

PUBLIC NOTIFICATION LINE

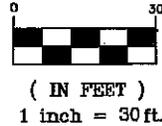
**Case File No. 20-0039
John & Laura Pitzl**



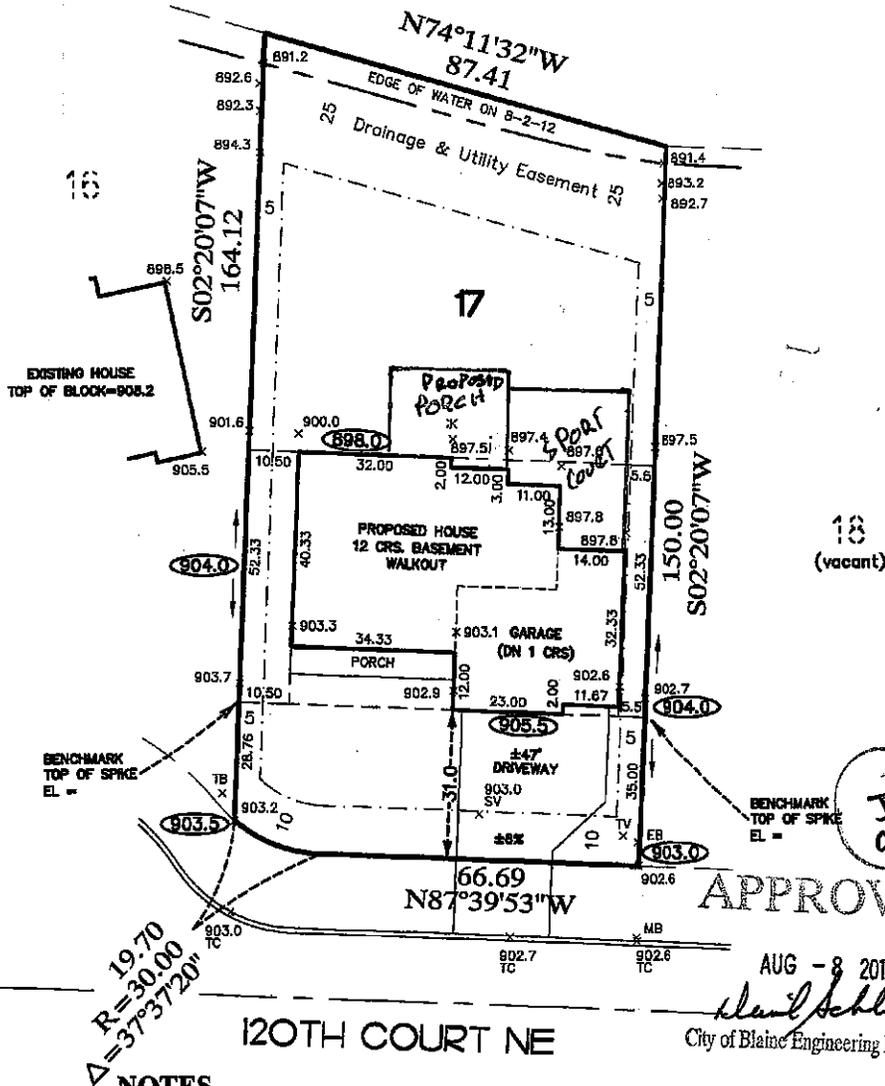
CERTIFICATE OF SURVEY

FOR: GORHAM CUSTOM HOMES, LLC
 ADDRESS: 3133 - 120TH COURT NE, BLAINE, MN

POND
 NWL=889.6
 100 YR HWL=892.1



NORTH



APPROVED

AUG - 8 2012

David Schlud
 City of Blaine Engineering Department

NOTES

- HOUSE TO BE RESTAKE AT A LATER DATE.
- HOUSE PLACEMENT SET BY OWNER.
- FIELD WORK COMPLETED ON AUGUST 2ND, 2012.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- FINISHED GRADE 10 FEET FROM PROPOSED BUILDING SHALL BE 0.5 FEET LOWER THAN THE FINISHED GRADE AT THE BUILDING.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURF ESTABLISHMENT.
- DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR

- DENOTES EXISTING CATCH BASIN
- DENOTES PROPOSED ELEVATION
- x1011.2 DENOTES EXISTING ELEVATION
- ↗ DENOTES DIRECTION OF DRAINAGE
- ⊠ DENOTES METAL OFFSET SPIKE

PROPOSED ELEVATIONS	ASBULT ELEVATIONS
DROP GARAGE 1 COURSE	(Meas / /)
GARAGE FLOOR = 905.5	
TOP OF BLOCK = 906.6	
LOWEST FLOOR = 898.5	
TOP OF FOOTING = 898.2	

LEGAL DESCRIPTION

Lot 17, Block 1, THE LAKES OF RADISSON TWENTY-EIGHTH ADDITION, Anoka County, Minnesota.

I hereby certify that this plan, survey or report 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.

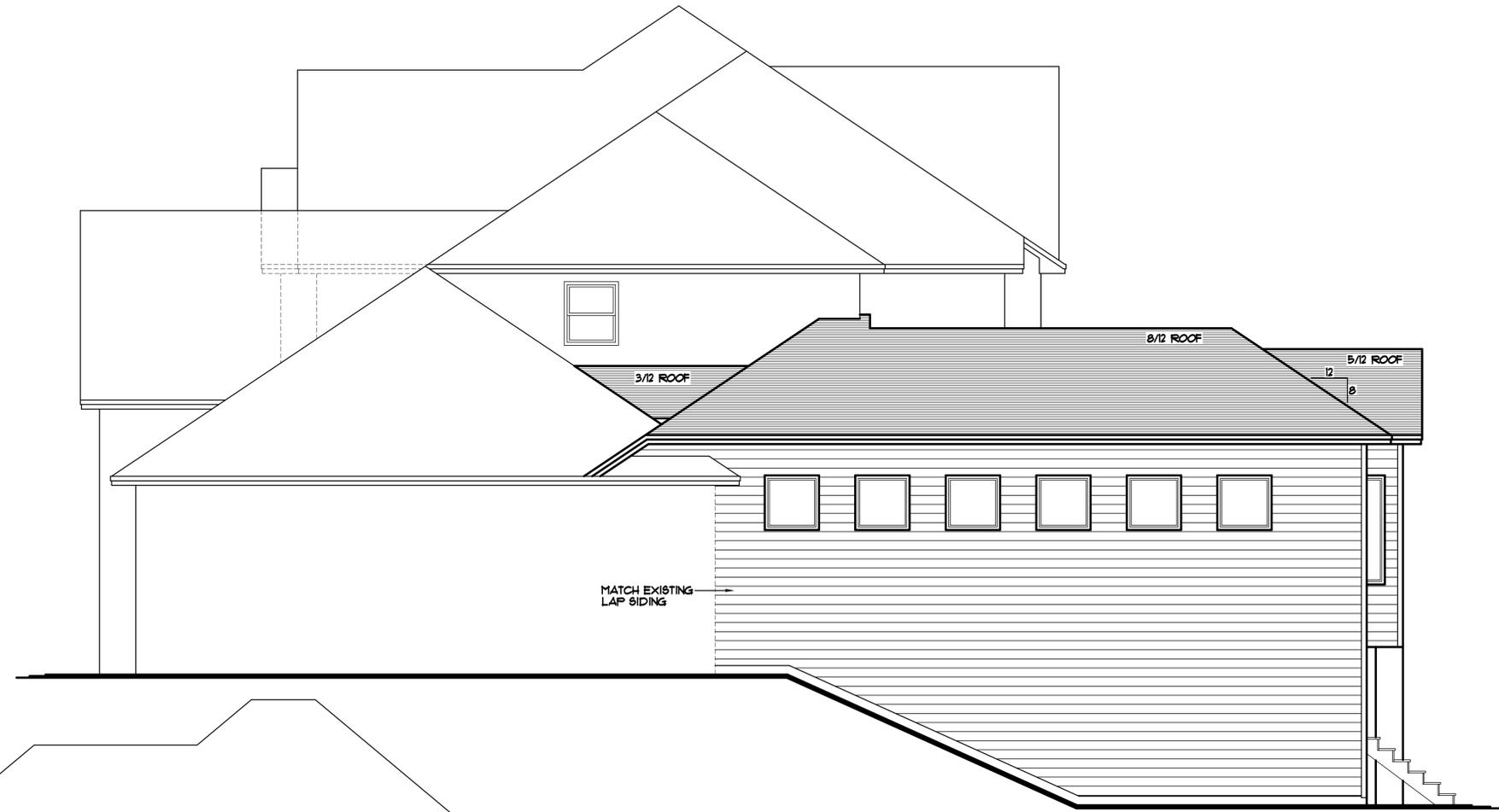
JOB#12481HS

Joshua P. Schneider
 JOSHUA P. SCHNEIDER

Date: 8-3-12 Reg. No. 44655

ACRE LAND SURVEYING
 Blaine, MN 55449
 763-238-8278 js.acrelandsurvey@gmail.com

NOTE!!!
 ALL EXISTING CONDITIONS & DIMENSIONS TO BE VERIFIED
 IN FIELD. REMODEL/ADDITION PLANS ARE BASED ON
 EXISTING CONSTRUCTION PLANS



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



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

REVISIONS	BY
12/22	NF.

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BUILT BY:
 JERCO
 CONSTRUCTION

DRAWN	NF.
CHECKED	XX
DATE:	9/24/2020
SCALE:	AS NOTED
CADD FILE #	PRE-N351
SHEET	1 of 5

NOTE III
 ALL EXISTING CONDITIONS & DIMENSIONS TO BE VERIFIED
 IN FIELD. REMODEL/ADDITION PLANS ARE BASED ON
 EXISTING CONSTRUCTION PLANS



