That the total side yard requirement be reintroduced into the proposed alternative regulations, but that it be less restrictive than the current regulations.
- That the height requirement be expanded to include existing historic structures that are already over 35 feet tall from grade to the top of the roofline.
- That all land-use incentives only apply to Contributing Regulated Structures and Local Landmarks.

The following alternative bulk regulations are responsive to the Commission's requests:

Zoning District	**R1** (1967 District A)	**R2** (1967 District D)	**R3** (1967 District B)	**R4** (1967 District B1)	**R5** (1967 District C)	**R5A** (1967 District D)	**R6** (1967 District D)	**R7** (1967 District E)
Minimum Side Yard	50 ft.	25 ft.	Total depth of all side yards must be a minimum of 15% of Lot Width and in no event shall any side yard be less than 15 feet. Wherever a lot of record has a width of less than 100 ft. the side yard on each side may be reduced to a width of not less than 15% of the width of the lot, but in no instance	Total depth of all side yards must be a minimum of 15% of Lot Width and in no event shall any side yard be less than 12 feet. Wherever a lot of record has a width of less than 85 ft. the side yard on each side may be reduced to a width of not less than 14% of the width of the lot, but in no instance	Total depth of all side yards must be a minimum of 10% of Lot Width and in no event shall any side yard be less than 9 feet. Wherever a lot of record has a width of less than 75 ft. the side yard on each side may be reduced to a width of not less than 12% of the width of the lot, but in no instance	Total depth of all side yards must be a minimum of 10% of Lot Width and in no event shall any side yard be less than 6 feet. Wherever a lot of record has a width of less than 55 ft. the side yard on each side may be reduced to a width of not less than 12% of the width of the lot, but in no instance	Total depth of all side yards must be a minimum of 10% of Lot Width and in no event shall any side yard be less than 6 feet. Wherever a lot of record has a width of less than 55 ft. the side yard on each side may be reduced to a width of not less than 12% of the width of the lot, but in no instance	6 ft.

[4] Sparkling Springs Well House at 2012 Grange Ave.

Zoning District	**R1** (1967 District A)	**R2** (1967 District D)	**R3** (1967 District B)	**R4** (1967 District B1)	**R5** (1967 District C)	**R5A** (1967 District D)	**R6** (1967 District D)	**R7** (1967 District E)
			shall be less than 5 ft.	shall be less than 5 ft.	shall be less than 5 ft.	shall be less than 5 ft.	shall be less than 5 ft.	
Minimum Rear Yard	50 ft.	50 ft. or 20% the lot depth, whichever amount is smaller.	40 ft. or 20% the lot depth, whichever amount is smaller.	35 ft. or 20% the lot depth, whichever amount is smaller.	30 ft. or 20% the lot depth, whichever amount is smaller.	30 ft. or 20% the lot depth, whichever amount is smaller.	30 ft. or 20% the lot depth, whichever amount is smaller.	25 ft. or 20% the lot depth, whichever amount is smaller.
Maximum Height of Principal Structure	40 ft.	35 ft.	40 ft. or the current Height of the primary historic structure on the site, whichever is greater.	35 ft. or the current Height of the primary historic structure on the site, whichever is greater.	35 ft. or the current Height of the primary historic structure on the site, whichever is greater.	35 ft. or the current Height of the primary historic structure on the site, whichever is greater.	35 ft. or the current Height of the primary historic structure on the site, whichever is greater.	35 ft. or the current Height of the primary historic structure on the site, whichever is greater.
Floor Area Ratio (F.A.R.)	*Contributing* Regulated Structures may use Bonus FAR in Sec. 150.703.3 of Code by-right.							

The alternative zoning regulations are primarily focused on deregulating side-setback requirements and are designed to have the greatest impact on the R4 and R5 zoning districts since these are the areas where most of the City's Regulated Structures are located.

The proposed alterative standards take the average dimensions of regulated lots into consideration. The average dimension of a locally landmarked lot is 210 x 115 feet. The average lot-width is 115 feet. Staff found that 50% of lots are under 115 ft wide and 77% of lots are under 150 ft wide.[5]

The proposed total lot percentage requirement has been balanced to create a meaningful incentive for lots under 150 ft wide while also retaining some constraints on large-width lots that disproportionally benefitted from the 1967 Zoning Code.

The proposed alternative side-setbacks will have little impact on the 8 landmarked properties located in the R6 district. A decreased side-setback requirement has limited impact on lots that are already 50 ft. in width or less. However, these properties can still benefit from increased height allowances and by-right Bonus FAR. Further information about the Bonus FAR is available in the August 24, 2026 Special Meeting Agenda Packet.

[5] Lot dimension data was gathered using estimates provided by Lake County GIS.

Staff has prepared graphics for the Commission that demonstrate how the proposed changes will impact lots at different scales. See ***Attachment E***, "Zoning Graphics."

Relevant Zoning Code Definitions.

Code Section 150.202

- "Floor Area Ratio (FAR): The floor area of a building divided by the area of the legal lot of record on which it is located." and
    - "Floor Area for A Building for Purposes of Calculating FAR: The sum of the gross horizontal area of the several floors of a building measured from the exterior face of the exterior walls, without deduction for hallways, stairs, closets, thickness of walls, columns, interior balconies and mezzanines, atriums, or similar interior features. Such area shall exclude any cellar. Such area shall include parking decks, garages (attached or detached - either above, below, or partially below grade) and other below grade parking areas not open to the sky, attic areas, and any roofed structure (principal or accessory use). If an interior space has a ceiling height of 14 feet-0 inches or greater, the floor area of that space shall be counted twice for the purpose of F.A.R. calculation. If an interior space has a sloped ceiling, only that portion of the floor having a ceiling height of 14 feet-0 inches or greater shall be counted twice for the purpose of F.A.R. calculation and only that area having a ceiling height of less than 7 feet-0 inches shall not be counted for the purpose of F.A.R. calculation." and

- "Bonus Floor Area Ratio (BAR): A bonus that is granted in certain limited circumstances for floor area ratio as provided in Subsection 150.703.3(B)." and

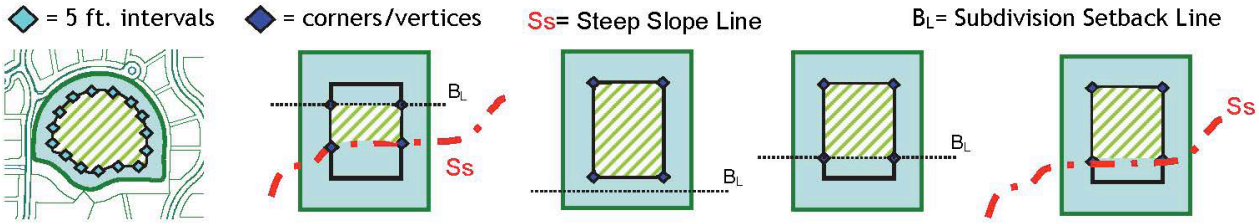
- "Side Yard: Upon any lot other than a lot-in-depth, that yard located adjacent to a side lot line and maintained, except for ingress and egress drives and sidewalks, as open space. Side yards are measured by a line at right angles to the side lot line, or by the radial line in the case of curved side lot line. In addition, a sideyard shall not include area located in a front and/or rear yard. However, with respect to a corner lot, any yard which abuts the side yard of an adjacent interior lot shall be a side yard and not a rear yard." and

- "Lot Width: Measured parallel to the street adjacent to the front lot line, the distance between the side lot lines most perpendicular to the front lot line measured at the mid-point of the lot depth. When a lot has more than one front lot line, the required lot width shall be measured parallel to the shortest front lot line." and

- "Height: For structures located in the R1-R7 zoning districts, inclusive, the vertical distance measured from grade to the highest point of a roof… provided that antenna

towers with a maximum height of 60 feet and antenna tower structures (including mast and antenna) having an overall height of not more than 70 feet; and aesthetic design features (including dormer windows), equipment penthouses, steeples, chimneys, or similar features, or other towers shall not be counted in measuring the height of buildings." and

- "Grade or Grade Level: The average elevation at the corners of the smallest polygon formed by the intersecting lines of: the minimum required front yard, rear yard, side yard, subdivision setback lines, and steep slope setback lines (excluding established front yard setback lines) on a legal lot of record; and, which polygon is entirely outside of a steep slope zone. If the required yards and subdivision setback lines do not intersect to form "corners" (e.g., as in a circular shaped lot), then grade shall be the average elevation measured in five-foot intervals along the smallest continuous boundary of buildable area formed by required yards, subdivision setback, and steep slope, excluding established front yard setback lines." and



Policy Summary.

Approvals:

No approvals, allowed by-right for Contributing Regulated Historic Structures and Historic Landmarks.

Benefits:

Granting more approvals by-right does not cost the City or the property owner anything and does not create a large administrative burden on Staff. More by-right approvals lessens administrative workload.

Staff research suggests that well-resourced homeowners are more motivated by zoning flexibility than monetary incentives.

Challenges:

Narrow-lot properties will not benefit as much as wide-lot properties.

Attachments.

A. A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation
B. Current Low-Density Zoning Standards in Residential Districts
C. 1947 Zoning Code Amended 1967
D. DRAFT Resolution Recommending Alternative Low-Density Residential Zoning Standards for Regulated Historic Structures
E. Zoning Graphics.

City of Highland Park
Historic Preservation Commission

Resolution No. 2026-001

A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation

WHEREAS, the City Historic Preservation Commission ("***Commission***") is a commission of the City created pursuant to Section 33.1701 of the "The Highland Park Code of 1968," as amended ("***City Code***"); and

WHEREAS, pursuant to Section 33.1706(B)(20) of the City Code, the Commission is authorized to periodically review the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), and to recommend to the City Plan and Design Commission and the City Council amendments to the Zoning Code appropriate for the protection or continued use of landmarks and contributing regulated structures within historic districts in the City; and

WHEREAS, on September 8, 2025, the City Council directed the Commission to develop recommendations to encourage historic preservation in the City; and

WHEREAS, the Commission held public meetings to consider incentives to encourage historic preservation in the City on September 11, November 13, and December 11, 2025; and

WHEREAS, the Commission now desires to recommend that the City Council approve incentives to encourage historic preservation in the City, as set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: **RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Commission.

SECTION TWO: **RECOMMENDATION.** The Commission recommends the City Council approve the incentives to encourage historic preservation in the City, as set forth in **Exhibit A** attached to this Resolution.

SECTION THREE: **EFFECTIVE DATE.** This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES: Greenbaum, Pines, Ehrlich, Bonka, Hartinger, Portman

NAYS: None

ABSENT: Chair Weeder

PASSED: 6-0

APPROVED: January 8, 2026

RESOLUTION NO. 2026-001

ATTEST:

Maddy Markle, Secretary

Vice Chair Lynn Greenbaum, Acting Chair

Sec. 150.703. - Low Density Residential District Regulations.

The table below specifies the general minimum and maximum requirements of area, bulk, yards, and density for the low density residential zoning districts. These requirements may be modified as permitted elsewhere in this Chapter.

LOW DENSITY RESIDENTIAL REGULATIONS

	ZONING DISTRICT	R1	R2	R3	R4	R5	R5A	R6	R7
LOT DIMENSIONS	>Minimum Area for Single-Family Residence	130,680 sq. ft.	80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.(a)	12,000 sq. ft.	10,000 sq. ft.	7,260 sq. ft.(b)	7,000 sq. ft.
	Minimum Area for Two-Family Residence	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	10,000 sq. ft.
	Average Width	250 ft.	200 ft.	100 ft.	85 ft.(a)	75 ft.	70 ft.	50 ft.(b)	50 ft.
DENSITY	Minimum Lot Area per Dwelling Unit, Single-Family	130,680 sq. ft.	80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.(a)	12,000 sq. ft.	10,000 sq. ft.	7,260 sq. ft.(b)	7,000 sq. ft.
	Minimum Lot Area per Dwelling Unit, Two-Family	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	5,000
YARDS (c)	Minimum Front Yard	50 ft.	50 ft.	40 ft.	40 ft.	40 ft.	25 ft.	25 ft.	25 ft.
	Minimum Side Yard	50 ft.	25 ft.	Total depth of all side yards must be a minimum of 30% of Lot Width, and in no event shall any side yard be less than 15 feet	Total depth of all side yards must be a minimum of 30% of Lot Width, and in no event shall any side yard be less than 12 feet	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 9 feet	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 6 feet	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 6 feet (b)	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 6 feet
	Minimum Rear Yard (Whichever is Less)	50 ft.	50 ft. or 20% of Lot Depth	40 ft. or 20% of Lot Depth	35 ft. or 20% of Lot Depth	30 ft. or 20% of Lot Depth	30 ft. or 20% of Lot Depth	25 ft. or 20% of Lot Depth	25 ft. or 20% of Lot Depth
BULK	Maximum Height of Principal Structure	35 ft.	35 ft.	35 ft.	32 ft.	32 ft.	30 ft.	30 ft.	30 ft.
	Maximum Height of Accessory Structure	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.
	Floor Area Ratio (F.A.R.)	See Subsection 150.703.3 (A)	See Subsection 150.703.3(A)	See Subsection 150.703.3(A)	See Subsection 150.703.3(A)	See Subsection 150.703.3(A)	See Subsection 150.703.3(A)	See Subsection 150.703.3(A)	See Subsection 150.703.3(A)

(a) In addition to all other applicable regulations, the subdivision of any lot in the LFOZ Overlay Zone for which a complete application is filed with the City after December 11, 2000, being the effective date of the LFOZ Overlay Zone and regulations shall comply, where applicable, with the "minimum area for a single family residence," "average width," and "minimum lot area per single-family dwelling unit" requirements set forth in Section 150.703.1 of this Code.

(b) In addition to all other applicable regulations, lots existing in the SLOZ Overlay Zone on January 8, 2001, being the effective date of the SLOZ Overlay Zone and regulations, shall, to the extent applicable, comply with the "minimum area for a single family residence," "average width," "minimum lot area per single-family dwelling unit," and "minimum side yard" requirements set forth in Section 150.703.2 of this Code.

(c) No air conditioning systems or units (as defined in Section 50.900 of the Code) installed after June 29, 2004, being the effective date of this regulation, shall be installed in any required front yard or rear yard; provided, however, that air conditioning systems and units that were located in a required yard with or without authority prior to June 29, 2004, may be replaced in the same location without a variation.

(Ord. 32-01, passed 5/29/01; Ord. 33-01, passed 5/29/01; Ord. 45-04, J. 30, p. 173-174, passed 6/28/04; Ord. 46-04, J. 30, p. 175-180, passed 6/28/04; Ord. 74-06, J. 32. p. 346-351, passed 11/13/06; Ord. O37-2021, § 3, passed 4/26/21)

THE
HIGHLAND PARK
ZONING ORDINANCE
OF
1947

1947

WITH AMENDMENTS TO [redacted]

MAR 13 1967

[redacted]

ARTICLE 4

DISTRICTS AND BOUNDARIES THEREOF

SECTION 4-1. In order to classify, regulate and restrict the locations of trades, industries and the location of buildings designed for specified uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit by the intensity of the use of the lot areas, and to regulate and determine the areas of yards, courts, and other open spaces, within and surrounding such buildings, the City of Highland Park, Illinois, is hereby divided into the folowing districts:

"A"	Country Estate District
"A-1"	Two Acre Country Home District
"B"	Country Home District
"B-1"	Twenty Thousand Square Foot (20,000) Single-Family Dwelling District
"C"	Twelve Thousand Square Foot (12,000) Single-Family Dwelling District
"D"	One Sixth Acre (1/6) Single-Family Dwelling District
"E"	Two-Family Dwelling District
"F"	Multiple-Family Dwelling District
"G"	Outlying Business District
"G-1"	Office, Research and Compatible Uses District
"H"	Central Business District
"I"	Industrial District

SECTION 4-2. Rules Where Uncertainty May Arise: Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of this Ordinance, the following rules apply:

SECTION 4-3 The district boundaries are either streets or alleys unless otherwise shown and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by street or alley lines, the street or alley shall be construed to be the boundary of the district.

SECTION 4-4. Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the districts unless the boundaries are otherwise indicated on the map.

SECTION 4-5. In unsubdivided property the district boundary lines on the map accompanying and made a part of this Ordinance shall be determined by use of the scale appearing on the map.

SECTION 4-6. The boundaries of the districts are shown upon the map which is made a part of this Ordinance, which map is designated as the "District Map". The district map and all notations, references and other information shown thereon are a part of this Ordinance and have the same force and effect as if the District Map and all the notations, references and other information shown thereon were all fully set forth or described herein, the original of which District Map is properly attested and is on file with the Clerk of the City of Highland Park, Illinois.

SECTION 4-7. Any and all property which may hereafter be annexed to the City of Highland Park shall, prior to the election at which the question of such annexation is to be submitted to the citizens of Highland Park, be studied by the Zoning Committee and tentatively classified into one or more of the several districts. Such property, when such annexation shall become final, shall be in the district as designated by the said Zoning Committee. Within six (6) months of the date of such annexation the Zoning Committee shall call a public hearing for the purpose of zoning said annexed property, and within thirty (30) days after such hearing shall recommend to the City Council that this amending Ordinance be amended so as to classify such property in accordance with such recommendations.

SECTION 4-8. Whenever any street, alley, or other public way is vacated by official action of the Council of the City of Highland Park, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such a vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

SECTION 4-9. Except as hereinafter provided:

(a) No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.

(b) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which the building is located.

(c) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which the building is located.

(d) The minimum yards and other open spaces, including lot area per family, required by this Ordinance for each and every building existing at the time of passage of this Ordinance or for any building hereafter erected shall not be encroached upon or considered as yard or open space requirements for any other building.

(e) Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one (1) main building on one (1) lot unless otherwise provided in this Ordinance.

(f) The front yard requirements on both streets of a corner lot shall be observed for all buildings and structures, including accessory buildings.

ARTICLE 5

"A" COUNTRY ESTATE DISTRICT REGULATIONS

SECTION 5-1. The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "A" Country Estate District.

SECTION 5-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 5-3. Farms, excluding the raising of livestock except on adequately fenced tracts containing not less than ten (10) acres and having an average width of not less than three hundred (300) fee. and excluding the raising of poultry except when on a tract which is adequately fenced and which contains not less than three (3) acres, but in no event shall such livestock or poultry be housed or confined within two hundred (200) feet of a tract of one (1) acre or less containing a single-family residence. Livestock and poultry may be raised only in quantities reasonably sufficient for the immediate use of and consumption by the occupants of the premises.

SECTION 5-4. Truck and flower gardening, nurseries, orchards, and greenhouses.

SECTION 5-5. Single-family dwellings.

SECTION 5-6. Public and private forests and wildlife reservations or similar conservation projects.

SECTION 5-7. Parks and playgrounds owned by public agencies.

SECTION 5-8. Golf courses and private clubs, except minature golf courses and practice driving tees and similar commercial enterprises.

SECTION 5-9. Riding academies operated on a commercial basis.

SECTION 5-10. One sign not exceeding twelve (12) square feet in area, appertaining to the lease, hire, or sale of the building or premises or to the sale of non-animal products or services rendered or furnished on the premises upon which the sign is located, provided, however, that not more than one sign of the above character shall be permitted on any lot.

SECTION 5-11. In connection with any of the above said uses customarily incident thereto which do not involve the conduct of a business or industry, including home occupations where no name plate is used in connection with such use which exceeds two (2) square feet in area.

SECTION 5-12. Parking Regulations: Any use that is constructed or reconstructed in the "A" Country Estate District shall provide and maintain adequate parking space upon the lot or tract.

SECTION 5-13. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed forty (40) feet in height, except as provided in Articles 14 and 16.

SECTION 5-14. Area Regulations:

(a) Yards: Except as provided in Section 5-15, no building shall be erected within fifty (50) feet of any property or street line.

(b) Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area of not less than three (3) acres and an average width of not less than two hundred fifty (250) feet.

SECTION 5-15. Lots of Record: Where a lot of record has a width of less than two hundred fifty (250) feet and a depth of less than one hundred fifty (150) feet.

(a) The side yard on each side of a building may be reduced to a width of not less than twelve (12) per cent of the width of the lot, but in no instance shall it be less than five (5) feet, and the depth of the rear yard may be reduced to twenty (20) per cent of the depth of the lot, but in no instance shall it be less than thirty (30) feet.

