#2023-150
Mercyhealth Hospital – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: August 16, 2022

Requests: Final Planned Unit Development Amendment for
a. Temporary Immediate Care Clinic,
b. Parking Variation,
c. Flag poles exceeding the maximum height with additional free-standing signage.

Location: 875 Route 31

Acreage: 16.39 acres

Existing Zoning: O PUD Office

Surrounding Properties:
North: B-2 PUD General Commercial
South: M Manufacturing
East: M Manufacturing
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Mercyhealth received the Final Planned Unit Development Approval in 2018. The complex is currently open and taking appointments.
- In order to handle and plan for the influx of immediate care patients, Mercyhealth is proposing a temporary clinic in the parking lot. The temporary clinic will be in place for up to three years while Mercyhealth can design an addition to the existing hospital.
- The clinic is taking up required parking spaces, as well as adding additional square footage demanding more parking space. The required parking for the entire site is 328 spaces. There are 304 spaces while the temporary clinic is in use. A parking variation of 24 spaces is requested.
- The clinic is a modular trailer type building and does not meet the City's design standards.
- Flag poles are permitted in any zoning district. Flag signs are only permitted in the Downtown area. The Mercyhealth flag sign is approximately 60 square feet.
- The maximum height for flag poles is 10 feet above the height for an accessory structure. Accessory structures are limited to 15 feet in height in the Office zoning district. The flag poles are 35 feet in height.
- The accessory building has additional signage proposed.

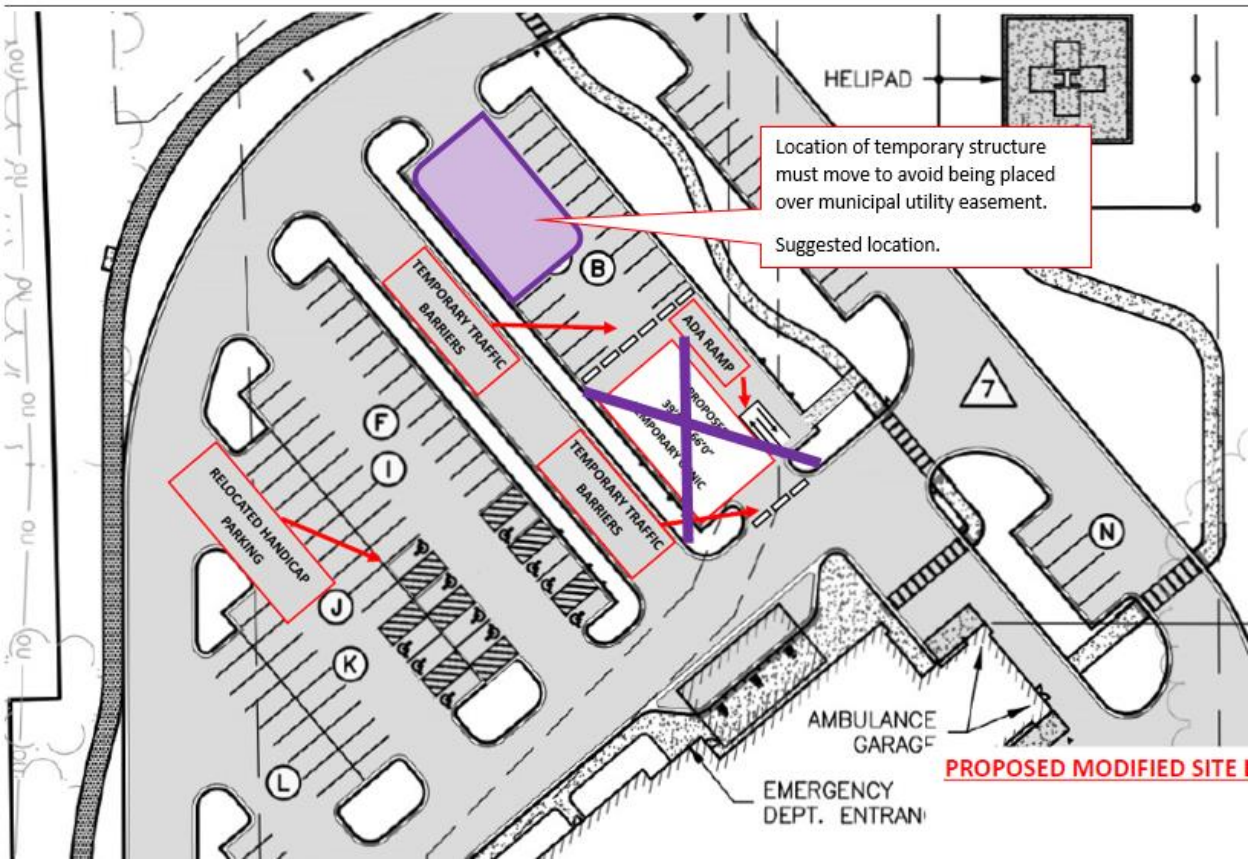
Land Use Analysis:

ZONING

- The site is currently zoned O PUD Office and Mercy received a Special Use Permit for a hospital and helipad and Final PUD approval.
- The Comprehensive Land Use Plan designates this area as Commercial. The proposed office use is an acceptable business use in the Commercial land use district.

SITE PLAN

The proposed clinic is located in the parking area near the emergency entrance. A municipal utility easement cuts through this portion of the site. The clinic cannot be located over the easement. A condition has been added that the structure needs to be relocated.



SIGNAGE

- The petitioners are requesting wall signage on all four elevations.
- The UDO does not outline allowances for signage on accessory buildings, therefore, any additional signage would have to be within the PUD sign allowance for Mercyhealth.
- The PUD sign allowance was for 1,871 square feet for the building. This is already existing and therefore a variation would be required for the request of an additional approximately 160 square feet of signage on the temporary clinic.

Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the temporary clinic, with the parking variation, and the installation of the three flag poles exceeding the maximum height allowed and adding signage. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ Meets ☐ Does not meet

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ Meets ☐ Does not meet

3. PUDs must provide transitional uses to blend with adjacent development.
   ☐ Meets ☐ Does not meet

4. PUD phases must be logically sequenced.
   ☐ Meets ☐ Does not meet

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ Meets ☐ Does not meet

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ Meets ☐ Does not meet

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ Meets ☐ Does not meet

8. Any private infrastructure shall comply with the city standards.
   ☐ Meets ☐ Does not meet

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ Meets ☐ Does not meet

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ Meets ☐ Does not meet

Planned Unit Development Variations
The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variations from the UDO:

Article 3-300 Density and Dimensional Standards

- Flag poles are permitted, but cannot exceed 10 feet above the height of an accessory structure. This would allow the flag poles to be 25 feet in height. They are 35 feet high.

Article 4-200 Parking

- Parking for a hospital is based on 2 spaces per patient bed and 1 space per 300 gross square feet of administrative areas. The original PUD broke the use into three categories, hospital, medical facilities and hospital. The existing hospital requires 319 spaces.
- The temporary clinic is adding 5 treatment rooms and additional staff area.
- The temporary clinic is located in the parking lot, removing 16 spaces.
- This reduction of spaces and the addition of more patient area requires additional parking. The total parking required is 328 spaces. Parking provided is 304 spaces.
    - Mercy Health has other facilities and feel the parking provided will meet the needs of the patients and staff.

Article 4-900 Design Standards

- Office buildings are required to meet six of the ten design standards. The building meets one of the standards.
    - The building will have LP Smart siding, which is a wood siding product.
    - The main wall color will be similar to the brick color of the main hospital.
    - The skirting along the bottom of the temporary clinic will be similar to the stone color of the main hospital.

Article 4-1000 Signs

- There are three flag poles, the American, the State of Illinois and a Mercy Health. The Mercy Health flag is considered signage. This is an additional 60 square feet of free-standing signage.
    - Flag signs are only permitted for commercial uses and only in the Downtown area.

- Signage is proposed on the temporary clinic. Accessory structures are not eligible for signage. Typical accessory structures are storage buildings or garages and have no need for signage. Patients seeking care need to locate the building so signage is appropriate.
    - Signage has been restricted to 50 square feet for the total building.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Office, which allows for existing and future office and business uses. The following goals are applicable to this request:

Land Use – Office

Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.

This can be accomplished with the following supporting actions:

Supporting Action: Encourage office development along major roadways, near transit stops and bicycle routes, and in proximity to residential uses.

Public Facilities – Health Care

Goal: Support the specific needs and goals of public facilities to ensure cooperation between public and city facilities for the health, safety and needs of the community.

This can be accomplished with the following supporting actions:

Supporting Action: Support the needs of health care facility providers.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Mercyhealth, received 07/14/23)
   B. Architectural Plans (Willscot, dated 06/30/23, received 07/14/23)
   C. Floor Plan (Wilscot, dated 2023, received 07/20/23)
   D. Elevations (Wilscot, undated, received 07/14/23)

2. Conditions from Ordinances 7454 and 7835 remain valid, as applicable unless modified by this request.

3. Architecture
   A. Duplicate the stone base from the hospital along the bottom two feet of the temporary clinic.
   B. Use brick paneling along the main portion of the temporary clinic or a smart siding the same color as the main dark brick of the hospital.
   C. Create a roof line that is similar to the hospital and use design elements from the paneling and top cap to replicate the hospital.
   D. Provide revised elevations with the building permit review.

4. The temporary clinic is limited to a total of 50 square feet of signage, which can be located on any of the four sides.

5. Any additional way-finding signage must meet the directional signage requirements or be located on existing way-finding signs.

6. The structure may not be located on the municipal utility easement. Relocate the structure and illustrate new site plan with the building permit submittal.

7. As the proposal is for a temporary clinic, this amendment shall remain valid for four years and can only be extended by request to the City Council.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Public Works and Engineering Departments.

PIQ Map
875 S. Route 31



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: MERCYHEALTH - CRYSTAL LAKE HOSPITAL — TEMPORARY CLINIC

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- X Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: RANDY BENISH
Address: 1000 MINERAL POINT AVE
JANESVILLE, WI 53548
Phone: 608 - 295 - 3522
Fax: _____
E-mail: rbenish@mhemail.org

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Adding a temporary clinic in the parking lot of the main hospital to serve as additional clinic space.

Project Address/Location: ~~875~~ - 875 S ROUTE 31
CRYSTAL LAKE, IL

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: MERCYHEALTH — Randy Benish, 608-295-3522, 1000 Mineral Point Ave, Janesville, WI

Architect: WILLSCOTT SOUTH CHICAGO — Tracey Lipinis, 630-310-4892, 1452 Gifford Rd, Elgin, IL

Attorney:

Engineer: Raymond L Enfield — IL RA LIC#: 01-7585 — 22216 County Road 10, Elkhart, IN

Landscape Architect:

Planner:

Surveyor:

Other:

Signatures

Randy Benish — 07/13/2023

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Randy Benish — 07/13/2023

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS — Printed at 07/31/23 11:31 by bbehr-sm

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Acct #: 104889 — Ad #: 2097887 — Status: New

MERCY HEALTH SYSTEM
4TH FLOOR
580 N WASHINGTON STREET
JANESVILLE WI 53548-2500

Start: 08/01/2023 — Stop: 08/01/2023
Times Ord: 1 — Times Run: ***
CLEG 1.00 X 74.00 — Words: 266
Total CLEG 74.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL — Cost: 114.66
Affidavits: 1
Ad Descrpt: CRYSTAL LAKE HOSP PUD

Contact: KRISTINA OR TOM
Phone: (815)943-2970
Fax#: (608)743-2061
Email: kdecoster@mhemail.org
Agency:

Descr Cont: 2097887
Given by: TRISHA SCHULTE
P.O. #: RANDY BENISH-CL HOSP
Created: bbehr 07/31/23 11:20
Last Changed: bbehr 07/31/23 11:31

URL: _____

Source: _____ Section: _____ Page: __
Camera Ready: N — Group: LEGALS AdType: _____
Misc: _____
Proof: __ _____ — Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None __ Copy __ _____ Art __ Size __ Copy Chg Every Run __
Coupon: __ Color: _____ — Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

COMMENTS:
COPIED from AD 2088811

PUB	ZONE	EDT	TP	RUN DATES
NW	CL	97	S	08/01
WEB	CL	99	S	08/01
APNW	CL	97	S	08/01

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS Printed at 07/31/23 11:31 by bbehr-sm

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Acct #: 104889 Ad #: 2097887 Status: New

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF
Mercy Alliance Inc

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Joanna Benning and Randy Benish, representing Mercy Alliance Inc. for a Planned Unit Development Amendment, relating to the property at 875 S. Route 31 in Crystal Lake, Illinois 60014. PIN: 19-10-400-013, 19-10-401-008, 19-10-401-010, 19-10-400-011, 19-10-401-009, and 19-10-400-010.

This application is filed for the purpose of seeking a Planned Unit Development Amendment to allow a Temporary Clinic Building with Variations from the required parking and from the Design Standards, as well as to allow three flagpoles at 35 feet in height, 10 feet above the maximum permitted, and signage for Mercy Health Clinic at an additional 60 square feet, pursuant to Article 4 and Article 9.

Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. Please publish notice in the Northwest Herald on or before August 1, 2023.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday August 16, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald August 1, 2023)
2097887

PUBLIC NOTICES

For information call Law Clerk at Plaintiff's Attorney, The Wirbicki Law Group, 33 West Monroe Street, Chicago, Illinois 60603. (312) 360-9455.
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3225304

(Published in Northwest Herald, July 25, 2023 August 1, 8, 2023)

Northwest Herald Classified It works.

PUBLIC NOTICES

PUBLIC NOTICE

IN THE CIRCUIT COURT FOR THE TWENTY- SECOND JUDICIAL CIRCUIT MC HENRY COUNTY, 2200 NORTH SEMINARY AVENUE, WOODSTOCK, ILLINOIS

ESTATE OF John H. McTague, DECEASED.
23 PR 208

Notice is given to creditors of the death of the above named decedent.

Letters of office were issued to John R. McTague, 9835 Kelley Lane, Huntley, Illinois 60142, as Independent Executor, whose attorney is Toni J. Falligant, Golan Christie Taglia LLP, 70 West Madison Street, Suite 1500, Chicago, Illinois 60602.

The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.

Claims against the estate may be filed with the clerk or with the representative, or both, on or before January 18, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.

E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.

Toni J. Falligant
Golan Christie Taglia LLP (6335851)
70 West Madison Street, Suite 1500
Chicago, Illinois 60602
(312) 263-2300
I3224811

(Published in Northwest Herald July 18, 25, 2023 August 1, 2023)

PUBLIC NOTICES

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN By the Board of Education of Harvard CUSD 50 in the County of McHenry, State of Illinois, that the budget for said school district for the fiscal year beginning July 1, 2023 will be on file and conveniently available to public inspection at 401 N. Division St. Harvard, IL 60033 in the school district after 8:00 o'clock AM on the 14th day of August 2023.

Notice is further hereby given that a public hearing on said budget will be held at 7:00 PM, on the day of September 20th, 2023 at 401 N. Division St. Harvard, IL 60033.

Dated this 19th day of July 2023. Board of Education of Harvard CUSD No. 50, in the county of McHenry, State of Illinois.

(Published in Northwest Herald August 1, 2023) 2097248

PUBLIC NOTICES

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF
Mercy Alliance Inc

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PUBLIC NOTICES

PUBLIC NOTICE

No. 2023-3

McHenry County Clerk JOSEPH J. TIRIO

AN ORDINANCE ADOPTING A COMBINED ANNUAL BUDGET AND APPROPRIATING SUCH SUMS OF MONEY AS MAY BE DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE UNION FIRE PROTECTION DISTRICT, McHENRY COUNTY, ILLINOIS, FOR THE FISCAL YEAR BEGINNING MAY 1, 2023, AND ENDING APRIL 30, 2024 AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT OR PURPOSE

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE UNION FIRE PRO TECTION DISTRICT:

SECTION I: The following is the Combined Annual Budget and Appropriation for the UNION FIRE PROTECTION DISTRICT for the fiscal year beginning May 1, 2023 and ending April 30, 2024.

	BUDGET	APPROPRIATION
GENERAL CORPORATE FUND		
1. **Administrative Expense**		
a. Printing and publications	1,500.00	2,000.00
b. Office supplies and equipment	10,000.00	12,000.00
c. Association fees/ dues/meals	1,300.00	1,500.00
d. Insurance	16,000.00	20,000.00
e. Worker's Compensation	7,500,00	11,500.00
f. Physical examinations/ background checks	2,500.00	2,500.00
TOTAL	**$38,800.00**	**$49,500.00**
2. **Fire Protection and Rescue Apparatus**		
a. Apparatus payment - Debt Service - Fire Truck Revolving Loan Program	10,250.00	10,250.00
b. Repairs and maintenance of apparatus	8,000.00	10,000.00
c. Gasoline and oil	5,000.00	7,500.00
d. Apparatus purchase	0.00	15,000,00
TOTAL	**$23,250.00**	**$42,750.00**
3. **Building and Grounds Expense**		
a. Utilities		
1. Telephone	3,000.00	6,000.00
2. Electric	3,500,00	3,500.00
3. Gas	6,000.00	6,000.00
4. Water	500.00	600.00
5. Internet	800,00	1,000.00
b. Maintenance and repair of firehouse	11,200.00	20,000.00
c. Lawn and snow maintenance	4,000.00	4,500.00
TOTAL	**$29,000.00**	**$41,600.00**
4. **Capital Improvements and Land Acquisition**		
Capital improvements	20,000.00	30,000.00
TOTAL	**$20,000.00**	**$30,000.00**
5. **Contingent**		
a. Convention/travel expense	1,000.00	1,500.00
b. In-house meetings/food	3,000.00	3,500.00
c. Miscellaneous supplies	2,000,00	2,500.00
d. Contingent and miscellaneous expenses not otherwise appropriated	1,500.00	10,000.00
TOTAL	**$7,500.00**	**$17,500.00**
6. **Contract Purchases and Services**		
a. Service contracts/fire prevention public education/fire prevention week	4,250,00	5,250.00
b. Hazardous Materials Operations Agreement/SRT	8,000.00	9,500.00
c. Communications - dispatching	4,500.00	6,000,00
d. E Dispatch	1,000,00	1,500.00
e. Starcom	8,000,00	8,500.00
TOTAL	**$25,750.00**	**$30,750.00**
7. **Fire Protection Equipment**		
a. Purchase of fire protection equipment	6,000.00	50,000,00
b. Repair, replacement and maintenance of equipment	8,000.00	9,500.00
c. Communications equipment	12,000.00	24,000.00
d. Personal protection equipment	18,000.00	23,000.00
e. Uniforms/clothing	4,000.00	8,000.00
TOTAL	**$48,000.00**	**$114,500.00**
8. **Salary Expense**		
a. Trustee salaries	3,000.00	3,000.00
b. Fire Chief and firefighters	35,000.00	40,000.00
c. Secretarial expenses	11,700.00	12,500.00
d. Payroll taxes	3,500.00	7,500.00
TOTAL	**$53,200.00**	**$63,000.00**
9. **Professional Expense**		
a. Accounting/audit	6,500.00	6,500,00
b. Legal fees:		
1. Retainer	1,200,00	1,200,00
2. Legal fees	8,500.00	9,500,00
c. Grant Advisor	1,000.00	1,500.00
TOTAL	**$17,200.00**	**$18,700.00**
10. Training/Fire Prevention		
a. In-house training expenses	1,500,00	2,000.00
b. Training equipment/supplies	1,500.00	3,000.00
c. Fire college/school	8,000.00	10,000.00
d. Fire prevention	1,000.00	1,500.00
TOTAL	**$12,000.00**	**$16,500.00**
TOTAL GENERAL CORPORATE FUND	**$274,700.00**	**$424,800.00**
PUBLIC LIABILITY INSURANCE FUND		
Public liability insurance	25,000.00	25,000.00
TOTAL PUBLIC LIABILITY INSURANCE FUND	**$25,000.00**	**25,000.00**
AUDIT FUND		
Auditing Expense and Fee	5,000.00	5,000.00
TOTAL AUDIT FUND	**$5,000.00**	**$5,000.00**
SOCIAL SECURITY FUND		
Social Security Expense pursuant to 40 ILCS 5/21-110	5,000.00	5,000.00
TOTAL SOCIAL SECURITY FUND	**$5,000.00**	**$5,000.00**
SUMMARY		
A. Appropriated from all sources including General Corporate Fund	274,700.00	424,800,00
B. Appropriated from Public Liability Fund	25,000.00	25,000.00
C. Appropriated from Audit Fund	5,000.00	5,000.00
D. Appropriated from Social Security Fund	5,000.00	5,000.00
TOTAL APPROPRIATED FROM ALL SOURCES	**$309,700.00**	**$459,800.00**

SECTION II: As part of the annual budget, it is stated:
(a) That the cash on hand at the beginning of the fiscal year is $167,303.35
(b) That the estimated cash expected to be received during the fiscal year from all sources is $309,700.00
(c) That the estimated expenditures contemplated for the fiscal year are $477,003.35
(d) That the estimated cash expected to be on hand at the end of the fiscal year is $17,203.35

SECTION III: All unexpended balances of any item or items of any general appropriation made by this Ordinance may be expended in making up any insufficiency in any item or items in the same general appropriation and for the same purposes or in a like appropriation made by this Ordinance.

