

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

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A5	BUILDING SECTIONS & ROOF PLAN
A6	WALL SECTIONS
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PROJECT NO.: 194-24

DATE: 06/10/24

REVISIONS:

ARCHITECT:

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GENERAL CONTRACTOR:

TROY LANGE  
815-494-8168

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 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:  
A. IN EACH SLEEPING ROOM.  
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.  
C. 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, IBC 107.1  
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 APPENDIX J ILLUSTRATION K  
IF AN EJECTOR PIT IS INSTALLED A SHUTOFF 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 A 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 5) 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.

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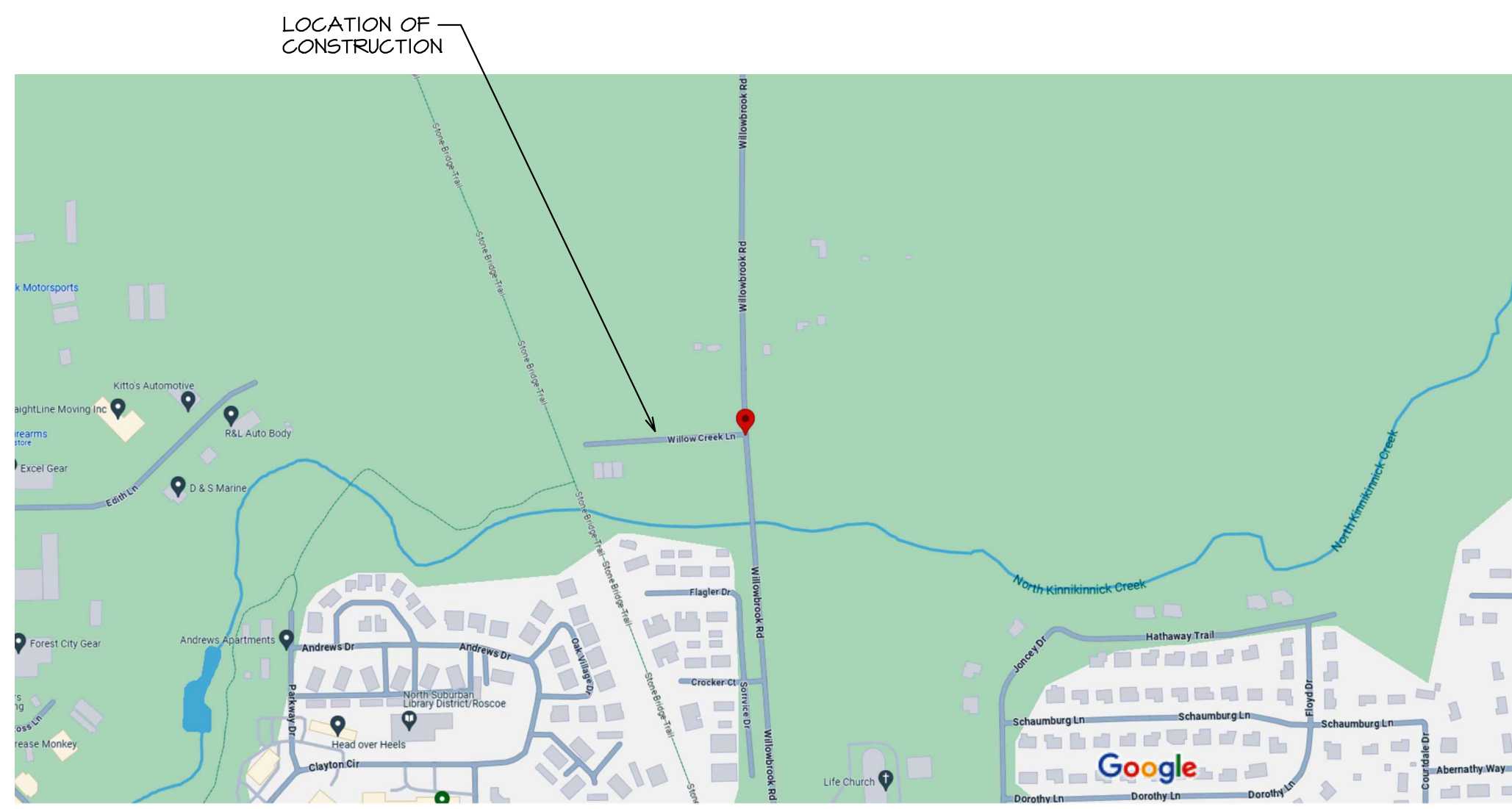
DUE TO THE LIMITLESS OPTIONS FOR INSULATION EXACT INSULATION TO BE COORDINATED W/ OWNER ALL R VALUES LISTED IN THE 2021 IECC INSULATION LEDGER TO BE MET OR EXCEEDED.

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
INSULATION	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-17 CAVITY
	FLOOR R-VALUE	R-30
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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  - DO NOT SCALE DRAWINGS - DIMENSIONS SHALL TAKE PRECEDENCE.
  - 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.

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

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 (21 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)  
2016 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

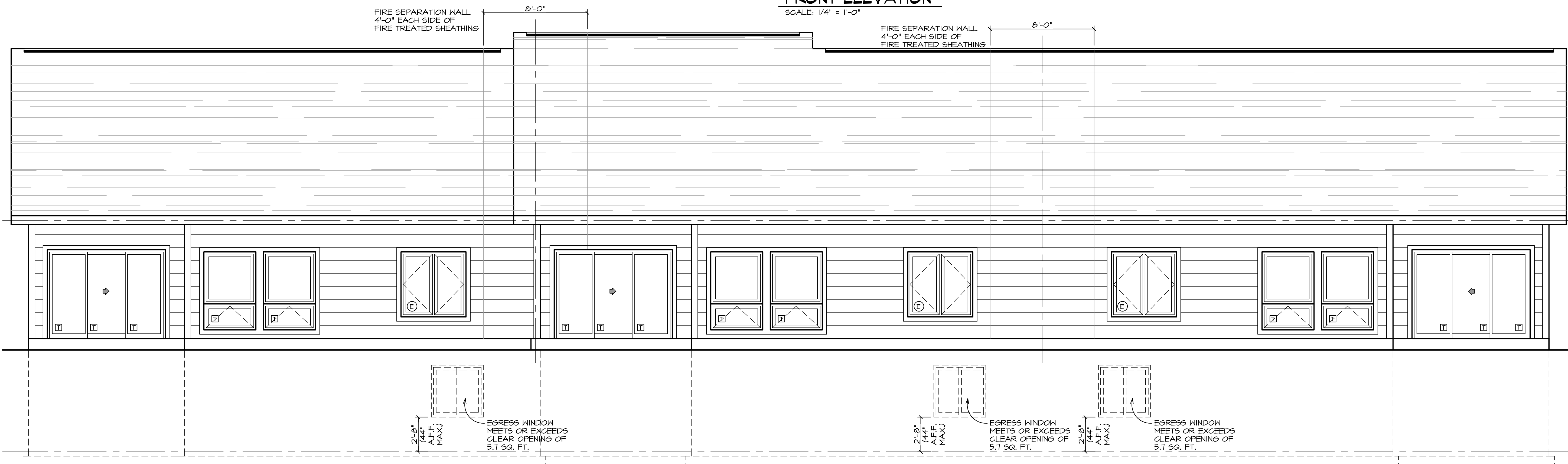
USE GROUP:	CONDOMINIUM	R-2
TYPE OF CONSTRUCTION		5B
FULL SUPPRESSION		N/A
ALLOWABLE HEIGHT		40 FT
ACTUAL HEIGHT		24 FT
ACTUAL AREA	3 UNIT BUILDING (1,770 SF EA)	5,310 SF
EXTERIOR WALLS		0 HR
BASEMENT		YES
TENANT SEPARATION WALL		2 HR

