#2016-13 755 Blackthorn Dr. (Kay) –Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 4, 2016

Request: Simplified Residential Variation from the required 20-foot rear yard setback to allow for a garage expansion for a third car which would extend to create a setback of 17.1 feet, a variation of 2.9 feet per Article 3-200(A)(3).

Location: 755 Blackthorn Drive

Acreage: 11,669 square feet

Existing Zoning: R-1 (Single Family Residential)

Surrounding Properties:
North: R-1 (Single Family Residential)
South: RE (Residential Estate)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

Staff Contact: Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The property is currently improved with a single-family dwelling. The driveway is off of Wildflower Lane.
- Background: The property is a corner lot, the front yard is considered to be the yard fronting Blackthorn Drive. The petitioner would like to add a third car garage to the house which would extend into the rear yard setback.

Development Analysis:

General

- Request: The petitioner is requesting a variation to allow a 2.9-foot encroachment into the required 20-foot rear yard setback for a third car garage.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- Zoning: The site is zoned R-1 (Single Family Residential).

- UDO Requirements: The minimum rear yard setback is 20 feet in the R-1 Single-Family zoning district.

Site Layout

- The required rear yard setback is 20 feet.
- The UDO minimum lot area for an R-1 corner lot is 11,500sf; the subject property is 11,669sf, barely greater than the minimum in the UDO for new subdivisions.
- The rear yard of the subject property abuts unincorporated Crystal Lake and Northern Tree Service.



Existing view of corner side yard

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: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3-200(A)(3) to allow a 2.9-foot encroachment into the require 20-foot rear yard setback for a third car. 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.

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 (Kay, dated 04/11/16, received 04/11/16)
   B. Survey (Schlaf-Sedig & Associates, dated 09/12/15, received 04/11/16)
   C. Plans (ALA, dated 04/06/16, received 04/11/16)
2. The proposed third car garage should incorporate architecture styling and elements that complement the existing house and garage.
3. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Public Works and Community Development Departments.

RECEIVED
APR 11 2016
BY: KC

Application for Simplified Residential Variation

Application Number: 2016 13 **FOR OFFICE USE ONLY**

Project Name: _____

Date of Submission: _____

I. Applicant

George A. Kay
Name

755 Blackthorn Dr.
Street

Crystal Lake | IL | 60014
City | State | Zip Code

815-455-0414 | | georgekay5354@sbcglobal.net
Telephone Number | Fax Number | E-mail address

II. Owner of Property (if different)

_____
Name

_____
Address | Telephone Number

III. Project Data

1. a. Location/Address: 755 Blackthorn Dr. Crystal Lake, IL 60014

b. PIN #: 14-34-354-011

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY: See attached letter

IS THE HARDSHIP SELF-CREATED? 80% No 20% Yes

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION? No

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?
No

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY? No

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY? No

3. List any previous variations that are approved for this property: 8' fence at Rear of Property. Approved 11-18-10 Ordinance #6625 File #440

IV. Signatures

George A. Kay George A. Kay 4-11-16

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.

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.

2. Describe the unique circumstances of the property.

The property is unique in that it is a corner lot. The front of the house faces Blackthorn Dr., but the garage and driveway are on the Wildflower Dr. side. Wildflower is a dead end street, due to the property to our south. This extremely large lot is owned by Northern Illinois Tree Service and is adjacent to our property to the south . Thus, we have no house, shed, or structure within 75 yards of the rear of our property. We are asking for a 2' 9" variance into the 20' rear yard setback requirement. We would like to add a 3rd car garage to our current double garage. We are a three car family. Our grown daughter lives with us and commutes to Schaumburg for work. A 3rd garage bay would allow us to keep all three cars in the garage at night. This would greatly reduce the chance of one of our cars to be vandalized, broken into, or stolen. The closet street light is 125 ft. to the middle of our driveway and shielded by two very large parkway trees. The biggest hardship is in winter. It is very difficult to clear the driveway of snow with a vehicle parked in the driveway. During the winter the city piles snow at the end of Wildflower. Both my wife and I are 67 years old and would like to contract snow removal for our driveway. Snow plow companies do not like a car in the driveway when they remove the snow. Having all three cars in the garage would reduce the chance of damage by snow removal and criminal activity.

