

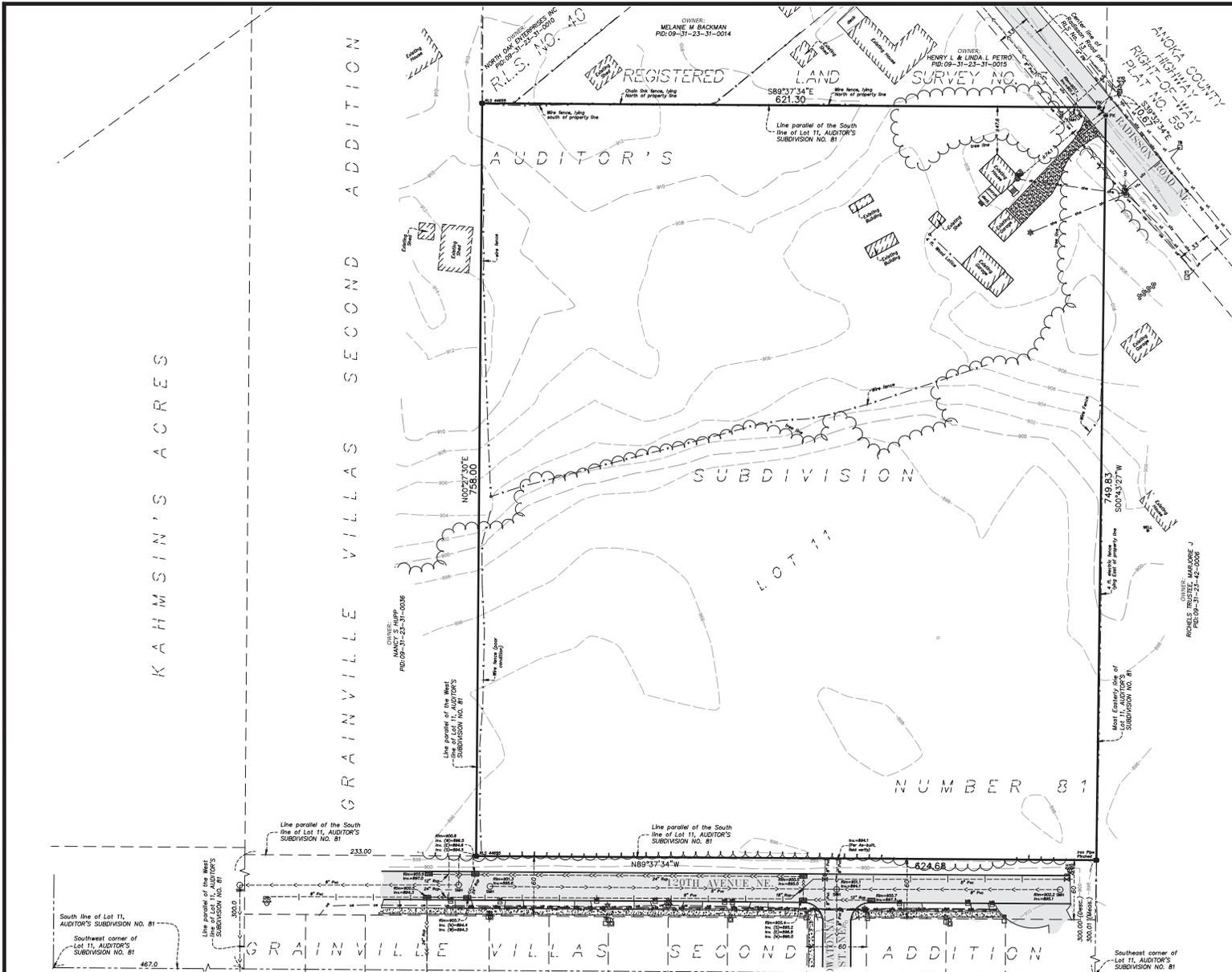
Case File No. 22-0023
Radisson Hills



BlaineMN.gov

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





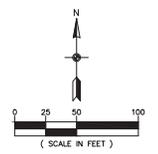
PARCEL DESCRIPTION PER DIRECTIVE DELETING MEMORIAL OF RECORD D-23-12
 That part of Lot Eleven (11), Auditor's Subdivision No. 81 described as follows:
 Commencing on the South line of said Lot 11, at a point 467 feet East of the South west corner thereof, thence North and parallel with the West line of said Lot 11 to a point which is 300 feet North of the South line of said Lot 11, thence East and parallel to said South line for a distance of 233 feet to the actual point of beginning, thence Northerly and parallel with the West line of said Lot 11 and the Northerly extension thereof for a distance of 758 feet, thence East and parallel to the South line of said Lot 11 to the center line of Radisson Road as the same is now laid out and traveled, thence Southeasterly along the center line of said Radisson Road to the intersection of the most easterly line of said Lot 11 and the Center line of Radisson Road, thence South along said center line to a point which is 300 feet North of the Southeast corner of said Lot 11, as measured along said East line, thence West and parallel with the South line of said Lot 11 to the point of beginning, according to the map or plan thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

- (Others property)
 GENERAL NOTES:
 1) The field work for this survey was completed on January 28, 2022.
 2) Bearings shown are based on the Most easterly line of Lot 11, AUDITOR'S SUBDIVISION NO. 81, which is assumed to bear S00°43'27"W.
 3) Surveyed property address: 12050 Radisson Road NE, Blaine, MN
 4) Surveyed property contains 2474.869 sq. ft. (56.1030 acres)
 5) Above ground utilities have been field located as shown. All underground locations shown herein are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

LEGEND

	- Denotes Set PK Nail
	- Denotes Found Iron Monument
	- Denotes Light Pole
	- Denotes Sanitary Manhole
	- Denotes Catch Basin
	- Denotes Curb Stop
	- Denotes Fire Hydrant
	- Denotes Gate Valve
	- Denotes Cleanout
	- Denotes Existing Well
	- Denotes Utility Pole
	- Denotes Mail Box
	- Denotes Electric Transformer
	- Denotes Television Box
	- Denotes Electric Meter
	- Denotes Gas Meter
	- Denotes Underground Telephone
	- Denotes Underground Electric
	- Denotes Underground Gas
	- Denotes Underground Television
	- Denotes Underground Fiber Optic
	- Denotes Overhead Electric
	- Denotes Watermain
	- Denotes Sanitary Sewer
	- Denotes Storm Sewer
	- Denotes Existing Fence as noted
	- Denotes Gravel Surface
	- Denotes Concrete Surface
	- Denotes Bituminous Surface
	- Denotes Existing 2 Ft. Contour
	- Denotes Existing 10 Ft. Contour

BENCHMARK
 1. Minnesota Department of Transportation
 Geodetic Control Station No. 526 (Mudrot Name 0208 C) - Elevation 907.78 ft. (NAVD83)
 2. Minnesota Department of Transportation
 Geodetic Control Station No. 10342 (Mudrot Name 0208 K4) - Elevation 905.70 ft. (NAVD83)



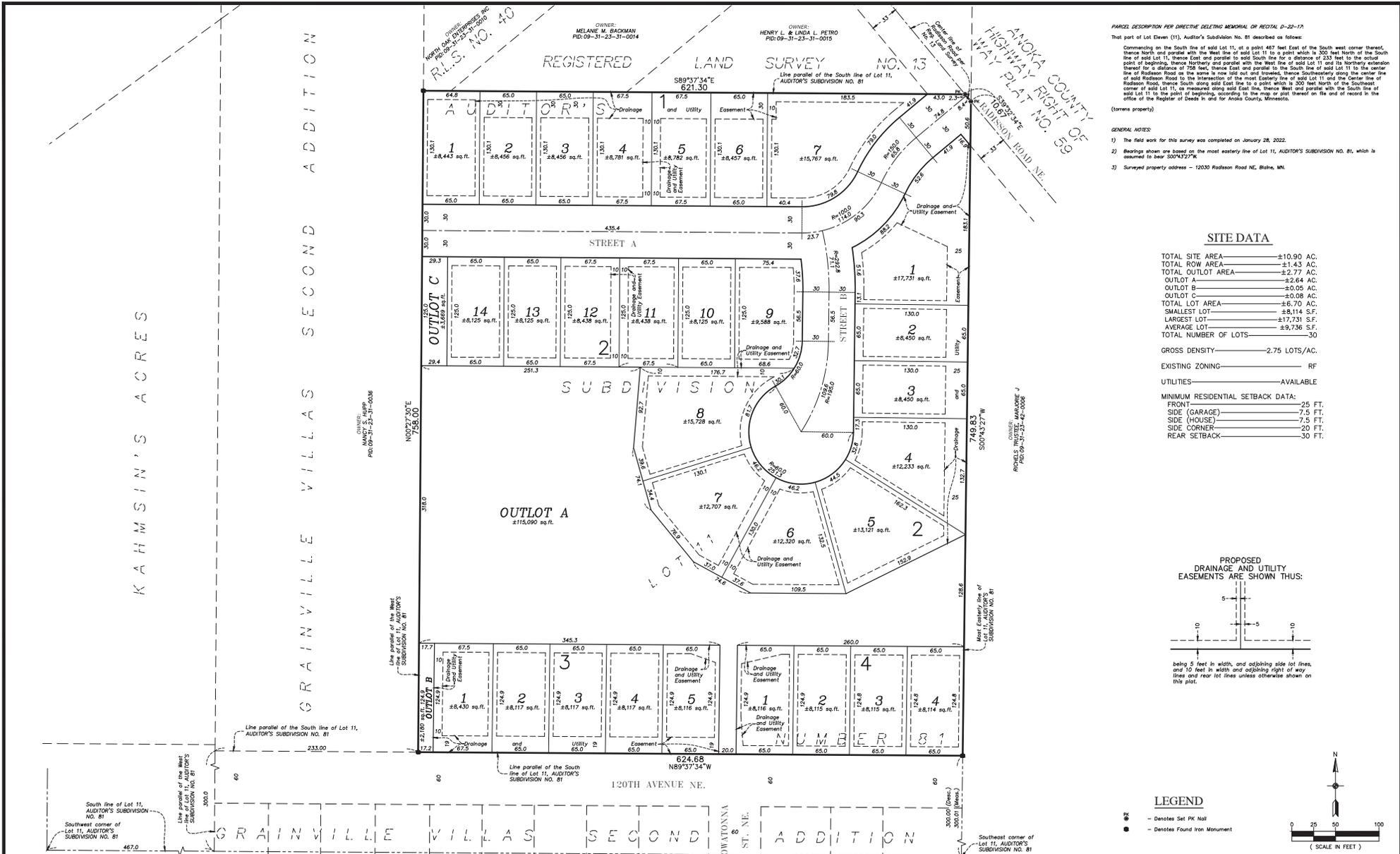
NON-RESIDENT ENGINEER
 I hereby certify that the survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Print Name: Thomas R. Belliff, L.S.
 Signature: *Thomas R. Belliff*
 Date: 3/3/22 License #: 42351

