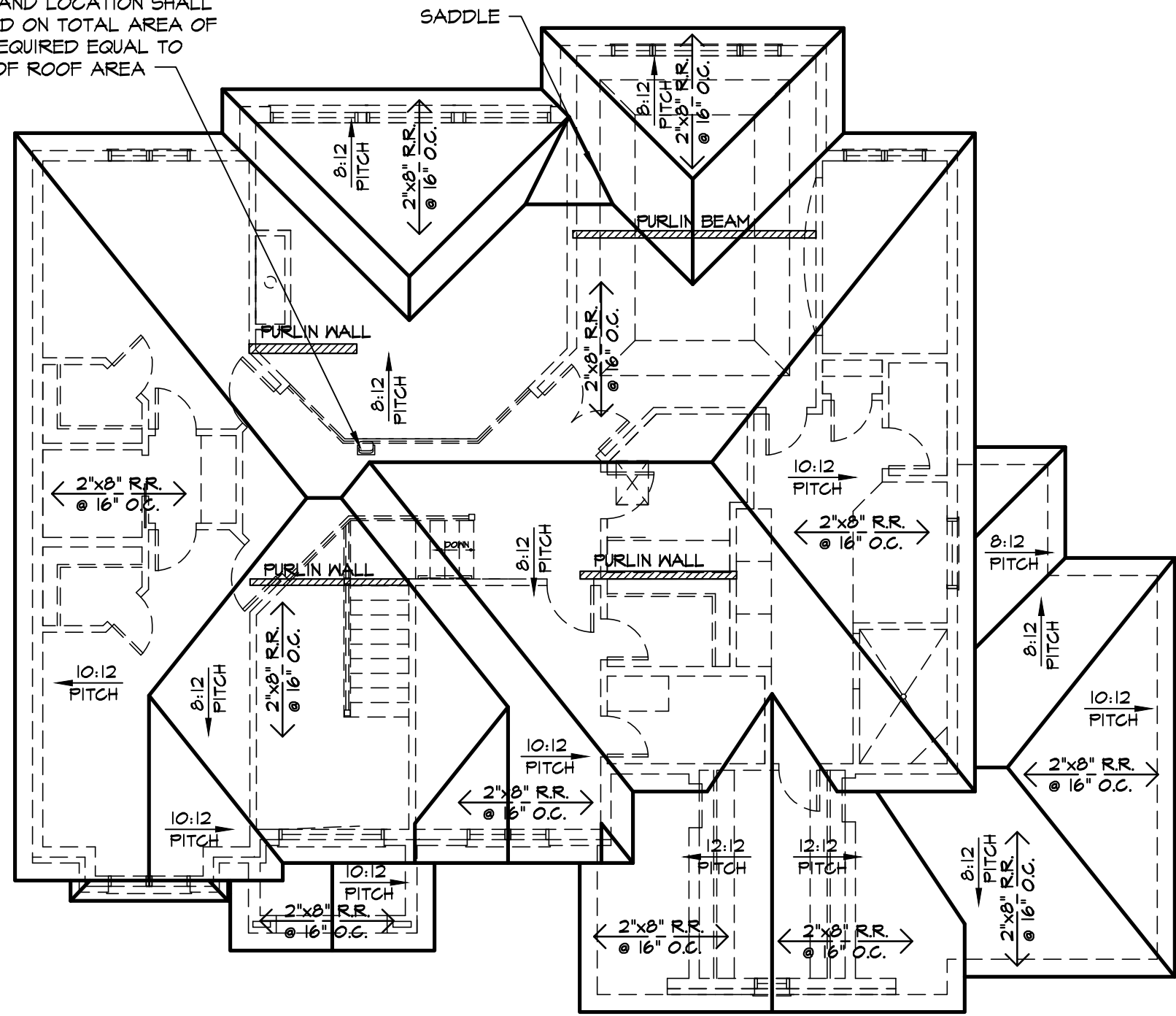


ALUMINUM ROOF VENTS
NUMBER AND LOCATION SHALL
BE BASED ON TOTAL AREA OF
VENTS REQUIRED EQUAL TO
1/300th OF ROOF AREA



ROOF PLAN

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

ROOF NOTES

USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER U.S. SPAN BOOK FOR CANADIAN LUMBER. SPAN TABLES SPT FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)