PUBLIC MEETING

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

IN THE MATTER OF THE APPLICATION OF
George Kay

LEGAL NOTICE

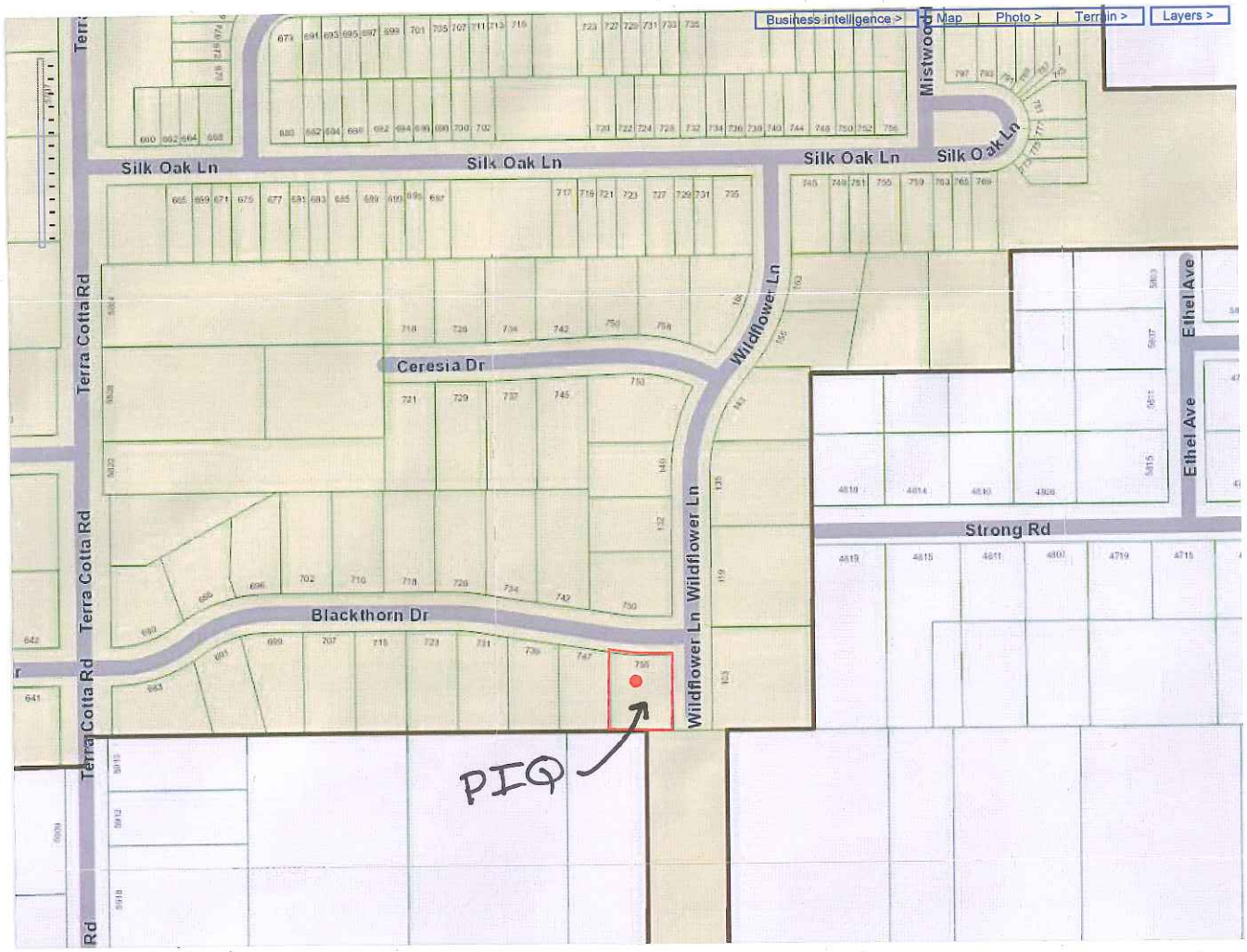
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of George Kay seeking a simplified residential variation at 755 Blackthorn Dr, Crystal Lake, Illinois. PIN 14-34-354-011

This application is filed for the purpose of seeking a simplified residential variation pursuant to Article 3-200(A)(3) to allow a rear yard setback of 17.25 feet, a variation of 2.9 feet at 755 Blackthorn Drive, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday May 4, 2016, 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 on April 17, 2016) 1178607

