



#2019-193 57 S. Oriole Trail – Variations Project Review for Planning and Zoning Commission

Meeting Date: January 15, 2020

- Requests:**
1. Variation from Article 4-600 to allow an accessory structure over 600 square feet which does not meet the principal structure causing a 15-foot encroachment into the required rear yard setback and a 4-foot 10-inch encroachment into the required side yard setback.
 2. Variation from Article 4-600 to allow the construction an addition to an accessory structure closer than 5 feet to the principal structure creating a perceived attachment between the two structures.
 3. Variation from Article 7 Nonconformities to allow the expansion of a non-conforming use allowing the garage addition to continue on the 3.1-foot setback line.

Location: 57 S. Oriole Trail

Acreage: Approximately 11,000 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:

North:	R-2 Single Family
South:	R-2 Single Family
East:	R-2 Single Family
West:	R-2 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single family home with an existing non-conforming accessory structure.
- The garage is currently a two-story structure, which is not permitted for accessory structures and it is located approximately 3 feet from the side yard setback.
- The petitioners would remove the second story and add to the front of the structure to make a deeper garage. The addition would follow the existing setback of 3.1 feet and would cause the overall structure to be over 600 square feet.

Development Analysis:

General

- **Zoning:** The site is zoned R-2 Single Family. This property is used as a single-family home.
- **Land Use:** The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Project Analysis:

- The addition is approximately 342 square feet to the front of the existing garage. It would follow the existing wall line, which is only 3.1 feet from the property line.
- The new garage would be approximately 3 feet from the rear of the principal structure. Detached structures within 5 feet of a principal structure are considered attached structures.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting three variations:

- Variation from Article 4-600 to allow an accessory structure over 600 square feet which does not meet the principal structure causing a 15-foot encroachment into the required rear yard setback and a 4-foot 10-inch encroachment into the required side yard setback.
- Variation from Article 4-600 to allow the construction an addition to an accessory structure closer than 5 feet to the principal structure.
- Variation from Article 7 Nonconformities to allow the expansion of a non-conforming use allowing the garage addition to continue on the 3.1-foot setback line

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets

Does not meet

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

Meets *Does not meet*

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

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Housing – Single Family Housing

Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well serviced by a variety of community facilities and services.

This can be accomplished with the following supporting action:

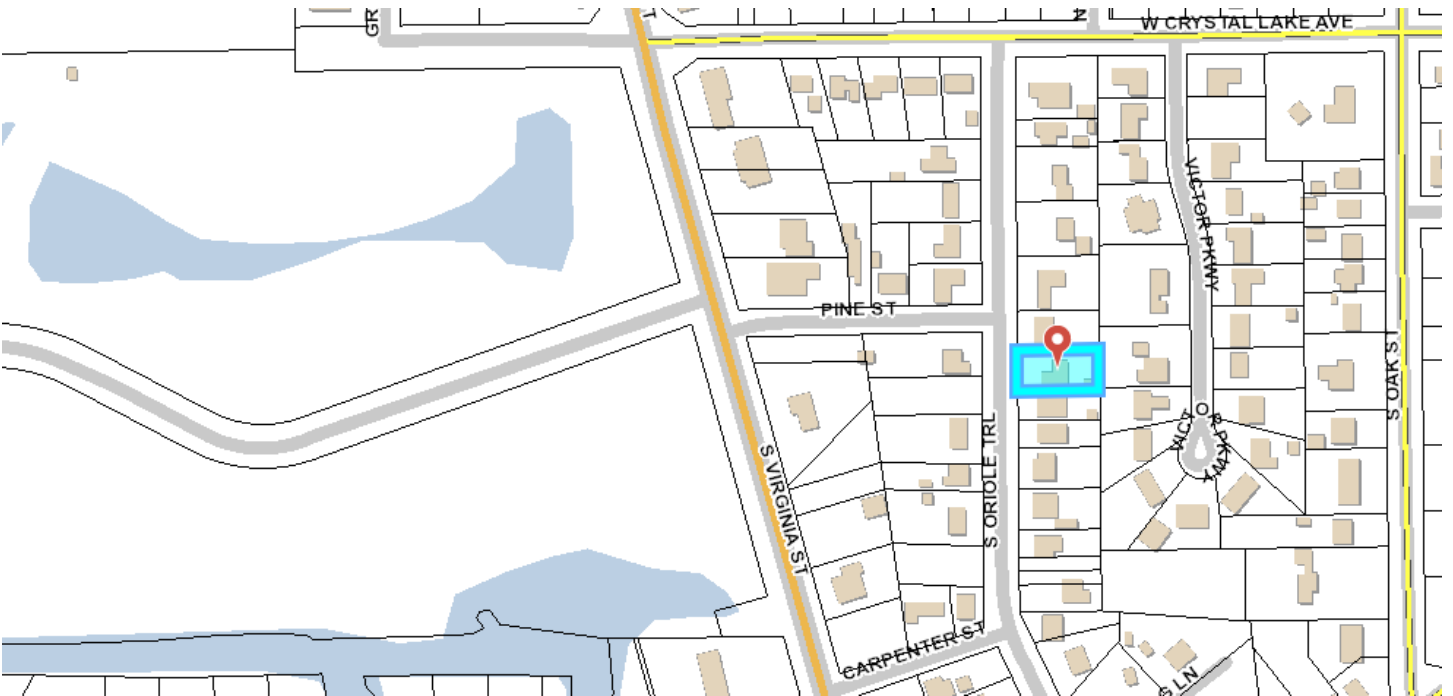
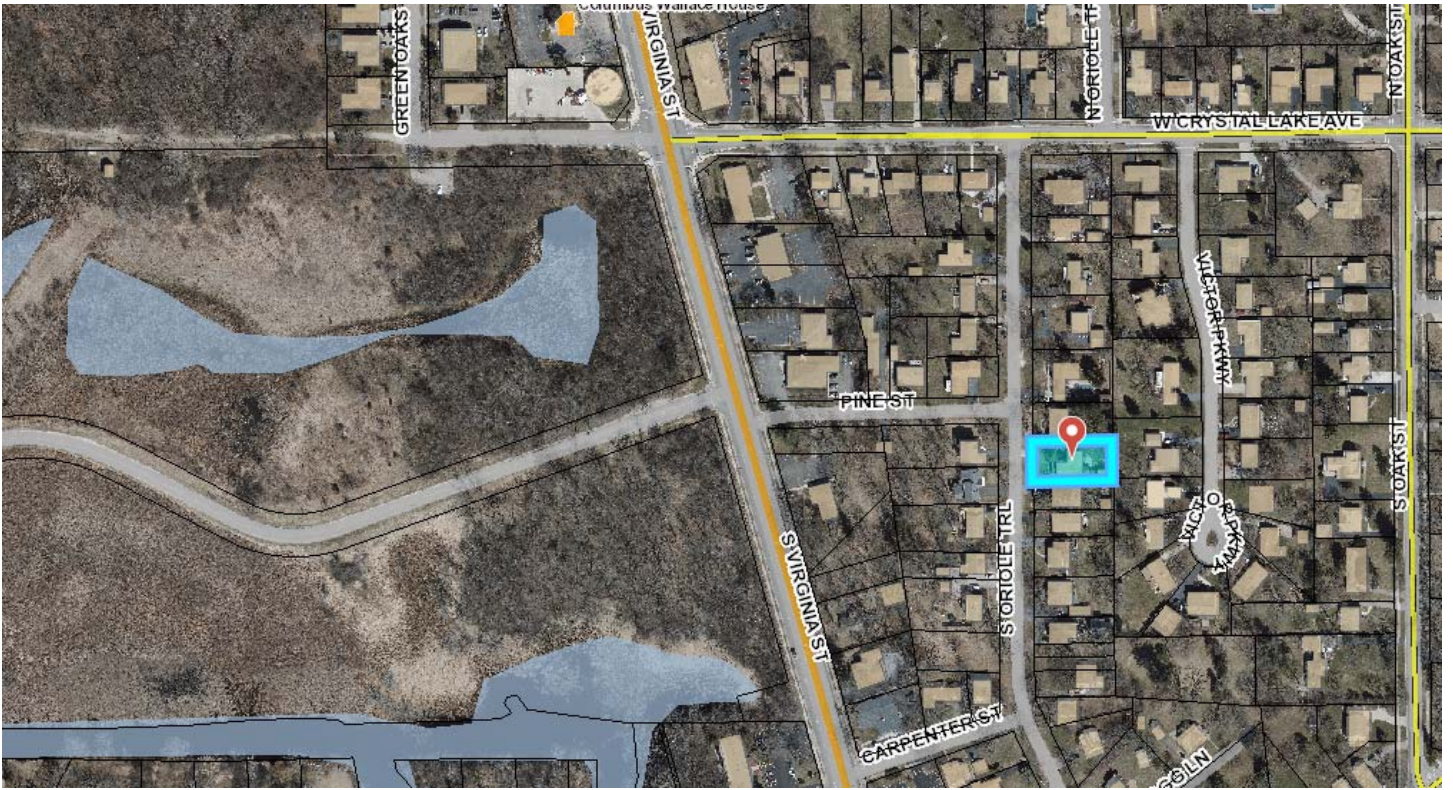
Supporting Action: Preserve the unique character of existing neighborhoods.

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 (Curtin, received 12/23/19)
 - B. Plat of Survey (Coulson, dated 10/04/2011, received 12/13/19)
 - C. Architectural Plans (ALA Architects, dated 12/13/19, received 12/13/19)
2. The petitioner shall address all of the review comments and requirements of Community Development Department.
3. Any addition to the principal structure shall be required to meet the principal structure setbacks and not allowed to use the variation granted for the accessory structure.

PLN-2019-193 – 57 S. ORIOLE TR - VARIATION



**City of Crystal Lake
Development Application**

Office Use Only
File # DLN-2019-00193

Project Title: CURTIN RESIDENCE

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: JASON CURTIN + ERIN THIEDE
Address: 57 S. ORIOLE TR
CRYSTAL LAKE, IL 60014
Phone: 847-791-6508
Fax: _____
E-mail: JCURTIN27@HOTMAIL.COM

Owner Information (if different)

Name: JASON CURTIN + ERIN THIEDE
Address: 57 S. ORIOLE TR
CRYSTAL LAKE, IL 60014
Phone: 847-791-6508
Fax: _____
E-mail: JCURTIN27@HOTMAIL.COM

Property Information

Project Description: RENOVATION AND ADDITION TO AN EXISTING
GARAGE WITHIN THE SETBACK

Project Address/Location: 57 S. ORIOLE TR., CRYSTAL LAKE, IL 60014

PIN Number(s): _____

RECEIVED
DEC 23 2019
BY:

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ALA ARCHITECT + PLANNERS

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.

