#2024-224
751 Oak Court – Variations
Project Review for Planning and Zoning Commission

Meeting Date: February 19, 2025, continued from February 5, 2025

Request: Variations from Article 3 to construct a garage addition to an existing home that encroaches 19.2 feet into the required 49.2-foot street side setback.

Location: 751 Oak Court

Acreage: Approximately 8,370 square feet

Existing Zoning: R-2 Single Family

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The lot is a nonconforming lot, meaning it does not meet the minimum lot width and lot area requirements. To determine the setbacks the average of the homes within 400 feet is utilized. The yard abutting a street setback therefore is determined to be 49.2 feet.
- The proposed addition is setback 30 feet from the street, requiring the variation.

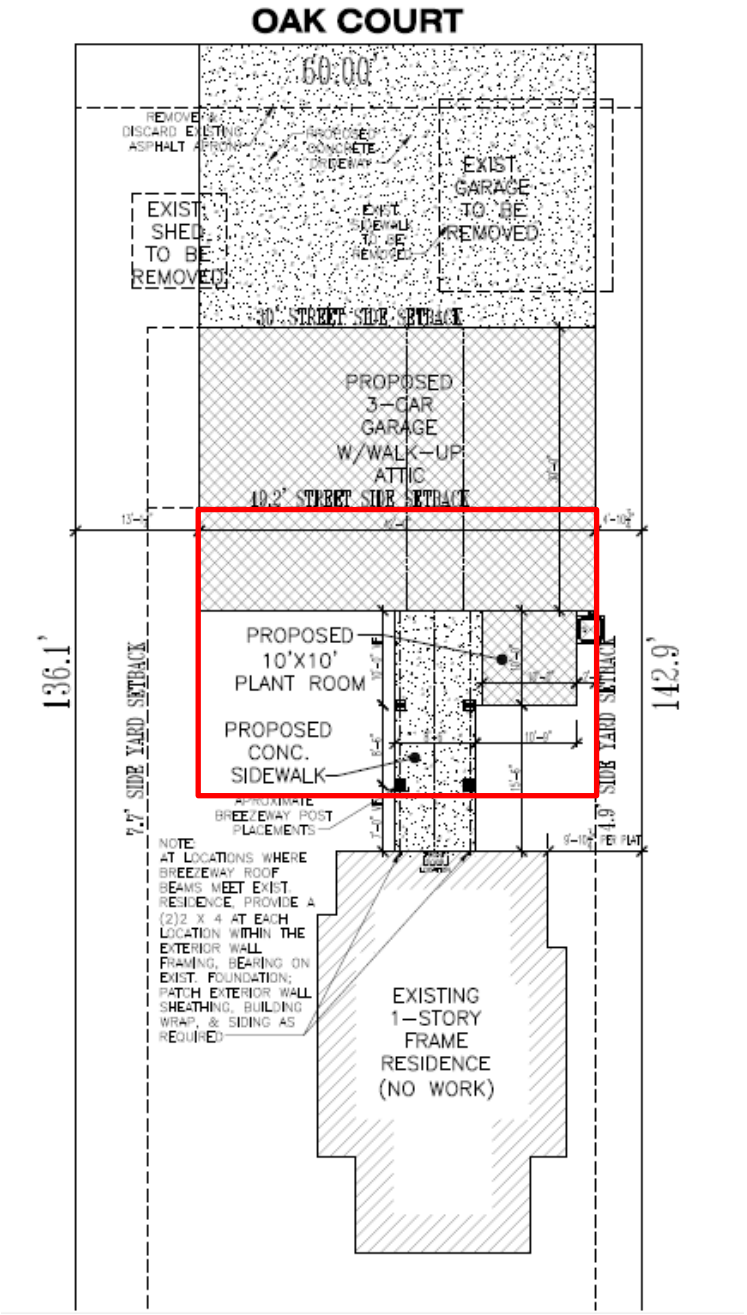
Development Analysis:

General

- Request: To construct an addition to the house. The addition is a two-story three-car garage. It is connected to the house by a breezeway. The new addition encroaches 19.2 feet into the required 49.2-foot street side setback.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.
- The construction will match the existing residential structure.

The garage is considered attached to the principal structure via the breezeway. If the garage was detached, the square footage would require a Special Use and it would exceed the height, the stories and the dormer length for an accessory structure. To avoid these variations it is attached to the house, allowing it to receive the principal structure standards of 2 stories and 28 feet in height. Connection to the principal structure requires it meet the principal structure setbacks.

Staff analyzed the size of the proposed addition, and it would fit behind the setback and not require any variations. See the red box below.



Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a Simplified Residential Zoning Variation to allow a new addition to encroach 19.2 feet into the required yard abutting a street 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.

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: 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 (McIntyre, received 01/17/25)
   B. Architecture Plans (ALA Architects, dated 10/09/24, received 01/13/25)

2. The total hard-surface coverage cannot exceed 50%. Full engineering details and calculations must be provided with the building permit.

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

PIQ MAP
751 Oak Court



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: McIntyre Residence

Action Requested

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

Petitioner Information

Name: ALA Architects/Tim Nugent
Address: 2600 Behan Road
Crystal Lake, Il 60114
Phone: 815-788-9200
Fax:
E-mail: info@alaarchitects.com

Owner Information (if different)

Name: Mike McIntyre
Address: 751 Oak Court
Crystal Lake, Il 60014
Phone: 224-703-3930
Fax:
E-mail: mikemcintyre100@hotmail.com

Property Information

Project Description: Detached 3 car garage

Project Address/Location: 751 Oak Court Crystal Lake, Il 60014

PIN Number(s):

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ALA Architects & Planners 2600 Behan Road Crystal Lake, Il 60014
815-788-9200 info@alaarchitects.com

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Tim Nugent _____ 01-14-2025

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.

Mike McIntyre _____ 1-17-2025

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
Kirsten and Michael McIntyre

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 McIntyre for approval of a Variation at the following real estate known as 751 Oak Court, Crystal Lake, Illinois 60014, PIN: 19-06-176-015.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to construct a two-story garage addition to the street side of the home, extending 19.2 feet into the required 49.2-foot street side setback, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance 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, February 5, 2025, 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

