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MN LIC: BCG31164  
WI LIC: DC-070800080

CLIENT:  
Project:  
  
LOCATION:  
LOT \_ BLK\_ DEVELOPMENT  
  
Street  
CITY  
MN ZIP  
JOB #:

REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	
REVISION 6	
REVISION 7	
REVISION 8	
REVISION 9	
REVISION 10	
REVISION 11	
FINAL	3.29.23

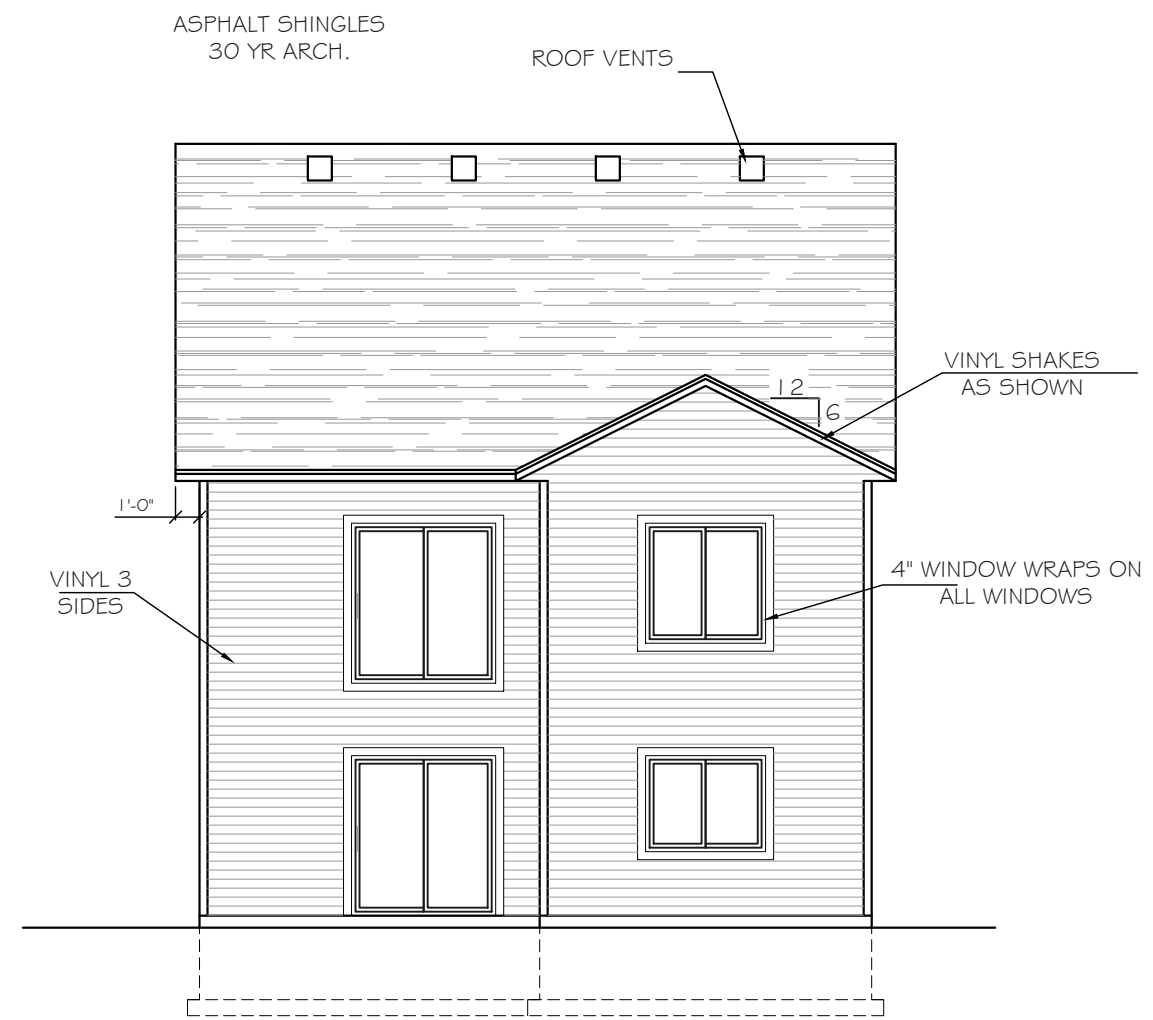
All changes after above date will be done according to F.F.H. Change Order Policy

Homeowner Signature

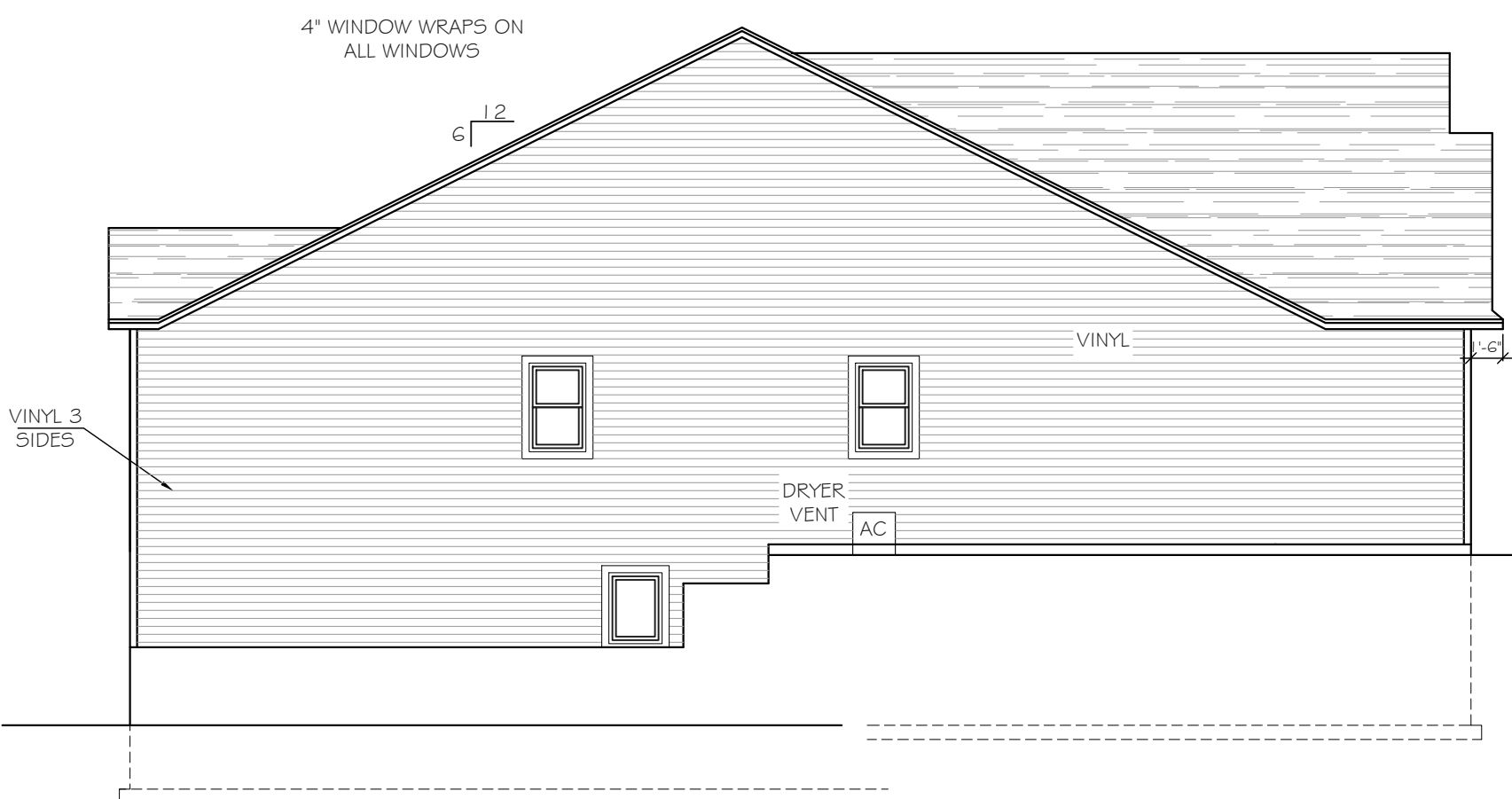
Agent:  
Plan: ISLA  
Total Foundation: 1704  
House Foundation: 1192  
Finished: 2112  
Unfinished: 287

