

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE.
- FOOTING DESIGN - 2,000 PSF ALLOW. SOIL BEARING PRESSURE.
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIA. ANCHOR BOLTS @ 6'-0" o.c. w/ 7" MIN. EMBEDMENT INTO CONC. OR USP FA3-TZ (CONC FND.) / ST2-TZ (CMU FND.) STRAPS w/SPACING PER MANUF. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS (SEE FND DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- CONCRETE DESIGN BASED ON ACI 318-05. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:

f_c

=

3,500 psi

:

FOUNDATION WALLS

3,000 psi

:

FOOTINGS

2,500 psi

:

INTERIOR SLABS ON GRADE

3,000 psi

:

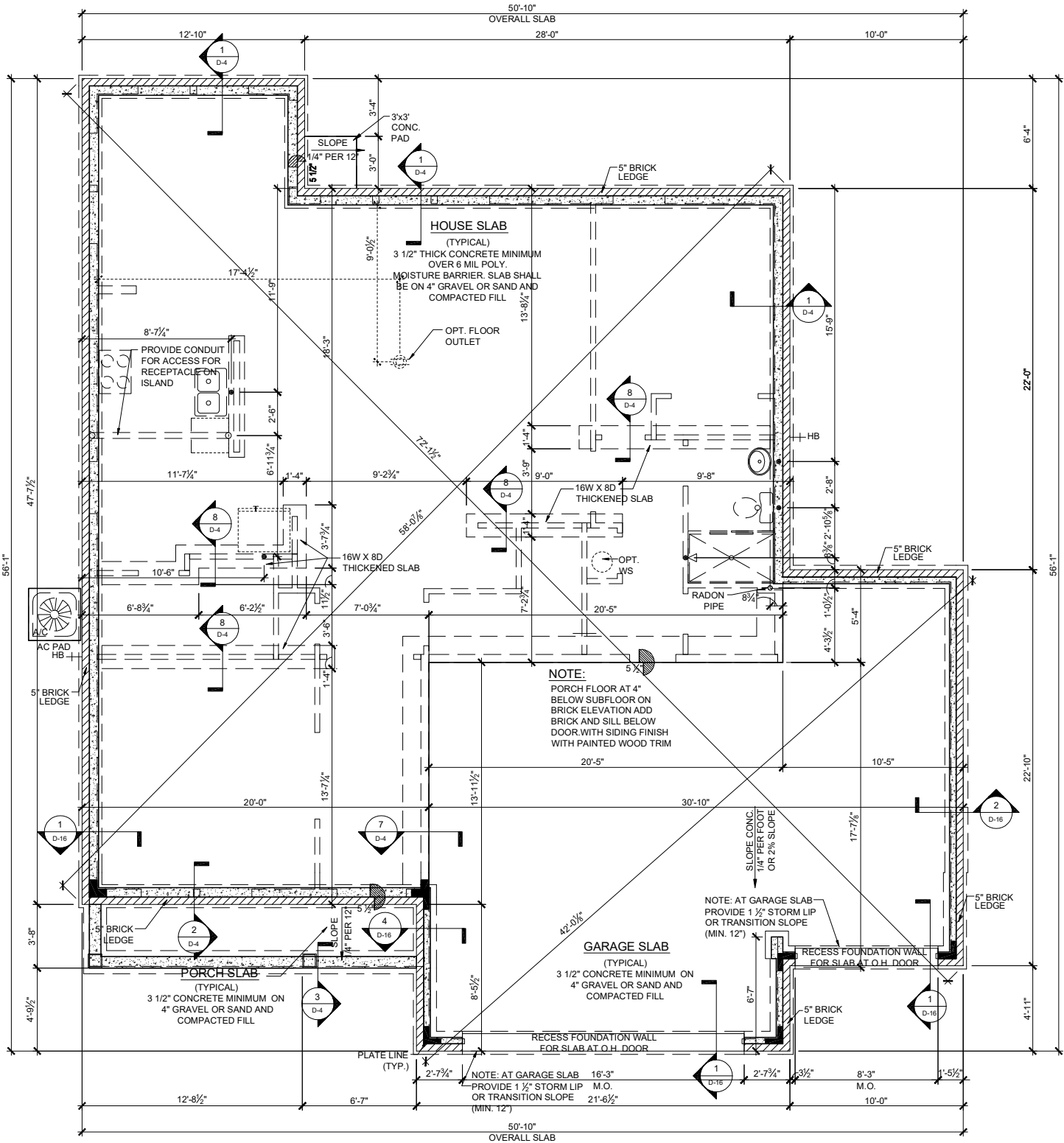
GARAGE & EXT. SLABS ON GRADE

f_y

=

60,000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O. REFER TO TYPICAL DETAILS.
- PIPE COLUMNS SHALL BE 3 1/2" DIA. ADJUSTABLE (11 GA.) STEEL ON 36"x36"x12" PLAIN CONCRETE FOOTINGS, U.N.O.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN.; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES (U.N.O.).
- BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SPF OR SYP, "STUD" GRADE OR BETTER.
- BASEMENT FOUNDATION WALL DESIGN BASED ON 8' OR 9' HEIGHT, AS NOTED ON PLANS. TALLER WALLS MUST BE ENGINEERED.
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- BASEMENT WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF GW, GP, SW, SP (30 pcf) OR GM, GC, SM, SM-SC, ML (45 pcf). IF SC, ML-CL, OR CL (60 pcf) SOIL IS ENCOUNTERED ON SITE, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT LOCAL BUILDING DEPARTMENT FOR MINIMUM DEPTH.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (20'-0" O.C.)
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

BEAZER INC - JULY 2010



SLAB PLAN - TRN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.1	11-12-19
v1.2	01-21-21
v1.3	06-15-21
v1.4	02-03-22
v1.5	04-01-23

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IND V1281.5
Foundations
Slab Plan TRN

drawn by: ---
checked by: ---
date: ---
sheet number: F-1.0

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE.
- FOOTING DESIGN - 2,000 PSF ALLOW. SOIL BEARING PRESSURE.
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIA. ANCHOR BOLTS @ 6'-0" o.c. w/ 7" MIN. EMBEDMENT INTO CONC. OR USP FA3-TZ (CONC FND.) / ST2-TZ (CMU FND.) STRAPS w/SPACING PER MANUF. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS (SEE FND DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- CONCRETE DESIGN BASED ON ACI 318-05. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:

f_c =

3,500 psi:

.....

FOUNDATION WALLS

3,000 psi:

.....

FOOTINGS

2,500 psi:

.....

INTERIOR SLABS ON GRADE

3,000 psi:

.....

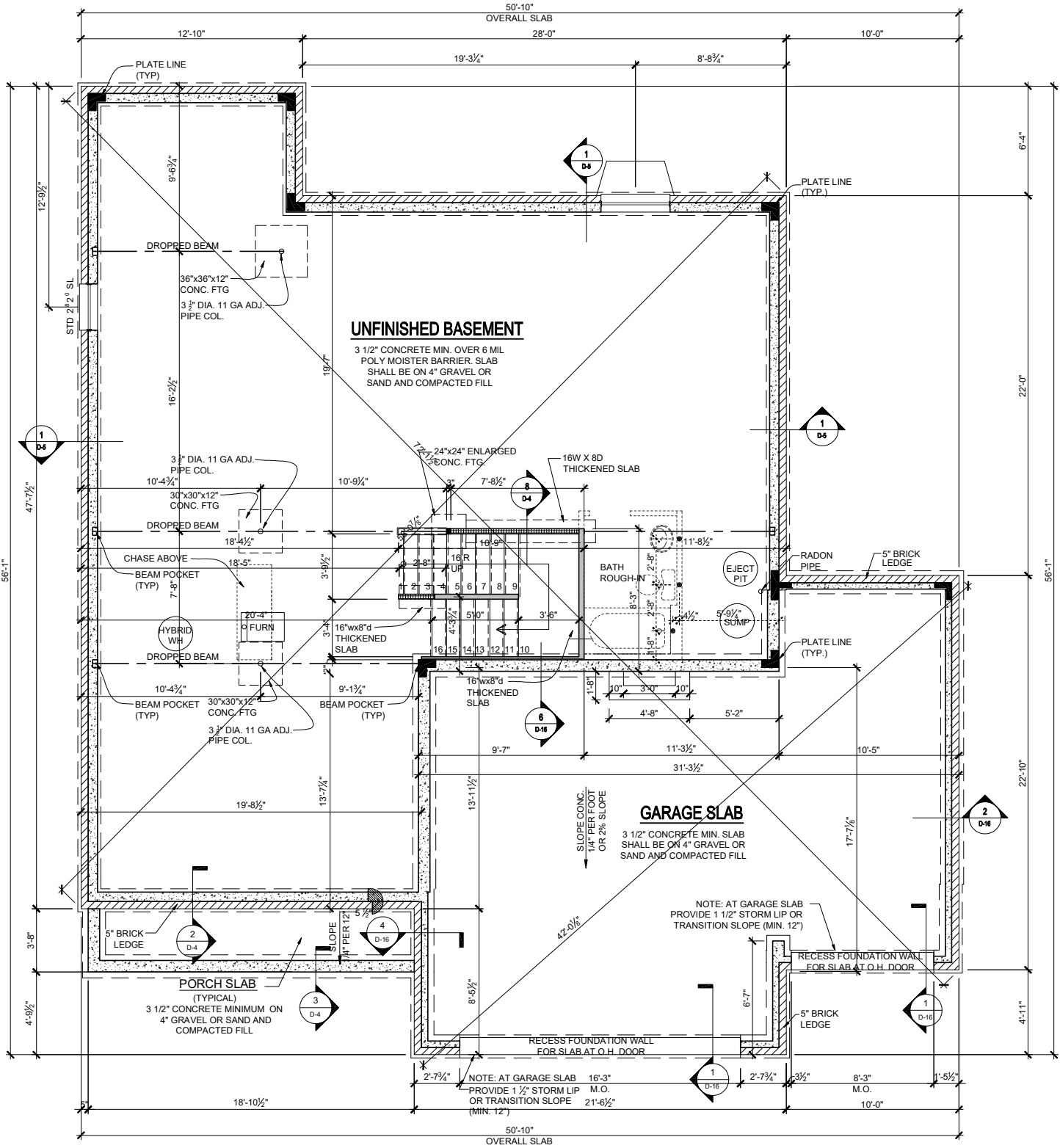
GARAGE & EXT. SLABS ON GRADE

fy =

60,000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 6% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O. REFER TO TYPICAL DETAILS.
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- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- BASEMENT WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF GW, GP, SW, SP (30 pcf) OR GM, GC, SM, SM-SC, ML (45 pcf). IF SC, ML-CL, OR CL (80 pcf) SOIL IS ENCOUNTERED ON SITE, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT LOCAL BUILDING DEPARTMENT FOR MINIMUM DEPTH.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (20'-0" O.C.)
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

BEAZER IND - JULY 2010

BASEMENT INCLUDES:
- UNFINISHED BASEMENT
- 9'-0" TALL FOUNDATION WALLS
- FULL BATH ROUGH-IN
- (1) 4040 EGRESS WINDOW
- (1) STANDARD 2820 WINDOW



FULL BASEMENT PLAN - TRN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
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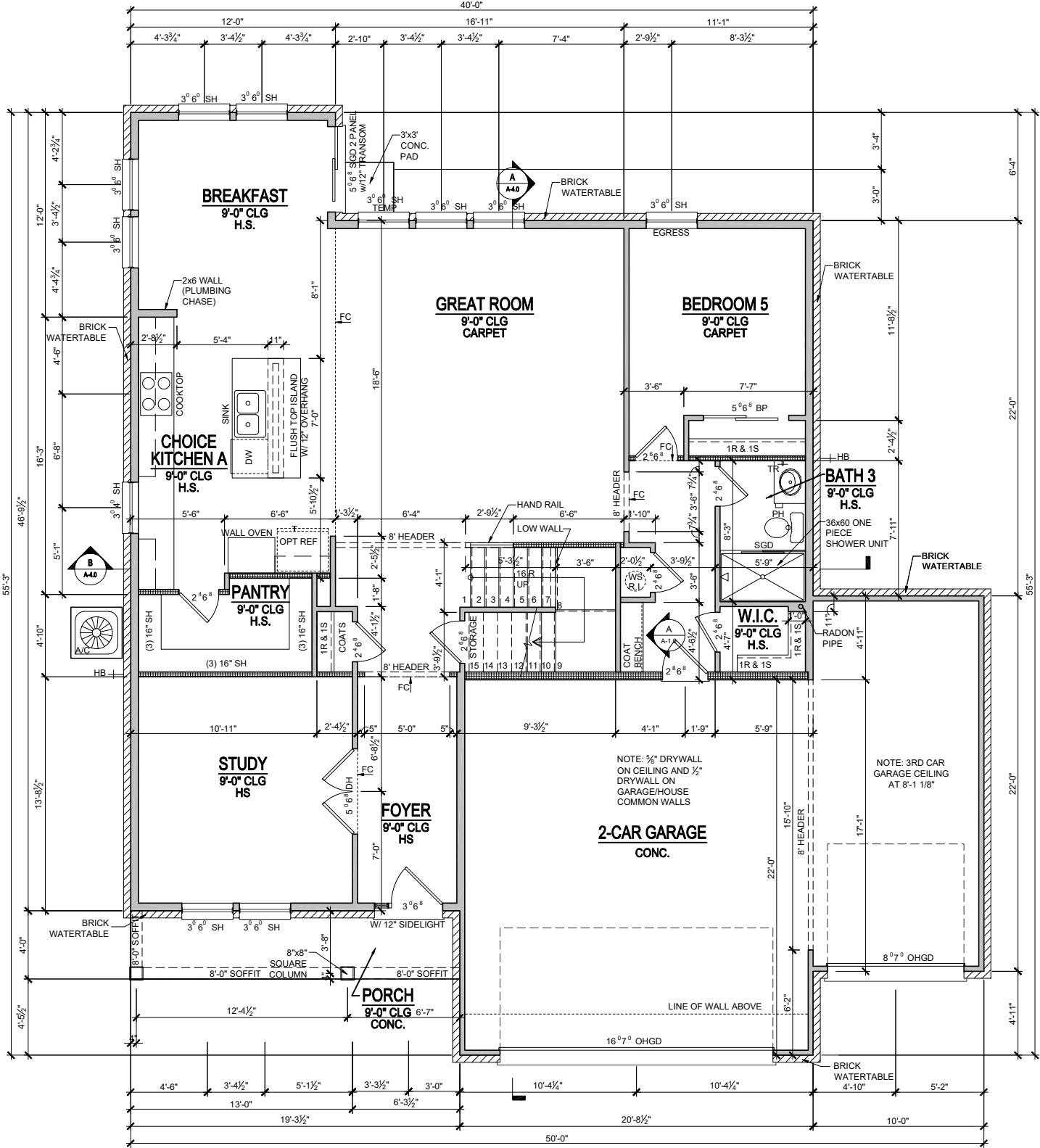
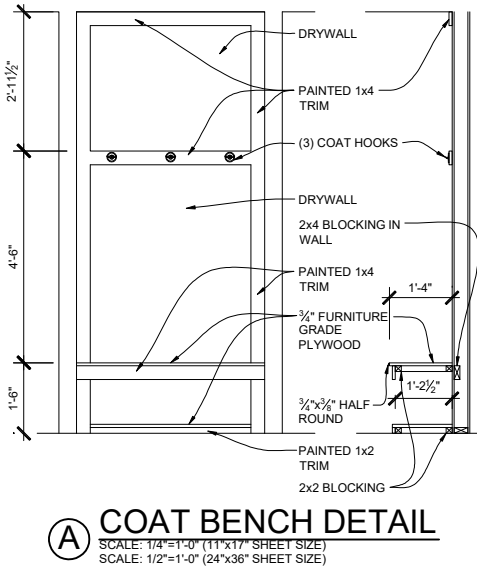
IND V1281.5
Foundations
Slab Plan TRN