DRAWN BY: DB REVISIONS:
 ISSUE DATE: 3/3/22
 FILE NO.: 2042

RADISSON ESTATES, LLC
 3122 - 117th Avenue NE
 Blaine, MN 55449

RADISSON HILLS
 Blaine, Minnesota

EXISTING CONDITIONS



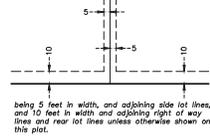
PARCEL DESCRIPTION PER DIRECTIVE DELETING MEMORIAL OF RECORD D-23-17
 That part of Lot Eleven (11), Auditor's Subdivision No. 81 described as follows:
 Commencing on the South line of said Lot 11, at a point 447 feet East of the South west corner thereof, thence North and parallel with the West line of said Lot 11 to a point which is 300 feet North of the South line of said Lot 11, thence East and parallel to said South line for a distance of 333 feet to the actual point of beginning, thence Northerly and parallel with the West line of said Lot 11 and the Northerly extension thereof for a distance of 758 feet, thence East and parallel to the South line of said Lot 11 to the center line of Radisson Road on the same as now laid out and traveled, thence Southerly along the center line of said Radisson Road to the intersection of the most Easterly line of said Lot 11, and the Center line of Radisson Road, thence South along said center line north 200 feet to the Southeast corner of the Southeast corner of said Lot 11, as measured along said East line, thence West and parallel with the South line of said Lot 11 to the point of beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.
 (Torens property)

- GENERAL NOTES:**
- 1) The field work for this survey was completed on January 28, 2022.
 - 2) Bearings shown are based on the most easterly line of Lot 11, AUDITOR'S SUBDIVISION NO. 81, which is assumed to bear S00°43'27"W.
 - 3) Surveyed property address - 12030 Radisson Road NE, Blaine, MN.

SITE DATA

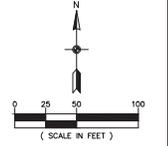
TOTAL SITE AREA	±10.90 AC.
TOTAL ROW AREA	±1.43 AC.
TOTAL OUTLOT AREA	±2.77 AC.
OUTLOT A	±2.64 AC.
OUTLOT B	±0.05 AC.
OUTLOT C	±0.08 AC.
TOTAL LOT AREA	±6.70 AC.
SMALLEST LOT	±8,114 S.F.
LARGEST LOT	±17,731 S.F.
AVERAGE LOT	±8,738 S.F.
TOTAL NUMBER OF LOTS	30
GROSS DENSITY	2.75 LOTS/AC.
EXISTING ZONING	RF
UTILITIES	AVAILABLE
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	25 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



LEGEND

- - Denotes Set PK Nail
- - Denotes Found Iron Monument



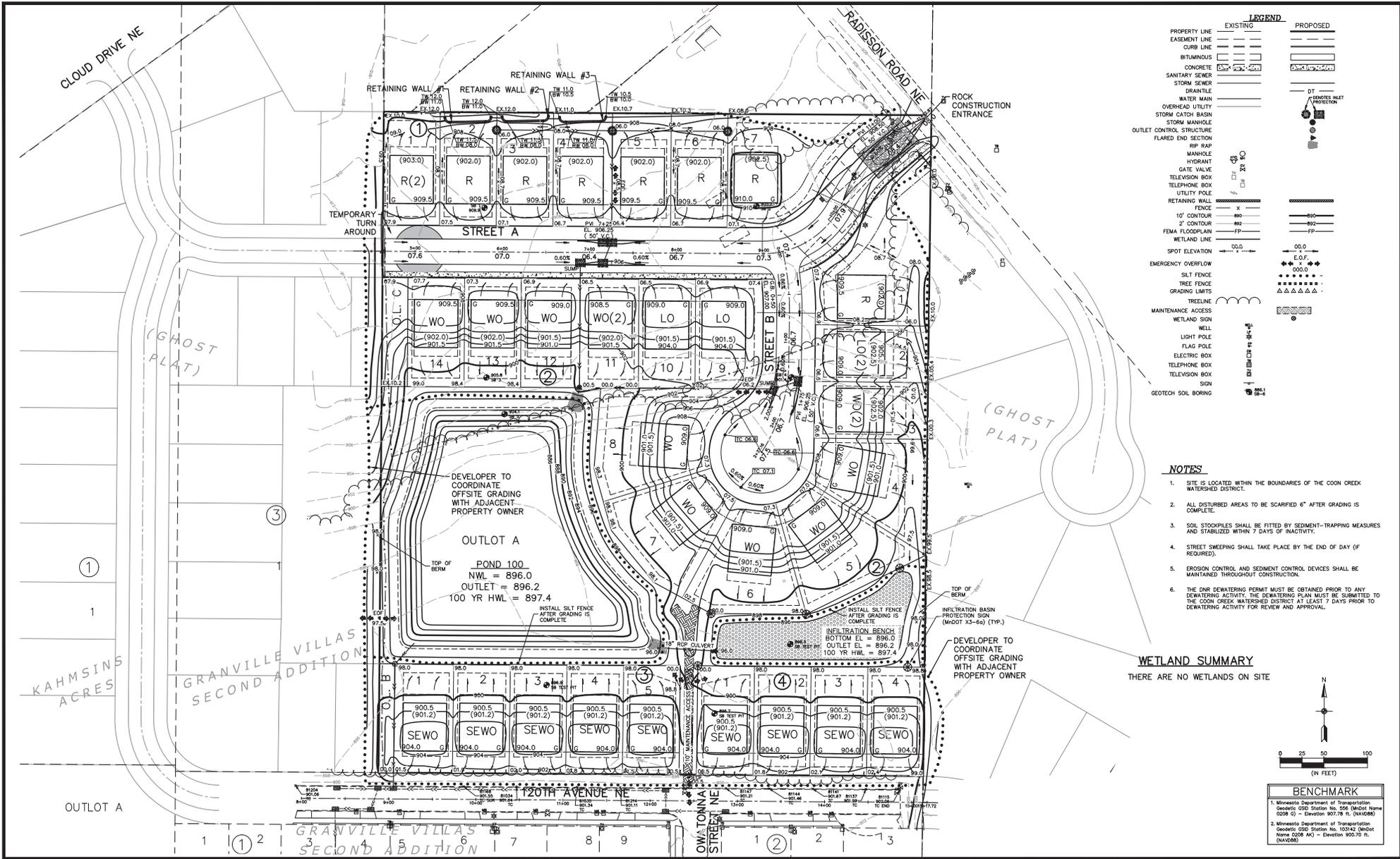
NECESSARY DISCLOSURE
 I, the undersigned, being a duly Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify that the survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Date: 3/2/22 License #: 42351

Print Name: Thomas R. Balluff, L.S. DRAWN BY: [Signature] REVISIONS:
 Signature: [Signature] ISSUE DATE: 3/2/22
 Date: 3/2/22 License #: 42351 FILE NO.: 2042

