#2026-61
795 North Shore Drive – Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 6, 2026

Request: The construction of a new 600 square-foot garage encroaching 33 feet into the 38-foot averaged front yard setback, leaving a five-foot setback from North Shore Drive.

Location: 795 North Shore Drive

Acreage: Approximately 5,000 square feet

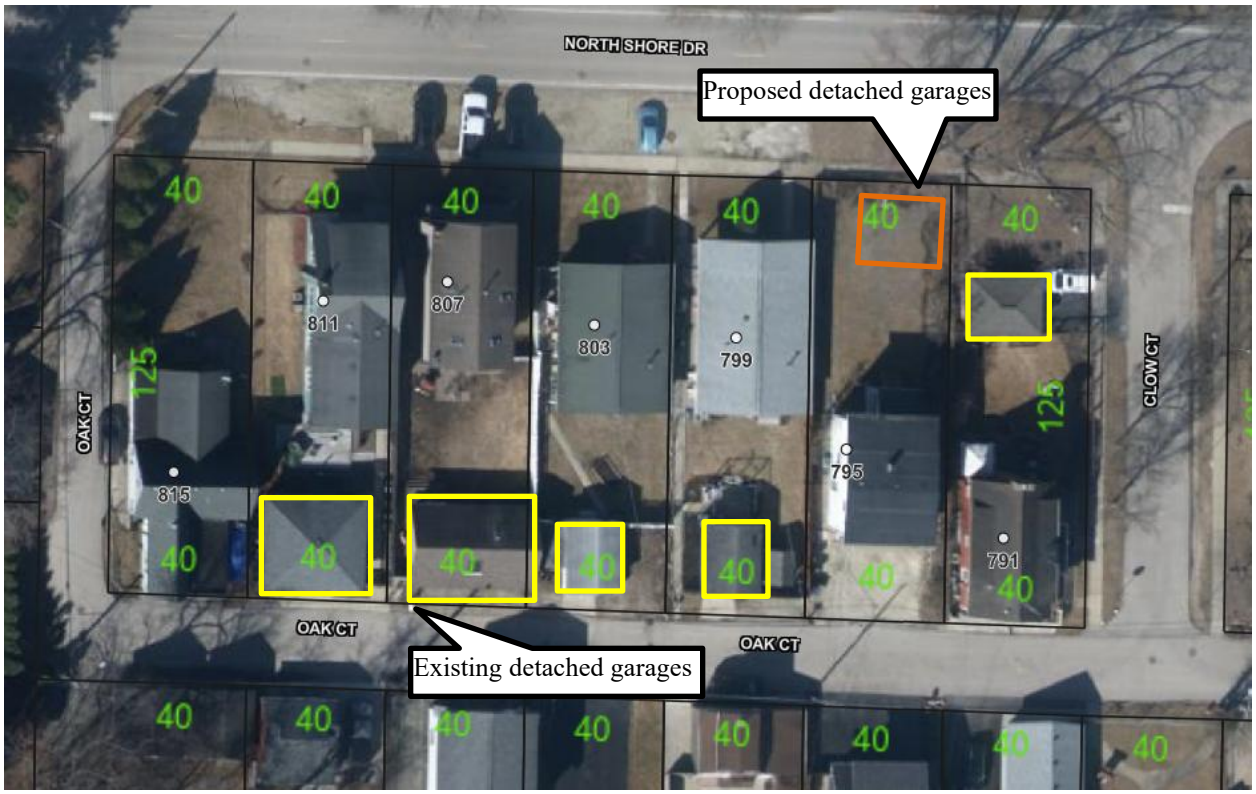
Existing Zoning: R-2 Single Family

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)

General:

- The property is an existing single-family residential lot in Crystal Lake. The lot is a double frontage lot between North Shore Drive and Oak Court.
- Staff originally provided incorrect information stating a garage could be 5 feet from a property line prior to the applicant closing on the property. This created confusion and has further led to the need for a variation. If the lot was along the lake then the garage could be built 5 feet from the North Shore property line.
- Due to this being a double frontage lot, accessory structures are not permitted in any front yard or yard abutting a street. The average front yard setback along North Shore Drive is 38 feet. The accessory structure would need to be setback 38 feet placing it very close to the home and in the middle of the yard. The neighborhood pattern of this area has garages on the property line along Oak Court.
- The petitioners are requesting a variation to allow the garage 5 feet from the North Shore Drive property line, a variation of 33 feet into the average front yard setback.
- The garage meets all other requirements of the UDO including height, size and there are no dormers. Also, the lot is at 30% lot coverage.