Jason Curtin J. Curtin 12/18/19
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.

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

**IN THE MATTER OF THE
APPLICATION OF
Jason Curtin and Erin Thiede**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by ATA Architects, representing Jason Curtin and Erin Thiede for approval

of variations relating to the following real estate known as 57 S. Oriole Trail, Crystal Lake, Illinois 60014, PIN: 19-06-229-007.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 4-600 Accessory Structures to allow an accessory structure over 600 square feet, which encroaches 15 feet into the required rear yard and 4 feet 10 inches into the required side yard setback, allowing the construction of a 342 square-foot garage addition 3 feet 2 inches from the side property line, and creating a non-conforming principal structure through the considered attachment of the garage and principal structure, as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, January 15, 2020, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald December 24, 2019)
1737489

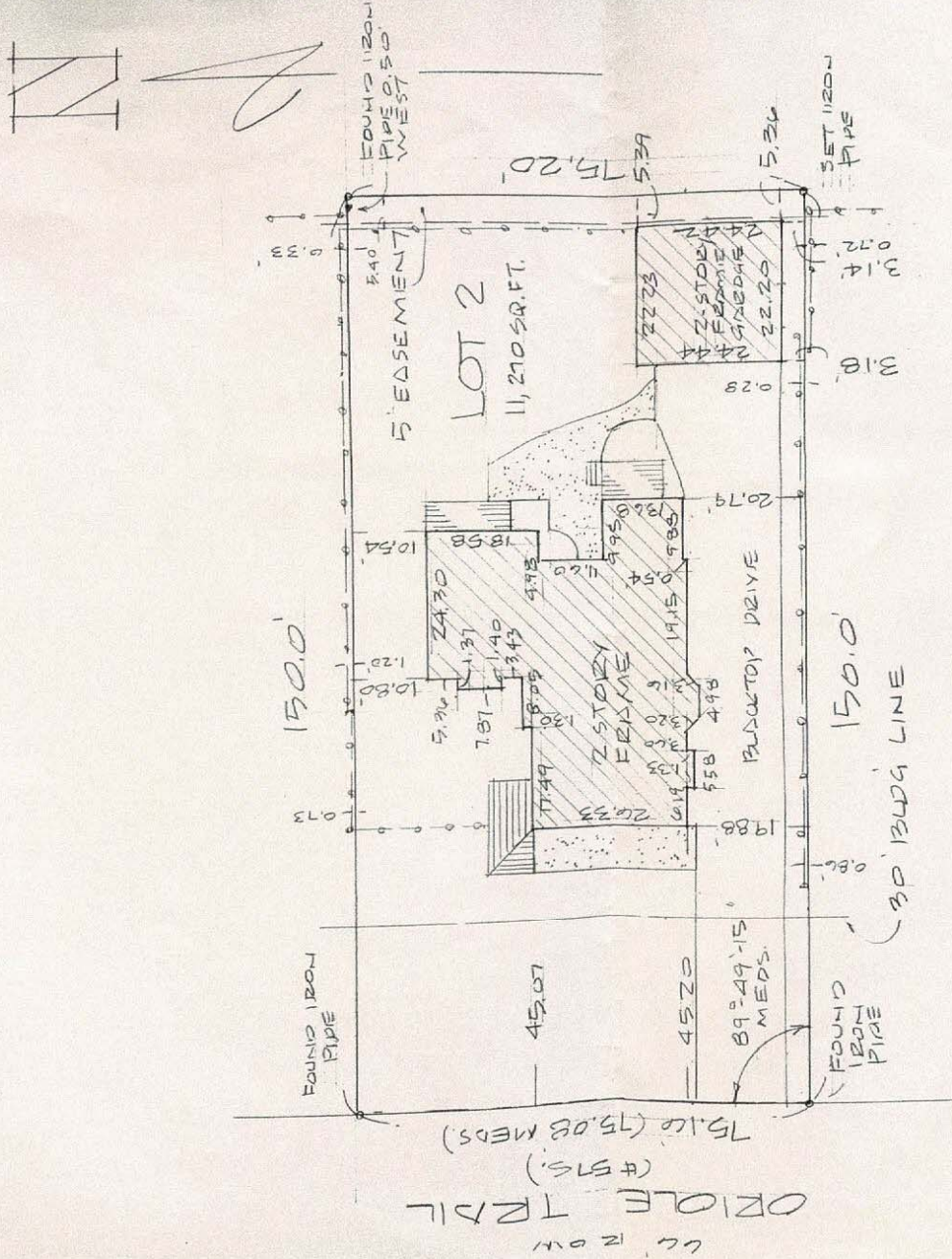
ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 2 in Oriole Trail Re-Subdivision of Lots 16, 17 and 18 in Kellogg's Subdivision of part of Block 13 in Piersons Addition to the Village of Crystal Lake, a subdivision of part of the Northeast Quarter of Section 6, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded January 24, 1972 as Document No. 559400, in McHenry County, Illinois.



FIELD WORK COMPLETED OCT 3, 2011

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm
Land Surveying Corporation
License No. 184-002863

Scale: 1"=20'
Ordered: J. Rosenberg
Owner: Hall
Page: 19-06-2
Drawn: [Signature]
Job: A57,6395L
City: Crystal Lake

STATE OF ILLINOIS
COUNTY OF KANE ss

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

THIS SURVEY IS VALID ONLY
WITH EMBOSSED SEAL

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

CHARLES J. HILL, P.L.S. NO. 2700 LICENSE EXP. 11/30/2012

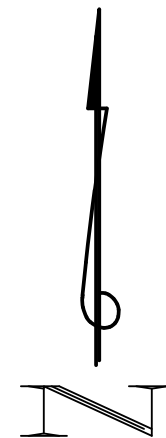
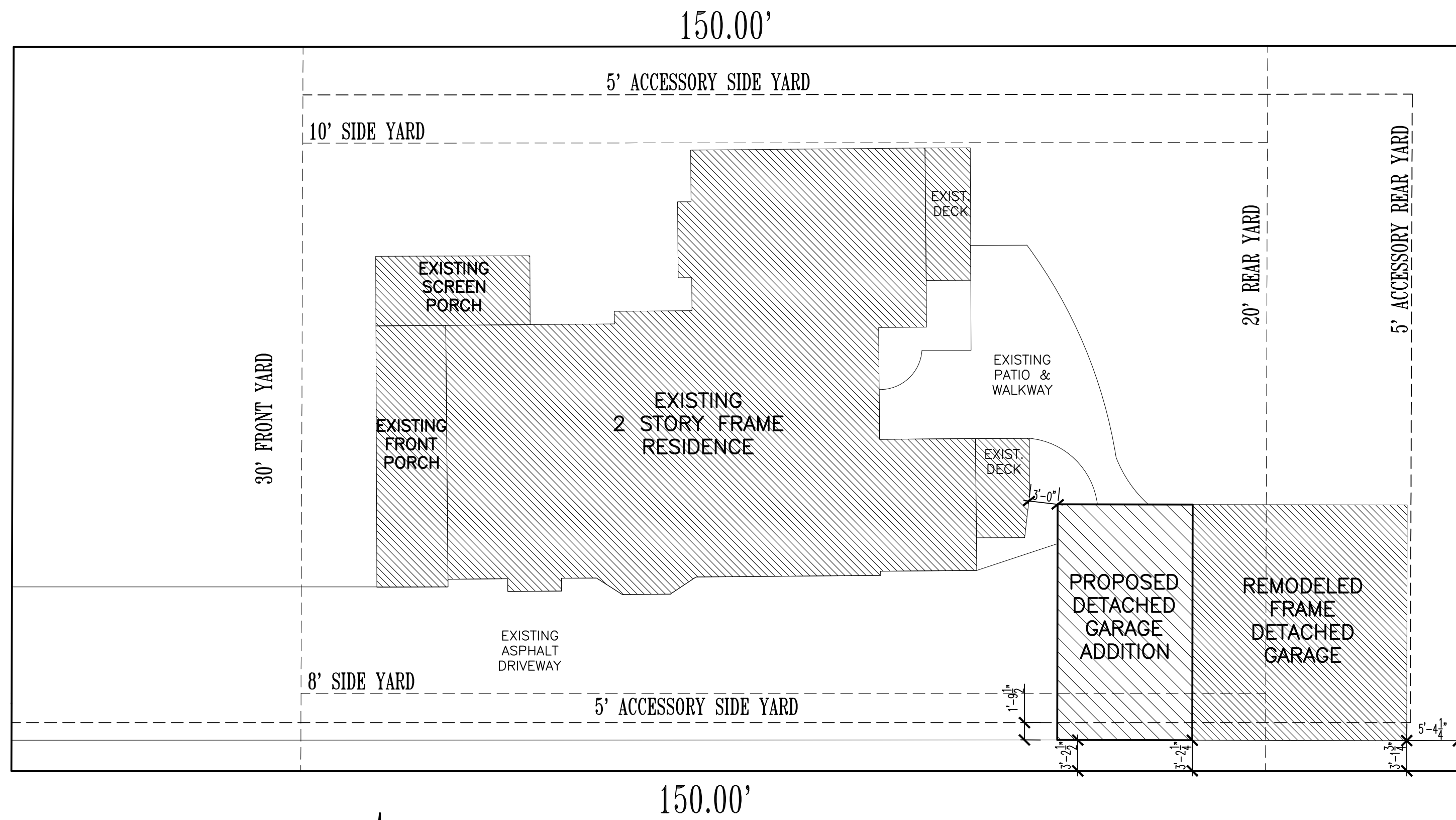
ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
205 W. Main St., West Dundee, IL 60118
Phone: (847)-426-2911 Fax: (847)-426-8074
E-Mail: SIRVAYR@AOL.COM

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

Compare the description on this plat with deed. Refer to file for easements and buildings lines.

