#2013-22
Goodwill – 1016 Central Park Boulevard
Project Review for Planning and Zoning Commission

Meeting Date: June 5, 2013 and June 19, 2013

Requests:
1. Preliminary and Final PUD with Variations for a retail store
2. Special Use Permit for Used Merchandise Store
3. Amendment to the Lutter Center PUD Ord #5917 to remove condition 2F that requires there be one shared tenant sign for Wal Mart, the outlots and Lot 4 to allow Goodwill to have their own freestanding sign on this lot.

Location: 1016 Central Park Boulevard (Lot 4 Lutter Center)

Acreage: Approximately 1.9 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial (Pauly Toyota)
South: B-2 PUD General Commercial (Wal Mart)
East: B-2 PUD General Commercial (detention)
West: B-2 PUD General Commercial (Harris Bank)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: The site is currently vacant.
- Previous Approvals:
  - In 2005, this lot was approved as part of the Lutter Center Final Plat of Subdivision.
  - In 2009, Goodwill came forward with a Conceptual PUD. The plan showed a 17,031 square-foot building with 80 parking spaces. The previous site plan and minutes from that meeting are attached.

Development Analysis:

General

- Request: Preliminary and Final PUD with Variations in conjunction with a Special Use Permit for a Used Merchandise Store.
- Land Use: The land use map shows the area as Commerce. This is appropriate for this use.
- Zoning: The site is zoned B-2 PUD which is the appropriate zoning district for this use.

Site Layout

- The site is bounded by Lutter and Central Park Drives with three access points into or out of the site.
- The main full-access from Central Park Drive lines up with the Wal-Mart driveway. The second drive along Central Park Drive is an exit only.
- There is also an entrance/exit along Lutter Drive at the far north end of the site.
- The customer store entrance is located along the west elevation facing toward the intersection of Lutter and Central Park Drives.
- The drive-through for donation drop-off is proposed on the south side of the building along the Central Park Drive elevation.
- The site meets the front and side yard building setbacks. The building is located 5 feet from the rear property line. A variation is being requested from the required 20-foot rear yard setback. The adjacent lot is the detention basin for the Lutter Center development.
- The site is at 24% impervious building coverage, which is under the maximum of 50%.
- The site is at 81% total impervious surface coverage. A variation has been requested from the maximum 65% total impervious surface coverage limit.
- Lighting is provided by both free-standing poles in the parking area and lights mounted to the buildings. Several of the wall-mounted lights will need to be removed to meet the City's lighting section of the ordinance.

Parking

- Parking is provided on all three sides of the building. Parking for used merchandise stores is required at 3.5 spaces per 1,000 square feet of gross floor area. This site is required to provide 68 parking spaces.
- There are 84 parking spaces proposed.
- Parking lots are required to provide a 20-foot setback along roadways. A variation is being requested from the required parking lot setback.
- The site plan illustrates a parking lot setback as narrow as 6 feet along Lutter Drive.

Architecture

- The building is primarily constructed of CMU block. The main building will be split face CMU Oak color. The bottom level of block will be split face colored Cedar. Three layers of banding are proposed, which will be smooth face CMU colored Oak.
- There are two parapet roof projections proposed. The first is over the main customer entrance. This extends about 4 ½ feet above the main plane of the roof. This entry section will be constructed with concrete brick veneer colored Oak. The second is above the customer donation area. This only extends 2 feet above the main roof plane.
- The roof-top mechanical equipment will be screened.
- All of the windows and the main customer door have awnings above them. The awnings will be Goodwill's blue color.
- The windows along the west elevation go to the ground and do not have a knee wall.

- Within the UDO there are Design Standards. This section is attached for your reference. Commercial developments are required to meet 6 of the optional standards.
- Staff has evaluated the elevations based on the Design Standards and finds that the following criteria are met or not met and why.
    - ◊ Building Form. The architecture meets the criteria listed.
    - ◊ Building Massing and Articulation. These criteria are not met. The building does not provide any structural articulation or any 2-foot projections or recesses.
    - ◊ Rooflines and Parapets. These criteria are not met. The roof only has two areas where the height is varied and there are no staggers in the building façade allowing the roof lines to be staggered.
    - ◊ Building Materials. The architecture meets the criteria listed.
    - ◊ Roof Materials. None of these criteria are applicable to this request.
    - ◊ Building Colors. The architecture meets the criteria listed.
    - ◊ Building Fenestration. These criteria are not met. The windows do not have a knee wall and have a simple light colored aluminum frame. They are also all the same style and size windows.
    - ◊ Entrance Design. These criteria are not met. The entrance does not project out from the storefront and does not have actual columns.
    - ◊ Canopy/Awning Design. The architecture meets these criteria.
    - ◊ Overall Façade. These criteria are not met. The building does not have a clear base, middle and top and there is no articulation of the façade planes. Also the drive-through is not architecturally integrated into the building façade.
- As part of the PUD, the petitioner is requesting a variation from the Design Standards to allow the building as presented.

Floor Plans

- The main portion of the building will be the sales floor where the donated items; such as, clothes, sports equipment, books, toys and furniture will be displayed for sale.
- There is also a small loading area where donated items can be stacked before being brought into the stock room. The stock room is the back half of the building and will be where the employees will sort and price the products.
- A small community room is proposed that will allow groups to use the room for meetings or events.

Landscape

- The landscape plan illustrates landscape around the building, within the parking lot and along the perimeter.
- The required 15 feet of landscape screening around the perimeter of the parking lot has not been shown. The petitioner is requesting a variation from this requirement.

- The petitioner will need to work with staff to add some additional landscape materials and to make sure the planting heights are correct. A final landscape plan is required with the building permit submittal.

Signage

- A monument sign is proposed at the intersection of Lutter and Central Park Drives. The sign is 8 feet 11 inches in height with a sign copy area of 80 square feet. This meets the sign code requirements.
- There is wall signage proposed on the north, south and west elevations. The wall signage totals 244 square feet.
- PUDs are allowed additional wall signage based on 1.5 times their lineal feet of primary frontage. The petitioners are proposing their south elevation as the primary façade frontage. The signage proposed meets the PUD sign allowances.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business uses. Residential is not a use type normally permitted within the Commerce land use. The following goals are applicable to this request:

Land Use

Goal: Balance the various land uses within the City to create more compact, mixed-use livable neighborhoods while providing a variety of housing, jobs, transportation options and business services.

This can be accomplished with the following supporting action:

Supporting Action: Maintain compatibility with adjacent land uses throughout the City and with neighboring communities.

Success Indicators: Approval or zoning requests which comply with the adopted Comprehensive Plan Land Use Map.

Land Use: Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Economic Development: Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting action:

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Findings of fact:

Preliminary and Final Planned Unit Development

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of a Goodwill retail center in the B-2 PUD zoning district. 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. 2 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. PUD's 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.

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. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variations as part of the PUD

- Rear Yard Setback: The petitioner is asking for a variation from the required 20-foot rear yard setback. The lot is triangular shaped with a 50-foot front yard setback along both Lutter and Central Park Drives. This forces the building toward the back of the lot. The detention basin is to the back of this lot so the variation would not impact any residential or commercial buildings.
- Impervious Surface Coverage: A request to exceed the maximum 65% total impervious surface coverage is proposed. Due to the lot's configuration it is difficult to fit the building and parking onto the site. The impervious surface coverage is proposed at 81%.
- Parking Lot Setback: Parking lots are required to be setback 20 feet from any roadway. This site has two frontages and requires the 20-foot setback along both. The petitioner is requesting the variation to allow as little as a 6-foot setback along Lutter Drive. The setback along Central Park Drive is between 12-15 feet.
- Parking Lot Landscape Screening along a roadway: A 15-foot landscape screening area adjacent to parking lots is required to screen the cars and headlights from the neighboring streets and properties. On average the petitioner is providing 6.9 feet of landscaping along the parking lot.
- Parking Lot Landscape Screening along interior property lines: The required 8-foot parking lot perimeter landscape is not being met for the 3 parking spaces along the southeast corner of the site. This parking area faces the detention basin and not any residential or commercial buildings.
- Parking Lot Landscape Islands: Parking lot islands are required every 10 spaces and at the ends of the parking rows. Within the parking row along Lutter Drive two additional landscape islands are required. One additional island is required in the western parking row along Central Park Drive. In addition, parking lot landscape islands are required at the ends of the parking rows. The islands are required to be 8 feet in width. The island proposed along the building near the customer entrance is only 6 feet wide.
- Commercial Design Standards: The petitioner is requesting variations from meeting the commercial design standards as previously listed to construct the elevation proposed. This is their typical store model and works well for them.

Findings of Fact:

LIMITED USE PERMIT

Used Merchandise Stores are Limited Uses provided they meet the established criteria. The limited use criteria are listed below.

a. Location: Used Merchandise stores must be located more than 1,000 feet from an existing similar use. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the proposed use to the property line of the existing use.

☒ *Meets* ☐ *Does not meet*

b. Outdoor display: Outdoor display, storage, and sales of items is not permitted.

☒ *Meets* ☐ *Does not meet*

c. Police inspection: Records of all items received and sold shall be kept and shall be made available during regular business hours for inspection by the Police Department.

☐ *Meets* ☒ *Does not meet*

Findings of Fact:

SPECIAL USE PERMIT

Used Merchandise Stores are Limited Uses provided they meet the established criteria. Goodwill cannot meet the requirement to have police records available for review, as they take in general donations. This requires that they request a Special Use Permit. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

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 (Goodwill, received 4/29/13)
B. Architectural Plan Set [Site, Civil and Elevations] (McClellan Blakemore Architects, dated 4/29/13, received 4/29/13)
C. Landscape Plan (A & T Lawn Care and Landscaping, Inc. dated 4/26/13, received 4/29/13)
D. Sign Plan (Doyle Signs, dated 4/24/13, received 5/22/13)

2. Site and Landscape Plan
   A. Provide a final landscape plan, which meets the requirements in Article 4-400 C.
   B. The landscape plan shall be revised to show the required landscape around the monument sign, around the building foundation and within the landscape islands.
   C. Work with staff to add additional landscape along the northwest of the site to better screen the loading dock area.
   D. Work with staff to add additional trees and taller plantings in the parking lot screening landscape areas.
   E. Provide a complete site plan that shows the site details including all dimensions, setbacks, and the building foundation outline. Also include a data table listing the lot area, building coverage, impervious surface coverage, and parking totals.
   F. The monument sign base shall match the style and color of the building's architecture and utilize a brick base.

3. Elevations
   A. To meet the UDO Design Standards the building shall have:
      1. The roof design shall match the other buildings on the site and have peaked roofs over the main entrance and the donation canopy. These entries shall project a minimum of 2 feet from the main wall plane.
      2. A thicker top stone cap shall be added along the parapet roof line.
      3. The faux columns shall be real columns that project at least 2 feet along the street side elevations and incorporate the design elements in the Wal Mart and Central Park Retail columns.
      4. The windows shall be framed with a thicker darker frame to help them stand out. They should also have a knee wall and not go all the way to the ground.
   B. If the above comment A cannot be addressed, then at the very least, the entry way shall be projected a minimum of 2 feet, the faux columns shall be real columns that project at least 2 feet and the windows shall have a knee wall.
   C. All exterior metal doors shall be decorative raised 6-panel doors.

4. Amend Condition #2 F from Ordinance 5917, the original approval ordinance for the Lutter Center, to allow a free-standing sign on this lot for Goodwill.

5. Any ground or roof mounted mechanical equipment must be screened from view from adjacent properties or roadways, per the UDO requirements.

6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Public Works, and Planning and Economic Development Departments.


MEYER DRIVE
LUTTER DRIVE
JAMES R RAKOW ROAD
CENTRAL PARK DRIVE
MITCHELL COURT
Lutter
Center
IS ROUTE 31

City of Crystal Lake
Development Application

Office Use Only
File # 2013 22

Project Title: GOODWILL- CRYSTAL LAKE

RECEIVED
APR 29 2013
BY:

Action Requested

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

Petitioner Information

Name: GOODWILL INDUSTRIES OF NORTHERN ILLINOIS
Address: 615 N. LONGWOOD ST.
ROCKFORD, IL 61107
Phone: 815-965-3795
Fax: 815-965-7087
E-mail: BEN@GOODWILLNI.ORG

Owner Information (if different)

Name: OBS DEVELOPMENT, LLC
Address: 835 FEINBERG CT, SUITE 118
CARY, IL 60013
Phone: 847-639-7770
Fax: 847-383-6267
E-mail: TIM@OSDEVELOP.COM

Property Information

Project Description: GOODWILL RETAIL STORE

Project Address/Location: LOT 4 OF THE SHOPPING CENTER COMMONLY KNOWN AS CENTRAL PARK PLACE, LOCATED NEAR THE N.E. CORNER OF HWY 31 AND RAKOW ROAD

PIN Number(s): 19-15-202-001

Development Team BEN@GOODWILLNI.ORG Please include address, phone, fax and e-mail

Developer: GOODWILL INDUSTRIES OF NORTHERN ILLINOIS ATTN: BEN BERNSTEN PH: 815-987-6219 FAX: 815-965-7087 PO BOX 17017, ROCKFORD, IL 61110

Architect: BRIAN@M-B-ARCH.COM BRIAN BLAKEMORE - McCLELLAN BLAKEMORE ARCHITECTS PH: 815-227-0023 FAX: 815-227-0024 400 N. 1ST ST, ROCKFORD, IL 61107

Attorney: JOSEPH GOTTEMOLLER PH: 815-459-5152 FAX: 815-459-0290 1N. VIRGINIA ST. SUITE A, CRYSTAL LAKE, IL 60014 GOTTEMOLLER@SBCGLOBAL.NET

Engineer: ESTER MARKWART - SCHEFLOW ENGINEERING PH: 847-697-7095 FAX: 847-697-7099; 1814 GRANDSTAND PLACE, ELGIN, IL 60123; EMARKWART@SCHEFLOWENG.COM

Landscape Architect: A&T LANDSCAPING, PH: 815-509-4566, FAX: 815-633-0446 TONY@ATLANNCAREROCKFORD.COM TONY SEMINERIO

Planner: NA

Surveyor: SAME AS ENGINEER

Other: —

Signatures

BEN BERNSTEN Ben Bernstein 4/29/13

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.

SEE NEXT PAGE

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.

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____

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.

Timothy G Opfer _____ 4-29-13

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.

New Building
for

Goodwill
Northern Illinois

Lot 4, Lutter Center
Lutter Drive and Central Park Blvd.
Crystal Lake, Illinois
McHenry County

CORD CONSTRUCTION CO.

RECEIVED
APR 29 2013
BY:

2013 22

McClellan Blakemore
Architects

Date: 4-29-2013 Project: 1305

Issued For Permit



Goodwill Crystal Lake

McClellan Blakemore
Architects

400 North First Street
Rockford, Illinois 61107
Telephone 815-227-0023
Facsimile 815-227-0024
Web www.m-b-arch.com

CORD CONSTRUCTION CO.

1322 E. State Street
Rockford, Illinois
Tel. 815-965-6630
Fax 815-965-6641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL VERIFY ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF McCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-03-13	Floor Plan for Review
3.	04-08-13	Owner Review Meeting
4.	04-09-13	Floor Plan Changes
5.	04-23-13	90% Owner Review
6.	04-29-13	Issued for Permit

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MBA Project No. 1305
CORD Project No. 7334

Scale
NTS

Sheet Title
RENDERING

Sheet No.
R101

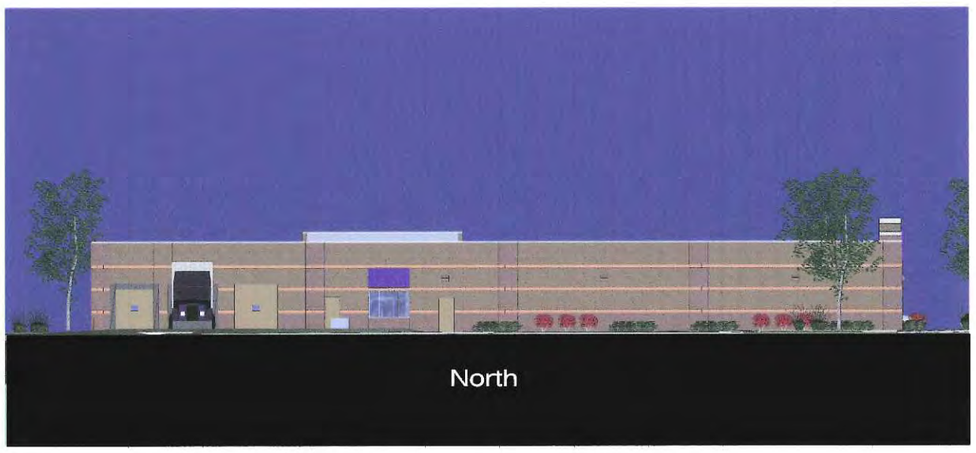
PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



East



West



North



South

McClellan Blakemore
Architects

400 North First Street
Rockford, Illinois 61107
Telephone 815-227-0023
Facsimile 815-227-0024
Web www.m-b-arch.com

CORD CONSTRUCTION CO.

1322 E. State Street
Rockford, Illinois
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Fax 815-965-6641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL VERIFY ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF McCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

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MBA Project No. 1305
CORD Project No. 7334

Scale
NTS

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
R102

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

Owner:

Goodwill (Retail Operations)
615 North Longwood,
Rockford IL 61107
Cell: (815) 543-6219
Fax: (815) 965-7087
Contact: Ben Bernsten
E-Mail: Ben@goodwillni.org

General Contractor:

Cord Construction
1322 E. State Street
Rockford, IL. 61104
Tel: (815) 965-6630
Fax: (815) 965-6641
Contact: Randy Fago
E-Mail: fago@cordconstruction.com

Building Division Staff:

Name	Depart.	Phone.
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Todd Browers	Building	(815)356-3605
Marty Brown	Building	(815)356-3605
David Dodge	Building	(815)356-3605
John Fitch	Building	(815)356-3605
Laurrie Fitzgerald	Building	(815)356-3605
Mark Goebel	Building	(815)356-3605
Brett Howard	Building	(815)356-3605
Dave Kaus	Building	(815)356-3605
Erik Morimoto	Bldg/Eng	(815)356-3615
Rick Paulson	Building	(815)356-3605
Christine Tonkin	Building	(815)356-3605

Engineering Division Staff:

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Jeff Mawdsley	Engineering	(815)356-3615
Erik Morimoto	Bldg/Eng	(815)356-3615
Carl Papp	Engineering	(815)356-3615
Marjorie Quinn	Engineering	(815)356-3615
Mark Stonikas	Engineering	(815)356-3615
Mark Wajrowski	Engineering	(815)356-3615
Abigail Wilgreen	Engineering	(815)356-3615

Fire Department Staff:

Name	Depart.	Phone.
Jerry Larsen	Fire	(815)356-3700 ext 4147
Art Lutherus	Fire	(815)356-3700 ext 4137

Public Works Staff:

Name	Title	Phone.
Don Christenson	Fleet/Facility	(815)356-3614
Jim Huchel	Wastewater	(815)356-3700
Victor Ramirez	Director	(815)356-3614
Andy Resek	Water	(815)356-3614
Rick Valent	Sewer	(815)356-3700
Larry Zurek	Streets	(815)356-3614

Permit Information:

Construction Classification: New Construction

Use Group: Mercantile

Height and Area Calculations: 19,453 sf / 23'-8" Ht

No. of employees : 15/ 100 customers = 115 total

(See code plan for more information)

Architect Seal

LICENSED ARCHITECT — RICHARD GLENN McCLELLAN — #001-010929 — STATE OF ILLINOIS

signature

date

license expires 11-30-14

LICENSED ARCHITECT — BRIAN E. BLAKEMORE — #001-017962 — STATE OF ILLINOIS

signature

date

license expires 11-30-14

Statement of Compliance

I(We) have prepared, or caused to be prepared under my(our) direct supervision, the attached plans and specifications and state that, to the best of my(our) knowledge and belief and to the extent of my(our) contractual obligation, they are in compliance with the Environmental Barriers Act [410 ILCS 25] and the Illinois Accessibility Code (71 ILL. Adm. Code 400).

The seal of the architect/engineers required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Illinois Structural Engineering Licensing Act[225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325] may be provided in lieu of the "Statement of Compliance".

Signed: _____ **Signed:** _____

Illinois Registration No: #001-010929 **Illinois Registration No:** #001-017962

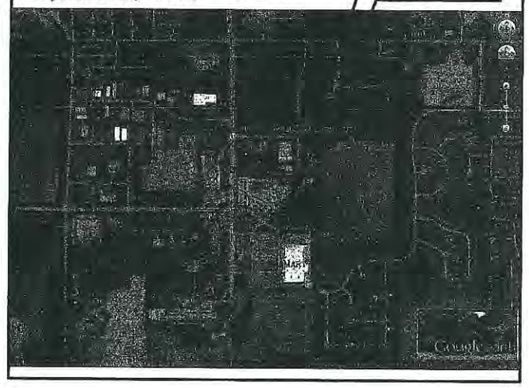
Exp. Date: 11-30-14 **Exp. Date:** 11-30-14

SITE LOCATION MAP

Project Location:
Lutter Drive
Crystal Lake, Illinois

NORTH

PROJECT SITE



Architect:

McClellan Blakemore Architects
400 North First Street
Rockford, IL 61107
Tel. (815) 227-0023
Fax. (815) 227-0024
web: www.m-b-arch.com

Contact: Brian Blakemore, AIA
brian@m-b-arch.com

**Civil:

Scheflow Engineers
1814 Grandstand Place
Elgin, IL 60123
Tel. (847) 697-7095
Fax. (847) 697-7099

Contact: Esther Markwart
emarkwart@schefloweng.com

***Landscape:

A&T Lawncare
6479 Corrinas Curve
Rockford, IL 61109
Tel. (815) 509-4566
Fax. (815) 633-0446

Contact: Tony Seminerio

**Structural:

Runde Engineering, Inc.
39 W. New York Street
Aurora, IL 60506
Tel.(630) 966-0250
Fax.(630) 966-0255

Contact: Dan Runde
dan@rundeengineering.com

**MEP's

Fox Valley Engineering, Inc.
104 Northwest Highway
River Grove, IL 60021
Tel. (847)516-0992
Fax (847)516-5805

Contact: Kent Locke
k.locke@foxvalleyengineering.com

Specific Design Information

ROOF LOADS	
LIVE LOAD (TYPICAL ROOF AREAS) LIVE LOAD (REDUCED FLAT SNOW @ DRIFTING AREAS)	30 PSF 22 PSF
DEAD LOAD (STEEL ROOF JOIST/GIRDER TRUSSES)	25 PSF
FLOOR LOADS	
LIVE LOAD (RETAIL / PUBLIC SPACES)	100 PSF
LIVE LOAD (LIGHT STORAGE / MECH. / ELEC. AREAS)	125 PSF
DEAD LOAD (6" CONC. SLAB ON GRADE)	85 PSF
CEILING LOADS (DONATIONS/GOODS STORAGE ONLY)	
LIVE LOAD (LIGHT STORAGE)	125 PSF
DEAD LOAD (3/4" PLYWOOD/LT. GA. JOIST)	25 PSF
ROOF SNOW LOADS	
Pg	30 PSF
Ce	1.0
Ct	1.0
I	1.0
WIND LOADS	
BASIC WIND SPEED	90 MPH (3 SEC. GUST)
I	1.0
EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT	; 0.18
COMPONENT & CLADDING WIND LOADS (20 SQ. FT. T.A. / MEAN ROOF HT. = 17'-6")	
ROOF ZONE 1	+5.6/ -14.2 PSF
ROOF ZONE 2	+5.6/ -21.8 PSF
ROOF ZONE 3	+5.6/ -30.5 PSF
WALL ZONE 4	+13.9/ -15.1 PSF
WALL ZONE 5	+13.9/ -18.2 PSF
EARTHQUAKE DESIGN DATA	
SEISMIC USE GROUP	II
SEISMIC DESIGN CATEGORY	B
Ss	0.20g
S1	0.06g
Sds	0.213g
Sd1	0.096g
SITE CLASS	D
ORDINARY REINFORCED MASONRY SHEARWALLS	R = 2.5
DESIGN BASE SHEAR	56.3 kips (N/S Dir.) 53.9 kips (E/W Dir.)
ANALYTICAL PROCEDURE	SIMPLIFIED

SHEET INDEX

R101	Rendering
R102	Exterior Elevations (Renderings)
Index 1	Contact Info, Design Load and Sheet Index
Index 2	Material Index and Abbreviations
Index 3	General Notes and ADA Requirements
CODE	Code Plan

Plat of Survey (ALTA)/Landscape:***

--	ALTA/ACSM Land Title Survey
L-1	Landscape Plan

Civil: **

C1	Title Sheet
C2	Geometric Plan
C3	Utility Plan
C4	Grading Plan
C5	Storm Water Pollution Prevention Plan
C6	Detail Sheet
C7	Detail Sheet
C8	Lighting Plan/Photometrics
C8	Fire Truck Turning Exhibit

Architectural:

A101	Floor Plan
A102	Door/Frame Schedule, Door/Frame types, Details
A103	Room Finish Schedule / Room Finish Legend
A104	Roof Plan
A105	Typical TPO Roofing Details
A201	Exterior Elevations
A202	Building Sections
A301	Interior Elevations, Toilet Accessories and Sections
A302	Wall Types, Wall Details & Project Sign
A401	Reflected Ceiling Plan
A501	Wall Sections
A502	Canopy Sections
A503	Wall Sections
A504	Wall Sections
A505	Wall Sections
A506	Details

Structural: **

S0.0	General Structural Notes
S0.1	Typical Details and Design Information
S1.1	Foundation Plan and Schedules
S2.1	Roof Framing Plan and Framing Notes
S3.1	Foundation Details
S4.1	Joist Reinf. and Masonry Details
S4.2	Roof Framing Details

MEP's: **

M101	HVAC Floor Plan
M102	HVAC Roof Plan
M103	Mechanical Schedules, Details and Notes
E100	Electrical Site Plan
E101	Lighting Floor Plan
E102	Power Floor Plan
E103	Electrical Schedules
E104	Electrical Details, and Notes
P101	Plumbing Floor Plan
P102	Plumbing Roof Plan
P103	Plumbing Details, Schedules and Notes
FP101	Fire Protection Floor Plans
FP102	Fire Protection Details and Notes

**Indicates drawing sheets that have been prepared by consulting engineers contracted by McClellan Blakemore Architects. Architectural seals on this sheet do not cover these drawings. See individual Drawings for seals of Consulting Engineers.

***Indicates drawing sheets that have been prepared by consulting engineers contracted by Goodwill of Northern Illinois. Architectural seals on this sheet do not cover these drawings. See individual Drawings for seals associated with these drawings.

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1322 E. State Street
Rockford, Illinois
Tel. 815-965-6630
Fax 815-965-6641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL VERIFY ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF McCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-03-13	Floor Plan for Review
3.	04-08-13	Owner Review Meeting
4.	04-09-13	Floor Plan Changes
5.	04-23-13	90% Owner Review
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MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

Sheet Title
CONTACT INFO, DESIGN LOAD AND SHEET INDEX

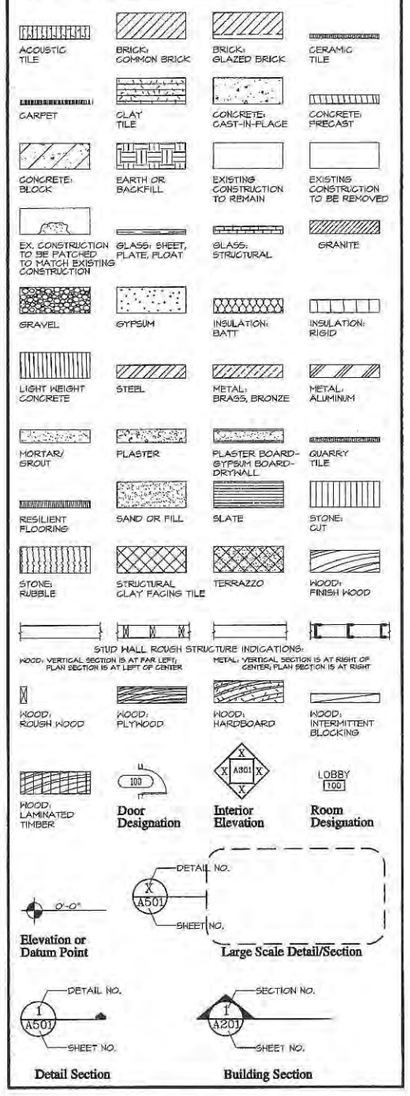
Sheet No.
INDEX 1

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

ABBREVIATIONS

AC P	Acoustic Plaster	L	Long, Line
AC T	Acoustic Tile	LAV	Lavatory
ACT.	Actual	LINO	Linoleum
AL	Aluminum	LR	Living Room
Arch	Architectural	LT	Light, Laundry Tray
A.T.	Asphalt Tile	MAr	Marble
AVG	Average	MATL	Material
B-FE	Surface Bracket Mounted Fire Extinguisher	MAX	Maximum
		MC	Mineral Core
BL	Block	MET	Metal
BPL	Bearing Plate	MIN	Minimum
BR	Brick, Bedroom	ML&P	Metal Lath and Plaster
CPT	Carpet	M.O.	Masonry Opening
CAT	Catalog	MULL	Mullion
C BL	Concrete Block	NA	Not Applicable
CEM	Cement	NAT	Natural
CER T	Ceramic Tile	NITC	Not In This Contract
CFM	Cubic Feet Per Minute	NO. /#	Number
C I	Cast Iron	NOM	Nominal
CL	Center Line	NTS	Not To Scale
CLG	Ceiling	O.C.	On Center
CLO	Closet	O.D.	Outside Dimension
CON	Construction	PNT	Paint
CONC	Concrete	PL	Plaster, Plate
CONT	Continuous	PLAS T	Plasic Tile
COR	Corridor	Pl BD	Plaster Board
C PL	Concrete Plaster	PLYWD	Plywood
C T	Cork Tile	POL	Polished
CTOC	Center to Center	PROJ	Project
CW	Cold Water	Q.T.	Quarry Tile
DET	Detail	R.	Riser
DF	Drinking Fountain	R-FEC	Recessed Fire Extinguisher Cabinet
DIA	Diameter		
DIM	Dimension	RB	Rubber
DN	Down	REBAR	Reinforcing Bar
DO	Ditto	REF	Reference, Refrigerator
DR	Door, Dining Room	REV	Revision
DS	Down Spout	RM	Room
DWG	Drawing	RMS	Rooms
E	Enamel, Exhaust	R.O.	Rough Opening
EA	Each	R.T.	Rubber Tile
E.J.	Expansion Joint	S	Supply
EL	Elevation	S&V	Stain and Varnish
ENT	Entrance	SCFT	Struct Clay Facing Tile
EPOXY	F. ¼" Resinous Epoxy Floor Topping	SCHED	Schedule
		SEC	Section
EPOXY	PT. Epoxy Paint	SHT	Sheet
EST	Estimated	SPECS	Specifications
E.W.	each Way	SQ FT	Square Feet
EX	Existing	SR-FEC	Semi-Recessed Fire Extinguisher Cabinet
EXT	Exterior		
FIG	Figure	SRWY	Stairway
FIN	Finish	ST	Steel
FL	Floor	STO	Storage
FLASH	Flashing	STRUCT	Structural
F.O.	Finished Opening	SUSP	Suspended
FS	Full Size	T	Thread, Thickness
GA	Guage	THRESH	Threshold
GALV	Galvanized	TRANSPL	Transplanted
GI	Galvanized Iron	TYP	Typical
GIWT	Glazed Int Wall Tile	UNFIN	Unfinished
GL	Glass	UNO	Unless Noted Otherwise
GYP BL	Gypsum Block	UR	Urinal
HC	Hollow Core	VYN	Vinyl
HDWE	Hardware	V.A.T.	Vinyl Asbestos Tile
HM	Hollow Metal	VERT	Vertical
HORIZ	Horizontal	VEST	Vestibule
HT	Height	V.T.	Vinyl Tile
HW	Hot Water	W	Width, Wax
I.D.	Inside Dimension	WC	Water Closet
INSUL	Insulation	WD	Wood, Working Drawings
INT	Interior	WI	Wrought Iron
K	Kitchen	WP	Waterproof
KCP	Keene's Cement Plaster		

MATERIALS INDEX



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MBA Project No. 1305
CORD Project No. 7334

Scale

Sheet Title **MATERIAL INDEX AND ABBREVIATIONS**

Sheet No.

INDEX 2

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

GENERAL NOTES

1. NOTES ON EACH SHEET APPLY ONLY TO THE SHEET WHERE THEY APPEAR, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. THE NEW CONSTRUCTION SHALL ALIGN AND BE FLUSH WITH NO VISIBLE JOINT SHOWING, U.N.O.

3. WHERE NEW CONSTRUCTION ABUTS OR INTERSECTS NEW STRUCTURAL COLUMN ENCLOSURES, CORE WALLS, AND PERIMETER WALLS, AN EXPANSION JOINT WILL BE INSTALLED BY THE GENERAL CONTRACTOR.

4. ALL PERIMETER OFFICE/CORRIDOR PARTITIONS SHALL BE PARALLEL WITH PERIMETER WALLS U.N.O.

5. ALL PARTITIONS THAT APPEAR TO SHARE THE SAME CENTERLINE WITH COLUMNS, WINDOW MULLIONS OR PILASTERS, SHALL BE ERECTED CENTERED ON THESE RESPECTIVE CENTER LINES, U.N.O.

6. DIMENSIONS SHALL NOT VARY MORE THAN 1/16TH FROM SIDE TO SIDE, FRONT TO REAR, FINISH FACE TO FINISH FACE 'MIN' (MINIMUM) AND 'ALIGN' DIMENSIONS ARE CRITICAL. SHOULD ANY CONDITIONS NOT PERMIT CONSTRUCTION OF DESIGN INTENT IN ANY AREA, GENERAL CONTRACTOR TO NOTIFY MCCLELLAN BLAKEMORE ARCHITECTS IMMEDIATELY.

7. 'TYPICAL' MEANS THE CONDITION INDICATED IS THE SAME OR IS REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

8. ARCHITECTURAL DIMENSIONS AND DESIGN INTENT ARE INDICATED ON ARCHITECTURAL DRAWINGS. IF THE INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT INTERFERES WITH COMPLIANCE TO THE DESIGN INTENT, NOTIFY MCCLELLAN BLAKEMORE ARCHITECTS IMMEDIATELY.

9. DRAWINGS ARE NOT TO BE SCALED FOR NEW CONSTRUCTION. FIELD VERIFY OR SEE BASE BUILDING DRAWINGS FOR THIS INFORMATION.

10. ALL VERTICAL DIMENSIONS SHOWN FOR NEW CONSTRUCTION ARE FROM TOP OF FINISH FLOOR (A.F.F.) GENERAL CONTRACTOR TO VERIFY DIMENSIONAL THICKNESS OF ALL FLOOR FINISHES.

11. ALL WORK MUST COMPLY WITH LAWS, ORDINANCES AND REGULATIONS OF THE VILLAGE OF HUNTLEY, ILLINOIS. ANY REVISION NECESSARY DUE TO A VARIANCE BETWEEN SUCH LAWS, AND THESE SPECIFICATIONS AND DRAWINGS SHALL BE SUBMITTED TO MCCLELLAN BLAKEMORE ARCHITECTS FOR APPROVAL BEFORE SUCH WORK IS PERFORMED.

12. IT IS THE RESPONSIBILITY OF THE MILLWORK AND GLAZING CONTRACTORS TO VERIFY ALL CONDITIONS AND OPENINGS PRIOR TO FABRICATIONS AND INFORM GENERAL CONTRACTOR OF ANY DISCREPANCIES IMMEDIATELY.

13. IF A DISCREPANCY SHOULD EXIST BETWEEN ITEMS NOTED ON DRAWINGS AND ITEMS INDICATED IN THE SPECIFICATION THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ASSUME THE LARGER QUANTITY AND/OR BETTER QUALITY ITEMS SHOULD BE USED AND NOTIFY THE ARCHITECT IMMEDIATELY.

14. ALL VERTICAL DIMENSIONS ARE TO BE ESTABLISHED FROM A LEVEL PLANE, BENCH MARK ON THE CEILING SYSTEM. VERTICAL DIMENSIONS ARE NOT TO BE TAKEN FROM THE FLOOR SLAB.

15. GENERAL CONTRACTOR IS TO BE AWARE OF ALL LEAD TIMES FOR FINISH MATERIALS AT THE TIME OF PRICING TO ASSURE AVAILABILITY OF MATERIALS FOR PROJECT SCHEDULE. IF THE GENERAL CONTRACTOR FAILS TO ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATION, THE ARCHITECT WILL NOT ACCEPT ANY REQUEST FOR MATERIAL SUBSTITUTION. ANY COST FOR SPECIAL HANDLING OR AIR FREIGHT OF MATERIALS IN ORDER TO MEET REQUIRED DEADLINES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PLUMBER & ELECTRICIAN PROPER LOCATION OF RECEPTACLES, POWER LINES, & PLUMBING LINES AS TO NOT INTERFERE WITH FIXTURES AS SHOWN ON ARCHITECTURAL DRAWINGS.

17. THE ARCHITECT IS NOT WARRANTOR OF WORK PERFORMED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF PORTIONS OF WORK ALREADY PERFORMED TO DETERMINE THAT SUCH PORTIONS ARE IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK.

18. THE GENERAL CONTRACTOR SHALL CAULK THE PERIMETER OF ALL DOORS, WINDOWS, FRAMES, COUNTERTOPS, INTERSECTIONS OF DISSIMILAR MATERIALS I.E. DRYWALL TO MASONRY, ETC.

REFLECTED CEILING PLAN NOTES

1. WHERE PLENUM AIR RETURN OCCURS ABOVE FINISH CEILING ALL LUMINARIES, EXIT SIGNS AND MISCELLANEOUS CEILING MOUNTED FIXTURES ARE TO BE LOCAL BUILDING CODE PLENUM APPROVED. (VERIFY WITH CITY OF CRYSTAL LAKE).

2. ALL IN-PLENUM JUNCTION BOXES AND CONDUIT BOXES SHALL CONFORM TO THE LOCAL BUILDING CODE WHEN APPLICABLE. (VERIFY WITH CITY OF CRYSTAL LAKE).

3. ALL LUMINARY TRIM SHALL MATCH CEILING GRID, U.N.O.

4. ALL WOOD BLOCKING SHALL BE TREATED TO RETARD FIRE AS REQUIRED BY THE LOCAL BUILDING CODE WHERE APPLICABLE.

5. CUT SHEETS OF ALL CUSTOM LIGHTING FIXTURES AND DEVICES AS WELL AS CUSTOM CONDUIT LAYOUTS ARE TO BE FORWARDED TO THE GENERAL CONTRACTOR AND MCCLELLAN BLAKEMORE ARCHITECTS FOR REVIEW.

6. ACOUSTICAL CONTRACTOR TO INSTALL CEILING TILES SO GRAIN LINES OF TILE ARE RUNNING IN SAME DIRECTION ON ALL CEILINGS AND SHALL MIX TILE IN A UNIFORM MANNER TO ELIMINATE 'BANDING'.

7. ALL SPEAKERS, DOWNLIGHTS, SPRINKLER HEADS, ETC. TO BE CENTERED IN THE MIDDLE OF THE TILE, U.N.O.

8. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATION AND QUANTITY OF EMERGENCY LIGHTING WITH CITY OF CRYSTAL LAKE, ILLINOIS, HAVING JURISDICTION.

CONSTRUCTION NOTES

1. ALL PARTITIONS TO BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS IN ACCORDANCE WITH LOCAL BUILDING CODES.

2. FLAME SPREAD RATINGS: FOR UNSPRINKLERED/ GROUP B BUILDING; ALL MATERIALS USED FOR INTERIOR WALL, CEILING AND FLOOR FINISH (INCLUDING TRIM) SHALL HAVE THE FOLLOWING:
A. VERTICAL EXITS AND EXIT PASSAGEWAYS - CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450.
B. EXIT ACCESS CORRIDORS AND OTHER EXITWAYS - CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450.
C. ROOMS AND ENCLOSED SPACES - CLASS C: FLAME SPREAD '16-200; SMOKE DEVELOPED 0-450.

3. ALL GLAZING WHERE INDICATED SHALL CONFORM TO THE LOCAL BUILDING CODE. ALL GLAZING IS TO BE TEMPERED SAFETY GLASS WITH TEMPER MARKS LOCATED SO AS TO BE CONCEALED WHEN GLAZING IS SET IN PLACE, U.N.O.

4. ALL WOOD BLOCKING SHALL BE TREATED TO RETARD FIRE AS REQUIRED BY THE LOCAL BUILDING CODE.

5. ALL WOOD BLOCKING REQUIRED FOR MILLWORK, CABINETRY, SHELVING, ETC., TO BE INSTALLED BY GENERAL CONTRACTOR.

6. DEFLECTIONS FOR ALL PARTITIONS SHALL BE LIMITED TO 1/240TH OF THE SPAN MAXIMUM.

7. ALL EXIT DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.

8. ALL DRYWALL PARTITIONS RECEIVING A FIRE RESISTIVE RATING SHALL BE CONSTRUCTED WITH FIRE CODE DRYWALL (THICKNESS AS SHOWN) PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS OF APPLICABLE CODES AND GOVERNING AUTHORITIES.

9. PENETRATIONS - COORDINATE WITH MECHANICAL CONTRACTOR AND ENGINEERS FOR OPENINGS REQUIRED FOR PLENUM RETURN IN ALL FULL HEIGHT PARTITIONS (SLAB TO SLAB).

10. USE GALVANIZED CORNER BEADS AND EDGE TRIMS IN ALL EXPOSED WORK.

11. UNLESS OTHERWISE NOTED, ALL DRYWALL PARTITIONS TO BE METAL STUD WITH LAYER OF 5/8" DRYWALL BOTH SIDES, WITH ACOUSTICAL BATT INSULATION BETWEEN.

12. MOVEMENT CONTROL:
A. PROVIDE FOR VERTICAL MOVEMENT AT THE HEAD OF ALL PARTITIONS AS INDICATED IN THE NOTES OR THE DRAWINGS. IN DRYWALL CONSTRUCTION CONNECT HEAD RUNNER CHANNEL TO UNDERSIDE OF STRUCTURE, CUT STUDS TO ALLOW FOR VERTICAL MOVEMENT. DO NOT FASTEN TO RUNNER CHANNEL, FASTEN DRYWALL TO STUDS ONLY.
B. HORIZONTAL CONTROL JOINTS AT 12'-0" OVER CEILING IN THE VERTICAL DIRECTION.
C. VERTICAL CONTROL JOINTS FOR ANY WALL LENGTH AT 20'-0" IN THE HORIZONTAL DIRECTION WHERE INDICATED OR AS REQUIRED. VERIFY LOCATION OF ALL CONTROL JOINTS WITH MCCLELLAN BLAKEMORE ARCHITECTS.

13. SOUND CONTROL:
A. COMPLETELY SEAL WITH ACOUSTICAL SEALANT HEADS, BASES, ENDS, PLUS ALL PENETRATIONS INCLUDING BUT NOT LIMITED TO MECHANICAL ELECTRICAL AND PLUMBING WORK, ETC.
B. PROVIDE SOUND BLANKETS AS SHOWN IN ARCHITECTURAL DETAILS.

14. ALL DOORS AND FRAMES TO BE INSTALLED PLUMB AND TRUE AND SHALL OPERATE FREELY WITHOUT BINDING. FRAMES SHALL BE SECURED RIGIDLY IN PLACE AND BRACED TO THE FLOOR, AND STRUCTURE ABOVE TO PREVENT BREAK OUT TO PARTITIONS.

15. DOOR UNDERCUTS SHALL BE KEPT TO A MINIMUM DIMENSION AND SHALL BE UNIFORM THROUGHOUT THE PROJECT.

16. PROVIDE FIRE EXTINGUISHERS, SMOKE DETECTORS AND ALL OTHER LIFE SAFETY DEVICES AS REQUIRED BY CODE. ALL LOCATIONS TO BE APPROVED BY MCCLELLAN BLAKEMORE ARCHITECTS.

ADA NOTES

1. ALL CHANGES IN LEVEL SHALL BE LESS THAN 1/2" IF SLOPED LESS THAN 1/4" IF VERT.

2. DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.

3. DOOR CLOSURES TO DES. SWEEP PERIOD SHALL TAKE AT LEAST 3 SECONDS TO A POINT 3" IN. FROM THE LATCH MEASURED TO DOOR LEADING EDGE.

4. DOOR OPENING FORCE MAX. SHALL BE 5 LBS ON INTERIOR DOORS 8.5 LBS EXTERIOR DOORS.

5. ALL DOOR LOCKSETS SHALL HAVE LEVER HANDLES.

6. FAUCETS SHALL HAVE ADA COMPLIANT CONTROL.

POWER AND COMMUNICATION NOTES

1. ALL ELECTRICAL WORK IS TO BE INSTALLED IN ACCORDANCE WITH LOCAL BUILDING CODES AND ALL OTHER CODES WHICH HAVE AUTHORITY OVER THIS PROJECT.

2. ALL VISIBLE WALL MOUNTED COVER PLATES ARE TO BE METAL.

3. ALL LOW VOLTAGE WIRING SHALL CONFORM TO THE LOCAL BUILDING CODE.

4. ALL WALL MOUNTED RECEPTACLES AND COVER PLATES ARE TO BE MOUNTED VERTICALLY AT 8" C.T.C. AND THE BOTTOM AT 15" A.F.F. TYPICAL U.N.O.

5. WHERE WALL MOUNTED RECEPTACLES OCCUR BACK TO BACK IN ANY PARTITION TYPE, RECEPTACLES ARE TO BE STAGGERED U.N.O.

6. TELEPHONE INSTALLATION BREAKDOWN IS AS FOLLOWS:
   A. TENANT TELEPHONE COMPANY
      1) SUPPLY TO ELECTRIC AND FINISH CONTRACTORS ALL CUSTOM JUNCTION BOXES AND SUPPLY AND INSTALL COVER PLATES.
      2) SUPPLY AND INSTALL ALL LOW VOLTAGE WIRING AND CONNECTIONS.
      3) PROVIDE AND INSTALL ALL SWITCHING ASSEMBLIES.
   B. ELECTRICAL CONTRACTOR
      1) PROVIDE AND INSTALL ALL STANDARD JUNCTION BOXES.
      2) PROVIDE AND INSTALL ALL CONDUIT AND HIGH VOLTAGE POWER CONNECTIONS.

7. OUTLETS ABOVE 30" A.F.F. TO BE MOUNTED HORIZONTALLY U.N.O.

8. SEE ELECTRICAL PLANS AND SCHEDULES FOR CIRCUITING TO BE DONE BY ELECTRICAL CONTRACTOR.

9. ELECTRICIAN IS TO COORDINATE WITH GENERAL CONTRACTOR PROPER HEIGHTS OF RECEPTACLES WERE COUNTERS AND/OR OTHER FIXTURES ARE SHOWN ON ARCHITECTURAL DRAWINGS.

FINISH NOTES

1. FOR FLAME SPREAD OF INTERIOR FINISHES, SEE "CONSTRUCTION NOTES" #2 ON THIS SHEET.

2. ALL VISIBLE METAL WALL MOUNTED COVER PLATES AND ACCESS PANELS TO BE PAINTED TO MATCH ADJACENT PARTITION U.N.O.

3. ALL FIRE EXTINGUISHER CABINETS, AND MISCELLANEOUS SPECIALITIES ARE TO BE PAINTED TO MATCH ADJACENT SURFACE, UNLESS PREFINISHED FROM FACTORY.

4. GENERAL CONTRACTOR TO SUBMIT THREE SAMPLES FOR REVIEW AND APPROVAL OF ALL WALL, FLOOR AND WOOD FINISHES PRIOR TO COMMENCEMENT OF WORK.

5. ALL PAINT FOR HOLLOW METAL FRAMES AND HORIZONTAL PAINT GRADE SURFACES TO BE SEMI-GLOSS U.N.O.

6. ALL DRYWALL SURFACES TO RECEIVE ONE COAT LATEX PRIMER SEALER AND TWO COATS PEARL/EGGSHELL FINISH, U.N.O. FINISH COATS TO BE UNIFORM AND SMOOTH IN COLOR, SHEEN AND TEXTURE.

7. ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR PARTICULAR SURFACE.

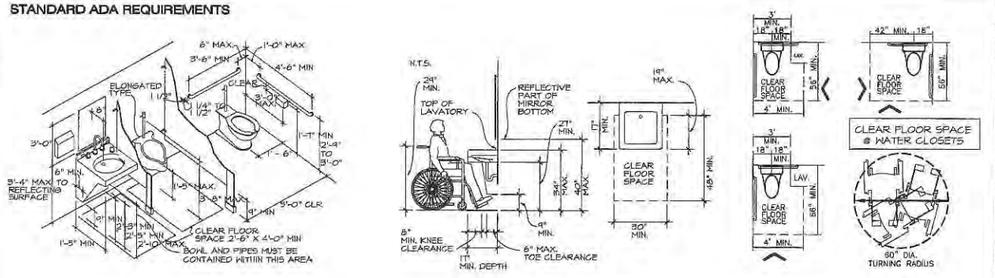
8. FLOORING CONTRACTOR TO VISIT SITE AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AS REQUIRED TO PROVIDE ACCURATE LAYOUTS OF ALL ITEMS SPECIFIED.

9. CONTRACTOR TO FLASH PATCH ALL AREAS ON THE FLOOR THAT ARE NOT LEVEL PRIOR TO INSTALLATION OF FLOORING.

10. FLOORING CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF ALL MEASUREMENTS AND TOTAL YARDAGE REQUIRED.

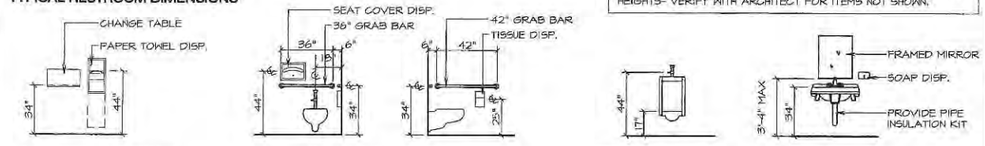
11. ALL INTERIOR DRYWALL SURFACES EXPOSED TO VIEW, TO RECEIVE A LEVEL 4 FINISH OR BETTER.

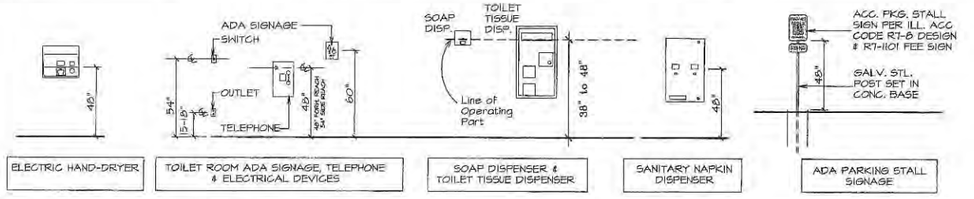
STANDARD ADA REQUIREMENTS



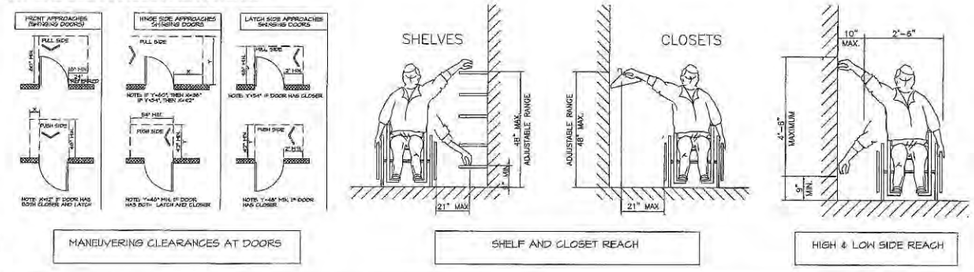
NOTE:
ITEMS SHOWN ARE GENERIC AND MAY NOT REPRESENT ITEMS FOR THIS PROJECT, AND ARE SHOWN FOR BASIC ACCESSIBILITY HEIGHTS- VERIFY WITH ARCHITECT FOR ITEMS NOT SHOWN.

TYPICAL RESTROOM DIMENSIONS





TYPICAL CLEARANCES AND REACHES



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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL VERIFY ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF MCCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

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5.	04-23-13	90% Owner Review
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MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

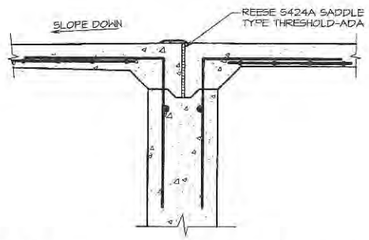
Sheet Title
GENERAL NOTES AND ADA REQUIREMENTS

Sheet No.
INDEX 3

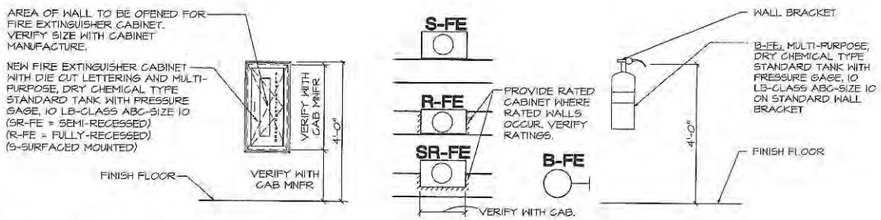
PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

NOTES:
1) 4" HIGH, EASILY READ ADDRESS NUMBERS, WITH A MINIMUM STROKE WIDTH OF 1/2," SHALL BE PLACED IN A LOCATION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE ADDRESS STREET OR ROAD (ABOVE THE ENTRY DOOR WHEREVER POSSIBLE). FINAL SIZE, FONT, AND LOCATION OF THE NUMBERS SHALL BE AGREED UPON BY THE FIRE DEPARTMENT AND THE OWNER IN ACCORDANCE WITH THE I.F.C. SECTION 509.1.

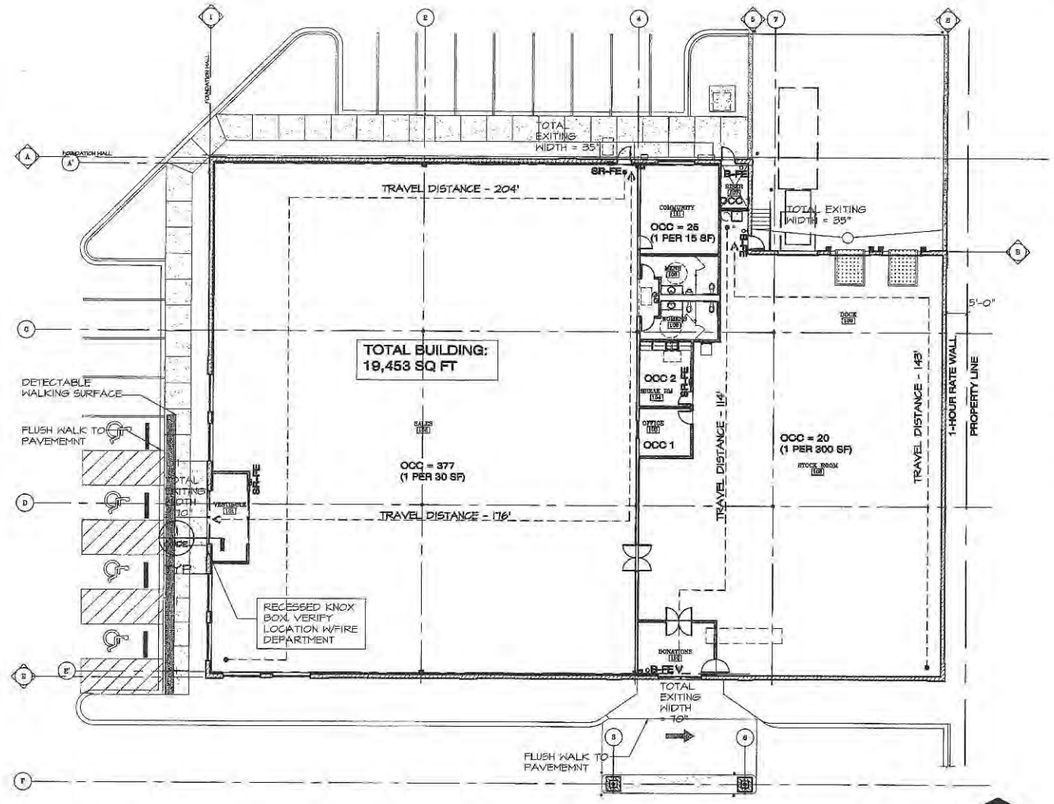
2) PROVIDE A RECESSED KNOX BOX #3200 FROM THE KNOX COMPANY. IT SHALL BE INSTALLED IN A LOCATION, AGREED UPON BY THE FIRE DEPARTMENT AND THE OWNER, IN ACCORDANCE WITH THE I.F.C. SECTION 506.



1 Saddle Threshold Detail - ADA
Scale: 1" = 1'-0"



2 Typical Fire Extinguisher Mounting Heights
Scale: 1/2" = 1'-0"



Code Plan
Scale: 1/16" = 1'-0"

PLAN REVIEW INFORMATION - 2006 INTERNATIONAL BUILDING CODE

1. TYPE OF PROJECT specify one:
   New Construction — NEW CONSTRUCTION
   Remodel
   Addition
   Change in Use
2. HEIGHT/AREA (CHAPTER 5)
   Use group (Chapter 3) (list all that apply if mixed use) — M- MERCANTILE
   Type of Construction (Ch. 6) (list all that apply if multiple fire areas/buildings) — TYPE 2-B
   Tabular Area/Height — 12500 SF, 4 STORY @ 40'-0"
   Height Modification – Automatic Fire Suppression (504.2) — N/A
   Area Modification – Open Perimeter (506.1) — 43%
   (20' from property line, another bldg on same lot, or centerline of street or alley) — N/A
   – Automatic Fire Suppression (506.3)
   Allowable Area/Height (total modified) — 21,875 SF
   Actual Area/Height (list all if multiple fire areas/buildings)
   Actual Area/Height Existing: N/A
   Actual Area/Height New: 19,453 AND 3'-0"
   Actual Area/Height Total: 19,453 AND 37'-0"
3. Fire Suppression (Chapter 9): Full in accordance NFPA 13 — FULL
4. Incidental Use Areas (Table 508.2) excluding within dwelling units:
   Furnace Room with single piece of equip. > 400k btuh input — N/A
   Boiler room with single piece of equip. >15psi & 10hp — N/A
   Refrigerant Machinery Rooms — N/A
   Automotive parking garage other than occupancy R-3 — N/A
   Incinerator Rooms — N/A
   Paint Shops not classified as occupancy H located w/ in other than occupancy F — N/A
   Laboratories and vocational shops not classified as occupancy H located within occupancies E and I-2 — N/A
   Laundry Rooms Over 100 SF — N/A
   Storage Rooms Over 100 SF (BUILDING HAS FIRE PROTECTION SPRINKLERS) — N/A
   Occupancy I3 padded cells — N/A
   Waste and Linen Collection rooms Over 100 SF — N/A
   Stationary lead-acid battery acid systems having > 100 gal used for standby power, emergency power, or uninterrupted power supplies — N/A
5. Mixed Use Options:
   Mixed Occupancies (1508.3.3) (specify Separated, NonSeparated, or N/A) — N/A
   Fire Separation Assemblies/Separate Fire Areas (508) actual areas/allowable areas (act./allow. +act./allow +etc.=1) ___+___+___+___= — N/A
   Required separation of occupancies (508.3.3) — N/A
   Fire Walls/Separate Buildings (705) — N/A
   Enclosed Parking structures under occupancies A,B,M or R (508.2) — N/A
   Enclosed Parking structures under open parking structure (508.3) — N/A
   Parking structure under occupancy R (506.4) — N/A
   Open Parking structure under occupancies A,B and R (508.7) — N/A
6. Table 601 – Fire Ratings of structural frame:
   Structural Frame including columns, girders and trusses — 0
   Bearing walls
   Exterior — 1 EAST WALL
   Interior — 0
   Non-bearing Walls
   Exterior — 0
   Interior — 0
   Floor construction including supporting beams and joists. — 0
   Roof construction including supporting beams and joists. — 0
   See section 713 for requirements for protection of structural members.
7. Table 602 – Fire rating of Exterior walls based upon separation distance:

	(<5')	(5' to <10')	(10' to <30')	(30' or more)
Occupancy H	—	—	—	—
Occupancies F-1, M, S-1	—	—	—	0
Occupancies A,B,E,F-2,I,R,S-2,U	—	—	—	—

   See section 714 for requirements for protection of structural members:
8. Other fire resistive assemblies:
   Fire Walls (705 – separating buildings) — N/A
   Fire Barriers (706): — N/A
   Vertical exit enclosures (1019.1) 2-3 stories; 4 stories or more
   Exit passageways (1020.1)
   Horizontal exits (1021.1)
   Incidental use areas (302.1.1)
   Mixed Occupancy (302.3)
   Shaft and vertical exit enclosures (707): — N/A
   Mechanical Shafts (707.4): 2-3 stories, 4 stories or more
   Refuse and laundry chutes (707.13)
   Elevator and dumbwaiter Shafts (707.14)
   Fire partitions (708): — N/A
   Dwelling Unit Separation (708.3) — N/A
   Guest room in R-1 occupancy separations (708.3) — N/A
   Tenant space on covered mall (708.3, 402.7.2) — N/A
   Corridors (1016.1) — N/A
   Smoke barriers (709): — N/A
   Horizontal assemblies (711): See item 6 AND 8 above
   Fire areas (903): see fire wall, fire barriers and horizontal assemblies above
   Concealed Spaces (717.4.3): Draft stopping required.
9. Openings, penetrations and joints:
   Penetrations (712) by metal conduits and pipe, plastic pipe, ductwork:
   Vertical fire resistance rated assemblies (712.3) — N/A
   Horizontal assemblies (712.4)
   Fire resistance rated (712.4.1, 712.4.2) — N/A
   Non-fire resistance rated (712.4.3) — N/A
   Joints (713) where walls meet walls, walls meet floors or walls meet roofs assemblies tested in accordance with UL 2079
   Openings (715) — assembly type / assembly rating / opening rating
   Doors and shutters (1715.3): Fire wall/barrier; Shaft/exit enclosure; Other fire barriers; Corridor partitions; Other fire partitions; Exterior walls
   Glazing Assembly (1715.4): Fire wall; Fire barrier/partition; Smoke barrier; Exterior wall; Party wall — NOT APPLICABLE
   Wired glass: In a N/A opening the max. size is N/A; In a N/A opening the max. size is N/A
10. Interior Finish Class (1 803.5):

	Sprinkled	Unsprinklered
Vertical exits and exit passageways	Class B	N/A
Exit access corridors and other exit ways	Class C	N/A
Rooms/Enclosed Spaces	Class C	N/A

11. Fire Alarm and detection systems (907):

	Required	Not Required	Provided
Manual fire alarm		X	
Automatic fire detection		X	LESS THAN 300 PERSONS
Single/multiple station		X	

12. Occupant Load (1004.1.1):

	Un'l Number	Number by Table (1004.1.1)	Actual Number (1004.1.1)
MERCHANTILE		377	100
OTHER		44	15
TOTAL		426 CALCULATED	115 ACTUAL

13. Egress Width (per floor):

	Total @ level of exit discharge
Calc. @ Stair (1005.1)	N/A
Actual @ Stair	N/A
Calc @ Doors (1005.1)	426 X .15" = 63.9"
Actual @ Doors	210"

14. Number of exits
    Spaces with 1 exit (1104.1) max. occupant load of N/A, max travel distance of (1013.3) N/A
    Buildings with 1 exit (1018.2) # of stories = N/A, occ's = N/A, travel dist = N/A
    Building w/more than 1 exit (1018.1) Occupant load =1-500 # of exits req. = 2
15. Exit Access Travel Distance (1015.1):
    Actual: SEE CODE PLAN
    Allowed (1016.1): 250 FT
16. Attic and under floor ventilation (1203.2 and 1203.3):
    Area(s) of attic N/A — ventilation NFA N/A
    Area(s) of under floor N/A — ventilation NFA N/A
17. Roof Covering Class (1505): C
18. Structural Design Loads (1603): (See structural drawings). Comply w/ T1704.7 "Required Verification and Inspection of Soils"
    Soil Design Pressure — 2500 PSF-SEE SOIL REPORT
19. Occ Classification (1604.5) — Occ Category II
20. List of specified special inspections (1603.1.8 & 1704.1.1 with local amendment):
    N/A
21. Submittal of sealed, signed and dated [current and license expiration] Structural Calculations Required with application (106.1): YES
22. List of all Construction Elements/Specifications Sections which will require structural calculations/submittals by installers /manufacturers' Architect or Structural Engineer during course of construction (i.e. cold formed metal framing, metal building system, pre cast concrete or wood trusses, etc.)
    NONE
23. Rest Rooms:

	REQUIRED MALE	REQUIRED FEMALE	ACTUAL MALE	ACTUAL FEMALE
WATER CLOSET:	1	2	1	2
URINAL:	1	—	—	—
LAVATORY:	1	1	1	1

24. Which Section of the Illinois Accessibility Code Applies?
    (I.E. Subpart C – new construction)
    Subpart C – New Construction
    If addition includes alterations to existing building, submit calculations of alteration and reproduction costs (as defined by the Illinois Accessibility Code) for a 36 month period beginning on or before date this project begins)

APPLICABLE CODES AND STANDARDS

BUILDING:
-2006 IBC INTERNATIONAL BUILDING CODE (WITH LOCAL AMENDMENTS)
-1997 CDB [IAC] ILLINOIS ACCESSIBILITY CODE (APRIL 24, 1997) & ADA REQUIREMENTS

FIRE PREVENTION:
-2006 ICC [IFC] INTERNATIONAL FIRE CODE (WITH LOCAL AMENDMENTS)

MECHANICAL / PLUMBING:
-2006 ICC [IMC] INTERNATIONAL MECHANICAL CODE (WITH LOCAL AMENDMENTS)
-2006 ICC [IFGC] INTERNATIONAL FUEL GAS CODE
-2004 IDPH [IPC] ILLINOIS PLUMBING CODE (WITH LOCAL AMENDMENTS)
-2006 ICC [IPC] INTERNATIONAL PLUMBING CODE (WITH LOCAL AMENDMENTS)

ELECTRICAL:
-2005 [NEC] NATIONAL ELECTRIC CODE WITH REFERENCE TO THE
-2002 NFPA 70 [NEC] NATIONAL ELECTRICAL CODE (WITH LOCAL AMENDMENTS)

OTHERS:
-ALL THOSE CODES & STANDARDS [I.E. NFPA 13, NFPA 72, ETC.] INCLUDED BY REFERENCE BY THE CODES LISTED ABOVE.

