#2024-138
840 Country Club Road – Variations
Project Review for Planning and Zoning Commission

Meeting Date: August 21, 2024

Request: Simplified Residential Zoning Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback.

Location: 840 Country Club Road

Acreage: 20,903.9 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: Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is currently improved with a single-family residence.

Development Analysis:

General:

- Zoning: The site is zoned R-1 Single Family and 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.

Request Overview:

- The petitioners are requesting to construct an addition (enclosed breezeway and garage) five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback.

- The R-1 zoning district requires a minimum interior yard setback of 8 feet and a rear yard setback of 20 feet. The legal front yard is Cumberland Lane.
- The request also includes a variation for a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback.
- The petitioners are proposing a second-story addition to most of the existing footprint. They will remove a portion of the existing footprint on the east side, which if the variation is granted, it will increase the setback from approximately 12 feet to 16.25 feet.
- The addition/enlargement to a nonconforming structure, which does not increase the nonconformity into the setback could be approved through an Administrative Variation. If the other variations were not required for this project, the second-story addition would be approved administratively.
- If the petitioner were to remove the breezeway connecting the house to the garage and instead propose a detached garage, the same setback variations would still be required. Accessory structures over 600 square feet must meet the principal structure setbacks.

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.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioners are requesting variations from Article 3-200 to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback

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.

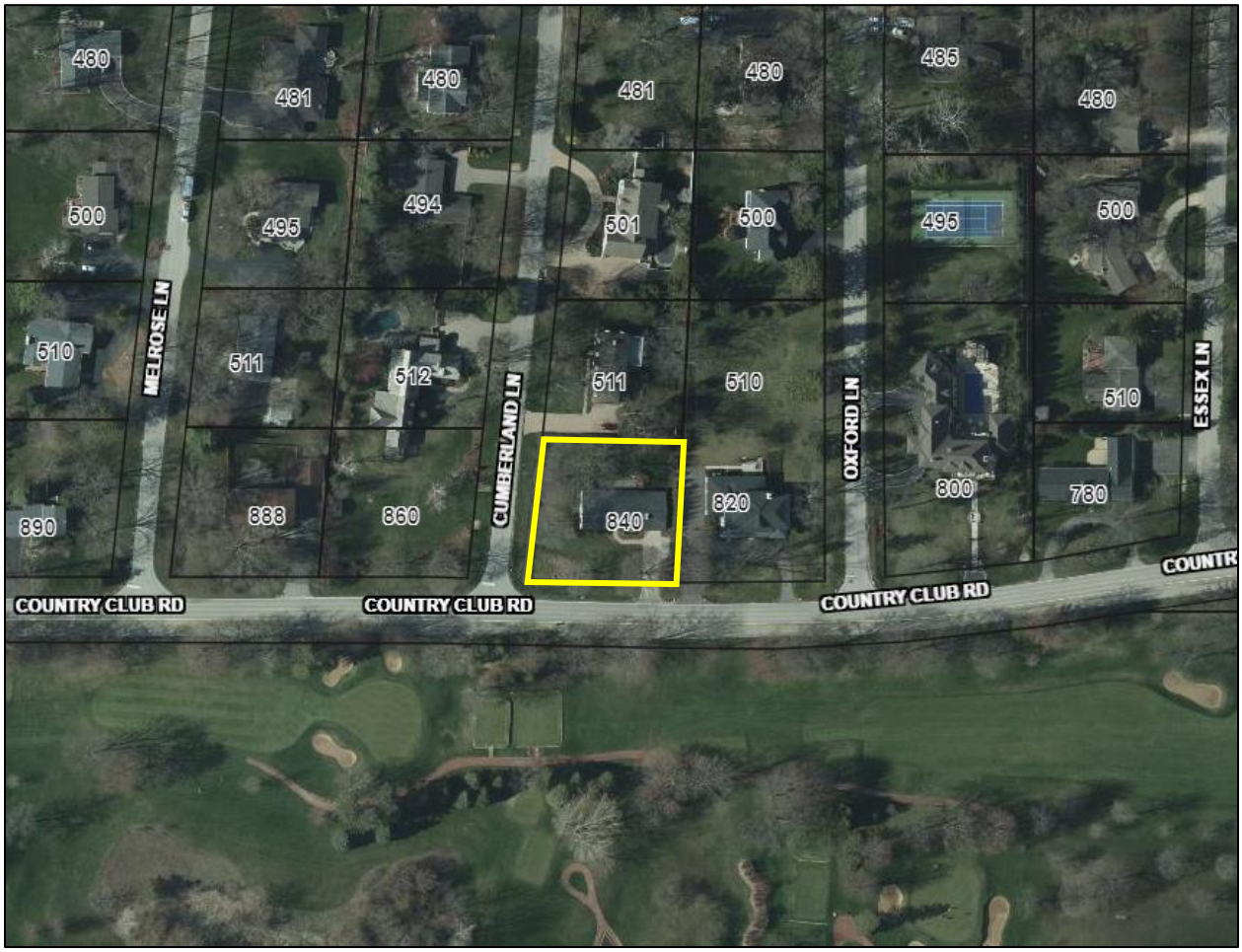
Recommended Conditions:

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 (Schendl, dated 07/24/24, received 07/26/24)
   B. Application Plans (ALA Architects and Planners, Inc., dated 02/01/24 last revised 07/29/24, received 06/23/23)

2. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

PIQ Map
840 Country Club Road



Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

MICHAEL AND SUSAN SCHENDL

Name

840 COUNTRY CLUB ROAD

Street

CRYSTAL LAKE ILLINOIS 60014

City State Zip Code

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 840 COUNTRY CLUB ROAD

   b. PIN #: 19-06-353-006

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:

THE PROPERTY IS A CORNER LOT WITH AN EXISTING RESIDENCE AND 100 YEAR OLD TREES WHICH LIMIT THE ABILITITY TO RENOVATE REMODEL WITH A BREEZWAY AND DETACHED GARAGE WITHIN THE CURRENT REAR AND SIDE YARD REQUIREMENTS WITHOUT ADVERSLY EFFECTING THE CHARACTER OF THE NEIGHBORHOOD.

IS THE HARDSHIP SELF-CREATED?

NO. THE HARDSHIP IS AS A RESULT OF THE CURRENT HOME ORIGINALLY BEING BUILT FACING THEREBY SVVING THE TREES THAT ARE NOW RESTRICTING THE PLACEMENT OF THE NEED SPACE TO REMODEL THE HOME AND ADDING THE PROPOSED DETACHED GARAGE ON THE AVAILABLE BUILDABLE LAND WITHOUT ADVERSELY EFFECTING THE SURROUNDING NEIGHBORHOOD.

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

NO

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

NO, IT WILL ENHANCE THE CHARACTER OF THE NEIGHBORHOOD

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:

NONE

IV. 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.

Susan Schendel Susan Schendel Michael Schendel

OWNER: Print and Sign name Date 7.24.24 7/24/24

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.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: Michael and Susan Schendl

Address: 840 Country Club Road

Crystal Lake, IL 60014

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Planned remodeling of an existing ranch house including renovating the existing structure, adding a second floor, screen porch, with a breezway and detached garage while saving the 100 year old trees and the character of the neighborhood

Project Address/Location: 840 Country Club Road

PIN Number(s): 19-06-353-006

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ALA Architects and Planners, Inc., 2600 Behan Rd., Crystal Lake, IL, 815-788-9200

Attorney: Michael C. Poper, 105 E. Main St., Cary IL, 815-245-0213

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: Luco Construction Co., 847-658-8537

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.

Susan Schendl Susan Schendl Michael Schendl Michael Schendl

OWNER: Print and Sign name **Date** 7.24.24 7/24/24

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.

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Michael Schendl and Susan Schendl

Address: 840 Country Club Road
Crystal Lake, IL 60014

Phone:

E-mail:

Project Name & Description: Home Addition; Planned remodeling of existing structure, adding second floor,screened porch, breezway and detached garage while saving the 100 year old trees and the character of the neighborhood.

Project Address/Location: 840 Country Club Road

Signature Susan Schendl

Susan Schendl Michael Schendl

Owner: Print and Sign name Date 7.24.24

NOTE: If the property is held in a 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.

Northwest Herald

NORTHWEST HERALD

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Notice Keywords:
840 country

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Saturday, August 03, 2024

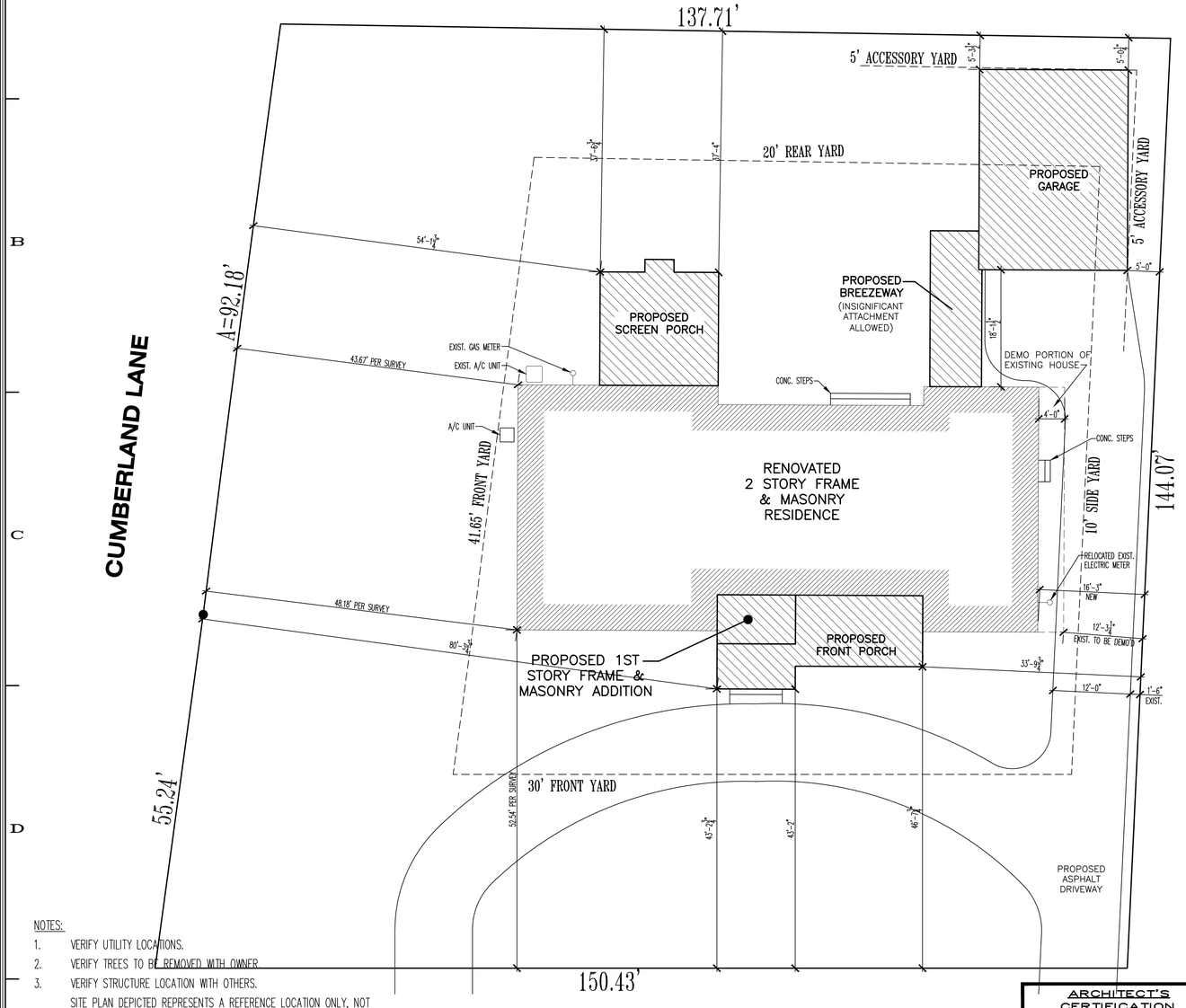
Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Michael and Susan Schendl 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 Michael and Susan Schendl for approval of variations at the following real estate known as 840 Country Club Road, Crystal Lake, Illinois 60014, PIN: 19-06-353-006. This application is filed for the purposes of seeking Simplified Residential Zoning Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback, and any other changes or variations as presented at the hearing, pursuant to Article 3, Article 4, and Article 9. 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 7:00 p.m. on Wednesday, August 21, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald on August 3, 2024) 2183143

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SCHENDL RESIDENCE

840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014



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.

NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE

1E / A000 SITE PLAN 1"=10'-0"

CRYSTAL LAKE SPECIFIC NOTES:

NOTE:
SOME NOTES LISTED IN THIS SECTION MAY NOT APPLY TO THE THIS SPECIFIC PROJECT DRAWING SET. ALL NOTES LISTED SHALL BE ACKNOWLEDGED WHETHER RELEVANT TO THIS PROJECT OR NOT.

NOTE:
PROVIDE ⅝" X 36" FLOOR-TO-FLOOR FLAT STRAP TIES @ 2ND FLOOR DECK WITHIN 6'-0" OF CORNERS & 12'-0" ON CENTER.

NOTE:
ANY PORTION OF EAVES & WALLS SHOWN WITHIN 5'-0" OF THE PROPERTY LINE SHALL HAVE A MINIMUM FIRE RATING OF 1-HR, TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. ANY PORTION OF SOFFITS & FASCIA WITHIN 5'-0" OF THE PROPERTY LINE SHALL HAVE ⅝" TYP.-X GYP. BD. UNDER THE NORMAL WEATHER PROTECTIVE MATERIAL SPECIFIED.