Development Analysis:

General

- Requests: To construct a 600 square-foot garage five feet from the front property line.
- Zoning: The site is zoned R-2 Single Family and used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - Residential

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

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from Article 3 to allow a garage to encroach 33 feet into the averaged front yard setback.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a

zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

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

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Ilukhin, received 04/09/26)
   B. Narrative (ALA Architects, dated 04/08/26, received 04/09/26)
   C. Architectural Plans (ALA Architects, dated, received 01/22/26)

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

PIQ MAP
795 North Shore Drive



City of Crystal Lake
Development Application

Application Type Simplified Residential Variation

Applicant Emma Ilukhin

Date 4/8/2026

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

IN THE MATTER OF THE AP-PLICATION OF
Emma Ilukhin

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 Emma Ilukhin for approval of a Variation at the following real estate known as 795 North Shore Drive, Crystal Lake, Illinois 60014, PIN: 19-06-110-006. This application is filed for the purpose of seeking Simplified Residential Zoning Variations to construct a 600 square-foot garage 5 feet from the property line, which encroaches 33.36 feet into the average yard abutting a street 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, May 6, 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 Apr. 18, 2026) 2319475

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
EMMA ILUKHIN (NAME);

AFFIDAVIT

EMMA ILUKHIN (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 May 6, 2026, 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 April 16th, 2026 (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 April 19th, 2026
(date)

EMMA ILUKHIN
(name) (Signature)
(**SIGN NAME IN PRESEANCE OF A NOTARY**)

Subscribed and Sworn to me before
This 21 day of April, 2026

Notary Public

Official Seal
MICHAEL J ZIMMERMANN
Notary Public, State of Illinois
Commission No. 765344
My Commission Expires May 17, 2029

ALA Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

April 8, 2026

City of Crystal Lake
Community Development Department
100 West Woodstock Street
Crystal Lake, IL 60014

Variance Request For:
Emma Ilukhin
Proposed Detached Garage Addition for SFR
795 North Shore Drive
Crystal Lake, Illinois 60014
ALA# 26071

We respectfully request the following zoning variation for the proposed detached garage building addition to the single-family residential property at 795 North Shore Drive.

Site Data:

Zoning: R-2
PIN: 19-06-110-006
Minimum Lot Area: 8,400 sf
Actual Lot Area: 4,494.27 sf
Minimum Lot Width: 70ft
Actual Lot Width: 40ft
Allowable Impervious: 50%
Proposed Impervious: 49.5%
Allowable Building Coverage: 40%
Proposed Building Coverage: 31.9%
Average Front Setback (North Shore Drive): 38.36 ft
Proposed Front Setback (New Garage): 5' – Variance Requested
Side Yard Setback: 4.9ft
Proposed Minimum Side Yard Setback: 5.0 ft

Requested Variances:

1. Front Yard Setback (North Shore Drive): 33.36 ft

Unique Circumstances:
Emma Ilukhin loves her home and its proximity to Crystal Lake and its amenities. The existing residence was likely built as a summer lake cottage and was built without a garage or other accessory structures. To better meet the needs of the homeowner, and to provide some much-needed secure storage space for vehicles and maintenance equipment, Emma proposes to construct an 600 SF detached garage in the front yard of her property facing North Shore Drive. The proposed addition seeks to provide a basic amenity that one would expect in current home designs, and one that is already enjoyed by the majority of the Emma's neighbors. The proposed garage was designed as modestly as possible while still providing the minimum amount of space to meet her needs.

