

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Kyle DeBord
Owner(s)

Phone: 847-421-3649

33612 N Gages Lake Dr
Grayslake IL 60030

Fax: 224-433-6265

Address

Email: Kyledebord
@ymail.com

Phone: _____

Contract purchaser(s) if any

Fax: _____

Email: _____

Address

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Name

Phone: _____

Cell: _____

Fax: _____

Email: _____

Address

Subject
Property:

Present Zoning:

Present Use:

Proposed Use:

PIN(s):

Address:

Single Family

Single Family

Single Family

07-30-201-013

33612 N Gages Lake Dr
Grayslake IL 60030

Legal description:

(☒ see deed)

Request:

The following variation(s) are requested:

1. Front yard setback from 25 ft to 11.26 ft
2. Side yard setback from 4 ft to .42 ft
3. _____

Explain why this variation(s) is necessary: In order
to construct a 2 car
attached garage

Approval
Criteria:

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

1. Exceptional conditions peculiar to the applicant's property.

Response:

Lot is located on a lake.
Lot is small, along with all
the other lots located on
the lake.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.

Response:

In order to meet side yard
and front yard setbacks, a
two car attached garage could
not be constructed

3. Harmony with the general purpose and intent of the zoning regulations.

Response:

This is a single family house
located in a single family
neighborhood. Constructing a two-
car garage will not negatively
affect any neighbors.

I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.

Kyle D. B.

Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Tina Effinger a Notary Public aforesaid, do hereby certify that Kyle Debar

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 4/22/16 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of APRIL, 2016

(Seal)

My Commission expires 4/19/17



Tina M. Effinger

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

1/2

2015-03502-PT

SPECIAL WARRANTY DEED

Statutory (Illinois)

(Corporation to Individual)

MAIL TO:

Kyle DeBord
33612 N. Gages Lake Dr.
Grayslake IL 60030

NAME & ADDRESS OF TAXPAYER:

Kyle DeBord
33612 N. Gages Lake Dr.
Grayslake, IL 60030



Image# 054750580002 Type: DW
Recorded: 01/26/2016 at 08:34:46 AM
Receipt#: 2016-00004681
Page 1 of 2
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7264046

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America having its principal office at the following address: PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Kyle DeBord, 690 Shoreline Dr., Grayslake, IL 60030, party of the second part, all interest in the following described Real Estate situated in Lake County and the State of Illinois, to wit:

single mcr

LOT 14 IN IDLEWILD SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1922, AS DOCUMENT 215464, IN BOOK "L" OF PLATS, PAGE 33, IN LAKE COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 07-30-201-013
Property Address: 33612 N. Gages Lake Dr., Grayslake, IL 60030

PREMIER TITLE

012
2

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Authorized Member, this 21 day of December 2016

Name of Corporation: Fannie Mac A/K/A Federal National Mortgage Association, by: Anselmo Lindberg Oliver LLC its Attorney-In-Fact

By: _____

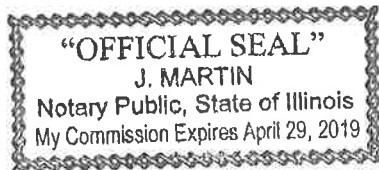
Authorized Member - Douglas A. Oliver

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois)
COUNTY OF Dupage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Douglas A. Oliver personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mac A/K/A Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Member they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of December 2016



J. Martin

Notary Public

My commission expires

April 29, 2019

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of

Paragraph B, Section 31-45,

Real Estate Transfer Act

Date: 12.21.16

Signature: _____

Douglas A. Oliver

Prepared by:

Anselmo Lindberg Oliver LLC

1771 W. Diehl, Ste. 120

Naperville, IL 60563

Property Address: 33612 N. Gages Lake Dr., Grayslake, IL 60030

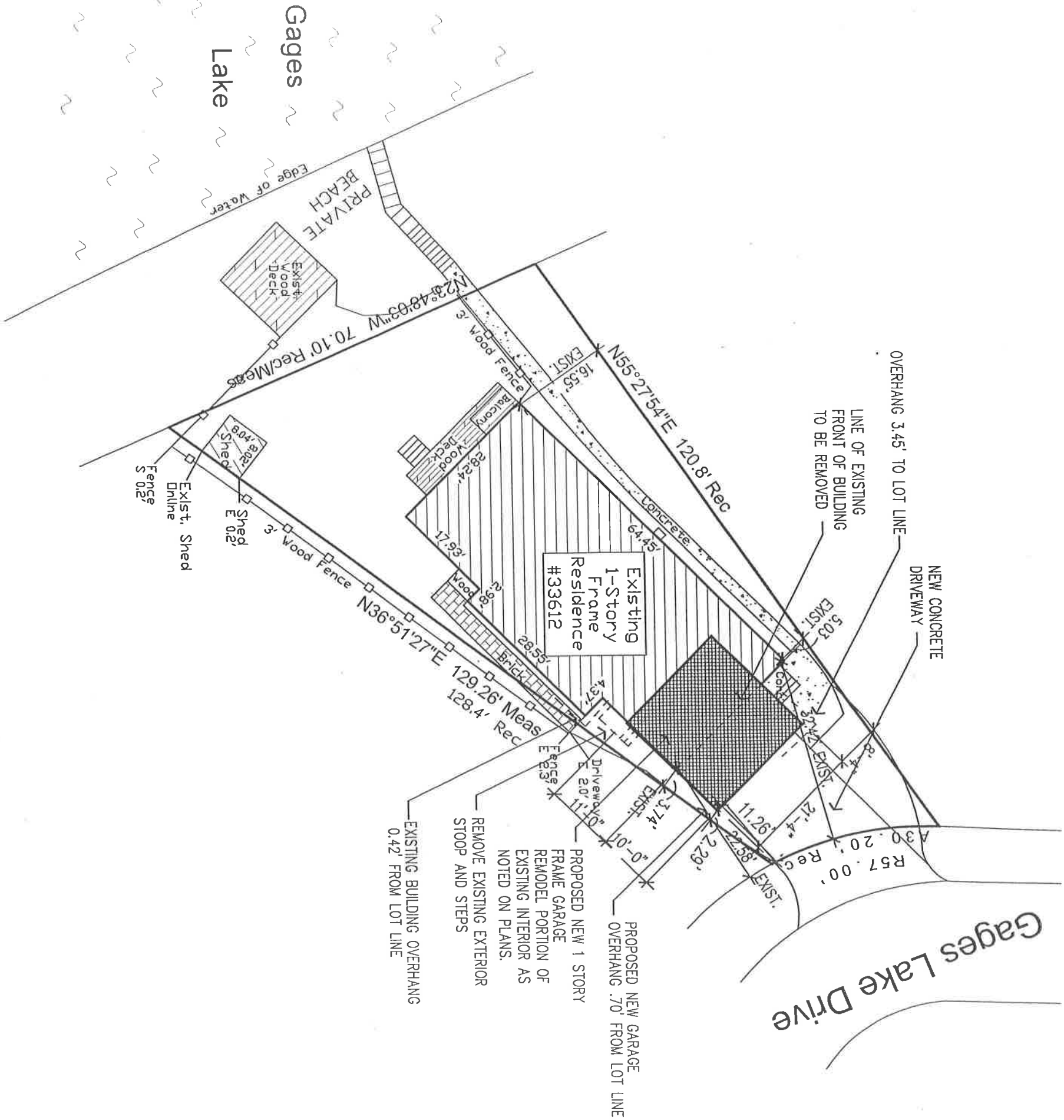
** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

MAIL TO:
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

ZONING DATA

LOT AREA = 5654 sqft SQFT
PROPOSED FRONT YARD SETBACK = 11.26 FEET
EXISTING NORTH SIDE YARD SETBACK = 5.03 FEET
PROPOSED ADDITION NORTH SIDE YARD SETBACK = 8.33 FEET
EXISTING SOUTH SIDE YARD SETBACK = 3.74 FEET
PROPOSED ADDITION SOUTH SIDE YARD SETBACK = 2.29 FEET
REAR YARD SETBACK = NO CHANGE
BUILDING HEIGHT = NO CHANGE
ACTUAL IMPERVIOUS SURFACE = 2815 SQFT = 49.80%
EXISTING BUILDING 1881 SQFT
NEW ADDITION 213 SQFT
EXISTING SHED 64 SQFT
SIDEWALKS 307 SQFT
DRIVEWAY 350 SQFT



SITE PLAN

SCALE: 1" = 20'-0"

NORTH



GENERAL NOTES

CONTRACTOR MUST VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING ANY MATERIAL OR STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL COMPLETION OF THE WORK.

THE ENTIRE WORK AND MATERIALS ON THESE PLANS SHALL CONFORM TO ALL APPLICABLE LOCAL ASSOCIATIONS, STATE AND NATIONAL CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO ASCERTAIN COMPLIANCE WITH ALL OF THESE CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO PROVIDE ALL TEMPORARY SAFE GUARDS ON THE CONSTRUCTION SITE AND TO STOP WORK IN THE EVENT OF ANY HAZARDOUS CONDITIONS.

THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT TO BE NEW UNLESS NOTED OTHERWISE AND THAT ALL WORK AND WORKMANSHIP WILL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER.