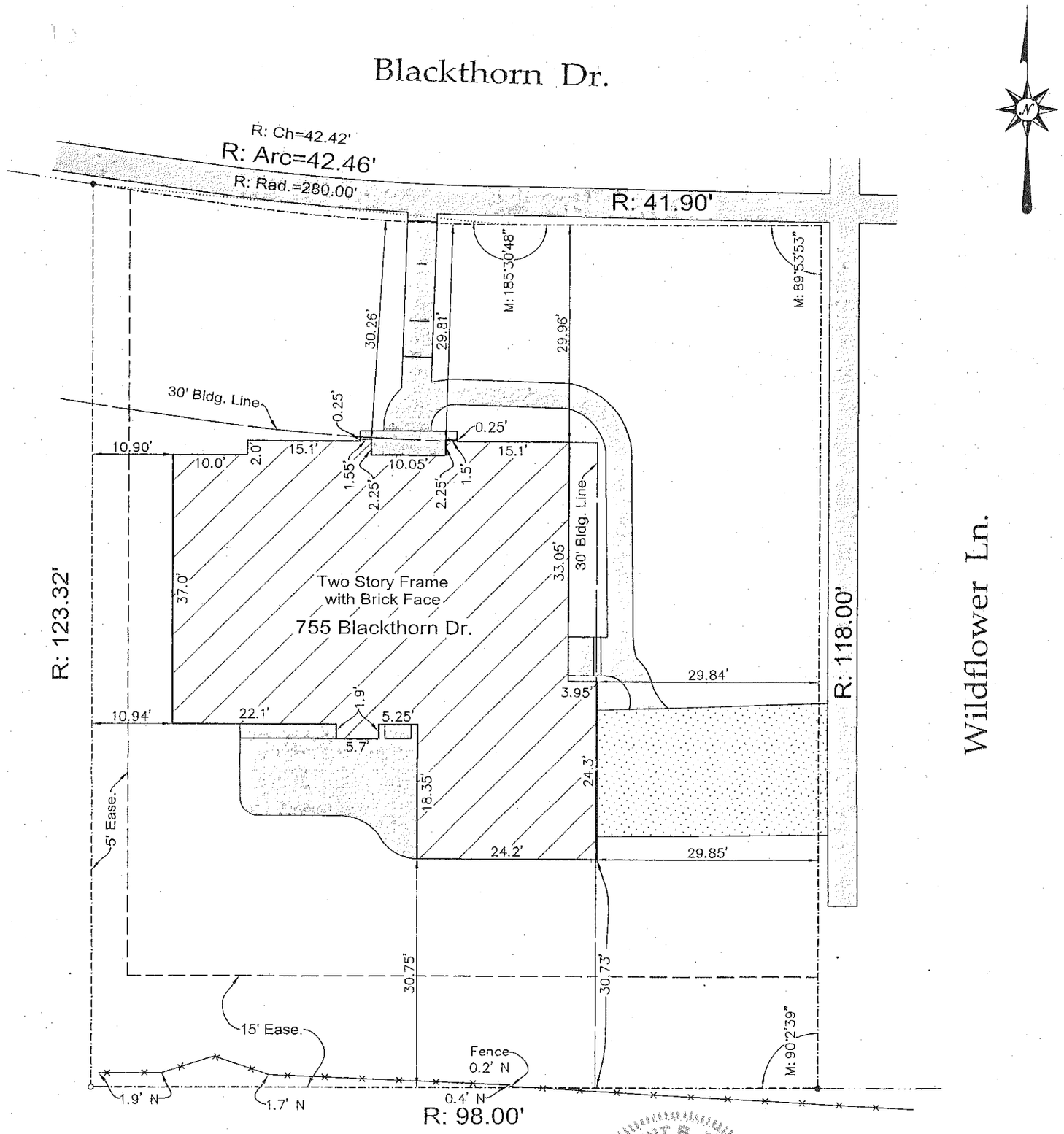

Business intelligence >
Map | Photo > | Terrain > | Layers >
Silk Oak Ln
Silk Oak Ln
Silk Oak Ln
Silk Oak Ln
Mistwood
Terra Cotta Rd
Terra Cotta Rd
Terra Cotta Rd
Rd
Ceresia Dr
Blackthorn Dr
Wildflower Ln
Wildflower Ln
Wildflower Ln
Ethel Ave
Ethel Ave
Strong Rd
PIQ


Blackthorn Dr
Wildflower Ln
0
50
100
150 feet

34-44-8

PLAT OF SURVEY

Lot 10 in Native Run Estates, being a Subdivision of part of the Southwest quarter of Section 34, Township 44 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof recorded November 14, 1996 as Document No. 96R58298, in McHenry County, Illinois.



