PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Tom Vander Woude, Planning Director
Meeting Date:	July 14, 2020
Agenda Item:	PC Docket No. 20-007
Hearing:	**PUBLIC HEARING**
Summary:	Daniel Zunica requesting approval of a development plan for a covered patio at the Danny Z's Restaurant at 1860 45th street.

Applicant:	Daniel Zunica
Property Address:	1860 45th Street
Current Zoning:	CD-4.A General Urban A Character District
Adjacent Zoning:	North: CD-4.A South: CD-4.A East: CD-4.A West: CD-4.A
Action Requested:	Approval of development plan
Additional Actions Required:	Findings of Fact
Staff Recommendation:	**<u>Approval</u>**
Attachments:	New Outdoor Patio Addition to Danny Z's/Dante's plan set prepared by Vavrek Architects, Inc. dated 06.22.2020 Undated renderings of proposed patio (3) Undated photos of subject property (3) Plat of survey prepared by Torrenga Surveying LLC dated 12.20.2007

BACKGROUND

Daniel Zunica, owner of Danny Z's Restaurant, has submitted plans to construct a 648 square foot covered patio addition to the west side of the Danny Z's Restaurant. The restaurant is located at 1860 45th Street in the Pavilion on 45th Street shopping center. The proposed addition will expand the existing outdoor dining area from 445 square feet to a total of 1,093 square feet.

Three parking spaces to the west of the building will be eliminated. The two ADA spaces will be relocated to the north side of the parking lot, which will require the elimination of a third space to provide an access aisle. No other modifications to the subject property are proposed.

In addition to approval of the development plan, the applicant is seeking a variance from the requirement to install landscaping in the parking lot and a conditional use permit for outdoor dining. An approval of the development plan should be made contingent upon approval of the conditional use permit from the Town Council.

Figure 1: Subject property with tenant space outlined in red.

ANALYSIS

The property is located in a CD-4.A General Urban A Character District. The following standards are applicable.

Use
A restaurant is a permitted use. Outdoor dining is a conditional use that requires approval of the Munster Town Council.

Parking
TABLE 26-6.405.O-1 of the Munster Zoning Ordinance lists the following requirement for the restaurant uses:

Restaurants dispensing food and/or beverages for consumption on the premises: One space for each 2.5 seats or five spaces for each 300 square feet of floor area, whichever is greater.

Based on the second calculation, the Danny Z's restaurant with the patio addition requires 107 spaces. Danny Z's shares a parking lot with the Pavilion on 45th and has access to 395 parking spaces. Since the remainder of the tenants require approximately 200 spaces, the parking is adequate.

Pedestrian Access
An ADA ramp will be installed at the northwest corner of the proposed patio.

Stormwater
Because there will be only a nominal increase in the amount of impervious surface, no stormwater mitigation is required.

Landscaping
A building addition triggers compliance with the landscaping sections of the Munster Zoning Code. In this case the following would be required:

- Screening of the parking area per Town code
- Installation of landscaping within the parking lot per Town code

The petitioner is applying for a variance from the requirement to install landscaping for this project.

Building Materials
Renderings of the proposed patio are attached. The walls of the patio will be constructed from a Unilock system, which has the appearance of stone, columns will be rough sawn cedar, and the roof will be canvas.

Applicable standards are listed in TABLE 26-6.405.A-6 of the Munster Zoning Ordinance

Building Materials
Primary: brick or natural stone
Accent: glass, metal, wood, porcelain, ceramic or glass tiles
Windows at Frontage: clear glass
Awnings / Canopies: canvas or steel

The primary material of the building to which the patio is being added is EIFS.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 20-007 granting approval of a development plan for a covered patio at the Danny Z's Restaurant at 1860 45th street contingent upon Town Council approval of the required conditional use permit.