THE ENTIRE WORK AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS PUT FORTH IN THE AIA DOCUMENT A 201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (APPLIED TO THIS WORK AND ARE MADE PART OF THESE CONTRACT DRAWINGS TO THE SAME EXTENT AS IF WRITTEN IN FULL). ADDITIONALLY, THE OWNER, GENERAL CONTRACTOR, SUBCONTRACTORS AND ANY AND ALL PERSONS SCHEDULING WORK, PERFORMING WORK OR DIRECTING WORK SHALL HOLD HARMLESS THE ARCHITECT AND HIS REPRESENTATIVES FOR ANY AND ALL CLAIMS FOR INJURY, DEATH OR DAMAGE TO PROPERTY RESULTING FROM THE ACTIONS OF ANY AND ALL PERSONS SCHEDULING WORK, DIRECTING WORK OR PERFORMING WORK INDICATED IN THESE DRAWINGS.

ALL MANUFACTURED EQUIPMENT AND MATERIALS USED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER PRINTED INSTRUCTIONS.

ALL MATERIALS, METHODS OF INSTALLATION, AND FINISHING OF CONSTRUCTION SYSTEMS SHALL CONFORM WITH THE MANUFACTURER PRINTED INSTRUCTIONS.

NOTHING IN THESE DRAWINGS SHALL IMPOSE LIABILITY ON THE DESIGNER FOR CLAIMS, LAWSUITS, EXPENSE, OR DAMAGES ARISING FROM OR IN ANY MANNER RELATED TO THE EXPOSURE TO OR THE HANDLING, MANUFACTURING OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, LEAD PAINT, HAZARDOUS WASTE OR AND OF ITS VARIOUS FORMS (IF THEY EXIST) AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

ALL CONTRACTORS AND SUBCONTRACTORS MUST NOTIFY OWNER OR ARCHITECT OF ANY UNFORESEEN JOBS CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS, EXTRA WORK AND/OR COSTS MUST BE APPROVED PRIOR TO THE START OF ANY SUCH WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY AND PERMANENT STRUCTURAL BRACING FOR ALL WALLS, DOORS, FLOORS, CEILINGS OR OTHER AREAS AS REQUIRED. ADDITIONALLY, HE SHALL PROVIDE ALL BLOCKING AS REQUIRED.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS AND PERSONS PERFORMING WORK.

THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL TURN THE COMPLETED PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBRIS, MATERIAL AND CONSTRUCTION EQUIPMENT. ALL INTERIOR GLASS FREE FROM LABELS AND CLEAN ON BOTH SIDES. ALL MILLWORK CABINETRY AND TRIM FREE FROM DIRT, GREASE AND OTHER FOREIGN MATERIALS. ALL FLOORS TO MOP CLEANED.

CONSTRUCTION NOTES

CONTRACTOR MUST VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING ANY MATERIAL OR STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL COMPLETION OF THE WORK.

THE ENTIRE WORK AND MATERIALS ON THESE PLANS SHALL CONFORM TO ALL APPLICABLE LOCAL ASSOCIATIONS, STATE AND NATIONAL CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO ASCERTAIN COMPLIANCE WITH ALL OF THESE CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO PROVIDE ALL TEMPORARY SAFE GUARDS ON THE CONSTRUCTION SITE AND TO STOP WORK IN THE EVENT OF ANY HAZARDOUS CONDITIONS.

ALL STRUCTURAL LUMBER SHALL BE KILN DRIED, SPF STRUCTURAL GRADE LUMBER OR BETTER (Fb = 1200 psi) OR EQUAL. ALL LAMINATED BEAMS TO HAVE MINIMUM Fb = 2200 psi. DO NOT CUT FRAMING MEMBERS FOR PLUMBING OR ELECTRICAL WITHOUT REINFORCING THE MEMBER TO ITS ORIGINAL STRENGTH. VERIFY WITH LVL MANUFACTURE PRIOR TO CUTTING OR NOTCHING ANY MANUFACTURED LUMBER. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED. VERIFY WITH PRE MADE TRUSS MANUFACTURE PRIOR TO DRILLING ANY TRUSSES. DO NOT CUT TRUSS TOP OR BOTTOM CHORDS.

BRIDGING TO BE MINIMUM 8'-0" O.C. PLACE ON ALL SPANS GREATER THAN 8'-0", PLACE AT CENTER OF SPAN OR AT 1/3 POINTS OF SPAN.

ALL NEW HEADERS UNLESS NOTED OTHERWISE ON PLANS SHALL BE TWO 2" x 10" ON EDGE WITH 1/2" PLYWOOD CENTER LATER GLED AND NAILED TOGETHER. PROVIDE NEW HEADERS AT ALL NEW WALL OPENINGS AND AS NOTED ON PLANS. ALL NEW HEADERS TO HAVE MINIMUM 3 1/2" BEARING ON EACH SIDE UNLESS NOTED OTHERWISE ON PLANS.

PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITIONS AND ADJACENT TO ANY FLOOR, CEILING OR OTHER ROOF OPENINGS. PROVIDE DOUBLE JOIST UNDER ALL BATHWALLS. PROVIDE DOUBLE ROOF RAFTERS AROUND ALL NEW ROOF OPENINGS FOR SKYLIGHTS UNLESS NOTED OTHERWISE ON PLANS. ALL SKYLIGHTS TO BE INSTALLED PER MANUFACTURER'S PRINTED INSTRUCTIONS. ALONG WITH MANUFACTURER'S FLASHING KITS OR CURBS. SKYLIGHTS INSTALLED MORE THAN 12 FEET ABOVE THE FLOOR SHALL HAVE LAMINATED GLASS. SKYLIGHTS INSTALLED LESS THAN 12 FEET ABOVE THE FLOOR SHALL HAVE TEMPERED GLASS.

ALL MANUFACTURED EQUIPMENT AND MATERIALS USED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER PRINTED INSTRUCTIONS.

ALL NEW DRYWALL, TAPE AND SAND ALL JOINTS AND NAIL HOLES WITH THREE COATS OF JOINT COMPOUND TO INVISIBLE SEAMS. PROVIDE METAL CORNER BEADS AT ALL CORNERS. PROVIDE ONE COAT OF PRIMER AND TWO COATS OF PAINT (COLOR AS PER OWNER) UNLESS NOTED OTHERWISE IN CONTRACT. PROVIDE GREEN BOARD WATER PROOF DRYWALL IN ALL BATHROOMS AND WET AREAS.

ALL DOORS AND DEADBOLTS ON ALL CODE REQUIRED EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.

ALL CABINETRY AND MILLWORK SHALL BE INSTALLED IN ACCORDANCE WITH ARCHITECTURAL WOODWORKING INSTITUTE QUALITY STANDARDS. CABINET PROVIDER TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE FABRICATING OR STARTING ANY OF THE WORK.

ALL WOOD SKILLS AND PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED (MOLMANIZED) LUMBER.

ALL WOOD JOISTS AND CONSTRUCTION CANTILEVERED OUT OVER SOIL AND LESS THAN 18" ABOVE THE SURFACE BELOW SHALL BE CONSTRUCTED OUT OF TREATED MATERIALS.

PROVIDE SQUID BLOCKING AND BACKING FOR ITEMS INCLUDING BUT NOT LIMITED TO : TOILET ACCESSORIES, GRAB BARS, CABINETS, COUNTERS, MILLWORK, COAT HOOKS, CLOSET RODS AND SHELVES.

PROVIDE FIRESTOPPING AS FOLLOWS: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVEL. AT ALL INTERCONNECTIONS BETWEEN CONCEALED HORIZONTAL AND VERTICAL SPACES IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN AT OPENINGS AROUND VENTS, PIPES, DUCTS AND CHIMNEYS AT CEILING AND FLOOR LEVEL WITH NON COMBUSTIBLE MATERIALS.

THE DEPTH OF ALL RIDGE, HIP AND VALLEY RAFTERS MUST BE GREATER THAN THE CUT END OF THE RAFTER THAT FRAMES INTO IT.

PROVIDE WALL TIES WHERE THE CEILING JOISTS RUN PERPENDICULAR TO THE ROOF RAFTERS.

PROVIDE ICE AND WATER SHIELD ON ALL NEW ROOF SADDLES. STRIP ALL EXISTING ROOFING DOWN TO SHEATHING UNDER ALL NEW SADDLES OR ROOFING BUILT OVER EXISTING ROOF CONSTRUCTION.

PROVIDE FRAMED ATTIC ACCESS FOR ALL ATTIC SPACES THAT EXCEED 30 SQUARE FEET AND HAS A VERTICAL HEIGHT OF 30" OR MORE. THE ACCESS SHALL BE NOT LESS THAN 22" X 30". DOOR SHALL BE WEATHER STRIPPED AND INSULATED SAME AS ADJACENT WALL OR CEILING.

CONCRETE AND FOUNDATION NOTES

ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL SOIL HAVING A SAFE BEARING CAPACITY OF 2500 P.S.F. MINIMUM AT 4'-0" BELOW GRADE. NO EXCAVATION SHALL EXTEND DEEPER THAN BOTTOM OF NEW FOOTING ELEVATIONS. ALL TOP SOIL TO BE STOCKPILED ON THE SITE. ANY DITCHING FOR UTILITIES AND DRAINAGE TO BE RETILLED.