ALA Architects & Planners, Inc.
2600 Behan Road (at Route 176)
Crystal Lake, IL 60014
Phone: 815-788-9200
Fax: 815-788-9201

The preference of all parties was to design the addition without a variance request. Unfortunately, the age and placement of the home, and the non-conforming size of the lot, have made this infeasible. The existing residence is built on a non-conforming lot in the R-2 zoning district. The home is older and was located & built on the lot prior to the adoption of the current zoning ordinance. Every effort was made to comply with the current zoning requirements. The proposed addition complies with all requirements for height, side yard setbacks, building, and impervious area requirements. However, full compliance in this case means that Emma would have to attach the garage to the front of her house. Relief from the 38.36 ft front yard setback to a 5 ft front yard setback is requested to allow as much green space as possible to remain.

Is the Hardship Self-Created?:
The hardship is not self-created. Building an attached garage facing Oak Court is technically infeasible due to the placement of the existing residence on the lot; there is simply not enough room. Constructing a garage facing North Shore Drive is also technically infeasible, unless a variance is granted. Because the existing lot is less than 60% of the required lot area for the R-2 zoning district, compliance with the required 38.36 ft front yard setback creates an extreme hardship. Placing the garage so far back from the front lot line diminishes the front yard greenspace to zero; the proposed garage would need to be attached to the front of the residence, removing light and fresh air to existing interior spaces within the existing residence and essentially removing any type of yard space for the homeowner. This scenario would also very likely require an additional variance request for impervious area.

Are Conditions Applicable to Other Properties in the Same Zoning Classification?:
Many of the lots in this area are non-conforming regarding R-2 zoning requirements. However, due to the placement of the existing home on the lot, the same opportunities to provide a compliant garage, as observed on other properties on the block, are not available.

Will the Variation Alter the Essential Character of the Locality?:
The proposed 1-story garage addition was designed to complement the aesthetics, height, and massing of the adjacent 1 & 2 story homes. The addition will blend in well with the 1-story structures on either side of it. There is also a substantial parkway area beyond the sidewalk, past the front property line, that creates a certain uniformity of massing along the block.

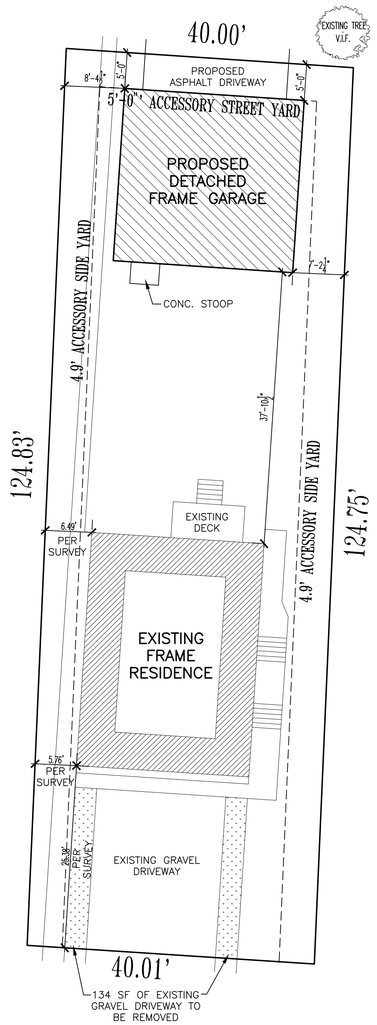
Would the Variation to Detrimental to the Public Welfare or Injurious to Other Properties?:
If granted, the proposed variation will not be detrimental to the public welfare or injurious to other properties. The addition is small, poses no safety hazards, and will conform to all requirements for stormwater management.

Will the Proposed Variation Impair Adequate Supply of Light or Air to Adjacent Properties, Diminish Property Values, Increase Congestion in Public Streets, Substantially Increase the Danger of Fire, or Endanger Public Safety?:
The size & massing of the proposed addition is very similar to adjacent properties and will not impair light or air to them or diminish property values. The addition will not increase congestion in public streets, increase the danger of fire, or endanger public safety.

ILUKHIN RESIDENCE

795 N SHORE DR
CRYSTAL LAKE, IL 60014

N. SHORE DRIVE



OAK COURT

N

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.

