CIVIC CENTER ROOFING REPLACEMENT

VILLAGE OF ORLAND PARK

14750 RAVINIA AVENUE ORLAND PARK, IL 60462

ISSUE FOR BIDDING & PERMIT DATE: MARCH 22, 2012

NORETE MASONRY UNIT

GALYANIZED
GENERAL CONTRACTOR
GLASS
GYPSUM BOARD
HOLLOM CORE
HEADER
HARDWARE

LAMINATED VENEER LUMBER

HEIGHT INSIDE DIAMETER

MASONRY OPENING

TSIDE DIAMETER

TYPICAL UNEXCAVATED

MATER HEATER

UNLESS NOTED OTHERWISE VINYL COMPOSITION TILE VERIFY IN FIELD

VINYL WALL COVERING

STRUCT

REVISION SYMBOL

ROOM NUMBER

ELEVATION SYMBOL

ELEVATION MARKER

TOP OF FOUNDATION
ELEVATION 0'-0"

INTERIOR

EXTERIOR

REVISION NUMBER

ABBREVIATIONS

VICINITY MAP

CODE INFORMATION

Orland Park Village Center Roofing Replacement Project

Architect's Project # 12004

. BUILDING AUTHORITY: Village of Orland Park, Illinois

Building Code: 2006 IBC Building Code with Village Amendments, Village

Electrical Code: 2005 National Electrical Code with Village Amendments

Mechanical Code: 2006 International Mechanical Code with Village

Plumbing Code: 2004 State of Illinois Plumbing Code with Village

Fire Prevention Code: 2006 International Fire Code with Village

3. The permit applicant/builder shall provide special inspections by a

all structural steel. In addition to this requirement, complete shop

qualified inspection service agency for the installation and connection of

drawings for structural steel construction shall be submitted which clearly

4. The permit applicant/builder shall provide a statement indicating a list

of materials and work to be inspected and the agency(s) conducting the

distinguish between shop and field rivets, bolts, and welds in all connection WD details. (refer to struct. specifications for additional information.

