



COUNTY OF KENOSHA

December 2012

Department of Planning and Development

VARIANCE APPLICATION

RECEIVED

MAY - 2 2017

Kenosha County
Deputy County Clerk

Owner: Lynette D. McNaughton Rev. Living Trust

Mailing Address: 11 S. 220 Jackson Street

Burr Ridge IL 60527

Phone Number(s): _____

To the Kenosha County Board of Adjustment:

Please take notice that the undersigned was refused a Zoning Permit by the Kenosha County Department of Planning and Development for lands described below for the reason that the application failed to comply with the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent herewith appeals said refusal and seeks a variance.

Parcel Number: 60-4-119-182-0500 Zoning District: R-2

Property Address: 8816 406th Avenue Shoreland: Yes

Subdivision: CSM #2759 Lot(s): 2 Block: -

Current Use: Single-Family Residence

Proposal: To construct a detached garage.

REQUIRED BY ORDINANCE

Section: V.A.12.27-6(d) - Detached accessory buildings in the R-2 Suburban Single-Family district are permitted provided that all accessory buildings are located in the side or rear yard only.

Section: _____ -

Section: _____ -

VARIANCE REQUESTED

Street Yard Placement



COUNTY OF KENOSHA

Department of Public Works & Development Services

ZONING PERMIT APPLICATION

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104
Telephone: (262) 857-1895
Facsimile: (262) 857-1920

Owner Lynette D. McNaughton Rev. Living Trust Date _____

Mailing Address 11 S. 220 Jackson Street Phone # _____

Burr Ridge IL 60527

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO THE WORK HEREIN DESCRIBED, AND AS SHOWN ON THE REQUIRED SITE PLAN FORM OR ATTACHED REGISTERED SURVEY HEREOF, AND HEREBY AGREES THAT ALL WORK WILL BE DONE IN ACCORDANCE WITH ALL THE LAWS OF THE STATE OF WISCONSIN AND ALL THE ORDINANCES OF THE COUNTY OF KENOSHA, APPLICABLE TO THE FOLLOWING DESCRIBED PREMISES:

Parcel No. 60-4-119-182-0500 Zoning District(s) R-2

Property Address 8816 406th Avenue

Subdivision Name CSM #2759 CSM # _____ Lot 2 Block - _____ Unit _____

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (L' @ H')	SIZE (L' x W')	AREA (sq feet)	HEIGHT (feet)	# OF STORIES
Accessory Structure			64' x 31'	1,474	20	2

Contractor _____

Address _____

Phone # _____

Agent _____

Address _____

Phone # _____

For Office Use Only

Permit No. _____

Foundation Survey Due Date _____

Waiver of Liability Due Date _____

Board Of Adjustments Approval Date _____

Conditional Use Permit Approval Date _____

Sanitation Approval _____

Receipt # _____ Check # _____

Amount _____

THIS ZONING PERMIT IS ISSUED SUBJECT TO:

1. ANY FEDERAL, STATE OR LOCAL RESTRICTIONS AND/OR DEED RESTRICTIONS.
2. EACH APPLICANT FOR A ZONING PERMIT IS CHARGED WITH KNOWLEDGE OF THE COUNTY ZONING ORDINANCE. COPIES OF THE TEXT OF THIS OR PORTIONS THEREOF AND COPIES OF THE OFFICIAL ZONING MAPS ARE AVAILABLE FOR SALE, COPYING OR INSPECTION UPON REQUEST. ANY STATEMENT MADE, SITE PLAN SUBMITTED, ASSURANCE GIVEN OR PERMIT ERRONEOUSLY ISSUED CONTRARY TO THIS ORDINANCE IS NULL AND VOID.
3. THIS PERMIT SHALL EXPIRE EIGHTEEN (18) MONTHS FROM DATE OF ISSUANCE.
4. REMARKS: _____

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE <http://dnr.wi.gov/topic/wetlands/locating.html> OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER (262) 884-2300.

Date Permit Issued _____ THE UNDERSIGNED HEREBY ATTESTS THAT THE ABOVE INFORMATION IS TRUE, ACCURATE AND HAS RECEIVED THE ABOVE NOTICE.

Director of Planning Operations

NO SIGNATURE NEEDED ON APPLICATION - APPLICANT WILL SIGN ISSUED PERMIT
Owner/Agent _____ Date _____

VARIANCE APPLICATION

An Area Variance is authorization by the Kenosha County Board of Adjustments to vary one or more of the dimensional or physical requirements of the applicable zoning law, code or ordinance in connection with some proposed construction.

The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and must then deny your application.

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below:

(A) Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

BECAUSE WE WANT THE GARAGE TO BE LOCATED WITHIN
THE ACTIVE AREA OF THE HOME.

THE SEPTIC RUNS ANOTHER 50 YDS. NORTH OF THIS
PROPOSED GARAGE LOCATION. LOGISTICALLY THERE IS
NOT ANOTHER LOCATION.

(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

DON'T HAVE ALTERNATIVES THAT MAKE SENSE
WITH THE PRESENT LAYOUT.

(2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

VARIANCE APPLICATION

CONFORMITY WITH SUCH RESTRICTIONS ARE UNNECESSARILY
BURDENSOME.

- (3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain.

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

- (4) What would be the effect on this property, the community or neighborhood and the public interest if the variance was granted? How can these impacts be mitigated.

These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, and fire safety and building code requirements.

ADDING THIS IMPROVEMENT WOULD NOT EFFECT THIS PROPERTY,
THE NEIGHBORHOOD OR THE COMMUNITY. THE NEIGHBOR HAS A
SIMILAR DETACHED GARAGE AND IS AWARE OF THIS PROPOSED
LOCATION AND HAS NO ISSUES WITH ITS CONSTRUCTION.

ONE MITIGATION ASPECT WOULD BE THE PROFESSIONAL LANDSCAPING
AROUND THE STRUCTURE THAT WOULD BE COMPLETED.

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.

Owners Signature: _____

Agent: _____

Signature: _____

Agents Address: _____

Phone Number(s): _____

630 321-3400

TREASURER
VALERIE LASS
34530 BASSETT ROAD
BURLINGTON WI 53105

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2016
TOWN OF RANDALL
KENOSHA COUNTY

Bill #: 410600788
Parcel #: 60-4-119-182-0500
Alt. Parcel #:



☐ Check For Billing Address Change.

LYNETTE D MCNAUGHTON
MCNAUGHTON REVOCABLE LIVING TRUST
MCNAUGHTON REVOCABLE LIV TRUST
11 S 220 JACKSON ST
BURR RIDGE IL 60527

Total Due For Full Payment \$21,769.08
Pay to Local Treasurer By Jan 31, 2017

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer	2ND INSTALLMENT Pay to County Treasurer
\$11,026.98 BY January 31, 2017	\$10,742.10 BY July 31, 2017

Amount Enclosed \$

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2016

TOWN OF RANDALL
KENOSHA COUNTY

LYNETTE D MCNAUGHTON
MCNAUGHTON REVOCABLE LIVING TRUST
MCNAUGHTON REVOCABLE LIV TRUST
11 S 220 JACKSON ST
BURR RIDGE IL 60527

BILL NUMBER: 410600788

IMPORTANT: Correspondence should refer to parcel number.

See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

1760080 1748618 ACRES: 2.700

SEC 18, T 01 N, R 19 E, NW 1/4

PLAT: E759-CSM# 2759 CERTIFIED SURVEY MAP

BLOCK/CONDO: N/A 2

95-E LOT 2 OF CSM #2759 DOC #1731248 BEING A

PART OF NW 1/4 SEC 18 T 1 R 19 DOC#1054485

DOC#1730652 DRIVEWAY EASEMENT DOC#1731248 ...