NOTES:
1. GUIDE OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR CONDITIONING ENGINEERS (ASHRAE)

2. THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF OSHA, EPA, NATIONAL CONSUMER PROTECTION AGENCY, AND ANY OTHER PUBLIC UTILITY SERVICING THE COMMUNITY

3. EXCEPTIONS AND AMENDMENTS TO ABOVE CODES AND STANDARDS ADOPTED BY THE CITY OF CRYSTAL LAKE.

4. PROVIDE FIRE EXTINGUISHERS, SMOKE DETECTORS AND ALL OTHER LIFE SAFETY DEVICES AS REQUIRED BY CODE. ALL LOCATIONS TO BE APPROVED BY MCCLELLAN BLAKEMORE ARCHITECTS.

5. CITY OF CRYSTAL LAKE ZONING ORDINANCE.

6. CITY OF CRYSTAL LAKE MUNICIPAL CODE.

GENERAL NOTES

1. CONTRACTOR AS AGENT FOR THE OWNER, SHALL APPLY FOR AND PAY FOR A PERMIT ISSUED IN ACCORDANCE WITH SECTION 105 OF IEBC 2006 THE APPLICATION SHALL BE SUBMITTED ON A WRITTEN FORM ACCEPTABLE TO THE BUILDING OFFICIAL.

2. ALL WORK SHALL BE CONDUCTED, INSTALLED AND COMPLETED IN A WORKMANLIKE AND ACCEPTABLE MANNER SO AS TO SECURE THE RESULTS INTENDED BY THE IBC CODE (2006).

3. THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL PRIOR TO ANY OCCUPANCY OF THE STRUCTURE.

4. THIS SHEET IS FOR CODE INFORMATION ONLY- SEE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION ITEMS.

McClellan Blakemore Architects

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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

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MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

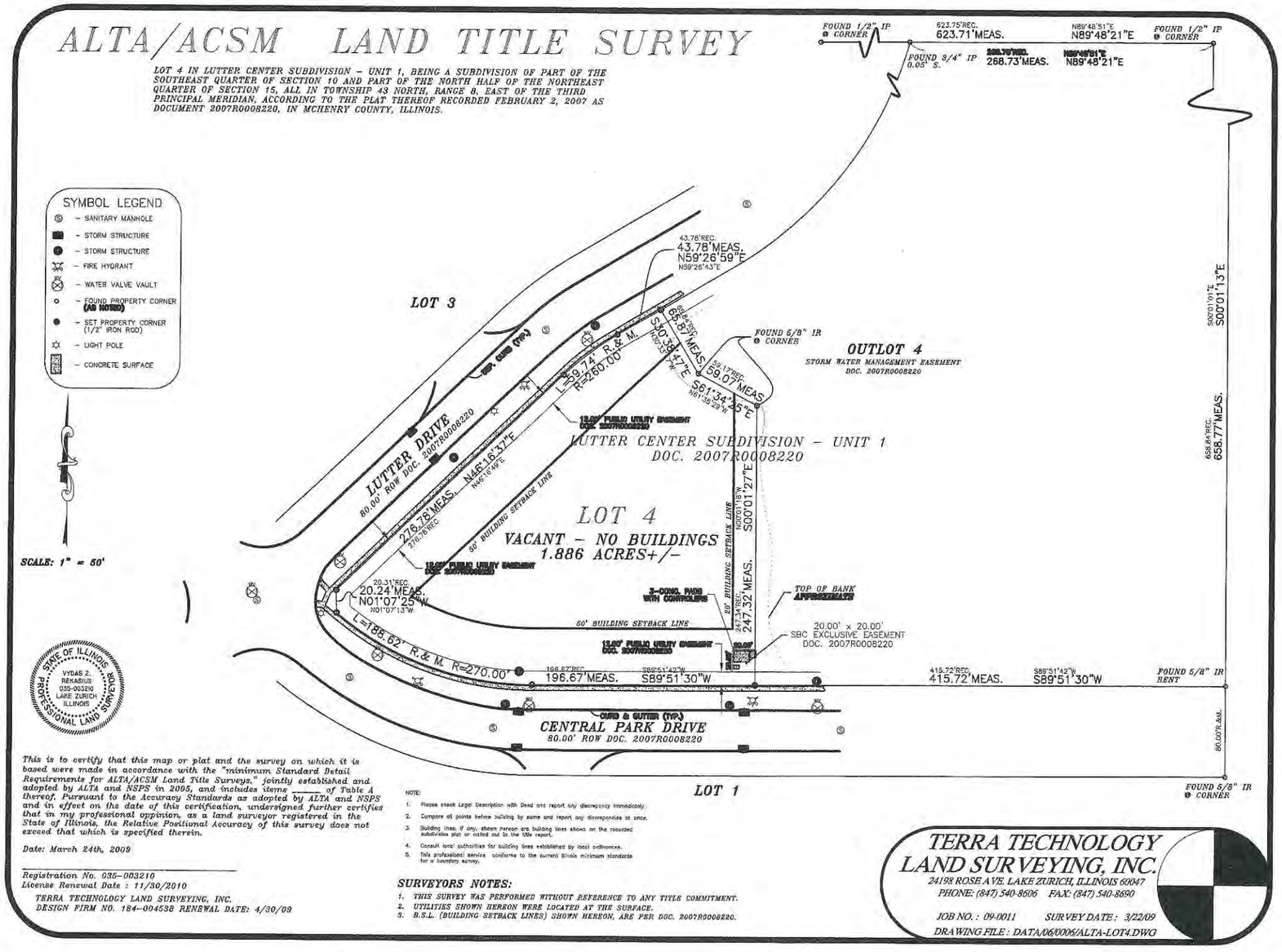
Sheet Title
CODE PLAN

Sheet No.
CODE

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

ALTA/ACSM LAND TITLE SURVEY

LOT 4 IN LUTTER CENTER SUBDIVISION – UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 2007 AS DOCUMENT 2007R0008220, IN MCHENRY COUNTY, ILLINOIS.



STATE OF ILLINOIS
VYDAS Z. REKASIUS
035-003210
LAKE ZURICH, ILLINOIS
PROFESSIONAL LAND SURVEYOR

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

Date: March 24th, 2009

Registration No. 035-003210
License Renewal Date : 11/30/2010
TERRA TECHNOLOGY LAND SURVEYING, INC.
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/09

NOTE:
1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

SURVEYORS NOTES:

1. *THIS SURVEY WAS PERFORMED WITHOUT REFERENCE TO ANY TITLE COMMITMENT.*
2. *UTILITIES SHOWN HEREON WERE LOCATED AT THE SURFACE.*
3. *B.S.L. (BUILDING SETBACK LINES) SHOWN HEREON, ARE PER DOC. 2007R0008220.*

TERRA TECHNOLOGY LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 FAX: (847) 540-8690

JOB NO.: 09-0011 SURVEY DATE: 3/22/09
DRAWING FILE: DATA/06/0006/ALTA-LOT4.DWG



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

PLANT LIST

KEY	BOTANNICAL NAME / COMMON NAME	QUANTITY	SIZE
	CHICAGOLAND BOXWOOD	–	24"
	STELLA D' ORO DAY LILLIES	–	1 GAL.
	LITTLE PRINCESS SPIREA	–	18"
	KARL FOESTER GRASSES	–	1 GAL.
	CHICAGO FIRE BURNING BUSH	–	24"
	NEARLY WILD ROSA	–	18"
	CRIMSON BARBERRY	–	18"
	ARBROVITEA WINTER GREEN	–	6'
	ARMSTRONG PILLAR MAPLE	–	2.5"
	AUTUMN BLAZE MAPLE	–	2.5"
	SEA GREEN JUNIPER	–	24"

IRRIGATION SLEEVES

REVISIONS	BY

A & T
LAWN CARE
AND
LANDSCAPING, INC

GOODWILL
CRYSTAL LAKE, IL

DRAWN: JN
CHECKED:
DATE: 4-26-13
SCALE: 1"=20'-0"
JOB NO.: 13021
SHEET: L-1
OF SHEETS

GENERAL NOTES:

1. **REFERENCED SPECIFICATIONS**
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   - STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, 5th EDITION (STANDARD SPECIFICATIONS), FOR INSTALLATION OF SEWERS.
   - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED JANUARY 1, 2012 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT STANDARD SPECIFICATIONS) RIGHT OF WAYS.
   - CITY OF CRYSTAL LAKE ORDINANCES, REQUIREMENTS AND STANDARD DETAIL SHALL GOVERN IN THE EVENT OF CONFLICTING SPECIFICATIONS.
   - STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PUBLISHED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
   - ILLINOIS URBAN MANUAL FOR SOIL EROSION CONTROL PRACTICES

2. **NOTIFICATION**
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE FOLLOWING:
   - THE CITY OF CRYSTAL LAKE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
   - THE ELECTRIC, COMMUNICATIONS AND GAS UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. **PERMITS**
CONTRACTOR SHALL SECURE PERMITS AS FOLLOWS AND COMPLY WITH ALL REQUIREMENTS OF THE PERMITS:
   - CITY OF CRYSTAL LAKE.

4. **QUANTITIES**
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AS INDICATED ON THE PLANS. THE QUANTITIES WHICH ARE INDICATED ARE FOR BIDDING PURPOSES ONLY AND MUST BE VERIFIED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGN ENGINEER.

5. **EXAMINATION OF THE SITE**
THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND IS TO COMPARE THE SITE CONDITIONS AS INDICATED ON THE ENGINEERING PLANS.

6. **INDEMNIFICATION**
THE CONTRACTOR(S) SHALL INDEMNIFY THE ENGINEER AND THEIR AGENTS, THE CITY OF CRYSTAL LAKE AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THIS WORK ON THIS PROJECT.

7. **RIGHTS OF THE CITY OF CRYSTAL LAKE**
THE CITY OF CRYSTAL LAKE WATER AND SEWER DEPARTMENT SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

   THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE CITY OF CRYSTAL LAKE. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED BY THE CONTRACTORS. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THOSE IMPROVEMENTS INDICATED ON THE ENGINEERING PLAN.

8. **LOCATION OF EXISTING UNDERGROUND UTILITIES**
THE LOCATION OF VARIOUS EXISTING UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO THE CONSTRUCTION OPERATIONS.

9. **AS-BUILT DRAWINGS**
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE IMPROVEMENTS. ANY CHANGES TO THE PLANS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

   THE CITY OF CRYSTAL LAKE MUST BE FURNISHED A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS OF THE SANITARY SEWERS AND WATER MAIN CONSTRUCTED FOR A PROJECT WITHIN 60 DAYS OF COMPLETION OF THE SANITARY SEWERS AND WATER MAINS. SANITARY SERVICES AND B-BOX LOCATIONS SHALL ALSO BE PROVIDED ON THE AS-BUILT DRAWINGS.

   A SET OF MYLAR AS-BUILT DRAWINGS SHALL ALSO BE FURNISHED TO THE CITY OF CRYSTAL LAKE.

10. **DAMAGE TO PROPERTY**
ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAYS, ETC., DAMAGED BY THE CONTRACTOR'S OPERATIONS AND NOT CALLED FOR IN THE CONTRACT TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

11. **CONTRACTOR TO VERIFY ELEVATIONS**
THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK AND, IF THERE ARE ANY DISCREPANCIES, IS TO NOTIFY THE ENGINEER AT ONCE. NO WORK SHALL BE DONE UNTIL THE DISCREPANCY IS RESOLVED.

12. **SANITARY SEWER**
   a) PROTECTION OF DOWNSTREAM SEWERS
   A WATER-TIGHT PERMANENT MASONRY BULKHEAD SHALL BE INSTALLED IN THE PROPOSED SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE BULKHEAD SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE CITY OF CRYSTAL LAKE AFTER THE SANITARY SEWERS HAVE BEEN TESTED AND ACCEPTED.

   ONE TEMPORARY PLUG SHALL BE INSTALLED IN SANITARY SEWER AT LOCATIONS DIRECTED BY THE CITY OF CRYSTAL LAKE.

   b) THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER SUCH AS GROUND AND SURFACE WATER FROM ENTERING THE EXISTING SANITARY SEWERS.

   THE CONTRACTOR SHALL BE PROHIBITED FROM DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR FLOATING LINES FOR THE DEFLECTION TEST WITHOUT PRIOR APPROVAL OF THE CITY OF CRYSTAL LAKE.

   c) INSTALLATION OF PIPE
   ALL PIPE SHALL BE INSTALLED USING LASER EQUIPMENT FOR LINE AND GRADE.

   ALL PIPE SHALL BE INSTALLED ON GRANULAR CRADLE. THE GRANULAR CRADLE TYPE SHALL BE AS APPROVED BY THE ENGINEER AND SHALL BE AS REQUIRED FOR THE SOILS ENCOUNTERED IN THE SUBGRADE. REFER TO CITY STANDARD DETAIL.

   THE GRANULAR CRADLE SHALL EXTEND TO 12 INCHES ABOVE THE TOP OF THE PIPE.

   d) SERVICE SEWERS SHALL BE CONNECTED TO THE WYE PROVIDED IN THE PUBLIC SEWER. REFER TO CITY STANDARD DETAIL ON PLANS. SERVICES SHALL BE PRESSURE TESTED UP TO THE SERVICE VALVE.

   ANY EXISTING WATER MAIN SHUT DOWN WILL REQUIRE RE-CHLORINATION BY THE DEVELOPER.

   e) BACKFILL MATERIAL & COMPACTION – SEE DETAIL SHEET 5 TYPICAL TRENCH CROSS SECTION.

   f) MANHOLES SHALL BE IN ACCORDANCE WITH THE STANDARD DETAIL SHOWN ON THE PLANS.
   ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH FLEXIBLE MANHOLE COUPLING, AS MANUFACTURED BY INTERPACE CORPORATION (LOCKJOINT FLEXIBLE MANHOLE SLEEVE). PRESS-SEAL GASKET CORPORATION (PRESS WEDGE II), OR EQUAL AS APPROVED BY THE CITY ENGINEER.
   ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANTS: CONCRETE PRODUCTS SUPPLY CO. – EZ STICK 8, HAMILTON-KENT GASKET CO. – KENT SEAL, OR EQUAL AS APPROVED BY VILLAGE ENGINEER, AND ALL JOINTS TO BE TUCKPOINTED WITH HYDRAULIC CEMENT.

   g) PRESSURE TESTING
   ALL NEW SANITARY SEWERS SHALL BE PRESSURE TESTED TO THE PROCEDURE OUTLINED IN THE "SPECIFICATIONS FOR LOW PRESSURE AIR TESTS OF SANITARY SEWERS" THE CITY MAY REQUIRE SUCH OTHER TESTING AND INSPECTION AS CONDITIONS MAY REQUIRE. ALL NEW SANITARY SEWER MAIN SHALL BE TELEVISED PRIOR TO ACCEPTANCE. ALL COSTS OF TESTING SHALL BE BORNE BY THE CONTRACTOR UNLESS OTHERWISE PROVIDED IN THE SPECIFICATIONS.

   MANDREL TESTING IS ALSO REQUIRED

   h) THE COST OF PROVIDING A PROJECT REPRESENTATIVE, PRESSURE TESTING, AND ANY OVERTIME INSPECTIONS SHALL BE BORNE BY THE OWNER OR DEVELOPER.

   DEFLECTION TESTING SHALL BE PERFORMED ACCORDING TO PARAGRAPH 31-1.11B OF THE STANDARD SPECIFICATIONS.

   i) PVC PLASTIC SEWER PIPE
   PVC PLASTIC SEWER PIPE AND FITTINGS OF SIZES 4-INCH THROUGH 15-INCH SHALL CONFORM TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM D3034 FOR TYPE PSM POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS OF MINIMUM WALL THICKNESS SDR 35, AND THE JOINTS SHALL BE EITHER THE SOLVENT WELD TYPE CONFORMING TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM D1869 AND ASTM D3212. A THICKER WALLED PIPE SUCH AS SDR 26 MAY BE SPECIFIED BY THE ENGINEER DEPENDING ON DESIGN AND/OR FIELD CONDITIONS. PVC PLASTIC SEWER PIPE AND FITTINGS OF SIZES 18-INCH THROUGH 36-INCH SHALL CONFORM TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM F679 FOR POLYVINYL CHLORIDE (PVC) LARGE DIAMETER PLASTIC GRAVITY SEWER PIPE AND FITTINGS OF MINIMUM WALL THICKNESS T-1, OR ASTM F794 FOR SERIES 46 POLYVINYL CHLORIDE (PVC) LARGE DIAMETER RIBBED GRAVITY SEWER PIPE AND FITTINGS, WITH INTEGRAL BELL GASKETED JOINTS AND ELASTOMERIC GASKETS TO FORM A WATERTIGHT SEAL CONFORMING TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM F477 OR ASTM D3212.

   PIPE AND FITTINGS SHALL BE THE PRODUCTS OF ONE APPROVED MANUFACTURER ONLY, AND THERE SHALL NOT BE ANY MIXING OF PIPE AND FITTINGS OF DIFFERENT MANUFACTURERS. THE HANDLING AND INSTALLATION OF PIPE, ASSEMBLY OR JOINTS, AND MANHOLE CONNECTIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

   GASKET-TYPE WATERSTOP COLLARS CONSISTING OF A NEOPRENE COLLAR AND A STAINLESS STEEL BAND OR OTHER APPROVED MANHOLE WATERSTOP SHALL BE INSTALLED WHEREVER THE PIPE PASSES THROUGH THE MANHOLE WALLS TO PROVIDE A WATERTIGHT JOINT TO PROHIBIT INFILTRATION INTO THE SEWER SYSTEM.

   j) VACCUM TESTING OF MANHOLES
   Sanitary sewer manholes shall be tested for leakage immediately after installation.
   Lift holes shall be plugged with a non-shrink grout.
   Inlet and outlet pipes at manhole shall be plugged, taking care to securely brace plug to avoid its being drawn into manhole.
   Vacuum test equipment shall be placed at inside of top of cone section and seal inflated to 40 psi to effect a seal between vacuum base and structure.
   A vacuum of 10 inches of mercury shall be drawn and vacuum pump shut – off.
   With valves closed, time shall be measured for vacuum to drop to 9 inches.
   Manhole integrity is acceptable if the time exceeds 60 seconds for a 48-inch diameter manhole, 75 seconds for a 60-inch diameter manhole, and 90 seconds for a 72-inch diameter manhole.
   If manhole fails initial test, necessary repairs shall be made with a non – shrink grout or other acceptable and approved materials.
   Retesting shall proceed until a satisfactory test is obtained.
   Contractor shall repair all visible defective joints or leaks in manhole even though vacuum test requirements are met.
   Cost of equipment purchase or lease, materials, and labor necessary to conduct vacuum testing of manholes is incidental to and shall be included in cost bid for sanitary manhole construction.

13. **WATER MAIN**

   a) PIPE MATERIALS FOR WATER MAIN SHALL BE DUCTILE IRON WITH A CEMENT MORTAR LINING AND A MINIMUM WORKING PRESSURE OF 150 PSI. ALL FITTINGS SHALL BE DUCTILE IRON WITH A CEMENT MORTAR LINING AND A WORKING PRESSURE OF 250 PSI. WATER MAINS SHALL BE SPECIFIED BY CLASS FOR THE APPROPRIATE LAYING DEPTH. ALL MATERIAL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS.

   ASA A21.51 DUCTILE IRON (ALL JOINT TYPES) CENTRIFUGALLY CAST IN METAL MOLDS OR SAND LINED MOLDS FOR WATER OR OTHER LIQUIDS.

   ASA A21.4 CEMENT MORTAR LINING FOR PIPES AND FITTINGS.

   WATER MAIN JOINTS SHALL BE EITHER MECHANICAL (ANSI A21.11) OR PUSH ON (ANSI A21.10). FITTINGS SHALL BE ALL MECHANICAL JOINT.

   MINIMUM THICKNESS SHALL BE CLASS 52.

   MINIMUM COVER SHALL BE 6.0' AND MAXIMUM COVER 8.0'.

   b) FIRE HYDRANTS, VALVES AND SERVICES SHALL BE INSTALLED ACCORDING TO STANDARD SPECIFICATIONS AND CURRENT CITY OF CRYSTAL LAKE STANDARDS AND DETAILS. MATERIALS SHALL MEET CITY OF CRYSTAL LAKE REQUIREMENTS.

   c) VALVES AND VALVE VAULTS SHALL BE IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS AND THE REQUIREMENTS OF THE CITY OF CRYSTAL LAKE.

   d) TESTING AND CHLORINATION – ALL PIPE SHALL BE SUBJECTED TO PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE REFERENCED SECTIONS OF THE AWWA STANDARDS. THE PRESSURE TEST PERIOD SHALL BE 2 HOURS AT 125 PSI, INCLUDING THE SERVICE LINE UP TO THE SERVICE VALVE. FIRE SERVICE TESTING TO BE PER FIRE DEPARTMENT REQUIREMENTS.

   e) BACKFILL MATERIAL AND COMPACTION – SEE DETAIL SHEET 5 TYPICAL TRENCH CROSS SECTION.

   f) WATER SERVICE PIPING SHALL BE TYPE K COPPER OF THE SIZE INDICATED ON THE PLANS. B-BOX, CORPORATION STOP, ETC., SHALL BE AS REQUIRED BY THE CITY OF CRYSTAL LAKE. B-BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS.

   g) AN 8' – 4" X 4" POST WITH .30" MIN. EXPOSED TO BE PLACED NEXT TO B-BOX AT TIME OF INSTALLATION, AND PAINTED BLUE. PIGTAIL ENDS TO BE MARKED IN A SIMILAR MANNER.

14. **STORM SEWER**
PIPE MATERIALS FOR USE IN STORM SEWERS SHALL BE REINFORCES CONCRETE CULVERT PIPE (RCCP), IDOT STANDARDS SECTION 550.

PIPE MATERIALS FOR USE IN STORM SEWER FROM BIO-STRUCTURE TO EXISTING CATCH BASIN SHALL BE ADS N-12 PIPE, ASTM F 405, BACKFILL PER MANUFACTURER RECOMMENDATIONS.

MANHOLES AND CATCH BASINS : MANHOLES, CATCH BASINS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE PLANS.

15. **ROADWAY CONSTRUCTION**
AGGREGATE BASE COURSE – THIS WORK SHALL BE PERFORMED ACCORDING TO SECTION 351 OF THE IDOT STANDARD SPECIFICATIONS AND INSTALLED TO THE LINE, GRADE AND THICKNESS AS SHOWN ON THE PLANS. MATERIAL USED SHALL BE BASE COURSE – TYPE B CA-6 GRADE 9, (100% CRUSHED). THE CITY OF CRYSTAL LAKE SHALL INSPECT SUBGRADE BY PROOFROLL PRIOR TO CONSTRUCTION OF BASE COURSE.

PRIME COAT – THIS WORK SHALL BE PERFORMED ACCORDING TO ALL PROVISIONS OR ARTICLE 403.09 OF THE IDOT STANDARD SPECIFICATIONS. PRIME TO BE APPLIED AT THE RATE OF 0.35 GALLONS/SQUARE YARD.

HOT MIX ASPHALT (HMA) BINDER & SURFACE COURSE
HMA BINDER & SURFACE COURSE SHALL BE CONSTRUCTED IN TWO LIFTS TO THE COMPACTED THICKNESS SHOWN ON THE DESIGN REQUIREMENTS AND IN ACCORDANCE WITH SECTION 406 OF THE STANDARD SPECIFICATIONS.

COMBINATION CURB AND GUTTER SHALL CONFORM TO THE STANDARD DETAIL AND BE CONSTRUCTED IN ACCORDANCE TO SECTION 606 OF THE IDOT STANDARD SPECIFICATIONS. CONCRETE USED SHALL BE IDOT CLASS SI AND SHALL CONTAIN A MINIMUM OF 564 LBS. OF CEMENT PER CUBIC YARD OF MIX AND OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 14 DAYS.

EXCAVATION – COMPACTION SPECIFICATION
ALL EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL STREET, DRIVEWAY, BUILDING PAD AND CLAY FILL AREAS. THE SELECTED FILL SHALL BE PLACED IN UNIFORM LAYERS AT A COMPACTED THICKNESS WHICH MEETS COMPACTION REQUIREMENTS. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATIONS D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.

16. **EROSION AND SEDIMENTATION CONTROL**
THE CONTRACTOR SHALL PROVIDE CONTROL FACILITIES SHOWN ON THE PLANS TO CONTROL EROSION AND SEDIMENTATION. ADDITIONAL MEASURES MUST BE UNDERTAKEN AS REQUIRED TO ACCOMMODATE SPECIAL CONDITIONS THAT ARISE DURING THE INSTALLATION OF THE FACILITIES. THE CONTRACTOR SHALL ALSO PROVIDE SUCH EROSION AND SEDIMENTATION CONTROL AS IS NECESSARY TO MEET THE REQUIREMENTS OF THE REFERENCED SPECIFICATIONS.

17. **CITY OF CRYSTAL LAKE NOTIFICATION**
THE SANITARY SEWER AND WATER MAIN IMPROVEMENT ARE TO BE CONNECTED TO THE CITY OF CRYSTAL LAKE EXISTING SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE CITY OF CRYSTAL LAKE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO PERFORMING ANY WORK RELATED TO THE CONNECTION TO THE EXISTING SYSTEMS AND CONFORM TO ANY AND ALL CRYSTAL LAKE STANDARDS AND REQUIREMENTS.

18. NO REPAIR SLEEVES ARE ALLOWED ON NEW CONSTRUCTION OF UNDERGROUND UTILITIES.

19. SELECTED GRANULAR BACKFILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. REFER TO CITY STANDARD DETAIL.

20. ALL FIELD TILES TO BE CONNECTED TO STORM SEWER SYSTEM WHEN FOUND, INCLUDING TILES THAT ARE NOT SHOWN ON THE PLANS

21. DUST CONTROL WATERING TO BE PROVIDED AS DIRECTED BY THE CITY OF CRYSTAL LAKE. A WATER TRUCK MUST BE AVAILABLE WITHIN 2 HOURS NOTICE.

McHENRY COUNTY, ILLINOIS

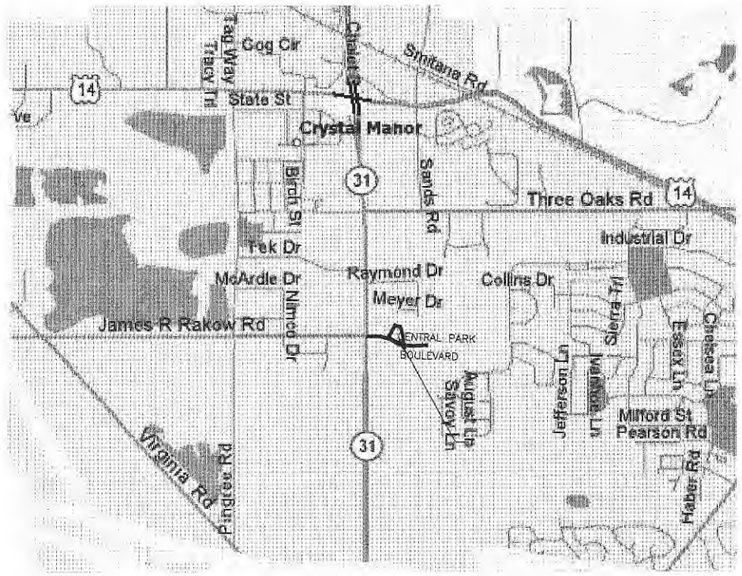
CITY OF CRYSTAL LAKE

GOODWILL STORE

LOT 4 LUTTER CENTER

INDEX OF SHEETS:

C1. TITLE SHEET
C2. GEOMETRIC PLAN
C3. UTILITY PLAN
C4. GRADING PLAN
C5. STORM WATER POLLUTION PREVENTION PLAN
C6. DETAIL SHEET
C7. DETAIL SHEET
C8. LIGHTING PLAN
C9. TRUCK TURNING EXHIBIT



LOCATION MAP

N

BENCHMARK:
SOURCE BENCHMARK:
FIRE HYDRANT 47 FEET EAST OF LUTTER DRIVE, NORTH SIDE OF CENTRAL PARK DRIVE, TOP ELEVATION 891.87

OWNER:
Goodwill Northern Illinois
P.O. BOX 17017
Rockford, IL 61110
(815) 987-6215

WARNING
CALL J.U.L.I.E. TOLL FREE
800-892-0123
CALL BEFORE YOU DIG

FRANK C. CUDAS
62-036658
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

11/13
LIC. EXP. DATE

DATE

SIGNATURE

#	DATE	REMARKS
	4/29/13	Issued for Permit

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
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schefloweng.com
Firm License No. 184-001104

Crystal Lake, Illinois
GOODWILL
Lot 4 Lutter Cener
TITLE SHEET

SCALE	DATE
NONE	4-29-13
DRAWN BY	JOB NO.
E.K.M.	4905
CHECKED BY	SHEET NO.
F.C.C.	C1 of 9

4905

REMOVE AND REPLACE 157 SF CONCRETE SIDEWALK

Existing Storm MH
Frame 889.04
Invert 877.98 (18")
Invert 877.95 (18")

Existing Valve Vault
Frame 889.13

Existing Sanitary MH
Frame 889.01

Existing Hydrant
Top 892.23

Existing Storm MH
Frame 889.11
Invert 884.51 (sw-12")
Invert 878.59 (w)
Invert 878.51 (n-18")

Existing Catch Basin
TC 888.76
Invert 884.61

LUTTER DRIVE

Existing Valve Vault
Frame 889.59

SIGNAGE

PROPOSED
BUILDING
19,453 sq. ft

84 – TOTAL PARKING STALLS
68 REQUIRED (3.5/1000)
FIRST FLOOR ELEVATION 890.00

50' Building Setback

12' Public Utility Easement

Existing Sanitary
Sewer Stub

Existing Storm MH
Frame 889.04
Invert 883.63 (n)
Invert 881.87 (s)

REMOVE AND REPLACE
135 SF CONCRETE
SIDEWALK

Existing Valve Vault
Frame 888.62

Existing Catch Basin
TC 888.48
Invert 884.48

Existing Storm MH
Frame 888.72
Invert 884.07 (E)
Invert 881.53 (n)
Invert 881.46 (s-24")

Existing Sanitary MH
Frame 888.57
Invert 879.24 (n-8")
Invert 865.04

CENTRAL PARK DRIVE

Waters Edge 864.70

Existing Catch Basin
TC 888.42
Invert 884.32 (12")

Existing Storm MH
Frame 888.47
Invert 883.84

REMOVE AND REPLACE
99 SF CONCRETE
SIDEWALK

NOTE: SEE SHEET L1 FOR IRRIGATION SLEEVES BY STE CONTRACTOR

LEGEND

Existing	Proposed	
		CONTOUR
		SANITARY SEWER AND MANHOLE
		WATER MAIN AND VALVE VAULT
		HYDRANT
		STORM SEWER AND MANHOLE
		CATCH BASINS
		DOWNSPOUT W/UNDERDRAIN
	888.82x	SPOT GRADE
		CURB AND GUTTER
		CONCRETE
		ASPHALT
		LIGHT
		TRAFFIC ARROWS
		FLOW DIRECTION
		HANDICAP DETECTABLE WARNING
		EMERGENCY FLOOD ROUTE
		WHEEL STOP
		CITY UTILITY EASEMENT

#	DATE	REMARKS

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Crystal Lake, Illinois

Goodwill Store
Lot 4 Lutter Center

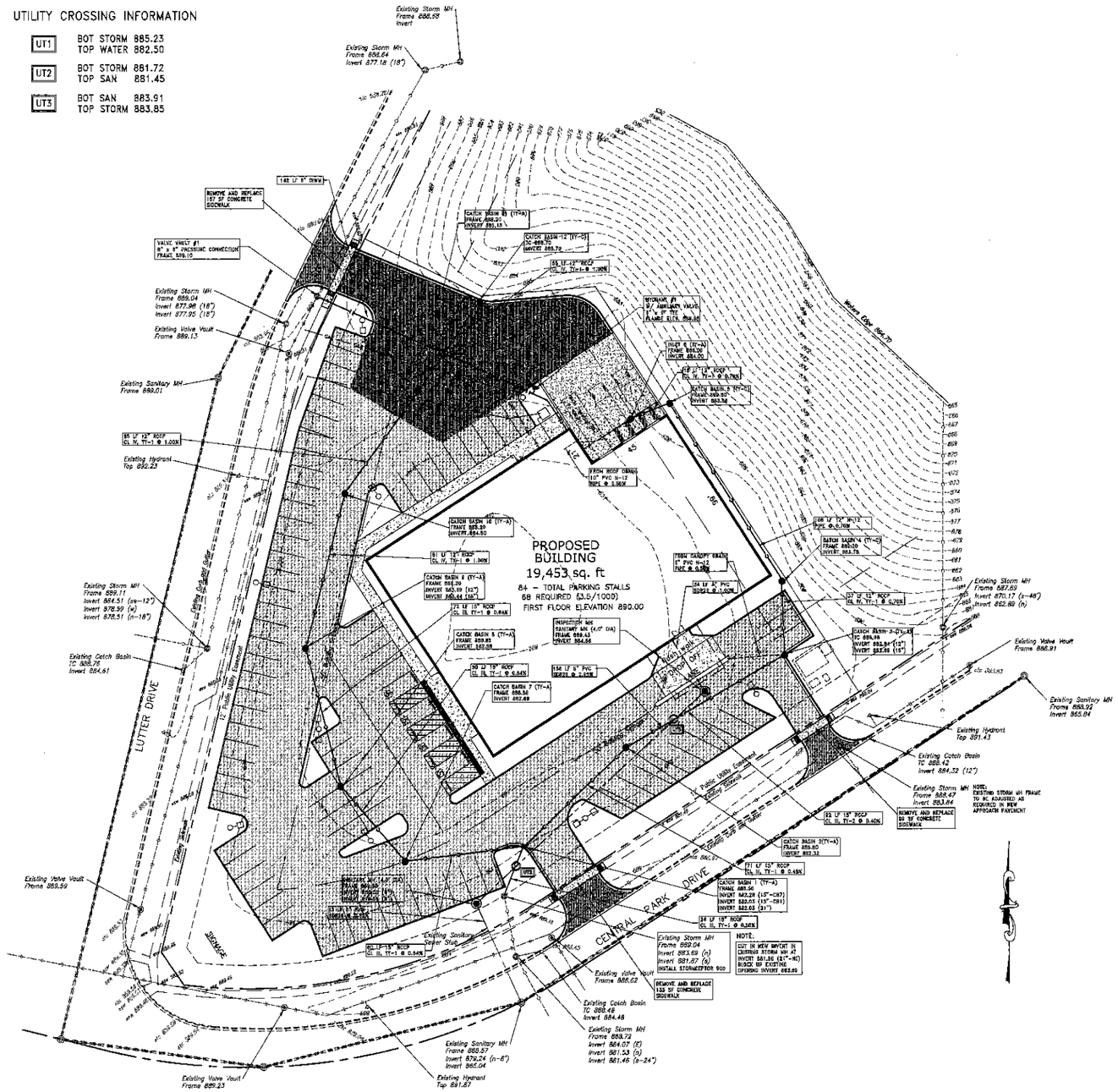
Geometric Plan

SCALE	1"=20'
DATE	4-29-13
DRAWN BY	E.K.M.
JOB NO.	4905
CHECKED BY	F.C.C.
SHEET NO.	C2 of 9

4905

UTILITY CROSSING INFORMATION

UT1	BOT STORM 885.23 TOP WATER 882.50
UT2	BOT STORM 881.72 TOP SAN 881.45
UT3	BOT SAN 883.91 TOP STORM 883.85



1.5" x 0.4 = 0.60
1.5" x 0.33 = 0.50
6.0" x 0.33 = 2.64
3.0" x 0.13 = 0.39
Total 4.13 Structural Number

1.5" BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE "MIX C" N50
3.0" BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE IL-19, N50
6.0" BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE IL-19, N50
PRIME – 0.35 SY/GAL
3" AGGREGATE BASE COURSE, TYPE B (100% CRUSHED)

APPROACH PAVEMENT

8" CONCRETE SLAB CLASS PV P.C.C. w/6" X 6" NO. 6 MESH
4" AGGREGATE BASE COURSE, TYPE B (100% CRUSHED)

TRUCK DOCK PAVEMENT

1.5" x 0.4 = 0.60
3.0" x 0.33 = 0.99
12" x 0.13 = 1.56
Total 3.15 Structural Number

1.5" BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE "MIX C" N50
3.0" BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE IL-19, N50
PRIME – 0.35 SY/GAL
12" AGGREGATE BASE COURSE, TYPE B (100% CRUSHED)

HEAVY DUTY PAVEMENT

1.5" x 0.4 = 0.60
1.5" x 0.33 = 0.50
10" x 0.13 = 1.30
Total 2.40 Structural Number

1.5" BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE "MIX C" N50
1.5" BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE IL-19, N50
PRIME – 0.35 SY/GAL
10" AGGREGATE BASE COURSE, TYPE B (100% CRUSHED)

PARKING LOT PAVEMENT

#	DATE	REMARKS

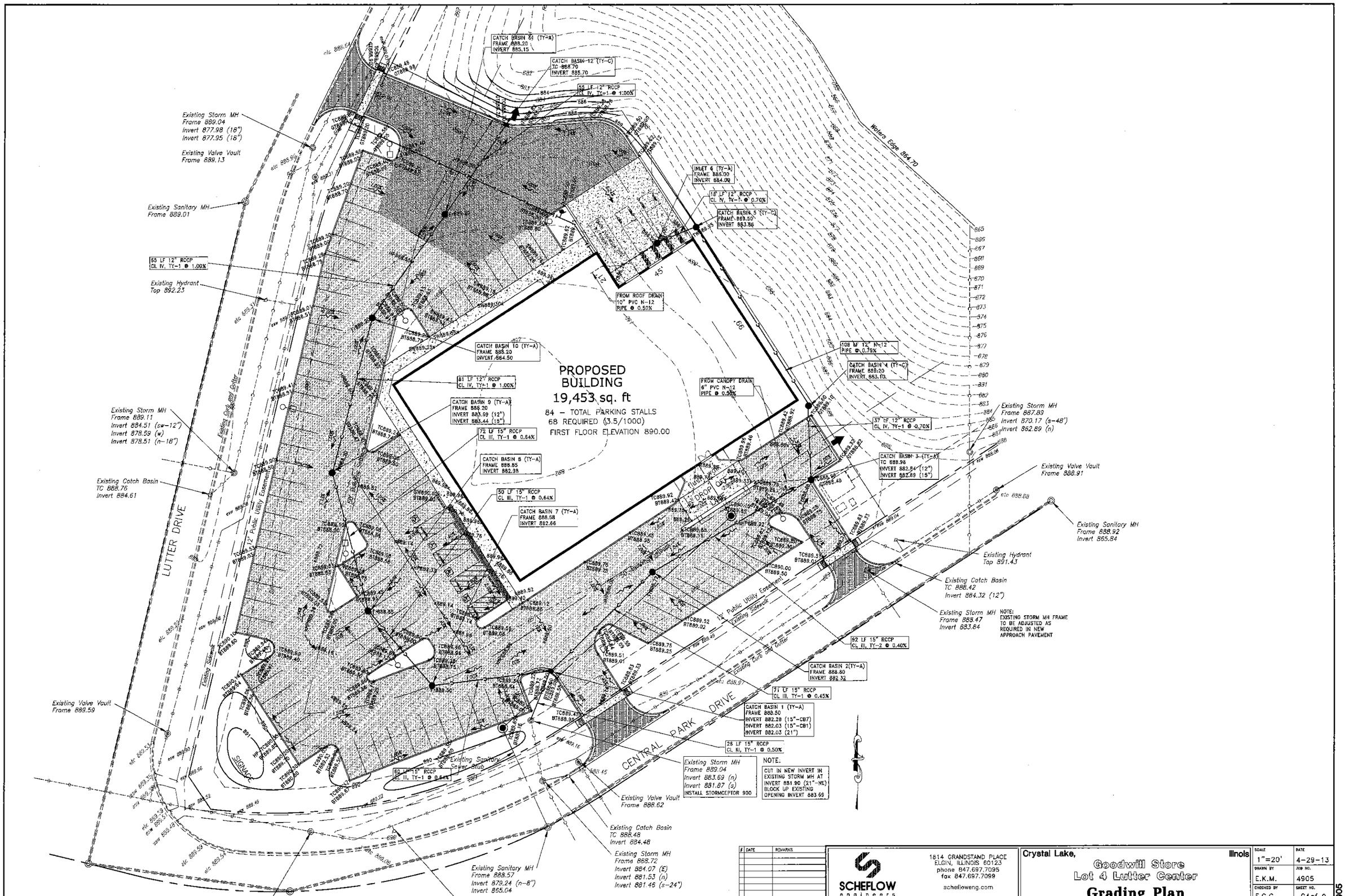
SCHEFLOW Engineering
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Crystal Lake, Illinois

Goodwill Store
Lot 4 Lutter Center

Utility Plan

SCALE	1"=30'
DATE	4-29-13
DRAWN BY	E.K.M.
JOB NO.	4905
CHECKED BY	
SHEET NO.	



#	DATE	REMARKS

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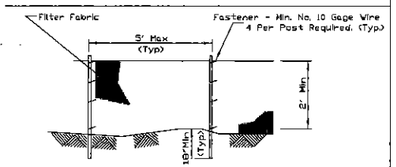
Goodwill Store
Lot 4 Lutter Center

Grading Plan

SCALE 1"=20'	DATE 4-29-13
DRAWN BY E.K.M.	JOB NO. 4905
CHECKED BY	SHEET NO. C4 of 9

4905

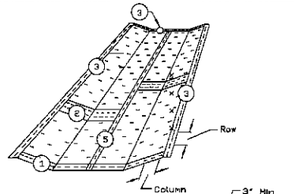
SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

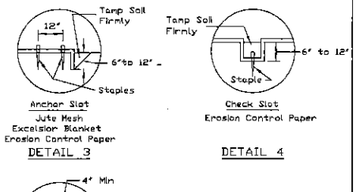
REFERENCE				STANDARD DWG NO.
Project			NRCS	IL-620
Designed	Date			SHEET 1 OF 2
Checked	Date		Natural Resources Conservation Service	DATE 11-20-01
Approved	Date			

ERODION BLANKET PLAN



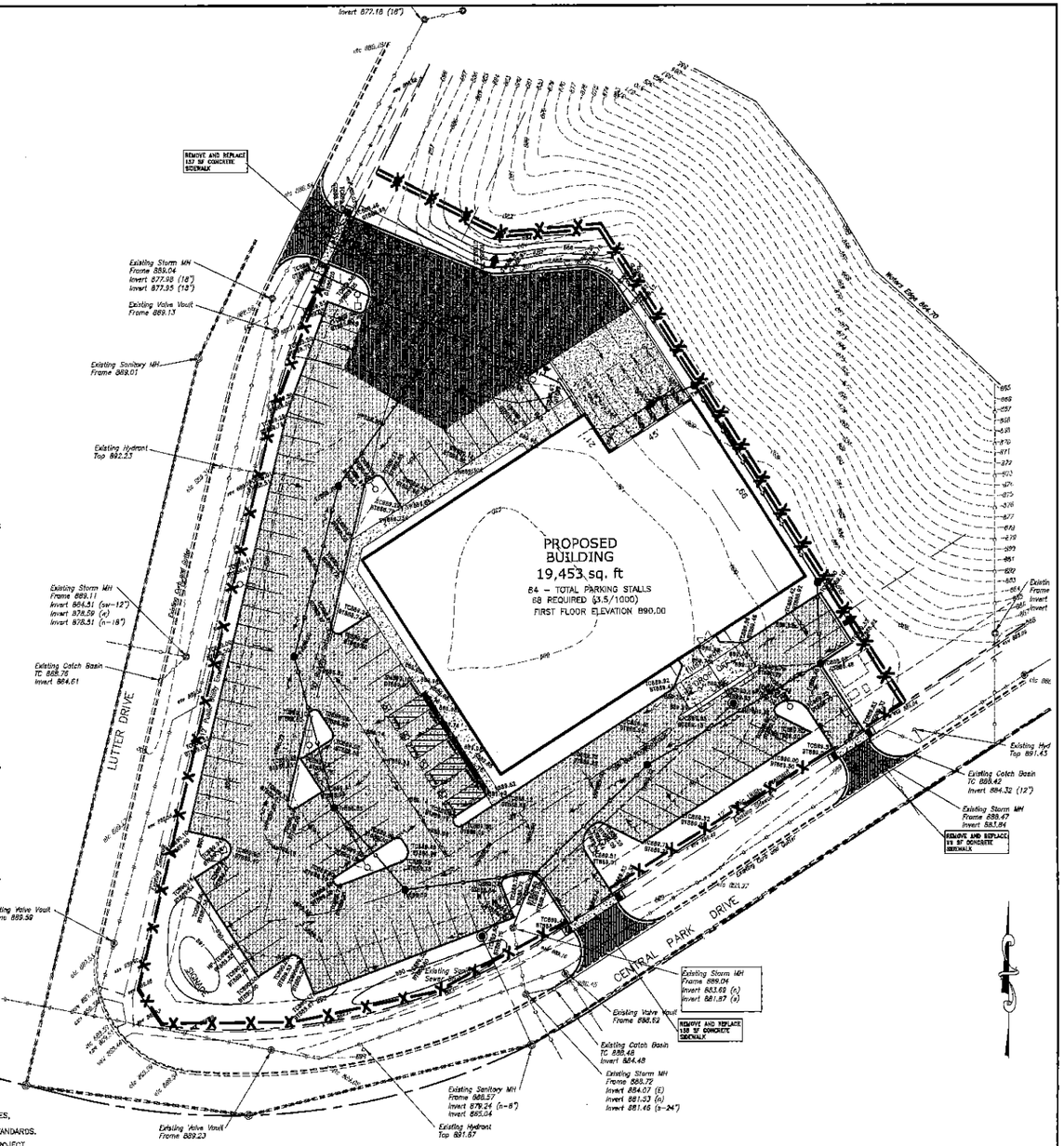
REFERENCE				STANDARD DWG NO.
Project			U.S. DEPARTMENT OF AGRICULTURE	IL-530
Designed	Date		SOIL CONSERVATION SERVICE	SHEET 2 OF 3
Checked	Date		ILLINOIS	DATE 3-14-95
Approved	Date			

ERODION BLANKET PLAN



NOTES:
1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. Slopes of 6% or more, shall be spaced so that one occurs within each 25'.
2. Staples to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12' intervals.

				STANDARD DWG. NO.
Project			U.S. DEPARTMENT OF AGRICULTURE	IL-530
Designed	Date		SOIL CONSERVATION SERVICE	SHEET 3 OF 3
Checked	Date		ILLINOIS	DATE 3-14-95
Approved	Date			



APPROXIMATE TIME SCHEDULE

		DAYS
1.	INSTALL SEDIMENT CONTROL MEASURES	2
	SF SILTATION FENCE	
	SE STABILIZED CONSTRUCTION ENTRANCE	
2.	GRADE SITE/STOCKPILE TOPSOIL	3
	DETENTION BASIN MUST BE CONSTRUCTED AND STABILIZED PRIOR TO MASS GRADING	
3.	PRESERVE AND PROTECT EXIST. VEG.	4
4.	INSTALL STORMWATER MGMT MEASURES	3
	ST STORM SEWER	
	SS SILT SACKS (INLET PROTECTION)	
5.	TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES	5
	TS TEMPORARY SEEDING	
	M MULCHING	
6.	INSTALL ROAD AND SUBGRADE	4
	AC AGGREGATE COVER	
7.	VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS.	3
	TS TEMPORARY SEEDING	
8.	SURFACE ROADS AND PARKING	4
	P PAVING	
9.	PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS	8
	PS PERMANENT SEEDS	
	SO SODDING	
10.	INSTALL PERMANENT LANDSCAPING	14

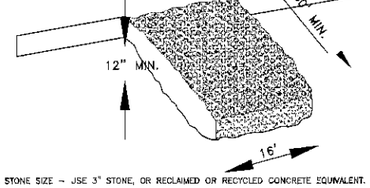
INSPECTION SCHEDULE

1. DIVERSION AND STRUCTURAL MEASURES: WILL BE INSPECTED AT 5 DAY INTERVALS OR AFTER EVERY RAINSTORM PRODUCING RUNOFF.
2. BIO-STRUCTURE WILL BE CHECKED AFTER EACH MAJOR RAIN EVENT FOR SEDIMENT ACCUMULATION.
3. VEGETATIVE PLANTINGS - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
4. REPAIRS - ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 5 DAYS.
5. MOWING - DRAINAGE WAYS, AREAS AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
6. FERTILIZATION - SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER, WILL BE INSPECTED AND FERTILIZED AS NECESSARY.
7. RIP-RAP - RIP-RAP SHALL BE PLACED AT ALL FLARED END SECTIONS AS SPECIFIED ON PLANS AND INSPECTED AND MAINTAINED AFTER ANY MAJOR RAIN.
8. THE CITY OF CRYSTAL LAKE -

FIELD ADJUSTMENTS FOR THESE PRACTICES MAY BE REQUIRED AS JOB PROGRESSES, WHICH WILL BE DETERMINED BY THE CITY OF CRYSTAL LAKE. THE OWNER WILL HAVE THE RESPONSIBILITY TO INSURE COMPLIANCE OF THESE STANDARDS.

SHALL HAVE JURISDICATION OVER SOIL EROSION CONTROL PRACTICES FOR THIS PROJECT.

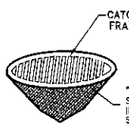
TEMPORARY ROCK CONSTRUCTION ENTRANCE



1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN TWELVE (12) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. SILT FENCE SHALL LINE BOTH SIDES OF THE ENTRANCE WAY FOR THE ENTIRE LENGTH. THIS WILL ENCOURAGE THE FULL USE OF THE DESIRED ENTRANCE.

VEGETATIVE COVER

1. PERMANENT SEEDING - SEEDING MIXTURE TO BE KENTUCKY BLUEGRASS @ 200 LBS/ACRE. SEED BED PREPARATION SHALL BE ACCORDING TO GREEN BOOK. FERTILIZE AT 130 LBS/ACRE OF NITROGEN AND 40 LBS/ACRE EACH OF PHOSPHORUS AND POTASSIUM.
2. TEMPORARY SEEDING - SEEDING MIXTURE TO BE CEREAL RYE OR WHEAT @ 300 LBS/ACRE. SEED BED REQUIRED. TOPSOIL TO BE BROUGHT ON-SITE AND PLACED AT A 4" THICKNESS IN AREAS BEING PREPARED FOR SEED.
3. MULCHING - MULCH ALL TEMPORARY AND PERMANENT SEEDING AREAS WITH AIR DRIED STRAW @ 2 TONS/ACRE. APPLY NETTING ON TOP OF MULCH AND SECURE WITH STAPLES. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



SILT SACK

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Temporary Seeding						Irrigation needed						
Permanent Seeding						Irrigation needed						
Dormant Seeding												
Sodding			Irrigation needed for 2-3 weeks									
Mulching												

EROSION CONTROL MEASURES NOTES

1. Silt fence shall be installed along the entire edge of the property.
2. Following final grading, all exposed areas shall be seeded and mulched within 10 Calender days of final grading.
3. All drop inlets on and adjacent to site shall have silt sacks between lid and frame.
4. Unless otherwise indicated, all vegetative and structural erosion and sediment conrol practices will be constructed according to minimum standards and specifications in the Illinois Urban Manual revised February 2002.
5. The City of Crystal Lake Engineering Department must be notified one week prior to the pre-construction conference, one week prior to the commencement of land disturbing activities, and one week prior to the final inspection.
6. Temporary seeding or stabilization shall be established in any area which is not under active disturbance for a a 7-day time frame.
7. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
8. The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the City of Crystal Lake.
9. During dewatering operations, water will be pumped into sediment basins or silt traps. Dewatering into drain tiles or stormwater structures is strictly prohibited. Compromised drain tiles should be immediately abandoned or repaired.

OWNER CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

OWNER _____ DATE _____

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIES AS PART OF THIS CERTIFICATION."

CONTRACTOR _____ DATE _____

#	DATE	REMARKS

SCHEFLOW
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheflowenq.com

Crystal Lake, Illinois

Goodwill Store
Lot 4 Lutter Center

Storm Water Pollution Prevention Plan

SCALE	1"=30'
DRAWN BY	E.K.M.
CHECKED BY	
DATE	4-29-13
JOB NO.	4905
SHEET NO.	5 of 5

US-07

CITY OF CRYSTAL LAKE ENGINEERING DIVISION
SANITARY SEWER AIR AND MANDREL TEST REPORT

PROJECT: _____ DATE: _____

MANHOLE TO MANHOLE	MAINS	SERVICES	TIME	INITIAL PRESSURE	FINAL PRESSURE	AIR TEST PSI	MANDREL TEST PSI

COMMENTS: _____

WITNESS: _____

CONTRACTOR: _____

CITY REPRESENTATIVE: _____

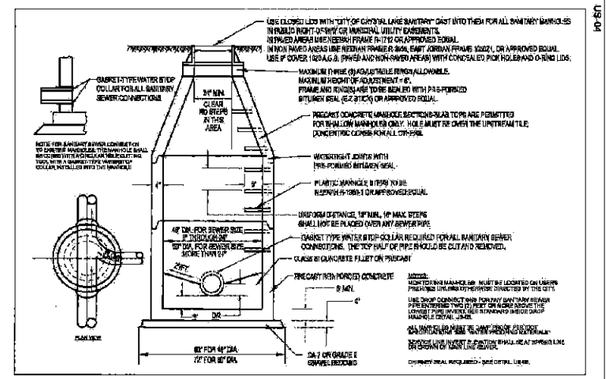
Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: SANITARY SEWER TEST REPORT

Drawing Number: US-07 | Date: 4/1/2007 | Drawn: EM | Checked: LZ

CRYSTAL LAKE ILLINOIS Engineering Division

US-04



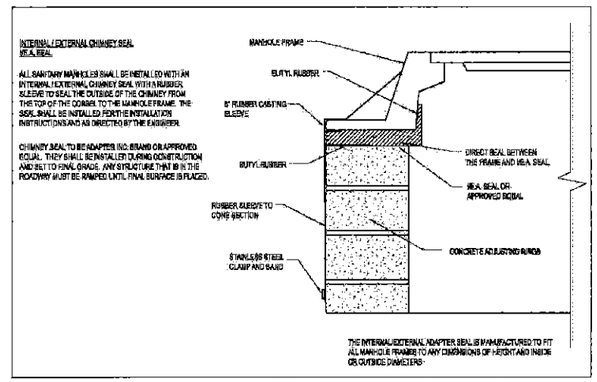
Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: STANDARD SANITARY AND MONITORING MANHOLE

Drawing Number: US-04 | Date: 11/2/2007 | Drawn: EM | Checked: TH

CRYSTAL LAKE ILLINOIS Engineering Division

US-08



THE INTERNAL/EXTERNAL ADAPTER SEAL IS MANUFACTURED TO FIT ALL MANHOLE FRAMES TO ANY DIMENSIONS OF HEIGHT AND INSIDE OR OUTSIDE DIAMETERS.

Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

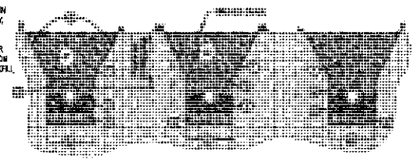
Drawing Name: INTERNAL / EXTERNAL CHIMNEY SEAL

Drawing Number: US-08 | Date: 4/1/2007 | Drawn: EM | Checked: TH

CRYSTAL LAKE ILLINOIS Engineering Division

US-03

1. TRENCH BACKFILL TO SUBGRADE AND WITHIN 2 FEET OF PROPOSED PAVEMENT, DRIVEWAY, CURB AND GUTTER OR SIDEWALK. TRENCH BACKFILL MATERIAL SHALL BE IDOT APPROVED GRADATION CA-6, GRADE 7, 8, OR 9 COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. IN NON-STRUCTURAL AREAS BACKFILL WITH APPROVED EXCAVATED MATERIALS.
2. INITIAL BACKFILL TO DEPTH AS INDICATED. MATERIAL SHALL BE IDOT APPROVED GRADATION CA-6, GRADE 7, 8, OR 9.
3. PIPE BEDDING SHALL BE FRACTURED GRANULAR MATERIAL IDOT GRADATION CA-7 OR CA-11 FROM 4 INCHES BELOW HORIZONTAL CENTER OF PIPE.
4. UNSUITABLE MATERIAL TO BE REMOVED WHERE DIRECTED BY THE ENGINEER AND REPLACED WITH COMPACTED SUITABLE MATERIAL.
5. TRENCH WIDTH:
   PIPE O.D. + 12 INCHES MINIMUM
   PIPE I.D. + 16 INCHES MAXIMUM
6. CONTRACTORS SHALL COMPLY WITH THE LATEST OSHA STANDARDS INCLUDING, BUT NOT LIMITED TO: SLOPING AND BENCHING TRENCHING WALLS; TRENCH SUPPORT AND SHORING SYSTEMS; SHIELD SYSTEMS; AND HAZARDOUS ATMOSPHERES.



SECTION A: WATER MAIN (DIP) FORCE MAIN (DIP) SANITARY SEWER MAIN & SERVICES (SDR-26)*

SECTION B: SANITARY SEWER & SERVICES (PVC) STORM SEWER (PVC) SANITARY MAIN & WATER MAIN (HDPE)

SECTION C: STORM SEWER (RCP)

* NOTE: ALL DUCTILE IRON SHALL BE SUBJECT TO POLYWRAP PER CITY ENGINEER

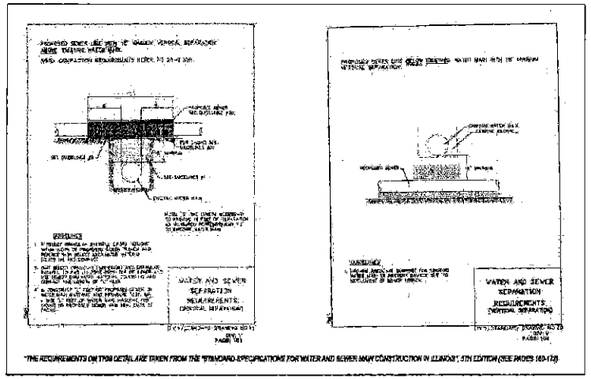
Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: TYPICAL TRENCH CROSS SECTION

Drawing Number: UG-03 | Date: 5/1/2007 | Drawn: EM | Checked: LZ

CRYSTAL LAKE ILLINOIS Engineering Division

US-04a



*THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", 5TH EDITION (SEE PAGES 163-173)

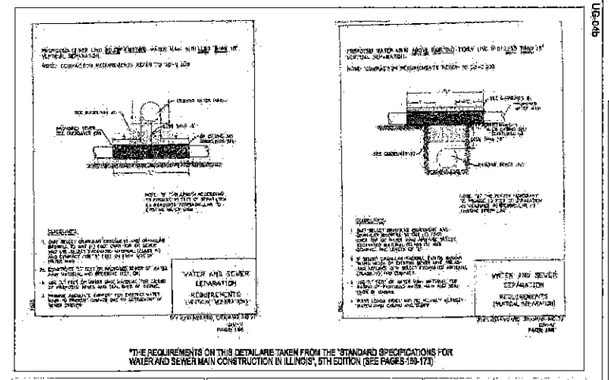
Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: WATER AND SEWER SEPARATION REQUIREMENTS

Drawing Number: UG-04a | Date: 4/1/2007 | Drawn: EM | Checked: LZ

CRYSTAL LAKE ILLINOIS Engineering Division

US-04b



*THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", 5TH EDITION (SEE PAGES 163-173)

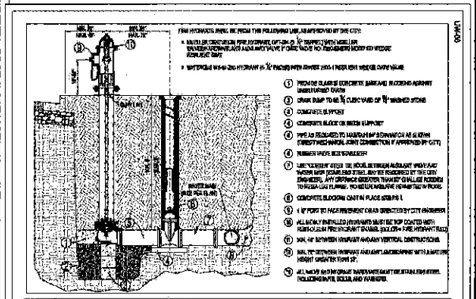
Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: WATER AND SEWER SEPARATION REQUIREMENTS

Drawing Number: UG-04b | Date: 4/1/2007 | Drawn: EM | Checked: LZ

CRYSTAL LAKE ILLINOIS Engineering Division

UW-06



FIRE HYDRANTS SHALL BE INSTALLED THE FOLLOWING LINE, ADAPTED FROM THE CITY:

- VALVES OF CONSTRUCTION PIPE SHOWING, OPTION B, 6" DIAMETER MAIN LINE
- STANDARD CONNECTIONS & MAIN WHITE PIPE, SIZES NOT REQUIRED BOTH END VALVE
- WATER MAIN TO BE 6" CLASS C MIN. OF 12" TRENCHED STONE

1. THRUST BLOCKS OF CONCRETE (MIX AND BLOCKING AGAINST UNDISTURBED EARTH)
2. DRAIN RAM TO BE 6" CLASS C MIN. OF 12" TRENCHED STONE
3. CONCRETE SUPPORT
4. CONCRETE BLOCK OR BRICK SUPPORT
5. PIPE AS REQUIRED TO MAINTAIN MIN. SEPARATION AS NOTED DIRECTIONS MANUAL JOINT CONNECTION IF APPROVED BY CITY)
6. RUBBER RINGS SEE SPECIFICATION
7. USE "CEMENT MIXED" TYPE SEWER, BITUMINOUS RESILIENT JOINT AND "MORTAR MIX" (CEMENT AND SAND) TYPE, SEE SPECIFICATIONS OF THIS CITY ENGINEERS. ANY DEVIANCE FROM THESE SHALL BE NOTED TO YOUR GAS PLANNER. PROTECTION MEASURE AGAINST SEWER PIPES.
8. CONCRETE BLOCKING UNDER PLACE STEPS 1
9. 4" PIPING TO FACE PERPENDICULAR DIRECTION BY CITY ENGINEER
10. ALL BOLTS INSTALLED (FOR WATER MAIN) MUST BE HOT COATED WITH ASPHALTUM PROTECTIVE PAINT (BOLTS, BOLTS + NUTS, FIRE HYDRANT, ETC.)
11. MIN. OF 18" BETWEEN UNDERGROUND AND ANY VERTICAL OBSTRUCTIONS.
12. MIN. 10" BETWEEN THE WATER MAIN AND SEWER PIPE WITH A MINIMUM HEIGHT GREATER THAN 20".
13. ALL MAINS AND THE GROUND WATER MAINS MUST BE INSTALLED WITH TRACER WIRE, TELECOMMUNITE, CABLE AND WARNING.