2. GOVERNING CODES AND ORDINANCES:

Amendments, Village Code, Title 5, Chapter 6

Amendments, Village Code, Title 5, Chapter 4

Amendments, Village Code, Title 5, Chapter 5

Illinois Accessibility Code, effective April 27, 1997

Village Code, Title 5, Chapter 3

Civic Center Building 14700 S. Ravinia Avenue

Orland Park, Illinois

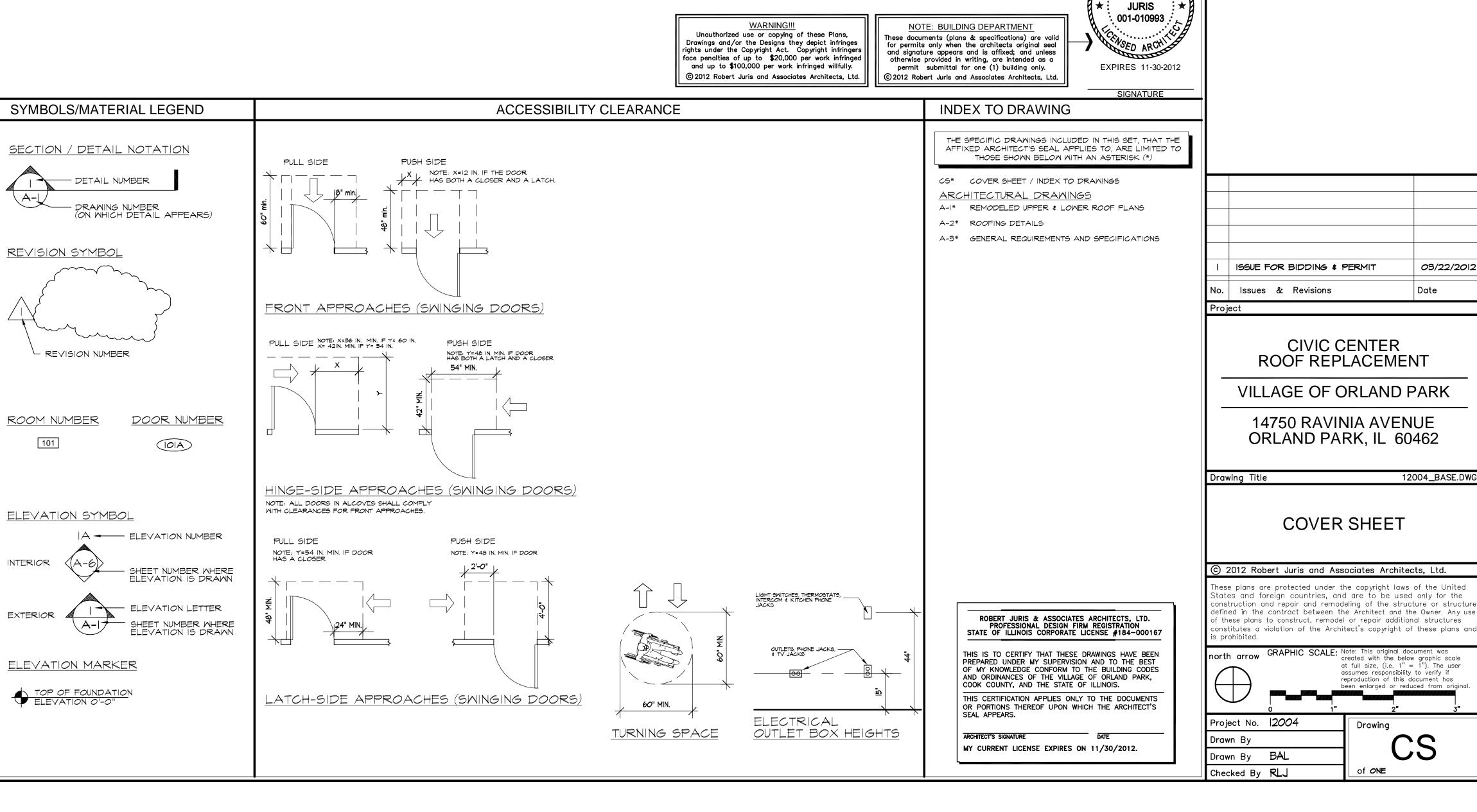
Code, Title 5, Chapter I

KEY PLAN

RECREATION CENTER BUILDING (NO WORK)