drawn by: ---
checked by: ---
date: ---
sheet number: F-2.0

Square Footages				
Area	Elev TRN	Elev ACN	Elev FHN	Elev CON
First Floor	1418 SF	1418 SF	1418 SF	1418 SF
Second Floor	1751 SF	1765 SF	1765 SF	1761 SF
Total Living	3169 SF	3183 SF	3183 SF	3179 SF
Garage	672 SF	672 SF	672 SF	672 SF
Porch	77 SF	30 SF	83 SF	77 SF
Total Under Roof	3918 SF	3885 SF	3938 SF	3928 SF

Choice #'s	
Choice Kitchen A	CH5E0101
Choice Kitchen B	CH5H0101
Choice Primary Bath A	CH7F0201
Choice Primary Bath B	CH7H0201

- ZERO ENERGY READY PLAN NOTES**
- ALL HEATING AND COOLING DISTRIBUTION DUCTS AND EQUIPMENT SHALL BE LOCATED WITHIN THE THERMAL AND AIR BARRIER BOUNDARY.
 - HOT WATER DELIVERY SYSTEMS SHALL MEET EFFICIENT DESIGN REQUIREMENTS PER DOE ZERO ENERGY READY PROGRAM.
 - IF PROVIDING GAS WATER HEATER, THE SPACE LOCATED WITHIN THE HOME OR GARAGE SHALL BE MIN. 3'X3' WIDE AND 7' HIGH WITHIN 3' OF THE INSTALLED GAS WATER HEATER TO FACILITATE FUTURE ELEC HEAT PUMP WATER HEATER INSTALLATION.
 - HOME SHALL CONFORM TO STANDARDS FOR:
 - INDOOR AIR PLUS.
 - ENERGY STAR



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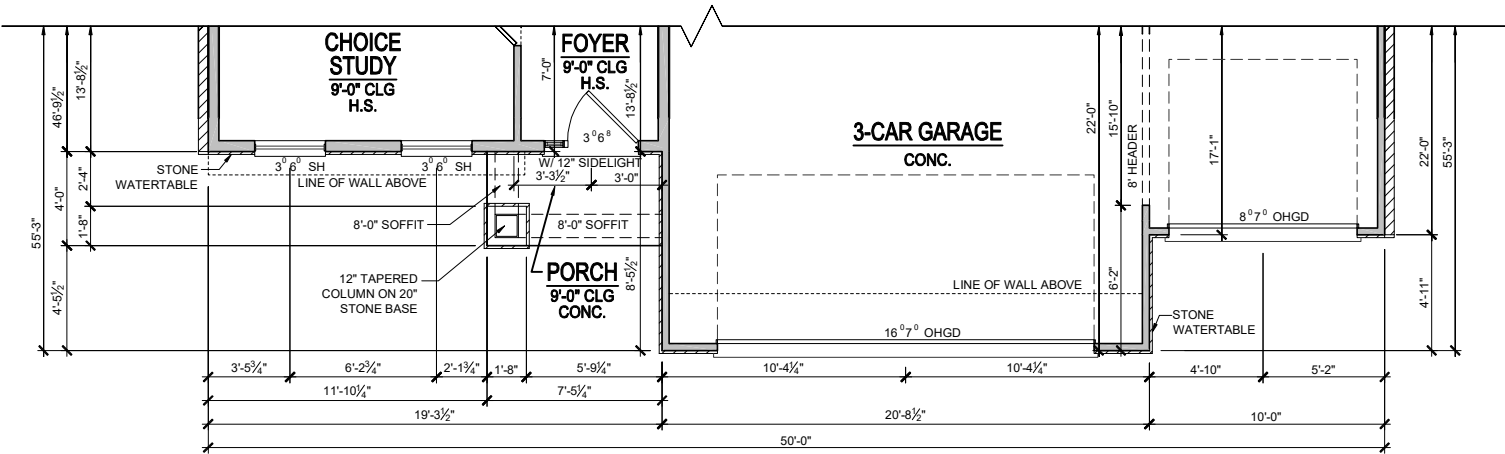
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IND V1281.5
Floor Plans
First Floor Plan

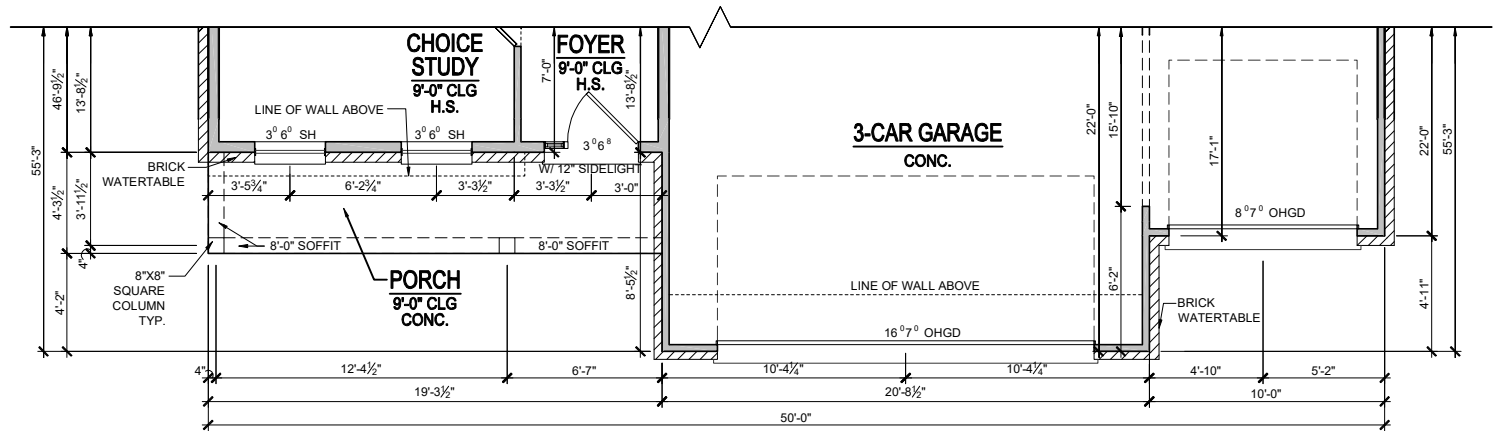
drawn by: ---
checked by: ---
date: ---
sheet number: **A-1.0**

Square Footages				
Area	Elev TRN	Elev ACN	Elev FHN	Elev CON
First Floor	1418 SF	1418 SF	1418 SF	1418 SF
Second Floor	1751 SF	1765 SF	1765 SF	1761 SF
Total Living	3169 SF	3183 SF	3183 SF	3179 SF
Garage	672 SF	672 SF	672 SF	672 SF
Porch	77 SF	30 SF	83 SF	77 SF
Total Under Roof	3918 SF	3885 SF	3938 SF	3928 SF



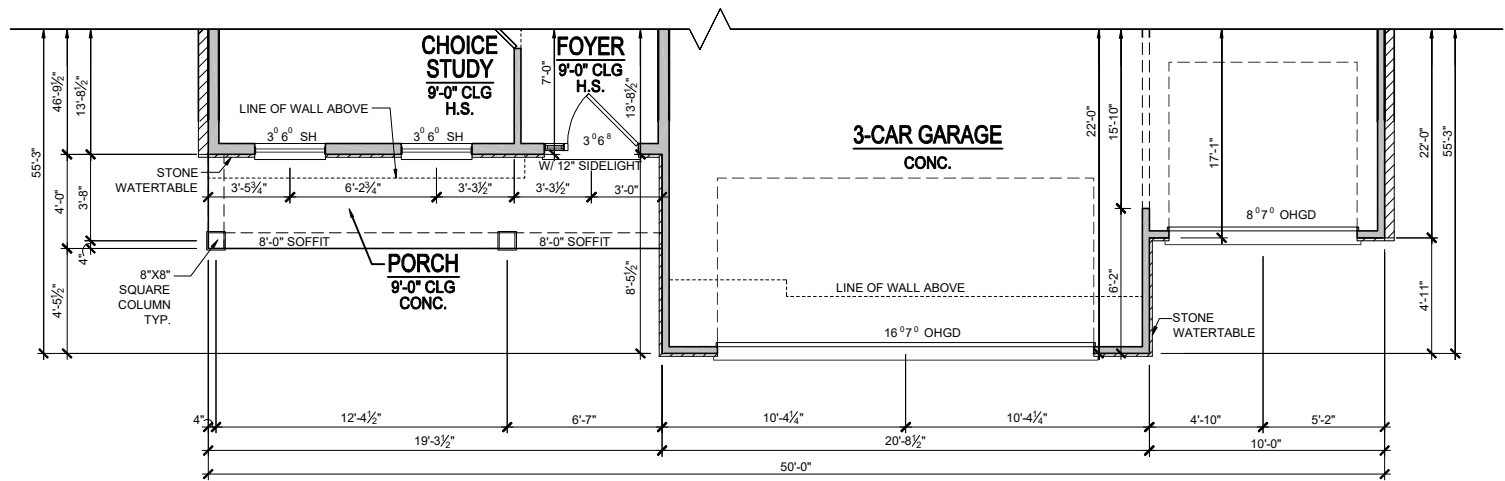
1st FLOOR PLAN - ACN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



1st FLOOR PLAN - FHN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



1st FLOOR PLAN - CON

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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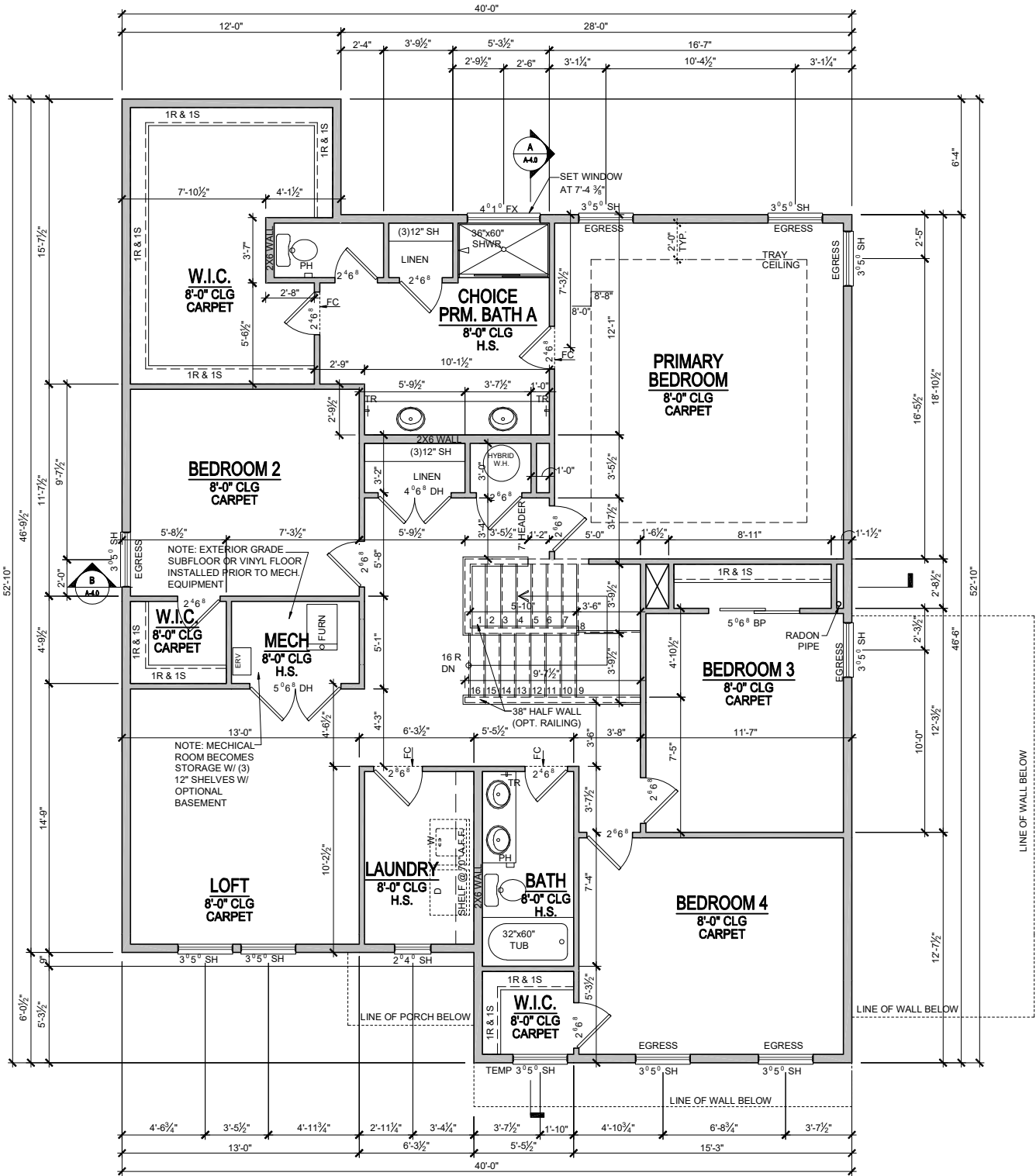