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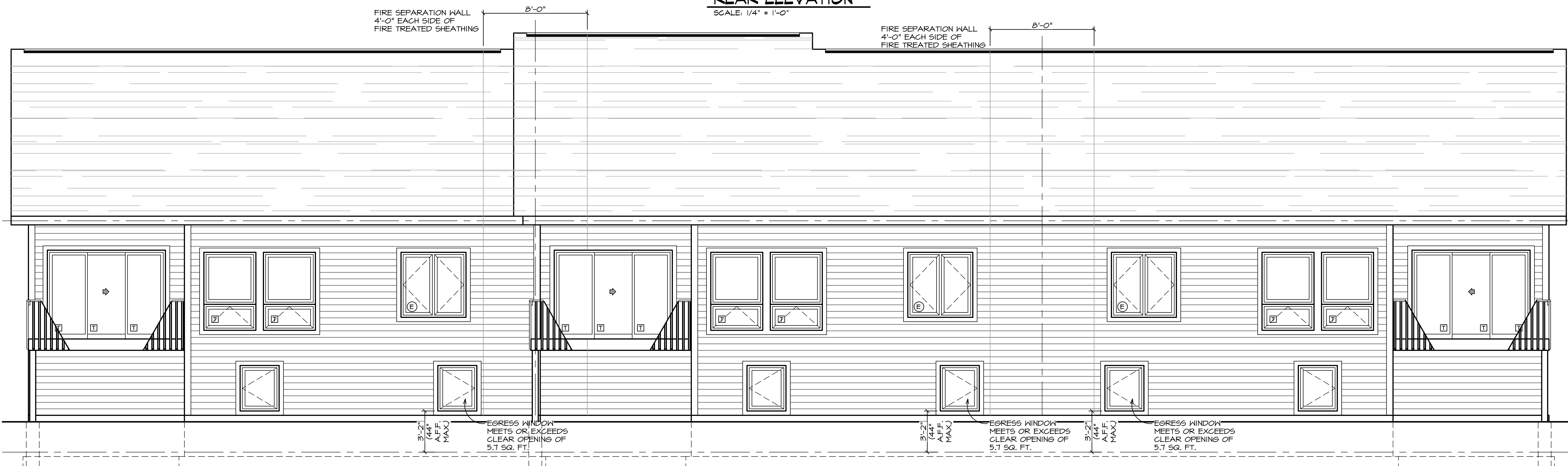




FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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

**Exhibit "B"**  
**Elevations**  
5729-5733 Willow Creek Lane  
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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
	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.
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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	
= FIXED	
= TEMPERED GLASS	
= SAFETY GLAZING GLASS	
= MEETS EGRESS REQUIREMENTS	

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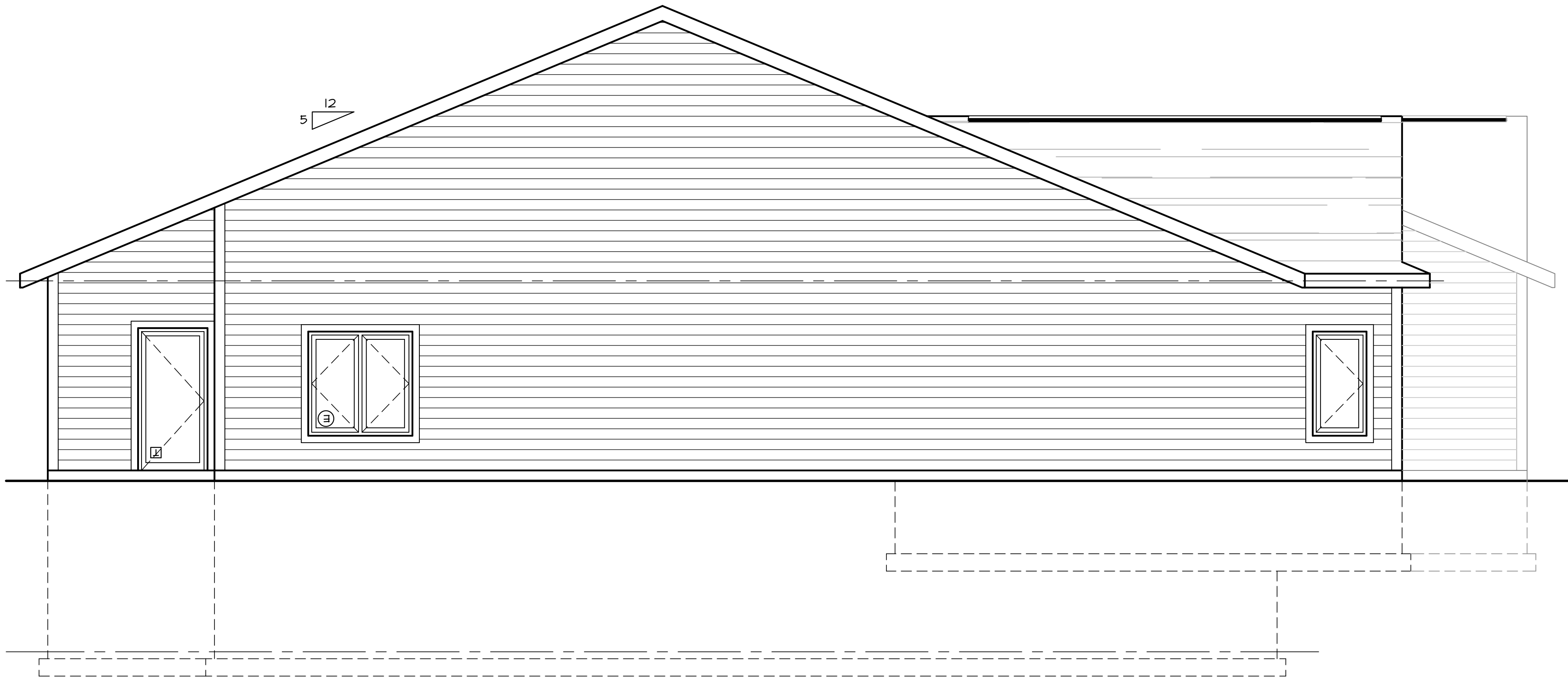
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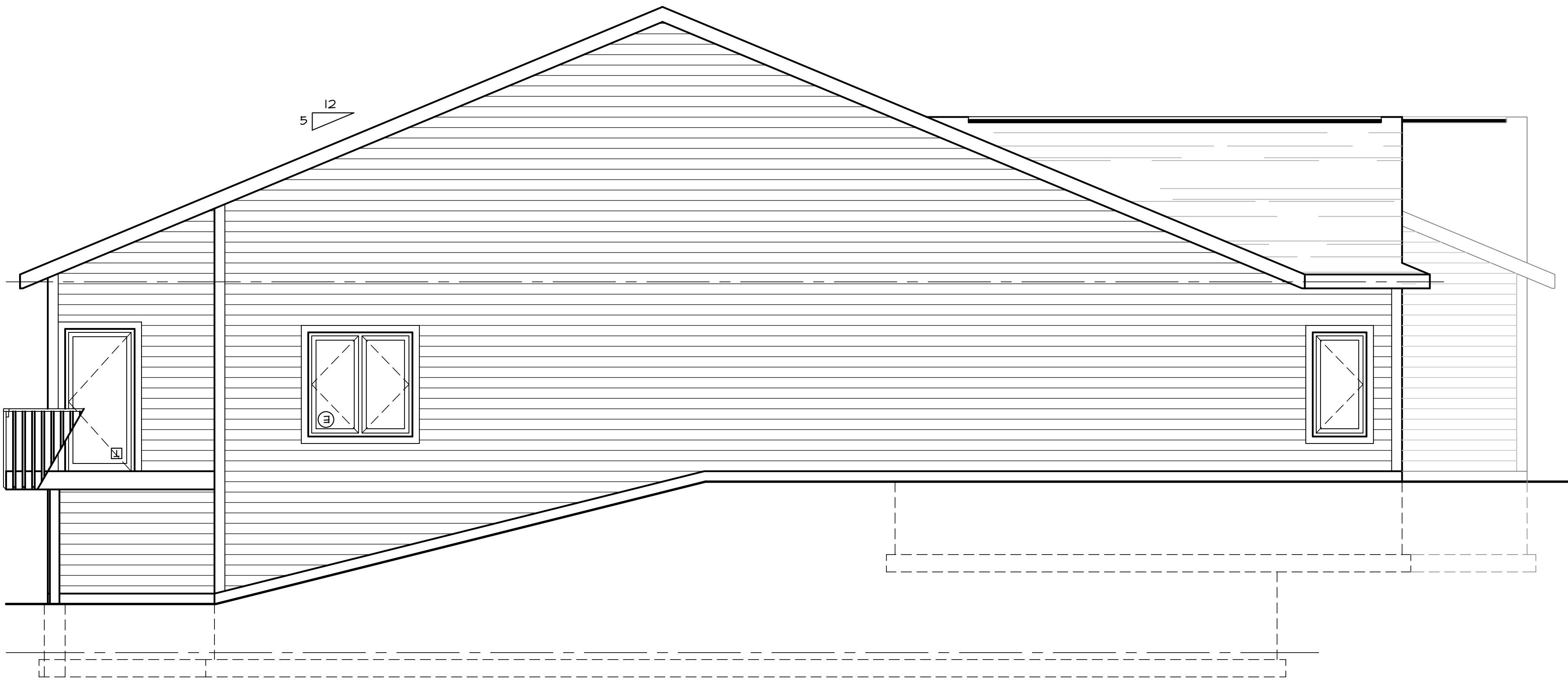
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A2



