#2024-192
36 S. Walkup Avenue – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: December 4, 2023

Request: Special Use Permit for a detached accessory structure over 900 square feet.

Location: 36 S. Walkup Avenue

Acreage: Approximately 10,793 square feet

Existing Zoning: R-3a Two-Family Residential

Surrounding Properties:
North: R-3a Two-Family Residential
South: R-3a Two-Family Residential
East: R-3a Two-Family Residential
West: R-3a Two-Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The petitioner is constructing a new garage. The garage is over 900 square feet and requires it meet the principal structure setbacks and receive a Special Use Permit. The garage meets all the principal structure setbacks.
- The garage is currently under construction. An error in a review resulted in an issued building permit prior to the property owner being notified about the special use permit requirement. Therefore, the petitioner was permitted to proceed with construction at their own risk.

Development Analysis:

General

- Request: A Special Use Permit to construct a detached accessory structure over 900 square feet.
- Zoning: The site is zoned R-3a Two-Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The construction will match the existing residential structure.

Findings of Fact:

SPECIAL USE PERMIT

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes

standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

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

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

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

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

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

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

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

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

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

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

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.

Supporting Actions: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines.

Supporting Actions: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

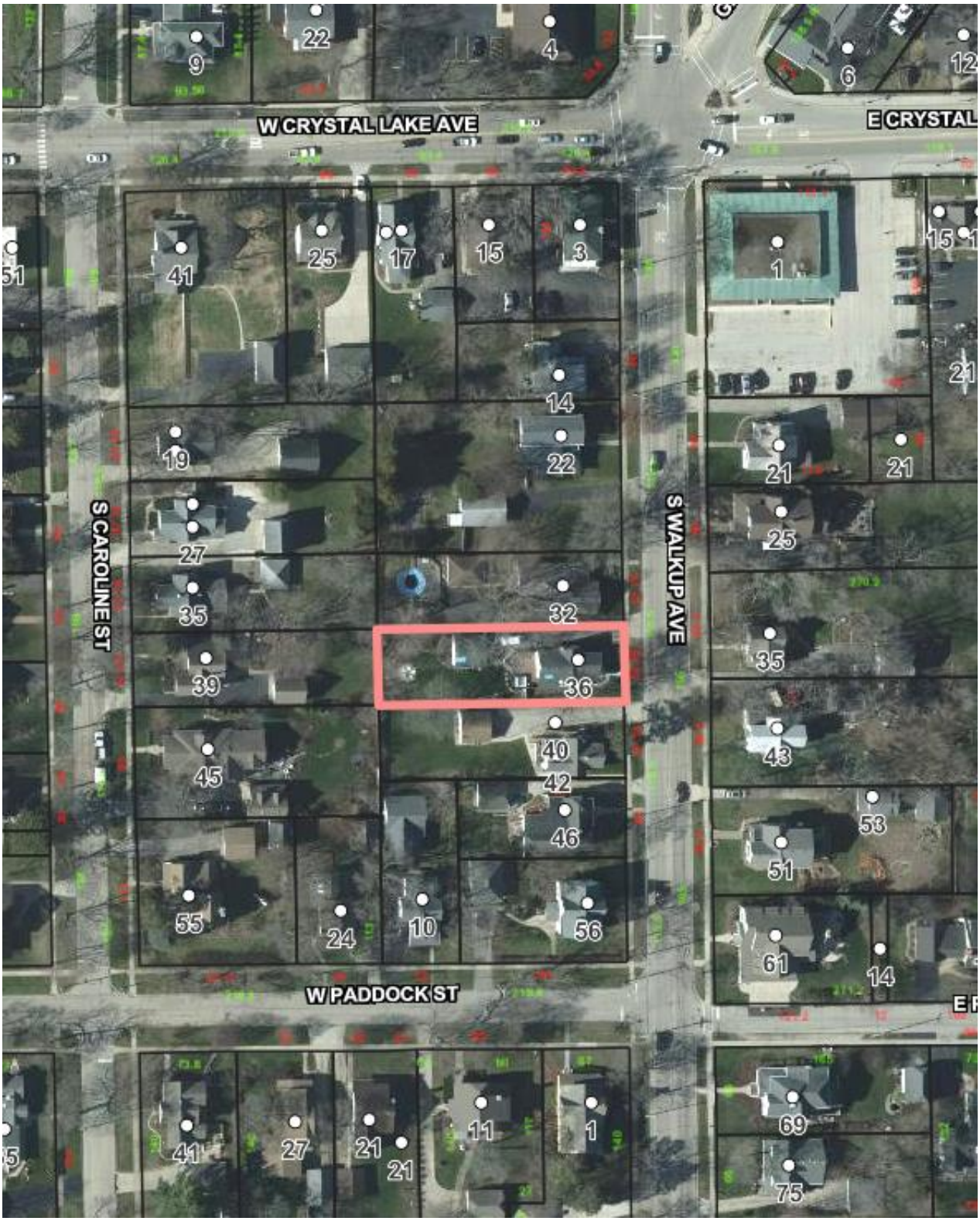
Recommended Conditions:

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 (Ryberg, received 10/17/24)
   B. Architecture Plans (ALA Architects, dated 07/16/24, received 07/26/24)

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

PIQ Map
36 S. Walkup Avenue



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 36 S Walkup Ave Crystal Lake, IL 60014 - Garage Rebuild

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**
X **Special Use Permit**
__ **Variation**
__ **Other**

Petitioner Information

Name: Robert Ryberg
Address: 36 S Walkup Ave
Crystal Lake, IL 60014
Phone: 815-321-3462
Fax:
E-mail: robryberg@gmail.com

Owner Information (if different)

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

Property Information

Project Description: Robert Ryberg submitted plans to the city of Crystal Lake in July to rebuild a garage located on his property at 36 S Walkup Ave. Crystal Lake, IL 60014. The plans were accepted and a permit was issued on July 31, 2024. When crews arrived on-site on 10/16/24, they were turned away due to a clerical error. The plans were mistakenly accepted and permitted despite exceeding city SqFt limits by approx 36 SqFt. Petitioner requests city allow for the development of a 936 SqFt garage, exceeding city limits by 36 SqFt. The structure is compliant with all remianing use and zoning requirements.

