

**IDYLWOOD
EQUESTRIAN CENTER**

CONTACT:
 Jamie Benner/Jur Strobus
 11490 Julianne Avenue North
 Grant, Minnesota 55082
 Phone: 763-285-9280
 Email: jurstroboos@icloud.com

COUNTY/CITY:
**WASHINGTON
COUNTY**
**CITY OF
GRANT**

REVISIONS:

DATE	REVISION
06-24-2022	INITIAL ISSUE
03-15-2023	PROP. BUILDING

CERTIFICATION:

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Daniel L. Thomas
 Daniel L. Thomas, Registration Number: 25718
 Date: 06-24-2022

PROJECT LOCATION:
**11490
JULIANNE AVE. N.**
PID#0303021130003

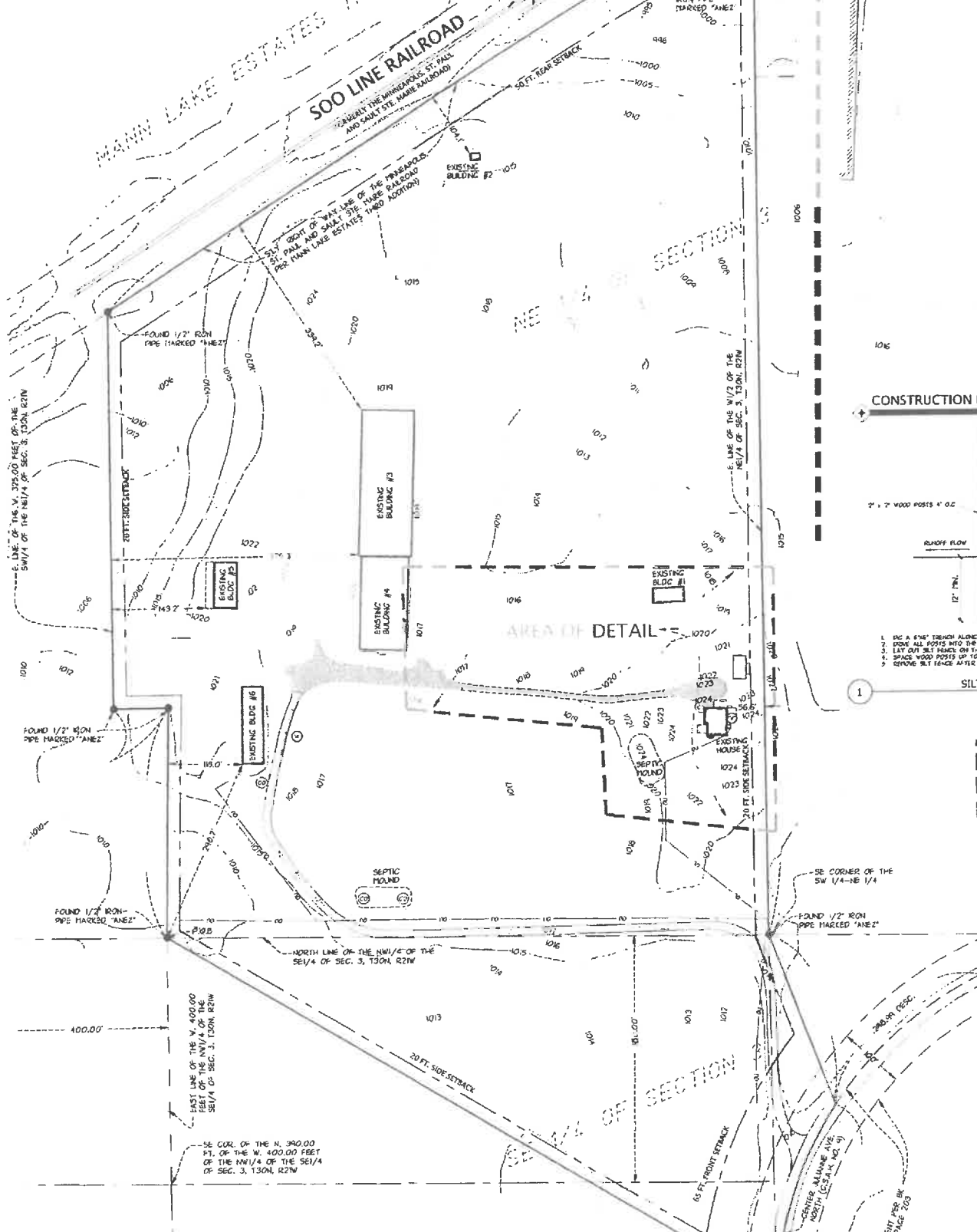
Suite #200
 1970 Northwestern Ave.
 Stillwater, MN 55082
 Phone 651.275.8969
 dan@
 cssurvey.net

**CORNERSTONE
LAND SURVEYING, INC.**

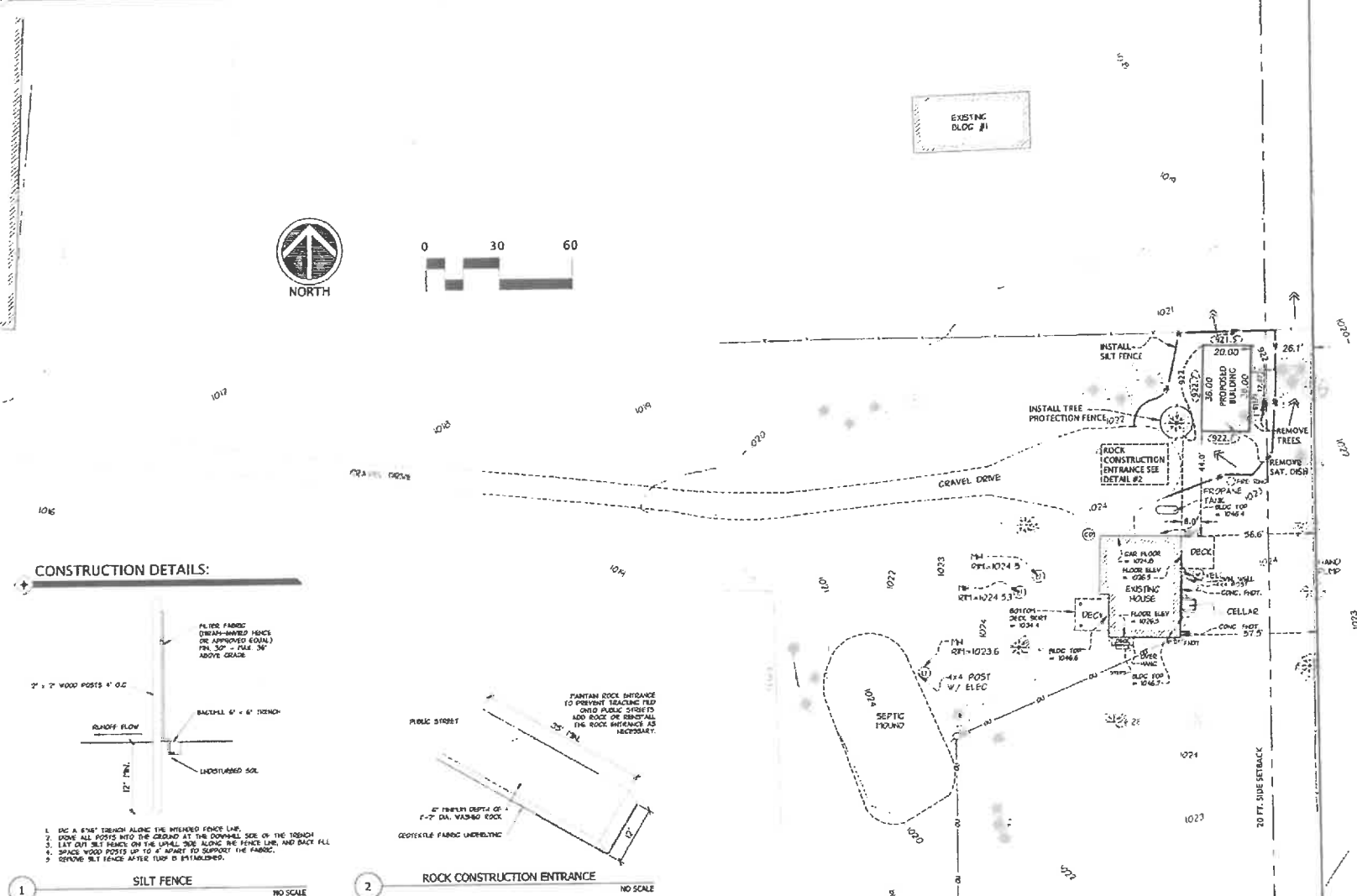
FILE NAME: SURV22468A
 PROJECT NO.: 2217468A

**BOUNDARY/TOPOGRAPHIC
SURVEY**

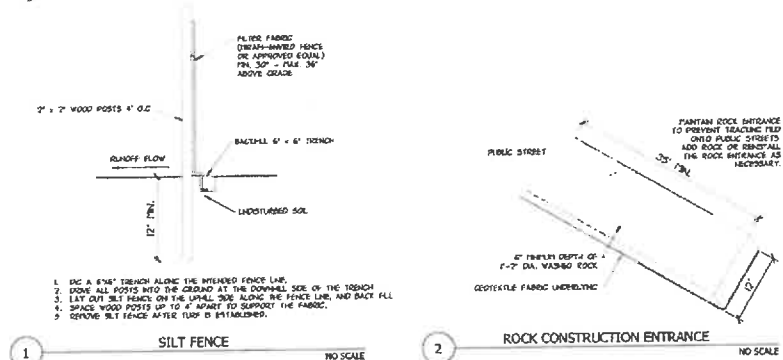
OVERALL PROPERTY:



AREA OF DETAIL:



CONSTRUCTION DETAILS:



UNDERGROUND UTILITIES NOTES:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH FACILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

Gopher State One Call
 CALL BEFORE YOU DIG!
 TWIN CITY AREA 651-654-0002
 TOLL FREE 1-800-252-1166

EXISTING LEGAL DESCRIPTION:

(LEGAL DESCRIPTION PER LIMITED WARRANTY DEED DOC. NO. 3859080)
 All that part of the Northeast Quarter and the Southeast Quarter of Section 3, Township 30 North, Range 21 West, Grant Township, Washington County, Minnesota, described as follows:
 Commencing at the Southeast corner of the North 380.00 feet of the West 400.00 feet of the Northwest Quarter of said Southeast Quarter; thence North 01 degrees 30 minutes 59 seconds West, assumed bearing, along the East line of said West 400.00 feet, a distance of 350.05 feet to its intersection with the North line of said Northwest Quarter of the Southeast Quarter and to the point of beginning of the parcel to be described; thence South 59 degrees 50 minutes 35 seconds East, a distance of 1074.20 feet to its intersection with the centerline of Julianne Avenue North (also known as Washington County Road No. 9); thence Northeasterly, along said centerline of Julianne Avenue North, a distance of 300.00 feet to its intersection with a line that bears South 21 degrees 49 minutes 41 seconds East from the Southeast corner of the Southwest Quarter of said Northeast Quarter, thence North 21 degrees 49 minutes 41 seconds West, a distance of 286.54 feet to said Southeast corner of the Southwest Quarter of the Northeast Quarter; thence North 01 degrees 29 minutes 33 seconds West, along the East line of the West Half of said Northeast Quarter, a distance of 1609.34 feet to its intersection with the Southerly right of way line of the Minneapolis, St. Paul and Sault Ste. Marie Railroad Company; thence South 55 degrees 58 minutes 10 seconds West, along said Southerly right of way line, a distance of 1171.49 feet to its intersection with the East line of the West 325.00 feet of said Southwest Quarter of the Northeast Quarter; thence South 01 degrees 30 minutes 59 seconds East, along said East line of the West 325.00 feet, a distance of 611.10 feet; thence North 88 degrees 09 minutes 42 seconds East, a distance of 353.49 feet to the point of beginning.

TITLE NOTES:

NO TITLWORK WAS PROVIDED FOR OUR REVIEW. EASEMENTS OF WHICH WE ARE UNAWARE (AND HENCE HAVE NOT BEEN LOCATED/SHOWN) MAY EXIST.

SURVEY NOTES:

- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE. (NAD 83)
- UNDERGROUND UTILITIES NOT SHOWN.
- FIELD TOPOGRAPHY HAS BEEN CONDUCTED IN AREAS SHOWING SPOT ELEVATIONS AND THE LOCATION OF THE IMPROVED ROADS LOCATED WITH SURVEY FIELD METHODS. ADDITIONAL CONTOURS ON THE SITE IS SHOWN PER LIDAR DATA FROM THE MINNESOTA DNR MNTPOPO DATASET.
- THE PURPOSE OF THIS SURVEY IS TO DETAIL THE AREA AROUND THE HOME SITE FOR PLANNING PURPOSES. THE BOUNDARY AND SUPPLEMENTAL INFORMATION HAS BEEN PROVIDED FOR FUTURE PLAN REVIEW. ALL EXISTING BUILDINGS ON THE SITE HAVE BEEN LOCATED AND THE MORE FORMAL ROADS (BITUMINOUS OR CLEARLY GRAVEL COVERED) HAVE ALSO BEEN INCLUDED WITH IMPERVIOUS SURFACE CALCULATIONS FOR FUTURE SITE REVIEW INFORMATION.

ZONING/SETBACKS:

(ZONING AND SETBACK INFORMATION FROM THE CITY OF GRANT WEBSITE 06/23/2022).
 ZONING: A-1 (AGRICULTURAL LARGE SCALE)
 SETBACKS:
 FRONT: 65 FEET
 SIDE: 20 FEET
 REAR: 50 FEET
 MAXIMUM HEIGHT: 35 FEET
 *VERIFY ALL SETBACKS WITH CITY ZONING ADMINISTRATOR.

EXISTING IMPROVEMENTS:

HOUSE	= 1405	AREAS SHOWN IN SQUARE FEET
DECKS/STEPS	= 423	
CELLAR DOOR	= 38	
EXPANDED FNDT	= 11	
GRAVEL DRIVE (AS SHOWN)	= 14373	
BITUMINOUS DRIVE	= 18618	
BUILDING #1	= 1135	
BUILDING #2	= 185	
BUILDING #3	= 18076	
BUILDING #4	= 10455	
BUILDING #5/LEANTO	= 3478	
TOTAL IMPROVED AREA	= 68197	
% IMPROVED	= 4.6%	

PROPOSED IMPROVEMENTS:

HOUSE	= 1405	AREAS SHOWN IN SQUARE FEET
NEW BUILDING	= 720	
DECKS/STEPS	= 423	
CELLAR DOOR	= 38	
EXPANDED FNDT	= 11	
GRAVEL DRIVE (AS SHOWN)	= 14373	
BITUMINOUS DRIVE	= 18618	
BUILDING #1	= 1135	
BUILDING #2	= 185	
BUILDING #3	= 18076	
BUILDING #4	= 10455	
BUILDING #5/LEANTO	= 3478	
TOTAL IMPROVED AREA	= 68917	
% IMPROVED	= 4.6%	

PROPOSED ELEVATIONS:

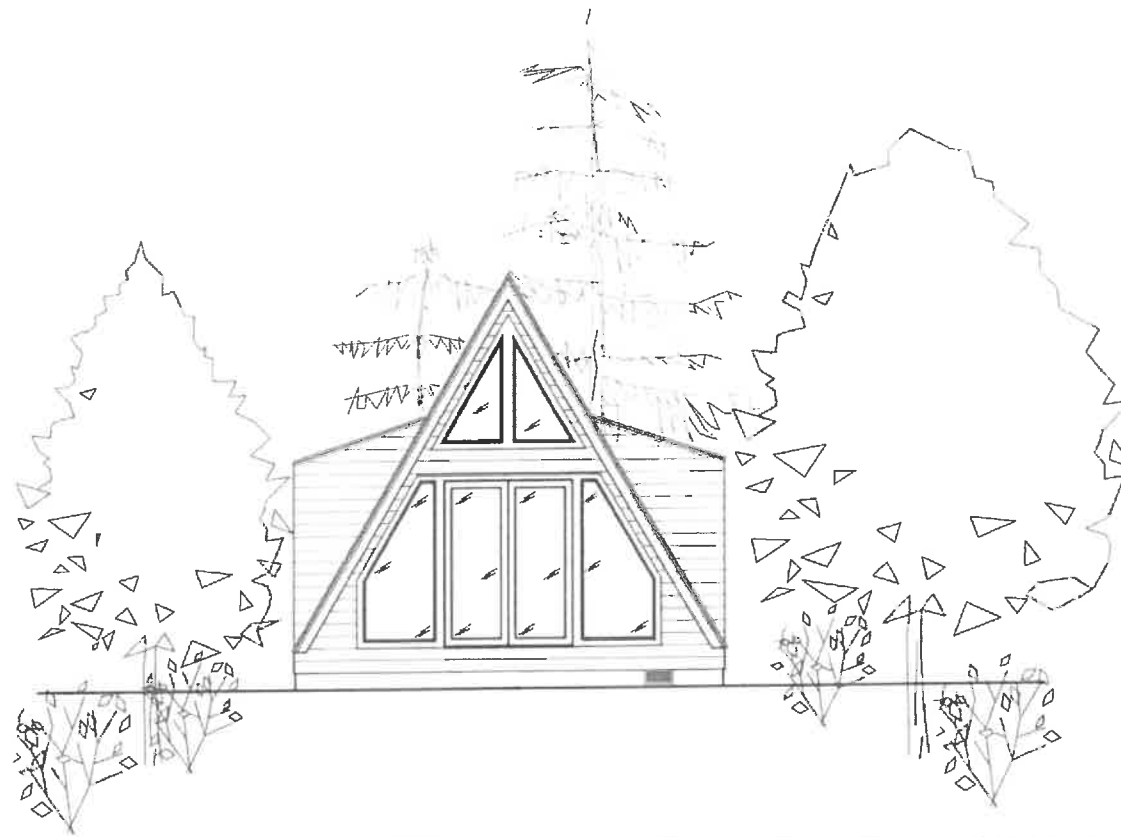
MAIN FLOOR	1024.50	*ELEVATIONS PER GARY HITTLE, HITTLE STUDIO
BASEMENT FLOOR	1015.73	3/11/2023
TOP FOUNDATION	1023.40	

LEGEND:

- FOUND W/FLAGMPT
- SEPT TANK
- WATER MAIN
- CABLE TV PEDSTAL
- AIR CONDITIONER
- ELECTRIC METER
- ELECTRIC PEDSTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POST
- POWER POLE
- GAS METER
- CATCH BASIN
- TELEPHONE PEDSTAL
- SANITARY MANHOLE
- SANITARY MANHOLE
- STORM DRAIN
- FLAMED LIND SECTION
- STORM MANHOLE
- FREE DIRT CONNECTION
- HYDRANT
- CURB STOP
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- ELAC POLE
- MAIL BOX
- TRAFFIC SIGN
- UNIFORM MANHOLE
- SOIL BORING
- SPOT ELEVATION
- TRAFFIC SIGN
- CONCRETE TREE
- DRYWOODS TREE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE
- CURB (TYPICAL)
- CONTOUR
- DEMOTED EXISTING BUILDING
- DEMOTED GRAVEL DRIVE
- DEMOTES BITUMINOUS DRIVE
- PROPOSED CURB/TOR
- DIRECTION OF DRAINAGE
- W/ FENCE

AREAS:

TOTAL PARCEL AREA	= 1,510,003 SF / 34.66 ACRES
ROW OF JULIANNE AVENUE	= 16,121 SF / 0.37 ACRES
PARCEL AREA MINUS ROW	= 1,493,882 SF / 34.29 ACRES



GENERAL NOTES

- A. EXCAVATION, BACKFILL, AND GRADING**
 1. All excavations for footings shall be placed on natural, undisturbed soil.
 2. All excavations for footings shall be placed on undisturbed soil and below frost depth (30 Min). Tops of foundation shall be placed a minimum of 6" above finished grade.
 3. Finish grading shall be done so as to provide positive drainage away from all building foundations. grade shall slope away 6" minimum for the first 10' of building, no negative slope driveways.
- B. WEATHER PROTECTION**
 1. Install roof underlayment per IRC R905.1.1
 2. Install water and resistive barrier at all exterior walls per IRC R703.1 and R703.2
- C. CONCRETE**
 1. Install foundation and footing reinforcement as per Foundation Wall and Footing Schedule.
- D. WINDOWS**
 1. All window tops shall be at door header height, i.e. 5'-8" (unless otherwise noted on plans).
 2. Windows located 24" or closer to any exterior door must be tempered.
 3. All windows in sleeping rooms shall be measured to the opening of the window and not be more than 44" above the finished floor with an operable opening no less than 5.7 sq.ft. the window height shall not be less than 24", with a net clear width of no less than 20".
- E. VENTILATION**
 1. Ventilation shall be provided in all crawl spaces by means of screened vents placed to provide cross ventilation.
 2. Enclosed attics and spaces between rafters shall have clear ventilation to outside.
 3. There shall be no gas connections allowed in any rooms used for sleeping or any corridors leading to or through any sleeping room.
- F. FIRE PROTECTION AND WARNING**
 1. Fireplace chimneys shall extend 24" min. above any roof within a 10' radius.
 2. Smoke/Carbon Monoxide detectors are required to meet local codes. Wire all smoke/CA. detectors in series with battery backup.
 3. Walls/wall coverings are subject to local codes and regulations under the county where the Avrame home lot is located and must be met.
- G. STAIRWAYS**
 1. Max rise = 7-1/2" and min. tread depth= 11" shall apply with current national and local building codes.
 2. Min. headroom= 6'-8" and min. width= 36".
 3. Every landing should be 36" min. in width and length.
 4. Any door opening at the top of any interior flight of stairs must swing away from stairs.
 5. Landings shall have a 36" min. depth and width, and clear min. head height of 80"
- H. RAILING**
 1. Handrails are required at all stairways that have more than 3 risers.
 2. Handrails should be placed between 34" and 38" above stair nosing.
 3. Handrails deeper than 2-1/2" shall have finger grooves 1/2" x 1/2" deep, the full length of one side of the rail. Return handrails to end.
 4. Bolsters for handrails and guardrails shall be spaced so that a 4" sphere cannot pass through.
- I. PLUMBING**
 1. Toilets shall be 16 gallon flush type.
 2. All work performed by a licensed plumber.
 3. Provide pressure regulator and shut off valve.
 4. Interior waste and vent lines shall be A.B.S.
 5. Back water valves should only be used on the drains for plumbing fixtures that are below the level of the nearest upstream manhole. The fixtures that are above the nearest upstream manhole should not discharge through the back water valve.
 6. It shall be the sole responsibility of the Contractor/Builder to follow all codes & regulations pertaining the type of water heater to be used in the specific State and County where the building site is located.
 7. All showers, & kitchen faucets shall be 1.75 GPM or less. Lavatory faucets shall be 1.0 GPM or less.

FRAMING NOTES

1. All dimensions on floor plans are to rough framing. walls call out to be 3-1/2" wide for dimensioning.
 2. All structural sheathing shall be APA rated and shall not exceed maximum span rating. Floor sheathing shall be 1-1/2" tongue and groove Gap all waferboard sheathing.
 3. Spike together all 2 x laminated built up beams using at least 16d nails at no less than 7" O.C. staggered.
 4. Trusses are to be engineered, designed and constructed by manufacturer to meet all local loads and codes.
 5. Truss anchors shall be provided at each end of all the trusses. (Install to meet local requirements).
 6. Bi-pass doors shall be framed one inch wider than door and 92" in height. Example: A 5'-0" slider shall have a 59" rough opening. Also, bi-fold doors shall be framed one inch wider than door and 92" in height. Bi-pass doors shall be 83" in height.
 7. Interior framing that is non-bearing shall be provided where required.
 8. Framing will include all fur downs, ceiling joists, and planshelves as per architectural drawings.
 9. All hangers (joist, rafter, and beam) shall be installed as per manufacturers specs.
 10. Multiple plates and ledgers shall be nailed with 16d nails at 8" O.C.
 11. Block all horizontal edges of plywood wall sheathing with 2" nominal blocking.
 12. All ledger bolts shall have plate washers with a minimum diameter equal to three times the bolt diameter unless shown otherwise in plans.
 13. Minimum nailing shall be 6" O.C. at panel edges & 12" O.C. in the field.
 14. Walk-in closet shelves 16" in depth. All other closets shall be 7" deep. Space saver closets shall have an upper shelf at 84" A.F.F. and a lower shelf at 42" A.F.F. Located shelves in single shelf closets at 72" A.F.F.
 15. Wood beams made of two or more pieces shall have the pieces securely bolted or nailed together to prevent separation and to insure mutual load sharing. Each interconnected piece shall be continuous between supports shall have the same width as the composite beam. U.N.O.
 16. All framing studs shall be 16" O.C. Max. All floor sheathing with face grain at right angles to framing and glue. Glue must comply with APA specs. Floor joists shall be blocked at all bearing points. Block all horizontal edges of wall sheathing with 2x4 blocking.
 17. All roof sheathing shall be 5/8" (typ.) rated CDX sheathing nailed with 8d nail at 6" O.C. at panel edges, supported edges, and all blocking with 8d nails.
 18. All wood that is connected to concrete, steel, and wood to wood (except stud to plate) shall be connected with Simpson (or equivalent) connectors. Sheathing shall be placed no less than 1/2" from edge of panel and driven flush but shall not fracture the surface of the sheathing.
 19. These shall be the member grades used on this structure: Glue-Lam beams (simple span) 24F-V4 DF/DF (cantilevered) 24F-VB DF/DF
- | | |
|------------------------------------|---------------------------------|
| Joists | DF 2# (or better) |
| Headers | DF 2# (or better) |
| Posts | DF 2# (or better) |
| Studs | DF stud grade (or better) U.N.O |
| Sill plates in contact w/ concrete | DF #2 (pressure treated) |
| Pre-Fab trusses or joists | As per manufacturers specs |

PROJECT INFORMATION

SCOPE OF WORK:
 SINGLE FAMILY RESIDENCE

STRUCTURAL ENGINEER:
 McNEIL ENGINEERING
 8610 SOUTH SANDY PARKWAY, SUITE 200
 SANDY, UT 84070
 801.255.7700
 mcneilengineering.com

JURISDICTION:
 GRANT, MN 55082

CODES:
 2018 IRC (CHAPTERS 2 - 35)
 2018 IRC (EXCLUDING CHAPTERS 11 - 13)
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 ANSI/ASHRAE STANDARD 62.2-2016 NS
 ANSI/ASHRAE STANDARD 154-2016
 2015 MINNESOTA PLUMBING CODE (APMO)
 2020 MINNESOTA FIRE CODE "BASED ON 2018 INTER. FIRE CODE"
 MINNESOTA ELECTRICAL CODE. REFERENCES: 2020 NEC AND NFPA 70

CONSTRUCTION:

TYPE OF CONSTRUCTION	VB
OCCUPANCY CLASSIFICATION	R3
NUMBER OF STORIES	1 W/O BASEMENT
BUILDING HEIGHT	19'-8"

BUILDING AREAS:

MAIN LEVEL	526 SQ. FT.
LOFT LEVEL	0 SQ. FT.
FINISHED AREA	526 SQ. FT.
UNFINISHED AREA	0 SQ. FT.
TOTAL AREA	526 SQ. FT.

AVRAME U.S.A. HAS DESIGNED THIS STRUCTURE IN CONJUNCTION WITH A LICENSED ENGINEER TO MEET OR EXCEED LOCAL BUILDING CODES. AVRAME ASSUMES NO LIABILITY FOR THE ACCURACY AND CRAFTSMANSHIP OF THE OWNER/BUILDER BY FOLLOWING THE PLANS.

1. IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION

THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING

1. VERIFY ALL DIMENSIONS
2. REVIEW ALL STAIR REQUIREMENTS
3. VERIFY COMPLIANCE WITH LOCAL CODES
4. VERIFY ALL FOUNDATION HOLD-DOWN LOCATIONS
5. VERIFY ACTUAL SITE CONDITIONS

ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION.

TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A BUILDING PROFESSIONAL.

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WINDOW SCHEDULE

QTY.	WIDTH	HEIGHT	HEAD	-FACTO	SHGC	TYPE	REMARKS
1	3'-7"	7'-8"	7'-11"	-	-	PICTURE	TRAPEZOID PICTURE - SEE ELEVATIONS
2	3'-7"	7'-8"	7'-11"	-	-	PICTURE	TRAPEZOID PICTURE - SEE ELEVATIONS
3	9'-0"	1'-6"	6'-8"	-	-	PICTURE	
4	3'-0 1/2"	5'-3"	6'-3"	-	-	PICTURE	TRIANGLE PICTURE - SEE ELEVATIONS
5	3'-0 1/2"	5'-3"	6'-3"	-	-	PICTURE	TRIANGLE PICTURE - SEE ELEVATIONS
6	1'-9"	1'-6 7/16"	*	-	-	SKYLIGHT	VELUX V5E - MANUAL OPENING SKYLIGHT - CO9 - OWNER TO DETERMINE HEAD HEIGHT

DOOR SCHEDULE

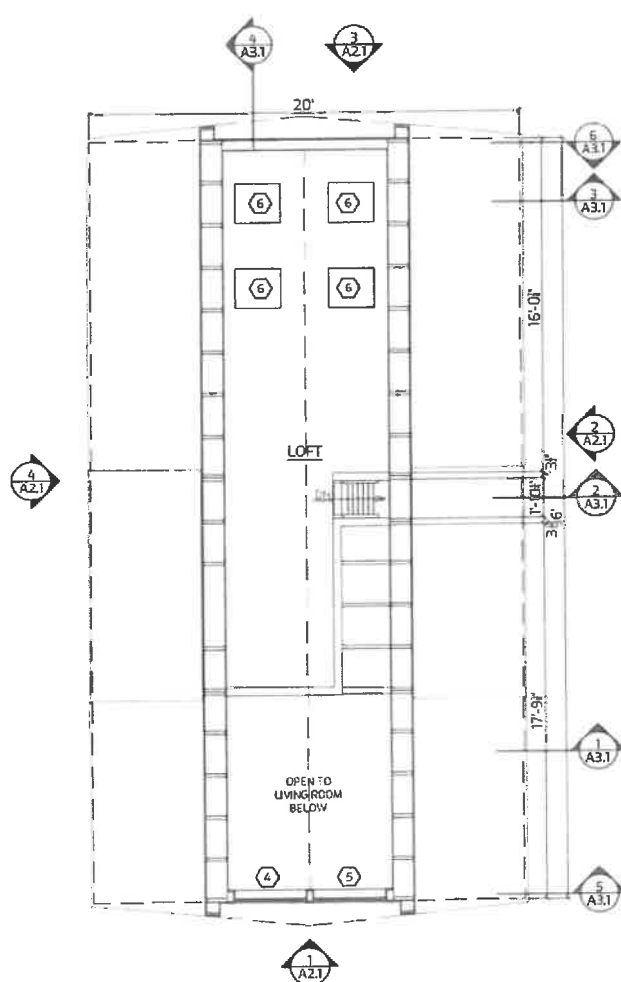
QTY.	WIDTH	HEIGHT	THICK	-FACTO	SHGC	TYPE	REMARKS
A	6'-0"	6'-8"	1 3/4"	-	-	EXT. FRENCH	EXTERIOR FRENCH. FULL LITE. INSULATED. LOW E. WEATHER STRIP. THRESHOLD, LOCKSET
B	6'-0"	7'-10"	1 3/4"	-	-	EXT. FRENCH	EXTERIOR FRENCH. FULL LITE. INSULATED. LOW E. WEATHER STRIP. THRESHOLD, LOCKSET
B	2'-6"	6'-8"	1 3/4"	-	-	INT. SWING	
B	2'-6"	6'-8"	1 3/4"	-	-	INT. BARN	
C	2'-6"	6'-8"	1 3/4"	-	-	INT. BARN	

KEYED NOTES

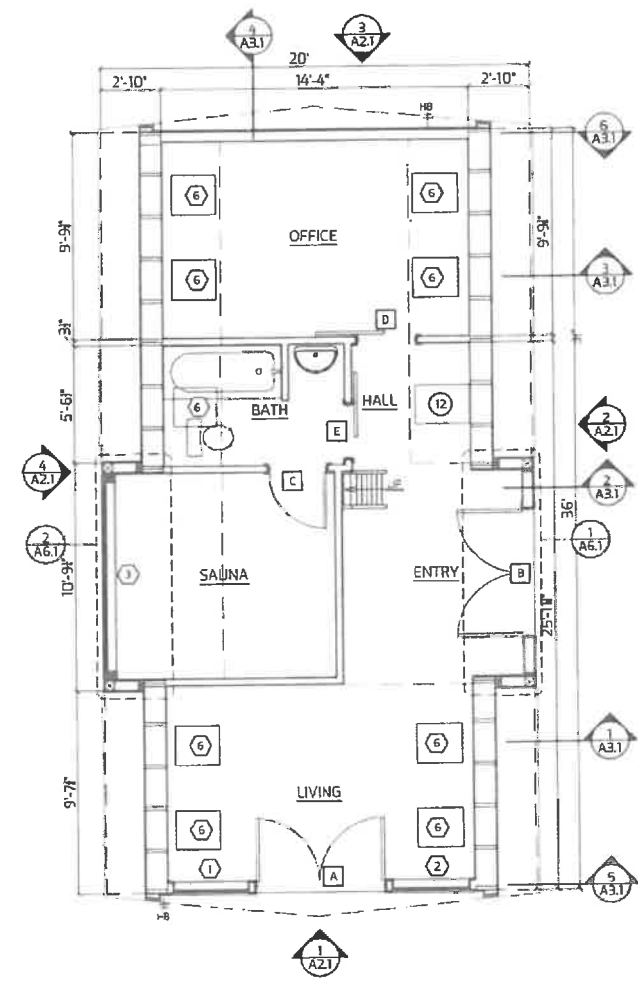
- STANDING SEAM METAL ROOF WITH SEAMS @ 16" O.C. INSTALLED PER MANUFACTURERS SPECIFICATIONS OVER ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
- SIDING AND TRIM PER OWNER ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C.
- 7" CONT. METAL FLASHING ABOVE ALL NEW DOORS, WINDOWS, AND HORIZ. TRIM
- FASCIA PER OWNER
- SOFFIT PER OWNER
- CONCRETE FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4" CONTINUOUS FOUNDATION DRAIN. SET IN GRAVEL. DRAIN TO SUMP. ALL SIDES OF FOUNDATION BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION. NON-VENTED ROOF PER RESCHECK REPORT AND IRC R806.5
- INSULATION PER RESCHECK REPORT. INSTALL MIN. 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE). IRC R702.7
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
- GUARDRAIL AT STAIRWAY TO BE 36" TALL W/ NO OPENINGS ALLOWING THE PASSAGE OF A SPHERE 4" IN DIAMETER.
- CRAWL SPACE ACCESS. SEE FLOOR FRAMING PLANS FOR DETAILS.
- VENTILATION TO BE COMPLIANT AT ALL CRAWLSPACE AREAS. SEE ELEVATIONS FOR SIZE AND LOCATIONS OF VENTS. INSULATION TO BE HELD BACK TO MAINTAIN CLEARANCE AROUND VENTS.
720 SQ. FT. CRAWL SPACE AREA / 1500 = 0.48 SQ. FT. MIN. REQ. VENT AREA.
- PELLET STOVE - INSTALL PER MANUFACTURER INSTRUCTIONS. TRIPLE WALL MANUFACTURED CHIMNEY SYSTEM. SIZED PER MECHANICAL SPEC.



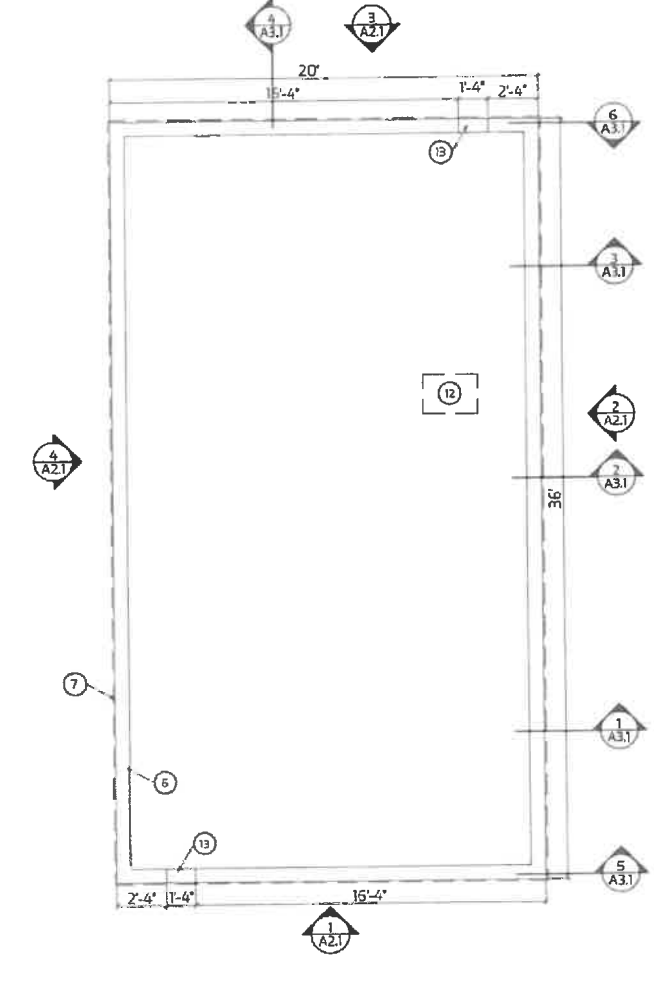
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3 LOFT LEVEL FLOOR PLAN
 1/4" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
 1/4" = 1'-0"



1 LOWER LEVEL FLOOR PLAN
 1/4" = 1'-0"

STROBOS RESIDENCE
 11490 JULIANNE AVENUE NORTH
 GRANT, MN 55082

DUO 100 PROJECT (020)
 DRAWN FOR ONE-TIME USE FOR
AVRAME U.S.A.
 ISSUE DATE 12/08/2021
 REVISIONS
 REVISION DELTA

A1.1
 FLOOR PLANS

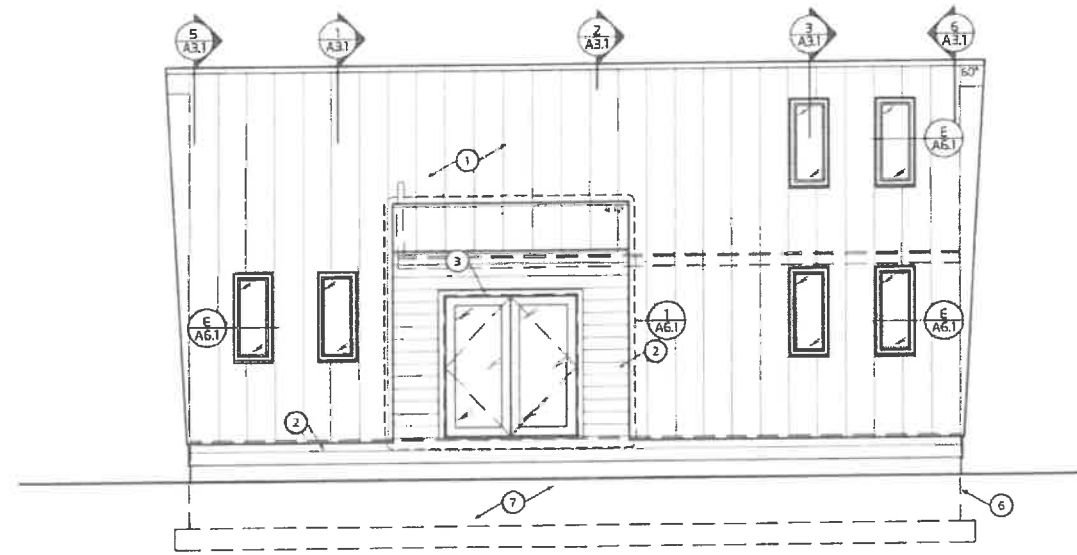
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 GRANT, MN 55082

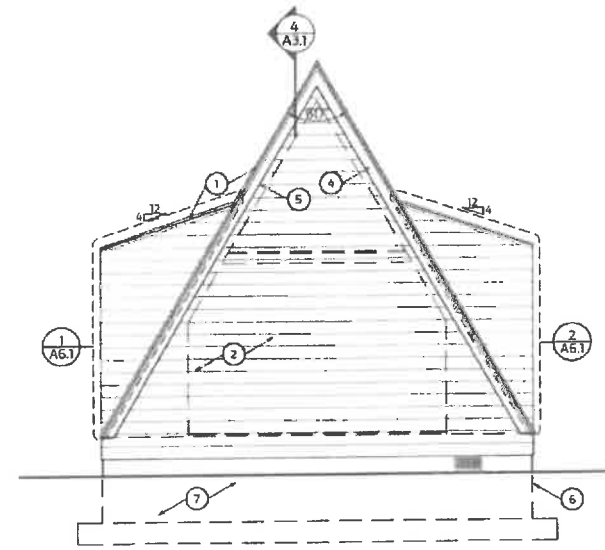
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AVrame U.S.A.

ISSUE DATE 12/08/2011
REVISIONS
 REVISION DELTA Δ

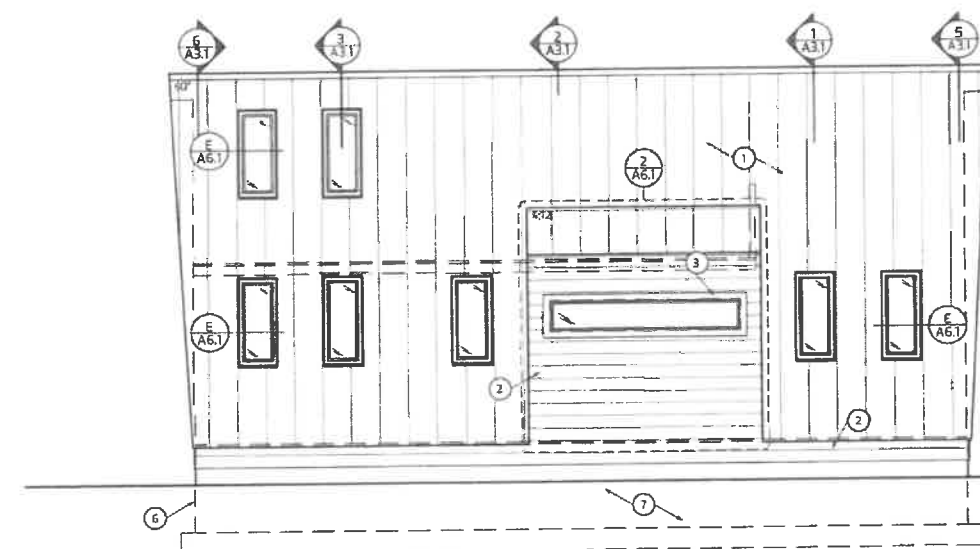
A2.1
 EXTERIOR ELEVATIONS



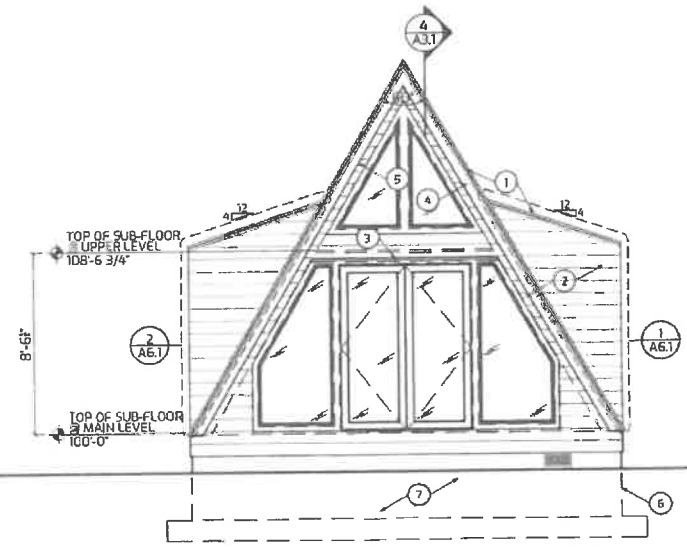
4 RIGHT ELEVATION
 1/4" = 1'-0"



3 REAR ELEVATION
 1/4" = 1'-0"



2 LEFT ELEVATION
 1/4" = 1'-0"



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

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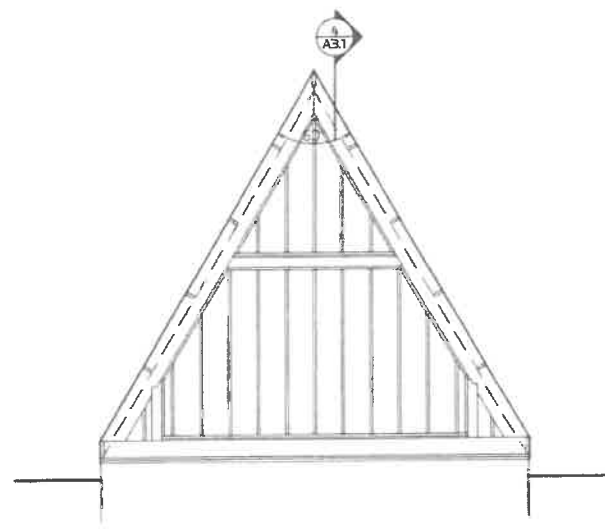
STROBOS RESIDENCE
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 GRANT, MN 55082

DUO 100 PROJECT (020)
 DRAWN FOR ONE-TIME USE FOR
AVRAM USA.

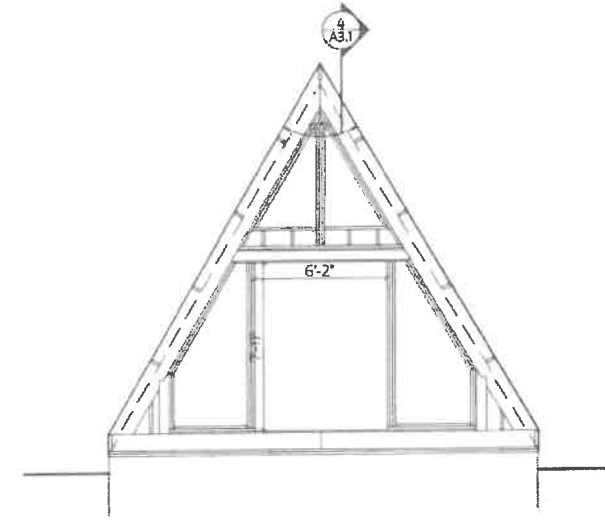
ISSUE DATE 12/08/2021

REVISIONS
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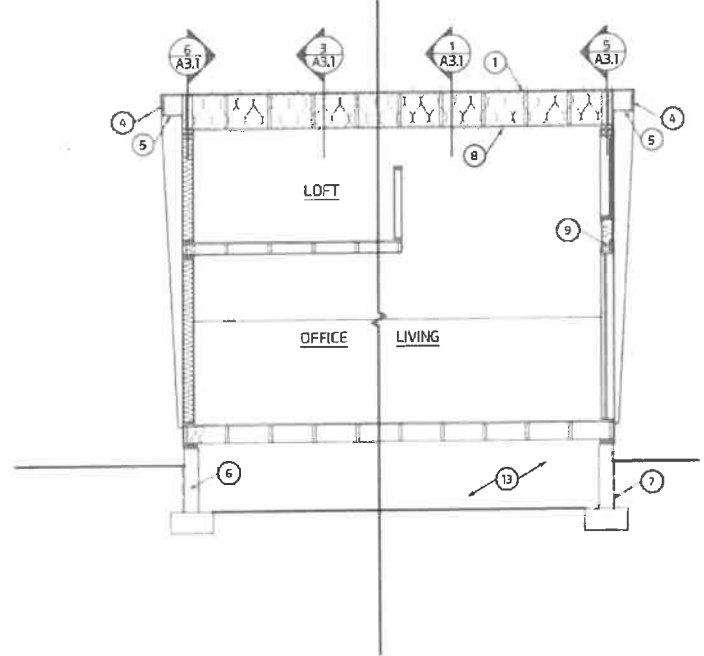
A3.1
 BUILDING SECTIONS
 DETAILS



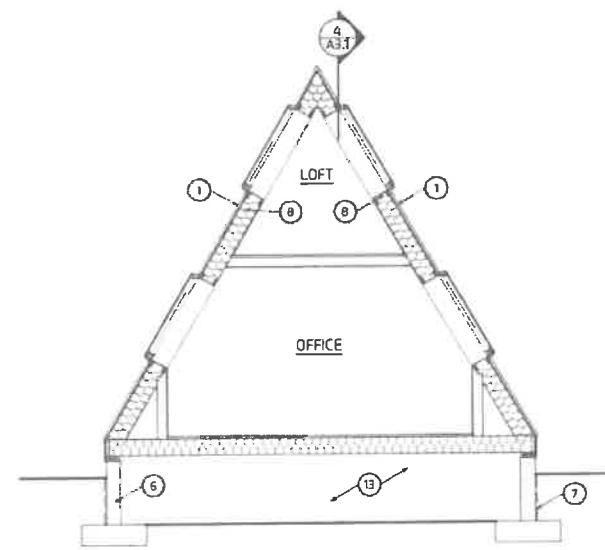
6 REAR GABLE FRAMING SECTION
 1/4" = 1'-0"



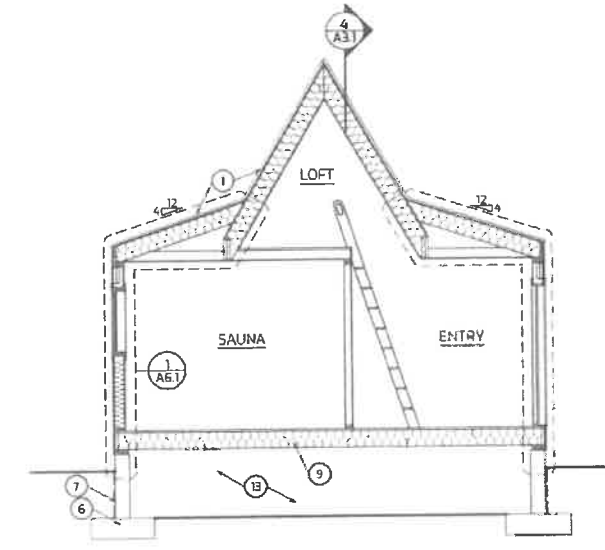
5 FRONT GABLE FRAMING SECTION
 1/4" = 1'-0"



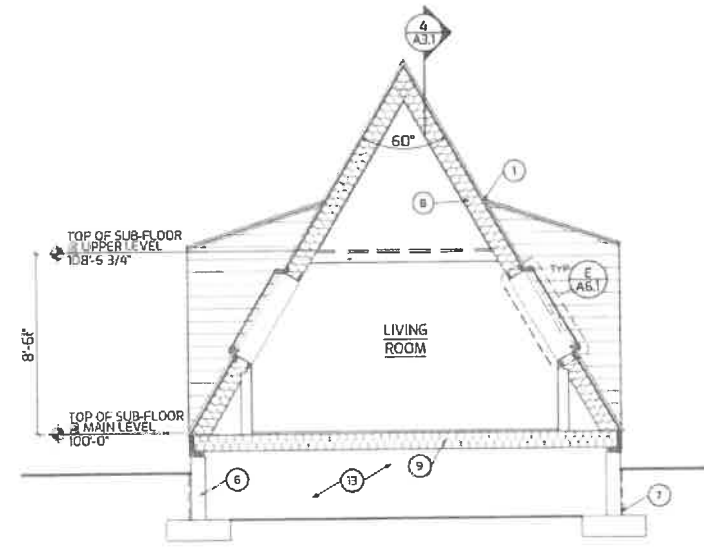
4 BUILDING LONGITUDINAL SECTION
 1/4" = 1'-0"



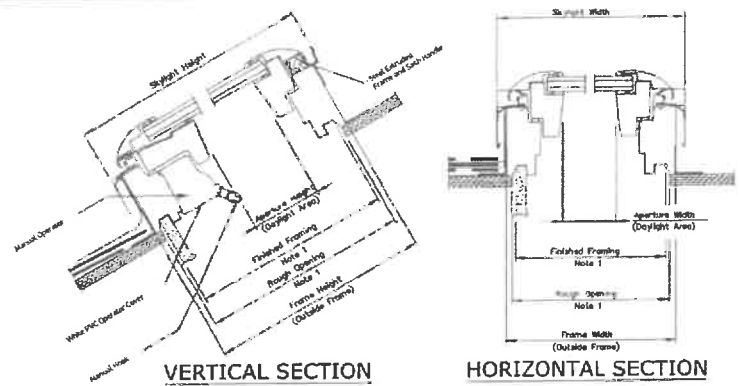
3 BUILDING CROSS SECTION
 1/4" = 1'-0"



2 BUILDING CROSS SECTION
 1/4" = 1'-0"

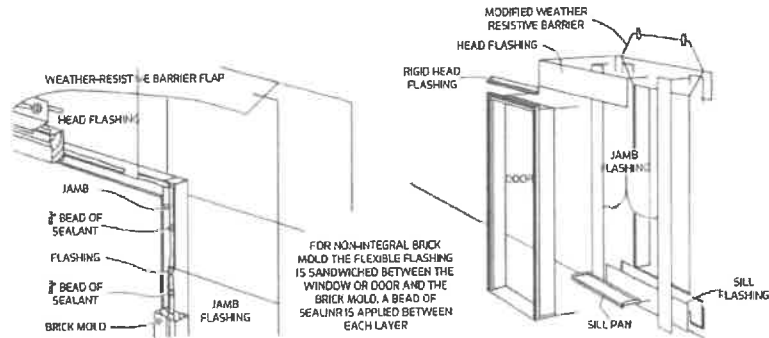


1 BUILDING CROSS SECTION
 1/4" = 1'-0"

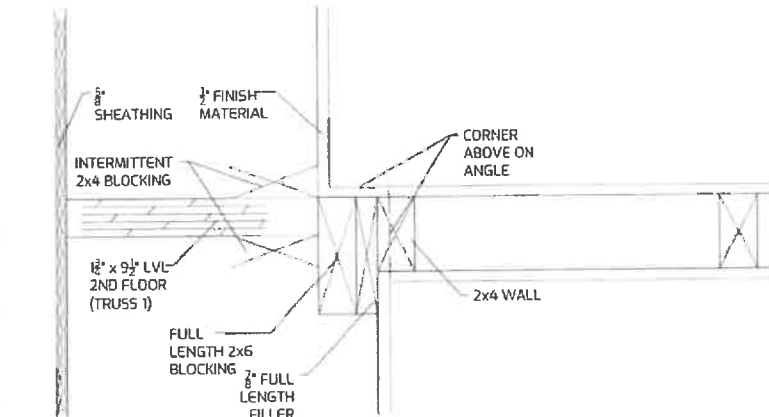


Model	Style	Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
VS	Solar Fresh Air	CO1	21	21 1/2	18	22 1/4	36 7/8	22 3/8	20 7/8	28 3/8	2.37
VS	Solar Fresh Air	CO4	21	21 1/2	18	22 1/4	37 7/8	23 3/8	21 7/8	30 3/8	3.00
VSE	Solar Fresh Air	CO6	21	21 1/2	18	22 1/4	45 7/8	31 3/8	29 7/8	47 3/8	4.38
VSE	Solar Fresh Air	CO8	21	21 1/2	18	22 1/4	54 7/8	34 3/8	32 7/8	56 3/8	6.34

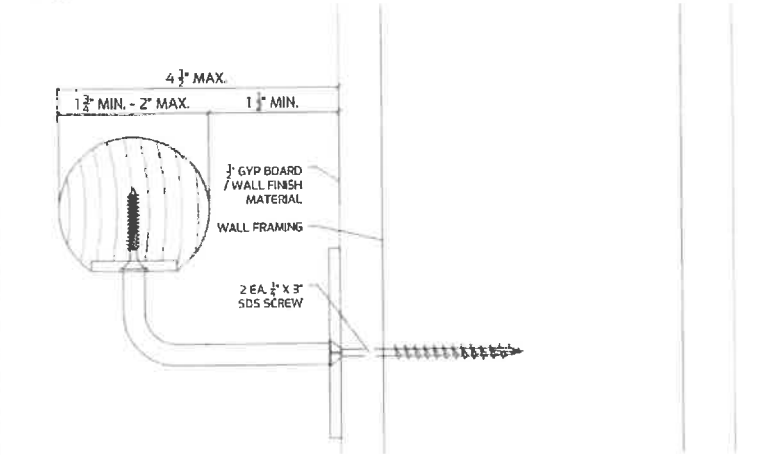
E VELUX SKYLIGHT DETAILS
NO SCALE



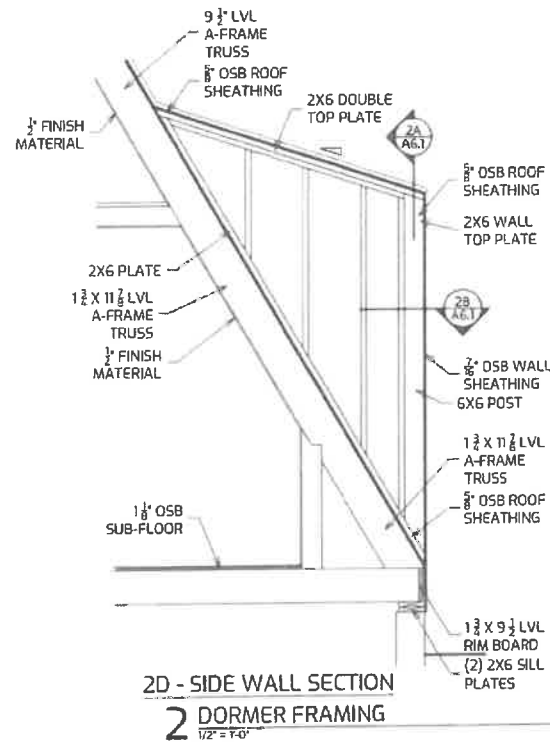
D DOOR FLASHING DETAILS
NO SCALE



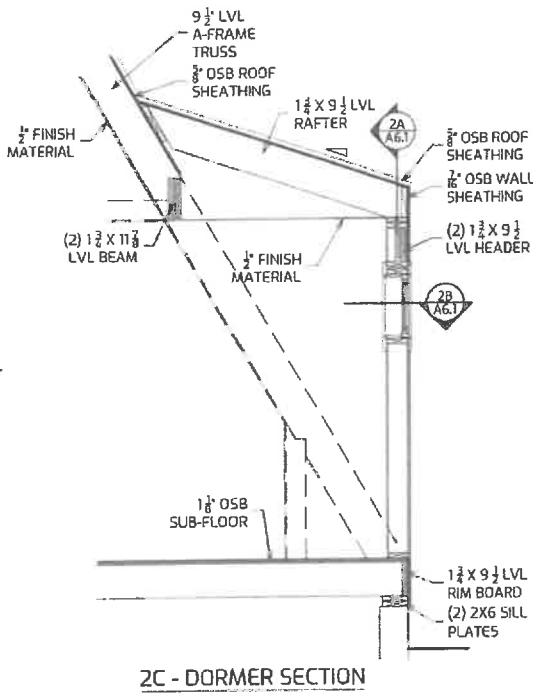
C LOFT PONY WALL SECTION
3/8" = 1'-0"



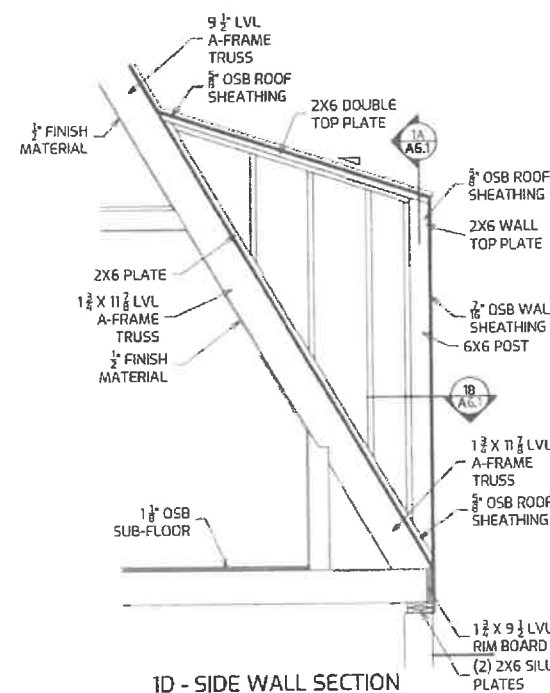
B HANDRAIL SECTION
FULL SCALE



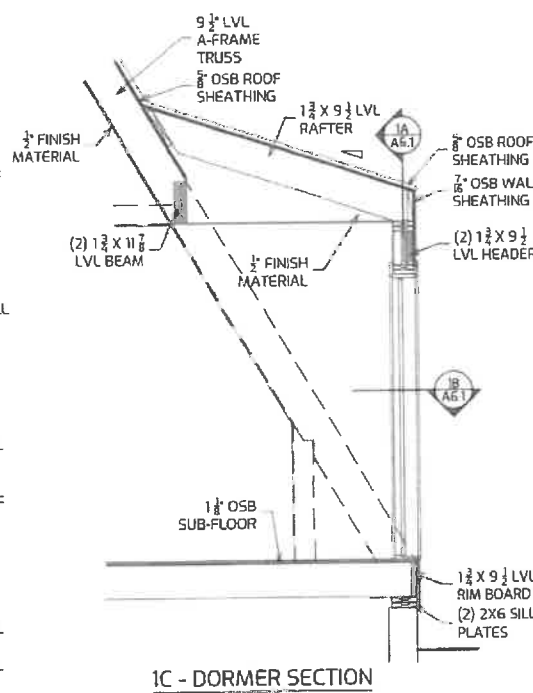
2 DORMER FRAMING
1/2" = 1'-0"



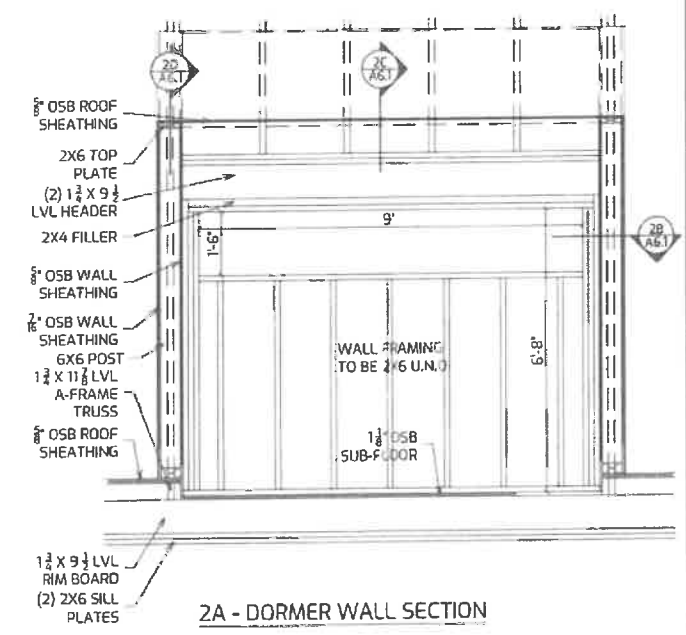
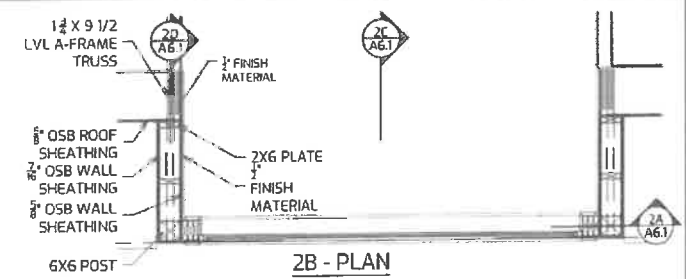
2C - DORMER SECTION



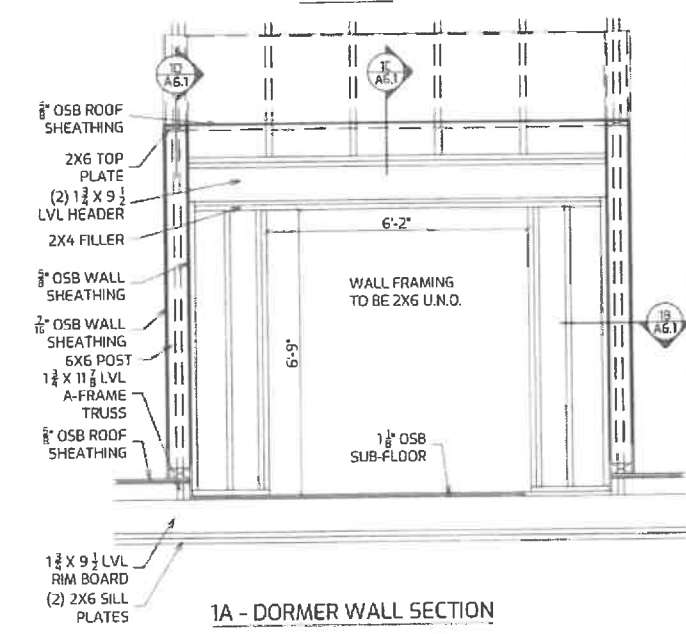
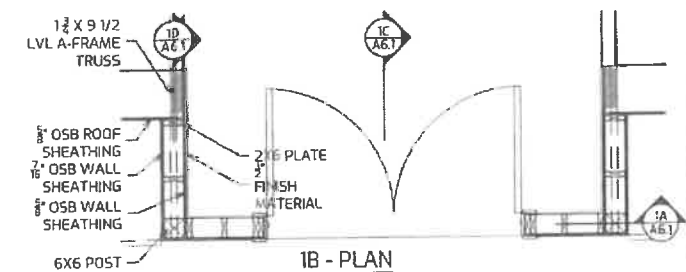
1D - SIDE WALL SECTION
1/2" = 1'-0"



1C - DORMER SECTION



2A - DORMER WALL SECTION



1A - DORMER WALL SECTION

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 AVARAMEUSA.COM
 MANLY, ILLINOIS 61854

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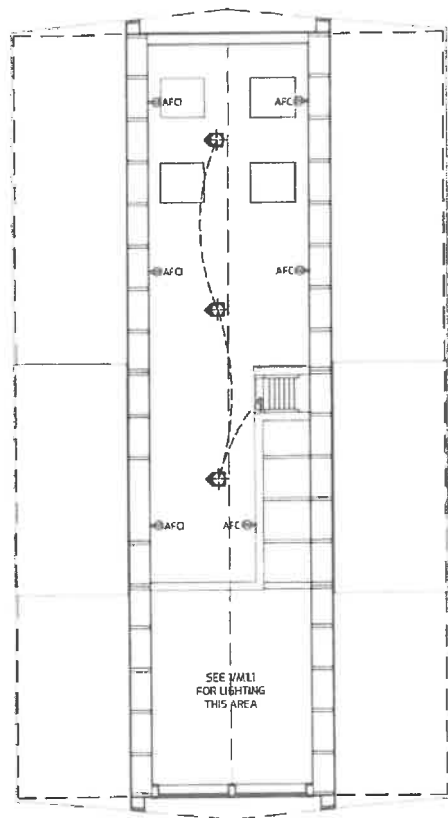
A6.1
 ARCHITECTURAL DETAILS

MECHANICAL, ELECTRICAL, AND PLUMBING NOTES

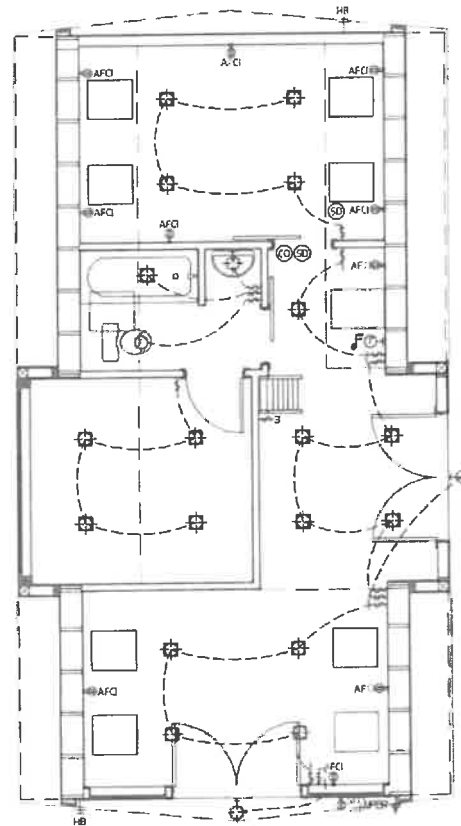
- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY W/ 2016 CRC & 2014 NEC
- INSTALL OUTLETS SO NO POINT ALONG ANY WALL IS MORE THAN 6' FROM AN OUTLET.
- INSTALL RECEPTACLES ALONG KITCHEN COUNTERTOPS SO NO POINT ALONG ANY WALL IS MORE THAN 2' FROM AN OUTLET.
- ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, UNFINISHED BASEMENTS AND OUTSIDE OUTLETS TO BE GFCI PROTECTED.
- FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.
- PROVIDE A MIN. OF 30" OF CLEARANCE SPACE IN FRONT OF THE FURNACE AND A MIN. OF 3" ALONG SIDE AND BACK.
- ELECTRICAL PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 5'-6" HEADROOM CLEARANCE.
- USE GROUND REQUIRED
- ALL 15- AND 20- AMPERE RECEPTACLES IN EVERY KITCHEN, FAMILY, LIVING, DINING, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION OR SIMILAR ROOM OR AREA OF DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES - E40021A AND -E39011
- WHEN MORE THAN ONE SMOKE ALARMS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARMS DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
- A MIN. OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLES OUTLETS IN THE KITCHEN.
- PROVIDE APPROVED BOXES OF SUPPORT FOR FAN/LIGHT COMBOS
- PROVIDE ALL BEDROOM OUTLETS, LIGHTS, SWITCHES, AND SMOKE DETECTORS W/ ARC-FAULT PROTECTION.
- ALL EXTERIOR OUTLETS TO BE GFCI WEATHER PROOF.
- ALL EXTERIOR OUTLETS SHALL HAVE BUBBLE COVERS & 120V OUTLET WITH 25' OF AC UNIT.
- SMOKE DETECTORS AND CARBON MONOX. DETECTORS ARE REQUIRED TO BE INTERCONNECTED SO IF ONE SOUND, ALL SOUND.
- ALSO ALL DETECTORS ARE TO BE WIRED WITH PRIMARY POWER, AND BATTERY BACKUP.
- CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS INCLUDING ANY "BONUS ROOMS".
- ALL ELECTRICAL RECEPTACLES AND SWITCHES ARE UP A MIN. 18" ABOVE THE FLOOR, IN THE GARAGE OR ANY ROOM WITH ACCESS FROM GARAGE.
- A 125-VOLT, SINGLE PHASE, 15-OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.
- ALL ELECTRICAL BOXES IN GARAGE TO BE 2-HOUR RATED.

SYMBOLS LEGEND

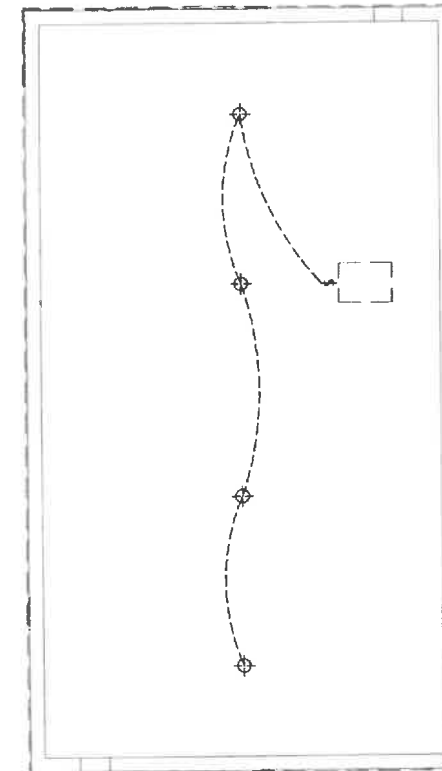
1"UFER CONCRETE ENCASED GROUNDING ELECTRODE	220V DISCONNECT BOX FOR AC COMPRESSOR PER NEC 422.26	110V DUPLEX CONV. OUTLET	THERMOSTAT CONTROL
SURFACE MOUNT LIGHT FIXTURE	PUSH BUTTON AT 48" A.F.F.	110V FOURPLEX CONV. OUTLET	RETURN AIR GRILLE
WALL HUNG FIXTURE	CHIMES	1/2 HOT OUTLET	SUPPLY AIR GRILLE
RECESSED LIGHT FIXTURE	SMOKE DETECTOR (WIRED IN SERIES)	220V OUTLET	'FRDST FREE' HOSE BIB
RECESSED SLOPED LIGHT	CARBON MONOXIDE DETECTOR	AFCI DUPLEX OUTLET	GAS LINE
VAPOR PROOF RECESSED	GARBAGE DISPOSAL	GFCI DUPLEX OUTLET	CEILING FAN WITH LIGHT KIT
SINGLE POLE SWITCH	EXHAUST FAN (MIN. 5 AIR CHANGES PER HOUR)	WEATHERPROOF DUPLEX OUTLET	
3-WAY SWITCH	TELEPHONE JACK AT 14" A.F.F. TYP IN CONDUIT U.N.O.	GARAGE DOOR OPENER RECEPTACLE	



3 LOFT LEVEL MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
1/4" = 1'-0"



2 MAIN LEVEL MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
1/4" = 1'-0"



1 LOWER LEVEL MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
1/4" = 1'-0"

Avrame USA
 2025 WISCONSIN DRIVE, SUITE 100, WATKINS, MN 55389
 PH: 662.273.2022 FAX: 662.273.2023
 EMAIL: SALES@AVRAMEUSA.COM

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M1.1
 M.E.P. PLANS

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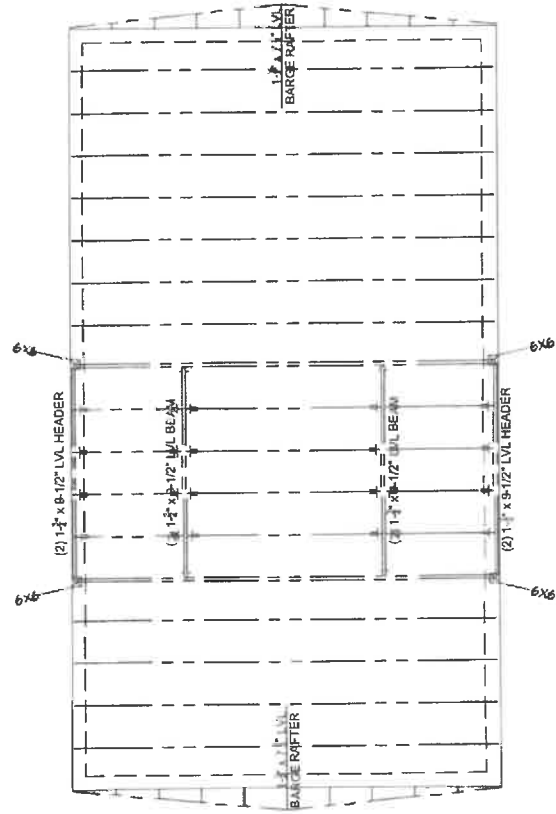
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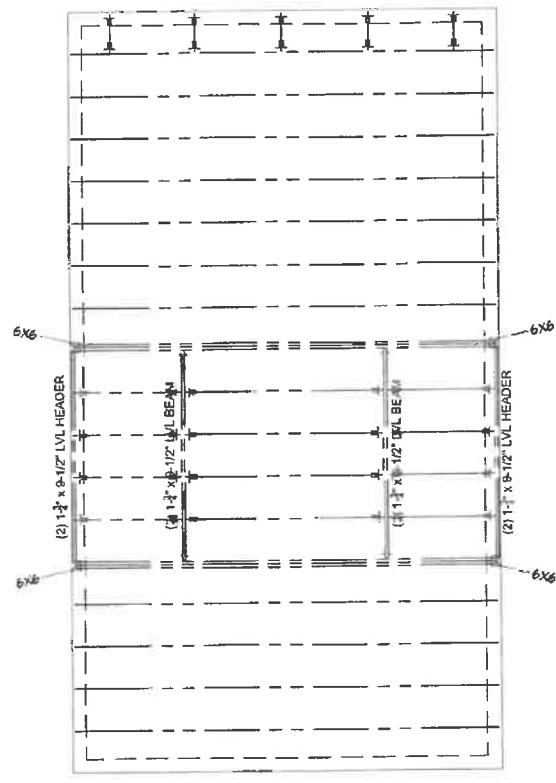
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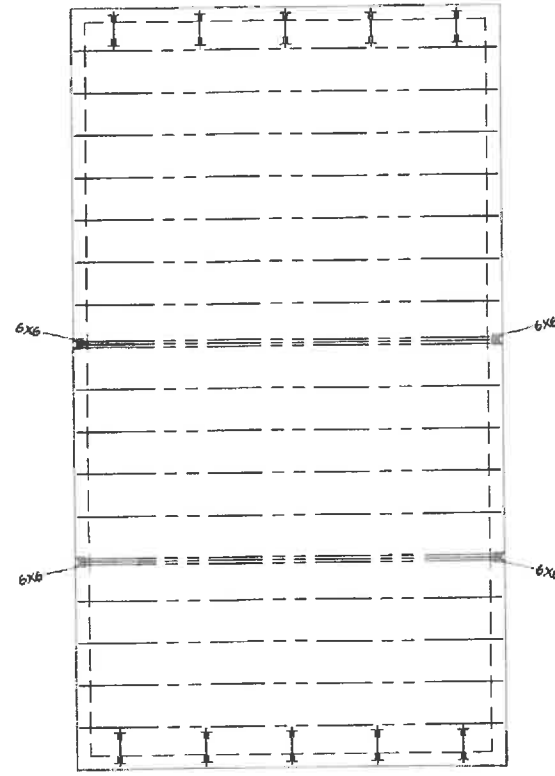
S1.1
 STRUCTURAL PLANS



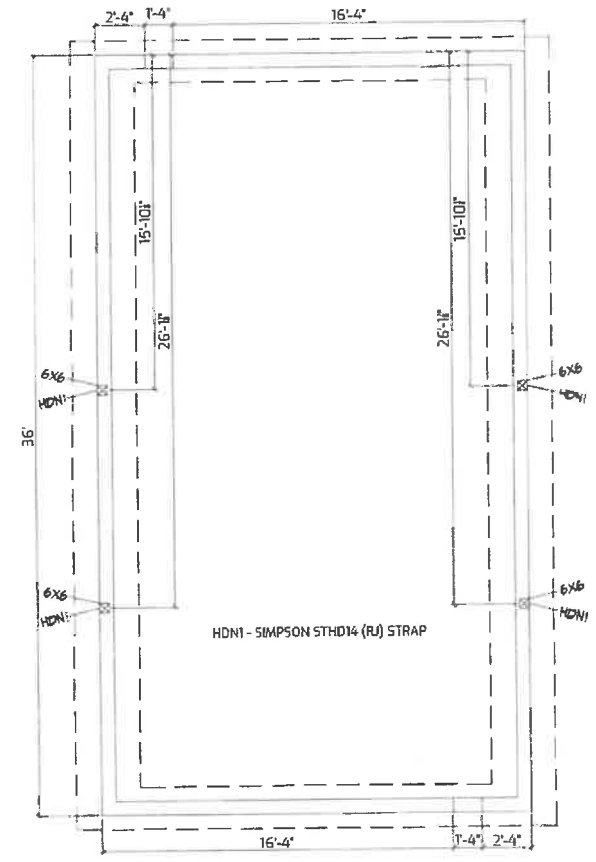
4 TRUSS PLAN
 1/4" = 1'-0"



3 LOFT LEVEL FRAMING PLAN
 1/4" = 1'-0"



2 MAIN LEVEL FRAMING PLAN
 1/4" = 1'-0"



1 FOOTING AND FOUNDATION PLAN
 1/4" = 1'-0"

GENERAL: UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST BUILDING CODE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT BY THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OSHA REQUIREMENTS. POTENTIAL CONFLICTS BETWEEN THESE DOCUMENTS AND OSHA REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF FORMED CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED.

GOVERNING BUILDING CODE: IBC 2018
RISK CATEGORY: II (IBC TABLE 1604.5)

LOADING:

ROOF LOAD

- 1. ROOF DEAD LOAD: 16 PSF
- 2. ROOF LIVE LOAD: 20 PSF, (NON-CONCURRENT WITH ROOF SNOW LOAD)
- 3. ROOF SNOW LOAD:
 - A. GROUND SNOW LOAD $P_g = 100$ PSF (USED IN CALC'S)
 - B. FLAT ROOF SNOW LOAD $P_f = 54$ PSF (SNOW DRIFT PER ACSE 7)
 - C. SLOPED ROOF SNOW LOAD $P_s = 34$ PSF
 - D. SNOW EXPOSURE FACTOR $C_e = 1.2$
 - E. SNOW LOAD IMPORTANCE FACTOR $I_s = 1.0$
 - F. THERMAL FACTOR $C_t = 1.0$

FLOOR LOAD

- 1. DEAD: 15 PSF
- 2. LIVE: 40 PSF (RESIDENTIAL)

WIND LOAD

- 1. BASIC WIND SPEED: 120 MPH (USED IN CALC'S)
- 2. WIND EXPOSURE TYPE: C
- 3. WIND IMPORTANCE FACTOR: $I_w = 1.0$
- 4. INTERNAL PRESSURE COEFFICIENT = ± 0.18

SEISMIC LOAD

- 1. SEISMIC IMPORTANCE FACTOR $I_e = 1.0$
- 2. SITE COEFFICIENTS:
 - A. $S_M = 1.3g$ (USED IN CALC'S)
 - B. $S_D1 = 0.6$
 - C. $C_i = 0.62$
 - D. SOIL SITE CLASS: D
 - E. SEISMIC DESIGN CATEGORY: D

- 4. BASIC LFBS = LIGHT FRAMED WALL WITH SHEAR WALLS (LONGITUDINAL DIR.)
 - A. RESPONSE MODIFICATION COEFFICIENT $R = 4.5$
 - B. W WEIGHT OF STRUCTURE:
 - C. DESIGN BASE SHEAR = $0.154W$ (ULTIMATE), $0.15W$ (SERVICE)
 - D. DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE

- 5. BASIC LFBS = LIGHT FRAMED WALL WITH SHEAR WALLS (TRANSVERSE DIR.)
 - A. RESPONSE MODIFICATION COEFFICIENT $R = 4.5$
 - B. W WEIGHT OF STRUCTURE:
 - C. DESIGN BASE SHEAR = $0.1W$ (ULTIMATE), $0.15W$ (SERVICE)
 - D. DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE

ALTERNATES:

ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

DISCREPANCIES:

IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS, PLANS/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

SITE VERIFICATION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

MEANS, METHODS AND SAFETY REQUIREMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION ITEMS SPECIFICALLY ADDRESSED ON THE LATEST OSHA REGULATIONS. BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO THE RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM UNLESS REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR'S TEMPORARY BRACING AND SHORING DESIGN ENGINEER.

BRACING/SHORING DESIGN ENGINEER:

THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY AN SSS, A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

TEMPORARY SHORING BRACING:

THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

CONSTRUCTION LOADS:

LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS AS NOTED IN DESIGN CRITERIA & LOADS BELOW AND THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTORS USE FOR BRACING/SHORING.

CHANGES IN LOADING:

THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE SEX OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS (ARCHITECTURAL/STRUCTURAL/MECHANICAL/ELECTRICAL OR PLUMBING DRAWINGS), PROVIDE DOCUMENTATION OF LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL UNDOCUMENTED LOADS IN EXCESS OF 400 POUNDS. PROVIDE MARKED-UP STRUCTURAL PLAN INDICATING LOCATIONS OF ANY NEW EQUIPMENT OR LOADS. SUBMIT PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

NOTE PRIORITIES:

PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON THE INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENT INFORMATION OF THE STRUCTURAL GENERAL NOTES.

PLAN INFORMATION:

DIMENSIONS ARE FOR REFERENCE, CONTRACTOR TO VERIFY ALL DIMENSIONS. DIMENSIONS ARE PROVIDED BY THE ARCHITECT'S ELECTRONIC FILE. ALWAYS VERIFY THESE PLANS AND DIMENSIONS WITH THE ARCHITECT'S PLANS UNDER NO CIRCUMSTANCES WILL MGNEL ENGINEERING, ITS EMPLOYEES OR AGENTS BE LIABLE FOR ANY DIRECT, INDIRECT, PUNITIVE OR CONSEQUENTIAL DAMAGES THAT MAY RESULT IN ANY WAY FROM YOUR USE, MISUSE, REFERENCE TO OR RELIANCE ON ANY OF THE INFORMATION PROVIDED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS OR DEFECTS. MGNEL ENGINEERING EXPRESSLY DISCLAIMS ALL WARRANTIES, INCLUDING ANY EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE INFORMATION HEREIN.

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CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY DIMENSIONS AGAINST THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS MUST BE VERIFIED WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. MGNEL ENGINEERING DOES NOT GUARANTEE THAT THIS ELECTRONIC MEDIA HAS NOT BEEN DAMAGED, ALTERED OR MODIFIED DURING TRANSMISSION AND/OR STORAGE. MGNEL ENGINEERING DOES NOT GUARANTEE CHANGES ON THE ARCHITECTURAL PLANS HAVE BEEN FULLY CONVEYED AND THE CONSTRUCTION DOCUMENT UPDATED. ANYONE RECEIVING ELECTRONIC MEDIA MUST VERIFY ALL INFORMATION WITH THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. ANY USE OR REUSE OF THIS INFORMATION SHALL BE THE FULL RESPONSIBILITY OF THE USER.

FOUNDATIONS:

SOIL TO BE OBSERVED PRIOR TO PLACEMENT OF FOOTINGS. ALL FOOTING DEPTHS INDICATED ON PLANS ARE MINIMUM DEPTHS. FOOTINGS MAY BE PLACED IN NEAT EXCAVATED TRENCHES. TRENCH SHALL BE APPROVED BY INSPECTOR PRIOR TO PLACEMENT OF CONCRETE. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 4" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT.

- 1. MAXIMUM NET BEARING PRESSURE = 4,500 PSF (NET ALLOWABLE) - ASSUMED PER IBC
- 2. FROST DEPTH - VERIFY W/ LOCAL JURISDICTION - FOOTINGS TO BE PLACED 36" MIN DEPTH FROM GRADE TO BOTTOM OF FOOTING
- 3. INTERIOR FOOTINGS = 12" (BOTTOM OF FOOTING) TO TOP OF SOIL OR SLAB
- 4. LATERAL SOIL PRESSURE - ACTIVE = $0.40 PCF$; AT REST = $1.35 PCF$; PASSIVE = $250 PCF$ (ASSUMED)
- 5. FRICTION COEFFICIENT: 0.45

CONCRETE:

ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE. EACH MIX DESIGN SHALL BE REVIEWED BY AN APPROVED INDEPENDENT LABORATORY.

LOCATION	EXPOSURE CLASS	SLAB/ WALL (MAX)	AGGREGATE (MAX SIZE)	AIR CONTENT	COMPRESSIVE STRENGTH (PSI)
FOOTINGS (INTERIOR)	FE, SO, PL, CO	3"	1" DIA.	1.5%	3,500 PSI
FOOTINGS (EXTERIOR)	FE, SO, PL, CO	3"	1" DIA.	1.5%	3,500 PSI
CONCRETE WALLS	FI, SR, PL, CI	4"	3/4" DIA.	3%	4,500 PSI
INTERIOR SLAB ON GRADE	FE, SO, PL, CO	3"	3/4" DIA.	1.5%	4,000 PSI
SITE CONCRETE (UNFINISHED)	FI, SO, PL, CO	4"	3/4" DIA.	0%	4,500 PSI

2500 PSI USED IN DESIGN

SITE CONCRETE UNLESS SPECIFIED OTHER BY CIVIL ENGINEER

CONCRETE TYPE: TYPE I, MAX FLASH: 25%

AIR CONTENT = 1.5% MEASURED AT POINT OF FINAL PLACEMENT. AIR-ENTRAINING ADMIXTURES SHALL COMPLY WITH ASTM C494 (WHEN USED). CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PERCENT. AIR ENTRAPMENT SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.

ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK. ALL SHORING DURING PLACEMENT OF CONCRETE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SEE CIVIL DRAWINGS FOR SITE CONCRETE REQUIREMENTS. IN ABSENCE OF INFORMATION, USE VALUES LISTED.

CAST-IN-PLACE CONCRETE COVER: CONFORM TO THE FOLLOWING COVER AND CORROSION PROTECTION REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS:

REINFORCEMENT LOCATION	MIN. COVER
FOOTING BOTTOM REINFORCEMENT	3"
FOOTING TOP REINFORCEMENT	2"
SLAB ON GRADE REINFORCEMENT	2" FROM TOP
WALLS IN CONTACT WITH EARTH	2"
WALLS NOT IN CONTACT WITH EARTH	3/4"

ANCHOR LOCATION, TYPE, DIAMETER AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS. REFERENCE THE "POST INSTALLED ANCHORS" SECTION FOR APPLICABLE POST-INSTALLED ANCHOR ADHESIVES. ANCHORS SHALL BE INSTALLED AND INSPECTED IN STRICT ACCORDANCE WITH THE APPLICABLE ICC.

CONCRETE REINFORCING: ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, $F_y = 60,000$ PSEI MIN, UNLESS NOTED OTHERWISE. BARS SHALL BE SECURED PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE. LAP ALL BARS 40 DIAMETERS UNLESS NOTED OTHERWISE. SPLICE BARS ONLY WHERE SHOWN ON PLANS.

NORMAL WEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT OF POUNDS PER CUBIC FOOT. USE OF CALCIUM CHLORIDE IS NOT PERMITTED IN ANY CONCRETE MIXES. ALL OTHER ADMIXTURES AND ADMIXTURES MUST HAVE THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL COMPONENTS SHALL BE FABRICATED AND ERECTED ACCORDING TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH "COMMENTS", AND THE ALSO "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS WELL AS THE FOLLOWING STANDARDS:

AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON SHYTED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION.
AWS D1.1 "STRUCTURAL WELDING CODE."
ASTM A-5 "GENERAL REQUIREMENTS FOR DELIVERY OF ROLLED STEEL PLATES, SHAPES, SHEET PILING AND BARS FOR STRUCTURAL USE."

ALL STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:
WIDE FLANGE SHAPES: ASTM A312 GRADE 50 OR ASTM A992 GRADE 50
HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
FT 300 x 46 KS1

ANCHORS:

CONCRETE MASONRY UNITS: ALL CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT CONCRETE UNITS GRADE "M" PER ASTM C-90 AND C-311. $F_m = 1500$ PSI. MINIMUM UNIT STRENGTH OF CONCRETE UNITS TO BE 1900 PSI. MORTAR SHALL BE TYPE "S" 1800 PSI AT 28 DAYS. GROUT SHALL BE OF FLUID CONSISTENCY WITH A SLUMP OF 4" MIN. AND SHALL DEVELOP A COMPRESSIVE STRESS AT 28 DAYS OF 2000 PSI MIN. MINIMUM WIND REINFORCING UNLESS NOTED OTHERWISE SHALL BE #5 @ 24" O.C. HORIZONTAL AND #5 @ 48" O.C. HORIZONTAL. PROVIDE ONE #5 VERTICAL BAR @ CORNERS. PROVIDE 2 #5 VERTICAL BARS @ JOINTS. LAP ALL MASONRY WALL REINFORCING 40 DIAMETERS MIN. UNLESS NOTED OTHERWISE. REINFORCING SHALL BE PLACED IN FULLY GROUTED CELLS.

JOINT REINFORCEMENT SHALL HAVE NOT LESS THAN 50% MORTAR COVERAGE FROM THE EXPOSED FACE. OTHER REINFORCEMENT SHALL HAVE A MINIMUM COVERAGE OF ONE BAR DIAMETER OR 8 TIMES, BUT NOT LESS THAN 24". WHEN MASONRY IS EXPOSED TO SOIL, MINIMUM COVERAGE SHALL BE 1.0".

WHERE WALLS ARE NOT GROUTED SOLID, EACH GROUT POOR SHALL TERMINATE FLUSH WITH THE TOP OF THE UPPERMOST UNIT OR AT CELLS WITH VERTICAL REINFORCEMENT WHERE GROUT SHALL BE 1/2" BELOW TOP OF VERTICAL CONSTRUCTION KEY. GROUT POURS SHALL BE LIMITED TO 4'-0" UNLESS HIGH LIFT GROUTING PROCEDURES ARE FOLLOWED. ALL MASONRY BELOW GRADE SHALL BE SOLID GROUTED. VERTICAL CELLS TO BE FILLED WITH GROUT SHALL HAVE VERTICAL ALIGNMENT SUPERFICIAL TO MAINTAIN A CLEAR UNOBSTRUCTED AND VERTICAL CELL MEASURING NOT LESS THAN 2" BY 3". ALL STEEL REINFORCEMENT SHALL BE SECURED AGAINST DISPLACEMENT PRIOR TO GROUTING BY WIRE POSITIONERS OR OTHER SUITABLE DEVICES AT INTERVALS NOT EXCEEDING 200 BAR DIAMETER OR 18" IF MAXIMUM OR AT BAR SPACING LOCATIONS. VERTICAL REINFORCEMENT SHALL BE LOCATED AT THE CENTER OF THE WALL. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS. IN SUCH CASES, USE ONLY AWS STANDARDS. DO NOT SUBSTITUTE REINFORCEMENT BARS FOR DBA OR BARS.

CONTROL JOINT SPACING SHALL NOT EXCEED 20'. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. GROUT ALL BEAMS AND JOIST POCKETS SOLID AFTER INSTALLATION OF BEAMS AND JOISTS. FANGED CHANNELS AND PLATES SHALL BE PLACED SO AS TO CREATE A FLUSH SURFACE WITH THE FACE OF THE WALL.

ANCHOR BOLTS AND HEADED STUD ANCHORS SHALL BE SET IN A GROUTED CELL. ANCHOR BOLTS AND HEADED STUD ANCHORS SHALL HAVE 1/2" GROUT SURROUNDING THE SHANK AT ITS PENETRATION. GROUT SHALL BE FLUSH WITH THE FACE OR TOP OF THE MASONRY.

ALL VERTICAL REINFORCEMENT SHALL BE DOVELEED IN TO THE FOUNDATION, FOOTING AND THE STRUCTURE BELOW WITH THE SAME SIZE DOVELE, SPACING AND IN THE SAME CORE AS THE VERTICAL WALL REINFORCING ABOVE.

WALL OPENINGS 24" WIDE AND WIDER FOR UNSCREENED OPENINGS, PROVIDE REINFORCING ON ALL SIDES PER DETAILS. ALSO, FOR ALL OPENINGS, PROVIDE HORIZONTAL BAR AT BOTTOM OF OPENING PER DETAILS. VERTICAL BARS SHALL EXTEND FROM FLOOR LEVEL, BELOW TO THE FLOOR, OR ROOF LEVEL ABOVE. HORIZONTAL BARS FOR ALL OPENINGS SHALL EXTEND A MINIMUM OF 40 BAR DIAMETERS BEYOND THE CORNERS OF THE OPENING. WHERE A 48 BAR DIAMETER EXTENSION IS NOT POSSIBLE, EXTEND BARS AS FAR BEYOND THE OPENING AS POSSIBLE AND TERMINATE THE BAR(S) WITH A 90 DEG. STANDARD 90° HOOK.

HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH JOINTS IN CONCRETE WALLS, MASONRY WALLS, COLUMNS AND PILASTERS. PROVIDE A KEY BETWEEN THE WALL AND THE COLUMN OR PILASTER. HORIZONTAL WALL REINFORCING SHALL BE PLACED INSIDE THE COLUMN. VERTICAL REINFORCING, HORIZONTAL REINFORCING SHALL TERMINATE WITH A STANDARD HOOK AT EDGE OF OPENINGS AND ENDS OF WALLS WITHOUT CORNER BARS AS SHOWN IN DETAILS. ALL MASONRY COLUMNS SHALL TERMINATE WITH 135 DEG. HOOKS PLUS A 6 BAR EXTENSION (4" MIN).

MASONRY SHALL BE SPECIALLY INSPECTED PER THE LATEST EDITION OF IBC - LEVEL 1, THIS 42% ACI 530/ASCE 5 AND THIS 60% ACI 501/ASCE 6.

LAMINATED VENEER LUMBER: ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF BOISE CASCADE CORPORATION FOR VENEER LUMBER, OR ENGINEER APPROVED EQUIVALENT. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE BOISE CASCADE PRODUCT GUIDE, LATEST EDITION.

WEATHERING: SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS. SHEATHING INSTALLATION:

ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS UNLESS AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.

ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.

USE EXTERIOR GRADE SHEATHING AT DECKS AND CORRIDORS

ROOF SHEATHING: EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. PLY CLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MID SPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGES BLOCKING IS NOT SPECIFIED. TYPICAL NAILING SHALL BE 8d @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS, UNLESS.

FLOOR SHEATHING: EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. TYPICAL NAILING SHALL BE 10d @ 6" O.C. ALL SUPPORTED EDGES AND OVER SHEAR WALLS AND 10d @ 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS.

ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE 4 & G PANELS. GLUE SHALL MEET THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. APG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH PNEUMATIC OR ELECTRIC EQUIPMENT.

ROUGH CARPENTRY:

FRAMING LUMBER SHALL BE KILN DRIED AND SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O. USE

	SPECIES	GRADE
USE	D.F.	STANDARD OR BETTER
SILL PLATES 2 x 4	D.F.	NO. 1 OR BETTER
2 x 6, 2 x 8	D.F.	

ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD

HORIZONTAL FRAMING LUMBER (UNO)

4x4 AND SMALLER	D.F.	NO. 1
2x ROOF JOISTS & RAFTERS	D.F.	NO. 2
2x FLOOR JOISTS	D.F.	NO. 2
3x LEDGERS	D.F.	NO. 1
4x HEADERS & BEAMS	D.F.	NO. 1

VERTICAL FRAMING LUMBER (UNO)

ALL STUDS	D.F.	STUD GRADE OR #2 (SEE PLAN)
ALL POSTS	D.F.	NO. 1
ALL OTHER LUMBER UNO	D.F.	STANDARD OR BETTER

FINISH JOINTED LUMBER MAY BE USED EXCEPT AT SHEARWALL, HOLDDOWN LOCATIONS

AT EXTERIOR LOCATIONS, DECKS EXPOSED CORRIDORS, USE APA RATED SHEATHING EXTERIOR. WHERE CONSTRUCTION DELAYS ARE EXPECTED PRIOR TO PROVIDING PROTECTION USE APA RATED SHEATHING EXTERIOR. PROVIDE PROTECTION TO PROVIDE A MINIMUM OF (3) STUDS UNDER ALL BEAM BEARING LOCATIONS UNO. PROVIDE A MINIMUM OF (3) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS UNO. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS AT 24" O.C.

JOISTS HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURERS WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED, WHEN APPROVED BY ENGINEER.

BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE WASHERS AGAINST WOOD. RE-TIGHTEN ALL BOLTS BEFORE CLOSING IN PRE-DRILL HOLES FOR LAG BOLTS AND TURN BOLTS INTO HOLES. DO NOT DRIVE BOLTS STOPPING BACKING FOR INTERIOR FINISHES, NON-BEARING WALLS AND OTHER NON-STRUCTURAL FRAMING IS NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS. SEE FASTENING SCHEDULE (UNO.N) PER IBC CHAPTER 13

FASTENERS IN PRESERVATIVE-TREATED AND FIRE RETARDANT-TREATED WOOD: FASTENERS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM A 153 PER IBC CHAPTER 13

POST INSTALLED ANCHORS: FOLLOW ALL ICC REPORT AND MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS FOR POST INSTALLED ANCHORS INSTALLATION. WHERE CONFLICT MAY EXIST, THE MOST STRINGENT REQUIREMENTS APPLIES

FOLLOW MANUFACTURER AND ICC EVALUATION REPORT REQUIREMENTS FOR INSTALLATION TEMPERATURE OF ADHESIVE ANCHORS. ADHESIVE ANCHORS SHALL NOT BE INSTALLED OR CURED OUTSIDE OF APPROVED TEMPERATURE RANGES

ADHESIVE ANCHORS IN CONCRETE SHALL BE: HILTI HIT RE-500 SD (ESR-2222); S-D-95/50 SET-3P (ESR-2588); OR DEWALT PURS 1194 (ESR-2596)

ADHESIVE ANCHORS IN GROUTED MASONRY SHALL BE: HILTI HIT HY-150 (ESR-1967); SIMPSON SET (ESR-1712) OR DEWALT AC108 - GOLD (ESR-3206)

SPECIAL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THE ICC EVALUATION REPORT. PER SECTION 1904.15 OF THE IBC, PERIODIC INSPECTION IS ALLOWED FOR MECHANICAL ANCHORS PER SECTION 6 OF ICC-ES AC108.

ADDITIONAL SUGGESTED NOTES RELATED TO ADHESIVE INSTALLATION PER ACI 118-201 (SECTION D.2.3) ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION. FOR INSTALLATIONS SOONER THAN 21 DAYS CONSULT ADHESIVE MANUFACTURER.

IF TEMPERATURE OF BASE MATERIAL AT TIME OF ADHESIVE INSTALLATION IS AT 45 DEGREES (FAHRENHEIT) OR LESS, AN "ACTIVELY" ADHESIVE IS REQUIRED.



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KEYNOTES: 1. ANY CHANGES TO THESE PLANS SHALL BE BY WRITTEN AND SIGNED ORDER OF THE ARCHITECT/ENGINEER OR THE OWNER. 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT/ENGINEER. 3. ALL MATERIALS TO BE USED SHALL BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. 4. ALL MATERIALS TO BE USED SHALL BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. 5. ALL MATERIALS TO BE USED SHALL BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW.

REVISIONS	
#	DESCRIPTION DATE

STROBOS RESIDENCE
11490 JULIANNE AVENUE NORTH
GRANT, MN 55026

AVRAME U.S.A.
DRAWING FOR ONE TIME USE FOR: _____

DATE: 12/02/21

SHEET: S001

DATE: 2/10/03

OF:

BASEMENT LEVEL:

MAIN LEVEL:

UPPER LEVEL:

TOTAL FINISHED:



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KEYNOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES TO NEAREST 1/8".
 2. DIMENSIONS IN PARENTHESES ARE FOR REFERENCE ONLY.
 3. VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.
 4. VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.
 5. VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.

REVISIONS

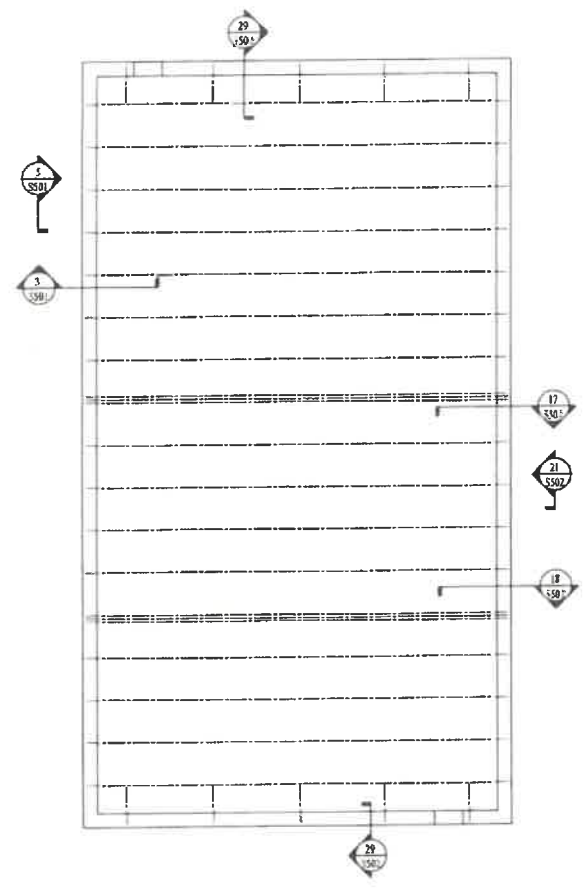
#	DESCRIPTION	DATE

CITY REVIEW

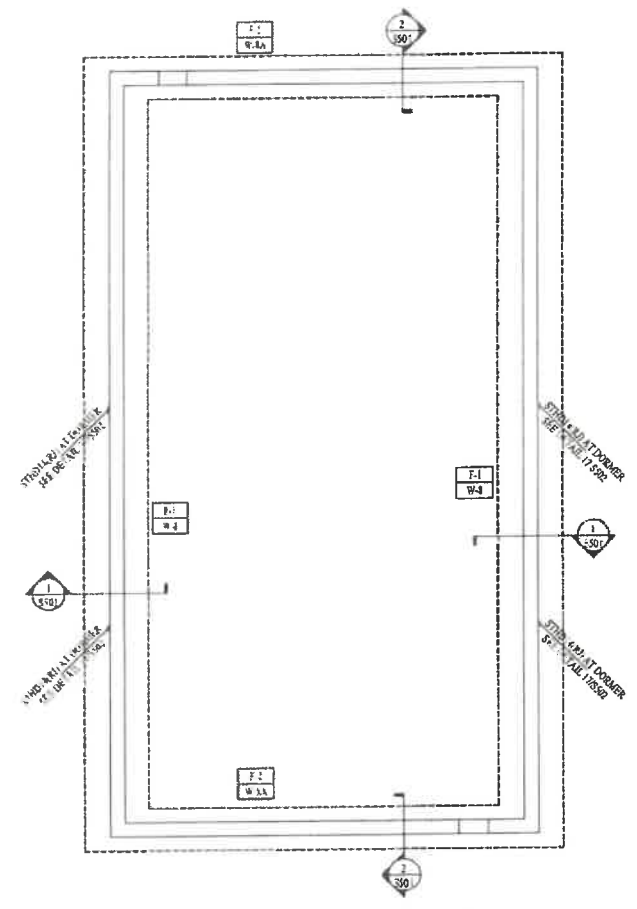
STROBOS RESIDENCE
 11490 JULIANNE AVENUE NORTH
 GRANT, MN 55082

DRAWN FOR THE USE OF:
AVrame U.S.A.

PLAN: 21003.055 DATE: 12/02/21
 SHEET: **S101** BASEMENT LEVEL:
 MAIN LEVEL:
 UPPER LEVEL:
 TOTAL FINISHED:



FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"
 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY. VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.



FOOTING AND FOUNDATION PLAN
 SCALE: 1/8"=1'-0"
 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY. VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.

FOOTING/FND NOTES

- ALL FOOTINGS ADJACENT TO AREAS EXPOSED TO FREEZING TEMPERATURE SHALL BE AT OR BELOW FROST DEPTH - VERIFY WITH LOCAL BUILDING DEPARTMENT
- DIMENSIONS (IF ANY) ARE FOR REFERENCE ONLY. DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS WITH ARCH PLANS.
- ALL BOLT HOLES SHALL BE DRILLED 1/8" TO 1/4" OVERSIZED

FOUNDATION WALL SCHEDULE

MARK	THICKNESS	VERT REINFORCEMENT	HORIZ REINFORCEMENT	REMARKS
		SIZE	SIZE	
W-8	8"	#4	#4	TYP FOUNDATION WALL
W-8A	8"	#4	#4	TYP FOUNDATION WALL - END WALL

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE			REINFORCING LENGTHWISE			REMARKS
				NO	SIZE	LENGTH	NO	SIZE	LENGTH	
F-1	18"	CONT	12"	3	#5	CONT	EQ		CONTINUOUS FOOTING	
F-2	24"	CONT	12"	2	#5	CONT	EQ		CONTINUOUS FOOTING	

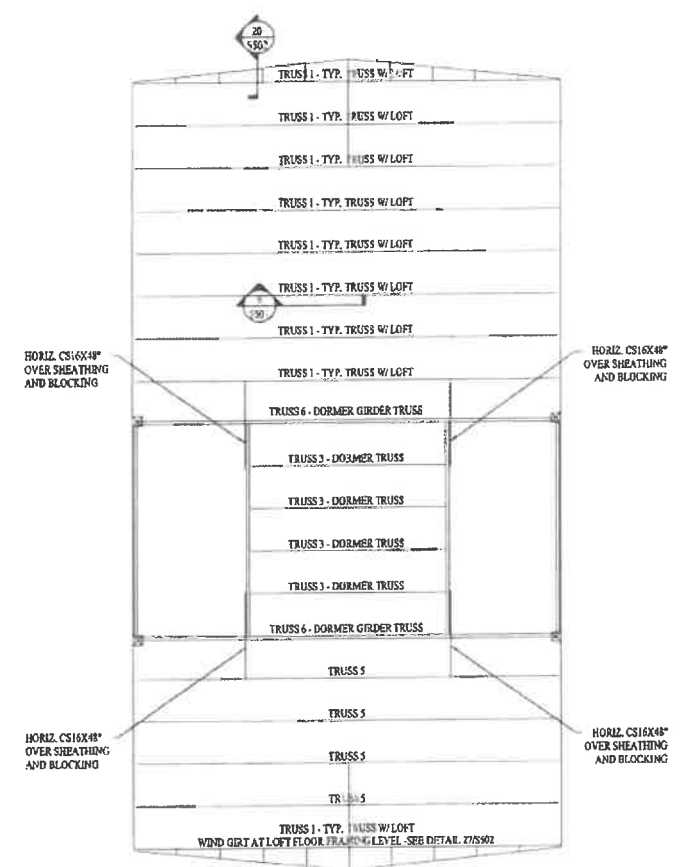
INTERMEDIATE BEARING WALL BEAM SCHEDULE

BEAM LENGTH	BEAM SIZE	TRIMMERS/KING
3-FT	(2) 2X6	1 TRIMMER/1 KING
4-FT	(2) 2X8	1 TRIMMER/1 KING
5-FT	(2) 2X10	1 TRIMMER/1 KING
7-FT	(2) 1-3/4" X 7-1/4" LVL (2.0E)	2 TRIMMERS/1 KING
9-FT	(2) 1-3/4" X 9-1/2" LVL (2.0E)	2 TRIMMERS/1 KING
> 9-FT		ADDTL ENGINEERING REQUIRED

TABLE VALID FOR HEADERS IN CENTER CRAWLSPACE/ASEMENT BEARING WALL ONLY
 BASED ON RESIDENTIAL 40 PSF LIVE LOAD AND 15 PSF DEAD LOAD

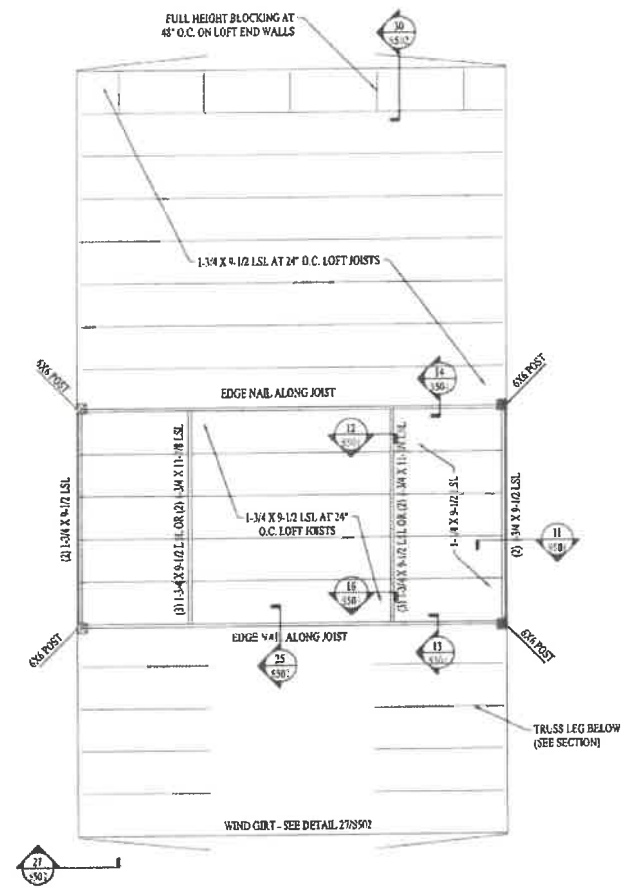
ROOF/FLOOR SHEATHING SCHEDULE

MARK	TYPE	THICKNESS	SPAN RATING	HAILING				REMARKS	
				SIZE	BLOCKED	EDGE	BOUNDARY		
FLOOR	T&G	3/4"	4874	1/8"	NO	9"	6"	12"	GLUE AND NAIL
ROOF	CDX/058	5/8"	4020	1/8"	NO	9"	6"	12"	



ROOF/OVERALL TRUSS LAYOUT PLAN

SCALE: 1/4"=1'-0"
 0 1 2 4 6 8 10 20
 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY. VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.



LOFT FRAMING PLAN

SCALE: 1/4"=1'-0"
 0 1 2 4 6 8 10 20
 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY. VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.

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KEYNOTES

12/02/21 City of Grant 2024

REVISIONS

#	DESCRIPTION	DATE

CITY REVIEW

STROBOS RESIDENCE
 11490 JULIANNE AVENUE NORTH
 GRANT, MN 55082
 DRAWN FOR ONE TIME USE FOR:
AVrame U.S.A.

PLAN: 21003.05	DATE: 12/02/21
SHEET: S102	BASEMENT LEVEL:
OF:	MAIN LEVEL:
	UPPER LEVEL:
	TOTAL FINISHED:

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KEYNOTES

4/7/21
 City Review
 12/2/21

REVISIONS

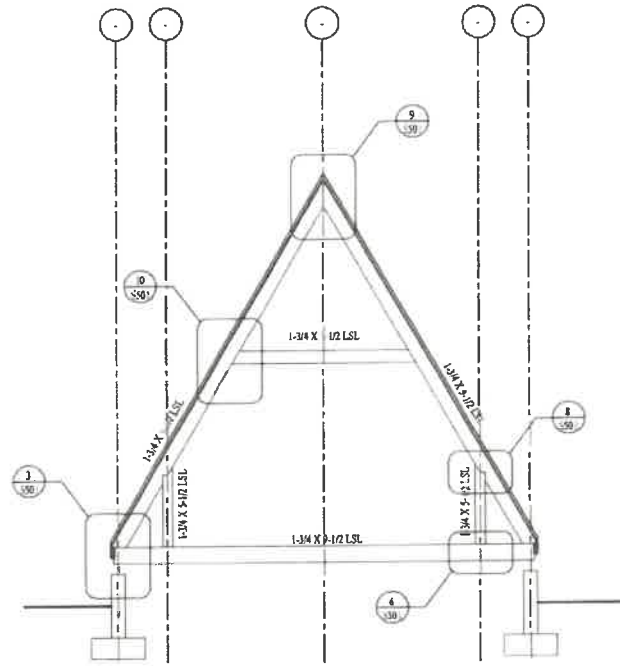
#	DESCRIPTION	DATE

CITY REVIEW

STROBOS RESIDENCE
 11480 JULIANNE AVENUE NORTH
 GRANIT, MN 55082

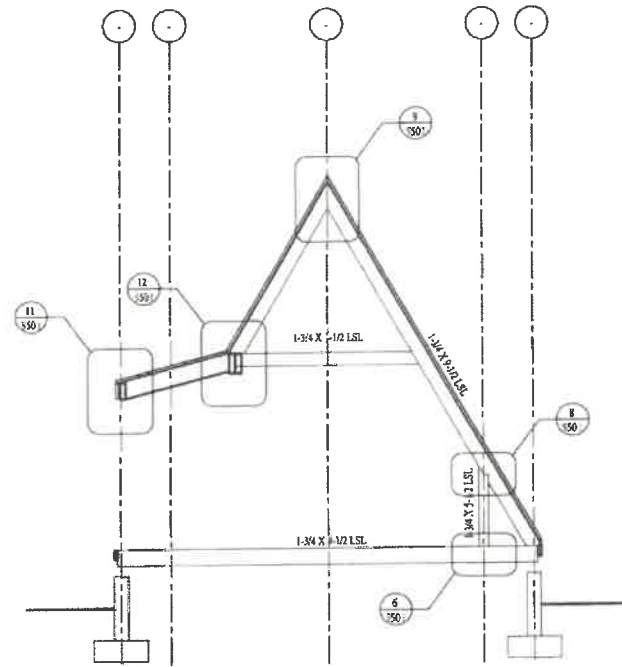
DRAWN FOR ONE TIME USE FOR:
AVFRAME U.S.A.

PLAN: 21003.05	DATE: 12/02/21
SHEET: S301	BASEMENT LEVEL:
OF:	MAIN LEVEL:
	UPPER LEVEL:
	TOTAL FINISHED:



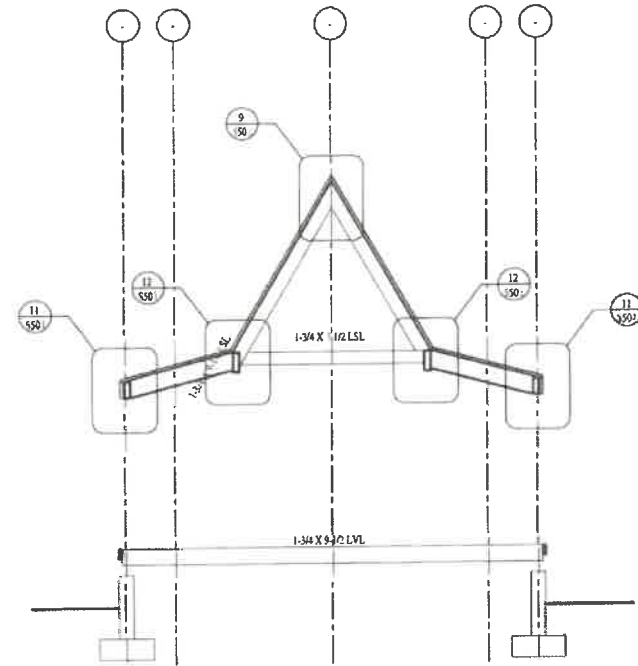
TRUSS 1 ELEVATION

SCALE: 1/4"=1'-0"
 0 2 4 6 8 10 20
 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.
 VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



TRUSS 2 ELEVATION

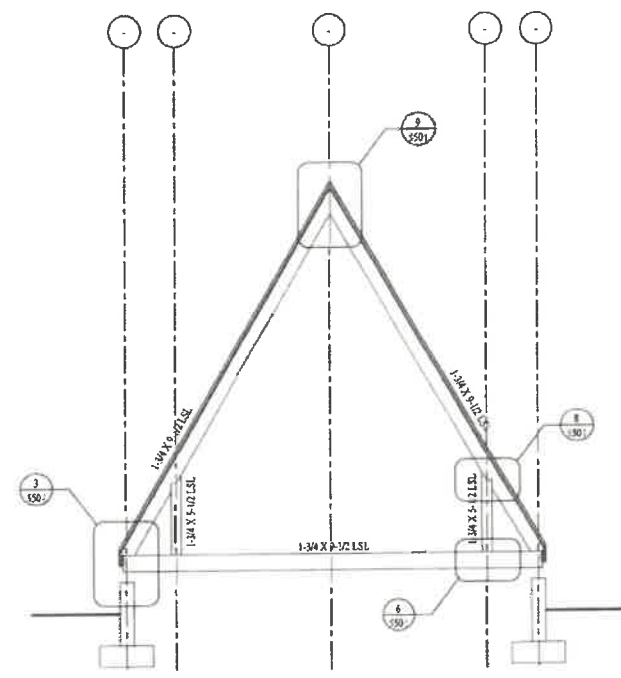
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 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.
 VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



TRUSS 3 ELEVATION

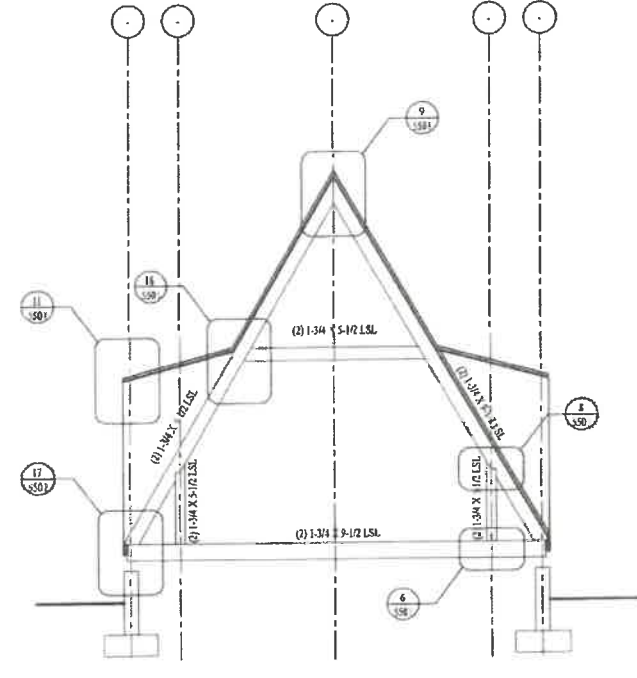
SCALE: 1/4"=1'-0"
 0 2 4 6 8 10 20
 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.
 VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

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TRUSS 5 ELEVATION

SCALE: 1/4"=1'-0"
 0' 1' 2' 4' 8' 16' 20'
 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.
 VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



TRUSS 6 ELEVATION

SCALE: 1/4"=1'-0"
 0' 1' 2' 4' 8' 16' 20'
 NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.
 VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

KEYNOTES

#	DESCRIPTION	DATE

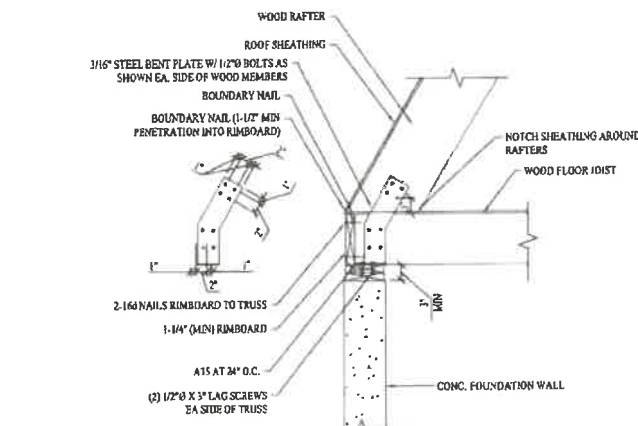
CITY REVIEW

STROBOS RESIDENCE
 11450 JULIANNE AVENUE NORTH
 GRANT, MN 55082

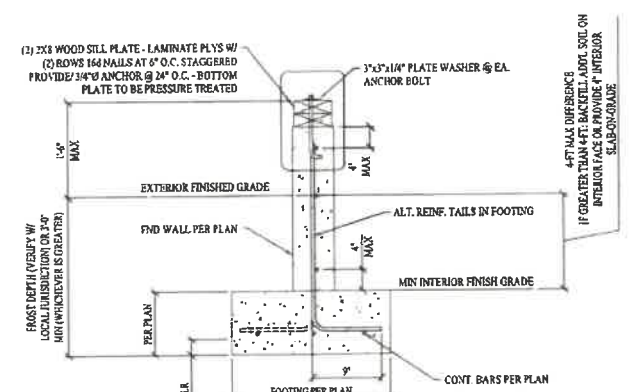
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PLAN: 21003.05	DATE: 12/02/21
SHEET: S302	BASEMENT LEVEL:
OF:	MAIN LEVEL:
	UPPER LEVEL:
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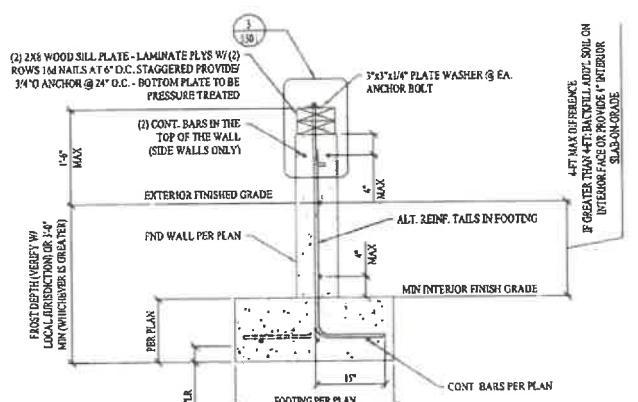
4 NOT USED
S501 3/4" x 1'-0"



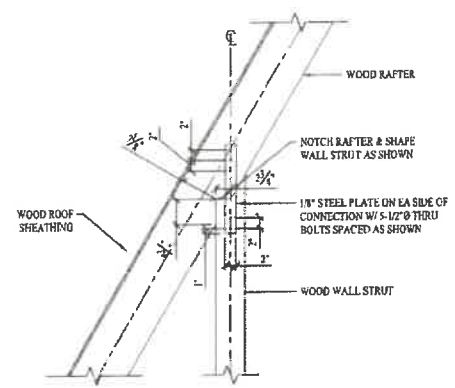
5 FLOOR JOIST AT EDGE
S501 3/4" x 1'-0"



6 END WALL EXTERIOR CONTINUOUS FOOTINGS
S501 3/4" x 1'-0"

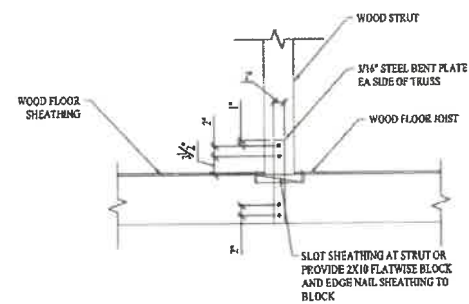


7 SIDE WALL EXTERIOR CONTINUOUS FOOTINGS
S501 3/4" x 1'-0"

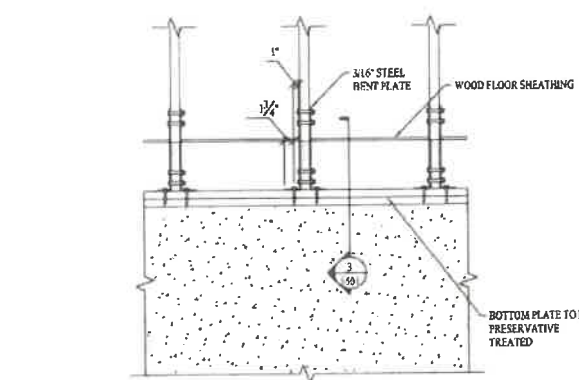


8 WOOD RAFTER CONNECTION AT WOOD STRUT
S501 3/4" x 1'-0"

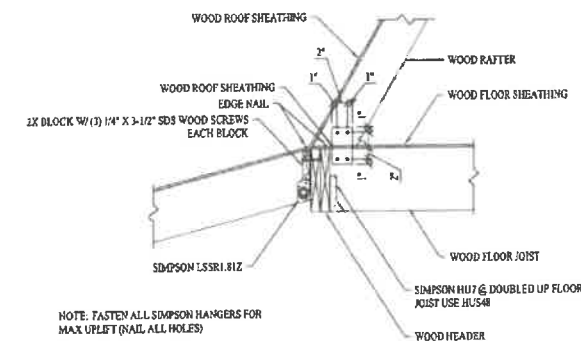
9 NOT USED
S501 3/4" x 1'-0"



10 STRUT TO FLOOR JOIST
S501 3/4" x 1'-0"

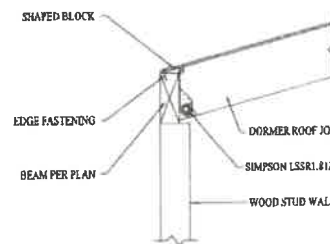


11 STRUT HOLDOWN
S501 3/4" x 1'-0"

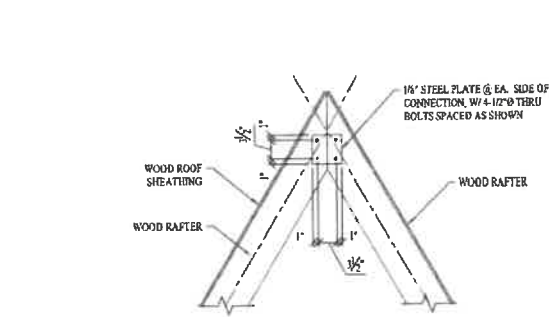


12 SECTION THROUGH DORMER FRAMING
S501 3/4" x 1'-0"

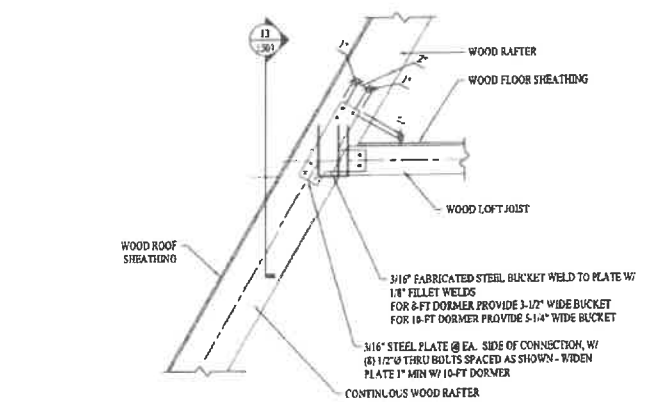
13 SECTION THROUGH DORMER FRAMING
S501 3/4" x 1'-0"



14 LOFT FRAMING CONNECTION AT RAFTERS
S501 3/4" x 1'-0"

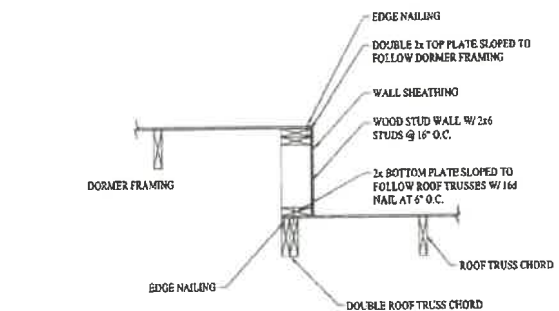


15 CONNECTION OF WOOD RAFTERS AT A-FRAME DECK
S501 3/4" x 1'-0"

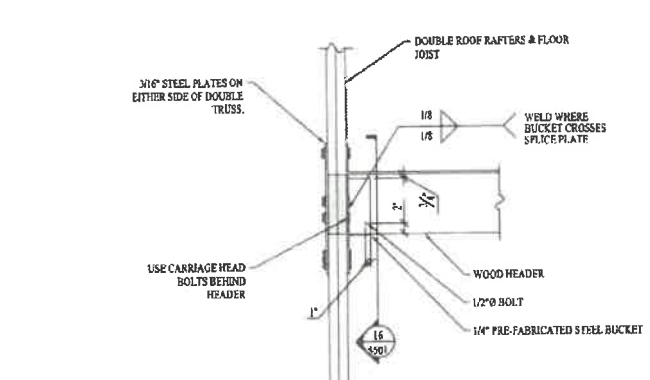


16 LOFT FRAMING CONNECTION AT DORMER
S501 3/4" x 1'-0"

17 NOT USED
S501 3/4" x 1'-0"



18 SLOPED WOOD STUD PONY WALL AT DORMER
S501 3/4" x 1'-0"



19 DORMER HEADER AT DOUBLE ROOF RAFTER
S501 3/4" x 1'-0"

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KEYNOTES

15009921
Cody R. Palmer
MSA

REVISIONS

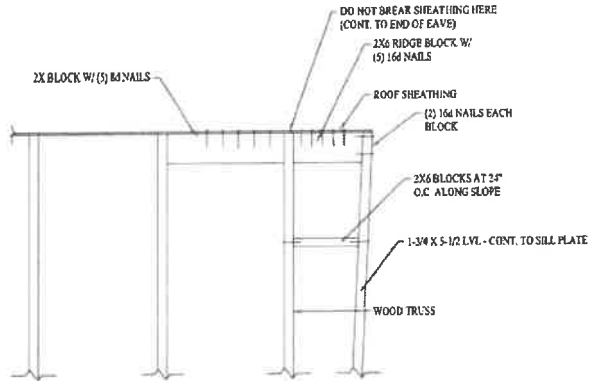
#	DESCRIPTION	DATE

CITY REVIEW

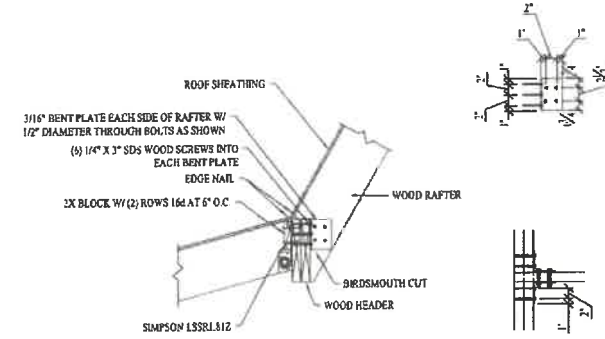
STROBOS RESIDENCE
11480 JULIANNE AVENUE NORTH
GRANT, MN 55082

DATE: 12/02/21
SHEET: S501
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BASEMENT LEVEL:
MAIN LEVEL:
UPPER LEVEL:
TOTAL FINISHED:

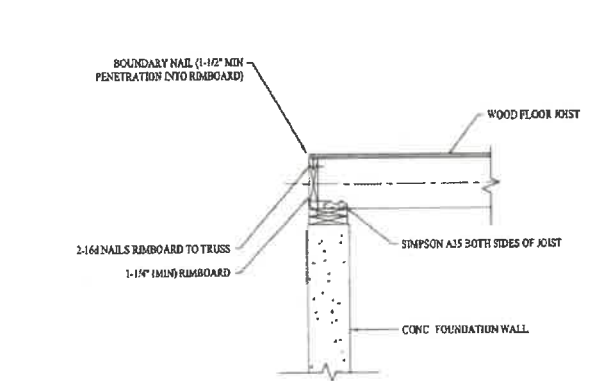
McNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
Woodland Parkway • Land Township & HD20



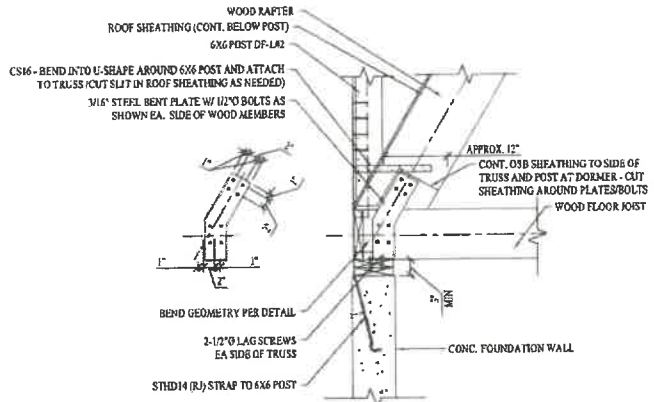
20 OUTRIGGERS AT EAVES
S502 3/4"-1'-0"



18 SECTION AT DORMER AND STAIRWAY
S502 3/4"-1'-0"



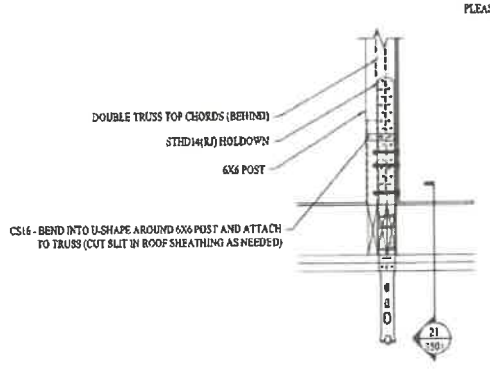
12 FLOOR JOIST AT DORMER
S502 3/4"-1'-0"



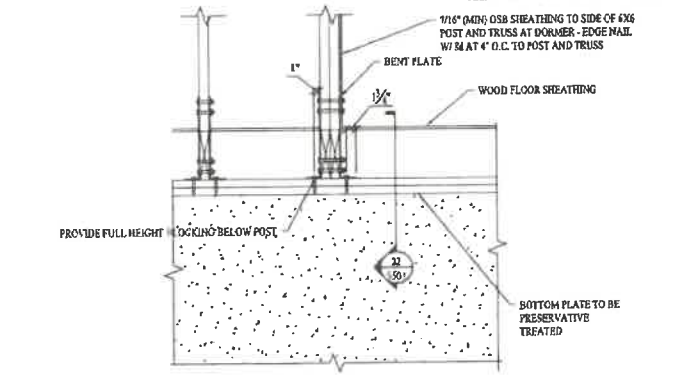
11 FLOOR JOIST AT EDGE AT DOUBLE TRUSS
S502 3/4"-1'-0"

24 NOT USED
S502 3/4"-1'-0"

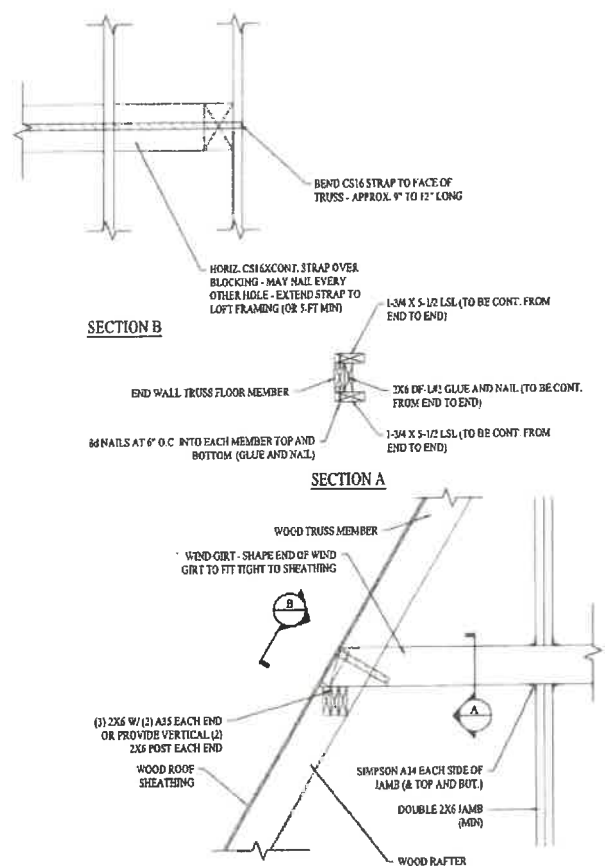
21 NOT USED
S502 3/4"-1'-0"



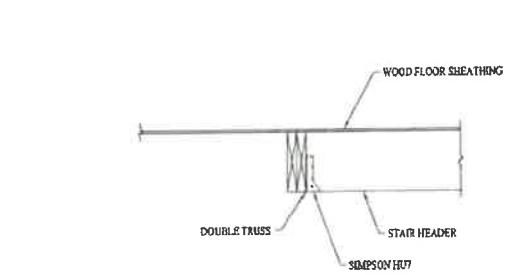
21 DOUBLE TRUSS HOLDOWN AT DORMER
S502 3/4"-1'-0"



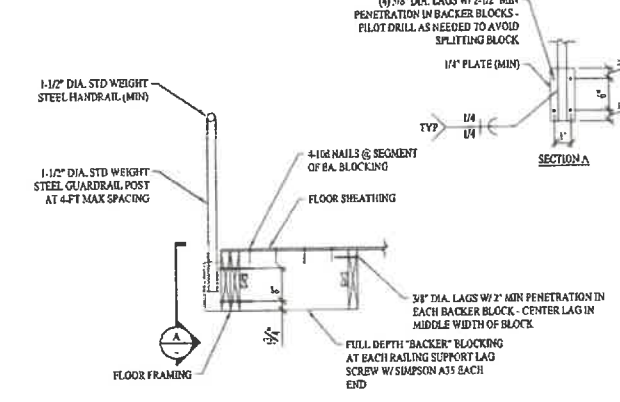
21 DOUBLE TRUSS AT SILL
S502 3/4"-1'-0"



27 WIND GIRTS AT END WALL
S502 3/4"-1'-0"



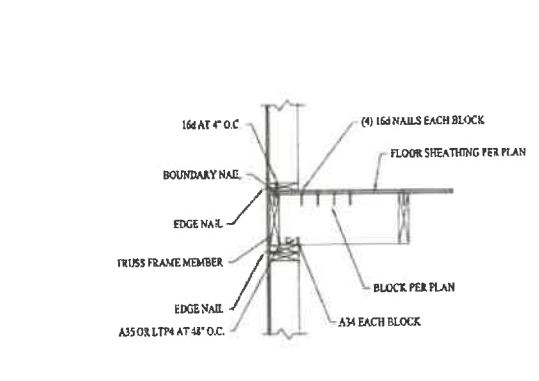
26 STAIR HEADER AT TRUSS
S502 3/4"-1'-0"



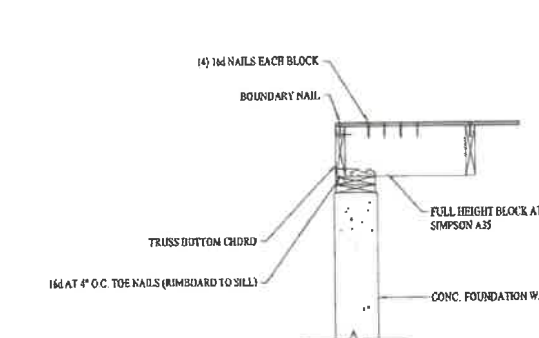
25 GUARDRAIL ATTACHMENT AT BALCONY
S502 3/4"-1'-0"

32 NOT USED
S502 3/4"-1'-0"

31 NOT USED
S502 3/4"-1'-0"



30 LOFT BLOCKING
S502 3/4"-1'-0"



29 ENDWALL CONNECTION
S502 3/4"-1'-0"

PLEASE NOTE: SOME ELEMENTS NOT SHOWN

PLEASE NOTE: SOME ELEMENTS NOT SHOWN



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KEYNOTES

1/27/21
Cody R. Palmer
11/03/2021 8464

REVISIONS

#	DESCRIPTION	DATE

CITY REVIEW

STROBOS RESIDENCE
11490 JULIANNE AVENUE NORTH
GRANT, MN 55082

AVrame U.S.A.

PLAN:	21003.050	DATE:	12/02/21
SHEET:	S502	BASMENT LEVEL:	
OF:		MAIN LEVEL:	
		UPPER LEVEL:	
		TOTAL FINISHED:	



