Habitat for Humanity
Nicollet Spec - Split 2021
New Construction / Mankato, Minnesota
706 Elmwood Ct, Nicollet, Minnesota

GENERAL CODE RELATED NOTES:

GENERAL NOTES ARE PROVIDED AS GENERAL DESIGN STANDARDS FOR RESIDENTIAL CONSTRUCTION BASED ON 2020 MINNESOTA RESIDENTIAL CODE & DO NOT APPLY TO EVERY TYPE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BUILDING CODES AND TO MEET THE CONSTRUCTION STANDARDS OF LOCAL CODES AS GOVERNED BY LOCAL BUILDING OFFICIALS.

BUILDING & SITE

- *DWELLING SHALL BE BUILT TO 2020 MINNESOTA RESIDENTIAL CODE / 2018 IRC*
- *DWELLING SHALL BE BUILT WITH RADON RESISTANT CONSTRUCTION 2020 MRC RULE 1303.2400-2402*
- *APPROVED CONSTRUCTION DOCUMENTS SHALL BE ON SITE AT ALL TIMES*
- *ENGINEERED ROOF & FLOOR TRUSS SPEC'S SHALL BE ON-SITE FOR FRAME INSPECTION*
- *ADDRESS NUMBERS SHALL BE VISIBLE & READABLE FROM THE STREET DURING CONSTRUCTION*
- *INSTALL AND MAINTAIN REQ'D EROSION CONTROL. VEHICLE ACCESS AND PARKING IS RESTRICTED TO CRUSHED ROCK CONSTRUCTION DRIVEWAY.*

ENERGY

- *DWELLING SHALL COMPLY WITH THE 2020 MINNESOTA ENERGY CODE*
- *ALL HVAC DUCTS SHALL BE SEALED R403.2.2*
- *ALL HVAC DUCTS SHALL BE INSULATED TO 3'-0" INSIDE OF OF EXTERIOR WALLS.*
- *ALL COLD AIR RETURNS IN FRAMED WALLS SHALL BE DUCTED & SEALED R403.2.3*
- *ALL HOT WATER PIPING SHALL BE INSULATED TO R-3 MIN R403.4.2*
- *HVAC SHALL BE A BALANCED SYSTEM R403.5.5*
- *PROGRAMMABLE THERMOSTAT IS REQ'D R403.1.1*
- *RADON RESISTANT CONSTRUCTION SHALL COMPLY WITH THE 2020 MRC 1303.2402 -RADON VENT PIPE SHALL BY LABELED "RADON GAS VENT SYSTEM" AT EACH LEVEL & ATTIC*
- *A MIN OF 75% OF LIGHT BULBS SHALL BE HIGH EFFICENCY R404.1*
- *CAN LIGHTS SHALL BE IC RATED & LABELED ASTM E238*
- *ALL EXTERIOR PENETRATIONS FOR PLUMBING, ELEC, HVAC, ETC ARE REQUIRED TO BE AIR SEALED*
- *DWELLING SHALL HAVE A BLOWER DOOR TEST PRIOR TO FINAL C.O. R402.4.1.2 - TEST DOCUMENTATION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT*

PLUMBING / ELECTRICAL / HVAC

- *ALL PLUMBING & HVAC SHALL BE APPROVED PRIOR TO COVERING*
- *COLD AIR RETURN DUCTING REQ'D IN ALL FRAMED WALLS*
- *ALL MECHANICAL DUCT CONNNECTIONS SHALL BE LIMITED TO 14'-0" MAX RUN OFF THE MAIN PLENUM*
- *AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10'-0" FROM HAZARDOUS VENTS*
- *PROVIDE ELECATRICAL GROUND TO FOOTING*
- *SUMP PUMPS SHALL BE REQ'D BAED ON LOCATION. CONTRACTOR TO VERIFY REQUIREMENT WITH LOCAL BUILDING OFFICIAL*
- *PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF A MINIMUM 50 CFM IN BATHROOM, TOILET ROOM, AND SIMILAR ROOMS.*
- *ALL DRYER DUCTING SHALL BE LIMITED TO 35'-0" MAX RUN MINUS 5'-0" PER 90° ELBOW OR PER MFR INSTRUCTIONS*

TOWNHOMES & MULTIFAMILY

- *MULTI FAMILY STRUCTURE TO BE BUILTTO THE 2020 MINNESOTA RESIDENTIAL CODE / 2018 IRC.*
- *DWELLING SHALL BE BUILT WITH RADON RESISTANT CONSTRUCTION 2020 MRC RULE 1303.2400-2402*
- *ALL ELECTRICAL SHALL BE APPROVED BY THE STATE BOARD OF ELECTRICITY.*
- *ALL SPRINKLER PLANS SHALL BE REVIEWED & APPROVED THROUGH THE STATE FIRE MARSHALS OFFICE.*
- *ALL PLUMBING & MECHANICAL SHALL BE APPROVED PRIOR TO COVERING.*
- *WINDOW FALL PROTECTION SHALL COMPLY WITH R312.2 ASTM 2090*
- *ALL UNITS SHALL PASS A BLOWER DOOR TEXT PRIOR TO FINAL C.O. SEND CERTIFICATE TO BUILDING DEPT*
- *STAMPED& SIGNED PLANS SHALL REMAIN ON SITE AT ALL TIMES. TEMPORARY ADDRESSING REQ'D.*
- *EACH TOWNHOUSE SHALL BE CONSIDERED A SEPARATE BUILDING AND MUST MAINTAIN ONE HOUR FIRE RESISTANT RATING WITH EXPOSURE FROM BOTH SIDES*
- *THE FIRE RESISTANT RATED ASSEMBLY SHALL BE CONTINUOUS FROM FOUNDATION TO UNDERSIDE OF ROOF DECK*
- *EACH INDIVIDUAL TOWN HOME SHALL BE STRUCTURALLY INDEPENDENT.*
- *PROTECT PENETRATIONS THROUGH RATED ASSEMBLIES. FIRE STOP SYSTEM TO MEET THE REQUIREMENTS OF THE WALL OR CEILING THAT IS BEING PENETRATED*