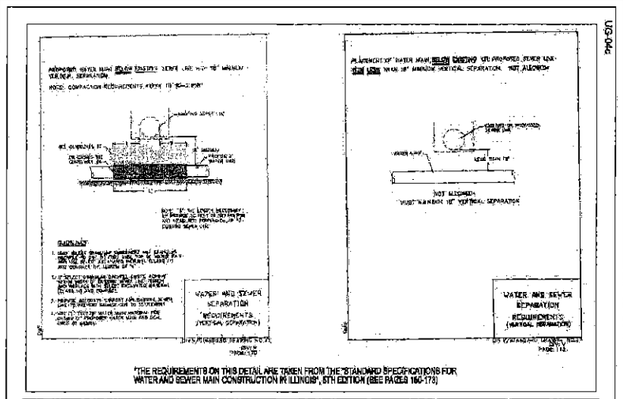
Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: FIRE HYDRANT

Drawing Number: UW-06 | Date: 10/2/2007 | Drawn: EM | Checked: JN

CRYSTAL LAKE ILLINOIS Engineering Division

UG-04c



*THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", 5TH EDITION (SEE PAGES 160-173)

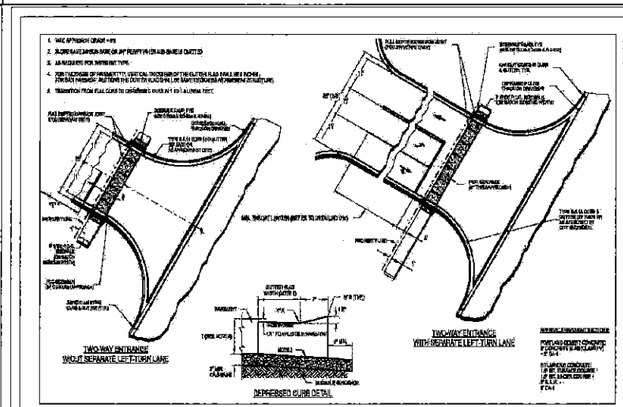
Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: WATER AND SEWER SEPARATION REQUIREMENTS

Drawing Number: UG-04c | Date: 4/15/2007 | Drawn: EM | Checked: LZ

CRYSTAL LAKE ILLINOIS Engineering Division

RD-01a



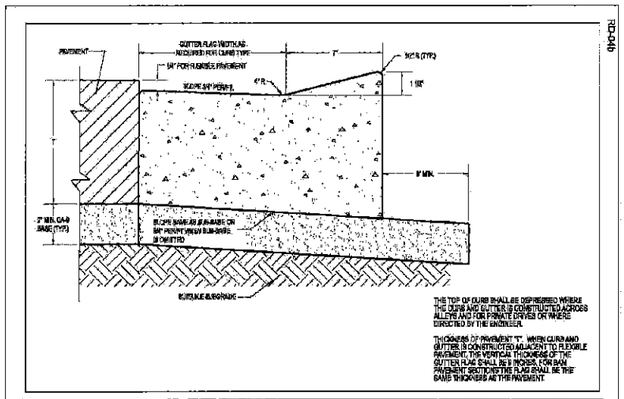
Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: DRIVEWAY: NON-RESIDENTIAL APPROACH

Drawing Number: RD-01a | Date: 8/1/2007 | Drawn: EM | Checked: LZ

CRYSTAL LAKE ILLINOIS Engineering Division

RD-04b



THE TOP OF CURB SHALL BE DEPRESSED WHERE THE CURB AND GUTTER IS CONSTRUCTED ACROSS ALLEYS AND FOR PRIVATE DRIVES OR WHERE DIRECTED BY THE ENGINEER.

THICKNESS OF PAVEMENT "T", WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, THE VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE 8 INCHES. FOR BAY PAVEMENT SECTIONS THE FLAG SHALL BE THE SAME THICKNESS AS THE PAVEMENT.

Approved: City Engineer — Victor C. Ramirez, P.E., Director of Engineering and Building

Drawing Name: DEPRESSED CURB: DETAIL

Drawing Number: RD-04b | Date: 4/1/2007 | Drawn: EM | Checked: MS

CRYSTAL LAKE ILLINOIS Engineering Division

#	DATE	REMARKS
1	4/29/13	Issued for Permit

SCHEFLOW engineers

1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

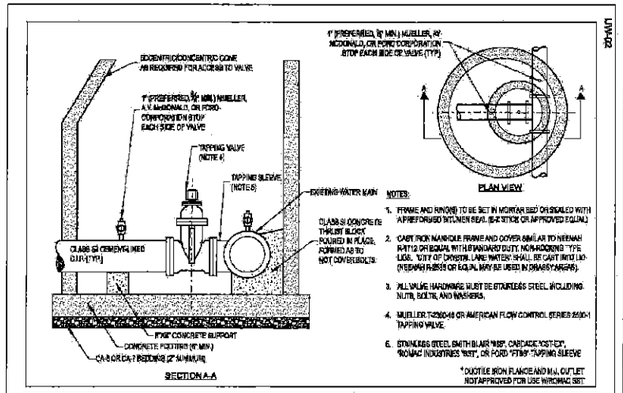
Crystal Lake, Illinois

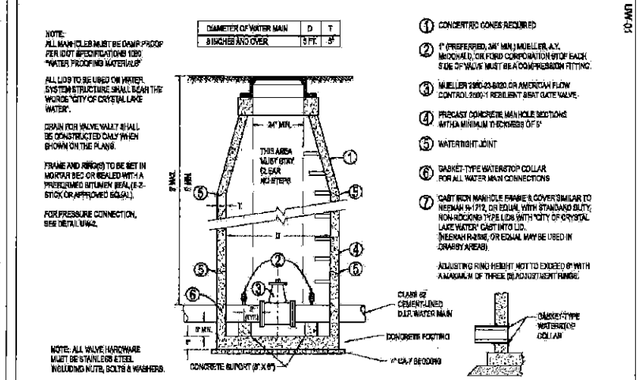
GOODWILL
Lot 4 Lutter Corner

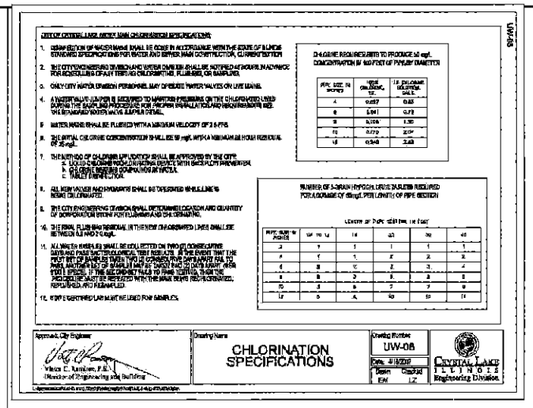
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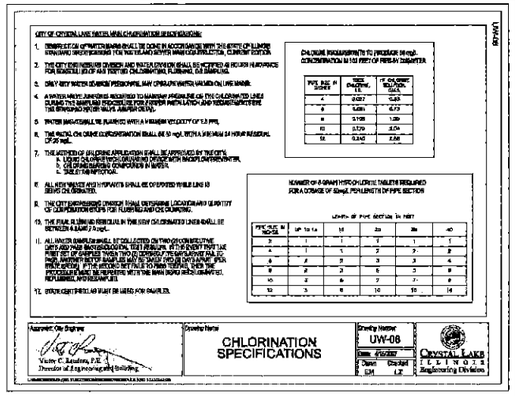
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DRAWN BY	JOB NO.
E.K.M.	4905
CHECKED BY	SHEET NO.
F.C.C.	C6 of 9

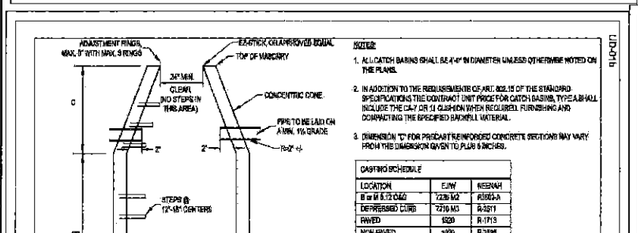
4905

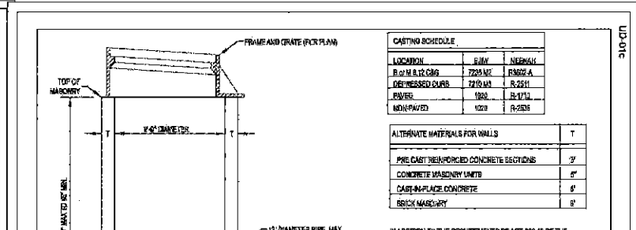


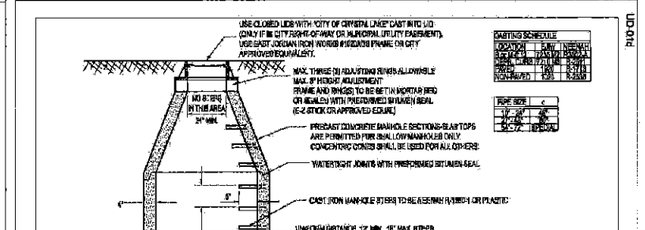


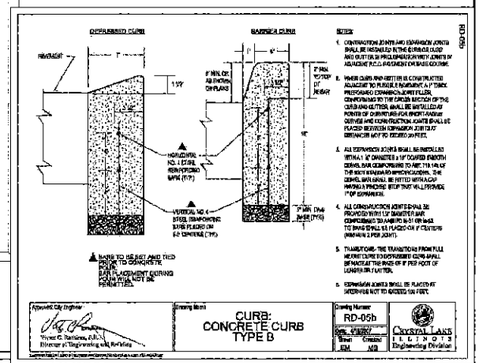


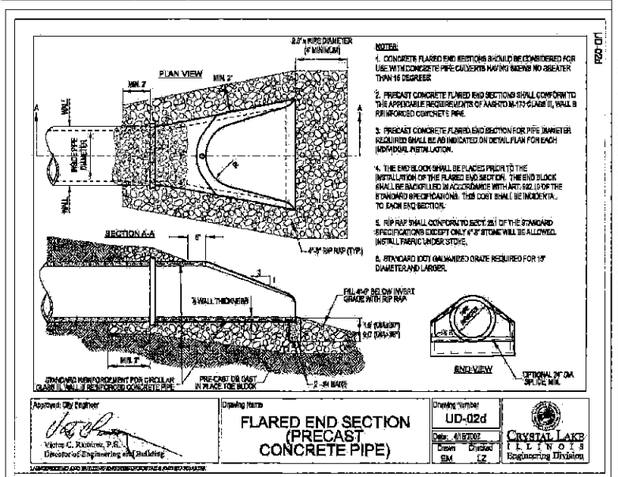


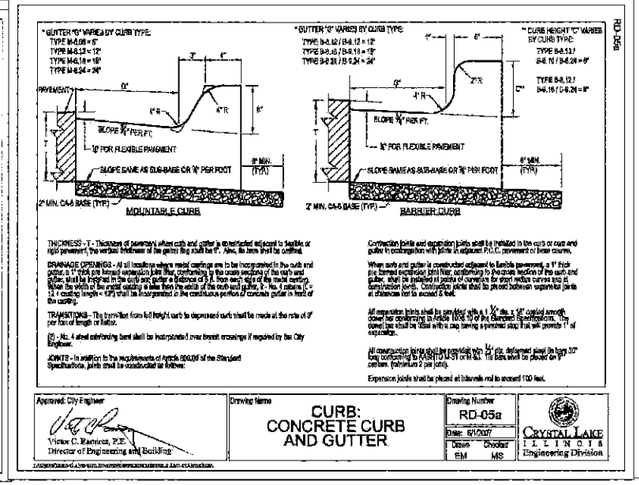


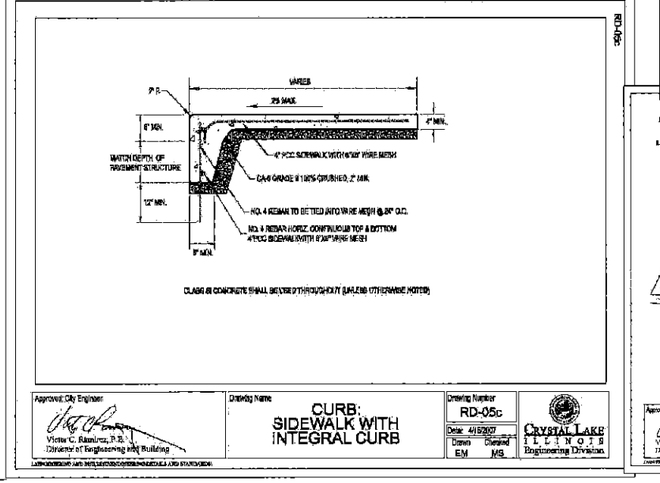


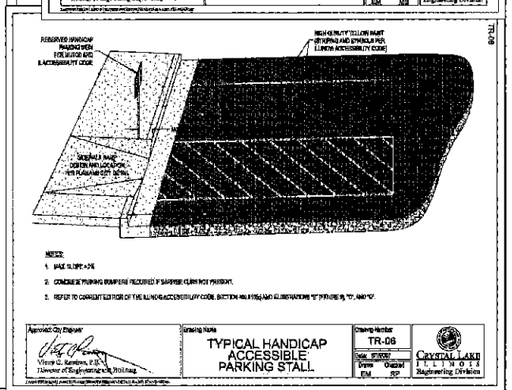












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	4/29/13	Issued for Permit

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1814 GRANDSTAND PLACE
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fax 847.697.7099
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Firm License No. 184-001104

Crystal Lake, Illinois
GOODWILL
Lot 4 Lutter Cener
DETAIL SHEET

SCALE	NONE
DATE	4-29-13
DRAWN BY	E.K.M.
JOB NO.	4905
CHECKED BY	F.C.C.
SHEET NO.	C7 of 9

4905

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	7	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_R3_(PULSE_START).ies	22500	0.72	295
	S1	11	TWAC 100M	SPECIFICATION BUILDING MOUNTED LUMINAIRE, 100W MH, W/CLEAR LAMP.	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	TWAC_100M.ies	8500	0.72	140
	S2	9	TWAC 100M	SPECIFICATION BUILDING MOUNTED LUMINAIRE, 100W MH, W/CLEAR LAMP.	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	TWAC_100M.ies	8500	0.72	140
	B	1	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_R3_(PULSE_START).ies	22500	0.72	575
	C	1	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_R3_(PULSE_START).ies	22500	0.72	575

STATISTICS

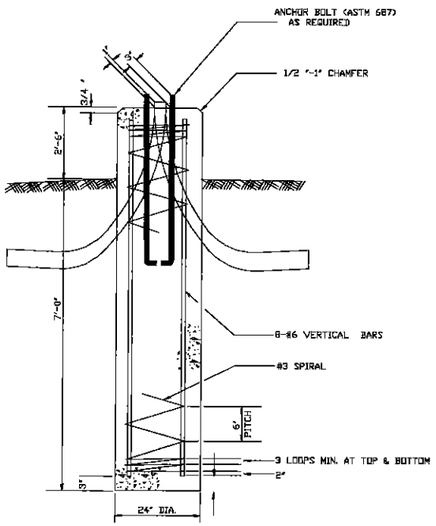
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Calc Zone	+	1.6 fc	11.8 fc	0.0 fc	N/A	N/A
Parking Area only	X	2.6 fc	10.3 fc	0.2 fc	51.50	13.01

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	MH	Orientation	Tilt	Aim X	Aim Y	Z
1	A	98.4	106.3	20.0	71.0	0.0	97.7	108.7	0.0
2	A	99.4	233.0	20.0	105.4	0.0	100.7	232.8	0.0
3	A	153.8	367.1	20.0	119.3	0.0	155.1	366.5	0.0
4	A	236.7	328.4	20.0	-36.5	0.0	237.9	329.5	0.0
5	A	162.1	278.4	20.0	-36.6	0.0	161.3	277.8	0.0
6	B	131.1	157.8	20.0	54.2	0.0			
7	A	168.8	101.3	20.0	51.1	0.0	169.9	102.1	0.0
8	C	264.0	110.3	20.0	-64.3	0.0			
9	A	354.5	178.2	20.0	-40.8	0.0	353.6	178.2	0.0
10	S1	215.2	150.6	13.4	236.3	0.0	215.2	150.6	0.0
11	S1	208.8	159.3	13.4	236.3	0.0	208.8	159.3	0.0
12	S1	201.2	172.4	13.4	236.3	0.0	201.2	172.4	0.0
13	S1	200.5	173.4	13.4	236.3	0.0	200.5	173.4	0.0
14	S1	188.5	190.4	13.4	236.3	0.0	189.5	190.4	0.0
15	S1	184.6	198.0	13.4	236.3	0.0	184.6	198.0	0.0
16	S2	174.8	212.7	12.0	236.3	0.0	174.8	212.7	0.0
17	S2	169.2	220.8	12.0	236.3	0.0	169.2	220.8	0.0
18	S2	161.6	249.2	12.0	-33.7	0.0	161.6	249.2	0.0
19	S2	190.0	269.5	12.0	-33.7	0.0	190.0	269.5	0.0
20	S2	217.1	285.0	12.0	-33.7	0.0	217.1	285.0	0.0
21	S1	237.3	298.0	13.4	-33.7	0.0	237.3	298.0	0.0
22	S1	243.7	302.1	13.4	-33.7	0.0	243.7	302.1	0.0
23	S1	257.4	302.0	13.4	56.3	0.0	257.4	302.0	0.0
24	S2	295.5	310.9	12.0	-33.7	0.0	295.5	310.9	0.0
25	S2	342.6	221.8	12.0	146.3	0.0	342.6	221.5	0.0
26	S1	231.5	146.8	13.4	146.3	0.0	231.5	146.8	0.0
27	S1	242.1	156.7	13.4	146.3	0.0	242.1	156.7	0.0
28	S2	287.3	186.2	12.0	146.3	0.0	287.3	186.2	0.0
29	S2	283.4	170.7	12.0	146.3	0.0	283.4	170.7	0.0



Plan View



FOUNDATION DETAIL

#	DATE	REMARKS
	4/29/13	Issued for Permit

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

Crystal Lake, Illinois

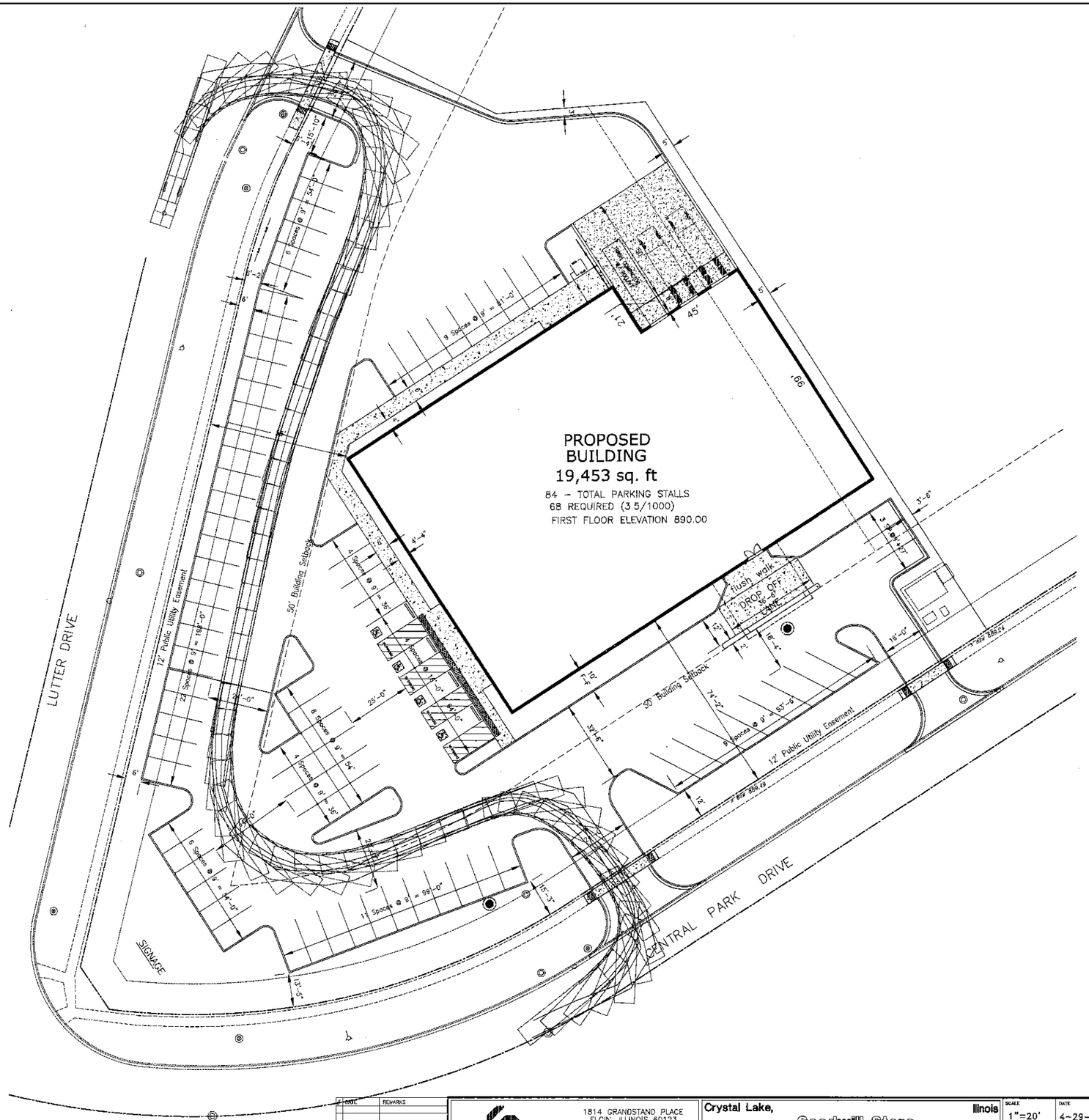
Goodwill Store
Lot 4 Lutter Center

LIGHTING PLAN

SCALE	DATE
NTS	4-29-13
DRAWN BY	JOB NO.
E.K.M.	4905
CHECKED BY	SHEET NO.
F.C.C.	C8 of C9

4905

4905



#	DATE	REMARKS

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. (84-001104

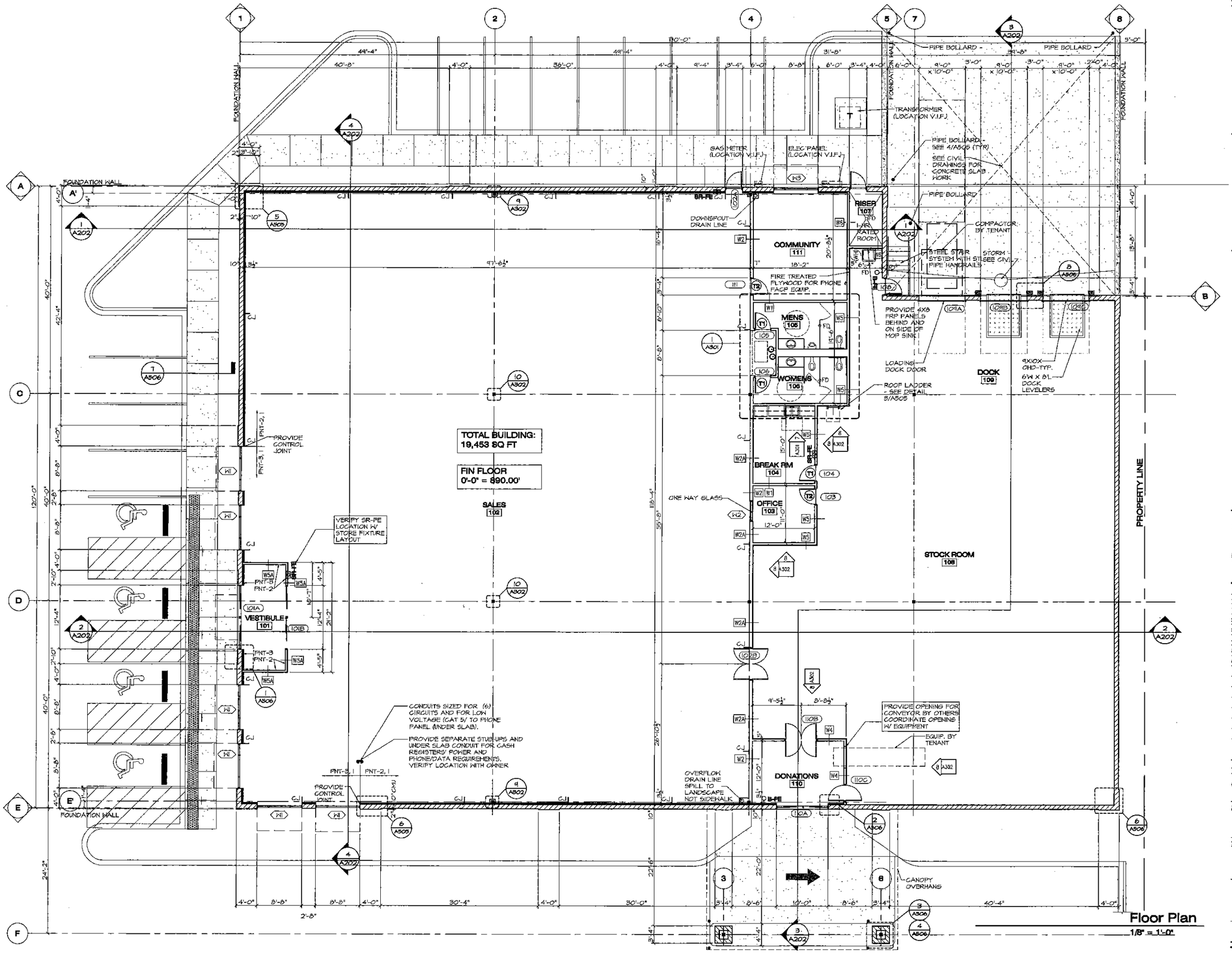
Crystal Lake, Illinois

Goodwill Store
Lot 4 Lutter Center

Truck Turning Exhibit

SCALE	DATE
1"=20'	4-29-13
DRAWN BY	JOB NO.
E.K.M.	4905
CHECKED BY	SHEET NO.
F.C.C.	C9 of 9

4905



Floor Plan
1/8" = 1'-0"

McClellan Blakemore Architects
400 North First Street
Rockford, Illinois 61107
Telephone 815-227-0333
Facsimile 815-227-0334
Web www.m-b-arch.com

CORD CONSTRUCTION CO.
1322 E. State Street
Rockford, Illinois
Tel. 815-965-6630
Fax 815-965-6641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-09-13	Floor Plan for Review
3.	04-08-13	Owner Review Meeting
4.	04-08-13	Floor Plan Changes
5.	04-23-13	90% Owner Review
6.	04-29-13	Issued for Permit

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MBA Project No. 1305
CORD Project No. 7334

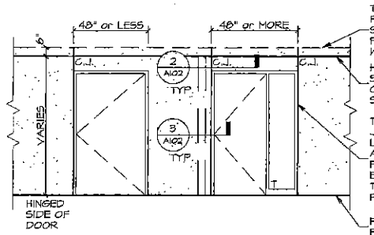
Scale 1/8" = 1'-0"

Sheet Title
FLOOR PLAN

Sheet No. A101

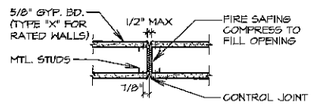
NORTH / TRUE NORTH

PROFESSIONAL DESIGN FIRM REGISTRATION # 184-003342



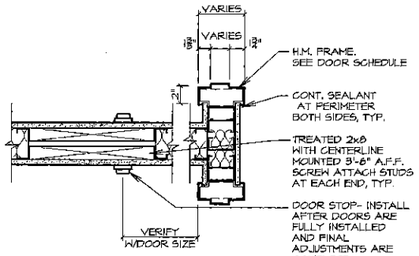
1 Typical Control Joint at Door

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



2 Typical Control Joint Detail

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



3 Typical Door Bumper Blocking Detail

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

Door & Frame Schedule

NUMBER	DOOR LOCATION	DOOR SG/PR/ OH/ SL	DOOR WIDTH ACTIVE	DOOR WIDTH INACTIVE	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR TYPE ACTIVE	DOOR TYPE INACTIVE	FRAME MATERIAL	FRAME TYPE	LABEL MINUTES	GLAZING DOOR	GLAZING FRAME	REMARKS
101A	VESTIBULE - EXT. ENTRY	SL	3'-0"	---	7'-0"	1 3/4"	ALUM	D8	---	ALUM	F7	---	TYPE 1	TYPE 1	NOTE 4, 5, 10
101B	VESTIBULE - INT. ENTRY	SL	3'-0"	---	7'-0"	1 3/4"	ALUM	D8	---	ALUM	F5	---	TYPE 2	---	NOTE 4, 5, 10
102A	SALES	SG	3'-0"	---	7'-0"	1 3/4"	HM	D1	---	HM	F2	---	---	---	NOTE 1, 7
102B	SALES	PR	3'-0"	---	7'-0"	3/4"	PLASTIC	D6	---	NOTE 3	F4	---	NOTE 2	---	NOTE 2, 3, 9
103	OFFICE	SG	3'-0"	---	7'-0"	1 3/4"	HM	D2	---	HM	F1	---	TYPE 2	---	NOTE 1
104	BREAKROOM	SG	3'-0"	---	7'-0"	1 3/4"	HM	D2	---	HM	F1	---	TYPE 2	---	NOTE 1
105	MENS TOILET ROOM	SG	3'-0"	---	7'-0"	1 3/4"	HM	D1	---	HM	F1	---	---	---	NOTE 1
106	WOMENS TOILET RM	SG	3'-0"	---	7'-0"	1 3/4"	HM	D1	---	HM	F1	---	---	---	NOTE 1
107	RISER ROOM	SG	3'-0"	---	7'-0"	1 3/4"	HM	D1	---	HM	F2	---	---	---	NOTE 1, 12
108	STOCK RM - SIDE DR.	SG	3'-0"	---	7'-0"	1 3/4"	HM	D1	---	HM	F2	---	---	---	NOTE 1, 7
109A	STOCK ROOM - COMP	OH	9'-0"	---	10'-0"	2"	STL	D9	---	---	---	---	VISION LITE	---	NOTE 6
109B	STOCK ROOM-LOAD	OH	9'-0"	---	10'-0"	2"	STL	D9	---	---	---	---	VISION LITE	---	NOTE 6
109C	STOCK ROOM-LOAD	OH	9'-0"	---	10'-0"	2"	STL	D9	---	---	---	---	VISION LITE	---	NOTE 6
110A	DONATIONS-EXT DR	SL	3'-0"	---	7'-0"	1 3/4"	ALUM	D7	---	ALUM	F6	---	TYPE 1	TYPE 1	NOTE 4, 8, 10
110B	DONATIONS-DBL DR	PR	3'-0"	---	7'-0"	3/4"	PLASTIC	D6	---	NOTE 3	F4	---	NOTE 2	---	NOTE 2, 3, 9
110C	DONATIONS-SIDE DR.	SG	3'-0"	---	7'-0"	3/4"	PLASTIC	D5	---	NOTE 3	F3	---	NOTE 2	---	NOTE 2, 3, 9
111	COMMUNITY ROOM	PR	3'-0"	3'-0"	7'-0"	1 3/4"	HM	D2	---	HM	F1	---	---	---	NOTE 1

Hardware Schedule

	PIVOT HINGES	HINGE 3 PAIR	HINGE 1 1/2 PAIR	LOCKSET	DEAD BOLT/ LATCH SET	PASSAGE SET	CLOSET SET	KELLER LOCKBOXES	PUSH	PULL	WALL STOP	FLOOR STOP	PUSH / PULL SET	PUSH / DEAD BOLT SET	DOOR SILENCERS	ASTRAGALS	CLOSER	CLOSER W/ STOP	WEATHERSTRIP	SOUNDPROOF	AUTO DOOR BOT.	THRESHOLD	KICKPLATE 1	KICKPLATE 2	SILENCERS	BALANCER	PT. AL. DR. SYSTEM	ELECTRIC STRIKE	CARD READER SYS.	CARD READER	MONITORS SIGN	OVERHEAD HARDWARE	20" ELIASON CORP SLIMLINE
101A																		●	●							▲						■
101B																		●	●							▲						■
102A				●																		●										
102B																																
103			●●								●																					
104			●			●					●												●			●						
105			●							●●	●							●					●			●						
106			●							●●	●							●					●			●						
107			●●															●	●				●			●						
108			●●															●	●				●			●						
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110A																											▲					
110B																																
110C											●																					
111			●●								●															●						

Door and Frame Remarks:

NOTE 1: HOLLOW METAL DOORS AND FRAMES TO BE PAINTED IN THE FIELD. PAINT COLOR AS SELECTED BY ARCHITECT.

NOTE 2: DOUBLE-ACTING INDUSTRIAL MEDIUM IMPACT TRAFFIC DOORS AS MANUFACTURED BY ELIASON CORP. SEE ELIASON DOOR AND HARDWARE INFORMATION (ON THIS SHEET).

NOTE 3: FRAME FOR DOUBLE ACTING IMPACT DOORS (BY TENANT) TO BE 16 GA. CHANNEL FRAME AS MANUFACTURED BY ELIASON CORP. COLOR TO BE SELECTED BY ARCHITECT. FRAME FURNISHED AND INSTALLED BY GC.

NOTE 4: AUTOMATIC ENTRANCE DOORS TO COMPLY W/IBC SECTIONS 1008.1.1.3.3.

NOTE 5: TYPICAL STOREFRONT FRAMING TO BE 1 3/4" MILL FINISH ALUM. FRAMING SYSTEM W/ 1" LOW-E INSULATED GLAZING ON EXTERIOR WINDOWS. "T" INDICATES TEMPERED SAFETY GLAZING.

NOTE 6: OVERHEAD DOOR TO HAVE ELECTRIC OPERATOR.

NOTE 7: PROVIDE PEEPHOLE @ 5'-0" A.F.F. DOOR VIEWER TO BE BY ROCKWOOD-ASSA ABLOY: #620 (160 DEGREES VIEWING) FOR DOORS 1 3/8" TO 2" THICKNESS. BRIGHT CHROME (CRM) FINISH.

NOTE 8: NOT USED.

NOTE 9: PROVIDE ONE-WAY GLASS LITE (LITE TO BE VIEWED FROM STOCKROOM #108 LOOKING OUT TO DONATIONS AND SALES AREA.

NOTE 10: COORDINATE POWER REQUIREMENTS W/ ELECTRICAL DRAWINGS.

NOTE 11: NOT USED

NOTE 12: THE RISER ROOM DOOR WILL BE LABELED "SPRINKLER CONTROLS" WITH 4" MIN. LETTERS OF A COLOR THAT IS CONTRASTING TO THAT OF THE DOOR

Door and Frame General Notes:

A. ALL HARDWARE FOR DOORS IN THE MEANS OF EGRESS SHALL CONFORM TO NFPA NO. 101 AND IBC 2006.

B. ALL EXTERIOR DOORS TO HAVE NON-RISING FIXED HINGE PINS, UNLESS NOTED OTHERWISE.

C. ALL HOLLOW METAL DOORS & FRAMES TO BE PAINTED.

D. OPENINGS WITH CLOSER AND NO WALL/FLOOR STOP TO USE STOP ARM CLOSER.

E. ALL GLAZING SHALL BE TEMPERED WHERE REQ'D BY CODE.

F. ALL KEYING TO BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.

G. GC TO PROVIDE WOOD BLOCKING AT ALL WALL STOPS FOR ALL DOORS.

H. DOOR SUPPLIER TO VERIFY WALL THICKNESS AND COORDINATE WITH FRAME THICKNESS.

Glass Types

TYPE 1: 1" INSULATED LOW E - BOTH LITES TO BE FULLY TEMPERED.
TYPE 2: 1/4" TEMPERED - CLEAR

Hardware Manufacturers

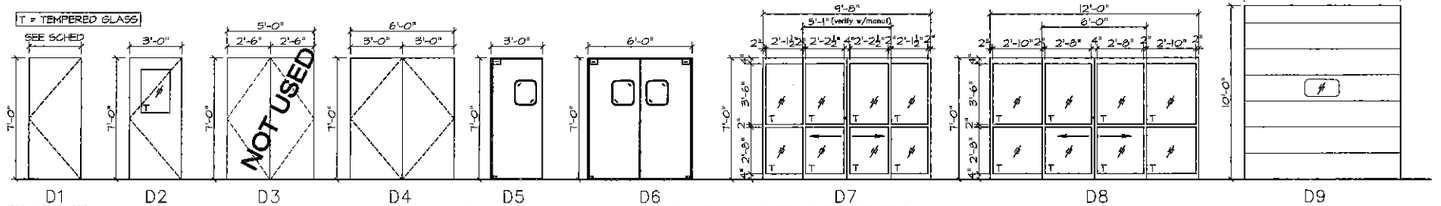
PRODUCT NAME	MANUFACTURER	MODEL/PART NUMBER	FINISH
HINGES	HAGER	BB1279 WITH STEEL PIN	689
LOCKSET	SCHLAGE-D SERIES EXTRA HEAVY DUTY GORMER		626 SATIN CHRM/ ATHENS LEVER
FULL PLATE SET	ROCKWOOD-ASSA ABLOY	111,130/130L (1" DIA X 10" CONCEALED MOUNT)	STAINLESS STEEL
CLOSER	SARGENT	350 SERIES / PS	MATCH US26D FINISH
WALL STOP	GLYNN JOHNSON	60N	US26D SATIN CHROMIUM
FLOOR STOP	GLYNN JOHNSON	FB-17	US26D SATIN CHROMIUM
DOOR SILENCERS	ANY	---	GREY
WOMEN SIGNAGE	ROCKWOOD	BRM60B	BLACK BACKGROUND
MEN SIGNAGE	ROCKWOOD	BRM60T	BLACK BACKGROUND
THRESHOLD	REESE	ADA COMPLIANT	MILL AL.
DRIP CAP	ANY	---	---
KICK PLATE	ROCKWOOD	8"X34"	STAINLESS STEEL
ALARMED RIM EXIT DEVICE	DETEX ("PUSH TO OPEN - ALARM WILL SOUND") ON IT	VALUE SERIES: V40 x EH - ALARMED RIM EXIT DEVICE, AC POWERED EXIT ALARM (12 VOLT HARDWIRE). PROVIDE DETEX MORTISE CYLINDER PART # 102280-7.	

Al. Sliding Door Hardware

AUTOMATIC DOOR OPERATOR	STANLEY	DURA-GLIDE 2000	MILL FINISH SEE ELECTRICAL DRAWINGS FOR ELECTRICAL REQUIREMENTS.

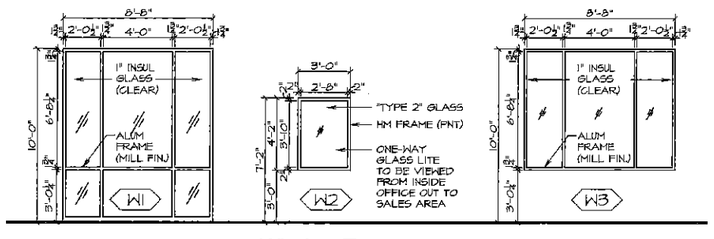
Eliason Door and Hardware

1. PROVIDE MEDIUM IMPACT TRAFFIC DOORS - MODEL RP-11 PLUS.
2. DOOR BODY = POLYMER CELL CORE WITH 3" SOLID ABS FRAME, .75"TOTAL DOOR THICKNESS.
3. FINISH: .100" THICK HIGH IMPACT THERMOPLASTIC EXTERIOR. COLOR TO BE "DOVE GRAY".
4. WINDOW: 14"X16" CLEAR ACRYLIC SET IN BLACK RUBBER MOLDING. PROVIDE ONE-WAY GLASS LITE (TO BE VIEWED FROM THE STOCK ROOM OUT).
5. BACK CHANNEL: 14 GA GALVANNEALED, POWDER COATED SATIN BLACK.
6. PAIR OF DOORS HARDWARE: 72"X84" FINISHED OPENING. #140-465 (PIIPLUS ACCESSORIES & OPTIONS); #140-64Z-1 (HDWE, ASSY ZINC HCP/PII+/PMP2 ABS COVER; #170-18210-3 (COVER, HDWE, ABS GRAY W/LABEL; #140-425C-2 (MIN ASSY, SCP/SPII+ 14"X16" CLEAR; #170-01561 (DURATEX, GRAY .100 X 36 X 83 10-A16758 SABIC 3800; #150-84 (NO JAMB GUARD).
7. SINGLE DOOR HARDWARE: 36"X84" FINISHED OPENING. #140-465 (PIIPLUS ACCESSORIES & OPTIONS); #140-64Z-1 (HDWE, ASSY ZINC HCP/PII+/PMP2 ABS COVER; #170-18210-3 (COVER, HDWE, ABS GRAY W/LABEL; #140-425C-2 (MIN ASSY, SCP/SPII+ 14"X16" CLEAR; #170-01561 (DURATEX, GRAY .100 X 36 X 83 10-A16758 SABIC 3800; #150-84 (NO JAMB GUARD).
8. RECOMMENDED DEALER: EASY SWING DOOR DIVISION (9229 SHAVER RD, PORTAGE, MI. 49024 (PH: 800-828-3659) (FAX: 800-828-3577).



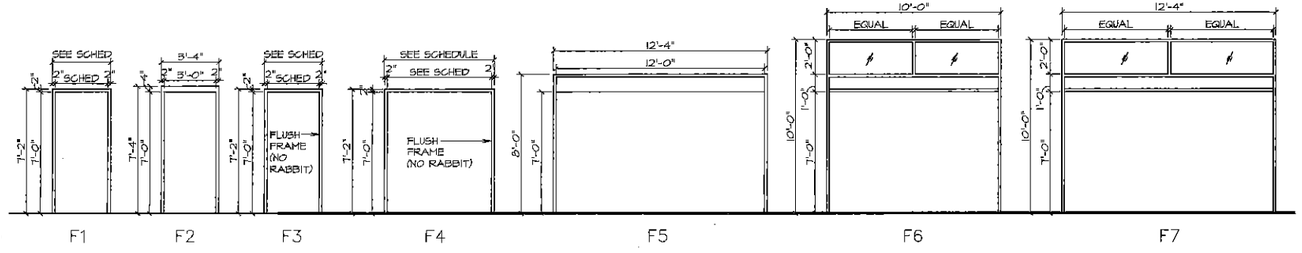
Door Types

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



Window Types

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



Frame Types

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

McClellan Blakemore Architects
400 North First Street
Rockford, Illinois 61107
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Web www.m-b-arch.com

CORD CONSTRUCTION CO
1322 E. State Street
Rockford, Illinois
Tel. 815-965-6630
Fax 815-965-6641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-03-13	Floor Plan for Review
3.	04-08-13	Owner Review Meeting
4.	04-09-13	Floor Plan Changes
5.	04-23-13	90% Owner Review
6.	04-29-13	Issued for Permit

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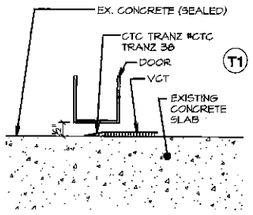
MBA Project No. 1305
CORD Project No. 7334

Scale: AS NOTED

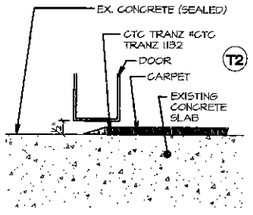
Sheet Title: DOOR/FRAME SCHEDULE, DOOR/ FRAME TYPES, DETAILS

Sheet No. A102

PROFESSIONAL DESIGN FIRM REGISTRATION # 184-003342



THRESHOLD (CONCRETE/VCT)



THRESHOLD (CONCRETE/CARPET)

Room Finish Schedule

IDENTIFICATION		FLOORING		WALLS				CEILING		
RM. NO.	ROOM NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	MAT/FIN	HEIGHT	REMARKS
101	VESTIBULE	SEALED CONCRETE	RB-1	NEW GYP BD/PNT-2, PNT-1	NEW GYP BD/PNT-2, PNT-1	NEW GYP BD/PNT-3, PNT-1	NEW GYP BD/PNT-3, PNT-1	LACP-1	11'-0"	7
102	SALES	SEALED CONCRETE	RB-1	NEW GYP BD/PNT-2, PNT-1	NEW GYP BD/PNT-2, PNT-1	NEW GYP BD/PNT-2, PNT-3, PNT-1	NEW GYP BD/PNT-2, PNT-3, PNT-1	EXPOSED CEILING/PNT-6	SEE BLDG SECTIONS	2, 7, 10
103	OFFICE	CPT-1	RB-1	NEW GYP BD/PNT-2	NEW GYP BD/PNT-2	NEW GYP BD/PNT-2	NEW GYP BD/PNT-2	LACP-1	9'-0"	
104	BREAKROOM	VCT-1	RB-1	NEW GYP BD/PNT-3	NEW GYP BD/PNT-3	NEW GYP BD/PNT-3	NEW GYP BD/PNT-3	LACP-1	9'-0"	1, 11
105	MENS TOILET ROOM	VCT-1	RB-2 (6")	NEW GYP BD/PNT-4	NEW GYP BD/PNT-4	NEW GYP BD/PNT-4	NEW GYP BD/PNT-4	GYP/PNT-6	9'-0"	1, 3, 11
106	WOMENS TOILET RM	VCT-1	RB-2 (6")	NEW GYP BD/PNT-4	NEW GYP BD/PNT-4	NEW GYP BD/PNT-4	NEW GYP BD/PNT-4	GYP/PNT-6	9'-0"	1, 3, 11
107	RISER ROOM	SEALED CONCRETE	RB-1	NEW GYP BD/PNT-1	NEW GYP BD/PNT-1	NEW GYP BD/PNT-1	NEW CMU /PNT-1	EXPOSED CEILING	SEE BLDG SECTIONS	
108	STOCK ROOM	SEALED CONCRETE	RB-1	NEW CMU /PNT-1	NEW CMU /PNT-1 (NOTE 4)	NEW CMU /PNT-1	NEW GYP BD/PNT-1 (NOTE 4)	EXPOSED CEILING	SEE BLDG SECTIONS	4, 8, 10
109	DOCK	SEALED CONCRETE	RB-1	NEW CMU /PNT-1	NEW CMU /PNT-1	---	NEW GYP BD/PNT-1 (NOTE 4)	EXPOSED CEILING	SEE BLDG SECTIONS	4
110	DONATIONS ROOM	SEALED CONCRETE	RB-1	NEW GYP BD/PNT-1	NEW CMU /PNT-1	NEW GYP BD/PNT-1	NEW GYP BD/PNT-1	GYP/PNT-6	11'-0"	
111	COMMUNITY ROOM	CPT-1	RB-1	NEW GYP BD/PNT-2	NEW GYP BD/PNT-2	NEW GYP BD/PNT-2	NEW GYP BD/PNT-2	LACP-1	9'-0"	

Room Finish Schedule Remarks

1. SEE SHEETS A801 & A802 FOR INTERIOR ELEVATIONS AND FINISH DETAILS. SEE SHEET A401 FOR REFLECTED CEILING PLAN.
2. PAINT ROOF STRUCTURE, DECKING, AND ALL EXPOSED DUCTWORK, CONDUIT, PIPING, ETC. IN THE EXPOSED CEILING IN THE SALES AREA. COLOR TO BE PNT-6.
3. PROVIDE 6" RUBBER COVE BASE IN TOILET ROOMS.
4. PROVIDE 4'-0" HIGH FIRE-TREATED PLYWOOD ON ALL GYP BD WALLS IN THE STOCKROOM/DOCK. MOUNT AT FLOOR LEVEL. DO NOT PAINT FIRE-TREATED PLYWOOD. APPLY 4" COVE RUBBER BASE OVER PLYWOOD.
5. NOT USED
6. NOT USED
7. PART OF SOUTH AND WEST WALL IN SALES AREA TO BE PNT-3 TO 9'-0" A.F.F. W/ PNT-1 ABOVE THE 9'-0" LINE. PART OF SOUTH AND WEST WALL AND NORTH WALL& EAST WALL TO BE PNT-2 TO 9'-0" A.F.F. W/ PNT-1 ABOVE THE 9'-0" LINE. THE PAINT DIVISION LINE (9'-0" A.F.F.) TO BE APPROVED BY ARCHITECT AND CLIENT IN THE FIELD. PROVIDE HORIZONTAL CONTROL JOINT AROUND THE VESTIBULE #101 AND SALES AREA #102. THIS WILL BE THE LINE FOR THE PAINT SEPARATION. ALSO SEE FLOOR PLAN FOR PAINT LOCATIONS IN THE VESTIBULE AND SALES AREA, NEAR THE MAIN ENTRY.
8. PROVIDE 4X8 FRP PANEL (48" A.F.F.) BEHIND AND ON SIDES OF MOP SINK.
9. FURNISH AND INSTALL ALL FLOOR TRANSITION STRIPS. SUBMIT FLOOR TRANSITION STRIP SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
10. PAINT EXPOSED STEEL COLUMNS. VERIFY COLOR W/ ARCHITECT.
11. SEAL AND BUFF ALL NEW VCT FLOORS

Room Finish Legend (FINAL APPROVAL OF ALL COLOR AND MATERIAL SELECTIONS BY OWNER)

TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR/FINISH	REMARKS
CPT-1	CARPET TILE	SHAW CONTRACT GROUP	COLLECTION- "MODULAR BOOKENDS" # 54250	PATTERN: "STEREO TILE" / COLOR: "MOSS #50310	1/4" TURN INSTALLATION
VCT-1	VINYL COMPOSITION TILE	ARMSTRONG COMMER	12"x12" IMPERIAL TEXTURE - STANDARD EXCELON VCT	#51908 "PENTER"	
RB-1	RUBBER BASE (4" HIGH)	JOHNSONITE	4" RUBBER BASE (SEE NOTE 5)	MOONROCK #29	
RB-2	RUBBER BASE (6" HIGH)	JOHNSONITE	6" RUBBER BASE (SEE NOTE 5,14)	MOONROCK #29	
PT-1	PAINT- WALLS	BENJAMIN MOORE	"WHITE DOVE" #1-06 (COLOR PREVIEW)	PROVIDE (1) PRIME COAT AND (2) FINISH COATS-EGGSHELL	WALLS AS NOTED
PT-2	PAINT - WALLS	BENJAMIN MOORE	"BLEEKER BEIGE #HC-80 (COLOR PREVIEW)	PROVIDE (1) PRIME COAT AND (2) FINISH COATS-EGGSHELL	WALLS AS NOTED
PT-3	PAINT - ACCENT WALLS	BENJAMIN MOORE	LA PALOMA GRAY #1551 (CLASSIC COLORS)	PROVIDE (1) PRIME COAT AND (2) FINISH COATS-EGGSHELL	ACCENT WALLS AS NOTED
PT-4	PAINT - WALLS	BENJAMIN MOORE	LA PALOMA GRAY #1551 (CLASSIC COLORS)	PROVIDE (1) PRIME COAT AND (2) FINISH COATS-EPOXY	TOILET ROOMS AS NOTED
PT-5	PAINT-H.M. FRAMES/H.M. DOORS	BENJAMIN MOORE	AMHERST GRAY #HC-167 (COLOR PREVIEW)	PROVIDE (1) PRIME COAT AND (2) FINISH COATS-SEMI-GLOSS	H.M. FRAMES & H.M.DOORS
PT-6	PAINT-GYP. BD. & EXPOSED CEILINGS	BENJAMIN MOORE	"WHITE DOVE" #1-06 (COLOR PREVIEW)	PROVIDE (1) PRIME COAT AND (2) FINISH COATS-FLAT	CEILINGS-DRYFALL@ SALES AREA
PLAM -1	PLASTIC LAMINATE - COUNTERTOP	PIONITE DECOR SURFC	# AG611 SUEDE	"GRAVEYARD OF THE ATLANTIC"	SEE GENERAL NOTE # 21(BELOW)
PLAM -2	PLASTIC LAMINATE - CABINETS	PIONITE DECOR SURFC	# SG203 SUEDE	"PUMICE".	SEE GENERAL NOTE # 21(BELOW)
TOILET PART	TOILET PARTITIONS	ACCURATE PARTITIONS	TOILET PARTITIONS - FLOOR & WALL MOUNTED	"#680 "WHITE"	
LACP-1	LAY IN ACOUSTIC CEILING	USG	RADAR - MEDIUM TEXTURED PANEL	2'x4'x5/8" (SLT EDGE) #2320	WHITE CEILING TILE
CLG GRID	CEILING GRID & WALL ANGLE MOLDING	USG	DONN DX/DXL GRID & WALL ANGLE MOLDING (M1) (SLT EDGE)	15/16" EXPOSED TEE SYSTEM	WHITE CEILING GRID

General Notes

1. ALL INTERIOR FINISHES TO HAVE A FLAME SPREAD OF CLASS II OR BETTER.
2. ALL VISIBLE WALL MOUNTED COVER PLATES AND ACCESS PANELS ARE TO BE METAL WITH FINISH TO MATCH ADJACENT PARTITION FINISHING, U.N.O.
3. ALL FIRE EXTINGUISHER CABINETS, AND MISCELLANEOUS SPECIALITIES ARE TO BE PAINTED TO MATCH ADJACENT SURFACE, UNLESS FACTORY FINISHED.
4. GENERAL CONTRACTOR TO SUBMIT THREE SAMPLES FOR REVIEW AND APPROVAL OF ALL WALL AND FLOOR FINISHES PRIOR TO COMMENCEMENT OF WORK.
5. PROVIDE COVE BASE WHERE WALL BASE IS SPECIFIED.
6. ALL WALLS TO BE PAINTED WALL FINISH PNT-1 (EGGSHELL FINISH), U.N.O. TOILET ROOM PAINT TO BE EPOXY PAINT.
7. ALL PAINT FOR HOLLOW METAL FRAMES AND HORIZONTAL PAINT GRADE SURFACES TO BE SEMI-GLOSS U.N.O.
8. ALL NEW GYP PARTITIONS THAT ARE SCHEDULED TO RECEIVE PAINT ARE TO BE TAPED, SANDED & PRIMED PRIOR TO FINAL WALL FINISH.
9. ALL DRYWALL SURFACES TO RECEIVE ONE COAT LATEX PRIMER SEALER AND TWO COATS EGGSHELL FINISH (TOILET ROOMS RECEIVE EPOXY FINISH) U.N.O. FINISH COATS TO BE UNIFORM AND SMOOTH IN COLOR, SHEEN AND TEXTURE.
10. ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR PARTICULAR SURFACE.
11. FLOORING CONTRACTOR TO VISIT SITE AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AS REQUIRED TO PROVIDE ACCURATE LAYOUTS OF ALL ITEMS SPECIFIED.
12. CONTRACTOR TO FLASH PATCH ALL AREAS ON THE FLOOR THAT ARE NOT LEVEL PRIOR TO INSTALLATION OF FLOORING.
13. FLOORING CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF ALL MEASUREMENTS AND TOTAL YARDAGE REQUIRED.
14. PER IBC CODE (1210.1), 6" HIGH WALL BASE TO BE USED IN ALL TOILET ROOMS.
15. CABINET INTERIORS TO BE WHITE MELAMINE.
16. G.C. TO CAULK ALL OPENINGS, JOINTS, AROUND WINDOWS, DOORS, WALLS TO WALLS, ETC.
17. PROVIDE 10% ATTIC STOCK ON ALL FLOORING (CARPETING AND VCT).
18. PROVIDE 100 L.F. OF EXTRA RUBBER BASE
19. PROVIDE 5 GALLONS ATTIC STOCK OF EACH PAINT COLOR/TYPE
20. ALL EXTERIOR H.M. DOORS TO BE PAINTED TO MATCH OVERHEAD DOOR COLOR.ALL OVERHEAD DOORS TO BE CLAYTONE COLOR. PROVIDE COLOR SAMPLE TO ARCHITECT FOR APPROVAL.
21. ALL CABINETS AND COUNTERTOPS ON CABINETS ARE TO BE PLASTIC LAMINATE CABINETS AND PLASTIC LAMINATE COUNTERTOPS (ON CABINETS) AS SPECIFIED IN ROOM FINISH LEGEND.

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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-03-13	Floor Plan for Review
3.	04-08-13	Owner Review Meeting
4.	04-09-13	Floor Plan Changes
5.	04-23-13	90% Owner Review
6.	04-29-13	Issued for Permit

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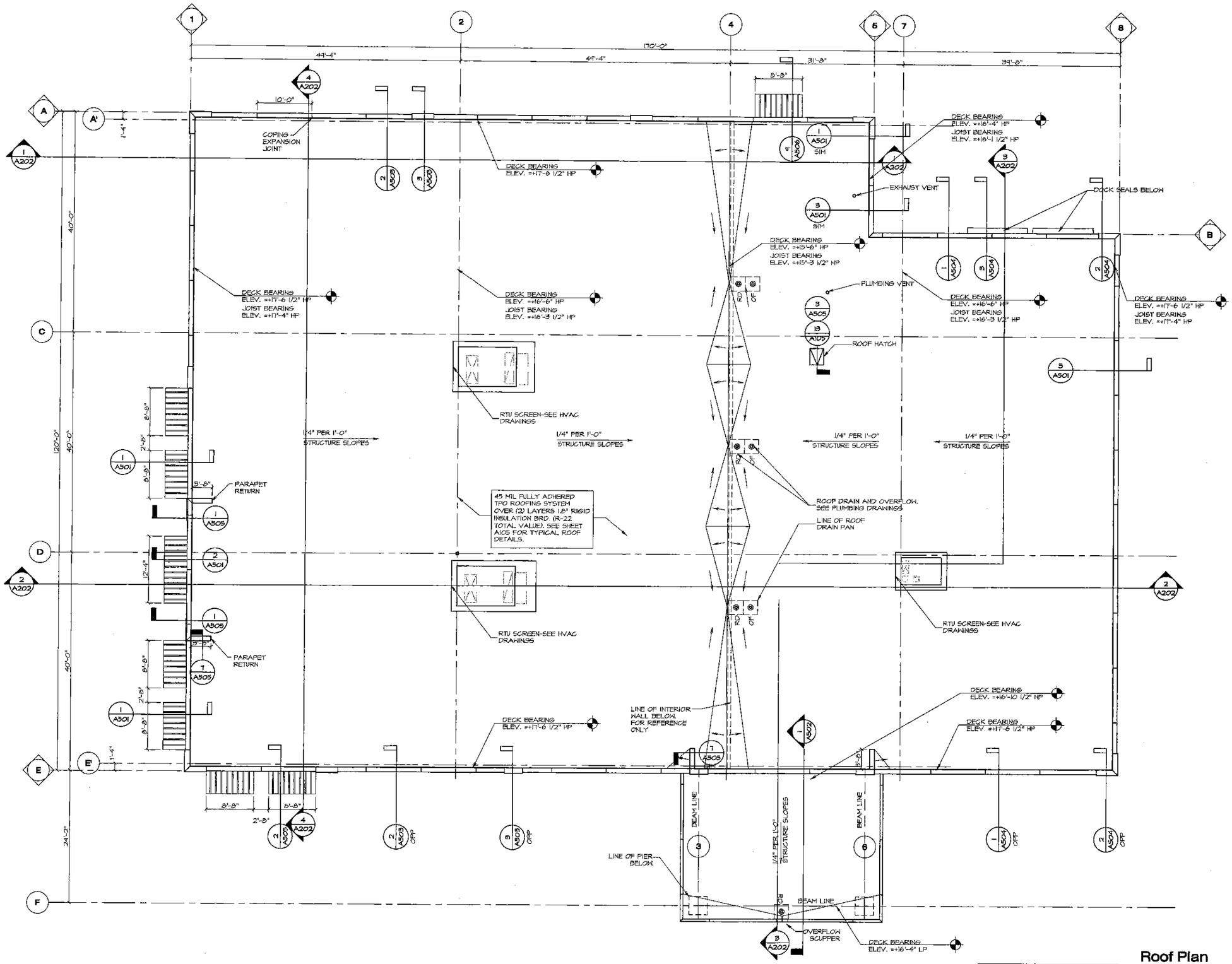
MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

Sheet Title
ROOM FINISH SCHEDULE / ROOM FINISH LEGEND

Sheet No.
A103

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Roof Plan

1/8" = 1'-0"

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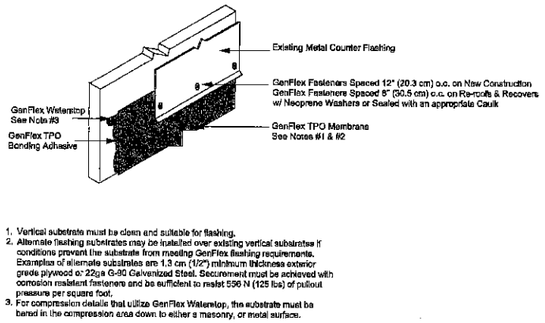
Scale
1/8" = 1'-0"

Sheet Title
ROOF PLAN

Sheet No.
A104

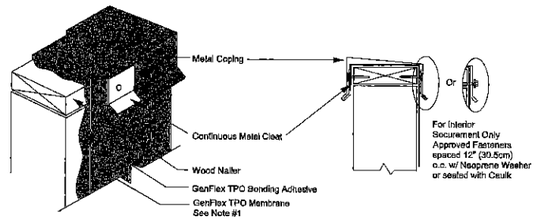
NORTH

PROFESSIONAL DESIGN FIRM REGISTRATION #
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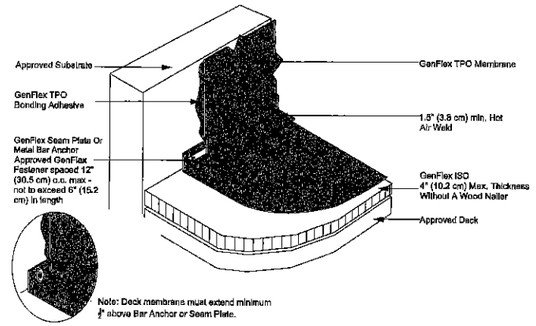
1. Vertical substrate must be clean and suitable for flashing.
2. Alternate flashing substrates may be installed over existing vertical substrates if conditions prevent the substrate from meeting GenFlex flashing requirements. Examples of alternate substrates are 1.3 cm (1/2") minimum thickness exterior grade plywood or 22ga G-90 Galvanized Steel. Securement must be achieved with corrosion resistant fasteners and be sufficient to resist 556 N (125 lbs) of pullout pressure per square foot.
3. For compression details that utilize GenFlex Waterstop, the substrate must be tested in the compression area down to either a masonry, or metal surface.

1 Common Counter Flashing & Membrane Securement
Scale: Not to Scale



1. TPO Membrane must extend over wood nailer and onto exterior wall or parapet surface a minimum of 12.7 mm (1/2")

2 Coping Termination Over Membrane Flashing
Scale: Not to Scale



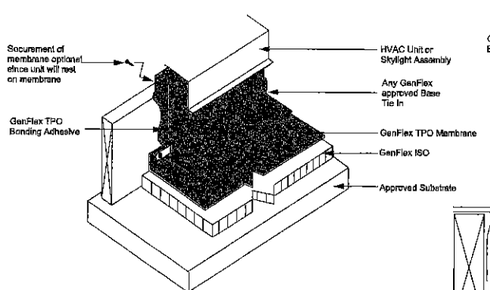
3 Vertical Wall Base Flashing
Scale: Not to Scale

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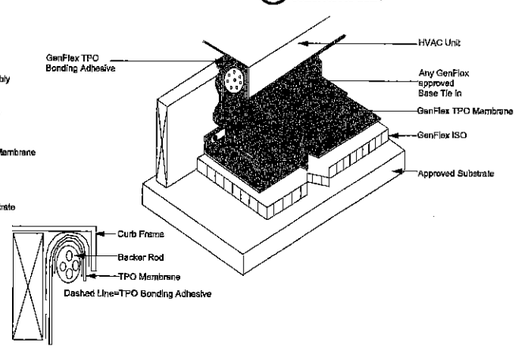
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NEW BUILDING FOR
Goodwill Northern Illinois

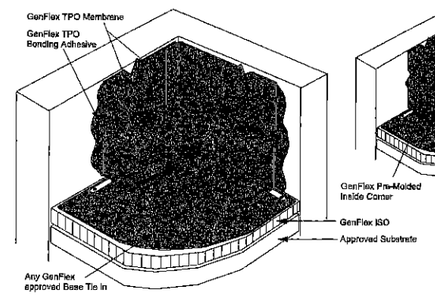
LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL
McHENRY COUNTY



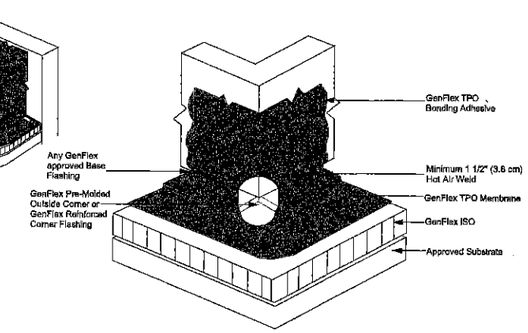
4 New Curb Flashing
Scale: Not to Scale



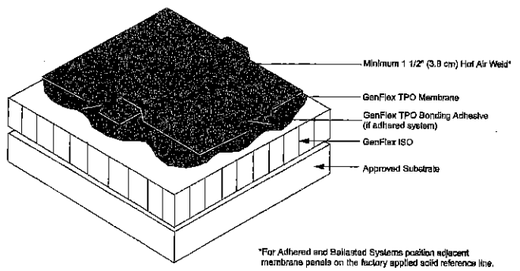
5 Curb/Skylight/Roof Hatch w/ Backer Rod Termination
Scale: Not to Scale



6 Pre-Molded Inside Corner
Scale: Not to Scale

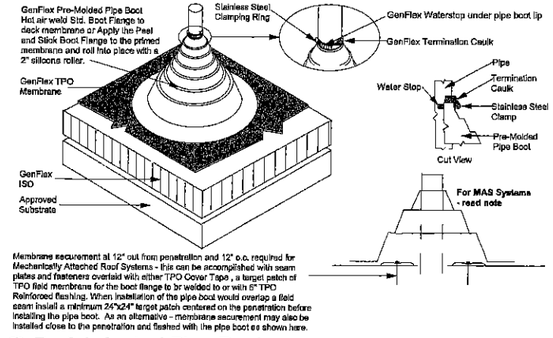


7 One Piece Flashing w/ Pre-Molded Outside Corner
Scale: Not to Scale

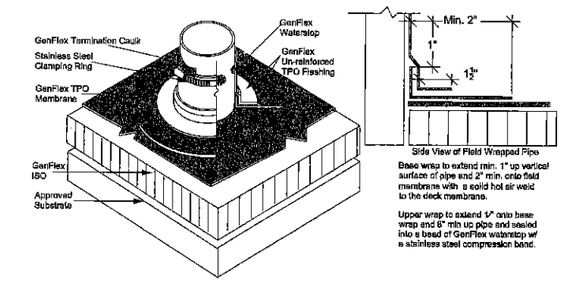


*For Adhered and Ballasted Systems position adjacent membrane panels on the factory applied solid reference line.