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



**LEFT SIDE ELEVATION @ PARTIAL EXPOSURE**  
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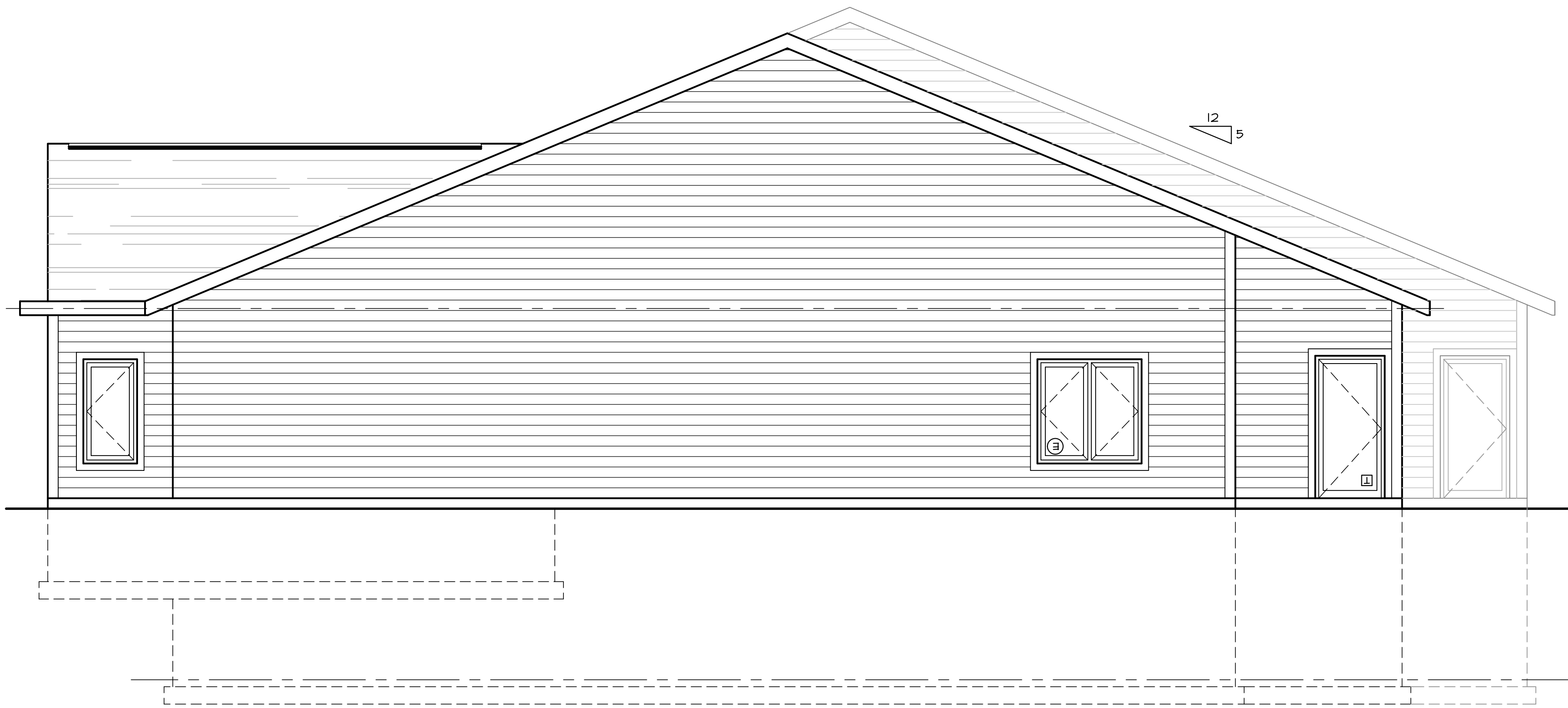
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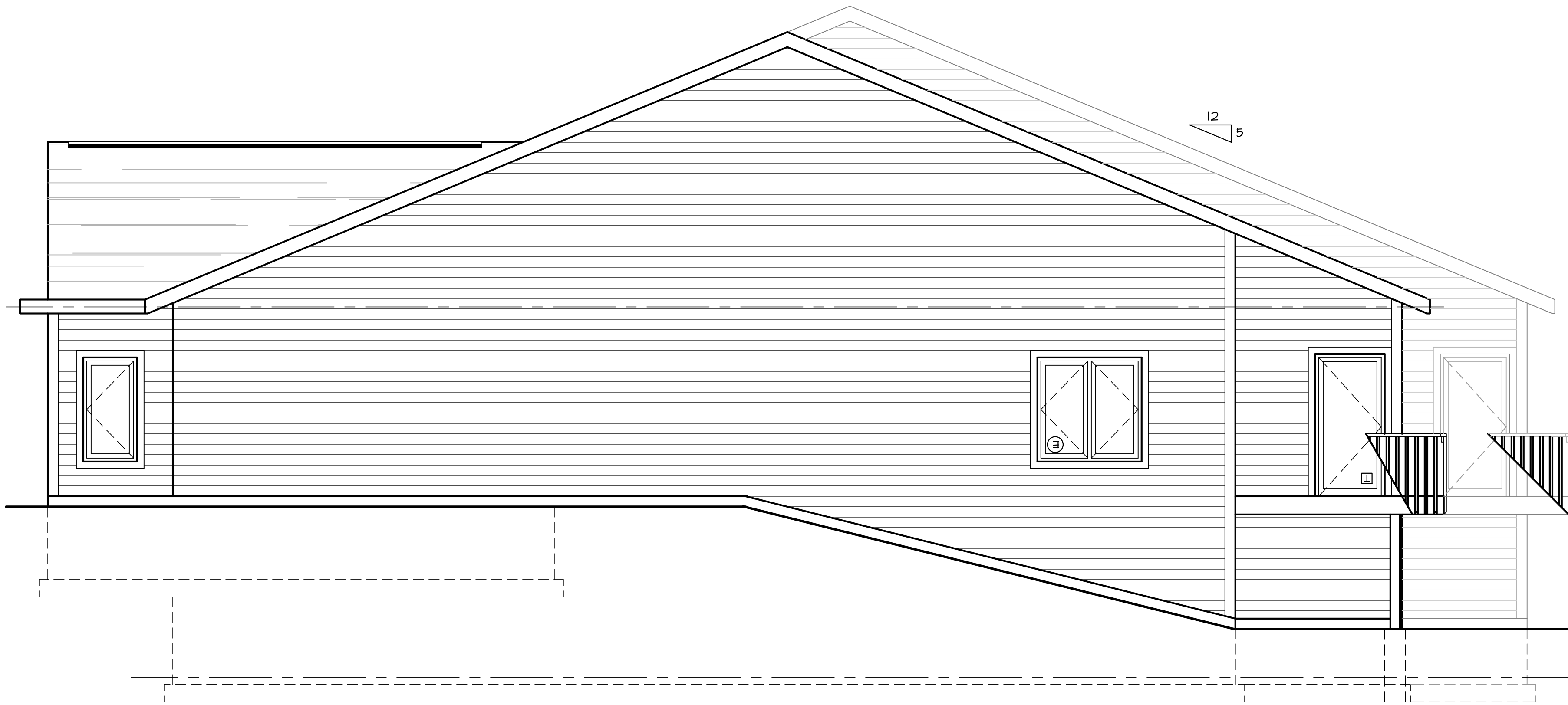
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**A3**