IND V1281.5
Floor Plans
First Floor Partial

drawn by: ---
checked by: ---
date: ---
sheet number: A-1.1

Square Footages				
Area	Elev TRN	Elev ACN	Elev FHN	Elev CON
First Floor	1418 SF	1418 SF	1418 SF	1418 SF
Second Floor	1751 SF	1765 SF	1765 SF	1761 SF
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Garage	672 SF	672 SF	672 SF	672 SF
Porch	77 SF	30 SF	83 SF	77 SF
Total Under Roof	3918 SF	3885 SF	3938 SF	3928 SF

Choice #'s	
Choice Kitchen A	CH5E0101
Choice Kitchen B	CH5H0101
Choice Primary Bath A	CH7F0201
Choice Primary Bath B	CH7H0201



Plot Date: 8/15/2023 10:46:50 AM; By: Michael Wittekind

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IND V1281.5
Floor Plans
Second Floor Plan



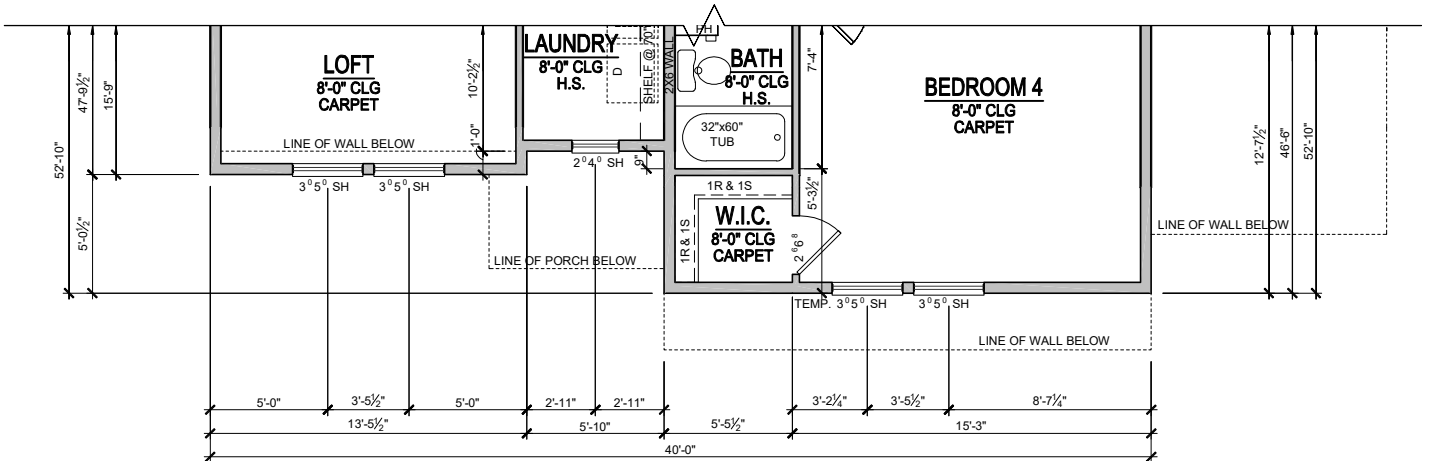
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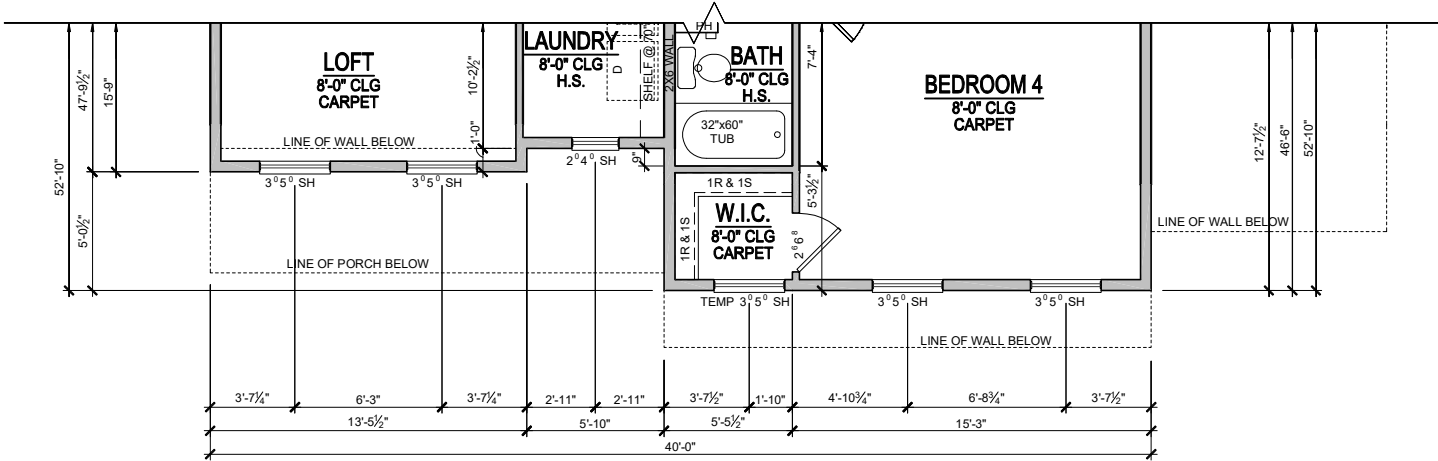
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checked by: ---
date: ---
sheet number: ---
A-2.0

Square Footages				
Area	Elev TRN	Elev ACN	Elev FHN	Elev CON
First Floor	1418 SF	1418 SF	1418 SF	1418 SF
Second Floor	1751 SF	1765 SF	1765 SF	1761 SF
Total Living	3169 SF	3183 SF	3183 SF	3179 SF
Garage	672 SF	672 SF	672 SF	672 SF
Porch	77 SF	30 SF	83 SF	77 SF
Total Under Roof	3918 SF	3885 SF	3938 SF	3928 SF



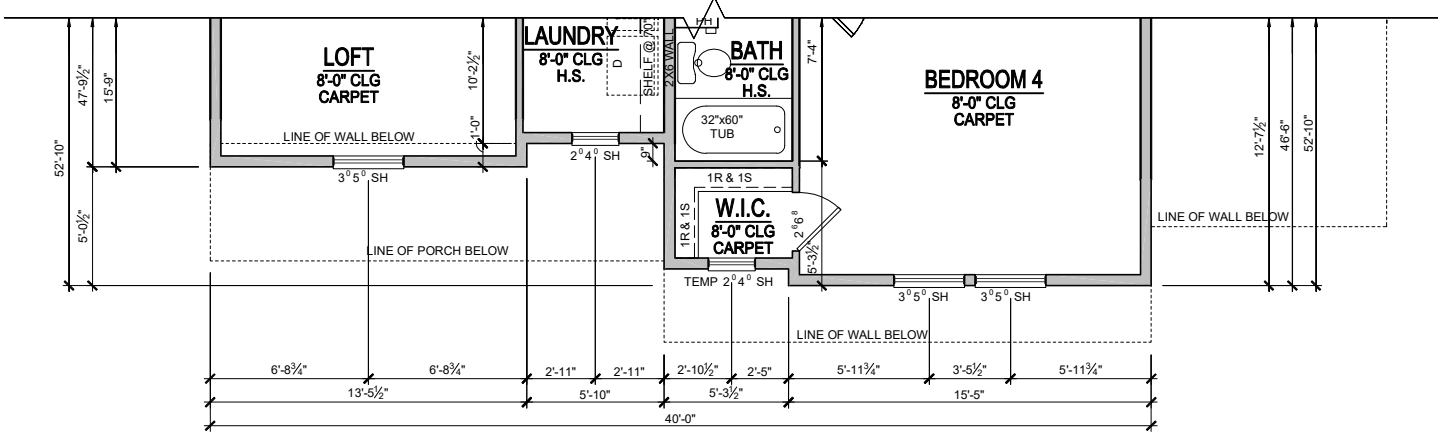
2nd FLOOR PLAN ACN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



2nd FLOOR PLAN FHN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



2nd FLOOR PLAN CON

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

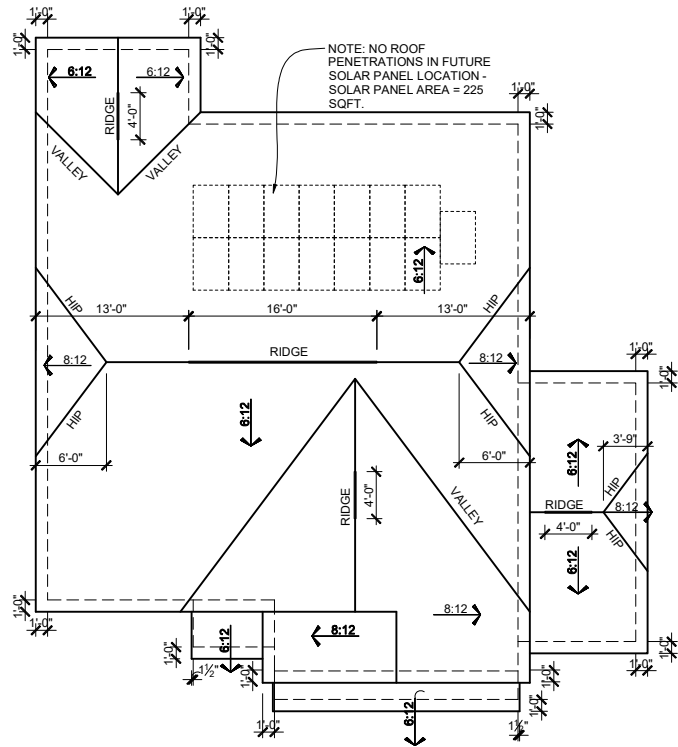
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IND V1281.5
Floor Plans
Second Floor Partial

drawn by: ---
checked by: ---
date: ---
sheet number:
A-2.1



ROOF PLAN - TRN
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ FT OF ROOF AREA: 1818 S.F.
RIDGE VENT NET FREE AREA= 18 SQ IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA= 9 SQ IN. PER LINEAL FOOT

1818 S.F. * 1/300 (CODE REQUIREMENT) * 144(CONVERTS TO SQ IN) / 2 (HIGH AND LOW)= 436 SQ IN.

/ NFA OF RIDGE VENT= RIDGE VENTS NEEDED: 24.22 LF
/ NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 48.44 LF

ACTUAL RIDGE VENTS PROVIDED: 24 LF
ACTUAL LOW VENTS PROVIDED: 48 LF

ALL TRUSS HEELS OVER HEATED SPACE TO ALLOW FOR INSULATION PER CODE UNLESS NOTED OTHERWISE- TRUSS HEELS OVER UNHEATED SPACE SHALL BE STANDARD HEIGHT.