8 Hot Air Welded Seam
Scale: Not to Scale

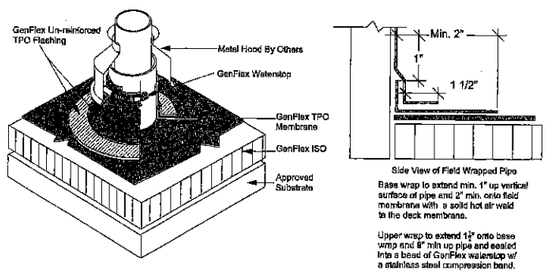


9 Prefabricated Pipe Boot
Scale: Not to Scale



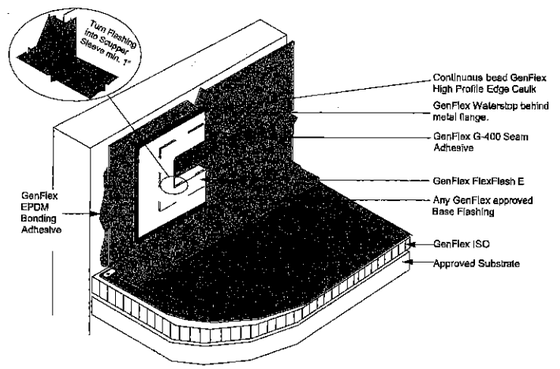
See membrane securement note on detail T-7.01. Securement must occur outside of boot flashing area for this condition.

10 Field Fabricated Pipe Wrap
Scale: Not to Scale

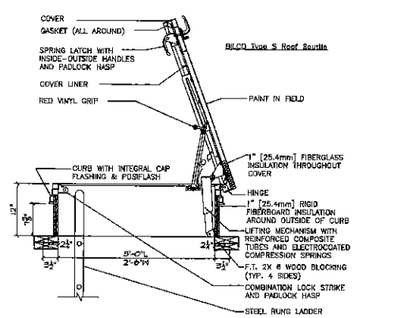


Refer to detail T-7.02 for Pipe Wrap Requirements and detail T-7.01 for membrane securement requirments. Hood to be secured and sealed to hot pipe and be fabricated so as to shed water and protect opening in roof system.

11 Hot Pipe Flashing
Scale: Not to Scale



12 Overflow Roof Scupper @ Canopy
Scale: Not to Scale



13 Roof Hatch
Scale: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION
1.	08-26-13	Initial Layout
2.	04-03-13	Floor Plan for Review
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Scale
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Sheet Title
TYPICAL TPO ROOFING DETAILS

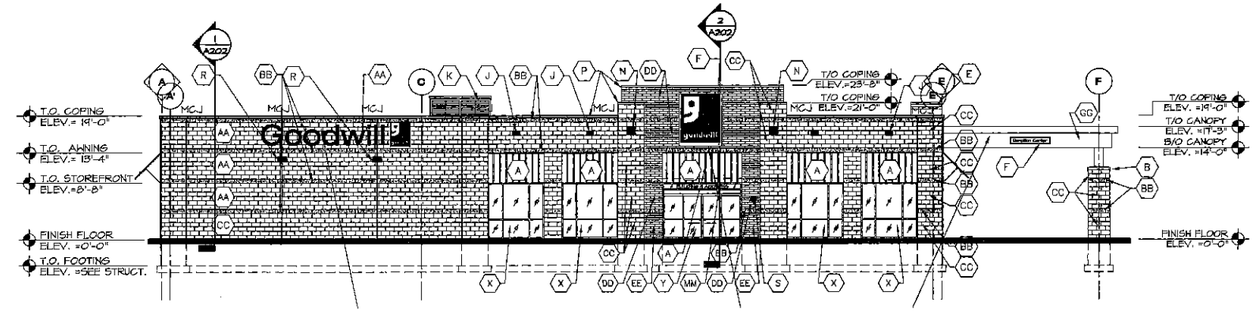
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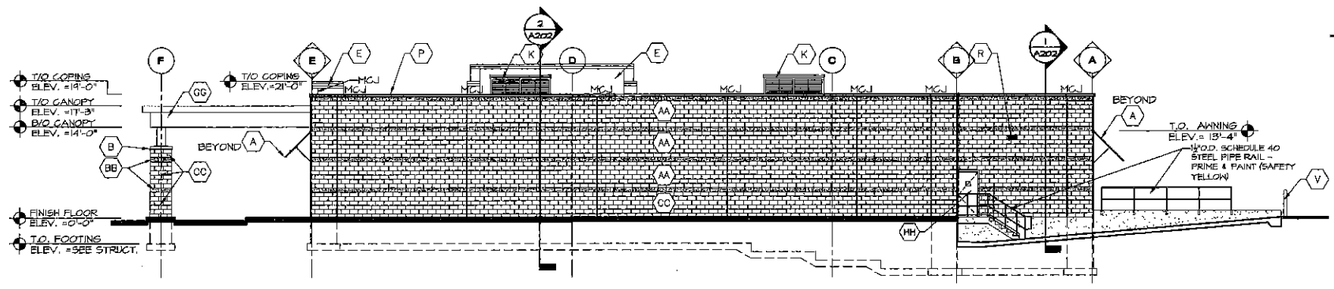
EXTERIOR MATERIALS SCHEDULE

KEY	MATERIAL	MATERIAL	COLOR/SPEC'S	REMARKS
A	METAL AWNING ON 1" GALV. STL. TUBE FRAME	PAC CLAD	BERKSHIRE BLUE	NOTE # 6
B	PRE-FINISHED METAL FIER CAP			
C	NOT USED			
D	NOT USED	---	---	---
E	PARAPET BEYOND			
F	GOODWILL SIGNAGE - BY TENANT			BY OWNER
G	BUILDING ADDRESS LETTERING PER LOCAL MUNICIPALITY			BLACK LETTERS
H	ENTRY CANOPY			
J	AWNING DOWNLIGHT	QUALITY LIGHTING	GM-18	SEE ELEC DWGS
K	RTU SCREEN	---	---	---
L	NOT USED			
M	TRASH COMPACTOR ENCLOSURE	---	O.F.O.I.	---
N	DECORATIVE WALL SCONCE	QUALITY LIGHTING	GM-11	SEE ELEC DWGS
P	COPING	PAC CLAD	SILVER	
R	LIGHT FIXTURE			SEE ELEC DWGS
S	RECESSED KNOX BOX (LOCATION BY FRONT DOOR, MOUNT @ 6'-0" A.F.F.)			
T	NOT USED	---	---	---
U	NOT USED	---	---	---
V	BOLLARDS			SEE DETAILS
W	STORZ CONNECTION			
X	PREFIN. ALUM. STOREFRONT WINDOW & 1" INSUL GLASS		CLEAR MIL	TEMP. PER CODE
Y	PREFIN. ALUM. STOREFRONT ENTRY SYSTEM		CLEAR MIL	TEMP. PER CODE
Z	NOT USED			
AA	SPLIT FACE CMU	NORTHFIELD BLOCK	OAK #21	
BB	SMOOTH FACE CMU	NORTHFIELD BLOCK	OAK #21	
CC	SPLIT FACE CMU	NORTHFIELD BLOCK	CEDAR	
DD	SMOOTH CONCRETE BRICK VENEER	NORTHFIELD BLOCK	OAK #21	
EE	SMOOTH CONCRETE BRICK VENEER	NORTHFIELD BLOCK	CEDAR	
FF	OVERHEAD DOOR W/ DOCK SEAL, DOCK LEVELER, & DOCK BUMPERS		WHITE DOOR	
GG	DONATION CENTER CANOPY			
HH	INSULATED HOLLOW METAL EXTERIOR DOOR		MATCH FIELD COLOR OF CMU	
JJ	TRANSFORMER (LOCATION TO BE DETERMINED)			
KK	WATER METER (LOCATION TO BE DETERMINED)			
LL	GAS METER (LOCATION TO BE DETERMINED)			
MM	BUILDING ADDRESS (VERIFY STYLE & LOCATION W/ LOCAL MUNICIPALITY)			

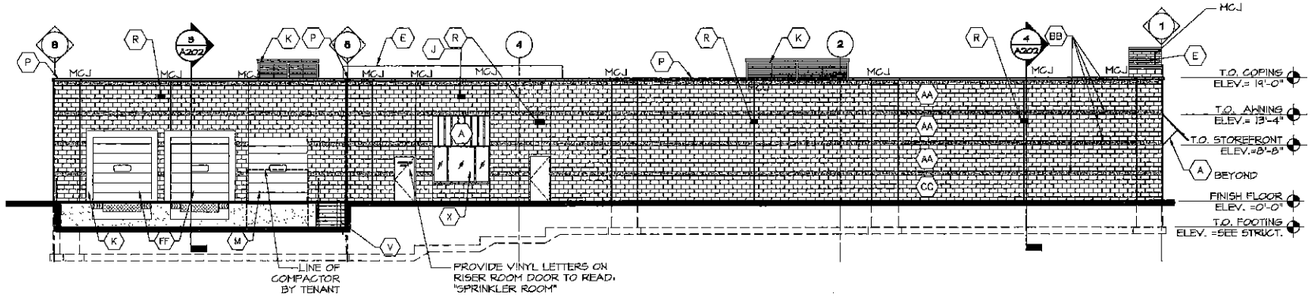
1. ELECTRICAL SUB-CONTRACTOR TO PROVIDE ELECTRICAL CONNECTIONS.
2. ALL EXTERIOR H.M. DOORS, H.M. FRAMES & STEEL LINTELS ARE TO BE PAINTED, SEE ROOM FINISH SCHEDULE.
3. REFER TO SECTIONS FOR ALL HEIGHTS & DIMENSIONS.
4. PAINT GAS PIPING TO MATCH ADJACENT BLOCK COLORS.
5. OWNER FURNISHED, OWNER INSTALLED (O.F.O.I.)
6. PROVIDE METAL SAMPLE COLOR FOR ARCHITECTS / OWNERS' FINAL APPROVAL PRIOR TO ORDERING.
7. PROVIDE RAINBOC AND SEALER AT ALL MASONRY



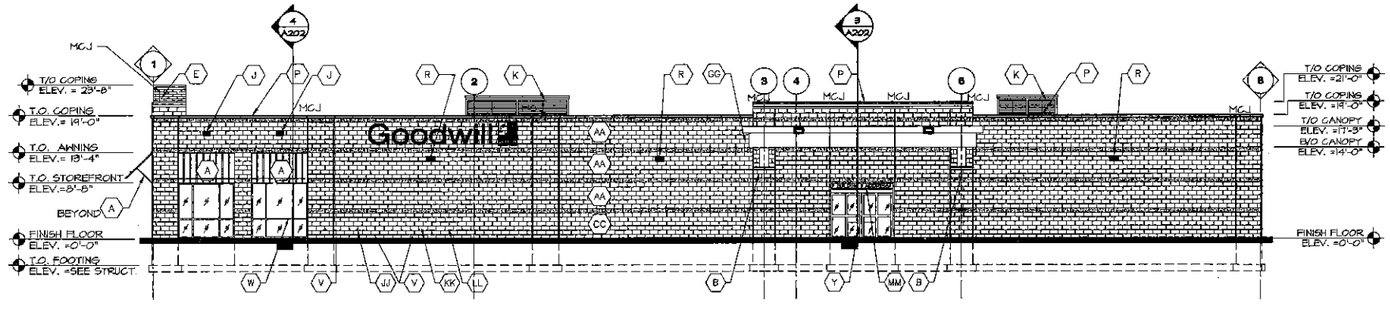
1 **Exterior Elevations - West View**
Scale: 3/32" = 1'-0"



2 **Exterior Elevations - East View**
Scale: 3/32" = 1'-0"



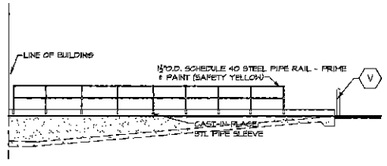
3 **Exterior Elevations - North View**
Scale: 3/32" = 1'-0"



4 **Exterior Elevations - South View**
Scale: 3/32" = 1'-0"



5 **Partial Elevation - Dock Guardrail**
Scale: 3/32" = 1'-0"



6 **Partial Elevation - Dock Guardrail**
Scale: 3/32" = 1'-0"

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Web www.m-b-arch.com

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1322 E. State Street
Rockford, Illinois
Tel. 815-965-6630
Fax 815-965-6641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-03-13	Floor Plan for Review
3.	04-08-13	Owner Review Meeting
4.	04-09-13	Floor Plan Changes
5.	04-23-13	90% Owner Review
6.	04-29-13	Issued for Permit

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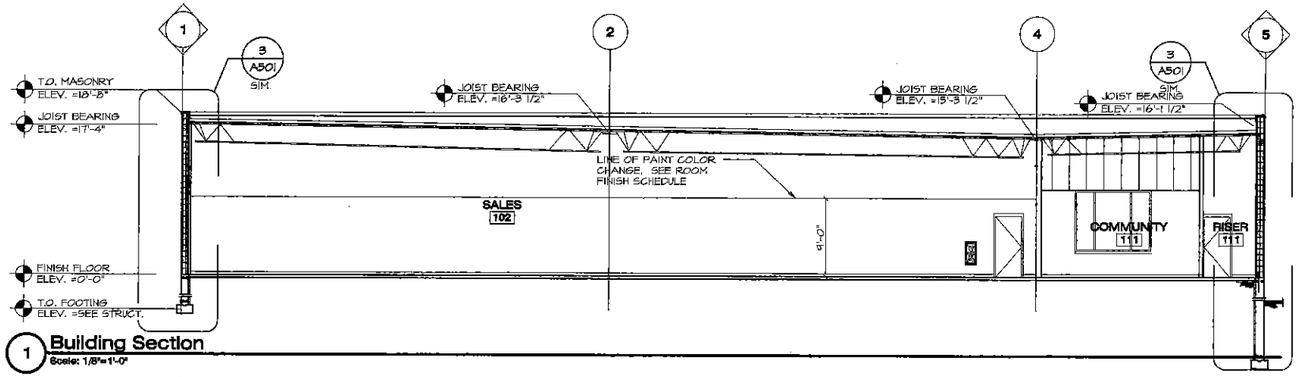
MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

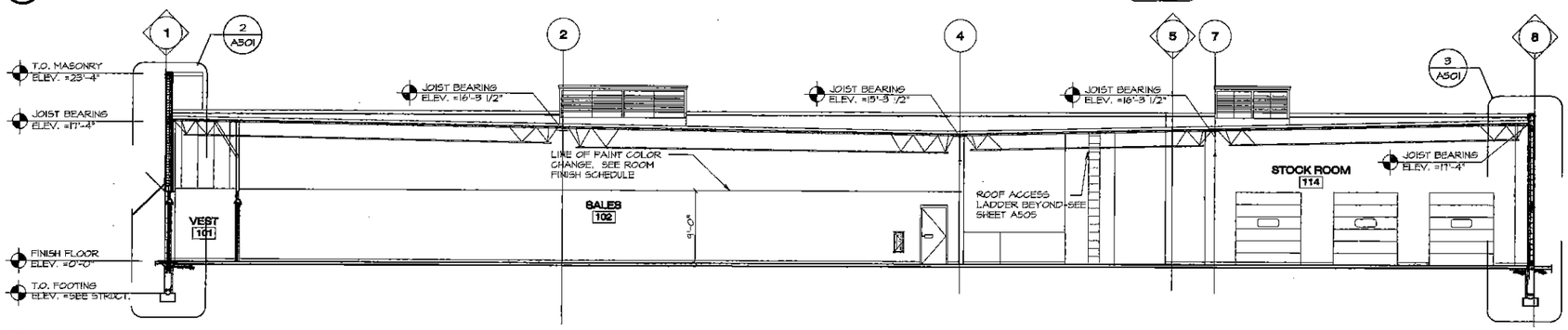
Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A201

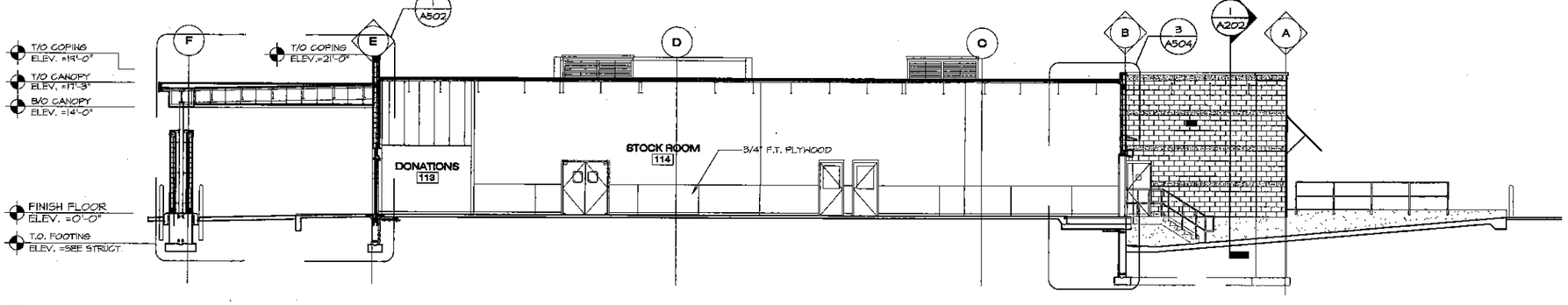
PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



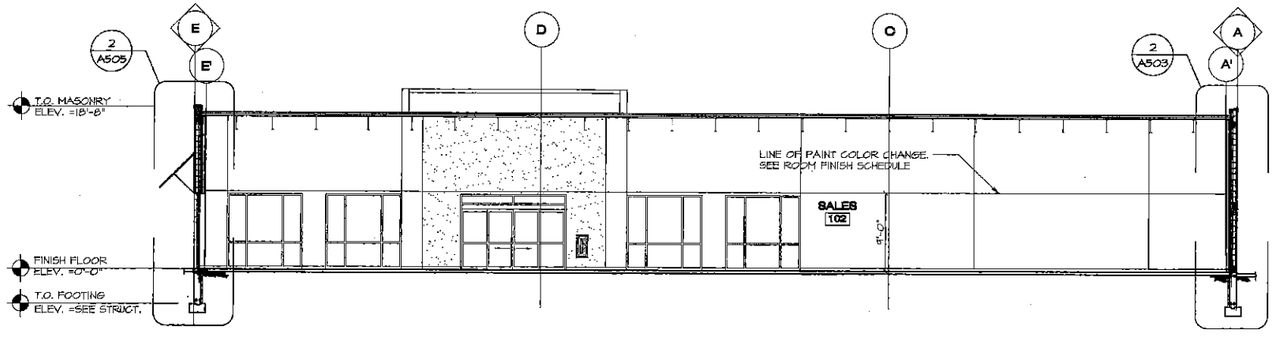
1 **Building Section**
Scale: 1/8"=1'-0"



2 **Building Section**
Scale: 1/8"=1'-0"



3 **Building Section**
Scale: 1/8"=1'-0"



4 **Building Section**
Scale: 1/8"=1'-0"

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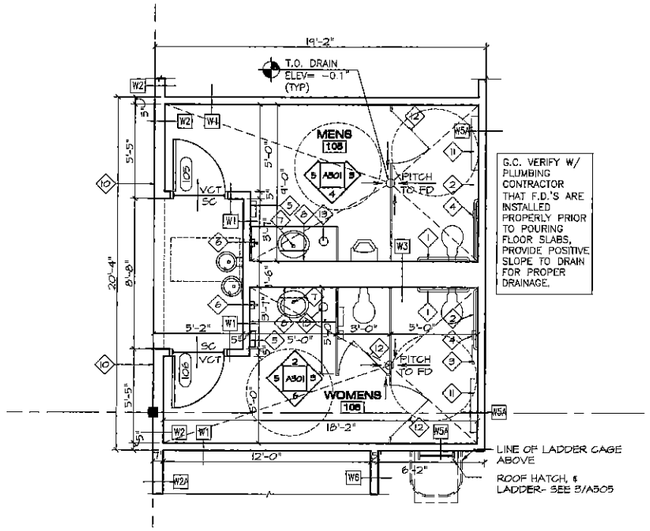
MBA Project No. 1305
CORD Project No. 7334

Scale
1/8" = 1'-0"

Sheet Title
BUILDING SECTIONS

Sheet No.
A202

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



1 Large Scale Plan (Toilet Rooms)
1/4"=1'-0"

NORTH

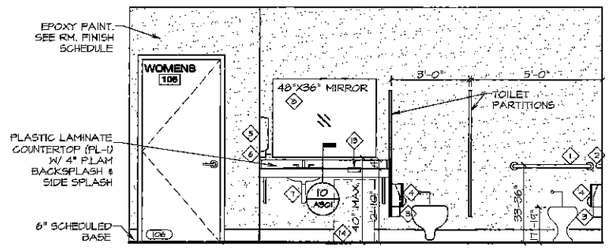
TOILET ACCESSORY SCHEDULE

ITEM	MFR.	MODEL #	DESCRIPTION	LOCATION/QUANTITY MENS 105	LOCATION/QUANTITY WOMENS 106
1	BRADLEY	812	GRAB BAR, STRAIGHT, 36" L 1 1/2" DIA.	1	1
2	BRADLEY	812	ADA GRAB BAR, STRAIGHT, 42" L 1 1/2" DIA.	1	1
3	BRADLEY	4722-15	NAPKIN DISPOSAL - SINGLE END COMPARTMENT - SURFACE MOUNTED	---	2
4	BRADLEY	5402	SURFACE MOUNTED TOILET ROLL DISPENSER - DUAL ROLL	1	2
5	BY OWNER		SURFACE MOUNTED - TOWEL DISPENSER	1	1
6	BY OWNER		SURFACE MOUNTED - SOAP DISPENSER TANK TYPE - VERTICAL	1	1
7	TRUEBRO	10600/TRU 9143	LAV GUARD PROTECTIVE PIPE COVER TRUEBRO, 1-800-340-5969	1	1
8	BRADLEY	747-4836	FRAMELESS MIRROR W/ CLIP FASTENERS 48"x36"	1	1
9	NOT USED				
10	---	SEE DOOR SCHEDULE	ADA TOILET ROOM SIGNAGE	1	1
11	BRADLEY	962	RECESSED-MOUNTED BABY CHANGING STATION, BRUSHED S.S. EXTERIOR	1	1
12	BRADLEY	9118	ROBE HOOK, MOUNT ONE ON EACH TOILET STALL DOOR.	1	2
13	DOUG MOCKETT	TM18-SS6	6" DIA X 2" DEPTH SATIN STAINLESS TRASH MANAGEMENT LINER	1	1
14	BRADLEY	377-38-ST	FREESTANDING WASTE RECEPTACLE 36 GALLON (LESS SWING TOP)	1	1

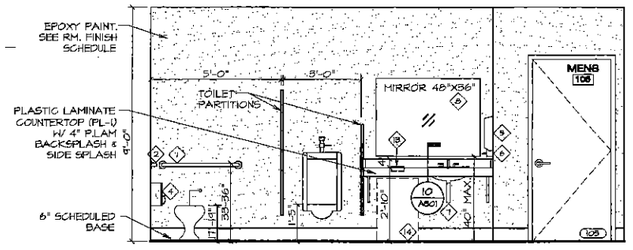
1. ALL MOUNTING HEIGHTS TO BE PER A.D.A. - SEE INDEX SHEET
2. G.C. TO PROVIDE ALL BLOCKING FOR TOILET ROOM FIXTURES AND ACCESSORIES.
3. G.C. TO VERIFY WALL THICKNESS WITH RECESSED ACCESSORIES PRIOR TO ORDERING

CASEWORK HARDWARE SCHEDULE

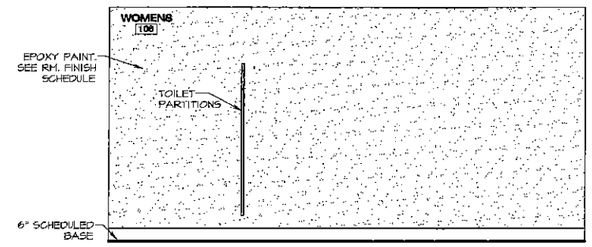
HINGES:	120 DEGREE CONCEALED OVERLAY HINGES EQUAL TO: GRASS 3803-120 VZ-8
PULLS:	BOW PULL DP7C MATTE BLACK AS MNFR. BY DOUG MOCKETT & CO. 1-800-523-1269
DRAWER SLIDE:	UNIGRASS DRAWER SYSTEM AS MANUFACTURED BY: GRASS 6036 OR EQUAL.
STANDARDS: (BASE CABINETS)	STANDARDS EQUAL TO: KNAPE & VOGT 255 AL
ADJ. SHELVING CLIPS: (BASE CABINETS)	CLIPS EQUAL TO: KNAPE & VOGT 256 AL NAT
LOCK:	AS RECOMMENDED BY CASEWORK CONTRACTOR
STANDARDS: (WALL SHELVING)	STANDARDS EQUAL TO: KNAPE & VOGT 85 AND 86"
ADJ. SHELVING CLIPS: (WALL SHELVING)	CLIPS EQUAL TO: KNAPE & VOGT 185 AND 14" WITH 106 AND SHELF REST
GROMMETS:	GROMMET-"FLIP TOP" 2 1/2" DIA. (COLOR TO BE SELECTED BY OWNER). BY DOUG MOCKETT & CO. 1-800-523-1269
CATCHES	EPOC NO. 541



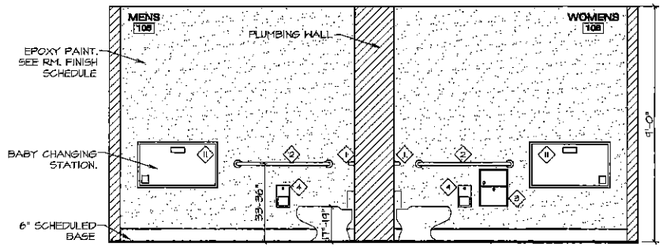
2 Int. Elevation @ Women's Toilet Room #106 (North View)
3/8"=1'-0"



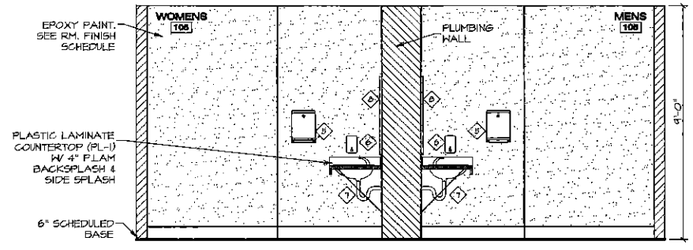
4 Int. Elevation @ Men's Toilet Room #105 (South View)
3/8"=1'-0"



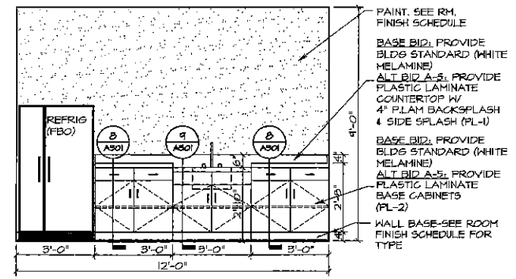
6 Int. Elevation @ Women's Toilet Room #106 (South View)
3/8"=1'-0"



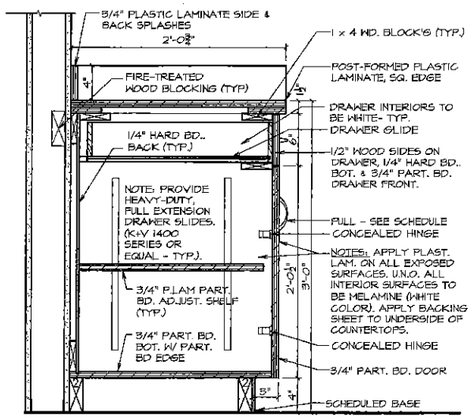
3 Int. Elevation @ Toilet Rooms (East View)
3/8"=1'-0"



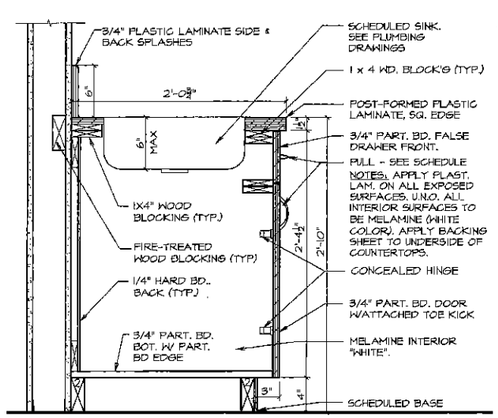
5 Int. Elevation @ Toilet Rooms (West View)
3/8"=1'-0"



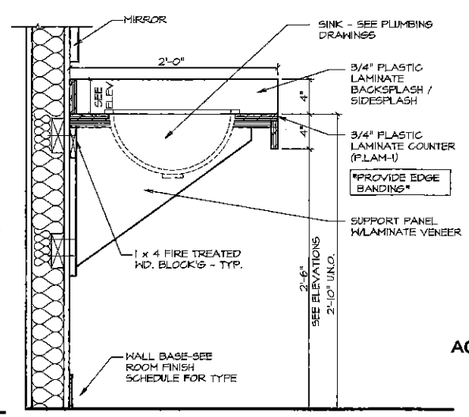
7 Int. Elevation @ Breakroom#104 (West View)
3/8"=1'-0"



8 36" High Base Cabinet Section
1 1/2"=1'-0"



9 34" High Sink Cabinet Section
1 1/2"=1'-0"



10 34" High Sink Counter Section
1 1/2"=1'-0"

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NEW BUILDING FOR
Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

NO.	DATE	DESCRIPTION
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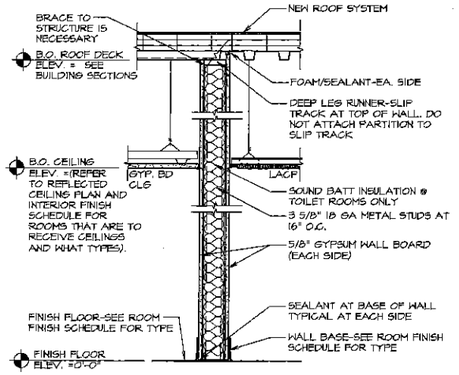
MBA Project No. 1305
CORD Project No. 7334

Scale: AS NOTED

Sheet Title: INTERIOR ELEVATIONS, TOILET ACCESSORIES AND SECTIONS

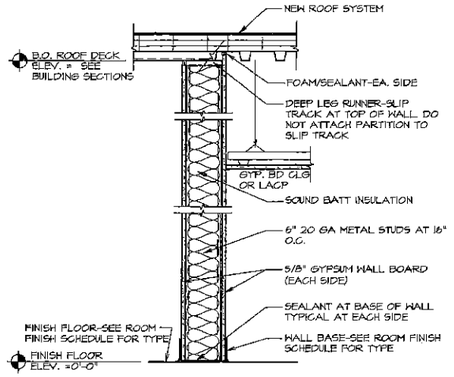
Sheet No.: A301

PROFESSIONAL DESIGN FIRM REGISTRATION # 184-003342



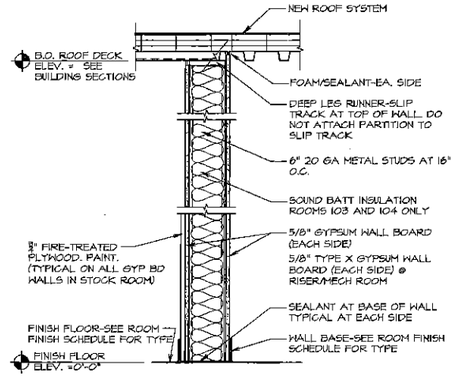
W1 | FULL HEIGHT WALL 3 5/8" METAL STUDS

1 Wall Type 1 (W1)
1"=1'-0"



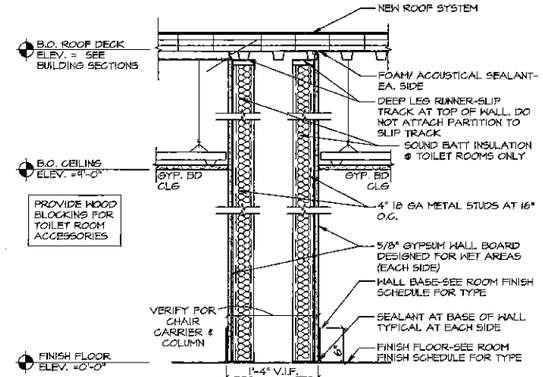
W2 | FULL HEIGHT WALL 6" METAL STUDS

2 Wall Type 2 (W2)
1"=1'-0"



W2A | FULL HEIGHT WALL 6" METAL STUDS

3 Wall Type 2A (W2A)
1"=1'-0"



W3 | FULL HEIGHT PLUMBING WALL

4 Wall Type 3 (W3)
1"=1'-0"

W4 | PARTIAL HEIGHT WALL - 13'-6" A.F.F.

5 Wall Type 4 (W4)
1"=1'-0"

W5 | FULL HEIGHT WALL 3 5/8" METAL STUDS | UL#=U465 LOCATED IN RISER/MECH ROOM

6 Wall Type 5 (W5)
1"=1'-0"

W5A | FULL HEIGHT WALL 3 5/8" METAL STUDS

6A Wall Type 5A (W5A)
1"=1'-0"

W6 | FULL HEIGHT WALL 3 5/8" METAL STUDS | UL#=U465 LOCATED IN RISER/MECH ROOM

7 Wall Type 6 (W6)
1"=1'-0"

8 Typical Plywood on Wall Detail
3/8"=1'-0"

9 Typical Column Enclosure (sales area)
1 1/2"=1'-0"

10 Typical Column Enclosure (sales area)
1 1/2"=1'-0"

11 Temporary Project Sign
N.T.S.

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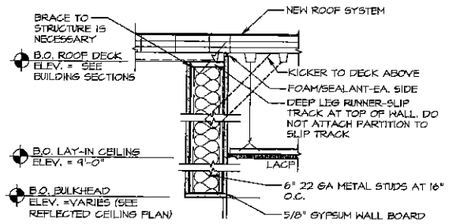
MBA Project No. 1305
CORD Project No. 7334

Scale: AS NOTED

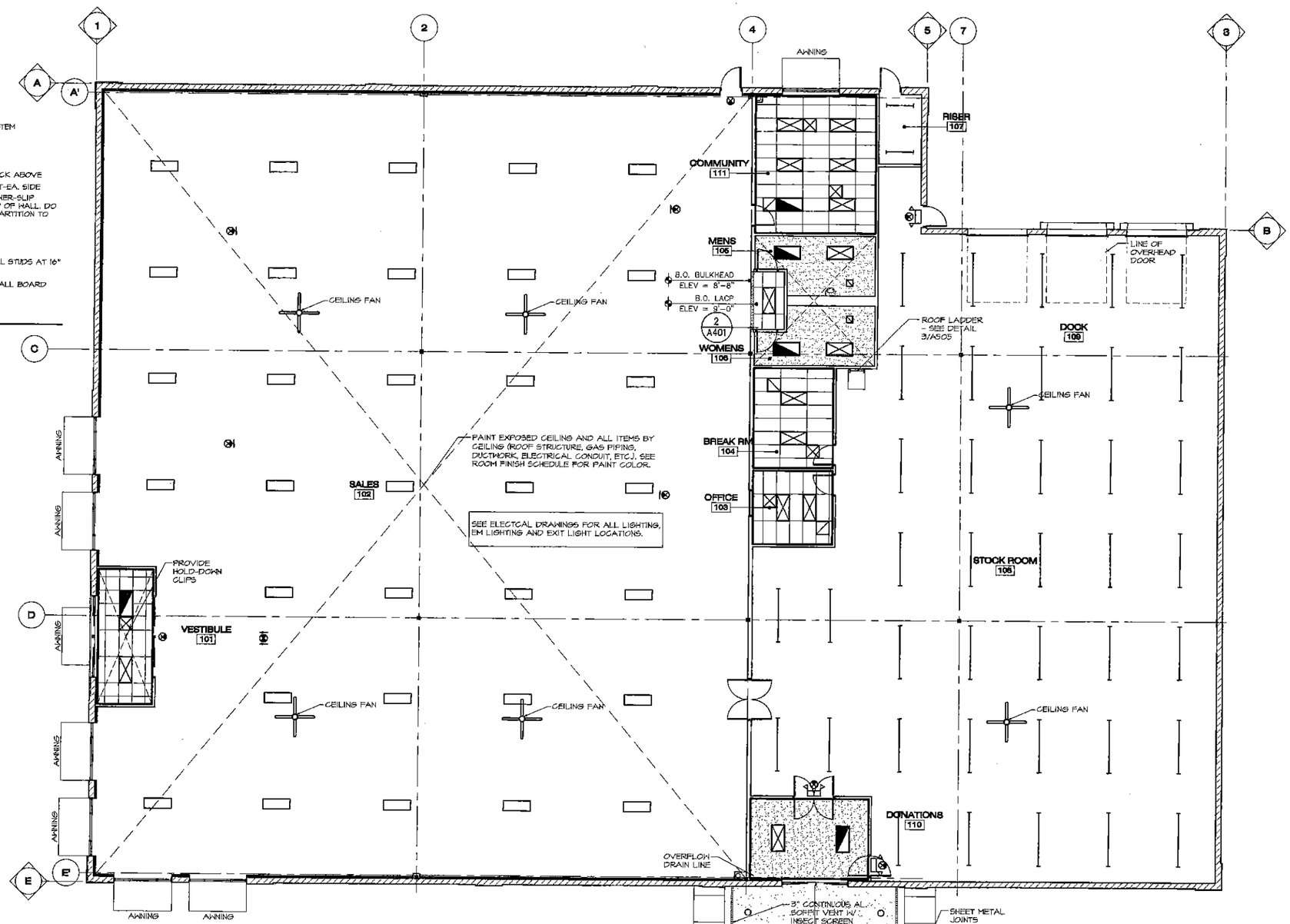
Sheet Title: WALL TYPES, WALL DETAILS & PROJECT SIGN

Sheet No.: A302

PROFESSIONAL DESIGN FIRM REGISTRATION # 184-003342



2 Bulkhead Detail
1/8" = 1'-0"



Reflected Ceiling Plan
1/8" = 1'-0"

Ceiling Symbol Key
(*) REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING SPECIFICATIONS

- RECESSED CANOPY DOWNLIGHT FIXTURES
- EXIT LIGHT
- EMERGENCY COMBINATION BATTERY PACK/ EXIT LIGHT
- REMOTE EMERGENCY LAMP HEAD
- 2X4 ACRYLIC LAY-IN FIXTURE
- EMERGENCY 2X4 ACRYLIC LAY-IN FIXTURE
- 4' FLUORESCENT SURFACE/SUSPENDED STRIP FIXTURE W/ WIRE GUARD
- EMERGENCY 4' FLUORESCENT SURFACE/ SUSPENDED STRIP FIXTURE W/ WIRE GUARD
- 8' FLUORESCENT SURFACE/SUSPENDED STRIP FIXTURE W/ WIRE GUARD
- EMERGENCY 8' FLUORESCENT SURFACE/ SUSPENDED STRIP FIXTURE W/ WIRE GUARD
- I-BEAM FLUORESCENT HIGH BAY FIXTURES
- EMERGENCY I-BEAM FLUORESCENT HIGH BAY FIXTURES
- CEILING FAN
- EXHAUST FAN
- EXHAUST REGISTER
- SUPPLY REGISTER
- LAY-IN PANEL CEILING AND GRID
- SUSPENDED GYPSUM BOARD CEILING / SOFFIT (PAINT)

General Ceiling Notes

1. NO CEILING TILE CUT SHALL BE LESS THAN 2" WIDE. IF THE ISSUE ARISES, NOTIFY MCCLELLAN BLAKEMORE ARCHITECTS IMMEDIATELY.
2. ALL SPRINKLER HEADS, LIGHTS, DIFFUSERS, ETC. SHALL BE LOCATED IN CENTER OF CEILING PANELS.
3. COORDINATE WITH ELECTRICAL, HVAC AND FIRE PROTECTION CONTRACTORS FOR ALL WORK.

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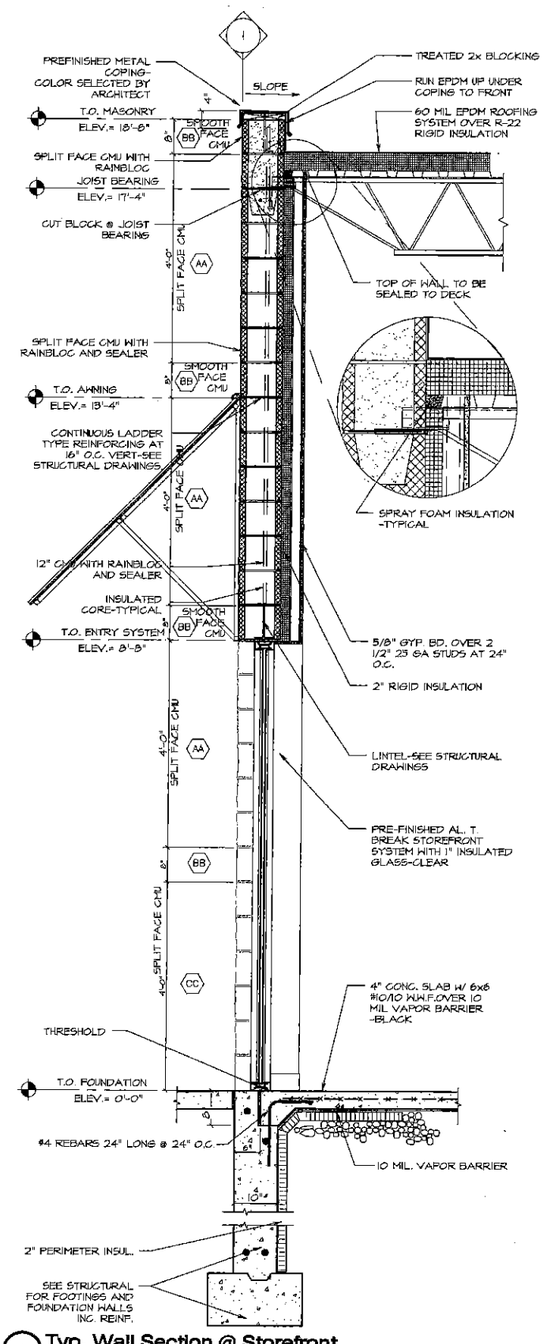
Scale
1/8" = 1'-0"

Sheet Title
REFLECTED CEILING PLAN

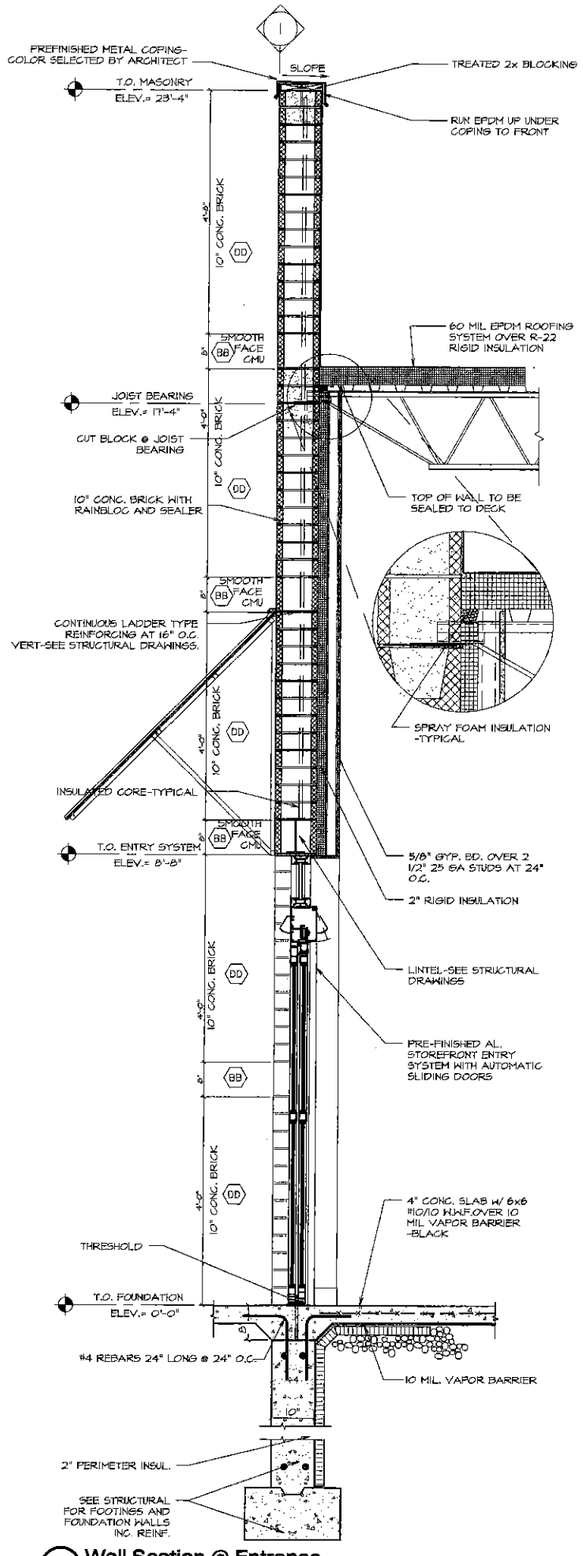
NORTH

Sheet No.
A401

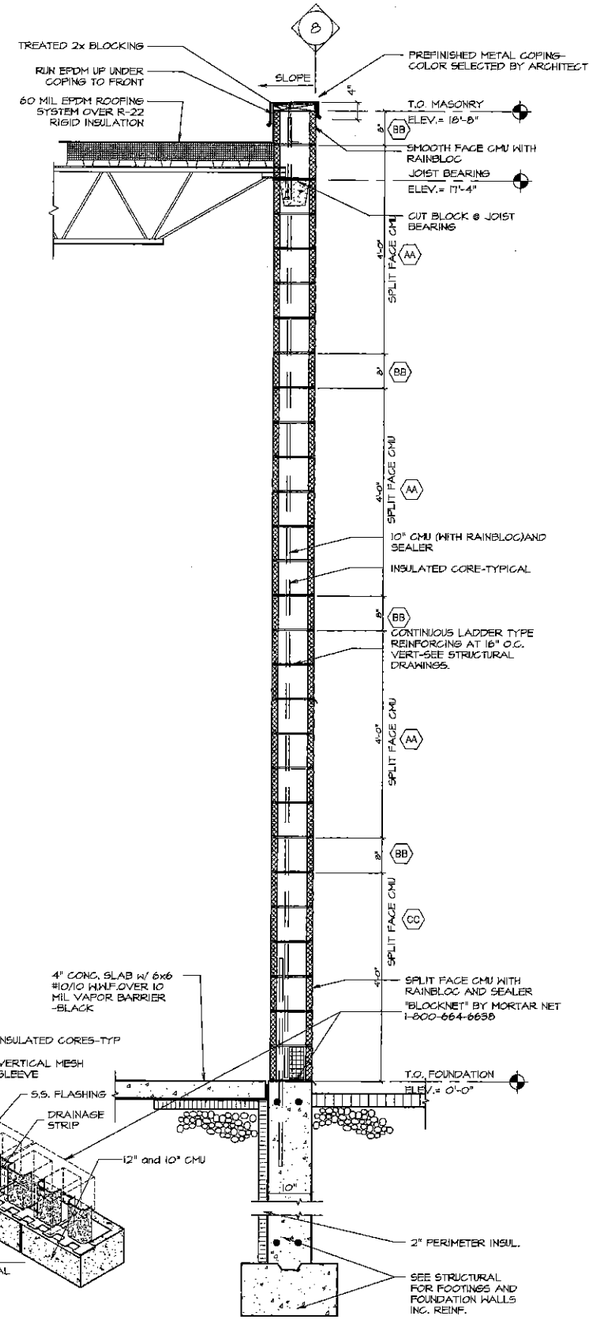
PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



1 **Typ. Wall Section @ Storefront**
Scale: 3/4"=1'-0"



2 **Wall Section @ Entrance**
Scale: 3/4"=1'-0"



3 **Typ. Wall Section @ Stock Room Area**
Scale: 3/4"=1'-0"

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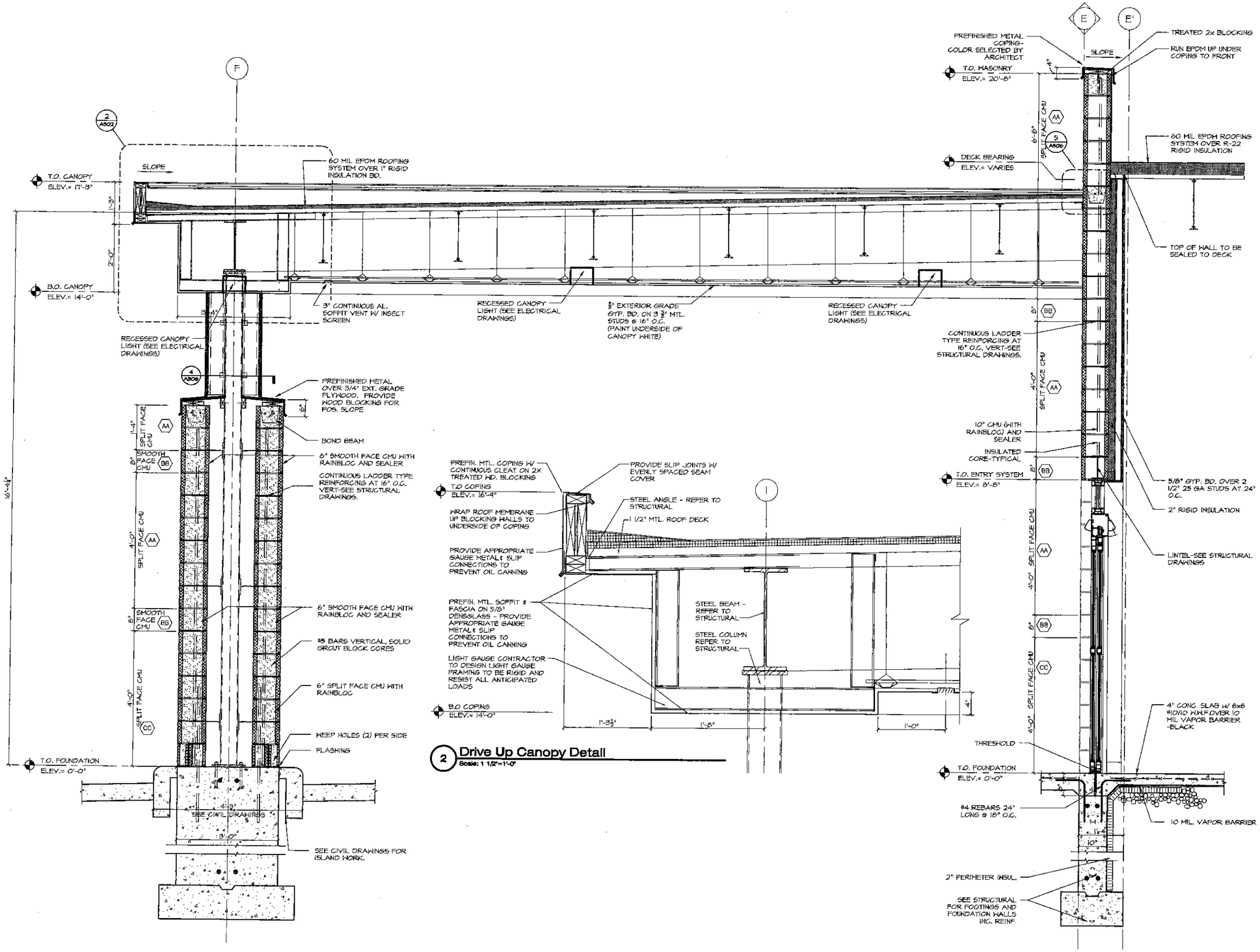
MBA Project No. 1305
CORD Project No. 7334

Scale
3/4" = 1'-0"

Sheet Title
WALL SECTIONS

Sheet No.
A501

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



1 **Drive Up Canopy Section**
Scale: 3/4"=1'-0"

2 **Drive Up Canopy Detail**
Scale: 1 1/2"=1'-0"

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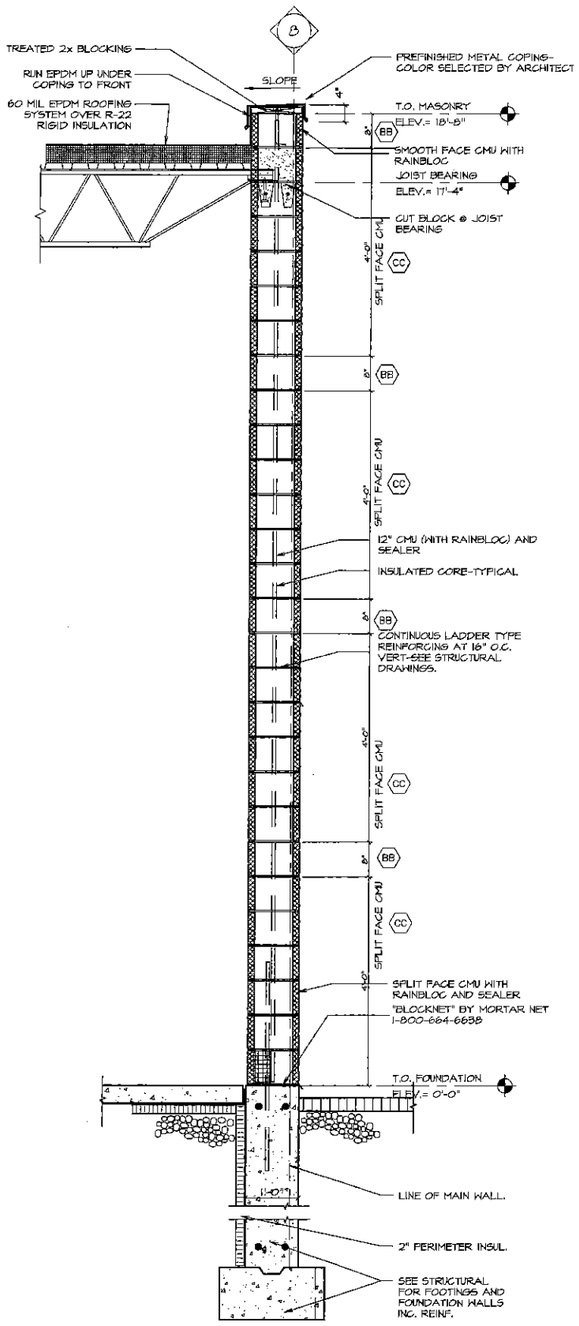
MBA Project No. 1305
CORD Project No. 7334

Scale
3/4" = 1'-0"

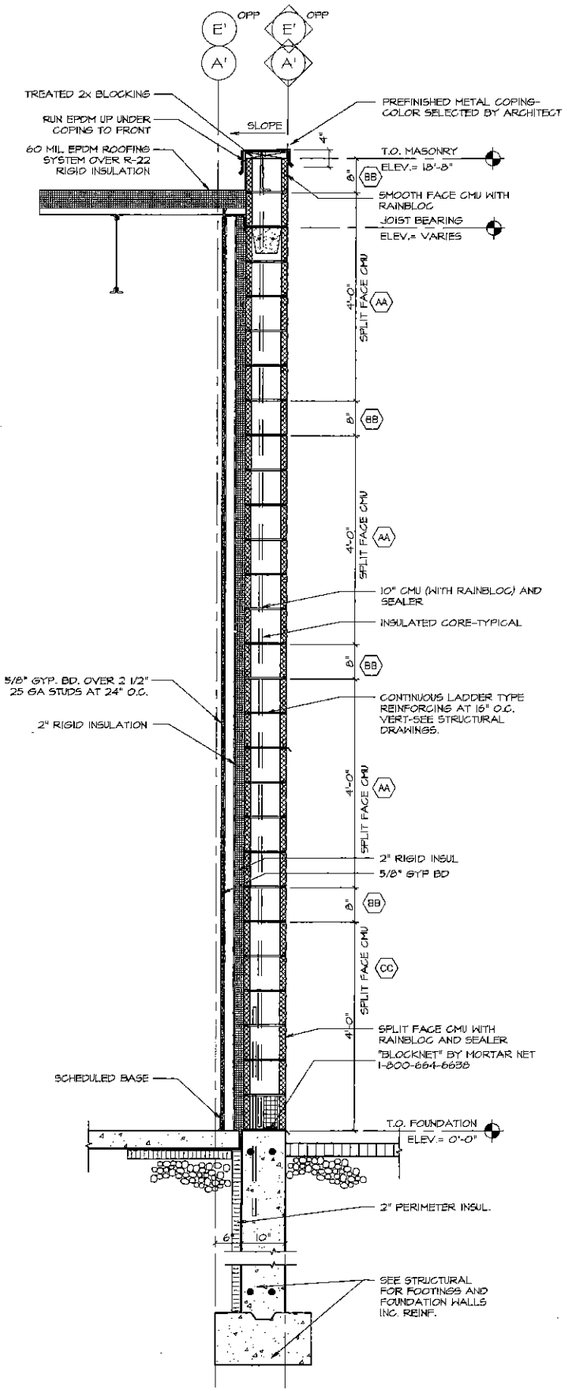
Sheet Title
CANOPY SECTIONS

Sheet No.
A502

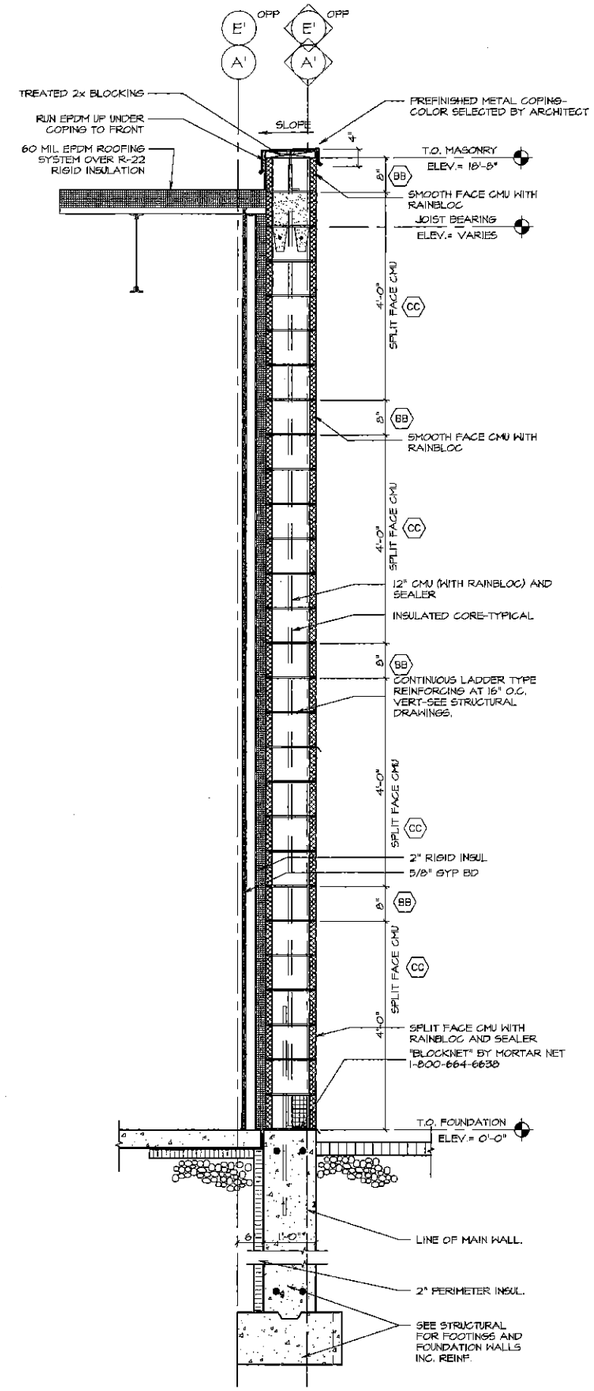
PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



1 **Typ. Wall Section @ Pilaster**
Scale: 3/4"=1'-0"



2 **Typ. Wall Section at Sales Area**
Scale: 3/4"=1'-0"



3 **Typ. Wall Section at Sales Area Pilaster**
Scale: 3/4"=1'-0"

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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-03-13	Floor Plan for Review
3.	04-08-13	Owner Review Meeting
4.	04-09-13	Floor Plan Changes
5.	04-23-13	90% Owner Review
6.	04-29-13	Issued for Permit

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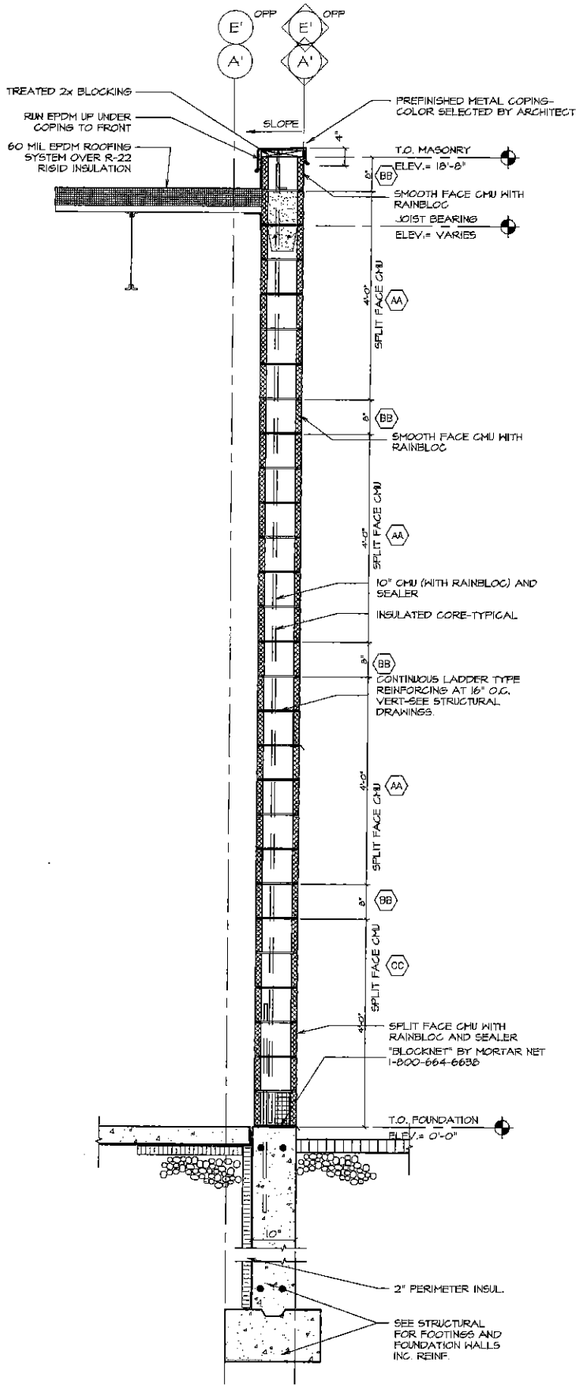
MBA Project No. 1305
CORD Project No. 7334