RADISSON ESTATES, LLC
 3122 - 117th Avenue NE
 Blaine, MN 55449

RADISSON HILLS
 Blaine, Minnesota

PRELIMINARY PLAT
 3 of 7



CARLSON MECAIN
 300 POND AVE
 ST. PAUL, MN 55102
 TEL: 612.222.2222
 FAX: 612.222.2222
 WWW.CARLSONMECAIN.COM

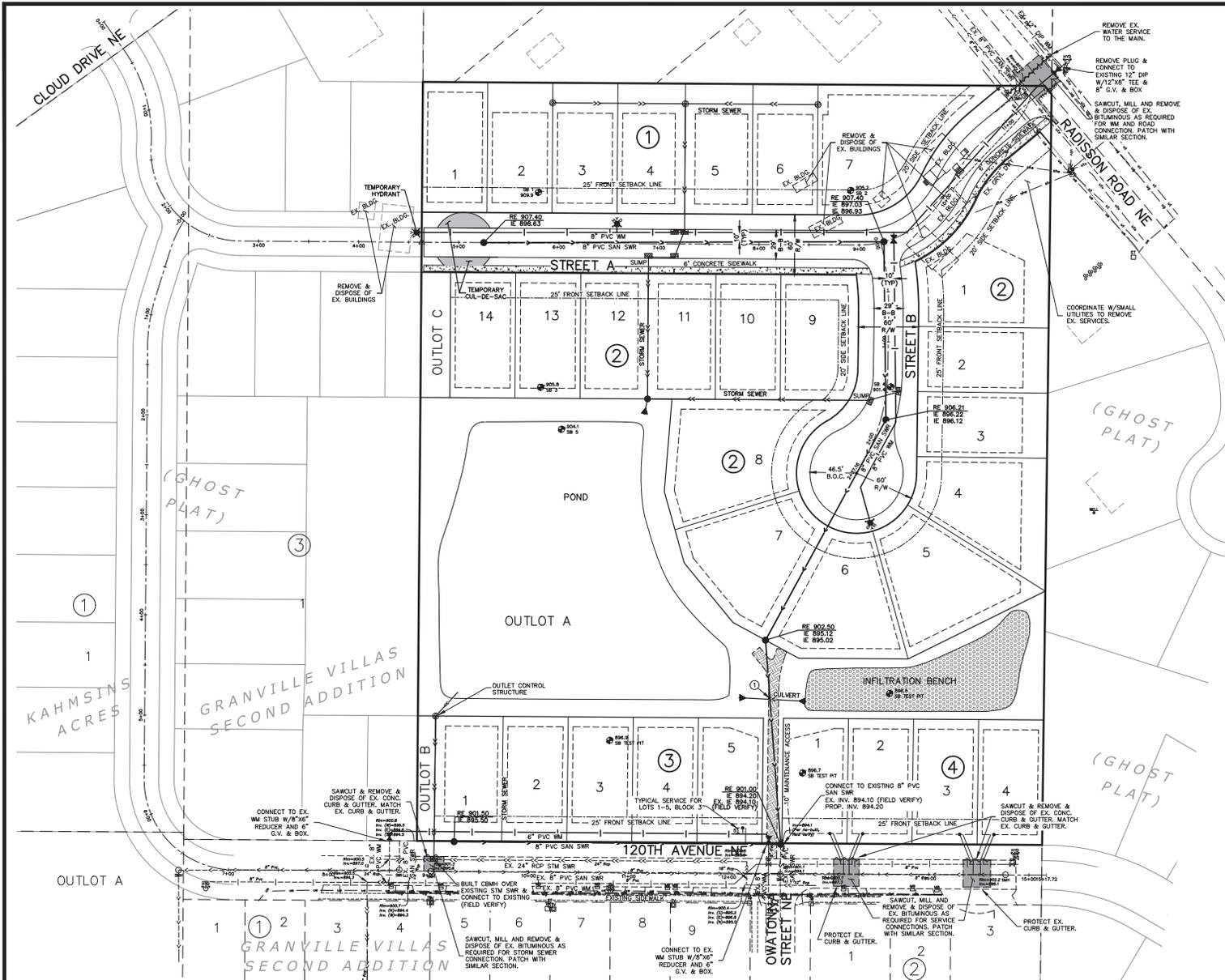
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: Brian J. Knapp, P.E.
 Signature: *Brian J. Knapp*
 Date: 3/12/22 License #: 25063

Drawn: NJP
 Designed: BKJ
 Date: 3/12/22

RADISSON ESTATES, LLC
 3122 - 117th Avenue NE
 Blaine, MN 55449

RADISSON HILLS
 Blaine, Minnesota

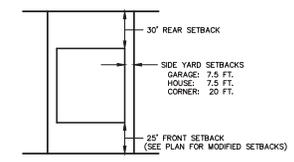
PRELIMINARY GRADING & EROSION CONTROL PLAN



SITE PLAN LEGEND

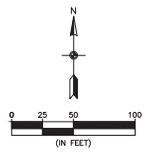
EXISTING	PROPOSED
Light Pole	Light Pole
Sanitary Manhole	Sanitary Manhole
Miscellaneous Sign	Miscellaneous Sign
Existing Spot Elevation	Existing Spot Elevation
Existing Tree	Existing Tree
Television Box	Television Box
Fire Hydrant	Fire Hydrant
Gate Valve	Gate Valve
Cleanout	Cleanout
Electric Box	Electric Box
Gas Meter	Gas Meter
Catch Basin	Catch Basin
Rain Guardian	Rain Guardian
Electric Meter	Electric Meter
Telephone Box	Telephone Box
Utility Pole	Utility Pole
Flared End Section	Flared End Section
Storm Manhole	Storm Manhole
Service	Service
Soil Boring/Test Hole	Soil Boring/Test Hole
Retaining Wall	Retaining Wall
Waterman	Waterman
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Property Line	Property Line
Setback Line	Setback Line
Curb	Curb
Wetland	Wetland
Ditch	Ditch
Underground Telephone	Underground Telephone
Underground Electric	Underground Electric
Underground Gas	Underground Gas
Underground Fiberoptic	Underground Fiberoptic
Fence	Fence
Overhead Electric	Overhead Electric
Concrete Surface	Concrete Surface
Bituminous Surface	Bituminous Surface

**SINGLE FAMILY
65' MIN. WIDE LOT**



TYPICAL SERVICES SHALL BE:
 WATER: 1" CORNER TYPE K (OR 1" HDPE)
 SEWER: 4" PVC SCH. 40
 CURB STOP TO BE PLACED 10' BEYOND R/W

UTILITY CROSSINGS
 ① TOP OF SANITARY: 905.5
 BTM 18" STORAGE: 906.0
 CLEARANCE: 0.5 FT. (FIELD VERIFY)
 (INSULATE CROSSING)



BENCHMARK

- Minnesota Department of Transportation
 Genetic GPS Station No. 556 (MnDOT Name: 0208 O) - Elevation 907.76 ft. (NAVD83)
- Minnesota Department of Transportation
 Genetic GPS Station No. 701446 (MnDOT Name: 0208 AK) - Elevation 900.70 ft. (NAVD83)

CARLSON MECAIN
 3000 PHILMONT DRIVE
 SUITE 100
 BLAINE, MN 55449
 TEL: 763.428.2222
 FAX: 763.428.2222
 CARLSONMECAIN.COM

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.
 Print Name: Brian J. Krystofik, P.E.
 Signature: *Brian J. Krystofik*
 Date: 3/4/22 License #: 25053

Drawn: NJP
 Designed: BJK
 Date: 3/4/22

Revisions:
 1: 4/8/22 per City & CCWD Comments

RADISSON ESTATES, LLC
 3122 - 117th Avenue NE
 Blaine, MN 55449

RADISSON HILLS
 Blaine, Minnesota

PRELIMINARY SITE & UTILITY PLAN

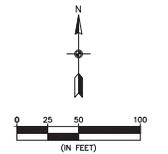
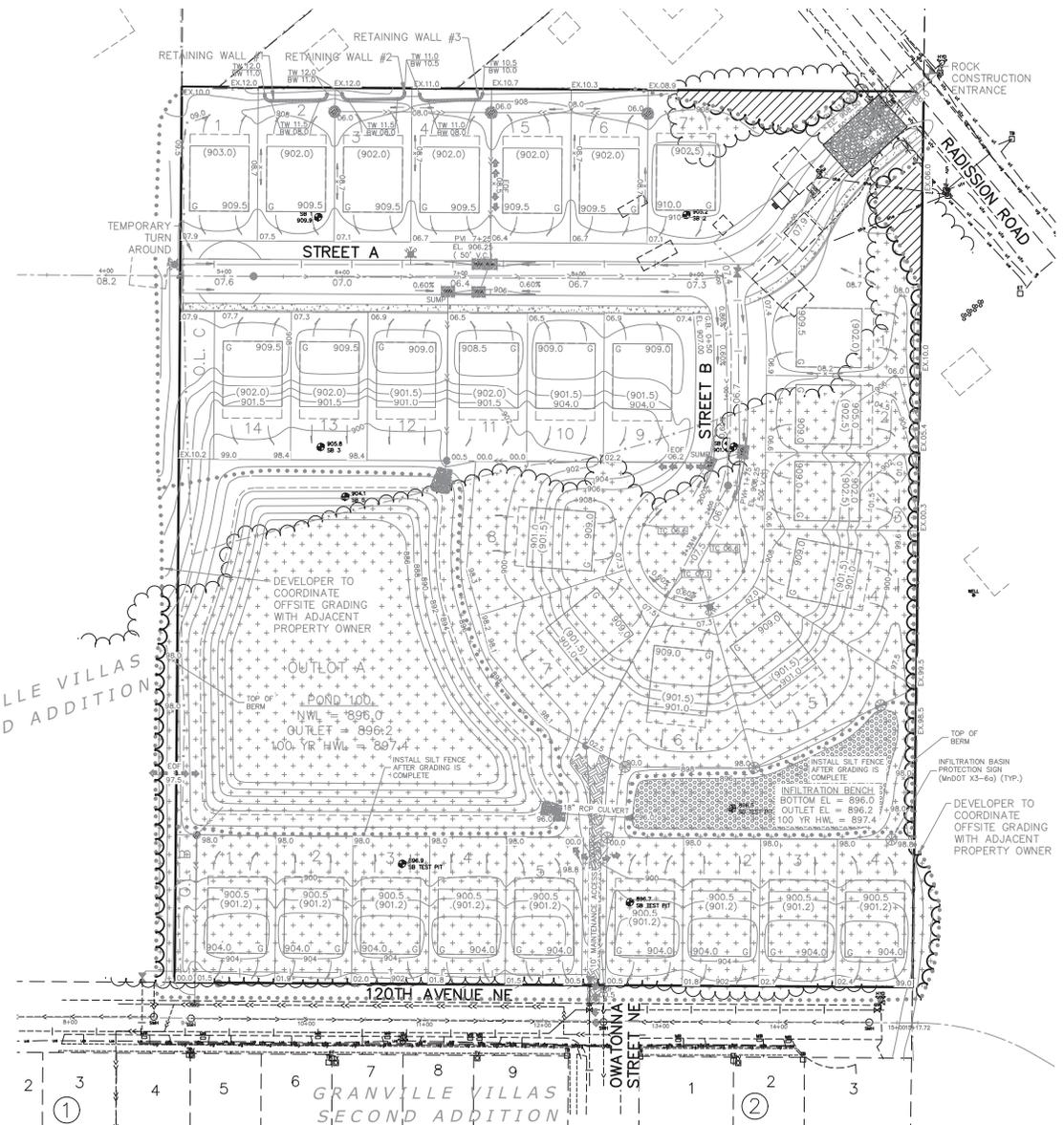
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	=====	=====
BUILDING SETBACK LINE	-----	-----
BITUMINOUS	-----	-----
GRAVEL	-----	-----
CONCRETE	-----	-----
10' CONTOUR	-----	-----
2' CONTOUR	-----	-----
SILT FENCE	-----	-----
TREE FENCE	-----	-----
TREE LINE	-----	-----
TREE SAVE AREA	-----	-----
TREE REMOVE AREA	-----	-----
TREE (CONF./RECD.)	-----	-----
INFILTRATION AREA	-----	-----

