

SHT. NO.	DRAWING TITLE	ISSUES
A100	COVER SHEET/LOCATION MAP/DEMO PLAN	
A200	EXISTING COACH HOUSE PLANS	
A201	PROPOSED COACH HOUSE/GARAGE PLANS	
A300	EXISTING COACH HOUSE EXTERIOR ELEVATIONS	
A301	PROPOSED COACH HOUSE EXTERIOR ELEVATIONS	
A302	PROPOSED GARAGE EXTERIOR ELEVATIONS	
A303	PROPOSED COMPOSITE ELEVATIONS	

BUILDING CODES
2021 INTERNATIONAL BUILDING CODE (IBC) - (LOCAL IBC AMENDMENTS)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC) - (LOCAL IRC AMENDMENTS)
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) - (LOCAL IPMC AMENDMENTS)
2021 INTERNATIONAL MECHANICAL CODE (IMC) - (LOCAL IMC AMENDMENTS)
2021 INTERNATIONAL FUEL GAS CODE (IFGC) - (LOCAL IFGC AMENDMENTS)
2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPCS)
2020 NFPA NATIONAL ELECTRIC CODE (NEC) - LOCAL NEC AMENDMENTS
2021 NFPA LIFE SAFETY CODE (LSC)
2021 INTERNATIONAL FIRE CODE (IFC) - (LOCAL IFC AMENDMENTS)
2023 ILLINOIS STRENGTH ENERGY CODE
ILLINOIS PLUMBING CODE - (LOCAL PLUMBING CODE AMENDMENTS)
EVANSTON MUNICIPAL CODE
EVANSTON ZONING CODE

SCOPE OF WORK
2ND FLOOR ADDITION TO COACH HOUSE, NEW DETACHED 3 CAR GARAGE

ARCHITECTURAL SYMBOLS	
SECTION/DETAIL NUMBER	EARTH
DETAIL MARK	GRANULAR FILL
SHEET NUMBER	RIGID INSULATION
REFERENCE SHEET NUMBER	DIMENSIONAL LUMBER
DETAIL NUMBER	BLOCKING
SECTION MARK	BATT INSULATION / SOUND ATTENUATION
SHEET NUMBER	MASONRY BLOCK
CENTERLINE GRID	FACE BRICK
ELEVATION INDICATION	CONCRETE
REVISION BUBBLE	

ABBREVIATIONS	
A.F.F. ABOVE FINISHED FLOOR	LAV. LAVATORY
ALUM. ALUMINUM	LBS. POUNDS
ANOD. ANODIZED	L.F. LINEAR FOOT
APPROX. APPROXIMATE	L.L. LONG LEG VERTICAL
A.V.G. AVERAGE	L.L.H. LONG LEG HORIZONTAL
B.O. BOTTOM OF	L.P. LOW POINT
BD. BOARD	M.F. MANUFACTURER
BLDG. BUILDING	MAX. MAXIMUM
BLDG. BLOCKING	M.E.G. MECHANICAL
BRG. BEARING	MIN. MINIMUM
C.B.S. CABINET	MISC. MISCELLANEOUS
C.D. CARBON MONOXIDE DETECTOR	M.O. MASONRY OPENING
C.L. CEILING	M.S. MOP SINK
C.L.S. CONTROL JOINT	M.T. METAL
C.L. CENTER LINE	N.I.C. NOT IN CONTRACT
C.L.S. CLEARANCE	N.T.S. NOT TO SCALE
C.M.U. CONCRETE MASONRY UNIT	O.C. ON CENTER
C.S. CASED OPENING	O.D. OUTSIDE DIAMETER
C.O. COLUMN	O.H. OPPOSITE HAND
C.O.N.C. CONCRETE	O.P.F. OPPOSITE
C.O.NSTR. CONSTRUCTION	O.P.T. OPTIONAL
C.O.NT. CONTINUOUS	P.L. PLATE
C.SMT. CASEMENT	P.L.M.B. PLUMBING
C.T. CERAMIC TILE	P.L.Y. PLYWOOD
DBL. DOUBLE	P.N.L. PANEL
DIAM. DIAMETER	PREP. PREPARATION/PREPARED
DIM. DIMENSION	R.A. RETURN AIR
DR. DOOR	RAD. RADII
D.T.L. DETAIL	RECP. RECEPTACLE
DWG. DRAWING	RENF. REINFORCEMENT
E.A. EACH	REQD. REQUIRED
ELECT. ELECTRICAL/ELECTRIC	R.O. ROUGH OPENING
ELEV. ELEVATION	R.T.U. ROOF TOP UNIT
EQU. EQUIPMENT	S.A. SUPPLY AIR
E.T.C. ETCETERA	S.C. SOLID CORE
E.W.C. ELECTRIC WATER COOLER	S.D. SMOKE DETECTOR
EXIST. EXISTING	SCHED. SCHEDULE
EXT. EXTERIOR	S.F. SQUARE FEET
F.P. FIREPLAGE	SHT. SHEET
F.S. FACE OF STUD	S.P.E.C. SPECIFICATIONS
F.D. FLOOR DRAIN	S.P.R.K. SPRINKLERS
F.E.C. FIRE EXTINGUISHER	SQ. SQUARE
F.I.N. FINISH	S.S. STAINLESS STEEL
F.I.X. FIXTURE	STD. STANDARD
FLR. FLOOR	STRUC. STRUCTURAL/STRUCTURE
FT. FOOT/FEET	T.I. TOP OF
GAGE/GAUGE	T.B. TOP & BOTTOM
GALV. GALVANIZED	T&G. TONGUE & GROOVE
G.C. GENERAL CONTRACTOR	TR. TRANSOM
GL. GLASS	TYP. TYPICAL
GYP. GYPSUM	U.N.O. UNLESS NOTED OTHERWISE
H.S. HANDICAP ACCESSIBLE	V. VOLT/VOLTAGE
HDR. HEADER	V.C.T. VINYL COMPOSITION TILE
H.M. HOLLOW METAL	VERT. VERTICAL
H.F. HIGH FRONT	V.I.F. VERIFY IN FIELD
HT. HEIGHT	W. WITH
H.V.A.C. HEATING, VENTILATION & AIR CONDITIONING	W/O. WITHOUT
IN. INCHES	W.B. WALL BASE
INFO. INFORMATION	W.C. WATER CLOSET
INT. INTERIOR	W.D. WOOD
INSUL. INSULATION	W.H. WATER HEATER
J-BOX JUNCTION BOX	W.N. WOOD
LAM. LAMINATE	W.P. WELDED WIRE FABRIC

ZONING ANALYSIS			
ZONING DISTRICT: R1			
REQUIRED EXISTING PROPOSED			
LOT DATA			
LOT AREA	1200.0 SQ.FT.	15,993.0 SQ.FT.	NO CHANGE
LOT WIDTH	35.0 FT.	84.0 FT.	NO CHANGE
YARDS: RESIDENTIAL STRUCTURES			
MINIMUM FRONT YARD	27.0 FT.	22.74 FT.	NO CHANGE
MINIMUM REAR YARD	30.0 FT.	60.02 FT.	NO CHANGE
MINIMUM SIDE YARD	5.0 FT.	33.5 FT @ S.SIDE 21.2 FT @ N.SIDE	NO CHANGE
YARDS: ACCESSORY STRUCTURES			
MINIMUM FRONT YARD	27.0 FT.	0.0 FT.	NO CHANGE
MINIMUM REAR YARD	30.0 FT.	- FT.	NO CHANGE
MINIMUM SIDE YARD	5.0 FT.	40.43 FT @ S.SIDE 9.06 FT @ N.SIDE	NO CHANGE
BULK HEIGHT			
MAXIMUM HEIGHT PRINCIPAL BUILDING	35.0 FT.	- FT.	NO CHANGE
MAXIMUM HEIGHT ACCESSORY BUILDING	20.0 FT.	137-T FT.	NO CHANGE