SITE PLAN

SCALE 1"=10'

NORTH

THOMAS JOHN VAVREK REGISTERED No. A81K0129 STATE OF INDIANA ARCHITECT

DATE
06/04/2020
06/22/2020

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NEW OUTDOOR PATIO ADDITION TO
DANNY ZS / DANTE'S
1860 45TH STREET
MUNSTER, INDIANA 46321

Vavrek architects inc.
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20002

SHEET

C-1.0.0

NEW OUTDOOR PATIO ADDITION TO DANNY Z'S / DANTE'S

1860 45TH STREET, MUNSTER, INDIANA 46321

GENERAL NOTES

1. WATER IS BY THE TOWN OF MUNSTER
2. SEWER IS BY THE TOWN OF MUNSTER
3. ELECTRIC IS BY NIPSCO.
4. WHETHER HEREIN STATED OR NOT, ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE INDIANA DEPARTMENT OF FIRE PREVENTION AND BUILDING SAFETY AND ALL OTHER APPLICABLE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS.
5. ALL CONSTRUCTION SHALL BE IN FULL ACCORDANCE WITH THE BUILDING SAFETY REGULATIONS AS PROMULGATED BY THE INDIANA DIVISION OF LABOR. CONTRACTOR(S) SHALL ASSUME FULL RESPONSIBILITY FOR THE ENFORCEMENT OF ANY INFRACTIONS OF SUCH RULES AND REGULATIONS.
6. ALL ELECTRIC WORK SHALL BE IN FULL ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
7. UNLESS OTHERWISE SPECIFIED ALL WORK SHALL BE GOVERNED BY THE CURRENT STANDARD A.I.A. DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 1993 EDITION.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE ARE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE INDIANA DEPARTMENT OF FIRE PREVENTION AND BUILDING SAFETY.

THOMAS J. VAVREK — IN REGISTRATION# 10100129

SHEET INDEX

TITLE	TITLE SHEET
A-1.0.0	DEMOLITION, PROPOSED FLOOR, & REFLECTED CEILING PLAN
A-2.0.0	ROOF PLAN, & EXTERIOR ELEVATIONS
A-3.0.0	SECTIONS
A-3.1.0	SECTIONS
S-1.0.0	FOUNDATION, & STRUCTURAL PLAN
MPE-1.0.0	MECHANICAL, PLUMBING, & ELECTRICAL PLAN

SITE PLAN

SCALE: 1"=30'

CODE ANALYSIS

EXISTING 1 STORY STRIP MALL BUILDING
GROUP A-2 AND GROUP M (N/C)
TYPE VB (TABLE 503)
NON-SPRINKLERED

COVERED PATIO ADDITION TO EXISTING RESTAURANT.
EXISTING COVERED PATIO= 445 GSF
NEW PATIO ADDITION= 648 GSF

EXISTING BUILDING SQ FT. (INCLUDING EXISTING PATIO) = 7969 GSF

REVISED BUILDING SQ. FT (INCLUDING NEW PATIO)= 8617 GSF

PROJECT SQUARE FOOTAGE
GROUP "A-2" OCCUPANCY = 5,782 GSF

PARTIAL FIRE & LIFE SAFETY PLAN

SCALE: 3/16"=1'-0"

THOMAS JOHN VAVREK REGISTERED No. A8100129 STATE OF INDIANA ARCHITECT

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SHEET

TITLE

DEMOLITION PLAN

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

PROPOSED FLOOR PLAN

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

WALL LEGEND

EXISTING WALL

NEW UNILOCK WALL SYSTEM

REFLECTED CEILING PLAN

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

100.1A	100.1B
ROUGH SAWN CEDAR WOOD GATE	ROUGH SAWN CEDAR WOOD GATE
GATE HARDWARE BY WOOD GATE MANUFACTURER	GATE HARDWARE BY WOOD GATE MANUFACTURER

DOOR & WINDOW SCHEDULE

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

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SHEET

A-1.0.0

STONE CAP DETAIL "A"

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

STONE CAP DETAIL "B"

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

WEST ELEVATION

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

ROOF PLAN

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

NORTH

SOUTH ELEVATION

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

NORTH ELEVATION

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

THOMAS JOHN VAVREK REGISTERED No. A81100129 STATE OF INDIANA ARCHITECT

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SHEET

A-2.0.0

SECTION "A"