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



**RIGHT SIDE ELEVATION @ PARTIAL EXPOSURE**  
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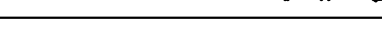
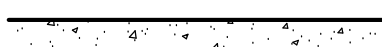
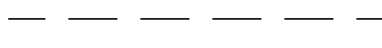
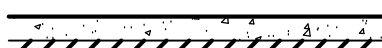
**WINDOW LEGEND**  
WINDOW SIZES ON DRAWINGS ARE GENERIC SIZES.  
WINDOWS DESIGNATIONS AS FOLLOWS:  
2650 (EXAMPLE) ARE 2'-6" WIDE x 5'-0" HIGH.  
➔ = DIRECTION OF OPERATION  
[F] = FIXED  
[T] = TEMPERED GLASS  
[S] = SAFETY GLAZING GLASS  
[E] = MEETS EGRESS REQUIREMENTS

**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



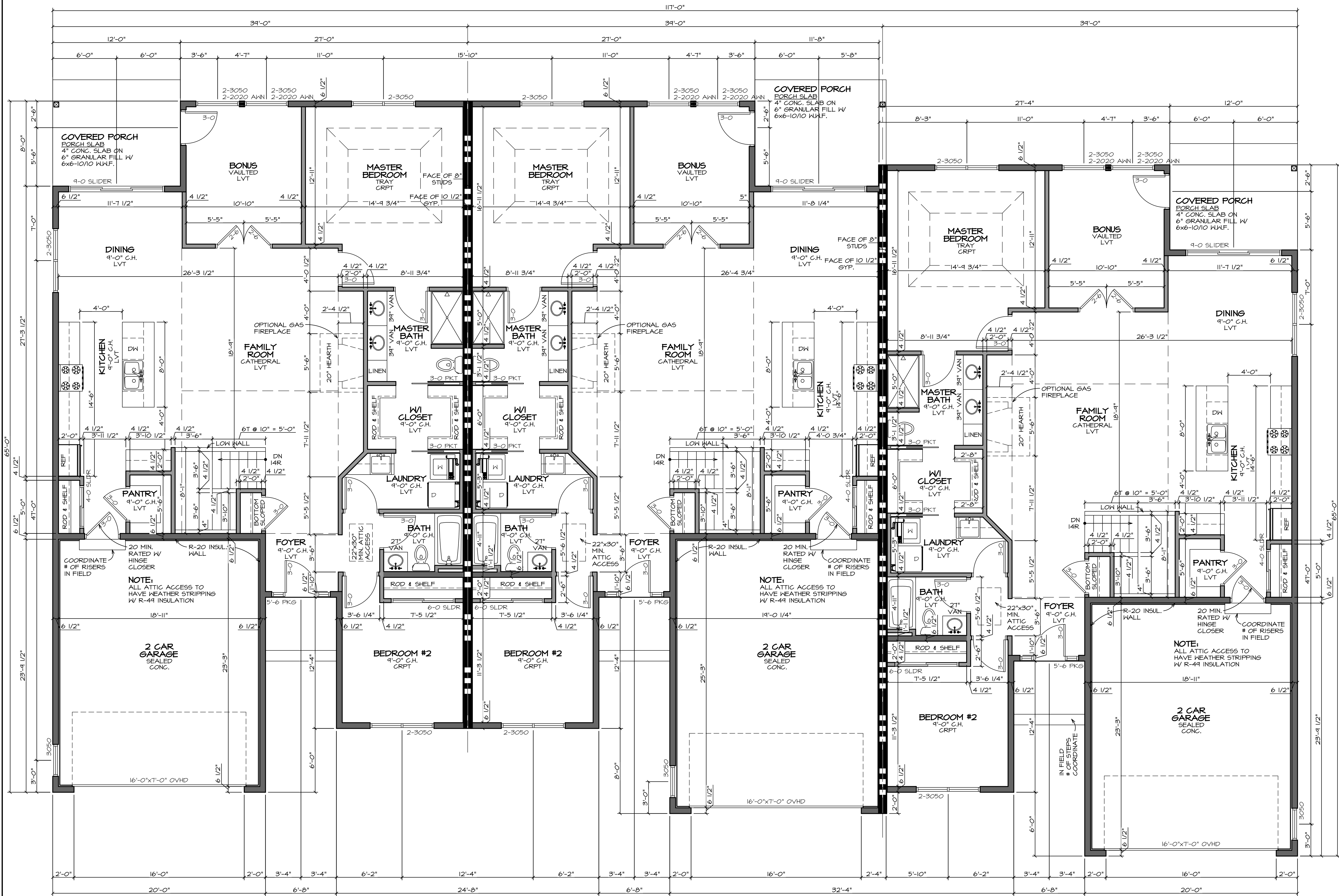


## WALL LEGEND

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





1ST FLOOR 1/170 S.F. EACH SIDE  
**FLOOR 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.
	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).  
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.