AREA OF MORK: REPLACE ROOFING ON

CIVIC CENTER BUILDING



ROBERT JURIS & ASSOCIATES

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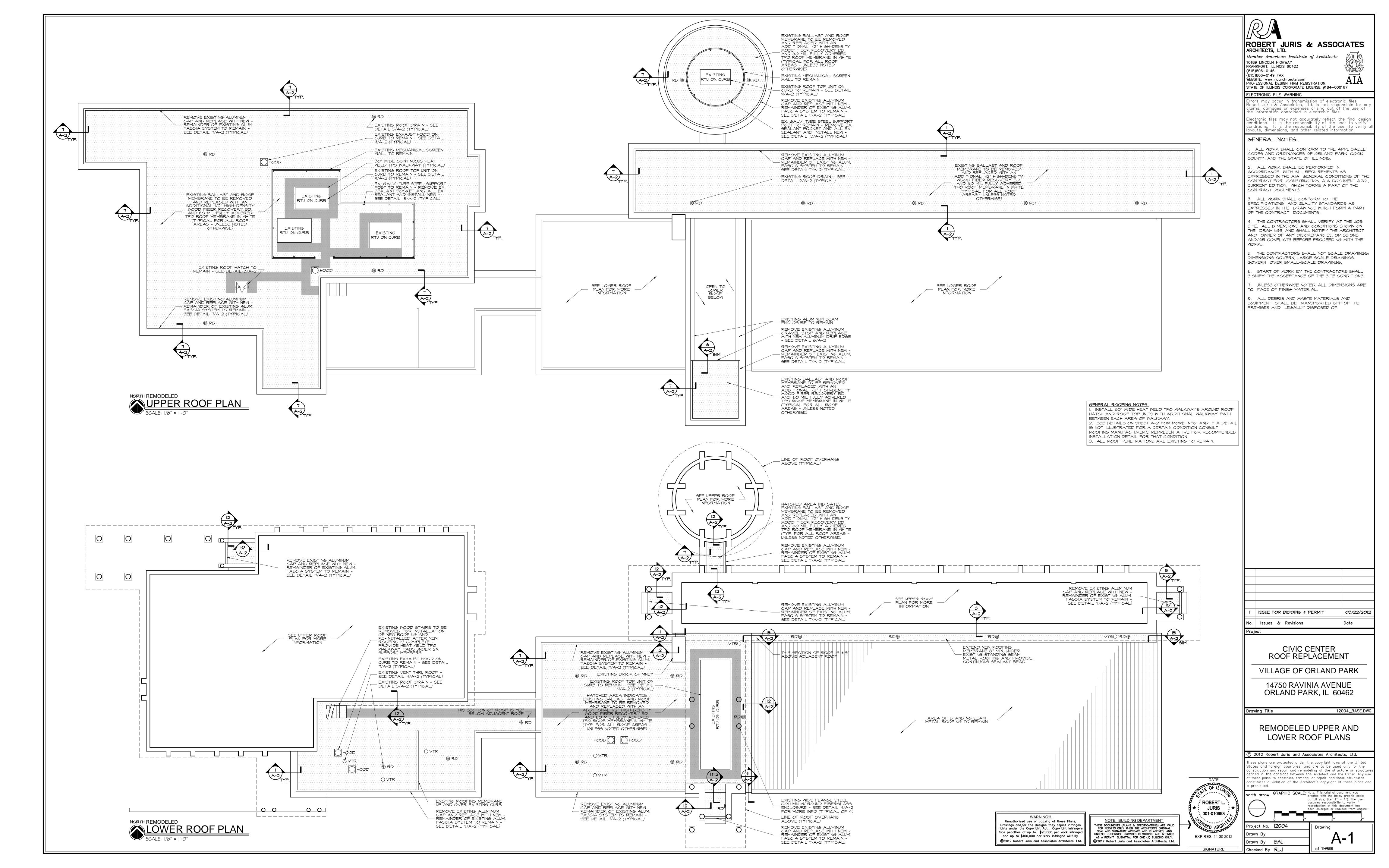
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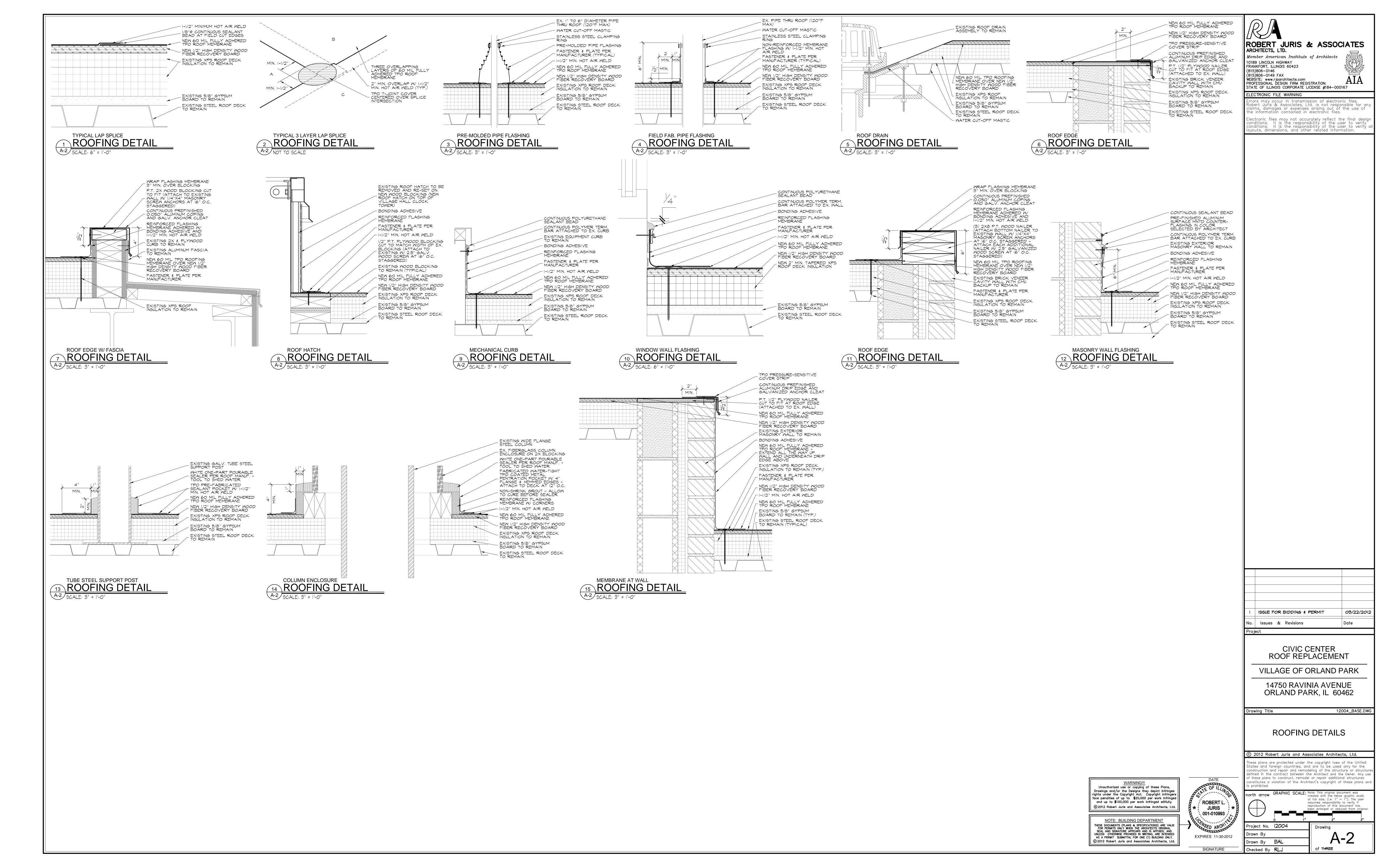
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(815)806-0146