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

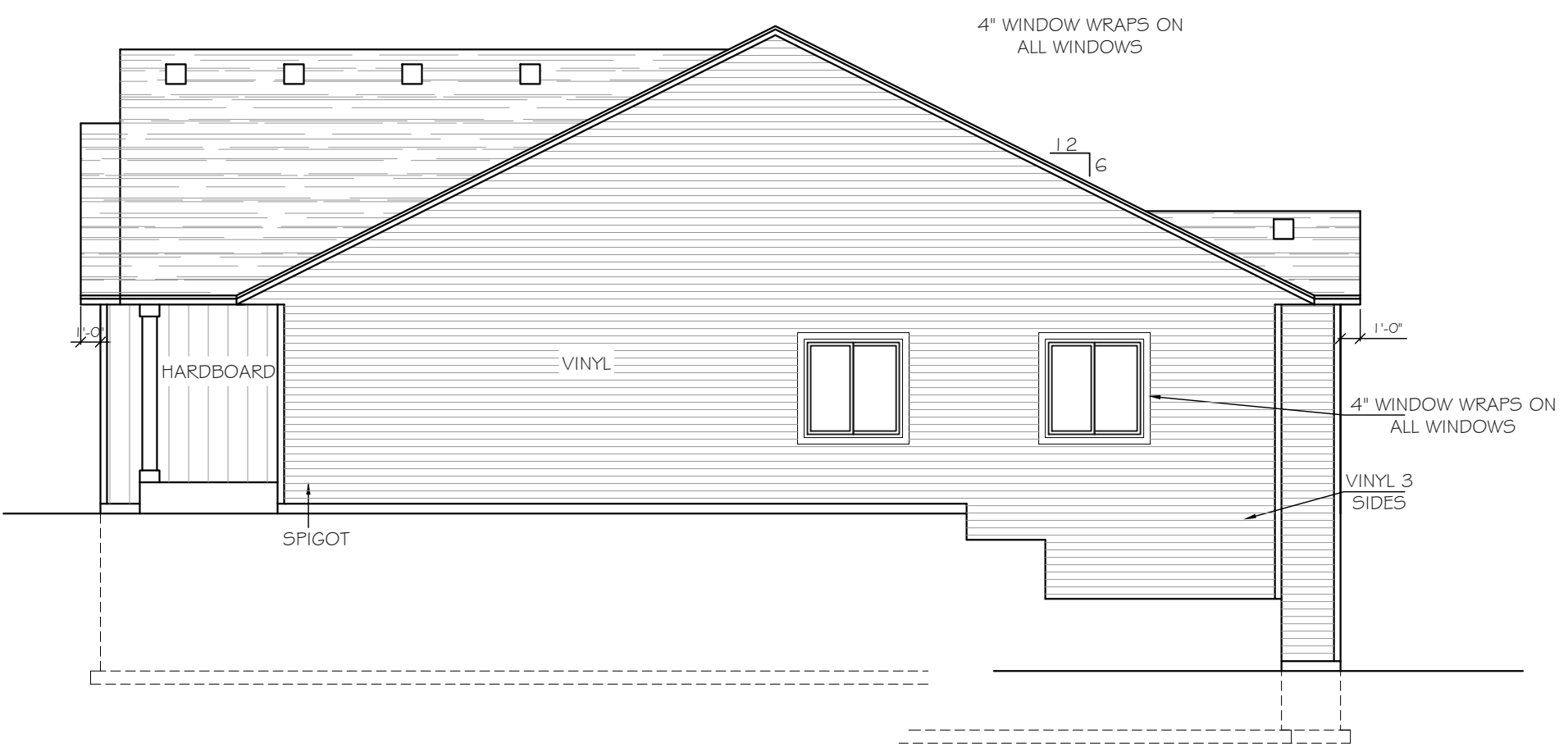
Fin Sq Ft: 2112



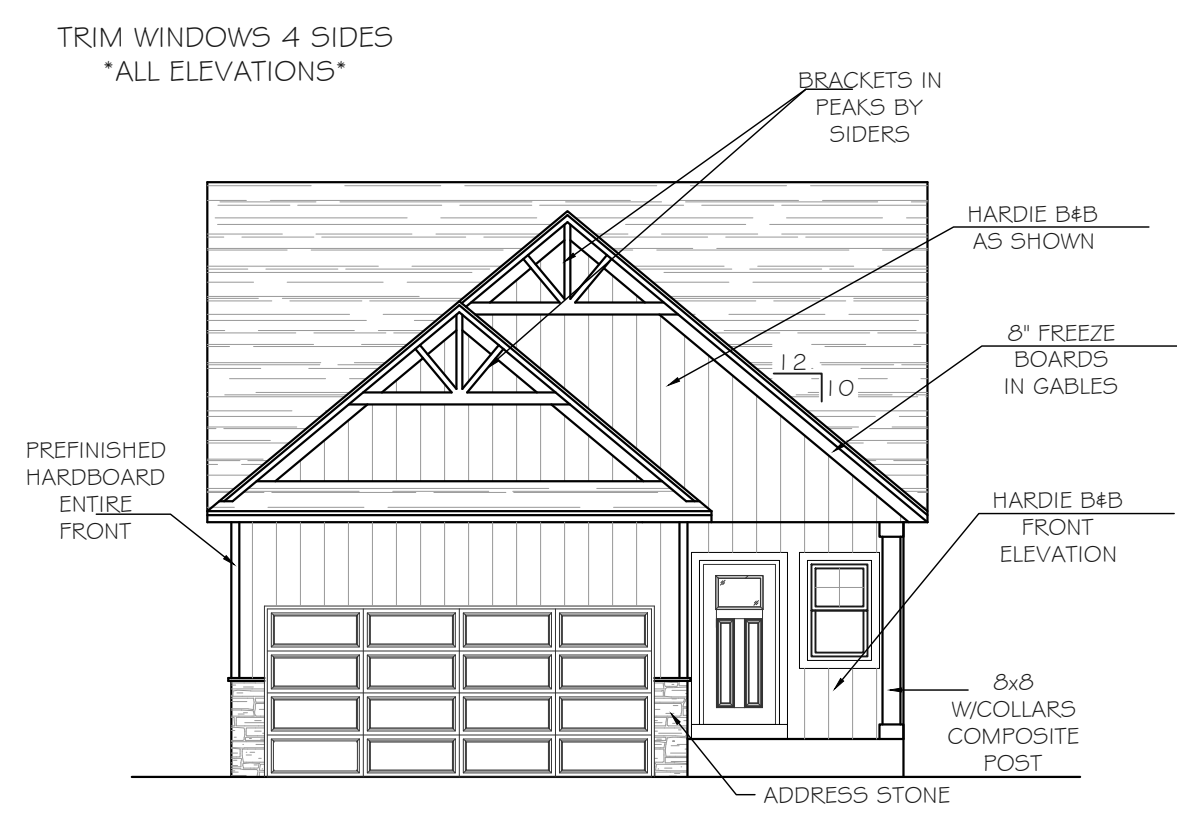
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