Scale
3/4" = 1'-0"

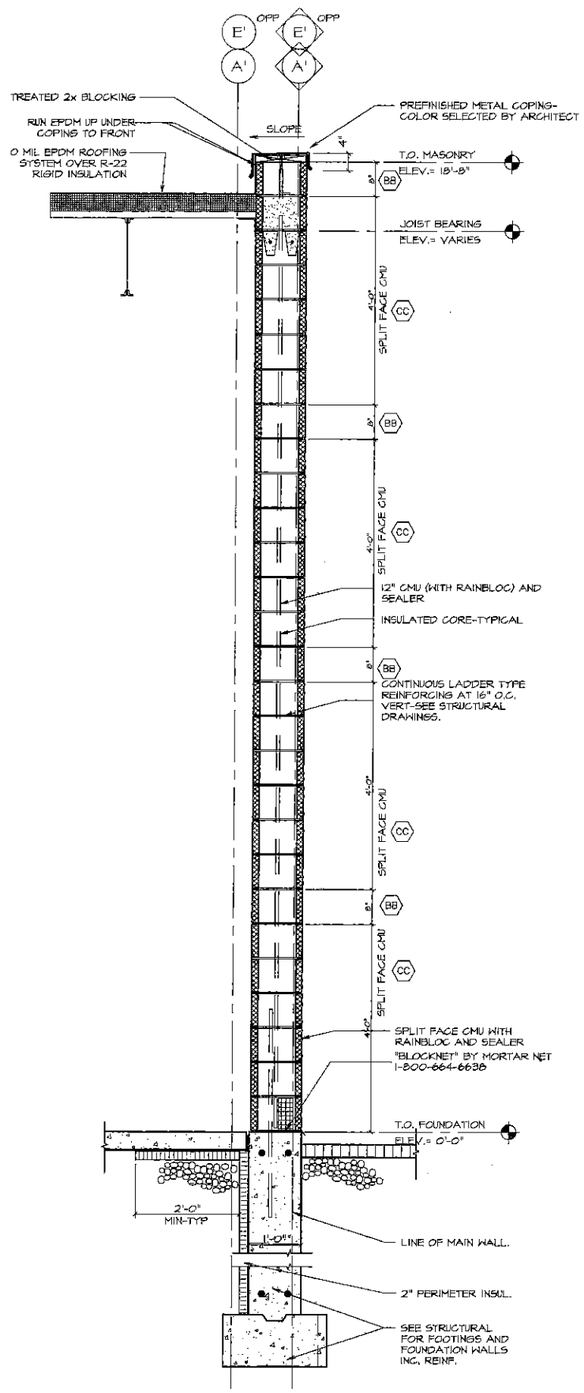
Sheet Title
WALL SECTIONS

Sheet No.
A503

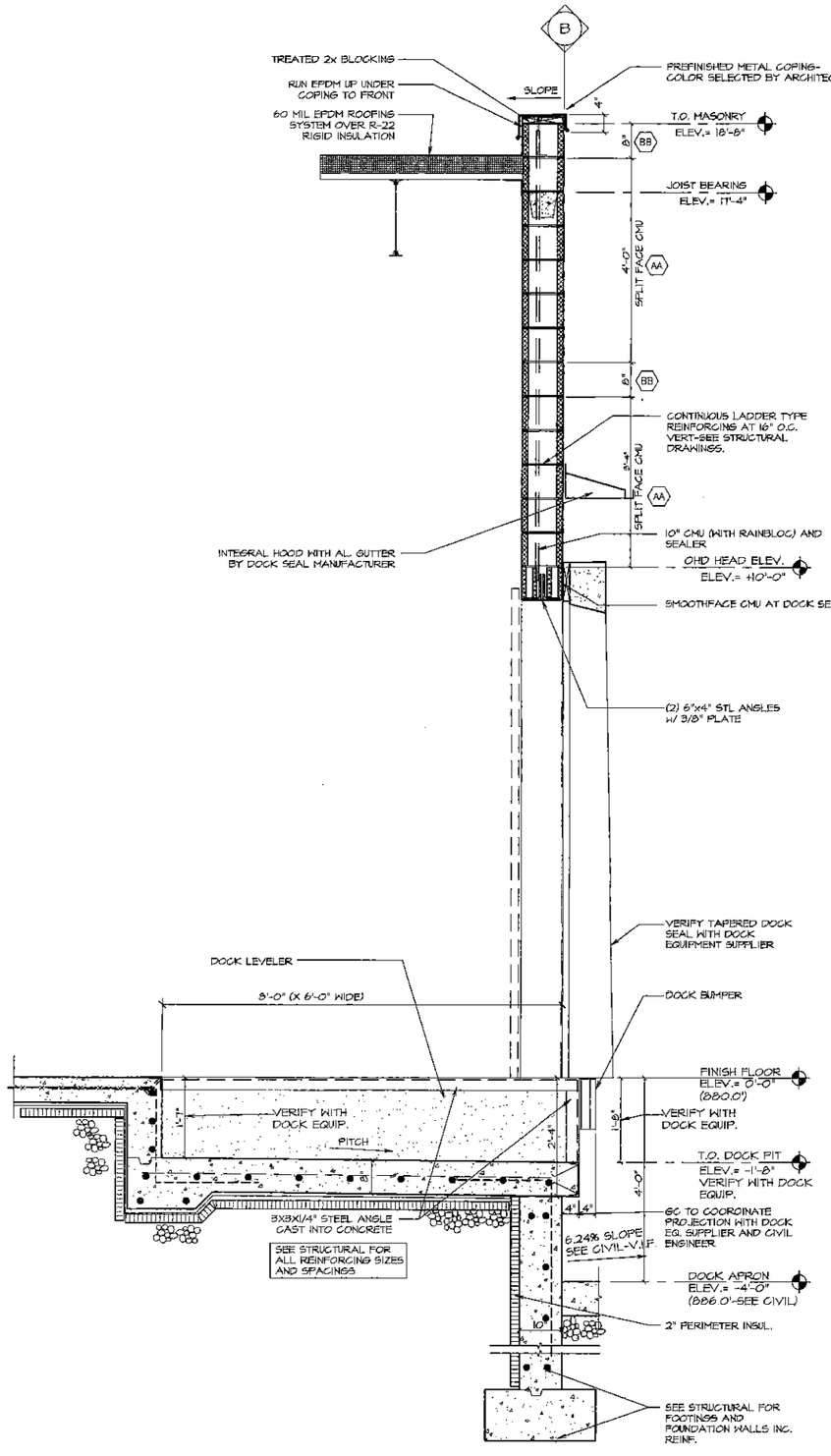
PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



1 Typ. Wall Section at Stock Area
Scale: 3/4"=1'-0"



2 Typ. Wall Section at Stock Area Pilaster
Scale: 3/4"=1'-0"



3 Wall Section at Loading Dock
Scale: 3/4"=1'-0"

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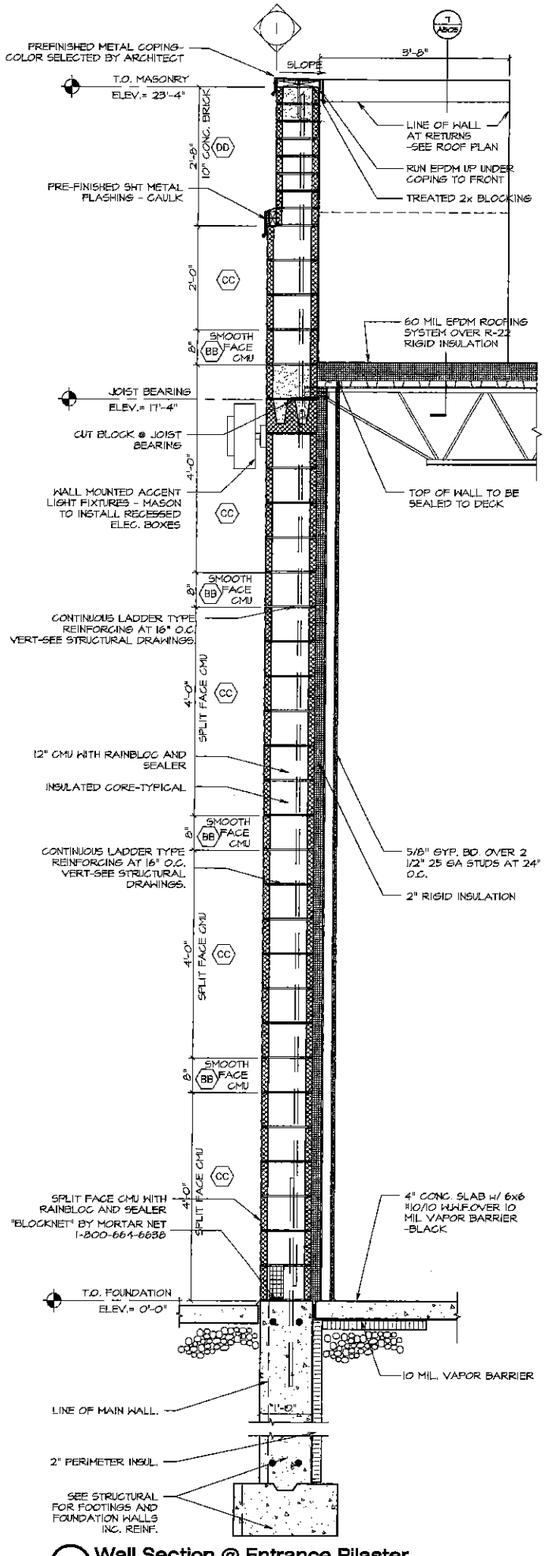
MBA Project No. 1305
CORD Project No. 7334

Scale
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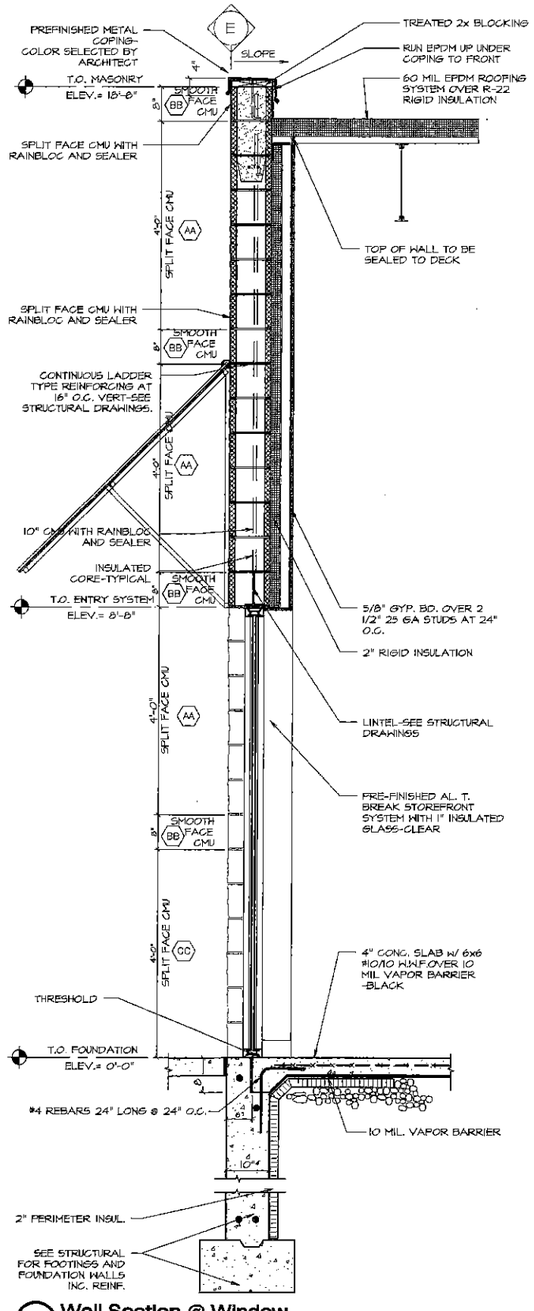
Sheet Title
WALL SECTIONS

Sheet No.
A504

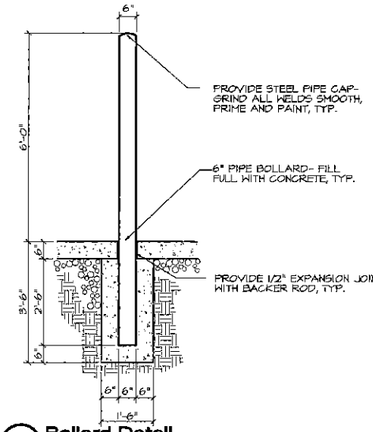
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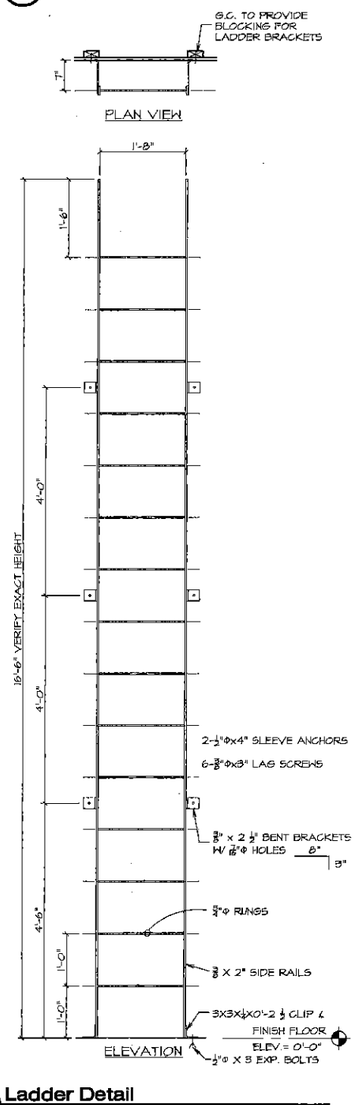
1 Wall Section @ Entrance Pilaster
Scale: 3/4"=1'-0"



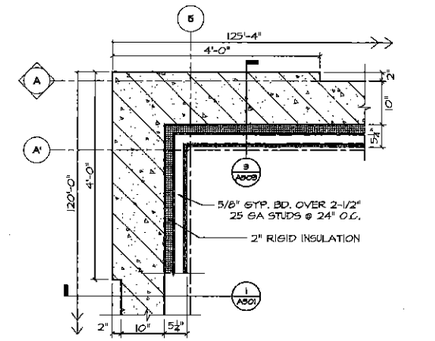
2 Wall Section @ Window
Scale: 3/4"=1'-0"



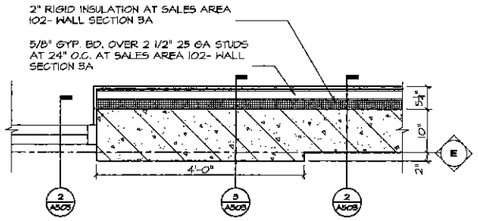
4 Bollard Detail
Scale: 1/2"=1'-0"



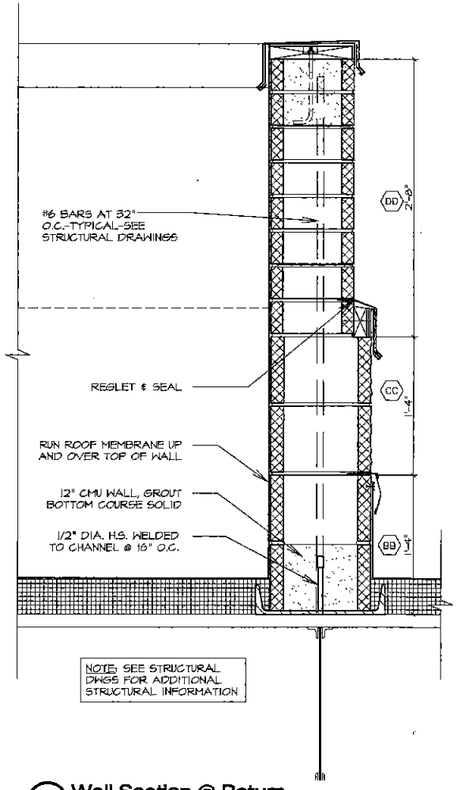
3 Ladder Detail
Scale: 3/4"=1'-0"



5 Corner Detail - Work Point
Scale: 3/4"=1'-0"



6 Pier/Window Jamb Detail
Scale: 3/4"=1'-0"



7 Wall Section @ Return
Scale: 1 1/2"=1'-0"

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NEW BUILDING FOR

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LOT #4
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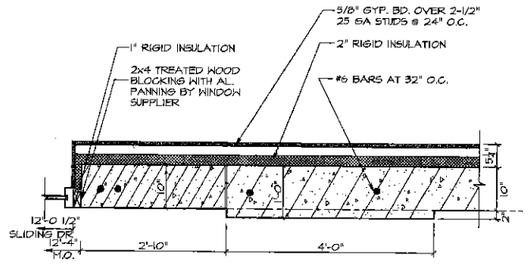
MBA Project No. 1305
CORD Project No. 7334

Scale
3/4" = 1'-0"

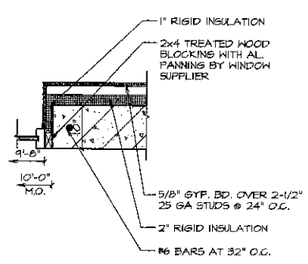
Sheet Title
WALL SECTIONS

Sheet No.
A505

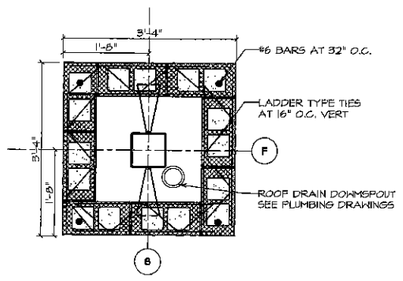
PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



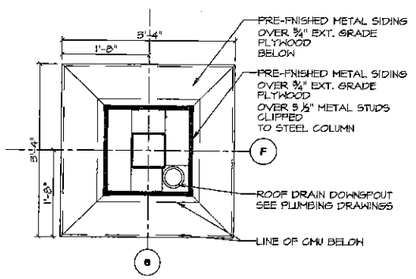
1 Entry Pier Detail
Scale: 3/4"=1'-0"

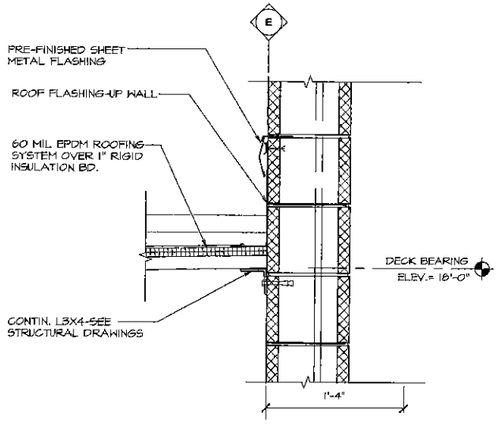


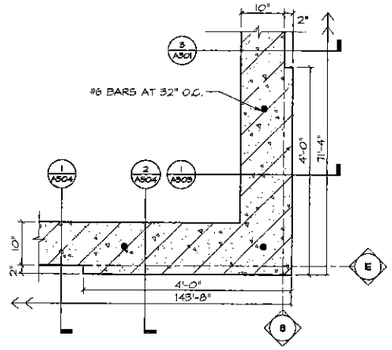
2 Entry Pier Detail
Scale: 3/4"=1'-0"



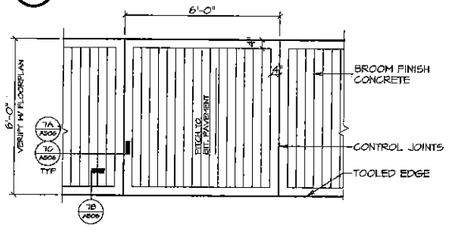
3 Column Detail at Canopy
Scale: 3/4"=1'-0"





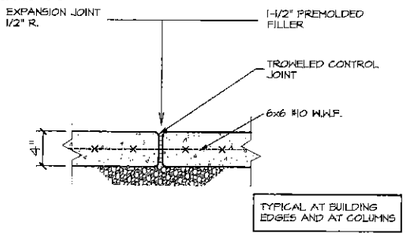


4 Column Detail at Canopy
Scale: 3/4"=1'-0"

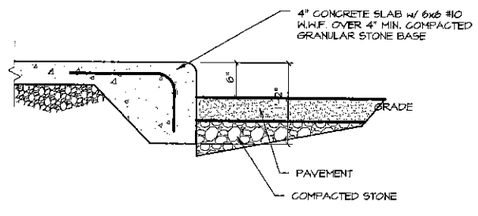


7 Typ. Sidewalk Pattern
3/8"=1'-0"

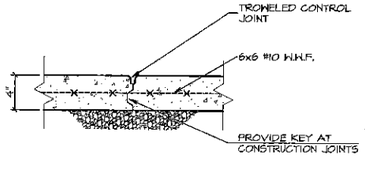
5 Flashing Detail
Scale: 1 1/2"=1'-0"



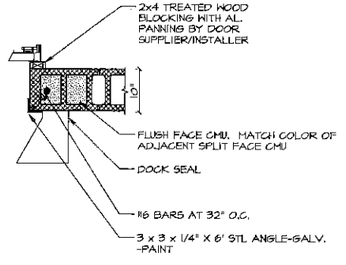
7A Typ. Expan. joint Detail
1 1/2"=1'-0"



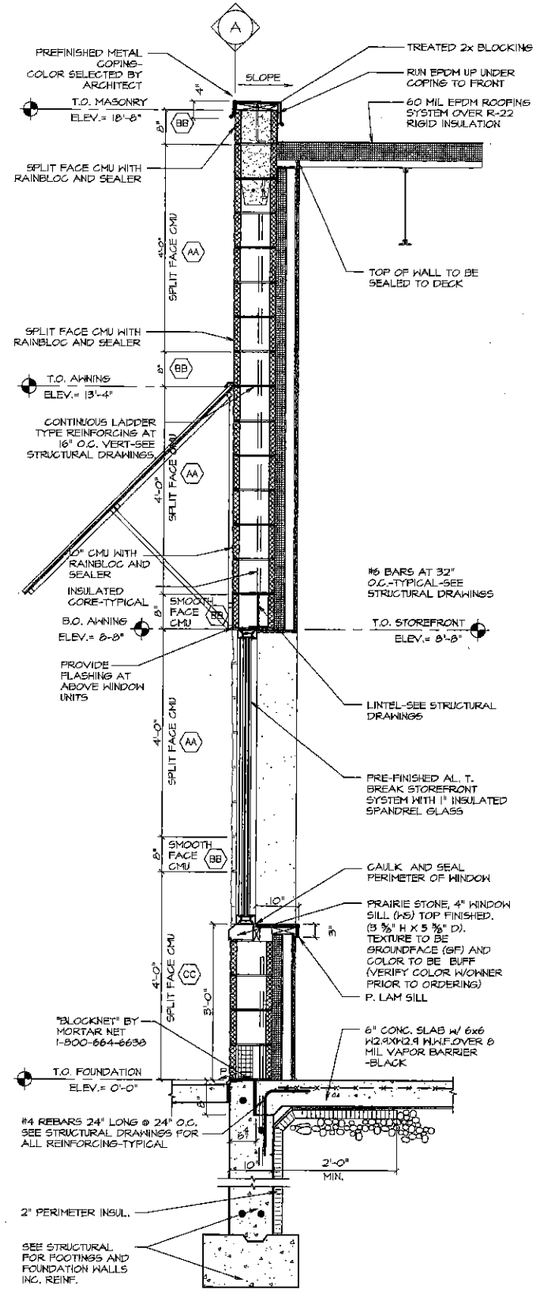
7B Curb Detail
1"=1'-0"



7C Typ. Control Joint Detail
1 1/2"=1'-0"



8 Typical Dock Door Jamb Detail
Scale: 3/4"=1'-0"



9 Typ. Wall Section @ Stockroom/Window Area
Scale: 3/4"=1'-0"

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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL
McHENRY COUNTY

NO.	DATE	DESCRIPTION
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MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

Sheet Title
DETAILS

Sheet No.
A506

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

GENERAL STRUCTURAL NOTES:

LOADING SCHEDULE:

GROUND FLOOR
- DEAD 85 PSF (INCLUDES 6" CONC. SLAB)
- LIVE 100 PSF (RETAIL / PUBLIC SPACES)
- LIVE 125 PSF (STORAGE / STOCK / MECH. RM)

OFFICE CEILING AREAS:
- DEAD 10 PSF (INCLUDES LT. GAUGE JST/SHTG')
- LIVE 20 PSF (LIGHT STORARGE AREA)

ROOF:
- DEAD 25 PSF (INCLUDES DECK/INSULATION)
- LIVE 30 PSF + DRIFTING SNOW

WIND: (MAIN WINDFORCE-RESISTING SYSTEM)
"90 MPH, EXPOSURE "C"
- Psuct = 16.5 PSF (A) / 11 PSF (C)
- Proof = -8.6 PSF (B) / -5.2 PSF (D)
- Uplift = 13 PSF (NET UPLIFT @ ROOF)

SEISMIC: (MAIN SEISMIC-RESISTING SYSTEM)
- Ss = 0.157 (ACCELTNS FOR SHORT PERIODS)
- S1 = 0.055 (ACCELTNS FOR 1-SECOND PERIODS)

GENERAL NOTES:

1. ALL ELEVATIONS REFER TO TOP OF THE GROUND FLOOR SLAB-ON-GRADE AT ELEVATION 100'-0". REFER TO THE ARCHITECTURAL DRAWINGS FOR DATUM ELEVATION.
2. ALL WORK SHALL CONFORM TO THE 2006 EDITION OF THE (IBC) INTERNATIONAL BUILDING CODE.
3. SHOP DRAWINGS PREPARED BY THE SUBCONTRACTORS, SUPPLIERS, ETC., SHALL BE REVIEWED BY THE ARCHITECT AND THE ENGINEER FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY.
4. THE CONTRACTOR SHALL INSPECT THE SITE AND SHALL VERIFY ALL DATA PERTAINING TO THE EXISTING CONDITIONS AND TO THEIR RELATION TO THE NEW WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
5. THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHOULD BE STUDIED BEFORE PROCEEDING WITH THE WORK.
6. NO WORK SHALL BE PERFORMED PRIOR TO SHOP DRAWING REVIEW.
7. FOR DETAILS AND DIMENSIONS NOT SHOWN, REFER TO THE ARCHITECTURAL DRAWINGS.
8. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
9. COORDINATION OF SIZES AND LOCATIONS OF OPENINGS FOR PIPES, DUCTS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, NO PIPES OR SLEEVES FOR MECHANICAL OR OTHER TRADES SHALL PASS THROUGH STRUCTURAL MEMBERS WITHOUT THE ARCHITECT'S APPROVAL.
10. THE CONTRACTOR SHALL GIVE DUE CONSIDERATION TO ALL SAFETY RULES DICTATED BY CODE AND GOOD PRACTICE. TEMPORARY BRACING SHALL BE PROVIDED, WHERE NECESSARY, TO INSURE THE STABILITY AND SAFETY OF THE STRUCTURE DURING ERECTION AND CONSTRUCTION. DESIGN AND CONSTRUCTION OF ALL TEMPORARY BRACING, SCAFFOLDING, SHORING, ETC. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE TRADE CONTRACTOR.

MISCELLANEOUS NOTES:

1. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY AT ANY SIMILAR SITUATION, ELSEWHERE ON THE JOB EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
3. THE STRUCTURE SHALL BE ADEQUATELY BRACED AND SHORED BY THE CONTRACTOR DURING ERECTION TO SAFELY RESIST ALL WIND AND ERECTION LOADS. STRUCT'L MEMBERS ARE DESIGNED FOR FINAL "IN-PLACE" LOADS.
4. THE ANCHOR BOLTS FOR MECH AND ELEC EQUIPMENT ARE FURNISHED AND LOCATED BY THE RESPECTIVE CONTRACTORS AND SET BY THE GENERAL CONTRACTOR EXCEPT WHERE THE OTHER CONTRACTORS FURNISH THEIR OWN CONCRETE PADS.
5. ALL PIPE SLEEVES ARE FURNISHED BY AND LOCATED BY THE MECHANICAL AND ELECTRICAL CONTRACTOR AND SET BY THE GENERAL CONTRACTOR.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENING SIZES, PAD SIZES, AND LOCATIONS WITH RESPECTIVE CONTRACTORS. ALL CORE DRILLING SHALL BE DONE BY THE MECHANICAL AND ELECTRICAL CONTRACTORS FOR THEIR OWN WORK UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. NO REINFORCING SHALL BE CUT. VERIFY LOCATION OF REINFORCING BEFORE CORE DRILLING. THERE SHALL NOT BE ANY CORE DRILLING THROUGH BEAMS OR COLUMNS. CORE HOLES THROUGH SLABS SHALL BE PIPE ø PLUS 1" (6" ø MAX.)

SHOP DRAWING NOTES:

1. SHOP DRAWINGS, UNLESS OTHERWISE NOTED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE DRAWINGS THAT HE HAS REVIEWED THEM PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER.
3. SHOP DRAWINGS SHALL BE FURNISHED FOR ALL STRUCTURAL COMPONENTS. ALL SUBMITTALS TO BE TWO (2) SETS PRINTS AND ONE (1) SET REPRODUCIBLES ONLY. ONLY ONE (1) SET OF REPRODUCIBLES WILL BE RETURNED TO CONTRACTOR AFTER REVIEW (TYP.).

STAIR FRAMING NOTES:

1. STAIR STRINGERS, HANDRAILS, AND ALL CONNECTION DESIGN SHALL BE PREPARED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS LICENSED STRUCTURAL ENGINEER. ALL CALCULATIONS SHALL BE SIGNED AND SEALED BY THE ILLINOIS LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FOUNDATION NOTES:

1. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WHEREVER POSSIBLE. DESIGN SOIL BEARING PRESSURE IS 3,000 PSF.
2. ALL FOUNDATION AND SLAB EXCAVATIONS SHALL BE INSPECTED AND VERIFIED BY A GEOTECHNICAL ENGINEER. REPORTS ARE TO BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR RECORD.
3. FOOTINGS SHALL BEAR AT THE ELEVATIONS SHOWN. IF OVER-EXCAVATION OCCURS, OR THE EXISTING SITE IS BELOW THE INDICATED BEARING ELEVATIONS, PLACE AND COMPACT ENGINEERED FILL SOILS ENGINEER AND DETAIL S/S3.1.
4. SOILS DATA IS TAKEN FROM A SOIL INVESTIGATION REPORT BY TERRACON CONSULTANTS ENGINEERING & TESTING, INC.(TC) DATED APRIL 29, 2013 (RE: TERRACON PROJECT REPORT NO. 61350279)
5. THE SOILS AND FOUNDATION ENGINEERING REPORT IS FOR INFO. PURPOSES ONLY AND SHALL NOT BE CONSIDERED PART OF THE CONTRACT DOCUMENTS. FURTHERMORE, NO WARRANTY IS MADE BY THE ARCHITECT/ENGINEER WITH REGARD TO THE ACCURACY OF THE SUBSURFACE INVESTIGATION DATA, SOIL TEST DATA, OR STATEMENTS AND INTERPRETATIONS GIVEN IN THE REPORT.
6. A MINIMUM FROST COVER OF 3'-6" SHALL BE MAINTAINED FOR ALL EXTERIOR FOOTINGS.
7. FILL AND/OR BACKFILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM PERCENTAGES OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557:

   FILL UNDER FOOTINGS 95%
   FILL UNDER BUILDING SLAB-ON-GRADE 93%

   AVOID COMPACTING COHESIVE SOILS AT MOISTURE CONTENTS ON THE WET SIDE OF OPTIMUM.
8. NO FOOTINGS SHALL BE PLACED ONTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
9. A VAPOR BARRIER SHALL BE PROVIDED UNDER ALL INTERIOR SLABS-ON-GRADE PER SPECIFICATIONS.
10. REFER TO ARCHITECTURAL / STRUCTURAL DRAWINGS TO ASSURE PROPER DIMENSIONS AND PLACEMENTS OF ALL INSERTS, ETC.

CONCRETE NOTES:

1. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301).
2. NO WORK SHALL BEGIN WITHOUT CONTRACTOR, A/E REVIEW OF SHOP DRAWINGS AND MIX DESIGN.
3. MATERIAL PROPERTIES
   ALL NORMAL WEIGHT CONCRETE (145 pcf) SHALL HAVE THE FOLLOWING MATERIAL PROPERTIES AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:

	f'c PSI @ 28 DAYS	MAX. W/C RATIO	MAX. SLUMP INCHES	TOTAL AIR CONTENT
FOOTINGS	3,000	0.50	4-6	N.A.
FOUNDATION WALLS	4,000	0.50	4-6	N.A.
COLUMN PIERS	4,000	0.45	3*	5%
INT. CONC. SLABS	4,000	0.45	4	3%
EXT. S.O.G.	4,500	0.45	4	7%
ALL OTHER	4,000	0.45	4	5%
N.S. GROUT	8,000		8	N.A.
MSRY WALL GROUT	3,000		8	N.A.

   *PRIOR TO ADDING SUPERPLASTICIZER.
   CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE ALLOWED IN CONCRETE.
   ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED 6% TO 8% MIN.
4. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS PRIOR TO REMOVING FORMS. IF FORMS FOR VERTICAL SURFACES ARE REMOVED PRIOR TO THE END OF THE CURING PERIOD, SPRAY SURFACES WITH LIQUID MEMBRANE CURING COMPOUND (SEE SPECIFICATIONS).
5. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL WALL REINFORCEMENT. DEFORMED BAR ANCHORS ASTM A496, Fy = 70 ksi. HEADED ANCHOR STUDS ASTM A108, Fs = 60 ksi.
6. PROVIDE VERTICAL CONSTRUCTION JOINTS IN EXPOSED CONCRETE WALLS AT A MAXIMUM OF 40'-0" INTERVALS.
7. UNLESS NOTED OTHERWISE, PROVIDE LAP SPLICES OF AT LEAST 48 BAR DIAMETERS FOR ALL REINFORCEMENT. ADDITIONAL LAP SPLICES REQUIRED FOR CONSTRUCTION SHALL BE 48 BAR DIAM.
8. UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING MINIMUM CLEAR CONCRETE COVER FOR REINFORCING BARS AS SHOWN:

   CONCRETE EXPOSED TO EARTH OR WEATHER:

SURFACES NOT FORMED	3"
BOTTOM OF FOOTINGS	3"
SURFACES FORMED	2"
ALL OTHER SURFACES	2"

   CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

SLABS (BOTTOM)	¾"
SLABS (TOP)	1"
WALLS (INTERIOR SURFACE)	1"
ALL OTHER SURFACES	1½"

9. CONC. REINF. SHOP DRAWINGS SHALL INCLUDE PLANS SHOWING ALL ACCESSORY BARS, ETC., FOR SUPPORT OF TOP AND BOTTOM REINFORCING. SPACE CHAIRS AT 4'-0" MAXIMUM. SUPPORT BARS MUST BE MINIMUM #5.
10. CONCRETE REINF. SHALL BE PLACED ACCORDING TO THE CRSI MANUAL "RECOMMENDED FOR PLACING REINF. BARS". PROVIDE ADEQUATE BOLSTERS, HI-CHAIRS, SUPPORT BARS, ETC. TO MAINTAIN SPECIFIED CLEARANCES FOR THE ENTIRE LENGTH OF ALL REINFORCING BARS. PROVIDE CONTINUOUS #4 SPACER BARS IN WALLS AND SLABS TO SUPPORT DOWELS.
11. ALL FIELD BENDING OF REINFORCING SHALL BE DONE COLD. HEATING OF BARS IN THE FIELD IS NOT PERMITTED.
12. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM/CONCRETE REACTION. MAXIMUM O.D. OF EMBEDDED CONDUIT SHALL BE NO LARGER THAN ONE-THIRD OF THE SLAB THICKNESS.
13. NO ELECTRICAL CONDUIT SHALL BE PLACED IN SLABS-ON-GRADE.
14. PROVIDE 6x6-W2.9xW2.9 WWF IN ALL PADS GREATER THAN 2'-0"x2'-0". PLACE WWF 1" FROM THE TOP OF THE CONCRETE.
15. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. LAP SHEETS ONE MESH SPACE AND WIRE TIE ADJACENT SHEETS TOGETHER SECURELY. WELDED WIRE FABRIC SHALL BE DRAPED AT ALL DECK SUPPORTS.
16. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS AND ANY OTHER ITEMS RELATED TO CONCRETE WORK. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION.
17. FIBERMESH IN CONCRETE STRUCTURAL SLAB TO BE ADDED TO 4,000 PSI CONCRETE AT A RATE OF 7.0 lb/cy. GENERAL CONTRACTOR TO SUBMIT FIBERMESH MANUFACTURER INFORMATION TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF SLABS.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36, 36,000 PSI YIELD UNLESS NOTED OTHERWISE. STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500 GRADE B. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S. WIDE FLANGE SECTIONS SHALL CONFORM TO ASTM A-992 Fy = 50 KSI.
2. STRUCTURAL STEEL DETAILS, FABRICATION, AND ERECTION SHALL CONFORM TO THE NINTH EDITION OF THE AISC "MANUAL OF STEEL CONSTRUCTION" UNLESS OTHERWISE SHOWN OR NOTED.
3. WELDING ELECTRODES SHALL CONFORM TO ASTM 233 CLASS E70 SERIES. AWS D1.1-91
4. BOLTS SHALL BE 3/4" DIAMETER, ASTM A-325 N UNLESS OTHERWISE REQ'D.
5. SHOP CONNECTIONS MAY BE WELDED UNLESS OTHERWISE INDICATED. WELDS SHALL BE DESIGNED TO BE FULLY EQUIVALENT IN STRENGTH TO STANDARD BOLTED CONNECTIONS.
6. UNLESS OTHERWISE NOTED, ALL WELDS SHALL BE CONTINUOUS ¼" FILLET WELDS MINIMUM OR UNLESS OTHERWISE REQ'D.
7. BURNING OF HOLES AND CUTS IN STRUCTURAL STEEL IN THE FIELD SHALL NOT BE PERMITTED, EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT OR STRUCTURAL ENGINEER.
8. ERECT STRUCTURAL STEEL IN ACCORDANCE WITH AISC INCLUDING SUPPLEMENTS AND WITH SPECIFICATION SECTION 05120, "STRUCTURAL STEEL".
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES, INCLUDING, BUT NOT LIMITED TO, TEMPERATURE DIFFERENTIALS, ERECTION TOLERANCES, AND WITH RESPECT TO STRUCTURAL STEEL FRAMING INTO REINFORCED CONCRETE WALLS BEAMS OR COLUMNS.
10. ALL ADDITIONAL STEEL REQUIRED BY THE CONTRACTOR FOR ERECTION PURPOSES AND SITE ACCESS OF STOCKPILED MATERIAL SHALL BE PROVIDED AT NO COST TO THE OWNER. ALL SUCH ADDITIONAL STEEL SHALL BE REMOVED BY THE CONTRACTOR UNLESS APPROVED BY THE OWNER IN WRITING.
11. AFTER ERECTION, CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED SOIL, AND MUD IN ACCORDANCE WITH DIVISION 1 GENERAL REQUIREMENTS OF THE PROJECT SPECIFICATIONS OF THIS PROJECT. ERECTION TOLERANCES SHALL COMPLY WITH AISC AND WITH SPECIFICATIONS SECTION 05120, "STRUCTURAL STEEL".

STEEL JOIST NOTES:

1. ALL STEEL JOISTS SHALL BE DESIGNED, FABRICATED & SHOP PAINTED IN STRICT ACCORDANCE WITH THE LATEST STANDARD STEEL JOIST INSTITUTE SPECIFICATIONS. ONLY JOISTS LISTED IN THE S.J.I. CATALOG SHALL BE USED. SHOP COAT OF PAINT SHALL BE GRAY.
2. JOIST BEARING DESIGN AND DETAILS SHALL TAKE INTO ACCOUNT THE SLOPES OF THE JOISTS AND IN NO INSTANCE SHALL ANY PORTION BE OVERSTRESSED.
3. DRILLING, BURNING OR USE OF SELF-TAPPING OR SHOT-IN ANCHORS IN JOISTS SHALL NOT BE ALLOWED.
4. BOTTOM CHORD EXTENSIONS SHALL BE PROVIDED FOR JOISTS AT COLUMNS AND EXTENDED TO STABILIZER B - DO NOT WELD.
5. JOISTS SHALL BE FIELD WELDED TO SUPPORTS, EXCEPT THE JOISTS AT (OR NEAREST) THE COLUMN SHALL BE BOLTED.
6. ALL LOADS HUNG FROM JOISTS SHALL BE SUPPORTED ONLY AT PANEL POINTS. ADDITIONAL DIAGONALS MUST BE ADDED WHERE THIS DOES NOT OCCUR. CONNECTION DETAILS AND LOADS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.
7. JOISTS SHALL BE DESIGNED TO SUPPORT MECHANICAL LOADS WHERE THEY OCCUR ON THE ROOF AS INDICATED ON PLANS.
8. PROVIDE STEEL ANGLE BRIDGING FOR JOISTS AND BOTTOM CHORD BRACING FOR JOIST GIRDERS IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE SPECIFICATIONS.

COLD FORMED STEEL FRAMING NOTES:

1. ALL COLD FORMED STEEL FRAMING MEMBERS, THEIR DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" OF THE A.I.S.I. (1996 ED.)
2. ALL FRAMING MEMBERS SHALL BE FORMED FROM STEEL CONFORMING TO ASTM A446 WITH A MINIMUM YIELD STRENGTH AS FOLLOWS:
   A. 18 & 20 GAUGE MEMBERS: Fy =33 KSI (GRADE A)
3. ALL FRAMING MEMBERS SHALL BE GALVANIZED WITH A G-60 COATING MEETING THE REQUIREMENTS OF ASTM A525
4. MEMBERS SHALL BE MANUFACTURER'S STANDARD "C" SHAPED STUDS OF OF THE SIZE, FLANGE WIDTH, AND GAUGE INDICATED. ALL MEMBERS SHALL HAVE A MINIMUM FLANGE LIP RETURN OF 1/2" AND SATISFY THE MINIMUM PROPERTIES AS PER "CLARK STEEL FRAMING SYSTEMS, INC." OR EQUAL.
5. THE GAUGE OF ALL TRACKS SHALL BE NO LIGHTER THAN THE FRAMING BEING CONNECTED. UNLESS OTHERWISE INDICATED, CONNECT TRACKS TO CONCRETE WITH Ø.265" DIA. POWER DRIVEN FASTENERS AT 16" o.c.
   ** PROVIDE A MINIMUM OF 1.25" EMBEDMENT
6. ALL WELDING SHALL BE IN CONFORMANCE WITH AMERICAN WELDING SOCIETY SPECIFICATION D1.3. ALL WELDS SHALL BE TOUCHED UP W/ ZINC RICH PAINT.
7. ALL STRUCTURAL MEMBERS SHALL BE PROPERLY CONNECTED TO EACH OTHER AND TO THE SUPPORTING BACK-UP FRAMING. FASTENING SHALL BE MADE WITH SELF-TAPPING SCREWS OR WELDS OF SUFFICIENT SIZE TO INSURE THE CONNECTION STRENGTH. UNLESS OTHERWISE NOTED, CONNECT ALL MEMBERS BASED ON THE FOLLOWING LOADINGS:
   A. STUDS LESS THAN 10 FEET LONG:
      25 PSF EXTERIOR / 5 PSF INTERIOR
   B. STUDS BETWEEN 10.5 AND 16 FEET LONG:
      30 PSF EXTERIOR / 5 PSF INTERIOR
8. PROVIDE BRIDGING FOR STUDS AT MIDSPAN AND AT A MAXIMUM SPACING NOT TO EXCEED 6'-0". ALL BRIDGING SHALL BE INSTALLED PRIOR TO THE ADDITION OF ANY LOADING. CONNECT BRIDGING TO EACH MEMBER BY WELDING, CLIP ANGLES, OR PER THE MANUFACTURER'S REQUIREMENTS.
9. PROVIDE WEB STIFFENERS AT JOIST AND RAFTER BEARINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
10. ALL AXIALLY LOADED STUDS SHALL HAVE FULL BEARING AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ALIGNMENT. SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.
11. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING FOR APPROVAL:
   A. MANUFACTURER'S PRODUCT DATA AND LATEST TECHNICAL DATA
   B. ERECTION DRAWINGS SHOWING THE NUMBER, TYPE, LOCATION AND SPACING OF ALL MEMBERS. ALL CONNECTIONS AND ATTACHMENTS SHALL BE CLEARLY SHOWN.
   C. THE PROPERTIES OF ALL FRAMING MEMBERS THAT ARE USED IN EXTERIOR APPLICATIONS, DEMONSTRATING CONFORMANCE WITH THE MINIMUM ACCEPTABLE PROPERTIES NOTED HEREIN.

MASONRY NOTES:

1. ALL MASONRY WORK SHALL CONFORM TO THE LATEST EDITIONS OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530/ASCE 6). GIVEN STRUCTURAL DESIGN / CONSTR. DOCUMENTS ASSUMES THE EXISTENCE OF ADEQUATE FIELD SUPERVISIONS OF CONSTRUCTION, FULFILLING THE "WITH INSPECTION" CRITERIA OF THE CODES.
2. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (f'm) IS 1,500 PSI.
3. MORTAR SHALL MEET THE REQUIREMENTS OF ASTM SPEC. C270 AND IS SPECIFIED BY TYPE AS FOLLOWS:

   TYPE S MORTAR SHALL BE USED FOR ALL INTERIOR AND EXTERIOR BEARING WALLS, HEREIN DEFINED AS THOSE WALLS SHOWN ON THE STRUCTURAL DESIGN DRAWINGS.

   TYPE N MORTAR MAY, AT CONTRACTOR'S OPTION, BE USED FOR ALL INTERIOR, NON-STRUCTURAL PARTITIONS, AND FOR ALL MASONRY WORK NOT SPECIFIED ABOVE.
4. GROUT CONFORMING TO ASTM C476 WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI SHALL BE USED AS FILLING FOR ALL VERTICAL CAVITIES, BOND BEAMS, LINTEL BLOCK COURSES, AND HOLLOW MASONRY UNITS DESIGNATED AS SOLID GROUTED IN THE DESIGN DRAWINGS.
5. CONCRETE MASONRY WORK SHALL CONFORM TO "SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY", NCMA. CONCRETE MASONRY UNITS ARE SPECIFIED BY TYPE AS FOLLOWS:

   STANDARD HOLLOW LOAD BEARING UNITS: ASTM C90 GRADE N, TYPE I.
6. MORTAR AND GROUT SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ASTM C 780. TWO SETS OF THREE MORTAR OR GROUT CUBES SHALL BE TAKEN AT RANDOM FOR EACH DAY OF MASONRY WORK. TEST ONE CUBE OF EACH SET AT 7 DAYS. THE SECOND CUBE TO BE TESTED AT 28 DAYS. THE THIRD CUBE TO BE TESTED AT 56 DAYS.
7. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCEMENT AT 16 O.C. AND IN FIRST COURSE ABOVE AND BELOW OPENINGS (SEE SPECIFICATIONS).
8. LAP SPLICES FOR ALL REINFORCEMENT SHALL HAVE A MINIMUM LENGTH OF 48 BAR DIAMETERS OR 12", WHICHEVER IS GREATER.
9. MORTAR BEDDING FOR NON-LOAD BRG HOLLOW UNITS REQUIRES THE HORIZONTAL FACE SHELLS TO BE FULLY COVERED BY MORTAR. IN THE ERECTION OF PIERS, COLUMNS AND PILASTER, THERE IS THE ADDITIONAL REQUIREMENT FOR THE INTERMEDIATE AND END WEBS TO BE MORTARED.
10. THE FIRST COURSE FOR HOLLOW MASONRY AT THE BASE AND ABOVE EACH FLOOR MUST BE LAID IN A FULL BED OF MORTAR AND GROUTED SOLID.
11. MORTAR BEDDING FOR SOLID UNITS REQUIRES THAT THE HORIZONTAL AND VERTICAL BEDS BE FULLY COVERED WITH MORTAR.
12. HOLLOW UNITS THAT ARE TO BE GROUTED SHOULD HAVE THE SURROUNDING WEBS FULLY MORTARED TO CONFINE THE GROUT TO THE INTENDED.
13. CLEAN-OUT OPENINGS ARE NOT REQUIRED WHEN WALLS ARE ERECTED AND THE CORES GROUTED AT NOT MORE THAN 4 FOOT LIFTS. WALLS CARRIED UP HIGHER THAN 4 FEET BEFORE GROUTING SHOULD HAVE A CLEAN-OUT AT THE BASE OF THE CORES TO BE FILLED WITH GROUT.
14. THE CONSTRUCTION OF WALLS THAT ARE TO BE GROUTED SHALL BE ERECTED WITH CARE TO INSURE CORE ALIGNMENT FOR MAXIMUM GROUTING. THE GROUT SPACE SHALL HAVE A MINIMUM DIMENSION OF 2 INCHES AND THE VERTICAL CORES TO BE GROUTED SHOULD HAVE A MINIMUM UNOBSTRUCTED OPENING OF 2 BY 3 INCHES. FILLING CORES WITH MORTAR AS THE WORK PROGRESSES IS NOT AN ACCEPTABLE METHOD OF GROUTING.
15. CHLORIDE, NITRATE, SULFATE, BASE SALTS AND/OR ADMIXTURES CONTAINING SAME SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX. IF EXTERIOR MASONRY IS TO BE LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40 DEGREES FAHRENHEIT, IT SHALL BE INSTALLED IN ACCORDANCE WITH "RECOMMENDED PRACTICES FOR COLD WEATHER MASONRY CONSRUCTION" ISSUED BY THE INTERNATIONAL MASONRY INDUSTRY LATEST EDITION, AIR-ENTRAINING ADMIXTURES OR HYDRATED LIME CONTAINING AIR-ENTRAINING IN ADMIXTURES SHALL NOT BE USED IN MORTAR.
16. MASONRY WALLS SHALL BE ADEQUATELY BRACED DURING ERECTION TO SAFELY WITHSTAND ALL ERECTION LOADS INCLUDING WIND LOADS PER GOVERNING BUILDING CODES. BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT LATERAL SUPPORTS (e.g. FLOORS, ROOFS & WALLS) ARE FULLY INSTALLED AND HAVE ACHIEVED THEIR DESIGN STRENGTH.
17. LOCATE VERTICAL CONTROL / EXPANSION JOINTS AT EVERY 20'-0" (MAX.)
18. UNLESS NOTED OTHERWISE ON THE PLANS AND SCHEDULES, PROVIDE THE FOLLOWING LINTELS ABOVE ALL MASONRY OPENINGS:

SIZE OF OPENING	LINTEL *
4'-0" OR LESS	(2) L4x4x3/8 PER 8" OF WALL
4'-0" THRU 6'-0"	(2) L3x3-1/2x3/8 LLV + 3/8" PL
6'-0" THRU 8'-0"	(2) L6x3-1/2x3/8 LLV + 3/8" PL
8'-0" THRU 12'-0"	W8x18 W/ 3/8" PL WIDTH TO BE 1/2 LESS THAN THE WALL "t"

   *PROVIDE 6" MIN. BEARING AT EACH END.

METAL DECK NOTES:

1. THE MANUFACTURE, DETAILING, AND ERECTION OF METAL DECKS SHALL BE IN ACCORDANCE WITH THE STEEL DECK INSTITUTE SPECIFICATIONS, LATEST EDITION.
2. STRUCTURAL PROPERTIES OF ROOF DECK SECTIONS SHALL BE COMPUTED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEEN INSTITUTE "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS," LATEST EDITION.
3. ALL FIELD WELDING SHALL BE IN ACCORDANCE WITH ANSI/AWS D1.1 "STRUCTURAL WELDING CODE - SHEET STEEL."
4. THE GAUGE OF THE METAL DECK SHALL BE VERIFIED BY THE MANUFACTURER TO SATISFY ALL CONDITIONS OF LOADING AND SPAN LENGTHS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS, BUT SHALL NOT BE LESS THAN THE GAUGE INDICATED ON THE DRAWINGS.
5. NO LOADS SHALL BE PERMITTED TO BE HUNG FROM METAL DECKING. ALL HANGERS FOR DUCTWORK, PIPING, ETC. SHALL BE HUNG DIRECTLY FROM STRUCTURAL STEEL WORK OR SUPPLEMENTARY MEMBERS.
6. AREAS OF ROOF DECKING REQUIRE VARYING SLOPES. THE METAL DECK FABRICATOR SHALL ALLOW FOR AND VERIFY DOUBLE AND SINGLE SPAN DECK SECTIONS TO PROVIDE PROPER FIT AND WELDING OF ALL DECK.
7. PROVIDE METAL DECK CLOSURES AT ALL OPENINGS AND SLAB EDGES.
8. METAL DECK IS DESIGNED TO ACT AS STRUCTURAL DIAPHRAGM. METAL DECK IS REQUIRED TO RESIST 330 PLF.
9. CONNECTION DESIGN OF METAL DECK IS BASED ON A 3 SPAN CONDITION. FOR OTHER CONDITIONS, DECK MANUF. IS TO VERIFY CONNECTIONS ARE ADEQUATE.
   FASTENING PATTERN: 36/7
   SUPPORT FASTENERS: ⅝" PUDDLE WELDS
   SIDELAP FASTENERS: #10 TEK SCREWS (3) PER SIDELAP.
10. MIN. END BEARING OF DECK IS 1½".
11. FOR DECK DEPTH, GAUGE AND DECK FINISH, SEE STRUCTURAL PLANS.

STATE OF ILLINOIS — DANIEL E. RUNDE — 061-005534 — LICENSED STRUCTURAL ENGINEER — AURORA, ILLINOIS

EXPIRES 11/30/14

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NEW BUILDING FOR

Goodwill Northern Illinois

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LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

RUNDE ENGINEERING, INC.
Structural Engineers
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Aurora Illinois 60506 Fax. 630.966.0255
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THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL VERIFY ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF McCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-03-13	Floor Plan for Review
3.	04-08-13	Owner Review Meeting
4.	04-08-13	Floor Plan Changes
5.	04-22-13	90% Owner Review
6.	04-29-13	Issued for Permit

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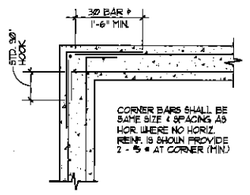
MBA Project No. 1305
CORD Project No. 7334

Scale

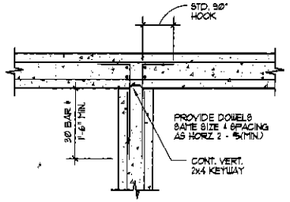
Sheet Title
GENERAL STRUCTURAL NOTES

Sheet No.
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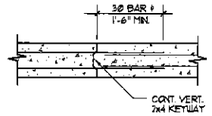
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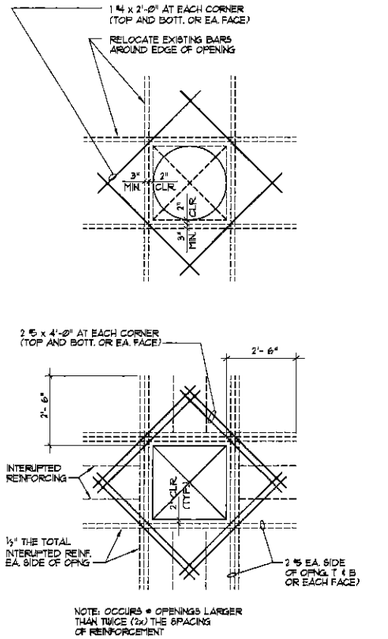
TYP. CORNER REINF.



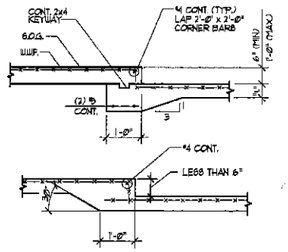
TYP. WALL INTERSECTION



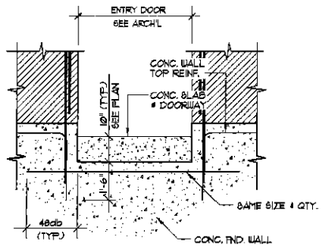
TYP. WALL CONST. JOINT



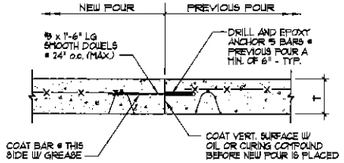
ADDITIONAL REINFORCEMENT AT SLAB AND WALL OPENINGS



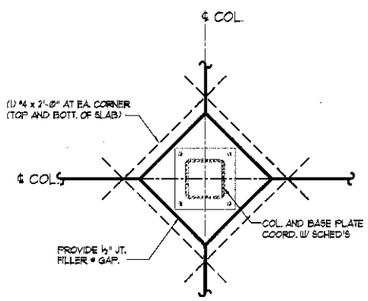
GRADE SLAB DEPRESSION



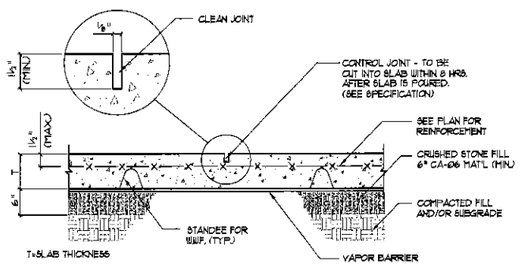
TYP. ENTRY DOOR DETAIL



SLAB-ON-GRADE TYP. CONSTRUCTION JOINT



INTERIOR ISOLATION JOINT



TYP. SLAB-ON-GRADE DETAIL

SPECIFIC DESIGN INFORMATION:

ROOF LOADS	
LIVE LOAD (TYPICAL ROOF AREAS) LIVE LOAD (REDUCED FLAT SNOW & DRIFTING AREAS)	30 PSF 22 PSF
DEAD LOAD (STEEL ROOF JOIST / GIRDER TRUSSES)	25 PSF
FLOOR LOADS	
LIVE LOAD (RETAIL / PUBLIC SPACES)	100 PSF
LIVE LOAD (LIGHT STORAGE / MECH. / ELEC. AREAS)	125 PSF
DEAD LOAD (6" CONC. SLAB ON GRADE)	85 PSF
CEILING LOADS (DONATIONS/GOODS STORAGE ONLY)	
LIVE LOAD (LIGHT STORAGE)	20 PSF
DEAD LOAD (¾" PLYWOOD/LT. G.A. JOIST)	10 PSF
ROOF SNOW LOADS	
Pg	30 PSF
Ce	1.0
Ct	1.0
I	1.0
WIND LOADS	
BASIC WIND SPEED	90 MPH (3 SEC. GUST)
I	1.0
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	± 0.18
COMPONENT & CLADDING WIND LOADS (20 SQ. FT. T.A. / MEAN ROOF HT. = 11'-6")	
ROOF ZONE 1	+12.1 / -18.3 PSF
ROOF ZONE 2	+12.1 / -28.1 PSF
ROOF ZONE 3	+12.1 / -39.3 PSF
WALL ZONE 4	+13.1 / -19.5 PSF
WALL ZONE 5	+13.1 / -23.5 PSF
EARTHQUAKE DESIGN DATA	
SEISMIC USE GROUP	II
SEISMIC DESIGN CATEGORY	B
Ss	0.157g
S1	0.055g
Sds	0.167g
Sd1	0.088g
SITE CLASS	D
ORDINARY REINFORCED MASONRY SHEARWALLS	R = 2.5
DESIGN BASE SHEAR	35 kips (N/S Dir.) 51 kips (E/W Dir.)
ANALYTICAL PROCEDURE	SIMPLIFIED

SPECIAL INSPECTION AND TESTING (IBC 2006, CHAPTER 17)

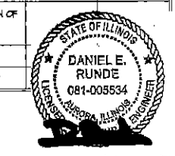
ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY. THE SPECIAL INSPECTOR FROM THIS TESTING AGENCY SHALL OBSERVE THE WORK FOR CONFORMANCE TO THE DESIGN AND SPECIFICATIONS.

THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD, AND ALL OTHER DESIGNATED INDIVIDUALS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF NOT CORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS, SPECIFICATIONS, SOILS REPORT AND APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE.

THE FOLLOWING ITEMS MARKED 'X' REQUIRE SPECIAL INSPECTIONS (REFER TO IBC 2006 CHAPTER 17 FOR ADDITIONAL INFORMATION).

		VERIFICATION AND INSPECTION	YES	
			CONTINUOUS	PERIODIC
1		STEEL CONSTRUCTION (IBC 2006-1704.3)		
	A	MATERIAL VERIFICATION OF HIGH STRENGTH BOLTS, NUTS AND WASHERS		N.A.
	B	INSPECTION OF HIGH STRENGTH BOLTING		
		BEARING TYPE		X
		SLIP CRITICAL TYPE	N.A.	
	C	INSPECTION OF WELDING		
		COMPLETE AND PARTIAL PEN WELDS	N.A.	
		MULTIPASS FILLET WELDS		N.A.
		SINGLE PASS FILLET WELDS GREATER THAN 5/16"		N.A.
		SINGLE PASS FILLET WELDS LESS THAN 5/16"		X
		FLOOR AND ROOF DECK		N.A.
	D	INSPECTION OF STEEL FRAME DETAILS		X
2		CONCRETE CONSTRUCTION (IBC 2006 1704.4)		
	A	INSPECTION OF REINFORCING STEEL		X
	B	INSPECTION OF BOLTS INSTALLED IN CONCRETE	X	
	C	VERIFY USE OF REQUIRED MIX DESIGN		X
	D	SAMPLING FRESH CONCRETE AND PERFORMING SLUMP, AIR CONTENT AND DETERMINING THE TEMPERATURE OF FRESH CONCRETE AT TIME OF MAKING SPECIMENS FOR STRENGTH TESTS	X	
	E	INSPECTION OF CONCRETE PLACEMENT	X	
	F	INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TECHNIQUES		N.A.
	G	INSPECTION OF PRESTRESSED CONCRETE: (1) APPLICATION OF PRESTRESSING FORCES (2) GROUTING OF BONDED PRESTRESSING TENDONS IN THE S.F.R. SYSTEM.	N.A. N.A.	
	H	ERECTION OF PRECAST CONCRETE MEMBERS		N.A.
3		MASONRY CONSTRUCTION (IBC 2006 1704.5)		
	A	AS MASONRY CONSTRUCTION BEGINS:		
		PROPORTIONS OF SITE PREPARED MORTAR		X
		CONSTRUCTION OF MORTAR JOINTS		X
		LOCATION OF REINFORCING AND CONNECTORS		X
	B	INSPECTION PROGRAM:		
		SIZE AND LOCATION OF STRUCTURAL ELEMENTS		X
		TYPE, SIZE AND LOCATION OF ANCHORS		X
		SIZE, GRADE AND TYPE OF REINFORCEMENT		X
		WELDING OF REINFORCING BARS		X
		PROTECTION OF MASONRY FOR HOT OR COLD WEATHER		X
	C	PRIOR TO GROUTING		
		GROUT SPACE IS CLEAN		
		PLACEMENT OF REINFORCEMENT		X
		PROPORTIONS OF SITE-PREPARED GROUT		X
		CONSTRUCTION OF MORTAR JOINTS		N.A.
	D	GROUT PLACEMENT	N.A.	
	E	PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/ OR PRISMS SHALL BE OBSERVED	N.A.	
	F	COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED		N.A.
4		SOILS (IBC 2006 1704.7)		
	A	VERIFY SITE HAS BEEN PREPARED IN ACCORDANCE WITH APPROVED SOILS REPORT		X
	B	FILL PLACEMENT - VERIFY MATERIAL MAXIMUM LIFT THICKNESS AND COMPACTION OF FILL ARE IN ACCORDANCE WITH THE SOILS REPORT		
	C	VERIFY IN PLACE DRY DENSITY OF FILL COMPLIES WITH SOILS REPORTS		
	D	CONFIRM ALLOWABLE SOIL BEARING PRESSURE COMPLIES WITH SOILS REPORT		



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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

RUNDE ENGINEERING, INC.
Structural Engineers
39 W. New York Street Tel. 630.966.0250
Aurora Illinois 60506 Fax. 630.966.0255
Professional Design Firm #184-004461

NO.	DATE	DESCRIPTION
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2.	04-03-13	Floor Plan for Review
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4.	04-09-13	Floor Plan Changes
5.	04-22-13	90% Owner Review
6.	04-29-13	Issued for Permit

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MBA Project No. 1305
CORD Project No. 7334

Scale

Sheet Title
TYPICAL DETAILS AND DESIGN INFORMATION

Sheet No.
S0.1

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

FOUNDATION NOTES:

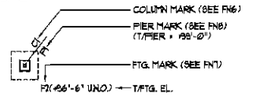
FN1. T/ CONCRETE SLAB = +100'-0" (STRUCT/ARCH.)
= 850.00' (CIVIL)
T/ CONCRETE PIERS = +99'-0" (STRUCT/ARCH.)
= 849.00' (CIVIL)

FN2. T/ FTG. EL. = +96'-6" (UNLESS NOTED THUS)

FN3. T/CONC. FND. WALL EL. = +100'-0"

FN4. SEE SHT. S0.0 FOR GENERAL NOTES & TYP. DTL'S

FN5. KEY



FN6. C1 = INDICATES COL. SIZE - SEE SCHED. THIS SHEET

FN7. F1 = INDICATES FTG TYPE - SEE SCHED. THIS SHEET

FN8. PX = INDICATES PIER TYPE + COORD. W/ DTL. 7/S3.1
P1 = 20" x 20" CONC. PIER W/ (3) #5 VERT. BARS
P2 = 24" x 24" CONC. PIER W/ (12) #6 VERT. BARS
P3 = 48" x 48" CONC. PIER W/ (12) #6 VERT. BARS
** PROVIDE #3 CLOSED TIES IN PIERS.
SPACE @ (4) @ 3", REMAINDER @ 12"

FN9. OUTLINE OF PREFABRICTD METAL STAIRS @ DOCK AREA. COORD. HEIGHT AND GEOMETRY W/ ARCH'L. DWG'S AND DESIGN LOADINGS W/ "LOADING SCHEDULE" ON SHT. S0.0

FN10. PROVIDE #6 @ 32" o.c. FULL HEIGHT FOR ALL MASONRY WALLS. GROUT CELLS SOLID FULL HT.