Parcel #: 60-4-119-182-0500

Alt. Parcel #:

Property Address: 8816 406TH AVE

Assessed Value Land 929,100	Ass'd. Value Improvements 261,900	Total Assessed Value 1,191,000	Ave. Assmt. Ratio 1.0328	Net Assessed Value Rate (Does NOT reflect credits)	0.018110260
Est. Fair Mkt. Land 899,600	Est. Fair Mkt. Improvements 253,600	Total Est. Fair Mkt. 1,153,200	<div><input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes</div>	School taxes reduced by school levy tax credit	\$2,568.07
Taxing Jurisdiction	2015 Est. State Aids Allocated Tax Dist.	2016 Est. State Aids Allocated Tax Dist.	2015 Net Tax	2016 Net Tax	% Tax Change
STATE OF WISCONSIN			149.60	195.66	30.8%
KENOSHA COUNTY	225,404	224,628	4,516.51	5,822.67	28.9%
TOWN OF RANDALL	158,779	161,182	1,485.89	1,971.95	32.7%
RANDALL CONSOLD SCH DIST	305,487	1,242,791	5,788.18	7,602.36	31.3%
WILMOT UNION HIGH SCHOOL	1,481,865	1,504,168	3,555.03	4,478.84	26.0%
POWERS LAKE MANAGEMENT			121.40	193.34	59.3%
GATEWAY TECHNICAL COLLEGE	504,542	563,726	700.72	925.55	32.1%
LIBRARY - RANDALL			295.95	378.96	28.0%
Total	2,676,077	3,696,495	16,613.28	21,569.33	29.8%
				85.13	
Parcel #: 60-4-119-182-0500	First Dollar Credit Lottery & Gaming Credit Net Property Tax		16,613.28	21,484.20	29.3%

Make Check Payable to:
TREASURER
VALERIE LASS
34530 BASSETT ROAD
BURLINGTON WI 53105
262-877-2165

Full Payment Due On or Before January 31, 2017
\$21,769.08

Or First Installment Due On or Before January 31, 2017
\$11,026.98

Net Property Tax 21,484.20
GARBAGE & RECYCLING SEF 284.88

And Second Installment Payment Payable To
KENOSHA COUNTY TREASURER
1010 56TH ST
KENOSHA WI 53140-3738

And Second Installment Due On or Before July 31, 2017
\$10,742.10

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
RANDALL CONSOLD SCH DIST

Total Additional Taxes 309,532.99
Total Additional Taxes Applied to Property 775.10
Year Increase Ends 2017

TOTAL DUE FOR FULL PAYMENT

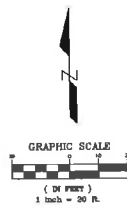
Pay By January 31, 2017

\$ 21,769.08

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

LEGEND

- FOUND IRON PIPE
- SET IRON PIPE
- SET SPIKE
- FOUND CONCRETE MONUMENT WITH BRASS CAP
- PERK HOLES PER MAP BY KEN KRETSCHMER DATED 10/18/99
- △ TREE
- EXISTING CONTOURS
- EXISTING SPOT GRADES
- PROPOSED CONTOURS
- PROPOSED SPOT GRADES
- SANITARY SEWER
- STORM SEWER
- INLET
- BURNER
- WELL
- RETAINING WALL
- SILT FENCE
- TREE TO BE SAVED
- TREE TO BE REMOVED



NOTES

THE PATIO AT THE BOAT HOUSE IS MAXIMUM 5' PER KENOSHA COUNTY.

ALL RETAINING WALLS SHALL BE CONSTRUCTED OF NATURAL STONE BLOCK.

STAIRS & RAILINGS AT PATH TO LAKE WILL BE CONSTRUCTED OF CEDAR.

THE RAILING AT TOP OF BOAT HOUSE DECK WILL BE CONSTRUCTED OF CEDAR AND NON-ORANGE.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT LOCAL UTILITY COMPANIES.

EROSION CONTROL TO BE APPLIED PER THE WISCONSIN EROSION CONTROL STANDARDS, LATEST EDITION.

ALL EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.

EROSION CONTROL SHALL REMAIN IN PLACE PRIOR TO START OF ANY CONSTRUCTION OPERATION AND SHALL BE MAINTAINED, AND REMAIN IN PLACE UNTIL FINAL VEGETATIVE COVER IS ESTABLISHED.

CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THE CONSTRUCTION ENTRANCE ONLY.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY B.W. SURVEYING, INC. (262) 767-5225; FIELD WORK WAS COMPLETED ON JANUARY 28, 2015.

MAJOR EXISTING ELEVATION AT CORNER OF 87TH STREET PAVEMENT

87TH STREET

FOR CONTINUATION SEE SHEET #1

REVIEW SET
NOT FOR CONSTRUCTION

2 OF 2

DEI

DESIGNTek ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9500 BORMET DRIVE, SUITE 305
MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No: 184-003740

LOT #2
POWERS LAKE SUBDIVISION
WHEATON AND RANDALL
WISCONSIN

McNAUGHTON DEVELOPMENT
11 S. 220 JACKSON ST. #101
BURR RIDGE, IL 60527
630-325-3400

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-16-15	FOR KENOSHA COUNTY REVIEW	DEI
2	05-01-15	FOR CLARK & CLARK, P.C. REVIEW	DEI
3	05-01-15	FOR KENOSHA COUNTY REVIEW	DEI

DETAILED GRADING PLAN: LOT 2 (NORTH)

No support posts

RIGHT SIDE ELEVATION - 1/4"

ROOF PLAN - 1/8"

ALL ROOF SHAPES APPROX. (VERIFY IN FIELD)

FLAT ROOF TO BE SUPPORTED WITH LVL FRAME SOLID POSTED TO BRG WALLS BELOW

ICE AND WATER SHIELD ENTIRE ROOF

- 3/4" ROOF PITCH
- 12/12 ROOF PITCH
- 12/12 ROOF PITCH

REAR ELEVATION - 1/4"

FOUNDATION PLAN - 1/4"

No support posts

REVISED:

USED TO PREPARE THIS
DRAWING: SEE PERMITS
FOR ANY CHANGES
TO BE MADE TO THE
DRAWING. THE USER
OF THIS DRAWING
AGREES TO HOLD
KRAMER AND ASSOCIATES
HARMLESS.

KRAMER
AND ASSOCIATES LTD. ARCHITECTS - ENGINEERS
701 N. YORK ROAD / HINSDALE, IL 60521 / PHONE 630.321.9384 / FAX 630.321.9385



GARAGE ELEVATIONS / FOUNDATION PLAN

DRAWN:

SCALE:

DATE:

JOB NO.

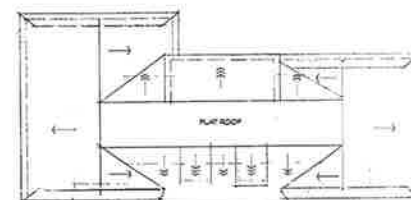
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DRAWING NO.

21

OF

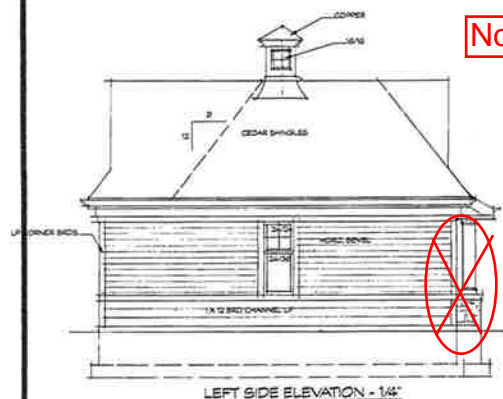
PRINTED FOR PERMITTING 5/15/15



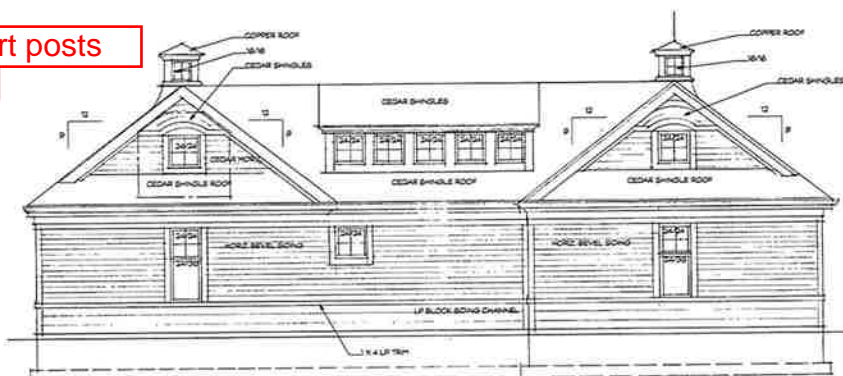
ROOF PLAN - 1/8"

ALL ROOF (SHAPES APPROX. (VERIFY IN FIELD))
FLAT ROOF TO BE SUPPORTED WITH UN. FRAME SOLD POSTED
TO BRG. WALLS BELOW
ICE AND WATER SHIELD ENTIRE ROOF

