#2026-028
199 Edgewater Drive – Setback Variation
Project Review for Planning and Zoning Commission

Meeting Date: March 18, 2026

Request: Variation to allow a portion of an attached deck to be converted into a screened-in porch having a front yard (lakeside) setback of 74.5 feet instead of the required 75.45 feet.

Location: 199 Edgewater Drive

Acreage: Approximately 10,031 square feet

Existing Zoning: R-2 Single-Family Residential

Surrounding Properties:
North: R-2 Single-Family Residential
South: R-2 Single-Family Residential
East: Crystal Lake (Water)
West: R-2 Single-Family Residential

Staff Contact: Darrell Moore (815.356.3612)

Background:

- The current house and deck were built in 2021, after a previous home was demolished and the original lot was subdivided into two lots. At the time of construction, the front-yard (lakeside) setback was calculated at 77.5 feet. The new deck extending off the house encroached three feet into this setback in compliance with the UDO, which allows decks open to the sky to encroach up to four feet into a required setback.
- Previous Approvals:
    - No previous zoning approval. The new home and subdivided lot were approved in 2020 and 2021.

Development Analysis:

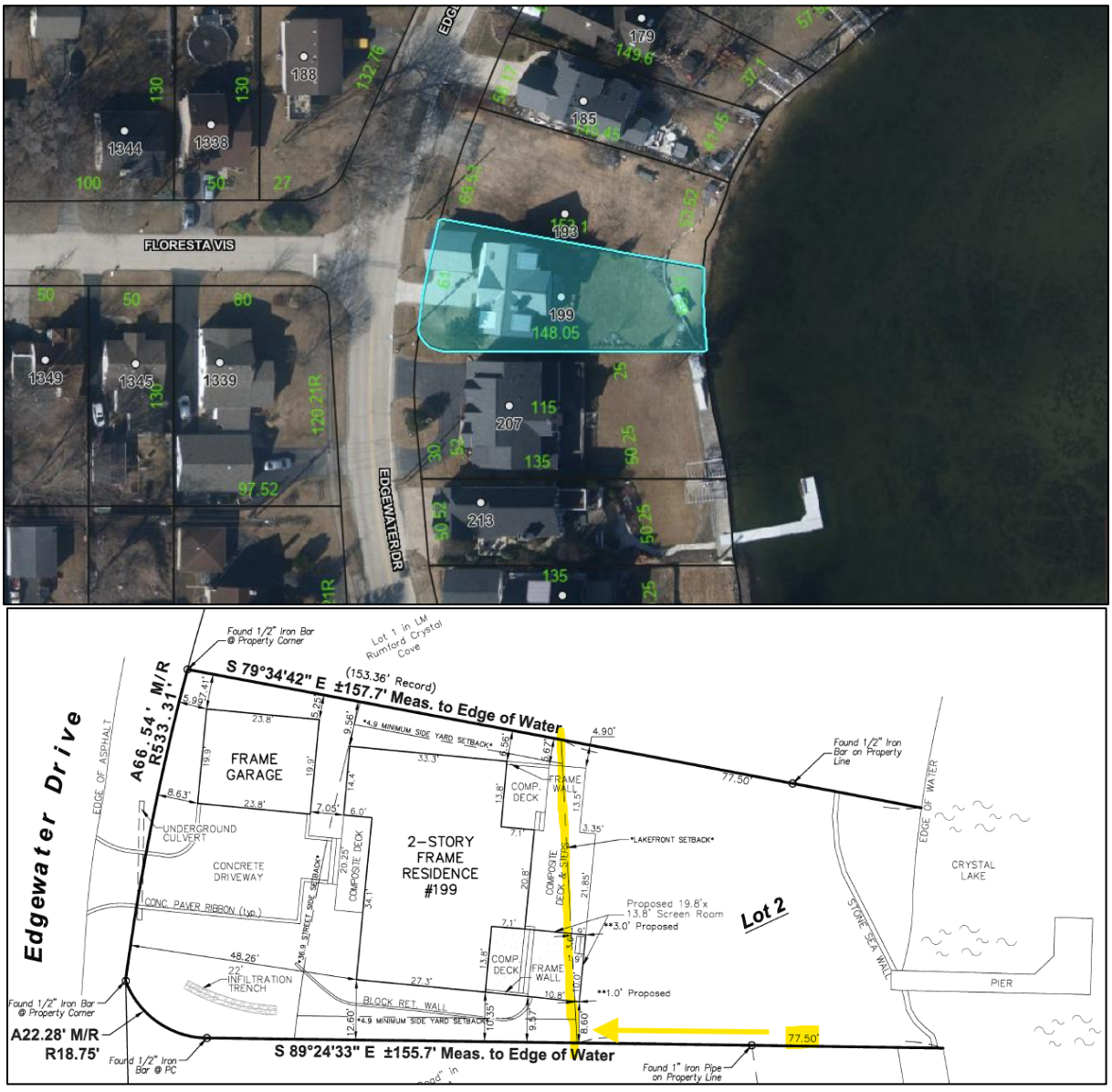
General

- Request: Variation to allow an attached deck to be converted into a screened-in porch having a front yard (lakeside) setback of 74.5 feet instead of the required 75.45 feet.
- Zoning: The property is zoned R-2 Single-Family Residential. This zoning designation is appropriate for this use.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Project Details and Analysis:

The property owner is seeking to enclose a portion of an existing attached deck to create a three-season room facing Crystal Lake. Staff calculated the lakeside setback at 75.45 feet—a reduction from the previous (2020) calculation by about two feet. Most of the proposed three-season room will comply with this setback, except for the northeast corner, which will encroach one foot. This type of encroachment is not eligible for an administrative variation. Three-season rooms and screened lakeside porches are common in this area. It is not anticipated for this addition to impact sight lines of the lake.

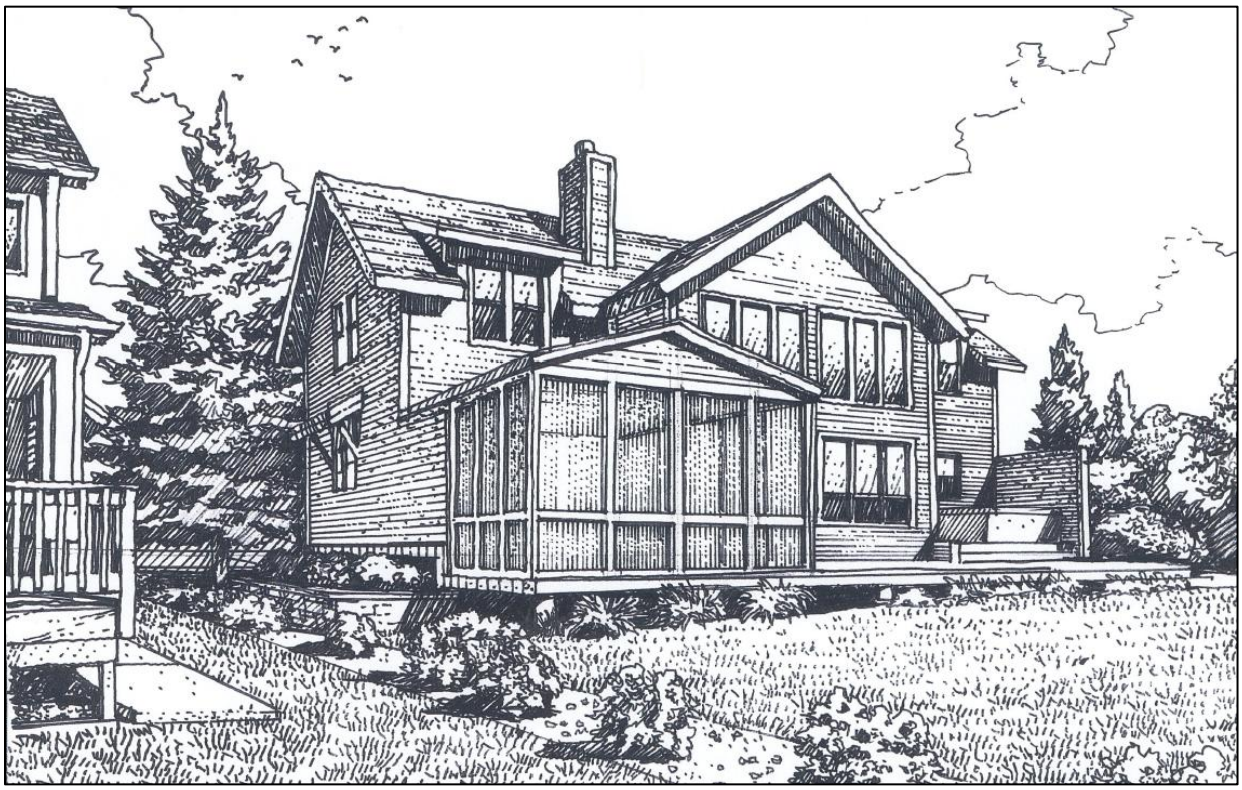
The City Engineer has evaluated the proposal and determined that it increases impervious surface coverage and, therefore, it will require a second infiltration trench on the property.