SECTION IV: This Ordinance shall take effect from and after its passage, approval and publication according to law.

APPROVED:
Dale Carr
PRESIDENT

(CORPORATE SEAL)
ATTEST:
Don Frohling
SECRETARY
PASSED: July 26, 2023
APPROVED: July 26, 2023
STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

CERTIFICATION

I, DON FROHLING, do hereby certify that I am the duly elected, authorized and acting Secretary of the Board of Trustees of the UNION FIRE PROTECTION DISTRICT, County of McHenry, State of Illinois, and that as such Secretary, I am the keeper of the records and minutes of the proceedings of the Board of Trustees of said District. I do hereby certify that the foregoing Ordinance hereto attached, entitled "AN ORDINANCE ADOPTING A COMBINED ANNUAL BUDGET AND APPROPRIATING SUCH SUMS OF MONEY AS MAY BE DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE UNION FIRE PROTECTION DISTRICT, MCHENRY COUNTY, ILLINOIS, FOR THE FISCAL YEAR BEGINNING MAY 1, 2023, AND ENDING APRIL 30, 2024, AND SPECIFYING TUE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE, AND THE AMOUNT APPROPRIATED FOR EACH OBJECT OR PURPOSE" is a true and correct copy of an Ordinance duly passed and approved at a regular meeting of said President and Board of Trustees held on the 26th day of July, 2023, at which time 3 Trustees were present and 0 Trustees were absent. Motion was made by Trustee Carr and seconded by Trustee Frohling that the foregoing Ordinance be passed and approved. Upon roll-call vote, 3 Trustees voted AYE and 0 Trustees voted NAY, whereupon said Ordinance was declared duly passed and was thereupon approved by said President.

Don Frohling

(CORPORATE SEAL)

(Published in the Northwest Herald August 1, 2023) 2097522

PUBLIC NOTICES

PUBLIC NOTICE

IN THE CIRCUIT COURT OF THE TWENTY-SECOND JUDICIAL CIRCUIT MCHENRY COUNTY, ILLINOIS

THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS, Plaintiff,
v.
KENNETH E. PRZYBYLO; WELLS FARGO BANK, N.A.; AND UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, generally, Defendants.

Case No. 2023ED000087

Condemnation Parcel 1NV0219 1NV0219TE
Job No. R-91-013-07 **JURY DEMAND**

PUBLICATION NOTICE

The requisite Affidavit for Service by Publication having been filed, notice is hereby given to you, KENNETH E. PRZYBYLO; WELLS FARGO BANK, N.A.; and UNKNOWN OWNERS and NON-RECORD CLAIMANTS, generally, in this cause, that the Illinois Department of Transportation has filed its Complaint For Condemnation in the Circuit Court of the Twenty-Second Judicial Circuit in McHenry County, Illinois, for condemnation pursuant to the eminent domain laws of the State of Illinois, of the lands and premises in the Complaint situated in McHenry County, State of Illinois, to wit (See attached Exhibit A and B):

Summons was duly issued out of said court against you as provided by law and such cause is now pending. The aforesaid Complaint for Condemnation is for the ascertainment of the just compensation to be paid to the owner or owners for: 1) full fee simple title to real property designated as Parcel 1NV0219 (Ex. A); and, 2) a temporary easement for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first. across and upon the real property above-described as Parcel 1NV0219TE (Ex. B), which are sought to he acquired for the purpose of the improvement of U.S. Route 31 from IL Route 120 to IL Route 176 in McHenry County, Illinois.

NOW THEREFORE, unless you, the above-named defendants, file your appearance in this cause, in the office of the Clerk of the Circuit Court of the Twenty-Second Judicial Circuit of McHenry Count. 2200 North Seminary Avenue, Woodstock Illinois. 60098, on or before the 5th day of September, 2023, default may be entered against you at any time after that day or the case may be tried at any time after said date, and a judgment entered in accordance with the prayer of said Complaint.

IN TESTIMONY WHEREOF. I have hereunto set my hand and affixed the Seal of said Court, this 24th day of July, 2023.

7/24/2023 Katherine M. Keefe, Clerk of Court By: PJM. Deputy Clerk

Amanda Ripp ARDC # 6243737 Attorney for Plaintiff Walker Wilcox Matousek LLP
One North Franklin Street. Suite 3200 City Chicago, Illinois 60606
(312) 244-6700 Email: aripp@walkerwilcox.com

EXHIBIT A Route: Illinois Route 31 Section: County: McHenry Job No.: R-91-013-07 Parcel No. 1NV0219 Station. 160+39.94 to 162+82.91 Index No.; 14-27-405-001. That part of Lot 1 in College Hill. a subdivision of part of the northeast quarter and part of the southeast quarter of Section 27, Township 44 North, Range 8, East of the Third Principal Meridian, according to the plat thereof Recorded March 14, 1969, as Document Number 505979 (Amended as Document Number 1969R0505979), in McHenry County, Illinois. bearings and distances based on the Illinois State Plane Coordinate System, East Zone. NAD83 (2011), with a combination factor of 0.9999398; described as follows:
Beginning at the southwest corner of said Lot 1; thence North 00 degrees 15 minutes 04 seconds West along the west line of said Lot 1. being also the easterly right of way line of Illinois Route 31 per Document number 80237 (Amended as Document Number 1927R0080237). a distance of 198.15 feet Measured (198.16 feet Recorded); thence northeasterly 55.19 feet along a curve to the right, having a radius of 50.00 feet, the chord of said curve bears North 31 degrees 22 minutes 25 seconds East 52.43 feet; thence South 01 degrees 06 minutes 40 seconds East 183.11 feet; thence North 88 degrees 53 minutes 20 seconds East 20.00 feet; thence South 01 degrees 06 minutes 40 seconds East 59.86 feet to the south line of said Lot 1, thence South 89 degrees 34 minutes 20 seconds West along said south line 51.14 feet to the point of beginning.
Said parcel containing 0.183 Acres (7,961 square feet), more or less.

EXHIBIT B Route: Illinois Route 31 Section: County: McHenry Job No.. R-91-013-07 Parcel No.. 1NV0219TE Station: 162+67.19 to 162+87.92 Index No. 14-27-405-001; That part of Lot 1 in College Hill, a subdivision of part of the northeast quarter and part of the southeast quarter of Section 27, Township 44 North, Range 8, East of the Third Principal Meridian, according to the plat thereof Recorded March 14, 1969, as Document Number 505979 (Amended as Document Number 1969R0505979, in McHenry County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011) with a combination factor of 0.9999398: described as follows:
Commencing at the northeast corner of said Lot 1; thence southwesterly along the north line of said Lot 1, a distance of 51.54 feet Measured (51.5 feet Recorded) along a curve to the right, having a radius of 509.29 feet, the chord of said curve bears South 86 degrees 40 minutes 24 seconds West 51.51 feet; thence South 89 degrees 34 minutes 20 seconds West along said north line 46.71 feet to the point of beginning; thence South 68 degrees 06 minutes 45 minutes West 57.40 feet: thence North 01 degrees 06 minutes 40 seconds West 15.72 feet to said north line of Lot 1; thence northeasterly along said north line 23.19 feet along a curve to the right, having a radius of 50.00 feet, the chord of said curve bears North 76 degrees 17 minutes 07 seconds East 22.98 feet to the point of beginning.
Said parcel containing 0.012 Acres (525 square feet), more or less.

(Published in the Northwest Herald August 1, 8, 15, 2023) 2098017


PUBLIC HEARING
CITY OF CRYSTAL LAKE, ILLINOIS
PETITIONER: MERCY TEMP CLINIC
REQUEST: PUD AMENDMENT
DATE: AUG. 16, 2023
TIME: 7:00 p.m.
LOCATION: 100 WEST WOODSTOCK STREET
CITY HALL COUNCIL CHAMBERS
PLEASE DIRECT INQUIRIES TO THE PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT AT (815) 356-3615

MODULAR STRUCTURE FOR:

WILLSCOT™

MECHANICAL NOTES

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES X 10 INCHES ADJUSTABLE W / 10 INCHES X 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED, DUCTS LOCATED IN VENTILATED ATTIC SPACES SHALL HAVE AN R-6 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACE. INTERIOR SPACES SHALL HAVE AN R-4.2 INSULATION VALUE.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM PER WATER CLOSET AND / OR URINAL.
3. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH INTAKES PROVIDING 20 CFM FOR EACH OCCUPANT OR 50 CFM FOR EACH WATER HEATER CLOSET AND EACH URINAL, WHICH EVER IS GREATER.

PLUMBING NOTES

1. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON THE FLOOR PLAN.
2. TOILETS SHALL BE ELONGATED WITH NON-ABSORBENT OPEN FRONT SEAT.
3. RESTROOMS WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 72 INCHES A.F.F.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
5. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
6. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
7. WATER SUPPLY LINES SHALL BE POLYBUTYLENE, CPVC, OR COPPER; WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180° F. THE POLY-BUTYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES LIMITATIONS AND INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS. SUBJECT TO LOCAL JURISDICTION APPROVAL.
10. TEMPERED WATER SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 110° F (43.3° C).
11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

SITE INSTALLED NOTES

NOTE: THAT THIS LIST DOES NOT NECESSARILY LIMITS THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. DRINKING FOUNTAIN, BUILDING DRAINS, CLEAN-OUTS, AND HOOK-UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINE(S) - (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN
9. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE.
10. GUTTERS AND DOWNSPOUTS (IF APPLICABLE).
11. SINK AND CABINETS.
12. FIRE ALARM SYSTEM, WIRING, ETC (IF APPLICABLE).
13. THERMAL EXPANSION DEVICE (IF REQUIRED).

AS-BUILT BUILDING NOTES:

RELOCATION OF THIS BUILDING IS SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION. THESE PLANS HAVE NOT BEEN PREPARED BASED ON THE CURRENT CODES, BUT THE CODES THAT WERE IN EFFECT AT THE TIME OF INITIAL CONSTRUCTION.

THE ARCHITECT OR ENGINEERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO OR ALTERATOINS IN THE BUILDING, BUILDING DESIGN, OR CODE REVISIONS THAT WERE MADE AFTER THE INITIAL APPROVAL OF THE BUILDING.

THIS IS A SET OF STOCK AS-BUILT APPROVED BUILDING PLANS. THE ORIGINAL SET OF APPROVED PLANS IS NO LONGER AVAILABLE, THEREFORE THIS SET HAS BEEN PROVIDED FOR ACQUIRING A BUILDING PERMIT.

GENERAL NOTES

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO ALL LOCAL JURISDICTIONS. AT LEAST 50% OF PUBLIC ENTRANCES (INCLUDING PRIMARY ENTRANCE) AND ALL REQUIRED EXITS MUST BE ACCESSIBLE.
2. ALL DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 48 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
4. FLOOR DESIGN LIVE LOAD: 100 PSF (LOBBIES & CORRIDORS); 50 PSF (REMAINDER)
5. MAXIMUM WIND LOAD (MPH): 90 MPH
6. OCCUPANCY TYPE: BUSINESS (B)
7. OCCUPANT LOAD: 26 PERSONS. (BASED ON 1 PERSON PER 100 SQUARE FEET OF BUSINESS AREA).
8. CONSTRUCTION TYPE: V-B.
9. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH X 26 GA. W/ (8) 15 GA. X 7/16 INCH CROWN X 1 1/2 INCH STAPLES WITH A MINIMUM OF 1" PENETRATION EACH END OF STRAP.
10. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH X 26 GA. W/ (8) 15 GA. X 7/16 INCH CROWN X 1 1/2 INCH STAPLES WITH A MINIMUM OF 1" PENETRATION EACH END OF STRAP.
11. MIN. CORRIDOR WIDTH IS 44 INCHES.
12. ALL CORRIDOR FINISH IS CLASS A (GYPSUM).
13. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE TO BE SUPPLIED AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
14. PLAN REVIEW AND INSPECTION REQUIRED BY STATE STATUTES TO BE DONE BY THE LOCAL FIRE SAFETY INSPECTOR.
15. PORTABLE FIRE EXTINGUISHER PER N.F.P.A.- 101 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
16. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE IN ACCORDANCE WITH TABLE 602 OF THE 2015 INTERNATIONAL EXISTING BUILDING CODE.
17. WHEN LOW SIDE OF ROOF PROVIDES LESS THAN 6° OF OVERHANG GUTTERS AND DOWNSPOUTS WILL BE REQUIRED, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION.
18. IN WIND BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE PROTECTED WITH AND IMPACT RESISTANT COVERING OR WITH MINIMUM 7/16" WOOD STRUCTURAL PANELS PER SECTION 1609.1.2 OF THE IEBC PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED PER TABLE 1609.1.2 THE IMPACT RESISTANT COVERING OR WOOD STRUCTURAL PANELS ARE TO BE PROVIDED ON SITE BY OTHERS. SUBJECT TO LOCAL JURISDICTION AND APPROVAL. WIND BORNE DEBRIS REGIONS ARE AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER AND AREAS WHERE THE ULTIMATE DESIGN WIND SPEED IS 140 MPH OR GREATER.
19. ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE STATE BUILDING COMMISSION CHAPTER 61G20-3.006 RULES SHALL HAVE CURRENT PRODUCT APPROVAL.
20. PLANS COMPLY WITH THE 2015 INTERNATIONAL EXISTING BUILDING CODE.
21. THE RAISED SEAL SET OF PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY THE STATE OF NORTH CAROLINA.
22. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MIN. OF .1 FC MEASURED ALONG THE EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO .6 C AVERAGE AND A MINIMUM AT ANY POINT OF .06 FC AT THE END OF THE EMERGENCY LIGHT TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.

ELECTRICAL NOTES

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODES (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM " STORAGE AREA" AS DEFINED BY NEC 410-8 (a)
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POISON.
4. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED " OFF " POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
8. REFERENCE STATE APPROVED PACKAGE FOR ELECTRICAL RISER DIAGRAM.
9. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 48 INCHES ABOVE THE FLOOR. FIRE ALARM HORN / STROBE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 80 INCHES ABOVE THE FLOOR APPLICABLE.
10. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE AND SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
11. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (W.P.) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
12. WHEN NOT SHOWN ON THE PLANS PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMERGENCY LIGHTING) ARE DESIGNED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDINGS OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

ACCESSIBILITY NOTES

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
2. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEEL-CHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY IN BENDING.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (i.e.. TOUCH LATCHES, U-SHAPED PULLS): SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 9 INCHES MINIMUM AND 54 INCHES MAXIMUM, OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MINIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
6. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (i.e. LEVER - OPERATED, PUSH - TYPE, U - SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
7. ALL DOORS SHALL BE OPEN-ABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.
8. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISANT. CHANGES IN LEVEL BETWEEN 0.25 INCHES AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
9. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND THE WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG THE SIDE OF THE WATER CLOSET, AND SHALL BE MOUNTED 33" MIN. & 36" MAX. FROM FLOOR TO THE TOP OF THE RAIL.
10. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
11. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON.
12. ACCESSIBLE SINKS SHALL BE MOUNTED WITH RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH THE SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
13. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (i.e. LEVER- OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
15. WHERE MIRRORS ARE TO BE PROVIDED ABOVE A LAVORITORY OR COUNTERTOP, IT SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE FINISHED FLOOR.
16. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.
17. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCHES TO 2 INCHES IN DIAMETER WITH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL.
18. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
19. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.
20. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE CLOSET.

ELEVATION NOTES

1. SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
2. HANDICAP RAMP(S), STAIRS, AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
3. FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/1 1/150th OF THE FLOOR AREA, AND AN 18"x24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

STRUCTURAL LOAD LIMITATIONS

DESIGN CODES
2015 INTERNATIONAL EXISTING BUILDING CODE
ASCE 7-12 CODE

BUILDING DEAD LOADS
A. ROOF = 10 PSF
B. FLOOR = 10 PSF

BUILDING LIVE LOADS
A. ROOF = 20 PSF
B. FLOOR = 50 PSF *CONCENTRATED LOAD.
C. CORRIDOR = 100 PSF *OVER 30 INCH x 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

GROUND SNOW LOAD: 20 PSF

WIND LOAD CRITERIA

1. 90	WIND SPEED (MPH) (ASD)
2. II	RISK CATEGORY
3. II	BUILDING CATEGORY
4. ENCLOSED	ENCLOSURE CLASSIFICATION
5. GCpI = 0.18	INTERNAL PRESSURE COEFFICIENT
5. C	EXPOSURE FACTOR
6. 0.85	WIND DIRECTIONALITY FACTOR (Kd)
7. 0.85	GUST RESPONSE FACTOR (Gh)
8. Pr = -93.0 PSF	MAIN FRAME STRUCTURE OVERTURNING LOAD

9. COMPONENT & CLADDING LOAD
(ROOF)
Pr = 93.0 PSF
(WALL)
PW = 49.3 PSF
10. ENCLOSED BUILDING CERTIFICATION
11. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC SITE COEFFICIENTS:
F_a = 1.0
F_v = 1.0
SPECTRAL RESPONSE ACCELERATION (SHORT PERIOD (0.2 SECOND) & 1.0 SECOND PERIOD:
S_s = 20
S_1 = 8

SEISMIC ZONE: GROUP I
SEISMIC DESIGN CATEGORY: C

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL.