CURTIN RESIDENCE

57 SOUTH ORIOLE TRAIL CRYSTAL LAKE, ILLINOIS



2C
A000

SITE PLAN

1"=10'

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS. SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

OPTION 2: VARIANCE REQ'D

- UNDER 900 S.F.
- EXIST. SECOND STORY REMOVED
- NEW TRUSS ROOF.

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	11,270.0 S.F.
ZONING DISTRICT	R-2
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	5,635.0 S.F.
EXISTING RESIDENCE	+1,799.1 S.F.
EXISTING FRONT PORCH	+198.3 S.F.
EXISTING SCREEN PORCH	+114.9 S.F.
EXISTING DECKS	+120.0 S.F.
EXISTING DRIVEWAY	+1,832.2 S.F.
EXISTING PATIO & WALKWAY	+328.6 S.F.
EXISTING DETACHED GARAGE	+543.3 S.F.
PROPOSED DETACHED GARAGE ADDITION	+342.2 S.F.
TOTAL IMPERVIOUS COVERAGE	5,278.6 S.F. ✓

ARCHITECT'S CERTIFICATION
I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes.

Cert. No. 001-018291 11/20 Date

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
-NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS-
• THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
• THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1, "ADMINISTRATION (PART) IECC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1", MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.
• AS SPECIFIED BY THE CODE, OPTION 1, WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK".
• THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

***** IF YOU DON'T READ ANY OTHER NOTES - READ THIS ONE *****
NOTE TO BIDDERS & CONTRACTORS:
THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT, FOR APPROVAL PRIOR TO BEGINNING WORK.
THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION, NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS
15 5 SHELVES 1SR 1 SHELF & 1 ROD SPRINKLER HEAD
GAS HOODHOOK WATER HOODHOOK FROST PROOF HOSE BIB
SHOWER HEAD FAUCET SHOWER RAIN HEAD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE MASONRY FIREPLACE FLUE REBAR
CEILING DETAIL DIAGRAM WORK PLAN ROOF PITCH
SECTION / NEW MARKER ELEVATION MARKER REVISION MARKER
FACE BRICK HORIZONTAL ROOFING ASPHALT ROOFING CONCRETE
STONE SHAKE ROOFING METAL ROOFING GRAVEL
FIELD STONE STUCCO METAL ROOFING FACE BRICK
WALL TYPES
DRYWALL, ARCHED OR CASD OPENING NEW FOUNDATION WALL & FOOTING
BEARING WALL ABOVE DEPRESSSED FOUNDATION WALL
TR. SILL PLATE @ FDN. WALL

WINDOW & DOOR NOTES
EXAMPLE WINDOW: 2555 = 2'-5" X 5'-5" (C) - TEMPERED GLASS
EXAMPLE DOOR: 2468 = 2'-4" X 6'-8" (C) - TEMPERED GLASS
ELECTRICAL SYMBOLS:
SINGLE OUTLET (1) SWITCHED DUPLEX OUTLET (2) TELEVISION JACK
DUPLEX OUTLET (2) SWITCH TELEPHONE JACK
QUAD. OUTLET (4) DOOR ACTIVATED SWITCH FIRE ALARM JACK
FLUORESCENT LIGHT FIXTURE EXHAUST FAN (VENTED TO EXTERIOR) AUDIO SYSTEM JACK
RECESSED CAN LIGHT EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
DIRECTIONAL RECESSED CAN LIGHT UNDER CABINET LIGHT
RECESSED W.P. LED CAN LIGHT UNDER CABINET LED LIGHT STRIP
WALL MOUNTED LIGHT FIXTURE LAMP W/ POST
FLOOD LIGHT WITH MOTION DET. CEILING MOUNTED FAN/LIGHT
A/C HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT

NOTE TO CONTRACTORS
• ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
• ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:
• 2018 INTERNATIONAL RESIDENTIAL CODE
• 2018 INTERNATIONAL EXISTING BUILDING CODE
• 2018 INTERNATIONAL FIRE CODE
• 2018 INTERNATIONAL FUEL GAS CODE
• 2018 INTERNATIONAL MECHANICAL CODE
• 2017 NATIONAL ELECTRIC CODE
• 2018 INTERNATIONAL ENERGY CONSERVATION CODE
• 2018 INTERNATIONAL PLUMBING CODE
• 2000 NFPA LIFE SAFETY
• 2018 ILLINOIS STATE CODE OF ORDINANCES & AMENDMENTS

DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A011	FIRST FLOOR DEMOLITION PLAN, SECOND FLOOR DEMOLITION PLAN, EXISTING FRONT ELEVATION, EXISTING RIGHT SIDE ELEVATION
A101	FOUNDATION PLAN, FIRST FLOOR PLAN WALL SECTIONS,
A200	FRONT ELEVATION, REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION, ROOF PLAN & STRUCTURAL NOTES,

DESIGN LOADING VALUES
ROOF: 30 PSF LIVE LOAD WALLS: 20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING: 20 PSF LIVE LOAD 25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR: 60 PSF LIVE FOR EXTERIOR BALCONY 30 PSF WIND FOR 30 FT. AND ABOVE
40 PSF LIVE FOR FLOORS, DECKS, STAIRS SOIL: 3000 PSF ASSUMED MINIMUM ASSUMED
OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

FOUNDATION NOTES:
• SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
• ALL FOUNDATION WALLS OVER 5'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
• ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
• VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONCLUDE WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
• ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2x6 W/ 1/2" SHEATHING) STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE SLAB WORK AND EXTREME CONDITIONS
• ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5X & 7X AIR ENTRAINED
• FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED
• PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW GRAM, SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
• PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
• CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.

WINDOW NOTES:
• VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
• WALKOUT BASEMENT ONLY TOP OF WALKOUT WINDOWS 6'-5" A.F.F. OR TO MATCH EXISTING
• TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING
• ALL WINDOWS ARE DESIGNED IN BROOD OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE SET WITHIN 2" OF EXCEEDS
• PROVIDE (2) 2 X 12'S ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
• VERIFY ALL EXISTING HEADERS WHOSE BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED.
• NEW WINDOW STYLE AND TYPE TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
• WHEN PROVIDING A NEW DOOR, PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:
• DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
• ALL INTERIOR PARTITIONS 3/2" UNLESS OTHERWISE NOTED
• ALL EXTERIOR WALLS 4" (2x4 WITH 1" SHEATHING)
• ALL EXTERIOR BRICK WALLS 5 1/2" (2x4 W/ 1" SHEATHING & 1" AIR SPACE & 4" BRICK VENEER)
• ALL EXTERIOR WALLS 6" (2x6 W/ 1/2" SHEATHING)
• ALL EXTERIOR BRICK WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE & 4" BRICK VENEER)
• ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
• PROVIDE 5/8" X 3/4" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BRICK ABOVE.
• PROVIDE 8/8" X 3/4" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BRICK ABOVE.
• PROVIDE 7/8" X 3/4" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BRICK ABOVE.
• PROVIDE 9/8" X 3/4" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BRICK ABOVE
• STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
• STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH 2X4 BRIS STAGGERED NOT O.C. AND (2) @ EACH END
• ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
• WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
• ALL JOISTS, STUDS & RAFTERS TO BE SPF #1/2 (CANADIAN) UNLESS OTHERWISE NOTED
• ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE HEAVY #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FIR #2 STANDARD)
• ALL 2 X 12 FLOOR JOISTS OVER 15'-0" IN LENGTH TO BE HEAVY #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FIR #2 STANDARD)
• ALL HEADERS TO BE (2) 2X12 SPF #1/2 (CANADIAN) UNLESS OTHERWISE NOTED
• THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE
• THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
• PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOISTS AT THE TIME OF INSPECTIONS.
• PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
• PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
• (2) X 4 IN INTERIOR PARTITIONS W/ DOB. SET. BELOW UNLESS OTHERWISE NOTED
• FRONT LOAD FROM ABOVE W/ DOB. SET. BELOW UNLESS OTHERWISE NOTED
• ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2x6 @ O.C. STUD WALLS
• ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
• MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
• FRESHCOOKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROINS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
- ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS COCKS AT JOISTS, DROP CEILING AND COVE CEILING
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN
- OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES
• STAIRS SHALL HAVE MAXIMUM 7/8" RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
• CHAIRS SHALL HAVE MAXIMUM 7/8" RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
• PROVIDE A MINIMUM OF 6'-8" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4" OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEEL POST

ELECTRICAL NOTES
• WHEN REMODELING OR ADDING A KITCHEN, ALL OUTLETS MAXIMUM 48" O.C. AND GFI
• WHEN REMODELING OR ADDING A LAUNDRY ROOM, ALL OUTLETS WITHIN 72" OF SINK TO BE GFI
• WHEN REMODELING OR ADDING A GARAGE, ALL OUTLETS IN GARAGE TO BE GFI
• ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR MODIFIED AS REQ'D TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
• WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR A NEW BUILDING ON EACH LEVEL AND WITHIN 15'-0" OR IN EACH BEDROOM AS ACCORDING TO LOCAL CODE (SEE PLANS)
• MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
• VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
• ALL NEW ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
• ALL OUTLETS SHALL BE AFCI FAULT PROTECTED
• ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
• ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
• RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALL IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN
• PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
• PROVIDE 36" DEEP X 36" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.
• 200 AMP SERVICE UP TO 6,000 SF.
• 400 AMP SERVICE OVER 6,000 SF.