REMOVAL SUMMARY

TOTAL TREE AREA SAVED	0.1 AC
TOTAL TREE AREA REMOVED	6.5 AC
TOTAL TREE AREA	6.6 AC

GRANVILLE VILLAS
SECOND ADDITION



BENCHMARK

- Minnesota Department of Transportation
Geodetic OSD Station No. 256 (MnDOT Name 0208 0) - Elevation 807.78 ft. (NAVD83)
- Minnesota Department of Transportation
Geodetic OSD Station No. 10342 (MnDOT Name 0208 40) - Elevation 802.75 ft. (NAVD83)

CARLSON MECAIN
REGISTERED PROFESSIONAL ENGINEER
SPECIALIZING IN CIVIL AND ENVIRONMENTAL ENGINEERING

1100 UNIVERSITY AVENUE
SUITE 200
BLAINE, MN 55449
TEL: 763.425.1100
FAX: 763.425.1101
WWW.CARLSONMECAIN.COM

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

Print Name: Brian J. Kuydosik, P.E.
Signature: *Brian J. Kuydosik*
Date: 3/4/22 License #: 25263

Drawn: NBP
Designed: BJK
Date: 3/4/22

Revisions:
1: 4/8/22 per City & CCWD Comments

RADISSON ESTATES, LLC
3122 - 117th Avenue NE
Blaine, MN 55449

RADISSON HILLS
Blaine, Minnesota

TREE PRESERVATION PLAN

T1 of T1



3/8/2022

RE: Radisson Hills

To whom it may concern:

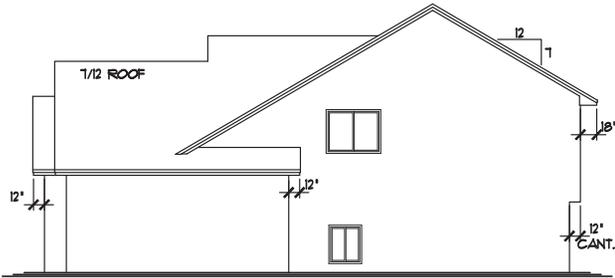
We are happy to provide you with a new development concept, Radisson Hills. The site will be 30 lots in total. The southern lots will be built off the existing 120th Ave Ne. The properties will be split entry style homes to mirror the elevation of those across the street on the south side. The northern lots will provide rambler, 2 story larger lots to support a larger footprint. The cul-de-sac lots will be larger, partially wooded, and private. The homes in the development will capture multiple price points and finishes. It will be nice to add a blend of homes into the existing older community and tree coverage. Please see the four plans that fit the needs of our Blaine Families.

We look forward to starting on the home construction once approvals are in place.

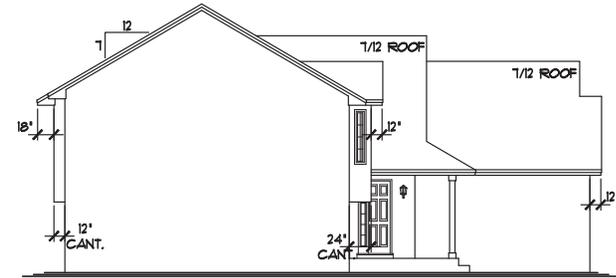
Thanks!

Nate Raich
President
NR Properties INC
BC720937

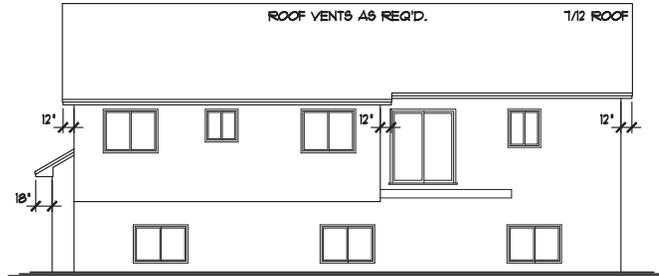
3122 117th Ave Ne
Blaine MN 55449



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



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



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



FRONT ELEVATION 1/4"=1'-0"
1364 SQ. FT. MAIN LEVELS

THE: MEADOWLAND SPLIT MODEL
BLAINE, MN

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CROIX DESIGN and DRAFTING, INC.

REVISIONS	BY
04312	C.C.
06010	N.F.
13030	N.F.
13182	J.C.
16312	L.V.

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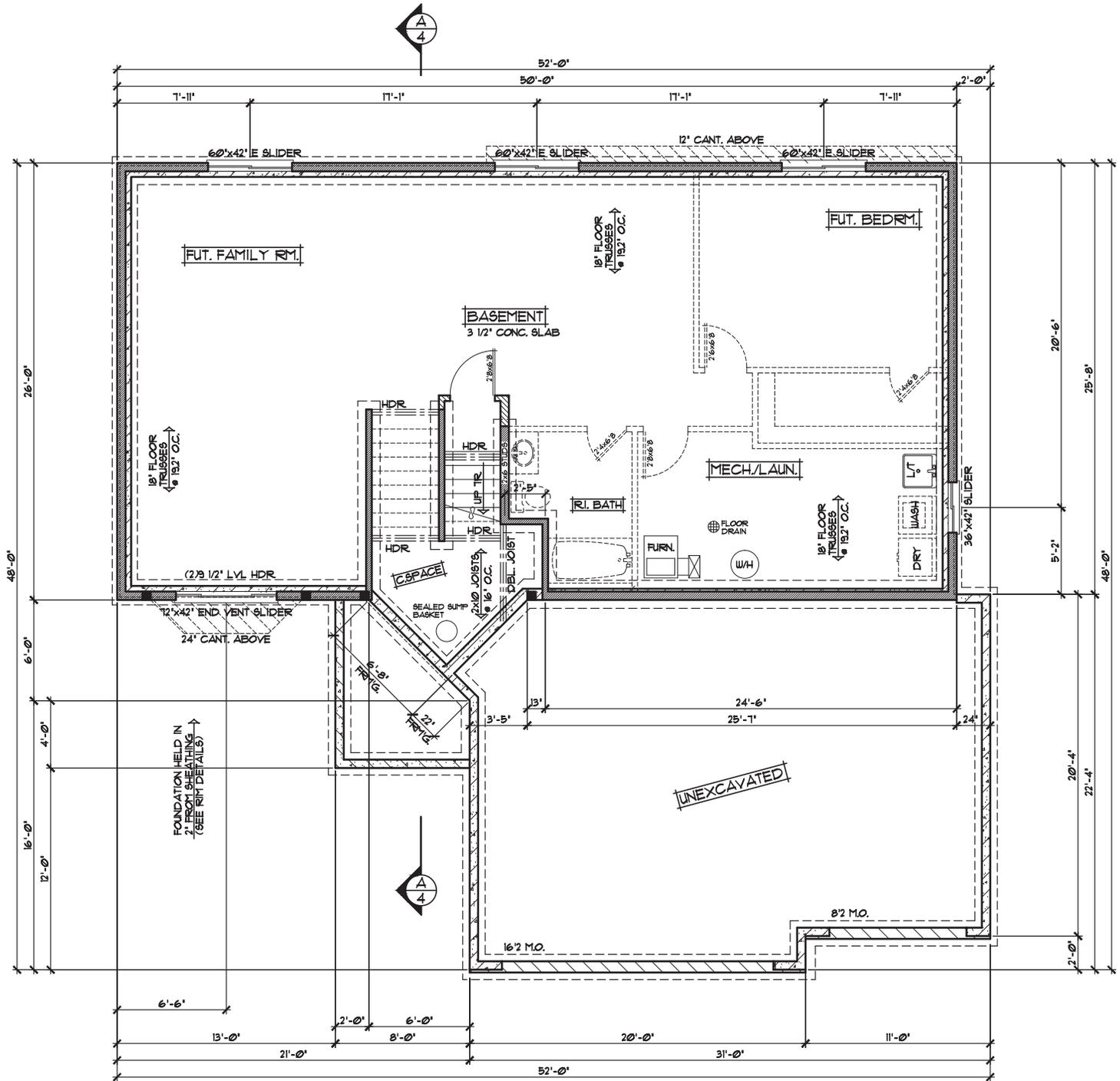
DESIGN and DRAFTING BY:

ARCHITECTURAL DESIGN and DRAFTING SERVICE •
HOME PLAN SERVICE • CUSTOM HOMES • REMODELING •
PHONE: 763.757.5995 AND OVER MINNESOTA •
WWW.CROIXDESIGN.COM

BUILT BY:

NR PROPERTIES INC.

DRAWN	R.B.
CHECKED	XX
DATE	01/19/2021
SCALE	AS NOTED
CADD FILE #	21014
SHEET	1 OF 4



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

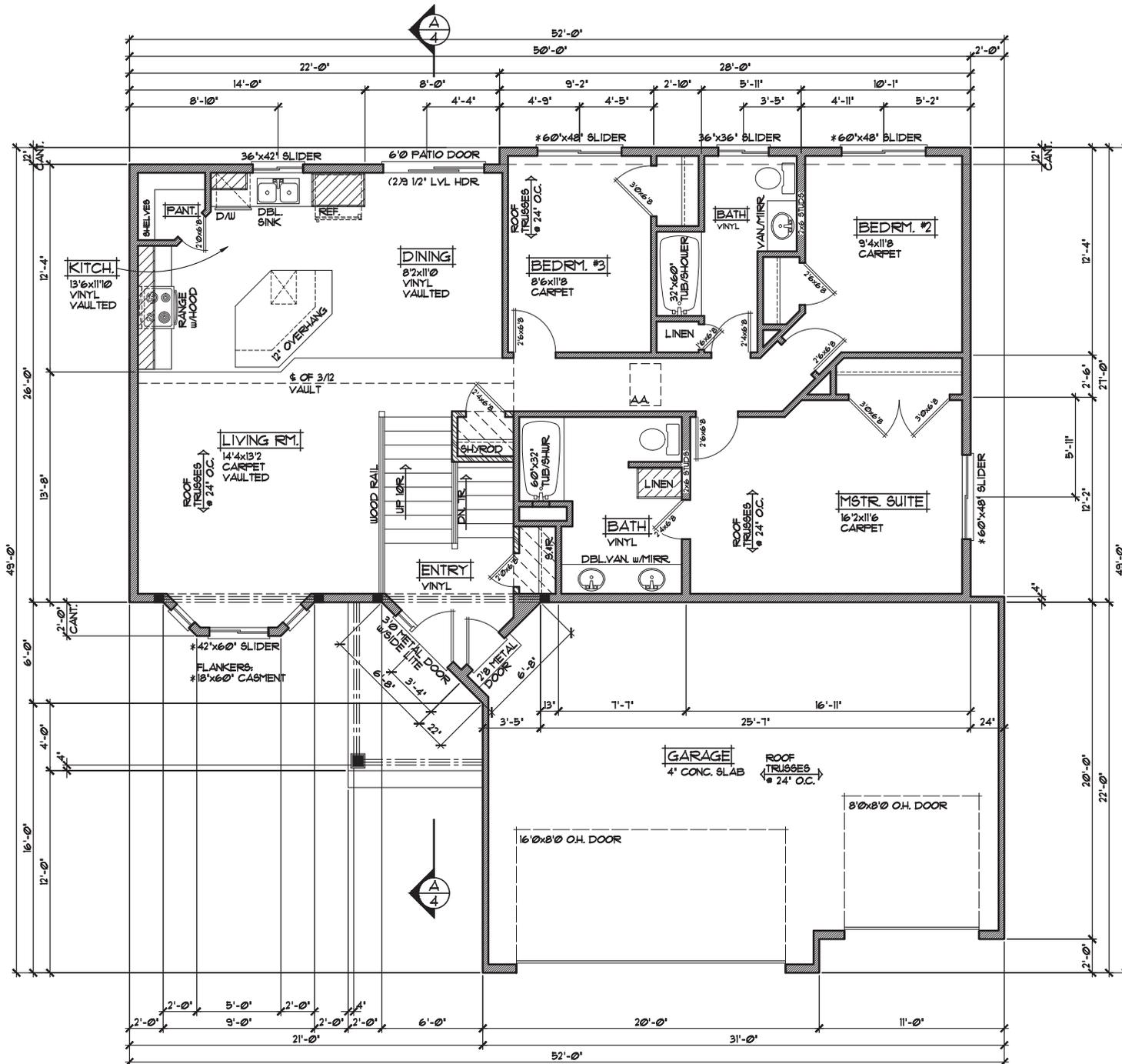
REVISIONS
XX/XX/XX BY:XX
XX/XX/XX BY:XX

SPECIAL NOTICE: THE DESIGNER HAS ASSIGNED NO RESPONSIBILITY FOR ERRORS BEFORE OR AFTER THE FOUNDATION IS BUILT TO ANY PERSONS OTHER THAN THE DESIGNER. THE DESIGNER HAS DESIGNED AND PREPARED THESE PLANS AND CHECKING SHEET FOR ACCURACY. THE OWNER SHALL BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING ACTUAL CONSTRUCTION. NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY.

OFFICE: 763.757.5997
 FAX: 763.757.4383
 ANDOVER, MINNESOTA
 WWW.CROIXDESIGN.COM



BUILT BY:
 NR PROPERTIES INC.



MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"
1364 SQ.FT.

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

SPECIAL NOTICE:
 CRUIX DESIGN & CONSTRUCTION, INC. ASSUMES NO RESPONSIBILITY FOR ERRORS, OMISSIONS, OR INADEQUACIES IN ANY DESIGN OR CONSTRUCTION. THE CLIENT'S RESPONSIBILITY IS TO VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS BEFORE CONSTRUCTION. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION. NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY.

OFFICE: 763.757.5997
 ANDOVER, MINNESOTA
 WWW.CRUIXDESIGN.COM

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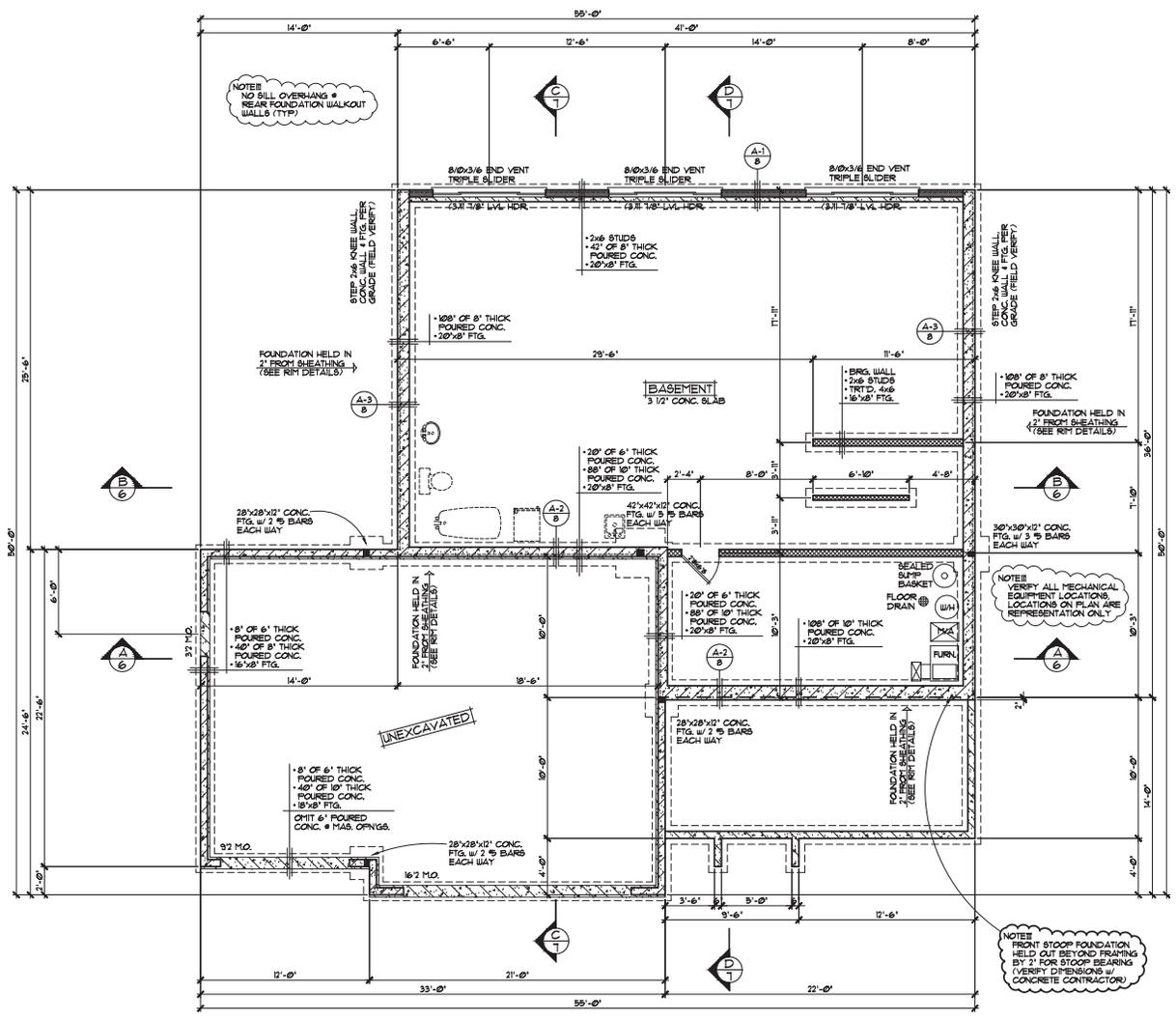
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/20/20
2	BY: JCC	
3	ISSUED FOR PERMITS	08/20/20
4	BY: JCC	

MECHANICAL NOTES:
 ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2015 INTERNATIONAL PLUMBING AND HEATING CODE (IPHC) AS APPLICABLE. VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS, SIZES AND TYPES WITH THE MECHANICAL CONTRACTOR. VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS, SIZES AND TYPES WITH THE MECHANICAL CONTRACTOR. VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS, SIZES AND TYPES WITH THE MECHANICAL CONTRACTOR.

OFFICE: 263.707.2897
 10000 UNIVERSITY AVENUE, SUITE 200
 MINNETONKA, MINNESOTA 55342
 WWW.CROIXCONSTRUCTION.COM

NR PROPERTIES, INC.

SHEET
 2
 OF
 8
 CADD FILE #
 2223



NOTE:
 NO SILL OVERLAPS #
 REAR FOUNDATION WALKOUT
 WALLS (TYP)

STEP 2x4 SHEET WALL
 CONC. WALL 1 FT. PER
 GRADE (FIELD VERIFY)

FOUNDATION HELD IN
 2' FROM SHEATHING
 (SEE RFT DETAILS)

28"x28"x12" CONC.
 FTG. w/ 2 # BARS
 EACH WAY

8" OF 6" THICK
 POURED CONC.
 4" OF 8" THICK
 POURED CONC.
 16"x8" FTG.

8" OF 6" THICK
 POURED CONC.
 4" OF 8" THICK
 POURED CONC.
 16"x8" FTG.

ONIT 6" POURED
 CONC. # HAS. OPNGS.

28"x28"x12" CONC.
 FTG. w/ 2 # BARS
 EACH WAY

BASEMENT
 5 1/2" CONC. SLAB

20" OF 6" THICK
 POURED CONC.
 8" OF 8" THICK
 POURED CONC.
 20"x8" FTG.

20" OF 6" THICK
 POURED CONC.
 8" OF 8" THICK
 POURED CONC.
 20"x8" FTG.

28"x28"x12" CONC.
 FTG. w/ 2 # BARS
 EACH WAY

28"x28"x12" CONC.
 FTG. w/ 2 # BARS
 EACH WAY

BRG. WALL
 2x6 STUDS
 TRTD. 4x6
 16"x8" FTG.

108" OF 8" THICK
 POURED CONC.
 20"x8" FTG.

108" OF 8" THICK
 POURED CONC.
 20"x8" FTG.

28"x28"x12" CONC.
 FTG. w/ 2 # BARS
 EACH WAY

28"x28"x12" CONC.
 FTG. w/ 2 # BARS
 EACH WAY

NOTE:
 VERIFY ALL MECHANICAL
 EQUIPMENT LOCATIONS,
 LOCATIONS ON PLAN ARE
 REPRESENTATION ONLY

NOTE:
 FRONT STOOP FOUNDATION
 HELD OUT BEYOND FRAMING
 BY 2' FOR STOOP BEARING
 (VERIFY DIMENSIONS w/
 CONCRETE CONTRACTOR)

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

FRAMING & CONSTRUCTION NOTES

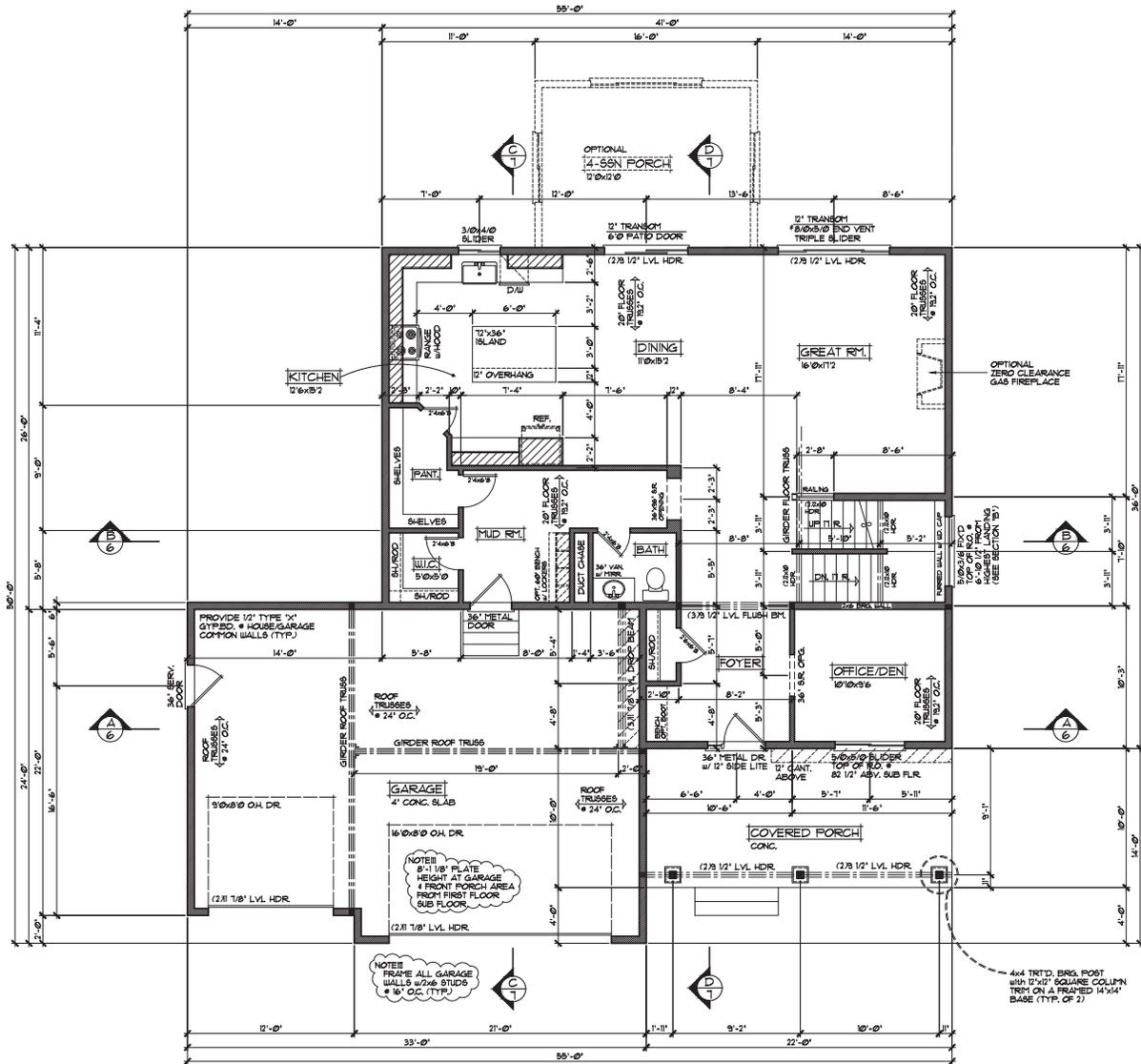
- 8'-10" PLATE HEIGHT # ENTIRE LOWER LEVEL (UNLESS NOTED OTHERWISE)
- PROVIDE 12" AYP. BD. # BASEMENT CEILING & ALLOW 80 SOFT. (MAX) OPEN CLG. AREA FOR MECHANICAL, FIRE BLOCK TRUSS SPACE # PERIMETER OF OPEN AREA

FOUNDATION CONST. NOTES

- POURED CONCRETE FOUNDATION VERIFY ALL WALL DIMENSIONS w/ FOUNDATION CONTRACTOR
- ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO OUTSIDE OF EXTERIOR FORM BOARD INSL. OR SHEATHING FOUNDATION TO BE HELD IN UNLESS NOTED/SHOWN
- PROVIDE 2" RIG. FORM BOARD INSULATION # EXTERIOR FOUNDATION WALLS 4" RIG. FORM BOARD INSULATION AT INTERIOR SIDE OF FOUNDATION WALLS (TYP.)
- INSULATION # AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)
- PROVIDE (2x4 BAR AT ALL CONC. FOOTINGS (TYP.)
- PROVIDE (1/4" VERTICAL BAR AT 23" ON CENTERS AT ALL 108" HIGH POURED FOUNDATION WALLS (VERIFY SPACING w/ CONCRETE CONTRACTOR)

DOOR & WINDOW NOTES

- ANDERSON 100 SERIES WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with 1" # REQUIRE A BASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2x2x2) 7" GRADE HEADERS OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10" FROM FLOOR (UNLESS NOTED OTHERWISE)



MAIN LEVEL PLAN 1/4"=1'-0"
1291 SQFT. MAIN LEVEL

FRAMING NOTES

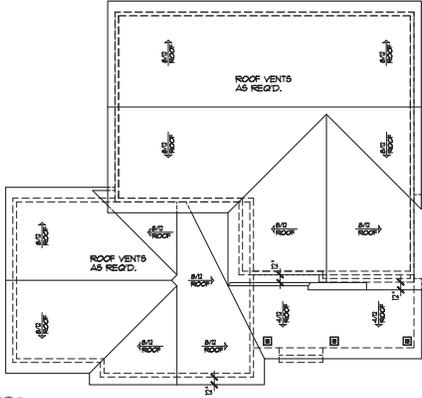
- 9'-1 1/8" PLATE HEIGHT • ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- FRAME ALL GARAGE STUDS w/ 2x6 STUDS @ 16" O.C. (TYP)

DOOR & WINDOW NOTES

- ANDERSON 100 SERIES WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS WITH "1" REQUIRE A BASH STOPPER (TYP)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2x10) 1/2 GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO BE 1'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

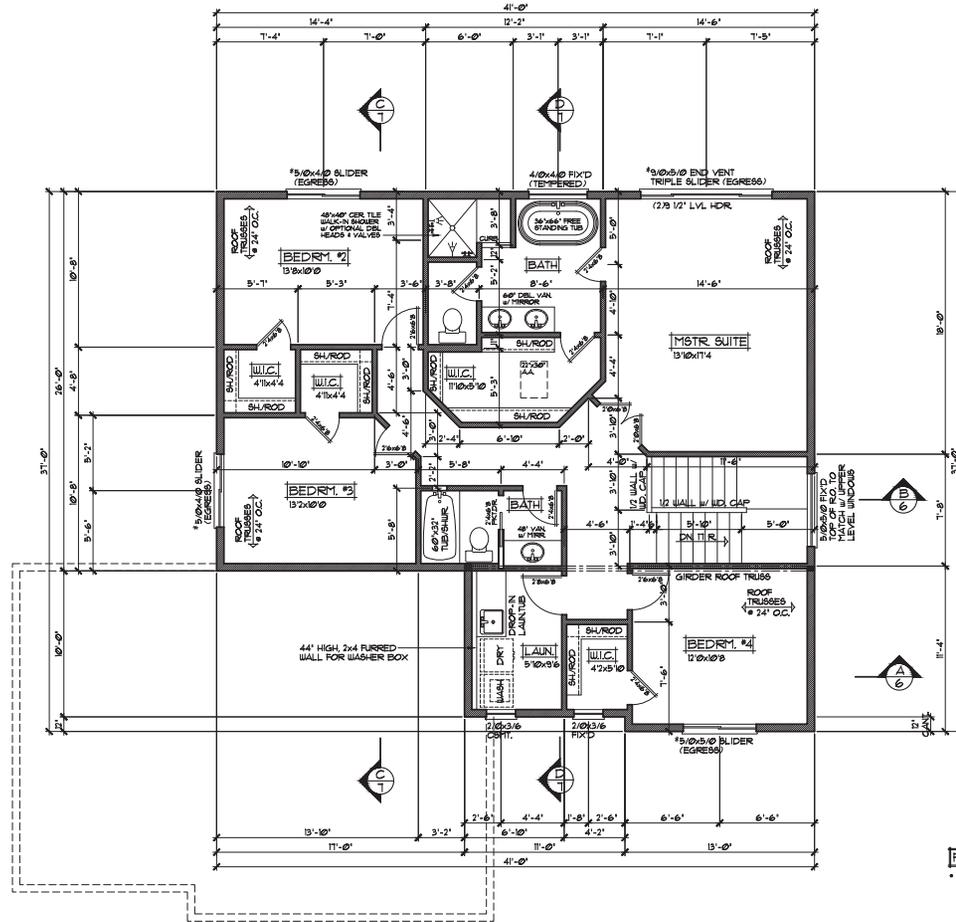
REVISIONS
XXXXXXXX 8/20/2020 BY:XX
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<p>SPECIAL NOTES:</p> <p>OWNER TO VERIFY ALL LOCAL PERMITS AND REGULATIONS. ALL PERMITS AND REGULATIONS ARE THE RESPONSIBILITY OF THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR REGULATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR REGULATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR REGULATIONS.</p> <p>OFFICE: 763.772.0997 10000 UNIVERSITY AVENUE, SUITE 100 MINNETONKA, MINNESOTA 55345 WWW.CROIXCONSTRUCTION.COM</p>
<p>CROIX CONSTRUCTION</p>
<p>NR PROPERTIES, INC.</p>
<p>SHEET 4 OF 8 CADD FILE # 2223</p>

NOTE
 PROVIDE STANDARD ENERGY
 HEEL # ALL 8/12 ROOF TRUSSES
 w/ 18" OVERHANGS. ADJUST HEEL
 HEIGHT OF ALL 10/12 ROOF TRUSSES
 w/ 18" OVERHANGS TO MATCH EAVES
 w/ 8/12 ROOFS (TYP.)



NOTES
 8'-1 1/8" PLATE
 HEIGHT AT GARAGE
 & FRONT PORCH AREA
 FROM FIRST FLOOR
 SUB FLOOR

BIRDS EYE ROOF PLAN 18'-11"-0"
 18" OVERHANGS (TYPICAL)



SECOND LEVEL PLAN 14'-11"-0"
 1231 SQFT. SECOND LEVEL

FRAMING NOTES
 • 8'-1 1/8" PLATE HEIGHT @ ENTIRE UPPER LEVEL (UNLESS NOTED OTHERWISE)

DOOR & WINDOW NOTES
 • ANDERSON 100 SERIES WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
 • WINDOWS with "1" REQUIRE A SASH STOPPER (TYP.)
 • ALL WINDOW & DOOR OPENINGS TO HAVE 2"x4"x8" GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
 • TOP OF R.O. FOR ALL WINDOWS ON UPPER LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

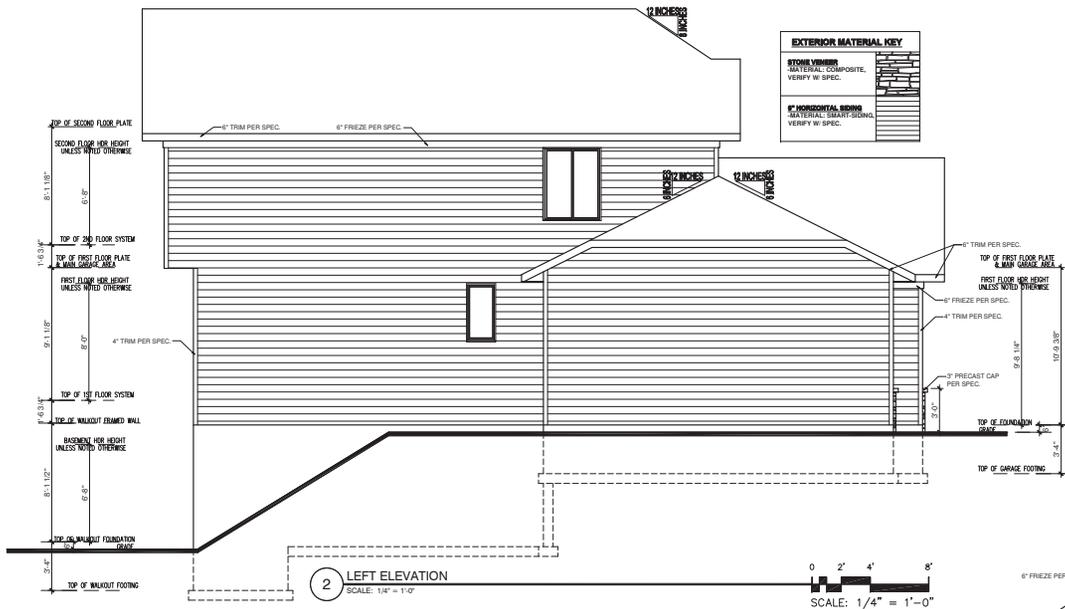
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MECHANICAL NOTES:
 PROVIDE STANDARD ENERGY HEEL # ALL 8/12 ROOF TRUSSES w/ 18" OVERHANGS. ADJUST HEEL HEIGHT OF ALL 10/12 ROOF TRUSSES w/ 18" OVERHANGS TO MATCH EAVES w/ 8/12 ROOFS (TYP.)
 PROVIDE 4" MIN. INSULATION IN ALL UNFINISHED ATTIC AREAS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED CRAWL SPACE AREAS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED BATHS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED KITCHENS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED LIVING AREAS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED BEDROOMS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED HALLS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED BATHS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED KITCHENS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED LIVING AREAS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED BEDROOMS.
 PROVIDE 1" MIN. INSULATION IN ALL UNFINISHED HALLS.

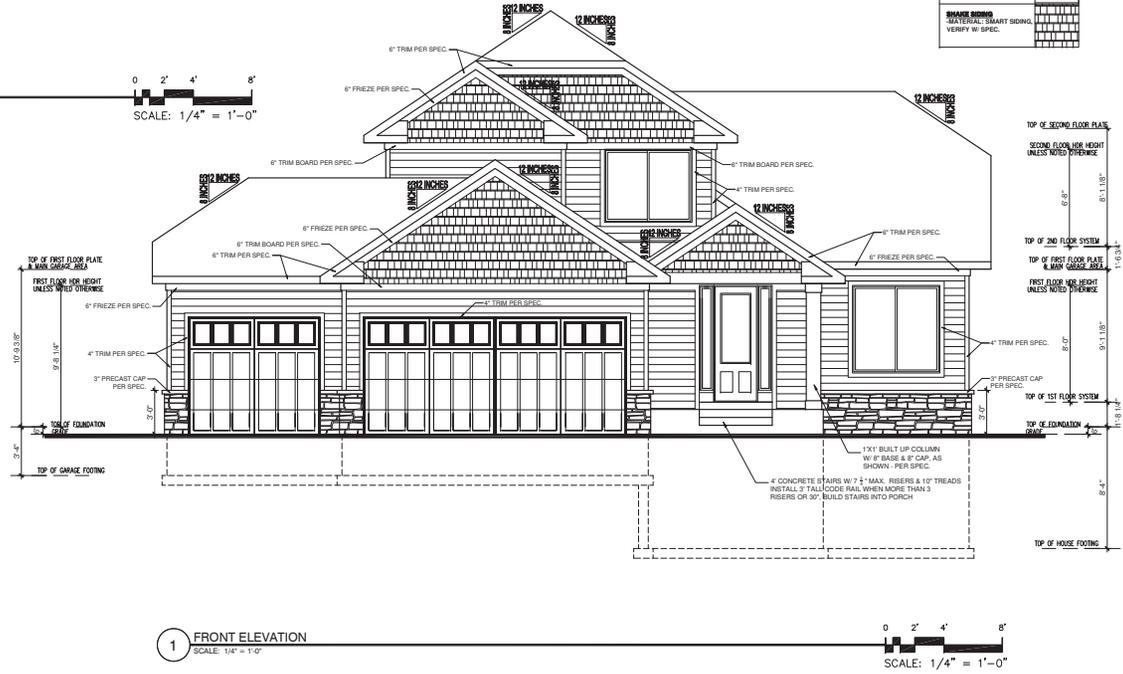
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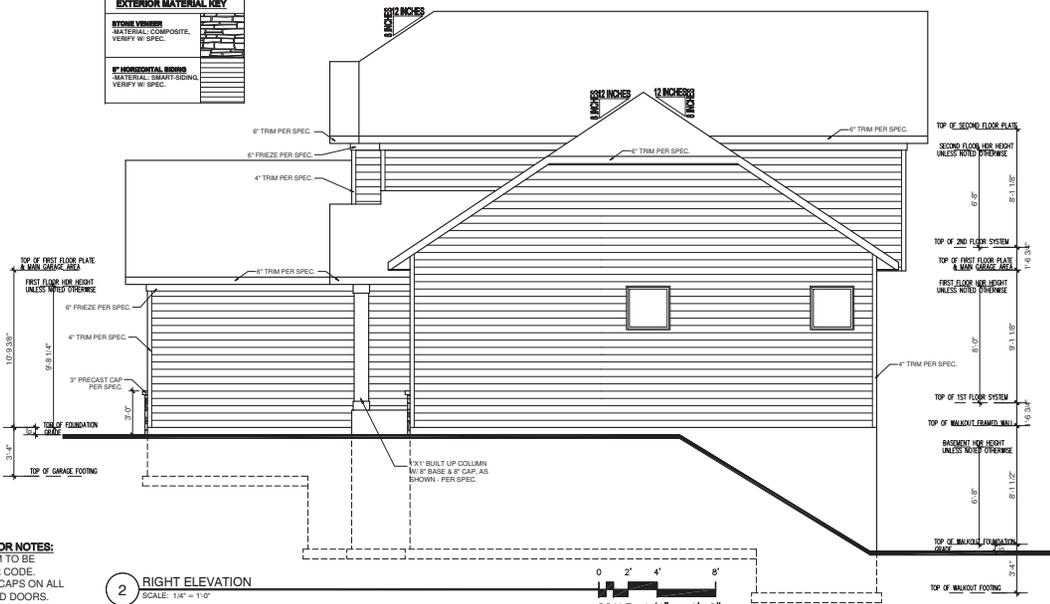


- GENERAL EXTERIOR NOTES:**
- ALL EXT. TRIM TO BE FLASHED PER CODE.
 - SUPPLY DRAIN CAPS ON ALL WINDOWS AND DOORS.
 - SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
 - SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
 - GRADE CONDITIONS MAY VARY ON SITE.
 - PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
 - ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
 - ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.
 - DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
 - HOLD STONE OFF GRADE MINIMUM OF 3".
 - REFER TO MANUF. SPECIFICATIONS FOR STONE.
 - GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
 - ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.



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EXTERIOR MATERIAL KEY	
	STONE VENEER MATERIAL: COMPOSITE, VERIFY W/ SPEC.
	8" HORIZONTAL SIDING MATERIAL: SMARTSIDING, VERIFY W/ SPEC.

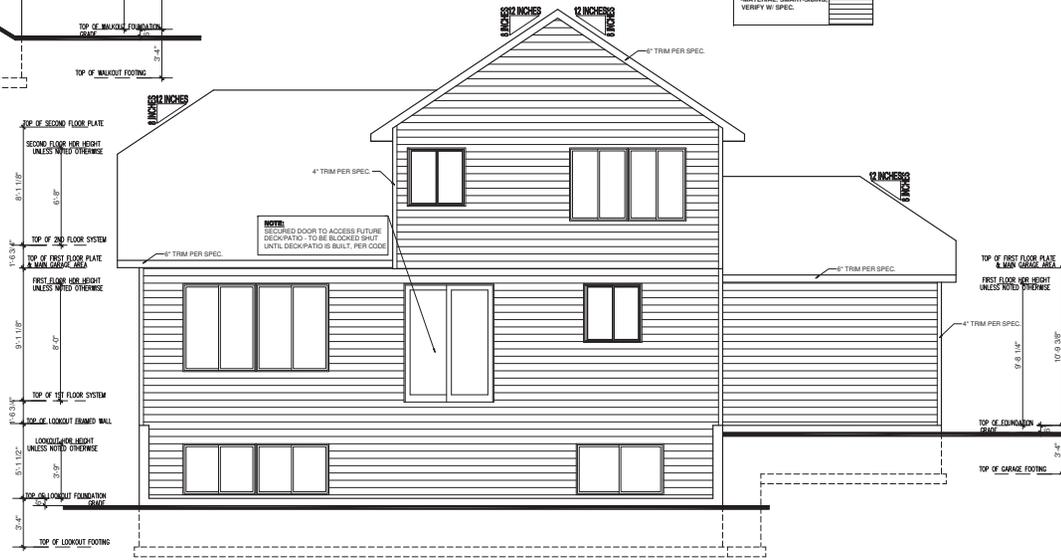


GENERAL EXTERIOR NOTES:

- ALL EXT. TRIM TO BE FLASHED PER CODE.
- SUPPLY DRAIN CAPS ON ALL WINDOWS AND DOORS.
- SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
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- ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.

2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

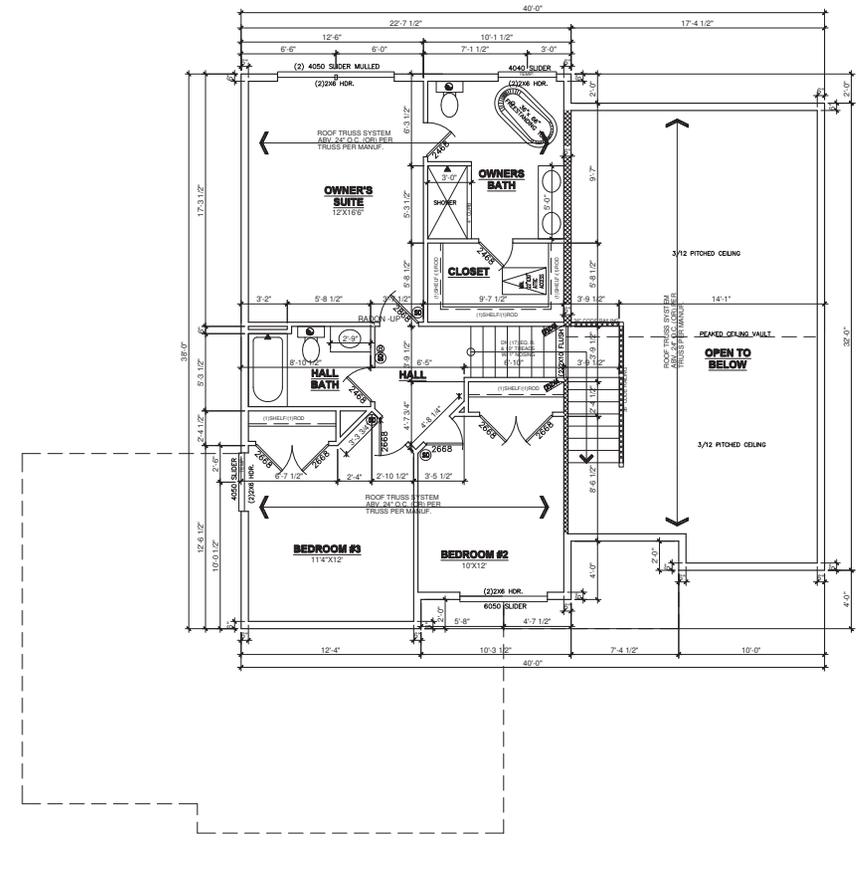
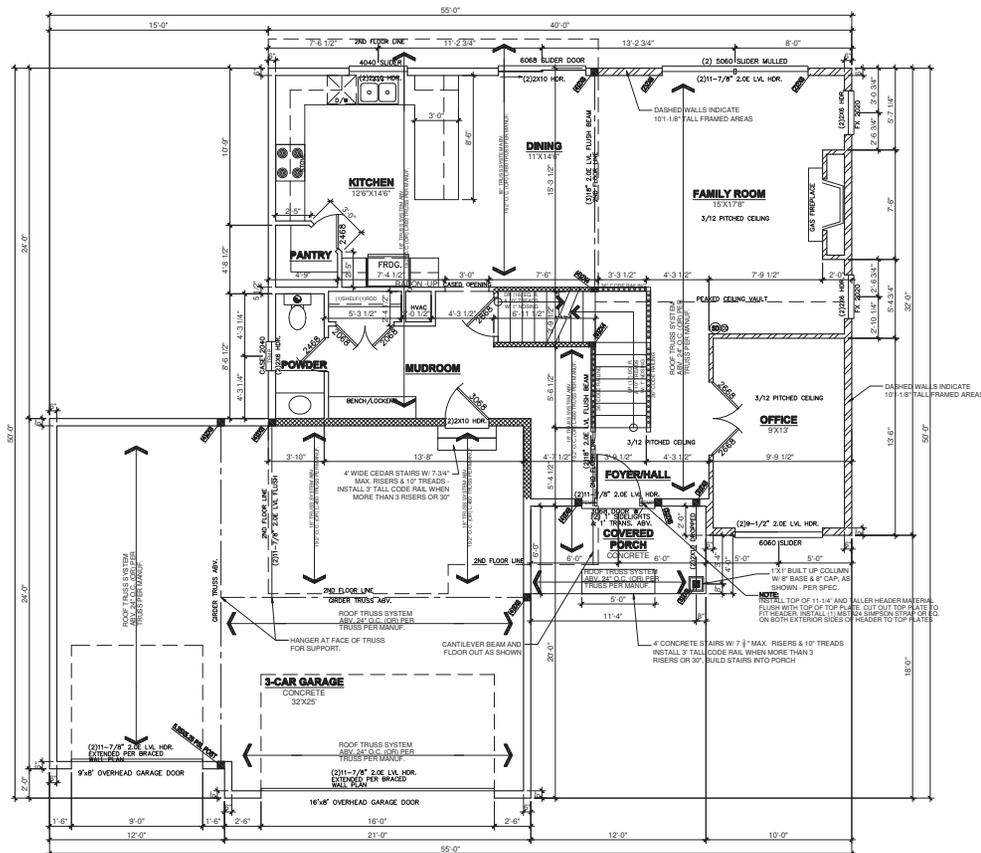
EXTERIOR MATERIAL KEY	
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1 REAR ELEVATION WITH LOOKOUT BASEMENT
SCALE: 1/4" = 1'-0"

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

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- STRUCTURAL NOTES:**
- ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER, (UNLESS NOTED OTHERWISE)
 - ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED)
 - ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ S/D LOCATIONS TO BE INCLUDED AS WELL.
 - BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
 - POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
 - ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
 - ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
 - ROOF DECKING TO BE 2" NOMINAL (OR 2" OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8# COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD).

9. FLOOR DECKING TO BE 2" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 8# COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
- REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.
- WINDOW & DOOR SIZE NOTES (EXAMPLES):**
- S4350 - SINGLE HUNG 30" BY 50"
 - 2888 @ DOOR - 28" WIDE BY 65" TALL
 - 2880 @ DOOR - 28" WIDE BY 80" TALL
 - F2566 - FIXED 28" BY 48"
 - CASE355 - CASEMENT 30" BY 50"
- GENERAL FRAMING NOTES:**
- ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
 - ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.

3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.
7. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.

- FLOOR PLAN NOTES:**
- ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
 - SUPPLY CONTINUOUS HANDRAIL PER CODE. AT ALL STAIR LOCATIONS, CODE HANDRAIL IS TO CONTINUE TO LANDINGS' TOP & BOTTOM OF STAIRS. CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL GRASPABLE HANDRAIL IS INSTALLED OR IF DECORATIVE HANDRAIL TO CONTINUE.
 - 2" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
 - INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12, MIN. 2" GYPSUM BOARD (OR) 2" STRUCTURAL BOARD ADEQUATELY SUPPORTED BY 2X4 MIN. MATERIAL, PARALLEL WITH FLOOR FRAMING, SEPARATING AREAS WITH MAXIMUM SPACE OF 1000 SQ. FT. SEPARATE INTO EQUAL SPACES.

5. [Symbol] INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS
6. [Symbol] INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. TIMBERSTRAND

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