#2024-182
161 Edgewater Drive – Variations
Project Review for Planning and Zoning Commission

Meeting Date: December 4, 2024

Requests: Variations from Article 3:

1. To allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback.
2. To allow 52.3% hard surface coverage, 2.3% or 226 square feet.

Location: 161 Edgewater Drive

Acreage: Approximately 9,968 square feet

Existing Zoning: R-2 Single Family Residential

Surrounding Properties:

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The average setback was determined to be 70.72 feet on the lake side. This places the setback into the house.
- The house has an existing deck and stairs that encroaches 27 feet into this average setback. The existing deck will remain and a second story deck and roof will be constructed over the existing footprint. This is increasing the volume and the footprint of the principal structure into the setback.

Development Analysis:

General

- Request: To construct an addition as a covered second story deck. This addition encroaches 27 feet into the front yard (lake side) setback.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting Simplified Residential Zoning Variations to allow a second story covered deck which encroaches 27 feet into the 70.72-foot front yard setback and to allow 52.3% hard-surface coverage.

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

Standards

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - Residential

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

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 (Hickey, received 11/11/24)
   B. Architectural Plans (ALA Architects, dated 09/16/24, received 09/24/24)
   C. Plat of Survey (Luco, dated 07/19/19, received 09/24/24)

2. No additional hard surface coverage shall be permitted on the lot.

3. The petitioner shall address all of the review comments and requirements of Public Works and Engineering Department, Community Development Department and the City's Stormwater Consultant.

PIQ Map
161 Edgewater Drive



Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

RICHARD & PAMELA HICKEY

Name

161 EDGEWATER DR

Street

CRYSTAL LAKE | IL | 60014

City | State | Zip Code

815-482-3440 | | RHICKEY21@ ME.COM

Telephone Number | Fax Number | E-mail address

II. Owner of Property (if different)

Name

Address | Telephone Number

III. Project Data

1. a. Location/Address: 161 EDGEWATER DR, CRYSTAL LAKE, IL 60014

   b. PIN #: _____

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 house is situated on the lot where the house and existing deck do not meet the average lake side (front yard) setback as determined by the city. This circumstance makes the structure non-conforming with the current zoning code, which limits the amount and type of remodeling / improvements that can be made.

IS THE HARDSHIP SELF-CREATED?

Our hardship is based on the unique circumstances for how the house is situated on the site and that it doesn't conform with the average lake side (front yard) setback as determined by the city. This hardship is not self created. We do not propose to expand the current footprint of the existing deck, we only wish to add roof structure to this space as a way to improve and remodel it, upgrade the aesthetics & create a more useable space for our family.

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

Yes. Many homes on the lake are situated in a way that makes them non-conforming with the ever changing zoning codes for setbacks as determined by the city.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

This variation would not alter the essential character of the locality. The proposed renovation would stand as a massive improvement to the property and the lake side aesthetics of the home, as well as create a more functional space for our family.

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

No, the proposed improvements to this space will not negatively impact our neighbors or their views to the lake. The proposed renovation will add to the overall improvements that have been made to many older homes on the lake and add beauty to our property as well as enhance the overall aesthetics for homes on the lake. We are very friendly with our neighbors and intend on spending time inviting neighbors over to enjoy our remodeled outdoor space.

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, these improvements will not have a negative impact on the adjacent properties. The improvements are essentially open air concepts permitting air flow and light to pass through.

3. List any previous variations that are approved for this property: None to our knowledge.

IV. Signatures

Richard Hickey 11/11/2024

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

OWNER: Print and Sign name Date

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

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: RICHARD & PAMELA HICKEY

Address: 161 EDGEWATER DR

CRYSTAL LAKE, IL 60014

Phone: 815-482-3440

E-mail: RHICKEY21@ME.COM

Project Name & Description:

BACK OF HOUSE RENOVATION. REBUILD DECK AND STAIRCASE. REPLACE WINDOWS AND SLIDING DOORS. INCREASE COVERED SPACE AND DECKING AT SECOND LEVEL

Project Address/Location: 161 EDGEWATER DR - CRYSTAL LAKE , IL 60014

Signature

Richard Hickey 11/11/2024

Owner: Print and Sign name Date

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.

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

IN THE MATTER OF THE APPLICATION OF
Pamela & Richard Hickey

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 Rich Hickey for approval of Variations at the following real estate known as 161 Edgewater Drive, Crystal Lake, Illinois 60014, PIN: 18-01-154-006.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback, 52.3% impervious surface coverage, 2.3% or 226 square feet variation, 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 14, 2024) 2206482

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Richard Hickey (NAME);

AFFIDAVIT

Richard Hickey (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 12, 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 13, 2024
(date)

(name) (Signature)

Subscribed and Sworn to me before
This 14th day of November, 2024

Notary Public

OFFICIAL SEAL
JASON LEEGE
Notary Public, State of Illinois
My Commission Expires 06-01-2026

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS Printed at 11/11/24 12:05 by bbehr-sm

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Acct #: 10069745 Ad #: 2206482 Status: New

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Start: 11/14/2024 Stop: 11/14/2024
Times Ord: 1 Times Run: ***
CLEG 1.00 X 73.00 Words: 244
Total CLEG 73.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 113.32
Affidavits: 1
Ad Descrpt: VARIATION-HICKEY
Descr Cont: 2206482
Given by: RICH HICKEY
P.O. #:
Created: bbehr 11/11/24 12:02
Last Changed: bbehr 11/11/24 12:05