PLUMBING NOTES
• PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES
• ALL FURNISHING OR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2x6 STUDS
• ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
• BELOW GROUND WASTE - SCH 40 PVC OR CAST IRON
• ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
• BELOW GROUND WATER - TYPE K COPPER
• COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
• 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
• UNDERGROUND SANITARY SHALL BE 4" MIN.
• HYAC NOTES:
• HYAC CONTRACTOR TO VERIFY EXISTING HYAC SYSTEM TO BE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D
• HYAC CONTRACTOR TO VERIFY LOCATION OF HYAC IN FIELD.
• WHEN PROVIDING AN ATRIC FURNACE, PROVIDE A SMOKE DETECTOR OVER FURNACE PAN WITH A BRAN AND AUTO SHUT OFF VALVE (FOR AUTO SHUT OFF) AND WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
• DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
• DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

FINISHES
• ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOLDING, DOORS, WINDOWS, SIONS, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.
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DESIGN STAGE: CONCEPTUAL DESIGN, PRELIMINARY DESIGN, DESIGN DEVELOPMENT, RELEASE FOR BID, FINAL REVIEW, PERMIT

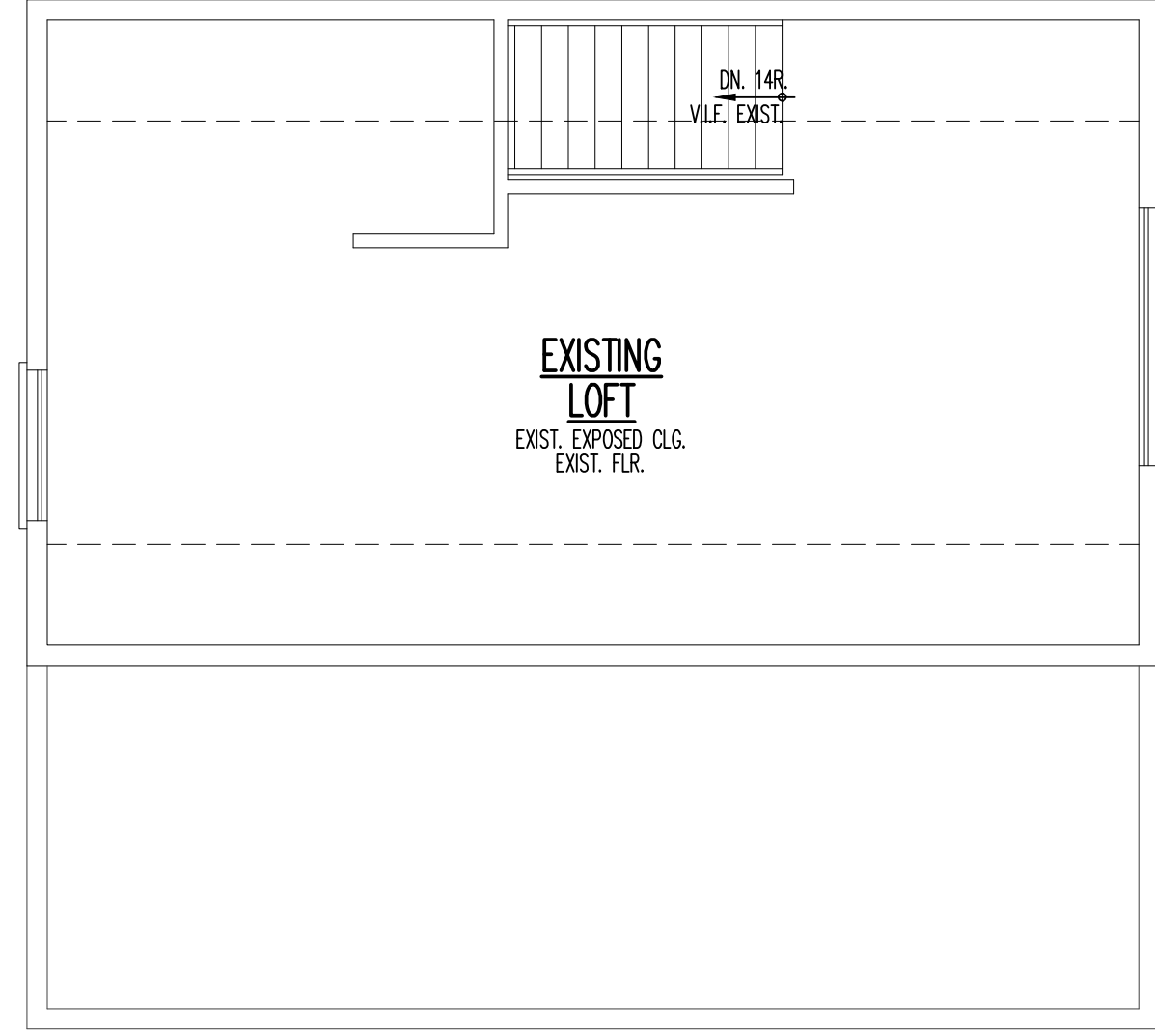
DATE: 11-11-19, 11-11-19, 11-11-19, 12-11-19, 01-11-20

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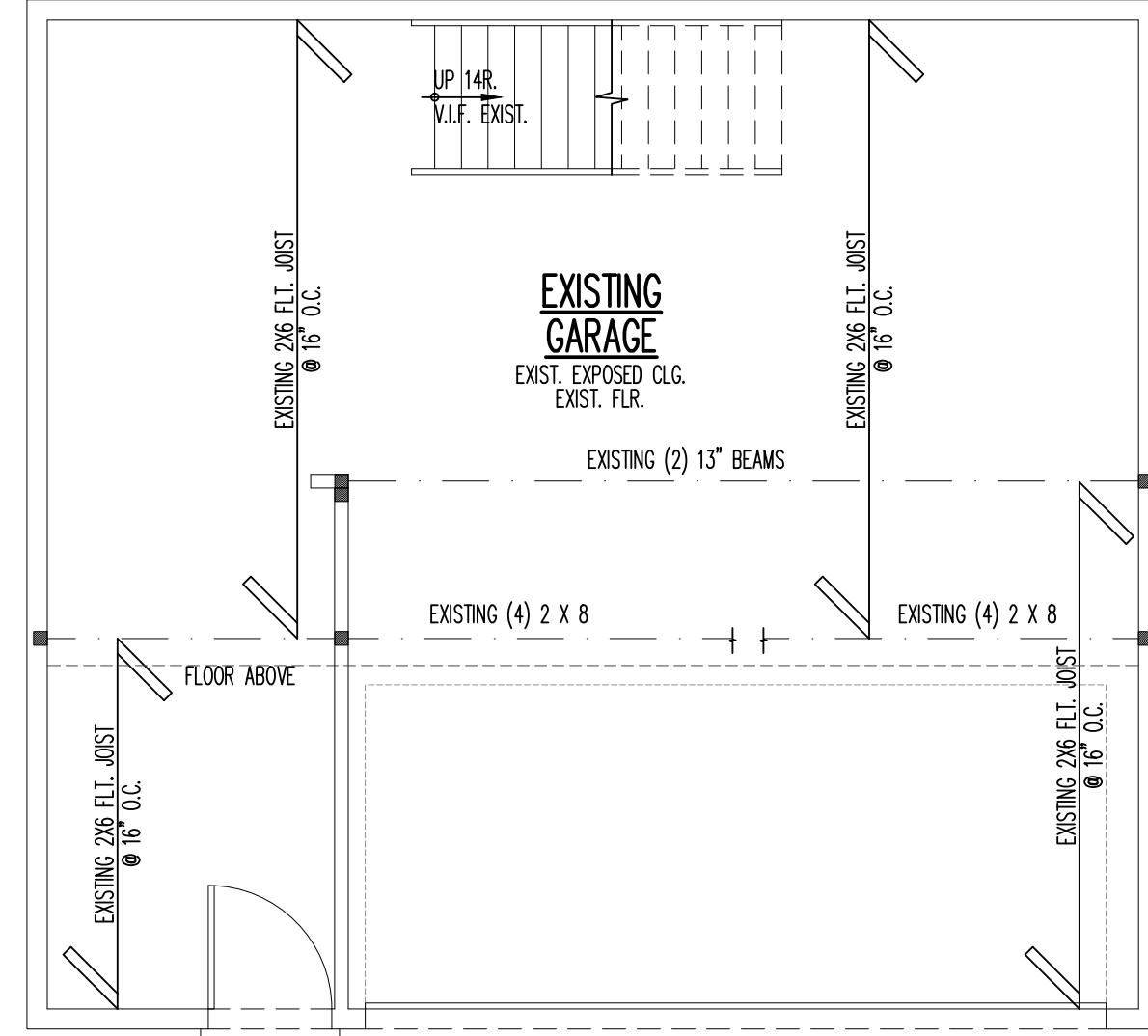
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Job Number: 19271
Sheet Number: A000
Date: 11/20/19

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E



1C A011 EXISTING SECOND FLOOR PLAN 1/4"=1'-0"



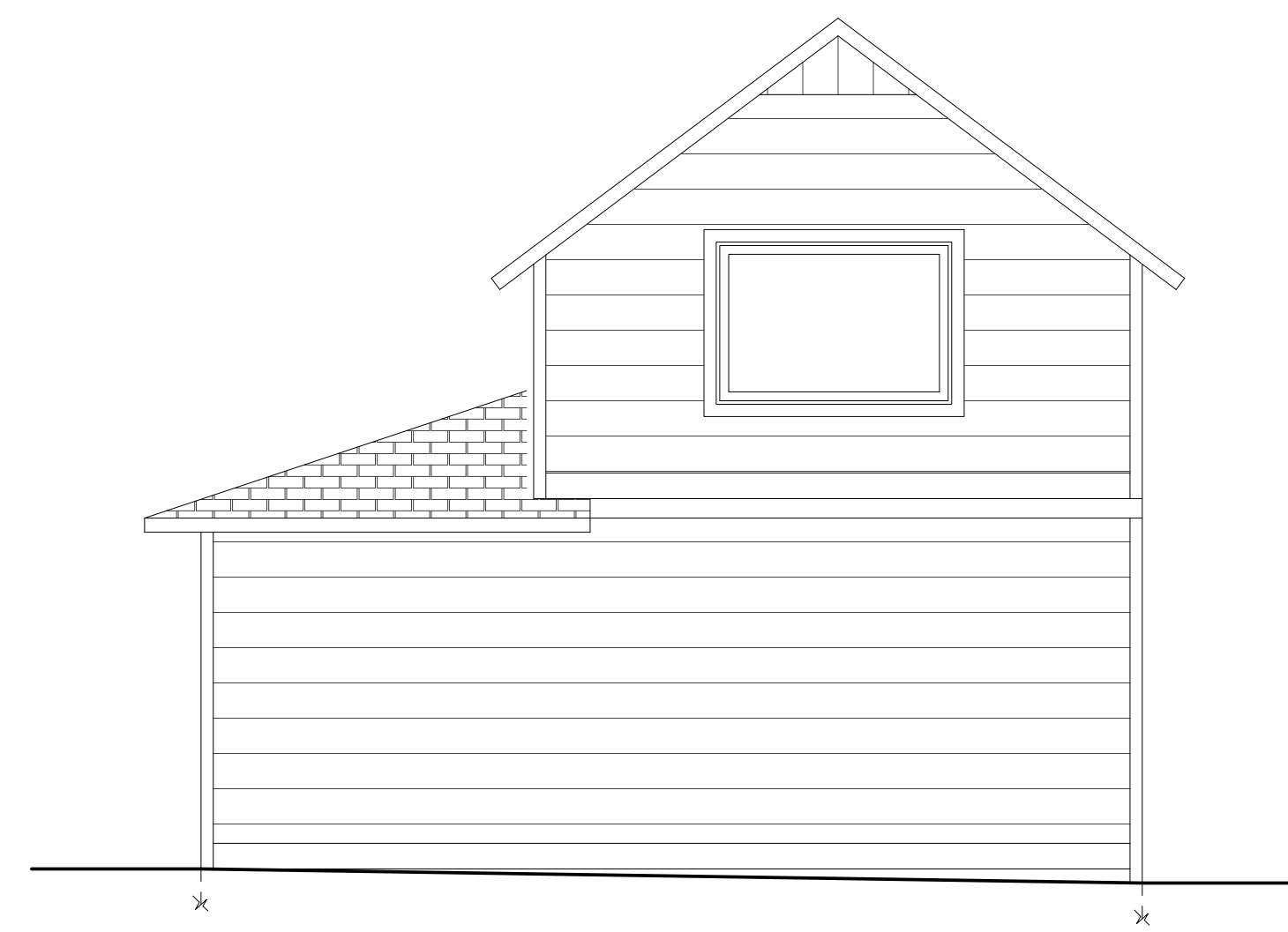
3C A011 EXISTING FIRST FLOOR PLAN 1/4"=1'-0"