FN11. PROVIDE #5 x 5'-6" DWL'S @ 32" o.c. FOR EXTERR WALLS.

FN12. IN LIEU OF 6x6 - W2.9xW2.9 WWF, PROVIDE FIBERMESH REINF. ADDED AT A RATE OF 1.5 lb/cu. yd. - COORD. W/ PFR.

FN13. STEPPED FOOTING - COORD W/ DETAIL 10/S3.1.

FN14. NOT USED

FN15. PIPE BOLLARD @ DOORWAY. PROVIDE 14"ø x 48" DEEP PIER FOR BOLLARD SLEEVE - COORD. W/ MFR. NOTES
** 14"ø PIER REINF. = (4) #5 VERT'S & #3 TIES @ 12" o.c.

FOOTING SCHEDULE

ALLOWABLE SOIL BEARING PRESSURE = 3,000 PSF

MARK	DIMENSIONS W	L	D	REINFORCEMENT LONG-DIR	SHORT-DIR	REMARKS
F1	6'-6"	6'-6"	1'-6"	7 - #6	7 - #6	
F2						
F3						
F4						

COLUMN SCHEDULE

MARK	COLUMN SIZE	BASE PLATE B x N x t	BASE @ DETAIL	ANCHOR BOLTS (#x"L")
C1	HSS8x8x3/8	14" x 1'-2" x 1"	6/S3.1	(4) 3/4"ø x 2'-10" LG. (DTL. 5/S3.1)
C2	HSS8x8x3/8	14" x 1'-2" x 1"	6/S3.1	(4) 3/4"ø x 1'-6" LG. (DTL. 5A/S3.1)

COLUMN NOTES:
ON. SEE S/S3.1 FOR TYPICAL ANCHOR BOLT DETAIL.
ON2. ANCHOR LENGTH "L" IS EMBEDMENT LENGTH ONLY. SEE TYP. BASE PLATE DTL.

SOIL BRG. NOTE:
ELEV'S TO 3,000 PSF SOIL SHOWN ARE BASED ON ESTIMATES PER MSET SOILS REPORT LISTED ON SHEET S0.0. FINAL DEPTH TO BE PER SITE SOILS ENGINEER.

TYPICAL 6" SLAB ON GRADE
6" SLAB ON GRADE W/6x6 W2.9 x W2.9 WWF, ON 8" THK. VAPOR BARRIER - COORD. SUBBASE W/ S01. SEE FN12 FOR REINF. ALTERNATE.
T/CONC. SLAB EL. = +100'-0"

T/FINISH FLOOR +100'-0" = +890.00'

MBP MASONRY PIER NOTE:
PROVIDE 16"x JAMB MSNRY. PIER BTWN STOREFRONT W/ (4) #6 VERT. BARS IN SOLID GROUTED CORES FULL HT. OF CMU WALL (TYP.)

CONTR/CONSTR. JTS. @ 140'-0" o.c. - COORD W/ DTL'S ON SHT. S01

THICK'D SLAB @ LT. GA. BRG. WALLS

SEE CLG. NOTE

5/S1 THICK SLAB

CEILING FRAMING NOTE:
PROVIDE 6.00S162-33 (20 Ga.) METAL CLG' JOIST @ 16" o.c. W/ 3/8" PLYWOOD SHEATHING FOR DONATIONS & GOODS STORAGE ROOMS. PROVIDE CONT. C10x15.3 W/ (2) ROWS 3/4"ø A36 ANCH. RODS W/ 3" HOOKS @ 24" o.c.

BEARING WALLS TO BE 3.62S162-33 (18 Ga.) STUDS SPACED @ 16" o.c. ANCHORED TO 8" SLAB W/ (2) POLDER-ACT. FASTENERS @ 16" O.C.

** LL = 20 PSF (NON STORAGE)
DL = 10 PSF (JOIST/SHEATHING/ETC.)

"FUTURE" CONVEYOR SYSTEM - PER OWNER

REINF. CONC. DOCK SLAB
COORD. SLAB THICKNESS AND REINF. W/ CIVIL DWG'S

RETAINING WALL

COMPACTOR

INLET

CONCR. SUB TO COORD. D.S. SLEEVE THRU WALL W/ G.C. & PLUMBING SUB.

12"ø PVC PIPE COORD W/ CIVILS

PROPERTY LINE

EXTERIOR FACE 10" FND. WALL

110'-0" (OUT-TO-OUT)

125'-0"

45'-0"

39'-8"

49'-4"

94'-0"

31'-8"

20'-8"

3'-4"

3'-6"

1'-6"

2'-0"

1'-0"

4'-10" (TYP.)

2'-6" (TYP.)

10" (TYP.)

1'-8" (TYP.)

2'-0" (TYP.)

4'-0"

7'-6"

7'-0"

10'-0"

8'-6"

3'-4"

40'-4"

1'-0"

1'-6"

2'-6"

3'-0"

4'-0"

20'-0"

30'-4"

93'-10"

49'-10"

72'-6"

35'-8"

43'-4"

46'-8"

160'-4"

99'-8"

105'-0" (OUT-TO-OUT)

F1 (+99'-0")

F1 (+96'-6")

F1 (+96'-0")

7A/S51 PIER

2/S51 DOOR

3/S51

5/S1

7/S1

11/S1

12/S1

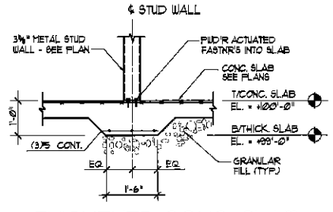
17/S1

1/S1 TYP.

CANOPY

1 2 3 4 5 6 7 8

A A' B C D E E' F



1 THICKENED CONC. SLAB @ MTL STUD FRAMING WALLS
1/2"=1'-0"

FOUNDATION PLAN

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

PLAN NORTH

TRUE NORTH

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MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

Sheet Title
FOUNDATION PLAN AND SCHEDULES

Sheet No.
S1.1

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

STATE OF ILLINOIS
DANIEL E. RUNDE
081-005534
LICENSED STRUCTURAL ENGINEER
AURORA, ILLINOIS
EXPIRES 11-30-14

ROOF FRAMING NOTES:

RN1. T/STEEL = BVDECK EL. = +117'-6½" (HIGH) - LINES "1"+"8"
= +116'-6" - LINES "2" & "7"
= +116'-4" (MID) - LINE "5" (CRU)
= +115'-6" (LOW) - LINE "4"
** COORD. ELEV'S & ROOF SLOPES W/ ARCH'L DWGS

RN2. DESIGN ROOF LOADS:
DEAD LOAD = 75 PSF
SNOW LOAD = 36 PSF + DRIFTING/SLIDING

RN4. ⫽⫽——<< = INDICATES DIAGONAL "X"- BRIDGING. COORD. BRIDGING TYPE W/ PLAN. "X"- BRIDG'G TO BE DESIGNED & INSTALLED BY JOIST MFR. (TYP.)

RN5. ⊠ = INDICATES APPROXIMATE LOCATION OF ROOF DRAIN. PROVIDE ADD'L REINF. PER 2/S41. PROVIDE JOIST WEB REINF. PER 1/S41. COORD. EXACT LOC. W/ MECH. DWG'S.

RN6. △ = INDICATES LINTEL TYPE - COORD. SIZE W/ LINTEL SCHEDULE ON THIS SHEET.

RN7. M = 1½" - 22 Ga. TYPE "B" (WIDE RIB) PAINTED MTL. DECK W/ 3-SPAN MIN. CONDITION TYP. (U.N.O.)

RN8. APPROX. LOCATION OF MECH'L ROOFTOP UNIT. PROVIDE ADD'L REINFORCEMENT @ ALL ROOF OPNG'S PER ROOF OPNG. DETAILS ON SHT S41. PROVIDE ADD'L JOIST REINF. @ ALL MECH. UNITS PER 1/S41. COORD. SIZE & LOCATION OF ALL MECH. UNITS W/ MECH. DWG'S - TYP. JOIST MFR. TO PROVIDE ADD'L JOIST AS SHOWN UNDER ALL UNITS. FINAL UNIT WEIGHTS TO BE PROVIDED BY MECHANICAL CONTRACTOR.

RN9. JOIST MFR. TO PROVIDE A LINE OF BJCHORD BRIDGING NEAR THE FIRST BJCHORD PANEL POINT. COORD. NET UPLIFT WITH GENERAL STRUCTURAL NOTES ON S0.0.

RN10. FABRIC AWNING SYSTEM FABRICATD USING ALUMINUM @ STANDING SEAM DECK. COORD. DESIGN REQ'S W/ NOTES ON S0.0 / S0.1 AND ARCH'L DWG'S - TYPICAL

RN11. STANDARD LINE OF HORIZ. JOIST BRDG'G W/ SECOND TO LAST BAY WELDED X-BRDG'G (COORD. W/ JST. MFR.

RN12. JOIST MANUFACTURE @ ALL RTU LOCATIONS ADD ADD'L 1/ K FOR JOIST GIRDER PANEL POINT LOADS

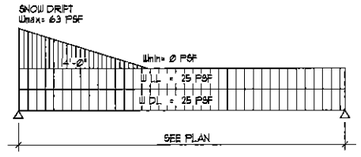
RN13. PROVIDE #6 @ 32" o.c. FULL HEIGHT FOR ALL MASONRY WALLS. GROUT CELLS SOLID FULL HT.

RN14. PROVIDE #6x5'-6" DWL'S @ 32" o.c. FOR EXTERIR WALLS.

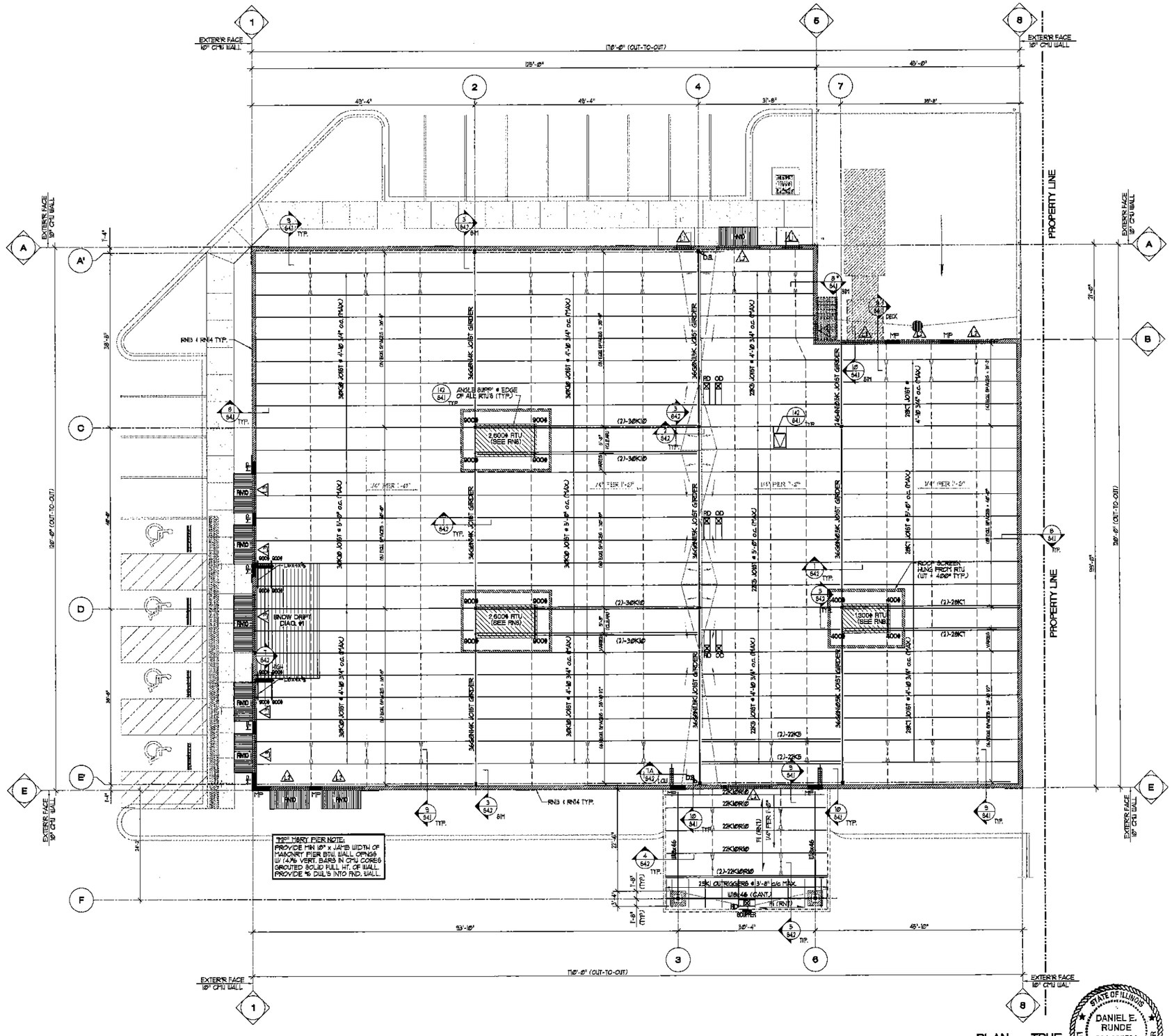
LINTEL SCHEDULE

MARK	DESCRIPTION	BRG @ EA END	SHAPE	REMARKS
1A	8"x10"x ¾" PL	8"	⊥	SEE NOTE LN1/LN5
1B	8"x28" x ¾" PL	8"	I	SEE NOTE LN1/LN5
2	W16x36 + CONT. ¾" PL	8"	I	SEE NOTE LN1/LN3/LN3/LN4

LINTEL NOTES:
LN1) COORD. W/ TYPICAL LINTEL DETAIL 3/S41
LN2) PROVIDE (2) SOLID-GROUTED CORES @ (2) #5 BARS @ EACH BEAM BRG. SUPPORT. (SEE 6/S41)
LN3) PROVIDE ADJUSTABLE MASONRY ANCHORS @ 16" o.c. IN ALL BEAM WEBS SUPPORTING MASONRY, BRICK OR STONE LINTELS - TYP.
LN4) PROVIDE (2) ½"x 4" HAS. FOR END OF LINTEL PER 5/S41.
LN5) WELD (2) ANGLES BACK TO BACK W/ ½" BUTT WELD 2" LONG @ 12" o.c. EACH SIDE



SNOW DRIFT DIAGRAM #1 (HIGH PARAPET)



ROOF FRAMING PLAN

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

PLAN NORTH

TRUE NORTH

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CORD Project No. 7334

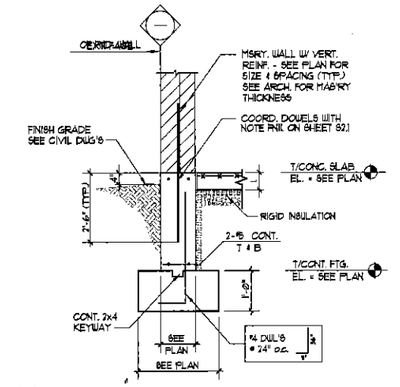
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Sheet Title
ROOF FRAMING PLAN AND FRAMING NOTES

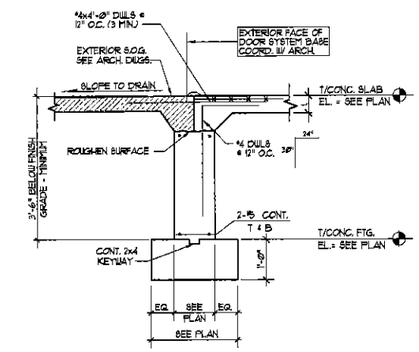
Sheet No.
S2.1

DANIEL E. RUNDE 081-005534 STATE OF ILLINOIS PROFESSIONAL ENGINEER

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342
EXPIRES 4-30-14



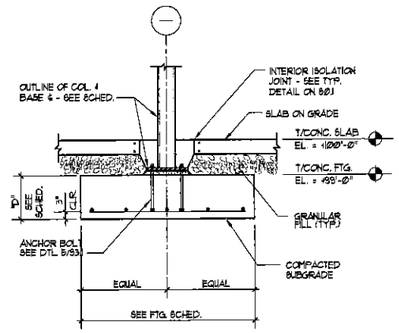
1 TYP. EXT. WALL SECTION
1/2"=1'-0"



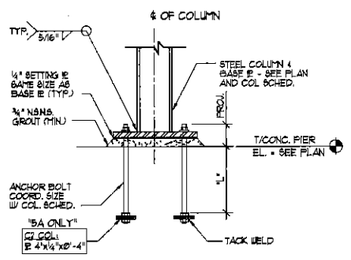
2 SECTION @ FRONT DOOR
1/2"=1'-0"

NOT USED

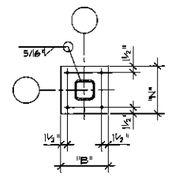
3 SECTION
1/2"=1'-0"



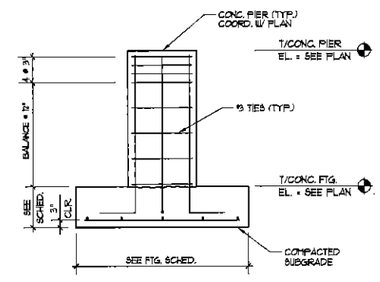
4 INTERIOR SPREAD FTG.
1/2"=1'-0"



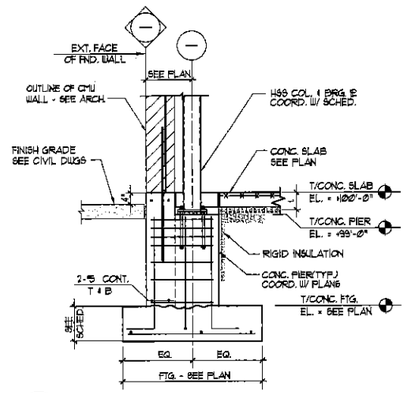
5 5A ANCHOR BOLT DETAIL
1/2"=1'-0"



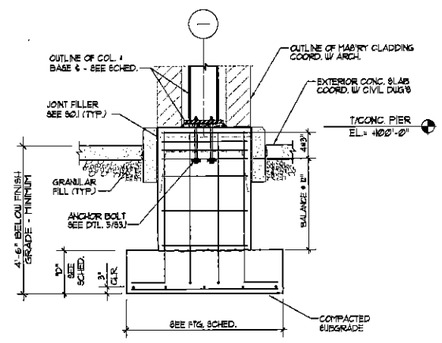
6 BASE PLATE DTL'
1/2"=1'-0"



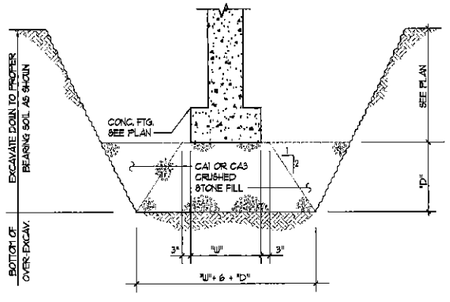
7 TYPICAL PIER DETAIL
1/2"=1'-0"



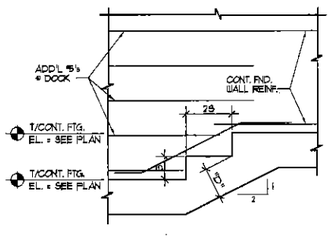
7A SECTION @ WALL PIER
1/2"=1'-0"



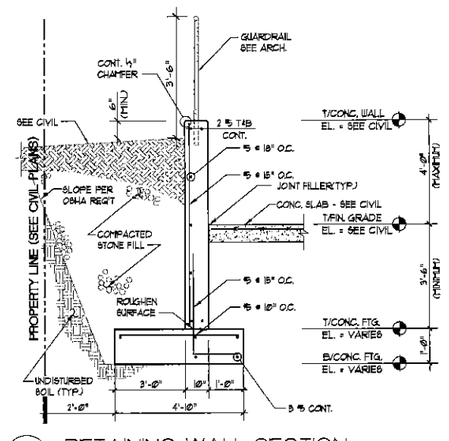
8 PIER DETAIL @ CANOPY
1/2"=1'-0"



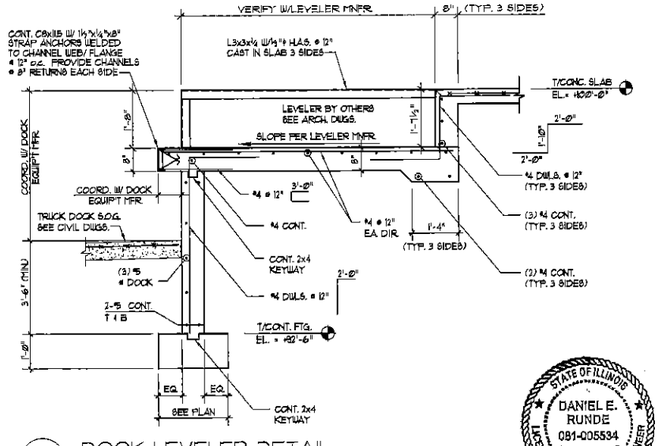
9 TYP. OVER-EXCAVATION DTL.
1/2"=1'-0"



10 TYP. STEPPED FTG.
1/2"=1'-0"



11 RETAINING WALL SECTION
1/2"=1'-0"



12 DOCK LEVELER DETAIL
1/2"=1'-0"

STATE OF ILLINOIS
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081-005534
LICENSED PROFESSIONAL ENGINEER
AURORA ILLINOIS
EXPIRES 11-30-14

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1322 E. State Street
Rockford, Illinois
Tel. 815-965-8630
Fax 815-965-8641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

RUNDE ENGINEERING, INC.
Structural Engineers
30 W. New York Street Tel. 630.966.0250
Aurora Illinois 60506 Fax. 630.966.0255
Professional Design Firm #184-004461

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NO.	DATE	DESCRIPTION
1.	03-25-13	Initial Layout
2.	04-03-13	Floor Plan for Review
3.	04-03-13	Owner Review Meeting
4.	04-03-13	Floor Plan Changes
5.	04-23-13	90% Owner Review
6.	04-29-13	Issued for Permit

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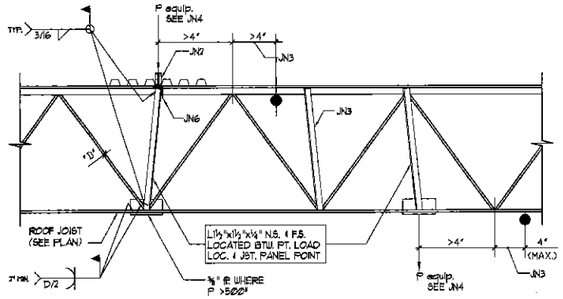
MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

Sheet Title
FOUNDATION DETAILS

Sheet No.
S3.1

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



JOIST NOTES:

JN1) ALL CEILINGS, PIPING, DUCTWORK, ETC. SHALL BE HUNG FROM STEEL JOIST OR BEAMS ONLY. DO NOT HANG FROM METAL ROOF DECK. (TYP.)

JN2) TRADE CAUSING ADD'L LOAD ON JOIST SHALL BE RESPONSIBLE FOR ADD'L JOIST REINFORCEMENT.

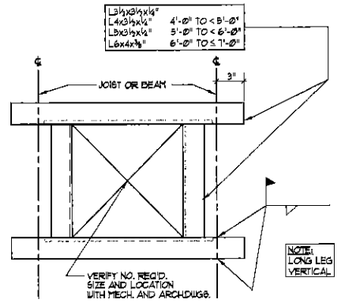
JN3) ALL CONCENTRATED LOADS TO THE JOIST, INCLUDING PIPING @ 9 OR LESS, SHALL BE CONNECTED WITHIN 4" OF THE JOIST TOP OR BOTTOM CHORD PANEL PT. PROVIDE ADD'L DIAG. ANGLE WHERE THE POINT LOAD IS NOT WITHIN 4" OF A TOP OR BOTTOM CHORD PANEL POINT (TYP.)

JN4) THE PLACEMENT OF ANY INDIVIDUAL POINT LOAD IN EXCESS OF 150#, OR AN EQUIV. POINT LOAD RESULTING FROM THE GROUPING OF INDIVIDUAL POINT LOADS WITHIN (1) PANEL POINT SPACING, SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW/APPROVAL PRIOR TO INSTALL. (TYP.)

JN5) LOCATE EQUIP. CURBS TO BEAR DIRECTLY ON T/JOIST. PROVIDE STEEL SHIMS WITHIN DECK FLUTE AS REQ'D. (C3x4.1/4"E ⌴ - MIN.)

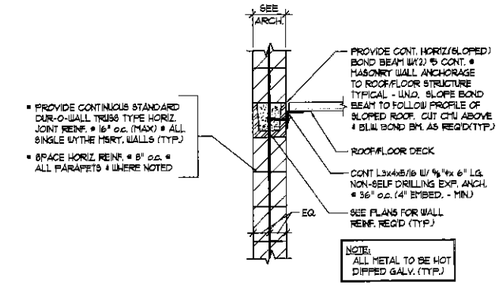
JN6) ANGLE (LLV) BETWEEN JOIST TOP CHORDS AT ALL RTU CURB LOCATIONS-TYP. COORDINATE SIZE OF ANGLE W/ "TYP. ROOF OPENING DETAIL" ON S0.1

1 TYPICAL JOIST REINFORCING
3/4"=1'-0"

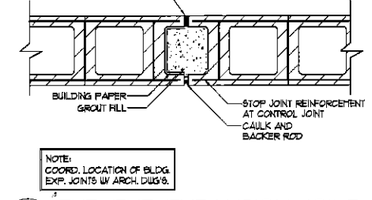


2 TYPICAL ROOF REINF. @ OPENINGS
NO SCALE

NOTE:
REMOVE VERTICAL LEG OF SUPPORT L'S AT JOIST OR BEAM BRG. LOCATIONS.

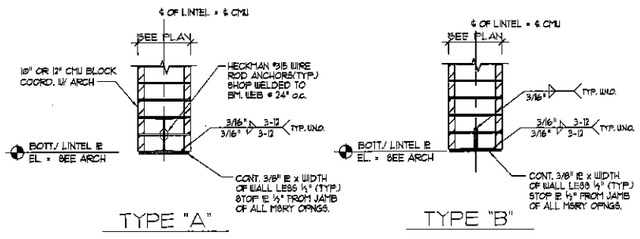


3 TYPICAL MSRY. ANCHORAGE AND HORIZONTAL JOINT REINF.
3/4"=1'-0"

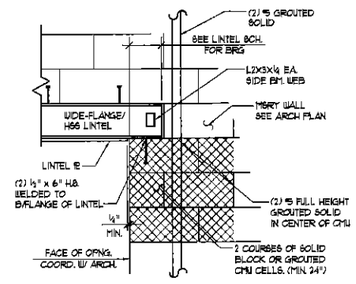


NOTE:
COORD. LOCATION OF BLDG. EXP. JOINTS W/ ARCH. DWGS.

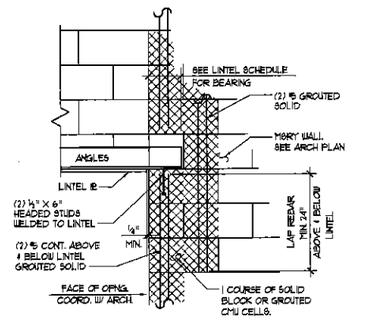
4 TYP. EXT. EXPANSION JOINT
NO SCALE



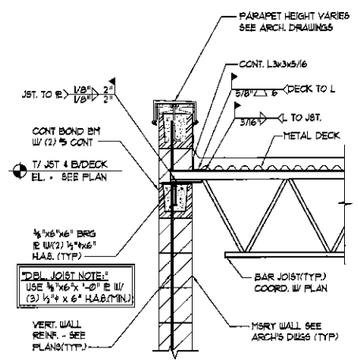
5 TYP. LINTEL DETAILS
3/4"=1'-0"



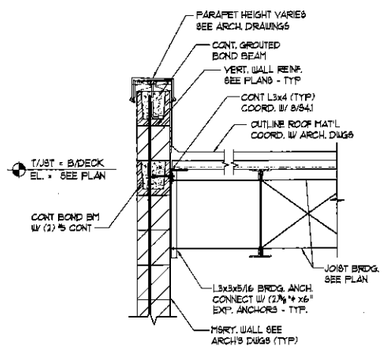
6 LINTEL BEARING DETAIL
3/4"=1'-0"



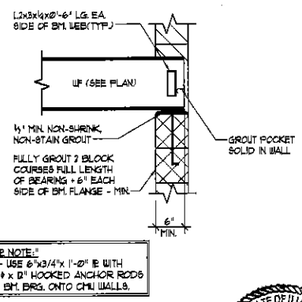
7 LINTEL BEARING DETAIL
3/4"=1'-0"



8 SECTION @ EXT. BRG WALL
3/4"=1'-0"



9 JOIST PARALLEL TO MSRY WALL
3/4"=1'-0"



"BRG. ℄ NOTE:"
U.N.O. - USE 6"x3/4"x 1'-0" ℄ WITH (2) ½"ø x 8" HOOKED ANCHOR RODS @ ALL B/M. BRGS. ONTO CMU WALLS.

10 BEAM BEARING @ M
3/4" = 1'-0"

STATE OF ILLINOIS
DANIEL E. RUNDE
081-005534
LICENSED STRUCTURAL ENGINEER
AURORA, ILLINOIS
EXPIRES 11-30-14

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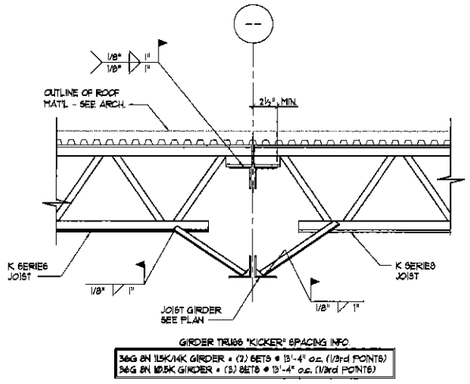
MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

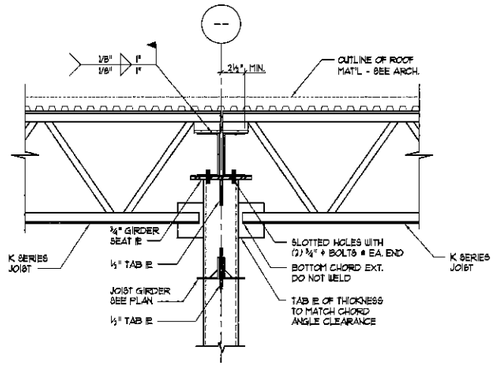
Sheet Title
JOIST REINFORCEMENT AND MASONRY DETAILS

Sheet No.
S4.1

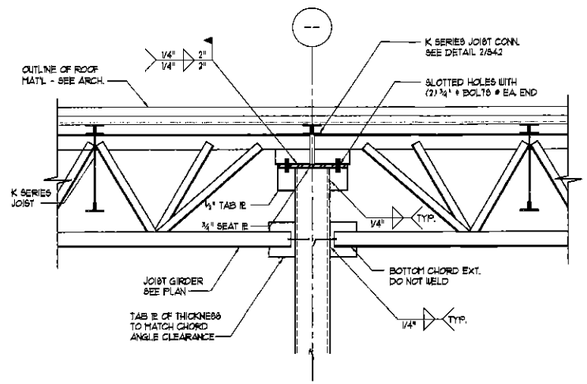
PROFESSIONAL DESIGN FIRM REGISTRATION #
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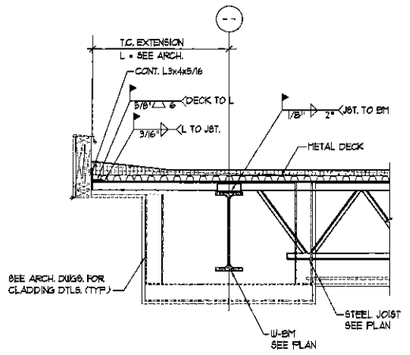
1 JOISTS BEARING ON GIRDER
3/4"=1'-0"



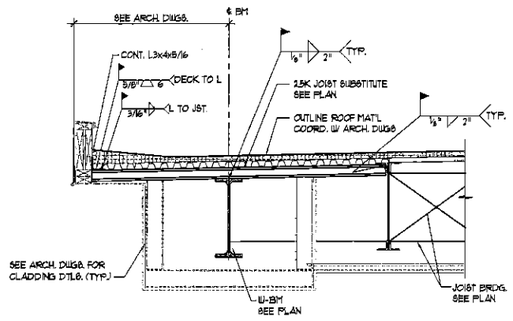
2 JOISTS BEARING ON GIRDER @ COLUMN
3/4"=1'-0"



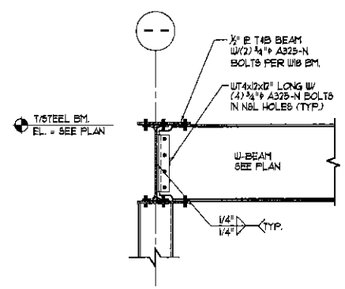
3 JOIST GIRDER BEARING @ COLUMN
3/4" = 1'-0"

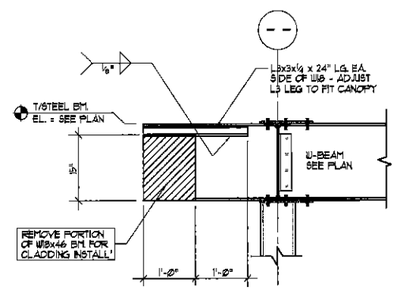


4 CANOPY SECTION @ JST EXTENSIONS
3/4"=1'-0"

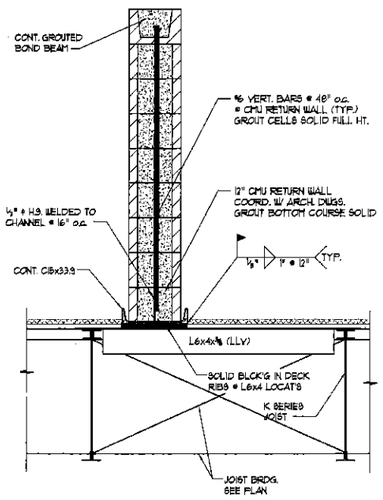


5 CANOPY SECTION @ OUTRIGGERS
3/4"=1'-0"

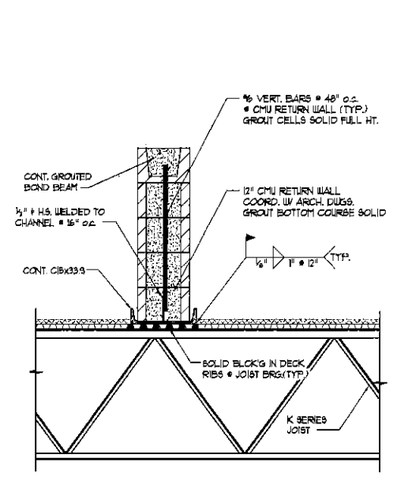




6 SECTION @ CANOPY BEAM CONNECTIONS
3/4" = 1'-0"



7 SECTION @ "TALL" RETURN WALL
1 1/2"=1'-0"



7A SECTION @ "SHORT" RETURN WALL
1 1/2"=1'-0"

NOT USED



8 SECTION
3/4" = 1'-0"

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1322 E. State Street
Rockford, Illinois
Tel. 815-965-6830
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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
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CRYSTAL LAKE, IL.
McHENRY COUNTY

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Structural Engineers
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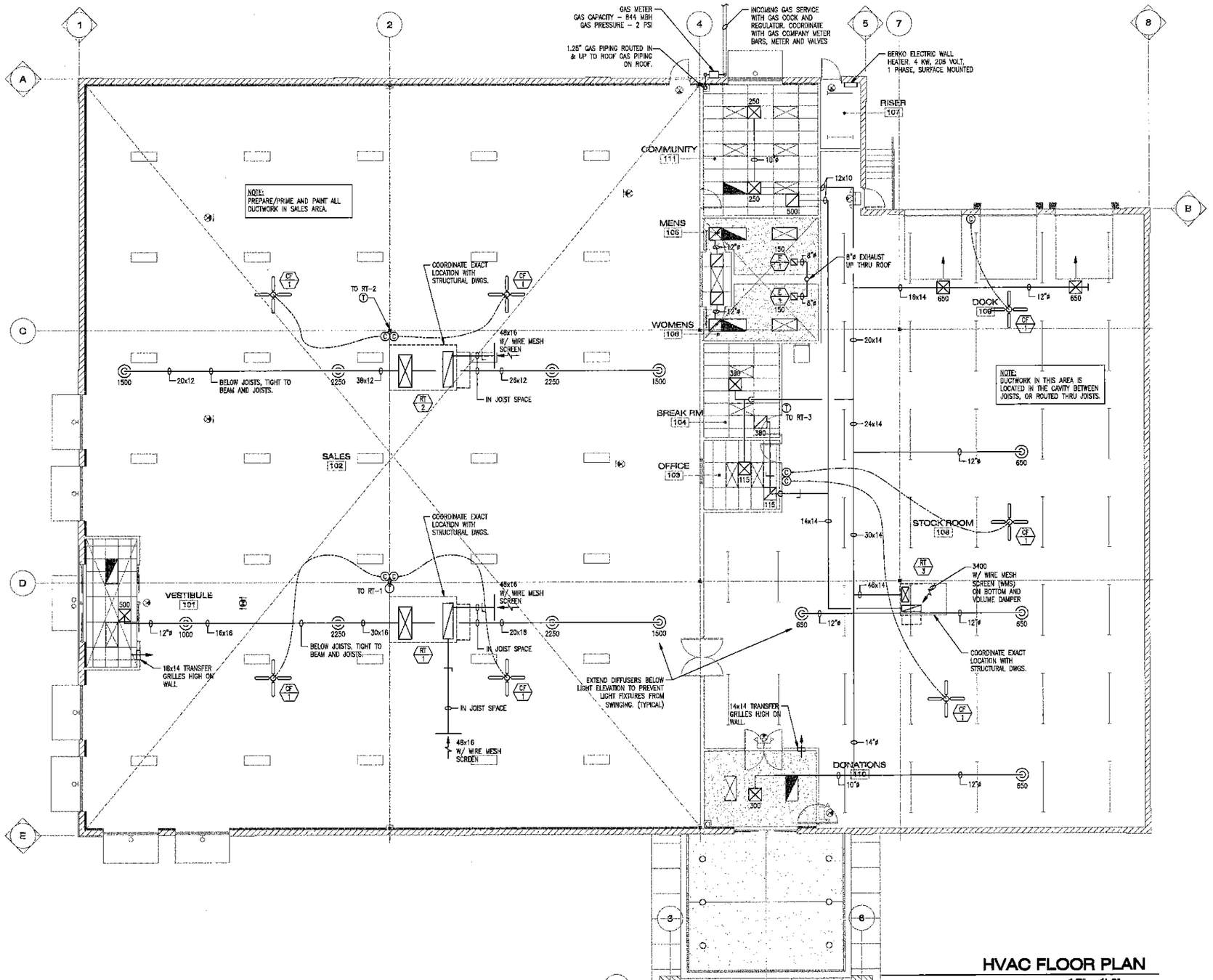
MBA Project No. 1305
CORD Project No. 7334

Scale
AS NOTED

Sheet Title
ROOF FRAMING DETAILS

Sheet No.
S4.2

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342



HVAC FLOOR PLAN

1/8" = 1'-0"

McClellan Blakemore
Architects

400 North First Street
Rockford, Illinois 61107
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Rockford, Illinois
Tel. 815-965-6630
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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

Fox Valley Engineering
Mechanical Engineering
HVAC, Plumbing,
Fire Protection
Electrical Engineering
104 Northwest Highway
Fox River Grove, IL 60021
847.516.0992

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Sheet Title
HVAC FLOOR PLAN

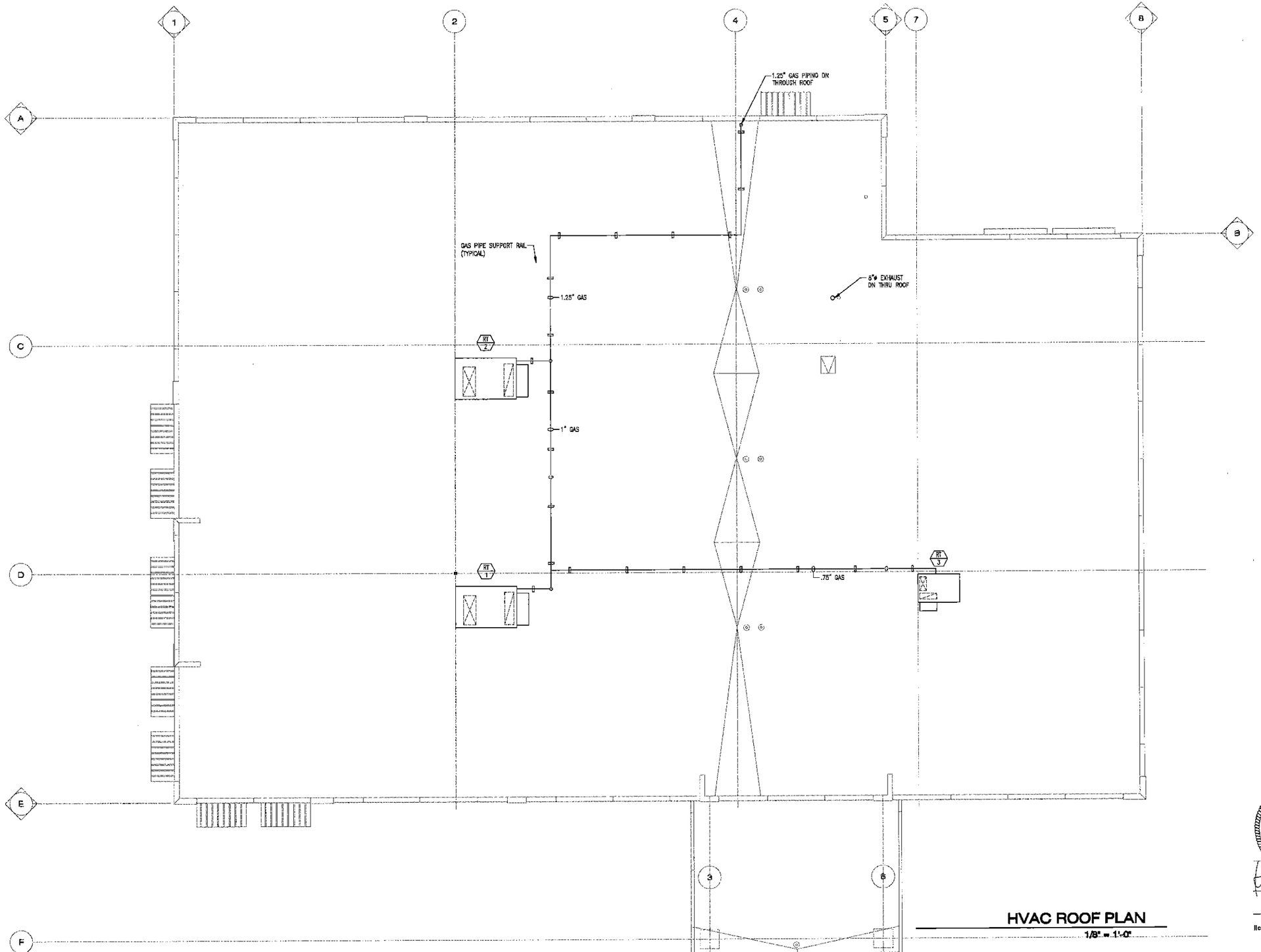
Sheet No.
M101

KENT W. LOCKE, JR. 062-048824 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

signature
04/26/2013
date
license expires on 11-30-2013
Design Firm Registration No.: 184-000139

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

Print Date/Time: 4/26/2013 2:51 PM K:\2013 Projects\1329 - McClellan Blakemore Architects\1329-02 - Goodwill - Crystal Lake\Current Dwgs



HVAC ROOF PLAN

1/8" = 1'-0"

McClellan Blakemore Architects

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Rockford, Illinois 61107
Telephone 815-227-0029
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CORD CONSTRUCTION CO

1322 E. State Street
Rockford, Illinois
Tel. 815-965-6630
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NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

Fox Valley Engineering
Mechanical Engineering
HVAC, Plumbing,
Fire Protection
Electrical Engineering
104 Northwest Highway
Fox River Grove, IL 60021
847.516.0992

NO.	DATE	DESCRIPTION
1.	04-26-13	Issue For Permit

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CORD Project No. 7334

Scale
AS NOTED

Sheet Title
HVAC ROOF PLAN

Sheet No.
M102

NORTH

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

KENT W. LOCKE, JR. 062-046624 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

signature
04/25/2013
date
license expires on 11-30-2013
Design Firm Registration No.: 184-000139

Plot Date/time: 4/26/2013 2:31 PM K:\2013 Projects\1329 - McClellan Blakemore Architects\1329-02 - Goodwill - Crystal Lake\Current Dwgs

VENTILATION DATA (2006)

ROOM NUMBER	ROOM USE	VENTILATION AREA (SQ. FT.)	DESIGN LOAD	NUMBER OF PEOPLE	OUTSIDE AIR CFM PER PERSON	TOTAL OUTSIDE AIR CFM	ACTUAL SUPPLY AIR CFM	ACTUAL RETURN AIR CFM	ACTUAL EXHAUST AIR CFM	EQUIPMENT
101	VESTIBULE	165	NR	–	–	–	500	500	–	RT-1
102	RETAIL	11,305	0.3 CFM/SF	–	–	3395	14,500	14,500	–	RT-1, 2
103	OFFICE	130	7 PEOPLE/1000 SF	1	20	20	115	115	–	RT-3
104	CONFERENCE	180	50 PEOPLE/ 1000 SF	9	20	180	380	380	–	RT-3
105	TOILET	145	75 CFM PER FIXTURE	–	–	150	–	–	150	E-1
106	TOILET	145	75 CFM PER FIXTURE	–	–	150	–	–	150	E-1
107	SPRINKLER	65	NR	–	–	–	–	–	–	–
108	STOCK ROOM	4930	0.15 CFM/SF	–	–	740	2600	2600	–	RT-3
109	SHIPPING/RECIEVING	985	0.15 CFM/SF	–	–	150	1300	1300	–	RT-3
110	DONATIONS	215	0.15 CFM/SF	–	–	32	300	300	–	RT-3
111	COMMUNITY	375	50 PEOPLE/ 1000 SF	18.75	20	375	500	500	–	RT-3

ROOFTOP AIR CONDITIONING SCHEDULE (RT)

UNIT NO.	AREA SERVED	SUPPLY FAN PERFORMANCE						GAS HEAT CAPACITY		WEIGHT (LBS)	REFRIGERATION CAPACITY (INCL. SUP. & RET. FAN MTR. HEAT GAIN)						ELECT. SERVICE			REMARKS
		TOTAL CFM	OUTSIDE AIR		RPM	ESP IN. W.C.	FAN HP	4.5" H2O MIN. GAS PRESS.			NOM. TONS	DESIGN MBH		COOLING COIL ENT. AIR °F		COOLING COIL LVG. AIR °F				
			CFM	%				OUTPUT MBH	INPUT MBH	AIR TEMP. RISE °F		TOTAL MBH	SENS. MBH	D.B.	W.B.	D.B.	W.B.	VOLTS	MCA	MOCP	BASED ON: CARRIER (1)
1	SALES	6000	1525	25	780	0.8	5	200 251	246 310	–	2525	15	201	135	80	67	58	57	208/3	81.8	100	48TCED17
2	SALES	6000	1525	25	780	0.8	5	200 251	246 310	–	2525	15	201	135	80	67	58	57	208/3	81.8	100	48TCED17
3	BREAK/ BACK	5200	944	18	1082	0.8	3	147 184	180 224	–	1471	12.5	124	96	78	66	58	57	208/3	62	80	48TCED14

(1) PROVIDE FULLY INSULATED 24" ROOF CURB (COORDINATE HEIGHT WITH INSULATION AND FLASHING), FULLY MODULATING ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF, CO2 SENSOR, MEDIUM STATIC MOTOR AND DRIVE, COMPRESSOR DELAY CONTROL CIRCUIT, PROGRAMMABLE THERMOSTAT, ASHRAE 90.1 COMPLIANT, DOWN DISCHARGE (VERTICAL), SPINNAKER ROOFTOP BRAND SCREENS-VERTICAL SYSTEM, LOUVERED PANELS, WITH A STEP 1 TOP TRIM IN ALMOND.

FAN SCHEDULE (E)

TAG NO.	SERVICE/ LOCATION	CFM	TOTAL STATIC PRESSURE "H2O	DUCT PRESSURE CLASS IN H2O	DUCT SEALING CLASS	FAN		WEIGHT (LBS)	TYPE	DISCH.	MOTOR				DAMPER SIZE (INCHES)	ROOF OPENING SIZE (INCHES)	REMARKS
						RPM	DRIVE				V/PH/CY	HP	RPM	INTER-LOCK W/ SYSTEM			BASED ON:
E-1	TOILETS	150	0.5	–	–	–	DIRECT	30	ROOF	DOWN	120/1	127 WATTS	–	–	–	–	BROAN L200 (1)
CF-1,2	–	21,000	–	–	–	–	–	–	–	–	120/1	–	–	–	–	–	DAYTON 4C853 (2)

(1) BACKDRAFT DAMPER (2) 48" DIAMETER, WALL SPEED CONTROL SWITCH, SAFETY CABLE.

GENERAL NOTES:

1. ALL DUCT SIZES NOTED ON DRAWINGS REFER TO ACTUAL AIRWAY SIZES (SOUND LINING AND/OR INSULATION IS NOT INCLUDED).
2. ALL DUCT COVERINGS AND LININGS SHALL HAVE A FLAME SPREAD RATINGS NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT RATING NOT MORE THAN 50.
3. COORDINATE ALL FINAL LOCATIONS OF SUPPLY AIR DIFFUSERS, RELIEF AIR GRILLES, THERMOSTATS, SENSORS, ETC. WITH ARCHITECT AND ARCHITECTURAL REFLECTED CEILING PLANS.
4. MECHANICAL CONTRACTOR TO COORDINATE WITH ALL OTHER TRADES INVOLVED, ALL WORK WHICH IS IN THE CEILING SPACE AS INDICATED ON THE DRAWINGS WITHOUT CONFLICT AND TO REVISE HIS WORK TO AVOID CONFLICTS AND OBSTRUCTIONS AS NECESSARY AND AS REQUIRED.
5. ALL DUCTS PENETRATING FULL HEIGHT WALLS ABOVE CEILING SHALL BE SEALED TO WITHIN 1/8" OF DUCT WITH WALL MATERIAL ON EACH SIDE OF WALL.
6. COORDINATE ALL ROOF PENETRATIONS, ROOF CURB DETAILS, ROOF SUPPORTS FOR EQUIPMENT WITH ARCHITECT, STRUCTURAL AND GENERAL CONTRACTOR.
7. COORDINATE EXACT LOCATIONS OF TEMPERATURE SENSORS FOR HVAC EQUIPMENT WITH FINAL INTERIOR DESIGN/ARCHITECTURAL DRAWINGS.
8. ALL ROOM THERMOSTATS AND WALL SWITCHES FOR CEILING EXHAUST FANS SHALL BE LOCATED 48" A.F.F. OR TO MATCH ARCHITECTURAL REQUIREMENTS.
9. FIELD VERIFY THAT THE FRESH AIR INTAKE IS A MINIMUM OF 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANTS, SUCH AS VENTS, CHIMNEYS, AND PLUMBING VENTS.
10. ELECTRICAL CONTRACTOR SHALL FURNISH SMOKE DETECTOR, MECHANICAL CONTRACTOR SHALL INSTALL SMOKE DETECTOR IN THE RETURN AIR DUCT OF ALL SYSTEMS OVER 2000 CFM. WIRING PROVIDED BY ELECTRICAL CONTRACTOR. SMOKE DETECTORS SHALL SHUT DOWN FAN UPON DETECTION OF SMOKE.
11. DUCT CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH SMACNA 95 STANDARDS. DUCTS SHALL BE CONSTRUCTED OF GALVANIZED SHEET STEEL.
12. PROVIDE 1 1/2" THICK SOUND LINING FOR CONCEALED RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK. PROVIDE 2" THICK WRAP FOR ALL CONCEALED ROUND SUPPLY AND RETURN DUCTWORK.
13. ALL CONSTRUCTION DOCUMENTS, INSTALLATION MANUALS, MANUFACTURERS CATALOG CUTSHEETS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT AND TO BE PROVIDED AT TIME OF INSPECTIONS. ALL MATERIALS AND EQUIPMENT ARE TO BE LISTED AND LABELED AND SUITABLE FOR USE.
14. HVAC SYSTEMS SHALL BE BALANCED ACCORDING TO HVAC PLANS AND SCHEDULES. SUBMIT WRITTEN REPORT TO BUILDING DEPARTMENT.
15. THERE IS A PERMANENT APPROVED MEANS OF ACCESS TO THE ROOF FOR SERVICING THE ROOFTOP EQUIPMENT.
16. INSTALL ALL EQUIPMENT AND ASSOCIATED MATERIALS AND ACCESSORIES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
17. GAS PIPING SHALL BE SCHEDULE 40. PRIME AND PAINT ALL GAS PIPING. PRESSURE TEST PIPING (MINIMUM 20 PSF OR GREATER).

DIFFUSERS, GRILLES, AND REGISTERS

50 — Air quantity (typ.)
— Flexible connection (typ.)
— Volume damper (typ.)

Louvered ceiling supply diffuser, 3 lane deflectors in neck, steel construction, adjustable air pattern controllers, flush face, 24x24 ceiling module, T-Bar lay-in drywall ceiling – See arch. drgs., architect to select color, opposed blade damper, Titus model TMS, for rooms 103, 104, 110, and 111.

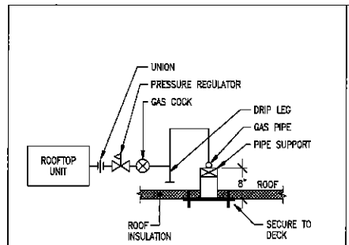
6" Dia. neck – 0-135 cfm
8" Dia. neck – 136-175 cfm
10" Dia. neck – 175-240 cfm
12" Dia. neck – 241-320 cfm
14" Dia. neck – 320-430 cfm

Round ceiling supply diffuser, steel construction, adjustable air pattern control, Titus model TMRA, for sales room & stock room.

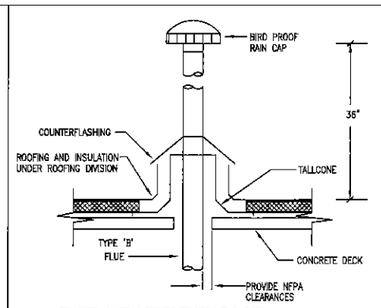
14" Dia. neck – 800 cfm
20" Dia. neck – 1,000-1,500 cfm
30" Dia. neck – 2,250 cfm

Supply register, double deflection, steel construction, opposed blade damper, 45 deg. deflection, front blades parallel to long dimension, architect to select color, verify border/mounting with architect, Titus model 300RS, 14x14, rooms 101 and 109.

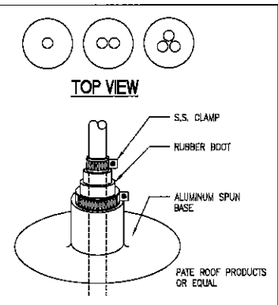
Return/Transfer grilles, single deflection, steel, 1/2" blade spacing, Titus model 350RL.



GAS PIPING RISER DIAGRAM
NO SCALE



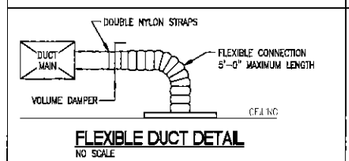
FLUE AND VENT THRU ROOF
NO SCALE



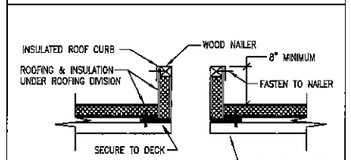
ROOF PENETRATION DETAIL
NO SCALE

SYMBOLS + ABBREVIATIONS

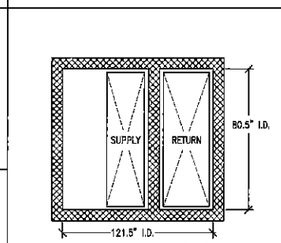
	EQUIPMENT LABEL		PIPE CONNECTIONS
	SUPPLY DIFFUSER		PIPE DN.
	RETURN GRILLE		PIPE UP
	EXISTING SUPPLY DIFFUSER	10X8	DUCT SIZE
		50 CFM	AIR QUANTITY
	EXISTING RETURN GRILLE	E	EXHAUST
S	SENSOR	G	GAS
T	THERMOSTAT	NR	NO REQUIREMENT
	NEW SUPPLY/ RETURN/ EXHAUST DUCT	N.T.S.	NOT TO SCALE
		RT	ROOFTOP UNIT
	TRANSFER DUCT ABOVE CEILING, PROVIDE 1" SOUNDLINING IN BOOT	UCD	UNDERCUT DOOR
		V.I.F.	VERIFY IN FIELD
		WH	WATER HEATER



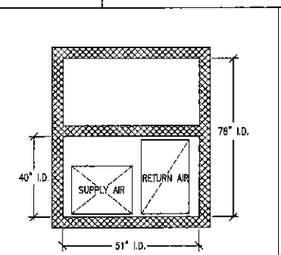
FLEXIBLE DUCT DETAIL
NO SCALE



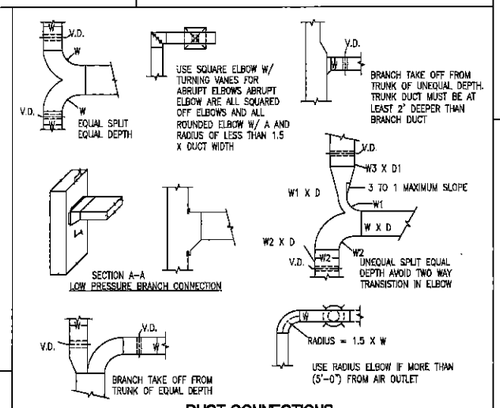
ROOF CURB DETAIL
NO SCALE



ROOF OPENINGS AND FRAMING FOR RT-1,2
NO SCALE



ROOF OPENINGS AND FRAMING FOR RT-3
NO SCALE



DUCT CONNECTIONS

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CORD CONSTRUCTION CO.
1322 E. State Street
Rockford, Illinois
Tel. 815-965-6630
Fax 815-965-6641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

Fox Valley Engineering
Mechanical Engineering
HVAC, Plumbing,
Fire Protection
Electrical Engineering
104 Northwest Highway
Fox River Grove, IL 60021
847.516.0992

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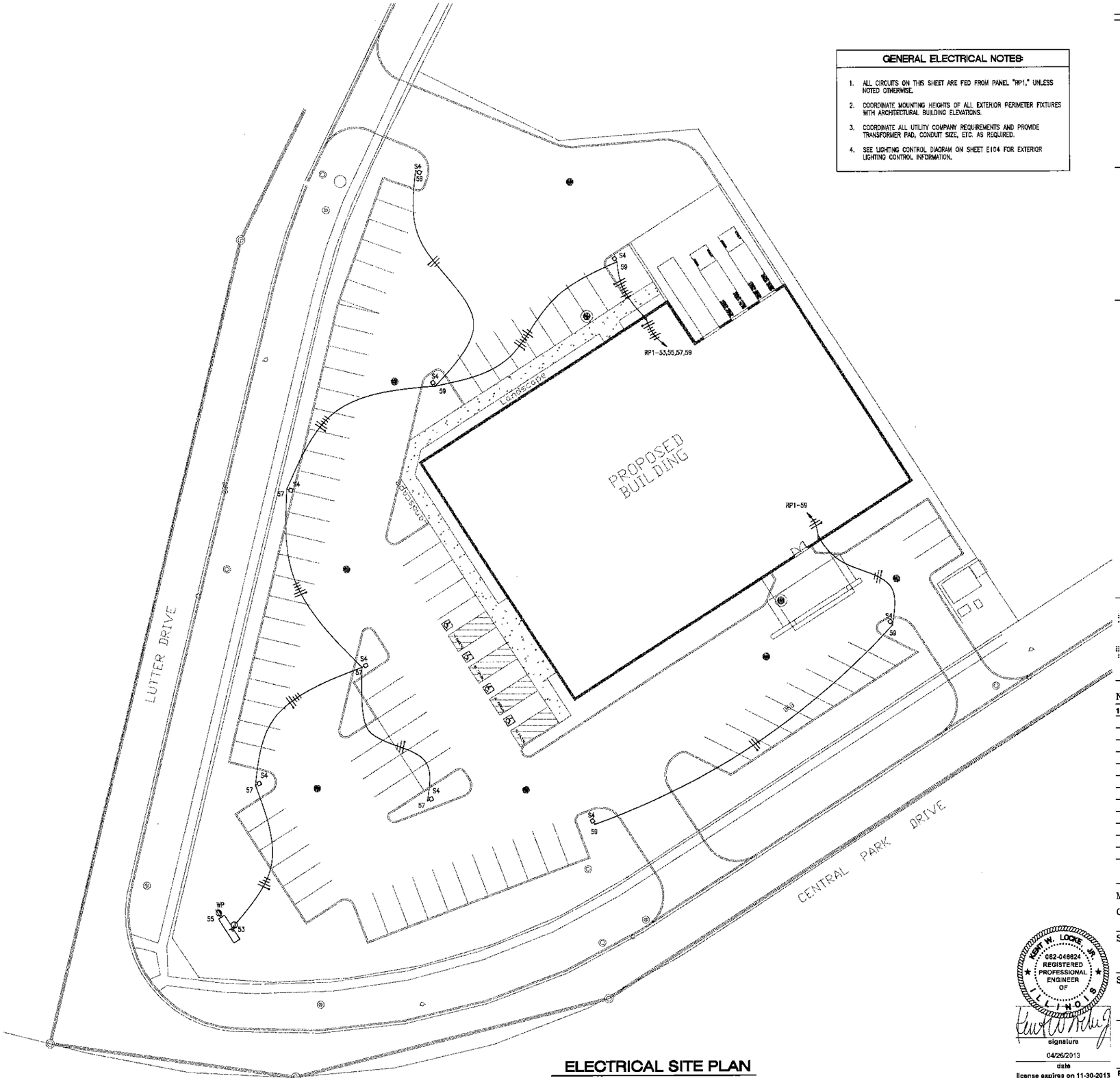
Sheet Title
MECHANICAL SCHEDULES, DETAILS AND NOTES

Sheet No.
M103

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

KENT W. LOCKE JR. 062-046624 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
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license expires on 11-30-2013
Design Firm Registration No.: 184-000139

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ELECTRICAL SITE PLAN
1" = 20'-0"

GENERAL ELECTRICAL NOTES:

1. ALL CIRCUITS ON THIS SHEET ARE FED FROM PANEL "RP1," UNLESS NOTED OTHERWISE.
2. COORDINATE MOUNTING HEIGHTS OF ALL EXTERIOR PERIMETER FIXTURES WITH ARCHITECTURAL BUILDING ELEVATIONS.
3. COORDINATE ALL UTILITY COMPANY REQUIREMENTS AND PROVIDE TRANSFORMER PAD, CONDUIT SIZE, ETC. AS REQUIRED.
4. SEE LIGHTING CONTROL DIAGRAM ON SHEET E104 FOR EXTERIOR LIGHTING CONTROL INFORMATION.