WORK SHALL INCLUDE ALL CONCRETE WORK INDICATED ON DRAWINGS INCLUDING BUT NOT LIMITED TO WALLS, BUILDING FOOTINGS AND SLAB, PLACING BASE MATERIAL UNDER ALL WALKS, SLOPS, VAPOR BARRIER, WME AND STRUCTURAL REINFORCING.

ALL CONSTRUCTION NOTES AND DEMOLITION NOTES LOCATED ON OTHER SHEETS OF THIS SET OF DRAWINGS SHALL APPLY TO ALL THE FOUNDATION WORK AND CONCRETE CONTRACTOR.

ALL CONCRETE UNLESS OTHERWISE NOTED ON PLANS SHALL BE STICK AGGREGATE CONCRETE WITH A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AND SHALL MEET ALL THE REQUIREMENTS OF A.C.I. 301-84.

BOTTOM OF FOOTING ELEVATIONS SHOWN ON PLANS AND SECTIONS ARE MINIMUM AND FOR BIDDING PURPOSES ONLY. THE ACTUAL ELEVATIONS ARE TO BE DETERMINED IN THE FIELD.

ALL BACKFILL MUST BE PLACED EQUALLY ON BOTH SIDES OF FOUNDATION WALL. ALL BACKFILL TO BE SUITABLE COARSE FILL OR BANK RUN GRAVEL. BACKFILL MATERIAL MUST BE FREE OF ORGANIC MATTER, CLAY, CONSTRUCTION MATERIAL, HAZARDOUS MATERIAL AND MUST PROVIDE THE RAPID DISPOSAL OF WATER UNDER ALL SITE CONDITIONS INCLUDING FREEZING. BACKFILL MUST EXTEND OUT MINIMUM 3 FEET FROM FOUNDATION AND INSTALLED IN 18" LIFTS. NO BACKFILL CAN BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH OR IS BRACED.

MINIMUM STRENGTH FOR REMOVAL OF FORMS AND SHORING SHALL BE AT 75% OF SPECIFIED STRENGTH AT 28 DAYS.

CONCRETE SHALL NOT BE PUT IN PLACE UNLESS THE OUTSIDE AIR TEMPERATURE IS AT LEAST 40 F.

CONCRETE SHALL BE PROTECTED FROM EXPOSURE TO FROM THE DATE OF PLACEMENT. IF PROPER ADJUSTURES ARE ADDED TO CONCRETE, MINIMUM TEMPERATURE CAN BE REDUCED AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

CONCRETE SHALL NOT BE PUT IN PLACE UNLESS ALL REINFORCING STEEL FOR THE POUR IS IN PLACE, SECURELY TIED AND INSPECTORS PERMISSION TO POUR HAS BEEN GIVEN.

ALL NEW REINFORCING BARS SHALL BE NEW BILLET STEEL, MIN. A-615 GRADE 60, AND PLACED IN CONFORMANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" BY THE C.R.S.I.

LAP ALL REQUIRED REINFORCING BARS AS FOLLOWS: LAP SPIKES IN MASONRY SHALL BE 45

DIAMETERS. LAP SPIKES IN CONCRETE SHALL BE 32 DIAMETERS.

WELDED WIRE FABRIC (WME) SHALL CONFORM TO A.S.T.M. MINIMUM SPECIFICATIONS.

N-10S, LAP WELDED WIRE FABRIC ONE FULL MESH PLUS 2" AT SIDE AND END LAPS.

VAPOR BARRIER SHALL BE A 6 MIL THICK, FLAME RESISTANT, POLYETHYLENE SHEET LAPPED 4" MIN WITH ADHESIVE BACKED POLYETHYLENE TAPE.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE PLACEMENT AND LOCATION OF ALL INSERTS, SLEEVES, PADS, ANCHOR BOLTS AND OUTWORK. CONCRETE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PLACEMENT OF ALL UNDERSLAB UTILITIES, PLUMBING, GAS PIPING AND ELECTRICAL PIPING.

ALL SILL ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER, 10" LONG WITH HOOKED END EMBEDDED MINIMUM 7" INTO CONCRETE AT 36" O.C. WITH ADDITIONAL BOLTS WITHIN 12" OF ALL CORNERS AND MINIMUM OF TWO BOLTS PER PLATE SECTION.

STEEL COLUMN NOTES

ALL STEEL COLUMNS SHALL BE STANDARD 3 1/2" O.D. ROUND "RIDE COLUMNS WITH 8" X 8" X 1/4" TOP AND BOTTOM STEEL BEARING PLATES WITH FOUR HOLES FOR FOUR 1/2" DIAMETER X MINIMUM 10" LONG ANCHOR BOLTS AS PER ASTM-307. ALL COLUMNS TO HAVE SHOP COAT OF RUST INHIBITIVE PAINT.