TOP: Aerial (2025)
BOTTOM: Plat of survey showing improvements and the setback calculated in 2020



TOP: Birds-eye view (Google, c. 2023)
BOTTOM: Owner-provided image of the addition location and neighbor's house (left)
NEXT PAGE: Architect rendering



Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a Variation to allow an attached deck to be converted into a screened-in porch having a front yard (lakeside) setback of 74.5 feet instead of the required 75.45 feet. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been

established by the evidence presented at the public hearing:

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents:
   A. Application (2/13/26)
   B. Architectural Plans (Glerum, submitted 2/17/26)

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

PARCEL IN QUESTION



Application for Simplified Residential Variation

Application Number: _____ **FOR OFFICE USE ONLY**

Project Name: _____

Date of Submission: _____

I. Applicant

Riley and Linda Glerum

Name

199 Edgewater Drive

Street

Crystal Lake | Illinois | 60014

City | State | Zip Code

[redacted] | [redacted]

Telephone Number | Fax Number | E-mail address

II. Owner of Property (if different)

Glerum Revocable Living Trust, Co-Trustees: Riley D. Glerum and Linda Glerum

Name

[redacted]

Address | Telephone Number

III. Project Data

1. a. Location/Address: 199 Edgewater Drive, Crystal Lake, IL

   b. PIN #: 18-01-154-019

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 project involves adding a screened-in porch over a portion of the existing lakeside deck, incorporating the original deck construction. The existing deck extends slightly into the lakeside setback, so a minor variance will be required to accommodate the addition of the single-story screened area. The existing two-story home more than complies with the lakeside setback.

IS THE HARDSHIP SELF-CREATED?

No, the hardship comes from our pie-shaped, non-conforming lot with its restrictive setbacks and results in a reduced buildable area and less development flexibility. Considering the proximity of several other nearby properties to the lake edge, the impact of the variance is negligible.

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

Yes, several other nearby lake homes appear to lack compliance with the city's current/average setback requirements for the front (lakeside) yard in this zoning district (R-2 Single Family).

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No, the variation allows the porch to be functionally and aesthetically compatible with the existing home which was contextually designed to maintain the character of the existing neighborhood per city standards. It will allow our family the full enjoyment of a needed pest-free outdoor space, enhance the home's lakeside appearance, and generally make a positive impact.

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

No, if granted, the variation will not harm public welfare or other properties. The proposed addition will comply with all city developmental regulations, except for the aforementioned minor variance, and will not affect any neighbor's lake views.

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, the screened-in porch will not block sunlight or fresh air from reaching any adjacent properties, nor will it diminish their values. Street congestion will not be increased by additional cars or people and code compliant construction will mitigate any increased fire risk or endangerment of the public.

3. List any previous variations that are approved for this property:

None.

IV. Signatures

[redacted]

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.

Certificate of the Publisher

Northwest Herald

Description:CRYSTAL - GLERUM
2308302

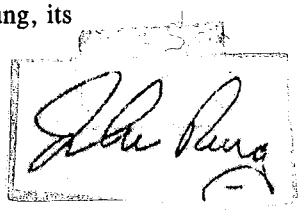
MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
02/27/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by John Rung, its Publisher, at Crystal Lake, Illinois, on
27th day of February, A.D. 2026

Shaw Media By:



John Rung, Publisher

Account Number 10069745

Amount $109.30

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

IN THE MATTER OF THE PETITION OF
RILEY AND LINDA GLERUM.

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by **Riley and Linda Glerum**, owners, for a **Variation** on the property at the **199 Edgewater Drive, Crystal Lake, Illinois, 60014. PIN: 18-01-154-019.**

This application is filed for the purpose of seeking a **Variation to allow an attached deck to be converted to a screened-in porch having a lakeside setback of 74.5 feet instead of the required 75.45 feet, and any other Variations necessary to approve the request to allow the proposed improvements, pursuant to Articles 3 and 4 of the Unified Development Ordinance.**

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 for this request will be held at 7:00 p.m. on Wednesday, **March 18, 2026**, 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 Northwest Herald Feb. 27, 2026) 2308302

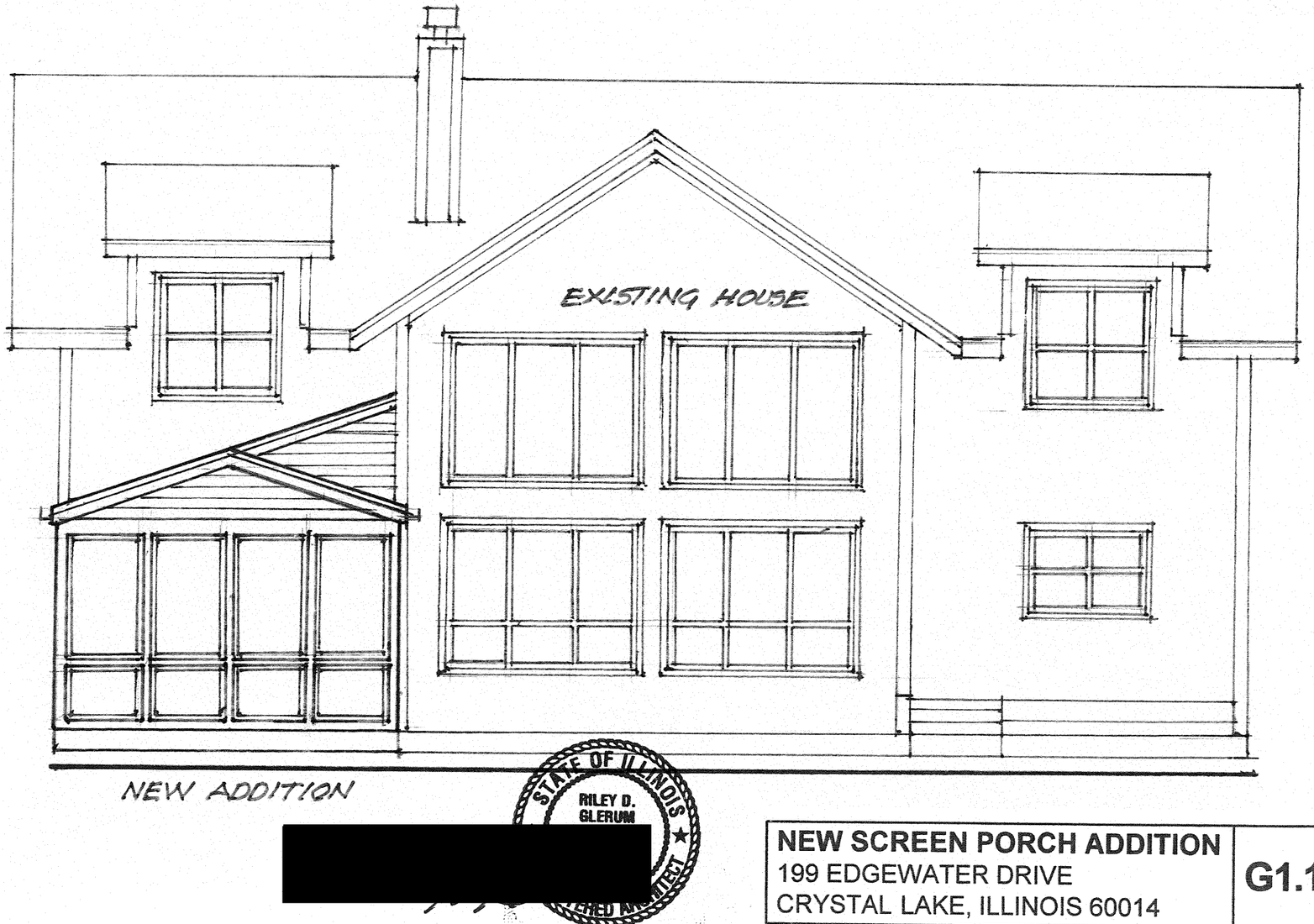
PROJECT INFORMATION	DEVELOPMENTAL REGULATIONS	REQUIRED	EXISTING HOUSE AS BUILT	WITH SCREEN PORCH ADDITION
DESCRIPTION: NEW SCREEN PORCH ADDITION	MINIMUM FRONT/LAKEFRONT SETBACK	77.5 FT	81.93 FT (N), 90.00 FT (S) : OK	SEE NOTE BELOW
CONSTRUCTION TYPE: TYPE VB, AREA = 280 GSF	MINIMUM SIDE YARD SETBACK	4.9 FT	5.82 FT (N), 9.57 FT (S): OK	5.82 FT (N), 8.60 (S): STILL OK
LOCATION: 199 EDGEWATER DRIVE, CRYSTAL LAKE, ILLINOIS 60014	TOTAL MIN. SIDE YARD SETBACK	12.6 FT	15.4 FT: OK	14.42 FT: STILL OK
OWNERS: RILEY D. AND LINDA GLERUM PHONE (217) 621-6868	CORNER SIDE YARD SETBACK	NA	NA	NA
ADDRESS: 199 EDGEWATER DRIVE, CRYSTAL LAKE, ILLINOIS 60014	MINIMUM.REAR YARD/STREET.SIDE SETBACK	36.9 FT	37.2 FT: OK	37.2 FT: STILL OK
SUBDIVISION/LOT/LOT SIZE: CEPEK'S RA CRYSTAL VISTA, LOT 2, 10,488 SQ FT, NON-CONFORMING	MAXIMUM BUILDING HEIGHT (MEAN HEIGHT LEVEL)	28 FT/ 2-STORIES	21.5 FT/ 2-STORIES: OK	14.0 FT/1-STORY: STILL OK
ZONING DISTRICT: R-2 SINGLE FAMILY	MAXIMUM IMPERVIOUS SURFACE	50%	28.3% (2,957 SF/10,488 SF=.219): OK	30.9% (3,237 SF/10,488=.309): STILL OK
	MAXIMUM BUILDING COVERAGE	40%	27.6% (2,880 SF/10,488 SF=.224): OK	30.0% (3,160 SF/10,488=.301): STILL OK
	INFILTRATION TRENCH PER SIMPLIFIED CALCULATOR	19 LF	22 LF: OK	21 LF: STILL OK

SHEET INDEX

G1.1 TITLE SHEET
PLAT OF SURVEY – LUCO SURVEYING
A1.1 FLOOR PLAN
A2.1 EAST ELEVATION
A2.2 NORTH AND SOUTH ELEVATIONS
A3.1 BUILDING SECTION - ELEVATIONS
A4.1 WALL SECTIONS
S1.1 FOUNDATION PLAN
S1.2 FLOOR FRAMING
S1.3 ROOF FRAMING

NOTE: REQUEST FOR LAKEFRONT SETBACK VARIANCE (SEE PLAT OF SURVEY)

1. THE PROPOSED SCREEN PORCH EXTENDS 3.0 FT AT ITS NORTHEAST CORNER AND 1.0 FT AT ITS SOUTHEAST CORNER INTO THE ESTABLISHED 77.5 FT LAKESIDE SETBACK. THIS REPRESENTS AN ENCROACHMENT OF 26.6 SF IN AREA. BECAUSE THE EXISTING TWO-STORY RESIDENCE IS ALREADY POSITIONED WELL BACK FROM THE LAKEFRONT SETBACK AND THE SINGLE-STORY PORCH DESIGN DOES NOT IMPAIR ANY OF THE NEIGHBORS' VIEWS, WE RESPECTFULLY REQUEST RELIEF FROM THIS MINOR INFRACTION.