McClellan Blakemore
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CRYSTAL LAKE, IL
McHENRY COUNTY

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Mechanical Engineering
HVAC, Plumbing,
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Sheet Title
ELECTRICAL SITE PLAN

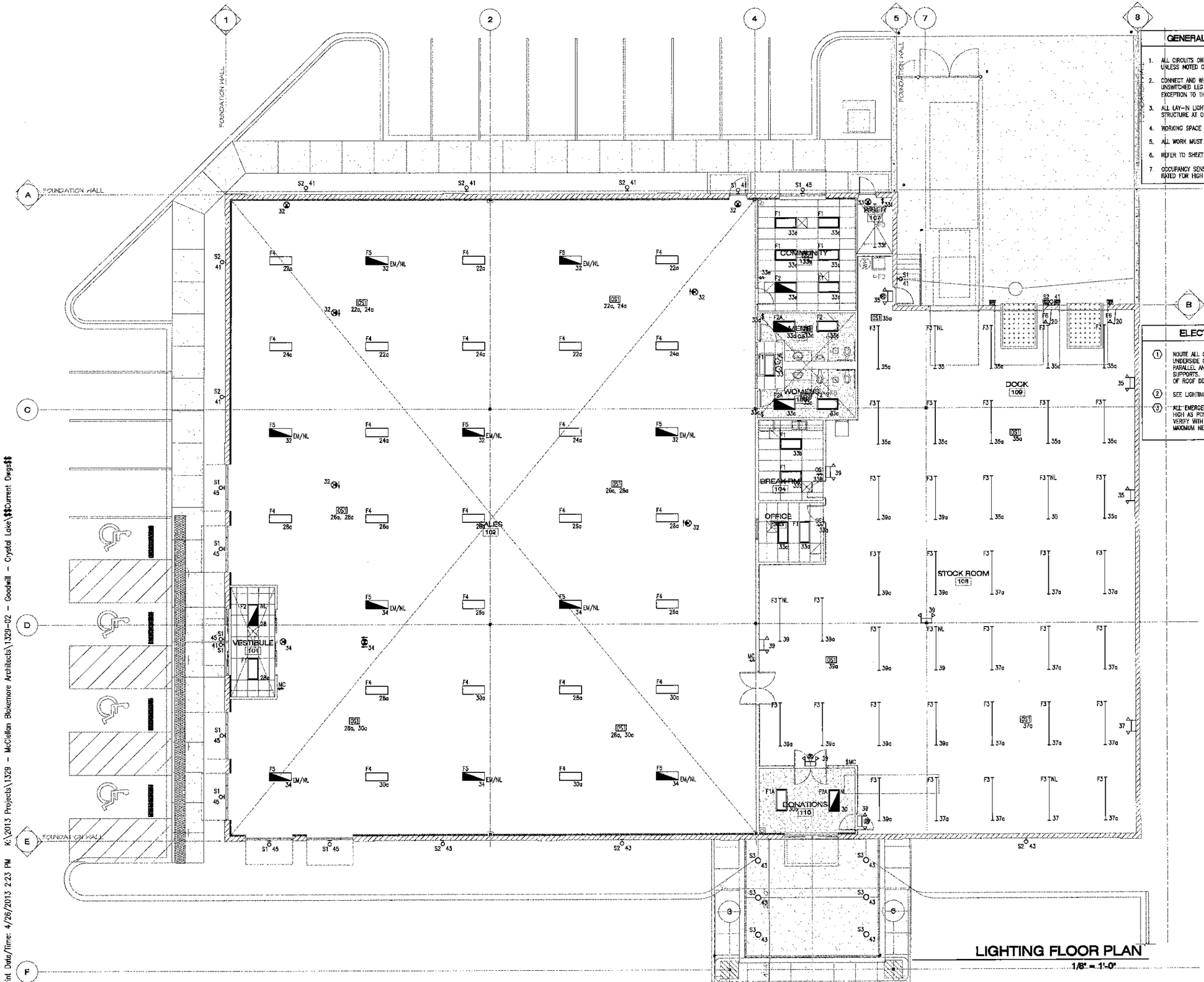
Sheet No.
E100

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GENERAL ELECTRICAL NOTES:

1. ALL CIRCUITS ON THIS SHEET ARE FED FROM PANEL "RP1," UNLESS NOTED OTHERWISE.
2. CONNECT AND WIRE ALL EMERGENCY LIGHTING TO UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT, WITH EXCEPTION TO THE NIGHT LIGHTS (NL).
3. ALL LAY-IN LIGHT FIXTURES TO BE SECURED TO THE STRUCTURE AT OPPOSITE CORNERS.
4. WORKING SPACE CLEARANCES PER NEC SHALL BE MET.
5. ALL WORK MUST MEET 2005 NEC AND 2006 IBC.
6. REFER TO SHEET E100 FOR ADDITIONAL EXTERIOR LIGHTING.
7. OCCUPANCY SENSORS MOUNTED ABOVE 12'0" AFF SHALL BE RATED FOR HIGH BAY USE, 360° COVERAGE.

ELECTRICAL KEY NOTES:

1. ROUTE ALL CONDUIT SERVING LIGHTING LOADS TO UNDERSIDE OF ROOF DECK. ROUTE ALL CONDUITS PARALLEL AND EQUAL SPACED APART TO COMMON SUPPORTS. INSTALL PRIOR TO PAINTING OF UNDERSIDE OF ROOF DECK.
2. SEE LIGHTING CONTROL DIAGRAM ON SHEET E104.
3. EMERGENCY BATTERY PACKS SHALL BE LOCATED AS HIGH AS POSSIBLE. ELECTRICAL CONTRACTOR TO VERIFY WITH LOCAL INSPECTORS FOR ALLOWABLE MAXIMUM HEIGHT.

LIGHTING FLOOR PLAN

1/8" = 1'-0"

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1322 E State Street
Rockford, Illinois
Tel. 815-965-6630
Fax 815-965-6641

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
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CRYSTAL LAKE, IL.
McHENRY COUNTY

Fox Valley Engineering
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Sheet Title
LIGHTING FLOOR PLAN

Sheet No.
E101

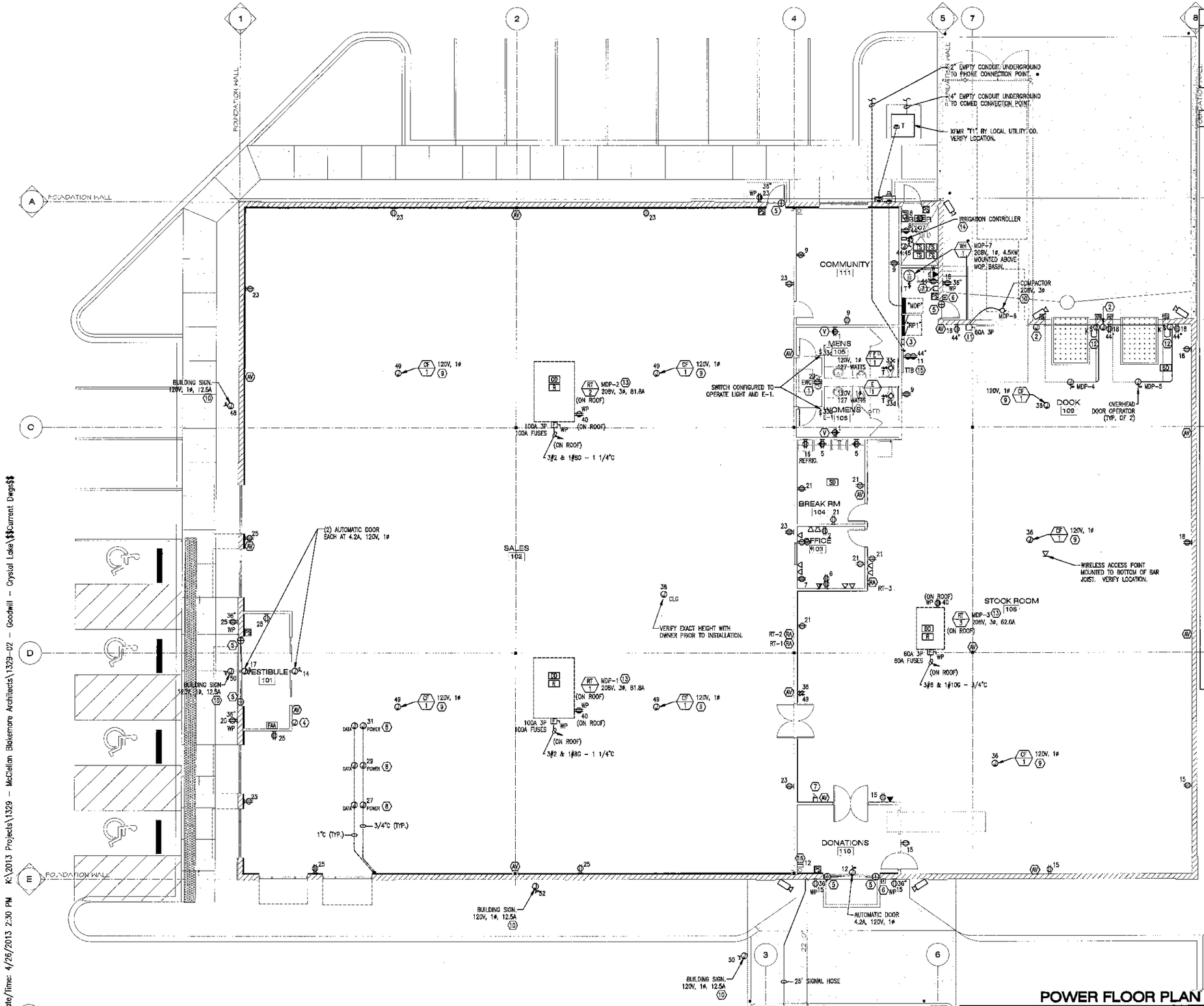
NORTH

PROFESSIONAL DESIGN FIRM REGISTRATION #
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KENT W. LOCKE JR. 062-046624 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

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POWER FLOOR PLAN

1/8" = 1'-0"

GENERAL ELECTRICAL NOTES:

1. ALL CIRCUITS ON THIS SHEET ARE FED FROM PANEL "RP1," UNLESS NOTED OTHERWISE.
2. LOCATE ALL FIRE ALARM STROBES AS HIGH AS ALLOWED BY A.D.A. AND LOCAL JURISDICTIONAL REQUIREMENTS.

ELECTRICAL KEY NOTES:

1. LOCATE EWC RECEPTACLE WITHIN ACCESSIBLE AREA OF COOLER ENCLOSURE.
2. ELECTRICAL CONTRACTOR TO INSTALL 2"X4" EMPTY JUNCTION BOX LOCATED ON TOP OF THE OVERHEAD DOOR 12" FROM THE SIDE OF THE DOOR AND 12" ABOVE THE DOOR. E.C. TO INSTALL 1/2" CONDUIT FROM THE JUNCTION BOX TO THE UNDERSIDE OF THE ROOF STRUCTURE FOR SECURITY DOOR CONTACTS BEING PROVIDED BY OTHERS.
3. PROVIDE A GROUNDING BUS BAR WITH (1) #6 COPPER GROUND TO BUILDING GROUND.
4. ELECTRICAL CONTRACTOR TO INSTALL 4"X4" EMPTY JUNCTION BOX AT 44" ABOVE FINISHED FLOOR. E.C. TO INSTALL 1/2" CONDUIT FROM THE JUNCTION BOX TO THE UNDERSIDE OF THE ROOF STRUCTURE FOR SECURITY KEY PAD BEING PROVIDED BY OTHERS.
5. PROVIDE A 1/2" CONDUIT FROM DOOR FRAME TO UNDERSIDE OF ROOF STRUCTURE FOR DOOR CONTACT BY OTHERS.
6. WEATHERPROOF DOORBELL BUTTON AT 48" ABOVE FINISHED GRADE.
7. DUAL CHIME DOORBELL AND TRANSFORMER. SEPARATE DISTINCT CHIME FOR EACH OF THE TWO BUTTON LOCATIONS. PROVIDE CABLE CONDUCTORS UNDER COMMON JACKET. WIRE TRANSFORMER TO NEAREST RECEPTACLE CIRCUIT. MOUNT AT 48" ABOVE FINISHED GRADE. DOORBELLS AT DONATION AND LOADING DOCK EACH HAVE A DISTINCTIVE RING.
8. RUN INDICATED CCTS. IN 3/4"C UNDER SLAB TO P.O.S. STATIONS FOR POWER. RUN 1"C UNDER SLAB TO P.O.S. STATIONS FOR DATA. PROVIDE NEMA 5-20R RECEPTACLE WITHIN CABINETRY, AND EXTEND CIRCUIT AS REQUIRED. COORDINATE P.O.S. STATION LOCATIONS IN FIELD PRIOR TO INSTALLATION.
9. PROVIDE OUTLET BOX CAPABLE TO SUPPORT A CEILING PADDLE FAN AS REQUIRED BY NEC 314.27 (D).
10. VERIFY EXACT LOCATION WITH TENANT PRIOR TO INSTALLATION.
11. PROVIDE DISCONNECT AT UNIT. COORDINATE LOCATION WITH EQUIPMENT PROVIDER.
12. E.C. TO FURNISH AND INSTALL A SINGLE POLE KEY SWITCH LEVITON 1221-2KL OR EQUAL. COORDINATE INSTALLATION WITH OWNER AND EQUIPMENT SUPPLIER.
13. REMOTE TEST STATION AND DUCT SMOKE DETECTOR FURNISHED BY VENT CONTRACTOR AND INSTALLED BY E.C.
14. PROVIDE 120V, 1ø POWER TO IRRIGATION CONTROL. PROVIDE 208V, 1ø POWER IRRIGATION PUMP. PROVIDE CONDUIT, RELAYS AND DISCONNECT SWITCHES AS REQUIRED FOR IRRIGATION SYSTEM. COORDINATE WITH IRRIGATION SYSTEM CONTRACTOR ALL REQUIREMENTS IN FIELD AND PROVIDE AS REQUIRED.
15. RUN (1) 2"C UNDERGROUND TO UTILITY SERVICE CONNECTION AT PROPERTY LINE. COORDINATE LOCATION AND ROUTING IN FIELD WITH UTILITY AND OTHER UNDERGROUND WORK.
16. PROVIDE MILTON BELLS WIRELESS BELL AND CHIME KIT, WITH 25' SIGNAL HOSE. PROVIDE DUPLEX RECEPTACLE AT CONTROL PANEL LOCATION, MOUNTED AT 8'-0" AFF. COORDINATE LOCATIONS IN FIELD.

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Fox River Grove, IL 60021
847.516.0992

NEW BUILDING FOR

Goodwill Northern Illinois

LOT #4
LUTTER CENTER
CRYSTAL LAKE, IL.
McHENRY COUNTY

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Sheet Title
POWER FLOOR PLAN

Sheet No.
E102

NORTH

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KURT W. LOCKE JR. 062-046824 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
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PANELBOARD SCHEDULE — RP1 (SECTION 1)

LOCATION: DOCK 109

VOLTAGE: 120/208V-3 PHASE 4 WIRE | MAIN (A): 400 WITH GROUND BUS | MCB | MLO: X | MOUNT: SURFACE | TYPE: BOLT-ON

USE/AND OR AREA SERVED	C/B	CIR. NO.	A	B	C	CIR. NO.	C/B	USE/AND OR AREA SERVED
SALVAGE GFCI	20/1	1	1200 600			2	20/1	DEDICATED RECEPTACLE - OFFICE 103
SPARE	20/1	3		8 1200		4	20/1	DEDICATED RECEPTACLE - OFFICE 103
RECEPTACLES - BREAK ROOM 104	20/1	6			1000 1200	5	20/1	DEDICATED RECEPTACLE - OFFICE 102
DEDICATED RECEPTACLE - OFFICE 108	20/1	7	600 600			8	20/1	FIRE ALARM CONTROL PANEL
CONTRACTOR CONTROL PANEL & RECEPTS. - DOCK 109, COMMUNITY 111	20/1	9		1400 3		10	20/1	SPARE
TELEPHONE/TERMINAL BOARD	20/1	11			1000 519	12	20/1	AUTOMATIC DOOR
SPARE	20/1	13	0 510			14	20/1	AUTOMATIC DOOR
RECEPTACLES - BREAK RM 104, STOCK RM 108, WP RECEPT.	20/1	15		1800 1000		16	20/1	REFRIGERATOR
AUTOMATIC DOOR	20/1	17			519 1000	18	20/1	RECEPTACLES - DOCK 109
SPARE	20/1	19	0 300			20	20/1	DOCK LIGHTING
RECEPTACLES - BREAK RM 104, STOCK RM 108	20/1	21		1800 1332		22	20/1	GENERAL LIGHTING - SALES 102
RECEPTACLES - SALES 102	20/1	23			1500 1620	24	20/1	GENERAL LIGHTING - SALES 102
RECEPTACLES - SALES 102	20/1	25	1620 1620			26	20/1	GENERAL LIGHTING - SALES 102
POS	20/1	27		1800 1620		28	20/1	GENERAL LIGHTING - SALES 102
POS	20/1	29			1260 1260	30	20/1	GENERAL LIGHTING - SALES 102
TOTAL LOAD PER PHASE:			8,640	16,840	10,630	TOTAL KVA: AMPS:		36.11 78.0 208V

Goodwill Store (Crystal Lake): #1329-02 | DATE: 04/26/13

PANELBOARD SCHEDULE — RP1 (SECTION 2)

LOCATION: DOCK 109

VOLTAGE: 120/208V-3 PHASE 4 WIRE | MAIN (A): 400 WITH GROUND BUS | MCB | M.L.O.: X | MOUNT: SURFACE | TYPE: BOLT-ON

USE/AND OR AREA SERVED	C/B	CIR. NO.	A	B	C	CIR. NO.	C/B	USE/AND OR AREA SERVED
P.O.S.	20/1	31	1800 972			32	20/1	EMERGENCY NIGHT LIGHTS
GENERAL LIGHTING, EXITS	20/1	33		1233 1620		34	20/1	EMERGENCY NIGHT LIGHTS
GENERAL LIGHTING - STOCK ROOM 108	20/1	35			1944 1728	36	20/1	CP 1P
GENERAL LIGHTING - STOCK ROOM 108	20/1	37	1944 1728			38	20/1	JUNCTION BOX RECEPTACLE
GENERAL LIGHTING - STOCK ROOM 109	20/1	39		1620 1080		40	20/1	ADDITIONAL
PERIMETER EXTERIOR LIGHTING	20/1	41			1728 1296	42	20/1	IRRIGATION CONTROLLER
PERIMETER EXTERIOR LIGHTING	20/1	43	1233 1440			44	20/1	IRRIGATION PUMP 15 HP
EXTERIOR AWNING LIGHTING	20/1	45		810 1620		46	20/1	SPARE
EMERGENCY NIGHT LIGHTS	20/1	47			1440 1620	48	20/1	SPARE
SPARE	20/1	49	1800 1620			50	20/1	SPARE
SPARE	20/1	51		1530 1332		52	20/1	SPARE
SITE LIGHTING	20/1	53			1332 1332	54		SPACE
SITE LIGHTING	20/1	55	1296 0			56		SPACE
SITE LIGHTING	20/1	57		1332 0		58		SPACE
SITE LIGHTING	20/1	59			1332 0	60		SPACE
TOTAL LOAD FROM SECTION 2:			12,246	19,208	11,917	TOTAL KVA SECTION 2:		58.4
TOTAL LOAD FROM SECTION 1:			8,640	16,840	10,630	TOTAL KVA SECTION 1:		36.1
TOTAL LOAD PER PHASE:			16,886	23,648	22,547	TOTAL KVA: AMPS:		64.5 175.0 208V

Goodwill Store (Crystal Lake): #1329-02 | DATE: 04/26/13

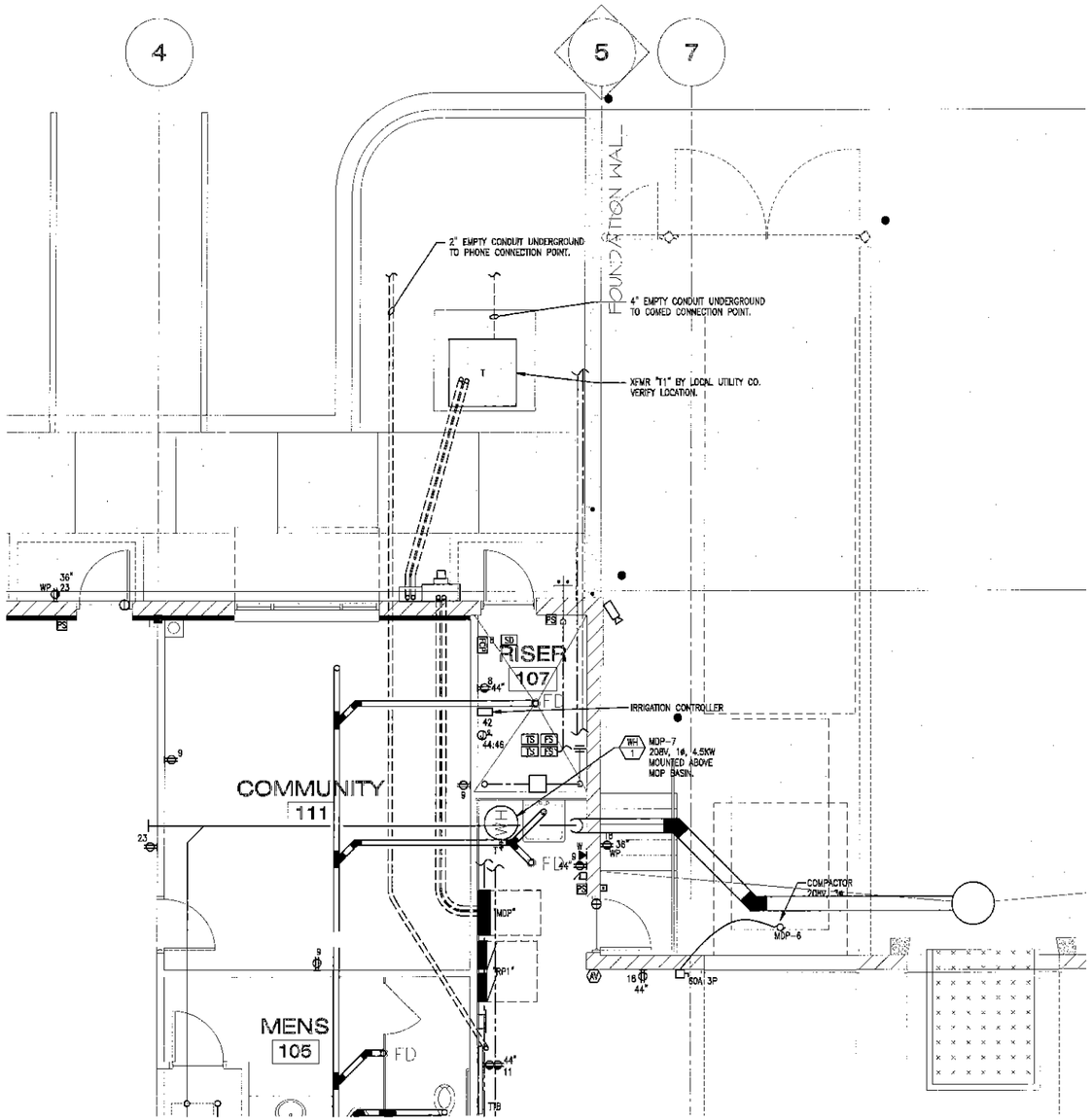
LIGHTING FIXTURE SCHEDULE

TYPE	LAMP QTY.	LAMP QTY.	LAMP TYPE	MANUFACTURER – CATALOG NUMBER	VOLTAGE	WATTS	DESCRIPTION
E1	⊗	N/A	LED	LITHONIA #LQM S W 3 R 120/277 OR ENGINEER'S APPROVED EQUAL	120	N/A	RED LED EXIT SIGN, UNIVERSALLY MOUNTED, SINGLE OR DOUBLE FACE AND ARROWS AS INDICATED, WITH HIGH OUTPUT BATTERY TO POWER REMOTE HEADS.
E2	⊗	1	LED	LITHONIA #LHQM S W 1 R 120/277 OR ENGINEER'S APPROVED EQUAL	120	N/A	THERMOPLASTIC EMERGENCY COMBINATION BATTERY PACK/EXIT SIGN, CONNECTED TO UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT.
E3		2	8W HALOGEN	DUAL-LITE #OMSOWD8B SERIES W/ 90 MINUTE REMOTE BATTERY OR ENGINEER'S APPROVED EQUAL	120/277	N/A	TWIN HEADS ON EXTERIOR WALL WITH INTERIOR REMOTE BATTERY.
E4		1	LED	LITHONIA #ELM2 OR ENGINEER'S APPROVED EQUAL	120	N/A	THERMOPLASTIC EMERGENCY BATTERY PACK, CONNECTED TO UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT.
F1		3	F32T8	LITHONIA #2GT8 332 A12 MVOLT 1/3 GEB10IS OR ENGINEER'S APPROVED EQUAL	120	96	2x4 ACRYLIC LAY-IN FIXTURE.
F1A		3	F32T8	LITHONIA #2GT8 F 332 A12 MVOLT 1/3 GEB10IS OR ENGINEER'S APPROVED EQUAL	120	96	SAME AS "F1" EXCEPT FLANGED FOR HARD CEILING.
F2		3	F32T8	LITHONIA #2GT8 332 A12 MVOLT 1/3 GEBEL14 OR ENGINEER'S APPROVED EQUAL	120	96	SAME AS "F1" EXCEPT WITH INTEGRAL EMERGENCY BACK-UP BALLAST.
F2A		3	F32T8	LITHONIA #2GT8 F 332 A12 MVOLT 1/3 GEBEL14 OR ENGINEER'S APPROVED EQUAL	120	96	SAME AS "F2" EXCEPT FLANGED FOR HARD CEILING.
F3		4	F32T8	LITHONIA #TC 2 32T8 MVOLT GEB10IS WGUIN OR ENGINEER'S APPROVED EQUAL	120	128	8' FLUORESCENT SURFACE/SUSPENDED STRIP FIXTURES, WITH WIRE GUARD. GENERAL PURPOSE CHANNEL.
F4		6	F54T5HO	LITHONIA #IB 654 WDS MVOLT OR ENGINEER'S APPROVED EQUAL	120	324	I-BEAM FLUORESCENT HIGH BAY FIXTURES, WIDE DISTRIBUTION, NO UPLIGHT.
F5		6	F54T5HO	LITHONIA #IB 654 WDS MVOLT EL14 OR ENGINEER'S APPROVED EQUAL	120	324	SAME AS "F4" EXCEPT WITH INTEGRAL EMERGENCY BACK-UP BALLAST.
F6	○	1	150W INCANDESCENT	LITHONIA #DSA40 ADJ 150I OR ENGINEER'S APPROVED EQUAL	120	150	INCANDESCENT DOCKLIGHT.
S1	○	1	70W PSMH	SDL LIGHTING #7124-R03-70P-120-B11-CMO-WDE	120	81	HID WALL MOUNTED, FULL CUTOFF GOOSE NECK FIXTURE.
S2	○	1	150W PSMH	HUBBELL #OSP 150PS FT-BZ	120	173	HID WALL MOUNTED, FULL CUTOFF TRAPEZOIDAL FIXTURE, FORWARD THROW.
S3	○	1	100W PSMH	PATHWAY #MH7C H100 C737110	120	115	6" RECESSED HID DOWNLIGHT FIXTURES MOUNTED UNDER CANOPY.
S4		1	250W PSMH	SDL LIGHTING #7224-R03-250P-120-B11-HSS-CS4-S1E W/QY-4STR-16'-M-B11 POLE	120	288	POLE MOUNTED DECORATIVE HID AREA FIXTURE, TYPE 4 DISTRIBUTION WITH HOUSE SIDE SHIELD. PROVIDE POLE LENGTH SUCH THAT FIXTURE IS AT 20'-0" AFG TO BOTTOM.

PANEL 'MDP' SCHEDULE

VOLTAGE: 208/120V | PHASE: 3Ø, 4W +G | MAIN TYPE: 800A M.L.O. | BUS. AMP: 800A | MOUNTING: WALL | OCP TYPE: CCT. BKR. | FAULT DUTY: –

CCT. NO.	LOAD DESCRIPTION	CIRCUIT BREAKER SIZE	LOAD (KVA)	FEEDER	NOTES
1	RT-1	100A 3P	28.8	SEE FLOOR PLAN	–
2	RT-2	100A 3P	28.8	SEE FLOOR PLAN	–
3	RT-3	80A 3P	22.3	SEE FLOOR PLAN	–
4	OH DOOR OPERATOR 1	20A 3P	1.6	3#12 & 1#12G IN 3/4"C.	–
5	OH DOOR OPERATOR 2	20A 3P	1.6	3#12 & 1#12G IN 3/4"C.	–
6	COMPACTOR	60A 3P	11.6	3#8 & 1#10G IN 3/4"C.	–
7	WH-1	30A 2P	4.5	2#10 & 1#10G IN 3/4"C.	–
8	–	–	–		–
9	–	–	–		–
10	–	–	–		–
11	–	–	–		–
12	PANEL "RP1"	400A 3P	57.0	4-500Kcmil & 1#3G IN 3"C.	–



ENLARGED UTILIY FLOOR PLAN

1/8" = 1'-0"

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Scale: AS NOTED

Sheet Title: ELECTRICAL SCHEDULES

Sheet No.: E103

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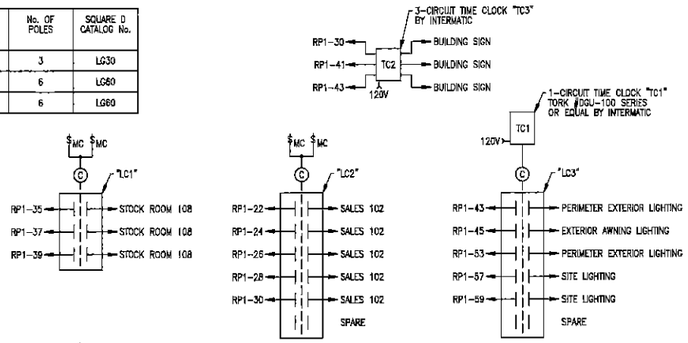
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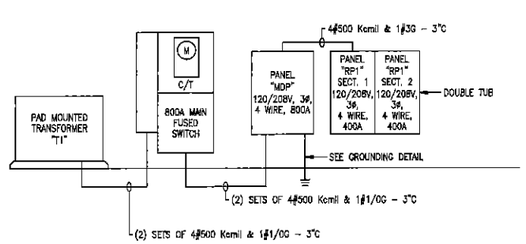
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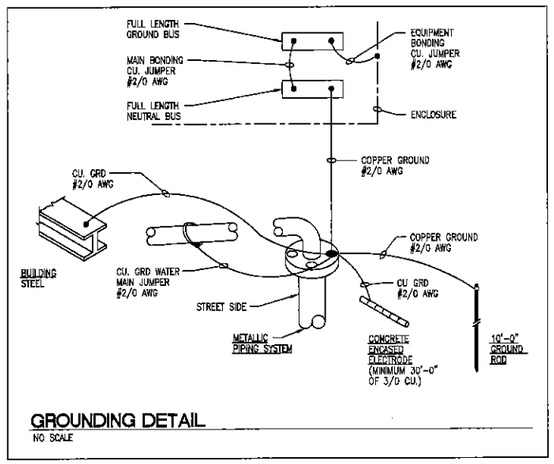
CONTACTOR IN NEMA 1 ENCLOSURE	No. OF POLES	SQUARE D CATALOG No.
LC1	3	LG30
LC2	6	LG60
LC3	6	LG60



LIGHTING CONTROL DIAGRAMS
N.T.S.



SINGLE LINE RISER DIAGRAM
N.T.S.



GROUNDING DETAIL
NO SCALE

SYMBOLS + ABBREVIATIONS

- SINGLE 20A RECEPTACLE, MOUNTED AT 15" AFF U.N.O.
- SINGLE 20A RECEPTACLE, MOUNTED 6" ABOVE COUNTER
- DUPLEX 20A RECEPTACLE, MOUNTED AT 15" AFF U.N.O.
- DUPLEX 20A RECEPTACLE, MOUNTED 6" ABOVE COUNTER
- DUPLEX 20A GFI RECEPTACLE, MOUNTED 15" AFF U.N.O.
- DUPLEX 20A GFI RECEPTACLE, MOUNTED 6" ABOVE COUNTER
- QUADPLEX 20A RECEPTACLE, MOUNTED 15" AFF U.N.O.
- QUADPLEX 20A GFI RECEPTACLE, MOUNTED 15" AFF U.N.O.
- QUADPLEX 20A RECEPTACLE, MOUNTED 6" ABOVE COUNTER
- QUADPLEX 20A GFI RECEPTACLE, MOUNTED 6" ABOVE COUNTER
- SPECIAL USE RECEPTACLE, SIZED AS INDICATED OR AS REQUIRED
- FLUSH MOUNTED FLOOR BOX, WITH DEVICES AS INDICATED
- DUPLEX 20A RECEPTACLE, FLUSH MOUNTED IN CEILING
- DUPLEX 20A SWITCHED RECEPTACLE, MOUNTED AT 15" AFF U.N.O.
- WALL MOUNTED JUNCTION BOX, SIZED AS REQUIRED (4"x4" MIN.)
- JUNCTION BOX, SIZED AS REQUIRED
- FLEXIBLE METAL CONDUIT CONNECTION (WHIP)
- MOTOR CONNECTION, 1ø OR 3ø AS INDICATED
- T — TRANSFORMER, SIZE AND RATING AS INDICATED
- PANEL BOARD, SIZED AS INDICATED
- C — CONTACTOR WITH ENCLOSURE, RATING AS INDICATED OR SCHEDULED
- CB — CIRCUIT BREAKER WITH ENCLOSURE, RATING AS INDICATED OR SCHEDULED
- CP — CONTROL PANEL
- COMBINATION STARTER/DISCONNECT
- MOTOR STARTER, SIZED AS REQUIRED
- M — METER
- 3-POLE NON-FUSED DISCONNECT SWITCH, SIZED AS INDICATED OR AS REQUIRED
- 3-POLE FUSED DISCONNECT SWITCH, SIZED AS INDICATED OR AS REQUIRED
- DOORBELL BUTTON ALARM
- DOORBELL CHIME
- VOICE/DATA OUTLET, MOUNTED AT 15" AFF U.N.O.
- VOICE OUTLET, MOUNTED AT 15" AFF U.N.O.
- DATA OUTLET, MOUNTED AT 15" AFF U.N.O.
- $ — TOGGLE SWITCH, MOUNTED AT 44" AFF
- $K — KEY OPERATED TOGGLE SWITCH, MOUNTED AT 44" AFF
- $T — THERMAL OVERLOAD TOGGLE SWITCH
- $OS1 — TOGGLE SWITCH WITH INTEGRAL INFRARED OCCUPANCY SENSOR, MOUNTED AT 44" AFF HUBBELL #LHIR SERIES
- $3W — 3-WAY TOGGLE SWITCH, MOUNTED AT 44" AFF
- OSU — 360° CEILING MOUNTED INFRARED OCCUPANCY SENSOR HUBBELL #OMNI-IR SERIES WITH UV-PP POWER PACK
- T — LINE VOLTAGE THERMOSTAT, FURNISHED BY MECH, INSTALLED BY ELEC
- FCP — FIRE ALARM CONTROL PANEL
- FAA — FIRE ALARM ANNUNCIATOR PANEL
- FS — DUAL-ACTION MANUAL PULL STATION, MOUNTED AT 44" AFF
- SD — CEILING MOUNTED PHOTO-ELECTRIC SMOKE DETECTOR
- HD — CEILING MOUNTED HEAT DETECTOR
- DD — DUCT MOUNTED SMOKE DETECTOR, INSTALLED PER NFPA REQUIREMENTS
- R — FAN SHUTDOWN RELAY
- RA — REMOTE TEST STATION, MAXIMUM 6'-0" ABOVE FINISHED FLOOR
- AV — AUDIO-VISUAL DEVICE, MOUNTED AT 80" AFF, CANDELA RATING AS REQUIRED
- V — VISUAL DEVICE, MOUNTED AT 80" AFF, CANDELA RATING AS REQUIRED
- TTB — TELEPHONE TERMINAL BOARD
- CATV — CABLE TELEVISION (CATV) OUTLET, LOCATED AT 15" AFF U.N.O.
- DOOR CONTACT
- FEEDER CONDUIT - TAG INDICATES PANEL FEEDER NUMBER REFER TO FEEDER SCHEDULE

AC	ALTERNATING CURRENT	KW	KILOWATT
AFCI	ARC FAULT CIRCUIT INTERRUPTER	LTG	LIGHTING
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AMP OR A	AMPERE	MC	MECHANICAL CONTRACTOR
ARCH	ARCHITECTURAL	MCC	MOTOR CONTROL CENTER
ATS	AUTOMATIC TRANSFER SWITCH	MECH	MECHANICAL, MECHANISM
A/V	AUDIO/VISUAL	MH	MANHOLE OR MOUNTING HEIGHT
AUX	AUXILIARY	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
C	CLOCK, CONDUIT	MTD	MOUNTED
CB	CIRCUIT BREAKER	NC	NORMALLY CLOSED
CCT	CIRCUIT	NEUT	NEUTRAL
CCTV	CLOSED CIRCUIT TELEVISION	NIC	NOT IN CONTRACT
CLG	CEILING	NL	NIGHT LIGHT
CO	CARBON MONOXIDE DETECTOR	NO	NORMALLY OPENED OR NUMBER
COMB	COMBINATION	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONN	CONNECTED, CONNECTION	OC	OVER CURRENT OR ON CENTER (SPACING)
C/T	CURRENT TRANSFORMER	PIR	PASSIVE INFRA RED
dB	DECIBEL	P	POLE
DC	DIRECT CURRENT	PB	PULL BOX OR PUSH BUTTON
DIA	DIAMETER	PH OR ø	PHASE
DIAG	DIAGRAM	PL	PILOT LIGHT
DIM	DIMENSION	PNL	PANEL
DISC	DISCONNECT	PVC	POLYVINYL CHLORIDE
DIST	DISTRIBUTION	REC	RECESSED
DN	DOWN	RECEP	RECEPTACLE
DW	DISHWASHER	REF	REFERENCE OR REFRIGERATOR
DWG	DRAWING	REQ'D	REQUIRED
EA	EACH	REV	REVISE/REVISION
EC	ELECTRICAL CONTRACTOR	RM	ROOM
EL	ELEVATION	SCHED	SCHEDULE
ELECT	ELECTRICAL	SECT	SECTION
ELEV	ELEVATOR	SOL	SOLENOID
EM OR EMERG	EMERGENCY	SP	SPARE
ENCL	ENCLOSURE	SPEC	SPECIFICATION
EQ OR EQUIP	EQUIPMENT	SQ. FT.	SQUARE FEET
EWC	ELECTRIC WATER COOLER	SUSP	SUSPENDED
EWH	ELECTRIC WATER HEATER	SW	SWITCH
EXIST	EXISTING	SWBD	SWITCHBOARD
FA	FIRE ALARM	SYNC	SYNCHRONIZATION
FC	FOOT CANDLE	SYS	SYSTEM
FDR	FEEDER	TEL OR T	TELEPHONE
FIXT	FIXTURE	TEMP	TEMPERATURE
FL	FLOOR	T	THERMAL OVERLOAD OR THERMOSTAT
FLA	FULL LOAD AMPERE	XFMR	TRANSFORMER
FLEX	FLEXIBLE	TTB	TELEPHONE TERMINAL BOARD
FLUOR	FLUORESCENT	TV	TELEVISION
FT	FOOT, FEET	TYP	TYPICAL
GFI OR GFCI	GROUND FAULT CIRCUIT INTERRUPTER	V	VOLT
GEN	GENERATOR	VA	VOLT-AMPERE
GRD	GROUND, GROUNDING	VOL	VOLUME
HID	HIGH INTENSITY DISCHARGE (LAMP)	W	WATT OR WIRE
HP	HORSEPOWER	W/	WITH
HTR	HEATER	WM	WASHING MACHINE
HV	HIGH VOLTAGE	WP	WEATHER PROOF
HVAC	HEATING, VENTILATING AND AIR COND.	X	EXISTING TO REMAIN
JB	JUNCTION BOX		
KV	KILOVOLT		
KVA	KILOVOLT AMPERE		

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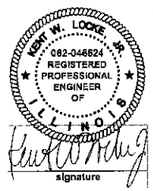
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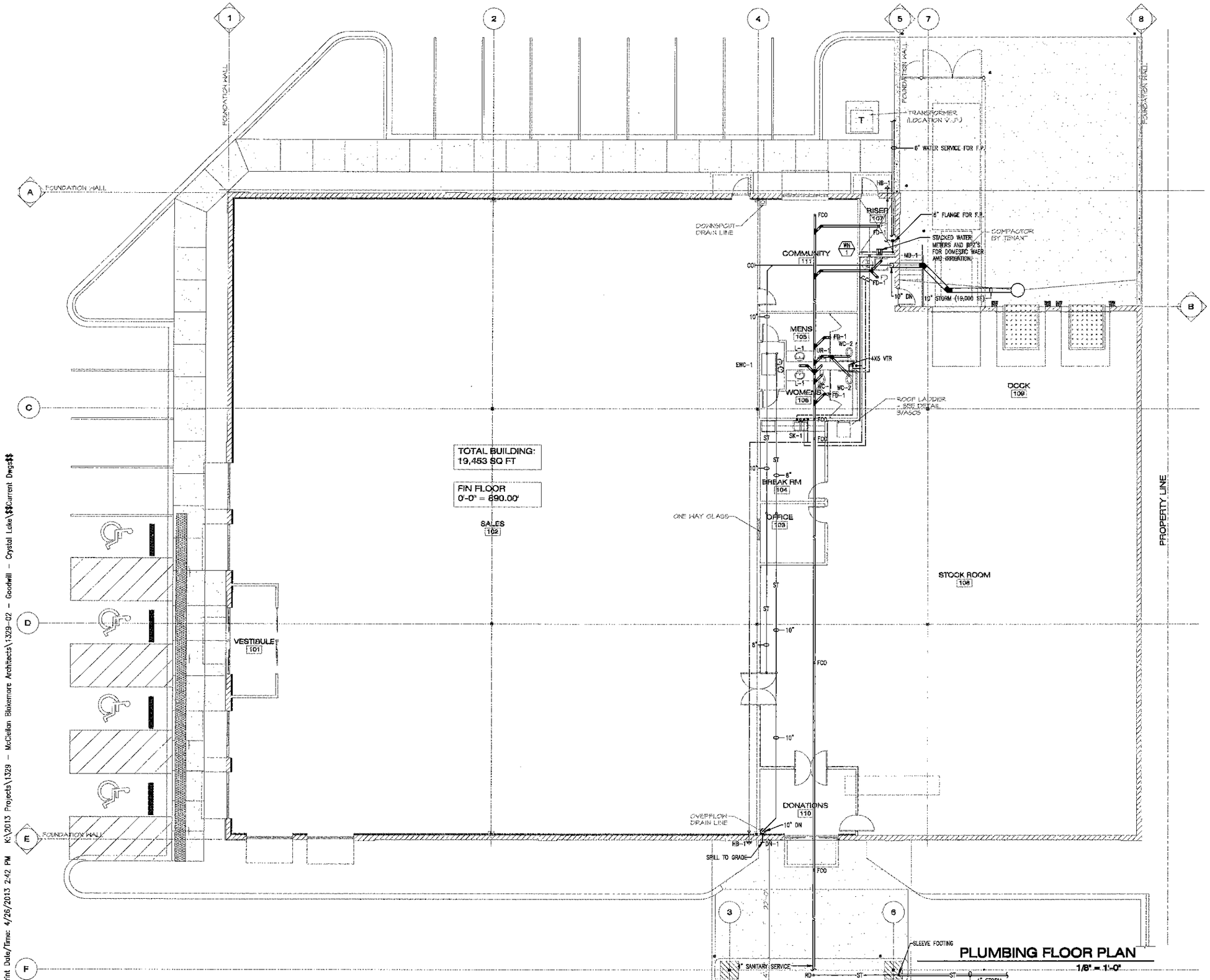
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Sheet Title
PLUMBING FLOOR PLAN

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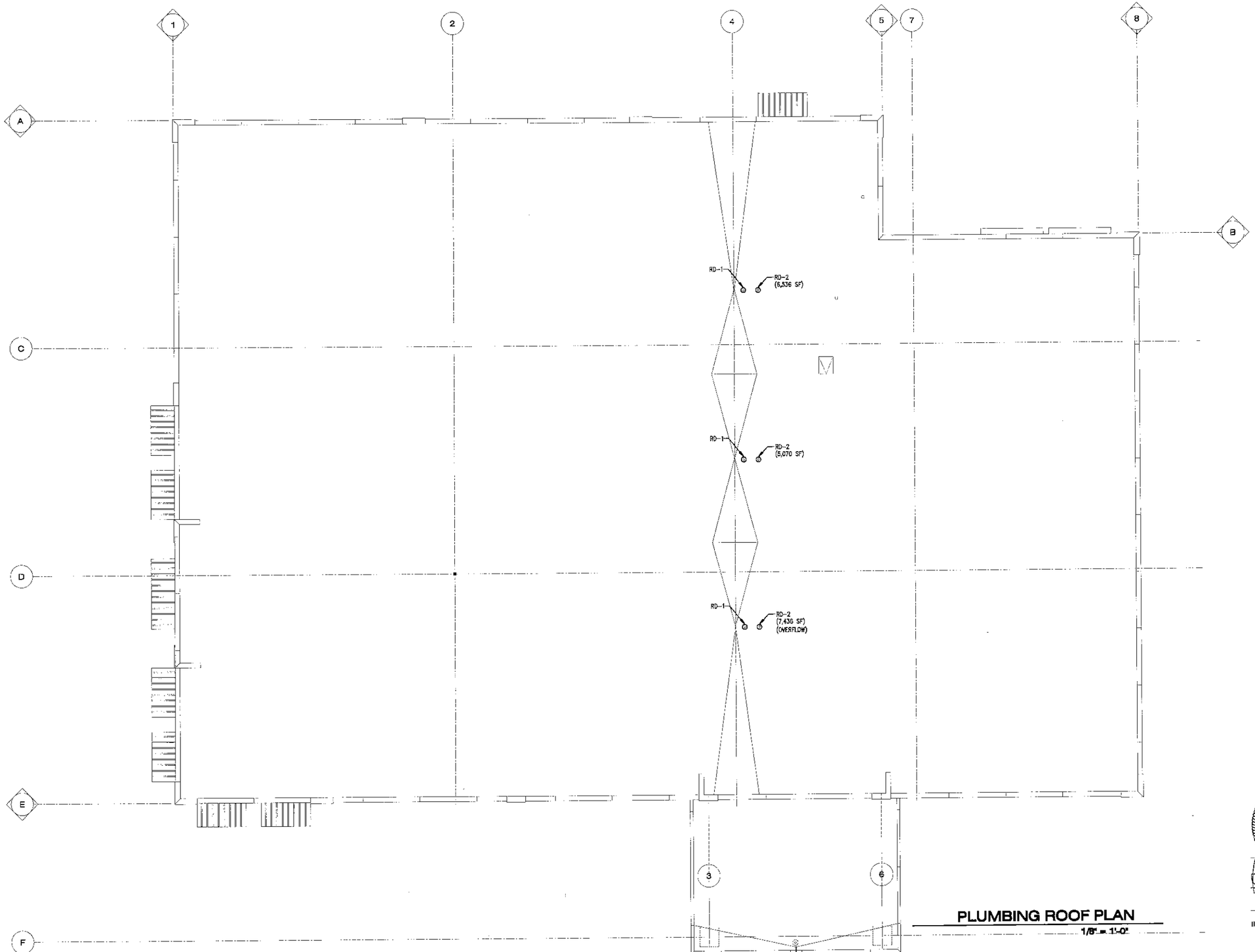
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PLUMBING ROOF PLAN
1/8" = 1'-0"

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PLUMBING ROOF PLAN

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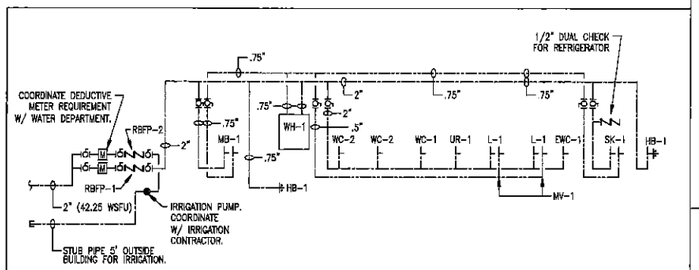
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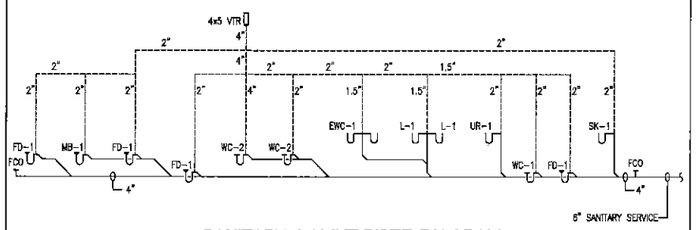
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PLUMBING FIXTURE SCHEDULE

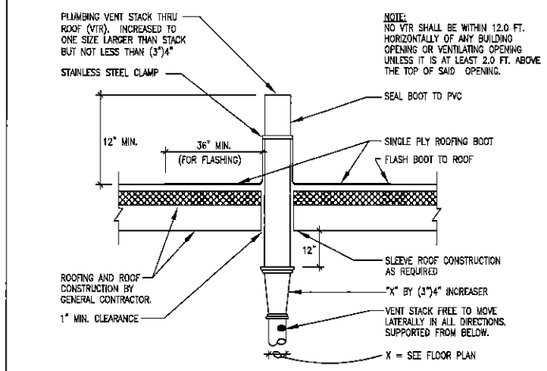
TAG NO.	DESCRIPTION	FIXTURE CONNECTIONS HOT	COLD	SANITARY	VENT
L-1	COUNTER TOP LAVATORY, ADA COMPLIANT, AMERICAN STANDARD 0476.028, VITREOUS CHINA, FRONT OVERFLOW, 1-1/4" OFFSET GRID DRAIN, LK CHROME PLATED SUPPLIES, P-TRAP WITH CO, TRU BRO INSULATION FOR PIPING UNDER SINK, DELTA #501 FAUCET, WRIST BLADES, GOOSENECK.	1/2"	1/2"	1 1/4"	1 1/4"
WC-1	FLOOR MOUNTED FLUSH VALVE WATER CLOSET, AMERICAN STANDARD 2234.015, VITREOUS CHINA WHITE, ELONGATED, BEMIS SEAT MODEL 2155-C-AM, SLOAN FLUSHVALVE 118, 1.6 GPF.	–	1"	3"	2"
WC-2	SAME AS WC-1, EXCEPT ADA, AMERICAN STANDARD 3043.102, SLOAN FLUSHVALVE 111.	–	–	–	–
UR-1	WALL HUNG URINAL, AMERICAN STANDARD 6590.005, 0.5 GPF, SLOAN FLUSHVALVE 186.	–	–	–	
MB-1	JANITORS MOP BASIN, 36x24 MUSTEE MODEL 65M DURASTONE, WITH SERVICE FAUCET, CHICAGO FAUCET MODEL 897-RCP; VACUUM BREAKER SPOUT, 369 HANDLES, INTEGRAL STOP ARM WITH FLANGE AND PAIL HOOK WITH SUPPORT, 3/4" THREADED HOSE CONNECTION.	3/4"	3/4"	3"	1 1/2"
FD-1	4" FLOOR DRAIN, COORDINATE TYPE WITH FLOORING SPEC. ON ARCH. DWGS. ZURN MODEL FD-2320, 5" NB ROUND TYPE.	–	–	2"	1 1/4"
WH-1	ELECTRIC WATER HEATER, 40 GALLON, 4.5 KW, 208 VOLT, 1 PHASE, AO SMITH MODEL ECT-40.	–	–	–	–
SK-1	DOUBLE BOWL LAY-IN SINK, ADA COMPLIANT, JUST MODEL DL-ADA-2133-A-GR, 16"x14"x5 1/2" DEEP, TYPE 304 STAINLESS STEEL, J-1174-KS-ADA FAUCET WITH SPRAY, STRAINERS, OFFSET DRAIN, 1-1/2" CAST BODY CHROME PLATED P-TRAP J-ADA-35 AND HEAVY DUTY CHROME PLATED LK SUPPLY, STOPS.	1/2"	1/2"	1 1/2"	1 1/2"
HB-1	HOSE BIB, ZURN Z-1321-C, 3/4"x12" WALL HYDRANT.	–	3/4"	–	–
RBFP-1	2" REDUCED PRESSURE PRINCIPLE BACK FLOW PREVENTER, CONBRACO MODEL #40-218-T2 WITH STRAINER, AGD.	–	–	–	–
RBFP-2	2" REDUCED PRESSURE PRINCIPLE BACK FLOW PREVENTER, WILKENS MODEL #975XLU, IRRIGATION SYSTEM.	–	–	–	–
ET-1	EXPANSION TANK, 4.5 GALLON, WATTS MODEL PLT-5, 3/4" CONNECTION.	–	–	–	–
MV-1	THERMOSTATIC MIXING VALVE, WATTS MODEL LMG-BG UNDERCOUNTER TYPE, ROUGH CHROME FINISH, ADJUSTABLE TEMP. LIMIT STOP SET FOR 105 DEG F LEAVING WATER TEMPERATURE, INTEGRAL CHECKS ON INLET AND OUTLET PIPING, ALL BRASS CONSTRUCTION. ASSE 1018 TYPE T/P LISTED, PROVIDE FOR EACH LAVATORY.	–	–	–	–
EWC-1	ELECTRIC WATER COOLER, ELKAY MODEL EZSTL-8C, BI-LEVEL STD FINISH 1-1/4" CP P-TRAP, STOP, RISER.	–	1/2	1 1/4"	1 1/4"
BF-1	BACKFLOW PREVENTER, WATTS MODEL 719-QTS, 3/4" DOUBLE CHECK VALVE WITH STRAINER.	–	–	–	–
FCO	FLOOR CLEANOUT, ZURN MODEL CO-2500 WITH NB TOP.	–	–	–	–
RD-1	8" ROOF DRAIN, WITH DECK CLAMP, ZURN MODEL Z-100-C, CAST IRON DOME, SUMP BASIN.	–	–	–	–
RD-2	8" OVER FLOW DRAIN, SAME AS RD-1 EXCEPT WITH STAND PIPE.	–	–	–	–



WATER RISER DIAGRAM

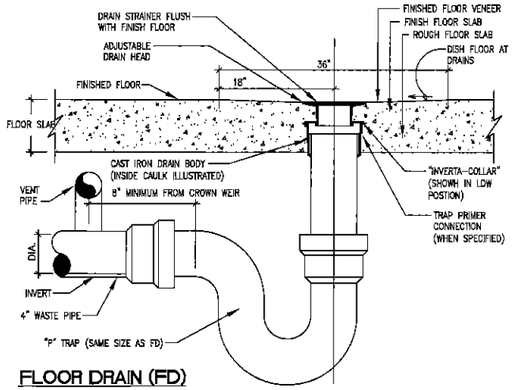


SANITARY + VENT RISER DIAGRAM



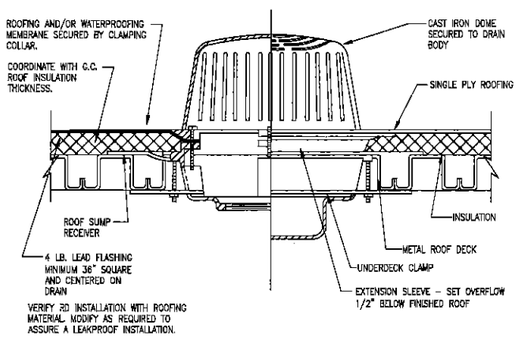
PLUMBING VENT THRU ROOF (VTR)

NO SCALE.



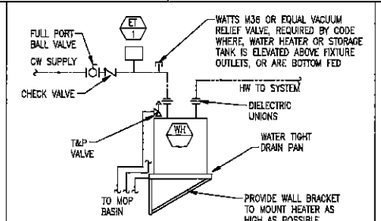
FLOOR DRAIN (FD)

NO SCALE



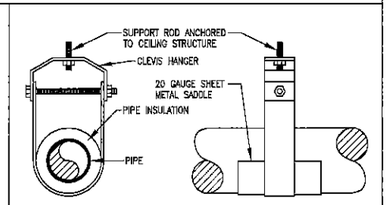
ROOF DRAIN (RD)-INSULATED METAL ROOF

NO SCALE



ELECTRIC WATER HEATER DETAIL

NO SCALE



TYPICAL PIPE HANGER DETAIL

NO SCALE

SYMBOLS + ABBREVIATIONS

UNDERGROUND PIPING

- S — SANITARY
- ST — STORM
- W — WASTE
- WATER SUPPLY
- SSD — SUB SOIL DRAINAGE
- COLD WATER

SUSPENDED PIPING

- S — SANITARY
- ST — STORM
- W — WASTE
- COLD WATER
- HOT WATER
- HOT WATER RETURN
- V — VENT
- PD — PUMP DISCHARGE
- IW — INDIRECT WASTE
- OS&Y VALVE
- GATE VALVE
- GLOBE VALVE
- SWING CHECK VALVE
- SILENT CHECK VALVE
- BALANCING VALVE
- STOP & WASTE VALVE
- GAS COCK
- BUTTERFLY VALVE
- FULL PORT BALL VALVE
- MOTOR OPERATED VALVE
- PRESSURE REDUCING VALVE STATION
- ANGLE VALVE
- PRESSURE TEMPERATURE RELIEF VALVE
- SOLENOID VALVE
- AIR CHAMBER
- AQUASTAT
- THERMOMETER
- PRESSURE GAUGE
- HOSE BIB
- WALL HYDRANT
- FLOOR CLEANOUT
- SUSPENDED CLEANOUT
- WALL CLEANOUT
- PIPE UP
- PIPE DN
- FLEXIBLE CONNECTION
- STRAINER
- BF — BACK FLOW PREVENTER ASSEMBLY
- WM — WATER METER ASSEMBLY

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	IW	INDIRECT WASTE
AP	ACCESS PANEL	JMB	JANITORS MOP BASIN
AS	AUTOMATIC SPRINKLER	LAV	LAVATORY
AV	ACID VENT	MH	MANHOLE
AW	ACID WASTE	NC	NORMALLY CLOSED
BC	BALANCING COCK OR VALVE	NIC	NOT IN CONTRACT
		NO	NORMALLY OPEN
BD	BIDET	NP	NON-POTABLE
BFP	BACK FLOW PREVENTER	NS	NOT SPRINKLERED
BOP	BOTTOM OF PIPE	NTS	NOT TO SCALE
BT	BATHTUB	OSD	OPEN SITE DRAIN
BV	BALL VALVE	OS&Y	OUTSIDE SCREW & YOKE VALVE
BWV	BACKWATER VALVE		
CA	COMPRESSED AIR	OW	OPEN WASTE
CB	CATCH BASIN	PIV	POST INDICATING VALVE
CI	CAST IRON	PG	PRESSURE GAUGE
CLG	CEILING	PRV	PRESSURE REDUCING VALVE
CO	CLEAN OUT	RD	ROOF DRAIN
CV	CHECK VALVE	RO	ROD-OUT BASIN
CW	COLD WATER	S	SOIL-SANITARY
DCV	DETECTOR CHECK VALVE	SB	SETTLING BASIN
DF	DRINKING FOUNTAIN	SH	SHOWER
DIA	DIAMETER	SK	SINK
DW	DISHWASHER	SS	SERVICE SINK
DWG	DRAWING	SSD	SUB SOIL DRAIN
EL	ELEVATION	ST	STORM
EWC	ELECTRIC WATER COOLER	TH	THERMOMETER
		TMV	THERMOSTATIC MIXING VALVE
FD	FLOOR DRAIN	T&PRV	TEMPERATURE & PRESSURE RELIEF VALVE
FDV	FIRE DEPARTMENT VALVE		
FE	FIRE EXTINGUISHER	TW	TEMPERED WATER
FHC	FIRE HOSE CABINET	TYP	TYPICAL
FHR	FIRE HOSE RACK	UR	URINAL
FL	FLOOR	V	VENT
FVC	FIRE DEPARTMENT VALVE CABINET	VAC	VACUUM
		VB	VACUUM BREAKER
GH	GROUND HYDRANT	VTR	VENT THRU ROOF
GPM	GALLONS PER MINUTE	W	WASTE
GV	GATE VALVE	WC	WATER CLOSET
HB	HOSE BIB	WFS	WATER FLOW SWITCH
HW	HOT WATER	WH	WATER HYDRANT
HWH	HOT WATER HEATER	WHA	WATER HAMMER ARRESTOR
HWR	HOT WATER RETURN		
IE	INVERT ELEVATION		

PLUMBING SPECIFICATIONS

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING HIS BID AND TAKE INTO ACCOUNT EXISTING CONDITIONS. POINTS OF NEW CONNECTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE GIVEN CONSIDERATION FOR COMPENSATION DUE TO HIS FAILURE TO DO SO.

ALL INSULATION WHICH IS REMOVED FOR INSTALLATION OF NEW PIPING SHALL BE RETURNED TO ITS ORIGINAL CONDITION AND SATISFACTION OF THE OWNER.

PIPING WHICH IS REMOVED SHALL NOT BE REUSED. ALL NEW CONNECTIONS SHALL BE MADE WITH FACTORY FABRICATED FITTINGS.

THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE PROJECT SITE FOR ACCESSIBILITY, STORAGE, AND EGRESS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INTERFERE WITH OTHER BUILDING TENANT OPERATIONS.

ALL EXISTING SYSTEMS SHALL REMAIN IN OPERATION DURING THE CONSTRUCTION PROCESS. SHUTDOWNS WILL ONLY BE PERMITTED WHICH HAVE BEEN APPROVED BY THE OWNER.

PROVIDE COMPLETE SYSTEMS AS CALLED FOR, AND/OR SHOWN, AND/OR SPECIFIED. PLUMBING CONTRACTOR TO FURNISH AND COMPLETELY INSTALL THE SYSTEM, SERVICE, EQUIPMENT, OR MATERIAL NAMED, TOGETHER WITH OTHER ASSOCIATED DEVICES, EQUIPMENT, MATERIALS, WIRING, PIPING, ETC., AS REQUIRED FOR A COMPLETE SATISFACTORY OPERATING INSTALLATION. OTHER SUBCONTRACTORS, AS REQUIRED TO PERFORM WORK CALLED FOR, SHALL BE RESPONSIBLE TO THE PLUMBING CONTRACTOR. SECURE ALL PERMITS FOR WORK AND INSPECTIONS AS REQUIRED.

PLUMBING SYSTEM PROVIDED SHALL INCLUDE BUT SHALL NOT BE LIMITED TO:

STANDARDS, CODES REGULATIONS, COORDINATION, GUARANTY, SHOP DRAWINGS, PRESENT EQUIPMENT AND CONSTRUCTION, APPROVED MAKE EQUIPMENT, DETERMINATION OF POINTS, SPECIAL SUPERVISION, CUTTING AND PATCHING, CLEANING, AND TESTING.

WATER PIPING, DRAIN/WASTE/VENT PIPING, SANITARY SEWER PIPING, PIPING ACCESSORIES, AND INSTALLATION. PLUMBING FIXTURES, WATER HEATERS, PIPING INSULATION, VALVES.

EQUIPMENT, DEVICES, APPARATUS AND INSTALLATIONS TO BE IN FULL COMPLIANCE WITH APPLICABLE STANDARDS, REQUIREMENTS, RULES, REGULATIONS, CODES, STATUTES, ORDINANCES, ETC., LOCAL, CITY, COUNTY, STATE, GOVERNMENT, OWNER'S INSURANCE COMPANY, AMERICAN DISABILITIES ACT, LATEST EDITION AND AMENDMENTS OF ILLINOIS PLUMBING CODE, NATIONAL ASSOCIATION OF ROOFING CONTRACTORS, LOCAL GAS AND ELECTRIC UTILITY COMPANIES, LABOR REGULATIONS. CHANGES REQUIRED TO CONFORM TO REQUIREMENTS SHALL BE MADE WITHOUT INCREASE IN CONTRACT PRICE AS APPROVED BY THE OWNER.