5C A011 EXISTING FOUNDATION PLAN 1/4"=1'-0"



2E A011 EXISTING FRONT ELEVATION 1/4"=1'-0"



5E A011 EXISTING RIGHT SIDE ELEVATION 1/4"=1'-0"

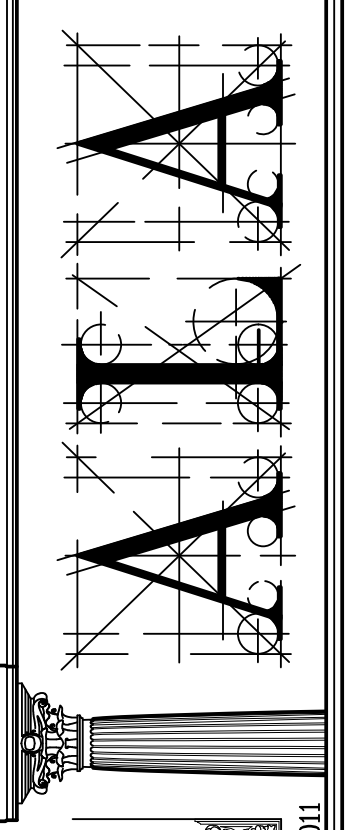
REVISIONS	DATE	BY	DESCRIPTION
1	11-13-19	AKS	11-13-19 MKS
2	12-12-19	DM	12-12-19 DM
3			
4			
5			

DESIGN STAGE
 CONCEPTUAL DESIGN
 PRELIMINARY DESIGN
 DESIGN DEVELOPMENT
 RELEASE FOR BID
 FINAL REVIEW
 RELEASE FOR PERMIT
 REVISION

CURTIN RESIDENCE
 57 SOUTH ORIOLE TRAIL
 CRYSTAL LAKE, ILLINOIS

EXISTING FOUNDATION PLAN
 EXISTING FIRST FLOOR PLAN
 EXISTING SECOND FLOOR PLAN
 EXISTING FRONT ELEVATION
 EXISTING RIGHT SIDE ELEVATION

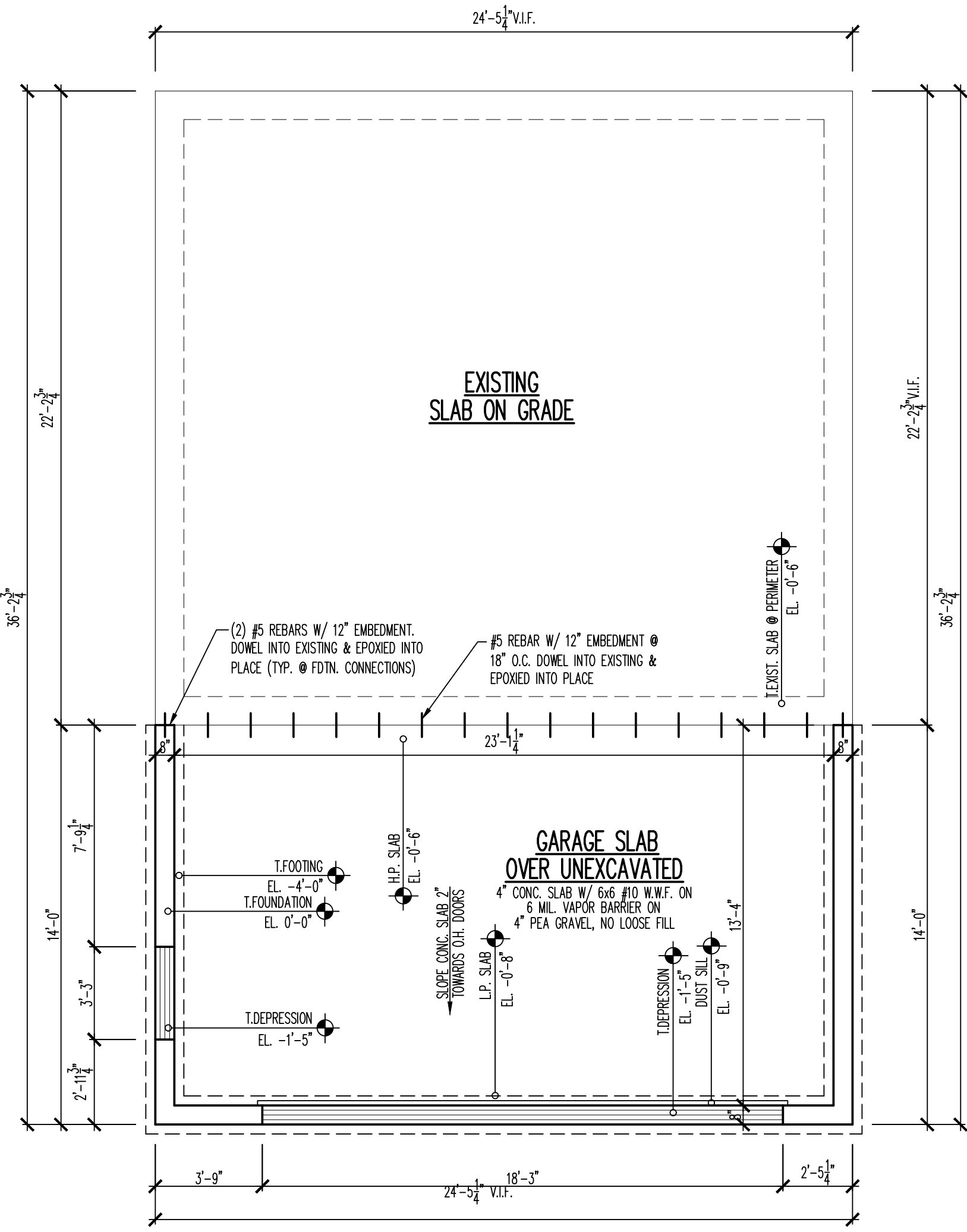
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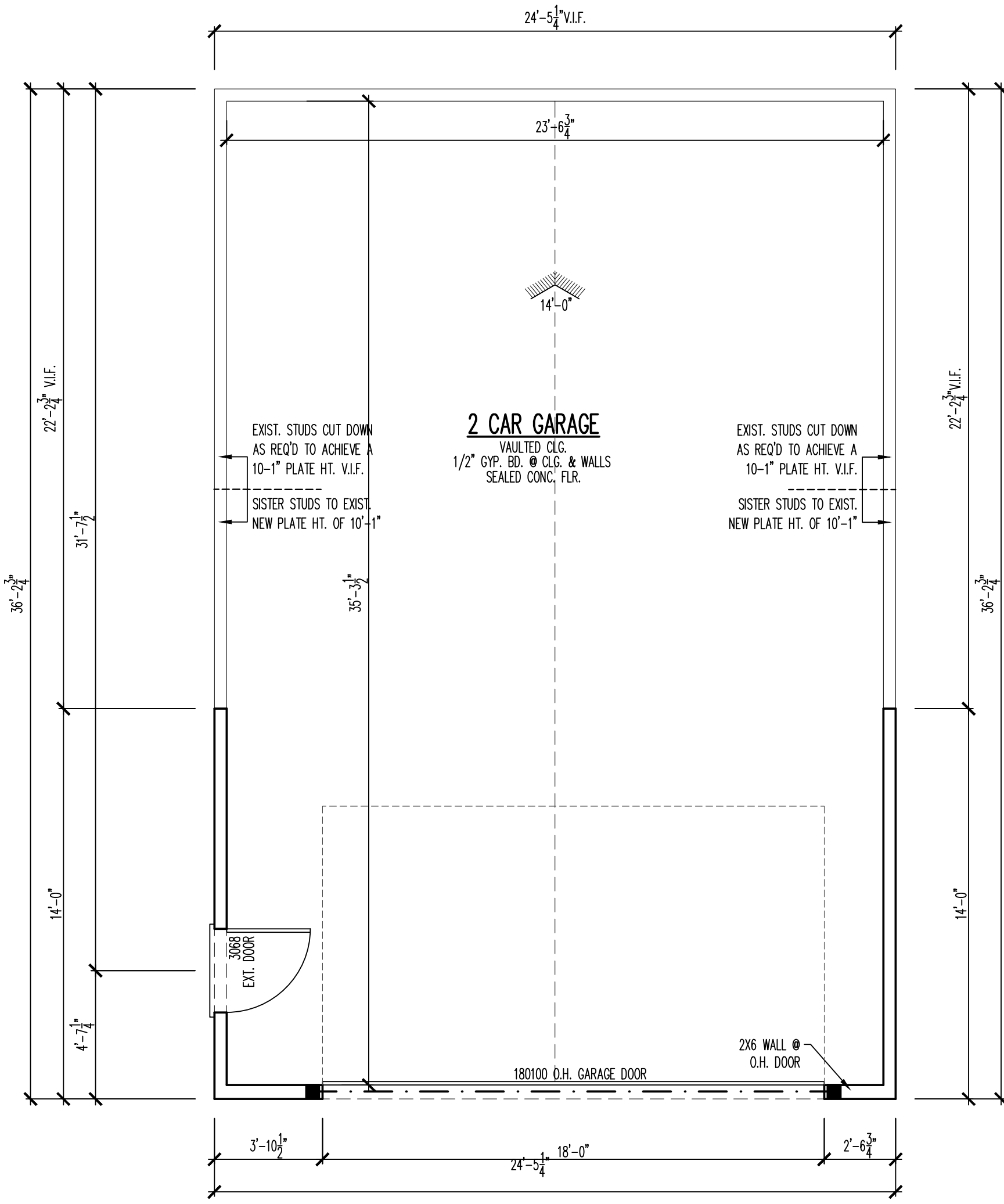
Job Number: 19271
 Sheet Number: A011
 Plan Number: 19271.011

