

4236 QUENTIN AVENUE PLAN

PLAN INFORMATION:

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
- WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
- ALL HEADERS SHALL BE PER PLAN
- ALL EXTERIOR HEADERS SHALL HAVE (1)2X6 BEARING STUD & (1) 2X6 FULL HEIGHT KING STUD ON EACH SIDE U.N.O. (REVIEW PLANS)
- ALL INTERNAL HEADERS & BEAMS SHALL HAVE (1)2X6 OR (1)2X4 BEARING STUD ON EACH SIDE U.N.O.
- EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB).-ALL FLOOR AND CEILING SYSTEMS TO BE CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. FLOOR PLANS TO BE ON SITE.
- HEADER SIZES ARE TO BE USED PER PLAN AND DEVIATION FROM ANY SIZE MUST BE APPROVED BY DESIGNERS.
- PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X6 MUD SILL. TREATED MEMBERS TO BE S.Y.P.#2 OR BETTER.
- FOR OPENINGS IN EXTERIOR WALLS (OR WALLS W/ LATERAL LOADING:
 - 0'-0" - 4'-0" = 1 JACK STUD
 - 4'-0" - 8'-0" = 2 JACK STUDS
 - 8'-0" - 12'-0" = 3 JACK STUDS
 - GREATER THAN 12' = CONSULT ENG.
- POSTS CALLED OUT ARE NUMBER OF KING STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.SF. SOIL.
- FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THAN 3'4".
- 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 6" O.C. MAX. 12" MIN, FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE (REFER TO STRUCTURAL PAGES).
- PAD FOOTING REINFORCEMENT IS TO BE LOCATED (3") FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
- REFER TO STRUCTURAL PAGES FOR ADDITIONAL INFORMATION REGARDING RE-BAR/ETC.
- MIN. 5000 PSI CONCRETE @ ALL FOOTINGS

INSULATION:

- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20.
- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49.
- ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO BE INSULATED TO MIN. R30.

SHEETROCK/GYPSUM BOARD:

- ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" GYPSUM BOARD PER CODE.

DOORS & WINDOWS:

- ALL WINDOWS AND DOORS TO BE DOUBLE PANE GLASS PANELS WITH LOW-E RATINGS.
- ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED PER CODE.
- ANY WINDOW ABOVE A TUB/WET AREA MUST BE TEMPERED PER CODE.
- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED PER CODE.
- WINDOW GLAZING MUST BE AT LEAST 18" A.F.F. WHEN WINDOW IS ABOVE 6' FROM GRADE. IF WITHIN 18", WINDOW MUST BE TEMPERED.
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT TO BE GREATER THAN 44" A.F.F.
- WINDOWS WITH SILLS WITHIN 2' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

MECHANICAL & ELECTRICAL:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.
- HVAC CONTRACTOR TO VERIFY LAYOUT FOR DUCT-RUNS BEFORE INSTALLATION, IF MODIFICATION IS REQUIRED, REPORT INFORMATION/CHANGES TO CONTRACTOR & LITTFIN DESIGN.



SHEET INDEX:

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- A5 FIRST FLOOR PLAN
- A6 SECOND FLOOR PLAN
- D1 SECTION THROUGH GARAGE
- D2 SECTION THROUGH HOUSE
- D3 SECTION DETAILS
- D4 SECTION DETAILS
- R1 RADON DETAILS
- S1 1ST FLOOR WALL BRACING
- S2 2ND FLOOR WALL BRACING
- S3 BRACED WALL DETAILS

CODE INFORMATION:

SINGLE FAMILY CONSTRUCTION TYPE IRC-1
 -2020 MINNESOTA STATE RESIDENTIAL CODE
 -2020 NATIONAL ELECTRICAL CODE
 -2020 MINNESOTA STATE MECHANICAL&FUEL GAS CODE
 -2020 MINNESOTA STATE FIRE CODE
 -2020 MINNESOTA PLUMBING CODE

SOIL TYPE:

DESIGNED WITH 2000 PSI SOILS, ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT A MINIMUM.

WIND EXPOSURE:

DESIGNED WITH "EXPOSURE B" CLASSIFICATIONS AND WIND GUSTS OF 115 MPH PER 2020 MN RESIDENTIAL CODE REGULATIONS.