IMPERVIOUS SURFACE COVERAGE

AREA OF LOT	20,903.9 S.F.
ZONING DISTRICT	R-1
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	10,451.9 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+2878 S.F.
GARAGE FOOTPRINT	+713 S.F.
PORCHES/BREEZEWAY	+827 S.F.
DRIVEWAY/WALKWAY	+2952 S.F.
STEPS/ AC UNITS	+32 S.F.
TOTAL IMPERVIOUS COVERAGE	7402 S.F. ✓

BUILDING LOT COVERAGE

AREA OF LOT	20,903.9 S.F.
ZONING DISTRICT	R-1
MAXIMUM LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	8361.6 S.F.
PROPOSED LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+2878 S.F.
GARAGE FOOTPRINT	+713 S.F.
PORCHES/BREEZEWAY	+827 S.F.
TOTAL BLDG. LOT COVERAGE	4418 S.F. ✓

FLOOR AREA RATIO

AREA OF LOT	20,903.9 S.F.
ZONING DISTRICT	R-1
MAXIMUM F.A.R.	40%
ALLOWABLE FLOOR AREA	8361.6 S.F.
PROPOSED FLOOR AREA	
FIRST FLOOR	+2878 S.F.
GARAGE	+713 S.F.
SECOND FLOOR	+992 S.F.
FRONT PORCH	NOT COUNTED S.F.
SCREEN PORCH	+330 S.F.
TOTAL FLOOR AREA	4913 S.F. ✓

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A010 FIRST FLOOR DEMOLITION PLAN
A100 FOUNDATION PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 GARAGE FLOOR PLAN, GARAGE FOUNDATION PLAN, FOUNDATION SECTIONS, O.H. GARAGE DOOR DETAIL
A200 FRONT ELEVATION, REAR ELEVATION
A201 LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A202 GARAGE ELEVATIONS
A300 ROOF PLAN & STRUCTURAL NOTES, WALL SECTION, CONSTRUCTION SPECIFICATIONS, ATTIC VENT SCHEDULE
A301 WALL SECTIONS
A302 LIGHT & VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, PLUMBING FIXTURE COUNT, TYPICAL DETAILS
E101 FIRST FLOOR ELECTRICAL PLAN
E102 SECOND FLOOR ELECTRICAL PLAN

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."

STATE OF ILLINOIS · SCOTT F. POLIT · 001-018291 · LICENSED ARCHITECT · STATE OF ILLINOIS · ALA ARCHITECTS & PLANNERS, INC. 184.005572 ARCHITECT CORP. · PROFESSIONAL DESIGN FIRM

Scott Polit

001-018291 (Cert. No.) 11/30/24 (Exp.) 07/29/24 (Date)

IECC — INTERNATIONAL ENERGY CONSERVATION CODE
--NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS--

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

* THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL ADM. CODE 600 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305] .

* AS SPECIFIED BY THE CODE, 401.2 OPTION 1, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404. OPTION 1 WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE.

* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY 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. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

{ IF YOU DONT 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

5S 5 SHELVES · 1SIR 1 SHELF & 1 ROD · SPK SPRINKLER HEAD
GAS GAS HOOKUP · WATER WATER HOOKUP · FPHB FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET · SHOWER RAIN HEAD · FD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE · MASONRY FIREPLACE FLUE · REBAR
CEILING DETAIL DIAGRAM · WORK POINT · 6/12 ROOF PITCH
SECTION/ VIEW MARKER · ELEVATION MARKER · REVISION MARKER
V.I.F. VERIFY IN FIELD
V.W.O. VERIFY WITH OWNER

FACE BRICK · HORIZONTAL SIDING · BOARD & BATTEN SIDING · ASPHALT SHINGLES ROOFING
STONE · SHAKE SIDING · CEDAR SHAKE ROOFING · CONCRETE
FIELD STONE · STUCCO / E.I.F.S. · METAL ROOFING · GRAVEL

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1) · SWITCH · TELEVISION JACK
DUPLEX OUTLET (2) · DOOR ACTIVATED SWITCH · TELEPHONE JACK
QUAD. OUTLET (4) · S° MOTION ACTIVATED SWITCH · HDMI JACK
SWITCHED DUPLEX OUTLET (2) · THERMOSTAT CONTROLS
CEILING MOUNTED LIGHT FIXTURE · EXHAUST FAN, VENTED TO EXTERIOR · SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
RECESSED CAN LIGHT · EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
DIRECTIONAL RECESSED CAN LT. · FLOOD LIGHT W/ MOTION DETECTOR · SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
WALL MOUNTED LIGHT FIXTURE · CEILING MOUNTED FAN/LIGHT · LED LIGHT STRIP
RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR) · P.C. = PULL CHAIN LIGHT · GFI = GROUND FAULT CIRCUIT INTERRUPTER
EXTERIOR LAMP W/ POST · W.P. = WATER PROOF
FLUORESCENT LIGHT FIXTURE

WALL TYPES

NEW FRAME WALL · NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASED OPENING · DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE · TR. SILL PLATE @ FDTN. WALL

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.

PLUMBING NOTES:

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES.
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
* 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.

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD.
* HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION. UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D.
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
* DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

FINISHES:

* ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOULDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

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 OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE GRADE 60, LAP CONTINUOUS BARS 36 DIAMETERS.
* ALL FOUNDATION WALLS WITH FULLS MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
* ~~ALL EXTERIOR BACKOUT OR ENDSILL BASEMENT FRAME WALLS 8" (CMU W/ 12" SEATING)~~
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS.
* ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% 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 CRAWL 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.
* MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

* VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE.
* NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED.
* TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING.
* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 10⅛" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* ~~FOR 9'-0" PLATES, TOP OF WINDOWS @ 9⅛" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.~~
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 8⅛" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
  EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
* PROVIDE (2) 2 X 12 HEADERS 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.
* PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWS WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS.
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR.
* ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
  WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
* WINDOW & DOOR TAGS: FIXED WINDOW =(F), EGRESS WINDOW =(E), TEMPERED GLASS =(T)

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
* ALL INTERIOR PARTITIONS 3⅝" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
* ~~ALL EXTERIOR WALLS 8" (2 X 4 STUDS W/ ½" SHEATHING)~~
* ~~ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 10" (2 X 4 STUDS W/ ½" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).~~
* ALL EXTERIOR WALLS 6" (2 X 6 STUDS W/ ½" SHEATHING).
* ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 11" (2 X 6 STUDS W/ ½" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
* ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SNAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING)ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325.
* ~~PROVIDE (5" X 3½" X ⅜") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE W/ MASONRY VENEER ABOVE.~~
* ~~PROVIDE (6" X 4" X ⅜") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.~~
* ~~PROVIDE (7" X 4" X ½") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ UP TO 4" OF MASONRY VENEER ABOVE.~~
* ~~PROVIDE (8" X 4" X ½") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ MORE THAN 4" OF MASONRY VENEER ABOVE.~~
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH ⅝"ø BOLTS @ 20" 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 HEADERS TO BE (2) 2 X 12 SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED ⅓ 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 FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
* 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) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
* ■ = (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
* □ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2X6 @16" 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.
* HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED.
* 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 THE RUN.
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

ELECTRICAL NOTES:

* WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
  - ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
  - ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI.
  - 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 & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
  - (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
  - (1) SMOKE DETECTOR IN EACH BEDROOM
  - (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, 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 ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
* 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.
* 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 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.
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS.
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHER.
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
* PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
* PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
CITY OF CRYSTAL LAKE CODE OF ORDINANCES
2018 INTERNATIONAL BUILDING CODE
2000 NFPA LIFE SAFETY CODE
2018 ILLINOIS ILLINOIS ACCESSIBILITY CODE

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE
PRELIMINARY DISCION 10-27-23 ABA
PRELIMINARY DISCION
DISCION DEVELOPMENT
RELEASE FOR BID 02-02-24 ABA
FINAL REVIEW 02-02-24 ABA
RELEASE FOR PERMIT 07-29-24 ABA
CONSTRUCTION SET
REVISION

SCHENDL RESIDENCE
840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

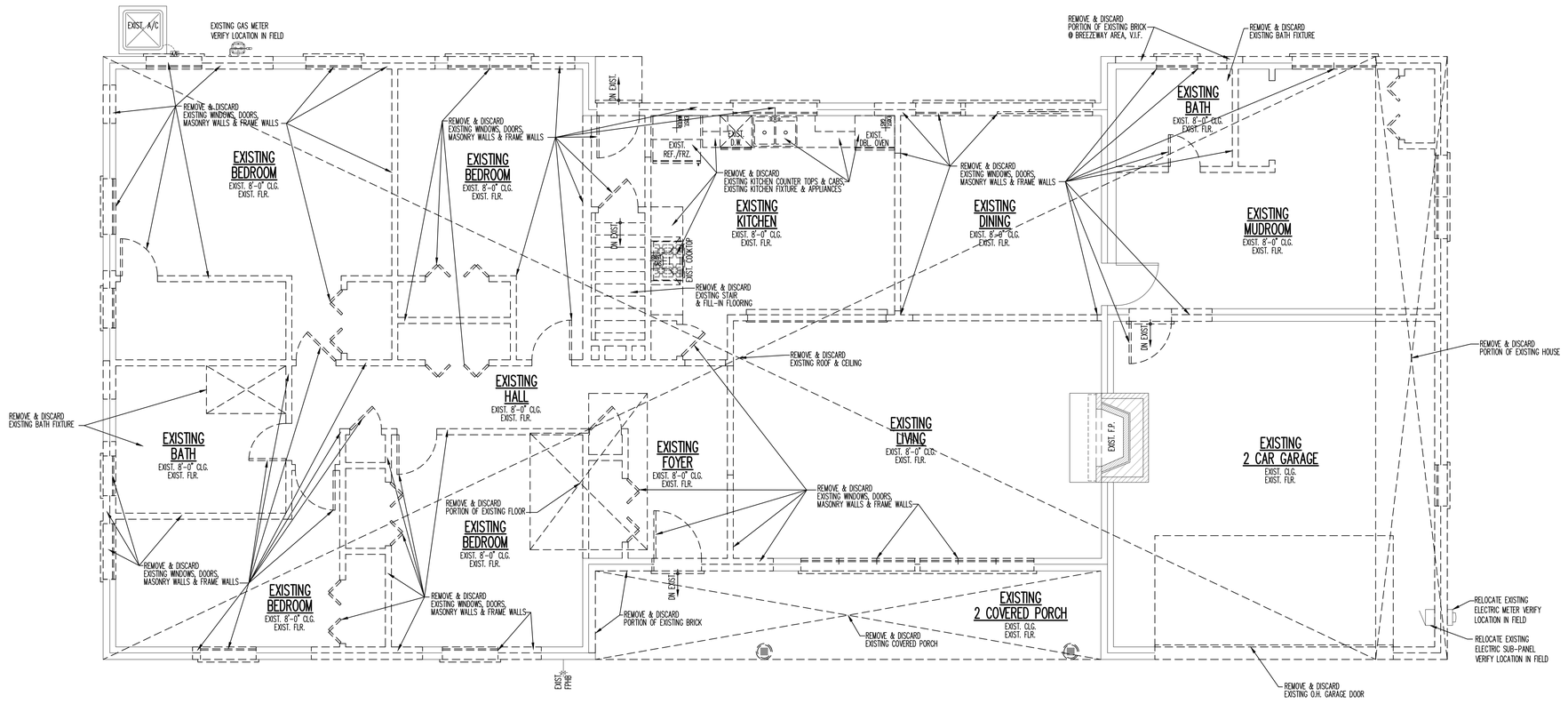
SITE PLAN
GENERAL NOTES
DRAWING INDEX

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40 Crystal St., Cary, IL 60013

Job Number: 23330
Sheet Number: A000
File Name: 23330000

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

NOTE:
RE-USE EXISTING WINDOWS AS NEEDED, SEE PLANS AND ELEVATIONS FOR WINDOW LOCATIONS.



1E / A010 FIRST FLOOR DEMOLITION PLAN

1/4"=1'-0"

DEMOLITION PLAN LEGEND

EXISTING FRAME WALLS & OTHER ITEMS

WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS.

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE:
SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

NOTE:
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.

NOTE:
VERIFY CONDITIONS OF EXISTING DRAIN TILE @ FOUNDATION FOOTINGS. TIE NEW DRAIN TILE INTO EXISTING SYSTEM, OR PROVIDE NEW STAND ALONE SYSTEM. V.I.F.

NOTE:
VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SIT ON UNDISTURBED SOIL MIN. 42" BELOW FINISHED GRADE.

NOTE:
TOP OF PROPOSED FOUNDATION TO BE SET AN ELEVATION THAT ALLOWS NEW FINISHED FLOOR TO ALIGN WITH EXISTING, V.I.F.

NOTE:
VERIFY EXISTING RADON MITIGATION SYSTEM MEETS STATE ADOPTED CODES. PROVIDE REPAIRS OR REPLACEMENTS TO RADON VENTING SYSTEM AS REQ'D. VERIFY EXISTING CONDITIONS IN FIELD.

NOTE:
ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN. RE-USE & TIE-INTO EXISTING AS MUCH AS POSSIBLE, VERIFY IN FIELD

DESIGN STAGE / REVISIONS

PRELIMINARY DESIGN	10-27-23 ABA	
PRELIMINARY DESIGN	11-16-23 ABA	
COST ESTIMATE/BUDGET		
RELEASE FOR BID		
FINAL REVIEW	02-01-24 ABA	
RELEASE FOR PERMIT	02-01-24 ABA	07-29-24 DSR
REVISION		

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FIRST FLOOR DEMOLITION PLAN

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Job Number: 23330
Sheet Number: A010
File Name: 2433OUT100

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DEMOLITION PLAN LEGEND

EXISTING FRAME WALLS & OTHER ITEMS

WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS.

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE:
SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

NOTE:
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.