ALA SQUARE FOOTAGE	
EXISTING GARAGE	
EXISTING GARAGE	543.3
PROPOSED DETACHED GARAGE	
EXISTING GARAGE	543.3
GARAGE ADDITION	342.2
GARAGE TOTAL	885.5

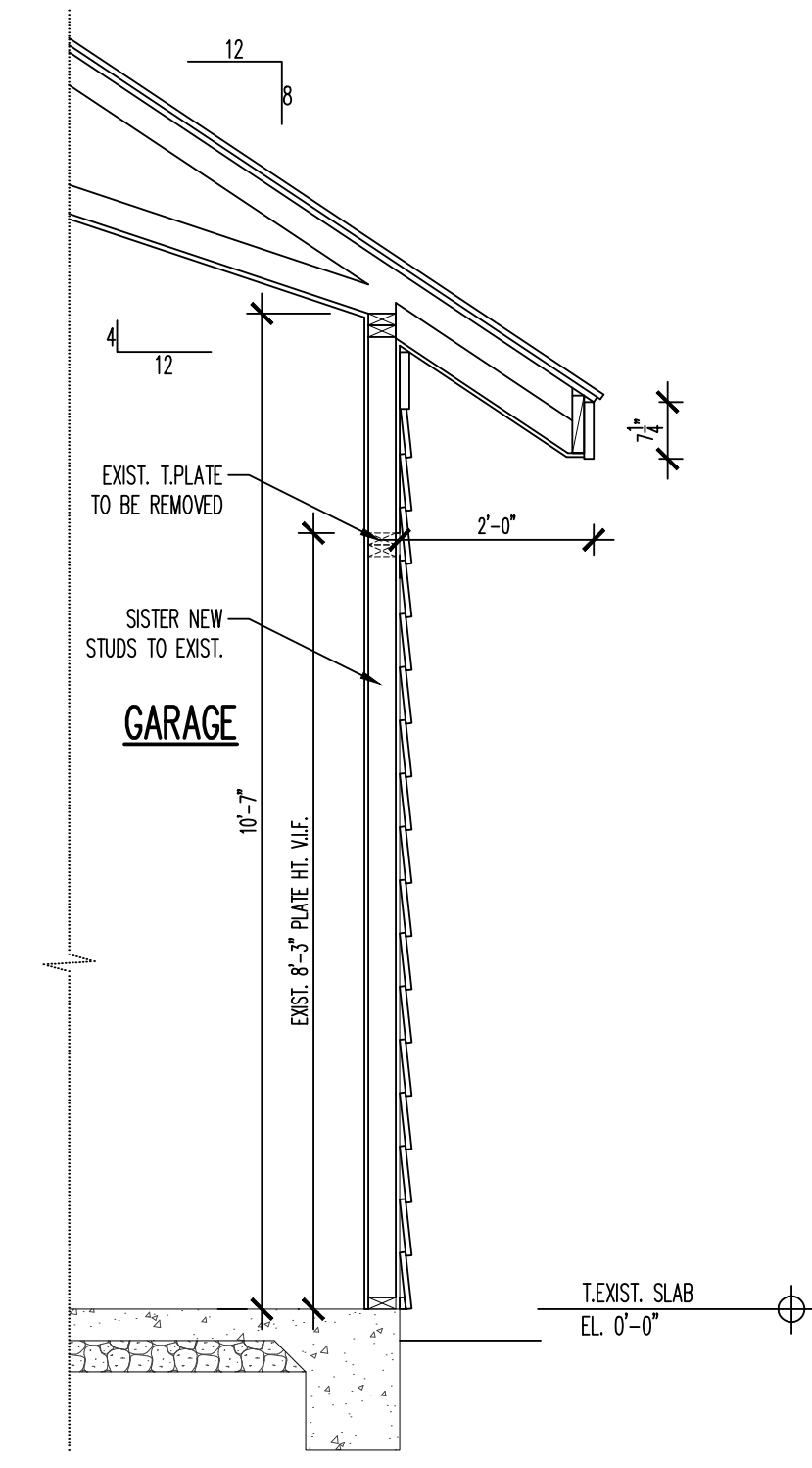
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2	11-13-19	PRELIMINARY DESIGN
3	11-13-19	DESIGN DEVELOPMENT
4	12-12-19	RELEASE FOR BID
5		FINAL REVIEW
6		RELEASE FOR PERMIT
7		REVISION



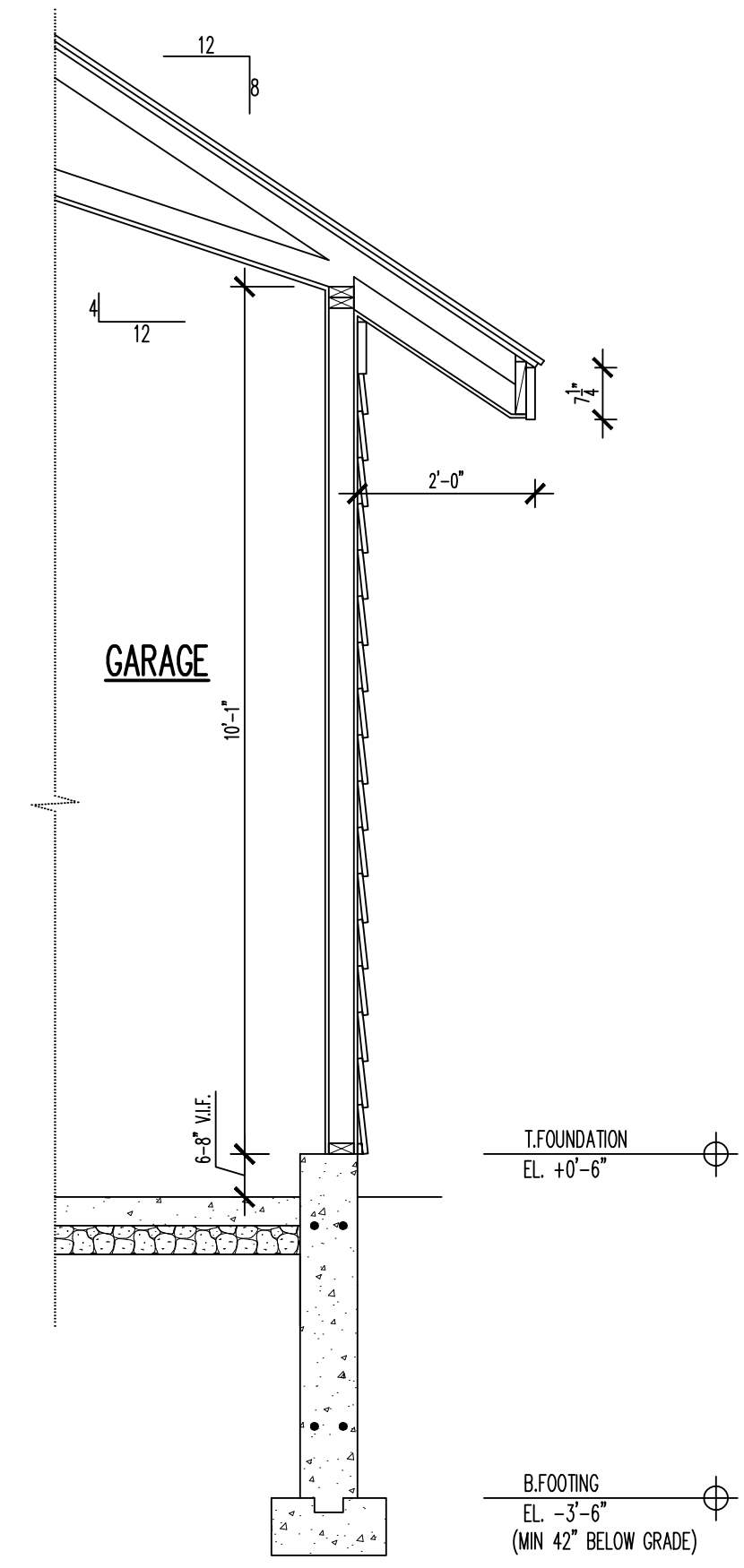
1C A101 FOUNDATION PLAN 1/4"=1'-0"



1C A101 FIRST FLOOR PLAN 1/4"=1'-0"



5C A101 WALL SECTION 1/2"=1'-0"

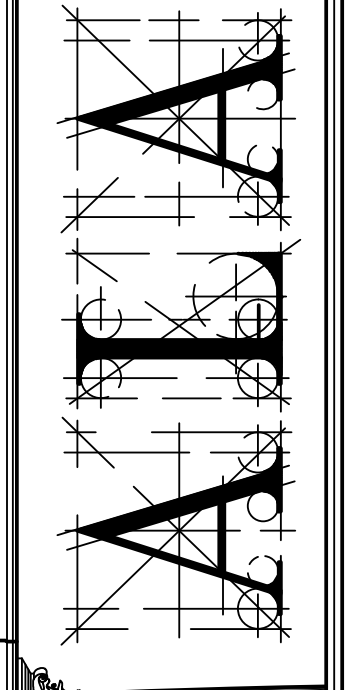


6C A101 WALL SECTION 1/2"=1'-0"