(b) Where lots have a double frontage and required front yard shall be provided on both streets.

(c) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of forty feet, providing the depth of said yard shall not be reduced to less than ten (10) feet

ARTICLE 5A

"A-1" Two-Acre Country Home District

SECTION 5A-1. The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this Article, are the district regulations in and "A-1" Two-Acre Country Home District.

SECTION 5A-2. Use Regulations: A building or premises shall be used only for the following purposes:

(a) Farms, excluding the raising of livestock except on adequately fenced tracts containing not less than ten (10) acres and having an average width of not less than three hundred (300) feet, and excluding the raising of poultry except when on a tract which is adequately fenced and which contains not less than three (3) acres, but in no event shall such livestock or poultry be housed or confined within two hundred (200) feet of a tract of two (2) acres or less containing a single-family residence. Livestock and poultry may be raised only in quantities reasonably sufficient for the immediate use of and consumption by the occupants of the premises;

(b) Truck and flower gardening, nurseries, orchards, and greenhouses, provided that such uses shall be on tracts of five (5) acres or more and provided further that there shall be no commercial sales made on the premises:

(c) Single Family Dwellings:

(d) Parks, playgrounds, public schools — elementary and high, and private schools having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing or sleeping purposes;

(e) Golf courses and private clubs, except miniature golf courses, practice driving tees and similar commercial enterprises;

(f) Accessory buildings and uses, subject to the provisions of Sections 5A-10, 5A-11, and 5A-12.

SECTION 5A-3. Height Regulations: No building hereafter erected or altered, shall exceed two and one-half (2-1/2) stories nor shall it exceed forty (40) feet in height:

SECTION 5A-4. Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area of 80,000 square feet and an average width of not less than two hundred (200) feet;

SECTION 5A-5. Area Regulations: Provided for in Sections 5A-6, 5A-7 and 5A-8.

SECTION 5A-6. Front Yards:

(a) Except as provided in Article 16, no building shall be erected within fifty (50) feet of the front property line or any street line;
(b) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of forty (40) feet, provided the depth of said yard shall not be reduced to less than fifteen (15) feet;
(c) Where lots have a double frontage, a distance equal to the required front yard shall be provided on both streets.

SECTION 5A-7. Side Yards: Except as provided in Article 16, there shall be a side yard on each side of the main building having a width of not less than twenty-five (25) feet.

SECTION 5A-8. Rear Yards. Except as provided in Article 16, there shall be a rear yard having a depth of not less than 50 feet or 20% of the depth of the lot, whichever is smaller.

SECTION 5A-9. Lots of Record: Where a lot of record has an average width of less than two hundred (200) feet and an average depth of less than one hundred and fifty (150) feet, the side yard on each side of a building may be reduced to a width of not less than twelve (12)

per cent of the width of the lot, but in no instance shall it be less than fifteen (15) feet, and the depth of the rear yard may be reduced to twenty (20) per cent of the depth of the lot, but in no instance shall it be less than forty (40) feet.

SECTION 5A-10. Parking: Adequate off-street parking spaces shall be provided to accommodate all the motor vehicles used in conjunction with the land uses.

SECTION 5A-11. Signs: The following signs shall be permitted:

(a) For each dwelling unit, one (1) unlighted name plate not exceeding two (2) square feet in area, indicating name of occupant;
(b) For a structure other than a dwelling, one (1) identification sign not exceeding twelve (12) square feet.
(c) Signs as permitted in residential districts under the Sign Ordinance of 1960, as amended.

SECTION 5A-12. Accessory Buildings: Accessory Buildings shall comply with the following:

(a) Where an accessory building is structurally attached to the prinpal building, it shall be subject to and must conform to all regulations of the ordinance applicable to the principal building.
(b) No accessory building may be erected prior to the establishment or construction of the principal use of the building, except that a temporary building used in conjunction with the construction work only may be permitted during the period that the principal building is being constructed, and provided that such temporary building shall be removed upon completion of the construction work.
(c) No accessory building shall be located within the required front yard or side yard for the district, and in no case shall an accessory building be located nearer than twenty-five (25) feet from a lot line, and twenty-five (25) feet from a street line. Such accessory buildings shall not occupy more than thirty (30) per cent of a required rear yard.
(d) No accessory building shall be used for residential purposes.

ARTICLE 6

"B" COUNTRY HOME DISTRICT REGULATIONS

SECTION 6-1. The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "B" Country Home District.

SECTION 6-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 6-3. Single-family dwellings.

SECTION 6-4. Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every eight (8) persons for which seating is provided in the main auditorium of the church and exclusive of the seating capacity of Sunday School and other special rooms.

SECTION 6-5. Farms, excluding the raising of livestock except on adequately fenced tracts containing not less than ten (10) acres and having an average width of not less than three hundred (300) feet, and excluding the raising of poultry except when on a tract which is adequately fenced and contains not less than three (3) acres, but in no event shall such livestock or poultry be housed or confined within two hundred (200) feet of a tract of one (1) acre or less containing a single-family residence. Livestock and poultry may be raised only in quantities reasonably sufficient for the immediate use of and consumption by the occupants of the premises.

SECTION 6-6. Public schools, elementary and high, and private schools having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing or sleeping purposes.

SECTION 6-7. Golf courses, except minature courses or practice driving tees and similar commercial enterprises.

SECTION 6-8. Private clubs, except skeet and gun clubs and other clubs the chief activity of which is a service customarily carried on as a business.

SECTION 6-9. Public parks and playgrounds owned by public agencies and forests and nurseries.

SECTION 6-10. Accessory buildings and accessory uses customarily incident to the above uses, not involving the conduct of a business, including home occupations where no name plate is used in connection with said use which exceeds two (2) square feet in area, farm buildings and one Class I garage and one private stable. Any accessory building that is not a part of the main structure shall be located not less than sixty (60) feet from the front lot line. Accessory buildings shall also include church or similar bulletin boards, and signs, not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises, which boards or signs shall be removed as soon as the premises are leased, hired, or sold, and provided further that not more than one (1) sign of the above character shall be permitted upon any lot.

SECTION 6-11. Parking Regulations: Any use that is constructed or reconstructed in the "B" Country Home District shall provide and maintain an adequate parking space, either upon the lot or tract or within three hundred (300) feet thereof.

SECTION 6-12. Height Regulations: No building hereafter erected or altered shall exceed two and one-half (2½) stories or shall it exceed forty (40) feet in height, except as provided in Articles 14 and 16.

SECTION 6-13. Area Regulations:

SECTION 6-14. Front Yard:

(a) There shall be a front yard having a depth of not less than forty (40) feet.

(b) Where lots have a double frontage, the required front yard shall be provided on both streets

(c) On a corner lot there shall be a front yard on each side street of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of forty (40) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

SECTION 6-15. Side Yard:

(a) Except as hereinafter provided in the following paragraph and in Article 16, there shall be a side yard on each side of a building having a width of not less than fifteen (15) feet.

(b) Wherever a lot of record existing at the time of the passage of this ordinance has a width of less than one hundred (100) feet, the side yard on each side of a building may be reduced to a width of not less than fifteen (15) per cent of the width of the lot, but in no instance shall it be less than five (5) feet.

SECTION 6-16. Rear Yard: Except as hereinafter provided in Article 16, there shall be a rear yard having a depth of not less than forty (40) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

SECTION 6-17. Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area not less than forty thousand (40,000) square feet and an average width of not less than one hundred (100) feet.

ARTICLE 6A

"B-1" TWENTY THOUSAND SQUARE FOOT SINGLE-FAMILY DWELLING DISTRICT REGULATIONS.

SECTION 6A-1. The regulations set forth in this Article, or set forth elsewhere in this ordinance when referred to in this article are the district regulations in the "B-1" Twenty Thousand Square Foot Single-Family Dwelling District.

SECTION 6A-2: Use Regulations: A Building or premises shall be used only for the following purposes:

SECTION 6A-3. Single-Family dwellings.

SECTION 6A-4. Parks, playgrounds and community buildings owned or operated by public agencies.

SECTION 6A-5. Public Libraries.

SECTION 6A-6. Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.

SECTION 6A-7. Golf Courses, except miniature courses and driving tees and similar commercial enterprises.

SECTION 6A-8. Churches, but only when off-street parking space is provided upon the lot within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every sight (8) persons for which seating is provided in the main auditorium of the church.

SECTION 6A-9. Accessory buildings, including a Class 1 garage and accessory uses customarily incident to the above uses, and home occupations, not involving the conduct of a business. Any accessory building that is not a part of the main structure shall be located not less than sixty (60) feet from the front lot line. Accessory buildings shall also include church or public building bulletin boards and temporary signs appertaining to the lease, hire or sale of a building or premises, not exceeding ten (10) square feet in area.

SECTION 6A-10. Parking Regulations: Any use, other than churches, that is constructed or reconstructed in the

"B-1" Twenty Thousand Square Foot Single-Family Dwelling District shall provide and maintain an adequate parking space, either upon the lot or tract or within three hundred (300) feet thereof.

SECTION 6A-11. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height except as provided in Articles 14 and 16 hereof.

SECTION 6A-12. Area Regulations:

SECTION 6A-13. Front Yard:

(a) There shall be a front yard having a depth of not less than forty (40) feet.

(b) Where lots have a double frontage, the required front yard shall be provided on both streets.

(c) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of (40) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

SECTION 6A-14. Side Yard:

(a) Except as hereinafter provided in the following paragraph and in Article 16, there shall be a side yard on each side of a building, having a width of not less than twelve (12) feet.

(b) Wherever a lot of record has a width of less than eighty-five (85) feet, the side yard on each side of a building may be reduced to a width of not less than fourteen (14) per cent of the width of the lot but in no instance shall it be less than five (5) feet.

SECTION 6A-15. Rear Yard: Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than thirty-five (35) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

SECTION 6A-16. Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area of not less than twenty-thousand (20,000) square feet and an average width of not less than eighty-five (85) feet.

ARTICLE 7

"C" TWELVE THOUSAND SQUARE FOOT SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 7-1. The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "C" Twelve Thousand Square Foot Single-Family Dwelling Districts.

SECTION 7-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 7-3. Single-family dwellings.

SECTION 7-4. Parks, playgrounds and community buildings owned or operated by public agencies.

SECTION 7-5. Public libraries.

SECTION 7-6. Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.

SECTION 7-7. Golf Courses, except miniature courses and driving tees and similar commercial enterprises.

SECTION 7-8. Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every eight (8) persons for which seating is provided in the main auditorium of the church.

SECTION 7-9. Accessory buildings, including a Class I garage and accessory uses customarily incident to the above uses, and home occupations, not involving the conduct of a business. Any accessory building that is not a part of the main structure shall be located not less than sixty (60) feet from the front lot line. Accessory buildings shall also include church or public building bulletin boards and temporary signs appertaining to the lease, hire or sale of a building or premises, not exceeding ten (10) square feet in area.

SECTION 7-10. **Parking Regulations:** Any use, other than churches, that is constructed or reconstructed in the "C" Twelve Thousand Square Foot Single-Family District shall provide and maintain an adequate parking space, either upon the lot or tract or within three hundred (300) feet thereof.

SECTION 7-11. **Height Regulations:** No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height except as provided in Articles 14 and 16 hereof.

SECTION 7-12. **Area Regulations:**

SECTION 7-13. Front Yard:

(a) There shall be a front yard having a depth of not less than forty (40) feet.

(b) Where lots have a double frontage, the required front yard shall be provided on both streets.

(c) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent nec-

ssary to permit a buildable width on said lot of forty (40) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

SECTION 7-14. Side Yard:

(a) Except as hereinafter provided in the following paragraph and in Article 16, there shall be a side yard on each side of a building, having a width of not less than nine (9) feet.

(b) Wherever a lot of record has a width of less than seventy five (75) feet, the side yard on each side of a building may be reduced to a width of not less than twelve (12) per cent of the width of the lot, but in no instance shall it be less than five (5) feet.

SECTION 7-15. Rear Yard. Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

SECTION 7-16. Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area of not less than twelve thousand (12,000) square feet and an average width of not less than seventy-five (75) feet.

ARTICLE 8

"D" ONE-SIXTH ACRE SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 8-1. The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "D" One-Sixth Acre Single-Family Dwelling District.

SECTION 8-2. Use Regulations: The use regulations are the same as those in the "C" Twelve Thousand Square Foot Single-Family Dwelling District.

SECTION 8-3. Parking Regulations: The parking regulations are the same as in the "C" Twelve Thousand Square foot Single-Family Dwelling District.

SECTION 8-4. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height, except as provided in Articles 14 and 16 hereof.

SECTION 8-5. Area Regulations:

SECTION 8-6. Front Yard:

(a) There shall be a front yard having a depth of not less than twenty-five (25) feet.

(b) Where lots have a double frontage, the required front yard shall be provided on both streets.

(c) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of thirty-two (32) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

SECTION 8-7. Side Yard:

(a) Except as hereinafter provided in the following paragraph and in Article 16, there shall be a side yard on each side of a building, having a width of not less than six (6) feet.

(b) Whenever a lot of record has a width of less than fifty (50) feet, the side yard on each side of a building may be reduced to a width of not less than twelve (12) per cent of the width of the lot, but in no instance shall it be less than five (5) feet.

SECTION 8-8. Rear Yard: Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

SECTION 8-9. Intensity of Use: Every lot upon which a building is erected shall have an area of not less than seventy-two hundred sixty (7,260) square feet and an average width of not less than fifty (50) feet.

ARTICLE 9
"E" LIMITED MULTIPLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 9-1. The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the "E" Limited Multiple-Family Dwelling District regulation.

SECTION 9-2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

9-2.10 Single Family Dwellings.
9-2.11 Two-Family Dwellings.
9-2.12 Multiple-Family Dwellings.
9-2.13 Parks, playgrounds and community buildings owned or operated by public agencies.
9-2.14 Public Libraries.
9-2.15 Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.
9-2.16 Golf Courses, except miniature courses and driving tees and similar commercial enterprises.
9-2.17 Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every four (4) persons for which seating is provided in the main auditorium of the church.
9-2.18 General hospitals, together with incidental uses related thereto, including, but not being limited to the housing of nurses, doctors, staff and other persons regularly employed by such hospital; provided, however, that all incidental and related uses shall be located on the same property as such hospital or within 500 feet of said property and such hospital shall comply with the requirements set forth in Section 14-10.
9-2.19 Subject to the provisions of Section 16-5, accessory buildings and uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business, including a Class II garage, when located not less than sixty (60) feet from the front line or a Class II garage constructed as a part of the main building.

SECTION 9-3. PARKING REGULATIONS:

9-3.10 Whenever a structure is erected, converted, or structurally altered for dwelling uses, one and one-half (1½) parking spaces shall be provided for each dwelling unit, provided, however, only one (1) parking space shall be required for a single family dwelling.
9-3.11 For other than dwelling uses adequate parking spaces shall be provided on the lot or tract, or within three hundred (300) feet thereof.
9-3.12 Access drives and maneuvering space shall not be included as part of required parking area.

SECTION 9-4. HEIGHT REGULATIONS: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height, except as provided in Articles 14 and 16 hereof.

SECTION 9-5. AREA REGULATIONS:

9-5.10 Front Yard:
(a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
(b) Where lots have a double frontage, the required front yard shall be provided on both streets.
(c) On a corner lot there shall be a front yard on each side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of thirty-two (32) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

9-5.11 SIDE YARD:
Except as hereinafter provided in Article 16, there shall be a side yard having a width of not less than six (6) feet on each side of a building.

9-5.12 REAR YARD:
Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than twenty-five (25) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

9-5.13 INTENSITY OF USE:
Except as hereinafter provided, every structure hereafter erected, enlarged or converted shall be located upon lots containing the following areas and widths:
(a) A lot on which a single-family dwelling is erected, shall contain an area of not less than seven thousand (7000) square feet, and an average width of not less than fifty (50) feet.
(b) A lot on which a structure containing two or more dwelling units is erected, enlarged or converted shall contain an area of not less than three thousand five hundred (3500) square feet per family dwelling unit and have an average width of not less than fifty (50) feet; provided, however, that no such lot shall contain an area of less than seven thousand (7000) square feet.
(c) The lot area covered by the main building or buildings shall not exceed 25 per cent of the total lot area; provided, however, that any accessory building or use which is attached to a main building and which has no dwelling use above it shall not be included in said 25 per cent.

SECTION II. That Article 10 of The Highland Park Zoning Ordinance of 1947, as amended, be and is hereby amended as follows:

ARTICLE 10
"F" MULTIPLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 10-1. The regulations set Park prior to the effective date of this forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the "F" Multiple-Family Dwelling District regulation.

SECTION 10-2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

10-2.10 Single Family Dwellings.
10-2.11 Two-Family Dwellings.
10-2.12 Multiple-Family Dwellings.
10-2.13 Boarding and Lodging Houses.
10-2.14 Parks, playgrounds and community buildings owned or operated by public agencies.
10-2.15 Public Libraries.
10-2.16 Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.
10-2.17 Golf Courses, except miniature courses and driving tees and similar commercial enterprises.
10-2.18 Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every four (4) persons for which seating is provided in the main auditorium of the church.
10-2.19 Subject to the provisions of Section 16-5 accessory buildings and uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business, including a Class II garage, when located not less than sixty (60) feet from the front lot line of a Class II garage constructed as a part of the main building.

SECTION 10-3. PARKING REGULATIONS:

10-3.10 Whenever a structure is erected, converted, or structurally altered for dwelling uses, one and one-half (1½) parking spaces shall be provided for each dwelling unit, provided, however, only one (1) parking space shall be required for a single family dwelling.
10-3.11 For other than dwelling uses adequate parking spaces shall be provided on the lot or tract, or within three hundred (300) feet thereof.
10-3.12 Access drives and maneuvering space shall not be included as part of required parking area.

SECTION 10-4. HEIGHT REGULATIONS: No building shall exceed ~~two and one-half (2½) stories or~~ shall it exceed thirty-five (35) feet in height, except as provided in Articles 14 and 16 hereof.

SECTION 10-5. AREA REGULATIONS:

10-5.10 FRONT YARD:
(a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
(b) Where lots have a double frontage, the required front yard shall be provided on both streets.
(c) On a corner lot there shall be a front yard on each side of such lot; except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of thirty-two (32) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

10-5.11 SIDE YARD:
Except as hereinafter provided in Article 16, there shall be a side yard having a width of not less than six (6) feet on each side of a building.

10-5.12 REAR YARD:
Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than twenty-five (25) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

10-5.13 INTENSITY OF USE:
Except as hereinafter provided, every structure hereafter erected, enlarged or converted shall be located upon lots containing the following areas and widths:
(a) A lot on which a single-family dwelling is erected shall contain an area of not less than seven thousand (7000) square feet, and have an average width of not less than fifty (50) feet.
(b) A lot on which a structure containing two or more dwelling units is erected, enlarged or converted shall contain an area of three thousand five hundred (3500) square feet for one unit, and fifteen hundred (1500) square feet for each additional unit, and an average width of fifty (50) feet; provided, however, that no such lot shall contain an area of less than seven thousand (7000) square feet.
(c) The lot area covered by the main building or buildings shall not exceed thirty-three and one-third (33 1/3) per cent of the total lot area, provided, however, that any accessory building or use which is attached to a main building and which has no dwelling use above it shall not be included in said thirty-three and one-third (33 1/3) per cent.

SECTION 10-5-13(c). The floor area ratio of the main building shall not exceed 66 and 2/3 percent of the lot area and the area covered by the main building or buildings shall not exceed 33 and 1/3 percent. The floor area ratio is the gross floor area measured from the exterior faces of the exterior walls of a building, divided by the area of the lot (excepting basements, cellars and attics).

ARTICLE 10A

"F-1" MULTIPLE-FAMILY DWELLING DISTRICT REGULATIONS SECTION 10A-1. The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the "F-1" Multiple-Family Dwelling District regulations.

SECTION 10A-2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

10A-2.10 Single Family Dwellings.

10A-2.11 Two-Family Dwellings.

10A-2.12 Multiple-Family Dwellings.

10A-2.13 Boarding and Lodging Houses.

10A-2.14 Parks, playgrounds and community buildings owned or operated by public agencies.