1E / A000 SITE PLAN

1"=10'-0"

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	4991.3 S.F.
ZONING DISTRICT	R-2
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	2495.7 S.F.
PROPOSED IMPERVIOUS	
EXISTING RESIDENCE FOOTPRINT	+780.0 S.F.
EXISTING CONC. PORCH/WALKWAYS	+494.7 S.F.
EXISTING DECK	+61.7 S.F.
EXISTING GRAVEL DRIVEWAY	+537.0 S.F.
GARAGE FOOTPRINT & STOOP	+612.0 S.F.
PROPOSED DRIVEWAY	+100.0 S.F.
PORTION OF GRAVEL REMOVED	-134.0 S.F.
TOTAL IMPERVIOUS COVERAGE	2451.4 S.F.

BUILDING LOT COVERAGE	
AREA OF LOT	4991.3 S.F.
ZONING DISTRICT	R-2
MAXIMUM LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	1996.5 S.F.
PROPOSED LOT COVERAGE	
EXISTING RESIDENCE FOOTPRINT	+780.0 S.F.
GARAGE FOOTPRINT	+600.0 S.F.
EXISTING DECK	+61.7 S.F.
EXISTING CONC. PORCH	+50.7 S.F.
TOTAL BLDG. LOT COVERAGE	1492.4 S.F.

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

--NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS--

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
- THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL ADM. CODE 600 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305] .
- 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
1SHR 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
CEILING MOUNTED LIGHT FIXTURE
EXHAUST FAN, VENTED TO EXTERIOR
RECESSED CAN LIGHT
EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
DIRECTIONAL RECESSED CAN LT.
FLOOD LIGHT W/ MOTION DETECTOR
SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
WALL MOUNTED LIGHT FIXTURE
CEILING MOUNTED FAN/LIGHT
RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
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.

DRAWING INDEX

A000 SITE PLAN,
DRAWING INDEX,
GENERAL NOTES

A101 FOUNDATION PLAN
FLOOR PLAN
ROOF PLAN & STRUCTURAL NOTES,
ATTIC VENT SCHEDULE

A200 FRONT ELEVATION,
REAR ELEVATION
LEFT SIDE ELEVATION,
RIGHT SIDE ELEVATION
WALL SECTIONS,
CONSTRUCTION SPECIFICATIONS,

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, THICKNESS & REINFORING 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.
- MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

- FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
- FOR 10'-0" PLATES, TOP OF WINDOWS @ 106⅞" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 9'-0" PLATES, TOP OF WINDOWS @ 94⅞" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-0" PLATES, TOP OF WINDOWS @ 82⅝" 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 HEADER ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWO WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS.
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" ABOVE FINISHED FLOOR.
- ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-FACTOR 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 FRAME WALL PARTITIONS = 3½" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
- ALL EXTERIOR FRAME WALLS = 4½" (2 X 4 STUD W/ 1" SHEATHING).
- ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 9⅝" (2 X 4 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- ALL EXTERIOR FRAME 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 5/16") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (5" X 4"X 5/16") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (7" X 4"X 5/16") 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 5/16") 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 FLITCH PLATE BEAMS TO BE CONNECTED WITH ½" Ø BOLTS @ 20" O.C. AND (2) Ø EACH END.
- ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
- WALLS SHALL BE BRACED Ø EACH END & 20'-0" BETWEEN PANELS 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 START OF ROUGH 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.
  - EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 16" O.C. STUD WALLS.
- ADD 2X 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:

- ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
- ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI.
- ALL OUTLETS IN GARAGE TO BE GFI.
- ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE:
  - (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL.
  - (1) SMOKE DETECTOR IN EACH BEDROOM.
  - (1) COMBO SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
- ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
- ALL OUTLETS SHALL BE ARC FAULT PROTECTED.
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
- 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.

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.
- AIR TESTING OF THE PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH ISPC 890.1930..
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY LOCATION OF ALL HVAC SYSTEMS IN FIELD.
- 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.