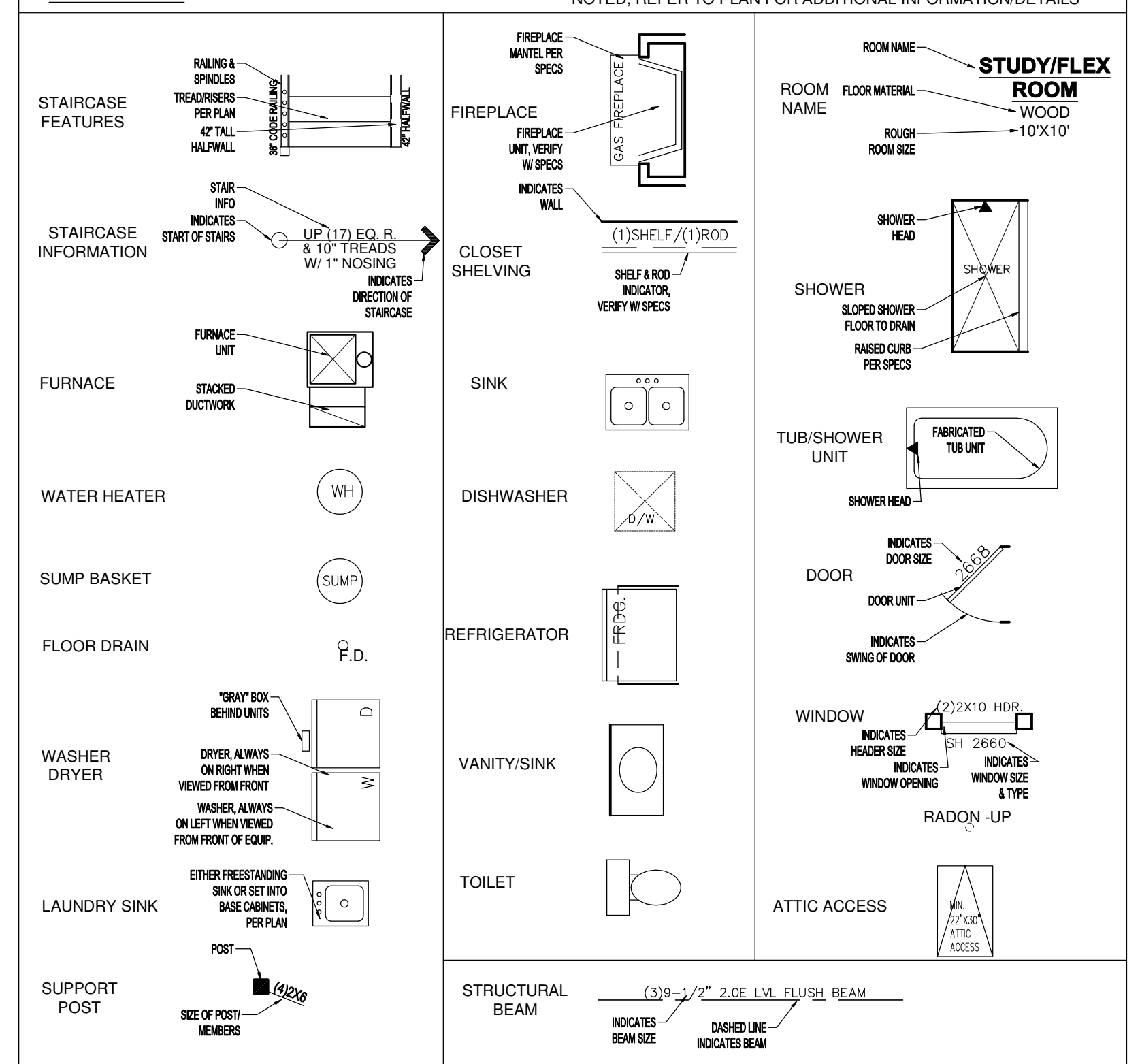
GENERAL NOTES:

- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS.
- ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER I-LEVEL SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION.