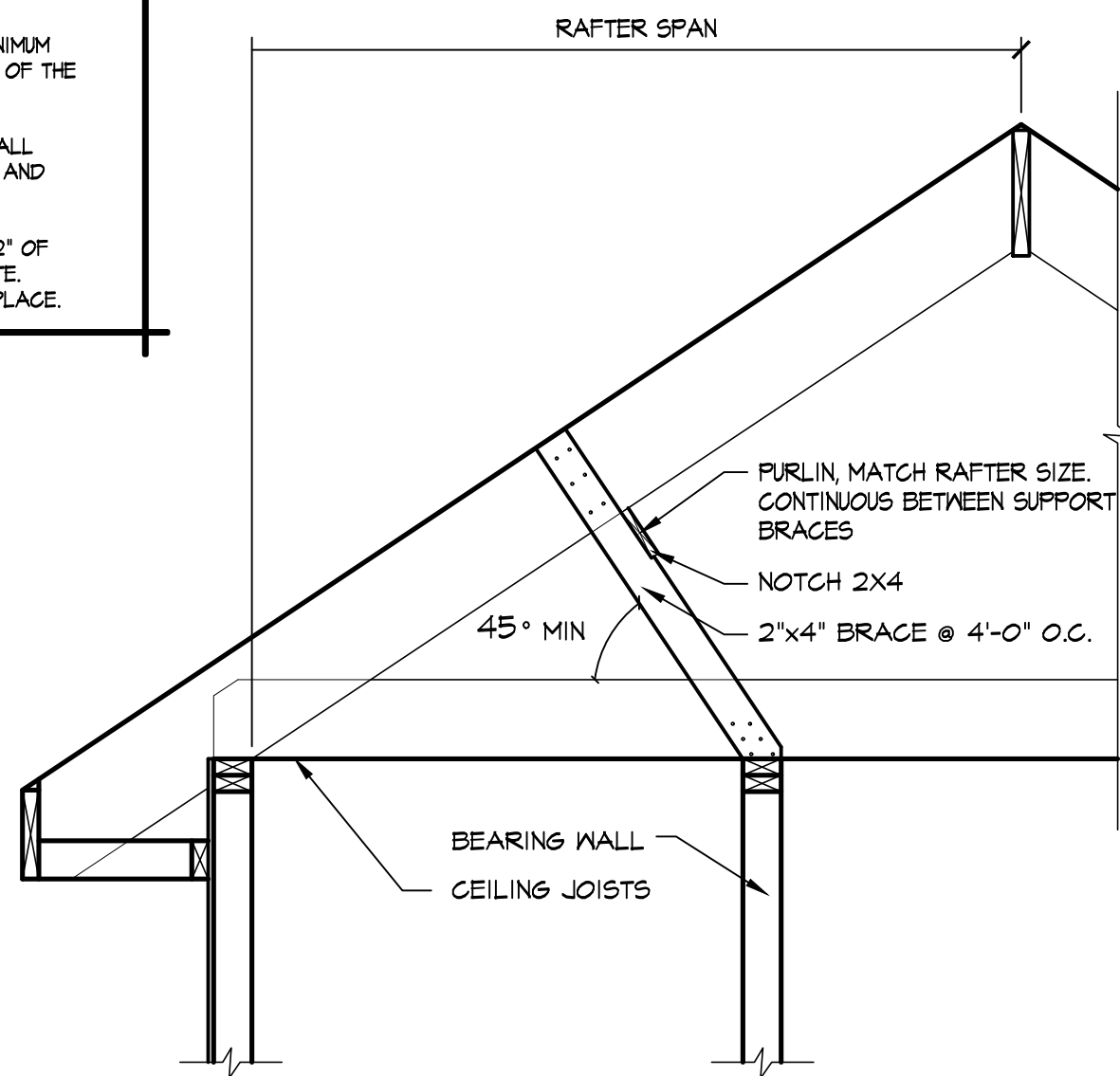
2"x6" @ 12" O.C. = 13'-7" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4" 2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 18'-5"

HEM-FIR

2"x12" @ 12" O.C. = 24'-4"

2"x12" @ 16" O.C. = 21'-1"

- HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
- ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
- PROVIDE ICE AND WATER SHIELD A MIN. OF 24" MEASURED HORIZONTALLY FROM INSIDE FACE OF EXTERIOR WALL.
- 2x6 COLLAR TIES SHALL BE INSTALLED FOR ROOF RAFTERS @ 48" O.C.
- WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL.
- PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
- RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
- A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPs, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
- THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE. MAINTAIN 2" CLEARANCE TO COMBUSTIBLE FRAMING MEMBER AT MASONRY FIREPLACE.



PURLIN DETAIL

NOTE:
2x8 RAFTERS TO BE BRACED @ MAX. SPAN OF 15'-11"
2x10 RAFTERS TO BE BRACED @ MAX. SPAN OF 18'-5"
ANY BRACE LONGER THAN 8'-0" SHALL BE 2x6