BUILDING LOT COVERAGE			
MAXIMUM GROSS FLOOR AREA:			
ALLOWABLE AREA:	4714.9 SQ.FT.		
GROSS FLOOR AREA: RESIDENTIAL STRUCTURE	EXISTING	PROPOSED	TOTALS
1ST FLOOR	2689.1 SQ.FT.	-SQ.FT.	2689.1 SQ.FT.
FRONT COVERED PORCH	228.0 SQ.FT. (19.0% OF 495.0 SQ.FT.)	-SQ.FT.	228.0 SQ.FT.
REAR COVERED PORCH	224.0 SQ.FT.	-SQ.FT.	224.0 SQ.FT.
3 CAR GARAGE	- SQ.FT.	780.32 SQ.FT.	780.32 SQ.FT.
TOTALS	4440.7 SQ.FT.	780.32 SQ.FT.	5221.02 SQ.FT.
BUILDING COVERAGE CALCULATION:			
ALLOWABLE GROSS FLOOR AREA: LOT AREA X 30%	15933.0 SQ.FT. X .30 = 4779.9 SQ.FT.		
EXISTING GROSS FLOOR AREA:	4440.7 SQ.FT./15933.0 SQ.FT. = 28%		
PROPOSED GROSS FLOOR AREA:	5221.02 SQ.FT./15933.0 SQ.FT. = 33%		
REAR YARD COVERAGE CALCULATION:			
TOTAL REAR YARD AREA: 30.0' X 34.0' = 2,520 SQ.FT.			
ALLOWABLE REAR YARD COVERAGE: REAR YARD X 40%	2,520 SQ.FT. X .40 = 1,008.0 SQ.FT.		
ACTUAL REAR YARD COVERAGE:	1211.4 SQ.FT./100.3 SQ.FT. = 1,191.1 SQ.FT.		

IMPERVIOUS SURFACE			
MAXIMUM IMPERVIOUS SURFACE:			
LOT AREA:	15993.0 SQ.FT.		
ALLOWABLE AREA:	7196.95 SQ.FT.		
GROSS FLOOR AREA DATA	EXISTING	PROPOSED	TOTALS
RESIDENTIAL STRUCTURE	2689.1 SQ.FT.	--	2689.1 SQ.FT.
ACCESSORY STRUCTURE	1340.0 SQ.FT.	780.3 SQ.FT.	2120.3 SQ.FT.
STAIRS	109.2 SQ.FT.	--	109.2 SQ.FT.
OPEN FRONT PORCH	228.0 SQ.FT.	--	228.0 SQ.FT.
OPEN REAR PORCH	224.0 SQ.FT.	--	224.0 SQ.FT.
CONCRETE PARKING PAD	581.0 SQ.FT.	--	581.0 SQ.FT.
BRICK PAVER AREAS	1505.0 SQ.FT.	--	1505.0 SQ.FT.
TOTAL	6681.9 SQ.FT.	780.32 SQ.FT.	7462.22 SQ.FT.
ALLOWABLE IMPERVIOUS SURFACE: LOT AREA X 45%	7196.95 SQ.FT. X .45 = 3238.63 SQ.FT.		
EXISTING IMPERVIOUS SURFACE:	6713.9 SQ.FT./7196.95 SQ.FT. = 93%		
PROPOSED IMPERVIOUS SURFACE:	7462.22 SQ.FT./7196.95 SQ.FT. = 104%		

SCHEMATIC NOT FOR CONSTRUCTION			
Issues			
By	Date	For	
GB	04.06.26	ZONING-VARIANCE	
GB	07.28.25	SUBMITTAL	
GB	07.04.25	ZONING STUDY	
GB	06.26.25	ZONING STUDY	

**GENERAL NOTES**

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF EVANSTON.
- 2) COORDINATE DISCREPANCIES ON CONSTRUCTION DRAWINGS WITH ARCHITECT.
- 3) GENERAL CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- 4) ALL DIMENSIONS TO FRAMING; USE DIMENSIONS SHOWN ONLY; DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR ANY CLARIFICATIONS.
- 5) CONTACT J.U.L.I.E. AND UTILITY COMPANIES FOR UNDERGROUND SERVICE PATHS AND TO SHUT OFF UTILITIES PRIOR TO EXCAVATION.
- 6) SITE-SPECIFIC CONDITIONS MAY CAUSE ACTUAL CONSTRUCTION TO VARY FROM DRAWINGS. BRING ANY CONFLICTS TO ARCHITECT / GENERAL CONTRACTOR'S ATTENTION.
- 7) SEE REFLECTED CEILING DRAWINGS FOR CEILING FINISHES AND LIGHTING PLANS.
- 8) ALL JOINTS, ELECTRICAL BOXES & ALL PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE CAULKED OR GASKETED TO MINIMIZE AIR INFILTRATION.
- 9) PROVIDE CEMENT BACKER BOARD BEHIND ALL TILED SURFACES.
- 10) FBO/IBC = FURNISHED BY OWNER, INSTALL BY CONTRACTOR
- 11) WHEN OPEN WEB TRUSSES ARE UTILIZED AND THERE IS A CONCEALED OPEN SPACE ABOVE THE CEILING WHICH IS GREATER THAN 1,000 SQUARE FEET, THE AREA MUST BE BRATT STIFFED INTO APPROXIMATELY EQUAL AREAS OF LESS THAN 1,000 SQUARE FEET.
- 12) THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT AIR INFILTRATION IN ACCORDANCE WITH SECTION 602.4.1. A 3RD PARTY TEST IS REQUIRED AT THE CONTRACTOR'S EXPENSE. A COPY OF THE TEST REPORT SHALL BE GIVEN TO THE CITY PRIOR TO THE FINAL INSPECTION.
- 13) ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. DUCT TIGHTNESS SHALL BE VERIFIED BY A 3RD PARTY BY EITHER (SECTION 602.2.2)
  - A) POST CONSTRUCTION LEAK TEST OF LESS THAN 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT 0.1" WATER GRADIENT.
  - B) ROUGH IN LEAK TEST PROVING THAT LEAKAGE SHALL BE LESS THAN 4CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA INCLUDING THE AIR HANDLER OR 3CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT 0.1" WATER GRADIENT.



