



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, August 14, 2024
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 **July 10, 2024**.

NEW BUSINESS

- 2. ZBA 2024-006: Design Review** for Approval of a **640 SF Accessory Structure** at Mary's Market located at **4866 Bluestem Road** (PIN: 04-29-426-010).
[Property Owner: DJ Properties LLC, David Koch]
- 3. ZBA 2024-007: Design Review** for Approval of a **5,310 SF Three Family Residential Structure** located at **5729, 5731, 5733 Willow Creek** (PIN: 04-28-426-004).
[Property Owner: Willow Creek Development LLC]

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals

Wednesday, July 10, 2024
5:30 PM

CALL TO ORDER

The Meeting was called to order by Chairman Durstock at 5:30pm.

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Laura Baluch
Member Brad Hogland
Member Dayne Mead
Member George Wagaman

ABSENT

Member Melissa Smith
Member Ryan Swanson
Village Clerk Stephanie Johnston

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **May 08, 2024**.

Motion: A motion was made to approve the Minutes from the May 08,2024 ZBA Meeting.

Motion made by Member Baluch, Seconded by Member Mead.

There were no additions or corrections.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

NEW BUSINESS

2. **ZBA 2024-004: Public Hearing** for a **Text Amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-410** governing Residential Zoning District Development Standards

Chariman Durstock opened the Public Hearing.

Zoning Official Vareldzis presented the proposed **text amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-410** governing Residential Zoning District Development Standards.

Mr. Vareldzis stated that the intent of the amendment is strike a balance between maintaining aesthetic standards, while also allowing residents additional flexibility to maneuver in their driveways.

The proposed changes to residential driveway standards to allow for greater flexibility in driveway widths, specifically for larger two-car garages. The proposal, developed with input from Village Staff and Officials, establishes an additional 5 feet of length for maneuvering vehicle.

Public Testimony:

Andrew Applegren - **524 Ballymore Road Spoke in favor of the text amendment.** Stated that the additional 5 feet will help him and will benefit people who do park their RVs at the location.

Chariman Durstock closed the Public Hearing.

Motion. A motion was made to recommend approval of the text amendments to Section 15-410 governing Residential Zoning District Development Standards, **in the form presented by staff.**

Motion made by Member Baluch, Seconded by Member Hogland.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

3. ZBA 2024-005: Public Hearing for a Text Amendment revising the **Village of Roscoe Zoning Ordinance Section 15-516** governing the development of Accessory Buildings.

Chariman Durstock opened the Public Hearing.

Zoning Official Vareldzis presented the proposed **text amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-516** governing the development of Accessory Buildings.

Elias proposed changes to the zoning code to ensure that accessory structures on residential properties are visually compatible and harmonious with the character of the principal building and the neighborhood. Currently there are no guidelines for accessory building materials being built on residential properties, and nothing requires them to be made of materials compatible with residential uses.

The proposed text amendment includes specific allowable materials, such as seamless metal siding, as well as prohibited materials like metal siding with seams for accessory structures.

Public Testimony:

Andrew Applegren - 524 Ballymore Road stated that any requirements should be objective and not subjective.

Chairman Durstock closed the Public Hearing.

ZBA Discussion and Recommendation:

Members of the ZBA asked for clarification about the specific types of material being requested, and the ZBA was provided with examples of the types of enumerated materials by staff.

Motion. A motion was made to recommend approval of a Text Amendment revising the **Village of Roscoe Zoning Ordinance Section 15-516** governing the development of Accessory Building, **in the form presented by staff.**

Motion Made by Member Wagaman, Seconded by Member Baluch.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

OLD BUSINESS

None.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

There was no member of the public who wished to speak at public comment.

ADJOURNMENT

Motion: A motion was made to adjourn the meeting.

Motion made by Member Mead, Seconded by Member Hogland.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

Meeting Adjourned at 6:04 pm

Zoning Board of Appeals Meeting of August 14, 2024
Application No. ZBA 2024-006

Applicant: DJ Properties, LLC – Dave Koch

Consultants: Midwest Construction of N.IL, Inc – Rusty M. Puhl

Location: 4866 Bluestem (PIN: 04-29-426-010)

Requested Action: Design Review for construction of a 640 SF Accessory Structure (Storage Building)

Existing Use: Commercial – Restaurant & Banquet Space [Mary’s Market]

Proposed Use: Same

Existing Zoning: CPD (Commercial Planned Development)

Adjacent Zoning: North: CPD – Residential Multifamily Use
East: CPD – Commercial Use
South: CPD – Commercial Use
West: CPD – Commercial Use

Report:
Mary’s Market restaurant will be reopening as a restaurant, and therefore the applicant is asking to build a stand-alone garage structure that will be used to store extra catering tables and equipment that is currently located in the main building.

Applicant is requesting Design Review and Approval for construction of 640 SF Accessory Structure to serve as a storage building for Banquet tables and equipment from the Mary’s Market catering facility. The construction and colors of the materials will match that of the main building.

Recommendation: Staff recommends **Approval** of Design Review for construction of an **640 SF Accessory Structure** at 4866 Bluestem, per the specifications set forth in the application and exhibits.



10631 MAIN STREET
PHONE: 815-623-2829 FAX: 815-623-1360

DESIGN REVIEW APPLICATION

ADDRESS OF PROPERTY: 4866 Bluestem Road
 PIN: 0429426010 TOWNSHIP Roscoe
 EXISTING USE: Mary's Market Restaurant
 PROPOSED USE: Same
 APPLICANT(S) NAME: Midwest Construction of N. IL, Inc. - Rusty M. Puhl
 ADDRESS: 11039 Main Street - Unit #1
 CITY: Roscoe STATE: IL ZIP: 61073
 EMAIL: rpuhl@midwestconst.com PHONE: 815-623-5552 CELL: 815-299-4097
 OWNER(S) NAME: DJ Properties, LLC - Dave Koch
 ADDRESS: 4343 East State Street
 CITY: Roscoe STATE: IL ZIP: 61073

ATTACHED THE FOLLOWING TO THIS APPLICATION:

- ☐ PROOF OF OWNERSHIP ATTACHED.
- ☐ POWER OF ATTORNEY LETTER
- ☐ METES AND BOUNDS LEGAL DESCRIPTION
- ☐ SCALE DRAWING SITE PLAN
- ☐ LANDSCAPING PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ PARKING & LOADING PLAN
- ☐ DRAINAGE REPORT PLANS (2 COPIES)
- ☐ EROSION CONTROL PLANS (2 COPIES)
- ☐ STORM WATER POLLUTION (2 COPIES)
- ☐ 10 COPIES OF ALL THE DOCUMENTS
- ☐ DIGITAL COPY OF ALL DOCUMENTS & CAD DRAWINGS

SCHEDULE PRE-APPLICATION CONFERENCE WITH THE ZONING ADMINISTRATOR 815-623-2829.
 RETURN DOCUMENTS AND FORM TO ZONING ADMINISTRATOR.

APPLICANT(S) SIGNATURE

FOR OFFICE USE ONLY:

DATE FILED: _____

ZBA DATE: _____

APPROVED/DENIED

ZONING ADMINISTRATOR

FW: Shed located at 4866 Blue Stem Road for Mary's Market

Josef Kurlinkus <josef@villageofroscoe.com>

Fri 7/26/2024 1:49 PM

To: Village Permitting <permits@villageofroscoe.com>

📎 5 attachments (1 MB)

design review application.pdf; Mary's Market Roscoe site plan showing proposed shed 2024.pdf; picture with dimensions.pdf; brochure page.pdf; colors.pdf;

From: Rusty Puhl <rpuhl@midwestconst.com>

Date: Friday, July 26, 2024 at 1:47 PM

To: Josef Kurlinkus <josef@villageofroscoe.com>

Cc: Dave Koch <DKoch@djpropertiesllc.com>

Subject: Shed located at 4866 Blue Stem Road for Mary's Market

Joe.

Please review the attachments and my comments below and let me know if you need anything else from me😊

Some items/questions to note are:

1. Dimensions should be included on the drawings identifying setbacks and any easements.
[Setback to Side Lot Line = 10ft min Setback to Rear Lot Line = 10ft.]
See attached site plan – Only one set back line to be concerned with is a 10'-0" rear set back and the shed will be approx. 16'6" away from that lot line.
2. We need to know the height of the building [max height = 20 ft]
Max height is +/- 11'-0".
3. We need to know the materials of the building. [i.e. Materials should create a unified architectural façade.]
The exterior walls will be wood grain textured "Smartside" attached in a "horizontal" standard "lap" siding fashion. Painted SW 7570 "Egret White" to match existing E.F.I.S. on the main building.
Siding and trim to be the same color.
The roofing material will be corrugated steel panels " Rustic Red" in color. The "Rustic Red" is close to one of the colors used in the Mary's Market sign on the front of the building.
The shed will have only (1) overhead roll up door facing "southeast", white in color.
4. We need to see that the "Commercial structures shall be separated from parking areas through the use of landscaping and/or walkways."
See attached site plan
This shed will be approx. 40'-0" from the existing building.
This shed will be placed on and a nice level "stone" pad and the shed has its own heavy duty wood floor with 4"x 6" runners.
This shed will be set within an existing "grass" landscape area which all surrounding landscaping will remain "grass" with no additional improvements.
This shed will be set near the existing dumpster enclosure and is not blocked by any existing parking spaces.
5. Will there be lighting on or around the building.
See attached site plan – No additional exterior lighting will be required since there is a parking lot light pole just to the "right" of the shed.
6. Will there be power coming into the building?

We will be running very minimal power under ground for basic interior lighting.

Item # 2.

7. Will there be a concrete slab or some other type of foundation for the building.

No concrete slab required, we will install a level “stone” pad to set the shed on, It comes with a heavy duty wood floor with 4”x6” runners.

8. Is this being built on the existing paved parking lot, or on the unpaved grassy area in the back of the property.

This structure will be place just off of the existing pavement in an existing “grass” area.

9. Will this have an effect on or impede the flow of water or drainage in that location. Where is the current flow of water at that location.

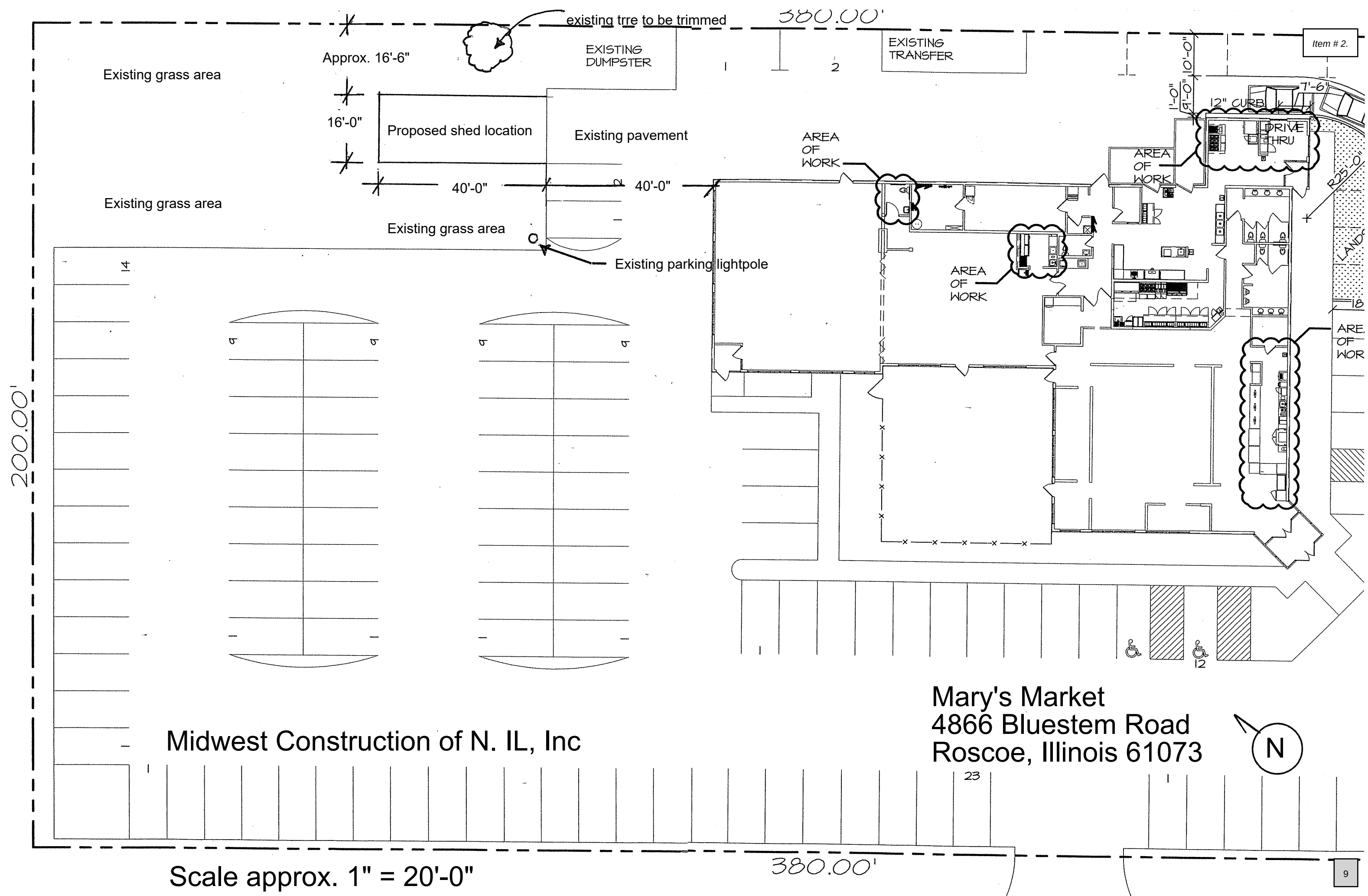
This structure does not impede nor redirect the flow of any storm water.

**I consulted RK Johnson and Associates and from the documents “plats” that we had access to it didn’t seem the shed was going to be placed in any existing easement.
(The Village of Roscoe my want to do a little research as well.)**

Thanks

Rusty

Midwest Construction of N. IL. Inc.
11039 Main Street – Unit #1
Roscoe, Illinois 61073
Phone: 815-623-5552
Cell: 815-299-4097



GARAGE

Item # 2.



STANDARD FEATURES

- 93.5" Sidewall Height
- (1) 9x7 Insulated Panel Door
- (1) 3' Wood Transom Door
- (2) 2x3 Single Pane Windows
- Heavy Duty Floor

LP & METAL SIDING PRICES

SIZE	PRICE	36 Month RTO	60 Month RTO
12x16	7297	337.82	268.27
12x20	8496	393.33	312.35
12x24	9452	437.59	347.50
12x28	10635	492.36	390.99
12x32	11774	545.09	432.87
14x20	9374	433.98	344.63
14x24	10600	490.74	389.71
14x28	11678	540.65	429.34
14x32	12865	595.60	472.98
14x36	14181	656.53	521.36
14x40	15378	711.94	565.37
16x32	14817	685.97	544.71
16x36	16385	758.56	602.39
16x40	17993	833.01	661.51
16x44	19577	906.34	719.74
16x48	21265	984.49	781.80

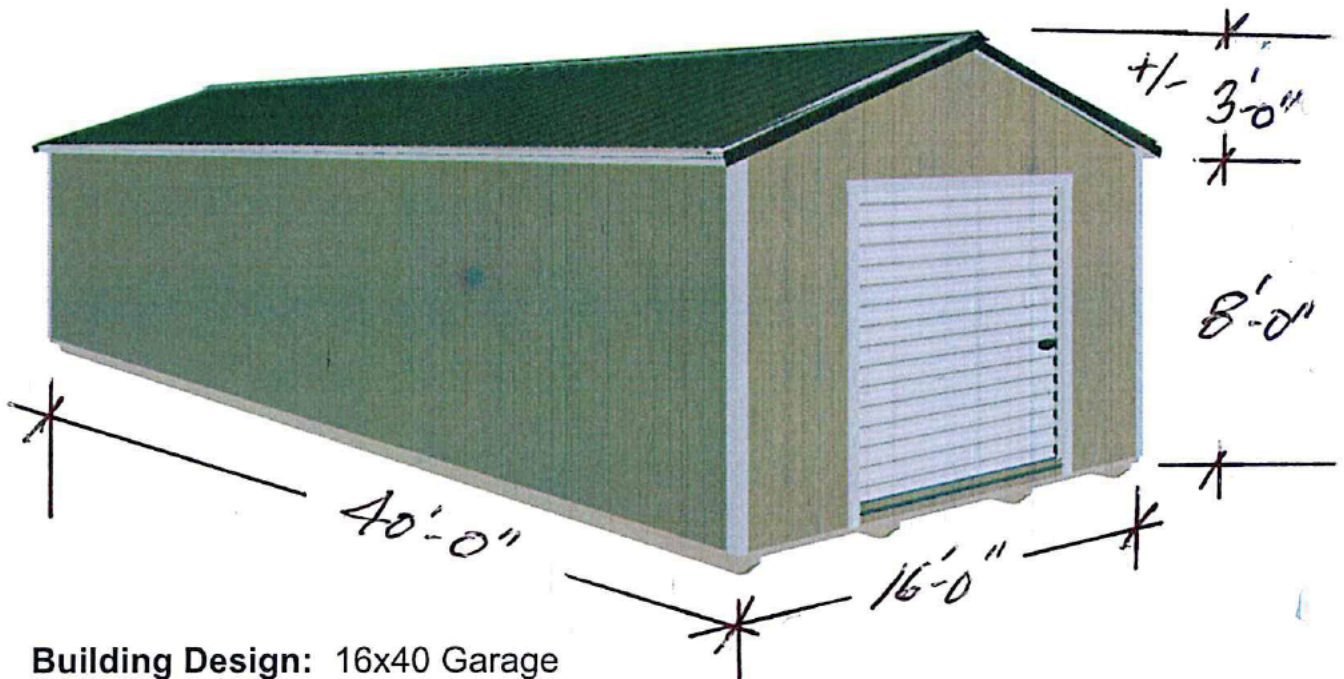
LP SIDING

METAL SIDING

VINYL SIDING



See Dealer For Vinyl Pricing



Building Design: 16x40 Garage

Model: 16x40x8 A-Frame

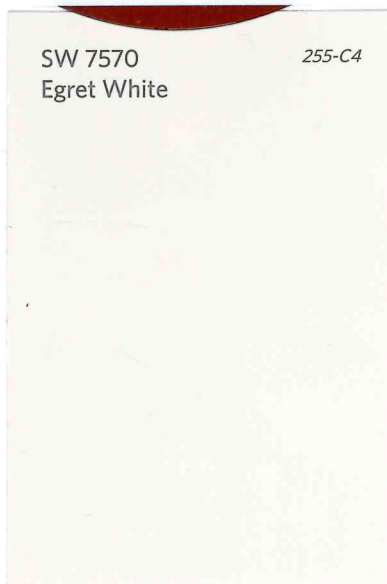
Total Building Price:

Sales Tax:

Order Total:



RUSTIC RED



SW 7570
Egret White

255-C4

Zoning Board of Appeals Meeting of August 14, 2024
Application No. ZBA 2024-007

Applicant: Willow Creek Development, LLC (Greg Maurer)

Location: 5729-5733 Willow Creek Lane (PIN: 04-28-426-004)

Requested Action: Approval of Design Review for a 5,310 SF three-family residential structure.

Existing Use: Multi-Family Residential

Proposed Use: Multi-Family Residential

Existing Zoning: RM

Adjacent Zoning: North: RM (contiguous)
East: R1(across Willowbrook Road)
South: RM (contiguous)
West: RM(contiguous)

Previous Action: The ZBA previously approved design review for five 4,519 SF three-family residential structures for this location October 2019 (ZBA 19-013) of a substantially different design.

Report: Applicant is requesting Design Review for a three-family residential structure at the location depicted in the attached site development concept plan [center building on the south side of Willowcreek Lane]. This multi-family development has been presented in several different iterations by several different developers, with the initial plat being approved in 2006, and various site development approvals taking place in 2017, 2019, and 2022. The ZBA previously approved the overall site plan and development concept in 2019, including landscaping, public and private improvements, and building design.

The current request is for approval of a 5,310 SF three-family residential structure of similar style and materials to what was previously approved. However, the previous version of the building included a side loading garage as part of the design, while this version of the proposed multi-family structure is designed with all front-loading garages – see Exhibit B “Exterior Materials_Colors” & Exhibit C - Elevations_TriplexMirror. The proposed design review application only applies to the changes being

made to the design of the identified structure. All other portions of the site development, including landscaping, stormwater management, public and private improvements will be required to remain in conformance with previously approved drawings and plans.

Recommendation: Staff recommends Approval of Design Review for a 5,310 SF three-family residential structure in a RM Multiple-Family Residential District subject to the following conditions:

1. Compliance with all applicable building codes.
2. All other site development plans remain in conformance with previously approved plans.



10631 MAIN STREET
PHONE: 815-623-2829 FAX: 815-623-1360

DESIGN REVIEW APPLICATION

ADDRESS OF PROPERTY: 5729-5733 Willow Creek
PIN: 04-28-426-004 TOWNSHIP Roscoe
EXISTING USE: RM
PROPOSED USE: RM
APPLICANT(S) NAME: Willow Creek development LLC
ADDRESS: 7549 E Hampton Close / registered address 4174 N Perryville Rd Loves Park
CITY: Stillman Valley STATE: IL ZIP: 61084
EMAIL: gwm.realtor@gamil.com PHONE: 8155090856 CELL: same
OWNER(S) NAME: Greg Maurer
ADDRESS: 7549 E Hampton Close
CITY: Stillman Valley STATE: IL ZIP: 61084

ATTACHED THE FOLLOWING TO THIS APPLICATION:

- ☐ PROOF OF OWNERSHIP ATTACHED.
- ☐ POWER OF ATTORNEY LETTER
- ☐ METES AND BOUNDS LEGAL DESCRIPTION
- ☒ SCALE DRAWING SITE PLAN
- ☒ LANDSCAPING PLAN
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- ☐ 10 COPIES OF ALL THE DOCUMENTS
- ☒ DIGITAL COPY OF ALL DOCUMENTS & CAD DRAWINGS

SCHEDULE PRE-APPLICATION CONFERENCE WITH THE ZONING ADMINISTRATOR 815-623-2829.
RETURN DOCUMENTS AND FORM TO ZONING ADMINISTRATOR.

APPLICANT(S) SIGNATURE

Gregory Maurer

dotloop verified
07/30/24 10:07 PM CDT
AA8B-ZAAH-KEZM-VUMH

FOR OFFICE USE ONLY:

DATE FILED: _____

ZBA DATE: _____

APPROVED/DENIED

ZONING ADMINISTRATOR

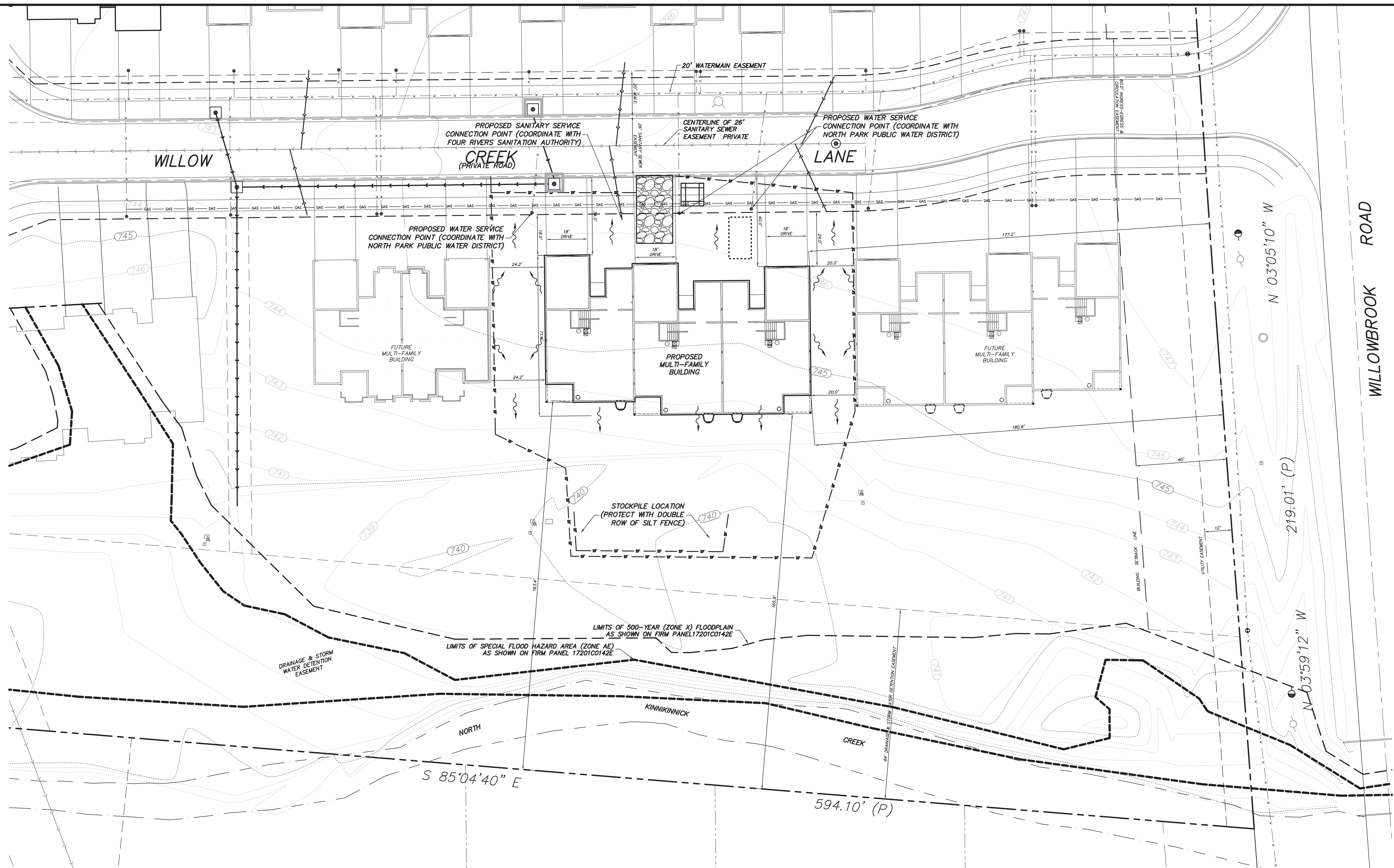


Exhibit "A"
Site Plan & Erosion Control
 5729-5733 Willow Creek Lane
 Application #: ZBA 24-007

LEGEND	
	PROPERTY LINE
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER SERVICE
	CONTOUR AT 2' INTERVAL
	SILT FENCE
	INLET PROTECTION
	TEMPORARY CONCRETE WASHOUT
	TEMPORARY DITCH CHECK
	CONSTRUCTION ENTRANCE
	GRAVEL PAD 16'X30'
	JOBSITE DUMPSTER

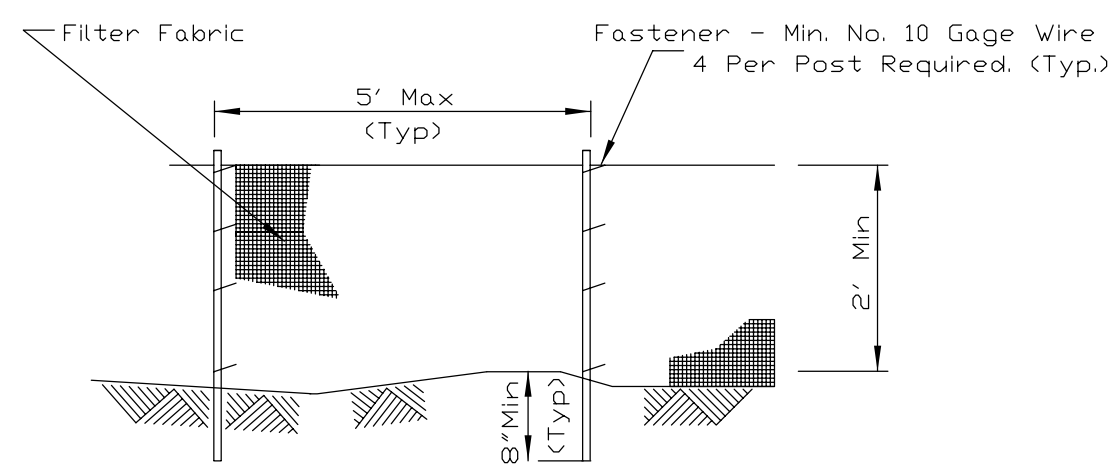
VILLAS OF WILLOW CREEK
 BEING A SUBDIVISION OF PART OF THE S.E. 1/4
 OF SECTION 28-46-2
VILLAGE OF ROSCOE, ILLINOIS

REVISIONS	

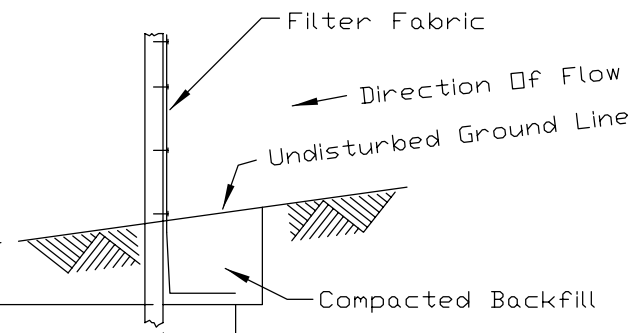
**EROSION CONTROL PLAN FOR
 CONSTRUCTION OF MULTIFAMILY
 RESIDENTIAL BUILDING**
R.K. JOHNSON & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
 1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
 (815) 633-5097 - www.rkjohnsonassociates.com
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994

DRAWN BY: JCW
 CHECKED BY:
 ISSUED FOR FIRST REVIEW: 7/8/2024
 PROJECT NO.: 15057
2 OF **2**
 SHEET NO.