FRONT ELEVATION

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

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, COUNTY, AND LOCAL BUILDING ORDINANCES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NULLIFY AND VOID ANY ARCHITECTURAL CERTIFICATION PERTAINING TO THIS PROJECT.
- THE ARCHITECT SHALL NOT HAVE CONTROL, OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTORS OR SUBCONTRACTORS' SCHEDULED OR FOR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL, OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 PSF.
- CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- WOOD SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR ROT AND TERMITES.
- PROVIDE A CONTINUOUS 2x6 WOOD NAILER ON TOP OF ALL STEEL BEAMS EXCEPT THOSE USED FOR SUPPORTING MASONRY.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, OVERSIZED SUBS AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS.
- BLOCK SOLID ALL POINTS LOADS DOWN TO STEEL BEAMS AND FOUNDATION WALLS.
- PROVIDE 3-2x4s MIN. AT EACH END OF ALL WOOD BEAMS, HEADERS, AND GIRDER TRUSSES CONTINUOUS TO CONCRETE FOUNDATION OR STRUCTURAL STEEL UNLESS NOTED OTHERWISE.
- FIRESTOP ALL SOFFITS, PENETRATIONS BETWEEN STORIES, THE ROOF SPACES AND DROPPED CEILINGS WITH 5/8" DRYWALL OR 3/4" FLYWOOD.
- PLUMBING SUPPLY LINES SHALL BE COPPER TYPE L.
- ALL WINDOW DESIGNATIONS ARE "ANDERSEN"
- ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" A.F.F.
- PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 18" A.F.F. AND OVER ALL TUBS.
- FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS, SKYLIGHTS, SADDLES, ROOF/WALL INTERSECTIONS/8'-0" UP WALL) AND AT EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE OF THE EXTERIOR WALL LINE OF THE BUILDING MEASURED HORIZONTALLY.
- ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.
- ALL WINDOW WELLS TO HAVE COVERS OR GUARDS.
- WINDOW WELLS WITH VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. RUNGS AT LEAST 12" WIDE AT LEAST 3" FROM WALL, SPACED NO MORE THAN 18" O.C. VERTICALLY FOR FULL HEIGHT OF WINDOW WELL.
- PROVIDE 1x3 CROSS BRACINGS IN FLOORS WITH MAX. SPACING OF 8'-0" O.C. ONE ROW MINIMUM. PROVIDE SOLID BRIDGING IN THE CEILING JOISTS WITH MAX. SPACING OF 8'-0" O.C. ONE ROW MIN.
- HOT AND COLD AIR RETURNS/SUPPLIES MUST BE IN SHEET METAL.
- FIREPLACE OPENING OF 6 S.F. OR LESS-HEARTH EXTENSION OF 8" ON EACH SIDE AND 16" IN FRONT OF FIREPLACE OPENINGS. FIREPLACE OPENING OF 6 S.F. OR GREAT-HEAR EXTENSION OF 12" ON EACH SIDE AND 20" IN FRONT OF FIREPLACE
- WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 3040
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2

FIRST FLOOR=2,004 SQUARE FEET
SECOND FLOOR=1,824 SQUARE FEET
TOTAL=3,828 SQUARE FEET

DRAWING INDEX

A-1	ELEVATION/ROOF PLAN
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
E-1	ELECTRICAL PLANS
D-1	WALL SECTIONS
D-2	DETAILS
SP-1	SPECIFICATIONS

REVISIONS:

TITLE: FRONT ELEVATION/ ROOF PLAN

DRAWN: JK CHECKED: JK

DATE ISSUED:
10/17/25

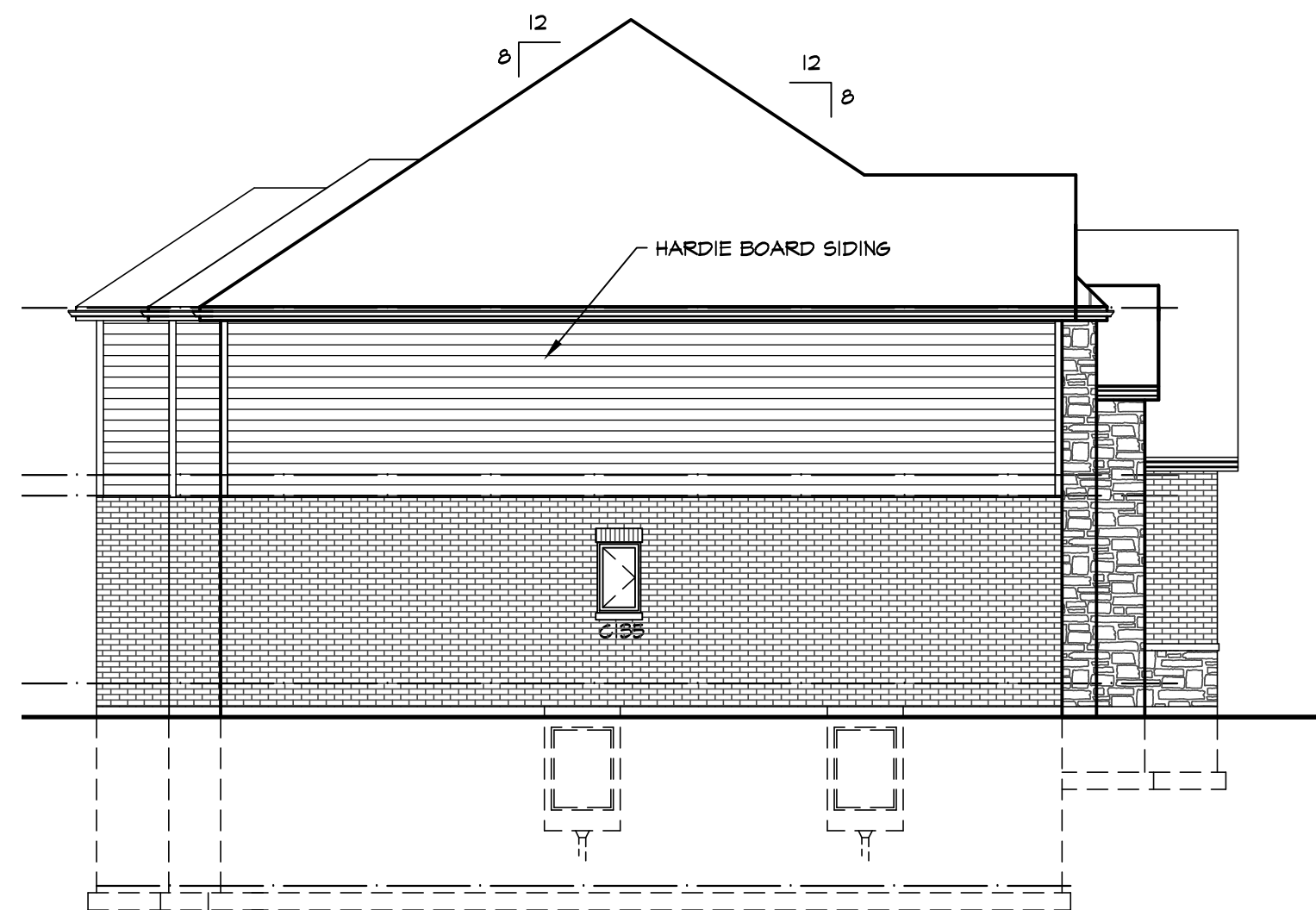
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2025-058