PROPERTY AREA: 11669.7 SQ. FT.

CLIENT: ATTY. ROLOFF

JN 50704

LEGEND

R - RECORD DISTANCE
M - MEASURED DISTANCE
PROPERTY LINE
FENCE LINE
CONCRETE
CH - CHORD
FOUND IRON
SET IRON
ASPHALT

SCALE 1" = 15'

SCHLAF-SEDIG
& ASSOCIATES, INC.
130 GATES STREET
ELBURN, ILLINOIS 60119
(630) 365-9831

VINCENT B. FRYE
035-3272
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

DATE OF SURVEY: AUGUST 12, 2015

STATE OF ILLINOIS

COUNTY OF KANE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Vincent B. Frye

MY LICENSE EXPIRES 11-30-2016

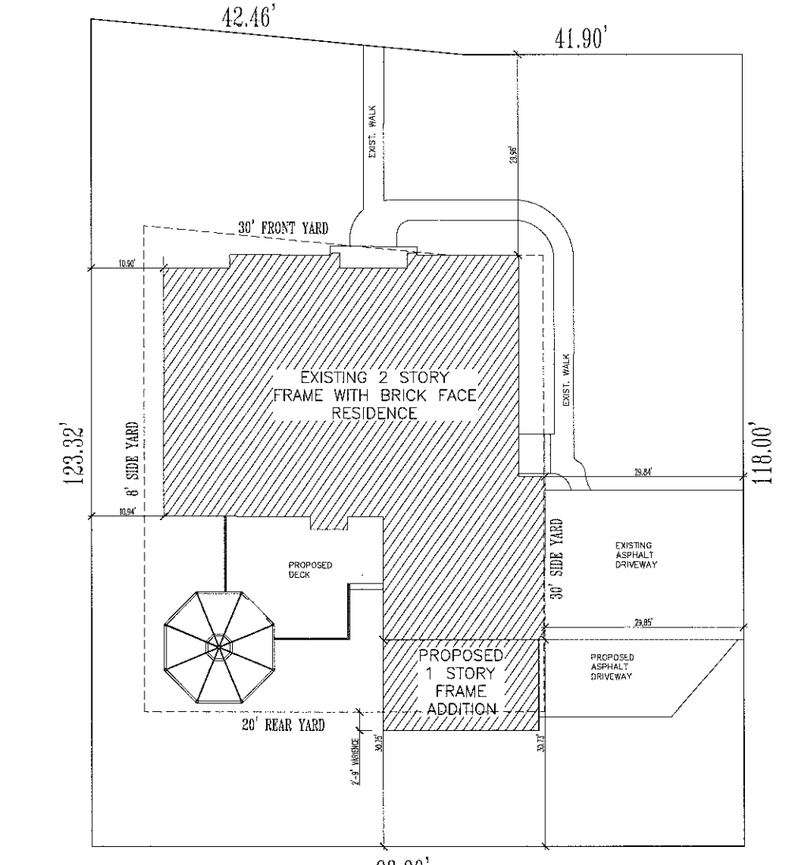
COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183

KAY RESIDENCE

755 BLACKTHORN DRIVE
CRYSTAL LAKE, IL. 60014

2016 13



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.

N

20 / A000 SITE PLAN 1"=10'

SYMBOLS:

- TELEVISION JACK
- TELEPHONE JACK
- DUPLEX OUTLET
- SWITCHED DUPLEX OUTLET
- QUAD. OUTLET
- SWITCH
- EXHAUST FAN, VENTED TO EXTERIOR
- A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- 110V SMOKE DETECTOR WIRED IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
- DIRECTIONAL RECESSED CAN L.T.
- SHOWER HEAD
- FLOOR DRAIN
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- EXTERIOR SPOT LT. WITH MOTION DET.
- FAN/LIGHT CEILING MOUNTED FIXTURE
- AUDIO SYSTEM OUTLET JACK
- GAS HOOKUP
- FROST PROOF HOSE BIB
- FLUORESCENT LIGHT FIXTURE
- S SHELVES
- SHELF, 1 ROD
- SPR SPRINKLER HEAD
- NEW WALL
- EXISTING WALL
- OPENING (CASED/ARCHED OPENING W/BIFOLD GRILL ABOVE
- SILL PLATE LOCATION
- DEPRESSED 1, FOUNDATION

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.

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2012 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, FIGURE(1) 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 2012 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.