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

SECTION "B"

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

SECTION "1"

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

SECTION "2"

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

SECTION "3"

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

SECTION "4"

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

THOMAS JOHN VAVREK REGISTERED No. 10100129 STATE OF INDIANA ARCHITECT

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NEW OUTDOOR PATIO ADDITION TO
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SHEET

A-3.0.0

GENERAL NOTES:

THESE DIMENSION ARE BASED ON A 6 IN. CURB HEIGHT. THEY SHALL BE PROPORTIONALLY ADJUSTED FOR OTHER CURB HEIGHTS

THE BOTTOM EDGE OF THE CURB RAMP SHALL BE FLUSH WITH THE EDGE OF ADJACENT PAVEMENT AND GUTTER LINE.

SECTION "1"

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

TRUNCATED DOMES USED IN DETECTABLE WARNINGS

SECTION "2"

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

SECTION "3"

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

SECTION "4"

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

SECTION "5"

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

SECTION "6"

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

THOMAS JOHN VAVREK REGISTERED No. A01100129 STATE OF INDIANA ARCHITECT

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SHEET

A-3.1.0

FOUNDATION PLAN

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

CONCRETE NOTES

1. THE NET ALLOWABLE SOIL BEARING PRESSURE USED FOR DESIGN IS 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THIS CAPACITY IS MET OR EXCEEDED ON THE SITE
2. WHEN OUTSIDE TEMPERATURE IS BELOW 40°F, ALL WORK SHALL BE IN ACCORDANCE WITH "RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING," ACI306.
3. WALKS AND CURBS ON PUBLIC PROPERTY SHALL COMPLY WITH ALL LAWS, RULES, AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK.
4. PERFORM TESTS ON PLACED CONCRETE IN ACCORDANCE WITH ACI301.
5. FORM MATERIALS TO CONFORM TO ACI301.
6. USE NON-STAINING FORM OIL.
7. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, 60 KSI YIELD GRADE BILLET STEEL DEFORMED BARS; UNCOATED FINISH.
8. WELDED STEEL WIRE FABRIC SHALL BE PLAIN TYPE, ASTM A185; UNCOATED FINISH.
9. PROVIDE BAR SUPPORTS AND OTHER ACCESSORIES NECESSARY TO HOLD BARS IN PROPER POSITION WHILE CONCRETE IS BEING PLACED.
10. PORTLAND CEMENT SHALL BE ASTM C150 TYPE1.
11. MIXING WATER SHALL BE CLEAN AND POTABLE.
12. VAPOR BARRIER SHALL BE ASTM D2103, 6 MIL CLEAR POLYETHYLENE FILM.
13. PLACE CONSTRUCTION JOINTS AT THE END OF ALL POURS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR A PERIOD OF MORE THAN ½ HOUR, EXCEPT WHERE SUCH POURS TERMINATE AT EXPANSION JOINTS.
14. LOCATE CONSTRUCTION JOINTS IN INTERIOR SLABS SO AS TO DIVIDE THE SLAB INTO AREAS NOT IN EXCESS OF 1000 SF (MAXIMUM 40 FT. IN ANY DIRECTION)
15. ALL CONCRETE SHALL BE 6 BAG MIX WITH A MIN. COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
16. ADD AIR ENTRAINING AGENT TO MIX FOR CONCRETE EXPOSED TO FREEZE-THAW CYCLING. TOTAL AIR CONTENT SHALL BE 6% ± 1%.
18. FORMWORK SHALL BE IN ACCORDANCE WITH ACI347.
17. CURE AND PROTECT CONCRETE IN ACCORDANCE WITH ACI301.