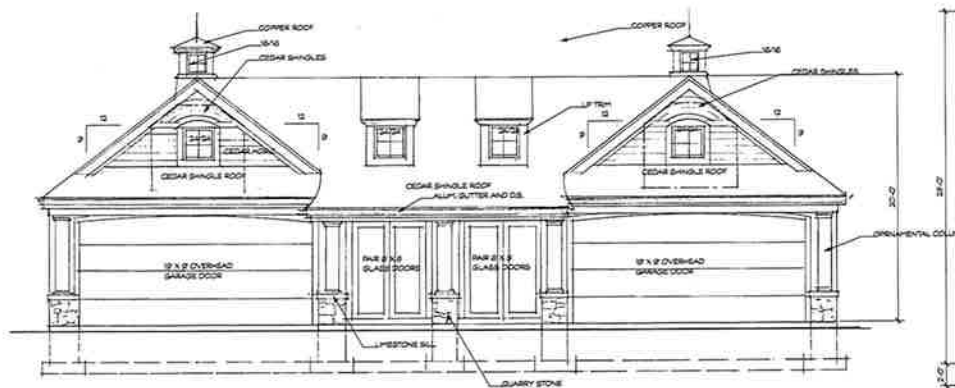
1/2" ROOF PITCH
1/2" ROOF PITCH
1/2" ROOF PITCH



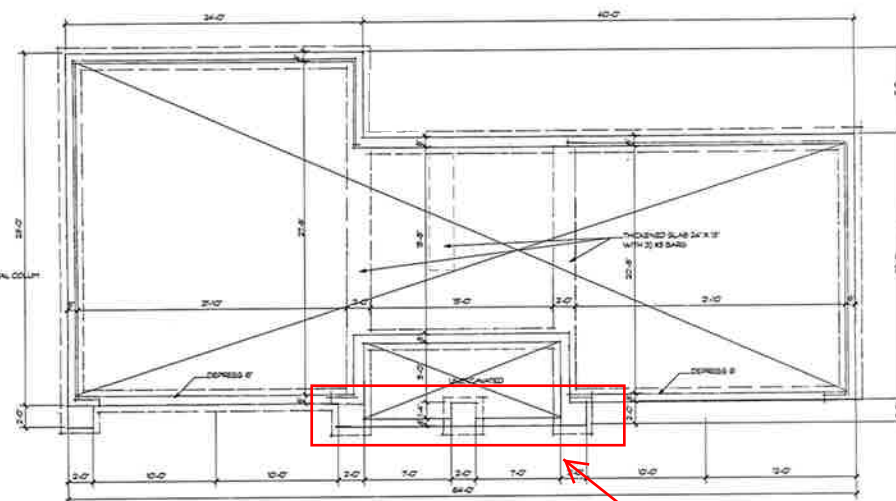
LEFT SIDE ELEVATION - 1/4"



REAR ELEVATION - 1/4"



REAR ELEVATION - 1/4"



FOUNDATION PLAN - 1/4"

REVISED

...is to ensure that the planning and specifications were reviewed in my office under my supervision and to the best of my knowledge conforms to the applicable codes and regulations of the

KRAMER
AND ASSOCIATES LTD. ARCHITECTS - ENGINEERS
701 N. YORK ROAD./HINSDALE, IL. 60521 / PHONE (414) 315-0814
FAX (414) 315-4206



GARAGE ELEVATIONS/ FOUNDATION PLAN

TABLE 1

SCALE

DATE: _____

1

[illegible]

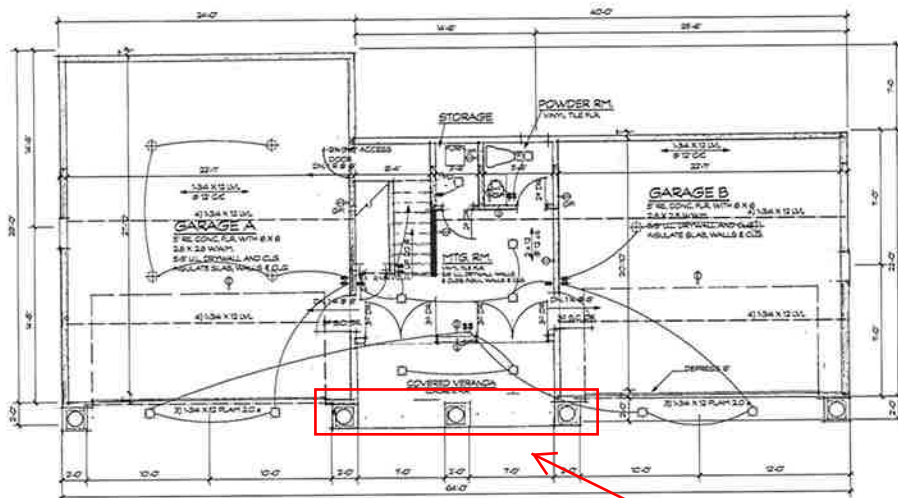
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OF

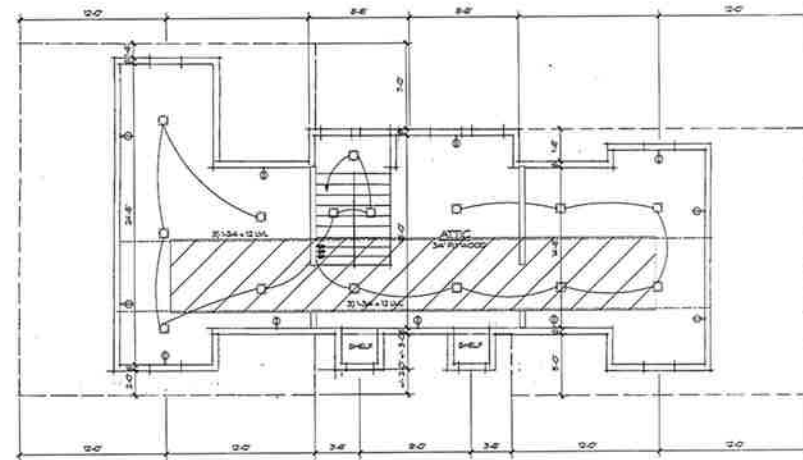
2

PRINTED FOR PERMITTING SALES

No support posts

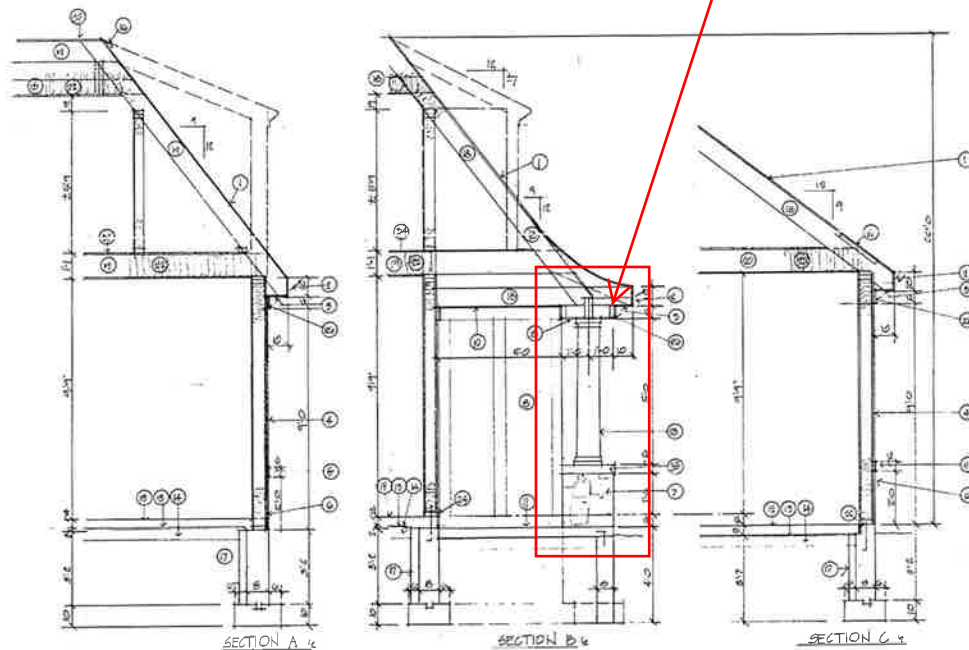


FIRST FLOOR PLAN - 1/4"



ATTIC FLOOR PLAN - 1/4"