STATE CODES

NORTH CAROLINA

2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL FIRE PREVENTION CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY TYPE: B (BUSINESS)
CONSTRUCTION TYPE: TYPE V-B

DRAWING INDEX

C1	COVER SHEET
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RAYMOND L. ENFIELD, RA
22216 COUNTY ROAD 10
ELKHART, IN 46514
IL RA LIC. # 01-7585

REVISION DATE:

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NO. 01-7585
REGISTERED
ARCHITECT
STATE OF ILLINOIS
7.10.23
EXPIRES
NOV 30 2024

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MODULAR STRUCTURE FOR:
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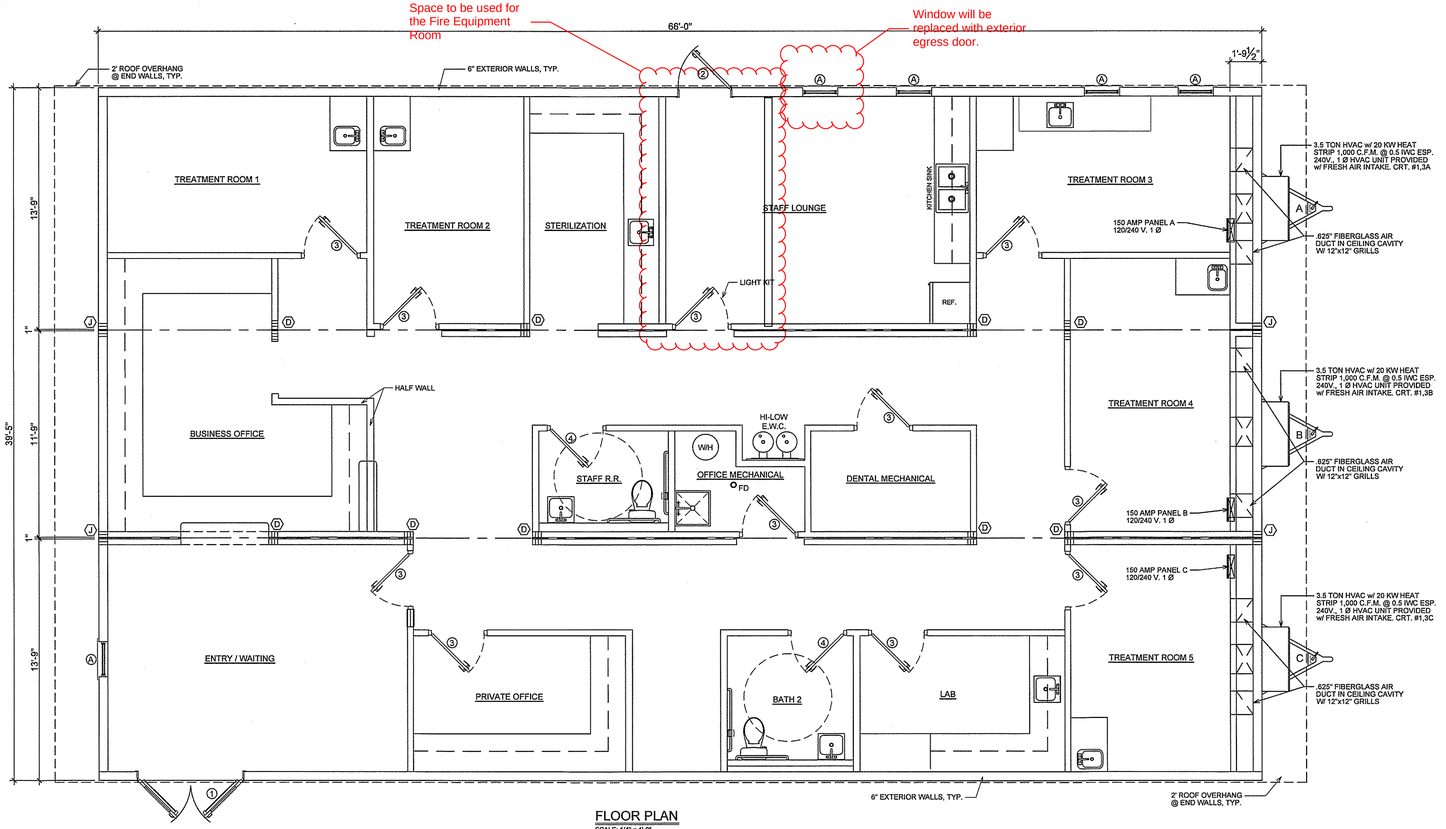
DATE: 06-30-2023
DRAWN: R.M.H.
JOB: SN-IN037552-54
SHEET NO. C1

COLUMN STRAPPING SCHEDULE	
A / T1	INDICATES TYPE OF STUD / INDICATES TYPE OF TIE DOWN STRAP
✱	INDICATES WITH RIDGE BEAM BEARING STIFFENER (SEE RIDGE BEAM NOTES FOR SPECIFICATIONS)

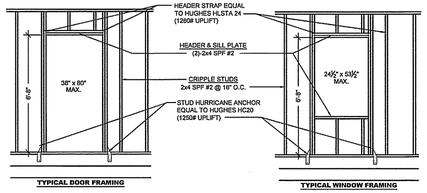
COLUMN STRAPPING SCHEDULE			
(A)	(2) 2x4 SPF #2 THIS HALF OF M-LINE	(B)	(2) 2x4 SPF #2 EACH HALF OF M-LINE
(C)	(3) 2x4 SPF #2 THIS HALF OF M-LINE	(D)	(3) 2x4 SPF #2 EACH HALF OF M-LINE
(E)	(4) 2x4 SPF #2 THIS HALF OF M-LINE	(F)	(4) 2x4 SPF #2 EACH HALF OF M-LINE
(G)	(5) 2x4 SPF #2 THIS HALF OF M-LINE	(H)	(5) 2x4 SPF #2 EACH HALF OF M-LINE
(I)	(2) 2x6 SPF #2 THIS HALF OF M-LINE	(J)	(2) 2x6 SPF #2 EACH HALF OF M-LINE
(K)	(3) 2x6 SPF #2 THIS HALF OF M-LINE	(L)	(3) 2x6 SPF #2 EACH HALF OF M-LINE
(M)	(4) 2x6 SPF #2 THIS HALF OF M-LINE	(N)	(4) 2x6 SPF #2 EACH HALF OF M-LINE

NOTES:
1. ALL COLUMN STUDS SHALL BE NAILED TOGETHER PER NDS AND FASTENED TOGETHER WITH 100% PVA GRADE GLUE COVERAGE.
2. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.
3. INSTALL ONE TIE DOWN STRAP FROM RIDGE BEAM TO COLUMN AND FROM COLUMN TO FLOOR RIM JOISTS FOR EACH STUD OF COLUMNS. (i.e.: 3 STUD COLUMN WALL REQUIRE 4 TIE DOWN STRAPS)
4. STRAPS SHALL NOT BE OVERLAPPED OR DOUBLED UNLESS SPECIFIED OTHERWISE.

TIE DOWN STRAP DESCRIPTION
T1 20 GA. X 1 - 1/2" GALV. STEEL STRAP WITH (7) 0.148"X3" NAILS EACH END. (2) 26 GA. X 1.5" GALVANIZED STEEL STRAPS MAY BE SUBSTITUTED FOR (1) 20 GA. X 1 - 1/2" STRAP. NAILS MUST PENETRATE 2" MINIMUM INTO ALL MEMBERS. PENETRATION MAY BE REDUCED TO 1 - 1/2" IF 8 NAILS ARE USED IN LIEU OF 7, IN NO CASE SHALL SPLITTING OF WOOD BE PERMITTED.



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

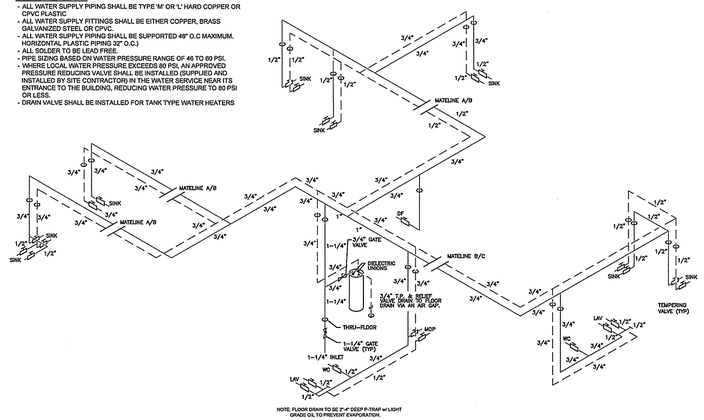


FRAMING DETAILS
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE							
#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
(1)	72x80	CLEAR STORE FT. w/ D.I.G. SFTY. GLS.	1	SGL 2x4	1	2	EXISTING
		HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, MILL FRAME & ADA THRESHOLD					
(2)	36x80	ST/ST EXT. w/ 10"x10" SFTY. GLS. V.B.	1	SGL 2x4	1	2	EXISTING
		HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD					
(3)	36x80	H.C. W/ STEEL REDIFRAME	10	SGL 2x4	0	1	EXISTING
		HARDWARE: PASSAGE LEVER					
(4)	36x80	H.C. W/ STEEL REDIFRAME	2	SGL 2x4	0	1	EXISTING
		HARDWARE: PRIVACY LOCK					

WINDOW SCHEDULE							
#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
(A)	24x53	VS / BRONZE / LOW-E / CLEAR	5	DBL 2x4	1	2	W/ MINI BLINDS

WATER SUPPLY NOTES:
- ALL WATER SUPPLY PIPING SHALL BE TYPE 'M' OR 'L' HARD COPPER OR CPVC PLASTIC
- ALL WATER SUPPLY FITTINGS SHALL BE EITHER COPPER, BRASS GALVANIZED STEEL OR CPVC.
- ALL WATER SUPPLY PIPING SHALL BE SUPPORTED 48" O.C MAXIMUM. HORIZONTAL PLASTIC PIPING 32" O.C.)
- ALL SOLDER TO BE LEAD FREE.
- PIPE SIZING BASED ON WATER PRESSURE RANGE OF 46 TO 60 PSI.
- WHERE LOCAL WATER PRESSURE EXCEEDS 60 PSI, AN APPROVED PRESSURE REDUCING VALVE SHALL BE INSTALLED (SUPPLIED AND INSTALLED BY SITE CONTRACTOR) IN THE WATER SERVICE NEAR ITS ENTRANCE TO THE BUILDING, REDUCING WATER PRESSURE TO 60 PSI OR LESS.
- DRAIN VALVE SHALL BE INSTALLED FOR TANK TYPE WATER HEATERS



PLUMBING RISERS
NOT TO SCALE

DWV NOTES:
ALL VERTICAL TO HORIZONTAL CHANGE OF DIRECTION SHALL BE THROUGH A LONG TURN Y-Y OR COMBINATION WYE AND 1/8 BEND WITH THE EXCEPTION OF THE WATER CLOSET TRAP ARM WHICH SHALL BE AN EXTRA LONG TURN 90 ELBOW.

ALL HORIZONTAL TO VERTICAL CHANGE OF DIRECTION SHALL BE THROUGH A SANITARY TEE, OR WHEN (2) FIXTURES ENTER A VERTICAL STACK AT THE SAME LEVEL, AN APPROVED DOUBLE SANITARY FIXTURE FITTING SHALL BE USED.
NOTE:
DOUBLE SANITARY TEE PATTERNS SHALL NOT RECEIVE THE DISCHARGE OF BACK-TO-BACK WATER CLOSETS AND FIXTURES OR APPLIANCES WITH PUMPING ACTION DISCHARGE.

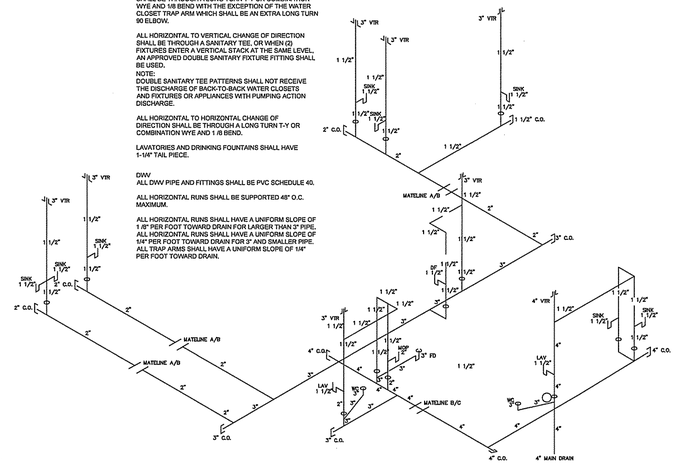
ALL HORIZONTAL TO HORIZONTAL CHANGE OF DIRECTION SHALL BE THROUGH A LONG TURN Y-Y OR COMBINATION WYE AND 1-8 BEND.

LAVATORIES AND DRINKING FOUNTAINS SHALL HAVE 1-1/4" TAIL PIECE.

DWV
ALL DWV PIPE AND FITTINGS SHALL BE PVC SCHEDULE 40.

ALL HORIZONTAL RUNS SHALL BE SUPPORTED 48" O.C. MAXIMUM.

ALL HORIZONTAL RUNS SHALL HAVE A UNIFORM SLOPE OF 1/8" PER FOOT TOWARD DRAIN FOR LARGER THAN 3" PIPE. ALL HORIZONTAL RUNS SHALL HAVE A UNIFORM SLOPE OF 1/4" PER FOOT TOWARD DRAIN FOR 3" AND SMALLER PIPE. ALL TRAP ARMS SHALL HAVE A UNIFORM SLOPE OF 1/4" PER FOOT TOWARD DRAIN.



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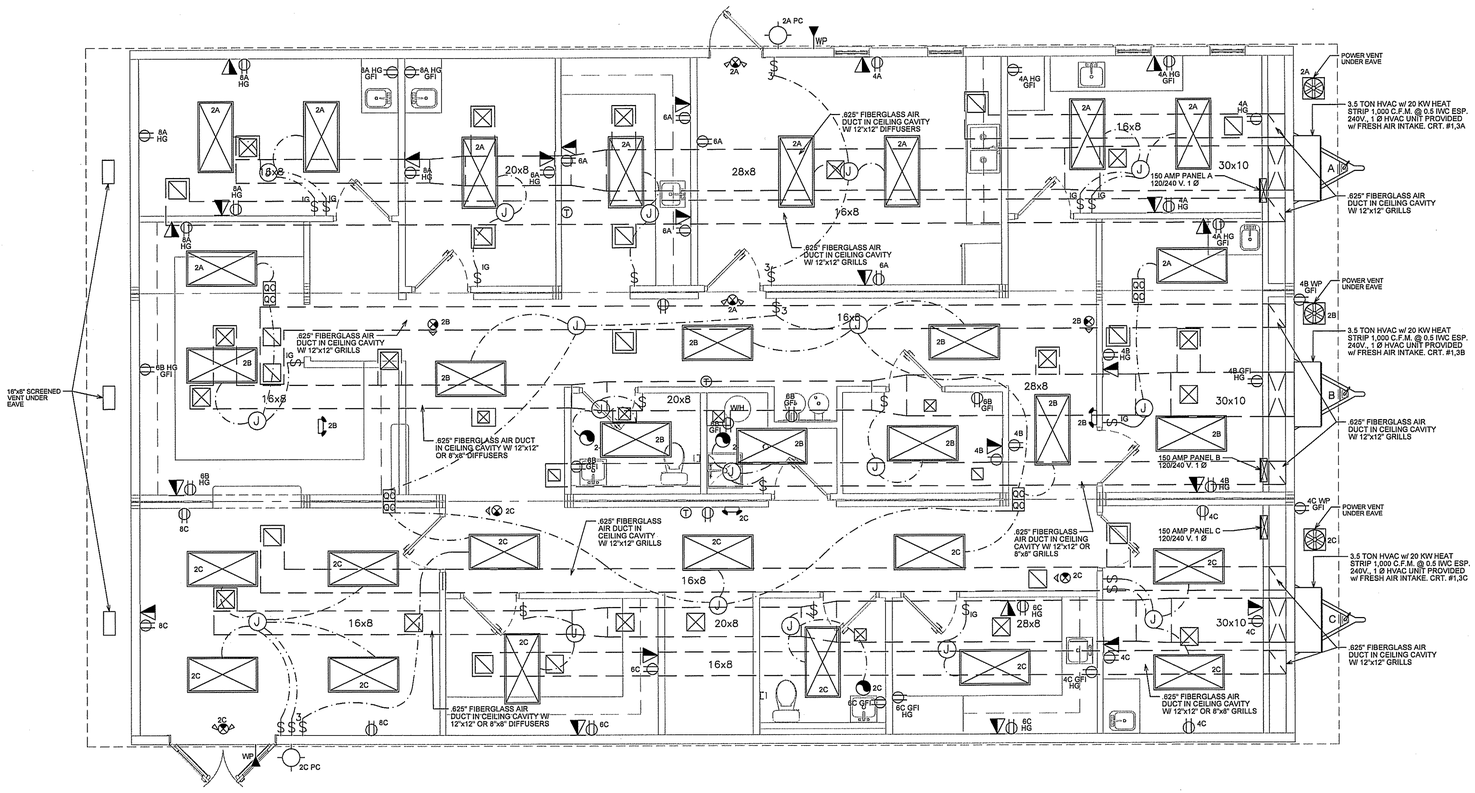
RAYMOND L. ENFIELD NO. 01-7585 STATE OF ILLINOIS ARCHITECT 7-0-24 EXPIRES NOV 30 2024

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(40' x 66')

DATE: 06-30-2023
DRAWN: R.M.H.
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SHEET NO. A1



ELECTRICAL PLAN

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

ELECTRICAL LEGEND

(NOT TO SCALE)

DUPLEX RECEPTACLE @ 16" A.F.F.	POWER ATTIC VENTILATOR
HOSPITAL GRADE DUPLEX RECEPT.	CEILING MOUNT EXHAUST FAN
G.F.I. DUPLEX RECEPTACLE	EXHAUST FAN / LIGHT COMBO
QUAD RECEPT @ 16" A.F.F.	EMERGENCY LIGHTING
220 VOLT RECEPTACLE	EXIT SIGNAGE - DIRECTIONAL
G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
PHONE JACK @ 16" A.F.F.	EMERGENCY LIGHT/ EXIT COMBO
PHONE JACK @ 42" A.F.F.	INCANDESCENT LIGHT 15/25W MAX
DATA OUTLET @ 16" A.F.F.	FLUORESCENT FIXTURE
24"x24" SUPPLY AIR REGISTER	ELECTRICAL JUNCTION BOX
24"x24" RETURN AIR	WALL MOUNTED THERMOSTAT
WALL MOUNTED SWITCH	FIRE ALARM STROBE
OCCUPANCY SENSOR	FIRE ALARM HORN STROBE
EEMAX WATER HEATER	FIRE ALARM PULL STATION
SMOKE DETECTOR	MONOXIDE DETECTOR
HEAT DETECTOR	SEC MOTION DETECTOR
SEC CCTV CAMERA	SEC KEY FOB ENTRY

ELECTRICAL PANEL 'A' SIZING

DESCRIPTION	
.0035 KW X 908 SF X 1.25	3.97
1 HVAC @ 20.9 KW	20.90
19 RECEPTS @ 180 VA / 1000	3.42
1 FANS @ .3 KW X 1.25	0.38

TOTAL 28.67 KW
/ 240 X 1000 = 119.50 AMPS
INSTALL 150 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
1,3	HVAC	60A 2P	6-2
2	LIGHTING	20A 1P	12-2
4,6,8	RECEPTS	20A 1P	12-2

ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

ELECTRICAL PANEL 'B' SIZING

DESCRIPTION	
.0035 KW X 776 SF X 1.25	3.40
1 HVAC @ 20.9 KW	20.90
10 RECEPTS @ 180 VA / 1000	1.80
3 FANS @ .3 KW X 1.25	1.13
1 WATER HEATER @ 4.5 KW X 1.25	5.63

TOTAL 32.86 KW
/ 240 X 1000 = 136.90 AMPS
INSTALL 150 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
1,3	HVAC	60A 2P	6-2
2	LIGHTING	20A 1P	12-2
4,6	RECEPTS	20A 1P	12-2
7,9	WATER HEATER	30A 2P	10-2

ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

ELECTRICAL PANEL 'C' SIZING

DESCRIPTION	
.0035 KW X 908 SF X 1.25	3.97
1 HVAC @ 20.9 KW	20.90
13 RECEPTS @ 180 VA / 1000	2.34
2 FANS @ .3 KW X 1.25	0.75

TOTAL 27.96 KW
/ 240 X 1000 = 116.50 AMPS
INSTALL 150 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
1,3	HVAC	60A 2P	6-2
2	LIGHTING	20A 1P	12-2
4,6,8	RECEPTS	20A 1P	12-2

ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

RECEPTACLE LOCATION/ QUANTITY VARIES PER CUSTOMER REQUEST. MAXIMUM NUMBER OF RECEPTACLES IS 12 PER 20 AMP CIRCUIT.

