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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	
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REVISION 9	
REVISION 10	
REVISION 11	
FINAL	7.23.24

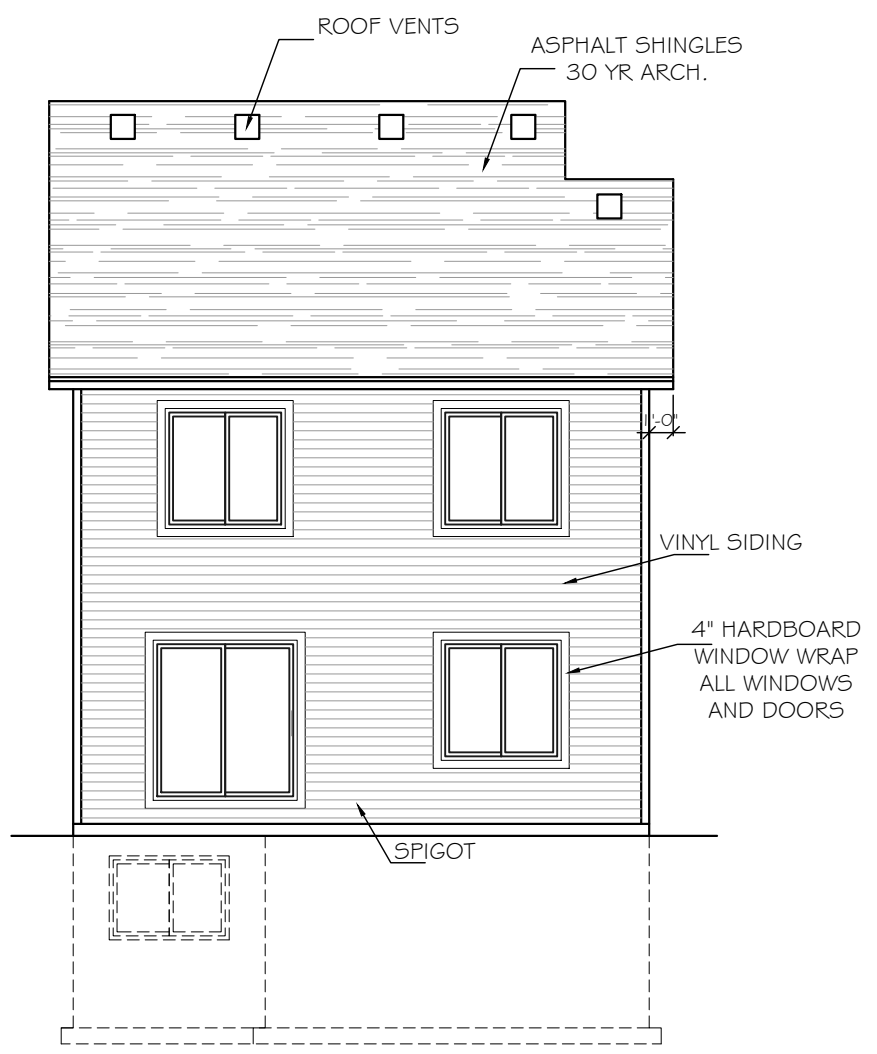
All changes after above date will be done according to F.F.H. Change Order Policy

Homeowner Signature

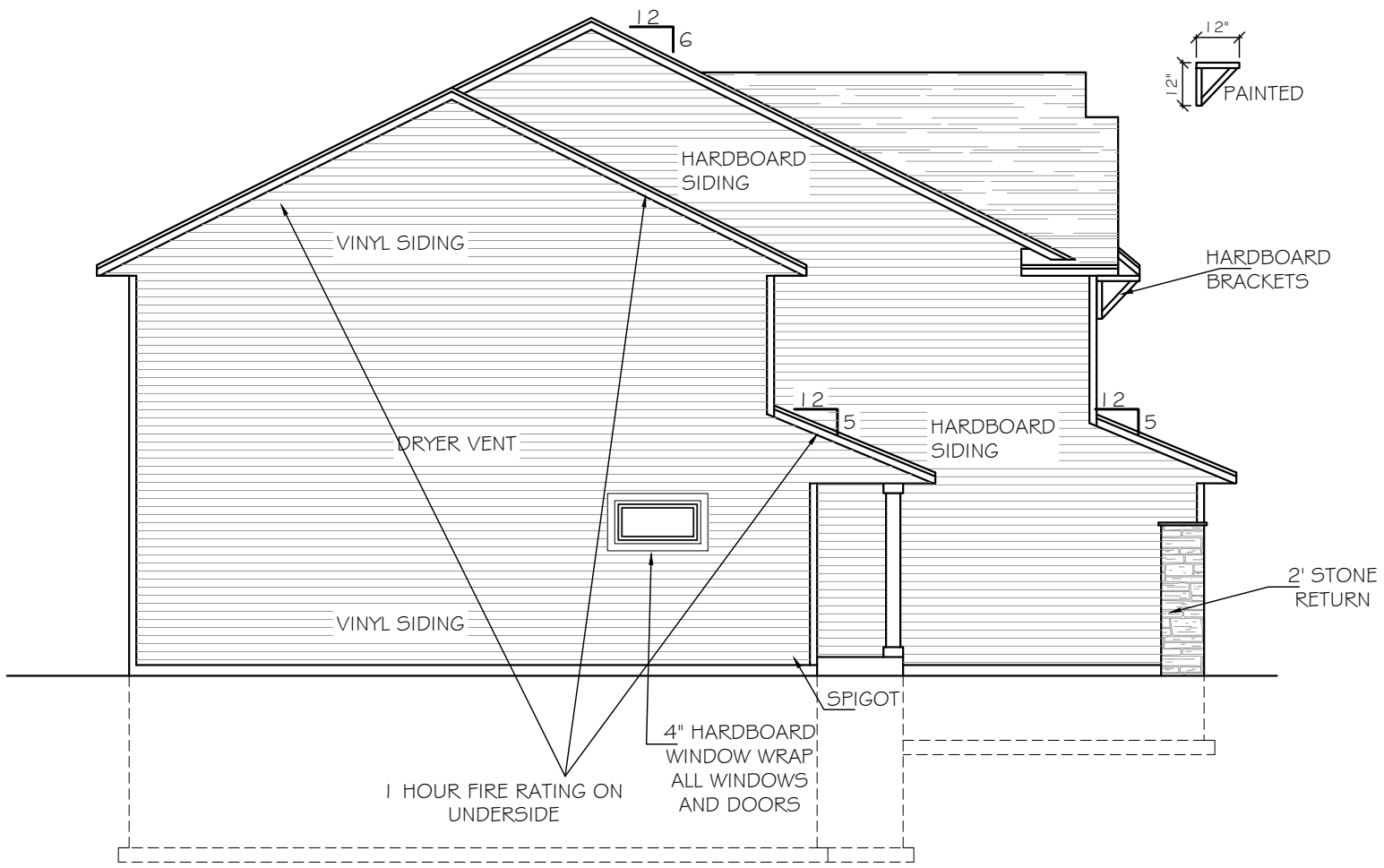
Agent:
Plan: THE MACGROVE
Total Foundation: 1137
House Foundation: 730
Finished: 1733
Unfinished: 730