No support posts



WALL SECTION MATERIALS LEGEND

1. Cedar Single over 30# felt and ice and water shield over 1/2" ply
2. 1 x 10 R.S. cedar fascia and aluminum gutter
3. 1 x 6 R.S. cedar frieze
4. 6 hour level siding over Tyvek over 2x6 @ 16 w/R-21 insulation 5/8" drywall
5. 1 x 6 R.S. cedar
6. 8 hour channeline over Tyvek over 2 x 6 with 5 1/4" insulation R- with 5/8" drywall
7. Stone over C.M.U.
8. Left vertical board and plywood siding
9. Cedar Shingle
10. Cedar Bd and Batten ceiling
11. 8x6" concrete floor over 6" stone
12. Re. concrete floor with 6x6 2.8 x 2.8
13. 6 mil vapor barrier
14. 6" stone fill
15. 4" concrete re. fl with 6x6 1.4 x 6.4 w w m
16. Flashing
17. R-1 rigid insulation
18. 2 x 10 x 16
19. 2 x 12 @ 16
20. 1 3/4" @ 12 LVL
21. Syro vent channel
22. R-49 insulation
23. 12" round permacast col
24. 2x6 treated plate with 5/8" x 10 long anchor bolt
25. EPDM roofing over pitched deck over 3/4" ply over 2 x 12 @ 16
26. 1x10 R.S. cedar eave with 1/4" cont. vent
27. Torch down roofing over 3/4" T&G over 1 3/4" x 12 @ 12 lv
28. Timber-Tec railing system
29. #5 @ 24" c/o vertical
30. 2) #5 top and bottom re bar
31. Waterproof membrane
32. 4" o/c drain tile with sock in 12" side drain to lower grade
33. Dropped siding over concrete
34. 3/4" T&G ply
35. Shaped limestone
36. 1x5 over R.S. cedar
37. Copper roof
38. Garage roof
39. FRP panels over W.P. drywall over treated lumber all walls and ceilings
40. 1/2" exp joints

REVISED

KRAMER
AND ASSOCIATES LTD. ARCHITECTS - ENGINEERS
701 N. YORK ROAD / HINSDALE, IL. 60521 / PHONE 630.322.0084
FAX 630.322.0085