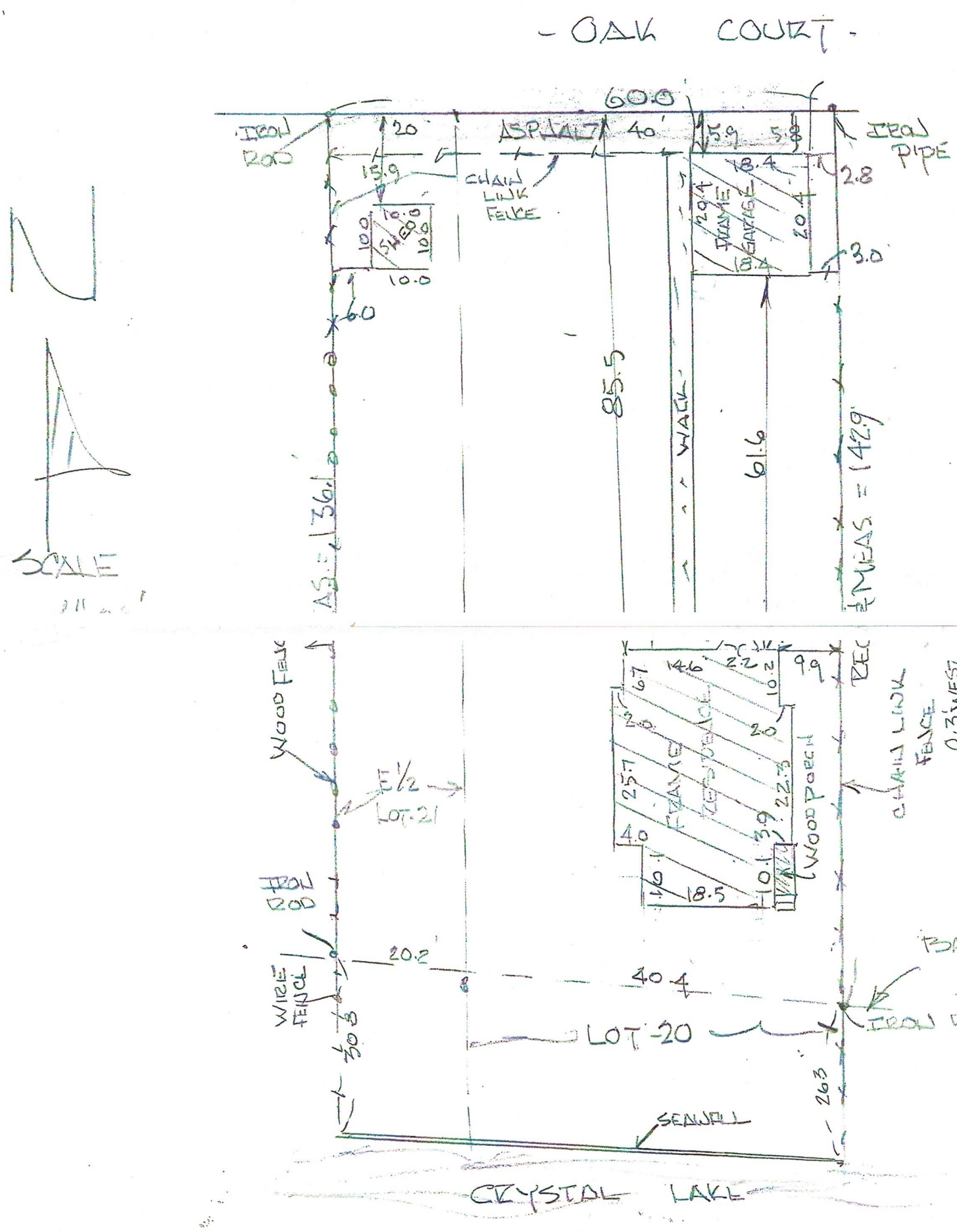
(Published in Northwest Herald January 18, 2025) 2219905

PLAT OF SURVEY

OF

LOT 20 AND THE EAST HALF OF LOT 21 IN FIRST ADDITION TO CLOW'S CRYSTAL LAKE PARK, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1923 AS DOCUMENT NO. 58798, IN BOOK 4 OF PLATS, PAGE 83, IN MCHENRY COUNTY, ILLINOIS.

Commonly known as: 751 Oak Court, Crystal Lake, Illinois.



I, PATRICK MCKIERNAN, A REGISTERED ILLINOIS LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE MENTIONED PARCEL OF LAND AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY, DATED THIS 4th DAY OF NOVEMBER, 2021.

THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

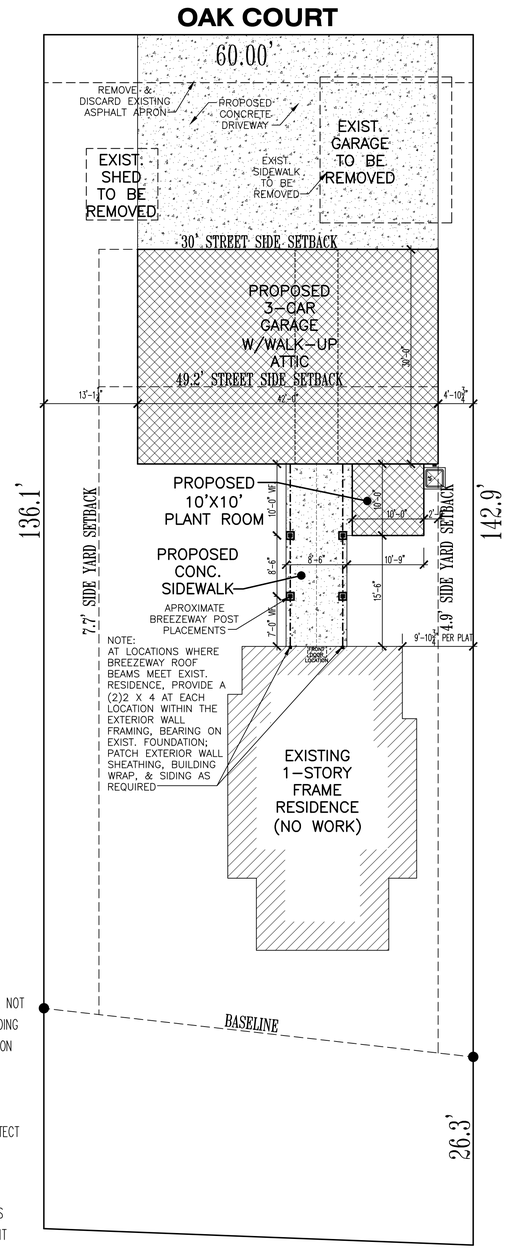
PATRICK MCKIERNAN #2131
680 SADDLE RIDGE
CRYSTAL LAKE, ILLINOIS 60012
815-477-8255

STATE OF ILLINOIS
PATRICK McKIERNAN
No. 35-2131
REGISTERED LAND SURVEYOR

LICENSE EXPIRES: NOVEMBER 30, 2022
ORDERED BY: Waggoner Law Firm
FIELD WORK DONE ON 11/4/2021

MCINTYRE RESIDENCE

751 OAK COURT
CRYSTAL LAKE, IL 60014



GENERAL SITE 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. UTILITY INFORMATION PROVIDED BY OTHERS
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"

DESIGN STAGE / REVISIONS

1	PRELIMINARY DESIGN	4-3-24	DW
2	PRELIMINARY DESIGN	4-24-24	DW
3	PRELIMINARY DESIGN	5-15-24	DW
4	RELEASE FOR BID	6-28-24	DW
5	FINAL REVIEW	7-24-24	DW
	RELEASE FOR PERMIT	10-7-24	DW
	REVISION	10-9-24	DW

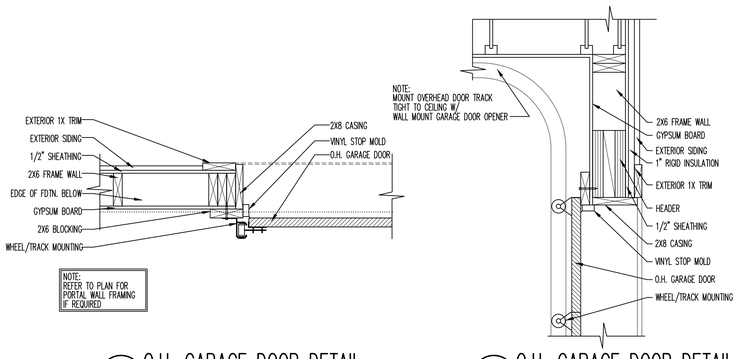
MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