PORCH ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ FT OF ROOF AREA: 28 S.F.
SOFFIT VENT NET FREE AREA= 9 SQ IN. PER LINEAL FOOT

28 S.F. * 1/150 (CODE REQUIREMENT) * 144(CONVERTS TO SQ IN) (LOW)= 27 SQ IN.

NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 3.00 LF

ACTUAL LOW VENTS PROVIDED: 4 LF

GARAGE ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ FT OF ROOF AREA: 31 S.F.
SOFFIT VENT NET FREE AREA= 9 SQ IN. PER LINEAL FOOT

31 S.F. * 1/150 (CODE REQUIREMENT) * 144(CONVERTS TO SQ IN) (LOW)= 30 SQ IN.

NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 3.33 LF

ACTUAL LOW VENTS PROVIDED: 4 LF

3RD CAR GARAGE ROOF

ATTIC VENTILATION CALCULATIONS

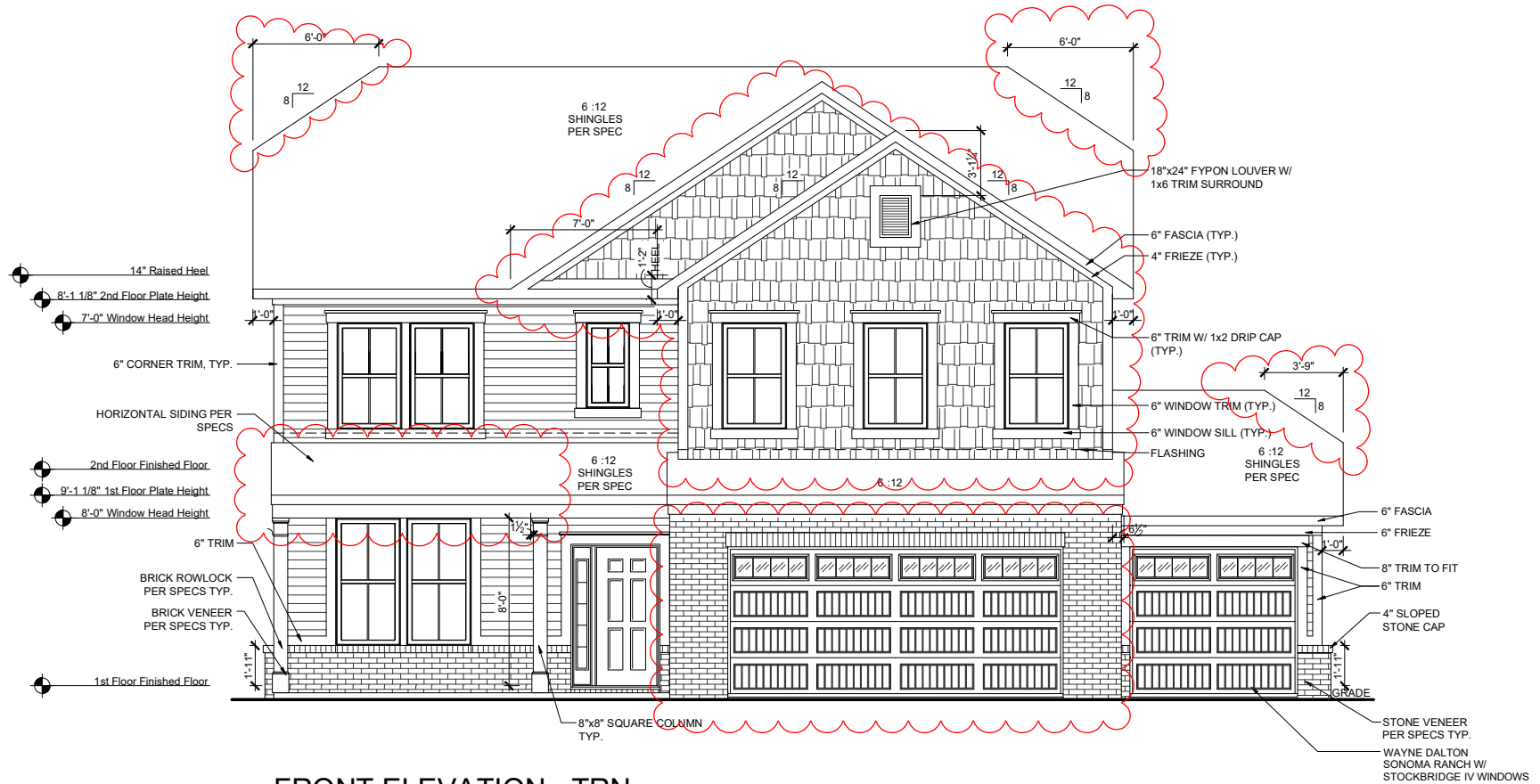
TOTAL SQ FT OF ROOF AREA: 220 S.F.
RIDGE VENT NET FREE AREA= 18 SQ IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA= 9 SQ IN. PER LINEAL FOOT

220 S.F. * 1/300 (CODE REQUIREMENT) * 144(CONVERTS TO SQ IN) / 2 (HIGH AND LOW)= 53 SQ IN.

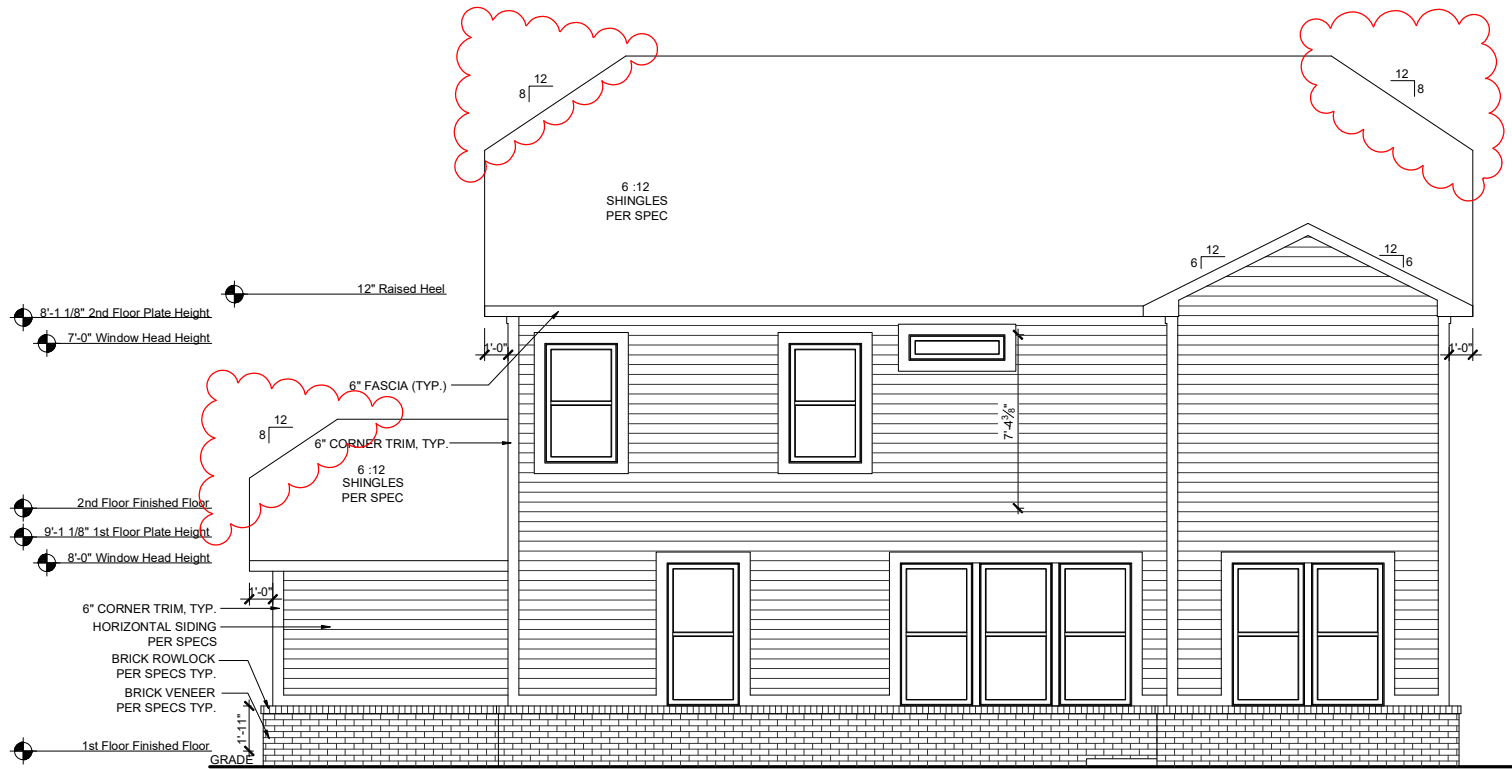
/ NFA OF RIDGE VENT= RIDGE VENTS NEEDED: 2.94 LF
/ NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 5.8 LF

ACTUAL RIDGE VENTS PROVIDED: 4 LF
ACTUAL LOW VENTS PROVIDED: 8 LF

ALL TRUSS HEELS OVER HEATED SPACE TO ALLOW FOR INSULATION PER CODE UNLESS NOTED OTHERWISE- TRUSS HEELS OVER UNHEATED SPACE SHALL BE STANDARD HEIGHT.



FRONT ELEVATION - TRN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION - TRN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.1	11-12-19
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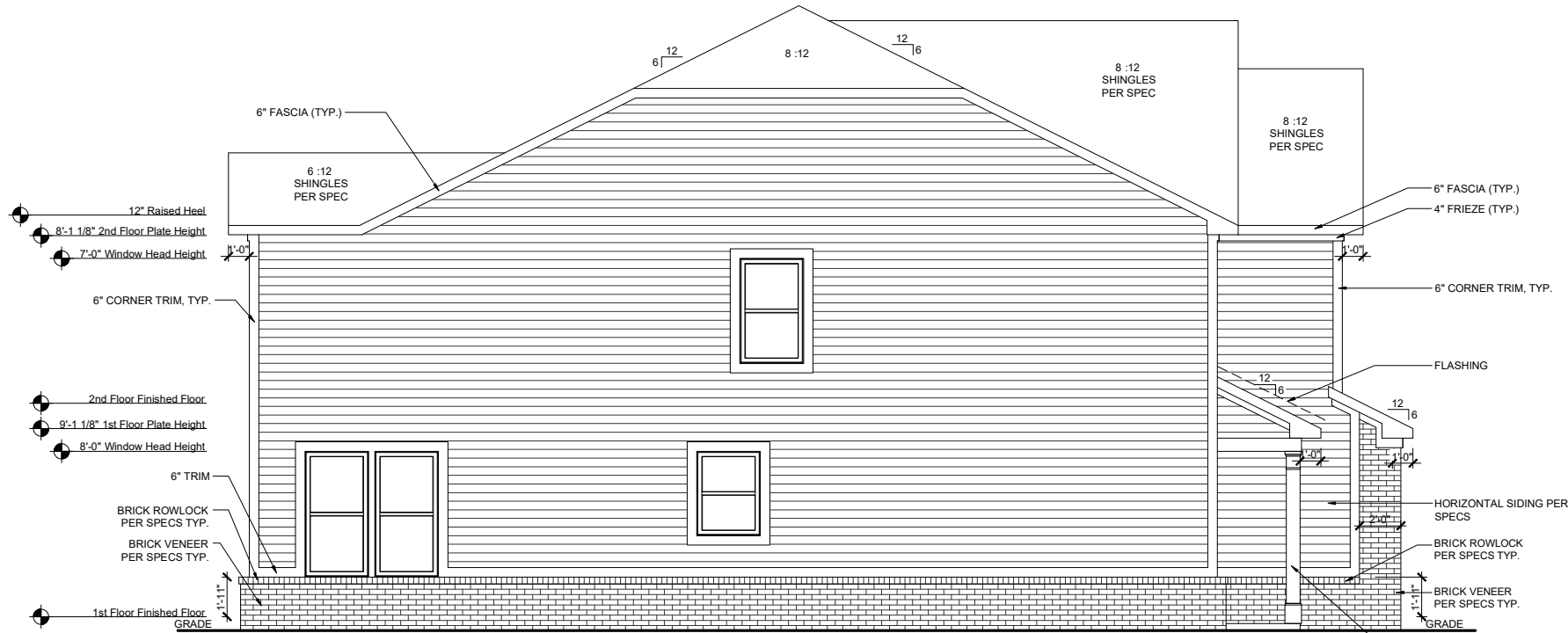
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IND V1281.5