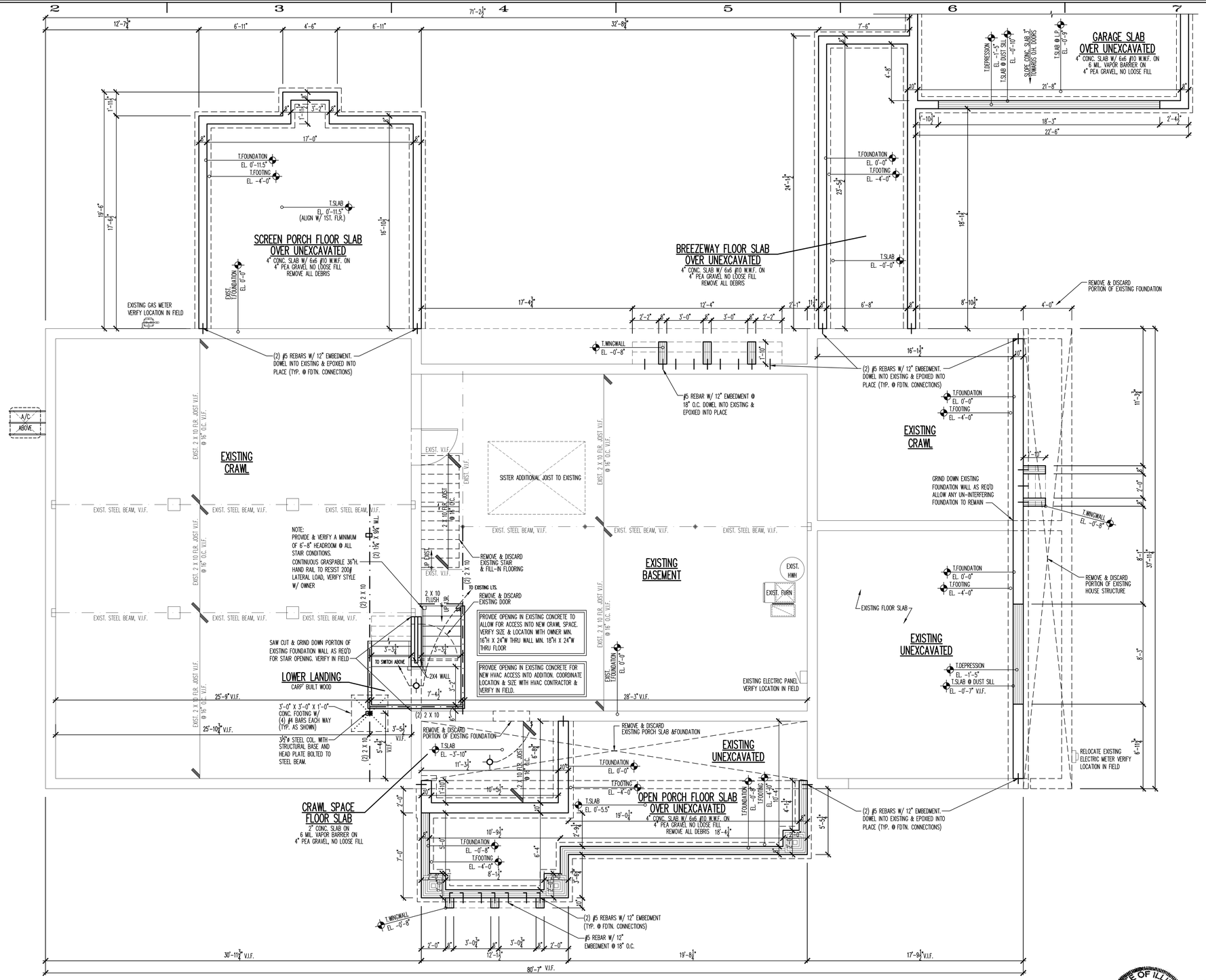
NOTE:
VERIFY CONDITIONS OF EXISTING DRAIN TILE @ FOUNDATION FOOTINGS. TIE NEW DRAIN TILE INTO EXISTING SYSTEM, OR PROVIDE NEW STAND ALONE SYSTEM. V.I.F.

NOTE:
VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SIT ON UNDISTURBED SOIL MIN. 42" BELOW FINISHED GRADE.

NOTE:
TOP OF PROPOSED FOUNDATION TO BE SET AN ELEVATION THAT ALLOWS NEW FINISHED FLOOR TO ALIGN WITH EXISTING, V.I.F.

NOTE:
VERIFY EXISTING RADON MITIGATION SYSTEM MEETS STATE ADOPTED CODES. PROVIDE REPAIRS OR REPLACEMENTS TO RADON VENTING SYSTEM AS REQ'D. VERIFY EXISTING CONDITIONS IN FIELD.

NOTE:
ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN. RE-USE & TIE-INTO EXISTING AS MUCH AS POSSIBLE. VERIFY IN FIELD



1E / A100 FOUNDATION PLAN

1/4"=1'-0"

REVISIONS

DESIGN STAGE	1	2	3	4	5
PRELIMINARY DESIGN	10-27-23 ABA				
PRELIMINARY DESIGN REVISION		11-16-23 ABA			
RELEASE FOR BID					
FINAL REVIEW			02-01-24 ABA		
RELEASE FOR PERMIT			02-01-24 ABA	07-29-24 DSR	
REVISION					

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FOUNDATION PLAN

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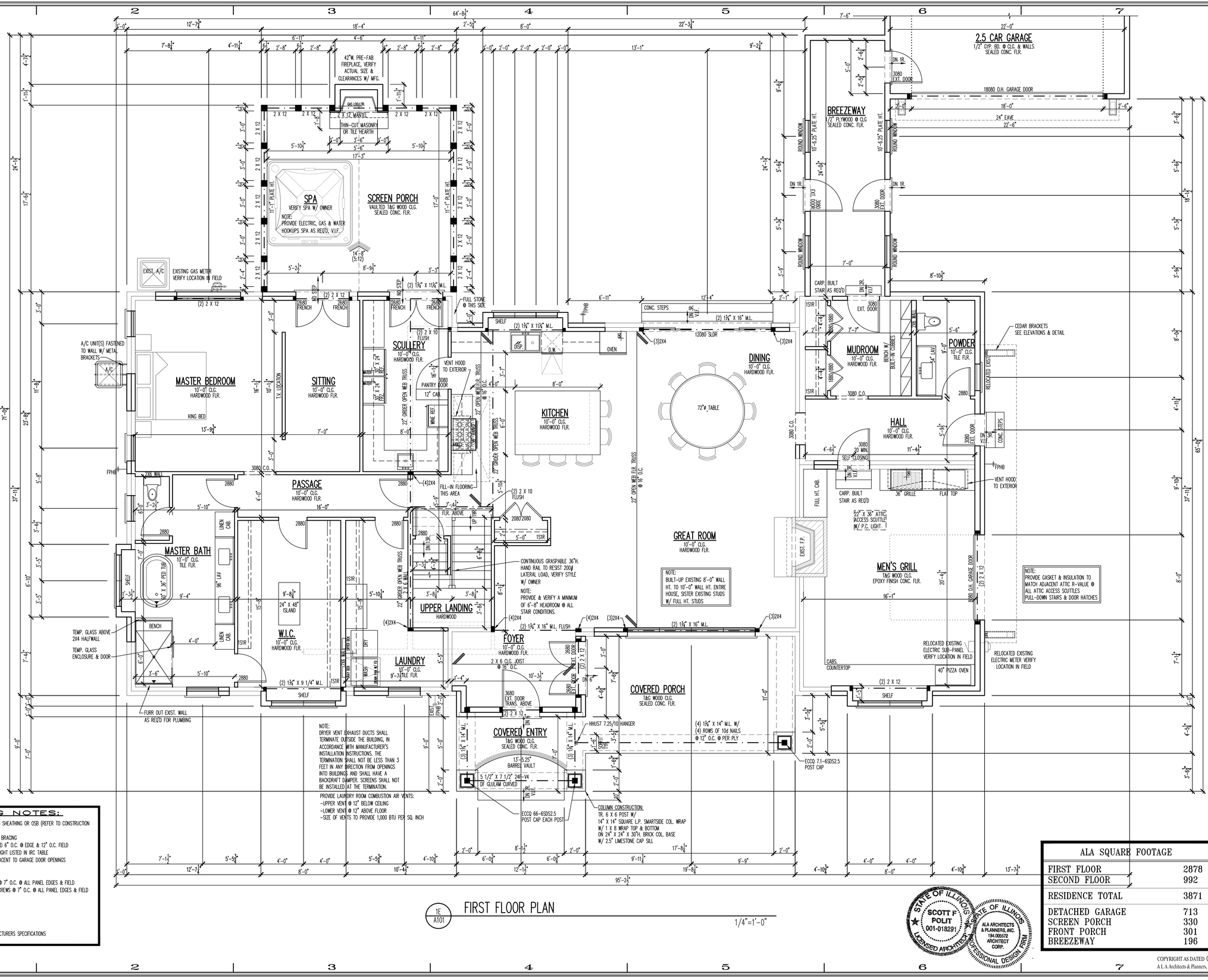
Job Number: 23330

Sheet Number: A100

File Name: LA100FT100

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



WALL BRACING NOTES:

- ENTIRE HOUSE TO BE CONTINUOUSLY SHEATHED WITH ½" PLYWOOD SHEATHING OR OSB (REFER TO CONSTRUCTION SPECIFICATIONS @ SHEET A300 (BRACING METHOD: "CS-WSP")
- "CS-WSP" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL BRACING
- REQUIRED FASTENERS FOR "CS-WSP" = 6D COMMON NAILS SPACED 6" O.C. @ EDGE & 12" O.C. FIELD
- MINIMUM PANEL WIDTH FOR "CS-WSP" PER ADJACENT OPENING HEIGHT LISTED IN IRC TABLE
- "CS-G" = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE DOOR OPENINGS
- "CS-PF" = CONTINUOUS SHEATHED PORTAL FRAME PANEL
- "GB" = GYPSUM BOARD BRACING
- REQUIRED FASTENERS FOR "GB" (⅝") = 1-⅝" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- REQUIRED FASTENERS FOR "GB" (⅜") = 1-¾" NAILS OR 1-⅝" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- "ABW" = ALTERNATE BRACED WALL PANEL
- "PFG" = PORTAL FRAME @ GARAGE DOOR
- "PFH" = PORTAL FRAME WITH HOLD DOWNS
- "SSW" = SIMPSON STEEL STRONG WALL
- "WSW" = SIMPSON WOOD SHEAR WALL
- SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS

1E / A101 FIRST FLOOR PLAN

1/4"=1'-0"

ALA SQUARE FOOTAGE	
FIRST FLOOR	2878
SECOND FLOOR	992
RESIDENCE TOTAL	3871
DETACHED GARAGE	713
SCREEN PORCH	330
FRONT PORCH	301
BREEZEWAY	196

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REVISIONS

	DESIGN STAGE	
1	PRELIMINARY DESIGN	10-27-23 ABA
2	PRELIMINARY DESIGN	11-16-23 ABA
3	COST ESTIMATE/BUDGET	
4	RELEASE FOR BID	
5	FINAL REVIEW	02-01-24 ABA
	RELEASE FOR PERMIT	02-01-24 ABA
	REVISION	07-29-24 DBR

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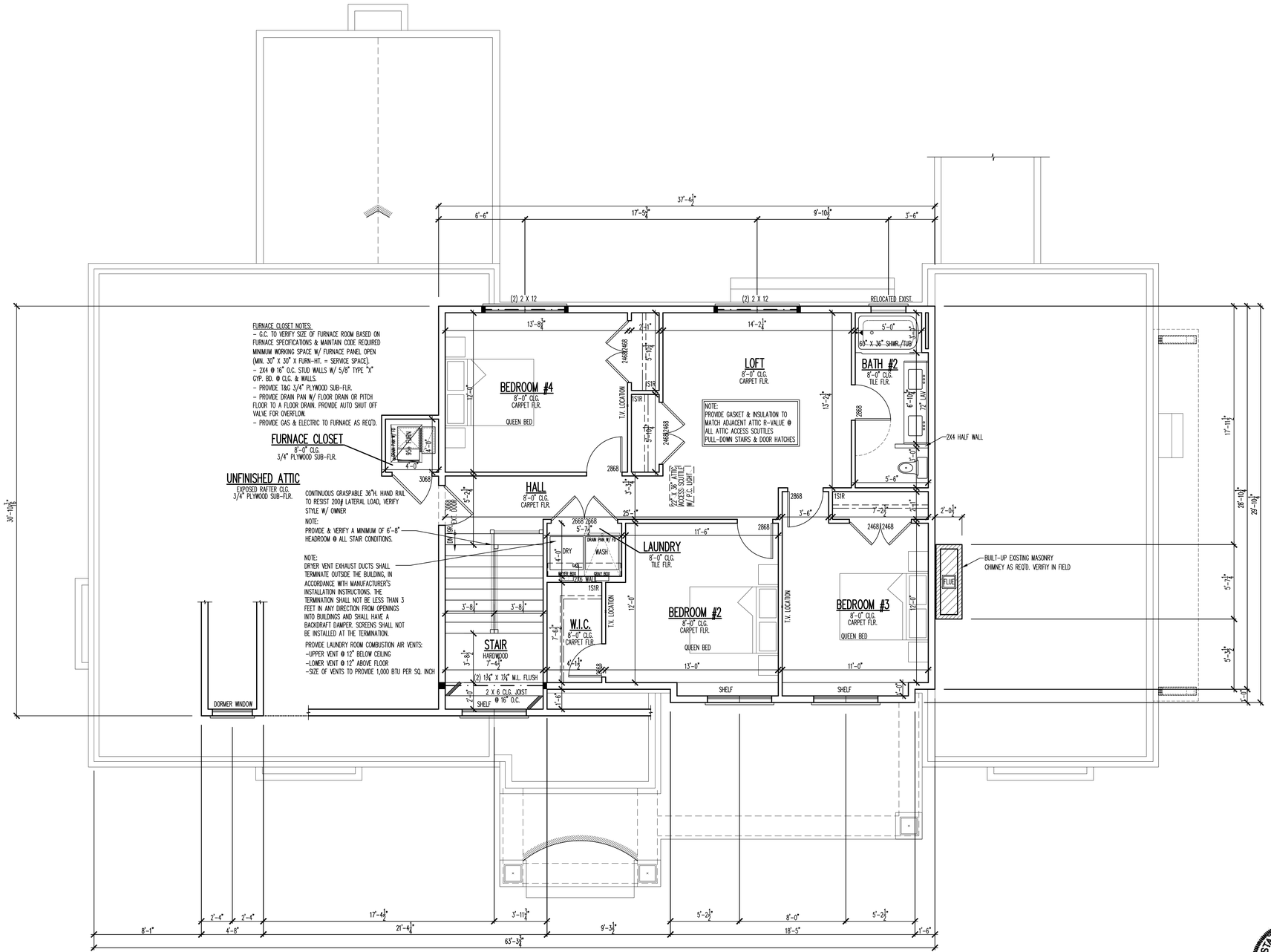
FIRST FLOOR PLAN