Project Address/Location: 36 S Walkup Ave Crystal Lake, IL 60014

PIN Number(s): 19-05-205-017

Development Team

Please include address, phone, fax and e-mail

Developer: Self

Architect: Self

Attorney: Self

Engineer: Self

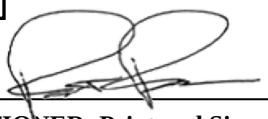
Landscape Architect: Self

Planner: Self

Surveyor: Self

Other: Self

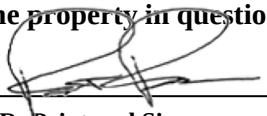
Signatures



Robert Ryberg 10/17/24

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.



Robert Ryberg 10/17/24

OWNER: Print and Sign name **Date**

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

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

IN THE MATTER OF THE APPLICATION OF
ROBERT RYBERG

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 Robert Ryberg for approval of a Special Use Permit for the following real estate known as 36 S. Walkup Avenue, Crystal Lake, Illinois 60014, PIN: 19-05-205-017.

This application is filed for the purpose of seeking a Special Use Permit to allow a detached accessory structure, a garage, over 900 square feet in area and any other variations as presented at the public hearing pursuant to Unified Development Ordinance 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, December 4, 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 Northwest Herald November 13, 2024) 2206253

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Robert Ryberg (NAME);

AFFIDAVIT

Robert Ryberg (Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on December 4, 2024, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on November 8, 2024 (date)

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on November 8, 2024
(date)

(name) (Signature)

Subscribed and Sworn to me before
This 4TH day of November, 2024

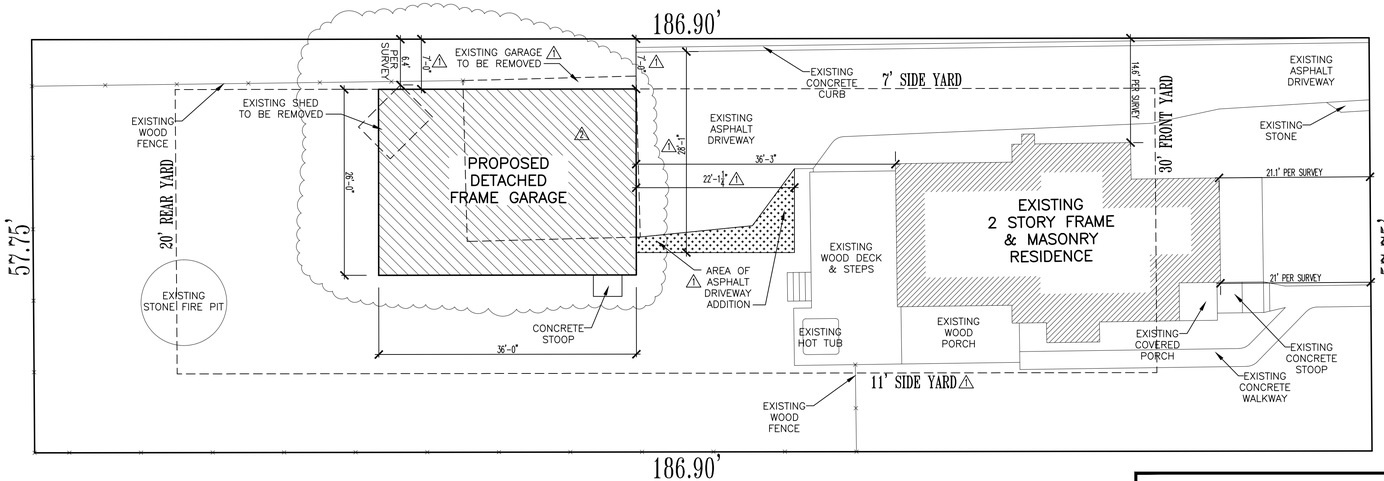
Donna Sather
Notary Public

OFFICIAL SEAL
DONNA SATHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/03/2027

RYBERG RESIDENCE

36 S. WALKUP AVE.

CRYSTAL LAKE, IL 60014



1E / A000 SITE PLAN

1"=10'-0"

N

S. WALKUP AVENUE

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.