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
2021 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

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

DESIGN STAGE
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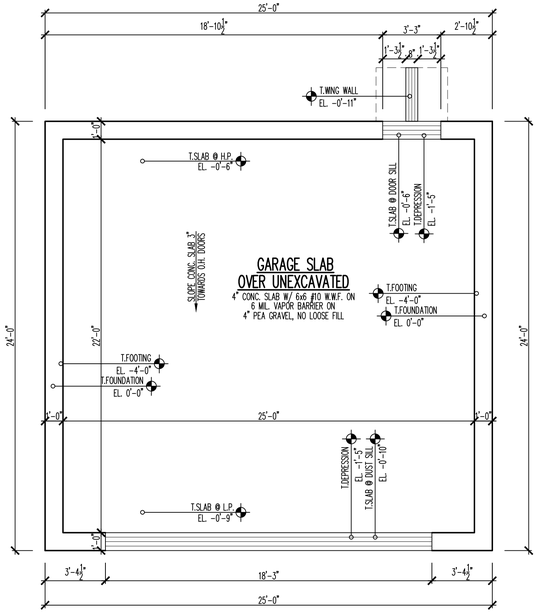
SITE PLAN
DRAWING INDEX
GENERAL NOTES

PRELIMINARY

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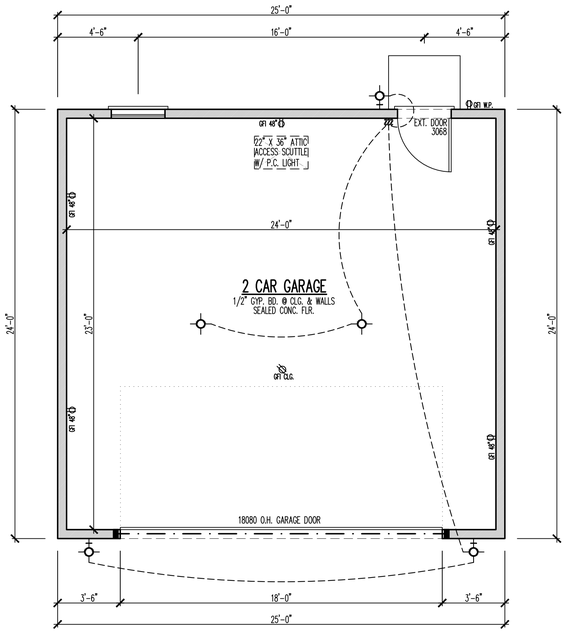
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1D
A101

FOUNDATION PLAN

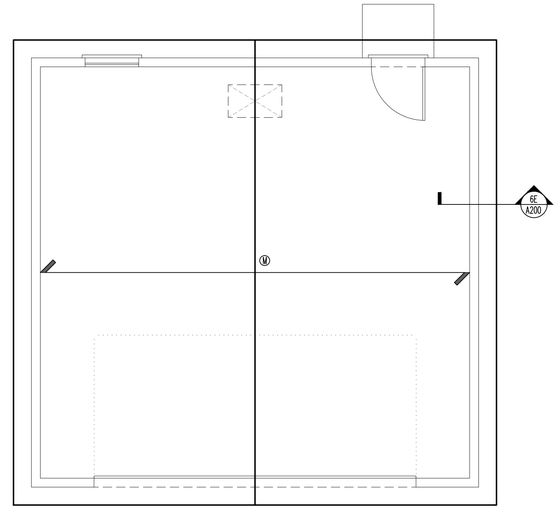
1/4"=1'-0"



3D
A101

FLOOR PLAN

1/4"=1'-0"



ROOF STRUCTURAL SPECIFICATIONS		
(A) = 2 X 6 RAFTERS @16" O.C.	(I) = 2 X 4 COLLAR TIES @48" O.C.	
(B) = 2 X 8 RAFTERS @16" O.C.	(J) = 2 X 6 COLLAR TIES @48" O.C.	
(C) = 2 X 10 RAFTERS @16" O.C.	(K) = 2 X 8 COLLAR TIES @48" O.C.	
(D) = 2 X 12 RAFTERS @16" O.C.	(L) = CEILING JOISTS PER FLOOR PLANS	
(E) = 2 X 6 CEILING JOISTS @16" O.C.	(M) = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	
(F) = 2 X 8 CEILING JOISTS @16" O.C.	(N) = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	
(G) = 2 X 10 CEILING JOISTS @16" O.C.		
(H) = 2 X 12 CEILING JOISTS @16" O.C.	(O) = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
M.L. = 1 3/4" 1.9E MICRO.LAM LVL T.S. = 1 1/4" 1.55E TIMBERSTRAND LSL ■ = (3)2X6 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	O.B. = OVER BUILD O.L. = OVERLAY E.R. = EXTENDED RIDGE U.B. = UNDER BUILD G.T. = GIRDER TRUSS	D.R. = DOUBLE RAFTER T.R. = TRIPLE RAFTER E.V. = EXTENDED VALLEY E.H. = EXTENDED HIP