Elevation Plans

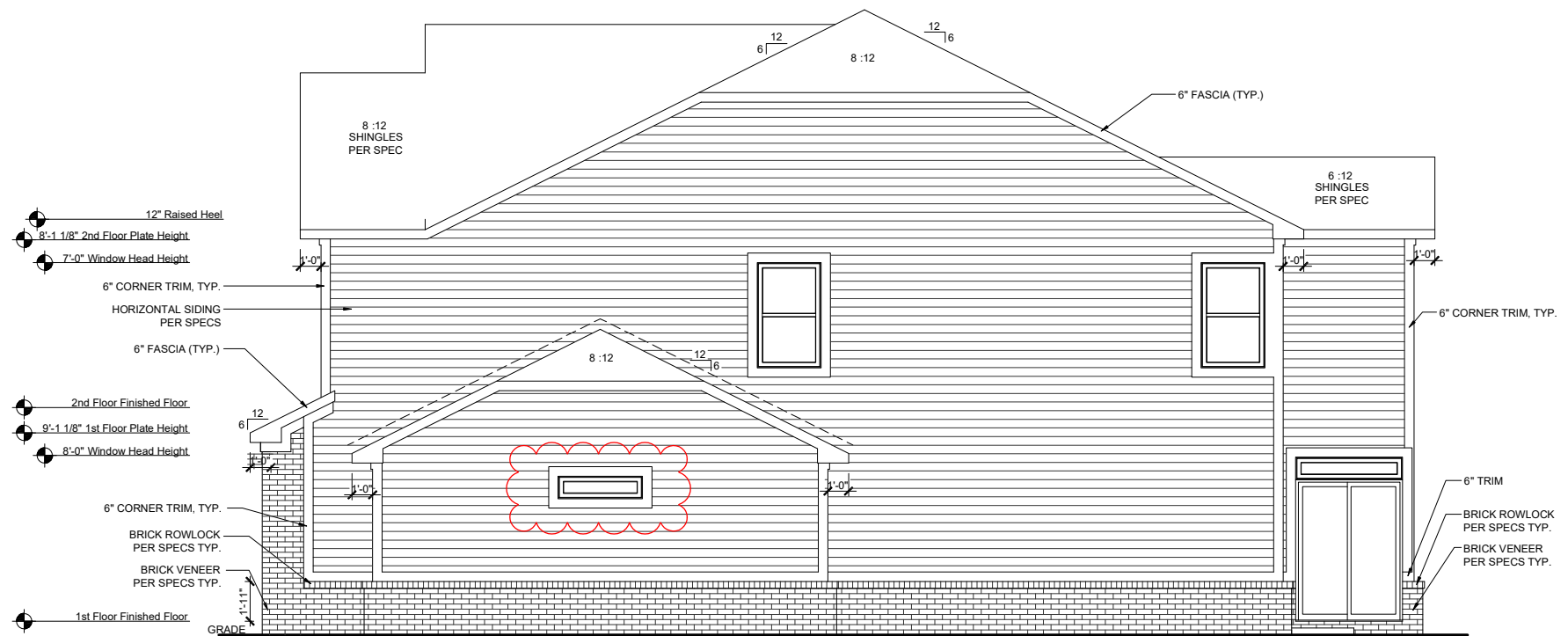
Front Elevation TRN

drawn by: ---
checked by: ---
date: ---
sheet number: **A-3.0**



LEFT ELEVATION - TRN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - TRN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
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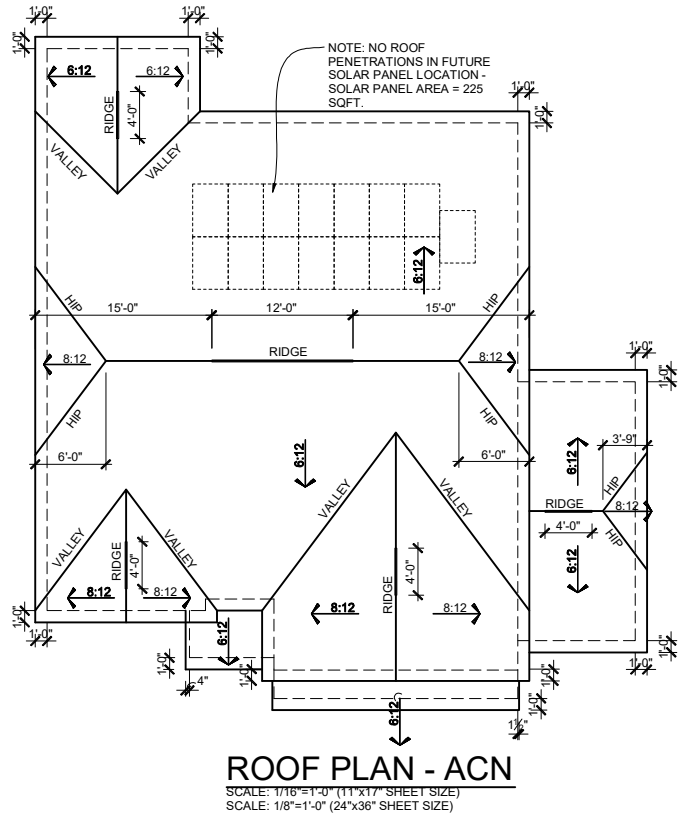
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COLONNADE D
IND V1281.5
Elevation Plans
Side Elevations TRN

drawn by: ---
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date: ---
sheet number:
A-3.1



ROOF PLAN - ACN
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ. FT. OF ROOF AREA: 1833 S.F.
RIDGE VENT NET FREE AREA= 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA= 9 SQ. IN. PER LINEAL FOOT

1833 S.F. * 1/300 (CODE REQUIREMENT) * 144 (CONVERTS TO SQ. IN.) / 2 (HIGH AND LOW)= 440 SQ. IN.

/ NFA OF RIDGE VENT= RIDGE VENTS NEEDED: 24.44 LF
/ NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 48.88 LF

ACTUAL RIDGE VENTS PROVIDED: 24 LF
ACTUAL LOW VENTS PROVIDED: 48 LF

ALL TRUSS HEELS OVER HEATED SPACE TO ALLOW FOR INSULATION PER CODE UNLESS NOTED OTHERWISE- TRUSS HEELS OVER UNHEATED SPACE SHALL BE STANDARD HEIGHT.

PORCH ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ. FT. OF ROOF AREA: 35 S.F.
SOFFIT VENT NET FREE AREA= 9 SQ. IN. PER LINEAL FOOT

35 S.F. * 1/150 (CODE REQUIREMENT) * 144 (CONVERTS TO SQ. IN.) (LOW)= 34 SQ. IN.

NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 3.77 LF

ACTUAL LOW VENTS PROVIDED: 4 LF

GARAGE ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ. FT. OF ROOF AREA: 31 S.F.
SOFFIT VENT NET FREE AREA= 9 SQ. IN. PER LINEAL FOOT

31 S.F. * 1/150 (CODE REQUIREMENT) * 144 (CONVERTS TO SQ. IN.) (LOW)= 30 SQ. IN.

NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 3.33 LF

ACTUAL LOW VENTS PROVIDED: 4 LF

3RD CAR GARAGE ROOF

ATTIC VENTILATION CALCULATIONS

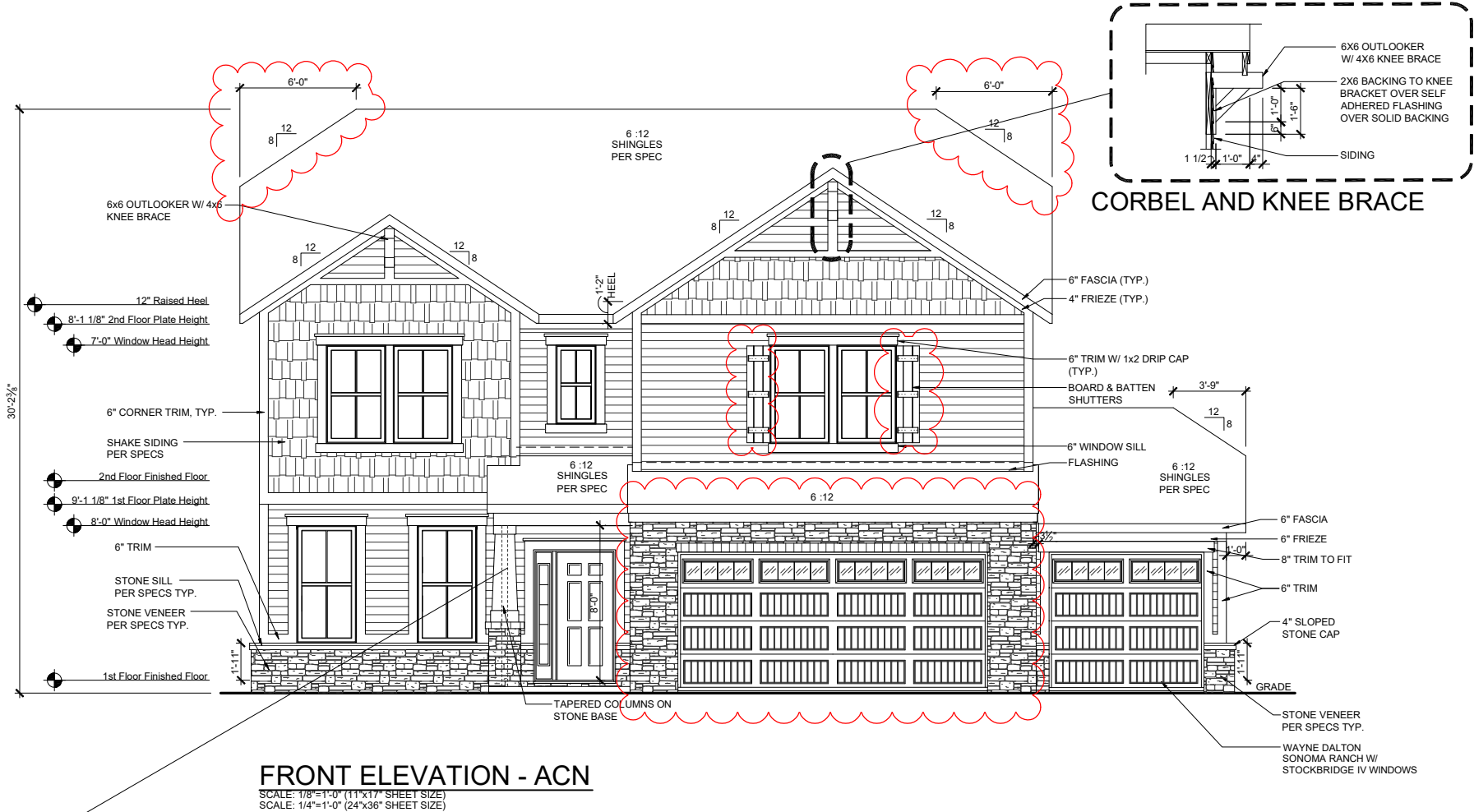
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SOFFIT VENT NET FREE AREA= 9 SQ. IN. PER LINEAL FOOT

220 S.F. * 1/300 (CODE REQUIREMENT) * 144 (CONVERTS TO SQ. IN.) / 2 (HIGH AND LOW)= 53 SQ. IN.

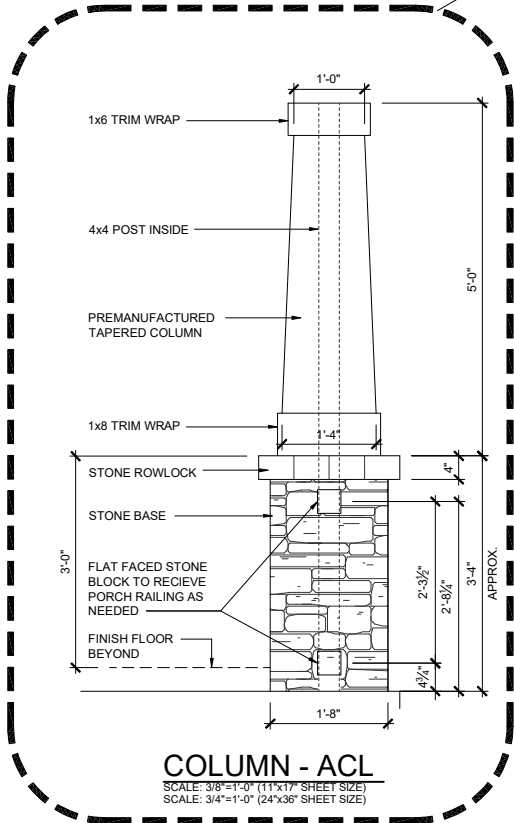
/ NFA OF RIDGE VENT= RIDGE VENTS NEEDED: 2.94 LF
/ NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 5.8 LF

ACTUAL RIDGE VENTS PROVIDED: 4 LF
ACTUAL LOW VENTS PROVIDED: 8 LF

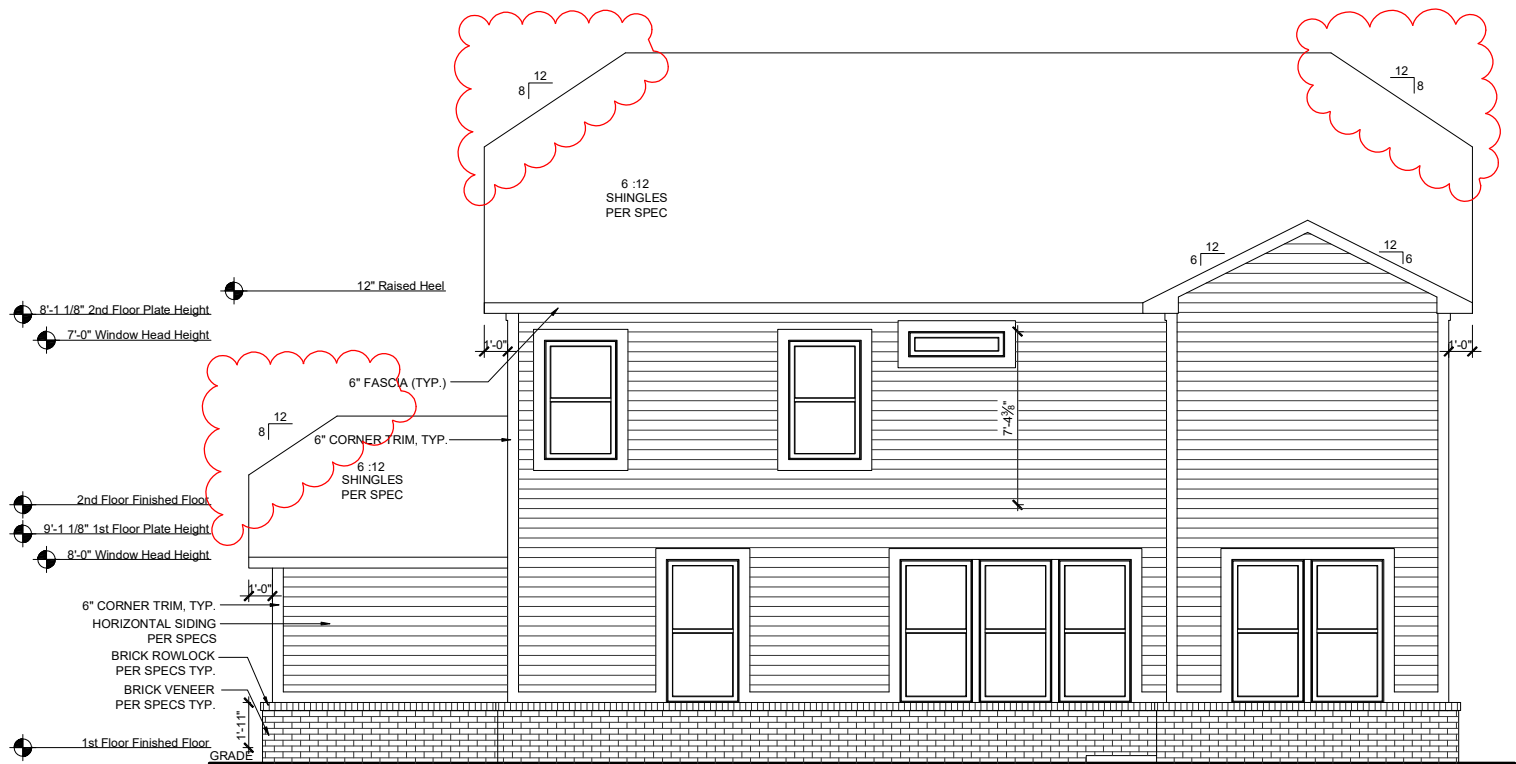
ALL TRUSS HEELS OVER HEATED SPACE TO ALLOW FOR INSULATION PER CODE UNLESS NOTED OTHERWISE- TRUSS HEELS OVER UNHEATED SPACE SHALL BE STANDARD HEIGHT.



