#2026-093
893 North Shore Dr. – Simplified Residential Zoning Variation
Project Review for Planning and Zoning Commission

Meeting Date: June 3, 2026

Request: A simplified residential zoning variation to allow renovation of a nonconforming detached garage that increases the building's volume.

Location: 893 North Shore Drive

Acreage: Approximately 8,200 square feet

Existing Zoning: R-2 Single-Family Residential

Surrounding Properties:
North: W Watershed
East: R-2 Single-Family Residential
South: *Crystal Lake*
West: R-2 Single-Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

- The property is a nonconforming lot (due to lot width and lot area) that fronts Crystal Lake and contains a single-family residence with a detached garage. According to tax records, the home dates to 1887. No record was found regarding the age of the garage.
- The garage is nonconforming due to having setbacks of less than five feet in the side and rear yards. (The site plan shows the garage to be 2.27 feet from the west property line and 3.88 feet from the North Shore Drive right-of-way line.)
- Previous Approvals: None

Development Analysis:

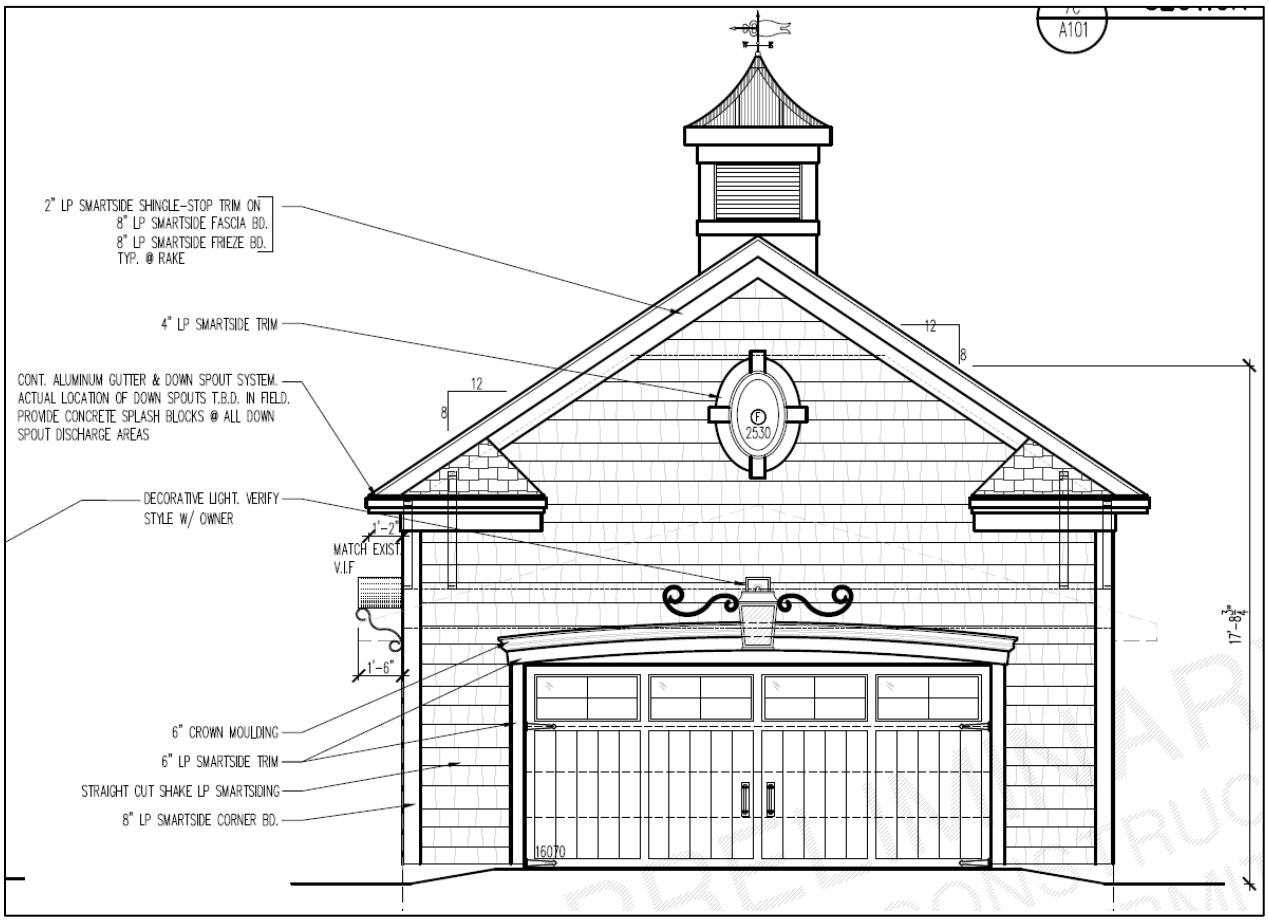
General

- Request: To allow renovation of a nonconforming detached garage that increases the building's volume.
- Zoning: The site is zoned R-2 Single-Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The petitioner proposes to remodel the existing garage by raising the height while changing the exterior materials and roof pitch to better match the residence. The existing garage walls will be retained, and the footprint will not be changed.

- The proposed changes require a variation because it will result in additional building volume within the required setbacks. At 1-1/2 stories and 17’-8”, the proposed height meets zoning requirements. There are no dormers.

Below: Existing garage and diagram of proposed changes.





Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential zoning variation to allow renovation of a nonconforming detached garage that increases the building's volume.

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 include the following conditions:

1. Fence porch and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Cohen, 4/23/26)
    B. Building Plans (ALA, 4/3/26)

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

PARCEL IN QUESTION

893 North Shore Drive



Application for Simplified Residential Variation

Application Number: _____	FOR OFFICE USE ONLY
Project Name: _____	
Date of Submission: _____	

I. Applicant

DAVE & CINDY COHEN
Name

893 N Shore DRIVE
Street

Crystal LAKE IL 60014
City State Zip Code

[redacted] [redacted]@gmail.com [redacted]
Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

SAME AS ABOVE
Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 893 N Shore Dr Crystal Lake

   b. PIN #: 19-06-107-004

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: WE propose FACADE RENO of EXSISTING GARAGE so it matches home. Propose TO replACE GARAGE roof only For much Need Attic SPACE. The purposed New roof pitch is compliant with current ZONING code.

IS THE HARDSHIP SELF-CREATED? NO. EXSISTING GARAGE EXSISTED well before the current ZONING requirements. FOUNDATION & FRAMING do NOT REQUIRE replACEMENT, ONLY Roof pitch For Needed STORAGE.

RECEIVED
APR 30 2026
RH

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION? MANY Homes/lots IN this AREA ARE NON CONFORMING Re-gaurding ZONING REQUIREMENTS. IN OUR CASE EXSISTING SET BACK ENCROACHMENTS REQUIRE your REVIEW!

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY? NO, the GARAGE FACADE & ROOF REPLACEMENT ARE designed TO compliment the EXSISTING home AND essential CHARACTER OF our LOCATION

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY? NO, will NOT BE detrimental OR INJURIOUS TO other properties or public welFARE. The new roof will comply with height requirments AND will remain the SAME distANCE AS is FROM ADJACENT properties.

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?

NOT AT All

3. List any previous variations that are approved for this property: There were NOT ANY

IV. Signatures

CINDY COHEN [redacted] DAVID COHEN [redacted] April 23, 2026

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.