-WINDOW SIZE NOTES (EXAMPLES):

- SH3050 EQUALS SINGLE HUNG 3'0" BY 5'0"
- FX2646 EQUALS FIXED 2'6" BY 4'6"

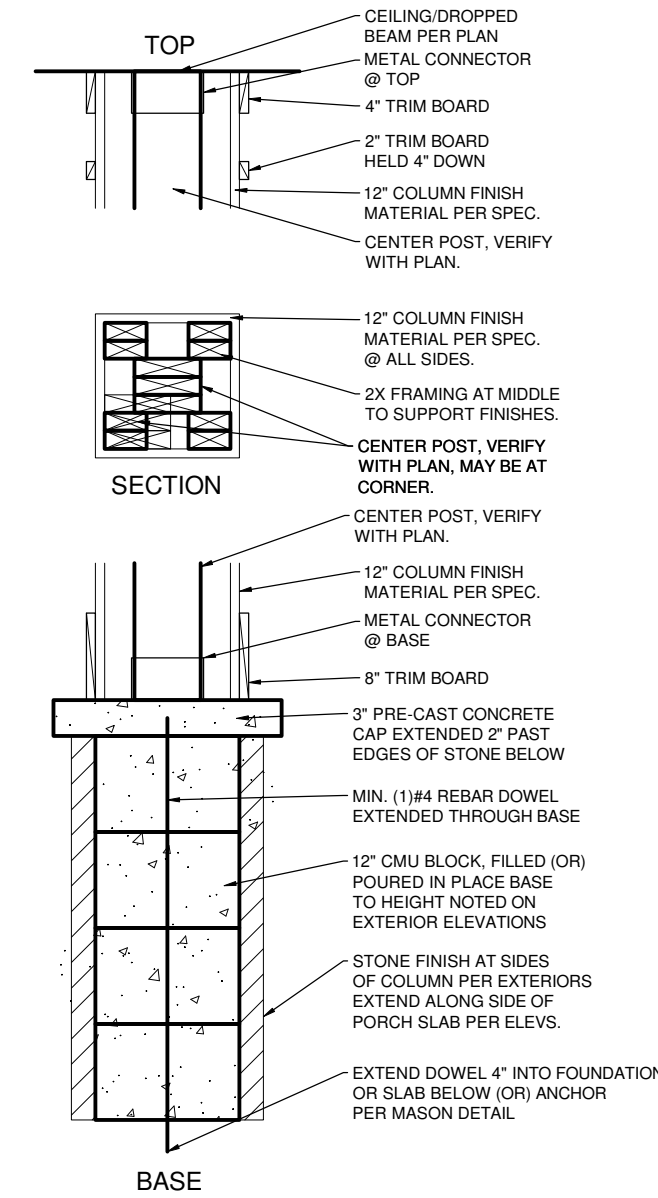
PLAN KEY



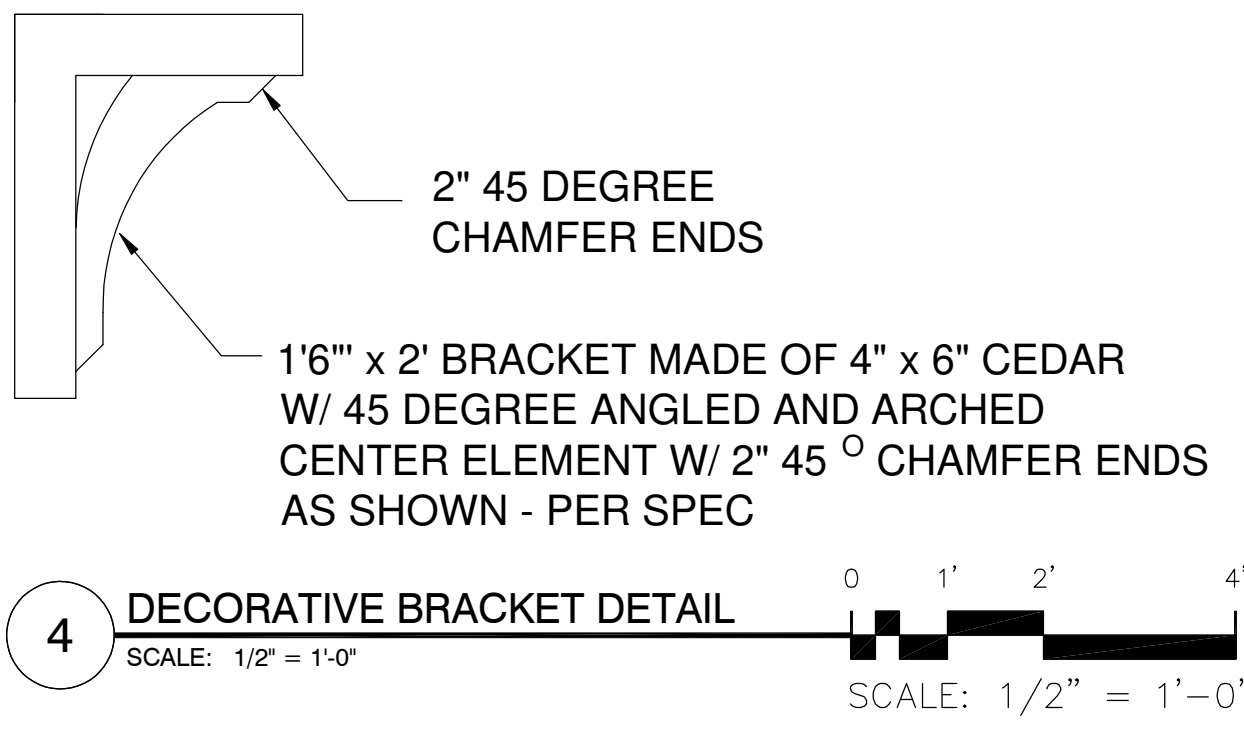
REVISION: REVISED EGRESS WINDOW SIZE REVISED SOME ROOF OVERHANG SIZES	REV. DATE: 1-14-22 3-1-22	DRAWING TITLE: 4236 QUENTIN AVENUE PLAN LOCATION: 4236 QUENTIN AVENUE, SAINT LOUIS PARK, MN	ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. © COPYRIGHT 2022		LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	CURRENT DATE: 3-1-22	PAGE C DESCRIPTION: COVER SHEET SCALED PRINT @ 24X36
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GENERAL EXTERIOR NOTES:

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

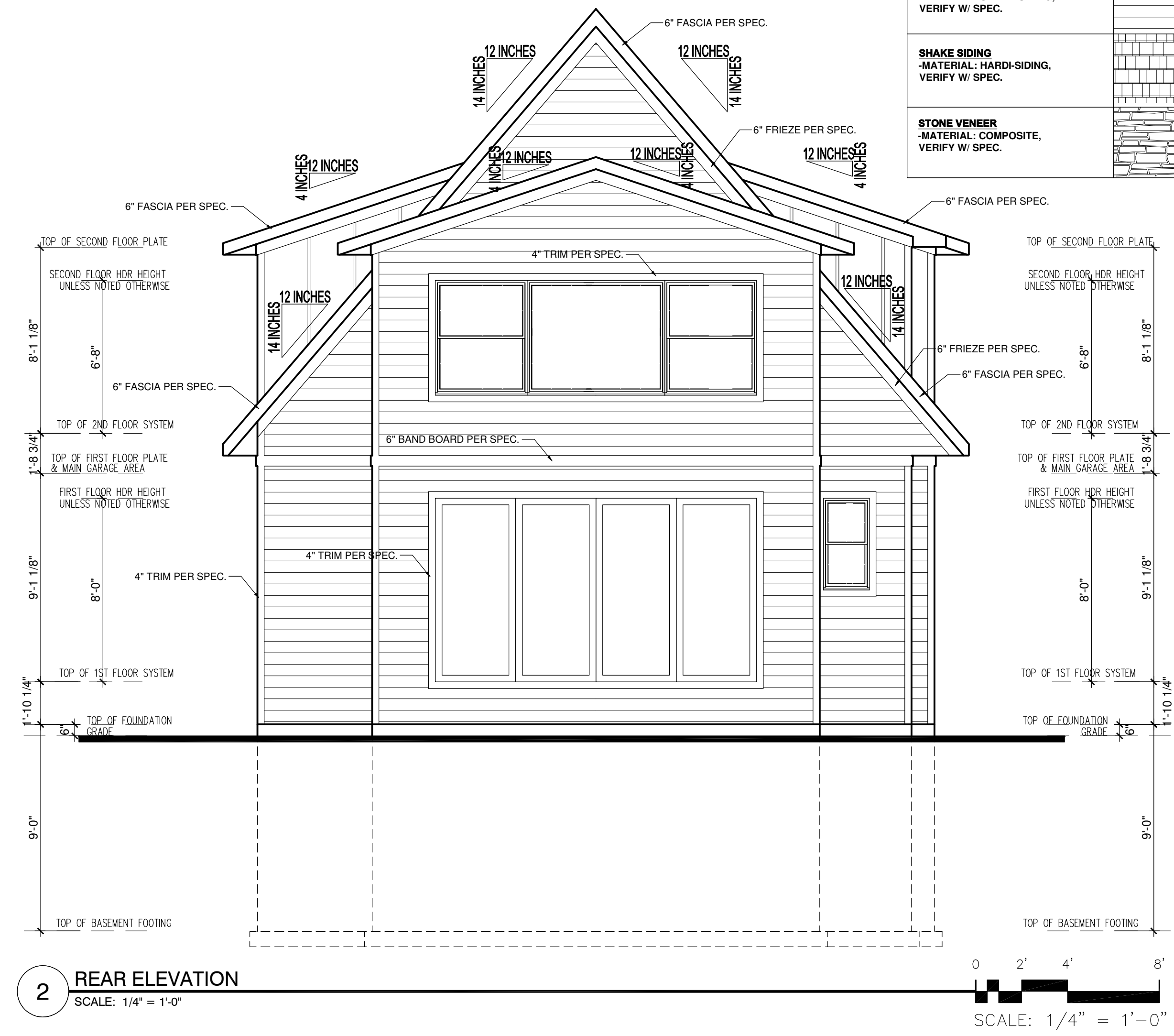


3 FRONT ENTRY COLUMN DETAIL
SCALE: 3/4" = 1'-0"

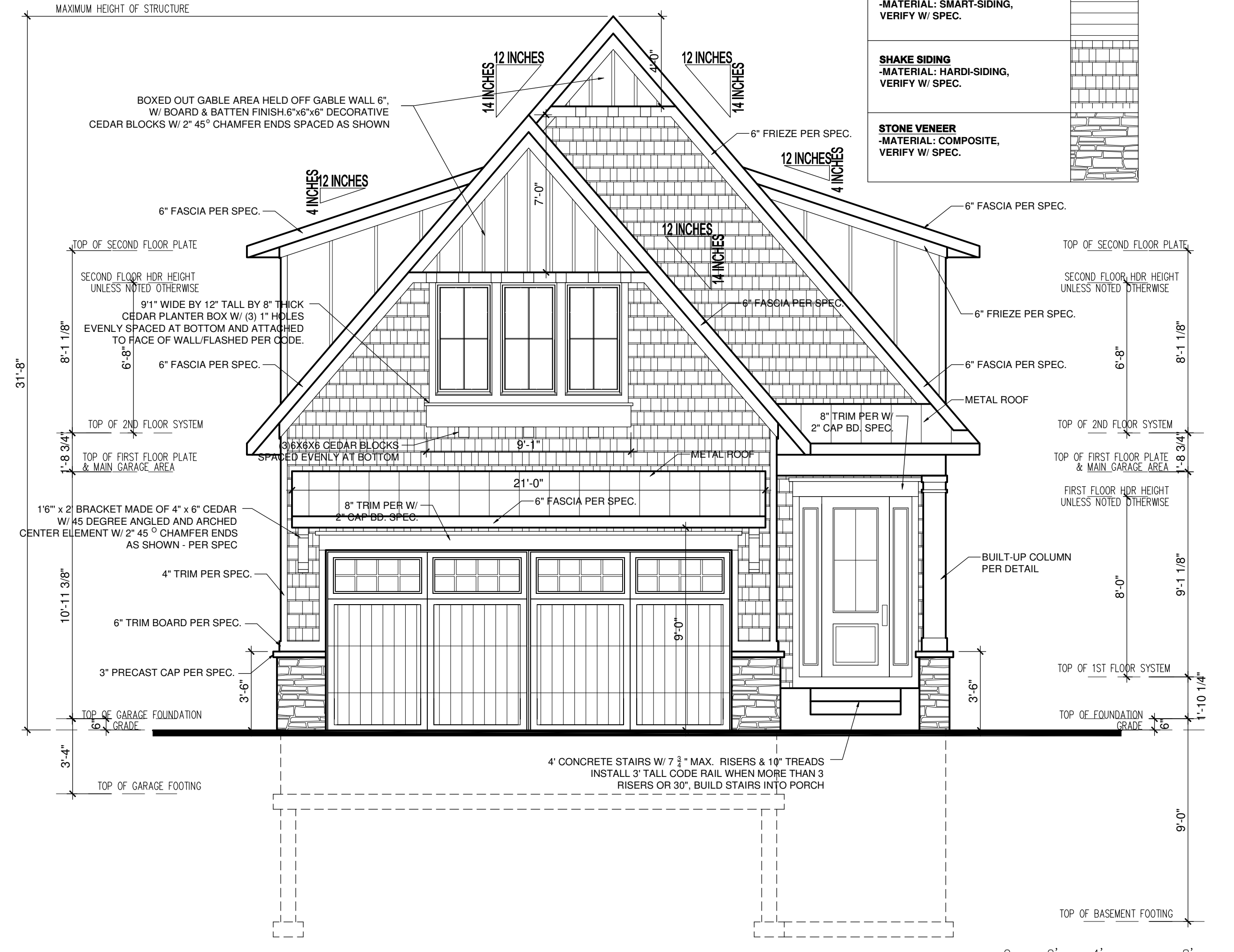


4 DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL KEY	
	BOARD & BATTEN SIDING -MATERIAL: HARDI-PANEL, VERIFY W/ SPEC.
	6" HORIZONTAL SIDING -MATERIAL: SMART-SIDING, VERIFY W/ SPEC.
	SHAKE SIDING -MATERIAL: HARDI-SIDING, VERIFY W/ SPEC.
	STONE VENEER -MATERIAL: COMPOSITE, VERIFY W/ SPEC.



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



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

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	BOARD & BATTEN SIDING -MATERIAL: HARDI-PANEL, VERIFY W/ SPEC.
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REVISED EGRESS WINDOW SIZE	1-14-22
REVISED SOME ROOF OVERHANG SIZES	3-1-22

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LOCATION:
4236 QUENTIN AVENUE, SAINT LOUIS PARK, MN

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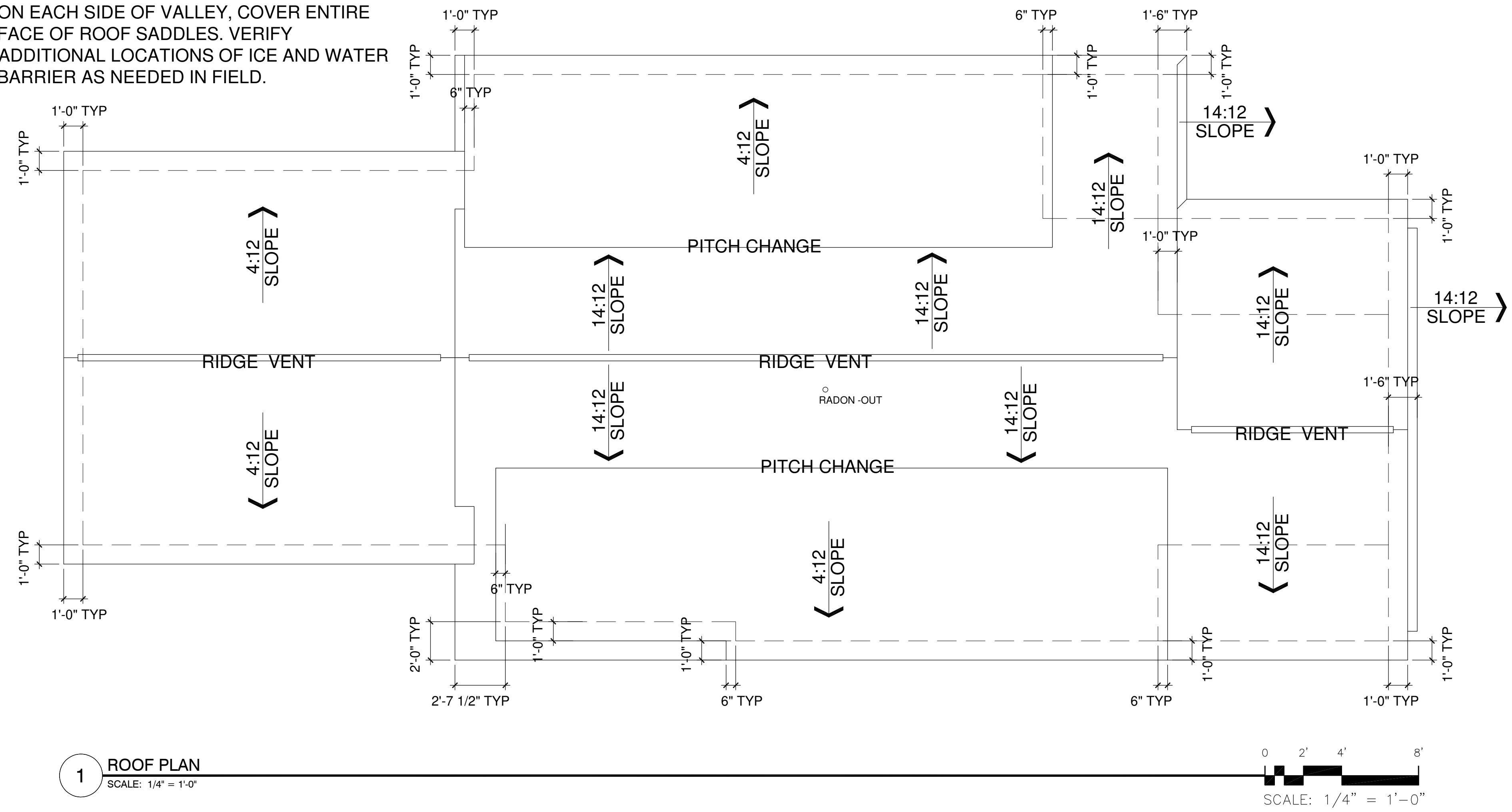
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FRONT & REAR ELEVATIONS
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GENERAL EXTERIOR NOTES:

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

NOTE:

ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.



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PAGE DESCRIPTION:
ROOF PLAN
SCALED PRINT @ 24X36

STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER, (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED)
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE 1/2" NOMINAL (OR 5/8" OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 8" O.C. @ EDGES/12" O.C. @ FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
10. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FOUNDATION NOTES:

1. FOUNDATIONS TO BE POURED PER SITE SOIL CONDITION.
2. ALL REINFORCING IS TO BE INSTALLED PER IRC REGULATED STRUCTURAL DESIGN BY CONCRETE TRADES.
3. PROVIDE 1/2" ANCHOR BOLTS EMBEDDED 8" MIN., SPACED PER CODE AND 12" MAX FROM EACH END OF SILL PLATE, MIN 2 PER SILL.
4. PROVIDE CONTROL JOINTS PER PLAN, JOINT TO CONSIST OF HIDDEN ZIP STRIP EMBEDDED INTO THE SLABS.
5. ALL ANGLED WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
6. SLOPE CONCRETE TO FLOOR DRAINS WITHIN 5' OF DRAINS.
7. ALL WOOD MATERIAL CONTACTING DIRECTLY TO CONCRETE MUST BE TREATED OR DESIGNED TO CONTACT CONCRETE.
8. STEP FOOTINGS PER PLAN SPECIFICATIONS.
9. PROVIDE DRAIN TILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.