NOTES
ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED
ALL RIDGE, HIP AND VALLEY BDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A.500.
ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
PROVIDE SIMPSON 'H2.5A' HURRICANE CLIPS @ EACH RAFTER
NOTE TO TRUSS MANUFACTURER: TRUSS MANUFACTURER TO FIELD VERIFY ALL NEEDED MEASUREMENTS PRIOR TO FABRICATION OF THE TRUSS PACKAGE. DO NOT USE THE PLAN MEASUREMENTS TO FABRICATE THE TRUSS SYSTEM.
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.

5D
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ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"

ATTIC VENT SCHEDULE

ATTIC	ATTIC AREA	REQUIRED VENT		ACTUAL VENT			ACT. VENT VALUES
		INTAKE @ SOFFIT	EXHAUST @ ROOF	INTAKE @ SOFFIT	EXHAUST @ ROOF		CONT. SOFFIT VENT =10 S.I. / 1 FT.
		AREA (S.I.) / 300	AREA (S.I.) / 300	SOFFIT VENTS	RIDGE VENTS	CAN VENTS	RIDGE VENTS =20 S.I. / 1 FT.
MAIN ROOF	754 S.F. 108576S.I.	362 S.I.	362 S.I.	37 FT. 370 S.I.	19 FT. 380 S.I.	-- CAN(S)---- S.I.	CAN VENTS =100 S.I. / VENT
	----- S.F. ----S.I.	---- S.I.	---- S.I.	---- FT.---- S.I.	---- FT.---- S.I.	-- CAN(S)---- S.I.	
	---- S.F. ----S.I.	---- S.I.	---- S.I.	---- FT.---- S.I.	---- FT.---- S.I.	-- CAN(S)---- S.I.	

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

5E
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ATTIC VENT SCHEDULE

NO SCALE

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

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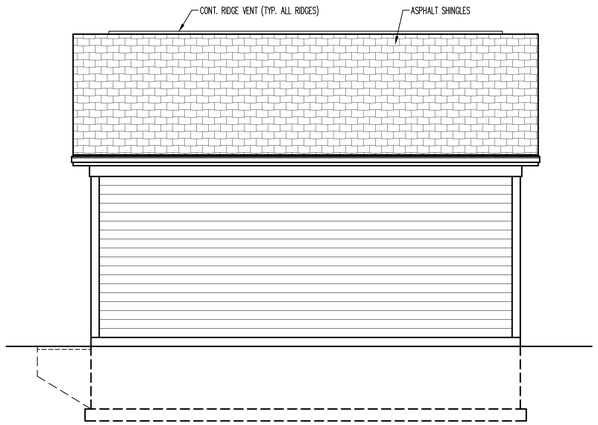
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	PRELIMINARY DESIGN
	PRELIMINARY DESIGN
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FOUNDATION PLAN
FLOOR PLAN
ROOF PLAN & STRUCTURAL NOTES