SCOPE OF WORK: ⚠

1. REMOVE & DISCARD EXISTING DETACHED FRAMED GARAGE & SHED
2. CONSTRUCT NEW 840 SF 2-CAR DETACHED FRAMED GARAGE W/ WALKUP ATTIC; ELECTRIC & WATER SERVICES SHALL BE EXTENDED FROM EXISTING RESIDENCE
3. PROVIDE ADDITIONAL AREA OF ASPHALT DRIVEWAY TO ALIGN WITH NEW LOCATION OF GARAGE DOOR

CITY OF CRYSTAL LAKE PROJECT CONDITIONS: ⚠

1. PROVIDE SILT FENCE DOWNSTREAM OF ANY NEIGHBORING PROPERTIES BEFORE EXCAVATION
2. ALL SPOILS SHALL BE REMOVED FROM SITE
3. A SEPARATE BUILDING PERMIT SHALL BE REQUIRED FOR DRIVEWAY ALTERATIONS PRIOR TO COMMENCING WORK
4. ALL PROJECTIONS BETWEEN 2-5 FT FROM PROPERTY LINE SHALL BE 1-HOUR FIRE RATED OR CONSTRUCTED OF FIRE RETARDANT MATERIALS; WILL BE FIELD VERIFIED
5. NO PROJECTIONS ALLOWED LESS THAN 2FT FROM PROPERTY LINE; WILL BE FIELD VERIFIED
6. HEADER FOR GARAGE SERVICE DOOR SHALL BE (2) 2 X 4, WINDOW HEADER SHALL BE (2) 2 X 6
7. THE EXISTING GARAGE SHALL BE REMOVED BEFORE THE NEW GARAGE IS ERECTED
8. ALL RAFTER TO TOP PLATE CONNECTIONS SHALL BE CONNECTED WITH HURRICANE CLIPS PER CITY OF CRYSTAL LAKE AMENDMENT
9. 1 X 4 COLLAR TIES SHALLB E PROVIDED @ 48" O.C. IN UPPER ⅓ OF ATTIC SPACE
10. THE USE OF NON-METALLIC SHEATHED CABLE IS PROHIBITED PER CITY OF CRYSTAL LAKE AMENDMENT
11. ALL ELECTRICAL OUTLETS IN GARAGE SHALL BE GFCI PROTECTED
12. ALL UNDERGROUND WIRING SHALL COMPLY WITH THE 2017 NEC & BE INSPECTED PRIOR TO BEING CONCEALED
13. IF MORE THAN ONE CIRCUIT IS SUPPLYING POWER TO THE GARAGE, A DISCONNECT SHALL BE INSTALLED WITH TWO GROUND RODS, 6FT APART
14. THE FOLLOWING INSPECTIONS ARE REQUIRED DURING CONSTRUCTION: FOOTING/SLAB, ELECTRIC TRENCH, ROUGH FRAMING & ELECTRIC, DRIVEWAY BASE, FINAL INSPECTION

IECC — INTERNATIONAL ENERGY CONSERVATION CODE

--NOTE TO PLAN REVIEWERS, OFFICALS & 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 — 1SR 1 SHELF & 1 ROD — SPR 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 — 12 ROOF PITCH
SECTION/ VIEW MARKER — ELEVATION MARKER — REVISION MARKER

FACE BRICK, HORIZONTAL SIDING, ASPHALT SHINGLES ROOFING, CONCRETE
STONE, SHAKE SIDING, CEDAR SHAKE ROOFING, GRAVEL
FIELD STONE, STUCCO / E.I.F.S., METAL ROOFING, FACE BRICK OR STONE (CUT SECTION)

WINDOW & DOOR NOTES

EXAMPLE WINDOW: 2555 = 2'-5" X 5'-5" (E) = EGRESS WINDOW (T) = TEMPERED GLASS
EXAMPLE DOOR: 2468 = 2'-4" X 6'-8" (F) = FIXED WINDOW

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1) — SWITCHED DUPLEX OUTLET (2) — TELEVISION JACK
DUPLEX OUTLET (2) — SWITCH — TELEPHONE JACK
QUAD. OUTLET (4) — DOOR ACTIVATED SWITCH — HDMI JACK
FLUORESCENT LIGHT FIXTURE — AUDIO SYSTEM JACK
CEILING MOUNTED LIGHT FIXTURE — EXHAUST FAN (VENTED TO EXTERIOR)
RECESSED CAN LIGHT — EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
DIRECTIONAL RECESSED CAN LIGHT — UNDER CABINET LIGHT
RECESSED W.P. LED CAN LIGHT — UNDER CABINET LED LIGHT STRIP
WALL MOUNTED LIGHT FIXTURE — LAMP W/ POST
FLOOD LIGHT WITH MOTION DET. — CEILING MOUNTED FAN/LIGHT
A/C HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP — 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT

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.

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

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A101 FOUNDATION PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN
A200 FRONT ELEVATION, REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A300 ROOF PLAN & STRUCTURAL NOTES, WALL SECTION, BUILDING SECTION, CONSTRUCTION SPECIFICATIONS, TYPICAL DETAILS

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 MINIMUM ASSUMED
OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS.
* ALL FOUNDATION WALLS WITH FULL MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
* ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2x6 W/ 1/2" SHEATHING)
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS & 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
* ALL POROUS, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI & BETWEEN 5% & 7% AIR ENTRAINED
* MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 106-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 9'-0" PLATES, TOP OF WINDOWS @ 94-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 82-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES

EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.

* PROVIDE (2) 2 X 12 HDR. ABOVE ALL WINDOWS & OPENINGS, UNLESS OTHERWISE NOTED
* PROVIDE TEMPERED SAFETY GLAZING IN ALL 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 SILL IS LESS THAN 24" ABOVE FINISHED FLOOR
* ALL 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 FRAME WALL PARTITIONS = 3-1/2" (2 X 4 STUD), UNLESS OTHERWISE NOTED
* ~~ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUD + 1/2" SHEATHING)~~
* ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING & 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
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS & SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH 1/2"ø BOLTS STAGGERED @ 20" O.C. & (2) @ EACH END
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
* WALLS SHALL BE BRACED @ EACH END & 20'-0" BETWEEN PANELS MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* ALL HEADERS TO BE (2) 2 X 12 SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN FRAMING MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER & 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 START OF ROUGH FRAMING
* ■ = (2) 2x STUDS IN INTERIOR PARTITIONS WITH DOUBLE JOIST 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 MIN. 2 X 6 STUDS @ 16" O.C.
* ADD 2x HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING & TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED
* FIREBLOCKING SHALL BE INSTALLED @ THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERTICAL AT CEILING & FLOOR LEVELS AND HORIZONTAL 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 & BOTTOM OF THE STAIR RUN
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS & AT FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

ELECTRICAL NOTES

* 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 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
* PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE:
  -(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 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
* RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED 6" MIN. IN FRONT OF THE TOP SHELF. SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE 12" MIN. IN FRONT OF TOP SHELF & SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN CLOSETS
* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHERS
* PROVIDE MIN. 30" 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.