10A-2.15 Public Libraries.

10A-2.16 Public Schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.

10A-2.17 Golf Courses, except mininture courses and driving tees and similar commercial enterprises.

10A-2.18 Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every four (4) persons for which seating is provided in the main auditorium of the church.

10A-2.19 Multiple-Family dwellings complying with "F" regulations.

10A-2.20 Subject to the provisions of Section 16-5 accessory buildings and uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business, including a Class II garage, when located not less than sixty (60) feet from the front line of a Class II garage constructed as a part of the main building.

SECTION 10A-3. PARKING REGULATIONS:

10A3.10 Whenever a structure is erected, converted, or structurally altered for dwelling uses, 1 parking space for each dwelling unit having 3 rooms or less and 1½ parking spaces for each dwelling unit having 4 rooms or more, shall be provided.

10A-3.11 For other than dwelling uses adequate parking spaces shall be provided on the lot or tract, or within three hundred (300) feet thereof.

10A3.12 Access drives and maneuvering space shall not be included as part of required parking area.

SECTION 10A-4. HEIGHT REGULATIONS: No building shall exceed thirty-five (35) feet in height, except as provided in Articles 14 and 16 hereof.

SECTION 10A-5. AREA REGULATIONS:

10A-5.10 FRONT YARD:

(a) There shall be a front yard having a depth of not less than twenty-five (25) feet.

(b) Where lots have a double frontage, the required front yard shall be provided on both streets.

(c) On a corner lot there shall be a front yard on each side of such lot; except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of thirty-two (32) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

10A-5.11 SIDE YARD:

Except as hereinafter provided in Article 16, there shall be a side yard having a width of not less than six (6) feet on each side of a building.

10A-5.12 REAR YARD:

Except as hereinafter provided in Article 16, hereof, there shall be a rear yard having a depth of not less than twenty-five (25) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

10A-5.13 INTENSITY OF USE:

Except as hereinafter provided, every structure hereafter erected, enlarged or converted shall be located upon lots containing the following areas and widths:

(a) A lot on which a single-family dwelling is erected shall contain an area of not less than seven thousand (7000) square feet, and have an average width of not less than fifty (50) feet,

(b) A lot on which a structure containing two or more dwelling units is erected, enlarged or converted shall contain an area of two thousand (2000) square feet for one unit, and one thousand (1000) square feet for each additional unit, and an average width of fifty (50) feet; provided, however, that no such lot shall contain an area of less than seven thousand (7000) square feet.

(c) The floor area ratio of the main building shall not exceed .66 2/3% of the lot area and the lot area covered by the main building shall not exceed 33 1/3%. Floor area ratio is the gross floor area of the building divided by the area of the lot.

(d) Not less than 75% of the total number of dwelling units shall be dwelling units containing at least three rooms.

ARTICLE 11
"G". OUTLYING BUSINESS DISTRICT
REGULATIONS

SECTION 11-1. The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the "G" Outlying Business District.

SECTION 11-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 11-3. Any use permitted in the "F" Multiple Dwelling Districts, except as provided in SECTION 5, Paragraph 4, of this Article.

SECTION 11-4. Bakery whose products are sold at retail on the premises.

SECTION 11-5. Bank.

SECTION 11-6. Barber shop or beauty parlor.

SECTION 11-7. Business or commercial school, or dancing or music academy.

SECTION 11-8. Catering establishment.

SECTION 11-9. Electric and shoe repair shops.

SECTION 11-11. Hospitals and clinics for animals, but not open kennels.

SECTION 11-12. Messenger or telegraph service station.

SECTION 11-13. Office.

SECTION 11-14. Painting and decorating shop.

SECTION 11-15. Photograph gallery.

Section 11-16. Class IV garage, except that the repair or storage portion of such building shall occupy not more than fifty (50) percent of the total floor area and shall not be less than thirty (30) feet from the front of the building, and no lot or portion thereof shall be used for the display of used cars, and nor may any portion of the premises be used for a car wash or auto laundry;

SECTION 11-17. Recreation or amusement building.

Section 11-18. Restaurants, except drive-in restaurants and refreshment stands;

SECTION 11-18.

SECTION 11-19. Sales or show room.

SECTION 11-20. Store or shop for the conduct of a retail business.

SECTION 11-21. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such articles.

SECTION 11-22. Theatre, except open-air drive-in theatres; provided, however, that no theatre shall be erected or reconstructed unless there is provided on the same lot, or within three hundred (300) feet thereof, parking space which contains an area adequate to accommodate one (1) automboile for every five (5)seats in the theatre.

SECTION 11-23. Tailor shop.

SECTION 11-24. Tire repair shop,

SECTION 11-25. Undertaking establishment.

SECTION 11-27. Accessory buildings and uses customarily incident to the above uses, including a sign or a bulletin board relating only to services, articles and products offered within the building to which the sign is attached.

SECTION 11-28. Any building used primarily for any of the above enumerated purposes may have not more than forty (40) per cent of the floor area devoted to industry or storage purposes incidental to such primary use; provided that not more than five (5) employees shall be engaged at any time on the premises in such incidental use.

SECTION 11-29. Parking Regulations:

SECTION 11-30. The parking regulations for uses permitted in the "F" Multiple Family Dwelling District shall apply to such uses when located in the "G" Outlying Business District.

SECTION 11-31. Whenever a structure is erected or reconstructed for any of the other purposes permitted in this district, except as provided in SECTION 11-22 of this Article, there shall be provided parking spaces in the ratio of not less than one (1) parking space for each two hundred (200) square feet of floor space in the building which is used for commercial purposes, and except that any recreation or amusement building or any restaurant or establishment whose primary use is to serve meals, lunches or drinks to patrons, either in their cars or in the building, shall provide parking spaces on the lot in the ratio of not less than one (1) parking space for each one hundred (100) square feet of floor space in the building. Such parking space may be located on the same lot as the building or on an area within three hundred (300) feet of the building. Two or more owners of buildings may join together in providing this parking space, provided that the minimum requirements of this Paragraph are maintained.

SECTION 11-32. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height, except as otherwise provided in Articles 14 and 16.

SECTION 11-33. AREA REGULATIONS:

SECTION 11-34. FRONT YARD: The front yard regulations are the same as those in the "D" One-Sixth Acre Single-Family Dwelling Districts; provided, however, that ornamental overhangs, awnings, or canopies may project into a required front yard for a distance not to exceed ten (10) feet, provided further, however, that no part of such overhang, awning, or canopy or any supporting structure thereof shall be less than ten (10) feet higher than the adjacent sidewalk or the first floor level of the building, to which such overhang, awing, canopy, or supporting structure thereof is attached, whichever is higher.

SECTION 11-35. SIDE YARD. Where a corner lot is used for any of the commercial purposes permitted in this district the yard on the side of a lot adjacent to the street shall not be less than ten (10) feet in width, except that the buildable width of the lot shall not be reduced to less than twenty-five (25) feet. In all other cases a side yard is not required except on the side of a lot abutting on a dwelling district, in which case there shall be a side yard of not less than five (5) feet.

SECTION 11-36: REAR YARD: Except as hereinafter provided in Article 16, there shall be a rear yard having a depth of not less than twenty-five (25) feet, unless the lot is less than one hundred twenty-five (125) feet, in which case the rear yard need not exceed twenty (20) per cent of the depth of such lot.

ARTICLE IIA

"G-1" OFFICE, RESEARCH AND COMPATIBLE USE DISTRICT

SECTION IIA-1: The regulations set forth in this Article are the district regulations in the "G-1" Office, Research and Compatible Use District.

SECTION IIA-2. Purpose: The intent of this section is to permit certain administrative, research and business organizations, which do not in any way detract from residential desirability, to locate in an area which lies between a transportation network and manufacturing district of intense activity and certain residential districts of passive activity and thereby to act as a transitional district between said areas. The limitations as to uses, height, ground coverage, and offensive characteristics are imposed to protect and foster residential desirability of the community.

SECTION IIA-3. General Restrictions: Any use permitted in the "G-1" Office, Research and Compatible Uses District shall comply with all provisions contained in Sections IIA-3.1 to II-3.4.

SECTION IIA-3.1 No retail store, service establishment or establishment which makes sales on the premises to the ultimate consumer for personal use shall be located within this district.

SECTION IIA-3.2 All operations and activities of all uses within this district including the storage of materials shall be conducted wholly inside a building or buildings.

SECTION IIA-3.3 No use permitted in this district shall emit odors, gas, dust, smoke, lighting effects or noise, to an extent greater than the following maximum allowable levels:

SECTION IIA-3.3.1 Sound level shall not exceed 60 decibles to be measured at the property line unless said property line shall be coincident with a residential district property, in which case a reading of 50 decibles shall not be exceeded. Noise shall be so muffled as not to become objectionable due to intermittance, beat frequency or shrillness and shall at no time exceed street traffic noise during a normal week day or night.

SECTION 11A-3.3.2 Operation shall not exceed a No. 1 rating on the Ringelman Smoke Chart for periods aggregating four minutes in any thirty-minute period.

SECTION 11A-3.3.3 Dust, dirt and fly ash shall not exceed 0.3 of a grain per cubic foot of flue gas at 60 degrees F., 14.7 psi absolute, and 10% CO_2, and shall in no manner be unclean, destructive, unhealthful or hazardous to humans or vegetation, nor shall visibility be impaired by opaqueness equivalent to No. 1 of the Ringelman Chart.

SECTION 11A-3.3.4 No vibration which is discernible to the human sense of feeling at any time at the property line shall be permitted.

SECTION 11A-3.3.5 Sewage waste shall not be permitted unless neutralized to a permissible range of pH 5.5 to pH 9.0.

SECTION 11A-3.4 No activities involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted.

SECTION 11A-4. Use Regulations. A building and/or premises shall be used only for the following purposes and must comply with the restrictions given in Section 11A-3.

SECTION 11A-4.1 Offices.

SECTION 11A-4.2 Research laboratories.

SECTION 11A-4.3 Personnel training centers, trade or professional schools.

SECTION 11A-4.4 Testing, repairing or service establishments except automotive as determined by operations conforming with performance standards set forth in this ordinance.

SECTION 11A-4.5 Public Utility Electric distribution centers in buildings.

SECTION 11A-4.6. Public Utility Telephone transmission equipment buildings.

SECTION 11A-4.7. Radio, television and electronics assembly.

SECTION 11A-4.8. Printing and publishing establishments, blue print and photocopying establishments.

SECTION 11A-4.9. Distribution and supply center.

SECTION 11A-5. HEIGHT. No building shall be erected or enlarged to exceed forty-five (45) feet in height; provided that an exception may be made by the City Council for pent-houses, enclosed water towers and decorative building projections.

SECTION 11A-6. AREAS. No lot shall be less than two (2) acres in area. Only one permitted use shall occupy one such lot exclusive of offices, training centers and laboratories permitted herein and incidental to the principal use.

SECTION 11A-6.1. The maximum ground area occupied by all buildings shall be not more than forty (40) per cent of the area of the lot or tract on which a building permit has been issued, excluding all areas dedicated for public purposes as may be required by the City of Highland Park or other governmental authority. All building on a lot shall observe the yard requirements of this ordinance.

SECTION 11A-6.2. Front Yard: These shall be a front yard having a depth of not less than one hundred (100) feet wherein there shall be no structure of any kind. No part of the parking areas required by this ordinance shall be located in the front yard.

SECTION 11A-6.3. Side Yard: There shall be a total side yard having an aggregate width of not less than fifty (50) feet. No side yard may be less than fifteen (15) feet on the side of a building except on the side of a lot abutting a residential district, in which case there shall be a side yard of not less than fifty (50) feet. The parking of automobiles may be permitted within the side yard areas except that where the side yard abuts a residential district, no parking space

or access driveway shall be closer than twenty-five (25) feet to any lot zoned for residential use and except that no part of a side yard between the front lot line and the front yard line extended may be used for required off-street parking or loading areas.

SECTION 11A-6.4. Rear Yard: There shall be a rear yard having a depth of not less than twenty-five (25) feet and there shall be no parking of automobiles or access driveways within twenty-five (25) feet of the rear lot lines; provided that where any lot line abuts or is adjacent to an area zoned for residential use; the rear yard lines abutting such use shall be not less than fifty (50) feet, and no parking shall be allowed within fifty (50) feet of such lot lines.

SECTION 11A-6.5. When, due to the shape of the site, alteration of the setback requirements is necessary to provide for the reasonable use of the site these requirements may be reduced by twenty-five (25) per cent of the restrictive dimension by the Zoning Board of Appeals.

SECTION 11A-7. LIGHTING-EXTERIOR. Illumination of buildings, signs, grounds, and parking areas shall be subject to the following:

SECTION 11A-7.1. No blinking or colored lights shall be used for the illumination of signs. All primary light sources illuminating the buildings shall be erected and maintained in accordance with standards of the illuminating Engineering Society and shall be so placed, designed and used that neither the direct nor reflected light therefrom will adversely affect surrounding property or create a traffic hazard. Building faces, if illuminated for advertising purposes, shall be only such faces as to not front upon a residential district.

SECTION 11A-7.2. Floodlighting of grounds or parking or loading areas shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public way. General lighting of parking or loading areas shall, except for emergency lighting, cease at or before the hour of midnight when these areas face a residential district where the distance from the nearest light to the nearest residence is less than one thousand (1,000) feet.

SECTION 11A-8. SIGNS. Business and advertising signs shall be permitted subject to the following:

Okay from here

SECTION IIA-8.1 Signs may be attached to one or more facades but not to or on the roof of any building, provided, that the total area of such signs shall not exceed 8 per cent of the building wall area to which they are attached and the top edge of such signs shall not project over the roof line of the building to which they are attached. No signs need be less than 50 square feet in size. Signs, other than directional signs, shall be limited to identifying the name of the enterprise, its merchandise or service. The provisions of any ordinance regulating the erection or maintenance of signs shall apply except as modified herein.

SECTION IIA-9. Off-Street Parking. Off-street parking facilities for motor vehicles shall be provided in accordance with the regulations set forth hereinafter.

SECTION IIA-9.1 Requirement: One off-street parking space for each two (2) employees, based upon the greatest number of employees in attendance at any time, shall be provided on the premises. In the event permitted sales or services are provided, there shall be provided one (1) off-street parking space for each one hundred (100)square feet of sales or service area. In no event shall parking be permitted on any public street abutting any use permitted herein.

SECTION IIA-9.2 Computation: When determination of the number of off-street parking spaces required by this amendment results in a requirement of a fractional space, any fraction of $\frac{1}{2}$ or less may be disregarded while a fraction in excess of $\frac{1}{2}$ shall be counted as one parking space.

SECTION IIA-9.3 Collective Provision: Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements for each such use and provided that such a collective parking facility is located within five hundred (500) feet of the main building entrances. Further, no parking spaces or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Zoning Board of Appeals.

SECTION IIA-9.4 Area: A required off-street parking space shall be at least nine (9) feet in width and at least (20) feet in length, exclusive of access drives or aisles, ramps or columns. Such space shall have a vertical clearance of at least (7) feet.

SECTION IIA-9.5 Access: Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. No driveway across public property or curb cut shall exceed a width of twenty-five (25) feet.

SECTION IIA-9.6 Design and Maintenance:

a. Open and Enclosed Parking Spaces: Accessory parking spaces may be open to the sky or enclosed in a building.

b. Surfacing: All open off-street parking areas shall be improved with a compacted macadam base, not less than four (4) inches thick, surfaced with asphalt or treated with some comparable all-weather dustless material.

c. Screening and Landscaping: All property lines adjoining a residential district or public or institutional premises, shall be effectively screened by a planted area of sufficient density for screening, not less than five (5) feet in height. All lot areas not paved or built upon shall be planted and landscaped.

d. Repair and Service: No motor vehicle repair work or service of any kind shall be permitted in conjunction with any accessory parking or loading facilities, if such facilities are within five hundred (500) feet of a residence district.

SECTION IIA-9.2 Location. Subject to the provisions of Section IIA-9.3, all parking spaces required to serve buildings or uses erected or established after the effective date of this amendment shall be located on the same lot as the building or use served. Buildings or uses existing on the effective date of this amendment which are subsequently altered or enlarged so as to require the provisions of parking spaces under this amendment may be served by parking facilities located on land other than the lot on which the building or uses served is located, provided such facilities are within five hundred (500) feet walking distance of a main entrance to the use served.

SECTION IIA-10. Off-Street Loading. Off-street loading facilities accessory to uses allowed shall be provided in accordance with the regulations set forth hereinafter.

SECTION IIA-10.1 Requirement: All required loading berths shall be located on the same zoning lot as the uses served and shall be completely enclosed within the building served or in yards adjacent to the building served, provided however, that the yards are completely surrounded and effectively screened by building walls or a uniformly painted solid fence, wall or door, or any combination thereof, not less than eight (8) feet in height.

SECTION IIA-10.2 Standing Space: Standing space for trucks not being loaded or unloaded may be provided in the loading yard or another yard, provided that the standing yard shall be completely surrounded and effectively screened as provided in 11A-10.1 above for loading berths. All zoning requirements of this district for a building shall be met.

SECTION IIA-10.3 Area: Unless otherwise specified, a required off-street loading berth or standing space shall be at least ten (10) feet in width by at least twenty-five (25) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet.

SECTION IIA-10.4 Access: Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfer with traffic movement.

SECTION IIA-10.5 Surfacing: All open off-street loading or standing berths shall be improved with at least a compacted macadam base, not less than nine (9) inches thick, surfaced with not less than two (2) inches of asphalt concrete or its equal in other materials.

SECTION IIA-10.6 Utilization. Area allocated to any off-street loading berth or standing space shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

SECTION IIA-10.7 Standards: For buildings permitted under this ordinance at least one (1) loading berth shall be provided for buildings containing less than 100,000 square feet of gross floor area; for each additional 100,000 square feet of gross floor area or any fraction thereof, up to 500,000 square feet one (1) additional loading berth shall be provided.

ARTICLE 12

"H" CENTRAL BUSINESS DISTRICT REGULATIONS

SECTION 12-1. The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the "H" Central Business Districts.

SECTION 12-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 12-3. Any use permitted in the "G" Outlying Business Districts.

SECTION 12-4. Advertising signs and bulletin boards.

SECTION 12-5. Bakery.

SECTION 12-6. Dyeing and cleaning works using a cleaning fluid whose base is of a material other than petroleum or one of its derivatives, except self service type establishments.

SECTION 12-7. Hotel.

SECTION 12-8. Laundry, except coin operated self serving type.

SECTION 12-9. Plumbing shop.

SECTION 12-10. Printing shop.

SECTION 12-11. Class III and Class IV garages and automobile sales room.

SECTION 12-12. Tinsmithing shop.

SECTION 12-13. Multiple Family Dwellings, above the first floor only and only over a business use permitted in this district.

SECTION 12-14. Any building used primarily for any of the above enumerated purposes may have not more than forty (40) per cent of the floor area devoted to industry or storage purposes incidental to such primary use.

SECTION 12-15. Parking Regulations. Whenever a structure is erected, converted or structurally altered for multiple family use as permitted in this district, one and one-half (1 1/2) parking spaces shall be provided for each dwelling unit. No parking space shall be required in the "H" Central Business District in any other instance.

SECTION 12-16. Height Regulations: No building shall exceed three (3) stories or shall it exceed forty-five (45) feet in height, except as otherwise provided in Articles 14 and 16 hereof.

SECTION 12-17. Area Regulations:

SECTION 12-18. No front yard is required except as provided in Section 16-19.

SECTION 12-19. Side Yard: No side yard shall be required.

SECTION 12-20. Rear Yard. A rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet.

SECTION 12-21. Intensity of Use. When a lot is improved with dwelling units there shall be a lot area of not less than three thousand (3,000) square feet of lot area per dwelling unit.

ARTICLE 13

"I" INDUSTRIAL DISTRICT REGULATIONS

SECTION 13-1. The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "I" Industrial Districts.

SECTION 13-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 13-3. Any Use permitted in the "H" Central Business District, except Multiple Family Dwellings.

SECTION 13-3.1: Motels: No facilities for the storage, cooking or other preparation of food shall be provided or permitted in a motel except in one unit of the motel for the exclusive use of the immediate family of the owner, operator or manager of the motel or in a restaurant constructed as part of the motel.