STATE OF ILLINOIS
RILEY D. GLERUM
REGISTERED ARCHITECT

[redacted]

NEW SCREEN PORCH ADDITION
199 EDGEWATER DRIVE
CRYSTAL LAKE, ILLINOIS 60014

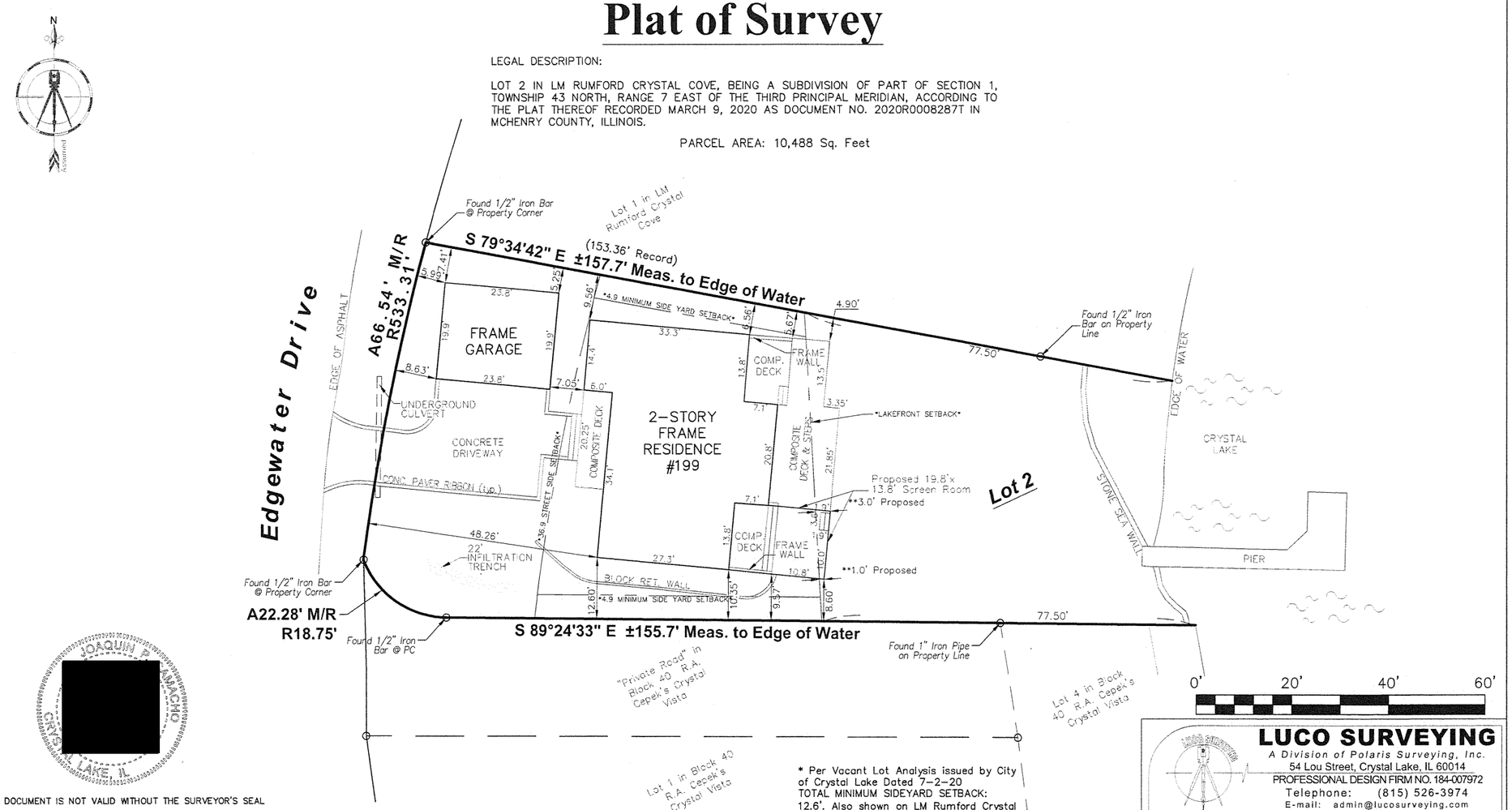
G1.1

Plat of Survey

LEGAL DESCRIPTION:

LOT 2 IN LM RUMFORD CRYSTAL COVE, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2020 AS DOCUMENT NO. 2020R0008287T IN MCHENRY COUNTY, ILLINOIS.

PARCEL AREA: 10,488 Sq. Feet



JOAQUIN P. CAMACHO
CRYSTAL LAKE, IL

THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL

STATE OF ILLINOIS }SS
COUNTY OF MCHENRY }

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, 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.

_____, DATED SEPTEMBER 23, 2025
JOAQUIN P. CAMACHO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
LICENSE TO BE RENEWED NOVEMBER 30, 2026

NOTES:
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY 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 OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

* Per Vacant Lot Analysis issued by City of Crystal Lake Dated 7-2-20
TOTAL MINIMUM SIDEYARD SETBACK: 12.6'. Also shown on LM Rumford Crystal Cove Subdivision Doc. 2020R0008287.

LEGEND

○ FOUND IRON PIPE/BAR	
● SET IRON BAR	
⊗ PK NAIL	
× "X" SCRIBED INTO SURFACE	
WOOD FENCE	
CL/METAL/WIRE FENCE	
PLASTIC/VINYL FENCE	

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
MUE	MUNICIPAL UTILITY EASEMENT
VUE	VILLAGE UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
PC	POINT OF CURVATURE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY

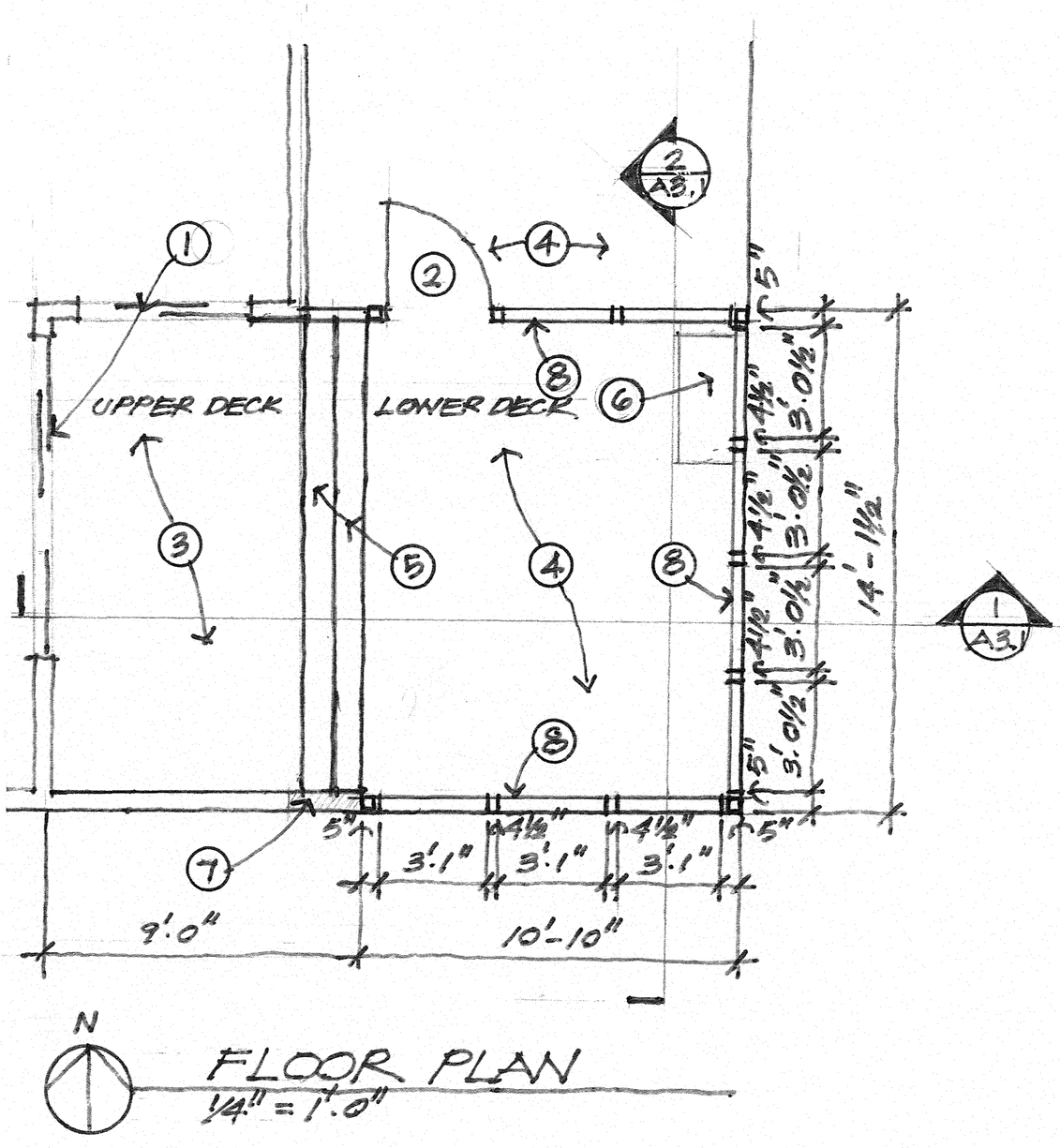
LUCO SURVEYING
A Division of Polaris Surveying, Inc.
54 Lou Street, Crystal Lake, IL 60014
PROFESSIONAL DESIGN FIRM NO. 184-007972
Telephone: (815) 526-3974
E-mail: admin@lucosurveying.com