SITE PLAN
DRAWING INDEX
GENERAL NOTES

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-259-0021
2600 Belvan Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186
40 Crystal St., Cary, IL 60013

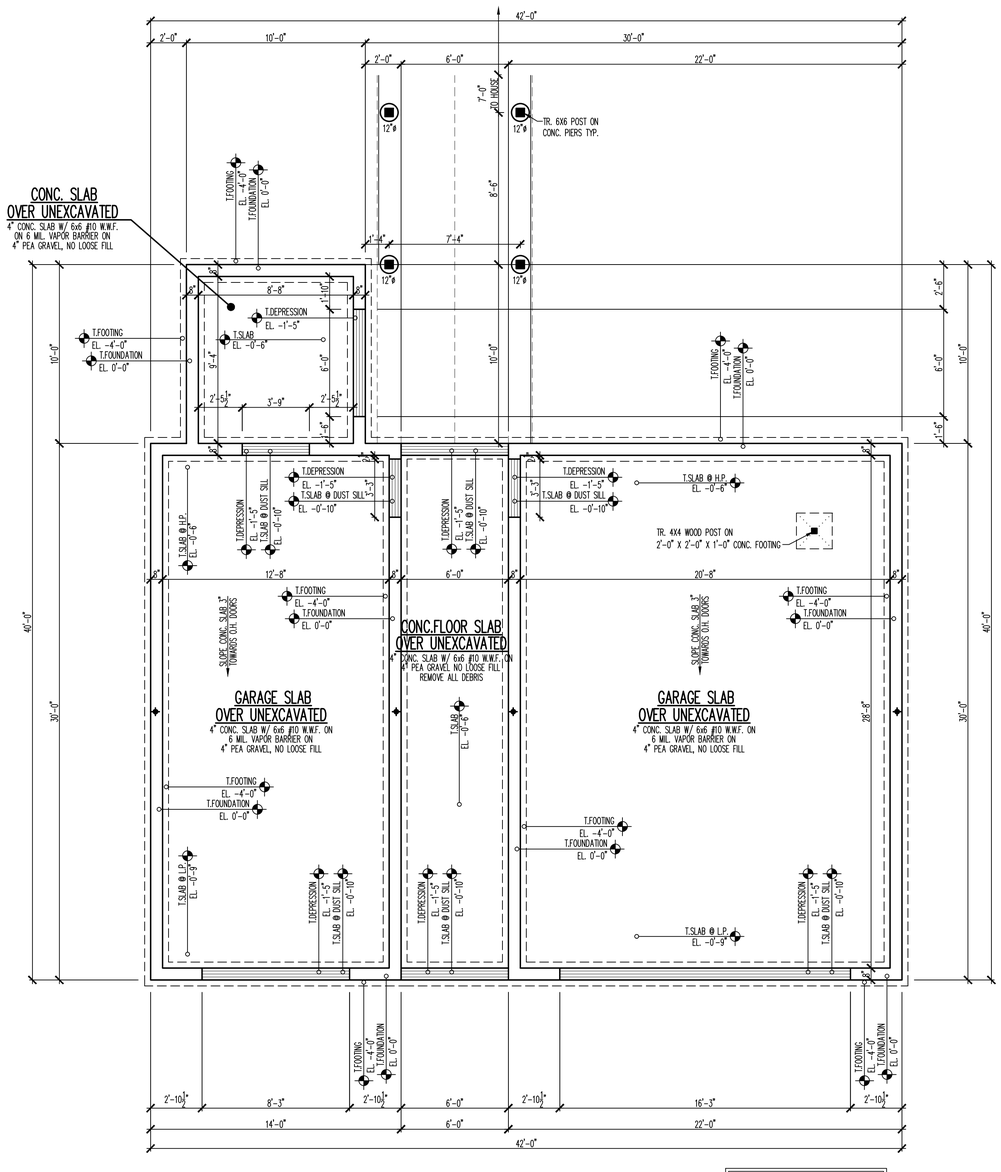
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Sheet Number: A000
File Name: 24090000

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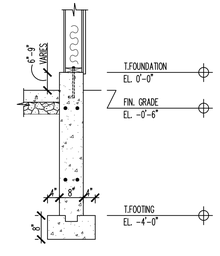
4B / A101 O.H. GARAGE DOOR DETAIL
TOP VIEW 2X6 FRAME WALL 1"=1'-0"

5B / A101 O.H. GARAGE DOOR DETAIL
SIDE VIEW 2X6 FRAME WALL 1"=1'-0"

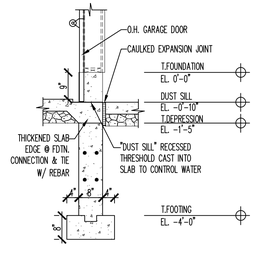


5E / A100 FOUNDATION PLAN
1/4"=1'-0"

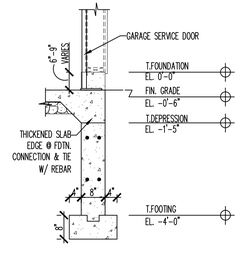
NOTE:
VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SIT ON UNDISTURBED SOIL MIN. 42" BELOW FINISHED GRADE.



7D / A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE 1/2"=1'-0"



7D / A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ GARAGE DOOR 1/2"=1'-0"



7D / A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ SERVICE DOOR 1/2"=1'-0"

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SCOTT F POLIT
001-018291
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STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.005372
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

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A.L.A Architects & Planners, Inc.

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

DESIGN STAGE	REVISIONS 1	2	3	4	5
PRELIMINARY DESIGN	4-3-24 DJW				
PRELIMINARY DESIGN	4-24-24 DJW	5-13-24 DJW	6-28-24 DJW	7-24-24 DJW	
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW	10-7-24 DJW				
RELEASE FOR PERMIT	10-9-24 DJW				
REVISION					