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REVISION 11

FINAL 3.29.23

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Homeowner  
Signature

Agent:

Plan: ISLA

Total Foundation: 1704

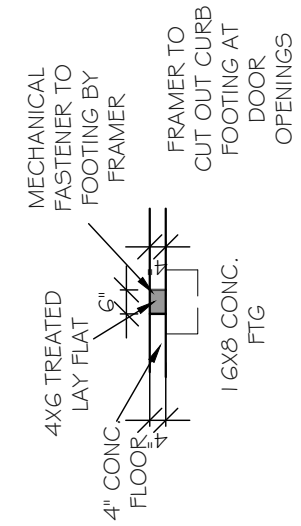
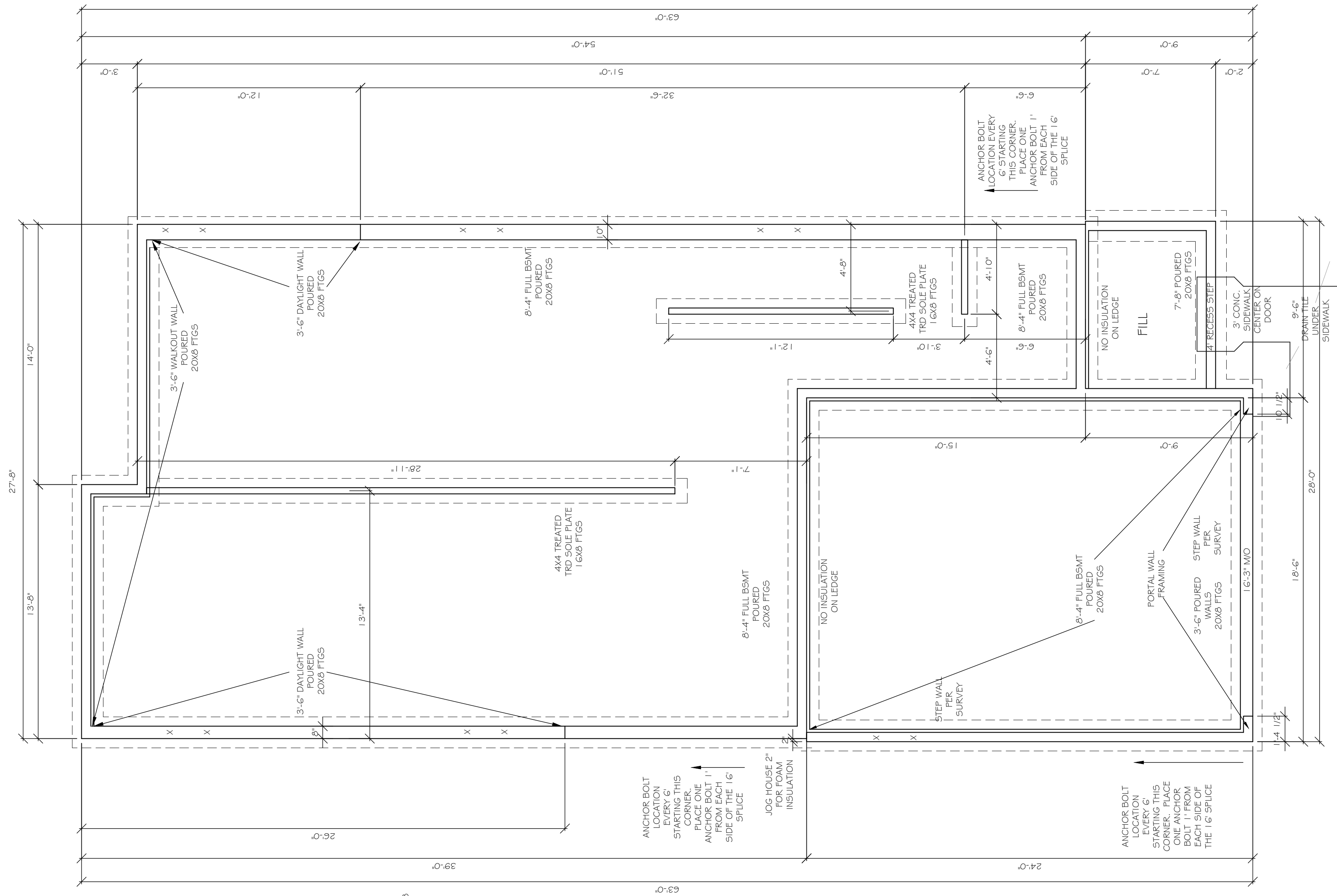
House Foundation: 1192

Finished: 2112

Unfinished: 287

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

Fin Sq Ft:



FRAMER NOTE:  
INTERIOR  
CURB DETAIL FOR 2X6  
BEARING WALL

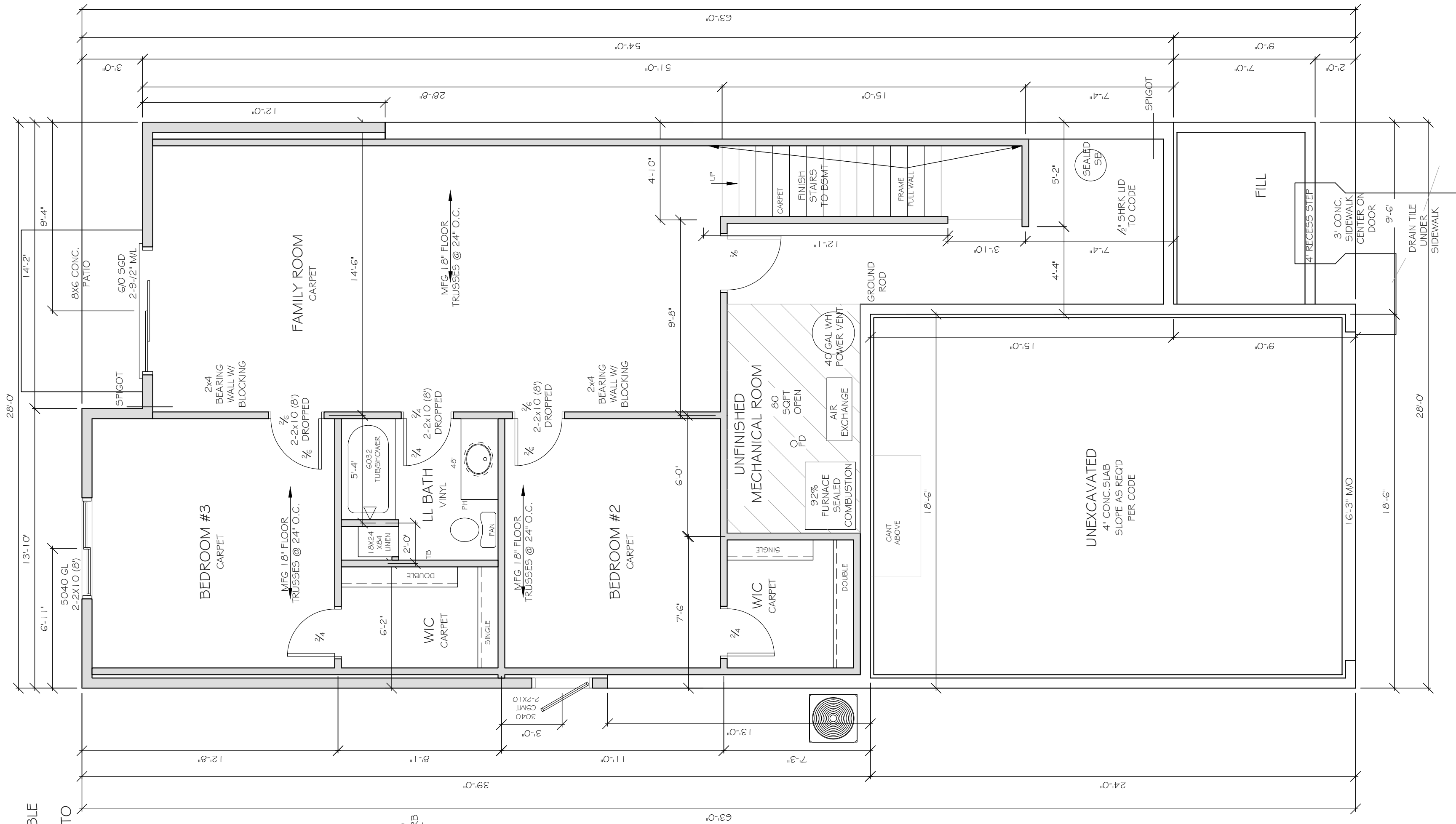
\* ANCHOR BOLTS  
PLACED ACCORDING  
TO IRC SECTION 404-  
R.404.1 (3)  
TABLE R404.1(1)

DOUBLES AT 16'  
PLATE SPLICES SO  
BOLT @ 15' & 17'

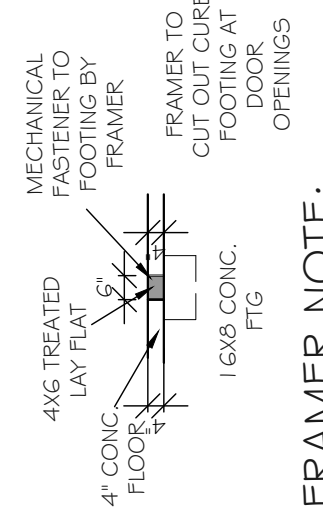
ANCHOR BOLTS  
CENTER ON WALL WITH  
FOAM

ANCHOR BOLTS 1 3/4"  
INSIDE FROM WALLS  
WITH NO FOAM

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**FRAMER NOTES:**  
 -ALL WINDOWS/DOOR TO HAVE DOUBLE JACK STUDS  
 -WINDOWS/DOORS LARGER THAN 8' TO HAVE DOUBLE KING STUDS



**FRAMER NOTE:**  
 INTERIOR CURB DETAIL FOR 2X6 BEARING WALL

**CLIENT:**  
 Project:

**LOCATION:**  
 LOT \_ BLK\_ DEVELOPMENT

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Homeowner Signature

Agent:  
 Plan: ISLA  
 Total Foundation: 1704  
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Scale: 1/4" = 1'-0"

Fin Sq Ft: 905

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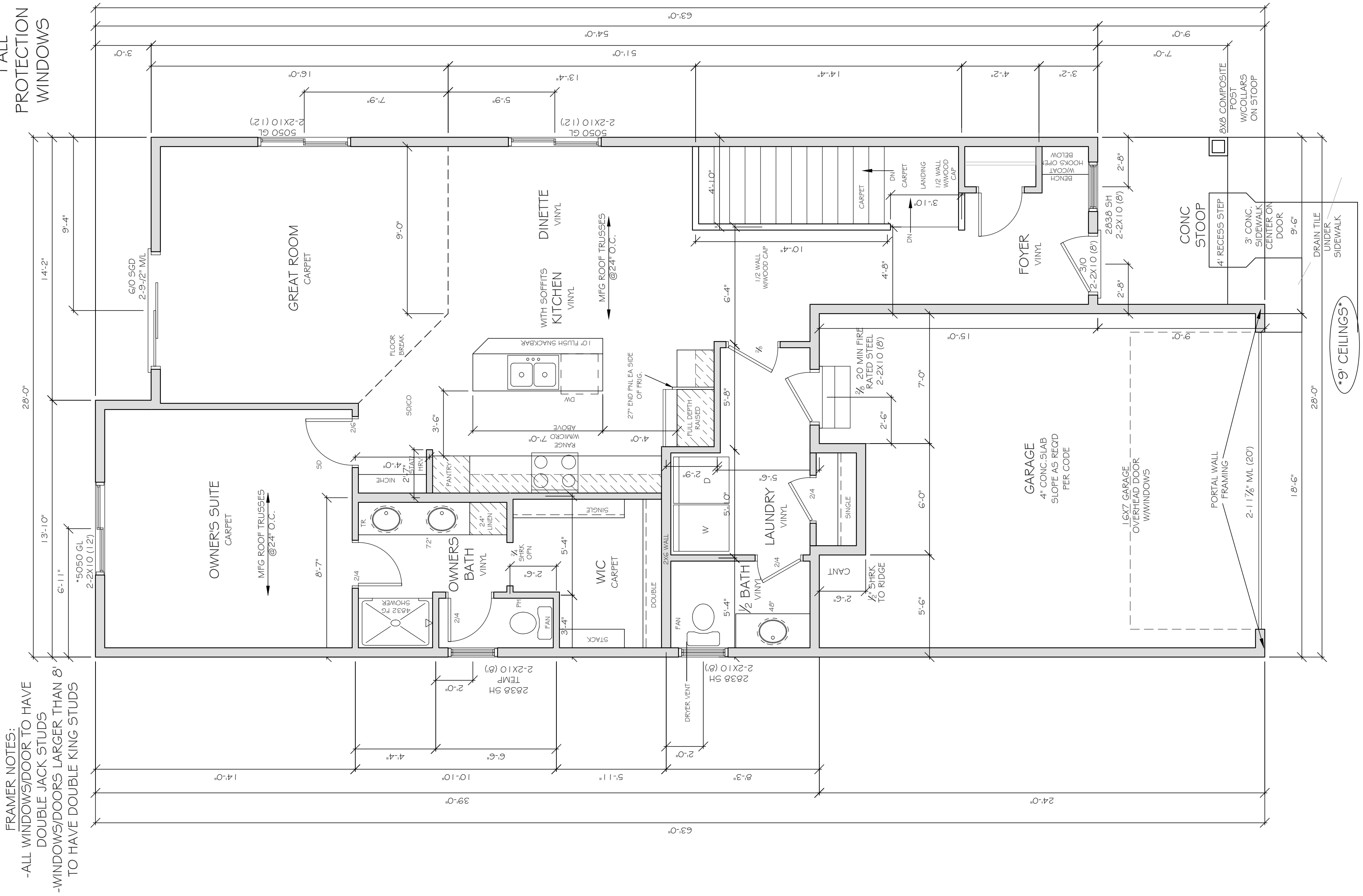
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Homeowner Signature

Agent:  
 Plan: ISLA  
 Total Foundation: 1704  
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 Finished: 2112  
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Scale: 1/4" = 1'-0"

