

GENERAL NOTES:

ALL TRADES TO COMPLY WITH MINNESOTA BUILDING CODES.

IN LIEU OF SOIL BORINGS, FOOTINGS HAVE BEEN DESIGNED FOR MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THIS VALUE AND THAT SOILS WILL NOT RESULT IN DAMAGING DIFFERENTIAL SETTLEMENT. BACK FILL EXCAVATIONS BELOW FINISH GRADE WITH GRANULAR FREE DRAINING MATERIAL FREE OF DEBRIS.

PROVIDE AND COMPACT A GRANULAR SAND BASE IN 6" LIFTS UNDER INTERIOR AND EXTERIOR SLABS.

ALL ROUGH GRADING SHALL BE IN CONTRACT.

PROVIDE A 2" WIDE ROCK BORDER AROUND ENTIRE BUILDING

THE OWNER WILL ESTABLISH A BENCH MARK ON SITE TO BE USED BY ALL TRADES.

STRUCTURAL MEMBERS INCLUDING FOUNDATION WALLS, TRUSSES, BEAMS AND COLUMNS TO BE DESIGNED FOR IN PLACE LOADS. BRACE ALL COMPONENTS AS REQUIRED AT ANY STAGE OF CONSTRUCTION PROCESS.

FRAMING LUMBER TO BE #2 & BETTER SPRUCE/PINE/FIR UNLESS NOTED OTHERWISE ON PLAN.

ALL STUDS TO BE STUD GRADE OR BETTER.

PROVIDE BLOCKING FOR GRAB BARS AT TOILET SIDE WALLS PER ADA STD'S.

ALL LUMBER IN CONTACT WITH CONCRETE TO BE CCA TREATED.

COORDINATE WITH OWNER SELECTIONS OF MATERIALS AND COLORS OF EXTERIOR ROOFING, SIDING, TRIM, METALS, WINDOWS, EXTERIOR DOORS ( ENTRY & STORM), GUTTERS AND DOWN SPOUTS.

COORDINATE WITH OWNER SELECTIONS OF INTERIOR DOOR STYLE AND TRIM, WALL BASE, DRYWALL TEXTURES, PAINTING, FLOORING MATERIALS, DOOR HARDWARE (FUNCTION, STYLE & FINISH).

COORDINATE WITH OWNER CLOSET ROD & SHELF, LINEN SHELVEING, KITCHEN, BATH, LAUNDRY CABINETRY & COUNTERTOPS. VERIFY APPLIANCE VENTING, GAS VS. ELECTRIC, WATER FOR ICE MAKER, WATER TREATMENT EQUIPMENT, EXTERIOR FAUCETS, ETC.

SEAL ALL OPENINGS IN TOP & BOTTOM WALL PLATES WITH FOAM SEALANT.

SEAL ALL OPENINGS IN EXTERIOR WALLS WITH FLEXIBLE EXTERIOR GRADE SEALANT AND ADHERED RUBBER FLASHING THROUGH TYVEK MEMBRANE.

SEAL ROUGH OPENING SPACES AT DOORS AND WINDOWS WITH FOAM SEALANT RECOMMENDED FOR THIS APPLICATION.

SET EXTERIOR DOOR THRESHOLDS IN FULL BED OF SEALANT.

FLASH WINDOW AND DOOR OPENINGS WITH ADHERED RUBBER FLASHING IN SHINGLE METHOD PER MFR'S AND ENERGY CODE REQUIREMENTS.

LAP AND SEAL VAPOR BARRIERS WITH SEALANTS PER ENERGY CODE.

LAP AND SEAL TYVEK MEMBRANE WITH MFR'S RECOMMENDED TAPE.

CONCRETE & MASONRY NOTES:

CONCRETE FOR FOOTINGS AND INTERIOR SLABS TO BE 3000 PSI.

EXTERIOR SLABS TO BE 4000 PSI W/ 5-8% AIR ENTRAINMENT.

VERTICAL AND HORIZONTAL REINFORCING TO BE GRADE 40 DEFORMED STEEL. BARS TO BE SUPPORTED AND TIED WITH SPLICES LAPPED PER CODE.