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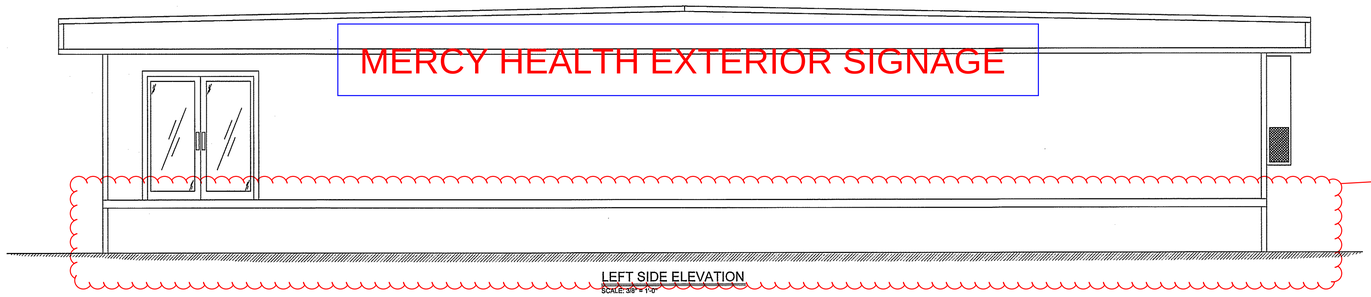
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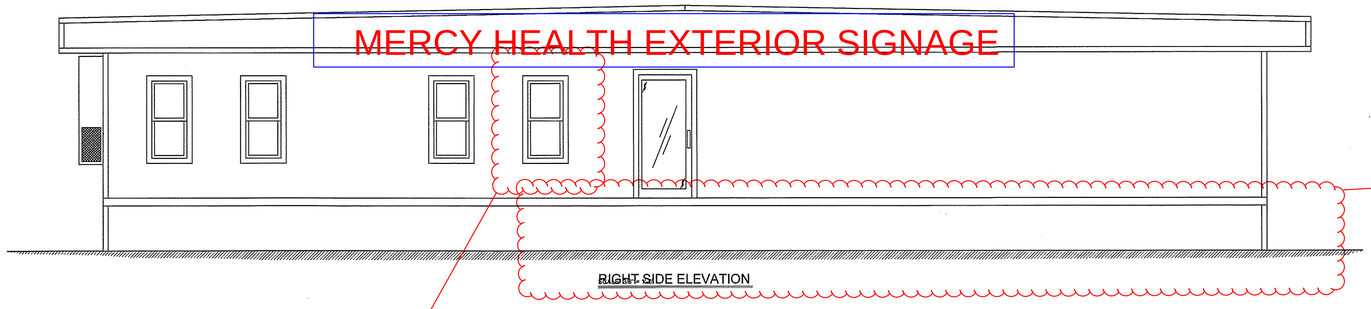
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EXPIRES NOV 30 2024

DATE: 06-30-2023
DRAWN: R.M.H.
JOB: SN-IN037552-54
SHEET NO. A1.1



LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

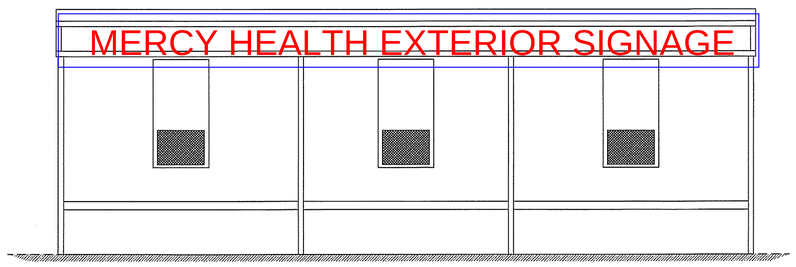
Exterior ramp meeting ADA requirements to be installed at front of building



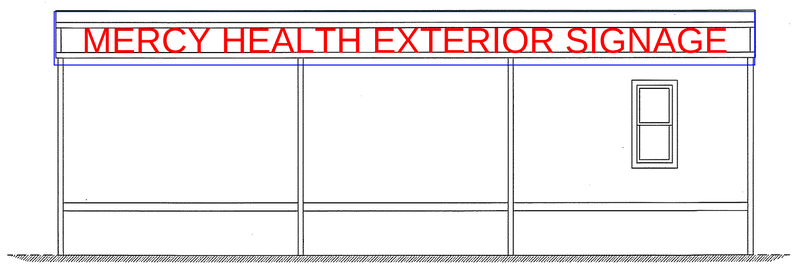
RIGHT SIDE ELEVATION

Exterior ramp meeting ADA requirements to be installed at front of building

Window in staff lounge to be removed and replaced with exterior egress door



FRONT END ELEVATION
SCALE: 3/8" = 1'-0"



REAR END ELEVATION
SCALE: 3/8" = 1'-0"

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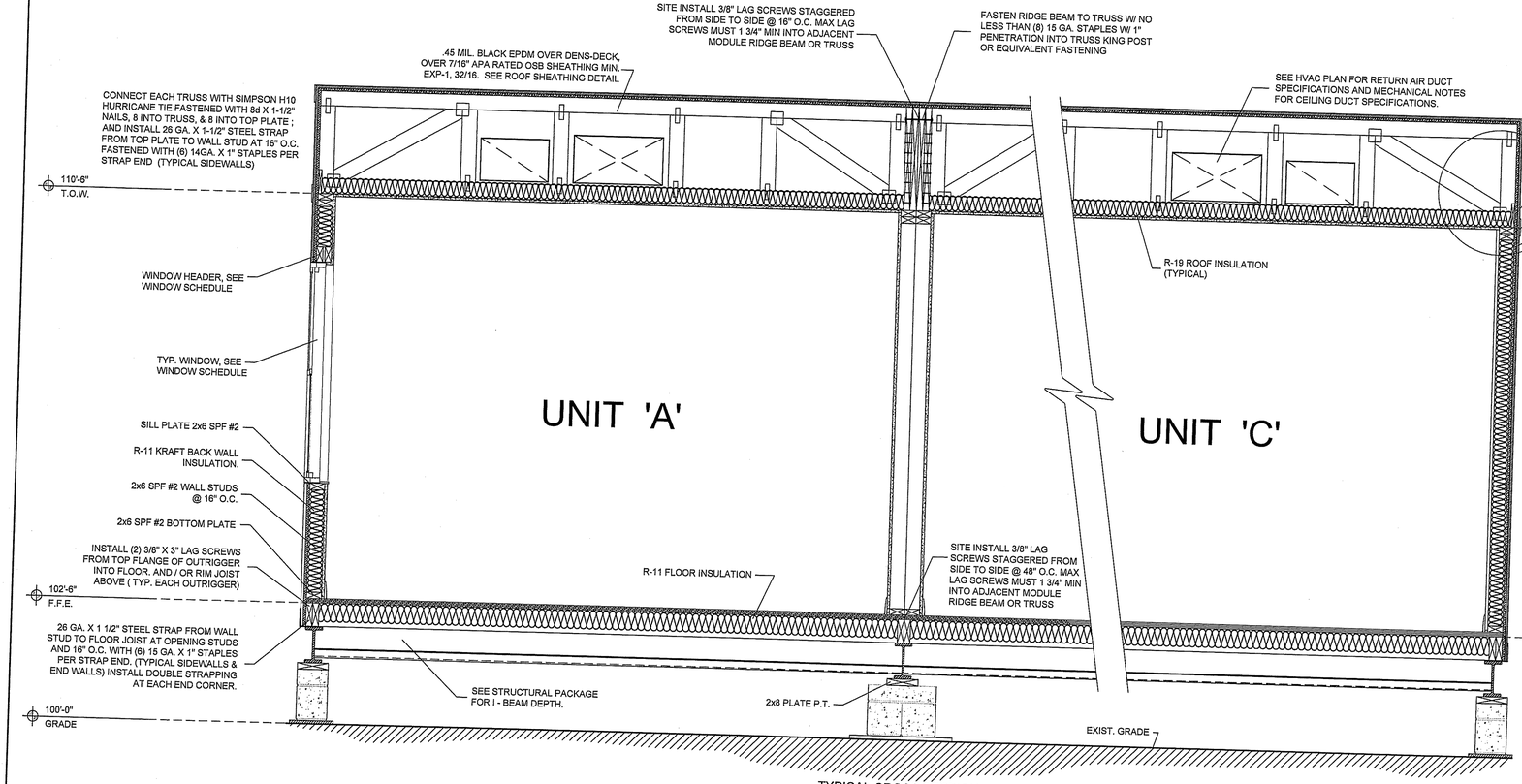
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JOB: SN-IN037552-54
SHEET NO. A2



TYPICAL CROSS SECTION
SCALE: 3/4" = 1'-0"

SECTION A-A

RIM MEMBER 1x3 SPF #3

SEE APPROVED PACKAGE FOR CEILING TO WALL FASTING REQUIREMENTS.

EXTERIOR WALL FINISH: SEE SCHEDULE

NOTE:
TRUSSES WHICH DO NOT FALL DIRECTLY OVER WALL STUDS SHALL BE STRAPPED TO TOP PLATE W/ (1) 26 GA. X 1 1/2" STRAP AND FASTENED W/ (6) 15 GA. X 1 1/2" STAPLES WITH MIN. 1" PENETRATION PER STRAP END. STRAP WALL STUDS EITHER SIDE OF TRUSS TO DOUBLE TOP PLATE AND FASTENED W/ (8) 15 GA. X 1 1/2" STAPLES W/ MIN. 1" PENETRATION.

EXTERIOR WALL STRUCTURAL BRACING
SIDEWALL:
BRACING INSTALLATION:
-STRUCTURAL SHEATHING SHALL CONSIST OF A 4' MINIMUM WIDTH SHEET EXTENDING CONTINUOUSLY FROM TOP TO BOTTOM PLATE WITH ALL SHEATHING EDGES EXTENDING 3/4" MINIMUM OVER 2" NOMINAL LUMBER OF OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE LOCATED ALONG THE ENTIRE LENGTH OF THE WALL.

BRACING MATERIAL:
-7/16" APA RATED SHEATHING EXP.-1, EXP-2, EXT OR 5/8" APA RATED SIDING EXT. FASTENED W/ 10d COMMON NAILS OR GALVANIZED BOX NAILS 6" O.C. EDGES AND 6" O.C. FIELD WITH 100% PER GLUE COVERAGE.

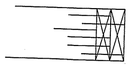
ENDWALL:
BRACING INSTALLATION:
-STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2" NOMINAL LUMBER OF THE GRADE AS EXTERIOR WALL FRAMING.

BRACING MATERIAL:
5/8" APA RATED SHEATHING EXP.-1, EXP-2, EXT OR 5/8" APA RATED SIDING EXT. FASTENED W/ 10d COMMON OR GALV. BOX NAILS 4" O.C. EDGES AND 6" O.C. FIELD

RIDGE BEAM CONSTRUCTION

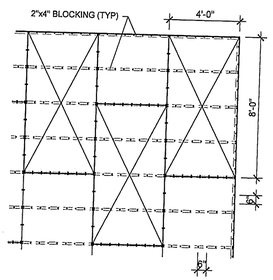
4 LAYERS 3/4" x 24"x71' PLYWOOD, RATED SHEATHING, EXP. - 1, STRUCT - 1, 5 - PLY / 5 LAYER, 48/24 EACH HALF CONTINUOUS ENTIRE LENGTH OF BUILDING

NOTES
1. PLYWOOD FACE GRAIN MUST BE PARALLEL TO THE RIDGE BEAM SPAN.
2. ALL PLYWOOD BUTT JOINTS MUST BE STAGGERED 24" MINIMUM.
3. ALL RIDGE BEAM PLYWOOD LAMINATIONS MUST BE THE SAME DEPTH, THICKNESS, AND GRADE OF PLYWOOD. NO LUMBER OR PLYWOOD FLANGES ARE PERMITTED.
4. PLYWOOD MUST BE MANUFACTURED IN ACCORDANCE W/ PSI - 95.
5. PLYWOOD LAMINATIONS IN EACH HALF OF THE UNITS MUST BE GLUE NAILED TO ADJACENT LAYERS IN ACCORDANCE W/ PDS SUPPLEMENT #5, W/ AN ADHESIVE COMPLYING W/ ASTM D2559, OR CA26-A.
6. PLYWOOD MUST NOT BE TREATED W/ A FIRE RETARDANT PROCESS.
7. MOISTURE CONTENT MUST BE LESS THAN 16%.
8. BEAMS MUST EXTEND CONTINUOUS OVER ENTIRE LENGTH OF ALL COLUMN SUPPORTS.
9. INSTALL (2 X 4) X 20" SPF # 3 RIDGE BEAM BEARING STIFFENER OVER SUPPORT COLUMNS. WHEN SPECIFIED ON FLOOR PLAN; FASTEN THE FACE OF THE STIFFENER TO THE RIDGE BEAM W/ 100% GLUE COVERAGE AND (6) 15 GA. X 2 - 1/2" STAPLES.



FASTEN INSIDE RIM JOIST TO FLOOR JOIST WITH 3 - 16D NAILS PER FLOOR JOIST. FASTEN OUTSIDE RIM JOIST TO INSIDE RIM JOIST WITH 16D SPACED 5" O.C.

FLOOR JOIST
SCALE: 1" = 1'-0"



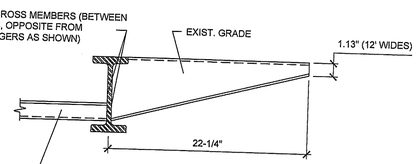
5/8" PLYWOOD SHEATHING SHALL BE BLOCKED WITH 2x NOMINAL LUMBER OF THE SAME SPECIE AND GRADE AS TRUSS TOP CHORD FOR A DISTANCE OF 4'-0" FROM EACH END WALL WITH ROOF BOUNDARIES NAILED AT 4'-0" O.C. AND OTHER BLOCKED EDGES NAILED AT 6" O.C. AND UNBLOCKED EDGES AT 6" O.C., NAIL FIELD LOCATIONS AS FOLLOWS 4" O.C. IN AREAS WITHIN 4'-0" OF BUILDING CORNERS 6" O.C. AT ALL OTHER LOCATIONS WITHIN 4'-0" OF EXTERIOR EDGES OF BUILDING 10" O.C. ELSEWHERE. ALL NAILS SHALL BE 10d COMMON NAILS.

PLYWOOD ROOF SHEATHING NAILING PATTERN
SCALE: 1/4" = 1'-0"

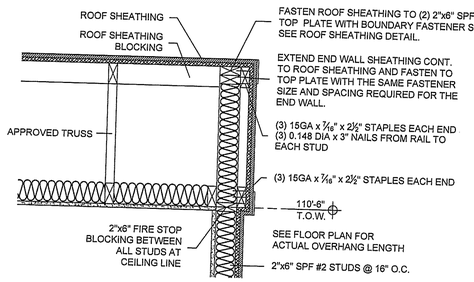
RAIL AND RAIL FASTENING CHART

WIND SPEED (EXP. C)	15'-8" MODULE WIDTH		13'-8" MODULE WIDTH		11'-8" MODULE WIDTH	
	MINIMUM RAIL SIZE	STAPLES PER RAIL	MINIMUM RAIL SIZE	STAPLES PER RAIL	MINIMUM RAIL SIZE	STAPLES PER RAIL
90 MPH	2" x 10"	8	2" x 8"	7	2" x 8"	6

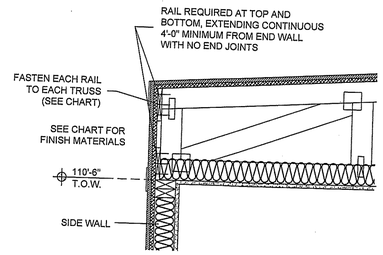
NOTES:
1. THIS DESIGN IS BASED ON ASCE 7-12 WITH A ROOF ANGLE OF LESS THAN 10°.
2. ALL RAILS ARE SYP #2 LUMBER OR BETTER
3. ALL FASTENERS ARE 15 GA. X 7/16" X 2 - 1/2" STAPLES OR EQUAL.