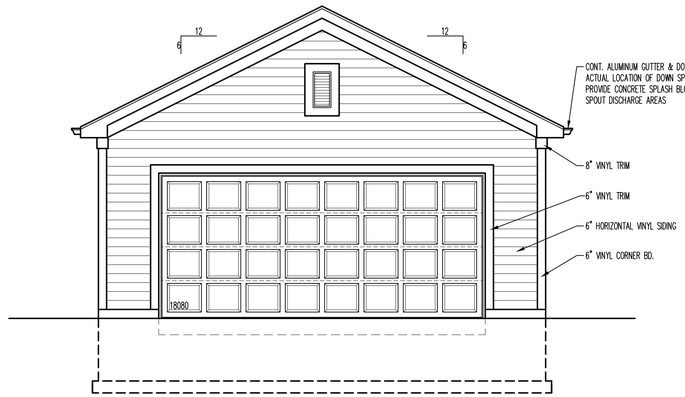
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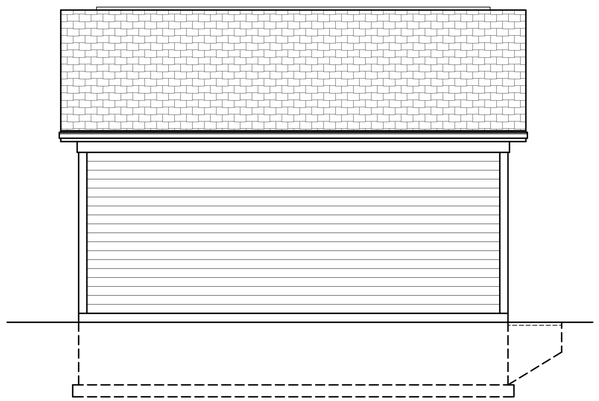
1B A200 LEFT SIDE ELEVATION

1/4"=1'-0"



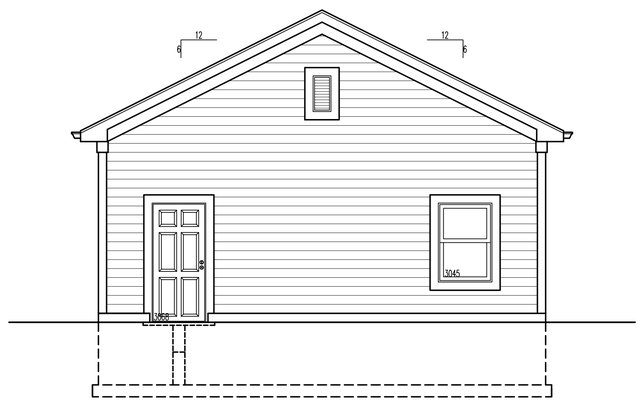
4B A200 FRONT ELEVATION

1/4"=1'-0"



1D A200 RIGHT SIDE ELEVATION

1/4"=1'-0"



4D A200 REAR ELEVATION

1/4"=1'-0"

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

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

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

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

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

TEMPERED GLASS = (T) DOOR OR WINDOW PANE SLIDES RIGHT = (SR)

FIXED WINDOW = (F) DOOR OR WINDOW PANE SLIDES LEFT = (SL)

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"

CONSTRUCTION SPECIFICATIONS

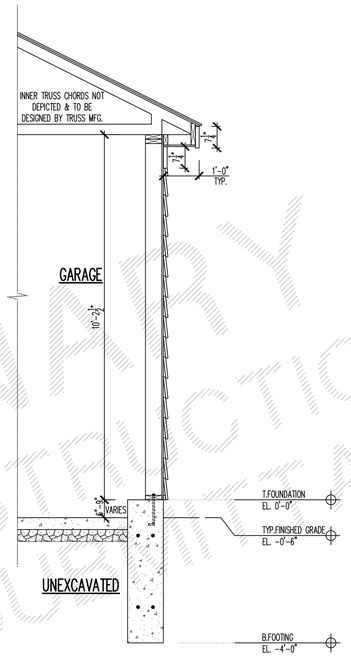
TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
(PROVIDE (2) LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2:12, 3:12, 4:12 PITCHES)
5/8" EXT. GRADE STRUCTURAL PANEL SHEATHING W/ H-CLIPS
(SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/
MIN. (R-38) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS
1 X FASCIA PER ELEVATIONS
ALUMINUM SOFFITS W/ CONTINUOUS VENTS
1 X FRIEZE BD. PER ELEVATIONS
1" AIR BAFFLES
5/8" GYP. BD. AT CEILING

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

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

CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:
12" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
ASPHALTIC DAMPROOFING



6E A200 WALL SECTION

1/2"=1'-0"

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

REVISIONS

1	05-19-26 AMF	
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PRELIMINARY

ELEVATIONS
WALL SECTION
CONSTRUCTION SPECIFICATIONS

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A1

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