Contact: LEGAL CLERK
Phone: (815)459-4040
Fax#:
Email: mchenrylegals@shawlocal.com
Agency:

URL: _____

Source: _____ Section: _____ Page: __
Camera Ready: N Group: LEGALS AdType: _____
Misc: _____
Proof: __ _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None __ Copy __ _____ Art __ Size __ Copy Chg Every Run __
Coupon: __ Color: _____ Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

COMMENTS:
COPIED from AD 2204506

PUB	ZONE	EDT	TP	RUN DATES
NW	CL	97	S	11/14
WEB	CL	99	S	11/14
APNW	CL	97	S	11/14

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS Printed at 11/11/24 12:05 by bbehr-sm

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Acct #: 10069745 Ad #: 2206482 Status: New

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF
Pamela & Richard Hickey

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Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in Northwest Herald November 14, 2024) 2206482

Printed 11/12/24 09:20

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250

PHONE: 815-459-4040
FAX:

Advertising Payment Receipt

Account number:	10069745	Credit Card #:	**********2007
Account name:	MCHENRY COUNTY PREPAID LE PO BOX 250 CRYSTAL LAKE IL 60014	Approval Code:	147464[617956934]
		Credit Holder Name:	RICHARD HICKEY
Phone number:	815-459-4040		
Payment number:	1463442		
Payment date:	11/12/24		
Amount:	$113.32		
Payment description:	CREDIT CARD PAYMENT MCHENRY COUNTY PREPAID LE		

Ad Number:	2206482	Class Code:	C8100
Ad Taker:	bbehr	Salesperson:	CL62
First Words:	VARIATION-HICKEY		

City of Crystal Lake
Community Development
100 W. Woodstock Street
Crystal Lake, IL 60014
(815) 356-3605
www.crystallake.org

Receipt No.: **25118**
Receipt Date: **11/13/2024**

RECEIPT

RECORD & PAYER INFORMATION

Record ID:	PLN-2024-00182
Record Type:	Variation
Property Address:	161 EDGEWATER DR, Crystal Lake, IL 60014
Description of Work:	Front(lakeside) of house renovation. Rebuild deck and staircase. Replace windows and sliding doors. Increase covered space and decking on 2nd level.
Payer:	rich Hickey
Applicant:	rich Hickey 161 edgewater dr crystal lake, IL 60014

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
11/13/2024	Check	5876	RHAGENOW	rh	$100.00

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Variation - Simplified Residential	21268	1.00	$100.00	$100.00
			$100.00	$100.00

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

HICKEY RESIDENCE

161 EDGEWATER DRIVE

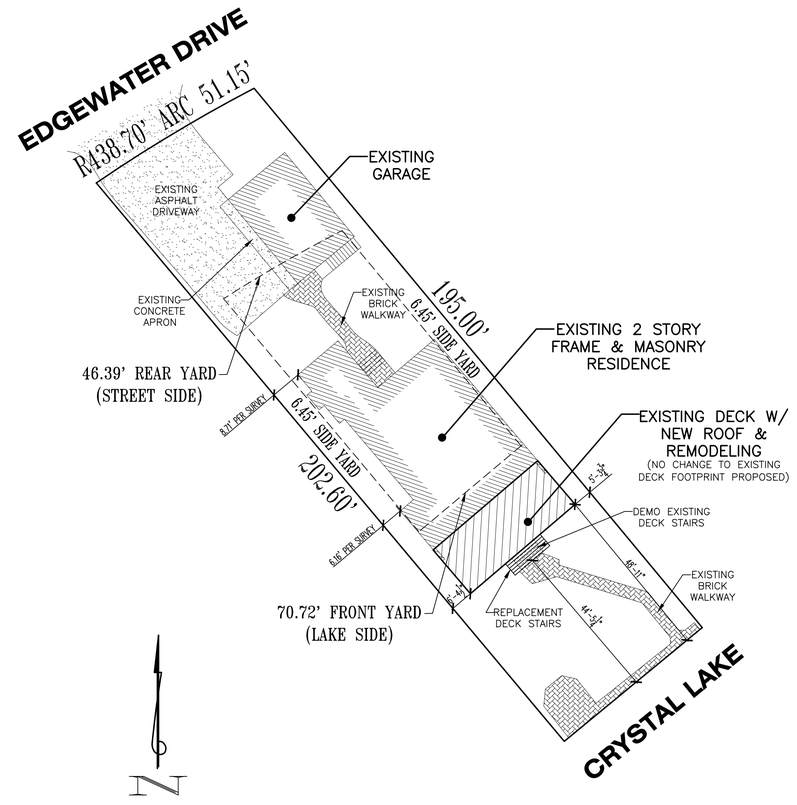
CRYSTAL LAKE, IL 60014

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 1½" 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" GYP. BD. UNDER THE NORMAL WEATHER PROTECTIVE MATERIAL SPECIFIED.



1E / A000 SITE PLAN
1"=20'-0"

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

ARCHITECT'S CERTIFICATION

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

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

IMPERVIOUS SURFACE COVERAGE

AREA OF LOT	9,991.9 S.F.
ZONING DISTRICT	R-2
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	4,996.0 S.F.
EXISTING IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+1808.0 S.F.
GARAGE FOOTPRINT	+621.0 S.F.
PORCHES/STEPS/STOOPS/DECK	+747.6 S.F.
DRIVEWAY/WALKWAY	+2024.8 S.F.
TOTAL EXISTING IMPERVIOUS COVERAGE	5,201.4 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT (NO CHANGE)	+1808.0 S.F.
GARAGE FOOTPRINT (NO CHANGE)	+621.0 S.F.
PORCHES/STEPS/STOOPS/DECK	+768.4 S.F.
DRIVEWAY/WALKWAY (NO CHANGE)	+2024.8 S.F.
TOTAL IMPERVIOUS COVERAGE	5,222.2 S.F.