Common Address:	199 Edgewater Dr.,Crystal Lake, IL
PIN:	18-01-154-019
Job Number:	25-76403 Drafted By: jac
Client:	Riley Glerum
Reference:	N/A
Field Work Completion:	8/22/2025
Revision:	

KEYED NOTES THIS SHEET

1. EXISTING SLIDING GLASS DOOR TO REMAIN.
2. NEW 3'-0" W X 6'-8" H X 1" THK WOOD SCREEN DOOR (SEE NORTH ELEVATION FOR DOOR STYLE).
3. UPPER DECK - EXISTING COMPOSITE DECK BOARDS TO REMAIN.
4. LOWER DECK - REINSTALL SALVAGED (NEW IF REQD) COMPOSITE DECK BOARDS WHERE REMOVED FOR NEW PIER INSTALL.
5. LOWER DECK - REINSTALL SALVAGED (NEW IF REQD) COMPOSITE DECK BOARDS AT STEPS (TREADS AND RISERS) WHERE REMOVED FOR NEW PIER INSTALL.
6. REMOVE AND INFILL EXISTING STEPS WITH COMPOSITE DECK BOARDS OVER WOOD JOISTS.
7. REBUILD END PORTION OF EXISTING WING WALL WHERE CANTILEVER END OF NEW ENGINEERED WOOD BEAM CONNECTS.
8. NEW 2X4 TREATED WOOD PARTITION FORMING OPENINGS FOR SCREEN PANELS. SEE BLDG SECTION AND ELEVATIONS FOR VERT DIMENSIONS AND EXACT CONFIGURATION.

NOTE: ALL 1X6 NOM COMPOSITE WOOD DECK BOARDS AND 1X12 NOM FASCIA BOARDS ARE SQUARE EDGED TREX TRANSCEND (COLOR: TIKI TORCH).

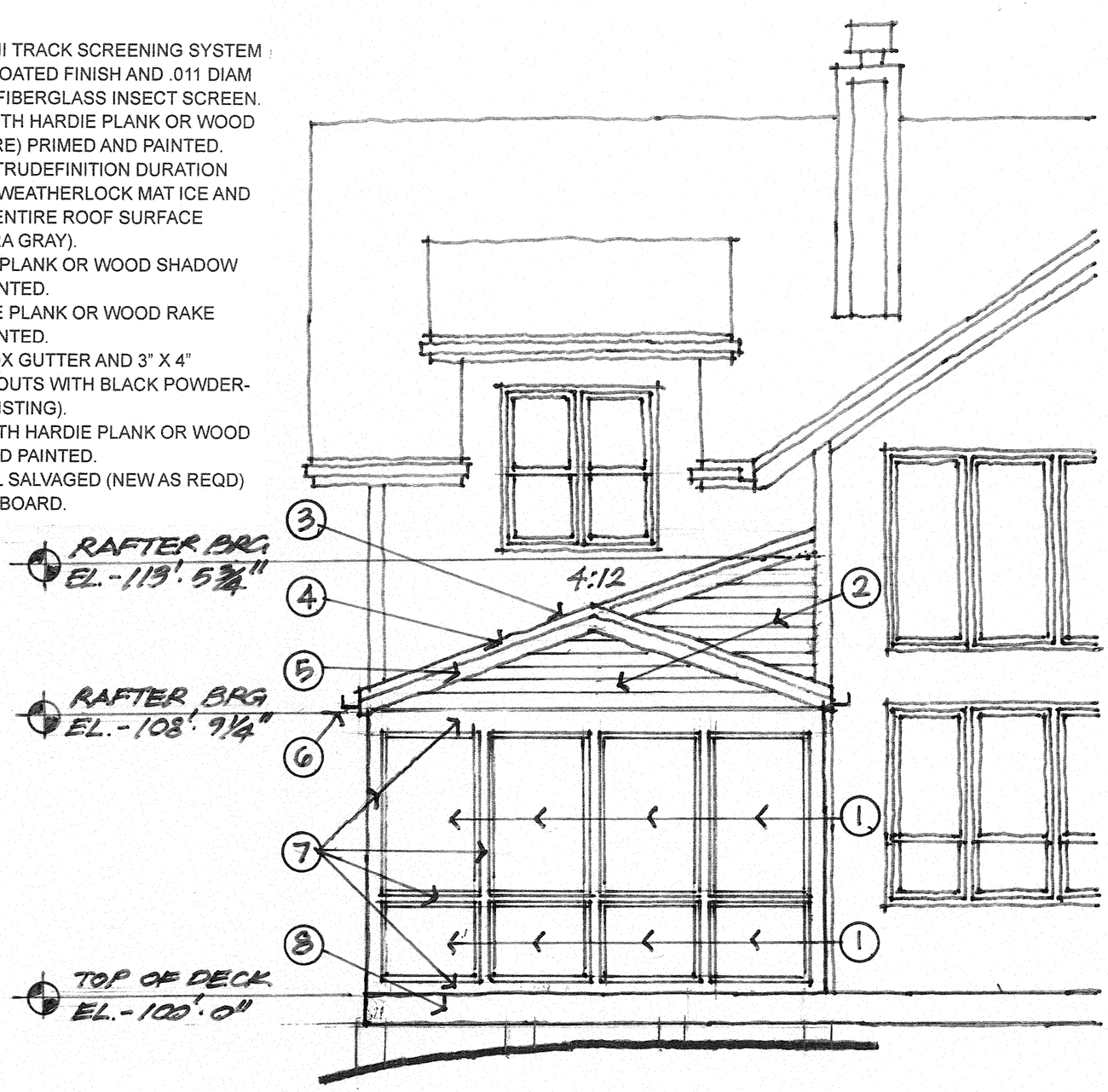


FLOOR PLAN
1/4" = 1'-0"

NEW SCREEN PORCH ADDITION 199 EDGEWATER DRIVE CRYSTAL LAKE, ILLINOIS 60014	A1.1

KEYED NOTES THIS SHEET

1. NEW SCREEN TIGHT MINI TRACK SCREENING SYSTEM WITH BLACK POWDER-COATED FINISH AND .011 DIAM 18/16 MESH CHARCOAL FIBERGLASS INSECT SCREEN.
2. NEW 5/16" X 6-1/4" SMOOTH HARDIE PLANK OR WOOD LAP SIDING (5" EXPOSURE) PRIMED AND PAINTED.
3. NEW OWENS CORNING TRUDEFINITION DURATION ASPHALT SHINGLES ON WEATHERLOCK MAT ICE AND WATER BARRIER OVER ENTIRE ROOF SURFACE (SHINGLE COLOR: SIERRA GRAY).
4. 1" X 4" SMOOTH HARDIE PLANK OR WOOD SHADOW BOARD PRIMED AND PAINTED.
5. 1" X 10" SMOOTH HARDIE PLANK OR WOOD RAKE BOARD PRIMED AND PAINTED.
6. 6" W X 4" H .032 ALUM BOX GUTTER AND 3" X 4" CORRUGATED DOWNSPOUTS WITH BLACK POWDER-COAT FINISH (MATCH EXISTING).
7. 1" X WIDTH REQD SMOOTH HARDIE PLANK OR WOOD TRIM BOARD PRIMED AND PAINTED.
8. REMOVE AND REINSTALL SALVAGED (NEW AS REQD) 1X12 NOM DECK FASCIA BOARD.