[redacted] [redacted] April 23, 2026

CINDY COHEN DAVID COHEN

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 Publication

Northwest Herald

Description:CRYSTAL - COHEN 893 N SHO
2325823

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 one 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
05/16/2026

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 Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
16th day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10069745

Amount $103.94

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

IN THE MATTER OF THE PETITION OF **DAVID AND CINDY COHEN.**

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 **David and Cindy Cohen,** owners, for a **Variation** on the property at the **893 North Shore Drive, Crystal Lake, Illinois, 60014. PIN: 19-06-107-004.**

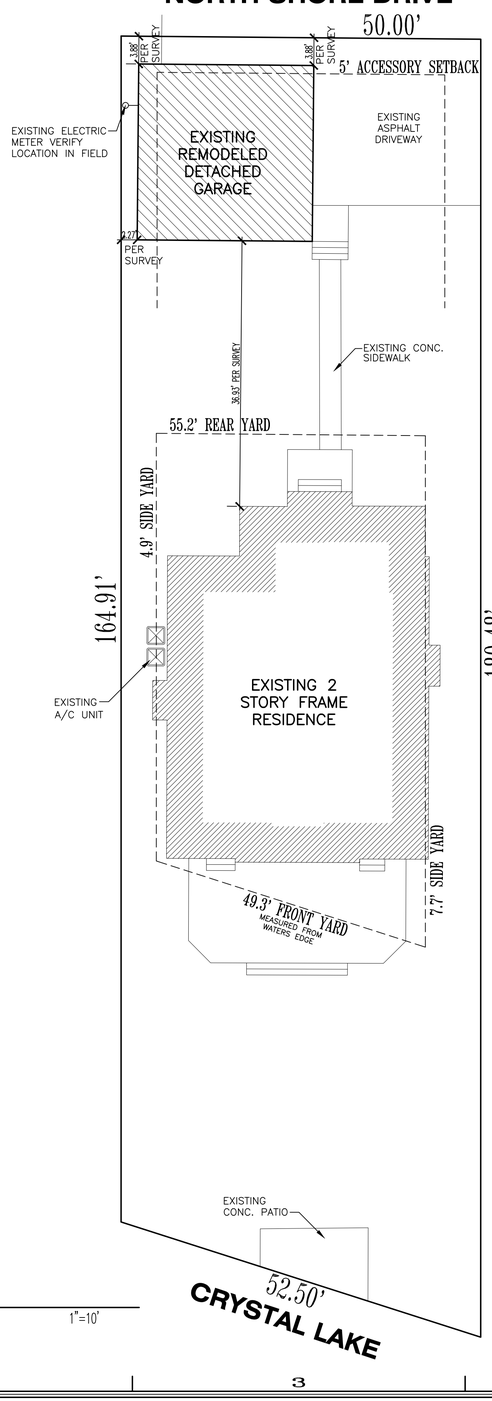
This application is filed for the purpose of seeking **a variation to allow renovation of a nonconforming detached garage that increases the building's volume, and any other variations necessary to approve the request to allow the proposed improvements, pursuant to Articles 3, 4 and 7 of the Unified 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, **June 3, 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 May 16, 2026) 2325823

COHEN RESIDENCE

893 NORTH SHORE DRIVE
CRYSTAL LAKE, IL 60014



NOTE:
ALL SETBACKS CALCULATED BY CITY OF CRYSTAL LAKE & BASED ON AVERAGES OF NEIGHBORING PROPERTIES.

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.

SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.

4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE

1E / A000 SITE PLAN 1"=10'

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, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 401 TO 404 & 408
- THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

{ IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE }

NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

5S 5 SHELVES
1SIR 1 SHELF & 1 ROD
SPR SPRINKLER HEAD
GAS GAS HOOKUP
WATER WATER HOOKUP
FPHB FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET
SHOWER RAIN HEAD
FD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE
MASONRY FIREPLACE FLUE
REBAR
CEILING DETAIL DIAGRAM
WORK POINT
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)
- 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
- $T MOTION ACTIVATED SWITCH
- T THERMOSTAT CONTROLS
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- FLOOD LIGHT W/ MOTION DETECTOR
- CEILING MOUNTED FAN/LIGHT
- 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