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

FOUNDATION PLAN

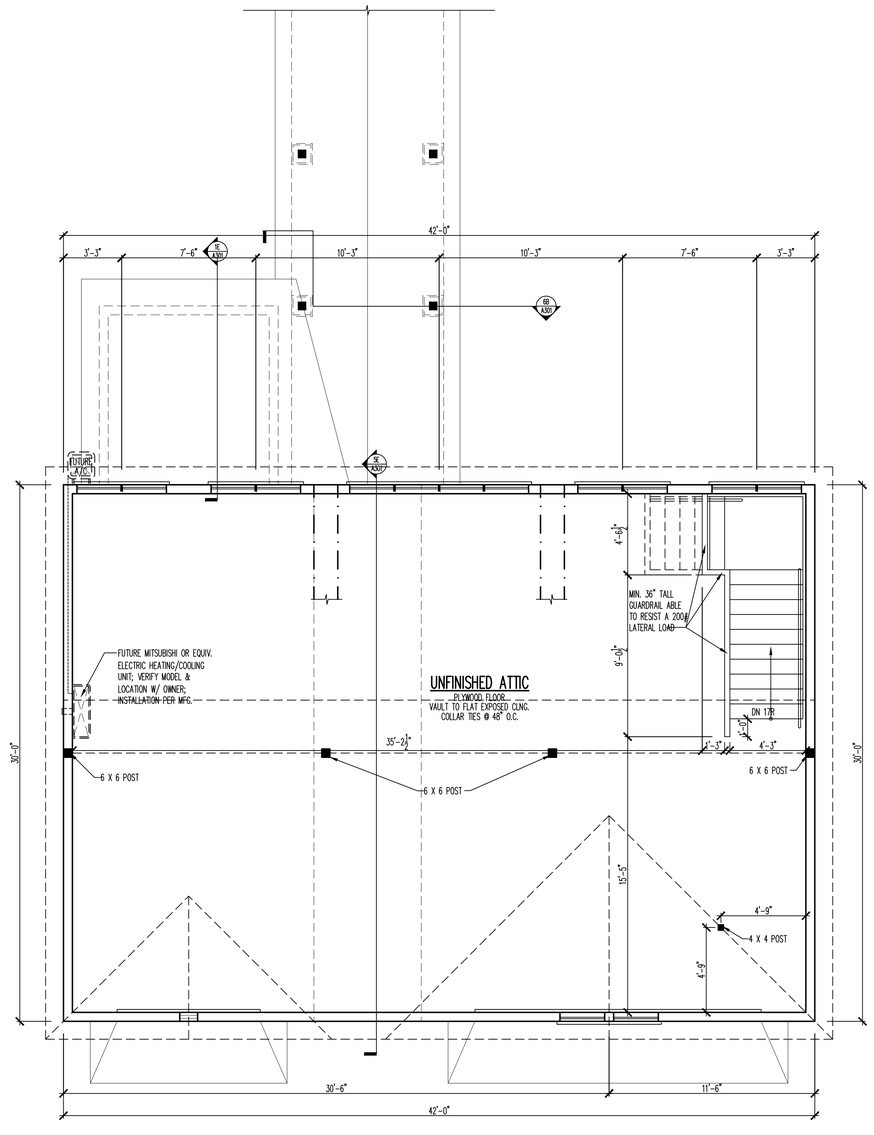
Architects & Planners, Inc.
IL Telephone: 815-788-9300 WI Telephone: 262-250-0021
2600 Behan Road at Rt. 176 Crystal Lake, IL 60014
98 W. Main St. Lake Geneva, WI 53147
40 Crystal St. Crys, IL 60013
1700 E. Racine Ave. Waukesha, WI 53186

Job Number: 24090
Sheet Number: A100
File Name: 24090100

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

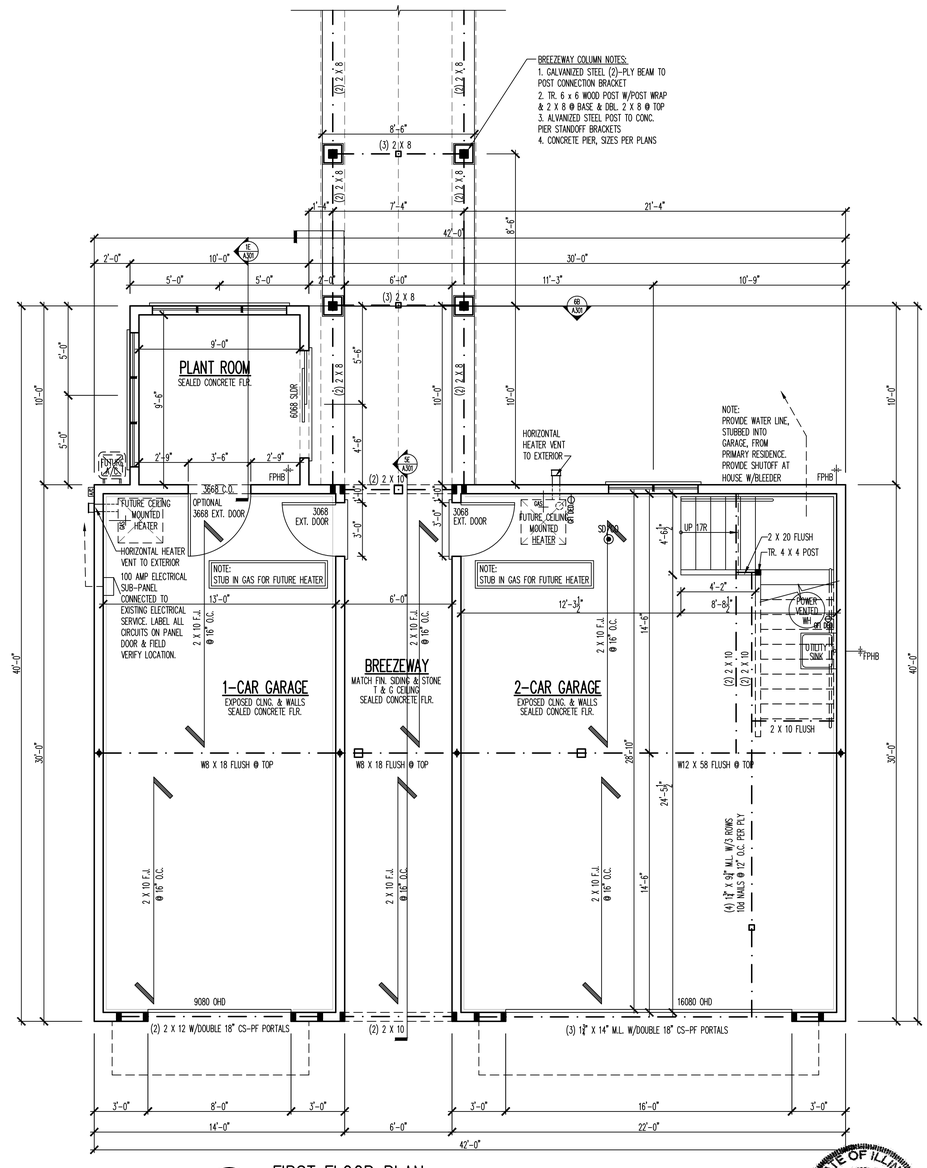
WALL BRACING NOTES:

* ENTIRE STRUCTURE 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



1E A101 SECOND FLOOR PLAN

1/4"=1'-0"



5E A101 FIRST FLOOR PLAN

1/4"=1'-0"

REVISIONS		
1	6-3-24 DJW	PRELIMINARY DESIGN
2	6-24-24 DJW	PRELIMINARY DESIGN
3	6-28-24 DJW	PRELIMINARY DESIGN
4	7-24-24 DJW	RELEASE FOR BID
5		FINAL REVIEW
		RELEASE FOR PERMIT
		REVISION