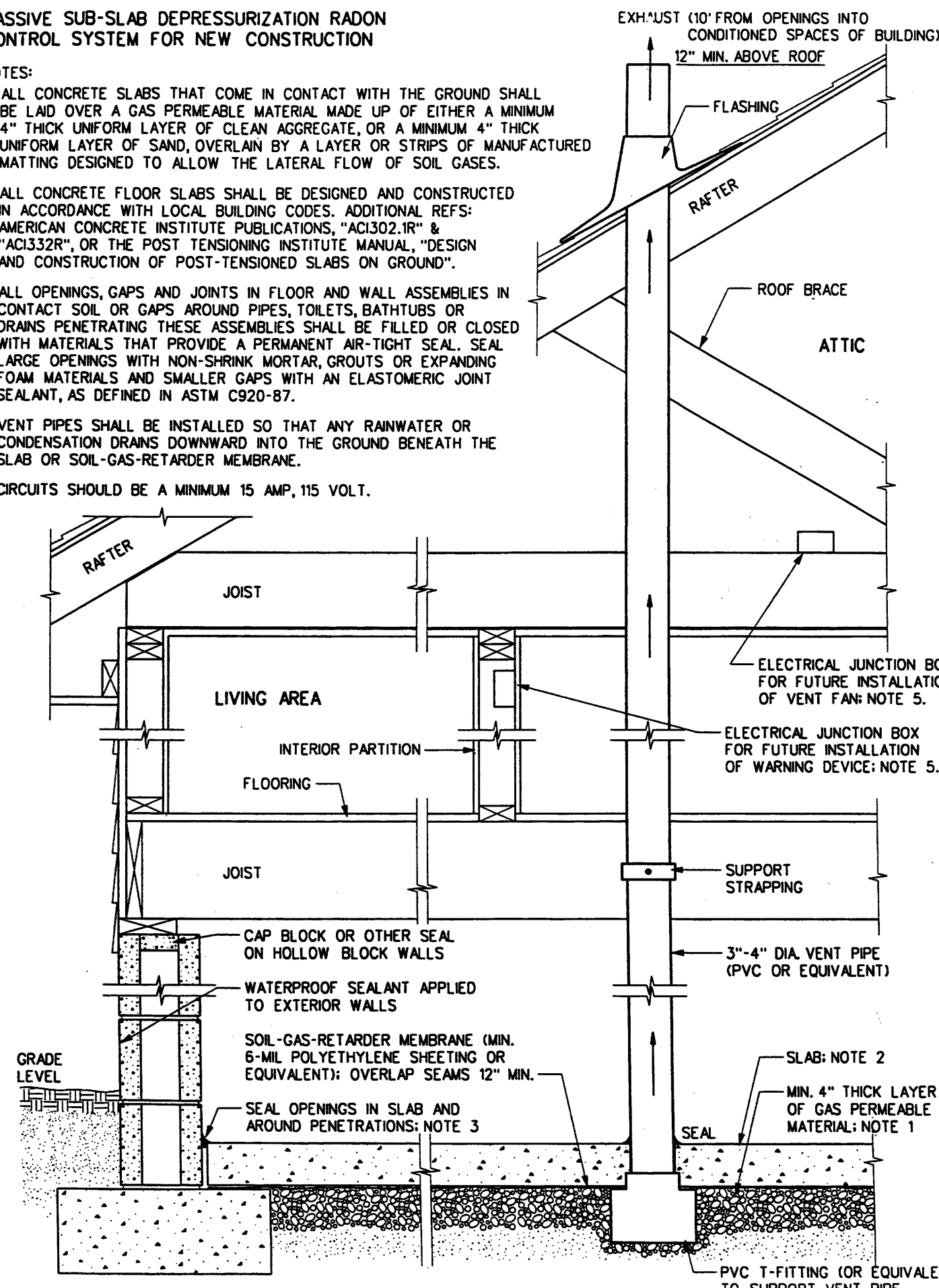
WALL LEGEND	
	2x6 STUD WALL W/ BRICK
	2x6 STUD WALL
	2x4 STUD WALL W/ BRICK
	2x4 STUD WALL

**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



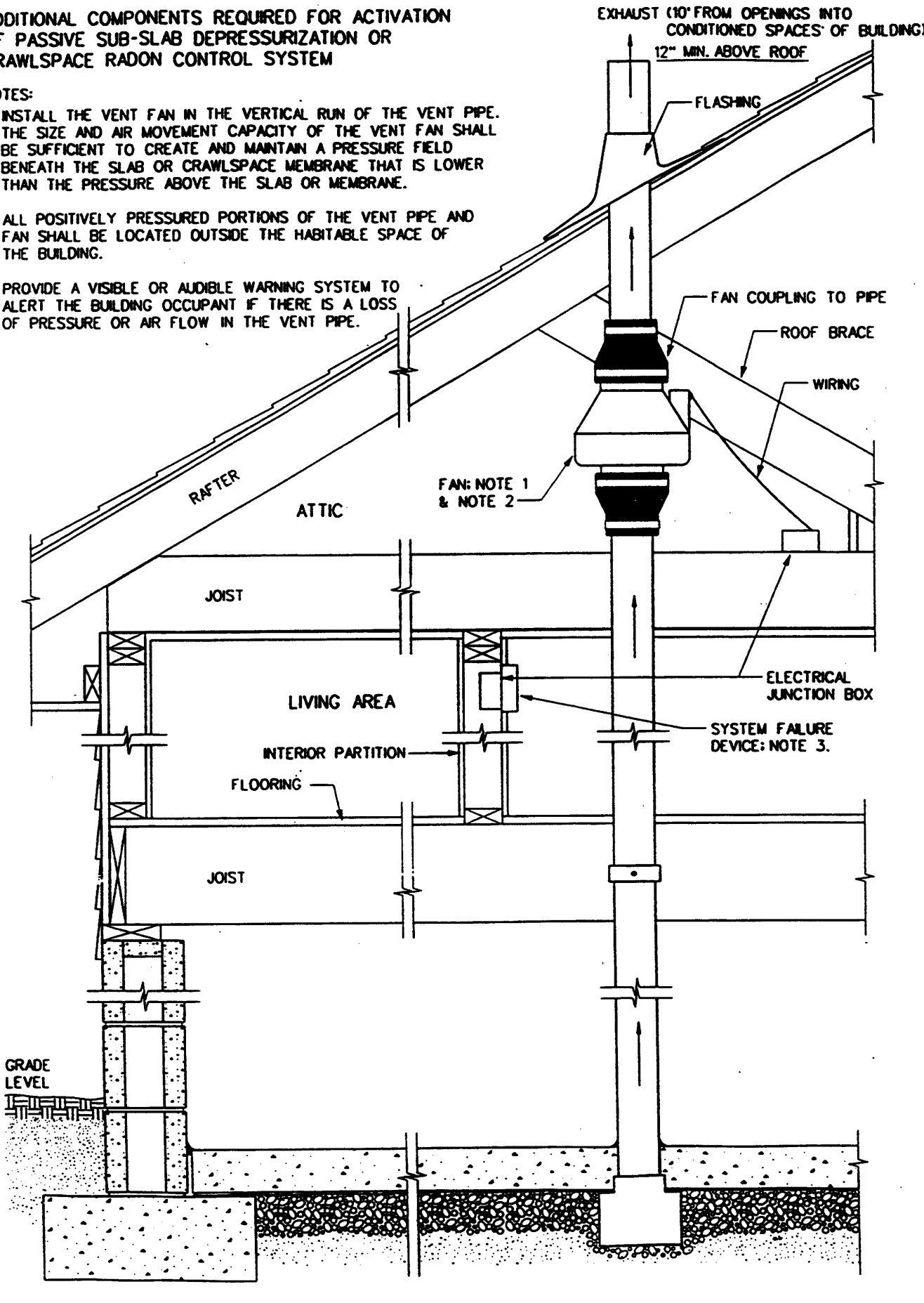
NOTES:

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE Laid OVER A CAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 1/2" THICK LAYER OF SAND OR A MINIMUM 4" THICK UNIFORM GRANULAR LAYER OF SAND, OVERLAYED BY A LAYER OR STRIPS OF MANUFACTURED FIBER GLASS OR POLYESTER FIBER FABRIC, ALL TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES, ADDITIONAL REFERENCES: CONCRETE INSTITUTE PUBLICATIONS, "AC308.2R-87" AND "AC308.3R-87" OR THE MOST CURRENT CONCRETE INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR SINKS SHALL BE PROTECTED BY A MINIMUM 1/2" THICK CAS, CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL SHALL BE INSTALLED WITH AN ELASTOMERIC JOINT SEALANT. SEALING FLOW MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. WHEN PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAIN FROM THE PIPES OR DRAIN GROUND BENEATH THE SLAB OR SOIL-CAS-RETRO-REPAIR MATERIAL.
5. CROUCHES SHOULD BE A MINIMUM 156 AMP, 115 VOLT.