Job Number: 23330

Sheet Number: A101

File Name: 1A101OUT100

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



1E
A102

SECOND FLOOR PLAN

1/4"=1'-0"

REVISIONS			
1	10-27-23 JBA	PRELIMINARY DESIGN	
2	11-16-23 JBA	PRELIMINARY DESIGN	
		ADDED 3rd GARAGE BAY	
		RELEASE FOR BID	
	02-01-24 JBA	FINAL REVIEW	
3	02-01-24 JBA	RELEASE FOR PERMIT	
4	07-29-24 CBR	REVISION	

DESIGN STAGE

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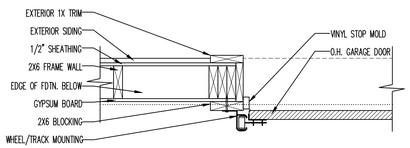
SECOND FLOOR PLAN

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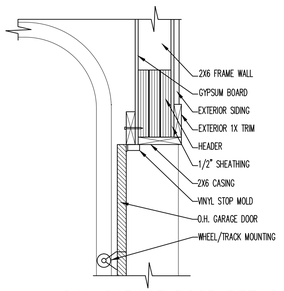
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Sheet Number: A102
File Name: LAYOUT100

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



1A A10.3 **O.H. GARAGE DOOR DETAIL**
TOP VIEW 1"=1'-0"
2X6 FRAME WALL



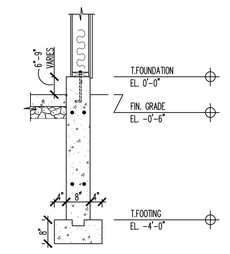
1B A10.3 **O.H. GARAGE DOOR DETAIL**
SIDE VIEW 1"=1'-0"
2X6 FRAME WALL

WALL BRACING NOTES:

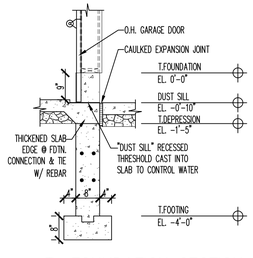
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* REQUIRED FASTENERS FOR "GB" (⅝") = 1-½" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
* REQUIRED FASTENERS FOR "GB" (⅜") = 1-¾" NAILS OR 1-⅝" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
* "ABW" = ALTERNATE BRACED WALL PANEL
* "PFG" = PORTAL FRAME @ GARAGE DOOR
* "PFH" = PORTAL FRAME WITH HOLD DOWNS
* "SSW" = SIMPSON STEEL STRONG WALL
* "WSW" = SIMPSON WOOD SHEAR WALL
* SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS

ELECTRICAL SYMBOLS

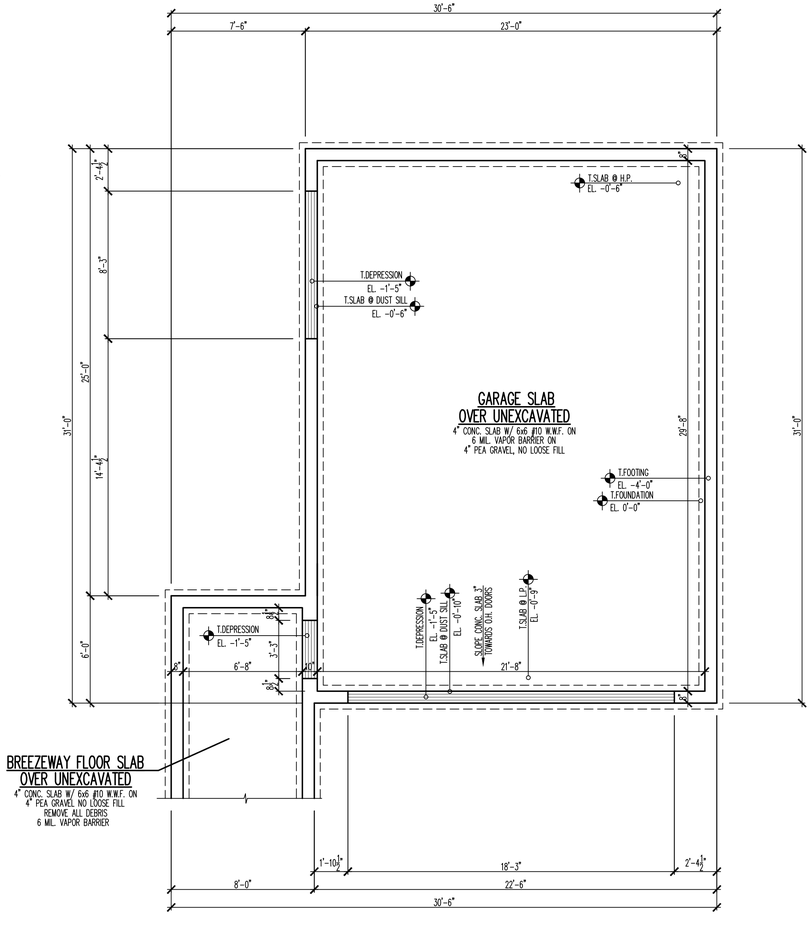
- SINGLE OUTLET (1)
- DUPLEX OUTLET (2)
- QUAD. OUTLET (4)
- SWITCHED DUPLEX OUTLET (2)
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- DIRECTIONAL RECESSED CAN LT.
- WALL MOUNTED LIGHT FIXTURE
- RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
- EXTERIOR LAMP W/ POST
- FLUORESCENT LIGHT FIXTURE
- $ SWITCH
- $D DOOR ACTIVATED SWITCH
- $M MOTION ACTIVATED SWITCH
- T THERMOSTAT CONTROLS
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- FLOOD LIGHT W/ MOTION DETECTOR
- CEILING MOUNTED FAN/LIGHT
- .....LED LIGHT STRIP
- P.C. = PULL CHAIN LIGHT
- W.P. = WATER PROOF
- TELEVISION JACK
- TELEPHONE JACK
- HDMI JACK
- SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO. WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- GFI = GROUND FAULT CIRCUIT INTERRUPTER



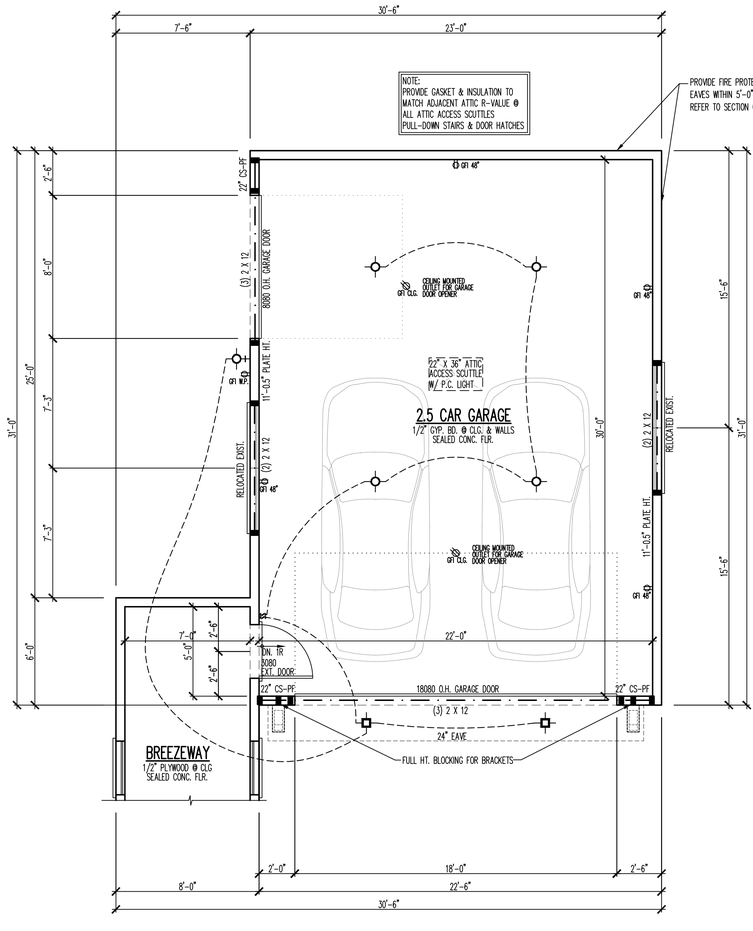
1D A103 **FOUNDATION SECTION**
2X6 FRAME WALL ABOVE 1/2"=1'-0"



1E A103 **FOUNDATION SECTION**
2X6 FRAME WALL ABOVE @ GARAGE DOOR 1/2"=1'-0"



2E A103 **GARAGE FOUNDATION PLAN**
1/4"=1'-0"



5E A103 **GARAGE FLOOR PLAN**
1/4"=1'-0"

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REVISIONS		
1	05-27-23	ABA
2	11-16-23	ABA
3		
4		
5	07-29-24	DBR
1	02-01-24	ABA
DESIGN STAGE		
PRELIMINARY DESIGN	05-27-23	ABA
PRELIMINARY DESIGN	11-16-23	ABA
RELEASE FOR BID		
FINAL REVIEW	02-01-24	ABA
RELEASE FOR PERMIT	07-29-24	DBR
REVISION		

SCHENDL RESIDENCE
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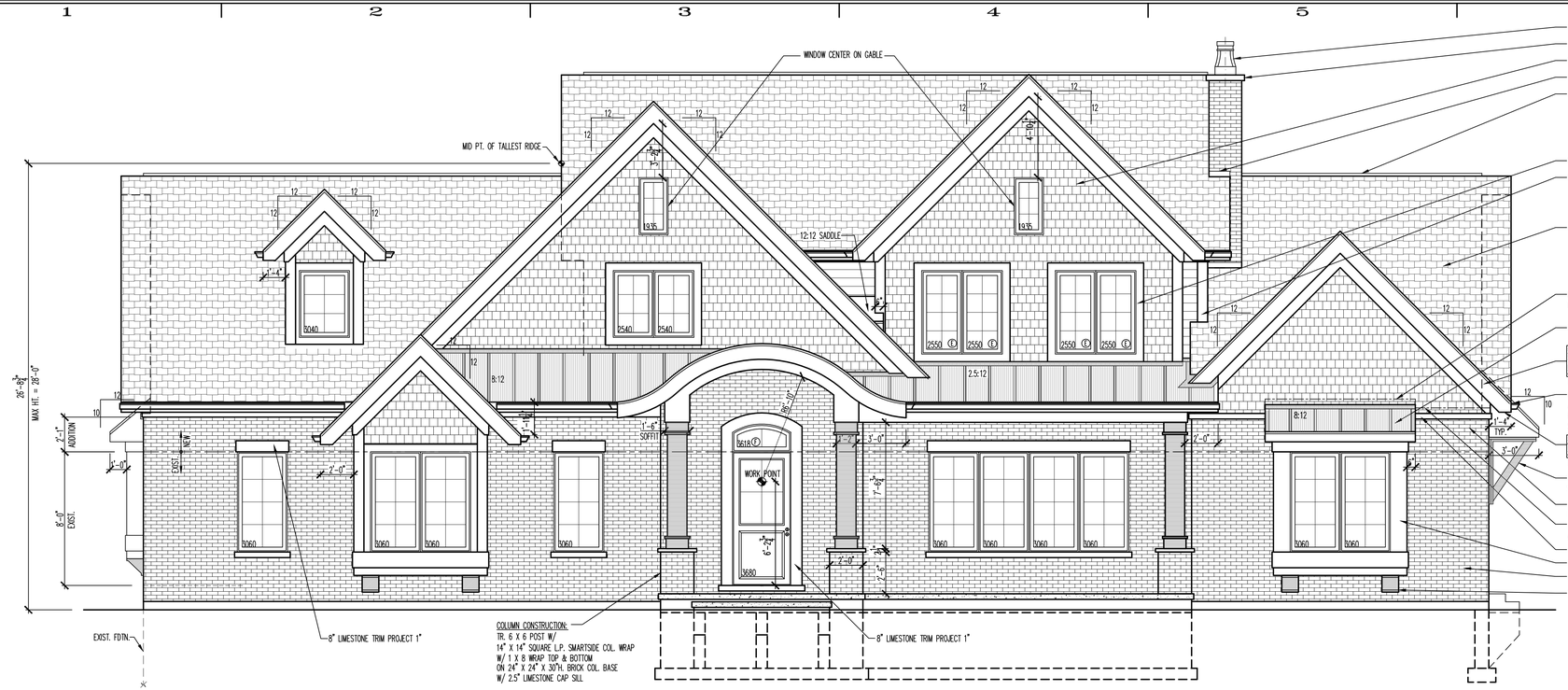
GARAGE FLOOR PLAN
GARAGE FOUNDATION PLAN
FOUNDATION SECTIONS
O.H. GARAGE DOOR DETAIL

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Job Number: 23330
Sheet Number: A103
File Name: LAYOUT100

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



3C / A200 FRONT 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

WINDOW NOTES

* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.

EXAMPLE: 2555 = 2'-5" X 5'-5"

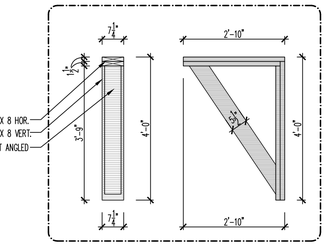
EXAMPLE: 3068 = 3'-0" X 6'-8"

EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (T) DOOR OR WINDOW PANE SLIDES RIGHT = (R)
FIXED WINDOW = (F) DOOR OR WINDOW PANE SLIDES LEFT = (L)
EGRESS WINDOW = (E)
EGRESS WINDOW BREAKDOWN =
MIN. CLEAR OPEN AREA OF 5.7 S.F.
MIN. CLEAR OPEN WIDTH OF 20"
MIN. CLEAR OPEN HEIGHT OF 24"
MAX. SILL HEIGHT OF 44"

REMODELING & 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, FREIZE 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.