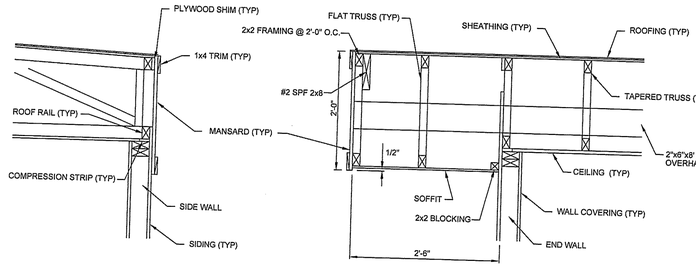
TYP FRAME DETAIL
SCALE: 1-1/2" = 1'-0"



ENDWALL DETAIL
SCALE: 1" = 1'-0"



SECTION A-A
SCALE: 1" = 1'-0"



MANSARD DETAIL
SCALE: 1" = 1'-0"

INTERIOR FINISH MATERIAL

CEILING: T-GRID INSTALLED PER MANUFACTURER'S SPECIFICATIONS

WALL: 1/2" VINYL COVERED GYPSUM WALLBOARD; INSTALLED PER MANUFACTURERS SPECIFICATIONS.

FLOOR: BLOCK TILE IN BATHROOM AND WET AREAS. FLOOR IN ALL OTHER AREAS TO BE CARPET OR VCT.

EXTERIOR FINISH MATERIAL

ROOF: .45 MIL BLACK RUBBER ROOF COVERING (EPDM). INSTALLED PER MANUFACTURE'S SPECIFICATIONS.

WALL: LP SMART-BOARD SIDING OR EQUIVALENT OVER APPROVED MOISTURE BARRIER AND BRACING MATERIAL; FASTEN PER THE MATERIAL MFR.'S INSTALLATION INSTRUCTIONS.

NOTE: ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQ. ROOFING AND SIDING MATERIALS AND THERE FASTENINGS SHALL BE DESIGNED AND INSTALLED SO AS TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET.

ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQUIREMENTS.

WALL FINISH SHALL BE INSTALLED OVER APPROVED MOISTURE PROTECTION AND BRACING MATERIAL.

MOISTURE PROTECTION BEHIND WALL COVERING SHALL BE AS REQUIRED BY EXTERIOR WALL FINISH MANUFACTURER'S SPECIFICATIONS, BUT NOT LESS THAN ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT ATTACHED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.

GENERAL CROSS - SECTION NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
2. ALL LAG SCREWS MUST COMPLY WITH ANSI / ASME B18.2.1 Fyb = 60 K.S.I. MIN.
3. TRUSS BOTTOM CHORDS MUST BE BRACED IN ACCORDANCE WITH SPECIALTY ENGINEERS DESIGN DRAWINGS.

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(40' x 66')

RAYMOND L. ENFIELD, RA
22216 COUNTY ROAD 10
ELKHART, IN 46514
IL RA LIC. # 01-7585

REVISION DATE:

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RAYMOND L. ENFIELD 01-7585 REGISTERED ARCHITECT STATE OF ILLINOIS
16,739
EXPIRES NOV 30 2024

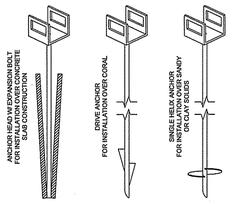
DATE:	06-30-2023
DRAWN:	R.M.H.
JOB:	SN-IN037552-54
SHEET NO.	A3

2015 INTERNATIONAL BUILDING CODE	
1. BASIC WIND SPEED:	SEE ANCHOR SCHEDULE
2. RISK CATEGORY:	II
3. WIND EXPOSURE:	C
4. INTERNAL PRESSURE COEFFICIENT:	0.18

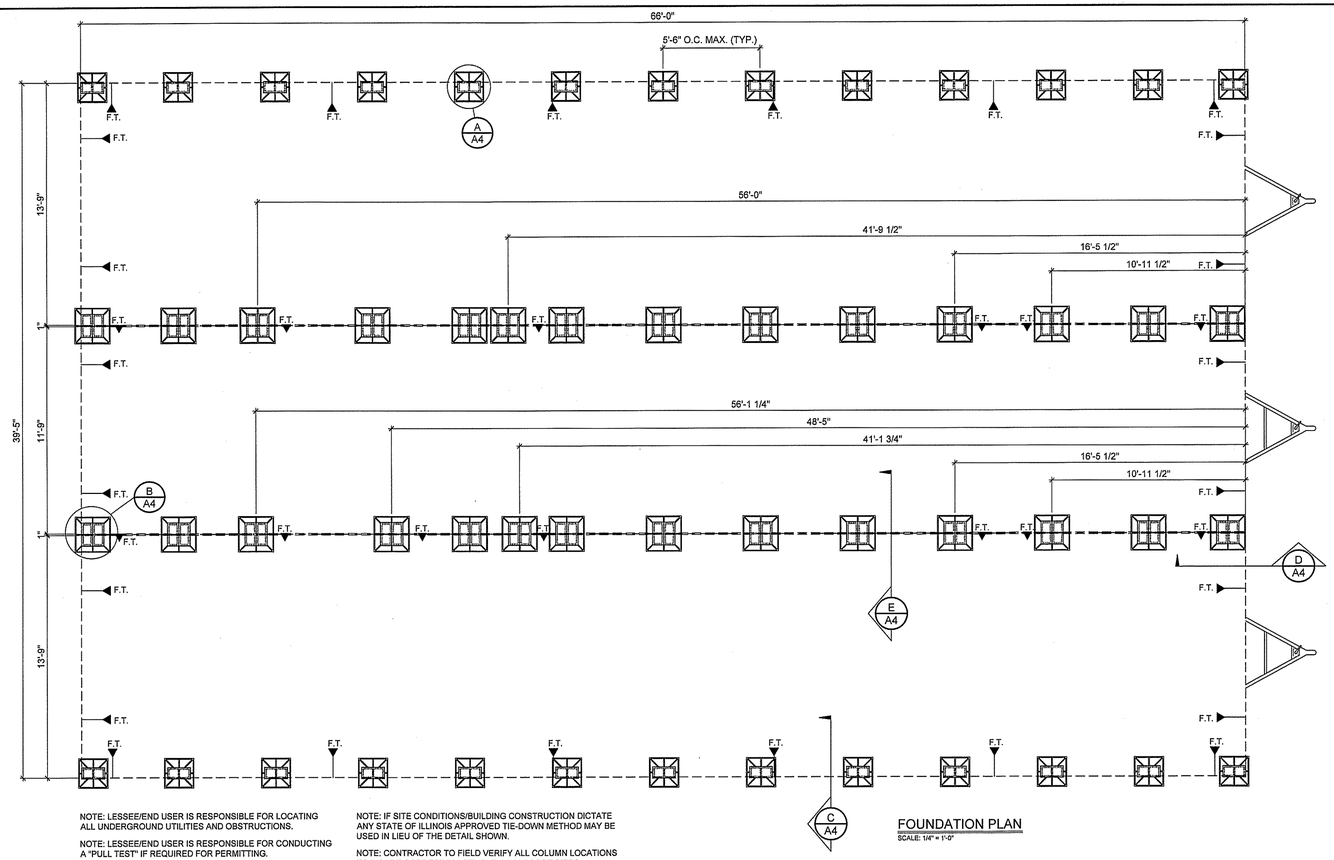
ANCHOR & STRAPPING SCHEDULE
60' BOX 90 MPH - 5 STRAPS PER SIDEWALL
60' BOX 100 MPH - 6 STRAPS PER SIDEWALL
60' BOX 110 MPH - 6 STRAPS PER SIDEWALL
60' BOX 120 MPH - 7 STRAPS PER SIDEWALL

SYMBOL LEGEND	
F.T. ▼	FRAME TIE-DOWN FASTENED TO GROUND ANCHOR

FOUNDATION DIMENSIONS		
A. MODULE WIDTH	B. PIER TO MODULE EDGE	C. STEEL BEAM SPACING
13' - 9" (UNIT A) 11' - 9" (UNIT B) 13' - 9" (UNIT C)	SEE FRAMING	SEE FRAMING
D. MAX PIER SPACING	E. MINIMUM SOIL BEARING CAPACITY	
5' - 6"	2,000 PSF	



TYPICAL GROUND ANCHOR DETAIL
SCALE: NOT TO SCALE



NOTE: LESSEE/END USER IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS.

NOTE: LESSEE/END USER IS RESPONSIBLE FOR CONDUCTING A "PULL TEST" IF REQUIRED FOR PERMITTING.

NOTE: IF SITE CONDITIONS/BUILDING CONSTRUCTION DICTATE ANY STATE OF ILLINOIS APPROVED TIE-DOWN METHOD MAY BE USED IN LIEU OF THE DETAIL SHOWN.

NOTE: CONTRACTOR TO FIELD VERIFY ALL COLUMN LOCATIONS TO INSURE CORRECT PLACEMENT OF SUPPORT PIERS.

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

FOUNDATION NOTES

MATERIAL SPECIFICATIONS:

SOIL & SITE PREPARATION:
1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. ANY SOIL CONDITIONS THAT MAY DIFFER FROM THIS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL.
2. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACT FILL MATERIAL. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% PROCTOR IN ACCORDANCE WITH ASTM D 1557.
3. EXCAVATIONS FOR FOUNDATIONS SHALL BE BACKFILLED WITH SOIL WHICH IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, AND LARGE ROCKS.
4. LESSEE/END USER IS RESPONSIBLE FOR INSURING THAT SITE/SOIL CONDITIONS MEET OR EXCEED THE REQUIREMENTS SHOWN.

PIER FOOTING:
1. PIER FOOTING TYPE "A" SHALL BE 20" x 20" x 7/8" ABS PAD. PIER FOOTING TYPE "B" SHALL BE 24" x 24" x 7/8" ABS PADS IN A MULTI PAD CONFIGURATION.
2. CONCRETE IN FOOTINGS SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF NO LESS THAN 2500 PSI AT 28 DAYS.

MASONRY UNIT:
1. PIERS SHALL BE CONSTRUCTED WITH NOMINAL 8"X16"X4" CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90.

WOOD & SHIM MATERIAL:
1. ALL WOOD BLOCKING AND SHIMS SHALL BE CEDAR OR PRESSURE TREATED.

GROUND ANCHORS:
1. GROUND ANCHORS SHALL HAVE 4725# MIN. ULTIMATE CAPACITY & SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

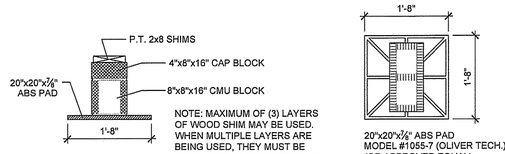
TIE-DOWN STRAPS:
1. THE TIE-DOWN STRAPS SHALL BE 1-½" X 0.35" GALVANIZED STEEL QQS-781-H TYPE 1 FINISH-B, GRADE-1. TIE-DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 4725# MIN. ULTIMATE CAPACITY.

INSTALLATION SPECIFICATIONS:

SOIL & SITE PREPARATION:
1. WHERE WATER IMPACTS THE GROUND FROM A ROOF VALLEY, DOWN SPOUT, SCUPPER, OR OTHER RAINWATER COLLECTION OR DIVERSION DEVICE, PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION AND DIRECT THE WATER AWAY FROM THE FOUNDATION.
2. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS ON GRADE SHALL HAVE NO VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIAL REMOVED PRIOR TO THEIR CONSTRUCTION: FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL.

MASONRY UNIT:
1. LONG DIMENSION OF ALL PIERS MAY BE INSTALLED PERPENDICULAR OR PARALLEL TO THE FRAME. MAXIMUM OF (4) COURSES, (32" HIGH) UNLESS OTHERWISE NOTED.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO THE ASTM C 90 STANDARDS.
3. CONSTRUCTION OF DRY-STACKED, SURFACE BONDED MASONRY WALLS WHEN SPECIFIED, INCLUDING STACKING AND LEVELING OF ALL UNITS, MIXING AND THE APPLICATION OF MORTAR, CURING AND PROTECTION SHALL COMPLY WITH ASTM C 946.

TIE-DOWN STRAPS:
1. THE FIRST TIE-DOWN STRAP FROM THE END WALL SHALL NOT EXCEED 2'-6", UNLESS OTHERWISE SHOWN.
2. REFER TO ANCHOR & STRAPPING SCHEDULE FOR MINIMUM NUMBER OF GROUND ANCHORS.



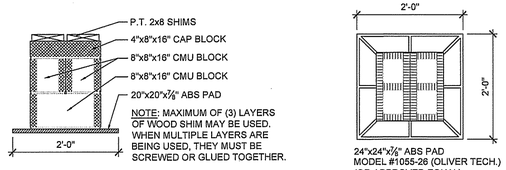
NOTE: MAXIMUM OF (3) LAYERS OF WOOD SHIM MAY BE USED. WHEN MULTIPLE LAYERS ARE BEING USED, THEY MUST BE SCREWED OR GLUED TOGETHER.

NOTE: AT LEAST (1) 4"x8"x16" CAP BLOCK MUST BE USED AT ALL PIERS.

20"x20"x⅞" ABS PAD
MODEL #1055-7 (OLIVER TECH.)
(OR APPROVED EQUAL)

NOTE: ABS PAD SIZE MUST EQUAL OR EXCEED 2.5 S.F. MIN

A/A4 PIER TYPE 'A' DETAIL
SCALE: 3/4" = 1'-0"



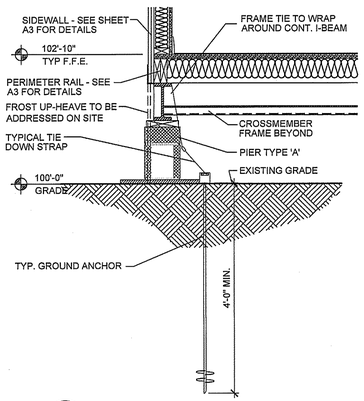
NOTE: MAXIMUM OF (3) LAYERS OF WOOD SHIM MAY BE USED. WHEN MULTIPLE LAYERS ARE BEING USED, THEY MUST BE SCREWED OR GLUED TOGETHER.

NOTE: AT LEAST (2) 4"x8"x16" CAP BLOCK MUST BE USED AT ALL PIERS.

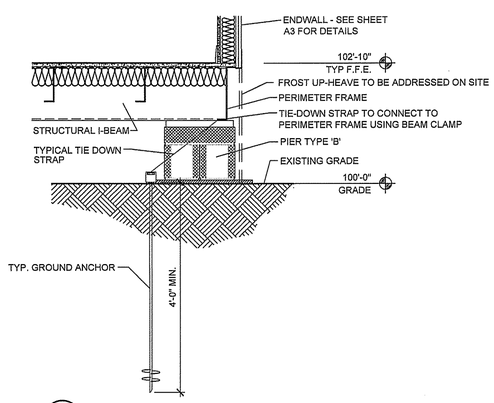
24"x24"x⅞" ABS PAD
MODEL #1055-26 (OLIVER TECH.)
(OR APPROVED EQUAL)

NOTE: ABS PAD SIZE MUST EQUAL OR EXCEED 4.0 S.F. MIN.

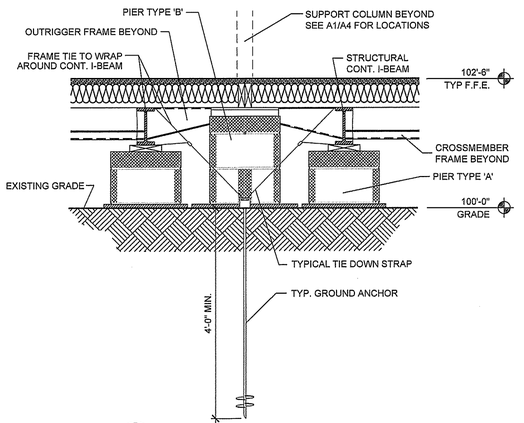
B/A4 PIER TYPE 'B' DETAIL
SCALE: 3/4" = 1'-0"



C/A4 SECTION DETAIL @ SIDE WALL
SCALE: 3/4" = 1'-0"



D/A4 SECTION DETAIL @ END WALL
SCALE: 3/4" = 1'-0"



E/A4 SECTION DETAIL @ MATE LINE
SCALE: 3/4" = 1'-0"

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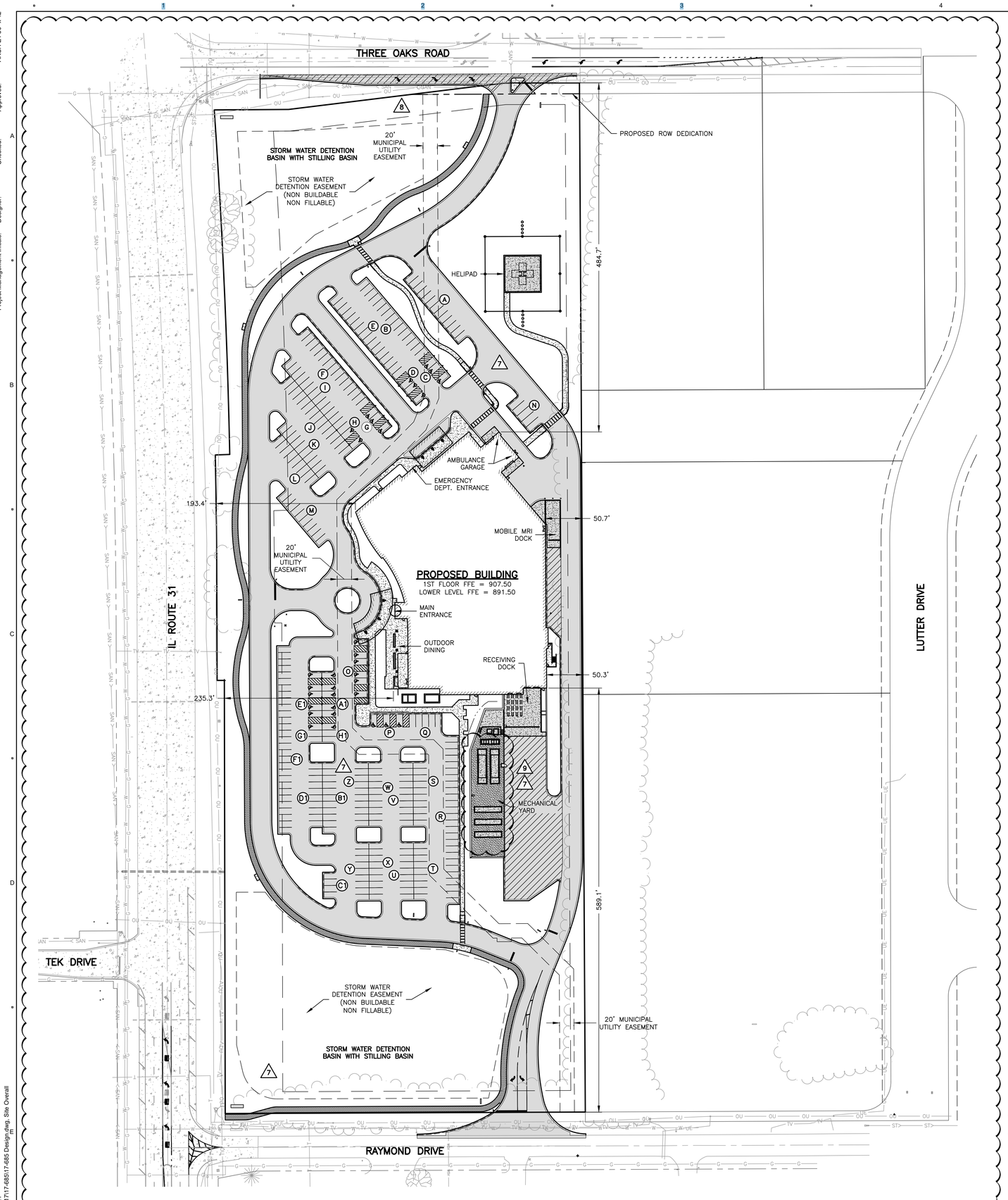
MODULAR STRUCTURE FOR:
WILLSCOT
(40' x 66')