BUILDING LOT COVERAGE

AREA OF LOT	9,991.9 S.F.
ZONING DISTRICT	R-2
MAXIMUM LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	3,996.8 S.F.
EXISTING LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+1808.0 S.F.
GARAGE FOOTPRINT	+621.0 S.F.
PORCHES/STEPS/STOOPS/DECK	+747.6 S.F.
TOTAL EXISTING BLDG. LOT COVERAGE	3,176.6 S.F.
PROPOSED LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+1808.0 S.F.
GARAGE FOOTPRINT	+621.0 S.F.
PORCHES/STEPS/STOOPS/DECK	+768.4 S.F.
TOTAL BLDG. LOT COVERAGE	3,197.4 S.F.

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A010 FIRST FLOOR DEMOLITION PLAN, SECOND FLOOR DEMOLITION PLAN
A100 FIRST FLOOR PLAN, SECOND FLOOR PLAN
A200 EXISTING LAKE SIDE ELEVATION, LAKE SIDE ELEVATION
A201 RIGHT SIDE ELEVATION, LEFT SIDE ELEVATION
E100 FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN

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 10.5 OPTION 3, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305] .

* PRESCRIPTIVE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 401.2.1 & 401.2.6, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404 & 408.2.2

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

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 (SNOW)	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 WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2X6 W/ ½" SHEATHING)
* 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 @ 106⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* FOR 9'-0" PLATES, TOP OF WINDOWS @ 94⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 82⅜" 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 =Ⓕ, EGRESS WINDOW =Ⓔ, TEMPERED GLASS =Ⓣ

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
* ALL INTERIOR PARTITIONS 3½" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS 6¼" (2 X 4 STUD W/ 1" SHEATHING)
* ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 9¾" (2 X 4 STUDS W/ 1" 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 ¾") 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 ⅜") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ UP TO 2' OF MASONRY VENEER ABOVE.
* PROVIDE (8" X 4"X ⅜") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ MORE THAN 2' OF MASONRY VENEER ABOVE.
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
* STEEL PLITCH PLATE BEAMS TO BE CONNECTED WITH ¾"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

PRELIMINARY NOT FOR CONSTRUCTION

DESIGN STAGE	REVISIONS 1	2	3	4	5
PRELIMINARY DESIGN					
PRELIMINARY DESIGN	08-05-24 CRB				
DESIGN DEVELOPMENT	09-13-24 CRB	09-19-24 CRB			
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
PERMISSION					

HICKEY RESIDENCE
161 EDGEWATER DRIVE
CRYSTAL LAKE, IL 60014

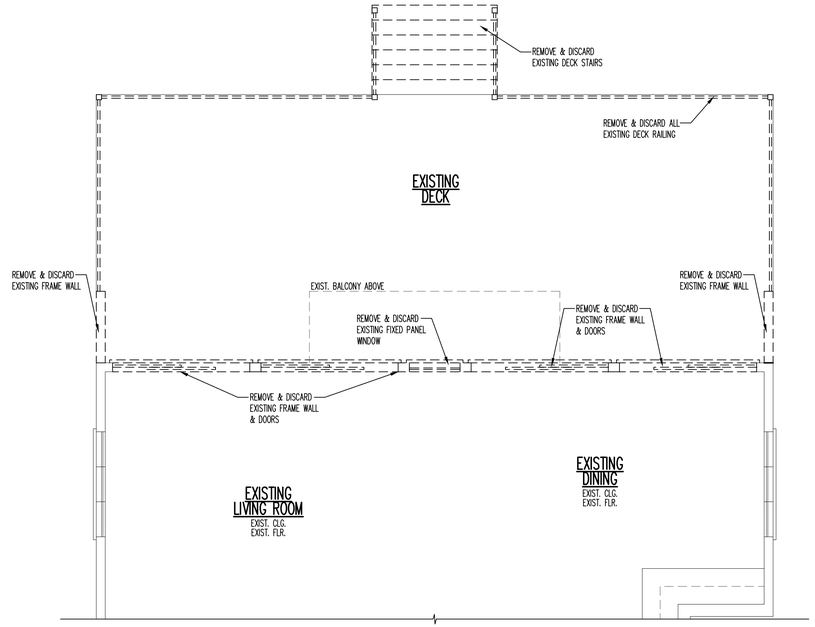
PRELIMINARY

SITE PLAN
DRAWING INDEX
GENERAL NOTES

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Sheet Number: A000
File Name: 24219A000

