Shakopee Planning Commission Planning Commission Regular

Thursday, December 5, 2024
7:00 PM
City Hall, 485 Gorman Street

Vision: Shakopee is a distinctive river town with a variety of business, cultural, and recreational opportunities in a safe, welcoming, and attractive environment. Our vision is for Shakopee to continue being the place people want to live, work, and play!

Mission: Our mission is to deliver high quality services essential to maintaining a safe and sustainable community. We commit to doing this cost-effectively, with integrity and transparency.

1. Roll Call
2. Approval of Agenda
3. Call for Notarized Affidavits, Proof of Neighborhood Meeting and Sign in Sheet for appropriate Public Hearings
4. Recognition by Planning Commission of interested Citizens
5. Consent Agenda
   These items are considered routine and will be enacted by one motion. There will be no separate discussion of these unless a Commissioner or staff requests, in which event the item will be removed form consent agenda for separate discussion & action.

   5.a 2025 Meeting Dates and Deadlines
6. General Business

   6.a PUBLIC HEARING - Comprehensive Plan Text Amendment to Figure 4.13-Planned Land Use Overview in the 2040 Comprehensive Plan

   6.b PUBLIC HEARING - Ordinance Amendment to Title XV, Chapter 151, Section 151.007 K. Table of Uses & 151.002 Definitions related to Cannabis and Lower-Potency Hemp Edibles

   6.c PUBLIC HEARING - Preliminary Plat of Palomino Trail

6.d PUBLIC HEARING - Reguide Two (2) properties from Open Space to Mixed Employment Center, One (1) property from Open Space to Suburban Residential, and One (1) property from Utilities to Mixed Employment Center.

7. Other Business

8. Adjourn to January 9, 2025 at 7:00 p.m.

If a commissioner has any comments, concerns or questions, he or she should contact the project manager prior to the scheduled meeting date. Also, if a commissioner is unable to attend the meeting for any reason, Please call the Department of Planning and Development at (952)233-9300 as soon as possible. Thank you!

Shakopee Planning Commission
December 5, 2024

5.a

Agenda Item: 2025 Meeting Dates and Deadlines
Prepared by: Mark Noble, Senior Planner
Reviewed by: Michael Kerski, Planning and Development Director

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Action to be considered:
For Your Information

Motion Type:
Informational only

Background:
N/A

Recommendation:
N/A

Budget Impact:
N/A

Attachments:
2025 Meeting Dates and Deadlines Planning_v111424.pdf

SHAKOPEE

2025 Meeting Dates and Deadlines

ALL BUT FINAL PLATS (BOAA/Planning Commission)	
Application Deadline	**Scheduled Meeting**
November 26, 2024	January 9, 2025
December 26, 2024	February 6
January 23	March 6
February 20	April 3
March 27	May 8
April 24	June 5
May 22	July 10
June 26	August 7
July 24	September 4
August 28	October 9
September 25	November 6
October 23	December 4
November 25	January 8, 2026

FINAL PLATS ONLY (City Council)	
Application Deadline	**Scheduled Meeting**
November 26, 2024	January 7, 2025
December 12, 2024	January 21
December 26, 2024	February 4
January 9	February 18
January 23	March 4
February 6	March 18
February 20	April 1
March 6	April 15
March 27	May 6
April 10	May 20
April 24	June 3
May 8	June 17
May 22	July 1
June 5	July 15
June 26	August 6 (Wed.)
July 10	August 19
July 24	September 2
August 7	September 16
August 28	October 7
September 11	October 21
September 25	November 4
October 9	November 18
October 23	December 2
November 6	December 16
November 25	January 6, 2026

Shakopee Planning Commission
December 5, 2024

Agenda Item: PUBLIC HEARING - Comprehensive Plan Text Amendment to Figure 4.13-Planned Land Use Overview in the 2040 Comprehensive Plan
Prepared by: Amanda Schwabe, Planner
Reviewed by: Michael Kerski

Action to be considered:
Recommend approval to the City Council of the Comprehensive Plan Text Amend to modify the Mixed Use Commercial Center residential density from 30-60 dwelling units per acre to 6-60 dwelling units per acre in Figure 4.13-Planned Land Use Overview, and associated pages, in the 2040 Comprehensive Plan.

Motion Type:
Approve

Background:
The 2040 Comprehensive Plan includes future land use classifications for parcels in our community with the intent to guide a broad pattern of land use and development types across the city and its potential growth areas. Figure 4.13-Planned Land Use Overview lists each land use classification and detail related to residential density, building height, setback, and floor area ratio allowances as well as primary and secondary uses. Modifications are This request is to modify the Mixed Use Commercial Center residential density from 30-60 dwelling units per acre to 6-60 dwelling units per acre in Figure 4.13-Planned Land Use Overview, and associated pages in the 2040 Comprehensive Plan. No other changes are being proposed at this time.

The City Council may approve an amendment to the comprehensive plan when it finds that one or more of the following criteria exists:

1. *The original comp plan and zoning ordinance are in error.* The comprehensive plan was not in error. Staff is proposing the mixed use commercial center classification be aligned with the Mixed Residential land use classification which also has a residential density of 6-60 dwelling units per acre and allows single family, townhomes, multi-family/apartments and retail. This Amendment provides consistency between classifications.
2. *Significant changes in goals in community goals and policies have taken place.* Significant changes in community goals and policies that affect this land use

classification have taken place including continued support for in-fill development and redevelopment as appropriate. The density of 30 units minimum has proven difficult and not feasible on many sites.

3. *Significant changes in city-wide or neighborhood development patterns have occurred.* Significant changes in development patterns have occurred for the development and redevelopment of properties with with the mixed use commercial center classification to encourage a variety of housing styles and lot sizes.
4. *The comprehensive plan requires another provision.* The comprehensive plan does not require a different provision.

Staff believe that several of these criteria would be met with this proposal as noted above; therefore, staff is in support of the requested amendment to Figure 4.13-Planned Land Use Overview and associated pages.

This comprehensive plan amendment is contingent upon, and subject to, the required review and response by the Metropolitan Council.

Recommendation:
Recommend approval to the City Council of the proposed Comprehensive Plan Text Amendment to modify the Mixed Use Commercial Center residential density from 30-60 dwelling units per acre to 6-60 dwelling units per acre in Figure 4.13-Planned Land Use Overview, and associated pages, in the 2040 Comprehensive Plan.

Budget Impact:
N/A

Attachments:
DRAFT Comp Plan Resolution.pdf
Figure 4.13-Planned Land Use Overview.pdf
Mixed Use Commercial Center Page.pdf

RESOLUTION R2024-142

A RESOLUTION APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT TO FIGURE 4.13 – PLANNED LAND USE OVERVIEW IN THE 2040 COMPREHENSIVE PLAN

WHEREAS, City of Shakopee is requesting a Comprehensive Plan Amendment to Figure 4.13 – Planned Land Use Overview, and associated pages, in the 2040 Comprehensive Plan; and

WHEREAS, the Mixed Use Commercial Center classification allows a residential density of 30-60 dwelling units per acre with primary uses of commercial and office with secondary uses of multi-family, parking, transit facilities and gathering space (see Exhibit A); and

WHEREAS, Staff is proposing to modify the allowed residential density to 6-60 dwelling units per acre to allow more flexibility in the style and lot sizes for residences in this land use classification; and

WHEREAS, all required public notices regarding the public hearing for the Comprehensive Plan Amendment were duly sent and posted, and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the Shakopee Planning Commission considered the request at its meeting of December 5, 2024, and unanimously recommended approval to the City Council; and

WHEREAS, the City Council of the City of Shakopee reviewed the request on December 17, 2024; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the Comprehensive Plan Amendment request:

Criteria #1 The comprehensive plan was in error.

Finding #1 The comprehensive plan was not in error. Staff is proposing the mixed use commercial center classification be aligned with the Mixed Residential land use classification which also has a residential density of 6-60 dwelling units per acre and allows single family, townhomes, multi-family/apartments and retail. This Amendment provides consistency between classifications.

Criteria #2 Significant changes in community goals and policies have taken place.

Finding #2 Significant changes in community goals and policies that affect this land use classification have taken place.

DRAFT

Criteria #3 Significant changes in development patterns have occurred.

Finding #3 Significant changes in development patterns have occurred for the development and redevelopment of properties with the mixed use commercial center classification to encourage a variety of housing styles and lot sizes.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The comprehensive plan does not require a different provision.

BE IT RESOLVED, no changes to the guidance of any specific properties or Figure 4.12-Planned Land Use in the 2040 Comprehensive Plan are being requested at this time; and

FURTHER, approval of the Comprehensive Plan Amendment is contingent upon, and subject to, the required review and response by the Metropolitan Council.

After the adoption of the Resolution, the City Clerk shall file certified copies hereof with the County Auditor and County Recorder of Scott County.

Adopted in Regular session of the City Council of the City of Shakopee, Minnesota, held the 17th day of December, 2024.

_____
Mayor of the City of Shakopee

ATTEST:

_____
Lori Hensen, City Clerk

FIGURE 4.13- PLANNED LAND USE OVERVIEW

2040 LAND USE CLASSIFICATIONS AND DETAILS						
Land Use Classification	Residential Density	Building Heights	Setbacks	Floor Area Ratio	Primary Uses	Secondary Uses
Downtown Riverfront	60 -125 DUA	3 to 8 stories	Minimal	1 to 4	Multifamily Residential & Retail	Office, Commercial, Open Space
Downtown Business District	10-60 DUA up to 150 for Mixed Use	Up to 5 stories	No Setbacks	0.9 to 4	Commercial & Office	Mixed Use Residential & Parking
Downtown Transition	10-50 DUA	1 to 3 stories	0 to 30 feet	0.5 to 1.5	Single Family Residential Multifamily Residential ,& Office	Institutional & Parks
Old Shakopee Neighborhood	3-12 DUA	1 to 3 stories	10 to 30 feet	0.2 to 1	Single Family Residential	Multifamily Residential, Institutional, Parks
Mixed Use Commercial Corridor	30-60 DUA	1 to 5 stories	5 to 20 feet	0.75 to 1.5	Commercial, Office, Institutional & Mixed Use	Multifamily, parking, Public Gathering Space
Mixed Use Commercial Center	30-60 DUA	1 to 5 stories	Varies	0.2 to 1.5	Commercial & Office	Multifamily, Parking, Transit Facilities & Gathering Space
Mixed Employment Center	16-30 DUA	1 to 3 stories	Varies	0.25 to 2	Light Industrial, Office & Higher Education	Commercial, Multifamily, Open Space
Industrial	None	1 to 2 stories	Varies	0.1 to 1	Heavy Industrial & Light Industrial	Office & Exterior Storage
Institutional	None	1 to 5 stories	Varies	0.25 to 1	School , Government & Recreation Facilities	Open Space & Parking
Entertainment District	25-100 DUA	Varies	Varies	0.1 to 1.5	Entertainment Destination & Parking	Residential, Commercial & Open Space
Entertainment District - Low Density	8-15 DUA	Vaires	Varies	0.1 to 1.5	Attached Single Family and Townhouses Residential	Open Space
Mixed Residential	6-30 DUA	1 to 4 stories	10 to 30 feet	0.2 to 1.4	Attached Single Family, Townhouses & Multifamily Residential	Retail, Senior Living Centers, Parks & Open Space
Suburban Residential	3-6 DUA	1 to 3 stories	25+ feet	0.2 to 0.5	Single Family Residential	Attached SF, Parks, Open Space, Institutional, Day Care & Senior Living Centers
Suburban Edge Residential	0.25-3 DUA	1 to 3 stories	30+ feet	0.1 to 0.2	Single Family Residential	Open Space, Parks, Institutional
Rural Transition	0.01-0.5 DUA	1 to 3 stories	30+ feet	Up to 0.1	Agricultural & Farmstead	Single Family, Open Space, Landscaping/Nursery
Right-of-Way	None	1 to 2 stories	N/A	N/A	Roadways, Trails/Sidewalks & Parking	Open Space & Stormwater Facilities
Railroad	None	N/A	N/A	N/A	Railroad	Roadways, Open Space & Stormwater Facilities
Utilities	None	0 to 4 stories	0 to 200 feet	N/A	Utilities	Open Space & Stormwater Facilities
Park	None	0 to 2 stories	50+ feet	N/A	Parks, Recreation & Trails	Parking
Open Space	None	0 to 2 stories	50+ feet	N/A	Open Space	Trails & Stormwater Facilities

Note: SMSC Property in Fee or Trust not included in this table as land use jurisdiction is not controlled by municipal authority.

EXHIBIT A



MCC MIXED USE COMMERCIAL CENTER

Shakopee's freeway-oriented commercial centers serve community-wide shopping and service needs and each draw activity from nearby residential neighborhoods. Older, first-generation shopping centers are candidates for adaptive reuse and redevelopment to meet modern market needs. As newer shopping centers age, they will also be candidates for adaptive redevelopment into more dense, mixed use centers, particularly where access to high frequency transit is provided. Site improvements should emphasize design quality, connectivity and efficient use of infrastructure.



DEVELOPMENT CHARACTERISTICS

Height Range	1 - 5 Stories
Building Form	Varies
Setbacks	Varies
Density	30 to 60 dwelling units per acre (where residential is present)
Floor Area Ratio	0.2 to 1.5
Public Space	Sidewalk seating, pocket parks and plazas, courtyards and central greens
Open Space	May include larger quasi-public gathering spaces, connections to nearby greenways and trails is encouraged
Transportation	Automobile, regional transit, pedestrian/trail connections
Streets	Accessed via arterial network, may be designed with internal street system
Parking	Off-street surface parking, may include internal street parking, infill development and transit stations may include structured parking

PRIMARY USES

- Commercial (Retail, Dining, Services)
- Office

SECONDARY USES

- Multi-family Residential
- Public and quasi-public gathering spaces
- Surface and Structured Parking
- Park-and-Rides/Transit Stations

FIGURE 4.13- PLANNED LAND USE OVERVIEW

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Rural Transition	0.01-0.5 DUA	1 to 3 stories	30+ feet	Up to 0.1	Agricultural & Farmstead	Single Family, Open Space, Landscaping/Nursery
Right-of-Way	None	1 to 2 stories	N/A	N/A	Roadways, Trails/Sidewalks & Parking	Open Space & Stormwater Facilities
Railroad	None	N/A	N/A	N/A	Railroad	Roadways, Open Space & Stormwater Facilities
Utilities	None	0 to 4 stories	0 to 200 feet	N/A	Utilities	Open Space & Stormwater Facilities
Park	None	0 to 2 stories	50+ feet	N/A	Parks, Recreation & Trails	Parking
Open Space	None	0 to 2 stories	50+ feet	N/A	Open Space	Trails & Stormwater Facilities

Note: SMSC Property in Fee or Trust not included in this table as land use jurisdiction is not controlled by municipal authority.



MCC MIXED USE COMMERCIAL CENTER

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Streets	Accessed via arterial network, may be designed with internal street system
Parking	Off-street surface parking, may include internal street parking, infill development and transit stations may include structured parking

PRIMARY USES

- Commercial (Retail, Dining, Services)
- Office

SECONDARY USES

- Multi-family Residential
- Public and quasi-public gathering spaces
- Surface and Structured Parking
- Park-and-Rides/Transit Stations

Shakopee Planning Commission
December 5, 2024

6.b

Agenda Item: PUBLIC HEARING - Ordinance Amendment to Title XV, Chapter 151, Section 151.007 K. Table of Uses & 151.002 Definitions related to Cannabis and Lower-Potency Hemp Edibles
Prepared by: Amanda Schwabe, Planner
Reviewed by: Michael Kerski

Action to be considered:
Recommend approval to the City Council of Ordinance O2024-011 amending Title XV, Chapter 151, Section 151.007 K. Table of Uses and 151.002 Definitions of city code related to cannabis and lower-potency hemp edible use classifications in commercial and industrial zoning districts.

Motion Type:
Approve

Background:
MN State Statute Chapter 342
Minnesota's cannabis law was approved on August 1, 2023 which established a regulatory framework for adult-use cannabis and lower-potency hemp edibles. This law created the Office of Cannabis Management (OCM), which is the state regulatory office created to oversee the implementation and regulation of the adult-use cannabis market, the medical cannabis market, and the consumer hemp industry. OCM governs the application and licensing process for cannabis and help businesses, specific requirements for each type of license and their respective business activities, and conducts enforcement and inspection activities.

City Council held a workshop to discuss best ways for regulation.

Highlights of MN State Statute Chapter 342 include:

- Effective January 2025 for people over the age of 21
- Requirement for a minimum of 1 retail license per 12,500 population
- Created 13 different types of business licenses (see definitions in attachments) including:
    - Microbusiness (allows on-site use or consumption similar to breweries)
    - Mezzobusiness
    - Cultivator

    - Manufacturer
    - Retailer (no on-site use or consumption allowed)
    - Wholesaler
    - Transporter
    - Testing Facility
    - Event Organizer (Temporary event lasting <4 days)
    - Delivery Service
    - Medical Cannabis Combination Business
    - Lower-Potency Hemp Edible Manufacturer
    - Lower-Potency Hemp Edible Retailer
- Allows cities to enact buffer distances from schools (1,000'), daycares, residential treatment facilities, attractions within a public park that are regularly used by minors including playgrounds and athletic fields (500')
- Allows businesses to operate from 8am-2am. Cities can prohibit retail sales between the hours of 8-10am Monday-Saturday and 9 pm-2 am on Sundays
- Allows initial registration fees of $500 or up to half the amount of the State's license fee, whichever is less and renewal fees of $1,000 or half the amount of the applicable renewal license fee, whichever is less
- Requirement for compliance checks by the local government for retail registrations at least once per calendar year to verify compliance with age verification procedures and any applicable local ordinance. OCM to verify operation requirements, product limits and other applicable requirements of Chapter 342.

Licensing & Registration

Within 30 days of receiving a copy of an application from OCM, the city must certify on a form whether the proposed cannabis business complies with local zoning ordinances and meeting Fire and Building Codes. Following license issuance by OCM, license holders are required to register with the city in which their business will be located.

Proposed Ordinance

The City Council discussed the state law at their November 6, 2024 work session and directed the proposed draft ordinance be prepared to include the following:

- No restriction on the number of retail locations (state law requires a minimum of 4 due to population); and
- No buffer requirements; and
- Hours of operation be limited to 10 am-10 pm, 7 days a week; and
- City will register businesses instead of delegating to Scott County; and
- Require maximum registration fees allowed by state law.
- Amend 151.007 K. Table of Uses as follows:
-

COMMERCIAL AND INDUSTRIAL DISTRICTS

A = Accessory Use C = Conditional Use P = Permitted Use Blank = Not Permitted

Numbers following use indicate additional conditions for approval of use.

USE CLASSIFICATION (PROPOSED)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Cannabis Cultivator 60							P	P	
Cannabis Delivery Service 60							P	P	
Cannabis Manufacturer 60							P	P	
Cannabis Mezzobusiness 60							P	P	
Cannabis Microbusiness 61	P		P		P	P	P	P	
Cannabis Retailer 63	P				P	P			
Cannabis Testing Facility 60							P	P	P
Cannabis Transporter 60							P	P	
Cannabis Wholesaler 60							P	P	
Medical Cannabis Combination Business 60							P	P	
Lower-Potency Hemp Edible Manufacturer 62							P	P	
Lower-Potency Hemp Edible Retailer 63	P		P	P	P	P			

60. a. Minimum 500-foot separation from residential uses as measured from property line to property line; and

b. Shall sell products only within the principal structure; and

c. Shall have not outside storage or display or accessory structures; and

d. Waste products must be disposed of in a timely manner and in such a way to reduce odors.

61. a. On-site consumption is an accessory use to a cannabis business licensed by the OCM as a Microbusiness in B-1, B-3, MP, CC, I-1, I-2; and

b. Minimum 500-foot separation from residential uses as measured from property line to property line; and

c. Shall limit the area devoted to display, sale, and on-site consumption of products to no more than 15% of the operational space or 2,000 square feet within the principal structure, whichever is less; and

d. Shall sell products only within the principal structure; and

e. Shall have no outside storage or display or accessory structures; and

f. Waste products must be disposed of in a timely manner and in such a way to reduce odors; and

g. Retail operations shall be limited to hours of operation from 10 am - 10 pm.

62. a. Minimum 500-foot separation from residential uses as measured from property line to property line; and

b. Shall sell products only within the principal structure; and

c. Shall have not outside storage or display or accessory structures; and

d. Waste products must be disposed of in a timely manner and in such a way to reduce odors.

63. a. Shall sell products only within the principal structure; and

b. Shall sell products only within the principal structure.

Additional direction is needed from OCM related to how cities are to regulate the sales of Tetrahydrocannabinol products (THC) which is currently regulated by Ordinance No. O2022-027.

Recommendation:
Recommend approval to the City Council of Ordinance O2024-011 amending Title XV, Chapter 151, Section 151.007 K. Table of Uses and 151.002 Definitions of city code related to cannabis and lower-potency hemp edible use classifications in commercial and industrial zoning districts.

Budget Impact:
NA

Attachments:
DOCSOPEN-#990983-v2-Cannabis Zoning Ordinance.pdf
Shakopee Ordinance Summary.pdf
Minnesota OCM LG Guide 11.21.2024 Zoning and Land Use Table.pdf
Minnesota OCM LG Guide 11.21.2024 License Types.pdf
Ordinance 2022-027 THC.pdf

ORDINANCE NO. 2024-XX

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING CHAPTER 151 OF THE SHAKOPEE CITY CODE BY ADDING REGULATIONS RELATED TO CANNABIS AND HEMP BUSINESSES

The City Council of Shakopee, Minnesota ordains:

Section 1. Chapter 151.002 is hereby amended by adding the following definitions:

Cannabis Cultivator. A business with a cannabis cultivator license, or cultivation endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis Delivery Service. A business with a cannabis delivery service license or delivery service endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis Manufacturer. A business with a cannabis manufacturer license, or manufacturing endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis Microbusiness. A business with a cannabis microbusiness license from the State of Minnesota Office of Cannabis Management.

Cannabis Mezzobusiness. A business with a cannabis microbusiness license from the State of Minnesota Office of Cannabis Management.

Cannabis Retailer. A business with a cannabis retailer license, lower-potency hemp edible retailer license, or retail endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis Testing Facility. A business with a cannabis testing facility license or testing endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis Transporter. A business with a cannabis transporter license or transportation endorsement from the State of Minnesota Office of Cannabis Management.

Cannabis Wholesaler. A business with a cannabis wholesaler license or wholesaling endorsement from the State of Minnesota Office of Cannabis Management.

Lower-Potency Hemp Edible Retailer. A business with a lower-potency hemp edible retailer license from the Office of Cannabis Management.

Lower-Potency Hemp Edible Manufacturer. A business with a lower-potency hemp edible manufacturer license from the Office of Cannabis Management.

Medical Cannabis Combination Business. A business with a medical cannabis combination business license from the State of Minnesota Office of Cannabis Management.

Section 2. Chapter 151.007 (K) of the Shakopee City Code is amended by adding the following Use Table:

COMMERCIAL AND INDUSTRIAL DISTRICTS									
A=Accessory Use C=Conditional Use P=Permitted Use PUD=Planned Unit Development Blank = Not Permitted Numbers in superscript indicate additional conditions for approval of use. These conditions are found in City Code 151.007 K.									
USE CLASSIFICATION (proposed)	**B-1**	**B-2**	**B-3**	**NC**	**MR**	**CC**	**I-1**	**I-2**	**BP**
Cannabis Cultivator[60]							P	P	
Cannabis Delivery Service[60]							P	P	
Cannabis Manufacturer[60]							P	P	
Cannabis Mezzobusiness[61]							P	P	
Cannabis Microbusiness[61]	P		P		P	P	P	P	
Cannabis Retailer[63]	P				P	P			
Cannabis Testing Facility[60]							P	P	P
Cannabis Transporter[60]							P	P	
Cannabis Wholesaler[60]							P	P	
Medical Cannabis Combination Business[61]							P	P	
Lower-Potency Hemp Edible Manufacturer[62]							P	P	
Lower-Potency Hemp Edible Retailer[63]	P		P	P	P	P			

Section 3. Chapter 151.007 (K) of the Shakopee City Code is amended by adding the following conditions for approval of use:

60. Cannabis Businesses Without Public Facing Retail.

a. Must comply with Minnesota Statutes Chapter 341 and applicable Minnesota Rules, City Code, Chapter 110; and any other applicable law.

b. Shall sell products only within the principal structure; and

c. Shall have no outside storage or display or accessory structures; and

d. Waste products must be disposed of in a timely manner and in such a way to reduce odors.

61. Cannabis Microbusinesses, Cannabis Mezzobusinesses, and Medical Cannabis Combination Businesses.

a. Cannabis microbusinesses, cannabis mezzobusinesses, and medical cannabis combination businesses may be zoned based on each endorsement received or, when combined, must follow the designations for each license in the use table.

b. On-site consumption is an accessory use to a cannabis business licensed by the OCM as a Microbusiness in B-1, B-3, MP, CC, I-1, I-2; and

c. Cannabis retail is an accessory use to a cannabis microbusiness, cannabis mezzobusiness, or medical cannabis combination business in I-1 and I-2; and

d. Must comply with Minnesota Statutes Chapter 341 and applicable Minnesota Rules, City Code, Chapter 110; and any other applicable law; and

e. When the location of a Cannabis Microbusiness includes a Cannabis Retailer endorsement or on-site consumption endorsement, the business must limit the area devoted to display, sale, and on-site consumption of products to no more than 15% of the operational space or 2,000 square feet within the principal structure, whichever is less; and

f. Shall sell products only within the principal structure; and

g. Shall have no outside storage or display or accessory structures; and

h. Waste products must be disposed of in a timely manner and in such a way to reduce odors.

62. Lower-Potency Hemp Edible Manufacturers.

a. Must comply with Minnesota Statutes Chapter 341 and applicable Minnesota Rules; City Code, Chapter 110; and any other applicable regulations.

b. Shall have no outside storage or display or accessory structures; and

c. Waste products must be disposed of in a timely manner and in such a way to reduce odors.

63 Cannabis Retailers and Lower Potency-Hemp Edible Retailers.

a. Must comply with Minnesota Statutes Chapter 341 and applicable Minnesota Rules; City Code, Chapter 110; and any other applicable regulations.

b. Shall sell products only within the principal structure.

Section 3. Effective Date. This ordinance becomes effective from and after its adoption and publication.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____day of _____, 2024.

_____

Matt Lehman, Mayor of the City of Shakopee

Attest:

_____
Lori Hensen, City Clerk

Published in the Shakopee Valley News on the _____ day of _____, 2024.

Cannabis Ordinance Summary

City	# of Retail Licenses	Registration Fee (342.22)	Use Types	Use Table	Hours of Operation	On -Site Consumption	Buffer Distances	Review	Staff Contact
Shakopee (Population: 45,961)	4	Initial & 1st Renewal: $TBD 2nd & Subsequent Renewal: $TBD Temporary Cannabis Event: $TBD	Cannabis Cultivator[60]	Permitted Use: I-1, I-2		Not Allowed	None	CC Worksession: 11/19/2024 PC: 12/05/2024 CC: 12/17/2024	
			Cannabis Delivery Service[60]	Permitted Use: I-1, I-2		Not Allowed			
			Cannabis Manufacturer[60]	Permitted Use: I-1, I-2		Not Allowed	None		
			Cannabis Mezzobusiness[60]	Permitted Use: I-1, I-2		Not Allowed			
			Cannabis Microbusiness[61]	Permitted Use: B-1, B-3, MR, CC, I-1, I-2	10 am - 10 pm	Microbusinesses may offer onsite consumption, similar to breweries.			
			Cannabis Retailer[63]	Permitted Use: B-1, MR, CC	10 am - 10 pm	Not Allowed			
			Cannabis Testing Facility[60]	Permitted Use: BP, I-1, I-2		Not Allowed			
			Cannabis Transporter[60]	Permitted Use: I-1, I-2		Not Allowed			
			Cannabis Wholesaler[60]	Permitted Use: I-1, I-2		Not Allowed			
			Medical Cannabis Combination Business[60]	Permitted Use: I-1, I-2		Not Allowed			
	TBD	Initial & 1st Renewal: $TBD 2nd & Subsequent Renewal: $TBD Temporary Cannabis Event: $TBD	Lower-Potency Hemp Edible Manufacturer[62]	Permitted Use: I-1, I-2		TBD	None		
			Lower-Potency Hemp Edible Retailer[63]	Permitted Use: B-1, B-3, NC, MR, CC	10 am - 10 pm	TBD	None		

[60] a. Minimum 500-foot separation from residential uses as measured from property line to property line; and
b. Shall sell products only within the principal structure; and
c. Shall have no outside storage or display or accessory structures; and
d. Waste products must be disposed of in a timely manner and in such a way to reduce odors.

[61] a. On-site consumption is an accessory use to a cannabis business licensed by the OCM as a Microbusiness in B-1, B-3, MP, CC, I-1, I-2; and
b. Minimum 500-foot separation from residential uses as measured from property line to property line; and
c. Shall limit the area devoted to display, sale, and on-site consumption of products to no more than 15% of the operational space or 2,000 square feet within the principal structure, whichever is less; and
d. Shall sell products only within the principal structure; and
e. Shall have no outside storage or display or accessory structures; and
f. Waste products must be disposed of in a timely manner and in such a way to reduce odors; and
g. Retail operations shall be limited to hours of operation from 10 am - 10 pm.

[62] a. Minimum 500-foot separation from residential uses as measured from property line to property line; and
b. Shall sell products only within the principal structure; and
c. Shall have no outside storage or display or accessory structures; and
d. Waste products must be disposed of in a timely manner and in such a way to reduce odors.

[63] a. Retail operations shall be limited to hours of operation from 10 am - 10 pm; and
b. Shall sell products only within the principal structure; and

Proposed Zoning Code Amendment

COMMERCIAL AND INDUSTRIAL DISTRICTS									
A=Accessory Use C=Conditional Use P=Permitted Use PUD=Planned Unit Development Blank = Not Permitted Numbers in superscrpt indicate additional conditions for approval of use. These conditions are found in City Code 151.007 K.									
USE CLASSIFICATION (proposed)	**B-1**	**B-2**	**B-3**	**NC**	**MR**	**CC**	**I-1**	**I-2**	**BP**
Cannnabis Cultivator[60]							P	P	
Cannabis Delivery Service[60]							P	P	
Cannabis Manufacturer[60]							P	P	
Cannabis Mezzobusiness[60]							P	P	
Cannabis Microbusiness[61]	P		P		P	P	P	P	
Cannabis Retailer[63]	P				P	P			
Cannabis Testing Facility[60]							P	P	P
Cannabis Transporter[60]							P	P	
Cannabis Wholesaler[60]							P	P	
Medical Cannabis Combination Business[60]							P	P	
Lower-Potency Hemp Edible Manufacturer[62]							P	P	
Lower-Potency Hemp Edible Retailer[63]	P		P	P	P	P			

[60.] a. Minimum 500-foot separation from residential uses as measured from property line to property line; and
b. Shall sell products only within the principal structure; and
c. Shall have no outside storage or display or accessory structures; and
d. Waste products must be disposed of in a timely manner and in such a way to reduce odors.

[61.] a. On-site consumption is an accessory use to a cannabis business licensed by the OCM as a Microbusiness in B-1, B-3, MP, CC, I-1, I-2; and
b. Minimum 500-foot separation from residential uses as measured from property line to property line; and
c. Shall limit the area devoted to display, sale, and on-site consumption of products to no more than 15% of the operational space or 2,000 square feet within the principal structure, whichever is less; and
d. Shall sell products only within the principal structure; and
e. Shall have no outside storage or display or accessory structures; and
f. Waste products must be disposed of in a timely manner and in such a way to reduce odors; and
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[63] a. Retail operations shall be limited to hours of operation from 10 am - 10 pm; and
b. Shall sell products only within the principal structure; and

Zoning and Land Use (cont.)

Table 1: Cannabis and Hemp Business Activities

Endorsed Activity	License Type Eligible to Do Endorsed Activity	Description of Activity	Comparable Districts	Municipal Considerations
Cultivation	• Cultivator • Mezzobusiness • Microbusiness • Medical Cannabis • Combination	"Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts.	Indoor: Industrial, Commercial, Production Outdoor: Agricultural	• Odor • Potential need for transportation from facility • Waste, water, and energy usage • Security
Cannabis Manufacturing, Processing, Extraction	• Manufacturer • Mezzobusiness • Medical Cannabis • Combination	This group of endorsed activities turn raw, dried cannabis and cannabis parts into other types of cannabis products, e.g. edibles or topicals.	Indoor: Industrial, Commercial, Production	• Odor • Potential need for transportation from facility • Waste, water, and energy usage • Security
Hemp Manufacturing	• Lower-Potency Hemp Edible (LPHE) Manufacturing	These businesses convert hemp into LPHE edible products.	Indoor: Industrial, Commercial, Production	• Odor • Waste, water, and energy
Wholesale	• Wholesale • Cultivator • Manufacturer • Mezzobusiness • Microbusiness • Medical Cannabis • Combination	This activity and license type allows a business to purchase from a business growing or manufacturing cannabis or cannabis products and sell to a cannabis business engaged in retail.	Indoor: Industrial, Commercial, Production	• Need for transportation from facility • Security

Zoning and Land Use (cont.)

Table 1: Cannabis and Hemp Business Activities (continued)

Endorsed Activity	License Type Eligible to Do Endorsed Activity	Description of Activity	Comparable Districts	Municipal Considerations
Cannabis Retail	• Retailer • Mezzobusiness • Microbusiness • Medical Cannabis • Combination	This endorsed activity and license type allow a business to sell cannabis products directly to consumers.	Indoor: Retail, Neighborhood Shopping Districts, Light Industrial, Existing districts where off-sale liquor or tobacco sales are allowed.	• Micros may offer onsite consumption, similar to breweries. • Micros and Mezzos may include multiple activities: cultivation, manufacture, and/or retail.
Transportation	• Cannabis Transporter	This license type allows a company to transport products from one license type to another.	-	• Fleet based businesses that will own multiple vehicles, but not necessarily hold a substantial amount of cannabis or cannabis products.
Delivery	• Cannabis Delivery	This license type allows for transportation to the end consumer.	-	• Fleet based business that will own multiple vehicles, but not necessarily hold a substantial amount of cannabis or cannabis products.
Events	• Event Organizer	This license entitles license holder to organize a temporary event lasting no more than four days.	Anywhere that the city permits events to occur, subject to other restrictions related to cannabis use.	• On site consumption. • Retail sales by a licensed or endorsed retail business possible.

License Types

Minnesota law allows for **13** different types of business licenses, each fulfilling a unique role in the cannabis and hemp supply chain. In addition to license types below, OCM will also issue endorsements to license holders to engage in specific activities, including producing, manufacturing, and sale of medical cannabis for patients.

Microbusiness

Microbusinesses may cultivate cannabis and manufacture cannabis products and hemp products, and package such products for sale to customers or another licensed cannabis business. Microbusiness may also operate a single retail location.

Mezzobusiness

Mezzobusinesses may cultivate cannabis and manufacture cannabis products and hemp products, and package such products for sale to customers or another licensed cannabis business. Mezzobusiness may also operate up to three retail locations.

Cultivator

Cultivators may cultivate cannabis and package such cannabis for sale to another licensed cannabis business.

Manufacturer

Manufacturers may manufacture cannabis products and hemp products, and package such products for sale to a licensed cannabis retailer.

Retailer

Retailers may sell immature cannabis plants and seedlings, cannabis, cannabis products, hemp products, and other products authorized by law to customers and patients.

Wholesaler

Wholesalers may purchase and/or sell immature cannabis plants and seedlings, cannabis, cannabis products, and hemp products from another licensed cannabis business. Wholesalers may also import hemp-derived consumer products and lower-potency hemp edibles.

License Types (continued)

Transporter

Transporters may transport immature cannabis plants and seedlings, cannabis, cannabis products, and hemp products to licensed cannabis businesses.

Testing Facility

Testing facilities may obtain and test immature cannabis plants and seedlings, cannabis, cannabis products, and hemp products from licensed cannabis businesses.

Event Organizer

Event organizers may organize a temporary cannabis event lasting no more than four days.

Delivery Service

Delivery services may purchase cannabis, cannabis products, and hemp products from retailers or cannabis business with retail endorsements for transport and delivery to customers.

Medical Cannabis Combination Business

Medical cannabis combination businesses may cultivate cannabis and manufacture cannabis and hemp products, and package such products for sale to customers, patients, or another licensed cannabis business. Medical cannabis combination businesses may operate up to one retail location in each congressional district.

Lower-Potency Hemp Edible Manufacturer

Lower-potency hemp edible manufacturers may manufacture and package lower-potency hemp edibles for consumer sale, and sell hemp concentrate and lower-potency hemp edibles to other cannabis and hemp businesses.

Lower-Potency Hemp Edible Retailer

Lower-potency hemp edible retailers may sell lower-potency hemp edibles to customers.

Each license is subject to further restrictions on allowable activities. Maximum cultivation area and manufacturing allowances vary by license type. Allowable product purchase, transfer, and sale between licensees are subject to restrictions in the law.

ORDINANCE NO. 2022-027

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING CHAPTER 110 OF THE SHAKOPEE CITY CODE BY ADDING PROVISIONS PERTAINING TO SALES OF TETRAHYDROCANNABINOL PRODUCTS

The City Council of Shakopee, Minnesota ordains:

Section 1. Chapter 110 of the Shakopee City Code is amended by adding the following Sections:

TETRHYDROCANNABINOL PRODCUTS

110.200	Purpose and Intent
110.201	Definitions & Interpretations
110.202	License
110.203	Basis for Denial of License
110.204	Prohibited Sales
110.205	Vending Machines
110.206	Self-Service and Storage
110.207	Responsiblity
110.208	Compliance Checks And Inspections
110.209	Other Illegal Acts
110.210	Violations
110.211	Defenses
110.212	Signage and Age Verification

110.200 Purpose and Intent

The purpose of this subchapter is to regulate the sale of any product that contains tetrahydrocannabinol and meets the requirements to be sold for human or animal consumption under Minn. Stat. § 151.72 ("THC products") for the following reasons:

A. The city recognizes that, based on the most reliable and up-to-date scientific evidence, the introduction of legalized THC products presents a potential threat to the public health, safety, and welfare of the residents of Shakopee.

B. The city has the opportunity to be proactive and make decisions that will mitigate this threat, reduce exposure of young people to THC products, curtail the marketing of THC products to young people, and improve retailer compliance with existing laws related to THC products.

C. A local regulatory system for retailers of THC products is appropriate to ensure that such retailers comply with laws and business standards of the city of Shakopee to protect the health, safety, and welfare of our youth and other vulnerable residents.

D. Minn. Stat. § 151.72 requires THC product retailers to check the identification of purchasers to verify that they are at least 21 years of age, comply with certain packaging and labeling requirements to protect children and youth, and meet certain potency and serving size requirements.

E. State law further authorizes the Minnesota Board of Pharmacy to adopt product and testing standards in part to curb the illegal sale and distribution of THC products and to ensure the safety and compliance of commercially available THC products in the State of Minnesota.

F. State law does not preempt municipalities from adopting and enforcing local ordinances to regulate retailers of THC products, including, but not limited to, business licensing requirements.

G. A licensing requirement for retailers that desire to sell THC products will not unduly burden legitimate business activities of such retailers who sell or distribute THC products to adults but will allow the city to effectively regulate the operation of lawful businesses and discourage violations of THC product-related laws.

In making these findings and enacting this subchapter, it is the intent of the city to facilitate responsible retail activities associated with THC products by allowing legal sale and access without promoting increases in use, and to discourage violations of THC product- related laws, especially those which prohibit or discourage the marketing, sale or distribution of THC products to underage persons, as defined herein.

110.201 - Definitions And Interpretations

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates otherwise or requires a different meaning.

BUSINESS shall mean the business of selling THC products.

COMPARABLE LICENSE VIOLATION. Any failure by an applicant, or an applicant's associated business that owns, holds, owned or held a license issued by a governmental entity, of a compliance check or inspection, or violation of another law (including but not limited the Moratorium on THC sales) or regulation related to the sale of THC, a THC license, or a tobacco, tobacco products, and tobacco-related devices license issued under Section 110.055, et seq.

COMPLIANCE CHECKS. The system used by the city or any other jurisdiction to investigate and ensure that those licensed to sell THC Products are complying with the requirements of this subchapter or any state or federal law or regulation. **COMPLIANCE CHECKS** shall involve the use of persons under the age of 21 as authorized by this subchapter or state law. **COMPLIANCE CHECKS** shall also mean the use of persons under the age of 21 who attempt

to purchase THC Products for educational, research, and training purposes as authorized by state or federal law.

LICENSE HOLDER OR LICENSEE means the owner of a business licensed to sell THC products.

THC PRODUCT means any product that contains tetrahydrocannabinol and that meets the requirements to be sold for human or animal consumption under Minn. Stat. § 151.72

MOVEABLE PLACE OF BUSINESS. Any business operated out of a truck, van, automobile, cart, or other vehicle or transportable shelter and not at a fixed address, store front, or other permanent structure authorized for sales transactions.

PROVISIONAL THC LICENSE. A license issued to a business that has had a Comparable License Violation in the previous 5 years, but not in the previous 3 years.

RETAIL ESTABLISHMENT means any place of business where THC Products are available for sale to the general public including but not limited to grocery stores, convenience store, gas stations, and restaurants provided that such establishment also holds a license issued by the City of Shakopee to sell electronic delivery devices, tobacco, tobacco products, and tobacco-related devices.

SALE means any transfer of goods for money, trade, barter or other consideration.

SELF-SERVICE MERCHANDISING means open displays of THC products in any manner where any person shall have access to the THC products without the assistance or intervention of the licensee or the licensee's employee. The assistance or intervention shall entail the actual physical exchange of the THC products between the customer and the licensee or employee. **SELF-SERVICE MERCHANDISING** does not include vending machines.

THC LICENSE. A license issued to a business that has not had a Comparable License Violation in the previous 5 years.

VENDING MACHINE means any mechanical, electric or electronic, or other type of device which dispenses THC products upon the insertion of money, tokens or other form of payment directly into the machine by the person seeking to purchase the THC product and includes any such device equipped with mechanical, electric, or electronic-locking devices.

110.202 License

No person may sell or offer to sell THC products without first having obtained a license to do so from the city in compliance with this subchapter.

A. *Application.* An application for a license to sell THC products shall be made on a form provided by the city. The application shall contain the full name of the applicant, the applicant's residential and business addresses and telephone numbers, the name of the business for which the license is sought, and any additional information the city deems necessary. Upon receipt of a completed application, the City Clerk shall forward the application to the city. If the City Clerk determines an application incomplete, he or she shall return the application to the applicant with notice of the information necessary to make the application complete.

B. *Action.* The City Council may either approve or deny the license, or it may delay action for a reasonable period of time as necessary to complete any investigation of the application or the applicant. If the City Council approves the license, the City Clerk shall issue the license to the applicant. If the City Council denies the license, notice of the denial shall be given to the applicant along with notice of the applicant's right to appeal the City Council's decision.

C. *Term.* Each license will be issued for a period of 1 calendar year. If the application is made during the license year, a license may be issued for the remainder of the licensed year on a pro rata basis. Any unexpired fraction of a month shall be counted as a complete month. Every license expires on December 31 of the license year.

D. *Revocation or suspension.* Any license issued under this subchapter may be revoked or suspended as provided for in this subchapter.

E. *Transfers.* All licenses are valid only on the premises for which the license was issued and only for the person to whom the license was issued. No transfer of any license to another location or person shall be valid without the prior approval of the City Council.

F. *Moveable place of business.* No license shall be issued to a moveable place of business. Only fixed location businesses shall be eligible for licensing under this subchapter.

G. *Display.* All licenses shall be posted and displayed in plain view of the general public on the licensed premise.

H. *Renewals.* The renewal of a license issued under this subchapter shall be handled in the same manner as the original application. The request for a renewal shall be made at least 30 days but not more than 60 days before the expiration of the current license. The issuance of a license issued under this subchapter shall be considered a privilege and not an absolute right of the applicant and shall not entitle the licensee to an automatic renewal of the license.

I. *Fees.* No license shall be issued under this subchapter until the appropriate license fee has been paid in full.

J. *Issued only to Tobacco License Holder.* A license to sell THC products will only be issued to a retail establishment that has a valid license to sell electronic delivery devices, tobacco, tobacco products, and tobacco-related devices under Section 110.057 of the City Code.

K. Instructional program.

1. No person shall be issued a license or renewal license to sell THC Products unless an applicant or license holder has an approved program for instructing all employees regarding the legal requirements pertaining to the sale of electronic delivery devices, tobacco, tobacco products, tobacco-related devices, and THC Products at the business premises for which the license was issued. The instructional program shall include, but is not limited to, reviewing the law on the

sale of electronic delivery devices, tobacco-related products, and THC Products and the law regarding the requirement of purchasers to establish proof of age.

2. No license shall be issued unless the applicant or license holder signs a form attesting that each employee of the applicant or license holder has received training and instruction on the sale of electronic delivery devices, tobacco, tobacco products, tobacco-related devices, and THC Products and the date such training occurred. The training shall include information that the sale of such products to persons under the age of 21 is illegal, explanation of what proof of age is legally acceptable, and that a sale to persons under the age of 21 can subject the applicant or license holder and their employees to criminal and civil liability.

L. *Sale by minors.* No minor may furnish, sell, or attempt to sell electronic delivery devices, tobacco, tobacco products, and tobacco-related devices unless written consent has been obtained from the minor's parents. Such written consent must include a statement of the potential penalties that can be imposed under this subchapter.

M. *Proof of age.* Any sale of TCH shall not take place unless the licensee requires any purchaser who appears to be under the age of 30 to establish proof of age by 1 of the methods established by state law for the purchase of alcoholic beverages.

110.203 Basis for Denial of License

A. If a license is mistakenly issued or renewed to a person, it may be revoked upon the discovery that the person was ineligible for the license under this subchapter.

B. The following are grounds for denying the issuance or renewal of a license under this subchapter:

1. The applicant is under the age of 18 years;

2. The applicant has been convicted within the past five years of any violation of a federal, state, or local law, ordinance provision, or other regulation relating to THC products;

3. The applicant has had a license to sell THC products revoked within the preceding 24 months of the date of application;

4. The applicant fails to provide any information required on the application, or provides false or misleading information;

5. The applicant has outstanding fines, penalties, fees or taxes owed to the city, City Public Utilities Commission, county or state;

6. The applicant is prohibited by federal, state, or other local law, ordinance, or other regulation from holding a license;

7. The applicant does not hold a license to sell electronic delivery devices, tobacco, tobacco products, and tobacco-related devices in the City of Shakopee; or

8. The applicant has had a Comparable License Violation in the previous 3 years.

C. Except as may otherwise be provided by law, the existence of any particular ground for denial, however, does not mean that the city must deny the license.

D. If a license is mistakenly issued or renewed to a person, it shall be revoked upon the discovery of the ineligibility of the applicant for the license under this subchapter.

110.204 Prohibited Sales

It shall be a violation of this subchapter for any person to sell or offer to sell any THC product as follows:

(1) To any person under the age of 21;

(2) By means of a vending machine;

(3) By means of self-service merchandising;

(4) Through any mobile or non-permanent structure, or

(5) By any other means, to any other person, or in any other manner or form prohibited by federal, state or other local law, ordinance provision, or other regulation.

Section 110.205 Vending Machines

It shall be unlawful for a licensee to allow the sale of THC Products by means of a vending machine.

Section110.206 Self-Service Merchandising

It shall be unlawful for a licensee to allow the sale of THC products through self-service merchandising. All THC Products shall either be stored behind a counter or in another area not freely accessible to customers without the intervention of a store employee. This subchapter shall not apply to retail stores that derive at least 90% of their revenue from electronic delivery devices, tobacco, tobacco products, tobacco-related devices, and THC Products and where the retailer ensures that no person younger than 21 years of age is present, or permitted to enter, at any time.

Section 110.207 Responsibility

All licensees shall be responsible for the actions of their employees in regard to the sale of THC products on the licensed premises. The sale of any such item by an employee shall be considered a sale by the license holder and shall subject the license holder to the penalties set forth in this subchapter. Nothing in this subchapter shall be construed as prohibiting the City Council from also subjecting the employee appropriate penalties under this code, state or federal law, or other applicable law or regulation.

Section 110.208 Compliance Checks And Inspections

All licensed premises shall be open to inspection by the city police or other authorized city official during regular business hours. From time to time, but at least once per year, the city shall conduct compliance checks by engaging persons over 17 years of age but under 21 years of age, to enter the licensed premise to attempt to purchase THC products. Minors used for the purpose of compliance checks must have the written consent of their parents or guardians and shall be supervised by city designated law enforcement officers or other designated city personnel. Minors used for compliance checks shall not be guilty of unlawful possession of THC Products when such items are obtained as a part of the compliance check.

Section 110.209 Other Illegal Acts

Unless otherwise provided, the following acts shall be a violation of this subchapter:

1. *Sales.* For any person to sell or attempt to sell or furnish any THC Product to any person under the age of 21;

2. *Possession.* For any person under the age of 21 to have in person's possession any THC Product, excluding any minor lawfully involved in a compliance check;

3. *Procurement.* For any person under the age of 21 to purchase or attempt to purchase or otherwise obtain any THC Product; for any person to purchase or otherwise obtain any such item on behalf of a person under the age of 21; or for any person to coerce or attempt to coerce a person under the age of 21 to purchase or otherwise obtain or use THC Product in a manner contrary to law, excluding any person under the age of 21 lawfully involved in a compliance check;

4. *Use of false identification.* For any person under the age of 21 to attempt to disguise person's true age by the use of a false form of identification, whether the identification is that of another person or 1 on which the age of the person has been modified or tampered with to represent an age older than the actual age of the person; and

5. *Sampling.* For any person to consume a TCH product in a licensed establishment for any purpose, including, but not limited to, the purpose of allowing a customer or potential customer to sample a THC Product.

Section 110.210 Violations

1. *Notice.* The city shall issue a notice of violation to any licensee or individual suspected of violating any provision of this subchapter or any other law, regulation, or license condition related to the business holding the license under this chapter. The notice of violation shall be served personally or by mail. The notice shall contain the alleged violation and a statement concerning the right to a hearing.

2. *Hearing.* If a person accused of violating this subchapter so requests, a hearing shall be scheduled before a hearing officer at a time and place which shall be published and provided to the accused violator.

3. *Hearing Officer.* The City Council shall serve as the Hearing Officer in any hearing requested under this subchapter.

4. *Decision.* Following the hearing, if the City Council determines by a preponderance of the evidence that a violation of this subchapter occurred, that decision, along with the City Council's reasons for finding a violation and the administrative penalty to be imposed under § 110.999(C), shall be recorded in writing, a copy of which shall be provided to the violator. If the City Council finds that no violation occurred, such finding shall be recorded and a copy provided to the licensee.

5. *Judicial review.* Any final decision by the City Council under this subchapter may be reviewed in the manner and procedure authorized by state law.

6. *Prosecution.* Nothing in this subchapter shall prohibit the city from seeking prosecution for any alleged violation.

Section 110.211 Defenses

It shall be an affirmative defense to a charge of violating this subchapter that the licensee or an employee of the licensee relied in good faith on proof of age in the manner required by state law for the purchase of alcoholic beverages.

Section 110.212 Signage and Age Verification

1. *Signage.* At each location where THC Products are sold, the licensee shall display a sign in plain view to provide public notice that selling any of these products to any person under the age of 21 is illegal and subject to penalties. The notice shall be placed in a conspicuous location in the licensed establishment and shall be readily visible to any person who is purchasing or attempting to purchase these products. The sign shall provide notice that all persons responsible for selling these products must verify, by means of photographic identification containing the bearer's date of birth, the age of any person under 30 years of age.

2. *Age Verification.* At each location where THC Products are sold, the licensee shall verify, by means of government-issued photographic identification containing the bearer's date of birth, that the purchaser or person attempting to make the purchase is at least 21 years of age. Verification is not required if the purchaser or person attempting to make the purchase is 30 years of age or older. It shall not constitute a defense of a violation of this section that the person appeared to be 30 years of age or older.

Section 2. Effective Date. This ordinance becomes effective from and after its adoption and publication.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 20th *day of* December, *2022.*

LPM

Mayor of the City of Shakopee

Attest: Lori J. Hensen

Lori Hensen, City Clerk

Published in the Shakopee Valley News on the 1 day of January, 2022.

Shakopee Planning Commission
December 5, 2024

6.c

Agenda Item:
PUBLIC HEARING - Preliminary Plat of Palomino Trail

Prepared by: Mark Noble, Senior Planner
Reviewed by: Michael Kerski

Action to be considered:

Recommend to the City Council approval of Resolution R2024-145, a Resolution approving the Preliminary Plat of Palomino Trail.

Motion Type:
Approve

Background:
Pulte Homes of Minnesota, LLC, applicant, and Randy & Lisa Kubes, property owners, have made application for Preliminary Plat of Palomino Trail. The subject property is located north of CSAH 16/17th Avenue, west of Windermere Way, and south of U.S. Hwy. 169.
The applicant has proposed a plat that would consist of 83 single-family residential lots on 31.77 acres, with the City owning the adjacent 23.6 acre open space parcel. The proposed lots would primarily be accessible off 17th Avenue, with the northern section tying into Windermere 2nd Addition and the southern section tying into Windermere South 4th Addition. The development is compliant with the requirements of the single-family residential guiding and the R-1B zoning. The developer has provided images of the proposed structures, of which there are several varieties with different design elements. There is proposed a substantial stormwater pond located just north of the trail along 17th Avenue, and another trail connection from lots along Linwood Circle to the east, with that trail proposed to run along the northerly area of this plat adjacent to the bluff, continuing along that bluff to the west, with this trail forming part of the greater greenway planned within this area of the community.
City departments, Scott County and other outside agencies were given the opportunity to review and provide comments regarding this application. Comments are attached to this report and have been incorporated into the draft Resolution.

Recommendation:

Approve the requested action.

Budget Impact:
N/A

Attachments:
Palomino Trail PP Resolution.docx
Shakopee Norcor Farms Narrative Final 10-21-2024_v1-1-6.pdf
Shakopee Norcor Farms Narrative Final 10-21-2024_v1-7-9.pdf
Site Aerial.pdf
Palomino Trail Prelim Plat.pdf
Landscaping Plans.pdf
Shakopee 5-40 Elevations.pdf
4-45 elevations.pdf
Engineering Memo.docx
Redline comments - page 3.pdf
County Memo.pdf
Norcor Property Description.docx

RESOLUTION NO. R2024-145

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT OF PALOMINO TRAIL

WHEREAS, Pulte Homes of Minnesota, LLC, applicant, and Randy & Lisa Kubes, property owners, have made application for Preliminary Plat of Palomino Trail; and

WHEREAS, the property upon which the request is being made is legally described as:

See attached Legal Description; and

WHEREAS, all required public notices regarding the public hearing for the Preliminary Plat were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the Planning Commission held a public hearing and reviewed the Preliminary Plat on December 5, 2024; and

WHEREAS, the City Council reviewed the Preliminary Plat on December 17, 2024.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat of PALOMINO TRAIL is hereby approved subject to the following conditions:

I) The following procedural actions must be completed prior to the release of the Final Plat for recording:

A. Approval of title by the City Attorney.
B. Comply with conditions identified in the November 26, 2024 memo and the redlined plans from City Engineering (page 3 redlined plan is attached to the staff report as an example).
C. Comply with SPU standard terms and conditions.
D. Comply with conditions identified in the November 25, 2024 memo from Scott County.
E. Comply with landscape requirements of the City Code Sections 151.112 (Landscape Requirements) and 151.113 (Tree Preservation Requirements).
F. Construction and development of lots shall comply with the design standards of City Code Section 151.034 (Urban Residential Zone).

DRAFT

G. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid prior to the recording of the final plat.
H. Development of the subdivision/construction of homes shall be generally consistent with the standards as outlined in the narrative dated October 18, 2024.
I. Landscaping of properties shall be consistent with the submitted plans dated October 18, 2024, or as approved by the City staff to ensure compliance with Condition E above.
J. House design and performance standards shall generally be consistent with the house plans submitted with this application, conditioned on compliance with City Code Section 151.108 (Construction Material).

Adopted in Regular session of the City Council of the City of Shakopee, Minnesota, held on the 17th day of December, 2024.

_____

Mayor of the City of Shakopee

ATTEST:

_____

Lori Hensen, City Clerk

DRAFT

Shakopee – Norcor

Submittal For:
Preliminary Plat

Shakopee, MN
October 18, 2024

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 600 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both the developer of the property and the builder of the homes. The primary contact for Pulte is Dean Lotter, Director of Land Planning & Entitlement. Dean's contact information has been provided to city staff.

There are two owners of the property:

Randolph J. Kubes and Lisa Marie H. Kubes
1244 Monroe Street South
Shakopee, MN 55379

The planner, surveyor, civil engineer, and landscape architect are:

Westwood
Attn: Christian Froemke
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
952-906-7427
christian.froemke@westwoodps.com

The Property:

Legal Description: All THAT PART OF THE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 115, RANGE 23, SCOTT COUNTY LYING

Property Identification Numbers: 27-914020-2

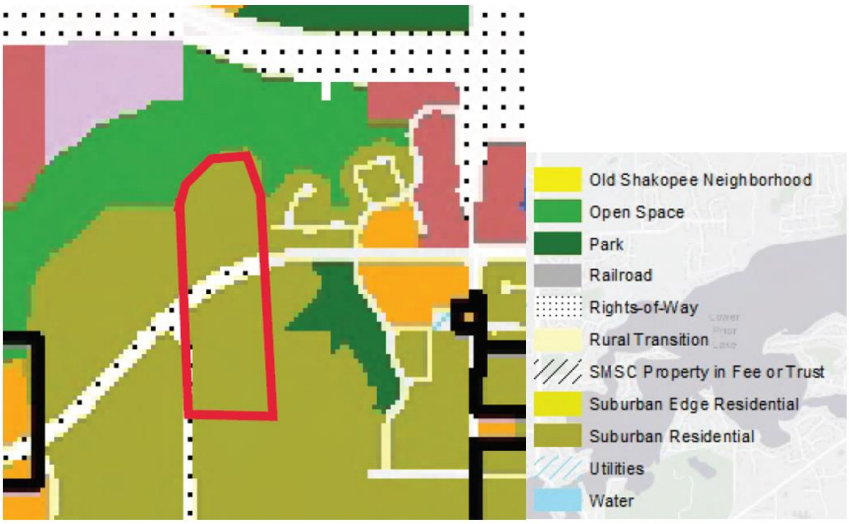
Key Facts:

• Existing zoning	R1B, Urban Residential
• Proposed zoning	R1B, Urban Residential
• Proposed use	83 – 65’ Single-Family Homes
• Net Calculations	
○ Gross acreage	31.77 acres
○ Major ROW (17th Ave. W.)	2.46 acres
○ Local ROW (other streets)	5.64 acres
○ Stormwater areas (HWL)	1.15 acres
○ Bluff area	0.07 acres
○ Gas pipeline easement	1.90 acres
○ Net site area	20.55 acres
○ Net density	4.04 units/acre
• Proposed 65’ Dimensions/Setbacks	
○ Minimum lot width	65 feet
○ Minimum lot depth	115 feet
○ Front Setback	25 feet
○ Side Setback	7.5/7.5 feet; 15 feet total
○ Rear Setback	30 feet

Comprehensive Plan & Zoning

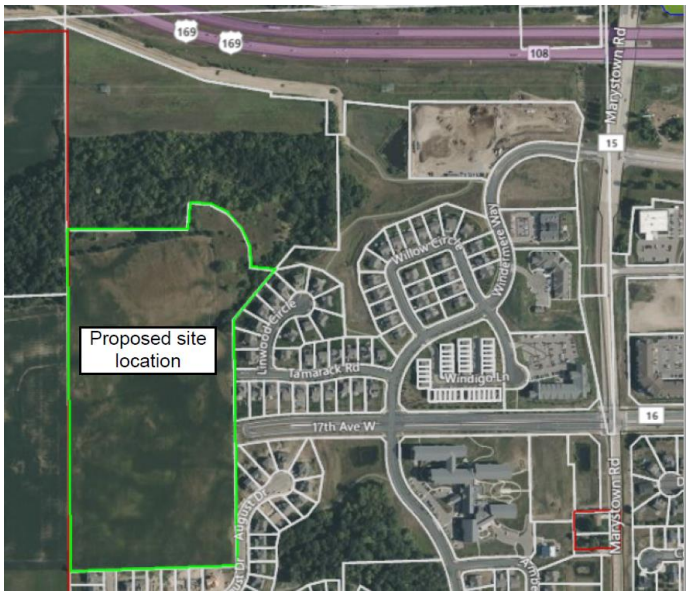
The property is currently guided as Suburban Residential. The 2040 Comprehensive Plan defines Suburban Residential as 3 to 6 dwelling units per acre. Our proposed neighborhood will have a net density of 4.04 dwelling units per acre. The current parcel is zoned as R1B, Urban Residential, and our proposed application is consistent with this zoning, thus not requiring a rezoning application or any variances.

2040 Comprehensive Plan



Site Plan

Pulte proposes building detached single-family residential homes west of where 17th Avenue West currently ends. Our proposed neighborhood will consist of 83 homes on 65' lots, with future 17th Avenue West bisecting the property.



<u>17th Avenue West and Site Access</u>: The site's primary access will come from the western end of 17th Avenue West. Our proposed site plan accounts for the needed right-of-way to further extend 17th Avenue West through our property and to our western property boundary. Our

proposed road extension aligns with the City's 2040 Comprehensive Plan and helps further the City's goal of connecting 17th Avenue West to County Road 69.

North of future 17th Avenue West, we are proposing a street connection into the existing stub out to the east on Tamarack Road. South of future 17th Avenue, we propose connecting to the existing stub streets of Aztec Avenue and August Drive.



Sidewalks and Trails: For 17th Avenue West, we propose extending the existing trail on the road's north side and continuing the sidewalk on the south side of the street. In addition to connecting the trails along 17th Avenue West, we propose building sidewalks on one side of the street for the internal road network.

Tree Preservation and Landscaping: Currently, the site is primarily devoid of trees. However, due to the construction process, we propose removing a few trees on the site's northern portion. Per the city ordinances, we would be required to install 148 trees for mitigation; however, we propose installing 214 trees, which exceeds the requirement. In addition to the 214 trees, we will install two trees per lot, as the city code requires.

Wetland and Environmental Considerations: The property owner previously received a Notice of Decision (NOD) from the Technical Evaluation Panel (TEP), concluding that no wetlands were present on the subject parcel. The NOD was issued on 11/25/2020 and expires five years after issuance. We hired a consultant to verify that there are still no wetlands at the site, and they have confirmed that to be true. We are in the process of coordinating with the TEP to extend the previous NOD, and the current comment period for the extension ends on October 25, 2024.

Additionally, the most northern portion of the site has 0.07 acres of bluff area. While we propose a few lots to abut the bluff area, we will not negatively impact it and will abide by all city ordinances relating to bluff protection.

Park Dedication: We intend to satisfy park dedication obligations by paying park dedication fees.

The Homes

Pulte Homes is known for the extraordinary steps we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. You can click this link to learn more about Pulte's homebuilding process: https://www.pulte.com/design/life-tested. We continually contact home buyers and Pulte homeowners for feedback on improving our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a significant part in Pulte's success in **"*Building Incredible Places Where People Can Live Their Dreams*."**

In striving to continually be in lockstep with the home-buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home-buying public through the process described above. We propose building two distinct series of homes, each offering multiple floor plans, various elevations, and a range of color combinations to create a unique appearance for each home and the neighborhood. A summary of the homes is provided below. Please note that the below square footage does not include basement square footage. They will range in price from the high $400k's to the high $600k's.

65' Lots – Homes North of 17th Ave

- Base square footage: 2,391 – 3257
- Bedrooms: 3 to 6
- Bathrooms: 2.5 to 4
- 3-stall garages
- Two stories, move-up single family

65' Lots – Homes South of 17th Ave

- Base square footage: 1,949 – 2,645
- Bedrooms: 3 to 4
- Bathrooms: 2 to 3
- 3-stall garages
- Multi-level or split level

Please refer to the page after "Summary" for renderings of our proposed homes.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

The City of Shakopee application schedule suggests that staff review, and possible planning commission, and council consideration would occur as follows:

Preliminary plat approval	winter 2024 to early 2025
Site development	spring 2025
Model home opens	spring 2026
Full build of homes	late 2028

Summary

Our proposed community will consist of 83 single-family homes on 65’ lots. We are applying for a preliminary plat and RB1, urban residential zoning with no variances or comprehensive plan amendments. We look forward to working with the City Commissioners, Council, and staff as this application progresses through the review process. We respectfully request the City’s support of this application. Thank you for your consideration.

65’ Lots













Subject to change based off market conditions

WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

65’ Lots













Subject to change based off market conditions

WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

Illustrative Site



Prepared for:

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

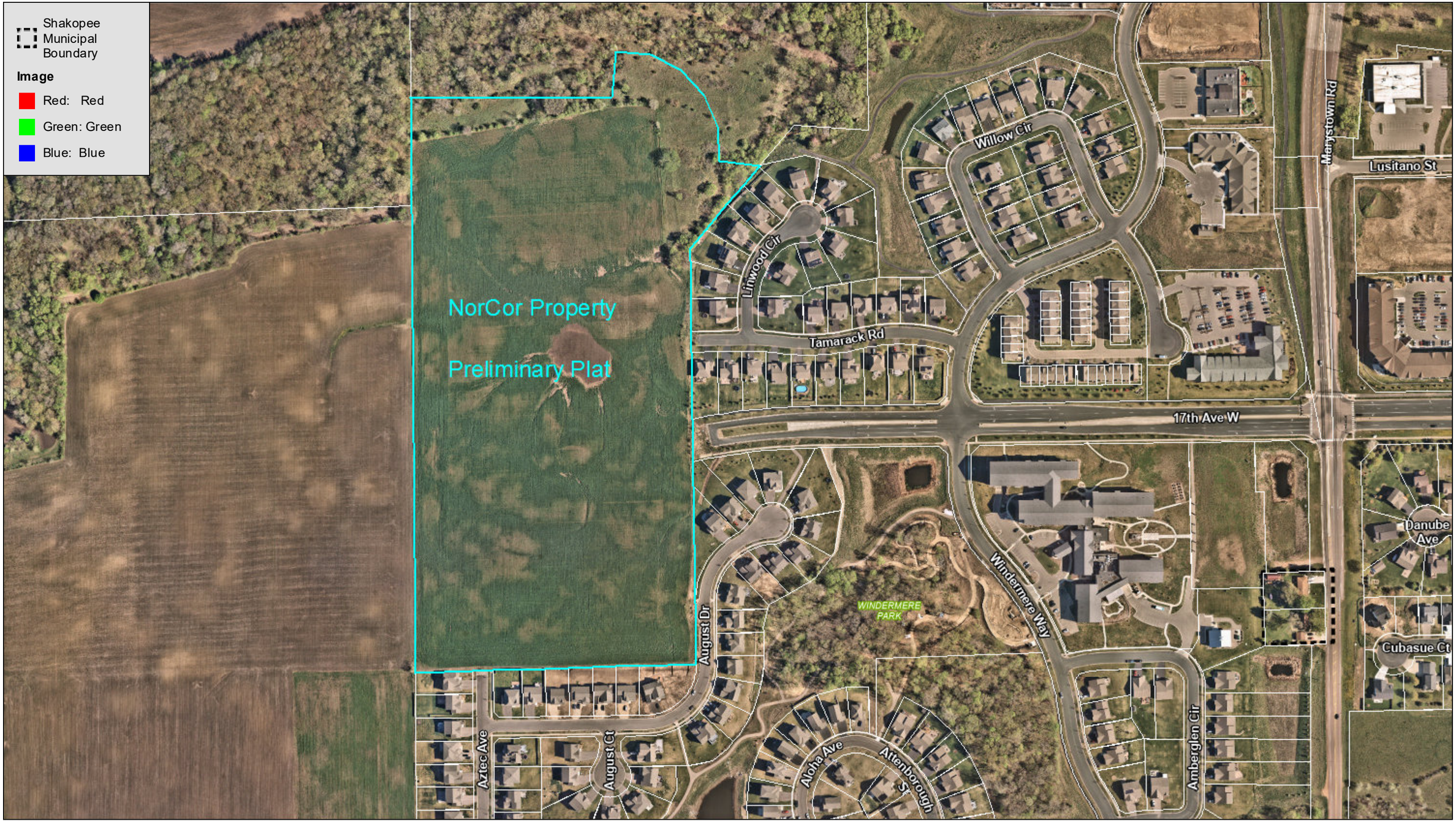
12701 Whitewater Drive
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

10-18-2024 0058056.00

Norcor Property
Shakopee, MN

Pulte HOMES



SHAKOPEE

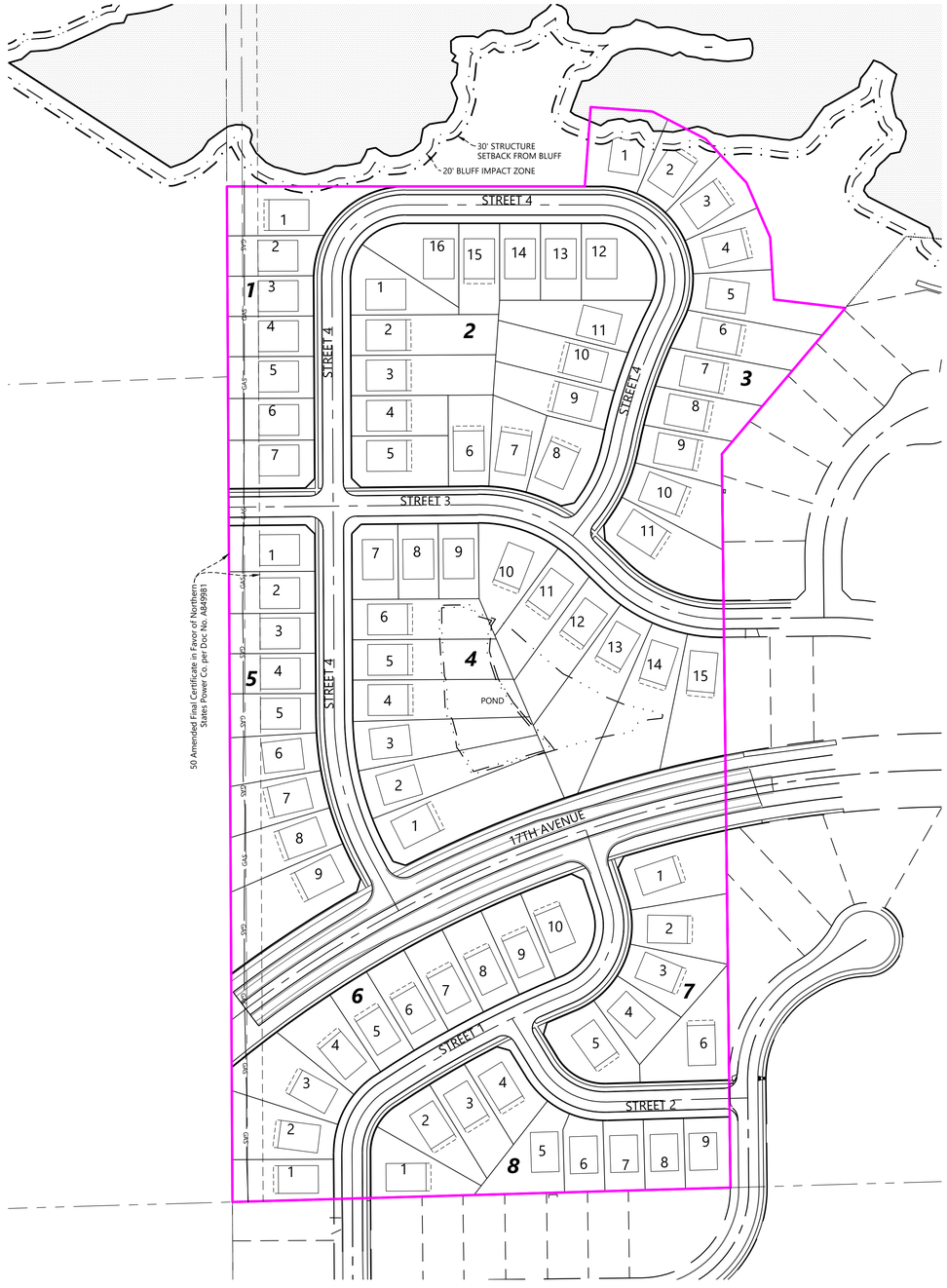
November 13, 2024

0 0.035 0.07 mi

NorCor Property Preliminary Plat

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PROPERTY DESCRIPTION

SEE EXISTING CONDITIONS SHEET FOR PROPERTY DESCRIPTION.

SITE DEVELOPMENT DATA

• EXISTING ZONING:	R1B URBAN RESIDENTIAL
• PROPOSED ZONING:	R1B URBAN RESIDENTIAL
• GROSS SITE AREA:	31.77 AC
MAJOR R.O.W. (17TH AVENUE W):	2.46 AC
LOCAL R.O.W. (OTHER STREETS):	5.64 AC
STORMWATER AREAS (HWL):	1.15 AC
BLUFF AREA	0.07 AC
GAS PIPELINE EASEMENT:	1.90 AC
• NET SITE AREA:	20.55 AC
• DEVELOPMENT SUMMARY	
65' WIDE SINGLE FAMILY:	83 LOTS
• PROJECT DENSITY:	
GROSS	±2.61 UN/AC
NET:	±4.04 UN/AC

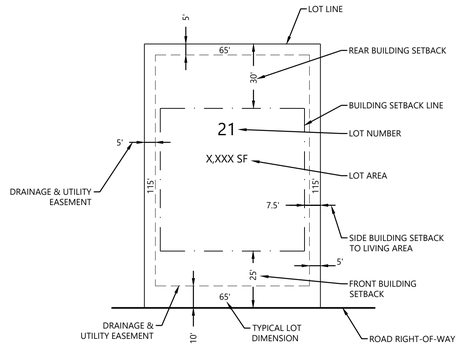
LOT STANDARDS

STANDARD	65' SINGLE FAMILY
MINIMUM LOT AREA	X,XXX SF
AVERAGE LOT AREA	X,XXX SF
MINIMUM LOT WIDTH	65' @ FRT SBK
MINIMUM LOT DEPTH	115'
SETBACKS	
FRONT	25'
SIDE INTERIOR LOT	7.5' / 7.5' (15' TOTAL)
SIDE CORNER LOT	15'
REAR	30'

DEVELOPMENT NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

TYPICAL SINGLE FAMILY (SF) LOT DETAIL



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL



1" = 120'

0' 120' 240' 360'

NOT FOR CONSTRUCTION

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NORCOR PROPERTY

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	DJW
HORIZONTAL SCALE:	120'
VERTICAL SCALE:	24' OR 12'

INITIAL ISSUE: 10/18/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

CORY L. MEYER
DATE: 10/18/24 LICENSE NO. 26971

NORCOR PROPERTY
SHAKOPEE, MN

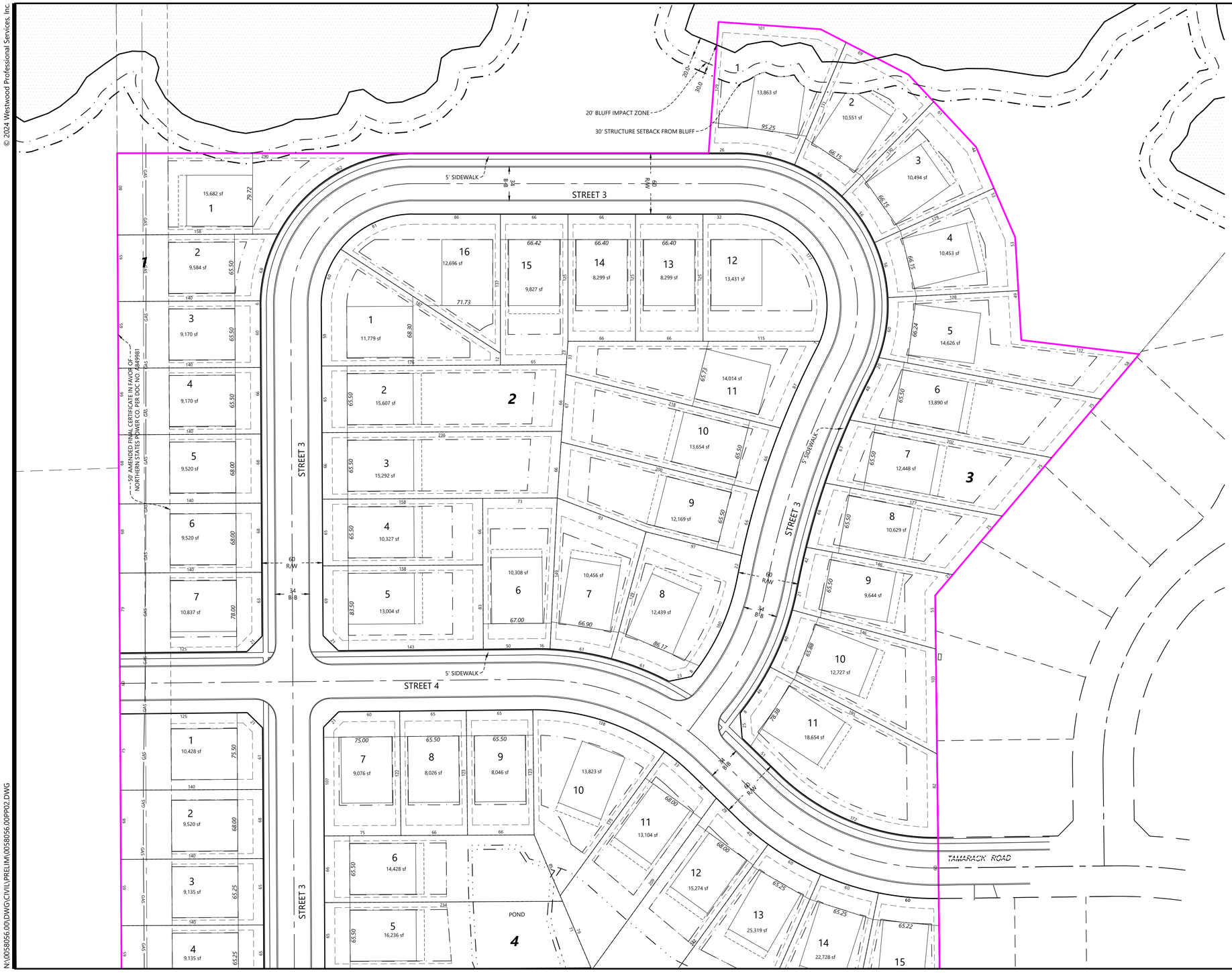
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY PLAT

PROJECT NUMBER: 0052840

SHEET NUMBER: 03 OF 39
DATE: 10/18/24

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SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

N

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

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NORCOR PROPERTY

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 10/18/24
REVISIONS:
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5 . .