FOOTING REINFORCING TO BE # 4. VERTICAL PIER REINFORCING TO BE #5 LOCATED 3" FROM INTERIOR FORM FACE.

½" DIA. ANCHOR BOLTS WITH 7" MIN. IMBEDDED IN CONCRETE. LOCATED @ 72" MAXIMUM SPACING AND LOCATED WITH IN 12" OF PLATE SPLICES AND ENDS. ANCHOR BOLTS AND FASTENERS IN CONTACT WITH CCA TREATED LUMBER TO BE HOT DIP GALVANIZED.

VERIFY WITH OWNER THE USE OF SEALERS ON ALL INTERIOR AND EXTERIOR CONCRETE. NO SEALERS TO BE USED ON CONCRETE TO BE PAINTED OR THE USE OF ACRYLIC ADHESIVES FOR VINYL FLOORING.

ROOF FRAMING NOTES:

WOOD ROOF TRUSSES TO BE ENGINEERED PREFABRICATED TRUSSES WITH 10" ENERGY HEEL.

ROOF DESIGN LIVE LOAD: 40 LBS. DEAD LOAD: 10 LBS. CEILING LOAD: 5 LBS. AND ADDITIONAL INCREASE FOR SNOW LOAD. TRUSSES WITH ATTIC SPACE STORAGE INCREASE DEAD LOAD TO 40 LBS MIN.

BRACE AND ANCHOR PER MFR'S AND BUILDING CODE REQUIREMENTS.

TRUSS AND BEAM HANGERS TO BE GALVANIZED AND SECURED PER MFR'S REQUIREMENTS.

INSTALL H1 HURRICANE TIES FOR ALL TRUSSES.

ROOF SHEATHING TO BE ½" OSB WITH H CLIPS AND SECURED TO EXCEED BUILDING CODE.

RAKE AND FASCIA LUMBER TO BE STRUCTURAL GRADE LUMBER.

EXTERIOR 6X6 CEDAR POSTS TO BE SELECT CLEAR STRUCTURAL.

WALL FRAMING NOTES:

EXTERIOR WALL STUDS TO BE PRECUT 2X6 STUD GRADE @ 16" O.C.

INTERIOR WALL STUDS TO BE PRECUT 2X4 & 2X6 STUD GRADE @ 16" O.C.

WALL SHEATHING TO BE ¾" OSB SECURED TO EXCEED BUILDING CODE.

ALL WALLS TO HAVE BOTTOM PLATE (TRT'D ON CONC AND MASONRY) AND DOUBLE TOP PLATE. OFF SET SPLICES AND LAP CORNERS AND INTERSECTIONS.

ALL WINDOW & DOOR OPENINGS TO HAVE A DOUBLE HEADER, SIZES ARE INDICATED ON PLAN.

PROVIDE 2X BLOCKING FOR SHEET ROCK AT INTERSECTING PARTITIONS AND TOP WALL PLATES PARALLEL TO TRUSSES.

PROVIDE BLOCKING FOR CABINETRY AND GRAB BARS.

WINDOW & DOOR NOTES:

EXTERIOR WINDOW AND DOOR IDENTIFICATION NUMBERS ARE THERMO-TECH CLASSIC SERIES VINYL UNITS. GLIDER, CASEMENT & PATIO DOORS ARE INDICATED. EXTERIOR & INTERIOR FINISH AND EXTENSION JAMB TYPE AND HARDWARE FINISH TO BE SELECTED BY OWNER.

WINDOWS AND DOORS TO BE GLAZED WITH DOUBLE PANE LoE GLASS WITH ARGON GAS. PATIO DOOR GLASS TO BE TEMPERED.

EXTERIOR DOORS TO BE THERM A TRU INSULATED STEEL. FRONT ENTRY SET: TS118 DOOR. SERVICE DOOR: TS206

STORM DOORS TO BE LARSON ELEGANT SELECTION FULL VIEW MODEL 149-V WITH REMOVABLE TEMPERED GLASS PANEL AND FULL SCREEN. COLOR AND HARDWARE TO BE SELECTED BY OWNER.

INTERIOR WOOD DOOR STYLE AND WOOD SPECIES TO SELECTED BY OWNER.