ROBERT L.

(815)806-0149 FAX





BIDDING REQUIREMENTS - See The Village of Orland Park's Bidding Requirements under CONDITIONS OF THE CONTRACT - See The Village of Orland Park's Conditions of the A. The general scope of this work is for the Re-roofing for the Civic Center located at the existing Orland Park Village Center at 14750 Ravinia Drive in Orland Park, Illinois. The work will include, but is not necessarily limited to: selective demolition work of the existing roofing system and replacement with new as show on the Bid Documents. Cooperate and coordinate all schedulina of work with the Buildina Manager/Owner in order to minimize conflicts and to facilitate full normal office operations. Schedule the work to accommodate these operations and provide all necessary enclosures, protections, temporary partitions and entrances, security, etc. to meet the Owner's requirements.

A. Drawings and general provision of the Contract, including General and Supplementary Conditions and Division | Specification Sections. 1.02 DESCRIPTION OF WORK I. Roof Insulation

A. This section includes all material, labor, equipment, temporary protection and tools for boards. the proper installation and completion of the work as required in this specification. B. The following items are specified in this section:

DIVISION 6 - WOOD & PLASTICS (NOT USED)

DIVISION 7 - THERMAL & MOISTURE PROTECTION

DIVISION 5 - METALS (NOT USED)

2. Fasteners 3. Roof membrane 4. Roof membrane flashings

5. Treated Wood 6. Sealants 7. Adhesives REFERENCES

I.OI RELATED DOCUMENTS

A. American Society of Testing and Materials (ASTM) A653 Specification for Steel Sheet, Zinc-Coated (Galvanized) by the Hot-Dip Process, Commercial Qualitu D413 Test Methods for Rubber Property-Adhesion of Flexible Substrate D573 Test Method for Rubber-Deterioration in an Air Oven

7.1 SINGLE PLY ROOFING SYSTEM - THERMOPLASTIC POLYOLEFIN (TPO)

D751 Test Methods for Coated Fabrics D1149 Test Method for Rubber Deterioration-Surface Ozone Cracking in a Chamber DI203 Test Methods for Volatile Loss from Plastics Using Activated Carbon Methods DI204 Test Method for Linear Dimensional Changes of Nonrigid Thermoplastic Sheeting or Film at Elevated Temperature D2136 Test Method for Coated Fabrics-Low Temperature Bend Test

D2240 Test Method for Rubber Property-Durometer Hardness E84 Test Method for Surface Burning Characteristics of Building Materials E408 Standard Test Methods for Total Normal Emittance of Surfaces Using Inspection-Meter Techniques E838 Practice for Performing Accelerated Outdoor Weathering Using Concentrated Natural Sunlight E903 Standard Test Method for Solar Absorptance, Reflectance, and Transmittance

of Materials Using Integrating Spheres B. National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual C. Underwriter's Laboratories, Inc. (UL) Roofing Materials and Systems Directory 04 SUBMITTALS A. Product Data: Submit manufacturer's technical product data, installation instructions

and recommendations for each type of roofing product required. Include data substantiating that materials comply with the specified requirements. B. Submit copy of the membrane manufacturer's warranty covering materials. Submit copy of the Roofing Contractor's warranty covering workmanship. D. Submit dimensioned shop drawings, which shall include:

l. An outline of the roof and roof size. 2. Proposed installation method for insulation and membrane for each different section of roof. Include insulation type (e.q. flat, tapered) and fastener patterns if 3. Proposed profile details of flashing methods for penetrations and terminations if

not indicated in the Contract Documents. 4. Proposed location of manufacturer approved walkpads. Corners are to be rounded and installed in accordance with manufacturer's written instructions. All side and end joints shall be hot-air welded a minimum of 2"-inch (51mm). No adhesive shall be present E. Submit report from an independent testing laboratory certifying that manufacturer's membrane has met a minimum of 2,000,000 langleys concentrated natural sunlight, according