SILT FENCE PLAN



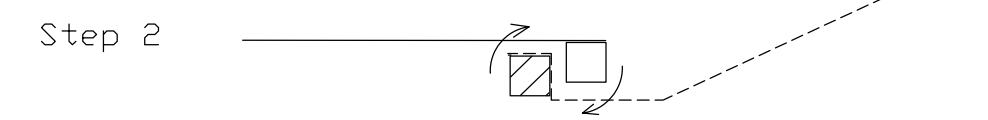
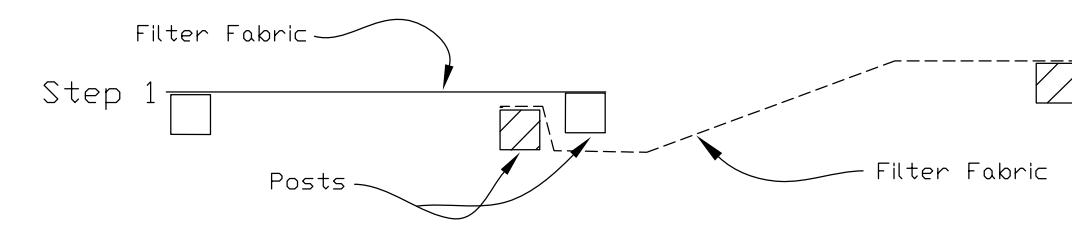
ELEVATION



FABRIC ANCHOR DETAIL

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.



ATTACHING TWO SILT FENCES

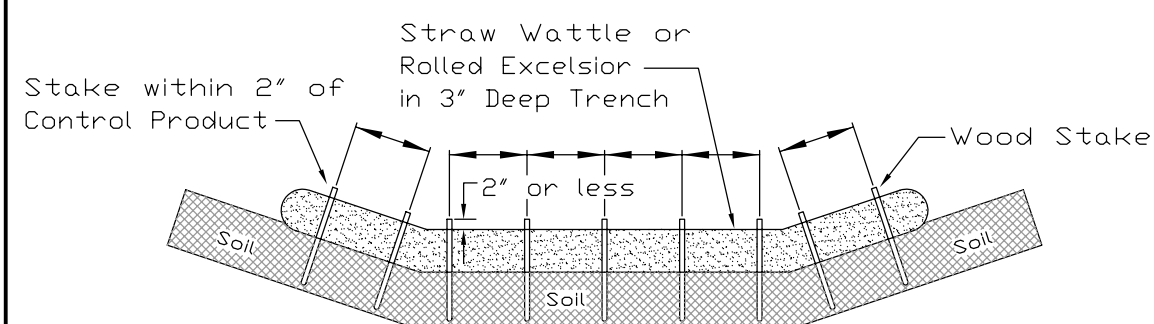
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum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

REFERENCE	
Project	Date
Designed	Date
Checked	Date
Approved	Date



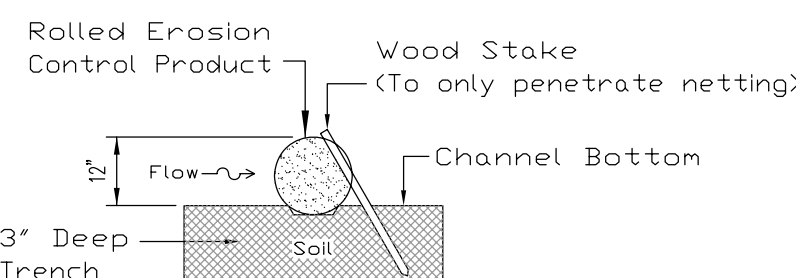
STANDARD DWG. NO.	IUM-620A
SHEET 1 OF 1	DATE 3-16-2012

ROLLED EROSION CONTROL PRODUCTS



NOTES:

1. Overlap minimum is the diameter of the roll.
2. 4' spacing for wattles.
3. 2' spacing for rolled excelsior.
4. Or space according to manufacturer's specifications.
5. The end of the Rolled Erosion Control Product shall be a minimum of 6' above the top of the center of the installed product.



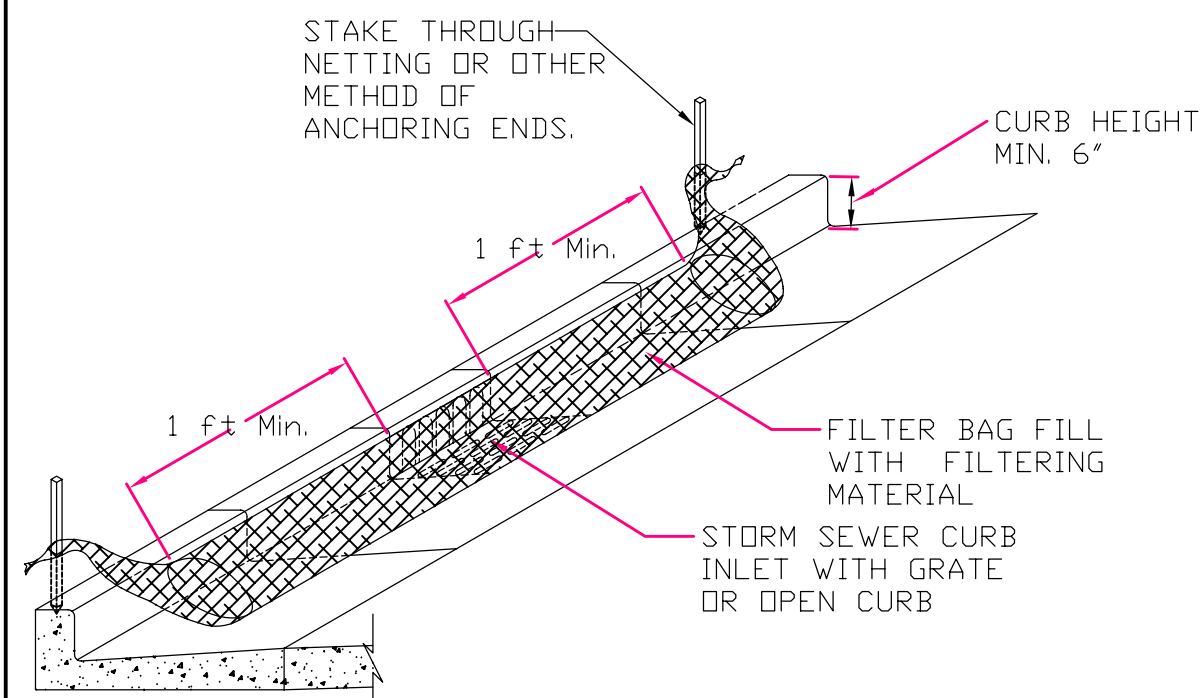
NOTES:

1. Drawings are not to scale.
2. Ends of wattles or rolled excelsior shall be turned at least 6' upslope.
3. Recommended stakes are 1 1/8" wide x 1 1/8" thick x 30" long.
4. Stakes shall not extend above the straw wattle more than 2".
5. Spacing: The toe of the upstream ditch check shall create a horizontal line with the top of the downstream ditch check.

REFERENCE	
Project	Date
Designed	Date
Checked	Date
Approved	Date



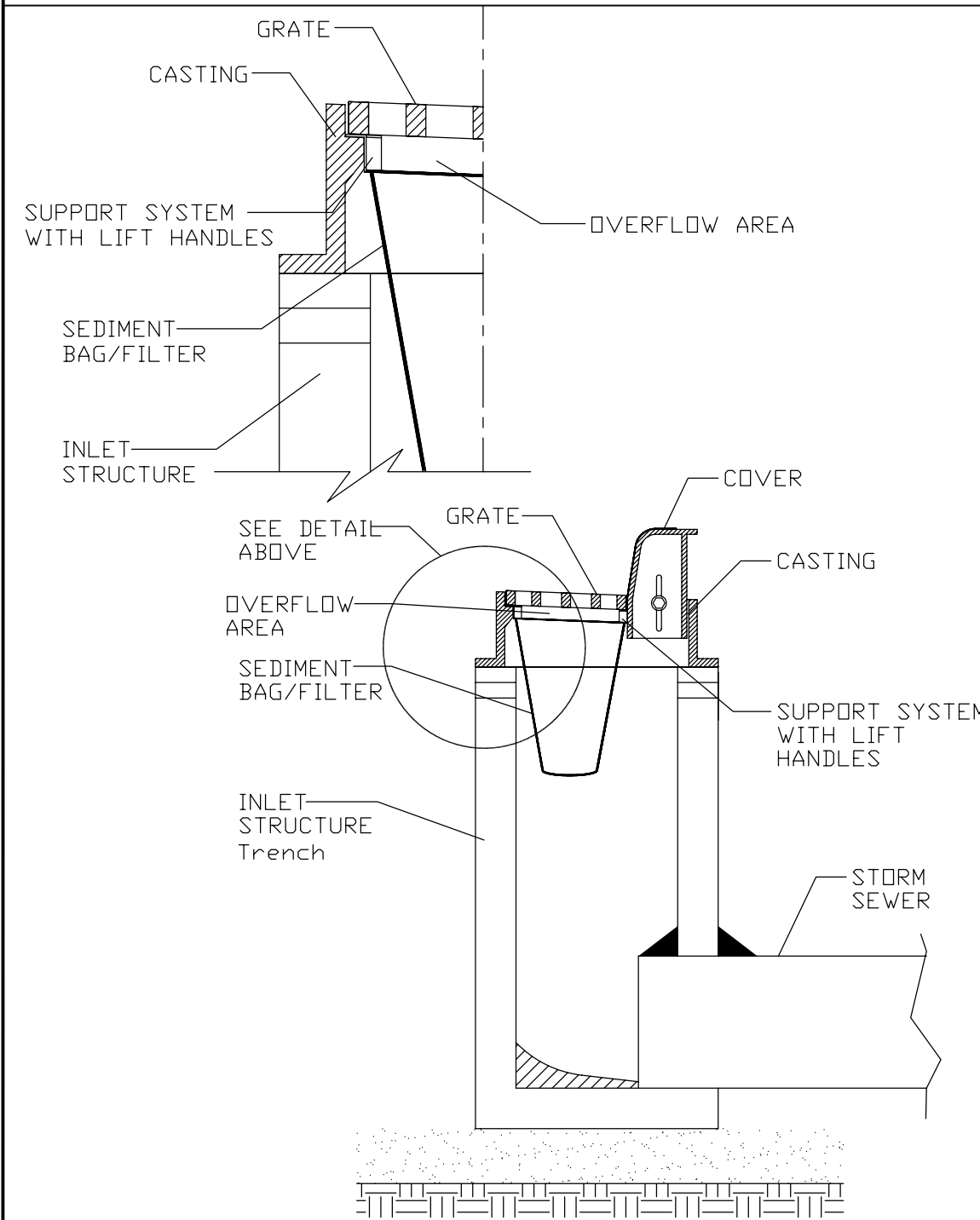
STANDARD DWG. NO.	IUM-514
SHEET 1 OF 1	DATE 8-08-11

INLET PROTECTION – PAVED AREAS
CURB PROTECTION

REFERENCE	
Project	Date
Designed	Date
Checked	Date
Approved	Date



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

INLET PROTECTION – PAVED AREAS
DROP-IN PROTECTION

REFERENCE	
Project	Date
Designed	Date
Checked	Date
Approved	Date



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

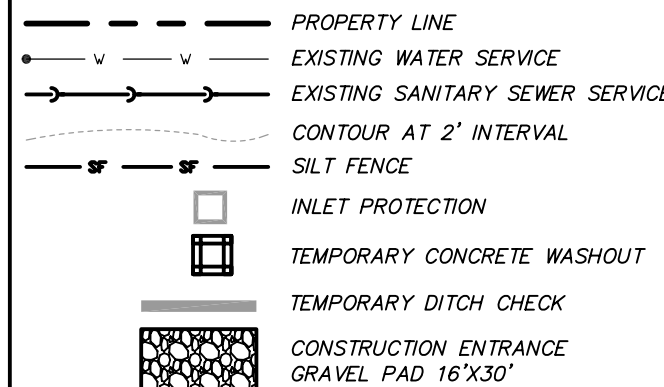
PROPOSED SANITARY SERVICE
CONNECTION POINT (COORDINATE WITH
FOUR RIVERS SANITATION AUTHORITY)

PROPOSED WATER SERVICE
CONNECTION POINT (COORDINATE WITH
NORTH PARK PUBLIC WATER DISTRICT)

PROPOSED WATER SERVICE
CONNECTION POINT (COORDINATE WITH
NORTH PARK PUBLIC WATER DISTRICT)

STOCKPILE LOCATION
(PROTECT WITH DOUBLE
ROW OF SILT FENCE)

LEGEND

50' SCALE SITE PLAN
SEE 20' SCALE SITE PLAN SHEET 2 OF 2

GENERAL NOTES:

1. THIS PROJECT ENTAILS THE CONSTRUCTION OF MULTIFAMILY RESIDENTIAL BUILDINGS, PRIVATE ROAD, PUBLIC SANITARY SEWER AND WATER MAINS WITH PRIVATE SERVICES IN THIS EXISTING SUBDIVISION. THE SUBDIVISION INFRASTRUCTURE (MASS GRADING, ROADWAYS, INSTALLATION OF SANITARY SEWER AND WATER MAIN, ETC.) WAS COMPLETED UNDER A SEPARATE PROJECT.
2. CONTRACTOR SHALL NOTIFY THE VILLAGE OF ROSCOE & 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.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE AND IEPA STANDARD SPECIFICATIONS AND REQUIREMENTS.
4. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER AND CITY.
5. 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, ARCHITECT AND ENGINEER AS ADDITIONAL INSUREDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS, INCLUDING CONNECTION PERMITS FROM THE FOUR RIVERS SANITATION AUTHORITY (FRSA) AND THE NORTH PARK PUBLIC WATER DISTRICT (NPPWD). IN ADDITION TO THESE DRAWINGS AND THE STANDARDS REFERENCED HEREIN, ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PERMITS.
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.
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. PRIVATE DRIVEWAYS SHALL CONSIST OF:
 - 1.5" HMA SURFACE COURSE
 - 1.5" HMA BINDER COURSE
 - 8" COMPACTED AGGREGATE BASE COURSE (DOT GRADATION CA-6)

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 SUBDIVISION ROADWAYS SHALL SERVE AS THE STABILIZED CONSTRUCTION ENTRANCES. A SEPARATE AND SMALLER STABILIZED ENTRANCE SHALL BE INSTALLED FOR EACH RESIDENTIAL CONSTRUCTION SITE AS SHOWN IN THE DRAWINGS. ALL TRAFFIC SHALL ENTER/EXIT THE JOBSITE FROM THE DESIGNATED CONSTRUCTION ENTRANCE.

7. THE LOCATION OF THE STABILIZED CONSTRUCTION ENTRANCE FOR EACH RESIDENTIAL BUILDING IS APPROXIMATE AND MAY BE REVISED TO ACCOMMODATE A SHARED DRIVEWAY OR SIDE-LOAD GARAGE. THE CONSTRUCTION ENTRANCE SHALL CONSIST OF 8" MIN. OF COMPACTED AGGREGATE (DOT GRADATION CA-6).

8. EROSION CONTROL BLANKET OR SOD SHALL BE USED TO STABILIZE ALL AREAS WITH A SLOPE GREATER THAN 10:1. LAWN AREAS WITH A MORE GRADUAL SLOPE MAY BE STABILIZED WITH A STRAW MULCH PER IUM PRACTICE STANDARD 875. LANDSCAPE AREAS COVERED WITH A BARK MULCH SHALL NOT REQUIRE EROSION CONTROL BLANKET OR A STRAW MULCH.

9. AN INSPECTION OF ALL EROSION CONTROL AND SLOPE STABILIZATION MEASURES SHALL BE PERFORMED EVERY 7 DAYS AND AFTER EACH RAINFALL EVENT OF 0.5" OR MORE. ANY DEFICIENCIES NOTED DURING THIS INSPECTION SHALL BE REPAIRED AS DIRECTED BY THE EROSION CONTROL INSPECTOR. THE REPAIR TIME MAY VARY BASED ON THE URGENCY OF THE SITUATION BUT SHALL NOT EXCEED 7 DAYS.

10. ADJACENT ROADWAYS SHALL BE INSPECTED AT THE END OF EACH WORK DAY. PAYMENT SHALL BE CLEANED OR SWEEP AS NECESSARY TO PREVENT TRACK-OFF OF SEDIMENT.

11. DURING THE REQUIRED EROSION CONTROL INSPECTIONS, THE EXISTING STORM WATER DETENTION AREA SHALL BE OBSERVED. IF STORM WATER RUNOFF FLOWING INTO THE POND IS CARRYING SEDIMENT, PROTECTION OF THE DISCHARGE CULVERT SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS. IF RUNOFF FLOWING INTO THE POND IS CLEAR AND FREE OF SEDIMENT, PROTECTION OF THE DISCHARGE CULVERT IS NOT REQUIRED.

12. ROLLED EROSION CONTROL PRODUCTS SHALL BE INSTALLED AS TEMPORARY DITCH CHECKS TO PROVIDE SEDIMENT CONTROL IN THE PROPOSED DRAINAGE SWALES. THE TEMPORARY DITCH CHECKS SHALL BE RELOCATED AS NEEDED TO MATCH THE SITE GRADING.

13. 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.

14. AFTER THE LAWN VEGETATION HAS BEEN ESTABLISHED TO PROVIDE A MINIMUM OF 70% COVERAGE OVER THE ENTIRE SITE, THE OWNER SHALL FILE A NOTICE OF TERMINATION FORM WITH THE IEPA. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL NOTICE OF TERMINATION FORM HAS BEEN ACCEPTED.

EROSION CONTROL NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL (IUM) AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). PLEASE NOTE THAT THE SWPPP IS A SEPARATE WRITTEN DOCUMENT THAT IS NOT PART OF THIS PLAN SET.
2. IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONDUCTED IN PHASES, WITH A SMALL NUMBER OF RESIDENTIAL BUILDINGS UNDER CONSTRUCTION AT ANY GIVEN TIME. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE APPLIED ONLY FOR ACTIVE IMPROVEMENT SITES.
3. THE EROSION AND SEDIMENT CONTROL PLAN IS DYNAMIC AND CAN BE CHANGED TO MEET DIFFERING SITE CONDITIONS.
4. SILT FENCE AND INLET PROTECTION FOR A GIVEN WORK AREA SHALL BE INSTALLED PRIOR TO THE START OF EARTH-DISTURBING ACTIVITIES WITHIN THE SAME WORK AREA.

VILLAS OF WILLOW CREEK
BEING A SUBDIVISION OF PART OF THE S.E. 1/4
OF SECTION 28-46-2
VILLAGE OF ROSCOE, ILLINOIS

EROSION CONTROL PLAN FOR
CONSTRUCTION OF MULTIFAMILY
RESIDENTIAL BUILDING

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

DRAWN BY: JCW
CHECKED BY:
DESIGNED FOR: JESSE REVER
ISSUE DATE: 7/8/2024
PROJECT NO.: 15057

1 OF 2
SHEET NO.

Exhibit "A"
Site Plan & Erosion Control
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

TEMPORARY CONCRETE
WASHOUT FACILITY – EARTHEN TYPE

DESIGNED BY: JESSE REVER
CHECKED BY:
APPROVED BY:

WILLOW CREEK CONDOS
TRIPLEX - MIRROR

WILLOW CREEK LN & WILLOWBROOK RD
ROSCOE IL 61073

Exhibit "B"
Elevations
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

SHEET INDEX

SHEET#	DESCRIPTION
T1	TITLE SHEET, CODE REVIEW, SHEET INDEX
S1	FOUNDATION PLAN
A1	FLOOR PLAN
A2	FRONT & REAR ELEVATIONS
A3	LEFT SIDE ELEVATIONS
A4	RIGHT SIDE ELEVATIONS
A5	BUILDING SECTIONS & ROOF PLAN
A6	WALL SECTIONS
A6	GENERAL NOTES

PROJECT NO.: 194-24

DATE: 06/10/24

REVISIONS:

ARCHITECT:
JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOSE
ROCKFORD, ILLINOIS 61107
(815) 540-5823
j.a.myers@mchsl.com

GENERAL CONTRACTOR:
TROY LANGE
815-494-8168

Item # 3

T1

NOTES:
ALL STRUCTURAL COMPONENTS SHOWN ON THE DRAWINGS ARE TO BE VERIFIED BY SPECIFIC COMPONENT MANUFACTURER, INCLUDING ALL TRUSSES I/J/S ETC. - SIZES SHOWN ARE CALCULATED WITH MANUFACTURERS SOFTWARE NOT COMPATIBLE TO ALL MANUFACTURERS PRODUCTS.

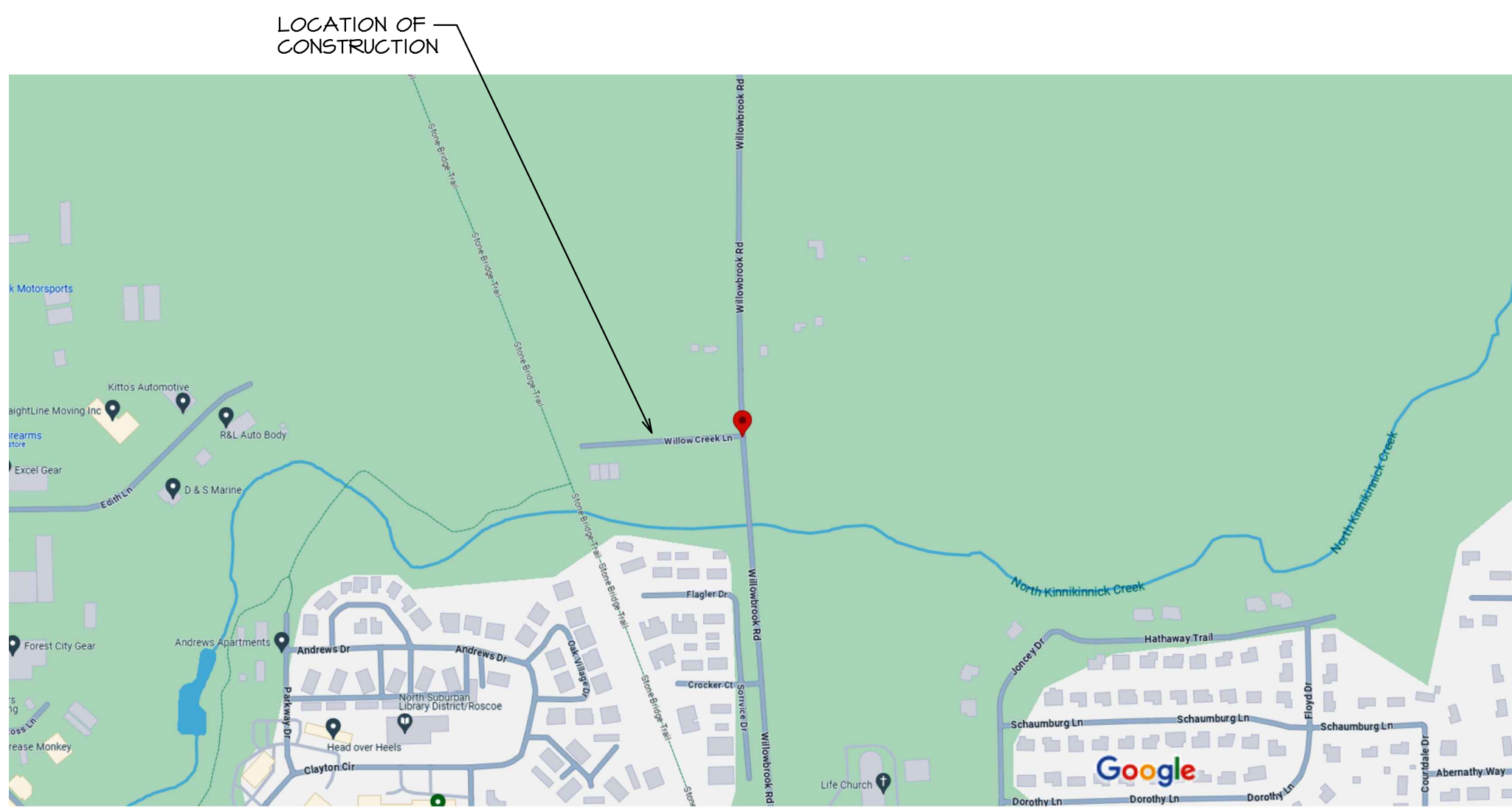
DUE TO THE LIMITLESS OPTIONS FOR INSULATION EXACT INSULATION TO BE COORDINATED W/ OWNER ALL R-VALUES LISTED IN THE 2021 IECC INSULATION LEDGER TO BE MET OR EXCEEDED.

ALL INTERIOR WALLS TO BE 2x4 UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE NOTED

IECC 2021 INSULATION LEGEND		
CLIMATE ZONE #5		CONTRACTOR TO VERIFY W/ LOCAL CODES
WINDOWS	FENESTRATION U-FACTOR	0.30 MAX.
	SKYLIGHT U-FACTOR	0.55 MAX.
	(SHGC) GLAZED FENESTRATION	0.40 MAX.
	CEILING R-VALUE	R-49
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FOUNDATION	BASEMENT WALL R-VALUE	R-15 CONT. OR R-19 CAVITY OR R-13 & R-5 CONT.
	SLAB R-VALUE & DEPTH	R-10 CONT. DOWN 48" MIN.
	CRAWLSPACE R-VALUE	R-15 CONT. OR R-19 CAVITY OR R-13 & R-5 CONT.

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VICINITY MAP



SITE MAP



SCALING NOTE:
30' x 42' OR 24' x 36' SHEETS = SCALE IS AS NOTED
15' x 21' OR 12' x 18' SHEETS ARE 1/2 THE SCALE

GENERAL NOTES:

- SECTION: R403.1.6 ATTACHMENT OF THE WOOD FRAMING TO THE FOUNDATION WALL, PROVIDE SILL PLATE ANCHOR BOLTS, WASHERS AND NUTS AT A MAXIMUM OF SIX FEET (6'-0") O.C., AND WITHIN TWELVE INCHES (12") OF THE CORNERS IN EACH DIRECTION.
- SECTION: R303.5 AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES HAVING A MINIMUM OPENING SIZE OF ONE QUARTER INCH (1/4") AND A MAXIMUM OPENING SIZE OF ONE HALF INCH (1/2"), IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.
- SECTION: R303.4 GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWER STALLS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN SIXTY INCHES (60") MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- SECTION: R303.4 GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN THIRTY SIX INCHES (36") HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN SIXTY INCHES (60") ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- SECTION: R313.2 THE SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
- SECTION: R314.5 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.5, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- SECTION: R318.3 THE CARBON MONOXIDE ALARM WILL BE PLACED OUTSIDE EACH SEPARATE SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACH BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- SECTION: R403.1.4 DECK, PIER FOOTING SHALL BE AT LEAST FORTY-TWO INCHES (42") BELOW GRADE.
- SECTION: R602.8 FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE-BLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTIONS BELOW.
- SECTION: IECC TABLE R402.1 U-FACTOR OF THE GLAZING: THE MAXIMUM U-FACTOR SHALL BE 0.30.
- SECTION: IECC TABLE(S) R402.1.2, R402.1.4 ALL R-VALUES AND U-FACTORS FOR ZONE 5 FOR ALL NEW BUILDING COMPONENTS
- SECTION: IECC R402.2.4 THE SIZE OF THE ATTIC ACCESS PANEL, INDICATE THE HATCH TO BE WEATHER STRIPPED AND INSULATED TO AN R-VALUE EQUIVALENT TO THE ATTIC.
- SECTION: IECC R402.4 THE CONTRACTOR IS TO PROVIDE A FINAL CERTIFIED BLOWER DOOR TEST AND AIR DUCT TEST REPORT PRIOR TO OR AT FINAL INSPECTION.
- SECTION: IECC TABLE 402.4.1 AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES THAT ARE ON THE EXTERIOR WALLS.
- SECTION: IECC TABLE R402.4.1 RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE (C-RATED AND SEALED).
- SECTION: IECC R403.3.1 SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS NOT LOCATED COMPLETELY WITHIN THE THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.
- SECTION: IECC R403.1 HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL "S" AS CALCULATED IN ACCORDANCE WITH ACCA.
- SECTION: IECC R404.1 A MINIMUM OF NINETY PERCENT (90%) OF LIGHTS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LIGHTS.
- SECTION: 040.1102 (B) 1071 ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2014 ILLINOIS PLUMBING CODE.
- SECTION: 040.1420 (b) c) NO HORIZONTAL DRY VENTS NOT MORE THAN FORTY-FIVE (45") DEGREES FROM THE VERTICAL ARE PERMITTED. FLOOR DRAINS ARE EXEMPT FROM THIS REQUIREMENT.
- SECTION: 040.1430 THE DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.
- SECTION: 040.640 (b) ALL SHOWER COMPARTMENTS AND SHOWER-BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE AND SHALL COMPLY WITH ASSE 1016, ASSE 1017 OR ASSE 1010 ADJUSTED TO A MAXIMUM SETTING OF ONE HUNDRED AND FIFTEEN (115") DEGREES FAHRENHEIT AT THE TIME OF INSTALLATION.
- SECTION: 040.420 (a) 4) A FULL SIZE CLEANOUT SHALL BE LOCATED WITHIN FIVE (5') FEET OF THE BUILDING FOUNDATION, INSIDE OR OUTSIDE, IN THE DIRECT LINE WITH THE BUILDING DRAIN AND SEWER.
- SECTION: 040.1370 (a) 3) IF AN EJECTOR PIT IS INSTALLED A SHUT-OFF VALVE AND CHECK VALVE SHALL BE INSTALLED ON THE TWO INCH (2") EJECTOR DISCHARGE PIPE AND SHALL CONNECT TO THE TOP PORTION OF A FOUR INCH (4") SANITARY DRAINAGE PIPE.
- SECTION: 040.1360 (e) THE EJECTOR PIT VENT SHALL BE TWO INCH (2") DIAMETER AND CONNECT TO THE SANITARY VENT SYSTEM.
- SECTION: 040.1370 (a) 3) THE STORM SUMP BASIN SHALL BE INSTALLED WITH ITS TOP EDGE AT Q LEAST TWO (2") INCHES ABOVE THE FINISHED FLOOR.
- SECTION: 040.1210 (f) 1) AIR CHAMBER'S SHALL BE INSTALLED IN THE RISER WATER PIPES, AND SHALL BE AT LEAST TWENTY-FOUR INCHES (24") IN LENGTH AND AT LEAST THE SAME SIZE AS THE RISER.
- SECTION: 040.1420, 040.1470 (a) ALL FLOOR DRAINS AND EACH PLUMBING FIXTURE SHALL BE INDIVIDUALLY VENTED.
- SECTION: 040.1370 (b) c) ALL FLOOR DRAINS SHALL BE ACCESSIBLE AND READILY CLEANED, AND SHALL BE LOCATED SO THAT THEY ARE EASILY VISIBLE.
- SECTION: IECC R403.5.3 ALL HOT WATER PIPING THREE-QUARTER (3/4") INCH OR LARGER SHALL BE INSULATED WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3.
- SECTION: 040.1180 (a), 040.1190 (b) A FULL-PORT SHUT-OFF VALVE SHALL BE LOCATED NEAR THE CURB OR PROPERTY LINE AND IMMEDIATELY INSIDE THE BUILDING, ON THE INLET AND OUTLET SIDE OF THE WATER METER AND SHALL BE PROVIDED WITH A DRAIN DOWN VALVE ON THE DISCHARGE SIDE OF THE METER VALVE.
- SECTION: R405.2.8.5 PROVIDE A DRAIN EDGE SHALL BE PROVIDED AT EAVES AND RAKE EDGES OF SHINGLE ROOFS.

COMPLIANCE STATEMENT -

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (215 ILL. ADM. CODE 400). ADA HAS NEITHER A SUBMITTAL REVIEW NOR AN INSPECTION PROCESS TO INTERPRET DISABILITY LAWS, AS PART OF THE CIVIL RIGHTS ACT AND NOT A CODE. ADA COMPLIANCE CAN NOT BE CERTIFIED TO. TO THE BEST OF MY ABILITY AND KNOWLEDGE, I HAVE INTERPRETED AND ATTEMPTED TO COMPLY WITH ALL ADA STANDARDS, 42 U.S.C. SECTION 12101 ET SEQ. THIS IS PERCEIVED COMPLIANCE, NOT CERTIFICATION.

SIGNED _____ DATED _____



LICENSE EXPIRES
11-30-2024

THE DESIGN AND PLANNING IDEAS CONTAINED IN THESE DRAWINGS ARE THE SOLE PROPERTY OF THE DESIGNER. THESE DRAWINGS, OR ANY PORTION THEREOF, ARE NOT TO BE USED OR COPIED BY ANY OTHER PERSON, ASSOCIATION, CORPORATION OR COMPANY WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THIS ACTION CONSTITUTES PLAGIARISM AND IS PROHIBITED BY LAW.

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PLAN REVIEW INFORMATION:

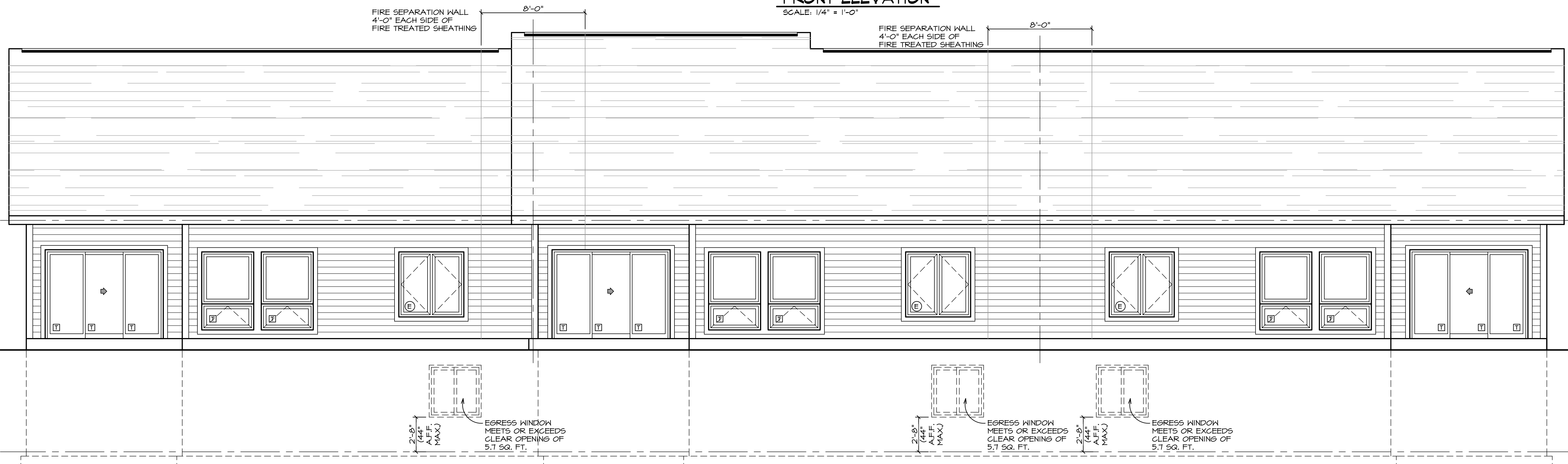
- Winnebago County Zoning Ordinance
- 2015 ICC [IBC] International Building Code (W/ local amendments)
 - 2015 ICC [IBC] International Existing Building Code (W/ local amendments)
 - 2015 ICC [IRC] International Residential Code for 1 & 2 Family Dwellings (W/ local amendments)
 - 2015 CDB [IAC] Illinois Accessibility Code
 - 2021 ICC [IECC] International Energy Conservation Code (W/ 2021 state amendments)
 - 2014 NFPA 70 [NEC] National Electrical Code (W/ local amendments)
 - 2015 ICC [IMC] International Mechanical Code (W/ local amendments)
 - 2014 DPH [IPC] Illinois Plumbing Code (W/ local amendments)
 - 2015 ICC [IMC] International Property Maintenance Code (W/ local amendments)
 - 2015 ICC [IFGC] International Fuel Gas Code (W/ local amendments)
 - 2015 ICC [IFC] International Fire Code (W/ local amendments)
 - 2015 NFPA 101 Life Safety Code, per the State Fire Marshal

USE GROUP:	CONDOMINIUM	R-2
TYPE OF CONSTRUCTION		5B
FULL SUPPRESSION		N/A
ALLOWABLE HEIGHT		40 FT
ACTUAL HEIGHT		24 FT
ACTUAL AREA	3 UNIT BUILDING (1,770 SF EA)	5,310 SF
EXTERIOR WALLS		0 HR
BASEMENT		YES
TENANT SEPARATION WALL		2 HR

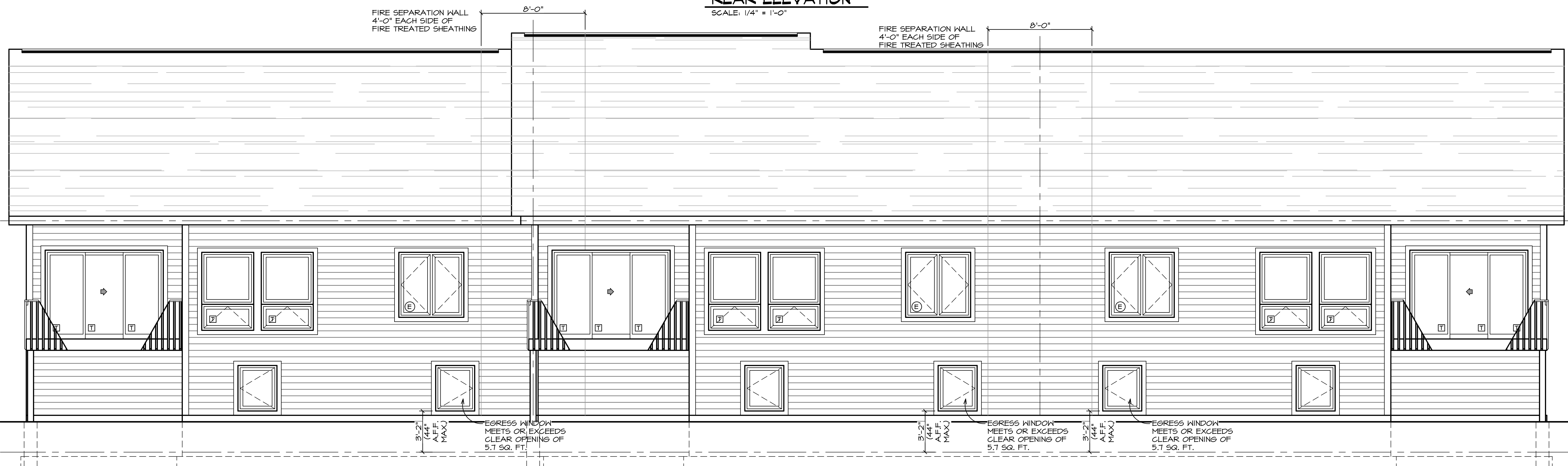
WILLOW CREEK CONDOS
TRIPLEX - MIRROR
WILLOW CREEK LN & WILLOWBROOK RD
ROSCOE IL 61073



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



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



REAR ELEVATION @ PARTIAL EXPOSURE
SCALE: 1/4" = 1'-0"

Exhibit "B"
Elevations
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

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ALL INTERIOR WALLS TO BE 2x4 UNLESS OTHERWISE NOTED.
ALL EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE NOTED

IECC 2021 INSULATION LEGEND (IL)	
CLIMATE ZONE #5	CONTRACTOR TO VERIFY W/ LOCAL CODES
WINDOWS	PENETRATION U-FACTOR 0.30 MAX.
	SKYLIGHT U-FACTOR 0.55 MAX.
	(SHGC) GLAZED PENETRATION 0.40 MAX.
	CEILING R-VALUE R-49
INSULATION	WOOD FRAME WALL R-30 CAVITY OR R-20 CAVITY & R-5 CONT. OR R-13 & R-10 CONT. OR R-20 CONT.
	MASS WALL R-VALUE R-13 CONT. / R-11 CAVITY
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WINDOW LEGEND	
WINDOW SIZES ON DRAWINGS ARE GENERIC SIZES.	
WINDOWS DESIGNATIONS AS FOLLOWS: 2650 (EXAMPLE) ARE 2'-6" WIDE x 5'-0" HIGH.	
↑ = DIRECTION OF OPERATION	
F = FIXED	
G = TEMPERED GLASS	
S = SAFETY GLAZING GLASS	
E = MEETS EGRESS REQUIREMENTS	

SCALING NOTE:
30 x 45 OR 34 x 36 SHEETS = SCALE IS AS NOTED
15 x 21 OR 12 x 18 SHEETS ARE 1/2 THE SCALE

PROJECT NO.: 199-24

DATE: 06/10/24

REVISIONS:

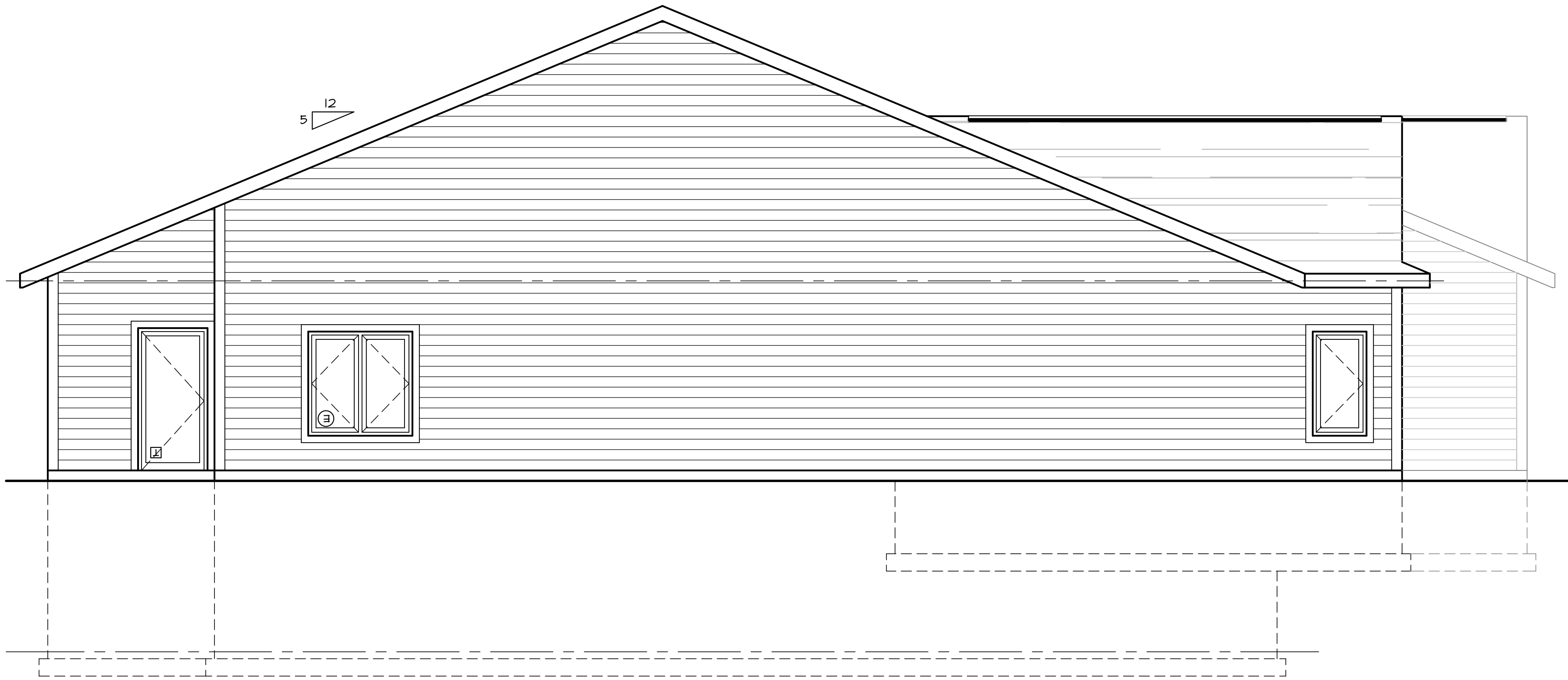
ARCHITECT:
JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOSE
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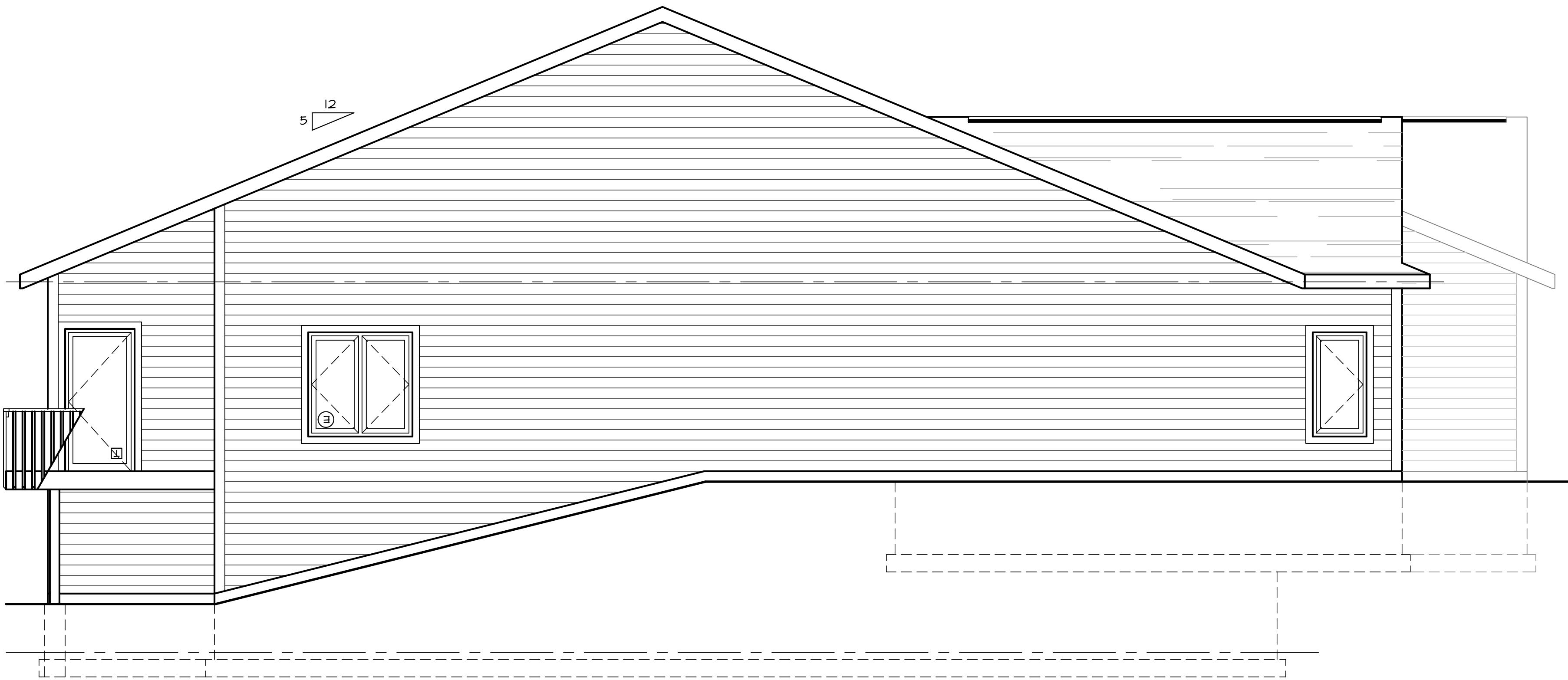
WILLOW CREEK CONDOS
TRIplex - MIRROR
WILLOW CREEK LN & WILLOWBROOK RD
ROSCOE IL 61073

A2

Item # 3



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION @ PARTIAL EXPOSURE
SCALE: 1/4" = 1'-0"

Exhibit "B"
Elevations

5729-5733 Willow Creek Lane
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WINDOW SIZES ON DRAWINGS ARE GENERIC SIZES.
WINDOWS DESIGNATIONS AS FOLLOWS:
2650 (EXAMPLE) ARE 2'-6" WIDE x 5'-0" HIGH.
➔ = DIRECTION OF OPERATION
[F] = FIXED
[T] = TEMPERED GLASS
[S] = SAFETY GLAZING GLASS
[E] = MEETS EGRESS REQUIREMENTS

SCALING NOTE:
30 x 42 OR 24 x 36 SHEETS = SCALE IS AS NOTED
15 x 21 OR 12 x 18 SHEETS ARE 1/2 THE SCALE

PROJECT NO.: 194-24

DATE: 06/10/24

ARCHITECT:
JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOSE
ROCKFORD, ILLINOIS 61107
(815) 540-5823
j.a.myers@mchsi.com

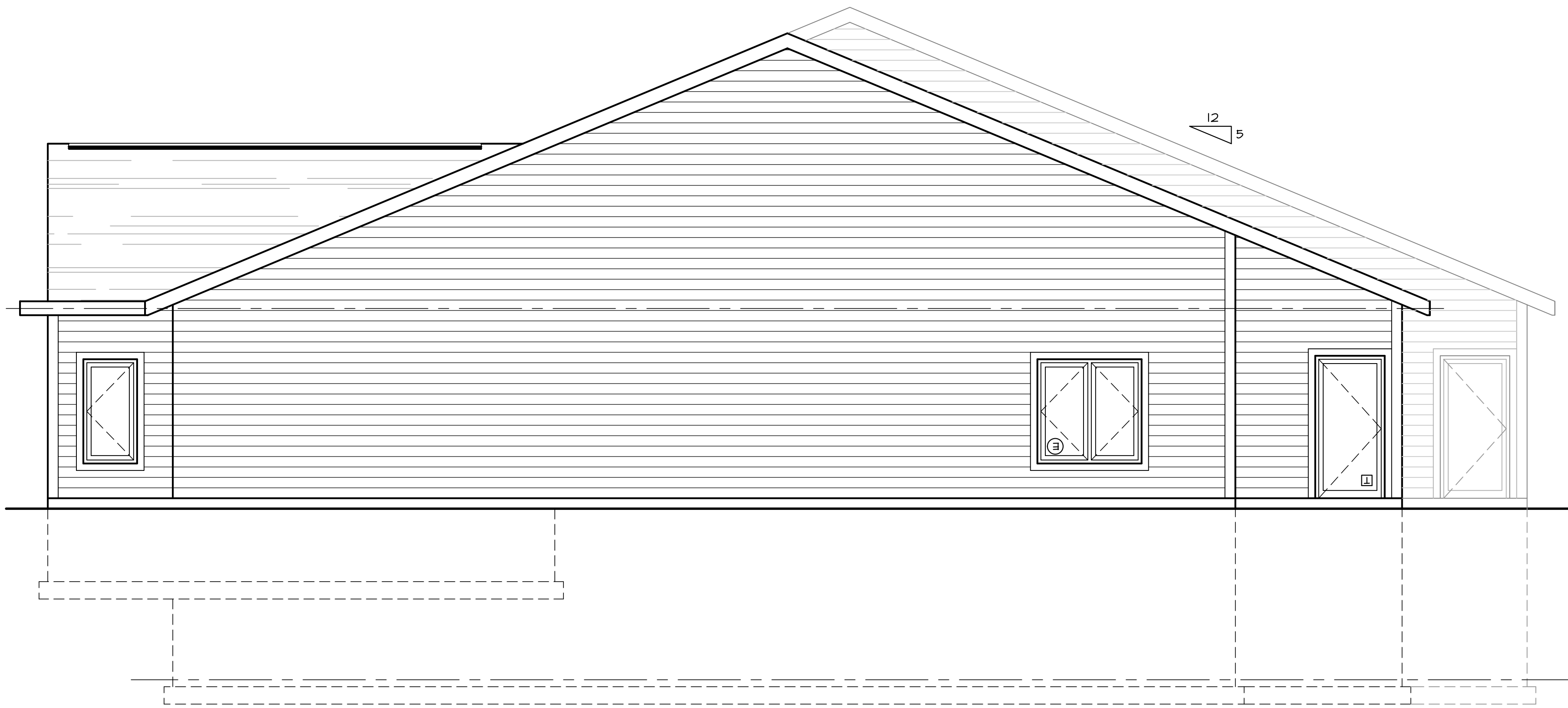
GENERAL CONTRACTOR:
TROY LANGE
815-494-8168

REVISIONS:

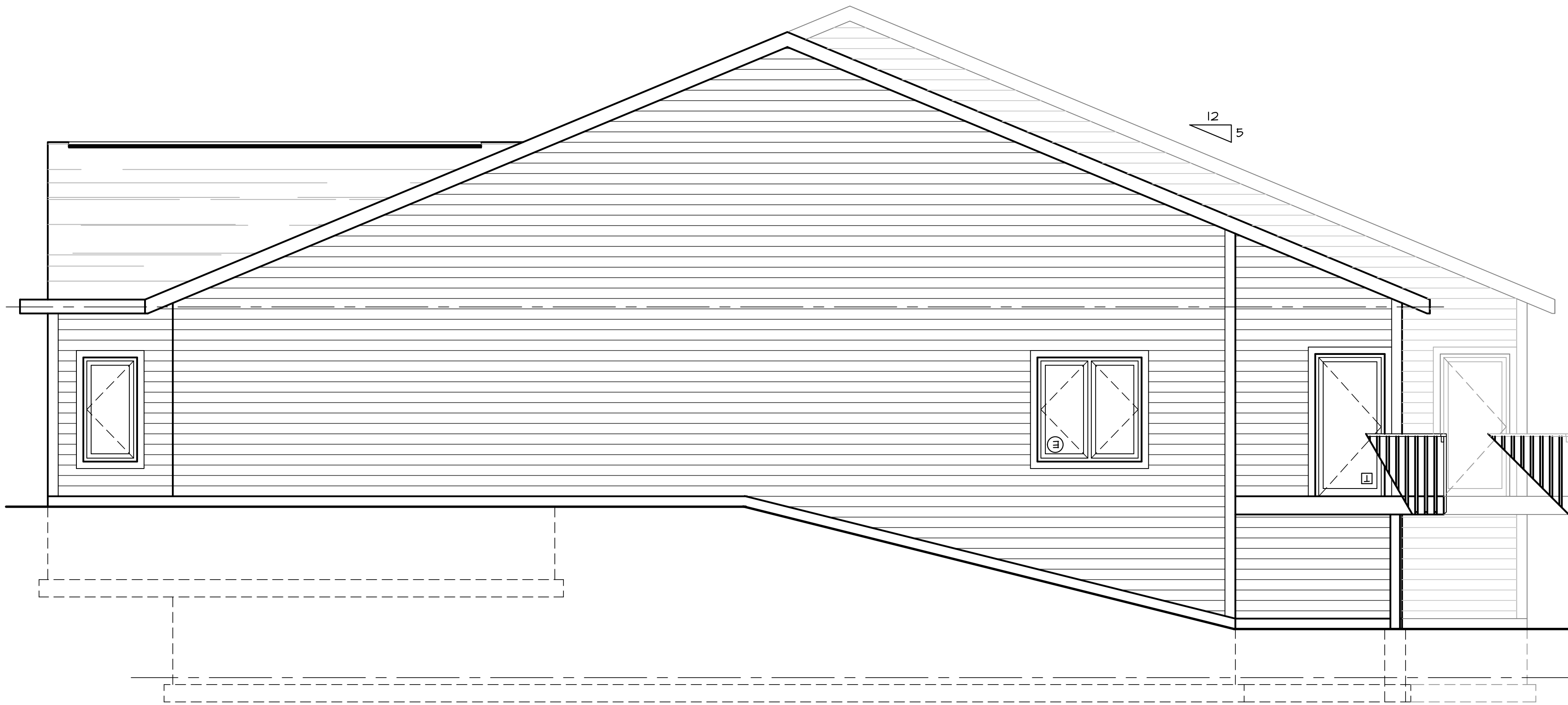
Item # 3

A3

WILLOW CREEK CONDOS
TRIplex - MIRROR
WILLOW CREEK LN & WILLOWBROOK RD
ROSCOE IL 61073



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION @ PARTIAL EXPOSURE
SCALE: 1/4" = 1'-0"

NOTES:
ALL STRUCTURAL COMPONENTS SHOWN ON THE DRAWINGS ARE TO BE VERIFIED BY SPECIFIC COMPONENT MANUFACTURER, INCLUDING ALL TRUSSES LVL'S ETC. - SIZES SHOWN ARE CALCULATED WITH MANUFACTURERS SOFTWARE NOT COMPATIBLE TO ALL MANUFACTURERS PRODUCTS.
DUE TO THE LIMITLESS OPTIONS FOR INSULATION EXACT INSULATION TO BE COORDINATED W/ OWNER ALL R VALUES LISTED IN THE 2018 IECC INSULATION LEDGER TO BE MET OR EXCEEDED.
ALL INTERIOR WALLS TO BE 2x4 UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE NOTED.

IECC 2021 INSULATION LEGEND (IL)	
CLIMATE ZONE #5	CONTRACTOR TO VERIFY W/ LOCAL CODES
WINDOWS	FENESTRATION U-FACTOR 0.30 MAX.
	SKYLIGHT U-FACTOR 0.55 MAX.
	(SHGC) GLAZED FENESTRATION 0.40 MAX.
	CEILING R-VALUE R-49
INSULATION	WOOD FRAME WALL R-30 CAVITY OR R-20 CAVITY & R-5 CONT. OR R-13 & R-10 CONT. OR R-20 CONT.
	MASS WALL R-VALUE R-13 CONT. / R-11 CAVITY
	FLOOR R-VALUE R-30
	BASEMENT WALL R-VALUE R-15 CONT. OR R-14 CAVITY OR R-13 & R-5 CONT.
FOUNDATION	SLAB R-VALUE & DEPTH R-10 CONT. DOWN 48" MIN.
	CRACKSPACE R-VALUE R-15 CONT. OR R-14 CAVITY OR R-13 & R-5 CONT.

- GENERAL NOTES:**
- IT IS OUR OBJECTIVE TO PROVIDE TO YOU ACCURATE DRAWINGS FOR THE CONSTRUCTION OF THIS HOUSE. INACCURACIES, DISCREPANCIES AND ERRORS SHALL BE REPORTED TO YOUNGS CONSULTING SERVICES BEFORE BEGINNING CONSTRUCTION. CONTRACTORS BEGINNING CONSTRUCTION BEFORE REPORTING THIS TO Y.C.S. CONSTITUTES RESPONSIBILITY AND LIABILITY TO SAID CONTRACTOR (SUB AND/OR GENERAL)
 - DUE TO DIFFERENT CONSTRUCTION METHODS AND MATERIALS USED BY DIFFERENT CONTRACTORS, ADJUSTMENTS MAY BE NEEDED TO THESE DRAWINGS, VERIFY EXACT FLOOR TO FLOOR HEIGHT BEFORE FABRICATING ANY STAIRS.

WINDOW LEGEND

WINDOW SIZES ON DRAWINGS ARE GENERIC SIZES.

WINDOWS DESIGNATIONS AS FOLLOWS:

2650 (EXAMPLE) ARE 2'-6" WIDE x 5'-0" HIGH.

→ = DIRECTION OF OPERATION

F = FIXED

T = TEMPERED GLASS

S = SAFETY GLAZING GLASS

E = MEETS EGRESS REQUIREMENTS

SCALING NOTE:
30 x 42 OR 24 x 36 SHEETS = SCALE IS AS NOTED
15 x 21 OR 12 x 18 SHEETS ARE 1/2 THE SCALE

PROJECT NO.: 194-24

DATE: 06/10/24

ARCHITECT:

GENERAL CONTRACTOR:

REVISIONS:

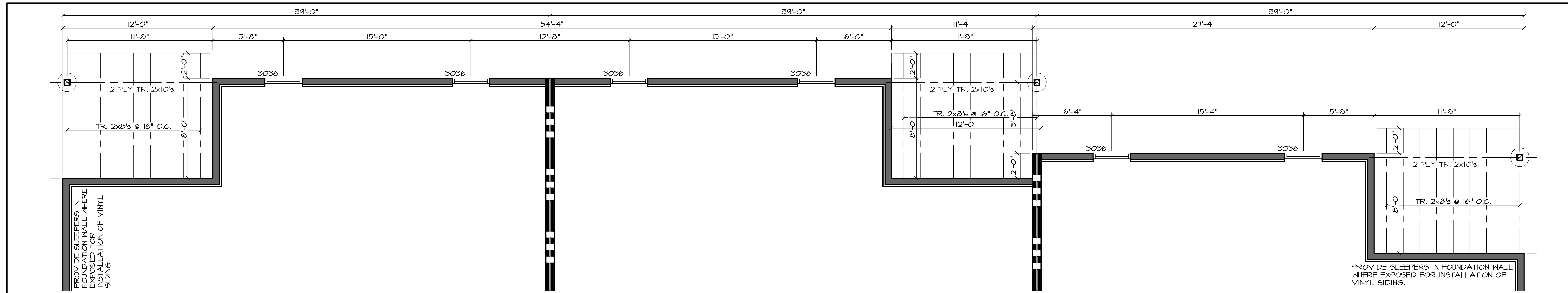
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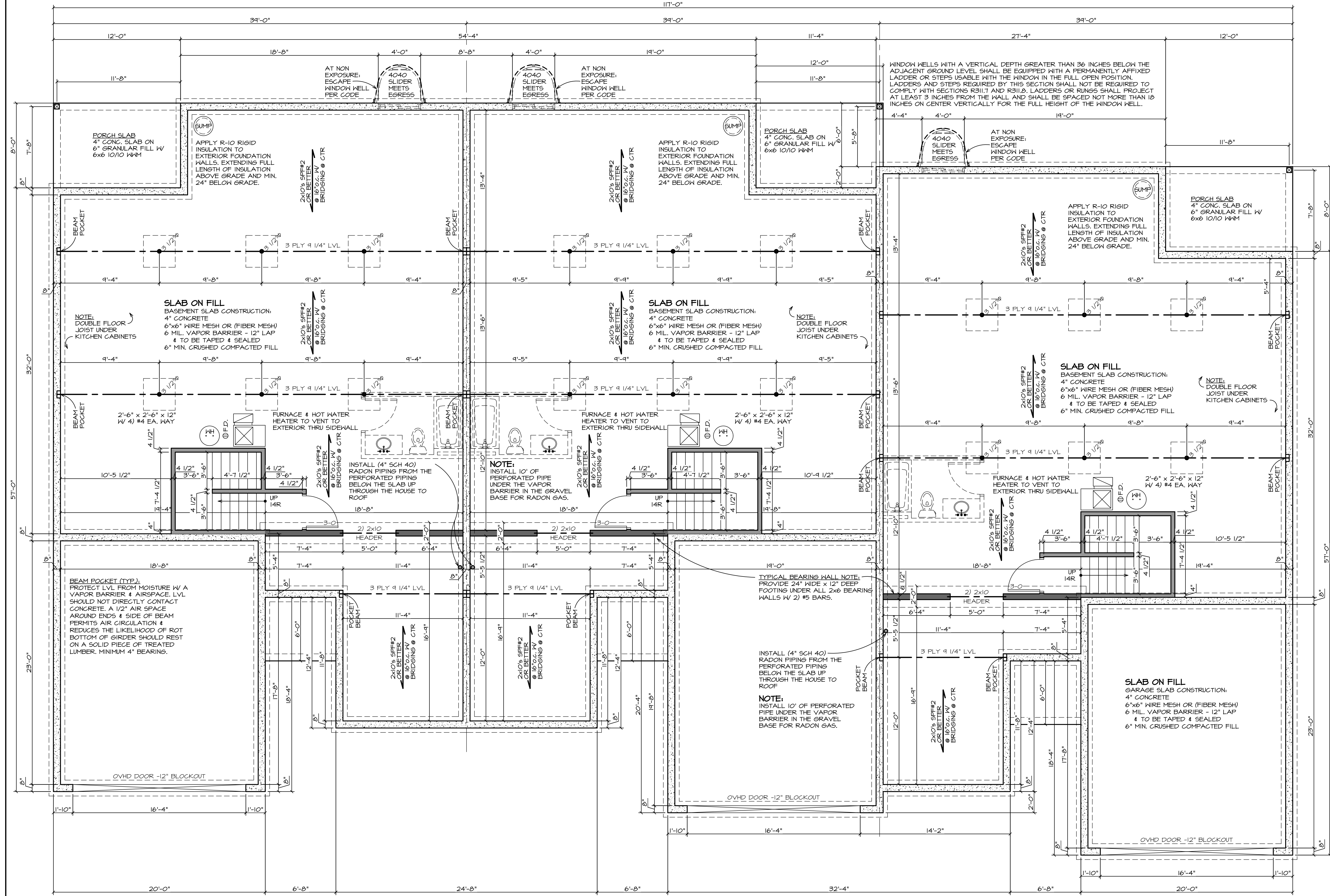
Item # 3

A4

WILLOW CREEK CONDOS
TRIplex - MIRROR
WILLOW CREEK LN & WILLOWBROOK RD
ROSCOE IL 61073



BASEMENT PLAN @ PARTIAL EXPOSURE
SCALE: 1/4" = 1'-0"



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

Exhibit "B"
Elevations
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

NOTES:
ALL STRUCTURAL COMPONENTS SHOWN ON THE DRAWINGS ARE TO BE VERIFIED BY SPECIFIC COMPONENT MANUFACTURER, INCLUDING ALL TRUSSES LVL'S ETC. - SIZES SHOWN ARE CALCULATED WITH MANUFACTURERS SOFTWARE NOT COMPATIBLE TO ALL MANUFACTURERS PRODUCTS.
DUE TO THE LIMITLESS OPTIONS FOR INSULATION EXACT INSULATION TO BE COORDINATED W/ OWNER ALL R VALUES LISTED IN THE 2018 IECC INSULATION LEDGER TO BE MET OR EXCEEDED.
ALL INTERIOR WALLS TO BE 2x4 UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE NOTED.

IECC 2021 INSULATION LEGEND (IL)	
CLIMATE ZONE #5	CONTRACTOR TO VERIFY W/ LOCAL CODES
WINDOWS	FENESTRATION U-FACTOR 0.30 MAX.
	SKYLIGHT U-FACTOR 0.55 MAX.
	(SHGC) GLAZED FENESTRATION 0.40 MAX.
INSULATION	CEILING R-VALUE R-41
	WOOD FRAME WALL R-VALUE R-30 CAVITY OR R-20 CAVITY & R-5 CONT. OR R-13 & R-10 CONT. OR R-20 CONT.
	MASS WALL R-VALUE R-13 CONT. / R-11 CAVITY
	FLOOR R-VALUE R-30
FOUNDATION	BASEMENT WALL R-VALUE R-15 CONT. OR R-14 CAVITY OR R-13 & R-5 CONT.
	SLAB R-VALUE 4 DEPTH R-10 CONT. DOWN 48" MIN.
	GRAVELSPACE R-VALUE R-15 CONT. OR R-14 CAVITY OR R-13 & R-5 CONT.

NOTE:
SITE PLAN REFLECTS BUILDING SETBACKS MET EXACT LOCATION OF HOUSE TO BE DETERMINED WITH OWNER & CONTRACTOR ON SITE.
TYPICAL BEARING WALL NOTE:
PROVIDE 24" WIDE x 8" DEEP FOOTING UNDER ALL 2x6 BEARING WALLS (W/ 2) #5 BARS.
NOTE:
PROVIDE SLEEPERS IN FOUNDATION WALL WHERE EXPOSED FOR INSTALLATION OF SIDING.
EXACT HEIGHT OF FROST / FOUNDATION WALLS TO BE COORDINATED & DETERMINED IN FIELD - FOOTING TO REST ON UNDISTURBED SOIL.
VERIFY EXACT EXPOSURE OF HOUSE IN FIELD. ADJUST AS REQ'D. (WINDOW SIZES COORDINATED W/ FINISH GRADE.)
NOTE:
1. WEATHER RESISTANT MEMBRANE TO BE USED UNDER SILLS (TYPICAL)
2. ALL SILL PLATES ARE TO BE OF TREATED LUMBER.
NOTE:
SPECIFIC FLOOR AND ROOF SUPPLIER TO PROVIDE COPY OF PROPOSED FLOOR OR ROOF DRAWING TO DESIGNER BEFORE EXCAVATION OF FOUNDATION.
ALL ANGLES TO BE 45°, UNLESS OTHERWISE NOTED.

GENERAL NOTES:
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2. DO NOT SCALE DRAWINGS - DIMENSIONS SHALL TAKE PRECEDENCE.
3. DUE TO DIFFERENT CONSTRUCTION METHODS AND MATERIALS USED BY DIFFERENT CONTRACTORS, ADJUSTMENTS MAY BE NEEDED TO THESE DRAWINGS. VERIFY EXACT FLOOR TO FLOOR HEIGHT BEFORE FABRICATING ANY STAIRS.

WALL LEGEND	
	8" THICK CONCRETE FOUNDATION WALL W/ FOOTING
	10" THICK CONCRETE FOUNDATION WALL W/ BRICK LEDGE W/ FOOTING
	2x6 STUD WALL W/ FOOTING
	2x4 STUD WALL

SCALING NOTE:
30 x 45 OR 24 x 36 SHEETS = SCALE IS AS NOTED
15 x 21 OR 12 x 18 SHEETS ARE 1/2 THE SCALE

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GENERAL CONTRACTOR:
TROY LANGE
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PROJECT NO.: 194-24

DATE: 06/10/24

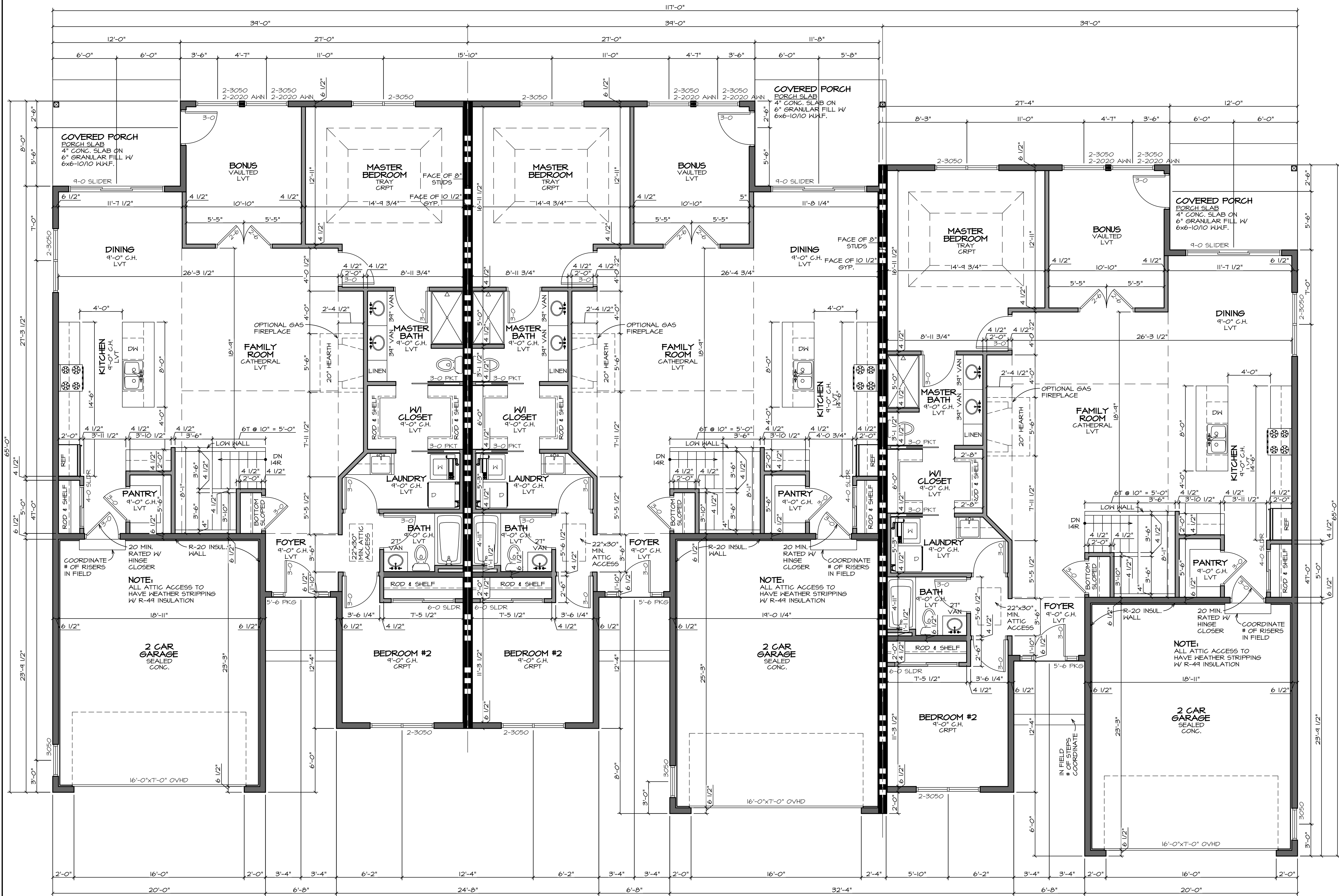
REVISIONS:

Item # 3

S1

WILLOW CREEK CONDOS
TRIPLEX - MIRROR
WILLOW CREEK LN & WILLOWBROOK RD
ROSCOE IL 61073

22



1ST FLOOR 1/70 S.F. EACH SIDE
FLOOR PLAN
SCALE: 1/4" = 1'-0"

Exhibit "B"
Elevations
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

NOTES:
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DUE TO THE LIMITLESS OPTIONS FOR INSULATION EXACT INSULATION TO BE COORDINATED W/ OWNER ALL R VALUES LISTED IN THE 2018 IECC INSULATION LEDGER TO BE MET OR EXCEEDED.
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ALL EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE NOTED.

IECC 2021 INSULATION LEGEND (IL)	
CLIMATE ZONE #5	CONTRACTOR TO VERIFY W/ LOCAL CODES
WINDOWS	FENESTRATION U-FACTOR 0.30 MAX.
	SKYLIGHT U-FACTOR 0.55 MAX.
	(SHGC) GLAZED FENESTRATION 0.40 MAX.
	CEILING R-VALUE R-44
INSULATION	WOOD FRAME WALL R-30 CAVITY OR R-20 CAVITY & R-5 CONT. OR R-13 & R-10 CONT. OR R-20 CONT.
	MASS WALL R-VALUE R-13 CONT. / R-11 CAVITY
	FLOOR R-VALUE R-30
	BASEMENT WALL R-VALUE R-15 CONT. OR R-14 CAVITY OR R-13 & R-5 CONT.
FOUNDATION	SLAB R-VALUE & DEPTH R-10 CONT. DOWN 48" MIN.
	CRACKSPACE R-VALUE R-15 CONT. OR R-14 CAVITY OR R-13 & R-5 CONT.

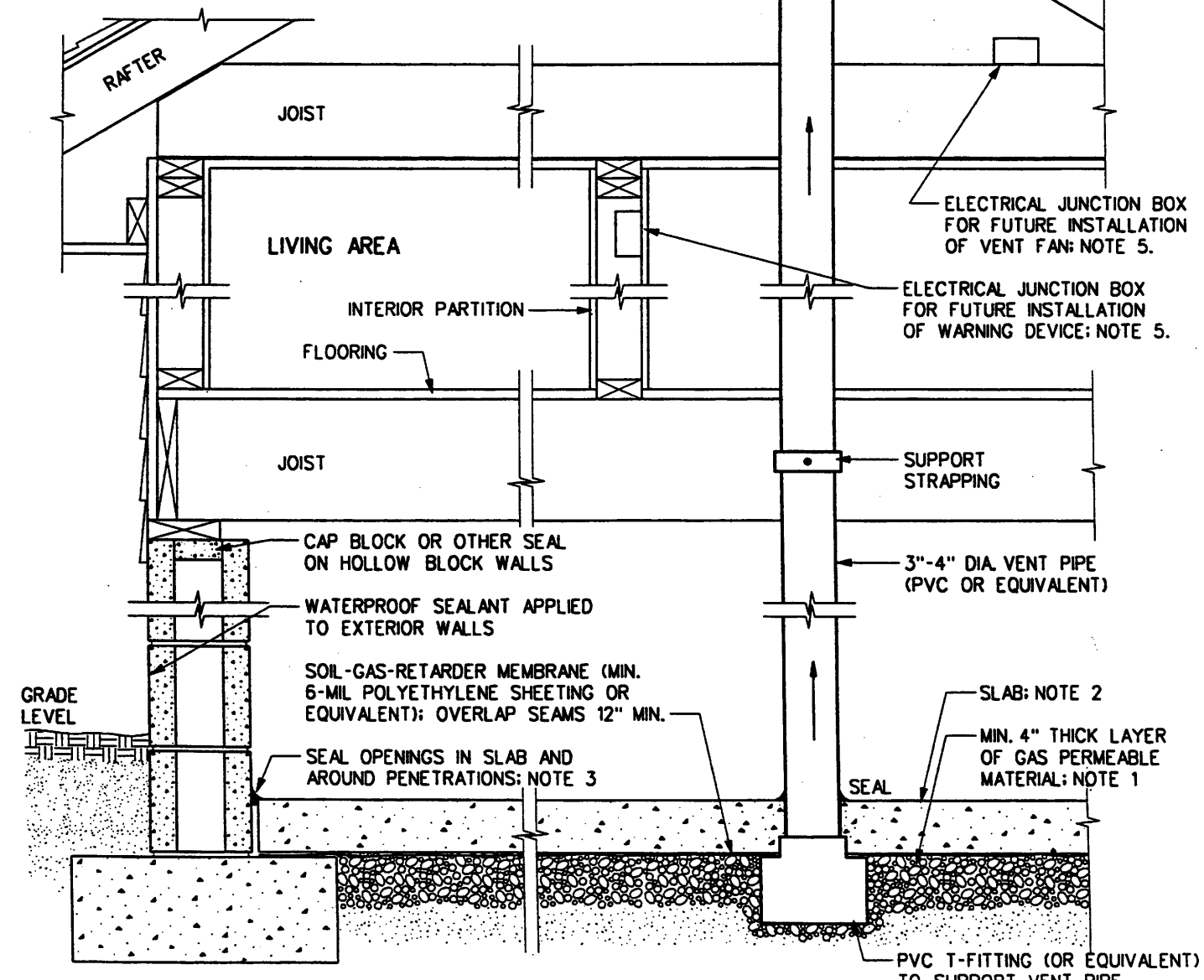
- NOTE:**
PROVIDE SLEEPERS IN FOUNDATION WALL WHERE EXPOSED FOR INSTALLATION OF SIDING.
VERIFY EXACT EXPOSURE OF HOUSE IN FIELD. ADJUST AS REQ'D. (WINDOW SIZES COORDINATED W/ FINISH GRADE.)
- NOTE:**
1. WEATHER RESISTANT MEMBRANE TO BE USED UNDER SILLS (TYPICAL)
2. ALL SILL PLATES ARE TO BE OF TREATED LUMBER.
- NOTE:**
SPECIFIC FLOOR AND ROOF SUPPLIER TO PROVIDE COPY OF PROPOSED FLOOR OR ROOF DRAINING TO DESIGNER BEFORE EXCAVATION OF FOUNDATION.
ALL ANGLES TO BE 45°, UNLESS OTHERWISE NOTED.
- GENERAL NOTES:**
1. IT IS OUR OBJECTIVE TO PROVIDE TO YOU ACCURATE DRAWINGS FOR THE CONSTRUCTION OF THIS HOUSE. INACCURACIES, DISCREPANCIES AND ERRORS SHALL BE REPORTED TO YOUNGS CONSULTING SERVICES BEFORE BEGINNING CONSTRUCTION. CONTRACTORS BEGINNING CONSTRUCTION BEFORE REPORTING THIS TO Y.C.S. CONSTITUTES RESPONSIBILITY AND LIABILITY TO SAID CONTRACTOR (SUB AND/OR GENERAL).
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3. DUE TO DIFFERENT CONSTRUCTION METHODS AND MATERIALS USED BY DIFFERENT CONTRACTORS, ADJUSTMENTS MAY BE NEEDED TO THESE DRAWINGS. VERIFY EXACT FLOOR TO FLOOR HEIGHT BEFORE FABRICATING ANY STAIRS.

WALL LEGEND	
	2x6 STUD WALL W/ BRICK
	2x6 STUD WALL
	2x4 STUD WALL W/ BRICK
	2x4 STUD WALL

SCALING NOTE:
30 x 45 OR 24 x 36 SHEETS = SCALE IS AS NOTED
15 x 21 OR 12 x 18 SHEETS ARE 1/2 THE SCALE

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

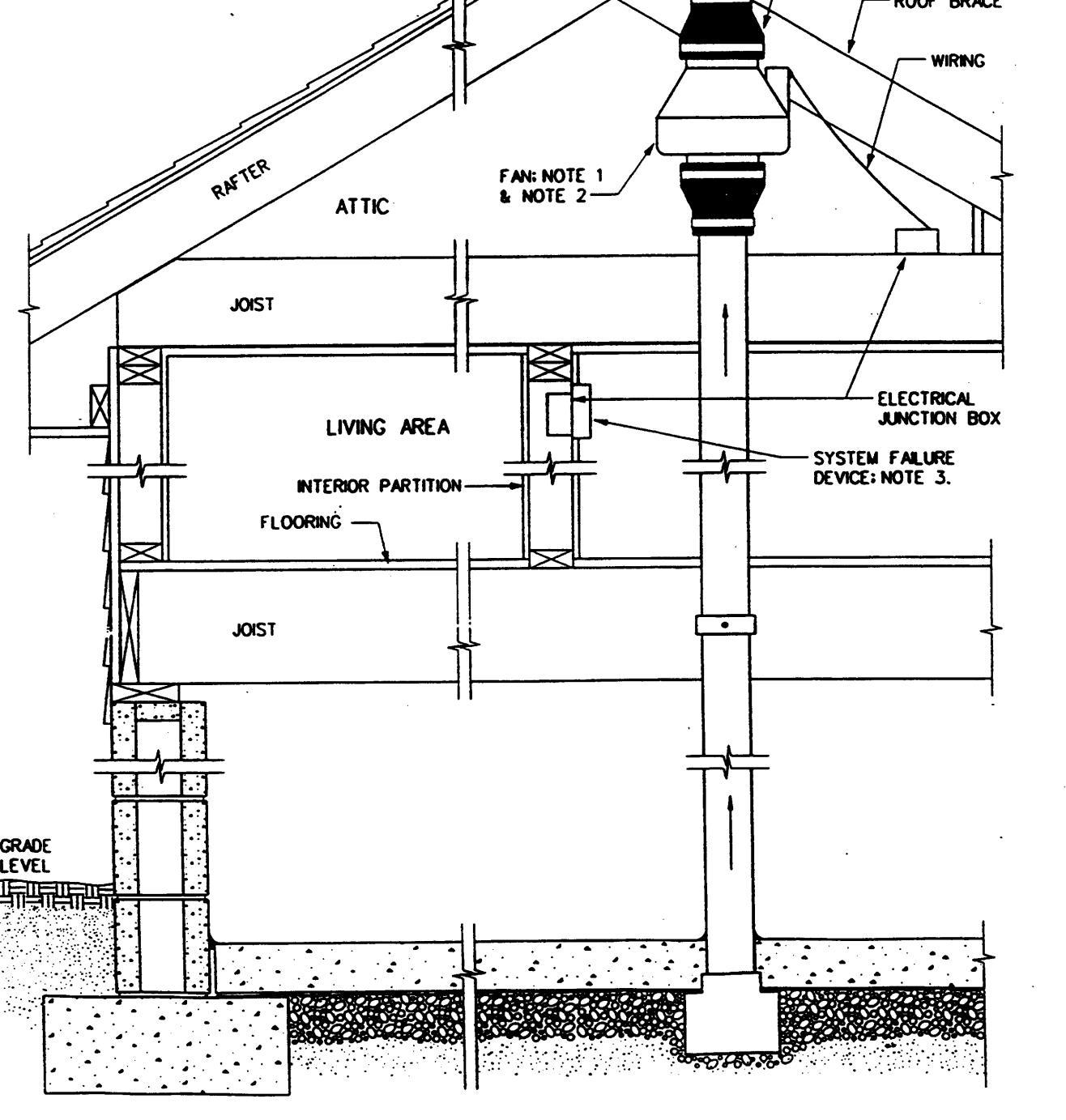
- NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAD OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF GAS CAUSES.
 2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REF'S: "AC308.1R" & "AC308.2R" OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
 3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-97.
 4. VENT PIPES SHALL BE INSTALLED SO THAT ANY BANWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
 5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



PASSIVE RADON MITIGATION SYSTEM
SCALE: N.T.S.

ADDITIONAL COMPONENTS REQUIRED FOR ACTIVATION OF PASSIVE SUB-SLAB DEPRESSURIZATION OR CRAWLSPACE RADON CONTROL SYSTEM

- NOTES:
1. INSTALL THE VENT FAN IN THE VERTICAL RUN OF THE VENT PIPE. THE SIZE AND AIR MOVEMENT CAPACITY OF THE VENT FAN SHALL BE SUFFICIENT TO CREATE AND MAINTAIN A PRESSURE FIELD BENEATH THE SLAB OR CRAWLSPACE MEMBRANE THAT IS LOWER THAN THE PRESSURE ABOVE THE SLAB OR MEMBRANE.
 2. ALL POSITIVELY PRESSURED PORTIONS OF THE VENT PIPE AND FAN SHALL BE LOCATED OUTSIDE THE HABITABLE SPACE OF THE BUILDING.
 3. PROVIDE A VISIBLE OR AUDIBLE WARNING SYSTEM TO ALERT THE BUILDING OCCUPANT IF THERE IS A LOSS OF PRESSURE OR AIR FLOW IN THE VENT PIPE.



ACTIVE RADON MITIGATION SYSTEM
SCALE: N.T.S.

ACTIVE RADON NOTE:
THE EPA RECOMMENDS AN ACTIVE RADON SYSTEM BE INSTALLED IF THE HOME CONTAINS RADON LEVELS AT OR ABOVE A 4.0

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3820 GENERIC

GYPSUM WALLBOARD, WOOD STUDS

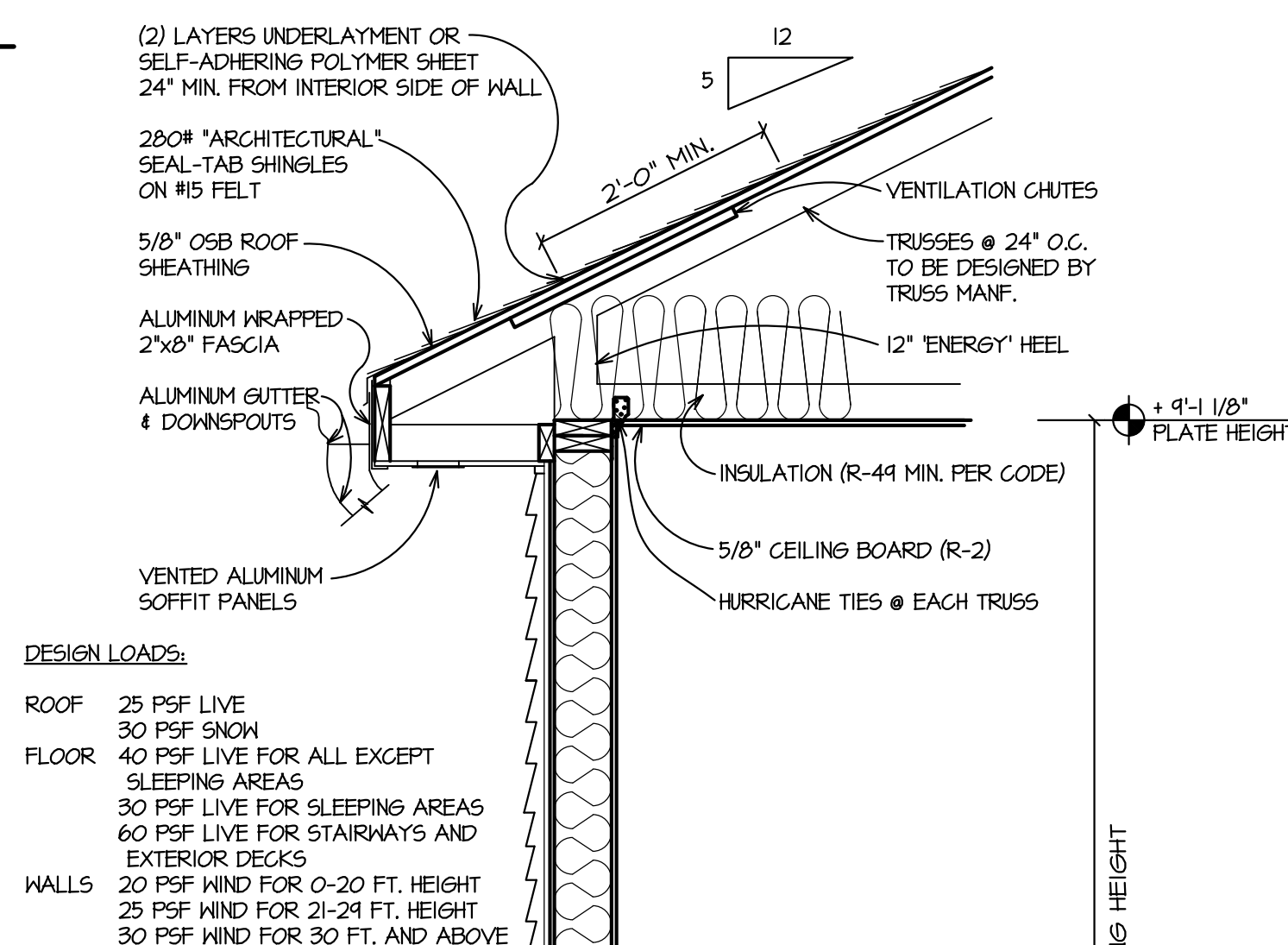
Base layer 1/4" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 1st coated nails, 1 1/2" long, 0.095" shank, 1/4" heads, 24" o.c. Face layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 3rd coated nails, 2 1/4" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 16" each layer and side. Sound tested with 3 1/2" glass fiber insulation stapled to studs in stud spaces on one side and with nails for base layer spaced 8" o.c. Horizontal bracing required at mid-height. (LOAD-BEARING)

	2 HOUR FIRE	55 TO 59 STC SOUND
Thickness:	1 1/4"	
Approx. Weight:	13 pcf	
Fire Test:	See WP 4135 (FM WP 380, 9-27-74)	
UL Rating:	UL R403A, 10-31-88	
Sound Test:	NGC 3056, 4-7-70	

FIRE ASSEMBLY #6A WP-3820 TENANT SEPARATION WALL SECTION

SCALE: 3/4" = 1'-0"



DESIGN LOADS:

ROOF: 25 PSF LIVE
30 PSF SNOB
FLOOR: 40 PSF LIVE FOR ALL EXCEPT SLEEPING AREAS
30 PSF LIVE FOR SLEEPING AREAS
60 PSF LIVE FOR STAIRWAYS AND EXTERIOR DECKS
20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-24 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE

LIGHT & VENT. SCHEDULE

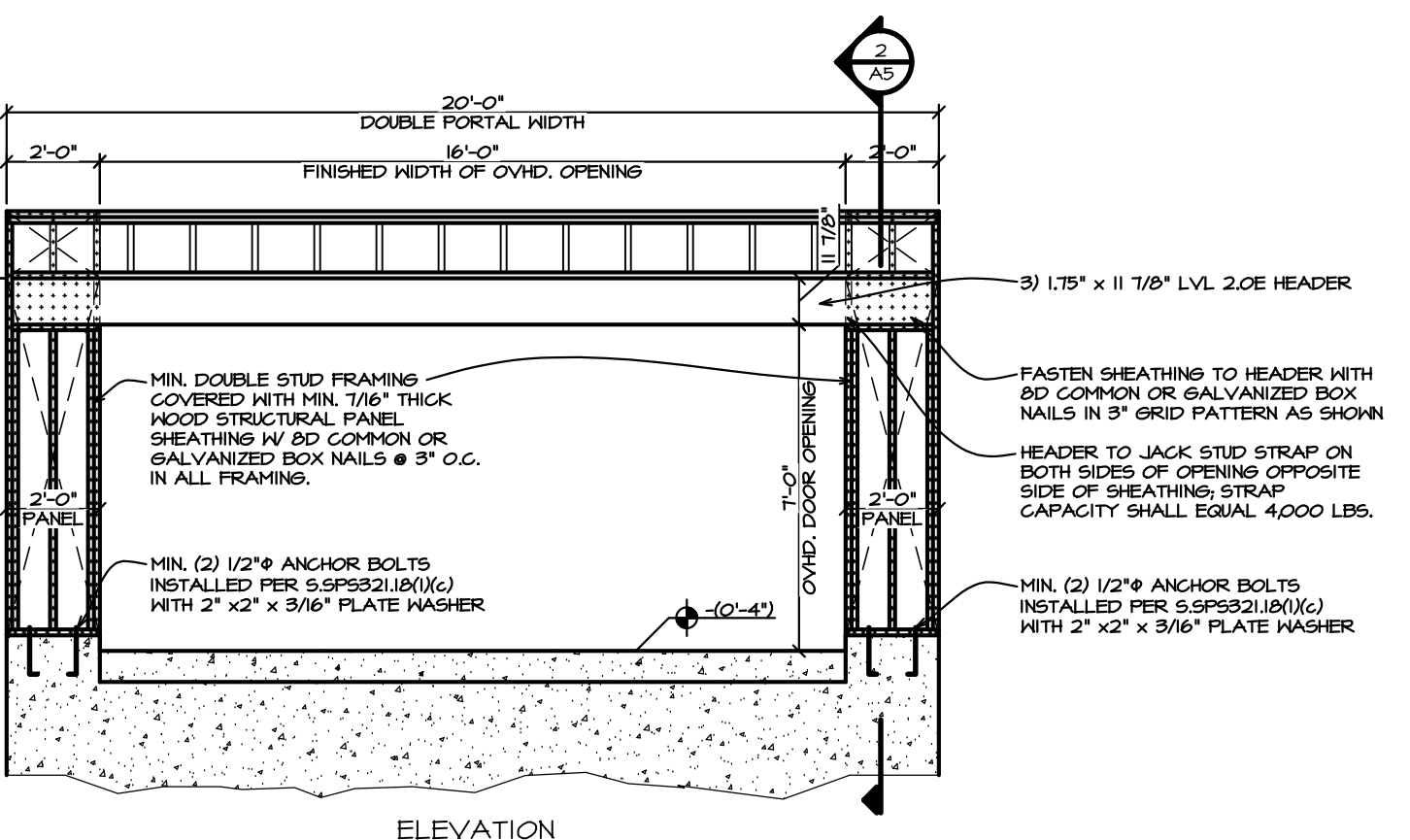
ROOM NAME	S.F.	LIGHT		VENT	
		REQ'D	ACTUAL	REQ'D	ACTUAL
1ST FLOOR					
FAMILY RM	616	49.28	>	24.64	>
DINING					
KITCHEN					
MBTR BEDROOM	237	18.96	>	4.48	>
BEDROOM #2	137	10.96	>	5.48	>
BONUS	140	11.2	>	5.6	>

NOTE: ALL CALCULATIONS MUST BE VERIFIED W/ WINDOW MANUFACTURER.

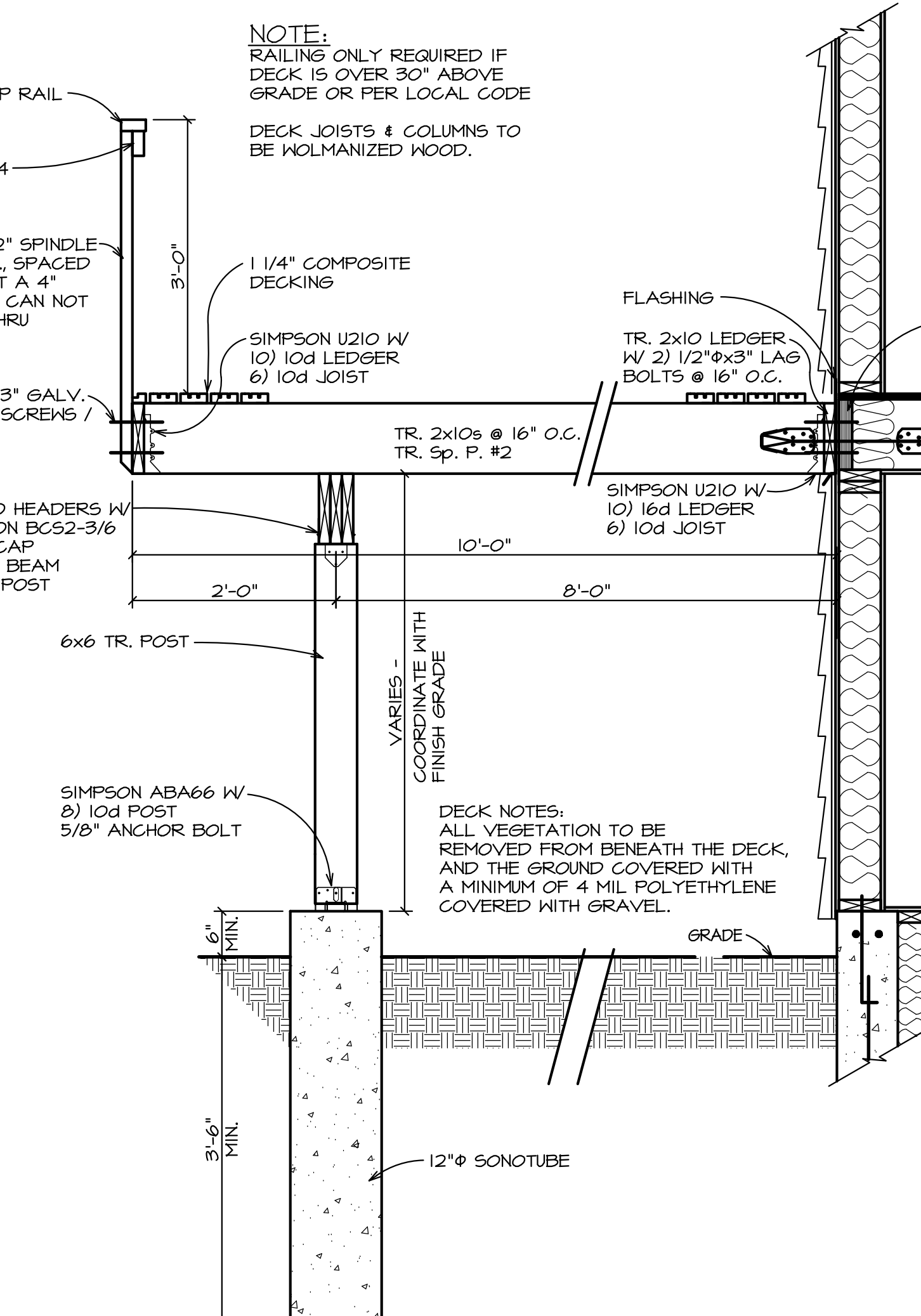
BASEMENT AREA LIGHT AND VENT REQUIREMENTS TO BE SATISFIED PER LOCAL CODE WITH ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. CONTRACTOR TO PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR.

ATTIC AREA VENT REQUIREMENTS TO BE SATISFIED AS PER LOCAL CODE. THE REQUIRED AREA SHALL BE 1/150 OR 1/300 IF A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING. WHERE RIDGE OR GABLE VENTS ARE UTILIZED, VENTS SHALL PROVIDE 1/2 OF THE VENTILATION OPENINGS, WITH THE BALANCE OF THE VENTILATION PROVIDED BY THE EAVE OR VORNOGE VENTS. THE OPENING SHALL BE COVERED WITH CORROSION-RESISTANT MESH OR OTHER APPROVED MATERIAL WITH THE OPENING NOT MORE THAN 1/4"

BATHROOM AND LAUNDRY AREA LIGHT AND VENT REQUIREMENTS TO BE SATISFIED PER LOCAL CODE WITH ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. CONTRACTOR TO PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR.

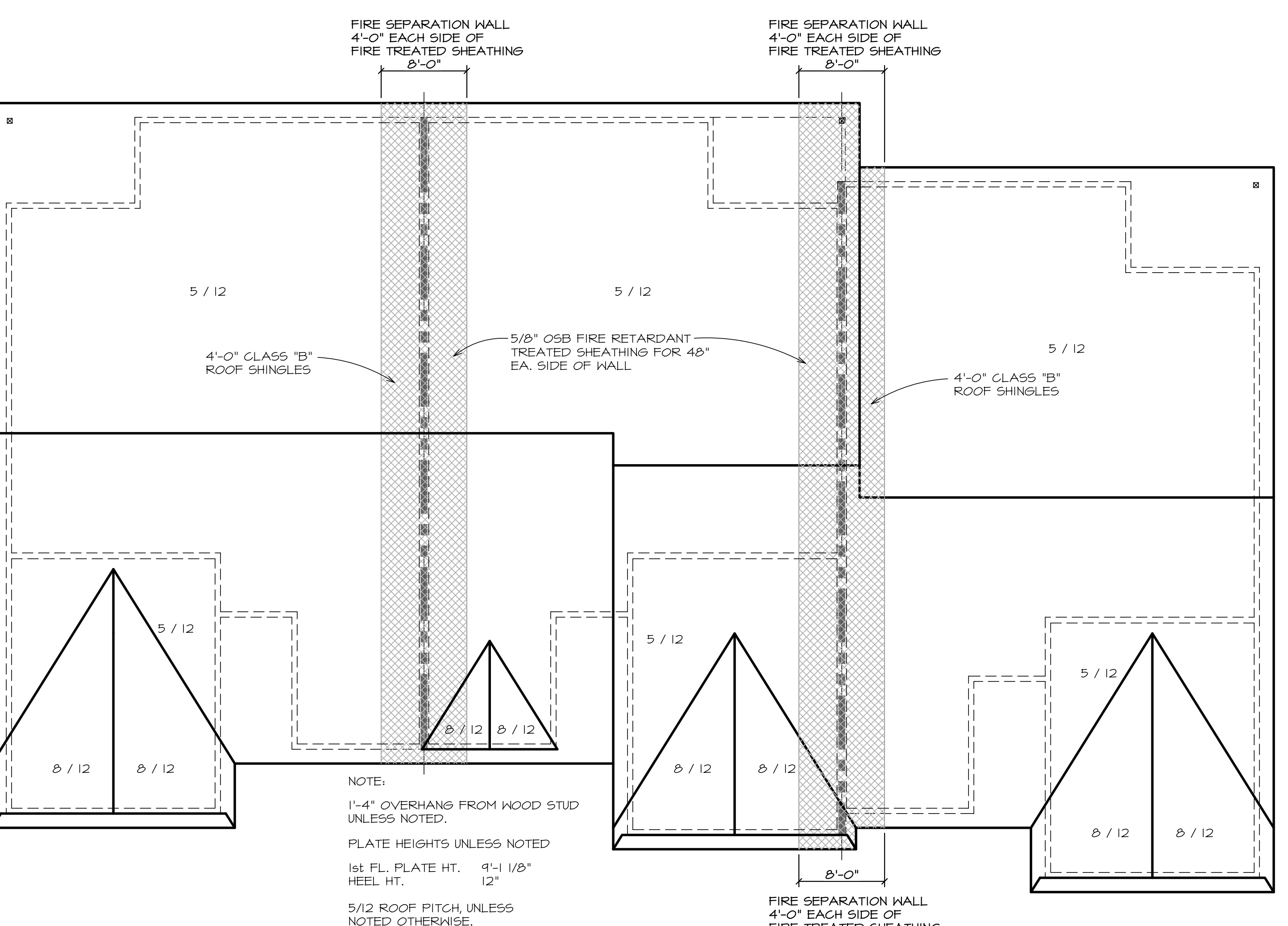


PORTAL FRAME @ 1 7/8" LVL HEADER
SCALE: 1/4" = 1'-0"



DECK DETAIL @ EXPOSURE
SCALE: 3/4" = 1'-0"

SCALING NOTE:
30" x 45" OR 24" x 36 SHEETS = SCALE IS AS NOTED
15" x 21" OR 12" x 18 SHEETS ARE 1/2 THE SCALE



ROOF PLAN
SCALE: 1/8" = 1'-0"

WALL DETAIL
SCALE: 3/4" = 1'-0"

NOTES:
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DUE TO THE LIMITLESS OPTIONS FOR INSULATION EXACT INSULATION TO BE COORDINATED W/ OWNER ALL R-VALUES LISTED IN THE 2019 IECC INSULATION LEGISLATOR TO BE MET OR EXCEEDED.

ALL INTERIOR WALLS TO BE 2x4 UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE NOTED

IECC 2021 INSULATION LEGEND (IL)		
CLIMATE ZONE #5		CONTRACTOR TO VERIFY W/ LOCAL CODES
WINDOWS	PENETRATION U-FACTOR	0.30 MAX.
	SKYLIGHT U-FACTOR	0.55 MAX.
	(SHGC) GLAZED PENETRATION	0.40 MAX.
INSULATION	CEILING R-VALUE	R-49
	WOOD FRAME WALL R-VALUE	R-30 CAVITY OR R-20 CAVITY & R-5 CONT. OR R-13 & R-10 CONT. OR R-20 CONT.
	MASS WALL R-VALUE	R-13 CONT. / R-11 CAVITY
	FLOOR R-VALUE	R-30
	BASEMENT WALL R-VALUE	R-15 CONT. OR R-14 CAVITY OR R-13 & R-5 CONT.
FOUNDATION	SLAB R-VALUE & DEPTH	R-10 CONT. DOWN 48" MIN.
	CRAWLSPACE R-VALUE	R-15 CONT. OR R-14 CAVITY OR R-13 & R-5 CONT.

- GENERAL NOTES:
1. IT IS OUR OBJECTIVE TO PROVIDE TO YOU ACCURATE DRAWINGS FOR THE CONSTRUCTION OF THIS HOUSE. INACCURACIES, DISCREPANCIES AND ERRORS SHALL BE REPORTED TO YOUNGS CONSULTING SERVICES BEFORE BEGINNING CONSTRUCTION. CONTRACTORS BEGINNING CONSTRUCTION BEFORE REPORTING THIS TO Y.C.S. CONSTITUTES RESPONSIBILITY AND LIABILITY TO SAID CONTRACTOR (SUB AND/OR GENERAL).
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**WILLOW CREEK CONDOS
TRIplex - MIRROR**
WILLOW CREEK LN & WILLOWBROOK RD
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PROJECT NO.: 194-24
DATE: 06/10/24
REVISIONS:

A5

Exhibit "B"
Elevations
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

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- DO NOT SCALE DRAWINGS - DIMENSIONS SHALL TAKE PRECEDENCE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
WINNEBAGO COUNTY ZONING ORDINANCE
2015 NORTHWEST ILLINOIS REGIONAL BUILDING CODE (THE REGIONAL CODE)
2015 ICC (IRC) INTERNATIONAL RESIDENTIAL CODE FOR 1 & 2 FAMILY DWELLINGS (W/ LOCAL AMENDMENTS)
2021 ICC (IECC) INTERNATIONAL ENERGY CONSERVATION CODE (W/ 2021 STATE AMENDMENTS)
- EACH SUBCONTRACTOR SHALL ARRANGE FOR INSPECTIONS OF HIS WORK. HE SHALL REMAIN AT THE JOB SITE DURING SUCH INSPECTIONS. ANY WORK NOT MEETING THE LOCAL CODES AND SELECTED BY INSPECTIONS OFFICIALS SHALL BE CORRECTED AT ONCE. EACH SUBCONTRACTOR SHALL KEEP HIS WORK AREA CLEAN, DEBRIS AND EXCAVATED MATERIALS SHALL BE REMOVED PROMPTLY OFF SITE AND DISPOSED OF LEGALLY.
- ALL WORK SHALL BE GUARANTEED FOR A PERIOD NOT LESS THAN ONE YEAR OR LONGER PER CONTRACT BETWEEN OWNER / CONTRACTOR FROM DATE OF COMPLETION, SUBMIT WRITTEN GUARANTEE FROM EACH TRADE.
- STREET ADDRESS NUMBERS ARE REQUIRED NUMBERS OR ADDRESS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, IN PLACE PRIOR TO OCCUPANCY, PER LOCAL CODE. TYPICALLY 4"-6" HIGH LETTERS, COLOR CONTRASTING WITH A BACKGROUND.
- MINIMUM DESIGN LOADS:

	LIVE (PSF)	DEAD (PSF)	TOTAL (PSF)
FIRST FLOOR	40	15	55
UPPER FLOORS	40	15	55
ROOF	30	20	50
WIND ON STRUCTURE			20
- FIELD VERIFY ALL GUTTERS AND DOWNSPOUT LOCATIONS WITH OWNER. GUTTERS & DOWNSPOUTS SHALL BE DESIGNED TO DISCHARGE WATER AWAY FROM BUILDING.
- GARAGE TO HOUSE DOOR SHALL BE (1) HR. FIRE RATED WITH UL LABEL WITH HINGE CLOSER. GARAGE SHALL BE SEPARATED FROM ADJACENT INTERIOR SPACE BY A FIRE PARTITION HAVING A RESISTANCE RATING NOT LESS THAN 1 HR.
- FINISH CARPENTER CONTRACTOR SHALL CAULK ALL JOINTS AT DOORS, WINDOWS, ETC. AND PROVIDE ALUMINUM THRESHOLD AND HEATHER-STRIPPING AT ALL EXTERIOR OPENINGS.
- DETERMINE EXACT CABINET SIZE ON JOB (FIELD MEASURE) AFTER WALL FINISH IS APPLIED.
- CONCRETE CURB 4" HIGH TO BE PROVIDED BETWEEN GARAGE AND RESIDENCE.

SITE NOTES:

- CONTRACTOR SHALL VISIT SITE, VERIFY, ASSESS ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH PROJECT.
- SITUATE HOUSE ON THE LOT PER APPROVED SITE PLAN, INCLUDING ANY NOTES OR COMMENTS MADE UPON SAID SITE PLAN.
- NATURAL DRAINAGE OF SITE SHALL BE MAINTAINED. ALL GRADINGS AND DRAINAGE AT AND ALONG LOT LINES SHALL BE UNCHANGED.
- BE SURE DRAINAGE IS DIRECTED AWAY FROM ALL SIDES OF RESIDENCE, SITE DRAINAGE AND CORRESPONDING GRADING TO FOLLOW SUBDIVISION ENGINEERING PLAN, AND APPROVED SITE PLAN. NOTE RECORDED EASEMENTS ON SITE PLAN.
- SEDIMENT & EROSION CONTROL - LEAVE VEGETATION UNDISTURBED ALONG LOT LINES UNTIL THE SVALES ARE CUT IN. AT WHICH TIME THE SVALES SHALL BE SODDED OR SEEDED.
- PROVIDE EROSION FENCE (OR OTHER APPROVED METHODS) WHERE NEEDED TO PREVENT SEDIMENT FROM LEAVING SITE.

FOUNDATIONS:

- ALL FOUNDATIONS SHALL BEAR ON SOLID UNDISTURBED SOIL OF 1500 PSF BEARING CAPACITY OR SOLID COMPACTED SOIL OF 1500 PSF BEARING CAPACITY. ALL FILL MATERIALS FOR FOOTINGS AND SLABS SHALL BE COMPACTED USING VIBRATORY COMPACTION EQUIPMENT TO 95% ASTM 1557. CONTRACTOR SHALL FURNISH IN-PLACE DRY DENSITY TEST IF REQUESTED BY OWNER FOR EVERY 2500 SQUARE FEET OF AREA OF EACH LAYER OF COMPACTED FILL.
- VERIFY ALL BEARING MATERIAL WITH THE SOILS ENGINEER. ASSIGNED TO BE ORGANIC SILT LOAM.
- NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER.
- ALL FILL AND BACKFILL FOR INTERIOR SLABS ON GRADE SHALL BE COMPACTED TO 93% OF ASTM 1557. NO BACKFILLING SHALL BE DONE UNTIL BASEMENT FLOOR HAS \ BEEN POURED AND THE FIRST FLOOR JOISTS OR ADEQUATE BRACINGS IS INSTALLED.
- ALL FOOTINGS SHALL BE PROPERLY SIZED, PER 2015 IRC AND EXTEND A MIN. OF 42" BELOW ADJACENT FINISHED GRADE. EXACT HEIGHT OF FROST / FOUNDATION WALLS TO BE COORDINATED & DETERMINED IN FIELD - FOOTING TO REST ON UNDISTURBED SOIL.
- PROVIDE CONTINUOUS 2x4 KEYWAY IN ALL FOOTINGS.
- ALL FOUNDATION WALLS SHALL HAVE (2) #5 RODS CONTINUOUS AT TOP AND BOTTOM. 24" OVERLAP AT CORNERS.
- PROVIDE NAILERS WITHIN CONCRETE WALL FOR SIDING TO SUIT FINISH GRADES.
- PROVIDE 1/2" DIAMETER x 10" LONG STANDARD STEEL ANCHOR BOLTS AT 4'-0" o.c. AROUND ENTIRE FOUNDATION WALL PERIMETER.
- PROVIDE APPROVED FOUNDATION DAMP-PROOFING TO FOUNDATION WALLS ON EXTERIOR FROM FINISH GRADE TO OUTSIDE EDGE OF FOOTING. PER 2015 IRC.
- PROVIDE MINIMUM 4" DRAIN TILE AROUND ALL BASEMENT AND CRAWL SPACE FOOTINGS, IN AN APPROVED STONE BED WHEN REQUIRED. PER 2015 IRC.

CONCRETE:

- MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- ALL CONCRETE STRENGTHS SHALL BE AS LISTED BELOW SPECIFIED STRENGTHS SHALL BE ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS AND THE MINIMUM CEMENT CONTENT IN BAGS PER CUBIC YARD OF CONCRETE IS AS LISTED. THE MINIMUM CEMENT CONTENT MAY BE REDUCED 1/2 BAG PER CUBIC YARD WITH A PLASTICISING ADMIX. - ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI. - 3 BAGS. ALL CONCRETE FOUNDATION WALLS NOT EXPOSED TO WEATHER SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI. ALL CONCRETE FOUNDATION WALLS EXPOSED TO WEATHER SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI
- ENTRAINING ADMIXTURE SHALL BE USED FOR ALL CONCRETE EXPOSED TO WEATHER. INCREASED CEMENT CONTENT REQUIRED FOR EXPOSED CONCRETE PER CODE.
- SEE ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER CONTRACT DRAWINGS FOR ALL REQUIRED OPENINGS, CURBS, DEPRESSIONS, DRAIN SLOPES, FLOOR FINISHES, INSERTS AND OTHER EMBEDDED ITEMS. VERIFY SIZES AND LOCATIONS OF ALL OPENINGS IN CONCRETE PRIOR TO FORMING. COORDINATE WITH OWNER / CONTRACTOR BEFORE PROCEEDINGS.
- ALL CONCRETE FLOOR SLABS SHALL BE 4" THICK OVER MIN. 6" COMPACTED GRAVEL PER 2015 IRC.

- FOR INTERIOR SLABS ON GRADE MAXIMUM SLAB POURING UNIT IS 1200 SQUARE FEET, 60'-0" IN LENGTH, USE CHECKERBOARD LAYOUT, ALLOW 24 HOURS TO LAPSE BETWEEN ADJACENT POURS. SAW OR FORM CONTROL JOINTS BETWEEN CONSTRUCTION JOINTS AT 20'-0" ON CENTER. LOCATED JOINTS ON COLUMN CENTERLINES, UNDER PARTITIONS, ETC. OBTAIN OWNERS APPROVAL OF LAYOUT PRIOR TO POURING.
- EXPANSION JOINTS OF 1/2" THICKNESS

- SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THAN 40 FEET AND WHERE CONCRETE ABUT DIFFERING ELEMENTS, CONTROL JOINTS AT LEASE 1 1/2" DEEP MIN. 1/4" WIDE, PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO MAXIMUM OF 400 SQ. FT. FOR INTERIOR SLABS, 300 SQ. FT. FOR SIDEWALKS AND 250 SQ. FT. FOR ALL OTHER SLABS, SQUARE AS FAR AS FEASIBLE.

REINFORCING STEEL:

- ALL REINFORCING STEEL SHALL BE "DEFORMED NEW BILLET STEEL BARS ASTM A615, GRADE 60 EXCEPT STIRRUPS AND TIES MAY BE ASTM A615, GRADE 40.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- BAR BENDINGS AND PLACEMENT DETAILS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 318-04, UNLESS OTHERWISE SHOWN OR NOTED. ALL BARS OR FABRIC SHALL BE POSITIVELY SUPPORTED IN THE REQUIRED LOCATIONS UTILIZING SUPPORT CHAIRS OR OTHER APPROVED SUPPORT SYSTEMS.
- ALL EMBEDDED LENGTHS AND LAPS SHALL BE AS REQUIRED BY ACI 318 (UNLESS OTHERWISE NOTED) MINIMUM LAP TO BE 36 BAR DIAMETERS, CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.
- PLACE (2) #5 - (1) EACH FACE WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE, UNLESS OTHERWISE SHOWN OR NOTED.

FRAMING NOTES:

- ALL MATERIAL AND WORKMANSHIP IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARD SPECIFICATIONS, LATEST EDITION.
- UNLESS NOTED ALL CONNECTIONS TO BE ACCORDING TO THE 2015 IRC.
- CONTRACTOR AT HIS OPTION, MAY USE WOOD OF DIFFERENT SPECIES OR GRADE OF EQUAL OR BETTER, (IF ALLOWED BY INSPECTOR)
- DESIGN STRESSES FOR LIGHT WOOD FRAMING:

#2 HEM-FIR	LIVE (PSF)	DEAD (PSF)	TOTAL (PSF)
FB	850	1250	2100
FC	1250	1500	2750
FV	75	285	360
FT	500	1500	2000
E	1300,00	1500,00	2800,00
- PROVIDE WOOD BRIDGING AT CENTER OF ALL SPANS, PER IRC 2015.
- ALL LOAD BEARING HEADERS AND CONCENTRATED LOADS SHALL BE FULLY BLOCKED FROM FLOOR OR FLOOR DECKING TO TOP OF FOUNDATION WALLS OR BEAMS. BLOCKING TO BE EQUAL TO BEARING ABOVE.
- ALL LOAD BEARING HEADERS AND CONCENTRATED LOADS SHALL HAVE SOLID WOOD COLUMNS UNDER ALL STRUCTURAL BEARING MEMBERS.
- PROVIDE (2) FLOOR JOISTS (TYP) UNDER ALL PARTITION WALLS, TUBS, ISLANDS OR OTHER HEAVY LOAD SPECIALITIES RUNNING PARALLEL TO FLOOR JOISTS.
- PROVIDE PROPER UNDERLAYMENT FOR EACH FINISH SURFACE MATERIAL. SELECTED BY OWNER. OVER 3/4" TAG SPAN RATED FLYWOOD OR 0.5-B SHEETING BOTH GUAED AND SCREWED TO EACH JOIST AS REQUIRED AND TYPICAL THROUGHOUT ALL FLOOR AREAS. PROVIDE THE PROPER SELECTED A.P.A. RATED SHEATHING FOR ALL FLYWOOD DECKING.

- ALL STRUCTURAL LUMBER SHALL BE DFP #2 OR HEM FIR #2 OR BETTER.
- ALL WOOD FRAMING SHALL COMPLY WITH IRC 2015.
- PROVIDE 22"x30" MINIMUM ATTIC ACCESS TO ALL REQUIRED AREAS. FIELD VERIFY EXACT LOCATION WITH GENERAL CONTRACTOR AND OWNERS. WEATHERSTRIP & INSULATE TO R-44.
- ALL STRUCTURAL WOOD MEMBERS INCLUDING JOISTS, HEADERS, ROOF RAFTERS, COLUMN POSTS, MICRO LAM MEMBERS ETC. SHALL CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTIONS. MINIMUM MACHINE STRESS RATING OF STRUCTURAL WOOD MEMBERS SHALL BE AS REQUIRED ELSEWHERE ON THE PLANS. SPECIFIC FLOOR AND ROOF SUPPLIER TO PROVIDE COPY OF PROPOSED FLOOR OR ROOF DRAWINGS TO BUILDER BEFORE DELIVERY TO JOB SITE.
- WIND BRACING SHALL BE 1/2 CDX PLYWOOD, LET IN METAL BRACINGS OR APPROVED STRUCTURAL SHEATHINGS. ALL STEEL LINTELS 4" MIN. BEARING UNLESS NOTED OTHERWISE.
- APPROVED CORNER BRACINGS AS REQUIRED PER IRC 2015.
- FIRE STOPPING SHALL BE REQUIRED AT ALL FURRINGS, PARTITIONS AND OUTSIDE STUD WALLS AT LEVEL OF EACH FLOOR OR CEILING AND AT JUNCTURE OF ROOF RAFTERS AND WALL AS PER IRC 2015.
- SHEATHING PAPER REQUIRED UNDER SIDING (15# FELT, TYVEK, ETC.) UNLESS SHEATHING MOISTURE RESISTANT MATERIAL IS USED.
- ROOF COVERINGS SHALL BE IN COMPLIANCE WITH IRC 2015.
- ATTIC VENTILATION SHALL BE IN COMPLIANCE WITH IRC 2015.
- ALL SILL PLATES ARE TO BE OF TREATED LUMBER.
- TOP PLATES SHALL LAP AT CORNERS AND INTERSECTING PARTITIONS.
- MINIMUM INSULATION REQUIREMENTS:

	A. ROOF JOISTS + R-44 STANDARD TRUSSES OR R-44 W ENERGY TRUSSES	B. EXTERIOR WALLS + R-30 CAVITY OR R-20 CAVITY + R-5 CONTINUOUS	C. INTERIOR ENVELOPE WALLS: WALLS + R-15 CONTINUOUS OR R-20 CAVITY	D. BASEMENT WALLS + R-15 CONTINUOUS OR R-10 CAVITY	E. CRAWLSPACE WALLS + R-15 CONTINUOUS OR R-10 CAVITY	F. THE INSULATION, IF NOT PROVIDED WITH A VAPOR BARRIER WITH A PERM RATING VAPOR TRANSMISSION OF 1, SHALL BE PROVIDED WITH 2 MIL (.002") THICK POLYETHYLENE VAPOR BARRIER EQUAL TO G.S. 2594-01, APPLIED OVER THE STRUCTURAL MEMBERS OF THE INTERIOR SIDE OF THE WALL WITH THE LAPS OVER STUDS OR TAPED TO PROVIDE AN EFFECTIVE SEAL, BEFORE APPLICATION OF THE INTERIOR SURFACE.	G. THERE SHALL BE PROVIDED SILL SEALER BELOW THE PLATE BETWEEN THE SILL PLATE AND FOUNDATION WALLS. THERE SHALL BE CAULKING IN ALL JOINTS BETWEEN WINDOWS, EXTERIOR DOORS OR BRICK VENEER AND ALL OTHER OPENINGS. ALL EXTERIOR WINDOWS OR DOORS SHALL BE DOUBLE OR INSULATED GLASS.
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TRUSS NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARD SPECIFICATIONS, LATEST EDITION AND THE TRUSS PLATE INSTITUTE DESIGN SPECIFICATIONS (ANSI/TPI 1-2022).
- ALL TRUSSES, REQUIRE LATERAL STABILITY BRACING, THE INDIVIDUAL TRUSS MEMBER LATERAL BRACING, AND ERECTION BRACING IS CONSIDERED TO BE THE "TRUSS SYSTEM".
- TRUSS DESIGN LOADS:

TOP CHORD DEAD LOAD	10 PSF	
TOP CHORD LIVE LOAD	30 PSF	
BOTTOM CHORD DEAD LOAD	20 PSF	
- MATERIAL FOR TRUSSES SHALL BE SOUTHERN PINE KILN DRIED (SPKD), GRADES AS REQUIRED. METAL SIDE PLATES SHALL BE IN ACCORDANCE WITH ANSI/TPI 1-2022.
- AN ERECTION LAYOUT SHALL BE SUBMITTED FOR THE TRUSS SYSTEM SHOWING ALL TRUSSES, SPACING ORIENTATION, ALL REQUIRED TRUSS OR TRUSS MEMBER BRACING, REACTIONS AND THE REQUIRED ERECTION PROCEDURE AND BRACINGS.

- CALCULATIONS SHALL BE SUBMITTED FOR THE TRUSS SYSTEM WITH EACH TRUSS CONDITION AND LOAD CONDITION EVALUATED. THE LOCAL CODE WIND AND UNBALANCED SNOW CONDITIONS SHALL BE REVIEWED BASED ON THE SNOW AND WIND LOADS SHOWN IN THE GENERAL NOTES. THE CALCULATIONS SHALL CONTAIN SPAN, SPACING, LOADING, DESIGN MOMENTS, REACTIONS FOR CONNECTION DESIGN, DEFLECTIONS, ALLOWABLE STRESSES FOR MATERIAL USED, ACTUAL LOADS AND MOMENTS FOR EACH TRUSS MEMBER AND ALL MEMBER BRACING REQUIREMENTS.
- THE TRUSS CALCULATIONS AND ERECTION PLAN SHALL BE STAMPED BY A REGISTERED STRUCTURAL ENGINEER.
- THE CONTRACTOR, AT HIS OPTION, MAY SUBMIT AN ALTERNATE FRAMING PLAN WITH DIFFERENT TRUSS LAYOUT OR SPACING. THIS ALTERNATE SHALL BE ACCOMPANIED WITH ALL REQUIRED SUBSTANTIATING CALCULATIONS & IF REQUIRED, STAMPED BY A REGISTERED STRUCTURAL ENGINEER.
- TRUSS MANUFACTURER TO VERIFY ADEQUACY OF ALL HEADERS WHICH SUPPORT CONCENTRATED LOADS OF GIRDERS AND INFORM G.C. OF ANY REQUIRED SUBSTITUTIONS OF HEADERS.
- TRUSS MANUFACTURER TO ENGINEER AND SUPPLY ALL REQUIRED HANGERS.
- G.C. TO COORDINATE TRUSSED AND / OR STICK FRAMED ROOF WITH TRUSS MANUFACTURER AND FRAMING CONTRACTOR.

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- G.C. TO COORDINATE TRUSSED AND / OR STICK FRAMED ROOF WITH TRUSS MANUFACTURER AND FRAMING CONTRACTOR.
- RAISED HEEL TRUSSES TO BE PROVIDED AS NECESSARY TO MEET IECC 2018. ADJUST OVERHANGS, FRIEZE BOARDS, AND FASCIA BOARDS AS REQUIRED.
- TRUSS MANUFACTURER TO FIELD MEASURE THE FOUNDATION OR FRAMING AND INFORM G.C. OF ANY DISCREPANCIES PRIOR TO TRUSS FABRICATION.
- TRUSSES TO BE ANCHORED TO THE TOP PLATE MEMBER WITH THE DOWN ANCHORS SIMILAR TO SIMPSON STRONG-TIE (50T) HI ANCHORS, OR AS REQUIRED BY TRUSS UPLIFT CALCULATIONS.

STAIR, GUARDRAILS, AND HANDRAIL NOTES:

- DUE TO DIFFERENT CONSTRUCTION METHODS AND MATERIALS USED BY DIFFERENT CONTRACTORS, ADJUSTMENTS MAY BE NEEDED TO THESE DRAWINGS. VERIFY EXACT FLOOR TO FLOOR HEIGHT BEFORE FABRICATING ANY STAIRS.
- MINIMUM STAIRWAY DESIGN:
RISER HEIGHT - 1 3/4" MAX.
TREAD WIDTH - 11" CLEAR (10" NET) MIN.
HEAD ROOM - 6'-8" MIN.
WIDTH - 3'-0" MIN. IN CLEAR WIDTH, PER IRC 2015
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY OF THREE OR MORE RISERS. 34" MIN. - 38" MAX. HEIGHT FROM TREAD.
- GUARDRAILS MIN. 36" H TO BE PROVIDED AT OPEN-SIDED WALKING SURFACES INCLUDING STAIRWAYS.

MASONRY NOTES:

- ALL MASONRY WORK SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES (ACI CODE-530/530.1-13).
- PROVIDE COPPER AND RUBBER MEMBRANE CONTINUOUS SILL FLASHING, SET AND SEALED IN TAR BASE WITH KEEF HOLE WICKS AT 24" o.c. BENEATH THE FIRST MASONRY COURSE ABOVE FINISHED GROUND LEVEL. ABOVE FOUNDATION WALL OR SLAB, AND OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS AT ENTIRE HOUSE, AND GARAGE PERIMETER BRICK LEDGE.
- PROVIDE NOT DIPPED GALVANIZED STANDARD WIRE NO. 4 US, CORRUGATED SHEET METAL NO 22 US STRAP ANCHORS AT 16" o.c. HORIZONTALLY AND VERTICALLY.
- PROVIDE MINIMUM 1" AIR SPACE (4 1/2" MAX.) IN MASONRY VENEER WALLS.
- PROVIDE WALL SHEATHING PAPER IS REQUIRED IN ALL BRICK OR STONE VENEER WALL ASSEMBLIES.
- DISTANCE BETWEEN MASONRY VENEER TIES SHALL NOT EXCEED 24" HORIZONTALLY OR VERTICALLY. TIE SHALL SUPPORT NO MORE THAN 2.61 SQUARE FEET OF WALL. (USE MAXIMUM 16" VERTICAL SPACING FOR 24" HORIZONTAL SPACING).

WINDOW NOTES:

- ALL WINDOW SIZES ARE TO MEET LOCAL REQUIREMENTS FOR MEANS OF EGRESS AND SHALL INCLUDE SCREENS AND EXTENSION JAMBS AS NECESSARY. ALL GLAZING SHALL BE INSTALLED TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL GLAZING AND BUILDING CODES, INCLUDING R308 OF 2015 IRC AS REGD.
- FLOOR AREAS OF ROOMS MUST HAVE AT LEAST 8% WINDOW AREA AND AT LEAST 4% VENTILATION AREA. PROVIDE LIGHT AND VENT CALCULATIONS ON DRAWINGS IN COMPLIANCE WITH IRC 2015.
- SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS (DOORS, VISION PANELS ADJACENT TO DOORS, ENCLOSURES FOR TUBS AND SHOWERS, PANELS GREATER THAN 4 SQUARE FEET WITH LOWER EDGE LESS THAN 10" ABOVE FLOOR, ETC).
- WINDOW SIZES ON DRAWINGS ARE GENERIC SIZES. (UNLESS OTHERWISE SPECIFIED) WINDOW DESIGNATIONS AS FOLLOWS:
2650 (EXAMPLE) ARE 2'-6" WIDE x 5'-0" HIGH.
(O) = OPERABLE
(F) = FIXED
(T) = SAFETY GLAZING GLASS
(E) = MEETS EGRESS REQUIREMENTS
- AT LEAST ONE WINDOW IN EVERY SLEEPING ROOM SHALL MEET EGRESS REQUIREMENTS: MINIMUM CLEAR OPENING OF 24" H x 20" W AND 57 1/2" SILL HEIGHT 44" MAXIMUM ABOVE FINISHED FLOOR.
- VERIFY EXACT EXPOSURE OF HOUSE IN FIELD, ADJUST WINDOWS AT EXPOSED AREAS AS REQUIRED.

GENERAL PLUMBING, MECHANICAL AND ELECTRICAL NOTES:

- ALL ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS SHALL BE INSTALLED TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES.
- FIELD VERIFY EXACT QUANTITY, SIZE, TYPE AND LOCATION OF PUMP, PUMP, FURNACE, WATER HEATER AND FLOOR DRAINS WITH G.C., H.V.A.C. AND PLUMBING CONTRACTORS.
- ALL PLUMBING, HVAC AND ELECTRICAL WORK IN FINISHED AREAS SHALL BE CONCEALED IN CEILING, WALL OR FLOOR SPACES. DO NOT NOTCH ANY STRUCTURAL MEMBERS (EXCEPT FOR 1" OR LESS OPENINGS) OR PER STRUCTURAL MEMBERS MANUFACTURER SPECIFICATIONS. ALL WASHROOMS ARE REQUIRED TO HAVE A POWER DRIVEN FAN, VENTED TO OUTSIDE AIR IN ACCORDANCE WITH LOCAL CODE. OUTSIDE AIR IN ACCORDANCE WITH LOCAL CODE. DRYER VENT MATERIALS SHALL BE GALVANIZED STEEL OR ALUMINUM 14-304 MAX. RUN WITH 4" VENT IS 25'-0", -5' FOR EVERY 40' BEND, -2.5' FOR EVERY 45' BEND

PLUMBING NOTES:

- ALL PLUMBING WORK SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES.
- ALL UNDER GROUND WATER LINES SHALL BE TYPE "K" COPPER OR PEX EQUIVALENT WHILE ABOVE GROUND WATER LINES SHALL BE TYPE 1" COPPER OR PEX EQUIVALENT. ALL WASTE PIPES SHALL BE PVC SCHEDULE 40 1/20 SERIES, BELOW GRADE WASTE PIPING TO BE CAST IRON IF REQUIRED BY CODE. ALL GAS PIPING SHALL BE BLACK STEEL.
- SOLDER JOINTS IN WATER SUPPLY LINES MUST BE LEAD FREE SOLDER, PER STATE CODE.
- ANY BUILDING OR STRUCTURE IN WHICH PLUMBING IS INSTALLED HAVING A CONCRETE FLOOR, BASEMENT OR OVER A CRAWL SPACE, SHALL HAVE AT LEAST ONE (1) TRAPPED FLOOR DRAIN, PER 2014 ILLINOIS PLUMBING CODE.
- WATER AND SEWER SERVICE SEPARATIONS SHALL BE PROVIDED ACCORDING TO 2014 ILLINOIS PLUMBING CODE.
- A GAS TIGHT VENTED SUMP IS REQUIRED FOR ANY PLUMBING FIXTURES OR FLOOR DRAINS BELOW THE SANITARY SEWER. PER 2014 ILLINOIS PLUMBING CODE.
- VACUUM BREAKERS ARE REQUIRED ON ALL HOUSE ATTACHMENTS. PER 2014 ILLINOIS PLUMBING CODE.
- PIPING INSULATION THICKNESS SHALL BE 15" (R-3 MIN).

MECHANICAL NOTES:

- THE MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETELY OPERATING HVAC SYSTEM IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL CODES AND CONSTRUCTION STANDARDS.
- ALL HEATING SHEET METAL WORK SHALL CONFORM TO LOCAL CODES. HVAC CONTRACTOR SHALL SIZE HEATING AND COOLING UNITS AS PER GOVERNING CODES.
- PROVIDE RETURN AIR IN ACCORDANCE WITH IRC 2015.
- FURNACE, GAS FIRED, WARM AIR, UP FLOW 90° AFUE, POWER VENTED WITH O.A. COMBUSTION AIR INLET, WALL MOUNTED CONCENTRIC COMBUSTION AIR AND VENTILATION EXTERNAL SIDE FILTER FRAME.
- A/C EVAPORATOR: SAME AS FURN. MFR.
A/C CONDENSER: 13.0 SEER MIN. 230V / 60 / 1 PH. 25/25 AMP BRKR.
- DUCTS SHALL HAVE A MINIMUM OF R-5 INSULATION AROUND DUCTS INSTALLED INSIDE OF BUILDING AND R-9 OUTSIDE OF BUILDING OR R-9 BETWEEN DUCTS AND EXTERIOR FINISH.
- DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM GARAGE SHALL HAVE A MINIMUM OF NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. PROVIDE FIRE CAULK TO MAINTAIN 1 HR. SEPARATION.

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK INCLUDING BUT NOT LIMITED TO LOCATION OF OUTLETS, SWITCHES, WIRING, APPLIANCE CIRCUITS, ETC. SHALL BE AS PER "NEC" LATEST EDITION AND AS PER LOCAL CODES AND ORDINANCES.
- APPROVED GFI PROTECTION OF ALL GARAGE, BATHROOM, OUTLETS SERVING KITCHEN OR NET BAR COUNTERS. ALSO OUTLETS IN CRAW SPACES AND UNFINISHED BASEMENT. OUTLETS INSTALLED OUTDOORS OR IN OTHER NET LOCATION SHALL HAVE A WEATHERPROOF ENCLOSURE & GFI. PER IRC 2015.
- AT LEAST ONE LIGHTING OUTLET CONTROLLED BY A LIGHT SWITCH LOCATED AT THE POINT OF ENTRY TO THE ATTIC, UNDER FLOOR SPACE, UTILITY ROOM, AND BASEMENT SHALL BE INSTALLED. ONLY WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING, WHERE LIGHTING OUTLET ARE INSTALLED ACCORDING TO (A) ABOVE INTERIOR STAIRWAYS, THERE SHALL BE A LIGHT SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING OUTLET WHERE THE DIFFERENCE BETWEEN FLOOR LEVELS IS 6 STEPS OR MORE. PER IRC 2015.
- OUTLETS SHALL BE

Exhibit "C"
Exterior Materials & Colors
5729-5733 Willow Creek Lane
Application #: ZBA 24-007



Exhibit "C"

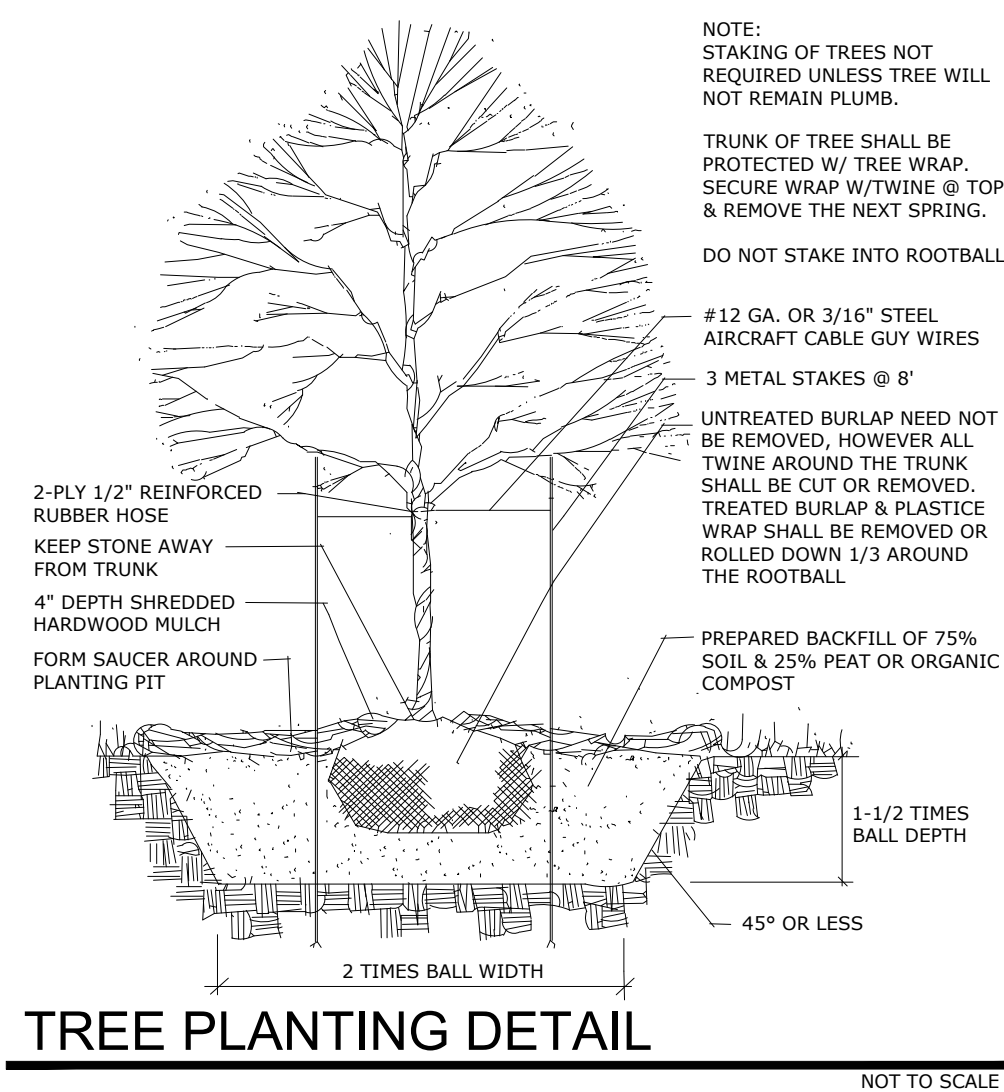
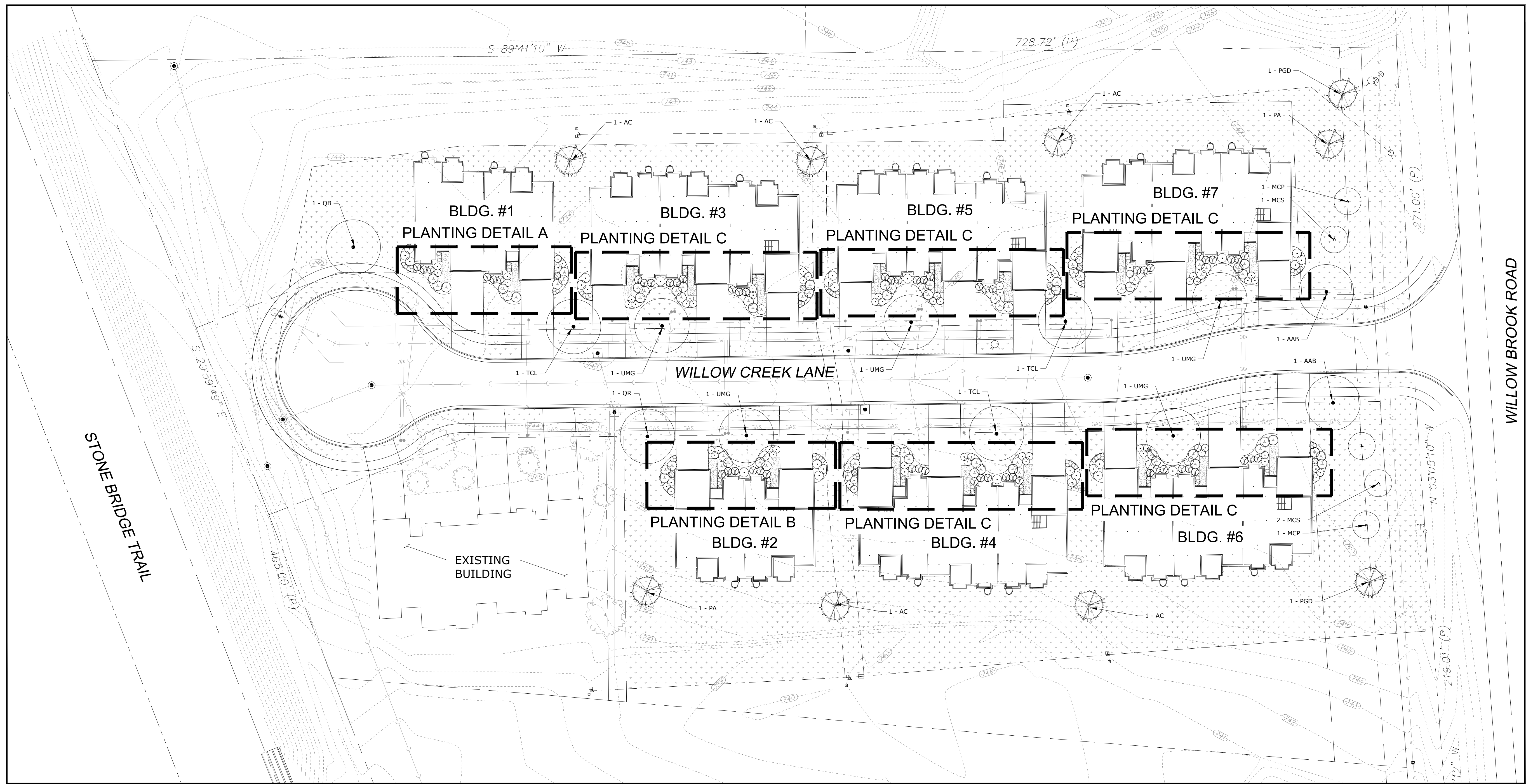
Item # 3.

Exterior Materials & Colors

5729-5733 Willow Creek Lane

Application #: ZBA 24-007





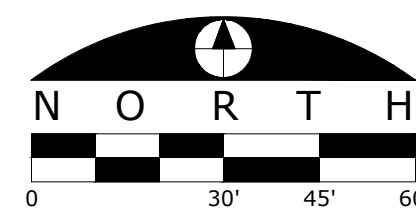
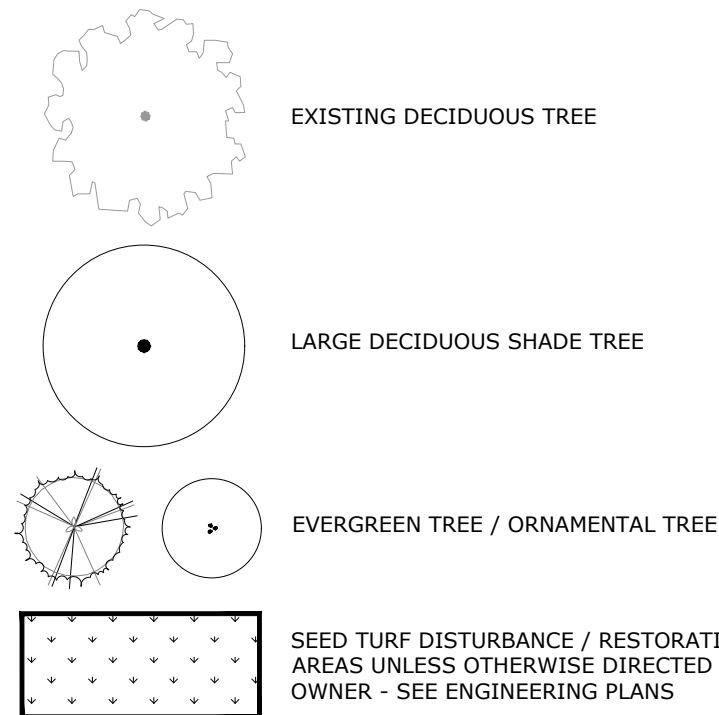
PLANTING NOTES

- Landscape Contractor (Contractor) shall make a site visit prior to bidding/construction to inspect the current site conditions and review proposed planting plan and related work. Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- Contractor shall verify locations of all underground utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling J.U.L.I.E. at "811". For regional locating, contact "Digger's Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
- Contractor is responsible for application and cost of all necessary building permits and code verifications. Submit copies of all documents to owner and landscape architect.
- Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Roto-til, disc, drag, harrow or hand rake sub grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
- All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands. All lawn areas are to be finished with mulch, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
- Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
- Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
- Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled or burlap or container grown.
- All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
- Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.
- All plant material, especially trees, must be sourced within a fifty (50) mile radius of the subject property or construction site.
- Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days, for all plant material, to include: watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).
- All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
- All planting beds and tree saucers shall be mulched continuous with 3" depth shredded hardwood mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees and multi-stemmed ornamental trees shall be mulched to outer-most branches at the time of installation.
- Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of plant bed continuous between lawn and mulched areas as indicated on plan.
- Contractor to seed all disturbed lawn areas. Seeded lawn to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% rugby Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scalds hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f.. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.
- All seeded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-7-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting.
- Acceptance and guarantee notes shall apply to all seeded areas.
- Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.

PLANT LIST - SITE TREES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AC	5	Abies concolor WHITE FIR	6'	EVERGREEN
AAB	2	Acer freemanii 'Autumn Blaze' AUTUMN BLAZE MAPLE	2.5"	
MCP	2	Malus x 'Purple Prince' PURPLE PRINCE CRABAPPLE	7'	MULTISTEM, ORNAMENTAL
MCS	2	Malus x 'Snowdrift' SNOWDRIFT CRABAPPLE	7'	MULTISTEM, ORNAMENTAL
PA	2	Picea abies NORWAY SPRUCE	6'	EVERGREEN
PGD	2	Picea glauca 'Densata' BLACK HILLS SPRUCE	6'	EVERGREEN
QB	1	Quercus bicolor SWAMP WHITE OAK	2.5"	
QR	1	Quercus rubra RED OAK	2.5"	
TCL	3	Tillia cordata LITTLE LEAF LINDEN	2.5"	
UMG	5	Ulmus x 'Morton Glossy' MORTON GLOSSY TRIUMPH ELM	2.5"	

LEGEND



ARC DESIGN
RESOURCES INC.

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LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

**WILLOW CREEK
LANE
DEVELOPMENT**

WILLOW CREEK LANE
ROSCOE, IL
WINNEBAGO CO.

GREG MAURER
4171 N PERRYVILLE RD
LOVES PARK, IL 61111
815-977-7411

CONSULTANTS

ISSUED FOR

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REVISIONS

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SHEET TITLE

LANDSCAPE PLAN

Exhibit "D"
Landscape Plan

5729-5733 Willow Creek Lane
Application #: ZBA 24-007

DRAWN MPA
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

22068

L01

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PROJECT NAME
OWNER'S NAME

WILLOW CREEK
LANE
DEVELOPMENT

WILLOW CREEK LANE
ROSCOE, IL
WINNEBAGO CO.