GARAGE FLOOR PLANS / SECTIONS

DRAWN

SCALE

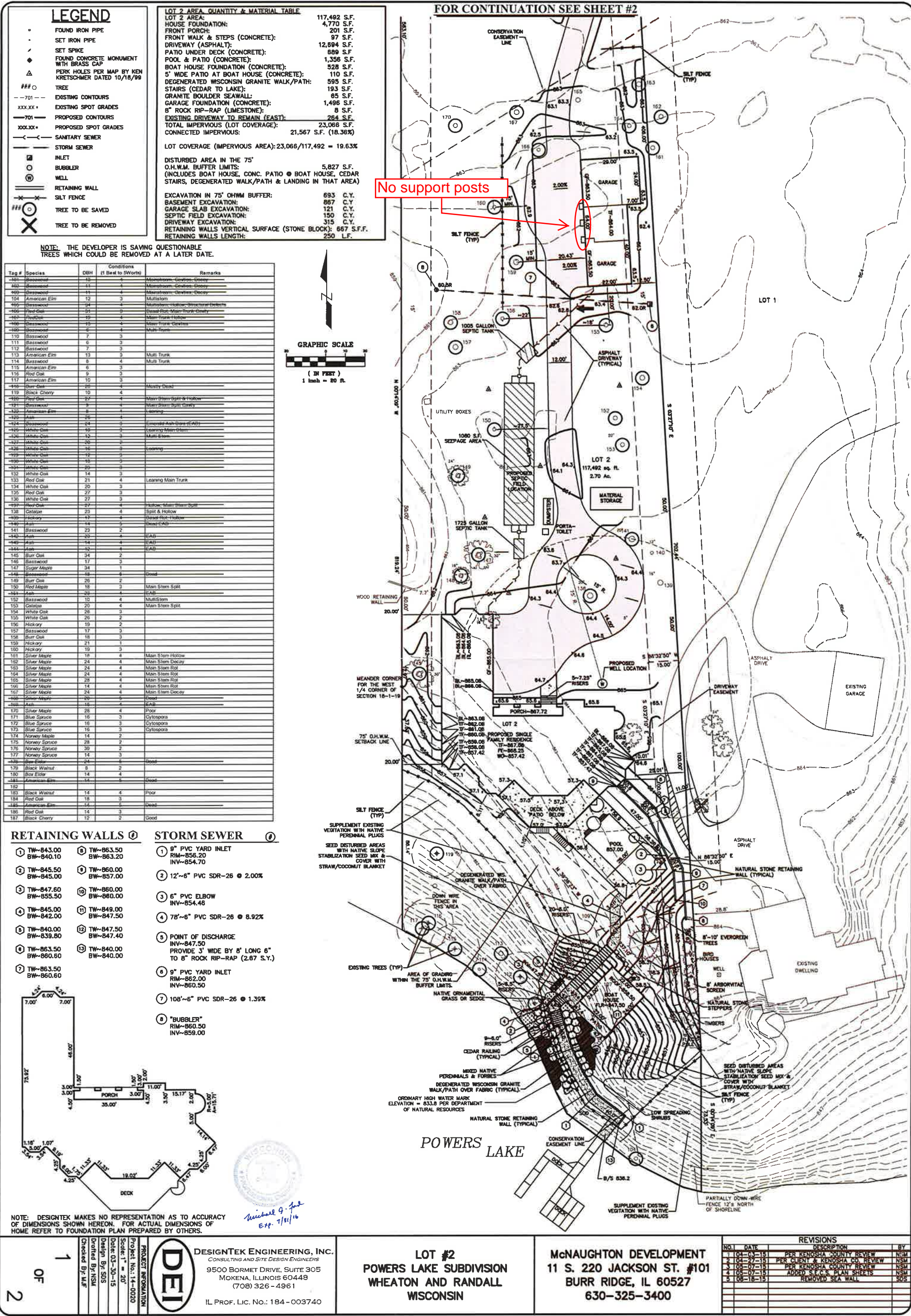
DATE

15512

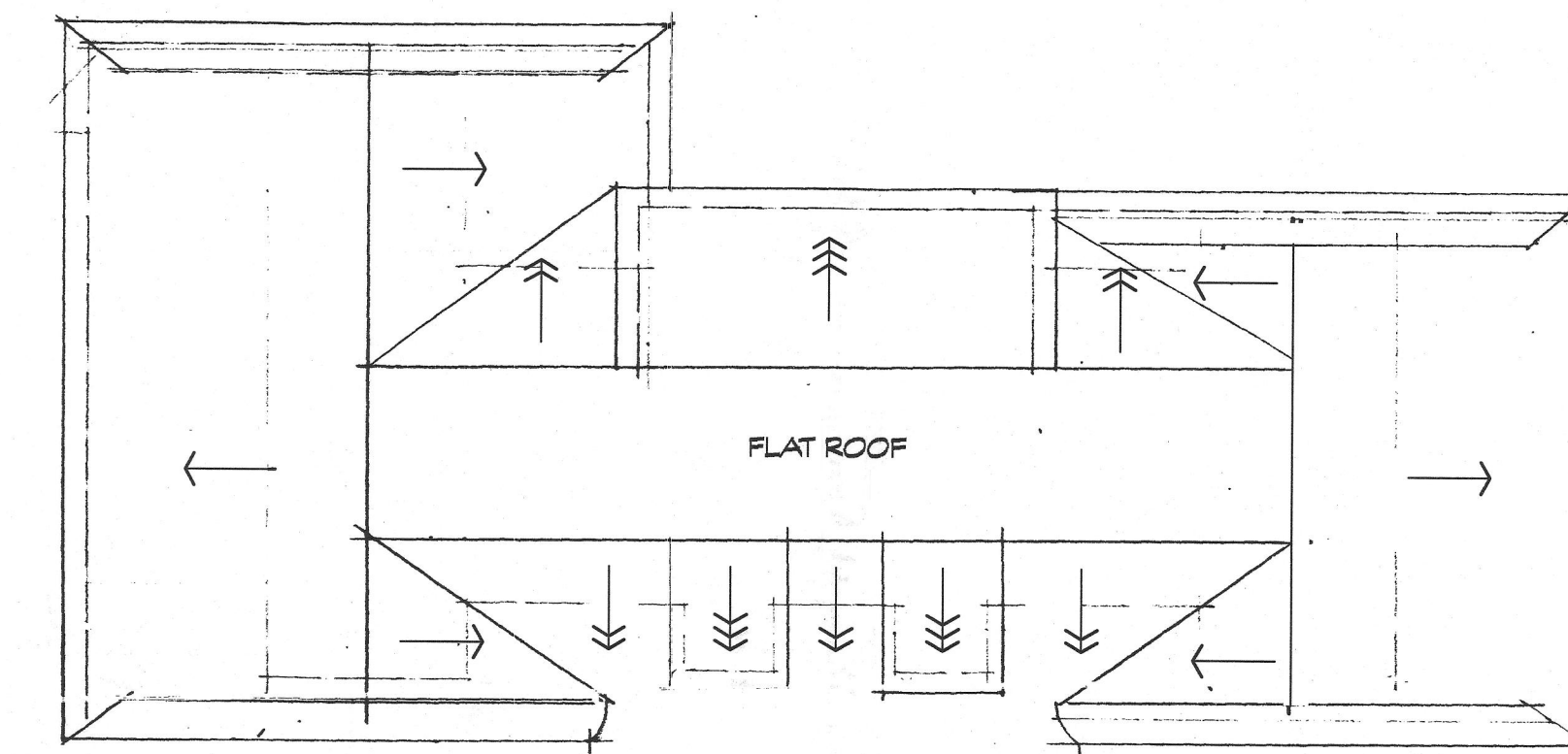
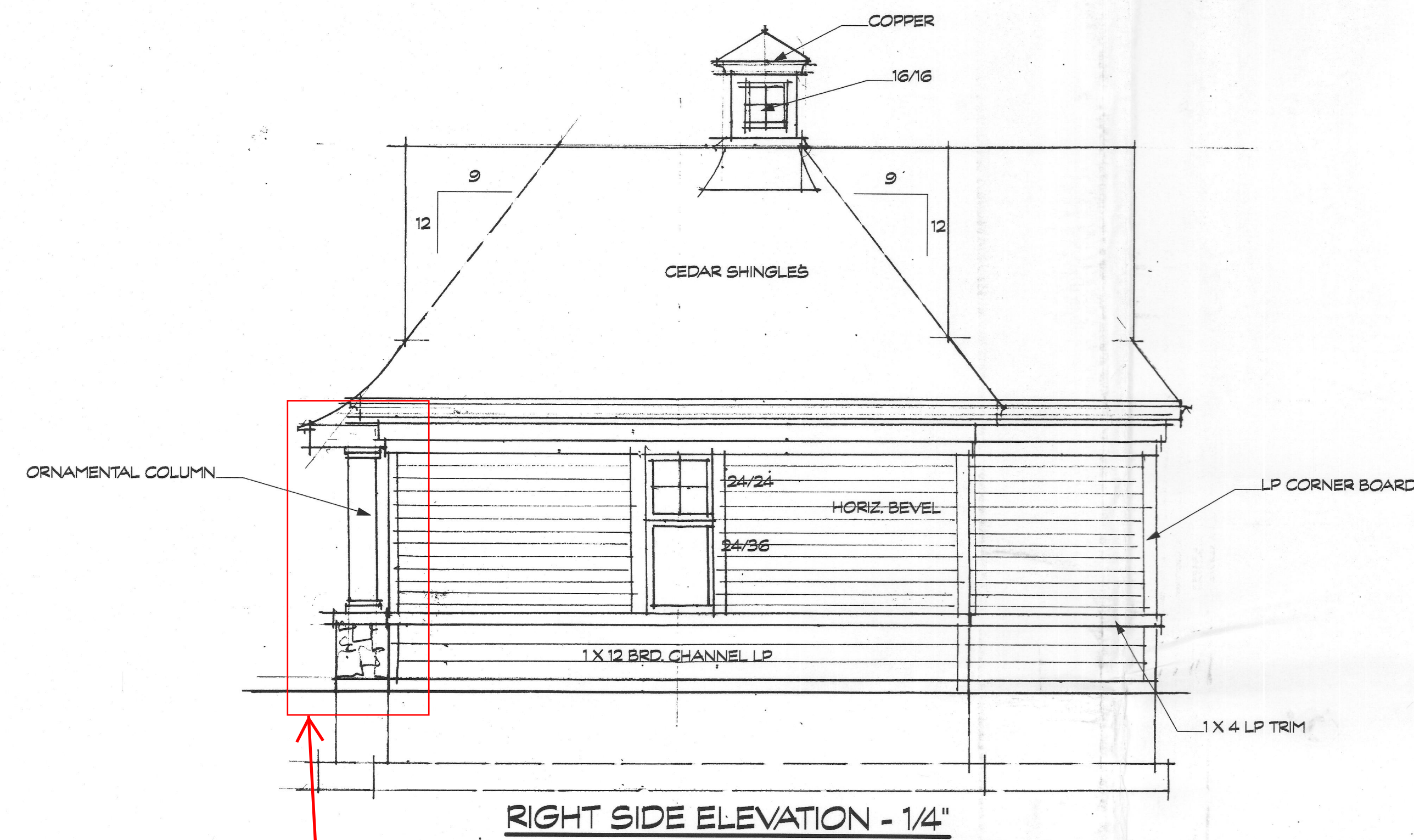
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DP

PRINTED FOR PERMITTING 5/2/18



DETAILED GRADING PLAN: LOT 2 (SOUTH)




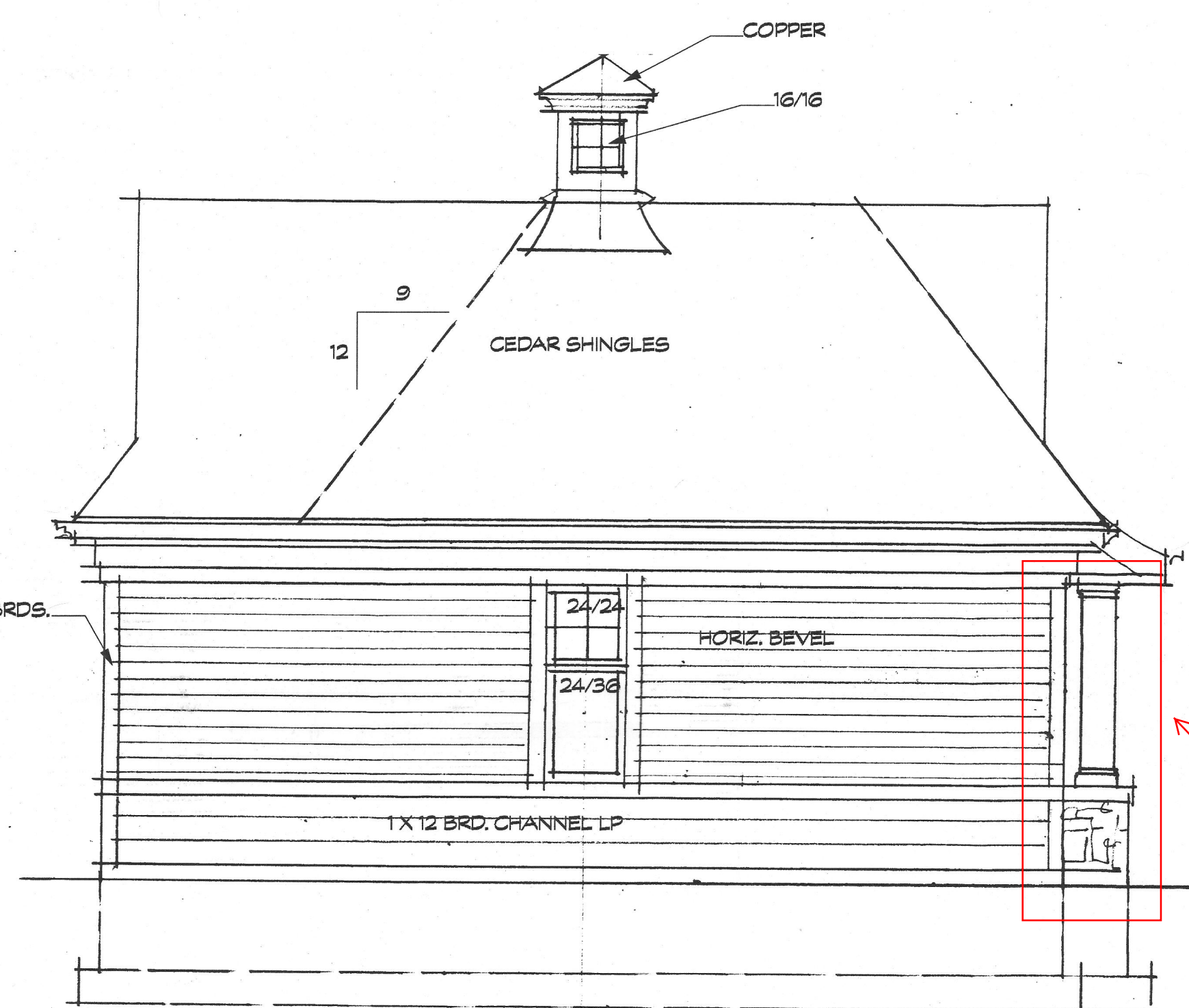
ROOF PLAN - 1/8"