7C / A200 BRACKET DETAIL

1/2"=1'-0"



3E / A200 REAR ELEVATION

1/4"=1'-0"

DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN 10-27-23 ABA	
PRELIMINARY DESIGN REVISION 2 11-16-23 ABA	
RELEASE FOR BID 07-29-24 ABA	
FINAL REVIEW 02-01-24 ABA	
RELEASED FOR PERMIT 02-01-24 ABA	
REVISION	

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FRONT ELEVATION
REAR ELEVATION

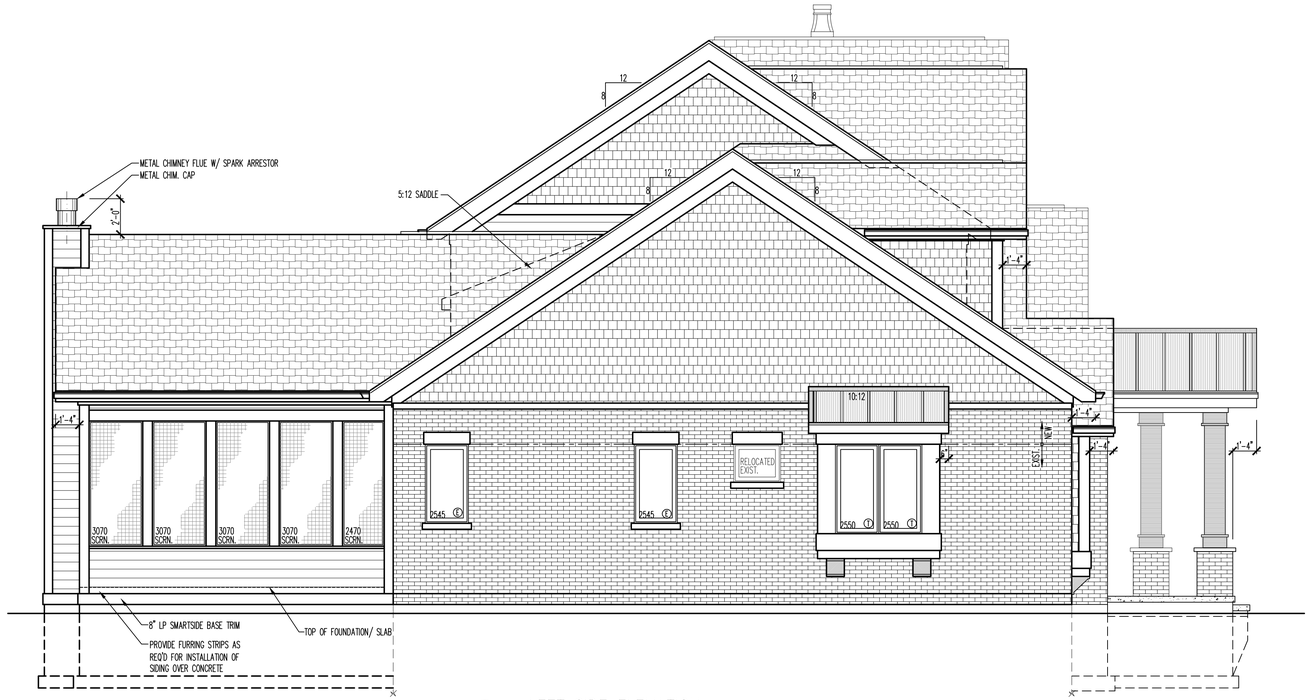
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Job Number: 23330
Sheet Number: A200
File Name: LAYOUT2600

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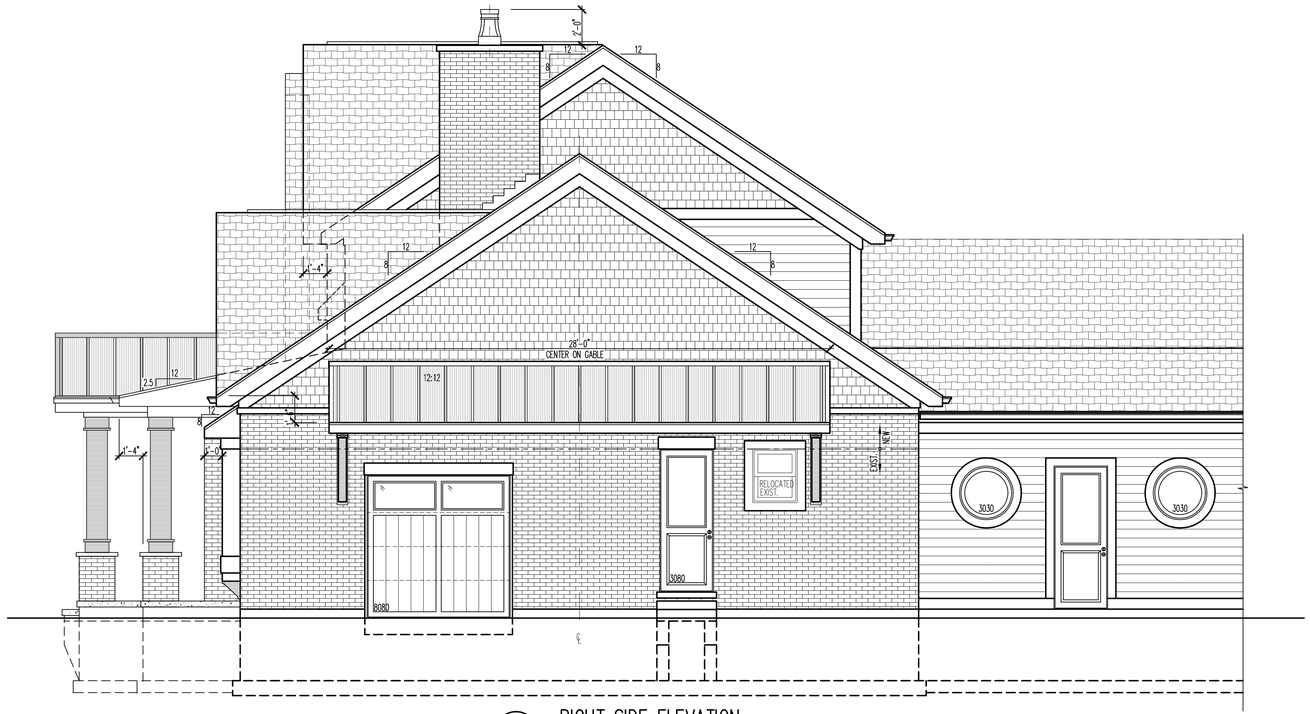
TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



4C
A201

LEFT SIDE ELEVATION

1/4"=1'-0"



4E
A201

RIGHT SIDE ELEVATION

1/4"=1'-0"

REVISIONS

	1	2	3	4	5
	01-27-23 ABA	11-16-23 ABA			
	02-01-24 ABA				
	02-01-24 ABA	07-29-24 CBR			

DESIGN STAGE

PRELIMINARY DESIGN	01-27-23 ABA
PRELIMINARY DESIGN REVISION	11-16-23 ABA
RELEASE FOR BID	
FINAL REVIEW	02-01-24 ABA
RELEASE FOR PERMIT	02-01-24 ABA
REVISION	07-29-24 CBR

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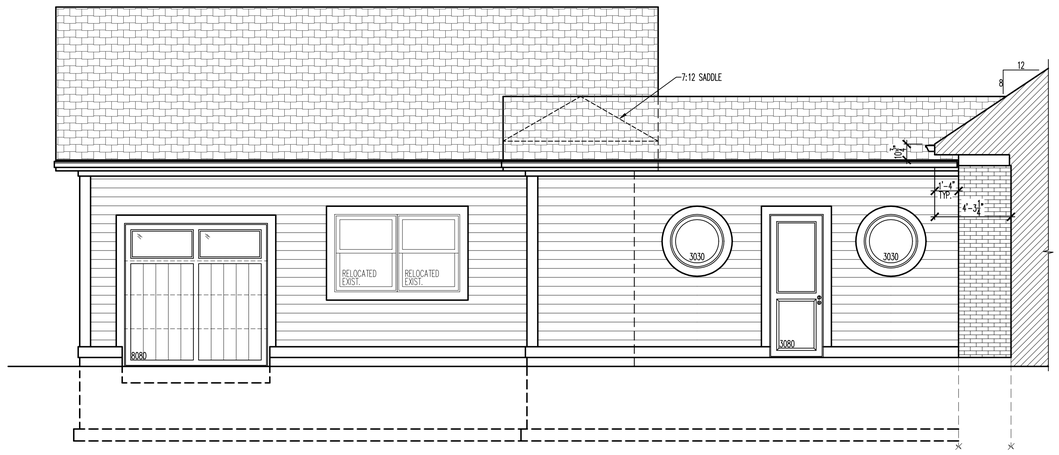
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RIGHT SIDE ELEVAION
LEFT SIDE ELEVATION

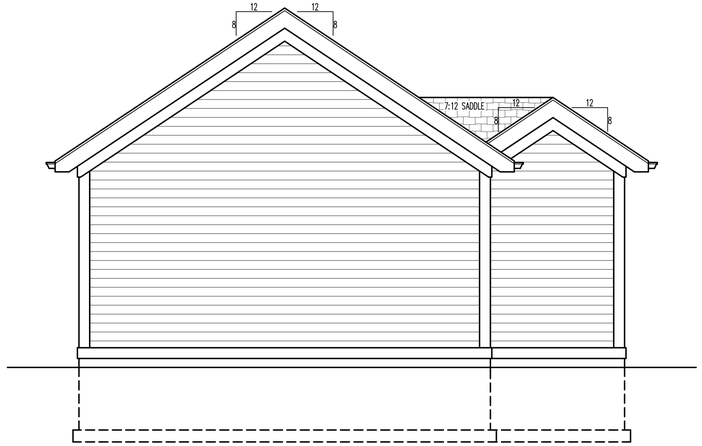
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Job Number: 23330
Sheet Number: A201
File Name: LAYOUT200

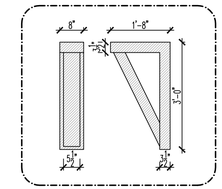
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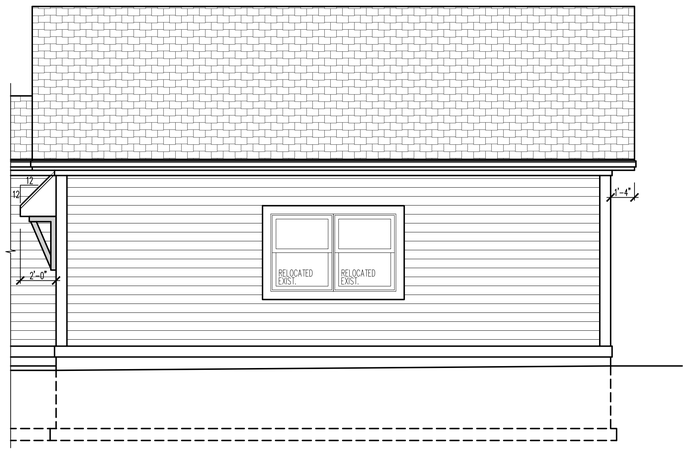
2C A202 GARAGE LEFT SIDE ELEVATION
WITH BREEZEWAY 1/4"=1'-0"



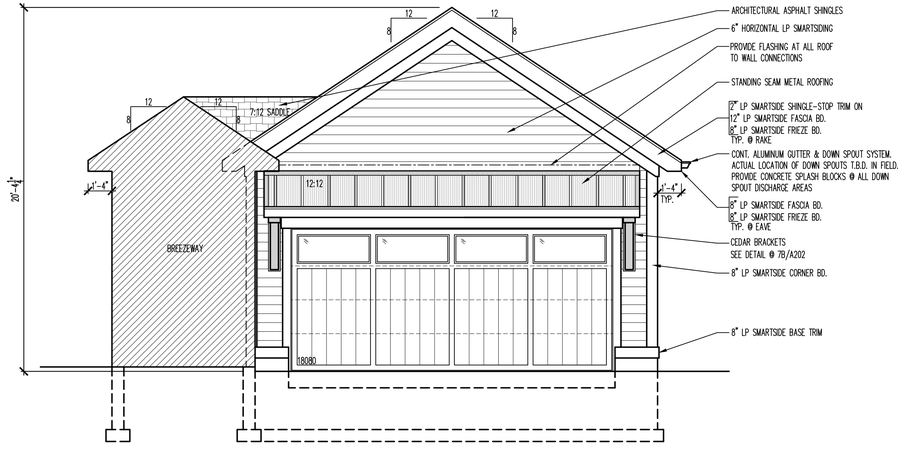
5C A202 GARAGE REAR ELEVATION
1/4"=1'-0"



7B A202 BRACKET DETAIL
1/2"=1'-0"



2E A202 GARAGE RIGHT SIDE ELEVATION
1/4"=1'-0"



5E A202 GARAGE FRONT ELEVATION
1/4"=1'-0"

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REVISIONS

1	05-27-23 ABA
2	11-16-23 ABA
3	
4	
5	
6	07-29-24 CRR
7	02-01-24 ABA
8	02-01-24 ABA

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
PRICING SET/ BID
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

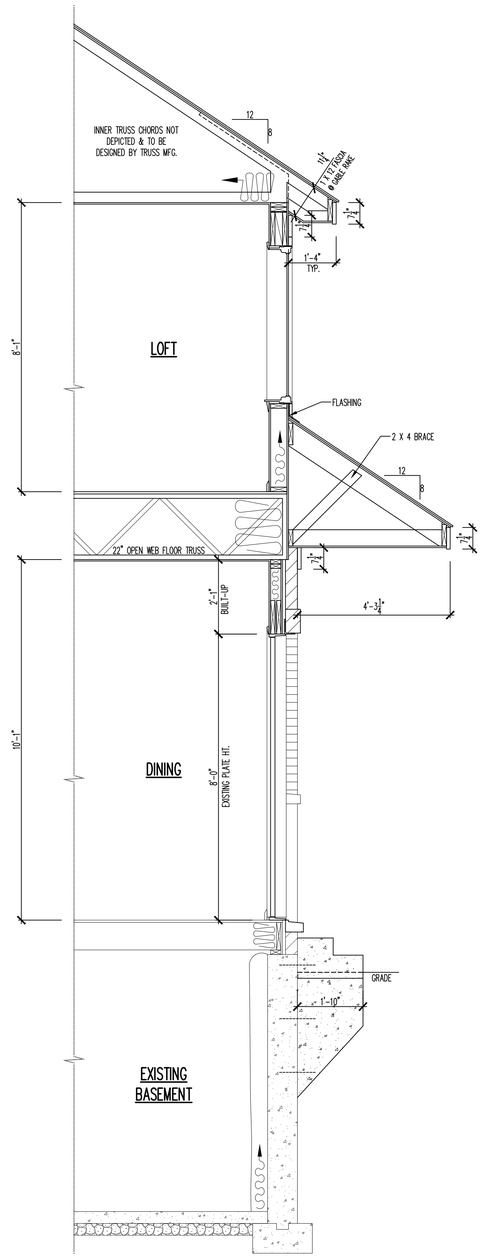
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GARAGE ELEVATIONS

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Job Number: 23330
Sheet Number: A202
File Name: LAYOUT200

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



1E A300 WALL SECTION

1/2"=1'-0"

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL.
[PROVIDE (2) LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2:12, 3:12, 4:12 PITCHES]
5/8" EXT. GRADE PLYWOOD SHEATHING W/ CLIPS
(SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/
MIN. (R-49) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS
1 X FASCIA PER ELEVATIONS
LP. SMARTSIDE SOFFITS W/ CONTINUOUS VENTS
1 X FRIEZE BD. PER ELEVATIONS (MATCH EXISTING)
1" AIR BAFFLES
5/8" GYP. BD. CEILING

TYPICAL EXTERIOR MASONRY WALL CONSTRUCTION:
MASONRY (MATCH EXISTING) WITH TIES @16" O.C. HORIZ. AND VERT.
AND WEEP HOLES @32" O.C. AND BASE FLASHING
1" AIR SPACE
TYVEK OR EQUIV. HOUSE WRAP
1" R-5 RIGID INSULATION
1/2" CONTINUOUS PLYWOOD SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" GYP. BD.