F. Submit written documentation from the manufacturer that the proposed roofing system including insulation and fasteners are compatible and meet the applicable requirements and code approvals as referenced in this specification and that the roofing system meets the requirements for the manufacturers standard warranty covering material. 6. Submit certification that membrane installer is a manufacturer-approved applicator H. Submit manufacturer's documentation of Energy Star labeled roofing materials. . Submit Material Safety Data Sheets (MSDS)

1.05 QUALITY ASSURANCE A. Roofing system shall be applied only by an approved Contractor authorized prior to bid by the roof membrane manufacturer. Prior to bid, the Roofing Contractor must have completed a minimum of 500 roofing squares of Thermal Propylene Olefin (TPO) membrane in B. There shall be no deviation from this specification or the approved shop drawings without prior written approval by the manufacturer and the Architect. C. Code Requirements: The proposed roofing system shall meet the requirements of the

following recognized code approval or testing agencies. These requirements are the minimum standards and no roofing work shall commence without written documentation of the system's compliance, as in Article 1.03 "Submittals" l. Underwriters Laboratories (UL) Class A membrane. D. Energy Star Roof Compliance: The proposed roofing system shall be Energy Star Roof-compliant and roofing materials shall be Energy Star labeled.

E. For new installations, ponding shall not occur in accordance with NRCA Roofing and Materproofing manual good roof design practice, which dictates that there be no ponding of water 48 hours after rainfall. F. There shall be no more than 20 patches per 10,000sf on new construction. 1.06 DELIVERY, STORAGE, AND HANDLING A. All products delivered to the job site shall be in the original unopened container or

B. Membrane rolls and insulation shall be stored fully protected from moisture and wind damage. Remove plastic from insulation and cover with tarpaulins on a raised surface. _Bonding adhesives shall be stored at temperatures recommended by manufacturer. D. Handle all materials to prevent damage. Any materials which are determined damaged, according to the Architect, are to be removed from the job site and replaced at no cost to the owner 1.07 PROJECT CONDITIONS

A. Construction may not be fully represented on the drawings, and some modifications to details may be required to accomplish the intent of the documents Contractor shall ascertain to his satisfaction, coordinate with General Contractor and other sub-contractors prior to bidding, that the specifications and drawings are workable and that they are not in conflict with the manufacturer's requirements for a material or adjacent sheets. All sheets shall be applied in the same manner, lapping all sheets as

B. All work shall be scheduled and executed without exposing the interior building areas to the effects of inclement weather. The existing building and its contents shall be protected against all risks, and any damages shall be repaired or replaced at no cost to the owner. All exterior lighting, equipment, landscaping and paving shall be protected from C. Contractor shall test all drains prior to and upon completion of roofing work to insure that no blockage exists or has occurred. D. Only as much of the new roofing as can be made weather tight each day including all

unplug all drains at the end of each workday. E. All surfaces to receive insulation, membrane or flashing shall be thoroughly clean and dry. Should surface moisture occur, the Contractor shall provide the necessary equipment and labor to dry the surface prior to application. F. All construction, including equipment and accessories, shall be secured against wind

flashing work, shall be installed. Plug all roof drains before starting work each day and

G. Temporary waterstops shall be installed at the end of each day's work and shall be removed before proceeding with the next day's work. Waterstops shall be compatible with all materials, shall not emit dangerous or incompatible fumes, and shall be installed per manufacturer's recommendations H. Contractor shall provide all necessary protection and barriers to segregate the

work area and to prevent damage to adjacent areas. Plywood protection shall be provided for all new and existing roof areas which receive traffic during construction. I. Contaminants, such as grease, fats, oils and solvents shall not be allowed to come into direct contact with the roofing membrane. Any exposures shall be presented to the membrane manufacturer for assessment of impact on the roof system performance. J. Contractor shall take care during application and storage that overloading of deck and structure does not occur K. Precautions shall be taken when using adhesives at or near rooftop vents or air

intakes. Coordinate closing or shut-offs of vents and air intakes during roofing and flashing operations. 1.08 WARRANTY A. Upon completion of construction, the manufacturer's twenty (20) year warranty

covering materials shall be issued to the owner. B. Roofing Contractor shall supply the owner with a minimum two (2) year workmanship warranty. In the event any work related to roofing, flashings, or metal work is found to be defective or otherwise not in accordance with the Contract Documents within two (2) years of final acceptance, the roofing Contractor shall remove and replace the defects at no cost to the owner. PART 2 - PRODUCTS 2.01 GENERAL