ALL ROOF SHAPES APPROX. (VERIFY IN FIELD)

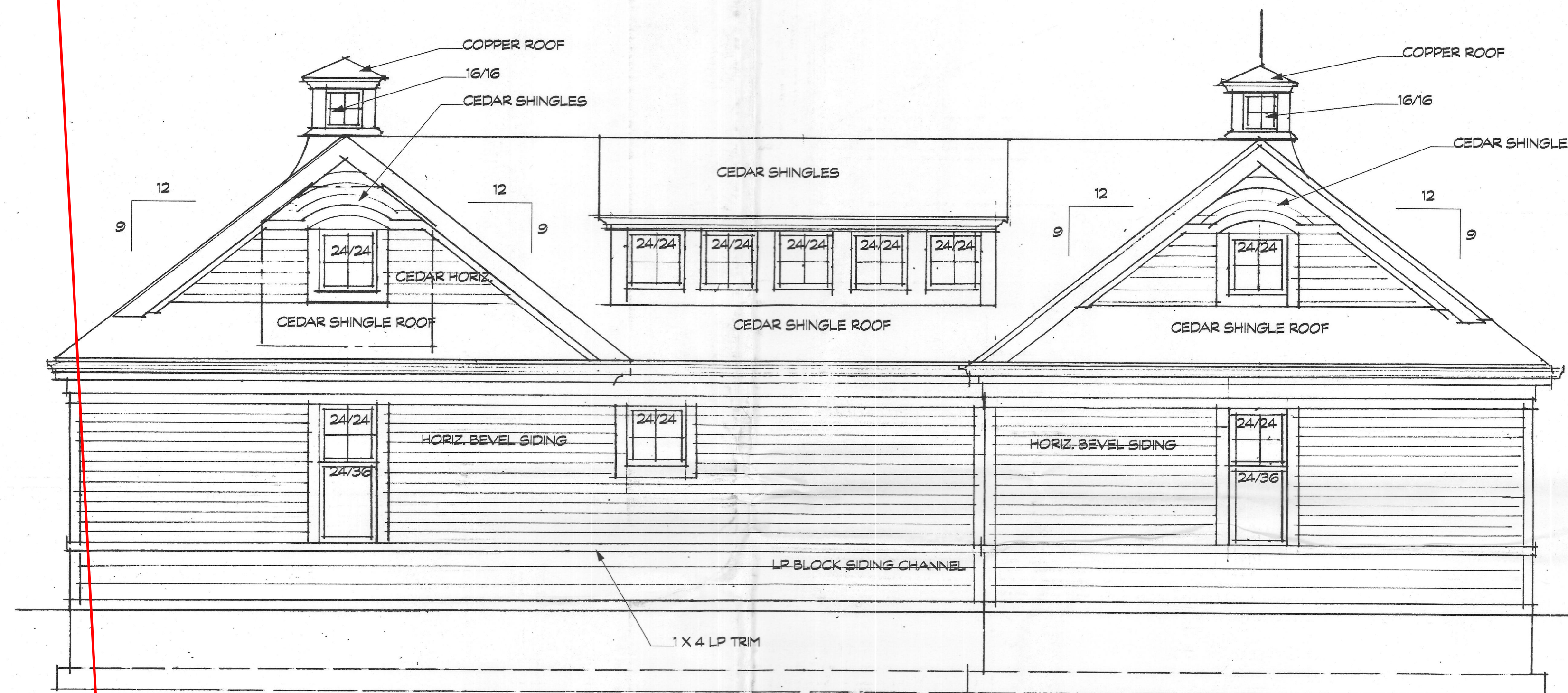
FLAT ROOF TO BE SUPPORTED WITH LVL FRAME SOLID POSTED
TO BRG. WALLS BELOW

ICE AND WATER SHIELD ENTIRE ROOF

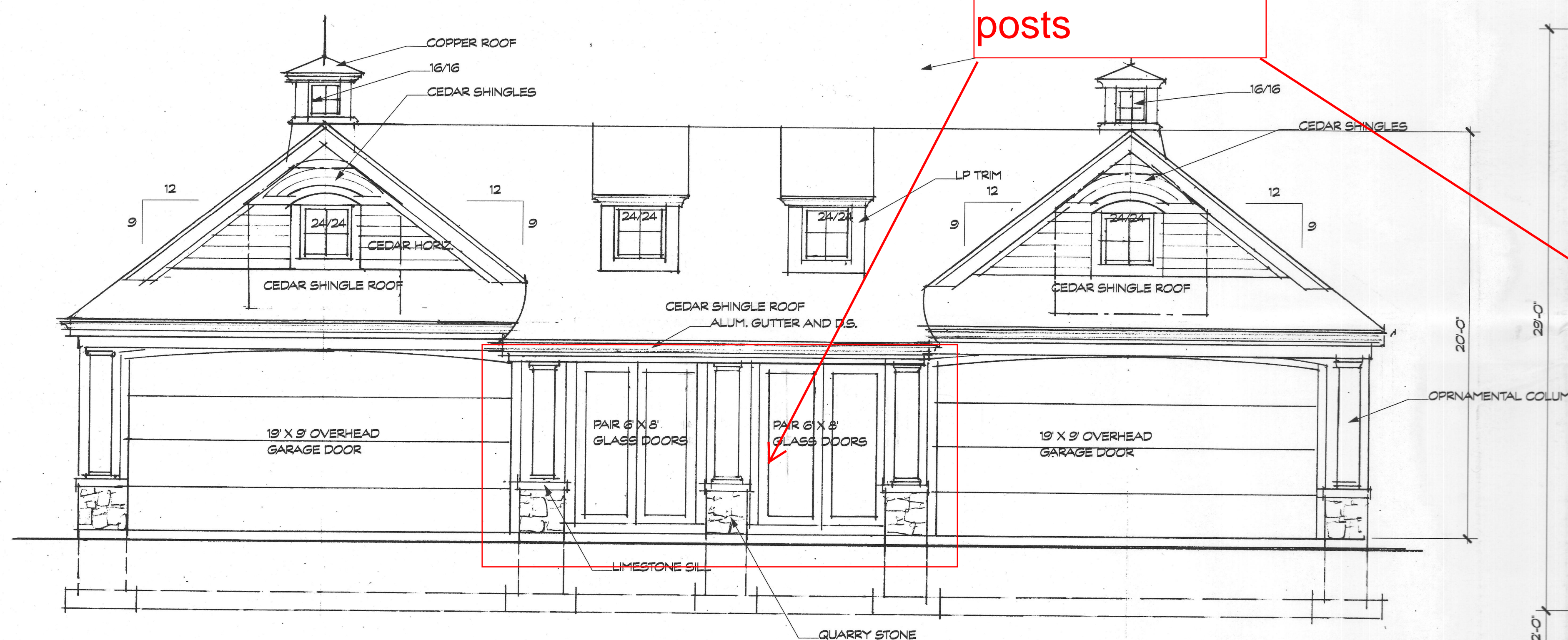
 9/12 ROOF PITCH
 12/9 ROOF PITCH
 +/- 7/12 ROOF PITCH