MATCH EXISTING
 LAP SIDING

SMOOTH PANEL
 FINISH • COLUMNS

NOTE III
 STAIR RAIL REQUIRED
 BUT NOT SHOWN FOR CLARITY

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

REVISIONS
XXXXXX 0000 BY:XXX
XXXXXX 0000 BY:XXX

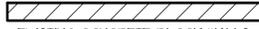
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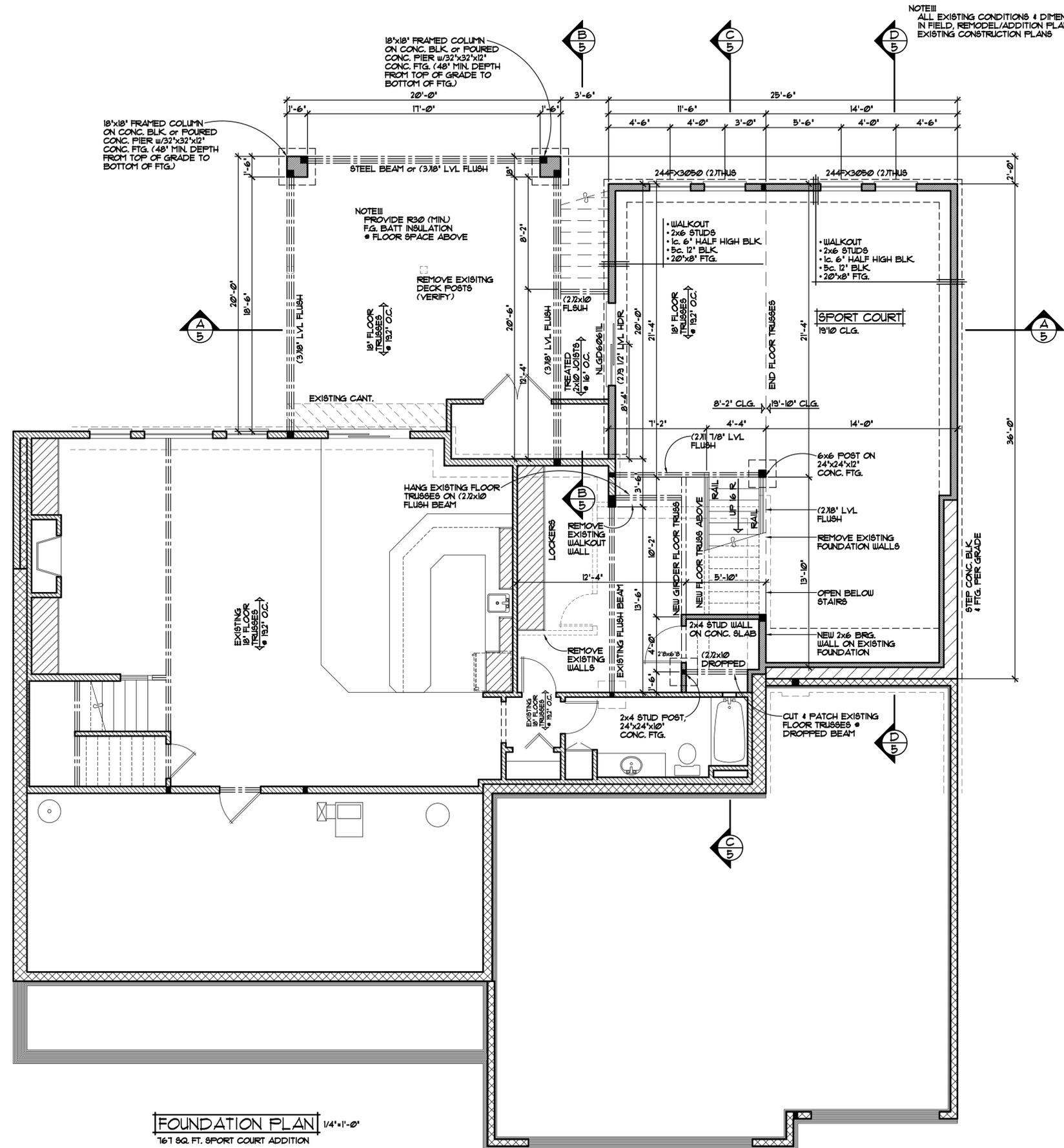
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SHEET
2
 OF 5
 CADD FILE #
 PRE-N351

-  EXISTING 2x STUD WALLS
-  NEW CONSTRUCTION 2x STUD WALLS
-  EXISTING CONCRETE BLOCK WALLS
-  EXISTING CONCRETE BLOCK WALLS



FOUNDATION PLAN 1/4"=1'-0"
167 SQ. FT. SPORT COURT ADDITION

NOTE III
ALL EXISTING CONDITIONS & DIMENSIONS TO BE VERIFIED
IN FIELD. REMODEL/ADDITION PLANS ARE BASED ON
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REVISIONS
XX/XX/XX 0000 BY:XX
XX/XX/XX 0000 BY:XX

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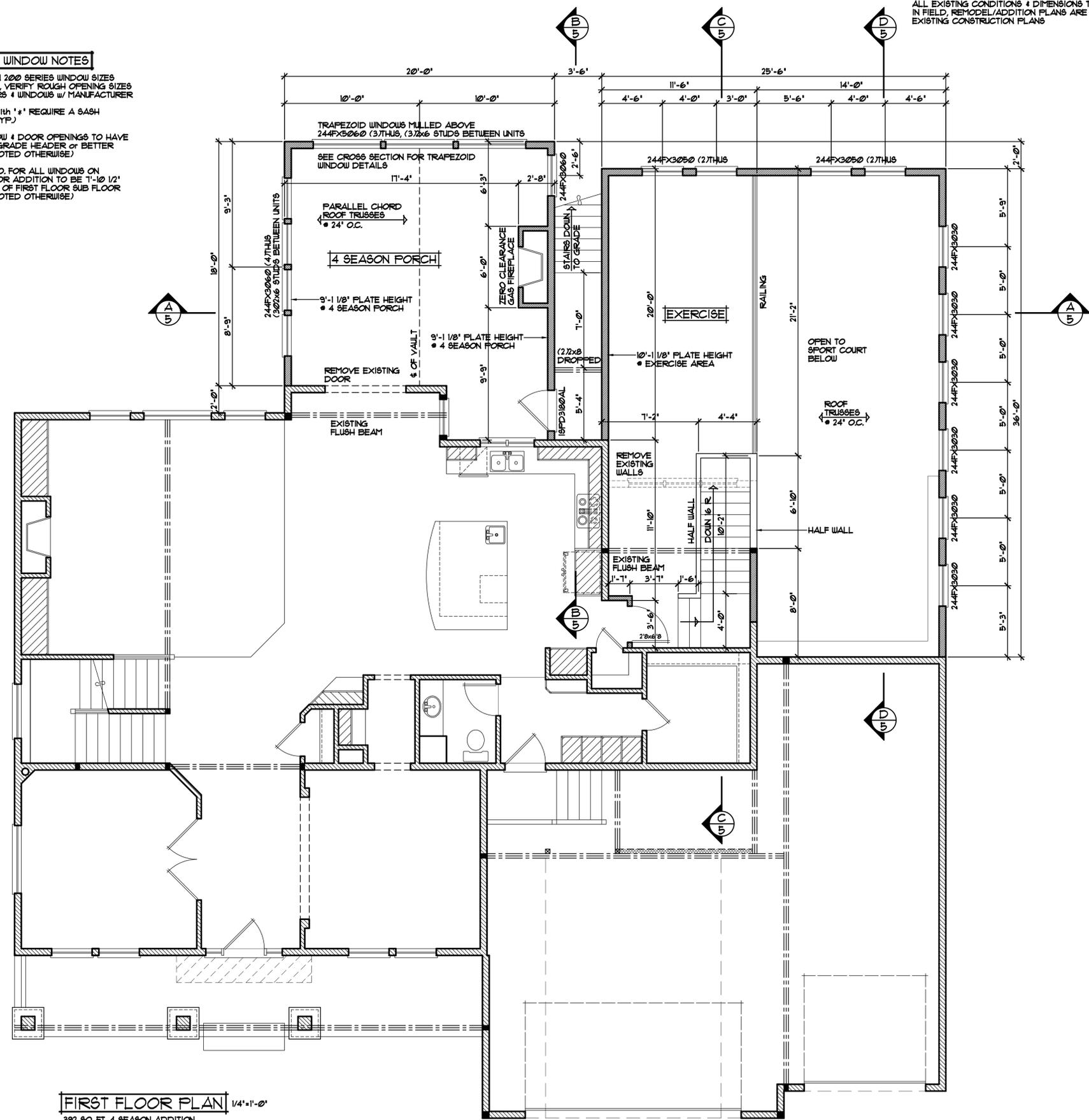
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EXISTING 2x STUD WALLS
 NEW CONSTRUCTION 2x STUD WALLS

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DOOR & WINDOW NOTES

- ANDERSEN 200 SERIES WINDOW SIZES SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS WITH "S" REQUIRE A SASH LIMITER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE 2x10 #2 GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON FIRST FLOOR ADDITION TO BE 1'-10 1/2" FROM TOP OF FIRST FLOOR SUB FLOOR (UNLESS NOTED OTHERWISE)



FIRST FLOOR PLAN 1/4" = 1'-0"
 332 SQ. FT. 4 SEASON ADDITION
 288 SQ. FT. EXERCISE/SPORT COURT ADDITION
 (419 SQ. FT. OPEN AREA NOT INCLUDED)

REVISIONS
XX/XX/XX 0000 BY:XX
XX/XX/XX 0000 BY:XX

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