STRUCTURAL STEEL

1. PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING:
   A. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS.
   B. AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.
   C. RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 FOR BOLTS.
2. STRUCTURAL STEEL PLATES AND ANGLES SHALL CONFORM TO ASTM A36.
3. SQUARE & RECTANGULAR HSS: ASTM A500, GRADE B.
4. BOLTS FOR WOOD CONNECTIONS: ASTM A307, GRADE A OR B.
5. ANCHOR RODS: ASTM F1554, GR. 36.
6. SHEAR CONNECTORS: ASTM A108; IN ACCORDANCE WITH AWS D1.1; TYPE B.
7. THREADED RODS: ASTM A36/A36M.
8. WELDING MATERIALS: AWS D1.1; TYPE REQUIRED FRO MATERIALS BEING WELDED.
9. GROUT: NON SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NON METALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES; CAPABLE OF DEVELOPING MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28 DAYS.
10. SHOP AND TOUCH UP PRIMER: SSPC PAINT 15, TYPE 1, RED OXIDE.
11. PROVIDE HOT DIPPED GALVANIZED COATING AFTER FABRICATION FOR ALL LOOSE LINTELS, BEAMS, AND PLATES FOR MASONRY VENEER.
12. GALVANIZING FOR FASTENERS, CONNECTORS, AND ANCHORS:
    A. HOT DIPPED GALVANIZING: ASTM 153/ A153M.
    B. MECHANICAL GALVANIZING: ASTM B695; CLASS 50 MINIMUM.

STRUCTURAL PLAN

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

COLUMN FOOTING & PIER SCHEDULE					
	FOOTING	REINFORCEMENT	PIER	REINFORCEMENT	TIES
F-1	3'-0"X3'-0"X1'-0"	4-#4 EACH WAY (BOTTOM)	1'-8"X1'-8"	8-#5 VERTICAL	#3 @ 12" C-C W/ 3-#3 @ TOP 12"
F-2	3'-0"X3'-0"X1'-0"	4-#4 EACH WAY (BOTTOM)	1'-8"X1'-8"	8-#5 VERTICAL	#3 @ 12" C-C W/ 3-#3 @ TOP 12"
F-3	3'-0"X3'-0"X1'-0"	4-#4 EACH WAY (BOTTOM)	1'-8"X1'-8"	8-#5 VERTICAL	#3 @ 12" C-C W/ 3-#3 @ TOP 12"
F-4	3'-0"X3'-0"X1'-0"	4-#4 EACH WAY (BOTTOM)	1'-8"X1'-8"	8-#5 VERTICAL	#3 @ 12" C-C W/ 3-#3 @ TOP 12"
F-5	3'-0"X3'-0"X1'-0"	4-#4 EACH WAY (BOTTOM)	1'-8"X1'-8"	8-#5 VERTICAL	#3 @ 12" C-C W/ 3-#3 @ TOP 12"

WALL	1'-8"X12"	2-#5 CONT.
FND. WALL	#5 TOP AND BOTTOM	

BEAMS	
ITEM	SIZE
B-1	3-2X12
B-2	2-2X12 ROUGH SAWN CEDAR
B-3	4-2X12

NOTE: ALL WOOD SHALL BE SOUTHERN PINE NO. 2. U.N.O.

COLUMNS		
COLUMN	SIZE	BASE PL
C-1	GALV. HSS 4"X4"X1/4"	10"X10"X1/2"
C-2	GALV. HSS 4"X4"X1/4"	10"X10"X1/2"
C-3	GALV. HSS 4"X4"X1/4"	10"X10"X1/2"
C-4	GALV. HSS 4"X4"X1/4"	10"X10"X1/2"
C-5	GALV. HSS 4"X4"X1/4"	10"X10"X1/2"

NOTE: ALL COLUMNS TO HAVE 4- ¾" ANCHOR RODS W/ 12" EMBEDMENT

THOMAS JOHN VAVREK REGISTERED No. A01100129 STATE OF INDIANA ARCHITECT

DATE 06/04/2020

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SHEET

S-1.0.0

PLUMBING NOTES:

1. CONTRACTOR TO SAW-CUT AND TRENCH FOR NEW SANITARY LINES AS INDICATED. MATCH AND PATCH CONCRETE SLAB AS REQUIRED. AN APPROVED ANIT-SCALD DEVICE SHALL BE INSTALLED ON THE HOT WATER SUPPLY TO ALL HAND AND BODY WASHING FACILITIES.
2. ALL PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION, INCLUDING ADOPTED INDIANA AMENDMENTS AND WORK SHALL BE PERFORMED IN A GOOD WORKMANLIKE MANNER. WORK SHALL ALSO BE IN ACCORDANCE WITH ALL LOCAL CODES.
3. SOLDERING MATERIALS UTILIZED SHALL COMPLY WITH INDIANA REQUIREMENTS IN RELATION TO LEAD CONTENT.
4. PROVIDE DIELECTRIC UNIONS FOR ALL PIPING, WHICH EFFECTIVELY ISOLATE DISSIMILAR METALS, TO PREVENT GALVANIC ACTION.
5. INSTALL PIPING FREE OF SAGS OR BENDS, AND RUN PIPING AT PARALLEL OR RIGHT ANGLES TO MAIN STRUCTURAL MEMBERS. PROVIDE ADEQUATE SPACE TO ALLOW FOR INSULATION AND A 1" MINIMUM CLEARANCE TO COMBUSTIBLE AND STRUCTURAL MEMBERS.
6. WHERE PIPES PASS THROUGH FIRE RATED WALLS, OR CEILINGS, THE FIRE RATED INTEGRITY SHALL BE MAINTAINED. PROVIDE SEALERS APPROVED FOR FIRE RATED USE.
7. PIPING TYPES: BLACK STEEL PIPE – ASTM A53, A105 OR A120, COPPER TUBING (BELOW SLABS AND EXTERIOR, 3" OR SMALLER) ASTM B88 TYPE "K", SOFT TEMPER, NO JOINTS PERMITTED BELOW GROUND, COPPER TUBING (INSIDE BUILDING, 4" OR SMALLER) ASTM B88, TYPE "L", HARD TEMPER, CAST COPPER SOLDER JOINT FITTINGS ANSI B16.18, WROUGHT-COPPER SOLDER JOINT FITTINGS ANSI B16.22, POLYVINYL CHLORIDE SEWER PIPE (PVC) ASTM D2729, POLYVINYL CHLORIDE DRAIN, WASTE AND VENT PIPE (PVC) ASTM D2665.
8. INSTALL PIPES AND PIPE FITTINGS IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES WHICH WILL ACHIEVE PERMANENTLY LEAK PROOF PIPING SYSTEM, CAPABLE OF PERFORMING EACH INDICATED SERVICE WITHOUT PIPING FAILURE.
9. TEST PRESSURE PIPING IN ACCORDANCE WITH ASTM B31. REPAIR PIPING SYSTEMS SECTIONS WHICH FAIL PRESSURE TESTS.
10. USE GATE VALVES (MSS SP-80, CLASS 125) FOR SHUT OFF DUTY, GLOBE VALVES (MSS SP-80, CLASS 125) FOR THROTTLING DUTY. PROVIDE ACCESS PANELS AS REQUIRED OR INDICATED FOR ACCESS IN CONCEALED AREAS. INSTALL VALVES FOR EACH FIXTURE AND ITEM OF EQUIPMENT TO ALLOW REMOVAL WITHOUT SYSTEM SHUTDOWN.
11. PROVIDE BELLOW TYPE WATER HAMMER ARRESTERS, STAINLESS STEEL CASING AND BELLOWS, 250 PSI, INSTALL PER PDI STANDARD WH201.
12. INSTALL OVERSIZED PIPE SLEEVES FOR ALL PENETRATIONS THROUGH WALLS, FLOORS, CEILINGS, ETC. AND PACK WITH APPROVED SEALER AFTER PIPE INSTALLATION.
13. ALL SUPPLY PIPING SHALL RECEIVE MINIMUM OF ½" FLEXIBLE UNICELLULAR PIPE INSULATION, ASTM C534, TYPE I. PROVIDE THICKER AS SPECIFIED.
14. ALL PLUMBING FIXTURES SHALL HAVE A CHROME PLATED SHUT OFF VALVE FOR EACH WATER SUPPLY LINE EXPOSED AT THE FIXTURE.
15. FIXTURES DESIGNATED FOR HANDICAP ACCESSIBILITY SHALL COMPLY WITH ANSI A117.1, LATEST EDITION, INCLUDING ADOPTED INDIANA AMENDMENTS.
16. PLUMBING CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL PLUMBING ROUGH-IN LOCATIONS.
17. IT IS THE OWNER'S RESPONSIBILITY TO ENGAGE A CERTIFIED BACKFLOW PREVENTION DEVICE TESTER TO TEST THE RPZ DEVICE AT LEAST ANNUALLY WITH RESULTS REPORTED TO THE LOCAL WATER COMPANY.
18. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS.
19. INSULATE ALL HORIZONTAL RUNS OF WATER PIPING ABOVE FINISHED CEILINGS.
20. ALL REFRIGERATION CASES AND WALK-IN REFRIGERATION COIL CONDENSATE PIPING SHALL BE PIPED TO HUB DRAINS AND/OR STANDPIPES BY THE PLUMBING CONTRACTOR. CONDENSATE PIPING SHALL BE COPPER. COORDINATE WITH REFRIGERATION CONTRACTOR TO PIPE SIZE AND LOCATIONS OF EVAPORATOR COILS. ALL AIR HANDLER UNIT CONDENSATE PIPING SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR.