**ARCHITECT'S SEAL**

Scale: AS NOTED

Issue Date: SEE ABOVE

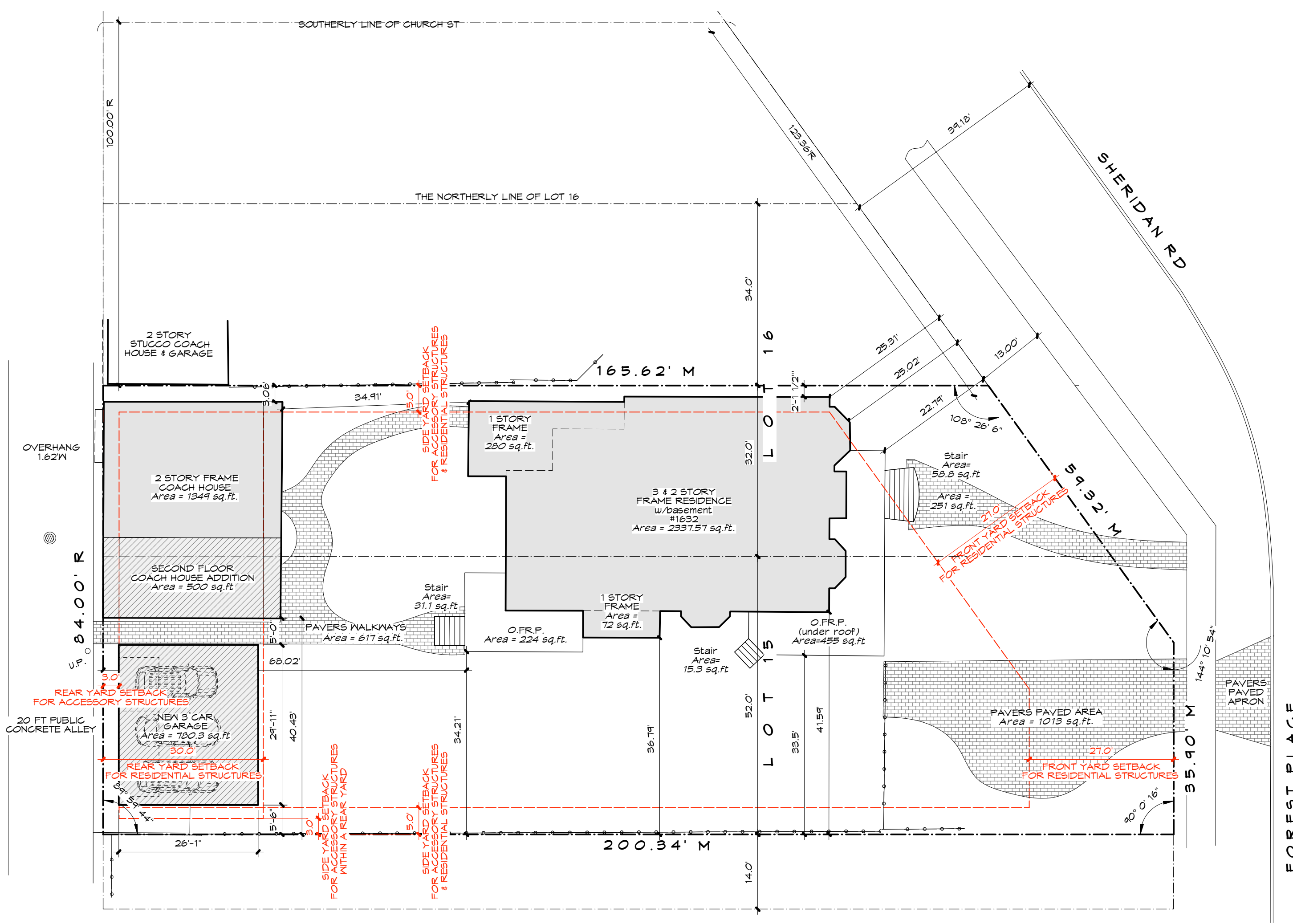
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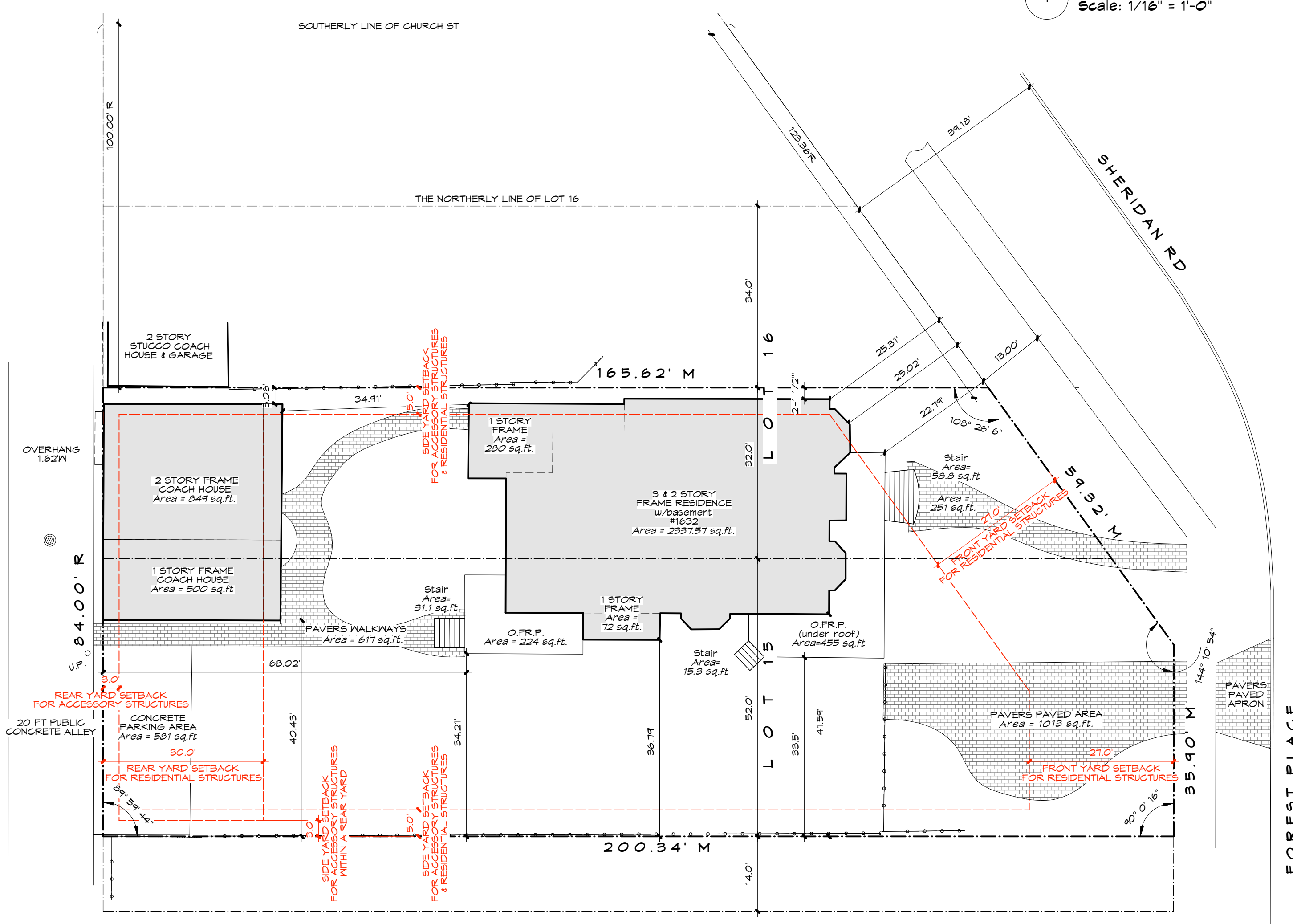
Project Number: 2025-0001 CONLEY

Richard E. Becker, 001,012652 Expiration 11/30/2026  
 Becker Architects Limited 104,001910 Expiration 4/30/2027

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION & TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THEY CONFORM TO THE CITY OF EVANSTON BUILDING & ZONING CODES.



**1 PROPOSED SITE PLAN**  
 Scale: 1/16" = 1'-0"



**2 EXISTING SITE PLAN**  
 Scale: 1/16" = 1'-0"

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.

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STRUCTURAL ENGINEER

CONTRACTOR

CIVIL ENGINEER

ADDITION AND REMODEL FOR:

**CONLEY RESIDENCE**  
 1632 SHERIDAN ROAD  
 EVANSTON, IL. 60201

**SCHEMATIC  
 NOT FOR CONSTRUCTION**

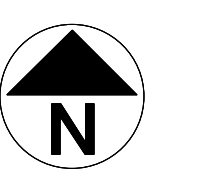
Issues

By	Date	For
GB	04.06.26	ZONING-VARIANCE SUBMITTAL
GB	07.28.25	ZONING STUDY
GB	07.09.25	ZONING STUDY
GB	06.26.25	ZONING STUDY