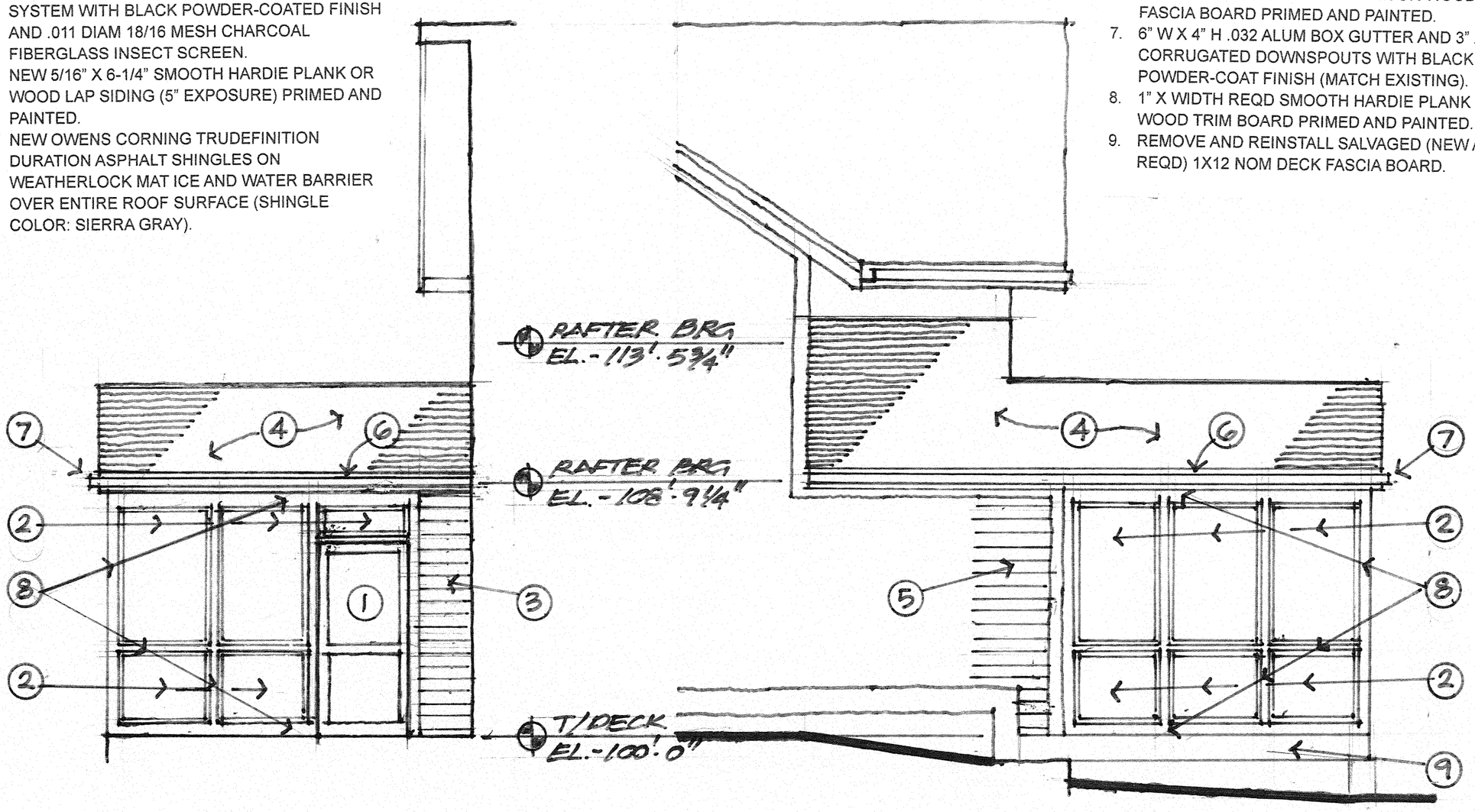
EAST ELEVATION
1/4" = 1'-0"

NEW SCREEN PORCH ADDITION
199 EDGEWATER DRIVE
CRYSTAL LAKE, ILLINOIS 60014

A2.1

KEYED NOTES THIS SHEET

1. NEW 3'-0" W X 6'-8" H X 1" THK SCREEN TIGHT WOODCRAFT WOOD SCREEN DOOR WITH .011 DIAM 18/16 MESH CHARCOAL FIBERGLASS INSECT SCREEN.
2. NEW SCREEN TIGHT MINI TRACK SCREENING SYSTEM WITH BLACK POWDER-COATED FINISH AND .011 DIAM 18/16 MESH CHARCOAL FIBERGLASS INSECT SCREEN.
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5. REBUILD END PORTION OF EXISTING WING WALL TO REMAIN AS REQD WHERE CANTILEVER END OF NEW ENGR WOOD BEAM ATTACHES.
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NORTH ELEVATION
1/4" = 1'-0"

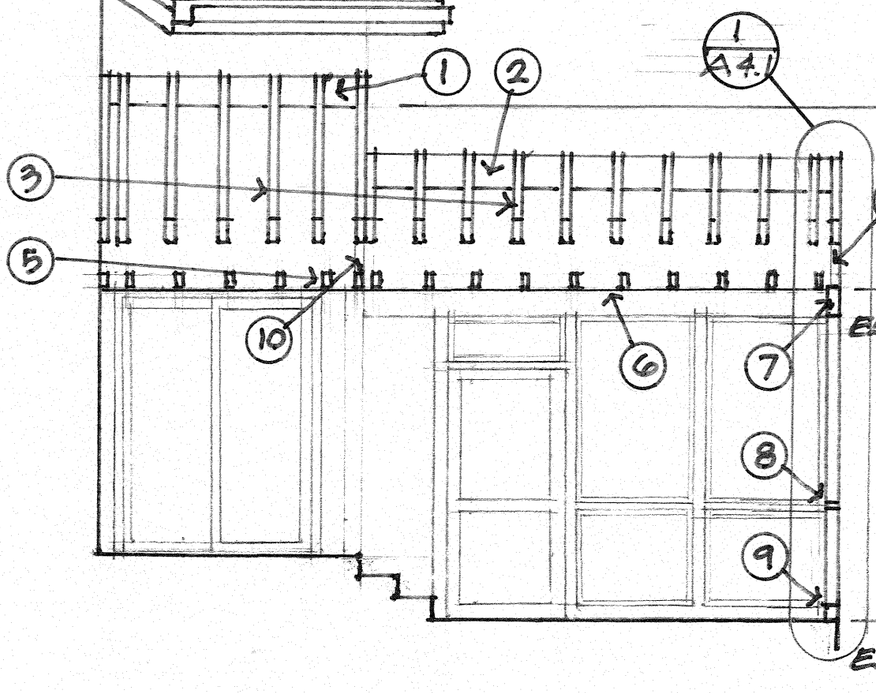
SOUTH ELEVATION
1/4" = 1'-0"

NEW SCREEN PORCH ADDITION
199 EDGEWATER DRIVE
CRYSTAL LAKE, ILLINOIS 60014

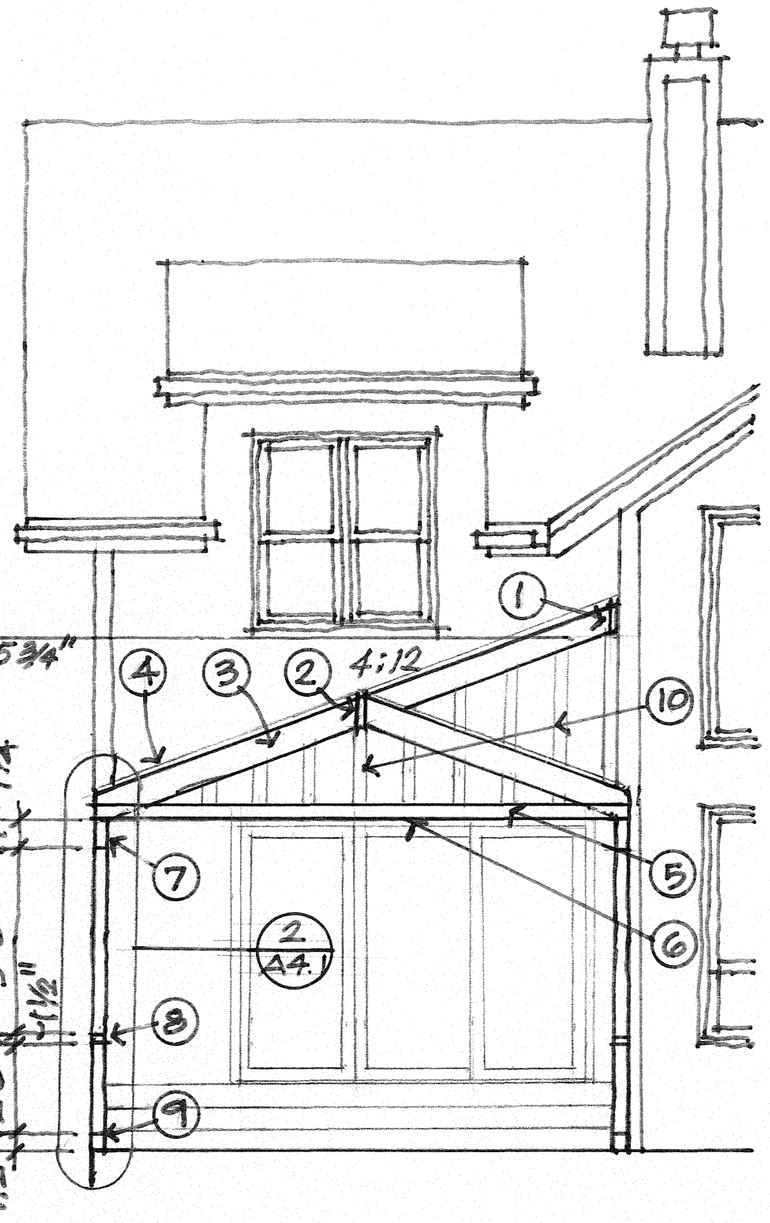
A2.2

KEYED NOTES THIS SHEET

1. NEW 2X10 TREATED WOOD LEDGER BD.
2. NEW 2X10 TREATED WOOD RIDGE BD.
3. NEW 2X8 TREATED WOOD RAFTERS AT 16" 0.C. TYP.
4. NEW 1/2" BLUE EDGE SEAL, APA - RATED EXPOSURE 1 OSB ROOF SHEATHING.
5. NEW 2X4 TREATED WOOD RAFTER TIES (CEILING JOISTS) AT 16" O.C.
6. NEW 1X3 SYP (3/4" X 2-1/2" ACTUAL) WOOD FURRING STRIPS PERPINDICULAR TO CEILING JOISTS AT 3-1/2" O.C. - STAIN TO MATCH "TIKI TORCH" COLOR OF TREX DECKING.
7. NEW 3-1/2" X 9-1/4" TREATED, ENGINEERED WOOD BEAM (PARALLAM PLUS PSL OR EQUAL).
8. NEW 2X4 TREATED WOOD HORIZ RAIL.
9. NEW 3-12"W X 4-1/2"H TREATED WOOD CURB.
10. NEW 2X4 TREATED WOOD AT 16" O.C. INSTALLED FLAT BETWEEN UNDERSIDE OF RAFTER AND TOP OF CEILING JOIST/BEAM TO FORM ROOF END WALLS.