Fin Sq Ft: 1207



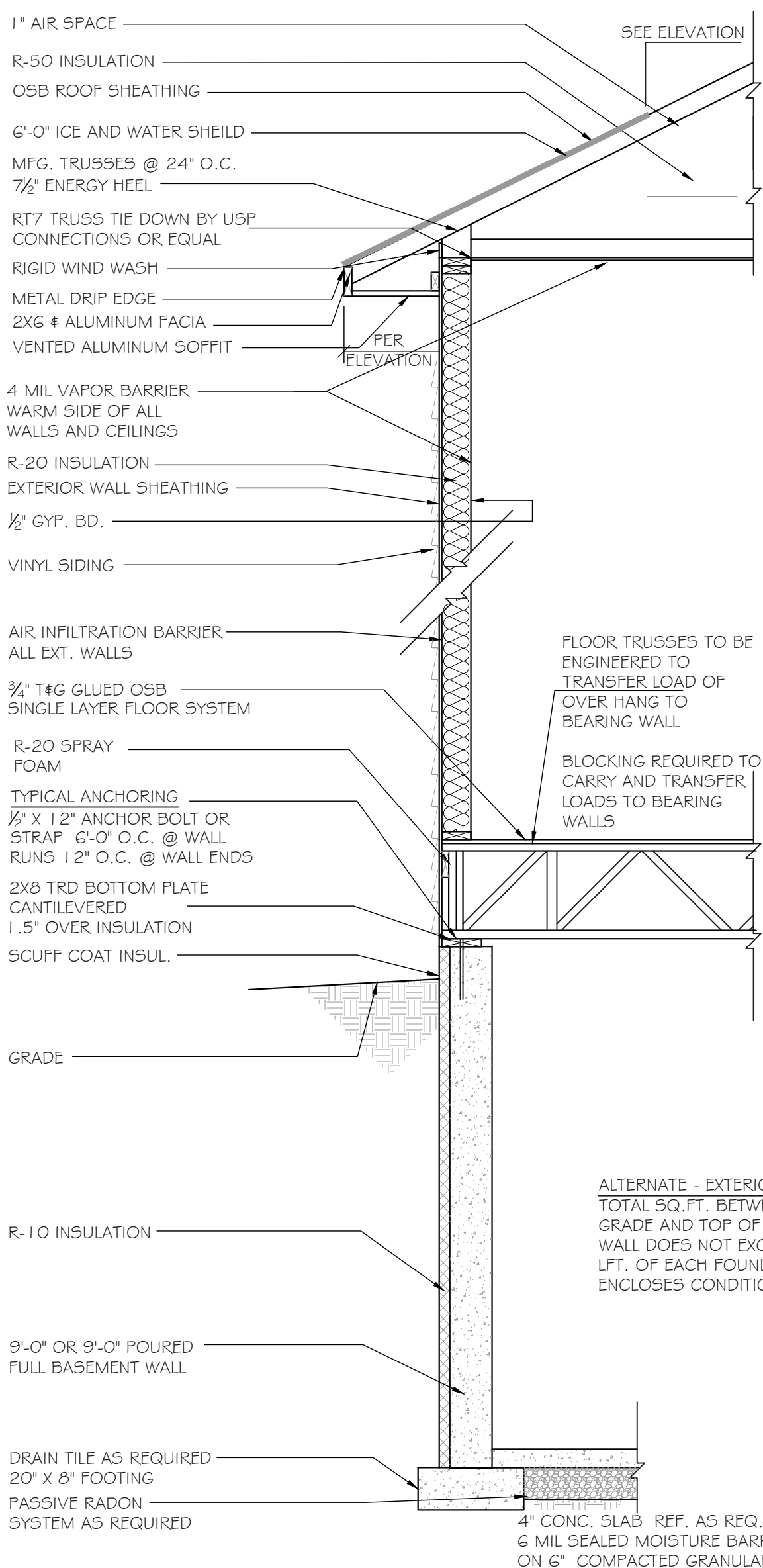
\* FALL PROTECTION WINDOWS

FRAMER NOTES:  
 -ALL WINDOWS/DOOR TO HAVE DOUBLE JACK STUDS  
 -WINDOWS/DOORS LARGER THAN 8\" TO HAVE DOUBLE KING STUDS

9\" CEILINGS

\*\*NOTE: WALL CONSTRUCTED CAPABLE OF ACCOMADATING ALL LOADS IMPOSED MEETING THE REQUIREMENTS OF IRC 2020

NOTE: VENT 1/300TH ROOF 1/2 IN SOFFIT  
1/2 IN ROOF NEAR RIDGE  
FLASH ABOVE ALL EXTERIOR OPENINGS  
SHINGLES PER ELEVATION/SPECS.  
15# FELT  
1/2" ROOF SHEATHING



RADON VENT PIPE IN ATTIC - INSULATE WITH MIN. R-4 PIPE WRAP

RADON VENT PIPE TERMINATED AT LEAST 12" ABOVE SURFACE OF ROOF

MINIMUM 3" ABS OR PVC OR EQUIVALENT GAS TIGHT PIPE  
4" PIPE MAY BE MORE EFFECTIVE, BUT NOT REQUIRED

SPACE PROVIDED FOR INSTALLATION OF A FAN  
- MINIMUM 24" DIAMETER CENTERED ON THE AXIS OF THE VENT STACK  
- MINIMUM VERTICAL DISTANCE OF 3 FEET

FLOOR TRUSSES TO BE ENGINEERED TO TRANSFER LOAD OF OVER HANG TO BEARING WALL

BLOCKING REQUIRED TO CARRY AND TRANSFER LOADS TO BEARING WALLS

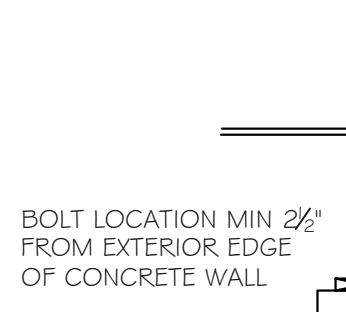
ALTERNATE - EXTERIOR R-10 TOTAL SQ.FT. BETWEEN FINISHED GRADE AND TOP OF EACH FOUNDATION WALL DOES NOT EXCEED 1.5XTOTAL LFT. OF EACH FOUNDATION WALL THAT ENCLOSES CONDITIONED SPACE.

ALL STRUCTURAL LUMBER  
2X8 AND ABOVE WILL BE SPF NO. 2 AND BETTER  
ALL 2X4 AND 2X6 STUDS WILL BE WESTERN WHITES NO. 2 OR BETTER

WINDOWS ARE MAXIMUM OF .30 U-VALUE WITH MAXIMUM SHGC .29  
WINDOW FALL PROTECTION PER R312.2.1 AND R312.2.2  
PATIO DOORS .30U AND .26 SHGC  
ALL STEEL DOORS .19U

\*\*NOTE: WATERPROOFING IS THE WATCHDOG METHOD PERFORMED BY INSTALLED BUILDING SOLUTIONS. NON DRAINING BOARD INSULATION W/ 6 MIL POLY SLIP SHEETHING OVER TOP. ANY QUESTIONS REGARDING THIS TYPE OF WATERPROOFING SYSTEM SHOULD BE DIRECTED TO BRET JUENKE #651-463-9333

\*\*NOTE: APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" BELOW CONCRETE SLAB