WALL TYPES

- NEW FRAME WALL
- DRYWALL, ARCHED OR CASED OPENING
- BEARING WALL ABOVE
- NEW FOUNDATION WALL & FOOTING
- DEPRESSED FOUNDATION WALL
- TR. SILL PLATE @ FDTN. WALL

NOTE TO CONTRACTORS

- ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
- ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

PLUMBING NOTES:

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES.
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS.
  - ABOVE GROUND WASTE – SCHEDULE 40 PVC, 1120 SERIES
  - BELOW GROUND WASTE – SCH. 40 PVC OR CAST IRON
  - ABOVE GROUND WATER – TYPE L COPPER, NO LEAD SOLDER
  - BELOW GROUND WATER – TYPE K COPPER
- COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING.
- 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING.
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
- HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION. UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D.
- FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
- PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

FINISHES:

- ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOULDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES

A100 FIRST FLOOR PLAN
ATTIC PLAN
FRONT ELEVATION,
REAR ELEVATION
LEFT SIDE ELEVATION,
RIGHT SIDE ELEVATION

DESIGN LOADING VALUES:

ROOF	30 PSF LIVE LOAD (SNOW)	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING	20 PSF LIVE LOAD		25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY		30 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOIL	3000 PSF ASSUMED MINIMUM OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- FOUNDATION REINFORCING TO BE GRADE 60, LAP CONTINUOUS BARS 36 DIAMETERS.
- ALL FOUNDATION WALLS WITH FULLS MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
- ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2X6 W/ ½" SHEATHING)
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS.
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED.
- FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
- MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

- VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE.
- NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED.
- TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING.
- FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
- FOR 10'-0" PLATES, TOP OF WINDOWS @ 106⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 9'-0" PLATES, TOP OF WINDOWS @ 94⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-0" PLATES, TOP OF WINDOWS @ 82⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
  EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
- PROVIDE (2) 2 X 12 HEADERS ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED.
- PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWS WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS.
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR.
- ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-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 PARTITIONS 3½" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS 6¼" (2 X 4 STUD W/ 1" SHEATHING).
- ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 9½" (2 X 4 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- ALL EXTERIOR WALLS 8" (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 ⅜") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (6" X 4"X ⅜") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (7" X 4"X ⅜") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ UP TO 2' OF MASONRY VENEER ABOVE.
- PROVIDE (8" X 4"X ⅜") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ MORE THAN 2' OF MASONRY VENEER ABOVE.
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
- STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH ⅝"ø BOLTS @ 20" O.C. AND (2) @ EACH END.
- ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
- WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- ALL JOISTS, STUDS & RAFTERS TO BE SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
- ALL HEADERS TO BE (2) 2 X 12 SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
- THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED ⅓ THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- ■ = (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
- ■ = (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
- □ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2X6 @16" O.C. STUD WALLS.
- ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
- HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED.
- FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS.
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.

ELECTRICAL NOTES:

- WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
  - ** ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
  - ** ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI.
  - ** ALL OUTLETS IN GARAGE TO BE GFI.
- ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR MODIFIED AS REQ'D TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
- WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
  - ** (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
  - ** (1) SMOKE DETECTOR IN EACH BEDROOM
  - ** (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
- ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
- ALL OUTLETS SHALL BE ARC FAULT PROTECTED.
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS.
- PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHER.
- PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
- PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
- PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

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REVISIONS
3 03-26-26 RTB
2 03-17-26 RTB
1 02-20-26 AMF
DESIGN STAGE
ALA Q.C. =
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
AS BUILT DESIGN