STANDARD HEADER SIZING INFORMATION

SINGLE LEVEL HOMES @
- *MAIN & LOWER LEVEL WINDOW & DOOR OPANINGS*
- *MAIN & LOWER LEVEL INTERIOR LOAD BEARING WALL OPENINGS*

-AND-

TWO STORY HOMES @
- *UPPER LEVEL WINDOW & DOOR OPANINGS*
- *UPPER LEVEL INTERIOR LOAD BEARING WALL OPENINGS*

LESS THAN 6'-0" SHALL BE 2 - 2X10 #2 & BTR DOUGLAS FIR
GREATER THAN 6'-0" SHALL BE 2 - 9 1/2" LVL 2.0E
GREATER THAN 9'-0" SHALL BE 3 - 9 1/2" LVL 2.0E

TWO STORY HOMES @
- *MAIN & LOWER LEVEL WINDOW & DOOR OPENINGS*
- *MAIN & LOWER LEVEL INTERIOR LOAD BEARING WALL OPENINGS*

LESS THAN 6'-0" SHALL BE 2 - 2X12 #2 & BTR DOUGLAS FIR
GREATER THAN 6'-0" SHALL BE 2 - 11 7/8" LVL 2.0E
GREATER THAN 9'-0" SHALL BE 3 - 11 7/8" LVL 2.0E

OVERHEAD DOORS OF ALL SIZES SHALL BE 2 - 14" LVL 2.0E

GENERAL CONTRACTOR SHALL VERIFY ALL HEADER SIZES & MATERIALS AS THEY CORRESPOND TO CONCENTRATED LOADS - ADDITIONAL CONSTRUCTION / ENGINEERING MAY BE REQ'D

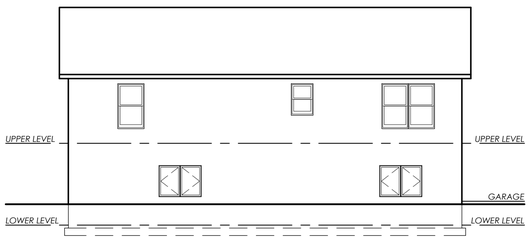
EXTERIOR OPENINGS

- *FLASH OVER AND CAULK ALL EXTERIOR OPENINGS*
- *FLASH ALL EXTERIOR OPENINGS & INTERSECTIONS OF WALL & ROOF PER IRC SECTION R703.8.*
- *PAN FLASHING REQ'D UNDER ALL EXTERIOR DOORS & WINDOWS PRIOR TO INSTALLATION*
- *PROVIDE KICK OUT FLASHING AS REQ'D*
- ***WINDOW SILL PROTECTION:** PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS & WINDOWS, SLOPED TO DRAIN WATER TO THE EXTERIOR R703.8.1*
- ***WINDOW FALL PROTECTION:** REQ'D ON ALL OPERABLE WINDOWS LESS THAN 36" ABOVE THE FINISHED FLOOR AND 72" ABOVE GRADE OR SURFACE BELOW R312.2 ASTM 2090*

EXTERIOR ELEVATIONS

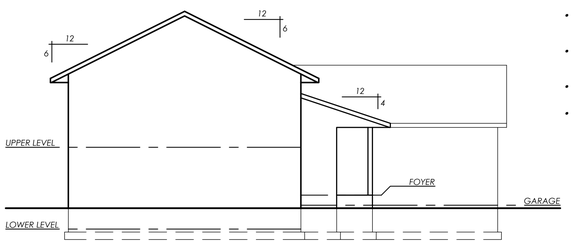
SCALE: 1/4" = 1'-0" or 1/8" = 1'-0"

- *ALL EXTERIOR OPENINGS AND INTERSECTIONS OF WALL AND ROOF TO BE FLASHED & SEALED TO PREVENT THE ENTRY OF WATER IN THE WALL CAVITY PER IRC 703.8*
- *WINDOW SILL PROTECTION - PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS & WINDOWS, SLOPED TO DRAIN WATER TO THE EXTERIOR R703.8.1*
- *FINISHED GRADE SHALL FALL FROM FOUNDATION A MINIMUM OF 6" IN THE FIRST 10'-0"*
- *6" WOOD/EARTH SEPARATION REQ'D WHILE PROVIDING POSITIVE DRAINAGE AWAY FROM STRUCTURE. BUILDER/HOMEOWNER SHALL COMPLY WITH GRADING PLAN TO ASSURE PROPER DRAINAGE*
- *WINDOW FALL PROTECTION - REQ'D ON ALL OPERABLE WINDOWS LESS THAN 36" ABOVE THE FINISHED FLOOR AND 72" ABOVE GRADE OR SURFACE BELOW R312.2 ASTM 2090*



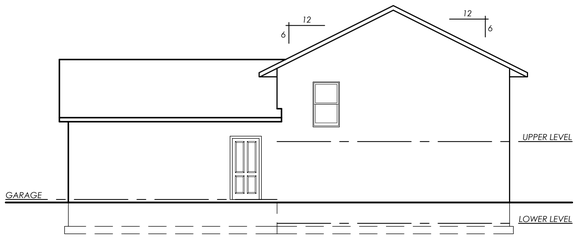
EXTERIOR ELEVATION - REAR

SCALE: 1/8" = 1'-0"