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE INSTALLED IN AIR UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-4. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.3.1, DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
  - POST CONSTRUCTION TEST: LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
  - ROUGH IN TEST (RECOMMENDED) - TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 6 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ROUGHED IN SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERED BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND SHGC OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING
- INSULATE ATTIC ACCESS OPENINGS WITH MIN. R- 30 INSULATION
- ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4

LOT COVERAGE

HOUSE = 2,612 S.F.
DECK = 348 S.F.
GAZEBO = 228 S.F.
TOTAL = 3,188 S.F. MAX. ALLOWED 4,985 S.F.

IMPERVIOUS

HOUSE = 2,832 S.F.
DECK = 852 S.F.
SIDEWALK = 373 S.F.
DECK = 348 S.F.
GAZEBO = 228 S.F.
TOTAL = 4,733 S.F. MAX. ALLOWED 5,856.50

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."

001-018291 11/16
Cert. No. Exp. Date

DRAWING INDEX

A000 SITE PLAN,
DRAWING INDEX,
GENERAL NOTES
A100 GARAGE DEMOLITION PLAN,
PROPOSED GARAGE PLAN,
FOUNDATION PLAN,
FOUNDATION SECTION
A200 LEFT ELEVATION,
REAR ELEVATION
RIGHT ELEVATION

DESIGN LOADING VALUES

ROOF 30 PSF LIVE LOAD
LIVING 70 PSF LIVE LOAD
FLOOR 60 PSF LIVE FOR EXTERIOR BALCONY
40 PSF LIVE FOR FLOORS, DECKS, STAIRS
WALLS 20 PSF MIN. FOR 0-20 FT. HEIGHT
25 PSF MIN. FOR 21-29 FT. HEIGHT
30 PSF MIN. FOR 30 FT. AND ABOVE.
SOIL 3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS

FOUNDATION NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS.
- ALL FOUNDATION WALLS OVER 8'-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 COINCIDE WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR STONE).
- ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" WITH 1/2" RIGID SHEATHING.
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTERIAL CONDITIONS.
- FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO AS TO BE 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 CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED.
- CONTRACTORS SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. CONTACT ARCHITECT IF LESS THAN 3,000 PSF.
- 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 'BLACKOUT WINDOWS 6'-8" A.F.F. OR TO MATCH EXISTING
- TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES EXAMPLE: 3555 = 2'-6" X 5'-0" TO BE WET WITHIN 3' OR FROSTED
- PROVIDE (2)2 X 12'S ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- VERIFY ALL EXISTING HEADERS WHICH 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 3-1/2" UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS 4-1/2" (2x4 WITH 1" SHEATHING)
- ALL EXTERIOR BRICK WALLS 9-1/2" (2x4 W/ 1" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR WALLS 6" (2x6 W/ 1/2" SHEATHING)
- ALL EXTERIOR BRICK WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- PROVIDE 3"x3-1/2"x5/16" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 5' WIDE WITH BRICK ABOVE.
- PROVIDE 6"x4"x1/2" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 6' TO 10' WIDE WITH BRICK ABOVE.
- PROVIDE 7"x4"x3/8" ST. ANGLE L.L.V. ABOVE 16'-0" & 16'-6" WIDE ENTRYWAY DOORS WITH UPTO 2' OF BRICK ABOVE.
- PROVIDE 8"x4"x9/16" 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 1/2"Ø BOLTS @24" O.C. AND (2) @EACH END
- WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NO# 1/2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FIR #2 STANDARD)
- ALL 2 X 12 FLOOR JOISTS OVER 12'-0" IN LENGTH TO BE NO# 1/2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FIR #2 STANDARD)
- 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 PRE MANUFACTURER.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE 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)2 X 4 IN INTERIOR PARTITIONS W/BOT. JST. BELOW UNLESS OTHERWISE NOTED
- □ = POINT LOAD FROM ABOVE W/BEL. JST. BELOW UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @16" O.C. STUD WALLS
- ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 6'-0" IN HEIGHT, FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
- MINIMUM OF 30" HIGH WALLS IN ALL CORNERS.
- FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES

- STAIRS SHALL HAVE MINIMUM 7-1/4" RISER HEIGHTS & MINIMUM 10" TREAD DEPTHS
- GUARDRAILS SHALL HAVE SPACING SUCH THAT SHEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.
- 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 NEWEL POST

ELECTRICAL NOTES

- WHEN REMODELING OR ADDING A KITCHEN, ALL OUTLETS MOUNTED 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
- MINIMUM OF 10'-0" BETWEEN TYPICAL NEW OR REMODELED ROOM OUTLETS (L, D, N, R)
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY NEW OR REMODELED HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- ALL NEW ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER W/ ELECTRICAL METALLIC TUBING
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN NEW CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-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.
- ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR WORKED AS REQUIRED 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 DWELLING ON EACH LEVEL AND WITHIN 15'-0" OR IN EACH BEDROOM AS ACCORDING TO LOCAL CODE. (SEE PLANS)
- ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- PROVIDE 36" DEEP x 30" WIDE x 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.