INTERIOR DOOR AND WINDOW TRIM AND WALL BASE STYLE AND WOOD SPECIES TO BE SELECTED BY OWNER.

GUTTERS AND DOWN SPOUTS WITH LEAF SCREEN TO BE COORDINATED WITH OWNER.

RIBBED STEEL ROOFING, WALL SIDING AND ACCESSORIES TO BE BY ONE MANUFACTURER. AND HAVE EXTENDED WARRANTY. COLORS AS SELECTED BY OWNER.

FOLDING ATTIC LADDER TO A INSULATED WOOD UNIT. CONSULT WITH OWNER.

ALL DRY WALL TO BE TAPED AND BE THREE COAT FINISHED AND SANDED. OWNER TO HAVE OPTIONS FOR SPRAYED OR TROWELED TEXTURES.

INTERIOR PAINTING TO BE LATEX PRIMED BASE COAT WITH TWO COATS OF FINISH COLOR.

EXTERIOR WOOD COLUMNS TO STAINED WITH QUALITY EXTERIOR WOOD STAIN.

WOOD DOORS, JAMBS, WINDOW JAMBS AND TRIM AND WALL BASE TO BE STAINED AND FINISHED WITH BASE SEALER AND TWO COATS SATIN POLY FINISH.

MISCELLANEOUS NOTES:

MICROWAVE & DRYER VENTING TO BE IN CONTRACT.

AIR EXCHANGER AND DUCT WORK TO BE IN CONTRACT.

WATER HEATER, PRESSURE TANK AND CONNECTIONS TO BE IN CONTRACT.

WATER SOFTENING AND/OR TREATMENT SYSTEMS ARE BY OWNER.

VERIFY ELECTRIC AND GAS APPLIANCES WITH OWNER.

COORDINATE ELECTRICAL SERVICE LOCATION WITH OWNER.

SUMP LOCATION AND PIPING FOR UNDER SLAB DRAINAGE SYSTEM TO BE DETERMINED WITH SITE CONDITIONS

PIPING FOR DON VENTING SYSTEM.

ADDITIONAL ITEMS TO BE SELECTED BY OWNER:

INTERIOR CEILING AND WALL TEXTURES.  
INTERIOR AND EXTERIOR PAINT TYPE AND COLORS.  
EXTERIOR CONCRETE FINISH.  
INTERIOR FLOOR FINISHES.  
ELECTRIC LIGHT FIXTURES AND COVER PLATES.  
BATH EXHAUST/LIGHT FANS.  
PLUMBING FIXTURE STYLE AND COLORS.  
DOOR HARDWARE STYLE AND FUNCTION.  
STEEL ROOFING COLOR.  
STEEL FASCIA, RAKE TRIM, VENTED METAL SOFFIT COLORS.  
STEEL SIDING AND TRIM FINISH AND COLOR.  
STEEL GUTTER AND DOWN SPOUT SIZE, COLOR AND SPOUT DROP LOCATIONS.  
WOOD KITCHEN, BATH VANITIES, LINEN AND LAUNDRY CABINETS.