SECTION 13-4. Blacksmith shop.

SECTION 13-5. Bottling works.

SECTION 13-6. Dyeing and cleaning establishments.

SECTION 13-7. Milk distributing station.

SECTION 13-8. Lumber or building materials yard.
SECTION 13-9. Wholesale establishments.
SECTION 13-10. Warehouses and storage plants.
SECTION 13-11. Coal yards.
SECTION 13-12. Wholesale storage of oil, gasoline or other petroleum products, but only after the location and protective measures have been approved by the Chief of the Fire Department.
SECTION 13-13. Printing plants.
SECTION 13-14. Public utility substations and facilities.
SECTION 13-15. Junk yards, but only when the area of such lot or tract devoted to such use is covered by a building in conformity with the Building Code requirements of the City of Highland Park.
SECTION 13-16. Industrial and manufacturing plants where the scale of operations and the process of manufacturing or treatment of materials is such that the amount of dust, odor, gas, smokeor noise resulting therefrom will not result in a lowering of taxable values of property, and otherwise will not be objectionable to surrounding residence districts, where the operations are conducted in one or more buildings and not more than ten (10) per cent of the lot or tract is used for the open storage of products, materials, or equipment.
SECTION 13-17. Height Regulations: No building shall exceed three (3) stories or shall it exceed forty-five (45) feet in height, except as otherwise provided in Articles 14 and 16.
SECTION 13-18. Parking Regulations: The parking regulations for uses permitted in the "G" Outlying Business District shall apply to such uses when located in the "I" Industrial District. Parking space shall be provided on the lot or in a building on the lot adequate to accomodate the cars of the employees of any of the uses permitted in this district, as well as the trucks and other vehicles owned by or in the custody of the establishment and when a lot is improved with a motel there shall also be provided on the lot and immediately adjacent to the motel not less than one off-street parking space (exclusive of driveways and required buffer areas) for each room in the motel in which sleeping accomodations are provided. Each parking space shall abut upon a driveway not less than eighteen (18) feet in width.
SECTION 13-19. Area Regulations:
SECTION 13-20. Front Yard: The front yard regulations are the same as those in the "H" Central Business Districts.
SECTION 13-21. A side yard is not required except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard of not less than ten (10) feet.
Amended: 11/14/66
SECTION 13-22. Rear Yard: The rear yard regulations for dwellings are the same as in the "F" Multiple Dwelling Districts. In all other cases a rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than twenty (20) feet.
SECTION 13-23. That Section 13-23 of the above-entitled ordinance be and it is hereby repealed.

ARTICLE 14
NON-CONFORMING USES

SECTION 14-1. The lawful use of land for storage purposes (where such use is not an adjunct of any structure) and for advertising signs and billboards which does not conform to the provisions of this Amending Ordinance shall be discontinued within five (5) years from the date of the approval of this Ordinance, and the same uses of land which become non-conforming by reason of a subsequent change in this amending Ordinance shall also be discontinued within five (5) years from the date of the change.

ture may not be increased beyond the area or space within such building actually devoted to such use at the date of the adoption hereof. Where a building is being lawfully used as a non-conforming two family or multiple dwelling, the number of family units occupying the same may not be increased. No non-conforming use may be expanded or enlarged by any addition to or alteration or remodeling of the same. Nothing herein contained shall be construed to prohibit ordinary repairs thereto.

SECTION 14-6. No non-conforming structure that was erected, converted, or structurally altered in violation of the provisions of the ordinance which this ordinance amends shall be validated by the adoption of this Ordinance, and such violations or any violations of this Ordinance may be ordered removed or corrected by the proper officials at any time.

SECTION 14-7. Except as provided in Article 17, SECTION 17-16, all non-conforming commercial or industrial buildings located within any dwelling district shall be removed or converted, and the building thereafter devoted to a use permitted in the District in accordance with the following schedule:

(a) In the case of buildings erected before January 1, 1915 on or before January 1, 1955.

(b) In the case of buildings erected between January 1, 1915 and January 1, 1920, on or before January 1, 1960.

(c) In the case of buildings erected between January 1, 1920 and January 1, 1925, on or before January 1, 1965.

(d) In the case of buildings erected since January 1, 1925, within forty (40) years from the date of the issuance of a building permit therefor, but in all cases on or before January 1, 1986.

Section 14-8. SPECIAL PERMITS: The Council of the City of Highland Park, may, by special permit, after public hearing held by the Plan Commission and advertised as provided in Article 22, and subject to such protective restrictions that it deems necessary authorize the location, extension or structural alteration of any of the following buildings or uses, or an increase in their height, in any district from which they are prohibited or limited by the district regulating this Ordinance; provided that such buildings or uses will not have any serious and depreciating effect upon the value of surrounding property.

SECTION 14-9. Any public building erected and used by any department of a Municipal, County, State or Federal Government.

SECTION 14-10. Hospitals, clinics and institutions, except institutions for criminals and those for persons who are mentally ill or have contagious diseases; provided, however that such buildings may occupy not over fifty (50) per cent of the total area of the lot or tract and, provided further, that the buildings shall be set back from all yard lines heretofore established an additional distance of not less than two (2) feet for each foot of building height, and that adequate off-street parking space will be provided.

SECTION 14-10-01. Convalescent homes and nursing homes, but only when they are located upon large tracts and do not adversely affect surrounding residential development.

SECTION 14-10.02. Nursery schools and play schools.

Section 14-10.03: Drive-In Theaters, in the "I" District only.

Section 14-10.04: Drive-In restaurants and refreshment stands, in "G", "G-1", and "I" District only.

Section 14-10.05: Coin operated or self service type Laundry, Launderette, and Dry-Cleaning business, with machines which are coin operated, or intended for self-service, in the "G", "G-1", and "H" Districts only.

Section 14-10.06: Coin operated food, beverage, ice and milk dispensing machines (except machines that are placed within a building and operated as an adjunct of the principal use of the building or premises) in "G", "G-1", "H" and "I" Districts only.

Section 14-10.07: Automobile service or filling stations and automobile car washes or auto laundries, in the "G", "G-1" and "H" and "I" Districts only.

Section 14-10.08: New and used car sales or storage lots, in the "I" District only.

Section 14-10.09: Institutions of a religious, educational, eleemosynary or philanthropic nature.

Section 14-10.10: Mental or Penal Institutions.

SECTION 14-11. Cemetery or mausoleum.

SECTION 14-12. Airport, landing field, or landing strip.

SECTION 14-13. Greenhouses, provided that any such structures shall not be less than one hundred (100) feet from all property lines.

SECTION 14-14. Nurseries and truck gardens.

SECTION 14-15. Riding stables.

SECTION 14-16. Roadside stands, commercial amusement or recreational development for temporary or seasonal periods.

SECTION 14-17. Extraction of gravel, sand, or other raw materials.

SECTION 14-18. Parking lots on land not more than three hundred (300) feet from the boundary of any commercial, business or industrial district, under such conditions as will protect the character of surrounding property.

SECTION 14-19. Areas for the dumping or disposal of trash or garbage.

SECTION 14-20. Radio towers and radio broadcasting stations.

SECTION 14-21. Hotels where the primary purpose is to provide seasonal or year around living facilities, but only when they are located upon large tracts and would not adversely affect surrounding residential development.

SECTION 14-22. Any use which is generally similar to the uses permitted in the district in which such proposed use is sought to be located by special permit which conforms to the regulations for such district.

SECTION 14-22.01. Planned Business Center, but only: (1) on tracts of land of not less than five acres abutting and contiguous to a state highway containing four or more traffic lanes divided by a median strip; or (2) any tract of land located within a district zoned, and classified as "G" Outlying Business District, "H" Central Business District, or "I" Industrial District.

SECTION 14-2. The unlawful use of a building or building and land immediately appurtenant thereto and used in conjunction with such building, or the unlawful use of unimproved land existing at the time of the adoption of this ordinance when such use does not conform with the provisions hereof or existing at the time of the passage of any amendment hereto when the effect of such amendment is to render non-conforming a use previously conforming to the provisions hereof, may be continued although such use does not conform with the provisions hereof or of any amendment hereto. Such continued non-conforming use shall be subject to the following regulations and limitations in order to reduce or prevent an increase in the incompatibility of such use with the character of the district where it is located. If no structural alterations or increase in volume or intensity of use is involved, a non-conforming use may be changed to another non-conforming use, provided such latter non-conforming use is permitted in a more restricted zone or district. The foregoing provisions shall apply to non-conforming uses in districts hereafter changed by amendment hereto. Whenever a non-conforming use of a building has been changed to a more restricted use or a conforming use, such shall not thereafter be changed to a less restricted use.

SECTION 14-3. No building which has been damaged by fire, explosion, act of God or the public enemy, to the extent of more than fifty (50) per cent of its value, shall be restored except in conformity with the regulations of this Ordinance.

SECTION 14-4. In the event that a non-conforming use of any building or premises is discontinued or its normal operation stopped for a period of two (2) years, the use of the same shall thereafter conform to the regulations of the district in which it is located.

SECTION 14-5. Except as provided in Section 14-8 of this Article, a non-conforming use of land only shall not be expanded beyond the extent of land actually devoted to and used by such non-conforming use at the time such use became non-conforming. The non-conforming use of a building or struc-

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 2026-006

A RESOLUTION RECOMMENDING THE CITY COUNCIL FORMALLY CONSIDER LAND-USE INCENTIVES TO ENCOURAGE HISTORIC PRESERVATION

WHEREAS, at its Sep. 8, 2025 meeting the City Council ("***Council***") directed staff to work with the Historic Preservation Commission to develop a recommendation on how the City could encourage historic preservation; and

WHEREAS, at its September 11, 2025 meeting the Historic Preservation Commission ("***HPC***") directed staff to research preservation incentives for discussion at its Nov. 13, 2025 meeting; and

WHEREAS, at the Nov. 13, 2025 meeting the HPC discussed such incentives to encourage historic preservation; and

WHEREAS, at the Dec. 11, 2025 meeting the HPC directed staff to draft the Commission's recommendations to be brought before the Council; and

WHEREAS, at the Jan. 8, 2026 meeting the HPC reviewed the Commission's recommendations to Council drafted by staff; and

WHEREAS, at the Jan. 8, 2026 meeting, the HPC adopted resolution R2026-001 (***Exhibit A***) recommending that the City Council consider the Commission's recommendations for ways to encourage historic preservation; and

WHEREAS, at the September 10, 2026 meeting the HPC discussed land-use incentives to encourage historic preservation; and

WHEREAS, at the September 10, 2026 meeting, the HPC adopted this resolution recommending that the City Council consider the Commission's recommendations for historic preservation land-use incentives; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That the Historic Preservation Commission of the City of Highland Park, Lake County, Illinois, adopts hereby the above recommendations in the following form:

SECTION TWO: That the Secretary of the Historic Preservation Commission of the City of Highland Park be and is directed hereby to forward the Commission's recommendations (***Exhibit A***) to the Plan and Design Commission for consideration at a Plan and Design Commission Meeting and City Council for consideration at a City Council Meeting.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

DRAFT

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 2026-006

A RESOLUTION RECOMMENDING THE CITY COUNCIL FORMALLY CONSIDER LAND-USE INCENTIVES TO ENCOURAGE HISTORIC PRESERVATION

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 2026-006

ATTEST:

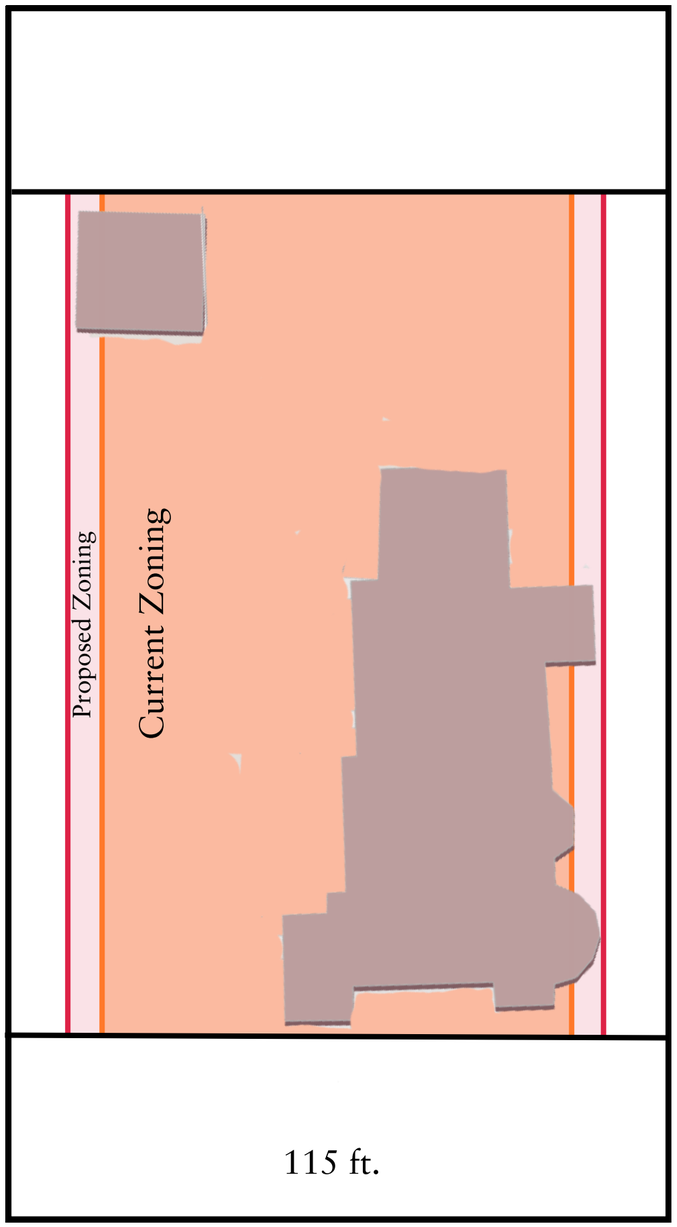
_____
Erica Weeder, Chair

_____
Maddy Markle, Secretary

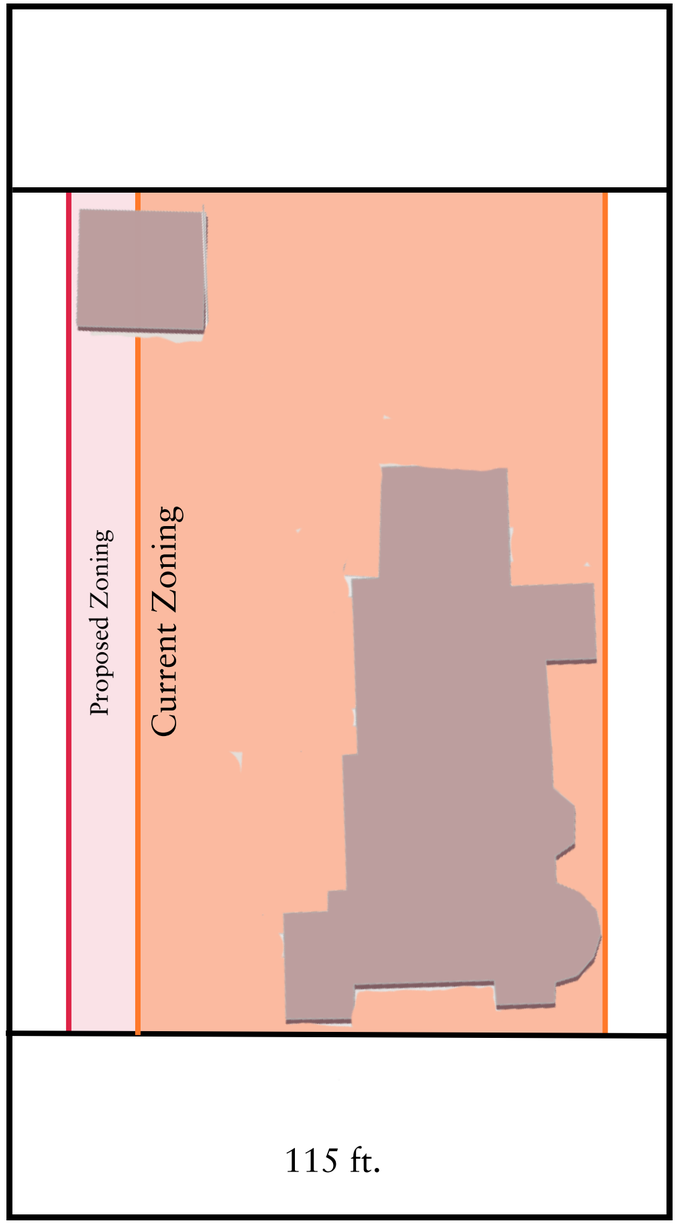
DRAFT

R4

115 ft. Lot (Average Lot Width)



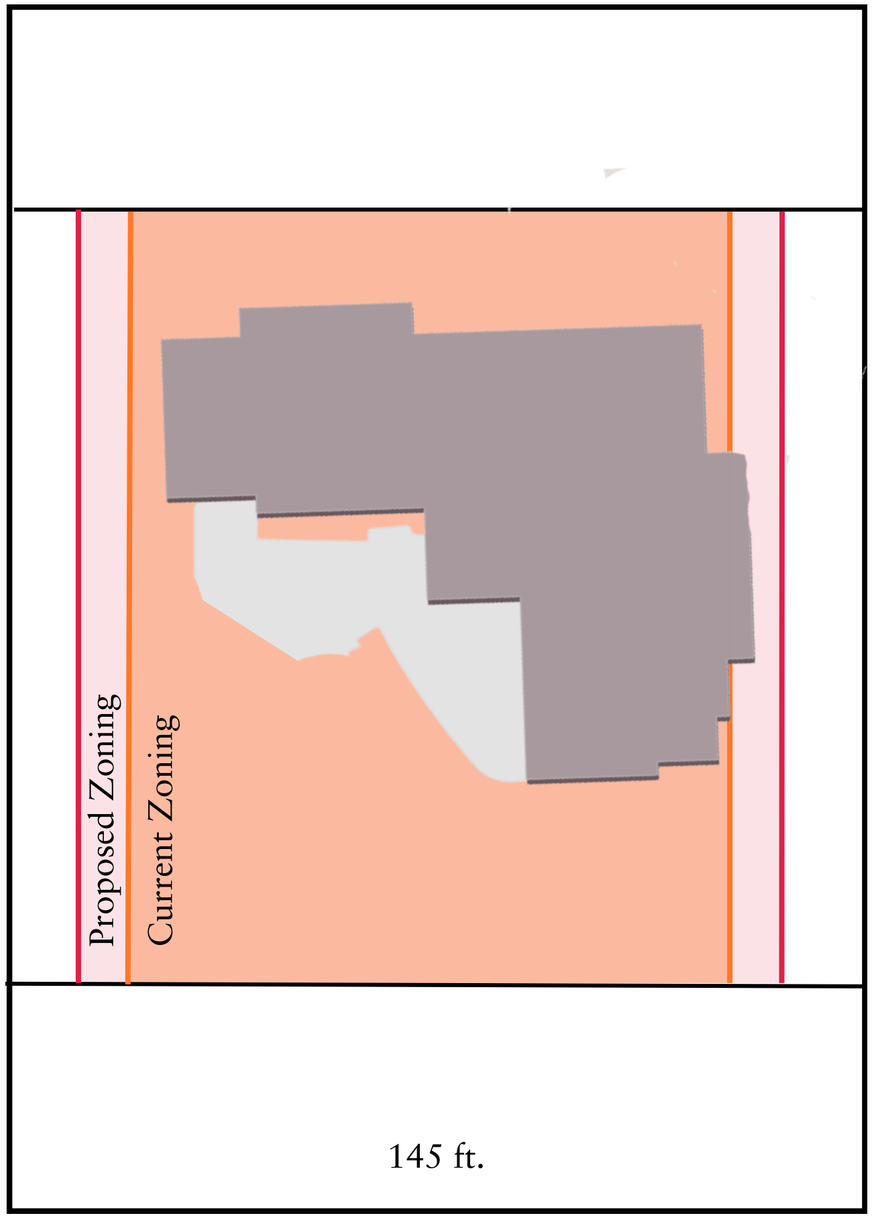
Scenario 1



Scenario 2

R4

145 ft. Lot (Top 75th Percentile of Lot Widths)