PLUMBING NOTES

- PROVIDE GAS SHUTOFF VALVES TO ALL NEW GAS APPLIANCES AND FIREPLACES
- ALL FRAMING SPILLED FOR PLUMBING VENTS OR SIMILAR PIPES TO BE IN A MINIMUM WALL OF 2 X 6 STUDS.
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 95# AIR CHAMBERS
  - ABOVE GROUND WASTE – SCHEDULE 40 PVC, T&SD SERIES
  - BELOW GROUND WASTE – SDR 41 PVC OR CAST IRON
  - ABOVE GROUND WATER – TYPE L COPPER, NO LEAD SOLDER
  - BELOW GROUND WATER – TYPE K COPPER
- COLORED MARKS AND STACK TEST REQUIRED ON ALL PVC PIPING
- 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES

- HVAC CONTRACTOR TO VERIFY EXISTING HVAC SYSTEM TO BE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D
- HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
- WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN EXTERIOR FAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG 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, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

GENERAL NOTES

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

- 2006 INTERNATIONAL RESIDENTIAL CODE
- 2006 INTERNATIONAL FIRE CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL FUEL GAS CODE
- 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2014 NUNDS PLUMBING CODE
- 2005 NATIONAL ELECTRIC CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- CRYSTAL LAKE CODE OF ORDINANCES

DESIGN STUDIES
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
BIDDING OR PERMIT
CONSTRUCTION
REVISIONS
1 01-25-16 PC
2 04-26-16 PC

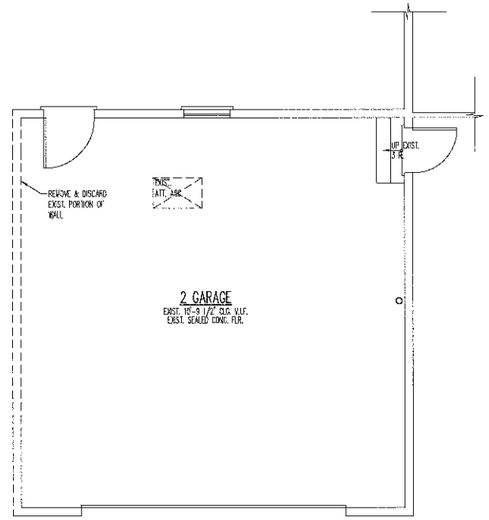
KAY RESIDENCE
755 BLACKTHORN DRIVE
CRYSTAL LAKE, IL 60014

SITE PLAN
DRAWING INDEX
GENERAL NOTES

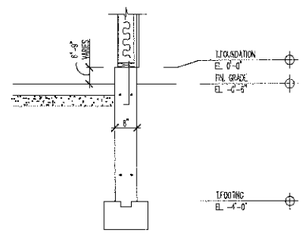
Architects & Planners, Inc.
2600 Belvidere Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 16059
Sheet Number: A000