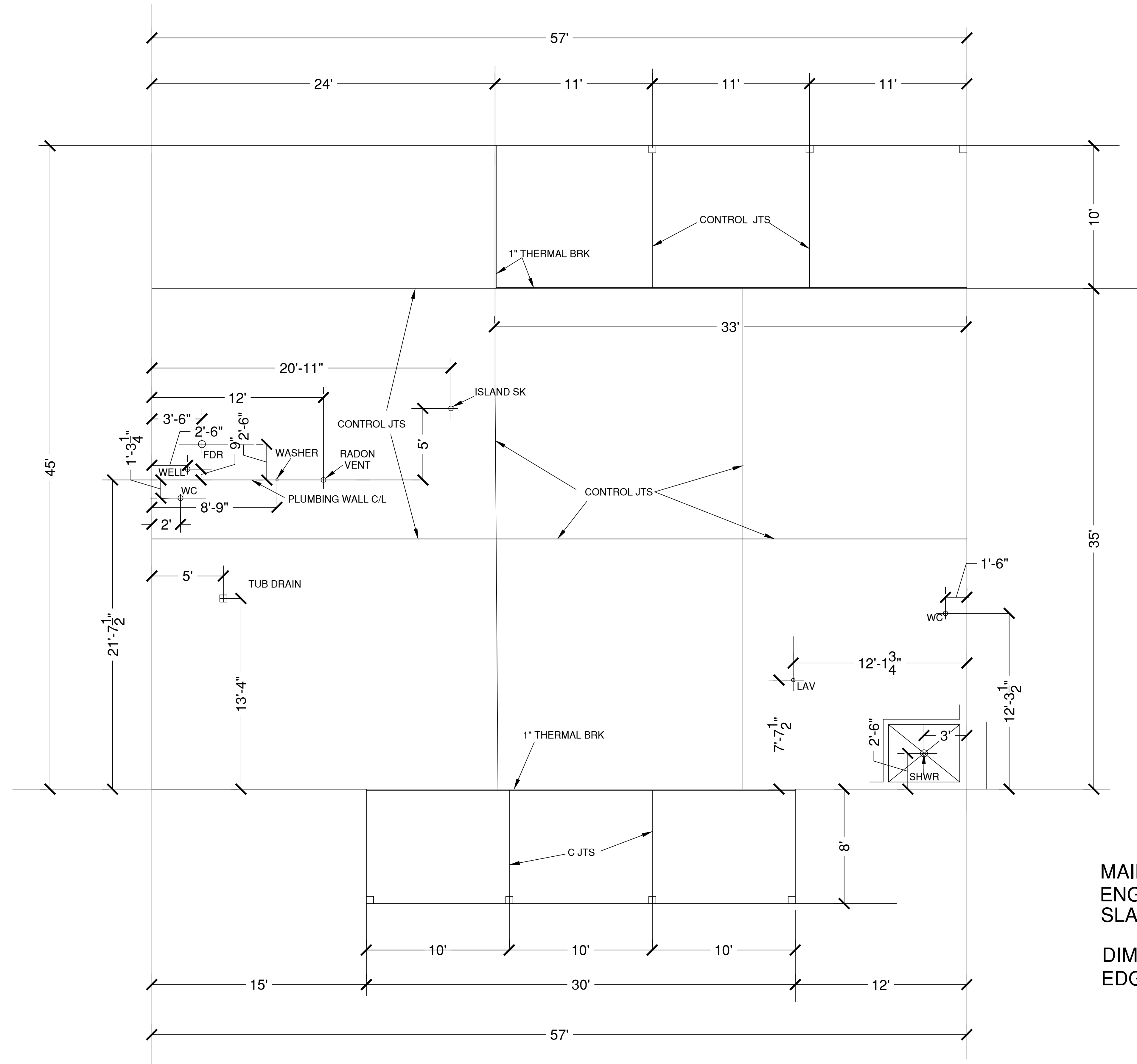
SCHEDULE OF DRAWINGS

- 1 TITLE SHEET AND NOTES
- 2 FOOTING / FOUNDATION PLAN
- 3 MAIN LEVEL FLOOR PLAN
- 4 ROOF TRUSS FRAMING PLAN
- 5 EXTERIOR ELEVATIONS
- 6 EXTERIOR ELEVATIONS
- 7 SECTIONS

EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE; HOW EVER THEY WERE PREPARED UPON REQUEST BY DRAFT PERSONS WHO ARE NOT REGISTERED ARCHITECTS OR ENGINEERS AND NO WARRANTIES ARE EXPRESSED OR IMPLIED. THEY ARE INTENDED AS A GUIDE FOR PERSONS WHO HAVE KNOWLEDGE ABOUT CONSTRUCTION PRACTICES. IT IS THE RESPONSIBILITY FOR THE BUILDER, TRADE CONTRACTORS AND OWNER TO VERIFY AND COORDINATE DETAILS, ELEVATIONS, SITE CONDITIONS, DIMENSIONS, SPECIFICATIONS AND STRUCTURAL COMPONENTS INCLUDING THE APPLICATION AND INSTALLATION OF CORRECT MATERIALS. THE DESIGNER/DRAFTS PERSON ASSUMES NO LIABILITY FOR ERRORS, OMISSIONS, JOB SITE CHANGES OR IMPROPER CONSTRUCTION METHODS. ALL WORK IS TO BE DONE WITH APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

MANNS RESIDENCE  
HINCKLEY, MINNESOTA

1 OF 7  
DATE  
07-07-20



MAIN FLOOR SLAB IS TO BE  
ENGINEERED STRUCTURAL  
SLAB BY CONCRETE CONTRACTOR

DIMENSIONS ARE FROM  
EDGE OF SLAB

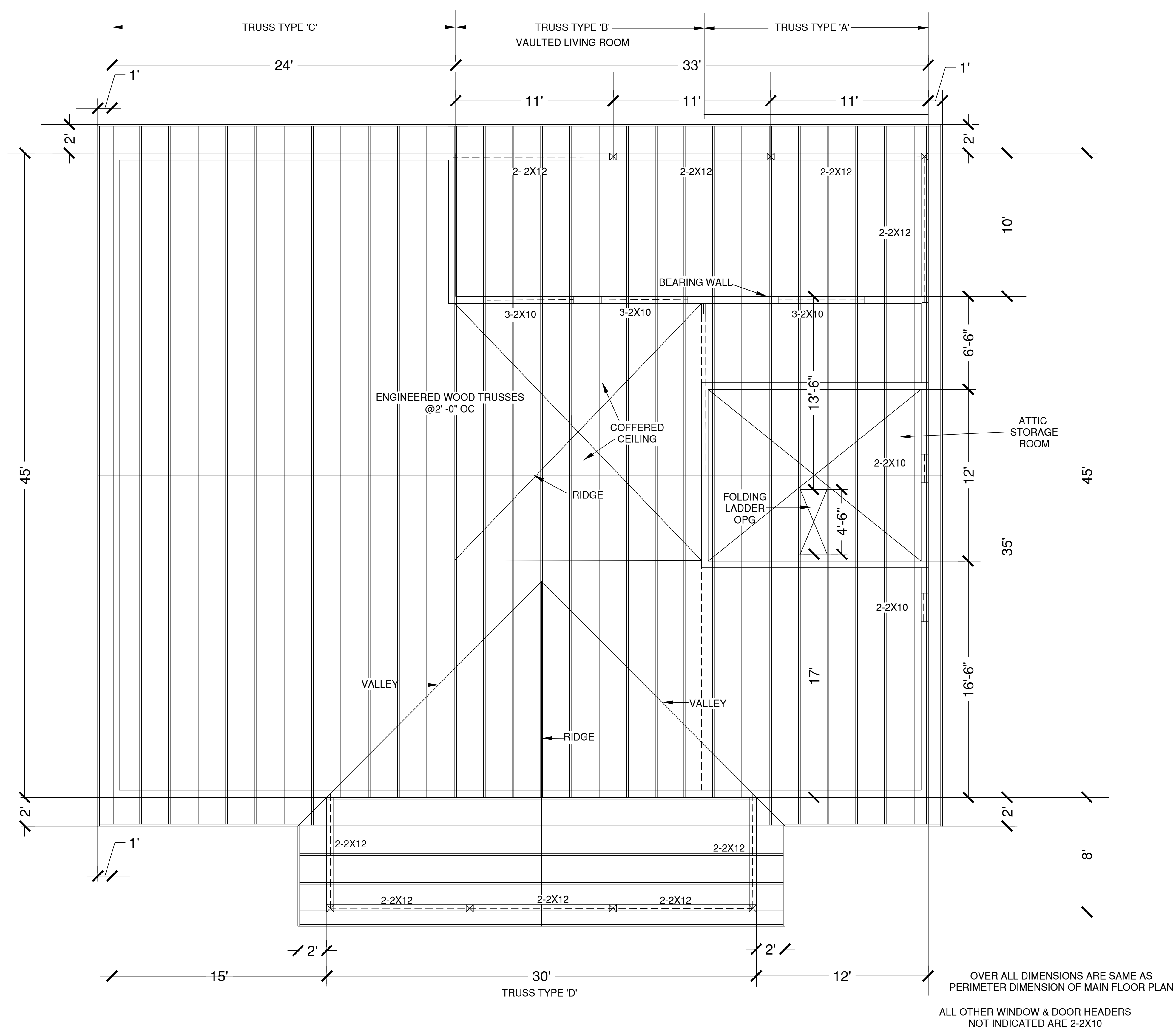
## FOOTING / FOUNDATION PLAN

1/4" = 1'=0"

HINCKLEY, MINNESOTA

2 OF 7  
DATE  
07-07-20

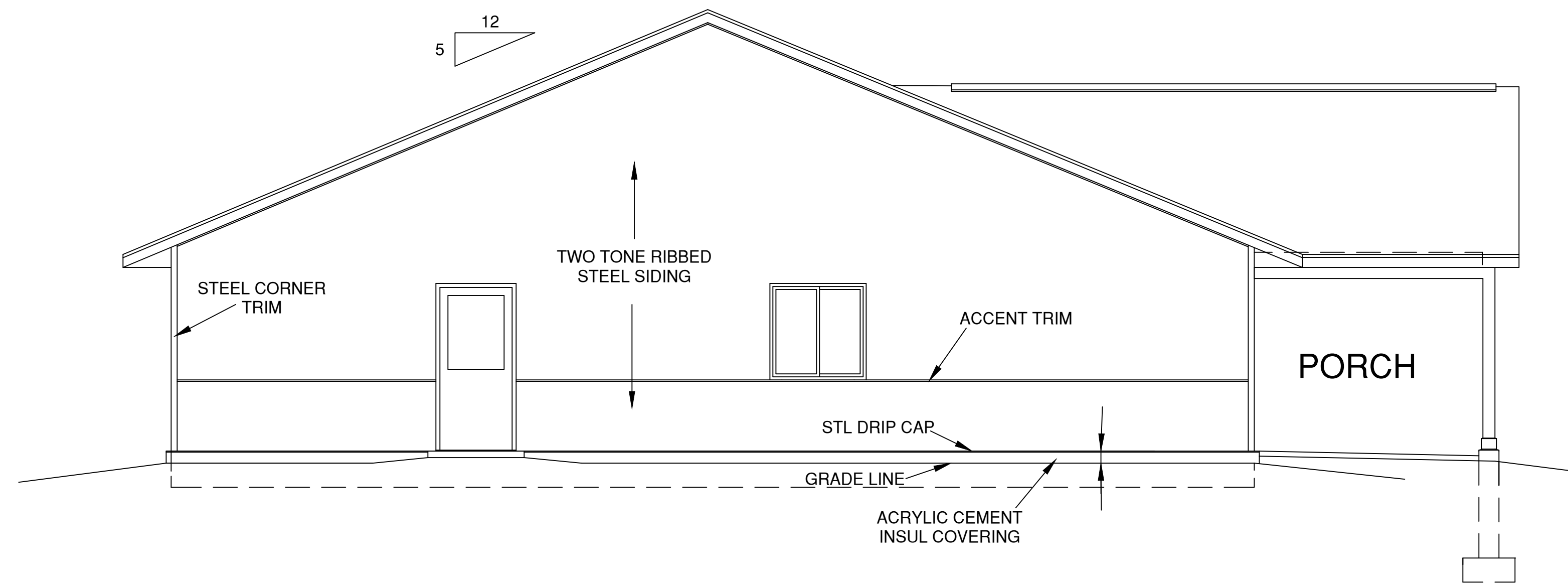

$$1/4" = 1'-0"$$



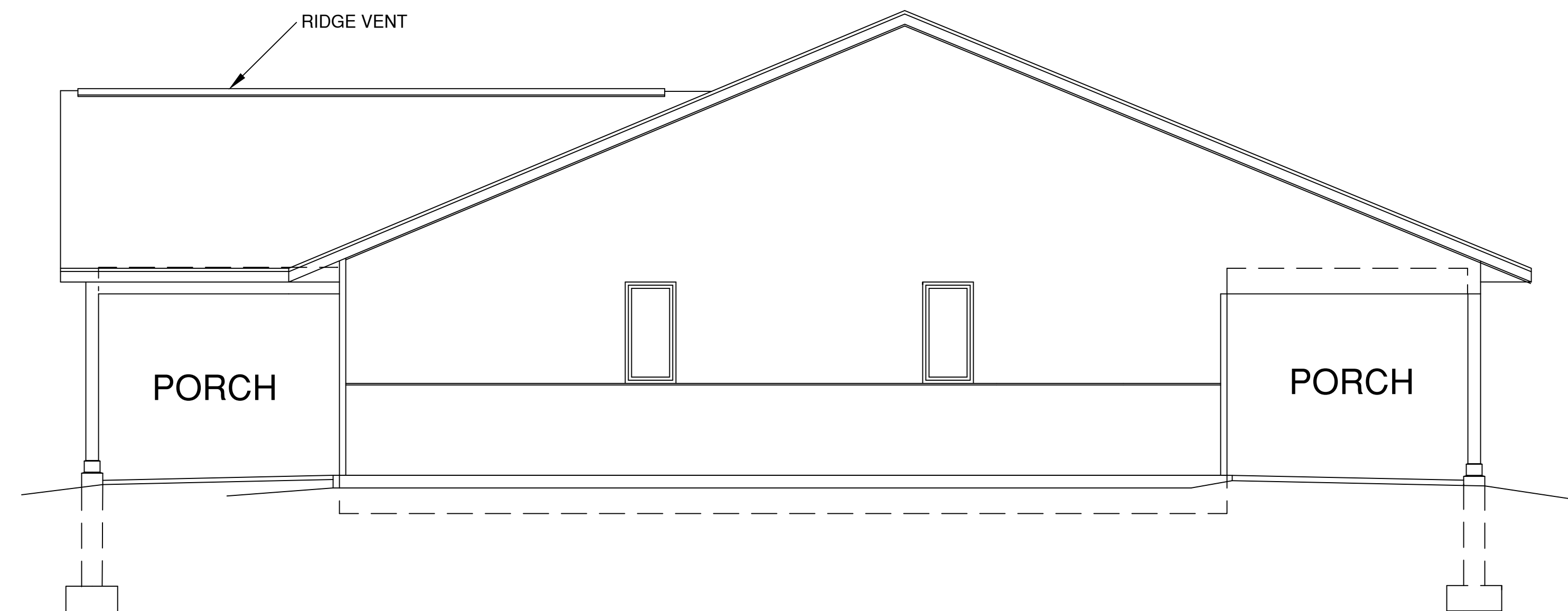
ROOF FRAMING PLAN

1/4" = 1'-0"

HINCKELY, MINNESOTA

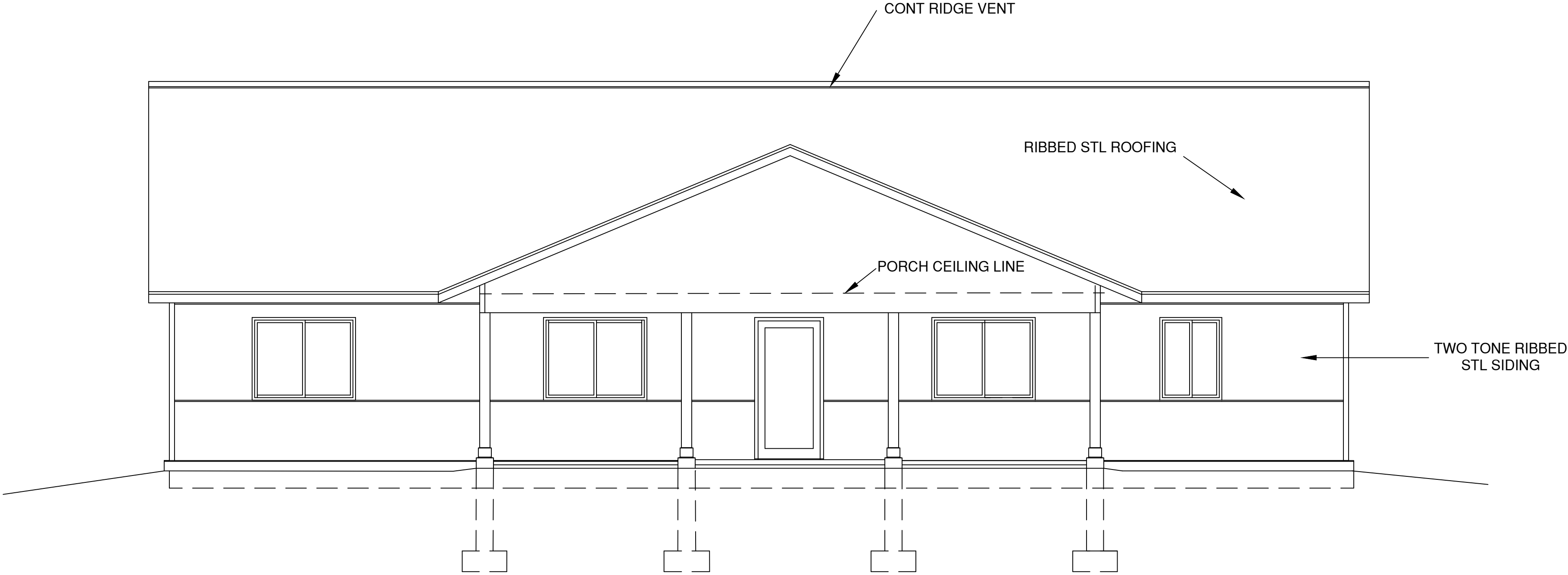


**WEST ELEVATION**  
1/4" = 1'-0"



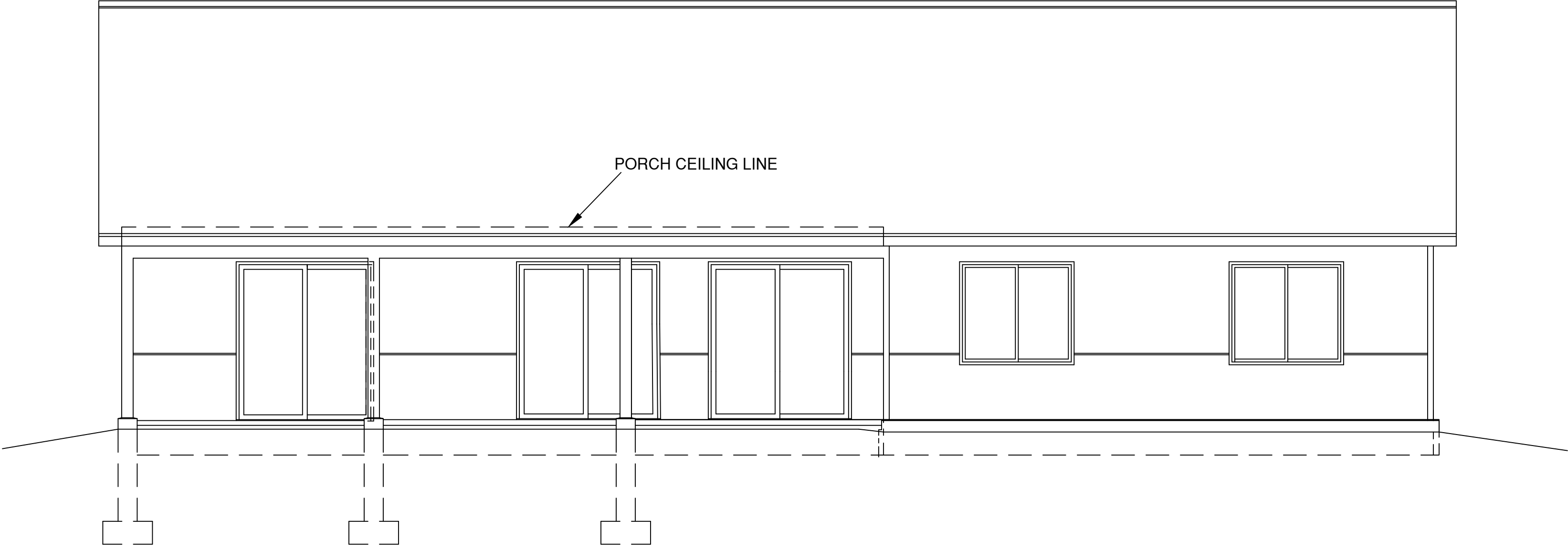
**EAST ELEVATION**  
1/4" = 1'-0"

SEE FRONT ELEVATION FOR ADDITIONAL NOTES



SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