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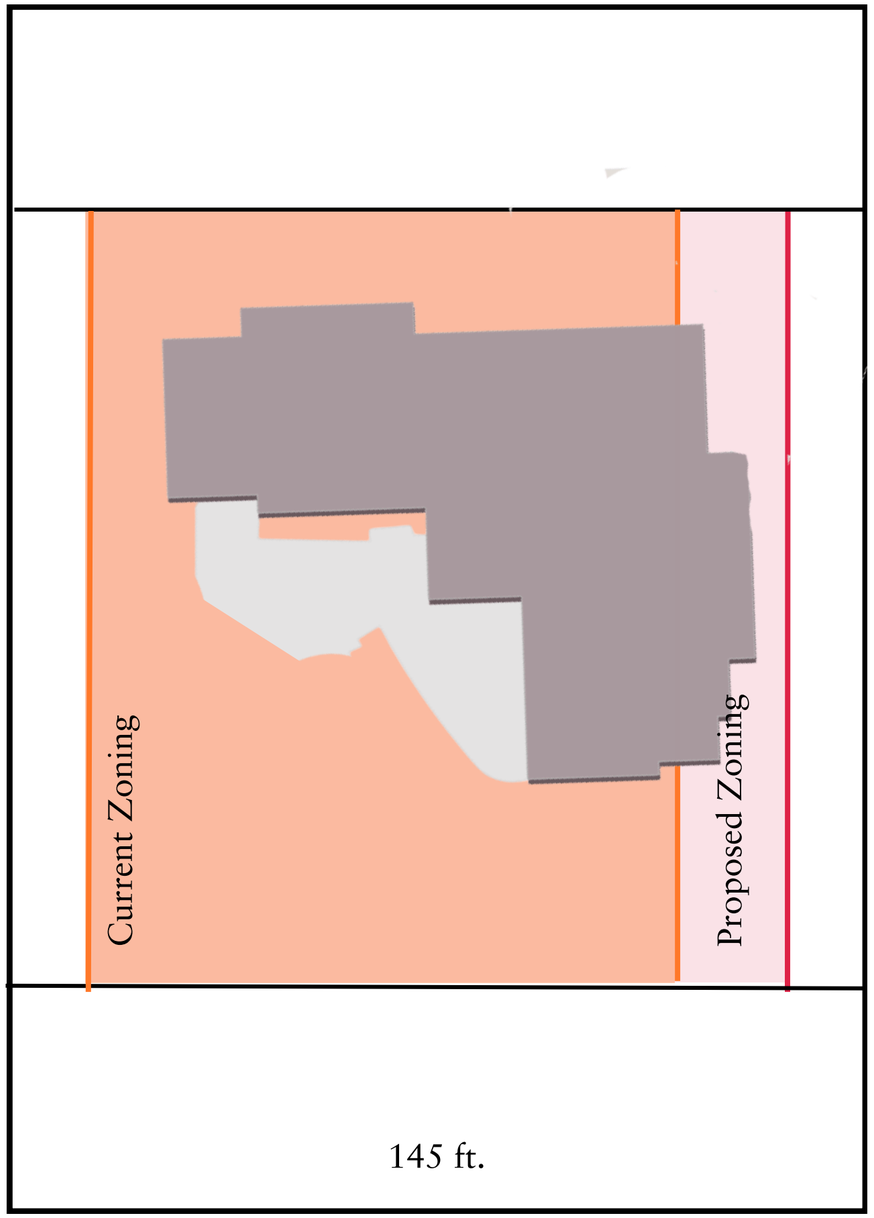

Scenario 2

R4

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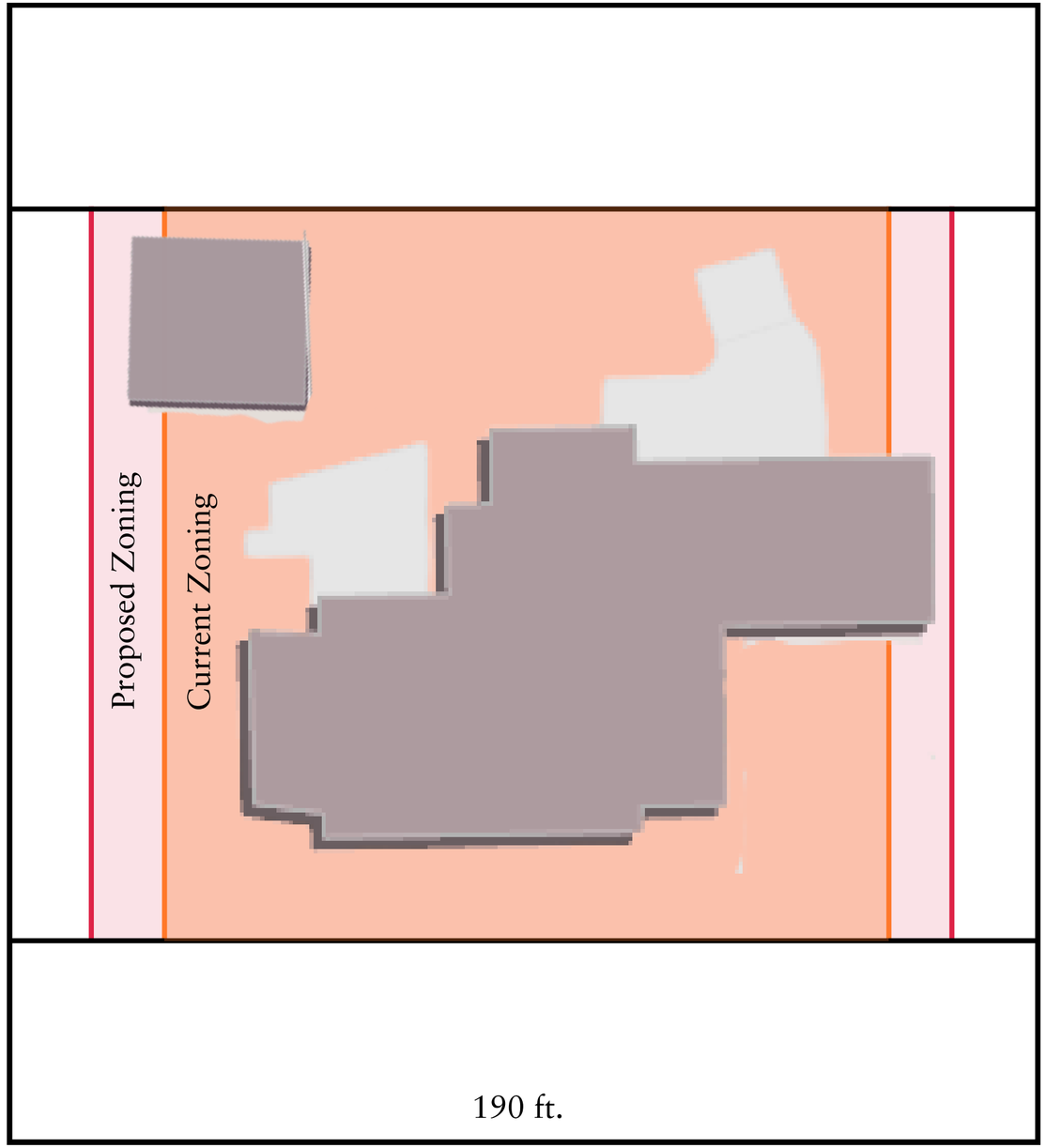

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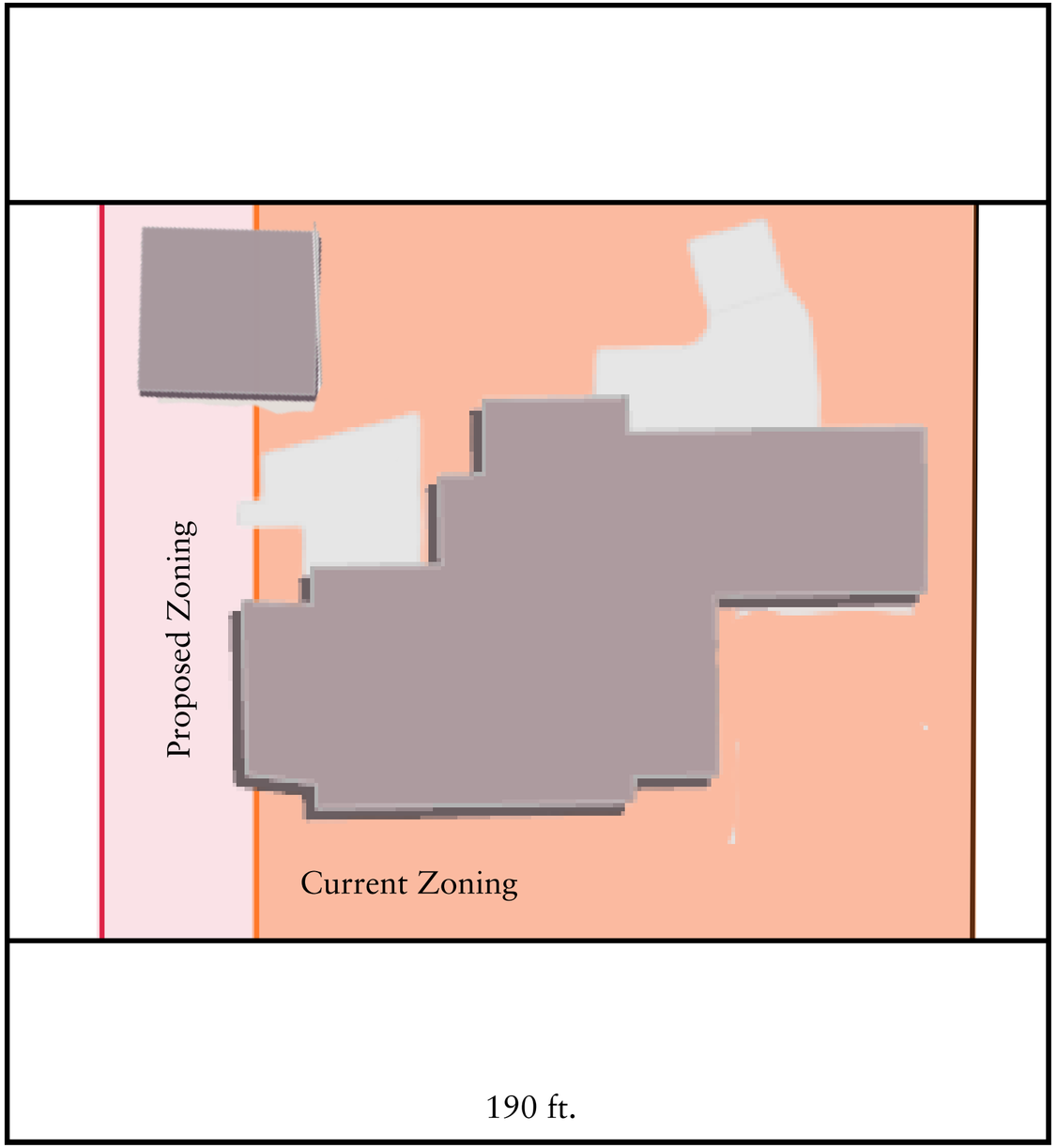
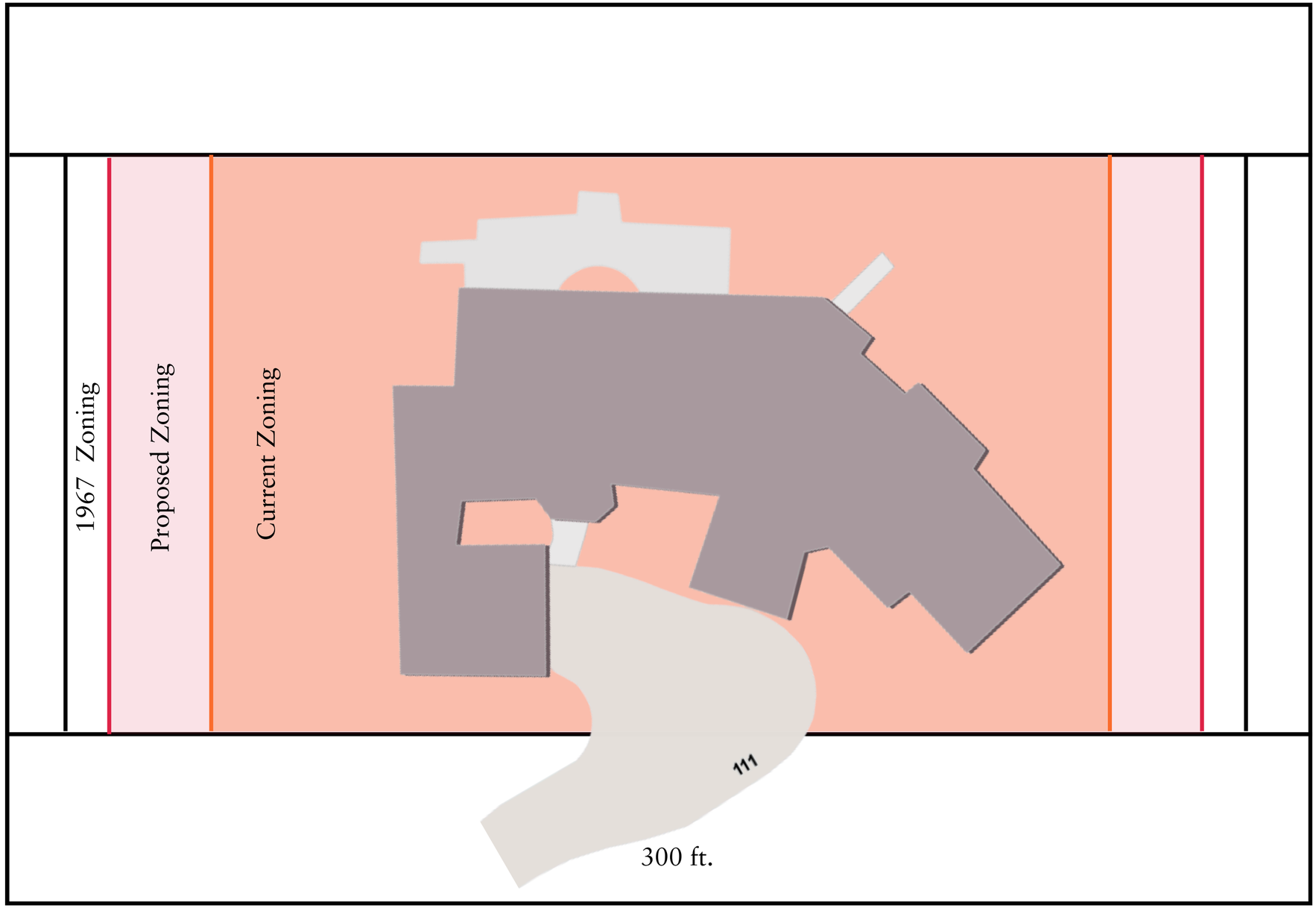


Scenario 2

R4

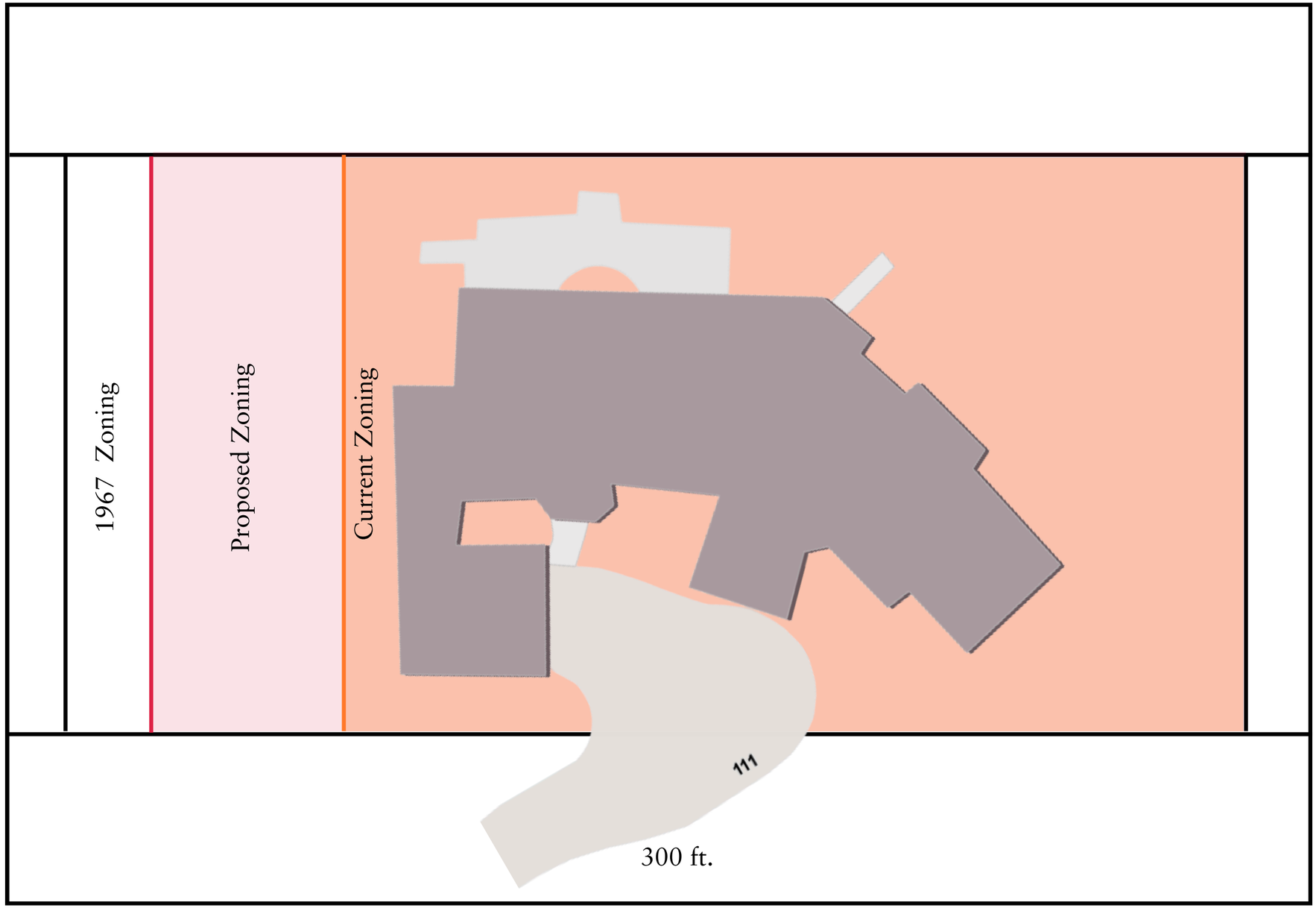
300 ft. Lot (Top 97th Percentile of Lot Widths)



Scenario 1

R4

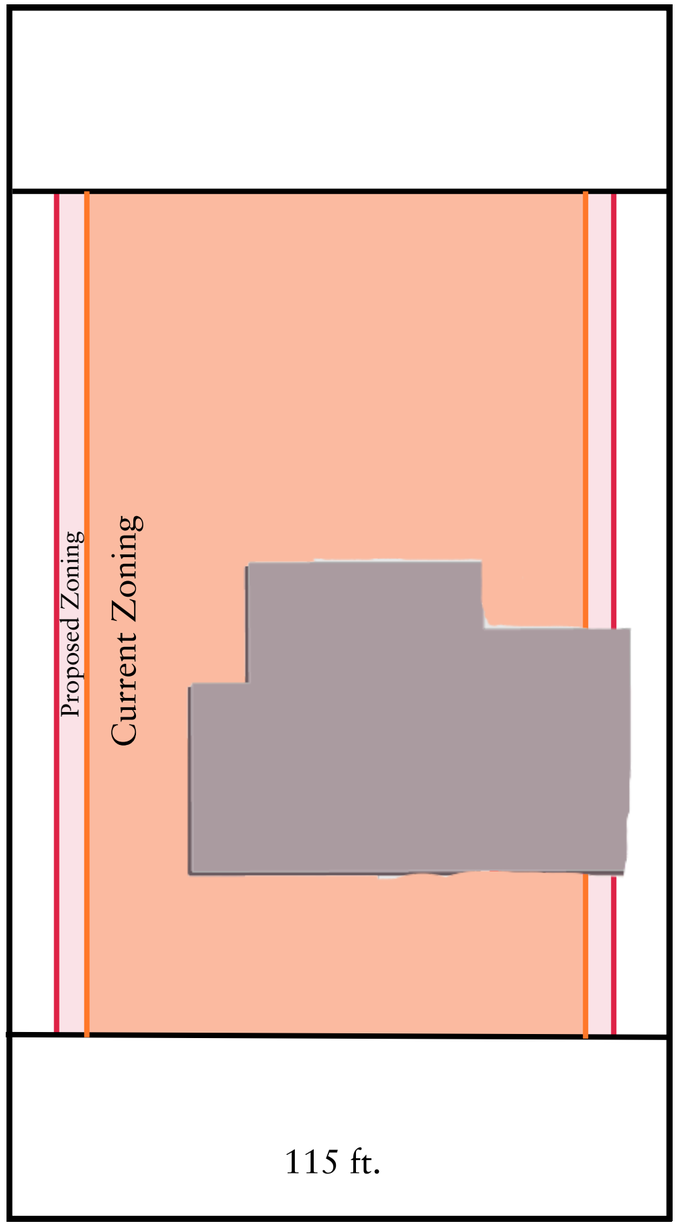
300 ft. Lot (Top 97th Percentile of Lot Widths)