ALL BEAMS BEARING ON CONCRETE FOUNDATION WALLS SHALL HAVE MINIMUM 8" X 8" X 1/4" BEARING PLATES. GROUT ALL BEAM POCKETS FULL AFTER BEAM INSTALLATION. GROUT UNDER BEARING PLATES SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

ALL STEEL CONNECTIONS ARE TO BE BOLTED. BOLTED OR WELDED IN PLACE. WELDING AS PER AWS D11.1M.

ALL STEEL COLUMN AND STEEL BEAM LENGTHS SHALL BE VERIFIED IN FIELD BY GENERAL CONTRACTOR PRIOR TO ORDERING.

ALL STRUCTURAL STEEL PLATES AND SHAPES SHALL BE MINIMUM A36 STEEL.

ZONING DATA

LOT AREA = 5654 sqft SOFT

PROPOSED FRONT YARD SETBACK = 11.28 FEET

EXISTING NORTH SIDE YARD SETBACK = 5.03 FEET

PROPOSED ADDITION NORTH SIDE YARD SETBACK = 8.33 FEET

EXISTING SOUTH SIDE YARD SETBACK = 3.74 FEET

PROPOSED ADDITION SOUTH SIDE YARD SETBACK = 2.29 FEET

REAR YARD SETBACK = NO CHANGE

BUILDING HEIGHT = NO CHANGE

ACTUAL IMPERVIOUS SURFACE = 2815 SQFT = 49.80%

EXISTING BUILDING 1881 SQFT

NEW ADDITION 213 SQFT

EXISTING SHED 64 SQFT

SIDEWALKS 307 SQFT

DRIVEWAY 350 SQFT

ENERGY COMPLIANCE NOTES

ALL NEW WORK AND MATERIALS MUST COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE SECTIONS 401, 402.4, 402.5 AND 403.

A PERMANENT CERTIFICATE SHALL BE POSTED ON THE ELECTRIC DISTRIBUTION PANEL, LISTING PREDOMINANT R-VALUES, U-VALUES FOR FENESTRATIONS AND SOLAR HEAT GAIN COEFFICIENT FENESTRATION.

BUILDER AND OWNER SHALL BE RESPONSIBLE TO INSURE THAT ALL R-VALUES, FENESTRATION U-VALUES, SOLAR HEAT GAIN COEFFICIENTS, AIR INFILTRATION RATES, SYSTEM AND EQUIPMENT EFFICIENCIES, TYPES, SIZES AND CONTROLS, DUCT SEALING, INSULATION LOCATIONS AND ALL OTHER REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS SPECIFIED ON THESE DRAWINGS AND ANY ENERGY DOCUMENTS ARE INSTALLED OR IMPLEMENTED IN ANY CONSTRUCTION RESULTING FROM THE USE OF THESE DOCUMENTS.

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.5 CFM PER SQUARE FOOT AND A SWINGING DOOR NO MORE THAN 0.5 CFM PER SQUARE FOOT. ALL FENESTRATIONS TO HAVE U-FACTOR OF 0.32. ALL SKYLIGHTS TO HAVE A U-FACTOR OF 0.55. CEILING TO HAVE MIN R-VALUE OF 49. FRAME WALL MIN R-20, FLOORS OVER UNCONDITIONED SPACE R-30.

ALL JOINTS AND PENETRATIONS OF BUILDING THERMAL ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED AGAINST AIR INFILTRATION.

VAPOR BARRIER TO BE APPLIED TO WARM (CONDITIONED) SIDE OF WALL AND ALL NON-VENTED FRAMED CEILINGS, FLOORS AND WALLS. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE AIR BARRIER IN ANY DRAIN CEILING OR SLOTT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.

ALL NEW FIREPLACES SHALL HAVE GASKETED DOORS.

ACCESS DOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL BE WEATHER STRIPPED OR OTHERWISE SEALED AGAINST AIR INFILTRATION AND SHALL MATCH THE INSULATION VALUES OF THE ADJACENT SURFACE.

RECESSED LUMINAIRES INSTALLED IN THE THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE BY BEING IC-RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED, IC-RATED AND LABELED AS MEETING ASTM E 283 OR LOCATED INSIDE AN AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIALS AND 3 INCHES FROM INSULATION.

A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL COMPACT FLUORESCENT.

T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT.