DESIGN STAGE

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

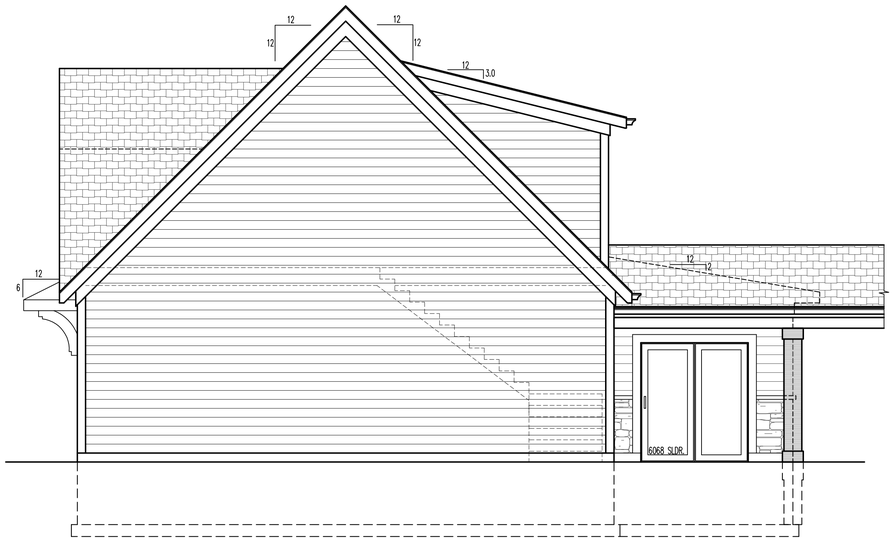
FLOOR PLANS

Architects & Planners, Inc.
IL Telephone: 815-568-9200 WI Telephone: 262-259-0021
2600 Belvin Road at Rt. 176 — 98 W. Main St. Lake Geneva, WI 53147
Crystal Lake, IL 60014 — 1700 E. Racine Ave. Waukesha, WI 53186
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STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. 184.005672 ARCHITECT CORP.

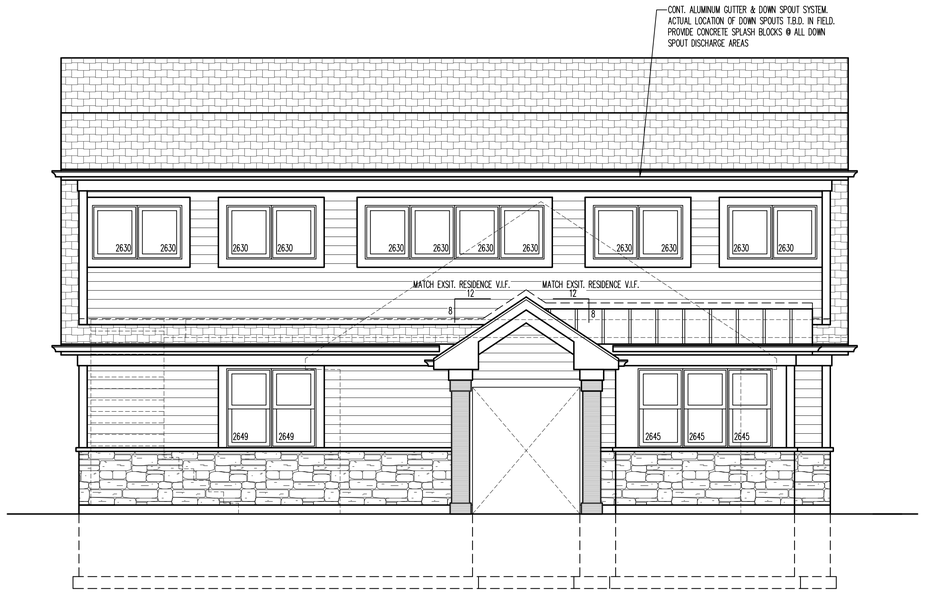
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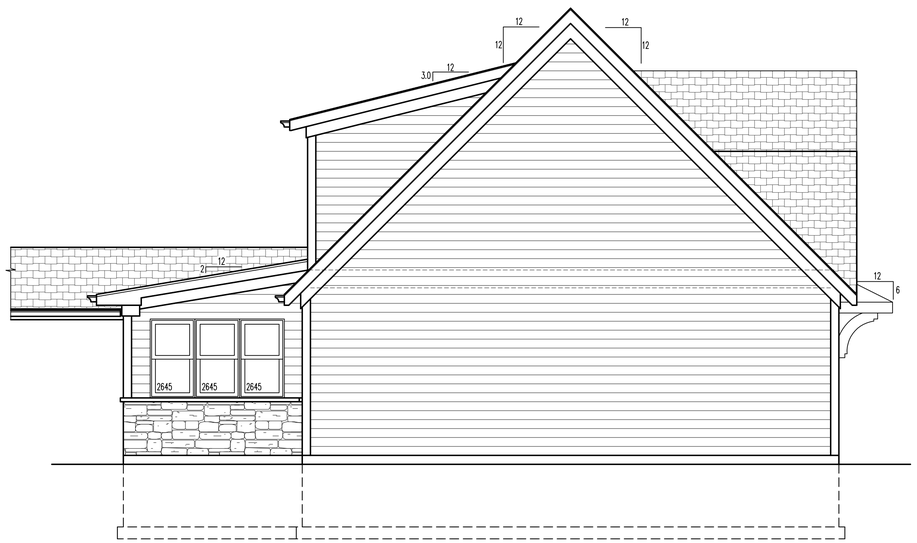
1C A200 RIGHT ELEVATION

1/4"=1'-0"



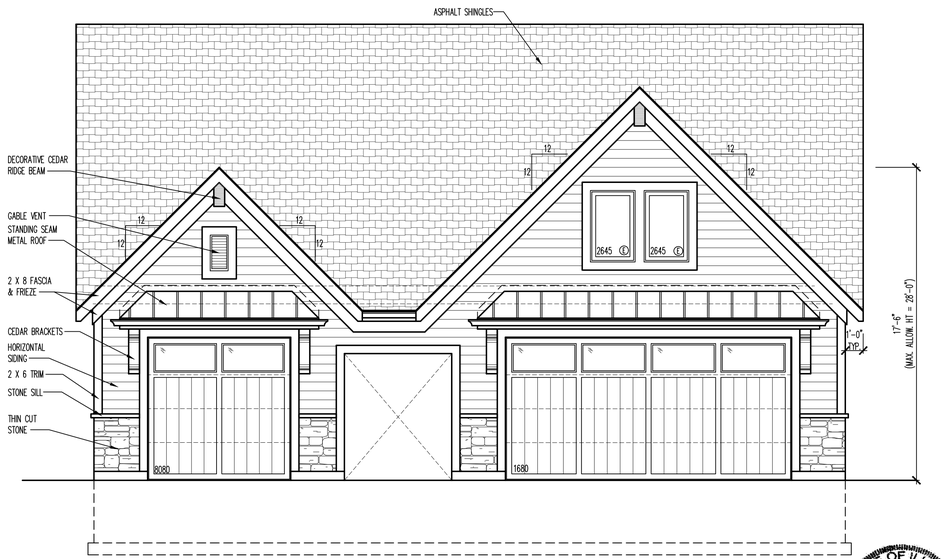
5C A200 REAR ELEVATION

1/4"=1'-0"



1E A200 LEFT ELEVATION

1/4"=1'-0"



5E A200 FRONT ELEVATION

1/4"=1'-0"