PLUMBING NOTES

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES & 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
* UNDERGROUND SANITARY SHALL BE 4" MIN.
* COLORED PRIMER & STACK TEST REQUIRED ON ALL PVC PIPING
* AIR TESTING OF THE PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH ISPC 890.1930.

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY LOCATION OF ALL HVAC SYSTEMS IN FIELD
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO2 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 @ 10'-0" MIN. INTERVALS
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

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 [illegible] with all applicable codes."

STATE OF ILLINOIS — SCOTT R. POLIT 001-018291 — LICENSED ARCHITECT — ALA ARCHITECTS & PLANNERS, INC. 184.005572 ARCHITECT CORP.

001-018291 11/30/24 7/16/2024
Cert. No. Exp. Date

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REVISIONS

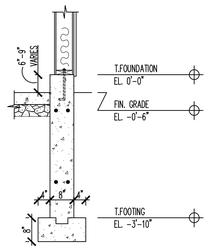
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PRELIMINARY DESIGN	11-06-23 TRK				
PRELIMINARY DESIGN #2		02-05-24 AJZ			
RELEASE FOR BID			6-7-24 DW		
FINAL REVIEW				07-05-24 AJZ	
RELEASE FOR PERMIT					7-7-24 DW
REVISION					07-16-24 TRK

RYBERG RESIDENCE
36 S. WALKUP AVE
CRYSTAL LAKE, IL 60014

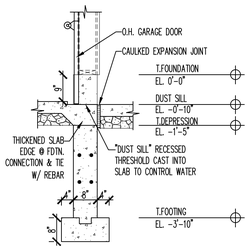
SITE PLAN
DRAWING INDEX
GENERAL NOTES

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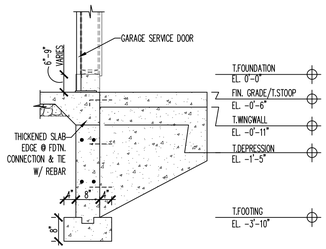
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Sheet Number: A000
File Name: 23336000



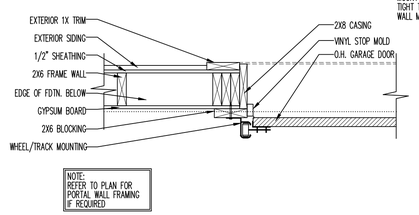
1B A101 FOUNDATION SECTION
2X6 FRAME WALL ABOVE 1/2"=1'-0"



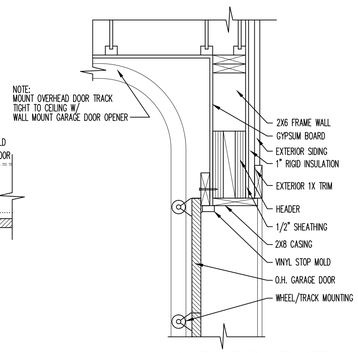
2B A101 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ GARAGE DOOR 1/2"=1'-0"



3B A101 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ SERVICE DOOR 1/2"=1'-0"



4B A101 O.H. GARAGE DOOR DETAIL
TOP VIEW
2X6 FRAME WALL 1"=1'-0"



5B A101 O.H. GARAGE DOOR DETAIL
SIDE VIEW
2X6 FRAME WALL 1"=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" (½") = 1-½" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
* REQUIRED FASTENERS FOR "GB" (⅝") = 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

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.

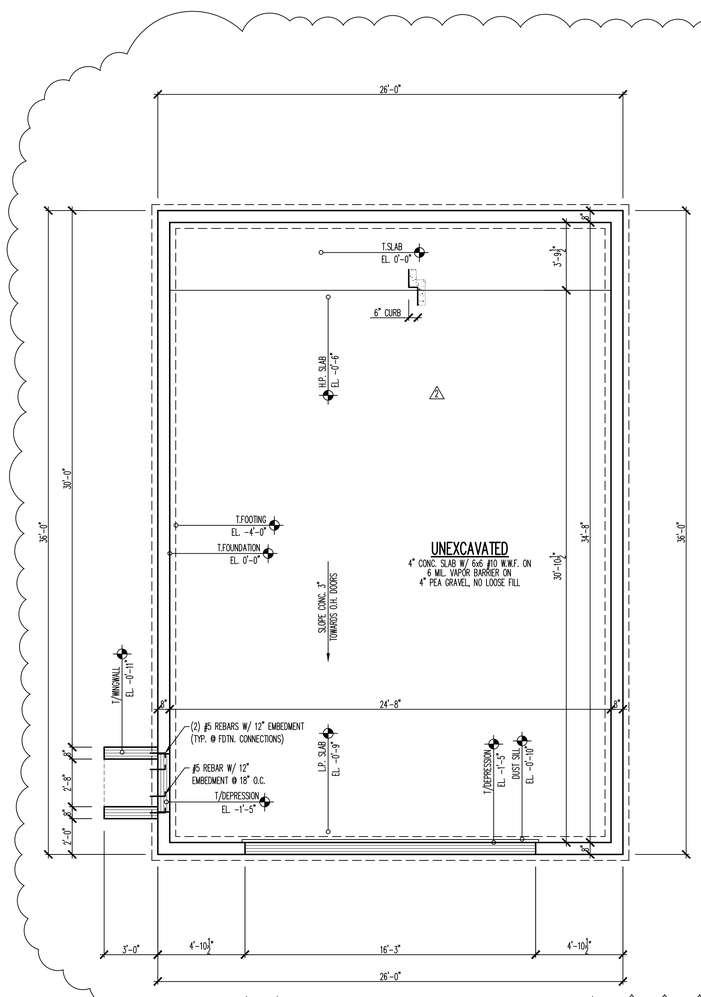
NOTE:
SUPPORT OR REMOVE EXISTING STRUCTURE ABOVE AS REQUIRED, PRIOR TO ANY DEMOLITION OR REMODELING