A. Provide an insulated roofing system that is comprised of fully compatible components for use in the proposed application. All proposed materials shall be compatible with 2.02 ACCEPTABLE MANUFACTURERS A. Carlisle SynTec Incorporated, Carlisle, PA (this is the only acceptable manufacturer in

order to match the roofing on the other two buildings at the Village Center) A. TPO: Polyester scrim reinforced Thermal Proplylene Olefin (TPO) sheet conforming to

Property ASTM Test Method Specification

0.18 lbs/sa ft (0.88 ka/m2) Nominal Thickness (min.) D751 0.060"-inch (1.52 mm) Breaking Strength (min.) D751 (Grab Method) 225 lbf (1.0 kN) D751 (Tongue Tear) 55 lbf (245 N) Tear Strength (min.) Low Temperature Bend Shore A Hardness *80* +/- 5 Heat Aging Maintains original strength D1203, Method A Volatility, Max. Loss 0.5% Hydrostatic Resistance (min.) D751, Method A 300 psi (2.1 Mpa) Ozone Resistance No Effect Emmaqua Concentrated Natural No visible surface cracking Sunlight, 2 million langleys or stiffening Dimensional Stability (max.) Puncture Resistance (min.) FTM IOIB, Method 2031 250 lbf (I.I kN) 180 deq. Peel Strength (min.) D413 35 lbf (156 N)

E903

E408

+3.0%

0.65

0.50

0.90

Change in Weight After

Emissivity (min.)

Immersion in Water (max.) Initial Solar Refl. (min.)

3-yr aged Solar Refl. (min.)

2.04 FLASHING MEMBRANE A. Flashing membrane shall be as supplied by the roofing membrane manufacturer. Flashing membranes are generally the same material as the roofing membrane unless otherwise specified in the Contract Documents. Unreinforced 0.055"-inch (1.4 mm) thick ethylene propylene - base membrane shall be supplied for vent stacks, pipes, drains and corners.

2.05 INSULATION A. General: Provide insulating materials to comply with referenced standards and requirements indicated for materials; provide manufacturer's standard thickness, in size to fit applications. (Mechanically fasten per roofing manufacturer's recommendations) 1. Fully Adhered Systems: Provide no greater than 4'-feet imes 4'-feet (1.2m imes 1.2m)

B. Extruded polystyrene meeting ASTM C578, Types IV, VI or VII physical properties. An acceptable insulation shall be required over the extruded polystyrene. Minimum thickness shall be as required by insulation manufacturer to span steel deck flutes. Extruded boards shall require an overlay of a minimum 1/2-inch thick high-density roof recovery fiberboard. I. Surface Burning Characteristics: Comply with ASTM E84 with a maximum flame spread and smoke developed values of 25 and 145, respectively. C. Insulation, fasteners and adhesive shall be supplied or approved by the roof membrane manufacturer for compatibility with the system and the required UL requirements D. Recovery Board: Minimum 1/2-inch thick high-density roof wood fiberboard, over all insulation and tapered insulation. (Mechanically fasten per roofing manufacturer's recommendations)

2.06 ACCESSORY PRODUCTS A. Flashing Adhesive: As specified by the membrane manufacturer. B. Walkway Membrane: Membrane manufacturer's walkway material.

hot-dipped galvanized, 24-gauge (0.61 mm) or heavier.

C. Wood Nailers: Wood shall be #2 or better pressure preservative treated lumber using CCA preservatives. Height of nailers shall match that of the insulation thickness or as indicated on the drawings D. Sealants: As recommended by the membrane manufacturer to comply with VOC limits of California Bay Area (AQMD) Regulation 8, Rule 51. E. Miscellanéous Fasteners and Anchors: In general, all fasteners, anchors, nails and straps shall be of zinc-coated steel, galvanized, or stainless steel and cadmium-free. All fasteners and anchors shall have a minimum embedment of I-I/2"-inch (38 mm) and shall be approved for such use by the fastener manufacturer and the membrane manufacturer.