CURTIN RESIDENCE
57 SOUTH ORIOLE TRAIL
CRYSTAL LAKE, ILLINOIS

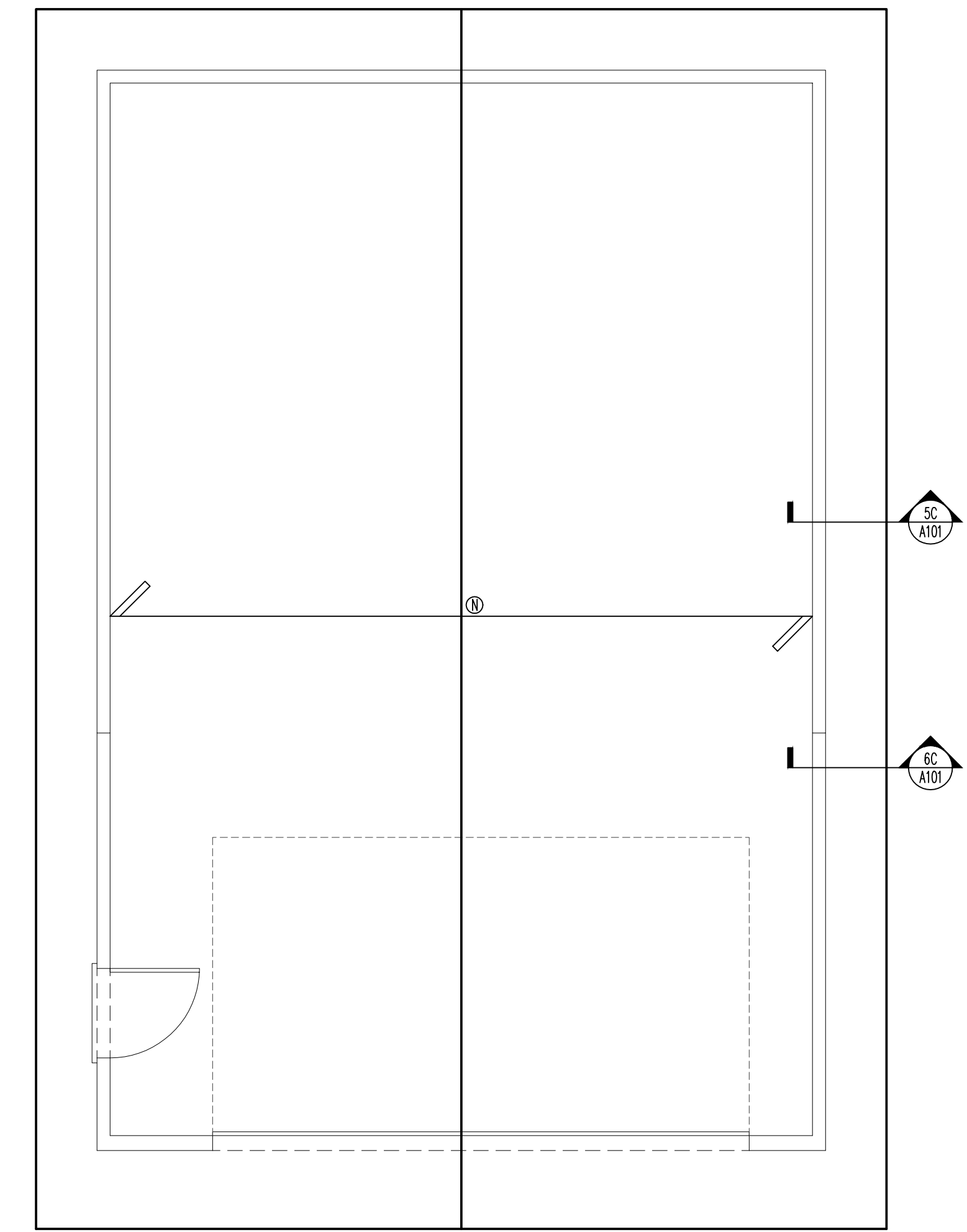
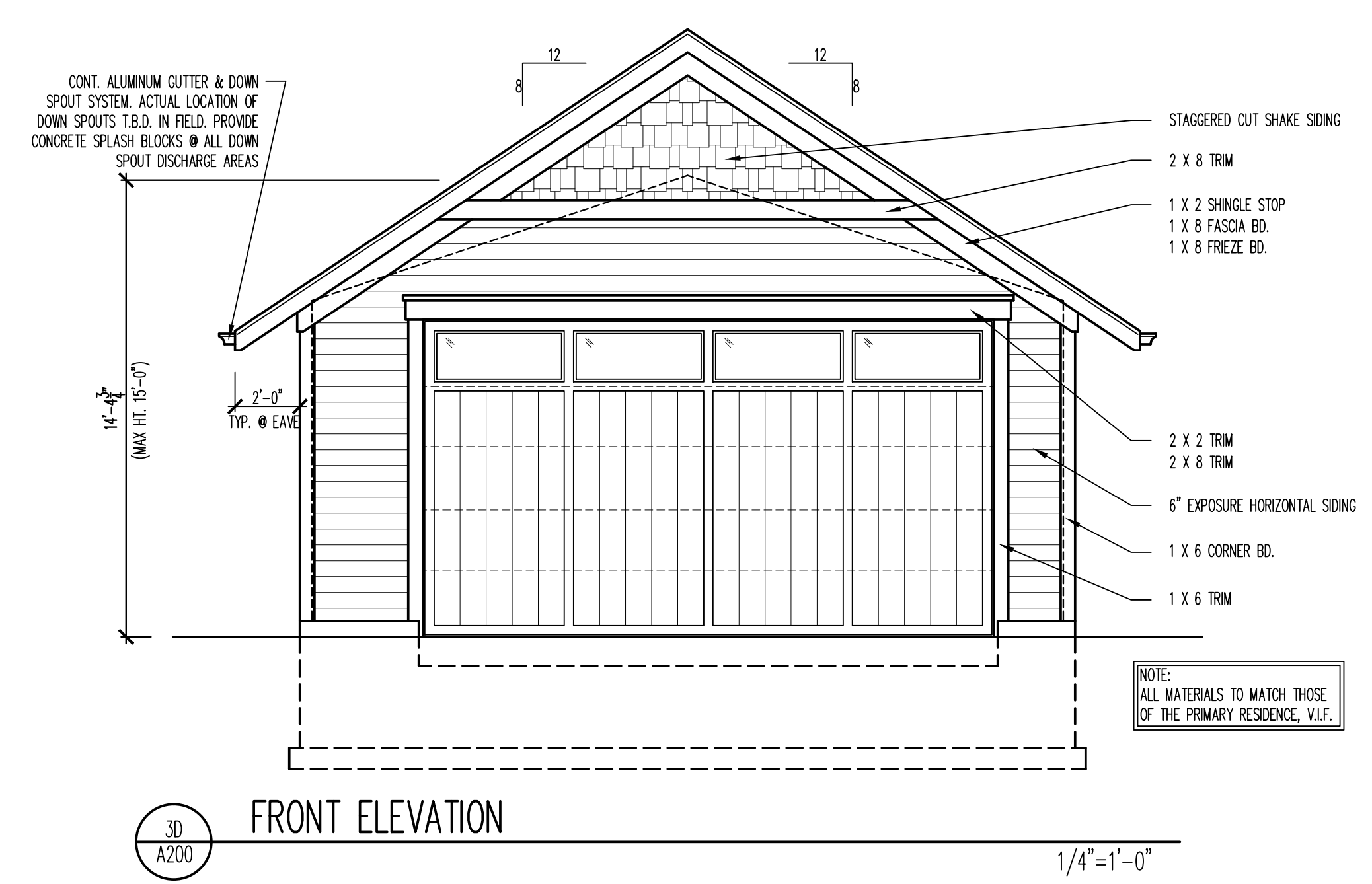
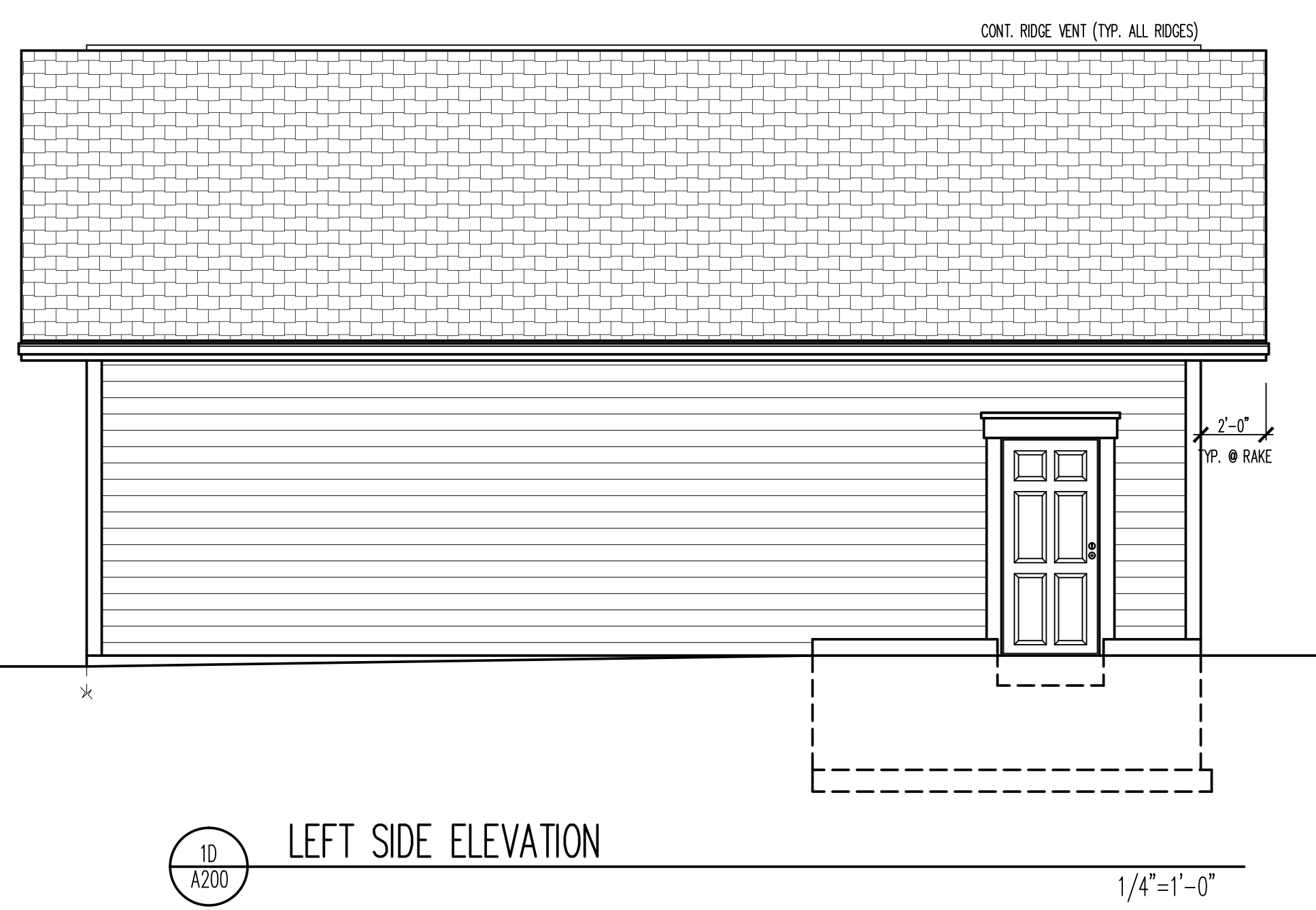
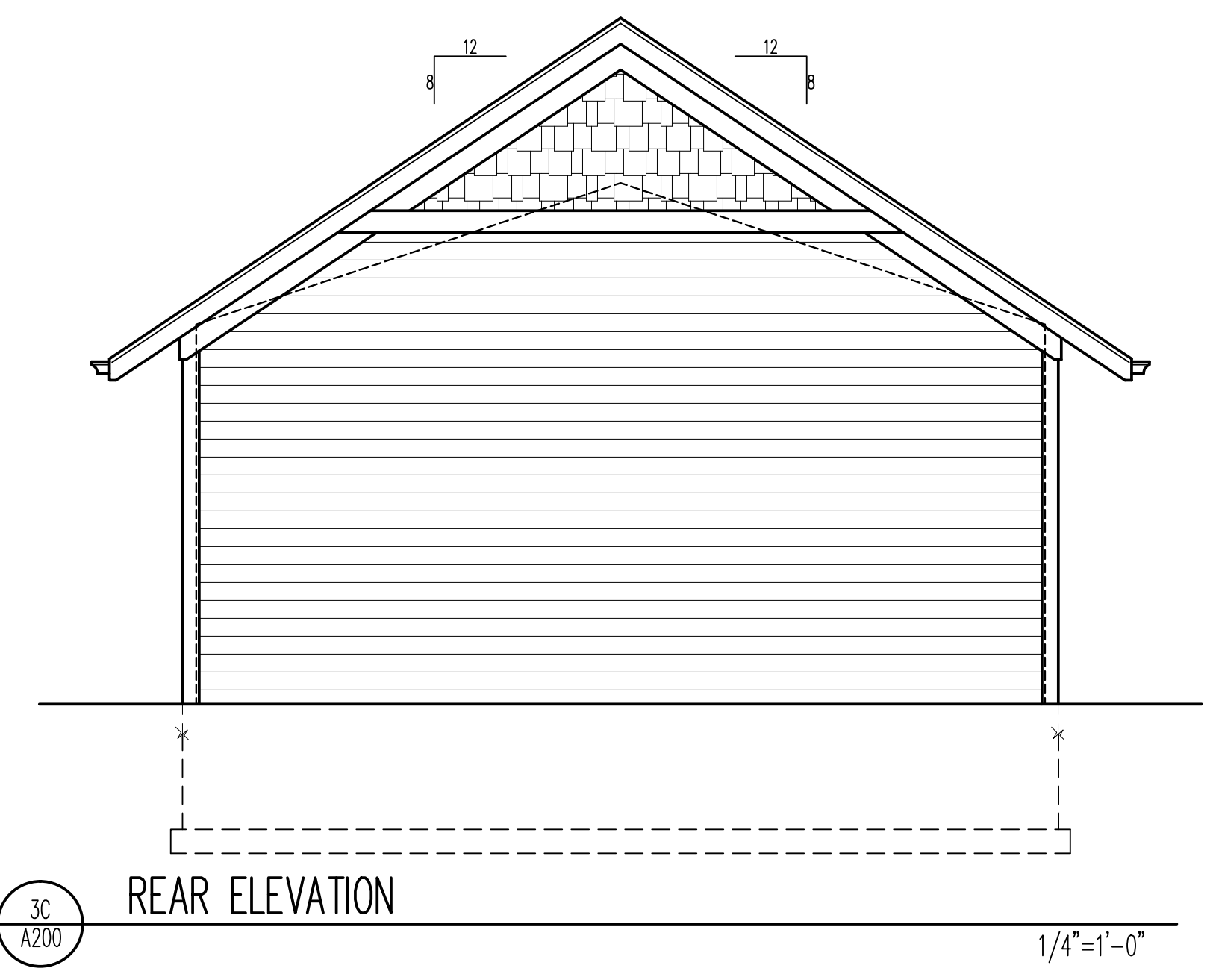
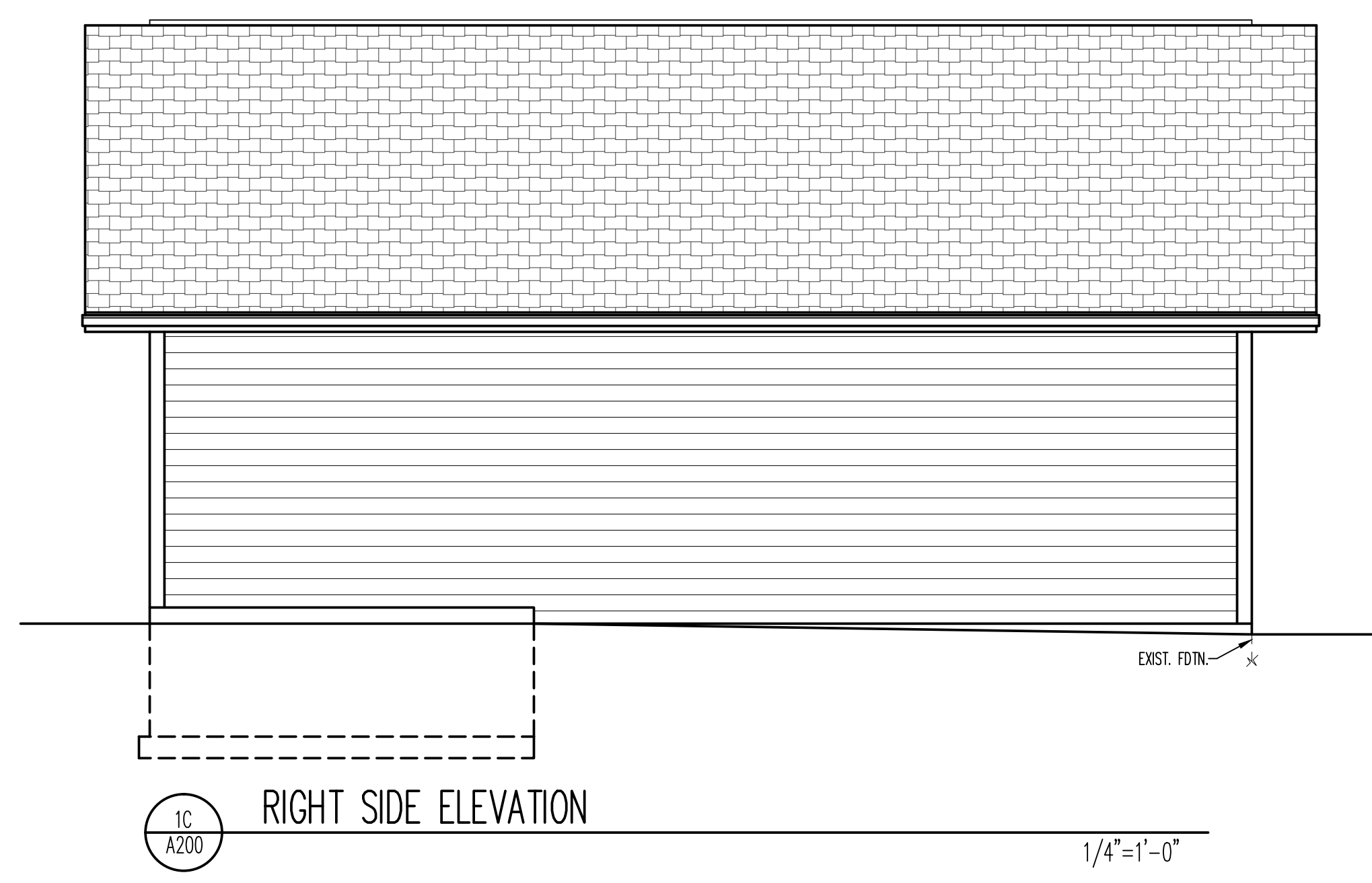
FOUNDATION PLAN
FIRST FLOOR PLAN
WALL SECTIONS