DESIGN STAGE

PRELIMINARY DESIGN	1	4-3-24 DJW
PRELIMINARY DESIGN	2	4-24-24 DJW
DESIGN DEVELOPMENT	2	5-13-24 DJW
RELEASE FOR BID	3	6-28-24 DJW
FINAL REVIEW	4	7-24-24 DJW
RELEASE FOR PERMIT	1	10-7-24 DJW
REVISION	1	10-9-24 DJW

REVISIONS

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

ELEVATIONS

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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

SCOTT F POLIT 001-018291 LICENSED ARCHITECT STATE OF ILLINOIS

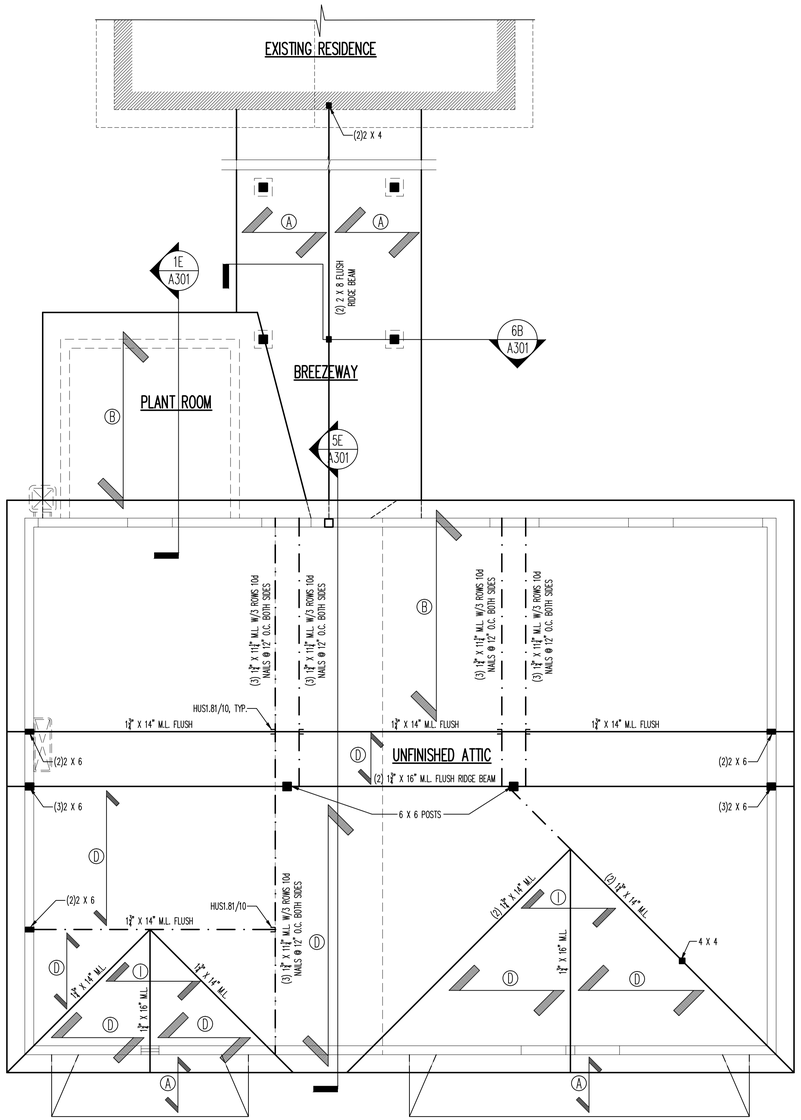
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Job Number: 24090

Sheet Number: A200

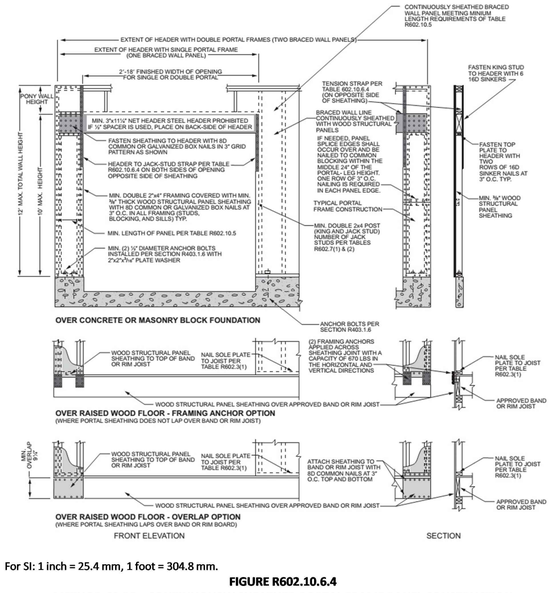
File Name: 24090200



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.	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	
(E) = 2 X 6 CEILING JOISTS @16" O.C.	(M) = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
(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)	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.
(G) = 2 X 10 CEILING JOISTS @16" O.C.	(O) = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
(H) = 2 X 12 CEILING JOISTS @16" 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

3E / A300 ROOF PLAN & STRUCTURAL NOTES

1/4"=1'-0"



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

FIGURE R602.10.6.4

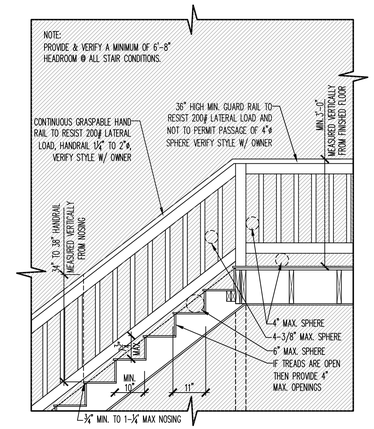
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

6C / A301 IRC PORTAL DETAIL

CS-PF [CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION] 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.



6E / A300 TYPICAL STAIR & RAIL DETAIL

1/2"=1'-0"

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REVISIONS

1	4-3-24 DJW	PRELIMINARY DESIGN
2	4-24-24 DJW	PRELIMINARY DESIGN
3	5-13-24 DJW	RELEASE FOR BID
4	6-28-24 DJW	FINAL REVIEW
5	7-24-24 DJW	RELEASE FOR PERMIT
6	10-7-24 DJW	REVISION
7	10-9-24 DJW	REVISION

DESIGN STAGE

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

TYPICAL STAIR & RAIL DETAILS, ROOF VENT SCHEDULE, PORTAL FRAME DETAIL

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

Job Number: 24090

Sheet Number: A300

File Name: 24090300

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

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS
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)
1 X FASCIA PER ELEVATIONS
ALUMINUM SOFFITS W/ CONTINUOUS VENTS
1 X FREIZE BD. PER ELEVATIONS