F. Sheet Metal Accessory Materials: ASTM A653, with 0.20 percent copper, 690

G. Expansion Joint Covers: Shall be the manufacturer's prefabricated units of the same material as the roof membrane. H. Perimeter Edge Metal: Shall be supplied by the membrane manufacturer and coated with the same material as the roofing membrane and shall be compatible with the roofing membrane for hot-air welding.

Slip Sheet: Provide only when needed between incompatible materials. Use membrane manufacturers standard slip-sheet material. J. Base Sheet: Provide membrane manufacturers recommended vented base sheet on all types of concrete decks or when required or recommended by membrane manufacturer for the intended application. PART 3 - EXECUTION 3.01 INSPECTION

A. Prior to all work of this section, Contractor shall carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence. B. Verify that work of other trades that penetrate the roof deck has been completed. C. Verify that roofing system may be installed in strict accordance with all pertinent

codes and regulations, the original design and the manufacturer's recommendations.

D. In the event of discrepancy, immediately notify the Architect.

E. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved. F. Upon starting the installation of a new roof, the Architect and the General Contractor and their sub-contractor, if applicable, will designate a portion of the installation to be used as a mock up. This area will be the model of how the roof installation shall be installed. The mock up should include the insulation, a curb, flashing, parapet and an inside and outside corner along with a termination and lap seam.

G. Throughout the project and at completion, the Architect shall be allowed to inspect the roof, including probing as necessary to ensure proper installation. 3.02 PREPARATION OF SUBSTRATE A. General: Comply with the insulation and membrane manufacturer's instructions for

preparation of the substrate to receive the roofing system. B. Clean substrate of dust, debris, and other substances detrimental to the system work. Remove sharp projections. 3.03 INSTALLATION OF INSULATION A. Insulation shall be installed according to the insulation manufacturer's instructions and shall be approved by the Architect and membrane manufacturer. Stagger joints between

. Insulation shall be neatly cut to fit around all penetrations and projections. . Install tapered insulation where applicable in accordance with insulation manufacturer's approved shop drawings in order to achieve the specified slope.

D. Install tapered insulation around drains creating a drain sump. E. Do not install more insulation board than can be covered with membrane by the end of the day, or onset of inclement weather.

F. Attachment 1. Insulation shall be mechanically fastened to the deck with approved fasteners and plates at a rate and pattern acceptable to Factory Mutual's and membrane manufacturer's requirements for fastening rates and patterns. 2. Fasteners are to be installed in accordance with the fastener manufacturer's

recommended by the fastener manufacturer and membrane manufacturer. Fasten only in top of ribs of metal deck, not flutes. 3. Perform pull out tests for the Architect to verify deck conditions and actual pull out values prior to installation of the membrane. 4. Use fastener tools with a depth locator as recommended or supplied by the fastener manufacturer to ensure proper installation.

recommendations. Fasteners are to have a minimum penetration into the structural deck as

3.04 INSTALLATION OF MEMBRANE A. Install materials in accordance with manufacturers instructions for the intended application B. Surface of the insulation shall be inspected prior to installation of the roof membrane. The insulation surface shall be clean and smooth with no excessive surface roughness, contaminated surfaces, or unsound surfaces such as broken or delaminated

insulation boards C. Membrane shall be installed per the membrane manufacturer's written installation procedures for an approved mechanically fastened system D. No bonding adhesive shall be applied to lap areas that are to be welded to flashing

required by welding techniques. No peel and stick products allowed. . Any repairs or patches shall be hot-air welded. No peel and stick products allowed. Adjacent sheets shall be welded in accordance with the manufacturer's written

G. Hand and machine welding shall be carried out per the manufacturer's written instructions. All mechanics intending to use the welding equipment shall have successfully completed a course of instruction provided by a manufacturer's representative prior to welding. All welding equipment must be approved by the manufacturer prior to use. H. All completed seams shall be checked by the Contractor after cooling for continuit using a screwdriver or suitable blunt instrument. In addition, on-site evaluation of welded seams shall be made by Contractor at locations as directed by the Architect or membrane manufacturer's representative. Contractor shall provide 2"-inch (51 mm) wide cross-sectional samples taken through completed seams. Approximately two samples will be taken per 100 roofing squares. Correctly welded seams display failure from shearing of the membrane prior to separation of the weld. Each test cut shall be patched by the Contractor at no additional charge to the owner.

l. Exposed or cured membrane shall be hot-air welded per manufacturer's instructions. J. During the course of the work, the entire roof area shall be kept clear of loose or spilled fasteners and metal scraps to guard against accidental puncture of the membrane. 3.05 MEMBRANE FLASHINGS