PLUMBING & MECHANICAL PLAN

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

MECHANICAL NOTES:

1. ALL MECHANICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE, LATEST EDITION, INCLUDING ADOPTED INDIANA AMENDMENTS, AND SHALL BE PERFORMED IN A GOOD WORKMANLIKE MANNER.
2. GAS PIPING IN CONTACT WITH THE GROUND SHALL BE COATED WITH FACTORY INSTALLED POLYETHYLENE TAPE. 20 MILS. GAS COCKS, 2" AND SMALLER, SHALL BE 150 PSI WOG, BRONZE BODY. USE THREADED JOINTS AND FITTINGS FOR 2" AND SMALLER PIPE, WELDED JOINTS FOR LARGER PIPE. INSTALL GAS PIPING IN STRICT ACCORDANCE WITH NFPA-54, NATIONAL FUEL GAS CODE. DO NOT INSTALL GAS PIPING IN CONCEALED SPACES, WITHOUT APPROVAL OF GOVERNING AUTHORITY. INSTALL SHUT-OFF COCKS, SEDIMENT TRAPS, AND UNIONS AT ALL EQUIPMENT ITEMS. BOND SYSTEM TO A GROUNDING ELECTRODE IN ACCORDANCE WITH NFPA-70. PIPING FOR GAS SYSTEM SHALL BE BLACK STEEL PIPE, ASTM A120, SCHEDULE 40.

EXISTING SANITARY PLUMBING LINE & FIXTURES
NEW SANITARY PLUMBING LINE & FIXTURES
EXISTING WATER LINE
NEW WATER LINE

PLUMBING FIXTURE SCHEDULE	
SYMBOL	DESCRIPTION
SINK-1	PERLICK UNDER BAR HAND SINK TSD18HSN WITH FAUCET INCLUDING WRIST BLADE HANDLES W/ SHUT OFF VALVE & AIR BLOW-OUT VALVE FOR WINTERIZATION
PROVIDE COVERS ON EXPOSED PIPING BELOW SINKS PER ADA GUIDELINES.	

PARTIAL SANITARY RISER DIAGRAM

SCALE: NTS

PARTIAL PLUMBING SUPPLY RISER DIAGRAM

SCALE: NTS

GENERAL ELECTRICAL NOTES:

1. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DESIGNATE GENERAL ARRANGEMENT ONLY. THE CONTRACTOR SHALL INSTALL EQUIPMENT AS SHOWN ON DRAWINGS AND SPECIFICATIONS AND PER THE LATEST LOCAL, STATE, AND ALL APPLICABLE CODES. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE EXACT LOCATION OF EQUIPMENT TO FORM A FUNCTIONAL AND AESTHETIC INSTALLATION.
2. ALL GROUNDING AND BONDING SHALL BE COMPLETED IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRIC CODE.
3. ALL WORK TO BE IN ACCORDANCE TO THE NATIONAL ELECTRIC CODE.