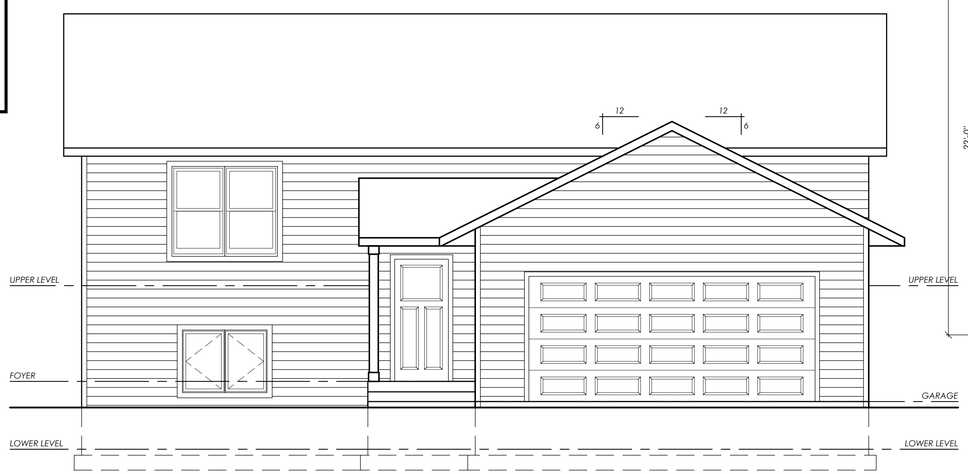
EXTERIOR ELEVATION - LEFT

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - RIGHT

SCALE: 1/8" = 1'-0"

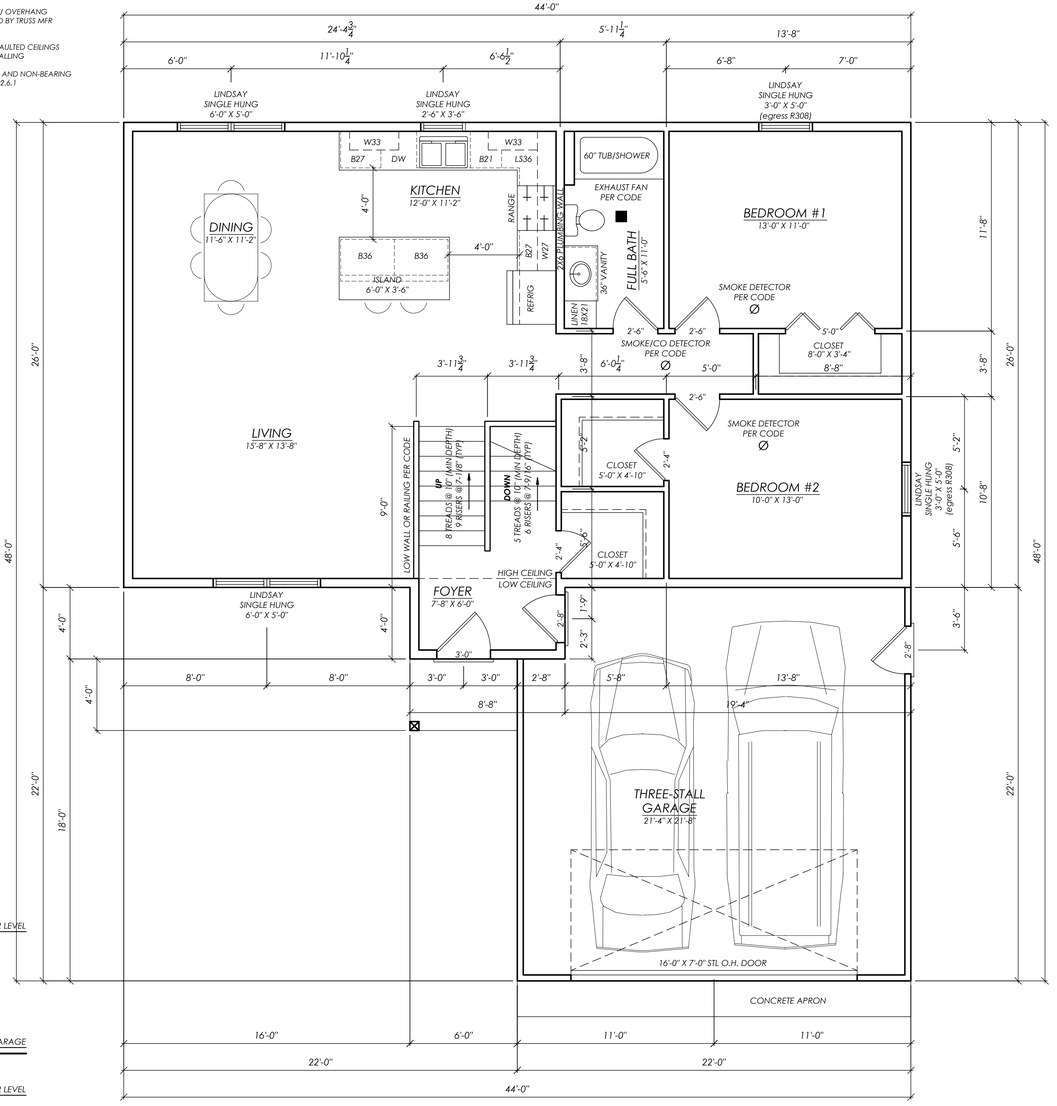


EXTERIOR ELEVATION - FRONT

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

FLOOR PLAN NOTES

- *REFER TO CHAPTER 5 FOR FLOOR DESIGN REQUIREMENTS*
- *FOLLOW ATTACHED FIGURE: R602.6(1), R602.6(2), R602.6.1 FOR BORING & NOTCHING LIMITATIONS IN INTERIOR / EXTERIOR BEARING AND NON-BEARING WALLS*
- *CUTS, NOTCHES, AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE MEMBERS AND/OR STRUCTURAL GLUE-LAMINATED MEMBERS SHALL BE PROHIBITED.*
- *POINT LOADS FROM GIRDER TRUSS, HEADERS, AND BEAMS SHALL BE TRANSFERRED TO FOUNDATION BY SOLID BLOCKING IN BETWEEN.*
- *PROVIDE SOLID BLOCKING OF LOAD PATHS TO FOUNDATION TYPICAL*
- *ATTIC ACCESS SHALL COMPLY W/ R303.1, R 303.1(2) - APPROVAL IS REQ'D PRIOR TO SEALING ACCESS.*
- *A BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE ATTIC ACCESS OPENING TO AREAS THAT EXCEED 30 SF AND HAVE VERTICAL HEIGHT OF 30" OR MORE. THE ROUGH FRAMED ACCESS OPENING SHALL NOT BE LESS THAN 22" x 30" AND SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. 30" MIN HEADROOM IS REQUIRED AT ACCESS LOCATION.*
- *ALL TUBS & SHOWERS LOCATED ADJACENT TO EXTERIOR WALLS - PROVIDE INSULATION, VAPOR BARRIER, AND SOLID BLOCKING PRIOR TO PLACEMENT OF FIXTURE*
- *PROVIDE SOLID BLOCKING AT LOAD PATHS TO THE FOUNDATION FROM GIRDER TRUSSES, STRUCTURAL HEADERS, & BEAMS*
- *HURRICANE CLIPS REQ'D AT ALL RAFTERS W/ OVERHANG GREATER THAN 2'-0" AND WHERE INDICATED BY TRUSS MFR DOCUMENTS*
- *ALL VERTICAL INSULATION ADJACENT TO VAULTED CEILINGS SHALL BE SECURED IN PLACE TO PREVENT FALLING*
- *BORING & MATCHING OF INT/EXT BEARING AND NON-BEARING WALLS SHALL COMPLY WITH R602.6(1) - R602.6.1*



FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
1178 SF HOUSE

GENERAL PLAN NOTES:

- *EXTERIOR WALLS ARE DRAWN AT 6" AND DIMENSIONED TO THE OUTSIDE FACE OF SHEATHING, UNLESS NOTED OTHERWISE.*
- *INTERIOR PARTITIONS ARE DRAWN AT 3-1/2" AND DIMENSIONED TO CENTER OF WALL, UNLESS NOTED OTHERWISE.*
- *MASONRY OR ICF WALLS ARE DRAWN AT NOMINAL (NOT ACTUAL) SIZE AND DIMENSIONED TO THE OUTSIDE FACE OF BLOCK OR FOAM, UNLESS NOTED OTHERWISE.*
- *ANGLED WALLS ON FLOOR PLANS ARE AT A 45 DEGREE ANGLE, UNLESS NOTED OTHERWISE.*
- *VERIFY ALL APPLICABLE BUILDING & CODE ISSUES PRIOR TO CONSTRUCTION.*
- *VERIFY TOPOGRAPHIC AND SUBSURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.*
- *CODES GOVERN OVER DRAWINGS.*
- ***DIMENSIONS GOVERN OVER SCALE.***

BID DOCUMENTS - NOT FOR CONSTRUCTION

PROJECT BY:

IN ASSOCIATION WITH:

blueprint
home design

Blueprint Home Design
The Hugo Bldg. 530 North Riverfront Dr, Suite 160
Mankato, MN 56001
507 351-5740
julie@blueprinthomedesign.com

PROJECT INFO
Habitat for Humanity
706 Elmwood Court
Nicollet, Minnesota
New Constuction

PLANS ISSUED:	
pricing	07/28/2021
const docs	
revised	
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SHEET	INDEX
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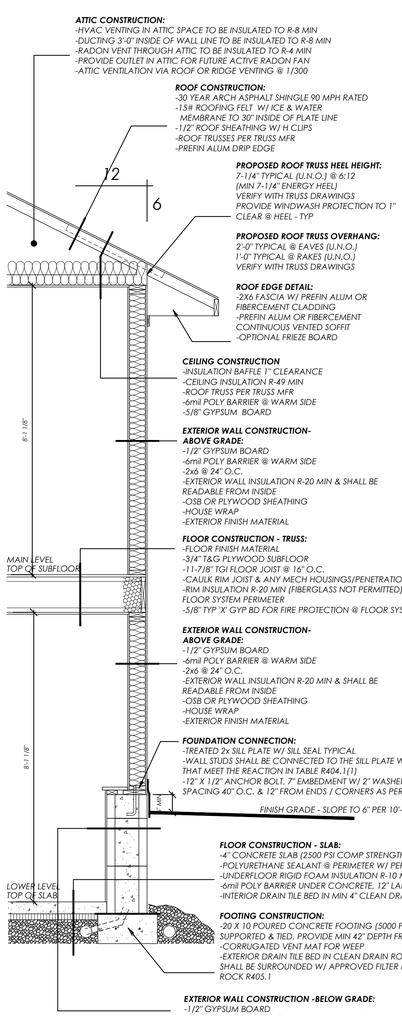
HABITAT (706 ELMWOOD)
Nicollet, Minnesota



ATTIC CONSTRUCTION:
-HVAC VENTING IN ATTIC SPACE TO BE INSULATED TO R-8 MIN
-DUCTING 3'-0" INSIDE OF WALL LINE TO BE INSULATED TO R-8 MIN
-RADON VENT THROUGH ATTIC TO BE INSULATED TO R-4 MIN
-PROVIDE OUTLET IN ATTIC FOR FUTURE ACTIVE RADON FAN
-ATTIC VENTILATION VIA ROOF OR RIDGE VENTING @ 1/300

ROOF CONSTRUCTION:
-30 YEAR ARCH ASPHALT SHINGLE 90 MPH RATED
-15# ROOFING FELT W/ ICE & WATER MEMBRANE TO 30" INSIDE OF PLATE LINE
-1/2" ROOF SHEATHING W/ H CLIPS
-ROOF TRUSSES PER TRUSS MFR
-PREFIN ALUM DRIP EDGE

PROPOSED ROOF TRUSS HEEL HEIGHT:
7-1/4" TYPICAL (U.N.O.) @ 6:12
(MIN 7-1/4" ENERGY HEEL)
VERIFY WITH TRUSS DRAWINGS
PROVIDE WINDWASH PROTECTION TO 1" CLEAR @ HEEL - TYP

PROPOSED ROOF TRUSS OVERHANG:
2'-0" TYPICAL @ EAVES (U.N.O.)
1'-0" TYPICAL @ RAKES (U.N.O.)
VERIFY WITH TRUSS DRAWINGS

ROOF EDGE DETAIL:
-2X6 FASCIA W/ PREFIN ALUM OR FIBERCEMENT CLADDING
-PREFIN ALUM OR FIBERCEMENT CONTINUOUS VENTED SOFFIT
-OPTIONAL FRIEZE BOARD

CEILING CONSTRUCTION
-INSULATION BAFFLE 1" CLEARANCE
-CEILING INSULATION R-49 MIN
-ROOF TRUSS PER TRUSS MFR
-6mil POLY BARRIER @ WARM SIDE
-5/8" GYPSUM BOARD

EXTERIOR WALL CONSTRUCTION- ABOVE GRADE:
-1/2" GYPSUM BOARD
-6mil POLY BARRIER @ WARM SIDE
-2x6 @ 24" O.C.
-EXTERIOR WALL INSULATION R-20 MIN & SHALL BE READABLE FROM INSIDE
-OSB OR PLYWOOD SHEATHING
-HOUSE WRAP
-EXTERIOR FINISH MATERIAL

FLOOR CONSTRUCTION - TRUSS:
-FLOOR FINISH MATERIAL
-3/4" T&G PLYWOOD SUBFLOOR
-11-7/8" TGI FLOOR JOIST @ 16" O.C.
-CAULK RIM JOIST & ANY MECH HOUSINGS/PENETRATIONS
-RIM INSULATION R-20 MIN (FIBERGLASS NOT PERMITTED) - TYP @ FLOOR SYSTEM PERIMETER
-5/8" TYP 'X' GYP BD FOR FIRE PROTECTION @ FLOOR SYSTEM

EXTERIOR WALL CONSTRUCTION- ABOVE GRADE:
-1/2" GYPSUM BOARD
-6mil POLY BARRIER @ WARM SIDE
-2x6 @ 24" O.C.
-EXTERIOR WALL INSULATION R-20 MIN & SHALL BE READABLE FROM INSIDE
-OSB OR PLYWOOD SHEATHING
-HOUSE WRAP
-EXTERIOR FINISH MATERIAL

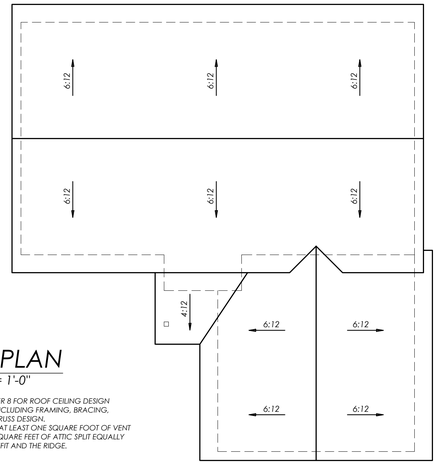
FOUNDATION CONNECTION:
-TREATED 2x SILL PLATE W/ SILL SEAL TYPICAL
-WALL STUDS SHALL BE CONNECTED TO THE SILL PLATE W/ APPROVED CONNECTORS THAT MEET THE REACTION IN TABLE R404.1(1)
-12" X 1/2" ANCHOR BOLT, 7" EMBEDMENT W/ 2" WASHERS 1/8" THICK, ANCHOR BOLT SPACING 40" O.C. & 12" FROM ENDS / CORNERS AS PER TABLE R404.1(1)

FLOOR CONSTRUCTION - SLAB:
-4" CONCRETE SLAB (2500 PSI COMP STRENGTH)
-POLYURETHANE SEALANT @ PERIMETER W/ PER RADON CODE
-UNDERFLOOR RIGID FOAM INSULATION R-10 MIN W/ TAPED SEAMS
-6mil POLY BARRIER UNDER CONCRETE, 12" LAP & SEALED AT PENETRATIONS
-INTERIOR DRAIN TILE BED IN MIN 4" CLEAN DRAIN ROCK 1/4" TO 2" AS PER RADON CODE

FOOTING CONSTRUCTION:
-20 X 10 POURED CONCRETE FOOTING (5000 PSI COMP STRENGTH) W/ 2 - #4 REBAR CONT, SUPPORTED & TIED, PROVIDE MIN 42" DEPTH FROST FOOTING
-CORRUGATED VENT MAT FOR WEEP
-EXTERIOR DRAIN TILE BED IN CLEAN DRAIN ROCK W/ MIN 2" UNDER & 6" OVER TILE PIPE, TILE SHALL BE SURROUNDED W/ APPROVED FILTER MEMBRANE OR MEMBRANE OVER DRAIN ROCK R405.1

EXTERIOR WALL CONSTRUCTION -BELOW GRADE:
-1/2" GYPSUM BOARD
-POLY VAPOR BARRIER @ WARM SIDE, FIRE RETARDANT POLY REQ'D IF LEFT UNFINISHED
-2x4 @ 16" O.C. W/ 1" AIR SPACE. TREATED BOTTOM PLATE TYPICAL.
-INTERIOR WALL INSULATION R-5 MIN
-8" FOXBLOCK ICF SYSTEM - INSTALL PER MFR INSTRUCTIONS (2-1/2 COURSES SHOWN)(2500 PSI COMP STRENGTH) W/ VERTICAL REINFORCING PER TABLE R404.1.3 (3)
-SOLID CORE FILL TOP COURSE TYPICAL
-BOTTOM COURSE TO WEEP TO INTERIOR DRAIN LOOP
-MASONRY WATERPROOFING APPLIED TO THE EXTERIOR FACE FROM TOP OF FOOTING TO TOP INSIDE CORNER OF FOUNDATION WALL R402.1.1
-EXTERIOR FOAM INSULATION R-10 MIN - FLASH AT TOP & PROTECT FOAM FROM UV & IMPACT ABOVE GRADE TO A POINT 6" BELOW GRADE

TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

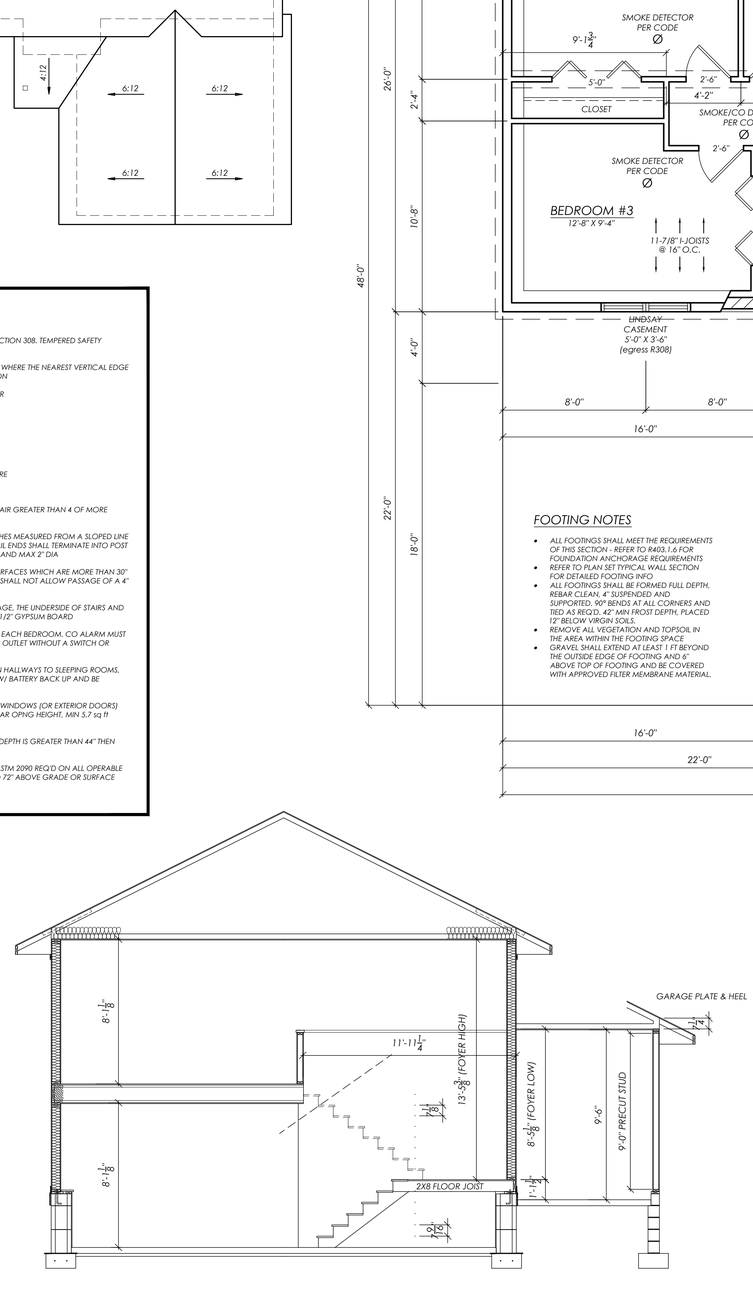


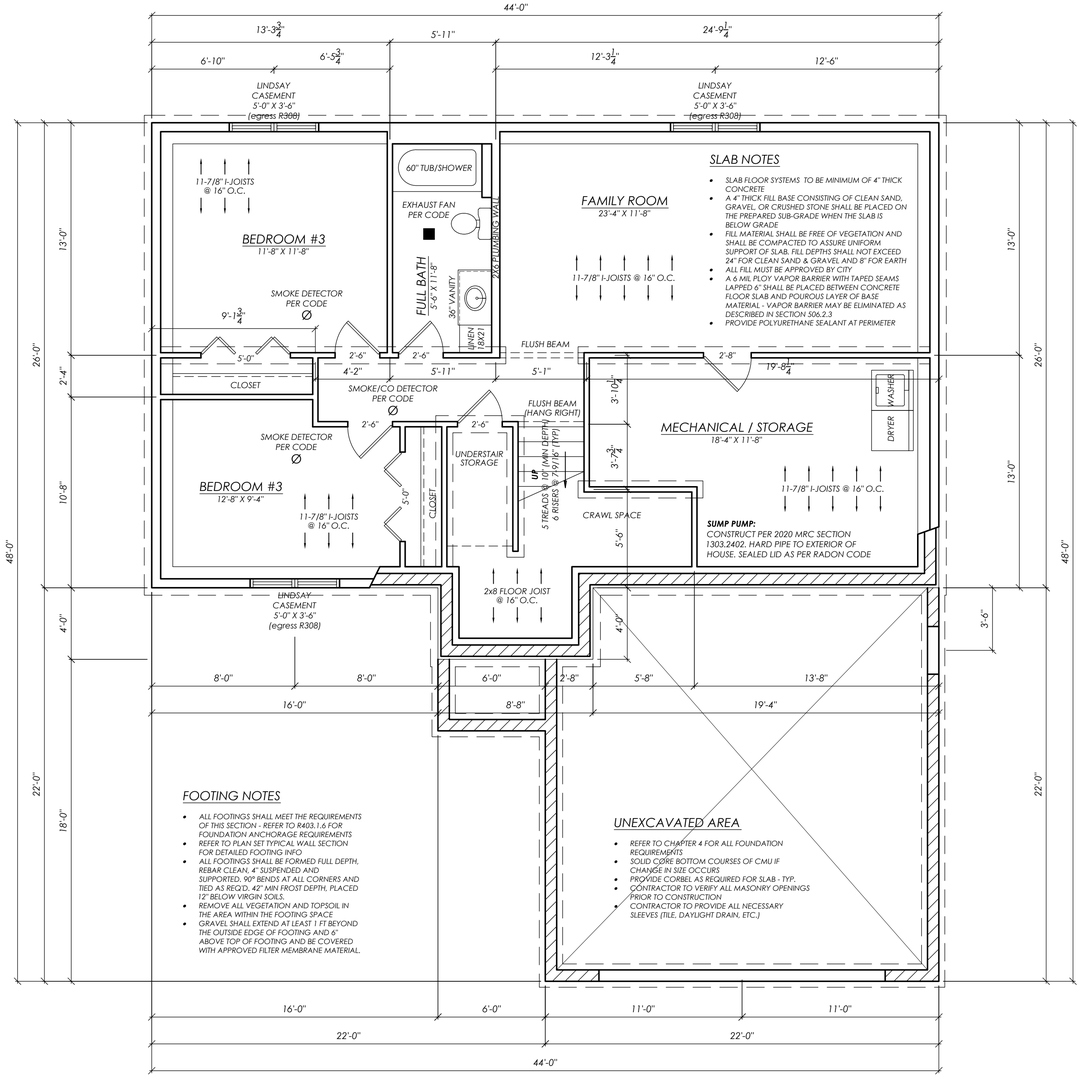
ROOF PLAN
SCALE: 1/8" = 1'-0"

- *REFER TO CHAPTER 8 FOR ROOF CEILING DESIGN REQUIREMENTS INCLUDING FRAMING, BRACING, BRIDGING AND TRUSS DESIGN.*
- *VENT ATTIC WITH AT LEAST ONE SQUARE FOOT OF VENT FOR EVERY 300 SQUARE FEET OF ATTIC SPLIT EQUALLY BETWEEN THE SOFFIT AND THE RIDGE.*

FIRE AND SAFETY NOTES

- *GLAZING SHALL MEET THE REQUIREMENTS OF 2020 MRC SECTION 308. TEMPERED SAFETY GLAZING IS REQUIRED IN AREAS AS FOLLOWS:*
  - *GLAZING IN SLIDING DOORS*
  - *GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION*
  - *EXPOSED AREA OF A SINGLE PANE LARGER THAN 9 SF*
  - *GLAZING WHERE BOTTOM EDGE IS LESS 18" FROM FLOOR*
- *HALLWAYS SHALL BE MINIMUM OF 36" WIDE*
- *STAIR REQUIREMENTS (PRIVATE)*
  - *STAIRS SHALL BE NOT LESS THAN 36" WIDE*
  - *RISER HEIGHT MAXIMUM OF 7 3/4"*
  - *TREAD DEPTH MINIMUM OF 10"*
  - *MAX VARIATION OF 3/8"*
  - *OPEN RISERS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE*
  - *MINIMUM HEADROOM OF 80" FROM NOSING*
  - *MINIMUM LANDING OF 36" AT TOP & BOTTOM OF STAIR*
- *HANDRAILS SHALL BE PROVIDED ON ONE SIDE OF EACH STAIR GREATER THAN 4 OF MORE RISERS*
- *HANDRAILS SHALL BE MOUNTED BETWEEN 34" AND 38" INCHES MEASURED FROM A SLOPED LINE CREATED FROM STAIR NOSING TO STAIR NOSING. HANDRAIL ENDS SHALL TERMINATE INTO POST OR SAFTEY TERMINAL. HANDRAILS SHALL BE MIN 1 1/4" DIA and MAX 2" DIA*
- *MINIMUM 36" GUARDRAILS ARE REQ'D AT ALL WALKING SURFACES WHICH ARE MORE THAN 30" ABOVE ADJACENT GRADE/SURFACE. INTERMEDIATE RAILS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE*
- *IF SPACE UNDERSTAIRS IS ENCLOSED AND USED FOR STORAGE, THE UNDERSIDE OF STAIRS AND BEARING WALLS SHALL BE COVERED WITH A MINIMUM OF 1/2" GYPSUM BOARD*
- *CARBON MONOXIDE ALARMS ARE REQ'D WITHIN 10'-0" OF EACH BEDROOM. CO ALARM MUST BE EITHER HARDWIRED OR DIRECT PLUGGED INTO AN ELEC OUTLET WITHOUT A SWITCH OR BATTERY POWERED PER MN STATE STATURE 299F.50*
- *SMOKE DETECTORS ARE REQ'D IN ALL SLEEPING ROOMS, IN HALLWAYS TO SLEEPING ROOMS, AND ON EACH LEVEL. DETECTORS SHALL BE HARD WIRED W/ BATTERY BACK UP AND BE INTERCONNECTED.*
- *ALL BEDROOMS ARE REQ'D TO HAVE FIRE EGRESS. EGRESS WINDOWS (OR EXTERIOR DOORS) SHALL HAVE A MIN 20" CLEAR ONPG WIDTH & MIN 24" CLEAR OPNG HEIGHT, MIN 5.7 sq ft OPENING, AND MAX SILL HEIGHT OF 44" ABOVE FLOOR*
- *EGRESS WINDOW WELL SHALL BE NOT LESS THAN 9 sq ft, IF DEPTH IS GREATER THAN 44" THEN LADDER IS REQ'D*
- *WINDOW FALL PROTECTION SHALL COMPLY WITH R312.2 ASTM 2090 REQ'D ON ALL OPERABLE WINDOWS LESS THAN 36" ABOVE THE FINISHED FLOOR AND 72" ABOVE GRADE OR SURFACE BELOW R312.2 ASTM 2090*





FOOTING NOTES

- *ALL FOOTINGS SHALL MEET THE REQUIREMENTS OF THIS SECTION - REFER TO R403.1.6 FOR FOUNDATION ANCHORAGE REQUIREMENTS*
- *REFER TO PLAN SET TYPICAL WALL SECTION FOR DETAILED FOOTING INFO*
- *ALL FOOTINGS SHALL BE FORMED FULL DEPTH, REBAR CLEAN, 4" SUSPENDED AND SUPPORTED, 90° BENDS AT ALL CORNERS AND TIED AS REQ'D. 42" MIN FROST DEPTH, PLACED 12" BELOW VIRGIN SOILS.*
- *REMOVE ALL VEGETATION AND TOPSOIL IN THE AREA WITHIN THE FOOTING SPACE*
- *GRAVEL SHALL EXTEND AT LEAST 1 FT BEYOND THE OUTSIDE EDGE OF FOOTING AND 6" ABOVE TOP OF FOOTING AND BE COVERED WITH APPROVED FILTER MEMBRANE MATERIAL.*

UNEXCAVATED AREA

- *REFER TO CHAPTER 4 FOR ALL FOUNDATION REQUIREMENTS*
- *SOLID CORE BOTTOM COURSES OF CMU IF CHANGE IN SIZE OCCURS*
- *PROVIDE CORBEL AS REQUIRED FOR SLAB - TYP.*
- *CONTRACTOR TO VERIFY ALL MASONRY OPENINGS PRIOR TO CONSTRUCTION*
- *CONTRACTOR TO PROVIDE ALL NECESSARY SLEEVES (TILE, DAYLIGHT DRAIN, ETC.)*

SLAB NOTES

- *SLAB FLOOR SYSTEMS TO BE MINIMUM OF 4" THICK CONCRETE*
- *A 4" THICK FILL BASE CONSISTING OF CLEAN SAND, GRAVEL, OR CRUSHED STONE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHEN THE SLAB IS BELOW GRADE*
- *FILL MATERIAL SHALL BE FREE OF VEGETATION AND SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF SLAB. FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND & GRAVEL AND 8" FOR EARTH*
- *ALL FILL MUST BE APPROVED BY CITY*
- *A 6 MIL PLOY VAPOR BARRIER WITH TAPED SEAMS LAPPED 6" SHALL BE PLACED BETWEEN CONCRETE FLOOR SLAB AND POUROUS LAYER OF BASE MATERIAL - VAPOR BARRIER MAY BE ELIMINATED AS DESCRIBED IN SECTION 506.2.3*
- *PROVIDE POLYURETHANE SEALANT AT PERIMETER*

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

- *REFER TO CHAPTER 4 FOR ALL FOUNDATION REQUIREMENTS*
- *REFER TO SECTION 404 FOR FOUNDATION WALL DESIGN REQUIREMENTS INCLUDING BLOCK DESIGN AND BOLT PLACING REQUIREMENTS.*
- *1/2" ANCHOR BOLTS SHALL BE INSTALLED TO ALIGN WITH ALL REQUIRED VERTICAL REINFORCING OF THE FOUNDATION, AND SHALL NOT EXCEED 72" ON CENTER. ONE ANCHOR MUST BE PLACED 12" FROM ALL CORNERS AND SPLICES ON THE SILL WITH A MINIMUM OF 2 ANCHORS PER PIECE OF PLATE. BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO SOLID CONCRETE OR GROUT FILLED CORES.*
- *SOLID CORE BOTTOM COURSES OF CMU IF CHANGE IN SIZE OCCURS*
- *VERTICAL REINFORCED FOUNDATION PER TOTAL R404.1.1(7)*
- *REFER TO SECTION R406 FOR FOUNDATION WATERPROOFING & DAMP PROOFING REQUIREMENTS*
- *ALL WOOD IN CONTACT WITH GROUND OR CONCRETE SHALL MEET REQUIREMENTS OF THIS SECTION*
- *INTERIOR LOAD BEARING WALL SHALL BE ANCHORED WITH APPROVED FASTENERS, A NUT & WASHER SHALL BE TIGHTENED TO THE BOLT, SEALED & BLOCKED*
- *BASEMENT CEILING SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD OR EQUIVALENT R501.3 - EXCEPTION 808 MAY BE LEFT UNPROTECTED BUT SHALL BE FIRE BLOCKED. ACCEPTED MATERIALS FOR FIRE BLOCKING TO BE FOUND AT SECTION R302.11.1*
- *STORAGE AREA BELOW BASEMENT STAIR - PROVIDE 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIR, LANDINGS, AND FRAMING WITH ONE COAT OF TAPE & COMPOUND REQ'D*

DRAINAGE & BACKFILL NOTES

- *FOUNDATION DRAINAGE SHALL BE PROVIDED AROUND ALL CONCRETE AND MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE SPACES LOCATED BELOW GRADE*
- *DRAIN TILES, GRAVEL / CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED BELOW GRADE. THEY ARE TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO A APPROVED DRAINAGE SYSTEM.*
- *PERFORATED PIPE SHALL BE PLACED ON A MINIMUM 2" WASHED GRAVEL*
- *SUMP PUMPS SHALL BE REQUIRED BASED ON LOCATION. CONTRACTOR TO VERIFY REQUIREMENT WITH LOCAL BUILDING OFFICIAL.*
- *SURFACE DRAINAGE SHALL BE PROVIDED FROM FOUNDATION WALL AT A RATE OF 6" IN A 10'-0" AREA FROM BUILDING. GRADE TO START A A LOCATION 6" BELOW TOP OF FOUNDATION WALL BLOCK OR CONCRETE.*
- *TOP OF FOUNDATION WALL SHALL EXTEND ABOVE STREET OR GUTTER LEVEL A MINIMUM OF 12" PLUS 2%*
- *SITE FINISH GRADE SHALL BE GRADED A MIN OF 6" PER 10'-0" & AS SUCH TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.*

BID DOCUMENTS - NOT FOR CONSTRUCTION

GENERAL PLAN NOTES:

- *EXTERIOR WALLS ARE DRAWN AT 6" AND DIMENSIONED TO THE OUTSIDE FACE OF SHEATHING, UNLESS NOTED OTHERWISE.*
- *INTERIOR PARTITIONS ARE DRAWN AT 3-1/2" AND DIMENSIONED TO CENTER OF WALL, UNLESS NOTED OTHERWISE.*
- *MASONRY OR ICF WALLS ARE DRAWN AT NOMINAL (NOT ACTUAL) SIZE AND DIMENSIONED TO THE OUTSIDE FACE OF BLOCK OR FOAM, UNLESS NOTED OTHERWISE.*
- *ANGLED WALLS ON FLOOR PLANS ARE AT A 45 DEGREE ANGLE, UNLESS NOTED OTHERWISE.*
- *VERIFY ALL APPLICABLE BUILDING & CODE ISSUES PRIOR TO CONSTRUCTION.*
- *VERIFY TOPOGRAPHIC AND SUBSURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.*
- *CODES GOVERN OVER DRAWINGS.*
- ***DIMENSIONS GOVERN OVER SCALE.***

PROJECT BY:

IN ASSOCIATION WITH:

blueprint
home design

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New Consfuction

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HABITAT (706 ELMWOOD)
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