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

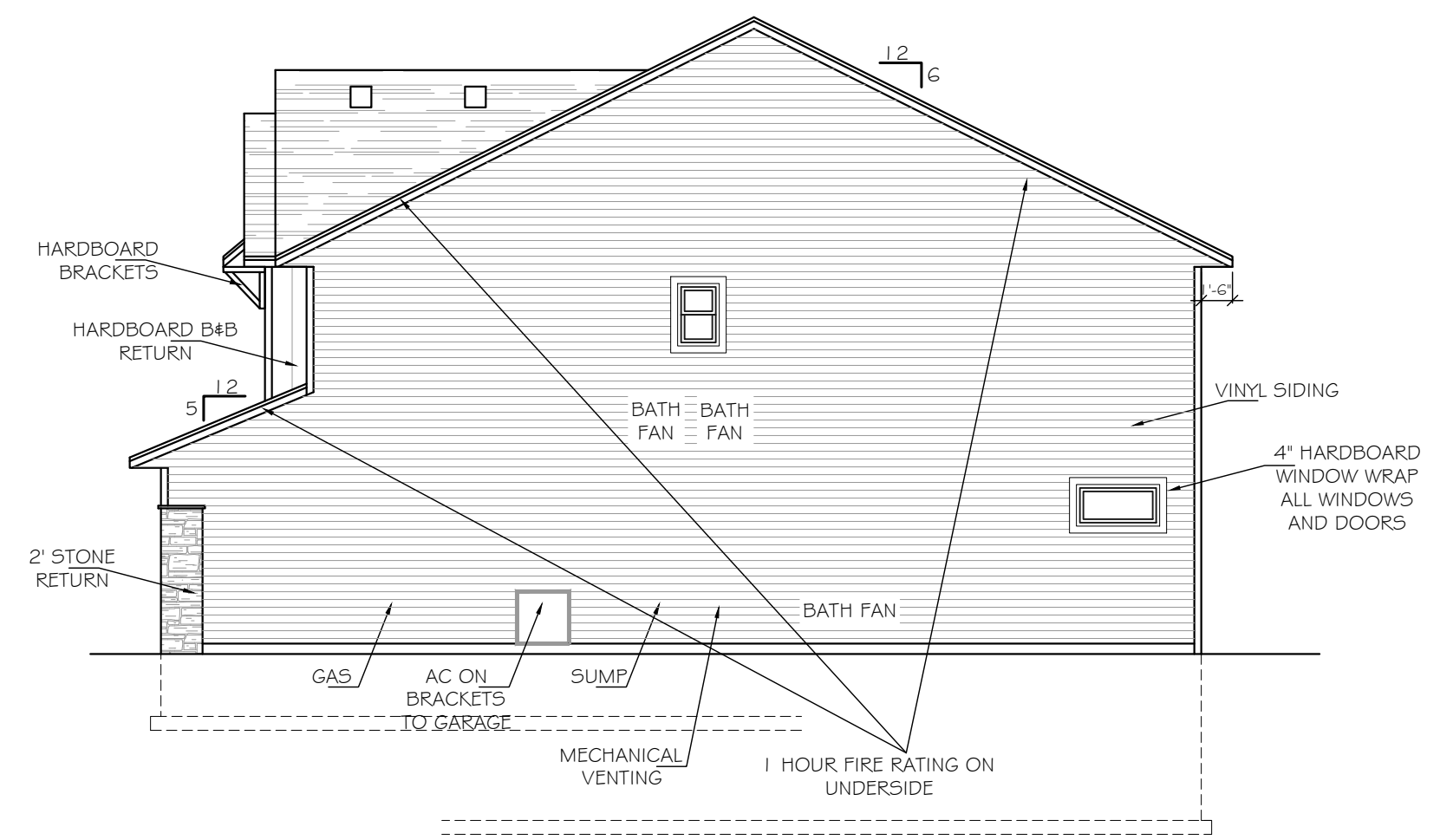
Fin Sq Ft: 1733



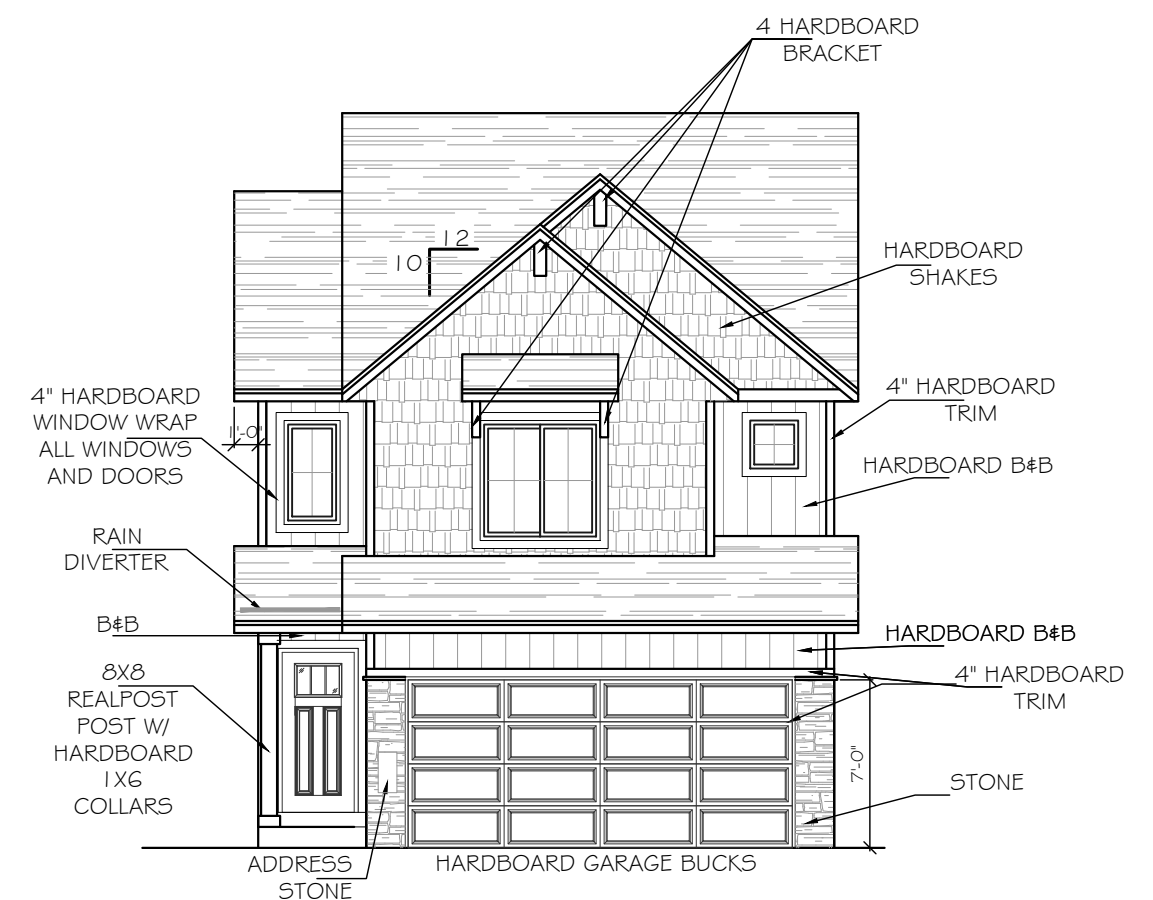
REAR ELEVATION
SCALE: 1/8" = 1'-0"



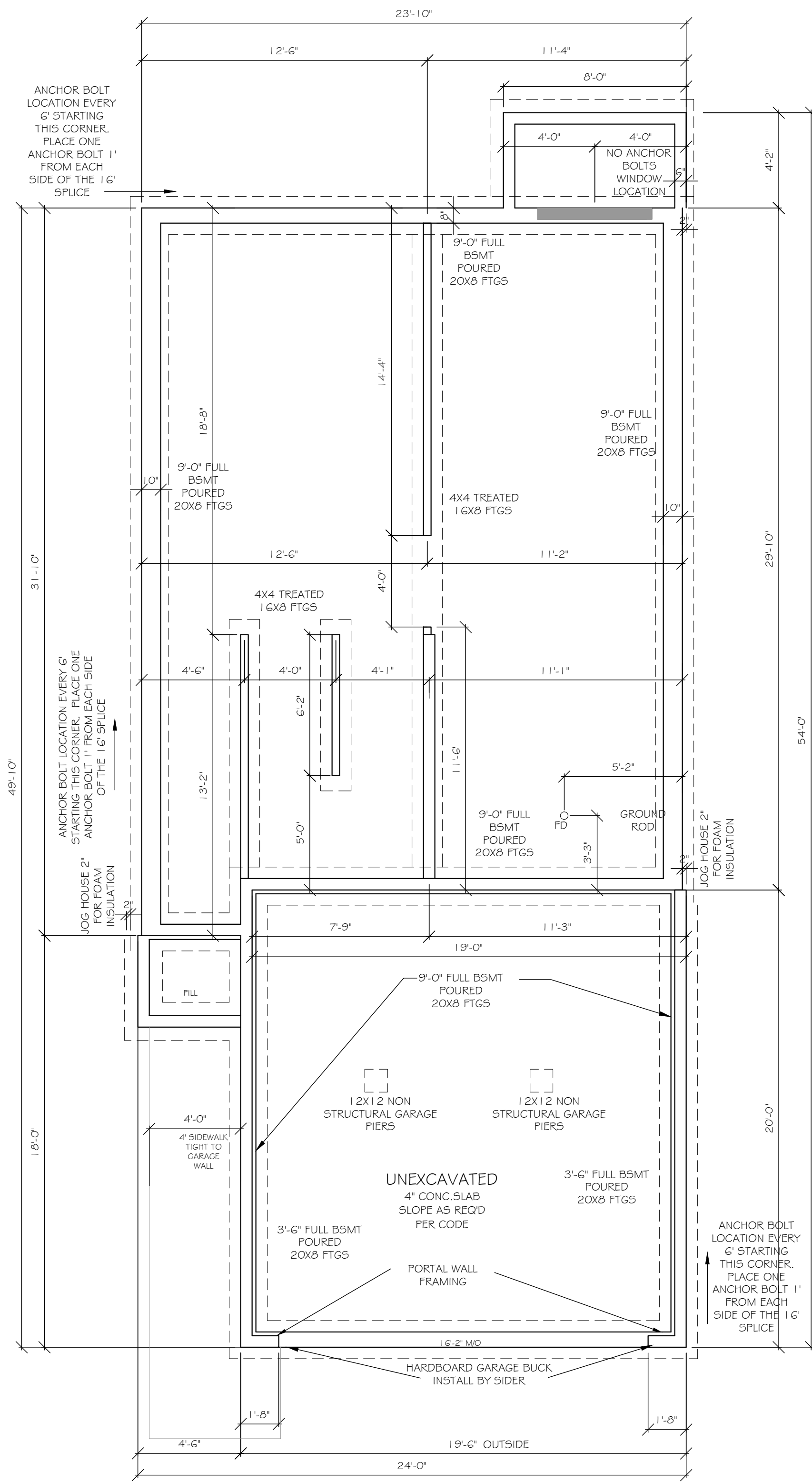
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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

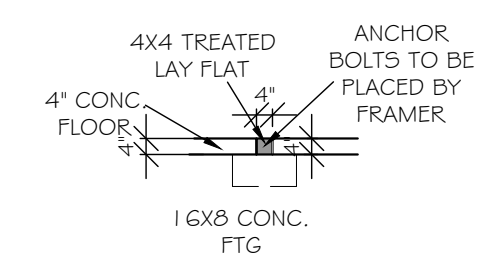


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

SEE PAGE 2 FOR ANCHOR BOLT LAYOUT FOR 16' TRD PLATE AND 1" SPLICES



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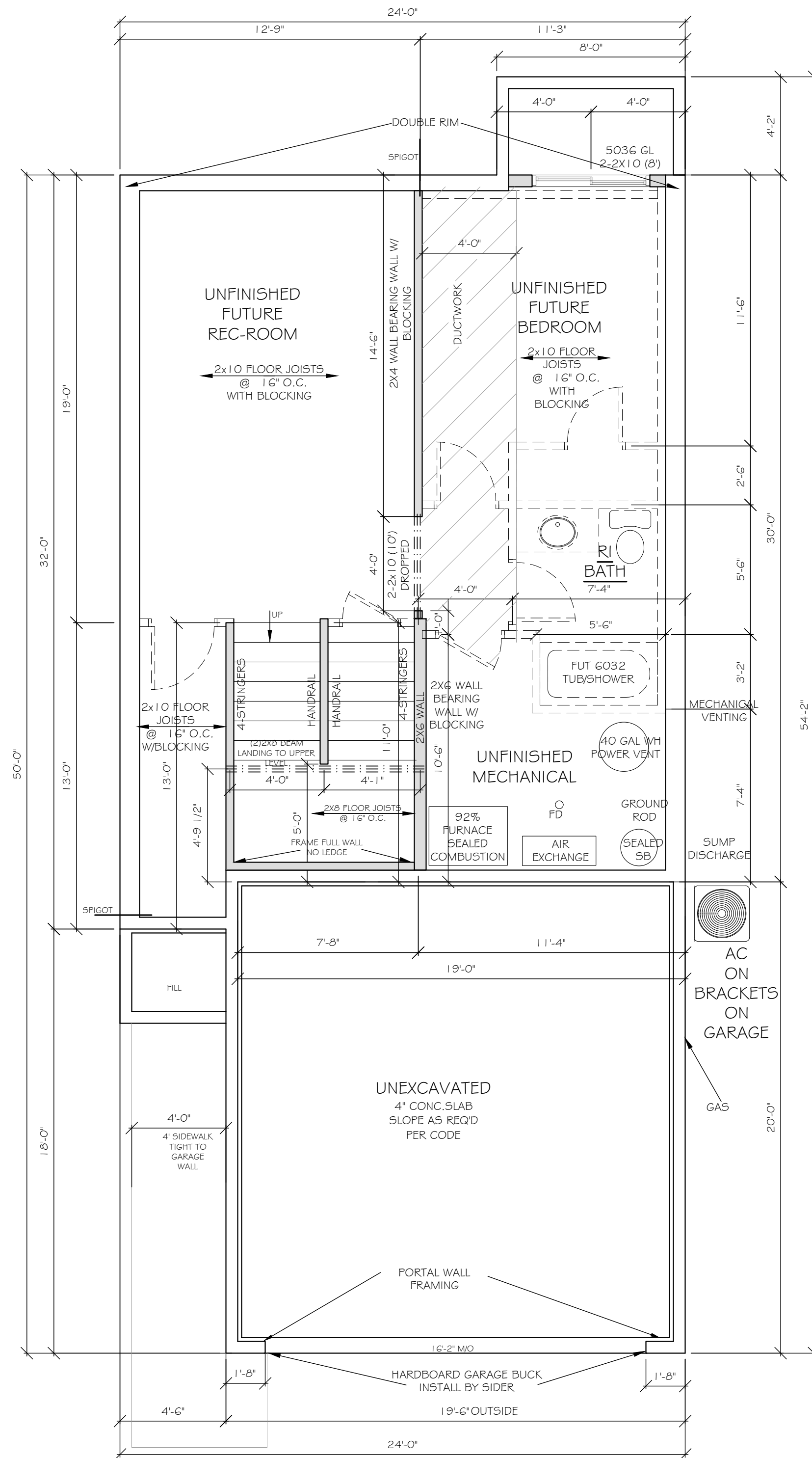
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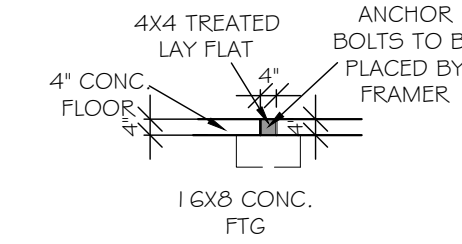
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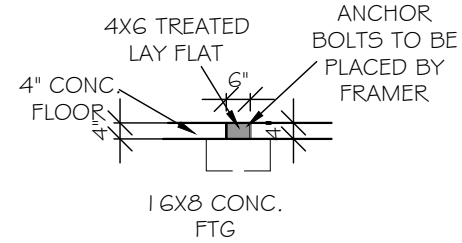
Fin Sq Ft:



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 SEE PAGE 2 FOR ANCHOR BOLT LAYOUT FOR 1' TRD PLATE AND 1' SPLICES



FRAMER NOTE:
 INTERIOR CURB DETAIL FOR 2X4 BEARING WALL



FRAMER NOTE:
 INTERIOR CURB DETAIL FOR 2X6 BEARING WALL

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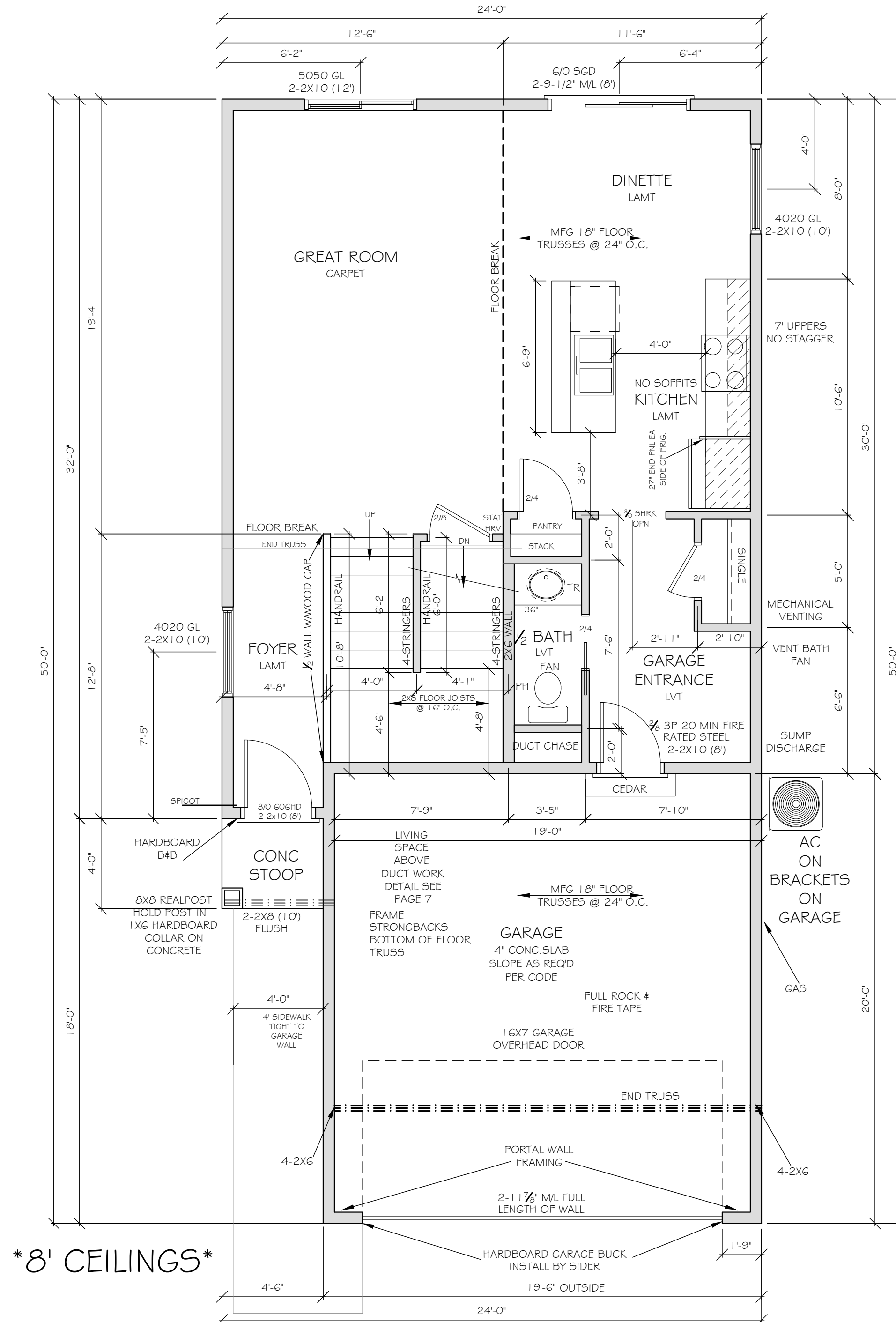
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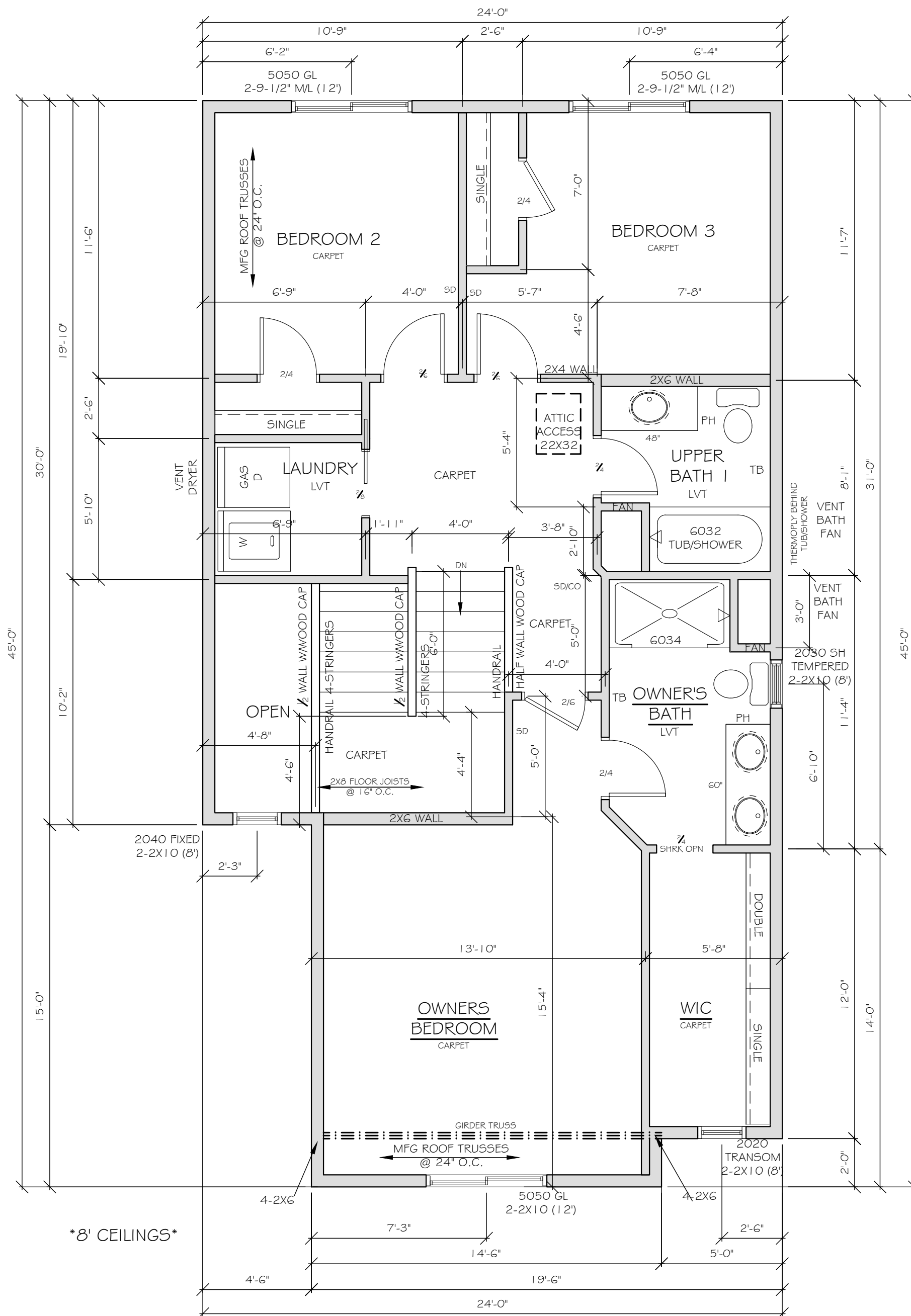
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ALL STRUCTURAL LUMBER
2X8 AND ABOVE WILL BE SPF NO. 2 AND BETTER
ALL 2X4 AND 2X6 STUDS WILL BE WESTERN
WHITES NO. 2 OR BETTER

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

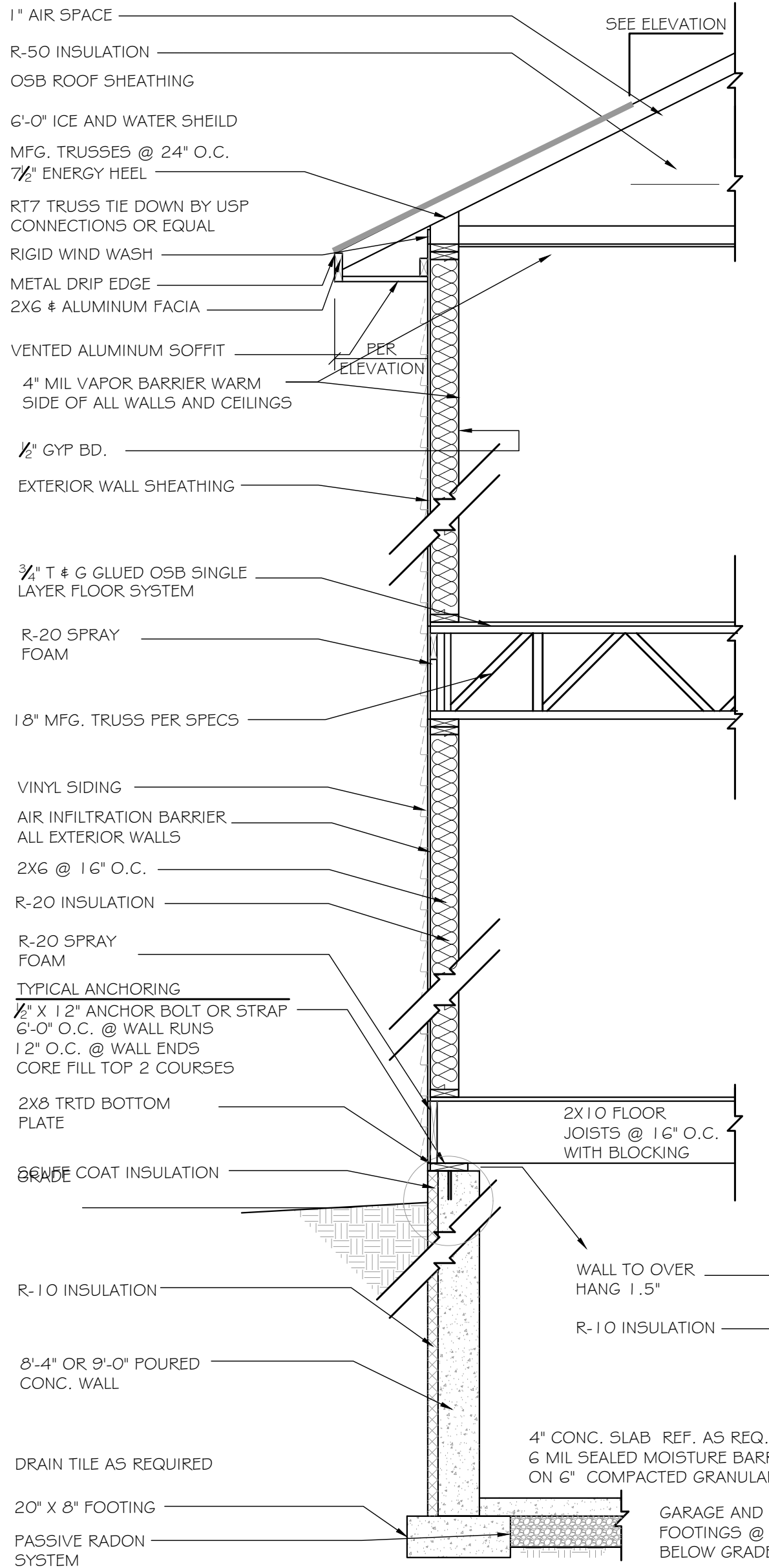
**NOTE: APPROVED VAPOR RETARDER WITH JOINTS
LAPPED NOT LESS THAN 6" BELOW CONCRETE SLAB

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.

**NOTE: WALL CONSTRUCTED CAPABLE OF ACCOMADATING ALL
LOADS IMPOSED MEETING THE REQUIREMENTS OF IRC 2015

NOTE: VENT 1/200TH 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

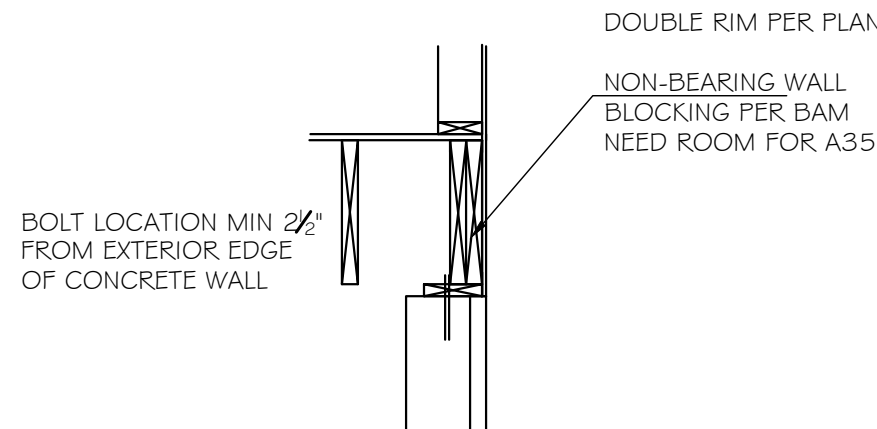


RADON VENT PIPE IN ATTIC -
INSULATE WITH MIN. R-4 PIPE WRAP

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

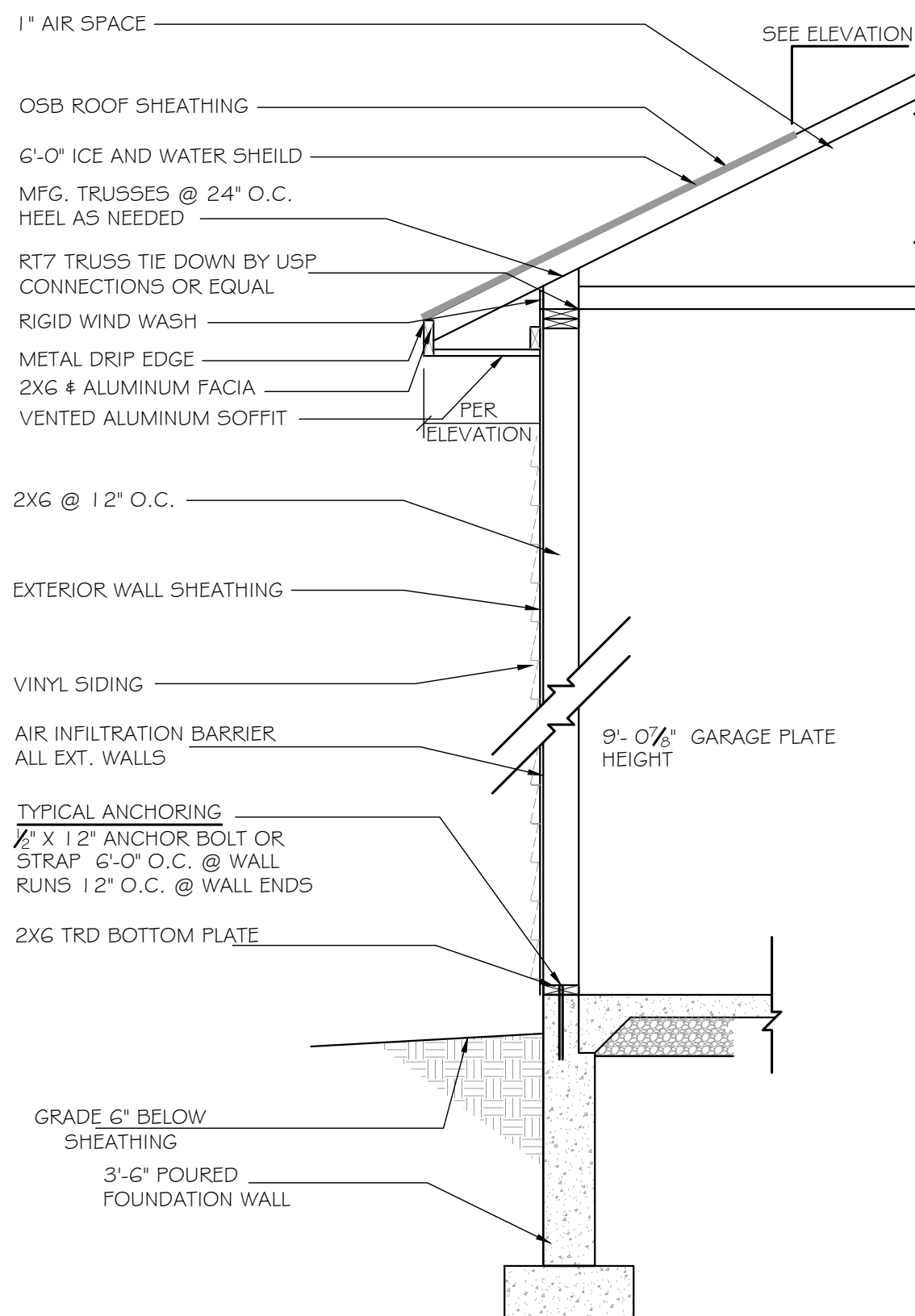


NON BEARING EXTERIOR
FOUNDATION WALLS
SIDE WALLS

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

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

NOTE: VENT 1/200TH 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

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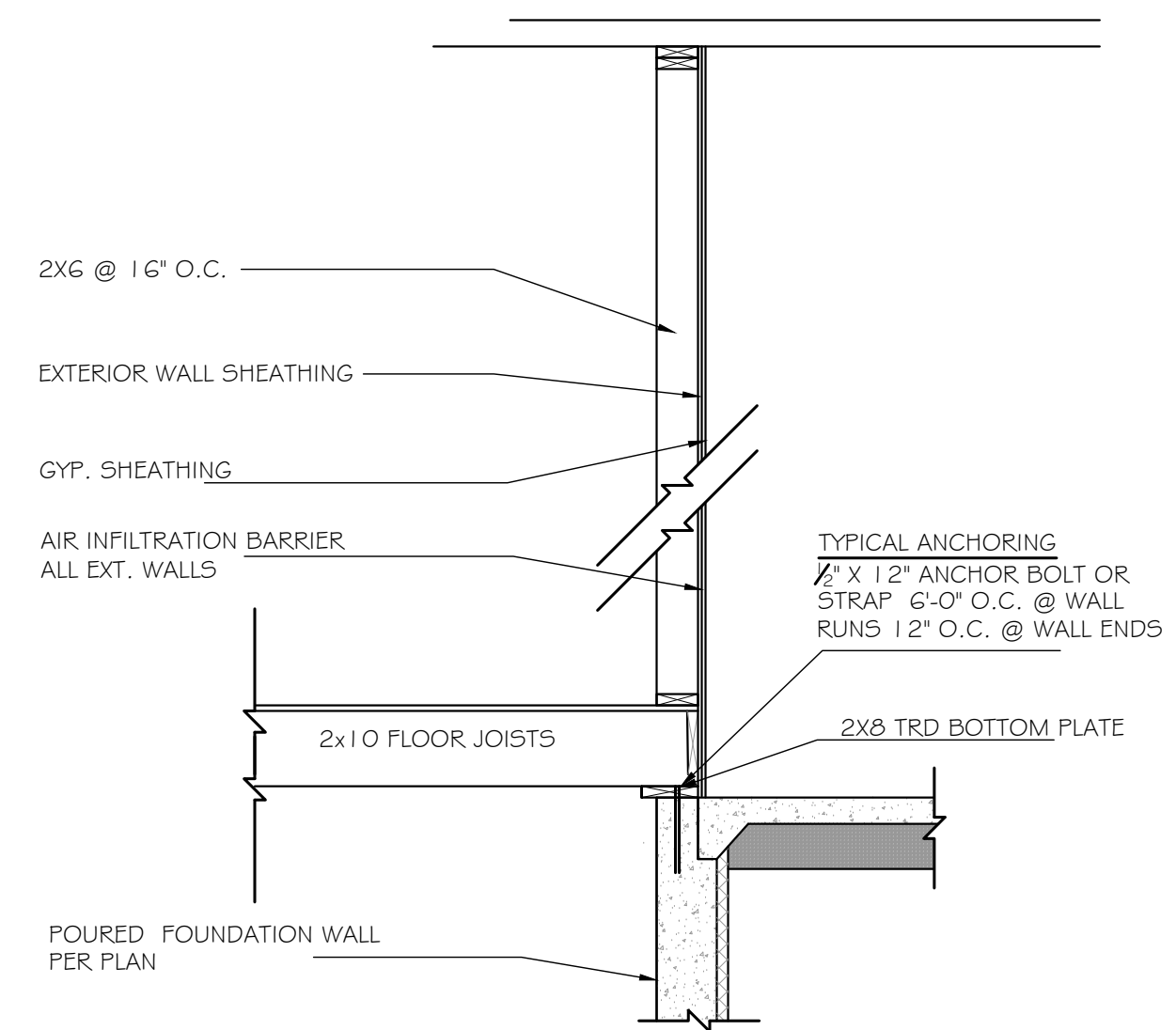
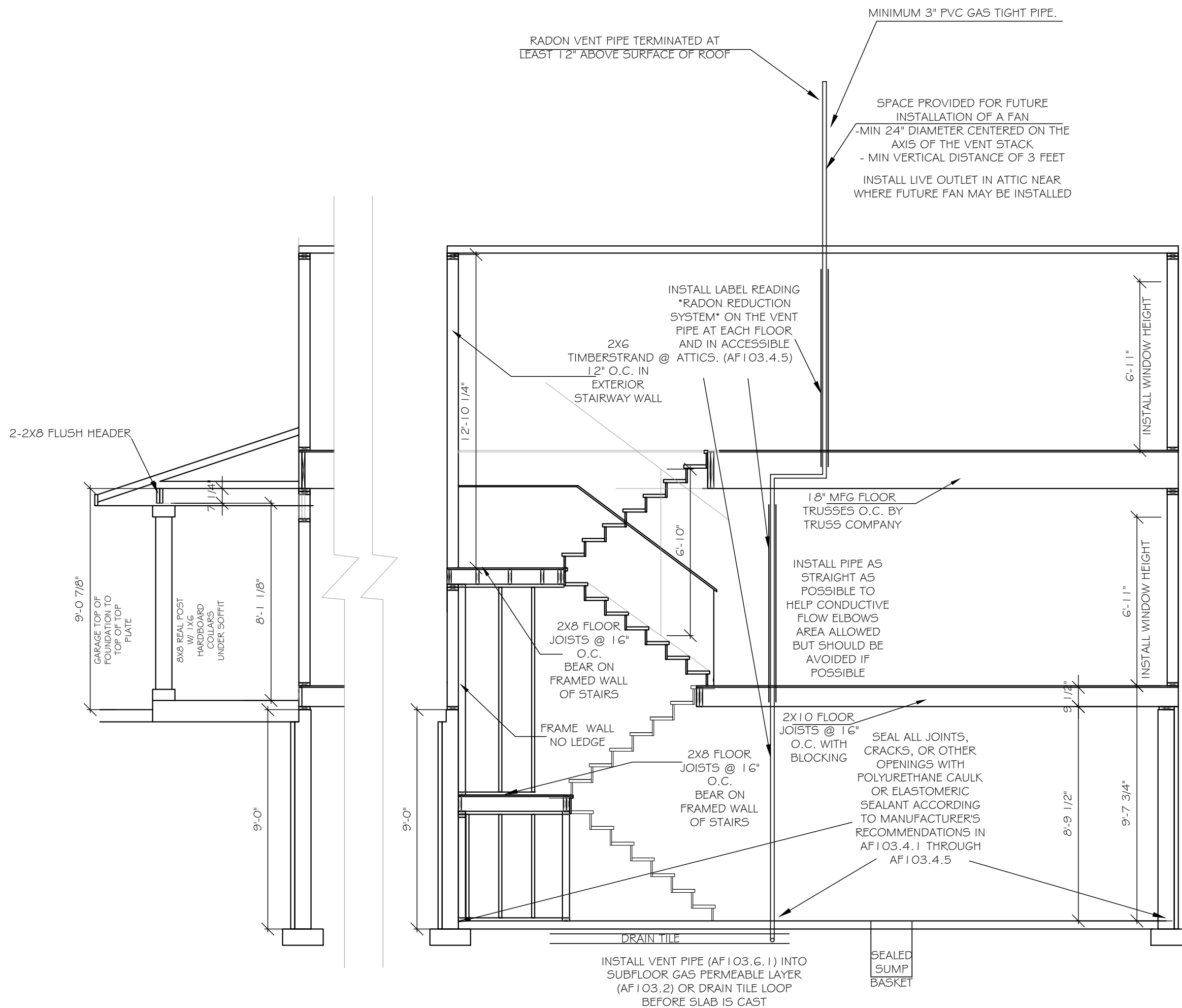
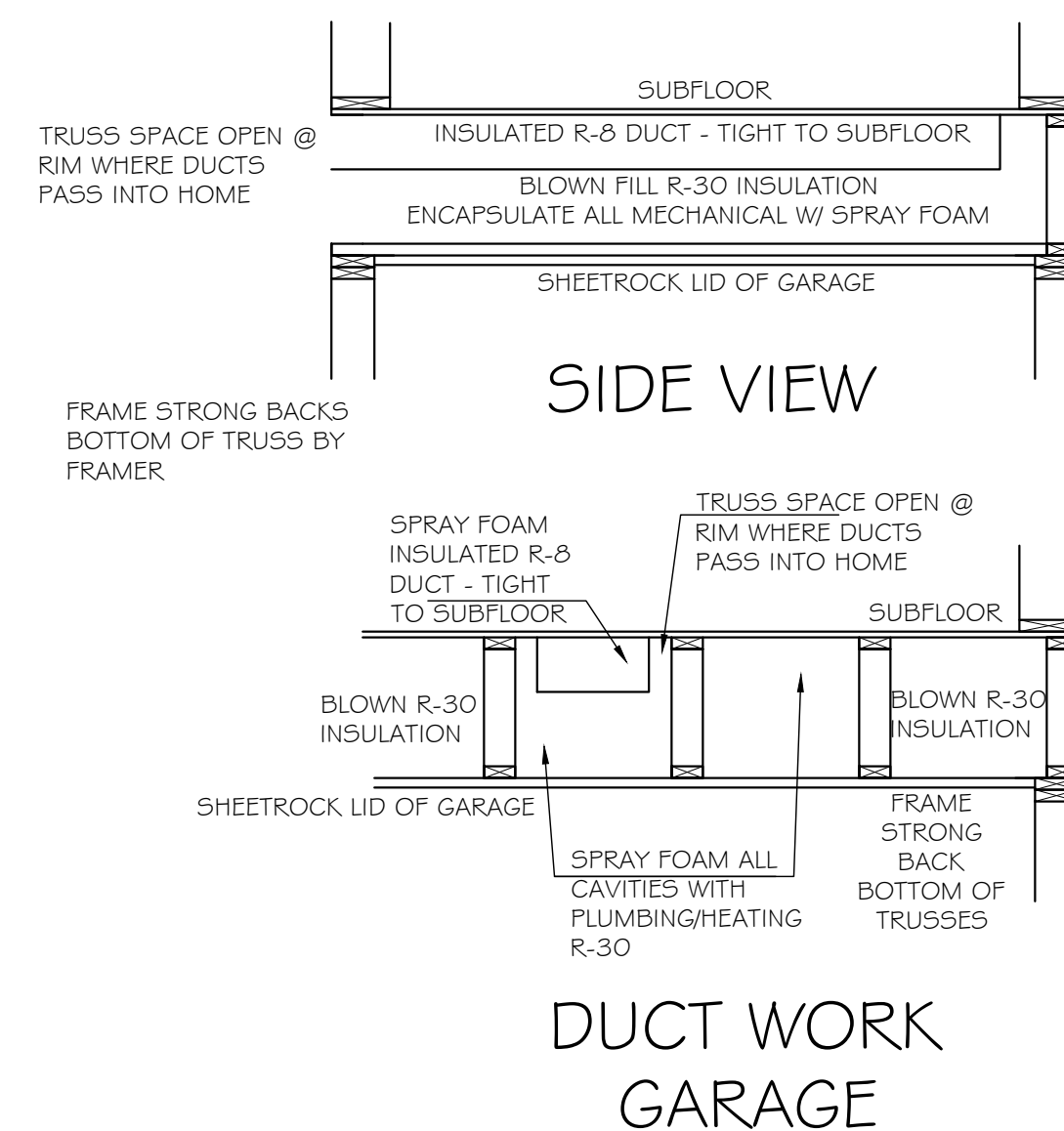
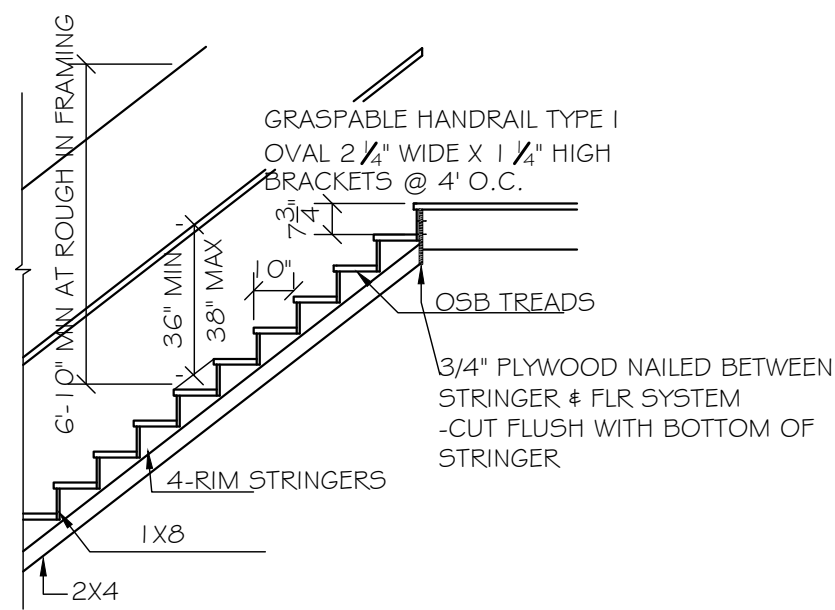
Scale: 1/4" = 1'-0"

Fin Sq Ft:

FULL BASEMENT

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INTERIOR STAIR DETAIL



GARAGE COMMON WALL

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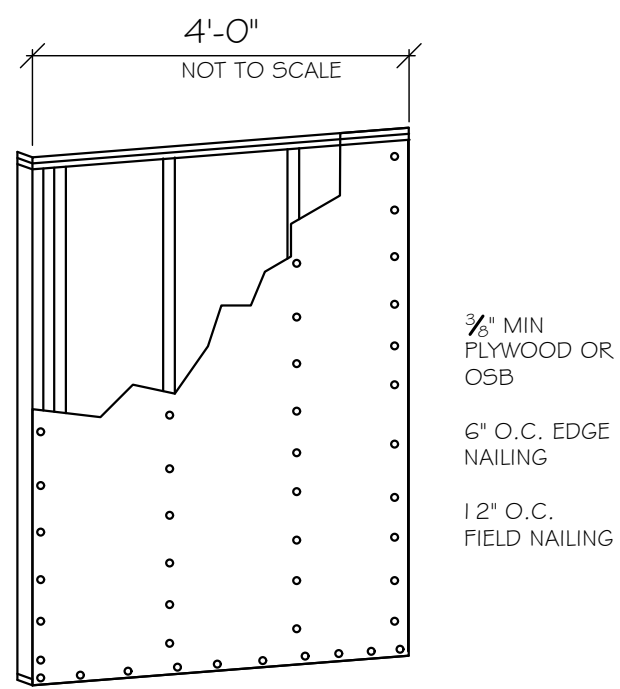
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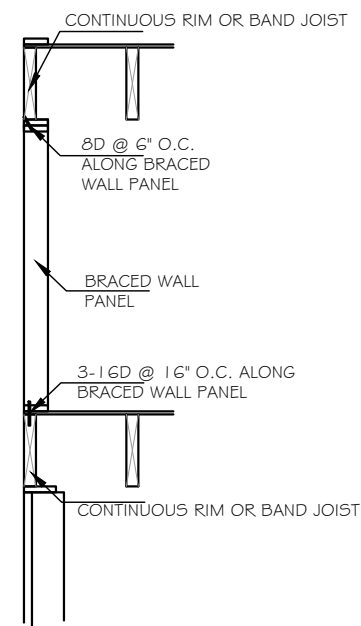
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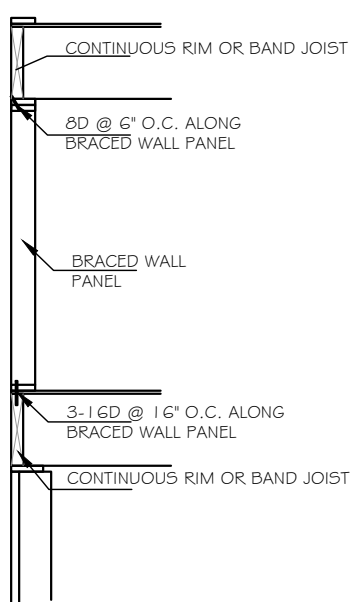
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BRACE WALL PANELS: CS WSP NOT TO SCALE

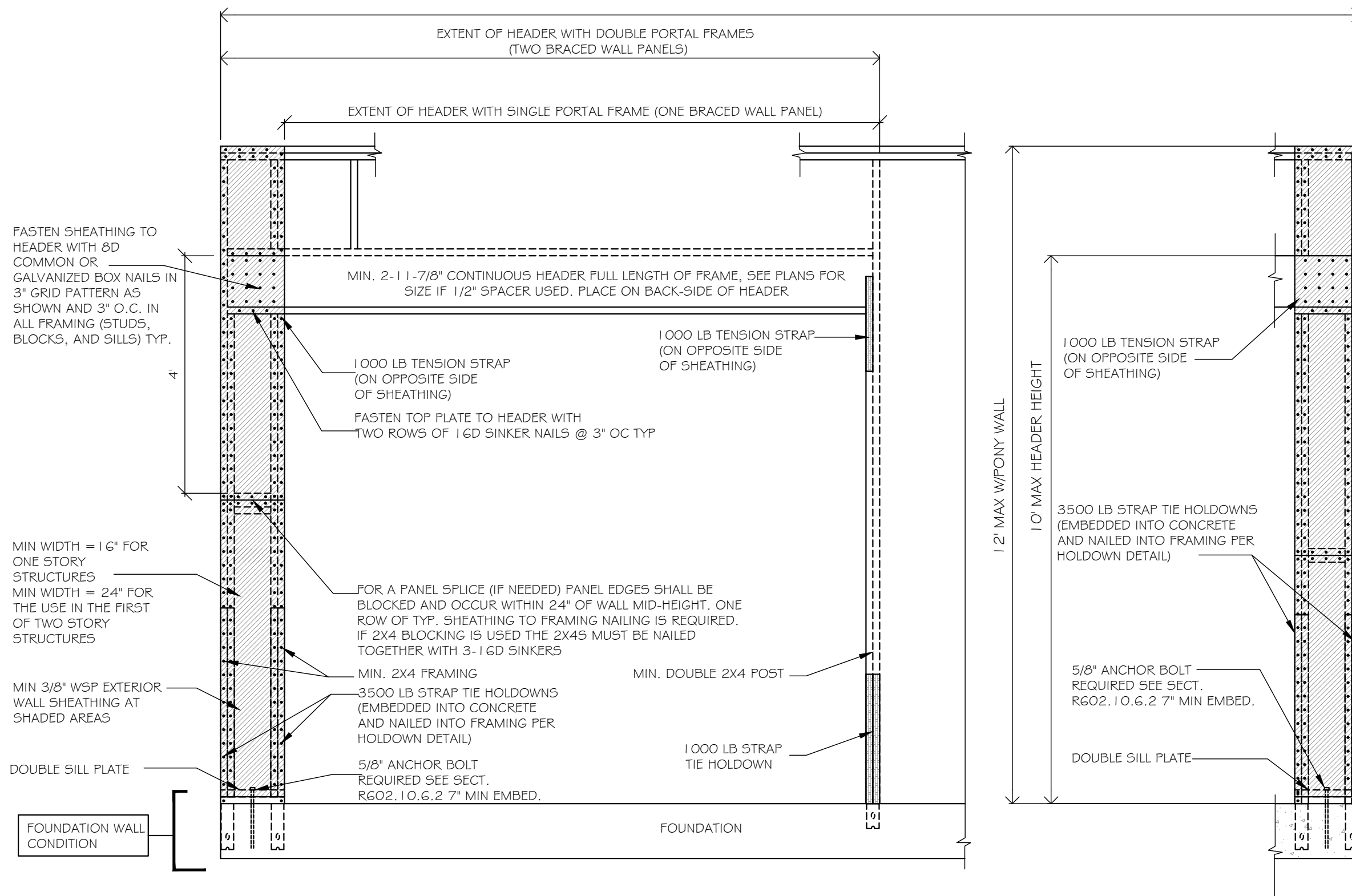


PARALLEL FRAMING

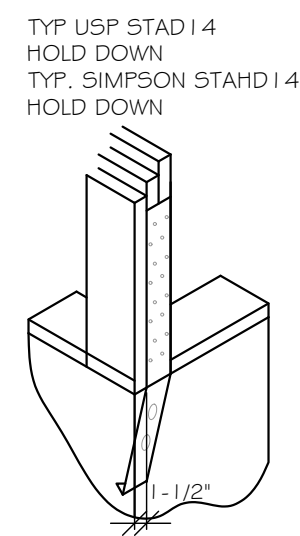


PERPENDICULAR FRAMING

— = BRACED WALL PANEL



PORTAL WALL FRAMING DETAIL FOR GARAGE



HOLD DOWN DETAIL

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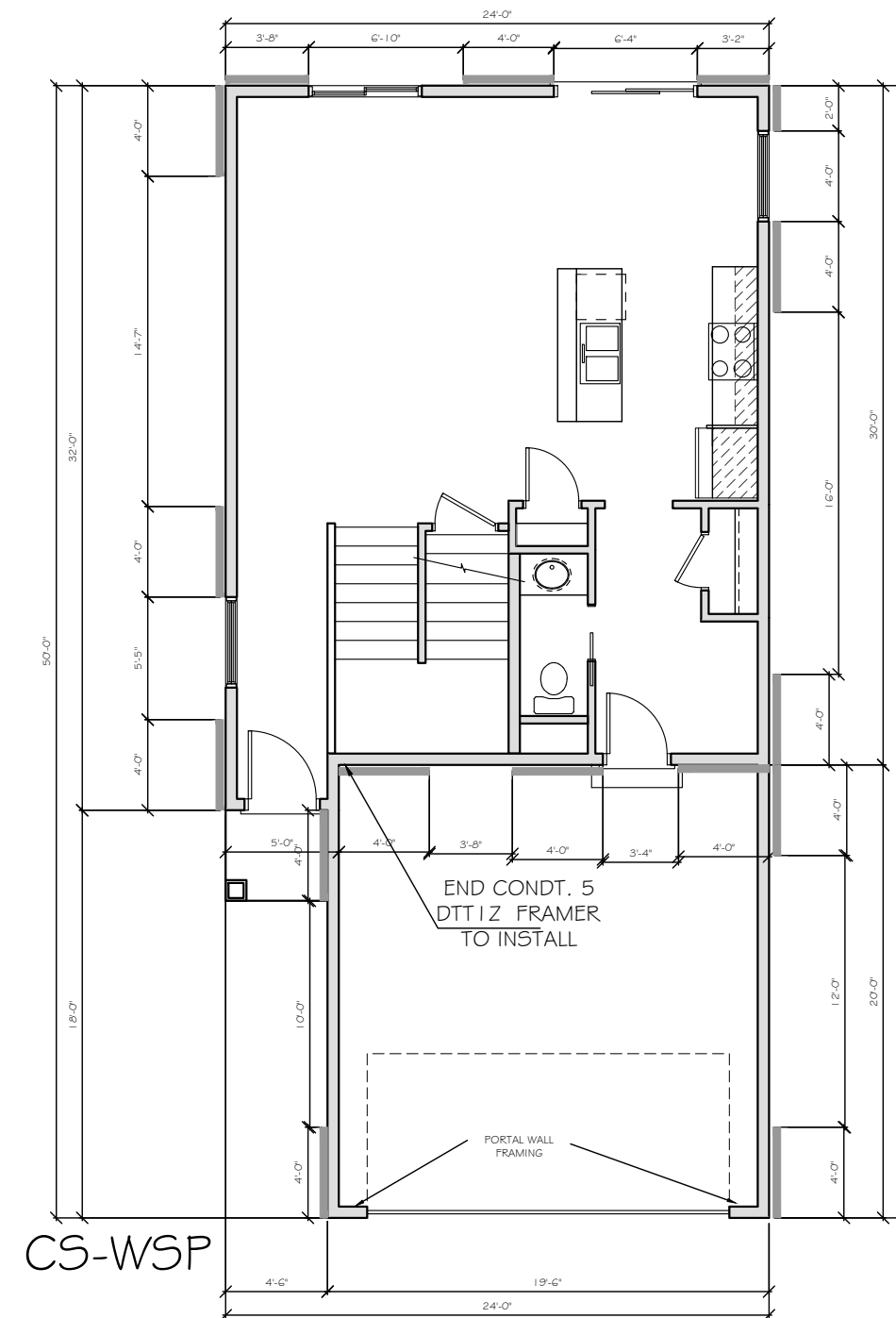
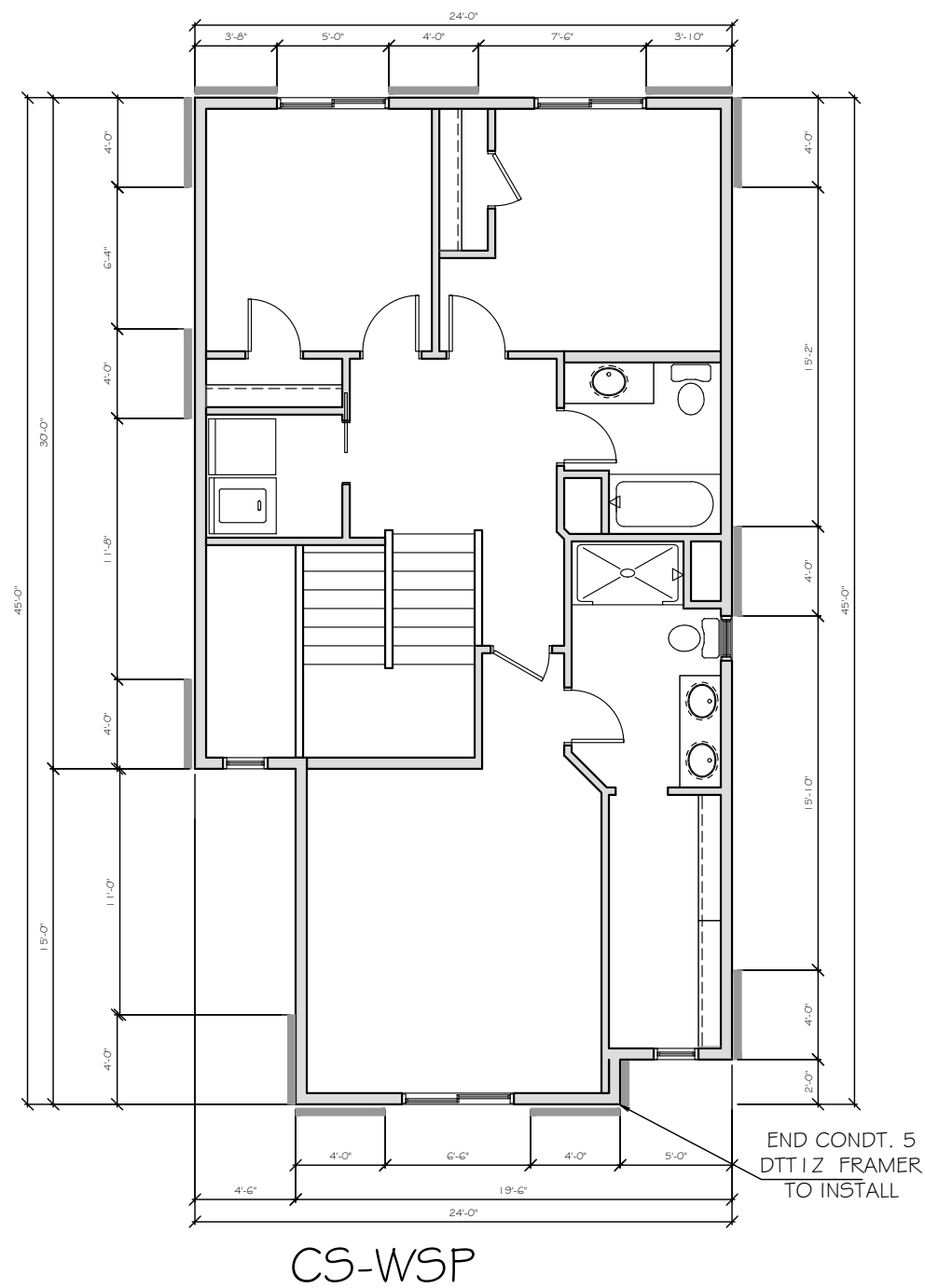
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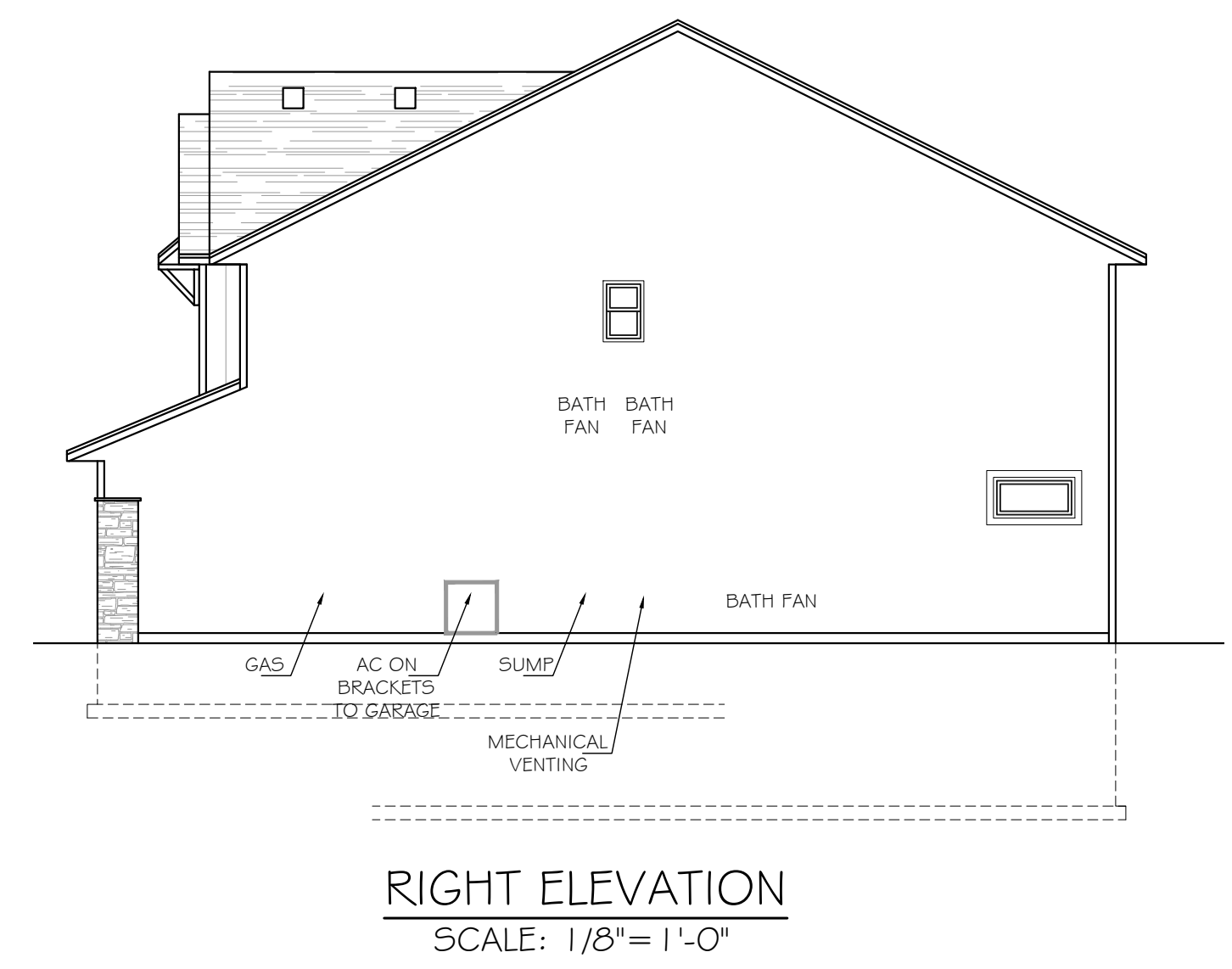
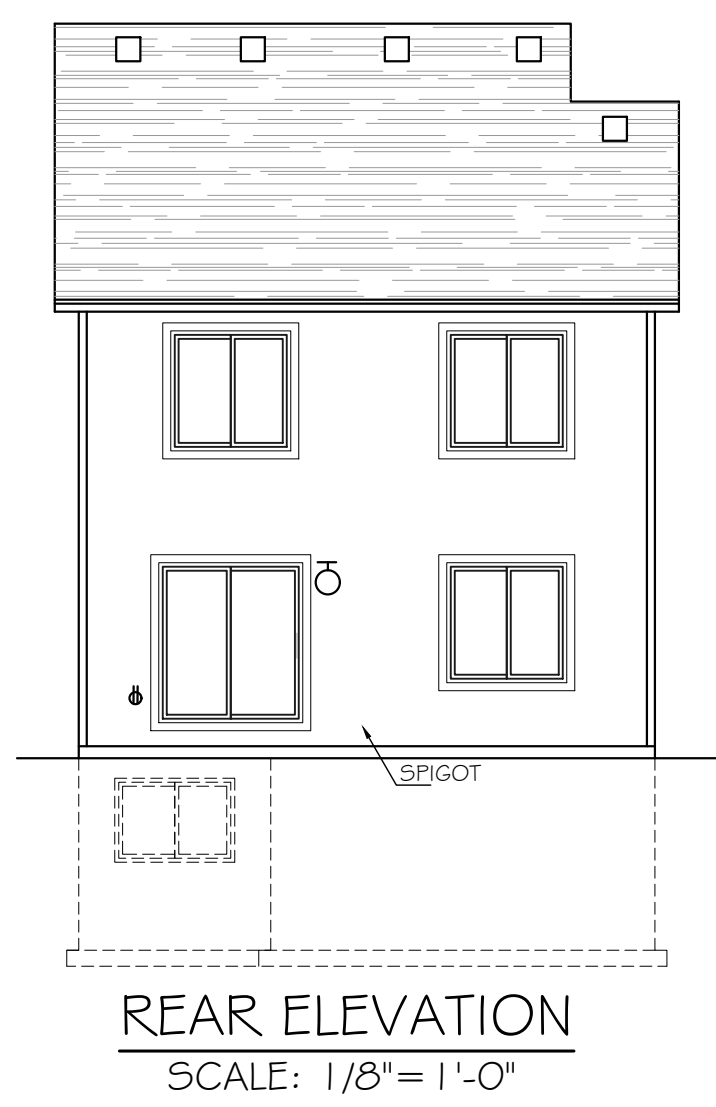
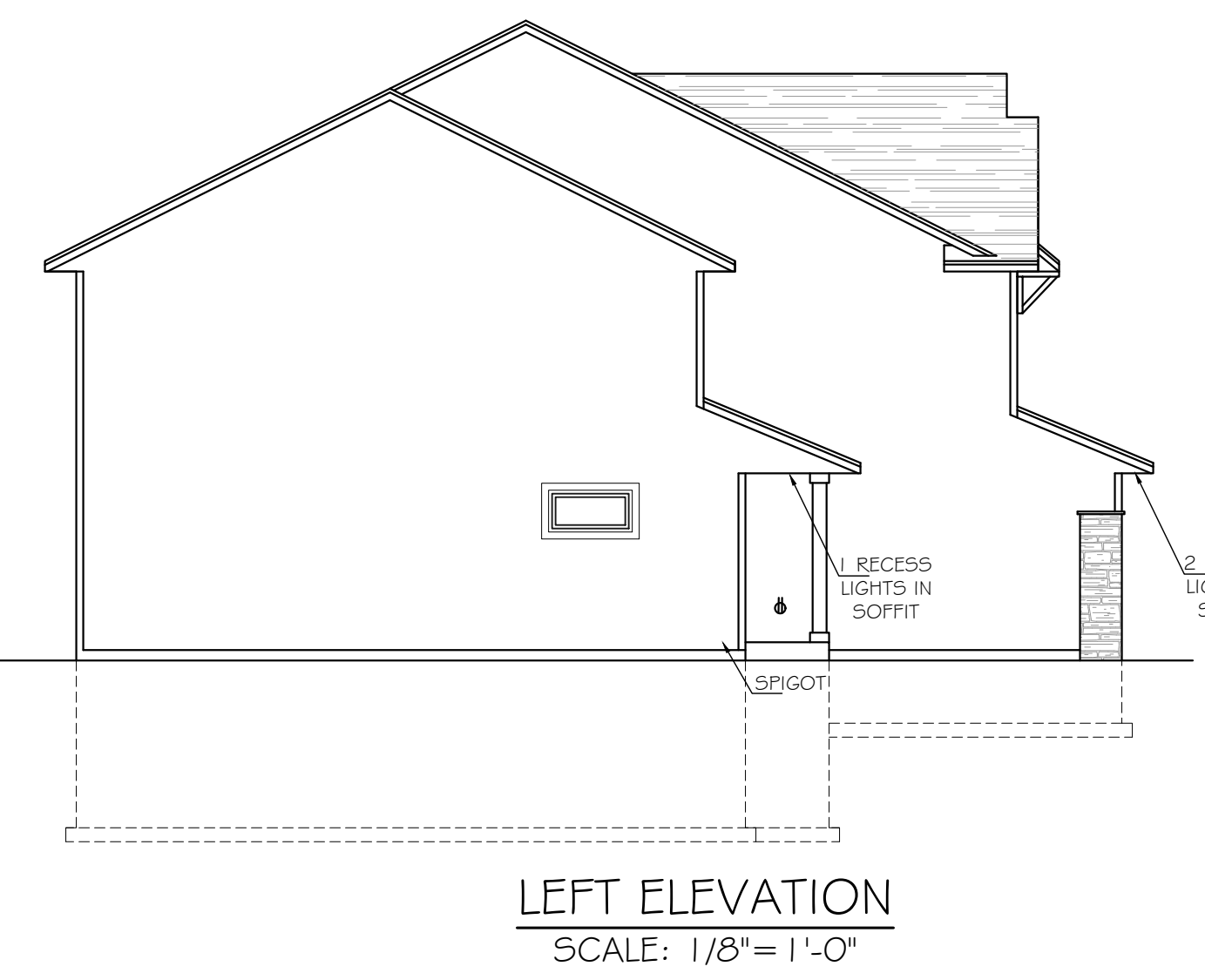
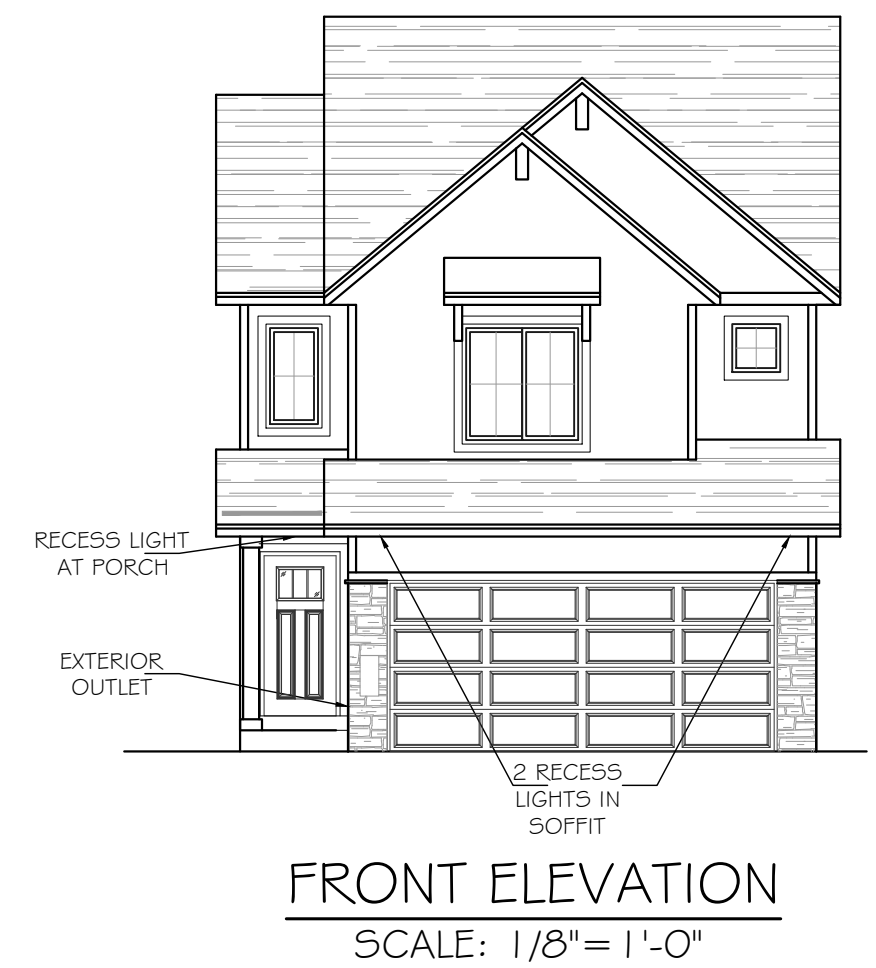
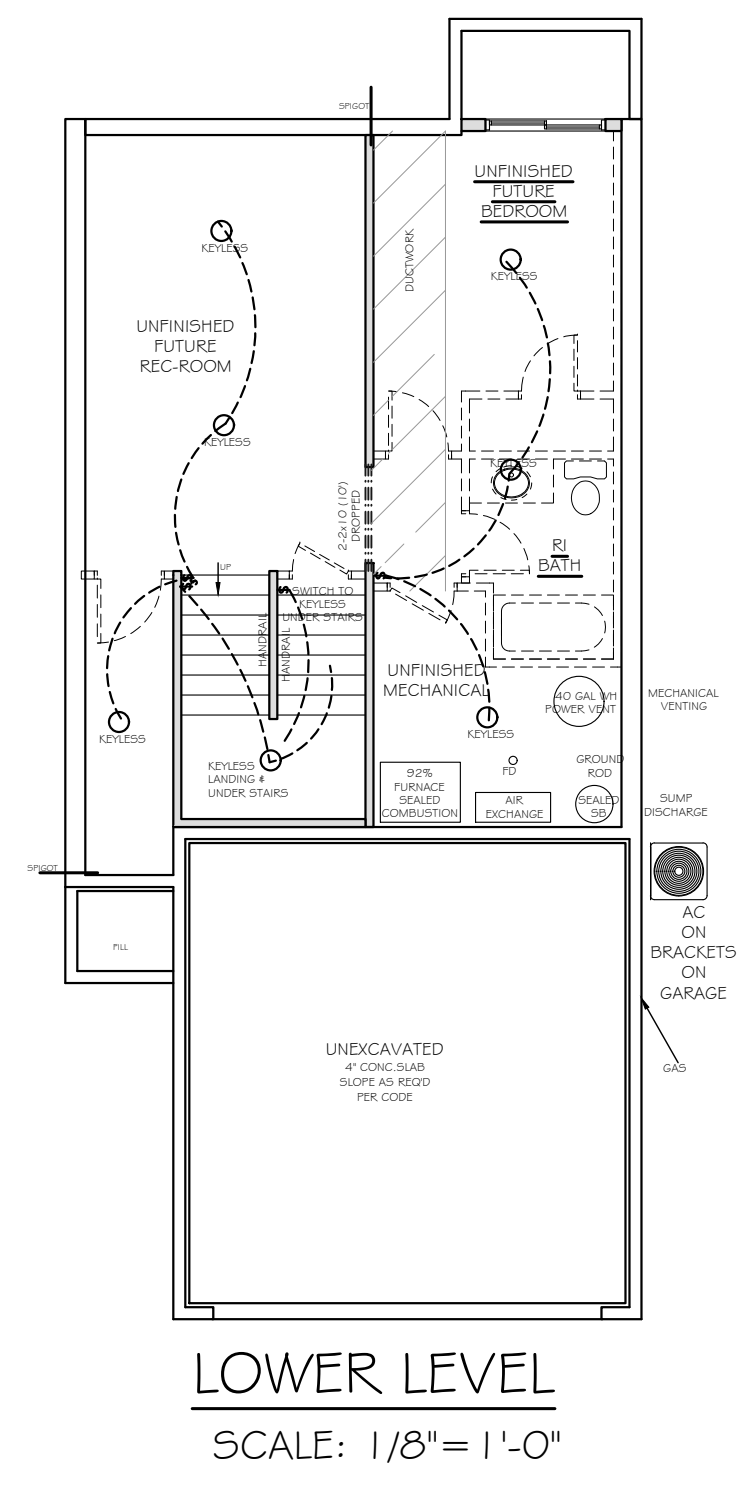
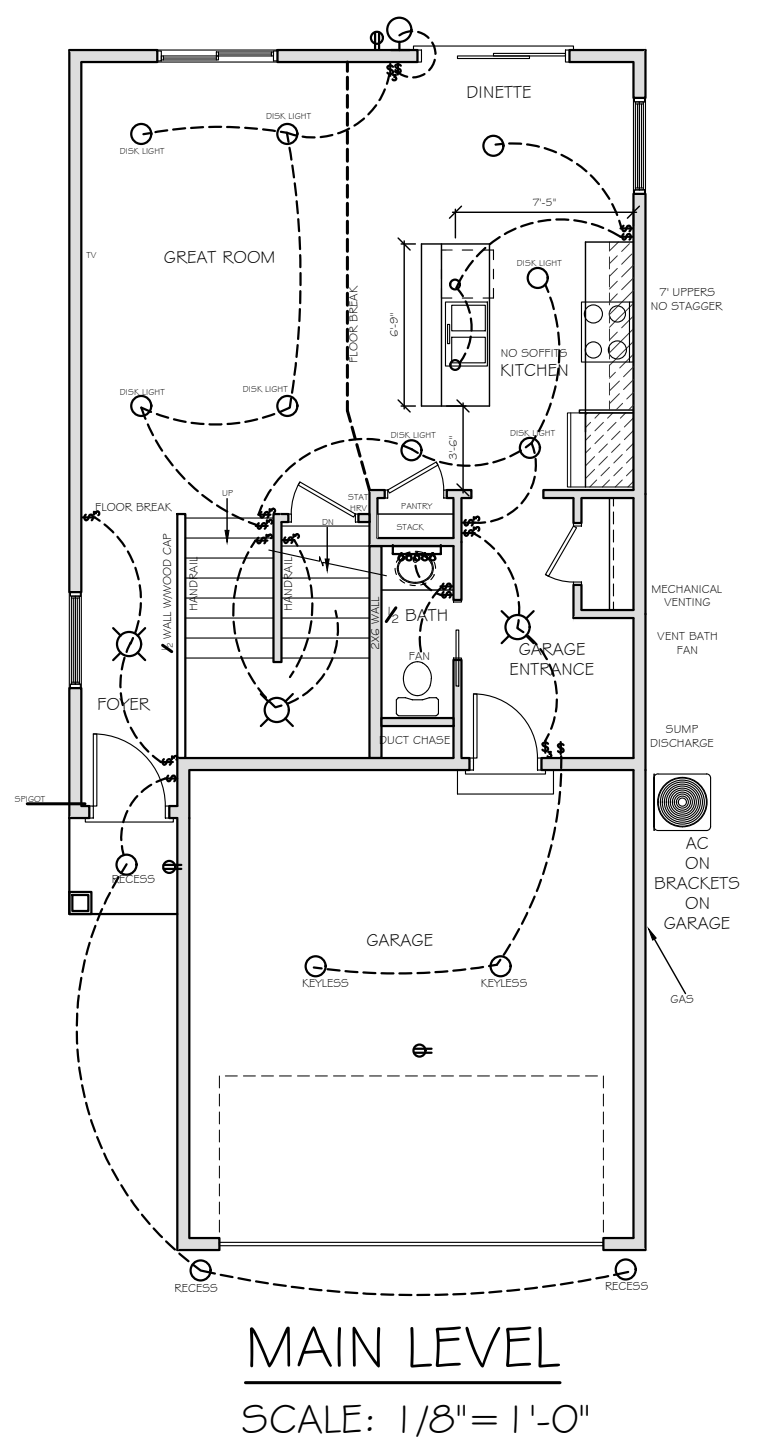
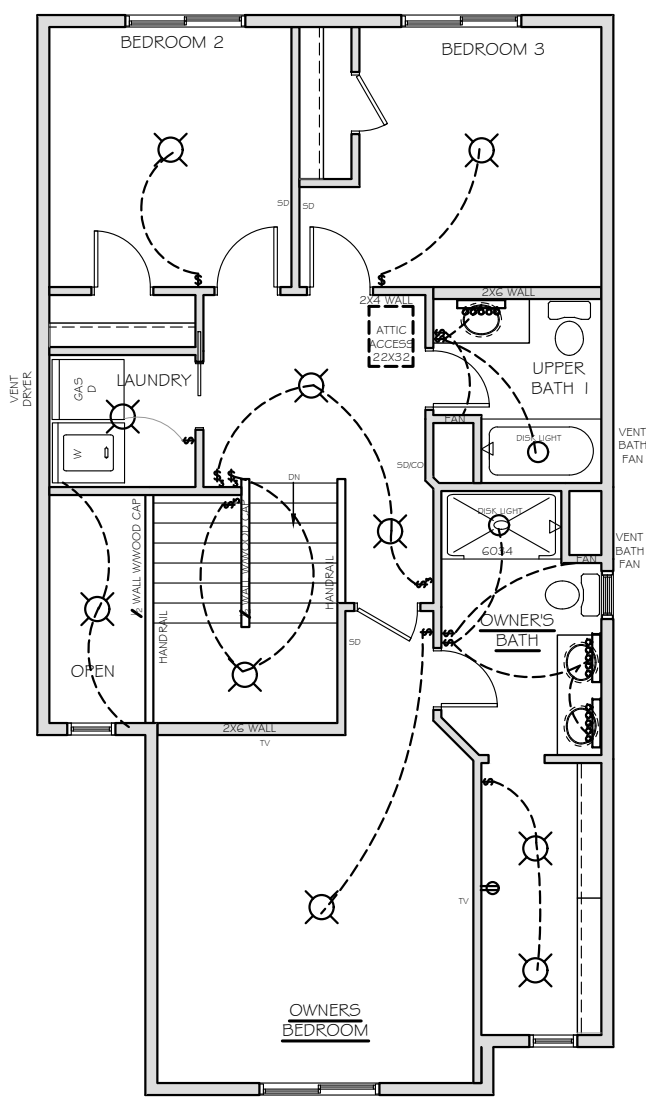
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