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MODEL NUMBER	LAMPS	FIXTURE WATTAGE
A	OUTDOOR CEILING FAN			
B	LED STRING LIGHT	LATERN-TYPE SHADES	25-11W LED @ 24" O.C.	125 WATTS

NOTE: ELECTRICAL CONTRACTOR TO VERIFY AVAILABLE VOLTAGE.

NOTE:
ALL CIRCUITS TO EXISTING PANELS

ELECTRICAL PLAN

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

ELECTRICAL RISER DIAGRAM

SCALE: NTS

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE +16" A.F.F.-UNO
C	CEILING MOUNTED DUPLEX RECEPTACLE
EX	EXISTING DUPLEX RECEPTACLE (VERIFY LOCATION IN FIELD)
J	JUNCTION BOX
WP	GROUND FAULT INTERRUPTER- DUPLEX IN WEATHERPROOF CASING
$	SWITCH
$EX	EXITING SWITCH (VERIFY LOCATION IN FIELD)
	FLOOR MOUNTED DUPLEX RECEPTACLE
	CEILING FAN
	LED STRING LIGHT

THOMAS JOHN VAVREK REGISTERED No. A81100129 STATE OF INDIANA ARCHITECT

DATE 06/04/2020

Ulio Designs llc.
600 Joliet Valle Stone Drive
Suite 507
Chicago, Illinois 60611
312-286-8586
dbellamy@ulio@sbcglobal.net

NEW OUTDOOR PATIO ADDITION TO
DANNY ZS / DANTES
1860 45TH STREET
MUNSTER, INDIANA 46321

Vavrek architects inc.
1522 117TH ST SUITE A, WHITING, INDIANA 46394
219-479-9261-FAX219-312 tvavrek@vavrekarch.com

20002

SHEET
MPE-1.0.0

Danny Z's

Danny Z's
GRUB & PUB
Danny Z's

Danny Z's

Danny Z's
GRUB & PUB

Danny Z's
GRUB & PUB

Danny Z's
GRUB & PUB

ALTA/ACSM LAND TITLE SURVEY

RETAIL SHOPPING CENTER IN BURGER'S 45TH AVENUE ADDITION

MUNSTER, LAKE COUNTY, INDIANA

DESCRIPTION: Lot 1 in 45th Avenue Addition, a Planned Unit Development to the Town of Munster, Lake County, Indiana, as recorded in Plat Book 91, page 82 in the Office of the Recorder of Lake County, Indiana.

DESCRIPTION: Lot 1 in Burger's 45th Avenue Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 39, page 45, in the Office of the Recorder of Lake County, Indiana.

VICINITY MAP

NOTES CORRESPONDING TO ITEMS LISTED AS OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

Item 1: As to monuments placed or found, please refer to the drawing.

Item 2: See Vicinity Map above.

Item 3: This property lies in Flood Zone C per FIRM Flood Insurance Rate Map Panel Number 180130 0003 B, effective May 18, 1983.

Item 7(a): For exterior dimensions of buildings, refer to the drawing.

Item 8: As to any substantial, visible improvements such as signs, parking areas or structures, etc., please refer to the drawing.

Item 9: Some parking areas and/or striping was visible at the time of this survey, but could not be located accurately due to snow covering.

Item 10: As to an indication of access to a public way such as curb cuts and driveways, the property, at the time of this survey, appeared to have access to 45th Avenue along the North line of the property and Fran Lin Parkway along the West line of the property.

Item 11(a): Regarding the locations of utilities on the surveyed property, all observed utilities and/or utility structures appear on the drawing.

Item 12: The client did not disclose any survey related requirements specified by any governmental agency.

Item 14: There was no visible evidence of earth moving work. There was evidence of recent building construction being an addition to the North and of the West side of the building.

Item 15: There did not appear to be any completed or proposed changes to street right-of-ways or recent street or sidewalk construction or repairs.