1 / A3.1 BUILDING SECTION - ELEVATION
1/4" = 1'-0"



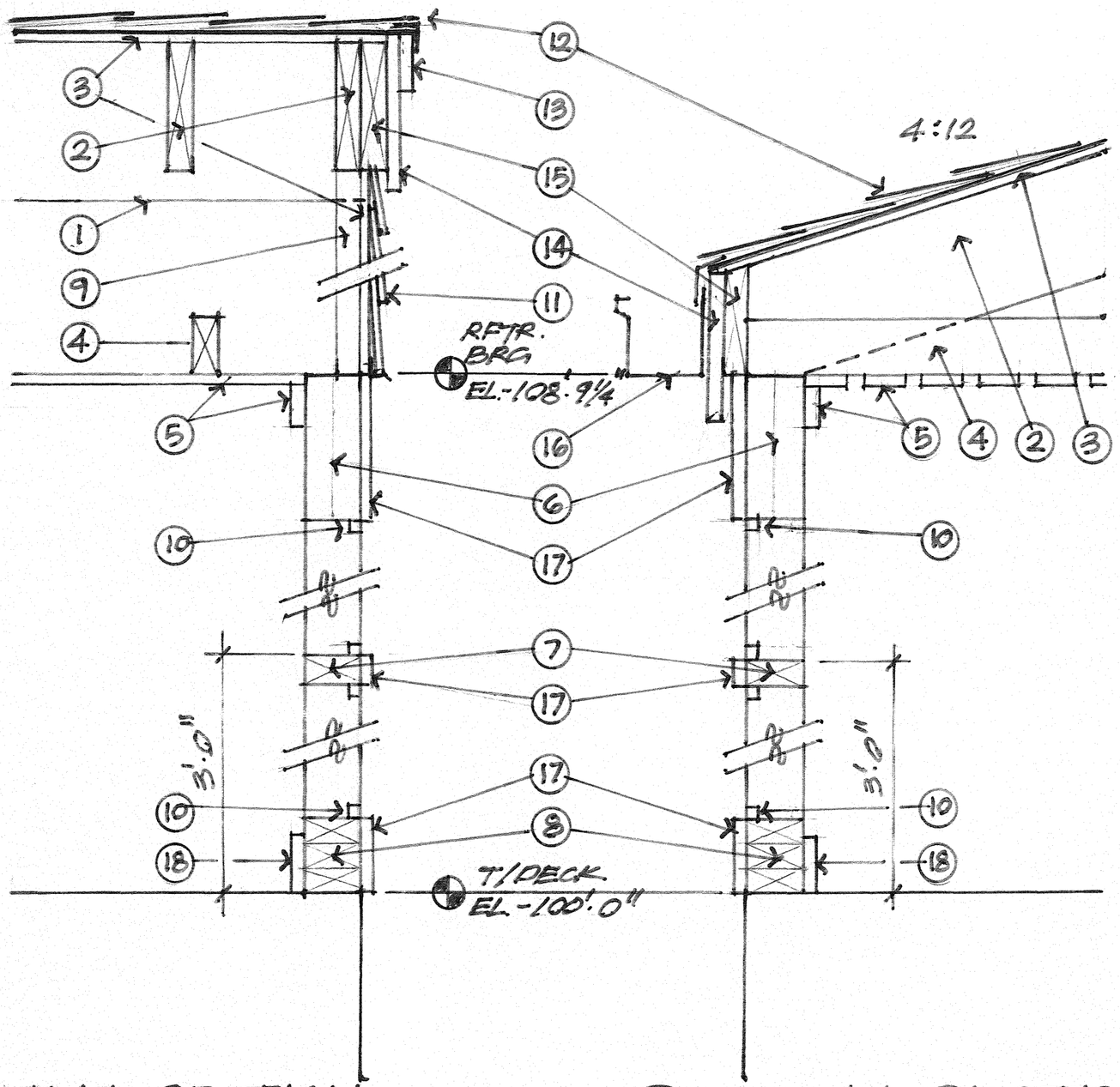
2 / A3.1 BUILDING SECTION - ELEVATION
1/4" = 1'-0"

NEW SCREEN PORCH ADDITION
199 EDGEWATER DRIVE
CRYSTAL LAKE, ILLINOIS 60014

A3.1

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3. NEW 1/2" BLUE EDGE SEAL, APA - RATED EXPOSURE 1 OSB ROOF SHEATHING.
4. NEW 2X4 TREATED WOOD RAFTER TIES (CEILING JOISTS) AT 16" O.C.
5. NEW 1X3 SYP (3/4" X 2-1/2" ACTUAL) WOOD FURRING STRIPS PERPINDICULAR TO CEILING JOISTS AT 3-1/2" O.C. AND PERIMETER TRIM - STAIN TO MATCH TREX DECKING (COLOR: TIKI TORCH).
6. NEW 3-1/2" X 9-1/4" TREATED, ENGINEERED WOOD BEAM (PARALLAM PLUS PSL OR EQUAL).
7. NEW 2X4 TREATED WOOD HORIZ RAIL.
8. NEW 3-12"W X 4-1/2"H TREATED WOOD CURB.
9. NEW 2X4 TREATED WOOD AT 16" O.C. INSTALLED FLAT BETWEEN UNDERSIDE OF RAFTER AND TOP OF CEILING JOIST/BEAM TO FORM ROOF END WALLS.
10. NEW SCREEN TIGHT MINI TRACK SCREENING SYSTEM WITH BLACK POWDER-COATED FINISH AND .011 DIAM 18/16 MESH CHARCOAL FIBERGLASS INSECT SCREEN.
11. NEW 5/16" X 6-1/4" SMOOTH HARDIE PLANK OR WOOD LAP SIDING (5" EXPOSURE) PRIMED AND PAINTED.
12. NEW OWENS CORNING TRUDEFINITION DURATION ASPHALT SHINGLES ON WEATHERLOCK MAT ICE AND WATER BARRIER OVER ENTIRE ROOF SURFACE (SHINGLE COLOR: SIERRA GRAY).
13. NEW 1X 4 SMOOTH HARDIE PLANK OR WOOD SHADOW BOARD PRIMED AND PAINTED.
14. NEW 1 X10 SMOOTH HARDIE PLANK OR WOOD RAKE/FASCIA BOARD PRIMED AND PAINTED.
15. NEW 2X8 TREATED WOOD SUBFASCIA.
16. NEW 6" W X 4" H .032 ALUM BOX GUTTER AND 3" X 4" CORRUGATED DOWNSPOUTS WITH BLACK POWDER-COAT FINISH (MATCH EXISTING).
17. NEW 1 X WIDTH REQD SMOOTH HARDIE PLANK OR WOOD TRIM BOARD PRIMED AND PAINTED.
18. NEW 1X4 WOOD BASE PRIMED AND PAINTED.



1 / A4.1 WALL SECTION
1½" = 1'-0"