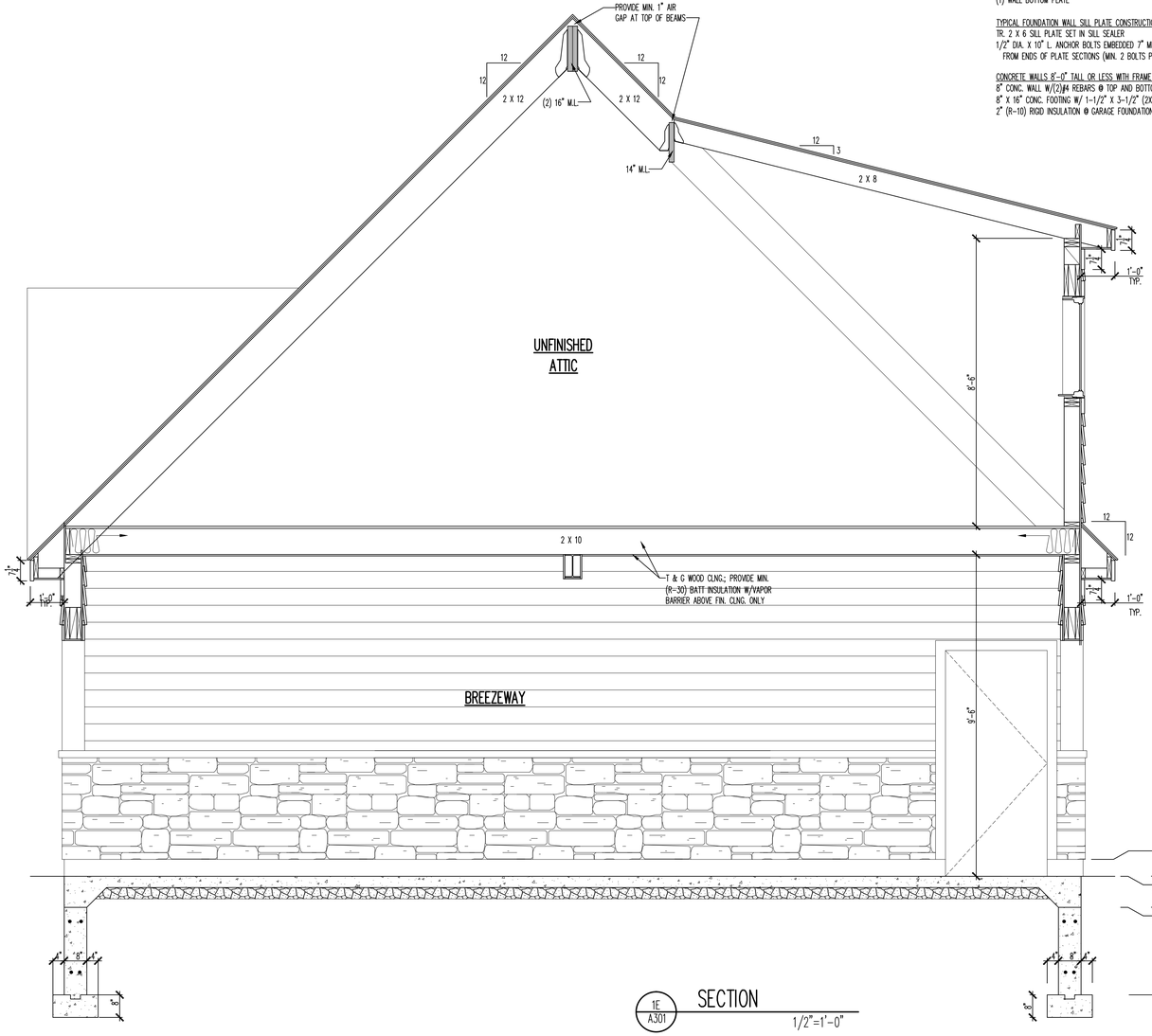
TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN

TYPICAL WOOD 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

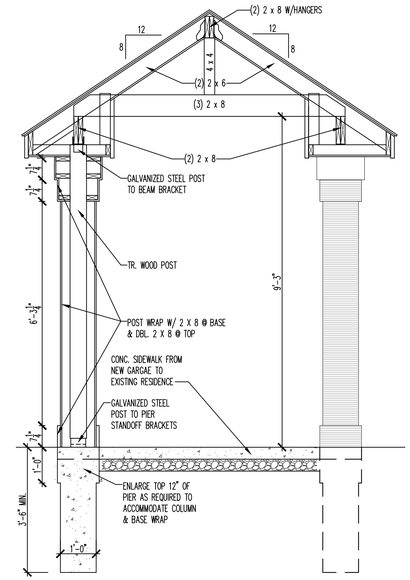
TYPICAL INTERIOR FRAME WALL CONSTRUCTION:
1/2" GYP. BD.
2 X 4 / 2 X 6 STUDS @ 16" O.C. (STUD SIZE PER PLANS)
(2) WALL TOP PLATES
(1) WALL BOTTOM PLATE

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)

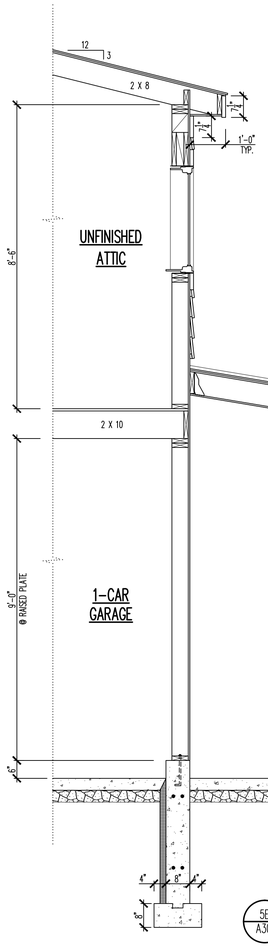
CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:
8" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
2" (R-10) RIGID INSULATION @ GARAGE FOUNDATIONS



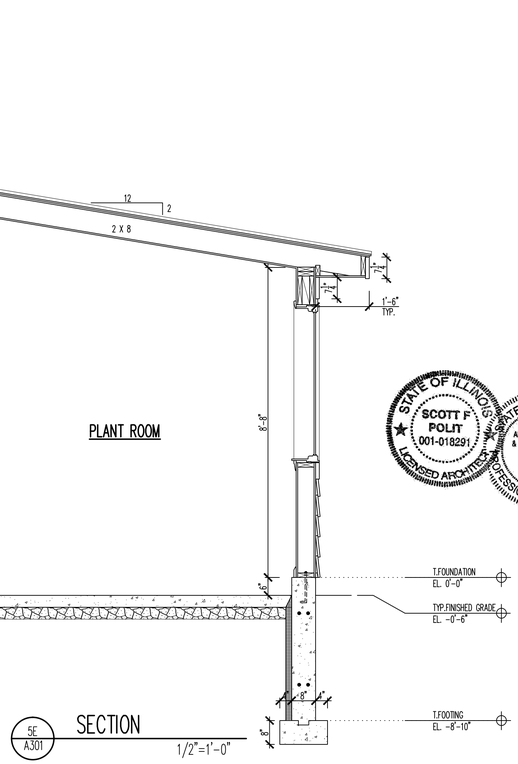
6B / A301 SECTION
1/2"=1'-0"



6B / A301 SECTION
1/2"=1'-0"



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



5E / A301 SECTION
1/2"=1'-0"

STATE OF ILLINOIS SCOTT F. POLIT 001-018291 LICENSED ARCHITECT
STATE OF ILLINOIS ALA ARCHITECTS & PLANNERS, INC. 184.006372 ARCHITECT CORP. PROFESSIONAL DESIGN FIRM

REVISIONS
1 4-3-24 DJW PRELIMINARY DESIGN
2 4-24-24 DJW PRELIMINARY DESIGN
3 6-28-24 DJW RELEASE FOR BID
4 7-24-24 DJW FINAL REVIEW
5 8-15-24 DJW RELEASE FOR PERMIT
10-9-24 DJW REVISION