REVISION DATE:

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RAYMOND L. ENFIELD NO. 01-7585 STATE OF ILLINOIS ARCHITECT EXPIRES NOV 30 2024

DATE:	06-30-2023
DRAWN:	R.M.H.
JOB:	SN-IN037552-54
SHEET NO.	A4



PARKING STALLS	
AREA	STALL COUNT AND SIZE
A	13 STALLS @ 9' = 117'*
B	15 STALLS @ 9' = 135'**
C	3 ACCESSIBLE STALLS = 45'**
D	3 ACCESSIBLE STALLS = 45'**
E	16 STALLS @ 9' = 144'**
F	15 STALLS @ 9' = 135'**
G	3 ACCESSIBLE STALLS = 45'**
H	2 ACCESSIBLE STALLS = 27'**
I	14 STALLS @ 9' = 126'**
J	15 STALLS @ 9' = 135'*
K	10 STALLS @ 9' = 90'*
L	9 STALLS @ 9' = 81'*
M	10 STALLS @ 9' = 90'*
N	5 STALLS @ 9' = 45'*
O	6 ACCESSIBLE STALLS = 90'*
P	3 ACCESSIBLE STALLS = 54'**
Q	5 STALLS @ 9' = 45'**
R	26 STALLS @ 9' = 234'*
S	10 STALLS @ 9' = 90'*
T	9 STALLS @ 9' = 81'*
U	9 STALLS @ 9' = 81'*
V	10 STALLS @ 9' = 90'*
W	10 STALLS @ 9' = 90'*
X	9 STALLS @ 9' = 81'*
Y	9 STALLS @ 9' = 81'*
Z	10 STALLS @ 9' = 90'*
A1	6 ACCESSIBLE STALLS = 81'*
B1	11 STALLS @ 9' = 99'*
C1	4 STALLS @ 9' = 36'*
D1	10 STALLS @ 9' = 90'*
E1	6 ACCESSIBLE STALLS = 81'*
F1	29 STALLS @ 9' = 261'*
G1	2 STALLS @ 9' = 18'*
H1	2 STALLS @ 9' = 18'*

* DIMENSION IS FACE OF CURB TO FACE OF CURB
** DIMENSION IS FACE OF CURB TO PAINT STRIPE

LEGEND

- LIGHT DUTY HOT-MIX ASPHALT
- HEAVY DUTY HOT-MIX ASPHALT
- HOT-MIX ASPHALT PATH
- AGGREGATE SURFACE. (SEE MECHANICAL PLANS FOR GEOMETRY)
- CONCRETE WALK
- CONCRETE PAVEMENT
- TIP OUT GUTTER

GENERAL NOTE:

1. ALL RADII LABELED AT THE BACK OF CURB. RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C302 FOR SITE GRADING.
3. ALL CURB AND GUTTER TO BE M6.18 UNLESS NOTED OTHERWISE (SEE SHEET C603 DETAIL)
4. ALL PARKING STALLS SHALL BE 4" WIDE PAINT PAVEMENT MARKING. ALL PAVEMENT MARKINGS SHALL BE PAINT (DOUBLE APPLICATION) INSTALLED IN ACCORDANCE TO IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION SECTION 780. COLOR TO BE DETERMINED BY OWNER, EXCEPT ACCESSIBLE STALLS SHALL BE YELLOW.
5. ALL EXISTING AND PROPOSED WATER VALVES, FIRE HYDRANTS, STORM SEWER MANHOLES, STORM SEWER INLETS AND SANITARY SEWER MANHOLES SHALL BE ADJUSTED TO FINAL GRADE.
6. NO PARKING ZONE. FACE OF CURB SHALL BE PAINTED RED TO INDICATE FIRE LANE. (CONTRACTOR SHALL COORDINATE LENGTH AND COLOR WITH FIRE DEPARTMENT).
7. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
8. CONTRACTOR SHALL BE RESPONSIBLE IN THE FIELD FOR ESTABLISHING POSITIVE DRAINAGE FOR THE TRANSITION AREA BETWEEN TIP-OUT CURB AND CARRY CURB.

OVERALL EXISTING SITE PLAN

N W E S

60 0 60 120 180 FEET (60'-0")

FG JOB NUMBER 17-685

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

AECOM
AECOM Services of Illinois, Inc.
303 East Wacker Drive, Suite 1400
Chicago, Illinois 60601

PROJECT

Mercyheath
Hospital and Clinic

Illinois Rt 31 and Three Oaks Road
Crystal Lake, Illinois

CLIENT

Mercyhealth™
www.mercyrockford.org

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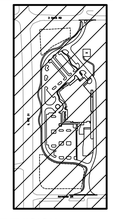
REGISTRATION

LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
VAUGHN R. LEWIS
062-061904
EXPIRES 11/30/21

3-19-2021
SIGNATURE DATE

ISSUED FOR BIDDING
19 MAR 2021

KEY PLAN



ISSUE/REVISION

NO.	DATE	DESCRIPTION
9	19 MAR 2021	ADDENDUM #1
8	24 FEB 2021	ISSUED FOR BID
7	20 NOV 2020	CRYSTAL LAKE COMMENTS
6	07 APR 2020	CI-4 ISSUE FOR BID
3	09 MAY 2018	CI_2 ADDENDUM NO. 1
2	23 MAR 2018	CI-2 SITEWORK, FOOTINGS AND FOUNDATIONS
1	19 MAR 2018	DD PROGRESS SET

PROJECT NUMBER

60557514

SHEET TITLE

SITE PLAN - OVERALL

SHEET NUMBER

C201

ARCH E1 30" x 42"
Approved:
Checked:
Designer:
Project Management Initials:
Last Plotted: 3/19/21
Filename: G:\C3D\17\17-685\17-685 Design.dwg, Site Overall
Printed on ___% Post-Consumer Recycled Content Paper

EXISTING SITE PLAN - NORTH AREA

THREE OAKS ROAD

BITUMINOUS PAVEMENT

THREE OAKS ROAD PAVEMENT STRIPING (SEE SHEET C205)

145' TURN LANE TAPER

175' TURN LANE STORAGE

8" WHITE EPOXY PAVEMENT MARKING

8" WHITE EPOXY 2'-6" SKIP DASH PAVEMENT MARKING

SAWCUT

8" WHITE EPOXY PAVEMENT MARKING

4' PAVEMENT REMOVE AND REPLACE

SAWCUT

24" WHITE STOP BAR

5 LF CURB AND GUTTER REMOVE AND REPLACE

10.5' REMOVE AND REPLACE CURB AND GUTTER

8" WHITE EPOXY ARROW, TYP

CP2
BM1

R4'
R2'
R100'
R80'
R30'

STOP SIGN AND NO LEFT TURN SIGN, R3-2

PROPOSED R.O.W DEDICATION

12'

SIGN

NO LEFT TURN SIGN, R3-2

PROPERTY BOUNDARY

30' BUILDING SETBACK

STORM WATER DETENTION EASEMENT

20' MUNICIPAL UTILITY EASEMENT

SIGN

CONTROL BOX

CONTROL BOX

CONCRETE PAVEMENT

8' TYP

13.3'

4'x9' BENCH PAD

M6.18 CONCRETE CURB & GUTTER, TYP

R147'

R155'

R205'

R235'

80' BUILDING SETBACK

STORM WATER DETENTION EASEMENT (NON BUILDABLE NON FILLABLE)

STORM WATER DETENTION EASEMENT

R104'

8'

26.4'

R96'

SIGN

STORM WATER DETENTION EASEMENT

7' 8' TYP

STATE LAW – YIELD TO PEDESTRIANS SIGN, R1-9

R104'
R96'

DEPRESSED CURB

6" WHITE

DEPRESSED CURB

12" WHITE

STATE LAW – YIELD TO PEDESTRIANS SIGN, R1-9

24" WHITE STOP BAR

STOP SIGN

R30'

R30'

R8'

SIGN

R154'

8'

21.8'

R146'

HOT-MIX ASPHALT PATH

R8'

R10'

M6.18 CONCRETE CURB & GUTTER, TYP

R215'

R10'

9' TYP

38.41'

6' TYP

19.5'

28'

9' TYP

4'x9' BENCH PAD

R8'

24'

19.5'

8'

9' TYP

8' TYP

30'

26'

R8'

24'

28'

19.5'

8'

9' TYP

R8'

19'

19'

24'

15' TYP

R8'

26'

9' TYP

R8'

ACCESIBLE PARKING SIGN, TYPICAL

R40'

R10'

R5'

DEPRESSED CURB

R12'

STATE LAW – YIELD TO PEDESTRIANS SIGN, R1-9

R30'

6" WHITE

DEPRESSED CURB

12" WHITE

DEPRESSED CURB

STATE LAW – YIELD TO PEDESTRIANS SIGN, R1-9

R30'

CONCRETE PATH

R30'

STATE LAW – YIELD TO PEDESTRIANS SIGN, R1-9

DEPRESSED CURB

M6.18 CONCRETE CURB & GUTTER, TYPICAL

R29'
R21'

CONCRETE PATH

8' TYP

R29'

R21'

30'

23.5'

10' TYP

DEPRESSED CURB

R6'

R14'

HELIPAD LIGHTING, TYP (SEE ELECTRICAL PLAN)

104'

FATO

52'

TLOF

104'

FATO

52'

TLOF

TLOF

FATO

TLOF

CONCRETE HELIPAD

HELI PAD STRIPING AND DETAILS (SEE ARCHITECTURAL PLANS)

FATO

20' BUILDING SETBACK

PROPERTY BOUNDARY

IL ROUTE 31

PROPERTY BOUNDARY

CONTROL BOX

CONCRETE PAVEMENT

LEGEND

- LIGHT DUTY HOT-MIX ASPHALT
- HEAVY DUTY HOT-MIX ASPHALT
- HOT-MIX ASPHALT PATH
- AGGREGATE SURFACE. (SEE MECHANICAL PLANS FOR GEOMETRY)
- CONCRETE WALK
- CONCRETE PAVEMENT
- TIP OUT GUTTER

GENERAL NOTE:

1. ALL RADII LABELED AT THE BACK OF CURB. RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C302 FOR SITE GRADING.
3. ALL CURB AND GUTTER TO BE M6.18 UNLESS NOTED OTHERWISE (SEE SHEET C603 DETAL)
4. ALL PARKING STALLS SHALL BE 4" WIDE PAINT PAVEMENT MARKING. ALL PAVEMENT MARKINGS SHALL BE PAINT (DOUBLE APPLICATION) INSTALLED IN ACCORDANCE TO IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION SECTION 780. COLOR TO BE DETERMINED BY OWNER, EXCEPT ACCESSIBLE STALLS SHALL BE YELLOW.
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8. CONTRACTOR SHALL BE RESPONSIBLE IN THE FIELD FOR ESTABLISHING POSITIVE DRAINAGE FOR THE TRANSITION AREA BETWEEN TIP-OUT CURB AND CARRY CURB.

BENCHMARKS

CP2	= RAILROAD SPIKE IN POWER POLE, 82' WEST OF NE
BM1	PROPERTY CORNER
	N=2022360.99, E=997410.15, ELEV=909.78

N W E S

20 0 20 40 60 FEET

FG JOB NUMBER: 17-685

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ILLINOIS DESIGN FIRM NO. 184-003525

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LANDSCAPE ARCHITECTS
Saiki Design, Inc.
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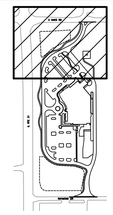
REGISTRATION

LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
VAUGHN R. LEWIS
062-061904
EXPIRES 11/30/21

3-19-2021
SIGNATURE DATE

ISSUED FOR BIDDING
19 MAR 2021

KEY PLAN



ISSUE/REVISION

NO.	DATE	DESCRIPTION
9	19 MAR 2021	ADDENDUM #1
8	24 FEB 2021	ISSUED FOR BID
7	20 NOV 2020	CRYSTAL LAKE COMMENTS
6	07 APR 2020	CI-4 ISSUE FOR BID
4	29 JUNE 2018	CI_3C CORE & SHELL
3	09 MAY 2018	CI_2 ADDENDUM NO. 1
2	23 MAR 2018	CI-2 SITEWORK, FOOTINGS AND FOUNDATIONS
1	19 MAR 2018	DD PROGRESS SET

PROJECT NUMBER

60557514

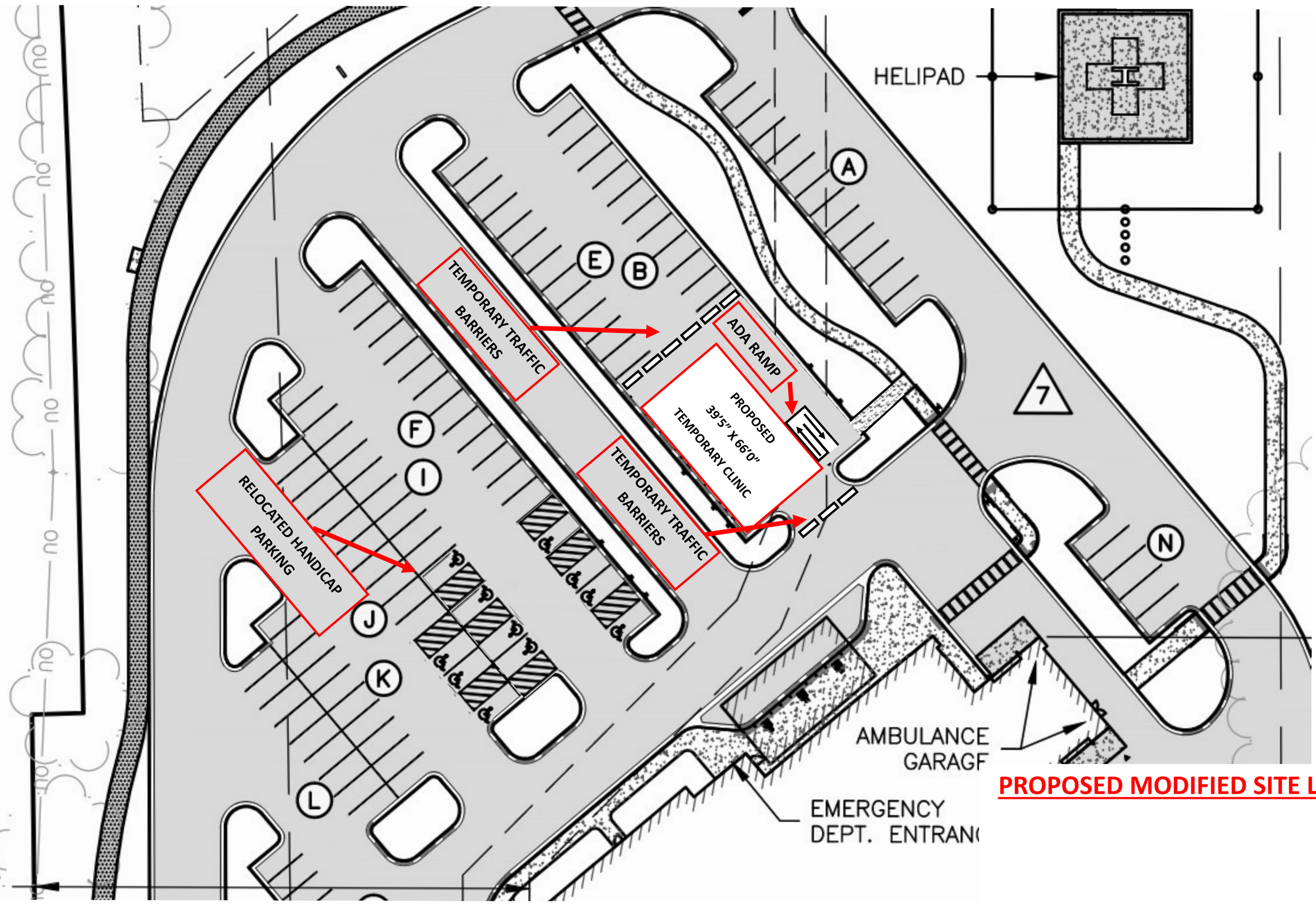
SHEET TITLE

SITE PLAN - NORTH

SHEET NUMBER

C204

ARCH E1 30" x 42"
Approved:
Checked:
Designer:
Project Management Initials:
Last Plotted: 3/19/21
File Name: G:\C3D\17\17-685\17-685 Design\Xrefs\Site North_.dwg
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PROPOSED MODIFIED SITE LAYOUT

NTS

THREE OAKS ROAD

BITUMINOUS PAVEMENT

IL ROUTE 31

SITE GRADING LIMITS

PROPERTY BOUNDARY

ADA RAMP (SEE SHEET C503B)

FUTURE MULTI-USE PATH BY OTHERS

PROPOSED R.O.W. DEDICATION

CP2
BM1

CONTROL BOX

CONCRETE PAVEMENT

RFI #62

RFI 062

DETENTION POND
HIGH WATER LEVEL = 906.40
NORMAL WATER LEVEL = 904.00
BOTTOM OF POND = 903.50

TRANSITION FROM 2% CROWN TO 1% CROSS SLOPE

ADA RAMP (SEE SHEET C501)

LEGEND

000.00	PROPOSED PAVEMENT GRADE
000.00 C	PROPOSED CONCRETE GRADE
000.00 G	PROPOSED FINISHED GRADE
000.00 TW	PROPOSED TOP OF WALL GRADE
000.00 HP	PROPOSED HIGH POINT GRADE
000.00 LP	PROPOSED LOW POINT GRADE

GENERAL NOTE:

1. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. GRADING IN TURF AREAS MAY NEED TO BE PERFORMED IN OTHER PHASES TO ENSURE THIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING POSITIVE DRAINAGE FOR THE TRANSITION AREA BETWEEN TIP-OUT CURB AND CARRY CURB.
3. ALL SURFACE GRADES ARE TO THE EDGE OF PAVEMENT (EOP). ALL TOP OF CURB GRADES SHALL BE FIELD VERIFIED BY THE CONTRACTOR BASED UPON THE CURB TYPE (CARRY OR TIP-OUT) AND ANY TRANSITION LENGTH.
4. SEE SHEET C501 TO C503 FOR SIDEWALK ADA RAMP GRADING DETAILS.

