VILLAGE of ROSCOE

Meeting Agenda

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, October 14, 2026
5:30 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **September 16, 2026.**

NEW BUSINESS

2. **ZBA- 2026-XXX** Design Review for approval of the construction of an off-street parking lot located at **5724 ELEVATOR ROAD**. **(PIN: 04-28-453-022)**

   (APPLICANT Matthew Yaunke of Yaunke Investments, LLC)

3. **ZBA-2026-XXX** Public hearing and Recommendation regarding a variance request to increase the allowable size of an accessory structure for the property located at **10970 2nd STREET. (PIN: 04-33-402-003)**

   (Applicant Tim Burns, on behalf of Laurie A. Burns Trust)

4. **ZBA -2026-XXX** Public hearing and Recommendation for approval for a special use permit for installation of a community Solar Farm/Garden at **12233 NORTH 2nd STREET (PIN: 04-28-176-002 AND 04-28-176-003).**

   (Applicant Pivot Energy IL 143 LLC on behalf of 12233 North Second Street LLC)

OLD BUSINESS

REMINDER: THE NOVEMBER ZBA MEETING WILL BE ON THURSDAY NOVEMBER 12, 2026.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

VILLAGE of ROSCOE

Meeting Minutes

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, September 16, 2026
5:30 PM

CALL TO ORDER

Chairman Butera called the meeting to order at 5:30 pm

ROLL CALL

PRESENT
Chairman Richard Butera
Member Laura Baluch
Member Carla Jorgenson
Member Teresa Skridla
Member Melissa Smith joined the meeting at 5:31 pm.
Member Daniel Spinazzola joined the meeting at 5:35 pm.

ABSENT
Member Brooke Schlichting

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **August 12, 2026.**

   Chairman Butera asked for a motion to approve the minutes.

   Motion was made by ZBA Member Baluch, second by ZBA Member Jorgenson. All in favor Yea, no opposed.

NEW BUSINESS

2. ZBA-2026-013 Design Review for Approval of an Accessory Storage Structure located at 11629 Main Street (PIN: 04-28-377-010).

   (Sam Moore of Continental Energy Solution for DeLong Car Wash LLC)

   The Zoning Board of Appeals considered a design review application for DeLong Car Wash LLC to install a Tesla Megapack battery energy storage system at 11629 Main Street in the CG General Commercial District. The proposed battery system, measuring approximately 29 feet by 5.5 feet and located on a concrete pad, would store energy generated by the car wash's

existing rooftop solar panels for use on-site or potential delivery back to the electrical grid. Hillar noted that the proposed location did not currently meet the required side-yard setback and that the structure, as a mechanical accessory structure, would need to be screened from off-site views. Engineering also requested that the required setback be maintained and that written confirmation of utility interconnection approval, or confirmation that approval is not required, be provided before a building permit is issued. ZBA Member Jorgenson discussed maintaining adequate space around the car wash, vehicle protection through Ballards, and acceptable screening materials such as fencing or landscaping. The applicant's representative, Samuel Moore, explained that the battery system could also help reduce strain on the electrical grid and provide benefits during outages. Hillary recommended approval subject to compliance with the setback, screening, approved materials, utility documentation, and building permit requirements.

ZBA Member Spinnazola made a motion to approve design review application with the staff recommendations, second by ZBA Member Skridla. Voting yes: ZBA Members Baluch, Skridla, Butera, Spinnazola, Smith. Voting no: ZBA Member Jorgenson 5-1-0. With the matter receiving final approval from the Board.

3. ZBA-2026-014 Discussion and Recommendation for Approval of a Lot Combination for the properties commonly known as 5714 Elevator Road (PIN: 04-28-453-005) and 5724 Elevator Road (04-28-453-022).

   Yaunke Ivestments, LLC (Matthew Yaunke)

   The Zoning Board of Appeals considered an application by Yankee Investments, LLC, represented by Matthew Yaunke, his Attorney Jeff Hardyman to combine two adjacent parcels located at 5714 and 5724 Elevator Road in Roscoe into a single lot. Hilary Rottmann, Zoning Consultant presented the staff report and explained that the request would combine the two existing lots, which are both located in the CG General Commercial zoning district. The eastern parcel contains a one-story commercial building and a sanitary sewer easement along the eastern property line, while the western parcel contains an existing storage building. She noted that the existing structures meet or exceed the applicable setback requirements. Rottmann reported that Village Engineering requested an update to the language in the signature block, which staff provided to the applicant, and recommended approval subject to several conditions. These conditions included holding the signatures until both properties are under the same ownership, including the updated Village Engineer signature block on the final plat, and recording the land combination with the Winnebago County Recorder's Office within one year of approval, with a copy provided to Village staff. The applicant's attorney explained that the acquisition was being finalized through financing and coordination with beneficiaries of a trust, with completion anticipated before the end of the year. After discussion, the Board voted unanimously to approve the lot combination subject to the stated conditions. The Village also indicated that the Village Board was expected to consider final approval at a special meeting on the following Tuesday September 22, allowing the applicant to proceed with planned asphalt work before the seasonal asphalt plants closed.

   ZBA Member Baluch made a motion to approve with Revisions, second by ZBA Member Skridla Voting yes: ZBA Members Smith, Skridla, Baluch, Spinnazola, Butera, Jorgenson 6-0-0.

OLD BUSINESS

None

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comments.

ADJOURNMENT

Chairman Butera asked for a motion to adjourn the meeting.

Motion was made by ZBA Member Baluch, second by ZBA Member Jorgenson. All in favor Yea, no opposed.

Meeting Adjourned at 5:52 pm.

VILLAGE of ROSCOE

Planning and Community Development Department
10631 Main Street, Roscoe, IL 61073
tel: 815-623-2829 fax: 815-623-1360
permits@roscoeil.gov

Zoning Board of Appeals Meeting of October 14, 2026

Application No. ZBA 2026-____

Applicant:	Yaunke Investments, LLC
Location:	5724 Elevator Road (04-28-453-022)
Requested Action:	Design Review for the construction of an off-street parking lot.
Existing Use:	Restaurant
Proposed Use:	Restaurant
Existing Zoning:	CG, General Commercial District
Adjacent Zoning:	North: UT, Urban Transitional District
	East: CG, General Commercial District
	South: CG, General Commercial District
	West: UT, Urban Transitional District

Background: The applicant purchased the lot adjacent to and west of the existing Perito's Pizzeria several years ago with the intent of expanding the restaurant and providing additional parking. An existing residence on the lot was demolished to accommodate these long-term development plans. The lot combination was recently approved, allowing the two parcels to be consolidated into a single property.

Description: The applicant is requesting Design Review and approval for the construction of an additional off-street parking lot at 5724 Elevator Road. The current proposal is limited to the construction of the parking lot. A building addition is anticipated as part of a future phase but is not included in the current request. This review is limited to the proposed parking lot improvements. Any future development or subsequent phases will be reviewed separately at the time they are proposed.

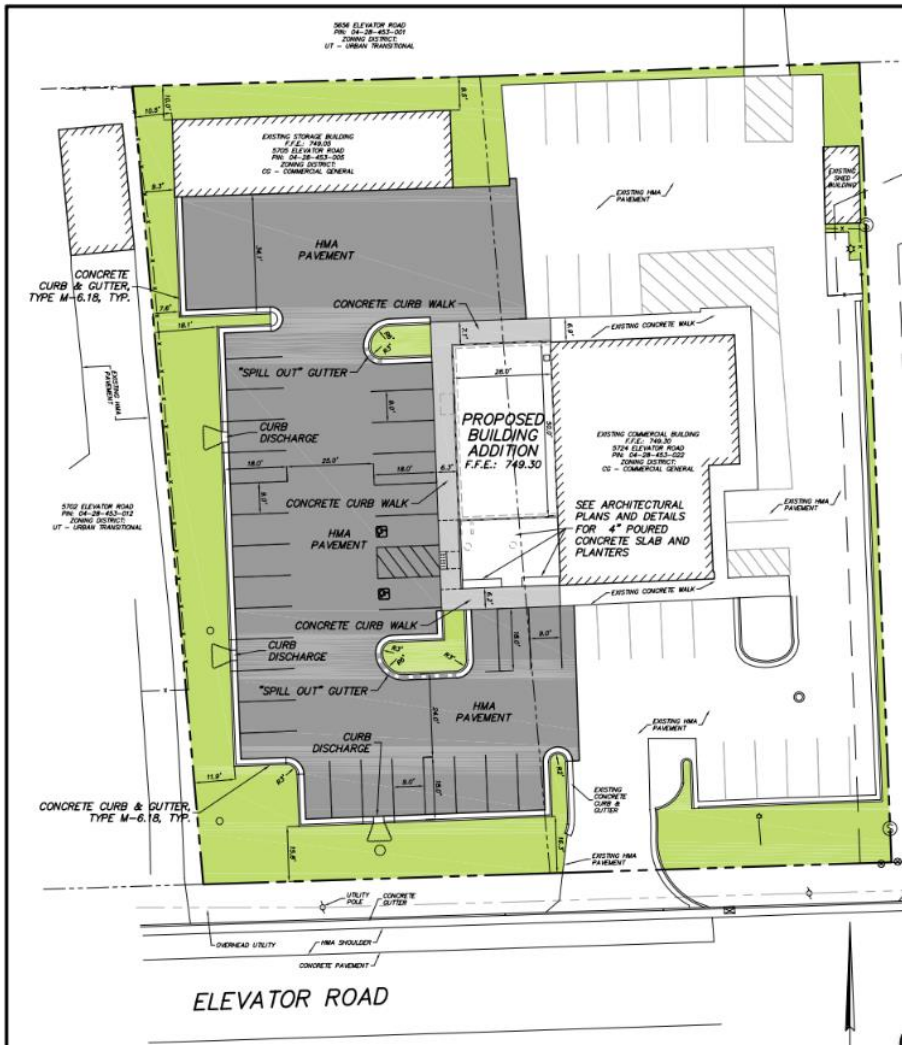
Parking Lot Design and Layout: Section 15-619 of the Zoning Code requires restaurants to provide one off-street parking space per 75 square feet of floor area. The site currently contains 25 parking spaces, with 31 additional spaces proposed, for a total of 56 spaces. Based on the existing building square footage, 46 spaces are required; therefore, the proposed parking exceeds the minimum requirement.

The parking lot is proposed to be surfaced with asphalt, with curb and gutter provided along the perimeter of the parking lot and around the landscape islands. Wheel stops are not proposed

along the eastern parking stalls. Instead, the applicant's plans identify a "curb walk," which utilizes a portion of the concrete sidewalk as a wheel stop.

The proposed concrete sidewalk is approximately 6.2 feet wide, which provides the required five feet of unobstructed pedestrian access even with the curb walk serving as the wheel stop. Staff finds that the proposed curb walk achieves the intent of the Code's wheel-stop requirement and, therefore, considers this requirement to be satisfied. Pavement striping shall clearly delineate each parking space and be a minimum of four inches in width. Striping shall be painted yellow or white; thermoplastic pavement markings are also permitted.

Per Section 15-622 of the Zoning Code, one bicycle parking space is required for every 25 vehicle parking spaces; a minimum of two bike parking spaces shall be added to the site plan.



Proposed Site Plan

Lighting: A photometric plan has not been provided; a condition of approval will be to provide one demonstrating that the proposed off-street parking lot has lighting and meets the standards for footcandle levels, mounting height, location, and color temperature of fixtures.

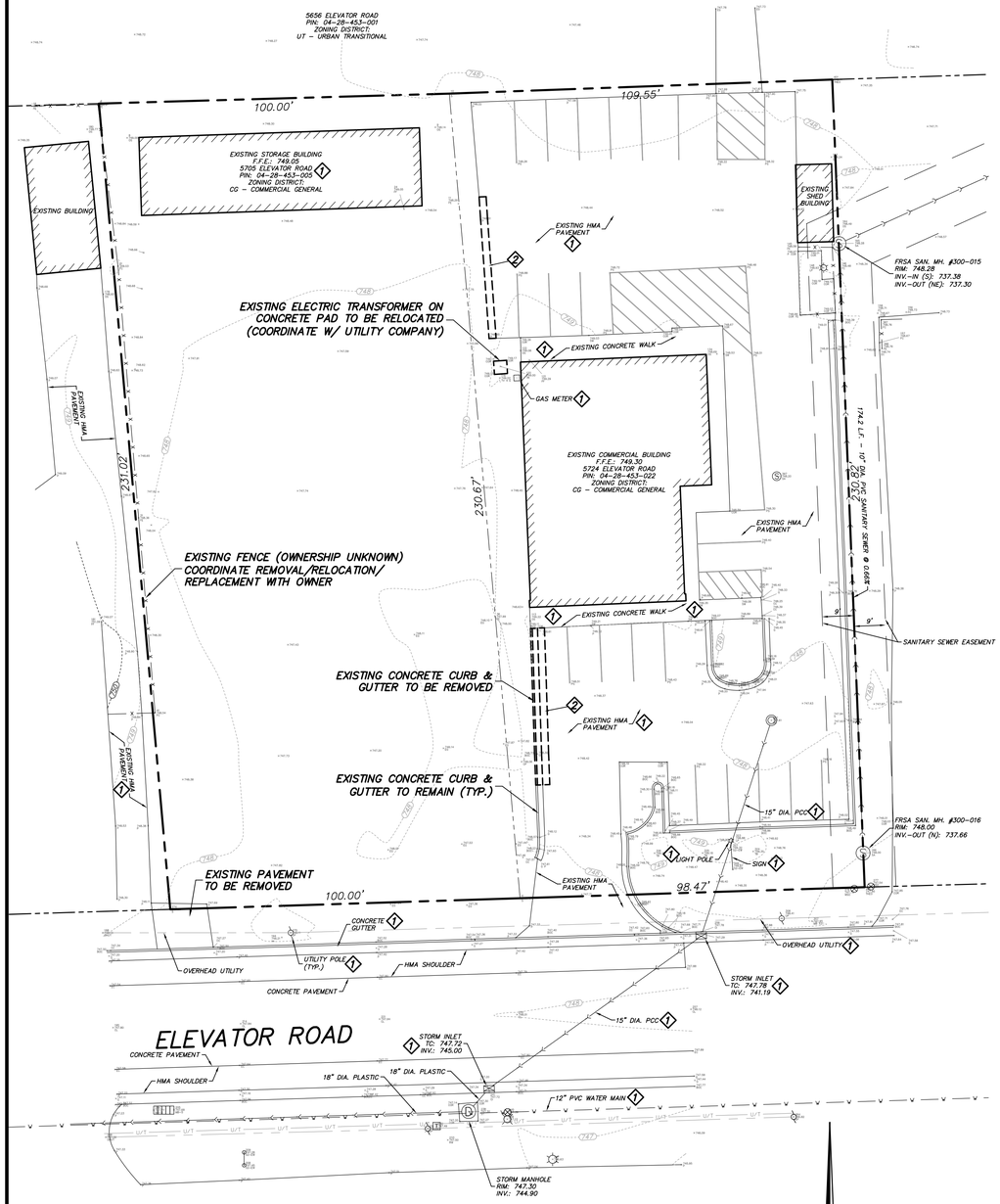
Landscaping: A landscaping plan has not been provided; a condition of approval will be to provide a plan demonstrating it meets the minimum requirements for parking lot landscaping.

Stormwater: A stormwater management report was submitted, concluding the runoff generated from the proposed development is controlled by the on-site detention facility and no adverse impacts are anticipated from the development.

Design Review Procedure: Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

Staff Recommendation: Staff recommends **approval** of the Design Review for an off-street parking lot for restaurant use within the CG, General Commercial zoning district at 5724 Elevator Road, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The parking lot shall be striped in full compliance with all applicable code requirements.
3. A minimum of two bike parking spaces shall be added to the site plan.
4. Prior to zoning permit approval, a lighting plan shall be provided and approved by Village staff that complies with Section 15-523.
5. Prior to zoning permit approval, a landscape plan shall be provided and approved by Village staff that complies with Article XI Landscaping.
6. The applicant shall address all Village Engineer comments regarding stormwater, utilities, and detailed site grading before issuance of an occupancy permit.
7. The applicant shall obtain all necessary development permits.



PLAN NOTES

1. DO NOT DISTURB – PROTECT DURING CONSTRUCTION
2. SAW CUT AND REMOVE A NARROW STRIP OF EX. HMA PAVEMENT IN ORDER TO CREATE A CLEAN, VERTICAL BUTT JOINT WITH THE PROPOSED HMA PAVEMENT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE VILLAGE OF ROSCOE, AND THE OWNERS REPRESENTATIVE 48 HOURS PRIOR TO START OF CONSTRUCTION. OWNERS REPRESENTATIVE SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF RESUMING WORK AFTER STOPPAGE AND BEFORE ANY PAVING OR CONCRETE WORK. PAVING, WALKS OR CURB INSTALLED WITHOUT OWNER REPRESENTATIVE APPROVAL OF SUBGRADE, BASE COURSE, FORM OR STRING LINES MAY BE REJECTED FOR PAYMENT.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE, IDOT AND IEPA STANDARD SPECIFICATIONS AND REQUIREMENTS.
3. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER AND CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS & JOBSITE SAFETY AND ANY AND ALL DAMAGE TO EXISTING FACILITIES RESULTING FROM THE PERFORMANCE OF WORK UNDER THIS CONTRACT. CONTRACTOR SHALL CARRY LIABILITY INSURANCE NAMING OWNER AND ENGINEER AS ADDITIONAL INSUREDS. MINIMUM INSURANCE COVERAGE SHALL BE IN ACCORDANCE WITH IDOT STANDARDS OR APPROVED BY ENGINEER.
5. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS, INCLUDING EROSION CONTROL OR DEVELOPMENT PERMITS FROM THE VILLAGE. IN ADDITION TO THESE DRAWINGS AND THE STANDARDS REFERENCED HEREIN, ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PERMITS.
6. THERE ARE NO PLUMBING, POTABLE WATER OR SANITARY SEWER SERVICE IMPROVEMENTS PROPOSED WITHIN THE BUILDING OR ON THE PROJECT SITE. IF PLUMBING IMPROVEMENTS ARE ADDED TO THE PROJECT, A CONNECTION PERMIT MAY BE REQUIRED FROM THE FOUR RIVERS SANITATION AUTHORITY OR NORTH PARK PUBLIC WATER DISTRICT.
7. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS REQUIRED BY THE WORK IN THIS CONTRACT. CONTACT JULIE AT 1-800-892-0123 OR DIAL 811
8. CONTRACTOR SHALL CLEAN SITE AND REMOVE ALL EXCESS MATERIAL AND DEBRIS. FINAL PAYMENT WILL BE WITHHELD UNTIL SITE CLEAN UP IS ACCEPTED BY THE OWNER. EXCESS MATERIAL INCLUDES PIPE, STRUCTURES, GRAVEL, BLACKTOP AND EARTH NOT USED IN IMPROVEMENTS OR TO ACHIEVE PLAN GRADES.
9. THE ACCESSIBLE ROUTE, INCLUDING THE PAVEMENT WITHIN THE HC PARKING STALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE (IAC) AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
10. STRIP AND REMOVE TOPSOIL UNDER STRUCTURES AND PAVEMENTS. REUSE AS REQUIRED FOR LAWN RESTORATION OR FOR FILL IN LAWN, LANDSCAPING OR STORM WATER DETENTION AREAS. ALL EXCESS EARTH MATERIAL SHALL BE PROPERLY DISPOSED OFFSITE IN ACCORDANCE WITH CITY OF ROCKFORD AND IEPA STANDARDS AND REQUIREMENTS.
11. COORDINATE SITE PLAN WITH MECHANICAL AND ELECTRICAL DRAWINGS TO CONSTRUCT THE UTILITY SERVICE CONNECTION POINTS.
12. ALL PAVEMENT, SIDEWALK AND CURB & GUTTER REMOVAL SHALL BE COMPLETED AT A CONSTRUCTION JOINT OR USING A CLEAN, VERTICAL SAW CUT. REPLACEMENT PAVEMENT, SIDEWALK AND CURB & GUTTER SHALL MATCH EXISTING AT REMOVAL LIMITS.
13. THE PROJECT SITE IS LOCATED OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NUMBER 17201C0142E. THERE ARE NO PROPOSED CONSTRUCTION ACTIVITIES WITHIN THE DESIGNATED SPECIAL FLOOD HAZARD AREA.
14. CONTRACTOR SHALL CAREFULLY PRESERVE ALL EXISTING PROPERTY MARKERS AND SURVEYING BENCHMARKS. ANY PROPERTY MARKERS OR SURVEYING BENCHMARKS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE RE-ESTABLISHED BY THE CONTRACTOR AT THEIR EXPENSE.

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN A JOBSITE THAT IS SAFE TO ALL CONSTRUCTION PERSONNEL AND MOTORISTS AT ALL TIMES.
2. NO LANE CLOSURES ARE ANTICIPATED WITH THIS PROJECT AS NO CONSTRUCTION ACTIVITIES ARE LOCATED WITHIN 2' OF THE ELEVATOR ROAD DRIVING LANES. IF A LANE CLOSURE IS REQUIRED, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE VILLAGE. NO LANE CLOSURES SHALL BE ALLOWED DURING NON-WORKING HOURS.
3. WHEN WORK IS BEING PERFORMED WITHIN 15' (BUT MORE THAN 2' FROM) THE PUBLIC ROAD EDGE-OF-PAVEMENT, THE CONTRACTOR SHALL SET TRAFFIC CONTROL PER IDOT STANDARD 701006-05.
4. A FULL CLOSURE OF PUBLIC ROADWAYS SHALL NOT BE ALLOWED.
5. ALL EXCAVATIONS SHALL BE BACKFILLED BEFORE THE END OF THE WORKING DAY.

LEGEND

A / 799	SECTION DETAIL SEE SHEET _
799	EXISTING CONTOUR
799	PROPOSED CONTOUR
X 000.00	EXISTING ELEVATION
EP 000.00	PROPOSED ELEVATION
	DRAINAGE ARROW
X X X	EXISTING CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	EXISTING WOOD FENCE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING TO BE DEMOLISHED
	EXISTING AERIAL UTILITY
	COMBINATION CONCRETE CURB & GUTTER (AS NOTED)
	COMBINATION CONCRETE CURB & GUTTER "SPILL OUT"

EXISTING	PROPOSED	DESCRIPTION
⊗	⊗	WATER VALVE
Ⓢ	Ⓢ	SANITARY SEWER MANHOLE
Ⓓ	Ⓓ	DRAINAGE MANHOLE (CLOSED LID)
Ⓞ	Ⓞ	DRAINAGE MANHOLE (OPEN LID)
○	○	DRAINAGE MANHOLE (OPEN LID)
⊠	⊠	CURB INLET
○	⊡	INLET SPECIAL

ABBREVIATIONS

TV	CABLE PEDESTAL
DEP	DEPRESSED CURB HEAD
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
F.F.E.	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
G	GRADE
GW	GUY WIRE
HP	HIGH POINT
INV.	INVERT
ME	MATCH EXISTING
OP	OPEN GRATE STORM MANHOLE
PL	PROPERTY LINE
PR	PROPOSED
SO	STORM OUTLET
TL	PHONE PEDESTAL
UP	UTILITY POLE
TC	TOP OF CURB
TCP	TOP OF CONCRETE PATIO
TP	TOP OF HMA PAVEMENT
TW	TOP OF CONCRETE WALK

EROSION CONTROL LEGEND

- SF — SF — SILT FENCE
- TEMPORARY CONCRETE WASHOUT FACILITY
- INLET FILTER
- HEAVY DUTY EROSION CONTROL BLANKET
- CULVERT INLET PROTECTION
- TEMPORARY DITCH CHECK
- STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL (IUM), THE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPS) SHOWN IN THESE DRAWINGS AND VILLAGE OF ROSCOE REQUIREMENTS.
2. THE PROPOSED AREA OF SOIL DISTURBANCE IS 0.60 ACRES. IF STOCKPILING, OFFSITE GRADING, ETC. RESULT IN MORE THAN 1.0 ACRES OF DISTURBED SOIL, COVERAGE UNDER THE GENERAL NDPES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION SITE ACTIVITIES SHALL BE REQUIRED. IF SOIL DISTURBANCE WILL EXCEED 1.0 ACRES, THE CONTRACTOR SHALL CONTACT TO START THE NDPES PERMITTING PROCESS.
3. THE EROSION AND SEDIMENT CONTROL PLAN IS DYNAMIC AND CAN BE CHANGED TO MEET DIFFERING SITE CONDITIONS.
4. SILT FENCE AND PROTECTION OF EXISTING STORM INLETS SHALL BE INSTALLED PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES. INLET PROTECTION ON PROPOSED STORM SEWER STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER THE RIM CASTING IS IN PLACE.
5. IN AREAS WHERE WORK HAS TEMPORARILY CEASED, SOIL STABILIZATION SHALL BE IMPLEMENTED. EROSION CONTROL SEEDING USED FOR TEMPORARY STABILIZATION SHALL BE COMPLETED IN ACCORDANCE WITH IUM PRACTICE STANDARD 965. SOIL STABILIZATION SHALL BE IMPLEMENTED AS SOON AS POSSIBLE AFTER SUSPENSION OF WORK. IN NO INSTANCE SHALL MORE THAN 7 DAYS PASS BEFORE STABILIZATION IS IN PLACE.
6. THE EXISTING PAVED DRIVEWAY OFF ELEVATOR ROAD SHALL BE USED AS THE STABILIZED CONSTRUCTION ACCESS AND SHALL BE MAINTAINED IN ACCORDANCE WITH IUM PRACTICE STANDARD 930. ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE JOBSITE FROM THE STABILIZED CONSTRUCTION ENTRANCE.
7. SITE RESTORATION SHALL CONSIST OF 6" OF TOPSOIL, LAWN SEED AND FERTILIZER IN ACCORDANCE WITH IUM PRACTICE STANDARD 880. EROSION CONTROL BLANKET SHALL BE INSTALLED TO STABILIZE ALL DISTURBED SOIL, WITH HEAVY DUTY EROSION CONTROL BLANKET INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN. LANDSCAPE AREAS TO BE COVERED WITH A BARK MULCH SHALL NOT REQUIRE FURTHER STABILIZATION.
8. AN ONSITE INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE COMPLETED ONCE EVERY 7 DAYS, EXCEPT DURING WINTER SHUTDOWN WHEN INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH. ONSITE INSPECTIONS SHALL ALSO OCCUR WITHIN 24 HOURS OF A RAINFALL/SNOWMELT EVENT OF 0.5" OR MORE. ANY DEFICIENCIES NOTED SHALL BE REPAIRED AS DIRECTED BY THE EROSION CONTROL INSPECTOR. THE REPAIR TIME WILL VARY BASED ON THE URGENCY OF THE SITUATION, BUT SHALL NOT EXCEED 7 DAYS.
9. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL SUFFICIENT VEGETATION IS IN PLACE TO PREVENT SEDIMENTATION AND EROSION OF THE SITE.
10. ADJACENT ROADWAYS SHALL BE INSPECTED AT THE END OF EACH WORK DAY. PAVEMENT SHALL BE CLEANED OR SWEPT AS NECESSARY TO PREVENT TRACK-OFF OF SEDIMENT.
11. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A TEMPORARY CONCRETE WASHOUT FACILITY PER IUM PRACTICE STANDARD 954. THE LOCATION OF THE WASHOUT FACILITY SHOWN ON THE DRAWING IS APPROXIMATE AND MAY BE RELOCATED AS NEEDED BY THE CONTRACTOR. THE WASHOUT FACILITY SHALL BE INSTALLED PRIOR TO THE START OF ANY CONCRETE PLACEMENT.
12. AFTER THE PROJECT IS COMPLETED AND PROPER VEGETATIVE STABILIZATION HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL SCHEDULE AN ONSITE MEETING WITH THE VILLAGE OR COUNTY EROSION CONTROL INSPECTOR. IF ALL PARTIES AGREE THAT THE SITE IS PROPERLY STABILIZED, EROSION CONTROL MEASURES (EXCEPTING THOSE THAT ARE MEANT TO DETERIORATE IN PLACE) SHALL BE REMOVED.

PAVEMENT NOTES:

1. HOT MIX ASPHALT (HMA) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT SECTION 406 AND MEET THE FOLLOWING DESCRIPTION.

HMA SURFACE:	BINDER COURSE:
• PG 64-22	PG 64-22
• 4% DESIGN AIR VOIDS AT N50	4% DESIGN AIR VOIDS AT N50
• MIXTURE COMPOSITION IL 9.5 OR 12.5	MIXTURE COMPOSITION IL 9.5
• FRICTION AGGREGATE C	

BINDER MIX SHALL BE USED WHEN HMA BINDER THICKNESS IS GREATER THAN 2". WHEN THE BINDER THICKNESS IS 2" OR LESS, THE HMA SURFACE MIX MAY BE USED AS THE BINDER. ALL HMA MIX DESIGNS SHALL BE IDOT APPROVED.

2. NO HMA PAVING SHALL BE COMPLETED OVER DETERIORATED OR DIRTY AGGREGATE BASE COURSE OR HMA BINDER COURSE.
3. FOR FULL DEPTH HMA PAVEMENT, THE PROPERLY PREPARED SUBGRADE SHALL UNDERGO A DENSITY TEST PER IDOT ARTICLE 205.06 (ILLINOIS MODIFIED AASHTO T 310 DIRECT TRANSMISSION DENSITY). ALL UNSUITABLE AREAS SHALL BE UNDERCUT PER THE DETAIL.
4. PRIOR TO PAVING OF THE HMA BINDER COURSE, THE PREPARED AGGREGATE BASE COURSE SHALL UNDERGO A PROOF ROLL TEST PER IDOT SECTION 351. UNSUITABLE AREAS SHALL BE UNDERCUT PER THE DETAIL.
5. PORTLAND CEMENT CONCRETE WALK SHALL BE CONSTRUCTED PER IDOT SECTION 424. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED PER IDOT SECTION 420. PORTLAND CEMENT CONCRETE CURB & GUTTER SHALL BE CONSTRUCTED PER IDOT SECTION 606.
6. PRIOR TO PAVING ON PREPARED AGGREGATE BASES, A PRIME COAT SHALL BE APPLIED. PRIOR TO PAVING ON MILLED HMA AND NEW HMA BINDER COURSE, A TACK COAT SHALL BE APPLIED. THIS WORK SHALL BE COMPLETED IN ACCORDANCE WITH IDOT ARTICLE 406.05.
7. CLEAN AGGREGATE FROM THE EXISTING GRAVEL PAVEMENT MAY BE EXCAVATED, RE-SPREAD AND RE-COMPACTED AS PART OF THE PROPOSED AGGREGATE SUBBASE. ANY EXISTING AGGREGATE MIXED WITH SOIL OR OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE OR USED AS FILL IN THE LANDSCAPE AREAS.

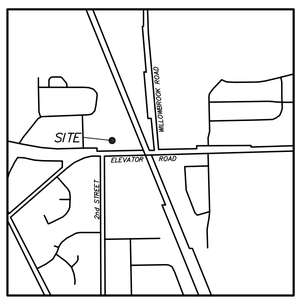
SHEET INDEX

C1.0 COVER/EXISTING CONDITIONS/DEMOLITION PLAN
C2.0 PROPOSED LAYOUT PLAN
C3.0 GRADING/EROSION CONTROL PLAN
C4.0 SITE DETAILS
C5.0 EROSION CONTROL DETAILS – I.D.O.T. DETAILS

3/6/2026

NICHOLAS J. BECKER
062-059415
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

EXPIRES 11/30/2027



LOCATION MAP

PROPOSED SITE IMPROVEMENTS
PIETRO'S PIZZERIA
5724 ELEVATOR ROAD, ROSCOE, ILLINOIS

EXISTING CONDITIONS – DEMOLITION PLAN

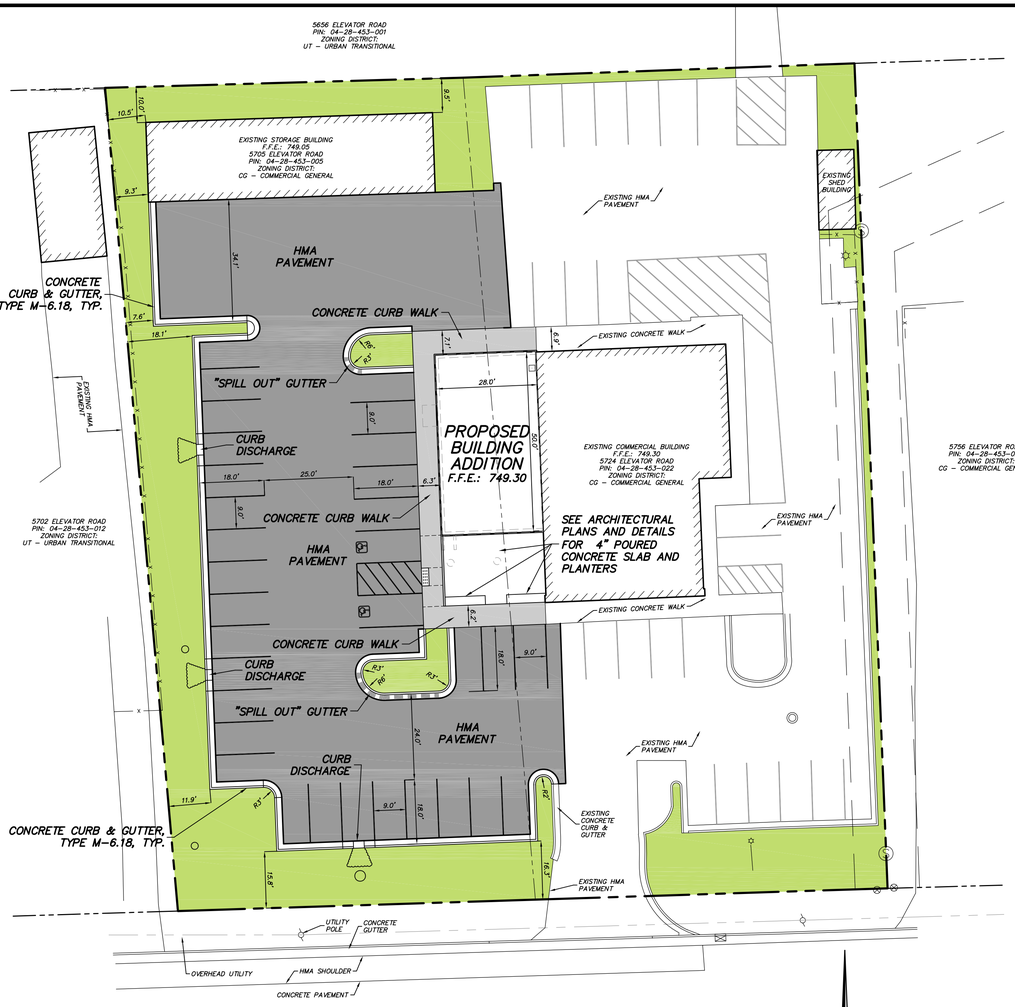
REVISIONS

R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-5097 FAX (815) 633 4593
www.rkjohnsonassociates.com
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994

DRAFTED BY: JCW
CHECKED BY:
APPROVED BY:
ISSUE DATE: 3/6/2026
PROJECT NO.: 18740

C1.0
SHEET NO.:

C:\Land Projects 2009\18740 Matt Yaunke Pietro's Pizza Elevator Road\dwg\18740-01.dwg, 3/5/2026 10:55:39 AM, JCW

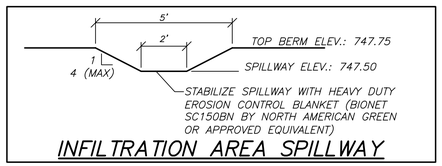


ELEVATOR ROAD

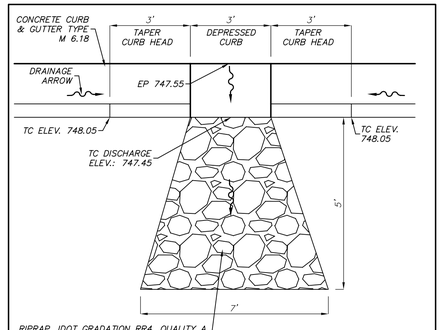
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

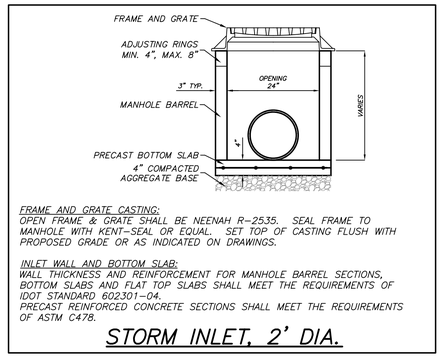


INFILTRATION AREA SPILLWAY



NOTES:
1. RIPRAP SHALL BE UNDERLAYED W/ FILTER FABRIC PER IUM MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II OR III.
2. RIPRAP SHALL BE PLACED PER IUM SPECIFICATION 61 – LOOSE ROCK RIPRAP

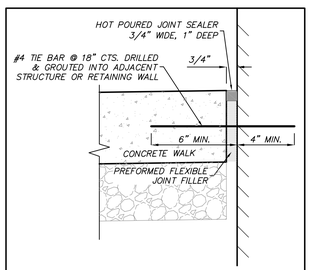
CURB DISCHARGE



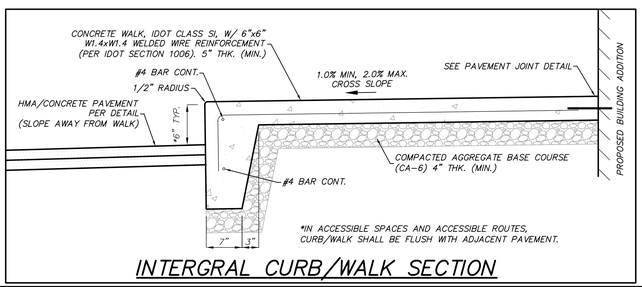
FRAME AND GRATE CASTING:
OPEN FRAME & GRATE SHALL BE NEENAH R-2535. SEAL FRAME TO MANHOLE WITH KENT-SEAL OR EQUAL. SET TOP OF CASTING FLUSH WITH PROPOSED GRADE OR AS INDICATED ON DRAWINGS.

INLET WALL AND BOTTOM SLAB:
WALL THICKNESS AND REINFORCEMENT FOR MANHOLE BARREL SECTIONS, BOTTOM SLABS AND FLAT TOP SLABS SHALL MEET THE REQUIREMENTS OF IDOT STANDARD 602301-04.
PRECAST REINFORCED CONCRETE SECTIONS SHALL MEET THE REQUIREMENTS OF ASTM C478.

STORM INLET, 2' DIA.

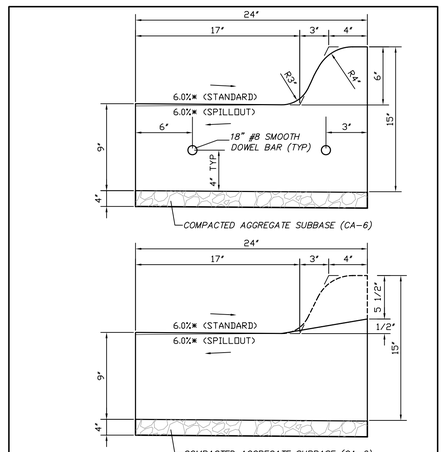


PAVEMENT JOINT DETAIL



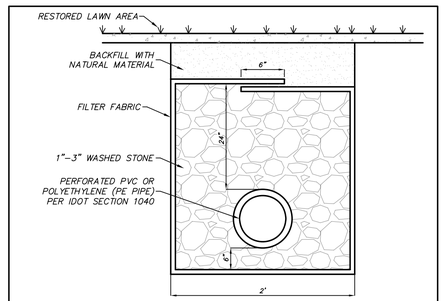
*IN ACCESSIBLE SPACES AND ACCESSIBLE ROUTES, CURB/WALK SHALL BE FLUSH WITH ADJACENT PAVEMENT.

INTERGRAL CURB/WALK SECTION



NOTES:
1. CONCRETE CURB & GUTTER SHALL BE CONSTRUCTED PER IDOT SECTION 606.
2. "SPILL OUT" CURB SHALL BE CONSTRUCTED AS STANDARD CURB & GUTTER EXCEPT THE GUTTER SHALL DRAIN INTO THE ADJACENT PAVEMENT RATHER THAN TOWARDS THE CURB HEAD. SPILL OUT CURB SHALL BE INSTALLED WHERE EVER THE ADJACENT PAVEMENT SLOPES AWAY FROM THE GUTTER. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH DOWEL BARS AND 3/4" PREFORMED EXPANSION JOINT CUT TO THE SHAPE OF THE CURB & GUTTER. EXPANSION JOINTS SHALL BE SET AT THE ENDS OF ALL CURVES AND AT 50' (MAX) INTERVALS.
3. TRANSVERSE CONTROL JOINTS SHALL CONSIST OF A 1/8" SAW CUT AT A DEPTH OF 1". TRANSVERSE JOINTS SHALL BE SET AT 15' (MAX) INTERVALS.
* SLOPE TO BE REDUCED TO 4.0% IN ALL ACCESSIBLE ROUTES AND CURB RAMPS.

COMBINATION CONCRETE CURB & GUTTER, TYPE M-6.18



PIPE UNDERDRAIN

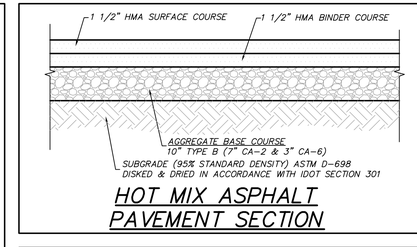
FRAME AND LID CASTING:
FRAME AND LID CASTING SHALL BE NEENAH NO. R-2553, UNLESS OTHERWISE NOTED ON DRAWINGS.

SEAL FRAME TO MANHOLE WITH KENT-SEAL OR EQUAL AND PROVIDE 3-1/2"ø ANCHOR BOLTS. SET CASTING AT PROPOSED GRADE OR AS INDICATED ON DRAWINGS.

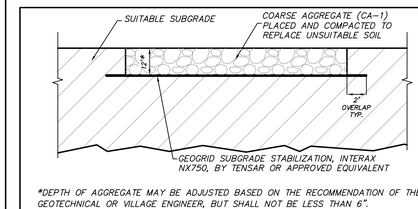
MANHOLE BARREL:
PRECAST REINFORCED CONCRETE SECTIONS CONFORMING TO ASTM C478 OR 127mm (6")

INSTALLATION REQUIREMENTS:
BACKFILL AROUND DRY WELL WITH CA7 SEWER CHIPS TO 2' BELOW GRADE.
WRAP STRUCTURE WITH FILTER FABRIC. AGGREGATE BACKFILL SHALL EXTEND A MINIMUM OF 1 FOOT FROM OUTSIDE FACE OF STRUCTURE.

DRY WELL MANHOLE, 5' DIA.



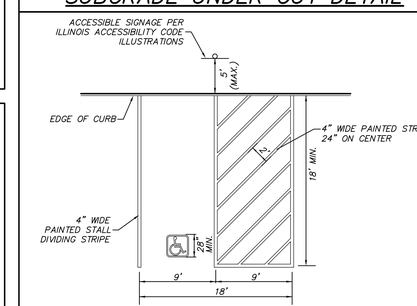
HOT MIX ASPHALT PAVEMENT SECTION



*DEPTH OF AGGREGATE MAY BE ADJUSTED BASED ON THE RECOMMENDATION OF THE GEOTECHNICAL OR VILLAGE ENGINEER, BUT SHALL NOT BE LESS THAN 6".

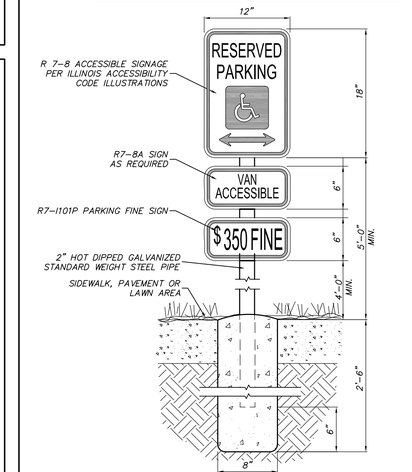
NOTES:
1. ALL EXCAVATED UNSUITABLE SUBGRADE SHALL BE USED AS FILL IN AN UNPAVED AREA OR PROPERLY DISPOSED OFFSITE.
2. UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL SUBGRADE SHALL BE DISKED AND DRIED PER IDOT SECTION 301 BEFORE IT IS CONSIDERED UNSUITABLE.

SUBGRADE UNDER CUT DETAIL



NOTES:
COLOR OF ALL PAINTED STRIPES SHALL BE YELLOW EPOXY PER IDOT SECTION 780.
PAVEMENT WITHIN HANDICAPPED PARKING STALL SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ANY DIRECTION.

ACCESSIBLE PARKING STALL



ACCESSIBLE PARKING SIGN

PROPOSED SITE IMPROVEMENTS
PIETRO'S PIZZERIA
5724 ELEVATOR ROAD, ROSCOE, ILLINOIS

LAYOUT PLAN
SITE DETAILS

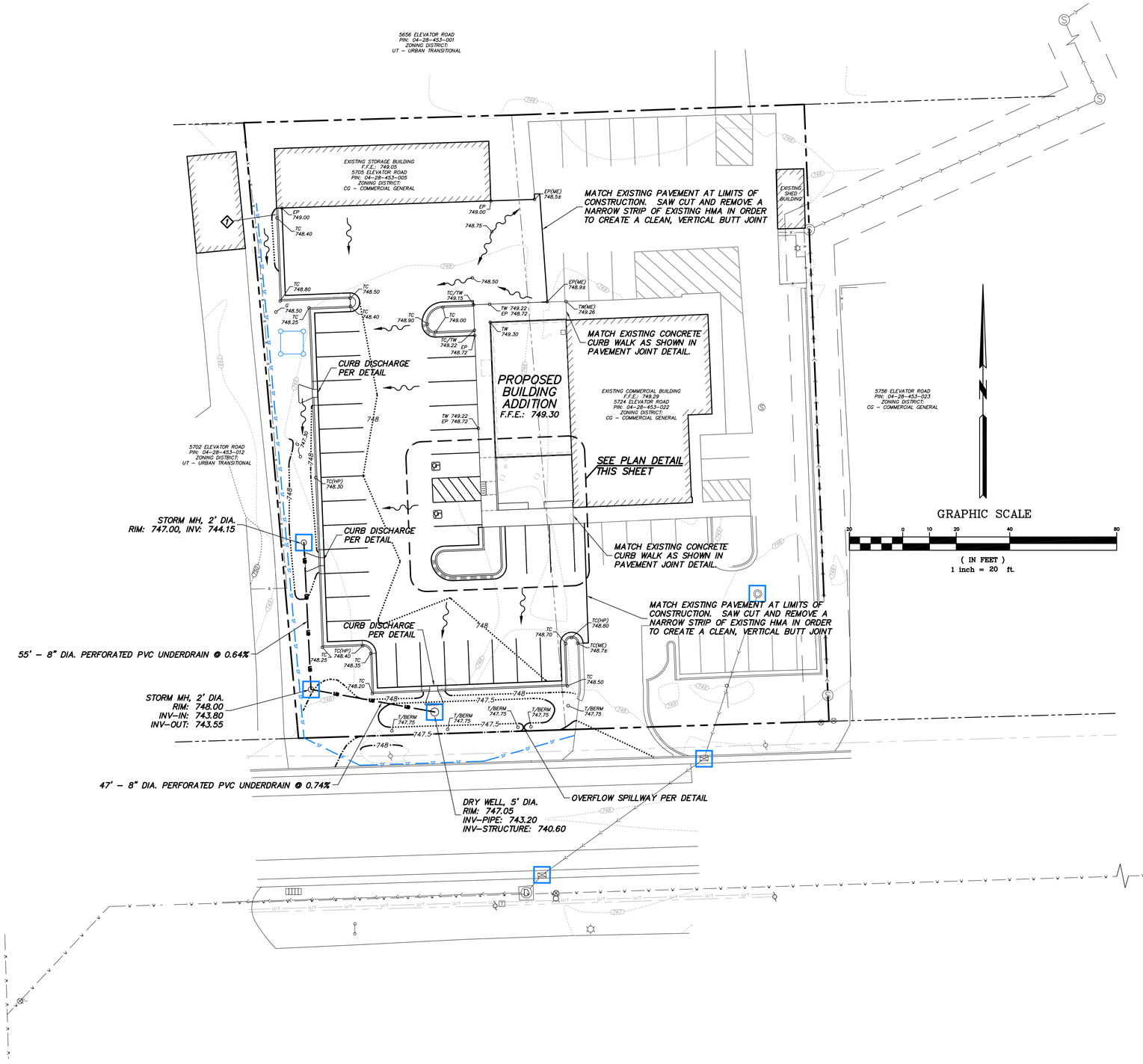
REVISIONS

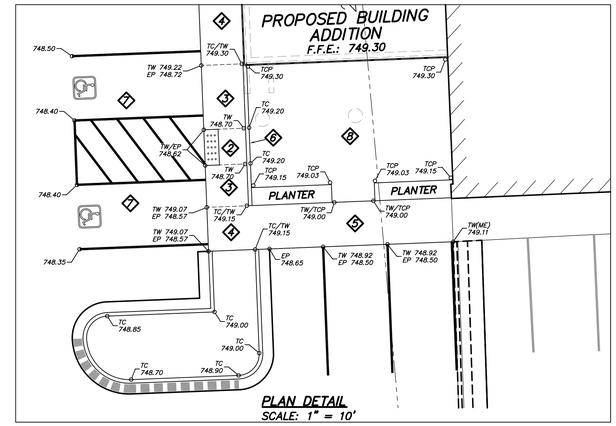
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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994

DRAFTED BY: JCW
CHECKED BY:
APPROVED BY:
ISSUE DATE: 3/6/2026
PROJECT NO.: 18740

C2.0
SHEET NO.:

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PLAN NOTES

1. DEPRESS CURB HEAD OVER 3'
2. CONCRETE CURB RAMP LOWER LANDING AREA W/ DETECTABLE WARNING. MAX. SLOPE 2% IN ANY DIRECTION.
3. CONCRETE CURB RAMP. MAX. RUNNING SLOPE 8% MAX. CROSS SLOPE 2%.
4. CONCRETE CURB RAMP UPPER LANDING AREA. MAX. SLOPE 2% IN ANY DIRECTION.
5. CONCRETE CURB RAMP. MAX. RUNNING SLOPE 5% MAX. CROSS SLOPE 2%.
6. 6" SIDE CURB PER DETAIL.
7. HMA PAVEMENT IN HC PARKING STALL. 2% MAX. SLOPE IN ANY DIRECTION.
8. CONCRETE PATIO PER ARCHITECTURAL PLANS.

LEGEND

A	SECTION DETAIL SEE SHEET _
799	EXISTING CONTOUR
799	PROPOSED CONTOUR
EP 000.00	EXISTING ELEVATION
EP 000.00	PROPOSED ELEVATION
	DRAINAGE ARROW
x x x x x	EXISTING CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	EXISTING WOOD FENCE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
UD	PROPOSED STORM SEWER UNDERDRAIN
	EXISTING WATER MAIN
W W	PROPOSED WATER MAIN
	EXISTING TO BE DEMOLISHED
	EXISTING AERIAL UTILITY
	COMBINATION CONCRETE CURB & GUTTER (AS NOTED)
	COMBINATION CONCRETE CURB & GUTTER "SPILL OUT"

EXISTING	PROPOSED	DESCRIPTION
⊗	⊗	WATER VALVE
Ⓢ	Ⓢ	SANITARY SEWER MANHOLE
Ⓓ	Ⓓ	DRAINAGE MANHOLE (CLOSED LID)
Ⓞ	Ⓞ	DRAINAGE MANHOLE (OPEN LID)
○	○	DRAINAGE MANHOLE (OPEN LID)
⊠	⊠	CURB INLET
◯	◯	INLET SPECIAL

ABBREVIATIONS

TV	CABLE PEDESTAL
DEP	DEPRESSED CURB HEAD
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
F.F.E.	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
G	GRADE
GW	GUY WIRE
HP	HIGH POINT
INV.	INVERT
ME	MATCH EXISTING
OP	OPEN GRATE STORM MANHOLE
PL	PROPERTY LINE
PR	PROPOSED
SO	STORM OUTLET
TL	PHONE PEDESTAL
UP	UTILITY POLE
TC	TOP OF CURB
TCP	TOP OF CONCRETE PATIO
TP	TOP OF HMA PAVEMENT
TW	TOP OF CONCRETE WALK

EROSION CONTROL LEGEND

- SILT FENCE
- TEMPORARY DITCH CHECK
- TEMPORARY CONCRETE WASHOUT FACILITY
- STABILIZED CONSTRUCTION ENTRANCE
- INLET FILTER
- CULVERT INLET PROTECTION
- HEAVY DUTY EROSION CONTROL BLANKET

PROPOSED SITE IMPROVEMENTS
PIETRO'S PIZZERIA
5724 ELEVATOR ROAD, ROSCOE, ILLINOIS

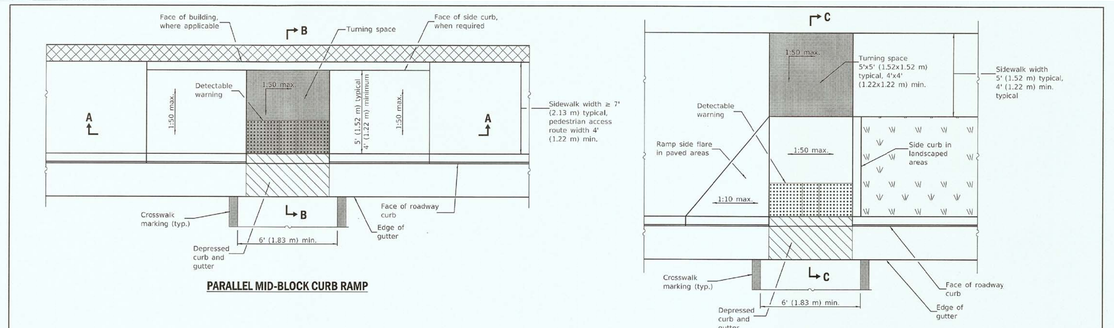
GRADING / EROSION CONTROL PLAN

REVISIONS

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DRAFTED BY:	JCW
CHECKED BY:	
APPROVED BY:	
ISSUE DATE:	3/6/2026
PROJECT NO.:	18740
SHEET NO.:	C3.0

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GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in. width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

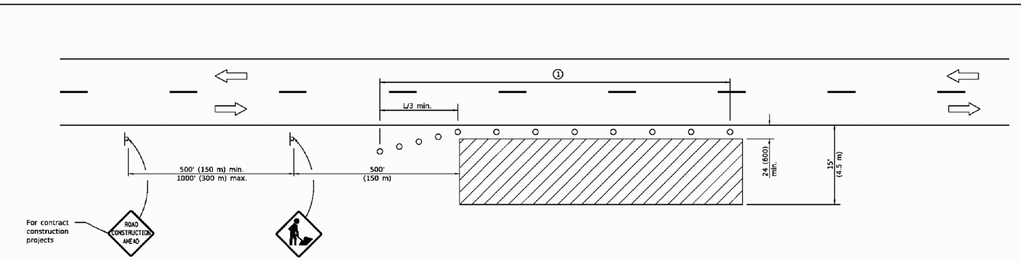
Illinois Department of Transportation

PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF BRIDGES AND STRUCTURES
STATE OF ILLINOIS

DATE	REVISIONS
1-1-19	Removed upper landing, added
	blended transitions and detectable
	warning tolerances.
1-1-18	Omitted diagonal slope at
	turning spaces and upper
	landings.

MID-BLOCK CURB RAMPS FOR SIDEWALKS

STANDARD 424016-05



TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Slide slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

Work area
Sign
Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

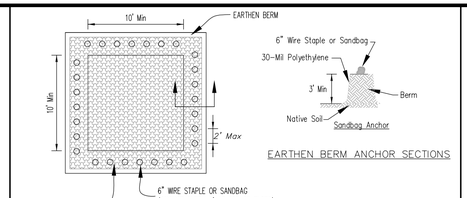
Illinois Department of Transportation

PASSED January 1, 2014 — ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2014 — ENGINEER OF DESIGN AND ENVIRONMENT
STATE OF ILLINOIS

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
1-1-13	Omitted text "WORKERS"
	sign.

OFF-RD OPERATIONS, 2L, 2W, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701006-05



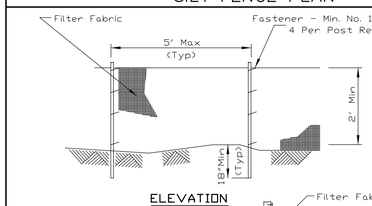
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

Designed — Date
Drawn B. JOHNSON — 6/08
Checked — Date
Approved — Date

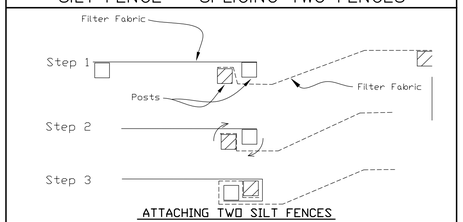
SILT FENCE PLAN



NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

SILT FENCE – SPLICING TWO FENCES

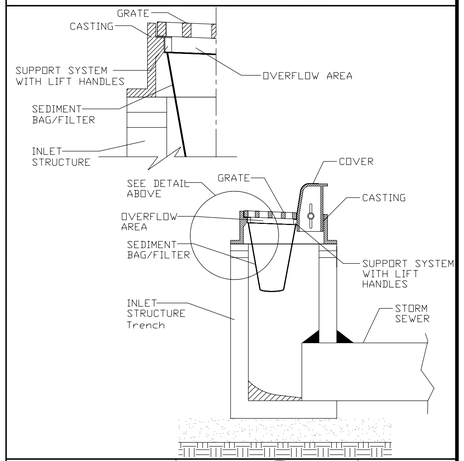


1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE
Project
Designed — Date
Checked — Date
Approved — Date

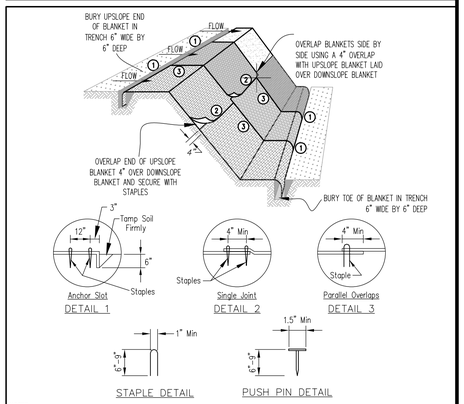
STANDARD DWG. NO. IUM-620A/629B(W)
SHEET 1 OF 1
DATE 3-16-12

INLET PROTECTION – PAVED AREAS DROP-IN PROTECTION



REFERENCE
Project
Designed — Date
Checked — Date
Approved — Date

STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-11-11



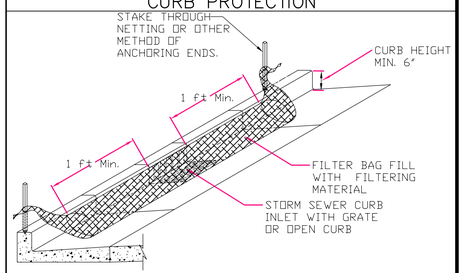
NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET INSTALLATION DETAILS

Designed — Date
Drawn B. JOHNSON — 6/08
Checked — Date
Approved — Date

INLET PROTECTION – PAVED AREAS CURB PROTECTION



REFERENCE
Project
Designed — Date
Checked — Date
Approved — Date

STANDARD DWG. NO. IUM-561C
SHEET 1 OF 1
DATE 01-11-11

PROPOSED SITE IMPROVEMENTS
PIETRO'S PIZZERIA
5724 ELEVATOR ROAD, ROSCOE, ILLINOIS

EROSION CONTROL DETAILS
I.D.O.T. DETAILS

REVISIONS

DRAFTED BY: JCW
CHECKED BY:
APPROVED BY:
ISSUE DATE: 3/6/2026
PROJECT NO.: 18740

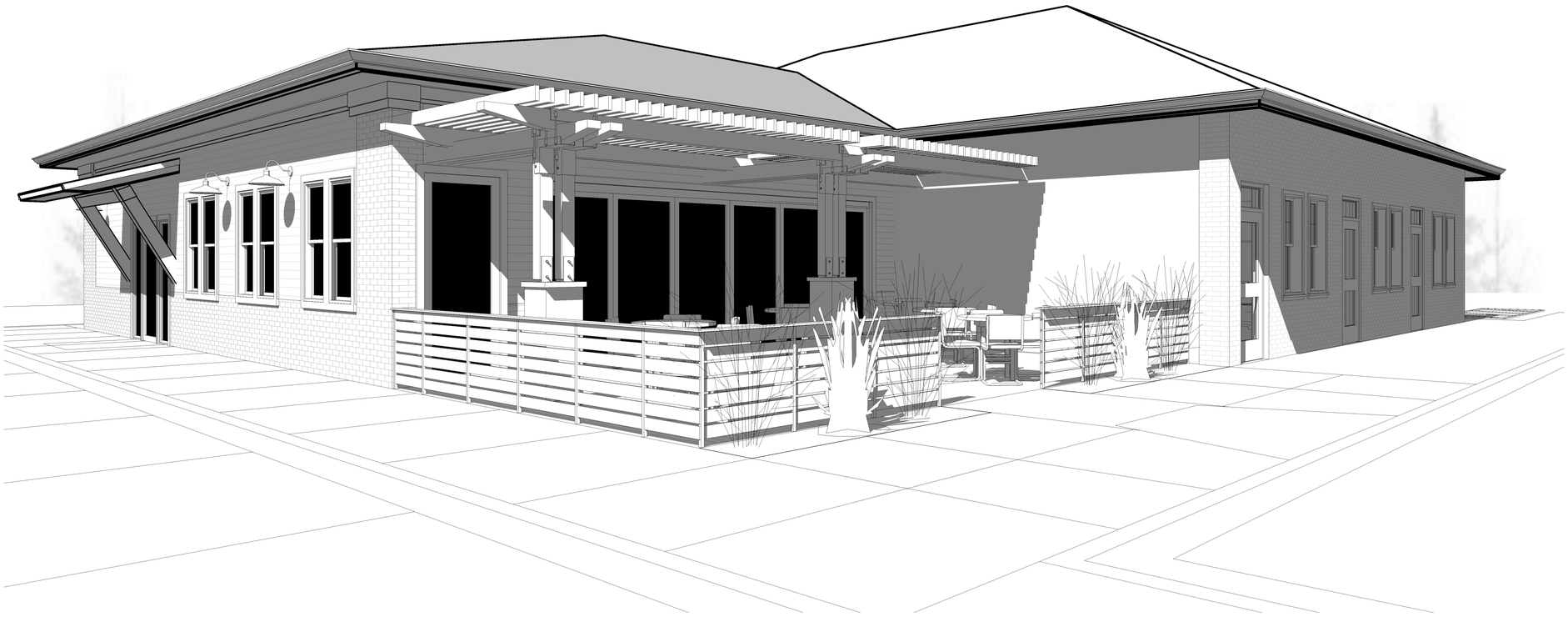
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SHEET NO.:

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Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073







ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

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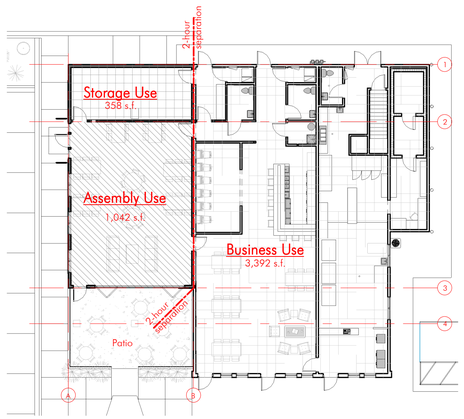
Project Number:

24-438

Date:

2-28-25

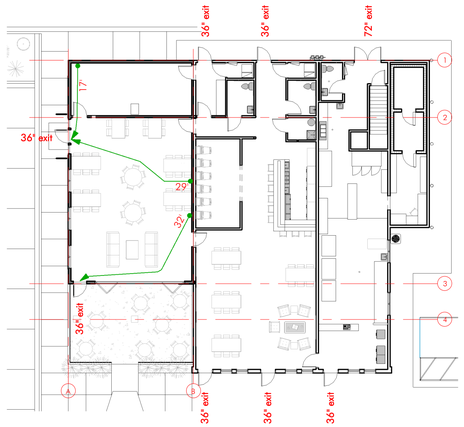
A-1.



N

1 Occupancy Plan

1/16" = 1'-0"



N

2 Life Safety Plan

1/16" = 1'-0"

IBC Building Code Compliance

Project: 5716 ELEVATOR RD

PIN: 04-28-453-005

Zoning: Winnebago County
Village of Roscoe
Zoning = CG

Project description:

This project includes the Addition of a gathering space to an existing structure, both conventionally wood framed over frost protected poured concrete foundations

Legal Description:

BEG SW COR LOT 13 ASRS PLAT TH N 264 FT TH E 100 FT TH S 264 FT TO S LN SAID LOT TH W TO POB PT LOT 13 SEC SEC: 28 TWP: 46 RANGE: 2

Applicable Design Criteria

Zoning -		Structural	
Existing Conditions-	2015 ICC Existing Building Code	Soils (assumed)	1,500lbs psf
Building Code -	2015 ICC International Building Code with amendments	Footing depth	42" below grade
Mechanical Code -	2015 ICC International Mechanical Code with amendments	Concrete	3,000 psi
Electrical Code -	2014 NFPA National Electric Code with amendments	Floors	40lbs L.L./ 20lbs D.L.
Plumbing Code -	2014 IDPH Illinois Plumbing Code part 890	Attic (limited storage)	20lbs L.L./ 10lbs D.L.
Fire Safety Code -	2013 NFPA Fire Alarm Code	Roof (zone 2)	30lbs L.L./ 10lbs D.L.
Energy Code -	2021 ICC International Energy Conservation Code		
Accessibility Code -	2018 Illinois Accessibility Code		

Chapter 3 - Use and Occupancy Classification

Area description	Use	Area
Existing	Business	3,901s.f.
Addition	Assembly	1,400 s.f.
Total		5,301 s.f.
Parcel Size		47,191 s.f. (x acre)

Chapter 4 - Special Detailed Requirements Based on Use and Occupancy

N/A

Chapter 5 - General Building Heights and Areas

IBC Table 504.3 Allowable building height in feet above grade plane	Use	Type	Allowed	Actual
	B, A-2	VB	NS,40'	24'
IBC Table 504.4 Allowable number of stories above grade plane	Use	Type	Allowed	Actual
	B, A-2	VB	NS,1	1
IBC Table 506.2 Allowable area in square feet	Use	Type	Allowed	Actual
	B, A-2	VB	NS, 6,000 s.f.	5,301 s.f.
IBC 508.4 Separated occupancies	Use	Use	Sprinkler	Rated
	A-2	B	No	2 hour

Chapter 6 - Types of Construction

Project Construction Type: **VB**

IBC Table 601 Fire-Resistance Rating Required for Building Elements (hours)	Building Element	Fire-resistance rating
	Primary structure	0 hours
	Bearing walls (exterior)	0 hours
	Bearing walls (interior)	0 hours
	Non-bearing walls (interior)	0 hours
	Floor construction	0 hours
	Roof construction	0 hours
IBC Table 602 Fire-Resistance Rating Required for Exterior Walls Based on Fire Separation Distance	Fire Separation Distance:	Occupancy / Rating
	>30'	Group B, A-2 / -

Chapter 7 - Fire and Smoke Protection Features

Fire Resistance ratings and test — UL Solutions - Testing in rated hours

Construction Member	Required	Rating
Fire rated of structural members	No	-
Fire rated exterior walls	No	-
Fire walls and barriers	Yes	2 hour
Fire rated partitions	No	-
Fire rated floors and horizontal assemblies required	No	-
Smoke barriers and partitions	No	-
707.6 Openings	Yes, Max. 25% area of wall	90 min., Max glass area = 100 si

Chapter 8 - Interior Finishes

Class A = Flame spread index 0-25; smoke developed index 0-450
Class B = Flame spread index 26-75; smoke developed index 0-450
Class C = Flame spread index 76-200; smokedeveloped index 0-450

Table 803.11 Interior wall and ceiling finish requirements by occupancy	Use	Sprinkled	Exit stair, ramp, & Passageways	Corridors	Rooms
	Group A-2	No	Class A	Class A	Class B

Chapter 9 - Fire Protection Systems

903 Automatic Sprinkler Systems	Use	Required		
	Group A-2	No (903.2.1.2, each fire area less than 5,000 s.f.)		
906 Portable Fire Extinguishers	Use	Required	Locations	
	Group A-2	Yes	1 per 11,250 s.f., 75' max travel	
907 Fire Alarm and Detection systems	Use	Required	Type	
	Group A-2	No (less than 300 occ.)	-	

Chapter 10 - Means of Egress

1004.1 Design Occupant Load
Table 1004.1.2 Maximum Floor Area allowances per occupant

Description of Area	Use	Area	SF per occupant	Occupant load
Business Areas	Group B	3,901 s.f.	100 gross	39 Occupants
Storage Area	Group S	358 s.f.	300 gross	1 Occupant
Assembly Area	Group A-2	1,042 s.f.	100 gross	69 Occupants
Totals		5,301 s.f.		109 Total Building Occupants

1005 - Means of Egress Sizing			Required	Actual
1005.3.1 Stairways	0.3" per occupant	109 Occupants	33"	N/A
1005.3.2 Other Egress Components	0.2" per occupant	109 Occupants	21.8"	324"

Table 1006.2.1 Single Exits	Occupancy	Maximum Occupant Load	Without Sprinkler System Travel Distance Maximum
	B, A-2	N/A	N/A
Table 1006.3.1 Minimum Number of Exits	Occupancy per Story	Minimum number of Exits per Story	
	1-500	2	
Table 1017.2 Exit Travel Distance	Occupancy	Without Sprinkler System	
	Group B, A-2	200'	
Table 1020.2 Minimum Corridor With	Occupancy	Minimum Width	
	Group B, A-2	B=36', A-2 = 44"	

Illinois Department of Public Health - Part 890; Minimum Number of Plumbing Fixtures

Description of Area	Use	Area	SF per occupant	Occupant load
Existing Business Areas	Group B	3,901 s.f.	200 gross	20 Occupants
Assembly Addition	Group A-2	1,042 s.f.	30 gross	35 Occupants
Total		4,943 s.f.		55 Total Plumbing Occupant Load 28 M, 28W

	Required	Actual
Water Closets	1:100 Mens, 1:50 Womens	1 Mens, 1 Womens, 1 Employee
Lavatories	1:100 Men, 1:100 Women	1 Mens, 1 Womens, 1 Employee
Service Sinks	1	1
3-compartment Sink	1	1

Graphic Symbols

Drawing Title — 1 Floor Plan — 1/4" = 1'-0" — Drawing Name / Drawing Scale / Drawing Number

North Arrow — North Designation

Building Section — Building Section Number / Drawing Number

Wall Section — Wall Section Number / Drawing Number

Interior Elevation — Interior Elevation Number / Sheet Number

Detail Designation — Detail Number / Sheet Number

Room Designation — Room / 101 — Room/ Space Number

Door Designation — 2418 / 2'-8" — Door Number / Door Width (Nominal)

Window Designation — 106 — Window Number

Elevation Designation — +(1'-0") Top of Floor — Elevation Height / Level Description

Revision Designation — 3 — Revision Number

Partition Type — A

Column Reference — A — Vertical Column Designation

Column Reference — 1 — Horizontal Column Designation

Dimension Line — X'-X"

Leader Lines

Center Line

Call out/ Large Scale Designation — 2 / A6 — Detail Number / Sheet Number

Hidden (above or below), Temporary, or Future Lines

Demolition Lines - Existing to be removed

Existing to Remain

New Wall

Concrete

Backfill soils

Granular fill

Rigid insulation

Finished wood

Plywood

Masonry (Brick)

Masonry (CMU)

Resilient tile

Gypsum Board

Paver Patio Blocks

Stone Patio Blocks

Asphalt Paving

Abbreviations

a/c	Air Conditioning	elec.	Electric	rad.	Radius
adj.	Adjacent	eq.	Equal	ref.	Reference
a.f.f.	Above finished floor	exist.	Existing	rev.	Revision
al.	Aluminum	exp.	Exposed	req.	Required
blkg.	Blocking	f.f.e.	Finish floor elevation	r.&s.	Rod & Shelf
bldg.	Building	fl.	Floor	s.f.	Square feet
bd.	Board	galv.	Galvanized	sim.	Similar
b.o.	Bottom of	gc	General Contractor	s.s.	Stainless Steel
cab.	Cabinet	gl.	Glass	stl.	Steel
cpt.	Carpet	gfi	Ground fault interrupted	stor.	Storage
c.o.	Cased Opening	gyp. bd.	Gypsum wall board	struct.	Structural
clg.	Ceiling	hwd.	Hard Wood	t.f.a.	To floor above
clo.	Closet	hgt.	Height	t.f.b.	To floor below
col.	Column	int.	Interior	t&g	Tongue & Groove
conc.	Concrete	manuf.	Manufacturer	th.	Thick
cmu	Concrete masonry unit	mas.	Masonry	t.o.	Top of
const.	Construction	max.	Maximum	tv	Television
cont.	Continuous	mech.	Mechanical	typ.	Typical
c.t.	Ceramic tile	min.	Minimum	v.i.f.	Verify in field
dtl.	Detail	misc.	Miscellaneous	wc.	Water Closet
dia.	Diameter	nom.	Nominal	w/d	Washer / Dryer
dim.	Dimension	n.i.c.	Not In Contract	wd.	Wood
dw.	Dishwasher	n.t.s.	Not to scale	wh.	Water Heater
dn.	Down	o.c.	On Center	wp	Waterproof
ds.	Downspout	ptd.	Painted		
dwg.	Drawing	pwdr.	Powder		

Instructions to Bidders

Provide a detailed estimate for all labor and material for the scope of work described in this drawing set. Include all allowances for selected materials by owner.

Base Bid - Typical light frame commercial tenant structure with site work

1. Alternate 1 - Deduct framed gypsum board soffit ceiling and provide lay-in ceiling entire area.

Sheet Index

Sheet Number	Sheet Name
A-1	Cover
A-2	General
A-3	ADA Standards
A-4	Energy Compliance
A-5	Wall Types & Notes
A-6	Schedules
A-7	Site Plan
A-8	Foundation Plan
A-9	First Floor Plan
A-10	Ceiling Plan
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A-12	Exterior Elevations
A-13	Building Sections
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A-15	Details
A-16	Details
A-17	Details
A-18	Construction Standards
A-19	Construction Standards
A-20	Construction Standards
A-21	Construction Standards

LICENSED ARCHITECT — JACOB M. ADDIS 001.026012 — STATE OF ILLINOIS

Exp. 11-30-2026

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Illinois.

Signature — 2-28-25 Date

Illinois Professional Design Firm # 184.008809

Item # 2.

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

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Sheet Title: General

Project Number: 24-438

Date: 2-28-25

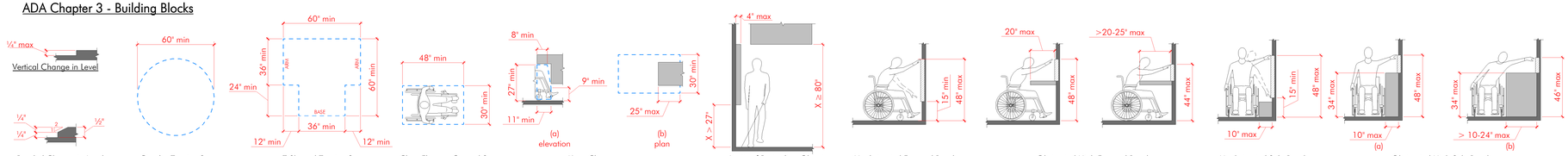
A-2

Accessibility Notes

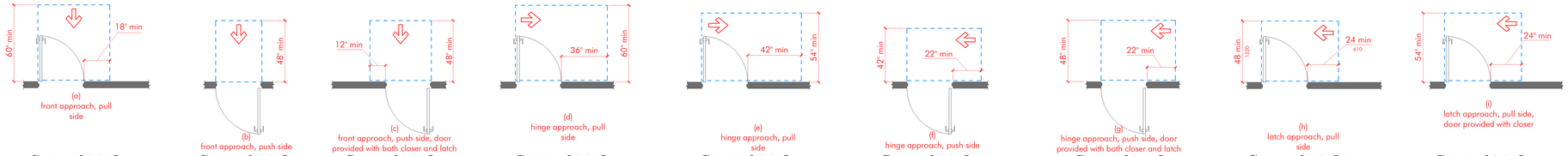
1. This building shall comply with all applicable provisions of both the Americans with Disabilities Act (ADA), public law 101-336, and the Illinois Accessibility code, April 24, 1997, and the USDOJ 2010 ADA standards for accessible design. All contractors and sub-contractors shall be responsible, as each trade applies, for complying with these standards and codes as applied to work performed under contract. Any conflicts, inconsistencies, or omissions shall be brought to the attention of the design professional immediately. All contractors will verify and comply with all provisions of the codes and standards
2. Accessible parking stalls shall be located and marked as required. Accessible parking shall be located as close as possible to the shortest accessible path of travel to an accessible entrance to the building
3. Sidewalks to accessible entry doors shall be a minimum of 5'-0" in width and free of curbs. Sidewalk surfaces shall have a broom finish as required. Ramps for accessibility shall be provided with a slope of less than 1:12. Ramp surfaces shall be finished with detectible warning patterns as required. Accessible entrances shall be provided with a level platform with a minimum width of 5'-0" and a minimum length to extend past the pull side of the door by 3'-0"
4. All doors (except those to hazardous areas) shall have a minimum clear opening of 2'-8"
5. Handrails shall extend 1'-0" past the top tread and 1'-0" plus the width of the tread past the bottom tread of all stairways
6. Ramps that rise more than 6" shall have handrails on both sides of ramp. Ramps shall have tactile floor designations
7. Elevators shall have visual and audible signals with tactile floor designations
8. All stairways shall be provided with a 10 square foot area of refuge on all accessible floors. The main discharge level is not required to provide an area of refuge. Each area of refuge shall have a means of communication with rescue personnel
9. Provide a minimum of one accessible toilet in all restrooms as required. Accessible toilet stalls shall be a minimum of 5'-0" in width and 5'-0" in depth with an accessible water closet with lever control on transfer side, required grab bars, and a 2'-8" clear opening out-swinging door
10. When urinal(s) are provided, at minimum provide one accessible urinal in all men's restrooms, unless additional fixtures are also noted to be accessible
11. Provide a minimum of one accessible mirror in all restrooms as required. Bottom reflective edge of mirror shall be a maximum of 3'-2" above finished floor
12. Provide tactile signs for all corridors, restrooms, and exit doors as required
13. Provide visual and audible warning signals and alarms as required
14. The Maximum door opening force shall be 8.5 lbf for exterior doors and 5 lbf for interior doors IAC 800.110

Accessibility Standards

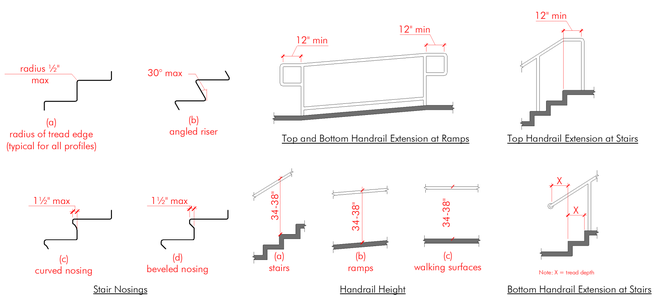
ADA Chapter 3 - Building Blocks



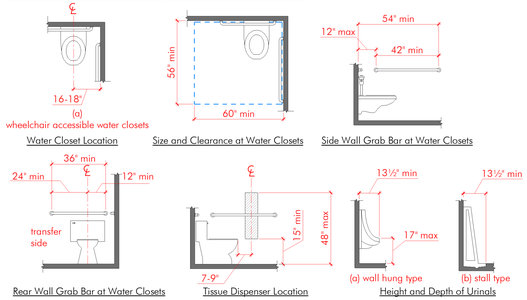
ADA Chapter 4 - Accessible Routes



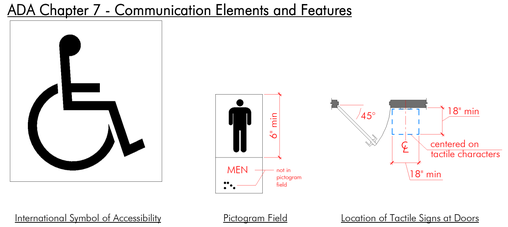
ADA Chapter 5 - General Site and Building Elements



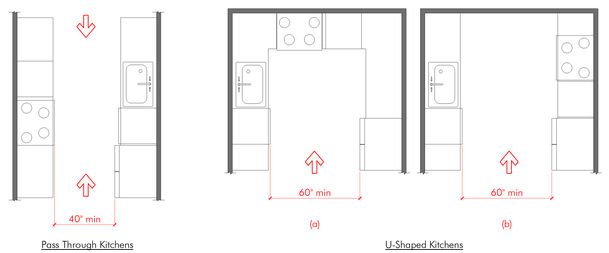
ADA Chapter 6 - Plumbing Elements and Facilities



ADA Chapter 7 - Communication Elements and Features



ADA Chapter 8 - Special Rooms, Spaces, and Elements

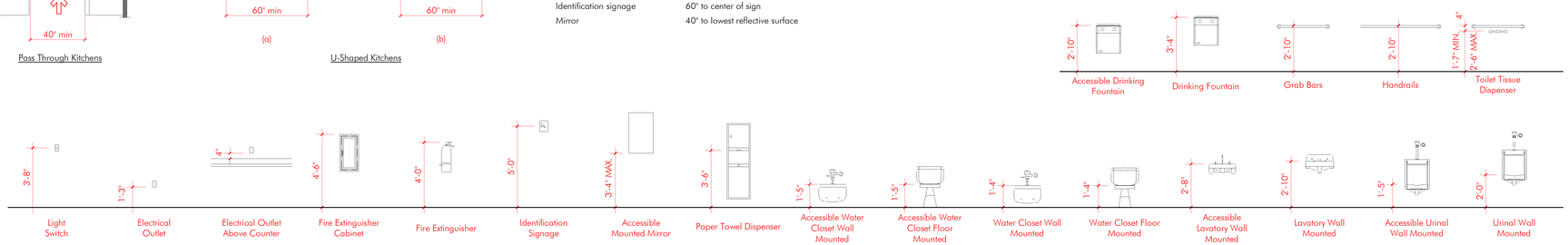


Typical Mounting Heights

Wall mounted fixtures	Height from finished floor
Light switches	44" to center of fixture
Electrical receptacles	15" to bottom of fixture (UNO)
	4" Above backsplash (UNO)
Fire alarm pull	44" to center of fixture
Fire alarm bell	84" to center of fixture
Thermostat	44" to center of fixture
Wall mounted telephone	44" to center of fixture
Strobe light	80" to top of fixture, or 6" below ceiling
Fire extinguisher cabinet	60" to top of cabinet
Fire extinguisher	48" maximum to handle
Identification signage	60" to center of sign
Mirror	40" to lowest reflective surface

Plumbing fixtures	Height from finished floor
Accessible drinking fountain	34" to top of fixture
Drinking fountain	40" to top of fixture
Accessible lavatory	32" to top of bowl
Lavatory	34" to top of bowl
Accessible urinal	17" to opening lip, Maximum 36" to top of flush control
Urinal	24" to opening lip
Accessible water closet	17" to top of seat, Maximum 36" to top of flush control
Water closet	16" to top of seat

Accessible fixtures	Height from finished floor
Grab bars	34" to the top
Handrails	34" to the top
Toilet tissue dispenser	19" minimum, 30" maximum and immediately below grab bars
Paper towel dispenser	42" to the dispenser
Paper towel dispenser/ receptacle	See elevations
Soap dispenser	40" to the control



Item # 2.

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

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Sheet Title
ADA Standards

Project Number:
24-438

Date:
2-28-25

A-3
14

Energy Compliance

2021 International Energy Conservation Code

IBC Chapter 11 - Energy Efficiency

Commercial - Group R

Zone 5

Fenestration - Fixed	0.36 U factor
Fenestration - Operable	0.45 U factor
Entrance Doors	0.63 U factor
Skylite	0.50 U factor
Ceilings	R-49
Wood framed walls	R-20+3.8ci or R-13+7.5 ci
Floors	R-30
Basement walls	R-10 ci
Unheated Concrete slabs	R-20ci to 24' edge
Heated Concrete Slabs	R-15ci to 36' edge + R-5 entire
Crawl space	R-19 or R-15 cont.

Commercial - All other groups

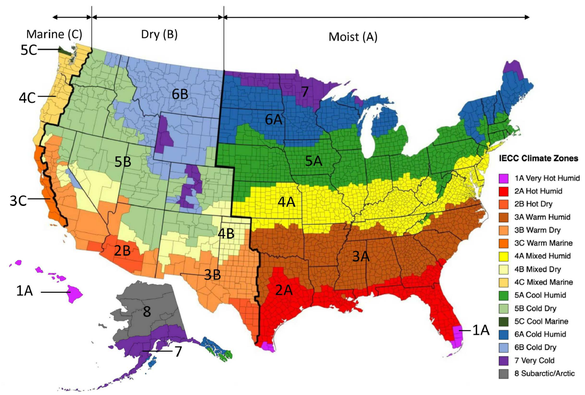
Zone 5

Fenestration - Fixed	0.36 U factor
Fenestration - Operable	0.45 U factor
Entrance Doors	0.63 U factor
Skylite	0.50 U factor
Ceilings	R-49
Wood framed walls	R-20+3.8ci or R-13+7.5 ci
Floors	R-30
Basement walls	R-7.5 ci
Unheated Concrete slabs	R-15ci to 24' edge
Heated Concrete Slabs	R-15ci to 36' edge + R-5 entire
Crawl space	R-19 or R-15 cont.

One and Two-family Dwellings - Residential

Zone 5

Fenestration	0.30 U factor
Skylite	0.55 U factor
Glazed Fenestration	0.40 SHGC
Ceilings	R-49
Wood framed walls	R-30, or R-20+5ci, or R-13+10 ci
Floors	R-30
Basement walls	R-19 or R-15 cont.
Concrete slabs	R-10ci to 4' edge & R-5 entire if heated
Crawl space	R-19 or R-15 cont.



COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	Pietros
Location:	Roscoe, Illinois
Climate Zone:	5a
Project Type:	Addition
Vertical Glazing / Wall Area:	10%

Construction Site:
5724 Elevator Road
Roscoe, Illinois 61073

Owner/Agent:
Pietro's Gathering Space
5724 Elevator Road
Roscoe, Illinois 61073

Designer/Contractor:
Jacob Addis
Addis Architecture
672 W. Main St. #462
Lake Geneva, Wisconsin 53147
2623745007
jaddis@addisarch.com

Building Area	Floor Area
1-Gathering Space (Dining: Bar Lounge/Leisure) : Nonresidential	1400

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Gathering Space]	1400	0.0	49.0	0.020	0.021
Floor: Unheated Slab-On-Grade, Horizontal with vertical 2 ft., [Bldg. Use 1 - Gathering Space] (d)	106	---	15.0	0.690	0.520
NORTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Gathering Space]	336	21.0	3.6	0.049	0.051
SOUTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Gathering Space]	336	21.0	3.6	0.049	0.051
Door 101A: Other (U-Factor option), Swinging, [Bldg. Use 1 - Gathering Space]	21	---	---	0.450	0.370
Door 101B: Insulated Metal, Swinging, [Bldg. Use 1 - Gathering Space]	160	---	---	0.310	0.370
WEST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Gathering Space]	565	21.0	3.6	0.049	0.051
Door 101E: Glass (over 50% glazing): Nonmetal Frame, Entrance Door, Perf. Specs.: Product ID 0, SHGC 0.60, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	21	---	---	0.450	0.630
Window 101: Wood Frame: Fixed, Perf. Specs.: Product ID 0, SHGC 0.60, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	14	---	---	0.310	0.360
Window 102: Wood Frame: Fixed, Perf. Specs.: Product ID 0, SHGC 0.60, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	14	---	---	0.310	0.360
Window 103: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Window 104: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450
Window 105: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450
Window 106: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450
Window 107: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450
Window 108: Wood Frame: Operable, Perf. Specs.: Product ID 0, SHGC 0.50, PF 0.63, [Bldg. Use 1 - Gathering Space] (c)	12	---	---	0.350	0.450

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.
(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(d) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 2% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jacob Addis, Architect — Name - Title
Signature
2-12-25 — Date

ADDIS ARCHITECTURE

Pietro's Addition

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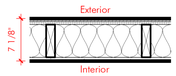
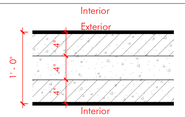
Sheet Title
Energy Compliance

Project Number:
24-438

Date:
2-28-25

A-4

Wall Types

Type	Description	Detail	Area	Fire Rating	Thermal	Acoustical	Use Description
A	5 1/2" (2x6) wood studs at 16" o.c. Sheath exterior with 1" Huber ZIP-R insulated sheathing (R-3.6). Sheath interior side with 1 layer of 5/8" gypsum wall board over 2 mil. vapor barrier. Fill stud cavity with 5 1/2" R-21 fiberglass batt insulation. Use moisture resistant gypsum wall board in all wet areas, typical. Reference exterior elevations for exterior finish materials and coordinate finish selections with owner. Use pressure treated 2x bottom plate when anchored to concrete, typical		981 SF	1 hour rated, UL- V318	R- 21.9	STC-36	All exterior wood framed partitions at conditioned areas
B	3 1/2" (2x4) wood studs at 16" o.c. Sheath both sides with 5/8" gypsum wall board. Use moisture resistant gypsum wall board in all wet areas, typical. Use pressure treated 2x bottom plate when anchored to concrete, typical		397 SF	-	-	STC-34	All interior wood framed partitions
B1	3 1/2" (2x4) wood studs at 16" o.c. Sheath both sides with 5/8" type X gypsum wall board. Use moisture resistant gypsum wall board in all wet areas, typical. Use pressure treated 2x bottom plate when anchored to concrete, typical		542 SF	1 hour rated, UL-U305	-	STC-34	All fire separated wood framed walls
E	8" poured concrete wall with steel rebar reinforcement (typical) over 16'w. x 8'd. continuous concrete footing with steel rebar reinforcement (typical). Reference Foundation Plan, Wall Sections, and Construction Standards for details		93 SF		-	-	All poured concrete stoop walls below grade
F	12" poured concrete wall with steel rebar reinforcement over 20'w. X 10'd. continuous concrete footing with steel rebar reinforcment, typical. Provide 4" w. x 6" d. masonry ledge from grade to top of wall on exterior. Provide 4" w. x 7" d. masonry ledge on inteior to support slab and insulation, typical. Reference Foundation Plan, Wall Sections and Standards for details		347 SF	-	-	-	All poured concrete structural foundation walls below grade

Project Notes

1. Construction shall comply with all applicable national, state and local building codes with local amendments. It is the responsibility of the Contractor to insure compliance with said codes and modify the specifications as needed to comply. Such compliance shall take precedence over items that may, or may not be specified or detailed in these drawings or specifications. Manufacturer's Standards, Recommendations, Specifications, Shop Drawings & Cut-sheets to take precedence over these drawings and shall be provided by Contractor if required
2. All work shown in this drawing set must comply with the terms above or the general specifications and construction standards enclosed for all divisions of construction
3. These drawings indicate in general the project in terms of architectural design intent. The drawings do not necessarily indicate or describe all work required for full performance and completion of the project. Minor details not usually shown or specified but are necessary for construction, installation, or operation of any part of the work shall be included in the scope of work as if it were specified or indicated on the drawings.
4. An appropriate level of care has been taken to provide accurate and precise drawings, however changes and revisions outside the Architects control may increase inaccuracies. Any errors on the drawing shall be reported to the Architect promptly before any construction begins with reasonable time to issue revisions and corrections. Contractors (sub and or general) assume responsibility of all errors and discrepancies if beginning construction prior to reporting such errors to the Architect. The user of these drawings (owner, contractor, sub-contractor, tradesmen) agrees to hold the Architect harmless from any responsibility, discrepancy, errors or omissions regarding the means of construction and furthermore any cost derived from construction issues that may occur during the project
5. Do not copy or distribute this plan without the written consent of the Architect. This plan is protected under copyright law and was created for the one-time use for the Client (name & location) listed on the title block of these drawings
6. Verify condition of all on-site construction materials and workmanship. Report deterioration, unsafe, or unsatisfactory conditions immediately to Architect or G.C.
7. All electrical, plumbing, & mechanical work must be performed by state licensed professional Contractors
8. Plumbing/ Mechanical/ Electrical layout and design to be design/ build in field by each trade. G.C. Shall assist to facilitate the layout and design to service all required fixtures to meet or exceed minimum codes while completing the scope of work and the design intent of these drawings. Each trade shall avoid conflict with structural components, other trades, and the need to construct soffits to conceal work unless required
9. Structural components shown on this drawing are for reference only using standardized loading and capacities found in the IBC/ IRC. Verify size, placement, connection details, and structural capacity of all beams, headers, floor joist, trusses & similar structural components with the building code, manufacturers specifications, and suppliers of these items.
10. The Architect may, or may not be contracted to assist in Construction Administration in terms of architectural review, material and fixture selections, site visits, shop drawing submittal review, and design coordination. However, the Architect will not provide of any form of construction project management or general contracting of any kind. Selected General Contractor assumes all said responsibilities including construction means & methods
11. The Contractor and Owner shall agree to terms for construction and compensation based and bid upon the design intent of these drawings with monetary allowances for material selections. Additional work (adds), deletions of work (credits), or alterations to the design intent outside the drawings may be completed via change order form
12. The issued building permit shall be on display on the project site at all times. General Contractor shall arrange all inspections and test as required by the building department and provide the owner with a certificate of occupancy at the completion of construction.
13. Verify all dimensions on site and bring discrepancies to the attention of the Architect before beginning work. Dimensions shown are taken prior to project commencement and may vary within reasonable tolerances of construction
14. Drawings may be scaled for general takeoff purposes only. For all other dimensions, verify on-site and consult with Architect

General Notes

1. Reference and review Project Notes on sheet A-2, and the General Construction Standards and Specifications included in this drawing set
2. Exact Plumbing/ Mechanical/ Electrical layout to be design- build in field by each State Licensed contractor. The General Contractor shall assist and coordinate the facilitation of each to meet the design intent of these drawings, minimum code standards, and the service/ operation of all required fixtures while completing the scope of work. Each trade shall avoid conflict with structural components, other trades, and the need to construct soffits to conceal work unless required
3. Appliances, Plumbing, Mechanical, and Electrical fixtures to be selected by owner. General contractor to coordinate rough-in requirements and locations with each trade.
4. The General Contractor shall reference finish schedules and confirm all wall, ceiling, and floor finish selections with Owner
5. All lumber in contact with concrete to be pressure treated
6. Verify exact constructed floor to floor heights, site finished grade elevations, and adjust step heights at all entry/ exit doors and interior stair ways for consistent riser heights. Finished floor materials may impact measurements
7. Reference Wall Type Schedule, Building & Wall Sections, & Details for rough framing and finish configurations
8. Provide all fire and draft stopping as required per 2021 IBC. Seal all wall cavities, floor & ceiling penetrations with approved sealants
9. Provide solid blocking at all point load locations with direct field verified alignment for continuous bearing to foundations. Reference point load detail
10. Provide solid wood blocking at all bathroom accessory locations (towel bars, paper holders, shower niche, mirrors, etc.)
11. Exact size and placement of all casework including kitchen cabinets, appliances, & bathroom vanities may vary. General Contractor to coordinate with Owner, Supplier, and Interior/ Cabinet Designer. Verify actual field dimensions prior to cabinet design or ordering. Minor adjustments may be required to the cabinet sizes based on the exact built environment. Contractor to verify and coordinate rough-in sizes, locations, service requirements, and specifications
12. Provide and install Simpson Strong-tie H2.5A G90 rafter tie down at each roof truss or roof rafter, typical

Foundation Notes

1. All work must shown on this drawing must comply with the General Specifications and Construction Standards enclosed within the drawing set for all divisions of construction
2. Grade elevations that may be shown on these Architectural drawings are schematic in nature and are for planning purposes only. Civil engineer soil elevations, established benchmarks, established elevations to top of foundation, footing, or slab take precedence over any listed elevations in this drawing
3. Contractor may adjust location of stepped foundation wall heights to match final grade on site to conform to actual field conditions so long as the bearing structural components (Beams, Headers) remain unchanged without modification. Notify Architect if adjustments are required and effect other structural components
4. All poured concrete footings, walls, bearing pads to be poured on verified undisturbed soils. Protect soils and footings from freezing temperatures. Never leave footing depth soils uncovered exposed to frost
5. The concrete pad and strip footing shown on this plan follow the IBC assumed soil bearing conditions of 1,500 psf but do not represent actual field conditions which may vary. Contractor to verify site soil conditions, at the owners expense, by on-site testing including soil type, consistency, water table elevation, and soil structural bearing information and conditions. Obtain written, stamped, and sealed report and of said information from a state licensed Geotechnical Engineer and provide a copy to the Architect and Building Official. The report shall be used to size all soil load bearing concrete strip and pad footing in lieu of these drawings.
6. Structural components shown on this drawing are for reference only using standardized loading and capacities found in the IBC/ IRC. Verify size, placement, connection details, and structural capacity of all beams, headers, floor joist, trusses & similar structural components with the building code, manufacturers specifications, and suppliers of these items.
7. Coordinate with concrete sub-contractor location & size of thru-wall sleeves for utility access to structure to avoid coring through concrete wall
8. 4" min. - 6" maximum, Exposure of foundation wall exposed at final grade
9. Reference detail sheets and the General Specifications & Construction Standards for all steel reinforcement in all concrete pad footings, strip footings, walls, and slabs
10. Plumbing contractor to locate & place underslab floor drains in coordination with mechanical systems. Verify with owner and G.C.
11. All dimensions are face to face of concrete wall and do not include exterior foundation insulation, if specified. Reference wall type schedule
12. Provide Simpson strong-tie ABU-XX post base at each concrete pier foundation, centered (typical)
13. Provide 1/2"ø x 10" 'J' anchor bolts at 6'-0" at top of foundation wall. Minimum two (2) per short sill. Reference wall section for exact placement in width of wall
14. Sub-slab passive radon depressurization system to be located near Mechanical area unobstructed through living space to roof vent termination. Verify location

Demolition Notes

1. Contact local entity (JULIE) or (DIGGERS) to locate underground utilities before any construction begins
2. Notify Architect of discrepancies between existing conditions & drawings before proceeding w/ demolition
3. Verify in field actual dimensions of existing conditions before demolition and construction
4. Disconnect utility connections and provide temporary abandonment from work area (power, gas, water/sewer) prior to demolition
5. Provide & maintain shoring, bracing, and structural supports as required to preserve stability & prevent unexpected or uncontrolled movement in demolition areas
6. Provide barricades & proper signage at work area perimeter including walk area & drive closures
7. Demolish & remove existing construction only to the extend required by new construction & as indicated. Use methods required to complete the work within limitations of governing regulations
8. Demolition to provide neatly cut openings & holes plumb, square & true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Temporarily cover & secure openings to remain
9. Locate demolition equipment & remove debris & materials so as not to impose excessive loads on supporting walls, floors, or framing
10. Dispose of demolished items & materials in an approved bin or dumpster and move offsite promptly
11. Provide temporary plastic barricades & drop cloths to isolate construction area and minimize airborne dust
12. Remove debris & clean all work area and effected adjacent no work areas to pre-construction cleanliness once project is complete

Site Plan Notes

1. Contact and complete underground utility locating service (Julie or Diggers) or similar, before any work shall begin
2. This site plan is schematic in design and drawn as an Architectural plan for reference only. Property lines and setback lines are shown only using data from G.I.S. systems and aerial photography mapping. The exact layout and location of this structure shall be provided and documented by a registered/ licensed surveyor in the state of this project. Do not use these drawings for location and placement of structure as they are schematic in nature for project planning purposes
3. Grade elevations that may be shown on these Architectural drawings are schematic in nature and are for planning purposes only. Civil engineer soil elevations take precedence over any listed elevations included in this drawing
4. Verify property line information and set backs with surveyor and or building official and zoning department of site municipality
5. Notify Architect of discrepancies between these plans and actual field conditions before beginning work
6. Contractor may adjust location of stepped foundation wall heights to match final grade on site to conform to actual field conditions so long as the structural components (Beams, Headers) remain unchanged without modification. Notify Architect if adjustments effect other components
7. Reference general specifications within these plans for sitework details, protection of vegetation, and protection of surrounding and adjacent property including soil erosion control

Surface Calculations

- Parcel - 47,191 s.f.
- Parking surface - 28,649 s.f.
- Side walk - 2,473 s.f.
- Total structure - 5,500 s.f.

ADDIS ARCHITECTURE

Pietro's Addition

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Sheet Title

Wall Types & Notes

Project Number:

24-438

Date:

2-28-25

A-5

Window Schedule

Number	Material	Width	Height	Operation	Glazing	Light	Vent (%)	Comments
101	Aluminum Clad Wood	2' - 0"	7' - 0"	Fixed	Dual Pane Low E Argon Filled	14 ft²	0	
102	Aluminum Clad Wood	2' - 0"	7' - 0"	Fixed	Dual Pane Low E Argon Filled	14 ft²	0	
103	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
104	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
105	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
106	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
107	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	
108	Aluminum Clad Wood	2' - 6"	5' - 0"	Double Hung	Dual Pane Low E Argon Filled	13 ft²	50	

Schedule Notes

Window Schedule

1. Due to various window manufacturers that may be used, window sizes shown are nominal (ex. 3'-0"w.X 5'-0" h.) and do not indicate rough openings or combination mull thicknesses. Window manufacturer shall provide exact unit size & rough opening size to General Contractor & Framing Contractor to be constructed on-site. Selected unit size shall be within 3" nominal from scheduled size. Notify Architect of discrepancies. Verify all window finish, color, function, muntins, & installation type with Owner
2. Tempered glazing requirements to follow 2021 International Building Code
3. Follow 2021 IBC Window Fall Protection: Provide window fall protection device if window sill is less than 24" a.f.f. and adjacent distance to grade is more than 72"; Does not apply to emergency egress windows

Door Schedule Notes

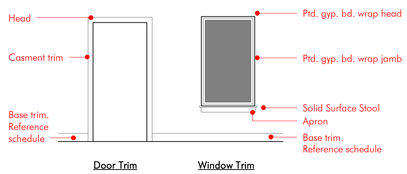
1. Coordinate all door and trim finish/ style with Owner
2. Provide brick moulding at all exterior door locations
3. Door types not shown to be selected by owner
4. Provide all necessary hinge and hardware as typical for commercial applications. Verify finish and function with Owner

Room Finish Schedule Notes

1. Verify all finish/ color selections with Owner.
2. Provide non-absorbent floor finish material in wet areas
3. Generally, painted gypsum board shall be primed (1 coat) and painted with eggshell or satin finish paint (2 coats). Verify all color selections with Owner
4. Generally, If millwork is painted finish, Base, Casing, and Crown mouldings shall be pre-primed and finished with semi-gloss paint (2 coats). Verify color selection with Owner
5. Provide moisture resistant gyp. bd. in all areas susceptible to high moisture exposure
6. For habitable rooms other than Kitchens, ventilated openings (natural vent) is not required only if a whole-building mechanical ventilation system is provided or a mechanical ventilation system capable of producing 0.35 air changes per hour
7. Natural Light is not required in rooms with a mechanical ventilation system is provided and artificial light is provided capable of producing an average illumination of 6 foot candles (65 lux) over the entire area at a height of 30" a.f.f.

Millwork Notes

1. Trim package to be: Painted White, Semi-gloss



Door Schedule Abbreviations:

AL.	Aluminum	P.	Push Plate
CL.	Closer	P.L.	Privacy Locks
C.R.L.	Classroom lockset	P.P.	Push/ Pull plates
C.R.	Card reader	P.S.	Passage set
D.B.	Dead bolt	S.H.	Spring Hinge
D.S.	Door stop	STL.	Steel
E.S.	Electric strike	SW.	Door sweep
H.M.	Hollow metal	TBB	Top & Bottom bolt
H.S.	Hinge stop	THR.	Threshold
K.P.	Aluminum kick plate	W.B.	Wall Bumper
LS.	Lockset	WD.	Wood
OFF.	Office Lockset	WTH.	Weatherstripping

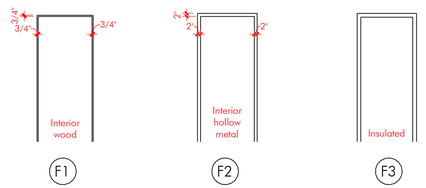
Room Finish Schedule

Number	Name	Area	Ceiling Height	Wall Finish	Ceiling Finish	Floor Finish	Base Finish	Req'd. Light (8%)	Actual Light	Req'd. Vent (4%)	Actual Vent	Comments
101	Gathering Room	987 ft²	12' - 0"	Gypsum board painted	2x2 Lay-in	LVT	6" vinyl	79 ft²	266 ft²	39 ft²	199 ft²	
102	Mechanical/ Storage Room	319 ft²	12' - 0"	Gypsum board painted	2x2 Lay-in	LVT	6" vinyl	26 ft²	0 ft²	13 ft²	0 ft²	Light/ Vent N/A

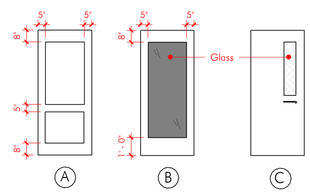
Door Schedule

Number	Width	Height	Th.	Type	Door Material	Glazing	Frame Type	Fire Rating	Comments
101A	3' - 0"	8' - 0"	1 3/4"	B	Insulated Aluminum Clad/Glass	Dual pane low e argon	F3	-	ADA Sill. CL., K.P., Panic Hardware.
101B	20' - 0"	8' - 0"	1 3/4"	B	Insulated Aluminum Clad/Glass	Dual pane low e argon	F3	-	Bi-folding Floor Mtd. Exterior
101C	3' - 0"	6' - 8"	1 1/2"	C	Metal	-	F2	90 minute	100 si glazing max., CL., OFF., W.B.
101D	3' - 0"	6' - 8"	1 1/2"	C	Metal	-	F2	90 minute	100 si glazing max., CL., OFF., W.B.
101E	3' - 0"	7' - 0"	1 3/4"	B	Insulated Aluminum Clad/Glass	Dual pane low e argon	F3	-	ADA Sill. CL., K.P., Panic Hardware.
102A	3' - 0"	7' - 0"	1 1/2"	A	Wood	-	F1	-	CL., OFF., W.B.
102B	3' - 0"	6' - 8"	1 1/2"	C	Metal	-	F2	90 minute	100 si glazing max., CL., OFF., W.B.
102C	3' - 0"	7' - 0"	1 1/2"	A	Wood	-	F1	-	CL., OFF., W.B.

Frame Types



Door Types



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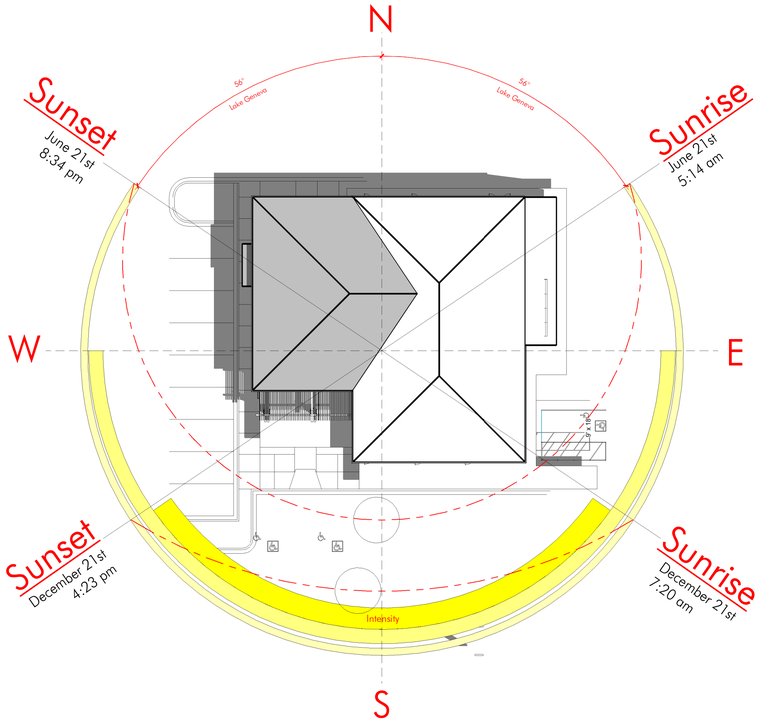
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Sheet Title
Schedules

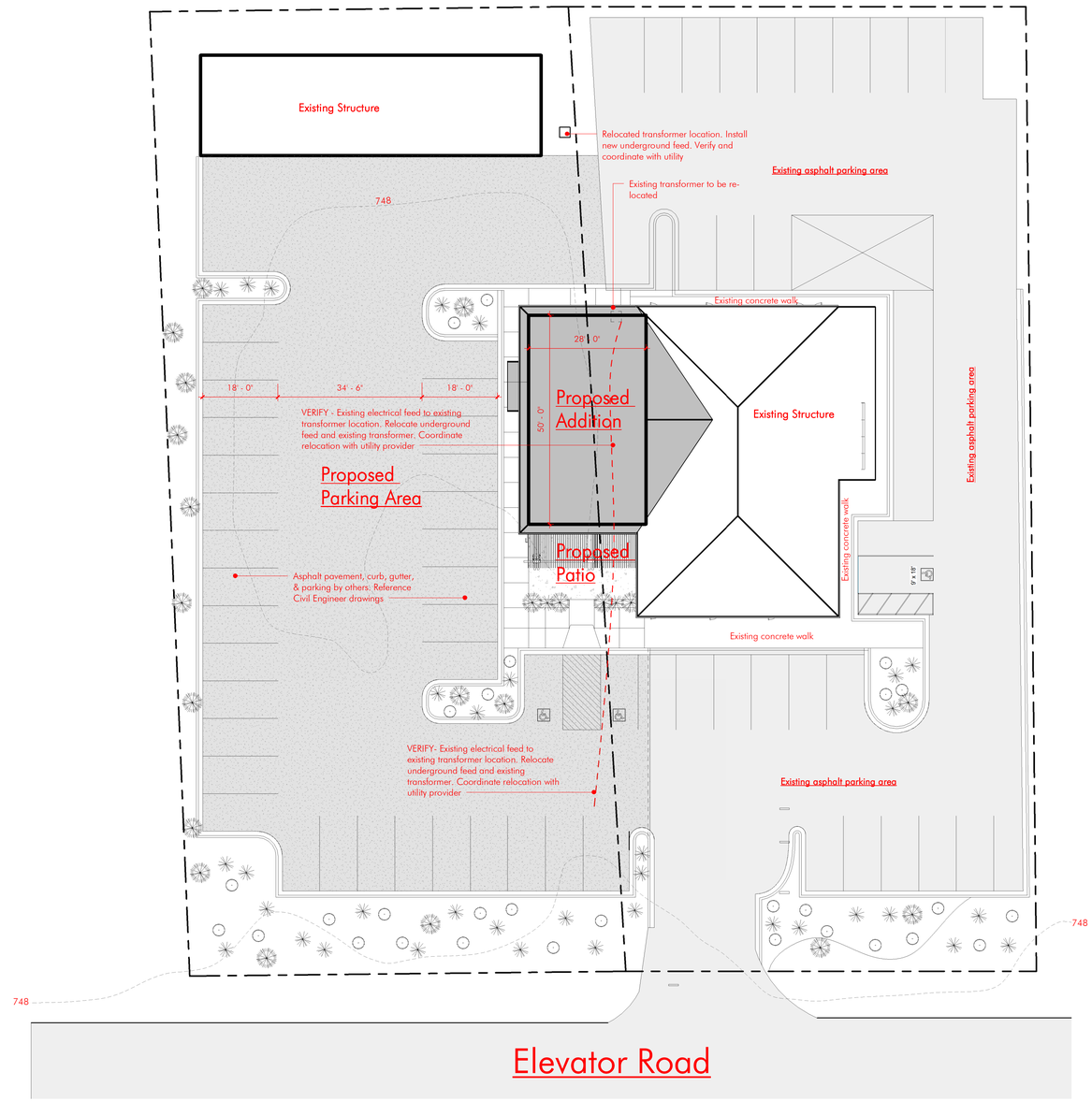
Project Number:
24-438

Date:
2-28-25

A-6



2 Solar Path Analysis
1" = 20'-0"



1 Architectural Site Plan
1/16" = 1'-0"

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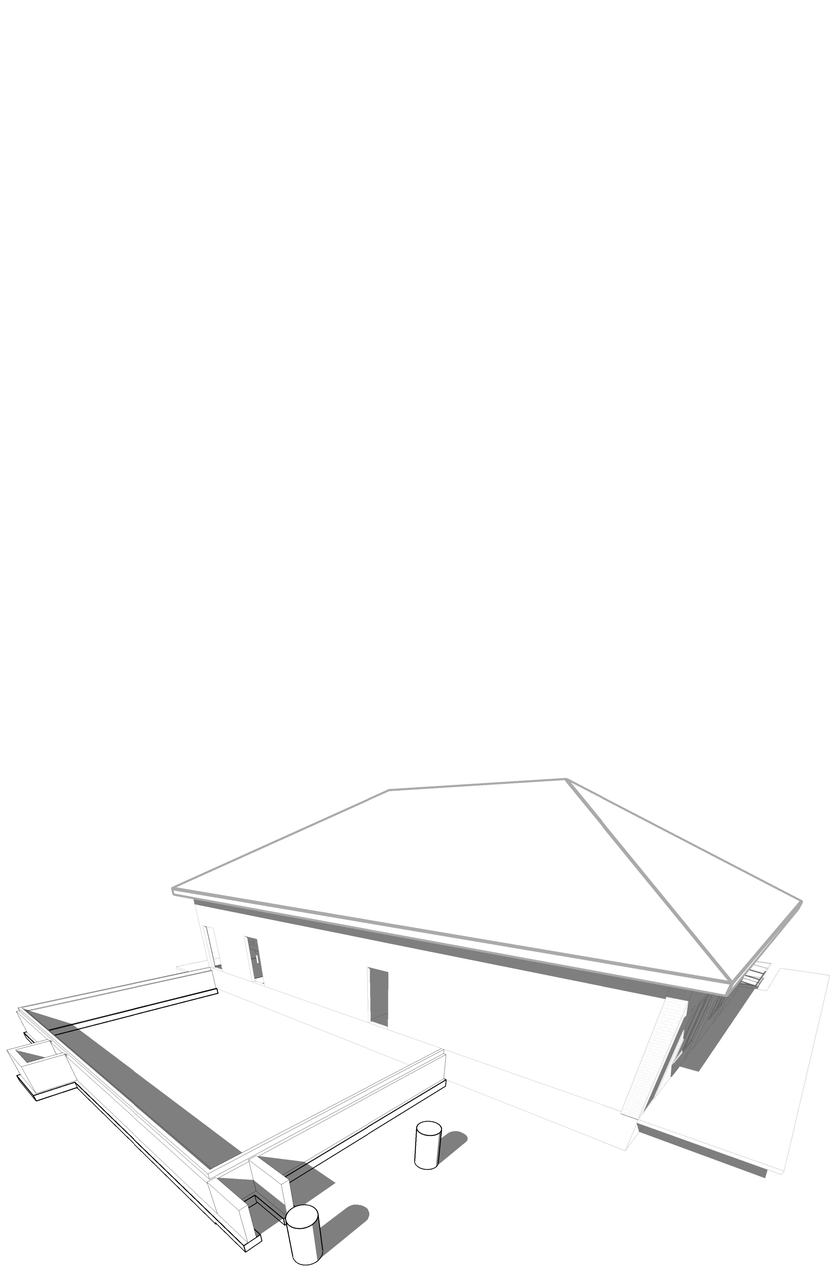
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Sheet Title
Site Plan

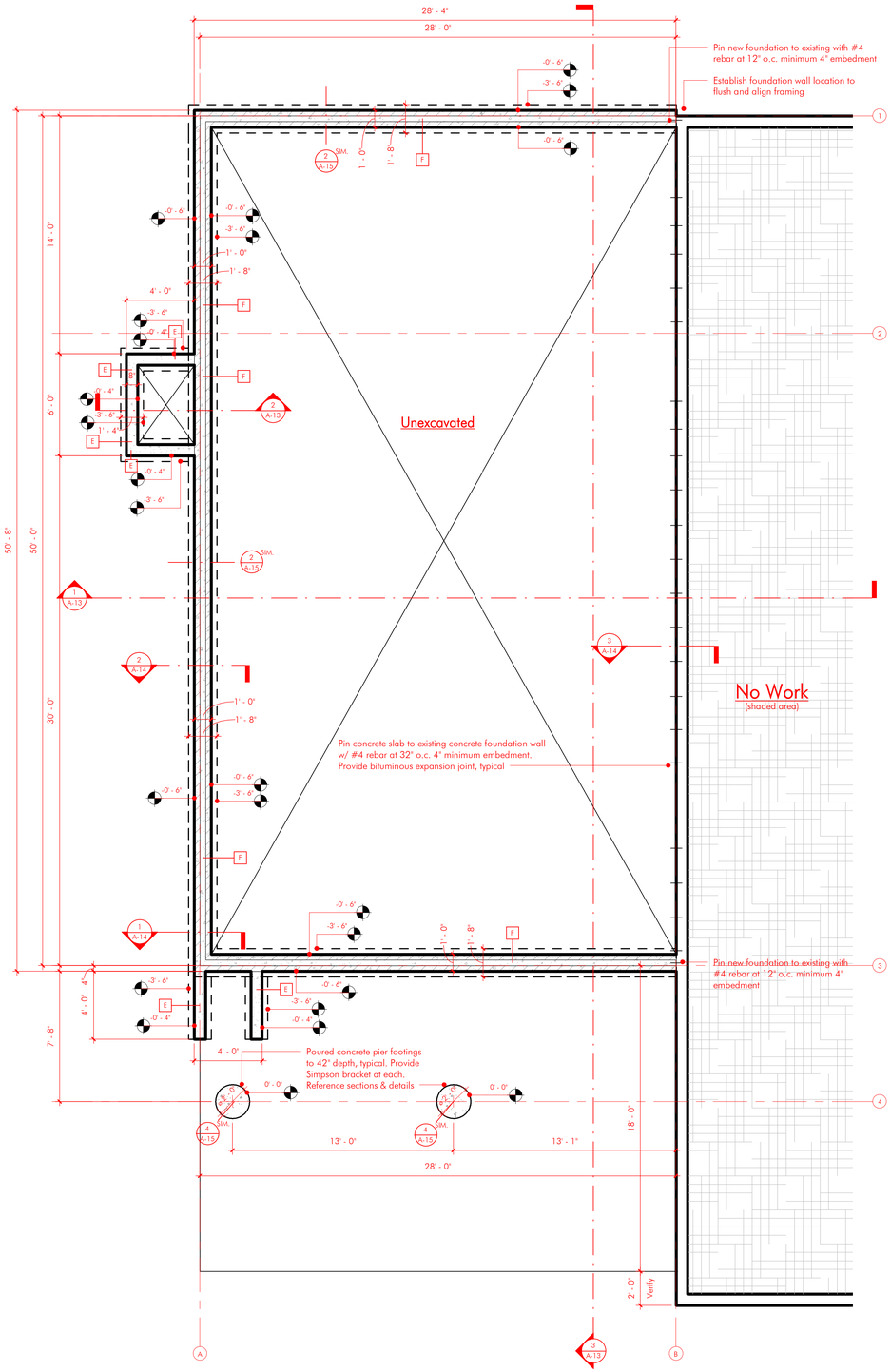
Project Number:
24-438

Date:
2-28-25

A-7.



2 Foundation Perspective



1 Foundation Plan
1/4" = 1'-0"

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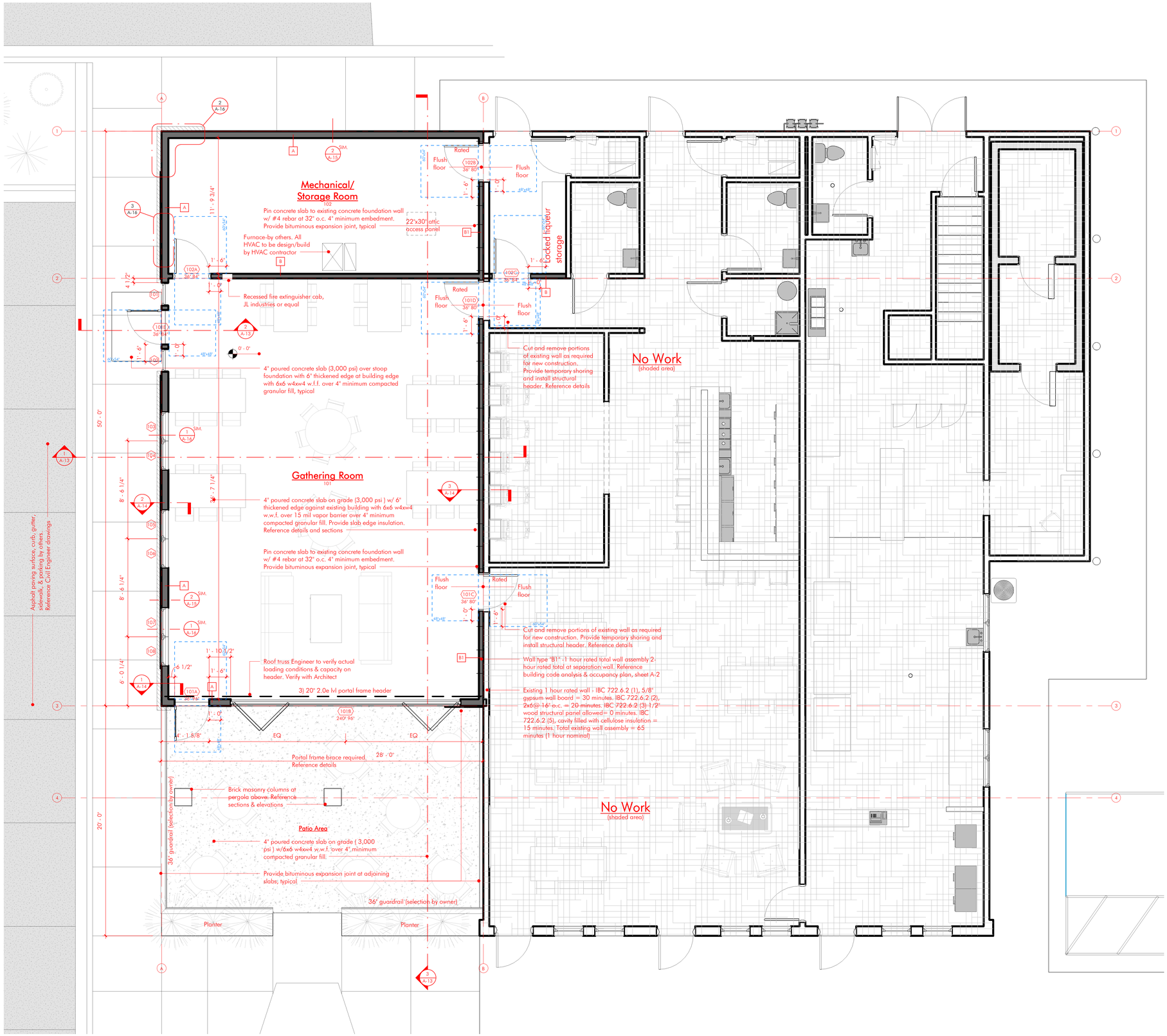
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Sheet Title
Foundation Plan

Project Number:
24-438

Date:
2-28-25

A-8



-N-

1 First Floor Plan

1/4" = 1'-0"

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Sheet Title

First Floor Plan

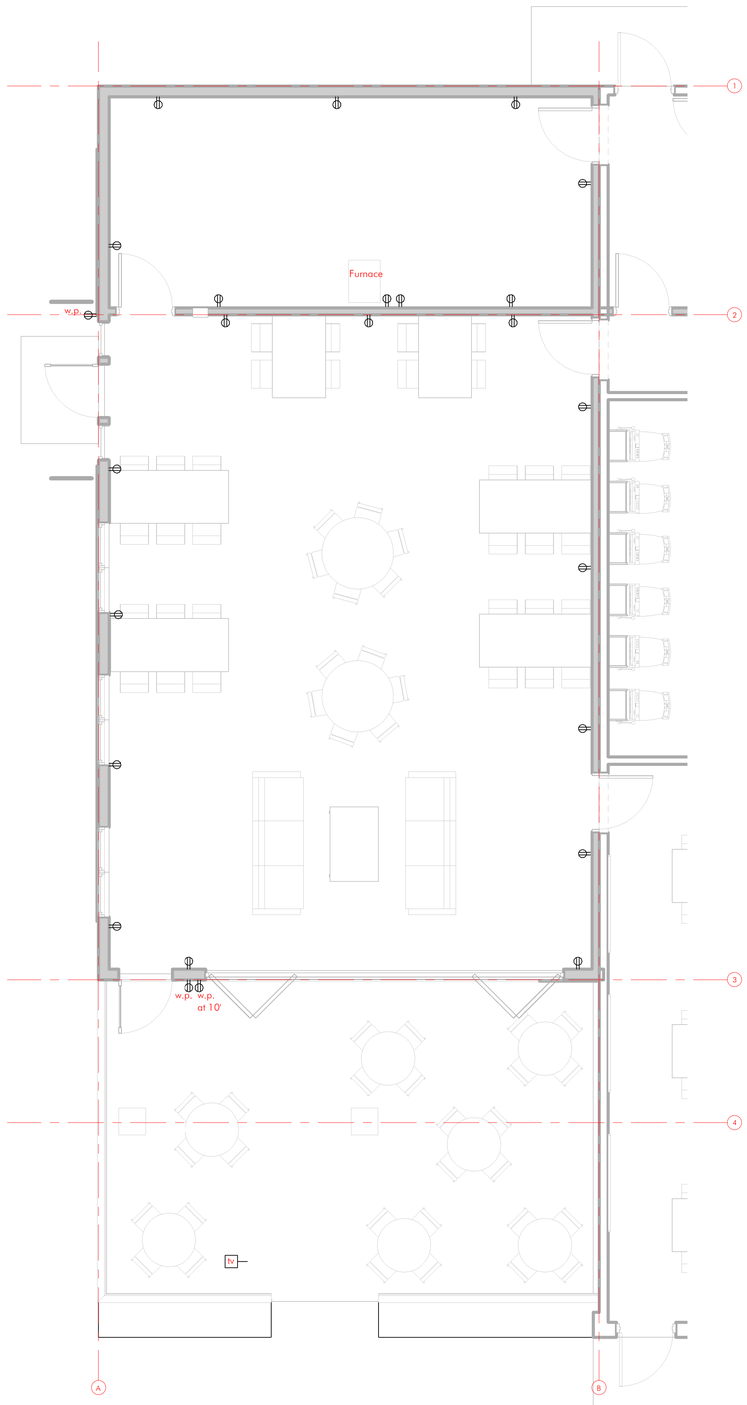
Project Number:

24-438

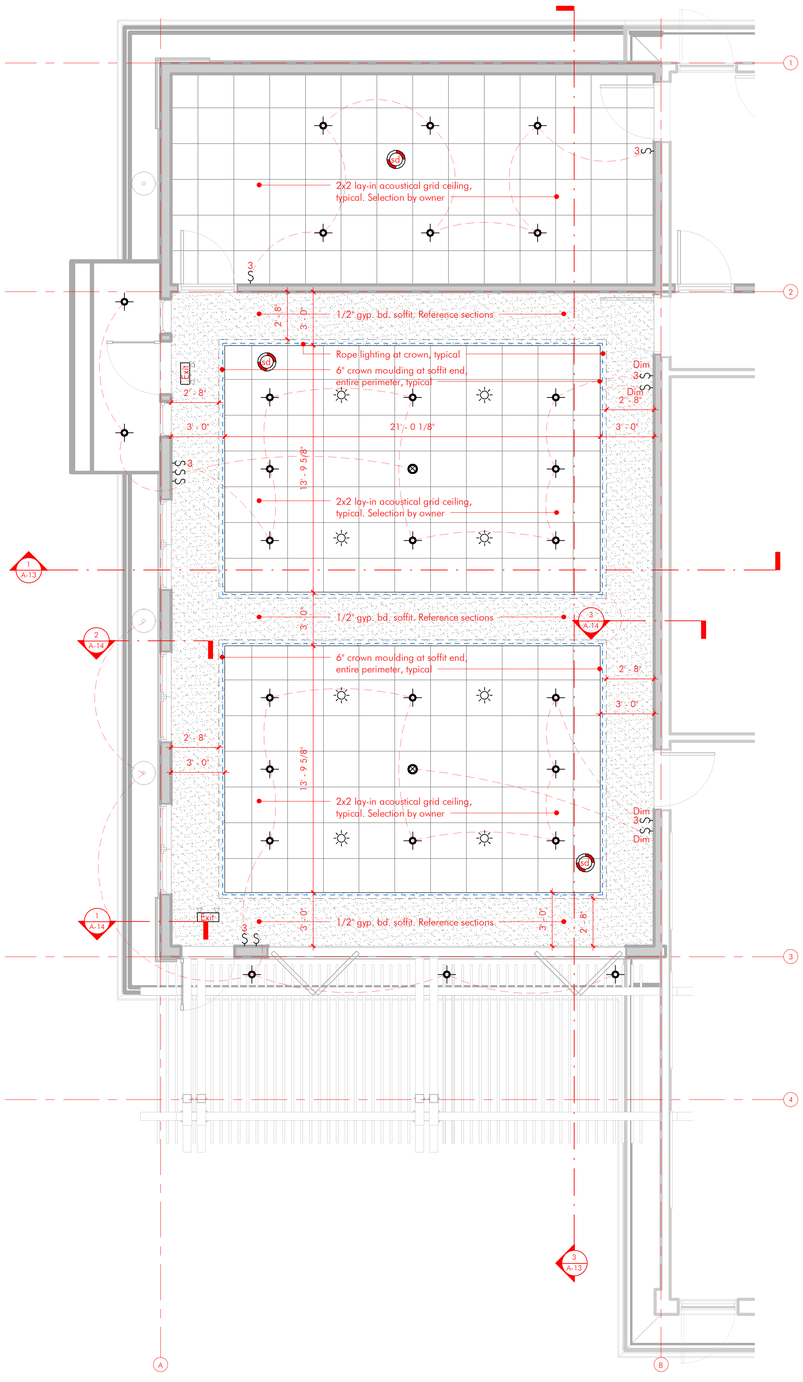
Date:

2-28-25

A-9.



1 First Floor Electrical Plan
1/4" = 1'-0"



2 First Floor Ceiling Plan
1/4" = 1'-0"

Electrical Notes

1. Electrical work to be performed by state licensed professional electrical contractors with capability of providing Design/ Build work performance. Review the construction documents and coordinate work to avoid conflicts with structural components and other systems. All electrical work to be completed in compliance with all State and local electrical codes with amendments if applicable
2. The electrical drawings are diagrammatic in nature and are for planning circuits and fixture locations only. The General Contractor and Licensed Electrical Contractor shall verify exact fixture placement, circuit wiring, appliance and mechanical system locations on-site before installation.
3. Electrical equipment shall be new, undamaged, and listed with Underwriters Laboratory, INC. and shall bear the "UL" label. Provide all fire and draft stopping at penetrations for any fire-resistance barrier, wall, floor/ ceiling assembly as required.
4. Electrical contractor to coordinate and install service from utility provider, coordinate underground wiring & raceways, and locate and place electrical circuit panel (new or sub-panel). Provide power to all appliances and mechanical systems as required (w.h. & softener, furnace). Verify location with the General Contractor and Owner
5. Provide one 20 amp GFI circuit during construction to be used as temporary power through-out the duration of the project. Temporary power may require additional permitting. Verify with building official
6. Electrical contractor to verify with the General Contractor and owner all electrical systems not shown on the drawing such as: audio, low voltage wiring, security, data & phone systems
7. Provide weatherproof receptacle covers and weather- proof light fixtures at exterior locations
8. All receptacles near water source to be GFI
9. Coordinate and field verify mounting heights of all outlets/ fixtures above countertops, vanities, and floors.
10. For electrical fixtures and equipment, follow ICC 2021 International Energy Conservation Code. All lighting is required to be high efficiency (LED) type luminaire's. Verify maximum energy consumption with prescriptive or performance based compliance. Submit energy compliance certificate to Building Official
11. For ceiling mounted fixtures, provide rigid support directly to structure by means of a directly fastened electrical box, or installed 2x blocking for solid reinforcement
12. Dimmer controls or occupancy sensors must be provided in all switch locations except bathrooms, hallways, and any exterior lighting fixture
13. If the total exterior lighting consumes more than 30 watts, a photovoltaic sensor must be used in line and the manual switch must permit automatic shut off
14. New branch circuits (Lighting & Power) to be supplied from existing electrical panel auxiliary space. Provide new breakers and circuits as required.

Electrical Symbols

- Duplex Outlet
- Duplex Outlet w/ usb charger
- Duplex Outlet w/ ground fault circuit interrupter
- Duplex Outlet at mounting height
- Duplex Outlet in weather proof cover
- Quadplex Outlet
- Single pole switch
- Three-way switch
- Four-way switch
- Single pole switch with dimmer
- Occupancy sensor switch
- Ceiling mounted fixture
- Pendant fixture
- 4" or 6" I.C. recessed can light (size varies by selection/ room size/ area covered)
- Wall mounted fixture (sconce)
- Track lighting
- LED strip light
- Motion activated light fixture (ceiling or wall mounted)
- Recessed step light
- Wall mounted swing arm light
- Exhaust fan
- Exhaust fan with integrated light
- Ceiling fan with light
- Electrical panel
- Electrical meter
- Ceiling mounted smoke detector w/ battery backup & communication (add C.O. at furnace)
- Cable TV connection
- ceiling mounted speaker
- Emergency Exit signage w/ battery back-up interconnected

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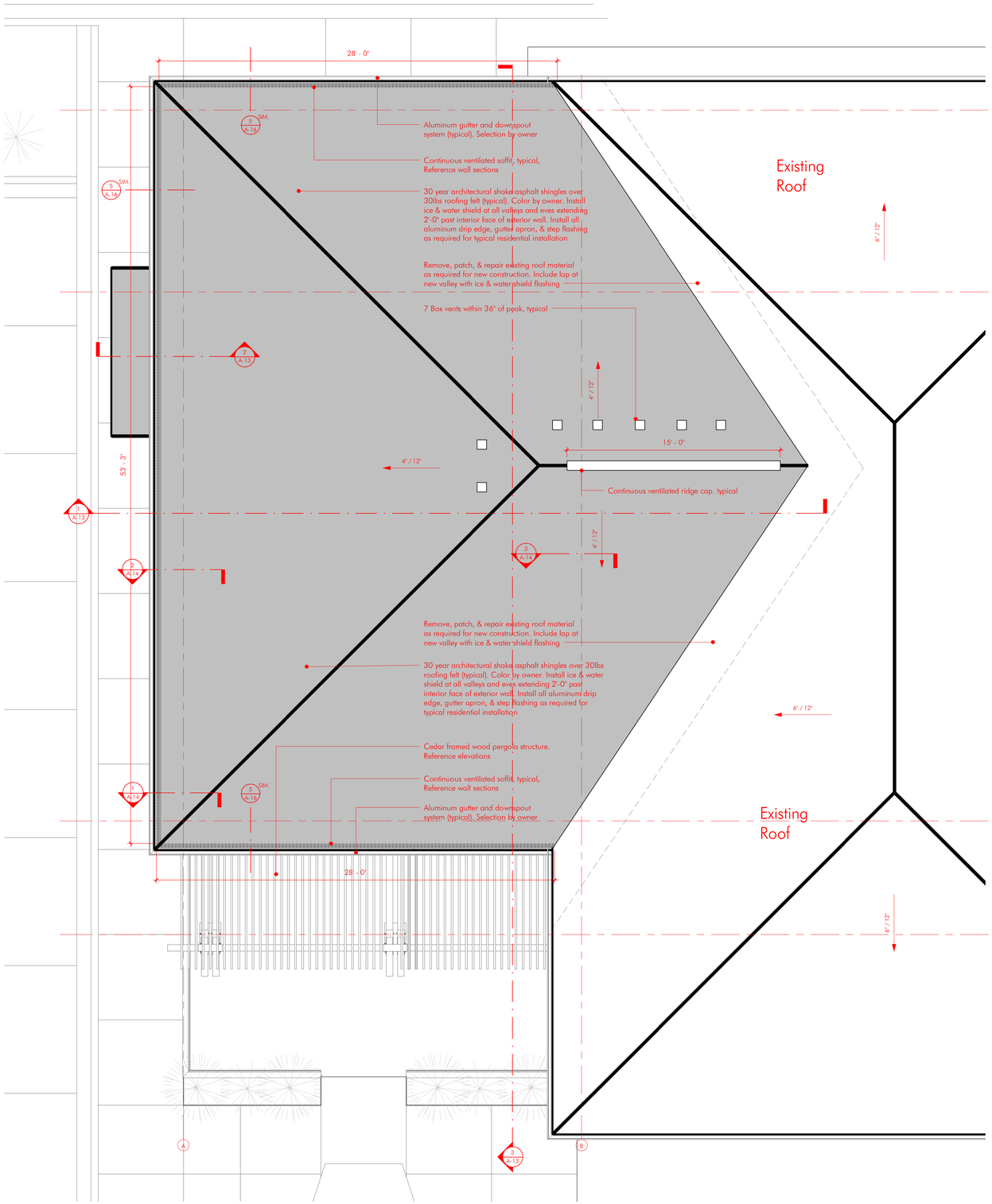
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Sheet Title
Ceiling Plan

Project Number:
24-438

Date:
2-28-25

A-10



Roof Notes

1. All work must shown on this drawing must comply with the General Specifications and Construction Standards included within the drawing set
2. All ventilation penetrations must be located on the rear slope of the roof, or opposite of the street and painted to match roofing color
3. Provide and install Simpson Strong-tie H2.5G90 rafter tie down at each roof truss or roof rafter, typical
4. Verify roof rafter/ ceiling rafter size and spacing to be in compliance with IBC (project location) following the design loads for this project (Property & Project Information sheet A-2)
5. Provide and install all aluminum drip edge, gutter apron, step flashing, and counter flashing as required per typical installation for roofing construction. Follow all manufacturers specifications and standard installation procedures
6. Roof structure shall be engineered roof trusses The truss roof system must be complaint with all building regulations while supporting the minimum roof loads required by the IBC. All engineering (by others) shall clear span the entire structure to bear on exterior walls with foundation support only, while matching the roof design of these drawings. If interior bearing is required by Engineer, notify Architect during the design of trusses for increased bearing capacity to interior bearing points and structure. Engineer to verify and size beams required for their truss system design. The Architect assumes no responsibility or liability for engineered truss systems. Field verify placement and submit shop drawings to Architect and building official.
7. Roofing system shall allow for ventilation (low) at all eve ends and roof ridge (high) by means of ventilated ridge cap or integrated box style vents near the roof ridge. Roof ventilation provided shall be 1 s.f. of vent per 150 s.f. of attic space served. 1 s.f. of vent per 300 s.f. of attic may be used if one of the following conditions are met:
   A. In climate zones 6,7, & 8, a vapor barrier is installed on the winter-warm ceiling, and/or
   B. 50% of the ventilation is low and 50% of the ventilation is within 3' of the roof peak.

   If more than 50%, but less than 75% of the net free ventilating area is provided at the high sides of the roof, the total net free ventilating area shall be a minimum of 1/300 of the horizontal area of the ceiling.

   If 75% or more of the net free ventilating area is provided at the upper sides of the roof, the total net free ventilating area shall be at least 1/150 of the horizontal area of the ceiling.

Roof Ventilation

Area of ventilated attic: 2,101 SF
Minimum ventilation (1/300): 7 s.f. required

Minimum 50% vent at ridge, 50% vent at eave

3.5 sf at soffit required
LP ventilated soffit board = 10 sq. in. open air per linear foot
109.3 linear feet of vented soffit = 1093 sq. in. / 144 =
7.5 s.f. actual

3.5 s.f. at ridge venting required
Owens Corning ridge vent = 12.5 s.q. in. open air per linear foot
15 Lin. ft. = 187.5 sq. in. / 144=
1.3 s.f. actual
DOES NOT MEET MINIMUM; Additional venting required

1 box vent = 50 s.q. in.
2.2 s.f. needed
2.2 x 144 = 316.8 s.f. in.
316.8 / 50 = 6.3

7 Additional vents required
350 s.q. in. / 144= 2.43 s.f.
2.43 x 1.3 = 3.7 s.f. total ridge vent

Inverse - 2,101 s.f./11.2 = 1sf:188sf.

N

1 Roof Plan
1/4" = 1'-0"

ADDIS ARCHITECTURE

Pietro's Addition

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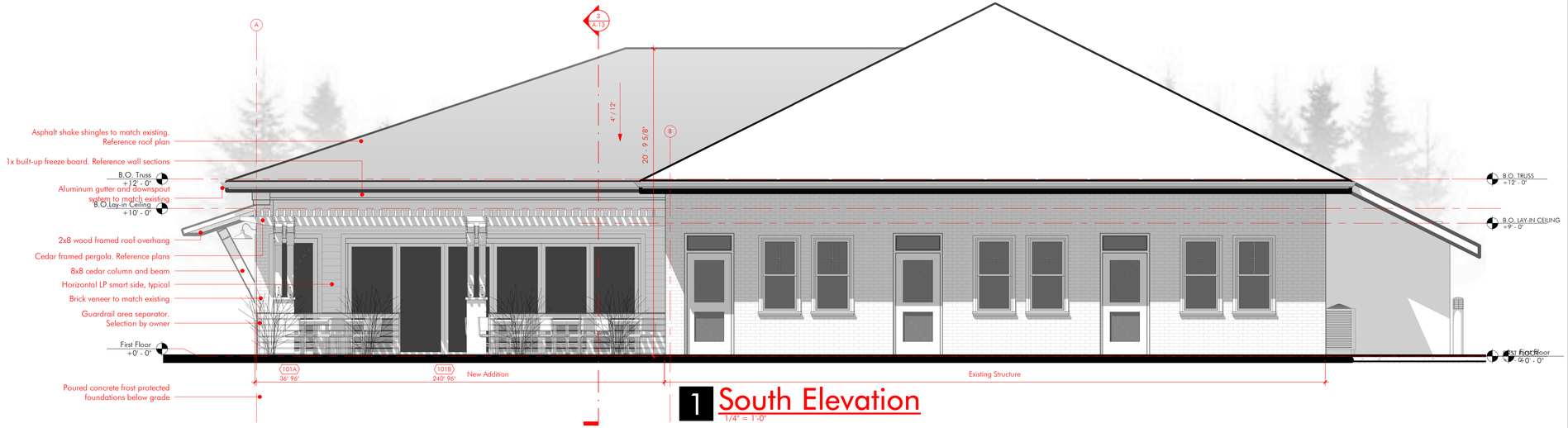
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Sheet Title
Roof Plan

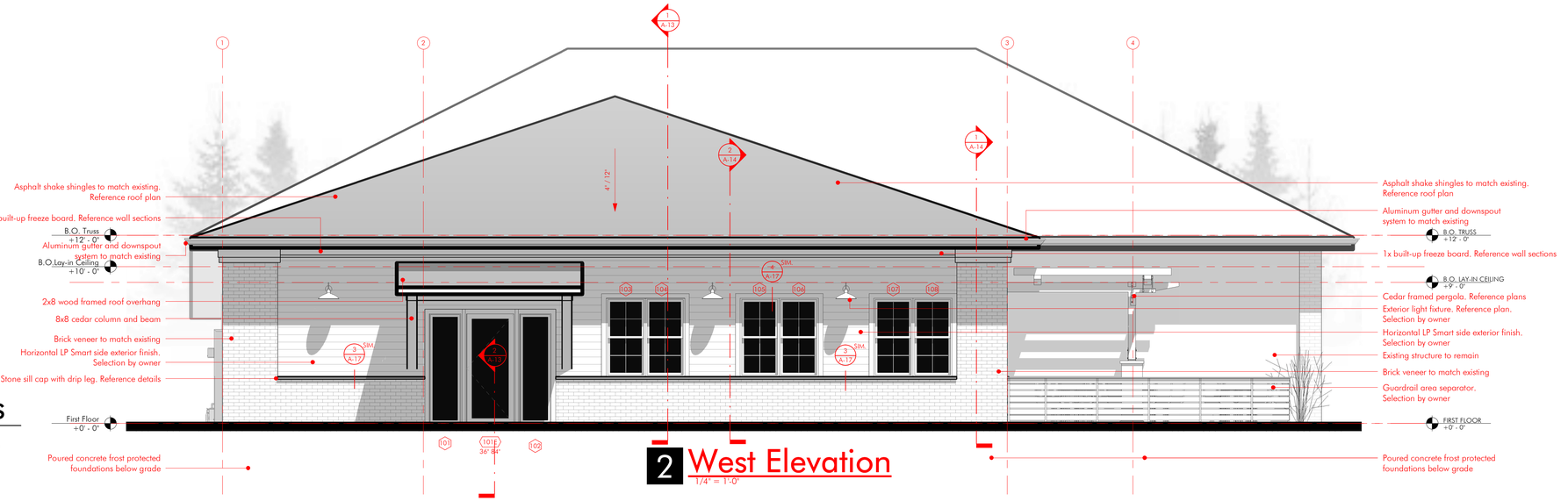
Project Number:
24-438

Date:
2-28-25

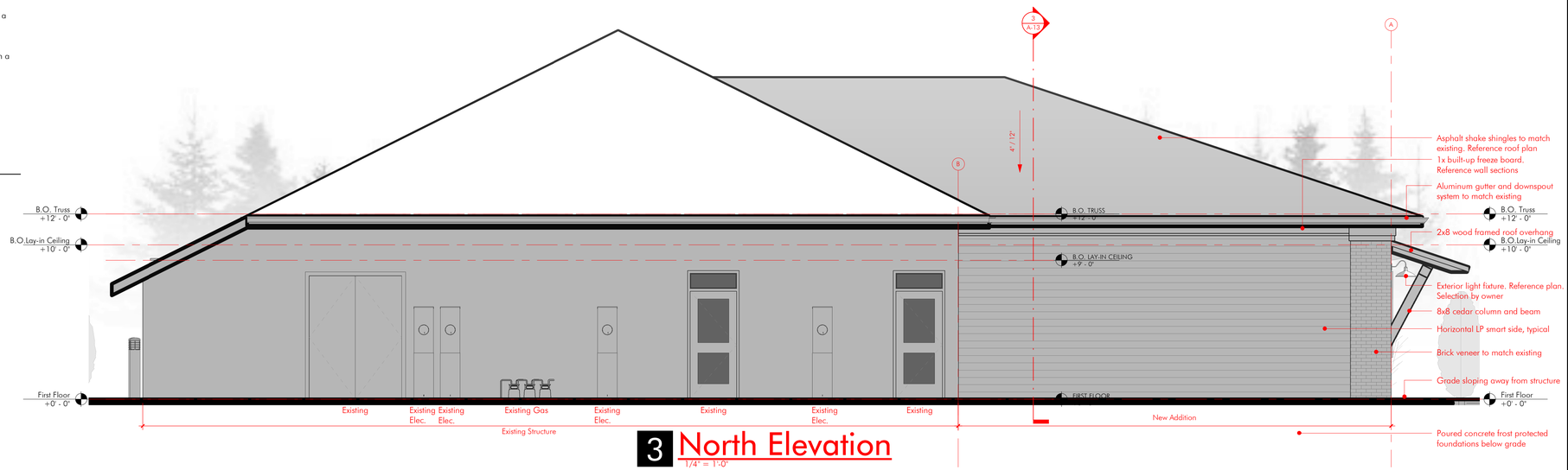
A-11



1 South Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"



3 North Elevation
1/4" = 1'-0"

Exterior Elevation Notes

1. Reference and review Project Notes on sheet A-2, and the General Construction Standards and Specifications included in this drawing set
2. Exterior Materials are to be verified by GC and selected by owner. Reference manufacturers installation guides for exact details and installation requirements
3. Reference General Construction Standards for appropriate performance based substrate materials and applications
4. Utility connections and meters to be installed per construction documents and at a inconspicuous location. Provide landscape screening if required and avoid the street facing facade is possible
5. Install all mechanical exhaust/ venting, spigots, and other exterior penetrations in a inconspicuous location
6. Provide approved building identification numbers not less than 4" in height in a highly visible area seen from the street or road

Exterior Selections

1. Fascia - LP Smartside Color selection by owner
2. Siding -
   Horizontal: LP Smartside Horizontal
   Color selection by owner
3. Asphalt Roofing- Owens Corning, Oakridge series
   Color: Match existing
4. Gutter & Downspouts - To match existing
5. Windows - To match existing

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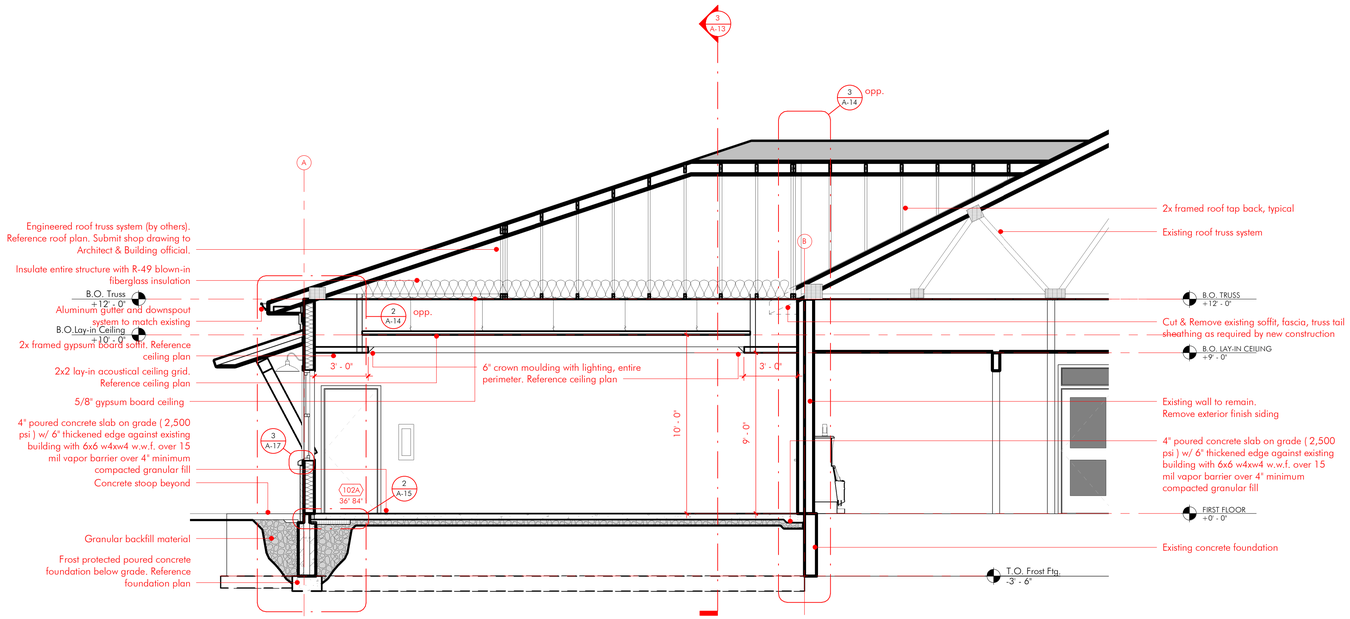
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Sheet Title
Exterior Elevations

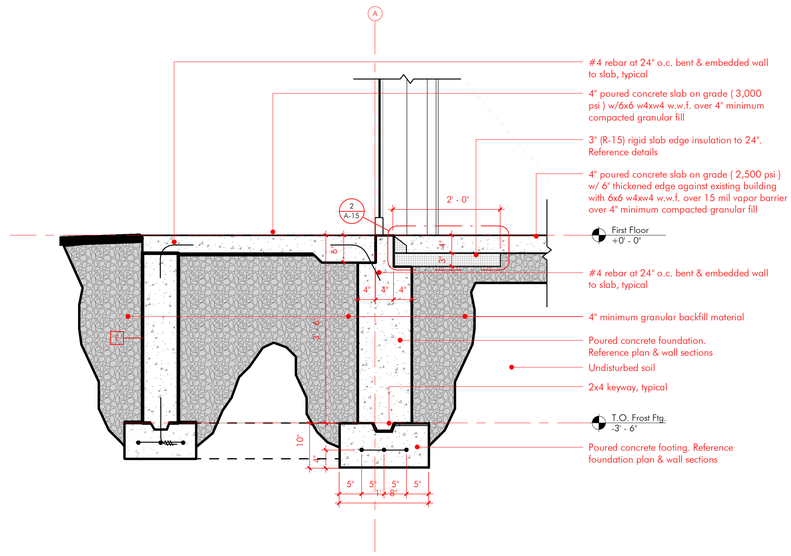
Project Number:
24-438

Date:
2-28-25

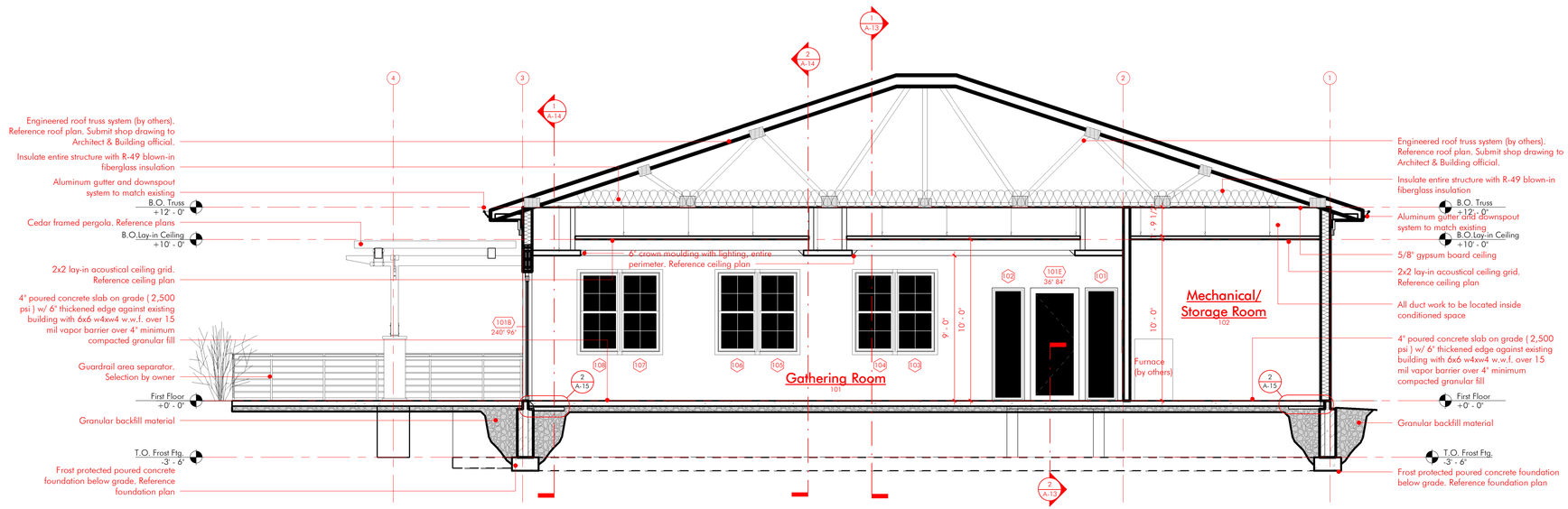
A-12



1 Building Section E-W
1/4" = 1'-0"



2 Section at Stoop
3/4" = 1'-0"



3 Building Section N-S
1/4" = 1'-0"

Item # 2.

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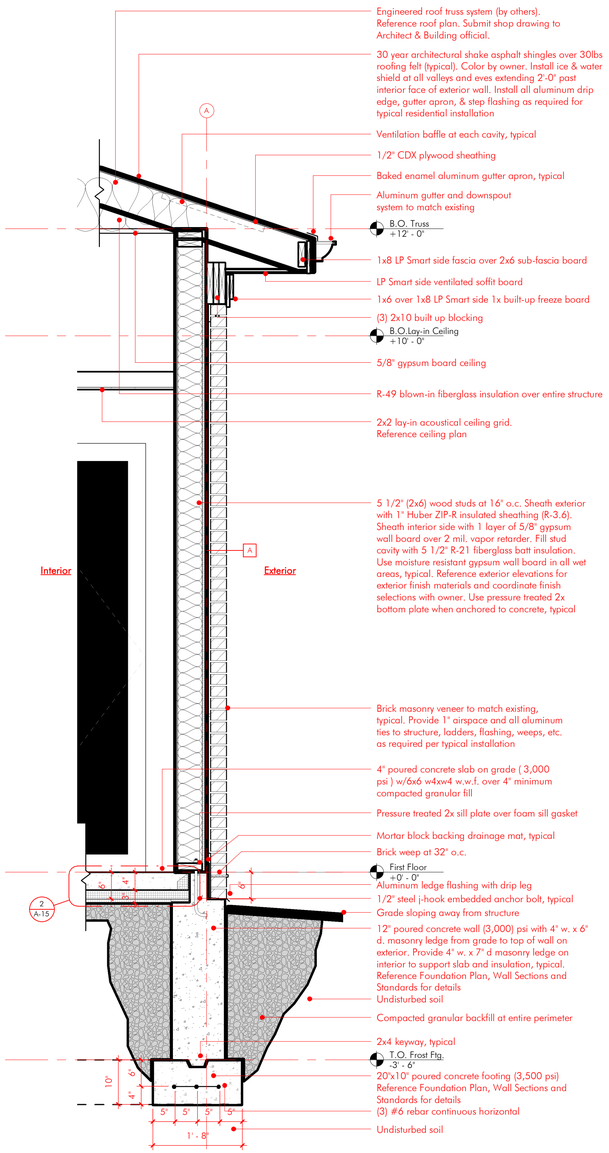
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Sheet Title
Building Sections

Project Number:
24-438

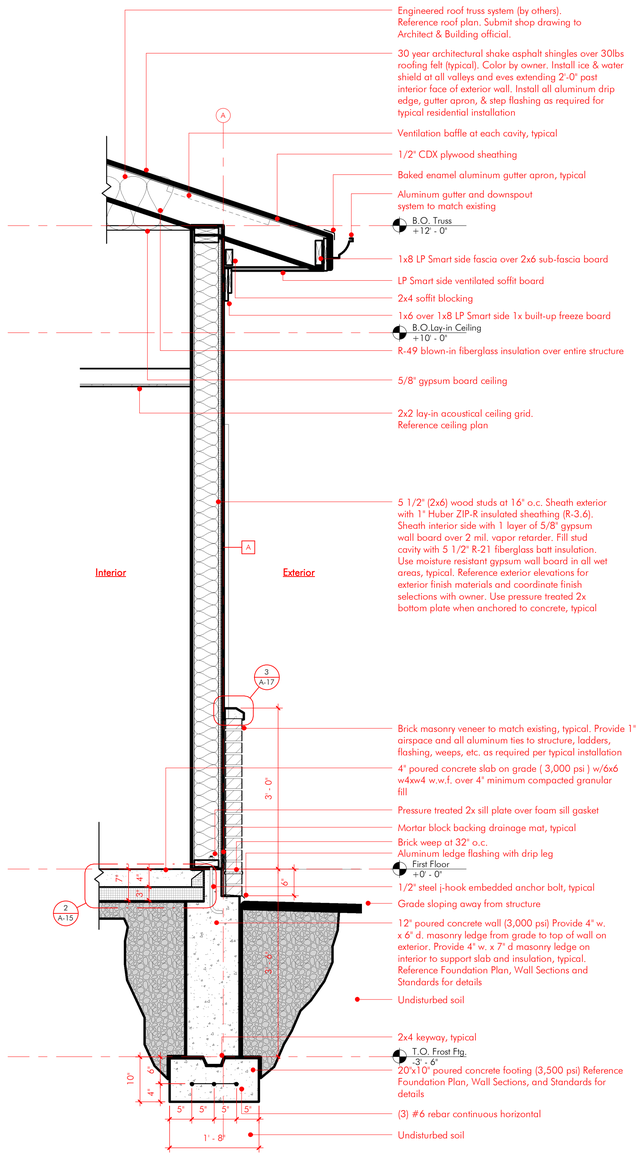
Date:
2-28-25

A-13



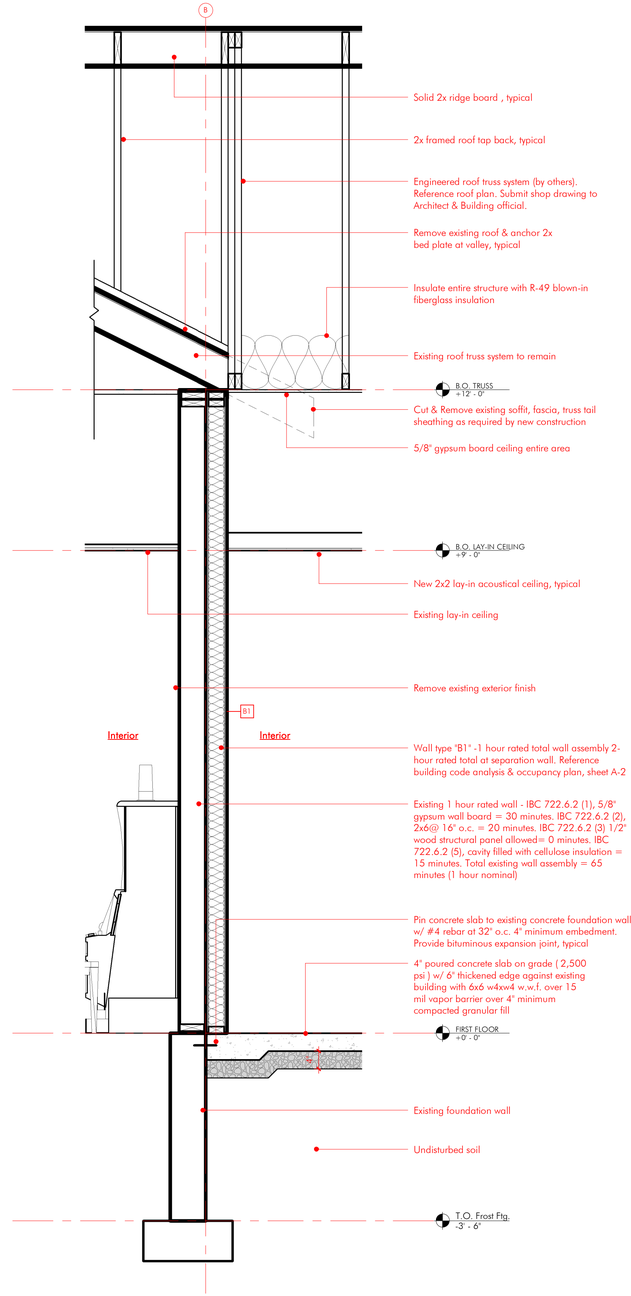
1 Wall Section Full Masonary

3/4" = 1'-0"



2 Typical Wall Section

3/4" = 1'-0"



3 Section At Separation Wall

3/4" = 1'-0"

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Sheet Title

Wall Sections

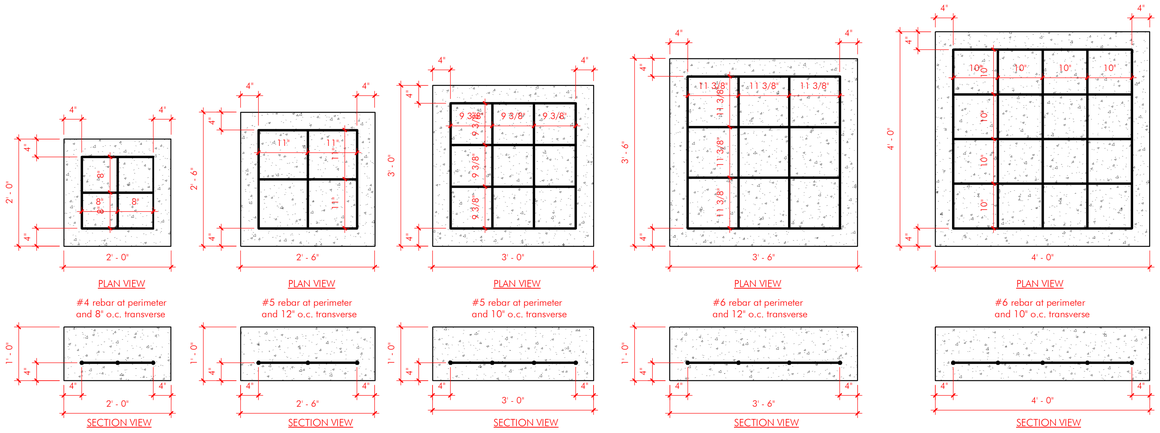
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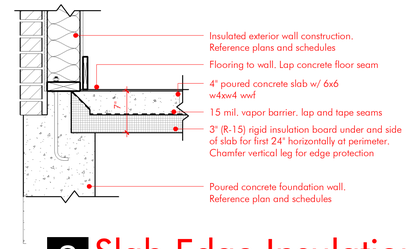
Date:

2-28-25

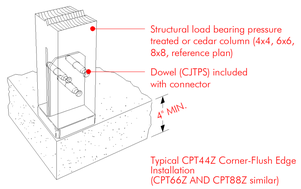
A-14



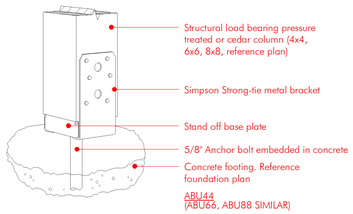
1 Pad Footing Rebar Detail
3/4" = 1'-0"



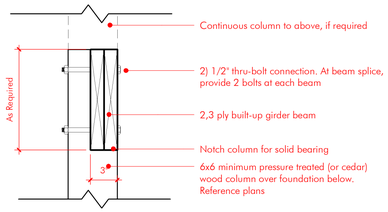
2 Slab Edge Insulation
1" = 1'-0"



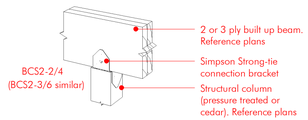
3 Column Base Anchor (Exposed)
1 1/2" = 1'-0"



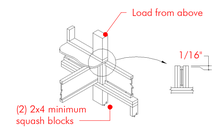
4 Column Base Anchor (Typical)
1 1/2" = 1'-0"



5 Notched Column Connection
1 1/2" = 1'-0"



6 Column/ Beam Connection
1" = 1'-0"



7 Point Load Transfer
1/4" = 1'-0"

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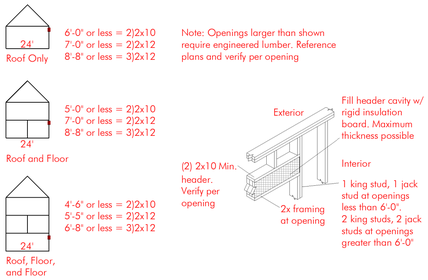
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Details

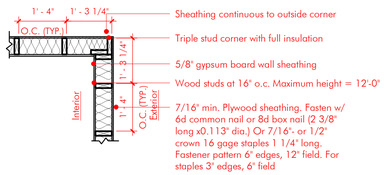
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Date:
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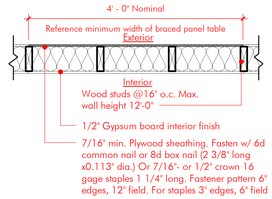
A-15



1 Exterior Wall Header
1/4" = 1'-0"



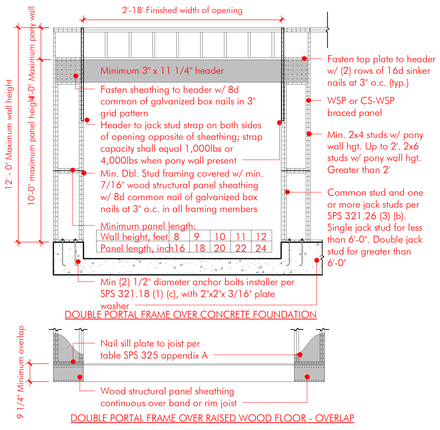
2 Braced Stud Corner
1/2" = 1'-0"



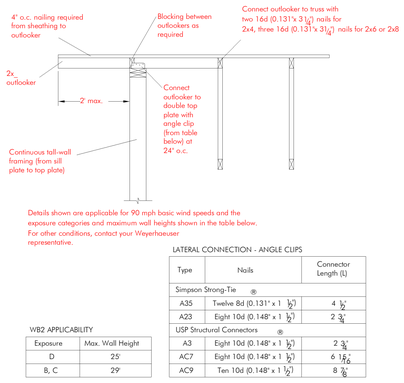
Max. Opening height adjacent to braced wall panel	Minimum width of full height braced wall panel (inches)			
	8' Tall wall	9' Tall wall	10' Tall wall	12' Tall wall
5'-4"	24"	27"	30"	36"
6'-8"	32"	30"	30"	36"
8'-0"	48"	41"	38"	36"
9'-0"	-	54"	46"	41"
10'-0"	-	-	60"	48"
12'-0"	-	-	-	72"

Note: sheathing shall extend from top of the top plate to the bottom of the bottom plate and may be multiple sheets. All joints shall be blocked.
CS-WSP shall have sheathing installed on all sheathable surfaces above, below and between wall openings.
Panels must be 12'-6" from corner max. 21'-0" intermitantly thereafter.
Reference and credit to WIS UDC Table 321.25-H

3 Wood Structural Panel
3/4" = 1'-0"



4 Portal Frame Brace
1/4" = 1'-0"



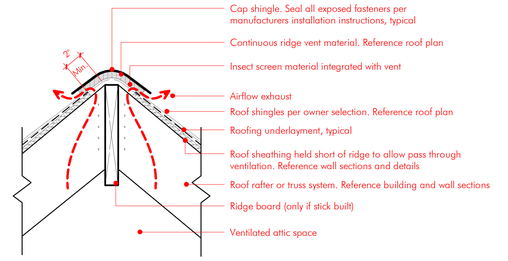
LATERAL CONNECTION - ANGLE CLIPS

Type	Nails	Connector Length (L)
Simpson Strong-Tie ®		
A35	Twelve 8d (0.131" x 1 1/2")	4 1/2"
A23	Eight 10d (0.148" x 1 1/2")	2 3/4"
USP Structural Connectors ®		
A3	Eight 10d (0.148" x 1 1/2")	2 3/4"
AC7	Eight 10d (0.148" x 1 1/2")	6 15/16"
AC9	Ten 10d (0.148" x 1 1/2")	8 7/8"

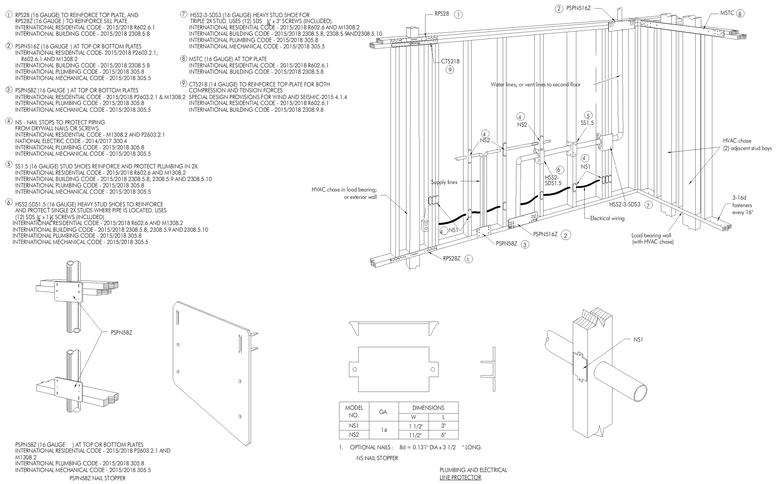
WB2 APPLICABILITY

Exposure	Max. Wall Height
D	25'
B, C	29'

5 Roof Gable Overhang
1/4" = 1'-0"



6 Ridge Vent
1 1/2" = 1'-0"



① RP528 (16 GAUGE) TO REINFORCE TOP PLATE, AND RP528Z (16 GAUGE) TO REINFORCE SILL PLATE.
INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R602.6.1
INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8

② PSPH516Z (16 GAUGE) AT TOP OR BOTTOM PLATES
INTERNATIONAL RESIDENTIAL CODE- 2015/2018 P2603.2.1, R602.6.1 AND M1308.2
INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8
INTERNATIONAL PLUMBING CODE - 2015/2018 305.8
INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5

③ PSPH58Z (16 GAUGE) AT TOP OR BOTTOM PLATES
INTERNATIONAL RESIDENTIAL CODE - 2015/2018 P2603.2.1 & M1308.2
INTERNATIONAL PLUMBING CODE - 2015/2018 305.8
INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5

④ NS - NAIL STOPS TO PROTECT PIPING FROM DRYWALL NAILS OR SCREWS.
INTERNATIONAL RESIDENTIAL CODE - M1308.2 AND P2603.2.1
NATIONAL ELECTRIC CODE - 2014/2017 300.4
INTERNATIONAL PLUMBING CODE - 2015/2018 305.8
INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5

⑤ SS1.5 (16 GAUGE) STUD SHOES REINFORCE AND PROTECT PLUMBING IN 2X.
INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R602.6 AND M1308.2
INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8, 2308.5.9 AND 2308.5.10
INTERNATIONAL PLUMBING CODE - 2015/2018 305.8
INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5

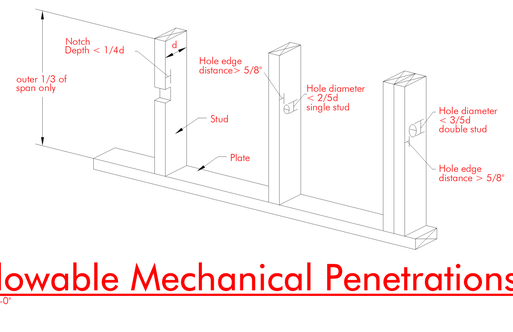
⑥ HS2-SDS1.5 (16 GAUGE) HEAVY STUD SHOES TO REINFORCE AND PROTECT SINGLE 2X STUDS WHERE PIPE IS LOCATED. USES (12) SDS ¼ x 1¼ SCREWS (INCLUDED).
INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R602.6 AND M1308.2
INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8, 2308.5.9 AND 2308.5.10
INTERNATIONAL PLUMBING CODE - 2015/2018 305.8
INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5

⑦ HS2-3-SDS3 (16 GAUGE) HEAVY STUD SHOE FOR TRIPLE 2X STUD. USES (12) SDS ¼ x 3" SCREWS (INCLUDED).
INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R602.6 AND M1308.2
INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8, 2308.5.9AND2308.5.10
INTERNATIONAL PLUMBING CODE - 2015/2018 305.8
INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5

⑧ MSTC (16 GAUGE) AT TOP PLATE
INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R602.6.1
INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8

⑨ CTS218 (14 GAUGE) TO REINFORCE TOP-PLATE FOR BOTH COMPRESSION AND TENSION FORCES.
SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC 2015 4.1.4
INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R602.6.1
INTERNATIONAL BUILDING CODE - 2015/2018 2308.9.8

7 Mechanical/ Framing Protections
1/2" = 1'-0"



8 Allowable Mechanical Penetrations at Studs
1" = 1'-0"

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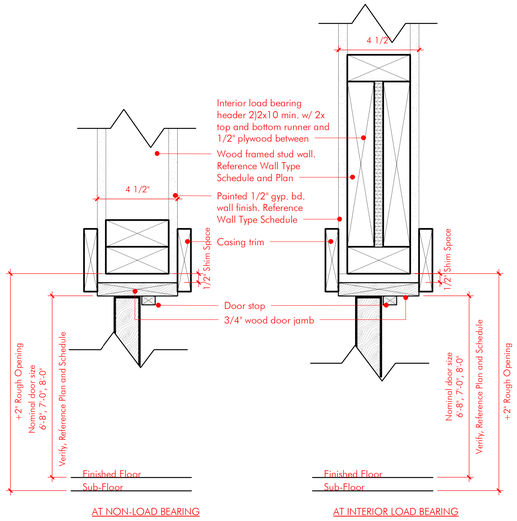
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Sheet Title
Details

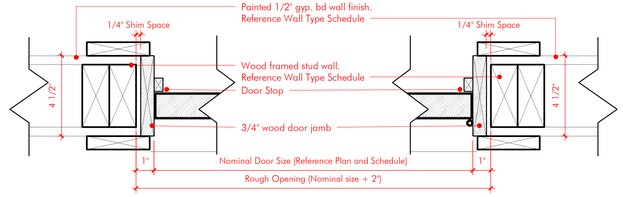
Project Number:
24-438

Date:
2-28-25

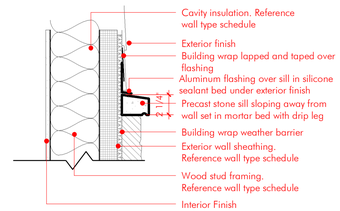
A-16



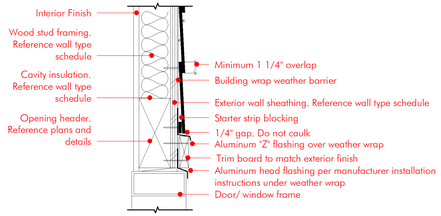
1 Typical Interior Door Head
3" = 1'-0"



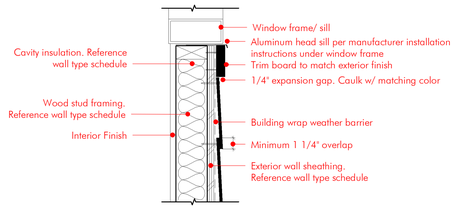
2 Typical Interior Door Jamb
3" = 1'-0"



3 Typical Stone Sill
1 1/2" = 1'-0"



4 Exterior Finish Head
6" = 1'-0"



5 Exterior Finish Sill
6" = 1'-0"

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Sheet Title
Details

Project Number:
24-438

Date:
2-28-25

A-17

General Construction Standards & Specifications

Division 00 - Procurement & Contracting Requirements

0.01 Drawings

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0.02 Performance

A. An appropriate level of care has been taken to provide accurate and precise drawings, however changes and revisions outside the Architects control may increase inaccuracies. Any errors on the drawing shall be reported to the Architect promptly before any construction begins with reasonable time to issue revisions and corrections. Contractors (sub and or general) assume responsibility of all errors and discrepancies if beginning construction prior to reporting such errors to the Architect. The user of these drawings (owner, contractor, sub-contractor, tradesmen) agrees to hold the Architect harmless from any responsibility, discrepancy, errors or omissions regarding the means of construction and furthermore any cost derived from construction issues that may occur during the project.

0.03 Construction Administration

A. The Architect may or may not be contracted to assist in Construction Administration in terms of architectural review, material and fixture selections, site visits, shop drawing submittal review, and design coordination. However, the Architect will not provide of any form of construction project management or general contracting of any kind. Selected General Contractor assumes all said responsibilities including construction means & methods

0.04 Contract for Construction

A. The Builder and Owner shall agree to terms for construction and compensation based and bid upon the design intent of these drawings with monetary allowances for material selections. Additional work (adds), deletions of work(credits), or alterations to the design intent outside the drawings may be completed via change order form.

0.05 General Contractor

A. The intent of this document is to provide the Contractor with specific information to assist in the construction of the Scope of work. The specifications complement the construction drawings and assumes that the Contractor is knowledgeable about construction practices and that every detail need not be included or described. If there's question about a material the Contractor should assume a quality similar to the specified items and verify with the Architect.

0.06 Codes

A. Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the Contractor to insure compliance with said codes and modify the specifications as needed to comply with such codes. Such compliance shall take precedence over items that may, or may not be specified or detailed in these drawings or specifications. Manufacturer's Standards, Recommendations, Specifications, Shop Drawings & Cut-sheets to take precedence over these drawings and specifications and shall be provided by Contractor if required

0.07 Measurements

A. The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence. Verify all dimensions on site and bring discrepancies to the attention of the Architect before beginning work. Dimensions shown are taken prior to project commencement and may vary within reasonable tolerances of construction.

B. Square Footage - Interior finished square footage figures represent heated and cooled floor area only and do not include additional area for two-story or vaulted spaces, garages, decks, porches or any other unfinished areas. These dimensions are generally measured from the outside face of the stud.

0.08 Insurance

A. Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

Division 01 -General Requirements

1.01 Summary of the Work

A. Because of the complexity involved in construction projects, this outline specification is to be viewed only as a starting point of discussion between the Contractor and the Architect and not as a complete description of materials and methods used.

B. This is a list of primary materials to be used. Verify exact specification of all materials and review all methods with Architect before proceeding with any aspect of the work. If there is a conflict between the drawings and the specifications the Contractor must notify the Architect and request a clarification prior to proceeding with that aspect of the work.

C. Accurate execution of the work may involve coordinating information depicted on several drawings. Contractor and all Subcontractors shall be familiar with the entire set of drawings when working. (For example, correct placement of electrical fixtures and plumbing fixtures may require an understanding of the framing layout, or the finishes being used).

1.02 Permits + Special Project Procedures

A. Building and Zoning permits may be acquired by the Architect, or the Contractor at the owners expense. Contractor to provide any and all additional permits necessary for completion of the work depicted in the contract documents, including but not limited to: electrical, plumbing, mechanical, fire protection, health department, water service & sanitation permits and special town requirements such as road permits.

B. Protect significant trees to remain within construction area, verify any trees to be removed with the Architect prior to any clearing work.

C. Provide a safe construction site free of undue hazards.

D. Adjacent Occupied Spaces. If applicable, this project requires the Contractor to maintain a dust-free jobsite and working environment given the proximity to adjacent occupied spaces during construction. Use a HEPA Air Scrubber, Dri-Eaz Defender (or similar), sized to the workspaces to prevent dust migration into living spaces.

E. All associated refuse shall be collected and removed at the end of each day.

F. After the commencement of work, provide one project identification sign at the locations indicated. Maintain sign throughout the life of the project. On the sign, list two points of contact by name and telephone number. This may be listed and displayed with the required building permit display but shall not be substituted.

1.03 Allowances

A. Allowances should include the following items:
1. Exterior Windows and Doors
2. Exterior Finishes
3. Interior finished flooring (Hardwood, Tile, LVT, Carpeting)
4. Interior wall finishes beyond painted gypsum board (paneling, shiplap, tile, Wall coverings, backsplashes, etc.)
5. Light fixtures (interior & exterior)
6. Landscaping (basic sitework and general seeded grass yard)
7. Exterior features: Patios, Accessory walkways & Paths, fountains, pergolas, firepits, etc.

B. Additionally, the Contractor shall provide allowances for any + all work (labor + materials) which have not been selected at time of pricing.

1.04 Substitutions

A. Provide materials and products as specified. Substitutions are not permitted without approval by the Architect. Comply with provisions of the General Conditions.

B. Contractor is not responsible for products furnished by the owner that are damaged prior to opening or receiving, or the timing of arrival on-site. Late arriving materials and products may cause a delay in construction and additional fees by the contractor for additional trips. Additional work required to install owner furnished products will be charged to the owner and due upon installation.

1.05 Regulatory Requirements

A. Contractor is responsible for following procedures and practices applicable to this project such as daily operation of a construction site under the Laws, Ordinances, and Building Codes of this project jurisdiction as well as all labor and safety laws

B. Building requirements in your area will vary due to local and regional codes, construction techniques, and weather conditions. This document and drawing set may not be all-inclusive for every area. Review this information with a local building official to understand specific requirements for your locality prior to beginning construction.

C. After the commencement of work, provide one project identification sign at the locations indicated. Maintain sign throughout the life of the project. On the sign, list two points of contact by name and telephone number. This may be listed and displayed with the required building permit display but shall not be substituted.

1.06 Project Meetings

A. Pre-construction meeting: Contractor and Architect shall meet after contract signing and prior to commencing any excavation work to discuss any questions or issues the contractor may have discovered after reviewing the drawings

B. During construction or as required. The Architect may conduct site visits during normal working hours without notice to the contractor or owner for the duration of the project.

1.07 Protection

A. Protect the Work and all nearby people and property. Provide and maintain barricades, warning signs and lights, railings, walkways, and the like. Immediately repair any damaged property to its original condition prior to being damaged.

B. Prior to start of any site work, silt fencing shall be installed so as to prohibit access to and limit impact on surrounding wetlands, woodlands and vegetation.

C. Protect trees within construction area, verify any trees to be removed with the Architect prior to the commencement of any work. In addition, silt fencing is required shall be installed and coordinated with the local Code Enforcement Officer and any prepared civil engineered drawings and site plans.

D. Theft and Vandalism: Contractor shall be responsible for maintaining the construction area and building in a secure manner at end of each working day to prevent theft and vandalism.

E. Contractor to protect all installed construction. If products or materials come with a protective coating, contractor shall maintain protective coating until construction is complete. Contractor shall replace any items that become defective or damaged.

1.08 Submittals

A. Shop drawings shall be submitted and reviewed, if the owner elects the Architect to provide construction administration

B. Shop drawings:
1. Structural Steel
2. Roof Trusses
3. Handrails
4. Exterior windows and doors
5. Custom cabinetry
6. Counters
7. Mechanical Systems Layout: including but not limited to: radiant tubing layouts, heating systems, and ventilation systems, ductwork + equipment layout
8. Other submittals as may be required during construction.

1.09 Samples

A. Samples shall be submitted and reviewed by the Owner and the Architect, if the Owner elects the Architect to provide construction administration

B. Submit the following samples (see appropriate Divisions of the Specifications for more information):
1. All interior wood finishes (flooring, cabinetry, doors, trim).
2. Exterior siding samples with finish (specify number of sample boards and size).
3. Special concrete treatments (specify size and other requirements)
4. Roof shingle color
5. All stone and tile, including but not limited to: exterior landscape stone, interior floor/wall finishes, + countertops.
6. Other samples may be requested on a case-by-case basis as Owner or Architect deem necessary.

C. Construct the following mock-ups as required for review by the Owner and Architect
1. Stone veneer
2. Typical interior trim profiles (window, door, base, etc.)

1.10 Temporary Utilities

A. Temporary Electricity - Contractor to provide and install temporary power for construction site. Connect to existing power service without disrupting local service requirements. Power feeder service characteristics shall be compatible with the service from which it is taken. Size, type and loading shall be per requirements as established by the National Electric Code (NEC). The contractor shall provide main service disconnect and over-current protection at a convenient location in accordance with the NEC. The Contractor shall provide power outlets for construction operations, with branch wiring and distribution boxes located as necessary and shall provide flexible power cords as required. Provide and install distribution equipment, wiring and outlets to provide single phase branch circuits for power and lighting.

B. Temporary Heating & Ventilating - Contractor to provide and install temporary heating and ventilation for construction site. Contractor to maintain system during construction, while exercising measures to conserve energy. Ventilate enclosed areas to assist cure of materials, to dissipate humidity and to prevent accumulation of dust, fumes, vapors or gases. Supplement with temporary fan units as required to maintain clean air for construction operation.

C. Temporary Lighting - Contractor to provide and install temporary lighting for construction site. Provide and install temporary lighting in all work areas sufficient to maintain a lighting level during working hours not less than the lighting level required by OSHA standards. As permanent lighting facilities are completed, they may be used in lieu of temporary facilities. Provide temporary lighting as required to satisfy safety and security requirements. Maintain a minimum illumination level of 30 foot-candles measured 3 ft. above floor in areas where finish trades are performing work.

1.11 Sanitary Facilities

A. Existing facilities shall not be used. Contractor shall provide and maintain in a neat and sanitary conditions such accommodations for the use of his employees as will comply with laws and regulations. Temporary toilet facilities may consist of portable toilets. The number shall be based on number of workers, 1 toilet per 15 workers. Toilet facilities shall be kept supplied and clean and in sanitary condition until the completion of the work and then shall be removed from the site. Upon removal the site shall be properly cleaned and graded.

1.12 Quality Expectations

A. Quality for all aspects of work is assumed to be premium quality; no further reference will be made in specifications to quality. If Contractor or Subcontractors are unclear to expectations of acceptable quality for any aspect of the work, request Architect to provide clarification. Notify Architect if Contractor anticipates conflict between execution of any aspect of the drawings and the creation of a weather-tight building.

B. Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by or under the direction of licensed skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.

1.13 Testing & Balancing Of Systems

A. To comply with current version of the IECC, Contractor shall perform a blower door test on the thermal envelope of the building. Goal is to achieve an infiltration rate of less than or equal to 3ACH (air changes per hour) @ 50 Pascals of pressure and in accordance with ASHRAE 119 Air Leakage Performance . Testing shall occur after rough-in, exterior envelope insulation, and after installation of penetrations through the building envelope. If the house fails the test, corrective measures shall be taken and the house retested until it complies with the requirements above.
1. During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended
3. infiltration control measures;
4. Interior doors, if installed at the time of the test, shall be open;
5. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
6. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
7. Supply and return registers, if installed at the time of the test, shall be fully open.

B. Complete all testing and balancing of mechanical systems before substantial completion.

1.14 Contract Closeout + Final Acceptance

A. Provide the following prerequisites for final acceptance:
1. Final payment request with supporting affidavits / lien wavers
2. Completed punch list.
3. Submit maintenance manuals in 8 ½" x 11", 3-ring binder, include contact information for Contractor and all Subcontractors on the project.
4. Provide warranties for all equipment and appliances.
5. All spaces to be broom clean.
6. Removal of all temporary facilities.
7. One copy of project drawings and specifications that accurately note as-built conditions.
8. Provide on-site instruction with Owner for all equipment and systems in the house.

Division 02 Existing Conditions

2.01 Existing Conditions

A. Contractor shall review construction documents, visit the site, and provide necessary site work, excavation and grading as required to construct said project.

2.02 Demolition

Provide all labor, materials and equipment to perform the required demolition of existing pavement no longer needed for access or parking, abandoned utilities and structures which interfere with the proposed construction. When required install chain link fencing around the area of demolition work. Protect all adjacent areas not to be demolished. Remove all debris from job site before construction begins.

2.03 Facility Remediation

Upon discovery, Contractor shall notify Owner and Architect of any hazardous material or substance before beginning abatement and construction. Contractor shall contract with a properly licensed and qualified hazardous material contractor for the removal and disposal.

2.04 Transportation and Disposal of Hazardous Materials

Remove and dispose of any hazardous material before beginning construction with due care. Contractor shall contract with a properly licensed and qualified hazardous material contractor.

Division 03 – Concrete

3.01 General Description of Work

A. Provide labor, materials, and equipment necessary to complete the work of this Section.
1. The extent of cast-in-place concrete work is shown on drawings and includes, but is not limited to: formwork, reinforcing, cast-in-place concrete, accessories, and casting in of items specified under other sections of the Specifications or furnished by Owner that are required to be built in with the concrete.
2. Miscellaneous equipment support pads as indicated on the site or mechanical drawings to be installed by the Contractor.
3. Cast-in-place retaining walls, exterior slabs on grade and other concrete shown on site drawings.
4. Precast concrete elements as required by the drawings (equipment pads, post bases, footing pads, pavers, etc.)

3.02 Concrete Materials / Mix

A. See Structural Engineering drawings (if provided) and foundation plan for general notes.

B. Concrete Materials
1. Portland Cement: ASTM C 150, Type I or Type II
2. Normal Weight Aggregates: ASTM C 33
3. Light Weight Aggregates: ASTM C 330.
4. Water: Potable.
5. Air Entraining Admixture: ASTM C 260.
6. High Range Water Reducing Admixture (Super Plasticizer): ASTM C 494, Type F or Type G containing not more than 1%
7. chloride ions.
8. Normal range water reducing admixture: ASTM C 494 Type A containing no calcium chloride.
9. Accelerating Admixture: ASTM C 494, Type C or E.
10. Blast Furnace Slag: ASTM C989
11. Fly Ash: ASTM C618, Class C or F

C. Mix Design minimumns. Prepare design mixes for each type and strength of concrete by either laboratory trial batch or field experience methods as specified in ACI 318. Proportion design mixes to provide concrete with the following properties:
1. Footings and foundation walls
1. Strength: 3000 psi at 28 days.
2. Aggregate: 3/4"
3. W/C Ratio: 0.54 maximum
4. Entrained Air: 6% +/- 1.5%
5. Slump: 4" maximum
2. Interior Slabs on grade and elevated slabs:
1. Strength: 2500 psi at 28 days
2. Aggregate: 3/4" minimum, 1 1/2" maximum.
3. W/C Ratio: 0.54 maximum
4. Entrapped Air only (no entrainment)
5. Slump: 4" maximum
3. Exterior Slabs and all other exposed Site Concrete not specified elsewhere:
1. Strength: 4000 psi at 28 days
2. Aggregate: 3/4"
3. W/C Ratio: 0.45 maximum
4. Entrained Air: 6% +/- 1.5%
5. Slump: 4" maximum

3.03 Concrete Formwork

A. See structural engineering drawings (if provided).

B. Forms for exposed finish concrete: Use plywood complying with "U.S. Product Standard for Concrete Form Plywood", Class: Exterior Grade or better, mill oiled and edge sealed, with piece bearing legible inspection trademark.

C. Forms for Unexposed Finish Concrete: Form concrete surfaces which will be unexposed in finished structure with plywood, lumber, metal or other acceptable material. Provide lumber dressed on at least 2 edges and one side for tight fit.

D. Form Coatings: Provide commercial formulation form coating compounds that will not bond with, stain nor adversely affect concrete surfaces, and will not impair subsequent treatments of concrete surfaces.

E. Contractor to coordinate all bond-out requirements of all Subcontractors.

3.04 Concrete Reinforcing

A. See structural engineering drawings (if provided) and wall sections for detailed information.

B. Reinforcing Bars: ASTM A 615, Grade 60, deformed.

C. Welded Wire Fabric: ASTM A 185, welded steel wire fabric. Provide welded wire fabric in flat sheets.

3.05 Form Ties and Accessories

A. Construct wood forms of sound material, and of the correct shape and dimensions, constructed tightly and of sufficient strength. Brace and tie the forms together. Make joints and seams mortar tight. Install leakage control materials in accordance with manufacturer's installation instructions.

B. Unless otherwise noted, provide chamfered corners on all exposed corners. Provide 3/4 inch moldings in forms for all chamfering required.

C. Make provisions for sleeves, anchors, inserts, water-stops and other features.

D. Use form ties of sufficient strength and in sufficient quantities to prevent spreading of the forms. Place ties at least 1 inch away from the finished surface of the concrete. Do not use ties consisting of twisted wire loops. Leave inner rods in concrete when forms are stripped. Space all form ties equidistant and symmetrical and line up both vertically and horizontally.

E. Provide removable cleanout sections or access panels at the bottom of all forms to permit inspection and effective cleaning of loose dirt, debris and water material. Clean all forms and surfaces to receive concrete of all chips, sawdust, and other debris and thoroughly blow out with compressed air just before concrete is placed.

3.06 Concrete Placement and Finishing

A. Preplacement Review: Footing bottoms, reinforcement and all work shall be subject to review by the Structural Engineer (if provided) and Building Official.

B. Concrete shall be placed in the presence of an approved testing agency if structural engineering requires.

C. Comply with ACI 304, and as specified.

D. Placing Concrete in Forms: Deposit concrete in forms in horizontal layers not deeper than 18 inches and in a manner to avoid inclined construction joints. Where placement consists of several layers, place each layer while preceding layer is still plastic to avoid cold joints.
1. Consolidate placed concrete by mechanical vibrating equipment. Hand-spading, rodding or tamping as the sole means for the consolidation of concrete will only be permitted with special permission from the Engineer. Use equipment and procedures for consolidation of concrete in accordance with ACI recommended practices.

E. Placing Concrete Slabs: Deposit and consolidate concrete slabs in a continuous operation, within limits of construction joints, until the placing of a panel or section is completed. Consolidate concrete using internal vibrators during placing operations. Bring slab surfaces to correct level with straightedge and strike off. Use a bull float or Darby to smooth surface. Slab thicknesses indicated on the drawings are minimums. Provide sufficient concrete to account for structure deflection, subgrade fluctuations, and to obtain the specified slab elevation at the flatness and levelness indicated here within.

F. Finishing Requirements:
1. Garage and Basement : Interior Slab
Finish: Hard, steel troweled (mechanical), saw cut all slab joints or use tear away plastic strips as required.
Seal (if selected by owner): Euclid Diamond Hard Lithium Silicate Densifier/Sealer
2. Outdoor Slabs: (exposed to freeze-thaw cycles)
Finish: Light broom (1/8" max.)
Air entrainment: per ACI guidelines
Seal (if selected by owner): Vexcon Chemical, Certi-Vex Guard Clear Aim

G. Thoroughly work concrete into all corners and around all embedded items and into corners and shapes of formwork, leaving no excessive voids in the concrete or honeycombed surfaces.

H. Consolidate concrete with a mechanical vibrator of type and size acceptable to the Structural Engineer standards. Vibrators shall be operated in such a manner as to reach all concrete areas but minimize the amount of contact with reinforcing steel and formwork.

I. All concrete shall be fully consolidated within 15 minutes of placement.

J. Obtain a uniform surface by floating as necessary. Concrete surface shall be within 1/4 inch laterally and 1/8 inch vertically from specified line and grade, except where stricter tolerances are indicated.

K. Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs adjoin raised slab, poured walls, crawlspace or basement stem-wall CMU or other poured foundations.

3.07 Concrete Curing

A. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Protect concrete work from physical damage or reduced strength which could be caused by frost, freezing actions, or low temperatures, in compliance with the requirements of ACI 306.

3.08 Concrete Footings

A. Center all footings on walls, piers, or columns above unless otherwise noted. All footings shall rest on undisturbed virgin soil with minimum soil bearing allowable of 1,500 psf, tested for 95 percent compaction, or 3/4" stone compacted in 12" lifts to 95 percent density if fill is required. Footings at building perimeter shall be a minimum of (42"- Illinois, 48" Wisconsin) below frost line and minimum of 16" wide, (check with local building officials for frost line level) constructed of 3000 psi concrete. Provide 2 - #5 rebar (reinforcing steel) continuous through footers or as noted on construction drawings. Provide #5 rebar (reinforcing steel) corner bars at all corners and intersections of footers, beams and walls. Each side should overlap 2'-0", with a 90 degree bend. Footers shall bear on undisturbed soil and kept free from ground water. Underneath load-bearing walls and interior or exterior column footings, thicken slabs within a 1' radius to 12" thick.

3.09 Concrete Walls

A. Poured walls shall be constructed of 3000 psi concrete with horizontal #4, or 5 rebar (reinforcing steel) at the top, bottom, and third points of wall, centered in wall thickness. Vertical #6 rebar shall be a maximum of 35" o.c. or as shown in the construction documents. Thickness of walls shall be a minimum of 8"thick for 8'-0"high, 10"thick for 9'-0"high, 12"thick for 10'-0"high. Patch all voids and depressions exceeding 3/8 inch in any direction. Provide bituminous damp proofing or appropriate waterproofing system from outside edge of footing to grade around the entire exterior perimeter and install drainage as specified by manufacturers recommendations.

3.10 Concrete Slabs

A. Concrete floor slabs shall be constructed of 3000 psi concrete, 4" thick reinforced with w4xw4 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel) as per plans. Place slabs over well-compacted granular fill compacted in 12 inch lifts to 95 percent density per AASHTO T-180 Proctor, and a 6 mil vapor barrier. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 400 sq. ft. and the length of that area is not more than twice the width. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage/overhead door.

Division 04 – Masonry

4.01 Unit Masonry

A. Provide brick veneer at areas indicated on drawings (Structural + Architectural) for the following locations:
1. Exterior wood stud wall with brick veneer.
2. Exterior columns supporting roof above

B. Lay walls plumb and true, with courses level, accurately spaced and coordinated with other work.

C. Mortar: ASTM C270, property specifications, Type S for reinforced masonry, Type M for work in contact with earth, and Type N for all other work. Use Portland cement; do not use masonry cement.

D. Corrugated-Metal Veneer Anchors: Stainless-steel, 0.030 inch thick by 7/8 inch wide.

E. Flashing: See Division 7.

4.02 Stone Countertops + Specialties

A. Samples: Provide samples of all brick specified.

B. Keystones - Over doors and windows, install stone keystones as shown on the construction documents.

C. Quoins - At corners, install stone quoins as shown on the construction documents.

D. Sills - Install a stone, brick exterior rowlock under all windows as shown on the construction documents

4.03 Stone Masonry

4.04 Other Stone

A. Exterior + Landscape Stone. See Division 2.

B. Stone tile. See Division 9.

4.05 Masonry Mortaring

A. Mortar shall be Type "M" or "S" in accordance with ASTM C270, 2500 psi. Grout shall be in accordance with ASTM C270, Type M, 2500 psi concrete using pea gravel for coarse aggregate with a maximum aggregate size of 3/8" and an 8" minimum to 11" maximum slump. Mortar joints shall be 3/8" thick, finished to produce a concave, flush, beaded, or raked form. Verify joist type selection with owner. Mortar or grout not used within 2 1/2 hours after mixing shall not be used in masonry work. In hot weather add water as needed to supplement evaporation losses. In cold weather, when air temperatures range between 32 degrees and 40 degrees Fahrenheit, heat mixing water or aggregate to between 70 degrees and 160 degrees Fahrenheit maximum. When air temperature is below 32 degrees Fahrenheit heat both the missing water and aggregate to between 70 degrees and 160 degrees Fahrenheit maximum.

4.06 Masonry Accessories

A. Flashing materials may be bituminous membranes, plastics, sheet metals or a combination of these. Continuous flashing shall be installed at the bottom of the air space. Mortar stop must be installed at bottom of airspace. Flashing must be at or above grade. Flashing should be installed at the heads and sills of all openings and wherever the air space is interrupted. Flashing should extend through the face of the brick veneer to form a drip edge. Where the flashing is not continuous, such as at heads and sills, the ends should be turned up approximately 1 inch.

B. Masonry weepholes, each having an area of at least 70 mm (0.1 sq.in.), are required above flashing in masonry cavity wall construction. Weepholes should be located in the head joints immediately above the flashing, and spaced at 16" on center. If open head joints are used, a 32" on center spacing is permitted; however, open joints are not recommended because the small openings are easily obstructed by mortar droppings. Open joints also permit insects to enter the building envelope.

Item # 2.

ADDS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

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Sheet Title

Construction Standards

Project Number:

24-438

Date:

2-28-25

A-18

Division 05 – Metals

5.01 Structural Steel

5.02 Miscellaneous Metals

A. Rough Hardware
   1. Provide all custom fabricated bolts, anchors, hangers, dowels and other miscellaneous metal items as needed to complete the project.

B. Fabrication.
   1. Fabricate work to be truly straight and plumb with sizes, shapes, and profiles indicated. Shop fabricate work to the greatest extent possible. Clearly label pieces in shop to facilitate field assembly. Perform welding in compliance with American Welding Society Code. Choose materials that are smooth and free of blemishes such as pits, roller marks, trade names, scale and roughness.
   2. Fabricate exposed work with uniform, hairline tight joints. Form welded joints and seams continuously and grind flush and smooth to be invisible after painting or finishing.

C. Installation
   1. Set work accurately and truly plumb, level and aligned. Make field assembly and connections with the same level of quality as shop fabricated work.
   2. Maintain allowable variation from true plumb, level, and line of ± 1/8" in 20'-0".
   3. Install and anchor all work to support all loads prescribed by codes.

Division 06 - Wood, Plastics, & Composites

6.01 Framing Members

A. Sills and other wood meeting concrete shall be of Pressure Treated SYP, complying with requirements of AWPA C2
B. Light framing studs shall be No. 2 or Standard grade, S4S. Species shall be Hem Fir or other wood species # 2 or better having minimum bending stress Fb of 1000 psi [1150 repetitive] and modulus of elasticity E not less than 1400 ksi and complying with Product Standard 20.
   1. See "Wall Type Schedule" for specific wall construction.
   2. Exterior wall studs at conditioned spaces shall be 2x6's at 16" on center unless otherwise indicated, with single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls. For exterior corner joints, install (3) 2"x 6"'s nailed together to allow exterior insulation to meet the furthest outside corner. Where interior partitions meet exterior walls, install 2 studs fastened together with 2"x 4", 2"x 6" blocks approximately one foot long. One block is placed at the bottom, one at the top and one about center of the studs to allow the passing of exterior wall insulation.
   3. Interior wall studs shall be 2x4's at 16" on center of 2x6 for higher ceilings.
C. Wood posts shall be Solid Sawn Timber posts in sizes and locations as indicated on the drawings.
D. Wood beams shall be in sizes and locations as indicated on the drawings.
E. Framing: Choose wood members carefully to eliminate split, warped and twisted members. Set work to required levels and lines with members plumb and true to line with joints neatly and tightly cut and butted. Securely anchor work in strict compliance with referenced standards and building code nailing schedule. Countersink bolts and other fasteners flush with face of wood and provide a proper substrate for late work. All framing shall be installed true and plumb to a vertical tolerance and maximum variation of 1/16" over 8'-0".
F. Wall Framing: Provide single sill plate and double top plates. Provide at least three studs at corners and partition intersections. Provide nailers in true plane wherever necessary for installation of gypsum wallboard and other finish materials.
G. Headers: Frame openings with multiple studs and headers per drawings. Set headers on edge and support with jack studs or cripples. Provide double jamb studs at openings 6' wide and more, and triple jamb studs at openings over 8' wide. Provide headers matching width of wall and with depth shown or if not shown, provide headers in strict compliance with referenced standard and codes, Reference Exterior Wall Header Detail shown in drawings.
   1. Headers to be insulated wherever possible (R-5 min. in 2x6 wall). [Options: Prefab insulated header, SIP header, hybrid plywood + insulation header]
   2. On non-load bearing partitions install open headers and insulate as standard wall cavity.
H. Furring and Strapping: Where indicated to support ceiling finish materials, provide 1x3 strapping at 16" on center perpendicular to span of joists, rafters and truss chords.
I. Special Framing: Provide special framing and supports for eaves, overhangs, and similar conditions as detailed and as required to adequately support construction shown.
J. Fire-stopping: Fire-stop furred spaces and wall cavities at each floor level and at ceiling line of top story with solid, continuous wood blocking.
K. Blocking Installation: Choose blocking to eliminate split, warped and twisted members. Securely anchor blocking to substrates and structure to support applied work and loads. Install blocking flush with framing. Countersink bolts and other fasteners flush with face of blocking. Coordinate with other work to ensure correct size and placement of blocking.
L. Site Storage: Framing materials may be neatly stored on site and must be protected from exposure to weather for extended period of time.
M. Nailers at framed floors with integral radiant heating systems (for example: lightweight concrete or other cementitious decks, gypsum slurry, etc.)

6.02 Treated Wood

A. Sill plates and other wood required to be treated below, not in contact with the ground, shall be treated with waterborne preservatives in accordance with AWPA Standard U1 to the requirements of Use Category 2 (UC2).
B. Treat the following members:
   1. Sills, sleepers, blocking, furring, strapping and similar items in direct contact or close proximity with masonry or concrete.
   2. Cants, nailers, blocking, strapping and similar items in conjunction with roofing, flashing, vapor barriers and waterproofing.
   3. Separation: Provide separation between treated wood and concrete:
      1. Provide self-adhesive Air + Moisture Sill Barrier at all sill locations and any wood that would otherwise be in direct contact with concrete: Triple Guard Energy Sill Sealer by Protecto Wrap
      2. Provide self-adhering membrane flashing between treated plywood and vertical framing members and concrete.
C. Exterior plywood in contact with, or close proximity to, concrete shall be treated with water-borne preservatives in accordance with AWPA Standard U1 to the requirements of Use Category 3B (UC3B). Mark each treated item with the AWPB or SPIB Quality Mark Requirements.
D. Fasteners: All fasteners used in conjunction with treated wood shall be hot-dipped galvanized, stainless steel or approved for contact with treated wood.
E. Connection Hardware used in conjunction with Treated Wood (i.e.: Pressure Treated): Provide ZMAX galvanized meeting G185 HDG per ASTM A653.

6.03 Sheathing

A. Provide APA graded panels complying with PS 1/ANSI A199.1 for type of application indicated
B. Sheathing: APA Rated Sheathing, 48/24, Exposure 1. Provide thickness shown, but not less than thickness needed to achieve span rating for spans indicated.
   1. Wall sheathing shall be minimum ½". Huber ZIP-R Insulated sheathing may be used to increase energy efficiency as selected by the owner. Reference drawings and wall types.
   2. Roof sheathing shall be minimum ½" thickness.
C. Fasteners: Provide size, type, and material appropriate for intended use in strict compliance with building code nailing schedule and referenced industry standards. For exterior use, provide fasteners with ASTM A153 hot-dip galvanized coating.
D. Construction Adhesive: Provide "PL Polyurethane Premium Construction Adhesive" or Architect approved equal meeting American Plywood Association "AFG-01" specification requirements.

6.04 Engineered Wood Products

A. Laminated Veneer Lumber: Lumber manufactured by laminating wood veneers in a continuous press using an exterior-type adhesives complying with ASTM D 2559 to produce members with grain of veneers parallel with their lengths and complying with the following requirements: Douglas fir or southern pine veneers, with dimensions as indicated.
B. Products: Subject to compliance with requirements, provide one of the following:
   1. Laminated Veneer Lumber:
      1. "MicroLam L.V.L. Headers and Beams," Trus Joist Corporation
      2. "Versa-Lam SP Headers and Beams", Boise Cascade

6.05 Accessories For Wood And Plywood

A. Provide inserts, anchors, anchor bolts, lag screws, screws, washers, nuts, nails, and other rough hardware. Assist other trades as necessary in the placement of inserts and anchor bolts in concrete and masonry. Provide rough hardware of size, type, material and finish suited to application shown and complying with applicable standards. Provide metal hangers and framing anchors of size and type recommended for intended use as manufactured by "Simpson Strong Tie"
B. Rough Hardware: Provide rough hardware items for use at the roof and other exterior applications with a hot dipped galvanized finish in accordance with ASTM A153. Provide other concealed items in cadmium or zinc plated finish.

6.06 Fasteners / Supports / Adhesives

A. Refer to Drawings, notes and individual sections in Division 6 for specific guidelines.

6.07 Installation

A. Refer to Drawings to determine the major extent of the rough carpentry work required.
B. The Contractor shall be responsible for structural integrity, connections and anchorage of rough carpentry work.
C. Discard units of material which are unsound, warped, bowed, twisted, improperly treated, not adequately seasoned, or too small to fabricate.
D. Set rough carpentry work to required levels and lines, with members plumb and true to lines and levels, cut and fitted. Provide close fitting joints, securely attached and braced to surrounding construction. Attach to substrate as required to support applied load. Countersink bolts and nuts flush with surfaces unless otherwise indicated.
E. Use members of continuous pieces of longest possible lengths.

6.08 Exterior Woodwork

A. Exterior Standing and Running Trim
   1. Corner boards - Woven corners, Staggered butt ends, Mitered
   2. Vertical Siding – As shown on the drawings
   3. Horizontal Siding – As shown on the drawings
   4. Shingles – As shown on the drawings
   5. Freeze boards - As shown on the drawings
   6. Soffits – As shown on the drawings
   7. Ceilings - As shown on the drawings
   8. Door + Window Trim - As shown on the drawings
   9. Cap rails at parapets – material, grade, thickness, size + finish
   10. Wood mounting blocks. Mount all hose bibs, exterior electrical outlets, and exterior wall lights at wood siding on wood mounting blocks. Wood blocks to be finished to match siding. Blocks to center on coursing as appropriate – see Drawings. Provide metal head flashing over all blocks.
B. Fasteners: Stainless steel ring shank siding nails, length as required to penetrate substrate as specified by manufacturer installation instructions.
   1. Conceal nails to the greatest extent possible.
C. Apply touch-up stain to all cuts, planed areas, and other areas where the wood is exposed, whether it is apparent or not. Touch up, as much as possible, the non-apparent areas before installing the board.
D. Provide work to sizes, shapes, and profiles indicated. Install work to comply with quality standards referenced. Back prime all work and install plumb, level and straight with tight joints; scribe work to fit.
E. Flashing: See Division 7 for further specifications.

6.09 Exterior Decking

6.10 Interior Trim + Woodwork

A. Interior Standing and Running Trim, Base and Moldings:
   1. Trim sizes: See drawings for trim sizes. All interior trim to be painted or stained except where otherwise noted.
   2. Species for Paint: Poplar, No. 1 or 2A
   3. Species for Clear finish: Number 1 or better.
   4. Species for Pickling: Fir, No. 1 or better. All walls with pickled wood paneling have pickled wood trim.
   5. Species for Thresholds:
      1. Interior Doors and Openings: Where indicated on the Drawings, provide flush thresholds in material to match flooring. Widths to match wall thickness unless otherwise noted.

6.11 Interior Wood Walls

6.12 Interior Wood Ceilings

6.13 Casework

A. See drawings for exact locations. Verify actual built environment before ordering or constructing casework:
   Custom Casework:
   1. Open Shelving (verify with owner)
   2. Built-in shelves (verify with owner)

Division 7 - Thermal & Moisture Protection

7.01 Waterproofing

A. Foundation Walls: Spray-applied bituminous waterproofing (lap wall/footing cold joint) from exterior side of footing up wall to 2'-4" above grade at conditioned areas only (omit at frost walls and retaining walls). Do not overspray above grade or at exposed walls.
B. Flat roofs: If specified, Fully adhered EPDM membrane, Kemper, or TPO
C. Sill pan: Marvin SillGuard, Weather Out Flashings, Pella sill flashing, Huber ZIP Stretch flashing, or Architect approved equal
D. Wood/Door Perimeter: Dupont FlexWrap + Straightflash (or) Vycor Ultra + VYCORNERs, Huber ZIP tape flashing, or manufacturer supplied sealant tape

7.02 Foundation Waterproofing

7.03 Moisture Retardants + Weather Resistive Barriers

A. Under Slabs: Raven Industries "Vaporblock 15" or equal (tape all seams and penetrations). Place between bottom of slab and granular fill. Omit at insulated slabs
B. Weather Resistive Barrier (WRB): 30# building felt, Tyvek house wrap, Huber Zip system sheathing, or equal
C. Interior walls: 2 mil continuous sheet vapor barrier when using unfaced batt insulation. Omit interior vapor barrier is using spray applied insulation
D. Roof Underlayment: Grace Ice & Water shield to be installed at entire roof eve perimeter extending 2'-0" past interior face of exterior wall, all roof valleys, and over the entire surface of any pitch less than 4/12. Install "Grace Ultra" high-temperature self-adhering membrane flashing beneath all metal roof finishes. See manufacturer's recommendations for installation guidelines.
E. Subfloor: Use 15# asphalt impregnated building felt over subfloor when installing hardwood finish, or other approved vapor barrier

7.04 Insulation

A. Thicknesses shall achieve the following insulation value minimums:
   1. Walls: R-30 cavity only, or R-5 continuous + R-20 cavity. Reference Drawings and Wall types
   2. Ceilings: R-49
   3. Floors over exterior: R-30
   4. Foundation Walls: Reference Drawings and Wall types
   5. Sub Slab: R-10 for heated
B. Windows/Doors: Low expansion closed-cell spray foam insulation
C. Sound: Provide sound attenuation batts at all bathroom walls/ceilings. Roxul Safe'n'Sound or equal.

7.05 Envelope Ventilation

General: Reference the drawings and wall types to indicate rain screen type design. Rain screens are designed to control moisture by allowing for drainage and evaporation by creating a gap between the exterior cladding and the weather-resisitve barrier.
A. Exterior walls: "Homeslicker" by Benjamin Obdyke or equal
B. Ridge vent: Cor-A-Vent V-600E or equal
C. Siding top/bottom: ;Cor-A-Vent SV-5 (horizontal siding) or Sturdi-Batten (vertical siding)

7.06 Exterior Siding + Wall Finishes

A. Shingle Siding: As shown in the drawings
B. Horizontal Siding: As shown in the drawings

7.07 Roof Finishes

A. Shingle Roofs: As shown in the drawings

7.08 Roof Accessories

A. Gutters:
   1. Locations per roof plan
   2. Size: 5" dia – half-round gutters with concealed stainless steel hangers unless otherwise noted.
   3. Material: Match roof stock.
   4. Provide end caps, elbows, outlets and transitions as req'd.
B. Downspouts:
   1. Locations per required area of roof served.
   2. Size: 4" dia. round or larger
   3. Material: Match roof stock.
C. Roof Fascia: As shown in the drawings
D. Roof drains: Provide and install roof drains at flat roofs.
   1. Series 1610, 3" outlet by Jay R. Smith or Architect approved equal sized to handle roof drainage requirements.
   2. Compression Seal: Elastomeric compression seal held with compression ring and stainless steel screws.
   3. Strainer: Stainless steel basket strainer.
   4. Outlet Size: 3 inch.
   5. Pipe: Provide PVC piping from all roof drains down to common outlet. Transition to HDPE drainage line to daylight.

7.09 Soffit Material

A. Wood: As shown in the drawings
B. Metal: As shown in the drawings

7.10 Sealants

A. *Sealant Type 1:* Non-sag Polyurethane - Pecora Dynatrol II or Tremco Dymeric Plus. Provide non-sag polyurethane sealant for all exterior joints not indicated to be sealed with another sealant.
B. *Sealant Type 2:* Acrylic Latex – Pecora AC-20, Tremco Acrylic Latex, or Sonneborne Sonolac. Provide acrylic latex sealant for typical interior joints.
C. *Sealant Type 3:* Mildew Resistant Silicone Rubber – Provide Pecora 863, Tremco Proglaze, or General Electric 1700. Provide silicone rubber sealant for all interior joints in wet areas.
D. *Sealant Type 4:* Window and Door Sealant – Provide DAPtex® Plus Window & Door Foam Sealant or Architect approved equal. Provide low expansion spray foam at all doors and windows to seal all rough opening gaps.
E. Installation: Clean joint surfaces immediately before installation. Remove all substances which could interfere with bond. Etch or roughen joint surfaces to improve bond. Provide backer rods for all liquid sealants to the greatest extents possible. Prevent three-sided adhesion by use of bond breaker tapes or backer rods. Force sealant into joints to provide uniform, dense, continuous ribbons free from gaps and air pockets. Dry tool sealants into joints to form a smooth dense surface. Make joint depth equal joint width for joints up to ½" wide. For joints over ½" wide, make depth equal to one-half of the joint width. Cure sealants in strict compliance with manufacturers' instructions and recommendations to obtain highest quality surface and maximum adhesion.

7.11 Flashing

A. Material: Extruded Aluminum or copper to match
B. Fasteners: Same material as flashing or approved for use with flashing material. Conceal all fasteners.
C. Sealant: One-part, copper compatible elastomeric polyurethane, polysulfide, butyl or silicone rubber sealant as tested by sealant manufacturer for copper substrates as required.
D. Joints: All joints in continuous metal flashing should be ½" wide lock-seam joints. Simple lap joints are not acceptable. Where required to be waterproof, fill seams with sealant.
E. Metal Accessories: Provide sheet metal clips, straps, anchoring devices, and similar accessory units as required for installation of work, matching or compatible with material being installed, non-corrosive, size and gauge required for performance.
F. Sill Pans: At all exterior doors and windows (with the exception of the Screen Porch doors and panels) provide prefabricated sill pans with pre-molded corners. Sill pans to have raised ribs to allow water drainage. Marvin SillGuard, Weather Out Flashings, or Architect approved equal. Lap and seal sill pans per manufacturer's recommendations.
G. Roof outlets: Provide metal flashing sleeves for all roof penetrations (vent stacks, etc.)

7.12 Flashing For Mechanical, Electrical + Plumbing Penetrations

A. Provide prefabricated flashing systems for sealing all mechanical, electrical and plumbing penetrations in exterior walls. Similar but not limited to: ductwork, line sets, HVAC, gas lines, and electrical conduits through exterior walls.
B. Material: UV-resistant polymer designed for durability and resistance to environmental factors.
C. Manufacturer: Pre-molded units to match application in various sizes to accommodate different types of mechanical penetrations by Quickflash Weatherproofing Products, Inc. or equal
D. Weather Resistance: Provides a waterproof seal to prevent water ingress around penetrations.
E. Compatibility: Suitable for use with specified wall material.
F. Installation: peel-and-stick adhesive or mechanical fasteners as required by the surface type.
G. Compliance: Meets relevant building codes for exterior penetration sealing; tested for air and watertight integrity.

Division 08 – Openings

Shop Drawings
A. Schedule: Window and door types, sizes, locations, and quantities, keyed to scale elevations. Identify materials, finish and species of woods, glazing types, hardware, and anchoring provisions.
B. Details: Full or large scale, keyed to scale elevations. Show frame and sash construction, glazing, weep/vent provisions, hardware, weather-stripping and anchorage.

8.01 Aluminum Clad Windows

A. Pella, Marvin, Anderson, push-out awning, casement, Double Hung, + picture windows as shown in the construction documents:
   1. Wood Species: Douglas Fir
   2. Exterior Finish: Aluminum Clad, Color: Selection by owner
   3. Interior Finish: Factory Primed
   Final Finish: Two finish coats of paint, color/sheen: Selection by owner
   4. Glazing: Double-glazed insulated, Low E4 with argon. Clear + tempered to follow IBC. Provide price option for triple-glazed.
   5. Hardware: Standard push-out handle hardware. Color and finish to be selected by owner.
   6. Insect Screens: Charcoal Fiberglass mesh, alum. to match cladding color (for exterior screens), primed wood for in-swinging screens.
   7. Rating: Commercial Window Performance Grade 50 (CW-PG50)

8.02 Exterior Doors

A. Pella, Marvin, Anderson, Therma-tru, Aluminum Clad In swinging exterior doors:
   1. Wood Species: Douglas Fir
   2. Interior Finish: Factory Primed + two finish coats of paint, color TBD
   3. Glazing: 1" (25mm) clear insulating glass, low E with argon, tempered, SDL + interior grilles, square sticking.
   4. Cladding: Color: Selection by Owner
   5. Hardware: Multipoint locking system.
   6. Trim Hardware: Hoppe, Dallas Handle (w/Keyed entry + thumb turn inside), Color to be selected by owner
   7. Sill: Manuf. standard.
   8. Screens: Hi-transparency mesh, [coordinate screen door options with manuf. standards]
   9. Rating: Commercial Window Performance Grade 55 (CW-PG55)

8.03 Interior Doors

A. All Interior Doors (Excluding cabinetry):
   1. Slabs: Single, double, triple, craftsman, 4 panel, as selected by owner, door with square sticking. See door schedule for sizes.
      Provide 20-minute rated door at Garage. See door details for additional information.
   2. Jambs: Poplar for paint, see door details.
   3. Boring: Standard.
   4. Hardware: See door schedule.
   5. Finish: Acrylic Latex Aura by Benjamin Moore, Satin, Color: Selected by owner
B. Interior Sliding Barn Doors: Custom fabricated. Stile and rail construction with vertical board infill at center panel.

8.04 Glass Shower Doors + Panels

8.05 Skylights

8.06 Garage Doors

8.07 Access Panels

A. Provide access panels to allow easy entry to all plumbing, electrical, and HVAC systems hidden behind walls or ceilings.
   1. Material: Steel, aluminum, or plastic.
   2. Finish: Options include paintable surfaces to match surrounding walls or pre-finished to a standard color.
   3. Sizes: Available in a range of standard sizes; custom sizes can be specified to meet project requirements.
   4. Installation: Designed for easy installation in walls or ceilings, with mounting options that may include screw fit or snap-lock mechanisms.
   5. Fire Rating: Panels available with fire-resistant ratings to comply with safety regulations.
   6. Insulation: Insulated panels offered to enhance energy efficiency and reduce sound transmission.
   7. Locking Mechanism: Options include key locks, touch latches, or screwdriver operated latches for security and ease of access.
   8. Compliance: Meets relevant building codes and standards for access panels.
B. Install at least one 24"w x 30"d wood or metal access door as shown on construction documents. Trim opening with appropriate window casing to match interior trim. Confirm size of opening meets local building codes for attic access. Provide R-49 insulation batt fastened to top side of panel for continuous attic insulation and seal perimeter with gasket for air tight finish.

8.08 Interior Door Hardware

A. Hardware shall be provided as required for a typical commercial installation to: exterior + interior doors, windows, casework, sliding doors, and specialty doors.
B. Set hardware plumb, level and in exact alignment and location. Conceal and countersink fasteners to the greatest extent possible. Use only threaded-to-the-head screws for all hardware attached to wood doors and frames. Use #12 screws for hinges, closers, and other highly stressed hardware, unless otherwise recommended by hardware manufacturer. Do not use exposed through-bolts to mount any hardware. Adjust all hardware to work easily, smoothly, and correctly.
C. Keying: Key all exterior doors the same.
D. For ADA compliance, all door handles to be accessible lever style

ADDIS ARCHITECTURE

Addition

Pietro's

5724 Elevator Road | Roscoe, Illinois 61073

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Sheet Title

Construction Standards

Project Number:

24-438

Date:

2-28-25

A-19

Division 09 – Finishes

9.01 Wood
A. Interior wood walls and ceilings: As shown in the drawings or as selected by owner.

9.02 Gypsum Wallboard
A. Bathrooms: Bathroom walls and ceilings, not indicated to have tile, shall be 5/8" moisture resistant gypsum wallboard, painted finish.
B. All other locations: Interior walls and ceilings, not called out otherwise, shall be 5/8" painted gypsum wallboard (5/8" Type X at fire-rated partitions) or as noted on Floor Plans/Elevs
C. Typical Trims:
1. Provide galvanized steel U.S.G. No. 800 corner bead, No. 093 control joint, and No. 801-A and 801-B edge trim. OR Trim-Tex, select profiles
2. Provide corner bead trim at all external corners.
3. Provide edge trim wherever edge of gypsum board is exposed, revealed, or sealant filled.
4. Nails and screws shall be a minimum 3/8" and a maximum of 1/2" from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7" on ceilings or 8" on sidewalls. Head diameter shall be a nominal 1/4" with the length 1 1/2" to penetrate a minimum of 7/8" into nailing member. Nails shall meet the minimum requirements of ASTM C514 and may include coated, etched treated or annular ring shanks to improve withdrawal resistance. Drywall screws shall meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315" in nominal diameter and contain a No. 2 Phillips driving recess. Type "W" screws are designed for easier fastening in wood
D. Joint Compound and Tape: Provide ready mixed all-purpose vinyl compound and perforated tape complying with ASTM C475. For water resistant gypsum board, provide U.S.G. Durabond 90 Joint Compound.
1. Provide joint reinforcing tape at all internal corners.
2. Provide control joints where recommended by manufacturer and approved by Architect.
3. Finish: Provide Level 4 (or is selected 5) finish on all gypsum wallboard.
1. Provide 3 coat joint compound treatment at all joints, flanges of trim accessories, penetrations, fastener heads and surface defects. Sand before and after second and third coats. To be acceptable, board joints, seams and fasteners shall be invisible after painting.

9.03 Tile
A. Porcelain or Ceramic tile as selected by owner
B. Tile Accessories (install per manuf. instructions)
1. Edge Screed: Schluter SCHIENE by Schluter Systems. Profile E100 (type 304 S/STL.
2. Tile backer:KERDI-BOARD or equal as recommended by Schluter Systems.
C. Installation:
1. Floor Underlayment/Uncoupling membrane: Install per manufacturer's instructions.
2. Instructions for mortar type/mix. See Plumbing Schedule for floor drains.
3. Wall Underlayment: Per above Install per manufacturer's instructions.
4. Seal all tile. See Division 9 "Painting."

9.04 Wood Floor

9.05 Paint + Coatings
A. Owner/ Interior Designer to provide complete paint schedule during construction with colors and locations.
B. Installation:
1. Strictly comply with manufacturer's instructions and recommendations for both application of paint and preparation of surfaces before painting. Provide uniform final finishes, free from runs, color variation, and other imperfections.
2. Back-prime all siding, millwork and woodwork to be painted.
3. Apply paint with sprayers, brushes or rollers.
4. Standard application: prime + 2 finished coats (U.N.O.) Apply at least the number of coats specified and apply additional coats as necessary to eliminate show-through and bleed-through, and to provide uniform final appearance.
5. Sheens as follows (U.N.O.): [SPECIFY Walls: Eggshell; Ceilings: Flat; Wood Ceilings: Semi-gloss]
6. Finish behind all removable items. Finish inside ducts and grills when these areas are visible (paint flat black, U.N.O.). Paint diffuser and grilles to match adjacent surfaces, U.N.O.
C. Paint + Coatings
1. Exterior trim, soffits, cap rails, exterior wood doors (exterior face only), garage doors (exterior only), screen doors, subsills, and all other exterior wood called to be stained: [SPECIFY, FOR EXAMPLE: Cabot Solid Color Acrylic Stain, color to match clad door and window color. Self-priming, apply two coats. Apply with a high-quality polyester brush, roller or spray. When spraying, always back brush for optimal results. Maintain a wet edge to avoid lap marks. DO NOT THIN.]
2. Interior wood trim: White semi-gloss or stained as noted in construction documents
3. Interior Doors + Windows: As selected by owner
4. Interior Gypsum Wallboard: Benjamin Moore Regal® Primer N216 with 2 finish coats Regal® Eggshell Finish N319. Color(s) to be selected by owner
5. Cabinetry: As selected by owner
6. Interior Wood Ceilings: As selected by owner
7. Wood wall paneling: As selected by owner
8. Wood floor for painted finish: As selected by owner
9. Stone Tile: As selected by owner

9.06 Carpet

9.07 Countertops

9.08 Concrete
A. Exposed Concrete Slabs Seal all slabs per Division 3

9.09 Wall Coverings
Install wallcoverings in areas as indicated on Finish Schedule. Install appropriate primer on all surfaces before installation. Butt-joint all seams without overlapping. Wrap wallcoverings 6" around inside and outside corners to avoid bridging or spanning. Use appropriate vinyl adhesive or paste as suggested by manufacturer. After installation, remove all excess paste from wallcovering surface with a damp sponge. If applying a textured sub-paper that will be painted, seam gaps should be filled with a caulking compound prior to finishing.
A. Felt
B. Cork
C. Fabric
As selected by owner

9.10 Acoustical Treatments
A. Acoustic insulation: Roxul SAFE'n'SOUND batts or equal, noise damping duct wrap
B. Acoustical accessories: Soundproofing Putty Pads at all switches, receptacles; Joist Gasket tape; speaker covers.
C. Acoustical sealant: Green Glue Acoustical caulk, Acoustimac Soundproofing Putty Pads at all switches, receptacles, etc.
D. Acoustical finishes: Acoustical panels, curtains, etc.]
E. Acoustical assemblies: Whisper Clips, hat channels, bass traps, 1#/2# mass loaded vinyl or green glue damping compound/g.w.b. assembly]

Division 10 – Specialties

10.01 Shower Enclosures
A. Glass:

10.02 Woodstove

10.03 Woodstove Chimney

10.04 Exhaust Ventilation Terminations
A. Bathroom exhaust louvers: run through floor/attic framing, exhaust out soffit. Stainless steel grille with insect screen: Seiho SX-SN
B. Fresh air ventilation INTAKE/EXHAUST: By Seiho: size per duct requirements, stainless steel with insect screen.
C. Make-up Air Intake: Consult with HVAC Sub-contractor or Mechanical Engineer

10.05 Interior Grilles

10.06 Bathroom Accessories
A. Provide bathroom accessories as shown in the construction documents
B. Provide blocking in walls for all bathroom accessories including (but not limited to): toilet paper holder, towel bars, hooks, mirrors and medicine cabinets over sink.
C. Install plumb and level at heights and locations indicated, or if not indicated, at heights and locations per typical installation. Adjust operating parts to work easily, smoothly, and correctly.

10.07 Handrail Brackets

10.08 Wardrobe and Closet Specialties

10.09 laundry Accessories

10.10 Postal Specialties

Division 11 – Equipment

11.01 Equipment
A. Appliances to be purchased and installed by G.C. as selected by Owner per allowance
B. Install all appliances described in the construction documents. Coordinate all electrical, mechanical, gas, and plumbing requirements with cabinetry and associated work.
C. For mechanical ventilation equipment refer to Division 15

11.02 Access Stairs

Division 12 – Furnishings

12.01 Window Treatment
A. Surface mounted roller shades as shown in the construction documents. If motorized reference Div. 26.
B. Provide complete assemblies produced by one manufacturer for each type required including hardware, accessory items, mounting brackets and fastenings. Examine support work for tracks in presence of Installer. Correct conditions that would result in improper operation of curtain units. Comply with manufacturer's recommended installation procedures for indicated installation conditions and as indicated per construction documents. Selection by owner and may not be included in work. Specify in contract documents

Division 13 – Special Construction

13.01 Solar Energy Systems
A. Provide design and installation of Solar Electric System by supplier. Sub-contractor to provide specifications, installation instructions, and sizing calculations to Building Official and Architect.
B. Provide all materials necessary to mount and wire solar electric system including but limited to: disconnects, fusing, conduit, wiring,
metering, interconnection with main electric panel to meet NEC, National, State and local electrical codes.
C. Owner responsible for application + fee for Net Energy Billing permit through Local Utility.

13.02 Lightning Protection
A. Confer with Owner prior to roof finish installation whether Lighting Protection system is desired. System to be designed and installed by a specialty Contractor engaged in the installation of certified lightning protection systems and in accordance with NFPA #780, UL Standard #96A, + LPI Standard 175.
B. Provide a lightning protection system including but not limited to the following components:
1. Cable conductors (copper preferred with a max. bend radius 8", no angle less than 90 degrees), strike termination devices, air terminals (10" min. projection), down conductors (minimum of 2), ground terminations, counterpoise.
2. Design shall prioritize exterior conductors + travel pathways over interior ones. Review design on-site with Architect prior to installation. Hide down conductors from view to the greatest extent possible.
3. Interconnect all grounded systems within the building to the lightning protection system.
4. Coordinate the materials of the lightning protection system with the building construction materials to ensure compatibility. For example, copper system components shall not be installed on aluminum surfaces.
5. If protected structure connects to an existing structure without protection, existing structure shall be upgraded to afford the same protection as the new construction.

Division 14 – Conveying Systems

14.01 General Requirements

14.02 Elevators

14.03 Dumbwaiters

14.04 Machine Rooms

Division 21 – Fire Suppression

21.01 General Provisions

Division 22 – Plumbing Systems

22.01 General Provisions
A. All work to be done in accordance with the project jurisdiction's Plumbing Code.
B. Submit shop drawings/product cuts of all major equipment to General contractor.
C. Provide operation and maintenance manuals to Owner at close out.
D. Instruct Owner on proper use and maintenance of all equipment.
E. Plumbing work to be performed by state licensed professional plumbing contractor with capability of providing Design/build work performance. Review the construction documents and coordinate work to avoid conflicts with structural components and other systems. All permits and inspections are to be obtained by contractor as required by local building codes and the Uniform Plumbing Code.
F. If state approval of Plumbing system is required, the Plumbing contractor shall be responsible for the preparation of designer or Engineered working Plumbing drawings that show supply, waste, venting, and all other data and calculations required. Submit shop drawings to Architect and Building Official for review.

22.02 Sanitary Waste System
A. Waste shall be in sizes necessary to meet the project jurisdiction's Uniform Plumbing Code.
B. Sound insulate all waste piping above basement level. Utilize cast iron piping, spray-foam or sound block foam.
C. Insulate any water piping in basement or crawl space not within heated envelope. Use polyethylene or neoprene foam. Match the pipe sleeve's inside diameter to the pipe's outside diameter for a snug fit. Place the pipe sleeve so the seam will be face down on the pipe. Use self-adhesive insulation or tape all seams with tape recommended by manufacturer. R-3 minimum.
D. Provide floor drains as noted on the drawings.
E. Roof vents shall be PVC in sizes necessary to meet the Plumbing Code. Where vents come through roof they shall be covered with metal to match flashing (see Div. 7). Coordinate locations in field to correspond to roof finish materials (center on metal roof pans, etc.)
F. Drainage system shall be Schedule 40 PVC pipe, or equal. All connections shall have PVC cement or appropriate joint compound and assembled tight for no leakage. Condensate drains shall be constructed of Schedule 40 PVC. Valves shall be Milwaukee Brand or equal. Building sewer shall be approved Schedule 40 PVC pipe. Connection to public sewer system shall comply with all local requirements. Pitch shall be a minimum 1/8" per foot for soil lines larger than 3" diameter and a minimum of 1/4" per foot for soil lines 3" diameter or less.
G. Install sewage clean-out at the end of each horizontal drainage run and every 100 feet per building code requirements. Vents shall be installed throughout plumbing connections and connected with the vertical stacks and vented through the roof. Check with local building code officials for specific venting requirements.

22.03 Plumbing System and Lines
A. Provide all materials for a complete job, including but not limited to:
1. Supply and waste lines
2. Submersible well pump(s)
3. Pressure tank(s)
4. Sanitary sewer piping
5. Vent stacks
6. Water line insulation (hot and cold)
B. Water piping to be Pex or copper for all above ground installations.
C. Entire water system to be sterilized and then water samples taken & tested. Test results to be sent to Owner.
D. Coordinate any plumbing lines required to be drained and winterized with Owner prior to rough-in.

22.04 Plumbing Fixtures and Trim
A. Fixture selections to be by Owner.
B. Fixtures shall be located as shown on the plans.
C. Contractor to review plumbing fixture cuts before rough-in and notify Architect of any potential conflicts which would prevent achieving the design intent shown on the Drawings.
D. Exterior wall hydrant: Aquor Water Systems: VBH1006-G + (1) CNF removable faucet. Install an extra loop of waterline in-wall adjacent to hydrant for future service capability.

22.05 Domestic Hot + Cold Water System
A. Supplies to new plumbing shall be of Pex tubing or copper. The hot and cold supplies to each area shall be a minimum of ¾" with fixture take-offs ½". Provide all fittings, valves, supplies, and accessories needed for a complete, fully functional assembly.
B. Hot Water Heater: Provide a direct vent, propane-fired, tankless boiler to provide adequate supply domestic hot water for all fixtures.
C. If selected by owner, provide hot water recirculation line.
D. Valves: Provide concealed copper valves for all major branches of system and to isolate each major fixture and appliance.
E. Entire water system to be sterilized and then water samples taken & tested after substantial completion. Test results to be sent to Owner.
F. Water treatment System: softener
1. Provide drain for future water treatment system in utility space. See Div. 16 for electrical requirements.

22.06 Miscellaneous Plumbing Systems
A. Irrigation systems if selected by owner. Coordinate with Division 2 Site Construction
B. Sense Guard Smart Water Controller – remote water shut-off with real-time monitoring, smart leak detection, + automatic water shut-off (provide pricing option)

Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)

23.01 General Provisions

A. Contractor shall review construction documents and provide labor and materials pertaining to the mechanical systems as required in said documents and as specified herein, while complying with all applicable building codes.
B. Mechanical work to be performed by state licensed professional mechanical contractors with capability of providing Design/build work performance. Review the construction documents and coordinate work to avoid conflicts with structural components and other systems.
C. If state approval of HVAC system is required, the Mechanical contractor shall be responsible for the preparation of designer or Engineered working HVAC drawings that show duct work, ventilation, air handling units, air exchange rates, and all other data and calculations required. Submit shop drawings to Architect and Building Official for review.

23.02 Ventilation
A. Exhaust fans at all baths with timer switch.
1. Exposed vent terminations: Model TT-4 (or other sizes as appropriate) by Seiho.

23.03 Heating + Cooling system

A. Design: Contractor is responsible for design of heating system engineered by Subcontractors. Provide Architect with description of system including: equipment, domestic hot water, controls and available options.
B. HVAC unit(s) shall total a high efficiency gas furnace as required. The system will contain air distribution ducts, diffusers and thermostats. Provide necessary venting and fire-rated wall system around furnace.
C. HVAC shall be a fully operational engineered system designed to meet local weather conditions and building requirements. All permits and inspections shall be obtained by contractor as required by applicable building codes.
D. Thermostats: basic programmable thermostat as selected by owner
E. Provide ¾" fire retardant plywood with fire retardant paint (neutral gray) behind all wall mounted plumbing equipment, zone valves, manifolds, etc.
F. Label valves + equipment.
G. Complete all testing and balancing of mechanical systems before substantial completion.

Item # 2.

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

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Sheet Title
Construction Standards

Project Number:
24-438

Date:
2-28-25

A-20

Division 26 - Electrical

26.01 General Provisions

A. All work is to be done in accordance with the current version of the National Electrical Code.
B. Contractor shall review construction documents and provide labor and materials pertaining to the electrical system as required in construction documents and as specified herein, while complying with all applicable building codes, local utility requirements and building restrictions.
C. Electrical work to be performed by state licensed professional electrical contractors with capability of providing Design/ Build work performance. Review the construction documents and coordinate work to avoid conflicts with structural components and other systems.
D. If state approval of Electrical system is required, the Electrical contractor shall be responsible for the preparation of designer or Engineered working Electrical drawings that show electrical supply, panels, fixtures, units, circuits, wiring, and all other data and calculations required. Submit shop drawings to Architect and Building Official for review.
E. Work will include: service entrance, metering, power panels, lighting, power & lighting wiring. Electrical Contractor shall be responsible for wiring all: switches, panelboards, breakers, grounding; branch circuit wiring to receptacles, fixtures, appliances; and the connection to the emergency generator.
F. Submit shop drawings/product cuts of all major equipment.
G. Provide operation and maintenance manuals to Owner at close out.
H. Instruct Owner on proper use and maintenance of all equipment.

26.02 Electrical Service And Distribution

A. Panelboards: Provide Minimum 200 (amp) single phase service. Total load to be calculated in accordance with the NEC. Allow at least 10 percent space spaces for future breakers and circuits. Provide disconnect switches with padlock on/off position for main service, remote panels, major items of equipment, and elsewhere as indicated or required.
   1. Main panel location – As shown in drawings
   2. Sub panel location(s) - As shown in drawings
B. Grid Connection: Provide buried underground cable in conduit service feed from transformer at terminal utility pole to interior. If required, set remote transformer as distances specified by utility supplier. Locate meter per utility requirements and in conjunction with Architect. Bury service from transformer location to main electrical panel in lower level mechanical space (include all poles, guys, conduit, cabling and labor necessary to connect these two endpoints).
C. Electrical Contractor shall additionally be responsible for wiring all equipment provided by plumbing, heating and ventilating Contractors. Furnish disconnects as required.
D. Provide receptacles and utility lighting in crawl-space, and attic crawlspaces as required by code.
E. Provide ¾" fire retardant plywood with fire retardant paint (neutral gray) behind all panelboards.

26.03 Electrical Controls, Devices And Trim

A. Switches, outlets, data, and telecommunication jacks shall be located as shown on the drawings, and shall be with snap-on plates, or Architect approved equal. Color for all electrical devices and plates to be white, unless otherwise indicated. Align outlets and switches to greatest extent possible. Review placement of all electrical devices with Owner in field prior to wiring.
B. Devices:
   By Lutron: 'Diva' dimmer switches (all circuits to be dimmable), single pole switches, fan controls.
   15A duplex receptacles
   20A duplex receptacles
   15A duplex GFCI receptacles
   20A duplex GFCI receptacles
   Phone/cable jack (as requested)
   Fan timer controls (as requested)
C. Wall plates: By Lutron, 'Claro': color(s): TBD
D. Boxes: provide standard, code accepted, galvanized steel or plastic boxes.
   1. Provide weatherproof boxes for all work in exterior areas and screen porch.
   2. Locate and temporarily set boxes prior to running wire for Architect's and Owner's review prior to full rough-in.
A. Receptacles to be mounted: vertically at 18" a.f.f., U.N.O.
B. Exterior in-use receptacles: Provide Arlington Industries, Low Profile 'IN BOX', for new construction. Horizontal configuration, paint to match siding color.
C. Floor Receptacles: as shown in drawings

26.04 Lighting Fixtures

A. Fixtures shall be located as shown on the Drawings and as indicated on the Electrical Plan.
B. Some lighting circuits to be dimmable, as shown on the drawings. Verify with Owner

26.05 Audio + Video, Data, Communications Equipment

A. Network
   1. Hardwire the following: TV, Computer Workstations, Wireless Access Points,etc.
B. Video distribution (hardwire each TV location shown on the Drawings):
   1. Hardwire connection to every TV location): (4) - CAT6 + (1) RG-6,confirm number based on system design, connect to Home Network head end.
      1. Control
      2. Network
      3. Video 4K
   2. NOTE: If no head end, run structured wiring/conduit and recessed connection boxes between equipment and TV location. Exposed wire runs on walls are not acceptable.
C. Speakers: As shown in the drawings. Verify with Owner
   1. In-wall
   2. In-ceiling
   3. Wire
   4. Controls (volume, etc.)
D. HDMI and/or Cat6 cabling to locations shown on Drawings.
   1. Provide structured flexible conduit (size per cable requirements) between speakers, projector and/or TV & equipment location.
   2. HDMI/CAT6 (conduit allows for future upgrades)
   3. Secondary surround sound locations (sound bars, external speakers, secondary TV's)
E. Security/Surveillance - Cat6 cabling to locations shown on Drawings.
   1. Keypads
   2. IP/Network Connected Cameras
F. Touchscreens – Cat6 cabling to the following locations:
   1. Tablet charging stations
   2. Digital Music Keypad Systems
   3. Other systems as shown
G. Data Utility Connections
   1. Provide connections from the MPOE (main point of entry) demarcation, or exterior utility access point to the head end distribution space. Include connections between head end and access points as coordinated with Owner/Architect throughout the residence. For example, from the head end to a soffit near the mounting/entry point of a satellite dish. Connections to be linked using a Resi-Gard Flexible Raceway System by Carlon or approved equal
      1. Cable – Verify with Owner
      2. Internet - Verify with Owner
      3. Telephone – Verify with Owner
H. Miscellaneous hardwired controls
   1. Doorbell
   2. Video Intercom
   3. Window Blinds and shades

26.06 Security + Fire Protection Systems

A. Basic intrusion detection system, fire (smoke + heat) and carbon monoxide alarms as required by code. System to be design-build by security Subcontractor in coordination with Owner/Architect. Installer to meet with Owner on site before rough-in to review visual requirements of installation.
B. Smoke Detectors: Provide hardwired 120v AC smoke detectors with backup battery power. Smoke detectors shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the building. Provide smoke detectors in the following locations:
   1. In each room
   2. Provide heat and smoke detectors in mechanical rooms.
   3. Provide carbon monoxide detectors (per code)
   4. Provide "Water bug" leak detection at lowest level near any + all leak-prone equipment.
C. Alarm system – Installer to provide equipment cuts for all installed equipment to Owner prior to commencement of any work.
   1. Intrusion: Provide motion sensors to cover major floor areas and entry points.
   2. Provide door contacts at all exterior doors.
   3. Fire alarm system (including smoke, heat, gas, low temperature, and Carbon Monoxide detectors)
   4. Installer to coordinate placement of all visible detection equipment with Owner during electrical rough-in.
   5. Locate keypads per Electrical Plans.

26.07 Heating & Ventilation

A. Coordinate installation and rough-in of all ventilation fans and heating equipment with HVAC Subcontractor + Electrician.

26.08 Generator

A. If selected, provide gas generator sized to accommodate (entire house electrical load or sized to run: well, refrigerator, heating, and essential lighting circuits. Provide automatic transfer switch at main panel location. Provide (fiberglass/precast concrete/CIP) concrete pad for same.

26.09 Miscellaneous Electrical Equipment

A. All exterior exposed conduits to be rigid galvanized steel conduit.
B. Provide whole-building surge protection at the main electrical panel.
   1. Residential grade
   2. Status indicator LED's
   3. Audible alarm
   4. UL 1449-second edition listed
   5. UL listed disconnect
C. Provide power to all appliances and equipment.
D. Remote motorized window operators.
E. Motorized shades/blinds.
F. Provide power to location in utility space for future water treatment system. (R.O., chillers, filters, etc.)

Division 31 – Earthwork

31.01 Site Preparation

A. See Site Plan for extent of work.
B. Protect existing utilities indicated or made known.
C. Provide erosion control at entire down-slope perimeter of any disturbed soils or as otherwise required by local regulations.
D. Clearing: Clear entire area of new construction. Grub to remove all surface vegetation and below grade roots to a depth of at least 12" below finished grade, except where existing vegetation is indicated to remain and areas of new foundation construction. Remove roots and stumps completely (see note '2' below). Remove all debris from site and dispose of legally. Burning and burying on site is not permitted, unless approved by the Owner and authorities having jurisdiction.
   1. Removal of trees – remove all trees within 10' of building footprint, unless noted otherwise. Consult with Owner or Architect prior to removing any tree which is on the boundary of the 10' removal perimeter. Stockpile all cut hardwood on-site in Owner approved location. Remove all softwood off-site unless owner request the wood to be kept.
   2. Stump removal – remove all stumps except those where removal will negatively impact trees to be saved. All stumps that cannot be removed are to be cut and/or ground below the finish grade.
   3. Trees to be saved – protect all trees in close proximity to the house prior to start of construction as indicated on site plan.
E. After removal of vegetation, strip topsoil in areas to be excavated. Stockpile for reuse in area clear of new construction at a location approved by the Architect.
F. Remove roots, debris, and rocks larger than 6 inches in diameter. Save any large boulders (greater than 3' in diameter) for landscaping. Stockpile on-site.
G. Dispose of all debris in accordance with local regulations.
H. At all times during construction - provide, place and maintain ample means and devices with which to remove promptly all water entering trenches and other excavations. Keep excavations dry until the structures, pipes and appurtenances to be built therein have been completed and backfilled. Dispose of all water pumped or drained from the work without interference with other work, traffic or injury to public or private property. Prevent siltation of storm water facilities or receiving waterways.

31.02 Excavation / Filling / Grading

A. Excavation: Non-suitable fill material shall be excavated and removed from the site. Perform excavation, filling, compacting and grading operations both inside and outside building limits as required for below-grade improvements and to achieve grades and elevations indicated. Provide trenching and backfill for mechanical and electrical work and utilities. Architect is to be notified if existing soil conditions are found to be poor consisting of either sand, organic soils, peat moss, or any other soil type with poor bearing capacity and drainage.
   1. Provide appropriate protection of existing structures and utilities to prevent damage caused by settlement, lateral movement, undermining, washout and other hazards.
   2. In areas of ledge, clean ledge of all organic material. Provide clean surface capable of bonding with concrete footings and foundation. Notify Architect of large voids and irregularities in ledge.
   3. Remove material as required for building construction and utility lines.
   4. Remove and keep standing water out of excavated areas. Lay no fill or piping in excavations containing standing water.
   5. Remove sub-grade soil that contains frost or that has become soft or sloppy.
   6. Stockpile surplus excavated material in a location on site as approved by the Architect or Civil Engineer.
   7. Provide rough grading, finish grading and final surface as shown on drawings or as determined on site with Architect or Civil Engineer.
   8. Employ fill methods that prevent erosion, undermining, and damage to structures. Compact fill under slabs in 6" lifts to prevent settling.
B. Backfill: Provide suitable fill from off-site if on-site quantities are insufficient or unacceptable, and legally dispose of excess fill off-site.
   1. Structural Fill: Gravel or sandy gravel free of organic and unsuitable materials and within the following gradation limits: 4" sieve, 100 percent finer by weight; 1" sieve, 60 to 100%; No. 4 sieve, 25 to 85%; No. 20 sieve, 10 to 60%; No. 50 sieve, 4 to 35%; No. 200 sieve, 0 to 5%.
   2. Common Fill: Provide easily spread and compactable mineral soil substantially free from organic material, loam, trash, ice, or other objectionable material and graded so that a maximum of 50% passes the no. 200 sieve and a maximum of 80% passes the no. 40 sieve. Ordinary fill should not contain rocks or lumps over 3 inches in any dimension, and with not more than 15 percent of the rocks larger than 2 ½ inches in their greatest dimension, nor any broken concrete or masonry. Soil excavated from the structure which meets the above requirements may be used as common fill.
   3. Topsoil. Friable, fertile soil of loamy character containing an amount of organic matter normal to the region, capable of sustaining healthy plant life, and reasonably free from subsoils, roots, heavy or stiff clay, stones larger than 2 inches in greatest dimension, weeds, sticks, brush, litter.
   4. Drainage Fill: Provide ¾ inch uniform size washed gravel or washed crushed stone complying with ASTM C33.
   5. Placement and Compaction: Place granular fill in layers not exceeding 6" loose depth. Compact each layer with at least four passes of a vibratory roller to achieve at least 95% of maximum dry density as determined by ASTM D1557.
C. Grading: Uniformly rough grade areas to prevent ponding of water and to slope away from structures. Create wide swales to
   effectively control and drain water to drainage areas. Rough graded to within ± 1" of indicated sub-grade.
D. Damage and Erosion: Protect graded areas from traffic and erosion. Repair and reestablish grades in damaged areas. Re-compact
   as necessary.

31.03 Blasting

A. None. If blasting is deemed to be necessary by specific site conditions Contractor shall contact the Architect to make a field determination. No allowance is to be carried under this contract for this contingency.

31.04 Drainage

A. See Site Plan and the Drawings.
B. Provide interior and exterior foundation drainage system as shown/specified on plans.
   1. Perforated Pipe and Fittings: High-Density Polyethylene (HDPE) Pipe and Fittings, solid triple wall perforated pipe. 4" diameter unless otherwise specified laid in crushed stone with filter fabric.
   2. Non-Perforated Drainage Pipe to Daylight: solid triple wall HDPE pipe. 4" diameter unless otherwise specified. Use to connect foundation drains, floor drains, and roof drains to daylight or drywell.
   3. All drains to run to daylight or drywell sump pit. Final termination of drainage lines to be determined in the field with Architect after initial lines have been run. Group drainage lines together to greatest extent possible.
   4. Provide stable stone bed at drainage outfalls.
C. Yard Drains: Provide yard drains in locations indicated on plans, Civil Engineer drawings, or as deemed necessary by the existing site conditions. Pipe to be 4" diameter HDPE minimum. Drains to have flat plastic strainers in gray or dark green.
D. Catch Basins: Catch basins to be Type F catch basins in locations as indicated on the Plans. American Concrete Industries or Architect approved equal. Drain holes to accommodate 4" HDPE pipe. Contractor to coordinate height with actual subgrade conditions.

Division 32 – Exterior Improvements

32.01 Driveway | Parking Area Construction And Surfacing

A. Provide new driveway from as shown on Civil Engineer drawings. The architectural site plan and the specification below are for schematic reference only. Civil engineer drawings and specification take presidence over architectural.
B. Preparation:
   1. Flag centerline of drive and review with Architect.
   2. Clear driveway area of all trees and brush.
   3. Chip all tree limbs and stockpile on site in Owner approved location.
   4. Remove stumps, organic soil from full width of roadbed. Stockpile good quality organic soil for future finish grading.
   5. Provide ditches and culverts as required for proper drainage.
   6. Provide ditch and shoulder hay bale sediment dams as necessary during construction to control runoff siltation.
C. Road base
   1. Provide 18" minimum base gravel, compacted in 6" lifts.
   2. For utility lines, excavate trenches a minimum of 8" below all piping or conduit. Remove soft soils, loose soils, standing water, snow and ice. Then place 8" gravel fill and compact, shaping so bedding supports bottom third of the utility pipe. Test utility and record location. Place gravel bedding on both sides of the utility and hand tamp to 8" above the line. Place common fill in 6" compacted lifts to level of sub-base.
   3. Provide filter fabric separating existing subsoil from aggregate layers at all wet areas.
D. Paving and surfacing
   1. Finished surface to be selected by owner. Verify acceptance with Building Official: ¾" minus crushed granite, Asphalt, Concrete, Pervious Pavers
   2. Provide 4" depth of finish over entire drive. Crown center of finish surface 2.5 inches. Do not install finished surface until construction is substantially complete.

32.02 Landscape

A. Loam and seed all disturbed areas. Provide 4" (min.) of topsoil over areas disturbed by construction activity. Feather and blend finished grade back into existing grades at perimeter. Seed topsoil per Owner's directive (grass, wildflower mix, etc.)
B. Re-vegetate any existing areas (driveways, courts, etc.) removed during construction.
C. Terraces:
   1. Material 1: Stone Pavers
      1. Provide flamed granite paver walkway.
      2. Type: Caledonia granite by X.
      3. Thickness: Minimum 1 ½".
      4. Paver sizes: As selected by owner
      5. Provide 12" compacted aggregate base beneath stone dust bearing on undisturbed soil.
      6. Setting Bed Installation: Adjust elevation of setting bed so when pavers are placed, top surface of pavers will be at required grade.
      7. Placing: Place stone on compacted stone dust base. Set stone back in place with ¼ inch uniform joints. Correct rises or depressions exceeding ¼ inch by resetting the stone as required. Ensure no joints are greater than 6 feet in length.
      8. Clean dirt and stains from stone with fiber brushes and water or other approved method. Wire brushes will not be permitted.
      9. Sweep joints full with stone dust material and fog with water. Refill by sweeping and fogging with water until joints remain compact and full. Architect to review and approve final jointing prior to acceptance of work.
D. Steps (selected by Owner):
   1. Material 1: Flamed granite
   2. Material 2: Cut limestone
   3. Material 3: Pervious Pavers
E. Equipment Pads: provide for the following equipment: condenser unit(s), transformer, generator. Coordinate locations of generator with Architect in field.
   1. Material: precast or poured in place concrete
F. Walkways (selected by Owner):
   1. Material 1: Pea stone
   2. Material 2: crushed local granite
   3. Material 3: crushed asphalt
   4. Material 4: Dense mulch
G. Site Retaining Walls:
   1. Material 1: Board formed concrete (see also Division 3)
   2. Material 2: Dry laid fieldstone
   3. Material 3: Stone veneer on concrete retaining walls as indicated on the Drawings. Rake joint from face of stone so as to appear dry-laid with no mortar visible at face, tool surface to concave finish with dense, watertight surface.
H. Plantings
   1. See site plan and landscape drawings.
   2. Verify minimum requirements by location and Building official/ Planning and Zoning Official
I. Lighting
   1. See electrical plans.
J. Irrigation Systems
   1. If selected by owner: reference Plumbing Section 15]
K. All other landscaping not indicated as such on the site plan is N.I.C. (not in contract) or by an allowance
L. Seed only when weather conditions are suitable. All newly seeded turf areas shall be free of broadleaf weeds. Sow seed with mechanical spreaders at the specified rate on a calm day. Sow one half the seed in one direction and the other half at right angles. Seed shall be raked lightly into the soil to a depth of 1/4 inch and rolled with a roller weighing not more than 100 pounds per linear foot of tread. Keep the surface moist by a fine spray until the grass shows uniform germination over the entire area. Wherever poor germination occurs in areas larger than three (3) square feet, reseed, roll and water as necessary to obtain proper germination. Infested areas shall be treated with a selective broadleaf insecticide; Trimec or approved equal.

Division 33 – Utilities

33.01 Utilities

A. Provide trenching as required for underground utilities. Use methods to prevent erosion; keep trenches as narrow as possible; provide depths and flagging as required by code.
B. Electric Power: provide pole-mounted transformer and transition to buried power run in 4" conduit. Buried power to continue from last pole to basement space and on to the main panel location. See plans for additional information below.
C. Generator Power: If selected by owner. Provide conduit and pulls between generator and transfer switch/panel location. Size per current NEC. Coordinate locations of generator with Architect in field. Conceal equipment to greatest extent possible.
D. Solar Power: See Div. 13 for solar requirements.
E. Communications: Provide below ground telephone line from service location to beginning of new driveway, if elected by owner. Coordinate with Owner the availability and need for cable TV wiring/infrastructure. From last utility pole on existing driveway, transition to a buried 2" conduit continuing into basement space, and then distribute to locations shown on electrical plans. Contractor to verify at the time of trenching whether this conduit size meets the specifications required by the local utility providing service. Cap any unused conduit.
F. Water: Existing
G. Natural Gas: Existing
H. Conduits. Provide the following conduits with pulls. All conduits shall terminate in the basement of the new structure.
   1. (1) 2.5" conduit for power from the existing transformer to the main panel.

33.02 Septic System

N/A

33.03 Radon Control

A. Underslab: Run dedicated 4" perforated HDPE in crushed stone under lowest story slab, cap riser above slab.
B. Interior risers: Provide solid 4" HDPE pipe running from underside of first floor framing terminating at a point above the highest framed wall of every building wing (see section drawing).
C. Owner to conduct radon testing (air + water) and contract separately for radon mitigation as required after substantial completion.
D. See Div. 15 + 16 for radon mitigation in domestic water supply.

33.04 Foundation Drainage Piping

Install a minimum 5" slotted drain pipe with a positive outflow around exterior basement wall footings, imbedded in a loose fill gravel, minimum 12" deep. Slotted drain pipe should be wrapped with an appropriate geo-technical fabric to prevent silt buildup. Install other drains necessary for positive site drainage.

Item # 2.

ADDIS ARCHITECTURE

Pietro's Addition

5724 Elevator Road | Roscoe, Illinois 61073

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Sheet Title
Construction Standards

Project Number:
24-438

Date:
2-28-25

A-21

VILLAGE of ROSCOE

Planning and Community Development Department
10631 Main Street, Roscoe, IL 61073
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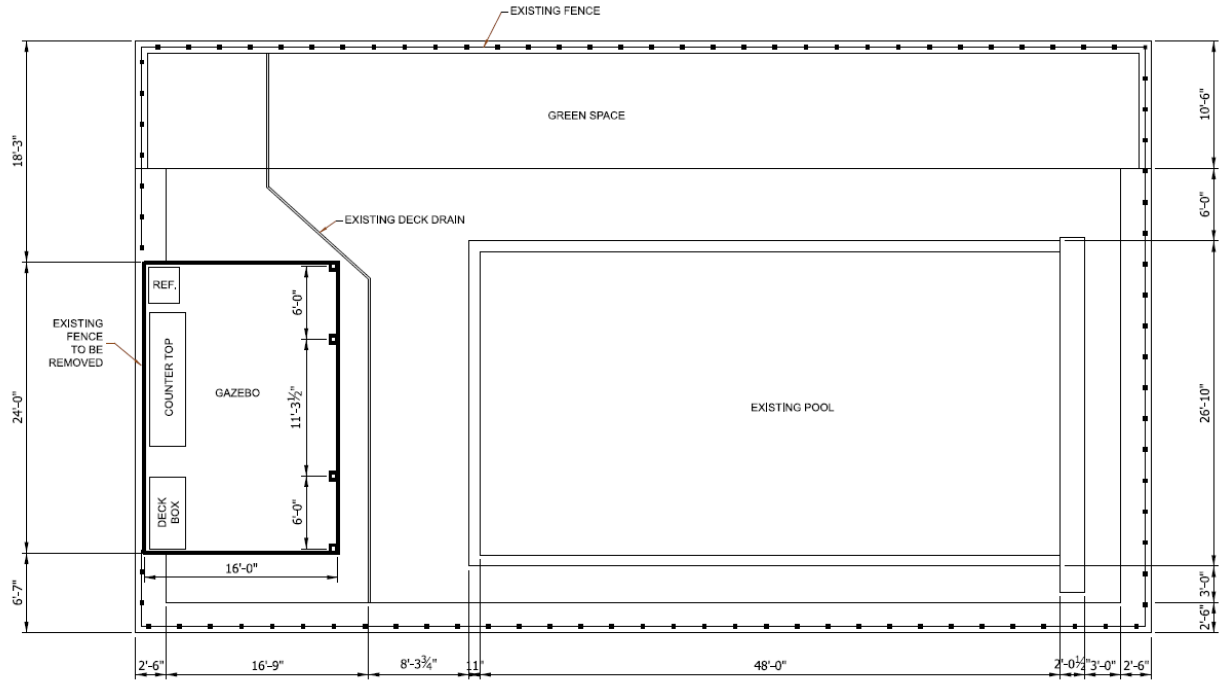
Zoning Board of Appeals Meeting of October 14, 2026

Application No. ZBA 2026-____

Applicant:	Tim Burns, on behalf of Laurie A. Burns Trust
Location:	10970 2nd Street
Requested Action:	Variances from Section 15-517(b) of the Zoning Ordinance
Existing Use:	Single-Family Residential
Proposed Use:	Single-Family Residential
Existing Zoning:	R-1, Single-Family Residential
Adjacent Zoning:	**North:** R-1, Single-Family Residential
	East: R-1, Single-Family Residential
	South: R-1, Single-Family Residential
	West: CR, Retail Commercial

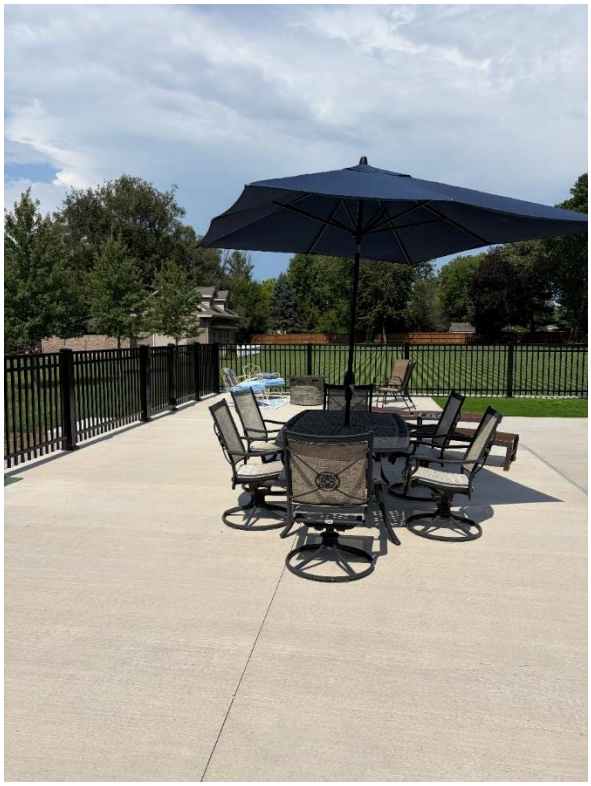
Description: The applicant requests a variance to expand beyond the size limitations to construct an accessory structure. Section 15-517(b) of the Zoning Ordinance states that accessory structures shall be limited to 200 square feet in area.

Staff Review: The subject property has a two-story home with a detached garage. The property owner recently installed an in-ground pool and has very little shade for his west-facing backyard and is looking to construct a 24' x 16' (384 sq. ft.) structure, 184 square feet larger than the maximum accessory structure allotment. The poolside shade structure plans show a permanent metal roof, 6×6 posts anchored to the existing concrete pool deck, siding/partial enclosure, and countertop. The proposed accessory structure exceeds all setback requirements.

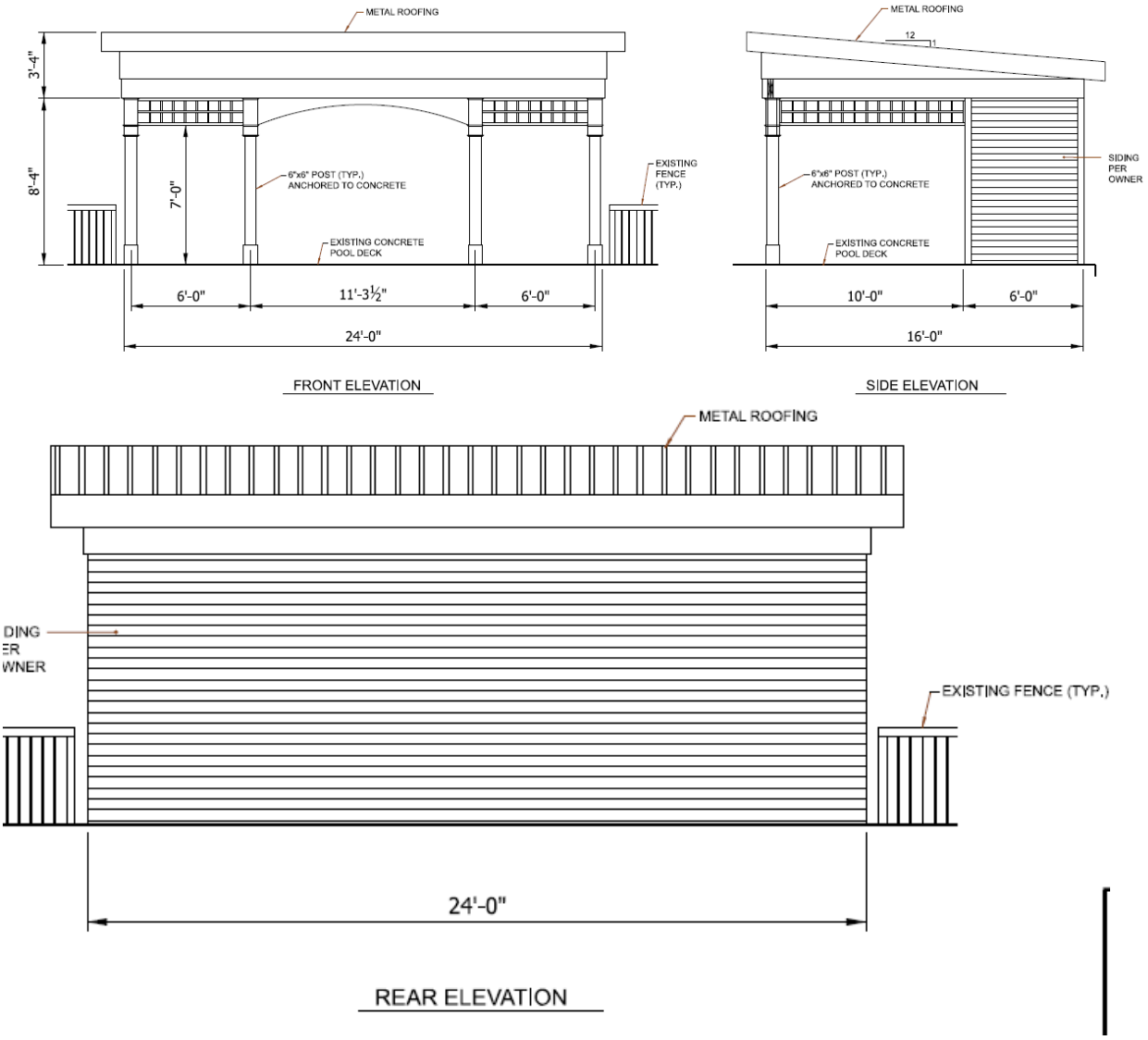


Site Plan





Site Photos



Elevations

Background on Variance: A variance is a grant of permission by the Zoning Board of Appeals (ZBA) that authorizes the recipient to develop or use property in a manner that is not otherwise legally permitted by the zoning ordinance.

The ZBA is empowered to recommend variances to prevent or to lessen “practical difficulties” and “unnecessary physical hardships” that result from a strict or literal interpretation and enforcement of the zoning ordinance. A “practical difficulty” or “unnecessary physical hardship” may result from the size, shape, or dimensions of a site or the location of existing structures, from geographic, topographic, or other physical conditions on the site or in the area, or from population densities, street locations, or traffic conditions in the immediate vicinity.

Variance Procedure: The ZBA must hold a public hearing for a variance request. At a public hearing, the ZBA must review the application and pertinent evidence concerning the variance, particularly with respect to the findings of fact described below. The ZBA must recommend to

the Village Board that the variance be approved, approved with conditions, or denied. The concurring vote of four members of the ZBA is necessary to recommend the variance to the Village Board. Finally, the Zoning Board of Appeals shall make written findings of fact, which are provided in the following section.

If the variance is approved, the applicant will be required to submit a Zoning Permit for the proposed accessory structure.

Required Findings by the Zoning Board of Appeals: Per Section 15-781(e), for the ZBA to approve a variance, it must find all of the following facts to be true. Staff has provided suggested findings for use by the ZBA.

a. **Because of the particular physical surroundings, shape, or topographical conditions of a specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**

   The Zoning Board of Appeals finds that strict application of the 200-square-foot limitation to this single-family residential property would result in a hardship beyond mere inconvenience. The property is unusually large for the R-1 District, containing 2.81 acres, or approximately 12.9 times the minimum required lot area. The 200-square-foot limitation is intended to regulate accessory structures on typical 9,500-square-foot residential lots, where a larger structure could be disproportionate to the size of the property.

   In this case, the requested 384-square-foot structure would represent only approximately 0.3% of the total lot area and would not create a comparable proportional impact. The property currently has approximately 18.6% lot coverage, leaving approximately 13,920 square feet of additional coverage before reaching the 30% maximum permitted. The Board therefore finds that the strict application of the 200-square-foot limitation, given the exceptional size of the property and the existing site conditions, would impose a hardship that is disproportionate to the purpose of the limitation.

b. **The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning district.**

   The Zoning Board of Appeals finds that the subject property is unique due to its unusually large size and configuration within the R-1 Zoning District. These characteristics create site conditions that are not generally applicable to other properties in the district.

c. The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.

The Zoning Board of Appeals finds that the purpose of the variance is not based exclusively on increasing property value or income potential. The structure is for the owner's personal recreational use at their personal pool. The application doesn't indicate rental, commercial use, or income. The request is not based exclusively on a desire to increase property value.

d. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity in which the property is located.

The Zoning Board of Appeals finds that granting the variance will not be detrimental to the public welfare or injurious to nearby properties. At 384 sq. ft. on a 2.81-acre lot, the structure is small relative to the parcel and would sit within the existing improved pool area, which exceeds the minimum setback requirements.

e. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets or increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the vicinity.

The Zoning Board of Appeals finds the proposed addition will not impair adequate light and air to adjacent properties, increase street congestion, create fire hazards, endanger public safety, or diminish property values in the vicinity. The accessory structure does not increase density or traffic generation.

Staff Recommendation: Staff recommends **approval** of the requested variance, including the recommended findings of fact, and any conditions of approval recommended by the Zoning Board of Appeals.

VILLAGE of ROSCOE
10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: frontdesk@roscoeil.gov

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Tim & Laurie Burns

Address: 10970 2nd Street, Roscoe, IL 61073

Phone: [redacted] Email [redacted]

Applicant's Interest in Subject Property: Owner

Owner (if different from Applicant)

Name: Laurie A. Burns Trust dated 5/18/12

Address: _____

Phone: _____ Email _____

SUBJECT PROPERTY

Address of Property: 10970 2nd Street, Roscoe, IL 61073

Current Zoning Classification of Property: UT

UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P

Other _____

If a Special Use Permit has been previously issued, describe here, including date of issuance:

_____

_____

Legal Description of Property (attach copy of deed) or legal.

Property Identification Number (PIN): 04-33-402-003

Township: _____

Is title to the subject Property held in a land trust?

[ ] Yes [ ] No Trust No. _____

If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

- [✓] Variation
- [ ] Special Use Permit
- [ ] Map Amendment
- [ ] Text Amendment
- [ ] Zoning Appeal
- [ ] Other (specify)

Describe and explain reason for requested action: (use separate sheet if necessary)

Build a 16' x 24' pool pavilion of 384 square feet (plus roof overhang) - see drawing

Consultants

Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees

Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes [ ] No [✓]

Repeat Application

Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes [ ] No [✓]

(If yes, attach a statement of the grounds justifying reconsideration.)

Required Submittals

Electronic submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must included detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

Tim Burns	Tim Burns
Name of Applicant	Name of Owner
Tim J Burns	Tim J Burns
Signature of Applicant	Signature of Owner
9/1/2026	9/1/2026
Date	Date

FOR OFFICE USE ONLY

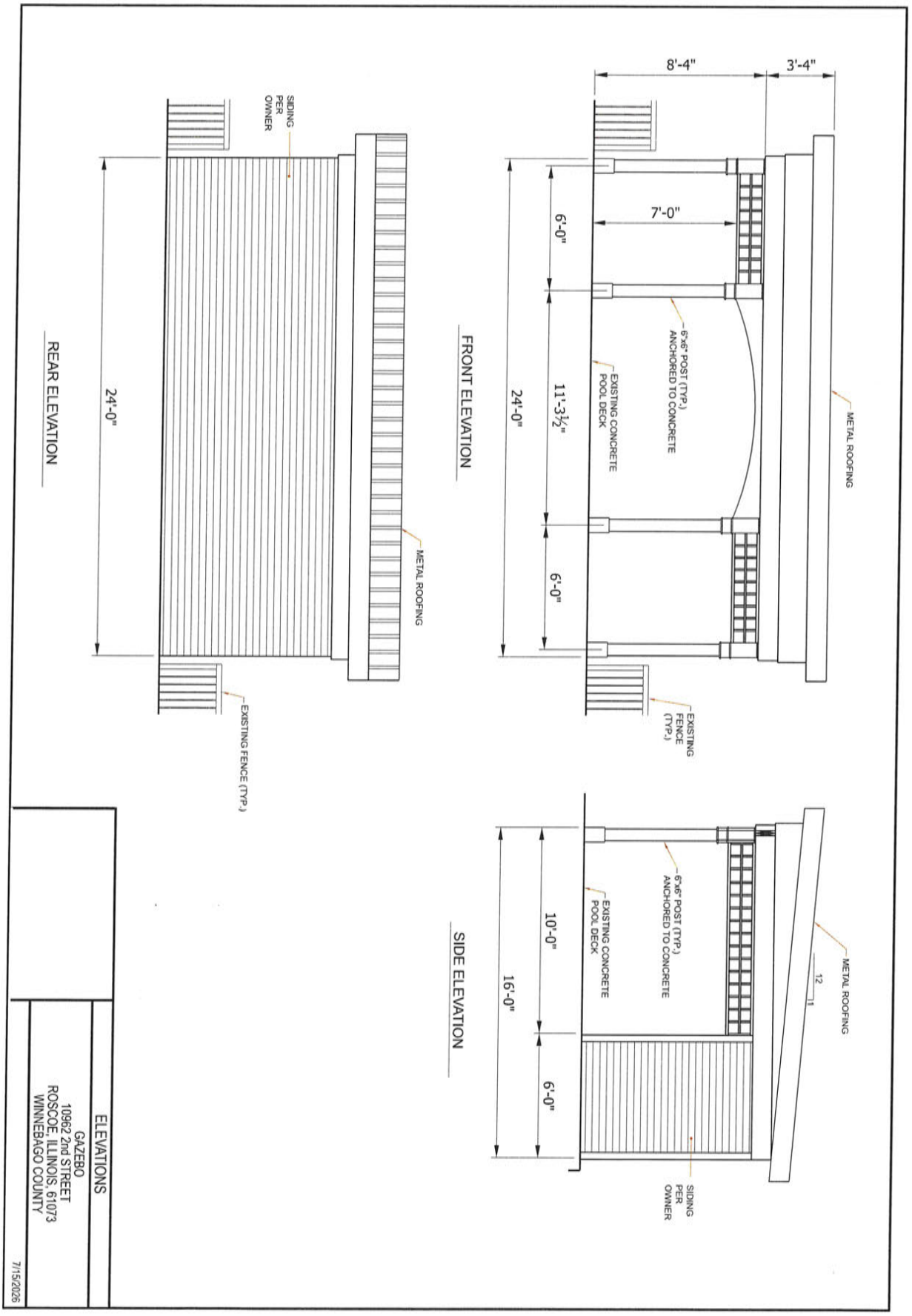
Fee _____ Date Filed _____ Legal Published _____

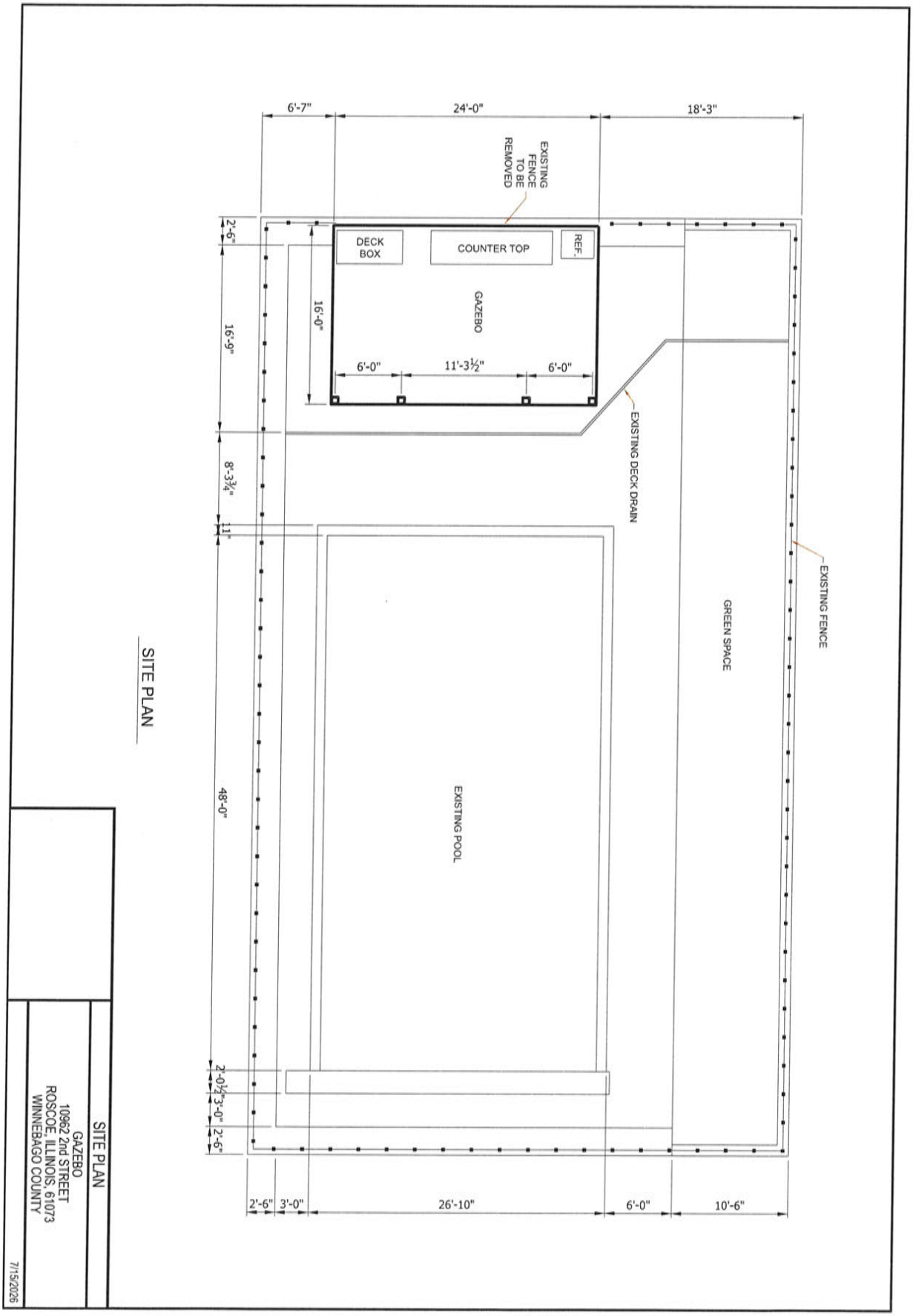
Receipt Number _____ Newspaper _____

Date Hearing Scheduled _____ Date Legal Posted _____

_____

Staff Signature / Date


8'-4"
3'-4"
7'-0"
6'-0"
11'-3½"
6'-0"
24'-0"
6"x6" POST (TYP.) ANCHORED TO CONCRETE
EXISTING CONCRETE POOL DECK
METAL ROOFING
EXISTING FENCE (TYP.)
FRONT ELEVATION
SIDING PER OWNER
24'-0"
METAL ROOFING
EXISTING FENCE (TYP.)
REAR ELEVATION
10'-0"
16'-0"
6'-0"
6"x6" POST (TYP.) ANCHORED TO CONCRETE
EXISTING CONCRETE POOL DECK
METAL ROOFING
12
1
SIDING PER OWNER
SIDE ELEVATION
ELEVATIONS
GAZEBO
10962 2nd STREET
ROSCOE, ILLINOIS, 61073
WINNEBAGO COUNTY
7/15/2026


6'-7"
24'-0"
18'-3"
EXISTING FENCE TO BE REMOVED
2'-6"
DECK BOX
COUNTER TOP
REF.
GAZEBO
16'-0"
16'-9"
6'-0"
11'-3½"
6'-0"
EXISTING DECK DRAIN
8'-3¾"
1'-1"
EXISTING FENCE
GREEN SPACE
EXISTING POOL
48'-0"
2'-0½"
3'-0"
2'-6"
2'-6"
3'-0"
26'-10"
6'-0"
10'-6"
SITE PLAN
SITE PLAN
GAZEBO
10962 2nd STREET
ROSCOE, ILLINOIS, 61073
WINNEBAGO COUNTY
7/15/2026

VILLAGE of ROSCOE

Planning and Community Development Department
10631 Main Street, Roscoe, IL 61073
tel: 815-623-2829 fax: 815-623-1360
permits@roscoeil.gov

Zoning Board of Appeals Meeting of October 14, 2026

Application No. ZBA 2026-

Applicant: Pivot Energy IL 143 LLC on behalf of 12233 North Second Street LLC

Location: 12233 North 2nd Street, (PINS: 04-28-176-002 and 04-28-176-003)

Requested Actions: A Special Use Permit to install a Community Solar Farm/Garden

Existing Use: Self Storage

Proposed Use: Self Storage

Existing Zoning: CH, Highway Commercial

Adjacent Zoning: North: IG, General Industrial

East: IG, General Industrial

South: IL, Light Industrial

West: CPD, Commercial Planned Development

Executive Summary: Pivot Energy IL 143 LLC seeks a Special Use Permit to install a Community Solar Farm/Garden in the (CH), Highway Commercial zoning district for the property located at 12233 North 2nd Street, Roscoe, Illinois.

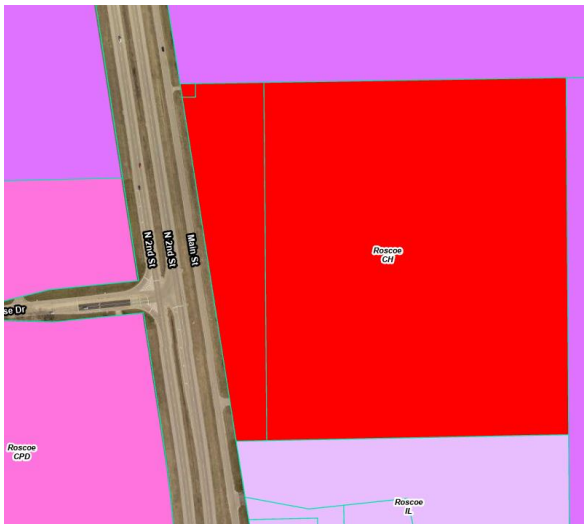
Request: The applicant is requesting a Special Use Permit to construct a ground-mounted, single-axis tracking community solar garden with a battery energy storage system on the subject properties. The proposed solar array would have a capacity of approximately 2.98 megawatts (MW) and would include approximately 12,000 Silfab 580-watt solar modules mounted on ATI Duratrack single-axis tracking systems.

Pursuant to Section 15-555(d) of the Village Code, a Community Solar Farm/Garden is permitted as a primary land use in the CH, Highway Commercial District, subject to approval of a Special Use Permit. The proposed use is therefore subject to the Special Use Permit process and applicable use regulations, design review, and site requirements.

Location Map



Zoning Map



Background and History:

The applicant originally submitted a proposal for a Community Solar Garden encompassing most of the vacant land north of the existing self-storage units, totaling approximately 23 acres.

During the initial review, Staff communicated to the applicant that the property is zoned for highway-oriented commercial uses and is identified for commercial development on the Future Land Use Map in the Village's Comprehensive Plan. Based on these designations, Staff indicated that it would not recommend approval of a Community Solar Garden occupying the entire vacant portion of the property.

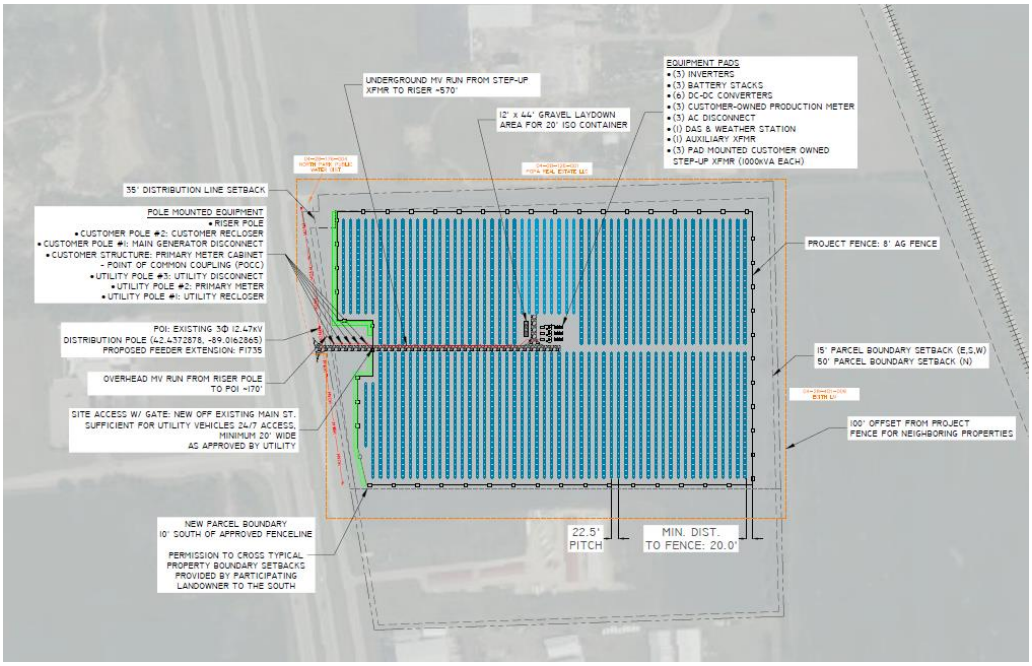
As a compromise, Staff recommended that the applicant reduce the size of the solar farm/garden and relocate the facility farther east on the property, away from the road frontage. This revised configuration would preserve a portion of the property for potential future commercial development while maintaining frontage along 251 Road for future access and development.

The request would require an amendment to the Lease agreement between the applicant and owner. Regarding the "negative solar easement," Which states the owner shall not construct buildings or structures or plant new trees or vegetation of any type or allow any trees or vegetation on the property which now and hereafter, in Company's reasonable opinion, may be a hazard to the project, overshadow or otherwise block or interfere with sunlight access to the project.

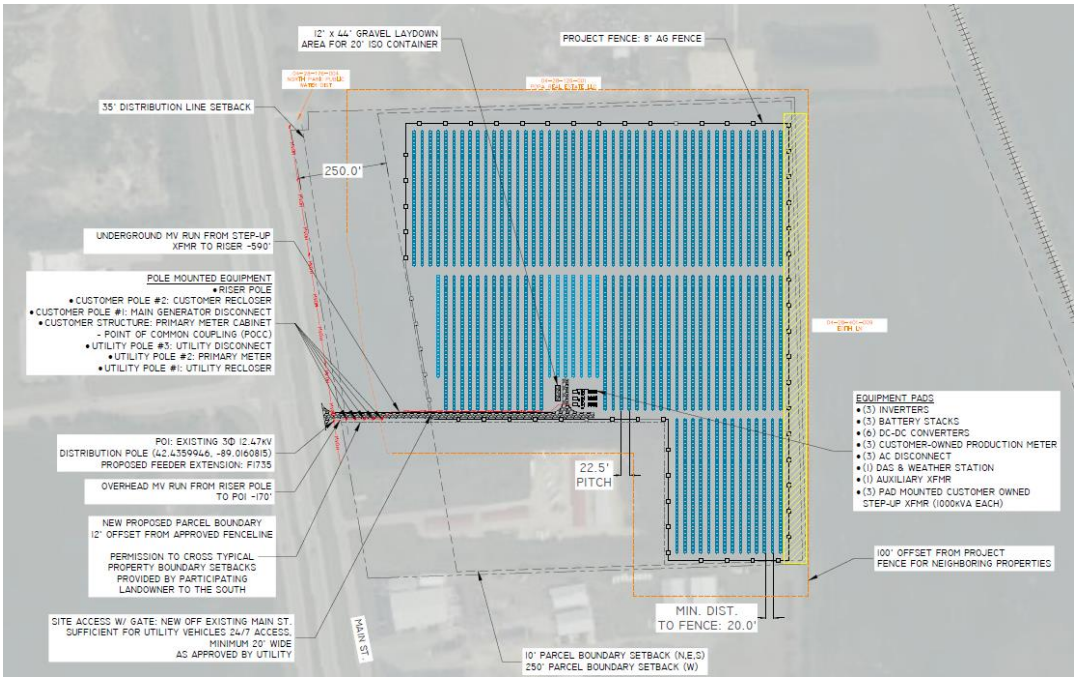
The applicant subsequently presented the revised proposal to the Village Board of Trustees in September. The Trustees expressed appreciation for the applicant's willingness to modify the original proposal and preserve an area for future commercial development. The Trustees also raised concerns regarding site access, construction activities, and how access to the proposed solar facility would be shared with or accommodate the reserved area for future development.

The revised proposal includes approximately 22 acres of property for the solar facility, with the remaining area retained for future development.

Original Proposed Layout



Amended Proposed Layout



Staff Review:

Access: Access to the proposed solar facility is currently shown from the frontage road via a gravel access road. The access drive's location and configuration shall be revised as part of the site plan review process. Village Code requires roads and access drives to have a hard surface; therefore, the proposed gravel drive does not comply and must be addressed before site plan approval. The final access design should also account for the portion of the property reserved for future commercial development.

Utilities: The proposed facility would interconnect with the existing ComEd distribution line along IL Rt 251. The interconnection would include an approximately 170-foot overhead medium-voltage run from a riser pole, followed by an approximately 570-foot underground run from the step-up transformers. Four new utility poles are proposed. The applicant has indicated that an interconnection agreement with ComEd has been received. No water or sewer extensions are proposed.

Fencing: The applicant proposes an approximately eight-foot agricultural mesh-wire fence around the solar facility. The Community Solar Farm/Gardens regulations require that facilities be enclosed with a chain-link fence of up to eight feet in height, finished in green or black polymer or vinyl coating. The proposed agricultural fencing does not meet this standard, and Staff does not support the requested deviation. Agricultural fencing weathers and visually deteriorates over time, which is inconsistent with the appearance expected in a commercial district. Staff supports waiving the fencing requirement if the applicant instead provided a vegetative buffer around the entire project (plantings or a berm).

Vegetative Buffer and Screening: The original project narrative and site layout included a single vegetative buffer intended to screen the facility from public view along Main Street and IL Rt 251. Given the commercial zoning and location, the Village finds it in its best interest to screen the project from the public right-of-way. Screening should be placed between the easternmost part of the reserved commercial area and the solar array to create an effective visual barrier.

The applicant's narrative states that the buffer will be designed and certified by a landscape architect, but no buffer details were provided. Staff recommends, as a condition of approval, that a landscaping plan complying with Section 15-654 of the zoning code be submitted for review and approval by Village staff.

Ground Cover and Vegetation Management: The applicant proposes a native, pollinator-friendly seed mix for ground cover throughout the site, along with a coordinated management plan. Staff recommends that the applicant follow the IDNR Solar Site Pollinator Establishment Guidelines and revise the Vegetation Management Plan accordingly to address the establishment, maintenance, and long-term management of site vegetation.

Lot Configuration: The proposed project spans two parcels, one of which contains an existing self-storage facility. To allow the project to meet all applicable development and use standards,

the self-storage facility must be subdivided from the proposed development, and the remaining land must be combined to create a single lot for the proposed project.

Decommissioning: The Decommissioning Plan has some inconsistencies between the applicant's narrative and the actual plan. The removal timeline is 90 days in the decommissioning plan, 6 months in the narrative, and 12 months in the AIMA. The decommissioning plan shall be compliant with Ordinance 2023-11 and clarify:

- A gross decommissioning cost prepared by an IL professional Engineer.
- A separately identified salvage value for equipment and materials.
- A net salvage credit.
- Documentation demonstrating that the Village has priority or a legally enforceable interest in the salvage proceeds if the project is abandoned.
- Periodic updates to both the decommissioning cost and salvage estimate.

Engineering Comments: Engineering was provided a copy of the proposed development and has the following comments.

Permits and Agency Approvals: Obtain all applicable Village permits, including site development, right-of-way construction, and driveway construction permits, as well as the IEPA General NPDES Construction Permit and any applicable Winnebago County building and electrical permits.

Project and Battery Storage Information: Clarify the proposed access-road width, as the narrative identifies a minimum width of 16 feet while the plans identify 20 feet. Additional information regarding the proposed battery energy storage system (BESS) is also required, including equipment specifications, battery chemistry, layout, separation distances, operating characteristics, applicable safety certifications, and fire-protection measures.

Access Road and Fencing: The proposed gravel access road is not permitted in a commercial area. The access road must meet Village requirements for bituminous pavement or Portland cement concrete. In addition, fencing must comply with Village setback requirements and may not be located within the required front yard of a nonresidential district.

Stormwater and Drainage: A stormwater report is required to demonstrate adequate existing and proposed drainage, including grading, drainage patterns, and potential impacts from the access road, equipment pads, and other improvements. Any required stormwater facilities and maintenance responsibilities must be identified.

Erosion and Sediment Control: Provide an erosion and sediment control plan addressing disturbance limits, construction access and staging, temporary stabilization, sediment controls, and permanent restoration. Existing drainage infrastructure must be protected, and any drain tiles encountered or damaged during construction must be restored.

Fire, Emergency Access, and Other Agency Review: Submit the proposed solar and battery storage facilities to the Village, Harlem-Roscoe Fire Department, and Winnebago County Building Division for review. Fire Department comments should address emergency access, road and gate widths, loading requirements, turning movements, turnaround facilities, and access to the battery equipment.

Utility and Access Coordination: Provide documentation of ComEd's acceptance of the proposed interconnection and equipment layout. The applicant must also confirm the jurisdiction and access-control authority for the frontage road, obtain all required Village and IDOT approvals, and demonstrate that the proposed entrance complies with any recorded access restrictions.

Special Use Permit Procedure: A Special Use Permit (SUP) is an approval that allows land use that is not automatically permitted under zoning rules but may be allowed if specific conditions are met. Section 15-780 outlines the procedure for a Special Use Permit. The ZBA must hold a public hearing for each proposed SUP. Within 45 days following the public hearing, the ZBA must make a favorable finding as to whether the SUP is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend approval to the Village Board.

Per Section 15-780(c)(2) of the Zoning Code, the Zoning Board of Appeals shall find all the following facts true:

1. **The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;**

   As revised, the facility is limited to the rear portion of the parcel, set back from the frontage road and IL Rt 251 Road. The use generates minimal traffic, noise, and odor once operational, and no water or sewer extensions are proposed. The site contains no delineated wetlands or drain tiles, and SHPO and IDNR reviews resulted in an archaeological exemption and a determination of no adverse effects. Public safety concerns related to the battery energy storage system (BESS), emergency access, and stormwater will be addressed through the conditions below. Staff finds this standard can be met if those conditions are satisfied.

2. **The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district;**

   The property is zoned CH and is designated for commercial development in the Comprehensive Plan. The applicant reduced the original proposal away from the road frontage, which preserves frontage and developable area along IL Rt 251. To ensure the

project does not impede future commercial development, staff recommends conditions requiring a shared-access design, screening, a lease amendment addressing the negative solar easement, and decommissioning assurances. Staff finds this standard can be met if those conditions are satisfied.

3. **Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;**

   The applicant has received an interconnection agreement from ComEd for connection to the existing power lines along IL Rt 251, and no water or sewer extensions are required. The proposed gravel access road does not meet Village code, and the stormwater, erosion control, and BESS documentation have not yet been provided. These items will be required under the conditions below, staff finds this standard can be met if they are satisfied.

4. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion; and**

   Access is proposed from the frontage road. After construction, operational traffic would be limited to occasional maintenance visits, but the shared use of the entrance with the reserved commercial area needs to be addressed. The location, width, and surfacing of the drive, and the jurisdiction over the frontage road, must be resolved with the Village and IDOT. Staff finds this standard can be met if the conditions below are satisfied.

5. **The proposed Special Use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located.**

   As submitted, the proposal does not fully comply with the commercial zoning district standards. With the requested conditions of approval, this standard is met.

Staff Recommendation: Staff recommends **approval** of a Special Use Permit to construct a community solar farm/garden with a battery energy storage system, in the CH, Highway Commercial zoned property located at 12233 North 2nd Street, PINS: 04-28-176-002 and 04-28-176-003, based on the above Findings of Fact and subject to the following conditions of approval:

1. Approval of a Special Use Permit for a community solar farm/garden use with a battery energy storage system generating no more than 5.0 MWac on the subject properties.
2. The applicant shall submit updated site plans for review and obtain design review for the proposed development per Sec. 15-776 of the Zoning Code.
3. The proposed project must meet the Commercial bulk standards per Section 15-436 of the Zoning Code.

4. A contiguous area along the frontage road/Route 251, at minimum 700 feet of frontage by a minimum of 300 feet of depth, shall be reserved and kept free of solar equipment for future commercial development. The reservation shall be shown on the site plan and lease agreement before the permit is issued.
5. Prior to issuance of a building permit, the self-storage facility shall be subdivided from the project area and the remaining land combined so the project is on a single lot that meets all setback requirements. The land division shall be recorded with Winnebago County.
6. The applicant shall submit documentation of an amended lease that addresses the "negative solar easement." The amended lease shall not restrict buildings, structures, or vegetation on the reserved commercial area.
7. The access drive shall be hard surfaced with bituminous pavement or Portland cement concrete, per Village Code. Gravel is not permitted.
8. The access drive shall be redesigned and approved during site plan review to accommodate shared access with the reserved commercial area.
9. The applicant shall confirm jurisdiction and access-control authority over the frontage road, obtain all required Village and IDOT approvals, and demonstrate compliance with any recorded access restrictions.
10. Fencing shall be a chain-link fence up to eight feet in height with a green or black polymer or vinyl-coated finish and shall comply with Village Code. Agricultural mesh-wire fencing is not approved. The fencing requirement is waived if the applicant provides a vegetative buffer or berm around the entire project area.
11. A landscaping plan that complies with Section 15-654 and screens the facility from the public right-of-way shall be submitted for approval by Village staff prior to site plan approval. The plan shall be prepared by a landscape architect and shall place screening between the easternmost part of the reserved commercial area and the solar array.
12. The solar panels shall be installed with an anti-reflective coating.
13. The Vegetation Management Plan shall be revised to follow the IDNR Solar Site Pollinator Establishment Guidelines and address establishment, maintenance, and long-term management.
14. Prior to site plan approval, the applicant shall provide BESS equipment specifications, battery chemistry, layout, separation distances, operating characteristics, safety certifications, and fire-protection measures reviewed by the Village Engineer, Harlem-Roscoe Fire Department, and Winnebago County Building Division.
15. The applicant shall submit a stormwater report and an erosion and sediment control plan meeting the Village engineering requirements and shall identify any required stormwater facilities and maintenance responsibilities.
16. Any drain tiles encountered or damaged during construction shall be restored.
17. The applicant shall provide documentation of ComEd's acceptance of the interconnection and equipment layout.

18. Any new public electric infrastructure required by the electric utility to serve the solar facility shall be installed underground where above-ground infrastructure does not currently exist. Where above-ground infrastructure does exist, new infrastructure and upgrades shall also be installed underground, except where environmental constraints make burial infeasible.
19. The applicant shall obtain all required permits, including Village site development, right-of-way, and driveway permits, the IEPA General NPDES Construction Permit, and any Winnebago County building and electrical permits.
20. Prior to building permit issuance, the Decommissioning Plan shall be revised to comply with Ordinance 2023-11 and shall: use one consistent removal timeline across the plan, narrative, and AIMA; include a gross decommissioning cost prepared by an Illinois-licensed Professional Engineer; separately identify salvage value and a net salvage credit; document that the Village has priority or a legally enforceable interest in salvage proceeds if the project is abandoned; and provide for periodic updates to the cost and salvage estimates.
21. The applicant shall comply with the Agricultural Impact Mitigation Agreement (AIMA).
22. A contact person for the project will need to be kept on file with the Village of Roscoe for issues/complaints upon completion of the facility.
23. A special use permit shall lapse and shall become void one year following the date on which the special use permit became effective, unless before the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the special use permit application, or a certificate of occupancy is issued for the structure which was the subject of the special use permit application, or the site is occupied if no building permit or certificate of occupancy is required.
24. Any additional conditions of approval recommended by the Zoning Board of Appeals.

August 27, 2026

To:

Village of Roscoe Committee of the Whole

10631 Main Street

Roscoe, IL 61073

From:

Bob Nowicki

PARCEL ID: 0428176002, 0428176003

12233 N Second Street

Roscoe, IL 61073

RE: Pivot Energy IL 143 LLC Request for Special Use Permit

Dear Roscoe Committee of the Whole Members,

Please accept this letter as our family's formal support for Pivot Energy IL 143 LLC proposed by Pivot Energy. Our family has owned this land for 13 years, and we see this solar lease as a vital opportunity to ensure the long-term financial viability of our property. Working with Pivot Energy to lease our land for community-scale solar provides consistent, reliable income, allowing us to maintain the property while also contributing to the local energy grid.

Additionally, as the landowners, we fully support redefining the property boundaries and subdividing the solar array onto its own distinct parcel, allowing the solar facility to be reviewed and approved as the primary special use for that parcel.

Beyond the benefits to our family, we are excited about the positive impact this project will have on our community. The additional tax revenue generated will provide meaningful, recurring funding for local schools, public infrastructure, and essential services without putting an additional burden on public resources.

Our family has used this land for farming activities over the last few years, and we have actively sought opportunities to maintain its financial viability since purchase, including keeping a for sale sign on the property for the past 13 years. During that time, no fair market value offers have been made. Choosing solar allows us to secure reliable revenue while preserving the long-term flexibility of the land. Unlike commercial developments, once this solar project is decommissioned at the end of the lease, we will retain far more options for what to do with the property moving forward.

Like any business, we have a responsibility to manage this property efficiently. It's essential to be able to adapt our use of the land to today's conditions to ensure our property remains productive and sustainable for our family's future. This solar project is a practical way to achieve these goals. Because the design is temporary and low-impact, it respects the character of the land and allows us to preserve the soil and protect the land for future use.

We believe this development is a responsible use of our land and a positive step for our community. We are hopeful that the Committee of the Whole and ultimately the Village Board will move forward with approval.

Sincerely,

Bob Nowicki

Property Owner

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
www.schainbanks.com

August 27, 2026

VIA EMAIL
Kimberly Garza, Village Clerk
Village of Roscoe
clerk@villageofroscoe.com

RE: Pivot's Community Solar Garden and Battery Energy Storage System Project

Dear Zoning Board of Appeals and Village Board of Trustees,

I am a land use attorney for Pivot Energy IL 143 LLC regarding the community solar garden and battery energy storage system (BESS) that it seeks to develop east of 2nd Street at Pins 428176002 and 0428176003. Pivot provides the following proposed findings of fact in support of its request for a special use permit pursuant to Section 15-780(c)(2) of the Village's zoning code.

a. The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or material injurious to properties or improvements in the vicinity

Community solar gardens are low-impact, passive land uses that serve as good neighbors. The equipment moves imperceptibly slowly throughout the day, silently following the sun across the sky to maximize energy yield. There is no sound, smell, noise, pollution, emission, or other negative external impact attributable to the solar array's operation. The BESS is located in the middle of the solar array to mitigate sound impacts. The demand for additional sources of energy is growing across Illinois and this clean, renewable energy source will help meet that demand. The public will also benefit, as residents will be able to subscribe to the community solar project and save money on their electric bills. The project site will be planted with pollinators, which will reduce stormwater runoff and improve drainage conditions for nearby properties. Once the project reaches the end of its lifespan, the project will be decommissioned and allow for new uses to occur at the site. The project will generate an increase in property taxes, which will benefit the Village, school district, and other taxing bodies.

b. The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district

The site is currently in agricultural use and is adjacent to existing commercial and industrial properties. Solar energy generation and storage is a quiet, non-intrusive use that requires no municipal services, making it fully compatible with surrounding commercial and industrial zoning. Because the facility is set back, fenced, and operates without continuous staffing or daily logistics, it will not hinder the future development, improvement, or enjoyment of neighboring parcels. Furthermore, solar preserves the underlying land for future opportunities once the project is decommissioned.

c. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided

A community solar garden is a suitable use for this site. Not only is it flat, free of protected natural resources and floodplains, but it is also close to existing ComEd infrastructure off Main Street. This has allowed Pivot to enter into an interconnection agreement with ComEd. The project does not require sewage, waste, irrigation, or potable water services. It will not require trash or recycling services or natural gas. A drain tile survey will be performed and any drain tile impacted by the project will be replaced. Drainage at the property will improve as a result of the pollinators that will be planted. Much of the project will be pervious materials, to allow for adequate drainage of the site.

d. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion

The applicant will coordinate with the Village of Roscoe to establish a mutually agreeable road use agreement. During construction, temporary traffic management protocols will be enforced to prevent congestion on Main Street, which primarily handles local commercial access. Once operational, the facility is unmanned and generates minimal traffic – typically limited to two to four maintenance visits per year using single-occupancy light trucks. Ingress and egress design will mirror existing commercial access standards along Main Street and will have a negligible impact on local traffic flow.

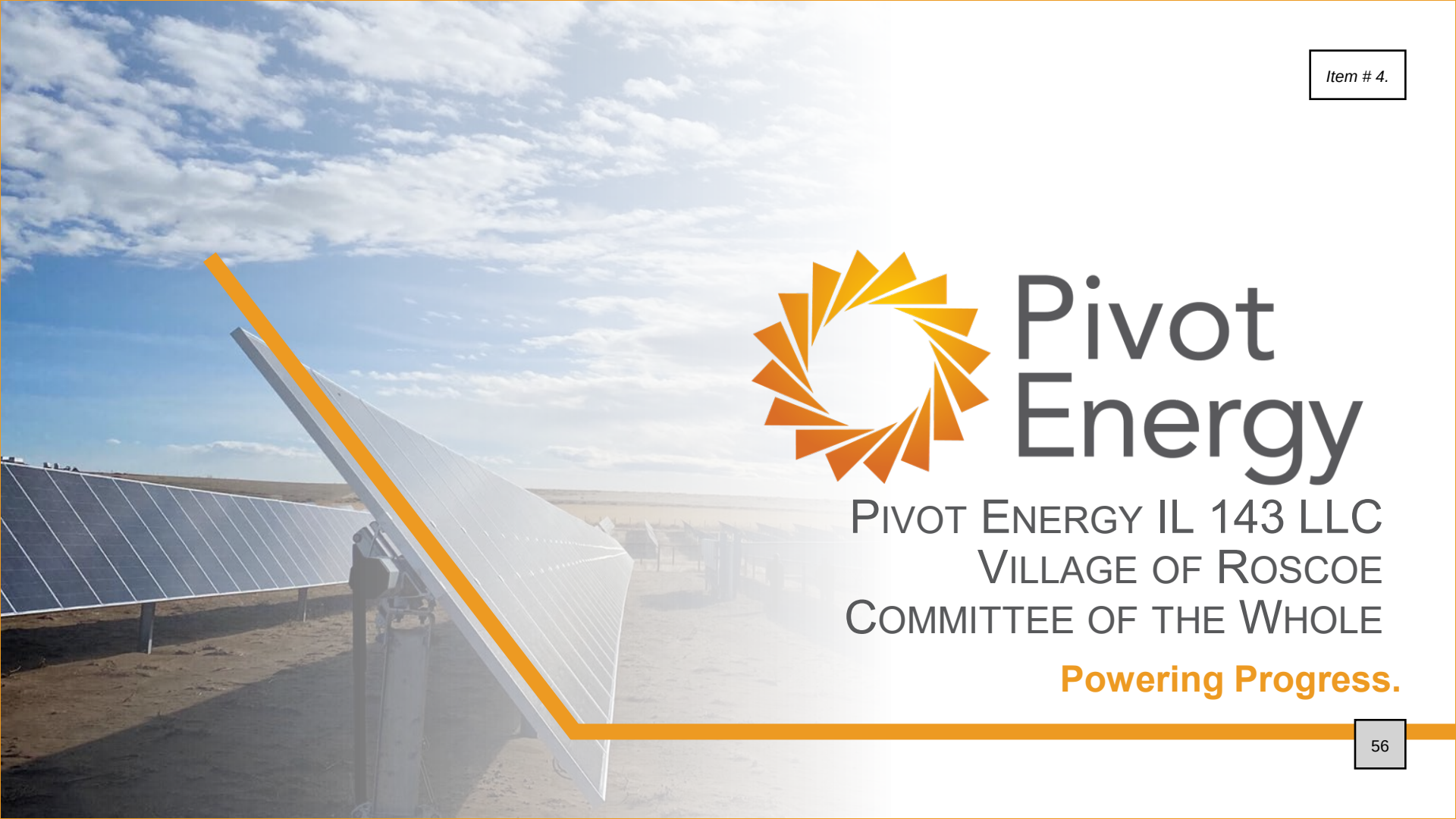
e. The proposed special use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located

The project consists of a 2.988 MW AC single-axis tracking ground-mounted photovoltaic system, meeting the standards defined for community solar gardens under Village of Roscoe Ordinance 2023-11. The BESS is a supporting facility, which will allow energy to be distributed to the grid as demand requires. The project complies with all applicable zoning regulations, setback requirements, height limitations, perimeter fencing, screening, and decommissioning standards mandated by the Village.

Sincerely,

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD.

Nicholas D. Standiford



Pivot Energy

PIVOT ENERGY IL 143 LLC
VILLAGE OF ROSCOE
COMMITTEE OF THE WHOLE

Powering Progress.

Independent Power Producer

About Pivot Energy:

- Develops, owns, and operates solar and energy storage projects
- Delivers renewable energy solutions that strengthen local economies
- Creates jobs, provides affordable, reliable power

Focus Areas:

- Community and Commercial-Scale Solar & Storage
- Corporate Offsite Solutions: RECs, Offsite PPAs, Tax Equity/Credits
- Corporate Onsite Solar & Storage
- Purpose-Driven Solar Development
- Asset Management, O&M
- Offsite & Onsite Storage
- Dual-Use

Founded

Headquarters

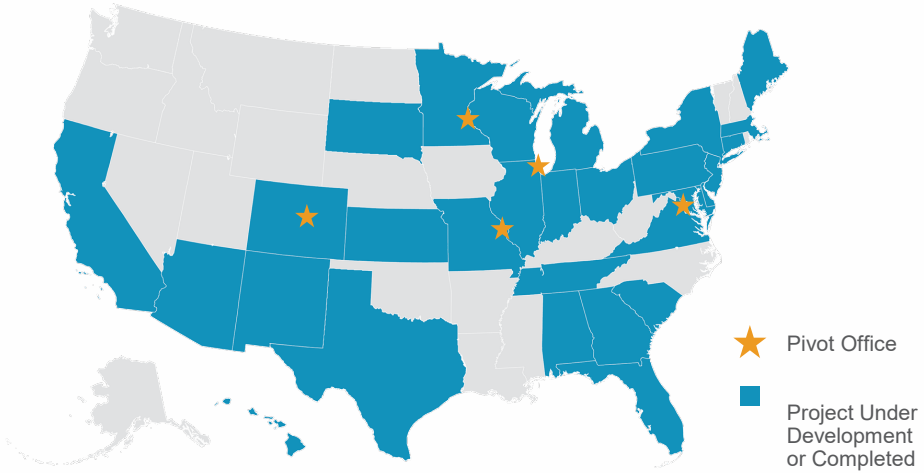
Pivot Energy

Denver, [illegible]

Certified B Corporation

Most Loved Workplace Certified Company 2026

2025 Top Solar Contractors



4 GW+
Built, awarded, or in development

1800+
Projects completed or in development

650+
Clients

WHY SOLAR & WHY STORAGE?





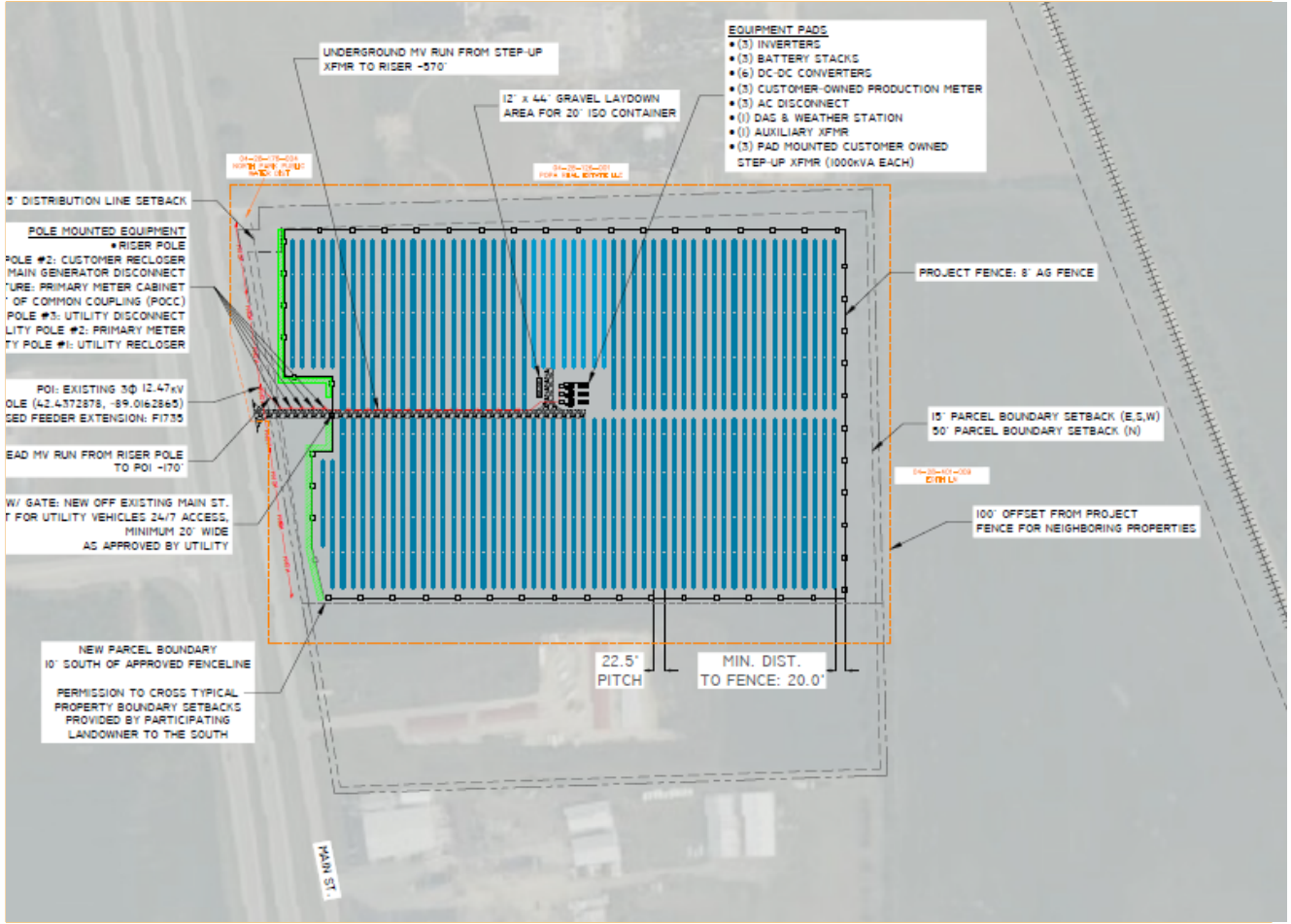
Why Solar?

- Expands energy choices for your local community
- Increases grid reliability
- Property owners maintain land ownership
- Unlocks a reliable income stream for landowners while preserving the land's agricultural character
- Dual-use on all qualified sites:
  - Livestock grazing, crop production, habitat enhancement

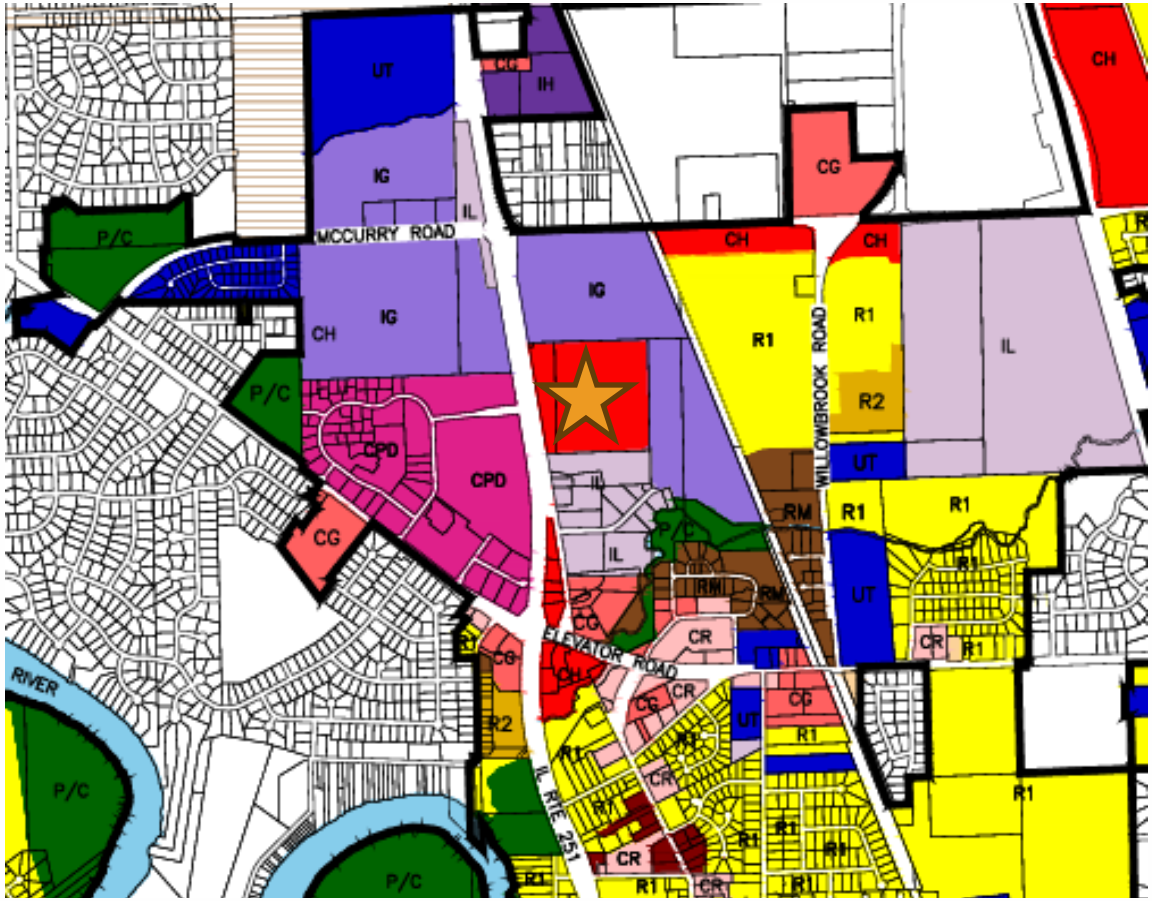
Why Storage?

- Balances grid supply and demand by storing excess energy, and releasing it when the grid needs it
- Can be combined with solar for added reliability
- Pivot Energy is committed to developing, constructing, and operating all our solar and storage facilities safely.

PIVOT ENERGY 143 LLC



- On North Second St, south of McCurry Rd.
- 3MWAC Solar + BESS
- 7,515 MWh/year
- Powering approximately 1,136 residential homes
- Screening proposed along western fence



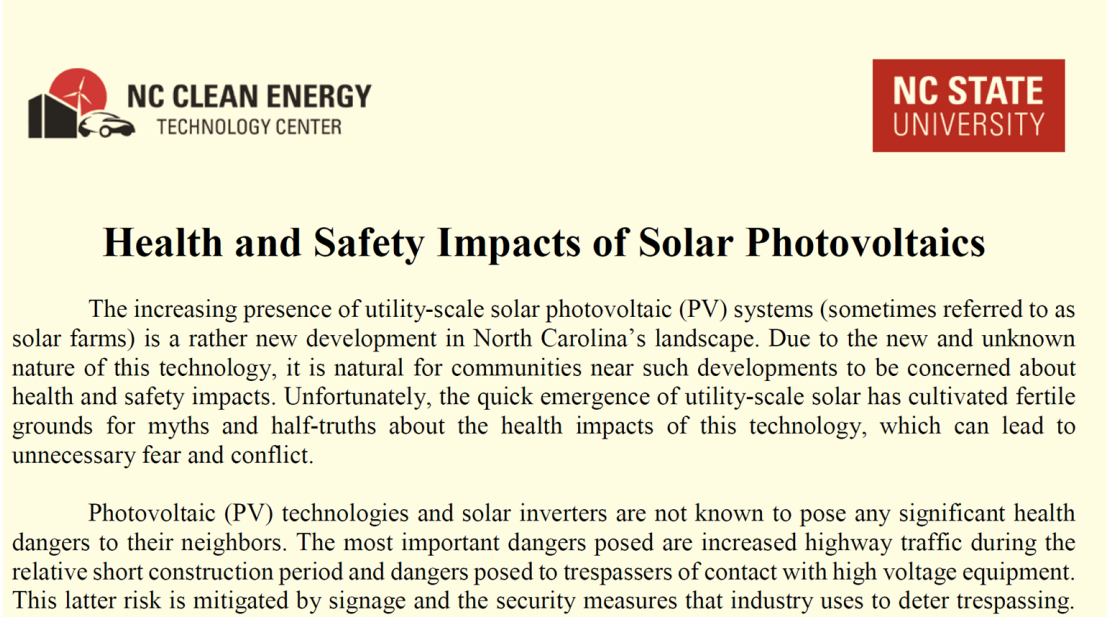
ZONING GOALS ALIGNMENT

- Zoned Commercial Hwy – Permitted via Special Use Permit
- Generates substantially higher property tax revenue over agricultural use without additional municipal service burden
- Preserves long-term development flexibility, unlike permanent commercial subdivision

HEALTH & SAFETY

Solar projects use photovoltaics to convert sunlight energy into electricity and are safe and quiet neighbors

- Millions of people live near solar arrays or have solar panels on their roofs and properties
- No credible evidence that solar equipment has negative impacts on human health



NC CLEAN ENERGY TECHNOLOGY CENTER

NC STATE UNIVERSITY

Health and Safety Impacts of Solar Photovoltaics

The increasing presence of utility-scale solar photovoltaic (PV) systems (sometimes referred to as solar farms) is a rather new development in North Carolina's landscape. Due to the new and unknown nature of this technology, it is natural for communities near such developments to be concerned about health and safety impacts. Unfortunately, the quick emergence of utility-scale solar has cultivated fertile grounds for myths and half-truths about the health impacts of this technology, which can lead to unnecessary fear and conflict.

Photovoltaic (PV) technologies and solar inverters are not known to pose any significant health dangers to their neighbors. The most important dangers posed are increased highway traffic during the relative short construction period and dangers posed to trespassers of contact with high voltage equipment. This latter risk is mitigated by signage and the security measures that industry uses to deter trespassing.

PIVOT ENERGY IL 143 LLC – BATTERY STORAGE

Battery Energy Storage System

- Lithium Iron Phosphate batteries
- LG battery containers (or similar) will be used
- Containers are 20-40 ft in length, 6-10 ft in width, 8-12 ft in heights
- Cabinets are 3-6 ft in length, 6-9 ft in width, 6-10 ft in height
- Will be on a concrete pad

Benefits

- Batteries balance grid supply and demand by storing excess energy and releasing it when the grid needs it
- Energy to be used at peak hours (night & outages) to be dispatched when most needed
- Adds reliability to the grid, allowing for more energy access at peak hours
- 20+ hours of solar generation

Cabinets*



Containers*



*Sample energy storag ms.

Pivot's Approach to BESS Safety: BESS Hazard Mitigation



Administrative Controls

- Training
- Contract terms and administration with our contractors
- External audits by third-party experts:
  - Preventative maintenance plans
  - Corrective maintenance plans
  - ECP
- 24/7 monitoring of operational projects



Engineering Controls

- Intentional selection of cell chemistry
- Safety prevention and mitigation at cell, module, enclosure, and site levels
- Following highest safety and fire code standards, such as **NFPA 855** and **UL 9540** as well as additional requirements by local AHJs or fire departments



Personal Protective Equipment (PPE)

- All employees, visitors, and technical partners are required to wear appropriate PPE on project sites
- Pivot issues PPE to all employees

Agricultural Preservation

Pivot is committed to preserving agricultural production on solar project sites.

100% of qualified projects utilize dual-use land management practices, integrating solar energy production with agricultural practices like grazing, cropping, or beekeeping.

Benefits of Dual-Use

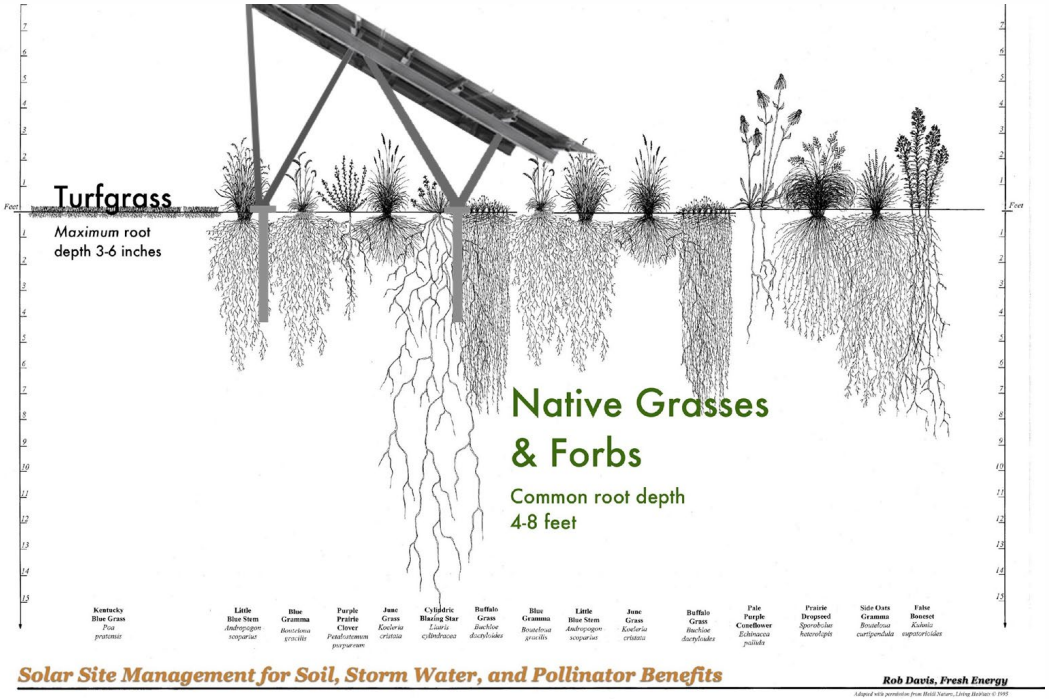
- Supports local agriculture, providing diversified income for landowners, farmers, ranchers
- Preserves agricultural land which remains viable for future agriculture, unlike permanent alternatives
- Bolsters soil and water quality with deep-rooted, pollinator-friendly vegetation reducing erosion and runoff and sheep fertilizing soils
- Provides shade which can conserve water, enhance certain crop growth, and support livestock



Low-Growth Vegetation with Native, Pollinator-Friendly Plants

Pivot seeds sites with low-growth, regionally-appropriate plant varieties and manages vegetation long-term

- Native grasses, forbs, and wildflowers manage precipitation and reduce soil erosion
- Diverse flowering plants provide forage and habitat for bees and other species
- An environmental assessment identified this area as habitat for the rusty patched bumble bee, a ground-nesting species
- Pivot engaged a consultant to recommend a site-specific seed mix that supports these bees



Agricultural Fencing Supports Rural Character and Habitat

Pivot requests a waiver from the Village ordinance's chain-link requirement to use wood-post, mesh-wire fencing

- Agricultural-style fencing uses wood posts and mesh wire rather than chain-link
- The design blends with the rural landscape and makes the site appear less industrial
- Clearance below the mesh allows small wildlife to pass through the site
- Small-animal burrowing may create additional ground-nesting areas for the rusty patched bumble bee

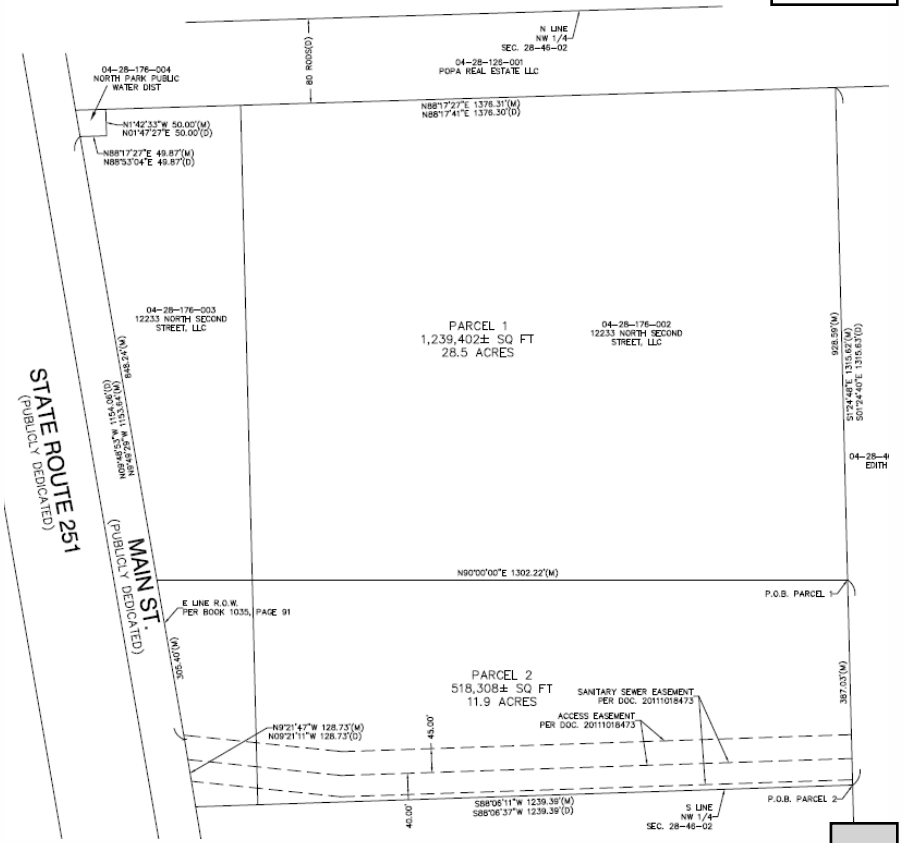




PARCEL RECONFIGURATION

A proposed subdivision separates the solar garden from the mini-storage parcel to align with primary-use permitting

- The application includes a parcel reconfiguration for the proposed community solar garden
- The applicant requests subdivision of the parcel containing the mini-storage facility directly south
- This structure facilitates review and permitting of the community solar garden as the parcel's primary use within the Commercial Highway zoning district



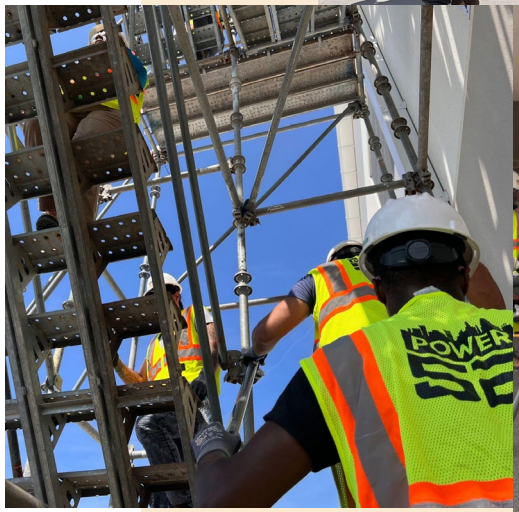
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Community Benefits

In 2025, Pivot donated over $700k to 26 local community partners across Colorado, Illinois, and Maryland, bringing our total community donation investment to $2.1M.

Those funds were directed to local organizations supporting low-income families in paying their energy bills, workforce development partners building new career pathways into the solar industry, and rural agricultural organizations supporting land stewardship initiatives







To learn more, visit pivotenergy.net/community-impact

Pivot Energy

Local Property Taxes

- These projects are subject to increased property taxes:

Total Years	Current Property Taxes (2024)*	Proposed Project
1 Year	$426	$53,240
20 Year Total	$8,520	$729,244

- Total property taxes for one year of operation for the project is **$53,240**
- Over the 20-year life span of the Project, Pivot would pay $**729.244**

*comparable vacant parcel

Taxing Districts	Rate	Current Taxes*	Proposed Project
Winnebago County	0.67	$32.70	$4,081.12
Forest Preserve	0.08	$4.06	$506.71
Roscoe Township	0.10	$4.62	$576.60
Roscoe Village	0.53	$25.84	$3,224.96
Harlem-Roscoe Fire	0.62	$30.28	$3,779.09
North Suburban Library	0.24	$11.75	$1,466.46
Kinnikinnick SD #131	3.75	$182.25	$22,745.71
Hononegah High SD #207	2.18	$106.15	$13,248.05
Community College 511	0.47	$22.93	$2,861.78
Roscoe Township Road	0.12	$6.01	$750.08
TOTAL		$426.59	$53,240.56

THANK YOU
Q&A

Ajla Halilovic

ahalilovic@pivotenergy.net

708-669-0863






Pivot Energy

PIVOT ENERGY
PIVOT ENERGY IL 143 LLC

Special Use Permit Application



Village of Roscoe Zoning Board of Appeals

Pivot Energy

1601 Wewatta St, Ste. 700
Denver, CO 80202



VILLAGE of ROSCOE
10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: frontdesk@roscoeil.gov

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Pivot Energy IL 143 LLC

Address: 444 W Lake St Suite 1700. Chicago, IL 60606

Phone: [redacted] Email [redacted]

Applicant's Interest in Subject Property: Leasing from the landowner to install and operate a 3MWAC Community Solar Garden and 3MW BESS.

Owner (if different from Applicant)

Name: 12233 N Second Street, LLC

Address: 12233 North Second Street Roscoe, Illinois 61073

Phone: [redacted] Email [redacted]

SUBJECT PROPERTY

Address of Property: 42.437271, -89.014348

Current Zoning Classification of Property: CH

UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P

Other _____

If a Special Use Permit has been previously issued, describe here, including date of issuance:

Legal Description of Property (attach copy of deed) or legal.
See Attached

Property Identification Number (PIN): 0428176002, 0428176003
Township: Roscoe

Is title to the subject Property held in a land trust?

[ ] Yes [✔] No Trust No. _____
If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

[ ] Variation
[✔] Special Use Permit
[ ] Map Amendment
[ ] Text Amendment
[ ] Zoning Appeal
[✔] Other (specify)

Describe and explain reason for requested action: (use separate sheet if necessary)
Subdivision of the planned solar field to its own parcel, and Special Use Permit for a community solar garden as a primary use on that parcel within the CH Zoning District.

Consultants
Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees
Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes[ ] No[✔]

Repeat Application
Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes[ ] No[✔]
(If yes, attach a statement of the grounds justifying reconsideration.)

Required Submittals
Electronic submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must included detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

William Becker	Margaret E. Benton
Name of Applicant	Name of Owner
William Becker (Jul 21, 2026 17:20:19 CDT)	Margaret E. Benton
Signature of Applicant	Signature of Owner
July 21, 2026	21 July 2026
Date	Date

FOR OFFICE USE ONLY

Fee _____	Date Filed _____	Legal Published _____
Receipt Number _____		Newspaper _____
Date Hearing Scheduled _____		Date Legal Posted _____

_____
Staff Signature / Date

VILLAGE of ROSCOE
10631 MAIN STREET, ROSCOE, IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: PERMITS@ROSCOEIL.GOV

DEVELOPER REIMBURSEMENT OF FEES AGREEMENT

Village of Roscoe Account No._____

OWNER:

Name of Property Owner: 12233 N Second Street, LLC

Owner's Address: 12233 North Second Street Roscoe, IL 61073

Cell Phone[redacted] Work Phone:_____ Email: [redacted]

PEITITONER/APPLICANT (if different than owner):

Name of Petitioner/Applicant: Pivot Energy IL 143 LLC

Applicant's Address: 444 W Lake St. Suite 1700 Chicago, IL 60606

Cell Phone:[redacted] Work Phone:_____ Email: [redacted]

LOCATION OF PROPERTY:

General Location: 42.437271, -89.014348

Total Acreage: 22.9 PIN(s): 0428176002, 0428176003

LEGAL DESCRIPTION: (Attach as Exhibit A)

A. DEPOSIT: In the event it is necessary for the Village to obtain or furnish professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, traffic or drainage experts, inspectors, plan examiners, or other consultants, in connection with any petitioner's request for the Village to consider or otherwise take action upon any annexation, zoning change, subdivision development, dedication, vacation or easements or other improvement or development upon real property, then the petitioner and owner of the property shall be jointly and severally liable for the payment of such professional fees plus a service fee for each billing by the Village to cover the Village's administrative expenses as determined by the Village Board of Trustees from time to time. At the time the petitioner requests action from the Village, he shall be required to deposit an amount with the Village as determined by the Village as amended from time to time by ordinance as an initial deposit to be credited against fees and costs incurred for the above-described services. The petitioner and owner are liable for and shall be billed for services and consultation rendered prior to the filing of an application or petition for a development proceeding.

B. INVOICES: The Village shall send the petitioner regular invoices for fees and costs that have been deducted from the fees prepaid by the petitioner, and the remaining balance of the deposit held in escrow. At all times the petitioner shall maintain a minimum balance of $5,000.00 in escrow with the Village, and no work shall be performed on any project where the amount in escrow falls below the required $5,000.00 minimum balance. Petitioner shall prepay all fees, and the $5,000.00 minimum balance shall be in addition to any fees required hereto by Village ordinance or this agreement.

C. WITHDRAWALS AND DENIALS OF PETITIONS: A petitioner who withdraws a petition may apply in writing to the Village for a refund of his initial deposit. The Village Board may, in its discretion, approve the refund less any actual fees and costs which the Village has already incurred relative to the petition. In the event the Village Board denies the approval of any or all portions of a petition, a petitioner shall remain liable for all fees and costs which the Village has incurred relative to the petition, and no refund of a deposit or deposit balance shall occur until such fees and costs have been paid.

D. PROFESSIONAL FEES: Any professional fees incurred as a direct or indirect result of the petitioner, owner or their agent requesting a professional opinion or otherwise requesting relief or assistance from the Village, whether or not related to real property, shall be reimbursed in accordance with §15-166 and §15-167 of the Village of Roscoe Code of Ordinances, in the sole discretion of the Village, a professional opinion is desired as necessary.

E. DEFAULT: Upon the failure of the petitioner or owner to reimburse the Village in accordance with §15-166 and §15-167 of the Village of Roscoe Code of Ordinances, the Village shall send notice to the petitioner or owner, by Certified Mail, return receipt requested, that the deposit is in arrears. No action or any request made by the petitioner or owner will be acted upon by the Village Board or by any other official, quasi-official or deliberative individual or body thereunder; and such request shall remain in abeyance until all outstanding fees are paid in full. Furthermore, if all outstanding fees are not paid in full and the deposit replenished pursuant to §15-166 and §15-167 of the Village of Roscoe Code of Ordinances, within seven (7) business days after the notice was mailed, the application shall be considered withdrawn by the petitioner or owner. Upon any failure to reimburse the Village in accordance with §15-166 and §15-167 of the Village of Roscoe Code of Ordinances, the Village may, in its discretion, elect to place a lien against any real property associated with the petitioner's request. Interest in the amount of 1½ percent per month shall accrue on all sums outstanding for thirty (30) days or more. Such lien shall be in an amount equal to the outstanding amount owed to the Village.

F. ASSIGNING AUTHORITY: The Village Board and the designated Village staff members are hereby authorized to assign requests for professional services to the Village staff or to consultants as the Village Board deems appropriate.

G. IN HOUSE STAFF: When any professional services, contemplated by §15-166 and §15-167 of the Village of Roscoe Code of Ordinances, are rendered by the Village staff, then in such case the party making the request shall reimburse the Village for its cost incurred in providing said professional services. Said reimbursement shall be at the rate of $30.00 per hour unless the actual amount paid by the Village to such in house staff exceeds that amount, in which case the reimbursement shall be the actual cost to the Village for providing those in house services.

H. REMEDIES: The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be construed to limit or waive the Village's right to proceed against any or all parties in a court of law of competent jurisdiction.

I. AGREEMENT: At the time the petitioner requests action from the Village, he will be required to enter into any agreement with the Village that contains the parameters of this Section.

J. REFUND: Any surplus funds in the account of the petitioner or owner after all costs are paid shall be returned after approval by the appropriate Village staff or Village Attorney, upon written request by the petitioner or owner.

K. PROFESSIONAL FEES INCURRED FOR INDIVIDUAL RESIDENTIAL PROPERTY: In the event it is necessary for the Village to obtain professional services in connection with any work proposed for or done on an individual resident's property, including, but not limited to, drainage, provision of utilities or other public services, landscaping or structural issues, the owner of the property shall be liable for the payment of such professional fees plus a service fee for each billing by the Village to cover the Village's administrative expenses as determined by the Village Board from time to time. Said professional fees shall include, but are not limited to, the costs of any consultation, review of drawings, field inspections and travel expenses. The applicable provisions of §15-166 and §15-167 of the Village of Roscoe Code of Ordinances also apply.

L. HIGHER DEPOSIT: Notwithstanding any provisions of §15-166 and §15-167 of the Village of Roscoe Code of Ordinances, the Village, through its Village Board, may require a higher deposit and a Reimbursement of Fees Agreement containing additional requirements of the petitioner for development proceedings or reviews after taking into account the following factors: i) the scope of the development; ii) the acreage of the development; and iii) the anticipated expense of professional consultants including, but not limited to, engineers, land planners and attorneys, reasonably necessary to review the proposed development request. In addition, the Village, through its Village Board or Attorney, may negotiate other items relative to the review or development proceeding including, but not limited to, the use of specific consultants and/or attorneys, rates and budgets.

By signing this Agreement, the petitioner and/or owner acknowledge that each of them has read the foregoing paragraphs, and each of them fully understands and agrees to comply with the terms set forth herein. Further, by signing below, each signatory warrants that he/she/it possesses full authority to so sign in the capacities represented to the Village.

The owner and/or petitioner agree that the owner and applicant shall be jointly and severally liable for the payment of fees referred to in applicable sections of the Code of Ordinances of the Village of Roscoe, and as referred to hereinabove.

William Becker (Jul 21, 2026 17:20:35 CDT) Petitioner/Applicant	July 21, 2026 Date
Petitioner/Applicant	Date
Margaret E Baxter Owner	21 July 2026 Date
Owner	Date

FB

Pivot Legal Review

July 20, 2026

Zoning Board of Appeals
Village of Roscoe
10631 Main Street
Roscoe, IL 61073

RE: Pivot Energy IL 143 LLC: Request for Special Use Permit

Dear Village of Roscoe Zoning Board of Appeals,

Thank you for providing the opportunity to apply for a Special Use Permit with the Village of Roscoe. We appreciate your guidance through this permitting process. The following letter will provide a summary of our proposed community solar garden, Pivot Energy IL 143 LLC (Project), followed by various documentation required by the Village of Roscoe Ordinance No. 2023-11.

Pivot Energy is excited to bring renewable energy to the Village of Roscoe and the surrounding communities. As of September 15, 2021, The State of Illinois has aggressively committed to a Renewable Portfolio Standard of 50% by 2025, by passing The Clean Energy Jobs Act (Public Act 102-0662). The legislation further expanded the existing community solar garden program, in which utility customers can subscribe to a community solar garden in their utility territory in exchange for a credit on their bills.

Pivot Energy is developing community solar projects across Illinois. This location was chosen due to its proximity to ComEd's electrical infrastructure, both substations and distribution grid, its flat and manageable land, a willing landowner, and access to the sun (ample without shading obstructions).

The proposed Project is a roughly 3-megawatt (MW AC) ground-mounted community solar garden, and a 3-megawatt battery energy storage system (BESS) that will deliver clean energy to the local electrical grid. The Project site will occupy approximately 22.9 acres of leased land owned by 12233 North Second Street LLC and is located just north of 12233 North Second St (Site).

Pivot has received the interconnection agreement from ComEd and is in the process of executing it. Our array will have approximately 12,000 solar panel modules mounted on single-axis trackers. The solar panels will be facing east in the morning, flat at noon, and be facing west in the afternoon. They follow the path of the sun, to maximize their efficiency.

We look forward to working with the Village of Roscoe Staff to make this Project a success. If you have any questions, please do not hesitate to contact me at (888) 734-3033, or by email at bbecker@pivotenergy.net.

Sincerely,

William "Buzz" Becker
Sr. Director of Development
Pivot Energy

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EXHIBIT A: LEASE AGREEMENT AND DEED **1**

EXHIBIT B: SITE PLAN **2**

EXHIBIT C: ALTA **3**

EXHIBIT D: ASSESSORS PLAT **4**

EXHIBIT E: AGRICULTURAL IMPACT MITIGATION AGREEMENT **5**

EXHIBIT F: DRAIN TILE SURVEY **6**

EXHIBIT G: VEGETATION MANAGEMENT PLAN **7**

EXHIBIT H: DECOMMISSIONING PLAN **8**

EXHIBIT I: AGENCY CORRESPONDENCE **9**

I. Special Use Permit Application

1. Community Solar Garden Summary

Pivot Energy IL 143 LLC (Project and Applicant), an entity wholly owned by Pivot Energy (Pivot), is proposing the development and operation of a Community Solar Garden in the Village of Roscoe, Winnebago County, Illinois. The proposed Project will be a 5.97 Megawatts DC (MW DC) / 2.988 Megawatts AC (MW AC) single-axis tracker ground mount solar photovoltaic array, thus qualifying as a Community Solar Garden under the Village of Roscoe ordinance 2023-11. The estimated amount of electricity generated from the system will contribute to Illinois's renewable energy goals and will benefit local energy consumers. The estimated generating capacity of the system will be approximately 7,515 megawatt hours per year (MWh/year), equivalent to powering approximately 1,136 residential homes. The Project will abide by the regulations required by the Village of Roscoe Ordinance No. 2023-11.

The proposed Project is located on North Second St, south of McCurry Rd, on parcels known as 0428176002 and 0428176003. The parcels are zoned as Commercial Hwy (CH) and are currently used as agricultural land, planted with soybean crop. Development of community-scale solar systems is allowed as a Special Use in the CH district, subject to the requirements of the solar energy systems ordinance 2023-11. A site plan of the proposed Project is depicted below in Photo 1, and is included as **Exhibit B**.

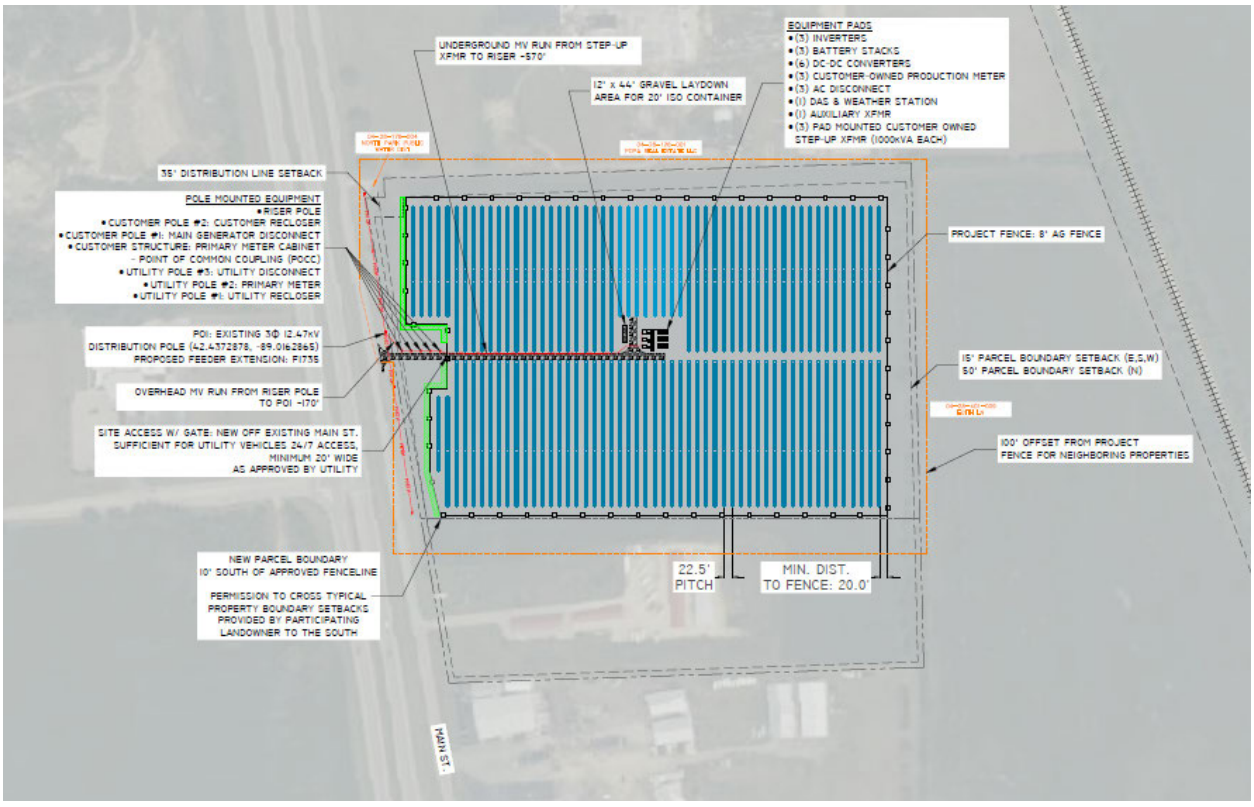


Photo 1. Pivot Energy IL 143 LLC Site Plan.

The solar array will operate every day during daylight hours. The equipment moves imperceptibly slowly throughout the day, quietly following the sun across the sky to maximize energy yield. There is no meaningful

sound, smell, noise, pollution, emission, or other negative external impacts attributable to the solar array's operation. There will be approximately 12,000 solar panels affixed to the single-axis tracker racking system. The design and construction of the solar farm will meet standards and guidelines as provided by the nationally accepted electric code.

2. Ground Mount Garden Sizing

The solar farm components will occupy a 23-acre portion (within the Project fence) of the approximately 40.3-acre parcels. Access to the Site will be off N Second St with a minimum 16' gravel access road. The proposed Project is a roughly 3-megawatt (MW AC) ground-mounted community solar garden and battery energy storage system (BESS) that will deliver clean energy to the local electrical grid. This Project qualifies as a Community Solar Garden, as it is less than 5 MW AC.

3. Interconnection

The Project proposes underground electrical lines to the extent possible that will interconnect into the existing ComEd utility poles located along the same side of N Second St. Pivot has received the interconnection agreement from ComEd and is in the process of executing it.

4. Dimensional Standards

The parcel is zoned as Commercial Hwy (CH) and used as agricultural land. A solar facility is allowed as special use in this zoning district. The solar array Project boundary will meet or exceed all setback requirements for the CH zoning district. The Project is setback at least 15 feet from front yard boundary, 50 feet from the nonparticipating neighbors to the north and east, and 10 feet from the participating landowner to the south. The solar array fencing components will begin at those setback distances and will encompass all Project infrastructure, including the solar array, equipment pad, transformer, batteries, and switchgear.

At full tilt, the modules atop the single-axis tracking racking would not exceed 14' at their highest point. At noon, when parallel with grade, the modules atop the racking will be at approximately 5-6' in height. The driven pile foundation will be determined based on further geotechnical review and soil-boring testing. Other electrical equipment, such as the utility meter, transformer, batteries, and switchgear, will not exceed 12' in height and will be placed upon a concrete equipment pad next to the access road, inside the Project fencing.

5. Other Standards

The Project will follow all applicable industry standards as well as state and national construction codes, including the American National Standards Institute Code, as amended from time to time. Additionally, all building materials shall comply with recognized industry standards. This Project will comply with all local, state, and federal laws and regulations.

The Applicant has entered into an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture and will abide by the listed conditions. The AIMA is included as **Exhibit E**.

6. Lot Coverage

Upon construction completion, Pivot Energy will seed the Site with native grass seed mix approved by the Village and/or the local jurisdiction. The use of native vegetation and/or pollinator-friendly seed mixes supports the habitat of bees, butterflies, wasps, flies, beetles, and other pollinator species needed for agriculture. The seed mix chosen will be native and local to the Illinois environment, which naturally allows the Site to be resilient to droughts and intense downpours. Native grasses and deep roots absorb run-off and are designed to better manage stormwater runoff than turf grass. Additionally, planting diverse mixes of native plants will prevent soil and nutrients from washing away, improve water quality, and prevent soil loss.

II. Submittal Requirements

1. Site Plan – Existing Conditions

a. Existing property lines, including those within one hundred feet from the Project including the names of adjacent property owners and the current use of the property are depicted on the site plan included as **Exhibit B.**

b. The Project abides by all front, side and ready yard-setbacks for the CH Zoning District. Recorded easements are depicted on the ALTA Survey provided in **Exhibit C.**

c. Existing public and private roads and associated easements are depicted on the ALTA included as **Exhibit C.**

d. Existing buildings and impervious surfaces are depicted on the ALTA included as **Exhibit C.**

e. A contour map showing topography at two-foot intervals is depicted on the ALTA Survey provided in **Exhibit C**.

f. This site is currently 100% soybean crop.

g. There are no delineated wetlands within the project area.

h. There are no significant surface water drainage patterns on site. Existing site topography informs that water naturally drains to the west. The ALTA is provided in **Exhibit C**.

i. A drain tile survey was conducted and found no drain tiles within our Project area. These results are included as **Exhibit F**.

2. Site Plan – Proposed Conditions

a. The location and spacing of the solar panels are depicted on the site plan included as **Exhibit B**.

b. Site access will be off N Second St with a minimum 16' wide gravel access road. This is depicted on the site plan included as **Exhibit B**.

c. All wiring running between the Project array will be buried to the greatest extent possible, in accordance with the AIMA. If the power lines are not able to be fully buried, a Solar Cable Management System will be utilized. The Project will interconnect to existing ComEd infrastructure along N Second St.

d. The Project will interconnect to the existing ComEd distribution lines along N Second St. One disconnect pole, one primary meter pole, one recloser pole, and one guy pole will be installed along the access road of the site to the point of interconnection.

e. To minimize the visual impacts of the Project, the Applicant proposes visual screening to provide an additional buffer on the western side of the project, along N Second St. This proposed screening will be certified by an Illinois Registered Landscape Architect. All screening will be maintained by the Applicant for the life of the Project and replaced, as needed.

3. Fencing and weed/grass control

a. Upon construction completion, the Applicant will seed the Site with native grass seed mix approved by the Village of Roscoe. The use of native vegetation and/or pollinator-friendly seed mixes supports the habitat for bees, butterflies, wasps, flies, beetles, and other pollinator species needed for agriculture. The seed mix chosen will be native and local to the Illinois environment, which naturally allows the Site to be resilient to droughts and intense downpours. Native grasses and deep roots are more efficient than turf grass at absorbing run-off, and are designed to better manage stormwater runoff. Additionally, planting diverse mixes of native plants will prevent soil and nutrients from washing away, improve water quality, and prevent soil loss.

b. The applicant shall submit an acceptable weed control plan. The Preliminary Vegetation Management Plan demonstrates consistency with the goals of the Pollinator-Friendly Solar Site Act and AIMA, detailing the type of vegetation ground cover to be planted, established, and maintained for the life of the Project. It also includes details adhering to the IDNR guidelines and the guidelines for short and long-term vegetation and property management practices. These practices provide and maintain native and non-invasive naturalized perennial vegetation to protect the health and well-being of pollinators. A Preliminary Vegetation Management Plan that follows guidelines for vegetation management plans established by IDNR is included as **Exhibit G.**



Photo 2. Habitat-enhancing pollinator seeding is proposed beneath solar panels and evergreen screening.

c. Typically, Pivot uses an 8-foot, agricultural-style, mesh-wire, game fence; we acknowledge that Roscoe's zoning ordinance requires a chain-link fence. Consequently, the applicant is requesting a waiver of this requirement to allow installation of our standard 8-foot game fence. The Applicant prefers an agricultural-style game fence over a chain link as it blends in with agricultural communities better and allows for smaller mammals to freely roam the site without obstruction. As depicted below in Photo 3, this 8-foot fence will completely surround the perimeter of the solar equipment components and will be outfitted with high-voltage warning signs. For secure emergency access, Knox boxes and keys will be provided at the entrance for emergency personnel. Comprehensive signage featuring emergency contact information will be prominently affixed to the project fence during construction and maintained throughout the operational lifespan of the facility. All fencing and signage will be fully compliant with NESC, ANSI Z535 Safety Sign Standards, and OSHA regulations.



Photo 3. Depiction of the difference between agricultural style fencing (left) and chain link (right).

d. The Applicant shall maintain the fence and adhere to the weed/grass control plan or be subject to a fine of $500/week until addressed.

4. Decommissioning Plan

After the operational life of the facility is over, the Applicant will decommission the facility and restore the land to its original condition. Pivot is bound by the lease and its termination provisions, which require all improvements and personal property from the Project to be removed and to restore the property to similar existing conditions at the time of the lease's effective date. This will involve the safe removal of all structural steel and aluminum, conductors, modules, inverters, transformers, concrete and fencing. Any future uses would be able to proceed as if the solar array had never been built. If the Project ceases operations for 12 months, decommissioning may commence.

The Decommissioning Plan completed by a third party, an Illinois Licensed Professional Engineer, is included as **Exhibit H**. The cost estimate for decommissioning the Project, including salvage value, is $259,702.83. The Applicant has entered into an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture and will adhere to updating the cost at intervals prescribed in the AIMA. The AIMA

is included as **Exhibit E**. These agreements are binding upon the owner or operator and any of their successors, assigns, or heirs.

The Project's initial interconnect agreements and other agreements with the utility are for 20 years. At the end of the 20-year contract, if no extensions are pursued, the Project will be decommissioned.

Prior to decommissioning, proper erosion and sediment controls will be put in place. The solar modules will be removed, placed on palettes, and sold on a second-hand market. The solar panels are simple and will have useful life beyond 30 years. That said, the solar industry plans to repurpose older solar modules for charitable solar projects, projects in developing countries, or other projects what can benefit from these useful products.

The racking systems used to attach the solar modules and the perimeter fence are comprised of steel and aluminum. There are also copper and aluminum conductors throughout the Site that also have generic salvage value. These raw materials will be removed and recycled. These raw materials have inherent salvage value which serves as a financial benefit to the decommissioning process.

Within 6 months of the start of decommissioning, all solar collectors and components, aboveground improvements, and storage containers will be removed. Foundations, pads, and underground electrical wires shall be removed to a depth of four feet below ground surface. Solar modules and valuable raw material will have inherent salvage value and will be recycled and/or sold accordingly. The remaining equipment will be removed from Site and disposed of per applicable disposal standards of the respective material and authority having jurisdiction in the area.

The Site will be smoothed out and reseeded with a locally approved seed mix after the equipment removal has occurred. In some cases, the landowner requests the Site is not be reseeded, but rather left open, so they may plant a desired agricultural use at that time (ex: farmer may prefer to plant corn instead of a native seed mix). Removal of all equipment and revegetation of the Site will be completed after the end of the Project life.

5. Compliance with Additional Regulations

This Project will comply with all applicable local, state, and federal laws and regulations.

7. Liability Insurance

The Applicant shall maintain a current general comprehensive liability policy and automobile liability policy, including coverage for bodily injury, death and illness, and property damage with limits up to two million dollars per occurrence and five million in aggregate. The insurance certificates will be provided prior to the issuance of the building permit. The Applicant will comply with the general liability insurance requirements in the Village of Roscoe Solar Ordinance.

III. Additional Site Diligence

1. IDNR EcoCat

On June 11, 2026, the Project received its Natural Resource Review Results from the Illinois Department of Natural Resources (IDNR) via the EcoCAT platform. These results concluded that “adverse effects are unlikely. Therefore, consultation under 17 III. Adm. Code Part 1075 is terminated”. A copy of these review results can be found in **Exhibit I.**

2. Protected Lands

The Applicant’s proposed location avoids impacts to protected lands, woodlands, savannas, wetlands, or floodplains. The State Historic Preservation Office (SHPO) was contacted on April 8, 2026, to review the Site for any significant historic, architectural, or archeological resources. In the SHPO’s May 5, 2026, response they determined that there were no significant resources documented within the Site and that the Project is exempt. This correspondence is included in **Exhibit I.**

IV. Subdivision

To facilitate the permitting of the proposed community solar garden within the Commercial Highway (CH) zoning district, the applicant is also requesting a subdivision of the parcel. Specifically, the mini-storage facility located directly south of the existing parcel will be subdivided into a separate legal lot. A formal assessors plat, along with the revised legal descriptions for the reconfigured parcels, is attached for review as **Exhibit D**.

EXHIBIT A: LEASE AGREEMENT AND DEED

ERECORDING
2024014529
Filed for Record in
WINNEBAGO COUNTY IL
LORI GUMMOW, CLERK & RECORDER
06/27/2024 10:25:34 AM
LEASE Pages: 10
RECORDING FEE 36.00
RHSP FEE 18.00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO;
Prepared By
Pivot Energy Inc.
Attention: Title Department
1601 Wewatta Street, Suite 700
Denver, CO 80202

(Space above this line for Recorder's use only)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into as of May 6, 2024, by and between 12233 NORTH SECOND STREET, LLC, an Illinois limited liability company, whose residence/mailing address is 10829 Chicory Ridge Way, Roscoe, IL 61073 ("**Owner**"), and Pivot Energy Development LLC, a Colorado limited liability company, whose address is 1601 Wewatta Street, Suite 700, Denver, CO 80202 ("**Company**") (Owner and Company the "Parties" and each a "Party"), and provides as follows:

This Memorandum of Lease provides notice of the Solar Lease Agreement dated May 6, 2024, (the "***Lease***") in which Company will construct, operate and maintain a solar facility (the "**Project**").

LESSOR/OWNER:	12233 NORTH SECOND STREET LLC
LESSEE/COMPANY:	Pivot Energy Development LLC
DESCRIPTION OF PROPERTY:	Company is leasing a portion of the Owner's Land, as more particularly described in the attached Exhibit A ("**Leased Area**") as well as in and to any easements, rights-of-way, and other rights and benefits relating or appurtenant to the Land (collectively "**Property**"). The Lease also restricts certain uses of and grants certain interests in and to the Property. For Owner's title to the Land, reference is herein made to a deed dated 07/26/2013 and recorded at the Winnebago County Registry of Deeds as Instrument Number 20131029959.
LEASE COMMENCEMENT DATE:	as of 5/6/2024 (the "**Effective Date**").

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO;
Prepared By
Pivot Energy Inc.
Attention: Title Department
1601 Wewatta Street, Suite 700
Denver, CO 80202

(Space above this line for Recorder's use only)

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LEASE COMMENCEMENT DATE:	as of 5/6/2024 (the "**Effective Date**").

TERM OF LEASE:

The Term of the Lease consists of a Development Term and Operations Term.

The Development Term is five (5) years from the Effective Date.

The Operations Term starts on the earlier of: (a) Company's notice to Owner of the start of the Operations Term; (b) the date that is twelve (12) months after the date of the start of construction of the Project as set forth in a notice from Company to Owner; or, (c) the commercial operations date of the Project and continuing thereafter until the date that is twenty-one (21) years after this date subject to extensions as detailed below.

RIGHTS OF EXTENSION:

Company has the option to extend the Operation Term of the Lease for two (2) additional and successive ten-year terms, as provided in the Lease.

NO FIXTURE:

The Project, as defined in the Lease, installed and operated by Company at the Property shall not be deemed a fixture. The Project is Company's personal property and Owner has no right, title or interest in the Project. Further, Owner has waived all right of levy for rent, all claims and demands against the Project and all rights it may have to place a lien on the Project.

EASEMENTS:

Company has acquired the following Easements. The term of the Easements is co-extensive with the term of the Lease. The Easements are more particularly described in Exhibit B attached hereto.

(i) A non-exclusive right of pedestrian, vehicular and equipment access to the Project across the Land or through Owner's remaining property at all times, which is necessary or convenient for ingress and egress to the Project;

(ii) an exclusive right on Owner's Land and Owner's adjacent property to construct, operate, maintain, reconstruct, relocate, remove, and/or repair the electric utility service infrastructure and associated wires, lines and poles and other infrastructure necessary and convenient to interconnect the Project to the Utility electrical distribution system, the location of which the Utility will determine before the Commercial Operations Date;

(iii) a negative solar easement, upon which Owner shall not construct buildings or structures, or plant new trees or vegetation of any type, or allow any trees or other vegetation on the Property which now or hereafter, in Company's reasonable opinion, may be a hazard to the Project, overshadow or otherwise block or interfere with sunlight access to the Project and/or interfere with Company's exercise of its rights hereunder (the "**Solar Easement**"). Company may

(but shall not be obligated to) remove, at Owner's cost, any vegetation, buildings or other structures which violate this easement. Notwithstanding anything herein to the contrary, Owner shall reimburse Company for removal costs as an abatement of Rent. The Solar Easement is measured at angles of three hundred sixty (360) degrees horizontally and three hundred sixty (360) degrees vertically from the boundaries of the Land; and

(iv) a non-exclusive easement to be located at a mutually acceptable location on the Land for temporary (A) storage and staging of tools, materials and equipment, (B) construction laydown, (C) parking of construction crew vehicles and temporary construction trailers, and (D) placement and use of other facilities reasonably necessary to construct, erect, install, expand, modify or remove the Project.

All Easements shall burden the Property and shall run with the land for the benefit of Company, its successors and assigns (including any permitted assignees of Company's rights under the Lease), and their respective agents, contractors, subcontractors and licensees.

The Parties have executed and recorded this Memorandum of Lease for the purpose of giving record notice of the Lease, of the exclusive easements, leases, and rights it grants, and of certain restrictions it imposes. The Agreement runs with the Property and includes a quiet enjoyment clause. All of the conditions, covenants, and terms regarding the Lease are more particularly set forth in the Lease, which is incorporated by this reference. In the event of any conflict between the conditions and terms set forth in this Memorandum of Lease and the conditions and terms set forth in the Lease, the conditions and terms of the Lease will control and govern.

SIGNATURE PAGES FOLLOW

OWNER SIGNATURE PAGE TO
MEMORANDUM OF LEASE

IN WITNESS WHEREOF, the Parties have executed this MEMORANDUM OF LEASE as of the date set forth above.

OWNER

12233 NORTH SECOND STREET LLC,
an Illinois limited liability company

By: Margaret E Benton
Name: Margaret E. Benton
Its: Member

STATE OF Illinois)
)ss.
COUNTY OF Winnebago)

On May 3 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Margaret E Benton personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

OFFICIAL SEAL
J SEMPLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/29/2026

ACKNOWLEDGED AND CONSENTED TO BY:

ROBERT NOWICKI

STATE OF Illinois)
)ss.
COUNTY OF Winnebago)

On May 3 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Nowicki personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

OFFICIAL SEAL
J SEMPLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/29/2026

COMPANY SIGNATURE PAGE TO
MEMORANDUM OF LEASE

IN WITNESS WHEREOF, the Parties have executed this MEMORANDUM OF LEASE as of the date set forth above.

COMPANY

Pivot Energy Development LLC

By: _____
Name: Tom Hunt
Title: Authorized Representative

ACKNOWLEDGEMENT

STATE OF Colorado)
)ss.
COUNTY OF Denver)

On May 6, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tom Hunt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

_____
Notary Public
Commission Expires: 2/27/2028

NATALIE JANINE LEWIS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20244008418
MY COMMISSION EXPIRES FEB 27, 2028

EXHIBIT A TO
MEMORANDUM OF LEASE

DESCRIPTION OF THE LAND

OWNER'S LAND:

THAT CERTAIN REAL PROPERTY LOCATED IN WINNEBAGO COUNTY, ILLINOIS, DESCRIBED AS:

Parcel	Total Parcel Acreage
0428176002	33.96
0428176003	6.38

For Owner's title to the Land, reference is herein made to a deed dated 07/26/2013 and recorded at the Winnebago County Registry of Deeds as Instrument Number 20131029959.

LEASED AREA:



Description: PART OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4), THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4), AND THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 28. TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WINNEBAGO COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 IN ROSCOE INDUSTRIAL PARK; THENCE NORTH 00 DEGREES 32 MINUTES 46 SECONDS WEST, 400.07 FEET TO THE SOUTH LINE OF SAID SECTION 28 AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 51 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 28, 1237.21 FEET TO THE WEST LINE OF ILLINOIS ROUTE 251; THENCE NORTH 09 DEGREES 04 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF ILLINOIS ROUTE 251, 1339.56 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 32 SECONDS EAST, 1435.78 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 47 SECONDS EAST, 1326.82 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING PARCEL CONVEYED TO NORTH PARK PUBLIC WATER DISTRICT IN DEED RECORDED AS DOCUMENT NO. 02-78653, DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN WINNEBAGO COUNTY, ILLINOIS DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 4 AS DESIGNATED UPON THE PLAT OF ROSCOE INDUSTRIAL PARK, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 36 OF PLATS ON PAGE 115 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE NORTH O DEGREES 33 MINUTES 10 SECONDS EAST, 400.03 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 88 DEGREES 51 MINUTES 26 SECONDS WEST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1239.39 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED BY WARNER ELECTRIC BRAKE AND CLUTCH COMPANY TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEDICATION OF RIGHT-OF-WAY DATED NOVEMBER 21, 1955 AND RECORDED IN BOOK 1035 OF DEEDS ON PAGE 91 IN SAID RECORDER'S OFFICE; THENCE NORTH 08 DEGREES 36 MINUTES 32 SECONDS WEST ON SAID EASTERLY LINE, A DISTANCE OF 128.73 FEET; THENCE NORTH 09 DEGREES 04 MINUTES 14 SECONDS WEST ON SAID EASTERLY LINE A DISTANCE OF 1204.07 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, SAID POINT BEING 80 RODS SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF

50.00 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE OF 49.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ROUTE 251; THENCE NORTH 09 DEGREES 04 MINUTES 14 SECONDS WEST ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.51 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY ALSO DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN WINNEBAGO COUNTY, ILLINOIS DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 9 AS DESIGNATED UPON THE PLAT OF ROSCOE INDUSTRIAL PARK PLAT 2, BEING A SUBDMSION IN PART OF THE WEST HALF OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 49 OF PLATS ON PAGE 29B IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE NORTH 01 DEGREES 18 MINUTES 03 SECONDS WEST 400.03 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION

28 AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 06 MINUTES 37 SECONDS WEST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1239.39 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED BY WARNER ELECTRIC BRAKE AND CLUTCH COMPNAY TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEDICATION OF RIGHT-OF-WAY DATED NOVEMBER 21, 1955 AND RECORDED IN BOOK 1035 OF DEEDS ON PAGE 91 IN SAID RECORDER'S OFFICE; THENCE NORTH 09 DEGREES 21 MINUTES 11 SECONDS WEST ON SAID EASTERLY LINE, A DISTANCE OF 128.73 FEET; THENCE NORTH 09 DEGREES 48 MINUTES 53 SECONDS WEST ON SAID EASTERLY LINE A DISTANCE OF 1154.06 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 04 SECONDS EAST, A DISTANCE OF

49.87 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A LINE WHICH IS 80 RODS SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼; THENCE NORTH 88 DEGREES 17 MINUTES 41 SECONDS EAST, A DISTANCE OF 1376.30 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 1315.63 FEET TO THE POINT OF BEGINNING.

ADDRESS: 12233 North Second Street, Roscoe, Illinois

EXHIBIT B TO
MEMORANDUM OF LEASE

DESCRIPTION OF THE EASEMENTS

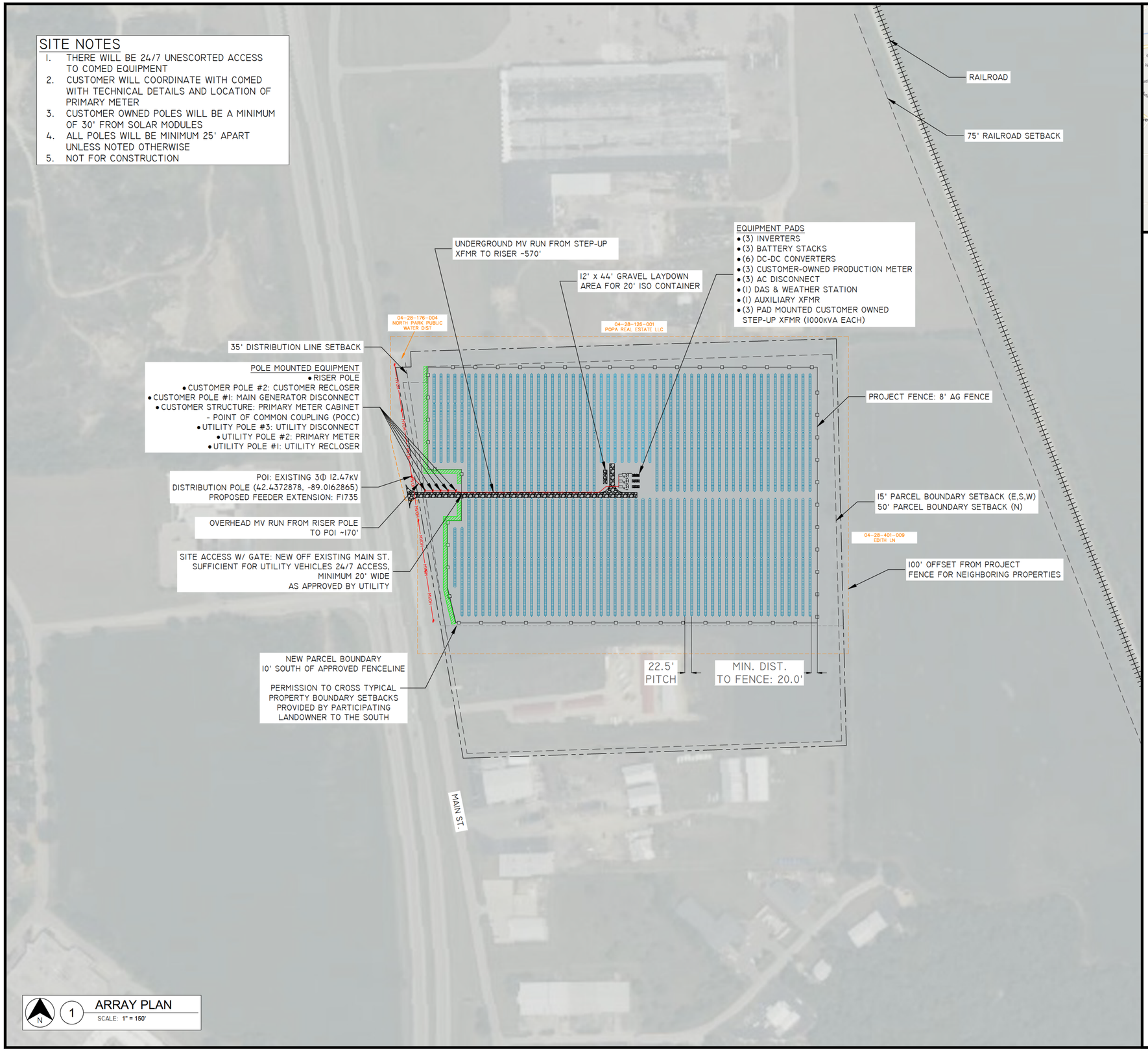
EASEMENTS:

[Insert Legal Description]

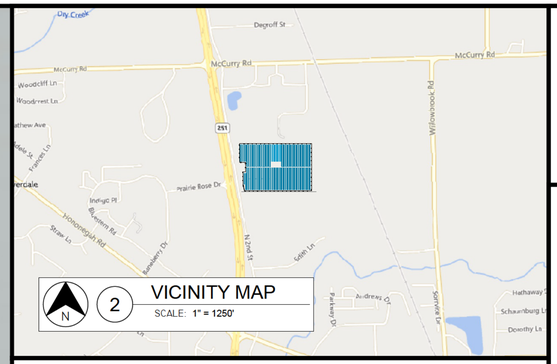
EXHIBIT B: SITE PLAN

SITE NOTES

1. THERE WILL BE 24/7 UNESCORTED ACCESS TO COMED EQUIPMENT
2. CUSTOMER WILL COORDINATE WITH COMED WITH TECHNICAL DETAILS AND LOCATION OF PRIMARY METER
3. CUSTOMER OWNED POLES WILL BE A MINIMUM OF 30' FROM SOLAR MODULES
4. ALL POLES WILL BE MINIMUM 25' APART UNLESS NOTED OTHERWISE
5. NOT FOR CONSTRUCTION



N 1 ARRAY PLAN
SCALE: 1" = 150'



N 2 VICINITY MAP
SCALE: 1" = 1250'

SYSTEM SPECIFICATIONS

- SYSTEM SIZE: 5974.00kW$_{DC}$ / 2988kW$_{AC}$
- BESS PLATFORM: (3) LG-JF24HRDC-LINK
  - BESS NAMEPLATE CAPACITY: 15330kWH
  - BESS DISCHARGE POWER CAPACITY: 2988kW
- PV MODULE: (10300) SILFAB SIL-580 XM+ 580W
- PV RACKING: (4) ATI DURATRACK SINGLE-AXIS TRACKER
- INVERTER: (3) EPC CABI000/AC-3L.2-600V 1200kW
  - INVERTER POWER CURTAILED TO 996kW
  - POWER FACTOR: 1.0
- GROUND COVERAGE RATIO: 0.33
- FENCED AREA: 22.9ACRES

SITE SPECIFICATIONS

- PARCEL ID: 0428176002, 0428176003
- ZONING SETBACKS: ASSUMED 50' FROM PARCEL BOUNDARY
- UTILITY: COMED
  - INTERCONNECTION SERVICE VOLTAGE: 12.47kV
- ASHRAE 2% AVG HIGH TEMP: 32.7°C
- ASHRAE EXTREME LOW TEMP: -25.3°C
- EPC TO DETERMINE DC COMBINER USAGE AND LOCATIONS

LEGEND

- ACCESS ROAD
- AREA OF INTEREST
- HIGH VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE UNDERGROUND ELECTRICAL LINES
- LOW VOLTAGE ELECTRICAL LINES
- FENCELINE
- PARCEL BOUNDARY
- FIRE ACCESSWAYS
- FLOOD PLAIN
- OBSTRUCTIONS
- SETBACKS
- TREE REMOVAL
- VEGETATIVE BUFFER
- WETLAND AREA

REV	DRWN	DATE	DESCRIPTION
3	NGS	2026.07.09	CUP DESIGN UPDATES
2	NGS	2026.05.28	EQUIPMENT UPDATE. ADDING VEGETATIVE BUFFER.
1	NGS	2025.10.20	INCORPORATING BESS
0	JCL	2025.06.20	PRELIMINARY DESIGN

THIS DOCUMENT IS THE PROPERTY OF PIVOT ENERGY; THE INFORMATION CONTAINED IN THIS DOCUMENT SHALL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF PIVOT ENERGY.

Pivot Energy
1601 WEWATTA ST, SUITE 700
DENVER, CO 80202
888-734-3033

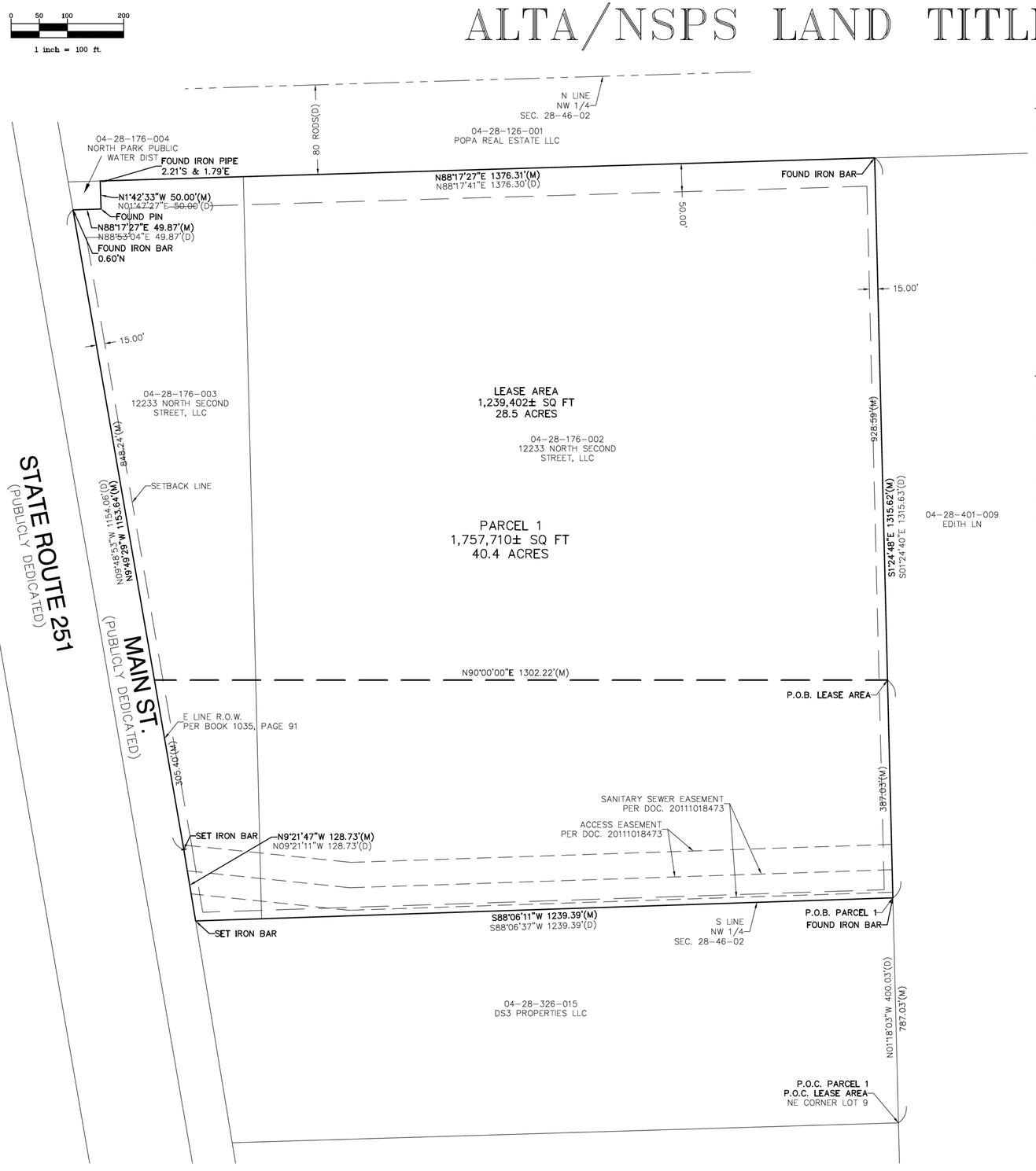
ILL0143-MAINST-WINNEBAGO
42.437271, -89.014348
ROSCOE, IL 61073

DATE: 2026.07.09

E100
ARRAY PLAN

EXHIBIT C: ALTA

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARING:

BASIS OF BEARING IS GPS MEASUREMENTS IN THE ILLINOIS GEOSPATIAL COORDINATE SYSTEM WEST ZONE NAD83 (2012)

PARCEL 1 LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN WINNEBAGO COUNTY, ILLINOIS DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 9 AS DESIGNATED UPON THE PLAT OF ROSCOE INDUSTRIAL PARK PLAT 2, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 49 OF PLATS ON PAGE 29B IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE NORTH 01 DEGREES 18 MINUTES 03 SECONDS WEST 400.03 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 06 MINUTES 37 SECONDS WEST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1239.39 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED BY WARNER ELECTRIC BRAKE AND CLUTCH COMPANY TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEDICATION OF RIGHT-OF-WAY DATED NOVEMBER 21, 1955 AND RECORDED IN BOOK 1035 OF DEEDS ON PAGE 91 IN SAID RECORDER'S OFFICE; THENCE NORTH 09 DEGREES 21 MINUTES 11 SECONDS WEST ON SAID EASTERLY LINE, A DISTANCE OF 128.73 FEET; THENCE NORTH 09 DEGREES 48 MINUTES 53 SECONDS WEST ON SAID EASTERLY LINE A DISTANCE OF 1154.06 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 04 SECONDS EAST, A DISTANCE OF 49.87 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A LINE WHICH IS 80 RODS SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 17 MINUTES 41 SECONDS EAST, A DISTANCE OF 1376.30 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 1315.63 FEET TO THE POINT OF BEGINNING.

LEASE AREA LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 9 AS DESIGNATED UPON THE PLAT OF ROSCOE INDUSTRIAL PARK PLAT 2, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SAID SECTION 28, RECORDED IN BOOK 49 OF PLATS, PAGE 29B; THENCE NORTH 01 DEGREES 18 MINUTES 03 SECONDS WEST, 787.03 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1302.22 FEET TO THE EAST RIGHT-OF-WAY LINE PER BOOK 1035, PAGE 91; THENCE NORTH 09 DEGREES 49 MINUTES 29 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 848.24 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 27 SECONDS EAST, 49.87 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 33 SECONDS WEST, 50.00 FEET TO A LINE 80 RODS SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE NORTH 88 DEGREES 17 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE, 1376.31 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 48 SECONDS EAST, 928.59 FEET TO THE PLACE OF BEGINNING, IN WINNEBAGO COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN ***FIRST AMERICAN TITLE INSURANCE COMPANY, FILE #NCS-2A2EIL22-CLE WITH AN EFFECTIVE DATE OF APRIL 16TH, 2025*** AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
2. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN.
3. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
5. NO EVIDENCE OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES WAS OBSERVED AT THE TIME OF THE SURVEY.
6. NO EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION AND REPAIR WAS OBSERVED BY THE SURVEYOR AT THE TIME OF SURVEY.
7. NO VISIBLE EVIDENCE OF WETLAND AREAS WAS OBSERVED AT THE TIME OF SURVEY.
8. TOPOGRAPHIC AND BOUNDARY SURVEY FIELDWORK PERFORMED FEBRUARY 7, 2025.
9. NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL; OR ACTIVE OIL, GAS AND MINERAL PRODUCTION.
10. THE ABOVE LANDS ARE ZONED AGRICULTURAL.

SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

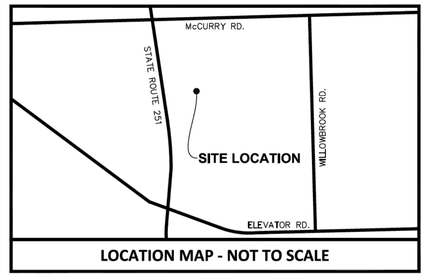
TO: ***FIRST AMERICAN TITLE INSURANCE COMPANY***
WINNEBAGO SOLAR 143, LLC.
FOSS FORTRESS FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BANKUNITED, N.A., AS COLLATERAL AGENT, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 1-4, 6(a), 6(b), 7, 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2025. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT GENEVA, ILLINOIS, THIS 9TH DAY OF JULY A.D., 2026.

BY: _____
MARK D. MARTIN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3163
LICENSE EXPIRES NOVEMBER 30, 2026

PROFESSIONAL LAND SURVEYOR
MARTIN MARK D.
35-003163
ILLINOIS



LOCATION MAP - NOT TO SCALE

FLOOD ZONE NOTES:

COMMUNITY PANEL NUMBER: 17201C0134D + 17201C0142E
EFFECTIVE DATE: 9/6/06 + 2/17/16
ZONE: X

X = AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STANDARD LEGEND

Boundary or Property Line	
Lot Line, Platted or by Deed	
Centerline	
Easement	
Water Main	W
Sanitary Sewer	S
Storm Sewer	ST
Communication	CO
Underground Electric	E
Telephone	T
Gas Main	G
Fence Line	X
Property Corner, Found	●
Property Corner, Set	○
Found "X"	⊗
Recorded Dimensions	(R)
Measured Dimensions	(M)
Storm Manhole	ST
Sanitary Manhole	S
Electric Manhole	E
AT&T Communication Manhole	A
Communication Pedestal	
Fire Hydrant	
Water Main Valve	
Utility Pole	
Street Light	
Traffic Sign	
Traffic Handhole	
Transformer	
Gas Valve	
Deciduous Tree	
Wetland Boundary	
Flared End Section	

N

PROJECT NUMBER:
24-0794

PROJECT NAME:
ALTA/NSPS LAND TITLE SURVEY WINNEBAGO - 143

PLAT PREPARED BY:

hbk ENGINEERING
921 WEST VAN BUREN STREET, SUITE 100
CHICAGO, ILLINOIS 60607
STATE OF ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION.
LICENSE NO. 184-002308

OWNER/DEVELOPER:
PIVOT ENERGY

SITE ADDRESS:
42°26'13"N, 89°00'50"W
ROSCOE, IL 61073

SURVEYOR:
MARK MARTIN, PLS
324 W. STATE ST.
GENEVA, IL 60134

DRAWING LOG

REV	DATE	DESCRIPTION	BY
01	7/17/26	ARRAY & LEASE	DAM
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			
12			

DRAWN BY:	CHECKED BY:	APPROVED BY:
DAM	MDM	MDM

PROJECT NUMBER:	143
FILE NAME:	WINNEBAGO
DATE DRAWN:	6-23-2026
SCALE:	1"=100'

SHEET: 1 OF: 2

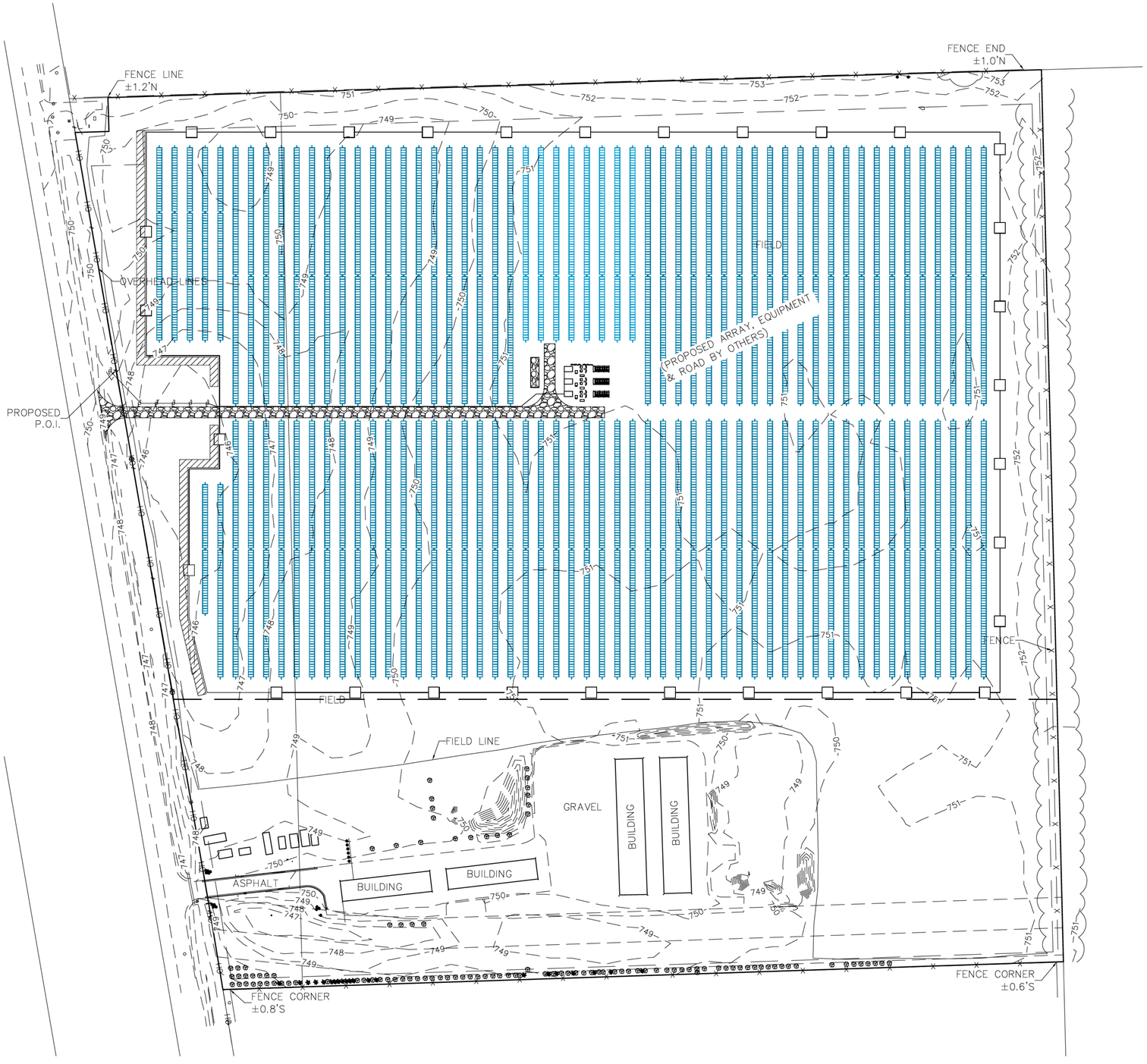
0 40 80 160

1 inch = 80 ft.

ALTA/NSPS LAND TITLE SURVEY

TITLE EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
2. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
5. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
7. ANY LIEN OR RIGHT TO A LIEN, IMPOSED BY LAW, AS A RESULT OF SERVICES, LABOR, AND/OR MATERIALS USED, OR TO BE USED, FOR IMPROVEMENT TO THE LAND.
8. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
9. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
10. ALL TAX MAP NUMBERS REFERRED TO IN THE TITLE REPORT AND FINAL POLICY ARE FOR INFORMATIONAL PURPOSES ONLY AND FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT INSURE, NOR LIMIT THE EXCEPTIONS, TO THE TAX MAP NUMBERS INDICATED.
11. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2024,2025 AND SUBSEQUENT YEARS. THE FIRST INSTALLMENT OF THE 2023 TAXES IN THE AMOUNT OF $11,344.20 IS PAID. THE FINAL INSTALLMENT OF THE 2023 TAXES IN THE AMOUNT OF $11,344.20 IS PAID. THE 2024 AND 2025 TAXES ARE NOT YET ASCERTAINABLE OR PAYABLE. PERMANENT INDEX NUMBER: 04-28-176-002 IF APPLICABLE, AN ORIGINAL TAX BILL MUST BE PRESENTED IF TAXES ARE TO BE PAID AT TIME OF CLOSING. (AFFECTS A PORTION OF THE PROPERTY)
12. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2024, 2025 AND SUBSEQUENT YEARS. THE FIRST INSTALLMENT OF THE 2023 TAXES IN THE AMOUNT OF $817.08 IS PAID. THE FINAL INSTALLMENT OF THE 2023 TAXES IN THE AMOUNT OF $817.08 IS PAID. THE 2024 AND 2025 TAXES ARE NOT YET ASCERTAINABLE OR PAYABLE. PERMANENT INDEX NUMBER: 04-28-176-003 IF APPLICABLE, AN ORIGINAL TAX BILL MUST BE PRESENTED IF TAXES ARE TO BE PAID AT TIME OF CLOSING. (AFFECTS THE REMAINDER OF THE PROPERTY)
13. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LEASE BY AND BETWEEN 1233 NORTH SECOND STREET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LESSOR, AND PIVOT ENERGY DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, LESSEE, DATED MAY 6, 2024 AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 27, 2024 AS DOCUMENT 2024014529, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE.
14. MORTGAGE DATED MARCH 28, 2013 AND RECORDED APRIL 8, 2013 AS DOCUMENT 20131014539, RE-RECORDED MAY 15, 2013 AS DOCUMENT 20131020124, AND RE-RECORDED JULY 26, 2013 AS DOCUMENT 20131029960, MADE BY 12233 NORTH SECOND STREET, LLC, TO BLACKHAWK BANK, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF $300,000.00, AND THE TERMS AND CONDITIONS THEREOF.
15. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
16. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
17. THE ACREAGE STATED IN THE LEGAL DESCRIPTION OF THE LAND IS FOR DESCRIPTION PURPOSES ONLY. THE QUANTITY OF THE LAND IS NOT INSURED.
18. EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.
19. EASEMENT IN FAVOR OF ROCK RIVER WATER RECLAMATION DISTRICT TO CONSTRUCT, RECONSTRUCT, INSPECT, REPAIR, MAINTAIN AND OPERATE SANITARY SEWER, RECORDED MAY 24, 2011 AS DOCUMENT 20111018473, AND THE TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE ABOVE DESCRIBED LANDS, PLOTTED)
20. RESTRICTED ACCESS TO U.S. HIGHWAY 251 AS CONTAINED IN DEDICATION OF RIGHT-OF-WAY RECORDED IN BOOK 1035 ON PAGE 91.
21. TERMS AND PROVISIONS AS CONTAINED IN NOTICE WITH RESPECT TO HAZARDOUS WASTE BY WARNER ELECTRIC DIVISION, DANA CORPORATION RECORDED DECEMBER 26, 1991 AS DOCUMENT 1957898 ON MICROFILM 91-52- 0276.
22. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY MADE BY DANA CORPORATION RECORDED MARCH 21, 2000 AS DOCUMENT 0013843.
23. AGREEMENT FOR SEWER EXTENSION COST SHARING AND REIMBURSEMENT THE MCCURRY ROAD TRUNK SEWER - PHASE II RECORDED JUNE 8, 2005 AS DOCUMENT 0531790.



N

PROJECT NUMBER:
24-0794

PROJECT NAME:
ALTA/NSPS LAND TITLE SURVEY WINNEBAGO - 143

PLAT PREPARED BY:

hbk ENGINEERING
921 WEST VAN BUREN STREET, SUITE 100
CHICAGO, ILLINOIS 60607
STATE OF ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION.
LICENSE NO. 184-002308

OWNER/DEVELOPER:
PIVOT ENERGY

SITE ADDRESS:
42°26'13"N, 89°00'50"W
ROSCOE, IL 61073

SURVEYOR:
MARK MARTIN, PLS
324 W. STATE ST.
GENEVA, IL 60134

DRAWING LOG

REV	DATE	DESCRIPTION	BY
01	7/17/26	ARRAY & LEASE	DAM
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			
12			

DRAWN BY:	CHECKED BY:	APPROVED BY:
DAM	MDM	MDM

PROJECT NUMBER:	143
FILE NAME:	WINNEBAGO
DATE DRAWN:	6-23-2026
SCALE:	1"=80'

SHEET: 2 OF: 2

EXHIBIT D: ASSESSORS PLAT

ASSESSMENT PLAT



BASIS OF BEARING:

BASIS OF BEARING IS GPS MEASUREMENTS IN THE ILLINOIS GEOSPATIAL COORDINATE SYSTEM WEST ZONE NAD83 (2012)

NO IMPROVEMENTS SHOWN.

PARCEL 1 LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 9 AS DESIGNATED UPON THE PLAT OF ROSCOE INDUSTRIAL PARK PLAT 2, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SAID SECTION 28, RECORDED IN BOOK 49 OF PLATS, PAGE 29B; THENCE NORTH 01 DEGREES 18 MINUTES 03 SECONDS WEST, 787.03 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1302.22 FEET TO THE EAST RIGHT-OF-WAY LINE PER BOOK 1035, PAGE 91; THENCE NORTH 09 DEGREES 49 MINUTES 29 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 848.24 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 27 SECONDS EAST, 49.87 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 33 SECONDS WEST, 50.00 FEET TO A LINE 80 RODS SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE NORTH 88 DEGREES 17 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE, 1376.31 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 48 SECONDS EAST, 928.59 FEET TO THE PLACE OF BEGINNING, IN WINNEBAGO COUNTY, ILLINOIS.

PARCEL 2 LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 9 AS DESIGNATED UPON THE PLAT OF ROSCOE INDUSTRIAL PARK PLAT 2, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SAID SECTION 28, RECORDED IN BOOK 49 OF PLATS, PAGE 29B; THENCE NORTH 01 DEGREES 18 MINUTES 03 SECONDS WEST, 400.03 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 88 DEGREES 06 MINUTES 11 SECONDS WEST, 1239.39 FEET TO THE EAST RIGHT-OF-WAY LINE PER BOOK 1035, PAGE 91; THENCE NORTH 09 DEGREES 21 MINUTES 47 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 128.73 FEET; THENCE NORTH 09 DEGREES 49 MINUTES 29 SECONDS WEST, 305.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1302.22 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 48 SECONDS EAST, 387.03 FEET TO THE PLACE OF BEGINNING, IN WINNEBAGO COUNTY, ILLINOIS.

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER, HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED THIS _____ DAY OF _____ A.D., 20____

BY: _____

ATTEST: _____

NOTARY'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____,

A.D., 20____.

NAME: _____

MY COMMISSION EXPIRES ON: _____

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, _____ COUNTY CLERK OF WINNEBAGO COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20____.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS

ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____M.

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT HBK ENGINEERING, LLC, HAVE PLATTED FOR ASSESSMENT PURPOSES THE PROPERTY DESCRIBED ABOVE, AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID ASSESSMENT. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT GENEVA, ILLINOIS, THIS 20TH DAY OF JULY A.D., 2026.

BY: _____
MARK D. MARTIN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3163
LICENSE EXPIRES NOVEMBER 30, 2026

PROFESSIONAL LAND SURVEYOR
MARTIN MARK D.
35-003163
ILLINOIS

PARCEL 1 PIN:

_____

PARCEL 2 PIN:

_____

SUBMITTED BY:

_____

_____

_____

N

PROJECT NUMBER:
24-0794

PROJECT NAME:
ASSESSMENT PLAT
WINNEBAGO - 143

PLAT PREPARED BY:

hbk ENGINEERING
921 WEST VAN BUREN STREET, SUITE 100
CHICAGO, ILLINOIS 60607
STATE OF ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION.
LICENSE NO. 184-002308

OWNER/DEVELOPER:
PIVOT ENERGY

SITE ADDRESS:
42°26'13"N, 89°00'50"W
ROSCOE, IL 61073

SURVEYOR:
MARK MARTIN, PLS
324 W. STATE ST.
GENEVA, IL 60134

DRAWING LOG

REV	DATE	DESCRIPTION	BY
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
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12			

DRAWN BY:	CHECKED BY:	APPROVED BY:
DAM	MDM	MDM

PROJECT NUMBER:	143
FILE NAME:	ASSESSMENT_PLAT
DATE DRAWN:	7-20-2026
SCALE:	1"=100'

SHEET: 1 OF: 1

EXHIBIT E: AGRICULTURAL IMPACT MITIGATION AGREEMENT

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT

between

Pivot Energy IL 143 LLC

and the

ILLINOIS DEPARTMENT OF AGRICULTURE

Pertaining to the Construction of a Commercial Solar Energy Facility

in

Winnebago County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Pivot Energy IL 143 LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 3MWAC Commercial Solar Energy Facility in Winnebago County [GPS Coordinates: 42.436671, -89.015649], which will consist of up to 21.3 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.

B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.

C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.

D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.

F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.

G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. **Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.

B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.

C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.

B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and Pivot Energy IL 143 LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Winnebago County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

Jerry Costello II

By: Jerry Costello II, Director

Clay Nordsiek

By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

6/17, 2026

Pivot Energy IL 143 LLC

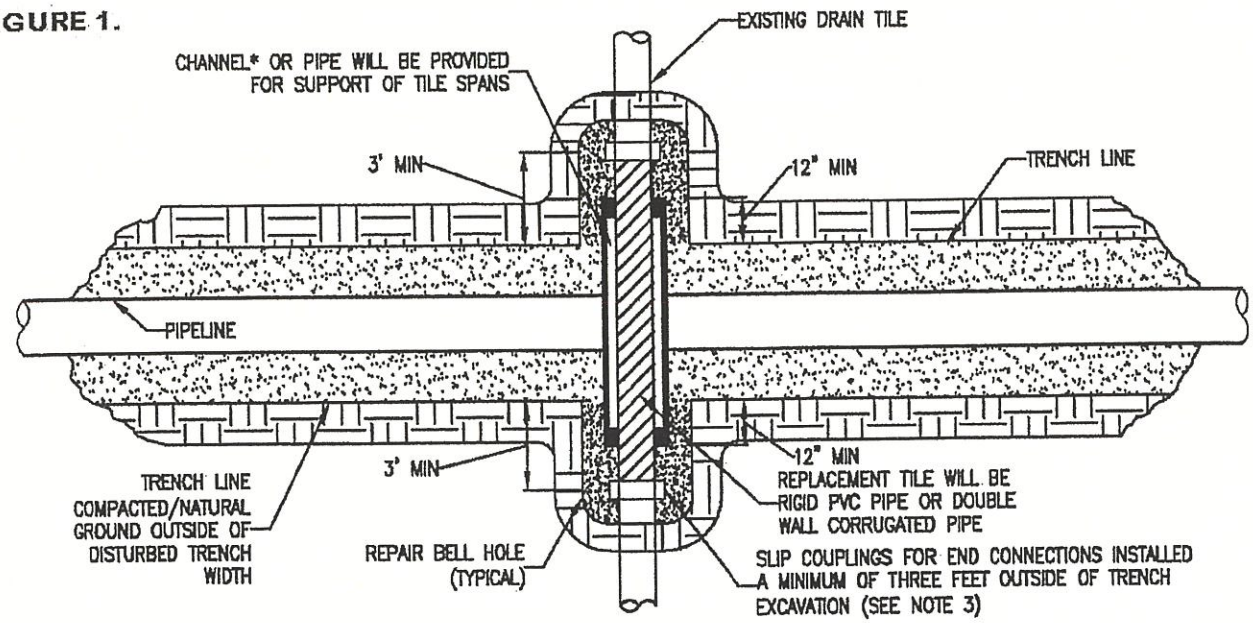
By William Becker

444 W Lake St #1700

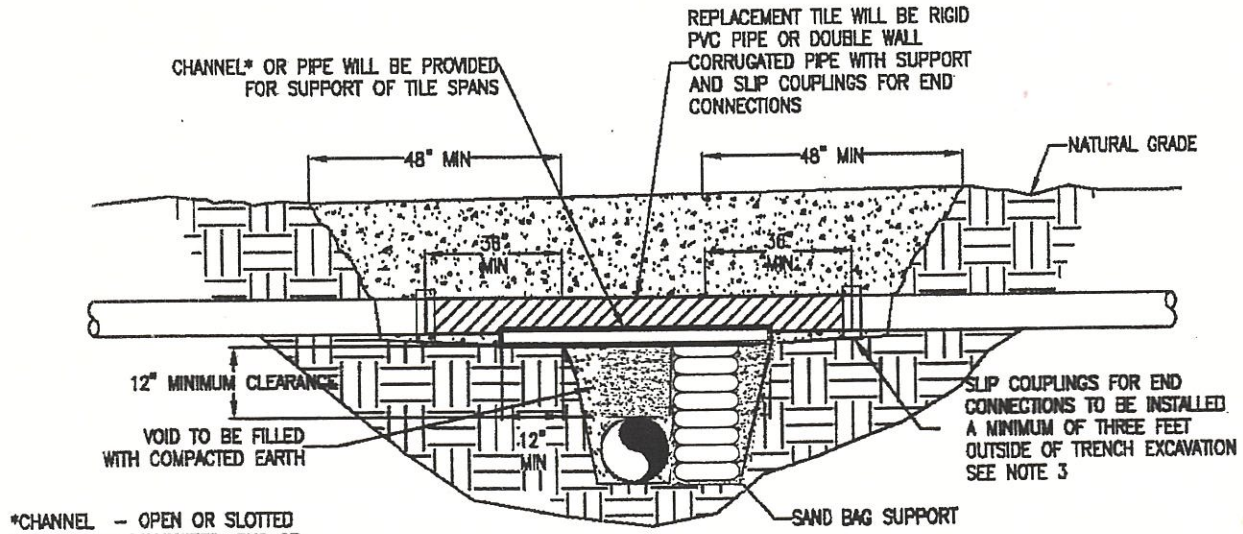
Address

June 11, 2026

FIGURE 1.



PLAN
N.T.S.



*CHANNEL – OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

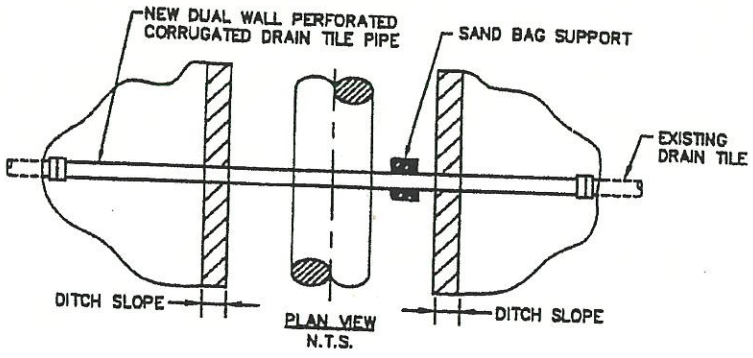
CROSS SECTION
N.T.S.

NOTE:

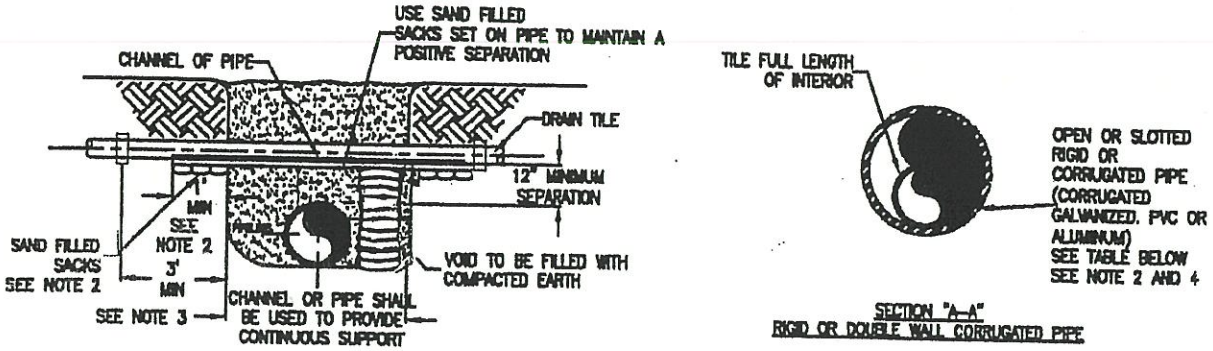
1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

TEMPORARY DRAIN TILE REPAIR

FIGURE 2.



PLAN VIEW



END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-5"	5" @ 6.7 #/ft	6"	STD. WT.
8"-9"	7" @ 9.8 #/ft	9"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.
2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).
3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.
4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.
5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.
6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

EXHIBIT F: DRAIN TILE SURVEY

EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION PLAN

ILL 0143 Main St Roscoe

Prepared for: Pivot Energy

Section no. 28, Roscoe Twp., Winnebago Co., IL

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT

ILL 0143 Main St Roscoe
Pivot Energy

ILL 0143 Main St Roscoe / Pivot Energy , FIELD FILE NO. 6-11-28 , DATE: 5/4/26 .
IN ACCORDANCE WITH LAKE COUNTY STORM WATER COMMISSION DRAIN TILE INVESTIGATION STANDARDS
COPYRIGHT © 2026, BY HUDDLESTON MCBRIDE LAND DRAINAGE COMPANY

DESCRIPTION CHART NO. 1A : INVESTIGATION SLIT TRENCH LOCATIONS

ID NO.	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH GRD/INV	FIELD NOTES:
A	0"	NO DRAIN TILE	SLIGHT	CLEAN	00"	NO DRAIN TILE LOCATED
						ACTIVE FLOW RATE AND CAPACITY
						RESTRICTED FLOW AND SURCHARGED
						RESTRICTED STAGNATE FLOW
						ABANDONED / CRUSHED/ NO FLOW
						END OF DRAINAGE LINE
						SLIGHTLY RESTRICTED FLOW
						SILT RESTRICTED / PARTIAL CAPACITY
						SILT RESTRICTED / NO CAPACITY
						POOR PIPE QUALITY, FAILING SYSTEM

DESCRIPTION CHART NO. 1B : SURVEY DATA POINT LOCATIONS

DATA POINT	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH HUB/INV	FIELD NOTES:

NOTE: NO EXISTING DRAIN TILES WERE LOCATED DURING THIS INVESTIGATION, THEREFORE NO DATA (INGRESS / EGRESS) POINTS WHERE ESTABLISHED.



MAP LEGEND :

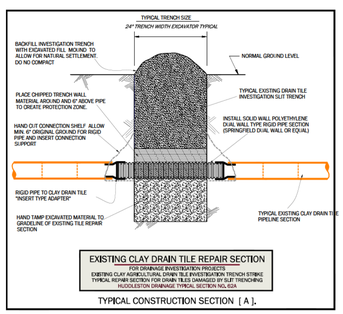
- <<<FLOW<<< — EXISTING DRAIN TILE FLOW DIRECTION
- EX. POLYETHYLENE MAINLINE OR SYSTEM PART
- EX. CLAY DRAIN TILE MAINLINE OR SYSTEM PARTS
- EX. CONCRETE DRAIN TILE MAINLINE OR SYSTEM PART
- EXISTING DRAIN TILE CONTINUES TO UPLAND WATERSHED
- EXISTING DRAIN TILE OUTLETS TO SURFACE
- EXIST. DRAIN TILE (1) INSPECTION STRUCTURE / (2) CATCH BASIN
- EXIST. DRAIN TILE (1) LOCATED END / (2) ASSUMED END
- EXISTING DRAIN TILE CONTINUES TO OFF-SITE OUTLET SYSTEM
- EXISTING DRAIN TILE FAILURE /FLOW SURCHARGE TO SURFACE
- EXISTING DRAIN TILE MAPPED BY SPECULATION AND ASSUMPTION
- EXISTING DRAIN TILE ABANDONED (NOT FUNCTIONAL)
- EXISTING DRAIN TILE "BLOWOUT" OR FAILURE
- HAND PROBE OR ELECTRONIC SCAN FOR DRAIN TILE LOCATION
- INVESTIGATION SLIT TRENCH FOR INVESTIGATION
- SPECIFIC PIT EXCAVATION FOR INVESTIGATION
- SURVEY DATA POINTS
- REPORT IDENTIFICATION NUMBER

REPORT LEGEND :

ID NO.	POINT OF EXCAVATION FOR SPECIFIC DRAIN TILE INVESTIGATION.
SZ. (SIZE)	DRAIN TILE INTERNAL DIAMETER IN INCHES.
MATERIAL / QUALITY	TYPE OF TILE MATERIALS, PIPE QUALITY - GOOD, FAIR & POOR.
FLOW %	PERCENTAGE OF TILE DIAMETER OCCUPIED BY ACTIVE FLOW.
(R)	RESTRICTED OR BACKED UP FLOW, SURCHARGED CONDITION
SILT %	PERCENTAGE OF TILE DIAMETER OCCUPIED BY RESTRICTIVE SILT.
(A)	ABANDONED, FILLED WITH SILT BLOCKAGE, NO FLOW POTENTIAL
DEPTH	MEASUREMENT FROM EXISTING GROUND LEVEL TO PIPE INVERT.
(GENERAL NOTES)	
MAINLINE TILE	TRUNK LINE OR MUTUAL DRAIN, COLLECTOR OF SUB-SYSTEMS.
SUB-MAIN TILE	SECONDARY TRUNK LINE OR RANDOM SYSTEM COLLECTOR.
LATERAL TILE	FEEDER LINE, SERVICE TILE OR SYSTEM SPUR.
"BLOWOUT"	EXISTING SYSTEM PIPE FAILURE OR RESTRICTION.
DRAIN TILE ENDS	MAINLINE, SUB-MAIN OR LATERAL PLANNED TERMINATION.
SLIT TRENCH	INVESTIGATION TRENCH, TYPICAL 2'-0" WIDE x 6'-0" DEPTH.

SPECIAL NOTES :

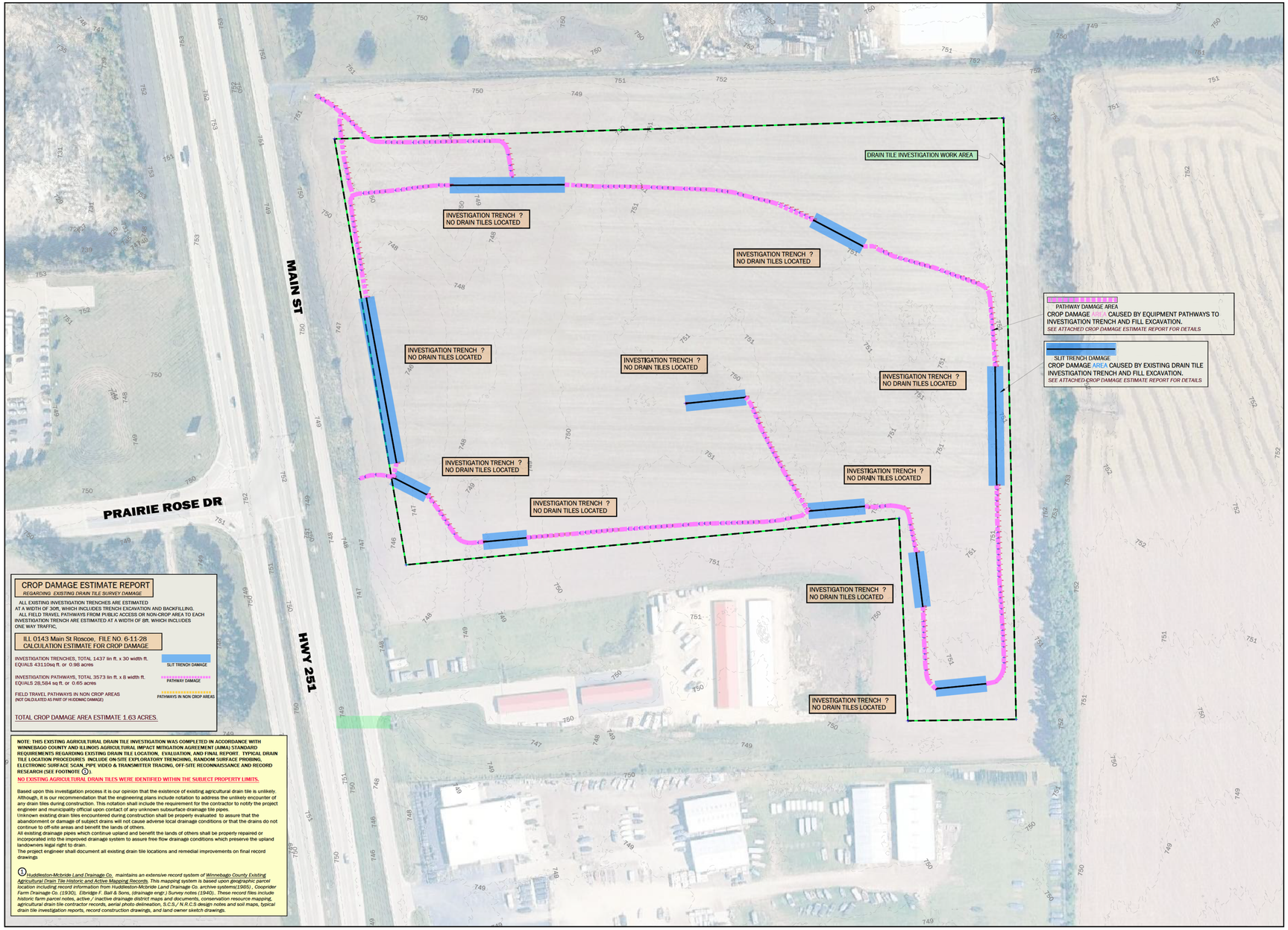
- *ALL EXISTING AGRICULTURAL DRAIN TILES LOCATED DURING THIS INVESTIGATION SURVEY HAVE BEEN IDENTIFIED ON THIS PLAN AND FIELD STAKED AT < 50' INTERVALS, IN SOME OCCASIONS CERTAIN EXISTING LOCAL DRAIN TILE SECTIONS MAY BE SPECULATED AND CONSIDERED AS AN ASSUMED ROUTE WHICH SHALL BE DELINEATED ON THIS PLAN.*
- *ANY EXISTING DRAIN TILE NOT ENCOUNTERED DURING SLIT TRENCHING OR PROBE TRANSECT PROCEDURES WILL REMAIN UNKNOWN.*
- *ALL EXISTING DRAIN TILES DAMAGED DURING THE INVESTIGATION PROCESS SHALL BE REPAIRED TO THEIR ORIGINAL STATE IN ACCORDANCE WITH NATURAL RESOURCE CONSERVATION SERVICE STANDARDS FOR DRAIN TILE INSTALLATION AND REPAIR. (HUDDLESTON DRAINAGE (RDA) TYPICAL STANDARD "A")*
- *ALL EXISTING DRAIN TILE LOCATION DIMENSIONS HAVE BEEN SURVEYED BY AGRICULTURAL GRADE GPS SURVEY SYSTEMS AND INCLUDE SUB METER ACCURACY, ALL LOCATIONS PERTINENT TO FINAL DESIGN SHALL BE VERIFIED BY THE PROJECT SURVEYOR.*
- *THIS DRAIN TILE INVESTIGATION REPORT IS INTENDED TO IDENTIFY EXISTING DRAIN TILE MAINLINE SYSTEMS ONLY INCLUDING ADDITIONAL PRIORITY ON DRAIN TILES WHICH MAY SERVICE THE UPLAND PROPERTY OF OTHERS OR WITH MUTUAL DRAINAGE STATUS.*
- *THIS DRAIN TILE INVESTIGATION REPORT SHALL BE FILED WITH HUDDLESTON DRAINAGE LAND DRAINAGE CO., AND WILL BE REPRODUCED AND DISBURSED ONLY BY PERMISSION OF THE CONTRACT PRINCIPALS.*



EXISTING CLAY DRAIN TILE REPAIR SECTION
FOR DRAINAGE INVESTIGATION PROJECTS
EXISTING CLAY AGRICULTURAL DRAIN TILE INVESTIGATION TRENCH STRIKE TYPICAL REPAIR SECTION FOR DRAIN TILES DAMAGED BY SLIT TRENCHING
HUDDLESTON DRAINAGE TYPICAL SECTION NO. 6324

TYPICAL CONSTRUCTION SECTION [A].

THESE SYMBOLS REPRESENT SURVEY DATA POINTS WHICH HAVE BEEN STAKED IN THE FIELD FOR THE SPECIFIC PURPOSE OF ELECTRONIC LOCATION AND ELEVATION DETERMINATION BY THE PROJECT SURVEYOR.
001 THESE DATA POINTS CONSIST OF A 2" X 2" GROUND HUB AND A 3'-0" ON-LINE LOCATION STAKE WHICH INCLUDES DATA POINT IDENTIFICATION NUMBER, SEPARATION MEASUREMENT FROM HUB TO PIPE INVERT, AND PIPE SIZE. ALL EXISTING DRAIN TILE ROUTES HAVE BEEN FIELD STAKED WITH "EXISTING DRAIN TILE" PIN FLAGS AT 50' INTERVALS AND DOUBLE FLAGS AT INTERSECTIONS.



CROP DAMAGE ESTIMATE REPORT
REGARDING EXISTING DRAIN TILE SURVEY DAMAGE

ALL EXISTING INVESTIGATION TRENCHES ARE ESTIMATED AT A WIDTH OF 30ft, WHICH INCLUDES TRENCH EXCAVATION AND BACKFILLING.
ALL FIELD TRAVEL PATHWAYS FROM PUBLIC ACCESS OR NON-CROP AREA TO EACH INVESTIGATION TRENCH ARE ESTIMATED AT A WIDTH OF 8ft. WHICH INCLUDES ONE WAY TRAFFIC.

ILL 0143 Main St Roscoe, FILE NO. 6-11-28 CALCULATION ESTIMATE FOR CROP DAMAGE

INVESTIGATION TRENCHES, TOTAL 1437 lin ft. x 30 width ft. EQUALS 43110sq ft. or 0.98 acres — SLIT TRENCH DAMAGE

INVESTIGATION PATHWAYS, TOTAL 3573 lin ft. x 8 width ft. EQUALS 28,584 sq ft. or 0.65 acres — PATHWAY DAMAGE

FIELD TRAVEL PATHWAYS IN NON CROP AREAS (NOT CALCULATED AS PART OF HUDDMAC DAMAGE) — PATHWAYS IN NON CROP AREAS

TOTAL CROP DAMAGE AREA ESTIMATE 1.63 ACRES.

NOTE: THIS EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION WAS COMPLETED IN ACCORDANCE WITH WINNEBAGO COUNTY AND ILLINOIS AGRICULTURAL IMPACT MITIGATION AGREEMENT (AIMA) STANDARD REQUIREMENTS REGARDING EXISTING DRAIN TILE LOCATION, EVALUATION, AND FINAL REPORT. TYPICAL DRAIN TILE LOCATION PROCEDURES INCLUDE ON-SITE EXPLORATORY TRENCHING, RANDOM SURFACE PROBING, ELECTRONIC SURFACE SCAN, PIPE VIDEO & TRANSMITTER TRACING, OFF-SITE RECONNAISSANCE AND RECORD RESEARCH (SEE FOOTNOTE ①).

NO EXISTING AGRICULTURAL DRAIN TILES WERE IDENTIFIED WITHIN THE SUBJECT PROPERTY LIMITS.

Based upon this investigation process it is our opinion that the existence of existing agricultural drain tile is unlikely. Although, it is our recommendation that the engineering plans include notation to address the unlikely encounter of any drain tiles during construction. This notation shall include the requirement for the contractor to notify the project engineer and municipality official upon contact of any unknown subsurface drainage tile pipes.
Unknown existing drain tiles encountered during construction shall be properly evaluated to assure that the abandonment or damage of subject drains will not cause adverse local drainage conditions or that the drains do not continue to off-site areas and benefit the lands of others.
All existing drainage pipes which continue upland and benefit the lands of others shall be properly repaired or incorporated into the improved drainage system to assure free flow drainage conditions which preserve the upland landowners legal right to drain.
The project engineer shall document all existing drain tile locations and remedial improvements on final record drawings

① *Huddleston-Mcbride Land Drainage Co. maintains an extensive record system of Winnebago County Existing Agricultural Drain Tile Historic and Active Mapping Records. This mapping system is based upon geographic parcel location including record information from Huddleston-Mcbride Land Drainage Co. archive systems(1985) , Cooprider Farm Drainage Co. (1930), Eldridge F. Ball & Sons, (drainage engr.) Survey notes (1940). These record files include historic farm parcel notes, active / inactive drainage district maps and documents, conservation resource mapping, agricultural drain tile contractor records, aerial photo delineation, S.C.S./ N.R.C.S design notes and soil maps, typical drain tile investigation reports, record construction drawings, and land owner sketch drawings.*

PROJECT CLIENT:
Pivot Energy
Ajla Halilovic , Project Manager
18 S. Michigan Avenue, 12th Floor, Chicago, IL 60603

APPROVED BY AND DATE:	RUDY P. DIXON, P.E., 5/4/26
ACKNOWLEDGEMENTS:	HUDDLESTON DRAINAGE MAP and ARCHIVE SYSTEMS
DRAWN BY AND DATE:	TOM HUDDLESTON 5/4/26
PROJECT DATE:	5/4/26
FIELD FILE:	6-11-28
DRAWING NAME:	6-11-28_X1

REVISIONS — DATE / BY / DESCRIPTION

WEATHER CONDITIONS:	SUNNY/ COOL - 60°
DRAWING SCALE:	1" TO 100'
SHEET NO:	ONE OF ONE

RUDY P. DIXON 062.065333 — REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

1976 HUDDLESTON-MCBRIDE 50th Anniversary OF BUSINESS 2026

ILLINOIS FARM BUREAU MEMBER

811 Know what's below. Call before you dig. A261112892 DIG NUMBER

NORTH

ILL 0143 Main St Roscoe
HUDDLESTON McBRIDE
PROFESSIONAL LAND DRAINAGE SERVICES
Women-Owned Small Business (WOSB)
9504 FOWLER RD., ROCHELLE, ILLINOIS PHONE 815-562-6007

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COORDINATE SYSTEM: ILLINOIS STATE PLANE EAST NAD 83

Z:\Shared\Huddmac_Data\ACTIVE CADD\6-11-28@PIVOT ILL 0143 MAIN ST\EXPORT MAIN ST\6-11-28_X1.dwg, HUDDMAC, 5/4/2026 8:56:25 AM, AutoCAD PDF (High Quality Print).pc3, ARCH full bleed D (36.00 x 24.00 Inches)

EXHIBIT G: VEGETATION MANAGEMENT PLAN

Vegetation Management Plan

The proposed Solar Energy Facility, Pivot Energy IL 143 LLC (Project), is located on agricultural parcels (PIDs: 0428176002 and 0428176003), southeast of the intersection of N Second St and McCurry Rd (Site). The finished Project will consist of a solar garden with solar panels, equipment pads, an access drive, and fences. The Project will abide by the Illinois Department of Natural Resources (IDNR) guidelines and will utilize short-term and long-term growth methods to protect Site health.

Current Use

The property is currently utilized for agricultural cropland. After construction, disturbed areas will be re-seeded with a vegetation composition based on the dual-use and vegetation management practice chosen for the Site. Pivot is considering a few different dual-use options for this site specifically, which includes our standard sheer-grazing and pollinator vegetation plan.

Management Goals and Control Methods

Pivot will consult with a local ecologist consultant to identify all invasive species and appropriate seed mixes for the Site. Invasive species will be either removed mechanically, by hand, or by grazing. Pivot Energy will plant an approved native seed mix once the finished grade is complete. After construction, disturbed areas will be re-seeded with a vegetation composition based on the dual-use and vegetation management practice chosen for the Site. Pivot Energy conducts regular vegetation management at the Site several times per year, as needed during the growing season. This mitigates shade on solar modules and maintains a clean and orderly Site. On previous solar jobsites, the Applicant has used a combination of seed mix, straw mats, mowing, and other landscaping measures to maintain a clean, orderly, and noxious-weed- free Site.

The Applicant will abide by all Illinois Department of Natural Resources (IDNR) guidelines and proposes short-term and long-term property management practices that maintain native and non-native-invasive naturalized perennial vegetation.

Pivot Energy generally takes the following actions to manage weeds and keep a tidy project site.

1) Weed Management

I. Eradicate invasive species before any ground disturbing activity begins with the assistance of the County and a local ecologist consultant. Eradication will take place before construction begins.
II. Ensure that all equipment and persons leaving the parcel are free of weed seeds or other plant seeds. The Applicant will clean seeds from tires, tracks and all other parts of machinery and persons.
III. The hydroseed or hydromulch is a drought tolerant native grass and pollinator friendly seed mix in the early spring or early fall. The final seed mix will be determined by an approved professional knowledgeable with re-vegetation means and methods.
IV. Mow or graze the Project area a minimum of once per year, at a cut height of no less than six inches. It is likely that mowing or grazing may need to take place twice or more during the growing season to manage vegetation.
V. Since weed seeds remain viable in the soil for a number of years, site and weed management is a long-term process. Treated areas will be monitored annually and re-treated if necessary, using typical weed management practices and procedures.

2) Planting Method

Preferred method will be hydroseed and hydromulching. If required, nutrient supplementation will take place to ensure the successful establishment of permanent ground cover. Permanent seeding shall occur between December 1 and May 1 or between August 1 and September 1, or as recommended by a vegetation specialist.

3) Temporary Seed Mix

Temporary seeding areas, which will be ready for stabilization after May 1 and before August 1, shall be seeded with Millet or Sorghum at the rate of 40 pounds per acre, with the amount of fertilizer as specified by a vegetation specialist. The requirement to plant temporary seeding does not eliminate the requirement to plant permanent seeding. Straw mulch is not required for temporary seeding.

4) Permanent Seed Mix

To consist of native, drought-tolerant, low growth grasses and flowering plants. Preference will be given to a seed mix that can support pollinators and grazing animals such as sheep. Final mix will be determined before planting by a qualified vegetation specialist and in cooperation with Pivot Energy and our habitat management & species restoration partners.

Habitat Enhancement and Pollinator-friendly seed mixes are customized on a per site basis and are subject to change per site conditions and seed availability.

Custom Pollinator Seed Mix:

26.8%	Lolium Perenne, ‘Tetra Sweet’	Perennial Ryegrass
21.0%	Dactylis Glomerata, Potomac	Orchardgrass, Potomac
18.9%	Poa Pratensis, ‘Ginger’	Kentucky Bluegrass
12.4%	Gromus Bierbersteinii, ‘Fleet’	Meadow Brome, Fleet
5.7%	Trifolium Hybridum	Alsike Clover
5.0%	Festuca Elatior x Lolium perenne	Festulolium ‘Duo’
4.8%	Trifolium Pratense	Red Clover
2.0%	Lotus Corniculatus, ‘Leo’	Bird’s Foot Trefoil
1.0%	Linum Perenne	Perennial Blue Flax
0.9%	Coreopsis Lanceolata	Lanceleaf Coreopsis
0.6%	Cichorium Intybus	Blue Chicory
0.5%	Chrysanthemum Leucanthemum	Oxeye Daisy
0.4%	Solidago Nemoralis	Gray Goldenrod

5) Site Maintenance Checklist

I. Mow or graze project area 2-4 times a year to a cut height of approximately 6 inches.
II. Walk the site and remove any accumulated debris on either side of the fence line and properly dispose. No burning of trash will be allowed.
III. Inspect and re-seed any bare ground with permanent seeding.
IV. Inspect fence and repair as needed.
V. Inspect all-weather access road and repair as needed.
VI. Inspect Site for any visible erosion. Remove transported sediment and implement necessary erosion control measures to minimize future maintenance issues.

VII. Inspect solar photovoltaic modules, racking, and balance of system; repair or replace as needed.

VIII. Inspect drainage and water management systems (e.g., culverts, ditches, etc.); repair as needed.

IX. Control the spread of invasive species in all areas of the property. Make every attempt to keep any noxious weeds from leaving the sites by employing proper contain and control procedures. This can include mowing, trimming, removing, and spraying on an as-needed basis.

EXHIBIT H: DECOMMISSIONING PLAN

2101 W. Carroll Ave.
Chicago, IL 60612

Phone 312.253.1800
Fax: 312.253.1945
hbkengineering.com

UTILITY INFRASTRUCTURE SOLUTIONS
hbk ENGINEERING
A QUANTA SERVICES COMPANY

Project Number: 24-0794

DECOMMISSIONING PLAN
ILL 0143 COMMUNITY SOLAR PROJECT

Main St, Village of Roscoe, IL 61073

Lat: 42.437271°
Long: -89.014348 °

Prepared for:
Pivot Energy

July 20, 2026

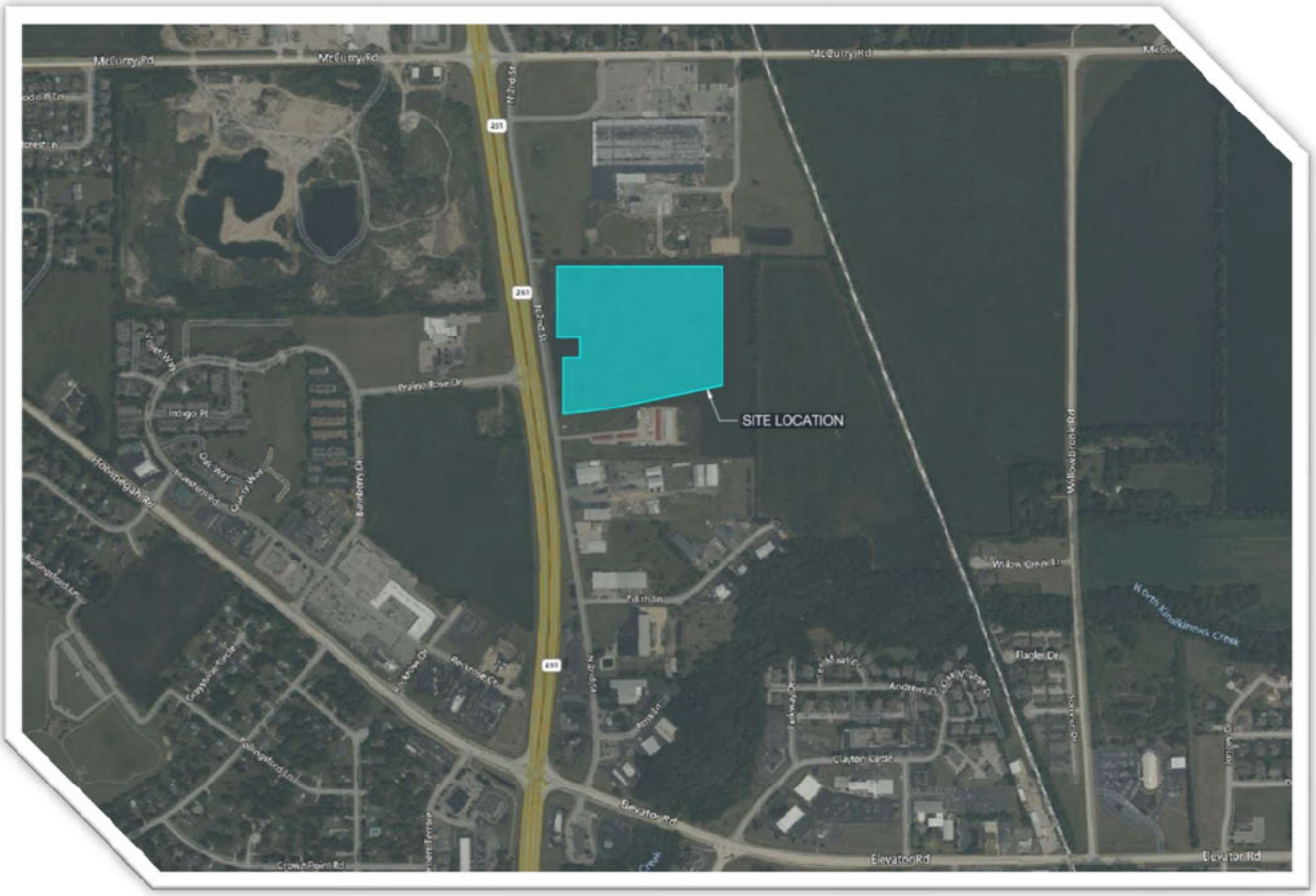


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Exhibit B – Site Plan 7

Overview

Pivot Energy is proposing to construct a community solar facility on the east side of Main St and south of McCurry Rd. The facility will be located on the northerly portions of Parcel 04-28-176-003 (6.38 acres) and Parcel 04-28-176-002 (33.96 acres). The proposed fenced solar panels utilize 22.9 acres of Parcel 1. The entirety of the lease area is currently used for the farming of row crops.

The Decommissioning Plan has been prepared to provide the general scope of work and construction cost estimated for the decommissioning and assurance process. This document outlines the decommissioning activities required to restore the site to a meadow condition.

The solar energy generating facility will produce power using photovoltaic (PV) panels mounted on ground supported galvanized metal piles. The facility will generally include equipment pads, perimeter security fencing, underground electrical conduits, utility poles with overhead wires, and a gravel access driveway.

The decommissioning costs have been estimated for facility deconstruction, material disposal, and site restoration. The reported costs include labor, materials, equipment, contractor's overhead, and profit; the labor costs have been estimated using regional labor rates.

Facility Deconstruction

The owner or operator shall notify the Village Planner by certified mail of the proposed date of discontinued operations and plans for removal. All elements of the facility are to be deconstructed and removed from the site for reuse, recycling, or disposal within 90 days after the end of energy production.

The deconstruction of the solar generating facility shall generally include the removal of all solar electric systems, enclosures, cabling, electrical components, roads, foundations, pilings, and other associated facility components. A significant portion of the photovoltaic system at the facility includes recyclable or re-saleable components, including copper, aluminum, galvanized steel, and PV modules. Because of this reuse/resale value, these components will likely be disassembled and salvaged rather than demolished and disposed. Disassembled materials will be salvaged for reuse or sold to decrease project costs.

Prior to the start of deconstruction, Pivot Energy (or current owner/operator) will coordinate with the local electric utility company to disconnect the facility from the power grid. Once disconnection to the utility is made, all electrical equipment that manages the solar energy generation will be disconnected from the PV modules. Electrical connections to the panels will be cut at each panel and the panels removed from the supporting framework. The photovoltaic mounting system framework will be dismantled and recycled. The framework's galvanized support piles will be completely removed and recycled.

Along with the PV modules, inverters, transformers, meters, fans, lighting fixtures, and other electrical equipment will be removed from the facility. The term "hazardous" will be defined by the laws and regulations in effect at the time of decommissioning. However, in the event of a total fracture of a PV panel, their interior materials are silicon-based and may not be considered hazardous materials. Disposal of these materials at a landfill will be governed by State and Public Local Laws of Winnebago County, and the Village of Roscoe, including the Code of Illinois Regulations (COILR) governing waste disposal at county area landfills, as may be amended from time to time.

After removal of the electrical equipment the remaining elements of the facility will be deconstructed and removed, including fencing and gates, driveways and access roads, parking areas, equipment foundations

and slabs, buried conduit and cabling, and other features installed for the security, maintenance, and operation of the facility. Above ground electric cables and utility poles that are not owned by the power utility will be removed, along with associated equipment (isolation switches, fuses, metering) and holes will be filled with clean earth and/or topsoil. Facilities owned by the utility company will be removed by the utility company at their expense. Where feasible or required, materials removed will be diverted from disposal to recycling.

Pivot Energy (or current owner/operator) will consult with the landowner and highway authority to determine if the access driveway on Main St should remain in service to the landowner. If the driveway is to be removed, the contractor will remove all surface and base coarse materials and restore the roadway shoulder per applicable highway standards. Where feasible or required, materials removed will be diverted from disposal to recycling. Drainage culvert pipe, if any, will be removed and the roadside drainage ditch re-established to its pre-construction cross section and longitudinal slope. All disturbed area will be backfilled with suitable earth fill and topsoil and restored with native vegetation.

Erosion and sediment control measures will be installed prior to deconstruction activities and will be maintained until restoration of the site is completed. Protection measures include a stabilized construction entrance, silt fence, concrete washout stations, and ground stabilization practices. The owner/operator will restore the surface of the project site to its pre-construction condition. See *Site Restoration* section for additional information.

If at the time of decommissioning existing regulations require creation and approval of a Sediment and Erosion Control Plan for the deconstruction work, the owner/operator will submit such a plan to the appropriate jurisdictional authority. Deconstruction work at the site will not commence until approval is granted and all erosion control measures are installed.

Noise levels at and near the project site will temporarily increase during deconstruction of the facility. Efforts will be made to minimize the nuisance, such as using proper equipment for removal of the support piles and electrical equipment. Hours of work are assumed to be limited to 8 a day and during daylight. Vehicle traffic in the area may increase temporarily due to crew and equipment movements. A road use agreement may be required by the highway authority during decommissioning work. The contractor will provide appropriate sanitary facilities on site for the workers.

Material Disposal

Many of the components that comprise the solar energy generation facility can be reused or recycled. The deconstruction contractor will take care during disassembly of the photovoltaic panels and electric equipment to prevent damage to reusable elements. Other salvageable materials will be collected, stockpiled, and removed from the site for reuse or recycling. Materials without salvage value will be removed and disposed of in accordance with applicable local, state, and federal regulations.

Pivot Energy (or current owner/operator) and the deconstruction contractor will make best efforts to salvage materials for reuse or recycling. Materials anticipated to be recycled or salvaged for reuse include PV panels, panel framework and support piles, panel tracker equipment, power inverters, electrical transformers, electric panels and equipment, equipment enclosures, conduits and handholes, electric cable, fencing, concrete foundations and slabs, and gravel. With permission from the landowner, gravel from the access driveway, road and parking areas may be reused as general fill on-site as part of the restoration process.

All materials not salvaged for reuse will be separated and sorted for recycling or disposal prior to transport from the site. After all materials have been removed the contractor will perform a thorough walkdown of the site and adjacent land to collect and remove any debris or trash that remains from the deconstruction process. Erosion control measures will remain in place and be maintained until site restoration is completed and then be removed for disposal.

Site Restoration

The objective of the restoration phase of the decommissioning is to restore the project site to the topographic and vegetated conditions that existed immediately prior to construction of the solar energy generation facility. Ground that was altered or disturbed for construction and de-construction of the facility will be filled and/or graded to approximate the elevation and contour of the land pre-construction. Composition and quality of soil to be imported for filling and grading purposes will be coordinated with the landowner.

Filling will be required in areas where gravel has been removed, including the access road, vehicle parking and vehicle turnaround areas. Filling will also be required at locations of electrical equipment foundation removal. The areas will be graded to blend with the slope and elevation of adjacent ground. If the access road entrance driveway is removed as part of the decommissioning, grading will be required to re-establish the cross-sectional shape and longitudinal slope of the roadside drainage ditch.

After removal of the fencing, PV panels, support framework, and piles, the area previously occupied by the solar array will be evaluated to determine the type and amount of restoration needed. Holes and ruts will be filled with approved soil and graded to blend with adjacent ground. Areas of uneven ground that have developed as a result of facility operations and that may inhibit drainage of stormwater will be contoured to re-establish unobstructed flow of runoff. Since no site grading is proposed for installation of the solar array it is anticipated that there will be minimal to no need for regarding the project site, outside those areas specifically noted herein.

All areas of bare ground within the project limits will be stabilized with a seed/mulch covering applied by hydroseeding. Composition of seed mix will be coordinated with the landowner and in compliance with applicable village and county regulations. Mix and application method for seeding within Main St right-of-way, if required, will be coordinated with the applicable jurisdiction.

Sediment and erosion control measures will remain in place until vegetation is established, as defined by applicable regulations. Any area disturbed by the removal of erosion control measures will be suitably repaired with topsoil and seed to promote the infill of vegetated groundcover.

Permitting Requirement

Based on current regulatory requirements, the following approvals and/or permits will be required for decommissioning work to be performed:

- Coverage under “General NPDES Permit No. ILR10” for Storm Water Discharges from Construction Site Activities, administered by the Illinois EPA
- Building or Site Development Permit, administered by local and/or county authority

The applicability of these approvals/permits will be reviewed at the time of decommissioning. At that

time, the owner/operator will also review and apply for any new regulatory approvals that may have been enacted after the facility was put into operation.

Schedule

The duration of the decommissioning process is anticipated to be five to eight (5-8) months. This includes time for application for permit approvals, mobilization, and deconstruction/restoration of the site. Once the facility is disconnected from the power grid, activities to remove all materials and restore the site are anticipated to be completed within 5 months. Deconstruction and restoration work will occur outside of the winter season.

Decommissioning Cost Estimate

The estimated cost to deconstruct the solar energy generation facility and restore the land is provided as *Exhibit A – Probable Decommissioning Cost*. Pricing is based on current labor, equipment, and material costs for similar work in the region. It is anticipated that the estimate will be reviewed every five (5) years and adjusted as necessary to reflect changes in unit costs and/or external influences on the scope of work.

Battery Energy Storage Systems (BESS) are expected to retain substantial resale value, particularly within the first 10 years of operation. During this period, the estimated resale value would likely exceed the costs associated with removal and transportation of the battery units by a substantial amount. To maintain a conservative approach, these potential salvage values have not been included in the decommissioning cost estimates presented in *Exhibit A*. In future decommissioning cost estimates, the residual value of the BESS is expected to come primarily from its recyclable materials, such as lithium, copper, aluminum, and steel, rather than from reuse. These recyclable materials would help offset the costs associated with site restoration.

According to the Solar AIMA, the Financial Assurance shall be phased in over the first eleven (11) years of the project as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the Village of Roscoe with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the Village of Roscoe with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the Village of Roscoe with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

- - End of Plan - -

Exhibit A – Probable Decommissioning Cost

PROBABLE DECOMMISSIONING COST
ILL 0143

DC System: 5974.00 kW
AC System: 2988.00 kW

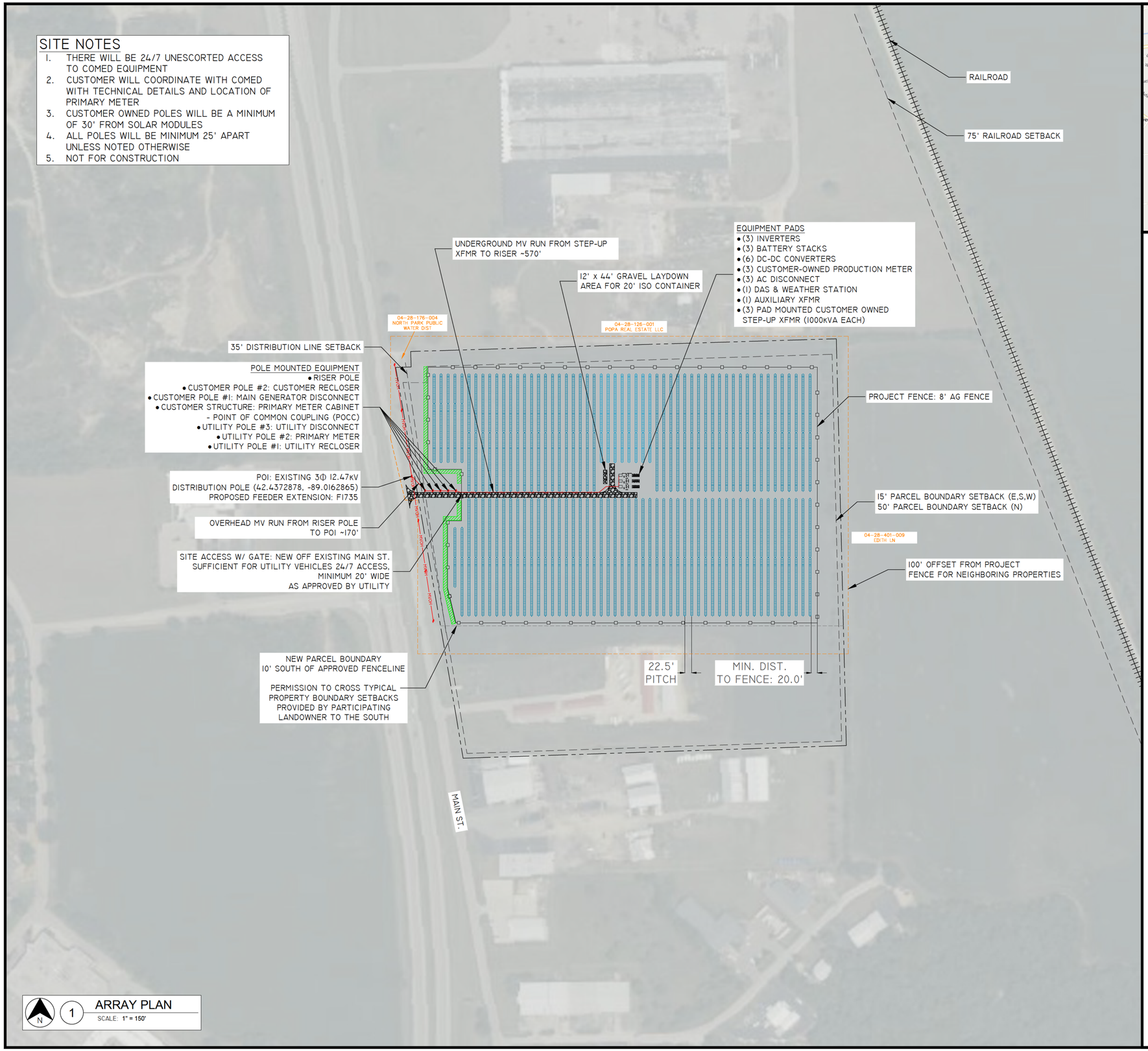
Date: 7/20/2026

ID	ITEM DESCRIPTION	QTY	UNIT	UNIT COST	ITEM TOTAL	TOTAL
	DECONSTRUCTION					
1	PV Panel Removal	10,300	EA	$2.55	$26,265.00	
2	Inverter, Disconnection and Removal (1,200 kW)	3	EA	$12,660.35	$37,981.05	
3	Transformer, Disconnection and Removal	3	EA	$6,330.18	$18,990.54	
4	Racking Piles Removal (~17' long, 11 lbs/ft, ~1 per 5 modules)	2,060	EA	$26.68	$54,960.80	
5	Racking (torque tubes & supports, 8 tubes/day, 10 lbs/ft)	107	EA	$195.27	$20,893.89	
6	Tracker Motors (50 lbs/motor)	4	EA	$42.80	$171.20	
7	DC Wiring (~0.05 lbs/ft)	167,890	LF	$1.10	$184,679.00	
8	AC Wiring (~0.37 lbs/ft)	25,184	LF	$0.53	$13,347.26	
9	Fencing (~3 lbs/ft)	4,235	LF	$3.14	$13,297.90	
10	General Demolition	2	DAYS	$4,057.71	$8,115.42	
11	Utility Pole Removal	6	EA	$495.91	$2,975.46	
12	Landscaping Removal	1	LS	$5,157.37	$5,157.37	
13	Culvert Removal	1	DAYS	$6,330.18	$6,330.18	
14	Switchgear (2,500 lb), Disconnection and Removal	4	EA	$12,660.35	$50,641.40	
15	Electrician Crew	5	DAYS	$2,479.51	$12,397.55	
16	Equipment Pad, Removal	1	LS	$1,859.63	$1,859.63	
17	Transportation Costs (2 trucks/day, 80 days, 8 hrs/day, $80/hr)	160	Truck-days	$793.45	$126,952.00	
	SUBTOTAL					$585,015.65
	SITE RESTORATION					
18	Seeding (hydroseed)	12	AC	$5,805.38	$69,664.56	
19	Site Cleanup	22.9	AC	$619.88	$14,195.25	
20	Excavation, Material Removal (gravel, concrete)	403	CY	$24.80	$9,994.40	
	SUBTOTAL					$93,854.21
	OTHER COSTS					
21	Contractor Profit	10%	%	$678,869.86	$67,886.99	
22	Contractor Overhead	5%	%	$678,869.86	$33,943.49	
23	Contractor Insurance	2%	%	$678,869.86	$13,577.40	
24	Permit Fees	1	LS	$2,324.80	$2,324.80	
25	Mobilization	1	LS	$11,624.00	$11,624.00	
	SUBTOTAL					$129,356.68
	BESS Costs					
26	Battery Stack Removal	3	EA	$1,225.00	$3,675.00	
27	BESS Pad Removal (approx. 10'x50')	3	EA	$3,720.00	$11,160.00	
28	BESS Duct Bank and Cable Removal	240	LF	$12.75	$3,060.00	
29	Battery Stacks Available for Reuse/Repurposing in 2031	0	EA	-	$0.00	
30	Cost of Recycling Batteries in 2031	0	EA	-	$0.00	
	SUBTOTAL					$17,895.00
	SALVAGE COSTS					
31	Modules Available for Reuse/Repurposing in 2031	10,300	EA	-$43.60	-$449,080.00	
32	Cost of Recycling Modules in 2031	0	EA	$26.67	$0.00	
33	CPS SCH125KTL Inverter Scrap Value	3	EA	-$2,800.00	-$8,400.00	
34	Transformer Scrap Value	3	EA	-$7,732.46	-$23,197.38	
35	MV Cable Scrap Value	25,184	LF	-$0.12	-$3,022.02	
36	Cable Scrap Value	167,890	LF	-$0.16	-$26,862.40	
37	Scrap Steel	507,790	LB	-$0.11	-$55,856.90	
	SUBTOTAL					-$566,418.70
	GRAND TOTAL (Excluding Salvage Costs)					**$826,121.53**
	GRAND TOTAL (Including Salvage Costs)					**$259,702.83**
1.	Costs derived from 2021 RS Means manual Sitework & Landscape Costs, extrapolated to 2026 using ENR Construction Cost Indexes.					
2.	Material salvage values are based upon estimated 5 year future salvage values.					

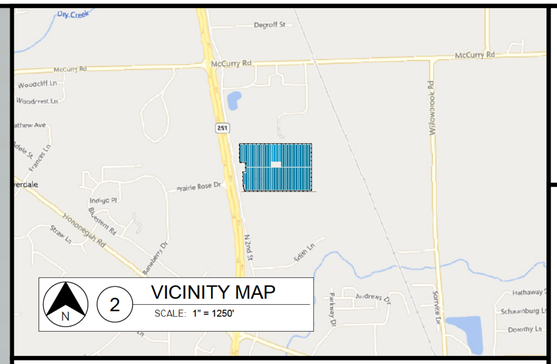
Exhibit B – Site Plan

SITE NOTES

1. THERE WILL BE 24/7 UNESCORTED ACCESS TO COMED EQUIPMENT
2. CUSTOMER WILL COORDINATE WITH COMED WITH TECHNICAL DETAILS AND LOCATION OF PRIMARY METER
3. CUSTOMER OWNED POLES WILL BE A MINIMUM OF 30' FROM SOLAR MODULES
4. ALL POLES WILL BE MINIMUM 25' APART UNLESS NOTED OTHERWISE
5. NOT FOR CONSTRUCTION



N 1 ARRAY PLAN
SCALE: 1" = 150'



N 2 VICINITY MAP
SCALE: 1" = 1250'

SYSTEM SPECIFICATIONS

- SYSTEM SIZE: 5974.00kW$_{DC}$ / 2988kW$_{AC}$
- BESS PLATFORM: (3) LG-JF24HRDC-LINK
  - BESS NAMEPLATE CAPACITY: 15330kWH
  - BESS DISCHARGE POWER CAPACITY: 2988kW
- PV MODULE: (10300) SILFAB SIL-580 XM+ 580W
- PV RACKING: (4) ATI DURATRACK SINGLE-AXIS TRACKER
- INVERTER: (3) EPC CABI000/AC-3L.2-600V 1200kW
  - INVERTER POWER CURTAILED TO 996kW
  - POWER FACTOR: 1.0
- GROUND COVERAGE RATIO: 0.33
- FENCED AREA: 22.9ACRES

SITE SPECIFICATIONS

- PARCEL ID: 0428176002, 0428176003
- ZONING SETBACKS: ASSUMED 50' FROM PARCEL BOUNDARY
- UTILITY: COMED
  - INTERCONNECTION SERVICE VOLTAGE: 12.47kV
- ASHRAE 2% AVG HIGH TEMP: 32.7°C
- ASHRAE EXTREME LOW TEMP: -25.3°C
- EPC TO DETERMINE DC COMBINER USAGE AND LOCATIONS

LEGEND

- ACCESS ROAD
- AREA OF INTEREST
- HIGH VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE UNDERGROUND ELECTRICAL LINES
- LOW VOLTAGE ELECTRICAL LINES
- FENCELINE
- PARCEL BOUNDARY
- FIRE ACCESSWAYS
- FLOOD PLAIN
- OBSTRUCTIONS
- SETBACKS
- TREE REMOVAL
- VEGETATIVE BUFFER
- WETLAND AREA

REV	DRWN	DATE	DESCRIPTION
3	NGS	2026.07.09	CUP DESIGN UPDATES
2	NGS	2026.05.28	EQUIPMENT UPDATE. ADDING VEGETATIVE BUFFER.
1	NGS	2025.10.20	INCORPORATING BESS
0	JCL	2025.06.20	PRELIMINARY DESIGN

THIS DOCUMENT IS THE PROPERTY OF PIVOT ENERGY; THE INFORMATION CONTAINED IN THIS DOCUMENT SHALL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF PIVOT ENERGY.

Pivot Energy
1601 WEWATTA ST, SUITE 700
DENVER, CO 80202
888-734-3033

ILL0143-MAINST-WINNEBAGO
42.437271, -89.014348
ROSCOE, IL 61073
DATE: 2026.07.09

E100
ARRAY PLAN

EXHIBIT I: AGENCY CORRESPONDENCE

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

June 12, 2026

Liz Reddington
Pivot Energy
444 W Lake St
#1700
Chicago, IL 60606

RE: Pivot Energy IL 143 LLC
Project Number(s): 2617397
County: Winnebago

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

However, the Department recommends:

Establishing pollinator-friendly habitat as groundcover wherever feasible. Solar Site Pollinator Establishment Guidelines can be found here:
https://dnr.illinois.gov/conservation/pollinatorscorecard.html

The site should be de-compacted before planting.

Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.

Required fencing, excluding areas near or adjacent to public access areas, should have a 12-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.

Trees should be cleared between November 1st and March 31st. All night lighting should follow IDA guidance.

Illinois Department of
Natural Resources

JB Pritzker, Governor

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

Natalie Phelps Finnie, Director

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Isabella Allyn

Isabella Allyn
Division of Ecosystems and Environment
217-785-5500

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Winnebago County
Roscoe
12011 Main Street
Section:28-Township:46N-Range:2E
IPA, NPDES
New Construction of a Solar Project,
Pivot Energy Illinois 143 LLC

PLEASE REFER TO: SHPO LOG #013040826

May 5, 2026

Natalie Zenk
Prairie Archaeology & Research, Ltd.
P.O. Box 5603
Springfield, IL 62705

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) (Act) to review all state undertakings for their effect on cultural resources. Pursuant to this requirement, we have received information regarding the above referenced project for our comment.

According to the information provided there is no federal involvement in your project. Be aware the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use any federal loans or grants, need any federal agency permits (including non-reporting), use any federal property, or involve any assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case so we can determine which entity should initiate consultation. Additional archaeological survey may be necessary.

No historic properties were identified within the area of potential visual effects. Additionally, our files do not identify any known archaeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is **EXEMPT** from archaeological survey requests pursuant to Section 6 of the Act. An archaeological survey is not *required* under state law as there is no public funding nor is it on public land.

Since the area has never been surveyed for archaeological resources, however, it is possible that historic properties are present but remain unidentified. *The project area is classified as having a medium-high to high probability of containing archaeological resources per the Illinois Archaeology Predictive Model (IAPM), which is not tied to the Act.* Please consider assisting the State of Illinois in its efforts to preserve and protect historic resources by sharing with us the results of any due diligence archaeological surveys. Early awareness of the presence of historic properties may help prevent unanticipated discoveries and potential construction delays.

This letter remains in effect for two (2) years from the date of issuance. This does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440). If further assistance is needed please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

SITE NOTES

1. THERE WILL BE 24/7 UNESCORTED ACCESS TO COMED EQUIPMENT
2. CUSTOMER WILL COORDINATE WITH COMED WITH TECHNICAL DETAILS AND LOCATION OF PRIMARY METER
3. CUSTOMER OWNED POLES WILL BE A MINIMUM OF 30' FROM SOLAR MODULES
4. ALL POLES WILL BE MINIMUM 25' APART UNLESS NOTED OTHERWISE
5. NOT FOR CONSTRUCTION

RAILROAD

75' RAILROAD SETBACK

12' x 44' GRAVEL LAYDOWN AREA FOR 20' ISO CONTAINER

PROJECT FENCE: 8' AG FENCE

04-28-176-004
NORTH PARK PUBLIC WATER DIST

04-28-126-001
POPA REAL ESTATE LLC

35' DISTRIBUTION LINE SETBACK

250.0'

UNDERGROUND MV RUN FROM STEP-UP XFMR TO RISER ~590'

POLE MOUNTED EQUIPMENT
- RISER POLE
- CUSTOMER POLE #2: CUSTOMER RECLOSER
- CUSTOMER POLE #1: MAIN GENERATOR DISCONNECT
- CUSTOMER STRUCTURE: PRIMARY METER CABINET - POINT OF COMMON COUPLING (POCC)
- UTILITY POLE #3: UTILITY DISCONNECT
- UTILITY POLE #2: PRIMARY METER
- UTILITY POLE #1: UTILITY RECLOSER

04-28-401-009
EDITH LN

EQUIPMENT PADS
- (3) INVERTERS
- (3) BATTERY STACKS
- (6) DC-DC CONVERTERS
- (3) CUSTOMER-OWNED PRODUCTION METER
- (3) AC DISCONNECT
- (1) DAS & WEATHER STATION
- (1) AUXILIARY XFMR
- (3) PAD MOUNTED CUSTOMER OWNED STEP-UP XFMR (1000kVA EACH)

POI: EXISTING 3Φ 12.47kV DISTRIBUTION POLE (42.4359946, -89.0160815)
PROPOSED FEEDER EXTENSION: F1735

OVERHEAD MV RUN FROM RISER POLE TO POI ~170'

NEW PROPOSED PARCEL BOUNDARY 12' OFFSET FROM APPROVED FENCELINE

PERMISSION TO CROSS TYPICAL PROPERTY BOUNDARY SETBACKS PROVIDED BY PARTICIPATING LANDOWNER TO THE SOUTH

22.5' PITCH

100' OFFSET FROM PROJECT FENCE FOR NEIGHBORING PROPERTIES

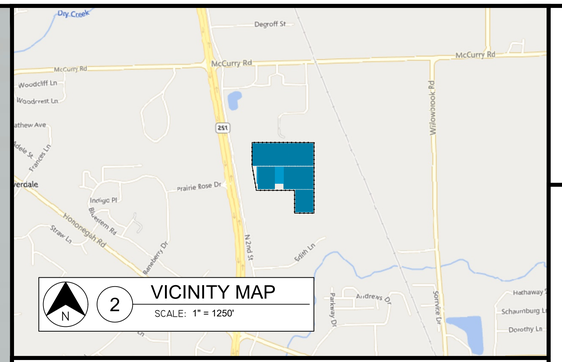
MIN. DIST. TO FENCE: 20.0'

SITE ACCESS W/ GATE: NEW OFF EXISTING MAIN ST. SUFFICIENT FOR UTILITY VEHICLES 24/7 ACCESS, MINIMUM 20' WIDE AS APPROVED BY UTILITY

MAIN ST.

10' PARCEL BOUNDARY SETBACK (N,E,S)
250' PARCEL BOUNDARY SETBACK (W)

N 1 ARRAY PLAN
SCALE: 1" = 150'



N 2 VICINITY MAP
SCALE: 1" = 1250'

SYSTEM SPECIFICATIONS

- SYSTEM SIZE: 5974.00kW$_{DC}$ / 2988kW$_{AC}$
- BESS PLATFORM: (3) LG-JF24HRDC-LINK
  - BESS NAMEPLATE CAPACITY: 15330kWh
  - BESS DISCHARGE POWER CAPACITY: 2988kW
- PV MODULE: (10300) SILFAB SIL-580 XM+ 580W
- PV RACKING: (4) ATI DURATRACK SINGLE-AXIS TRACKER
- INVERTER: (3) EPC CABI000/AC-3L.2-600V 1200kW
  - INVERTER POWER CURTAILED TO 996kW
  - POWER FACTOR: 1.0
- GROUND COVERAGE RATIO: 0.33
- FENCED AREA: 23.5acres

SITE SPECIFICATIONS

- JURISDICTION: Winnebago
  - PARCEL ID: 0428176002, 0428176003
  - PARCEL AREA: 40.4acres
  - ZONING CLASSIFICATION: AGRICULTURAL
  - ZONING SETBACKS: ASSUMED 50' FROM PARCEL BOUNDARY
- UTILITY: COMED
  - INTERCONNECTION SERVICE VOLTAGE: 12.47kV
- ASHRAE 2% AVG HIGH TEMP: 32.7°c
- ASHRAE EXTREME LOW TEMP: -25.3°c
- TREE REMOVAL REQUIRED: 1.85acres
- EPC TO DETERMINE DC COMBINER USAGE AND LOCATIONS

LEGEND

- ACCESS ROAD
- AREA OF INTEREST
- HIGH VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE UNDERGROUND ELECTRICAL LINES
- LOW VOLTAGE ELECTRICAL LINES
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- PARCEL BOUNDARY
- FIRE ACCESSWAYS
- FLOOD PLAIN
- OBSTRUCTIONS
- SETBACKS
- TREE REMOVAL
- VEGETATIVE BUFFER
- WETLAND AREA

REV	DRWN	DATE	DESCRIPTION
4	NGS	2026.08.31	INCLUDING ADDITIONAL BUFFER FROM PROPERTY LINE
3	NGS	2026.07.09	CLP DESIGN UPDATES
2	NGS	2026.05.28	EQUIPMENT UPDATE. ADDING VEGETATIVE BUFFER.
1	NGS	2025.10.20	INCORPORATING BESS
0	JCL	2025.06.20	PRELIMINARY DESIGN

THIS DOCUMENT IS THE PROPERTY OF PIVOT ENERGY. THE INFORMATION CONTAINED IN THIS DOCUMENT SHALL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF PIVOT ENERGY.

Pivot Energy
1601 WEWATTA ST, SUITE 700
DENVER, CO 80202
888-734-0033

ILL0143-MAINST-WINNEBAGO
42.437271, -89.014348
ROSCOE, IL 61073

DATE: 2026.08.31

E100
ARRAY PLAN