SHEET NUMBER:



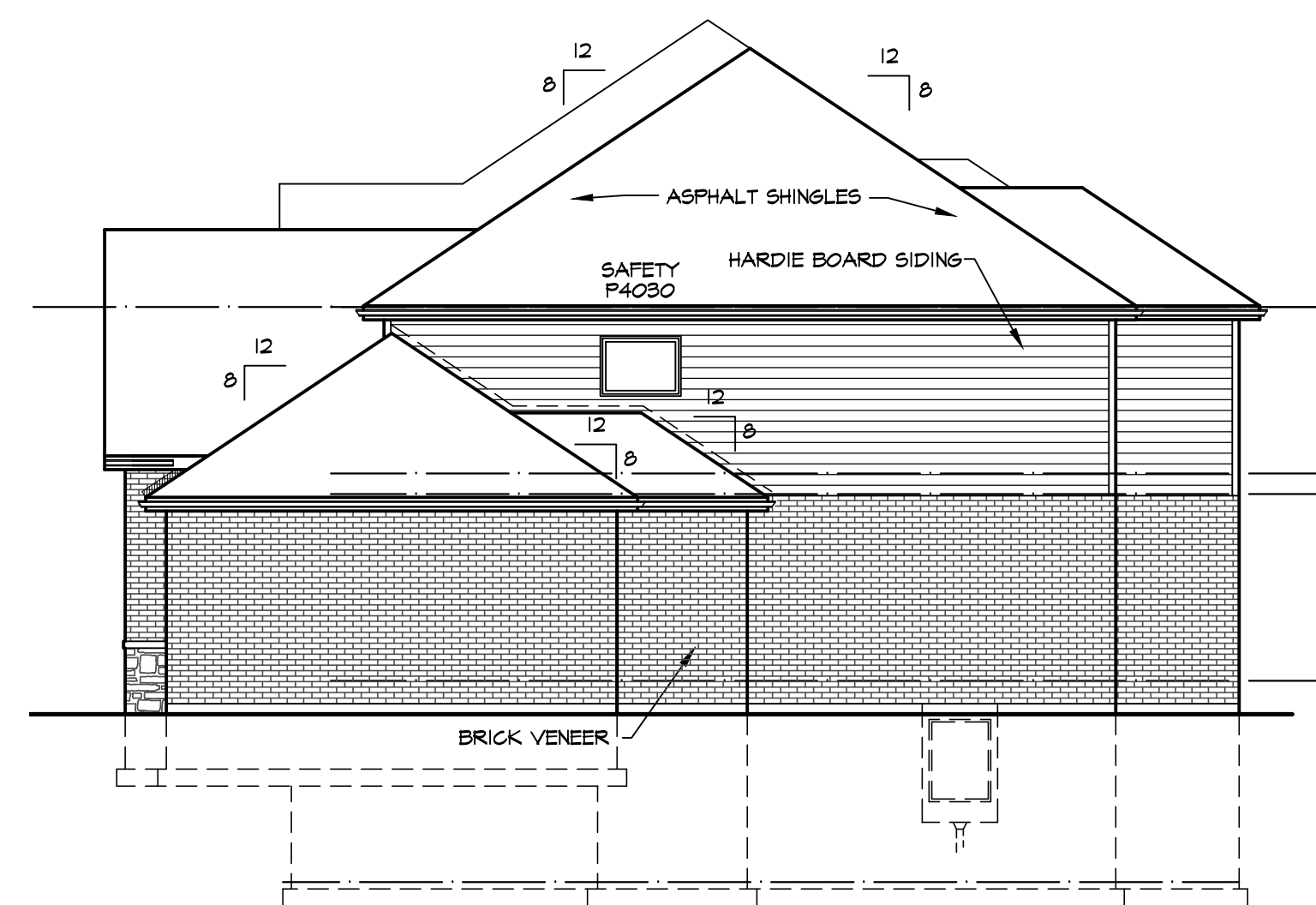
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

REVISIONS:

TITLE:
ELEVATIONS

DRAWN: JK
CHECKED: JK

DATE ISSUED:
10/17/25

PROJECT NUMBER:
2025-058

SHEET NUMBER:

A-2

LINTEL SCHEDULE		
4'-0" OR LESS	L- 3 1/2"x3 1/2"x5/16"	
5'-0"	L- 3 1/2"x3 1/2"x5/16"	
6'-0"	L- 4"x3 1/2"x5/16"	
7'-0"	L- 4"x3 1/2"x5/16"	
8'-0"	L- 5"x3 1/2"x5/16"	
9'-0"	L- 5"x3 1/2"x3/8"	
10'-0"	L- 6"x3 1/2"x3/8"	
16'-0"	L- 6"x4"x3/8"	

LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

FRAMING NOTES-DEAD LOAD 10#/S.F.

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x6" 2"x8" 2"x10"	2"x12"
12" O.C.	14'-4" 18'-4" 22'-11"	23'-6"
16" O.C.	12'-10" 16'-3" 19'-0"	21'-0"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD		
12" O.C.		19'-0" 22'-6"
16" O.C.		17'-2" 19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD		
12" O.C.		17'-3" 20'-4"
16" O.C.		15'-5" 17'-1"

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUS JOIST MAC MILLAN" OR APPROVED EQUAL.
ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN

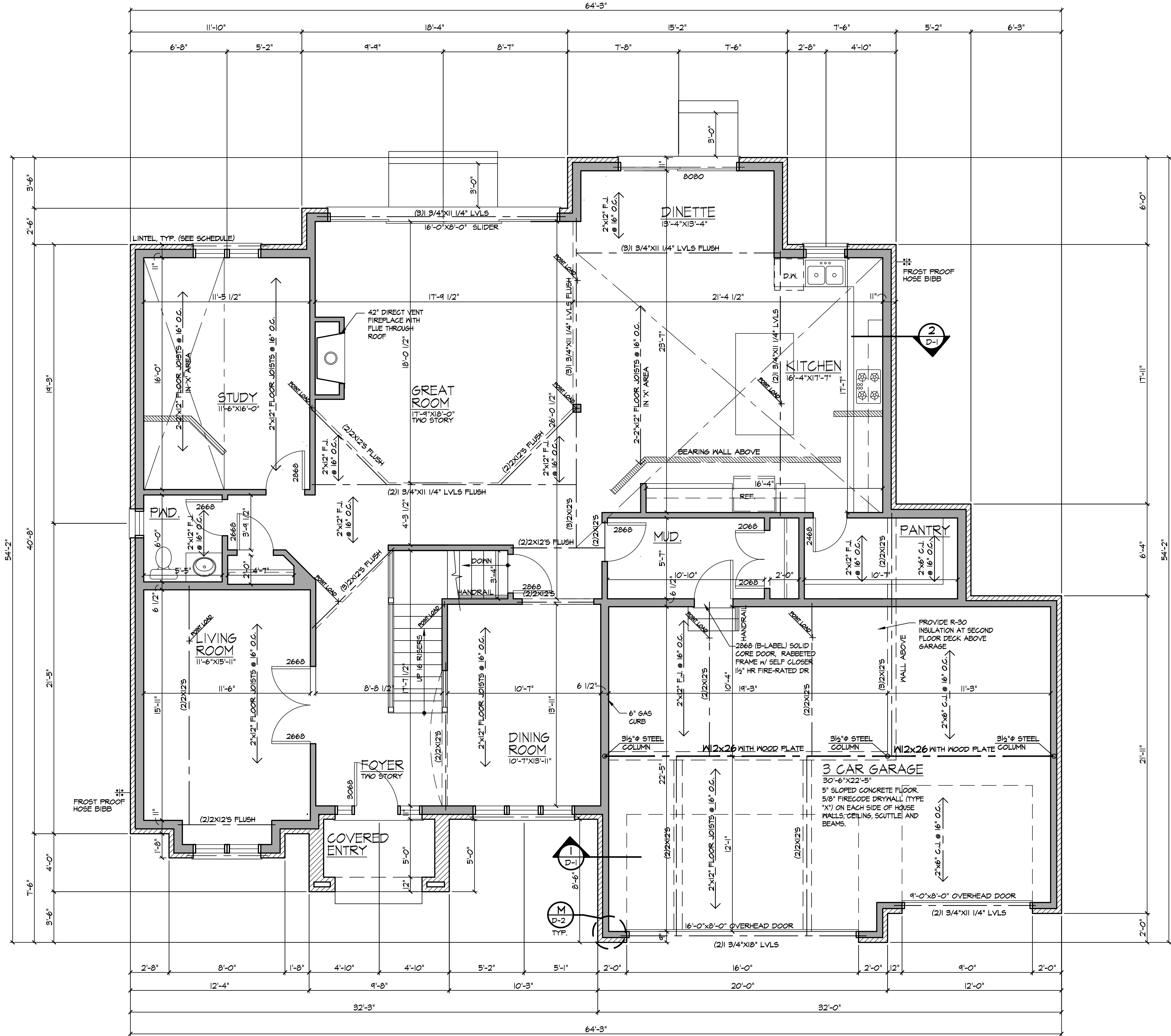
DESIGN LOADS

USE	LL	DL
BALCONIES(EXTERIOR)	60	7
DECKS	60	7
ROOF RAFTERS	30	7
ROOF RAFTERS W/CATHEDRAL CEILING	30	15
ROOF RAFTERS(HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30	17
ATTICS(NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10	10
ATTICS(LIMITED ATTIC STORAGE)	20	10
FLOORS	40	10
FLOORS(SLEEPING ROOMS)	30	10
STAIRS	30	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200	
MALLS-STUD	10	
MALLS-BRICK(STD)	40	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5	
FLEXICORE	100	

LIGHT AND VENT SCHEDULE

ROOM	AREA	REQ. LIGHT 2%	ACTUAL LIGHT	REQ. VENT 4%	ACTUAL VENT	
KITCHEN/DINETTE	448	36	47.6	18	33.2	
GREAT ROOM	310	25	38	12.5	28	
LIVING ROOM	170	14	21.6	7	16.7	
STUDY	160	13	16	6.5	14.6	
DINING ROOM	147	12	21.6	6	16.7	
FWD.	31	-	-	46.5	-	50 CFM EXH. FAN
MASTER BEDROOM	278	22	34	11	14.6	
BEDROOM #2	147	12	16	6	14.6	
BEDROOM #3	171	14	16	7	14.6	
BEDROOM #4	161	13	16	6.5	14.6	
MASTER BATH	206	-	-	30.9	-	325 CFM EXH. FAN
MASTER TOILET	21	-	-	31	-	50 CFM EXH. FAN
BATH #2	28	-	-	42	-	50 CFM EXH. FAN
BATH #3	45	-	-	67.5	-	75 CFM EXH. FAN
BASEMENT(2%)	1830	36	36	36	36	

NOTE:
ALL WINDOW SIZES SHOWN ARE DESIGNATED AS "ANDERSON" MANUFACTURED WINDOWS. IF A DIFFERENT MANUFACTURER IS TO BE USED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL WINDOWS MEET NECESSARY LIGHT, VENT, SAFETY GLAZING, AND EGRESS REQUIREMENTS.



FIRST FLOOR PLAN

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

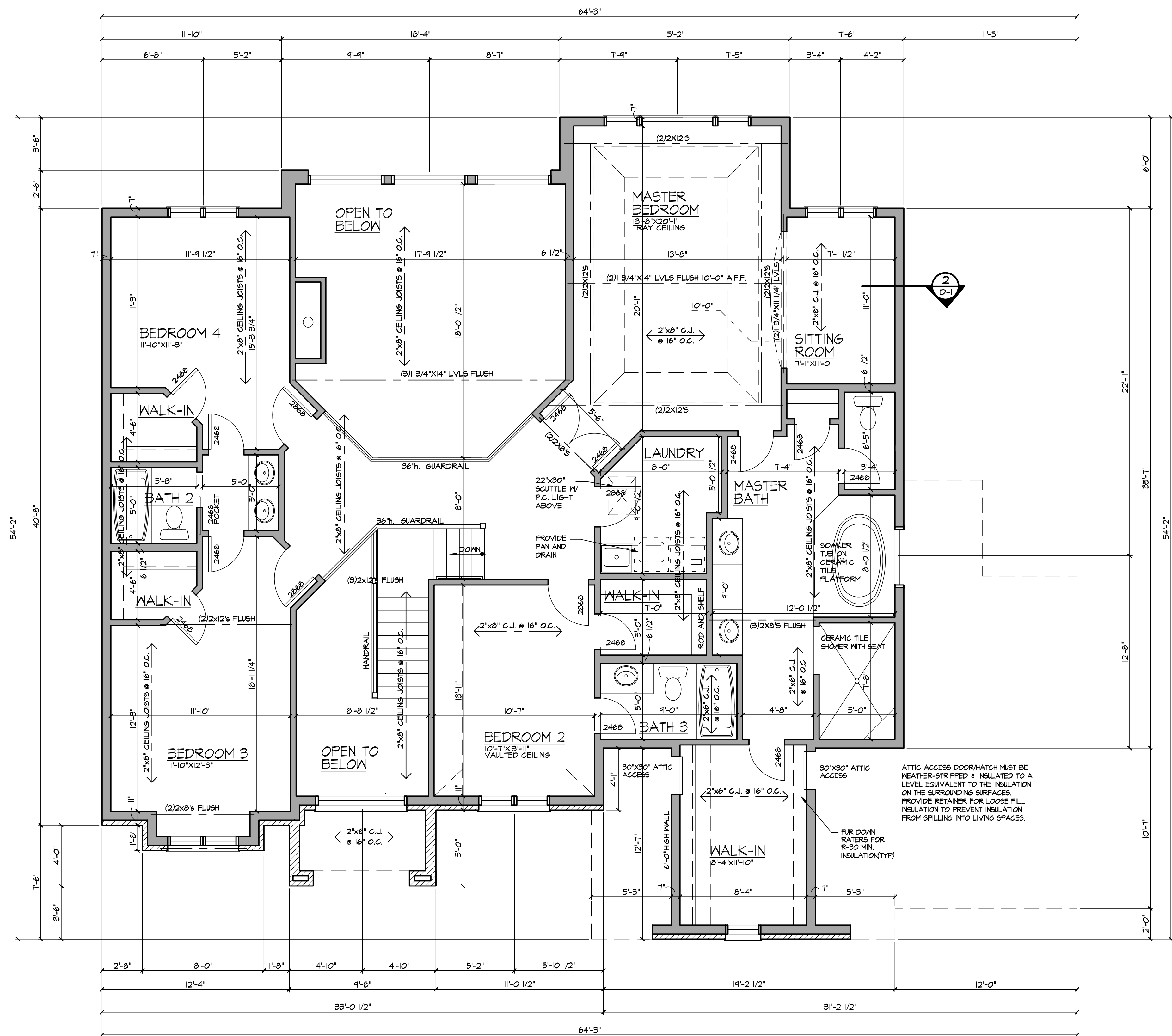
FRAMING NOTES-DEAD LOAD 10#/S.F.

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
	14'-8"	18'-4"	22'-11"	28'-6"
	12" O.C.	12" O.C.	16" O.C.	21" O.C.
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD		19'-0"	22'-6"	
		16" O.C.	19'-8"	
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD		17'-8"	20'-4"	
		16" O.C.	17'-1"	

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY TRUS JOIST MAC MILLAN OR APPROVED EQUAL. ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.



SECOND FLOOR PLAN

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

LEGEND

- 730.00

- EXISTING SPOT ELEVATION
- 730---

- EXISTING GROUND CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING STORM CATCH BASIN
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- PROPOSED FLOW DIRECTION ARROW

PXXX.X X

- PROPOSED SPOT ELEVATIONS

- PROPOSED CONCRETE

- EXISTING CONCRETE

ABBREVIATIONS
P.U. or P.U.E. - PUBLIC UTILITY EASEMENT
B.S.L. - BUILDING SETBACK LINE
D.E. - DRAINAGE EASEMENT
FGF - FINISH GARAGE FLOOR
T/F - TOP OF FOUNDATION

NOTES:

1. Building setback line (BSL) and all easements shown taken from recorded plat of subdivision. No title search or survey.
2. Proposed grades taken from approved Neighborhood Drainage Plan. FGF Finished Garage Floor) elevation and T/F (Top of Foundation) elevation taken from elevations indicated on Neighborhood Drainage Plan.
3. Building footprint provided by others, and should be checked prior to construction.
4. Building location should be established by measuring from surveyed property lines and checked by measuring distances to opposing property lines. Building setback line should be staked in the field to verify footprint location on the lot.
5. Benchmark taken from previous plan/work completed in subdivision and should be verified for tying into grades indicated, such as spot checking top of curb elevations, adjacent foundation elevation, etc. prior to construction.
6. No topographic survey of current ground grades or existing improvements in place has been completed and shall be the responsibility of the Owner to verify locations prior to starting construction.
7. Any and all off-site disturbed areas are to be restored to existing conditions or better, if necessary.
8. Prior to Excavation call Joint Utilities Location Information for Excavations "J.U.L.I.E." 1-800-892-0123
9. All proposed top of window wells shall be set at T/F - 0.30', unless noted otherwise.
10. Side slopes shall be 5:1 or flatter.
11. The front building setback shall be a floating setback that varies from 25 feet to 40 feet unless otherwise shown hereon.

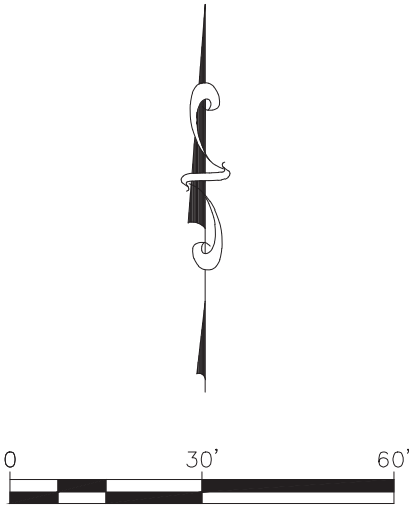
FLOOD ZONE CLASSIFICATION:

THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS PER THE CURRENT FLOOD INSURANCE RATE MAP FOR LAKE COUNTY, IN.
(MAP NO. 18089C0228E, EFFECTIVE JANUARY 18, 2012)

BENCHMARK: WATER VALVE BOX RIM NEAR THE SOUTHWEST CORNER OF LOT 328 PER AS-BUILT PLAN DATED 5/21 BY DVG TEAM, INC.
ELEV.=697.91 (NAVD88)

LAND DESCRIPTION

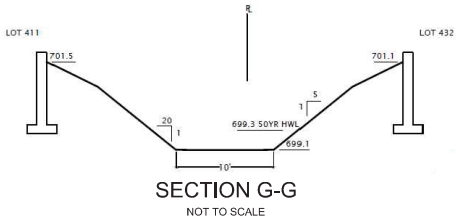
LOT 411 IN THE PRESERVE - PHASE 7, AS PER THEREOF, RECORDED IN PLAT BOOK 117, PAGE 99, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA



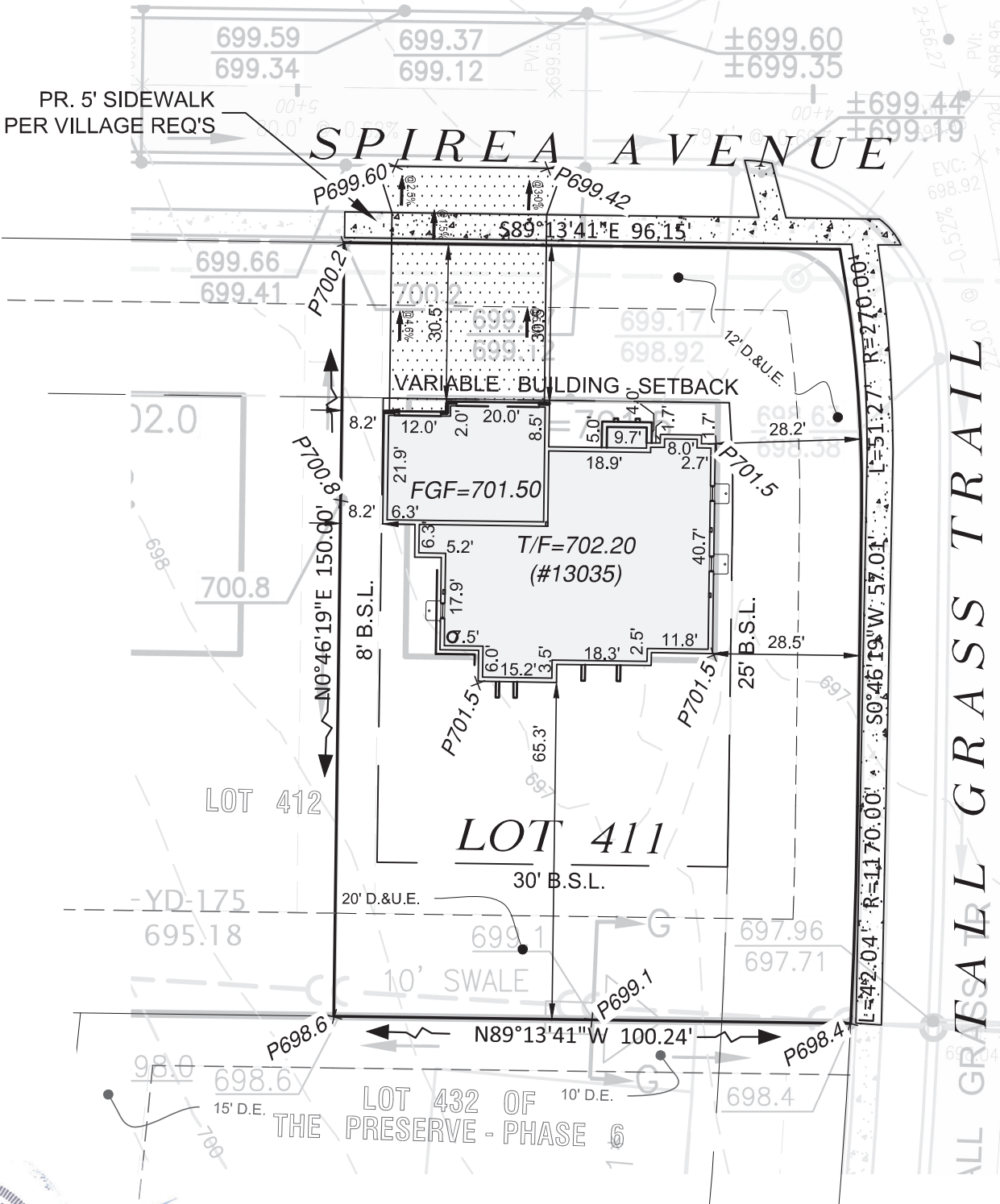
P.I.N. NUMBER:
45-11-31-229-001.000-035

COMMON ADDRESS:
13035 SPIREA AVENUE
ST. JOHN, INDIANA 46373

SWALE DETAIL



10/21/25
Exp:7/31/26



PLAN	EDITION	MILESTONES
DATE	BY	DESCRIPTION
10/14/25	BPH	ISSUE FOR PERMIT REVIEW

CIVIL ENGINEERING

SURVEYING

M GINGERICH GEREUX & ASSOCIATES

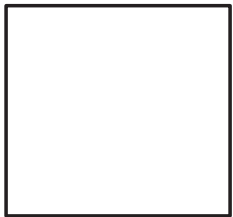
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P. 815-478-9680 F. 815-478-9685

28620 S. GOUGAR RD. | MANHATTAN, IL 60442

www.mg2a.com



DESIGN:	BPH
DRAWING:	JRH
CHECKED:	BPH
APPROVED:	BPH

LOT 411 IN PRESERVE - PHASE 7

ST. JOHN, INDIANA

SITE PLAN

SHEET NO.
1 OF 1

JOB NO. 25-251
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