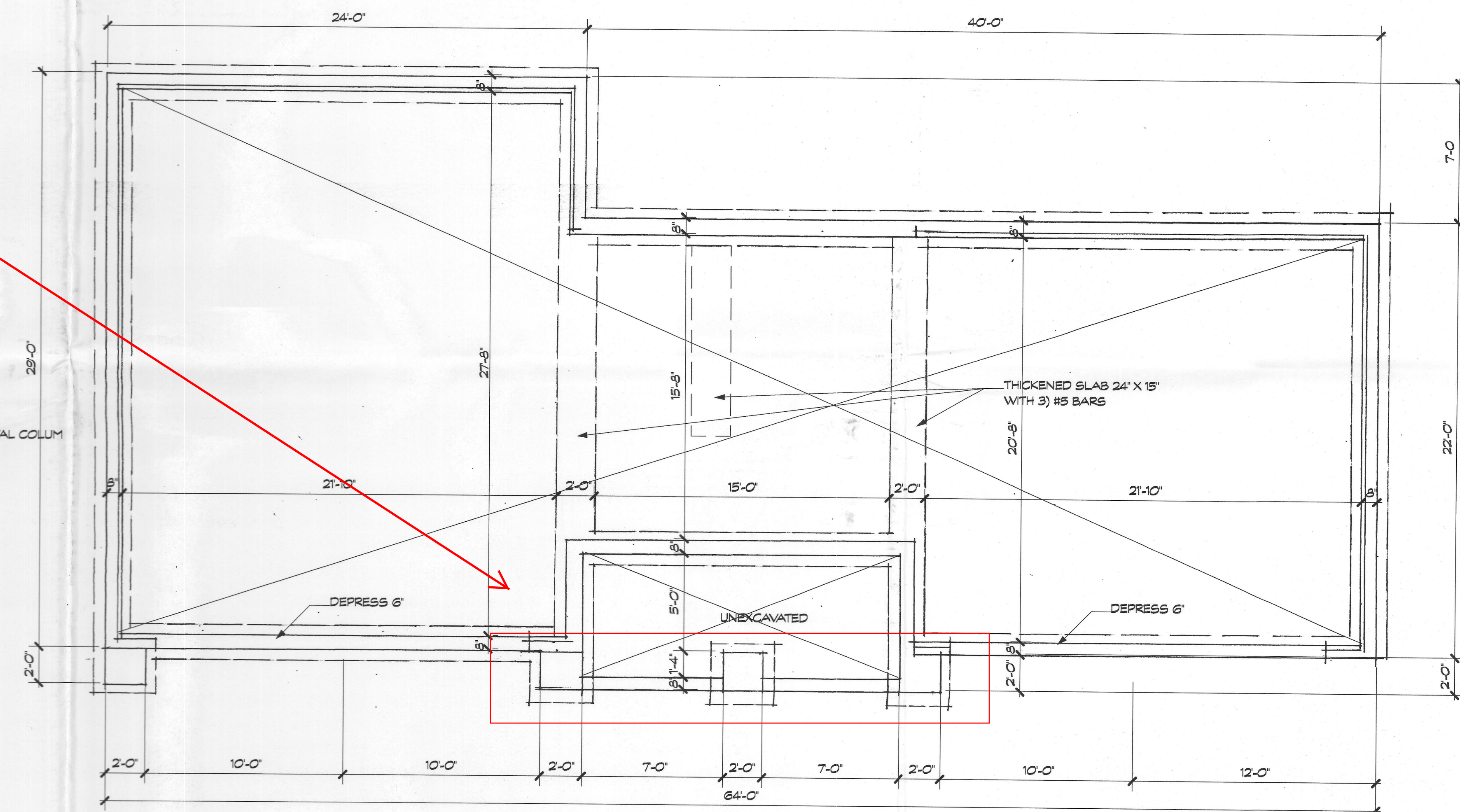
LEFT SIDE ELEVATION - 1/4"



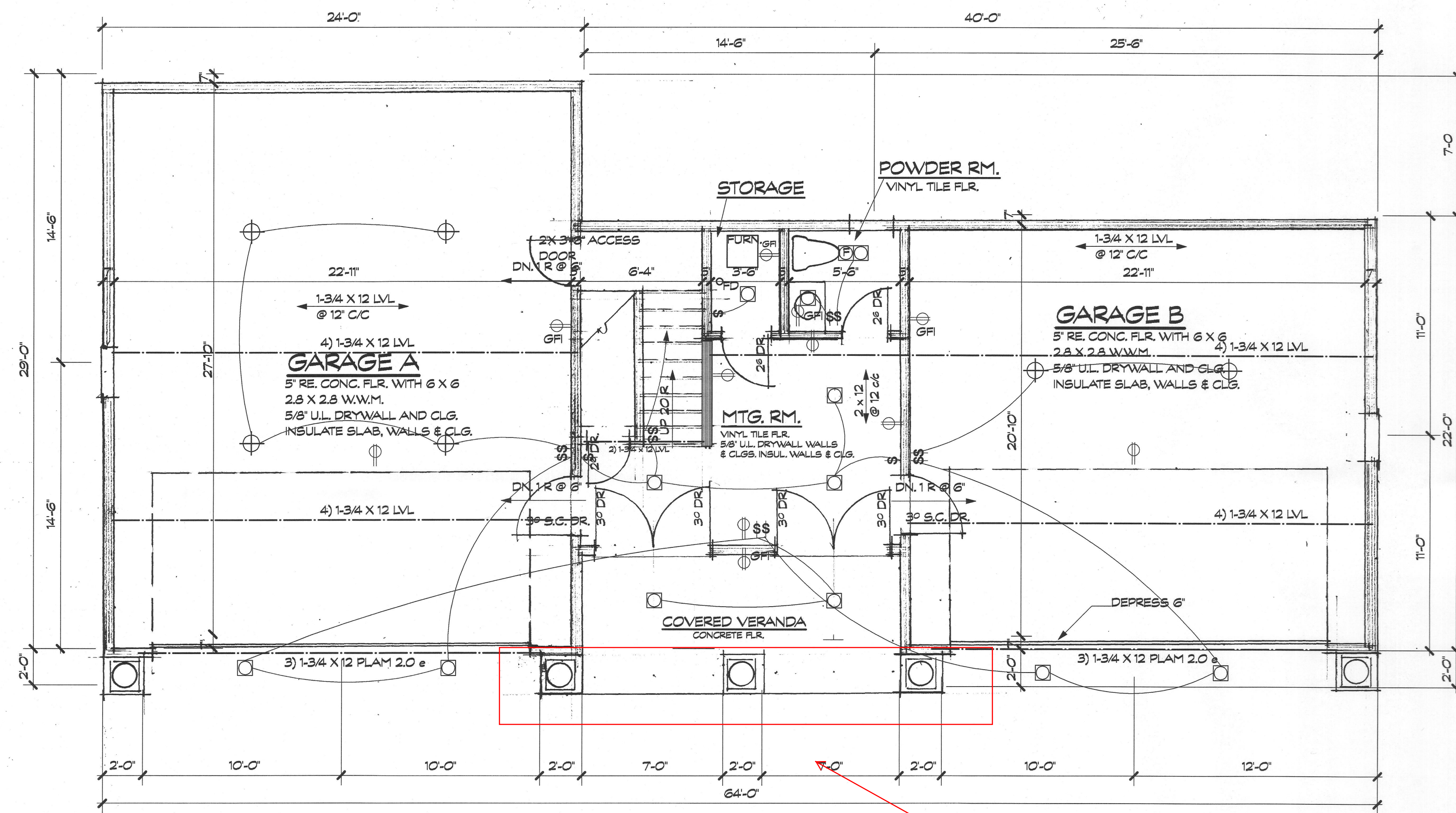
REAR ELEVATION - 1/4"