FRONT ELEVATION - ACN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



COLUMN - ACL
SCALE: 3/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION - ACL
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.1	11-12-19
v1.2	01-21-21
v1.3	06-15-21
v1.4	02-03-22
v1.5	04-01-23

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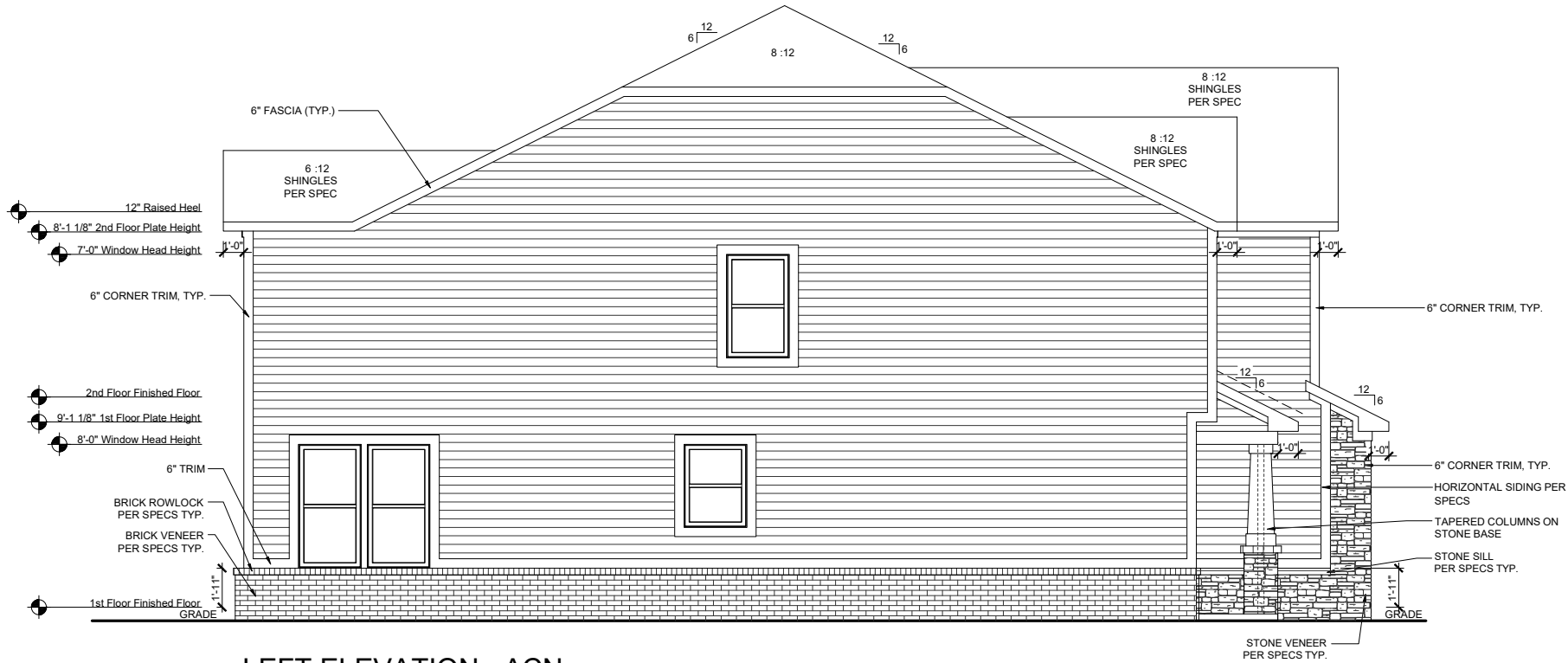
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IND V1281.5
Elevation Plans
Front Elevation ACN

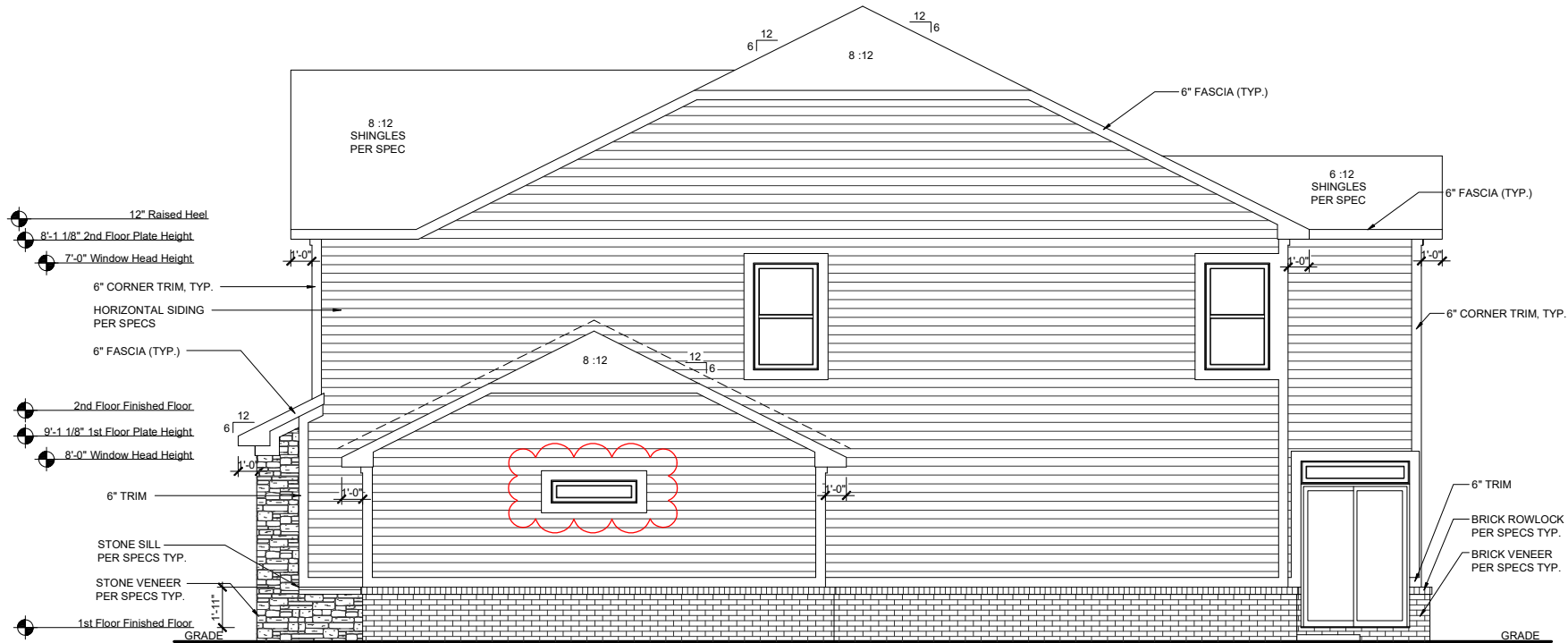
drawn by: ---
checked by: ---
date: ---
sheet number:
A-3.2

COLONNADE D



LEFT ELEVATION - ACN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - ACN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.1	11-12-19
v1.2	01-21-21
v1.3	06-15-21
v1.4	02-03-22
v1.5	04-01-23

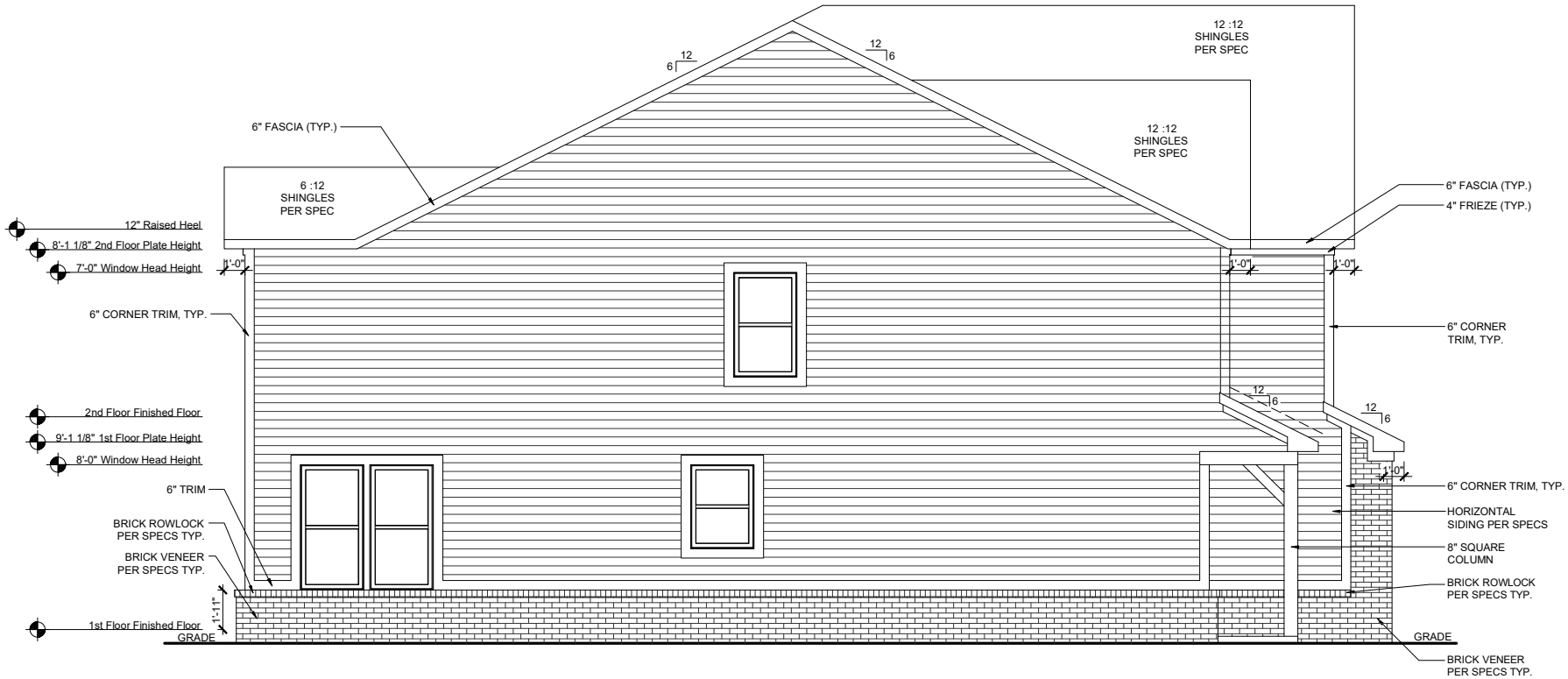
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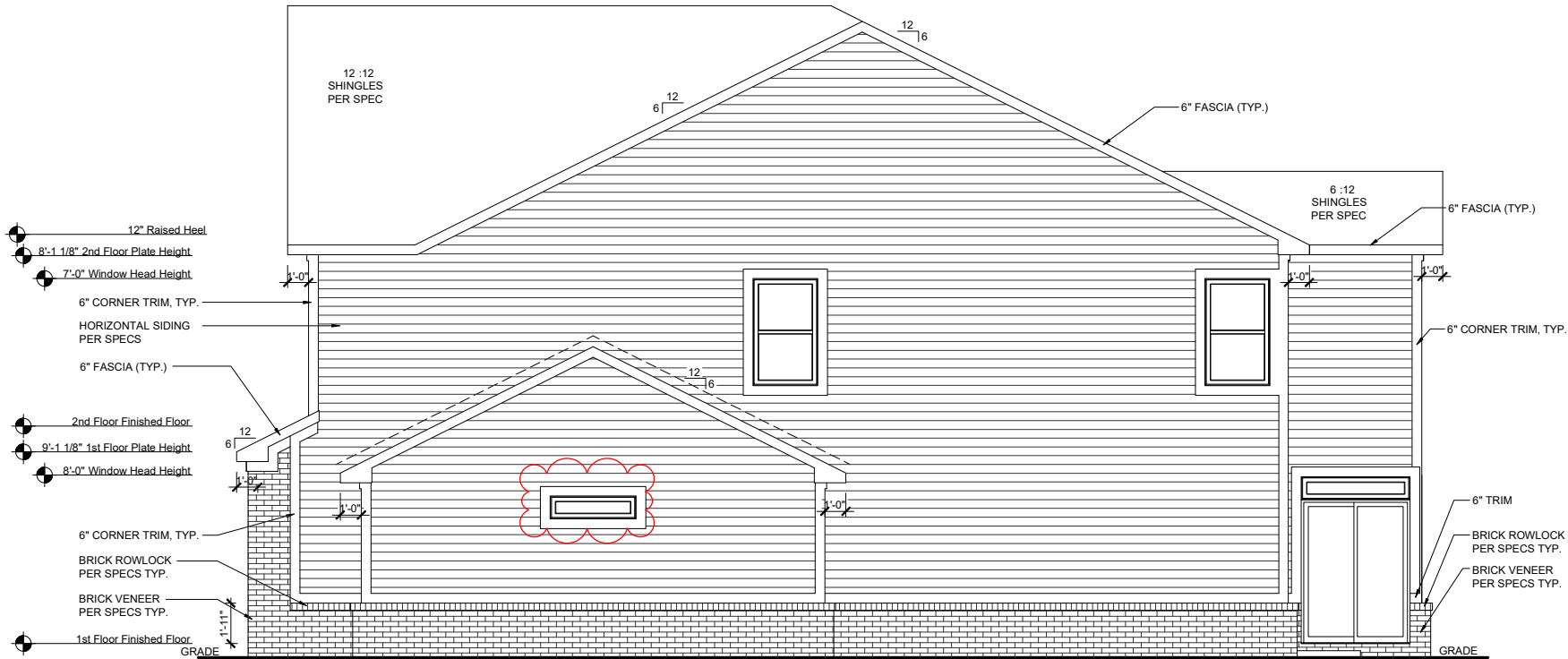
COLONNADE D
IND V1281.5
Elevation Plans
Side Elevations ACN

drawn by: ---
checked by: ---
date: ---
sheet number:
A-3.3



LEFT ELEVATION - FHN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - FHN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.1	11-12-19
v1.2	01-21-21
v1.3	06-15-21
v1.4	02-03-22
v1.5	04-01-23

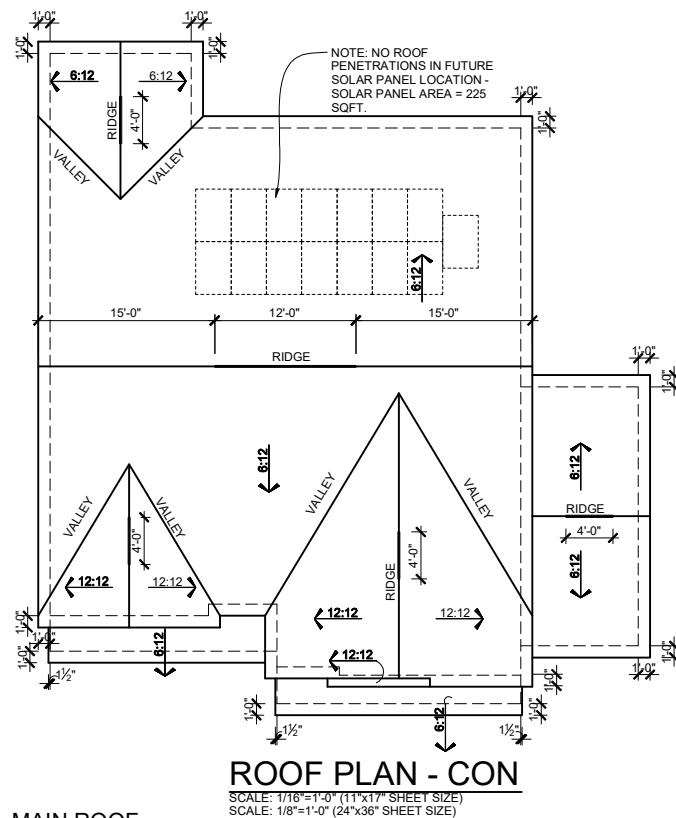
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COLONNADE D
IND V1281.5
Elevation Plans
Side Elevations FHN

drawn by: ---
checked by: ---
date: ---
sheet number:
A-3.5



ROOF PLAN - CON

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ FT OF ROOF AREA= 1829 S.F.	
RIDGE VENT NET FREE AREA= 18 SQ IN. PER LINEAL FOOT	
SOFFIT VENT NET FREE AREA= 9 SQ IN. PER LINEAL FOOT	
1829 S.F. * 1/300 (CODE REQUIREMENT) * 144(CONVERTS TO SQ IN)	
2 (HIGH AND LOW)= 439 SQ IN.	
/ NFA OF RIDGE VENT=	RIDGE VENTS NEEDED: 24.38 LF
/ NFA OF SOFFIT VENT=	SOFFIT VENT NEEDED: 48.77 LF
ACTUAL RIDGE VENTS PROVIDED:	24 LF
ACTUAL LOW VENTS PROVIDED:	48 LF

ALL TRUSS HEELS OVER HEATED SPACE TO ALLOW FOR INSULATION PER CODE UNLESS NOTED OTHERWISE- TRUSS HEELS OVER UNHEATED SPACE SHALL BE STANDARD HEIGHT.

PORCH ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ FT OF ROOF AREA: 83 S.F.
 SOFFIT VENT NET FREE AREA= 9 SQ IN. PER LINEAL FOOT
 83 S.F. * 1/150 (CODE REQUIREMENT) * 144(CONVERTS TO SQ IN)
 (LOW)= 80 SQ IN
 NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 8.88 LF
 ACTUAL LOW VENTS PROVIDED: 8 LF

GARAGE ROOF

ATTIC VENTILATION CALCULATIONS

TOTAL SQ FT OF ROOF AREA: 35 S.F.
 SOFFIT VENT NET FREE AREA= 9 SQ IN. PER LINEAL FOOT
 35 S.F. * 1/150 (CODE REQUIREMENT) * 144(CONVERTS TO SQ IN)
 (LOW)= 34 SQ IN
 NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 3.77 LF
 ACTUAL LOW VENTS PROVIDED: 4 LF

3RD CAR GARAGE ROOF

ATTIC VENTILATION CALCULATIONS

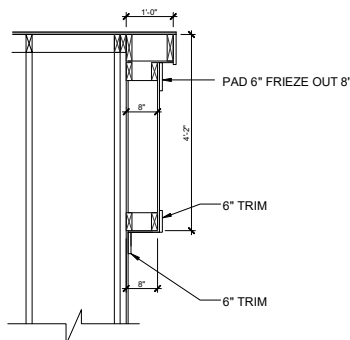
TOTAL SQ FT OF ROOF AREA= 220 S.F.
RIDGE VENT NET FREE AREA= 18 SQ IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA= 9 SQ IN. PER LINEAL FOOT

220 S.F. * 1/300 (CODE REQUIREMENT) * 144(CONVERTS TO SQ IN)
2 (HIGH AND LOW)= 53 SQ IN.

/ NFA OF RIDGE VENT= RIDGE VENTS NEEDED: 2.94 LF
/ NFA OF SOFFIT VENT= SOFFIT VENT NEEDED: 5.8 LF

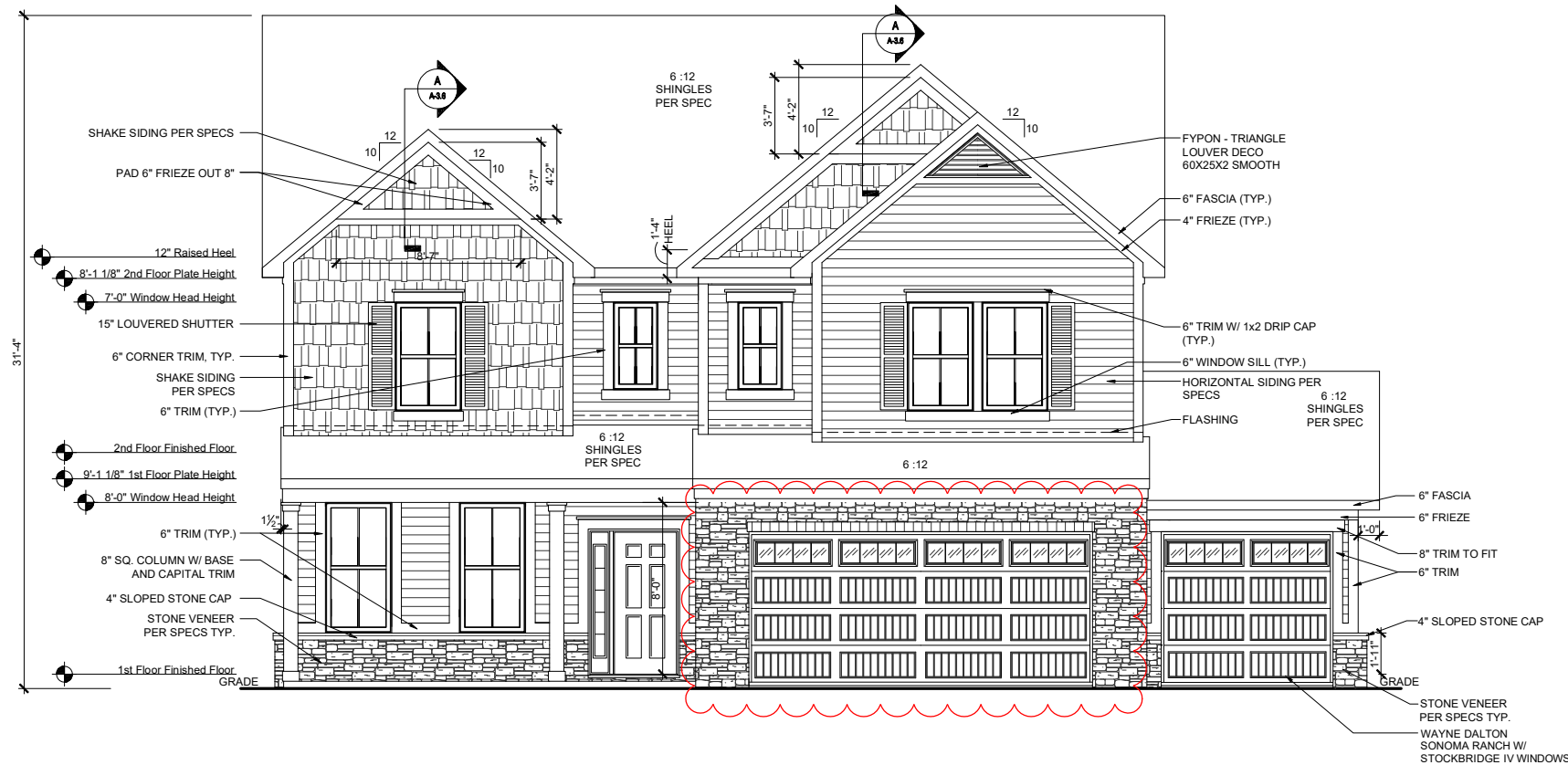
ACTUAL RIDGE VENTS PROVIDED: 4 LF
ACTUAL LOW VENTS PROVIDED: 8 LF

ALL TRUSS HEELS OVER HEATED SPACE TO ALLOW FOR INSULATION PER CODE UNLESS NOTED OTHERWISE- TRUSS HEELS OVER UNHEATED SPACE SHALL BE STANDARD HEIGHT.



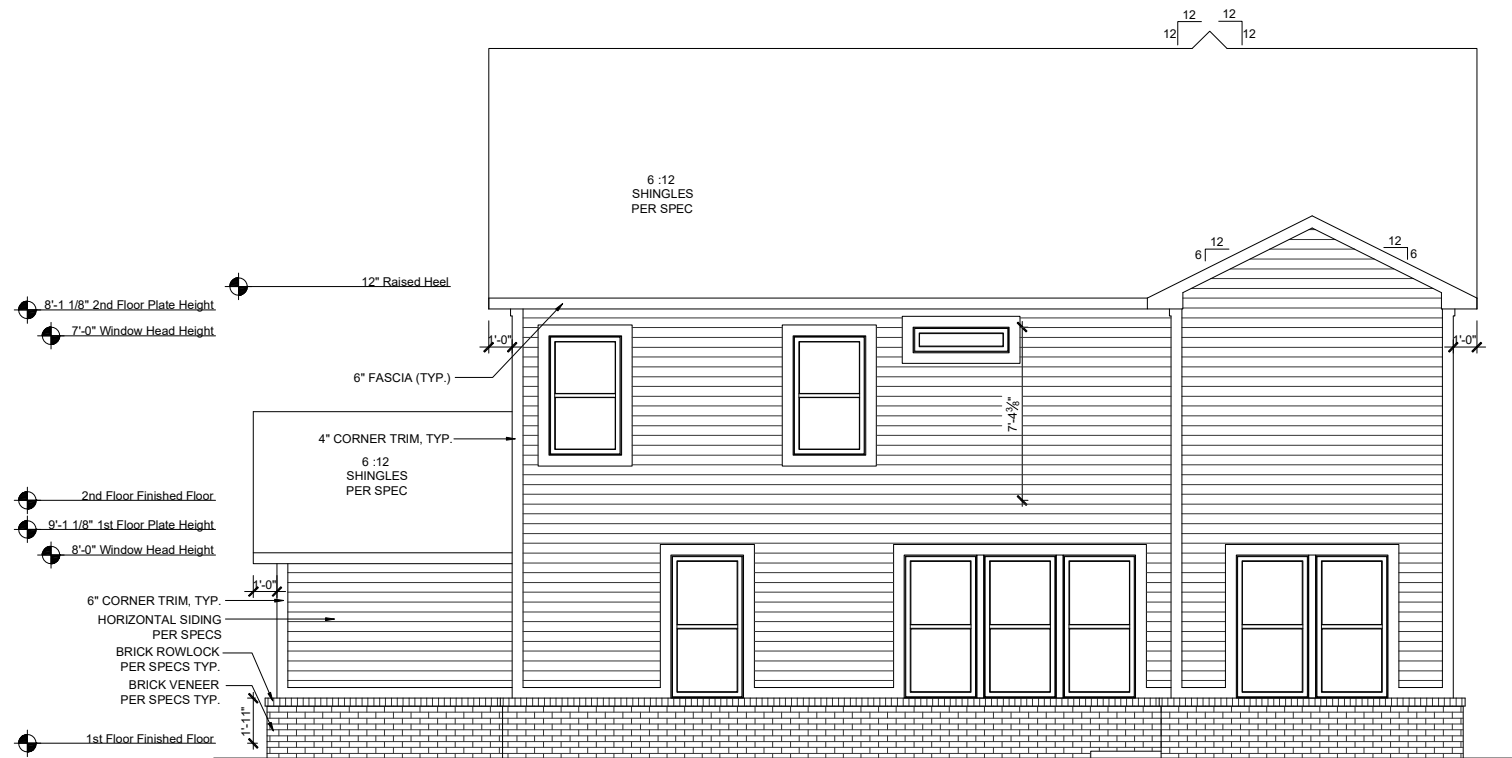
SECTION AT GABLE

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION - CON

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION - CON

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.1	11-12-19
v1.2	01-21-21
v1.3	06-15-21
v1.4	02-03-22
v1.5	04-01-23

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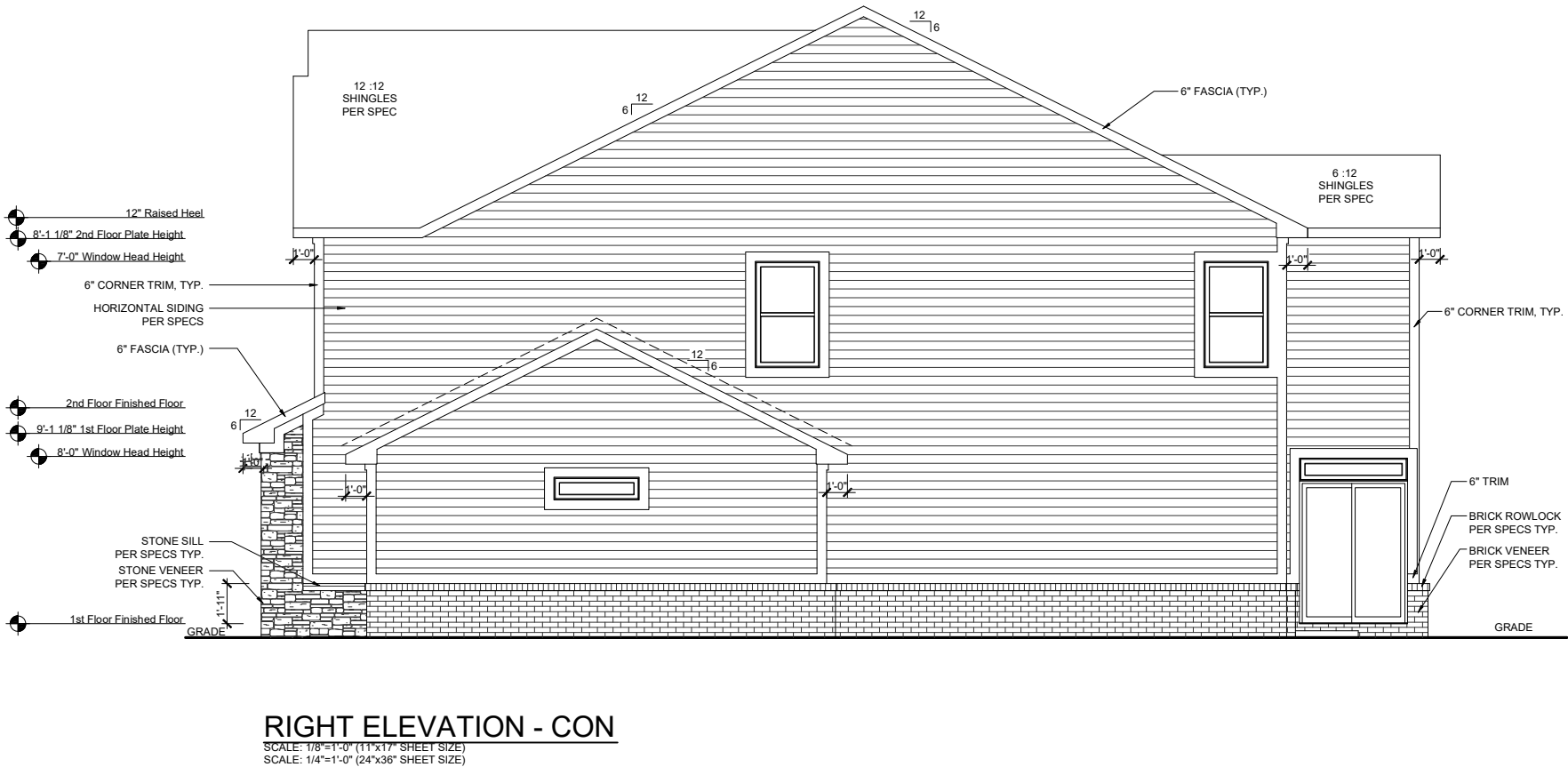
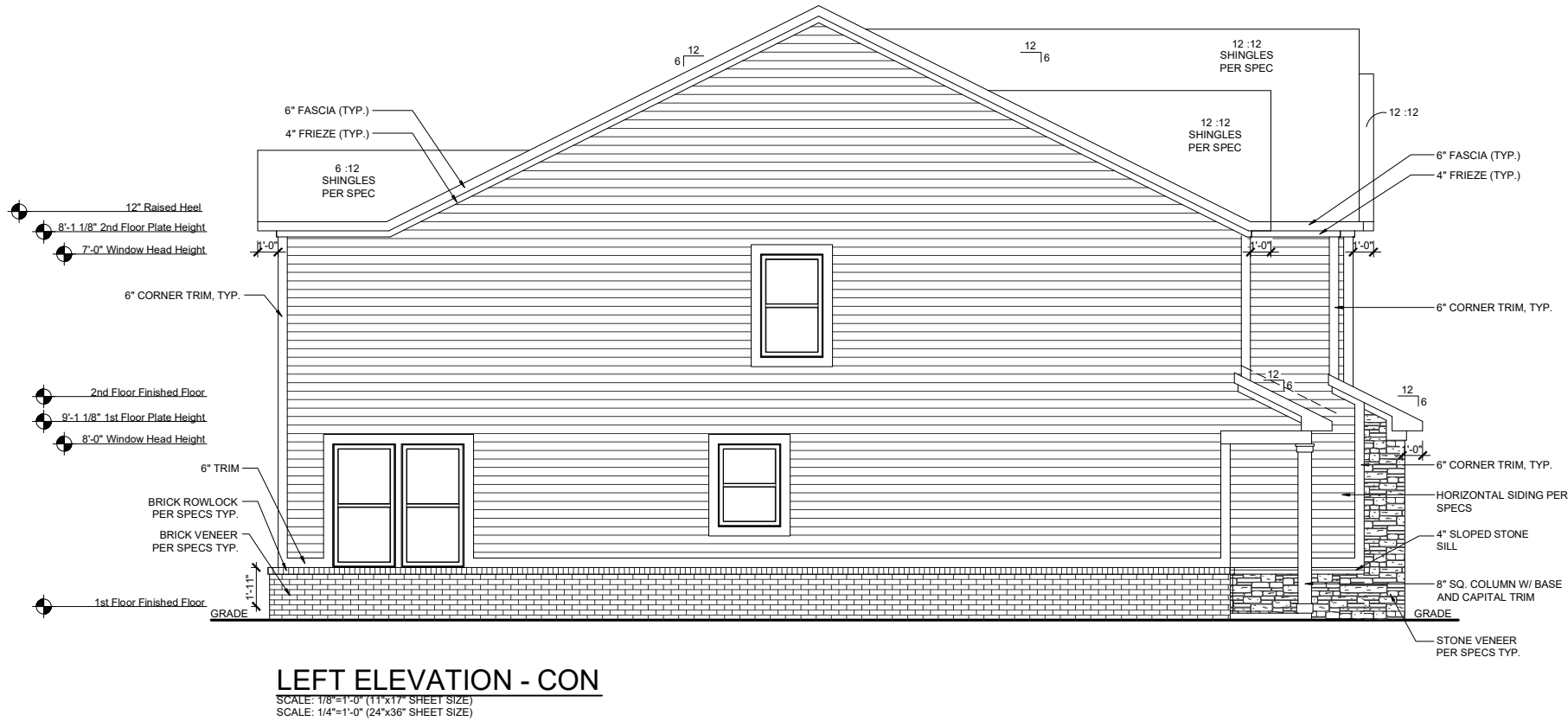


IND V1281.5	Elevation Plans	Front Elevation CON
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drawn by: ---
checked by: ---
date: ---

sheet number:
A-3.6

COLONNADE D



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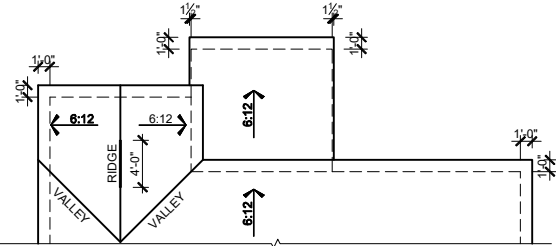
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IND V1281.5
Elevation Plans
Side Elevations CON

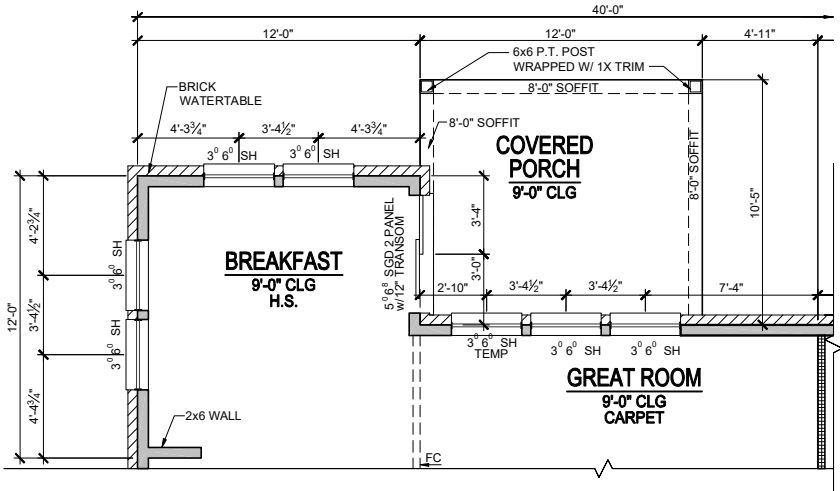
drawn by: ---
checked by: ---
date: ---
sheet number:
A-3.7

Square Footage Options	
Area	Square Footage
Opt. Covered Porch	116 SF



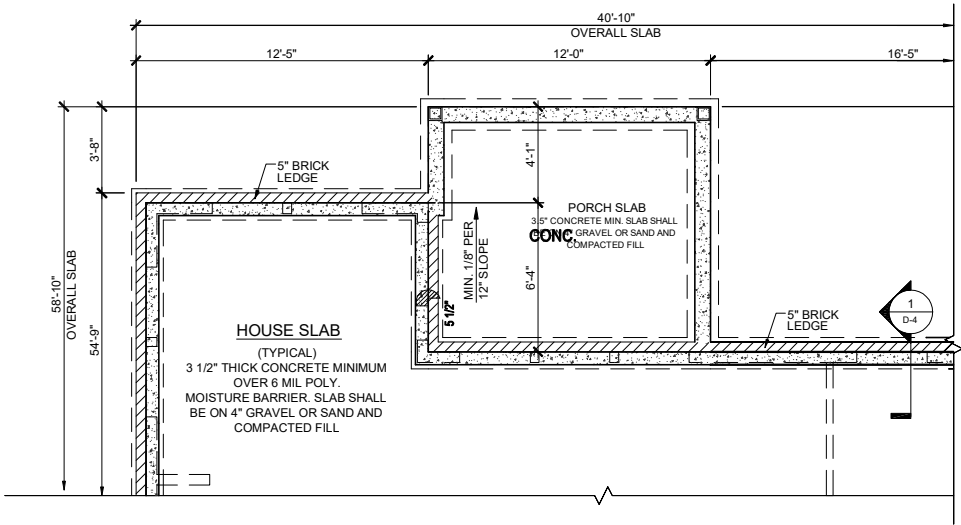
OPT. COVERED PORCH
ROOF PLAN

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



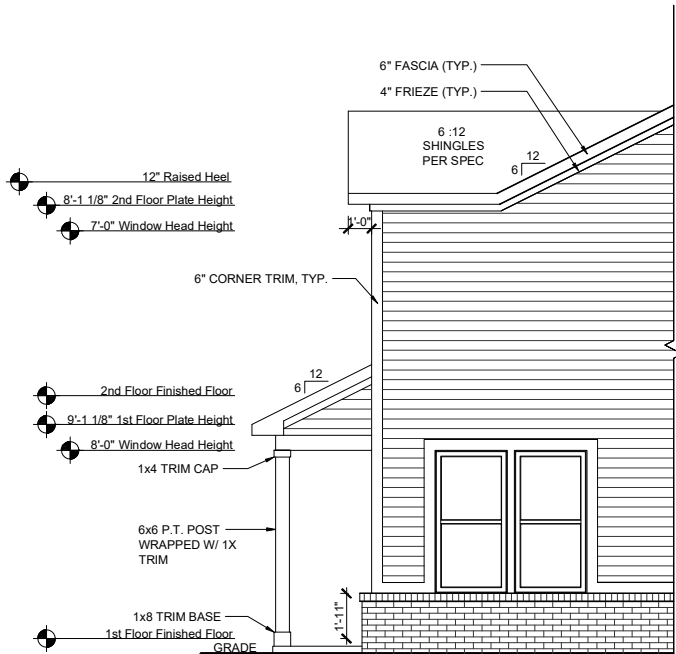
OPT. COVERED PORCH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



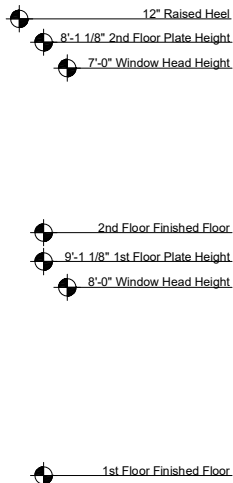
OPT. COVERED PORCH SLAB / BASEMENT PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



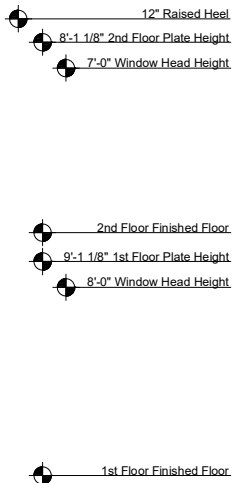
LEFT ELEVATION
OPT. COVERED PORCH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION
OPT. COVERED PORCH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION
OPT. COVERED PORCH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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IND V1281.5
Non-Structural Options
Option Covered Porch

drawn by: ---
checked by: ---
date: ---
sheet number:
O-1.1

COLONNADE D