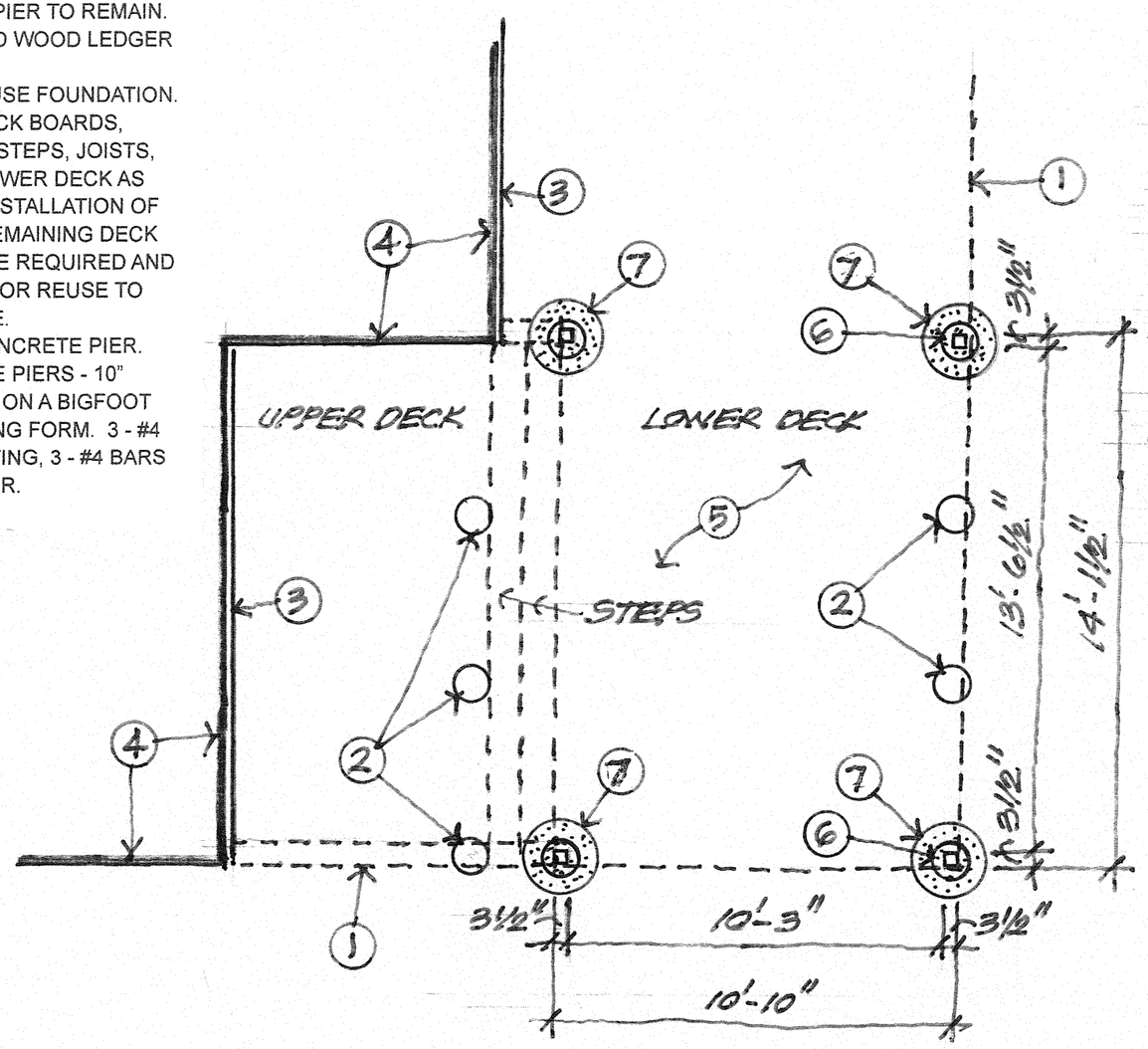
2 / A4.1 WALL SECTION
1½" = 1'-0"

NEW SCREEN PORCH ADDITION
199 EDGEWATER DRIVE
CRYSTAL LAKE, ILLINOIS 60014

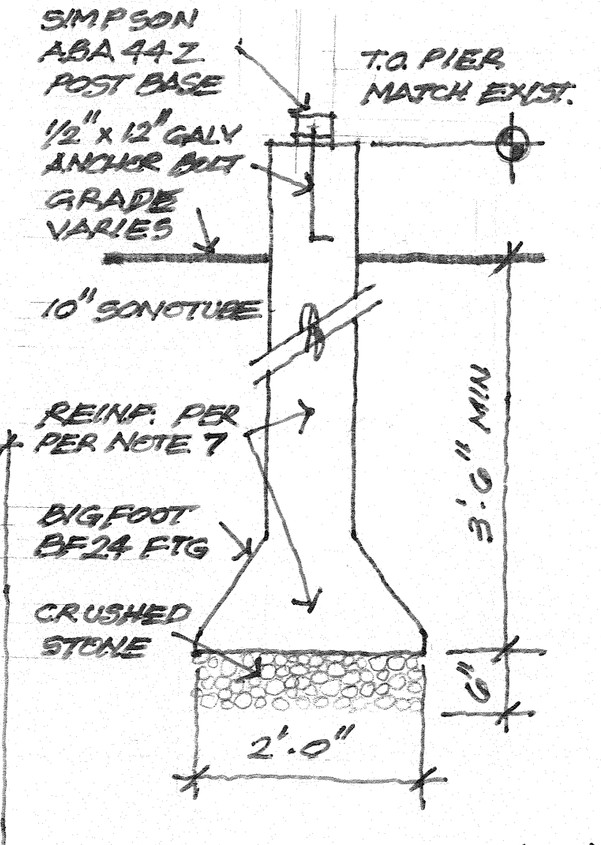
A4.1

KEYED NOTES THIS SHEET

1. OUTLINE OF EXISTING DECK ABOVE.
2. EXISTING CONCRETE PIER TO REMAIN.
3. EXISTING 2X8 TREATED WOOD LEDGER TO REMAIN.
4. LINE OF EXISTING HOUSE FOUNDATION.
5. REMOVE EXISTING DECK BOARDS, FASCIA, WING WALLS, STEPS, JOISTS, AND BEAMS AT THE LOWER DECK AS REQUIRED FOR THE INSTALLATION OF NEW PIERS. SHORE REMAINING DECK STRUCTURE AS MAY BE REQUIRED AND SALVAGE REMOVALS FOR REUSE TO THE EXTENT POSSIBLE.
6. REMOVE EXISTING CONCRETE PIER.
7. NEW REINF CONCRETE PIERS - 10" DIAMETER SONOTUBE ON A BIGFOOT SYSTEMS BF24 FOOTING FORM. 3 - #4 BARS EACH WAY FOOTING, 3 - #4 BARS VERT FULL HEIGHT PIER.



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



DET.- CONC. PIER (TYP)
3/4" = 1'-0"

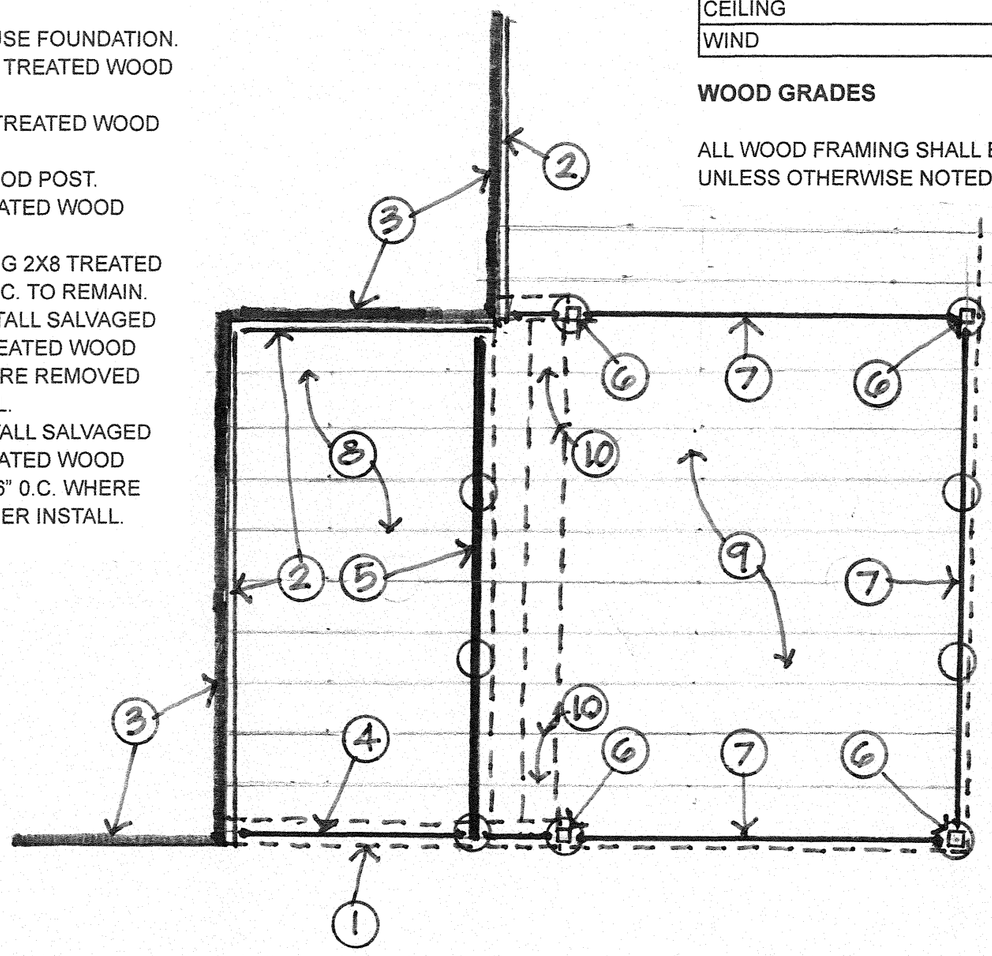
NEW CONCRETE PIER NOTES

1. NEW REINF CONCRETE PIERS SHALL SUPPORT A CONCENTRATED LOAD OF 1.937 KIPS.
2. A SOIL BEARING PRESSURE OF 750 PSF ASSUMED FOR PIER DESIGN.

NEW SCREEN PORCH ADDITION 199 EDGEWATER DRIVE CRYSTAL LAKE, ILLINOIS 60014	**S1.1**

KEYED NOTES THIS SHEET

1. OUTLINE OF EXISTING DECK ABOVE.
2. EXISTING 2X8 TREATED WOOD LEDGER TO REMAIN.
3. LINE OF EXISTING HOUSE FOUNDATION.
4. EXISTING DOUBLE 2X8 TREATED WOOD BEAM TO REMAIN.
5. EXISTING TRIPLE 2X8 TREATED WOOD BEAM TO REMAIN.
6. NEW 4X4 TREATED WOOD POST.
7. NEW DOUBLE 2X8 TREATED WOOD BEAM.
8. UPPER DECK - EXISTING 2X8 TREATED WOOD JOISTS AT 16" 0.C. TO REMAIN.
9. LOWER DECK – REINSTALL SALVAGED (NEW IF REQD) 2X8 TREATED WOOD JOISTS AT 16' 0.C. WHERE REMOVED FOR NEW PIER INSTALL.
10. LOWER DECK - REINSTALL SALVAGED (NEW IF REQD) 2X TREATED WOOD STEP STRINGERS AT 16" 0.C. WHERE REMOVED FOR NEW PIER INSTALL.