40 LUMENS PER WATT FOR LAMP WATTAGE LESS THAN OR EQUAL TO 15

50 LUMENS PER WATT FOR LAMP WATTAGE GREATER THAN 15 BUT LESS THAN/EQUAL TO 40

60 LUMENS PER WATT FOR LAMP WATTAGE GREATER THAN 40

AT LEAST ONE PROGRAMMABLE THERMOSTAT SHALL BE INSTALL TO CONTROL THE MAIN HEATING SYSTEM WITH SETTING POINTS TO INITIALIZE AT 70 DEGREE HEATING AND 78 DEGREE COOLING.

OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE.

DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED. HVAC REGISTER BOOTTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AT THE SUBFLOOR OR DRYWALL.

ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 WITH A READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

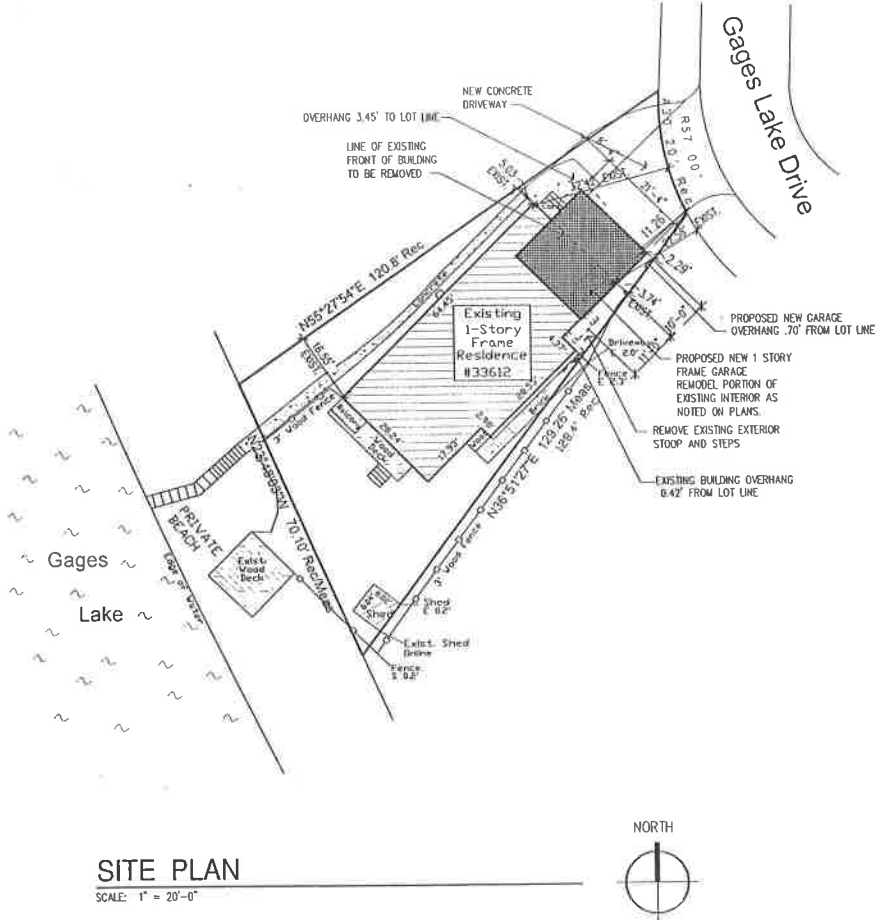
MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM OF R-3.

ALL DUCTS IN ATTICS OR UNCONDITIONED SPACES TO BE INSULATED TO A MINIMUM OF R-8.

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS.

SYSTEM WITH SETTING POINTS TO INITIALIZE AT 70 DEGREE HEATING AND 78 DEGREE COOLING.

WHEN DOOR HILHEN TESTS ARE REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT ALL REQUIRED TESTS WERE PERFORMED AND MEET THE REQUIREMENTS OF THE 2012 ENERGY CODE.



SITE PLAN

SCALE: 1" = 20'-0"

INDEX OF DRAWINGS

A-1	CONST. & GENERAL NOTES, SITE PLAN	
A-2	FOUNDATION & DEMOLITION PLANS, DETAILS	
A-3	FIRST FLOOR PLAN	
A-4	EXTERIOR ELEVATIONS	
A-5	WALL SECTIONS, PLUMBING, NOTES	
A-6	1st FLR. ELECTRICAL PLAN, NOTES	

I do hereby certify that these drawings were prepared under my supervision and do to the best of my knowledge comply with the building codes and ordinances of the city of Lake County, Illinois

ROBERT P. LIZZO ARCHITECT
UC EXPRES 11/30/2016

BL

THESE DRAWINGS AND DESIGNS WERE CREATED BY LIZZO AND ASSOCIATES, INC. AND ARE THE PROPERTY OF LIZZO AND ASSOCIATES, INC. THEY MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BL BLUEPRINTING, INC.