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS (MATCH EXISTING)
TYVEK OR EQUIV. HOUSE WRAP
1" (R-5) RIGID FOAM INSULATION
1/2" CONTINUOUS PLYWOOD SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" GYP. BD.

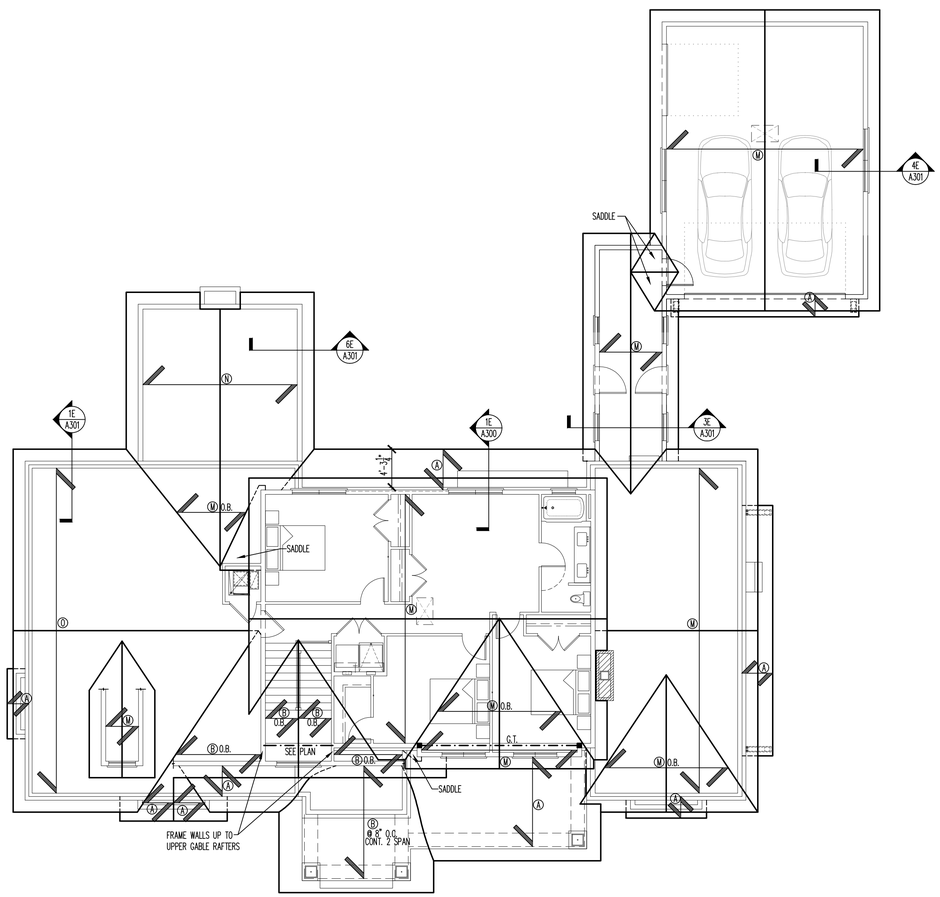
TYPICAL FLOOR CONSTRUCTION:
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (FIR)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER
SEE STRUCTURAL NOTES ON PLANS
9-1/2" (R-30) BATT INSULATION W/ VAPOR BARRIER AT PERIMETER,
CANTILEVERED FLOORS & OVER UNHEATED SPACES
1/2" GYP. BD. AT FIRST FLOOR CEILING

TYPICAL INTERIOR FRAME WALL CONSTRUCTION:
1/2" GYP. BD. (FINISHED ROOM SIDES)
2 X 4 / 2 X 6 STUDS @ 16" O.C. (STUD SIZE PER PLANS)
(2) WALL TOP PLATES
(1) WALL BOTTOM PLATE

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION:
TR. 2 X 6 SILL PLATE SET IN SILL SEALER
1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. @6' O.C. MAX. AND 1" MAX.
FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:
8" CONC. WALL W/(2)#4 REBARS TOP AND BOTTOM
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING

PATCH EXISTING FLOORING:
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (FIR) ALIGN FLUSH W/ EXISTING



ROOF STRUCTURAL SPECIFICATIONS		NOTES
(A) = 2 X 6 RAFTERS @16" O.C.	(I) = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-4" UNLESS OTHERWISE NOTED
(B) = 2 X 8 RAFTERS @16" O.C.	(J) = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HIP AND VALLEY BDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
(C) = 2 X 10 RAFTERS @16" O.C.	(K) = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A300.
(D) = 2 X 12 RAFTERS @16" O.C.	(L) = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
(E) = 2 X 6 CEILING JOISTS @16" O.C.	(M) = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	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.
(F) = 2 X 8 CEILING JOISTS @16" O.C.	(N) = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	
(G) = 2 X 10 CEILING JOISTS @16" O.C.		
(H) = 2 X 12 CEILING JOISTS @16" O.C.	(O) = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
M.L. = 1 3/4" 1.9E MICRO.LAM LVL T.S. = 1 3/4" 1.55E TIMBERSTRAND LSL ■ = (3)2X6 BUILT UP POST – BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	O.B. = OVER BUILD E.R. = EXTENDED RIDGE U.B. = UNDER BUILD G.T. = GIRDER TRUSS	D.R. = DOUBLE RAFTER E.V. = EXTENDED VALLEY E.H. = EXTENDED HIP

5D A300 ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"

ATTIC VENT SCHEDULE													
ATTIC	ATTIC AREA		REQUIRED VENT		ACTUAL VENT								ACT. VENT VALUES
			INTAKE @ SOFFIT	EXHAUST @ ROOF	INTAKE @ SOFFIT		EXHAUST @ ROOF						
			AREA (S.I.) / 300	AREA (S.I.) / 300	SOFFIT VENTS		RIDGE VENTS		CAN VENTS				CONT. SOFFIT VENT =10 S.I. / 1 FT.
UPPER ROOF	1283 S.F.	184731S.I.	616 S.I.	616 S.I.	62 FT.	620 S.I.	31 FT.	620 S.I.	-- CAN(S)----	S.I.			RIDGE VENTS =20 S.I. / 1 FT.
LOWER ROOF	1971 S.F.	283852S.I.	946 S.I.	946 S.I.	95 FT.	950 S.I.	48 FT.	960 S.I.	-- CAN(S)----	S.I.			CAN VENTS =100 S.I. / VENT
GARAGE & BREEZEWAY	1098 S.F.	158182S.I.	527 S.I.	527 S.I.	53 FT.	530 S.I.	27 FT.	540 S.I.	-- CAN(S)----	S.I.			

NOTE:
VERIFY LOCATION OF CAN-EXHAUST VENTS ON ROOF IN FIELD

5E A300 ATTIC VENT SCHEDULE

NO SCALE

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REVISIONS

DESIGN STAGE	1	2	3	4	5
PRELIMINARY DESIGN	10-27-23 ABA				
PRELIMINARY DESIGN ADJUSTMENT		11-16-23 ABA			
RELEASE FOR BID					
FINAL REVIEW	02-01-24 ABA				
RELEASE FOR PERMIT	02-01-24 ABA		07-29-24 CRR		
REVISION					

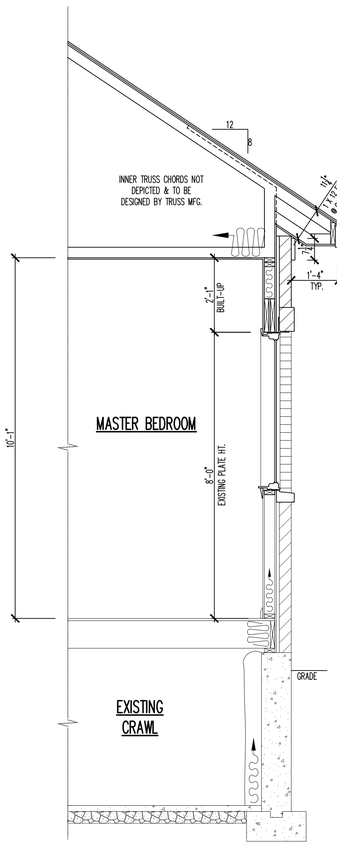
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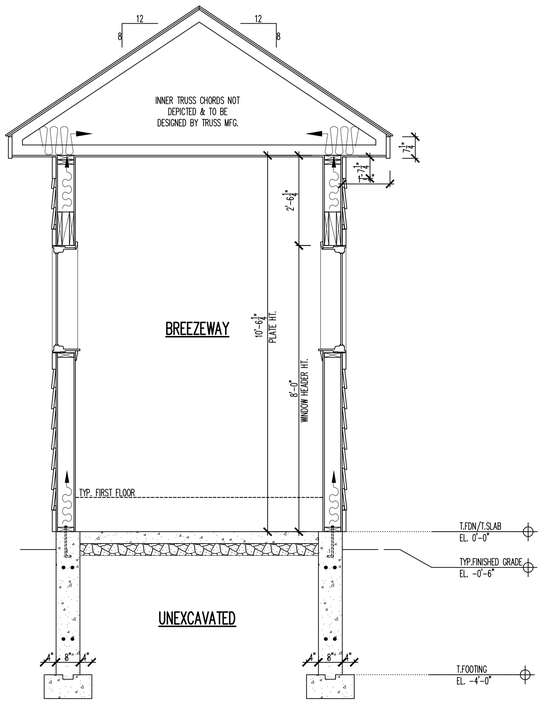
ROOF PLAN & STRUCTURAL NOTES
CONSTRUCTION SPECIFICATIONS
WALL SECTION

Job Number: 23330
Sheet Number: A300
File Name: LAYOUT2300

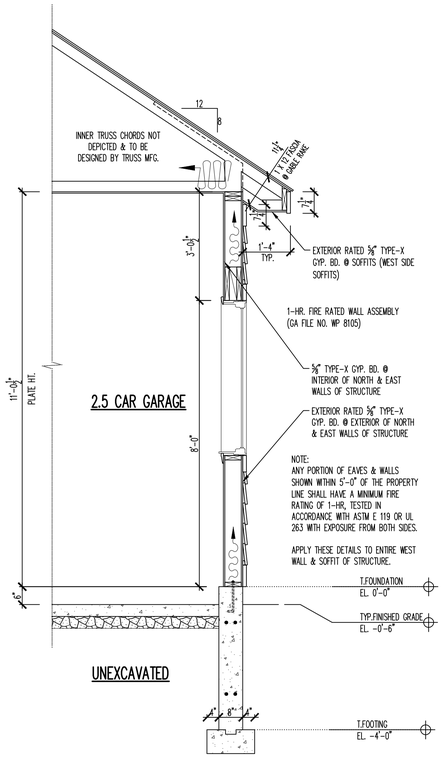
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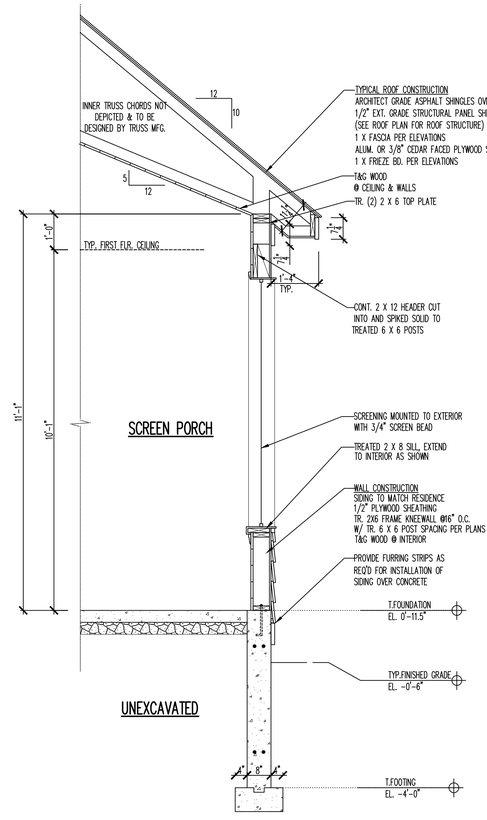
1E A301 WALL SECTION
1/2"=1'-0"



3E A301 WALL SECTION
1/2"=1'-0"



4E A301 WALL SECTION
1/2"=1'-0"



6E A301 WALL SECTION
1/2"=1'-0"

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE	REVISIONS 1	2	3	4	5
PRELIMINARY DESIGN	10-27-23 ASA				
PRELIMINARY DESIGN REVISION		11-16-23 ASA			
RELEASE FOR BID					
FINAL REVIEW			02-01-24 ASA		
RELEASE FOR PERMIT			02-01-24 ASA	07-29-24 CRR	
REVISION					