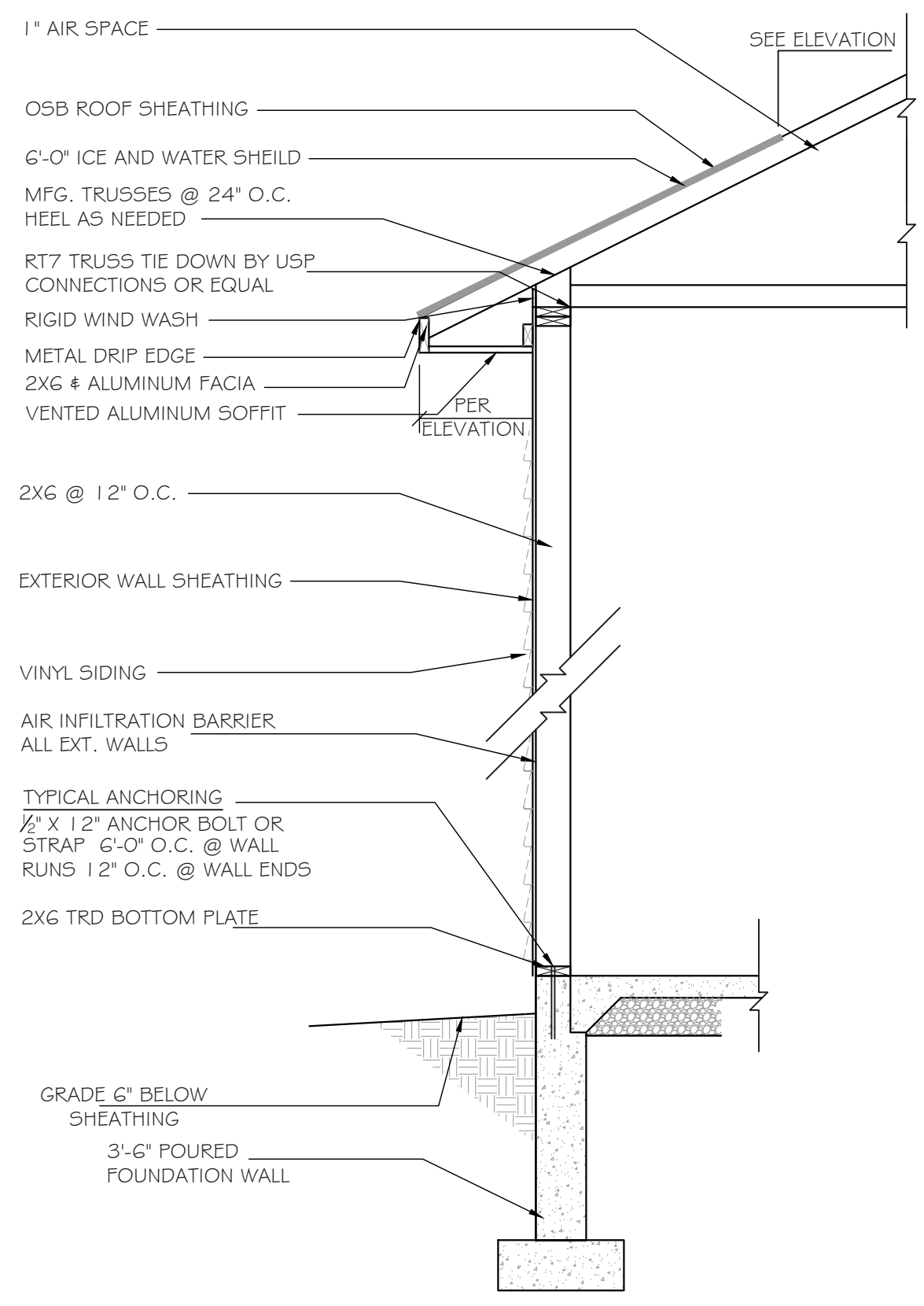
FLOOR TRUSSES TO BE ENGINEERED TO TRANSFER LOAD OF OVER HANG TO BEARING WALL

BLOCKING REQUIRED TO CARRY AND TRANSFER LOADS TO BEARING WALLS

NON BEARING EXTERIOR FOUNDATION WALLS

\*\*NOTE: WALL CONSTRUCTED CAPABLE OF ACCOMADATING ALL LOADS IMPOSED MEETING THE REQUIREMENTS OF IRC 2020

NOTE: VENT 1/300TH ROOF 1/2 IN SOFFIT  
1/2 IN ROOF NEAR RIDGE  
FLASH ABOVE ALL EXTERIOR OPENINGS  
SHINGLES PER ELEVATION/SPECS.  
15# FELT  
1/2" ROOF SHEATHING



# EXTERIOR GARAGE WALL

75% OF THE BULBS IN PERMANENTLY INSTALLED LIGHT FIXTURES MUST BE HIGH EFFICACY. THIS REQUIREMENT APPLIES TO INDOOR AND OUTDOOR FIXTURES, INCLUDING ACCESSORY STRUCTURES AND GARAGES. HIGH EFFICACY BULBS ARE: 60 LUMENS/W FOR LAMPS OVER 40W; 50 LUMENS/W FOR LAMPS OVER 15W TO 40W; 40 LUMENS/W FOR LAMPS 15W OR LESS

R 404.1 LIGHTING EQUIPMENT  
A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.

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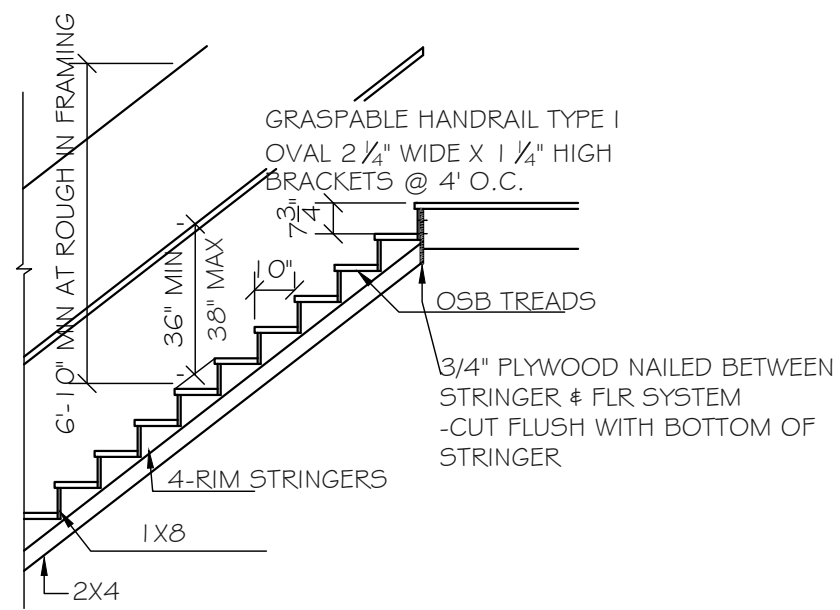
Homeowner Signature

Agent:  
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Total Foundation: 1704  
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Unfinished: 287

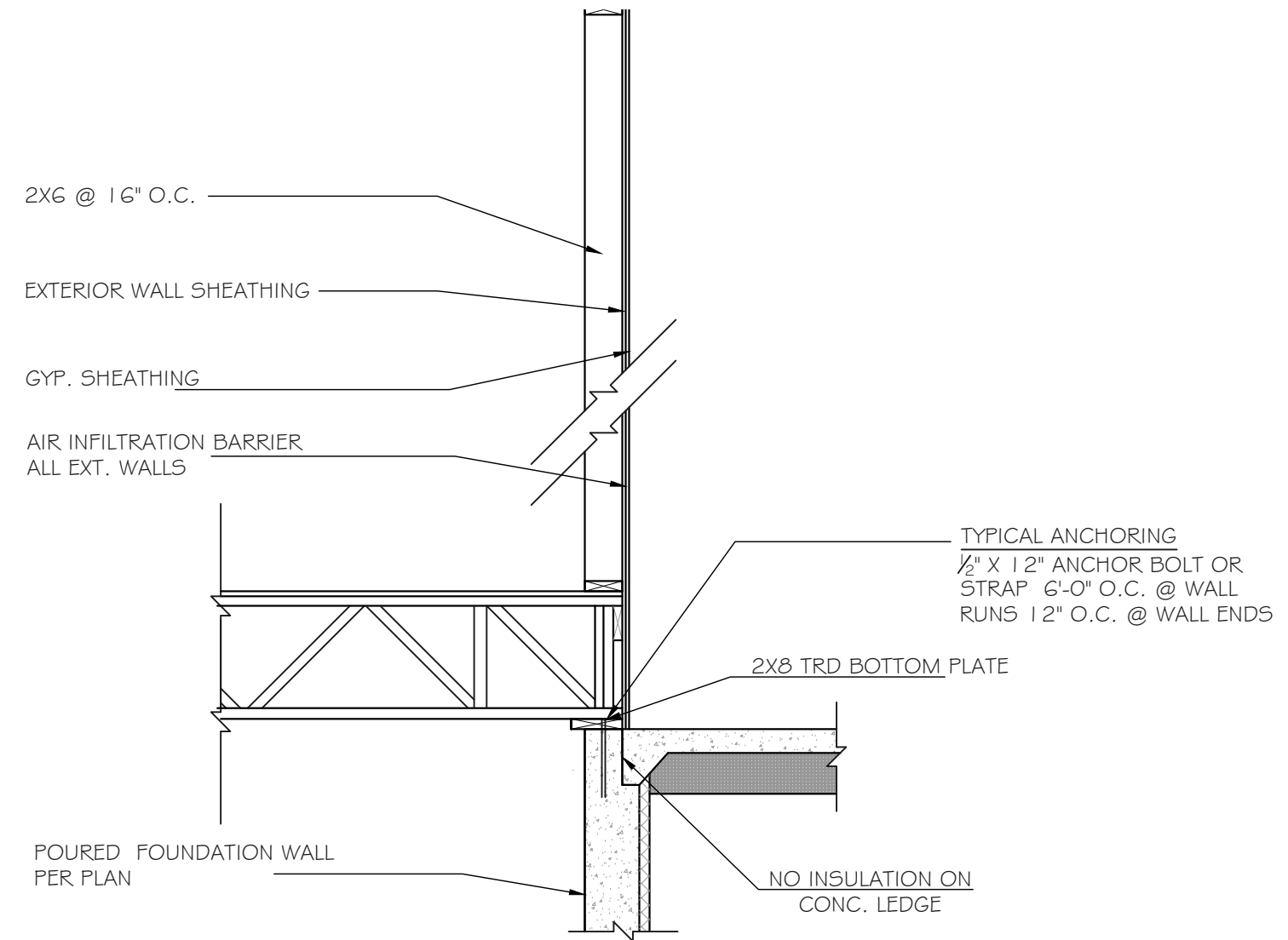
Scale: 1/4" = 1'-0"

Fin Sq Ft:

# FULL BASEMENT



# INTERIOR STAIR DETAIL



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 DEVELOPMENT

Street  
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Homeowner  
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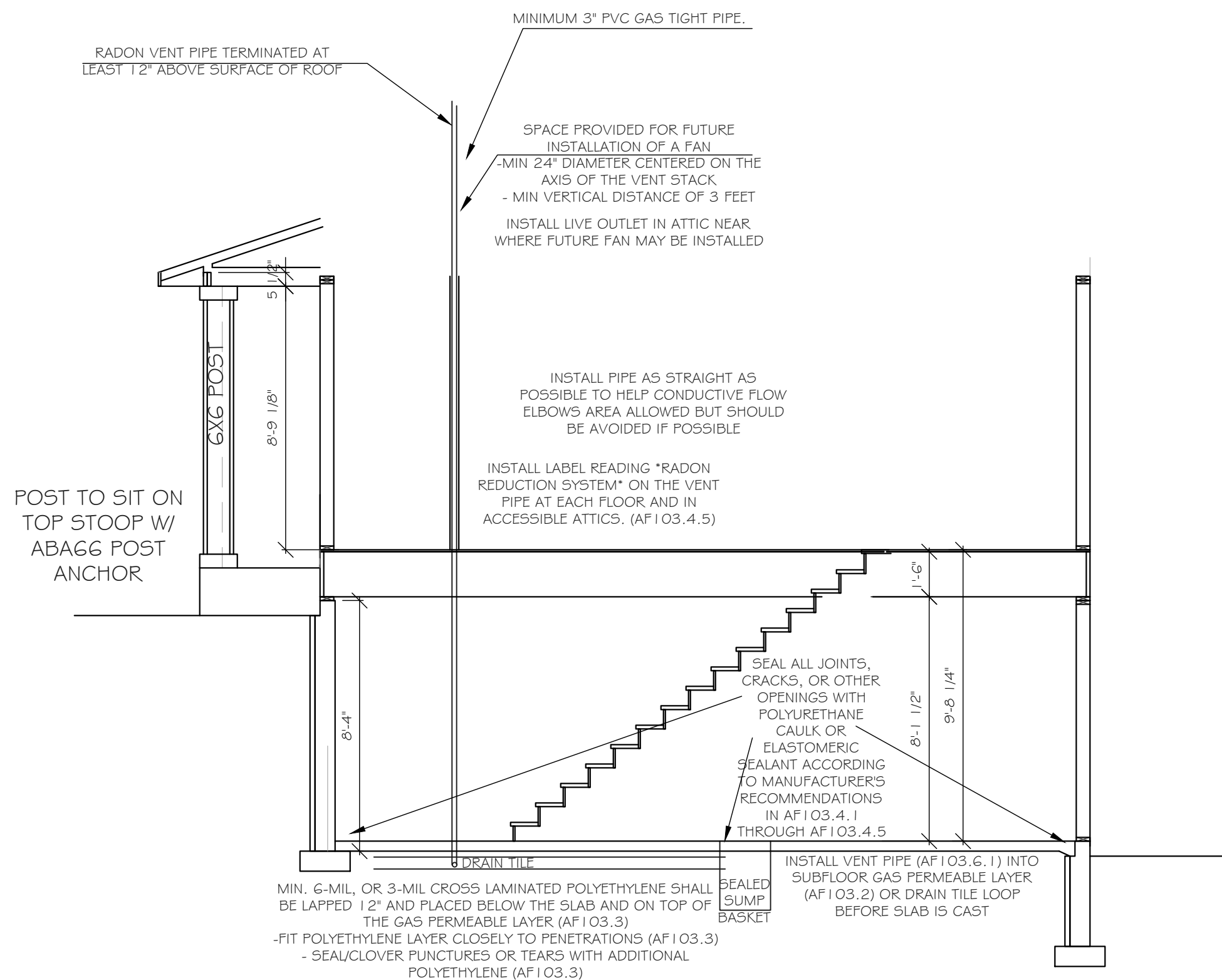
Agent:  
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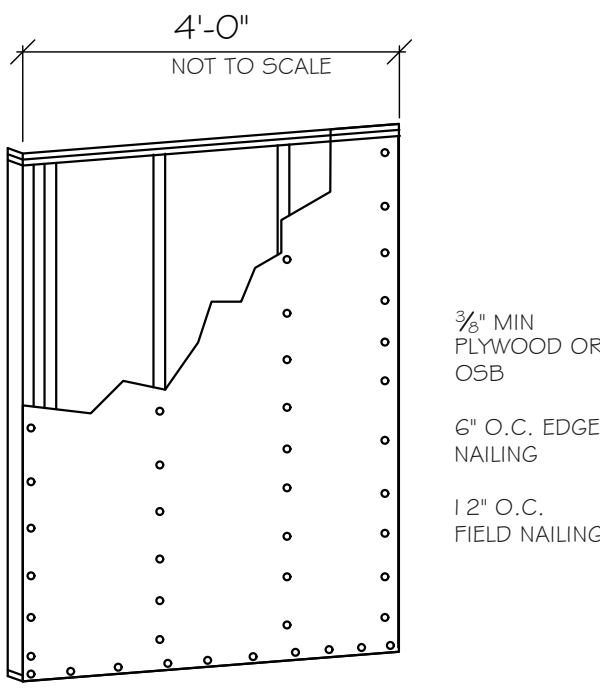
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Fin Sq Ft:

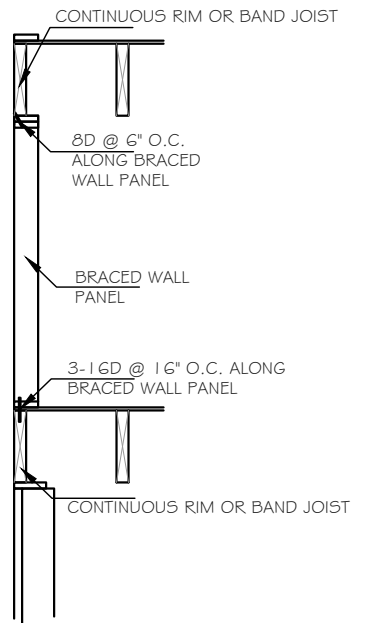
# GARAGE COMMON WALL



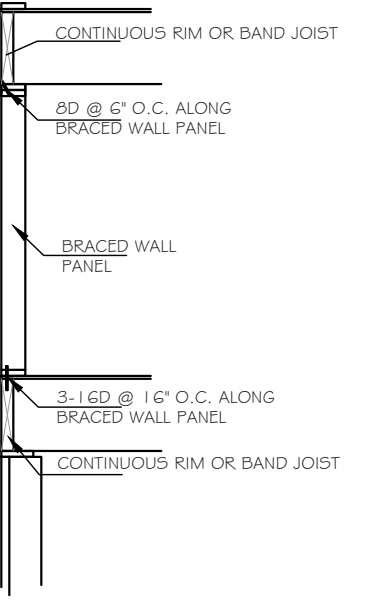
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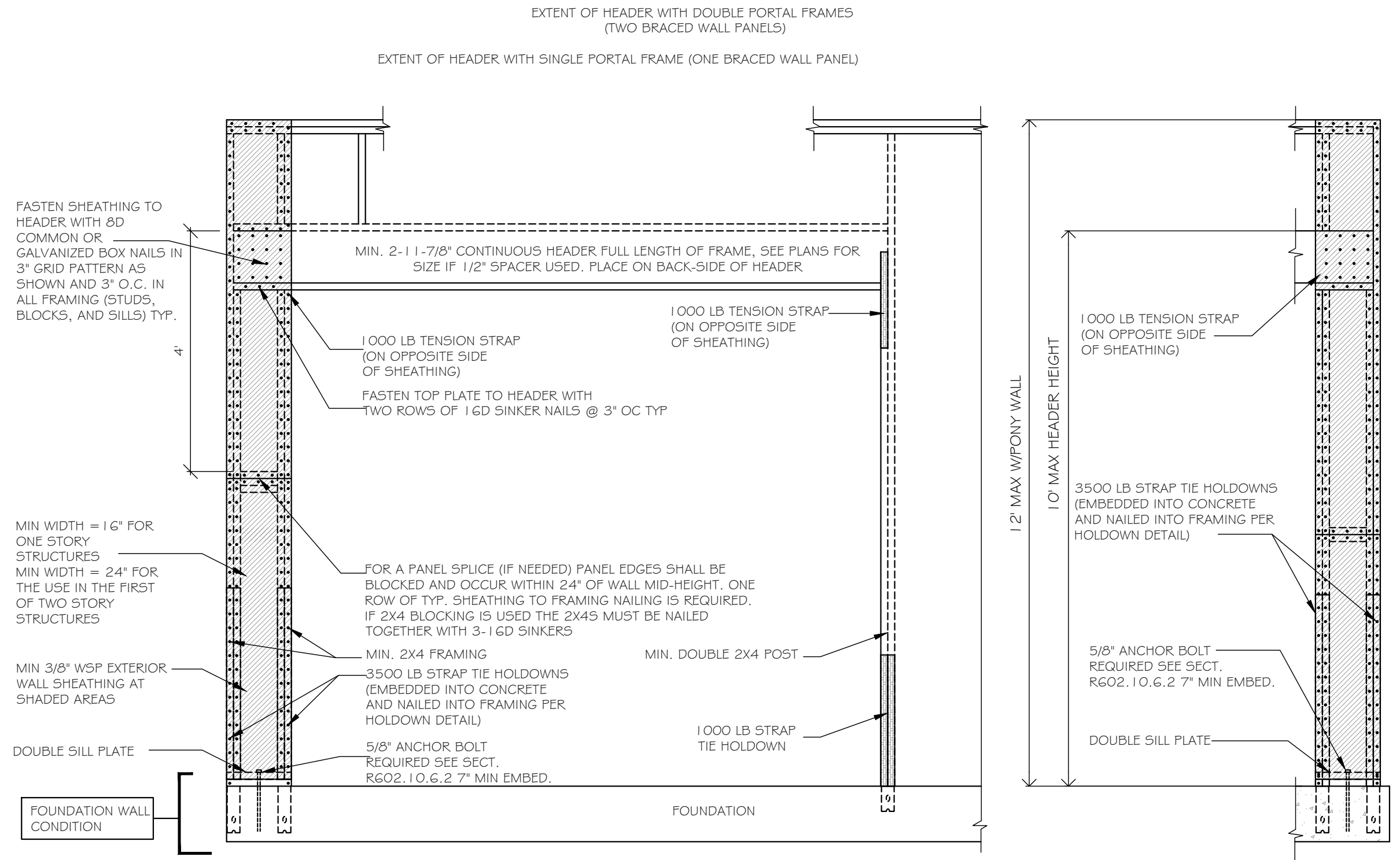
BRACE WALL PANELS: CS WSP  
NOT TO SCALE



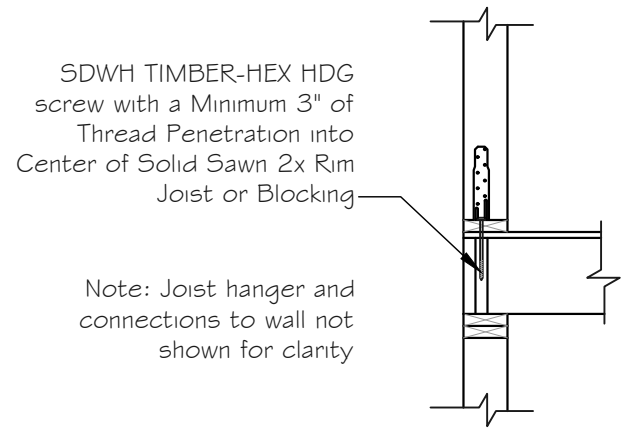
PARALLEL FRAMING



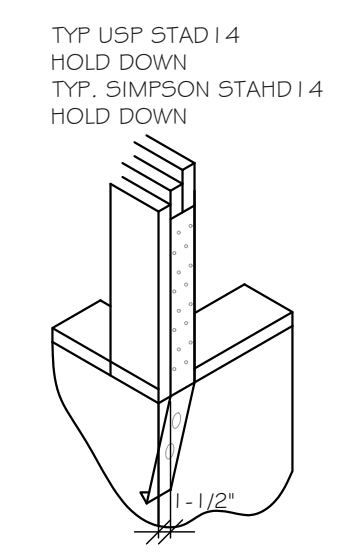
PERPENDICULAR FRAMING  
 = BRACED WALL PANEL



PORTAL WALL FRAMING DETAIL FOR GARAGE



DTT I Z HOLD DOWN FOR WIND BRACING



HOLD DOWN DETAIL

CLIENT:  
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