N

FLOOR FRAMING PLAN
1/4" = 1'-0"

SUPERIMPOSED DESIGN LOADS

TYPE	LIVE LOAD	DEAD LOAD	NOTES
DECK/FLOOR	40 PSF	10 PSF	EXISTING
ROOF	30 PSF	15 PSF	ASPHALT SHINGLE - ALL ROOFS 4 IN 12
CEILING		2 PSF	1X3 WOOD FURRING STRIP CEILING
WIND	25 PSF MIN	25 PSF MIN	

WOOD GRADES

ALL WOOD FRAMING SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE NO. 1 OR BETTER UNLESS OTHERWISE NOTED.

NEW SCREEN PORCH ADDITION
199 EDGEWATER DRIVE
CRYSTAL LAKE, ILLINOIS 60014

S1.2

KEYED NOTES THIS SHEET

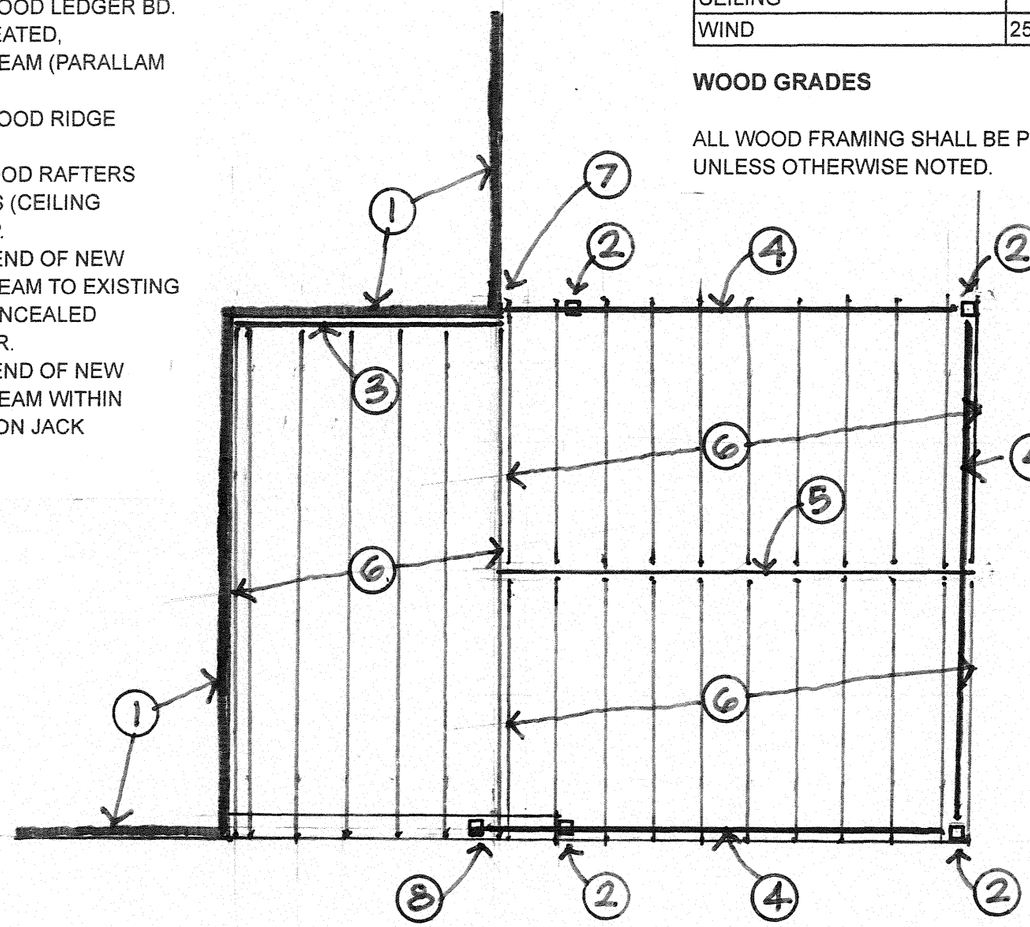
1. LINE OF EXISTING HOUSE WALL.
2. NEW 4X4 TREATED WOOD POST.
3. NEW 2X10 TREATED WOOD LEDGER BD.
4. NEW 3-1/2" X 9-1/4" TREATED, ENGINEERED WOOD BEAM (PARALLAM PLUS PSL OR EQUAL).
5. NEW 2X10 TREATED WOOD RIDGE BOARD.
6. NEW 2X8 TREATED WOOD RAFTERS WITH 2X4 RAFTER TIES (CEILING JOISTS) AT 16" 0.C. TYP.
7. ATTACH CANTILEVER END OF NEW ENGINEERED WOOD BEAM TO EXISTING HOUSE WALL WITH CONCEALED FLANGE JOIST HANGAR.
8. ATTACH CANTILEVER END OF NEW ENGINEERED WOOD BEAM WITHIN EXISTING WING WALL ON JACK STUD(S).

SUPERIMPOSED DESIGN LOADS

TYPE	LIVE LOAD	DEAD LOAD	NOTES
DECK/FLOOR	40 PSF	10 PSF	EXISTING
ROOF	30 PSF	15 PSF	ASPHALT SHINGLE - ALL ROOFS 4 IN 12
CEILING		2 PSF	1X3 WOOD FURRING STRIP CEILING
WIND	25 PSF MIN	25 PSF MIN	

WOOD GRADES

ALL WOOD FRAMING SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE NO. 1 OR BETTER UNLESS OTHERWISE NOTED.

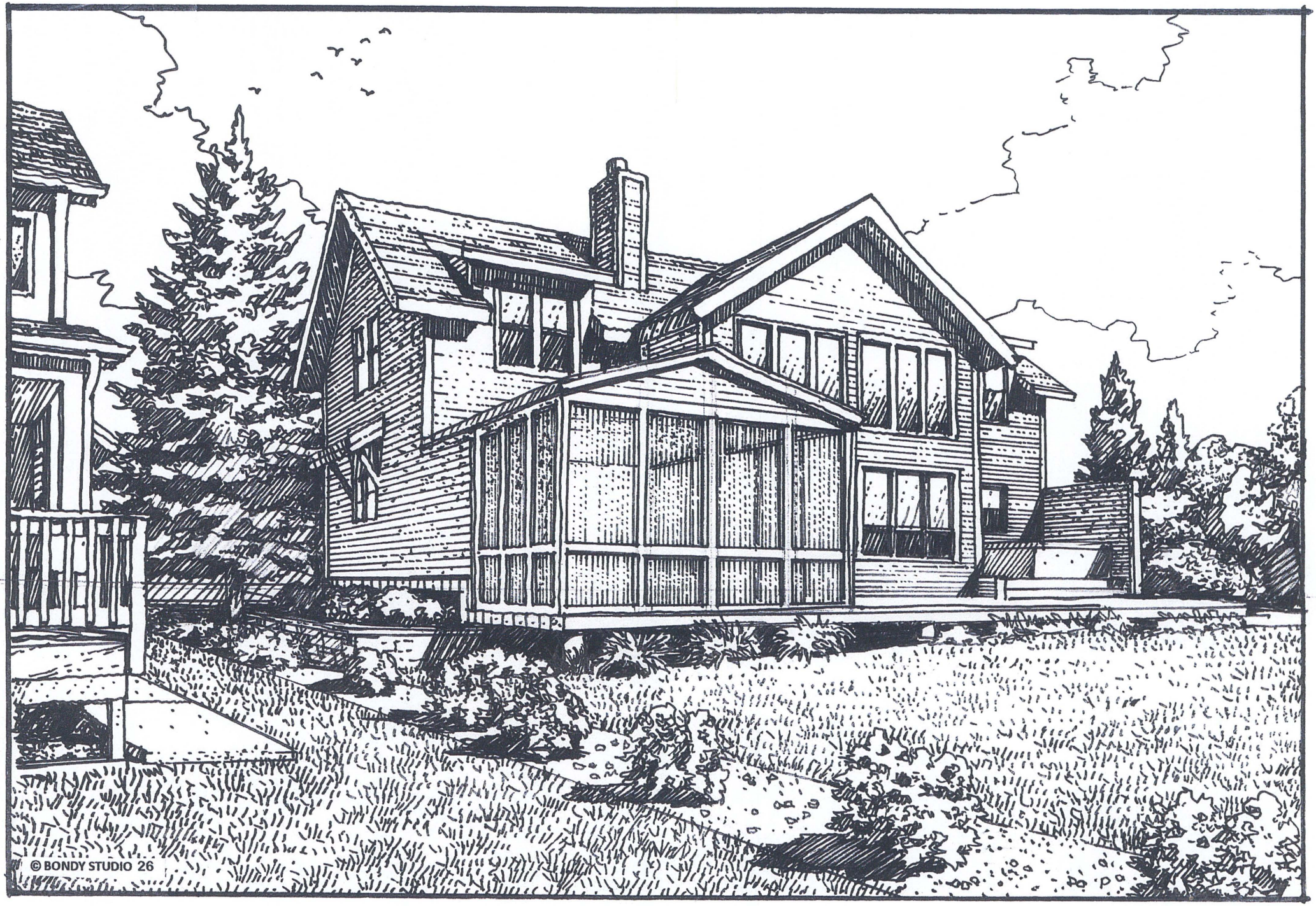


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ROOF FRAMING PLAN
1/4" = 1'-0"

NEW SCREEN PORCH ADDITION
199 EDGEWATER DRIVE
CRYSTAL LAKE, ILLINOIS 60014

S1.3


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