DESIGN STAGE

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

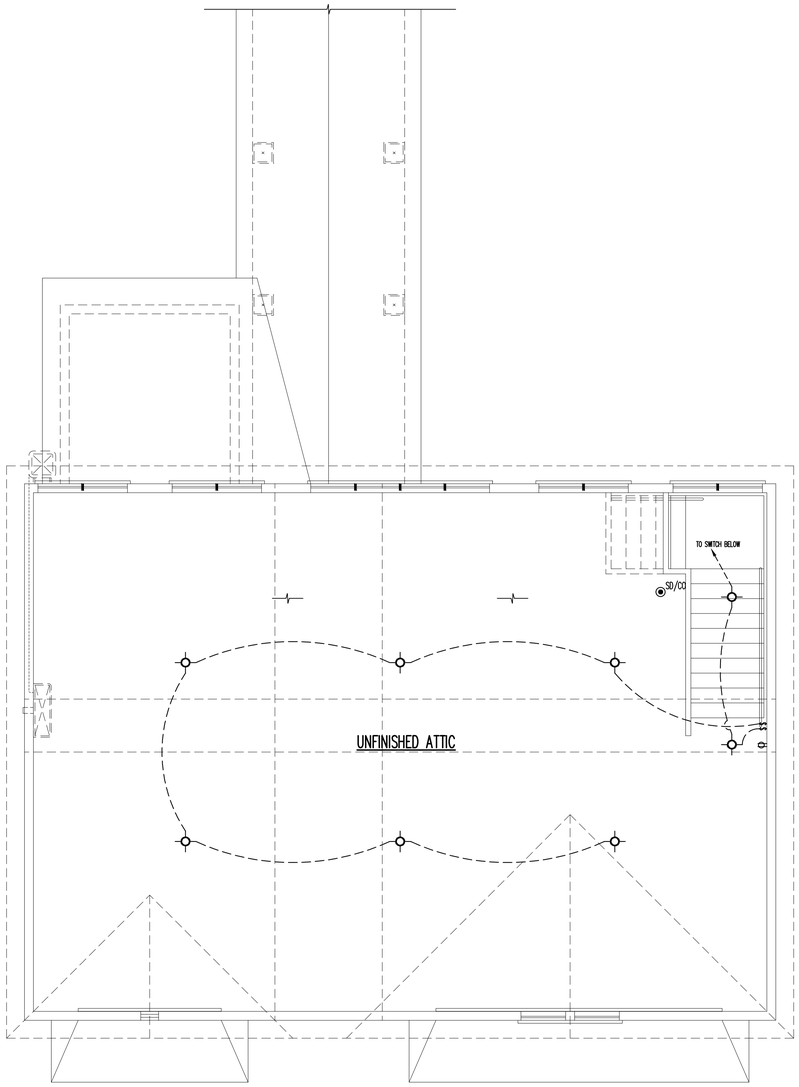
ROOF PLAN & STRUCTURAL NOTES
CONSTRUCTION SPECIFICATIONS
WALL SECTIONS
TYPICAL DETAILS

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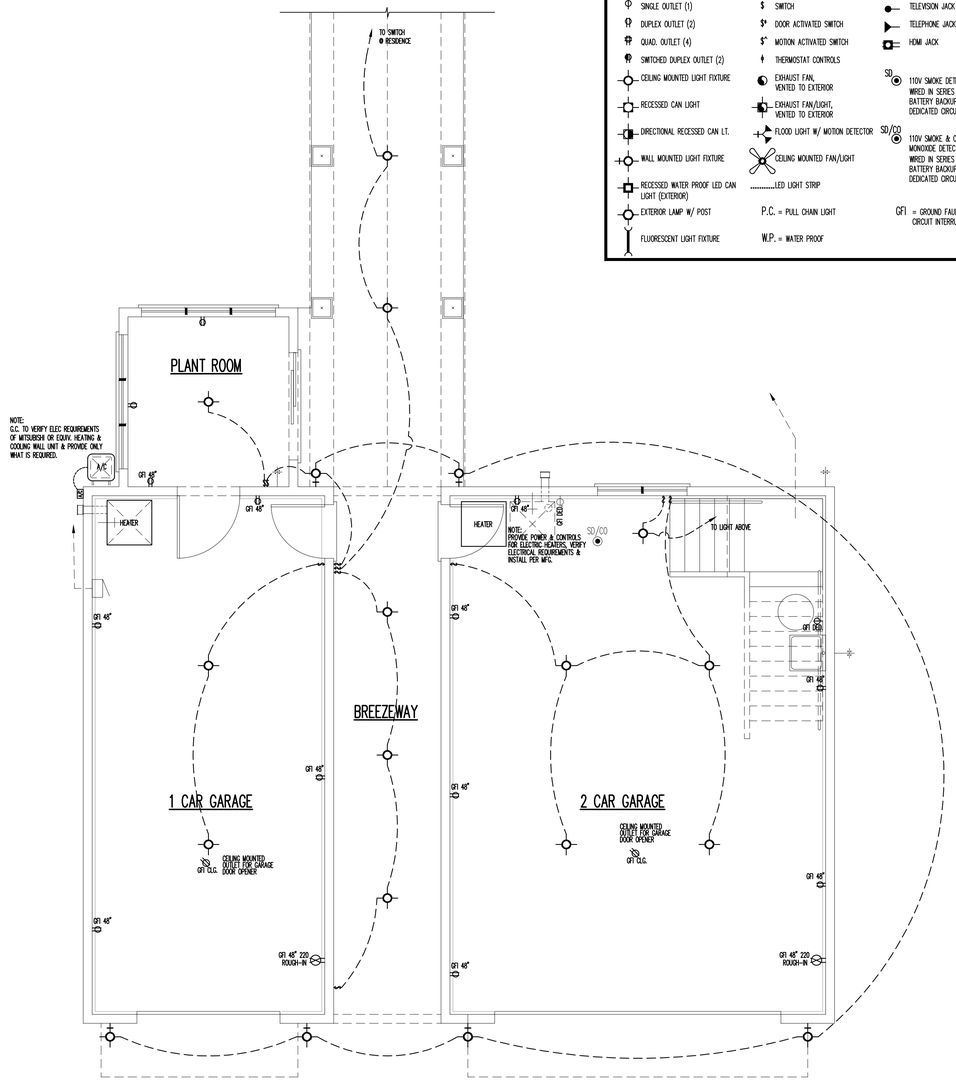
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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



1E / E101 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



5E / E101 FIRST FLOOR ELECTRICAL PLAN

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

DESIGN STAGE		REVISIONS
PRELIMINARY DESIGN	4-3-24 DJW	1
PRELIMINARY DESIGN	4-24-24 DJW	2 5-15-24 DJW
RELEASE FOR BID		3 6-28-24 DJW
FINAL REVIEW	10-7-24 DJW	4 7-24-24 DJW
RELEASE FOR PERMIT	10-9-24 DJW	5
REVISION		

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ELECTRICAL PLANS

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Moving west to east along Oak to view street frontage of homes and detached garages. Ending at Subject Property.




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