



MEMORANDUM

TO: Trustee Anthony Puccio, Chairperson
Economic and Community Development Committee

FROM: William J. Heniff, AICP, Director of Community Development *WA*

MEETING DATE: November 11, 2024

SUBJECT: **2-8 W. St. Charles Road (Grove Tavern): Three Grants (Possible Resolution Amendment)**

On September 21, 2023 and after due consideration by the ECDC, the Village Board approved the attached Resolution 49-23 which approved three grant applications by the owner of the 2-8 W. St. Charles Road property (10 W. St. Charles LLC/George Garifalis), and on behalf of the existing proposed/tenant for the properties at 2-8 W. St. Charles Road (Egg House):

1. A Downtown Renovation and Improvement Grant (Façade Grant) of up to \$50,000 for the proposed façade modifications and related eligible components.
2. A Restaurant Forgivable Loan of up to \$100,000 for the proposed tenant modification and build out of the existing vacant building at 6 West. St. Charles and ancillary and related tenant modifications in the 2 West St. Charles restaurant space.
3. A Downtown Retail Business Grant of up to \$20,000 for the proposed tenant modification and outside capital improvements.

As the ECDC members are aware, the Village approved building permits to provide for the proposed expansion project which includes the following components:

- a complete renovation of the 6 W. St. Charles Road building to accommodate the dinner restaurant component;
- connecting the building to the adjacent 2 W. St. Charles building via a to be created access/egress door to allow for additional seating, access to reconfigured restrooms and use of the existing Egg House Kitchen food preparation infrastructure by their staff; and
- providing for an outdoor patio seating/dining area.

Work continues on the project and the owner provided the attached schedule of work as well as the following construction notes:

- The roof will be fully completed within 10 days (i.e., November 15).
- The windows and doors were ordered.
- The furniture and equipment was ordered.

November 11, 2024

2-8 W. St. Charles Road – Possible Resolution Amendment

Page 2

- The plumbing and electrical work is in process.
- Owner's contractors will then pour the concrete flooring later in November. The target is to button up the building heading into December to let the carpentry and detail work begin in earnest.

The reason this item is being placed upon the ECDC agenda is to address timing issues relative to the grant request close out and the end of the Downtown Lombard Tax Increment Financing (TIF) District. In order for the Village to release TIF funds, and per Village Policies, the work must be completed, submittals of final construction costs, paid invoices and waivers of lien have to be submitted and approved by Village staff. Based upon ongoing discussions with the owner, work is continuing but there are possibilities that all work may not be completed by December 31, 2024.

The owner's goal is to get as much done as possible and with a possibility of having the project completed. Given the amount of work done to date and which will occur over the next seven weeks, Village staff has been reviewing some possible contingencies to address a scenario in which completion does not occur by December 31, 2024. Rather than simply stating that as the project was not done, no funds are available, Community Development and Finance staff have been discussing the possibility of providing some TIF grant funding based upon work completed by a specified 2024 date and utilizing provisions of the Downtown Grant Program/Economic Development Funds to pay for any other previously approved grant funds. While this could theoretically be accomplished by staff, the approved Resolution 49-23 (attached) specifically stated that the Downtown Lombard TIF Grant would be the funding source. So given this possibility, an amendment to the approved Resolution is contemplated.

Please note that the grant funding structure or the amount that could be awarded would not change, only the funding source of the grant reimbursement.

ACTION REQUESTED

This item is being placed on the November 11 ECDC agenda. Staff is seeking direction and concurrence by the ECDC that, if necessary, staff shall prepare a First Amendment to Resolution 49-23 which would allow utilization of the Village's Economic Development Funds to pay for any project completion funds that otherwise could not be paid by the Downtown Lombard TIF District funding source.

RESOLUTION
R 49-23

**A RESOLUTION APPROVING A DOWNTOWN RESTAURANT FORGIVABLE
LOAN, A DOWNTOWN RETAIL BUSINESS GRANT AND A DOWNTOWN
RENOVATION AND IMPROVEMENT GRANT FOR THE PROPERTY
COMMONLY KNOWN AS 2-8 W. ST. CHARLES ROAD**

WHEREAS, the Village of Lombard (the "Village") disburses funds for the Downtown Restaurant Forgivable Loan Program, the Downtown Retail Business Grant and the Downtown Renovation and Improvement Grant (the "Programs") under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the Lombard Downtown Tax Increment Financing (TIF) District to enhance and improve buildings and parking areas; and,

WHEREAS, property owner 10 W. St. Charles LLC (the "Applicant"), desires to participate in these Programs for interior and exterior renovations to the building (the "Project") located at 2-8 W. St. Charles Road, Lombard, Illinois (the "Subject Properties") and,

WHEREAS, the Project shall consist of those renovations on the Subject Properties as set forth on Exhibit "A" attached hereto and made part hereof; and,

WHEREAS, the Project will complement and support the Village's plans to maintain a quality Central Business District;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village shall provide the Applicant with the following:

1. A Downtown Renovation and Improvement Grant of up to \$50,000 for the proposed façade modifications and related eligible components; and
2. A Restaurant Forgivable Loan of up to \$100,000 and a Downtown Retail Business Grant of up to \$20,000 for the proposed tenant modification and build out of the existing vacant building at 6 W. St. Charles Road and related tenant modifications in the 2 West St. Charles restaurant space.

Such funding shall be available to the Applicant upon the authorization of the Village's Director of Community Development, after receipt of satisfactory evidence that the Project components have been completed, and that the Applicant has paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicant, as well as any subsequent business or property owner, will perform the following obligations in connection with the Project:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, 10 W. St. Charles Road LLC shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form. The Village shall pay out to the grant recipient based upon the grant parameters limitations set forth within the respective Policies.
4. After the grant funds are paid, 10 W. St. Charles Road LLC shall display the Village window sign acknowledging they received a grant.

SECTION 3: The Applicant, and any subsequent business or property owner, shall be required to maintain the subject Property in accordance with all Village codes and ordinances, and obtain all necessary licenses and permits required relative thereto.

SECTION 4: That the Program Agreement, relative to the Project, attached hereto as Exhibit "B" and made part hereof is hereby approved (the "Agreement")

SECTION 5: That the Owner agrees that the Agreement may be duly recorded against the subject Property, to serve as notice upon future purchasers, assigns, estate representatives, mortgages, and all other interested persons of the conditions outlined in the Agreement.

SECTION 6: The Village may terminate the Agreement if the Applicant or Owner, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Owner shall be required to repay any amount of the Grant disbursed.

Resolution No. 49-23
2-8 W. St. Charles Road

SECTION 7: That the Village President and Village Clerk are hereby authorized and directed to sign, on behalf of the Village of Lombard, the Agreement attached hereto as Exhibit "B".

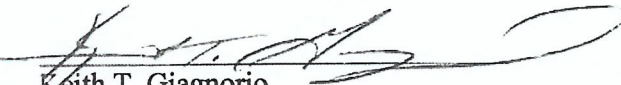
Adopted this 21st day of September 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Dudek, Puccio, Honig, and Bachner

Nays: None

Absent: Trustee Militello

Approved by me this 21st day of September 2023.


Keith T. Giagnorio
Village President

ATTEST:

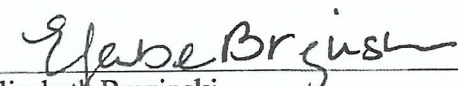

Elizabeth Brezinski
Village Clerk

EXHIBIT A
Legal Description

2 W. ST. CHARLES ROAD (06-07-206-042)

LOT 2 AND THAT PART OF LOT 3, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ST. CHARLES ROAD (FORMERLY LAKE STREET) 65.0 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 11; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 68.0 FEET, MORE OR LESS TO THE SOUTH LINE OF THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF LOT 3 TO THE EAST LINE OF SAID LOT 3 (BEING THE WEST LINE OF MAIN STREET); THENCE SOUTH ALONG THE EAST LINE OF LOT 3, 30.0 FEET, PRE PRESS. TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 2, 35.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2 (BEING THE NORTH LINE OF ST. CHARLES ROAD)(FORMERLY LAKE STREET); THENCE WESTERLY ALONG THE NORTH LINE OF ST. CHARLES ROAD, 39-28 FEET TO THE PLACE OF BEGINNING (EXCEPTING THE WESTERLY 20-5 FEET OF SAID PART OF LOT 3 AFORESAID) IN BLOCK 11 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF PART OF SECTION 5 TO 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ALSO

6 WEST ST. CHARLES ROAD (06-07-206-022)

THE WESTERLY 20.5 FEET OF THE PART OF LOT 3 IN BLOCK 11 OF THE PLAT OF THE TOWN OF LOMBARD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LAKE STREET 65 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 11; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 70 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF MAIN STREET, 22 FEET NORTHERLY FROM THE NORTHEASTERLY CORNER OF LOT 2 IN SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF MAIN STREET, 22 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 23 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, 35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND THE NORTH LINE OF LAKE STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LAKE STREET 39-28 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; ALSO

8 W. ST. CHARLES ROAD (06-07-206-032)

THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF LOTS 3 AND 4 AND THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF THAT PART OF LOT 5 (BEING 20.0 FEET MORE OR LESS) LYING EAST OF THE EAST LINE OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED FROM JOSEPH B. HULL TO ISAAC CLAFLIN AND RECORDED OCTOBER 121, 1869, AS DOCUMENT 11925 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED TRACT, TO-WIT: BEGINNING ON THE SOUTH LINE OF SAID LOT 4, 5.0 FEET EAST OF THE SOUTHWEST CORNER

Resolution No. 49-23
2-8 W. St. Charles Road

THEREOF; ALONG AN OLD FENCE LINE) 5.0 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOTS (BEING ALONG AN OLD FENCE LINE) 35.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE WES LINE OF SAID LOT 3 (BEING ALONG AN OLD FENCE LINE)70.0 FEET TO THE SOUTH LINE OF SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE 60.0 FEET TO THE PLACE OF BEGINNING (AND BEING THE SAME PROPERTY AS DESCRIBED IN QUIT CLAIM DEED FROM GEORGE H. FISCHER AND WIFE, TO MARY S. OTT AND MAY OTT RECORDED APRIL 18, 1930, AS DOCUMENT 296170) IN BLOCK 11 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF PART OF SECTIONS 5 TO 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B

DOWNTOWN RESTAURANT FORGIVABLE LOAN PROGRAM AGREEMENT

This Downtown Restaurant Forgivable Loan Program (hereinafter referred to as the “Agreement”) Agreement is entered into this 21st day of September, 2023, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and property owner 10 W. St. Charles LLC (hereinafter referred to as “Applicant”), for the property located at 2-8 W. St. Charles Road, Lombard, Illinois (said location being legally described on Exhibit “1” attached hereto and made part hereof – hereinafter referred to as the “Subject Property”).

WITNESSETH

WHEREAS, the Village, pursuant to Chapter 36 of the Lombard Village Code, has established a Downtown Restaurant Forgivable Loan, Downtown Retail Business Grant and Downtown Renovation and Improvement Grant Programs (hereinafter referred to as the “Programs”), and, as such, will provide assistance to qualified business owners and property owners in the Eligible TIF Districts (as said term is defined in Section 36.51 of the Lombard Village Code) for selected interior and exterior renovations; and

WHEREAS, the Program compliments and supports the Village's plans to maintain a quality Central Business District; and

WHEREAS, interior renovations are desirable within the Central Business District and contribute to an economically strong Central Business District; a commercial area where the image, appearance, and environment encourage the attraction of shoppers; and

WHEREAS, the Applicant desires to participate in the Programs, for proposed renovations at the Subject Property; with said renovations being more specifically described in Exhibit “2” attached hereto and made part hereof (hereinafter referred to as the “Project”);

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties hereto, the Parties agree as follows:

SECTION 1: The Village shall provide the Applicant with a grant under the Program in the following not to exceed amounts (hereinafter referred to as the “Grants”).

1. A Downtown Renovation and Improvement Grant (Façade Grant) of up to \$50,000 for the proposed façade modifications and related eligible components.

2. A Restaurant Forgivable Loan of up to \$100,000 for the proposed tenant modification and build-out of the existing vacant building at 6 West. St. Charles and ancillary and related tenant modifications in the 2 West St. Charles restaurant space.
3. A Downtown Retail Business Grant of up to \$20,000 for the proposed tenant modification and outside capital improvements.

Such Grants shall be available to the Applicant, upon the authorization of the Village's Director of Community Development, after the Applicant has constructed the Project, complied with the provisions of this Agreement and Chapter 36 of the Lombard Village Code, and has paid for the Project.

The maximum amount of the Downtown Renovation and Improvement Grant, as set forth above, is based upon the Applicant expending no less than one hundred thousand and 00/100 dollars (\$100,000.00) in eligible costs relation to the Project. If the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed one-half (1/2) of the amount expended by the Applicant in relation to the Project.

The maximum amount of the Restaurant Forgivable Loan, as set forth above, is based upon the Applicant expending no less than three hundred thousand and 00/100 dollars (\$300,000.00) in eligible costs in relation to the Project. If the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed one-third (1/3) of the amount expended by the Applicant in relation to the Project.

The maximum amount of the Downtown Retail Business Grant, as set forth above, is based upon the Applicant expending no less than forty thousand and 00/100 dollars (\$40,000.00) in eligible costs in relation to the Project. If the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed one-half (1/2) of the amount expended by the Applicant in relation to the Project.

SECTION 2: The Applicant shall undertake the following in connection with the Project:

4. Building permits must be received for the applicable work, with completion and passage of all required inspections.
5. Work shall be complete one year from the date of approval by the ECDC.
6. Before the grant can be paid out, 10 W. St. Charles Road LLC shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and

an IRS W-9 form. The Village shall pay out to the grant recipient based upon the grant parameters limitations set forth within the respective Policies.

7. After the grant funds are paid, 10 W. St. Charles Road LLC shall display the Village window sign acknowledging they received a grant.

SECTION 3: Upon completion of the Project, the Applicant shall maintain the Subject Property and the business located thereon, in accordance with all applicable federal, state and local laws, rules and regulations.

SECTION 4: The Owner hereby consents to the recording of this Agreement to serve as notice to future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

SECTION 5: The Owner hereby agrees to be bound by the lien conditions set forth in Section 36.55 of the Lombard Village Code, which are incorporated herein by reference as if set forth in full herein, including, but not limited to, the condition that, upon disbursement of the Restaurant Forgivable Loan funds by the Village, no business, other than a restaurant, may operate at the subject Property for a period of ten (10) years from the recording of the lien referenced in said Section 36.55 of the Lombard Village Code, without the consent of the Village.


SECTION 6: In the event the Village terminates this Agreement as a result of the Applicant or Owner failing to comply with any of the terms of this Agreement, the Applicant and/or Owner shall be required to repay any amount of the Grant that has been disbursed by the Village. In the event said amount is not repaid within thirty (30) days of the Village's written demand for repayment, interest shall accrue at a rate of two percent (2%) per month on the unpaid amount due until the amount due is paid in full, and the Village shall have the right to record a lien against the Subject Property for said amount, and foreclose upon said lien in the same manner as in regard to a mortgage.

SECTION 7: The Applicant and Owner agree not to substantially change the use of the business or interior space for which the Grant was received for a period of not less than ten (10) years from the date the Agreement was executed.

SECTION 8: This Agreement shall be binding upon the successors and assigns of the Parties hereto.

Resolution No. 49-23
2-8 W. St. Charles Road

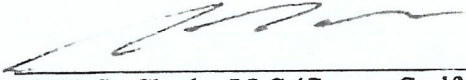
VILLAGE OF LOMBARD


By: Keith T. Giagnorio, Village President


Attest: Elizabeth Brezinski, Village Clerk

Resolution No. _____
2-8 W. St. Charles Road

APPLICANT/OWNER



10 W. St. Charles LLC (George Garifalis)

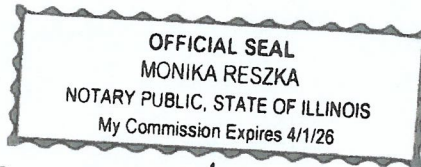
Resolution No. 49-23
2-8 W. St. Charles Road

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith T. Giagnorio, personally known to me to be the President of the Village of Lombard, and Elizabeth Brezinski, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 21st day of Sept, 2023.

Commission expires April 1, 2026.



Monika Reszka
Notary Public

EXHIBIT 1
Legal Description

2 W. ST. CHARLES ROAD (06-07-206-042)

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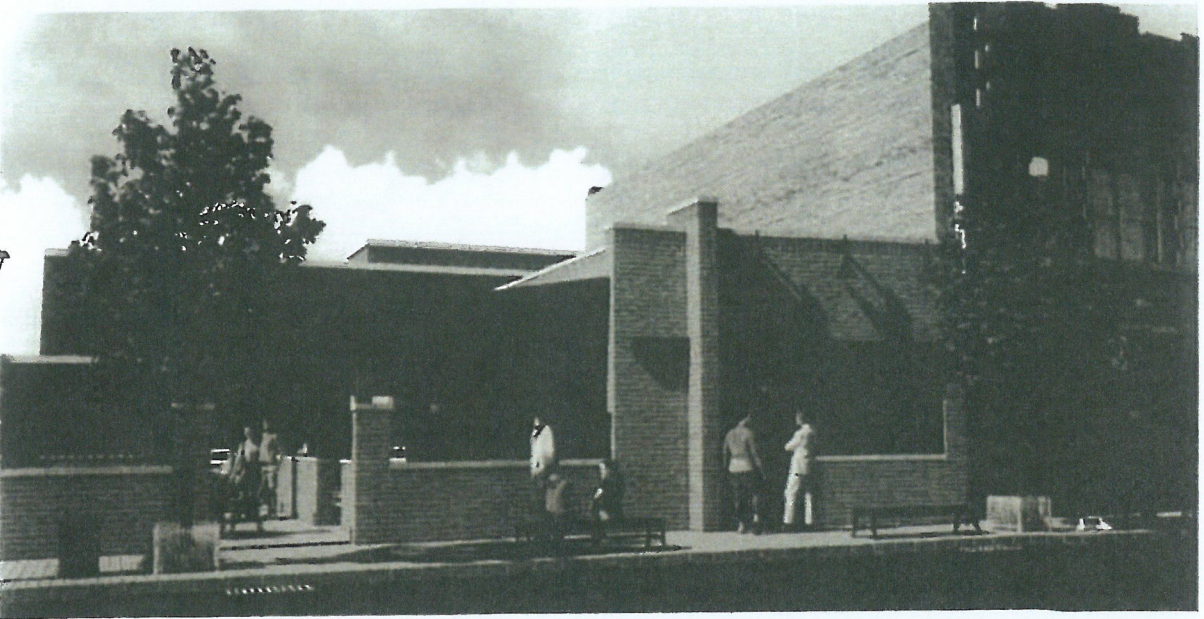
Resolution No. 49-23
2-8 W. St. Charles Road

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EXHIBIT 2

The Village of Lombard Community Development Department retains a copy of the complete submittal to the Village. This submittal includes contractor's quotes and a description of the work to be completed as part of the Project. The Applicant/Owner proposes to install interior improvements for a new full-service sit-down restaurant. Such improvements include, but are not limited to, plumbing, framing, electric, HVAC, windows, doors, bathrooms, restaurant capital infrastructure, restroom accommodations and life/safety improvements. Additionally, the Project includes exterior modifications and enhancements to the south building façade and decorative fencing. Said conceptual plans are attached as a part of this Exhibit.

Resolution No. _____
2-8 W. St. Charles Road



NO	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	11-13-20

PARTITION TYPE LEGEND:

- A** EXISTING WALL PARTITION TO REMAIN
- B** 1/2" O.C. METAL STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE. FASTENED TO METAL TRACKS WITH 1" LONG SCREWS. FINISH TO UNDERSIDE OF DECK ABOVE.
- C** 1/2" O.C. METAL STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE. FINISH TO UNDERSIDE OF DECK ABOVE.
- D** 1/2" O.C. METAL STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON BOTH SIDES. FINISH TO UNDERSIDE OF DECK ABOVE.
- E** 1/2" O.C. METAL STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE. FINISH TO UNDERSIDE OF DECK ABOVE. FILL SHED WITH SOUND BATT INSULATION.
- F** 2x4 GYPSUM BOARD ON EACH SIDE. FINISH TO UNDERSIDE OF DECK ABOVE. FILL SHED WITH SOUND BATT INSULATION.

CONSTRUCTION KEY NOTES

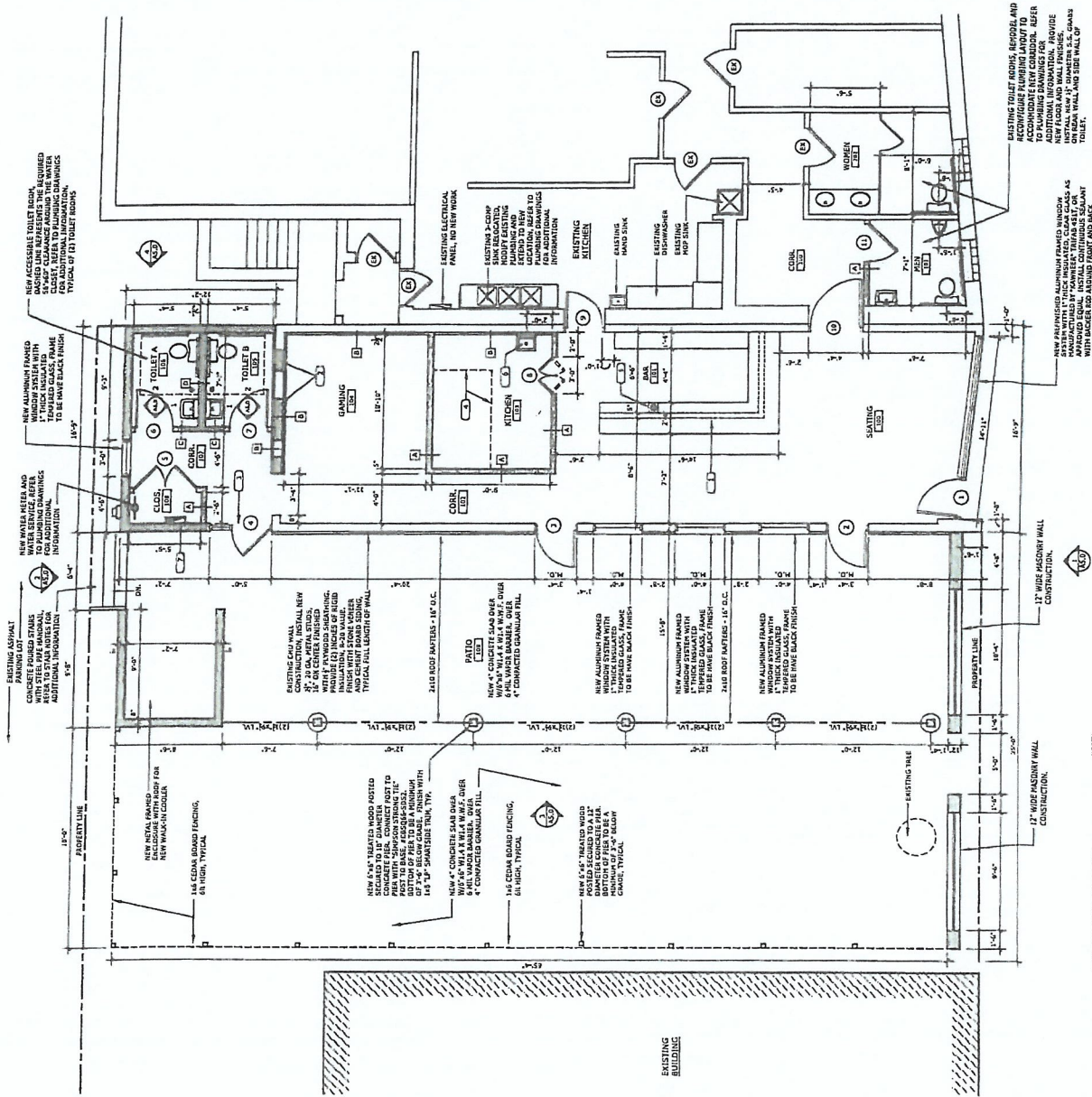
- 1** NEW BAR COUNTERTOP, 3/4" THK. EDGES, 24" O.C. @ CENTER WITH 1/4" ROUNDED BACKSIDE. SERVICE SIDE TO BE FINISHED WITH METALLIC LAMINATE. CUSTOMER TO PROVIDE FINISH. PROVIDE 1/4" WOOD BACK WALL TO EXTEND COUNTER TOP TO 3/4" FINISH. 1/2" SOLID SURFACE COUNTER TOP.
- 2** FULL MASONRY BRICKS WITH 1/2" METAL STUD FRAMING FINISHED WITH 1/2" GYPSUM BOARD. FINISH TO MATCH EXISTING WALL.
- 3** NEW PARTIALLY FINISHED ALUMINUM FRAMED ENTRY DOOR WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" ALUMINUM FRAMING ON OUTSIDE. FINISH TO MATCH EXISTING WALL. PROVIDE 1/4" WOOD BACK WALL TO EXTEND DOOR TO 3/4" FINISH. 1/2" SOLID SURFACE COUNTER TOP.
- 4** NEW 2x4 FLOOR JOIST, SAWNOT CUTTING FLOOR JOIST. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION.
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- 6** NEW 2x4 FLOOR JOIST, SAWNOT CUTTING FLOOR JOIST. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION.
- 7** NEW 2x4 FLOOR JOIST, SAWNOT CUTTING FLOOR JOIST. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION.
- 8** NEW 2x4 FLOOR JOIST, SAWNOT CUTTING FLOOR JOIST. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION.
- 9** NEW 2x4 FLOOR JOIST, SAWNOT CUTTING FLOOR JOIST. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION.
- 10** NEW 2x4 FLOOR JOIST, SAWNOT CUTTING FLOOR JOIST. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. SAWNOT FLOOR JOIST FOR NEW LOCATION. REFER TO PARTIAL ELEVATION DRAWING FOR NEW LOCATION.

SYMBOL LEGEND

- 1** DOOR AND FRAME. REFER TO PARTIAL ELEVATION DRAWING FOR ADDITIONAL INFORMATION.

GENERAL CONSTRUCTION NOTES

- 1** ALL MASONRY AND IRONS SHALL BE REINFORCED FROM THE FOUNDATION TO THE FINISH. PROVIDE 1/4" WOOD BACK WALL TO EXTEND DOOR TO 3/4" FINISH. 1/2" SOLID SURFACE COUNTER TOP.



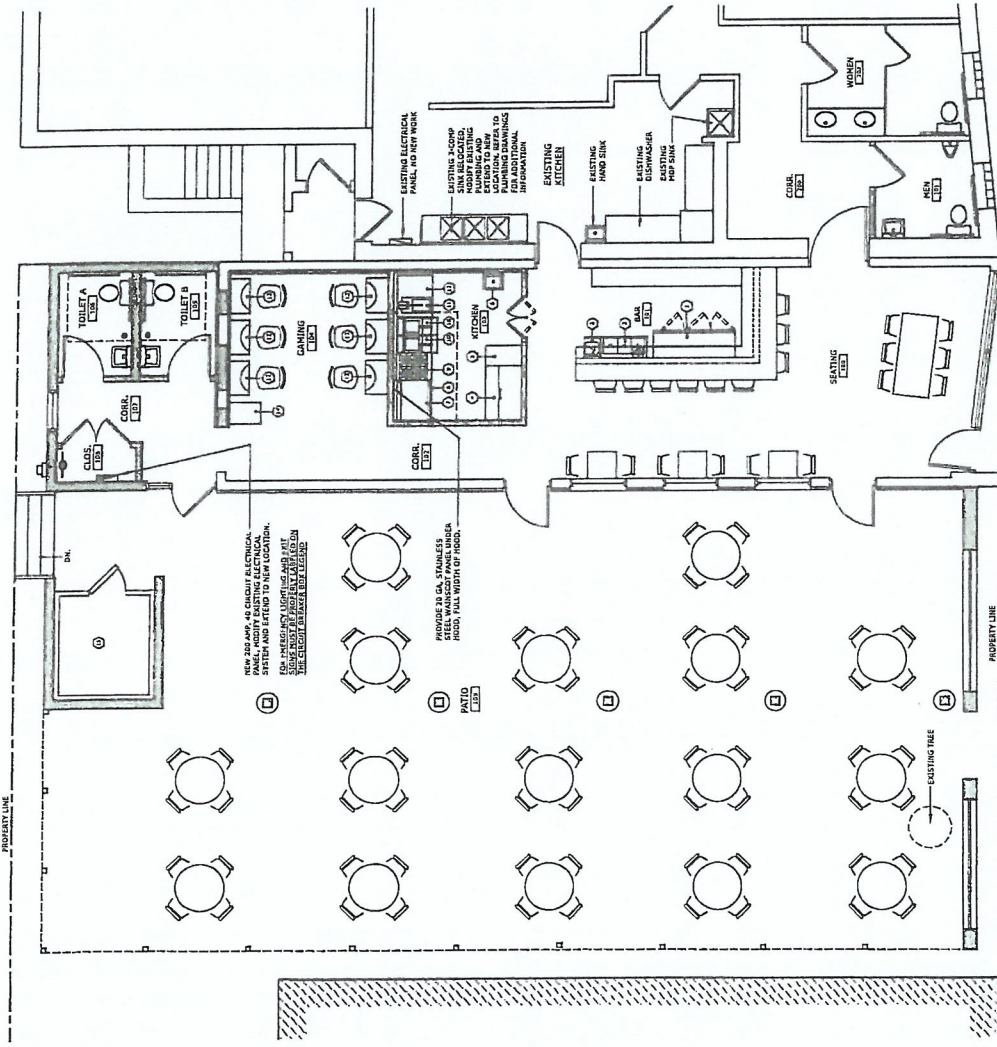
1 CONSTRUCTION PLAN
 1/4\"/>



No.	Description	Date
01	ISSUED FOR PERMIT	05/13/20
02		
03		
04		
05		
06		
07		
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10		

EQUIPMENT SCHEDULE			
ITEM NO.	ITEM	MANUFACT.	MODEL NUMBER
1	UNDERCOUNTER REFRIGERATION UNIT		
2	UNDER COUNTER 3-COMPARTMENT SINK	FERLICK	T323C
3	UNDER COUNTER HAND SINK	FERLICK	T323C
4	18" X 30" S.S. TABLE	ADVANCE TRIMCO	TSC18M30TSC
5	18" X 30" S.S. TABLE	ADVANCE TRIMCO	
6	WALL MOUNTED S.S. HAND SINK		
7	24" GAS FLAT GRILL		
8	EQUIPMENT TABLE ON CASTERS		
9	21" x 8" BURNER STOVE		
10	GAS FRYER - 18" WIDE		
11	DUMP STATION		
12	36" X 30" S.S. TABLE	ADVANCE TRIMCO	
13	VIDEO GAMING MACHINE		
14	ATM MACHINE		
15	7' x 6' x 4" WALK-IN COOLER		

GENERAL NOTES:
 1) ALL SHELVING MUST MEET NATIONAL SANITATION FOUNDATION STANDARDS. ALL SHELVING SHALL BE MADE OF 18 GA. STAINLESS STEEL OR ALUMINUM. SHELVING SHALL BE FINISHED TO MATCH THE SURFACE FINISH OF THE COUNTERS. SHELVING SHALL BE SUBJECT TO HEAVY DUTY AND MOISTURE. SHELVING SHALL BE FINISHED TO MATCH THE SURFACE FINISH OF THE COUNTERS. SHELVING SHALL BE FINISHED TO MATCH THE SURFACE FINISH OF THE COUNTERS.
 2) SEAL ALL GAPS AROUND FLOORING.
 3) PROVIDE GAS GAP AT 3-COMPARTMENT SINK AND 1-COMPARTMENT SINK.
 4) GASKET AND SEAL ALL FLOORMOUNT STRUCTURES.
 5) ALL SINK AND FLOORMOUNT STRUCTURES WILL HAVE LEAK COVERS, TYPICAL THROUGHOUT THE PLAN.
 6) ALL DOORS TO BE TIGHT FITTING WITH NO GAPS AND FIBERGLASS SELF-CLOSING.



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Project No: **22102**

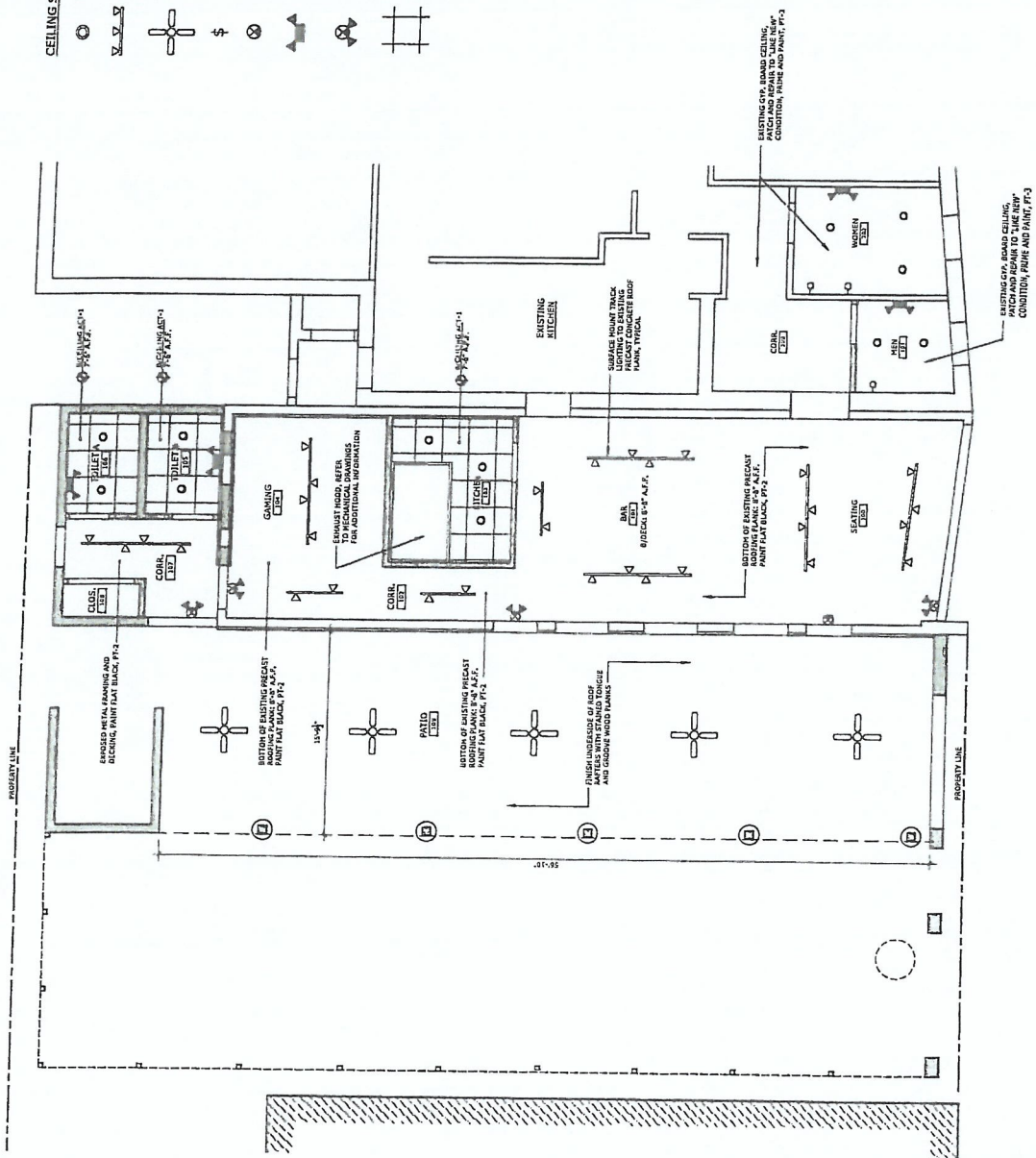
No.	Description:	Date:
1	ISSUED FOR REVIEW	5-17-17

Sheet Title
**REFLECTED CEILING
 PLAN**

Sheet No:

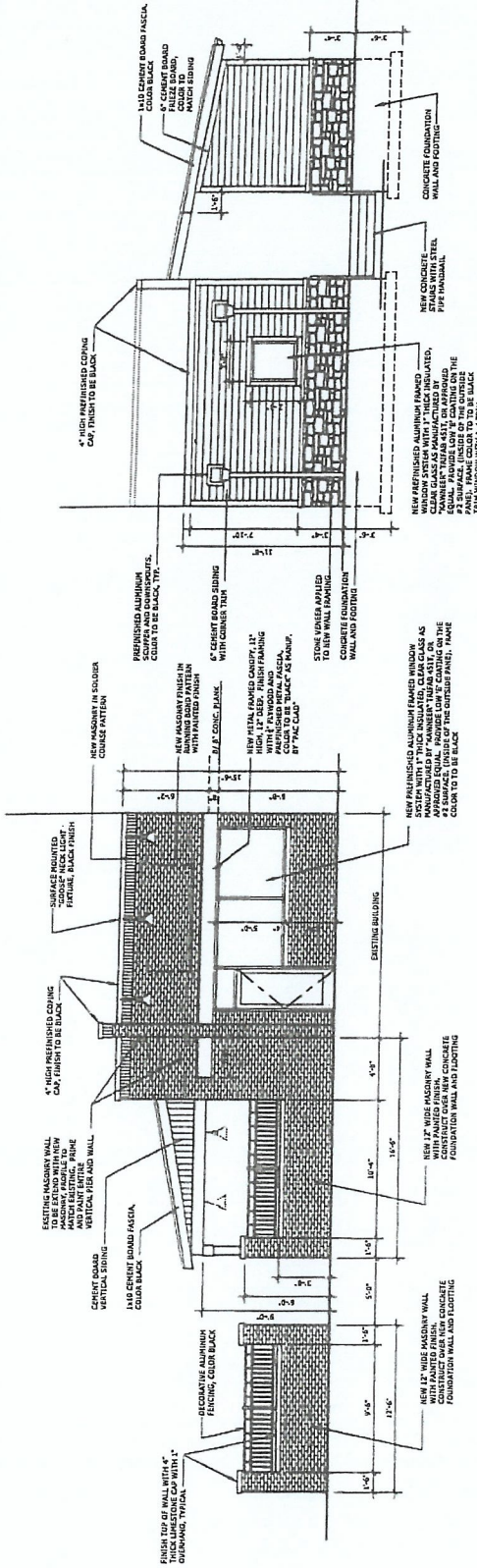
A4.0

- CEILING SYMBOL KEY:**
- NEW RECESSED CAN LIGHT FIXTURE
350K, 4.0A, W/ 12" ROUND.
 - 8x8 FT. SQUARE CEILING PANEL
PROGRAMS LIGHTING:
SECTION IN THIS DRAWING, PARO LED
EXTENSION WATER CEILING FAN
 - WALL SWITCH
 - NEW "LITHONIK" LED EXIT SIGN
#100-1-6-15-1317
 - NEW "LITHONIK" LED EMERGENCY LIGHT
SIGN
#100-1-6-15-1317
 - COMBINATION EXIT/EMERGENCY
"LITHONIK" SIGN/EXIT OR
APPROX EQUL.
 - NEW VINYL FACED 2x2 CEILING TILE
NO. 842, ACT-1, BOTTOM OF CEILING
SPACE CEILING GRID EQUALLY WITHIN
THE PERIM AND LENGTH OF THE ROOM



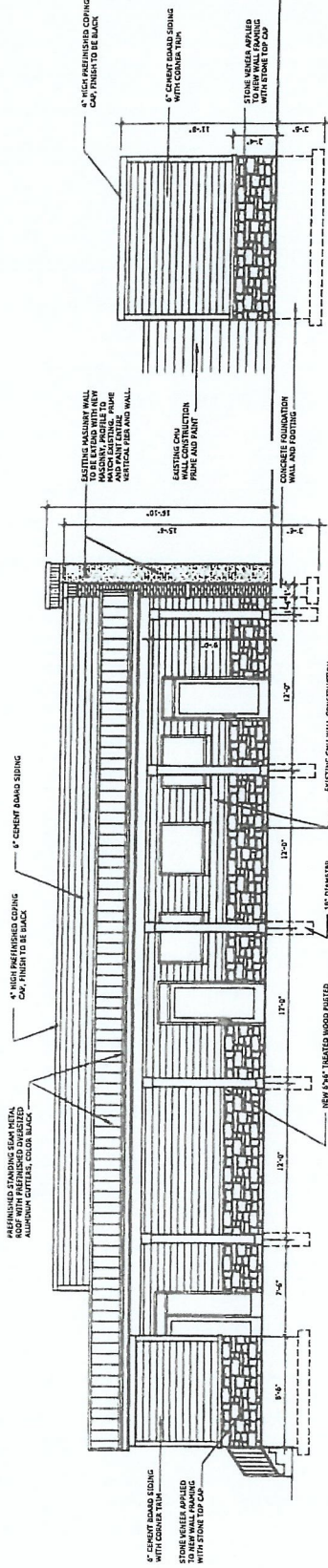
1 REFLECTED CEILING PLAN
 1/4" = 1'-0"
 NORTH

No.	Description	Date
1	ISSUED FOR REVIEW	1-15-23
2	Revised	



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

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



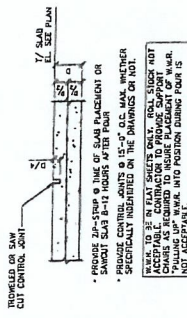
3 WEST ELEVATION
 1/4" = 1'-0"

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

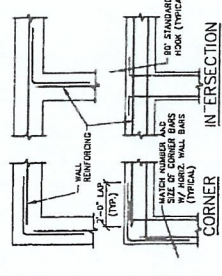
No.	Description	DATE

FOUNDATION PLAN NOTES & SYMBOLS

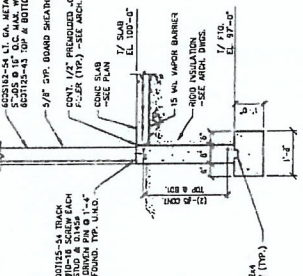
- CONTINUITY TO COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS.
- SEE DETAIL 1A FOR FINISH OF NEW F.F. IN CONCRETE SLAB ON GRADE.
- SEE DETAIL 2A FOR TYPICAL SLAB CONTROL JOINT DETAIL.
- SEE DETAIL 3A FOR TYPICAL FOUNDATION WALL CORNER BAR DETAILS.
- □ DIMOTES SLAB CONTROL JOINT, SEE TYPICAL DETAIL 2.
- SLAB S1 (TYPICAL INTERIOR SLAB) INDICATES ST. CONCRETE FLOOR FINISHES.
- SLAB S2 (TYPICAL PARTIALLY FINISHED SLAB) INDICATES ST. CONCRETE FLOOR FINISHES OVER 1/2" COMPACTED GRANULAR FILL WITH 1/2" POLYETHYLENE V.L.P.
- SEE DETAILS 2B & 4B FOR TYPICAL DETAILS.
- SEE DETAILS 2B & 4B FOR TYPICAL DETAILS.
- NOTE (P-1): AT EACH END OF ALL BRACED SHEAR WALLS, PROVIDE (1) 10# BAR HORIZONTAL BY TOP OF THE FOUNDATION WALL WITH 1/2" DIA. S-16 ALL THROUGH AND DOUBLE UP INTO THE CONCRETE FOUNDATION WALL & SET WHILST IN POUR ADHESIVE.



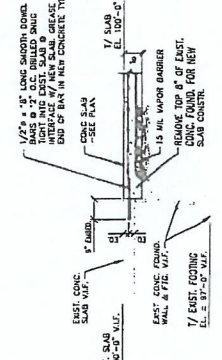
1 SCALE: N.T.S.



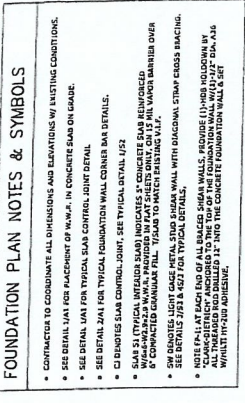
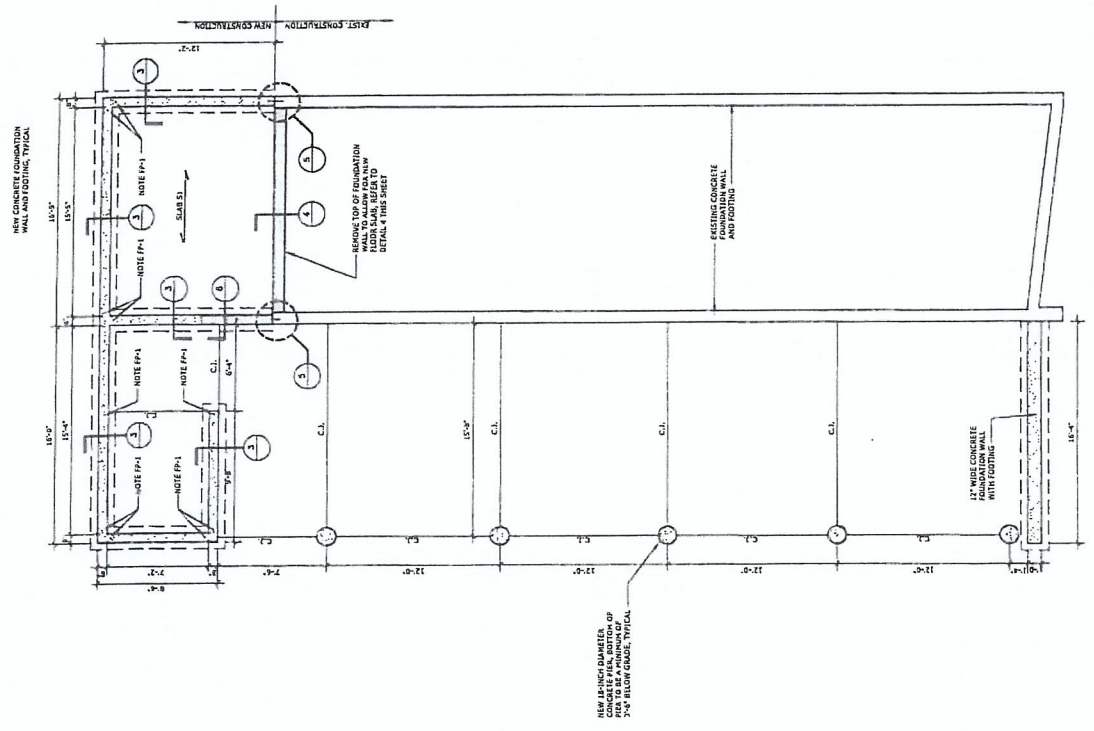
2 SCALE: N.T.S.



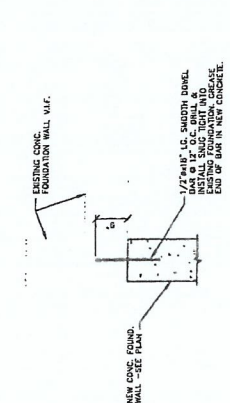
3 SCALE: N.T.S.



4 SCALE: N.T.S.



5 SCALE: N.T.S.



6 SCALE: N.T.S.

Interior Remodel
GROVE TAVERN

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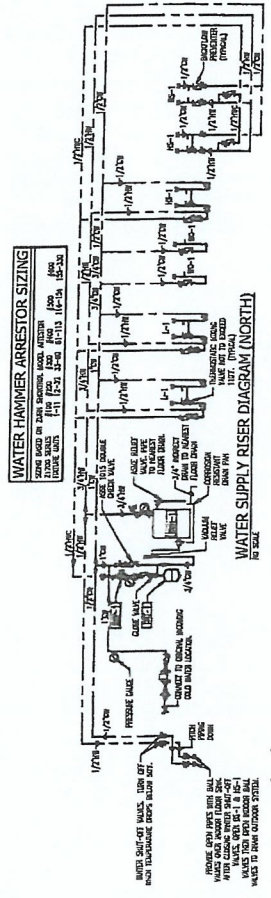
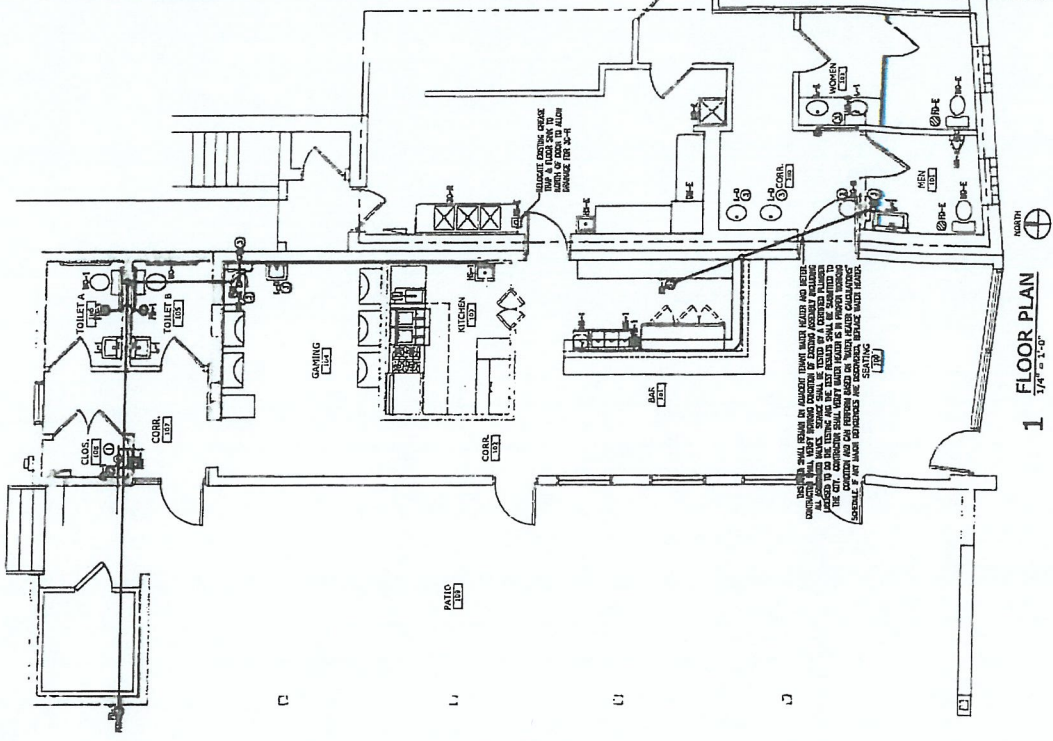


Project No: **22.102**

No.	Description	Date
1	ISSUED FOR PERMIT	5-13-2023

Sheet Title
PLUMBING PLAN

Sheet No.
P1.0



WATER SUPPLY RISER DIAGRAM (NORTH)

WASTE & VENT RISER DIAGRAM (NORTH)

WASTE & VENT RISER DIAGRAM (SOUTH)

SUPPLY RISER DIAGRAM (SOUTH)

PLUMBING DRAWING NOTES

- ALL PERMITS AND LOCAL ORDINANCES SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PAYING ALL FEES AND CHARGES THEREON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING PLUMBING AND FOR CORRECTING ANY DEFICIENCIES PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND THE IBC.
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PLUMBING SYMBOLS

1/2" PIPING	1/2" PIPING
3/4" PIPING	3/4" PIPING
1" PIPING	1" PIPING
2" PIPING	2" PIPING
3" PIPING	3" PIPING
4" PIPING	4" PIPING
6" PIPING	6" PIPING
8" PIPING	8" PIPING
10" PIPING	10" PIPING
12" PIPING	12" PIPING
14" PIPING	14" PIPING
16" PIPING	16" PIPING
18" PIPING	18" PIPING
20" PIPING	20" PIPING
24" PIPING	24" PIPING
30" PIPING	30" PIPING
36" PIPING	36" PIPING
42" PIPING	42" PIPING
48" PIPING	48" PIPING
54" PIPING	54" PIPING
60" PIPING	60" PIPING
72" PIPING	72" PIPING
84" PIPING	84" PIPING
96" PIPING	96" PIPING
108" PIPING	108" PIPING
120" PIPING	120" PIPING

PLUMBING ABBREVIATIONS

AW	AW
BA	BA
BS	BS
CA	CA
CB	CB
CC	CC
CD	CD
CE	CE
CF	CF
CG	CG
CH	CH
CI	CI
CJ	CJ
CK	CK
CL	CL
CM	CM
CN	CN
CO	CO
CP	CP
CQ	CQ
CR	CR
CS	CS
CT	CT
CU	CU
CV	CV
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CX	CX
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T. C. Mihaly
 Expires: Nov. 30, 2023

Project No. **22102**

Revised:	
By:	
Description:	5-12-2023
Date:	

Sheet No.

POWER PLAN

Sheet No.