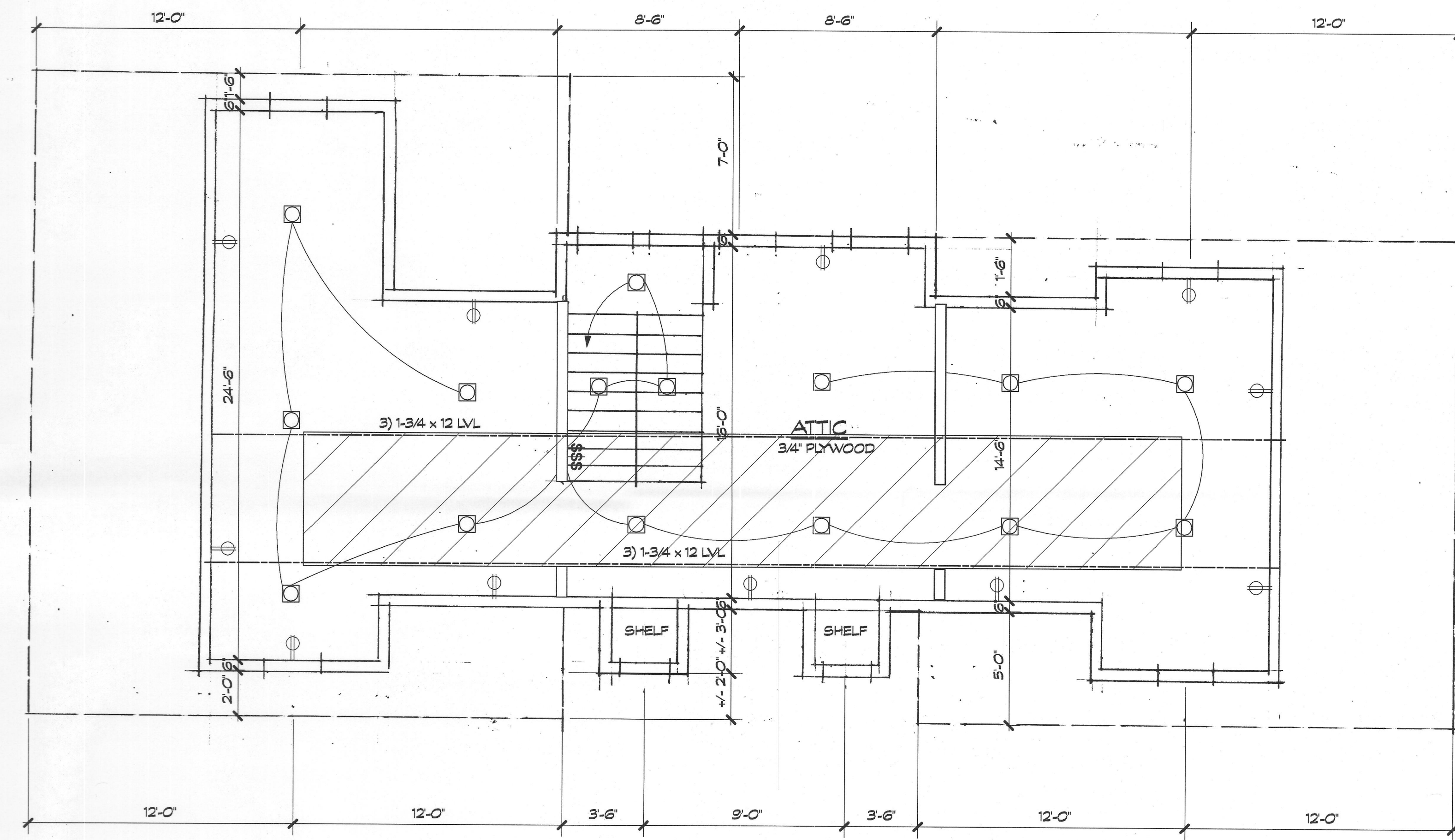
REAR ELEVATION - 1/4"



FOUNDATION PLAN - 1/4"



FIRST FLOOR PLAN - 1/4"

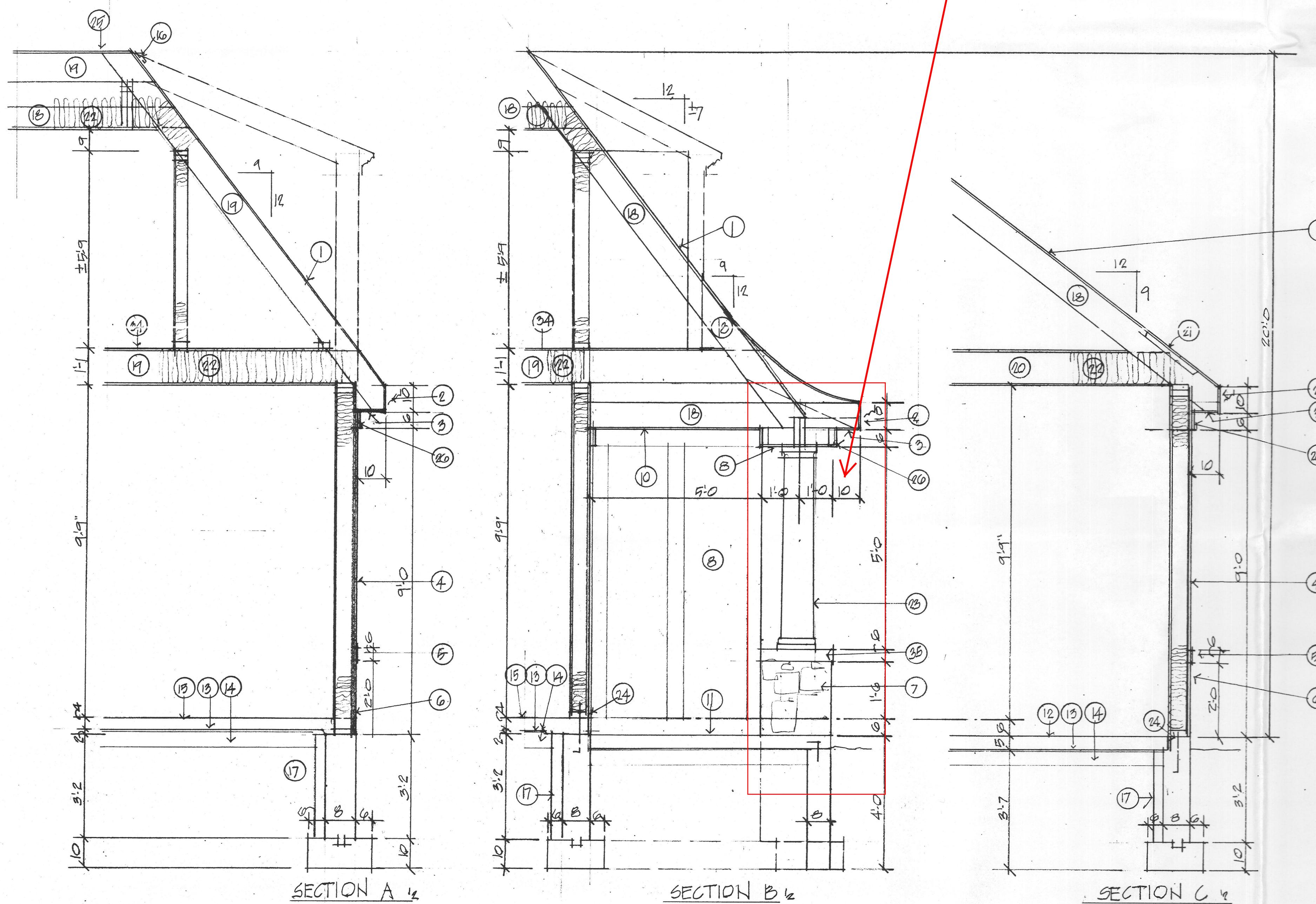


ATTIC FLOOR PLAN - 1/4"

No
support
posts

WALL SECTION MATERIALS LEGEND

1. Cedar Shingle over 30# felt and ice and water shield over 1/2" ply
2. 1 x 10 R.S. cedar fascia and aluminum gutter
3. 1 x 6 R.S. cedar frieze
4. 6 hour bevel siding over Tyvec over 2x6 @16 w/R-21 insulation 5/8" drywall
5. 1 x 6 R.S. cedar
6. 8 hour channeline over Tyvec over 2 x 6 with 5 1/2" insulation R- with 5/8" drywall
7. Stone over C.M.U.
8. Left vertical board and plywood siding
9. Cedar Shingle
10. Cedar Bd and Batten ceiling
11. 8x6" concrete floor over 6" stone
12. Re. concrete floor with 6x6 2.8 x 2.8
13. 6 mil vapor barrier
14. 6" stone fill
15. 4" concrete re. fl with 6x6 1.4 x 6.4 w w m
16. Flashing
17. R-1 rigid insulation
18. 2 x 10 x 16
19. 2x12@16
20. 1 3/4" @ 12 LVL
21. Styro vent channel
22. R-49 insulation
23. 12" round permacast col
24. 2x6 treated plate with 5/8" x 10 long anchor bolt
25. EPDM roofing over pitched deck over 3/4" ply over 2 x 12@16
26. 1x10 R.S. cedar eave with 3/4" cont. vent
27. Torch down roofing over 3/4" T&G over 1 3/4" x 12@ 12 lvl
28. Timber -Tec railing system
29. #5@24" c/c vertical
30. 2) #5 top and bottom re bar
31. Waterproof membrane
32. 4" o/c drain tile with sock in 12' side drain to lower grade
33. Dropped siding over concrete
34. 3/4" T&G ply
35. Shaped limestone
36. 1x5 over R.S. cedar
37. Copper roof
38. Garage roof
39. FRP panels over W.P. drywall over treated lumber all walls and ceilings
40. 1/2" exp joints



SECTION B 1/4"

SECTION C 1/4"

REVISED:

THIS IS TO CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY AN ARCHITECT OR ENGINEER AND THAT THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES OF THE CITY OF CHICAGO.

**KRAMER
AND ASSOCIATES LTD. ARCHITECTS - ENGINEERS**
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GARAGE FLOOR PLANS / SECTIONS

DRAWN:

SCALE:

DATE:

JOB NO:
15512

DRAWING NO: 22

OF: