

OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ENGINEER AND APPROVED BY LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. WRITTEN DIMENSIONS AND SPECIFICATIONS NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATIONS IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR QUESTIONS ARISE OVER THE INTENT OF THE PLAN OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIAL, OR MATERIAL ORDERING, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS HER ATTENTION FOR CLARIFICATIONS.

PROPERTY INFORMATION

THE INFORMATION SHOWN ON THIS SITE PLAN WAS PROVIDED BY THE OWNER AND COUNTY WEBSITE. FIELD SURVEY OR VERIFICATION HAS NOT BEEN MADE.

OWNER:
 ZONING: RESIDENTIAL
 PROPERTY ID:
 BUILDING AREA: EXISTING BUILDING
 BASEMENT: 0000 SQ. FT.
 FIRST FLOOR: 0000 SQ. FT.
 SECOND FLOOR: 0000 SQ. FT.
 GARAGE: 0000 SQ. FT.

SOIL BEARING ASSUMED SOIL BEARING CAPACITY 2000 P.S.F. VERIFY ANY DISCREPANCY

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE SIDING OVER 5/8 CDX PLYWOOD/OSB. MATERIAL AND COLOR BY OWNER TO MATCH EXISTING ROOFING TO BE ASPHALT SHINGLES OVER 5/8 CDX PLYWOOD/OSB TO MATCH EXISTING DOWN SPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM THE STRUCTURE. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN 1/4" PER FOOT OF RUN FOR 4 MIN

ROOFING

UNDERLAYMENT - THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT 15# ROOFING FELT GEMENTED TOGETHER OR A SINGLE LAYER OF A SELF ADHERING SHEET. WHICHEVER PRODUCT IS USED, IT MUST EXTEND FROM THE EAVE EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE. UNDERLAYMENT FOR ROOF SLOPED 2:12 TO 4:12 SHALL CONSIST OF TWO LAYERS OF 15# FELT STARTING AT THE EAVE (OVER PREVIOUSLY INSTALL ICE BARRIER). LAPPING SUCCESSIVELY COURSES A MINIMUM OF 14" OVER THE PREVIOUS COURSE. UNDERLAYMENT FOR ROOF SLOPED 4:12 OR GREATER SHALL CONSIST OF ONE LAYER OF 15# FELT STARTING AT THE EAVE LAPPING SUCCESSIVELY COURSES A MINIMUM OF 2" OVER THE PREVIOUS COURSE. END LAPS SHALL BE OFF SET A MIN OF 6". FLASHING - FOLLOW SHINGLE MANUFACTURER RECOMMENDATIONS FOR INSTALLATION. VALLEY FLASHING SHALL BE 24" WIDE, A MIN 26GA STAINLESS STEEL OR 26GA GALVANIZED STEEL. ASPHALT BASED ORGANIC FIBER GLASS SHINGLES MAY BE USED ON ROOF WITH SLOPE 2:12 AND GREATER.

WINDOW AND GLAZING

WINDOWS SHALL BE DUAL PANE WITH WOOD FRAMES (MIN U VALUE OF 0.31) MANUFACTURER AND COLOR BY THE OWNER. EVERY BEDROOM SHALL BE PROVIDED WITH EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOW SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH. EGRESS WINDOW WELL SHALL HAVE MIN HORIZONTAL AREA OF 9 SQ. FT WITH MIN HORIZONTAL PROJECTION WITH OF 36". THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. SAFETY GLAZING SHALL BE PROVIDED WHERE GLASS IS TO BE USED IN DOORS WITHIN A 24" ARG OF THE DOORS AND WHERE THE BOTTOM EDGE IS WITHIN 18" ABOVE THE FLOOR. SAFETY GLAZING SHALL BE PROVIDED IN DOOR AND ENCLOSURES FOR HOT TUBS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. ALL EXTERIOR DOORS & WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATING AND WEATHER STRIPPED.

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/8" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF MIN 20 MINUTES, DOOR SHALL BE SELF CLOSING. EXTERIOR EXIT DOORS SHALL BE 36" MIN NET CLEAR DOOR WAY SHALL BE MIN 32". DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN U VALUE OF 0.31 PERIMETER OF DOOR SHALL BE WEATHER STRIPPED. INTERIOR DOORS STYLE AND FINISH BY OWNER. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES LOCAL CODES. FOUNDATIONS AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS, DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS. WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE. LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO MIN OF 0.40CCA ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF 0.60 CCA. ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE. EXTERIOR AND INTERIOR FINISHES TO BE DETERMINED BY OWNER.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. PORCHES AND GARAGES ARE NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM. ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIRE BOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC ACCESS

ATTIC ACCESS SHALL BE MINIMUM OF 22" X 36". THERE SHALL BE MINIMUM 30" CLEARANCE AT OR ABOVE THE OPENING. LOCATED IN A CORRIDOR, HALLWAY OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" SHALL NOT REQUIRE ACCESS OPENINGS.

VENTILATION

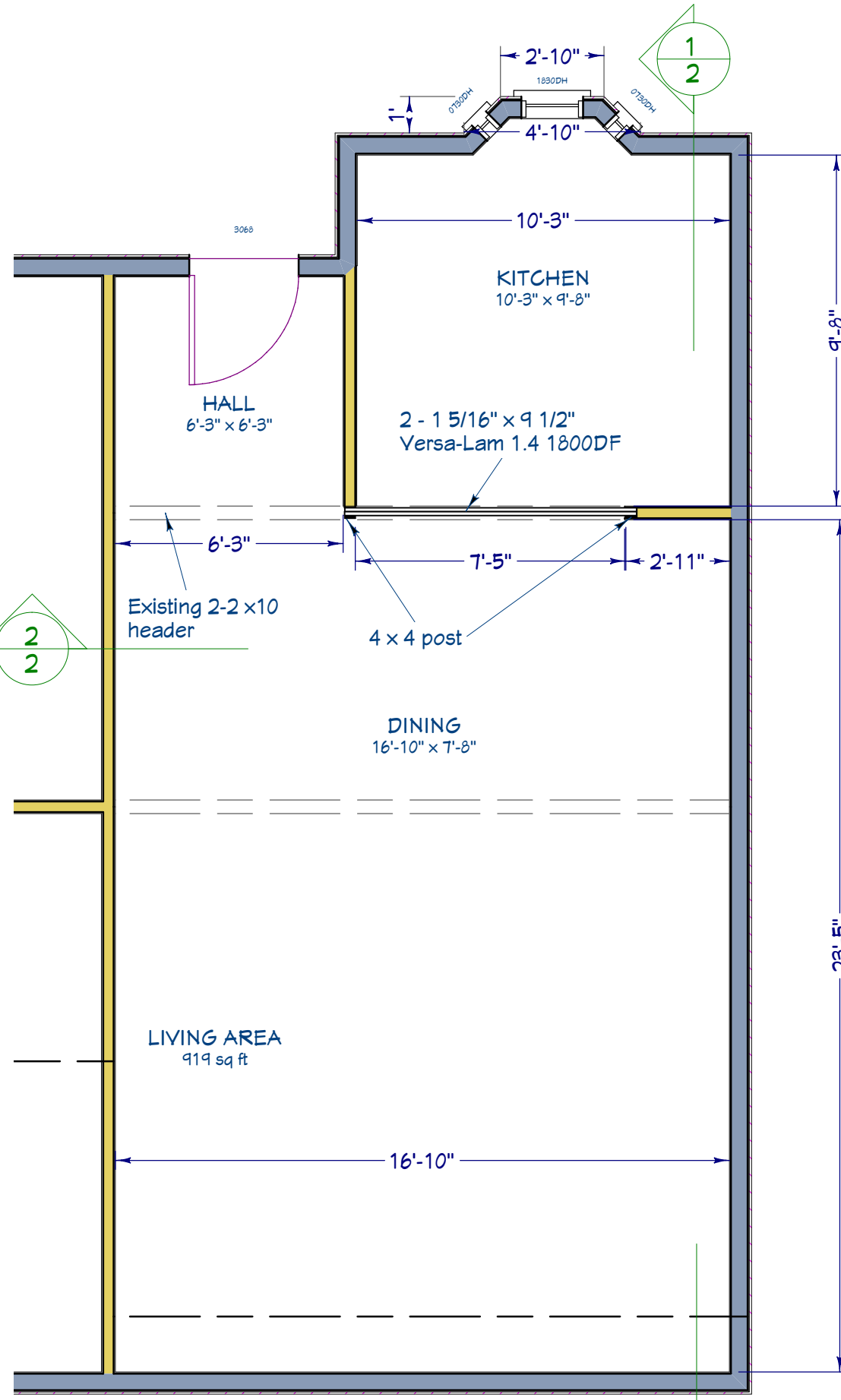
ATTIC SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OR THE ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE. UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST IN TO THE CONCRETE STEM WALL OR CMU BLOCKS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFELS TYPICAL AT ALL TRUSS/ RAFTER BAYS.

RAILING NOTES

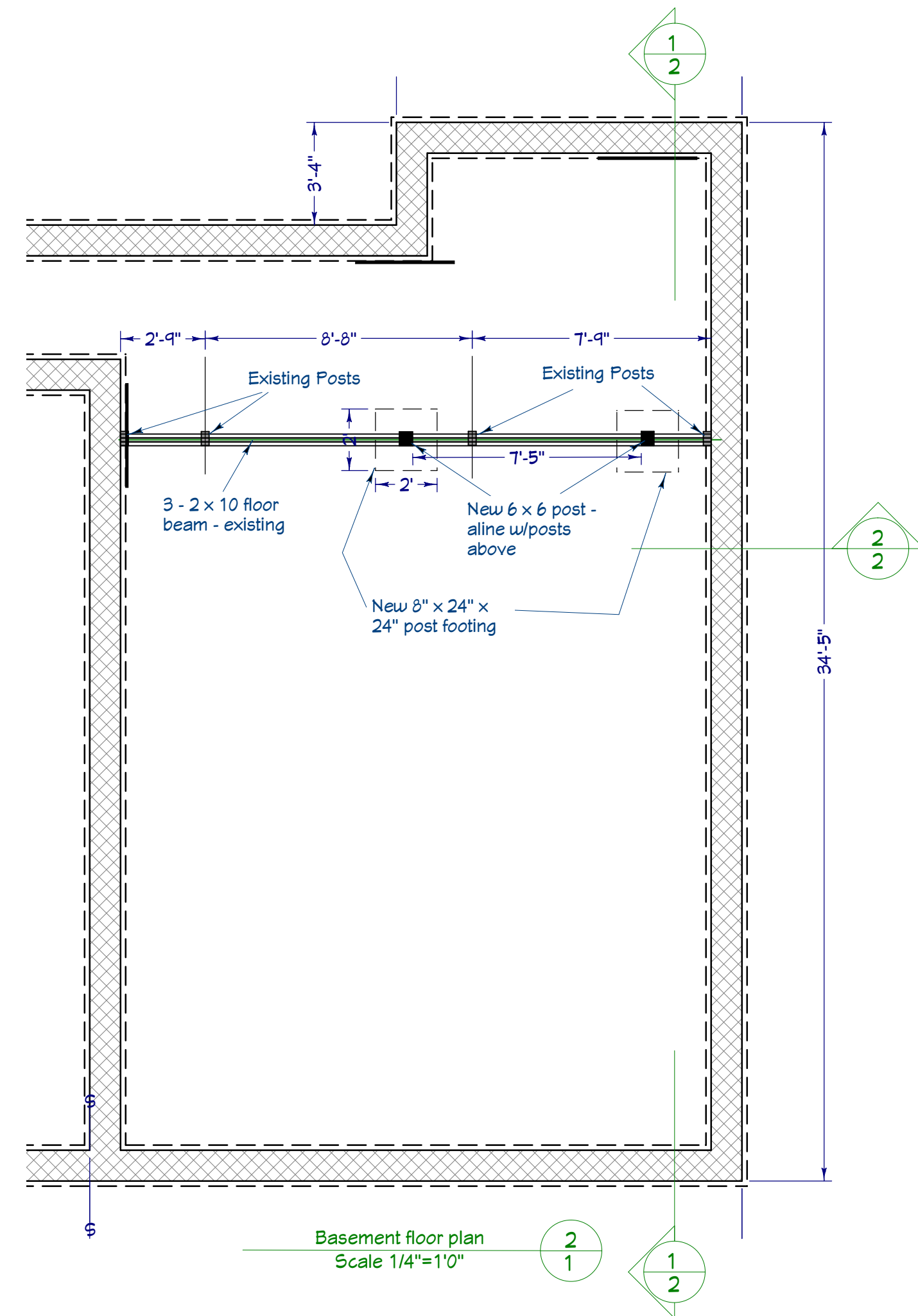
STAIRWAYS SHALL HAVE MINIMUM WIDTH OF 36". HAND RAIL MAY ENCROUGH A MAX OF 3 1/2" INTO THE REQUIRED WIDTH. TREADS SHALL HAVE MINIMUM WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CANNOT VARY FROM LARGEST TO BE SMALLER BY MORE THAN 3/8". RISERS SHALL BE MAX OF 8". STAIRWAY SHALL HAVE MIN 8 3/4" OF HEAD ROOM AT THE NOSE OF THE STAIR. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE X GYPSUM BOARD. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF THE TREADS AND LANDINGS. THE HAND GRIP PORTION OF THE HAND RAILS SHALL NOT BE LESS THAN 1 1/2" OR GREATER THAN 2" IN CROSS SECTIONAL DIMENSION. HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF THE HAND RAILS SHALL RETURN TO WALL OR TERMINATE IN TO A NEWEL OR SAFETY TERMINAL. STAIRWAYS HAVING LESS THAN 2 RAISERS DO NOT REQUIRE A HAND RAIL. 36" MIN HEIGHT GUARD RAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW. RAILING AND BALUSTER SPACING SHALL HAVE INTERMEDIATE RAILINGS OR ORNAMENTAL PATTERN THAT THE SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. THE TRIANGULAR OPENINGS CREATED BY RISER, TREAD, AND BOTTOM OF GUARD RAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

GENERAL FIRE ASSEMBLY NOTES

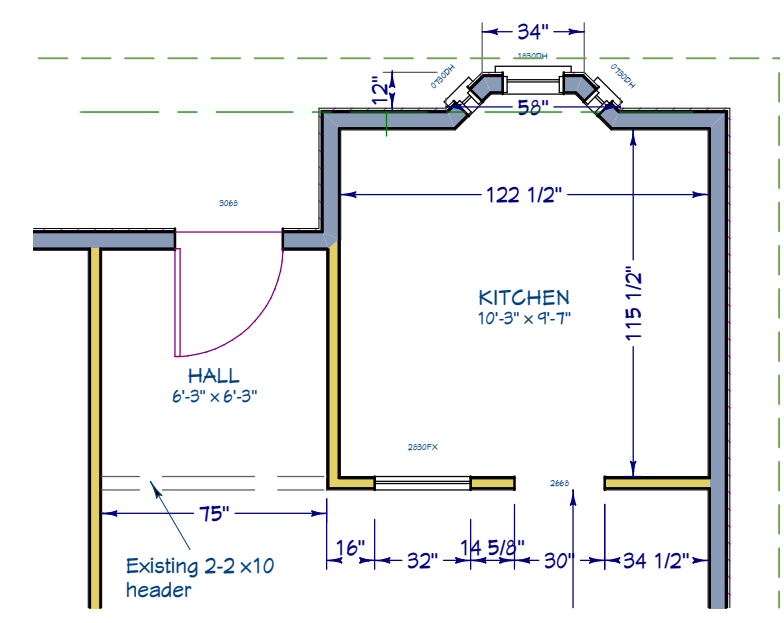
METALLIC OUTLET BOXES ARE PERMITTED TO BE INSTALL. PROVIDED THE SURFACE AREA OF INDIVIDUAL BOXES DOES NOT EXCEED 100 SQ. FEET BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MIN. HORIZONTAL DISTANCE OF 24". APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED ONLY AS ALLOWED BY LOCAL CODE. WATER RESISTANT GYPSUM BOARD MAY BE INSTALLED OVER OR AS A PART OF THE FIRE RESISTANT RATED SYSTEM IN SHOWER, AND TUB AREAS TO RESERVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. THE RATED GYPSUM BOARD SHALL BE BROUGHT DOWN TO THE FLOOR BEHIND THE FIXTURES. MINERAL FIBER OR GLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH MAY BE ADDED WITHIN STUD CAVITY WITHOUT DEGRADING THE FIRE RESISTANCE RATING. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE OF NON COMBUSTIBLE MATERIAL THAT EXTENDS AT LEAST 6" FROM THE FACE OF THE ASSEMBLY. THE MEMBRANES ON EACH SIDE OF THE ASSEMBLY AND THE FULL THICKNESS OF THE PENETRATION SHALL BE SEALED WITH A FIRE RESISTIVE SEAL SO THAT HOT GASSES CANNOT PASS THROUGH. IN THE EVENT OF A CENTRAL VACUUM SYSTEM THE PIPE SHALL BE METALLIC FROM THE MACHINE THROUGH THE DRYWALL. SEAL AROUND THE PIPE PENETRATION. OCCUPANCY SEPARATION SHALL BE A MIN 1HR CONSTRUCTION ASSEMBLY 5/8" GYPSUM BOARD TYPE X SHALL EXTEND UP TO THE ROOF SHEATHING. FIRE STOPS AT ALL WALLS OVER 10' HIGH AND HORIZONTAL SOFFITS OVER 10' LONG.



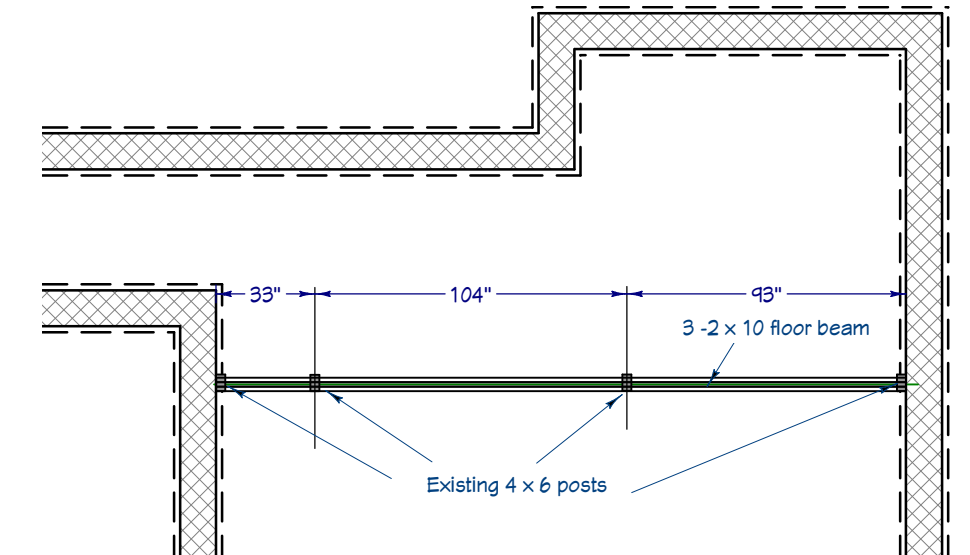
First floor plan Scale 1/4"=1'0"



Basement floor plan Scale 1/4"=1'0"



Existing first floor plan Scale 3/16"=1'0"



Existing basement floor plan Scale 3/16"=1'0"

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Floor plans

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ALBERS CONTRACTING

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EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE. HOWEVER THE CONTRACTOR-BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS AND SPECIFICATIONS, AND IS RESPONSIBLE FOR SAME. SIZES OF ALL STRUCTURAL MEMBERS LIKE, FOOTINGS, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES, ETC ARE FOR ESTIMATING PURPOSES ONLY.

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