A. All flashing shall be installed concurrently with the roof membrane as the job progresses. No temporary membrane flashings shall be allowed without the prior written approval of the Architect. Approval shall only be for specific locations on specific dates. B. All flashing membranes shall be fully adhered to substrates. All interior and exterior corners and miters shall be cut and hot-air welded in place, or prefabricated corners and miters may be used

. Bituminous elements shall not be in contact with non-compatible membrane. Manufacturers recommended isolator shall be used to isolate non-compatible membrane flashing from bituminous coated elements such as vent stacks and pipes penetrating the

C. All flashings shall be hot-air welded at their joints and at their connections with the roof membrane. No peel and stick products allowed. D. Pipe penetrations shall be flashed a minimum of 8"-inches (203 mm) above the roofing membrane, and terminate with a stainless steel hose clamp with sealant applied along the top edge. Pipe should be isolated by membrane. Factory fabricated pipe seals and roof membrane shall be welded as outlined. A buffer layer of membrane shall be installed between hose clamp and flashing sheet to avoid damage.

E. All curb flashing membranes shall be mechanically fastened along the top using nails with I"-inch (25 mm) diameter heads spaced a maximum of 6"-inches (152 mm) on center, or predrilled metal strips. All roof edge flashings shall be hot-air welded to the membrane manufacturer's coated metal. Predrilled metal strips shall be caulked along the top edge with a sealant. Expansion pins with nylon sheaths set in predrilled holes shall be used to secure flashings to masonry and concrete surfaces. Reglets shall be used on walls as shown on the Contract Documents. F. Edge metal shall be supplied by the membrane manufacturer and shall be coated with the same material as the roofing membrane. The edge metal and membrane strips joining each piece of edge metal shall closely match the color of the building perimeter, unless specified elsewhere on the Contract Documents or by the Architect.

3.06 TEMPORARY CUT-OFF A. Flashings shall be installed concurrently with the roof membrane in order to maintain a watertight condition as the work progresses. When a break in the day's work occurs in the central area of the roof, a temporary waterstop shall be constructed to provide a Waterstop shall be installed per the manufacturer's recommendations and per

details shown on the Contract Documents. 2. When work on the new system is suspended, the staqqer of the insulation joints shall be maintained by installing partial fillers. New membrane shall be carried into the 3. When work resumes, the contaminated membrane, insulation fillers, etc., shall be removed from the work area and disposed off-site. Do not reuse these materials in new

B. If inclement weather occurs while a temporary waterstop is in place, the Contractor shall provide the labor necessary to monitor the situation to maintain a watertight condition. 3.07 WALKWAY INSTALLATION A. Walkways: Install walkway pads at location shown on Construction Documents. Hot-air weld along edges a minimum of 2"-inches (51mm) to substrate, and fully adhere walkway pads between welds to substrate with compatible adhesive according to roofing system

manufacturer's written instruction. Corners of walkway are to be rounded and hot-air welded

in accordance with manufacturer's written instruction.

3.08 COMPLETION A. At the completion of construction and prior to Contractor's request for final

inspection by Architect, membrane manufacturer's technical consultant shall provide on-site inspection of installed roofing system. . Membrane manufacturer shall provide Contractor and Architect with itemized list defects or non-compliance with manufacturer's recommendations.

2. Contractor shall immediately correct identified items. Complete corrections before request for final inspection from Architect. B. Prior to demobilization from site, work shall be reviewed by Architect and Contract. Itemize defects or non-compliance with these specifications or membrane

manufacturer's recommendations in punch list. 2. Contractor shall immediately correct identified items prior to demobilization, to satisfaction of Architect and membrane manufacturer.

DIVISION 8 - DOORS, WINDOWS, HARDWARE and GLAZING (NOT USED) DIVISION 9 - FINISHES (NOT USED)

END OF SPECIFICATIONS

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ARCHITECTS, LTD.

10189 LINCOLN HIGHWAY

FRANKFORT, ILLINOIS 60423

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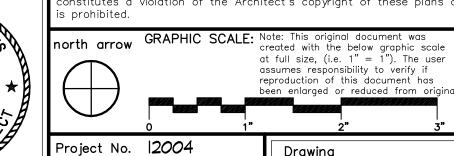
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ISSUE FOR BIDDING & PERMIT Issues & Revisions CIVIC CENTER **ROOF REPLACEMENT** VILLAGE OF ORLAND PARK 14750 RAVINIA AVENUE ORLAND PARK, IL 60462

GENERAL REQUIREMENTS

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