Drawing Title

**COACH HOUSE  
 EXISTING FIRST &  
 SECOND FLOOR PLANS**

Scale  
 AS NOTED



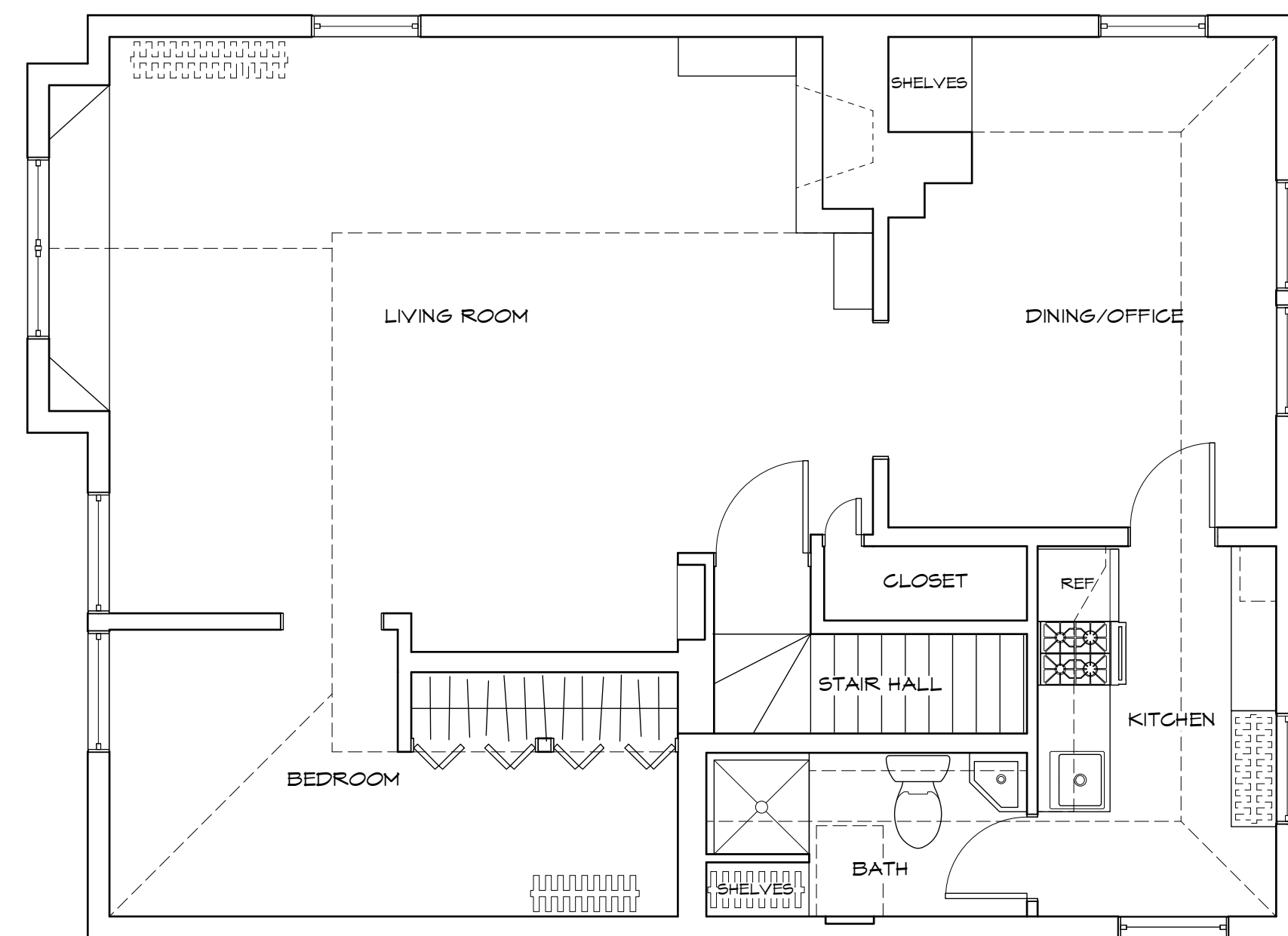
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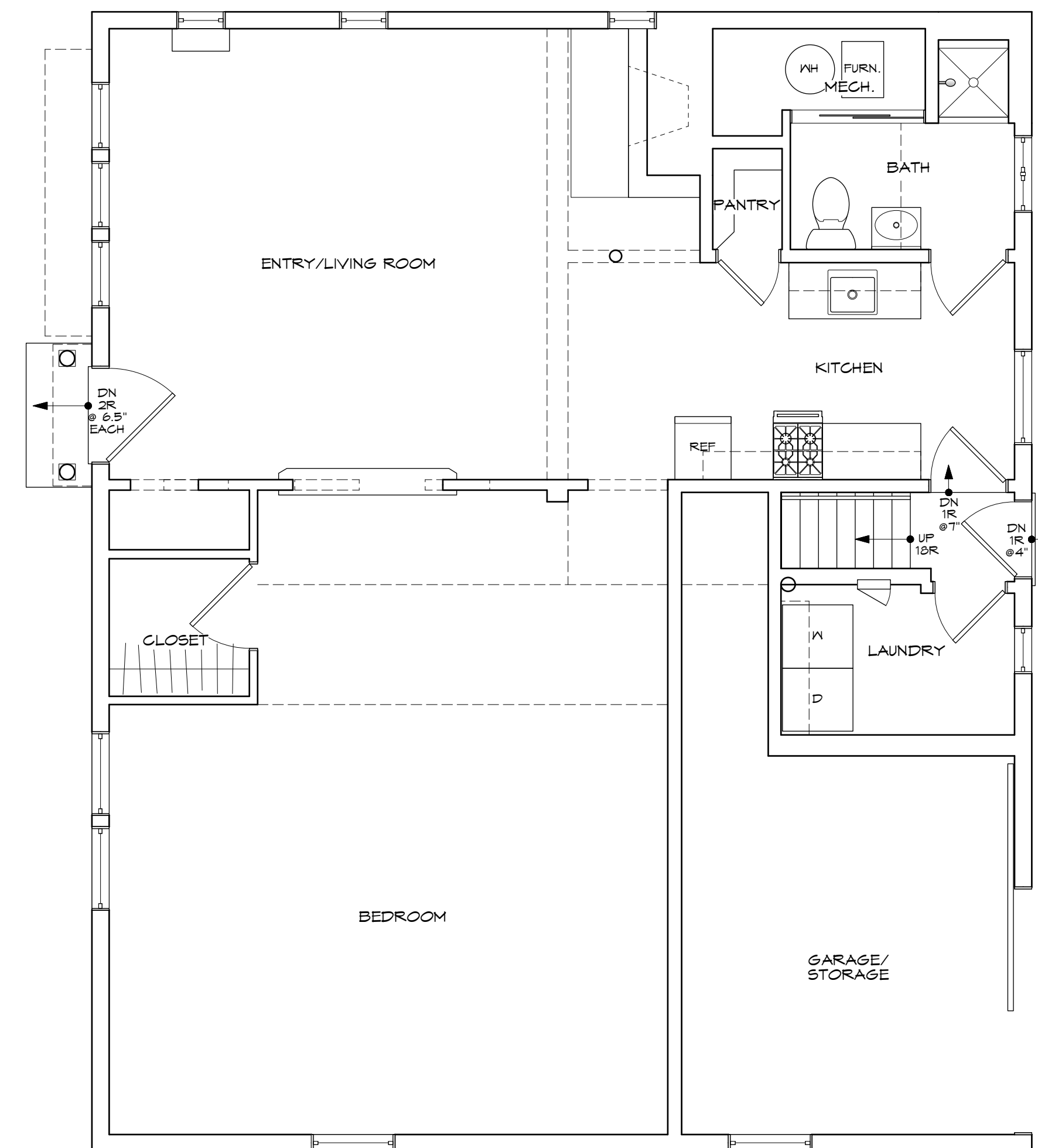
Project Number  
 2025-0001  
 CONLEY

Drawing Number

**A200**



**2 COACH HOUSE - EXISTING SECOND FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



**1 COACH HOUSE - EXISTING FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

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CONTRACTOR

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ADDITION AND REMODEL FOR:

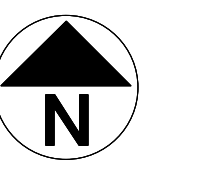
**CONLEY RESIDENCE**  
 1632 SHERIDAN ROAD  
 EVANSTON, IL. 60201

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Issues		
By	Date	For
GB	04.06.26	ZONING-VARIANCE SUBMITTAL
GB	07.28.25	ZONING STUDY
GB	07.09.25	ZONING STUDY
GB	06.26.25	ZONING STUDY

Drawing Title  
**COACH HOUSE  
 PROPOSED FIRST  
 & SECOND FLOOR  
 PLANS**

Scale  
 AS NOTED

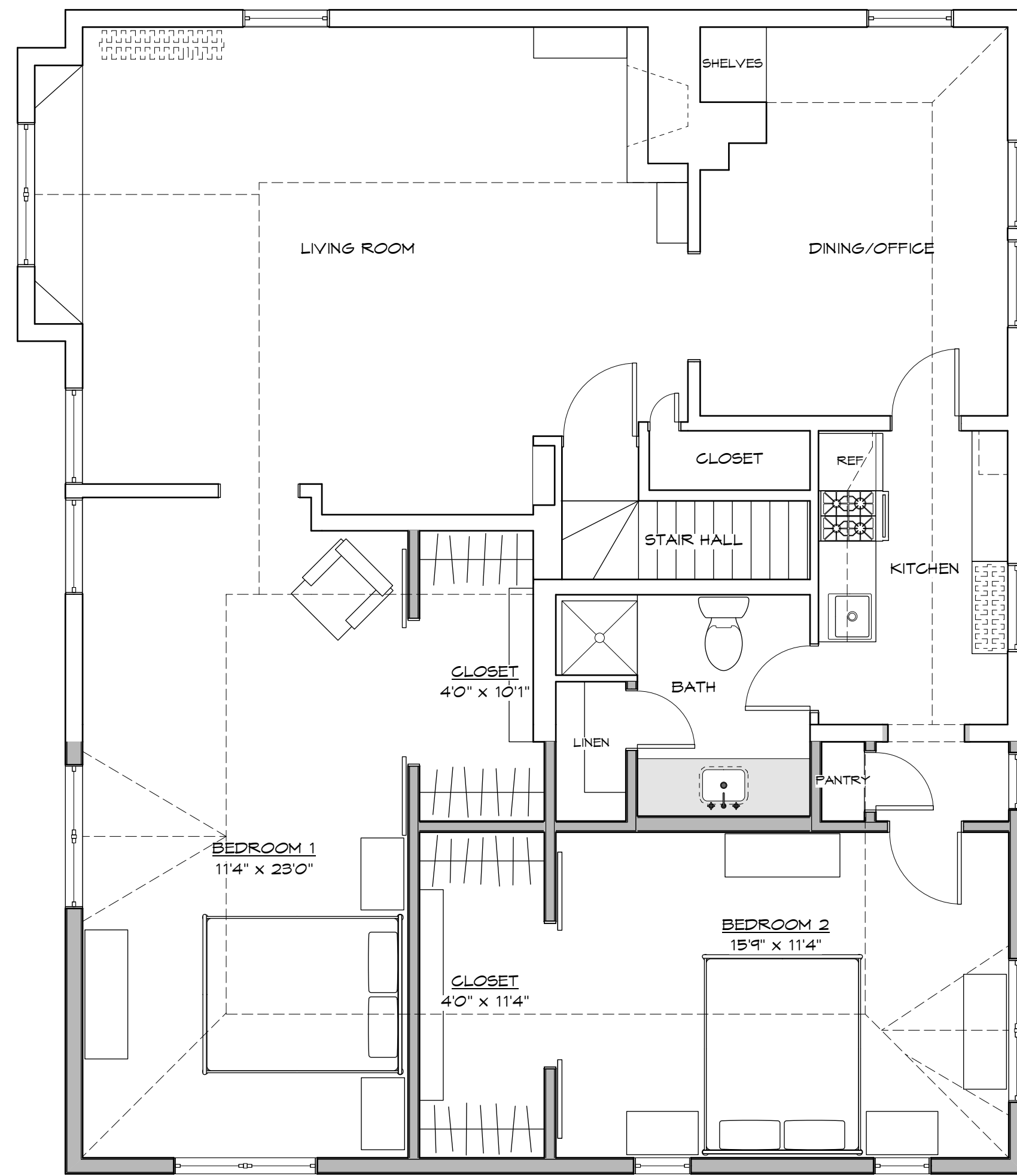


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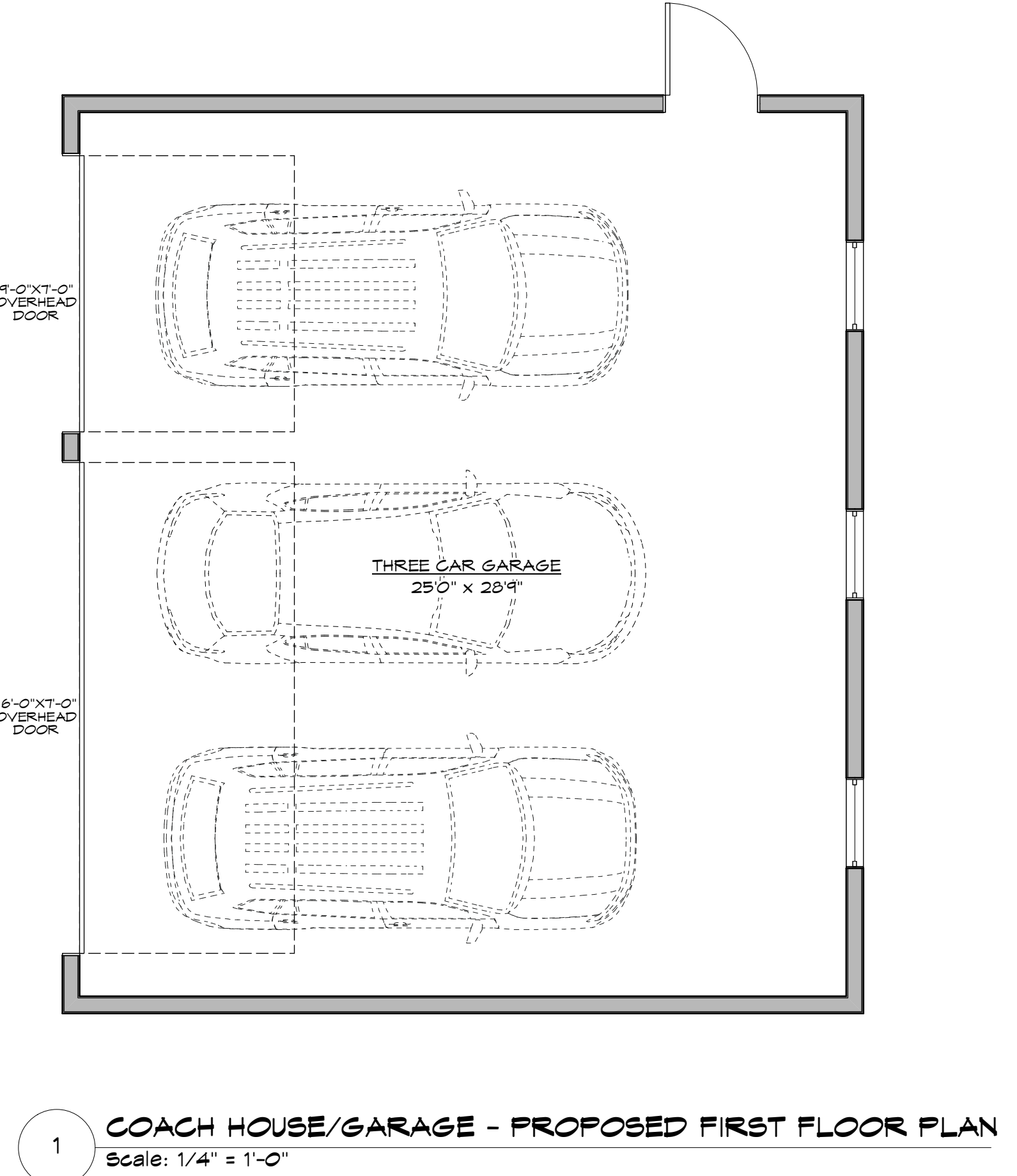
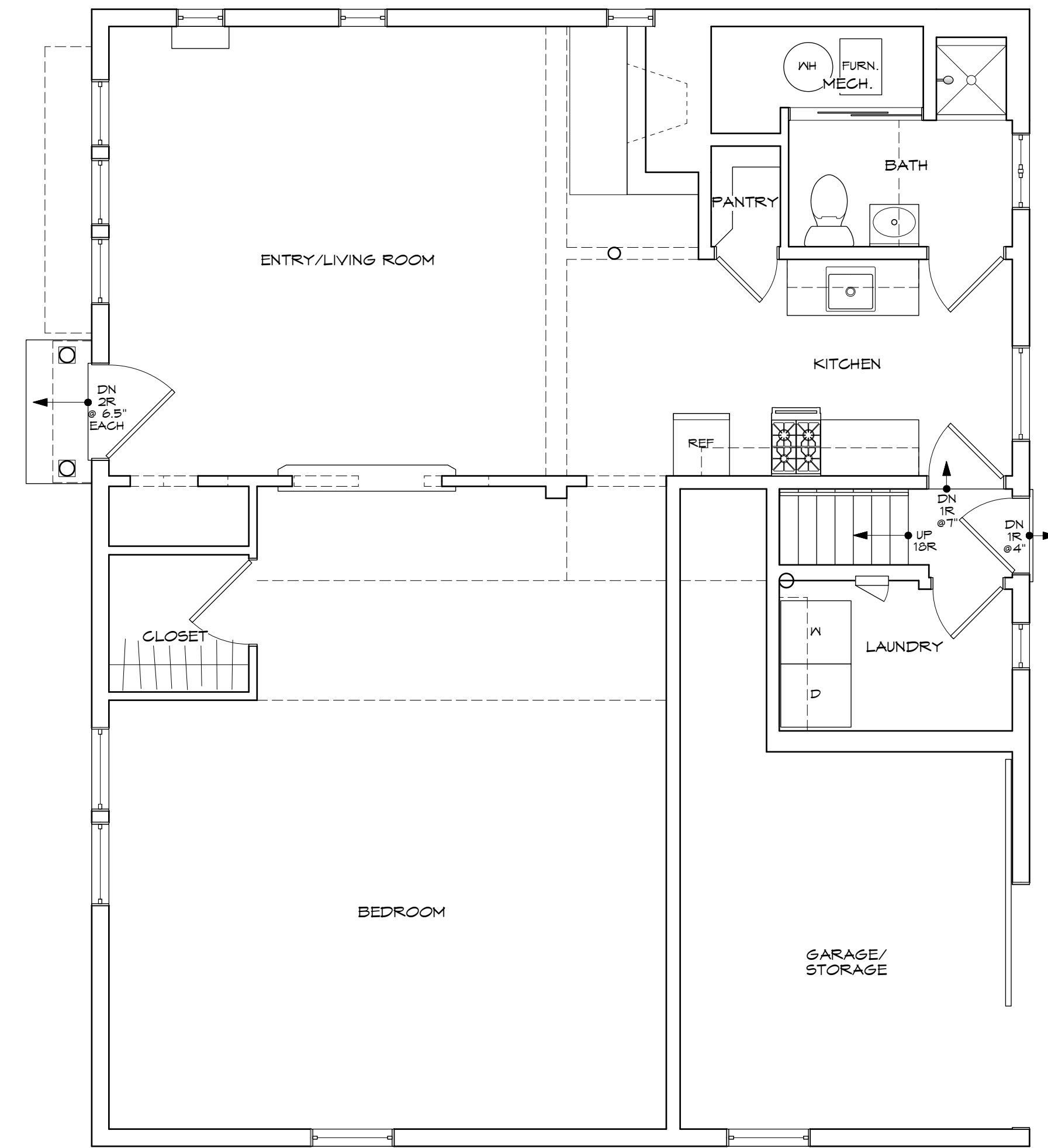
Drawn By  
 GB

Project Number  
 2025-0001  
 CONLEY

Drawing Number  
**A201**



**2 COACH HOUSE - PROPOSED SECOND FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



**1 COACH HOUSE/GARAGE - PROPOSED FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

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CONTRACTOR

CIVIL ENGINEER

ADDITION AND REMODEL FOR:

**CONLEY RESIDENCE**  
 1632 SHERIDAN ROAD  
 EVANSTON, IL. 60201

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 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GB	04.06.26	ZONING-VARIANCE SUBMITTAL
GB	07.28.25	ZONING STUDY
GB	07.09.25	ZONING STUDY
GB	06.26.25	ZONING STUDY

Drawing Title

**EXISTING EXTERIOR  
 COACH HOUSE  
 ELEVATIONS**

Scale  
 AS NOTED

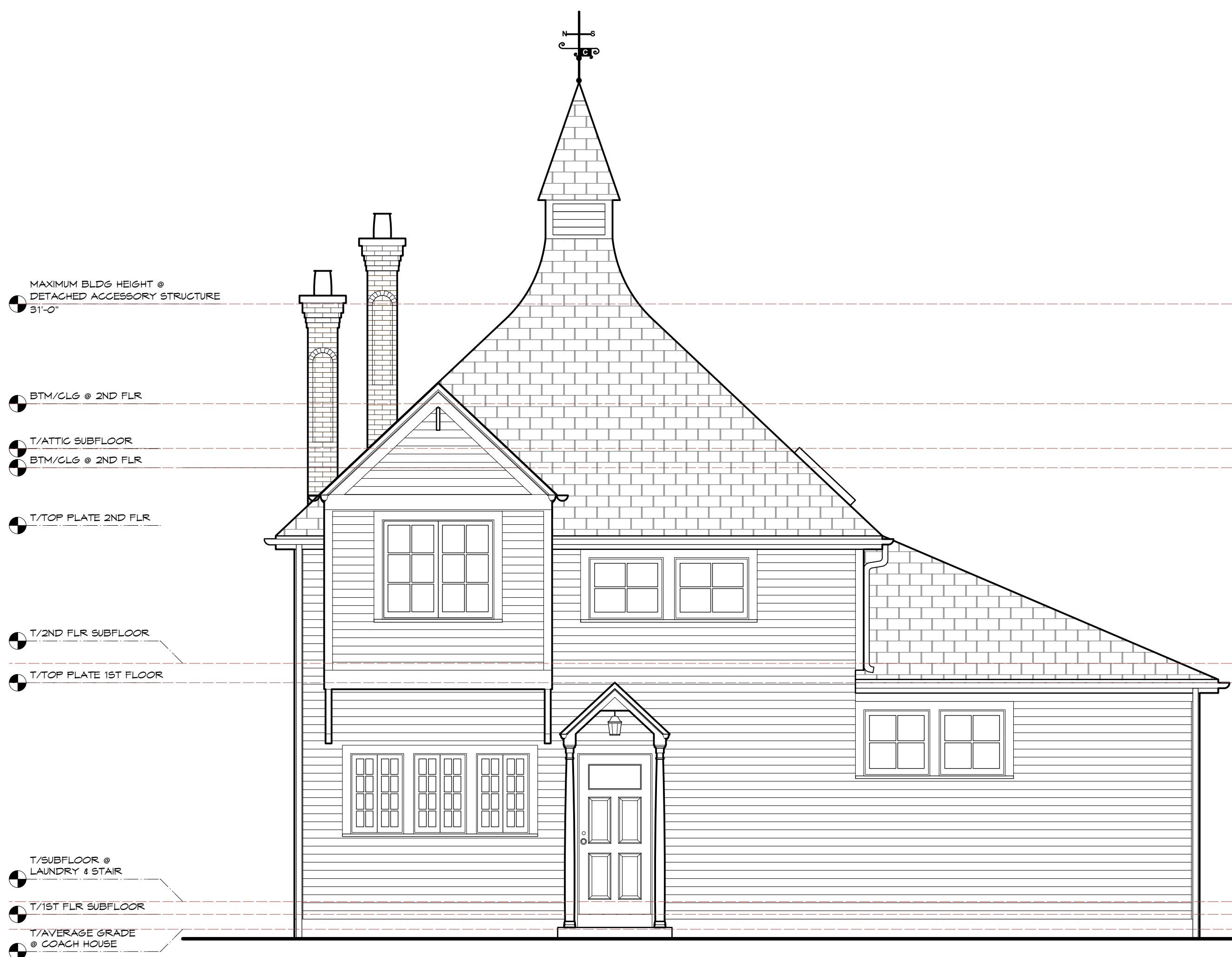
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Drawn By  
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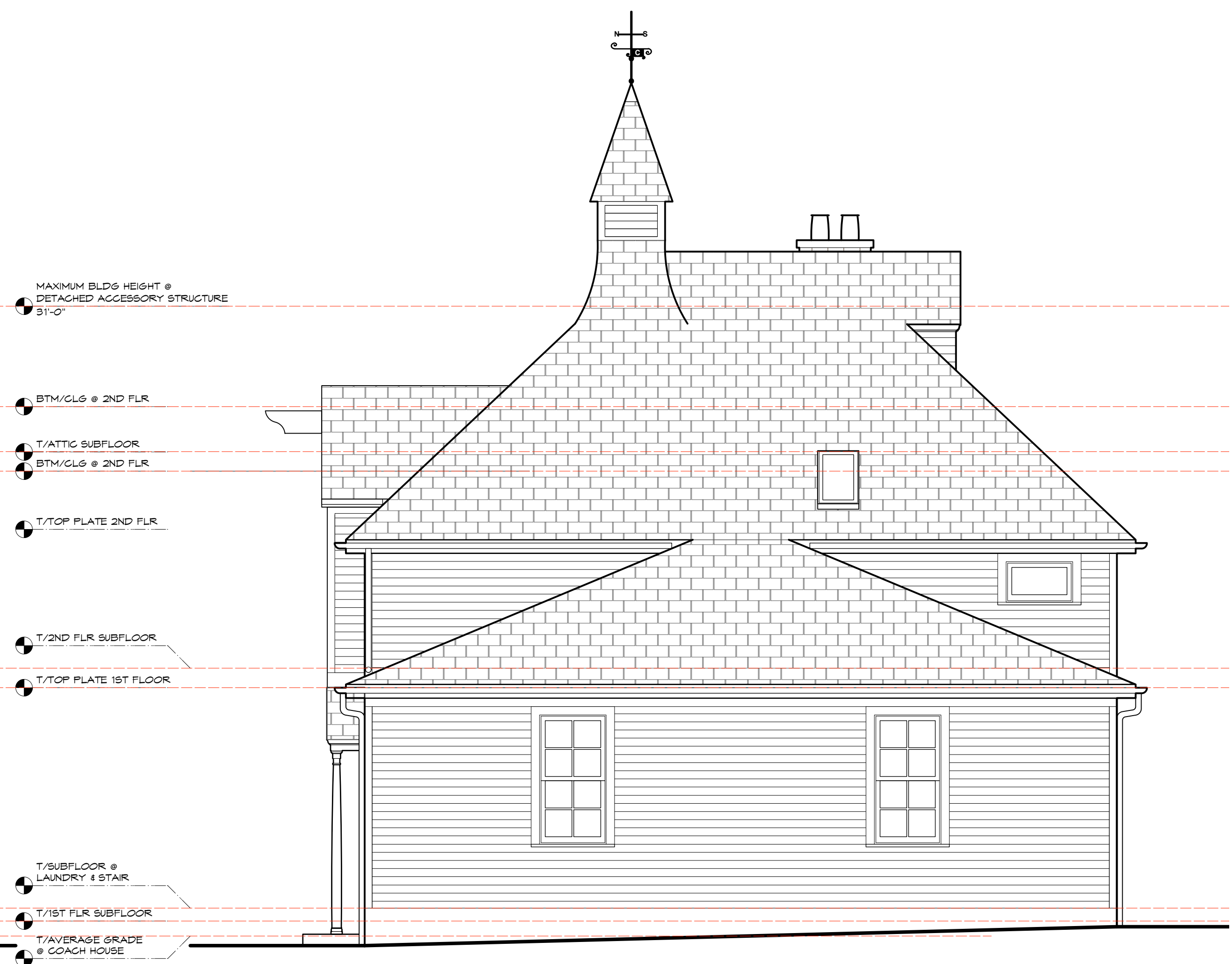
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 2025-0001  
 CONLEY

Drawing Number

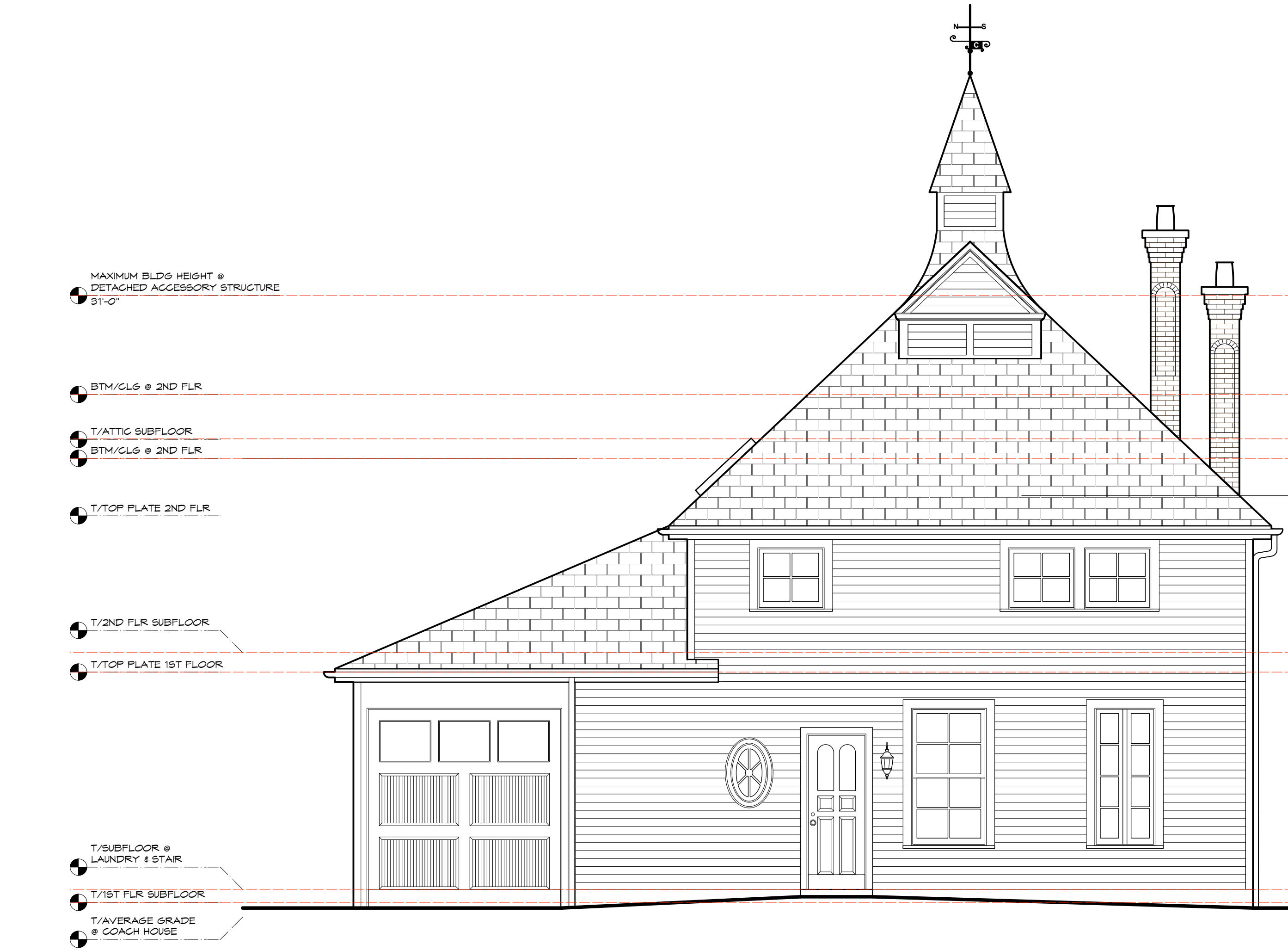
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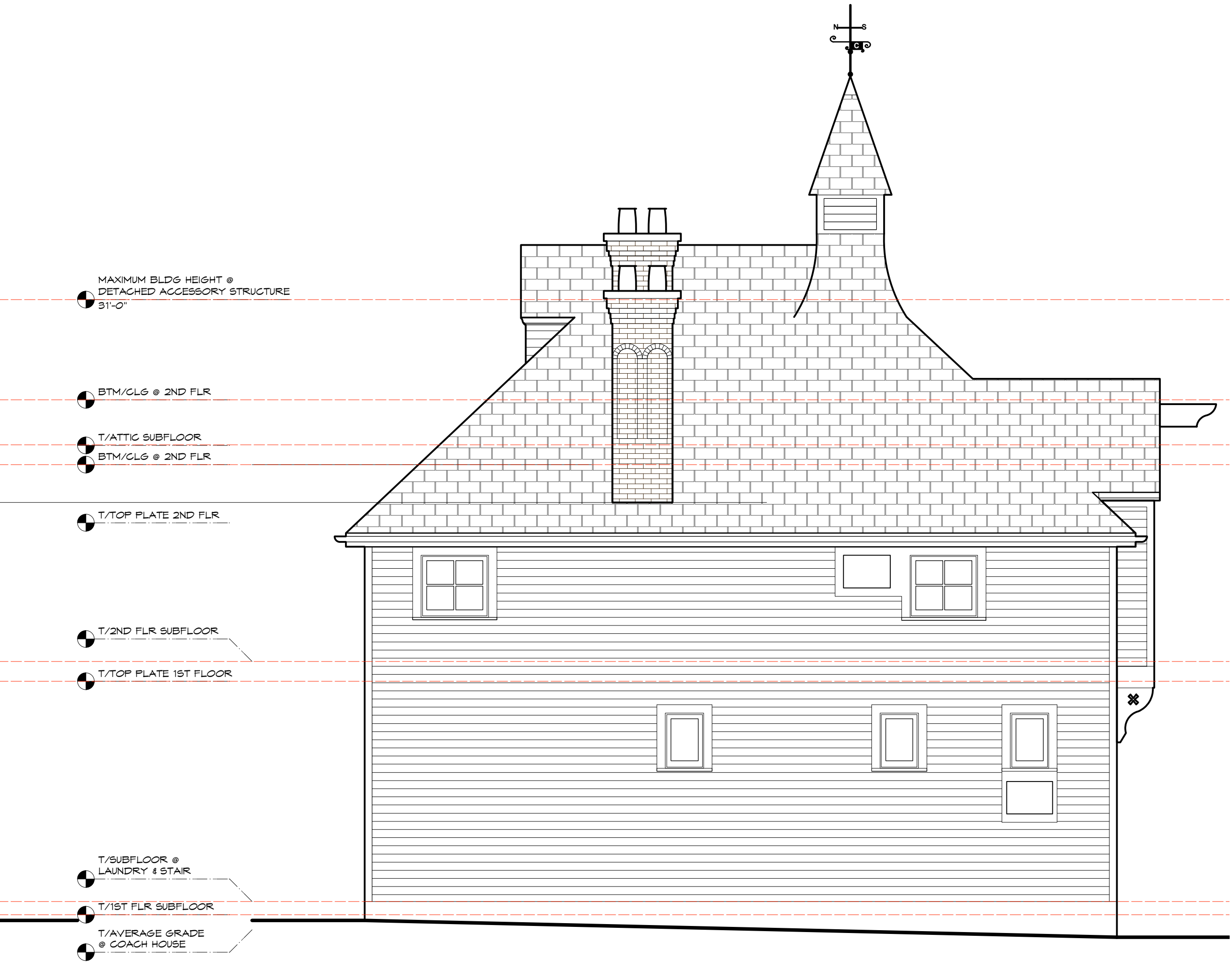
**1 COACH HOUSE - WEST ELEVATION (ALLEY)**  
 Scale: 1/4" = 1'-0"