GREG MAURER
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LOVES PARK, IL 61111
815-977-7411

CONSULTANTS

ISSUED FOR

DATE

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REVISIONS

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SHEET TITLE

LANDSCAPE PLAN
UNIT DETAILS
Exhibit "D"

Landscape Plan
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

DRAWN

MPA

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LND

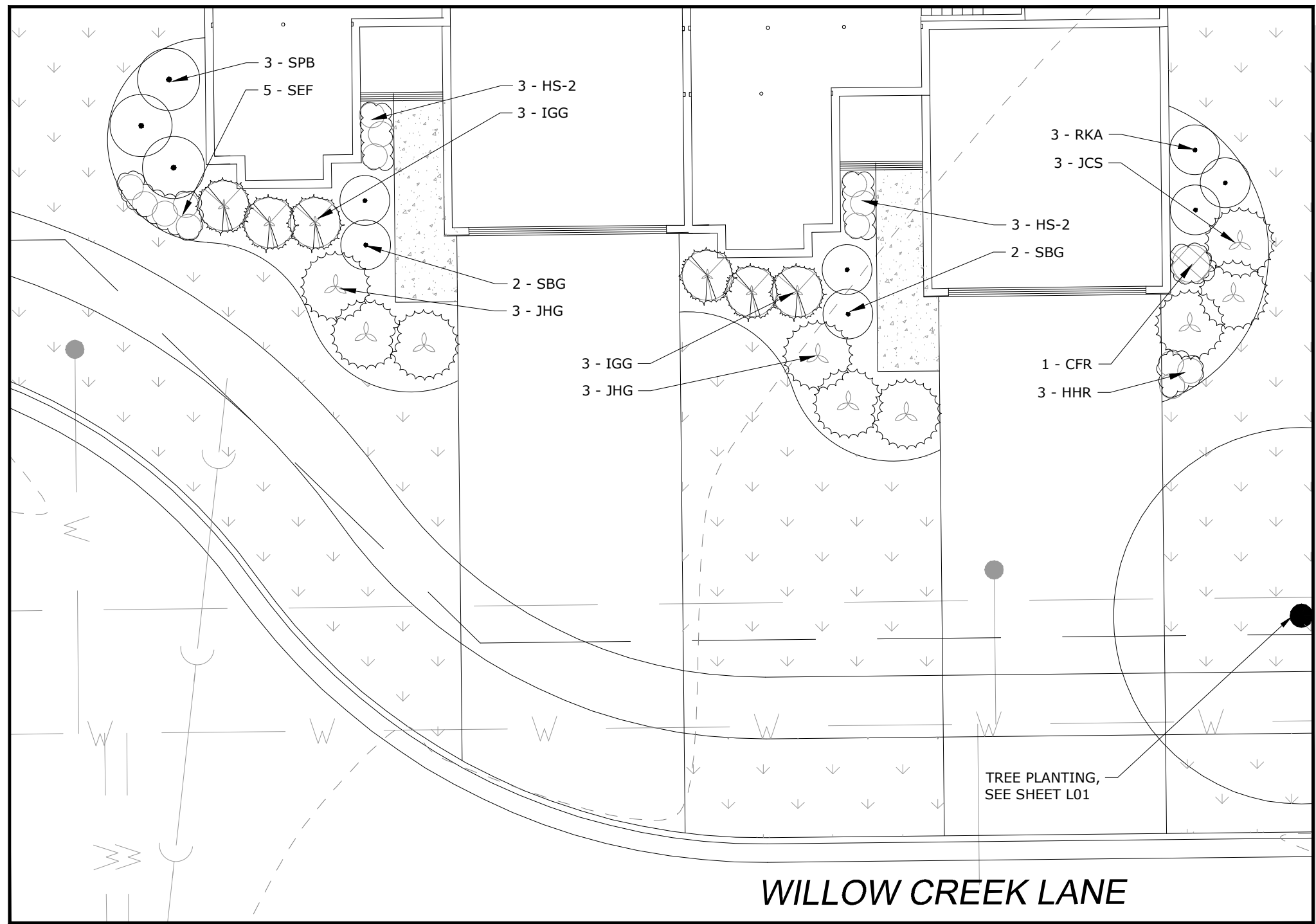
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PROJECT NUMBER
SHEET NUMBER

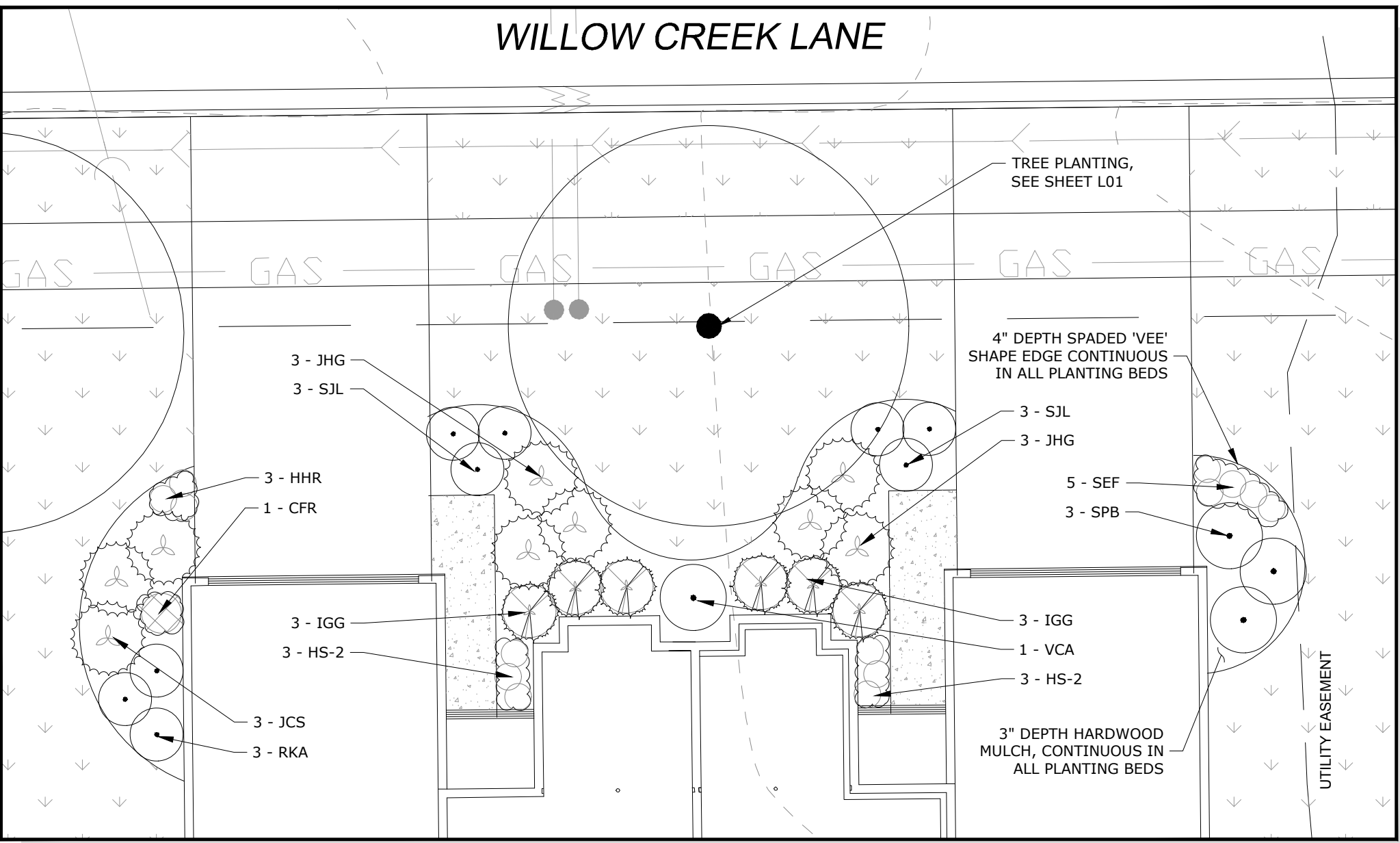
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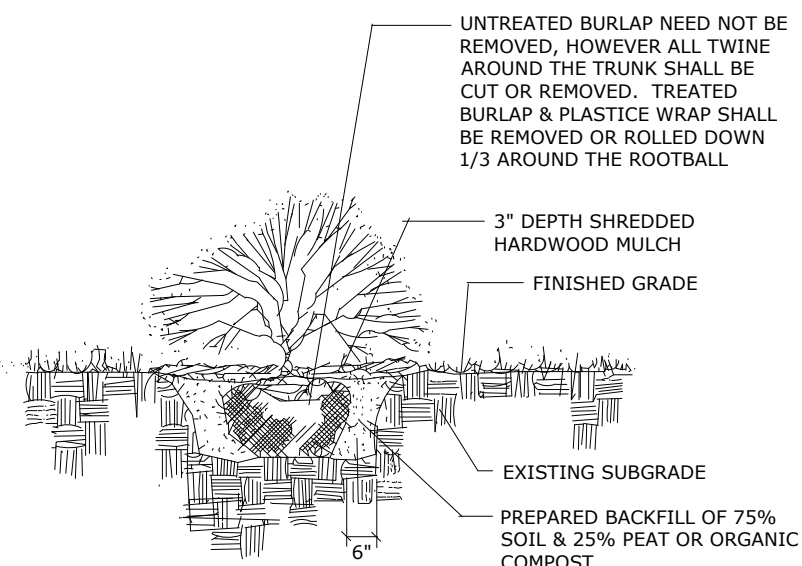
PLANTING DETAIL - 'A'

OCCURS 1 TIME



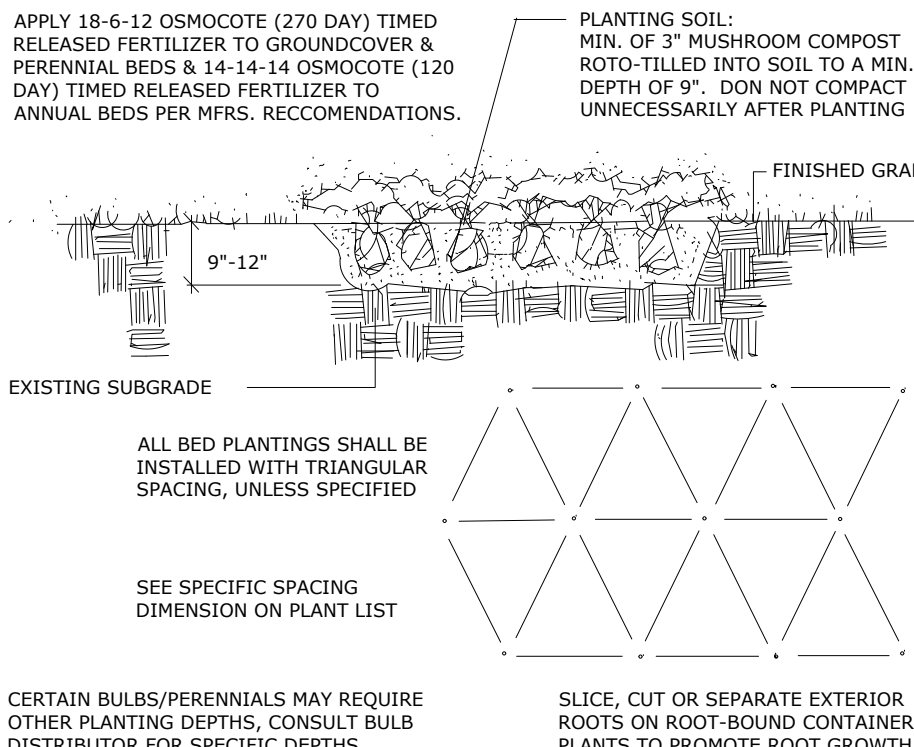
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OCCURS 1 TIME



SHRUB PLANTING DETAIL

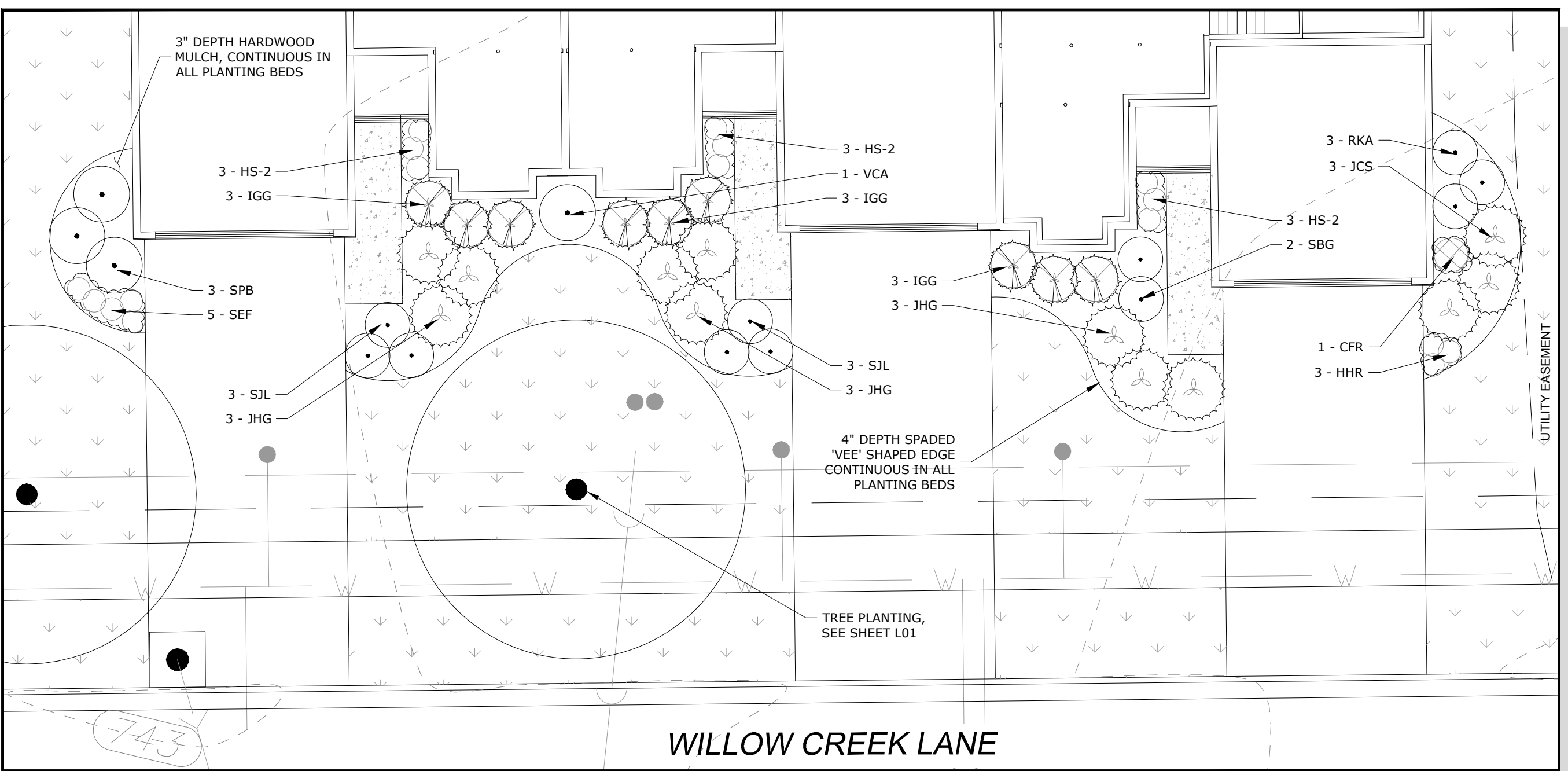
NOT TO SCALE



BED PLANTING DETAIL

(GROUNDCOVER, PERENNIALS & ANNUALS)

NOT TO SCALE



PLANTING DETAIL - 'C'

OCCURS 5 TIMES

PLANT LIST - PLANTING DETAIL 'A'

OCCURS 1 TIME

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
IGG	6	Ilex glabra 'Gem Box' GEM BOX DWARF INKBERRY HOLLY	18" / 5 GAL	EVERGREEN
JCS	3	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	6	Juniperus horizontalis 'Hegedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
RKA	3	Rhododendron x 'Karen' KAREN AZALEA	24" / 5 GAL	FLOWERING ORNAMENTAL
SBG	4	Spiraea bumalda 'Galen' GALEN DOUBLE-PLAY SPIREA	18" / 5 GAL	
SPB	3	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	FLOWERING ORNAMENTAL
CFR	1	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	GAL	3'-0" O.C. - ORNAMENTAL GRASS
HHR	3	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
HS-2	6	Hosta x 'Patriot' PATRIOT VARIEGATED HOSTA	GAL	2'-0" O.C. - PERENNIAL
SEF	5	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

PLANT LIST - PLANTING DETAIL 'B'

OCCURS 1 TIME

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
IGG	6	Ilex glabra 'Gem Box' GEM BOX DWARF INKBERRY HOLLY	18" / 5 GAL	EVERGREEN
JCS	3	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	6	Juniperus horizontalis 'Hegedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
RKA	3	Rhododendron x 'Karen' KAREN AZALEA	24" / 5 GAL	FLOWERING ORNAMENTAL
SJL	3	Spiraea japonica 'Little Princess' LITTLE PRINCESS SPIREA	18" / 5 GAL	
SPB	3	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	FLOWERING ORNAMENTAL
VCA	1	Viburnum carlesii x 'Aurora' AURORA KOREANSPICE VIBURNUM	30" / 5 GAL	FLOWERING ORNAMENTAL
CFR	1	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	GAL	3'-0" O.C. - ORNAMENTAL GRASS
HHR	3	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
HS-2	6	Hosta x 'Patriot' PATRIOT VARIEGATED HOSTA	GAL	2'-0" O.C. - PERENNIAL
SEF	5	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

PLANT LIST - PLANTING DETAIL 'C'

OCCURS 5 TIMES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
IGG	9	Ilex glabra 'Gem Box' GEM BOX DWARF INKBERRY HOLLY	18" / 5 GAL	EVERGREEN
JCS	3	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	9	Juniperus horizontalis 'Hegedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
RKA	3	Rhododendron x 'Karen' KAREN AZALEA	24" / 5 GAL	FLOWERING ORNAMENTAL
SBG	2	Spiraea bumalda 'Galen' GALEN DOUBLE-PLAY SPIREA	18" / 5 GAL	
SJL	6	Spiraea japonica 'Little Princess' LITTLE PRINCESS SPIREA	18" / 5 GAL	
SPB	3	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	FLOWERING ORNAMENTAL
VCA	1	Viburnum carlesii x 'Aurora' AURORA KOREANSPICE VIBURNUM	30" / 5 GAL	FLOWERING ORNAMENTAL
CFR	1	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	GAL	3'-0" O.C. - ORNAMENTAL GRASS
HHR	3	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
HS-2	9	Hosta x 'Patriot' PATRIOT VARIEGATED HOSTA	GAL	2'-0" O.C. - PERENNIAL
SEF	5	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

LEGEND

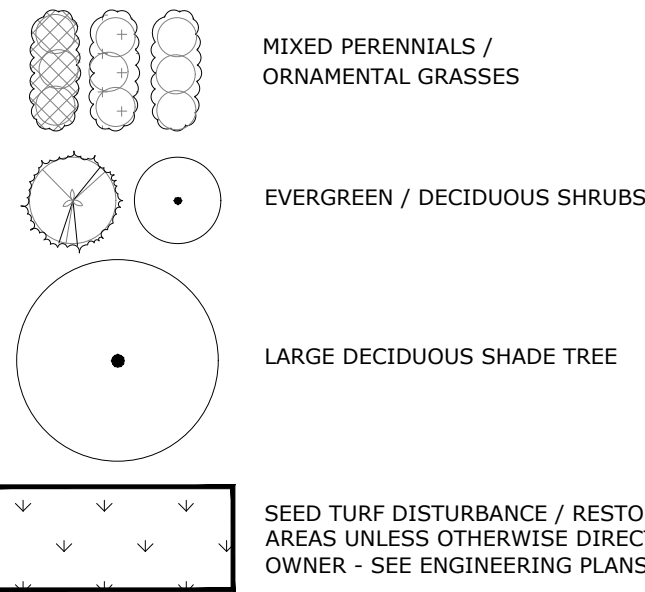
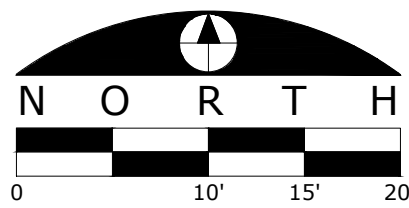


Exhibit "E"
Landscape Plan
5729-5733 Willow Creek Lane
Application #: ZBA 24-007



S 89°41'10" W

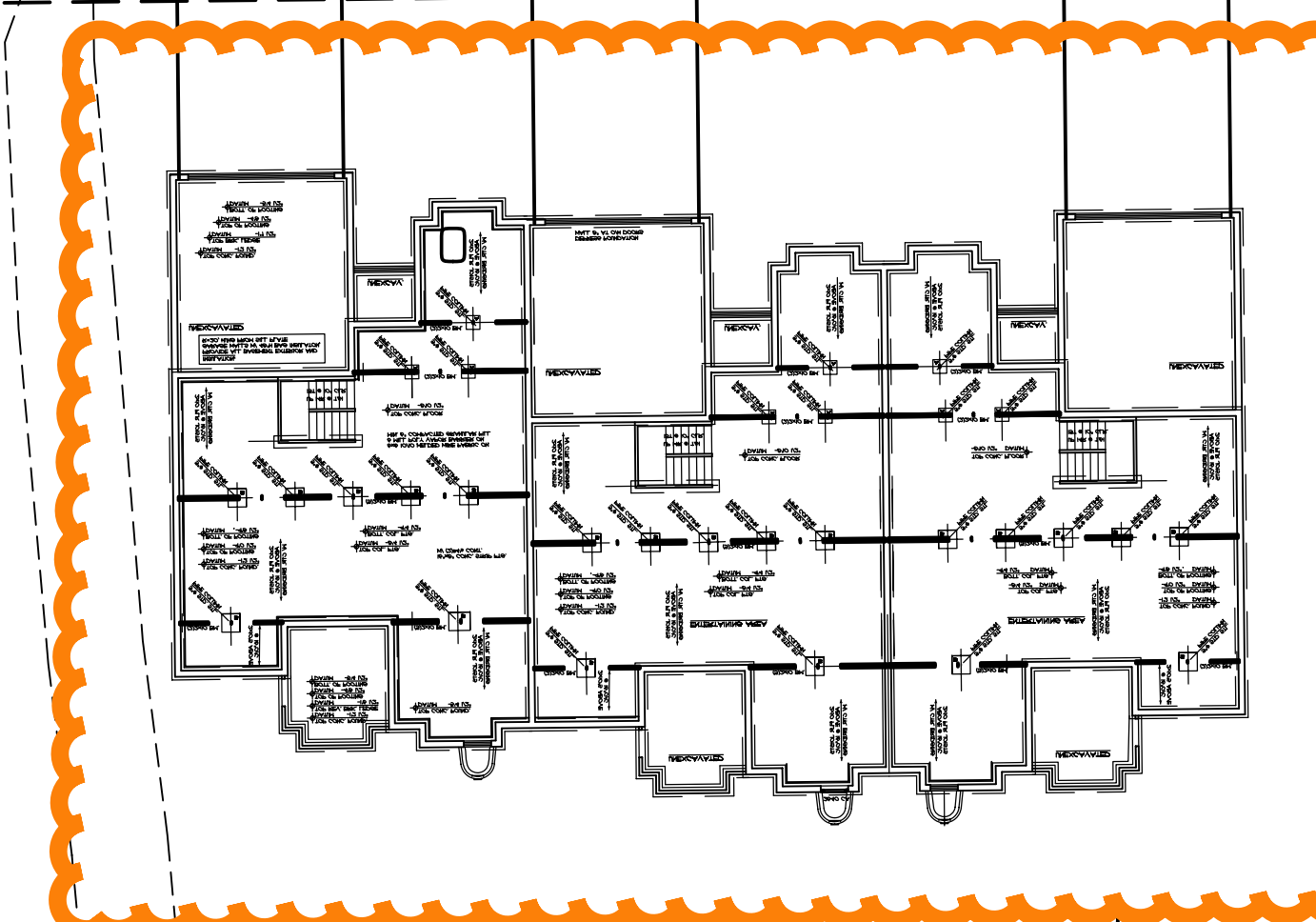
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Exhibit "E"
Site Development Concept Plan
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

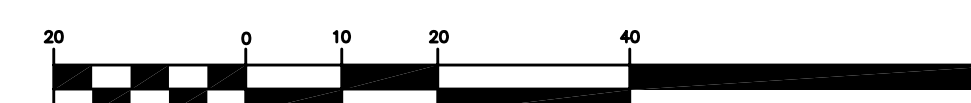
271.00' (P)

S 89°41'10" W

465.00' (P)



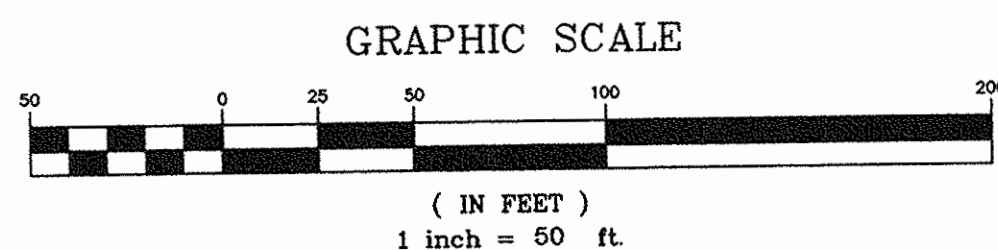
GRAPHIC SCALE



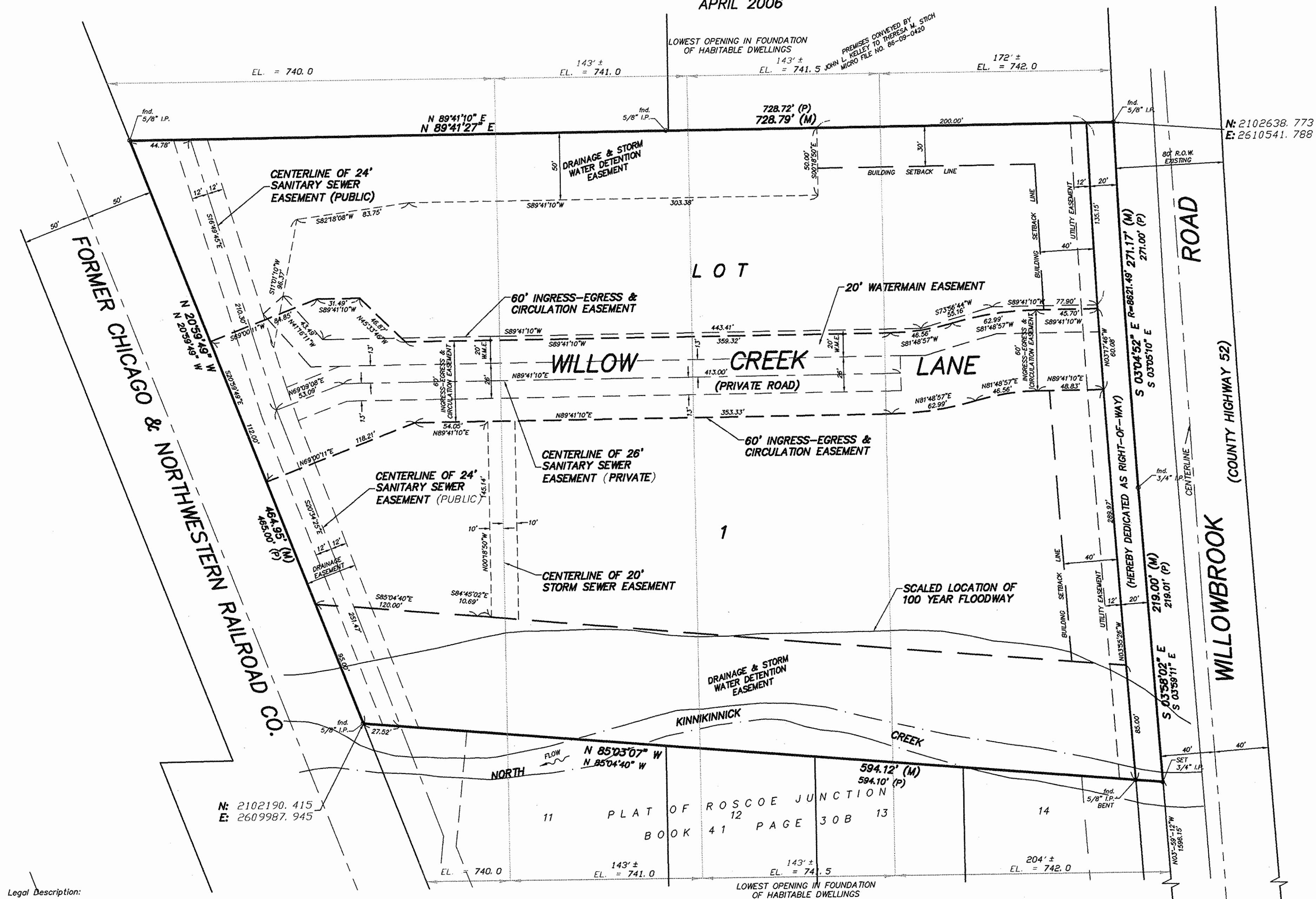
(IN FEET)
1 inch = 20 ft.

Exhibit "F"
Final Plat - 2006
5729-5733 Willow Creek Lane
Application #: ZBA 24-007

FINAL PLAT
OF
VILLAS OF WILLOW CREEK
BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 28, TOWNSHIP 46 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN
VILLAGE OF ROSCOE
WINNEBAGO COUNTY, ILLINOIS
APRIL 2006



THE BASIS OF BEARINGS WAS DERIVED FROM
PLAT OF ROSCOE JUNCTION



Legal Description:

I hereby certify that at the request of the owners, I have surveyed and subdivided according to the attached Final Plat of Villas of Willow Creek, a part of the Southeast Quarter of Section 28, Township 46 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Commencing at the point of intersection of the West line of Willowbrook Road (County Highway No. 52) with the North line of Elevator Road (County Highway No. 8); thence North 3°-59'-12" West, along the West line of said Willowbrook Road (County Highway No. 8), a distance of 1596.15 feet to the Northeast corner of the Plat of Roscoe Junction, being a subdivision of part of said Quarter Section, the plat of which subdivision is recorded in Book 41 of Plats on Page 308 in the Recorder's Office of Winnebago County, Illinois, said point being the Point of Beginning of the Following Described Premises, to-wit: thence North 3°-59'-12" West, along the West line of said Willowbrook Road (County Highway No. 8), a distance of 219.01 feet to a point of curvature in said line, thence Northerly, along the curved Westerly line of said Willowbrook Road (County Highway No. 52), being along a circular curve to the right, having a radius of 8621.49 feet, to the Southeast corner of premises conveyed by John L. Kelley to Theresa M. Stich By Warranty Deed Recorded April 8, 1988 in Micro-File No. 86-09-0420 in Said Recorder's Office of Winnebago County, Illinois (the chord across said curved course bears North 3°-05'-10" West, 271.00 feet); thence South 89°-41'-10" West, along the South line of aforesaid premises, so conveyed and said line extended West, 728.72 feet to the Easterly line of the Former Chicago And Northwestern Railroad Company Northwest Corner of said Plat of Roscoe Junction; thence South 85°-04'-40" East, along the North line of said Plat of Roscoe Junction; thence South 85°-04'-40" East, along the North line of said Plat, 594.10 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 6.93 acres.

I further certify that this plat is situated within 1 1/2 miles of the corporate limits of a city which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois Municipal Code, as now or hereafter amended, and that a part of the property covered by this plat is situated within a special Flood hazard area as identified by the Federal Emergency Management Agency for Winnebago County, Illinois on Community-panel number 170720 0010 B dated November 19, 1980.

Dimensions are given in feet and decimals of a foot unless otherwise noted. Iron pins 3/4-inch in diameter and 4 feet long have been found or set at all points marked with a solid dot, and iron pins 5/8-inch in diameter and 3 feet long have been found or set at all other lot corners except as noted. All dimensions along curved lines are chord distances unless otherwise noted.

Given under my hand and seal this 29th day of April, 2006



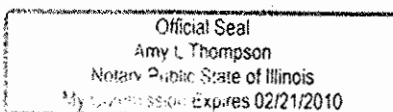
Thomas D. Eddie
Thomas D. Eddie
Illinois Professional Land Surveyor
No. 2100
(Exp. 11-30-06)

As owners, we hereby certify that we have caused the land described in the foregoing plat to be surveyed, divided, and mapped as presented on this plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the Easement Provisions hereon. We further certify that there are no liens or encumbrances on the property contained in this plat except best of our knowledge, this land is situated in Kinkinick Community Consolidated School District #131 and Hononegah Community High School District #207 in Winnebago County, Illinois.

We further certify that to the best of our knowledge, this land is situated in Kinkinick Community Consolidated School District #131 and Hononegah Community High School District #207 in Winnebago County, Illinois.

I, **Amy Thompson**, a Notary Public in and for the County of Winnebago, State of Illinois, do hereby certify that the persons whose names (s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (separately) acknowledged that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 17th day of August, 2006



This Plat has been approved by the Winnebago County Highway Department with respect to the access pursuant to 765 ILCS 605/2.

However, an access permit is required by the owner of the property from the Winnebago County Highway Department in accordance to 605 ILCS 5/5-413.

Dated this 28th day of July, 2006

Joseph P. Newell
Winnebago County Engineer

I hereby certify that I have reviewed and approved the ties to the Winnebago County Geodetic Control Network for the property embraced within this plat. The Geodetic Control Network Tie Form has been submitted and approved.

Kevin P. Mendala
Kevin P. Mendala
Kingis Program Manager

We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface waters into water retention areas, public areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Registered Professional Engineer **James P. McDaniel** Attorney
Date **28-10-06**

I hereby certify that I have received an approved drainage study for the property embraced within the attached Final Plat No. 1 of Villas of Willow Creek. Construction plans have been submitted and approved, and all public improvements have been built as required, or in sufficient amount has been provided for this construction.

Dated this 29th day of May, 2006
David Johnson
Village Engineer

This is to certify that the Planning Commission of the Village of Roscoe did, at its meeting on the 22nd day of February, 2006, A.D., approve the Final Plat No. 1 of Villas of Willow Creek.

David Johnson
Roscoe Planning Commission Chairman

Having reviewed the recommendations of the Planning Commission, and finding substantial conformity with all pertinent laws, rules, and regulations, including this Ordinance and the tentative Plat of this subdivision as conditionally approved, this Plat is given final approval this 28th day of May, 2006.

David Johnson
Village Plat Officer

This is to certify that the Village of Roscoe has reviewed the attached Final Plat No. 1 of Villas of Willow Creek.

I have hereto set my hand this 28th day of August, 2006.

David Johnson
President of the Village Board

This is to certify that the Village Board of the Village of Roscoe did, at its meeting on the 22nd day of August, 2006, A.D., approve the Plat and authorize it to be recorded.

In witness whereof, I **David Johnson** Village Clerk of the Village of Roscoe hereunto set my hand and affixed the seal of said Village of Roscoe, this 28th day of August, 2006.

David Johnson
Village Clerk

I, **DAVID E. JOHNSON**, County Clerk of Winnebago County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within Final Plat No. 1 of Villas of Willow Creek. In witness whereof, I have hereunto set my hand and seal of the county of Winnebago this 28th day of September, 2006.

David E. Johnson
County Clerk

Filed for record this 25th day of SEPTEMBER, 2006, at 12:00 o'clock P.M., recorded in Book 28 of Plats page 16A and examined.

James P. McDaniel
County Recorder

Document Number **0657442**

Easement Provisions

An easement is hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchises and their respective successors and assigns within the area as shown by dashed lines on the plat and marked "Easement", to install, lay, construct, renew, operate and maintain storm and sanitary sewers, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary bracing, guys, anchors and other equipment for the purpose of serving the subdivision and other properties with telephone, electric, gas and other utility service or cable television service; also is hereby granted, the right to use the streets for said purposes, the right to overhead lots with aerial utility wires to install required service connections over or under the lots at all times to install, lay, construct, renew, operate and maintain pipes, conduits, cables, poles, wires, bracing, and water mains, and other equipment and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere with the installation of said easement. No permanent buildings or trees shall be planted upon said easement, but same may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

If the grade of the subdivision property shall be so altered or if private storm and sanitary sewer facilities require that the underground utility or cable television equipment be moved or otherwise altered, the property owner, or his successors, assigns, or successors and assigns shall reimburse the utility company or cable television company for the necessary expense involved.

The maintenance of the drainage and storm water detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easements shall not be landscaped. The finished grade of the easements shall not be landscaped. The finished grade of the easements shall not be landscaped.

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to COMMERCIAL EDISON COMPANY and VERIZON, GRANTEES, their successors, assigns, successors and assigns, jointly and severally, to construct, operate, repair, maintain, modify, construct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, manholes, pedestals, cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sound and signals in, over, under, across, along and upon the surface of the property on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." or similar designation. The easement shall be the responsibility of the individual property owner. The finished grade of the easements shall not be landscaped. The finished grade of the easements shall not be landscaped.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "Common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open areas", "common ground", "parking" and "common areas". The term "Common area or areas" includes real property physically occupied by a building, service business district or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Plat Owner, upon written request.

General Notes

1. The maintenance of the storm water detention and drainage easements shall be the sole responsibility of the individual lot owners. The finished grade of the easements shall not be altered or encroached upon by filling, regrading or construction of surface improvements that obstruct or redirect the flow of water, nor shall any buildings or structures be erected within the easements.

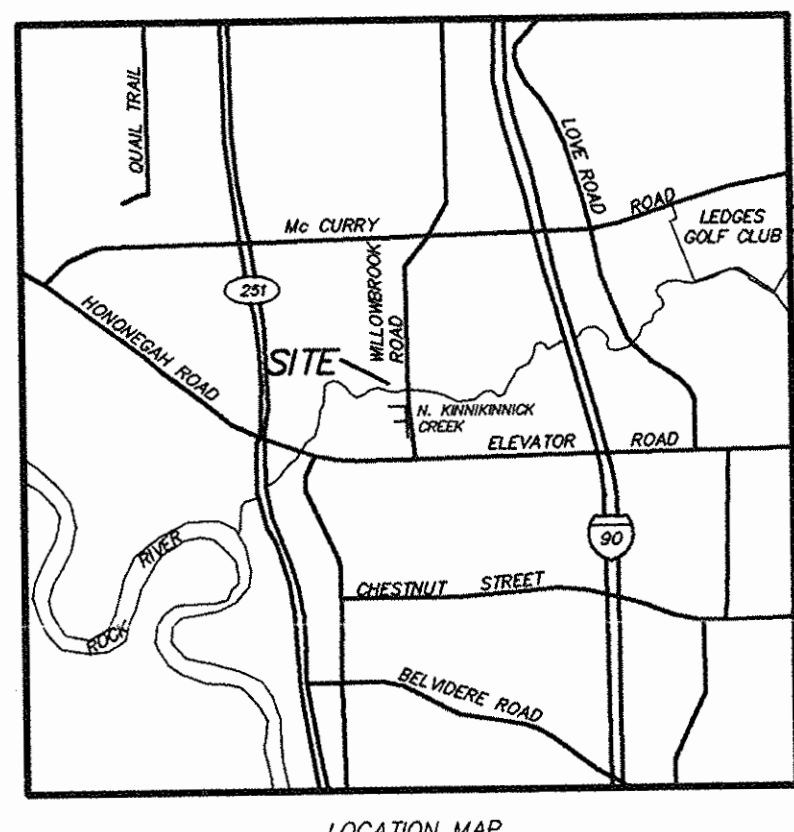
2. Direct vehicular access to Willowbrook Road from Lot 1 shall be allowed only at the ingress-egress and circulation easement.

3. The owners or members of the Villas of Willow Creek Homeowners Association shall be responsible for lining the drainage swale at the west end of Willow Creek Lane. If the Winnebago County Highway Department increases the size of the drainage structure crossing Willowbrook Road approximately 104' north of the northwest corner of Lot 1.

An easement is hereby reserved for and granted to NICOR, INC., its successors and assigns to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the installation of such facilities. The grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

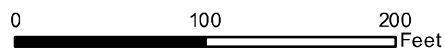


PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
PROFESSIONAL ENGINEER - J. MICHAEL CAVANAGH, P.E. 28801
PROFESSIONAL SURVEYOR - THOMAS D. EDDIE, I.L.S. 2100
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-5097 (815) 633-4593 (FAX)
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000985
APRIL 17, 2006 JOB NO. 15057

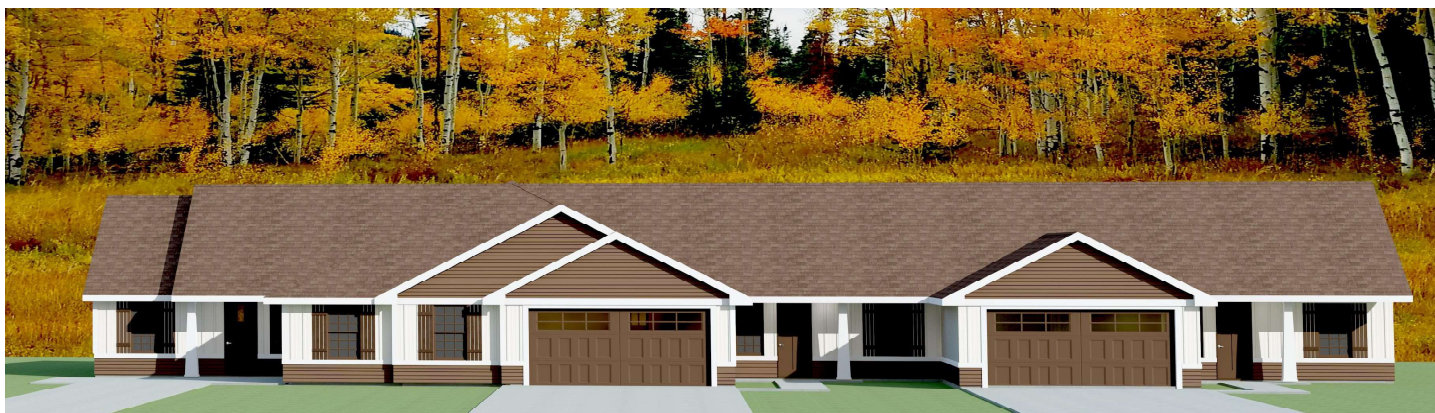
Exhibit "G"
Zoning Map
5729-5733 Willow Creek Lane
Application #: ZBA 24-007



WinGIS cannot and does not warrant the accuracy of:
property and boundary lines, dimensions of parcels and lots,
location of structures or improvements, and topographic or



SCALE: 1:1,218



FRONT 1/4" = 1'

WILLOW CREEK

DRAWN BY
RON RODAKOWSKI
815 272 3708

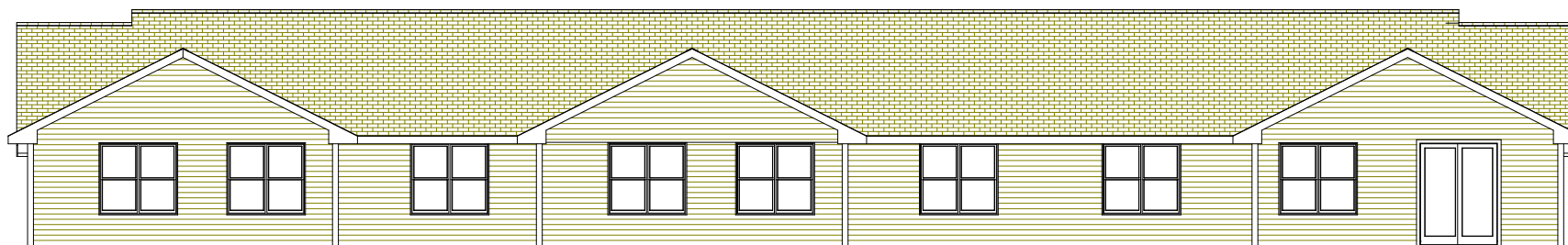
DATE:

7/24/2019

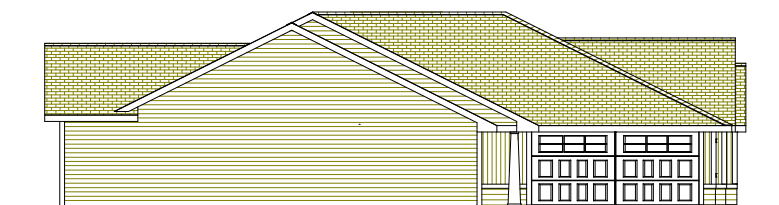
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SHEET:

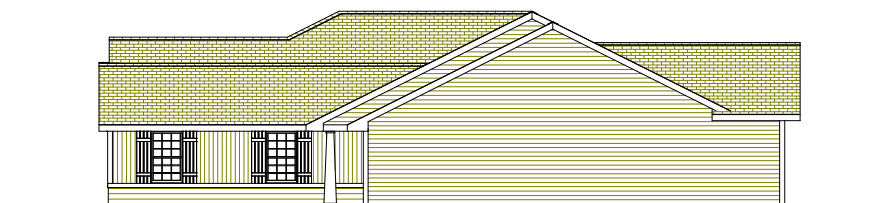
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REAR 1/4" = 1'



LEFT 3/16" = 1'



RIGHT 3/16" = 1'

WILLOW CREEK

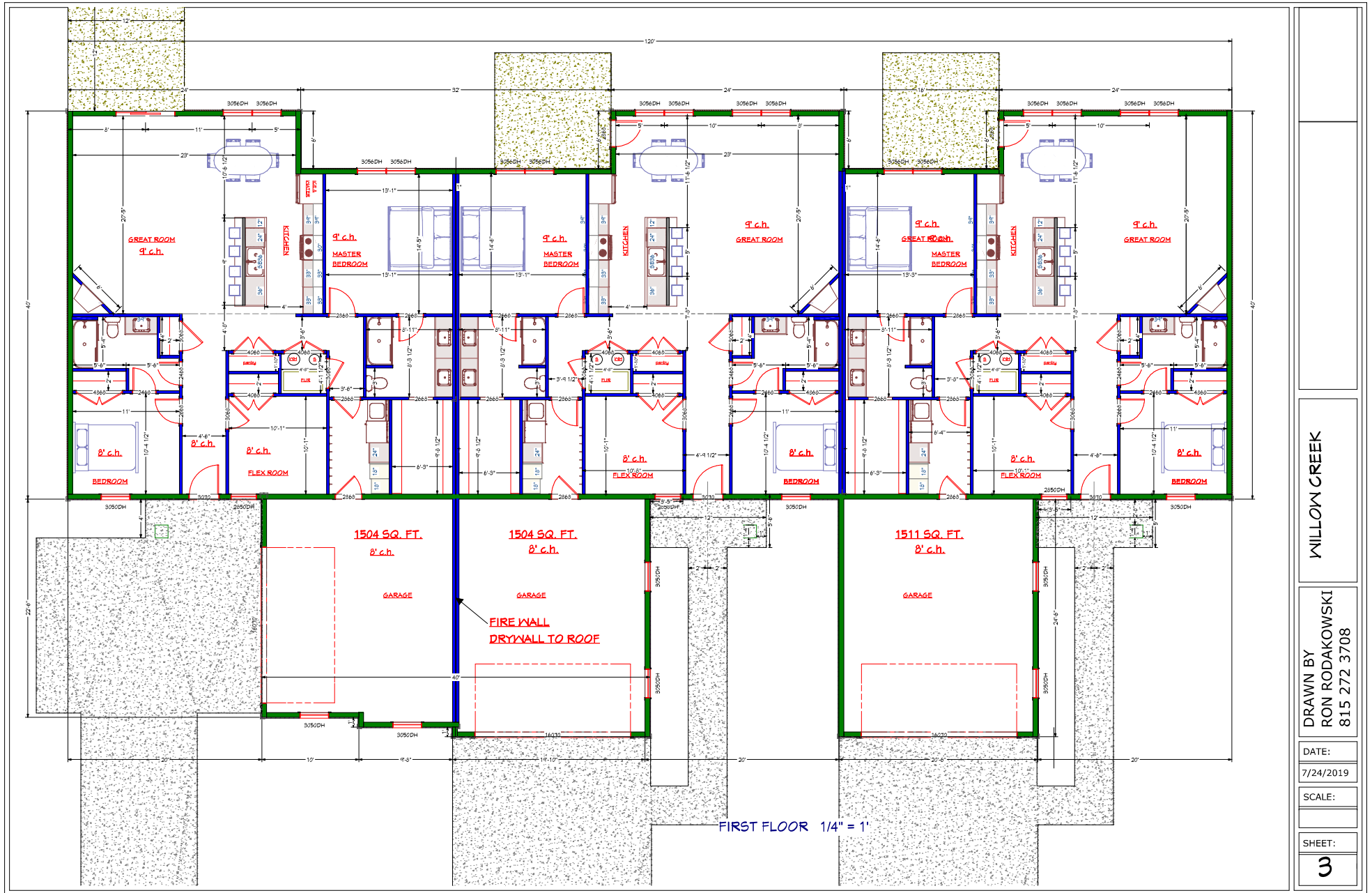
DRAWN BY
RON RODAKOWSKI
815 272 3708

DATE:
7/24/2019

SCALE:

SHEET:

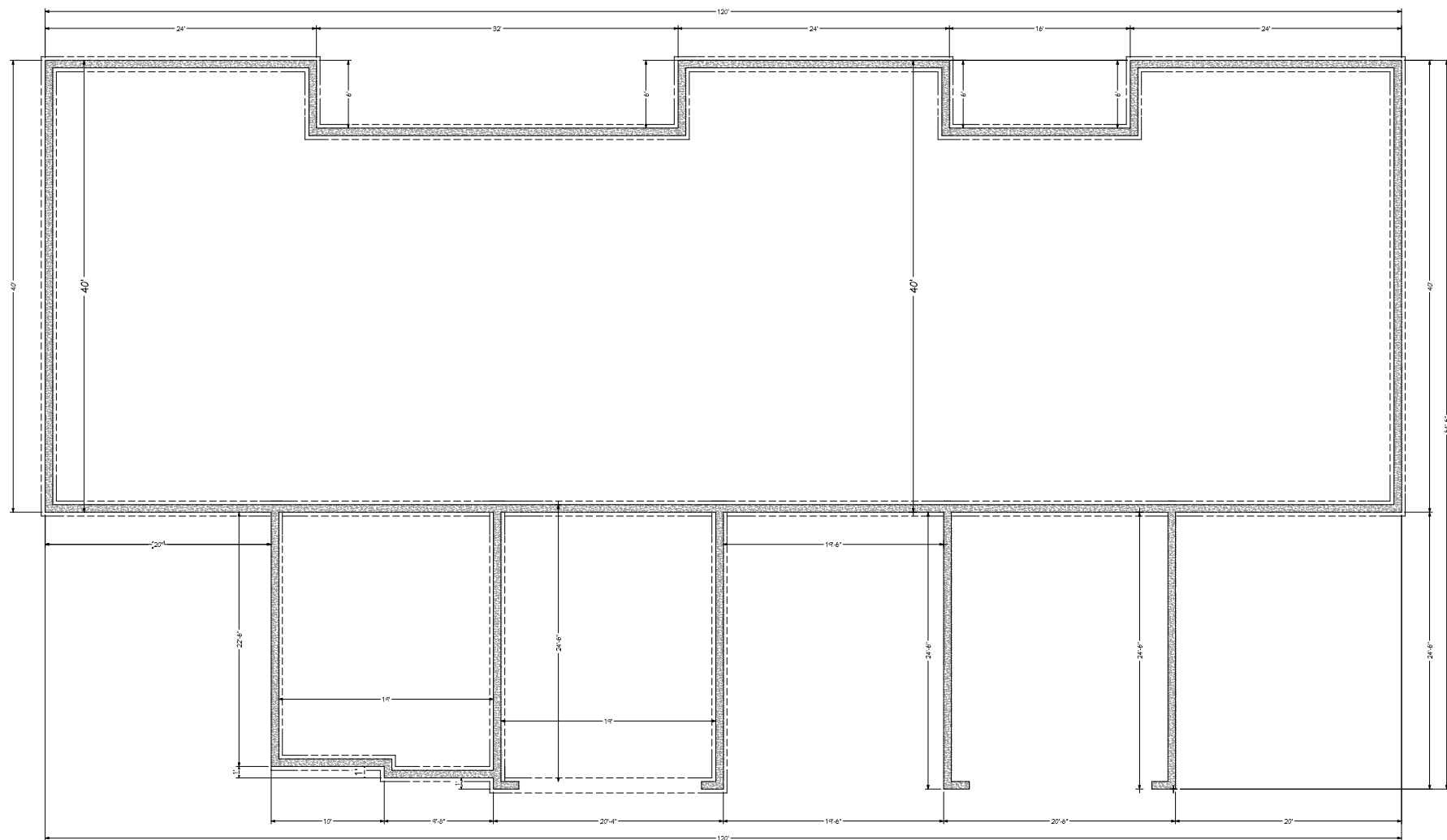
2



WILLOW CREEK

DRAWN BY
RON RODAKOWSKI
815 272 3708

DATE:
7/24/2019
SCALE:
SHEET:
3



FOUNDATION 1/4" = 1'

WILLOW CREEK

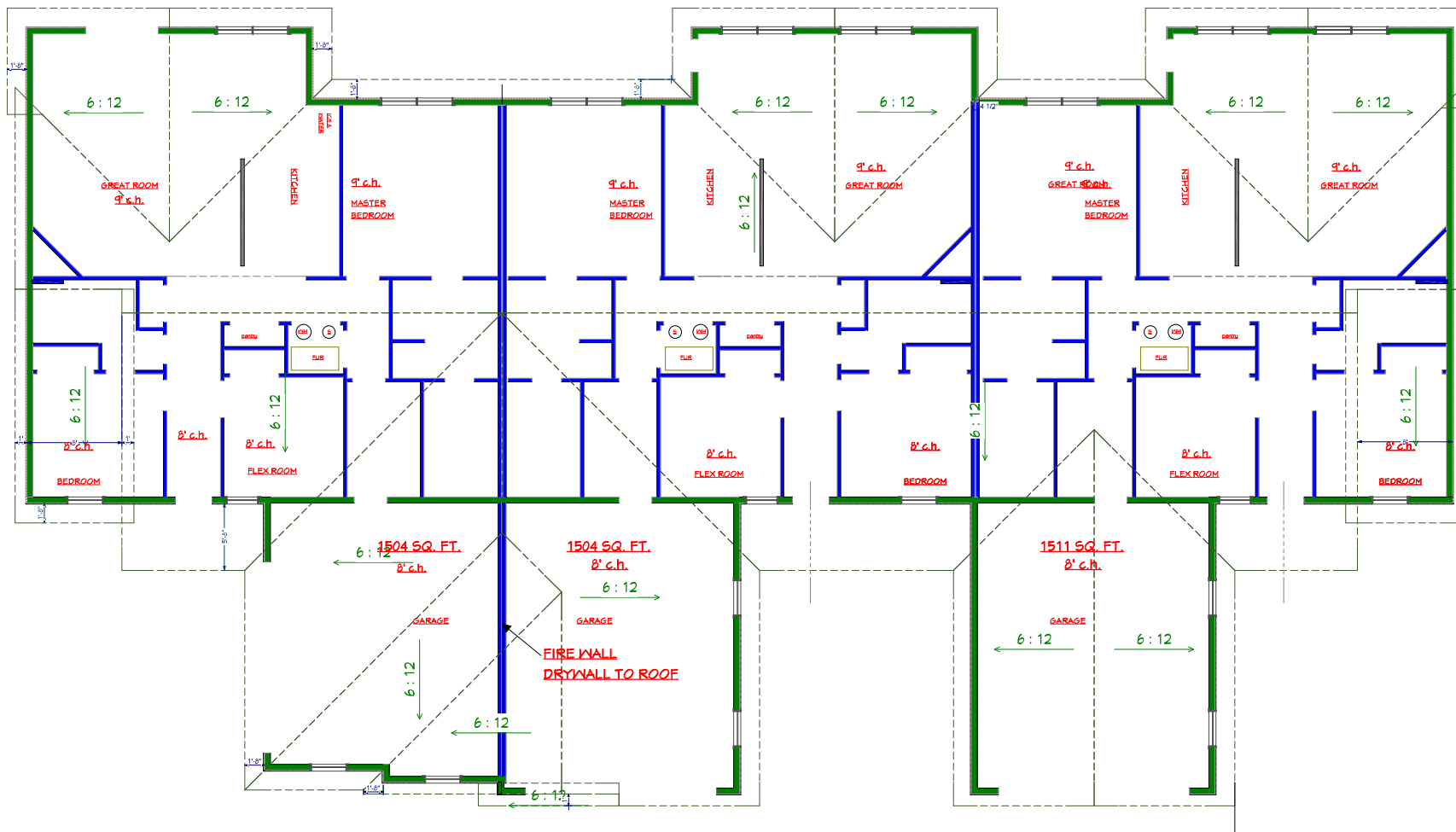
DRAWN BY
RON RODAKOWSKI
815 272 3708

DATE:
7/24/2019

SCALE:

SHEET:

4



ROOF 1/4" = 1'

WILLOW CREEK

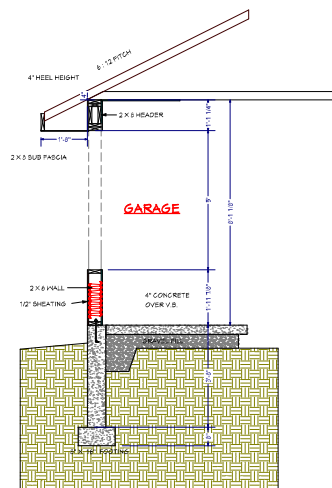
DRAWN BY
RON RODAKOWSKI
815 272 3708

DATE:
7/24/2019

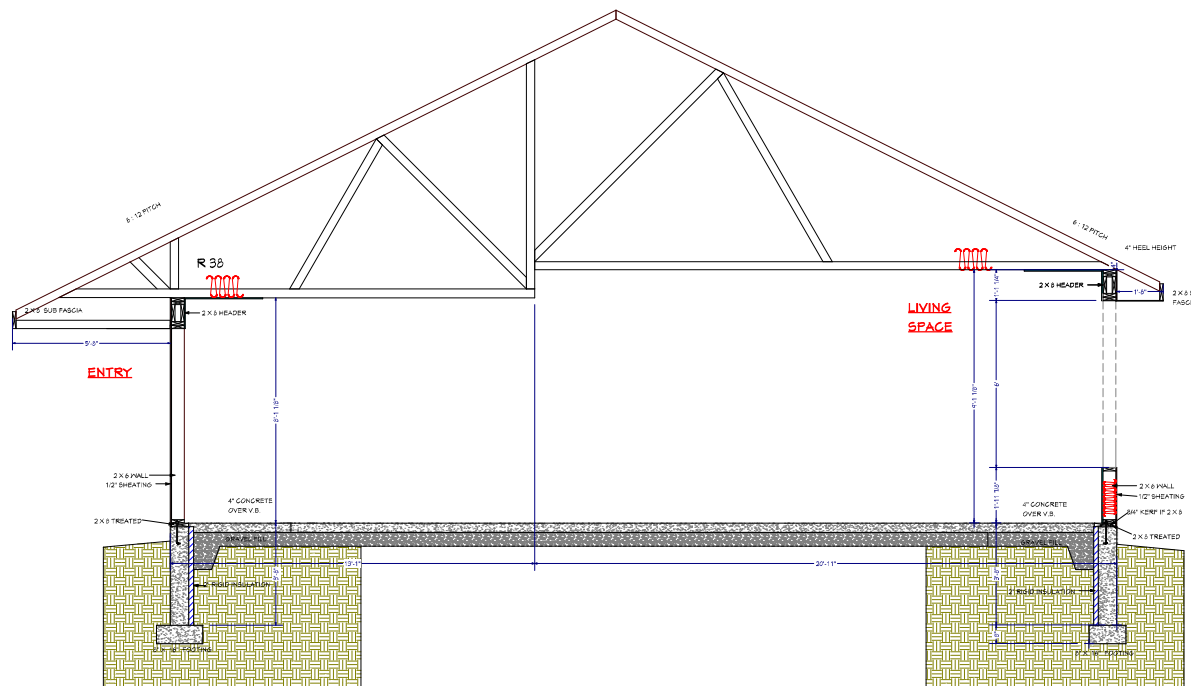
SCALE:

SHEET:

5



WALL



WALL

WILLOW CREEK

DRAWN BY
RON RODAKOWSKI
815 272 3708

DATE:
7/24/2019

SCALE:

SHEET:

6