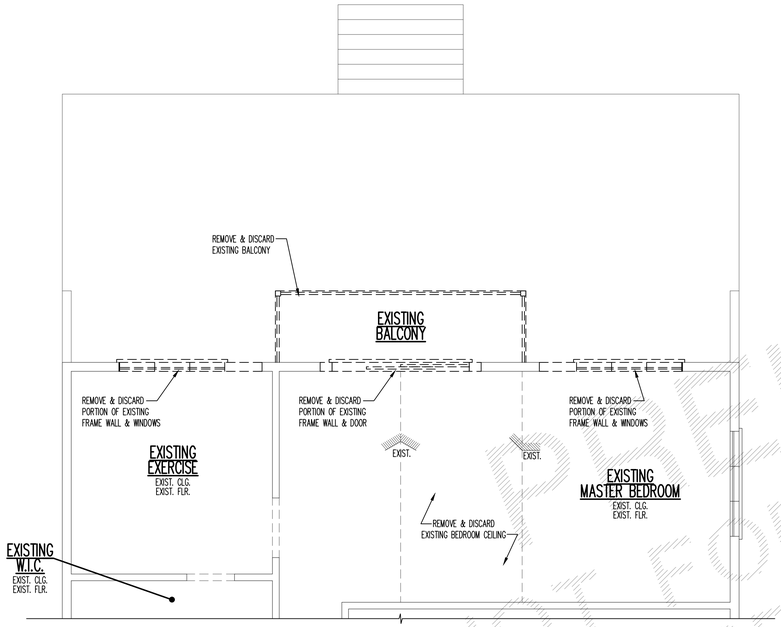
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1E
A100

FIRST FLOOR DEMOLITION PLAN

1/4"=1'-0"



1E
A100

SECOND 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:
ALL ITEMS SHOWN DASHED ARE TO BE REMOVED & DISCARDED OR MODIFIED PER PROPOSED PLANS.

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

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS

DESIGN STAGE	1	2	3	4	5
PRELIMINARY DESIGN	08-01-24 OSK				
PRELIMINARY DESIGN		08-15-24 OSK			
RELEASE FOR BID			09-16-24 OSK		
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					

PRELIMINARY

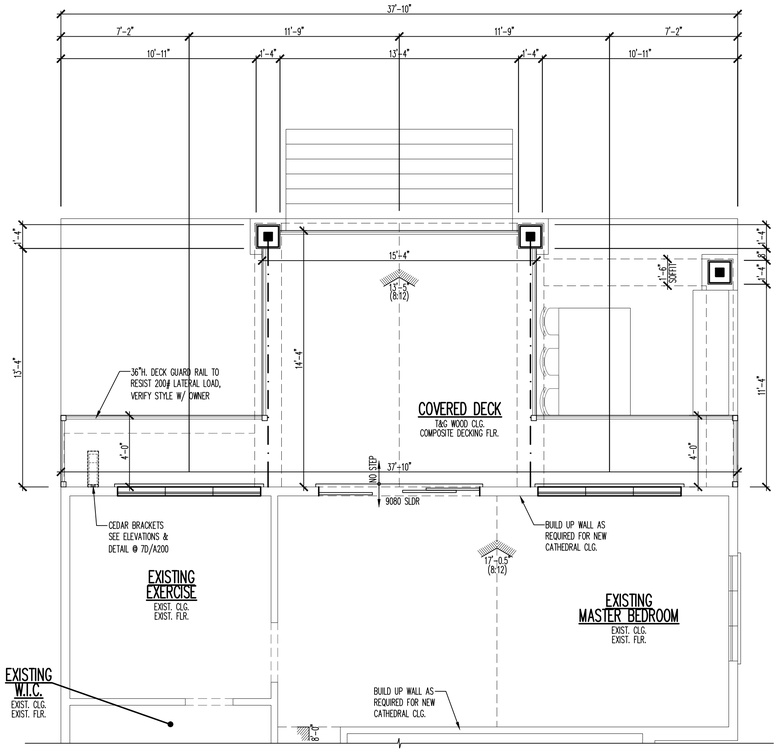
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FIRST FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN

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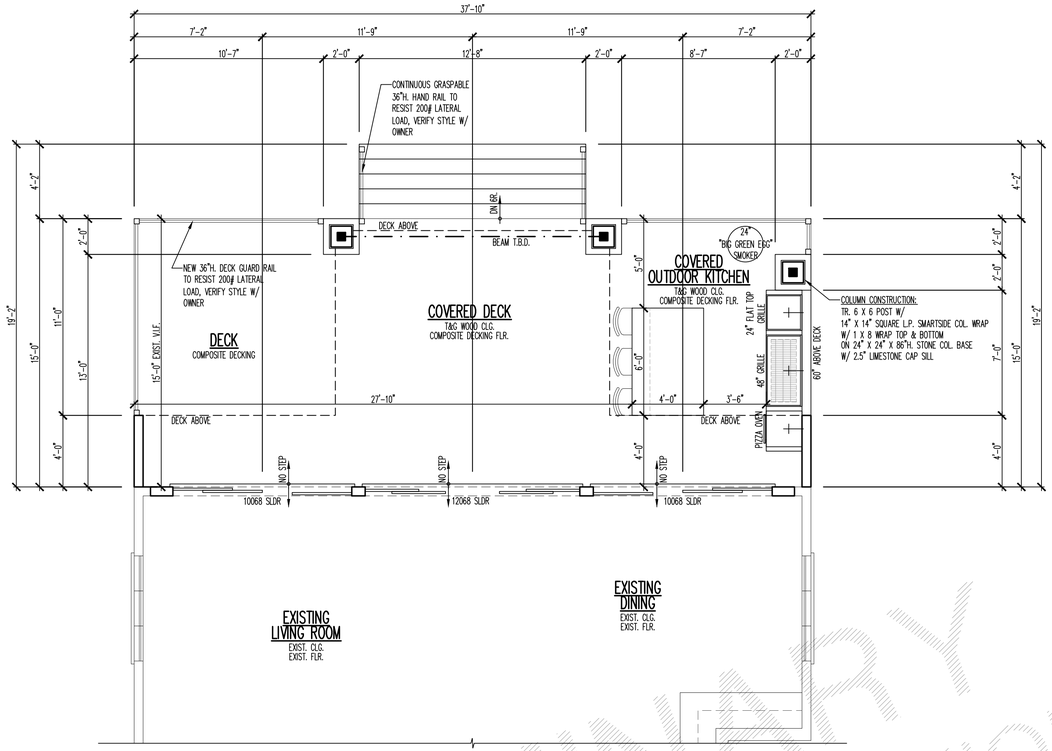
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2D A100 SECOND FLOOR PLAN