E1.0

EQUIPMENT SCHEDULE

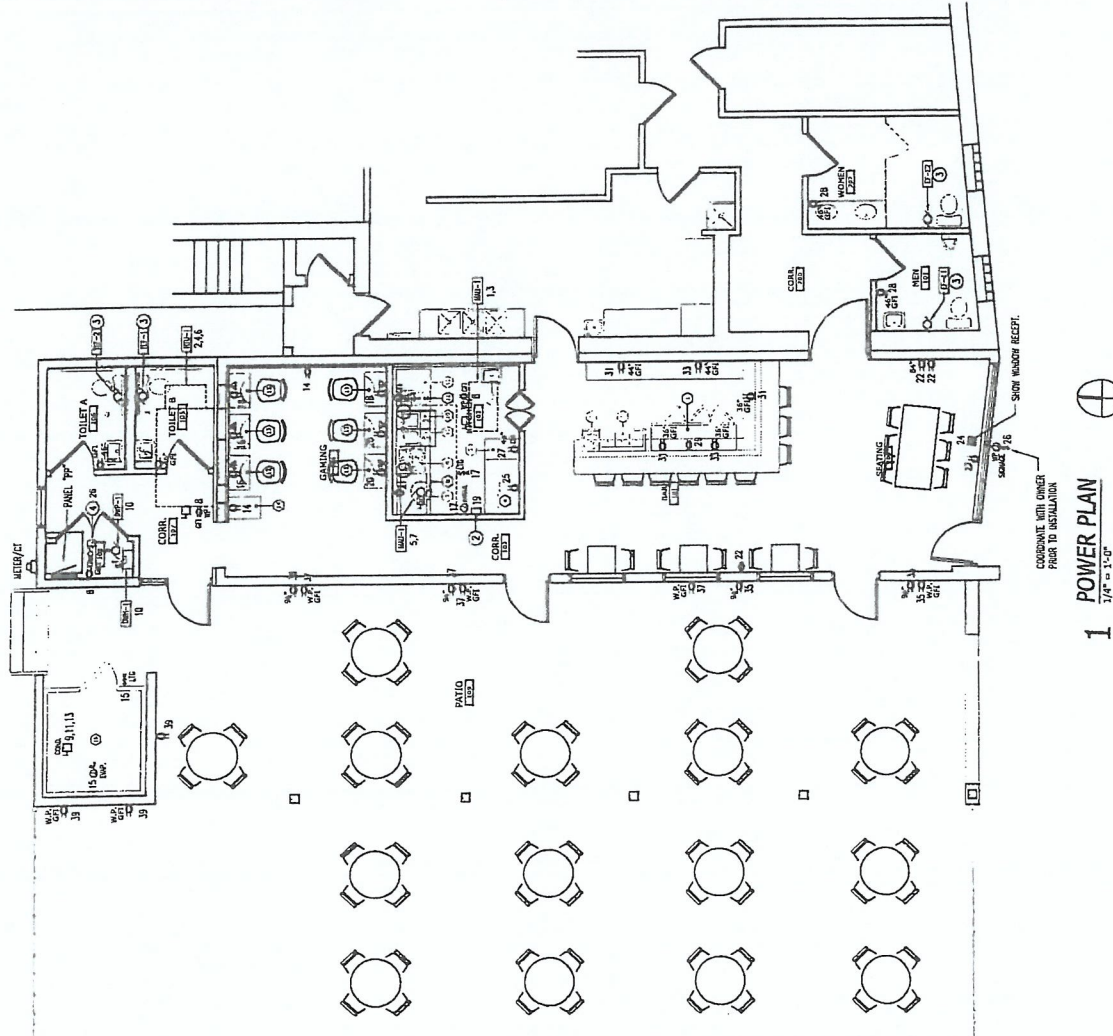
NO.	ITEM	ELECTRICAL
1	UNDER COUNTER 30" RANGE IN COOKER	115V, 7 AMPS
2	2" x 4" x 1/2" AT EIA SHIRT	
3	HOT 2 SW-1P-3	
4	MPV SMOOTHIE PREP REFRIGERATION	115V, 72 AMPS
5	18" x 24" SS. F. 12	
6	5.5-18" x 12" x 4"	
7	3/8" GAS 1/4" GA. 1/4"	
8	WINE TOP COOLER	115V, 3 AMPS
9	1/2" x 1/2" x 1/2" (STOVE)	
10	6.5 1/4"	
11	FRY DUMP STATION	115V, 4.3 AMPS
12	1/2" x 1/2" x 1/2" 1/2" x 1/2" 1/2" x 1/2"	
13	WINE COOLING MACHINE	115V, 20 AMPS
14	ATM MACHINE	115V, 20 AMPS
15	EXTERIOR WALK IN COOLER CONT.	200V, 20 8.32 AMPS
16	EXTERIOR WALK IN COOLER BANK	115V, 1.6 AMPS

POWER PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL PENETRATIONS, SLICES AND STUBS AS REQUIRED THROUGH PARTITIONS TO ACCOMMODATE ALL NEW ELECTRICAL, MECHANICAL AND PLUMBING. THE MINIMUM SIZE SHALL BE TO MATCH THE MAXIMUM CONDUIT SIZE FOR THE MAINS AND BRANCH FEEDS TO POWER OUTLETS SHALL BE 3/4" / 1/2" CONDUIT SHALL BE ACCEPTABLE FOR BRANCH WIRING TO END OF THE LINE RECEPTACLES ONLY. ALL POWER CONDUITS SHALL BE 1/2" DIA. 1-PHASE CIRCUIT BREAKERS IN PANELBOARD UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL PROVIDE ALL PENETRATIONS, SLICES AND STUBS AS REQUIRED THROUGH PARTITIONS TO ACCOMMODATE ALL NEW ELECTRICAL, MECHANICAL AND PLUMBING. THE MINIMUM SIZE SHALL BE TO MATCH THE MAXIMUM CONDUIT SIZE FOR THE MAINS AND BRANCH FEEDS TO POWER OUTLETS SHALL BE 3/4" / 1/2" CONDUIT SHALL BE ACCEPTABLE FOR BRANCH WIRING TO END OF THE LINE RECEPTACLES ONLY. ALL POWER CONDUITS SHALL BE 1/2" DIA. 1-PHASE CIRCUIT BREAKERS IN PANELBOARD UNLESS OTHERWISE NOTED.
3. BACKBOXES ARE TO BE INSTALLED OFFSET, NOT BACK TO BACK.
4. REFER TO MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL EQUIPMENT INFORMATION.
5. ALL ELECTRICAL BOXES ON NEW WALLS SHALL BE FLUSH MOUNTED. NO RECEPTACLES ARE ACCEPTABLE ON NEW WALLS UNLESS NOTED OTHERWISE.
6. VERIFY RECEPTACLE LOCATIONS WITH ARCHITECTURAL FURNITURE LAYOUT TO ENSURE PROPER ACCESSIBILITY.
7. REFER TO ELECTRICAL DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
8. ALL RECEPTACLES 50 AMP AND LESS LOCKED IN THE KITCHEN, PREP, SERVICE, DOWNSHANGING AREA SHALL BE GFI PROTECTED. CONTRACTOR SHALL PROVIDE GFI PROTECTION AT THE RECEPTACLE OR BREAKER.
9. ALL OUTLETS BELOW HOOBS SHALL HAVE SHUNT TRIP BREAKERS AND BE INTERLOCKED WITH ANSUL SYSTEM.

DRAWING NOTES (TYPICAL FOR THIS DRAWING ONLY)

1. PROVIDE 1/2" DIA. CONDUIT WITH SHUNT TRIP AND INTERLOCK TO ANSUL SYSTEM. ALL CONDUITS TO BE INSTALLED THROUGH WALLS AND FLOORS VIA THIS CONNECTION. PROVIDE CUT SHEETS AND WIRING SCHEMATICS TO THE OWNER.
2. HAS HOOB CONTROL PANEL. CONNECT WU-1, WU-1 AND CONTROLS PER MECHANICAL SHEETS.
3. CONNECT TO THE SPECIFIED SIDE OF THE LIGHTING CIRCUIT IN THIS ROOM. OCCUPANT POWER CONTROLLER.
4. PROVIDE 7-DAY INTERNETWORK PROGRAMMABLE ASTRONOMICAL TIME CLOCK TO CONTROL EXTERIOR SCENES.



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