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

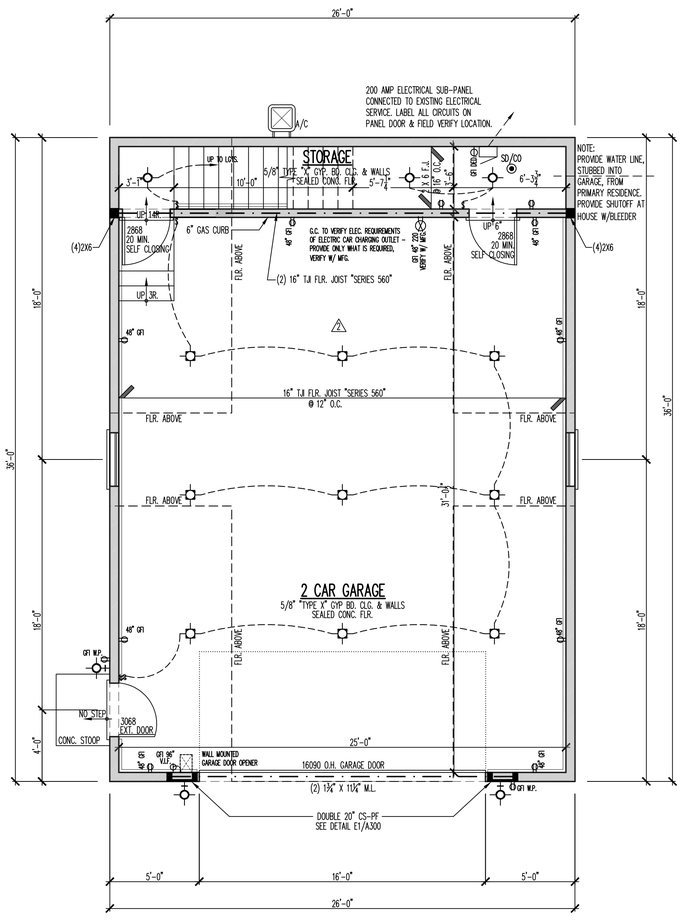
NOTE:
ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN. RE-USE & TIE-INTO EXISTING AS MUCH AS POSSIBLE, VERIFY IN FIELD

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

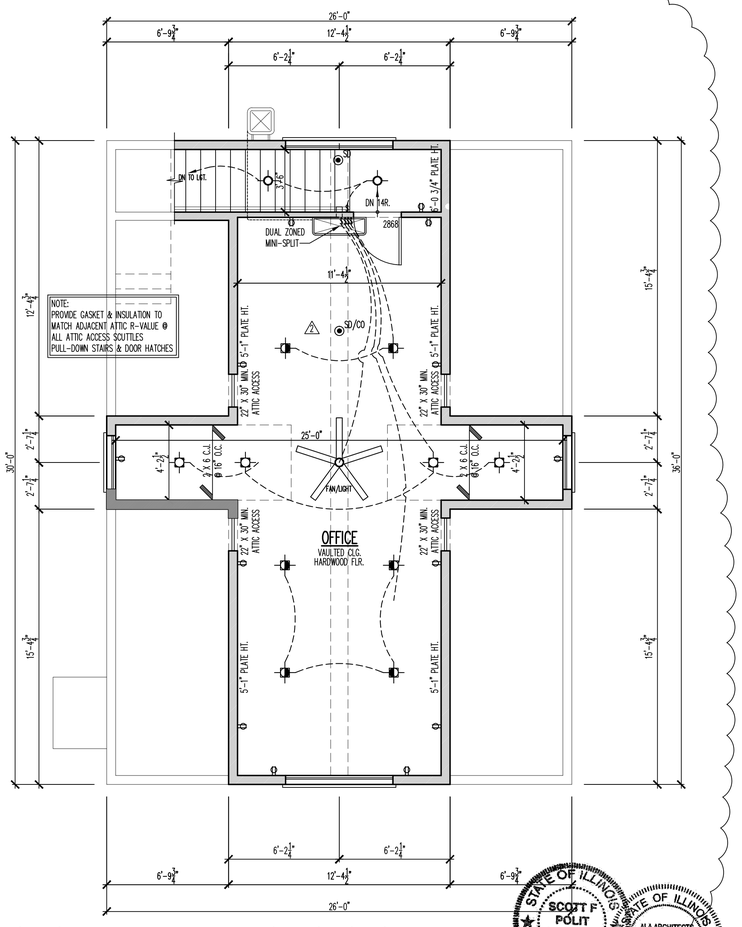
PLAN LEGEND
UNINSULATED FRAME WALLS
INSULATED FRAME WALLS



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



3D A101 FIRST FLOOR PLAN
1/4"=1'-0"



5D A101 SECOND FLOOR PLAN
1/4"=1'-0"

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REVISIONS	
PRELIMINARY DESIGN	
PRELIMINARY DESIGN	11-06-23 TRK
COST ESTIMATE/BUDGET	02-05-24 AJZ
RELEASE FOR BID	02-05-24 AJZ
FINAL REVIEW	6-7-24 DW
RELEASE FOR PERMIT	6-7-24 DW
REVISION	

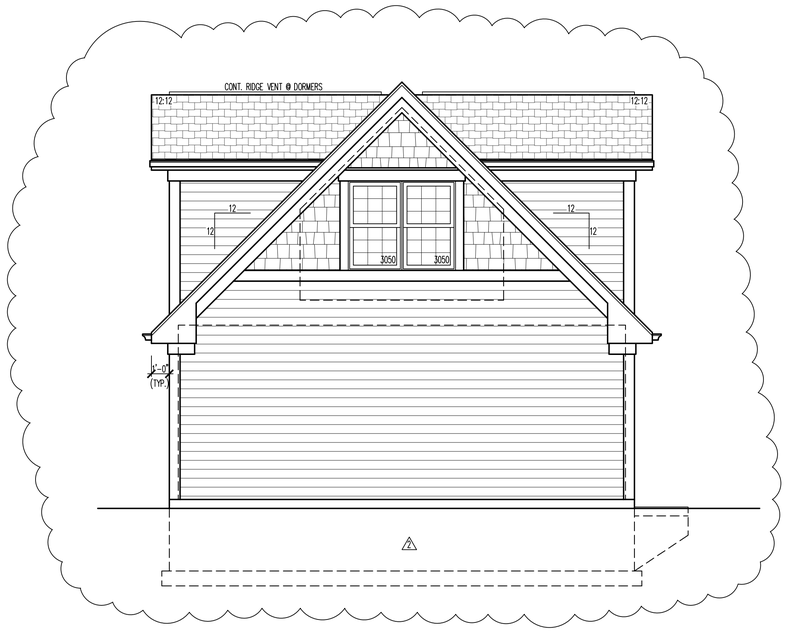
DESIGN STAGE

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FOUNDATION PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN

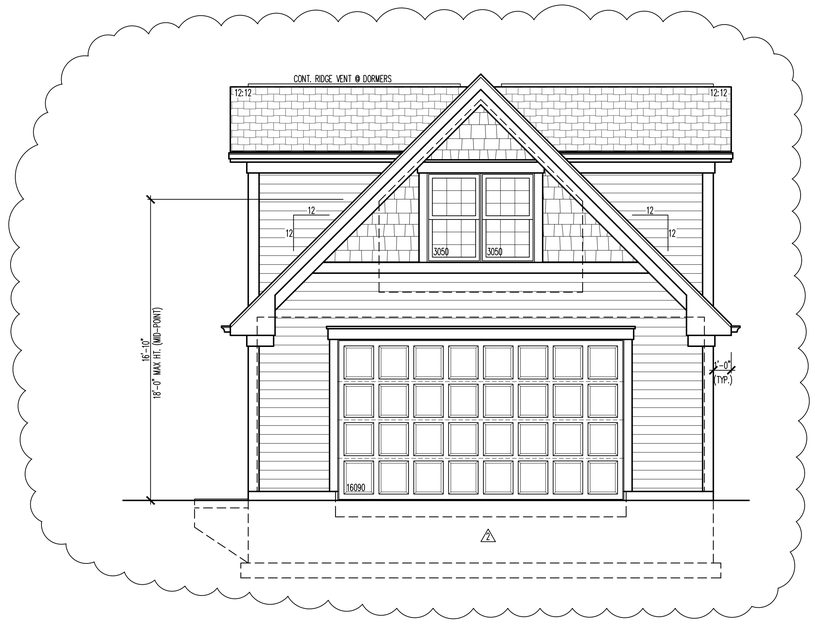
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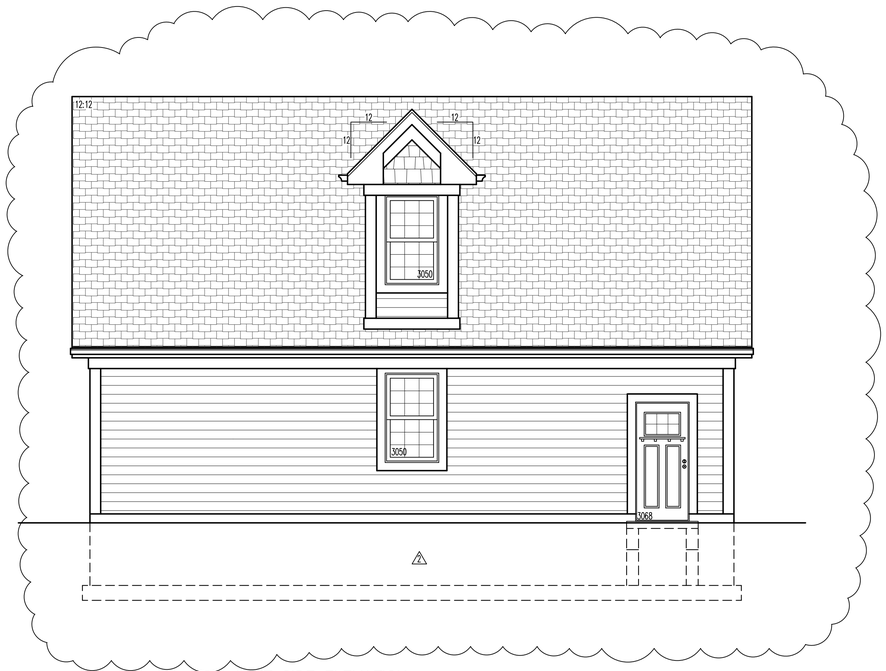
2C A200 REAR ELEVATION

1/4"=1'-0"



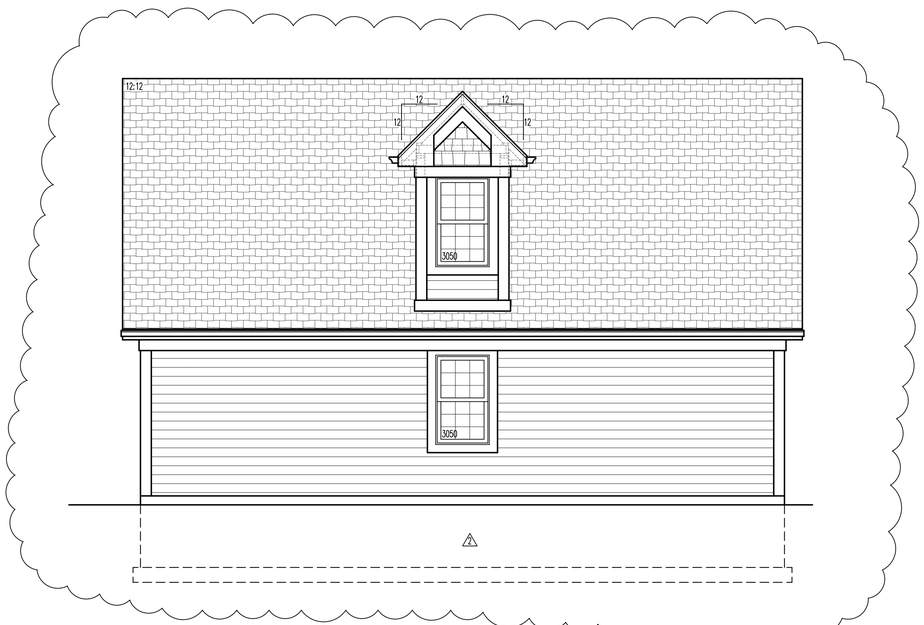
5C A200 FRONT ELEVATION

1/4"=1'-0"



2E A200 LEFT SIDE ELEVATION

1/4"=1'-0"



5E A200 RIGHT SIDE 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)
FIXED WINDOW = (F)
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, 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.

REVISIONS

1	11-06-23 TRK
2	02-05-24 AJZ
3	6-7-24 DW
4	7-2-24 DW
5	07-16-24 TRK

DESIGN STAGE

PRELIMINARY DESIGN
PRELIMINARY DESIGN
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

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FRONT ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

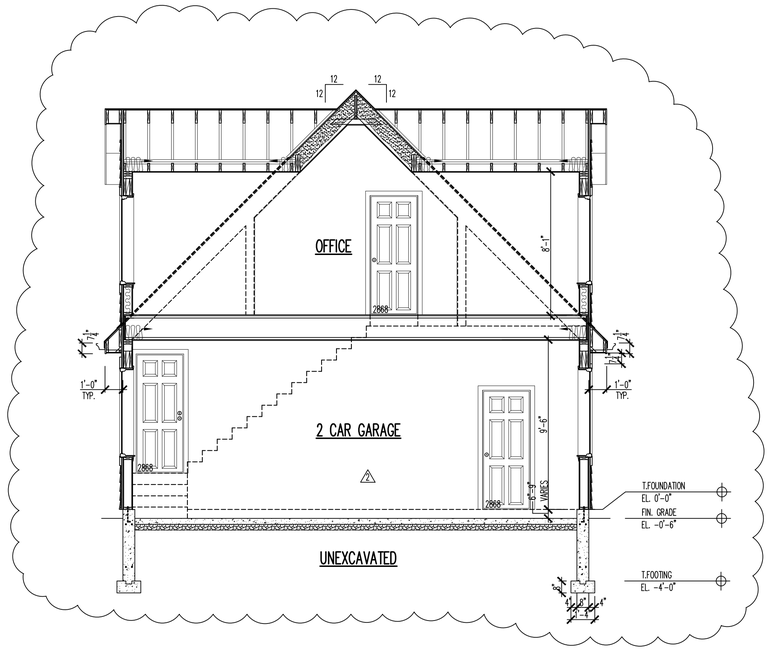
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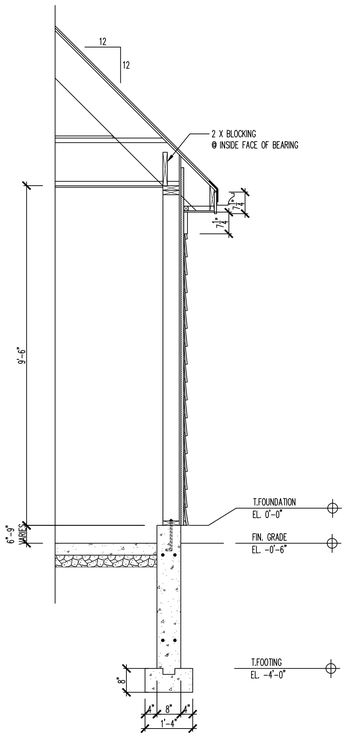
Job Number: 23336
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1C / A300 BUILDING SECTION

1/4"=1'-0"



4C / A300 WALL SECTION

1/2"=1'-0"

CONSTRUCTION SPECIFICATIONS

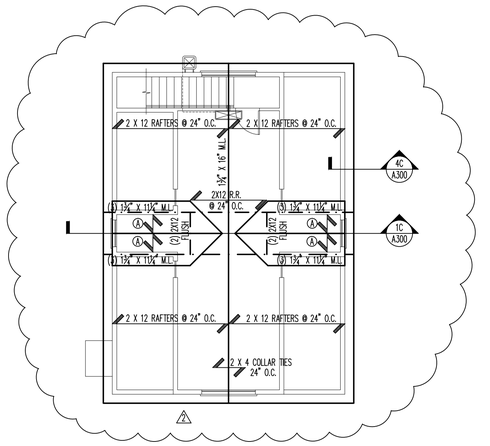
TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
[PROVIDE (2) LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2:12, 3:12, 4:12 PITCHES]
1/2" EXT. GRADE STRUCTURAL PANEL SHEATHING
(SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN DORMERS W/
(R-38.5) 5-1/2" CLOSED CELL SPRAY FOAM @ EAVES
(R-49) 7" CLOSED CELL SPRAY FOAM INSULATION IN VAULTS
1 X FASCIA PER ELEVATIONS
LP. SMARTSIDE SOFFITS W/ CONTINUOUS VENTS
1 X FRIEZE BD. PER ELEVATIONS
1" AIR BAFFLES @ DORMERS
5/8" GYP. BD. AT CEILING

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS (MATCH EXISTING)
TYVEK OR EQUIV. HOUSE WRAP
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" (R-5) RIGID FOAM INSULATION
5/8" GYP. BD. @ OFFICE
5/8" "TYPE X" FIRE CODE GYP. BD. @ OFFICE

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
(R-49) BATT INSULATION W/ VAPOR BARRIER IN FLOOR
5/8" "TYPE X" FIRE CODE GYP. BD. @ GARAGE CEILING

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)

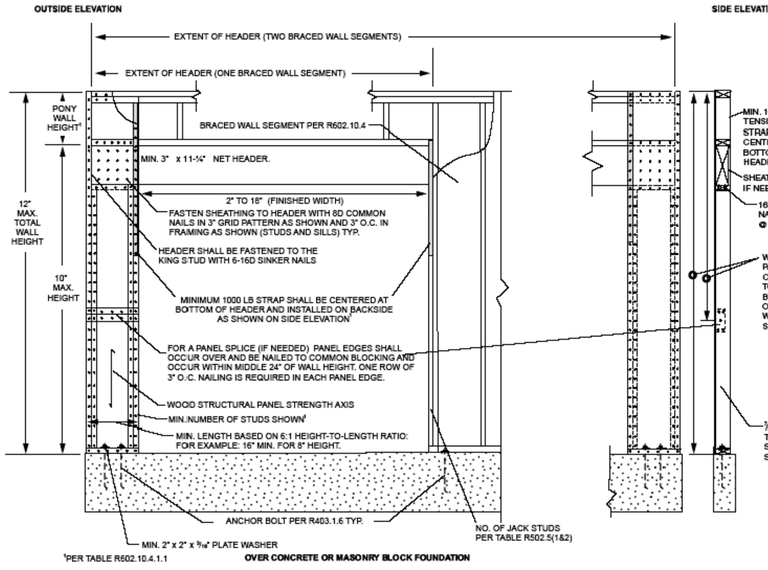
CONCRETE WALLS WITH FRAME WALL ABOVE:
8" CONC. WALL W/(2)#4 REBARS TOP AND BOTTOM
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING



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'-0" 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.	
(D) = 2 X 12 RAFTERS @16" O.C.	(L) = CEILING JOISTS PER FLOOR PLANS	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A300.
(E) = 2 X 6 CEILING JOISTS @16" O.C.	(M) = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	
(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)	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
(G) = 2 X 10 CEILING JOISTS @16" 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.
(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	PROVIDE SIMPSON 'H2.5A' HURRICANE CLIPS @ EACH RAFTER

6C / A300 ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"



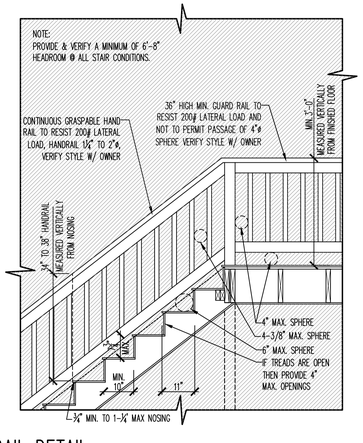
1E / A301 IRC PORTAL DETAIL

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

NOTE:
OPENINGS SHALL NOT ALLOW THE NOTED SPHERE SIZE TO PASS THRU.

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.



4E / A300 TYPICAL STAIR & RAIL DETAIL

1/2"=1'-0"

REVISIONS

DESIGN STAGE	DATE	REVISION
PRELIMINARY DESIGN	11-06-23 TRK	
PRELIMINARY DESIGN COMMENT	02-05-24 AZ	1
RELEASE FOR BID	02-05-24 AZ	
FINAL REVIEW	6-7-24 DW	2
RELEASED FOR PERMIT	6-7-24 DW	3
REVISION	07-16-24 TRK	4

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ROOF PLAN & STRUCTURAL NOTES
WALL SECTION
BUILDING SECTION
CONSTRUCTION SPECIFICATIONS
TYPICAL DETAIL

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