ELECTRICAL EQUIPMENT, WIRING, GAS BURNING EQUIPMENT, HANDLING AND STORAGE EQUIPMENT. ALL WATER/DRAIN/WASTE/VENT PIPING, GAS PIPING, INSULATING MATERIALS, ETC. SHALL COMPLY WITH REQUIREMENTS OF NFPA, NEC, UL, AGA, OSHA, EPA, BOCA, COUNTY, STATE, AND FEDERAL SAFETY CODES; FOR A PARTICULAR TYPE INSTALLATION AND SHALL BE SO LABELED WHERE APPLICABLE.

MATERIALS TO BE OF NEW GRADE, U.S. MAKE AND QUALITY SPECIFIED.

COORDINATE WITH OTHER MECHANICAL TRADES, ELECTRICAL AND MECHANICAL CONTRACTOR, ETC., TO AVOID INTERFERENCE AND CONFLICTS OF WORK INDICATED. WORK MUST BE COMPLETED AS SCHEDULED.

PLUMBING CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT, APPARATUS, MATERIALS, AND WORKMANSHIP ENTERING INTO THIS CONTRACT AND SHALL REPLACE ALL PARTS AT HIS OWN EXPENSE WHICH HAVE PROVEN DEFECTIVE WITHIN ONE (1) YEAR FROM FORMAL ACCEPTANCE. INDIVIDUAL ITEMS SHALL BE GUARANTEED AS CALLED FOR IN ADDITION TO THE ABOVE.

THE RUN OF ALL LINES SHOWN ON DRAWINGS IS TO BE REGARDED AS DIAGRAMMATIC AND TENTATIVE. CONTRACTOR SHALL CAREFULLY DETERMINE LOCATION, DEPTH AND SIZE OF LINE, SEWER, SERVICE, ETC., TO WHICH CONNECTION IS PROPOSED. BEFORE INSTALLING ANY SERVICE, LINES, CONNECTION, ETC., CONTRACTOR SHALL ASSURE THAT THEY CAN BE RUN/MADE AS CONTEMPLATED WITHOUT TRAPPING OR INTERFERING WITH FOOTING, OTHER PIPING, FIXTURES, ETC. ANY NECESSARY DEVIATION SHALL BE REFERRED TO THE OWNER FOR APPROVAL BEFORE ANY LINES ARE RUN.

NO PAINTING SHALL BE IN PLUMBING CONTRACT.

CLEAN ALL EQUIPMENT INSTALLED AND WORK AREAS PRIOR TO FINAL ACCEPTANCE. VALVES, PIPING, LAVS, WATER CLOSETS, DRAINS, EQUIPMENT, ETC., TO BE FLUSHED, TESTED, INSPECTED PRIOR TO FINAL ACCEPTANCE.

WIRING TO BE IN COMPLIANCE WITH LATEST N.E.C. AND ALL APPLICABLE CODES. ALL MOTORS, EQUIPMENT, WIRING, CABLING, DEVICES, ETC., TO BE NON-RADIO INTERFERING. LINE WIRES, OF PROPER SIZE, SHALL BE FURNISHED TO THE EQUIPMENT WITH FINAL POWER CONNECTIONS MADE BY ELECTRICAL CONTRACTOR. PLUMBING CONTRACTOR, WITHIN HIS CONTRACT, SHALL BE RESPONSIBLE FOR PROVIDING RESPECTIVE CONTROLS FOR ALL OF HIS EQUIPMENT, PROVIDE CONTROL DEVICES, PANEL, DISCONNECT SWITCHES, STARTERS, INTERLOCKS, CONTROLS, ETC., TO GIVE A COMPLETE OPERATING SYSTEM. PLUMBING CONTRACTOR WILL DO ALL CONTROL WIRING, INTERLOCK WIRING, ETC.

INTERIOR UNDERGROUND CW SHALL BE TYPE K COPPER, AND INTERIOR DOMESTIC CW & HW PIPING SHALL BE TYPE "L" COPPER PER ASTM B88 WITH COPPER SOLDER JOINTS PER ANSI B16.22. JOINTS SHALL BE 95-5 SOLDER OR BRAZED AS ALLOWED BY STATE AND LOCAL CODES. HYDROSTATIC WATER TEST SHALL BE 175 PSI FOR TWO HOURS WITH A MAXIMUM PRESSURE LOSS OF 2 PSI.

ALL SANITARY & VENT PIPING TO BE SCH 40 PVC AND FITTINGS CONFORMING TO ASTM.

PURGE ALL WATER DISTRIBUTION PIPING SYSTEMS. USE THE PURGING AND DISINFECTION PROCEDURE PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION OR, IN CASE A METHOD IS NOT PRESCRIBED BY THAT AUTHORITY, THE PROCEDURE DESCRIBED IN EITHER AWWA C651 OR C652.

COLD, HOT, HORIZONTAL STORM PIPING ROOF DRAIN BODIES AND SUMP BASIN, AND NON-POTABLE WATER PIPING SYSTEMS WHERE CALLED FOR SHALL BE COVERED WITH 1" FIBERGLAS WITH FACTORY-APPLIED ALL-PURPOSE JACKET CONSISTING OF HIGH-INTENSITY, WHITE KRAFT PAPER BONDED TO ALUMINUM FOIL AND REINFORCED WIDTH FIBERGLASS YARN, SEALED WITH VAPOR BARRIER ADHESIVE OR USING SELF-SEALING LAP. COVERING SHALL BE EQUAL TO MANVILLE PRODUCTS MICRO-LOK 650 AND SHALL BE SUITABLE FOR SERVICES FROM 35 DEGREES F TO 650 DEGREES F, 3.5 POUND DENSITY. COVERING SHALL BE MANVILLE, FIBERGLASS, KNAUF, OR ARMSTRONG. COVERING ON PIPING SHALL BE CONTINUOUS THROUGH HANGERS AND SLEEVES. HANGERS ON PIPING SHALL ENCIRCLE PIPE COVERING, BEAR ON A 20 GAUGE SHEET METAL PLATE 4 DIAMETERS LONG WHICH SHALL ENCIRCLE COVERING. ENDS OF COVERING SHALL BE NEATLY TAPERED AND SEALED. ANY WILDEWED COVERING MUST BE REPLACED. FITTINGS SHALL BE COVERED WITH ZESTON FITTING COVER AND FACTORY SUPPLIED FIBERGLASS INSERT WHERE AVAILABLE, ALL INSTALLED ACCORDING TO MFR'S. INSTRUCTIONS.

VALVES SHALL BE CRANE, NIBCO, POWELL, HAMMOND, APOLLO, WALWORTH, JENKINS, STOCKHAM OR APPROVED WITH METAL HANDLES BUILT FOR 125 PSI WORKING PRESSURE FOR ALL USES. VALVES PROVIDED SHALL BE SUITABLE FOR INTENDED SERVICE. THROTTLING TYPE SHALL HAVE GLOBE PATTERN. SHUT-OFF TYPE SHALL BE BALL TYPE. VALVES AND COCKS MUST BE ACCESSIBLE FOR SERVICING AND MUST HAVE FLEXIBLE SWING CONNECTIONS AND UNIONS IF NOT FLANGED CONNECTED.

NO PLUMBING FIXTURES, SPECIAL EQUIPMENT, DEVICE, OR PIPING, SHALL BE INSTALLED WHICH WILL CROSS-CONNECT A DISTRIBUTING SUPPLY OF DRINKING WATER OR DOMESTIC WATER AND A POLLUTED SUPPLY OR WASTE SUCH AS A DRAINAGE SYSTEM OR SOIL PIPE, OR NON-POTABLE WATER SUPPLY SYSTEM. A SUITABLE BACKFLOW PREVENTION DEVICE SHALL BE USED TO PREVENT ALL POSSIBILITIES.

ALL PIPING TO BE TESTED PER REQUIREMENTS OF THE ADOPTED CODES.

ALL WORK MUST COMPLY WITH 2004 ILLINOIS PLUMBING CODE AND LOCAL AMENDMENTS.

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THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL VERIFY ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF McCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

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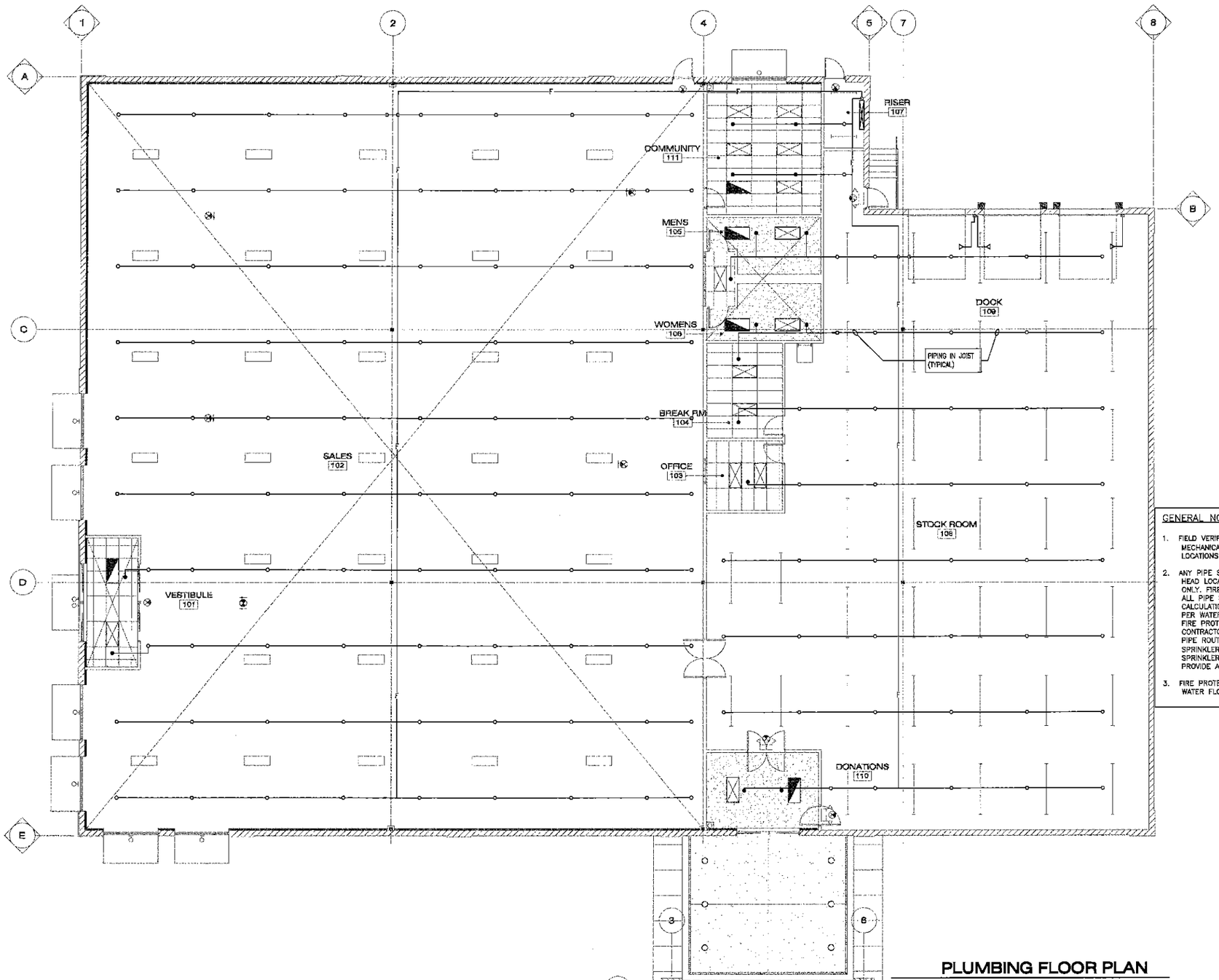
Sheet Title
PLUMBING SCHEDULES, DETAILS AND NOTES

Sheet No.
P103

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PLUMBING FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES:

1. FIELD VERIFY ALL STRUCTURAL, ELECTRICAL AND MECHANICAL CONDITIONS. MODIFY PIPING/HEAD LOCATIONS AS REQUIRED.
2. ANY PIPE SIZES, PIPE ROUTING AND SPRINKLER HEAD LOCATIONS ARE SHOWN FOR COORDINATION ONLY. FIRE PROTECTION CONTRACTOR TO VERIFY ALL PIPE SIZES THROUGH HYDRAULIC CALCULATIONS AND ADJUST SIZES AS REQUIRED PER WATER SUPPLY INFORMATION OBTAINED BY FIRE PROTECTION CONTRACTOR. FIRE PROTECTION CONTRACTOR TO REVIEW ENTIRE SITE TO VERIFY PIPE ROUTING, CEILING CONSTRUCTION AND SPRINKLER HEAD COVERAGE. ADD/DELETE SPRINKLER HEADS SHOWN AS REQUIRED TO PROVIDE ADEQUATE COVERAGE PER NFPA.
3. FIRE PROTECTION CONTRACTOR SHALL OBTAIN WATER FLOW TEST INFORMATION AS REQUIRED.

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Sheet Title
FIRE PROTECTION
FLOOR PLAN

Sheet No.
FP101

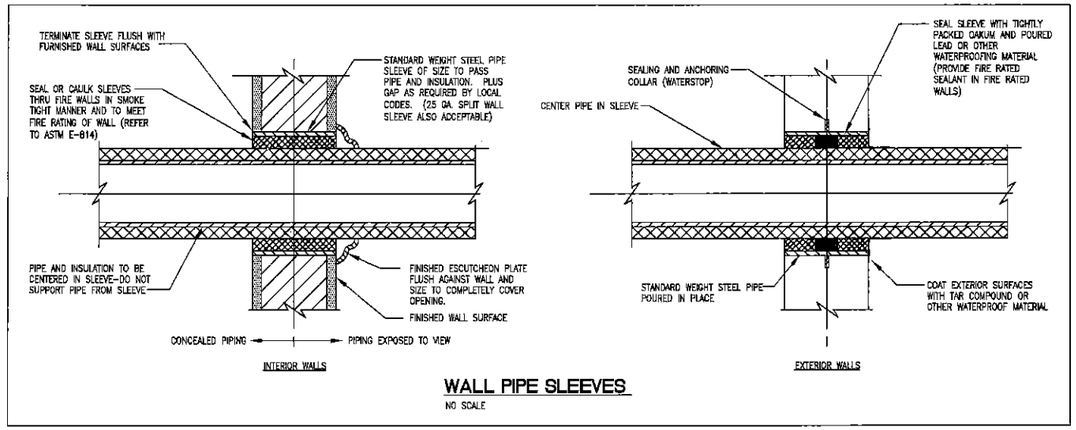
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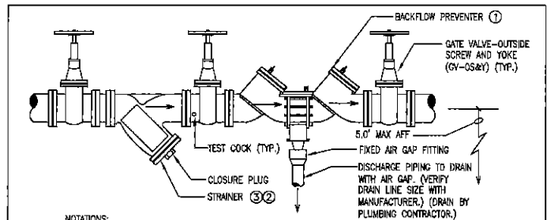
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WALL PIPE SLEEVES

NO SCALE



NOTATIONS:

(1) BACKFLOW PREVENTER (BFP): REDUCED PRESSURE PRINCIPLE TYPE (RPZ), RATED AT 175 PSI WORKING PRESSURE, CONSISTING OF TWO INDEPENDENT SPRING LOADED CHECK VALVES, ONE DIFFERENTIAL RELIEF VALVE AND FOUR TEST COCKS. UNIT SHALL AUTOMATICALLY REDUCE THE PRESSURE IN THE ZONE BETWEEN THE CHECK VALVES. IF THE DIFFERENTIAL BETWEEN THE UPSTREAM AND THE ZONE OF THE UNIT DROPS 2 PSI +/-, THE DIFFERENTIAL RELIEF VALVE SHALL OPEN AND MAINTAIN THE PROPER DIFFERENTIAL. UNIT SHALL HAVE CAST IRON BODIES AND BRONZE TRIM TEST COCKS, RELIEF VENT WITH FIXED AIR GAP PIPED DRAIN. ENTIRE ASSEMBLY SHALL MEET THE REQUIREMENTS OF ASSE STANDARD 1013 AND SHALL BE UL LISTED IF USED IN FIRE PROTECTION SYSTEMS. PROVIDE VALVES BEFORE AND AFTER. ACCEPTABLE MANUFACTURERS: AMES, CLA-VAL, CONBRACO, FEBCO, HERSEY, LAWLER, WATTS OR WILKINS.

(2) STRAINERS (STRAINER #1): FOR SIZES 1/2" THROUGH 4", SCREWED BRONZE "Y" PATTERN WITH 20 MESH STAINLESS STEEL SCREEN WITH CLOSURE PLUG. SELF-CLEANING TO BE ACCOMPLISHED BY OPENING THE VALVE OR PLUG CONNECTED TO THE BLOW-OFF OUTLET. 125 LB. WSP AT 400 DEG. F. ACCEPTABLE MANUFACTURERS: WATTS 777S

(3) STRAINERS (STRAINER #2): FOR SIZES 2" THROUGH 12", FLANGED CAST IRON "Y" PATTERN WITH STAINLESS STEEL SCREEN WITH CLOSURE PLUG. SELF-CLEANING TO BE ACCOMPLISHED BY OPENING THE VALVE OR PLUG CONNECTED TO THE BLOW-OFF OUTLET. 125 LB. WSP, 200 PSI WOG. ACCEPTABLE MANUFACTURERS: WATTS 77F.

(4) AFTER THE INSTALLATION OF BFP, SAME SHALL BE TESTED, AS A UNIT, IN ACCORDANCE WITH ALL APPLICABLE CODES.

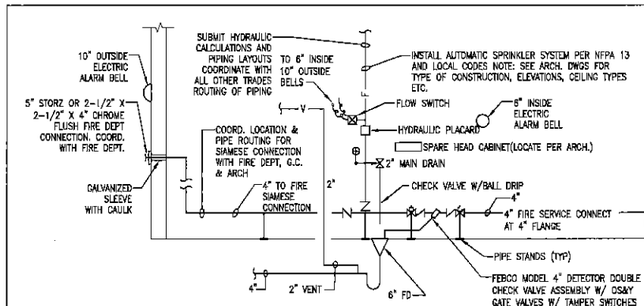
(5) NOTED UNITS SHALL BE FURNISHED BY THE FIRE PROTECTION CONTRACTOR, BUT SHALL BE INSTALLED AND TESTED BY THE PLUMBING CONTRACTOR.

BACKFLOW PREVENTER (BFP) SCHEDULE

DESIGNATION	SIZE, IN.	CAPACITY, GPM	PRESSURE LOSS, PSI	DRAIN SIZE MIN., IN.	MODEL NUMBER	LOCATION
BFP-1	4	400	3	-	FEBCO OR EQUAL	DOMESTIC

BACKFLOW PREVENTER (BFP)

NO SCALE



PLUMBING AND FIRE PROTECTION NOTES:

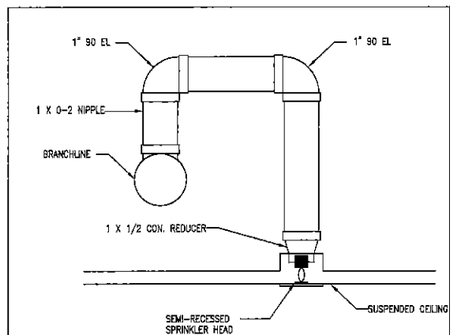
AREAS SHOWN: ORDINARY HAZARD, GROUP 2 0.20 GPM OVER 1,500 SQ. FEET FIELD-FIT PENDANT HEADS TO CENTER OF CEILING TILES LINE PIPING: SCHEDULE 40 STEEL PIPE, STANDARD CAST IRON FITTINGS MAIN PIPING: SCHEDULE 10 STEEL PIPE, GROOVED FITTINGS, WELDED OUTLETS HANGERS: 3/8" THREADED ROD, CLAMP TO STRUCTURE, UNISTRUT TRAPEZE AS REQUIRED PROVIDE SCHEDULE 40 PVC SLEEVES AT WALL PENETRATIONS AND SEAL HYDROSTATICALLY TEST COMPLETED SYSTEM AT 200 PSI FOR 2 HOURS ALARM WIRING AND CENTRAL SUPERVISION TO BE PROVIDED BY OTHERS. PROVIDE 115 VOLT DEVICES

WATER SERVICE DIAGRAM

NO SCALE

SPRINKLER HEAD LEGEND

- ● SEMI-RECESSED SPRINKLER HEAD (TYP.) - TYCO PENDANT
- ○ UPRIGHT SPRINKLER HEAD (TYP.)
- ◁ SIDEWALL SPRINKLER HEAD (TYP.)



TYPICAL ARM-OVER (SPRINKLER HEAD)

NO SCALE

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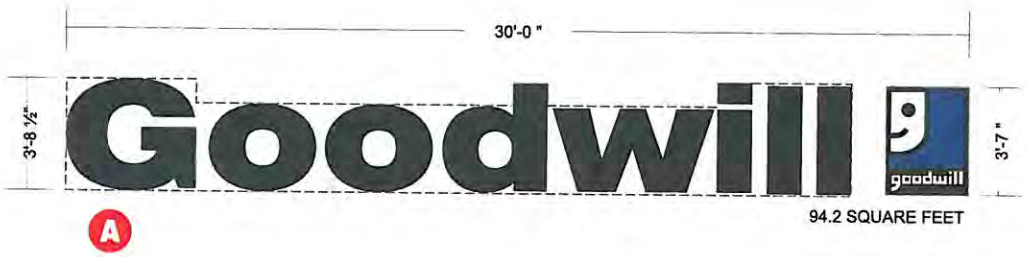
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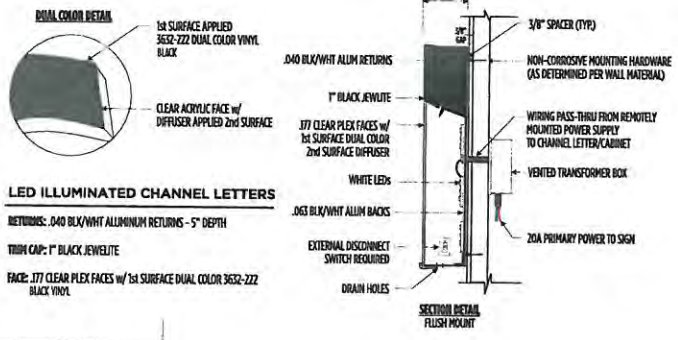
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94.2 SQUARE FEET

A



LED ILLUMINATED CHANNEL LETTERS

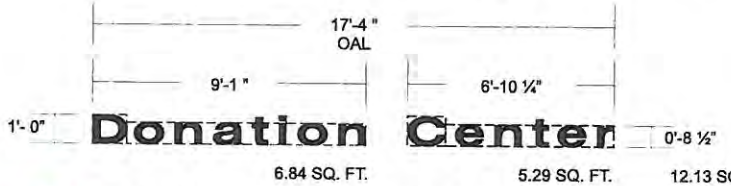
RETURNS: .040 BLK/WHT ALUMINUM RETURNS - 5" DEPTH

TRIM CAP: 1" BLACK JEWELITE

FACE: .177 CLEAR PLEX FACES w/ 1st SURFACE DUAL COLOR 3632-222 BLACK VINYL

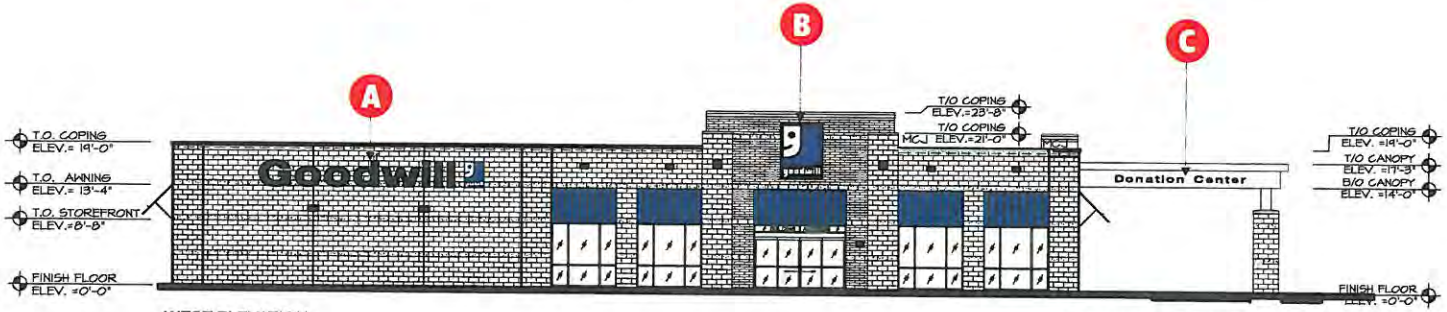


B SINGLE FACE LOGO CABINET
43 SQUARE FEET



6.84 SQ. FT. 5.29 SQ. FT. 12.13 SQ. FT.

C ONE SET OF NON ILLUMINATED FLAT CUT OUT LETTERS PAINTED BLACK, FLUSH MOUNTED TO CANOPY
SCALE: ¼"=1'



WEST ELEVATION
SCALE: 1/16"=1'

149.3 SQ. FT. TOTAL ELEVATION

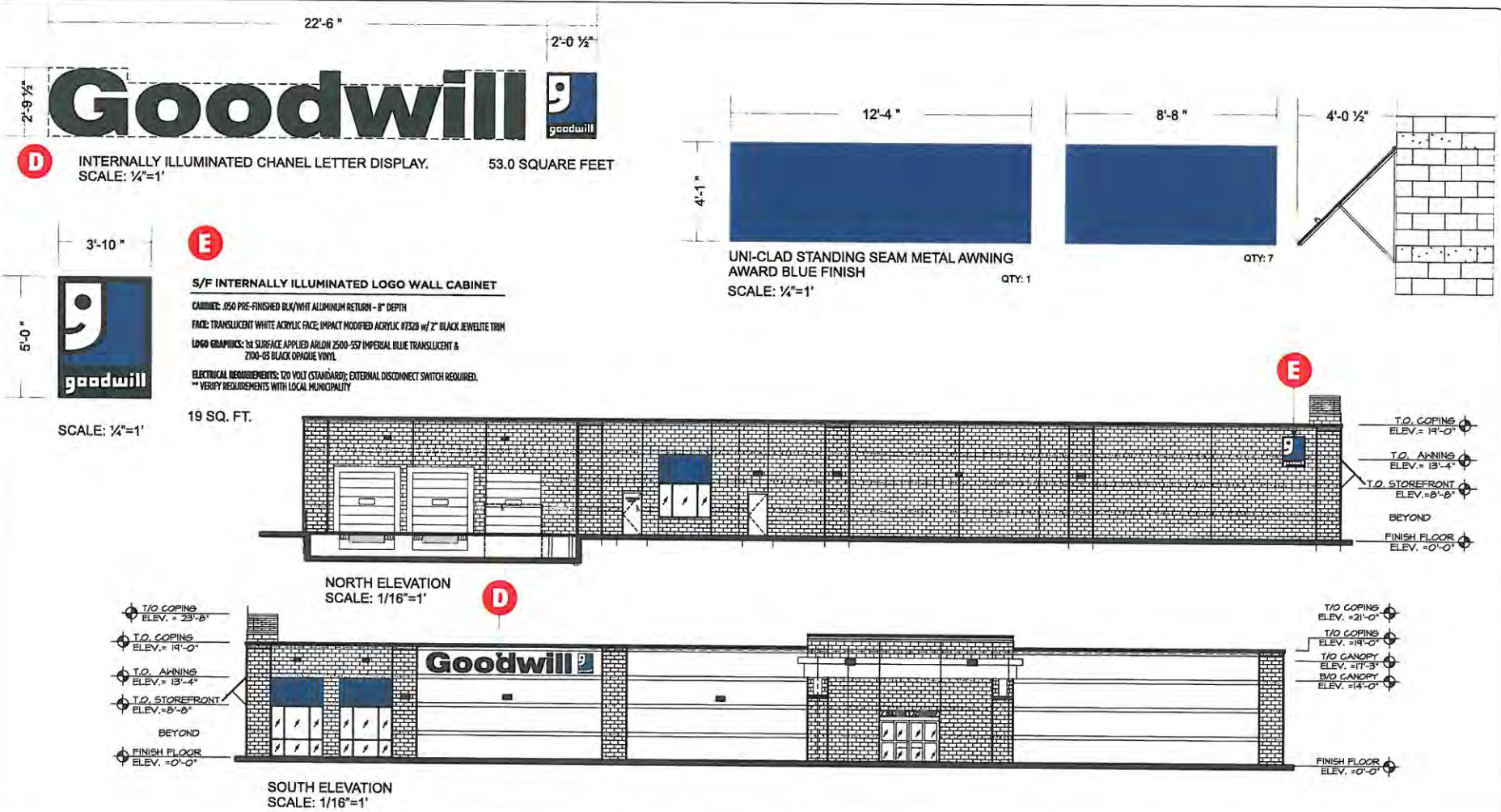
DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. ADDISON, IL 60101 P.O. BOX 1068 630-543-9490 FAX 630-543-9493

DATE	REVISION
4.29.13	REVISE PER TD
5.22.13	RECALCULATE SIGN AREA

CUSTOMER APPROVAL **DATE**

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CLIENT GOODWILL
ADDRESS LUTTER DR AND JAMES R. RAKOW RD
CITY CRYSTAL LAKE **STATE** IL **DESIGNER** AT **SALESPERSON** TD
DRWG. NO. 13320 **SCALE:** NOTED **DATE:** 4.24.13 **SHEET NO.** 1 of 3



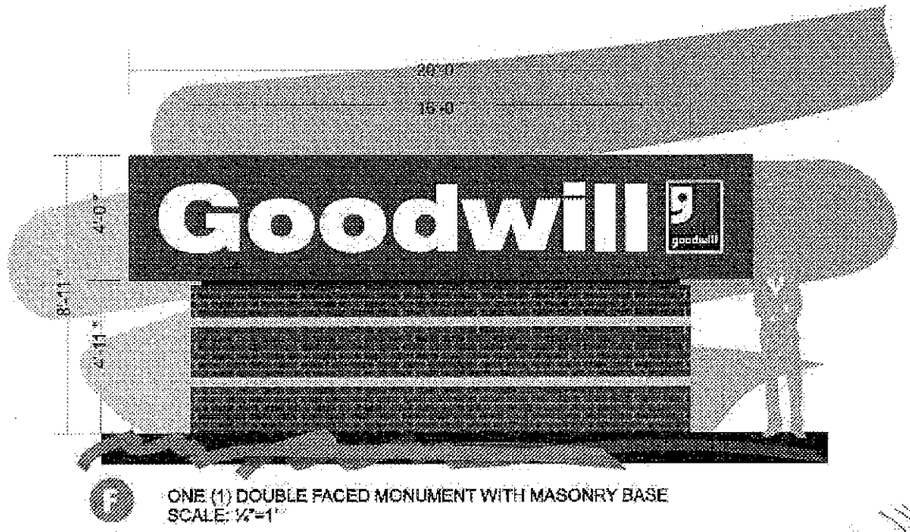
DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. ADDISON, IL 60101
P.O. BOX 1068
630-543-9400
FAX 630-543-9493

DATE	REVISION

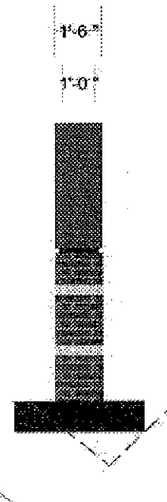
CUSTOMER APPROVAL **DATE**

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CLIENT	GOODWILL				
ADDRESS	LUTTER DR AND JAMES R. RAKOW RD				
CITY	CRYSTAL LAKE	**STATE** IL	**DESIGNER** AT	**SALESPERSON** TD	
DRWG. NO.	13320	**SCALE:** NOTED	**DATE:** 4.24.13	**SHEET NO.** 2 of 3	



F ONE (1) DOUBLE FACED MONUMENT WITH MASONRY BASE
SCALE: ½"=1'



DOYLE
GENERAL SIGN CONTRACTORS
222 INTERSTATE RD. P.O. BOX 1068 630-543-6400
ADDISON, IL 60101 FAX 630-543-6499

DATE	REVISION
4.25.13	ADD OPTION

CUSTOMER APPROVAL **DATE**

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CLIENT	GOODWILL				
ADDRESS	UTTER DR AND JAMES R. RAKOW RD				
CITY	CRYSTAL LAKE	**STATE** IL	**DESIGNER** AF	**SALESPERSON** TD	
DRWG. NO.	13320	**SCALE:** NOTED	**DATE:** 4.24.13	**SHEET NO.** 3 of 3	

STORM SEWER COMPUTATION SHEET

GOODWILL - LOT 4 LUTTER CENTER

April 29, 2013

RECEIVED
APR 29 2013
2013 22

STRUCTURE												VELOCITY		INVERT ELEV.			
FROM	TO	LGTH FEET	TOTAL AREA (AC.)	RUN OFF CO-EFF "C"	TOTAL C X A	Min.	"I" IN/ HOUR	CIA =Q (CFS)	Q (CFS) TOTAL	DIA PIPE (IN.)	CAP FULL (CFS)	FLOW FULL (FPS)	ACT. FLOW (FPS)	UPPER END	LOWER END	DRP (FT.)	SLOPE (FT/FT)
CB12	CB11	55	0.098	0.82	0.08	3.96	6.60	0.53	0.530	12	3.60	4.50	2.90	885.70	885.15	----	0.0100
CB11	CB10	65	0.170	0.86	0.146	3.28	6.70	0.98	1.510	12	3.60	4.50	3.70	885.15	884.50	---	0.0100
CB10	CB9	81	0.120	0.85	0.102	3.94	6.61	0.674	2.180	12	3.60	4.50	4.00	884.50	883.69	0.25	0.0100
CB9	CB8	72	0.230	0.85	0.196	4.73	6.51	1.273	3.457	15	5.10	4.20	3.80	883.44	882.98	---	0.0064
CB8	CB7	50	0.140	0.84	0.118	4.43	6.56	0.771	4.227	15	5.10	4.20	4.00	882.98	882.66	---	0.0060
CB7	CB1	60	0.170	0.79	0.134	4.6	6.53	0.877	5.100	15	5.10	4.20	4.20	882.66	882.28	0.25	0.0064
ROOF	IN6	5	0.450	0.95	0.428	---	6.07	2.595	2.600	10	---	---	---	---	884.00	---	---
IN6	CB5	20	0.050	0.95	0.048	0.94	6.96	0.331	2.930	12	3.00	3.80	3.80	884.00	883.86	---	0.0070
CB5	CB4	108	---	---	---	---	---	---	2.930	12	3.00	3.80	3.80	883.86	883.10	---	0.0070
CB4	CB3	37	0.01	0.35	0.004	7.14	6.23	0.022	2.950	12	3.00	3.80	3.80	883.10	882.94	0.15	0.0070
CB3	CB2	92	0.08	0.87	0.070	2.62	6.76	0.47	3.420	15	4.00	3.30	3.20	882.69	882.32	---	0.0040
CB2	CB1	71	0.120	0.80	0.096	4.89	6.49	0.623	4.040	15	4.20	3.50	3.40	882.32	882.03	---	0.0045
CB1	EXMH	26	0.090	0.79	0.071	4.91	6.49	0.461	9.600	21	11.00	4.60	4.40	882.03	881.90		0.0050



DRAINAGE MAP

GOODWILL STORE
LOT 4 LUTTER CENTER

4/29/13

(iv) Building Materials: Traditional masonry building materials such as brick or stone or wood clapboard or fiber cement siding are highly encouraged as exterior finish materials. Plain concrete block, plain concrete, corrugated metal, aluminum siding, plywood and sheet pressboard are not allowed as exterior finish material. Artificial Stucco and Exterior Insulation and Finish Systems (EIFS) are not permitted as exterior finish materials. Authentic stucco consisting of 3-coat Portland Cement is acceptable.
Composite boards manufactured from wood or other products, such as hardboard or hardiplank may be used where the board product is less than 6 inches wide. Where wood products are used for siding, the siding must be shingles or horizontal siding and not shakes. Where horizontal siding is used, it must be ship-lap or clapboard siding composed of boards with a reveal of 3 to 6 inches. If vinyl siding is used, it must be in a clapboard or ship-lap pattern where the boards in the pattern are 6 inches or less in width.
No building shall have a front façade with more than fifty (50%) percent clad in vinyl cladding. Brick or stone on front facades and completely vinyl clad side or rear facades are not acceptable.

E. Commercial Design Standards

1. Applicability

a. The commercial design standards shall apply to all new commercial uses in the O, B-1, B-2, B-4 and W districts, excluding public schools and junior colleges, universities and professional schools. In addition to new commercial uses, these standards shall apply to any commercial buildings existing at the time of the adoption of this Ordinance, if any expansion or alteration exceeds 50% of structure's assessed value at the time of expansion or alteration. Where these guidelines conflict with any other guidelines established for a specific geographic area, the guidelines associated with the geographic area shall apply.

b. Design elements required: The combination of design elements per Table 4-900E (1) below is required for any development subject to the provisions of this section.

Table 4-900C, Applicability of Design Elements	
Standard	Commercial Development
Building Form	O
Building Massing and Articulation	O
Rooflines and Parapet	O
Building Materials	O
Roof Materials	O
Building Colors	O
Building Fenestration	O
Entrance Design	O
Canopy/ Awning Design	O
Overall Façade Design	O
M = Standard is mandatory, O = Standard is optional, Commercial Developments are required to comply with at least six (6) of the optional standards.	

2. Standards for Development

   a. Building Form

      (i) In developments with multiple structures, recurring forms and materials should be used to tie the development together, while establishing an overall hierarchy of buildings for visual interest and to aid in orientation.

      (ii) Where a shopping street is to be created, structures should be built with minimal retail storefront setbacks at internal roadways and plazas to create a pedestrian oriented "street wall." Structures in this alignment should include inviting storefront windows, easily identifiable entrances, and prominent display areas.

      (iii) Where compatible with adjoining uses and designed to minimize the appearance of building bulk and mass, taller buildings may be acceptable. Compatibility can be accomplished through upper story setbacks, changes in building materials, and the articulation of building details. The City Council may grant variations to the maximum allowable building height where they feel that compatibility with surrounding uses has been achieved.

      (iv) Along storefronts and at building entrances, generous walkways should be provided that establish a comfortable pedestrian zone adjacent to

storefronts and allow for the addition of planters or green areas.

[Must meet (i) - (iv) to be acceptable as meeting the criteria]

b. Building Massing and Articulation

(i) The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements and by landscaping. Structural articulation can include breaking the plane of the building by off sets (horizontal and vertical), insets for entryways or balconies, step backs, and consideration of alternative roof structures.

(ii) Long front facades must demonstrate a rhythm and articulation of "storefront" modules, to lend a pedestrian scale to the development.



Reduction in mass & bulk encouraged.

(iii) Building forms should be articulated by varying roof heights and wall planes. Upper story setbacks and false second stories can be utilized to add visual interest. Long, unbroken volumes and large, unarticulated wall and roof planes are not permitted.

(iv) All façades shall incorporate wall offsets in the form of projections and/or recesses in the façade plane, a minimum of every 50 feet of frontage, that has a differential in horizontal plane of at least 2 feet.



Mansard roofs should be appropriately scaled so as not to dominate the elevation.

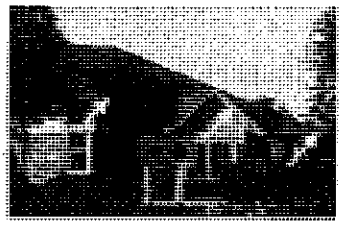
(v) Where gable, hip or mansard roofs are used they shall be scaled to the face of the building so as not to dominate the elevation nor be so small as to appear disproportionate.

[Must meet (i) to (v) to be acceptable as meeting the criteria]

c. Rooflines and Parapet

(i) Roof lines should be varied in height and long horizontal roof lines should be broken up.

(ii) Large expanses of roof shall be avoided. Visual diversity can be achieved by varying the roof line and/or the addition of dormers. Diversity can also be achieved by staggering the facade of the building thereby breaking up an otherwise potentially monotonous roof and front facade as well as reduce the visual mass of the building.

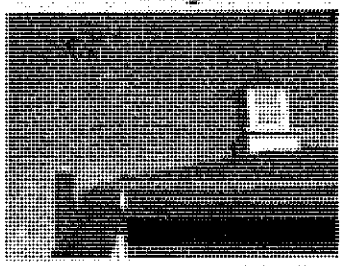


Eaves should project at least 12" beyond the façade line.

(iii) Pitched roofs shall have overhangs. Eaves should project at least 12 inches beyond the façade line.

(iv) Specialized architectural details are encouraged on both flat and pitched roofs, to the extent compatible with the building's overall architectural style. Examples of such features include, but are not limited to the following:

- Crenellation (flat roofs)
- Finials (pitched roofs)
- Dormers (pitched roofs)
- Cupolas



Appropriate architectural details are encouraged.

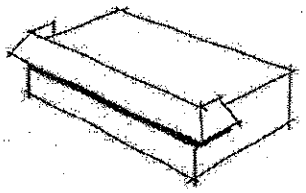
(v) Parapet walls should have a defined top, framing the building facade. A narrow piece of metal flashing or stone cap is considered inadequate to create this distinction. Brick patterns, deeper stone caps with an over hang and shadow line, and contrasting color for flashing are examples of treatments which may be considered to meet this guideline.



Parapet wall conveying 2-D paper façade is not permitted.

(vi) Parapets should not appear to be "tacked on". Parapets should provide sufficient articulation of detail such as precast treatments, continuous banding, projecting cornices or corner details.

(vii) Faux-pitched roofs (through the use of parapets) are discouraged except to the extent minimally necessary to shield roof-based mechanical equipment.



Mansard roofs should wrap around the entire building.

(viii) If mansard roofs are utilized, they will wrap around the entire building perimeter.

[Must meet 4 of (i) - (viii) to be acceptable as meeting the criteria]

d. Building Materials

(i) The primary building material (accounting for at least 60% of the façade area) for any new construction shall be traditional masonry building materials like brick or stone utilizing traditional construction techniques. These materials shall be used on all sides of the building expressing consistent architectural character and detail.

(ii) Exterior insulation finish systems" (EIFS)/ Drivit® is not permitted as the primary building material, but permitted as an accent material.



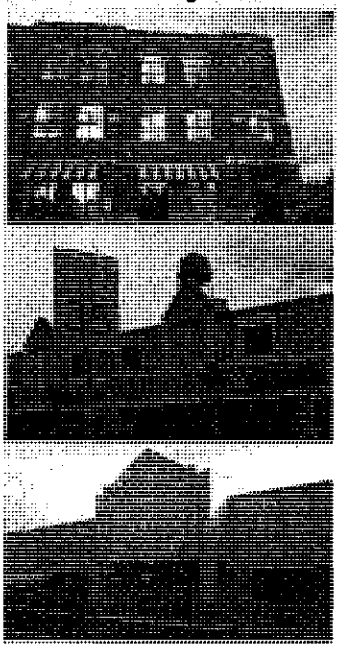
Masonry materials recommended.

(iii) Stucco, consisting of 3-coat Portland Cement is permitted on approximately 25% of the building, preferably limited to areas more than 10 feet above the adjacent ground or paved surface.

(iv) The use of metal as a primary building material shall be permitted only where appropriate to the architectural style of the building and when exceptional building design warrants the use of the material. When used, metals will have an anodized, painted or powder coated finish in muted, non-bright colors that are aesthetically pleasing. The use of unfinished, exposed metals is not permitted.

(v) Stone, simulated stone, terra cotta, wood and metal are recommended as accent materials. Metal may be used for gutters, downspouts, railings, trim, grills, panels and flashing.

(vi) Where transitions in material are made, the transition will not occur at an outside corner edge. All materials on the front will turn the corner and carry over to the side elevation to a point at which the corner looks solidly finished. Material changes at the outside corners of structures give an impression of thinness and artificiality and should be avoided



EIFS not permitted as primary material

[Must meet (i) - (vi) to be acceptable as meeting the criteria]

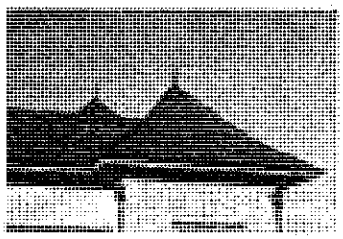
e. Roof Materials

(i) Slate, wood shingle, shake or close substitutes shall be preferred roof materials. Where asphalt shingles are used "Architectural" shingles must be used.

(ii) Clay or ceramic roof tiles are appropriate when complementary with the overall façade design in color, tone, and architectural style.

(iii) Polished, glossy, shiny or reflective surfaces are not permitted.

(iv) Where metal surfaces are used, the finish and color of the metal surface shall be approved by staff.



Wood shingle as roof material encouraged.

(v) Skylights are discouraged, except when subtly integrated into the roof design or where they are integral to active or passive solar energy system designs.

[Must meet (i) - (v) to be acceptable as meeting the criteria]



Skylights discouraged, where not integrated into roof design.

f. Building Colors

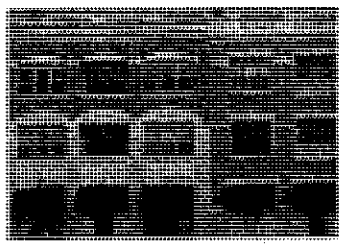
(i) Colors should be muted and complement each other. While complementary colors for different elements are encouraged, a multitude of varying colors on each façade is not permitted.

(ii) The natural color of the material should be maintained wherever possible. Where materials are painted, a neutral color should be chosen.

(iii) Contrasting trim colors should be used to highlight architectural elements such as window and door surrounds. Harsh, jarring contrasts should be avoided, except where true to the architectural style of the building.


Multitude colors on a façade not permitted.

(iv) Applied elements such as awnings, light fixtures, downspouts, railings and signage should coordinate with, rather than dominate the color scheme of the building. The elements may be the same color as the background wall, a contrasting shade of the same color, or a more distinctive contrasting color. The important thing is to blend with the building's color palette.


Highlight architectural elements

(v) Primary, fluorescent or neon colors are not permitted for use as accent colors including awning body color.

[Must meet (i) - (v) to be acceptable as meeting the criteria]

g. Building Fenestration

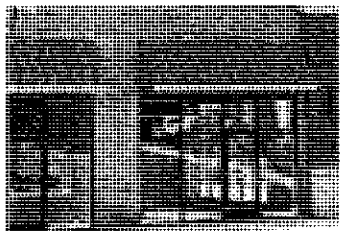
(i) Buildings should meet the ground with a solid base treatment that creates a visual transition from sidewalk to building wall. Glass storefront wall systems that extend to the ground are not permitted.

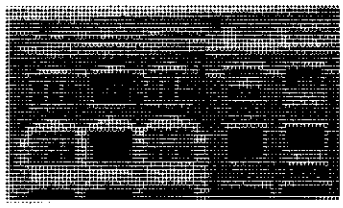
(ii) In larger developments (over 20,000 sq. ft.) a variety of window sizes and styles should be utilized to create interest.

(iii) Monotonous grids of repeated windows should be avoided. The window pattern should add variety and interest to the architecture.

(iv) Wood or dark anodized window framing is encouraged to add depth and richness to the appearance of the building.

[Must meet (i) - (iv) to be acceptable as meeting the criteria]


Glass storefronts that extend to the ground are not permitted.


Variety of window styles are encouraged.

h. Entrance Design

(i) Recessed or projected entries and articulation in storefront mass is required. Recesses or projections shall be at least 12 inches.

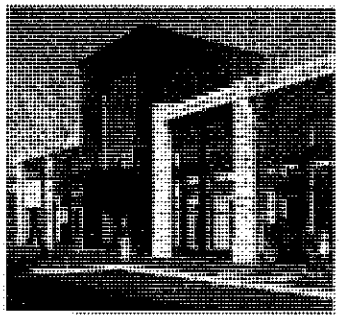
(ii) Entrances should be highlighted by a change in the wall plane. Wall articulation around the door and projecting beyond the door is recommended.



Projected entry with change in wall plane recommended.

(iii) A projecting element above the entrance is recommended to highlight the entrance.

(iv) Entrances should be highlighted by implementation of architectural elements such as flanked columns or decorative fixtures.



Projecting element over the entrance encouraged.

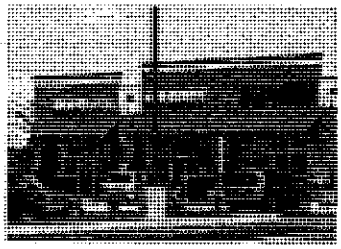
(v) Varied paving textures and/or elevation changes are recommended techniques to define entrances.

[Must meet 3 of (i) - (v) to be acceptable as meeting the criteria]

i. Canopy/ Awning Design

(i) Awnings should not be wrapped around buildings in continuous bands.

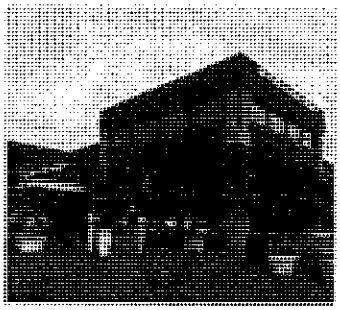
(ii) Awnings should only be placed on top of doors, on top of windows, or within vertical elements when the façade of a building is divided into distinct structural bays.



Continuous awnings not permitted.

(iii) When awnings are lit externally with direct lighting, architecturally interesting fixtures, such as goosenecks shall be utilized.

(iv) Awning colors should complement the overall building color scheme. Colors should coordinate with, rather than dominate, the color scheme for the building. Awnings may be the same color as the background wall, a contrasting shade of the same color, or, a more distinctive contrasting color. Bold Primary, Fluorescent or Neon colors are not permitted as the awning body color.



Awnings to be placed over individual windows or openings.

(v) Plexiglas, glossy vinyl and canvas awnings are not permitted. Metal, matte finish vinyl, fabric and treated canvas awnings are required.

(vi) The use of fan/ umbrella shaped awnings is not permitted.

[Must meet (i) - (vi) to be acceptable as meet-

ing the criteria]

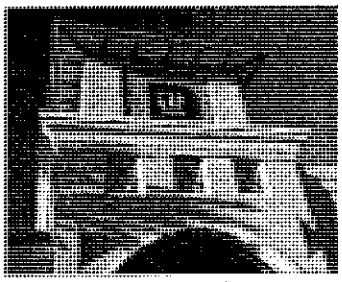
j. Overall Façade Design

(i) Building facades should be organized to have a clear base, middle, and top.

(ii) Changes in vertical and horizontal planes should be used to provide relief from a box like appearance.

(iii) On facades longer than 100 feet, the use of pilasters is recommended to create the appearance of smaller "bays".

(iv) Vertical elements such as towers can be used to accent horizontal massing and provide visual interest, especially on corner buildings.



Vertical elements can be used to accent horizontal massing

(v) Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.

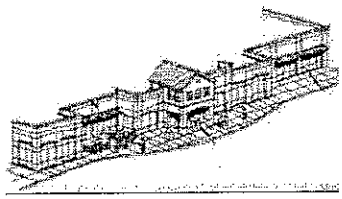
(vi) Blank walls on façades visible from public or private right-of-ways will not be permitted. Consider utilizing windows, wall articulation, arcades, changes in materials, or other features.



Ornamentation not to be used to "fill-in" a blank wall.

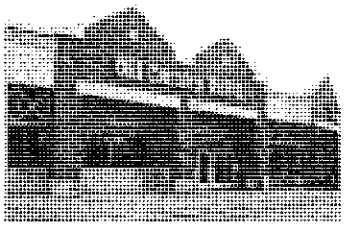
(vii) Minor surface detailing should not be substituted for distinctive building massing. Minor surface detailing includes score lines or changes in color rather than a change or relief in the wall plane.

(viii) Downspouts shall blend with the architecture or act as an accent, not a dominant feature. Coordinate downspouts with horizontal features (like banding or coursing), and vertical elements (like pilasters, columns, and corners). Downspouts shall not be the only relief feature in a wall.



Various details recommended to be used to create shadow patterns and depth on wall surfaces.

(ix) False fronts and false roof structures applied to generic buildings are not appropriate. Facade treatments should be applied to all sides of a structure and be integral to the overall massing of the building.



Applied veneer "movie set" storefronts not permitted.

(x) Applied veneer "movie set" storefronts, token panels of brick on building fronts and blank masonry walls on the rear of buildings are not per-

mitted.

(xi) Drive through elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building.

(xii) Ornamentation should be avoided except as an enhancement of the overall façade design and ornamental details should complement the surrounding façade in color and material.

(xiii) Ornamentation should not be used as a substitute for quality architectural façade design.

(xiv) New construction and renovated building designs should reflect local, unique and traditional designs rather than chain or franchise designs. Franchise architecture is a building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature. Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

- Large logos and/or colors used over large expanses of a building;
- Branded buildings are difficult to reuse if vacated by the primary business promoting vacancies and blight
- Buildings lack architectural elements and design consistent with local community's architectural composition, character, vernacular, and historic context. *(Amended per Ord. 6641, 1-18-2011)*

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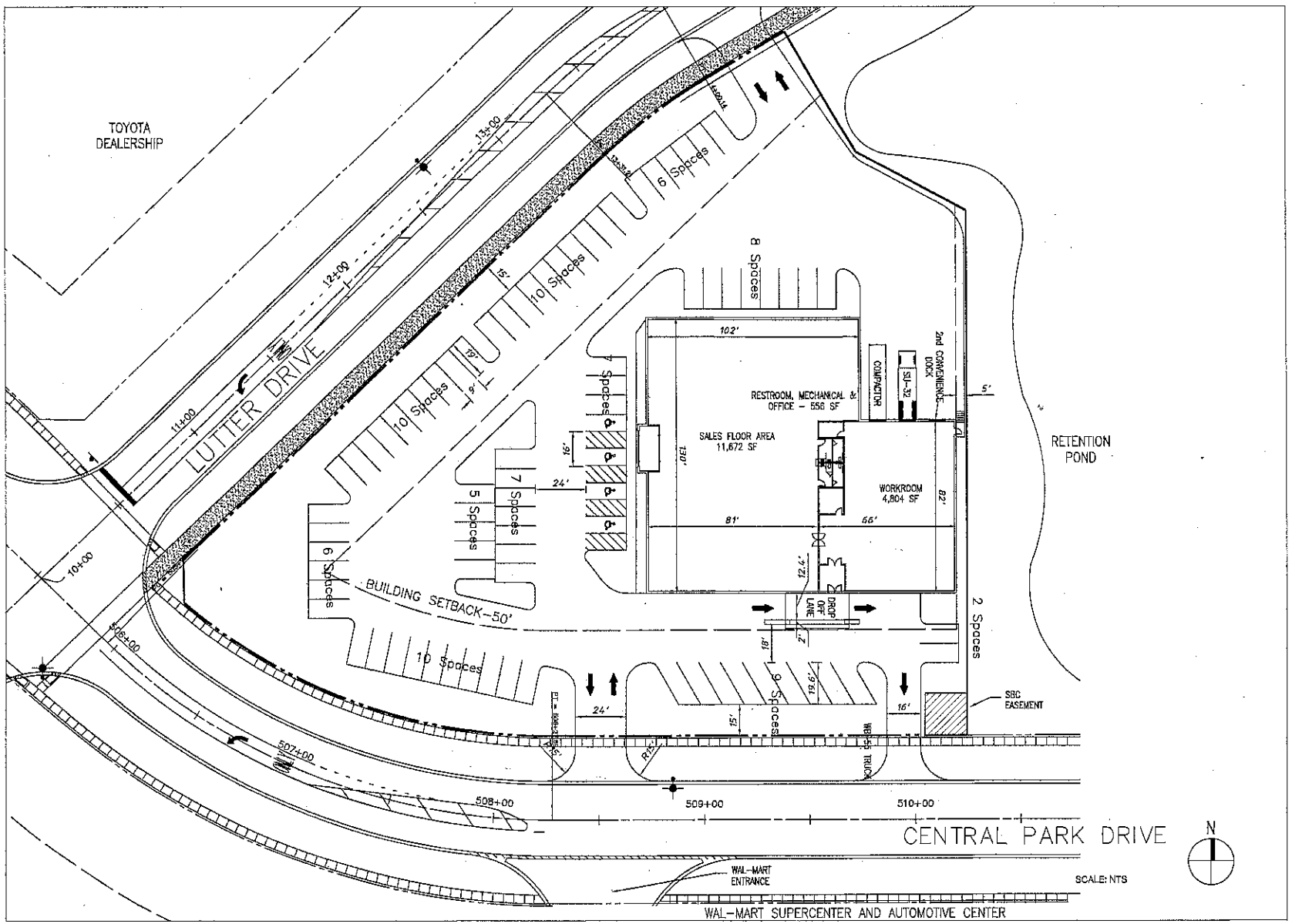
SURROUNDING DEVELOPMENT ELEVATIONS











LEGEND
Realty Services Inc.

3548 Sweet Maggie Lane
Naperville, IL 60564
Tel: 630.839.9254
Fax: 630.839.9480

PROJECT INFORMATION

SITE AREA

LOT	± 1.89 AC
TOTAL	± 1.89 AC

PARKING COUNT SUMMARY

GOODWILL	17,032 SF	80 SP
TOTAL PROVIDED		80 SP
REQUIRED BY CITY		
RETAIL	11,672	59 SP
NON-SALES	5,360	0 SP
TOTAL REQUIRED		59 SP

ZONING CLASSIFICATION

EXISTING	B-3
PROPOSED	B-3

REQUIRED SETBACKS

FRONT	50'
SIDE	N/A
REAR	5'

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
2. ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
05/26/09	INITIAL RELEASE	M.G.
06/08/09	REVISIONS	M.G.
09/08/09	REVISIONS	M.G.

GOODWILL
CRYSTAL LAKE, IL - LUTTER DR

102c

right thing. He understands why the City is requesting a variation from the landscaping. He said they need to be very clear as to why we would allow this variation and not grant a similar request to a developer. Mr. Greenman said the variation does make sense in this area and the property is land locked.

Mr. Skluzacek said he agrees with Mr. Greenman. People do ask for the same variation but this is the downtown area. He asked if the City will use the brick pavers or if it will be pavement. Ms. Maxwell said the pavers were too expensive and it will be paved. There will be a bio swale along Brink Street.

Mr. Goss asked if there is any way to continue the streetscape improvements such as benches from the downtown to tie this parking area into the area.

Mr. Hayden asked if bike racks could be added. He said that would be helpful.

Mr. Esposito moved to approve the Variations from: A. The required 20-foot-setback along a roadway to allow a setback of 9 feet along Grant Street and 2 feet along Brink Street; B. The requirement to provide landscape parking islands every 10 parking spaces in a row to allow 0 interior parking lot islands; and C. The requirement to provide a continuous visual screen a minimum of 10 feet wide along Brink and Grant Streets and a minimum of 5 feet wide along interior property lines for the City of Crystal Lake at the Southeast corner of Brink and Grant Streets with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (City of Crystal Lake, received 08/28/09).
   B. Site Plan (City staff, undated, received 08/28/09).
   ~~C. Landscape Plan (City staff, dated 9/10/09)~~

2. The project shall incorporate all the City's requirements.

3. The City should consider extending the downtown streetscape improvements to this area which may include a bench and bike rack.

Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2009-51 GOODWILL – Lutter Center – PUBLIC MEETING
Conceptual Plan Review

Joe Gottemoller, attorney, Samuel Schmitz, President of Goodwill Northern Illinois, Craig Grugel, Director of Retail Operations, Garry Bower, Chief Financial Officer, David Howitz and Kevin Sadowski both with Legend Realty services and Tim Opfer and Jim Stuckman, owners of the property, were present to represent the petition. Mr. Schmitz showed a Power Point presentation about Goodwill. He reviewed the number of employees for this location, amount of tax dollars generated and estimates that they divert 520,000 pounds from waste treatment centers. Goodwill also has an agreement with Dell to collect computer equipment, including monitors, at no charge. As a part of the agreement with Dell, the equipment will not go overseas or be put in landfills.

Mr. Schmitz said they provide a Community Room to be used free of charge for community based organizations.

Mr. Schmitz said they are constantly asked where the money goes. Some of the money goes to providing employment services to people with barriers, who find it hard to find work. Their mission is to help people experience the "dignity of work." Mr. Schmitz said the building will match color and texture to complement existing structures. He showed a map of Batavia, Illinois and stated that their Goodwill store is in with the big guys – Sam's, Target, etc. The building in Carpentersville is similar to what they would be proposing for this location. Mr. Schmitz said they feel their competition is TJ Maxx and Marshalls.

Mr. Grugel explained how Goodwill operates. They don't store donated goods outdoors and do not have drop boxes. They do not use them on or off site and believe they are a scourge. Mr. Grugel said they use a covered drop-off area and it takes an average of 2 ½ minutes to complete a drop-off transaction. There are some people who do leave things outside after hours but they have security cameras and a security company that monitors their sites after hours. They do contact people who have left things outside after hours asking them not to do that.

Mr. Grugel said they have gone with dumpster compactors to discourage "dumpster diving" and what they can't use is trucked to another location and it is sold to brokers to be used for other things.

Mr. Gottemoller showed the site plan. He said this is a good site for them. Goodwill is not competing with Walmart but yet it is truly a retail space. There will be only 2 truck docks. The third space is the compactor. Mr. Gottemoller said Lutter Drive is already designed for truck traffic and the trucks will be adjacent to the large detention area. The public drop off will be on the other side of the building nearer to Walmart so the trucks and cars are separated. He said they would be requesting variations – one of which would be the setback from the rear lot line - that backs up to the 6 acre detention/open space. Mr. Gottemoller said they will be landscaping the project and will meet the City standards.

Mr. Gottemoller showed the floor plan for the store. He said this is a retail use and the original PUD allowed a drive-through on this site. He showed photos of existing buildings that would be similar to the one proposed.

Bud Nystrom, 306 Rebecca, said it is refreshing to have a petitioner come before the City and conform to the City's requirements. It is very refreshing.

There was no one else present who wished to speak on this petition.

Mr. Jouron asked how long the store in Carpentersville has been open. Mr. Grugel said they opened October 31 last year. Mr. Jouron said he visited that site recently and was very impressed with the operation. He said he likes the sign and the plan.

Mr. Esposito said this is a very classy operation. He has never seen anything outside of any store he has

seen. This building and use fits in the area. Mr. Esposito asked why they are going to build a new building versus going into an existing building. Mr. Grugel said he does understand what the vacancy rate is, but most spaces don't have the ability to have a drive-through. Also there are centers that prohibit resale uses. Mr. Schmitz said they want to do this right and have a first class operation.

Mr. Goss asked if there will be a cover over the truck loading dock. Mr. Grugel said the trucks will be there for a very short period of time. Mr. Goss suggested that if they were to request placing the building up to the property line in the rear against the detention area he would ask that there be landscaping there to hide the mass of the building. Mr. Gottemoller said the detention area is owned by Walmart and he doesn't believe they have had discussions regarding landscaping there.

Mr. Goss said he would prefer to eliminate the 6 parking spaces on the west side at the point and the diagonal spaces on the south side of the building.

Mr. Greenman said this is a great land use and agrees with the request. He said he has used the Community Room at the Carpentersville store and was jealous that we did not have something similar in Crystal Lake. The traffic in the area will be great and a landscape plan will be needed. He agrees that this will put the petitioners' best foot forward as opposed to using an existing space which would limit them. Mr. Greenman said he is not certain he likes the 1-way traffic on the south side of the building. He feels traffic will still enter the site from the east. Mr. Grugel said if they do come in the wrong direction they will be serviced quickly and moved out. Mr. Greenman said he agrees with the concept but feels there may still be a problem.

Mr. Skluzacek said he likes the looks of the building and it is in a good spot. He asked if they really needed all of that parking. Mr. Grugel said they usually have more parking for a building of this size. Mr. Skluzacek said it is almost double what is required by the City's ordinance.

Mr. Hayden said he also is concerned with the southeast entrance being one way. He asked how the petitioners were going to prevent people from pulling in there. He asked that it be looked into prior to the submittal. Mr. Hayden said he is pleased with the design of Walmart and Pauly Toyota but doesn't feel that this store needs to mimic either of them. He would like this building to compliment them but not mimic them. He likes the drive-through canopy but would like the petitioner to work on the direction of the traffic. The access point at the southeast corner concerns him but he does like the separation of the truck and vehicle traffic. Mr. Hayden said this is a well thought out plan and looks forward to seeing them in the future.

Mr. Gottemoller thanked the Commissioners for their time and feedback. Mr. Schmitz also thanked the Commission and said they would be back soon.

REPORT FROM PLANNING

- 2009-32 Crystal Lake Park District – 680 W. Terra Cotta Ave. – PUD Amend, Special Use Permit, Var
- H2009-42 Bauer House – 86 Dole Ave. – Landmark Designation
- 2009-47 Pyott Place II - 970 Pyott Road – Comp Plan Amend, Rezone, Final Plat, SUP, Variation