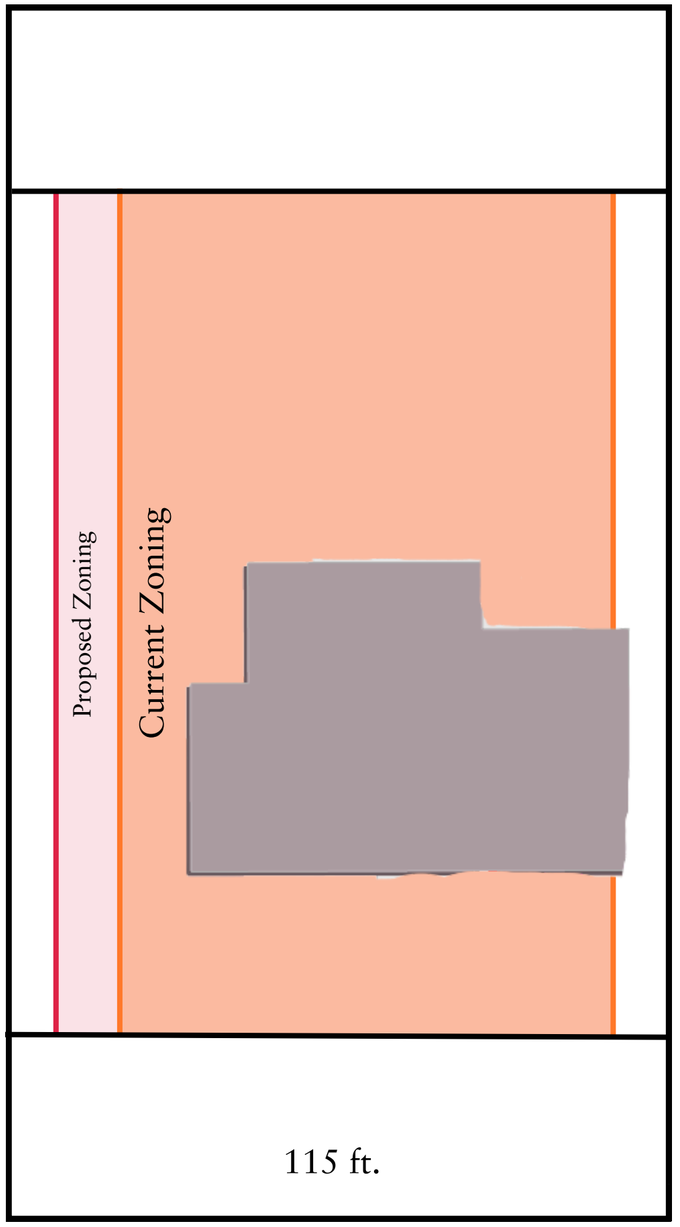
Scenario 2

R5

115 ft. Lot (Average Lot Width)



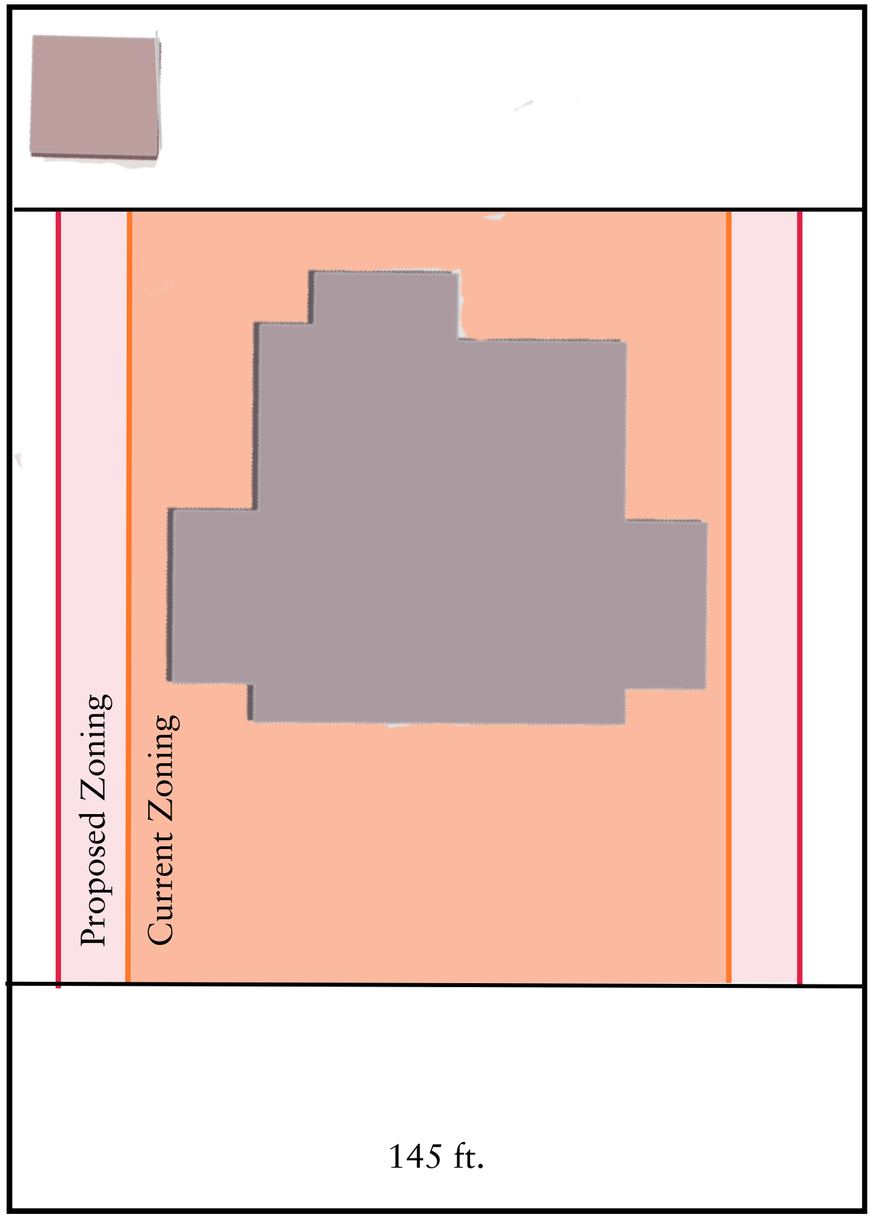
Scenario 1



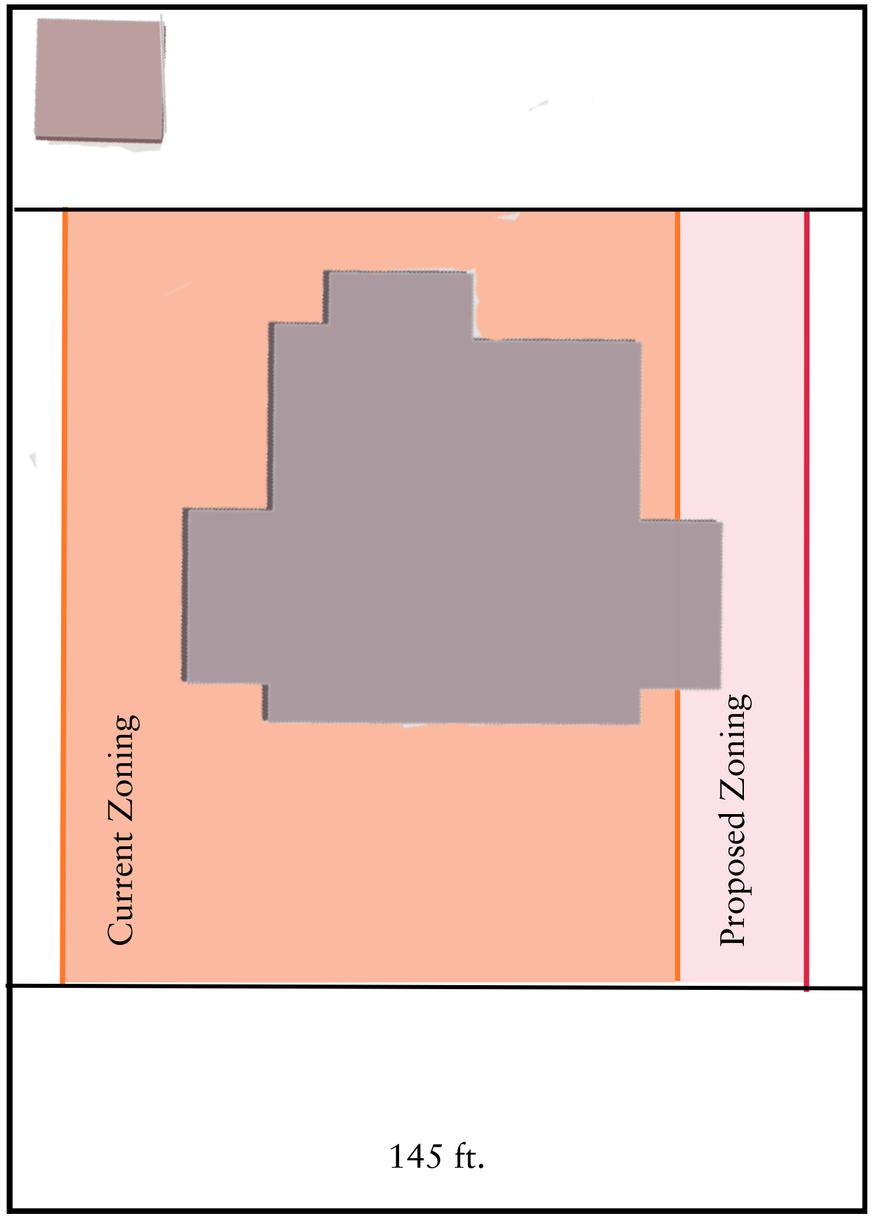
Scenario 2

R5

145 ft. Lot (Top 75th Percentile of Lot Widths)



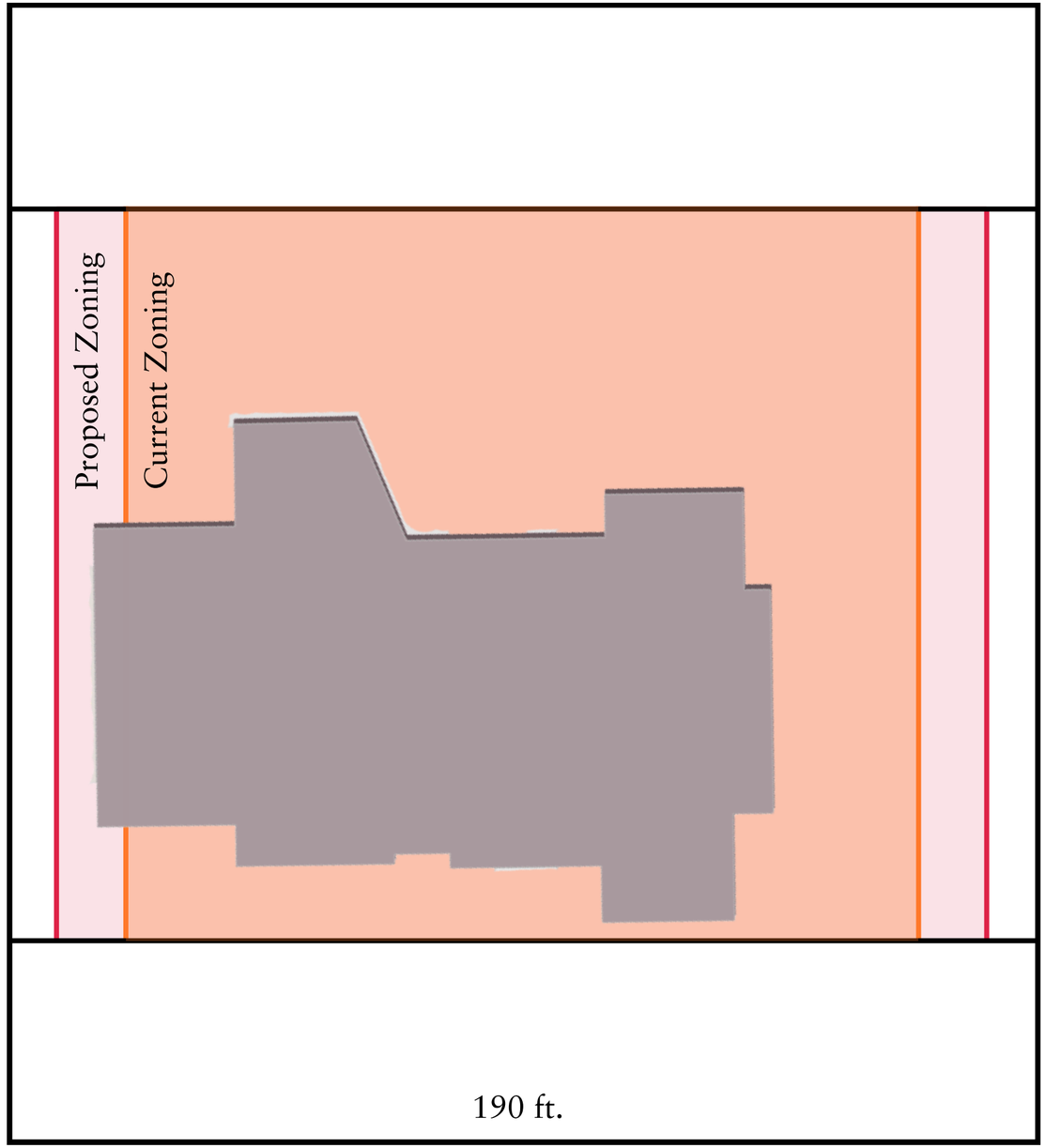
Scenario 1



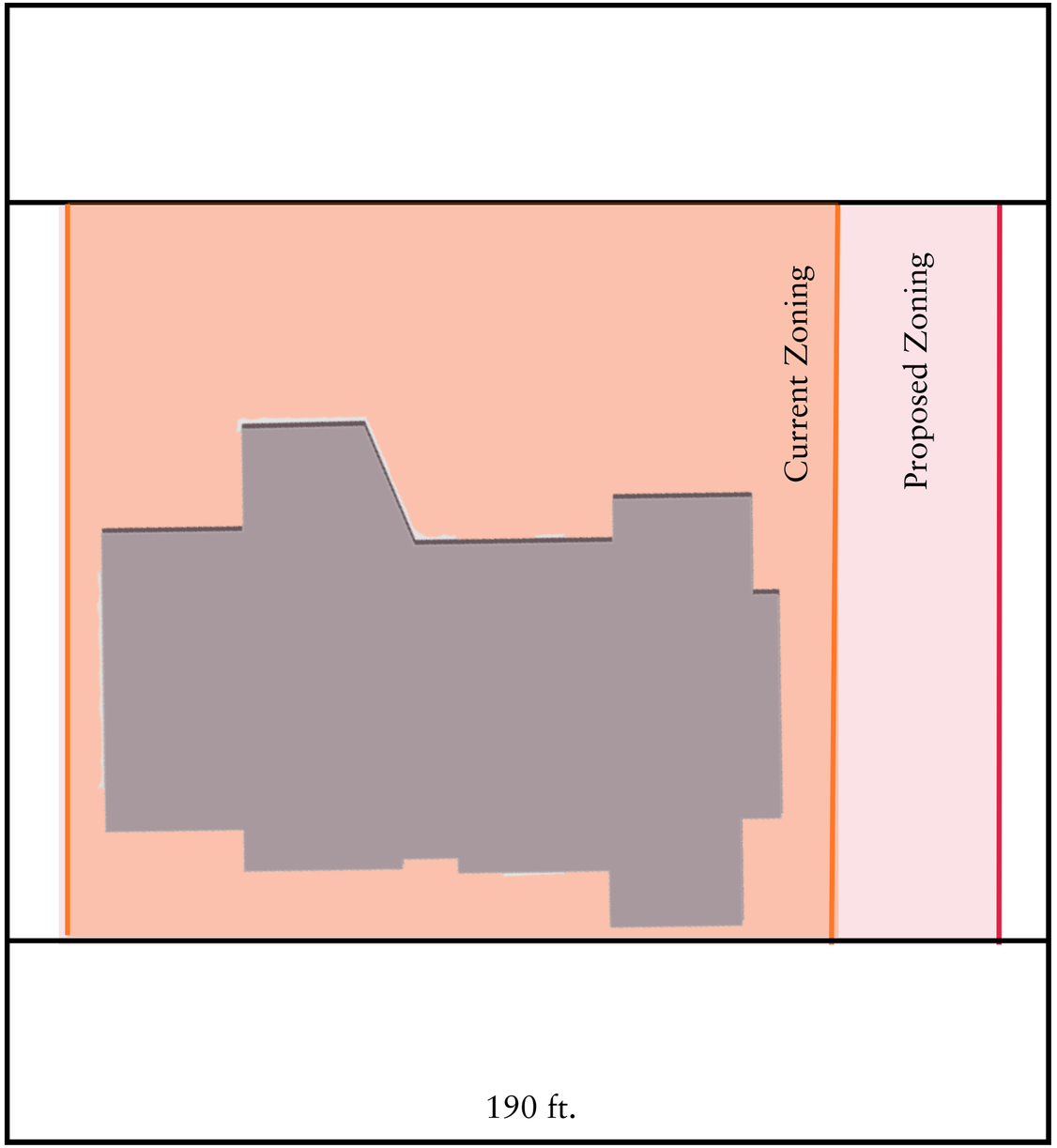
Scenario 2

R5

190 ft. Lot (Top 90th Percentile of Lot Widths)