NOTES:

1. INSTALL THE VENT FAN IN THE VERTICAL RUN OF THE VENT. 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 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.

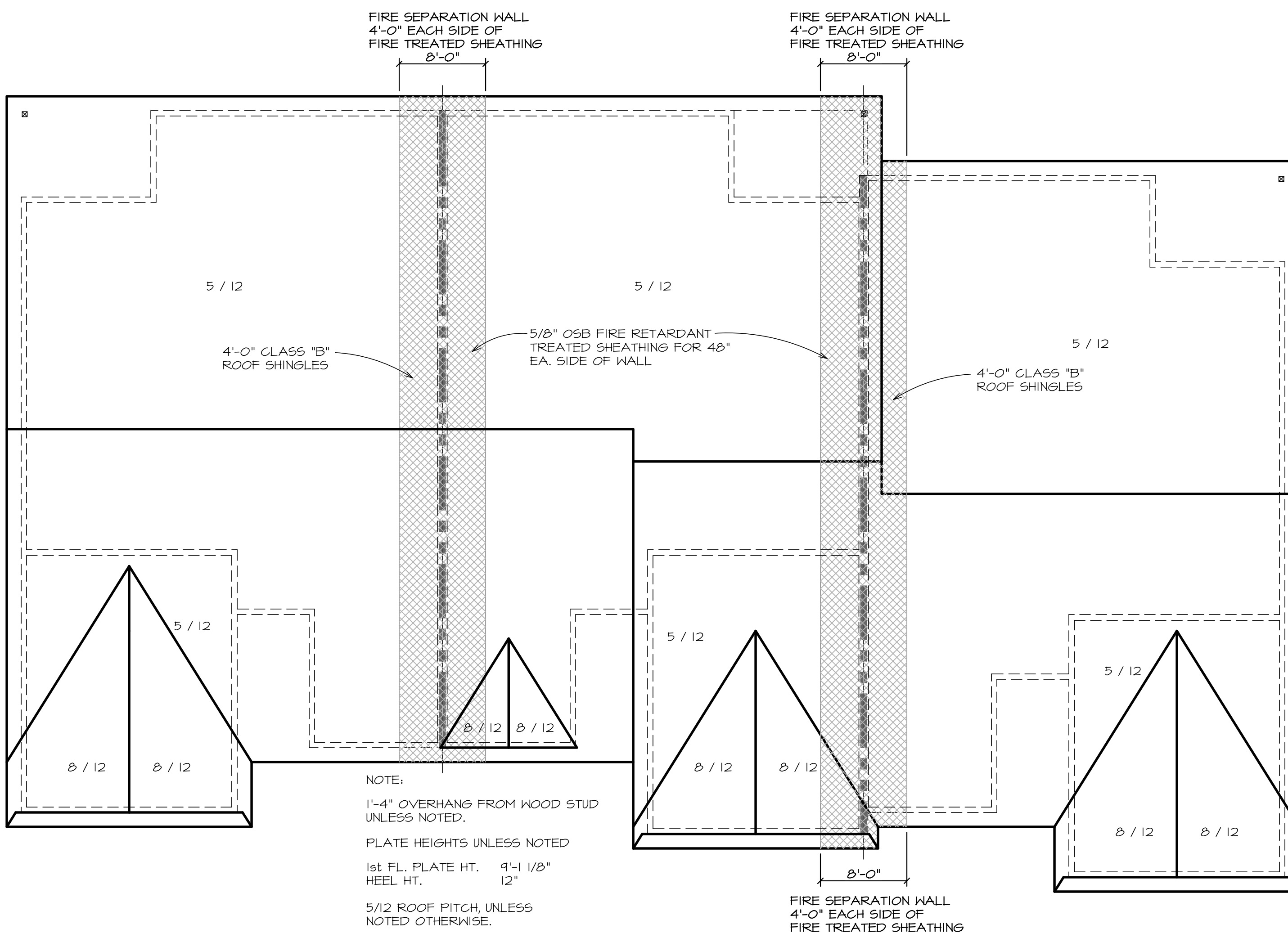


SCALE: N.T.S.

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

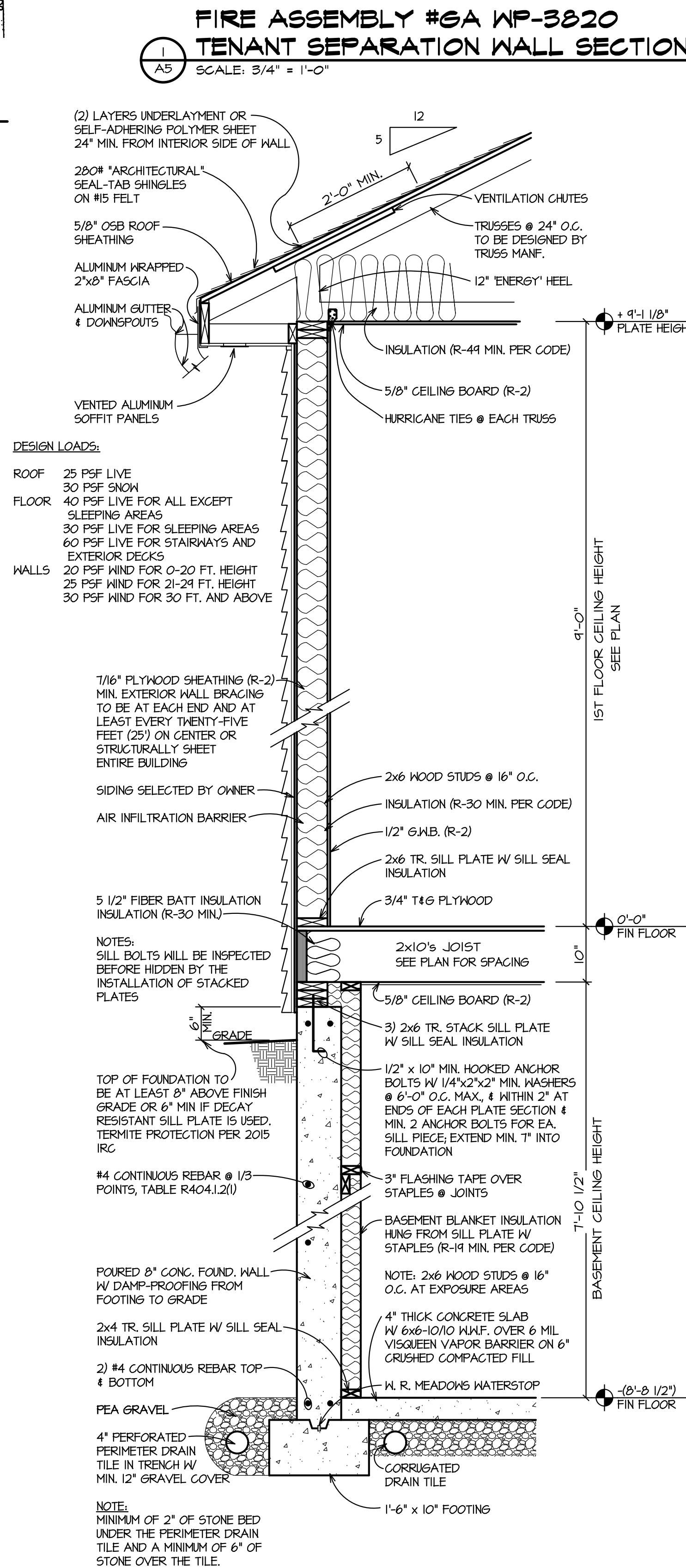
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3620	GENERIC	2 HOUR FIRE	55 to 90 STC SOUND
<p><b>GYPSUM WALLBOARD, WOOD STUDS</b></p> <p>Base layer 1/4" type X gypsum wallboard or gypsum vermeer base applied at right angles to each side of double row of 2 x 4 wood studs, 16" o.c. on span side plates 1" apart with 60 coated nails, 10" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 1/2" type X gypsum wallboard or gypsum vermeer base applied at right angles to each side with 60 coated nails, 2 1/2" long, 0.100" shank, 1/4" heads, 8" o.c.</p> <p>Joints staggered 16" on each layer and side. Sound tested with 3/4" glass fiber insulation applied to studs in stud spaces on one side and with vermeer base layer applied 6" o.c. Horizontal bracing required at mid height. <b>(LOAD-BEARING)</b></p>			
		<p>Thickness: 109"±            Agents: Weight 13 pcf            Fire Test: See WP 4135            (FM WP 360, 9-27-74);            UL RAC04, 10-31-68            Sound Test: NRC 3.056, 4-7-70</p>	