33612 GAGES LAKE DRIVE
LAKE COUNTY, ILLINOIS

ROBERT P. LIZZO

ARCHITECT

BL BLUEPRINTING, INC.
THIRD FLOOR • ILKND003 • 800.00 • (847) 223-9285

DO NOT SCALE DRAWINGS
ALL DIMENSIONS
SHOWN ON THESE DRAWINGS
SHALL BE USED FOR CONSTRUCTION

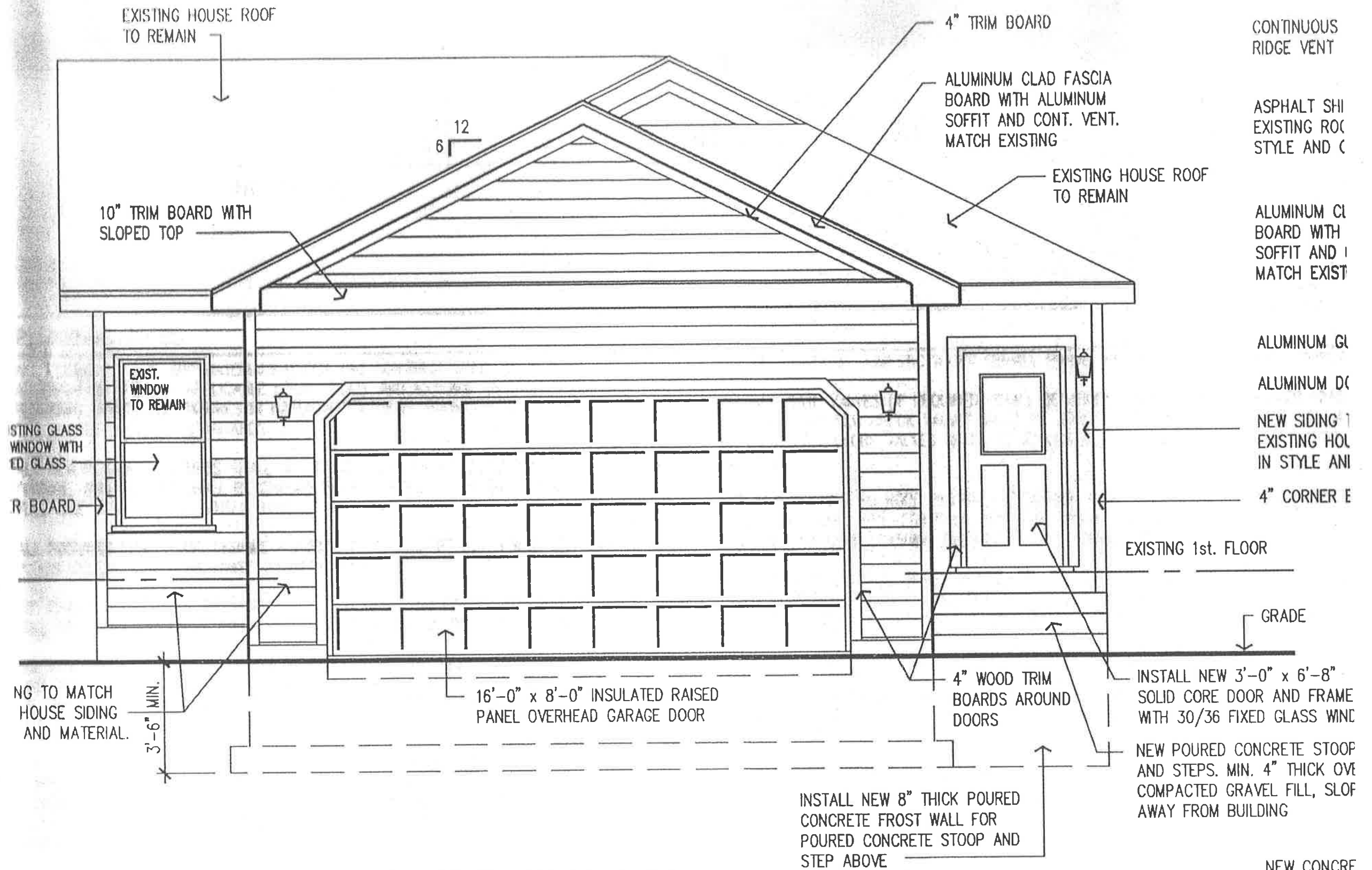
© BL BLUEPRINTING, INC. 5/02/2016

REVISED
5/09/2016
COMMISSION
#890

SHEET NO.

A-1

OF SIX



FRONT ELEVATION

SCALE: 1/4" = 1'-0"