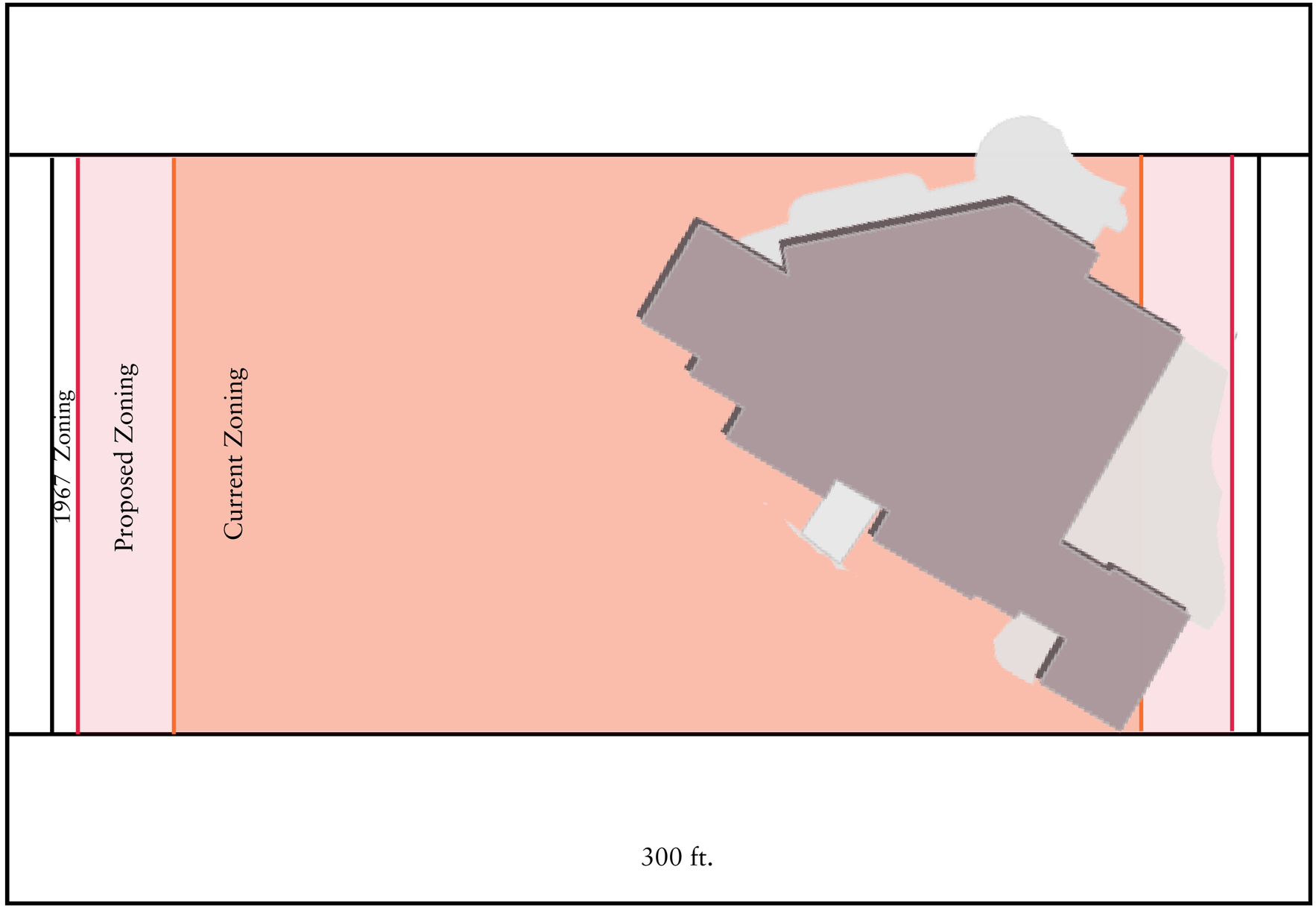
Scenario 1



Scenario 2

R5

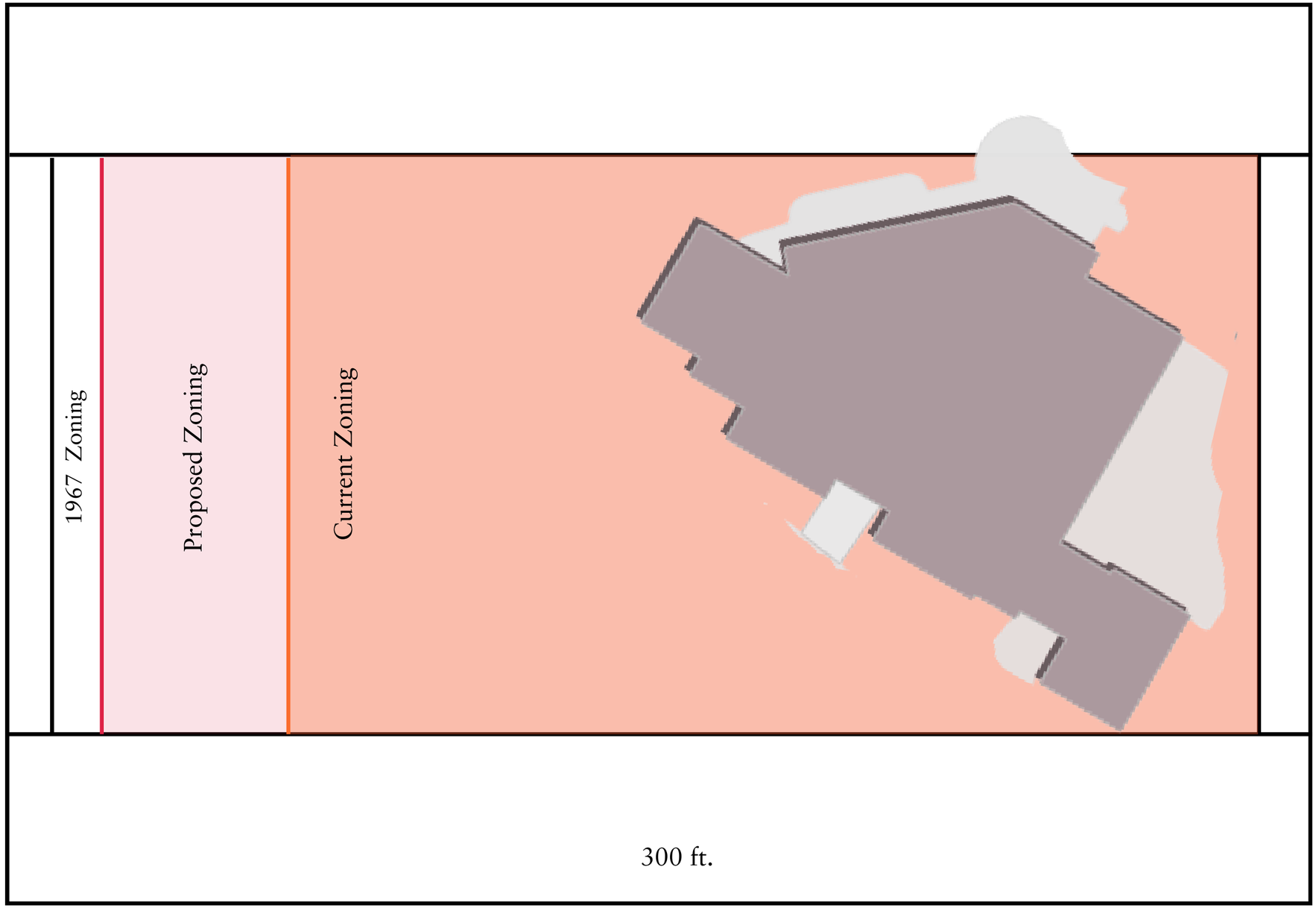
300 ft. Lot (Top 97th Percentile of Lot Widths)



Scenario 1

R5

300 ft. Lot (Top 97th Percentile of Lot Widths)



Scenario 2

City of Highland Park

Memorandum

Date: September 10, 2026

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Historic Resource Demolition Tax

Recommendation.

Staff recommend a Historic Resource Demolition Tax as an element of a strategy to encourage the preservation and avoid the loss of historic resources.

Next Steps. Staff will draft a resolution and Historic Resource Demolition Tax Ordinance for review and recommendation by the Commission to the City Council for consideration.

Background.

At its Sep. 8, 2025 meeting the City Council (**"*Council*"**) considered a Code amendment related to Historic Preservation and directed staff to work with the Historic Preservation Commission to develop recommendations for encouraging historic preservation. At its Sep. 11, 2025 meeting the Historic Preservation Commission (**"*HPC*"**) directed staff to research preservation incentives for discussion at its Nov. 13, 2025 meeting.

At the Nov. 13, 2025 meeting the HPC discussed three monetary incentives: matching grants, tax abatements, and permit fee waivers; and two regulatory-based considerations: the number of properties required for a Local Historic District nomination, and land use regulations related to setbacks for historic properties. The HPC also discussed various penalties to encourage historic preservation such as a demolition tax for historic resources found to meet multiple Landmark Criteria (see Sec. 24.015 of Code).

At the Dec. 11, 2025 meeting the HPC reached a consensus on which recommendations should be brought before the City Council at a Council of the Whole meeting. At the Jan. 8, 2026 meeting the HPC adopted A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation (*see **Attachment A***).

At a March 9, 2026 Joint Special Meeting between the Council and HPC, staff presented the Commission's recommendations to the Council. The Council indicated that the item would be further discussed at a later Committee of the Whole Meeting (***"COTW"***).

At the April 27, 2026 COTW meeting the Council further discussed each of the HPC's recommendations and directed staff to research the Commission's recommendations except for extending the demolition delay period and permit fee waivers. The video and Council package from the meeting can be found here. During this discussion the Council directed staff to research a historic demolition tax.

Historic Resource Demolition Tax.

Staff recommends the establishment of a Historic Resource Demolition Tax that is independent from the City's Affordable Housing Demolition Tax. This tax would be in addition to the Affordable Housing Demolition Tax, the proceeds of which would be dedicated to a proposed Historic Preservation Trust fund for use on projects related to Historic Preservation.

Applicability:

The Historic Resource Demolition Tax would:

- Apply to any Regulated Structure that is being demolished without approval of a Certificate of Appropriateness, or any structure that the Commission finds meets two or more Landmark Criteria and retains sufficient integrity pursuant to Sec. 170.122.
    - The City's demolition Ordinance (see Sec. 170.122) allows the Commission to impose a 180 or 360 day demolition delay on properties in Covered Residential Districts[1] found to retain integrity *and* that meet two or more Landmark Criteria listed in Sec. 24.015 of the Historic Preservation Ordinance.
- Not apply to Non-Contributing-rated properties that are reviewed administratively, pursuant to Sec. 170.122(C)(1-2) of Code.

Amount of Tax:

The amount of the applicable tax, due at demolition permit issuance, will follow the Annual Fee Resolution tax schedule for the Affordable Housing Demolition Tax, which is recommended to be the following for FY-27:

- $18,000 per unit for single-family homes.[2]

Exemptions:

- If the applicant establishes, subject to appropriate evidence that the demolition is necessary due to a Force Majeure – i.e., an act of God, or other factors beyond the owner's control and reasonable ability to remedy.
- If the applicant establishes, subject to appropriate documentation in Sec. 24.035(C)(1-14) of Code, that the demolition of the dwelling is necessary due to economic hardship.[3]
- If the applicant was issued an Emergency Demolition Permit pursuant to Sec. 170.122(F) of Code.

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[1] "*Covered Residential District* means the R1, R2, R3, R4, R5, R5A, R6, R7, RM1, and RM2 Residential Zoning Districts, as set forth in Chapter 150 of the City Code".

[2] Also includes provisions for multi-family dwellings with three or more units.

[3] Sec. 24.035(C)(1-14) of Code are the requirements for applying for a Certificate of Economic Hardship to allow for a Regulated Activity for which a Certificate of Appropriateness has been denied. These application requirements could be adapted to a historic demolition tax waiver.

Administration:

- The Dept. of Community Development administers the Affordable Housing Demolition Tax as part of the building permit process. If an applicant believes that the tax does not apply based on one of the exceptions listed above, the applicant must submit appropriate documentation for review by staff who determine, in consultation with the Commission's staff liaison, whether an exception applies.

Attachments.

A. A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation

City of Highland Park
Historic Preservation Commission

Resolution No. 2026-001

A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation

WHEREAS, the City Historic Preservation Commission ("***Commission***") is a commission of the City created pursuant to Section 33.1701 of the "The Highland Park Code of 1968," as amended ("***City Code***"); and

WHEREAS, pursuant to Section 33.1706(B)(20) of the City Code, the Commission is authorized to periodically review the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), and to recommend to the City Plan and Design Commission and the City Council amendments to the Zoning Code appropriate for the protection or continued use of landmarks and contributing regulated structures within historic districts in the City; and

WHEREAS, on September 8, 2025, the City Council directed the Commission to develop recommendations to encourage historic preservation in the City; and

WHEREAS, the Commission held public meetings to consider incentives to encourage historic preservation in the City on September 11, November 13, and December 11, 2025; and

WHEREAS, the Commission now desires to recommend that the City Council approve incentives to encourage historic preservation in the City, as set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: **RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Commission.

SECTION TWO: **RECOMMENDATION.** The Commission recommends the City Council approve the incentives to encourage historic preservation in the City, as set forth in **Exhibit A** attached to this Resolution.

SECTION THREE: **EFFECTIVE DATE.** This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES: Greenbaum, Pines, Ehrlich, Bonka, Hartinger, Portman

NAYS: None

ABSENT: Chair Weeder

PASSED: 6-0

APPROVED: January 8, 2026

RESOLUTION NO. 2026-001

ATTEST:

Maddy Markle, Secretary

Vice Chair Lynn Greenbaum, Acting Chair

Historic Preservation Commission

Determination of Historic Significance Staff Memorandum

To: Erica Weeder, Historic Preservation Commission Chair

From: Maddy Markle, Planner I

Date: August 12, 2026

Subject: Administrative Determination of Historic Significance: 647 St. Johns Ave

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Location:	647 St. Johns Ave
Petitioner:	Adrian Urbanowicz
Historical Name:	N/A
Historical Status:	NC – Non-contributing in 2003 Braeside Survey
Year Built:	1915
Style:	Gable Front Cottage
Architect:	N/A
Builder:	N/A
Original Owner:	N/A
Alterations:	1955 rear addition, 1975 new siding, new windows

Chair Weeder,

Adrian Urbanowicz submitted an application to demolish the home at 647 St. Johns Avenue. This home, was administratively approved three times for demolition by former HPC Chairs; once in July of 2020, once in November of 2015, and once in August of 2022. Due to inactivity of the demolition permit, a new demolition approval is required.

The house was given an NC – Non-Contributing historic status in the 2003 Braeside architectural resource survey. As shown in the attached Braeside Survey Inventory sheet, the home was built in 1915 and is a Gabled Front Cottage style home. Below is the historic information that was provided to previous Chairs:

- Materials submitted by applicant: Application & Existing Pictures
- Property located on corner of St. Johns Ave & Dean Ave
- Braeside survey identifies home as a Gabled Front Cottage classification
    - Only Gabled Front Cottage home
    - Survey notes that this is the only example of 19th century vernacular house type
    - Survey notes it is rated NC because the home has undergone several large additions & alterations over the years
- Noticeable Ranch & Contemporary elements include:
    - Minimal projections

    - Asymmetrical
    - Gabled roof
    - Overhanging Eaves
- Alterations:
    - Front & rear additions, extensive remodeling (1955)
    - New siding & windows (1975)
- Original Architect
    - Not available
- 1955 Owner
    - Harvey Olson
    - Olson served in the U.S. Navy
    - Served as President of Campus Tours, Inc., an international travel organization
- Subdivision
    - The lot received 2021 approval to subdivide the lot into two parcels for development

A provision in Chapter 24 allows houses with an "NC" historic status to be eligible for administrative approval by the Chair of the Historic Preservation Commission. This memo requests your consideration of 647 St. Johns Avenue and whether it has the potential to meet any landmark standards. If not, you can approve the demolition of the house via e-mail.

Please let me know if you have any questions. If not, please respond that you're comfortable approving this house for demolition administratively, or would prefer to bring it before the Commission next week.

Sincerely,

Maddy Markle, Planner I

Attachments:

- Existing Pictures
- 1955 Remodel Building Permit
- Braeside Survey Inventory Page
- Braeside Survey Vernacular house type pages
- 2021 Recorded Subdivision Plat
- 2015 administrative approval
- 2020 administrative approval

6471

Approved by Appeal Board April 20, 1954, Appeal No. 223; Re: rear yard

Date May 19, 19 54 Building Permit No. 7701

Inspected by RJ+MC Date 3-1-55

For certificate of occupancy

Location of Building — No. 647 Street St. Johns Avenue

Name of Owner Harvey S. Olson

Present Address same as above Phone HI 2-1806

Type of Construction Fr R2 Add'n

Architect Stanley D. Anderson Address Lake Forest Phone 345

General Contractor Chris Hansen Address 350 Ravine Pk Dr. Phone LF 1942

Permit issued to Contractor to ~~construct~~ remodel a Single family dwelling

building on parts Lot 164-65-68 Blk. Sub'n. Highland So. 7 Add'n to H.P.

Builder's estimate $21,000 Permit fee $71.00 Job Order No. 7425 Amt. $ 50.00

Location of building on Lot verified 5-19- 1954 by H Sanch

Sanitary provisions approved by

Other Inspections Posted Card Bldg Permit

508		SHERIDAN	RD	Neo-Traditional	1941	NC		Schreiber, Arthur H.
520		SHERIDAN	RD	French Eclectic	1936	C	Sceemeakcker, Maurice J. House	
521		SHERIDAN	RD	Neo-Traditional	c. 1920	NC	Reinhold, Bud House	
527		SHERIDAN	RD	Colonial Revival	1927	C	Hartman, Leon House	
550		SHERIDAN	RD	Colonial Revival	1927	C	Whitecomb, Mrs. G. W. House	Westerlind, E. W.
560		SHERIDAN	RD	Raised Ranch	1950	C	Todes, Melvin House	Blumenthal, C.
576		SHERIDAN	RD	Raised Ranch	1950	C	Anixter, Alex House	Blumenthal, C.
588		SHERIDAN	RD	Raised Ranch	1950	C	Pletzinger, Floyd House	Blumenthal, C.
625		SHERIDAN	RD	International Style	1977	NC	Richards, Mr. & Mrs. Howard House	Booth, Nagle, & Hartray
635		SHERIDAN	RD	Neo-Traditional	1978	NC	Goldberg, Sheldon House	Samuels, Burt
645		SHERIDAN	RD	Craftsman	1924	C		
650		SHERIDAN	RD	Tudor Revival	1925	S	Florsheim, Harold House	Grunsfeld, Ernest Jr.
665		SHERIDAN	RD	Ranch	1968	NC	Logan, Robert House	Grunsfeld, Ernest Jr.
680		SHERIDAN	RD	Spanish Colonial Revival	1924	S	Rosin, George House	
700		SHERIDAN	RD	Split Level	1950	C	Bosley, Joseph House	Greengard, G.
1		ST JOHNS	AV	-		NC	Founders' Park	
55-61		ST JOHNS	AV	Freestanding Commercial	1963	NC	Food Mart	Vagniers, Robert
75		ST JOHNS	AV	Apartments	1960s	NC		
0		ST JOHNS	AV	-			Jens Jensen Memorial Park	Jensen, Jens
181		ST JOHNS	AV	Neo-Classical Revival	1962	NC	Altman, Fred House	Handler, Ronald
441		ST JOHNS	AV	Colonial Revival	c. 1925	NC		
453		ST JOHNS	AV	Bungalow	c. 1920	C		
611		ST JOHNS	AV	Split Level	1961	NC	Weilder, Edward House	Marks, Edward
645		ST JOHNS	AV	Colonial Revival	1940	C	Fontana, Anthony House	Fairclough, Stanley D. (Bud)
647		ST JOHNS	AV	Gable Front Cottage	c. 1915	NC		
675		WAKE ROBIN	LN	Ranch	1951	C	Karger, E. S. House	Schnur, James C.
682		WAKE ROBIN	LN	Ranch	1954	C		Newhouse, Henry L.
690		WAKE ROBIN	LN	Split Level	1953	C	Aaron, Herman L. House	Samuels, Saul
691		WAKE ROBIN	LN	Late Prairie	1953	C	Blackman, Edward House	Burch, Edward L. Jr.
708		WAKE ROBIN	LN	Contemporary	1953	C	Kahn T. D. House	Schwall, Laurence
207		WOODLAND	RD	Tudor Revival	1925	S		
219		WOODLAND	RD	Tudor Revival	1927	S	Elms, Willard F. House	Zook & McCaughey
233		WOODLAND	RD	Tudor Revival	1925	S	McDonough, E. E. House	

wood siding and aluminum sliding windows were commonly used on Shed style houses, although some examples of the style feature brick veneer. There are two Shed style buildings within the survey area, both built in the 1970s and both non-contributing.

Another style that emerged in the 1960s was the Mansard style. The dominant feature of this style is the Mansard roof, which consists of slightly sloping upper walls that are covered with shingles or other roof materials. The Mansard style was particularly popular in the late 1960s and early 1970s, but continued into the 1980s. There are seven Mansard style houses within the survey area—all are non-contributing.

Beginning in the late 1970s, after an extended period of modernism in architectural design, some architects began referring once again to historical styles in their work. The design movement was christened Post-Modernism, as it sought to reintroduce personal interpretations of historical references and decorative architectural features to an architectural language that had been stripped to its bare essentials in the International Style and Miesian idioms. References to historic styles were often stylized and exaggerated. Within the survey area, there are two Post-Modern residential structures, both of which are rated non-contributing.