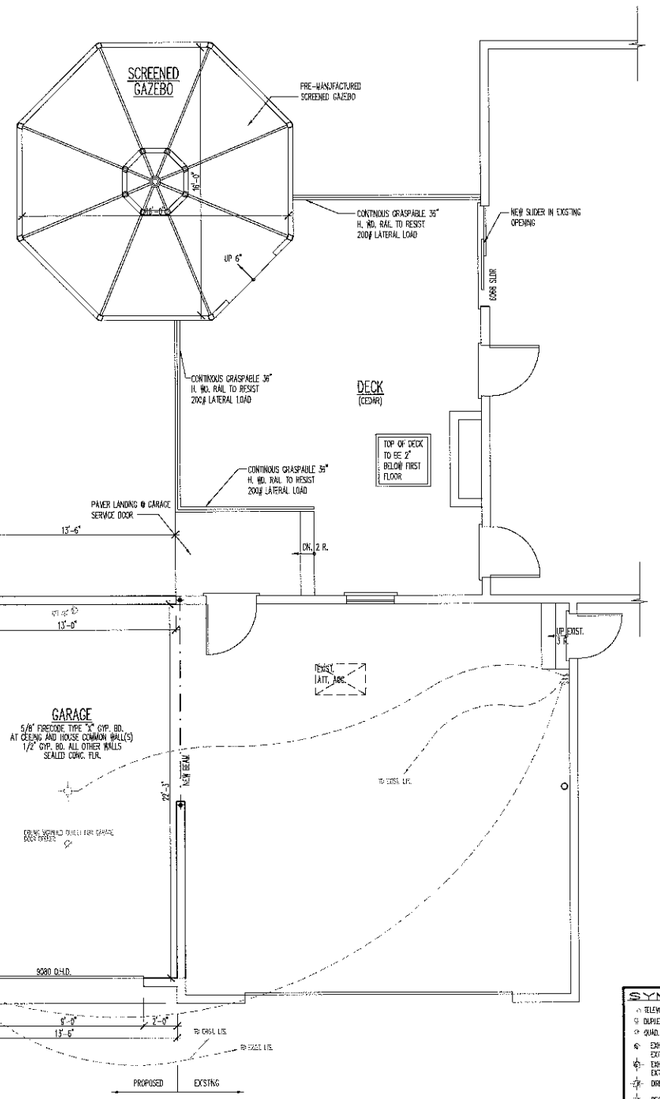
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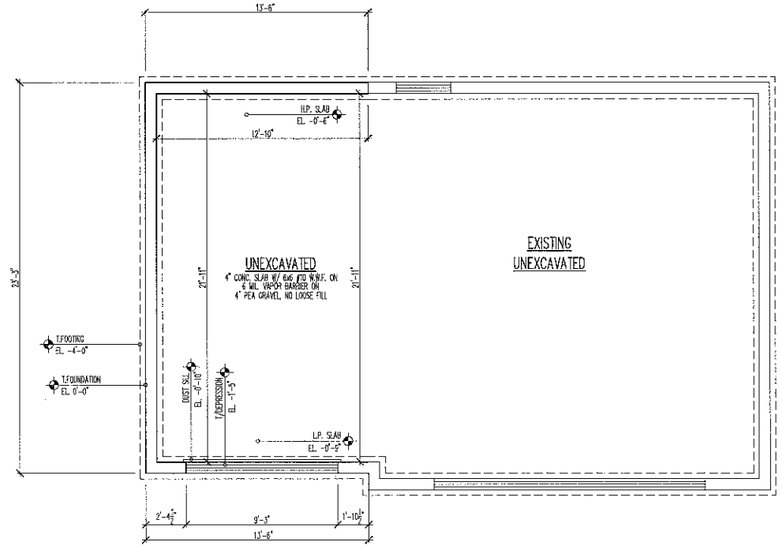
1C A100 GARAGE DEMOLITION PLAN 1/4"=1'-0"



3B A100 GARAGE FLOOR FOUNDATION SECTION 1/2"=1'-0"



4D A100 PROPOSED GARAGE PLAN 1/4"=1'-0"



4E A100 FOUNDATION PLAN 1/4"=1'-0"

SYMBOLS:

- TELEVISION JACK
- TELEPHONE JACK
- HIGH JACK
- DUPLEX OUTLET
- SWITCHED DUPLEX OUTLET
- 3 SWITCH
- QUAD. OUTLET
- 2" DOOR ACTIVATED SWITCH
- EXHAUST FAN, VENTED TO EXTERIOR
- A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- 110V SMOKE DETECTOR WIRED IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
- DIRECTIONAL RECESSED GAS LT.
- LAMP W/ POST
- RECESSED CAN LIGHT
- EXTERIOR SPOT LT. WITH MOTION DET.
- UNDER CABINET LIGHT
- UNDER CABINET LED LIGHT STRIP
- TAN/LIGHT CEILING MOUNTED FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- AUDIO SYSTEM OUTLET JACK
- CEILING MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE

DESIGN STAGE

	DATE	BY
CONCEPTUAL DESIGN		
PRELIMINARY DESIGN	05-13-16	TRK
DESIGN DEVELOPMENT	09-08-16	TRK
PERMIT SET		
BIDDING SET		
CONSTRUCTION		