TRUSS MANUFACTURER TO SUPPLY SHOP  
DRAWINGS TO DESIGNER & CONTRACTOR PRIOR  
TO CONSTRUCTION INDICATING ALL LOADS &  
CALCULATIONS FOR APPROVAL OF INTENT &  
HOUSE DESIGN. STRUCTURAL COMPONENTS TO BE  
ENGINEERED BY SPECIFIC SUPPLIER. DESIGNER  
IS NOT RESPONSIBLE FOR DIFFERENCES IN  
COMPONENT SPECIES, SIZES, SPACING, ETC.



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

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



### WALL DETAIL

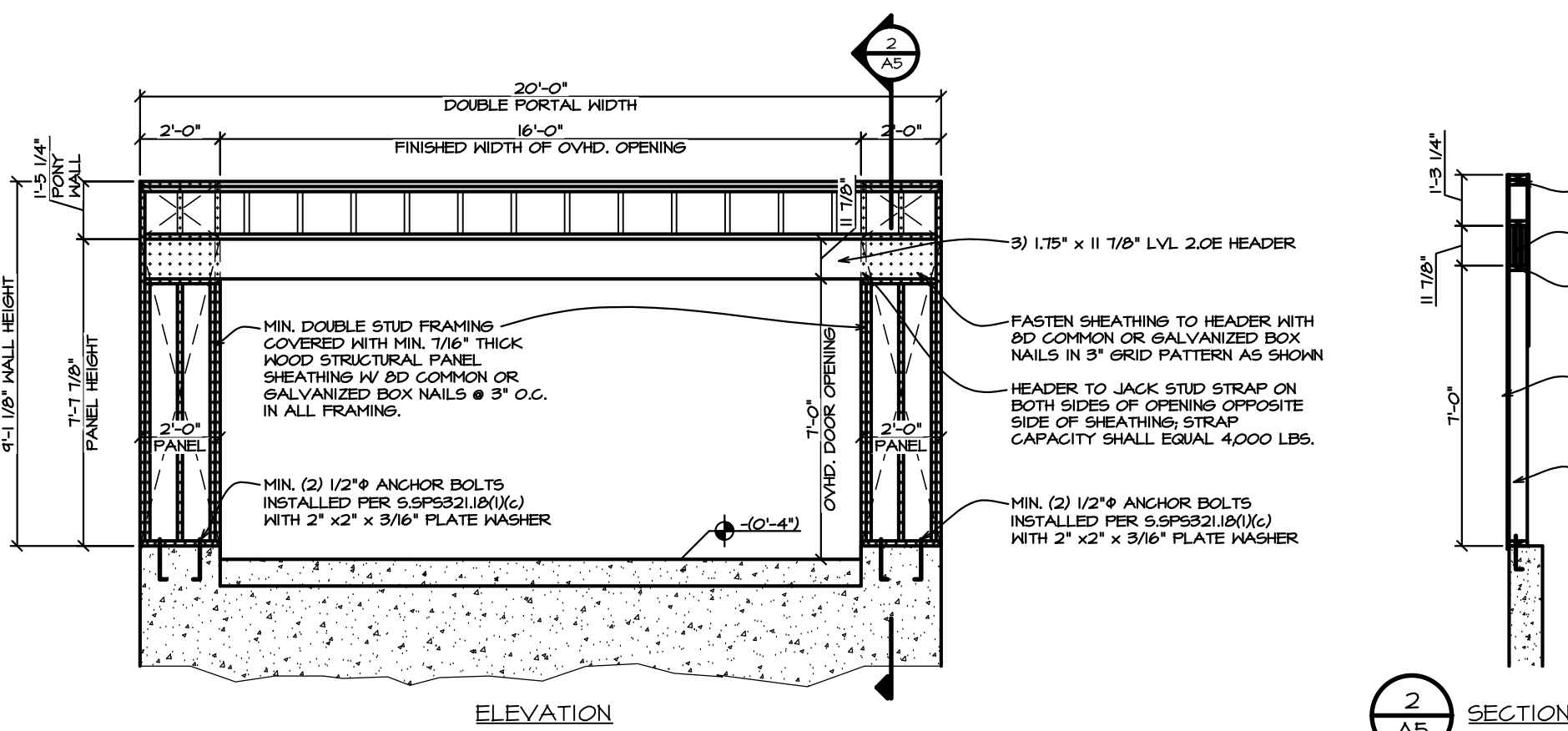
SCALE: 3/4" = 1'-0"

LIGHT & VENT. SCHEDULE					
ROOM NAME	S.F. AREA	LIGHT		VENT	
		REQ'D	ACTUAL	REQ'D	ACTUAL
1ST FLOOR					
FAMILY RM	616	44.28	>	24.64	>
DINING KITCHEN					
MSR BEDROOM	237	18.96	>		>
BEDROOM #2	137	10.46	>	5.40	>
BONUS	140	11.2	>	5.6	>