Item 16: There was no visible evidence of the this site having been used as a solid waste dump, sump, or sanitary landfill.

SURVEYOR'S REPORT:

A.) AVAILABILITY OF MONUMENTS:

All monuments that were found are shown on this survey with their corresponding size, type, depth and location of where they were found in relation to the corners of this property.

B.) OCCUPATION:

The possession on the south is to an existing fence line just north of the North right of way of the existing railroad. The possession on the east line is to the edge of pavement and an existing fence line. The possession on the north is to the 45th Avenue improvements. The possession on the west is to the Fran Lin Parkway improvements.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

The sold Burger's and Wildwood Court north lines were established from information taken off of the sold Burger's plat recorded in November of 1969, before the latest improvements to 45th Avenue were put in. According to an anonymous person the northwest corner of section 32 may have been reset by the County Surveyor's Office in error. This sold person claimed that the sold Northwest corner was set by splitting the new improvements of 45th Avenue and White Oak Avenue. If the north line of sold Burger's was extended West to the sold Northwest corner of section 32 it would by 3 feet +/- north of the brass plug found. The east and west lines of sold Burger's plat are short by 1.8 on the west and 0.7 on the east due to the found location of the sold northwest corner of section 32.

D.) THEORETICAL UNCERTAINTY (due to random errors in measurements):

The survey performed met the requirements of a class "C" survey according to title 865 IAC 1.1 – 12 et seq. The allowable theoretical uncertainty is plus or minus 0.50 feet for sold monuments. The north-south uncertainty was plus or minus 1.8 feet. The east-west uncertainty is plus or minus 0.15 feet.

THEORY OF LOCATION:

THEORY OF LOCATION:

Offsetting the north line of Section 32-36-9, 50 feet south, created the north line of Burger's 45th Avenue Addition to the Town of Munster, as recorded in plat book 39, page 45 in the office of the Recorder, Lake County, Indiana. The north line of sold Section 32 was established by a straight line between the found section corners at the northwest and northeast corners of sold section 32.

The east line of the subject parcel was established from the existing monumentation in Wildwood Court, a Planned Unit Development to the Town of Munster, as recorded in Plat Book 90, page 9, in the office of the Recorder, Lake County, Indiana.

We held the south line of sold Wildwood Court extended west, which matches the sold Burger's 45th Avenue Addition and the existing centerline rolls offset 6.5 feet south to create the centerline of the 100 foot railroad right of way then offset north 50 feet.

The west line of the subject parcel is parallel with the established sold east line and 590.68 feet west as measured along the north line of sold section 32.

CERTIFY TO:

45th STREET PROPERTIES, LLC.
TICOR TITLE INSURANCE COMPANY

GRAPHIC SCALE

(IN FEET)
1 INCH = 60 FT.

STATE OF INDIANA }
COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA AND NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

JOHN STUART ALLEN REGISTERED No. LS29900011 STATE OF INDIANA LAND SURVEYOR

LEGEND:

- MANHOLE
- CATCH BASIN / INLET
- FIRE HYDRANT
- POWER POLE
- UTILITY PEDESTAL
- UTIL. BOX/ TRANSFORMER
- LIGHT POLE
- TRAFFIC LIGHT
- TRAFFIC LIGHT POLE
- SIGN POST
- STREET LIGHT
- OVERHEAD LINES

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. No.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

ALTA/ACSM LAND TITLE SURVEY
RETAIL SHOPPING CENTER IN
45TH AVENUE ADDITION
MUNSTER, LAKE COUNTY, INDIANA

DATE: DECEMBER 20, 2007
REVISIONS:

CLIENT: 45th STREET PROPERTIES, LLC
c/o MARK WEISS & ASSOCIATES
2948 - 45th STREET - SUITE B
HIGHLAND, INDIANA 46322
JOB NO.: 1226-07
DRAWN: JSA
SCALE: 1"=60'

SHEET 1 OF 1

FILENO: Z:\ALTA 0093-04 45TH STREET PROPERTIES\dwg\1226-07.DWG 12/20/2007 12:40:59 PM CST