PREPARED FOR:

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1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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SHAKOPEE, MN

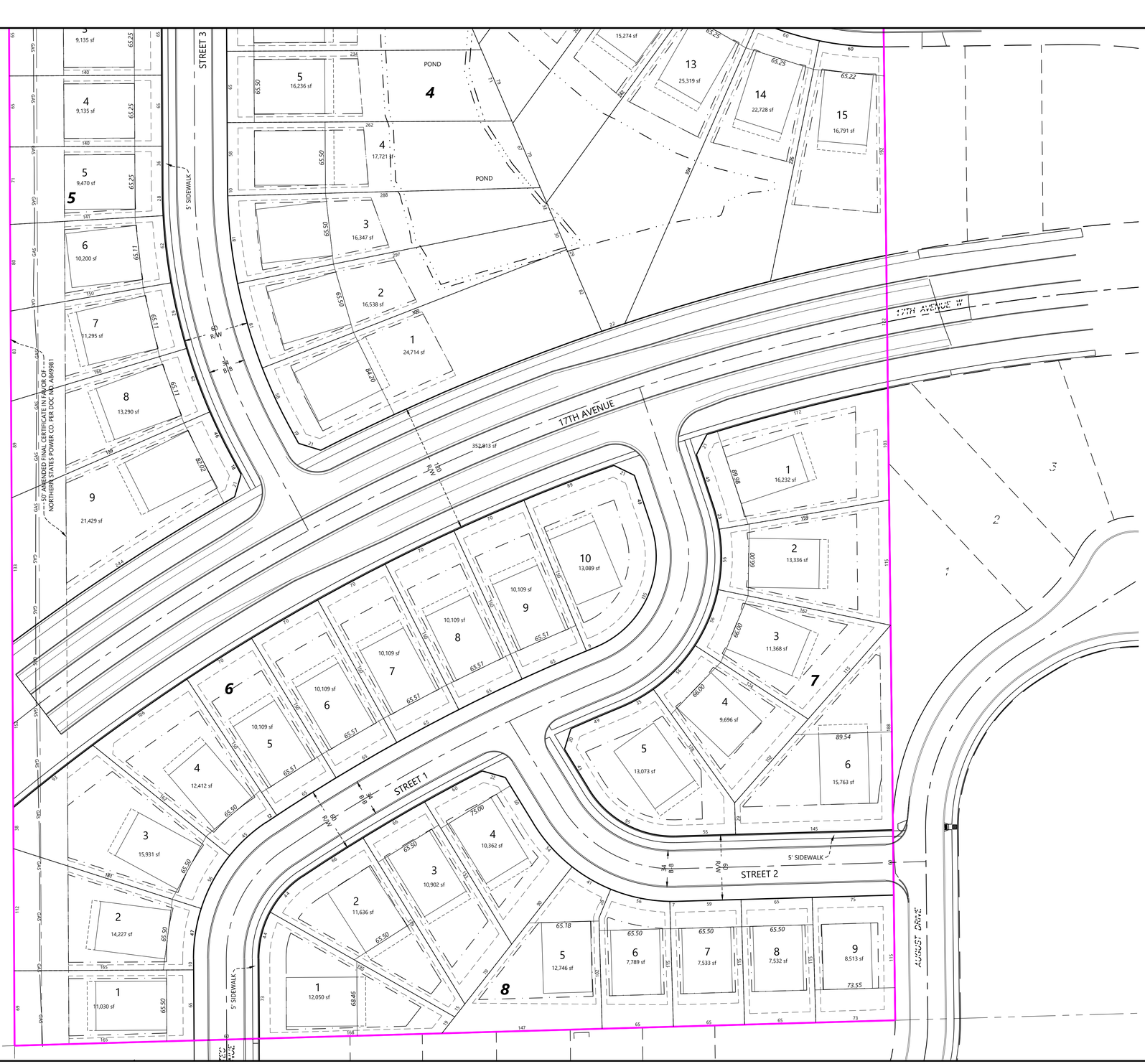
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0052840

SHEET NUMBER: 04 OF 39
DATE: 10/18/24

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SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

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NORCOR PROPERTY

DESIGNED:	CHF
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DRAWN:	DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 10/18/24
REVISIONS:
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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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NORCOR PROPERTY
SHAKOPEE, MN

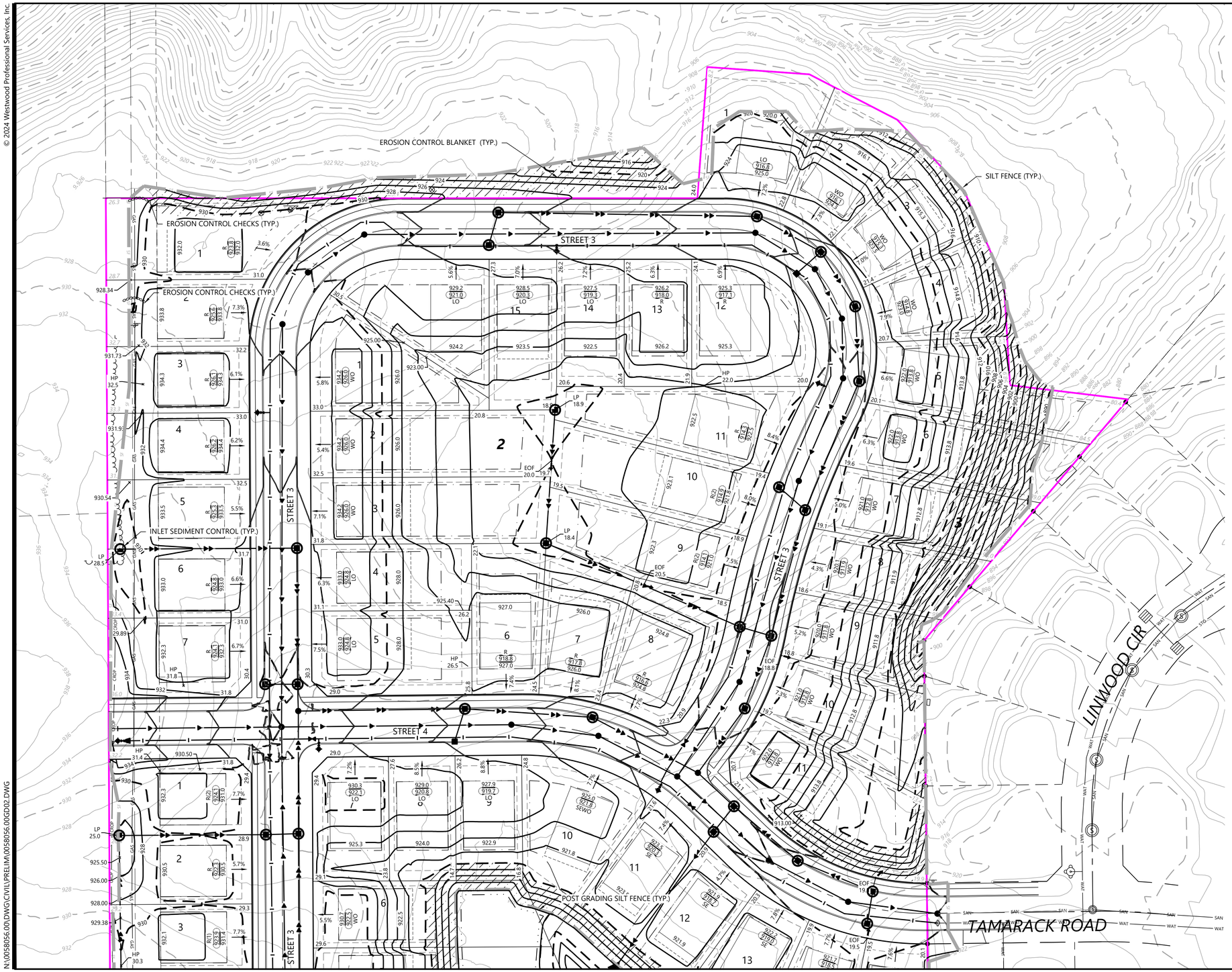
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PRELIMINARY PLAT

PROJECT NUMBER: 0052840

SHEET NUMBER: 05 OF 39
DATE: 10/18/24

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GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	X.XX%	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
		TREE LINE
TPF	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
GL	GL	GRADING LIMITS
SF	SF	SILT FENCE
POST-SF	POST-SF	SILT FENCE-POST GRADING
HDSF	HDSF	HEAVY DUTY SILT FENCE
RSC	RSC	REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

N

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

NORCOR PROPERTY

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DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 10/18/24
REVISIONS:

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 10/18/24 LICENSE NO. 56208

NORCOR PROPERTY
SHAKOPEE, MN

Westwood
Phone (952) 937-5150 | 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 | Minnetonka, MN 55343
Toll Free (888) 937-5150 | westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING AND EROSION CONTROL PLAN

PROJECT NUMBER: 0052840

SHEET NUMBER: 07 OF 39

DATE: 10/18/24

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GRADING & EROSION CONTROL LEGEND

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SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	X.XX%	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
		TREE LINE
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RSC	RSC	REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
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		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
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		WETLAND LINE
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		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
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PREPARED FOR:

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1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 10/18/24 LICENSE NO. 56208

NORCOR PROPERTY
SHAKOPEE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

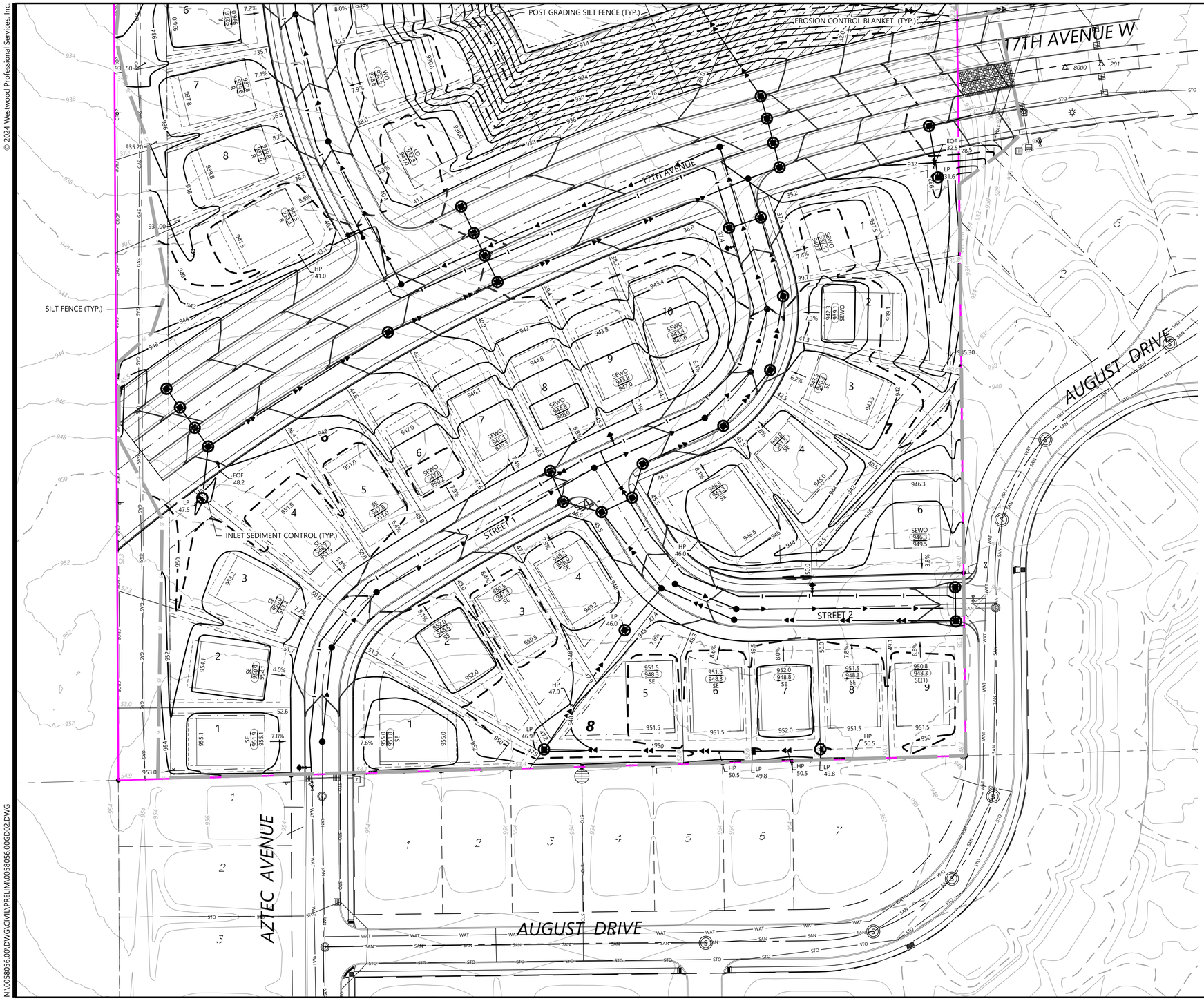
PRELIMINARY GRADING AND EROSION CONTROL PLAN

PROJECT NUMBER: 0052840

SHEET NUMBER: 08 OF 39

DATE: 10/18/24

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GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	X.XX%	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
		TREE LINE
TPF		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
GL		GRADING LIMITS
SF		SILT FENCE
POST-SF		SILT FENCE-POST GRADING
HDSF		HEAVY DUTY SILT FENCE
RSC		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

N

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

N:\0058056.00\DWG\CIVIL\PRELIM\0058056.00GD02.DWG

NORCOR PROPERTY

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 10/18/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CHRISTIAN H. FROEMKE
DATE: 10/18/24 LICENSE NO. 56208

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SHAKOPEE, MN

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PRELIMINARY GRADING AND EROSION CONTROL PLAN
PROJECT NUMBER: 0052840

SHEET NUMBER: 09 OF 39
DATE: 10/18/24

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PRELIMINARY LANDSCAPE SCHEDULE

COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS TREES - ??				
ACCOLADE ELM / ULMUS X 'MORTON'	2.5" CAL.	B&B	AS SHOWN	H 70` W 40`-50`
BOULEVARD LINDEN / TILIA AMERICANA 'BOULEVARD'	2.5" CAL.	B&B	AS SHOWN	H 50`-60` W 25`-30`
FALL FIESTA MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL.	B&B	AS SHOWN	H 60`-75` W 50`
FRONTYARD LINDEN / TILIA AMERICANA 'BAILYARD'	2.5" CAL.	B&B	AS SHOWN	H 60`-70` W 30`-40`
HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	B&B	AS SHOWN	H 40`-60` W 40`
NORTHWOOD RED MAPLE / ACER RUBRUM 'NORTHWOOD'	2.5" CAL.	B&B	AS SHOWN	H 40`-60` W 40`
PRINCETON ELM / ULMUS AMERICANA 'PRINCETON'	2.5" CAL.	B&B	AS SHOWN	H 60`-80` W 40`-60`
RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50`-70` W 40`-50`
RIVER BIRCH / BETULA NIGRA	6` HT. - CLUMP	B&B	AS SHOWN	H 50`-70` W 50`
SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	AS SHOWN	H 50`-60` W 40`
SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2.5" CAL.	B&B	AS SHOWN	H 50` W 30`-35`
SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	H 50`-60` W 60`-80`
EVERGREEN TREES - ??				
BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6` HT.	B&B	AS SHOWN	H 35`-45` W 20`-25`
COLORADO SPRUCE / PICEA PUNGENS	6` HT.	B&B	AS SHOWN	H 40`-60` W 15`-30`
CONCOLOR FIR / ABIES CONCOLOR	6` HT.	B&B	AS SHOWN	H 30`-50` W 25`-30`
NORWAY PINE / PINUS RESINOSA	6` HT.	B&B	AS SHOWN	H 50`-80` W 30`-40`
NORWAY SPRUCE / PICEA ABIES	6` HT.	B&B	AS SHOWN	H 50`-70` W 25`-30`
PONDEROSA PINE / PINUS PONDEROSA	6` HT.	B&B	AS SHOWN	H 60`-80` W 25`-30`
WHITE PINE / PINUS STROBUS	6` HT.	B&B	AS SHOWN	H 50`-80` W 25`-40`
ORNAMENTAL TREES - ??				
AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	6` HT. - CLUMP	B&B	AS SHOWN	H 20`-25` W 15`-18`
PRAIRIE ROSE CRABAPPLE / MALUS X 'PRAIRIE ROSE'	2.0" CAL.	B&B	AS SHOWN	H 15`-20` W 10`-15`
PRAIRIFIRE CRABAPPLE / MALUS X 'PRAIRIFIRE'	2.0" CAL.	B&B	AS SHOWN	H 15`-20` W 20`

LANDSCAPE REQUIREMENTS & PROVISIONS

LANDSCAPING DESIGN REQUIREMENTS - CITY OF SHAKOPEE, MINNESOTA

SITE DESCRIPTION

ZONING DISTRICT: R1-B (URBAN RESIDENTIAL)

TOTAL GROSS ACRES: 31.77 AC

SINGLE FAMILY REQUIREMENTS		REQUIRED	PROVIDED	NOTES
EACH LOT SHALL HAVE A MINIMUM OF 2 NON-ORNAMENTAL TREES IN THE FRONT YARD. ONE MAY BE LOCATED IN REAR OR SIDE YARD DUE TO SPACE LIMITATIONS.	83 LOTS x 2 TREES = 166 TREES	166 OVERSTORY TREES	**166 OVERSTORY TREES** 83 OVERSTORY YARD TREES (BY HOME BUILDER) 83 OVERSTORY STREET TREES	YARDS TREES TO BE PLANTED IN THE REAR YARD, EXCEPT WHERE EASEMENTS & SPACE RESTICTIONS APPLY, THEN IN THE FRONT YARD.
TREE PRESERVATION		**REQUIRED**	**PROVIDED**	**NOTES**
PLEASE SEE TREE PRESERVATION REPLACEMENT CALCULATIONS ON SHEET 32.		148 TREES	**214 TREES** 75 OVERSTORY STREET TREES 11 DECIDUOUS OVERSTORY TREES 74 EVERGREEN TREES 54 ORNAMENTAL TREES	TREES TO BE PLANTED AS ADDITIONAL STREET TREES & FOR BUFFERING PURPOSES.

NATIVE SEEDING LEGEND

MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX
TOTAL AREA (0.2 AC)

MNDOT WET DITCH (WD) SEED MIX
TOTAL AREA (1.0 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* TURF WITHIN R/W TO BE HYDROSEEDED.
* SEE CITY OF SHAKOPEE 3 YEAR NATIVE PLANT SEEDING & MAINTENANCE PLAN REQUIREMENTS BEFORE BEGINNING WORK.

PLANT LEGEND

OVERSTORY DECIDUOUS STREET TREES
BUFFER OVERSTORY DECIDUOUS TREES
FUTURE YARD OVERSTORY DECIDUOUS TREES (BY HOME BUILDER)
BUFFER EVERGREEN TREES
SMALL OVERSTORY TREES
EXISTING CONIFEROUS TREE TO REMAIN
EXISTING DECIDUOUS TREE TO REMAIN

NOTES:

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. TREES SHALL BE PLANTED IN FRONT OF SINGLE FAMILY LOTS 4' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
6. NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
7. NO TREES SHOULD BE LOCATED WITHIN STORM POND ACCESS ROUTE.
8. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.

1" = 120'

0' 120' 240' 360'

NOT FOR CONSTRUCTION

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NORCOR PROPERTY

DESIGNED: CHF
CHECKED: CHF
DRAWN: DJW
HORIZONTAL SCALE: 120'
VERTICAL SCALE: 24' OR 12'

INITIAL ISSUE: 10/18/24
REVISIONS:
1 . .
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BLOOMINGTON, MN 55431

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CORY L. MEYER
DATE: 10/18/24 LICENSE NO. 26971

NORCOR PROPERTY
SHAKOPEE, MN

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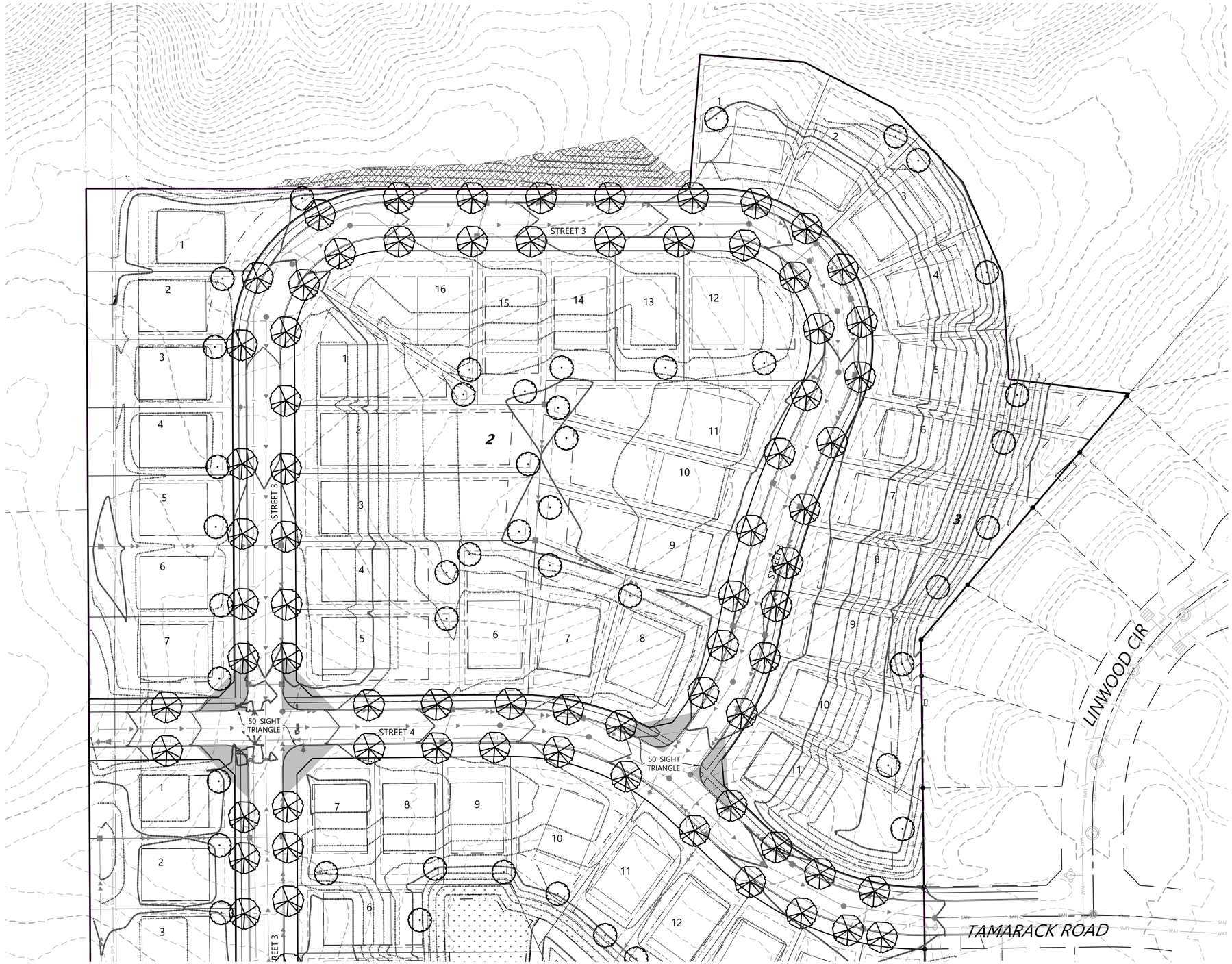
PRELIMINARY OVERALL LANDSCAPE PLAN

PROJECT NUMBER: 0052840

SHEET NUMBER: 36 OF 39
DATE: 10/18/24

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PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- BUFFER OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY DECIDUOUS TREES
- BUFFER EVERGREEN TREES
- SMALL OVERSTORY TREES
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN

N

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

NORCOR PROPERTY

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DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 10/18/24
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SHAKOPEE, MN

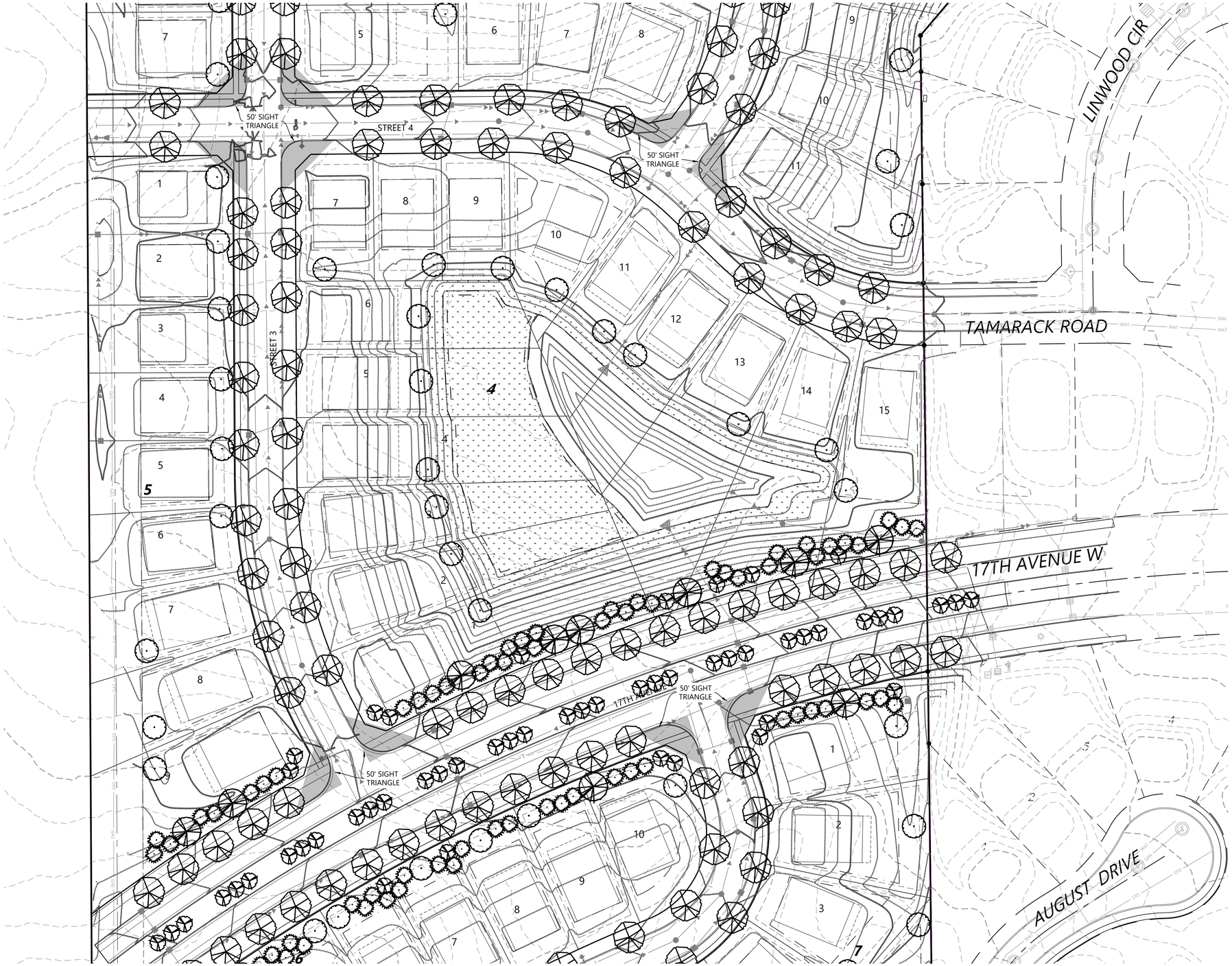
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PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0052840

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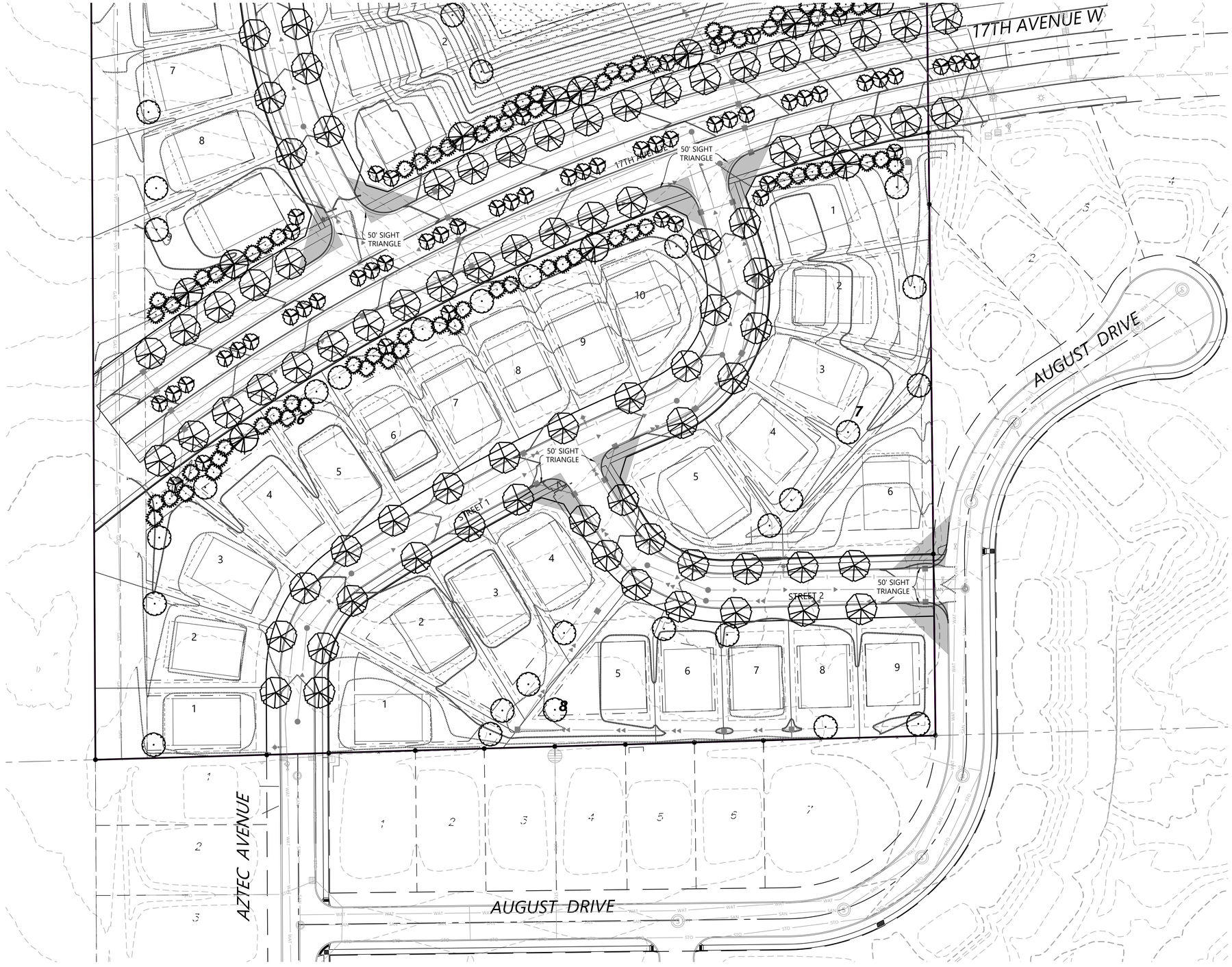
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PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0052840

SHEET NUMBER: 38 OF 39
DATE: 10/18/24

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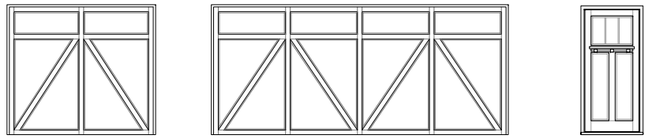
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PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0052840

SHEET NUMBER: 39 OF 39

DATE: 10/18/24



UPGRADED DOOR OPTION

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

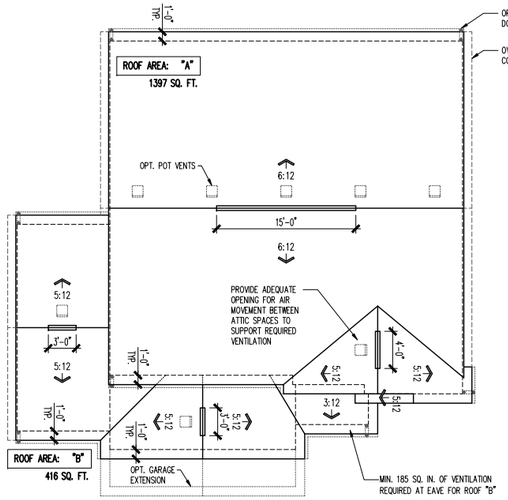
ATTIC VENT SCHEDULE

CR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1397	416		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	200 IN^2		
LOW - REQUIRED (*)	335 IN^2	100 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	100 IN^2 10 LINEAR FEET		
HIGH - REQUIRED (*)	335 IN^2	100 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	342 IN^2 19 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

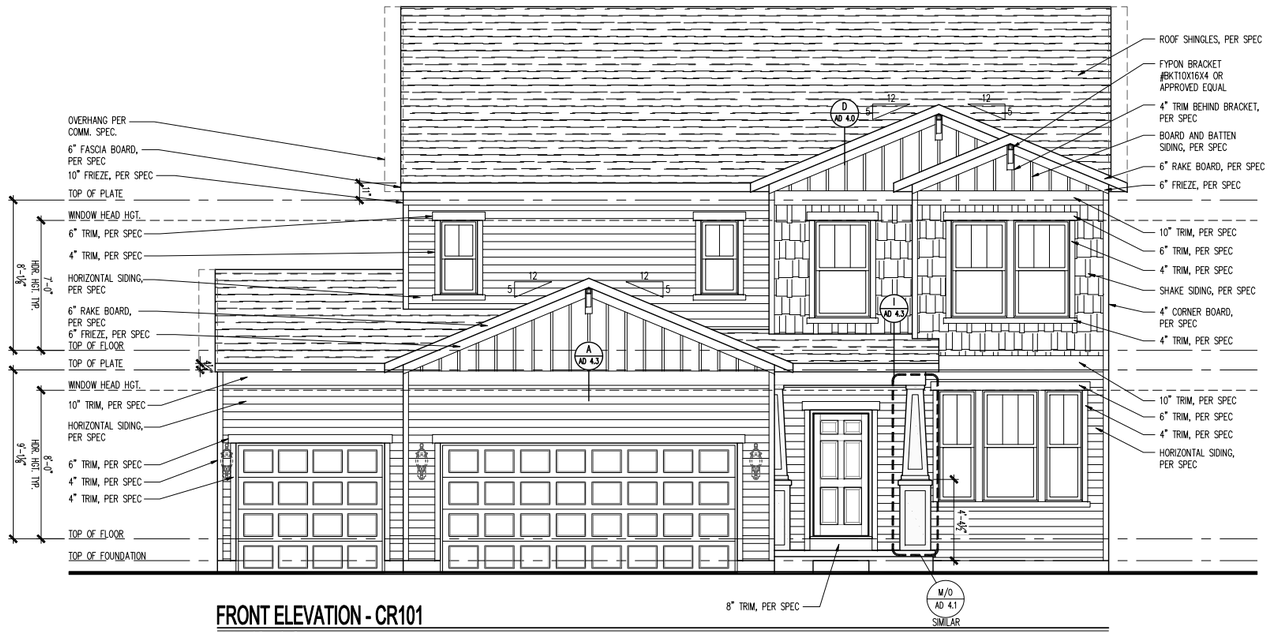
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



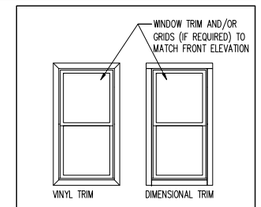
ROOF PLAN

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



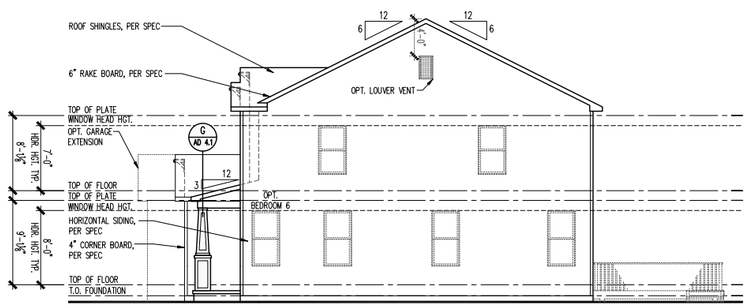
FRONT ELEVATION - CR101

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



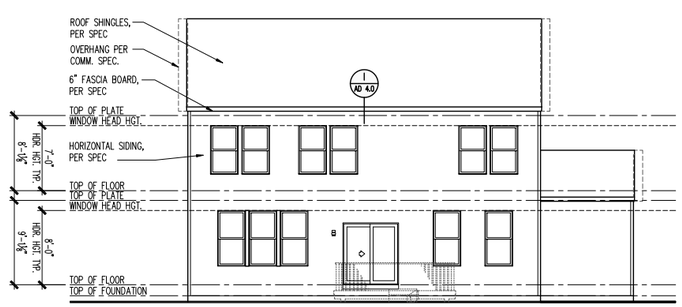
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



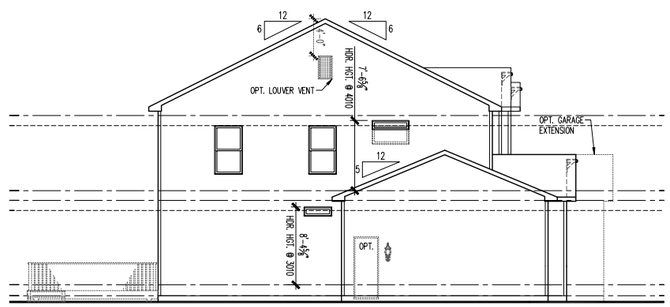
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Craftsman 101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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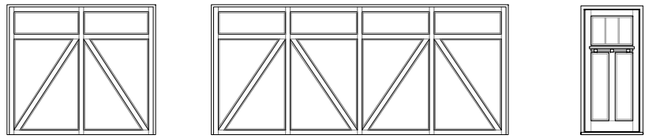
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MERCER
NPC PLAN NUMBER
1385.301
LAWSON PLAN ID
-

SHEET
A3-CR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Thao Le Truong Phuong / A3-CR101 3FB1.DWG



UPGRADED DOOR OPTION

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

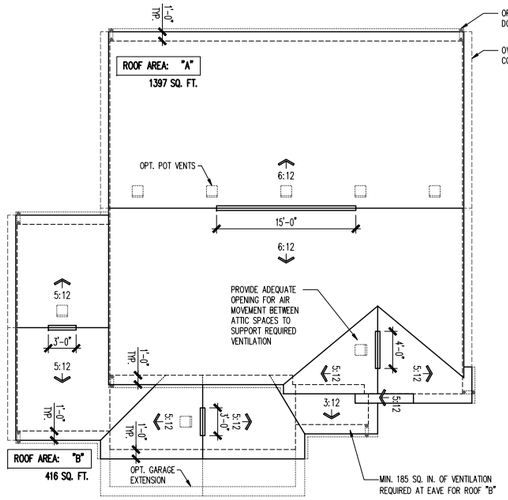
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LOW - REQUIRED (*)	335 IN^2	100 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	100 IN^2 10 LINEAR FEET		
HIGH - REQUIRED (*)	335 IN^2	100 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	342 IN^2 19 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



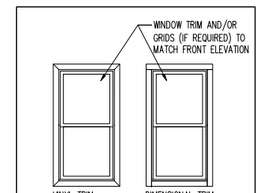
ROOF PLAN

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



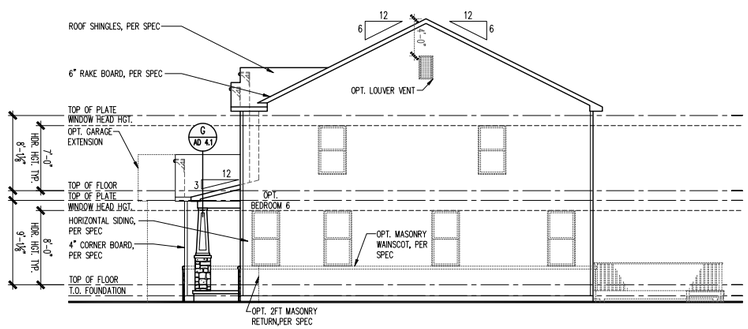
FRONT ELEVATION - CR203

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



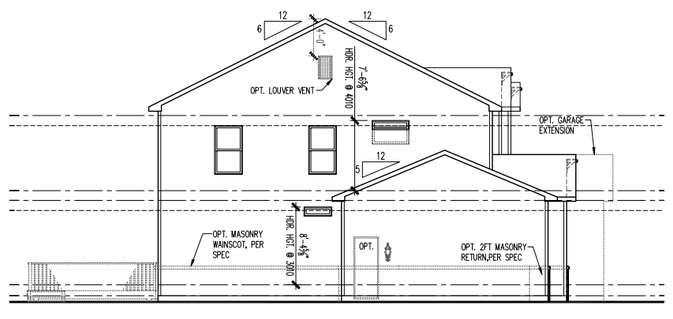
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Craftsman 203
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

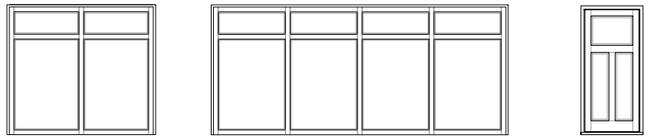
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MERCER
NPC PLAN NUMBER
1385.301
LAWSON PLAN ID
-

SHEET
A3-CR203
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Thien Le Truong Phuong / A3-CR203 3FB1.DWG



UPGRADED DOOR OPTION

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

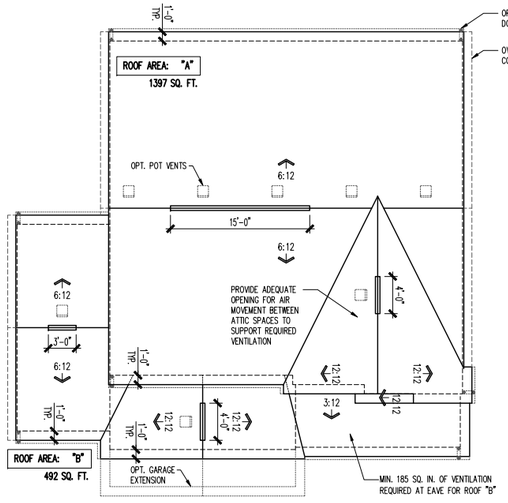
ATTIC VENT SCHEDULE

FH101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1397	492		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	236 IN^2		
LOW - REQUIRED (*)	335 IN^2	118 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	140 IN^2 5 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	120 IN^2 12 LINEAR FEET		
HIGH - REQUIRED (*)	335 IN^2	118 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	342 IN^2 19 LF	126 IN^2 7 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

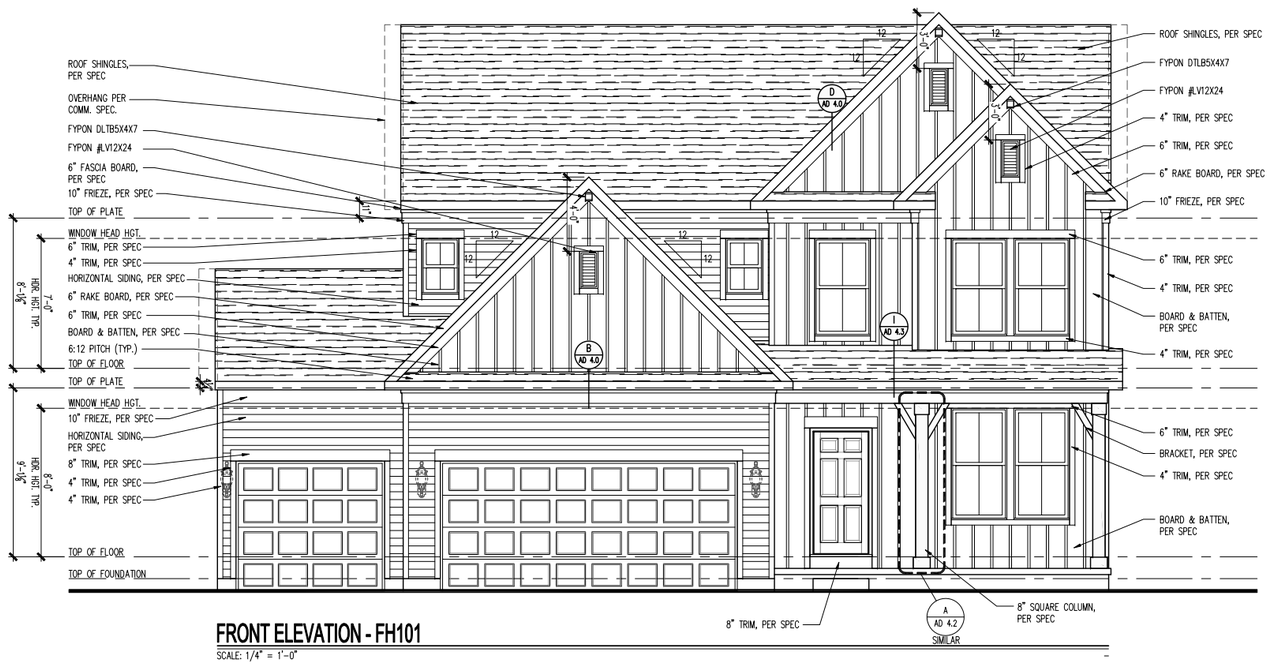
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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



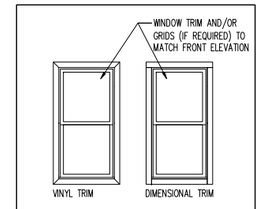
ROOF PLAN

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



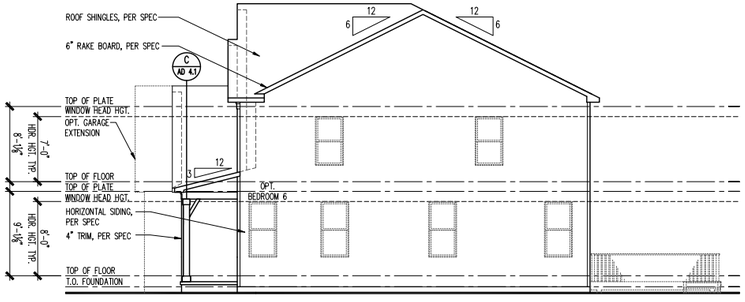
FRONT ELEVATION - FH101

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



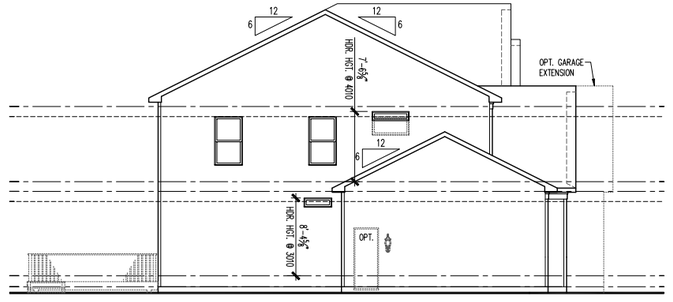
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Farmhouse 101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

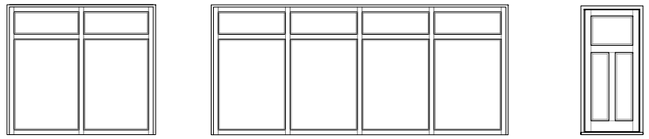
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MERCER
NPC PLAN NUMBER
1365.301
LAWSON PLAN ID
-

SHEET
A3-FH101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 29, 2022 / Ngan Dang Thi Tuyet / A3-FH101 3FB.1.DWG



UPGRADED DOOR OPTION

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

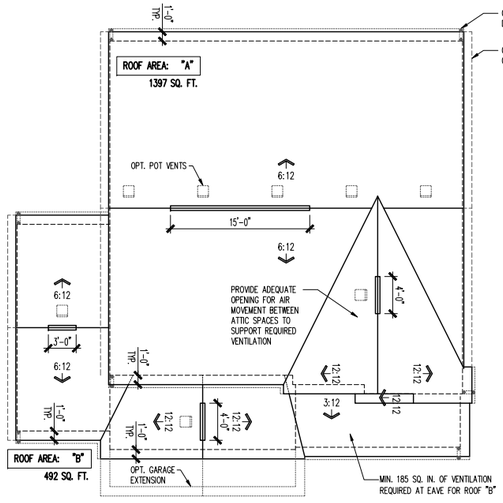
ATTIC VENT SCHEDULE

FH201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1397	492		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	236 IN^2		
LOW - REQUIRED (*)	335 IN^2	118 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	140 IN^2 5 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	120 IN^2 12 LINEAR FEET		
HIGH - REQUIRED (*)	335 IN^2	118 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
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* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

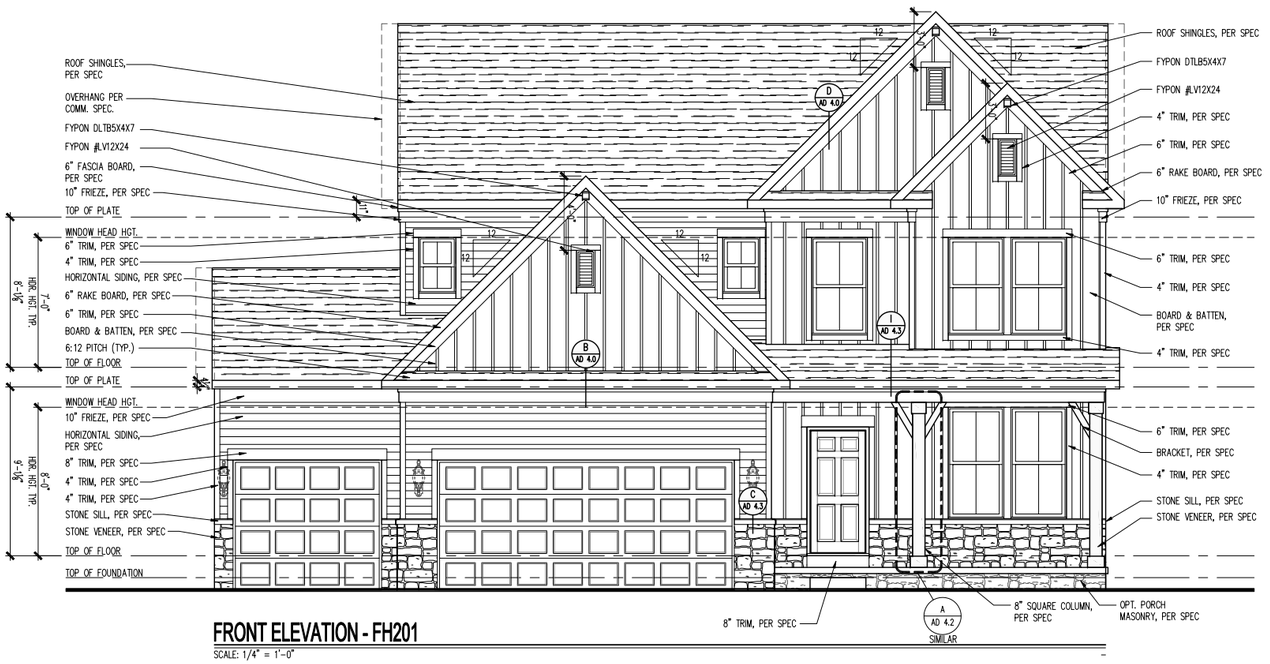
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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



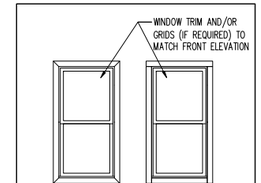
ROOF PLAN

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



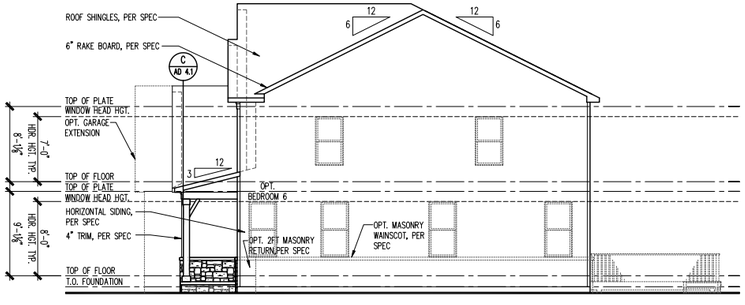
FRONT ELEVATION - FH201

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



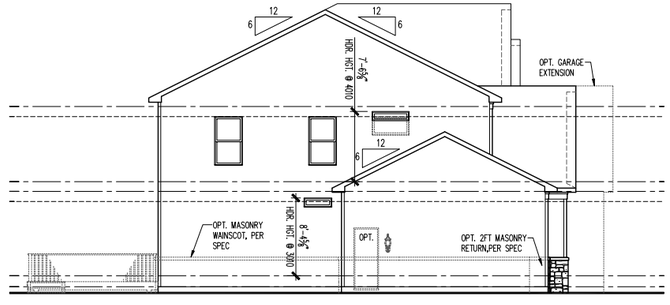
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Farmhouse 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

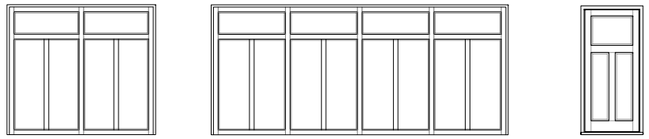
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MERCER
NPC PLAN NUMBER
1365.301
LAWSON PLAN ID
-

SHEET
A3-FH201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 31, 2022 / Thao Le Truong Phuong / A3-FH201 3FB.1.DWG



UPGRADED DOOR OPTION

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

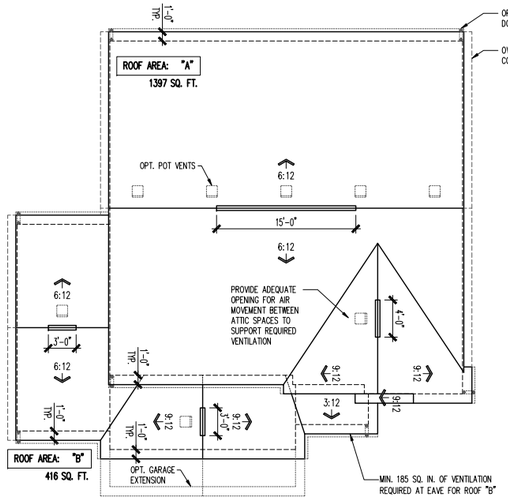
ATTIC VENT SCHEDULE

HR102 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1397	416		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	200 IN^2		
LOW - REQUIRED (*)	335 IN^2	100 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	100 IN^2 10 LINEAR FEET		
HIGH - REQUIRED (*)	335 IN^2	100 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	342 IN^2 19 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

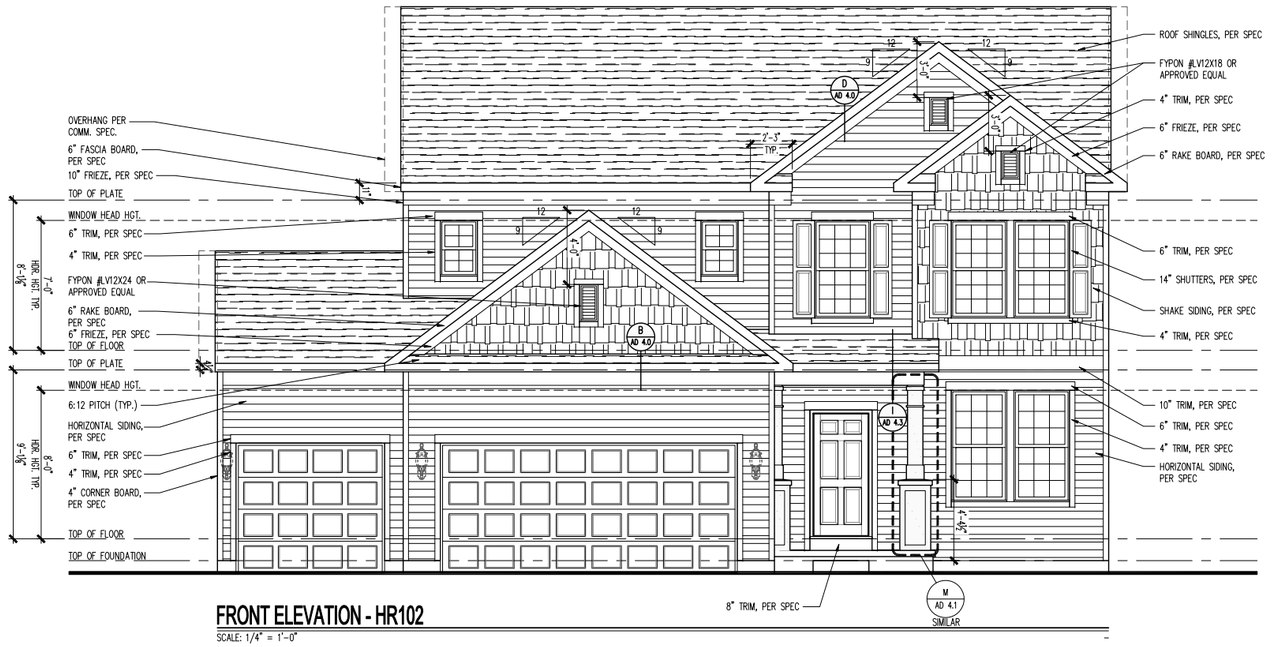
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



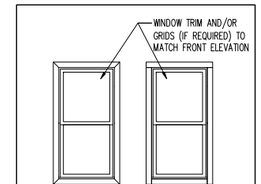
ROOF PLAN

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



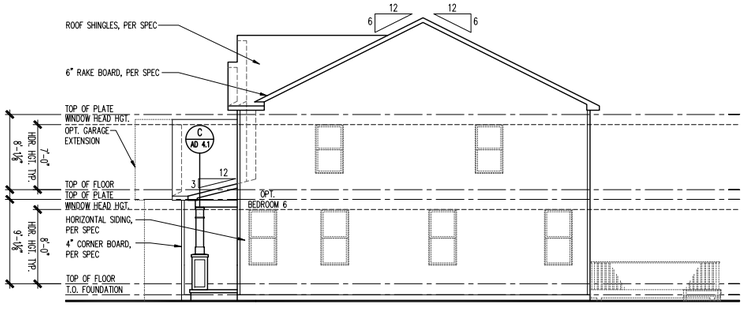
FRONT ELEVATION - HR102

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



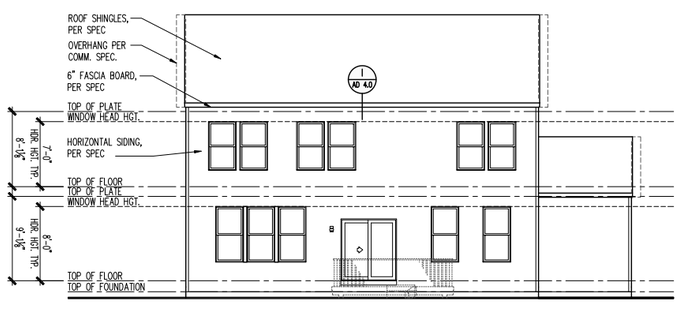
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



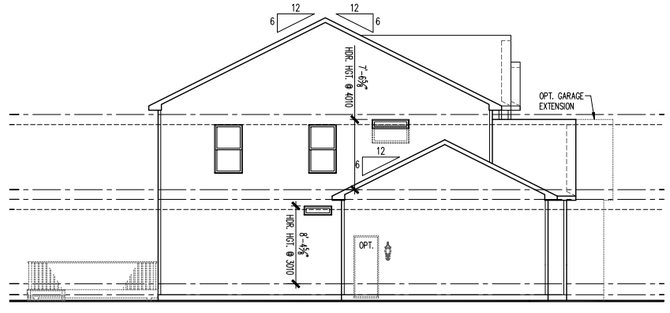
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Heartland 102
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

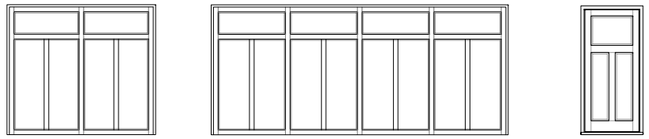
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PLAN NAME
MERCER
NPC PLAN NUMBER
1385.301
LAWSON PLAN ID
-

SHEET
A3-HR102
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Thao Le Truong Phuong / A3-HR102 3FB.1.DWG



UPGRADED DOOR OPTION

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

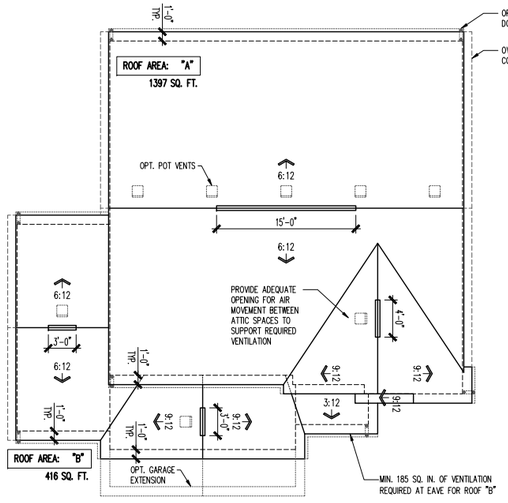
ATTIC VENT SCHEDULE

HR205 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1397	416		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	200 IN^2		
LOW - REQUIRED (*)	335 IN^2	100 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
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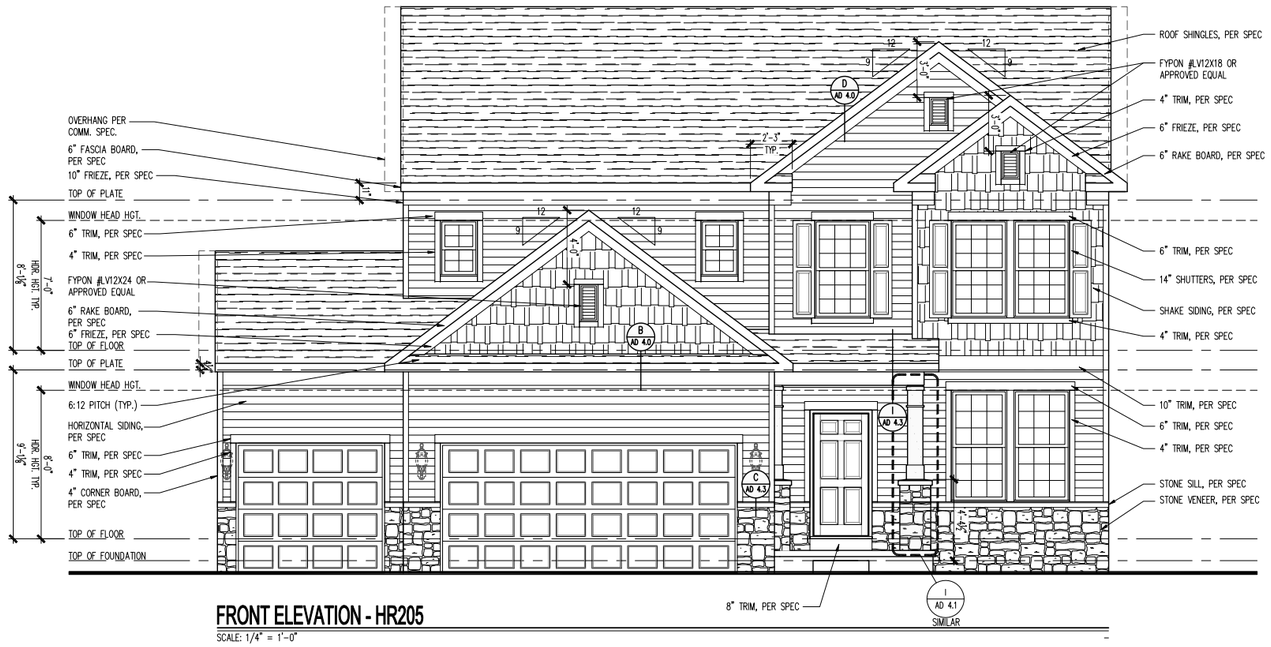
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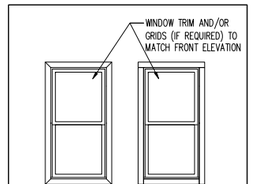
ROOF PLAN

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



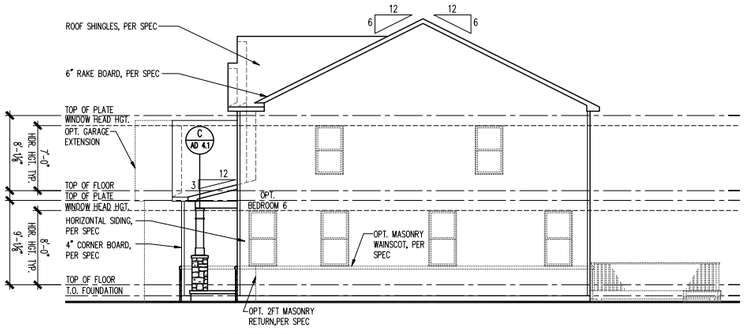
FRONT ELEVATION - HR205

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



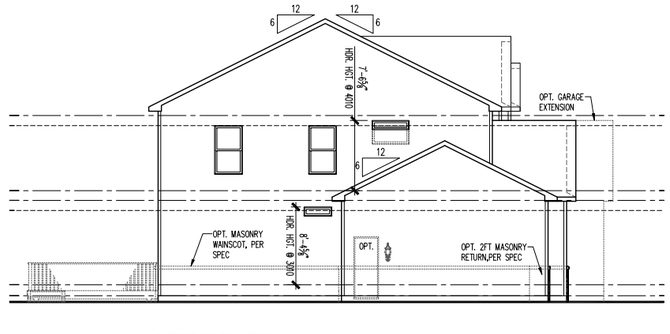
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Heartland 205
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

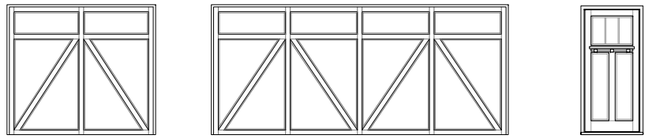
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MERCER
NPC PLAN NUMBER
1365.301
LAWSON PLAN ID
-

SHEET
A3-HR205
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Thao Le Truong Phuong / A3-HR205 3FB.1.DWG



UPGRADED DOOR OPTION

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

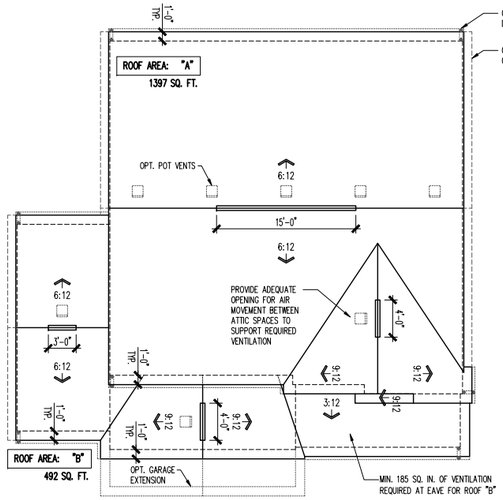
ATTIC VENT SCHEDULE

NC102 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1397	492		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	236 IN^2		
LOW - REQUIRED (*)	335 IN^2	118 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	140 IN^2 5 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	120 IN^2 12 LINEAR FEET		
HIGH - REQUIRED (*)	335 IN^2	118 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	342 IN^2 19 LF	126 IN^2 7 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



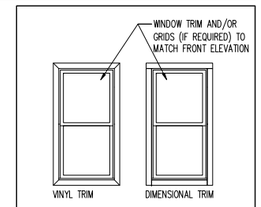
ROOF PLAN

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



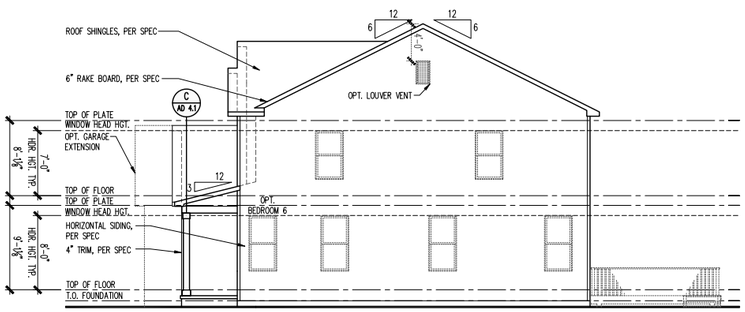
FRONT ELEVATION - NC102

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



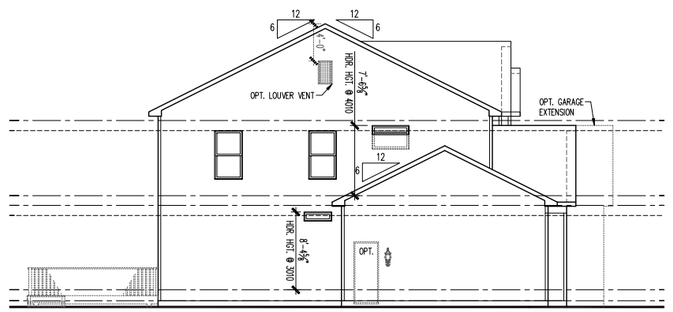
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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1900 E. Golf Road, - Suite 300
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PulteGroup

Northern Craftsman 102
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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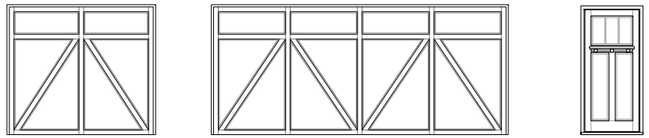
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MERCER
NPC PLAN NUMBER
1385.301
LAWSON PLAN ID
-

SHEET
A3-NC102
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Thao Le Truong Phuong / A3-NC102 3FB1.DWG



UPGRADED DOOR OPTION

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

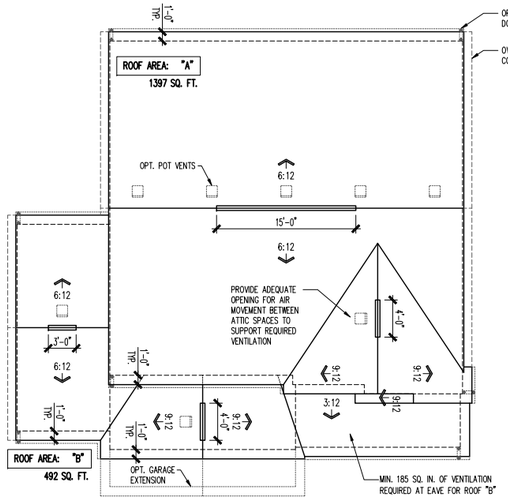
ATTIC VENT SCHEDULE

NC203 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1397	492		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	236 IN^2		
LOW - REQUIRED (*)	335 IN^2	118 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	140 IN^2 5 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	120 IN^2 12 LINEAR FEET		
HIGH - REQUIRED (*)	335 IN^2	118 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	342 IN^2 19 LF	126 IN^2 7 LF		

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** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



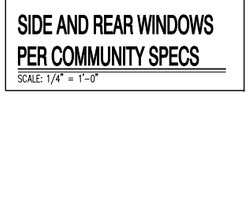
ROOF PLAN

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



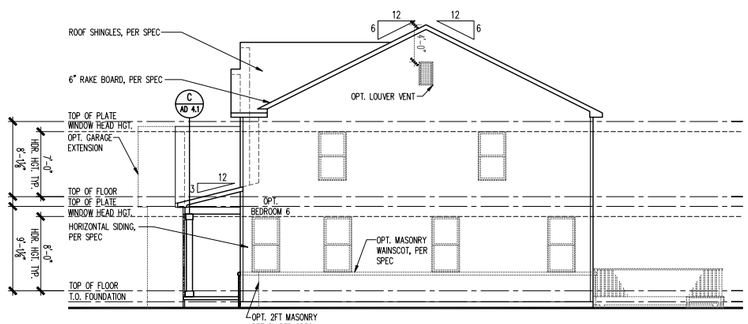
FRONT ELEVATION - NC203

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



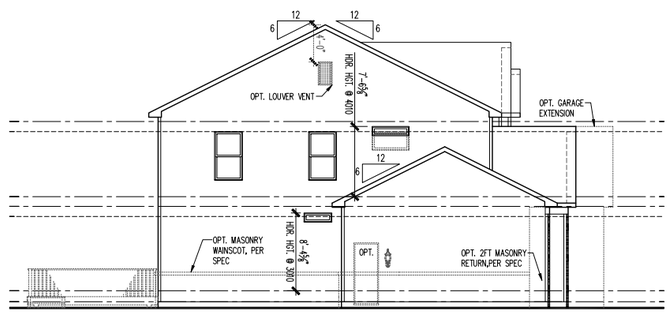
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 203
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

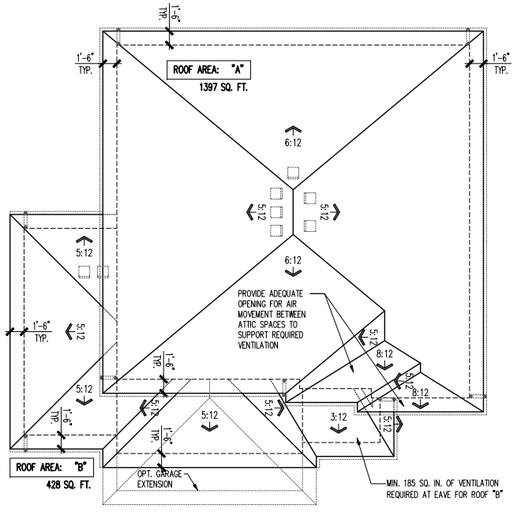
REV #	DATE / DESCRIPTION

GARAGE HANDING
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PLAN NAME
MERCER
NPC PLAN NUMBER
1385.301
LAWSON PLAN ID
-

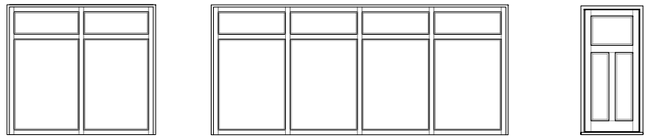
SHEET
A3-NC203
3FB.1

PLOTTED: March 24, 2022 / Thao Le Truong Phuong / A3-NC203 3FB1.DWG



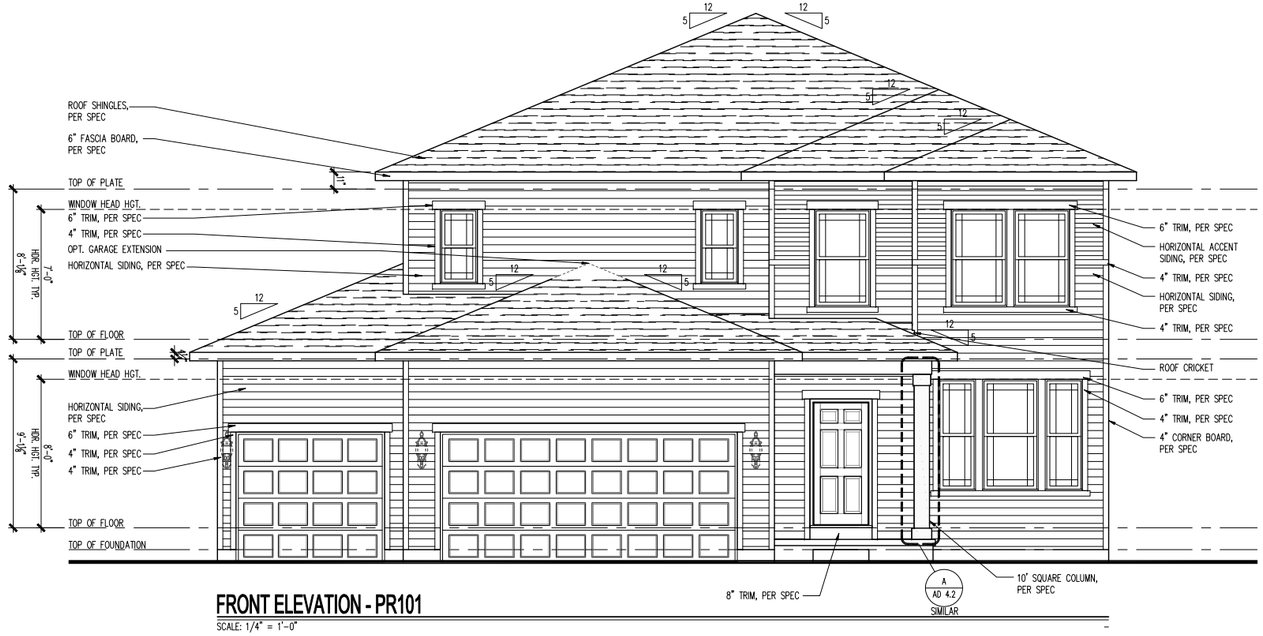
ROOF PLAN

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



UPGRADED DOOR OPTION

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



FRONT ELEVATION - PR101

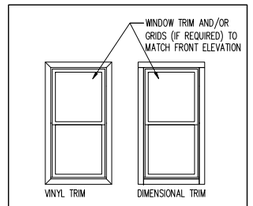
SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
PR101 3-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**		
ATTIC AREA (SF)	1397	428		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	205 IN^2		
LOW - REQUIRED (*)	335 IN^2	103 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	110 IN^2 11 LINEAR FEET		
HIGH - REQUIRED (*)	335 IN^2	103 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	342 IN^2 19 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

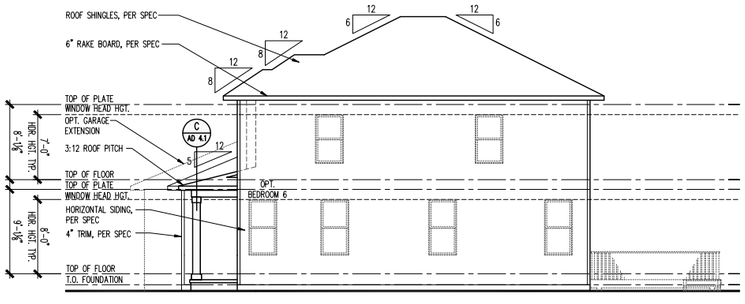
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LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



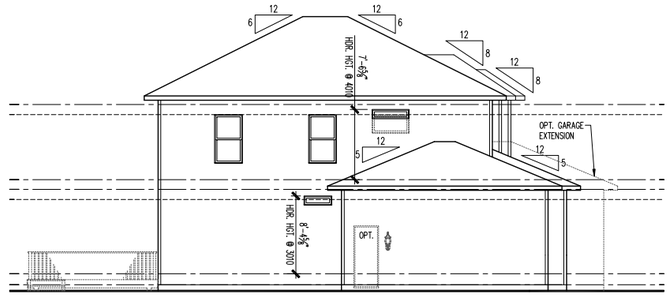
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Prairie 101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE: 01/31/2022
CURRENT RELEASE DATE: 01/31/2022

REV #	DATE / DESCRIPTION

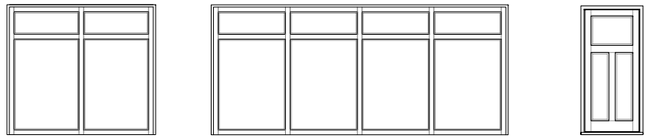
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MERCER
NPC PLAN NUMBER
1385.301
LAWSON PLAN ID
-

SHEET
A3-PR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Thao Le Truong Phuong / A3-PR101 3FB.1.DWG



UPGRADED DOOR OPTION

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

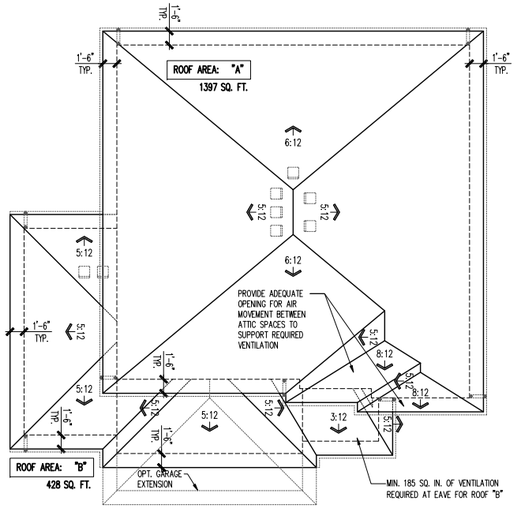
ATTIC VENT SCHEDULE

PR201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1397	428		
TOTAL NET FREE VENTED AREA REQ.	671 IN^2	205 IN^2		
LOW - REQUIRED (*)	335 IN^2	103 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	340 IN^2 34 LINEAR FEET	110 IN^2 11 LINEAR FEET		
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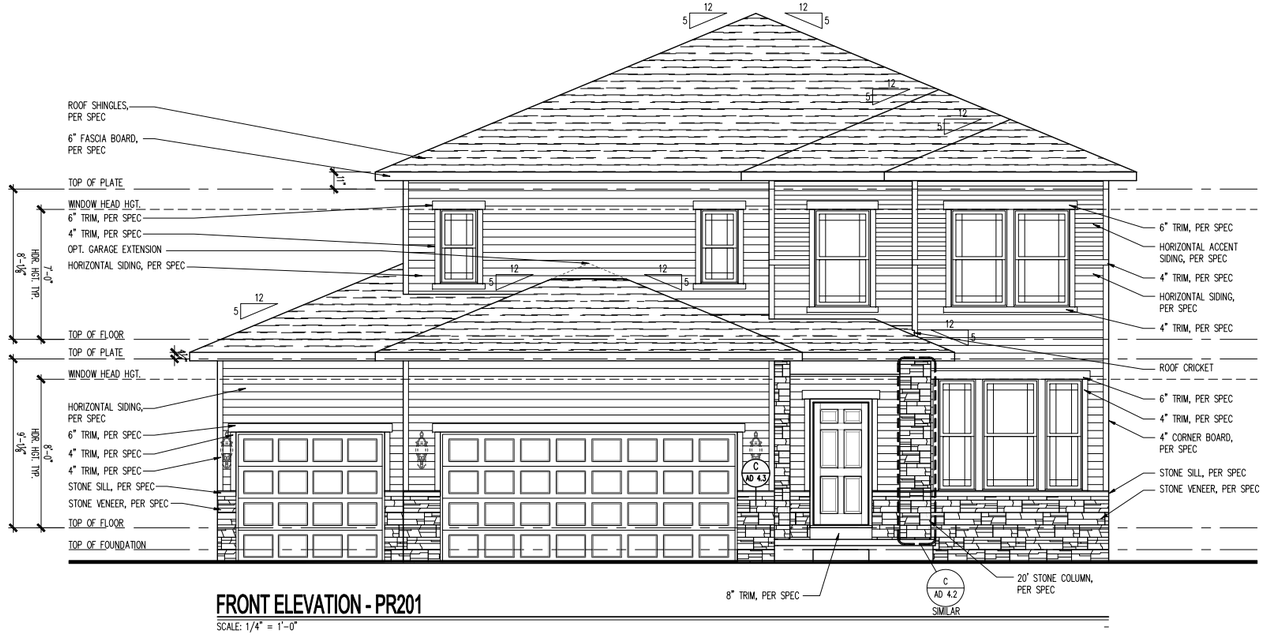
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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



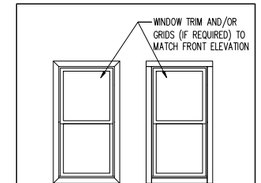
ROOF PLAN

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



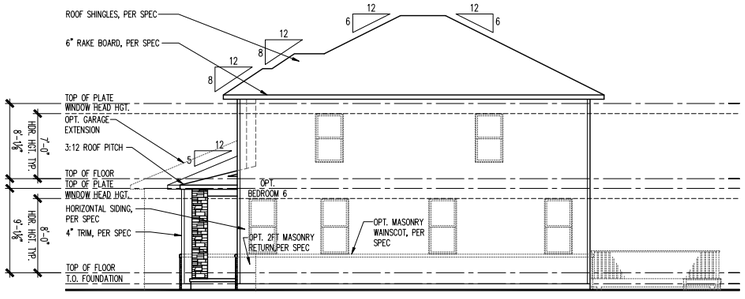
FRONT ELEVATION - PR201

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



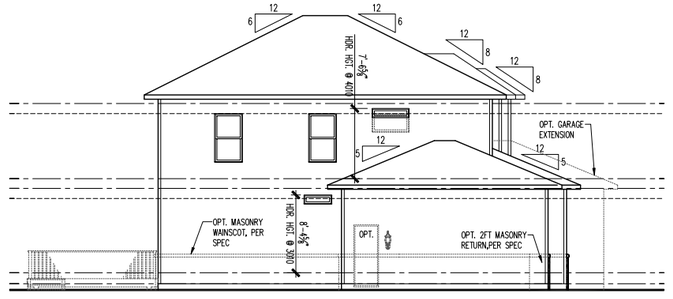
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
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Schaumburg, Illinois 60173

PulteGroup

Prairie 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

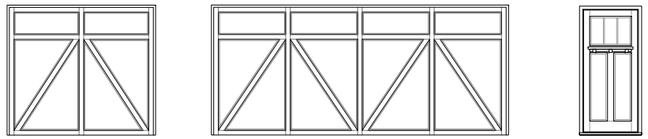
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MERCER
NPC PLAN NUMBER
1385.301
LAWSON PLAN ID
-

SHEET
A3-PR201
3FB.1

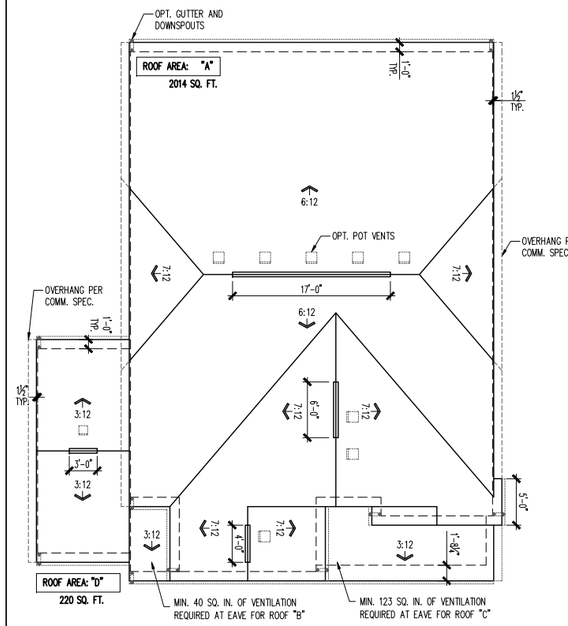
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Thao Le Truong Phuong / A3-PR201 3FB.1.DWG



UPGRADED DOOR OPTION

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



ROOF PLAN

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



FRONT ELEVATION - CR101

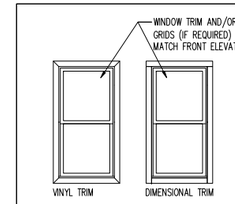
SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
CR101 3-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'D'**		
ATTIC AREA (SF)	2014	220		
TOTAL NET FREE VENTED AREA REQ.	967 IN^2	106 IN^2		
LOW - REQUIRED (*)	483 IN^2	53 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	490 IN^2 49 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	483 IN^2	53 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN^2 8 POTS	61 IN^2 1 POTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	486 IN^2 27 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

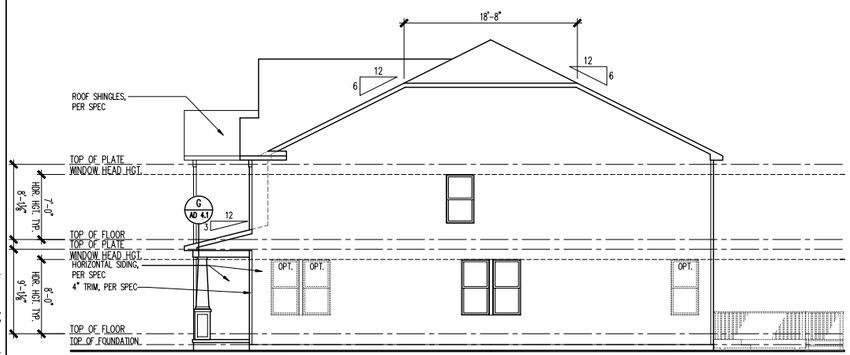
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LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



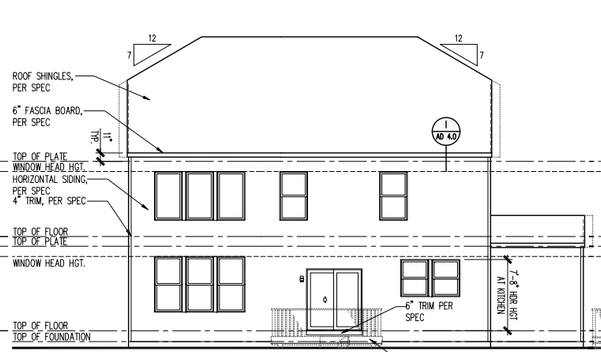
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



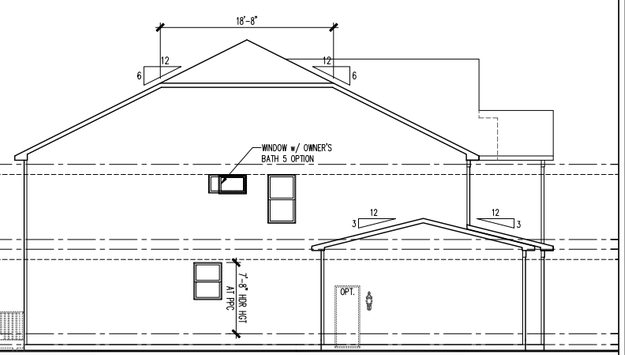
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

CR101
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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3	-
4	-
5	-
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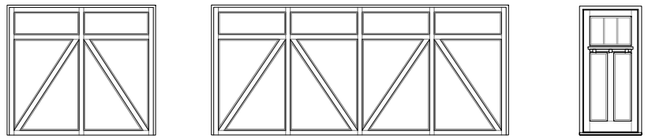
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GARAGE LEFT

PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
-

SHEET
A3-CR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Nhi Nguyen Van / A3-CR101 3FB1.DWG



UPGRADED DOOR OPTION

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

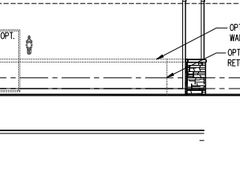
ATTIC VENT SCHEDULE

CR201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'D'		
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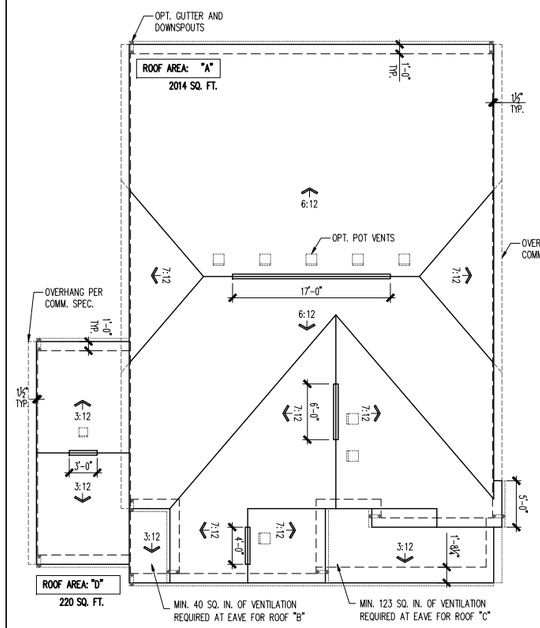
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SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