**2 COACH HOUSE - SOUTH ELEVATION**  
 Scale: 1/4" = 1'-0"



**3 COACH HOUSE - EAST ELEVATION**  
 Scale: 1/4" = 1'-0"



**4 COACH HOUSE - NORTH ELEVATION**  
 Scale: 1/4" = 1'-0"



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GB	04.06.25	ZONING VARIANCE SUBMITTAL
GB	07.28.25	ZONING STUDY
GB	07.09.25	ZONING STUDY
GB	06.26.25	ZONING STUDY

Drawing Title

**PROPOSED EXTERIOR GARAGE ELEVATIONS**

Scale  
 AS NOTED

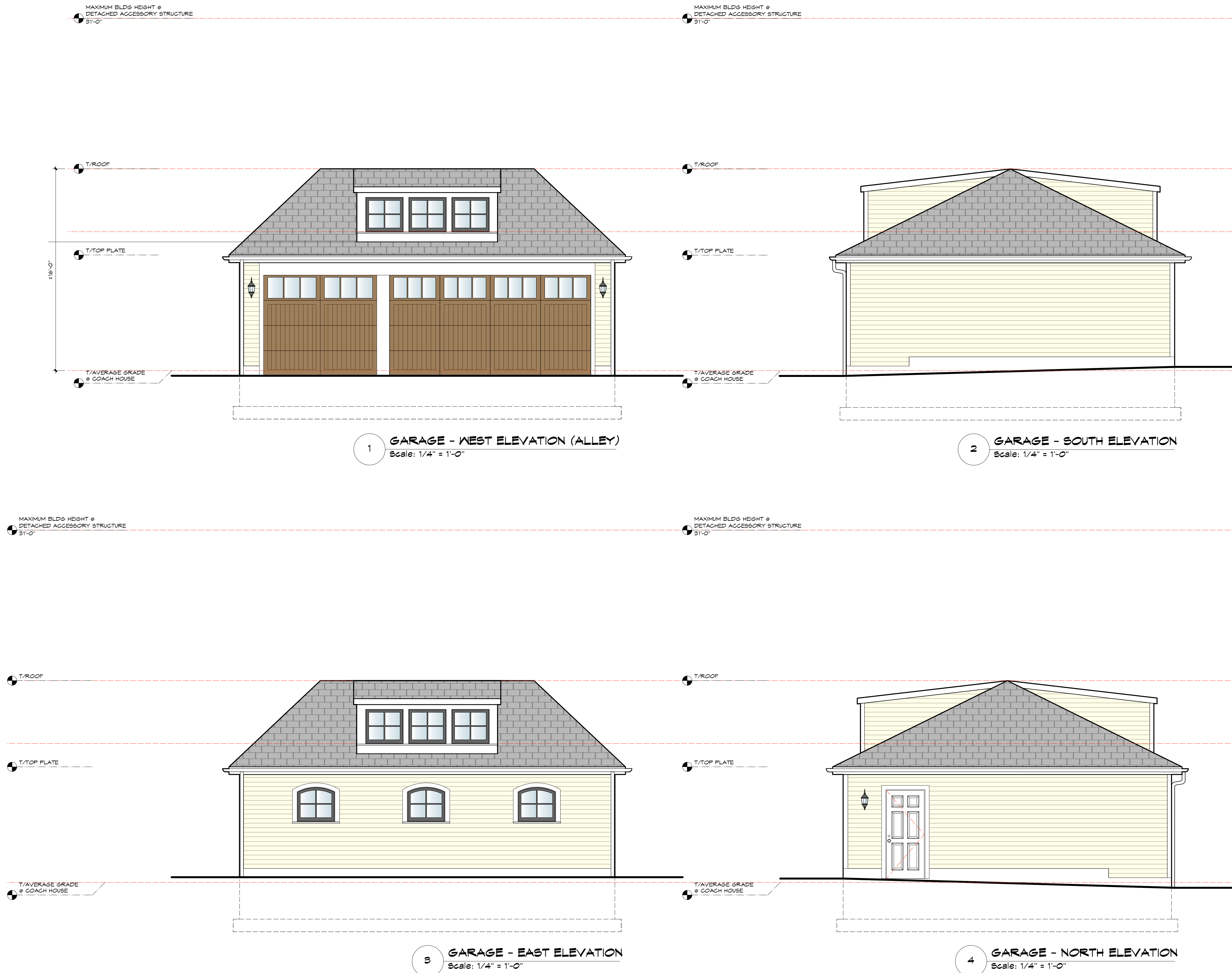
Issue Date  
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Drawn By  
 GB

Project Number  
 2025-0001  
 CONLEY

Drawing Number

**A302**





1 WEST ELEVATION (ALLEY)  
Scale: 1/4" = 1'-0"



2 EAST ELEVATION  
Scale: 1/4" = 1'-0"

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CIVIL ENGINEER

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	GB	07.28.25	ZONING STUDY
	GB	07.09.25	ZONING STUDY
	GB	06.26.25	ZONING STUDY

Drawing Title  
**PROPOSED EXTERIOR COMPOSITE ELEVATIONS**

Scale  
 AS NOTED

Issue Date  
 SEE ABOVE

Drawn By  
 GB

Project Number  
 2025-0001  
 CONLEY

Drawing Number  
**A303**