1/4"=1'-0"



5D A100 FIRST FLOOR PLAN

1/4"=1'-0"

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OR PERMIT SUBMITTAL

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

DESIGN STAGE	REVISIONS 1	2	3	4	5
PRELIMINARY DESIGN	08-01-24 OSK				
PRELIMINARY DESIGN		08-15-24 OSK			
PRICING AND ADJUSTMENT			09-16-24 OSK		
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					

PRELIMINARY

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FIRST FLOOR PLAN OPTIONS
SECOND FLOOR PLAN OPTIONS

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Job Number: 24219
Sheet Number: A100
File Name: LAYOUT100

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 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"

DOOR OR WINDOW PANE SLIDES RIGHT = (R)
DOOR OR WINDOW PANE SLIDES LEFT = (L)

REMODELING & ADDITION NOTES

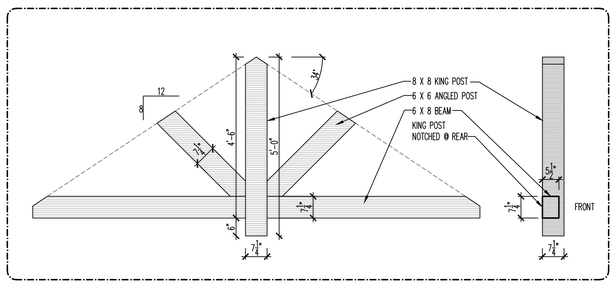
* WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
* ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE 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.



NOTE: EXISTING RAILINGS NOT DEPICTED

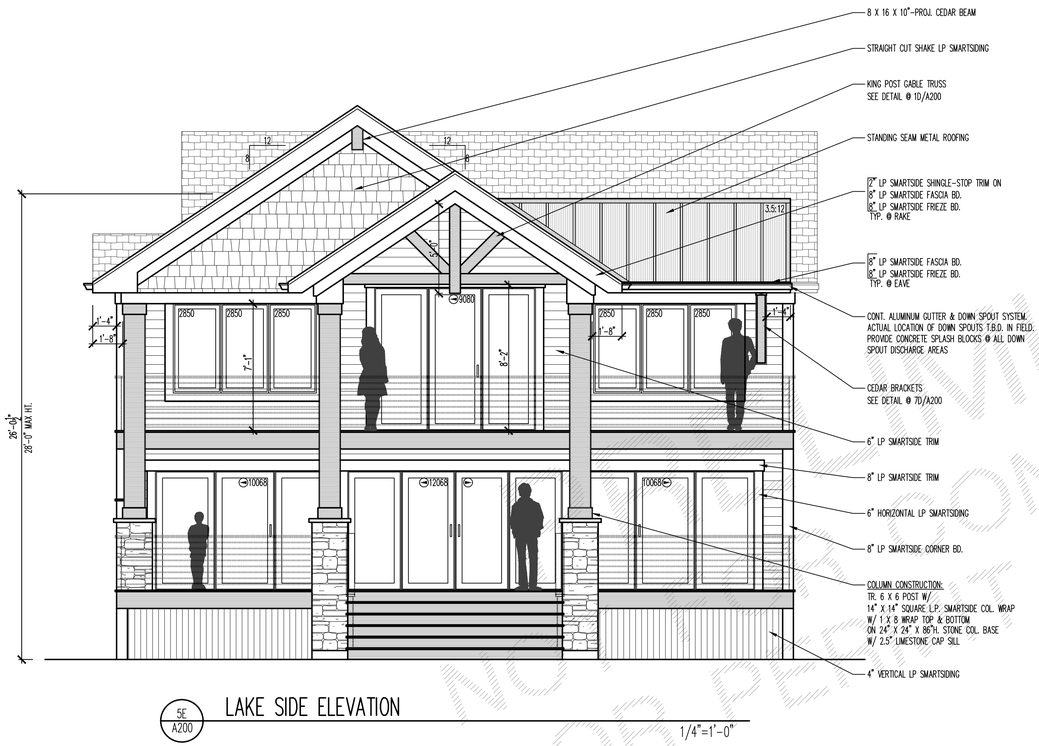
3C / A200 EXISTING LAKE SIDE ELEVATION

1/4"=1'-0"



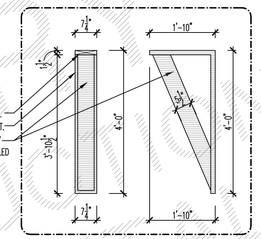
1D / A200 GABLE TRUSS DETAIL

1/2"=1'-0"



5E / A200 LAKE SIDE ELEVATION

1/4"=1'-0"



7D / A200 BRACKET DETAIL

1/2"=1'-0"

NOTE TO CONTRACTORS: **
ALL ARCHITECTURAL DESIGN ELEMENTS & DETAILS (ESPECIALLY COLUMN WRAPS) DEPICTED HAVE BEEN DESIGNED & PROPORTIONED CAREFULLY BY THE ARCHITECT. COLUMN WRAPS SHALL BE CONSTRUCTED TO THE SCALE SHOWN ON THE PLANS. THIS IS VITAL TO ACHIEVE PROPER PROPORTIONS FOR THE DESIGN OF THE EXTERIOR.
CONTRACTORS- IF YOU DETERMINE THE CONSTRUCTION OF CERTAIN ELEMENTS & DETAILS WILL BE REALIZED DIFFERENTLY THAN WE HAVE DESIGNED, PLEASE CONTACT US TO WORK THROUGH THE ISSUES THAT ARISE. WE WILL WORK WITH YOU TO REVISE OUR DESIGNED ELEMENTS SO THAT THEIR CONSTRUCTION CAN BE FEASIBLE & OUR DESIGN INTENT IS REALIZED TO CREATE THE BEST OUTCOME FOR OUR CLIENTS.

NOT FOR CONSTRUCTION
PRELIMINARY
SUBMITTAL

REVISIONS

	DESIGN STAGE	
1	PRELIMINARY DESIGN	08-01-24 OSK
2	PRELIMINARY DESIGN	08-12-24 OSK
3	RELEASE FOR BID	08-16-24 OSK
4	FINAL REVIEW	
5	RELEASE FOR PERMIT	
A	REVISION	

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EXISTING LAKE SIDE ELEVATION
LAKE SIDE ELEVATION

PRELIMINARY

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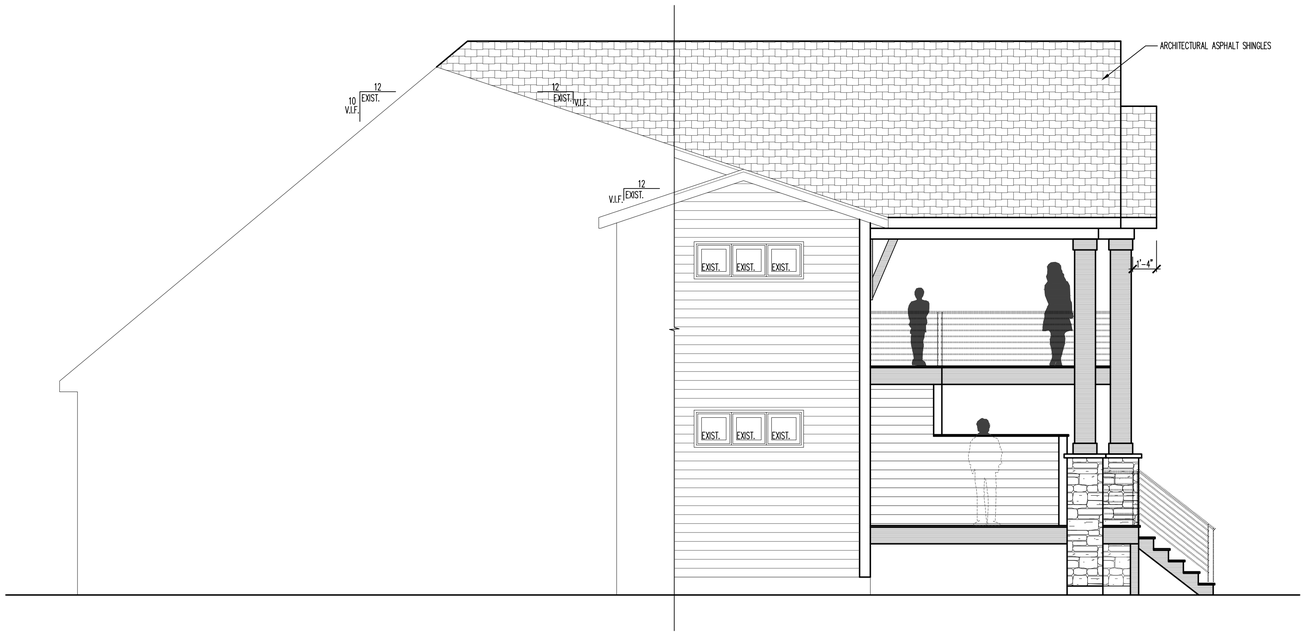
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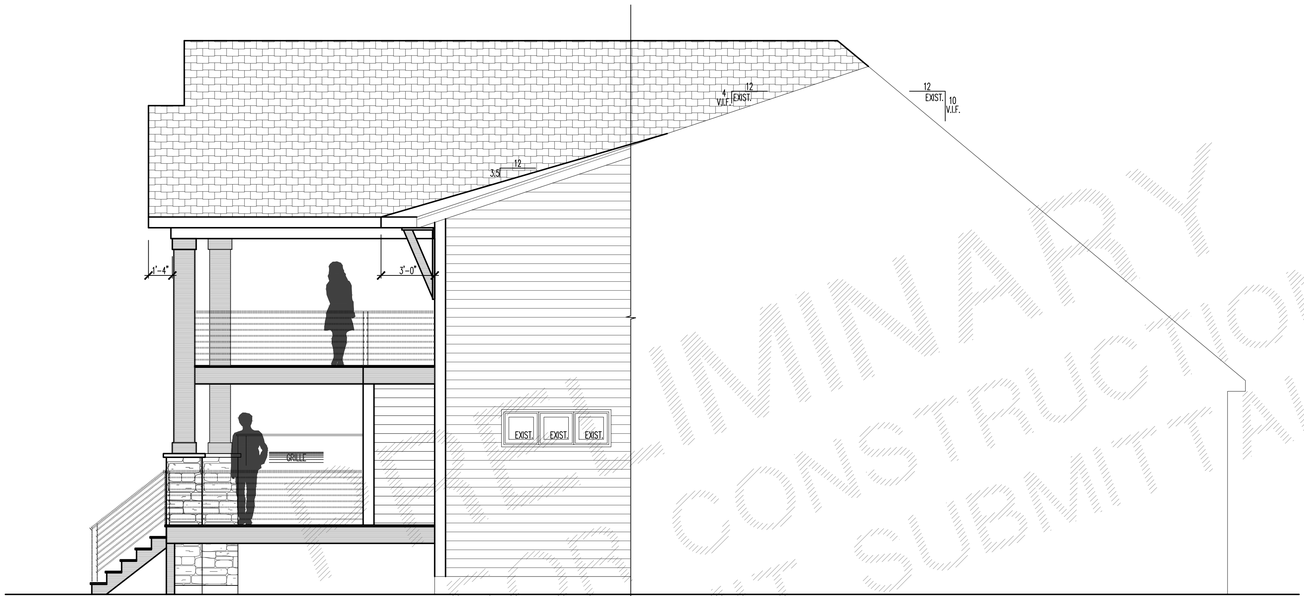
TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



1B
A201

RIGHT SIDE ELEVATION

1/4"=1'-0"



4E
A201

LEFT SIDE ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS

1	08-01-24 OSE
2	09-13-24 OSE
3	09-16-24 OSE
4	
5	

DESIGN STAGE

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

HICKEY RESIDENCE
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RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

PRELIMINARY

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Job Number:
24219

Sheet Number:
A201

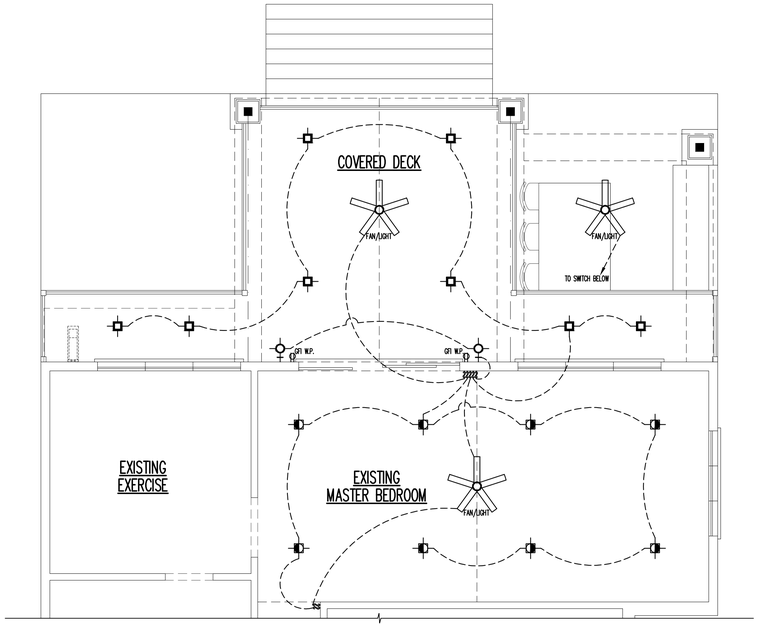
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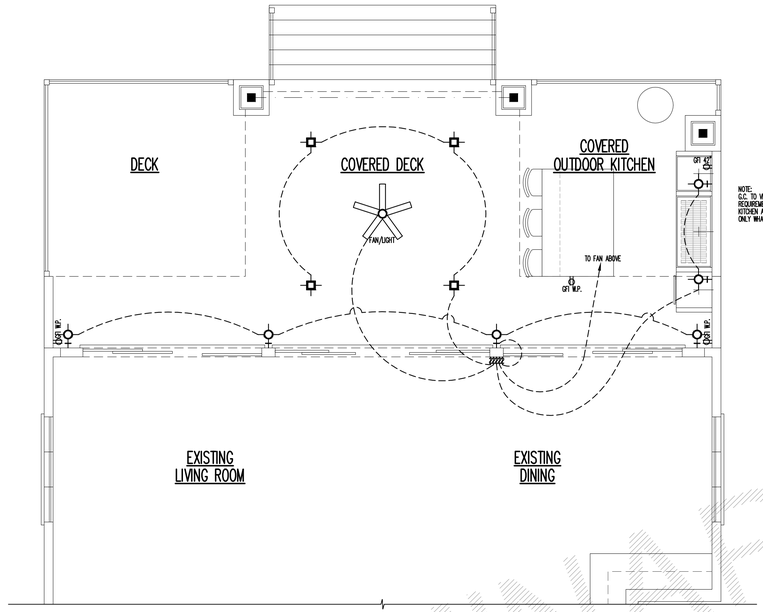
TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

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
- $D DOOR ACTIVATED SWITCH
- $M 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
- 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
- P.C. = PULL CHAIN LIGHT
- W.P. = WATER PROOF



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



NOTE:
G.C. TO VERIFY ELEC./GAS REQUIREMENTS OF OUTDOOR KITCHEN APPLIANCES & PROVIDE ONLY WHAT IS REQUIRED.

1E / E102 SECOND FLOOR ELECTRICAL PLAN
1/4"=1'-0"

1E / E101 FIRST FLOOR ELECTRICAL PLAN
1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS

1	08-01-24 OSK
2	08-15-24 OSK
3	08-16-24 OSK
4	
5	

DESIGN STAGE
- PRELIMINARY DESIGN
- PRELIMINARY DESIGN
- PRICING & BID DOCUMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

HICKEY RESIDENCE
161 EDGEWATER DRIVE
CRYSTAL LAKE, IL 60014

FIRST FLOOR ELECTRICAL PLAN
SECOND FLOOR ELECTRICAL PLAN

PRELIMINARY

Architects & Planners, Inc.
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Job Number: 24219
Sheet Number: E100
File Name: LAYOUTE100

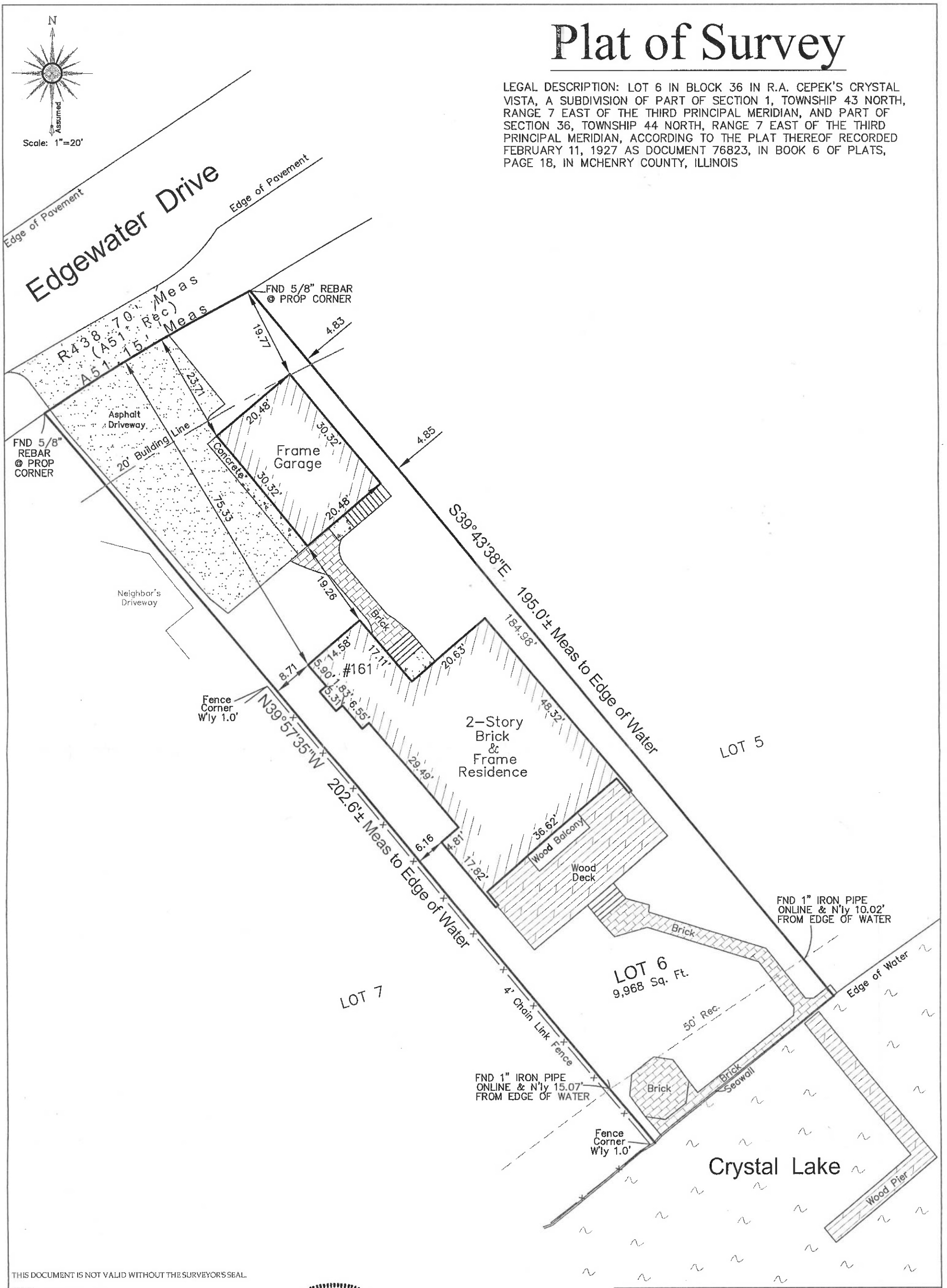
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Plat of Survey

LEGAL DESCRIPTION: LOT 6 IN BLOCK 36 IN R.A. CEPEK'S CRYSTAL VISTA, A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1927 AS DOCUMENT 76823, IN BOOK 6 OF PLATS, PAGE 18, IN MCHENRY COUNTY, ILLINOIS



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

IN MY PROFESSIONAL OPINION AND BASED ON MY OBSERVATION I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE THIS 24th DAY OF July, A.D. 2019

JEFFREY A. SPIREK

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2020

JEFFREY A. SPIREK 35-3898 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CRYSTAL LAKE, IL

NOTES:
*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT AND DIFFERENCE IMMEDIATELY.
*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
*UTILITIES WITHIN EASEMENTS ARE NORTH SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

LEGEND
- Set IP
- Fnd IP
- Fnd "X"
- Fnd P.K.
- Wood Fence
- CL Fence
- Concrete
- Wood Deck
- Brick

Luco Surveying
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54 Lou Ave., Crystal Lake, Illinois 60014
Phone: 815.526.3974 Email: admin@lucosurveying.com

Common Address: 161 Edgewater Dr., Crystal Lake, IL
PIN # 18-01-154-006

Job Number: 19 - 49428 Drawn By: JJp

Client: Zukowski Rogers Flood & McArdle Reference: McClain

Field Work Completion: 7-19-19

Revisions: