

Case File No. 17-0047
Talus Addition

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PRELIMINARY PLAT OF:
TALUS ADDITION
 CITY OF BLAINE, ANOKA COUNTY, MN

Legal Description

That part of the North Ten acres of the Southeast Quarter of the Southwest Quarter of Section Seventeen, Township Thirty-one, Range Twenty Three lying Easterly of a line drawn from a point on the South line of said North Ten acres distant Two hundred forty and forty-four hundredths (240.44) feet East of the Southwest corner thereof, to a point on the North line of said Southeast Quarter of Southwest Quarter distant Three hundred two and twenty-eight hundredths (302.28) feet East of the Northwest corner thereof, excepting therefrom that part lying East of the West line of City of Blaine Right of way Plat No. 3 as recorded in Anoka County, Minnesota.

Zoning & Development Information

ZONING CLASSIFICATION AND STANDARDS:

Current Zoning - R-1 Single Family Residential

Proposed Zoning - Development Flex (DF)

Proposed Setbacks:
 Main Structure Only
 Front - 25 feet to back of curb
 Interior Side - 5 feet minimum with a total of 15 feet on both sides
 Rear - 25 feet
 (refer to City Code for Accessory structure setback requirements)

PROPOSED LOT INFORMATION

Proposed Number of Lots = 6

Lot Areas:
 Lot 1 = 12750 sq.ft
 Lot 2 = 12989 sq.ft
 Lot 3 = 13157 sq.ft
 Lot 4 = 13501 sq.ft
 Lot 5 = 14039 sq.ft
 Lot 6 = 67074 sq.ft
 Right of Way Dedication (Buchanan Street) = 2951 sq.ft

MISCELLANEOUS NOTES

- Property Address: 11059 Buchanan Road NE, Blaine, MN 55434
PID No. 17-31-23-34-0134
- Title commitment showing Legal description and easements of record not provided.
- Total Area of Parcel = 136460 sq.ft
- Property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27003C0336E, dated December 16, 2015.
- Benchmark: Top rim of manhole located at the SE corner of property on Ulyssis Street. Elevation = 901.43 feet
- This survey does not purport to show all easements or record affecting the property.
- Underground utility information from City of Blaine records and the services of Gopher State One Call, locations are only approximate and not all utilities should be considered to be shown. Contact Gopher State One Call prior to any excavation. 651-454-0002

Personnel & certification

Prepared By:
 The Gregory Group, Inc. d.b.a.
 Lot Surveys Company
 7601 73rd Avenue N.
 Brooklyn Park, MN 55428
 phone 763-560-3093
 fax 763-560-3522

Owner and Developer:
 Jim Talus
 8350 Red Rock Road
 Eden Prairie, MN

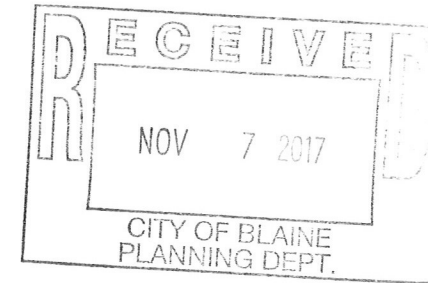
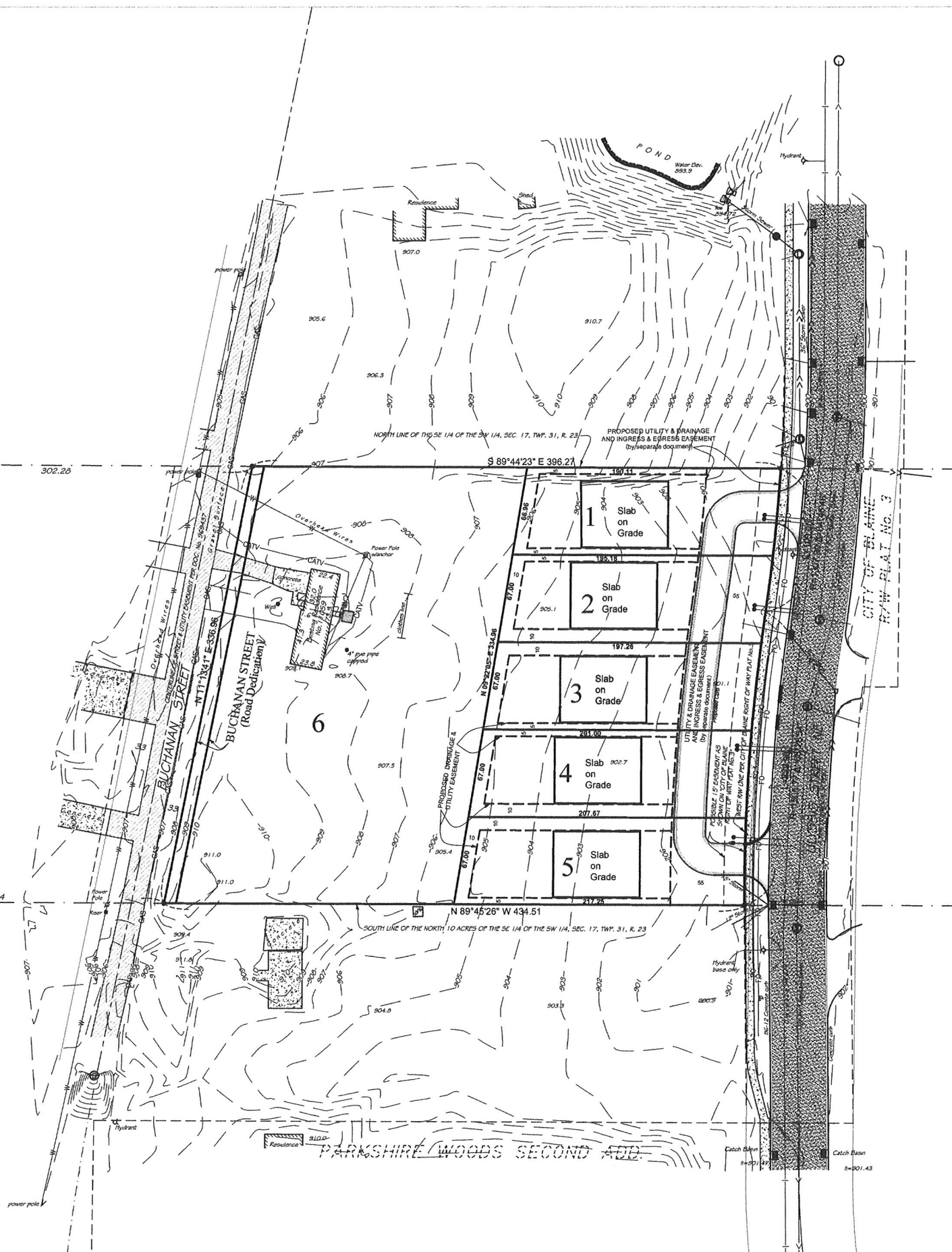
Engineer:
 Jeff Prasz, P.E.
 The Gregory Group
 7601 73rd Avenue N.
 Brooklyn Park, MN 55428
 phone 763-560-3093
 fax 763-560-3522

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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.

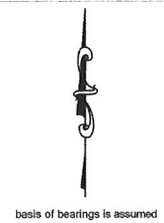
Prepared November 3, 2017.

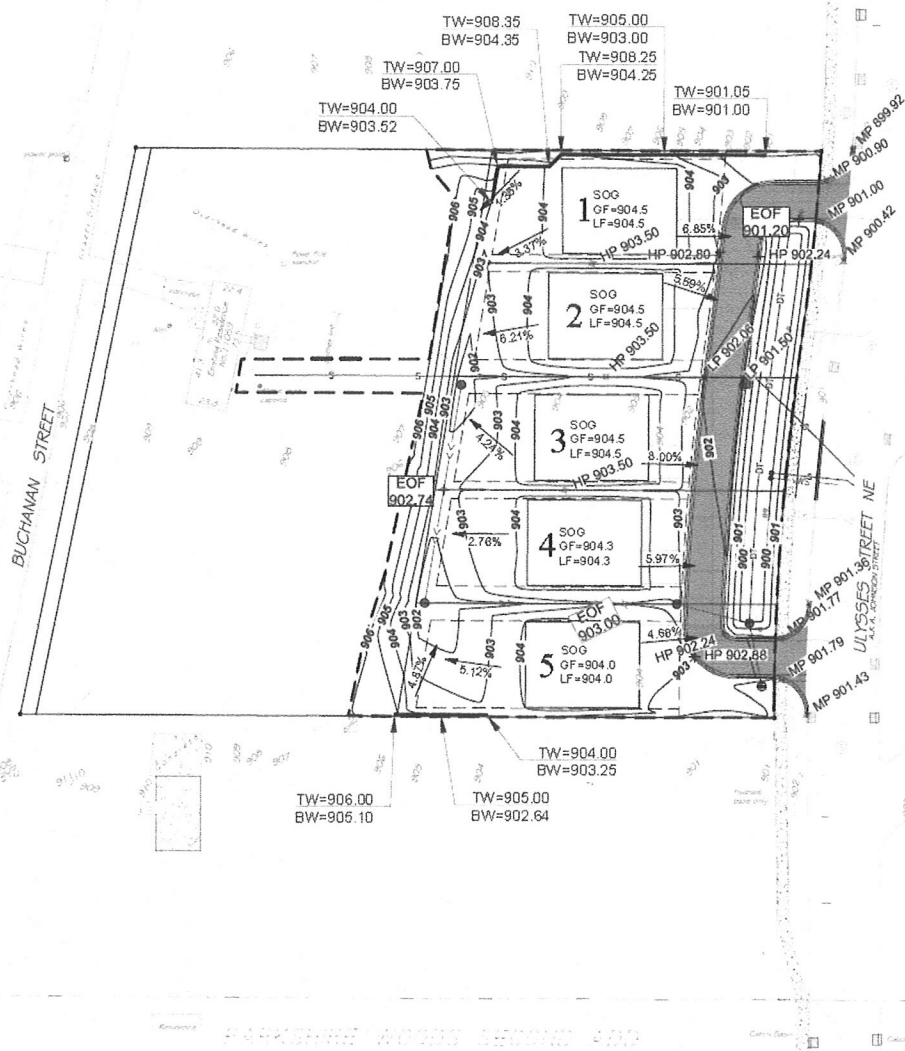
Signed: 
 Gregory F. Prasz Registration No. 24992



LEGEND

- PROPOSED EASEMENT
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SERVICE
- EXISTING WATERMAIN
- EXISTING WATER SERVICE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND TELEPHONE FIBER OPTIC
- EXISTING UNDERGROUND CABLE FIBER OPTIC
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED CATCH BASIN



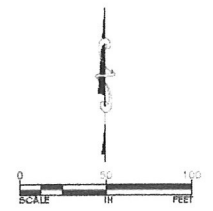


GENERAL CONSTRUCTION AND SOILS NOTES:

1. ALL WORK SHALL CONFORM TO THE CITY OF BLAINE STANDARDS AND SPECIFICATIONS.
2. THE 2016 MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL APPLY AS WELL AS THE 2013 EDITION CEAM STANDARD SPECIFICATIONS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, LAWS AND ORDINANCES.
4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA STANDARDS.
5. IF UTILITY RELOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES.
6. MATERIAL UNSUITABLE FOR CONSTRUCTION (E.G. TOPSOIL, SILTS, ORGANIC MATERIALS, PEATS, DEBRIS, ETC.) ENCOUNTERED DURING EXCAVATION WITHIN THE STREET AND BUILDING PAD AREAS SHALL BE REMOVED AND PROPERLY DISCARDED.
7. GRADING SHALL BE CONSTRUCTED WITH SUITABLE MATERIAL AND IN LOOSE LIFTS NO THICKER THAN TWELVE (12) INCHES. COMPACTION WITHIN THE STREET AND BUILDING PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
8. TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN GREEN SPACES DISTURBED DUE TO CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF BITUMINOUS AND CONCRETE MATERIALS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH MNDOT SPEC 2104.3.
10. IF NECESSARY, DEWATERING SHALL BE CONDUCTED AS DIRECTED BY THE SOILS ENGINEER OR REQUIRED TO PERFORM THE SITE IMPROVEMENTS AND SHALL MEET ALL REGULATING REQUIREMENTS.
11. A DEWATERING PLAN SHALL BE SUBMITTED PRIOR TO ANY DEWATERING ACTIVITIES.
12. THE OWNER'S SOIL ENGINEER SHALL BE RESPONSIBLE FOR PERFORMING ALL REQUIRED SOIL TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE TESTS AND INSPECTIONS WITH THE CONSTRUCTION ACTIVITY.
13. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER AND ALL GOVERNING REGULATIONS.
14. CONTRACTOR SHALL PERFORM A POST-CONSTRUCTION TEST ON THE INFILTRATION BASIN BY FILLING THE BASIN WITH WATER TO A MINIMUM DEPTH OF SIX (6) INCHES AND MONITOR THE TIME NECESSARY TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED PRIOR TO THE TEST TO WITNESS THE RESULTS.

LEGEND

- - - - - EXISTING CONTOUR
- 900 — PROPOSED CONTOUR
- - - - - PROPOSED EASEMENT
- - - - - PROPOSED GRADING LIMITS
- - - - - EXISTING BUILDING
- - - - - PROPOSED BUILDING
- - - - - EXISTING CURB & GUTTER
- - - - - PROPOSED CURB & GUTTER
- - - - - PROPOSED WALL
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING SANITARY SERVICE
- - - - - EXISTING WATER MAIN
- - - - - EXISTING WATER SERVICE
- - - - - EXISTING STORM SEWER
- - - - - EXISTING UNDERGROUND TELEPHONE FIBER OPTIC
- - - - - EXISTING UNDERGROUND CABLE FIBER OPTIC
- - - - - EXISTING UNDERGROUND GAS LINE
- - - - - EXISTING OVERHEAD WIRES
- - - - - PROPOSED SANITARY SERVICE
- - - - - PROPOSED WATER SERVICE
- - - - - PROPOSED STORM SEWER
- - - - - PROPOSED DRAIN TILE
- PROPOSED CATCH BASIN
- + HP 900.00 PROPOSED HIGH POINT ELEVATION
- + MP 900.00 PROPOSED MATCH POINT ELEVATION
- + LP 900.00 PROPOSED LOW POINT ELEVATION
- + 900.00 PROPOSED SPOT ELEVATION
- + EOP 903.00 PROPOSED EMERGENCY OVERFLOW ELEVATION
- 2.50% SOG PROPOSED SLOPE
- GF PROPOSED SLAB ON GRADE
- LF PROPOSED GARAGE FLOOR ELEVATION
- TW=908.00 PROPOSED TOP FLOOR ELEVATION
- BW=904.00 PROPOSED BOTTOM OF WALL



DESIGNED BY: JAP
 DRAWN BY: JRD
 CHECKED BY: GRP
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.
 JEFFREY A. PRASCH, P.E.
 DATE: 11.06.17 LIC. NO.: 52706

TALUS ADDITION
 11059 BUCHANAN ROAD
 BLAINE, MINNESOTA



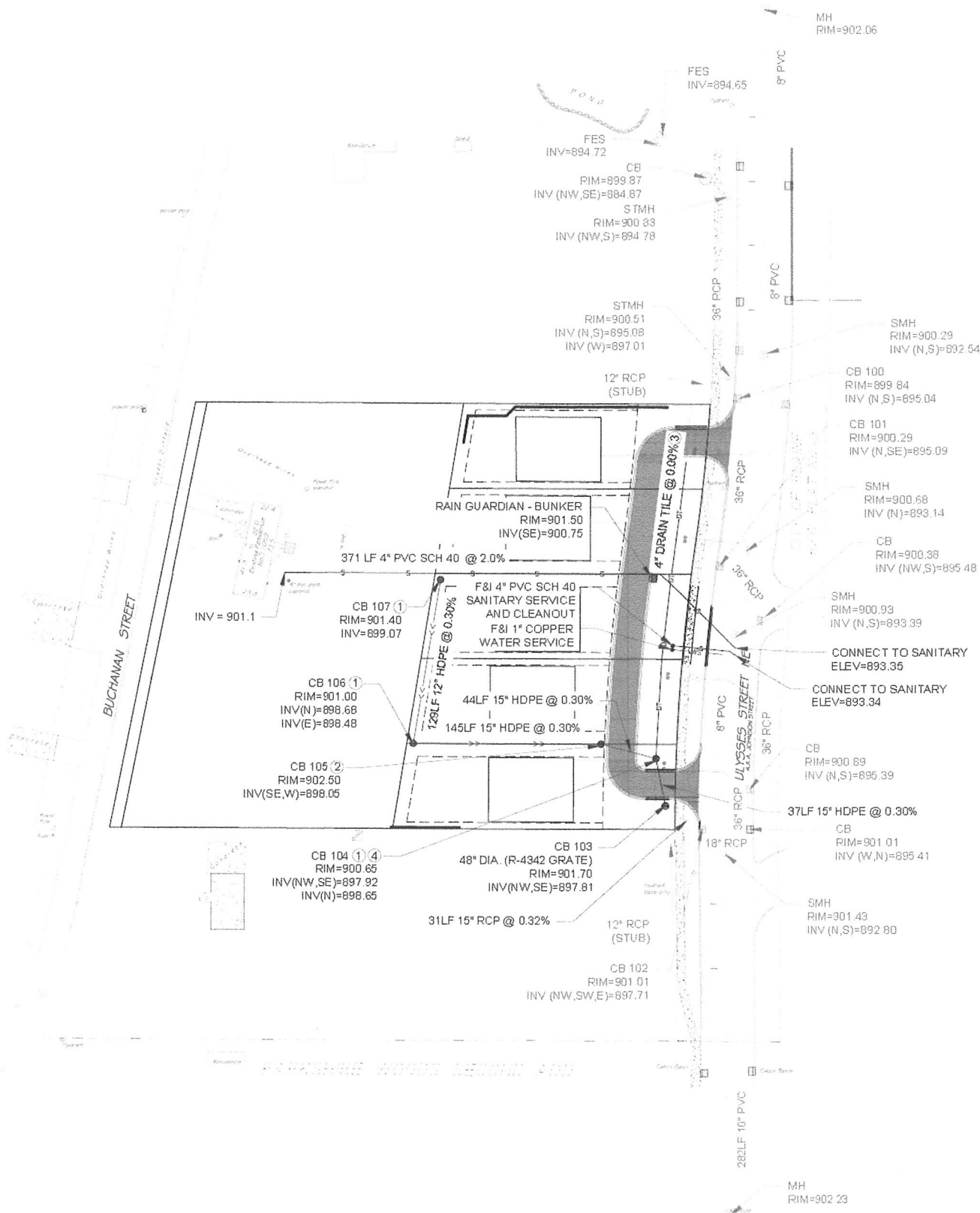
CIVIL ENGINEERS AND LAND SURVEYORS
 7801 173RD AVENUE NORTH, BROOKLYN PARK, MN 55429
 (763) 968-3092 FAX: (763) 968-3092
 www.lotusurveyorscompany.com

JIM TALUS
 8350 RED ROCK ROAD
 EDEN PRAIRIE, MINNESOTA 55347
 (952) 261-7939

REVISIONS	

GRADING & DRAINAGE PLAN

PROJECT: 86162
 SHEET NO.
 C6 OF C10



UTILITY NOTES:

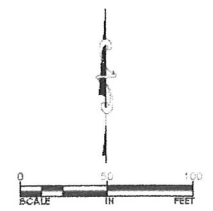
1. ALL HDPE STORM PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
2. MAXIMUM SPACING FOR SANITARY SERVICE CLEANOUTS SHALL BE 100 FEET.
3. PROVIDE A MINIMUM OF ONE AND A HALF FEET SEPARATION BETWEEN WATERMAIN AND SANITARY SEWER. PROVIDE 4 INCH POLYSTYRENE INSULATION BOARD IN ALL PLACES WHERE THE MINIMUM SEPARATION CANNOT BE PROVIDED.

REFERENCE NOTES:

- ① 24" NYLOPLAST BASIN WITH 24" DUCTILE IRON DOME GRATE.
- ② 24" NYLOPLAST BASIN WITH 24" DUCTILE IRON PEDESTRIAN GRATE.
- ③ DRAIN TILE SHALL BE WRAPPED IN FABRIC.
- ④ CAP DRAIN TILE AT CATCH BASIN FOR FUTURE USE.

LEGEND

- PROPOSED EASEMENT
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SERVICE
- EXISTING WATERMAIN
- EXISTING WATER SERVICE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND TELEPHONE FIBER OPTIC
- EXISTING UNDERGROUND CABLE FIBER OPTIC
- EXISTING UNDERGROUND GASLINE
- EXISTING OVERHEAD WIRES
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED SANITARY SERVICE
- WS — PROPOSED WATER SERVICE
- >> — PROPOSED STORM SEWER
- DT — PROPOSED DRAIN TILE
- PROPOSED CATCH BASIN



DESIGNED BY: JAP
 DRAWN BY: JRD
 CHECKED BY: GRP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

JEFFREY A. PRASCH, P.E.
 DATE: 11.06.17 LIC. NO.: 52706

TALUS ADDITION
 11059 BUCHANON ROAD
 BLAINE, MINNESOTA



THE GREGORY GROUP, INC.
 Land Surveyors and Civil Engineers

CIVIL ENGINEERS AND LAND SURVEYORS
 7601 73RD AVENUE NORTH, BROOKLYN PARK, MN 55429
 (763) 240-3000 FAX: (763) 240-3002
 www.jdsurveygroup.com

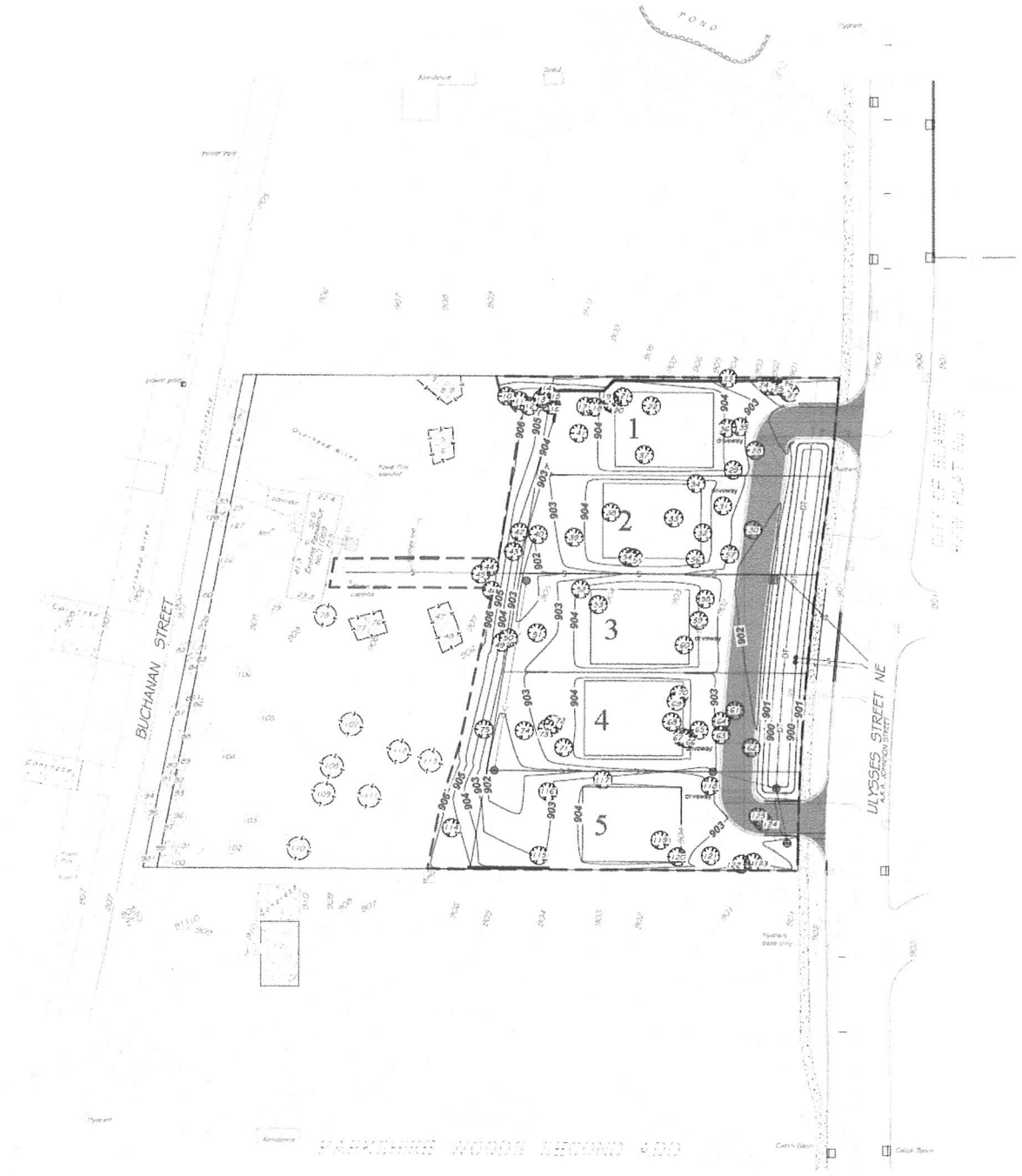
JIM TALUS
 6350 RED ROCK ROAD
 EDEN PRAIRIE, MINNESOTA 55347
 (952) 261-7939

REVISIONS	

UTILITY PLAN

PROJECT: 86162
 SHEET NO.: C7 OF C10

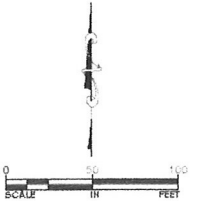
F:\work\17-21-23 - arka tree.dwg Date: 10/26/23 Time: 10:58:11 AM



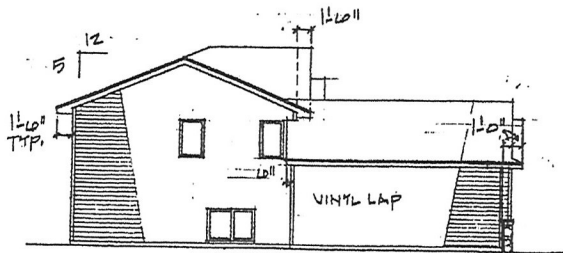
Trees to be Preserved					Trees to be Removed				
Tree #	Species	DBH	Condition	Stems	Tree #	Species	DBH	Condition	Stems
1	Oak, pir	17.5	Good	1	10	Cottonwood	14.5	Good	1
2	Oak, pir	31.5	Good	2	11	Cottonwood	14.5	Good	1
3	Oak, pir	37.0	Good	3	12	Cottonwood	13.0	Good	1
4	Oak, pir	40.0	Fair	2	13	Cottonwood	9.5	Good	1
5	Cottonwood	16.5	Good	1	14	Cottonwood	11.5	Good	1
6	Cottonwood	39.0	Good	1	15	Cottonwood	10.5	Fair	1
7	Aspen	8.0	Good	1	16	Cottonwood	8.0	Good	1
8	Cottonwood	2.0	Good	1	17	Cottonwood	9.0	Good	1
9	Cottonwood	21.0	Good	1	18	Cottonwood	16.5	Good	1
47	Cottonwood	28.0	Good	1	19	Cottonwood	9.0	Good	1
48	Cottonwood	14.5	Good	1	20	Cottonwood	9.0	Good	1
76	Fir, balsam	8.5	Good	1	21	Cottonwood	10.5	Good	1
77	Fir, balsam	8.0	Good	1	22	Pine, Scots	8.5	Good	1
78	Fir, balsam	8.5	Good	1	23	Elm, American	14.5	Good	1
79	Fir, balsam	9.0	Good	1	24	Elm, American	8.0	Good	1
80	Fir, balsam	8.0	Good	1	25	Elm, American	11.0	Good	1
81	Oak, pir	25.0	Good	1	26	Elm, Siberian	9.0	Good	1
82	Oak, pir	9.0	Fair	1	27	Cottonwood	17.0	Good	1
83	Oak, pir	26.0	Fair	1	28	Elm, Siberian	17.5	Good	1
84	Oak, pir	24.0	Good	1	29	Elm, Siberian	14.0	Fair	1
85	Oak, pir	33.5	Good	2	30	Elm, Siberian	9.0	Good	1
86	Oak, pir	15.0	Good	1	31	Elm, Siberian	8.0	Good	1
87	Oak, pir	19.0	Fair	1	32	Cottonwood	19.5	Good	1
88	Oak, pir	18.0	Good	1	33	Oak, pin	11.5	Fair	1
89	Oak, pir	11.0	Fair	1	34	Elm, American	8.0	Good	1
90	Oak, pir	12.0	Fair	1	35	Elm, American	17.5	Good	1
91	Oak, pir	17.5	Good	1	36	Elm, Siberian	9.0	Good	1
92	Oak, pir	21.0	Good	1	37	Elm, Siberian	8.0	Good	1
93	Oak, pir	16.5	Good	1	38	Cottonwood	11.5	Good	1
94	Oak, pir	8.5	Good	1	39	Cottonwood	19.0	Good	1
95	Oak, pir	18.0	Good	2	40	Cottonwood	16.5	Good	1
96	Oak, white	11.0	Good	1	41	Oak, pin	14.0	Good	2
97	Oak, pir	35.0	Good	2	42	Redcedar	9.5	Good	1
98	Oak, pir	10.0	Good	1	43	Cottonwood	30.0	Good	1
99	Oak, pir	13.0	Good	1	44	Cottonwood	18.5	Good	1
100	Oak, pir	14.0	Good	1	45	Oak, pin	8.5	Good	1
101	Oak, pir	11.5	Good	1	46	Pine, red	10.5	Good	1
102	Oak, pir	9.0	Good	1	49	Oak, pin	10.5	Good	1
103	Oak, pir	8.5	Good	1	50	Cottonwood	19.5	Good	1
104	Oak, pir	8.0	Good	1	51	Cottonwood	13.5	Good	1
105	Oak, pir	9.0	Good	1	52	Cottonwood	13.0	Good	1
106	Oak, pir	10.0	Good	1	53	Spruce, white	8.5	Good	1
107	Cottonwood	12.0	Good	1	54	Cottonwood	10.5	Good	1
108	Oak, pir	8.0	Good	1	55	Cottonwood	10.5	Good	1
109	Pine, Scots	11.5	Good	1	56	Pine, red	12.5	Good	1
110	Oak, pir	11.0	Good	1	57	Birch, paper	28.5	Good	6
111	Pine, white	10.5	Good	1	58	Cottonwood	19.0	Good	1
112	Pine, Scots	12.5	Good	1	59	Cottonwood	19.0	Fair	1
113	Pine, Scots	9.5	Good	1	60	Cottonwood	10.5	Good	1
126	Oak, pir	34.0	Good	1	61	Aspen	11.5	Good	1
127	Oak, pir	27.0	Good	1	62	Aspen	9.0	Good	1
128	Oak, pir	14.5	Good	1	63	Aspen	18.0	Fair	2
129	Oak, pir	16.0	Good	1	64	Aspen	8.5	Good	2
130	Oak, pir	15.0	Good	1	65	Aspen	23.0	Fair	1
					66	Aspen	11.0	Good	1
					67	Aspen	17.0	Fair	2
					68	Aspen	27.0	Good	3
					69	Aspen	15.0	Fair	1
					70	Aspen	8.5	Fair	1
					71	Cottonwood	9.5	Fair	1
					72	Cottonwood	14.0	Good	1
					73	Cottonwood	9.5	Good	1
					74	Pine, Scots	9.0	Good	1
					75	Pine, Scots	10.0	Fair	1
					114	Pine, Scots	10.0	Good	1
					115	Pine, Scots	8.0	Good	1
					116	Pine, Scots	16.0	Good	1
					117	Cottonwood	8.0	Fair	1
					118	Aspen	10.0	Good	1
					119	Oak, pin	14.5	Good	1
					120	Oak, pin	8.5	Good	1
					121	Pine, white	17.5	Good	1
					122	Aspen	10.0	Good	1
					123	Elm, Siberian	11.0	Good	1
					124	Elm, American	9.5	Good	1
					125	Elm, American	10.0	Good	1

LEGEND

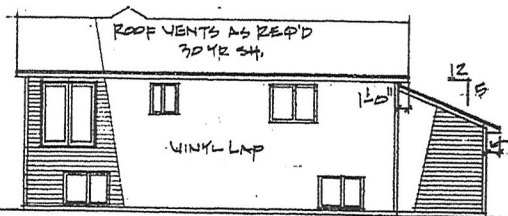
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED PRESERVED TREE
- PROPOSED REMOVED TREE
- PROPOSED TREE PROTECTION FENCE



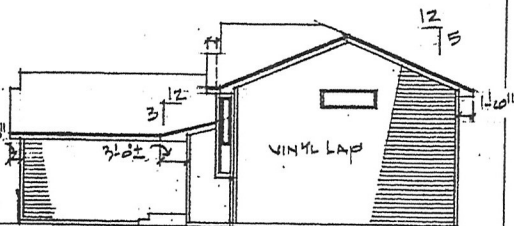
DESIGNED BY: TREE BIZ (STEVE) DRAWN BY: JRD CHECKED BY: GRP	TALUS ADDITION 11059 BUCHANON ROAD BLAINE, MINNESOTA	 THE GREGORY GROUP, INC. Land Surveyors and Civil Engineers	CIVIL ENGINEERS AND LAND SURVEYORS 7601 73RD AVENUE NORTH, BROOKLYN PARK, MN 55429 (763)560-3000 FAX (763)560-3092 www.lasurveygroup.com	JIM TALUS 8350 RED ROCK ROAD EDEN PRAIRIE, MINNESOTA 55347 (952)261-7939	REVISIONS <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									TREE PRESERVATION PLAN	PROJECT: 86162 SHEET NO. C8 OF C10



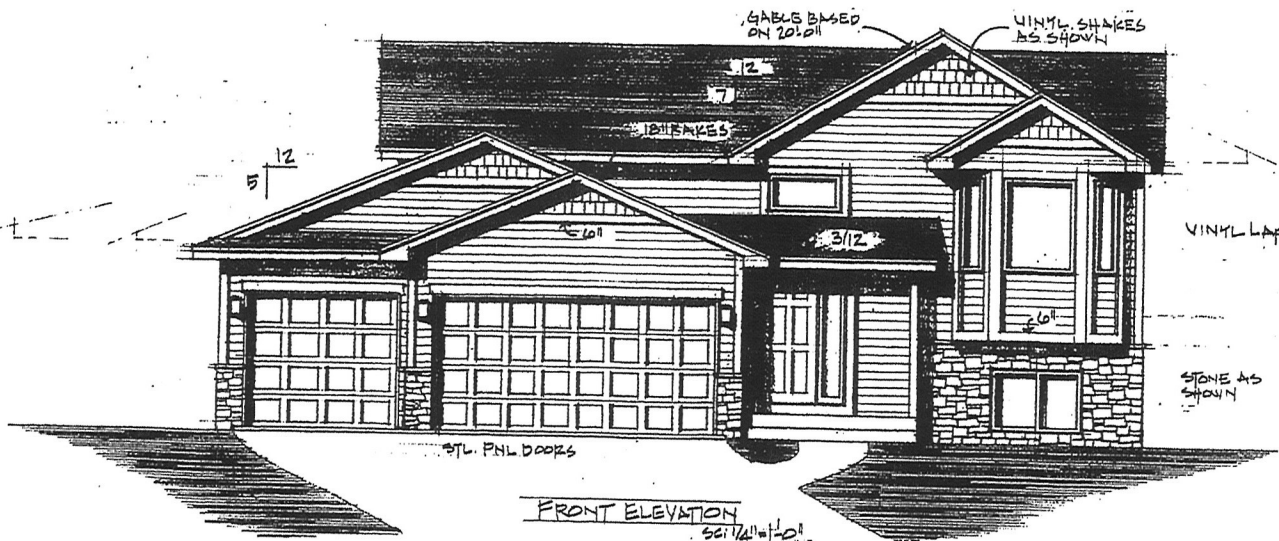
LEFT ELEV.
SC: 1/8" = 1'-0"



REAR ELEV.
SC: 1/8" = 1'-0"



RIGHT ELEV.
SC: 1/8" = 1'-0"



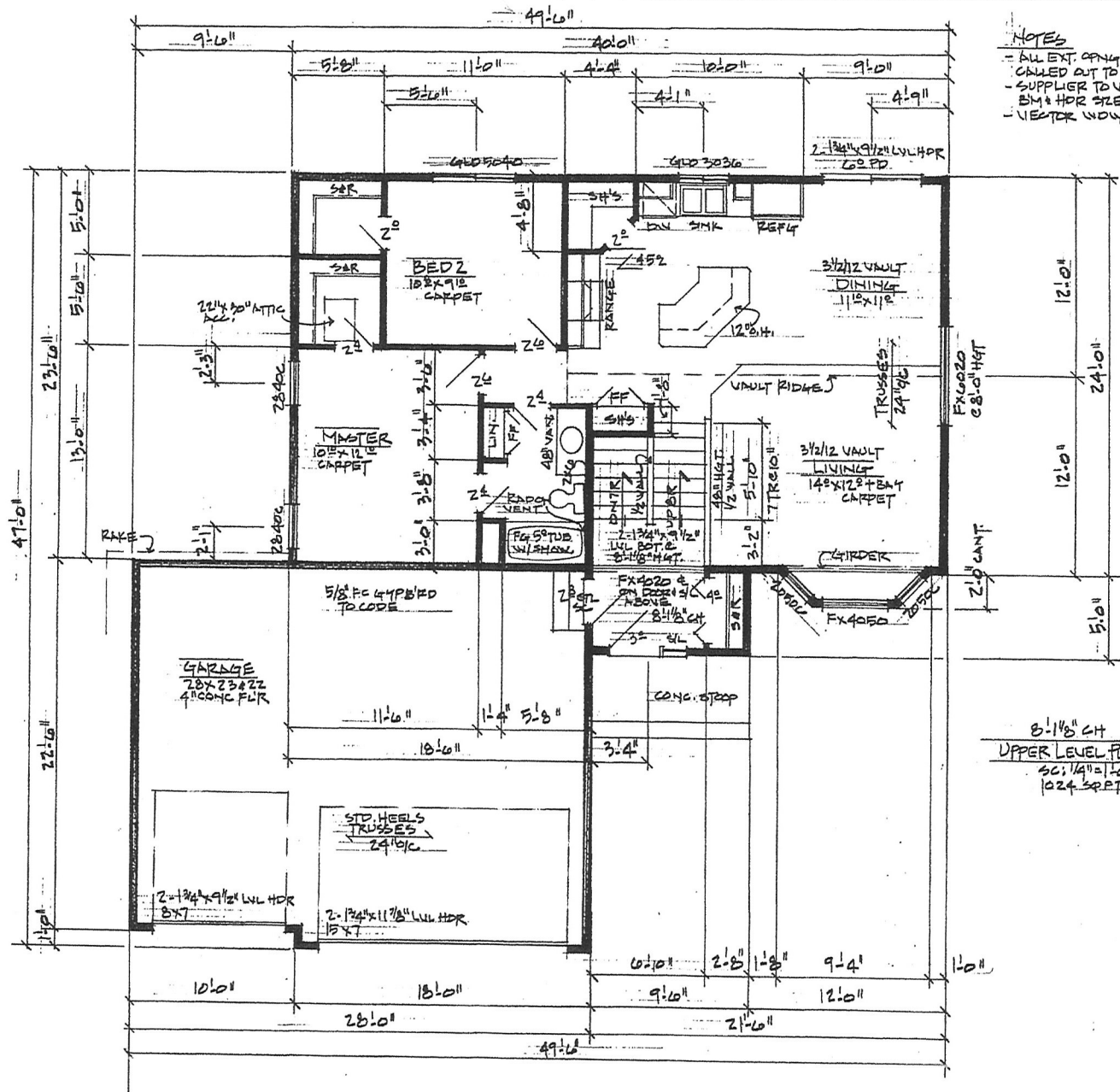
FRONT ELEVATION
SC: 1/4" = 1'-0"

NORTHWEST DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE CONTRACTOR MUST VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME DURING CONSTRUCTION. NO GUARANTEE EXPRESS OR IMPLIED IN COMPLIANCE OF THIS PLAN WITH OWNER/CONTRACTOR ARE MADE.



4800 EDENBROOK CROSSING
SUITE 100C
BROOKLYN PARK, MN 55420

PLAN: 215-035L
DATE: 4-27-15
SQ FT: 1024-UPPER LEV.
REVISED: 7-16-15, 10-24-15



NOTES
 - ALL EXT. FINISH HRS NOT CALLED OUT TO BE 2-2X10S
 - SUPPLIER TO VERIFY ALL LVL DIM & HOR SIZES
 - VECTOR WALLS

8'-1 1/2" CH
 UPPER LEVEL PLAN
 SC: 1/4" = 1'-0"
 1024 SPRT

30 YR SHINGLES
 15# ROOF FELT
 7/16" OSB
 TRUSSES @ 24" OC
 EXT AIR FILM R=0.61
 EXL INSUL R=50.00
 POLY V.B.
 5/8" GYP BRD R=0.58
 INT AIR FILM R=0.61
 TOTAL R= 51.80

EXT AIR FILM R=17
 SIDING R=0.02
 HOUSEWRAP TO CODE
 7/16" OSB SHEET R=0.02
 6" INSUL R=20.00
 POLY V.B.
 1/2" GYP BRD R=0.45
 INT AIR FILM R=0.68
 TOTAL R= 22.54
 2x6 STUDS @ 16" OC

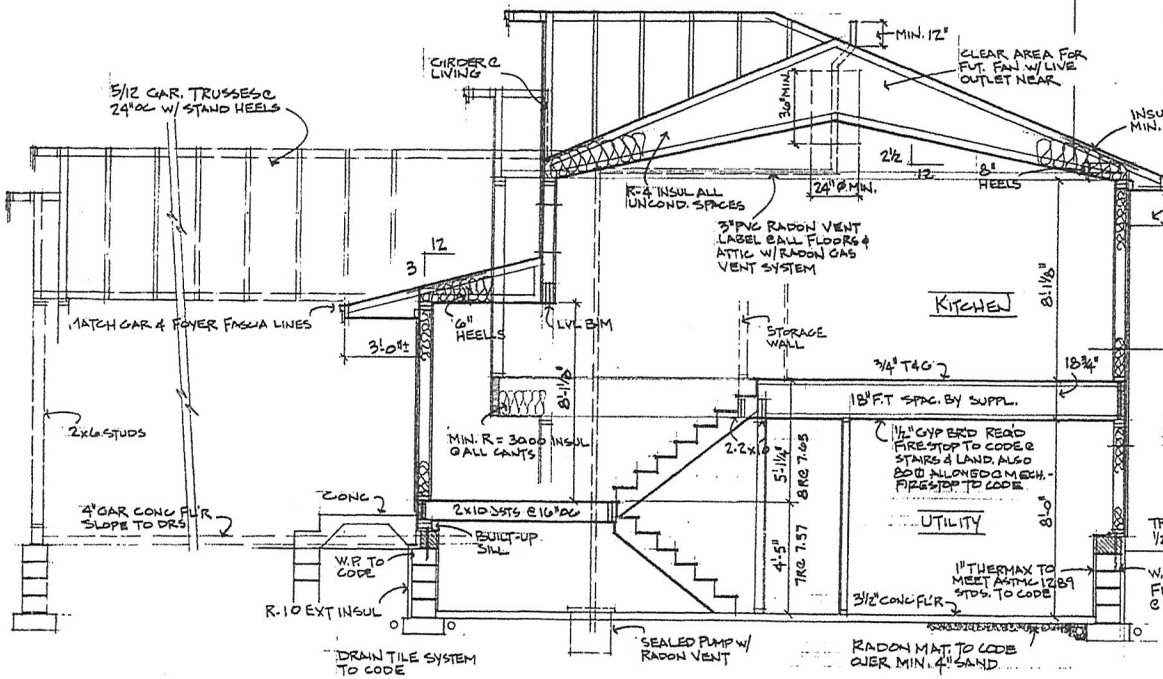
C.C. SPRAY FOAM RIM
 INSUL. MIN. R=20.00

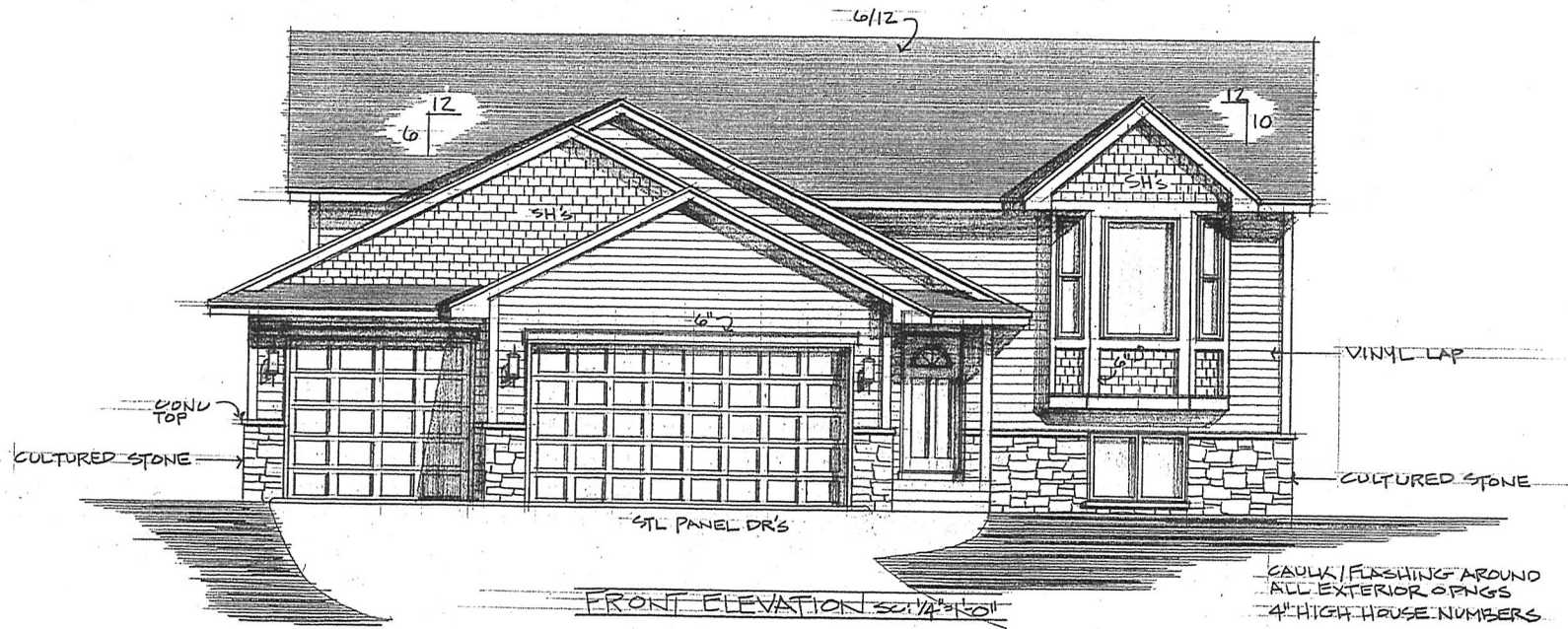
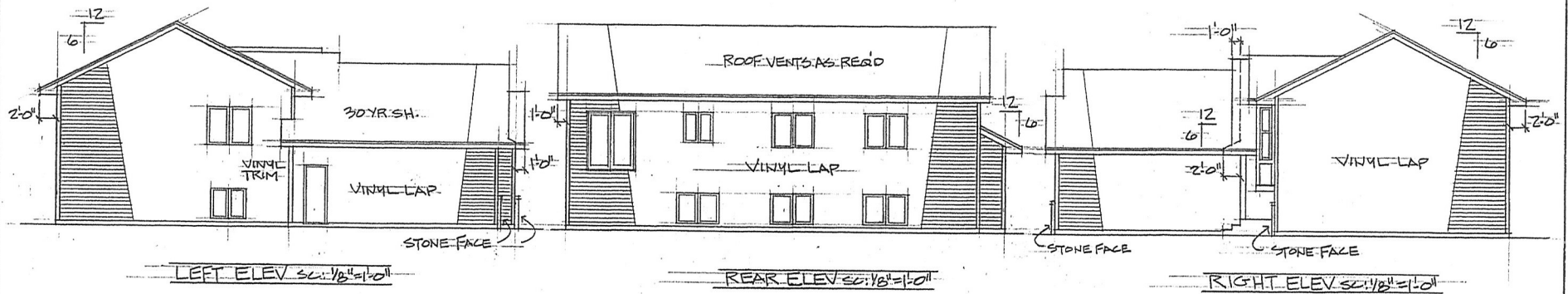
TR 2x6 SILL R. W/ SEALER &
 1/2" A.B. G.O.C. TO CODE

W/P TO CODE
 FILL BLK CORES SOLID
 @ TOP CRACK - TIP

RADON MAT. TO CODE
 OVER MIN. 4" SAND

SECTION
 SC. 3/8" = 1'-0"

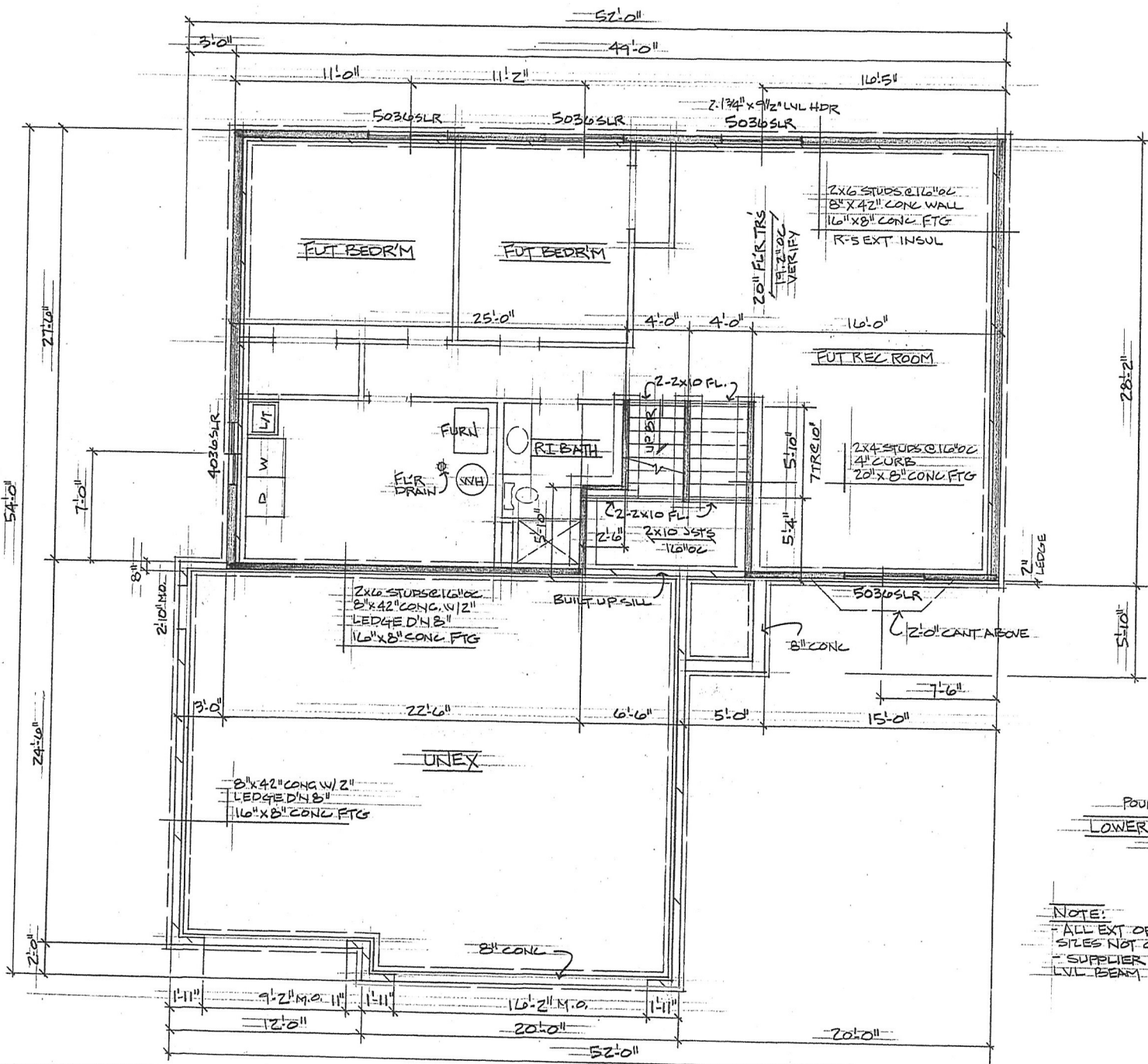




NORTHWEST DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE CONTRACTOR MUST VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME DURING CONSTRUCTION. NO GUARANTEE EXPRESS OR IMPLIED IN COMPLIANCE OF THIS PLAN WITH OWNER/CONTRACTOR ARE MADE.

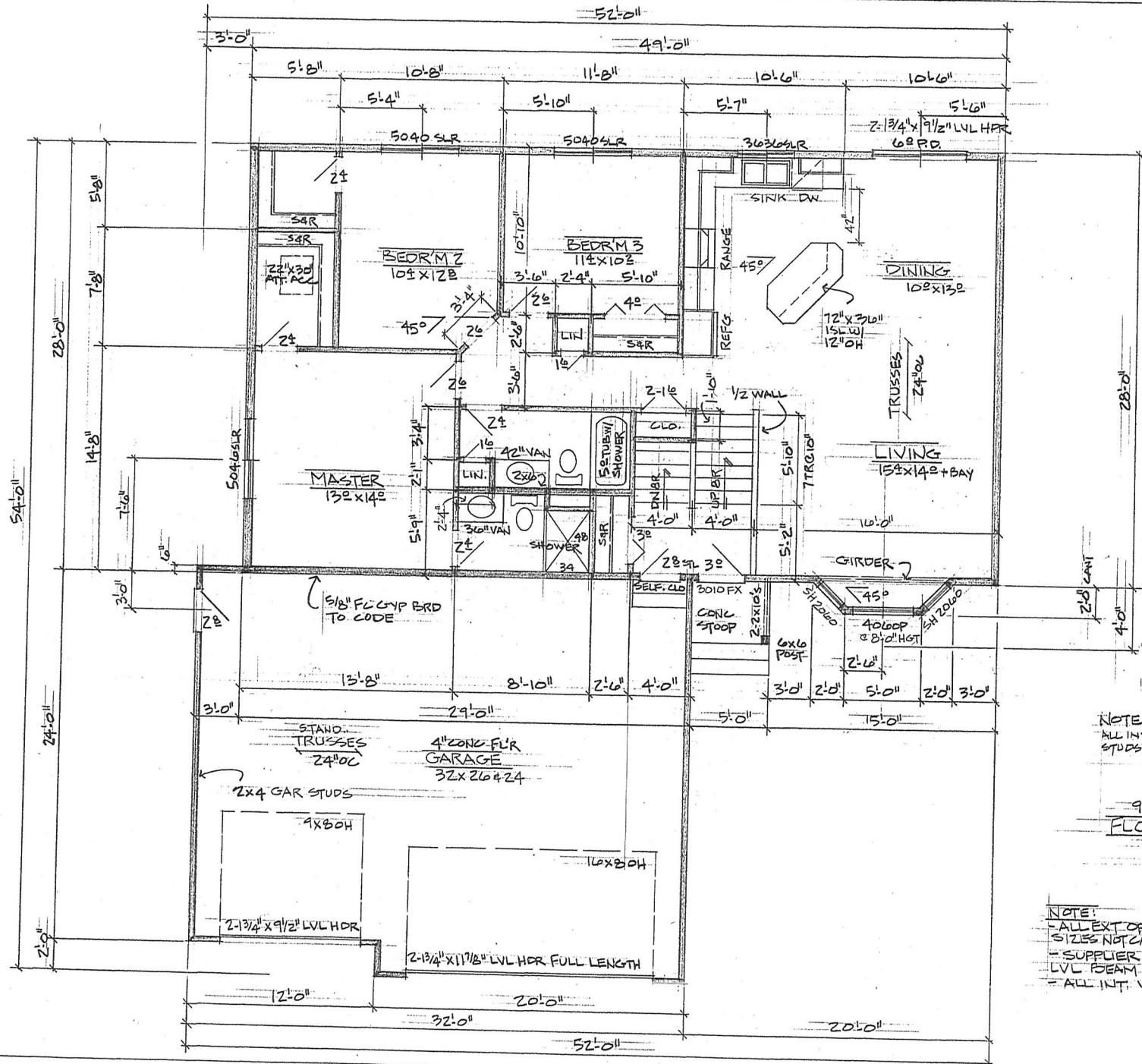
NWD
 NORTHWEST DESIGN INC.
 Residential Drafting & Design
 8525 EDINBROOK CROSSING
 SUITE 4
 BROOKLYN PARK, MN 55443
 763-424-2025

PLAN: 211-024
 DATE: 4-18-11
 SAFT: 1380
 REVISED:



POURED CONG
 LOWER LEVEL PLAN
 SC-1/4"=1'-0"

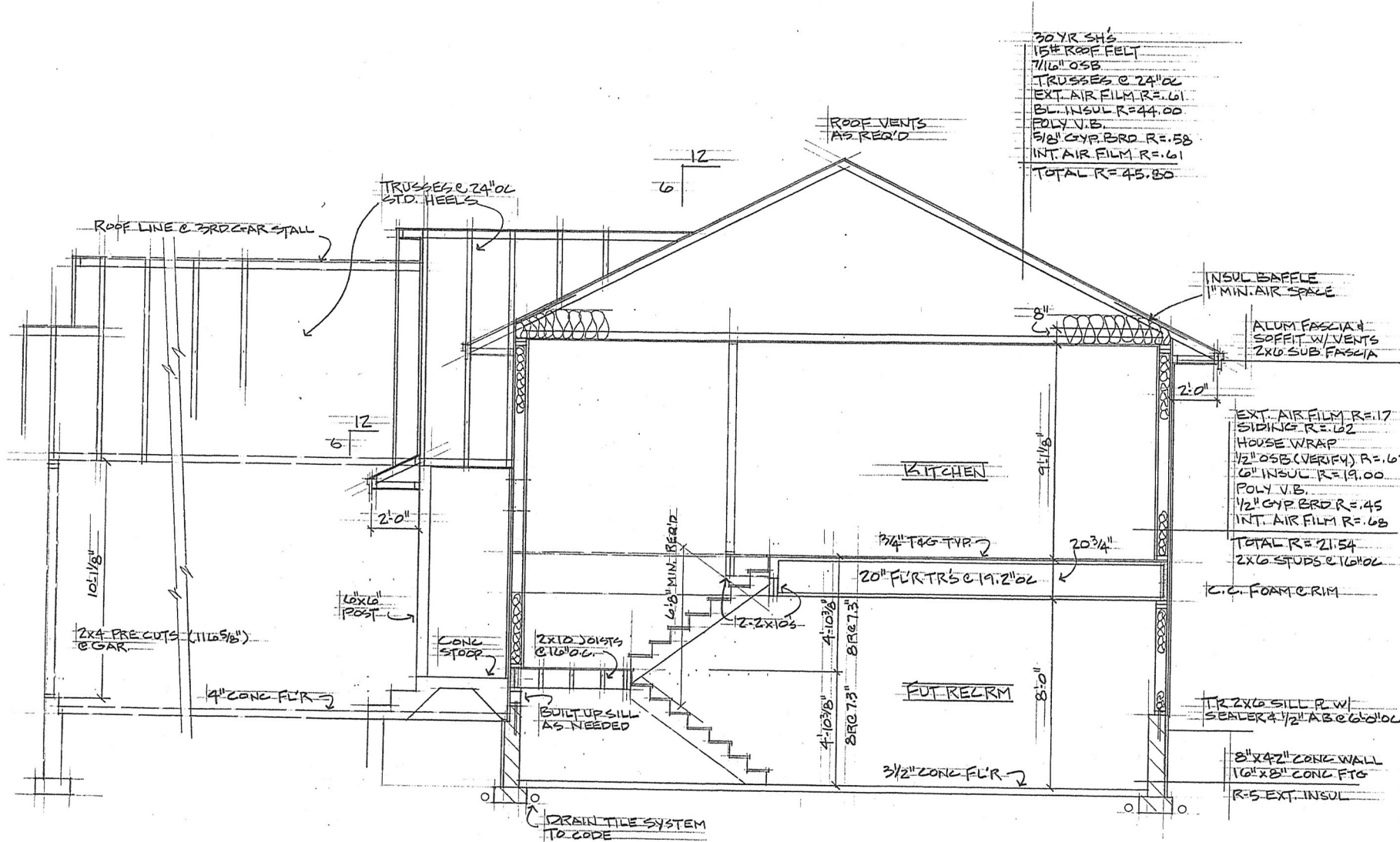
NOTE:
 ALL EXT. OPNG. HEADER SIZES NOT CALLED OUT ARE 2-2x10'S
 SUPPLIER TO VERIFY ALL LVL, BEAM & HEADER SIZES



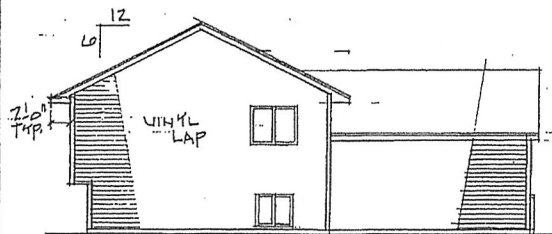
NOTE:
ALL INTERIOR WALLS -
STUDS @ 24" OC

9'-11/8" C.H.
FLOOR PLAN
SC: 1/4" = 1'-0"
1380 SQ FT

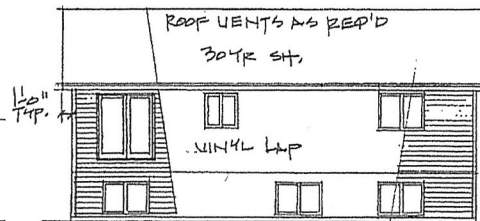
NOTE:
- ALL EXT. OPENG. HEADER
SIZES NOT CALLED OUT ARE 2-2X10'S
- SUPPLIER TO VERIFY ALL
LVL BEAM & HEADER SIZES
- ALL INT. WALLS - STUDS @ 24" OC



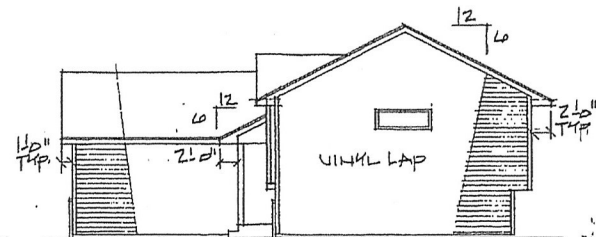
SECTION 50:3/8" @ 1:0"



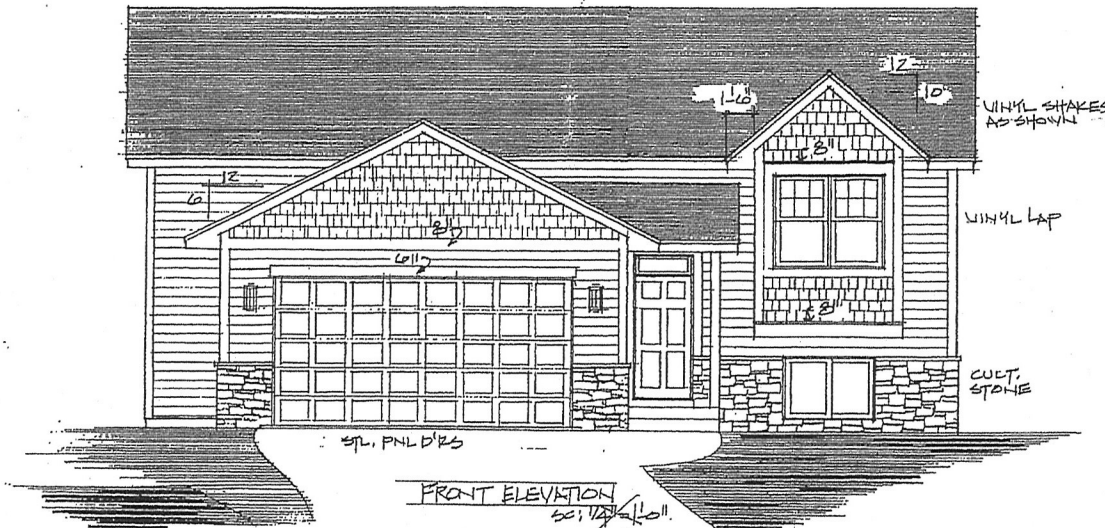
LEFT ELEV.
SC. 1/8" = 1'-0"
NTS



REAR ELEV.
SC. 1/8" = 1'-0"
NTS



RIGHT ELEV.
SC. 1/8" = 1'-0"
NTS



FRONT ELEVATION
SC. 1/8" = 1'-0"
NTS

5/23/17

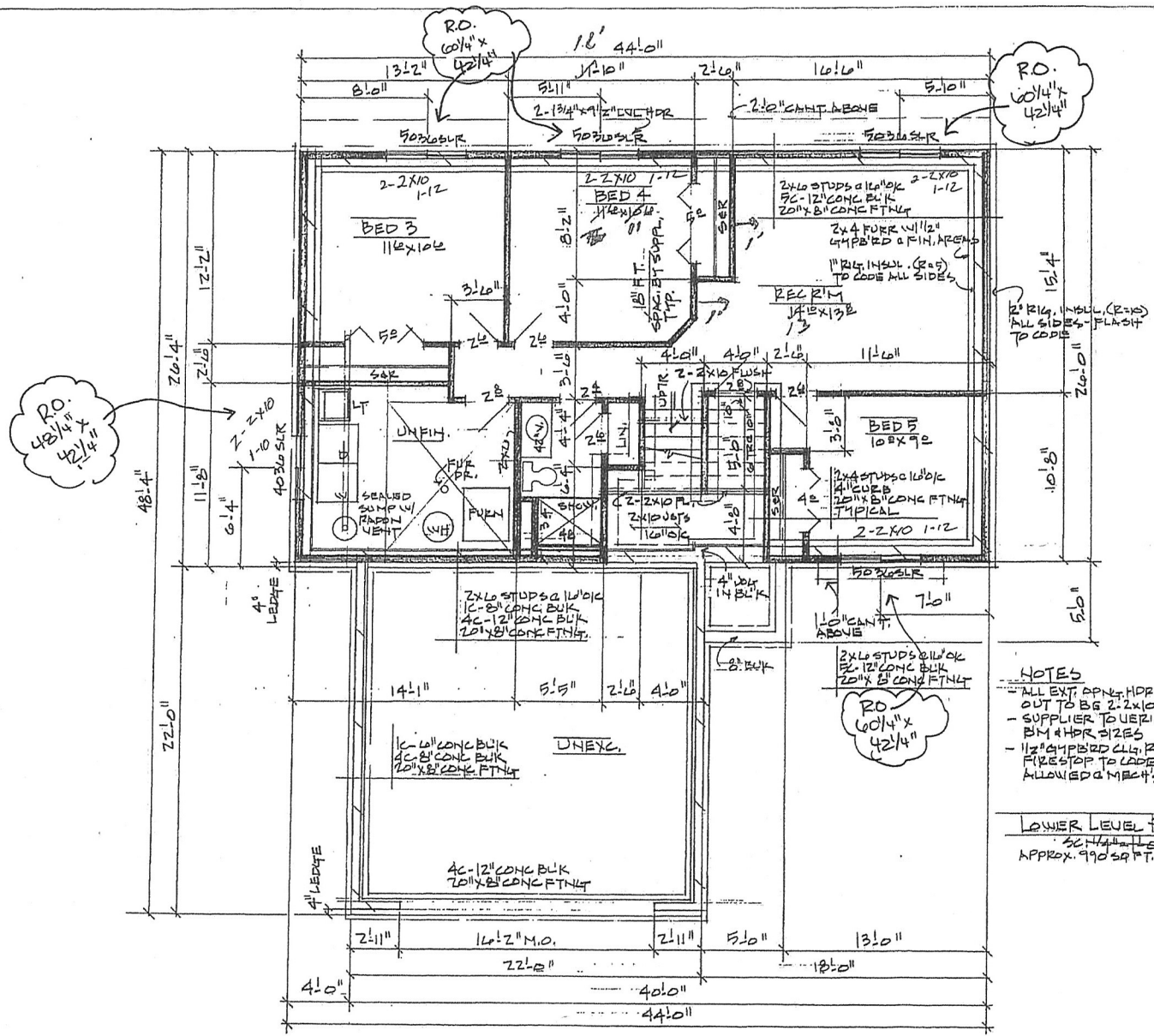
NORTHWEST DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE CONTRACTOR MUST VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME DURING CONSTRUCTION. NO GUARANTEE EXPRESS OR IMPLIED IN COMPLIANCE OF THIS PLAN WITH OWNER/CONTRACTOR ARE MADE.

NWD
NORTHWEST DESIGN INC.
Residential Drafting & Design

2000 ROSSBROOK CROCKETT
DATE 12/20
ANN ARBOR MI 48106

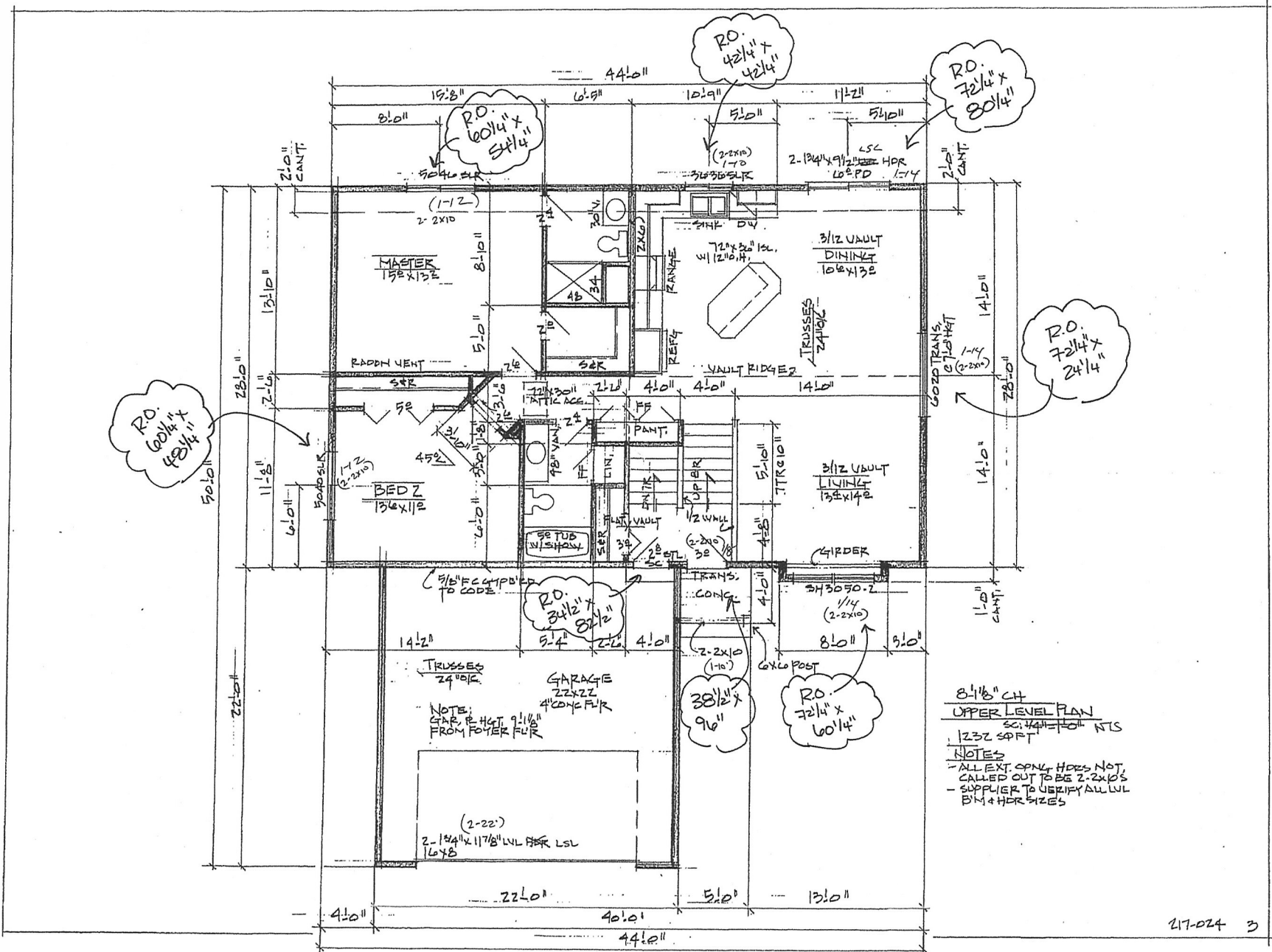
763-424-2025

PLAN: 217-024
DATE: 5-11-17
SP FT: 12 32 UPPER LEVEL
APPROX 790 FIN. LOW LEVEL
REVISED!



- NOTES**
- ALL EXT. OPEN. HORS NOT CALLED OUT TO BG 2-2x10
 - SUPPLIER TO VERIFY ALL LVL BM & HOR SIZES
 - 1/2" CHMP'RD CLY. REED ALL AREAS FIRE STOP TO LAGE - ED OPEN CLY ALLOWED @ MECH'S

LOWER LEVEL PLAN
 APPROX. 990 SQ FT. FIN. VERIFY



RO. 60 1/4 x 48 1/4

RO. 42 1/4 x 42 1/4

RO. 72 1/4 x 80 1/4

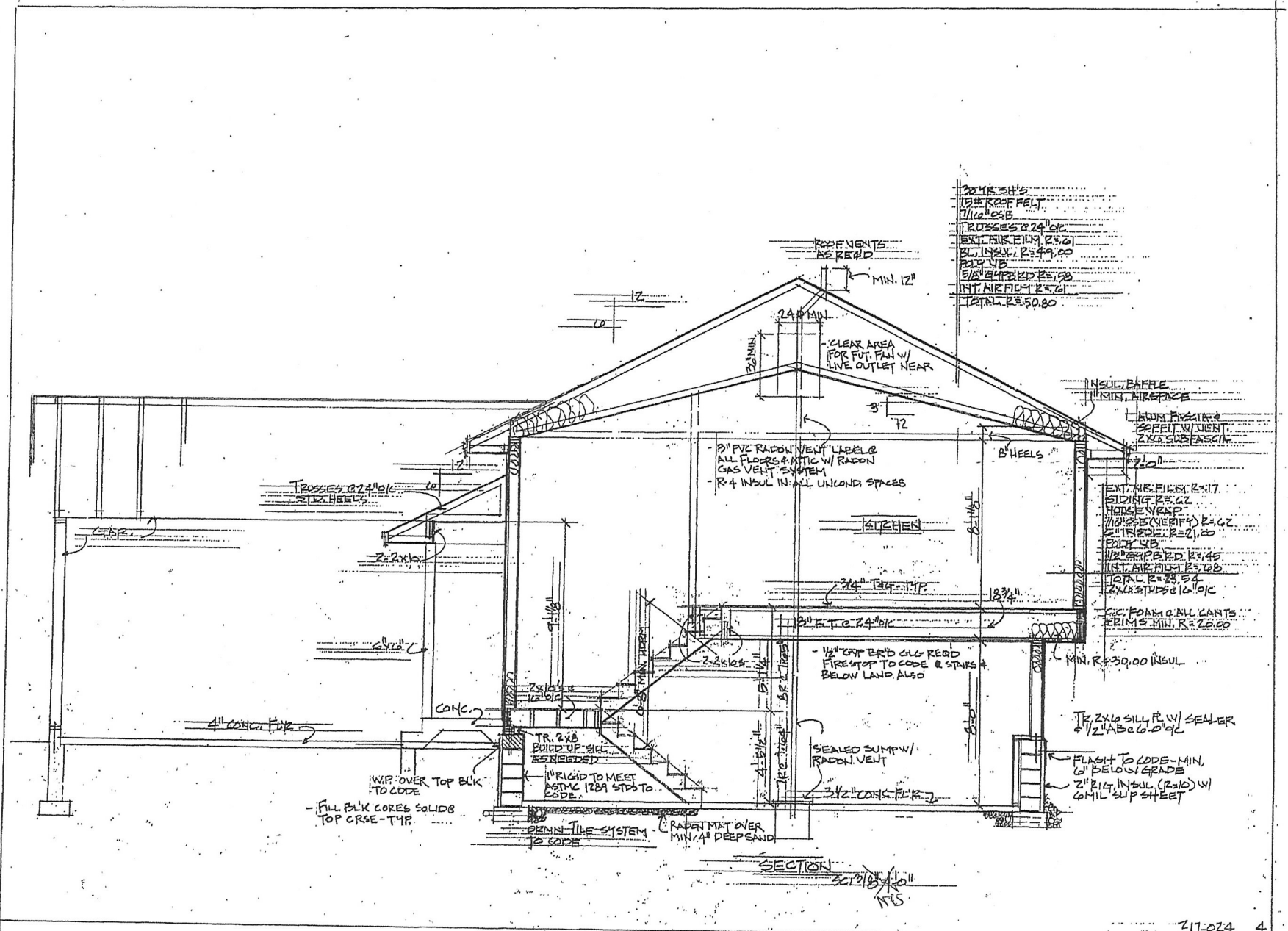
RO. 72 1/4 x 24 1/4

RO. 34 1/2 x 82 1/2

RO. 38 1/2 x 96

RO. 72 1/4 x 60 1/4

8-1/8" CH
 UPPER LEVEL PLAN
 SC. 1/4" = 1'-0" N.T.S.
 1/2" = 3'-0" S.P.F.T.
 NOTES
 - ALL EXT. ONLY HRS NOT CALLED OUT TO BE 2-2x10'S
 - SUPPLIER TO VERIFY ALL LVL BLY & HRS SIZES



2x4s @ 24" o/c
 15# ROOF FELT
 1/4" OSB
 TRUSSES 2x4 @ 24" o/c
 EXT. AIR FILT. R=3.0
 1/2" INSUL. R=4.0
 EXT. V.B.
 1/2" SHEETED R=2.0
 INT. AIR FILT. R=3.0
 TOTAL R=50.80

INSUL. BATTLE
 1/2" RIGID INSUL.
 1/2" SHEETED R=2.0
 1/2" OSB
 1/2" SHEETED R=2.0
 INT. AIR FILT. R=3.0
 TOTAL R=23.54
 2x4 STUDS @ 24" o/c
 CC FOAM @ ALL CORNERS
 PERIMETER MIN. R=20.00

EXT. AIR FILT. R=17
 SIDING R=3.0
 HOUSE WRAP
 1/2" SHEETED R=2.0
 1/2" INSUL. R=2.0
 EXT. V.B.
 1/2" SHEETED R=2.0
 INT. AIR FILT. R=3.0
 TOTAL R=23.54
 2x4 STUDS @ 24" o/c

SECTION
 3/13/10
 JRS