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Job Number: 19271
Sheet Number: A101

A
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ROOF STRUCTURAL SPECIFICATIONS	NOTES
<p>① = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILING)</p> <p>M.L. = 1 3/4" 1.9E MICROLAM LVL T.S. = 1 3/4" 1.5SE TIMBERSTRAND LSL ■ = (3)2X6 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"</p> <p>O.B. = OVER BUILD D.R. = DOUBLE RAFTER E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY U.B. = UNDER BUILD E.H. = EXTENDED HIP</p>	<p>ALL EAVES AND RAKES 2'-0" UNLESS OTHERWISE NOTED.</p> <p>ALL RIDGE, HIP AND VALLEY BOB. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED.</p> <p>ADD BLOCKING @ TRUSS BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED.</p> <p>PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.</p> <p>PROVIDE SIMPSON 1/2x5/8" HURRICANE CLIPS @ EACH TRUSS</p>

DESIGN STAGE

DESIGN STAGE	DATE	REVISION
CONCEPTUAL DESIGN		
PRELIMINARY DESIGN		
DESIGN DEVELOPMENT	11-13-19	1
RELEASE FOR BID	12-12-19	2
FINAL REVIEW		
RELEASE FOR PERMIT		
REVISION		

FRONT ELEVATION
LEFT SIDE ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION
ROOF PLAN & STRUCTURAL NOTES

CURTIN RESIDENCE
57 SOUTH ORIOLE TRAIL
CRYSTAL LAKE, ILLINOIS

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