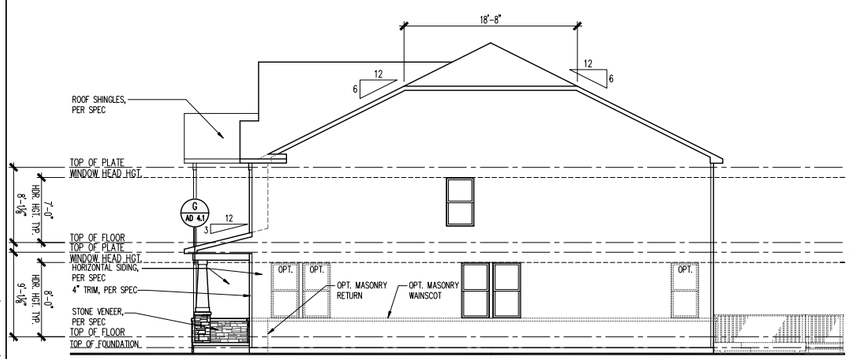
ROOF PLAN

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



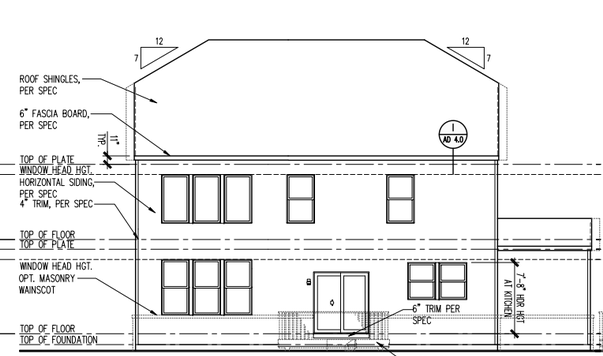
FRONT ELEVATION - CR201

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



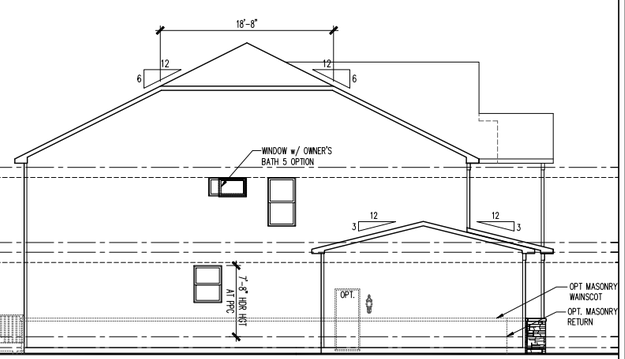
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
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Schaumburg, Illinois 60173

PulteGroup

CR201
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV # | DATE / DESCRIPTION

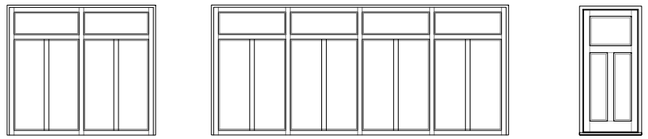
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PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
-

SHEET
A3-CR201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 22, 2022 / User-863 / A3-CR201 3FB1.DWG



UPGRADED DOOR OPTION

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

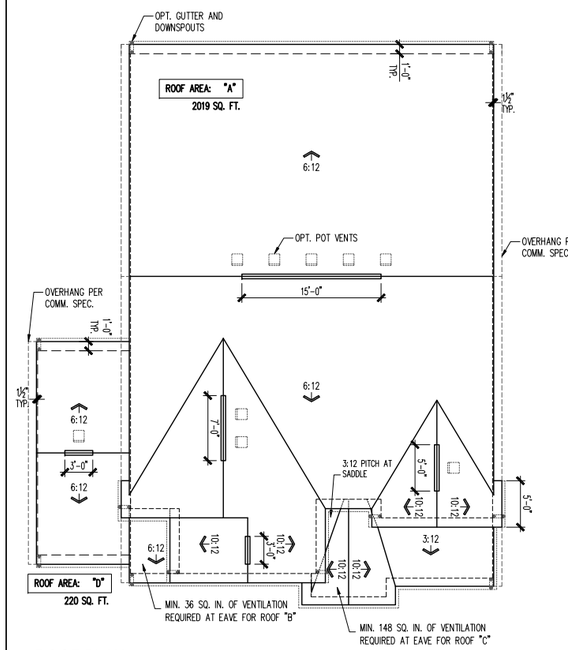
ATTIC VENT SCHEDULE

HR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	2019	220		
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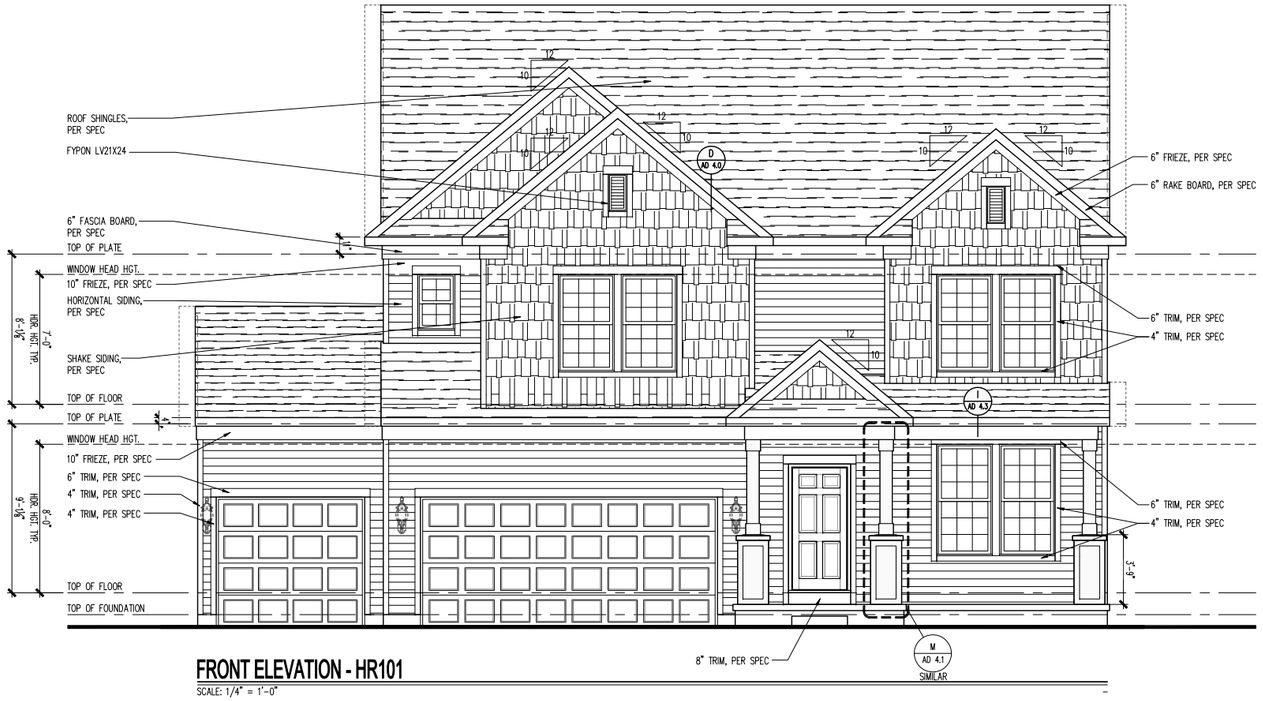
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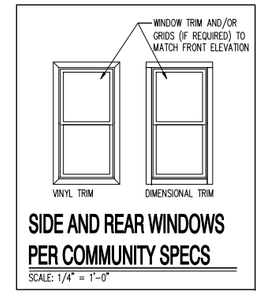
ROOF PLAN

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



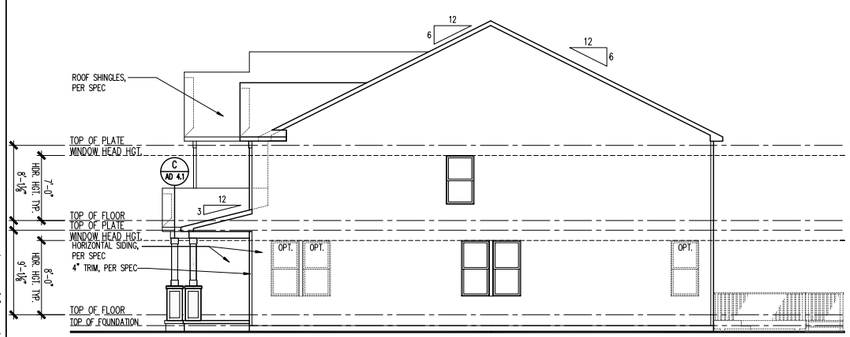
FRONT ELEVATION - HR101

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



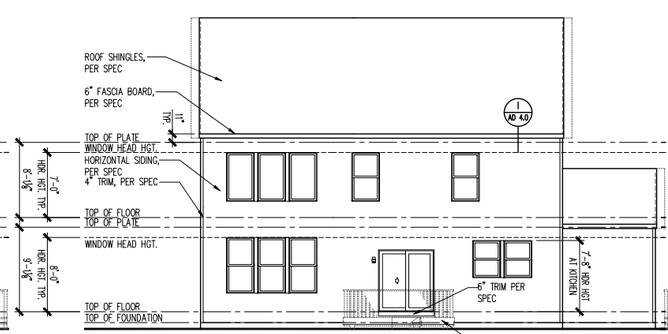
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



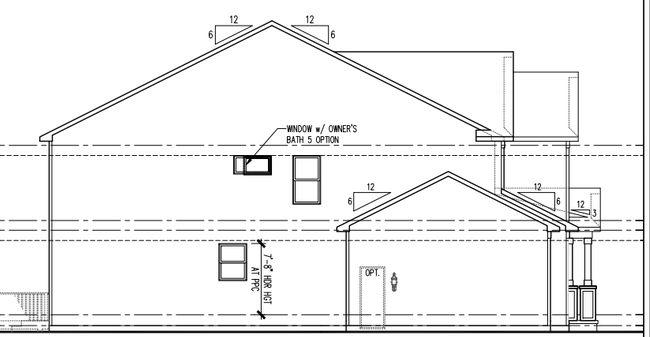
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

HR101
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV # / DATE / DESCRIPTION

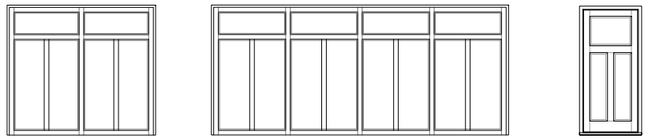
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PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
-

SHEET
A3-HR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Nhi Nguyen Ven / A3-HR101 3FB1.DWG



UPGRADED DOOR OPTION

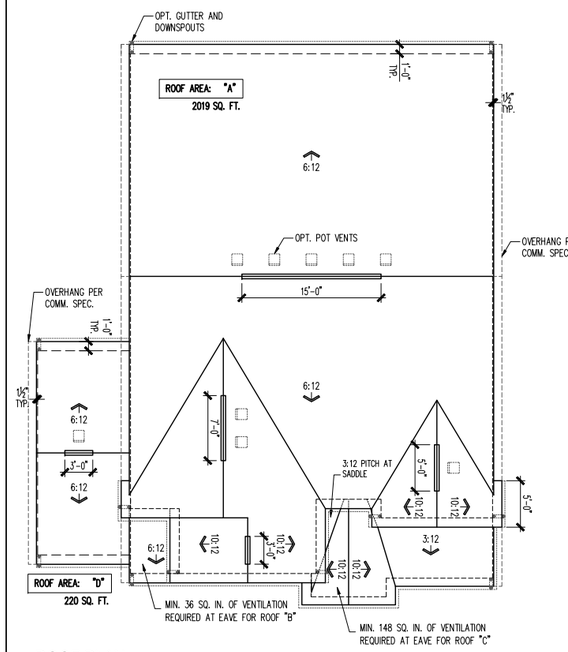
SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
HR201 3-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**	**ROOF AREA 'C'**	
ATTIC AREA (SF)	2019	220		
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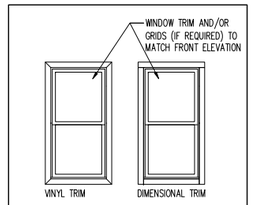
ROOF PLAN

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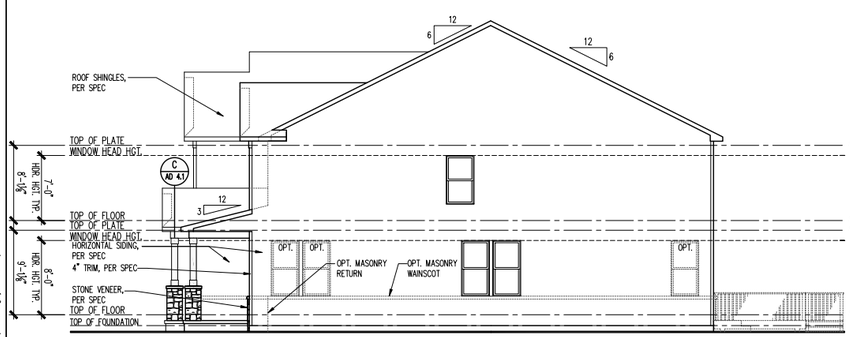
FRONT ELEVATION - HR201

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



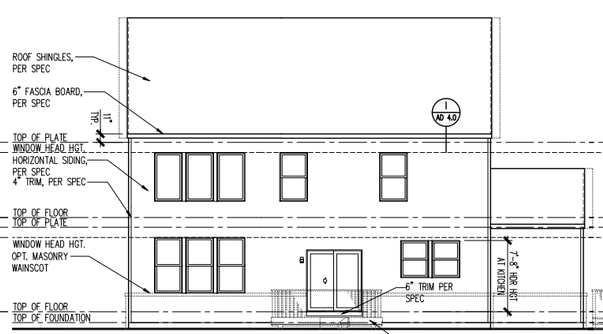
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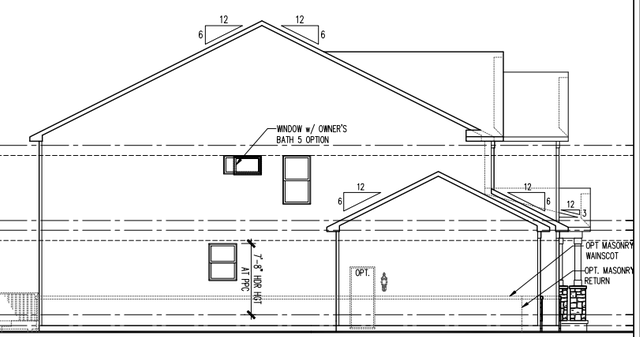
RIGHT ELEVATION

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



LEFT ELEVATION

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HR201
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
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INITIAL RELEASE DATE:
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REV #	DATE / DESCRIPTION
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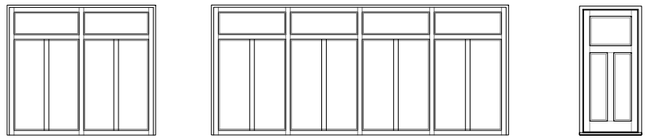
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SHEET
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PLOTTED: March 24, 2022 / Nhi Nguyen Van / A3-HR201 3FB.1.DWG



UPGRADED DOOR OPTION

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

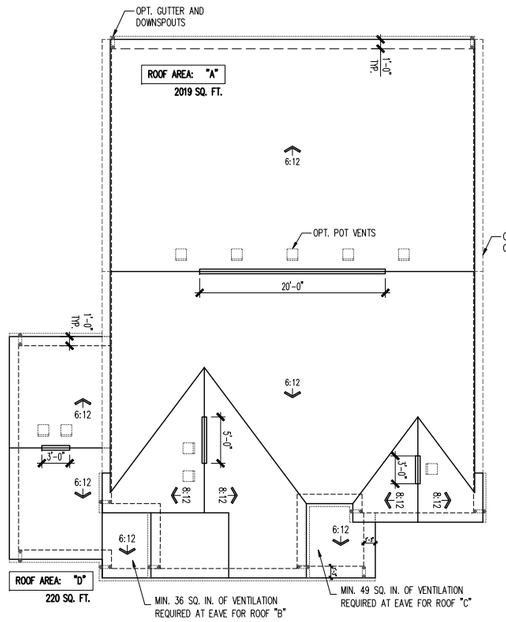
ATTIC VENT SCHEDULE

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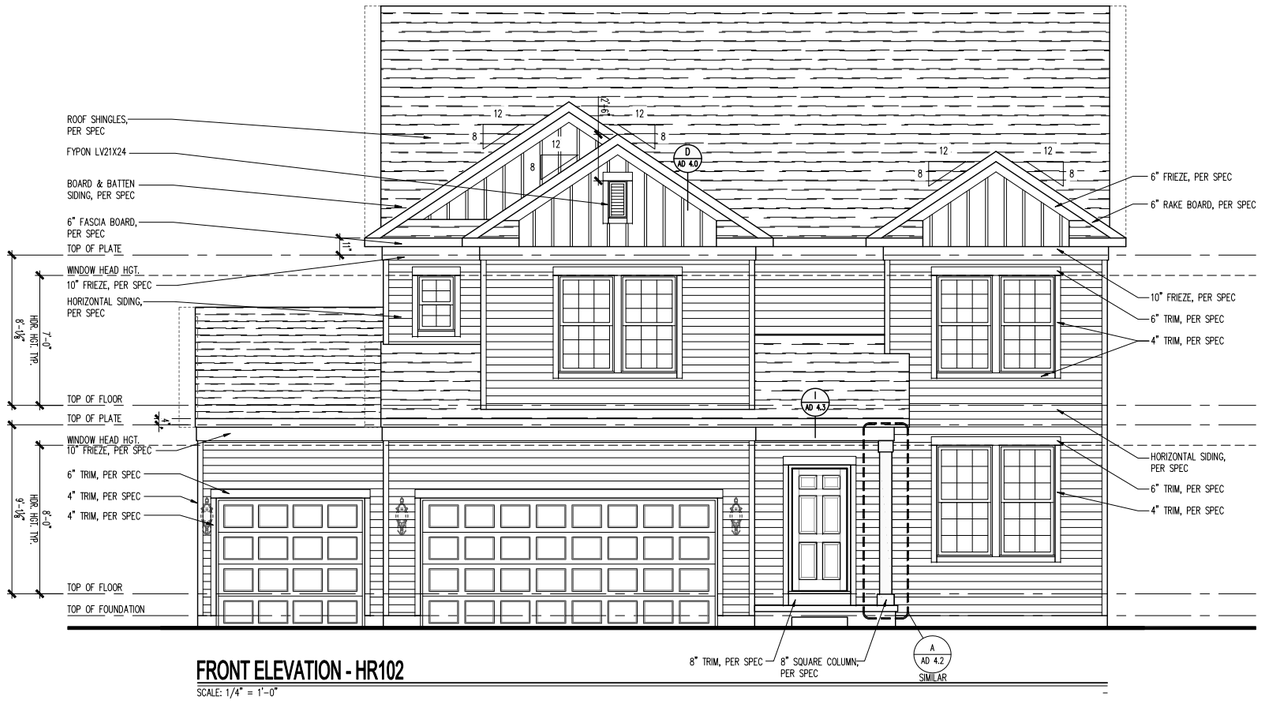
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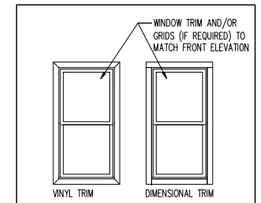
ROOF PLAN

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



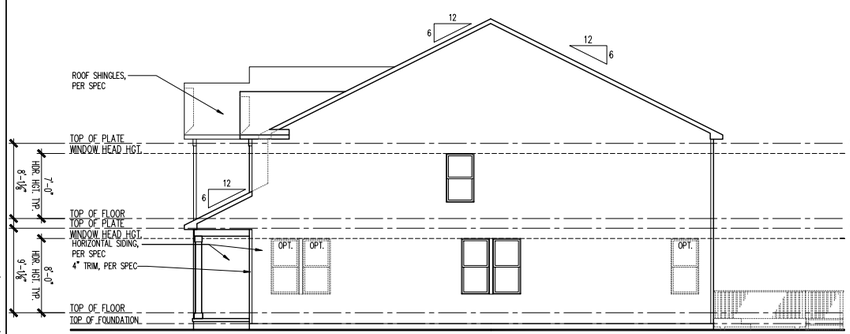
FRONT ELEVATION - HR102

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



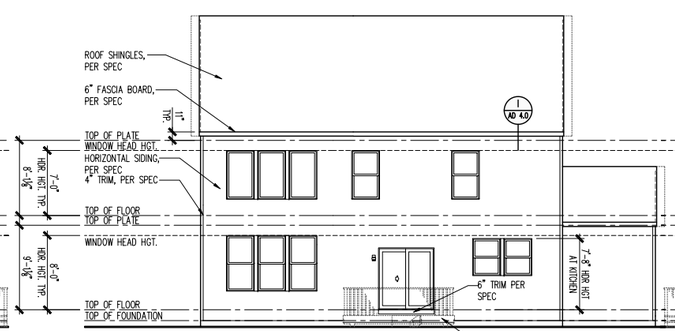
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



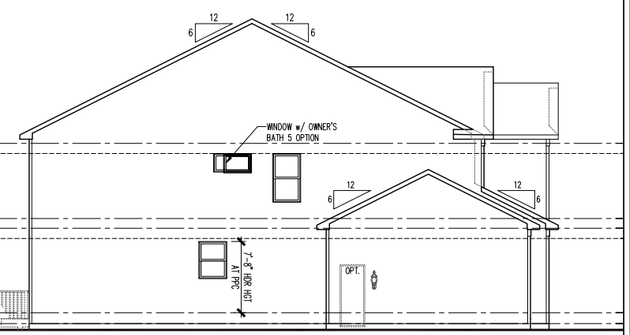
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
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Schaumburg, Illinois 60173

PulteGroup

HR102
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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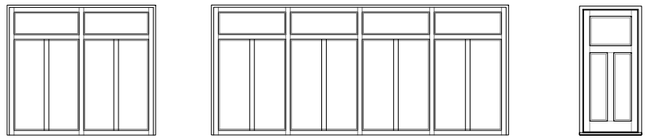
GARAGE HANDING
GARAGE LEFT

PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
-

SHEET
A3-HR102
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / User-893 / A3-HR102 3FB1.DWG



UPGRADED DOOR OPTION

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

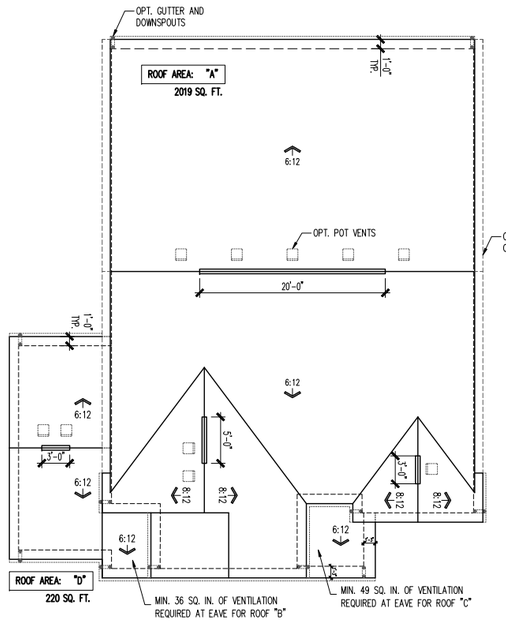
ATTIC VENT SCHEDULE

HR202 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'D'		
ATTIC AREA (SF)	2019	220		
TOTAL NET FREE VENTED AREA REQ.	969 IN^2	106 IN^2		
LOW - REQUIRED (*)	485 IN^2	53 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	490 IN^2 49 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	485 IN^2	53 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN^2 8 POTS	61 IN^2 1 POTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	486 IN^2 27 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



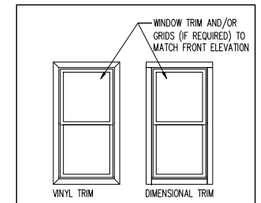
ROOF PLAN

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



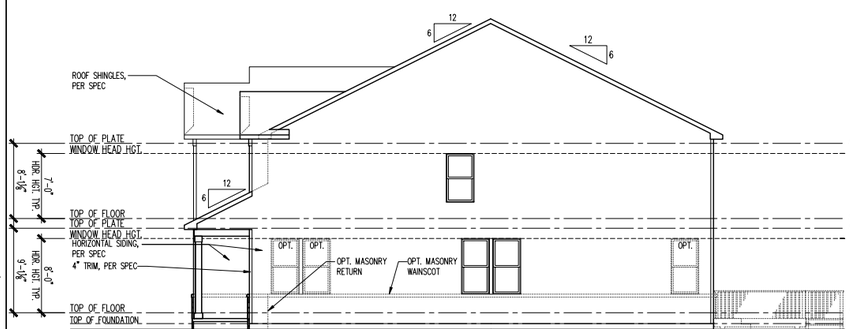
FRONT ELEVATION - HR202

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



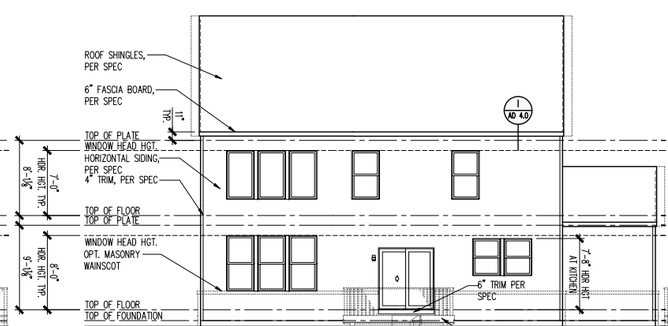
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



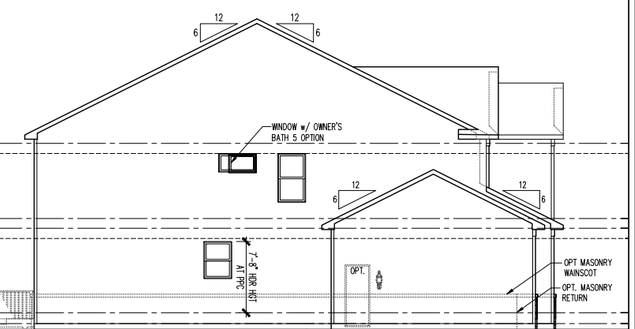
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

HR202
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

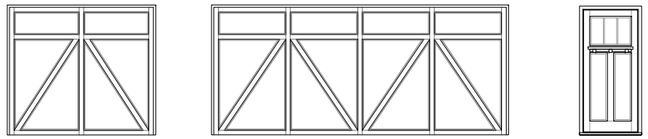
GARAGE HANDING
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PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
–

SHEET
A3-HR202
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / User-893 / A3-HR202 3FB1.DWG



UPGRADED DOOR OPTION

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

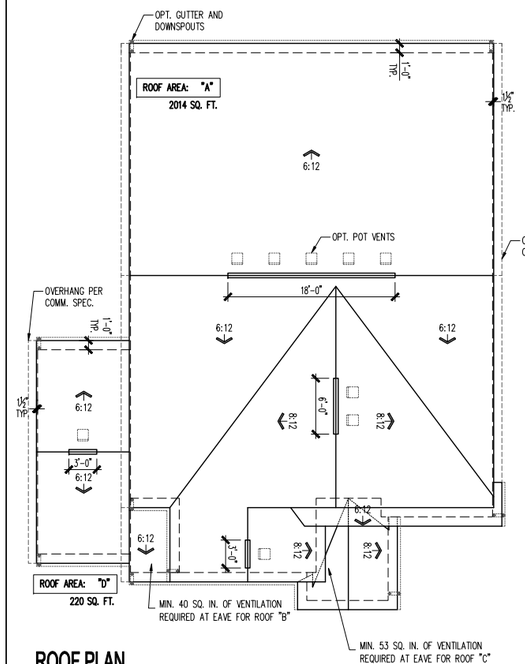
ATTIC VENT SCHEDULE

NC101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'D'		
ATTIC AREA (SF)	2014	220		
TOTAL NET FREE VENTED AREA REQ.	967 IN^2	106 IN^2		
LOW - REQUIRED (*)	483 IN^2	53 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
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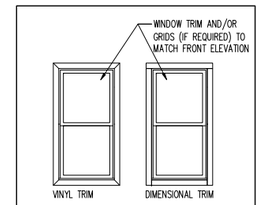
ROOF PLAN

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



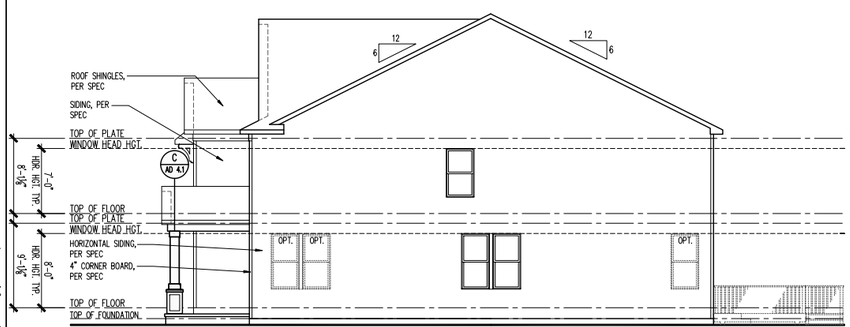
FRONT ELEVATION - NC101

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



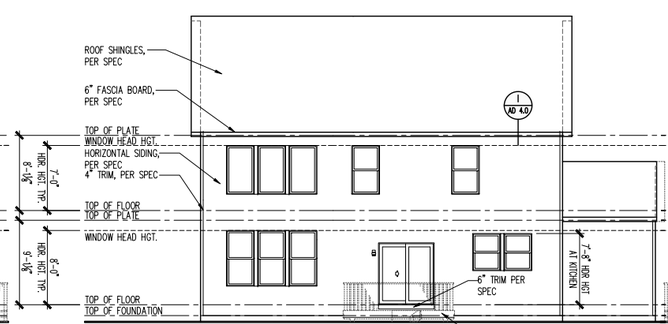
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



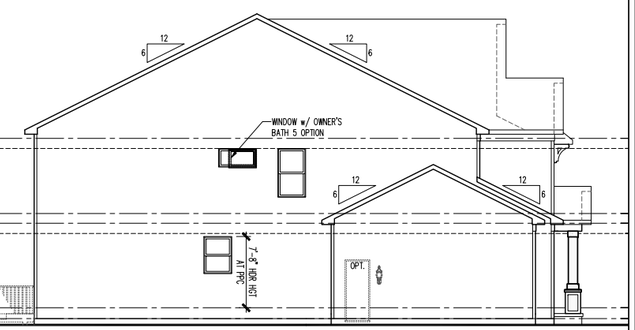
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PulteGroup

NC101
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

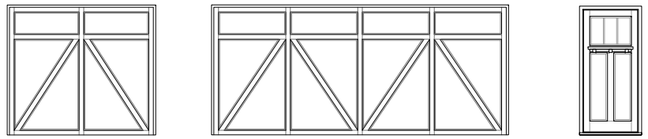
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GARAGE LEFT

PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
–

SHEET
A3-NC101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / Viki Nguyen Van / A3-NC101 3FB.1.DWG



UPGRADED DOOR OPTION

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

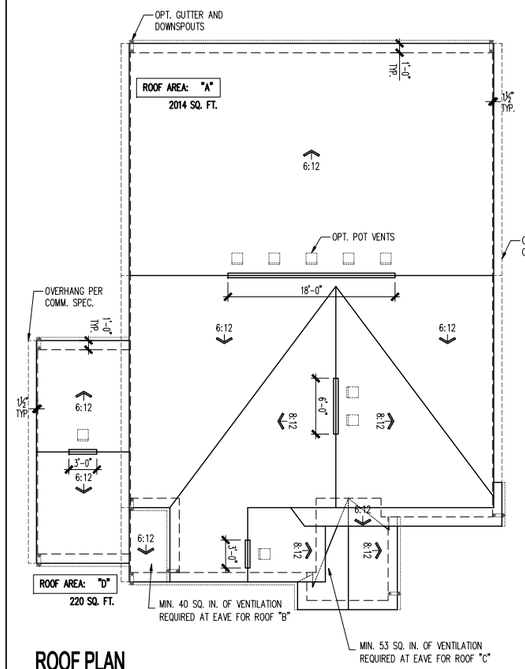
ATTIC VENT SCHEDULE

NC201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'D'		
ATTIC AREA (SF)	2014	220		
TOTAL NET FREE VENTED AREA REQ.	967 IN^2	106 IN^2		
LOW - REQUIRED (*)	483 IN^2	53 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
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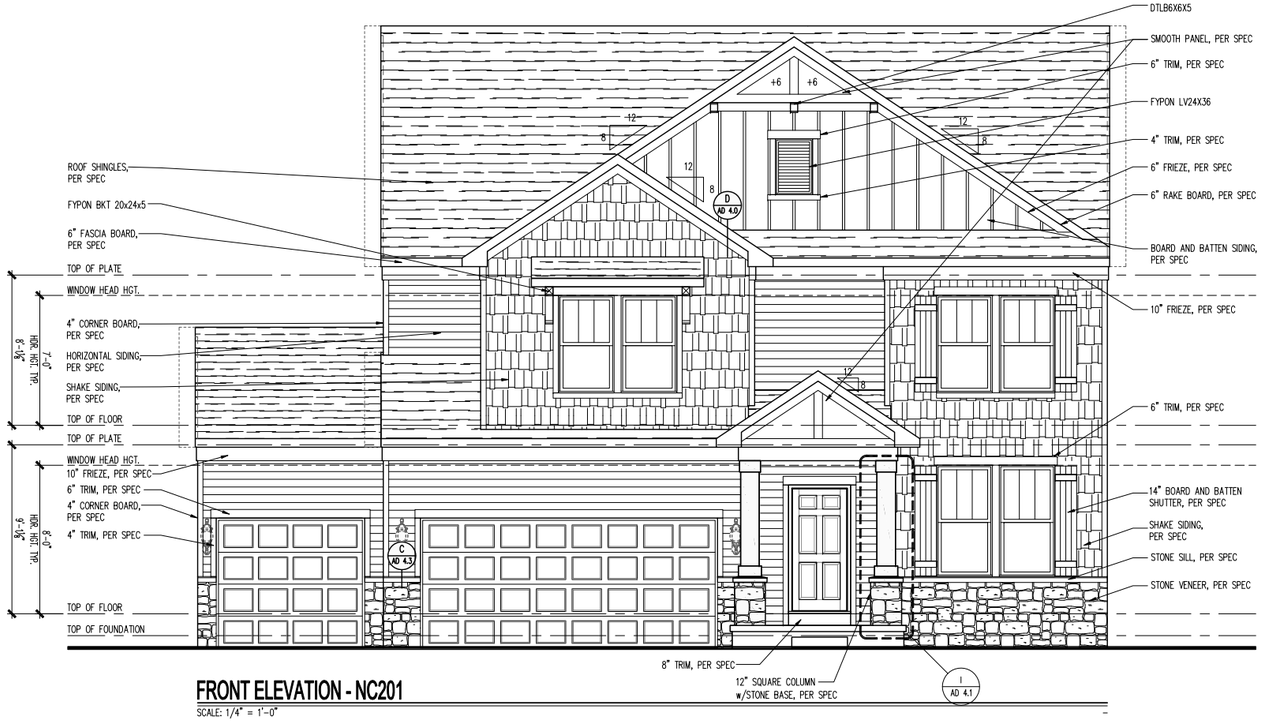
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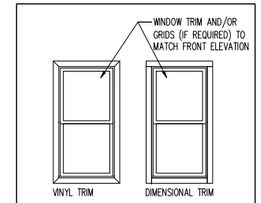
ROOF PLAN

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



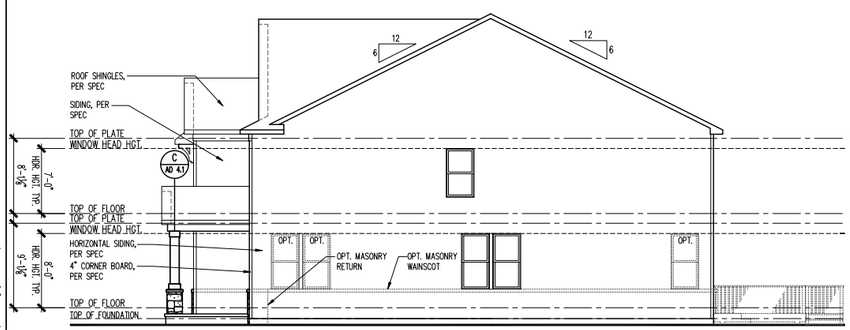
FRONT ELEVATION - NC201

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



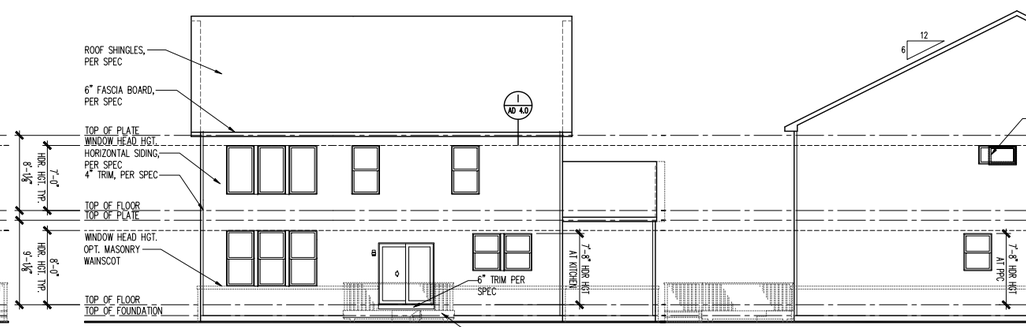
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



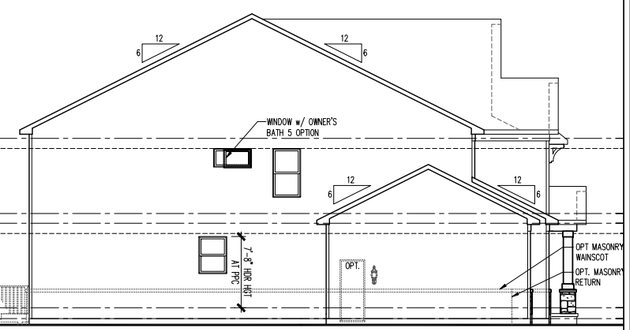
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

PLOTTED: March 24, 2022 / Vivi Nguyen Van / A3-NC201 3FB.1.DWG

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NC201
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

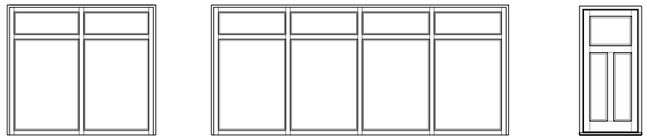
PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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2	.
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9	.
10	.

GARAGE HANDING
GARAGE LEFT

PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
-

SHEET
A3-NC201
3FB.1



UPGRADED DOOR OPTION

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

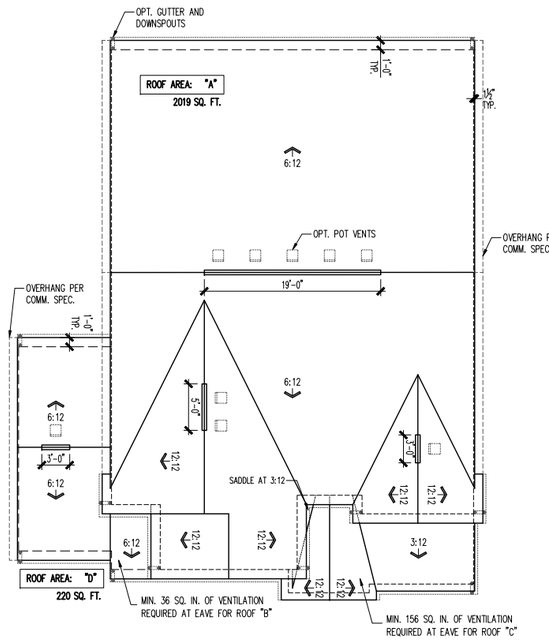
ATTIC VENT SCHEDULE

FH101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'D'		
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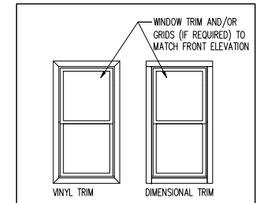
ROOF PLAN

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



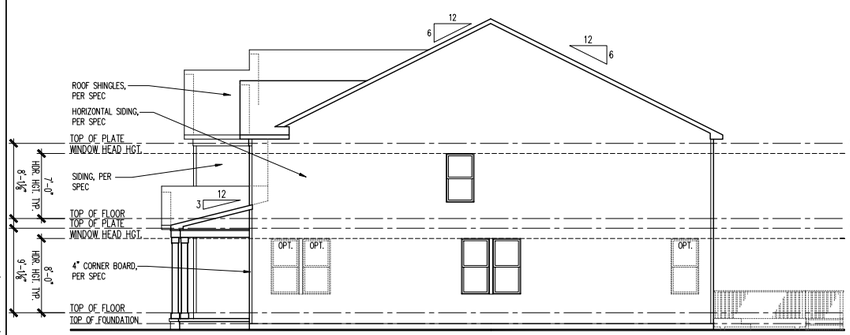
FRONT ELEVATION - FH101

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



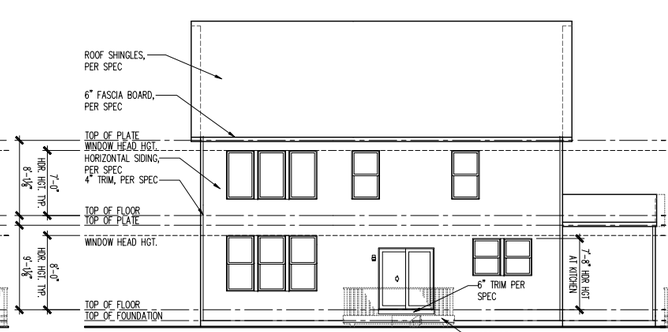
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



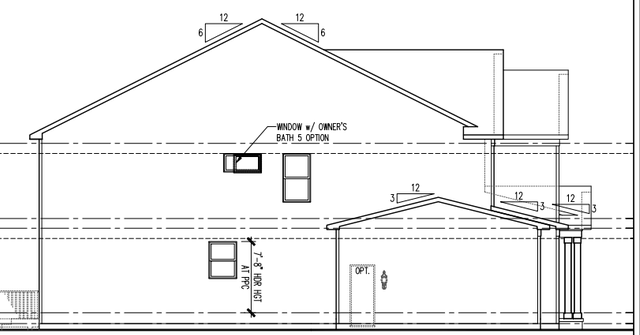
RIGHT ELEVATION

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REAR ELEVATION

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



LEFT ELEVATION

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

PLOTTED: March 24, 2022 / User-893 / A3-FH101 3FB.1.DWG

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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FH101
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

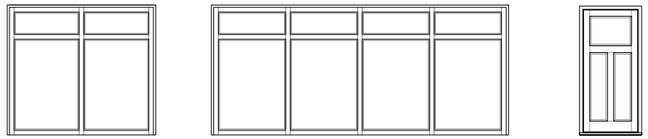
PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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GARAGE HANDING
GARAGE LEFT

PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
–

SHEET
A3-FH101
3FB.1



UPGRADED DOOR OPTION

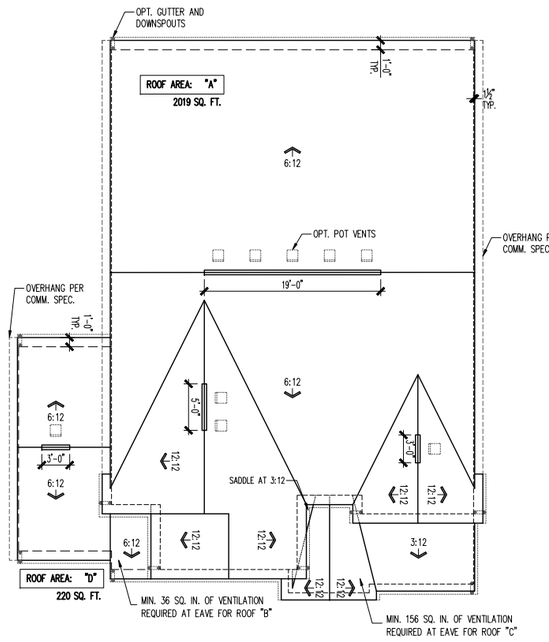
SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
FH201 3-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'D'**		
ATTIC AREA (SF)	2019	220		
TOTAL NET FREE VENTED AREA REQ.	969 IN^2	106 IN^2		
LOW - REQUIRED (*)	485 IN^2	53 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	490 IN^2 49 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	485 IN^2	53 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN^2 8 POTS	61 IN^2 1 POTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	486 IN^2 27 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



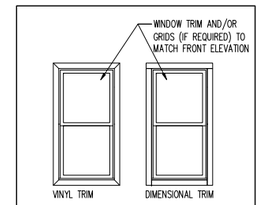
ROOF PLAN

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



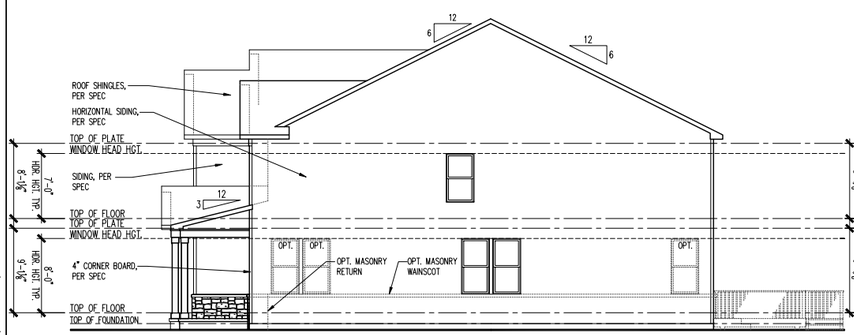
FRONT ELEVATION - FH201

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



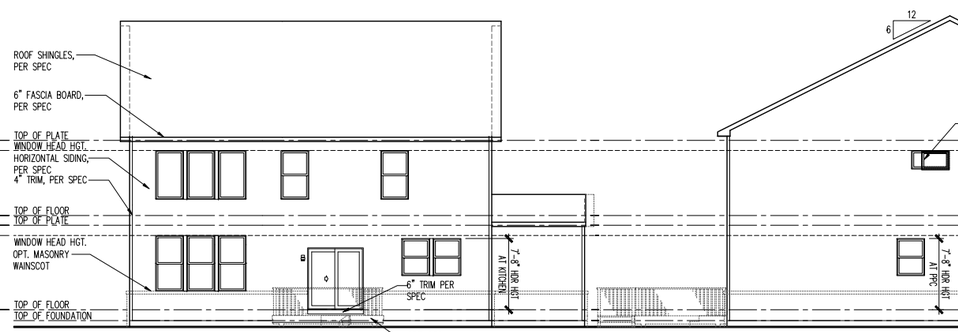
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



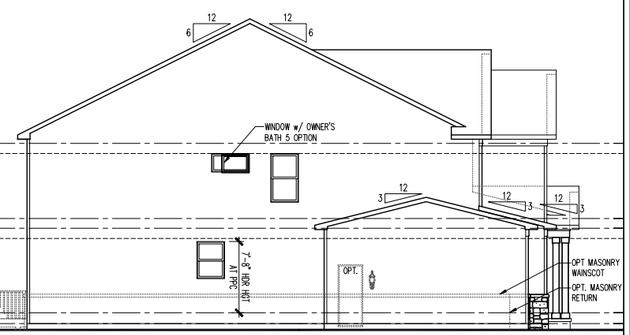
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
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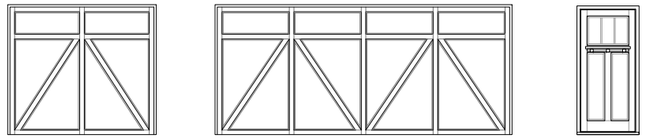
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PLAN NAME
WAVERLY
NPC PLAN NUMBER
1590.301
LAWSON PLAN ID
–

SHEET
A3-FH201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 24, 2022 / User-893 / A3-FH201 3FB1.DWG



UPGRADED DOOR OPTION
1/4" = 1'-0"

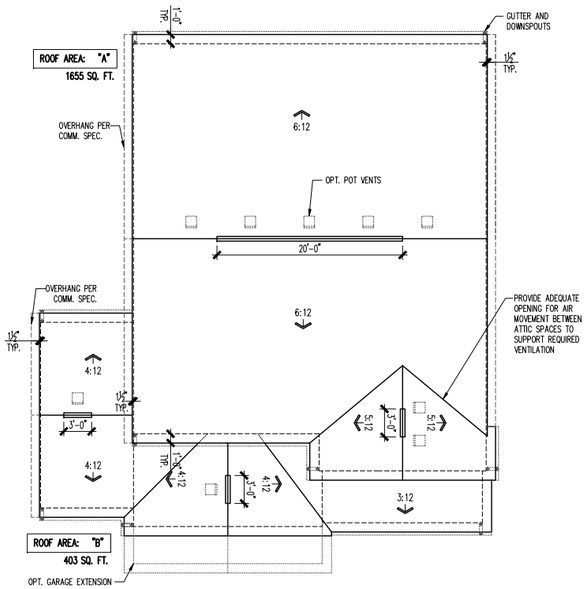
ATTIC VENT SCHEDULE

CR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1655	403		
TOTAL NET FREE VENTED AREA REQ.	794 IN^2	193 IN^2		
LOW - REQUIRED (*)	397 IN^2	97 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN^2 15 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	400 IN^2 40 LINEAR FEET	100 IN^2 10 LINEAR FEET		
HIGH - REQUIRED (*)	397 IN^2	97 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	414 IN^2 23 LF	108 IN^2 6 LF		

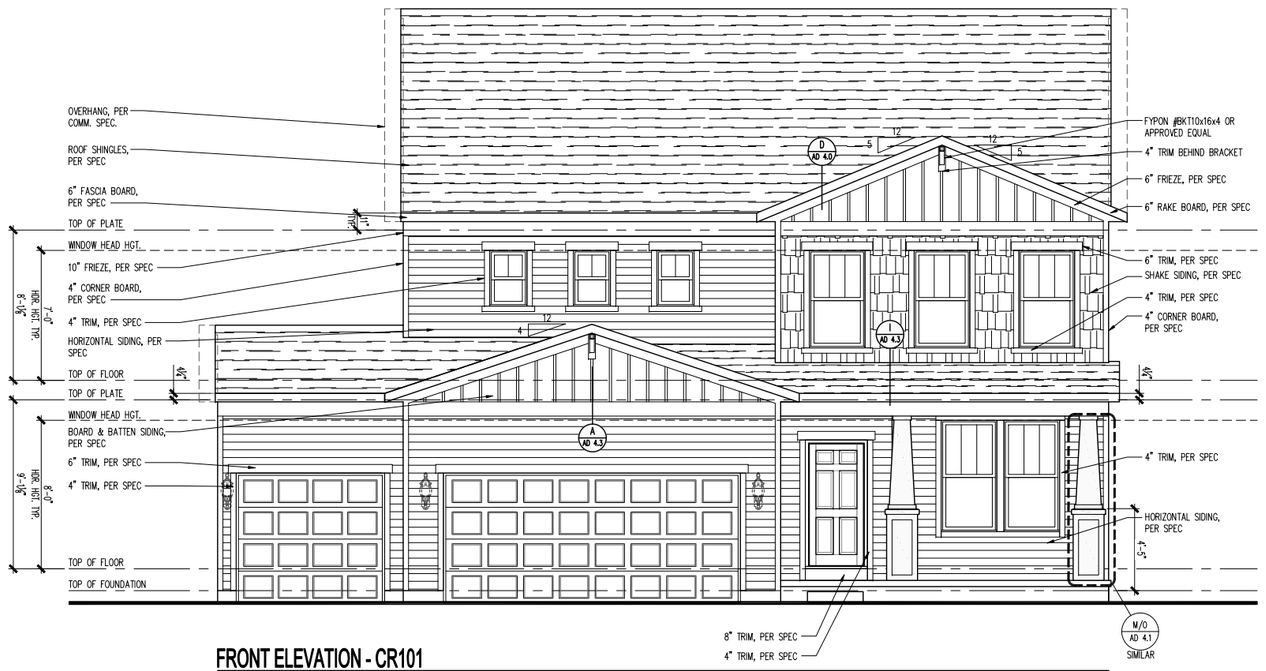
* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

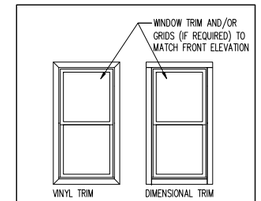
*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



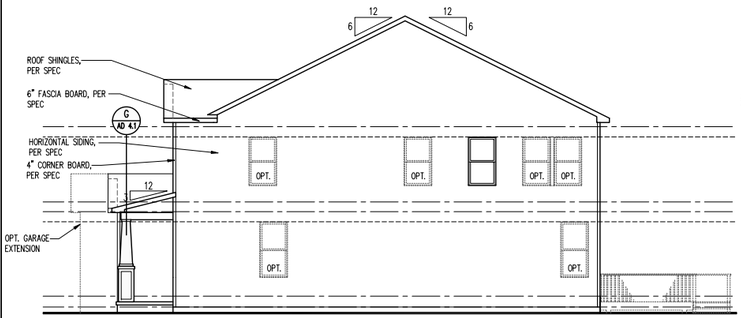
ROOF PLAN
SCALE: 1/8" = 1'-0"



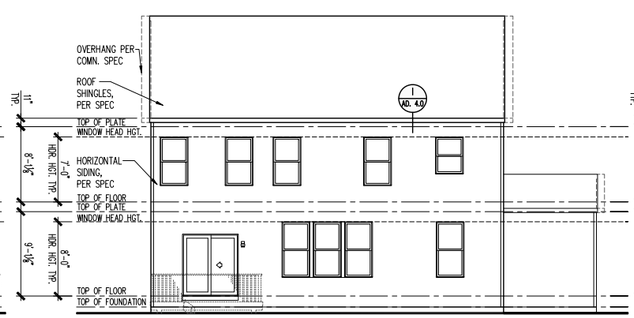
FRONT ELEVATION - CR101
SCALE: 1/4" = 1'-0"



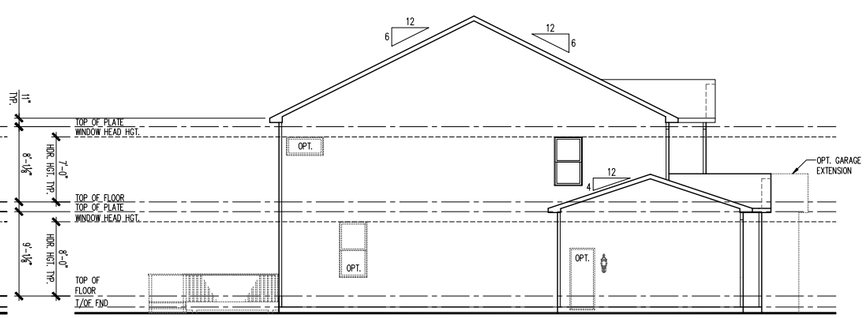
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

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CR101
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PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

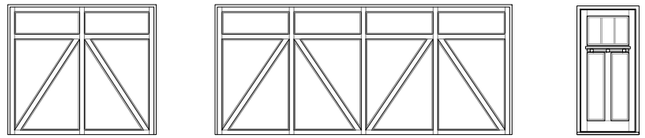
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CONTINENTAL
NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-CR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-CR101 3FB1.DWG



UPGRADED DOOR OPTION
1/4" = 1'-0"

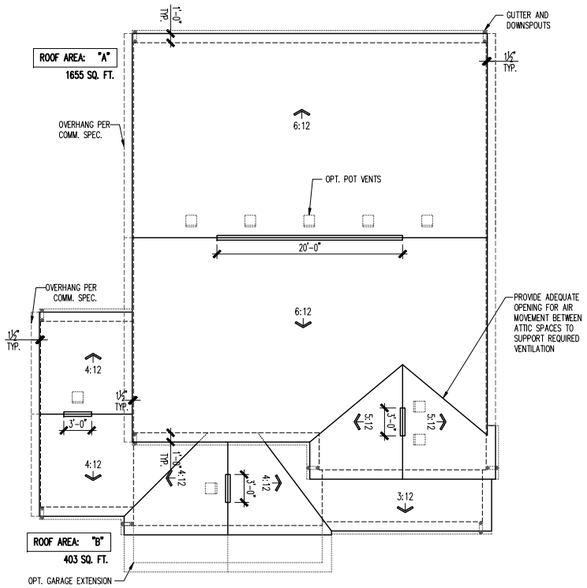
ATTIC VENT SCHEDULE

CR203 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1655	403		
TOTAL NET FREE VENTED AREA REQ.	794 IN^2	193 IN^2		
LOW - REQUIRED (*)	397 IN^2	97 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN^2 15 EAVE VENTS	112 IN^2 4 EAVE VENTS		
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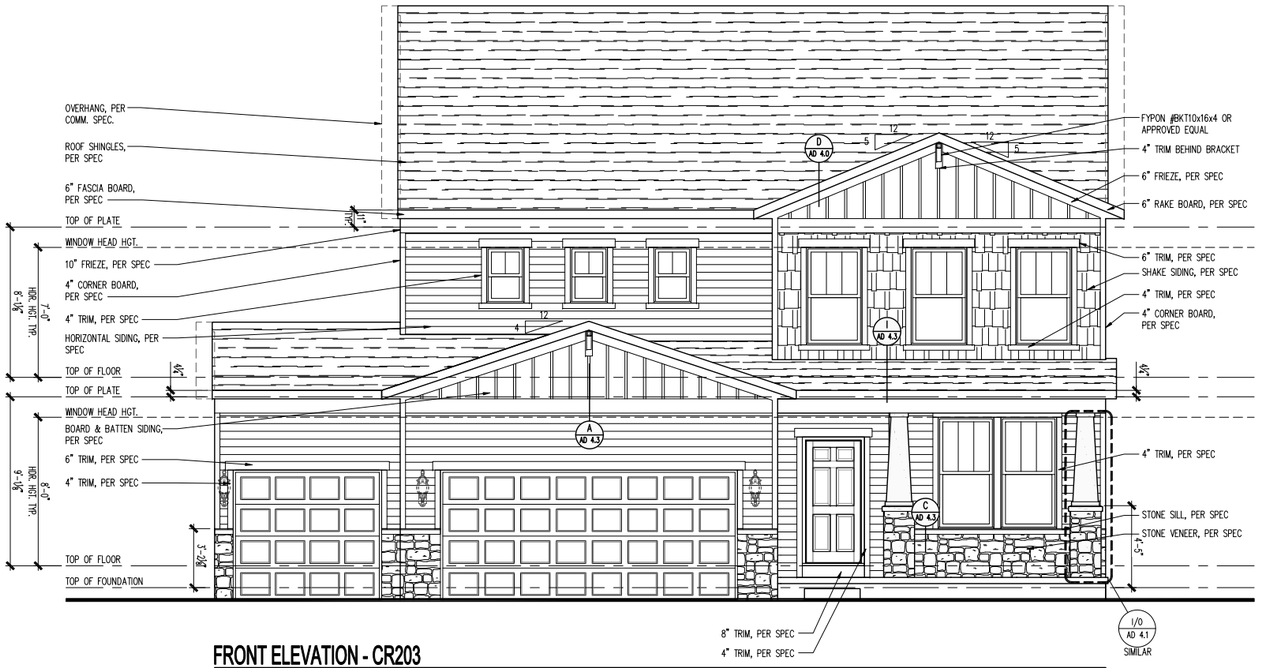
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LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

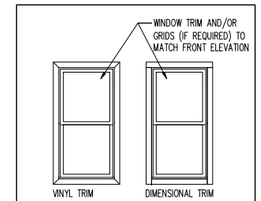
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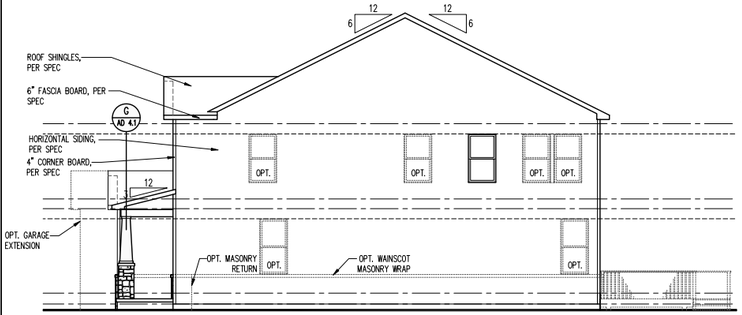
ROOF PLAN
SCALE: 1/8" = 1'-0"



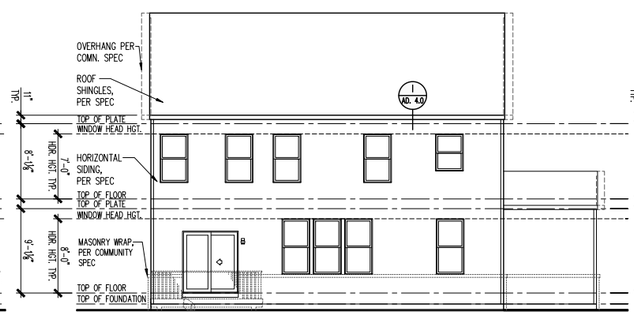
FRONT ELEVATION - CR203
SCALE: 1/4" = 1'-0"



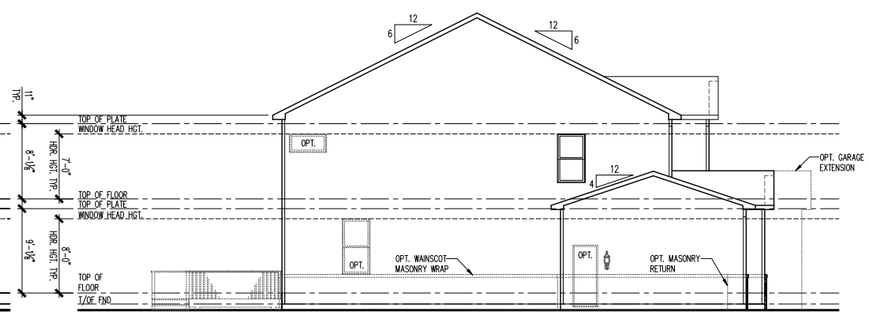
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-CR203 3FB.1.DWG

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CR203
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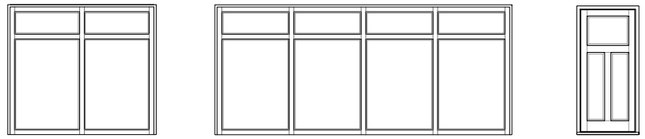
PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
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GARAGE HANDING
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PLAN NAME
CONTINENTAL
NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-CR203
3FB.1



UPGRADED DOOR OPTION

1/4" = 1'-0"

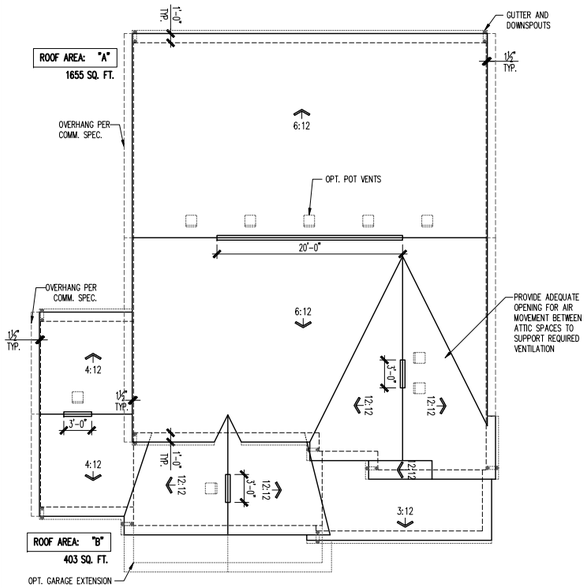
ATTIC VENT SCHEDULE

FH101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
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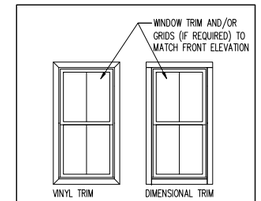
ROOF PLAN

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



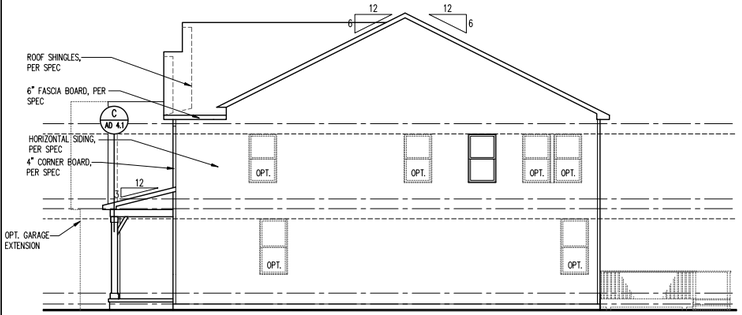
FRONT ELEVATION - FH101

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



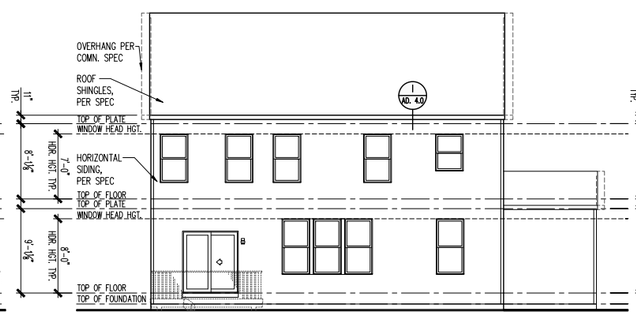
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



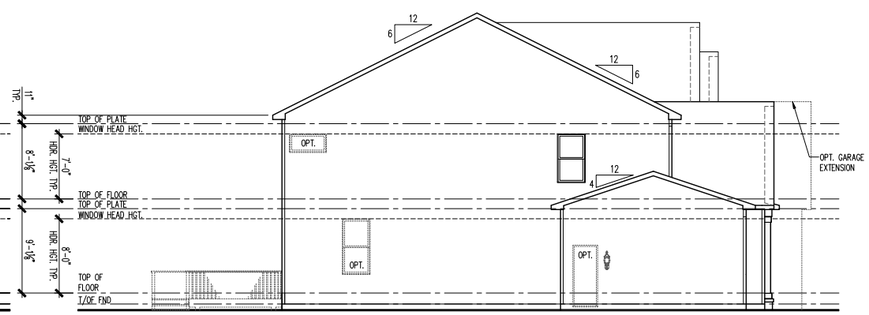
RIGHT ELEVATION

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REAR ELEVATION

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



LEFT ELEVATION

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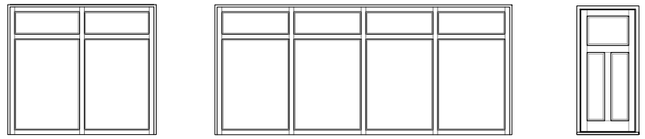
GARAGE HANDING
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PLAN NAME
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NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
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SHEET
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 4, 2022 / Linh Nguyen Nhat / A3-FH101 3FB.1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

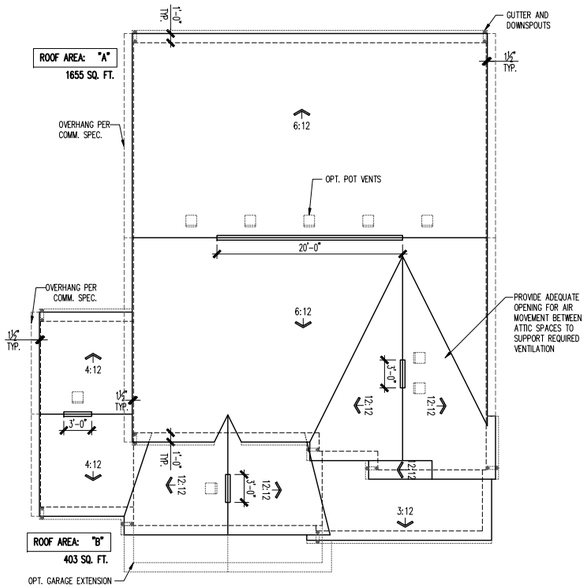
ATTIC VENT SCHEDULE

FH201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1655	403		
TOTAL NET FREE VENTED AREA REQ.	794 IN^2	193 IN^2		
LOW - REQUIRED (*)	397 IN^2	97 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN^2 15 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	400 IN^2 40 LINEAR FEET	100 IN^2 10 LINEAR FEET		
HIGH - REQUIRED (*)	397 IN^2	97 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	414 IN^2 23 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



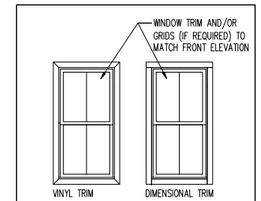
ROOF PLAN

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



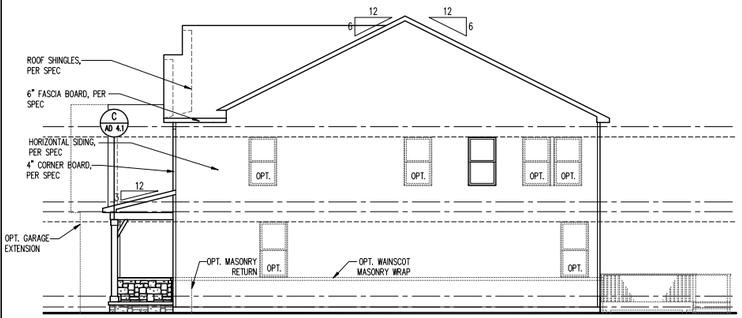
FRONT ELEVATION - FH201

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



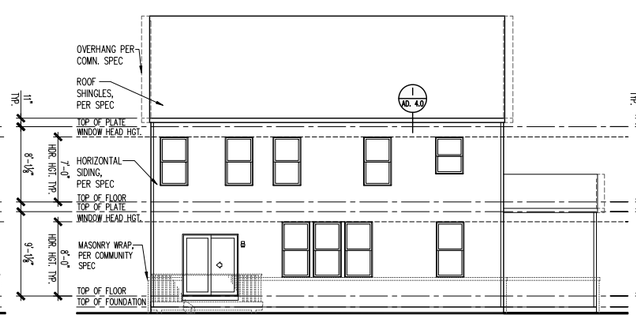
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



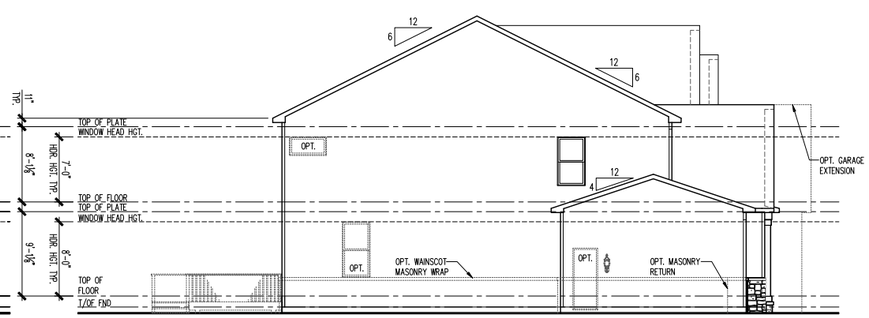
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

FH201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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2	-
3	-
4	-
5	-
6	-
7	-
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10	-

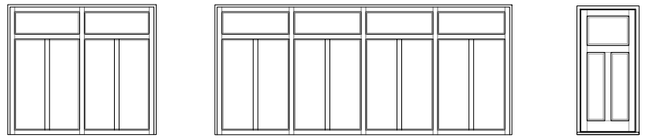
GARAGE HANDING
GARAGE LEFT

PLAN NAME
CONTINENTAL
NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-FH201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 4, 2022 / Linh Nguyen Nhat / A3-FH201 3FB1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

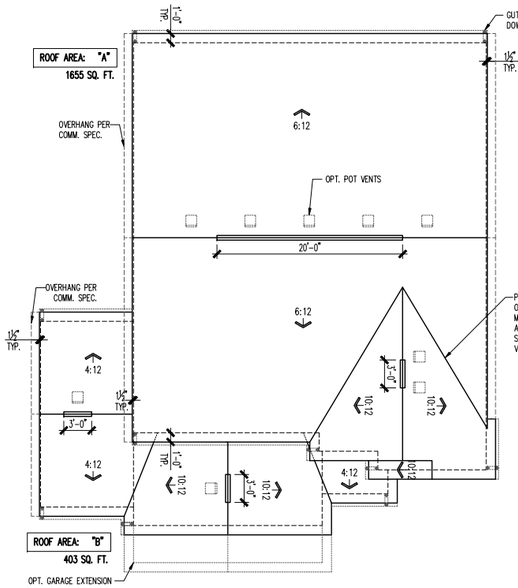
ATTIC VENT SCHEDULE

HR102 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1655	403		
TOTAL NET FREE VENTED AREA REQ.	794 IN^2	193 IN^2		
LOW - REQUIRED (*)	397 IN^2	97 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN^2 15 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	400 IN^2 40 LINEAR FEET	100 IN^2 10 LINEAR FEET		
HIGH - REQUIRED (*)	397 IN^2	97 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	414 IN^2 23 LF	108 IN^2 6 LF		

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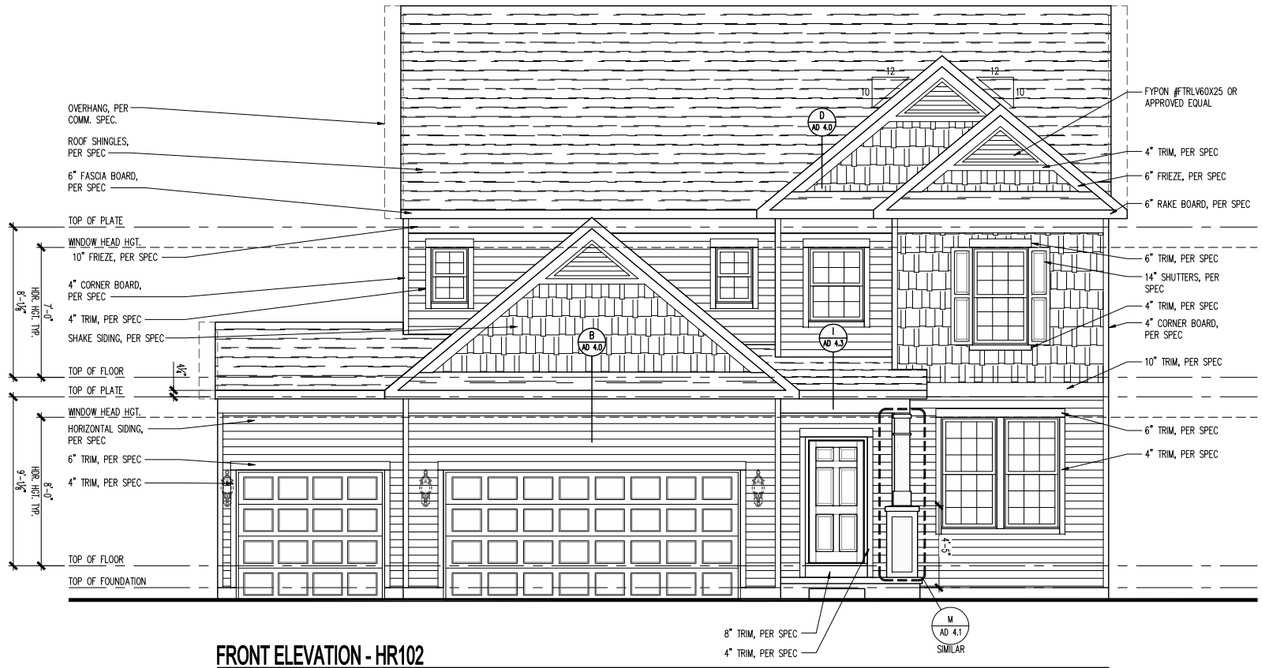
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LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



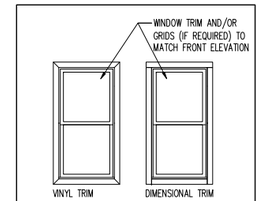
ROOF PLAN

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



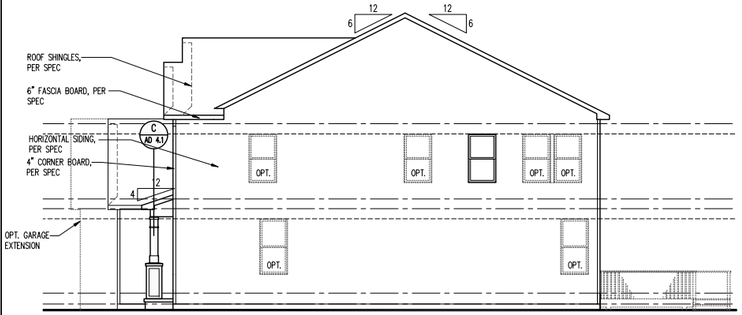
FRONT ELEVATION - HR102

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



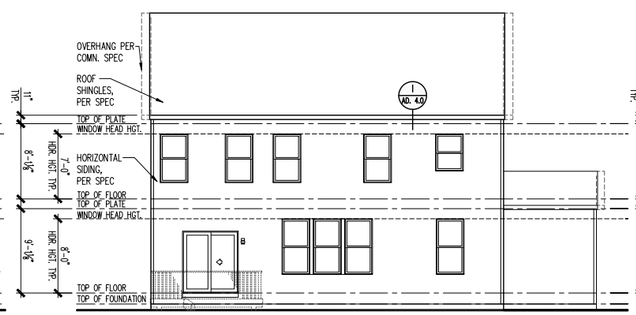
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



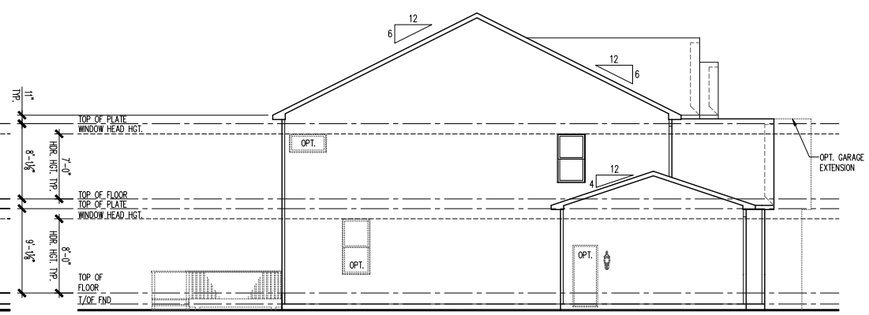
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

HR102
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

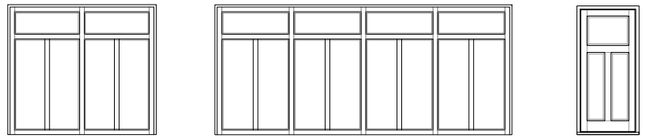
REV #	DATE / DESCRIPTION

GARAGE HANDING
GARAGE LEFT

PLAN NAME
CONTINENTAL
NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-HR102
3FB.1

PLOTTED: April 12, 2022 / Tiffany Yost / A3-HR102 3FB1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

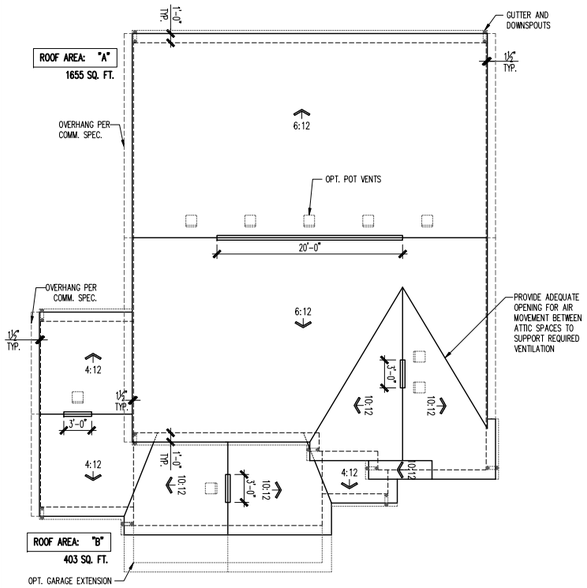
ATTIC VENT SCHEDULE

HR205 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1655	403		
TOTAL NET FREE VENTED AREA REQ.	794 IN^2	193 IN^2		
LOW - REQUIRED (*)	397 IN^2	97 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN^2 15 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	400 IN^2 40 LINEAR FEET	100 IN^2 10 LINEAR FEET		
HIGH - REQUIRED (*)	397 IN^2	97 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	414 IN^2 23 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

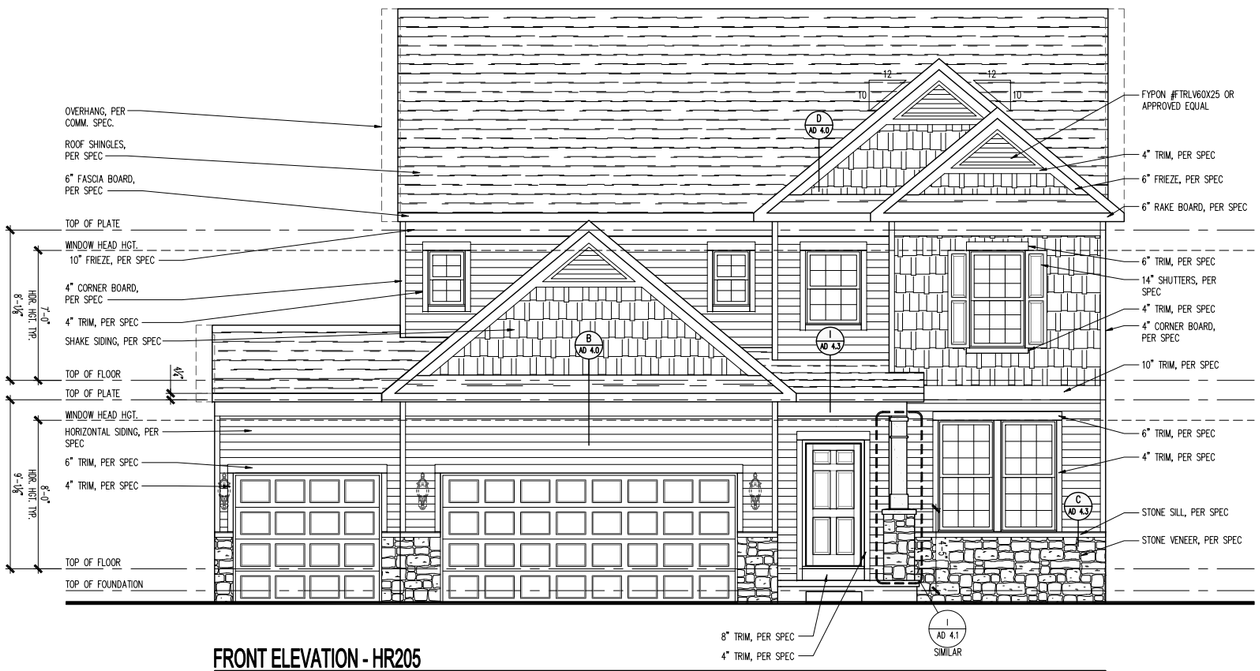
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



ROOF PLAN

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



FRONT ELEVATION - HR205

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

RIGHT ELEVATION

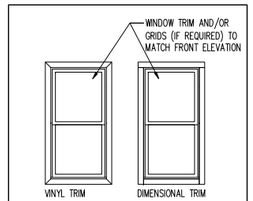
SCALE: 1/8" = 1'-0"

REAR ELEVATION

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

LEFT ELEVATION

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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

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Schaumburg, Illinois 60173

PulteGroup

HR205
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV # / DATE / DESCRIPTION

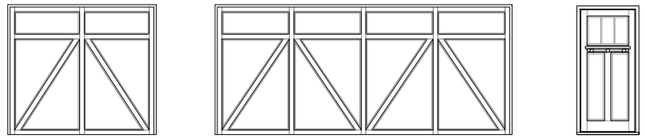
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PLAN NAME
CONTINENTAL
NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-HR205
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-HR205 3FB1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