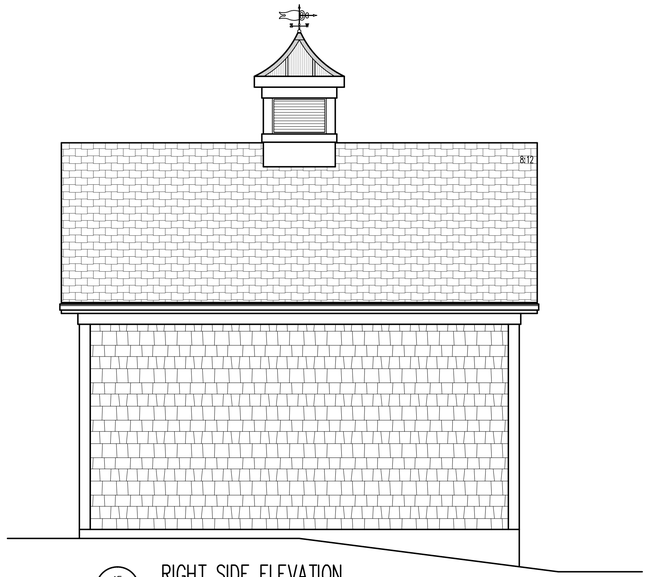
COHEN RESIDENCE
893 NORTH SHORE DRIVE
CRYSTAL LAKE, IL 60014

PRELIMINARY

SITE PLAN
DRAWING INDEX
GENERAL NOTES

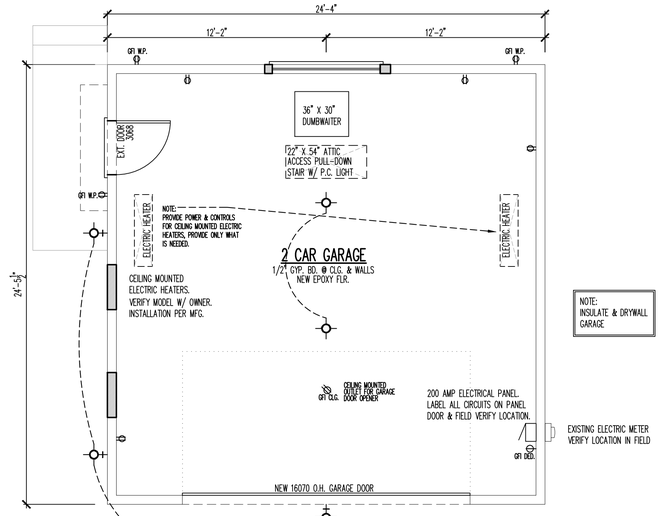
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40 Crystal St.
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Job Number: 26065
Sheet Number: A000
File Name: LAYOUT0000



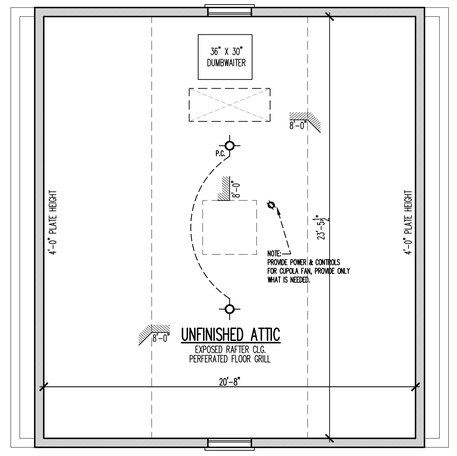
1E A101 RIGHT SIDE ELEVATION

1/4"=1'-0"



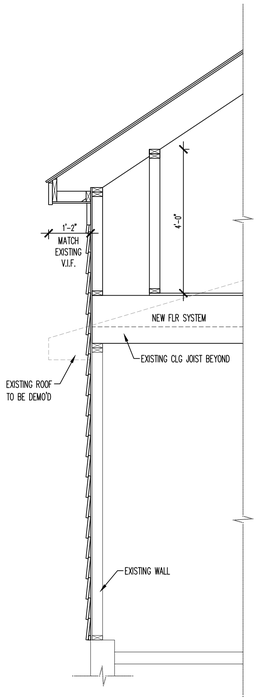
1E A101 FIRST FLOOR PLAN

1/4"=1'-0"