EXISTING GRADING PLAN - MODIFACTIONS WILL NOT CHANGE GRADES

BENCHMARKS

CP2 = RAILROAD SPIKE IN POWER POLE, 82' WEST OF NE PROPERTY CORNER
BM1 N=2022360.99, E=997410.15, ELEV=909.78

N W E S

20 0 20 40 60 FEET

FC JOB NUMBER 17-685

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

AECOM
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303 East Wacker Drive, Suite 1400
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PROJECT

Mercyheath
Hospital and Clinic

Illinois Rt 31 and Three Oaks Road
Crystal Lake, Illinois

CLIENT

Mercyhealth
www.mercyrockford.org

ARCHITECT/ENGINEERS

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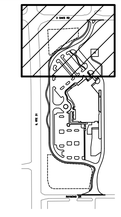
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062-061904
EXPIRES 11/30/23

11-23-2022
SIGNATURE DATE

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19 MAR 2021

KEY PLAN



ISSUE/REVISION

NO.	DATE	DESCRIPTION
16	7 MAR 2023	NORTH SPILLWAY GRADING
15	1 JAN 2023	SIGN BERM GRADING
11	10 JUNE 2022	MUP PER CITY COMMENTS
9	19 MAR 2021	ADDENDUM #1
7	20 NOV 2020	CRYSTAL LAKE COMMENTS
6	07 APR 2020	CI-4 ISSUE FOR BID
5	29 JUNE 2018	CI_3C CORE & SHELL
4	04 JUNE 2018	CI_2 ADDENDUM NO. 2
3	09 MAY 2018	CI_2 ADDENDUM NO. 1
2	23 MAR 2018	CI-2 SITEWORK, FOOTINGS AND FOUNDATIONS
1	19 MAR 2018	DD PROGRESS SET

PROJECT NUMBER

60557514

SHEET TITLE

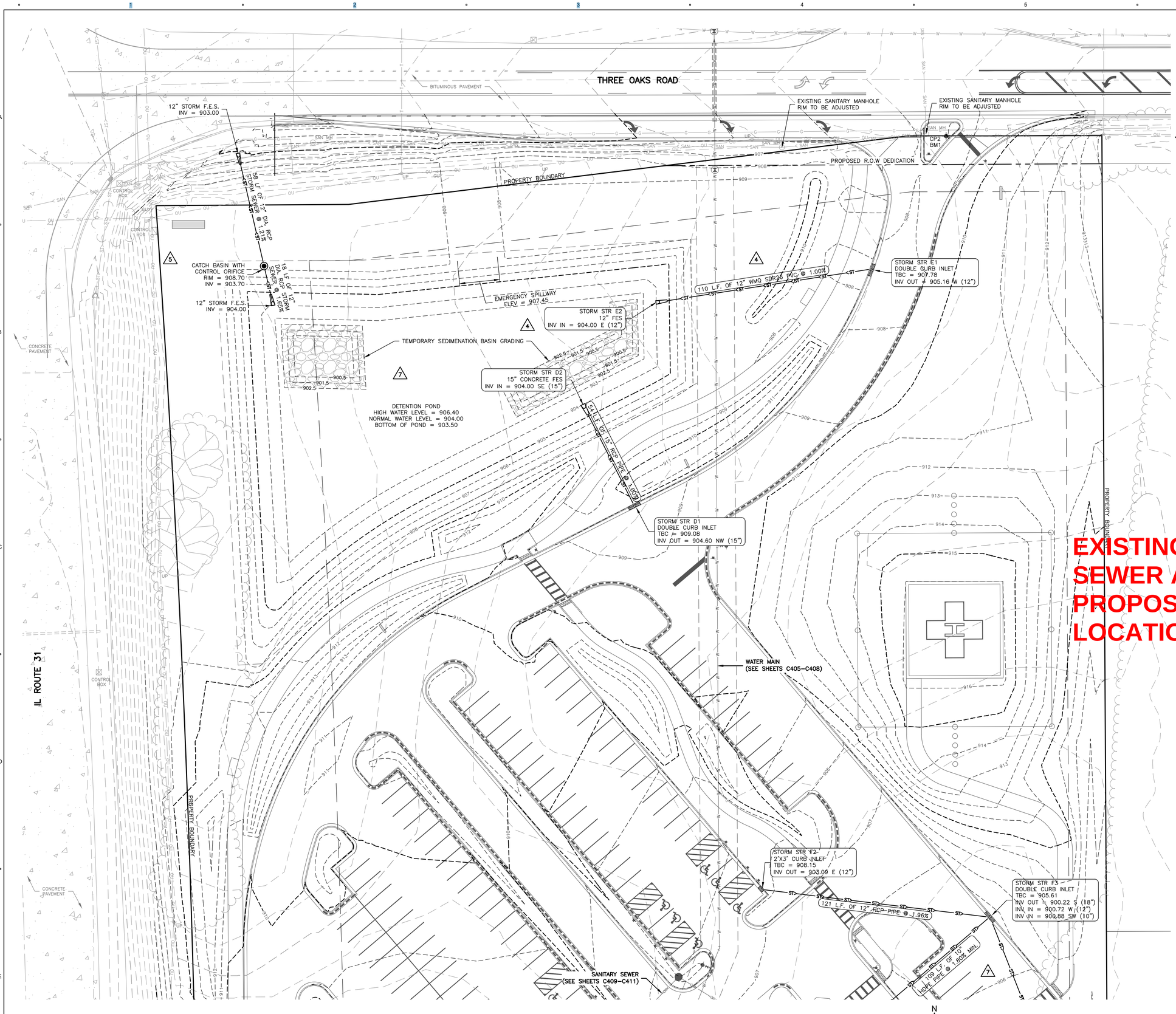
GRADING PLAN - NORTH

SHEET NUMBER

C304

Last Plotted: 3/8/23
Filename: G:\C3D\17\17-685\17-685 Design.dwg, Grading North

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GENERAL NOTE:

1. COORDINATE LOCATION AND SIZE OF UTILITY CONNECTIONS AT THE BUILDING WITH THE MECHANICAL AND PLUMBING DRAWINGS.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
3. CLEANOUTS SHALL BE PROVIDED AT BENDS AND AT 75' INTERVALS ON HDPE STORM SEWER TO PICK UP ROOF DRAINS.
4. DUCTILE IRON AND WATER MAIN QUALITY (WMQ) SDR26 PVC STORM SEWER THAT CROSSES WATER MAIN SHALL BE PRESSURE TESTED PER WATER MAIN PRESSURE TESTING STANDARDS.

EXISTING STORM SEWER AT PROPOSED CLINIC LOCATION

BENCHMARKS	
CP2	= RAILROAD SPIKE IN POWER POLE, 82' WEST OF NE
BM1	PROPERTY CORNER
	N=2022360.99, E=997410.15, ELEV=909.78

20 0 20 40 60 FEET

FG JOB NUMBER 17-685

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

AECOM
AECOM Services of Illinois, Inc.
303 East Wacker Drive, Suite 1400
Chicago, Illinois 60601

PROJECT

Mercyheath Hospital and Clinic

Illinois Rt 31 and Three Oaks Road
Crystal Lake, Illinois

CLIENT

Mercyhealth
www.mercyrockford.org

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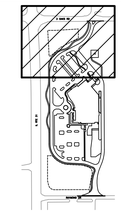
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1	19 MAR 2018	DD PROGRESS SET

PROJECT NUMBER

60557514

SHEET TITLE

STORM PLAN - NORTH

SHEET NUMBER

C404

ARCH E1 30" x 42"
Approved:
Checked:
Designer:
Project Management Initials:
Last Plotted: 3/19/21
Filename: G:\CAD\17\17-685\17-685 Design.dwg, Storm North
Printed on ____% Post-Consumer Recycled Content Paper

Building will be shifted to the North and west to avoid overlaying the utility easement.

/STORM STR F2
2'X3' CURB INLET
TBC = 908.15
INV OUT = 903.09 E (12")

STORM STR F3
DOUBLE CURB INLET
TBC = 905.61
INV OUT = 900.22 S (18")
INV IN = 900.72 W (12")
INV IN = 900.88 SW (10")

121 L.F. OF 12" RCP PIPE @ 1.96%

109 L.F. OF 10" HDPE PIPE @ 1.80% MIN.

PROPOSED NEW STORM SEWER CONNECTED TO EXISTING CURB INLET

SANITARY SEWER
(SEE SHEETS C409–C411)

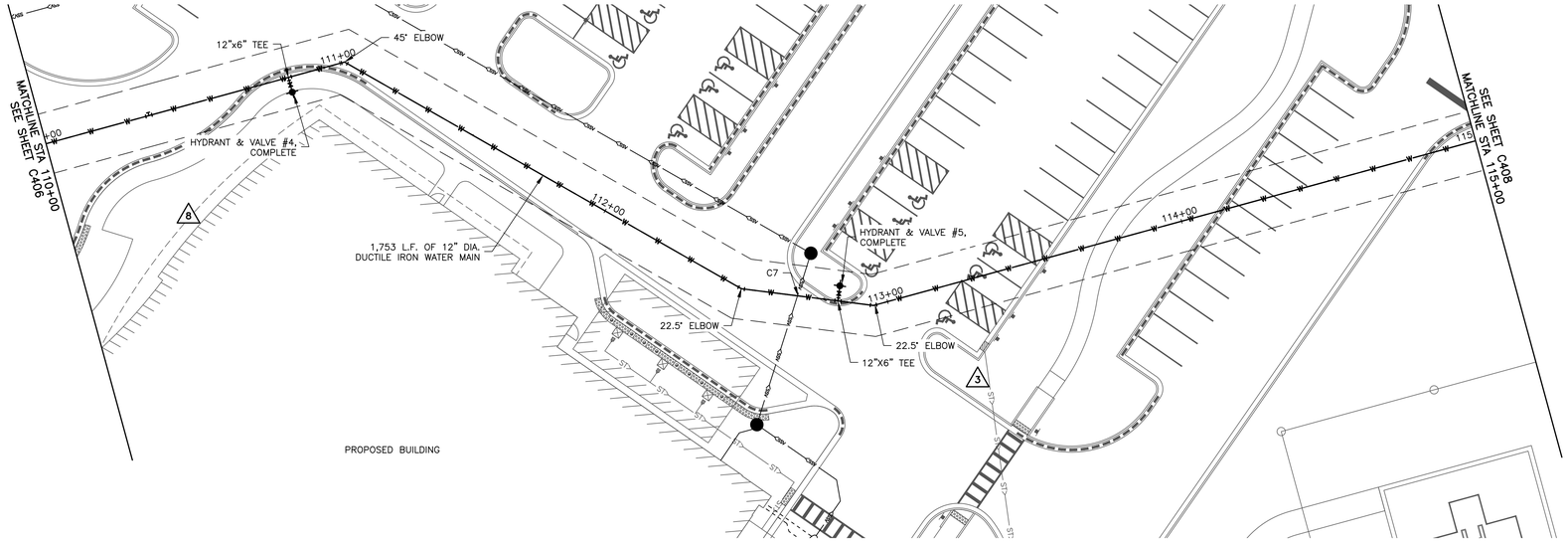
BENCHMARKS	
CP2 = RAILROAD SPIKE IN POWER POLE, 82' WEST OF NE BM1 PROPERTY CORNER N=2022360.99, E=997410.15, ELEV=909.78	

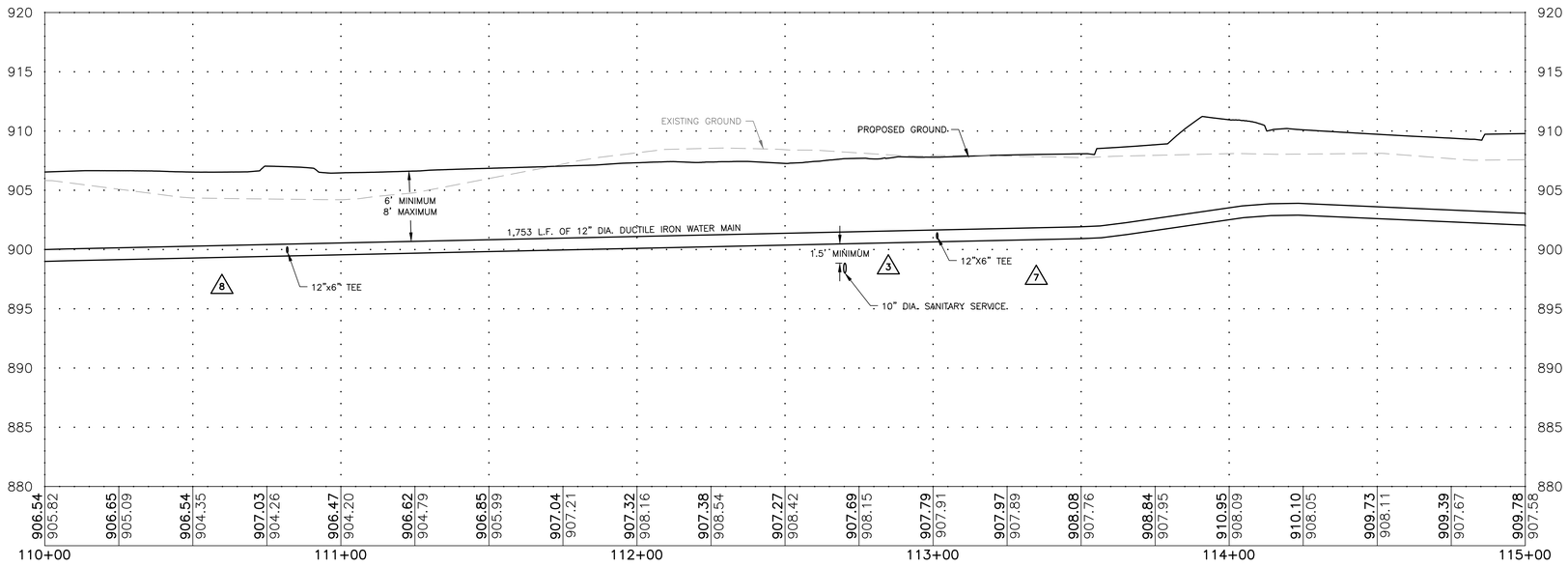
N
W E
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20 0 20 40 60 FEET

FG JOB NUMBER: 17-685

EXISTING WATER MAIN AT PROPOSED CLINIC LOCATION





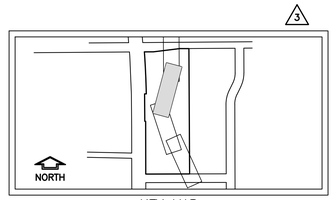
GENERAL NOTE:

1. COORDINATE LOCATION AND SIZE OF UTILITY CONNECTIONS AT THE BUILDING WITH THE MECHANICAL AND PLUMBING DRAWINGS.

SCALE
HOR 20 0 20 40
VER 5 0 5 10

UTILITY CROSSING TABLE

CROSSING	INVERT OF UPPER PIPE	ELEVATION	CROWN OF LOWER PIPE	ELEVATION
C7	12" WATER MAIN	900.82	10" SANITARY SERVICE	898.85



KEY MAP

AECOM Services of Illinois, Inc.
303 East Wacker Drive, Suite 1400
Chicago, Illinois 60601

PROJECT

Mercyheath
Hospital and Clinic

Illinois Rt 31 and Three Oaks Road
Crystal Lake, Illinois

CLIENT

Mercyhealth™

www.mercyrockford.org

ARCHITECT/ENGINEERS

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062-061904
EXPIRES 11/30/21

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1	19 MAR 2018	DD PROGRESS SET

PROJECT NUMBER

60557514

SHEET TITLE

UTILITY PLAN - WATER MAIN

SHEET NUMBER

C407

FG JOB NUMBER: 17-685

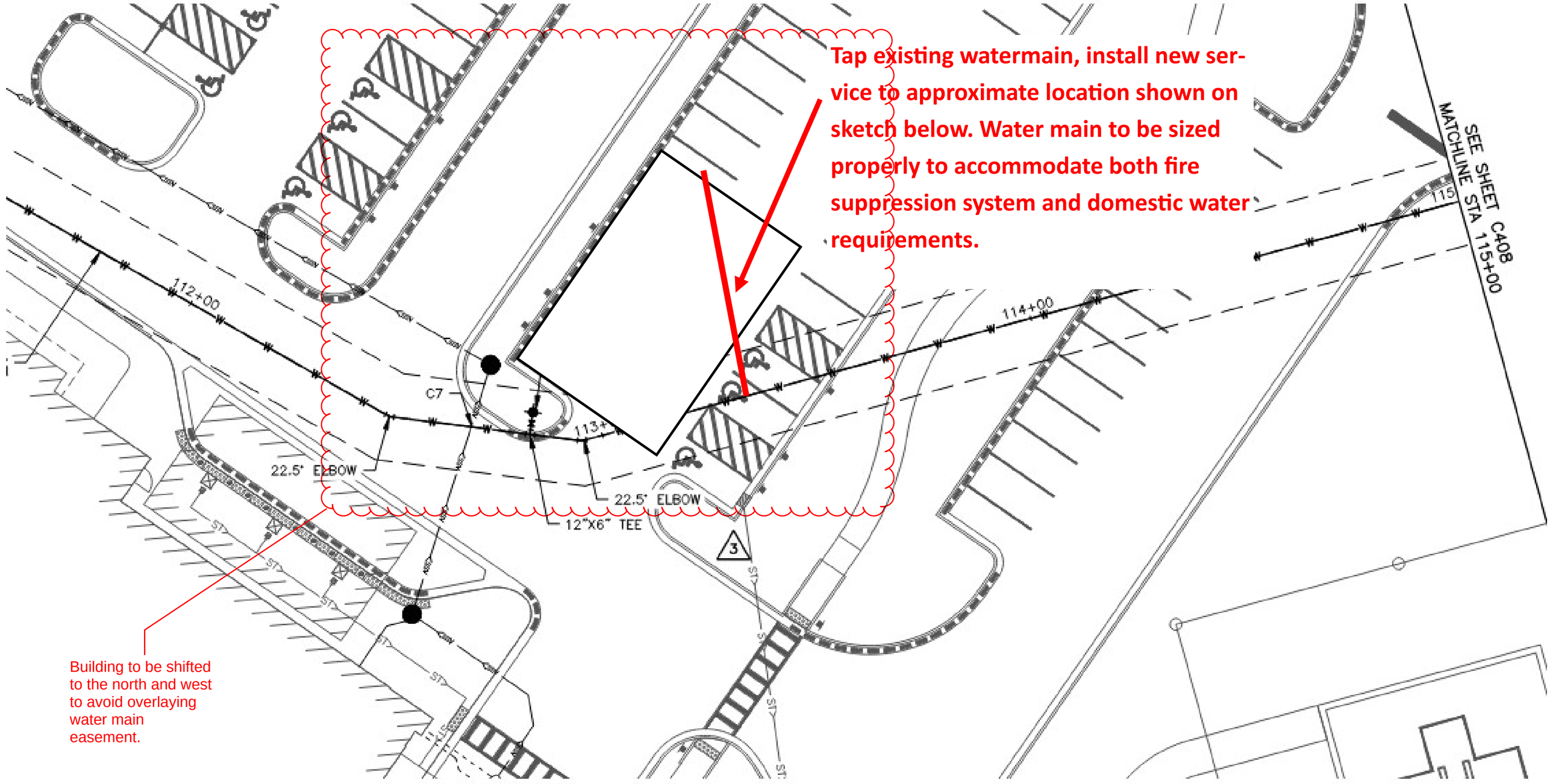
FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