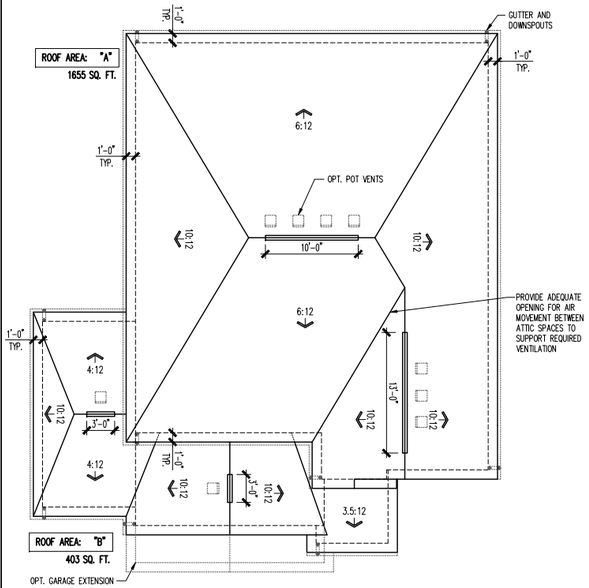
ATTIC VENT SCHEDULE

NC101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1655	403		
TOTAL NET FREE VENTED AREA REQ.	794 IN^2	193 IN^2		
LOW - REQUIRED (*)	397 IN^2	97 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN^2 15 EAVE VENTS	112 IN^2 4 EAVE VENTS		
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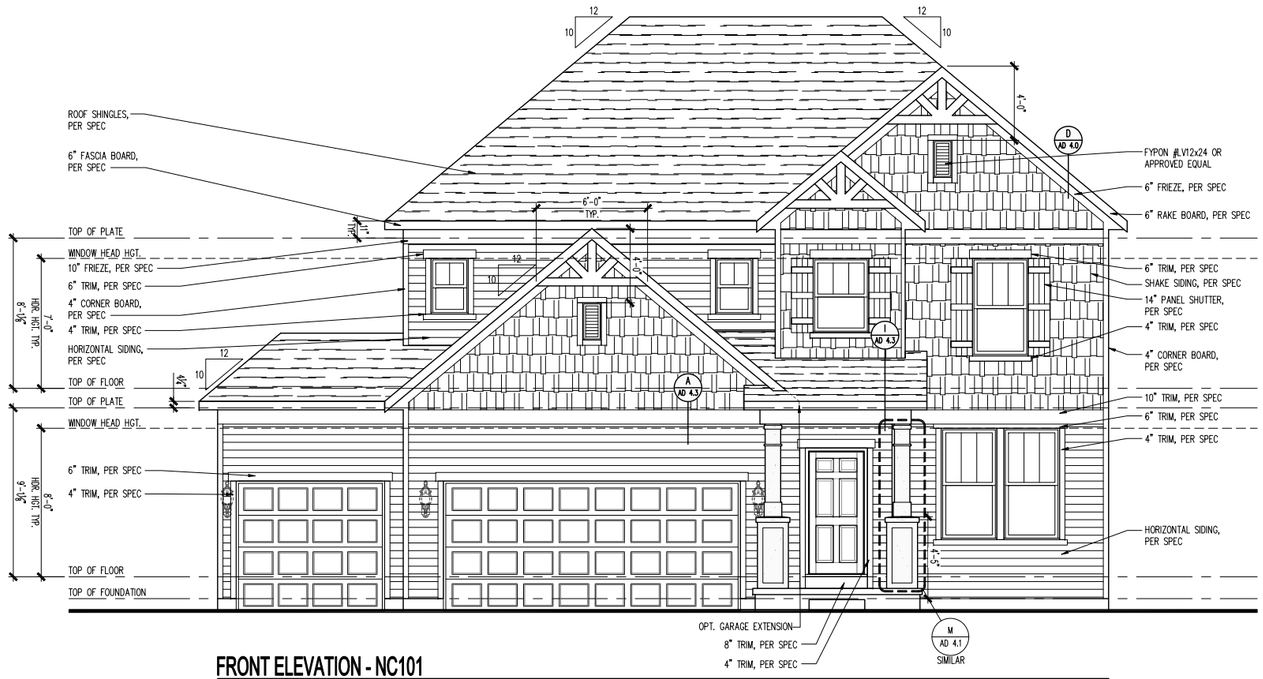
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ROOF PLAN

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



FRONT ELEVATION - NC101

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

RIGHT ELEVATION

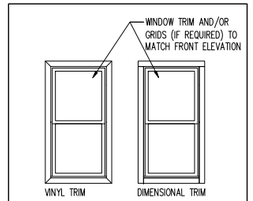
SCALE: 1/8" = 1'-0"

REAR ELEVATION

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

LEFT ELEVATION

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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

PLOTTED: April 12, 2022 / Tiffany Yost / A3-NC101 3FB1.DWG

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PulteGroup

NC101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

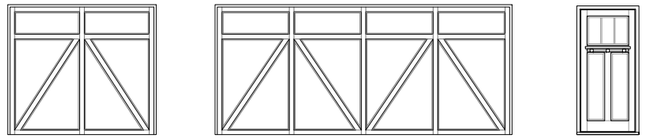
REV # | DATE / DESCRIPTION

GARAGE HANDING
GARAGE LEFT

PLAN NAME
CONTINENTAL
MPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-NC101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



UPGRADED DOOR OPTION

1/4" = 1'-0"

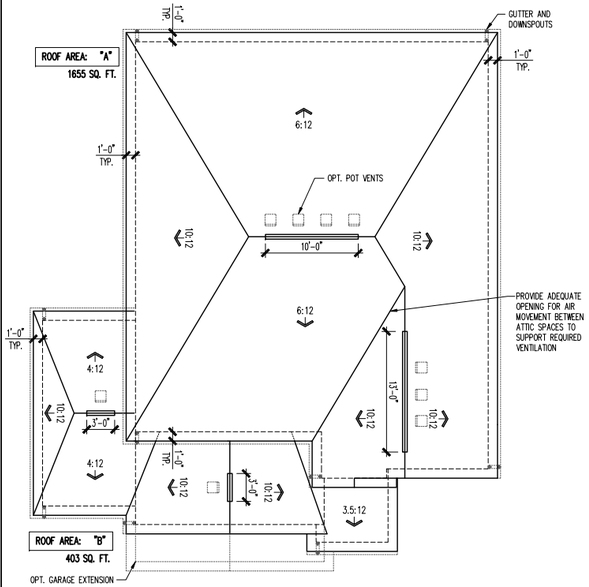
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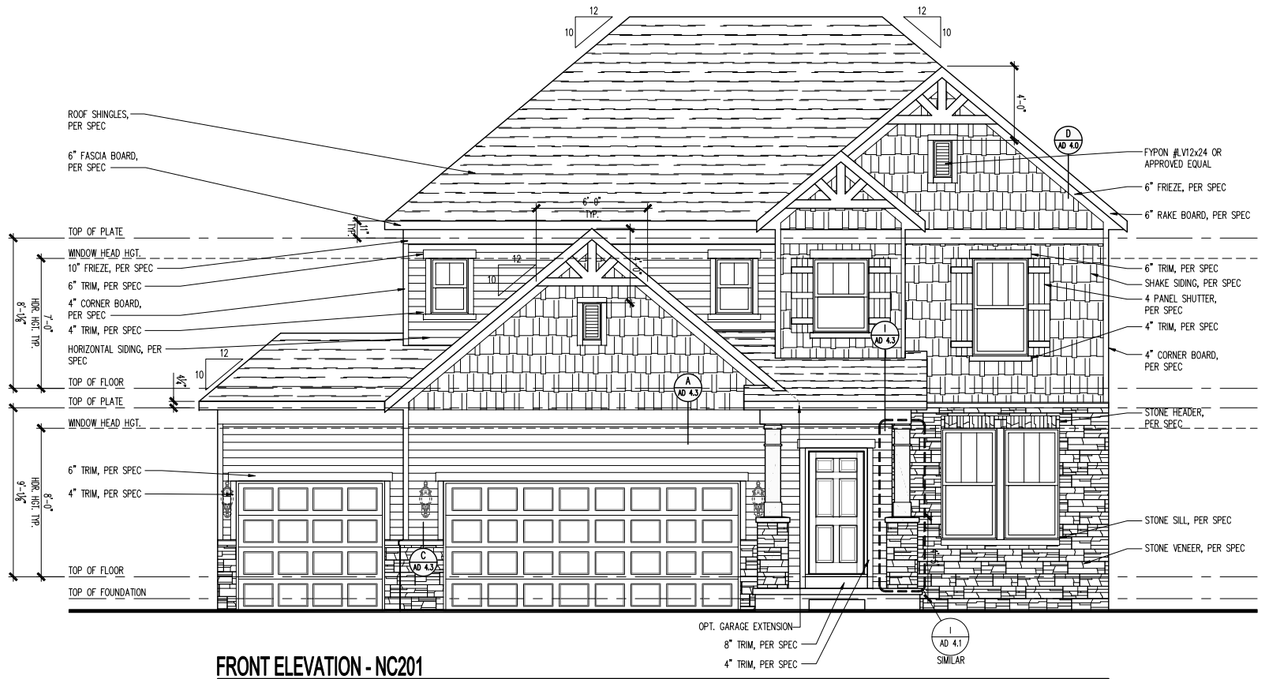
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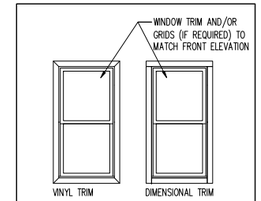
ROOF PLAN

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



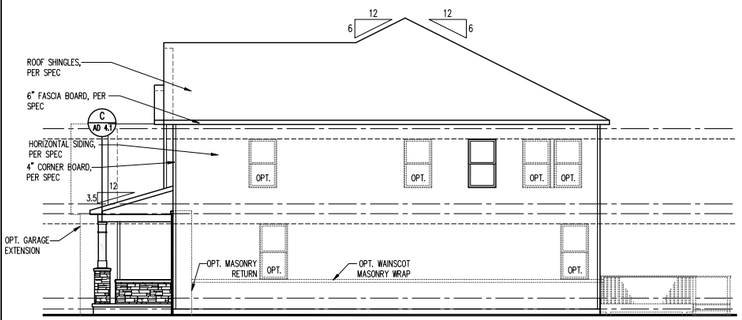
FRONT ELEVATION - NC201

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



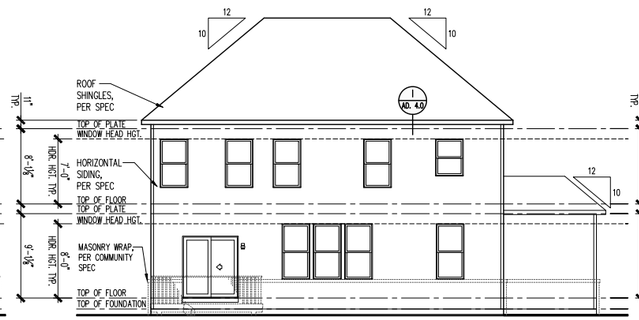
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



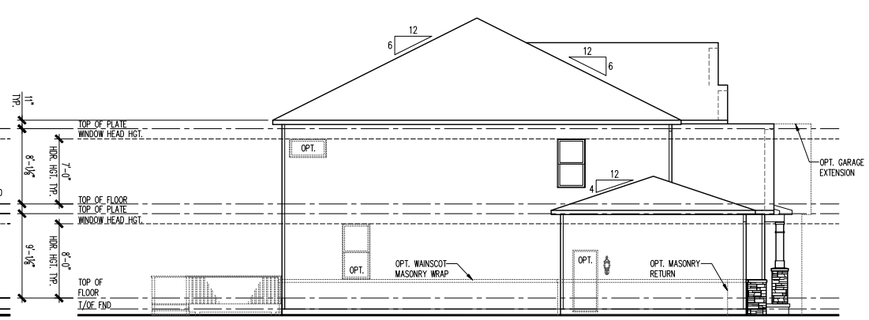
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

NC201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

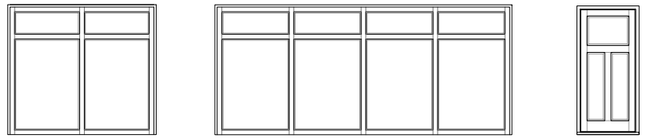
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PLAN NAME
CONTINENTAL
NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-NC201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-NC201 3FB1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

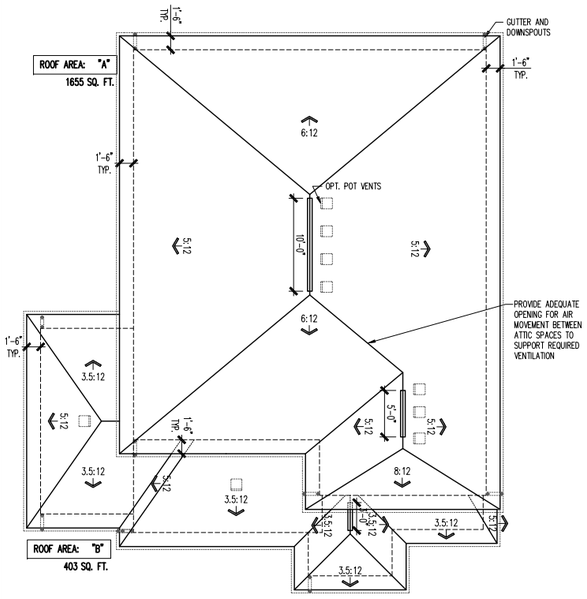
ATTIC VENT SCHEDULE

PR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1655	403		
TOTAL NET FREE VENTED AREA REQ.	794 IN^2	193 IN^2		
LOW - REQUIRED (*)	397 IN^2	97 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN^2 15 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	410 IN^2 41 LINEAR FEET	50 IN^2 5 LINEAR FEET		
HIGH - REQUIRED (*)	397 IN^2	97 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	270 IN^2 15 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

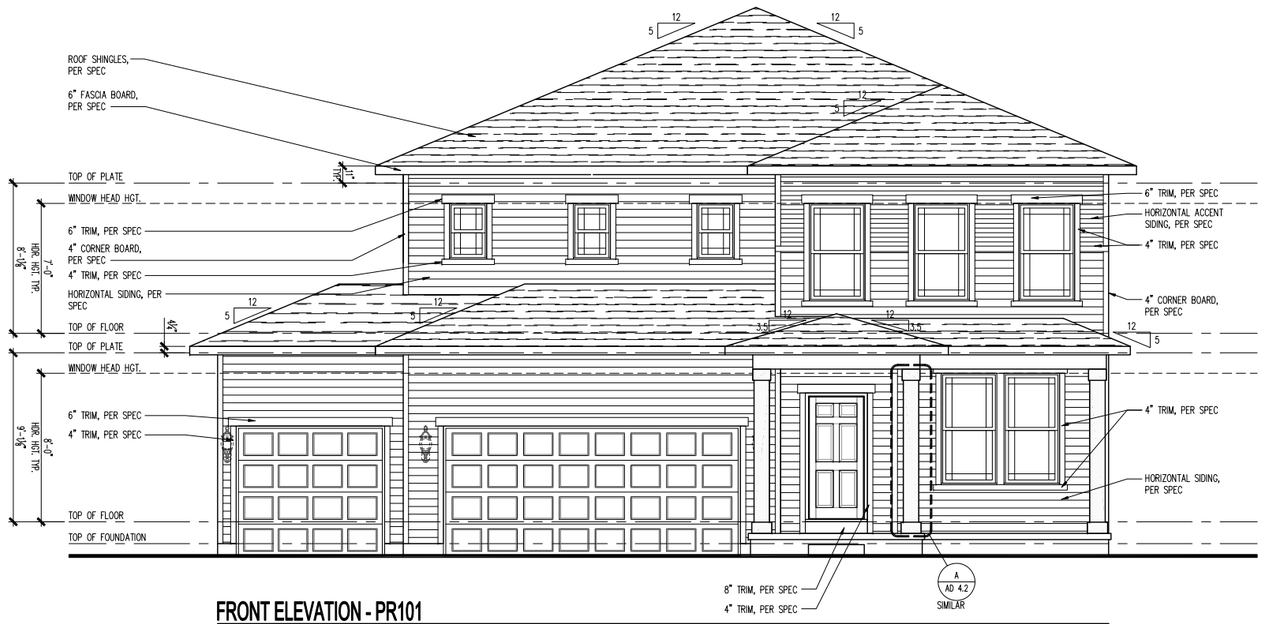
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LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
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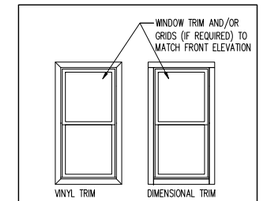
ROOF PLAN

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



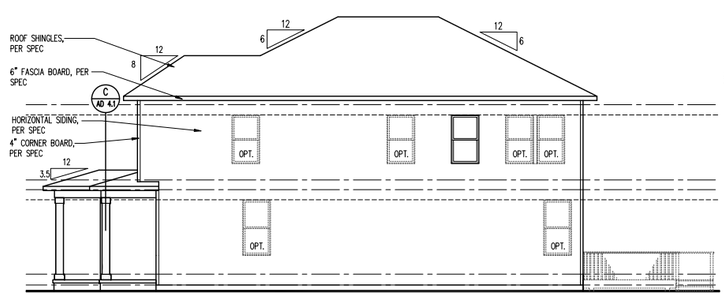
FRONT ELEVATION - PR101

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



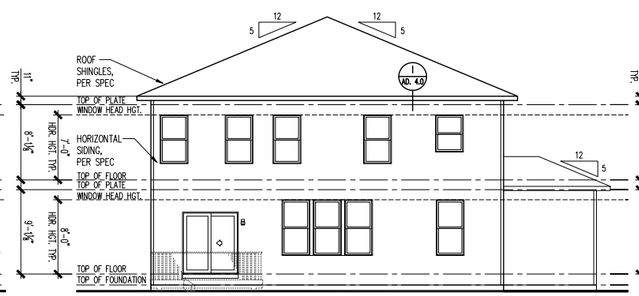
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



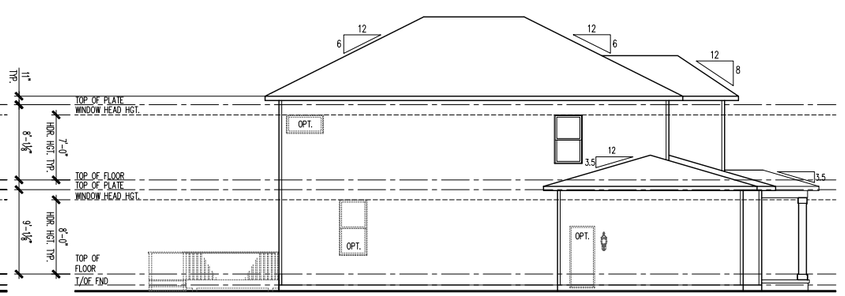
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PulteGroup

PR101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
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REV #	DATE	DESCRIPTION
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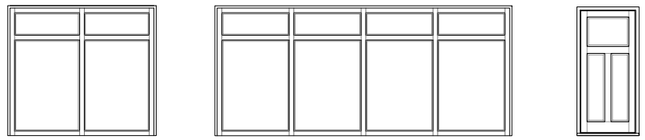
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PLAN NAME
CONTINENTAL
NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-PR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-PR101 3FB.1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

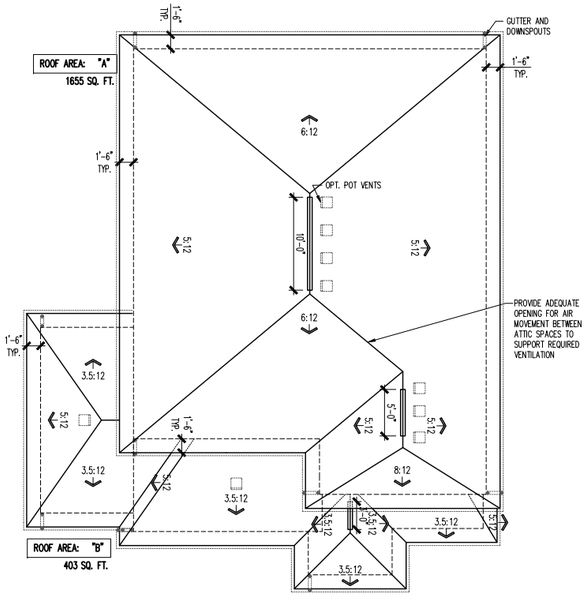
ATTIC VENT SCHEDULE

PR201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
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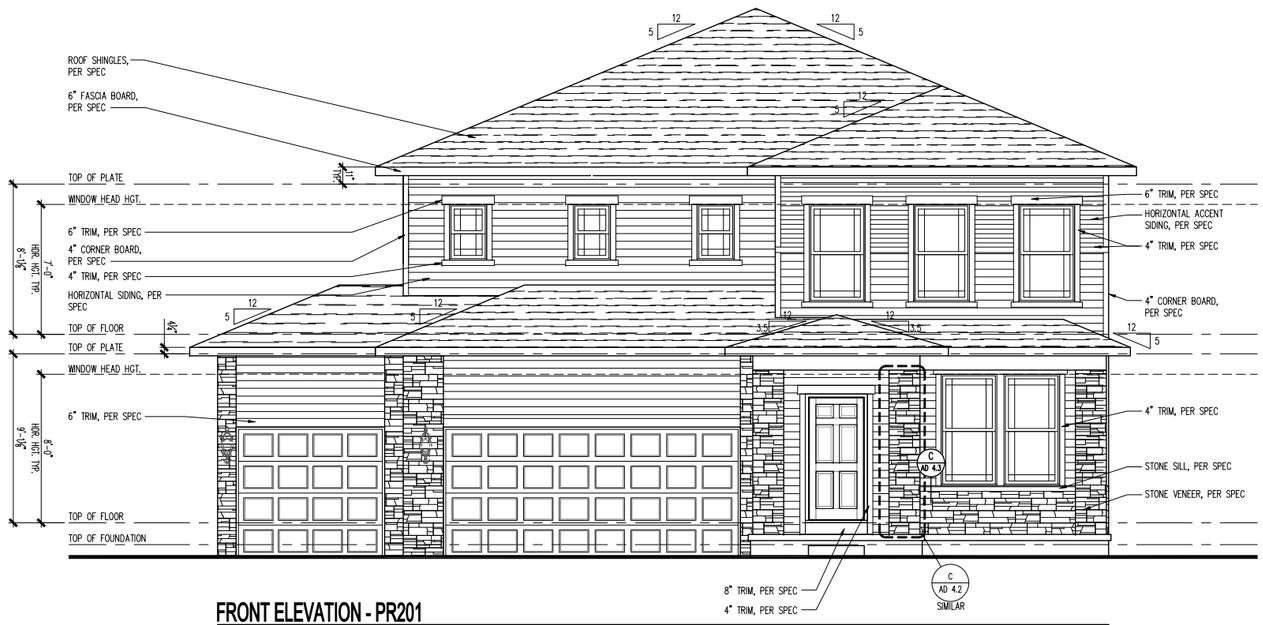
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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



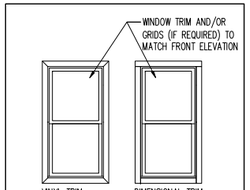
ROOF PLAN

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



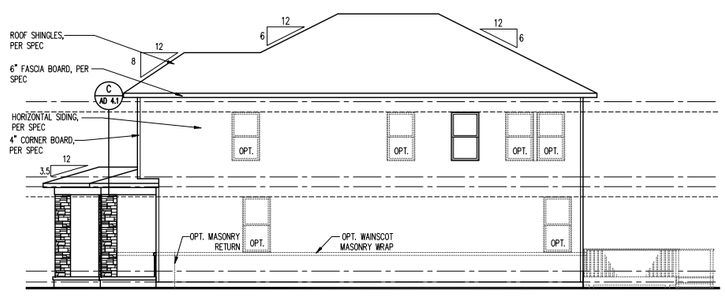
FRONT ELEVATION - PR201

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



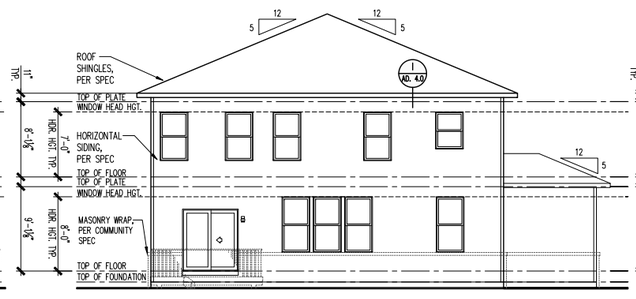
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



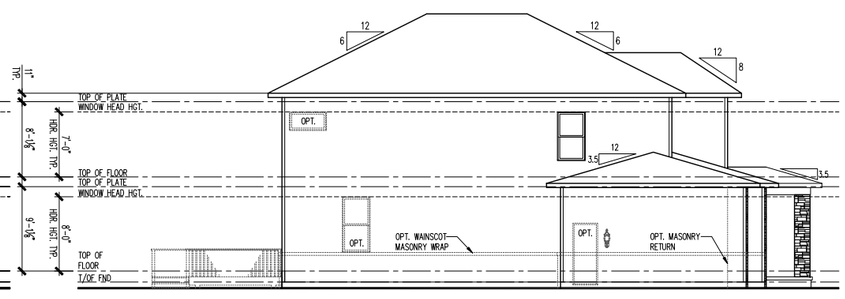
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PulteGroup

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3 Car Front Entry
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PRODUCTION MANAGER
Rick Starkey
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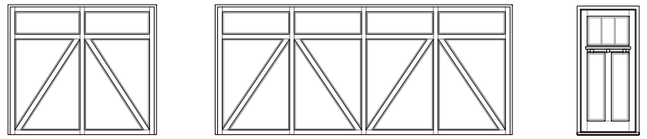
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PLAN NAME
CONTINENTAL
NPC PLAN NUMBER
1917.301
LAWSON PLAN ID
-

SHEET
A3-PR201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-PR201 3FB.1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

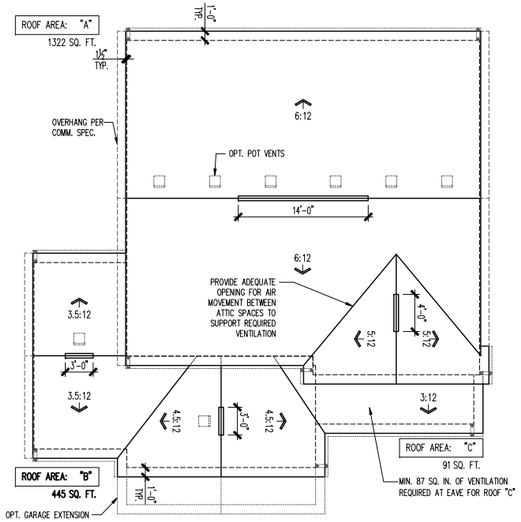
ATTIC VENT SCHEDULE

CR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
TOTAL NET FREE VENTED AREA REQ.	635 IN^2	214 IN^2		
LOW - REQUIRED (*)	317 IN^2	107 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	320 IN^2 32 LINEAR FEET	120 IN^2 12 LINEAR FEET		
HIGH - REQUIRED (*)	317 IN^2	107 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LF	108 IN^2 6 LF		

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LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
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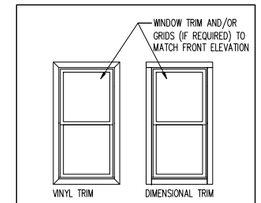
ROOF PLAN

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



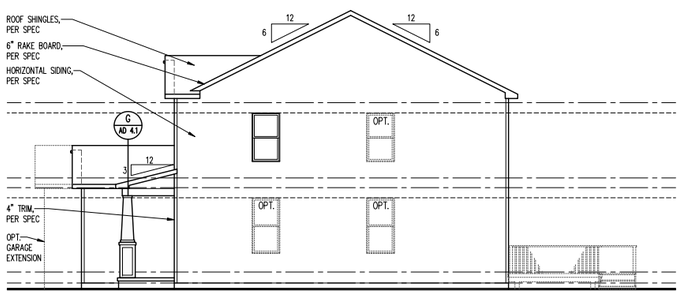
FRONT ELEVATION - CR101

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



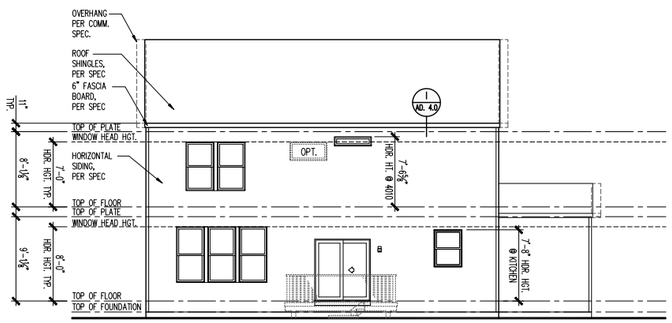
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



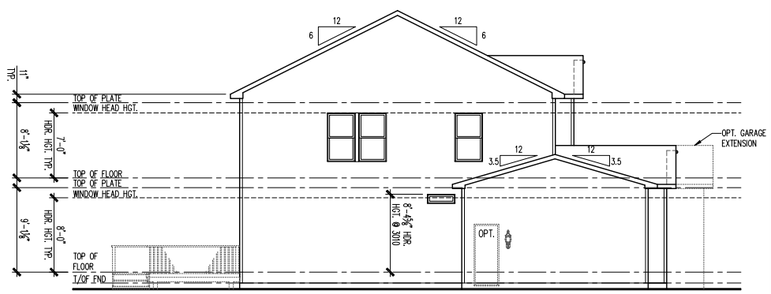
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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CR101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
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REV #	DATE / DESCRIPTION
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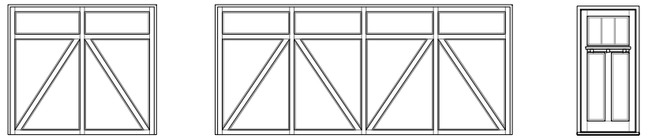
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PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-CR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-CR101 3FB1.DWG



UPGRADED DOOR OPTION
1/4" = 1'-0"

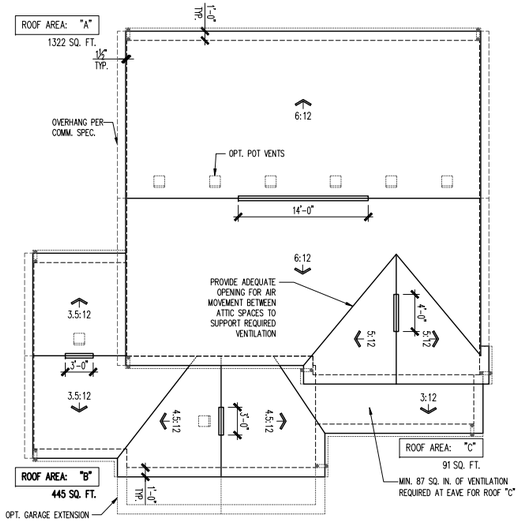
ATTIC VENT SCHEDULE

CR203 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
TOTAL NET FREE VENTED AREA REQ.	635 IN^2	214 IN^2		
LOW - REQUIRED (*)	317 IN^2	107 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
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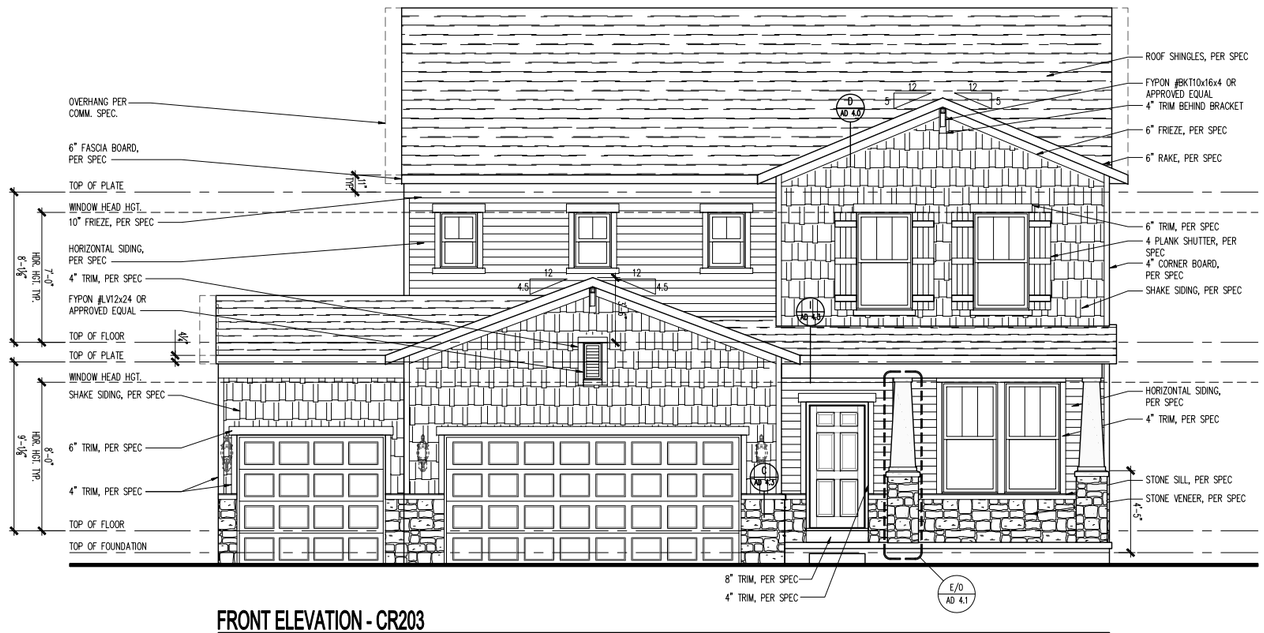
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ROOF PLAN
SCALE: 1/8" = 1'-0"

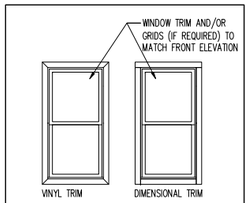


FRONT ELEVATION - CR203
SCALE: 1/4" = 1'-0"

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

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

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

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CR203
3 Car Front Entry
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PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
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REV #	DATE / DESCRIPTION
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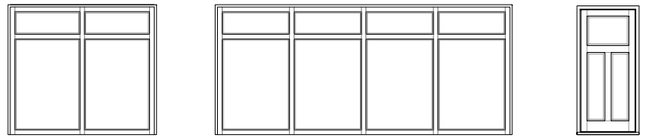
GARAGE HANDING
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PLAN NAME
NEWBERRY
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3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 19, 2022 / Sean Lehenny / A3-CR203 3FB.1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

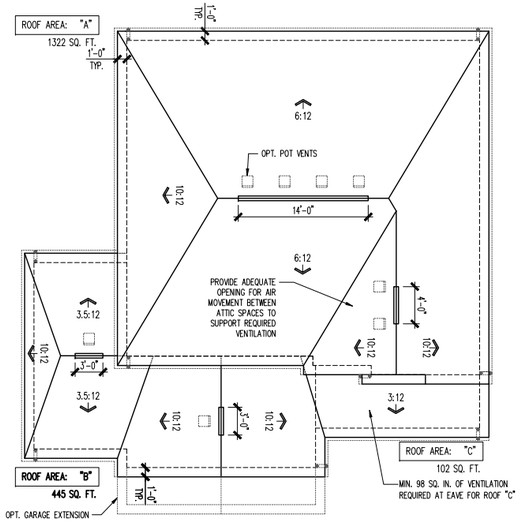
ATTIC VENT SCHEDULE

FH102 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
TOTAL NET FREE VENTED AREA REQ.	635 IN^2	214 IN^2		
LOW - REQUIRED (*)	317 IN^2	107 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	320 IN^2 32 LINEAR FEET	120 IN^2 12 LINEAR FEET		
HIGH - REQUIRED (*)	317 IN^2	107 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

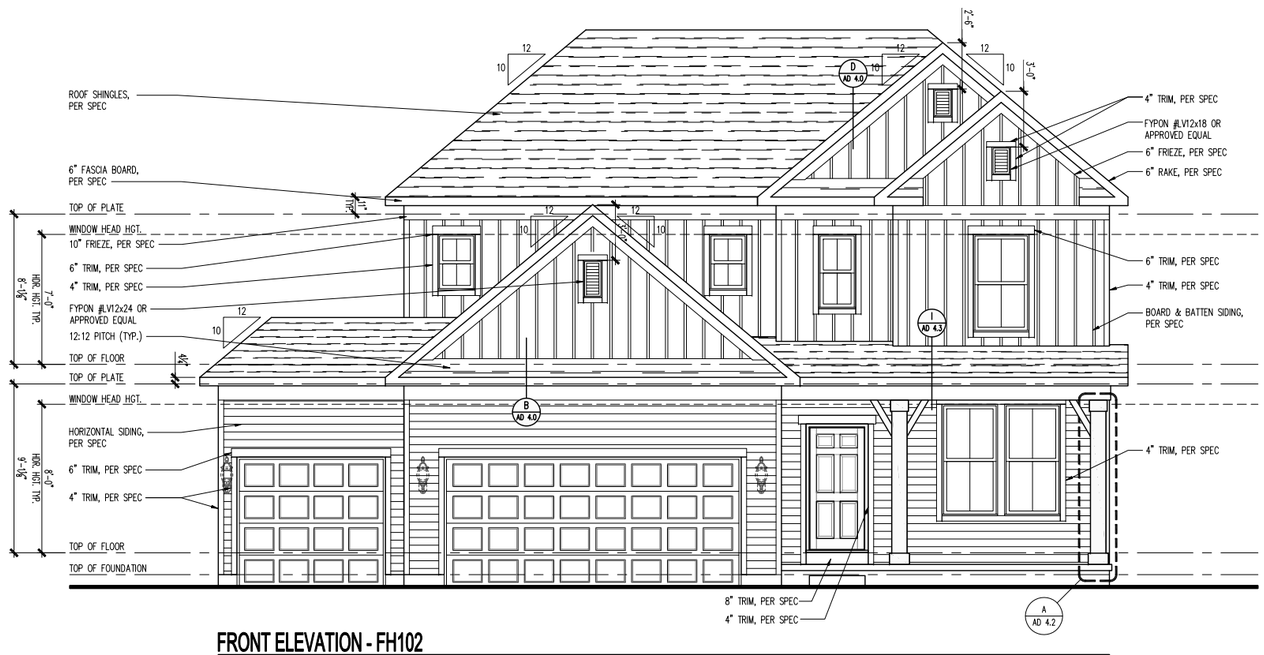
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



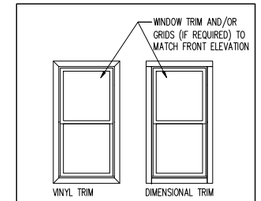
ROOF PLAN

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



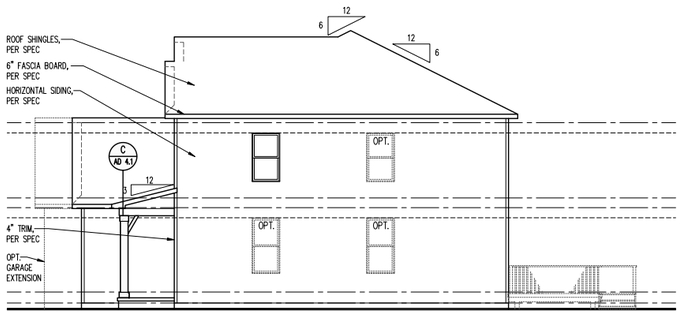
FRONT ELEVATION - FH102

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



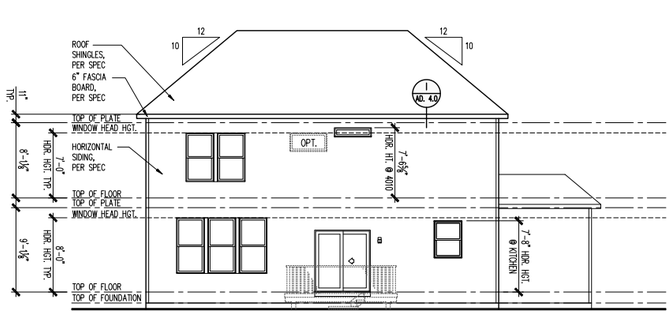
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



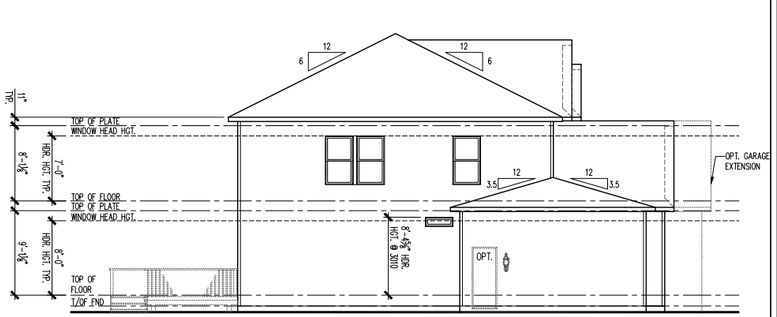
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

FH102
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV # | DATE / DESCRIPTION

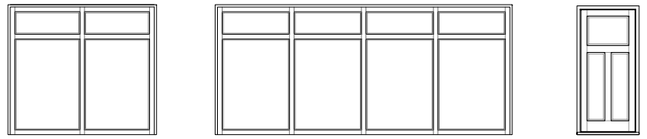
GARAGE HANDING
GARAGE LEFT

PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-FH102
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-FH102 3FB1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

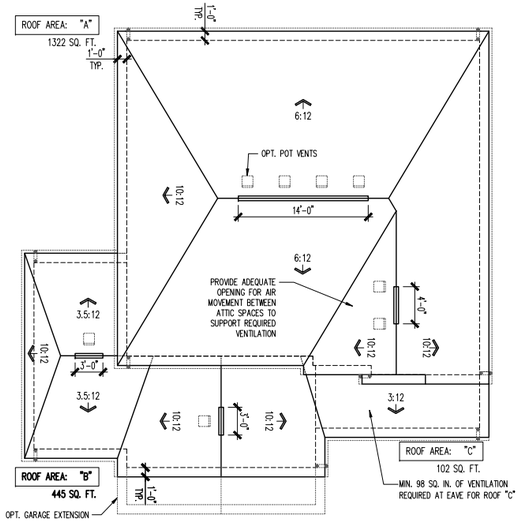
ATTIC VENT SCHEDULE

FH203 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
TOTAL NET FREE VENTED AREA REQ.	635 IN^2	214 IN^2		
LOW - REQUIRED (*)	317 IN^2	107 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	320 IN^2 32 LINEAR FEET	120 IN^2 12 LINEAR FEET		
HIGH - REQUIRED (*)	317 IN^2	107 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

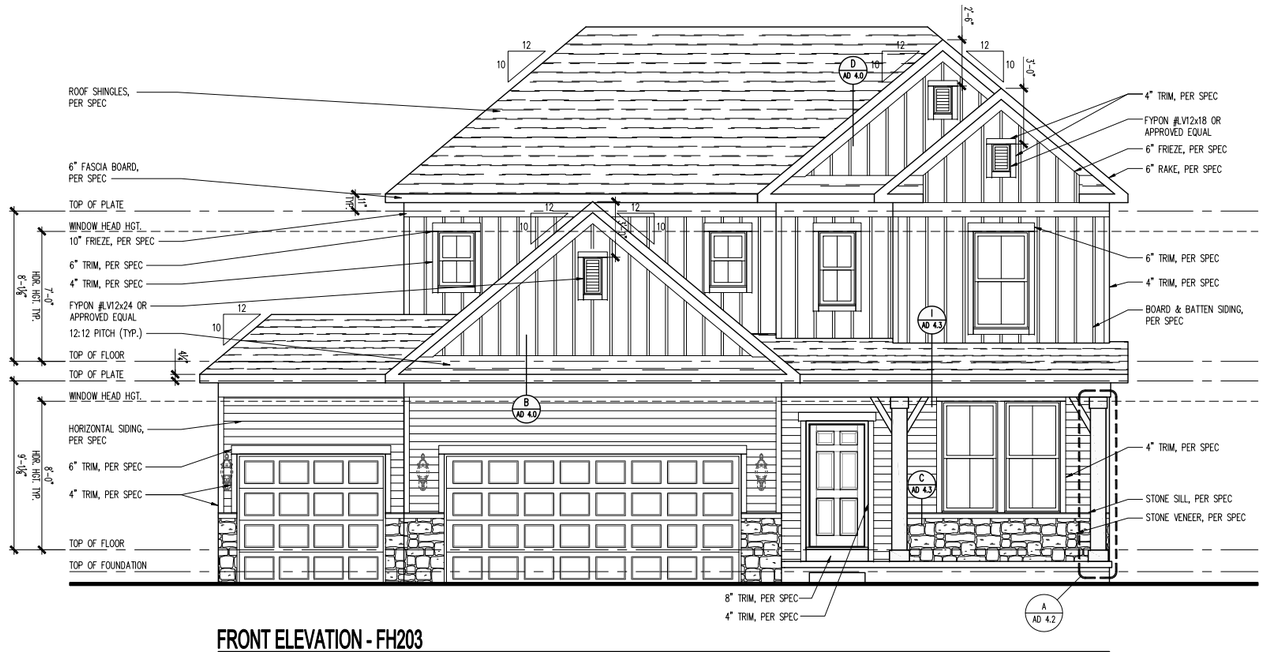
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



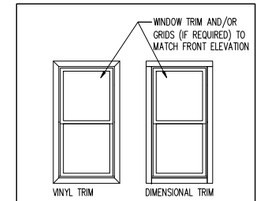
ROOF PLAN

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



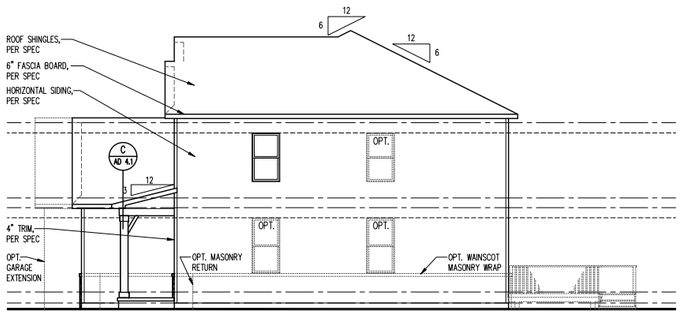
FRONT ELEVATION - FH203

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



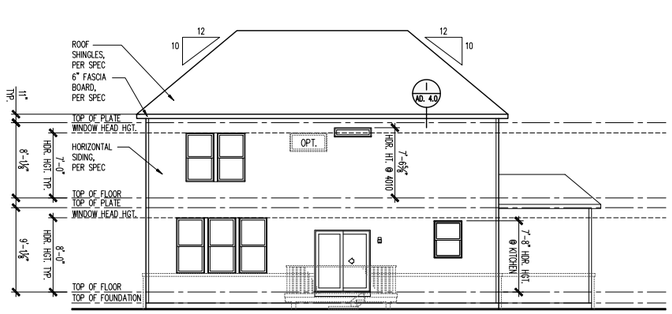
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



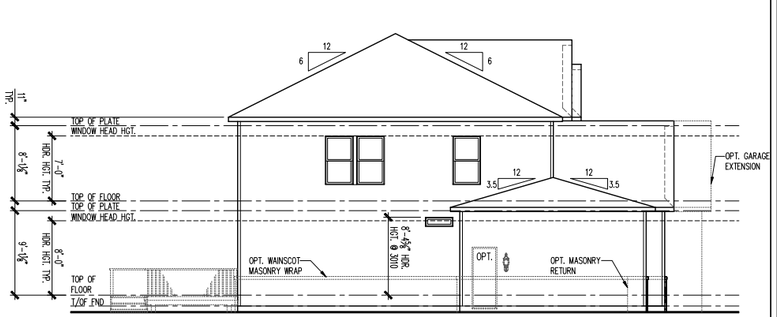
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

FH203
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV # | DATE / DESCRIPTION

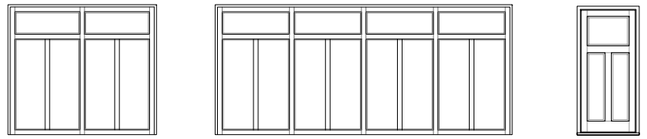
GARAGE HANDING
GARAGE LEFT

PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-FH203
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-FH203 3FB1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

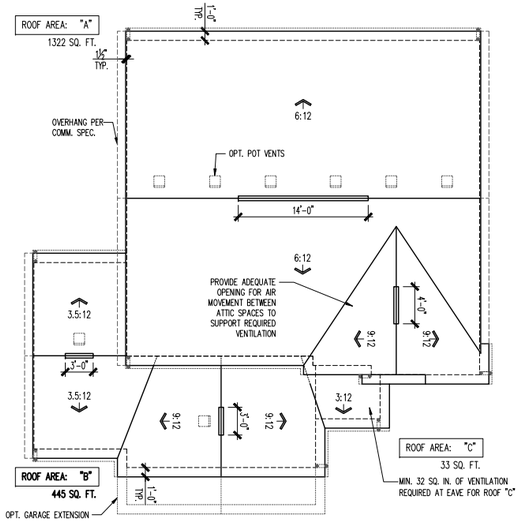
ATTIC VENT SCHEDULE

HR102 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
TOTAL NET FREE VENTED AREA REQ.	635 IN^2	214 IN^2		
LOW - REQUIRED (*)	317 IN^2	107 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
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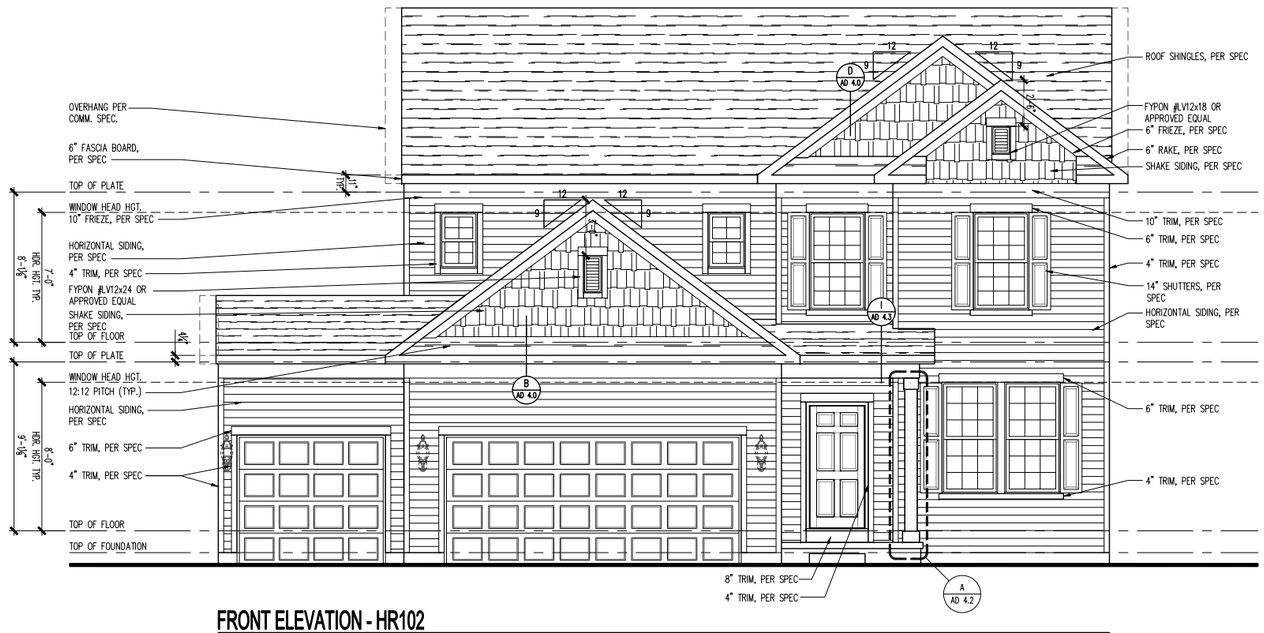
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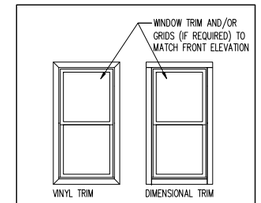
ROOF PLAN

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



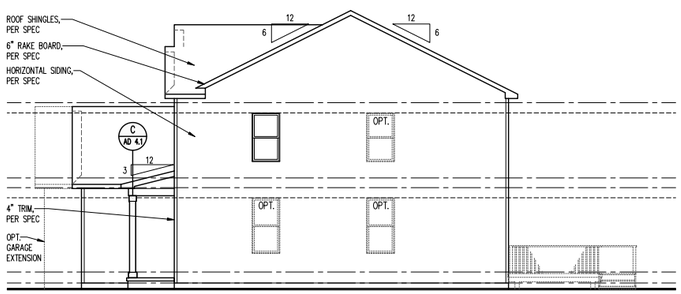
FRONT ELEVATION - HR102

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



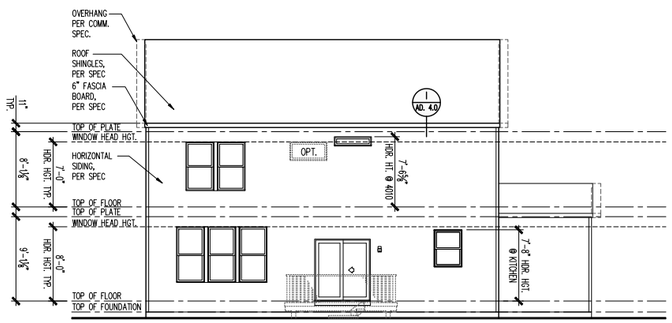
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



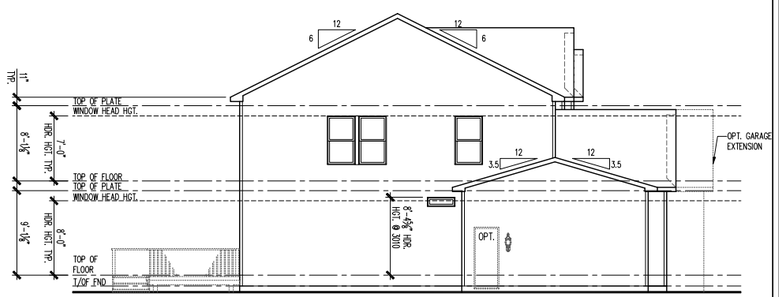
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

HR102
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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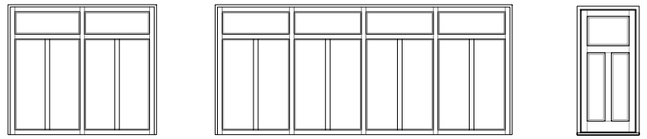
GARAGE HANDING
GARAGE LEFT

PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-HR102
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-HR102 3FB1.DWG



UPGRADED DOOR OPTION
1/4" = 1'-0"

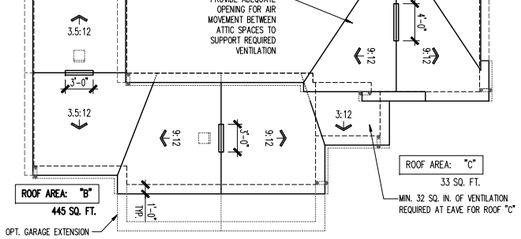
ATTIC VENT SCHEDULE

HR206 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
TOTAL NET FREE VENTED AREA REQ.	635 IN^2	214 IN^2		
LOW - REQUIRED (*)	317 IN^2	107 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
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HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LF	108 IN^2 6 LF		

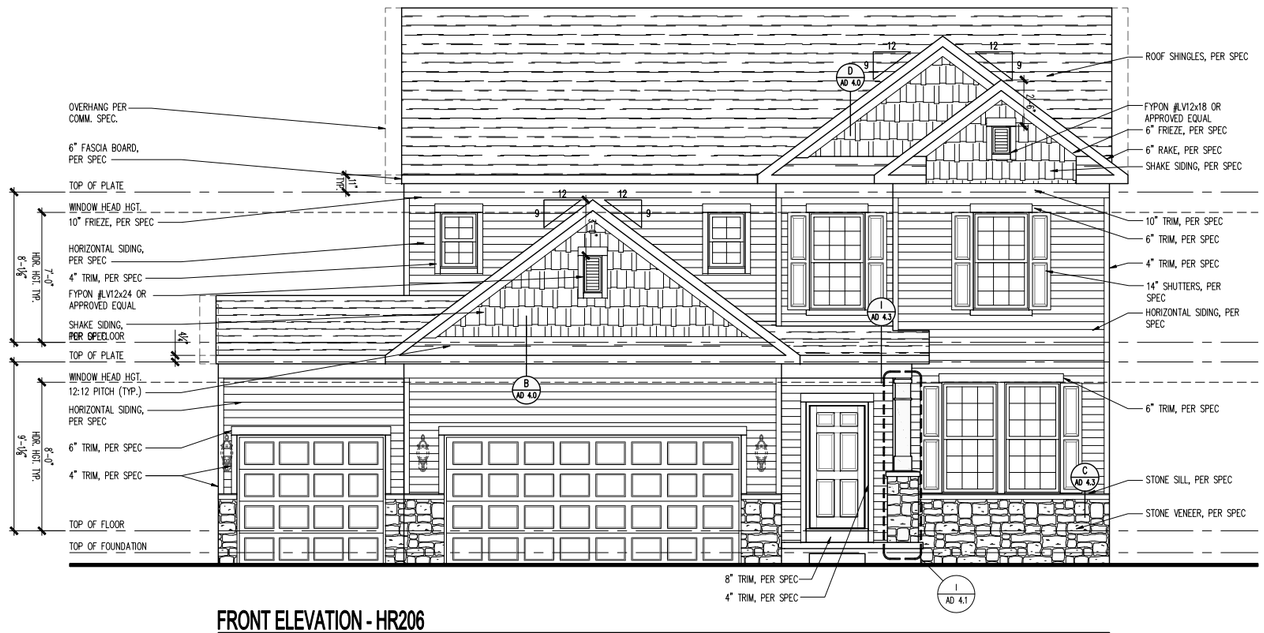
* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

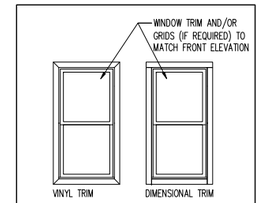
*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
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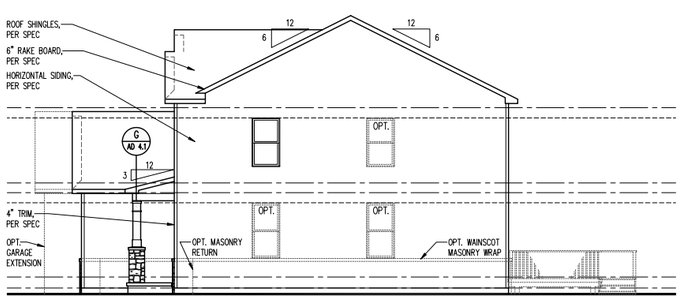
ROOF PLAN
SCALE: 1/8" = 1'-0"



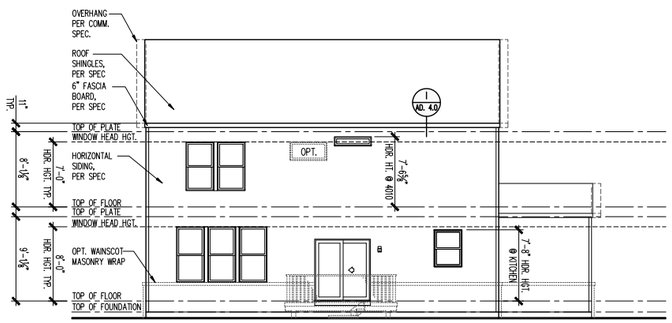
FRONT ELEVATION - HR206
SCALE: 1/4" = 1'-0"



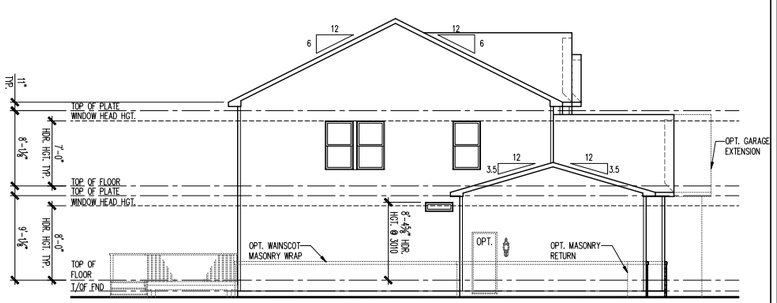
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

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Schaumburg, Illinois 60173

PulteGroup

HR206
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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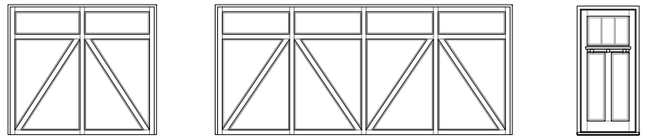
GARAGE HANDING
GARAGE LEFT

PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-HR206
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-HR206 3FB1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

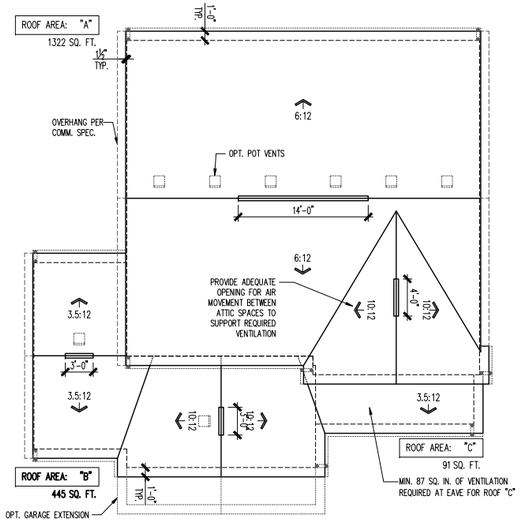
ATTIC VENT SCHEDULE

NC102 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
TOTAL NET FREE VENTED AREA REQ.	635 IN^2	214 IN^2		
LOW - REQUIRED (*)	317 IN^2	107 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS	112 IN^2 4 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	320 IN^2 32 LINEAR FEET	120 IN^2 12 LINEAR FEET		
HIGH - REQUIRED (*)	317 IN^2	107 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LF	108 IN^2 6 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

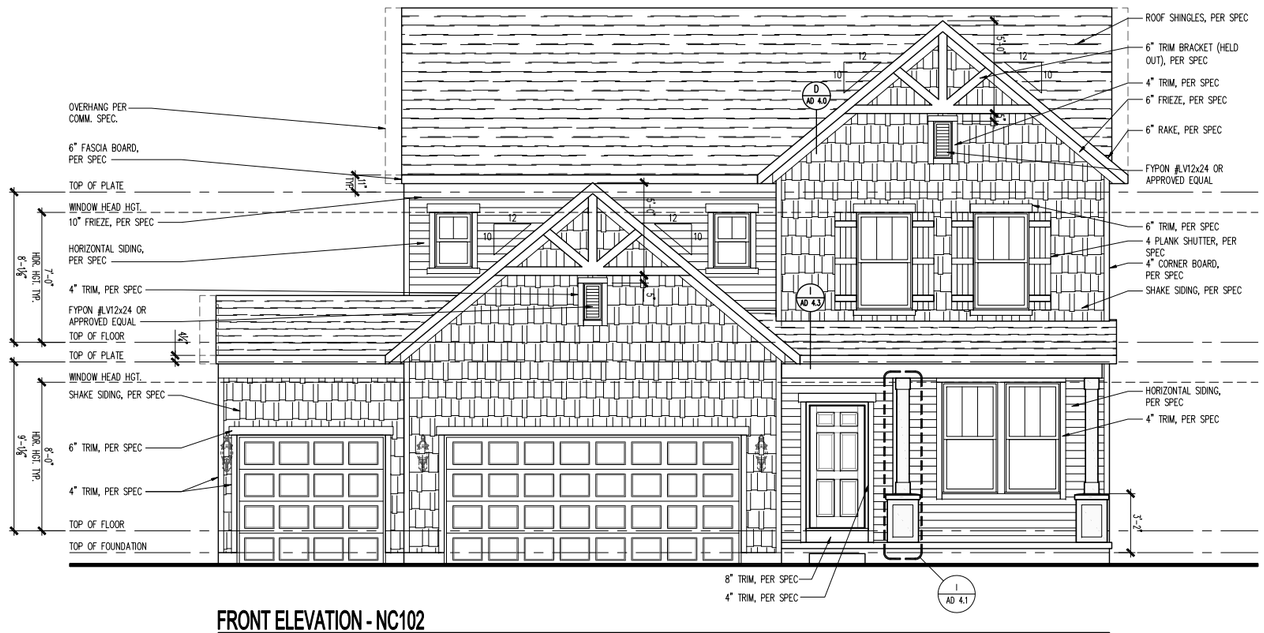
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



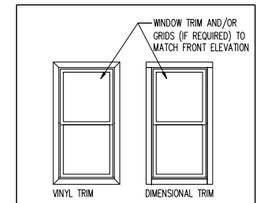
ROOF PLAN

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



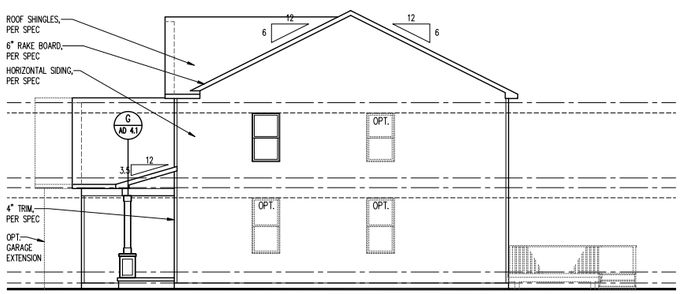
FRONT ELEVATION - NC102

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



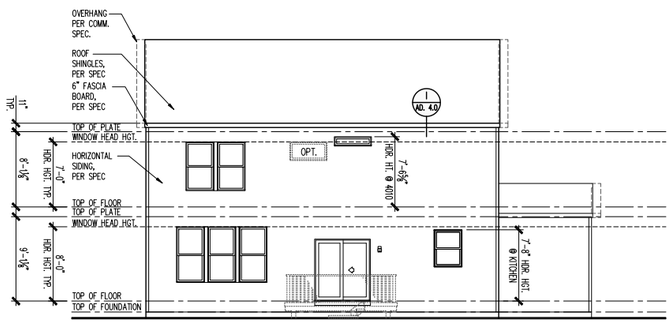
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



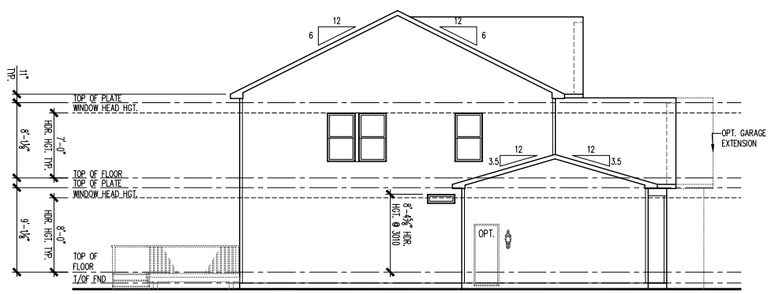
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
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PulteGroup

NC102
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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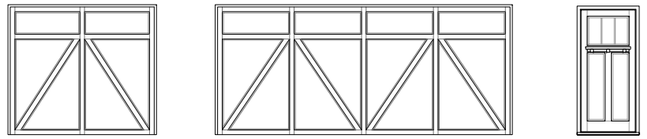
GARAGE HANDING
GARAGE LEFT

PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-NC102
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-NC102 3FB1.DWG



UPGRADED DOOR OPTION
1/4" = 1'-0"

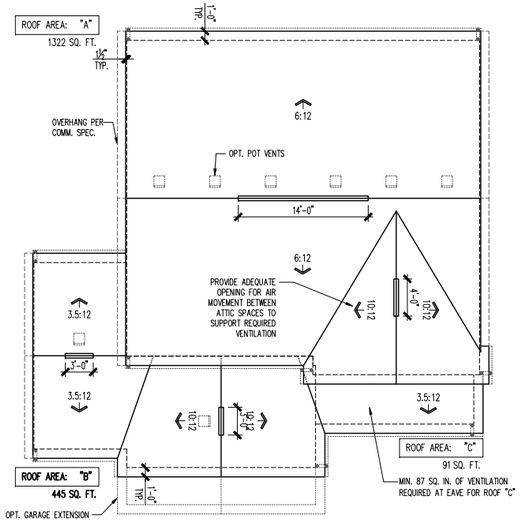
ATTIC VENT SCHEDULE

NC201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
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HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LF	108 IN^2 6 LF		

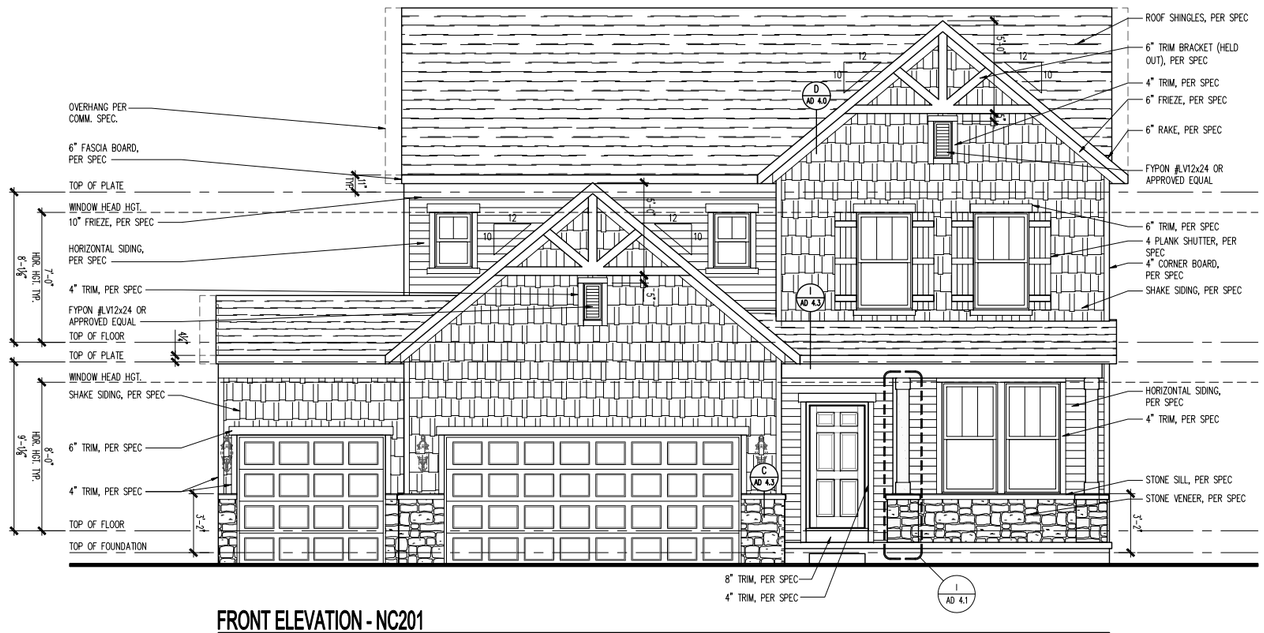
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LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

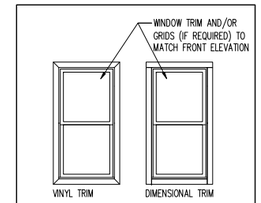
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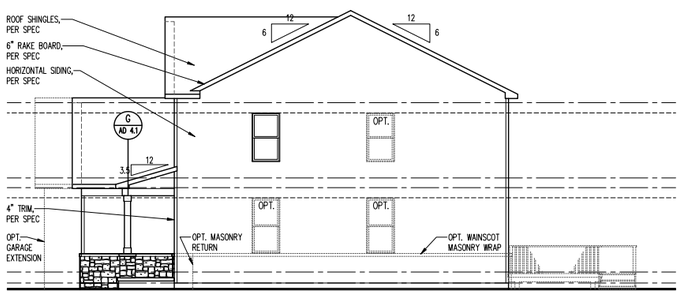
ROOF PLAN
SCALE: 1/8" = 1'-0"



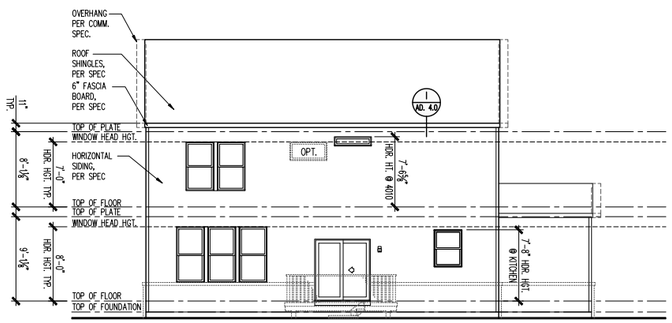
FRONT ELEVATION - NC201
SCALE: 1/4" = 1'-0"



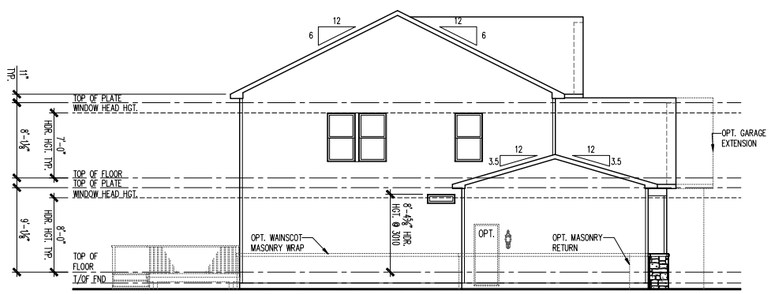
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

PLOTTED: April 12, 2022 / Tiffany Yost / A3-NC201 3FB1.DWG

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

NC201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

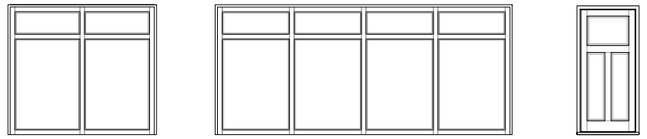
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9	-
10	-

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-NC201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



UPGRADED DOOR OPTION

1/4" = 1'-0"

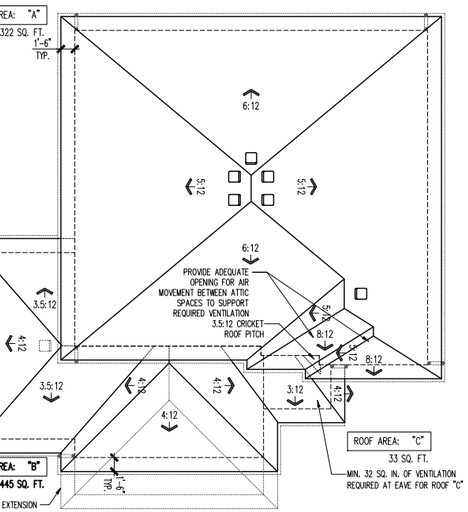
ATTIC VENT SCHEDULE

PR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
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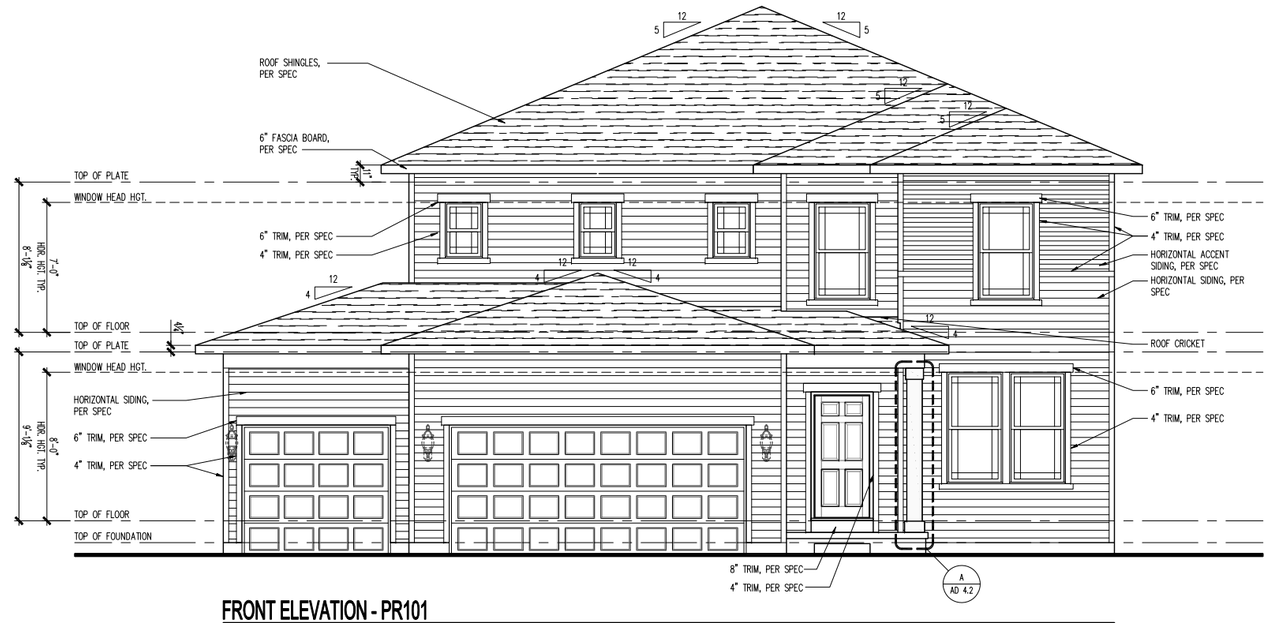
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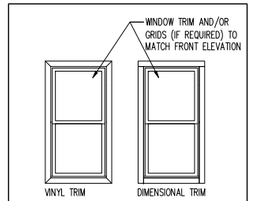
ROOF PLAN

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



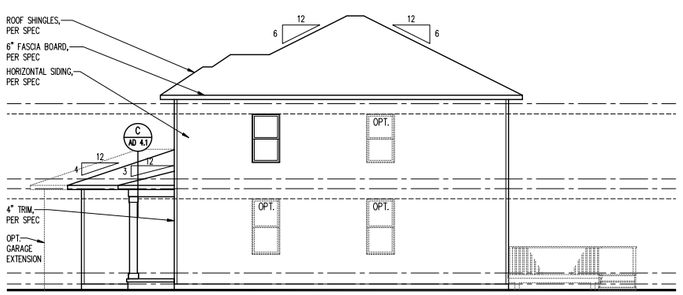
FRONT ELEVATION - PR101

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



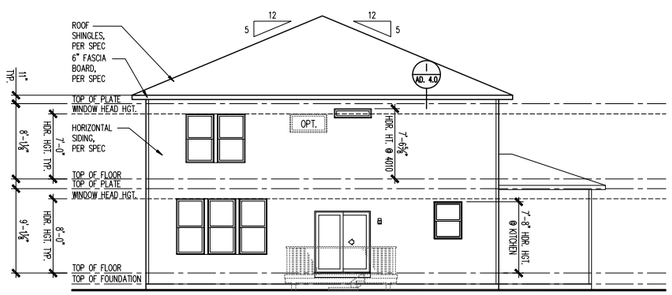
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



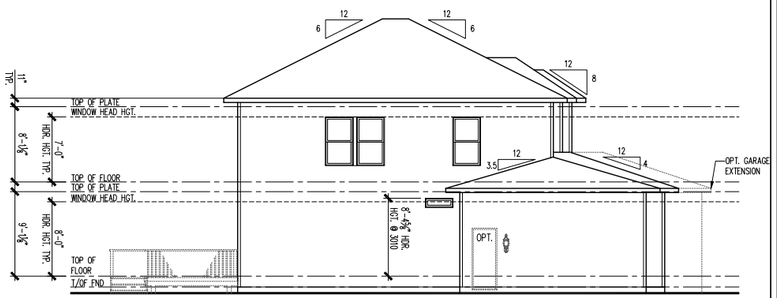
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
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Schaumburg, Illinois 60173

PulteGroup

PR101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV # | DATE / DESCRIPTION

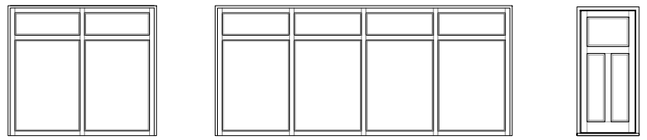
GARAGE HANDING
GARAGE LEFT

PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-PR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-PR101 3FB1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

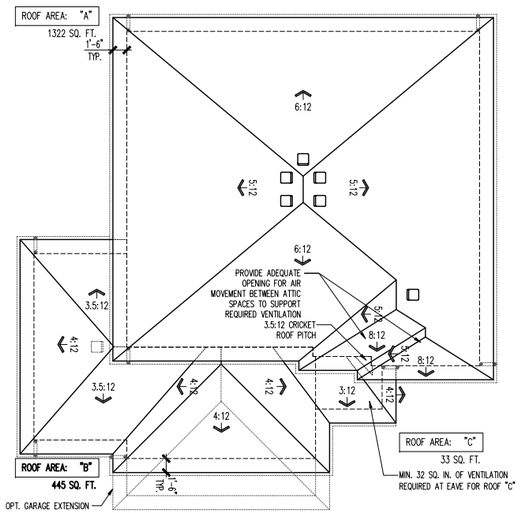
ATTIC VENT SCHEDULE

PR201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1322	445		
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LOW - REQUIRED (*)	317 IN^2	107 IN^2		
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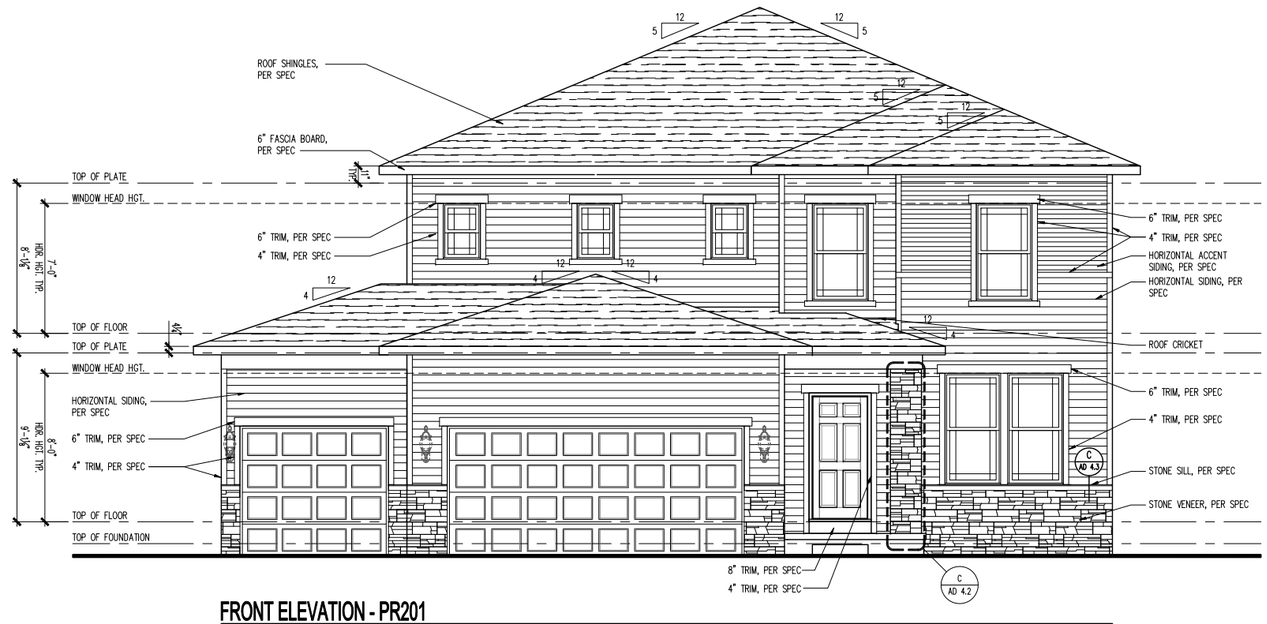
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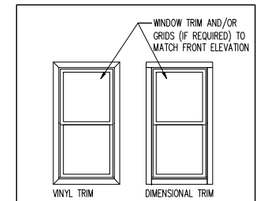
ROOF PLAN

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



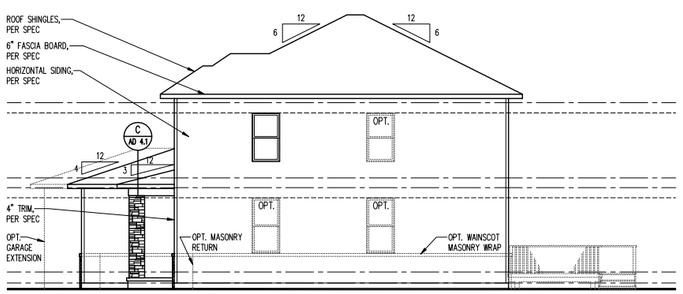
FRONT ELEVATION - PR201

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



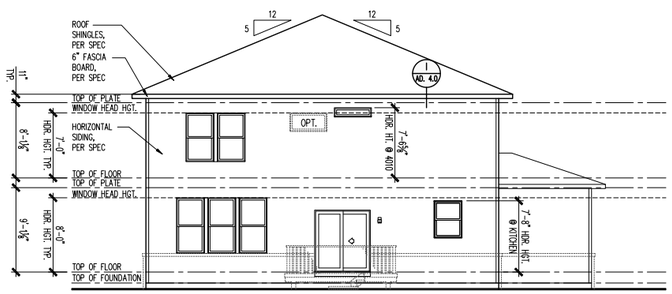
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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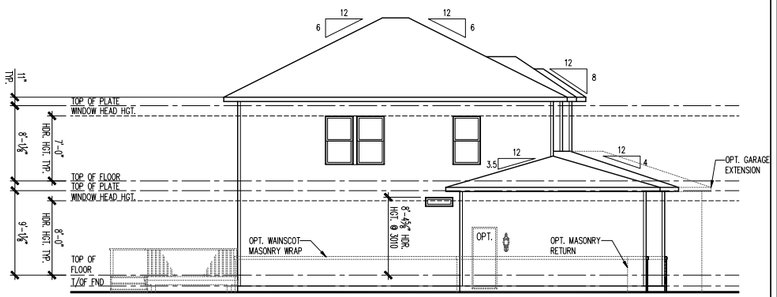
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PRODUCTION MANAGER
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INITIAL RELEASE DATE:
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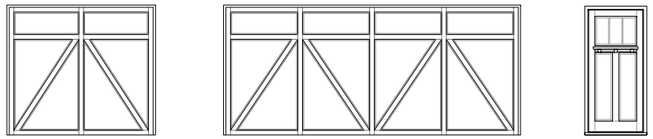
GARAGE HANDING
GARAGE LEFT

PLAN NAME
NEWBERRY
NPC PLAN NUMBER
1918.301
LAWSON PLAN ID
-

SHEET
A3-PR201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 12, 2022 / Tiffany Yost / A3-PR201 3FB1.DWG



UPGRADED DOOR OPTION

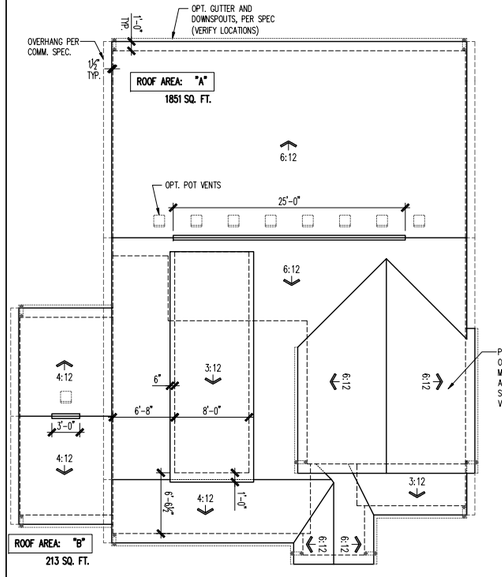
1/4" = 1'-0"

ATTIC VENT SCHEDULE				
CR101 2-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**		
ATTIC AREA (SF)	1851	213		
TOTAL NET FREE VENTED AREA REQ.	888 IN^2	102 IN^2		
LOW - REQUIRED (*)	444 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	448 IN^2 16 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	450 IN^2 45 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	444 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN^2 8 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	450 IN^2 25 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

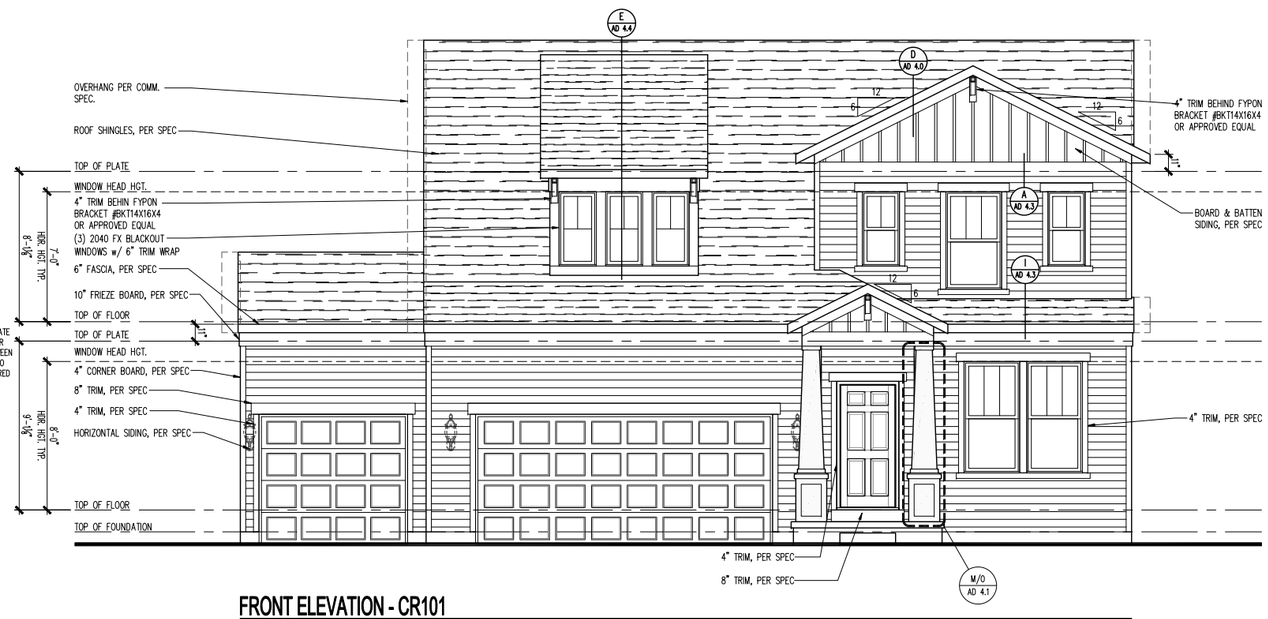
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



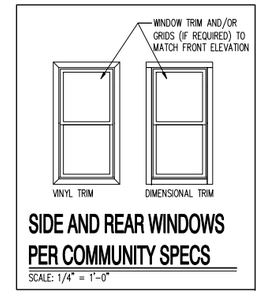
ROOF PLAN

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



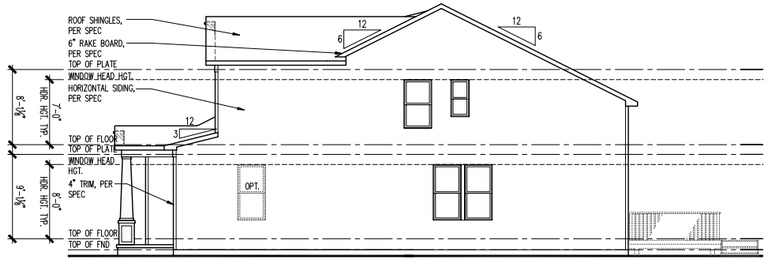
FRONT ELEVATION - CR101

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



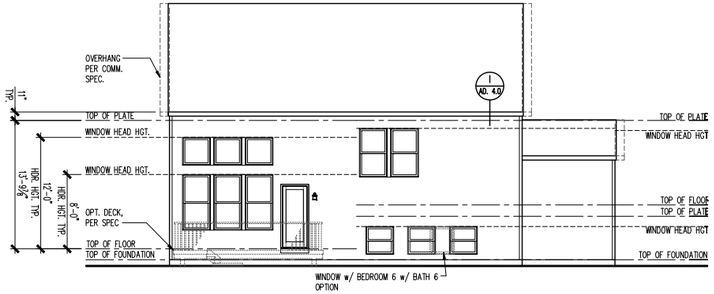
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



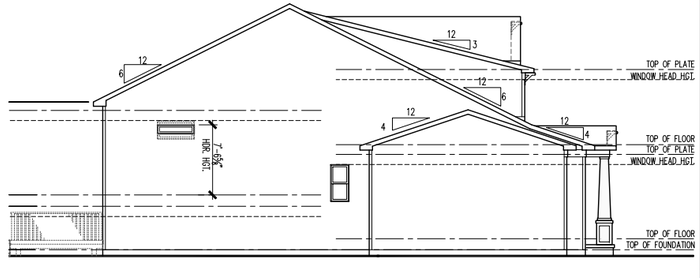
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Craftsman 101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

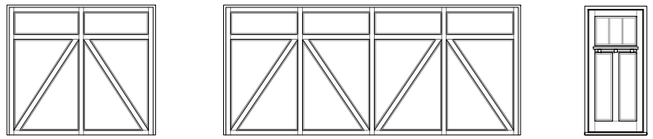
GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
MPC PLAN NUMBER
2376.301
LAWSON PLAN ID
-

SHEET
A3-CR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 30, 2022 / User-693 / A3-CR101 3FB.1.DWG



UPGRADED DOOR OPTION

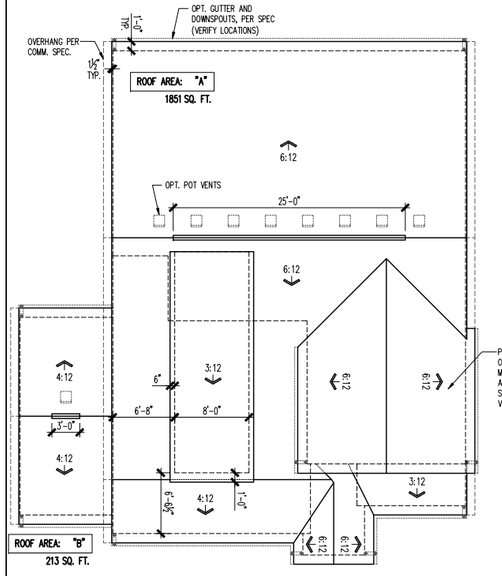
1/4" = 1'-0"

ATTIC VENT SCHEDULE				
CR202 2-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**		
ATTIC AREA (SF)	1851	213		
TOTAL NET FREE VENTED AREA REQ.	888 IN^2	102 IN^2		
LOW - REQUIRED (*)	444 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	448 IN^2 16 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	450 IN^2 45 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	444 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN^2 8 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	450 IN^2 25 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

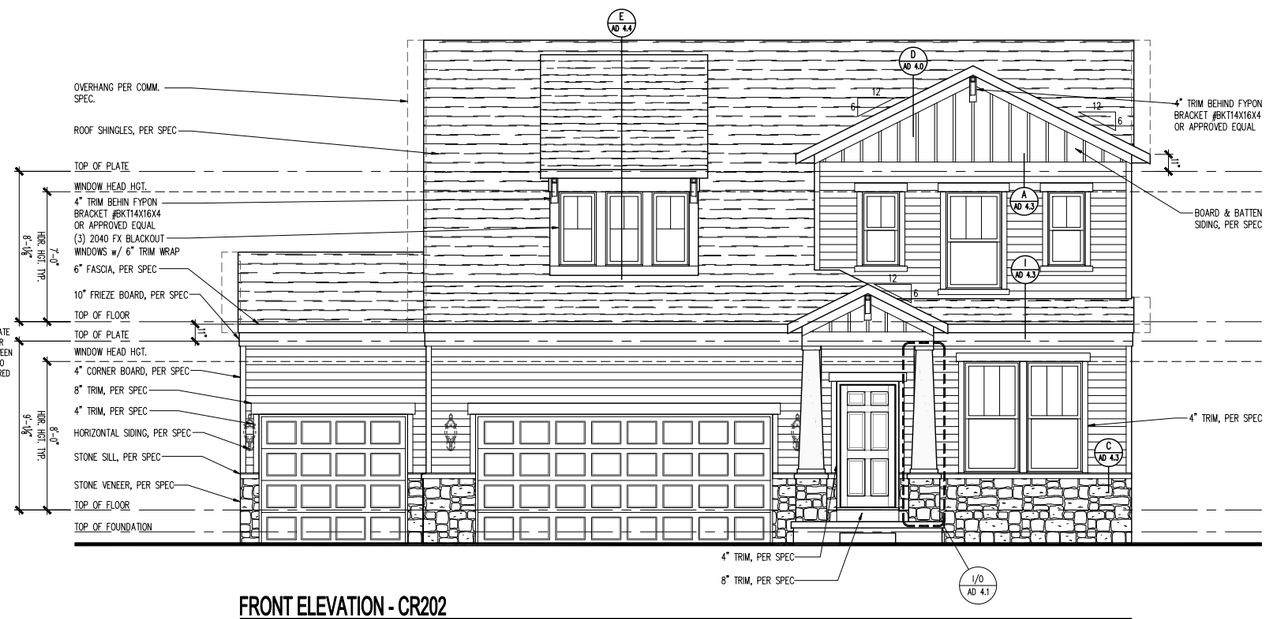
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



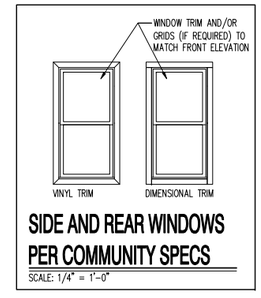
ROOF PLAN

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



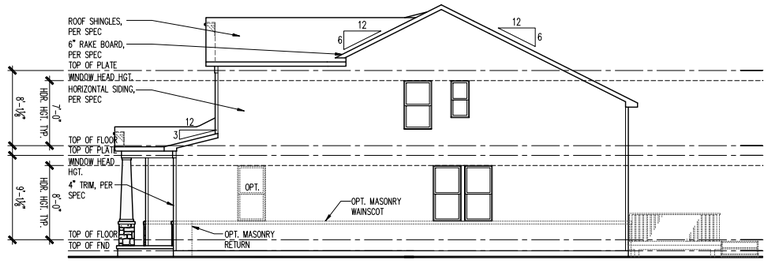
FRONT ELEVATION - CR202

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



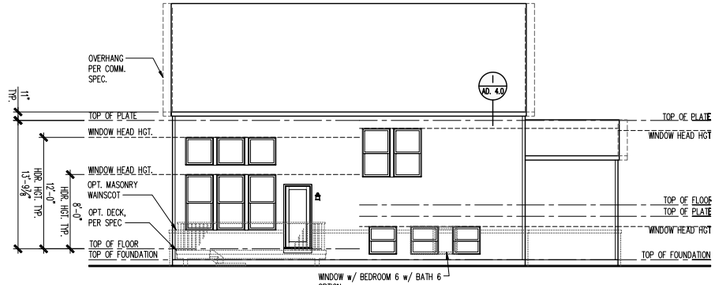
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



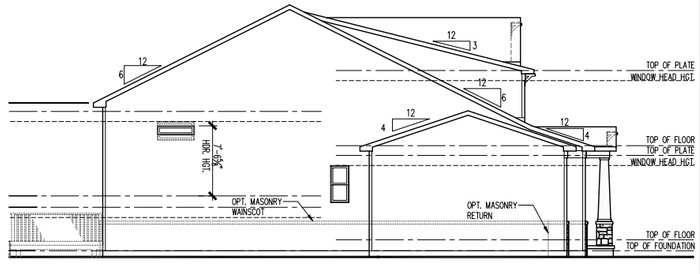
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

Craftsman 202
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

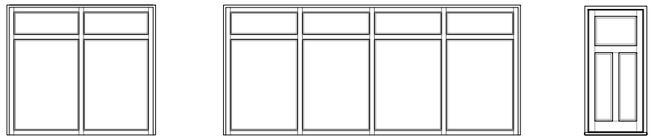
GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
MPC PLAN NUMBER
2376.301
LAWSON PLAN ID
-

SHEET
A3-CR202
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 30, 2022 / User-693 / A3-CR202 3FB.LOWG



UPGRADED DOOR OPTION

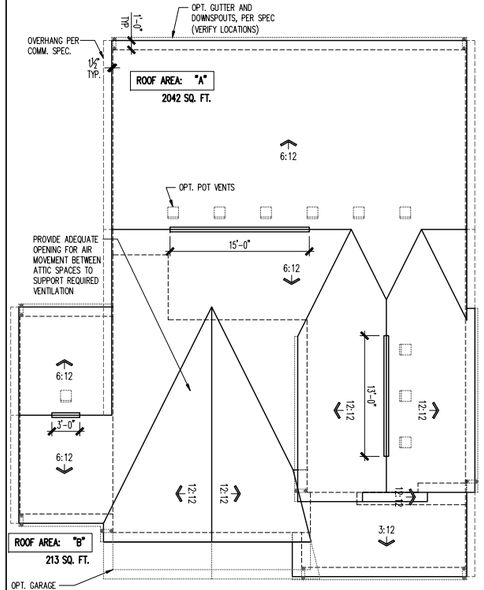
1/4" = 1'-0"

ATTIC VENT SCHEDULE				
FH101 3-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**		
ATTIC AREA (SF)	2042	213		
TOTAL NET FREE VENTED AREA REQ.	980 IN^2	102 IN^2		
LOW - REQUIRED (*)	490 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	490 IN^2 49 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	490 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	549 IN^2 9 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	504 IN^2 28 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

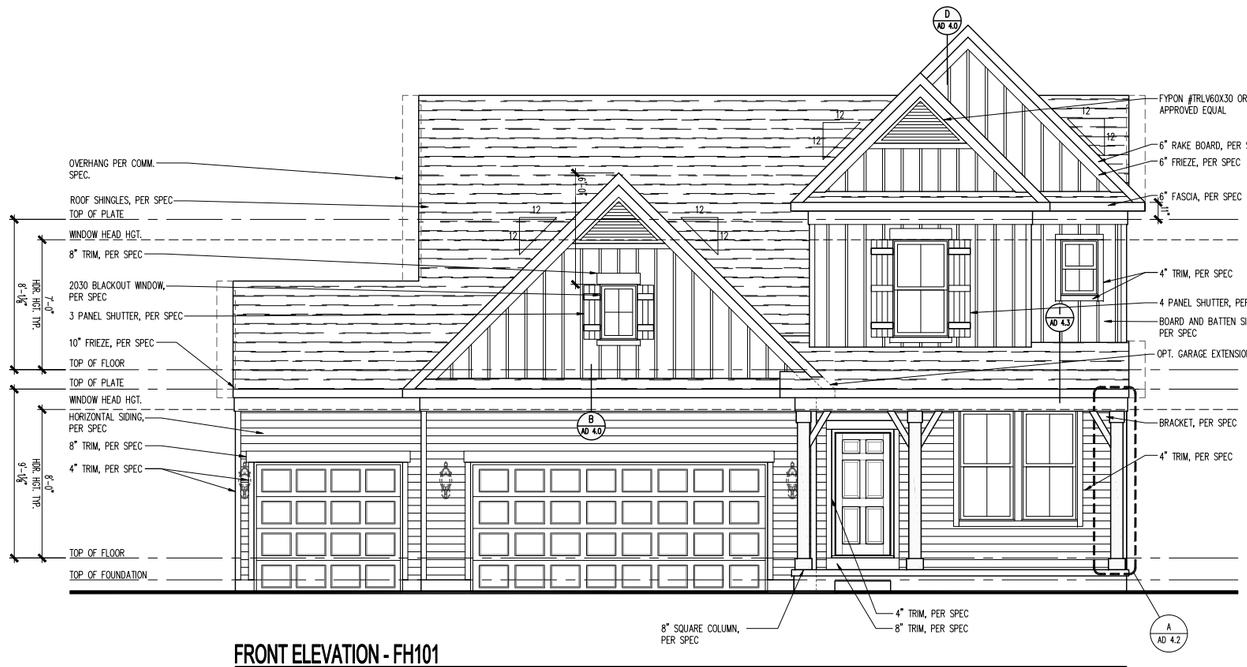
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



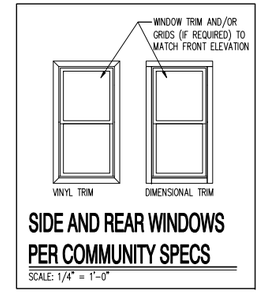
ROOF PLAN

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



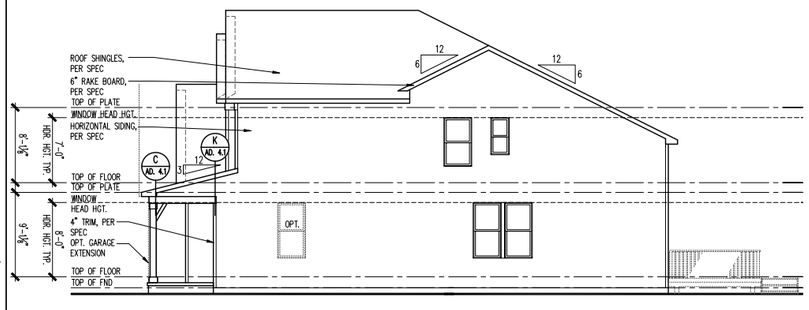
FRONT ELEVATION - FH101

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



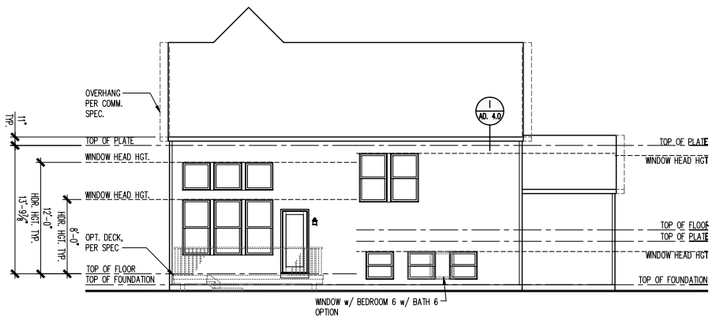
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



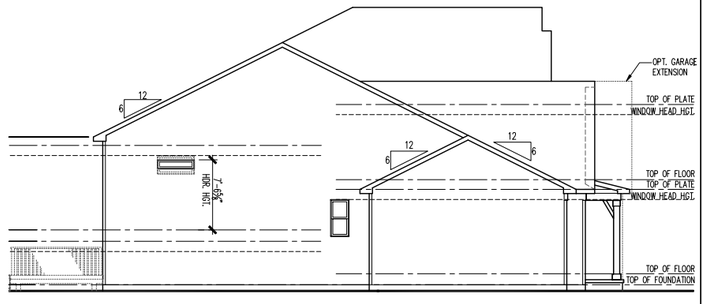
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 5, 2022 / User-893 / A3-FH101 3FB.1.DWG

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Schaumburg, Illinois 60173

PulteGroup

Farmhouse 101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

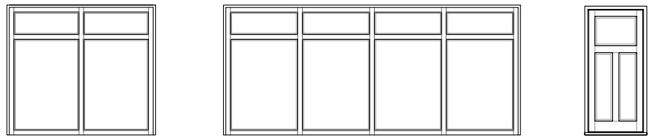
PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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2	.
3	.
4	.
5	.
6	.
7	.
8	.
9	.
10	.

GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
NPC PLAN NUMBER
2376.301
LAWSON PLAN ID
-

SHEET
A3-FH101
3FB.1



UPGRADED DOOR OPTION

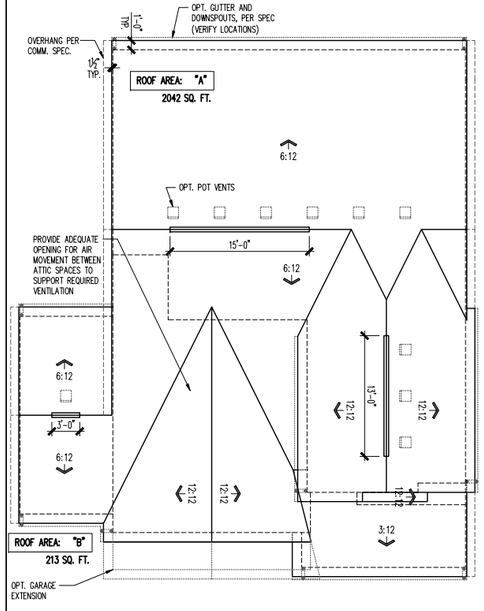
1/4" = 1'-0"

ATTIC VENT SCHEDULE				
FH201 3-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**		
ATTIC AREA (SF)	2042	213		
TOTAL NET FREE VENTED AREA REQ.	980 IN^2	102 IN^2		
LOW - REQUIRED (*)	490 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	490 IN^2 49 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	490 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	549 IN^2 9 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	504 IN^2 28 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

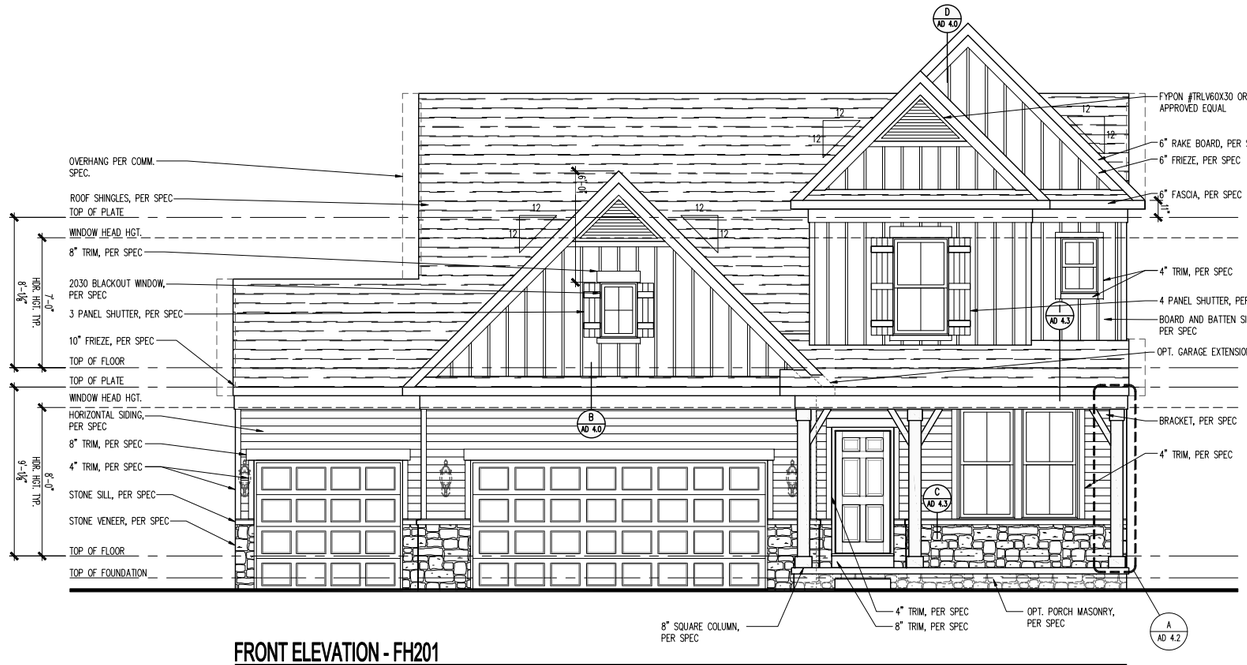
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



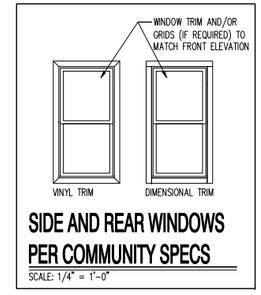
ROOF PLAN

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



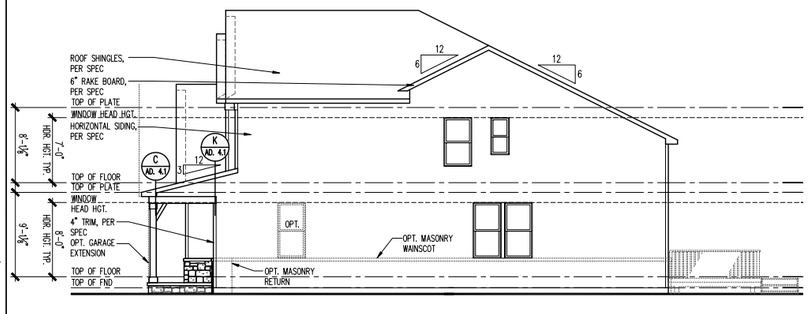
FRONT ELEVATION - FH201

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



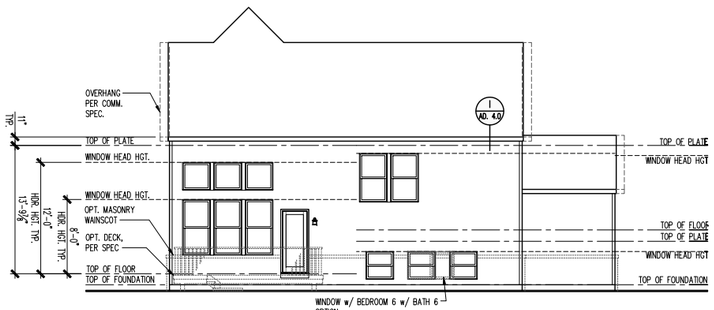
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



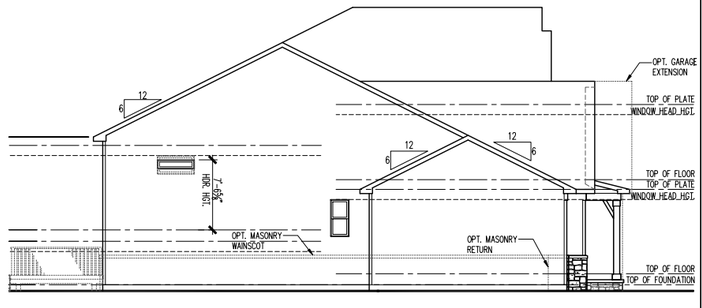
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Farmhouse 201
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PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

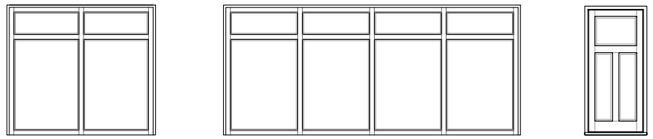
GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
NPC PLAN NUMBER
2376.301
LAWSON PLAN ID
-

SHEET
A3-FH201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 5, 2022 / User-893 / A3-FH201 3FB1.DWG



UPGRADED DOOR OPTION

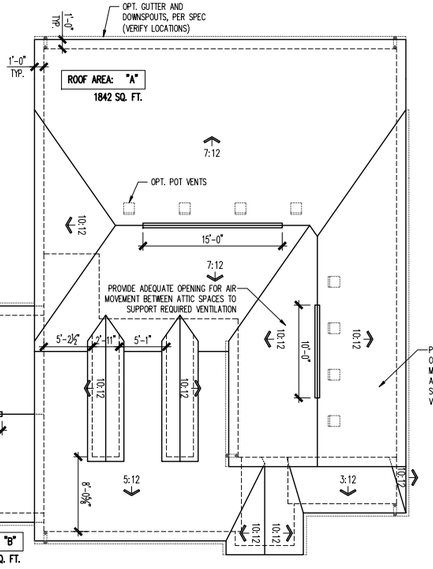
1/4" = 1'-0"

ATTIC VENT SCHEDULE				
HR101 3-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**		
ATTIC AREA (SF)	1842	213		
TOTAL NET FREE VENTED AREA REQ.	884 IN^2	102 IN^2		
LOW - REQUIRED (*)	442 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	448 IN^2 16 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	450 IN^2 45 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	442 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN^2 8 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	450 IN^2 25 LF	54 IN^2 3 LF		

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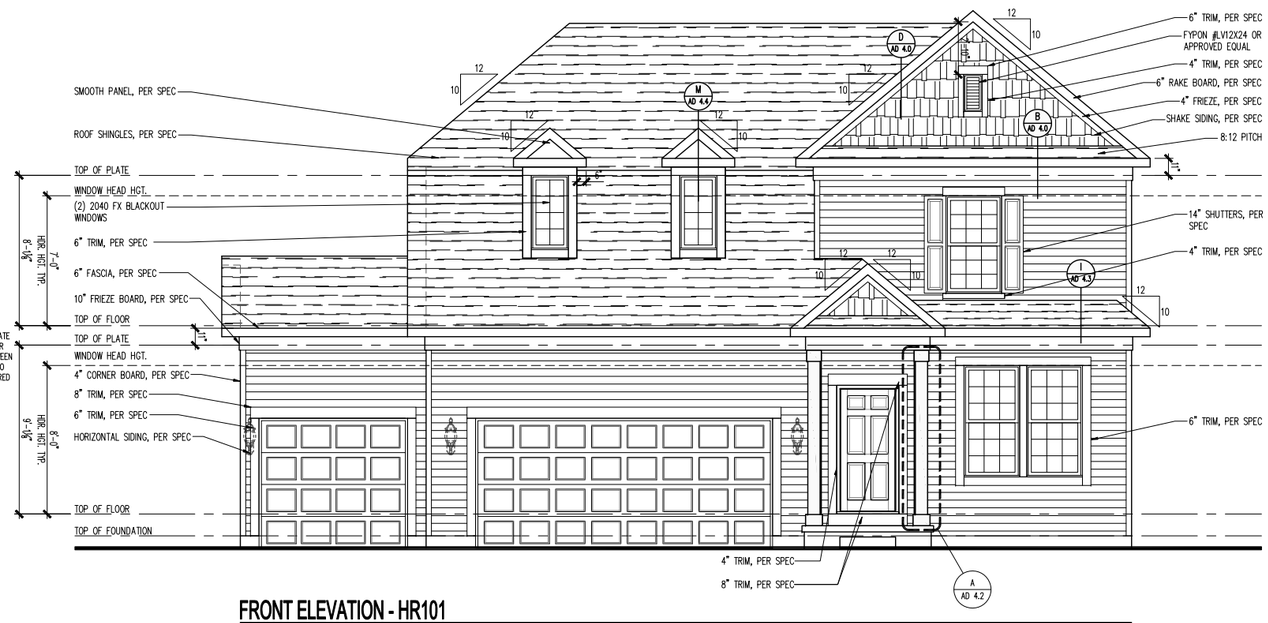
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



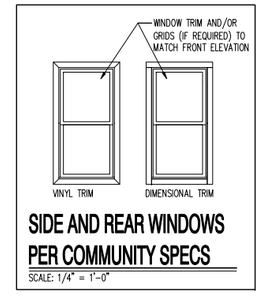
ROOF PLAN

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



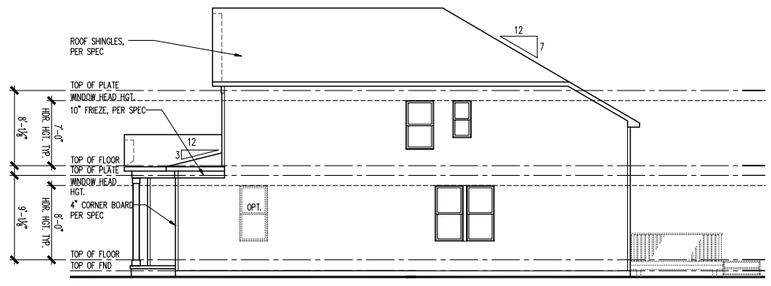
FRONT ELEVATION - HR101

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



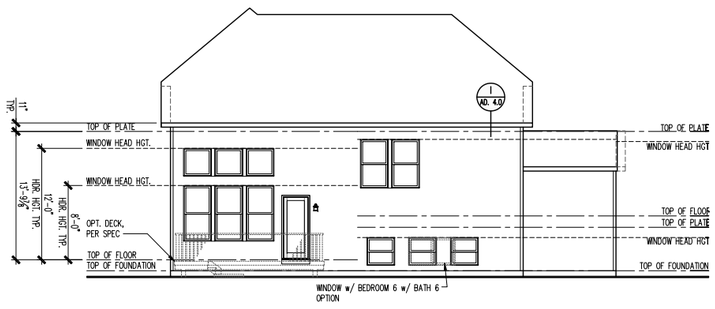
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



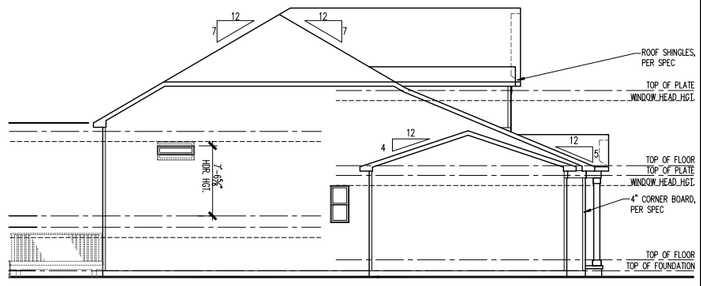
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
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Schaumburg, Illinois 60173

PulteGroup

Heartland 101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION

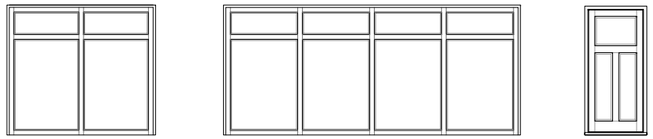
GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
MFG PLAN NUMBER
2376.301
LAWSON PLAN ID
-

SHEET
A3-HR101
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 30, 2022 / User-693 / A3-HR101 3FB.1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

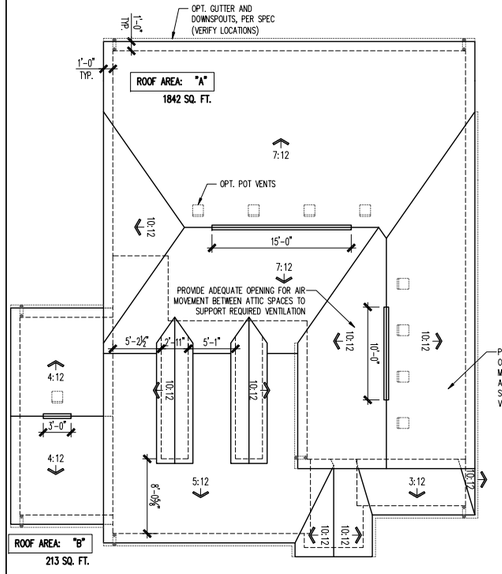
ATTIC VENT SCHEDULE

HR202 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1842	213		
TOTAL NET FREE VENTED AREA REQ.	884 IN^2	102 IN^2		
LOW - REQUIRED (*)	442 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	448 IN^2 16 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	450 IN^2 45 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	442 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN^2 8 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	450 IN^2 25 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

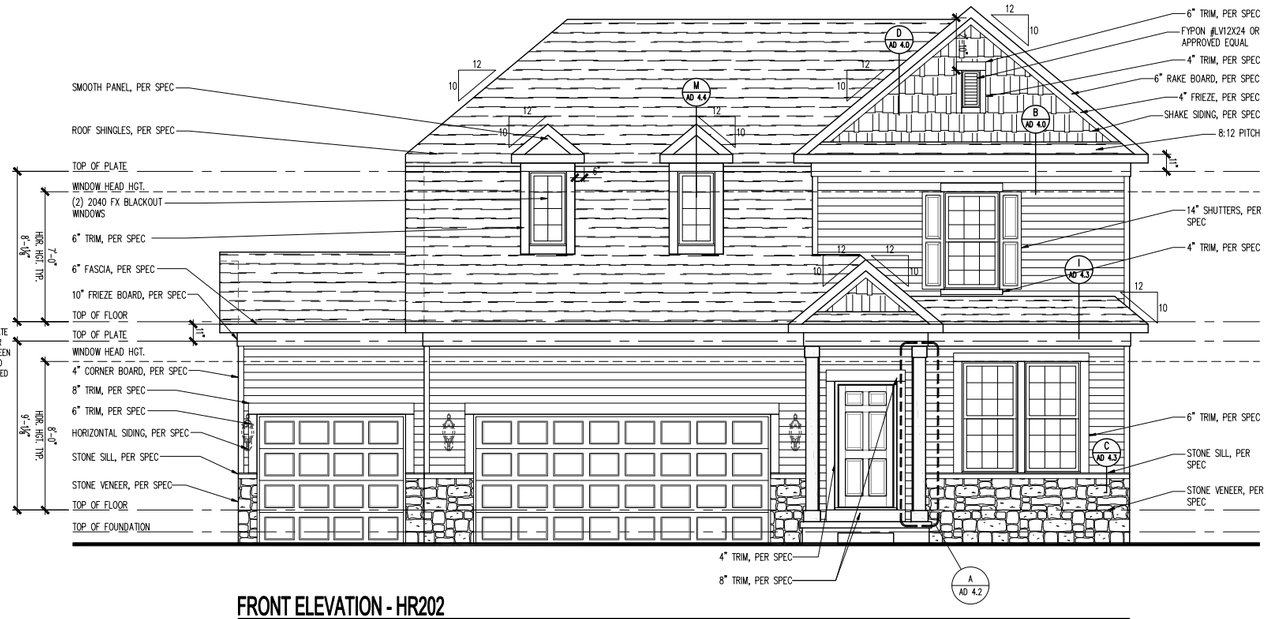
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



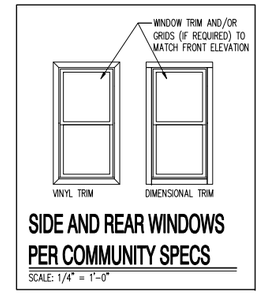
ROOF PLAN

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



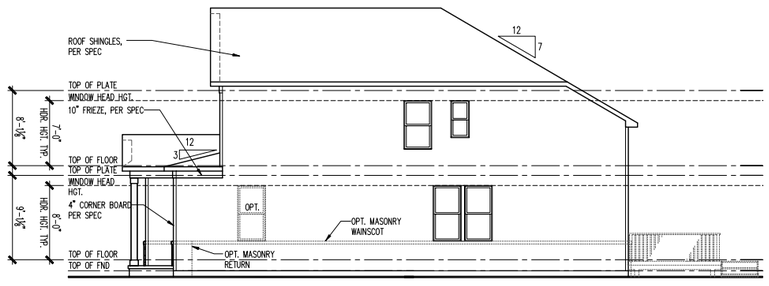
FRONT ELEVATION - HR202

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



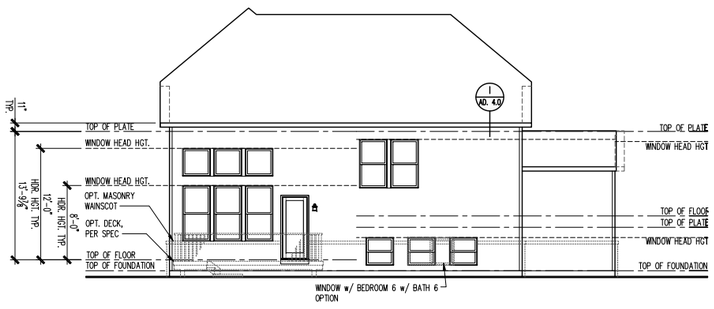
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



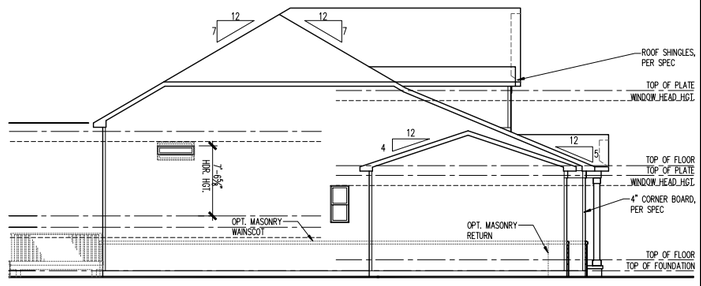
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

PLOTTED: March 30, 2022 / User-693 / A3-HR202 3FB.1.DWG

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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Schaumburg, Illinois 60173

PulteGroup

Heartland 202
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

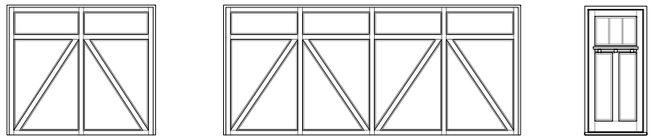
PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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8	-
9	-
10	-

GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
NPC PLAN NUMBER
2376.301
LAWSON PLAN ID
-

SHEET
A3-HR202
3FB.1



UPGRADED DOOR OPTION

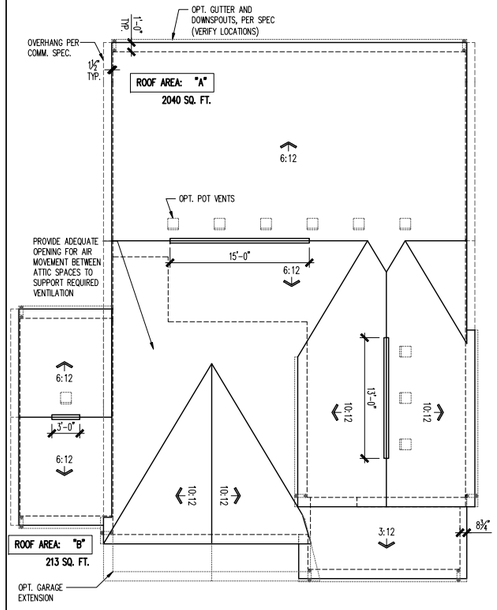
1/4" = 1'-0"

ATTIC VENT SCHEDULE				
NC101 3-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**		
ATTIC AREA (SF)	2040	213		
TOTAL NET FREE VENTED AREA REQ.	979 IN^2	102 IN^2		
LOW - REQUIRED (*)	490 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	490 IN^2 49 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	490 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	549 IN^2 9 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	504 IN^2 28 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

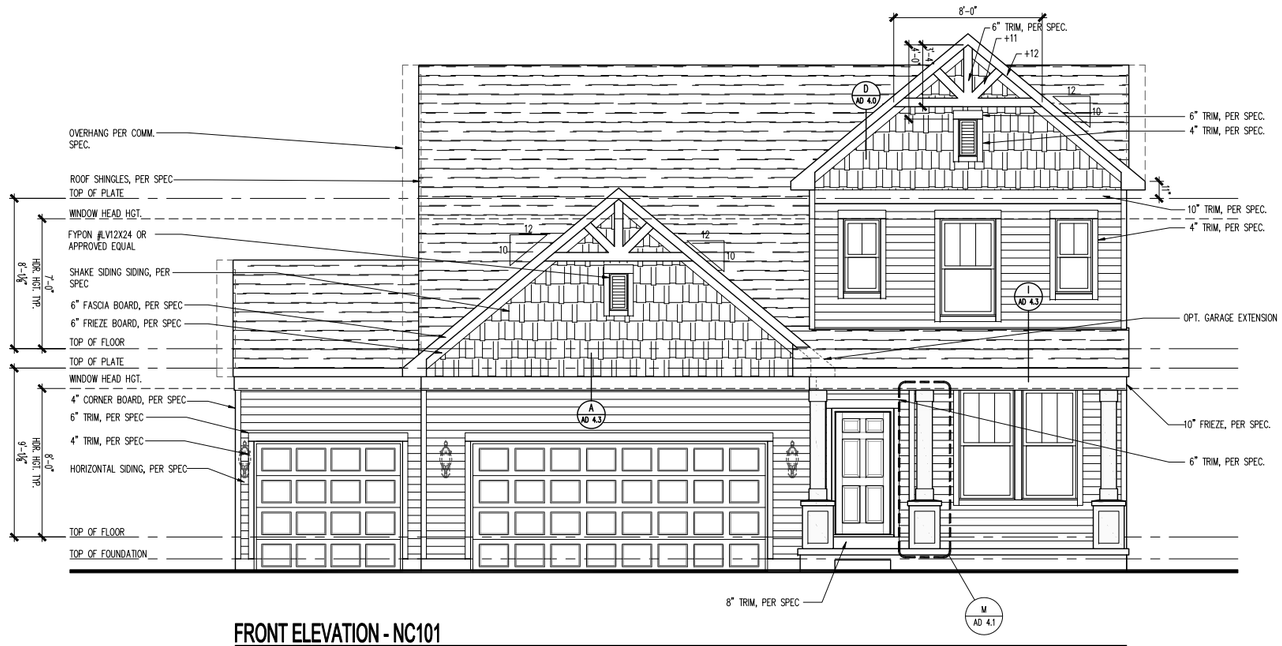
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



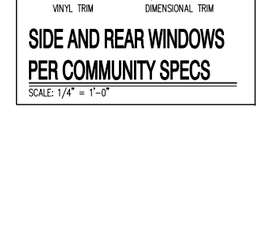
ROOF PLAN

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



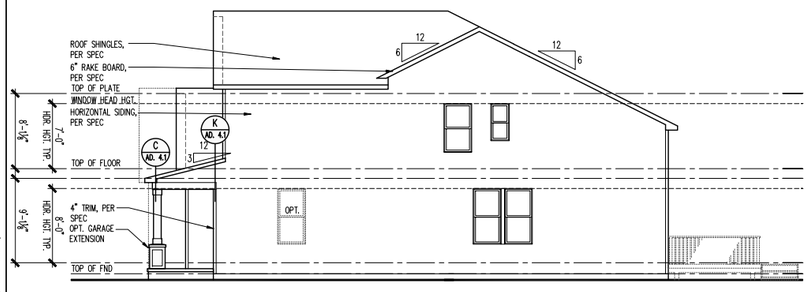
FRONT ELEVATION - NC101

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



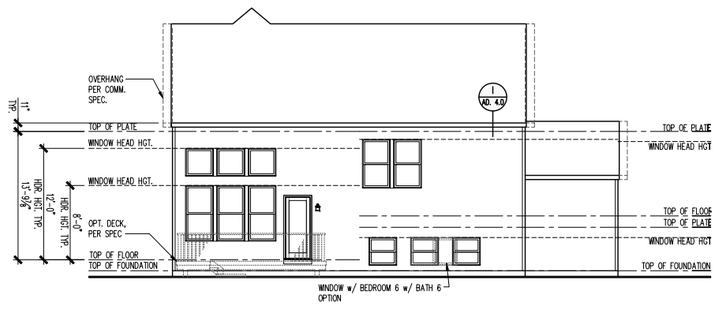
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



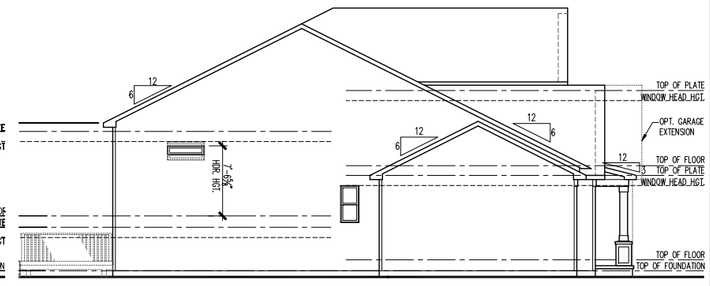
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

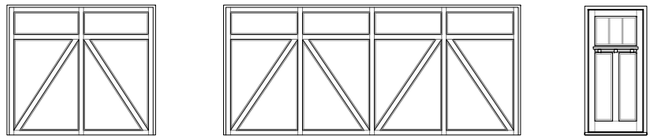
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GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
NPC PLAN NUMBER
2376.301
LAWSON PLAN ID
-

SHEET
A3-NC101
3FB.1

PLOTTED: March 30, 2022 / User-863 / A3-NC101 3FB.1.DWG



UPGRADED DOOR OPTION

1/4" = 1'-0"

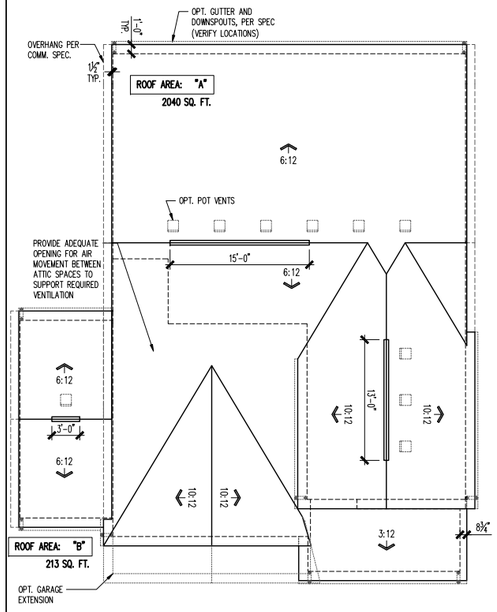
ATTIC VENT SCHEDULE

NC201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	2040	213		
TOTAL NET FREE VENTED AREA REQ.	979 IN^2	102 IN^2		
LOW - REQUIRED (*)	490 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	504 IN^2 18 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	490 IN^2 49 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	490 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	549 IN^2 9 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	504 IN^2 28 LF	54 IN^2 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

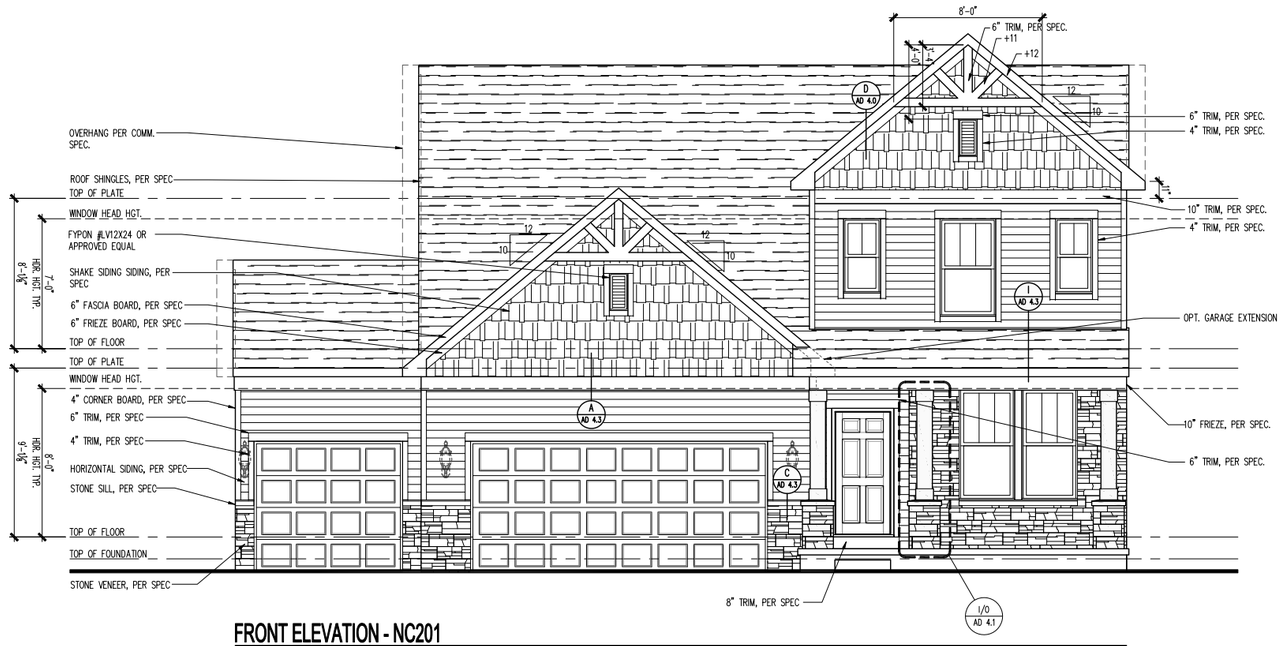
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



ROOF PLAN

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



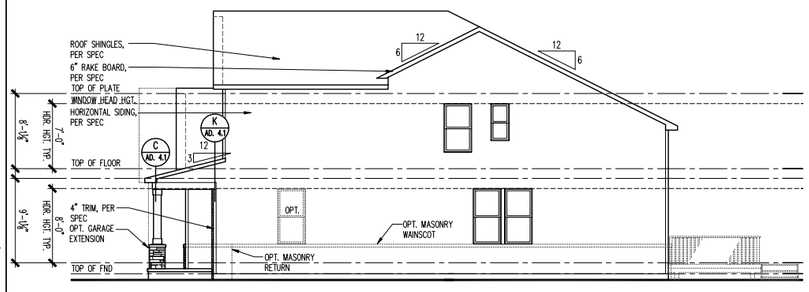
FRONT ELEVATION - NC201

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



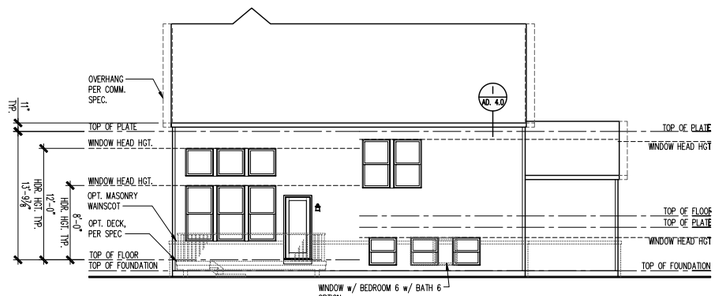
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



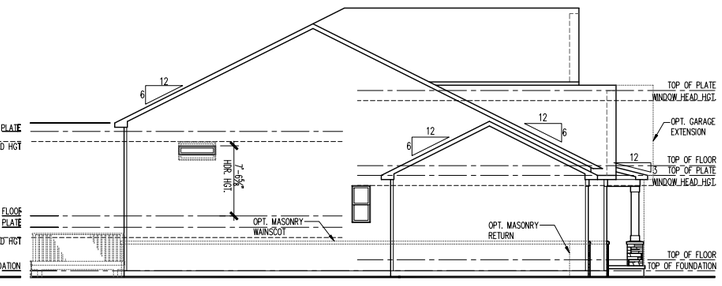
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PulteGroup

Northern Craftsman 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

REV #	DATE / DESCRIPTION
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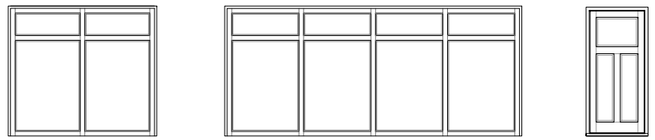
GARAGE HANDING
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PLAN NAME
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NPC PLAN NUMBER
2376.301
LAWSON PLAN ID
-

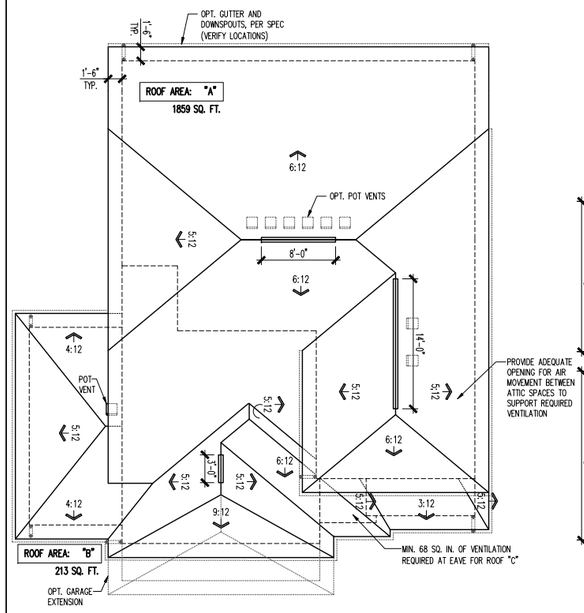
SHEET
A3-NC201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

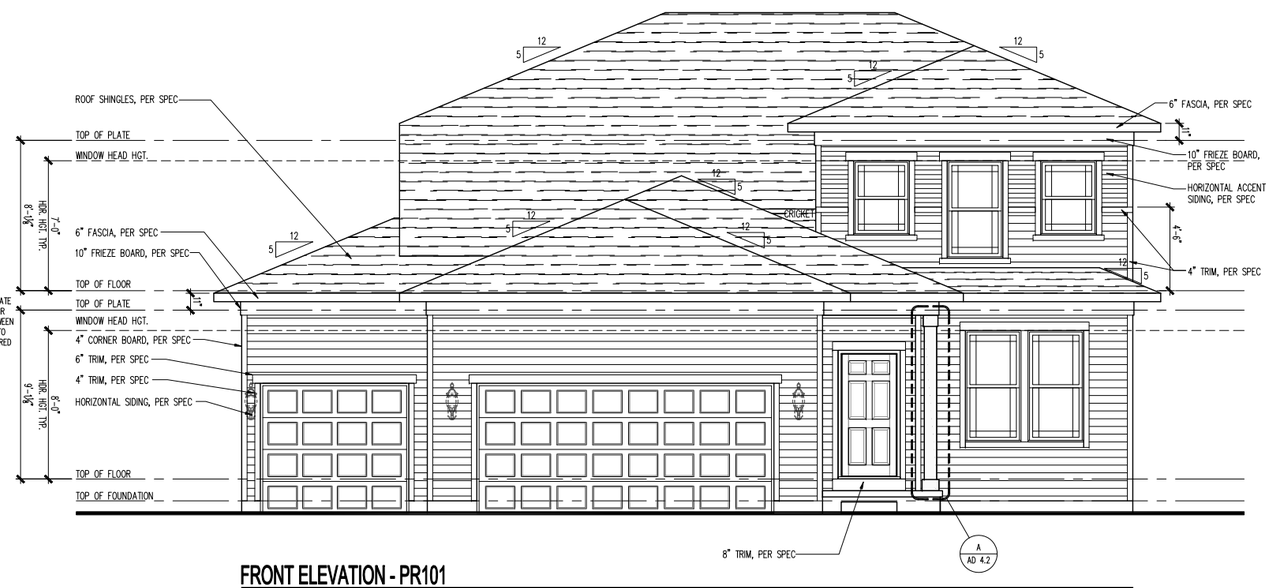
PLOTTED: April 5, 2022 / User-693 / A3-NC201 3FB.1.DWG



UPGRADED DOOR OPTION
1/4" = 1'-0"



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



FRONT ELEVATION - PR101
SCALE: 1/4" = 1'-0"

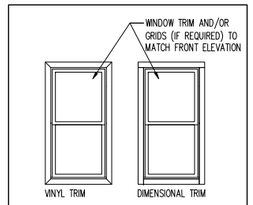
ATTIC VENT SCHEDULE

PR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1859	213		
TOTAL NET FREE VENTED AREA REQ.	892 IN^2	102 IN^2		
LOW - REQUIRED (*)	446 IN^2	51 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	448 IN^2 16 EAVE VENTS	56 IN^2 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	450 IN^2 45 LINEAR FEET	60 IN^2 6 LINEAR FEET		
HIGH - REQUIRED (*)	446 IN^2	51 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN^2 8 VENTS	61 IN^2 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	450 IN^2 25 LF	54 IN^2 3 LF		

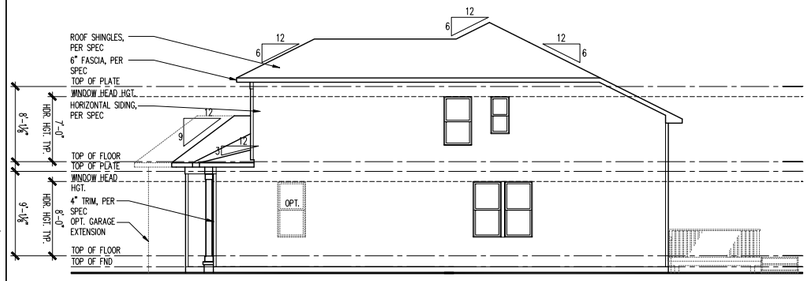
* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

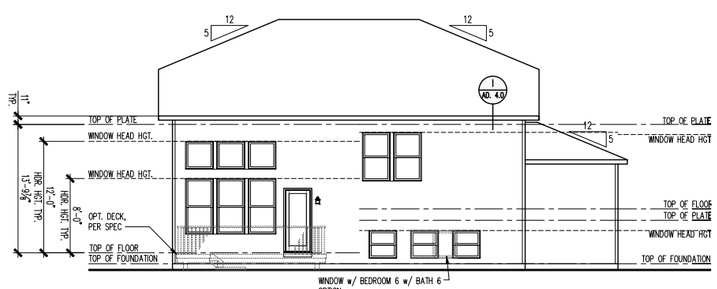
*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



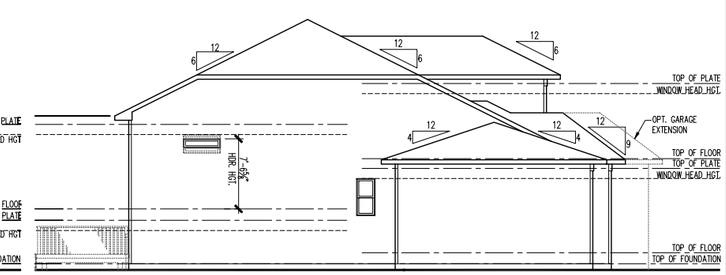
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

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North Area
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PulteGroup

Prairie 101
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

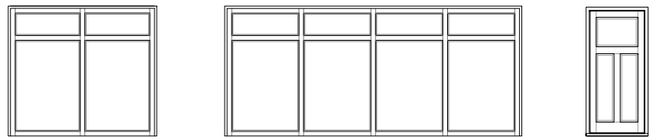
REV #	DATE / DESCRIPTION

GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
NPC PLAN NUMBER
2376.301
LAWSON PLAN ID
–

SHEET
A3-PR101
3FB.1

PLOTTED: March 30, 2022 / User-893 / A3-PR101 3FB.1.DWG



UPGRADED DOOR OPTION
1/4" = 1'-0"

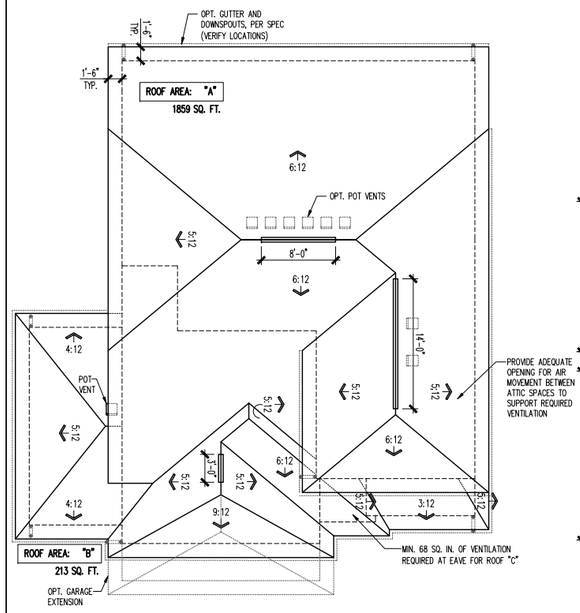
ATTIC VENT SCHEDULE

PR201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1859	213		
TOTAL NET FREE VENTED AREA REQ.	892 IN²	102 IN²		
LOW - REQUIRED (*)	446 IN²	51 IN²		
LOW - ACTUAL w/ EAVE VENTS (**)	448 IN² 16 EAVE VENTS	56 IN² 2 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	450 IN² 45 LINEAR FEET	60 IN² 6 LINEAR FEET		
HIGH - REQUIRED (*)	446 IN²	51 IN²		
HIGH - ACTUAL w/ POT VENTS (***)	488 IN² 8 VENTS	61 IN² 1 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	450 IN² 25 LF	54 IN² 3 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT²) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT² TO IN²). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN²/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN²/LINEAR FT

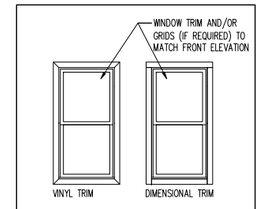
*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN²/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN²/LINEAR FT



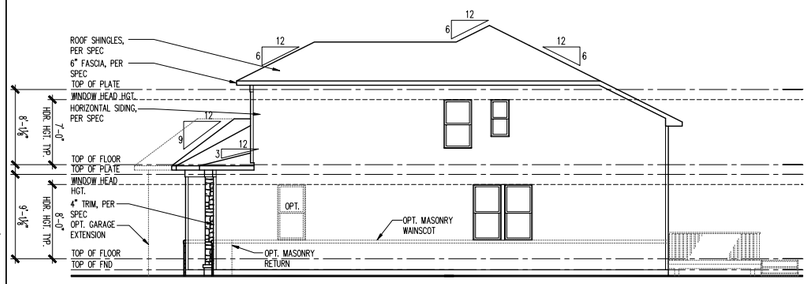
ROOF PLAN
SCALE: 1/8" = 1'-0"



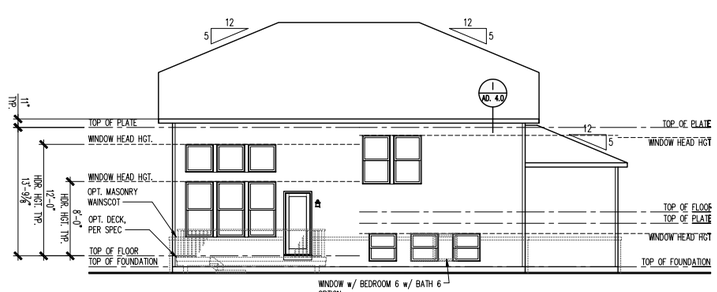
FRONT ELEVATION - PR201
SCALE: 1/4" = 1'-0"



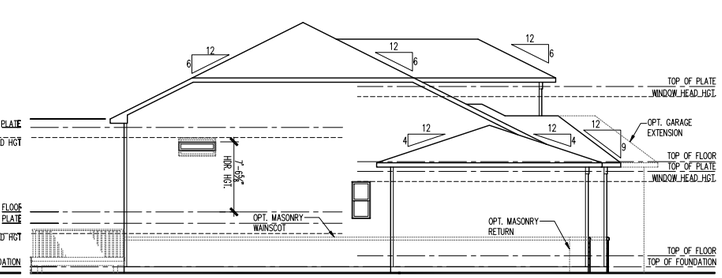
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

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Prairie 201
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
01/31/2022
CURRENT RELEASE DATE:
01/31/2022

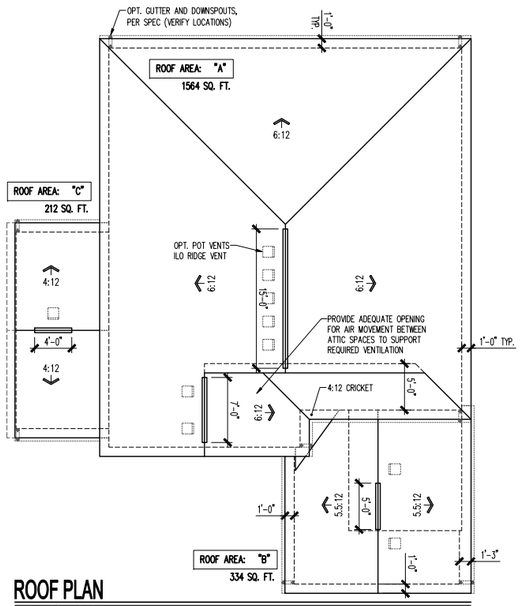
REV #	DATE / DESCRIPTION

GARAGE HANDING
GARAGE LEFT

PLAN NAME
LINWOOD
NPC PLAN NUMBER
2376.301
LAWSON PLAN ID
–

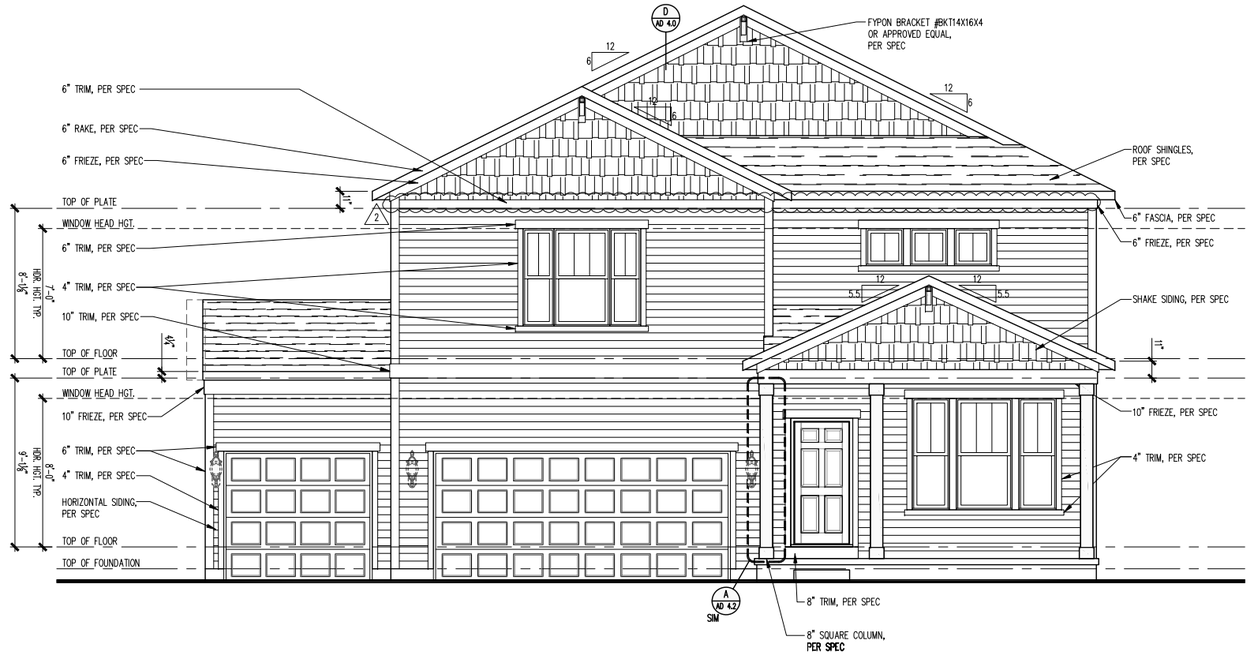
SHEET
A3-PR201
3FB.1

PLOTTED: March 30, 2022 / User-893 / A3-PR201 3FB1.DWG



ROOF PLAN

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



FRONT ELEVATION - CR101

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

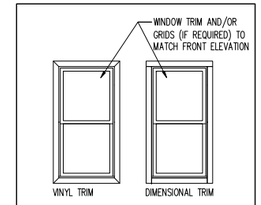
ATTIC VENT SCHEDULE

ELEV CR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1564	334	212	
TOTAL NET FREE VENTED AREA REQ.	751 IN^2	160 IN^2	102 IN^2	
LOW - REQUIRED (*)	375 IN^2	80 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	84 IN^2 3 EAVE VENTS	56 IN^2 2 EAVE VENTS	
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	380 IN^2 38 LINEAR FEET	80 IN^2 8 LINEAR FEET	60 IN^2 6 LINEAR FEET	
HIGH - REQUIRED (*)	375 IN^2	80 IN^2	51 IN^2	
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT	61 IN^2 1 VENT	
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	396 IN^2 22 LF	90 IN^2 5 LF	72 IN^2 4 LF	

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

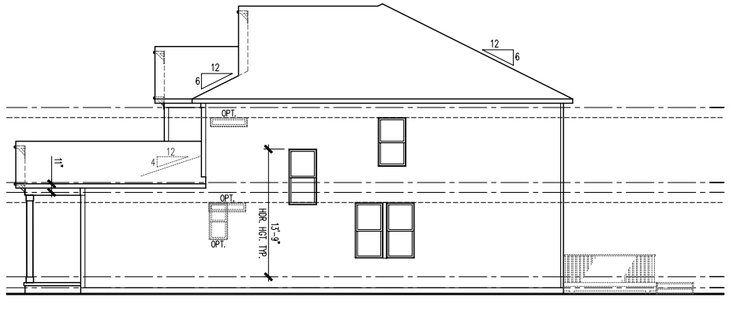
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LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

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HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



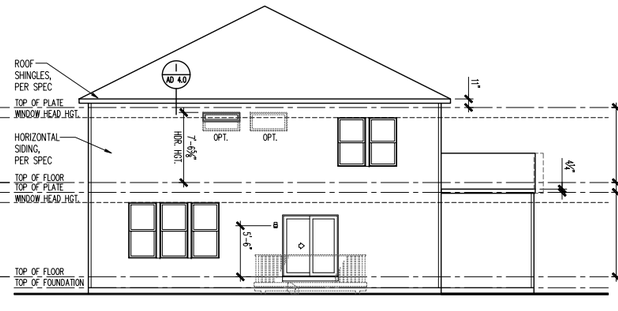
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



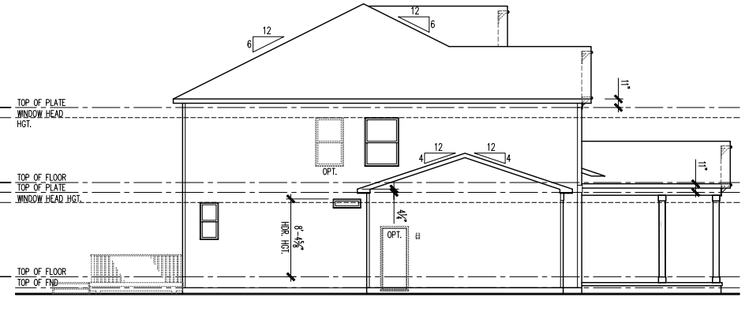
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PULTE GROUP

CR101
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
08/31/2022
CURRENT RELEASE DATE:
06/30/2023

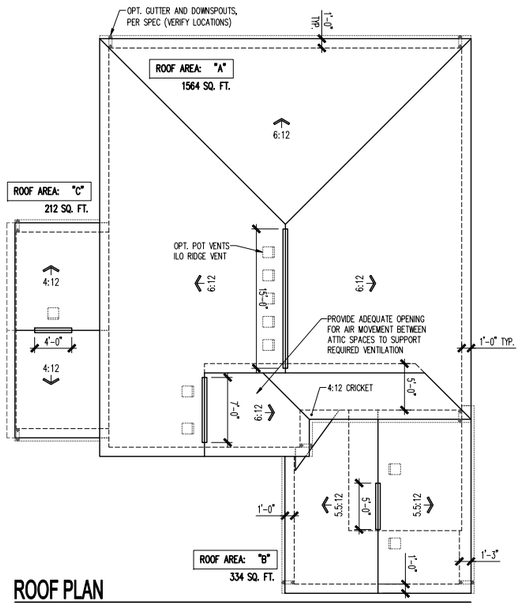
REV #	DATE / DESCRIPTION
1	04/14/2023 PLAN REVISION
2	06/30/2023 FIRST BUILD REDS
3	03/15/2024 PCR UPDATES

GARAGE HANDING
GARAGE LEFT

PLAN NAME
IVY
NPC PLAN NUMBER
2992.302
LAWSON PLAN ID
-

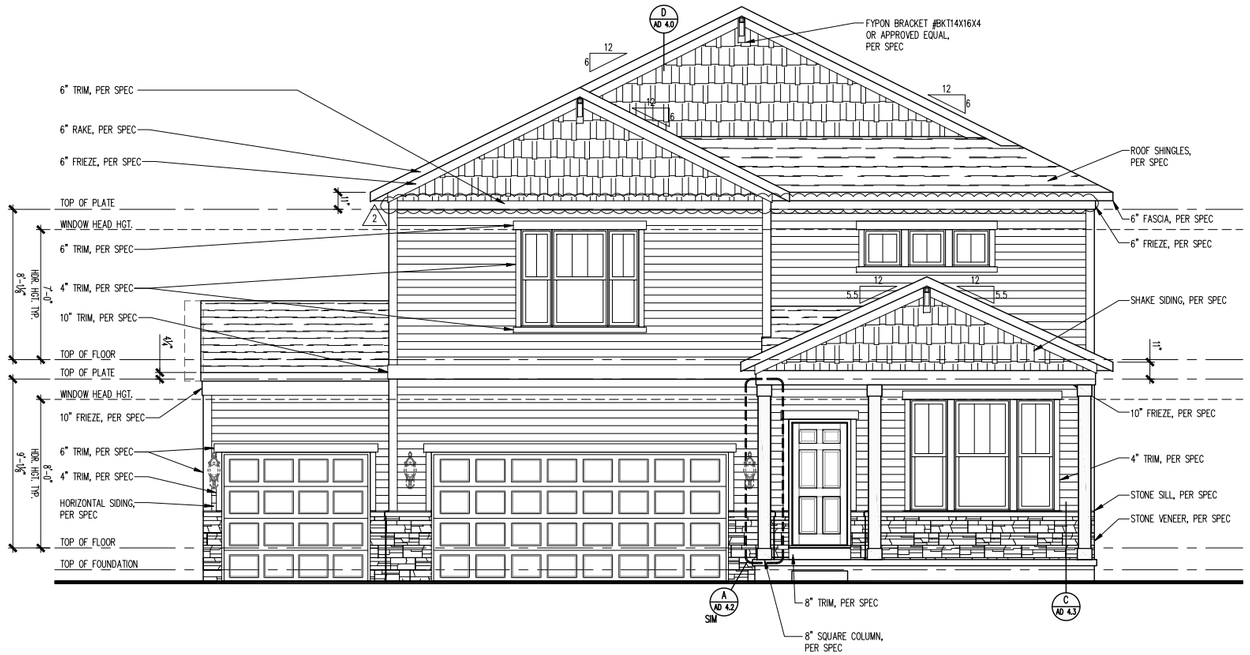
SHEET
A3-CR101
3FB.1

PLOTTED: April 15, 2024 / Tiffany Yost / A3-CR101 3FB.1.DWG



ROOF PLAN

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



FRONT ELEVATION - CR201

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

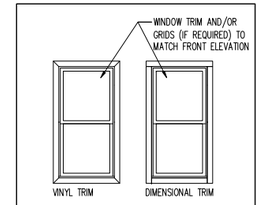
ATTIC VENT SCHEDULE

ELEV CR201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1564	334	212	
TOTAL NET FREE VENTED AREA REQ.	751 IN^2	160 IN^2	102 IN^2	
LOW - REQUIRED (*)	375 IN^2	80 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	84 IN^2 3 EAVE VENTS	56 IN^2 2 EAVE VENTS	
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	380 IN^2 38 LINEAR FEET	80 IN^2 8 LINEAR FEET	60 IN^2 6 LINEAR FEET	
HIGH - REQUIRED (*)	375 IN^2	80 IN^2	51 IN^2	
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT	61 IN^2 1 VENT	
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	396 IN^2 22 LF	90 IN^2 5 LF	72 IN^2 4 LF	

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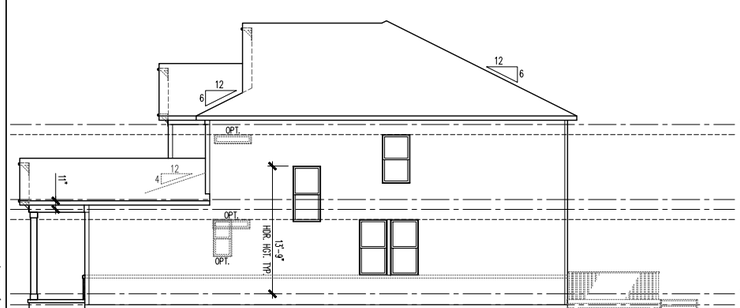
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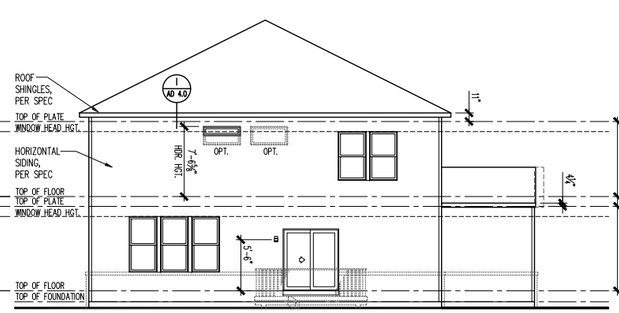
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



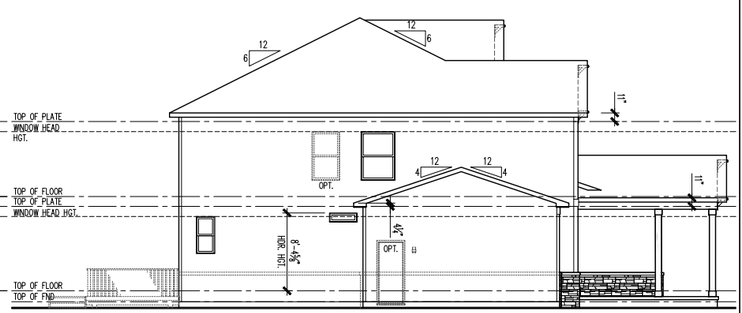
RIGHT ELEVATION

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REAR ELEVATION

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



LEFT ELEVATION

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

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PULTE GROUP

CR201
3 Car Front Entry
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PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
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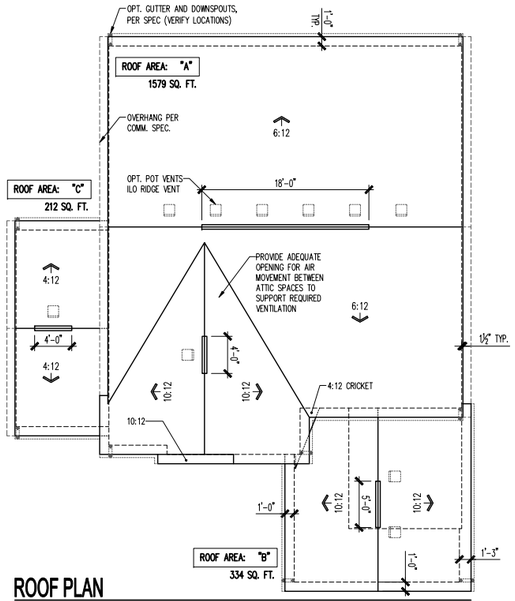
GARAGE HANDING
GARAGE LEFT

PLAN NAME
IVY
NPC PLAN NUMBER
2992.302
LAWSON PLAN ID
-

SHEET
A3-CR201
3FB.1

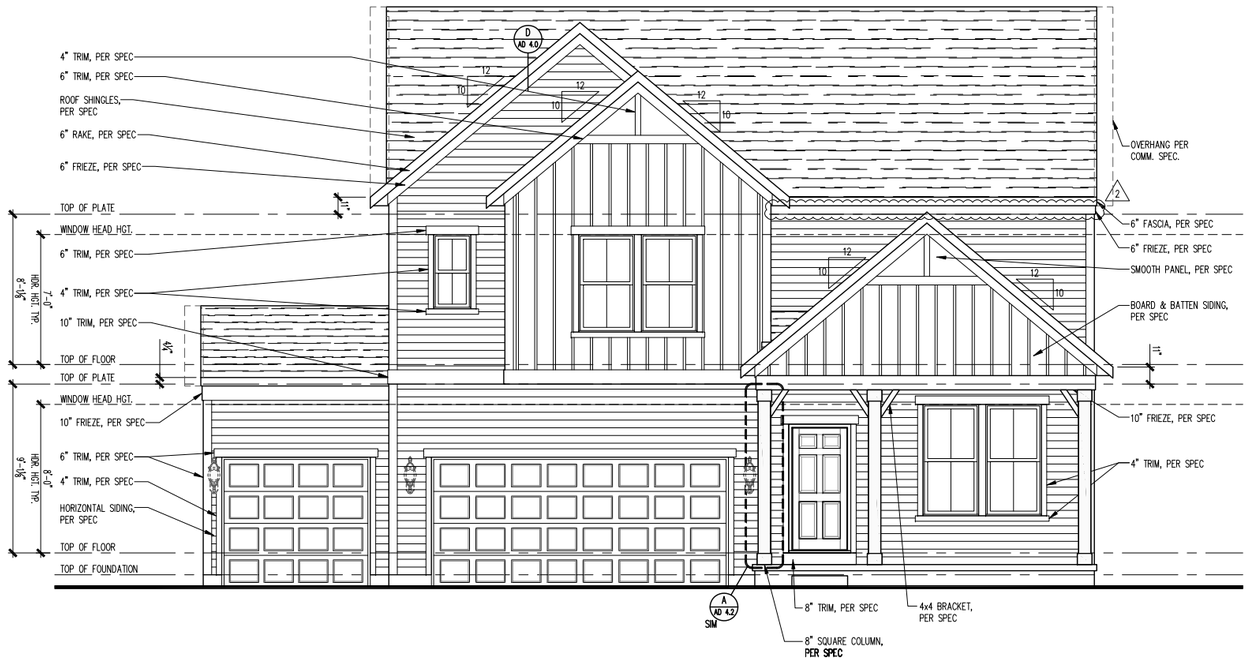
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PLOTTED: April 15, 2024 / Tiffany Yost / A3-CR201 3FB.1.DWG



ROOF PLAN

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



FRONT ELEVATION - FH101

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

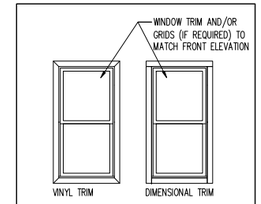
ATTIC VENT SCHEDULE

ELEV FH101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1579	334	212	
TOTAL NET FREE VENTED AREA REQ.	758 IN^2	160 IN^2	102 IN^2	
LOW - REQUIRED (*)	379 IN^2	80 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	84 IN^2 3 EAVE VENTS	56 IN^2 2 EAVE VENTS	
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HIGH - REQUIRED (*)	379 IN^2	80 IN^2	51 IN^2	
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT	61 IN^2 1 VENT	
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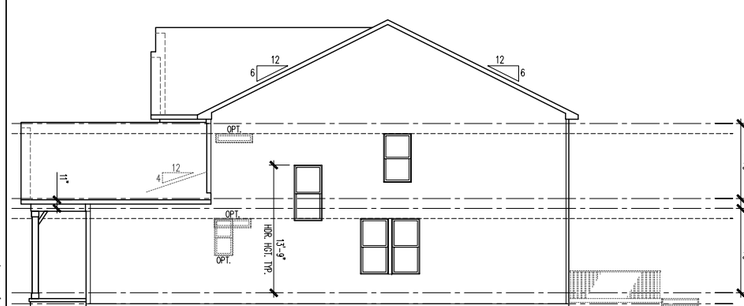
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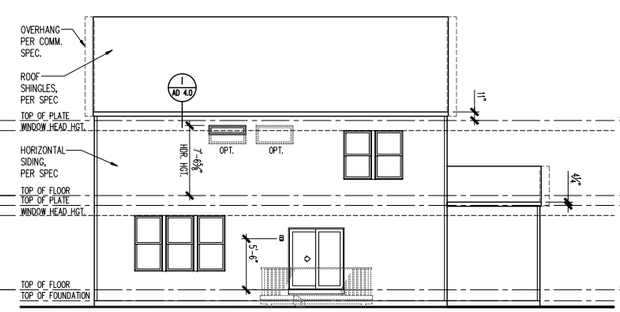
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



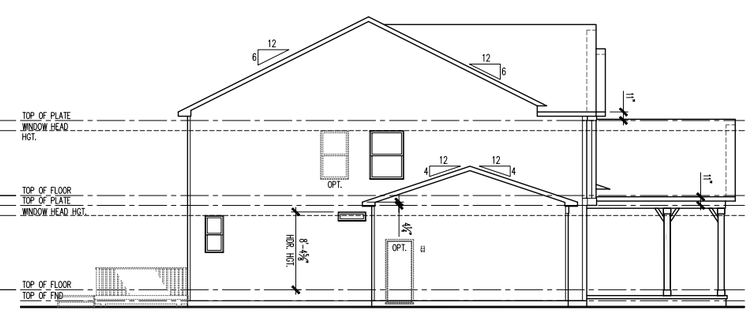
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

FH101
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
08/31/2022
CURRENT RELEASE DATE:
06/30/2023

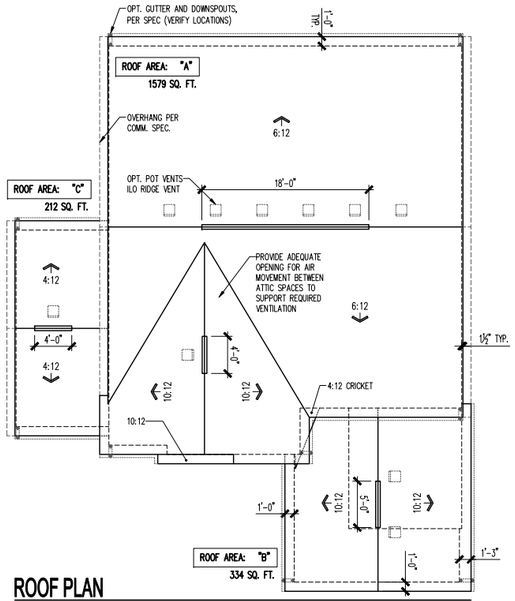
REV #	DATE / DESCRIPTION
1	04/14/2023 PLAN REVISION
2	06/30/2023 FIRST BUILD REDS
3	03/15/2024 PCR UPDATES

GARAGE HANDING
GARAGE LEFT

PLAN NAME
IVY
NPC PLAN NUMBER
2992.302
LAWSON PLAN ID
–

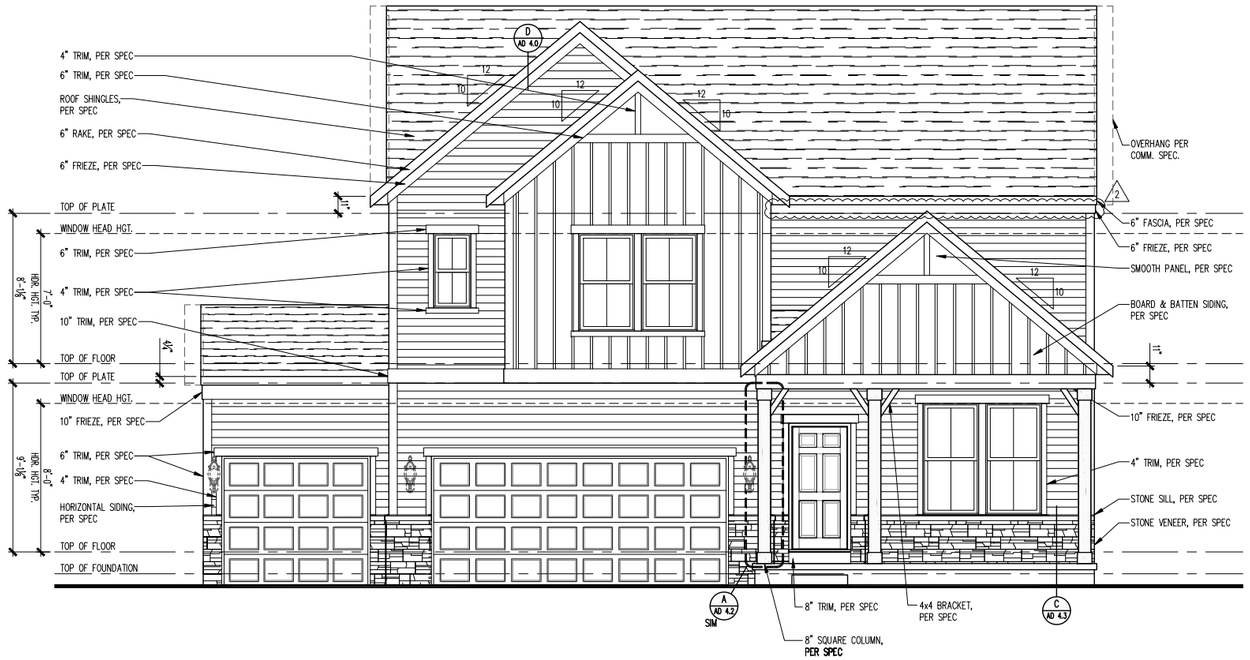
SHEET
A3-FH101
3FB.1

PLOTTED: April 15, 2024 / Tiffany Yost / A3-FH101 3FB.1.DWG



ROOF PLAN

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



FRONT ELEVATION - FH101

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

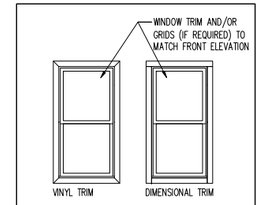
ATTIC VENT SCHEDULE

ELEV FH201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1579	334	212	
TOTAL NET FREE VENTED AREA REQ.	758 IN^2	160 IN^2	102 IN^2	
LOW - REQUIRED (*)	379 IN^2	80 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	84 IN^2 3 EAVE VENTS	56 IN^2 2 EAVE VENTS	
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	380 IN^2 38 LINEAR FEET	80 IN^2 8 LINEAR FEET	60 IN^2 6 LINEAR FEET	
HIGH - REQUIRED (*)	379 IN^2	80 IN^2	51 IN^2	
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT	61 IN^2 1 VENT	
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	396 IN^2 22 LF	90 IN^2 5 LF	72 IN^2 4 LF	

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

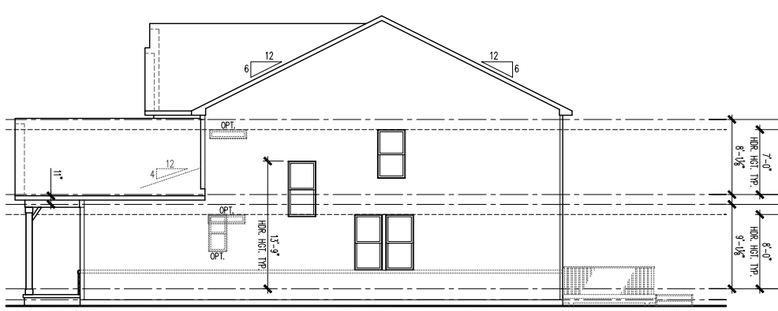
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



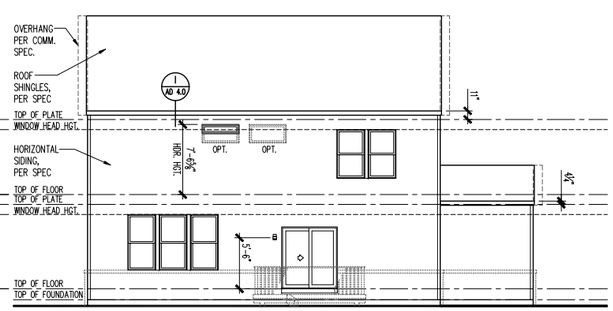
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



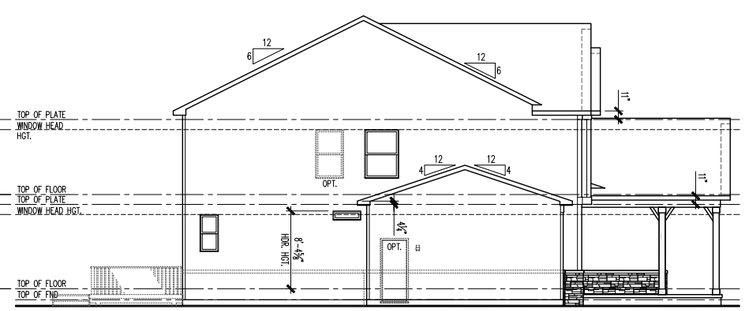
RIGHT ELEVATION

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REAR ELEVATION

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



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

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PRODUCTION MANAGER
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GARAGE HANDING
GARAGE LEFT

PLAN NAME
IVY

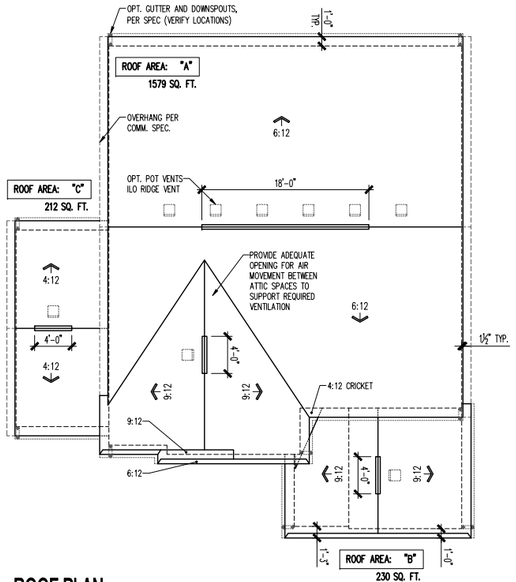
NPC PLAN NUMBER
2992.302

LAWSON PLAN ID
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SHEET
A3-FH201
3FB.1

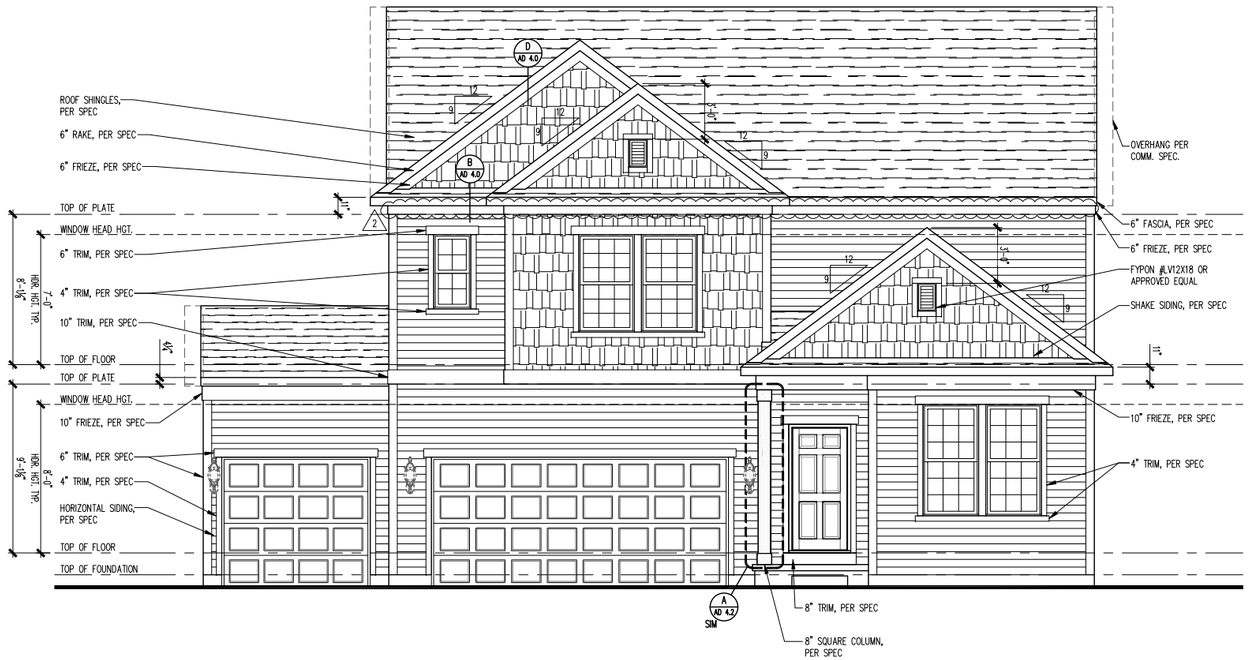
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 15, 2024 / Tiffany Yost / A3-FH201 3FB.1.DWG



ROOF PLAN

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



FRONT ELEVATION - HR101

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

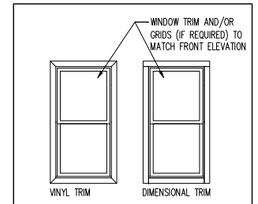
ATTIC VENT SCHEDULE

ELEV HR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1579	230	212	
TOTAL NET FREE VENTED AREA REQ.	758 IN^2	110 IN^2	102 IN^2	
LOW - REQUIRED (*)	379 IN^2	55 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	56 IN^2 2 EAVE VENTS	56 IN^2 2 EAVE VENTS	
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	380 IN^2 38 LINEAR FEET	60 IN^2 6 LINEAR FEET	60 IN^2 6 LINEAR FEET	
HIGH - REQUIRED (*)	379 IN^2	55 IN^2	51 IN^2	
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	61 IN^2 1 VENT	61 IN^2 1 VENT	
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* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

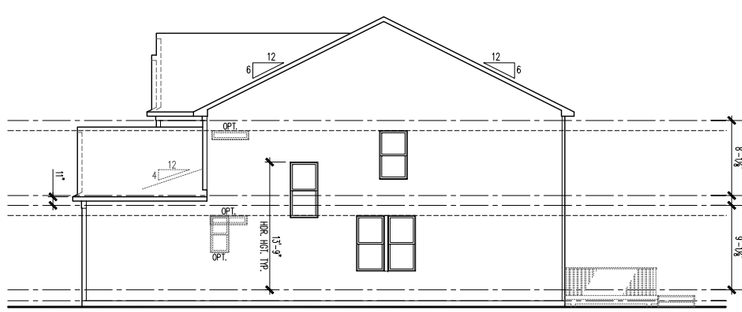
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LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

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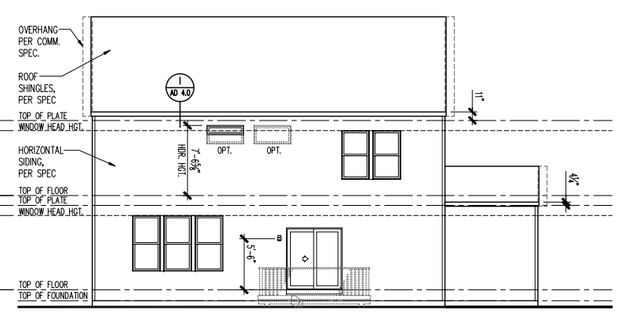
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



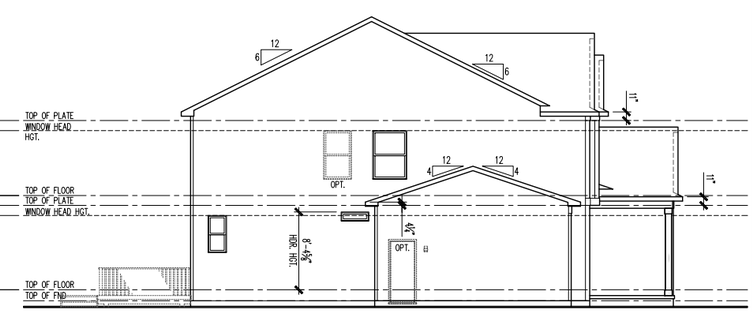
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

PLOTTED: April 15, 2024 / Tiffany Yost / A3-HR101 3FB.1.DWG

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HR101
3 Car Front Entry
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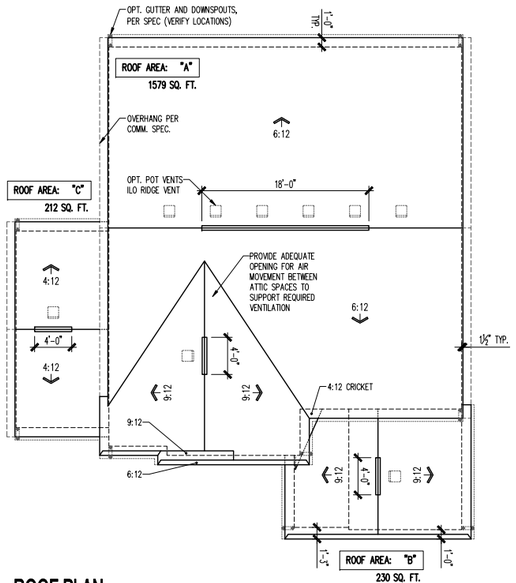
PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
08/31/2022
CURRENT RELEASE DATE:
06/30/2023

REV #	DATE / DESCRIPTION
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2	06/30/2023 FIRST BUILD REDS
3	03/15/2024 PCR UPDATES

GARAGE HANDING
GARAGE LEFT

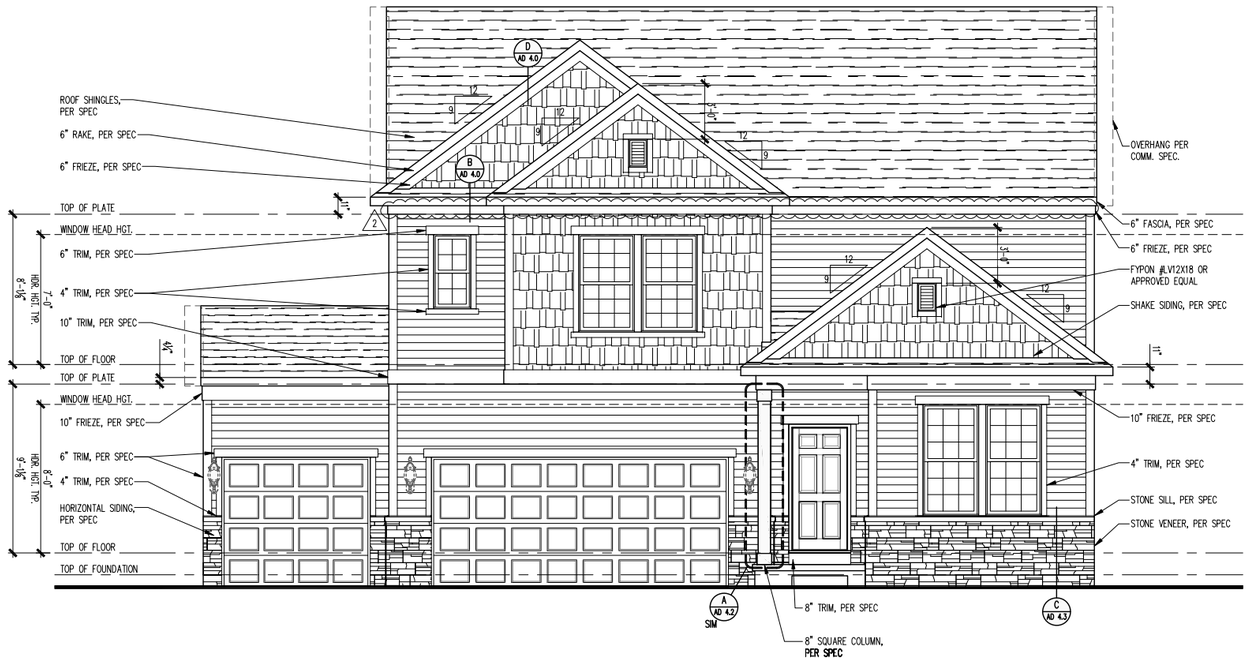
PLAN NAME
IVY
NPC PLAN NUMBER
2992.302
LAWSON PLAN ID
–

SHEET
A3-HR101
3FB.1



ROOF PLAN

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



FRONT ELEVATION - HR201

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

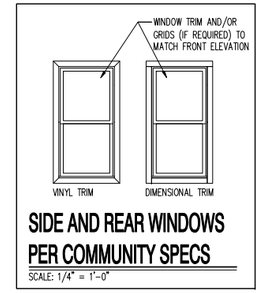
ATTIC VENT SCHEDULE

ELEV HR201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1579	230	212	
TOTAL NET FREE VENTED AREA REQ.	758 IN^2	110 IN^2	102 IN^2	
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HIGH - REQUIRED (*)	379 IN^2	55 IN^2	51 IN^2	
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	61 IN^2 1 VENT	61 IN^2 1 VENT	
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	396 IN^2 22 LF	72 IN^2 4 LF	72 IN^2 4 LF	

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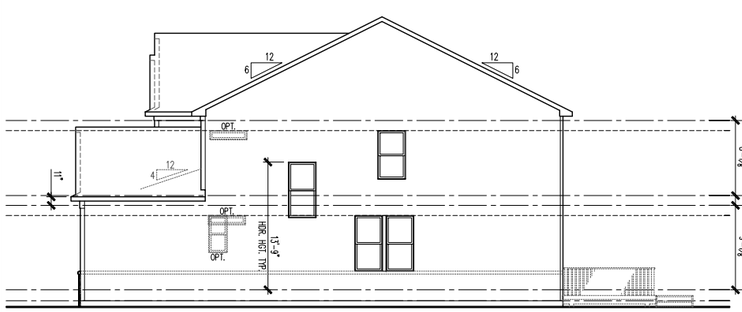
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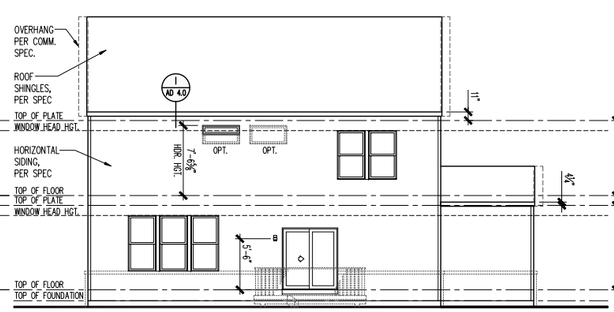
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



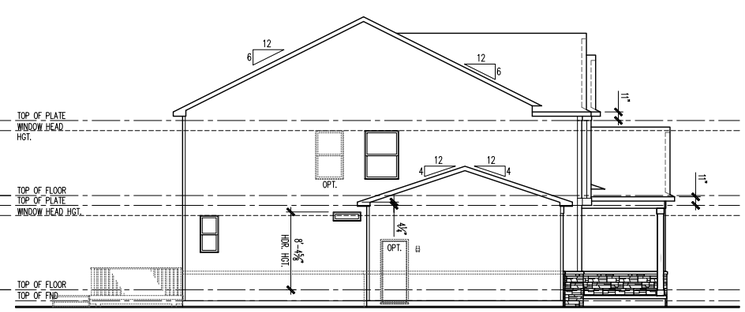
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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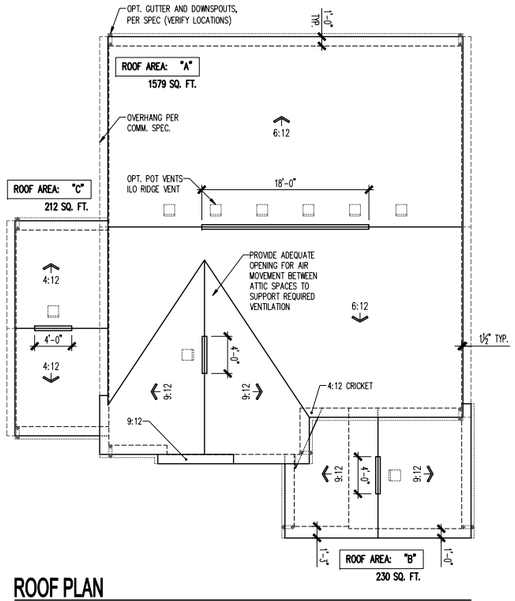
GARAGE HANDING
GARAGE LEFT

PLAN NAME
IVY
NPC PLAN NUMBER
2992.302
LAWSON PLAN ID
–

SHEET
A3-HR201
3FB.1

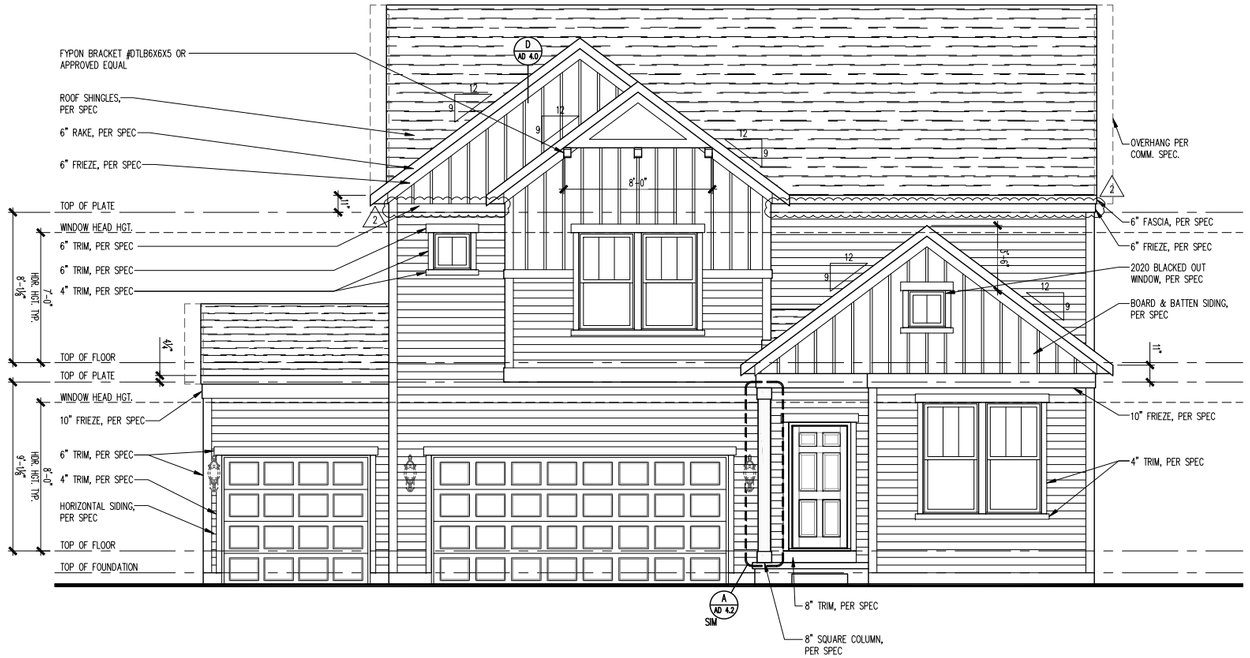
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PLOTTED: April 15, 2024 / Tiffany Yost / A3-HR201 3FB.1.DWG



ROOF PLAN

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



FRONT ELEVATION - NC102

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

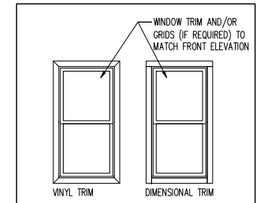
ATTIC VENT SCHEDULE

ELEV NC102 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1579	230	212	
TOTAL NET FREE VENTED AREA REQ.	758 IN^2	110 IN^2	102 IN^2	
LOW - REQUIRED (*)	379 IN^2	55 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	56 IN^2 2 EAVE VENTS	56 IN^2 2 EAVE VENTS	
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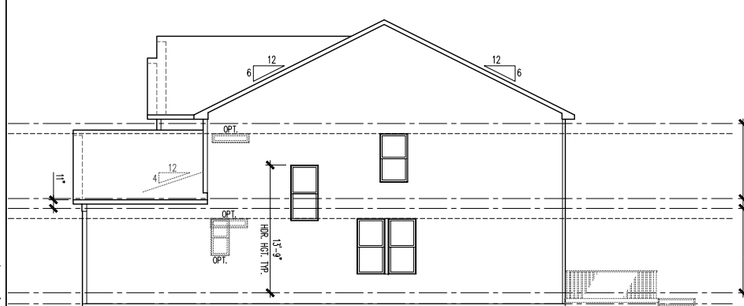
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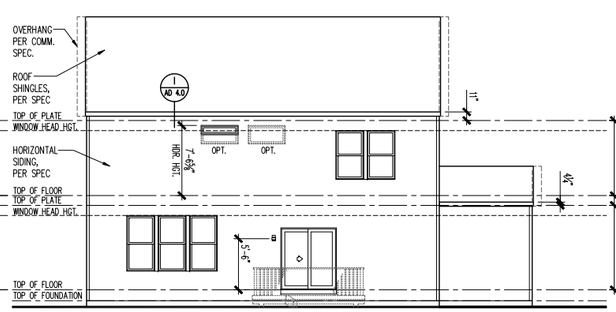
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



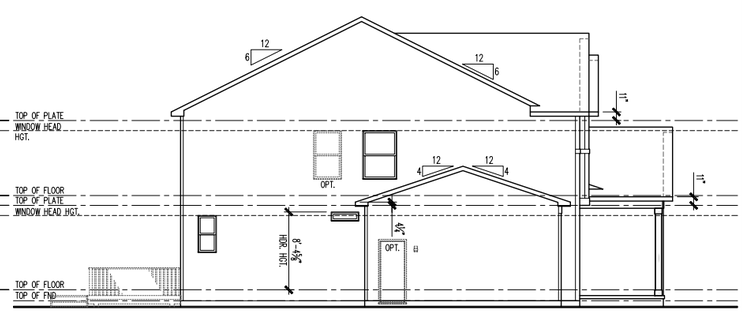
RIGHT ELEVATION

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REAR ELEVATION

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



LEFT ELEVATION

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PLOTTED: April 15, 2024 / Tiffany Yost / A3-NC102 3FB.1.DWG

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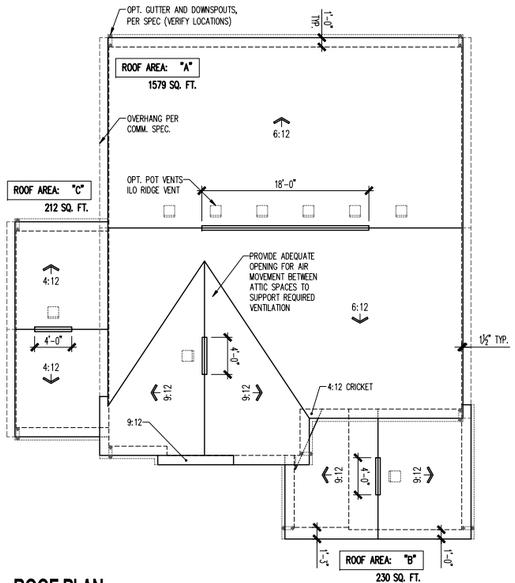
ATTIC VENT SCHEDULE

ELEV NC202 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1579	230	212	
TOTAL NET FREE VENTED AREA REQ.	758 IN^2	110 IN^2	102 IN^2	
LOW - REQUIRED (*)	379 IN^2	55 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	56 IN^2 2 EAVE VENTS	56 IN^2 2 EAVE VENTS	
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	380 IN^2 38 LINEAR FEET	60 IN^2 6 LINEAR FEET	60 IN^2 6 LINEAR FEET	
HIGH - REQUIRED (*)	379 IN^2	55 IN^2	51 IN^2	
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	61 IN^2 1 VENT	61 IN^2 1 VENT	
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	396 IN^2 22 LF	72 IN^2 4 LF	72 IN^2 4 LF	

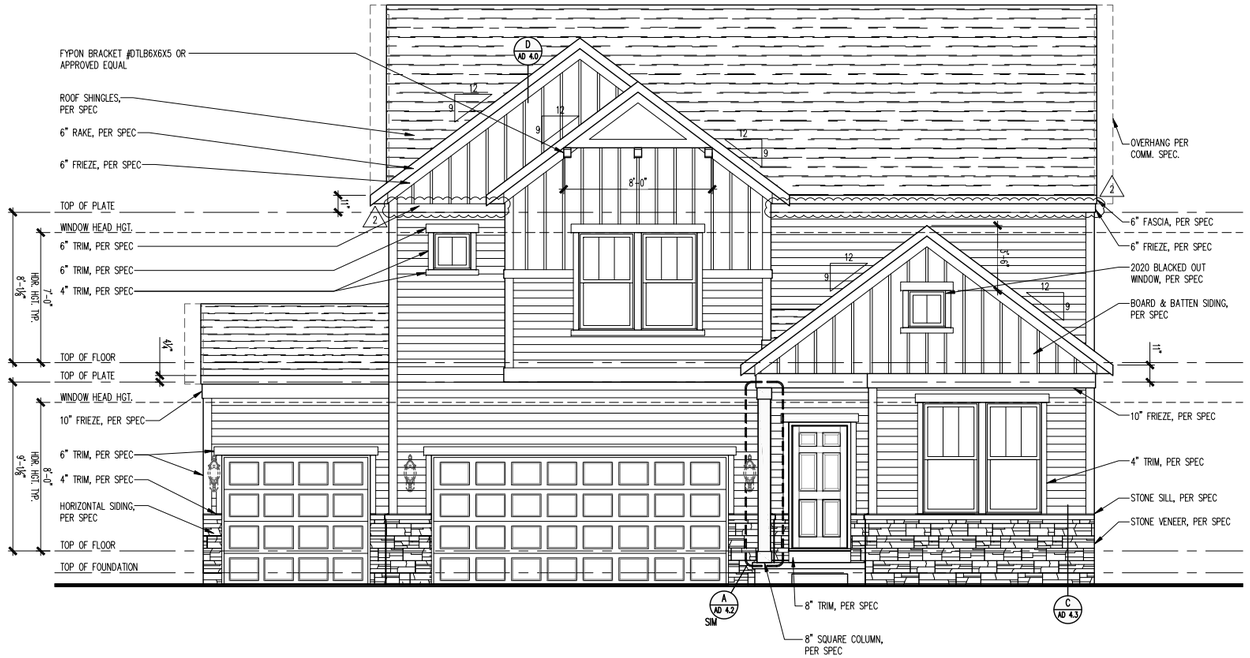
* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

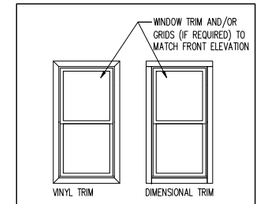
*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



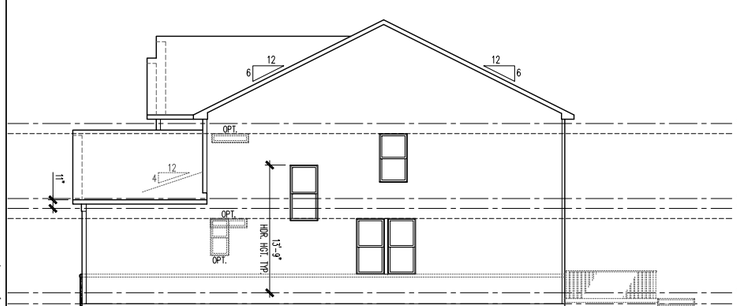
ROOF PLAN
SCALE: 1/8" = 1'-0"



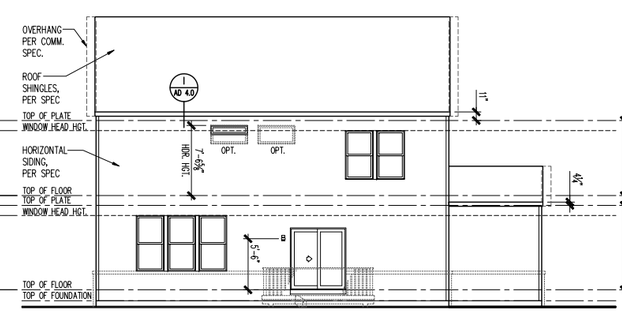
FRONT ELEVATION - NC202
SCALE: 1/4" = 1'-0"



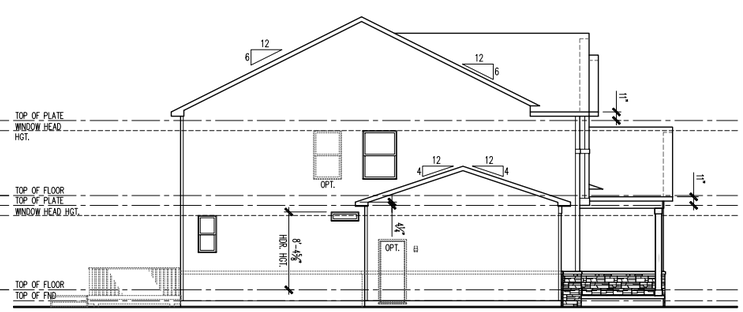
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 15, 2024 / Tiffany Yost / A3-NC202 3FB.1.DWG

North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

NC202
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

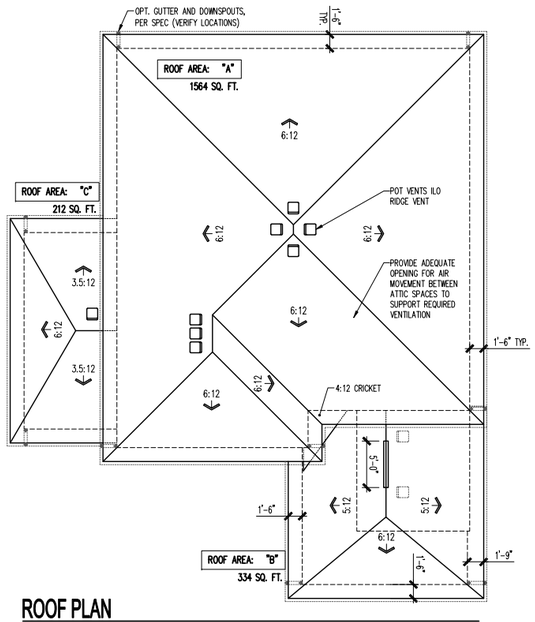
PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
08/31/2022
CURRENT RELEASE DATE:
06/30/2023

REV #	DATE / DESCRIPTION
1	04/14/2023 PLAN REVISION
2	06/30/2023 FIRST BUILD REDS
3	03/15/2024 PCR UPDATES

GARAGE HANDING
GARAGE LEFT

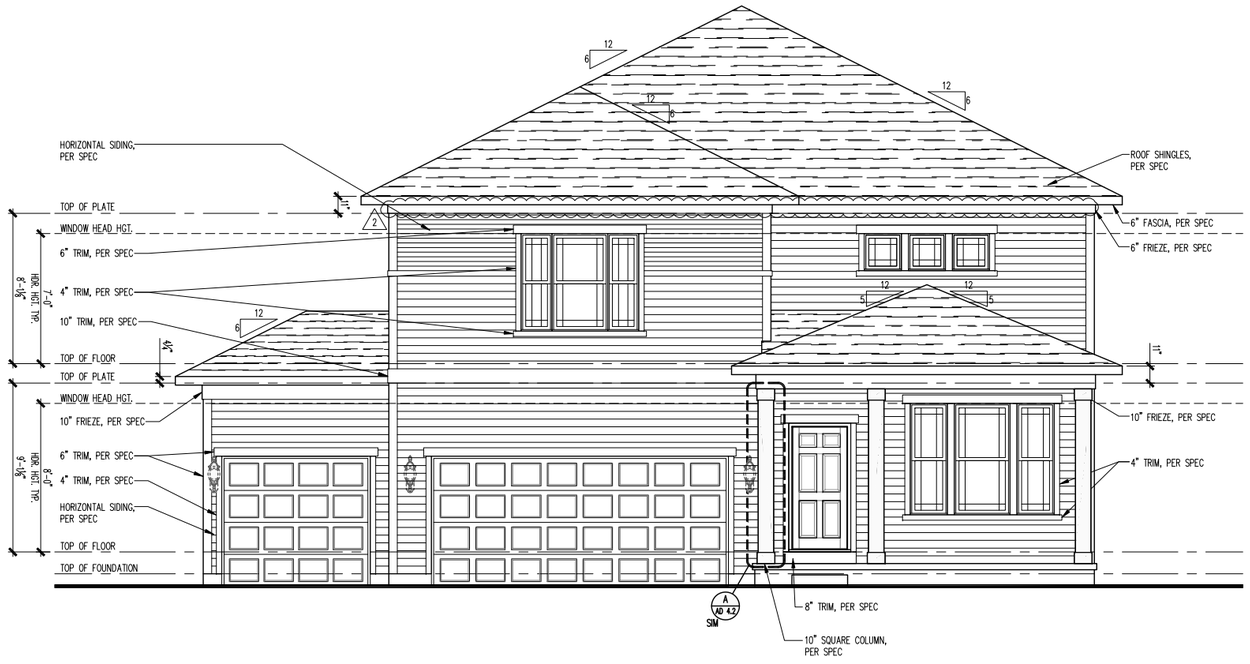
PLAN NAME
IVY
NPC PLAN NUMBER
2992.302
LAWSON PLAN ID
–

SHEET
A3-NC202
3FB.1



ROOF PLAN

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



FRONT ELEVATION - PR101

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

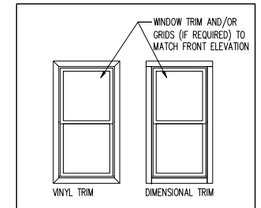
ATTIC VENT SCHEDULE

ELEV PR101 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1564	334	212	
TOTAL NET FREE VENTED AREA REQ.	751 IN^2	160 IN^2	102 IN^2	
LOW - REQUIRED (*)	375 IN^2	80 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	84 IN^2 3 EAVE VENTS	56 IN^2 2 EAVE VENTS	
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	380 IN^2 38 LINEAR FEET	80 IN^2 8 LINEAR FEET	60 IN^2 6 LINEAR FEET	
HIGH - REQUIRED (*)	375 IN^2	80 IN^2	51 IN^2	
HIGH - ACTUAL w/ POT VENTS (***)	427 IN^2 7 VENTS	122 IN^2 2 VENT	61 IN^2 1 VENT	
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	396 IN^2 22 LF	90 IN^2 5 LF	72 IN^2 4 LF	

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

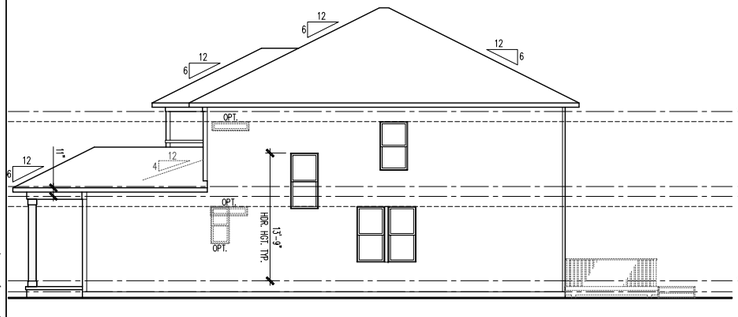
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



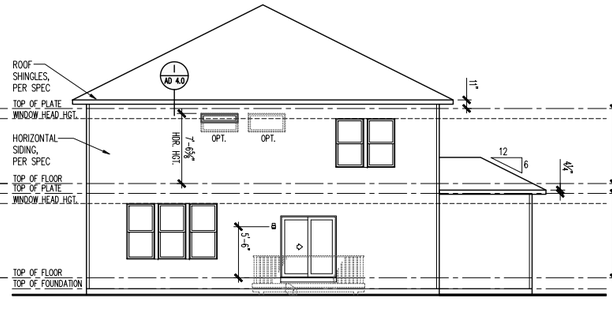
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



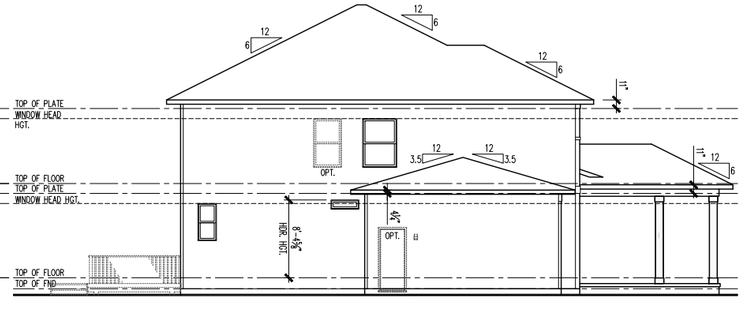
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

PR101
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
08/31/2022
CURRENT RELEASE DATE:
06/30/2023

REV #	DATE / DESCRIPTION
1	04/14/2023 PLAN REVISION
1	06/30/2023 FIRST BUILD REDS
1	03/15/2024 PCR UPDATES

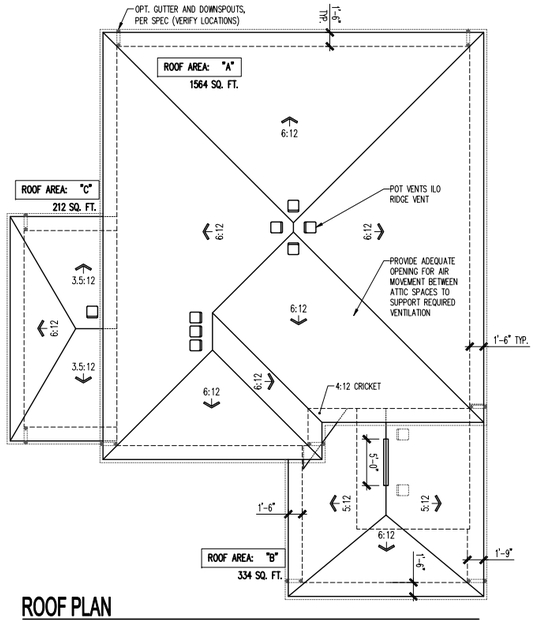
GARAGE HANDING
GARAGE LEFT

PLAN NAME
IVY
NPC PLAN NUMBER
2992.302
LAWSON PLAN ID
-

SHEET
A3-PR101
3FB.1

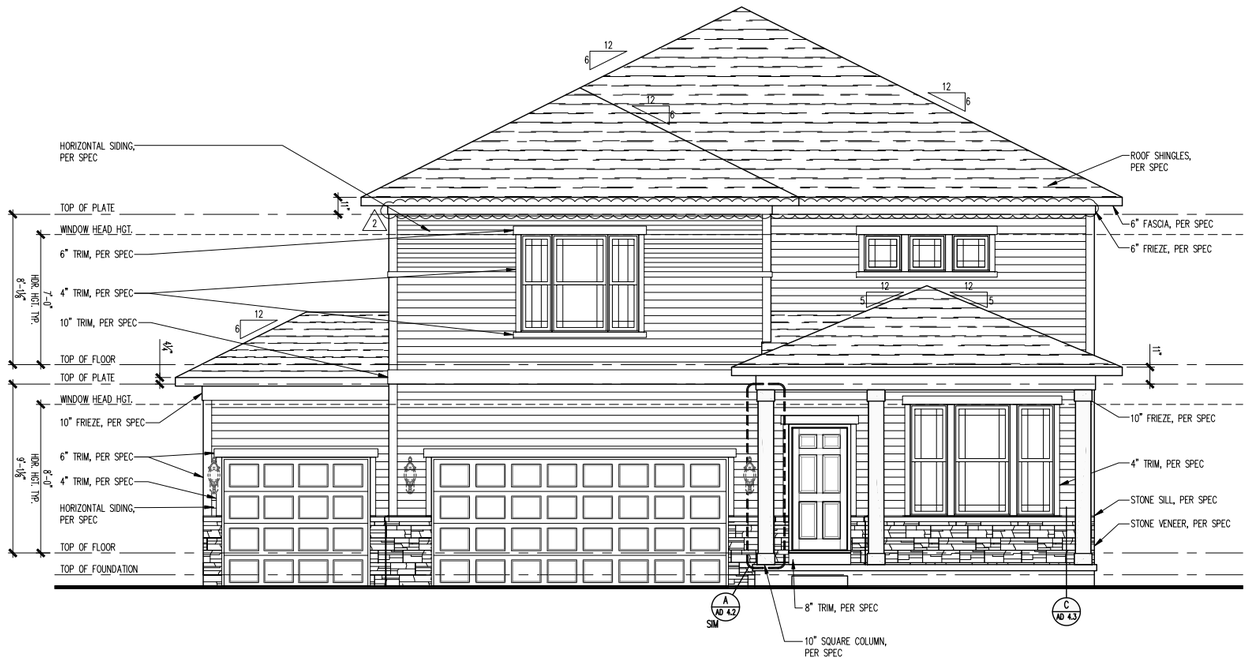
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 15, 2024 / Tiffany Yost / A3-PR101 3FB.1.DWG



ROOF PLAN

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



FRONT ELEVATION - PR201

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

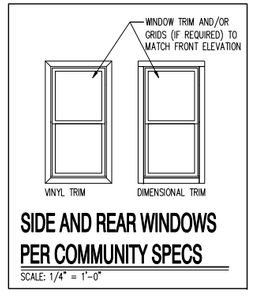
ATTIC VENT SCHEDULE

ELEV PR201 3-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1564	334	212	
TOTAL NET FREE VENTED AREA REQ.	751 IN^2	160 IN^2	102 IN^2	
LOW - REQUIRED (*)	375 IN^2	80 IN^2	51 IN^2	
LOW - ACTUAL w/ EAVE VENTS (**)	392 IN^2 14 EAVE VENTS	84 IN^2 3 EAVE VENTS	56 IN^2 2 EAVE VENTS	
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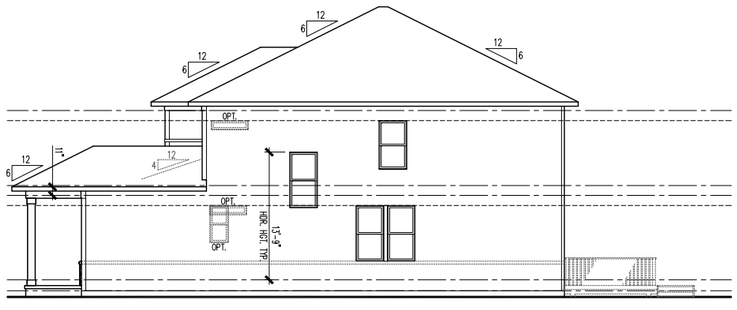
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
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LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

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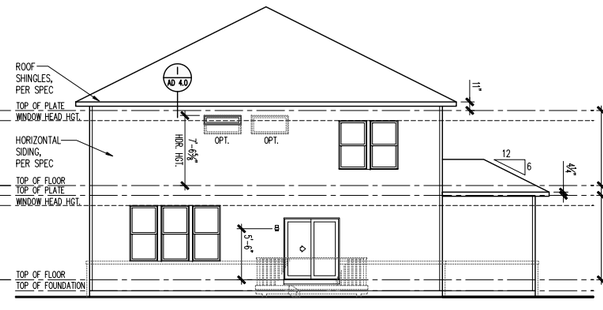
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



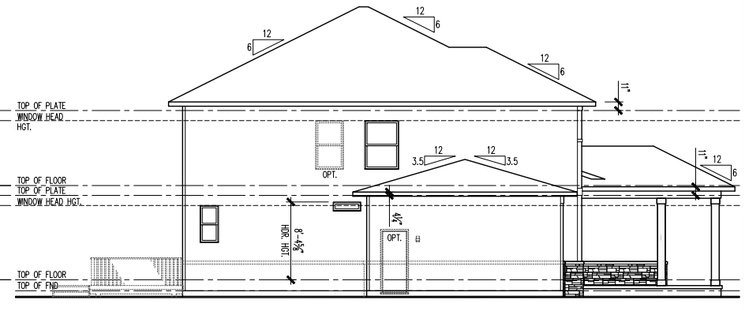
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

PR201
3 Car Front Entry
Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
08/31/2022
CURRENT RELEASE DATE:
06/30/2023

REV #	DATE / DESCRIPTION
1	04/14/2023 PLAN REVISION
2	06/30/2023 FIRST BUILD REDS
3	03/15/2024 PCR UPDATES

GARAGE HANDING
GARAGE LEFT

PLAN NAME
IVY
NPC PLAN NUMBER
2992.302
LAWSON PLAN ID

SHEET
A3-PR201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

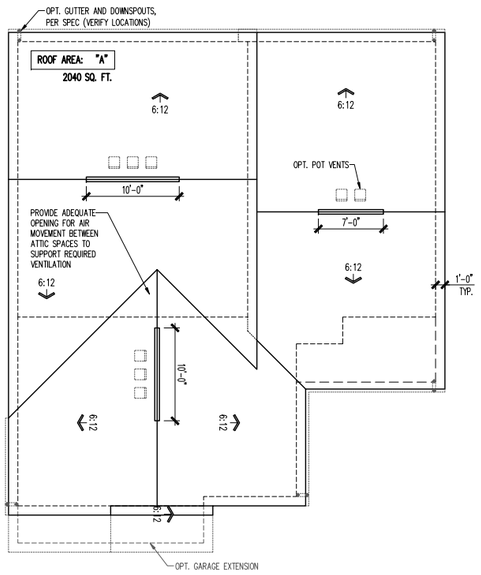
PLOTTED: April 15, 2024 / Tiffany Yost / A3-PR201 3FB1.DWG

ATTIC VENT SCHEDULE

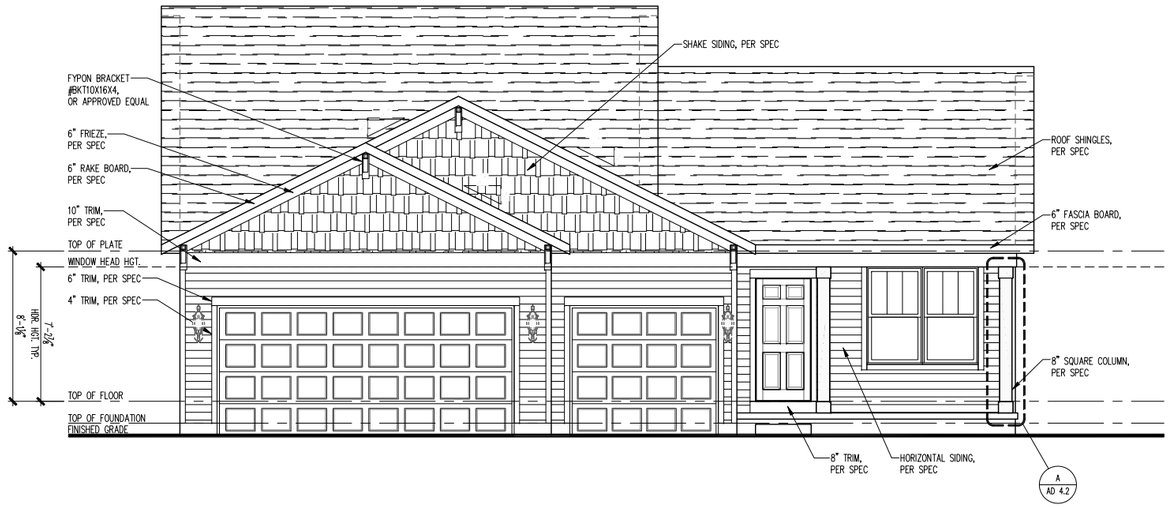
VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIREMENTS
* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-50% OF TOTAL AND RIDGE AT 40-60% OF TOTAL REQUIRED VENTILATION

ELEVATION CR2G

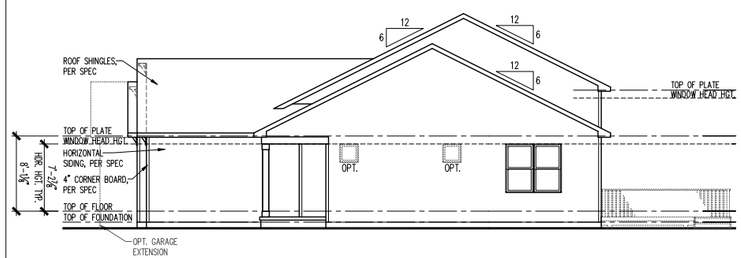
ROOF AREA "A"		SQ FTG	2040	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.72 3.40	3.39	49.39	8	0			
AT EAVE	4.08 3.40	3.47	50.61				0	50.00
TOTAL (MIN)	6.80 6.80	6.86	100.00					
HIGH - RIDGE VENT	2.72 3.40	3.38	49.29	0	0	27.00		
AT EAVE	4.08 3.40	3.47	50.71				0	50.00
TOTAL (MIN)	6.80 6.80	6.85	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



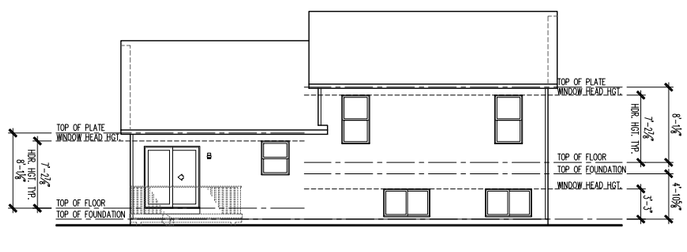
ROOF PLAN
SCALE: 1/8" = 1'-0"



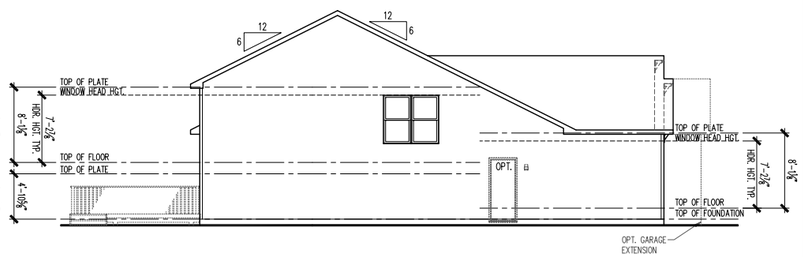
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



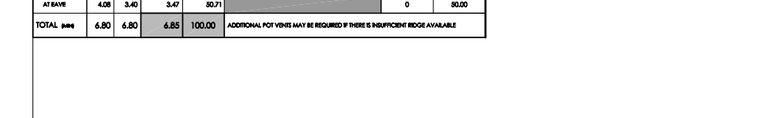
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

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Midwest Zone Office
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PulteGroup

Craftsman 2G w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NORTHFIELD
NPC PLAN NUMBER
2788.300
LAWSON PLAN ID
-

SHEET
A3-CR2G
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

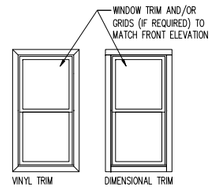
PLOTTED: December 2, 2020 / Tiffany Yost / A3-CR2G 3FB.1.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIREMENTS
* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-50% OF TOTAL AND RIDGE AT 40-60% OF TOTAL REQUIRED VENTILATION

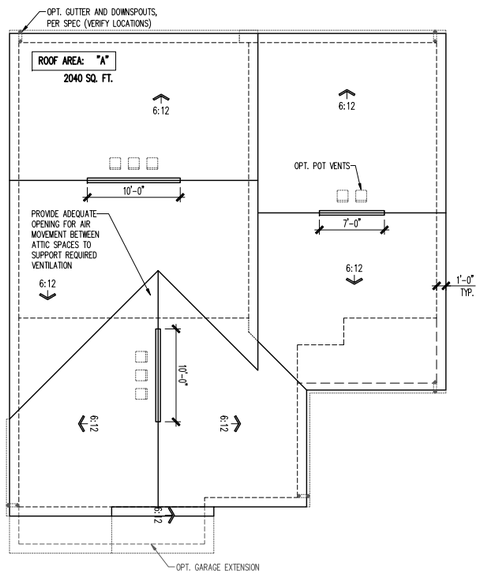
ELEVATION CR2G

ROOF AREA "A"			SQ FTG	2040	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (50 SQ. IN. EACH)	POT SMALL (50 SQ. IN. EACH)	RIDGE VENT (50 SQ. IN. PER LF)	EAVE VENT (50 SQ. IN. EACH)	CONT. VENT (50 SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.72	3.40	3.39	49.39	8	0			
AT EAVE	4.08	3.40	3.47	50.61				0	50.00
TOTAL (MIN)	6.80	6.80	6.86	100.00					
HIGH - RIDGE VENT	2.72	3.40	3.38	49.29	0	0	27.00		
AT EAVE	4.08	3.40	3.47	50.71				0	50.00
TOTAL (MIN)	6.80	6.80	6.85	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



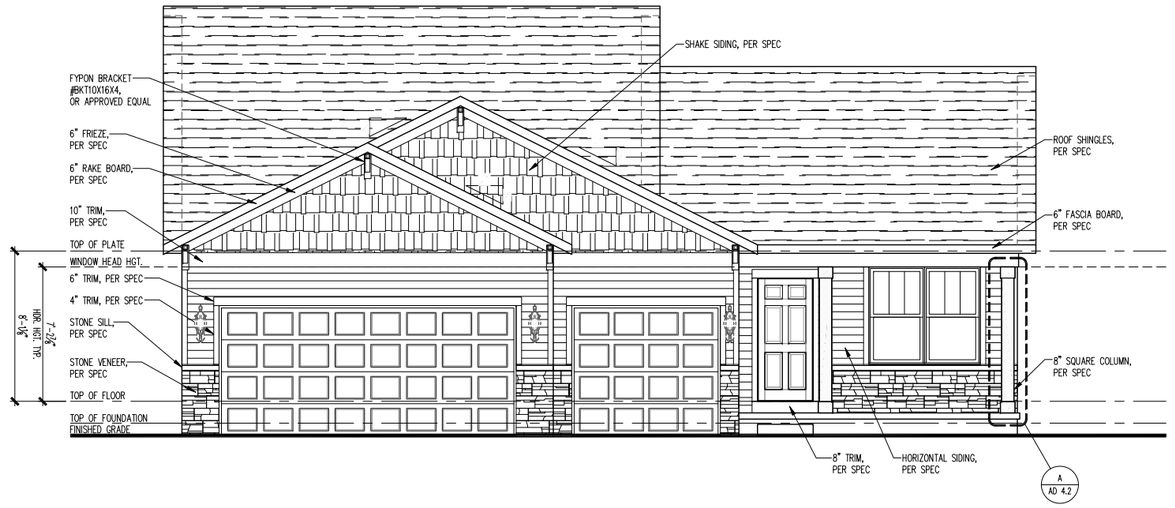
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



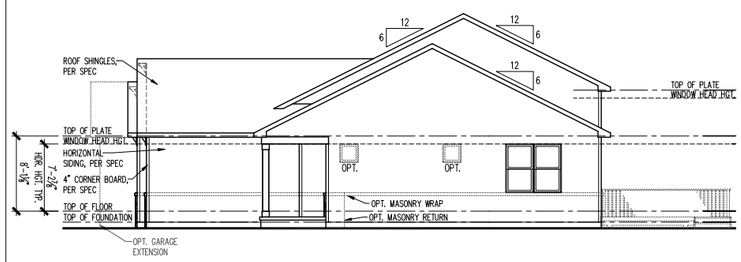
ROOF PLAN

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



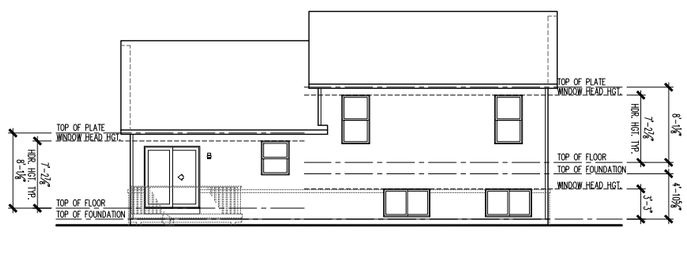
FRONT ELEVATION

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



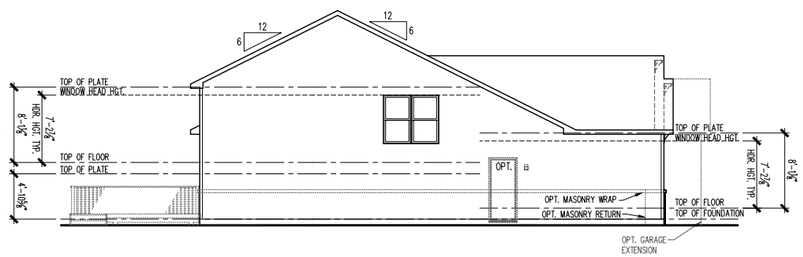
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PulteGroup

Craftsman 2G w/ Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NORTHFIELD
NPC PLAN NUMBER
2788.300
LAWSON PLAN ID
-

SHEET
A3-CR2G
3FB.11

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

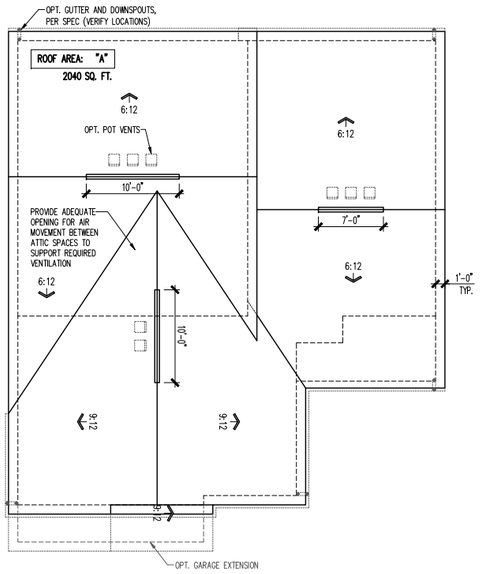
PLOTTED: December 2, 2020 / Tiffany Yost / A3-CR2G 3FB.11.DWG

ATTIC VENT SCHEDULE

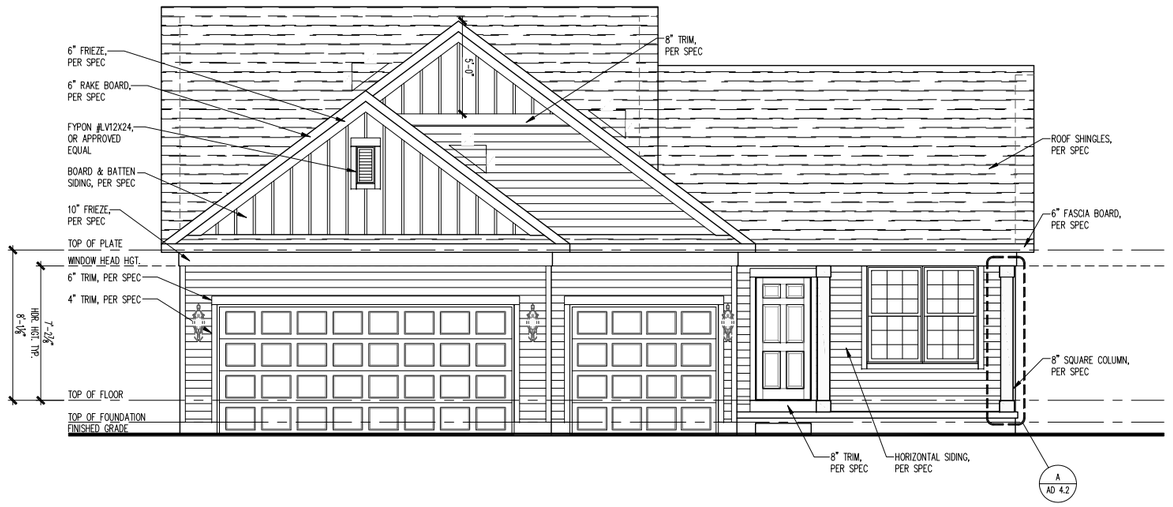
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ELEVATION HR2G

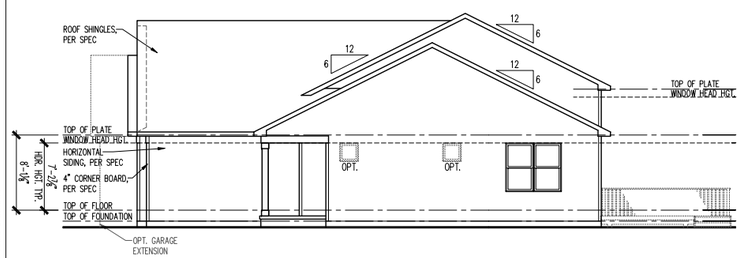
ROOF AREA "A"			SQ FTG	2040	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.72	3.40	3.39	49.39	8	0			
AT EAVE	4.08	3.40	3.47	50.61				0	50.00
TOTAL (sqft)	6.80	6.80	6.86	100.00					
HIGH - RIDGE VENT	2.72	3.40	3.38	49.29	0	0	27.00		
AT EAVE	4.08	3.40	3.47	50.71				0	50.00
TOTAL (sqft)	6.80	6.80	6.85	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



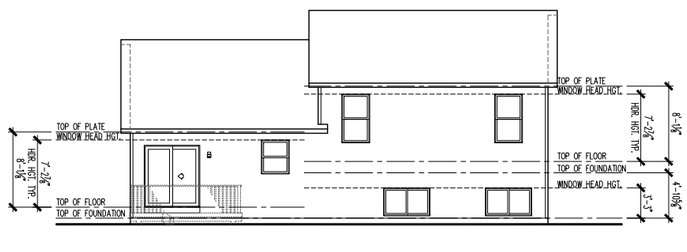
ROOF PLAN
SCALE: 1/8" = 1'-0"



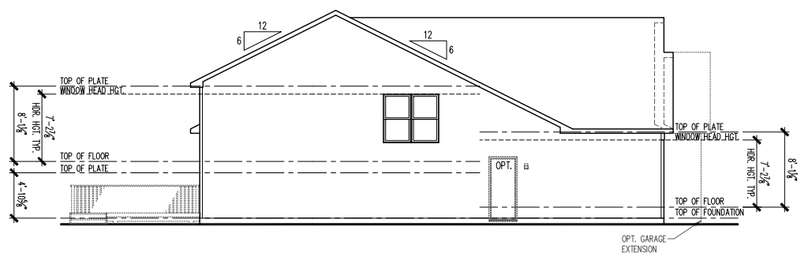
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: December 2, 2020 / Tiffany Yost / A3-HR2G 3FB1.DWG

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PulteGroup

Heartland 2G w/ o Masonry
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PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

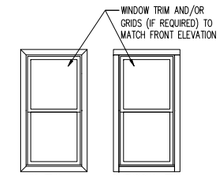
REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NORTHFIELD
NPC PLAN NUMBER
2788.300
LAWSON PLAN ID
-

SHEET
A3-HR2G
3FB1H

WINDOW TRIM AND/OR GRIDS (IF REQUIRED) TO MATCH FRONT ELEVATION



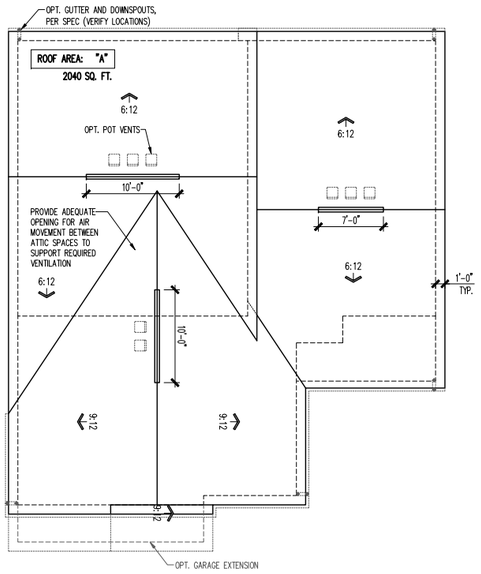
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE

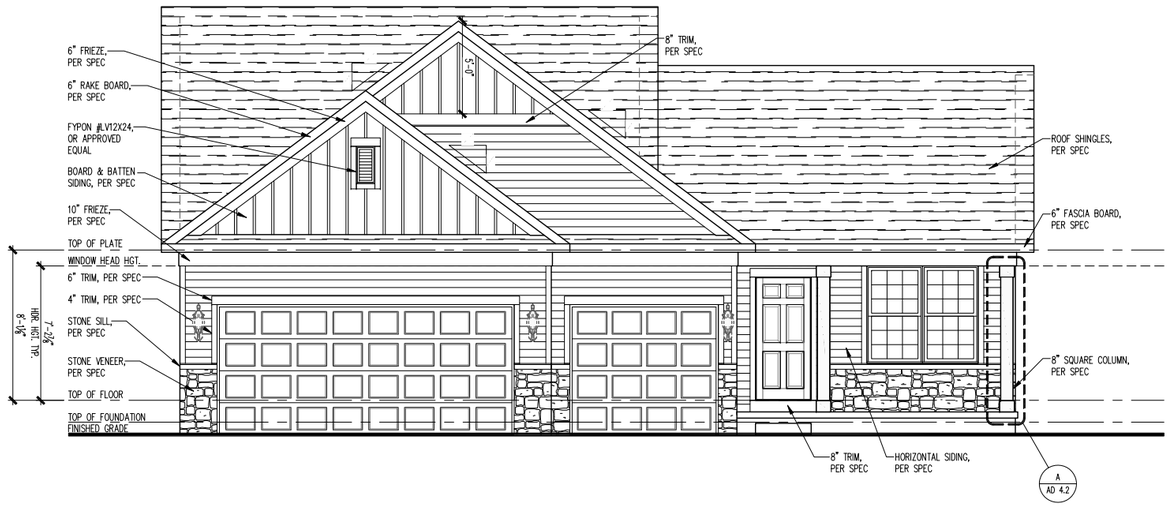
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ELEVATION HR2G

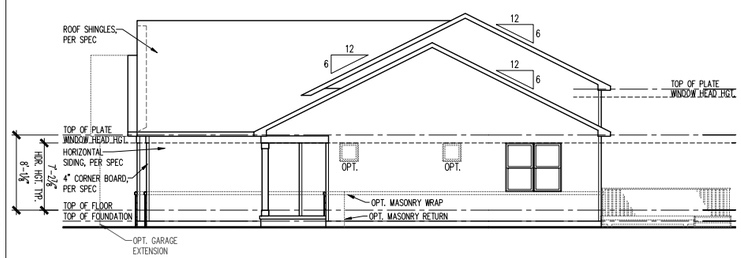
ROOF AREA "A"			SQ FTG	2040	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.72	3.40	3.39	49.39	8	0			
AT EAVE	4.08	3.40	3.47	50.61				0	50.00
TOTAL (sqin)	6.80	6.80	6.86	100.00					
HIGH - RIDGE VENT	2.72	3.40	3.38	49.29	0	0	27.00		
AT EAVE	4.08	3.40	3.47	50.71				0	50.00
TOTAL (sqin)	6.80	6.80	6.85	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



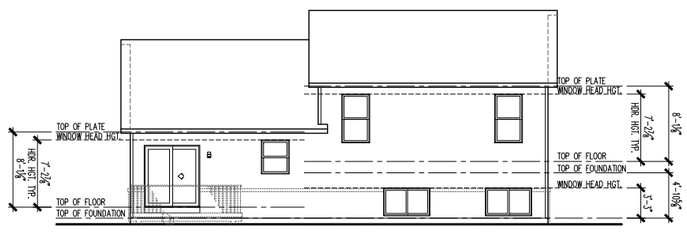
ROOF PLAN
SCALE: 1/8" = 1'-0"



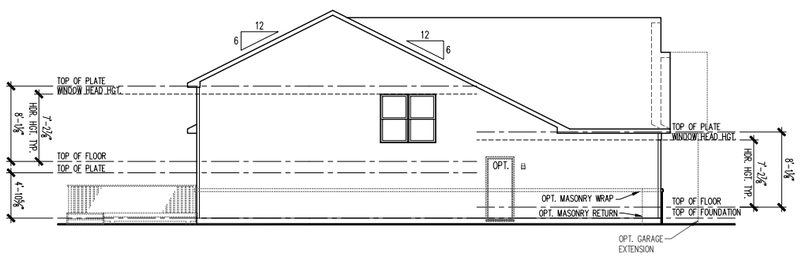
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



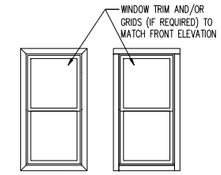
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

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PulteGroup

Heartland 2G w/ Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NORTHFIELD
NPC PLAN NUMBER
2788.300
LAWSON PLAN ID
-

SHEET
A3-HR2G
3FB1.1H

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

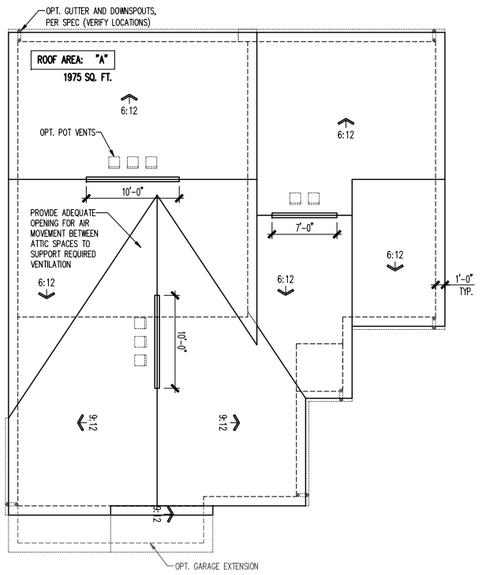
PLOTTED: December 2, 2020 / Tiffany Yost / A3-HR2G 3FB1.1DWG

ATTIC VENT SCHEDULE

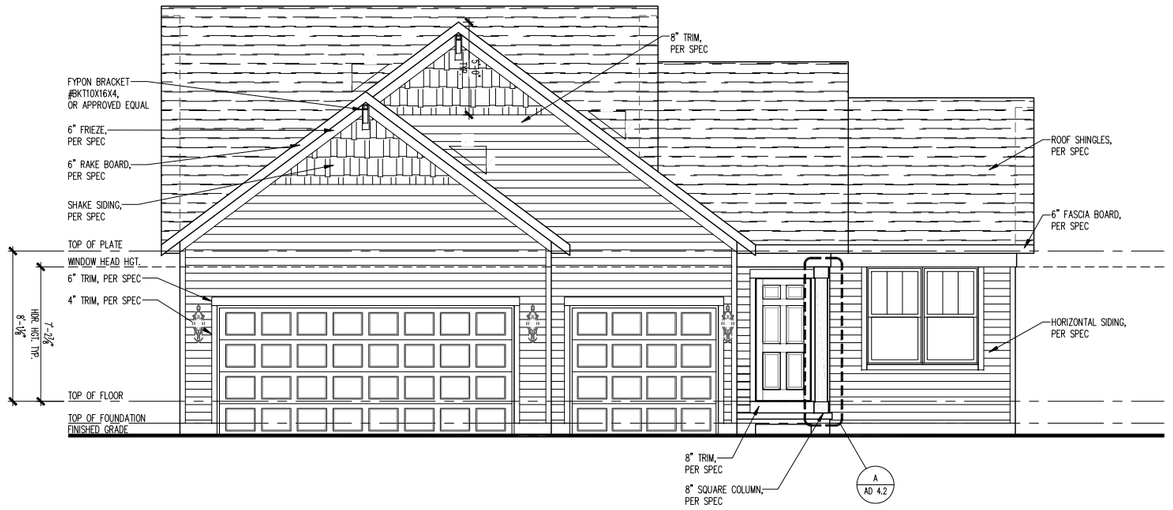
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ELEVATION NC2G

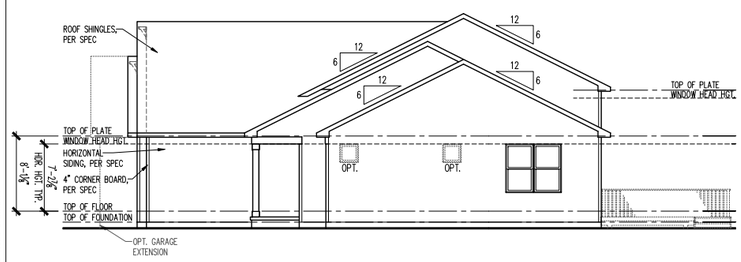
ROOF AREA "A"		SQ FTG	1975	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.63 3.29	3.39	49.39	8	0			
AT EAVE	3.95 3.29	3.47	50.61				0	50.00
TOTAL (sqft)	6.58 6.58	6.86	100.00					
HIGH - RIDGE VENT	2.63 3.29	3.38	49.29	0	0	27.00		
AT EAVE	3.95 3.29	3.47	50.71				0	50.00
TOTAL (sqft)	6.58 6.58	6.85	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



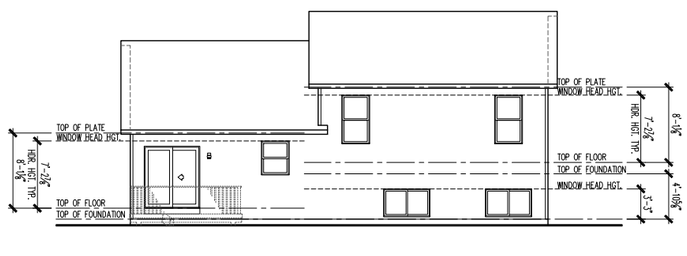
ROOF PLAN
SCALE: 1/8" = 1'-0"



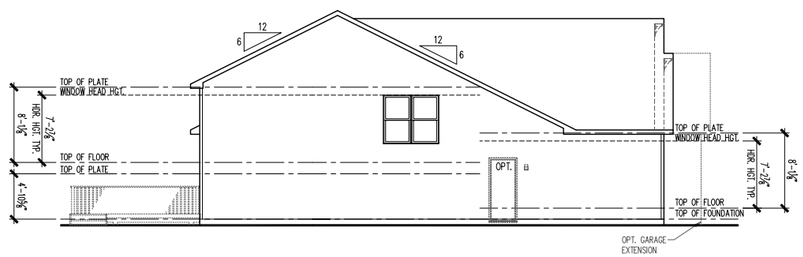
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



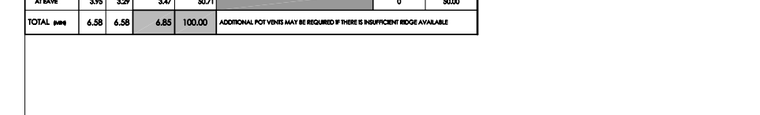
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

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GARAGE LEFT

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-

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

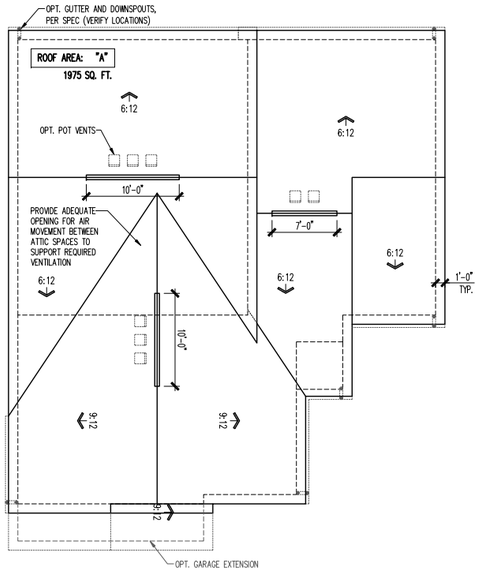
PLOTTED: December 2, 2020 / Tiffany Yost / A3-NC2G 3FB.1.DWG

ATTIC VENT SCHEDULE

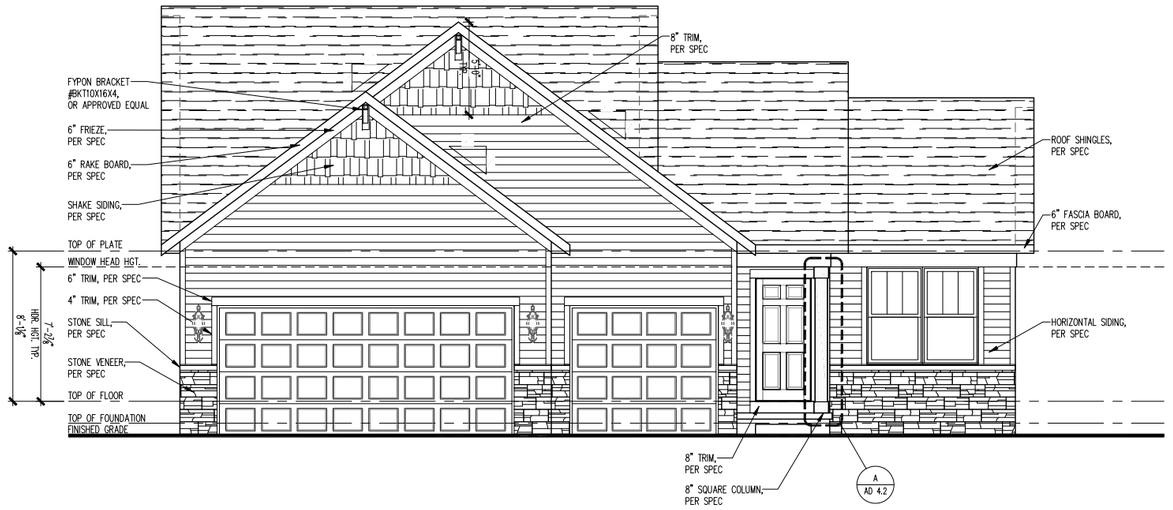
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ELEVATION NC2G

ROOF AREA "A"			SQ FTG	1975	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.63	3.29	3.39	49.39	8	0			
AT EAVE	3.95	3.29	3.47	50.61				0	50.00
TOTAL (MIN)	6.58	6.58	6.86	100.00					
HIGH - RIDGE VENT	2.63	3.29	3.38	49.29	0	0	27.00		
AT EAVE	3.95	3.29	3.47	50.71				0	50.00
TOTAL (MIN)	6.58	6.58	6.85	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				

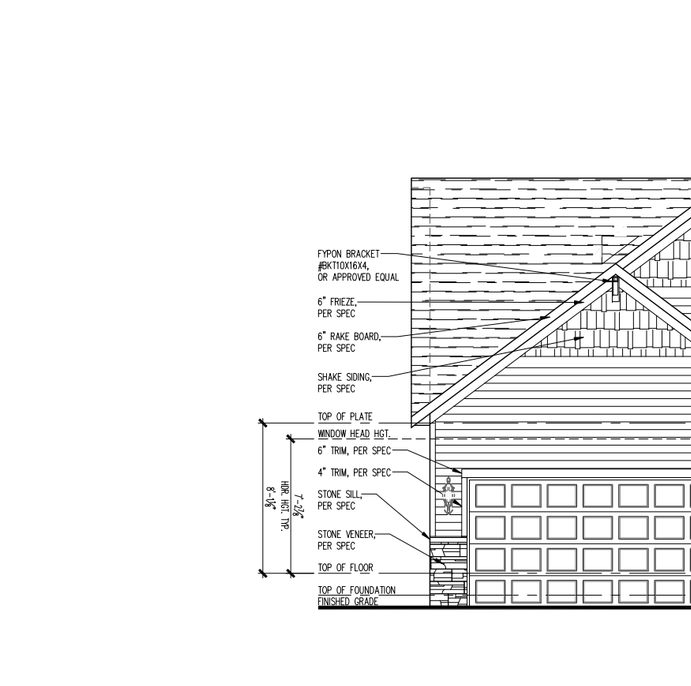


ROOF PLAN
SCALE: 1/8" = 1'-0"



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

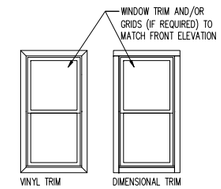
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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

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

WINDOW TRIM AND/OR GRIDS (IF REQUIRED) TO MATCH FRONT ELEVATION



SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

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GARAGE HANDING
GARAGE LEFT

PLAN NAME
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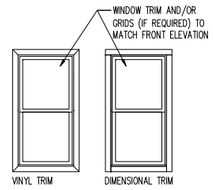
PLOTTED: December 2, 2020 / Tiffany Yost / A3-NC2G 3FB.11.DWG

ATTIC VENT SCHEDULE

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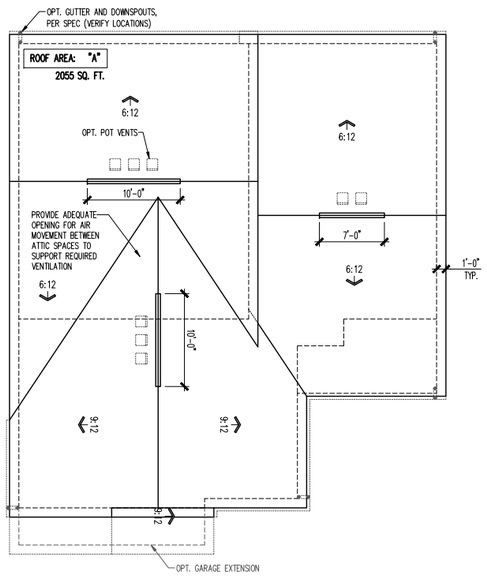
ELEVATION NC2H

ROOF AREA "A"			SQ FTG	2055	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.74	3.43	3.39	48.90	8	0			
AT EAVE	4.11	3.43	3.54	51.10				0	51.00
TOTAL (MIN)	6.85	6.85	6.93	100.00					
HIGH - RIDGE VENT	2.74	3.43	3.38	48.80	0	0	27.00		
AT EAVE	4.11	3.43	3.54	51.20				0	51.00
TOTAL (MIN)	6.85	6.85	6.92	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



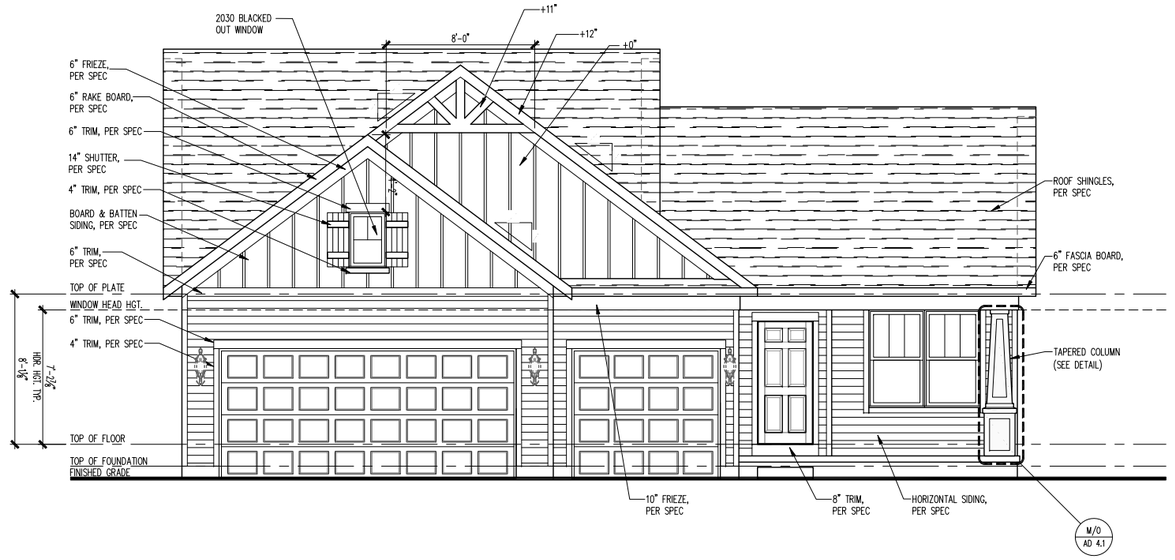
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



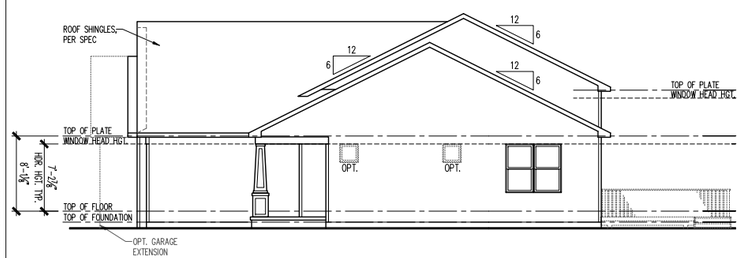
ROOF PLAN

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



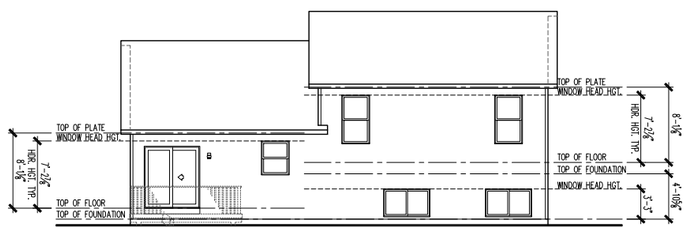
FRONT ELEVATION

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



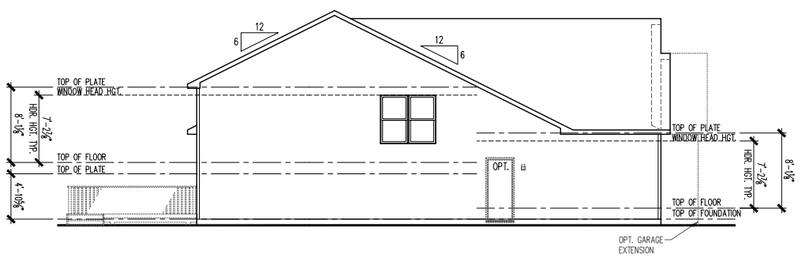
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 2H w/o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NORTHFIELD
NPC PLAN NUMBER
2788.300
LAWSON PLAN ID
-

SHEET
A3-NC2H
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

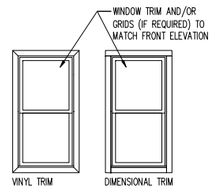
PLOTTED: December 2, 2020 / Tiffany Yost / A3-NC2H 3FB.1.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIREMENTS
* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-50% OF TOTAL AND RIDGE AT 40-60% OF TOTAL REQUIRED VENTILATION

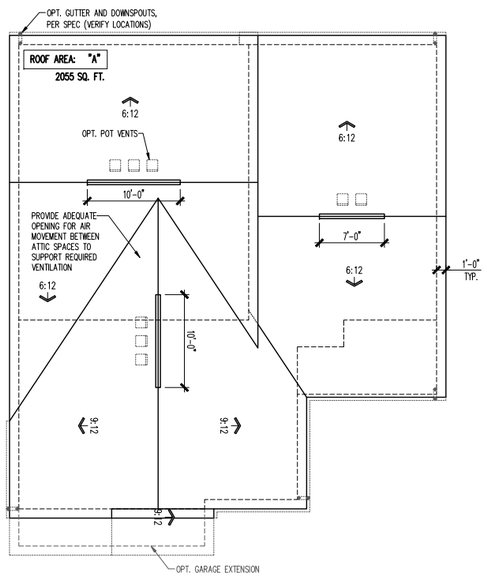
ELEVATION NC2H

ROOF AREA "A"			SQ FTG	2055	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.74	3.43	3.39	48.90	8	0			
AT EAVE	4.11	3.43	3.54	51.10				0	51.00
TOTAL (sqin)	6.85	6.85	6.93	100.00					
HIGH - RIDGE VENT	2.74	3.43	3.38	48.80	0	0	27.00		
AT EAVE	4.11	3.43	3.54	51.20				0	51.00
TOTAL (sqin)	6.85	6.85	6.92	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



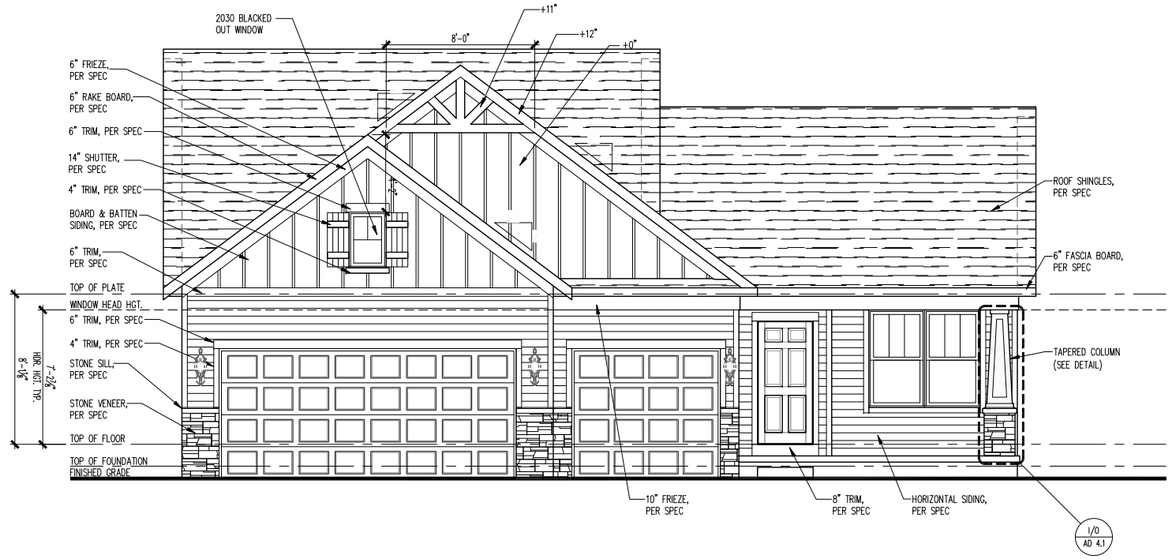
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



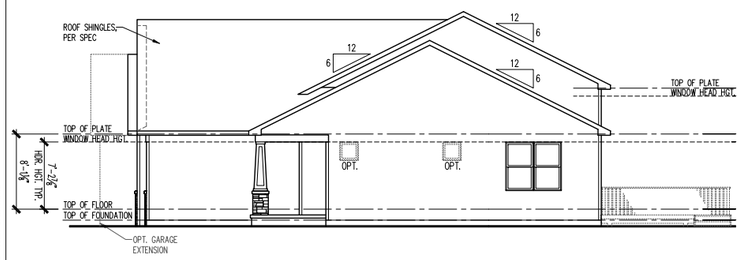
ROOF PLAN

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



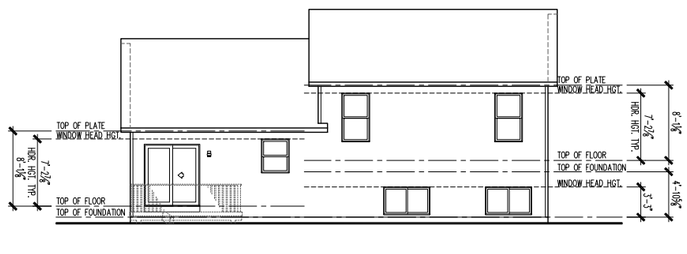
FRONT ELEVATION

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



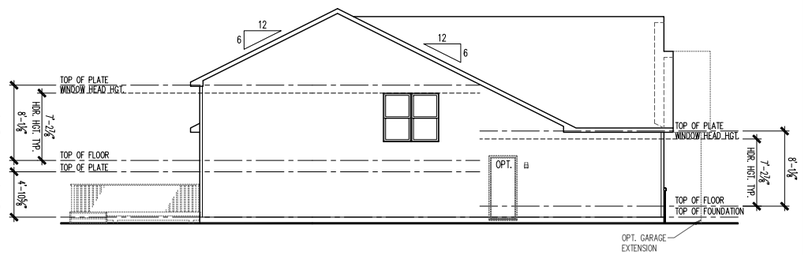
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 2H w/ Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NORTHFIELD
NPC PLAN NUMBER
2788.300
LAWSON PLAN ID
-

SHEET
A3-NC2H
3FB.11

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

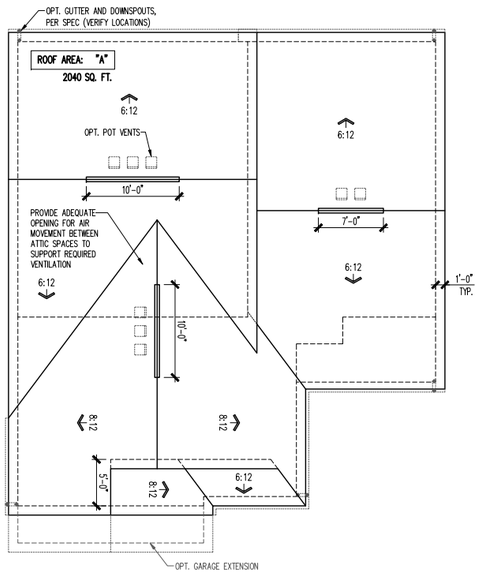
PLOTTED: December 2, 2020 / Tiffany Yost / A3-NC2H 3FB.11.DWG

ATTIC VENT SCHEDULE

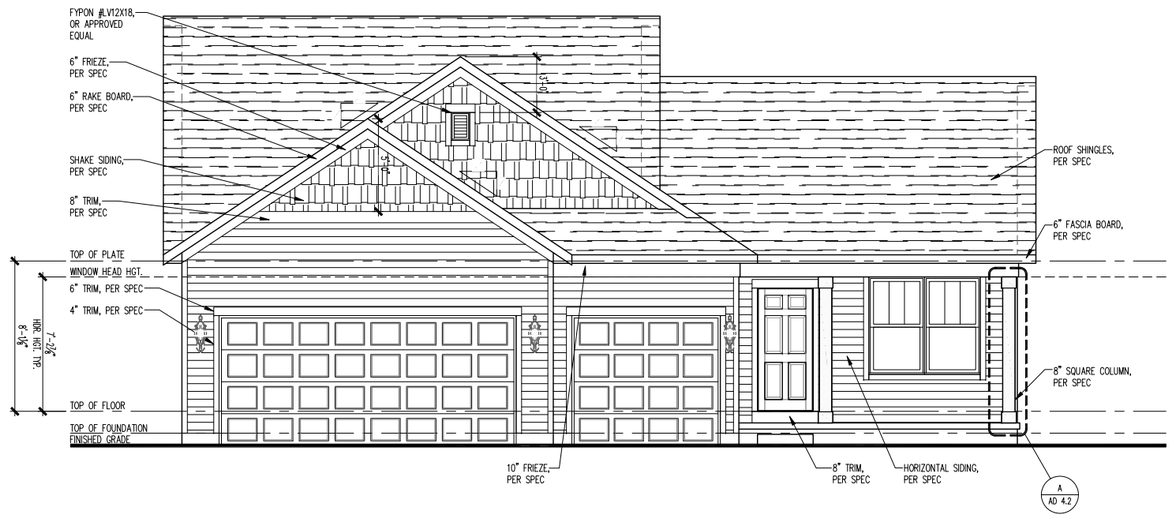
VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
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* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-50% OF TOTAL AND RIDGE AT 40-60% OF TOTAL REQUIRED VENTILATION

ELEVATION NC2I

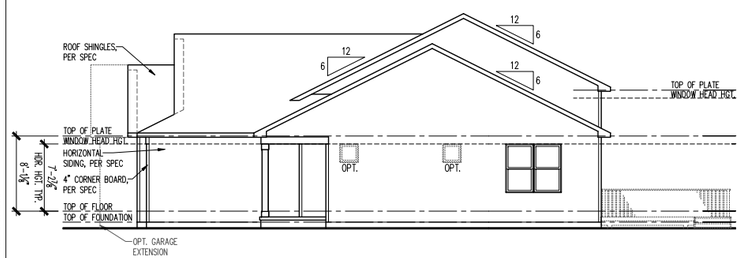
ROOF AREA "A"		SQ FTG	2040	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.72 3.40	3.39	49.39	8	0			
AT EAVE	4.08 3.40	3.47	50.61				0	50.00
TOTAL (MIN)	6.80 6.80	6.86	100.00					
HIGH - RIDGE VENT	2.72 3.40	3.38	49.39	0	0	27.00		
AT EAVE	4.08 3.40	3.47	50.71				0	50.00
TOTAL (MIN)	6.80 6.80	6.85	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



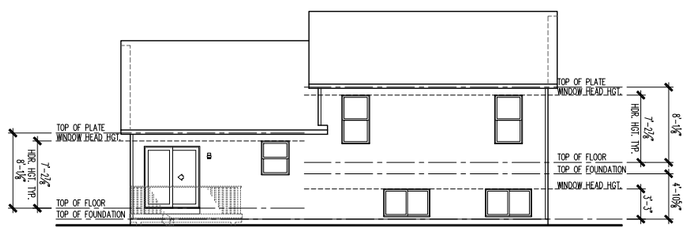
ROOF PLAN
SCALE: 1/8" = 1'-0"



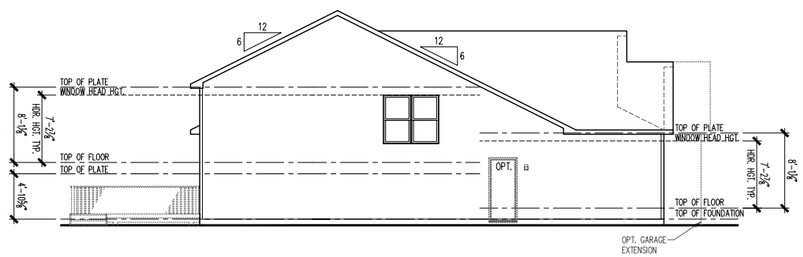
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 2I w/o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NORTHFIELD
NPC PLAN NUMBER
2788.300
LAWSON PLAN ID
-

SHEET
A3-NC2I
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

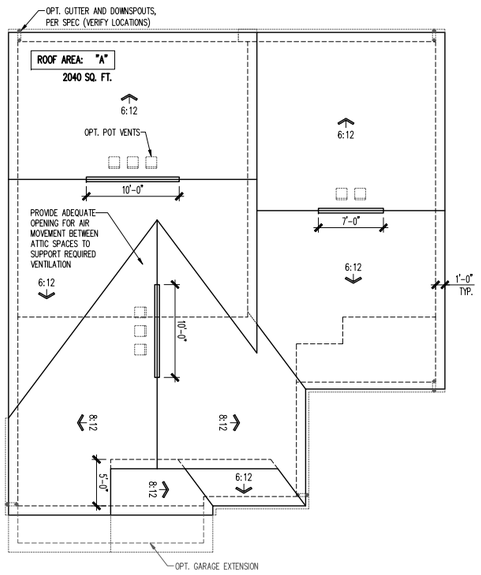
PLOTTED: December 2, 2020 / Tiffany Yost / A3-NC2I 3FB.1.DWG

ATTIC VENT SCHEDULE

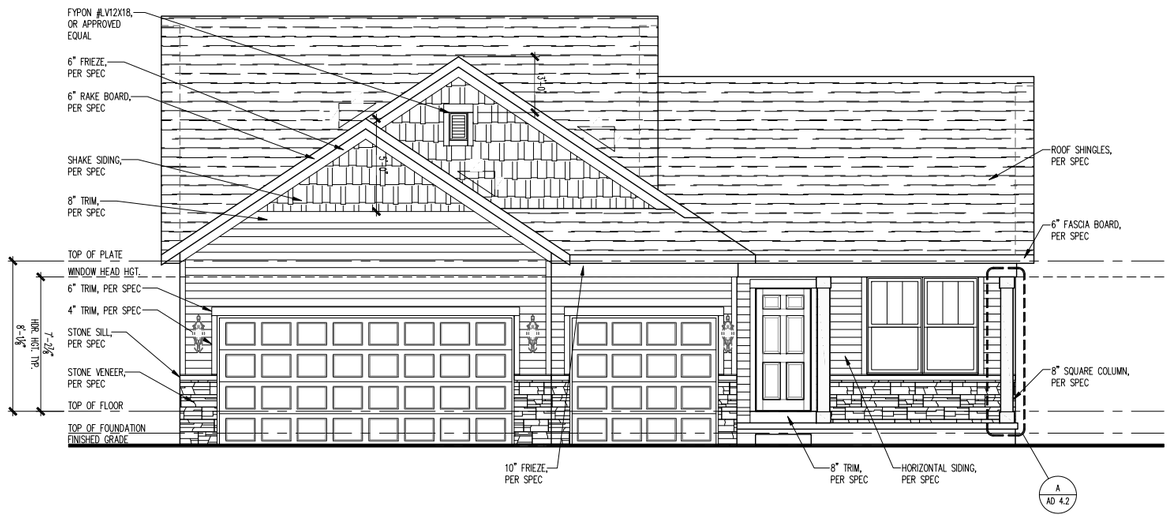
VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIREMENTS
* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-50% OF TOTAL AND RIDGE AT 40-60% OF TOTAL REQUIRED VENTILATION

ELEVATION NC2I

ROOF AREA "A"		SQ FTG	2040	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.72 3.40	3.39	49.39	8	0			
AT EAVE	4.08 3.40	3.47	50.61				0	50.00
TOTAL (MIN)	6.80 6.80	6.86	100.00					
HIGH - RIDGE VENT	2.72 3.40	3.38	49.39	0	0	27.00		
AT EAVE	4.08 3.40	3.47	50.71				0	50.00
TOTAL (MIN)	6.80 6.80	6.85	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				

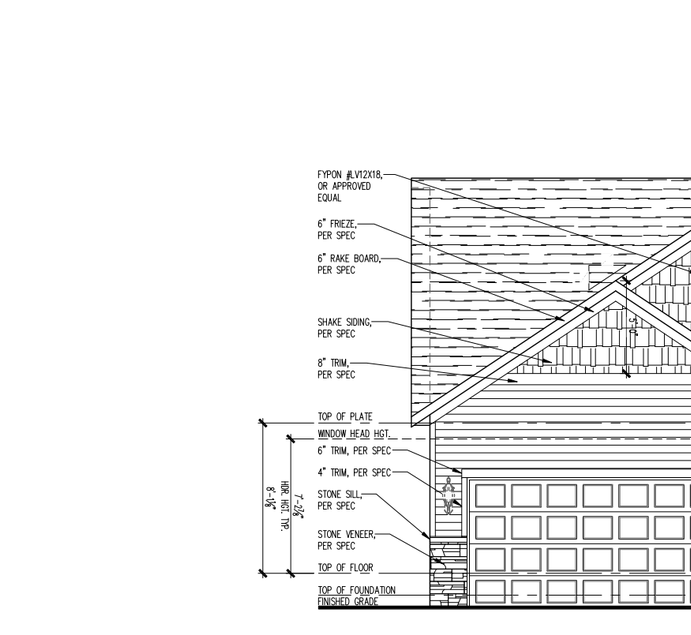


ROOF PLAN
SCALE: 1/8" = 1'-0"



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

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



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

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

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 2I w/ Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
NORTHFIELD
NPC PLAN NUMBER
2788.300
LAWSON PLAN ID
-

SHEET
A3-NC2I
3FB.11

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

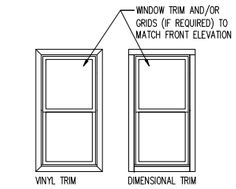
PLOTTED: December 2, 2020 / Tiffany Yost / A3-NC2I 3FB.11.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
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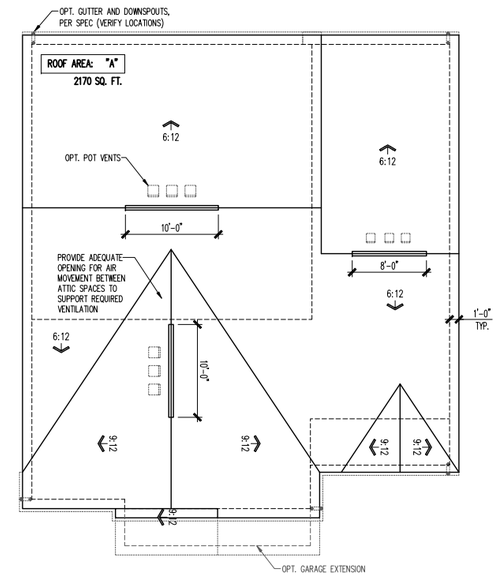
ELEVATION HR2G

ROOF AREA "A"			SQ FTG	2170	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.89	3.62	3.81	49.95	9	0			
AT EAVE	4.34	3.62	3.82	50.05				0	55.00
TOTAL (MIN)	7.23	7.23	7.63	100.00					
HIGH - RIDGE VENT	2.89	3.62	3.50	47.82	0	0	28.00		
AT EAVE	4.34	3.62	3.82	52.18				0	55.00
TOTAL (MIN)	7.23	7.23	7.32	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



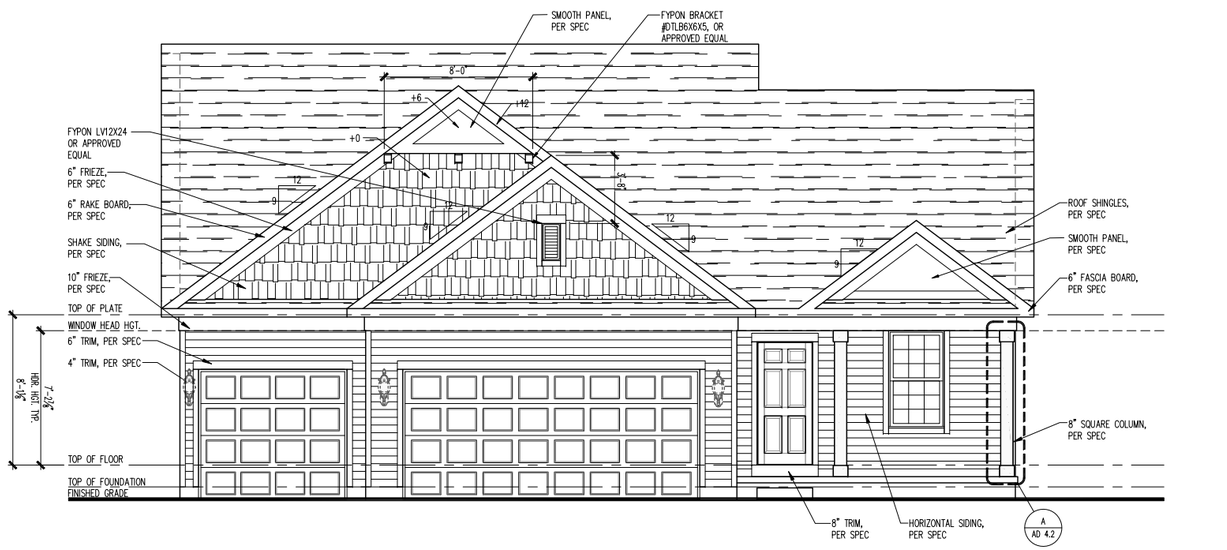
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



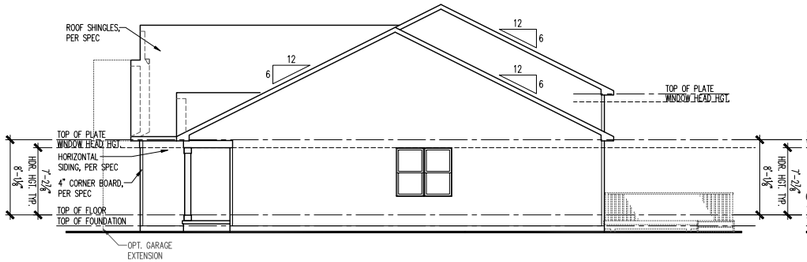
ROOF PLAN

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



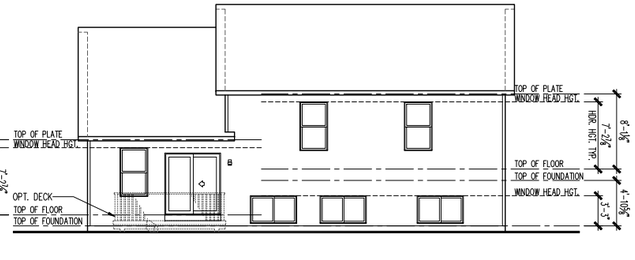
FRONT ELEVATION

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



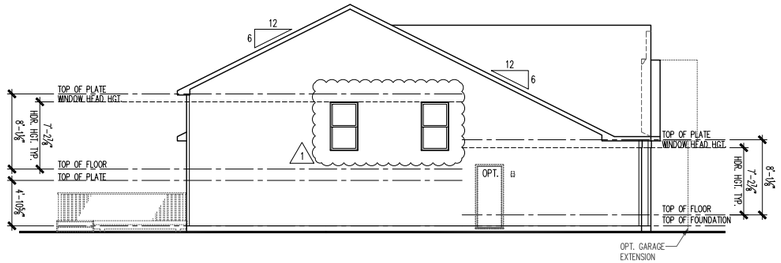
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

Heartland 2G w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
NPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

SHEET
A3-HR2G
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

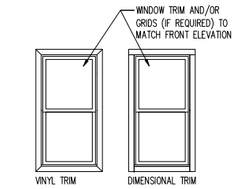
PLOTTED: December 1, 2020 / Nick Musial / A3-HR2G 3FB.1.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPY VENTILATION TO MEET CODE REQUIREMENTS
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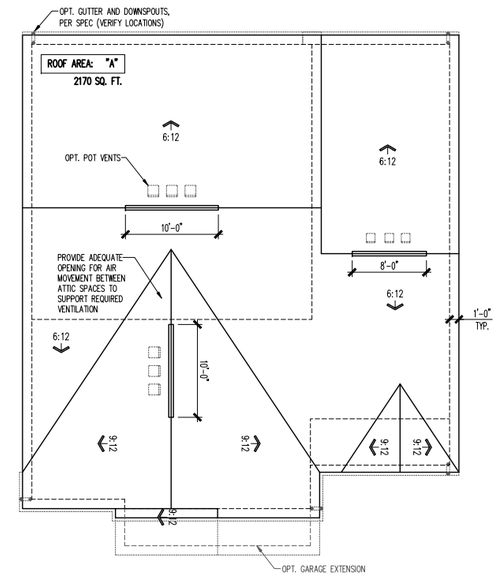
ELEVATION HR2G

ROOF AREA "A"			SQ FTG	2170	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.89	3.62	3.81	49.95	9	0			
AT EAVE	4.34	3.62	3.82	50.05				0	55.00
TOTAL (MIN)	7.23	7.23	7.63	100.00					
HIGH - RIDGE VENT	2.89	3.62	3.50	47.82	0	0	28.00		
AT EAVE	4.34	3.62	3.82	52.18				0	55.00
TOTAL (MIN)	7.23	7.23	7.32	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



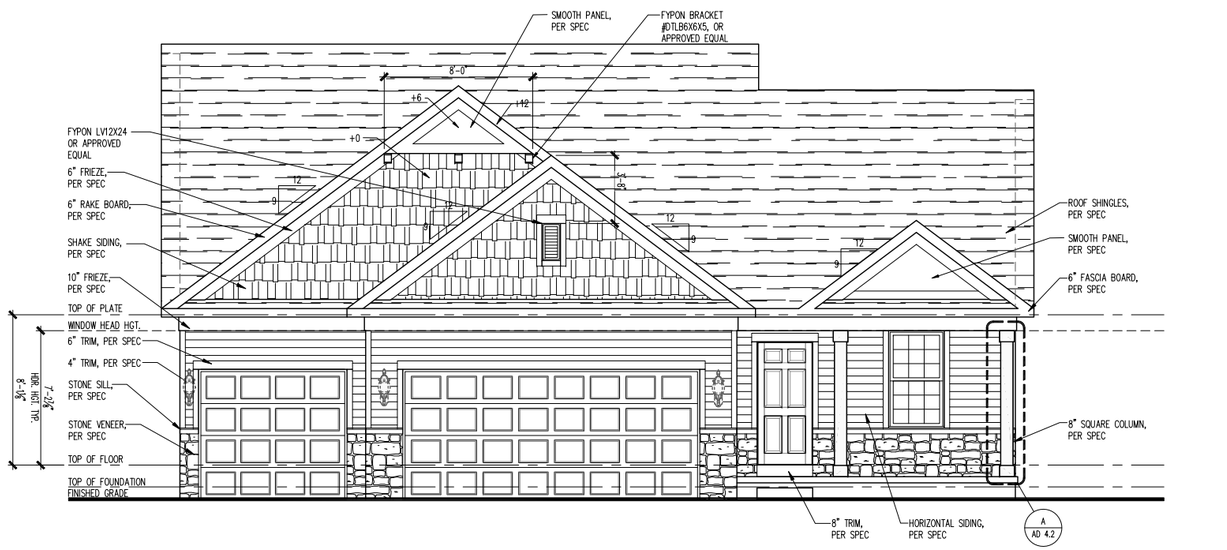
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



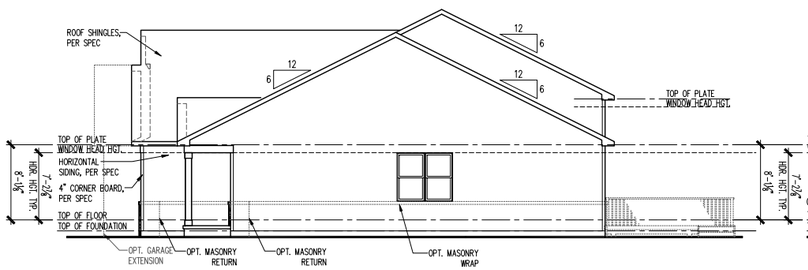
ROOF PLAN

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



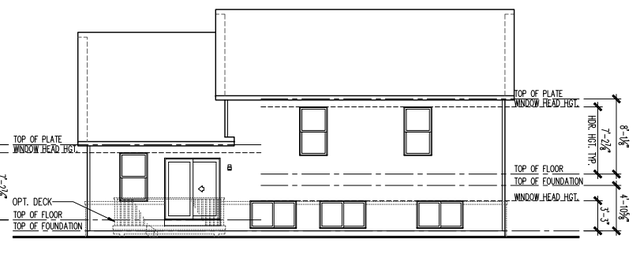
FRONT ELEVATION

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



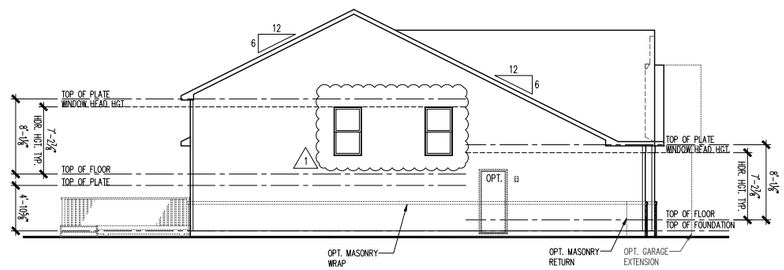
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

Heartland 2G w/ Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
MPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

SHEET
A3-HR2G
3FB.11

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

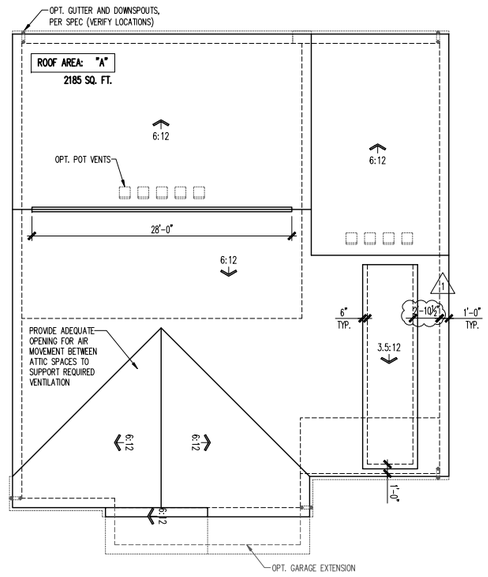
PLOTTED: December 1, 2020 / Nick Masiá / A3-HR2G 3FB.11.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIREMENTS
* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

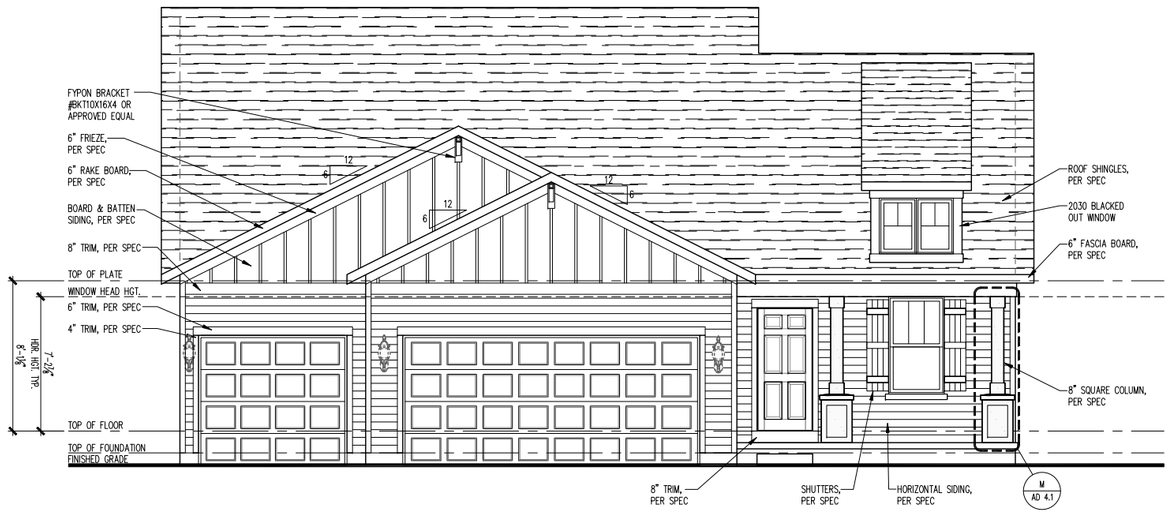
ELEVATION CR2G

ROOF AREA "A"			SQ FTG	2185	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.91	3.64	3.81	49.95	9	0			
AT EAVE	4.37	3.64	3.82	50.05				0	55.00
TOTAL (MIN)	7.28	7.28	7.63	100.00					
HIGH - RIDGE VENT	2.91	3.64	3.50	47.82	0	0	28.00		
AT EAVE	4.37	3.64	3.82	52.18				0	55.00
TOTAL (MIN)	7.28	7.28	7.32	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



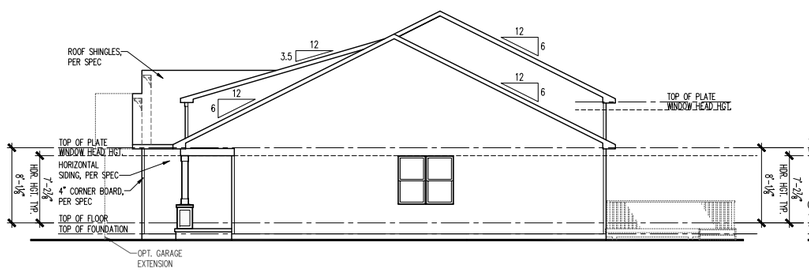
ROOF PLAN

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



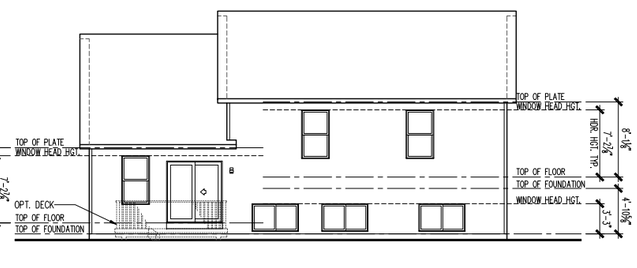
FRONT ELEVATION

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



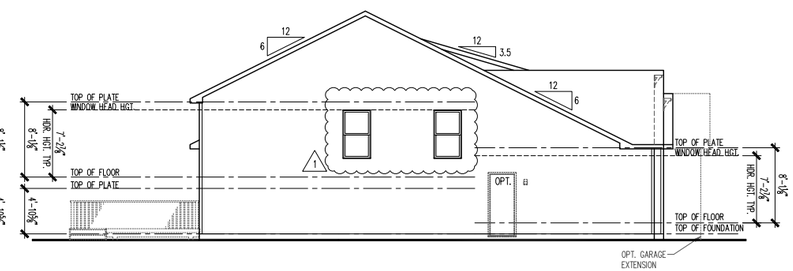
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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

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PulteGroup

Craftsman 2G w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
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REV #	DATE / DESCRIPTION
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	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
NPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

SHEET
A3-CR2G
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

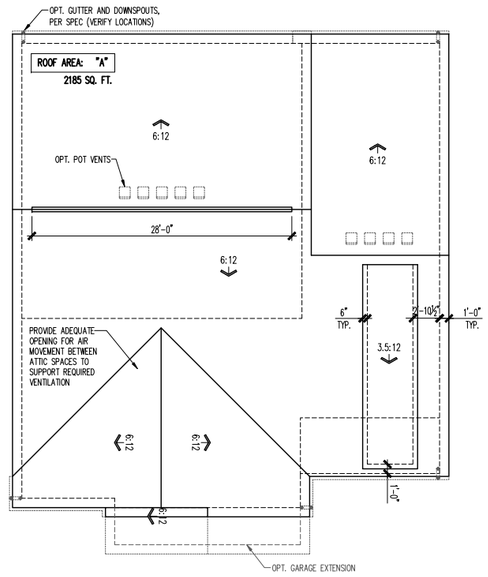
PLOTTED: December 1, 2020 / Nick Masiá / A3-CR2G 3FB.1.DWG

ATTIC VENT SCHEDULE

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ELEVATION CR2G

ROOF AREA "A"			SQ FTG	2185	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.91	3.64	3.81	49.95	9	0			
AT EAVE	4.37	3.64	3.82	50.05				0	55.00
TOTAL (MIN)	7.28	7.28	7.63	100.00					
HIGH - RIDGE VENT	2.91	3.64	3.50	47.82	0	0	28.00		
AT EAVE	4.37	3.64	3.82	52.18				0	55.00
TOTAL (MIN)	7.28	7.28	7.32	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



ROOF PLAN

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

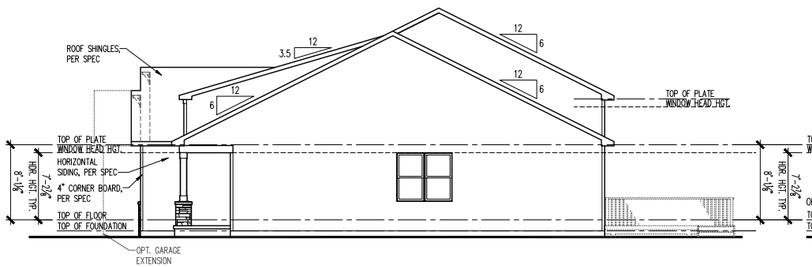


FRONT ELEVATION

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

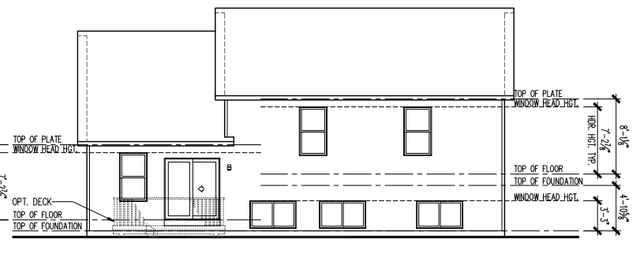
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



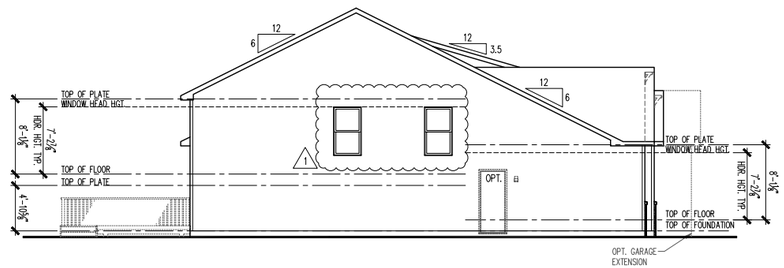
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: December 1, 2020 / Nick Masiak / A3-CR2G 3FB.11.DWG

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PulteGroup

Craftsman 2G w/ Masonry
3 Car Front Entry
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PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
MPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

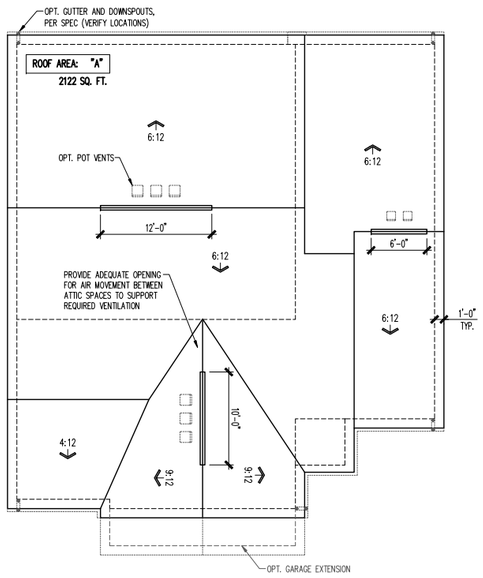
SHEET
A3-CR2G
3FB.11

ATTIC VENT SCHEDULE

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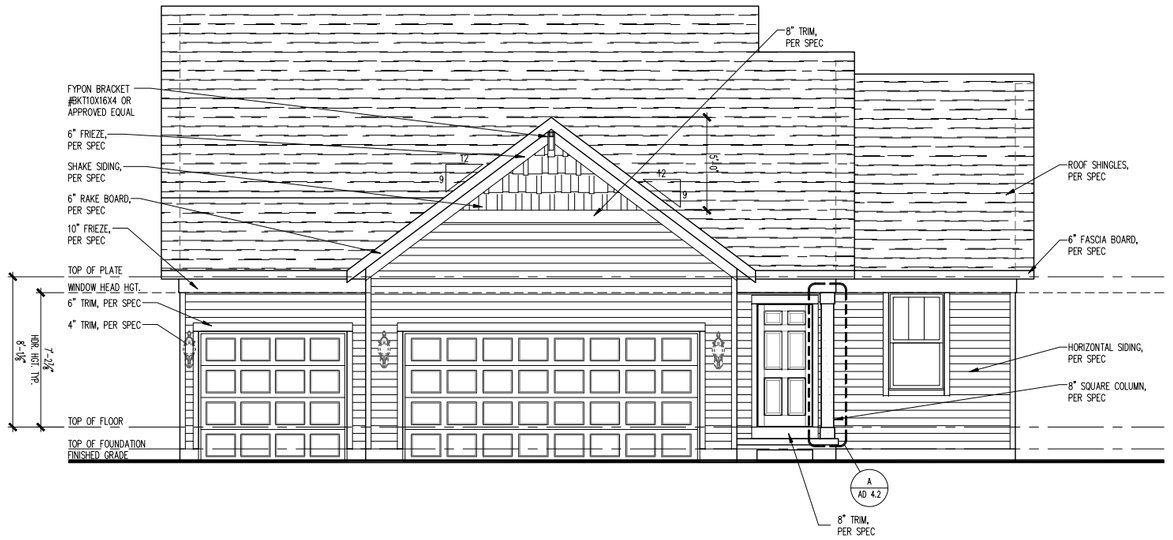
ELEVATION NC2G

ROOF AREA "A"			SQ FTG	2122	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.83	3.54	3.39	47.47	8	0			
AT EAVE	4.24	3.54	3.75	52.53				0	54.00
TOTAL (MIN)	7.07	7.07	7.14	100.00					
HIGH - RIDGE VENT	2.83	3.54	3.50	48.28	0	0	28.00		
AT EAVE	4.24	3.54	3.75	51.72				0	54.00
TOTAL (MIN)	7.07	7.07	7.25	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



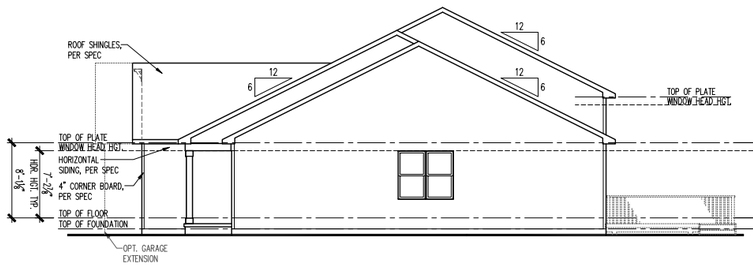
ROOF PLAN

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



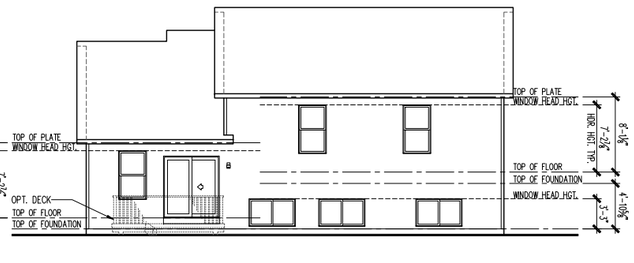
FRONT ELEVATION

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



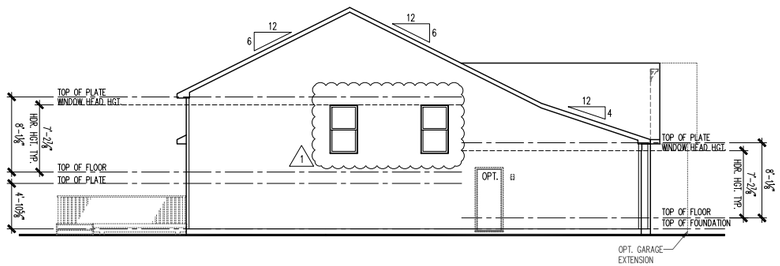
RIGHT ELEVATION

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



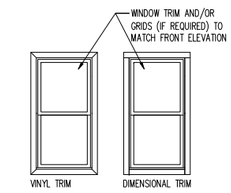
REAR ELEVATION

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



LEFT ELEVATION

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 2G w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
NPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

SHEET
A3-NC2G
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

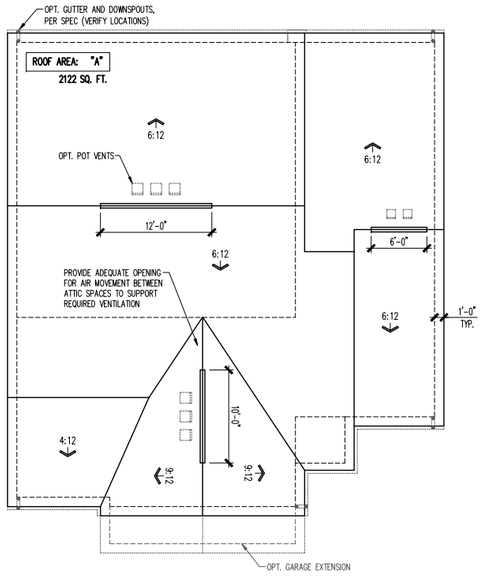
PLOTTED: December 1, 2020 / Nick Masidi / A3-NC2G 3FB.1.DWG

ATTIC VENT SCHEDULE

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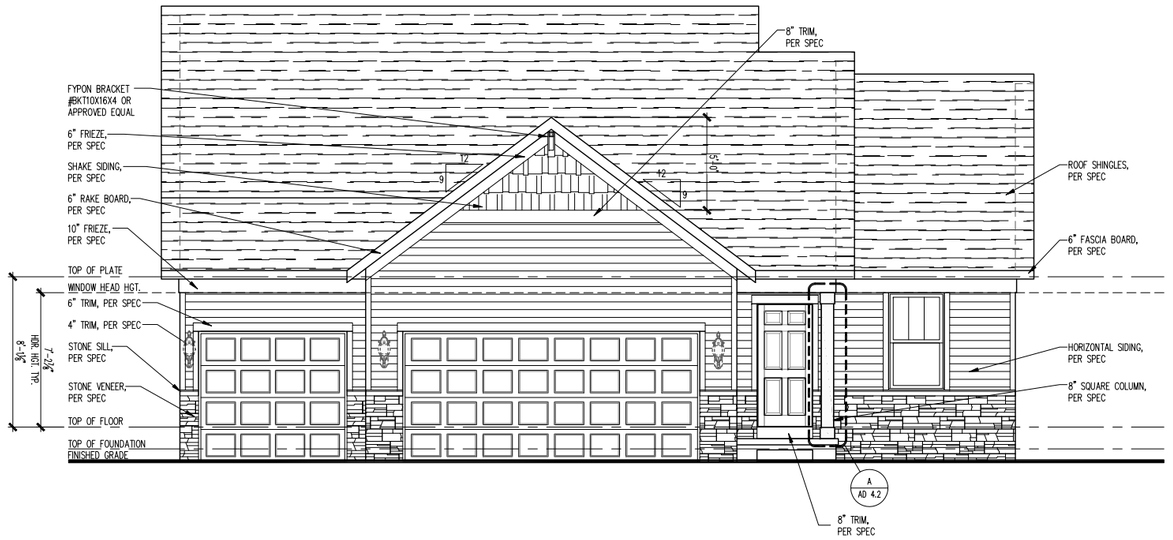
ELEVATION NC2G

ROOF AREA "A"			SQ FTG	2122	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.83	3.54	3.39	47.47	8	0			
AT EAVE	4.24	3.54	3.75	52.53				0	54.00
TOTAL (MIN)	7.07	7.07	7.14	100.00					
HIGH - RIDGE VENT	2.83	3.54	3.50	48.28	0	0	28.00		
AT EAVE	4.24	3.54	3.75	51.72				0	54.00
TOTAL (MIN)	7.07	7.07	7.25	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



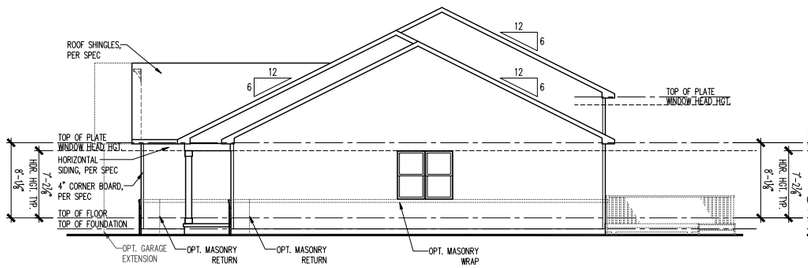
ROOF PLAN

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



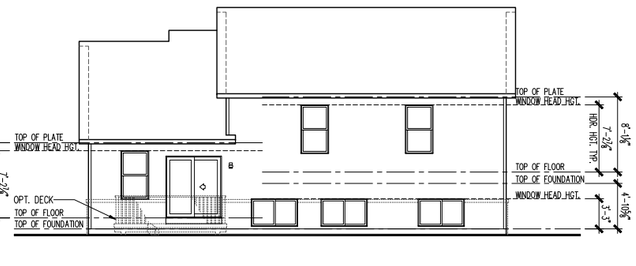
FRONT ELEVATION

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



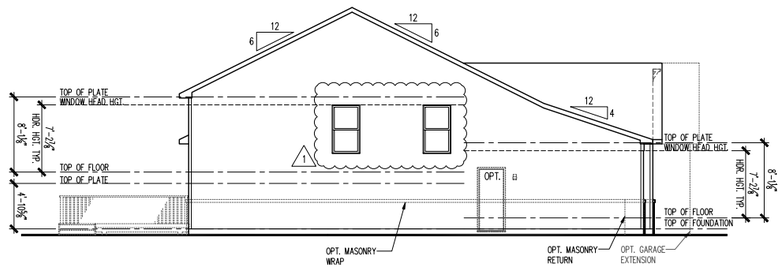
RIGHT ELEVATION

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



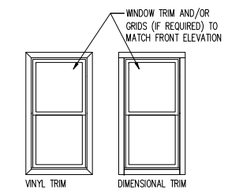
REAR ELEVATION

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



LEFT ELEVATION

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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

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GARAGE HANDING
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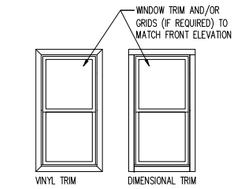
PLOTTED: December 1, 2020 / Nick Masiá / A3-NC2G 3FB.11.DWG

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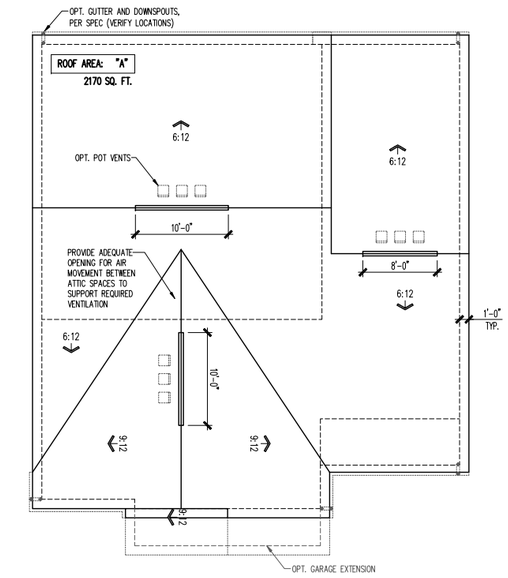
ELEVATION NC2H

ROOF AREA "A"			SQ FTG	2170	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.89	3.62	3.81	49.95	9	0			
AT EAVE	4.34	3.62	3.82	50.05				0	55.00
TOTAL (MIN)	7.23	7.23	7.63	100.00					
HIGH - RIDGE VENT	2.89	3.62	3.50	47.82	0	0	28.00		
AT EAVE	4.34	3.62	3.82	52.18				0	55.00
TOTAL (MIN)	7.23	7.23	7.32	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



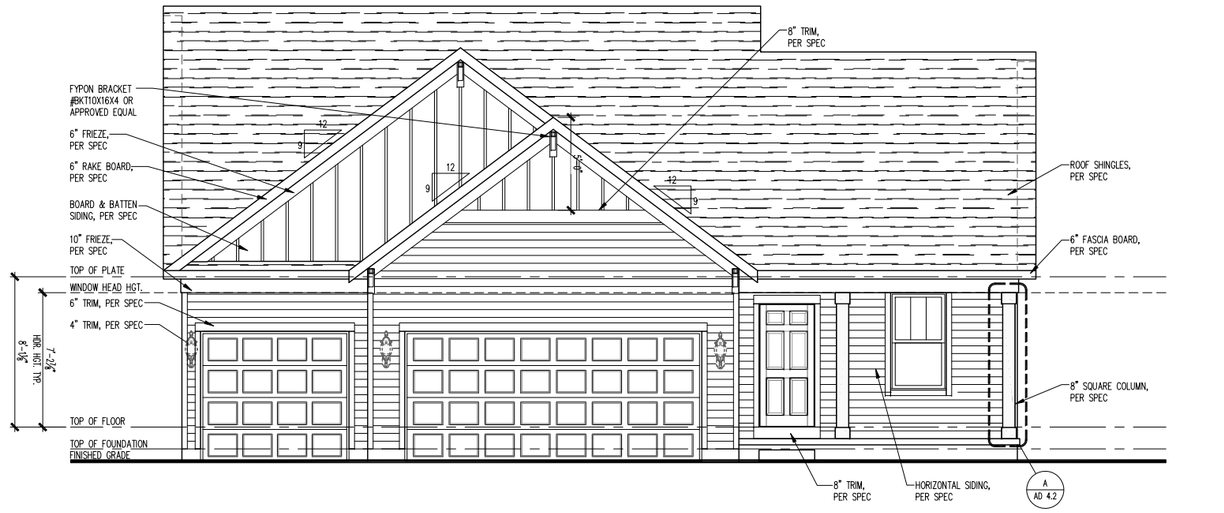
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



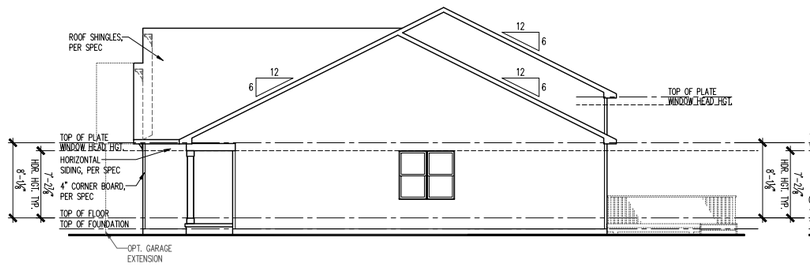
ROOF PLAN

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



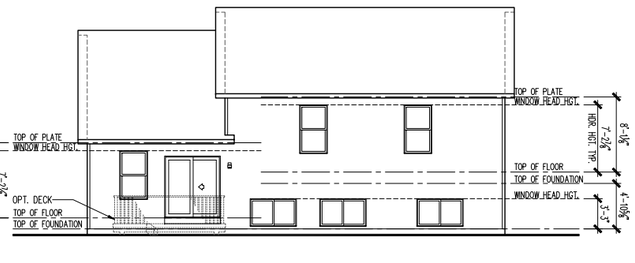
FRONT ELEVATION

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



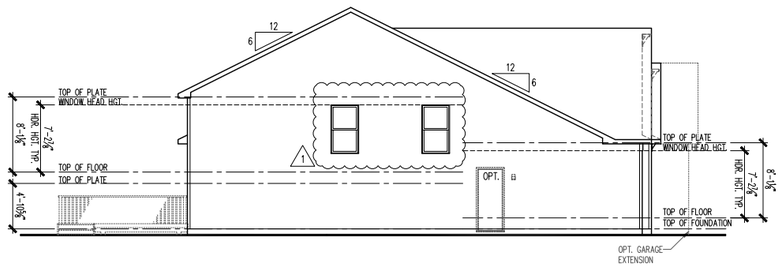
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 2H w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
NPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

SHEET
A3-NC2H
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

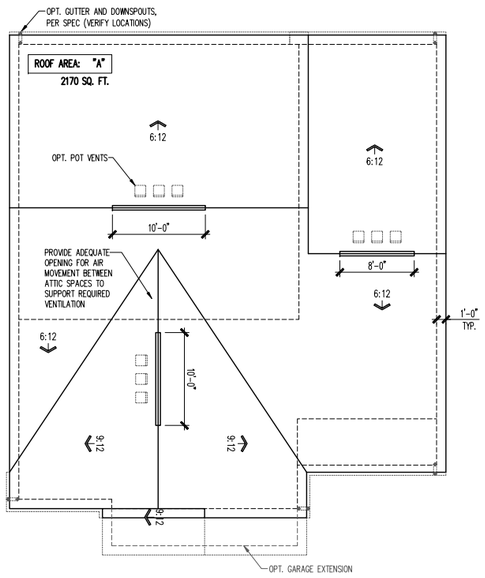
PLOTTED: December 1, 2020 / Nick Masiak / A3-NC2H 3FB.1.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIREMENTS
* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

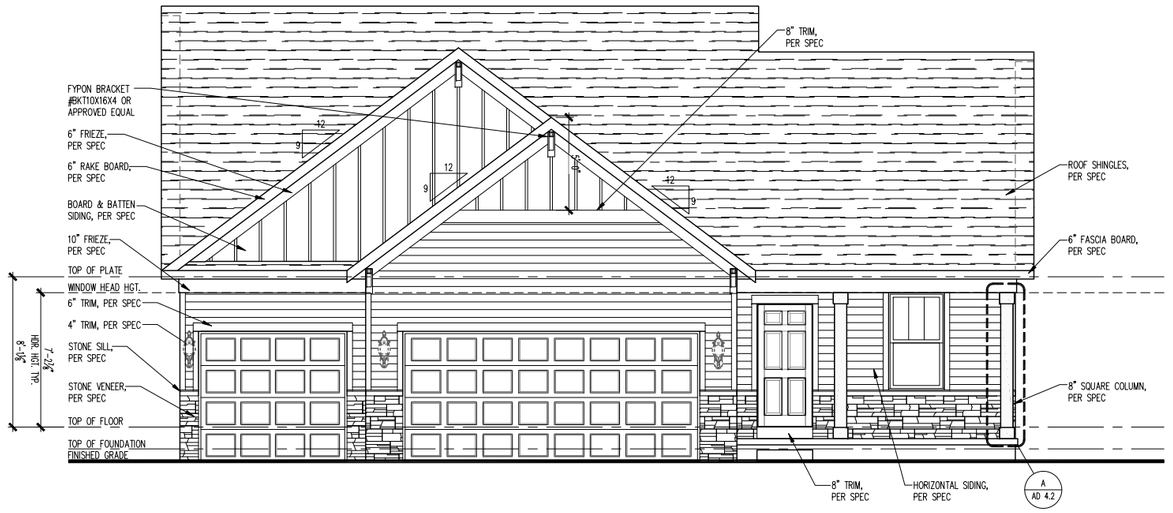
ELEVATION NC2H

ROOF AREA "A"		SQ FTG	2170	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.89	3.62	3.81	49.95	9	0		
AT EAVE	4.34	3.62	3.82	50.05			0	55.00
TOTAL (MIN)	7.23	7.23	7.63	100.00				
HIGH - RIDGE VENT	2.89	3.62	3.50	47.82	0	0	28.00	
AT EAVE	4.34	3.62	3.82	52.18			0	55.00
TOTAL (MIN)	7.23	7.23	7.32	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE			



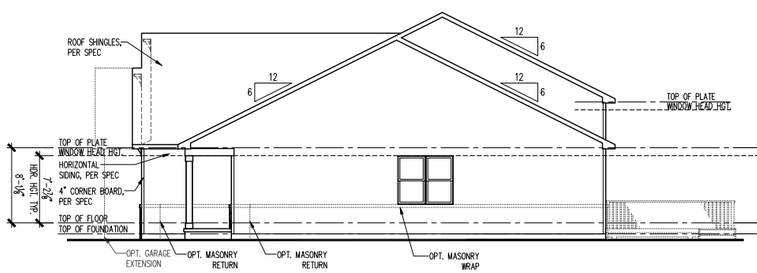
ROOF PLAN

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



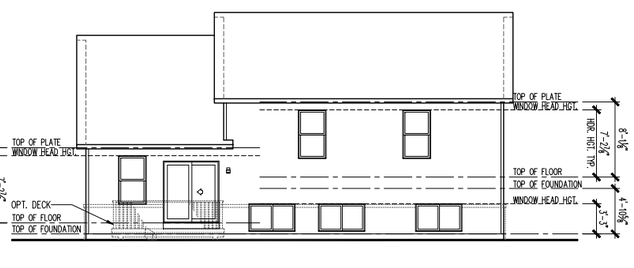
FRONT ELEVATION

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



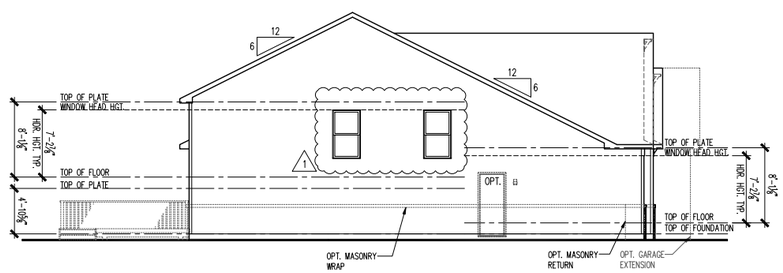
RIGHT ELEVATION

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



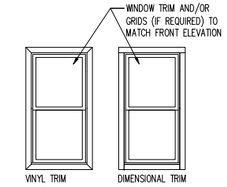
REAR ELEVATION

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



LEFT ELEVATION

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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 2H w/ Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
MPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

SHEET
A3-NC2H
3FB.11

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

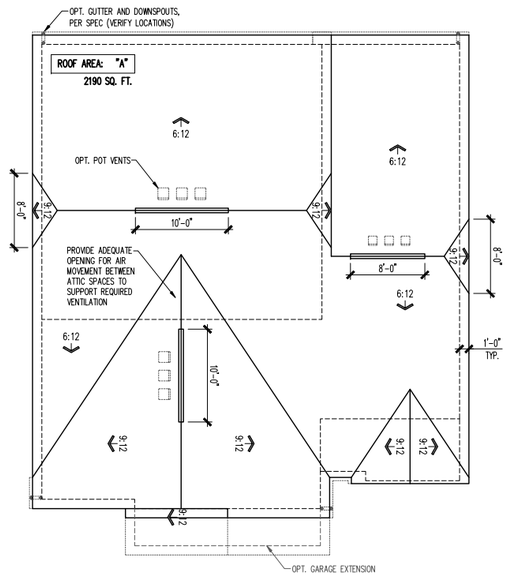
PLOTTED: December 1, 2020 / Nick Masidi / A3-NC2H 3FB.11.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
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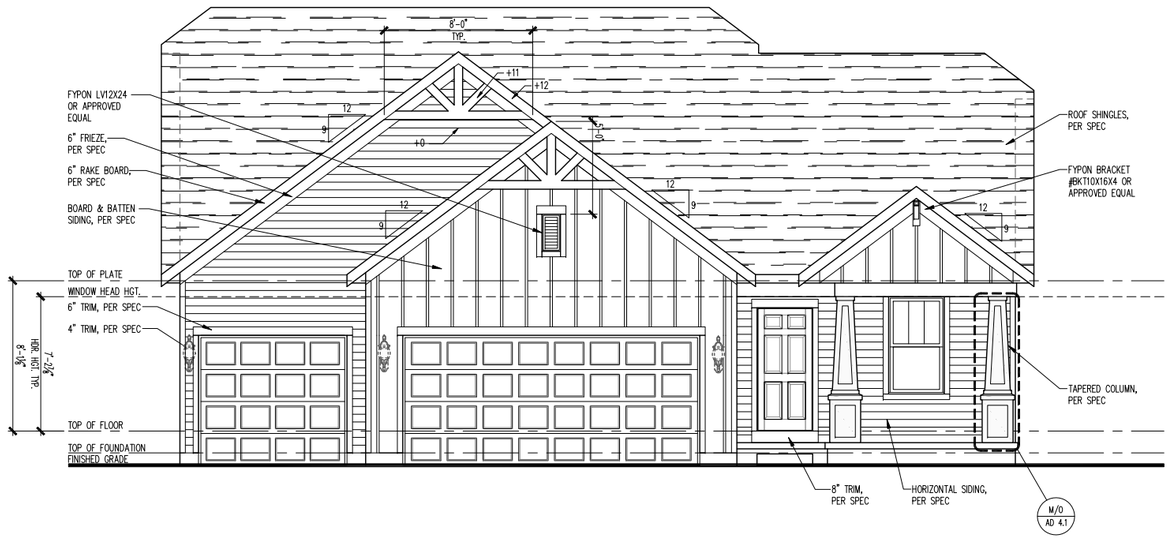
ELEVATION NC21

ROOF AREA "A"			SQ FTG.	2190	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.92	3.65	3.81	49.95	9	0			
AT EAVE	4.38	3.65	3.82	50.05				0	55.00
TOTAL (MIN)	7.30	7.30	7.63	100.00					
HIGH - RIDGE VENT	2.92	3.65	3.63	48.69	0	0	29.00		
AT EAVE	4.38	3.65	3.82	51.31				0	55.00
TOTAL (MIN)	7.30	7.30	7.44	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



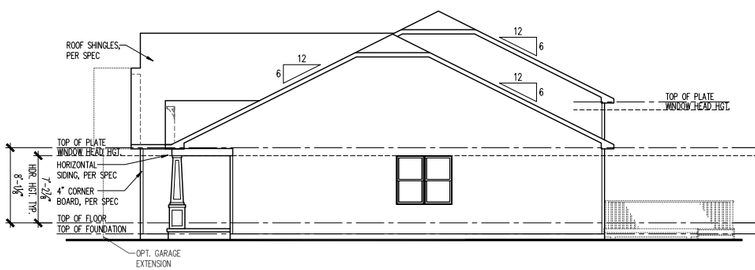
ROOF PLAN

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



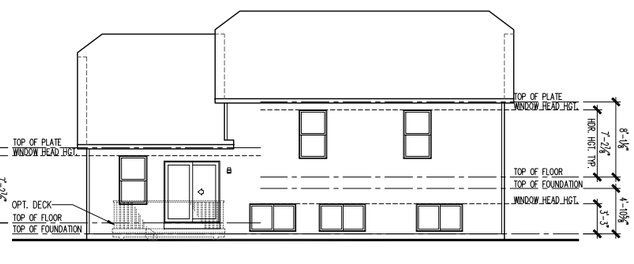
FRONT ELEVATION

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



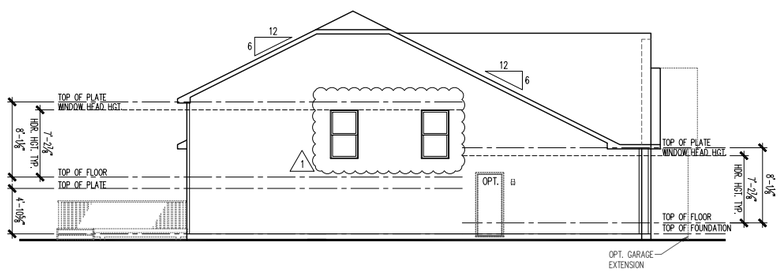
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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

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Schaumburg, Illinois 60173

PulteGroup

Northern Craftsman 21 w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
MPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

SHEET
A3-NC21
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

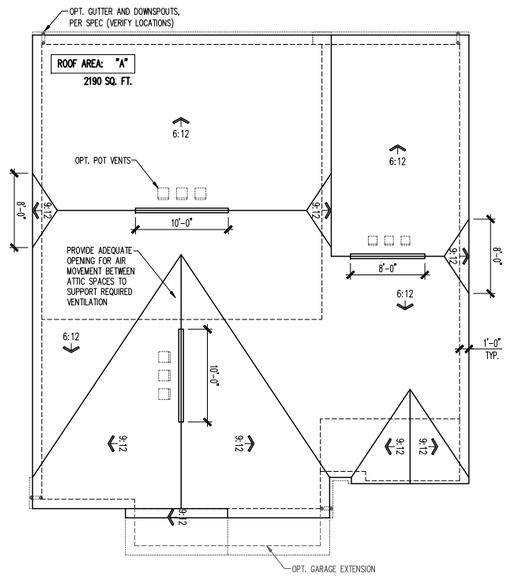
PLOTTED: December 1, 2020 / Nick Masiak / A3-NC21 3FB1.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIREMENTS
* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

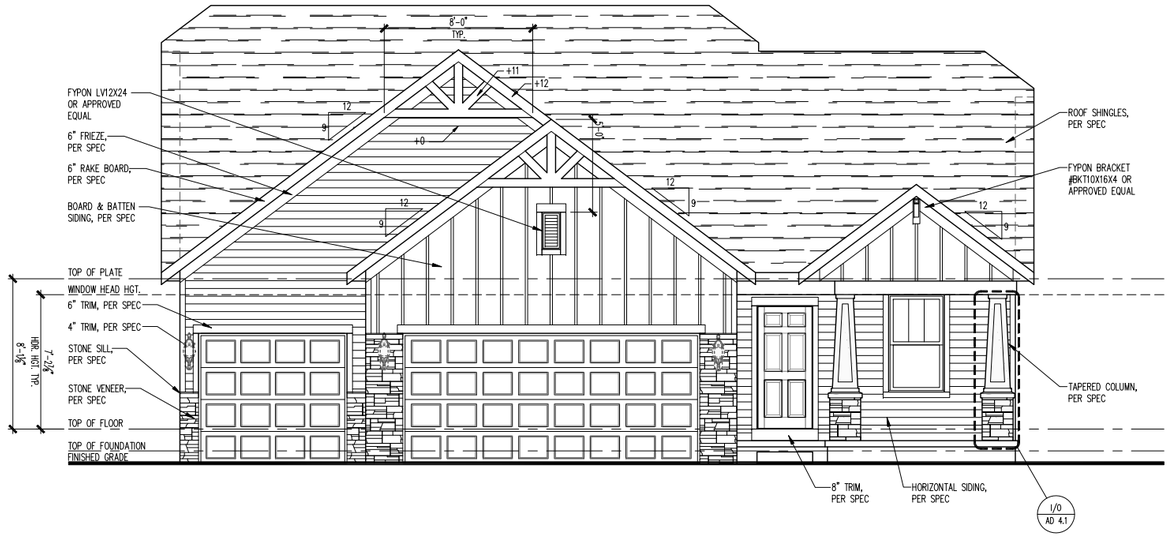
ELEVATION NC21

ROOF AREA "A"			SQ FTG	2190	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. IN. EACH)	POT SMALL (SQ. IN. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.92	3.65	3.81	49.95	9	0			
AT EAVE	4.38	3.65	3.82	50.05				0	55.00
TOTAL (MIN)	7.30	7.30	7.63	100.00					
HIGH - RIDGE VENT	2.92	3.65	3.63	48.69	0	0	29.00		
AT EAVE	4.38	3.65	3.82	51.31				0	55.00
TOTAL (MIN)	7.30	7.30	7.44	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



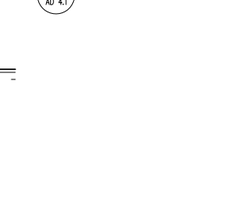
ROOF PLAN

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



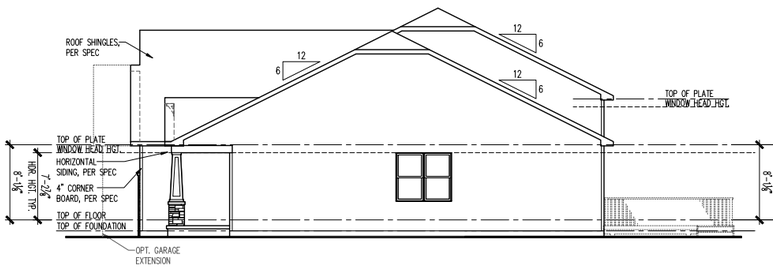
FRONT ELEVATION

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



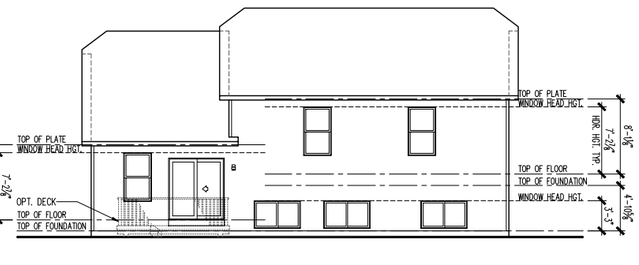
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



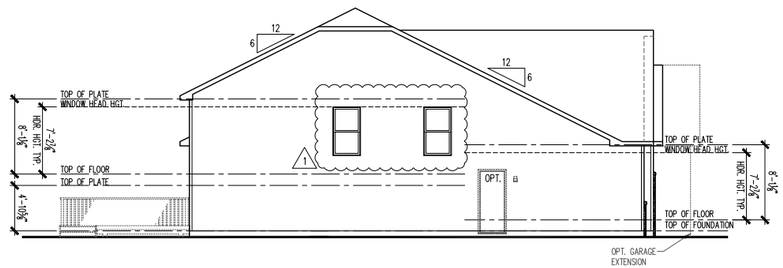
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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PulteGroup

Northern Craftsman 21 w/ Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021
	FRAME WALK

GARAGE HANDING
GARAGE LEFT

PLAN NAME
RADCLIFF
MPC PLAN NUMBER
2789.300
LAWSON PLAN ID
-

SHEET
A3-NC21
3FB.11

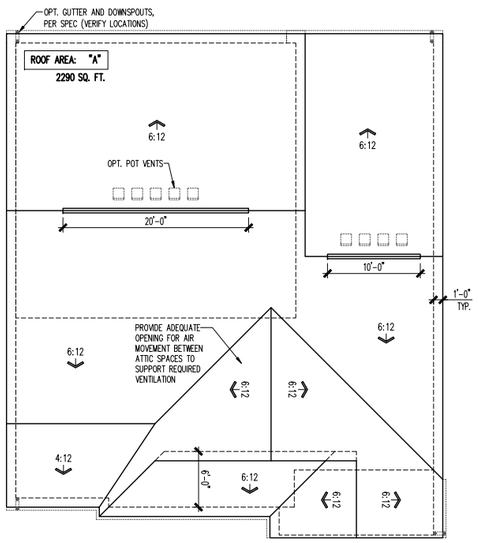
PLOTTED: December 1, 2020 / Nick Masiak / A3-NC21 3FB.11.DWG

ATTIC VENT SCHEDULE

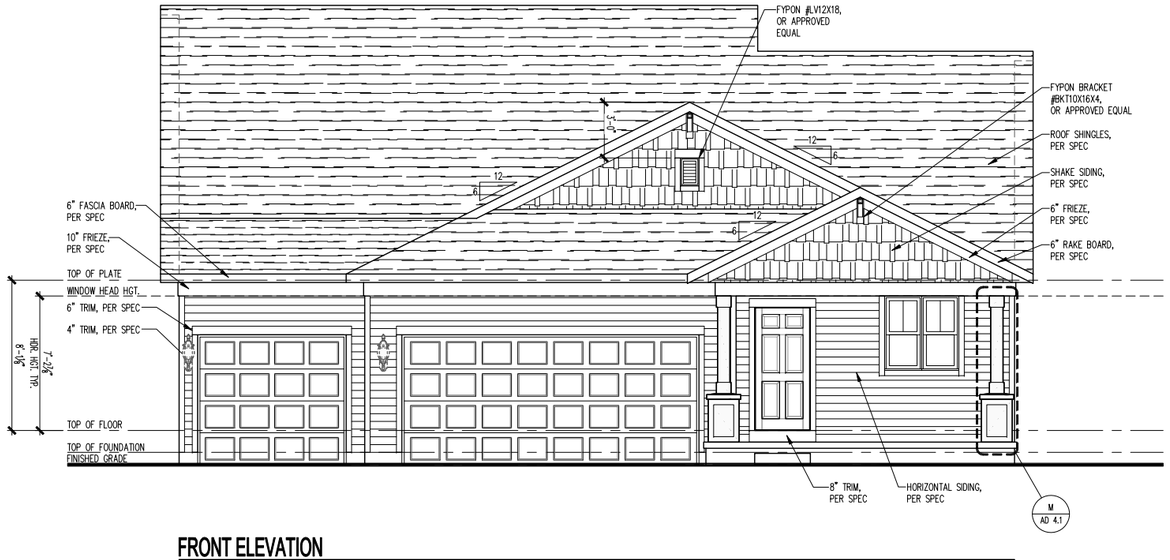
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*SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

ELEVATION CR2G

ROOF AREA "A"			SQ FTG	2290	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (50.04 SQ.IN)	POT SMALL (28.74 SQ.IN)	RIDGE VENT (18.14 SQ.IN PER LF)	EAVE VENT (50.14 SQ.IN)	CONT. VENT (50.14 SQ.IN PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	3.05	3.82	3.81	49.50	9	0			
AT EAVE	4.58	3.82	3.89	50.50				0	56.00
TOTAL (MIN)	7.63	7.63	7.70	100.00					
HIGH - RIDGE VENT	3.05	3.82	3.75	49.09	0	0	30.00		
AT EAVE	4.58	3.82	3.89	50.91				0	56.00
TOTAL (MIN)	7.63	7.63	7.64	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



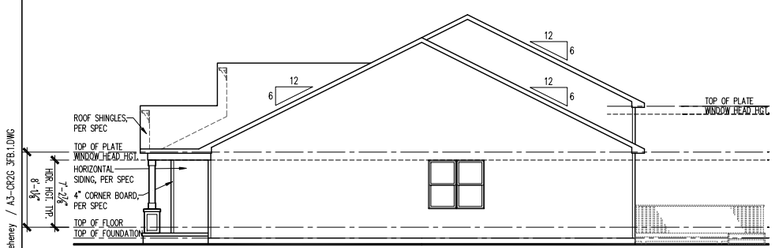
ROOF PLAN
SCALE: 1/8" = 1'-0"



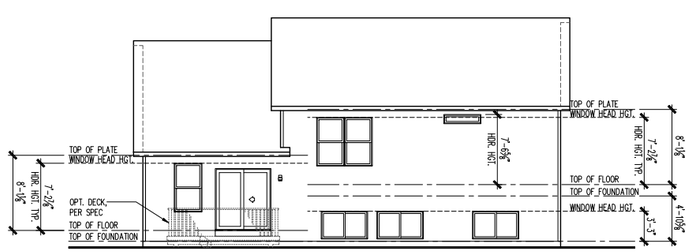
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



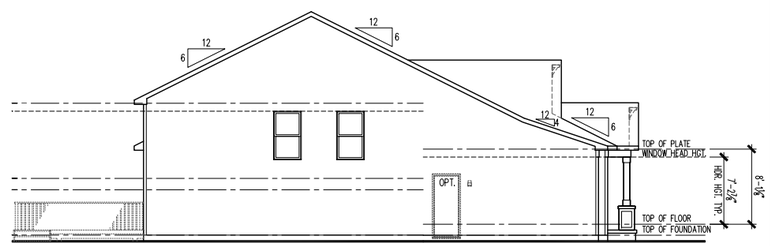
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

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PulteGroup

Craftman 2G w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021

GARAGE HANDING
GARAGE LEFT

PLAN NAME
KENSINGTON
NPC PLAN NUMBER
2790.300
LAWSON PLAN ID
-

SHEET
A3-CR2G
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

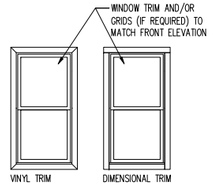
PLOTTED: December 3, 2020 / Sean Letterey / A3-CR2G 3FB.LWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
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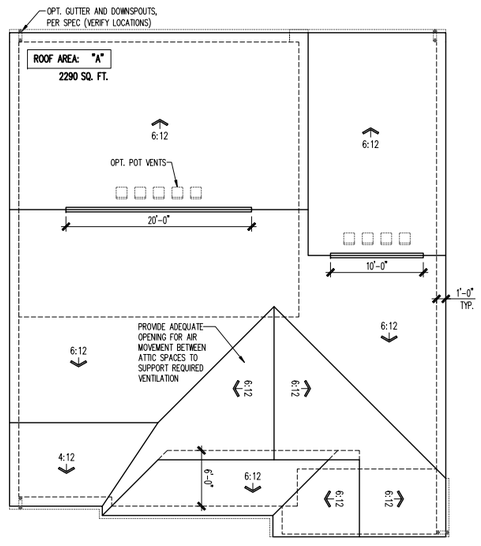
ELEVATION CR2G

ROOF AREA "A"			SQ FTG	2290	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT, LARGE (50 IN. SQ.IN)	POT, SMALL (36 IN. SQ.IN)	RIDGE VENT (18 IN. PER LF)	EAVE VENT (50 IN. SQ.IN)	CONT. VENT (50 IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	3.05	3.82	3.81	49.50	9	0			
AT EAVE	4.58	3.82	3.89	50.50				0	56.00
TOTAL (MIN)	7.63	7.63	7.70	100.00					
HIGH - RIDGE VENT	3.05	3.82	3.75	49.09	0	0	30.00		
AT EAVE	4.58	3.82	3.89	50.91				0	56.00
TOTAL (MIN)	7.63	7.63	7.64	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



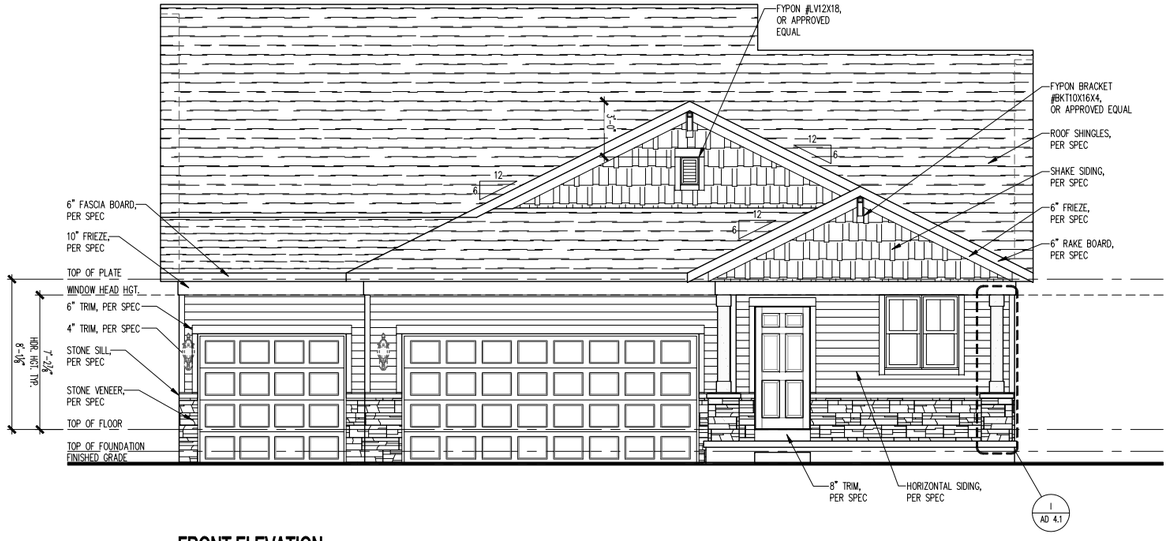
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



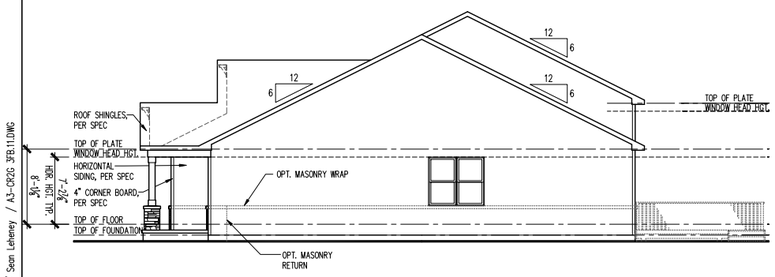
ROOF PLAN

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



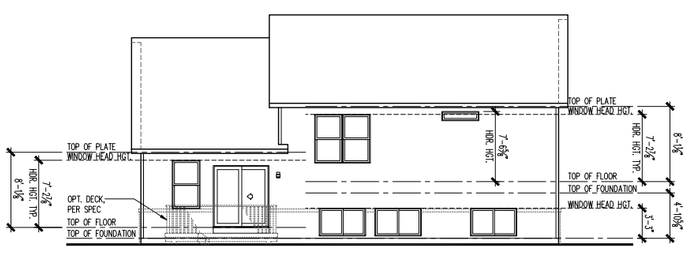
FRONT ELEVATION

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



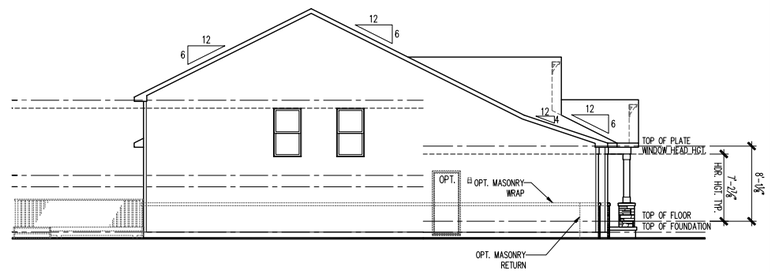
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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Midwest Zone Office
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173

PulteGroup

Craftman 2G w/ Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

REV #	DATE / DESCRIPTION
1	01/01/2021

GARAGE HANDING
GARAGE LEFT

PLAN NAME
KENSINGTON
NPC PLAN NUMBER
2790.300
LAWSON PLAN ID
-

SHEET
A3-CR2G
3FB.11

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

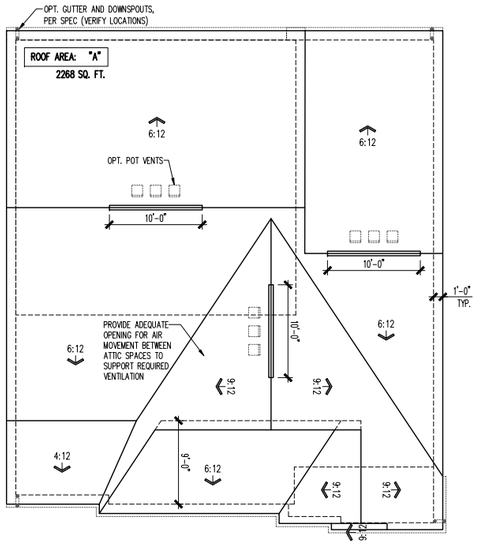
PLOTTED: December 3, 2020 / Sean Leheney / A3-CR2G 3FB.11.DWG

ATTIC VENT SCHEDULE

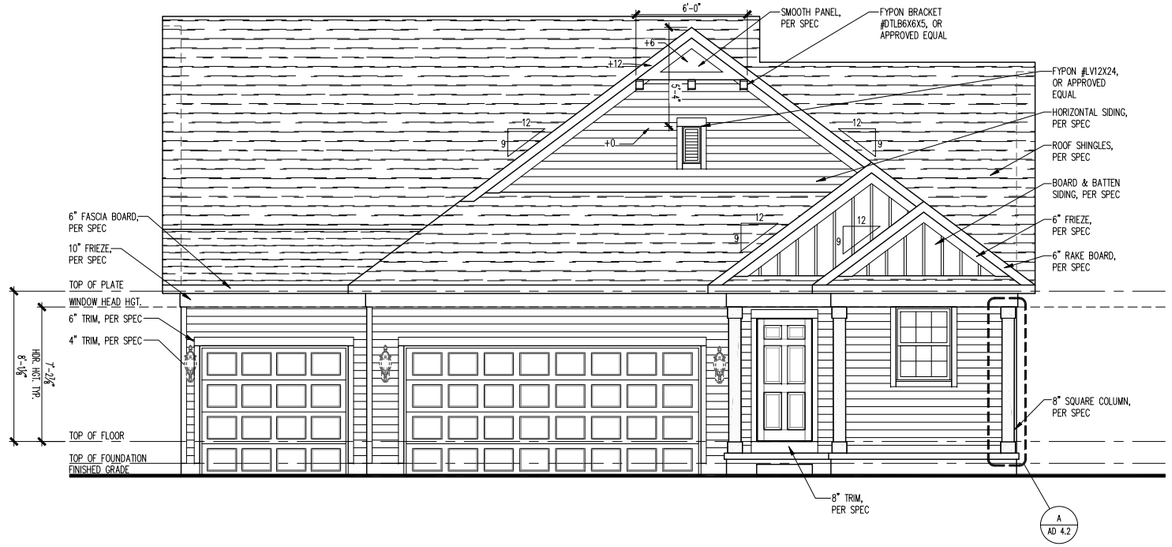
VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIRMENTS
*SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

ELEVATION HR2G

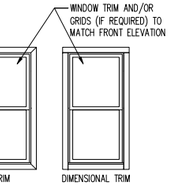
ROOF AREA "A"			SQ FTG	2268	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (50 IN. EACH)	POT SMALL (36 IN. EACH)	RIDGE VENT (18 IN. PER LF)	EAVE VENT (18 IN. EACH)	CONT. VENT (9 IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	3.02	3.78	3.81	49.50	9	0			
AT EAVE	4.54	3.78	3.89	50.50				0	56.00
TOTAL (MIN)	7.56	7.56	7.70	100.00					
HIGH - RIDGE VENT	3.02	3.78	3.75	49.09	0	0	30.00		
AT EAVE	4.54	3.78	3.89	50.91				0	56.00
TOTAL (MIN)	7.56	7.56	7.64	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



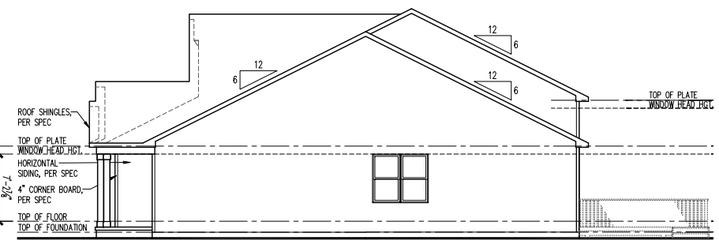
ROOF PLAN
SCALE: 1/8" = 1'-0"



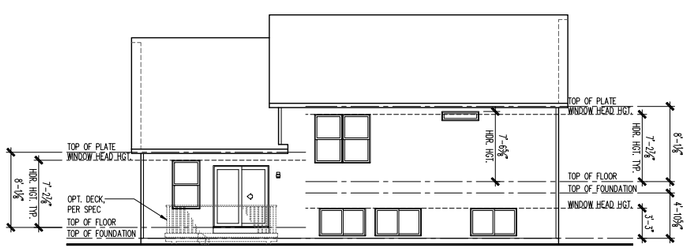
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



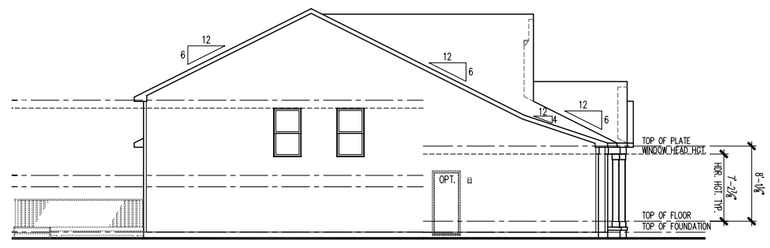
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

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PulteGroup

Heartland 2G w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
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CURRENT RELEASE DATE:
01/01/2021

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GARAGE HANDING
GARAGE LEFT

PLAN NAME
KENSINGTON
NPC PLAN NUMBER
2790.300
LAWSON PLAN ID
-

SHEET
A3-HR2G
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

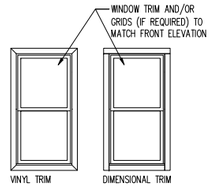
PLOTTED: December 3, 2020 / Sean Lehenny / A3-HR2G 3FB1.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIREMENTS
*SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

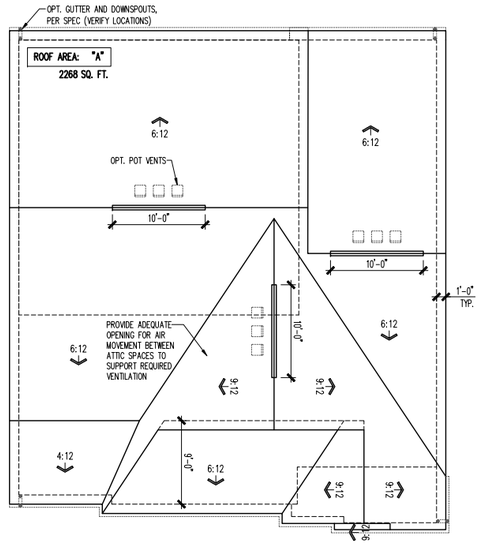
ELEVATION HR2G

ROOF AREA "A"			SQ FTG	2268	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (50 IN. EA.CH)	POT SMALL (36 IN. EA.CH)	RIDGE VENT (18 IN. PER LF)	EAVE VENT (50 IN. EA.CH)	CONT. VENT (18 IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	3.02	3.78	3.81	49.50	9	0			
AT EAVE	4.54	3.78	3.89	50.50				0	56.00
TOTAL (MIN)	7.56	7.56	7.70	100.00					
HIGH - RIDGE VENT	3.02	3.78	3.75	49.09	0	0	30.00		
AT EAVE	4.54	3.78	3.89	50.91				0	56.00
TOTAL (MIN)	7.56	7.56	7.64	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



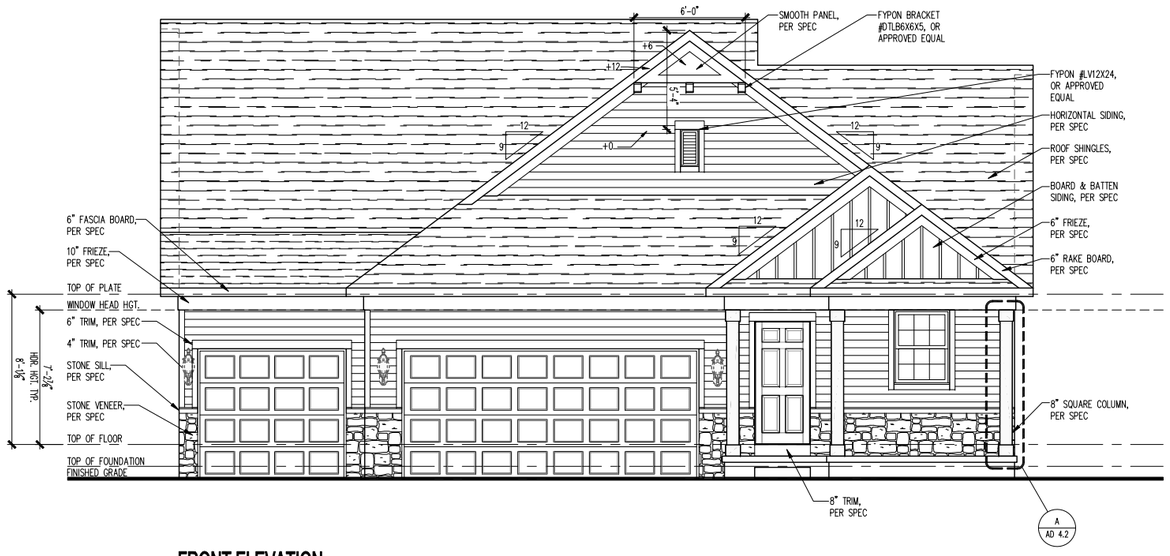
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



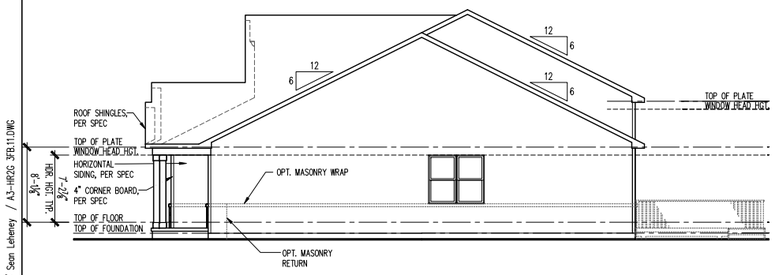
ROOF PLAN

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



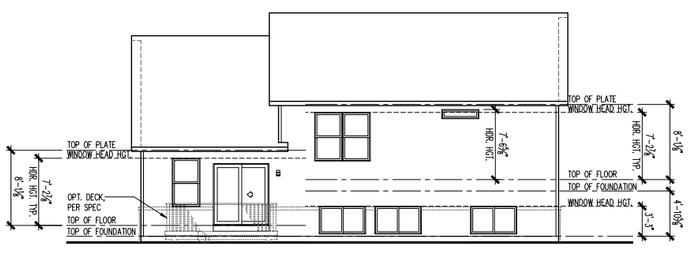
FRONT ELEVATION

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



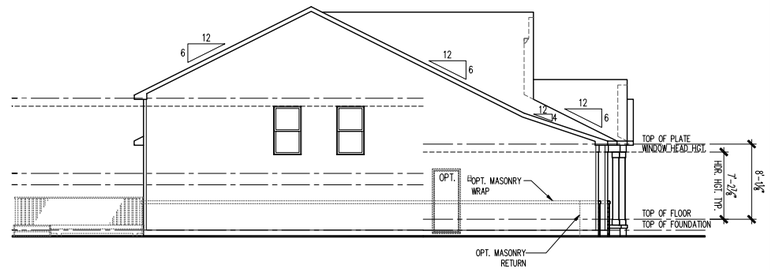
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PRODUCTION MANAGER
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PLAN NAME
KENSINGTON
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2790.300
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SHEET
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

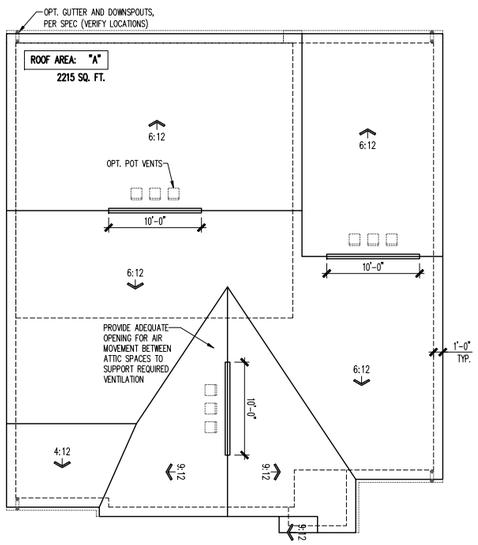
PLOTTED: December 3, 2020 / Sean Leheney / A3-HR2G 3FB.11.DWG

ATTIC VENT SCHEDULE

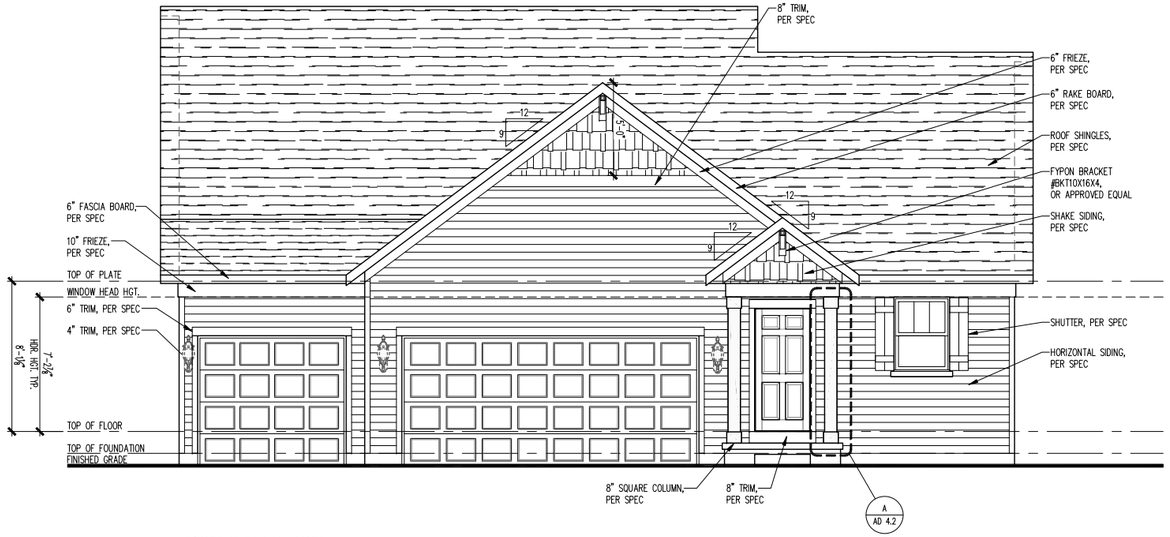
VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
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ELEVATION NC2G

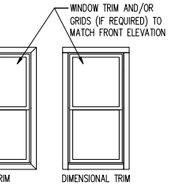
ROOF AREA "A"			SQ FTG	2215	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT, LARGE (50 IN. SQ.IN)	POT, SMALL (36 IN. SQ.IN)	RIDGE VENT (18 IN. PER LF)	EAVE VENT (50 IN. SQ.IN)	CONT. VENT (18 IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.95	3.69	3.81	49.50	9	0			
AT EAVE	4.43	3.69	3.89	50.50				0	56.00
TOTAL (MIN)	7.38	7.38	7.70	100.00					
HIGH - RIDGE VENT	2.95	3.69	3.75	49.09	0	0	30.00		
AT EAVE	4.43	3.69	3.89	50.91				0	56.00
TOTAL (MIN)	7.38	7.38	7.64	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



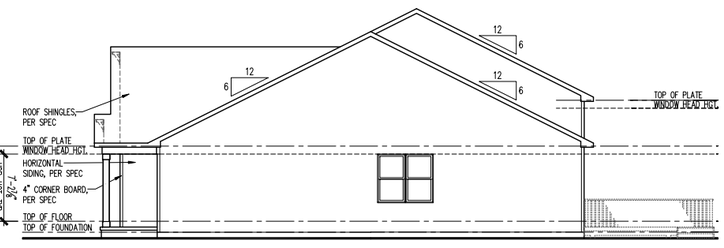
ROOF PLAN
SCALE: 1/8" = 1'-0"



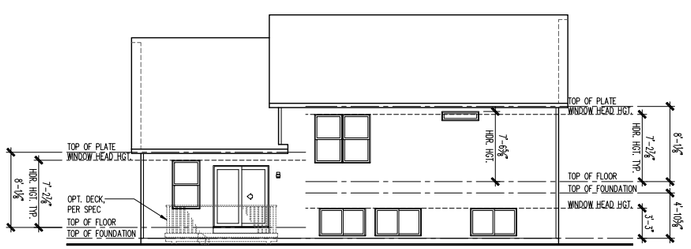
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



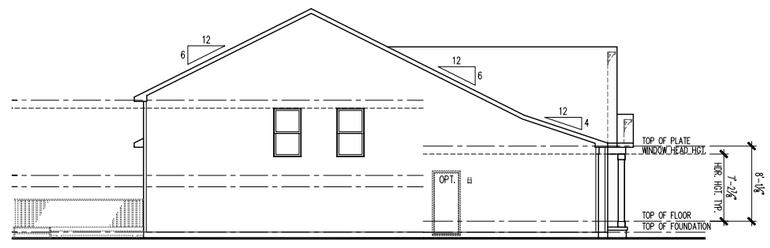
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



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



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



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

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: December 3, 2020 / Sean Letheney / A3-NC2G 3FB.1.DWG

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PulteGroup

Northern Craftsman 2G w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

REV #	DATE / DESCRIPTION
1	01/01/2021

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
01/01/2021

GARAGE HANDING
GARAGE LEFT

PLAN NAME
KENSINGTON
NPC PLAN NUMBER
2790.300
LAWSON PLAN ID
-

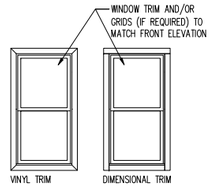
SHEET
A3-NC2G
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ATTIC VENT SCHEDULE

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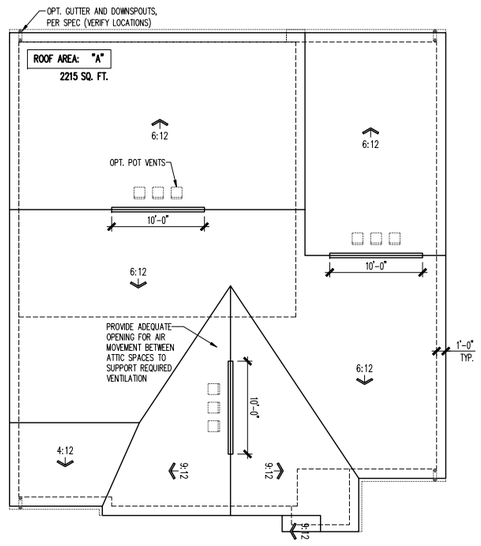
ELEVATION NC2G

ROOF AREA "A"			SQ FTG	2215	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT, LARGE (50 IN. SQ.IN)	POT, SMALL (36 IN. SQ.IN)	RIDGE VENT (18 IN. PER LF)	EAVE VENT (18 IN. SQ.IN)	CONT. VENT (18 IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.95	3.69	3.81	49.50	9	0			
AT EAVE	4.43	3.69	3.89	50.50				0	56.00
TOTAL (MIN)	7.38	7.38	7.70	100.00					
HIGH - RIDGE VENT	2.95	3.69	3.75	49.09	0	0	30.00		
AT EAVE	4.43	3.69	3.89	50.91				0	56.00
TOTAL (MIN)	7.38	7.38	7.64	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



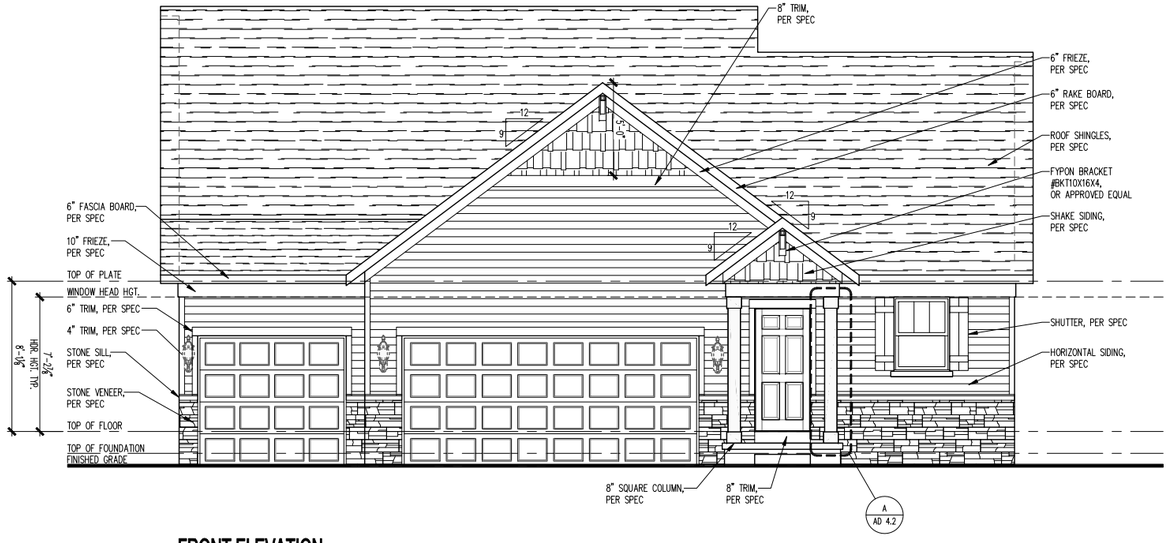
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



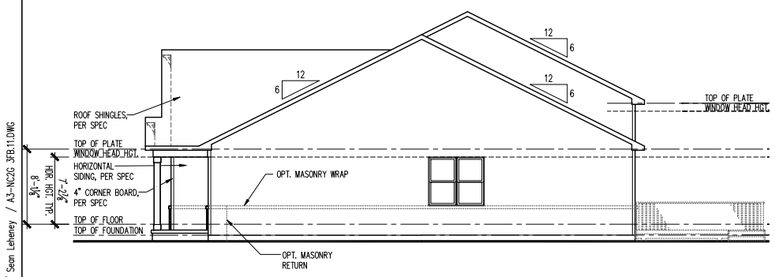
ROOF PLAN

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



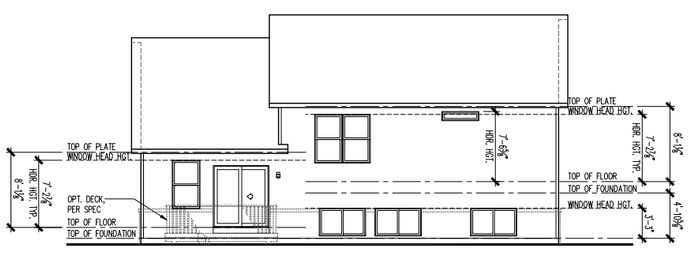
FRONT ELEVATION

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



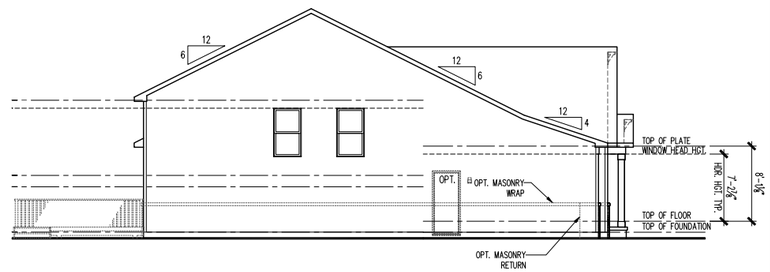
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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GARAGE HANDING
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

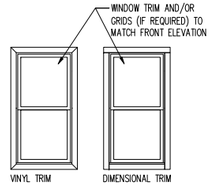
PLOTTED: December 3, 2020 / Sean Leheney / A3-NC2G 3FB.11.DWG

ATTIC VENT SCHEDULE

VENTILATION REQUIRED AND SUPPLIED IS BASED ON POT VENT VALUES AND RIDGE VENT VALUES SHOWN IN TABLE ABOVE
** CONTRACTORS INSTALLING VENTILATION ARE RESPONSIBLE FOR VERIFYING THAT VENTS USED WILL SUPPLY VENTILATION TO MEET CODE REQUIRMENTS
*SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

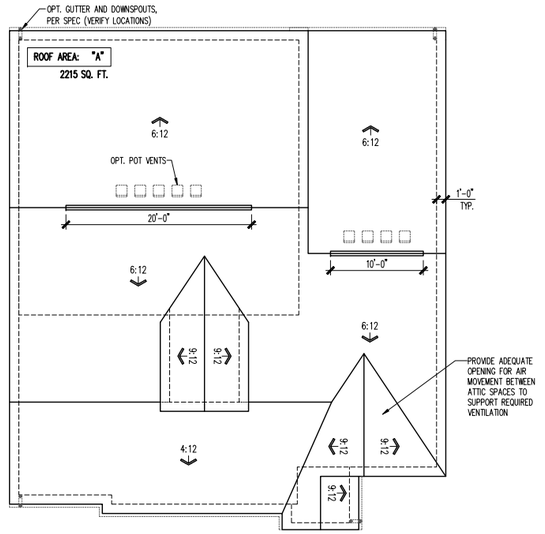
ELEVATION NC2H

ROOF AREA "A"			SQ FTG	2215	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT, LARGE (50.5 IN. SQ.IN)	POT, SMALL (36 IN. SQ.IN)	RIDGE VENT (18.5 IN. PER LF)	EAVE VENT (50 IN. SQ.IN)	CONT. VENT (9.5 IN. PER LF)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	2.95	3.69	3.81	49.50	9	0			
AT EAVE	4.43	3.69	3.89	50.50				0	56.00
TOTAL (MIN)	7.38	7.38	7.70	100.00					
HIGH - RIDGE VENT	2.95	3.69	3.75	49.09	0	0	30.00		
AT EAVE	4.43	3.69	3.89	50.91				0	56.00
TOTAL (MIN)	7.38	7.38	7.64	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



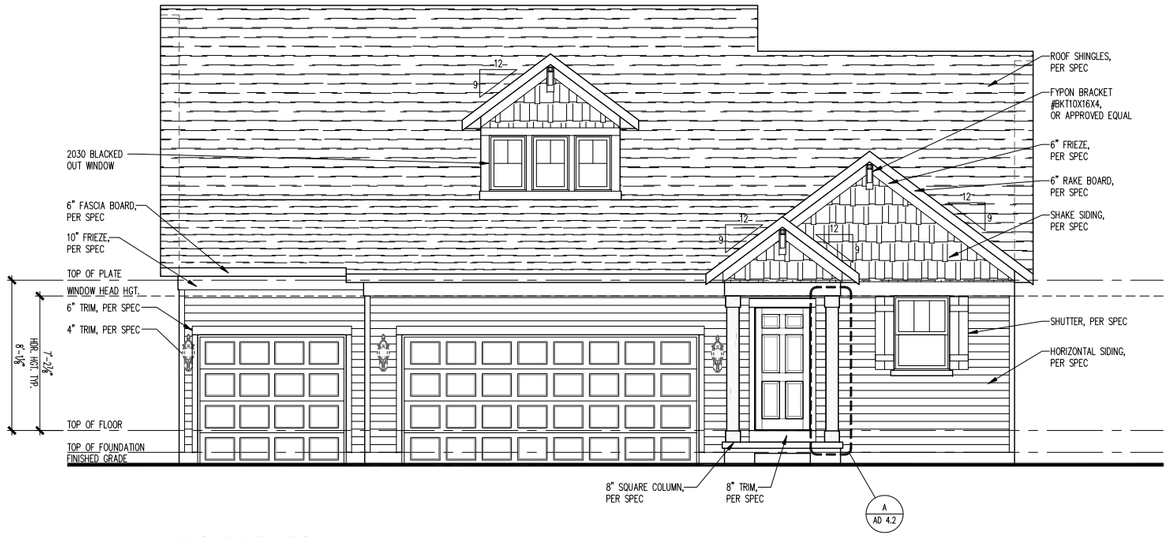
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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



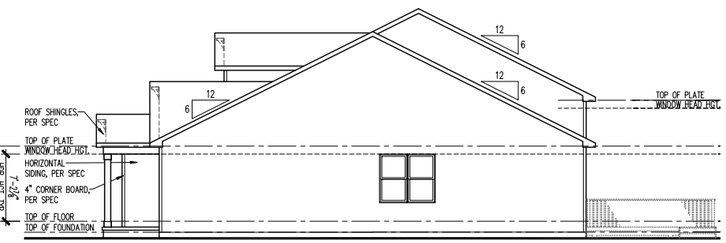
ROOF PLAN

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



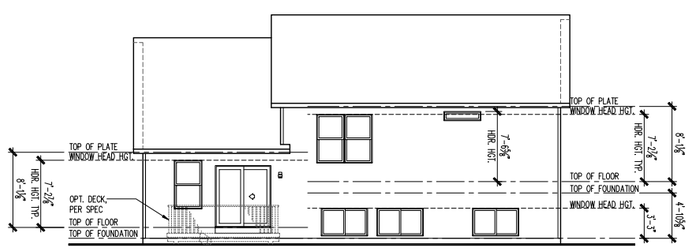
FRONT ELEVATION

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



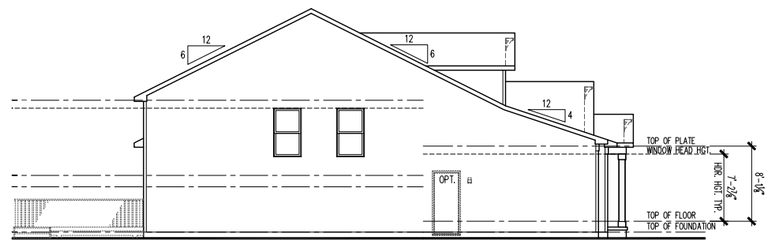
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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PLOTTED: December 3, 2020 / Sean Letheney / A3-NC2H 3FB.1.DWG

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PulteGroup

Northern Craftsman 2H w/ o Masonry
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
11/01/2019
CURRENT RELEASE DATE:
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REV #	DATE / DESCRIPTION
1	01/01/2021

GARAGE HANDING
GARAGE LEFT

PLAN NAME
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2790.300
LAWSON PLAN ID
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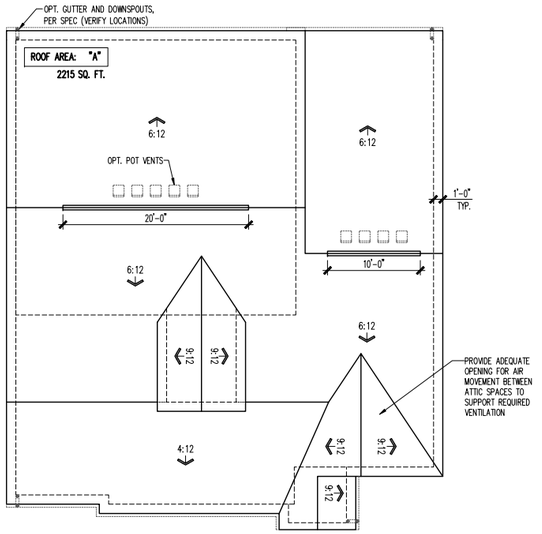
SHEET
A3-NC2H
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ATTIC VENT SCHEDULE

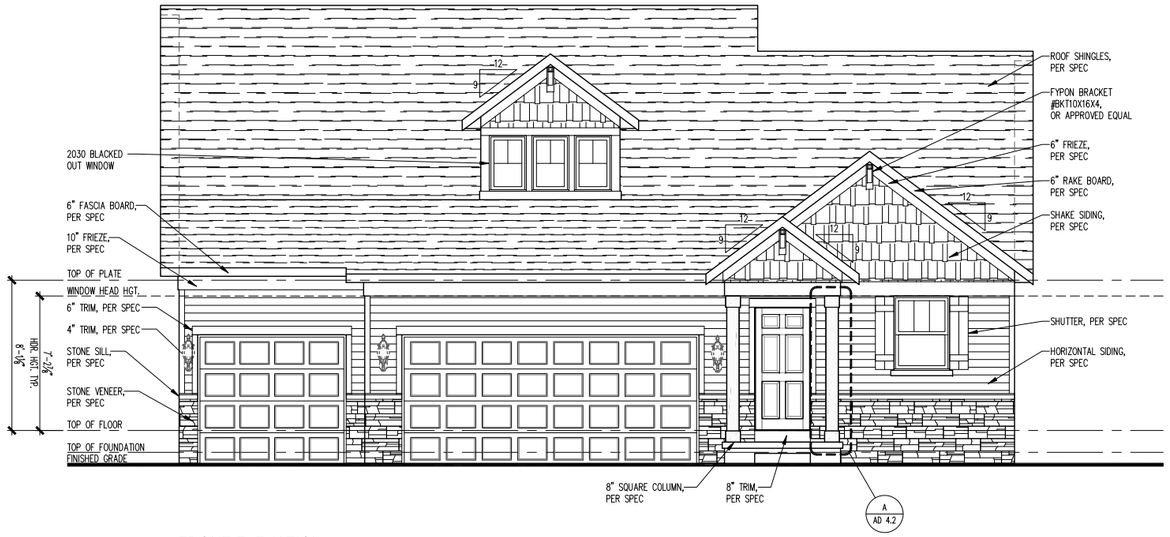
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ELEVATION NC2H

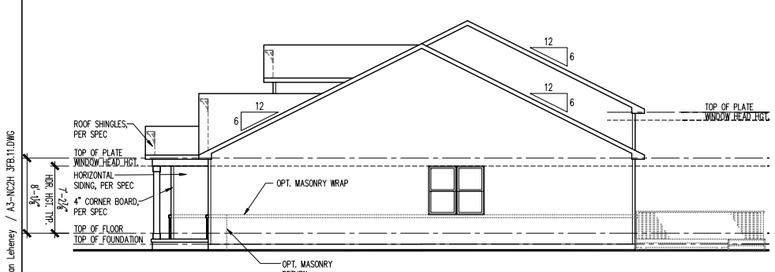
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VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT, LARGE (50 IN. SQ.IN)	POT, SMALL (36 IN. SQ.IN)	RIDGE VENT (18 IN. PER LF)	EAVE VENT (50 IN. SQ.IN)	CONT. VENT (18 IN. PER LF)
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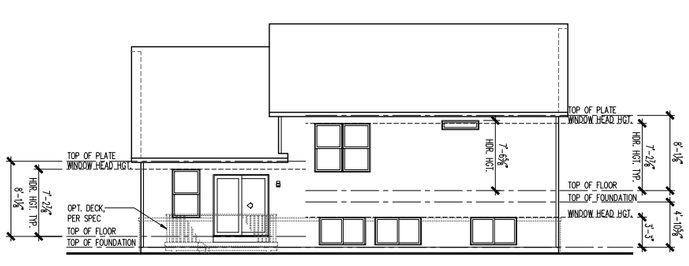
ROOF PLAN
SCALE: 1/8" = 1'-0"



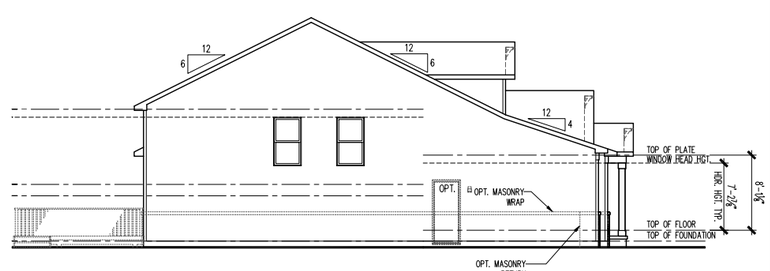
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



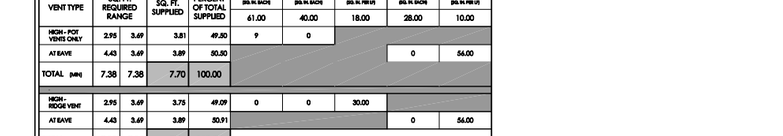
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

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PulteGroup

Northern Craftsman 2H w/ Masonry
3 Car Front Entry
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Rick Starkey
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GARAGE HANDING
GARAGE LEFT

PLAN NAME
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NPC PLAN NUMBER
2790.300
LAWSON PLAN ID
-

SHEET
A3-NC2H
3FB.11

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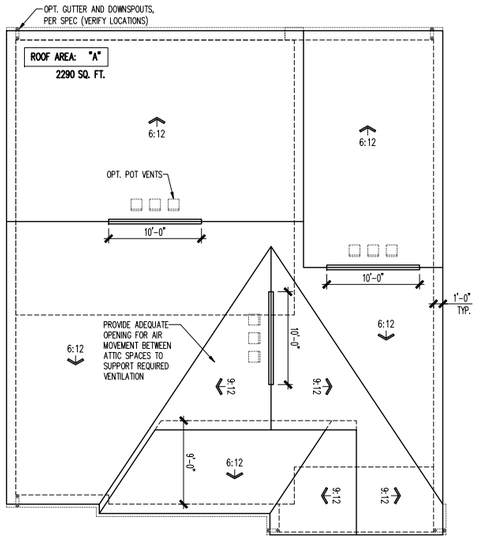
PLOTTED: December 3, 2020 / Sean Lehenny / A3-NC2H 3FB.11.DWG

ATTIC VENT SCHEDULE

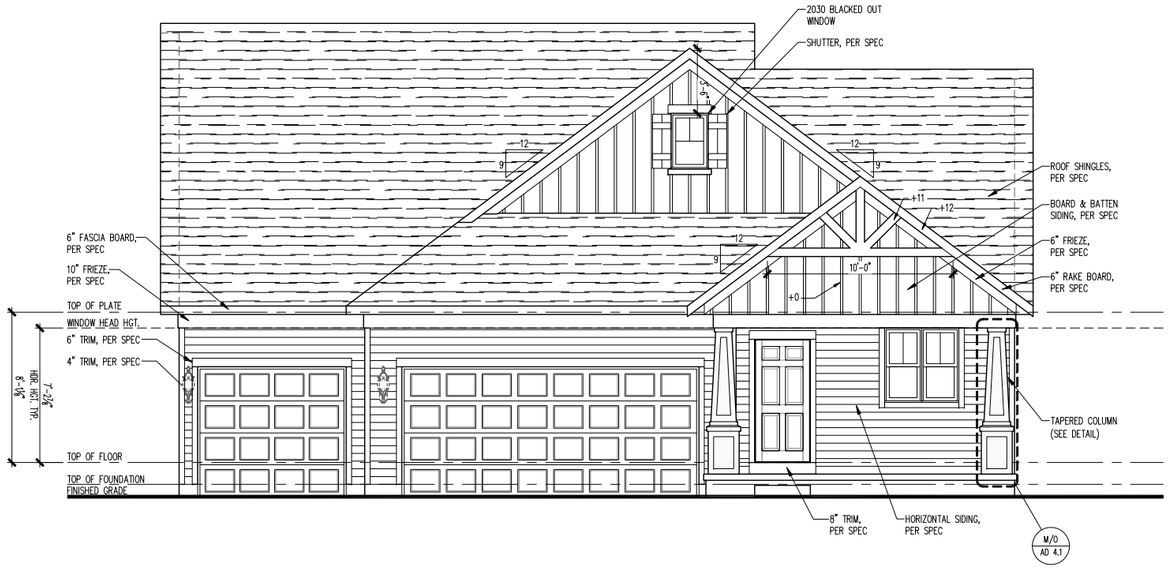
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ELEVATION NC2I

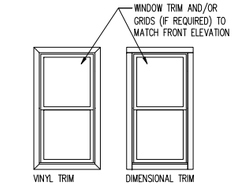
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VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (55.56 SQ/IN)	POT SMALL (36.96 SQ/IN)	RIDGE VENT (55.56 /RFT)	EAVE VENT (55.56 /RFT)	CONT. VENT (55.56 /RFT)
					61.00	40.00	18.00	28.00	10.00
HIGH - POT VENTS ONLY	3.05	3.82	3.81	49.50	9	0			
AT EAVE	4.58	3.82	3.89	50.50				0	56.00
TOTAL (sqft)	7.63	7.63	7.70	100.00					
HIGH - RIDGE VENT	3.05	3.82	3.75	49.09	0	0	30.00		
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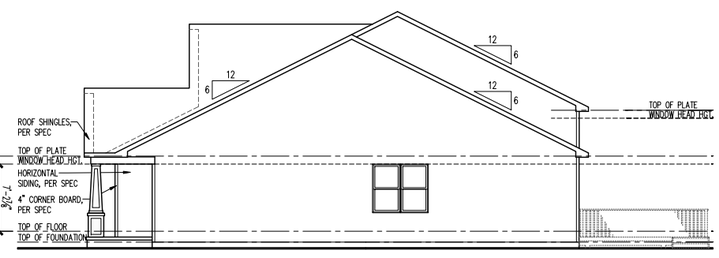
ROOF PLAN
SCALE: 1/8" = 1'-0"



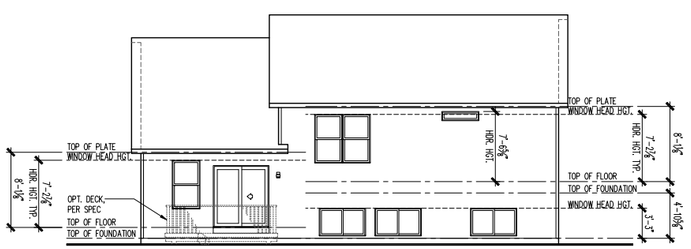
FRONT ELEVATION
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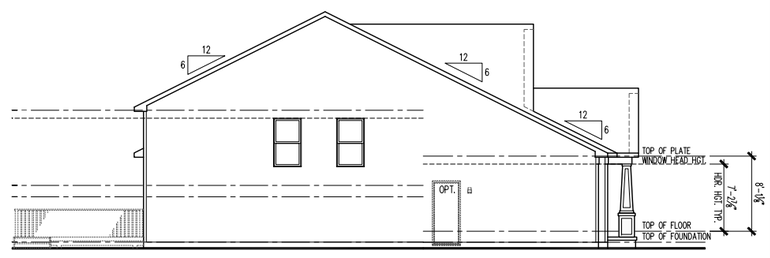
SIDE AND REAR WINDOWS PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
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REAR ELEVATION
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PulteGroup

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PRODUCTION MANAGER
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GARAGE LEFT

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-

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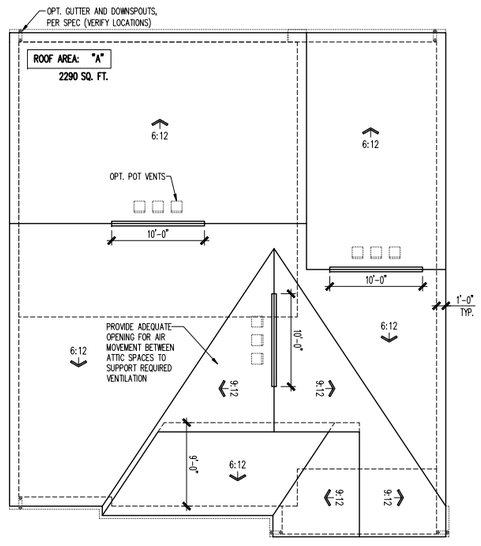
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ATTIC VENT SCHEDULE

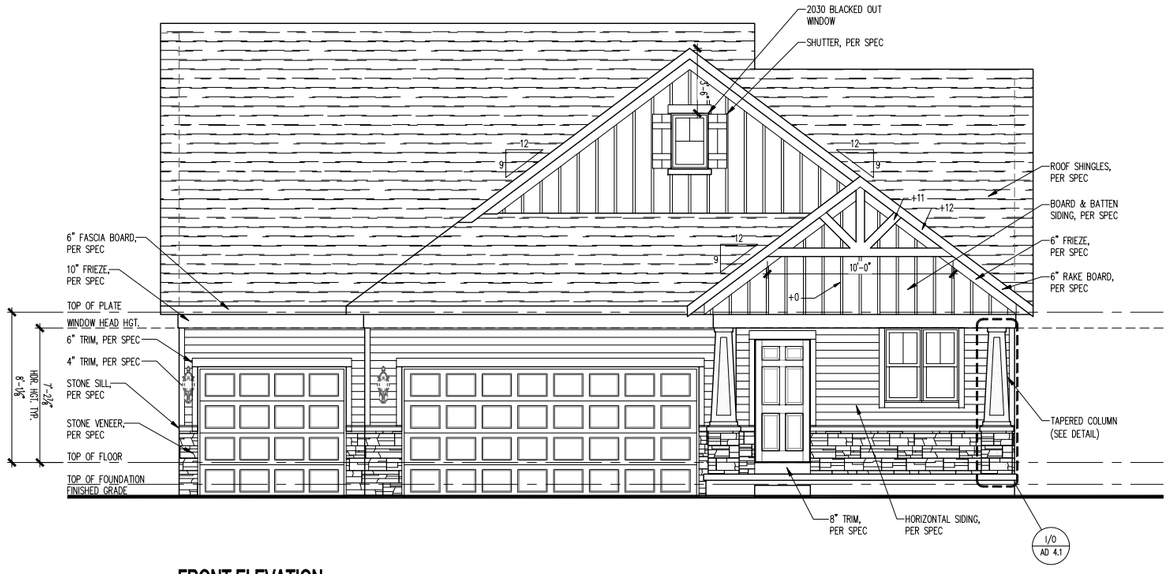
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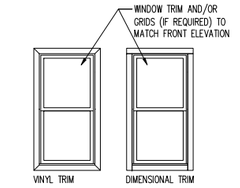
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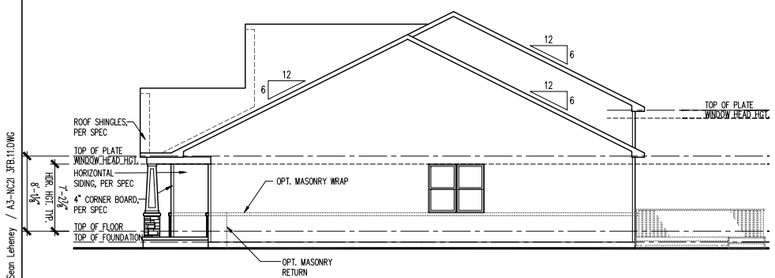
ROOF PLAN
SCALE: 1/8" = 1'-0"



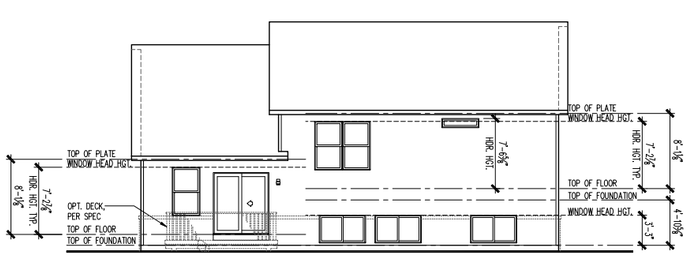
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



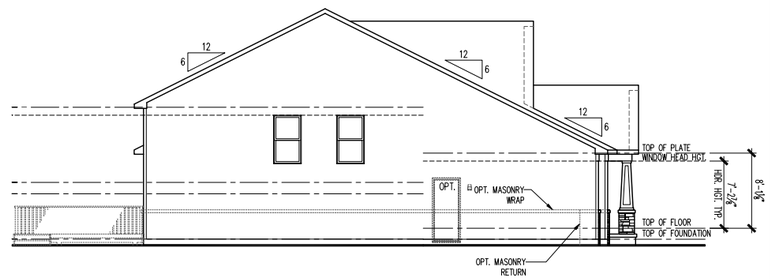
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PLOTTED: December 3, 2020 / Sean Leheney / A3-NC2I 3FB.11.DWG

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Preliminary Plat – Norcor Property

PROJECT: PLAT-000256-2024

DATE: November 26, 2024

The staff review indicates a request to review a Preliminary Plat application for the Norcor Property Development. The Norcor property is located south of TH 169, east of County Road 69 (Old Brick Yard Road) and west of County Road 15 (Marystown Road).

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Engineering Department offers the following comments at this time to the applicant and to the planning department:

The following items need to be addressed/completed prior to the Preliminary Plat being approved:

1. Plan review and plat review redlined comments are attached to this memo and must be addressed and approved by the City Engineer.

2. Refer to Shakopee Public Utilities comments for watermain.

3. Conduct a title search to confirm other interests on the property.

4. The plans must include design and construction of the trail along the bluff that connects to the existing trail northeast of development (see redlines on plans). No grading shall be allowed within the bluff limits.

5. Provide maintenance access to trail along bluff (see redlines on plans).

6. All trails that encroach within a lot shall require a standalone trail easement. This easement shall extend to three feet on each side of the trail.

7. Block 3, Lots 1 & 2 appear to encroach within the bluff impact zone. Any lot that encroaches within the bluff impact zone requires a conservation easement.

8. Coordinate with the gas company (Northern States Power Co.) for permission to construct the proposed storm sewer within their easement.

9. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
   - Verify appropriate drainage and utility easements for public sanitary sewer, storm sewer and watermain systems are provided. The minimum widths of drainage and utility easements are set forth in Section 10.1.A-D of the City of Shakopee Design Criteria.
   - Refer to plan review redlined comments for specific locations where additional easement is required.
   - Dedicate drainage and utility easement to encompass the 100-year high water level of all storm water basins.

10. Approval of the preliminary plat does not constitute approval of the submitted construction plans.

The following items need to be addressed/completed prior to release of the Final Plat for recording:

11. Execution of a Developer's Agreement, which needs to include provisions for a letter of credit or cash security equal to 125 percent of the estimated total cost of the improvements, plus 100 percent of the estimated costs of city inspection and administration.

12. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.

    - Street and Utility Fee
    - Watermain Fee
    - Trunk Storm Water Charge
    - Trunk Sanitary Sewer Charge
    - Sign Installation Fee
    - Wetland Conservation Act Fees
    - Bituminous Sealcoat Fee
    - Storm Water Management Plan Review Fees

13. Submit a detailed contractor's bid for all public improvements associated with this subdivision.

14. Submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing 100-year high water levels of wetlands/storm water basins, the total area of right-of-way, the total area of conservation easements and outlots, the total area of bituminous street and the total area of lots.

15. At a minimum, obtain conditional approval of the development's storm water management plan.

16. Prior to discharging into a storm water basin, pretreatment must be provided.

17. The maximum allowable sanitary sewer depth is thirty (30) feet.

18. Submit a detailed geotechnical report outlining any groundwater encountered as well as infiltration rates in proposed basins.

19. 17th Avenue shall be designed as a collector street and to State Aid standards. Include a State Aid block cover sheet.

20. Plans must be provided to Scott County for review and any conditions imposed by the county must be adhered to by the applicant.

21. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.

The following items need to be addressed/completed prior to approval of a grading permit, a street and utility plan and/or a building permit:

22. Obtain final approval of the subdivision's storm water management plan.

23. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.

24. Pay all applicable fees and submit security for grading permit as required by the most current City of Shakopee Fee Schedule.

25. Grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering department, providing topsoil per City requirements and applying seed, mulch and/or sod per City requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.

26. Submit detailed pavement design calculations.

27. Submit spread calculations for the storm sewer along 17th Avenue.

28. Submit a small utilities joint trench design and detail.

29. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.

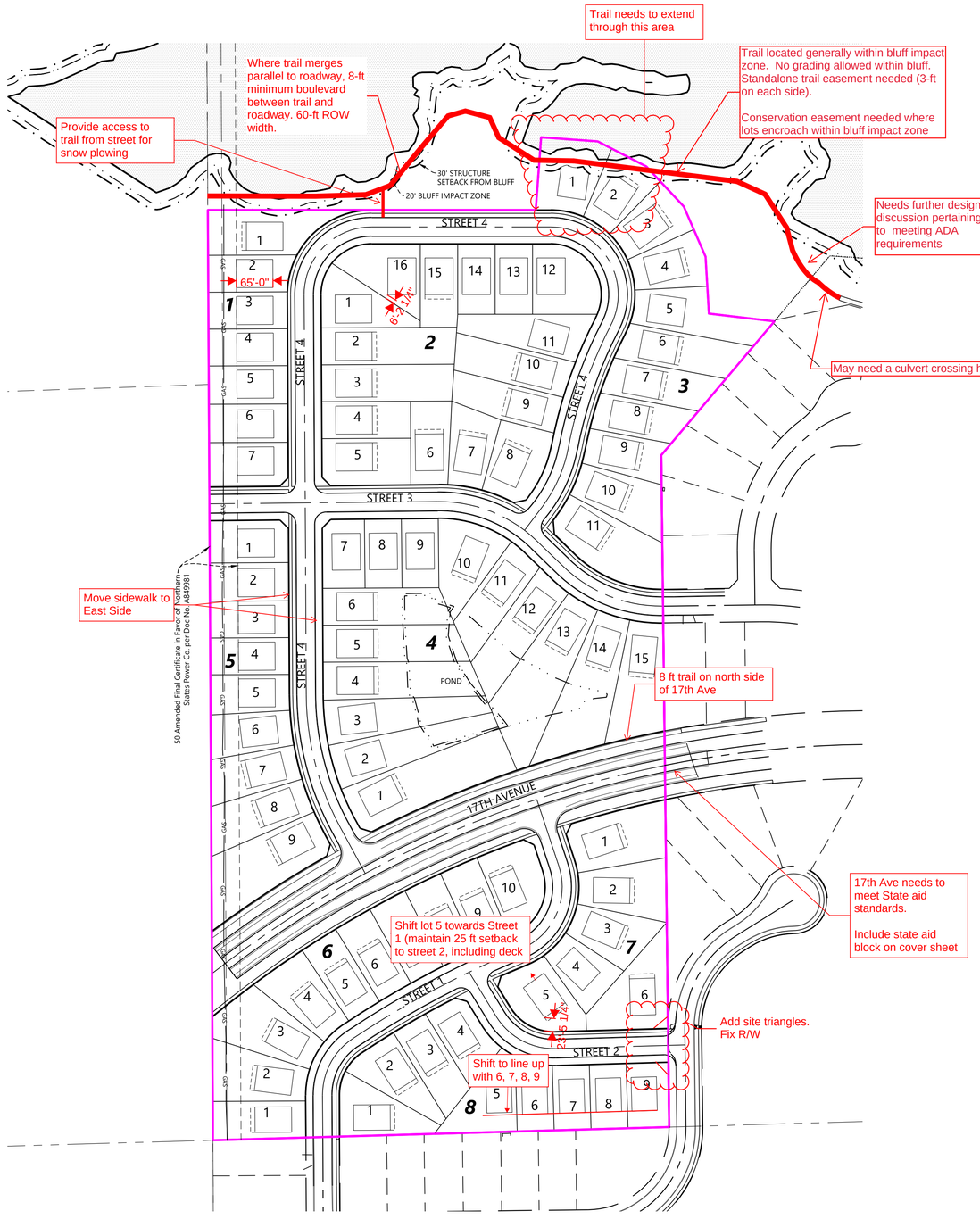
30. The contractor must submit a Construction Management Plan to the city prior to any construction activities.

31. Record plans need to be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans need to be certified and submitted to the engineering department. Provide a letter from the engineer of record certifying all improvements were constructed per approved plans and under the direct supervision of the engineer of record.

Recommendation

The Engineering Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.

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PROPERTY DESCRIPTION

SEE EXISTING CONDITIONS SHEET FOR PROPERTY DESCRIPTION.

SITE DEVELOPMENT DATA

- EXISTING ZONING: R1B URBAN RESIDENTIAL
- PROPOSED ZONING: R1B URBAN RESIDENTIAL

GROSS SITE AREA:	31.77 AC
MAJOR R.O.W. (17TH AVENUE W):	2.46 AC
LOCAL R.O.W. (OTHER STREETS):	5.64 AC
STORMWATER AREAS (HWL):	1.15 AC
BLUFF AREA	0.07 AC
GAS PIPELINE EASEMENT:	1.90 AC
NET SITE AREA:	20.55 AC

- DEVELOPMENT SUMMARY
  - 65' WIDE SINGLE FAMILY: 83 LOTS
- PROJECT DENSITY:
  - GROSS: ±2.61 UN/AC
  - NET: ±4.04 UN/AC

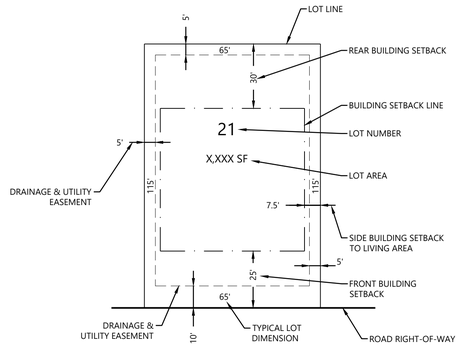
LOT STANDARDS

STANDARD	65' SINGLE FAMILY
MINIMUM LOT AREA	X,XXX SF
AVERAGE LOT AREA	X,XXX SF
MINIMUM LOT WIDTH	65' @ FRT SBK
MINIMUM LOT DEPTH	115'
SETBACKS	
FRONT	25'
SIDE INTERIOR LOT	7.5' / 7.5' (15' TOTAL)
SIDE CORNER LOT	15'
REAR	30'

DEVELOPMENT NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

TYPICAL SINGLE FAMILY (SF) LOT DETAIL



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL



1" = 120'

0' 120' 240' 360'

NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

N:\0058056.00\DWG\CIVIL\PRELIM\0058056.00PP01.DWG

NORCOR PROPERTY

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	DJW
HORIZONTAL SCALE:	120'
VERTICAL SCALE:	24' OR 12'

INITIAL ISSUE: 10/18/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

CORY L. MEYER
DATE: 10/18/24 LICENSE NO. 26971

NORCOR PROPERTY
SHAKOPEE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY PLAT

PROJECT NUMBER: 0052840

SHEET NUMBER: 03 OF 39

DATE: 10/18/24

SCOTT COUNTY TRANSPORTATION SERVICES DIVISION

PROGRAM DELIVERY · TRAFFIC · HIGHWAY OPERATIONS · MOBILITY MANAGEMENT
GOVERNMENT CENTER EAST, 200 FOURTH AVENUE WEST · SHAKOPEE, MN 55379
(952) 496-8346 · Fax: (952) 496-8365 · www.scottcountymn.gov

LISA J. FREESE
Transportation Services Director

ANTHONY J. WINIECKI, P.E.
County Engineer

November 25, 2024

Mark Noble
City of Shakopee
485 Gorman St.
Shakopee, MN 55379

SUBJECT: Norco Property Preliminary Plat – PID 279140202

Dear Mark,

County staff has reviewed the preliminary plat application for 83 single-family lots along CSAH 16, and we offer the following comments:

- The extension of CH 16 is a city-led project, and a cooperative agreement between the County and City is required for the development to move forward.
- Will a temporary turnaround be constructed at the terminus of CH 16? If so, please include this on the proposed plans and signage to be used.
- A previous cooperative agreement for this corridor allowed some trees in the right of way, including center median plantings. The road design plans will require further review of the tree species and exact locations. The proposed cooperative agreement for this development will require the identification of approved tree species and their locations. The City will be fully responsible for the maintenance of the trees.
- No ponding, berming, landscaping, or signage shall be permitted within the right of way.

We appreciate the opportunity to review and comment on the preliminary plat application. If you have questions or need further information, please contact me at tdill@co.scott.mn.us or 962-496-8839.

Sincerely,

Terri Dill

Terri Dill
Principal Planner

Cc: Lisa Freese, Transportation Services Director
Tony Winiecki, County Engineer
Craig Jenson, Transportation Planning Manager
Mark Callahan,
Alex Jordan, City Engineer

Norcor Property Description:
All that part of the West Half of the Northeast Quarter of Section 14, Township 115, Range 23, Scott County lying Southerly of the following described line:

Commencing at the Northeast corner of said Section 14; thence South 01 degrees 01 minutes 25 seconds East, assumed baring, along the East line of said Northeast Quarter, a distance of 1300.98 feet; thence North 85 degrees 45 minutes 11 seconds West, a distance of 153.40 feet to the Westerly Right-of-Way line of the Minnesota Commissioner of Transportation Right-of-Way Plat No. 70-15; thence continuing North 85 degrees 45 minutes 11 seconds West, a distance of 1171.22 feet to the East line of said West Half of the Northeast Quarter; thence continuing North 85 degrees 45 minutes 11 seconds West, a distance of 216.14 feet; thence South 40 degrees 13 minutes 55 seconds West, a distance of 463.16 feet; thence South 00 degrees 40 minutes 02 seconds East, a distance of 1192.71 feet to the South line of said West Half of the Northeast Quarter, the same being the Southwest corner of Windermere, Scott County, Minnesota; thence North 00 degrees 40 minutes 02 seconds West along the West line of said Windermere, a distance of 1192.71 feet; thence North 40 degrees 13 minutes 55 seconds East, along a Northwesterly line of said Windermere, a distance of 310.84 feet to the point of beginning of the line to be described; thence North 83 degrees 11 minutes 05 seconds West, a distance of 116.94 feet; thence North 03 degrees 24 minutes 07 seconds West, a distance of 101.11 feet; thence North 23 degrees 24 minutes 31 seconds West, a distance of 96.91 feet; thence North 43 degrees 02 minutes 06 seconds West, a distance of 97.38 feet; thence North 62 degrees 41 minutes 12 seconds West, a distance of 97.16 feet; thence North 85 degrees 53 minutes 45 seconds West, a distance of 100.67 feet; thence South 04 degrees 19 minutes 06 seconds West, a distance of 129.38 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 581.81 feet to the West line of the Northeast Quarter and said line there terminating.

EXCEPT:
That part platted as Windermere, Scott County, Minnesota

Abstract Property

Shakopee Planning Commission
December 5, 2024

6.d

Agenda Item: PUBLIC HEARING - Reguide Two (2) properties from Open Space to Mixed Employment Center, One (1) property from Open Space to Suburban Residential, and One (1) property from Utilities to Mixed Employment Center.
Prepared by: Mark Noble, Senior Planner
Reviewed by: Michael Kerski

Action to be considered:

Recommend to the City Council approval of Resolution R2024-143, approving the reguiding of two (2) properties from Open Space to Mixed Employment Center, one (1) property from Open Space to Suburban Residential, and one (1) property from Utilities to Mixed Employment Center.

Motion Type:
Approve

Background:
The City of Shakopee has submitted an application for a Comprehensive Plan Amendment to reguide approximately 26 acres (north/west portion) at 12460 Weckman Road (PID 069150010) from Open Space to Mixed Employment Center; approximately 20 acres (PID 069100090) from Open Space to Mixed Employment Center; approximately 5 acres at 12275 Weckman Road (PID 069150030) from Utilities to Mixed Employment Center; and approximately 54 acres at 11810 Bonnevista Drive (PID 069100180) from Open Space to Suburban Residential in the 2040 Comprehensive Plan.
The request to reguide these properties are based on potential development opportunities which are not consistent with the current 2040 Comprehensive Plan or upon detailed analyses of these areas, were determined not to be consistent with the development intent of these areas. For example, 12275 Weckman Road presently is a landscape contractor business and would align closer to that or a business park use vs. use as a utility in the future. The property at 11810 Bonnevista Drive would align more with a suburban residential type use vs. open space, and the small northwesterly section of 12460 Weckman Road aligns closer to development opportunities for the overall parcel vs. open space. We believe the original guiding was in error.

Based on this updated information, staff recommends that the Planning Commission forward a recommendation of approval of the request to the City Council, who will take the Planning Commission's recommendation under advisement at their December 17, 2024 meeting.

Reguiding Considerations
The City Council may grant a zoning ordinance amendment when it finds that one or more of the following criteria exists:
1. The original comp plan is in error. Staff believe these properties should not be guided Open Space nor Utilities, as this is an area of the community that has development opportunities that align closer to Mixed Employment Center and Suburban Residential uses.
2. Significant changes in goals in community goals and policies have taken place. The intent for development of these properties have changed from the 2040 Comprehensive Plan, based on potential development opportunities and detailed analyses of the existing areas.
3. Significant changes in city-wide or neighborhood development patterns have occurred. There has been interest in development of these properties in the recent years which is different than what was determined for this area at the time of the 2040 Comprehensive Plan approval.
4. The comprehensive plan requires another provision. The comprehensive plan for the subject properties requires an amendment to the future land use designation to allow for the property to be developed consistent with staff's determination and detailed analyses.
Staff believe that several of these criteria would be met with this proposal as noted above; therefore, staff support the requested reguiding. Should this application be approved, staff anticipate future zoning requests consistent with the current proposal vs. the approved 2040 Comp Plan.

Recommendation:

Approve the requested action.

Budget Impact:
N/A

Attachments:
Comp Plan Resolution.docx
Site Aerial.pdf
Existing Guiding.pdf
Proposed Guiding.pdf

RESOLUTION R2024-143

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO FIGURE 4.12 – PLANNED LAND USE IN THE 2040 COMPREHENSIVE PLAN

WHEREAS, The City of Shakopee has made application for a Comprehensive Plan Amendment to Figure 4.12 – Planned Land Use in the 2040 Comprehensive Plan; and

WHEREAS, The City of Shakopee has made application for a Comprehensive Plan Amendment to approximately 26 acres (north/west portion) at 12460 Weckman Road (PID 069150010) from Open Space to Mixed Employment Center; approximately 20 acres (PID 069100090) from Open Space to Mixed Employment Center; approximately 5 acres at 12275 Weckman Road (PID 069150030) from Utilities to Mixed Employment Center; and approximately 54 acres at 11810 Bonnevista Drive (PID 069100180); and

WHEREAS, all required public notices regarding the public hearing for the Comprehensive Plan Amendment were duly sent and posted, and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the Shakopee Planning Commission considered the request at its meeting of December 5, 2024, and unanimously recommended approval to the City Council; and

WHEREAS, the City Council of the City of Shakopee did review the application on December 17, 2024; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the Comprehensive Plan Amendment request:

Criteria #1 The comprehensive plan was in error.

Finding #1 The comprehensive plan was in error. Staff believe these properties should not be guided Open Space nor Utilities, as this is an area of the community that has development opportunities that align closer to Mixed Employment Center and Suburban Residential uses. This Amendment remedies this error.

Criteria #2 Significant changes in community goals and policies have taken place.

Finding #2 The intent for development of these properties have changed from the 2040 Comprehensive Plan, based on potential development opportunities and detailed analyses of the existing areas.

Criteria #3 Significant changes in development patterns have occurred.

DRAFT

Finding #3 There has been interest in development of these properties in the recent years which is different than what was determined for this area at the time of the 2040 Comprehensive Plan approval.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The comprehensive plan for the subject properties requires an amendment to the future land use designation to allow for the property to be developed consistent with staff's determination and detailed analyses.

BE IT RESOLVED, to incorporate the changes, the City will modify its official land use map (see attached Exhibit for affected parcels); and

FURTHER, approval of the Comprehensive Plan Amendment is contingent upon, and subject to, the required review and response by the Metropolitan Council.

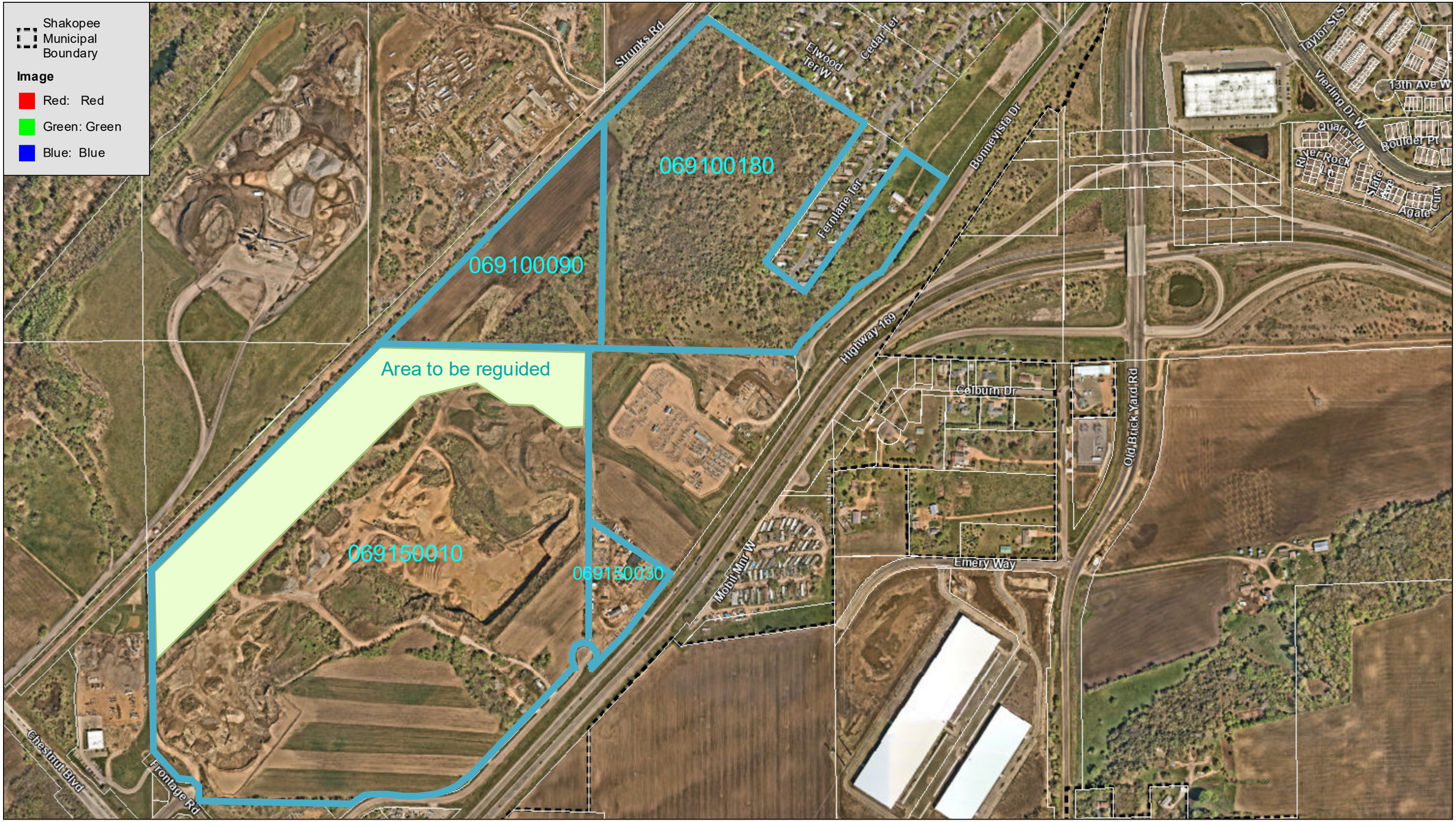
After the adoption of the Resolution, the City Clerk shall file certified copies hereof with the County Auditor and County Recorder of Scott County.

Adopted in Regular session of the City Council of the City of Shakopee, Minnesota, held the 17th day of December, 2024.

_____
Mayor of the City of Shakopee

ATTEST:

_____
Lori Hensen, City Clerk



SHAKOPEE

November 13, 2024

0 0.05 0.1 mi

Comp Plan Map Amendment

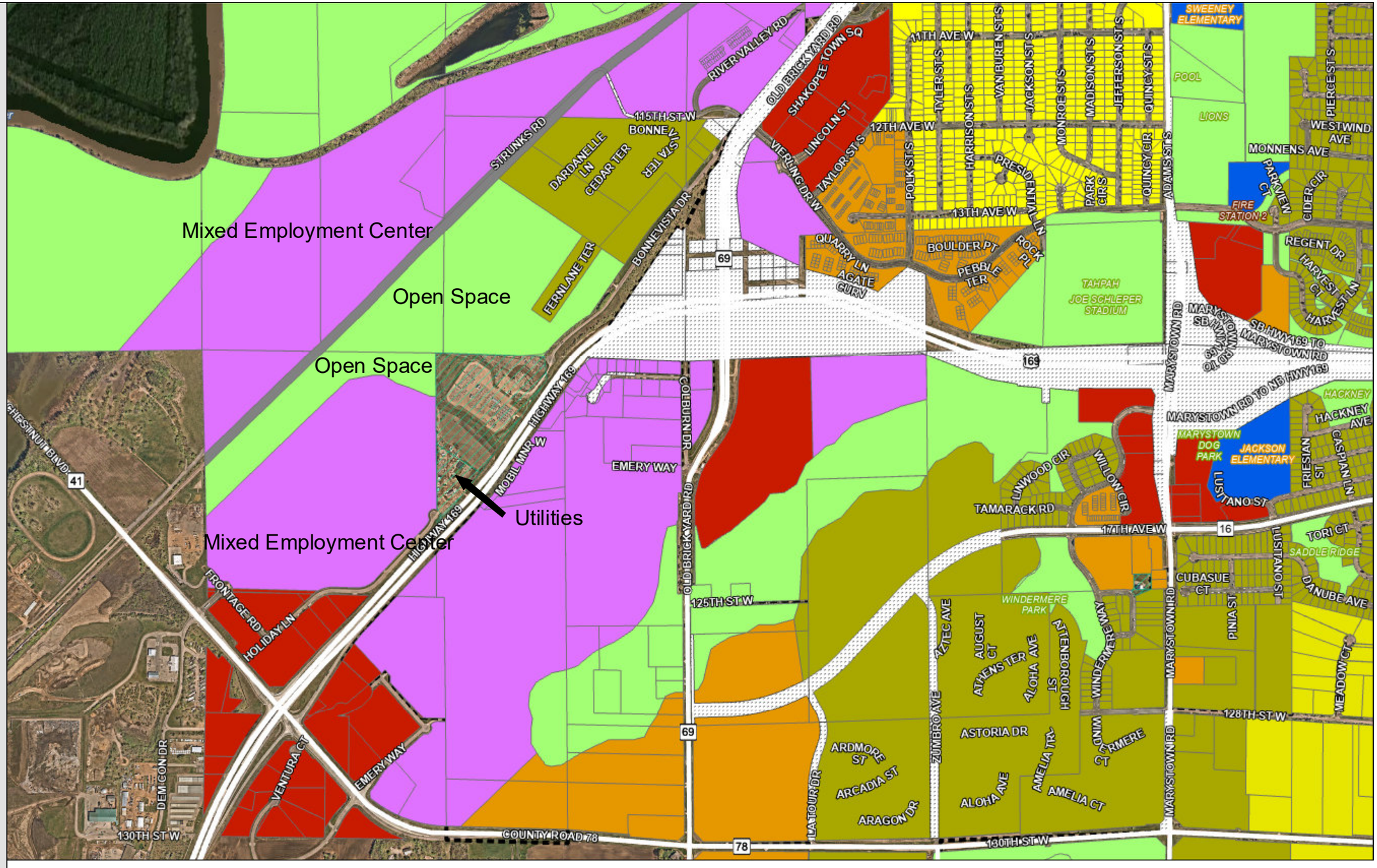
Future Land Use (2040)

- Downtown Business District
- Downtown Riverfront
- Downtown Transition
- Entertainment District
- Industrial
- Institution
- Mixed Residential
- Mixed Use Center
- Mixed Use Corridor
- Mixed Use Employment Center
- Old Shakopee Neighborhood
- Park and Open Space
- Railroad
- Rights-of-Way
- Rural Transition
- SMSC Property in Fee or Trust
- Suburban Edge Residential
- Suburban Residential
- Utilities
- Shakopee Municipal Boundary

Image

- Red: Red
- Green: Green
- Blue: Blue

November 22, 2024



Comprehensive Plan Map Amendment (Existing)

Future Land Use (2040)

- Downtown Business District
- Downtown Riverfront
- Downtown Transition
- Entertainment District
- Industrial
- Institution
- Mixed Residential
- Mixed Use Center
- Mixed Use Corridor
- Mixed Use Employment Center
- Old Shakopee Neighborhood
- Park and Open Space
- Railroad
- Rights-of-Way
- Rural Transition
- SMSC Property in Fee or Trust
- Suburban Edge Residential
- Suburban Residential
- Utilities
- Shakopee Municipal Boundary

Image

- Red: Red
- Green: Green
- Blue: Blue

November 22, 2024

Suburban Residential

Mixed Employment Center

0 0.125 0.25 mi

Comprehensive Plan Map Amendment (Proposed)