As residential construction increased in the 1990s, quite literal reincarnations of traditional historic styles became popular in the public taste. This survey labels styles that are attempted recreations of well known historic styles as Neo-Traditional. They may be Neo-Colonial, Neo-Tudor, or Neo-Queen Anne, to list some of the most frequently used styles. There are 39 Neo-Traditional houses in the survey area, most built since the 1980s, and all are non-contributing.

In the survey area there are 20 residential structures that are classified as No Style. Many of these are historic structures that have been altered so extensively that their original character cannot be determined. Although some were built more recently, they do not possess common stylistic features that would permit them to be classified in an established style or type. All but three of these structures are rated non-contributing.

19TH CENTURY VERNACULAR HOUSE TYPES

The Braeside survey area contains only one house that may be defined as a 19th century vernacular house type. The house at 647 St. Johns Avenue is a late example of a Gable Front Cottage, a vernacular house type characterized by its roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front cottage, the gable end faces the street and is the front of the house. It is often a working-class home, usually frame, with a rectangular plan, minimal projections on the front facade, and the front entry on the open end of the gable. The Gable Front Cottage is one to 1½ stories, with a porch that usually extends the full width of the front of the house. It was a simple type for local builders to construct and is therefore common.

Although the Gable Front Cottage is considered a 19th century vernacular building type, many cottages continued to be built through the 1920s. The house at 647 St. Johns Avenue, built c. 1915, is an example of these later Gable Front Cottages. Because the cottage has undergone

major alterations—including several large additions that double the size of the original house—it is rated as non-contributing.

POPULAR 20TH CENTURY HOUSE TYPES

Popular 20th century house types are also represented in the survey area, with the most common being from the mid-century. The earliest types are the American Foursquare and Bungalow. With the arrival of the 1940s, the Minimal Traditional and especially the Ranch became popular. The late 1950s saw the development of the Split Level and the Monterey. Of the 127 examples of popular 20th century types, the Ranch is the most numerous in the survey area, with 85 examples. Split Level is also well represented, with 30 examples in the survey area.

BUNGALOW

The Bungalow is an informal house type that began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman heritage, Bungalows may incorporate various other stylistic features. They became so popular after 1905 that they were often built in quantity by contractor/builders. Plan books and architectural journals published plans that helped popularize the type for homeowners and builders. Bungalows are one- or 1½-story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Exterior materials can be brick with cut stone trim, or frame. There are typically built-in Arts and Crafts features on the interior.

450 Woodland Road

Of the four Bungalows in the survey area, one—the F. F. Geyso House at 450 Woodland Road—is rated locally significant. The house, designed by John S. Van Bergen and built in 1924, exhibits several Prairie School features, including flattened roof edges on the main front-facing gable and the side entrance gable, a front entrance incorporated into a horizontal band of windows, and stucco exterior walls with dark wood trim. The one-car detached garage at the rear of the house is done in the same style as the house, with a low-pitched gable roof extending out over the garage door. The house is listed as part of the Mrs. Frank Geyso Houses on the National Register of Historic Places.

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

NORTH

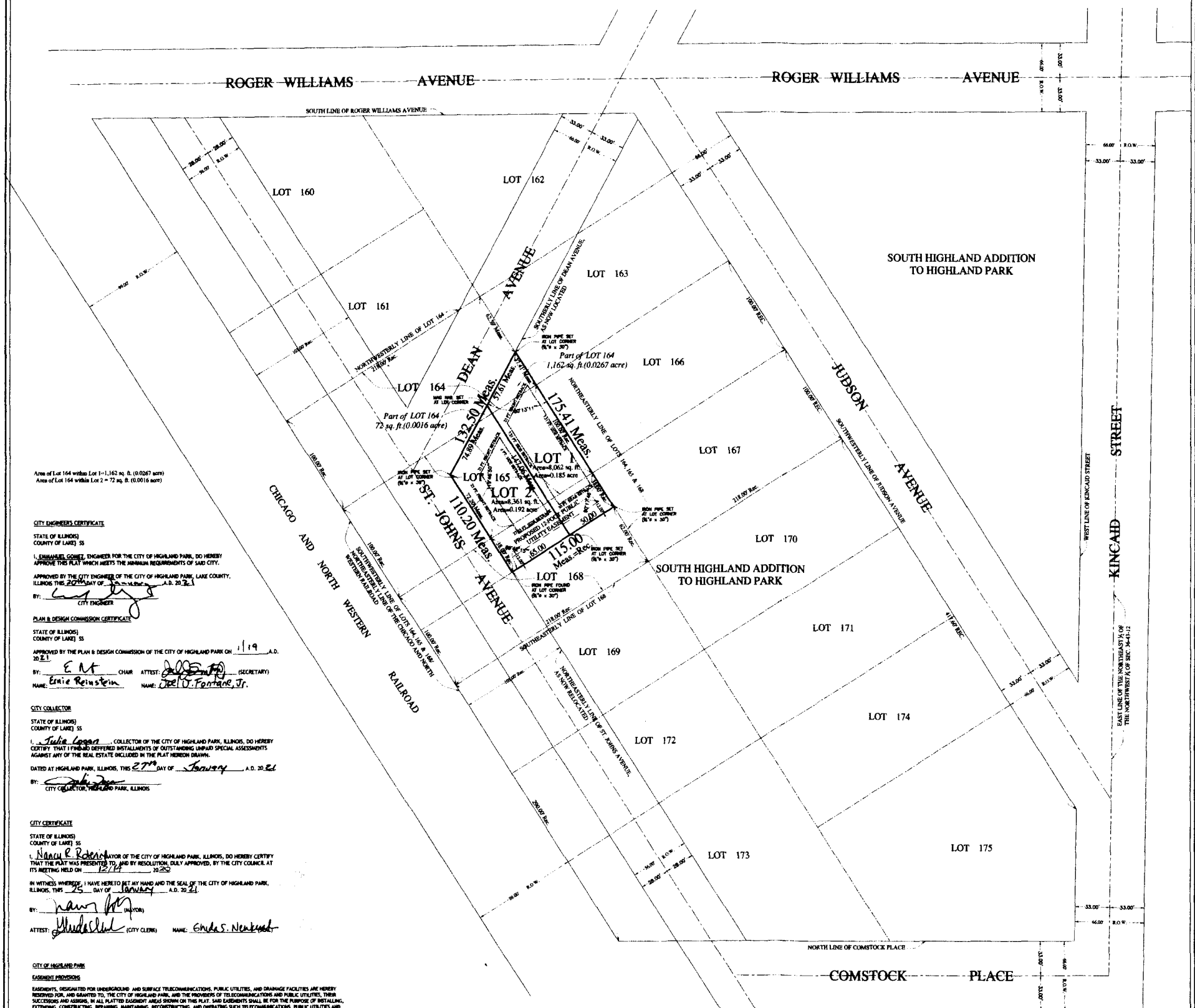
MILA-DELIA RESUBDIVISION

7748655
2/9/2021

PHONE:(773)282-5900
FAX: (773)282-9424
Image# 060379900003 Type: PSB
Recorded: 02/09/2021 at 02:59:23 PM
Receipt#: 2021-00013575
Page 1 of 3
Fees: $72.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File#7748655

LOTS 1 AND 2 IN MILA-DELIA RESUBDIVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND:
THAT PART OF LOTS 164 AND 165 LYING SOUTHEASTERLY OF THE SOUTHERLY LINE OF DEAN AVENUE, AS NOW LOCATED, AND THE NORTHWESTERLY 38 FEET OF LOT 168 (EXCEPT THAT PART OF SAID LOTS FALLING IN ST. JOHNS AVENUE AS RELOCATED) , IN SOUTH HIGHLAND ADDITION TO HIGHLAND PARK, IN THE SOUTH ½ OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12 AND PART OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 AND THE NORTH ½ OF FRACTIONAL SECTION 31, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1873, IN BOOK "A" OF PLATS, PAGE 101, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 647 ST. JOHNS AVE., HIGHLAND PARK, IL. 60035
TOTAL LAND AREA = 16,422 sq. ft. = 0.377 acre, more or less



Area of Lot 164 within Lot 1=1,162 sq. ft. (0.0267 acre)
Area of Lot 164 within Lot 2 = 72 sq. ft. (0.0016 acre)

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, EMMANUEL GOMEZ, ENGINEER FOR THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM REQUIREMENTS OF SAID CITY.

APPROVED BY THE CITY ENGINEER OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS THIS 20TH DAY OF January A.D. 20 21

BY: _____ CITY ENGINEER

PLAN & DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

APPROVED BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK ON 1/19 A.D. 20 21

BY: E M CHAIR ATTEST: _____ (SECRETARY)
NAME: Ernie Reinstein NAME: Joel D. Fontana, Jr.

CITY COLLECTOR

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, Julie Logan, COLLECTOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DEFFERED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT HIGHLAND PARK, ILLINOIS, THIS 27th DAY OF January A.D. 20 21

BY: _____ CITY COLLECTOR, HIGHLAND PARK, ILLINOIS

CITY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, Nancy R. Rotering MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION, DULY APPROVED, BY THE CITY COUNCIL AT ITS MEETING HELD ON 12/14 20 20

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS, THIS 25 DAY OF January A.D. 20 21.

BY: _____ (MAYOR)

ATTEST: _____ (CITY CLERK) NAME: Gayle S. Neukirch

CITY OF HIGHLAND PARK

EASEMENT PROVISIONS

EASEMENTS, DESIGNATED FOR UNDERGROUND AND SURFACE TELECOMMUNICATIONS, PUBLIC UTILITIES, AND DRAINAGE FACILITIES ARE HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK, AND THE PROVIDERS OF TELECOMMUNICATIONS AND PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS SHOWN ON THIS PLAT, SAID EASEMENTS SHALL BE FOR THE PURPOSE OF INSTALLING, EXTENDING, CONSTRUCTING, REPAIRING, MAINTAINING, RECONSTRUCTING, AND OPERATING SUCH TELECOMMUNICATIONS, PUBLIC UTILITIES AND SANITARY AND STORM SEWER FACILITIES AND RELATED APPURTENANCES, IN UNDER, ACROSS, ALONG AND UPON, THE SO DESIGNATED EASEMENT AREA IN ORDER TO SERVE ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER REAL PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO.

THIS GRANT OF EASEMENT SHALL INCLUDE THE RIGHT TO THE GRANTEE TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT, WITHOUT LIABILITY, TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT AREA AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES HEREUNDER, NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, PLACED OR PLANTED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

ELECTRIC AND COMMUNICATIONS EASEMENT BLOCK

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GAYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS. THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/ 2(c), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTER/LOT OWNER, UPON WRITTEN REQUEST.

NORTH SHORE GAS EASEMENT CERTIFICATE

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NORTH SHORE GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE, ALTER, REMOVE, CHANGE THE SIZE OF OR ABANDON IN PLACE PIPELINES, GAS MAINS, SERVICE PIPES, AND SUCH MANS, VALVES, VALVE BOXES, FITTINGS, METERS, REGULATORS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS IN, THROUGH, UNDER, ACROSS AND WITHIN ANY AREAS THAT ARE RESERVED FOR THE PURPOSE OF A UTILITY EASEMENT AND ALL ROADS, STREETS, COMMON AREAS (IF ANY) WITHIN THE SUBDIVISION TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON AND ALSO THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH OPERATIONS. NO OBSTRUCTIONS OR STRUCTURES OF ANY KIND SHALL BE PLACED OVER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. GRANTEE'S FACILITIES, EQUIPMENT AND APPURTENANCES, WHEN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS, STREETS OR COMMON AREAS.

Order No. 92723
Scale: 1 inch= 50 FEET
Field Completion Date: 20 JUNE 2019
Ordered by: MODERN FAMILY HOMES, LLC
Revision Date: 07 OCTOBER 2019
Revision Date: 03 JUNE 2020

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I(WE), PIOTR ANTONIUK AND _____ DO HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED (CONSOLIDATED) AS SHOWN HEREON.

DATED: 1/19 A.D. 20 21

_____ OWNER
PIOTR ANTONIUK (PRINT)
8820 MOODY ADDRESS MORTON GROVE CITY IL ZIP
_____ CO-OWNER
_____ (PRINT)
_____ ADDRESS _____ CITY _____ ZIP

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, Cristina Contreras, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT PIOTR ANTONIUK AND _____ AS OWNER(S) OF THE PROPERTY COMMONLY KNOWN AS 647 ST. JOHNS AVE. HIGHLAND PARK, ILLINOIS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THESE STATEMENTS AS HIS/HER FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS 19th DAY OF January A.D. 2021

_____ NOTARY PUBLIC (SEAL)

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY, I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

THIS 09 DAY OF February A.D. 20 21

_____ LAKE COUNTY CLERK

MM SURVEYING CO., INC.
PROFESSIONAL DESIGN FIRM No. 184-003253

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, ZBIGNIEW DOMOZYCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY AND RESUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2 IN MODERN FAMILY HOMES RESUBDIVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOTS 164 AND 165 LYING SOUTHEASTERLY OF THE SOUTHERLY LINE ON DEAN AVENUE, AS NOW LOCATED, AND THE NORTHWESTERLY 38 FEET OF LOT 168 (EXCEPT THAT PART OF SAID LOTS FALLING IN ST. JOHNS AVENUE AS RELOCATED, IN SOUTH HIGHLAND ADDITION TO HIGHLAND PARK, IN THE SOUTH ½ OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12 AND PART OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 AND THE NORTH ½ OF FRACTIONAL SECTION 31, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1873, IN BOOK "A" OF PLATS, PAGE 101, IN LAKE COUNTY, ILLINOIS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AT 68°F (FAHRENHEIT). PER FLOOD INSURANCE RATE MAP, PANEL 291 OF 295, MAP NUMBER 17097C0291 E, EFFECTIVE DATE SEPTEMBER 18, 2013, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED WITHIN A FLOOD ZONE.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGHLAND PARK.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A "BOUNDARY SURVEY".

DATED AT THIS 22 DAY OF DECEMBER A.D. 2020.

_____
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 35-3758
LICENSE EXPIRE ON NOVEMBER 30, 2022

PROFESSIONAL LAND SURVEYOR
ZBIGNIEW DOMOZYCH
035-003758
CHICAGO ILLINOIS
STATE OF ILLINOIS

PERMISSION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, ZBIGNIEW DOMOZYCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3758, DO HEREBY GRANT PERMISSION TO THE CITY OF HIGHLAND PARK TO RECORD THIS PLAT.

DATED THIS 22 DAY OF DECEMBER A.D. 2020.

_____
(ILLINOIS PROFESSIONAL LAND SURVEYOR)

PLAT SUBMITTAL AND RETURN ADDRESS

THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

DEPARTMENT OF COMMUNITY DEVELOPMENT
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

HPC Demolition Review

647 St. Johns Avenue

To:	Building Division
From:	Andy Cross
Date:	November 24, 2015
Re:	Historic Preservation Commission Demolition Delay Review

An administrative determination of significance has found that the following structure does not satisfy any of the Criteria for Landmark Designation in Chapter 24 of the City Code:

- 647 St. Johns Avenue

No delay was imposed and permits can be issued for the demolition of the house.

Let me know if you have any questions,

Andy Cross

Planner II

File Copy

City of Highland Park

Planning Division

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0867
cityhpil.com

To:	Building Division
From:	Jaemi Jackson, Planner II
Date:	July 22, 2020
RE:	Historic Preservation Commission Demolition Review – 647 St. Johns Avenue REVISED

As authorized by Section 170.122(C) of the Demolition Ordinance and administratively approved via email per Historic Preservation Commission Chair Meghann Salamasick, a determination of significance found that the following structure does not satisfy any of the Criteria for Landmark Designation in Chapter 24 of the City Code:

- 647 St. Johns Avenue

No delay was imposed and permits can be issued for the demolition of the house.

If you have any questions please contact me at (847) 926-1853 or jjackson@cityhpil.com.

Regards,

Jaemi Jackson, AICP, LEED AP
Planner II

Homeowners / Applicants, please note the following:

Per the following sections of the City of Highland Park Municipal Code, Title XVII Building Regulations Chapter 170 – Building Code, the demolition permit application will expire in 180 days after it was submitted if the permit has not been pulled:

Article IV. Residential Code:

Sec. 170.401. - International Residential Code for One- and Two-Family Dwellings Adopted by Reference.

R105.3.2 Time limit of application

An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Article I. General:

Sec. 170.122. - Demolition of Dwellings.

(H) Expiration of Right to Demolish. If the structure that is the subject of a significant

demolition application is not demolished within 365 days after the expiration or termination of any demolition delay period imposed pursuant to this Section 170.122, as may be extended in accordance with the provisions of this Chapter 170, or, if no demolition delay period was imposed, within two years after the date that the significant demolition application was deemed complete pursuant to Section 170.122(D) of this Chapter, then such structure may not be demolished, and no permit for the demolition of such structure may be issued, prior to the submission and review of a new significant demolition application pursuant to this Section 170.122.

Sec. 170.128. - Permit Expiration, Invalidation, and Extension.

Where a permit is required under this Chapter, such permits shall expire after a period of 12 months from the date of issuance. Permits issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official, or his or her designee, is authorized to grant, in writing and in his sole and absolute discretion, one or more extensions for a period of up to six months each. Each extension shall be requested in writing, and justifiable cause for the requested extension shall be demonstrated. There shall be no fee for the first extension granted pursuant to this Section, but the permittee shall pay a fee for the second and all subsequent extensions granted pursuant to this Section, in the amount set forth in the Annual Fee Resolution. (Ord. O17-2020 , § 2(Exh. A), passed 1/27/20)

Your property may be subject to an additional determination of historic significance if the demolition permit application expires and must be resubmitted.

City of Highland Park

Planning Division

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0867
cityhpil.com

To: Building Division

From: Zubin Coleman, Planner II

Date: August 31, 2022

RE: Historic Preservation Commission Demolition Review – 647 St. Johns Ave

As authorized by Section 170.122 (C) of the Demolition Ordinance and administratively approved via email per Commission Chairman Bill Levy, a determination of significance found that the following structure does not satisfy any of the Criteria for Landmark Designation in Chapter 24 of the City Code:

- **647 St. Johns Avenue**

No delay was imposed and permits can be issued for the demolition of the house.

If you have any questions please contact me at (847) 926-1853 or zcoleman@cityhpil.com.

Regards,

Zubin Coleman

Planner II

Homeowners / Applicants, please note the following:

Per the following sections of the City of Highland Park Municipal Code, Title XVII Building Regulations Chapter 170 – Building Code, the demolition permit application will expire in 180 days after it was submitted if the permit has not been pulled:

Article IV. Residential Code:

Sec. 170.401. - International Residential Code for One- and Two-Family Dwellings Adopted by Reference.

R105.3.2 Time limit of application

An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Article I. General:

Sec. 170.122. - Demolition of Dwellings.

(H) Expiration of Right to Demolish. If the structure that is the subject of a significant demolition application is not demolished within 365 days after the expiration or termination of any demolition delay period imposed pursuant to this Section 170.122, as may be extended in accordance with the provisions of this Chapter 170, or, if no demolition delay period was imposed, within two years after the date that the significant demolition application was deemed complete pursuant to Section 170.122(D) of this Chapter, then such structure may not be demolished, and no permit for the demolition of such structure may be issued, prior to the submission and review of a new significant demolition application pursuant to this Section 170.122.

Sec. 170.128. - Permit Expiration, Invalidation, and Extension.

Where a permit is required under this Chapter, such permits shall expire after a period of 12 months from the date of issuance. Permits issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official, or his or her designee, is authorized to grant, in writing and in his sole and absolute discretion, one or more extensions for a period of up to six months each. Each extension shall be requested in writing, and justifiable cause for the requested extension shall be demonstrated. There shall be no fee for the first extension granted pursuant to this Section, but the permittee shall pay a fee for the second and all subsequent extensions granted pursuant to this Section, in the amount set forth in the Annual Fee Resolution. (Ord. O17-2020 , § 2(Exh. A), passed 1/27/20)

Your property may be subject to an additional determination of historic significance if the demolition permit application expires and must be resubmitted.