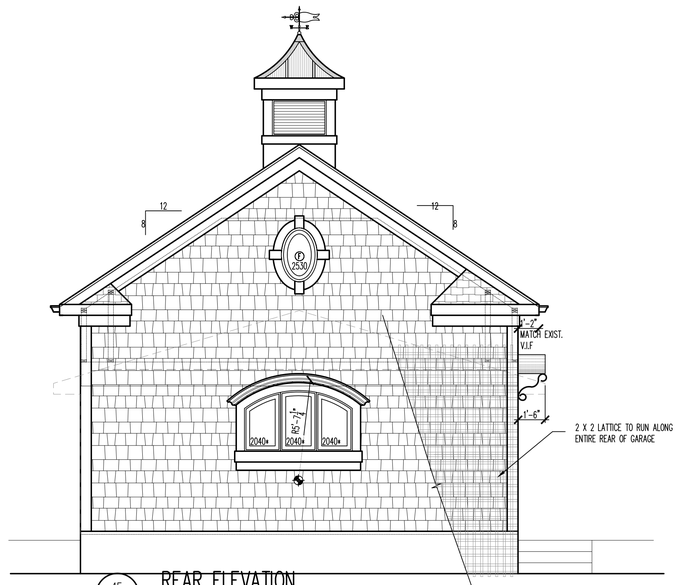
1E A101 ATTIC PLAN

1/4"=1'-0"



7C A101 SECTION

1/2"=1'-0"



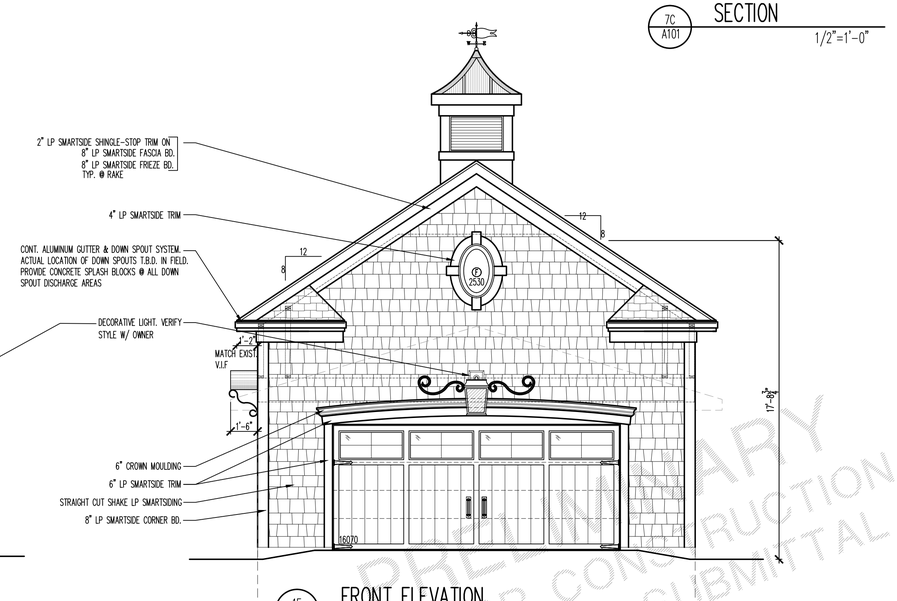
1E A101 REAR ELEVATION

1/4"=1'-0"



1E A101 LEFT SIDE ELEVATION

1/4"=1'-0"



1E A101 FRONT ELEVATION

1/4"=1'-0"

REVISIONS

1	10-26-26 AHP
2	10-27-26 RTR
3	04-03-26 RTR

DESIGN STAGE
ALA Q.C. =

- PRELIMINARY DISIGN
- PRELIMINARY DISIGN
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- PERMISSION
- DEMOLITION

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