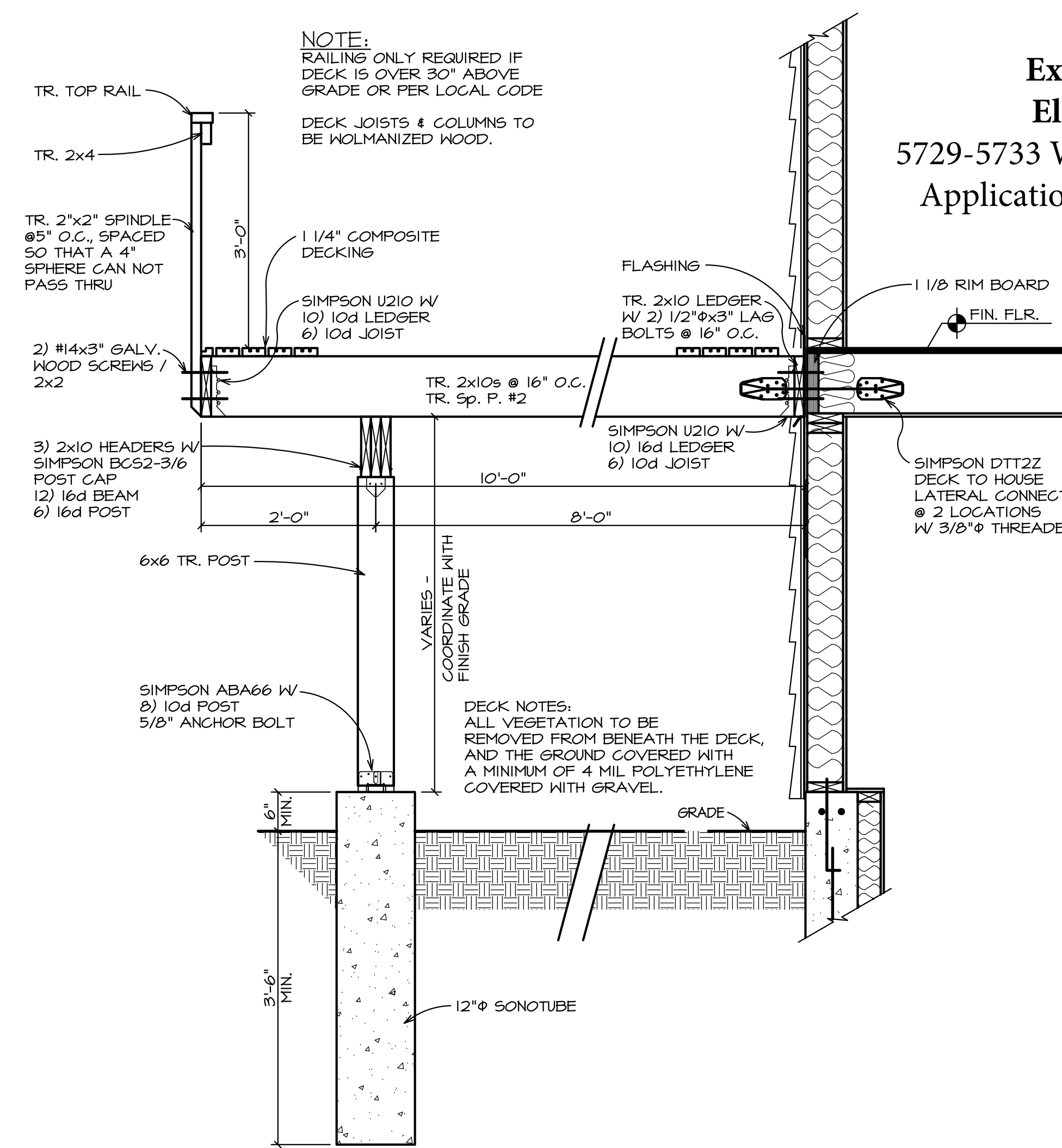
NOTE: ALL CALCULATIONS MUST BE VERIFIED W/ WINDOW MANUFACTURER.

ATTIC AREA VENT REQUIREMENTS TO BE SATISFIED AS PER LOCAL CODE. THE REQUIRED AREA SHALL BE 1/50 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 VORNICNE 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  
BE SATISFIED PER LOCAL CODE WITH ARTIFICIAL LIGHT CAPABLE  
PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER  
THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE  
FLOOR LEVEL. CONTRACTOR TO PROVIDE MECHANICAL VENTILAT  
SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR.



**PORTAL FRAME @ 11 7/8" LVL HEADER**  
SCALE: 1/4" = 1'-0"



## DECK DETAIL @ EXPOSURE

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 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) SLAZED FENESTRATION	0.40 MAX.
	CEILING R-VALUE	R-49
INSULATION	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-19 CAVITY OR R-13 & R-5 CONT.
FOUNDATION	SLAB R-VALUE & DEPTH	R-10 CONT. DOWN 48" MIN.
	GRAVSPACE R-VALUE	R-15 CONT. OR R-19 CAVITY OR R-13 & R-5 CONT.

GENERAL NOTES

I. 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)

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.

PROJECT NO.: 139-24

DATE: 06/10/24

DATE: 06/10/2018

REVISIONS:

ARCHITECT:

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

**GENERAL CONTRACTOR:**

**GENERAL CONTRACTOR**  
**TROY LANGE**  
**815-494-8168**

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

4433



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 THE DESIGNER BEFORE BEGINNING CONSTRUCTION. CONTRACTORS BEGINNING CONSTRUCTION BEFORE REPORTING THIS TO THE DESIGNER CONSTITUTES RESPONSIBILITY AND LIABILITY TO SAID CONTRACTOR (SUB AND/OR GENERAL).
- 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 (N/ LOCAL AMENDMENTS)  
2021 ICC (IECC) INTERNATIONAL ENERGY CONSERVATION CODE (N/ 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 WEATHER-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 98% 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 98% 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 PROCEEDING.
- 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 FLOORS. 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	SPAN RATING, EXTERIOR	MICRO-LAM
FB	850 PSI	2700 PSI
FC	1250 PSI	2700 PSI
FV	75 PSI	285 PSI
FT	500 PSI	1500 PSI
E	1300,00 PSI	1900,00 PSI
- PROVIDE WOOD BRIDGING AT CENTER OF ALL SPANS, PER IRC 2015.
- ALL LOAD BEARING HEADERS AND CONCENTRATED LOADS SHALL BE FULLY BLOCKED FROM FLYWOOD OR PLYWOOD DECKING TO TOP OF FOUNDATION WALLS AND 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. SHEETLOORING 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-14 CAVITY
E. CRAWLSPACE WALLS + R-15 CONTINUOUS OR R-14 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.

- PROVIDE 5/8" GYPSUM ON CEILINGS AND 1/2" GYPSUM ON WALLS. GARAGE WALLS AND CEILINGS COMMON TO DWELLING UNITS SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD AS PER IRC 2015 TO PROVIDE 1 HR. FIRE SEPARATION.
- PROVIDE 1/16" DUROCK OR MOISTURE RESISTANT CEMENT BOARD BEHIND TILE WALLS IN TUB AND SHOWER AREAS.

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.
- 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 (551) 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.
- 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).

MASONRY 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-8 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 PROPERLY SPACED ABOUT ROOMS, HALLWAYS OF 10' OR MORE SHALL HAVE AT LEAST ONE OUTLET. OUTLETS AT ANY POINT ALONG THE WALL OF KITCHEN, FAMILY, DINING, LIVING ROOMS, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM OR SIMILAR LIVING AREA SHALL NOT BE MORE THAN 6' FROM AN OUTLET. EACH WALL SPACE THAT IS 2 FEET OR MORE WIDE SHALL BE TREATED INDIVIDUALLY. ALL BEDROOMS MUST HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. PER IRC 2015.
  - SMOKE DETECTORS & CARBON MONOXIDE ALARMS (110V WIRED WITH BATTERY BACKUP) INSTALLED WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES AND ARE REQUIRED ON EACH LEVEL, INCLUDING BASEMENT AND IN EACH SLEEPING AND BE INTERCONNECTED. PER IRC 2015.
  - IF CLOSET LIGHTS ARE INSTALLED THEY MUST BE INSTALLED. PER LOCAL CODE.
  - GFI PROTECTED OUTLETS MUST BE PROVIDED FOR USE BY PERSONNEL DURING CONSTRUCTION OF A BUILDING OR STRUCTURE. PER IRC 2015.
  - ALL CEILING FAN BOXES MUST BE RATED. CEILING FANS MUST BE FAN RATED.
  - TWO GROUND RODS (WITH GROUNDING CONDUCTOR) UNBROKEN FROM PANEL TO SECOND GROUND ROD ON ALL SERVICES. IF GROUND CONDUCTOR IS SMALLER THAN #4 MUST BE PROTECTED TO FIRST GROUND
  - EVERY ENTRANCE TO EVERY HABITABLE ROOM AND HALLWAY MUST HAVE AN ACCESSIBLE LIGHT SWITCH TO A PERMANENT LIGHT FIXTURE OR ELECTRICAL OUTLET (IF LAMPS ARE CUSTOMARILY USED IN THIS TYPE OF ROOM).
  - RECEPTACLE OUTLET ACCESSIBLE AT A GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO THE GRADE. OUTLETS INSTALLED OUTDOORS OR IN OTHER NET LOCATION SHALL HAVE A WEATHERPROOF ENCLOSURE & GFI. PER IRC 2015.
  - LIGHT SWITCH SHALL BE LOCATED IN EACH FLOOR LEVEL THAT HAS 6 OR MORE STAIRS.

Exhibit "B"  
Elevations

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