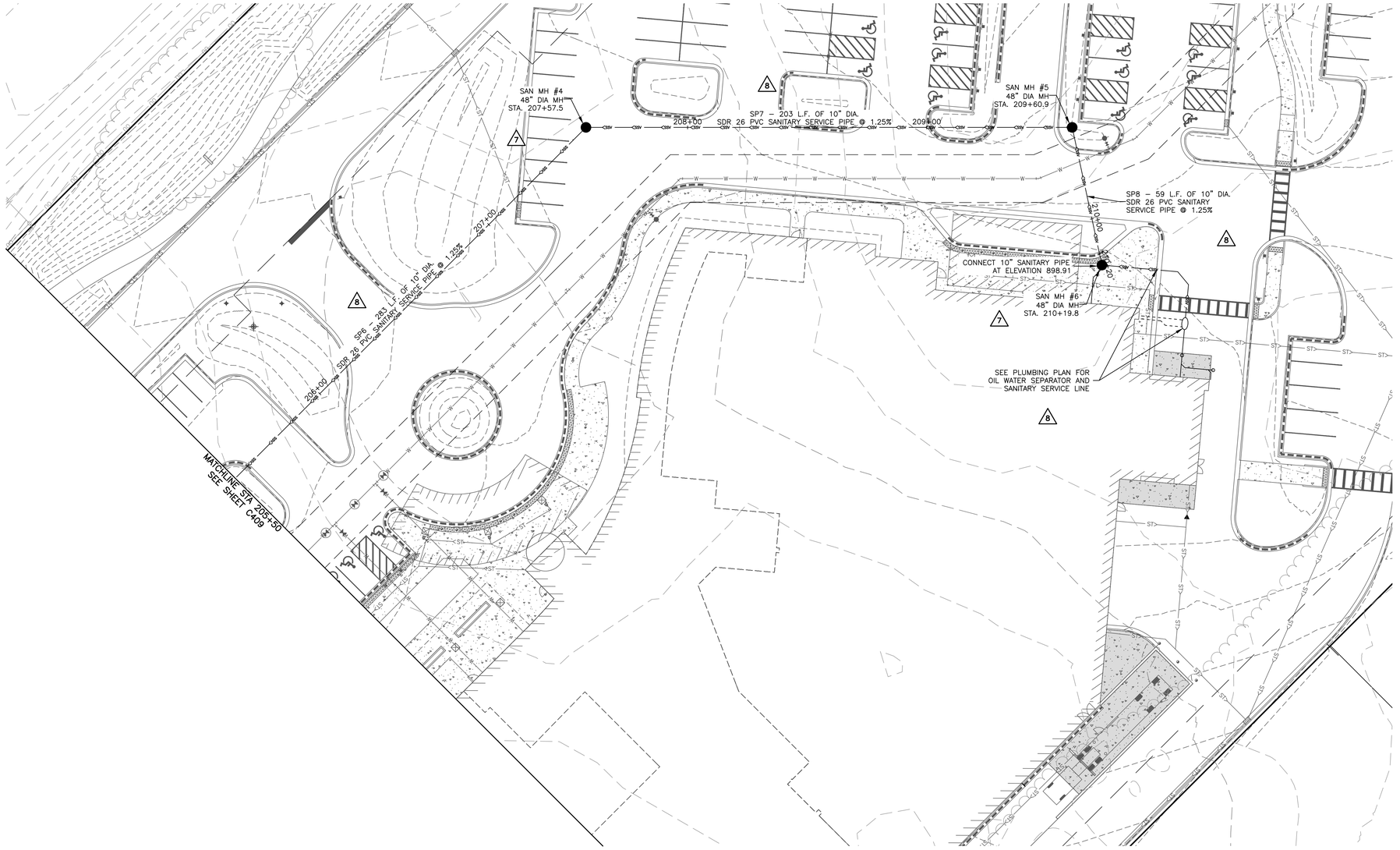
ILLINOIS
IOWA
WISCONSIN

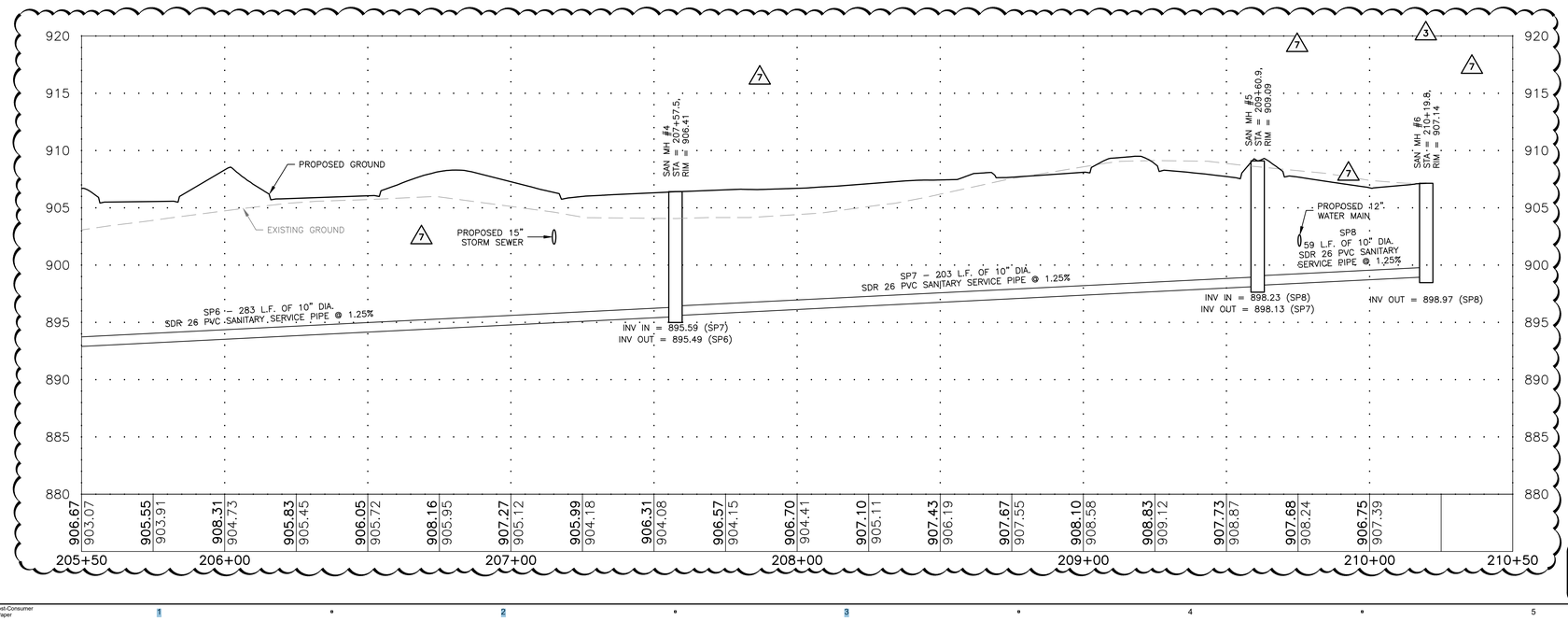
ARCH E1 30" x 42"
Approved:
Checked:
Designer:
Project Management Initials:
Last Plotted: 3/19/21
Filename: G:\C3D\17\17-685\17-685 Design Utilities.dwg, Sheet - (3.1)
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Tap existing watermain, install new service to approximate location shown on sketch below. Water main to be sized properly to accommodate both fire suppression system and domestic water requirements.

Building to be shifted to the north and west to avoid overlaying water main easement.


112+00
C7
113+
114+00
22.5° ELBOW
22.5° ELBOW
12"X6" TEE
SEE SHEET C408
MATCHLINE STA 115+00
115
3
ST
ST
ST



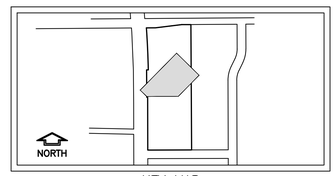


GENERAL NOTE:

1. CONTRACTOR SHALL INSTALL SANITARY SERVICE PIPE AND CLEANOUTS PER THE CITY OF CRYSTAL LAKE AND ILLINOIS PLUMBING CODE.
2. INSTALL CLEANOUTS ON SANITARY SERVICE PER CITY OF CRYSTAL LAKE ILLINOIS PLUMBING CODE.
3. COORDINATE LOCATION AND SIZE OF UTILITY CONNECTIONS AT THE BUILDING WITH THE MECHANICAL AND PLUMBING DRAWINGS

EXISTING SANITARY SEWER AT PROPOSED CLINIC LOCATION

SCALE
HOR 20 0 20 40
VER 5 0 5 10



KEY MAP

AECOM

AECOM Services of Illinois, Inc.
303 East Wacker Drive, Suite 1400
Chicago, Illinois 60601

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PROJECT NUMBER

60557514

SHEET TITLE

UTILITY PLAN - SANITARY SERVICE

SHEET NUMBER

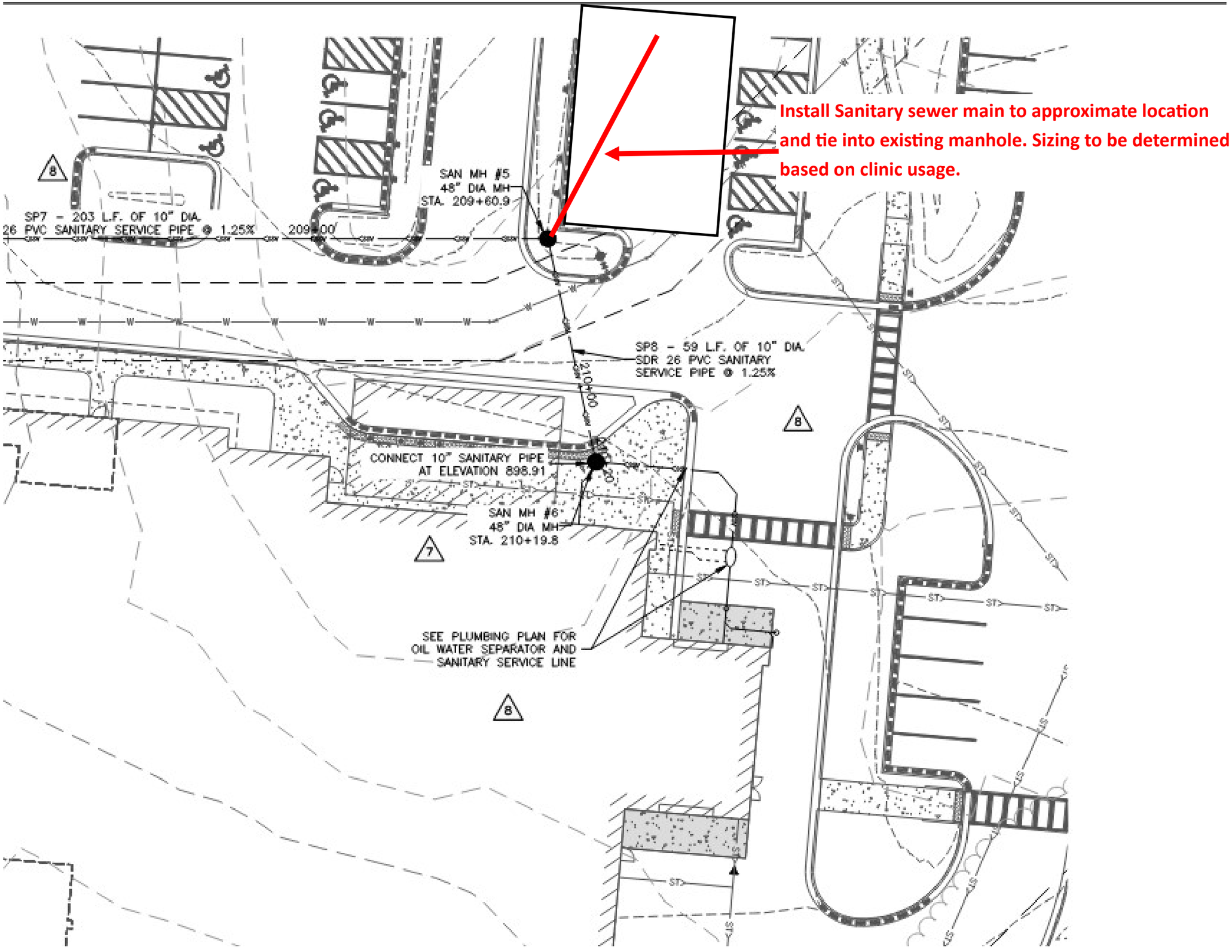
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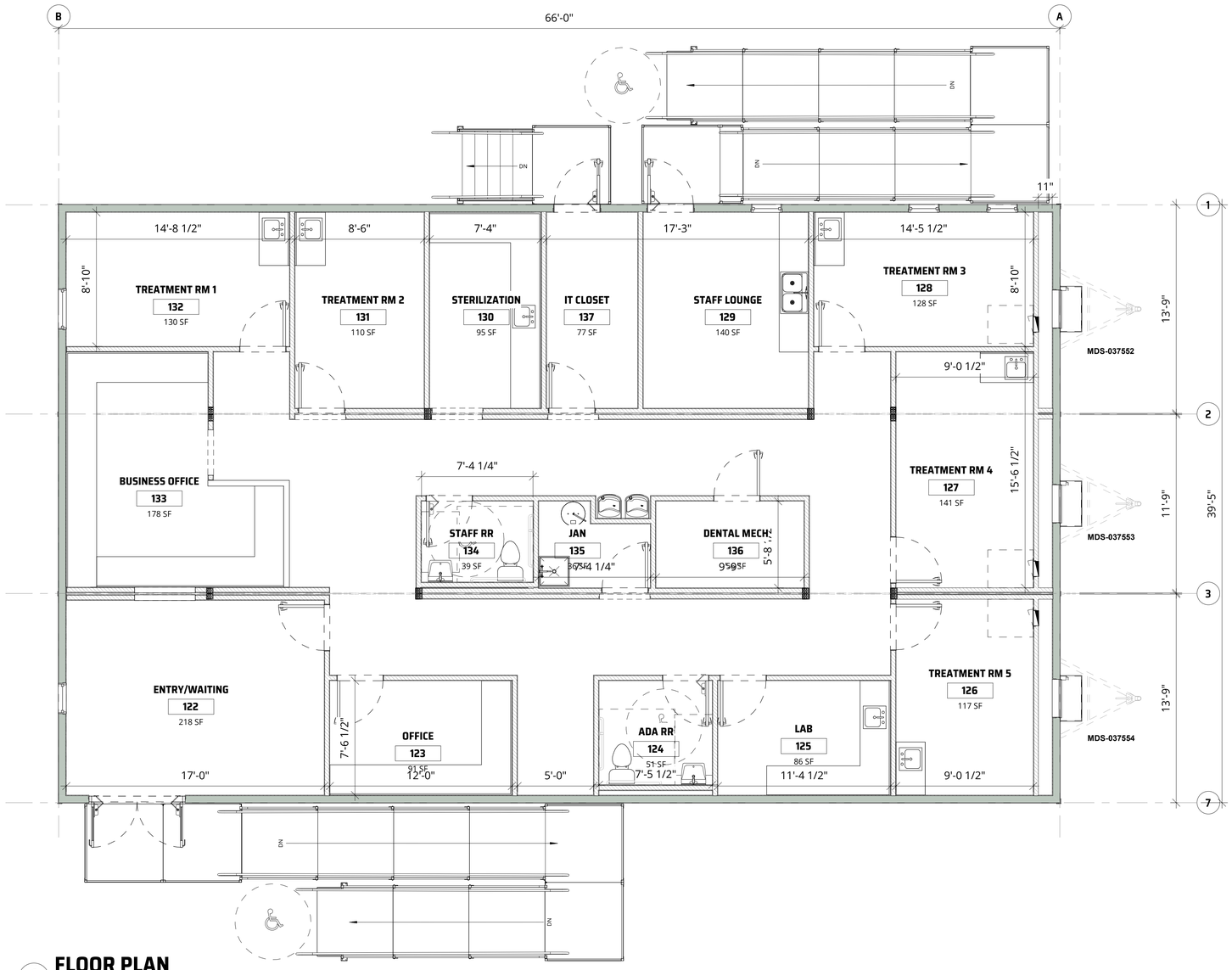
FG JOB NUMBER: 17-685

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

ARCH E1 30" x 42"
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Checked:
Designer:
Project Management Initials:
Last Plotted: 3/19/21
Filename: G:\CAD\17\17-685\17-685 Design_Utilities.dwg, Sheet - (5.3)
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Install Sanitary sewer main to approximate location and tie into existing manhole. Sizing to be determined based on clinic usage.
SAN MH #5
48" DIA MH
STA. 209+60.9
SP7 - 203 L.F. OF 10" DIA.
26 PVC SANITARY SERVICE PIPE @ 1.25%
209+00
SP8 - 59 L.F. OF 10" DIA.
SDR 26 PVC SANITARY
SERVICE PIPE @ 1.25%
210+00
CONNECT 10" SANITARY PIPE
AT ELEVATION 898.91
SAN MH #6
48" DIA MH
STA. 210+19.8
SEE PLUMBING PLAN FOR
OIL WATER SEPARATOR AND
SANITARY SERVICE LINE
8
7
8
8



1 FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. EXTERIOR TO BE PAITING WITH COLORS SIMILIAR MERCY HOSPITAL.
2. IF NEW WALLS HAVE BEEN ADDED, THE ADJUSTMENT OF EXISTING LIGHTING AND SUPPLY AND/OR RETURN VENTS MAY BE REQUIRED. (SEE EXISTING MANUFACTURER PLANS)
3. ELECTRICAL PANEL WORKING CLEAR FLOOR SPACE IS 30"(W)x36"(D)x78"(H)
4. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AND INSTALLED BY OTHERS UNLESS NOTED OTHERWISE IN CONTRACT.
5. BUILDING IS TO BE LOCATED A MINIMUM OF 10'-0" FROM ACTUAL AND IMAGINARY PROPERTY LINES.
6. SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.

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MERCY HOSPITAL
CRYSTAL LAKE, IL.
TEMPORARY FACILITY

ISSUE	DATE	DESCRIPTION

FILE #:	WS2023-889
DRAWN BY:	MW
DATE:	2023
REP:	
ASSET #:	MDS-037552-54
ASSET TYPE:	
MODEL:	

FLOOR PLAN/DETAILS

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