SCHENDL RESIDENCE
840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

WALL SECTIONS

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2660 Behan Road at Rt. 176, Crystal Lake, IL 60014
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1700 E. Racine Ave., Waukesha, WI 53186
40 Crystal St., Crys, IL 60013

STATE OF ILLINOIS — SCOTT F POLIT 001-018291 — LICENSED ARCHITECT
STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. 184.006572 ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

Job Number: 23330
Sheet Number: A301
File Name: LAYOUT300

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

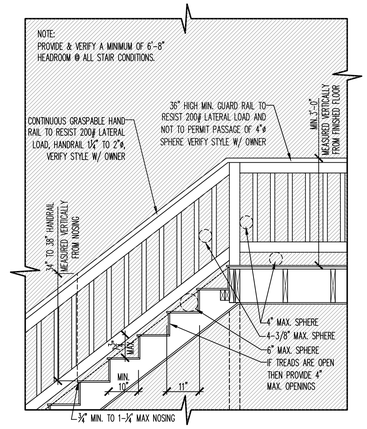
LIGHT AND VENT SCHEDULE						
ROOM NAME	SQ. FT.	REQ. LIGHT	ACT. LIGHT	REQ. VENT	ACT. VENT	MIN. CFM EXHAUST FAN
FIRST FLOOR						
KITCHEN / DINING	435.4	34.8	59.6	17.4	36.0	---
GREAT ROOM	297.0	23.8	58.8	11.9	56.0	---
MASTER BEDROOM	222.2	17.8	37.0	8.9	35.0	---
MASTER BATH WATER CLOSET	19.3	---	---	---	---	25
POWDER	49.5	---	---	---	---	50
SECOND FLOOR						
LOFT	186.9	15.0	21.0	7.5	20.0	---
BEDROOM #2	149.3	11.9	18.4	6.0	17.2	---
BEDROOM #3	140.3	11.2	18.4	5.6	17.2	---
BEDROOM #4	186.9	15.0	21.0	7.5	20.0	---
BATH #2	71.0	---	---	---	---	75

1B A302 LIGHT & VENT SCHEDULE

NO SCALE

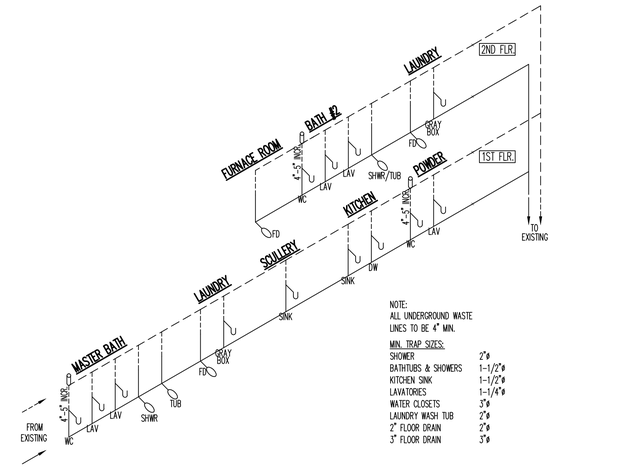
NOTE:
THE DETAILS AND SECTIONS SHOWN ARE FOR REFERENCE ONLY. PROVIDED TO AID IN THE CONSTRUCTION IN STANDARD AND OPTIONAL CONDITIONS. SEE PLANS FOR SPECIFICS AND ACTUAL CONSTRUCTION DETAILS.

NOTE:
ACTUAL STAIR LAYOUT PER PLANS. DIAGRAM SHOWS GUARDRAIL, HANDRAIL, HEADROOM, ETC. SPECIFICATIONS NOT FOR STAIR RUN CONSTRUCTION. INSTALL THIRD STRINGER IF TREADS ARE MORE THAN 3'-0" WIDE. PROVIDE HANDRAIL WITH STAIR RUNS WITH 4 RISERS OR MORE.



3B A302 TYPICAL STAIR & RAIL DETAIL

1/2"=1'-0"



NOTE:
ALL UNDERGROUND WASTE LINES TO BE 4" MIN.

MIN. TRAP SIZES:

SHOWER	2"ø
BATHTUBS & SHOWERS	1-1/2"ø
KITCHEN SINK	1-1/2"ø
LAVATORIES	1-1/4"ø
WATER CLOSETS	3"ø
LAUNDRY WASH TUB	2"ø
2" FLOOR DRAIN	2"ø
3" FLOOR DRAIN	3"ø

5B A302 WASTE DIAGRAM

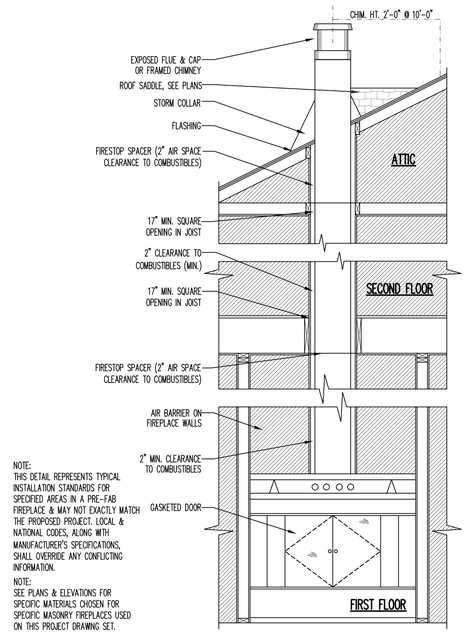
NO SCALE

WATER SUPPLY FIXTURE UNITS (WSFU) EXISTING CONDITIONS			
FIXTURE	VALUE	# OF	TOTAL
WATER CLOSETS	3	3	9
LAVATORY	1	3	3
SHOWER & TUBS	2	3	6
KITCHEN SINK / BAR SINK	2	1	2
DISHWASHER	1	1	1
LAUNDRY SINK / WASH TUB	3	---	---
WASHING MACHINE GREY BOX	2	1	2
HOSE BIB	1	1	1
TOTAL W.S.F.U. =			24
(EXISTING WATER SERVICE PIPE SIZE. VERIFY IN FIELD)			
1/2" SERVICE (2-7 W.S.F.U.)			
3/4" SERVICE (8-19 W.S.F.U.)			
1" SERVICE (20-34 W.S.F.U.) ← EXIST. SIZE V.I.F.			
1 1/4" SERVICE (35-59 W.S.F.U.)			
1 1/2" SERVICE (60-119 W.S.F.U.)			

WATER SUPPLY FIXTURE UNITS (WSFU) TOTAL PROPOSED, POST-CONSTRUCTION CONDITIONS			
FIXTURE	VALUE	# OF	TOTAL
WATER CLOSETS	3	3	9
LAVATORY	1	5	5
SHOWER & TUBS	2	3	6
KITCHEN SINK / BAR SINK	2	2	4
DISHWASHER	1	1	1
LAUNDRY SINK / WASH TUB	3	---	---
WASHING MACHINE GREY BOX	2	2	4
HOSE BIB	1	4	4
TOTAL W.S.F.U. =			33
REQ'D PIPE SIZE			
1/2" SERVICE (2-7 W.S.F.U.)			
3/4" SERVICE (8-19 W.S.F.U.)			
1" SERVICE (20-34 W.S.F.U.) ← SIZE REQ'D			
1 1/4" SERVICE (35-59 W.S.F.U.)			
1 1/2" SERVICE (60-119 W.S.F.U.)			

5D A302 PLUMBING FIXTURE COUNT

NO SCALE

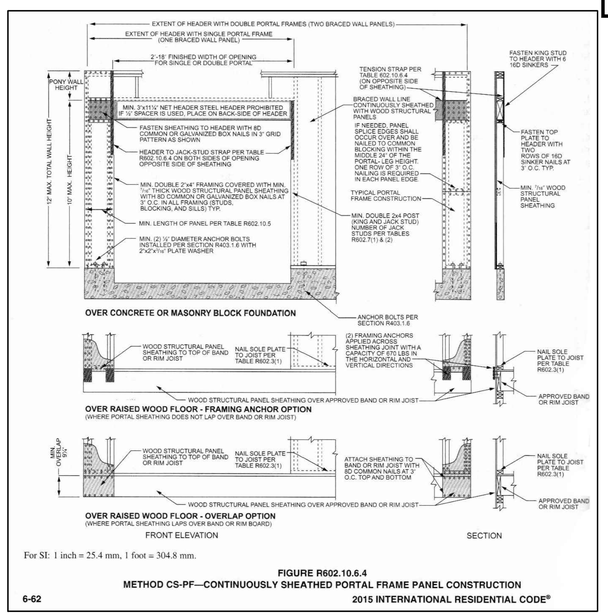


NOTE:
THIS DETAIL REPRESENTS TYPICAL INSTALLATION STANDARDS FOR SPECIFIED AREAS IN A PRE-FAB FIREPLACE & MAY NOT EXACTLY MATCH THE PROPOSED PROJECT. LOCAL & NATIONAL CODES, ALONG WITH MANUFACTURER'S SPECIFICATIONS, SHALL OVERRIDE ANY CONFLICTING INFORMATION.

NOTE:
SEE PLANS & ELEVATIONS FOR SPECIFIC MATERIALS CHOSEN FOR SPECIFIC MASONRY FIREPLACES USED ON THIS PROJECT DRAWING SET.

1E A302 TYPICAL PRE-FAB. FIREPLACE & FLUE SECTION

1/2"=1'-0"



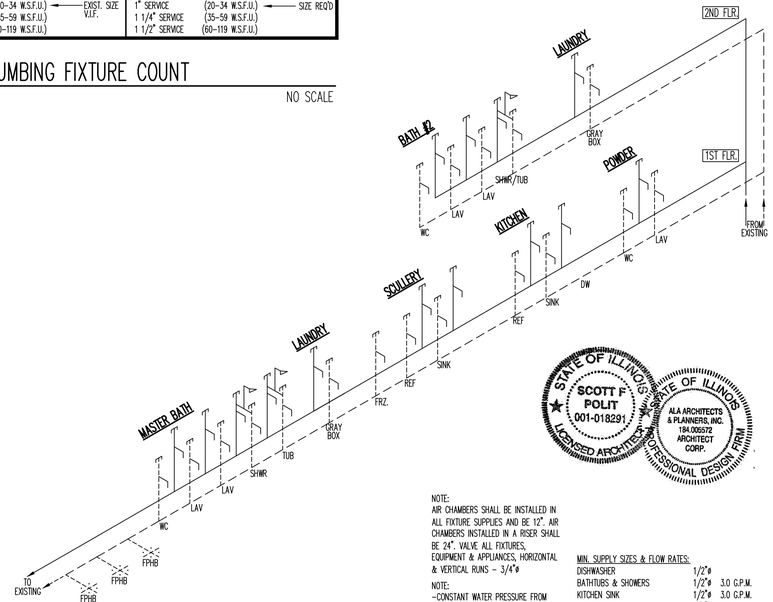
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

6-62 2015 INTERNATIONAL RESIDENTIAL CODE®

3E A302 IRC PORTAL DETAIL

2018 IRC: CS-PF [CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION] NO SCALE



NOTE:
AIR CHAMBERS SHALL BE INSTALLED IN ALL FIXTURE SUPPLIES AND BE 12" AIR CHAMBERS INSTALLED IN A RISER SHALL BE 24". VALVE ALL FIXTURES, EQUIPMENT & APPLIANCES, HORIZONTAL & VERTICAL RUNS - 3/4"ø

NOTE:
-CONSTANT WATER PRESSURE FROM TANK SHALL BE MIN. 20 PSI.
-CONSTANT WATER PRESSURE @ EACH FIXTURE SHALL BE MIN. 8 PSI.

MIN. SUPPLY SIZES & FLOW RATES:		
DISHWASHER	1/2"ø	
BATHTUBS & SHOWERS	1/2"ø	3.0 G.P.M.
KITCHEN SINK	1/2"ø	3.0 G.P.M.
LAVATORIES	1/2"ø	3.0 G.P.M.
WATER CLOSETS	1/2"ø	3.0 G.P.M.
SILL COCKS	1/2"ø	3.0 G.P.M.