REVISIONS

KAY RESIDENCE
755 BLACKTHORN DRIVE
CRYSTAL LAKE, IL 6014

GARAGE DEMOLITION PLAN
PROPOSED GARAGE PLAN
FOUNDATION PLAN
FOUNDATION SECTION

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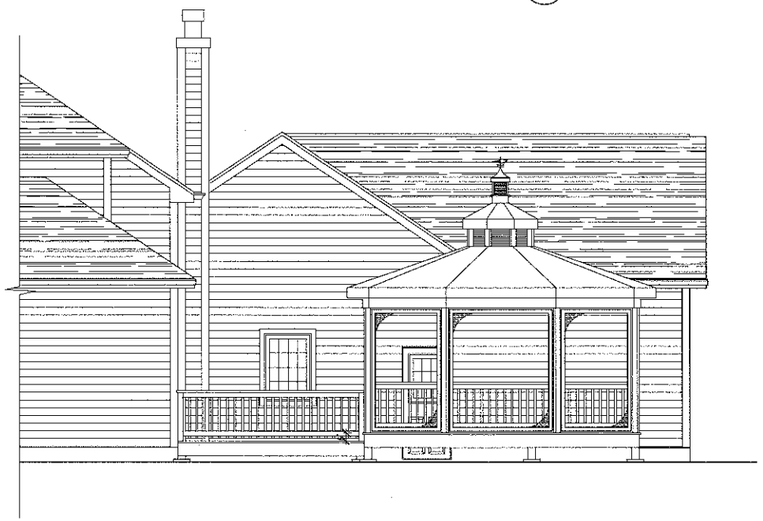
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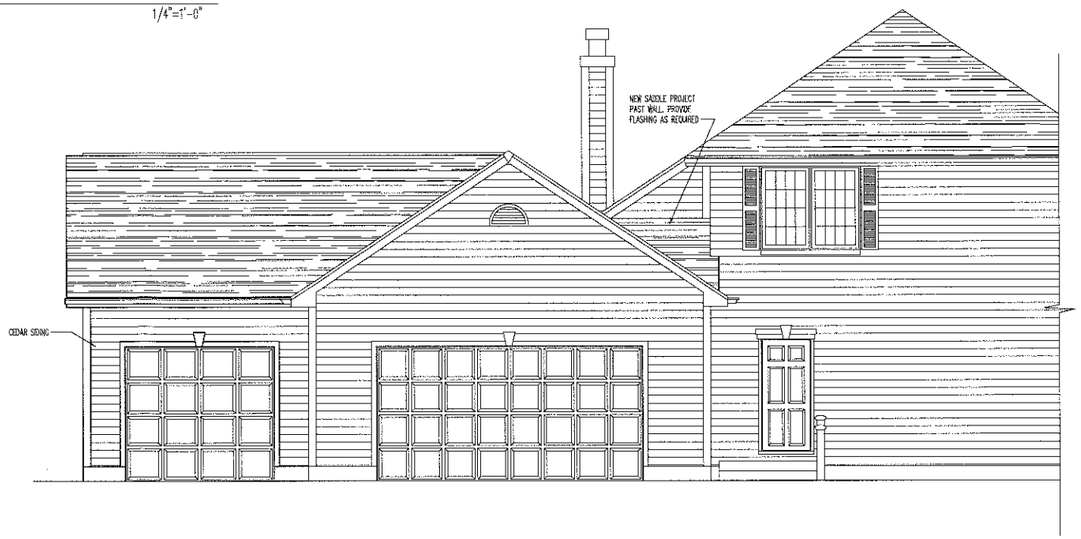
2C A200 RREAR ELEVATION

1/4"=1'-0"



1E A200 RIGHT ELEVATION

1/4"=1'-0"



4E A200 LEFT ELEVATION

1/4"=1'-0"

ELEVATION NOTES:

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

REMODELING OR ADDITION NOTES:

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

WINDOW NOTES:

- TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING
- TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
- TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE WET WITHIN 2" OR EXCEEDED)
- PROVIDE (2)12 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS: WINDOWS & DOORS – 0.32, SKYLIGHTS – 0.55

ELEVATION SYMBOLS:

"E" – EGRESS WINDOW
"T" – TEMPERED GLASS
"F" – FIXED WINDOW

REVISIONS					
		1	2	3	4
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	03-25-16	PM			
DESIGN DEVELOPMENT	04-06-16	PM			
FINAL REVIEW					
BUILDING PERMIT SET					
REVISION					

ORIGINAL ISSUE

KAY RESIDENCE
755 BLACKTHORN DRIVE
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LEFT ELEVATION
REAR ELEVATION
RIGHT ELEVATION

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