5E A302 SUPPLY DIAGRAM

NO SCALE

REVISIONS

DESIGN STAGE	1	2	3	4	5
PRELIMINARY DESIGN	05-27-23 ABA				
PRELIMINARY DESIGN ADJUSTMENT		11-16-23 ABA			
RELEASE FOR BID					
FINAL REVIEW	02-01-24 ABA				
RELEASE FOR PERMIT	02-01-24 ABA			07-29-24 DSR	
REVISION					

SCHENDEL RESIDENCE
840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

WASTE & SUPPLY DIAGRAMS
PLUMBING FIXTURE COUNT
LIGHT & VENT SCHEDULES
TYPICAL DETAILS

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40 Crystal St. 1700 E. Racine Ave.
Crys, IL 60013 Waukesha, WI 53186

STATE OF ILLINOIS
SCOTT F POLIT
001-018291
LICENSED ARCHITECT

STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.005572
ARCHITECT CORP.
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Job Number: 23330

Sheet Number: A302

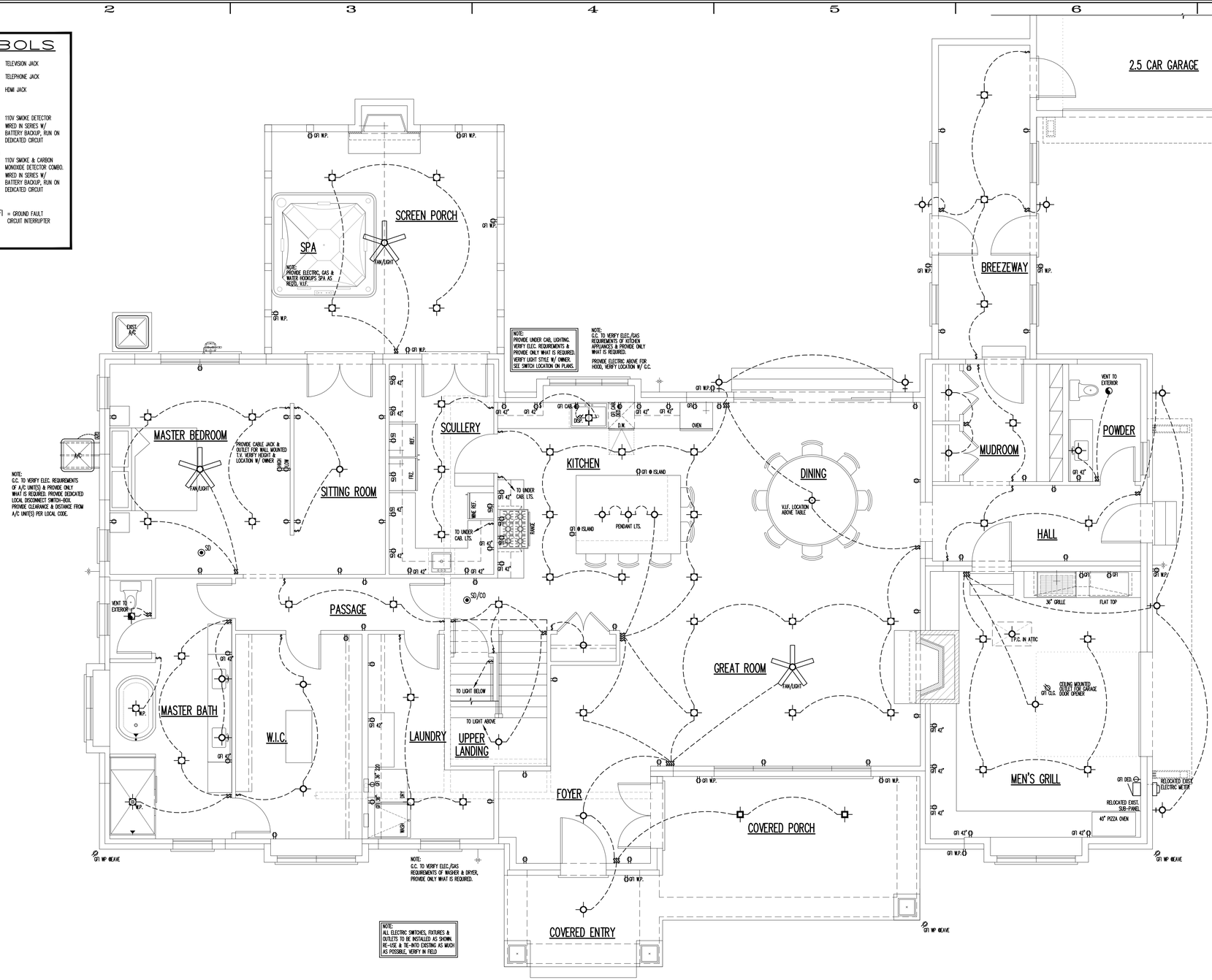
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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

ELECTRICAL SYMBOLS

- SINGLE OUTLET (1)
- DUPLEX OUTLET (2)
- QUAD. OUTLET (4)
- SWITCHED DUPLEX OUTLET (2)
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- DIRECTIONAL RECESSED CAN LT.
- WALL MOUNTED LIGHT FIXTURE
- RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
- EXTERIOR LAMP W/ POST
- FLUORESCENT LIGHT FIXTURE
- $ SWITCH
- $* DOOR ACTIVATED SWITCH
- $* MOTION ACTIVATED SWITCH
- THERMOSTAT CONTROLS
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- FLOOD LIGHT W/ MOTION DETECTOR
- CEILING MOUNTED FAN/LIGHT
- .....LED LIGHT STRIP
- P.C. = PULL CHAIN LIGHT
- W.P. = WATER PROOF
- TELEVISION JACK
- TELEPHONE JACK
- HDMI JACK
- SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO. WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- GFI = GROUND FAULT CIRCUIT INTERRUPTER



1E / E101 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

DESIGN STAGE

PRELIMINARY DESIGN	05-27-23 ABA
PRELIMINARY DESIGN	
PRELIMINARY ACCOUNT	
RELEASE FOR BID	11-16-23 ABA
FINAL REVIEW	02-01-24 ABA
RELEASE FOR PERMIT	02-01-24 ABA
REVISION	07-29-24 DSR

REVISIONS

SCHENDEL RESIDENCE
840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

FIRST FLOOR ELCTRICAL PLAN

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98 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

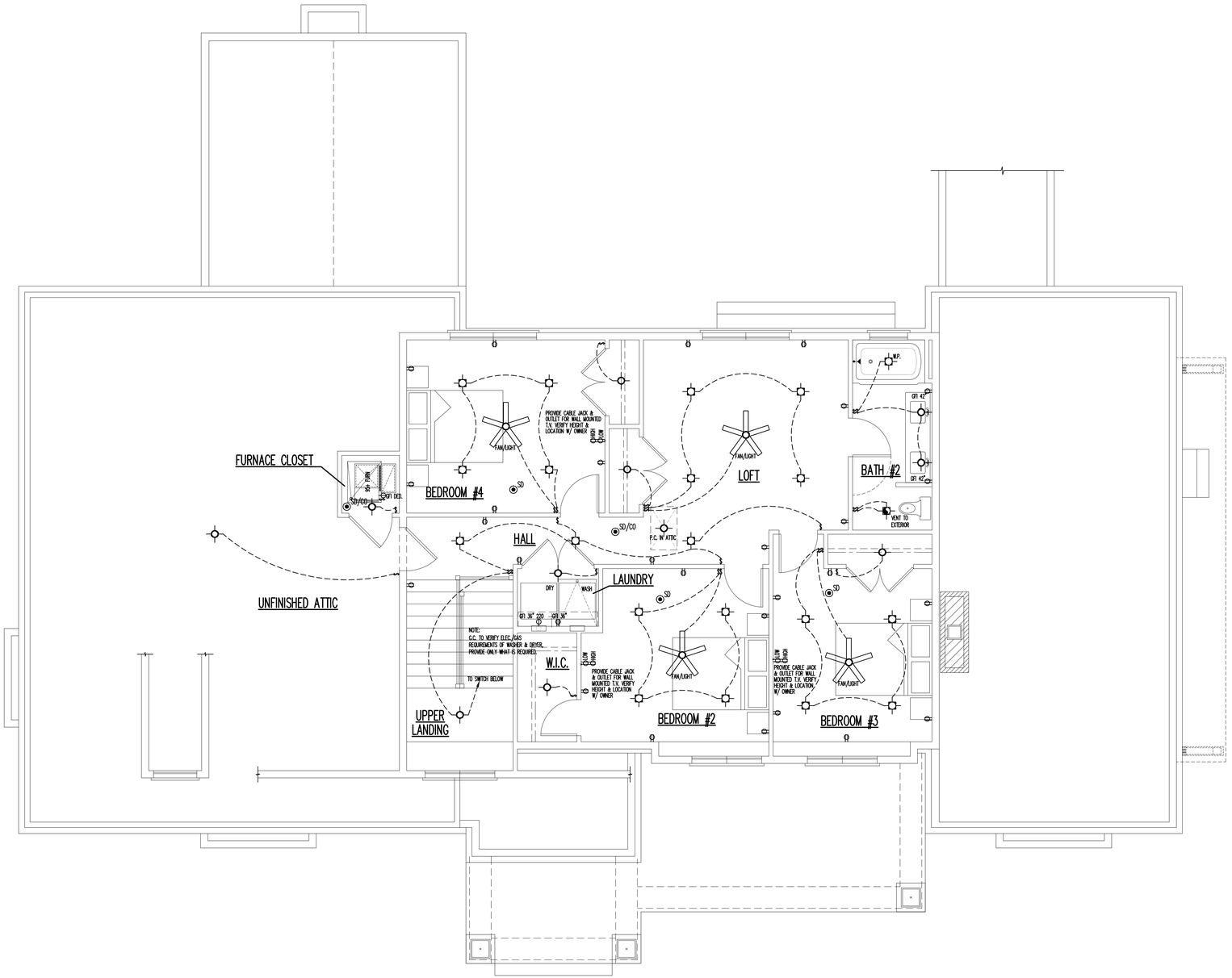
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STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. 184.005572 ARCHITECT CORP.

Job Number: 23330
Sheet Number: E101
File Name: LAYOUTE100

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ELECTRICAL SYMBOLS

- SINGLE OUTLET (1)
- DUPLEX OUTLET (2)
- QUAD. OUTLET (4)
- SWITCHED DUPLEX OUTLET (2)
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- DIRECTIONAL RECESSED CAN LT.
- WALL MOUNTED LIGHT FIXTURE
- RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
- EXTERIOR LAMP W/ POST
- FLUORESCENT LIGHT FIXTURE
- $ SWITCH
- $* DOOR ACTIVATED SWITCH
- $* MOTION ACTIVATED SWITCH
- THERMOSTAT CONTROLS
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- FLOOD LIGHT W/ MOTION DETECTOR
- CEILING MOUNTED FAN/LIGHT
- .....LED LIGHT STRIP
- P.C. = PULL CHAIN LIGHT
- W.P. = WATER PROOF
- TELEVISION JACK
- TELEPHONE JACK
- HDMI JACK
- SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO. WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- GFI = GROUND FAULT CIRCUIT INTERRUPTER



1E / E102 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"

DESIGN STAGE		REVISIONS
PRELIMINARY DESIGN	10-27-23 ABA	
PRELIMINARY DESIGN		
DESIGN REVIEW		11-16-23 ABA
RELEASE FOR BID		
FINAL REVIEW		02-01-24 ABA
RELEASE FOR PERMIT		02-01-24 ABA
REVISION		07-29-24 CRR

SCHENDL RESIDENCE
840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

SECOND FLOOR ELECTRICAL PLAN

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98 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

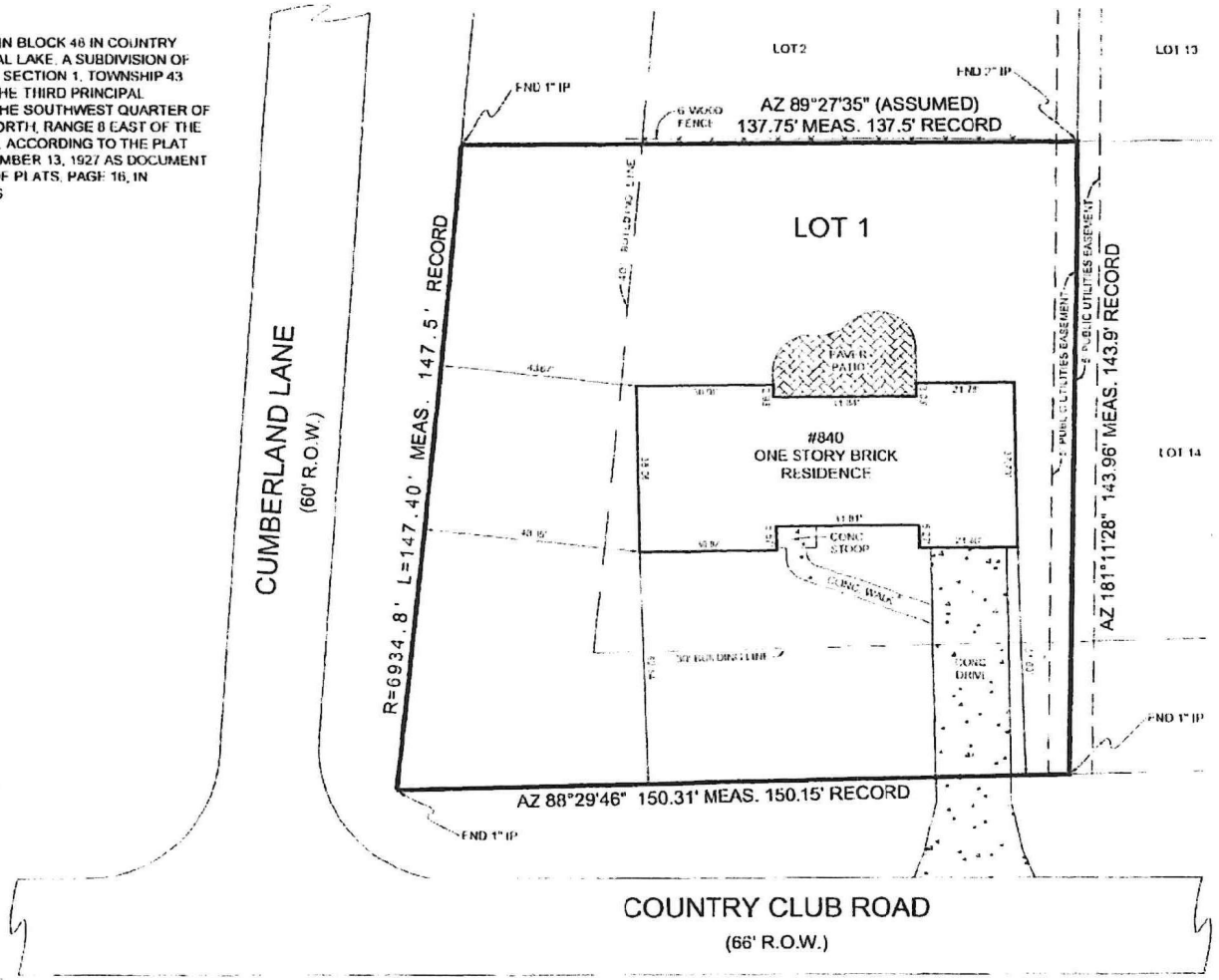
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Job Number: 23330
Sheet Number: E102
File Name: LAYOUTE100

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PLAT OF SURVEY

LEGAL DESCRIPTION: LOT 1 IN BLOCK 48 IN COUNTRY CLUB ADDITIONS TO CRYSTAL LAKE, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINICPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1927 AS DOCUMENT NUMBER 81184, IN BOOK 6 OF PLATS, PAGE 16, IN MCHENRY COUNTY, ILLINOIS



LEGEND

LUCO CONSTRUCTION CO.
PROFESSIONAL DESIGN FIRM NO. 184.004629

CLIENT NAME	IRENE GOLBECK
CLIENT ADDRESS	831.3 S. Route 31 Cary, IL 60013 847.658.8537 847.458.0714 fax
DRAWING NUMBER	10-25855