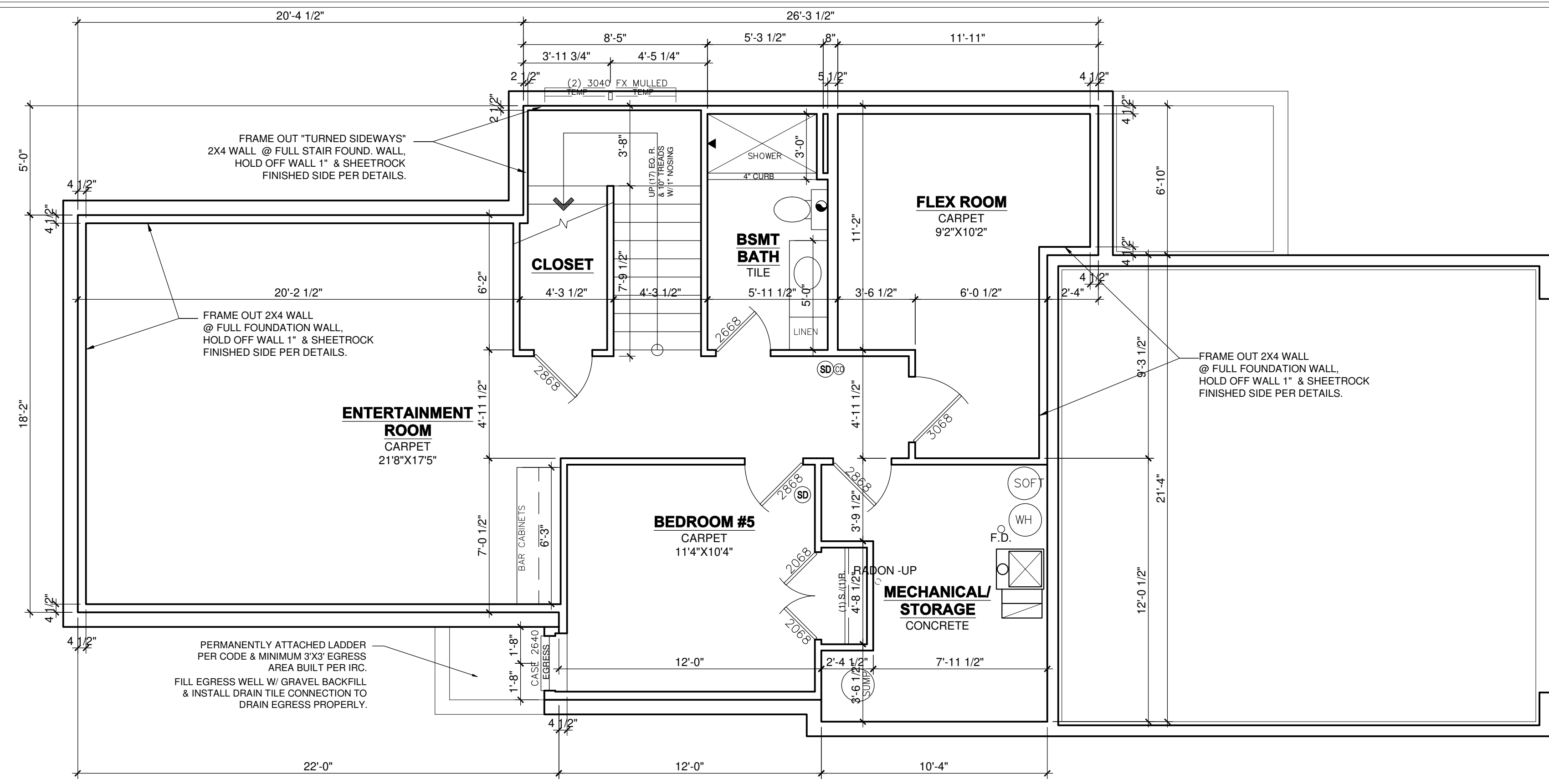
WINDOW & DOOR SIZE NOTES

- SH3050 = SINGLE HUNG 30" BY 50"
- FX2646 = FIXED 26" BY 46"
- CASE3050 = CASEMENT 30" BY 50"
- 2868 @ DOOR = 28" WIDE BY 68" TALL
- 2880 @ DOOR = 28" WIDE BY 80" TALL

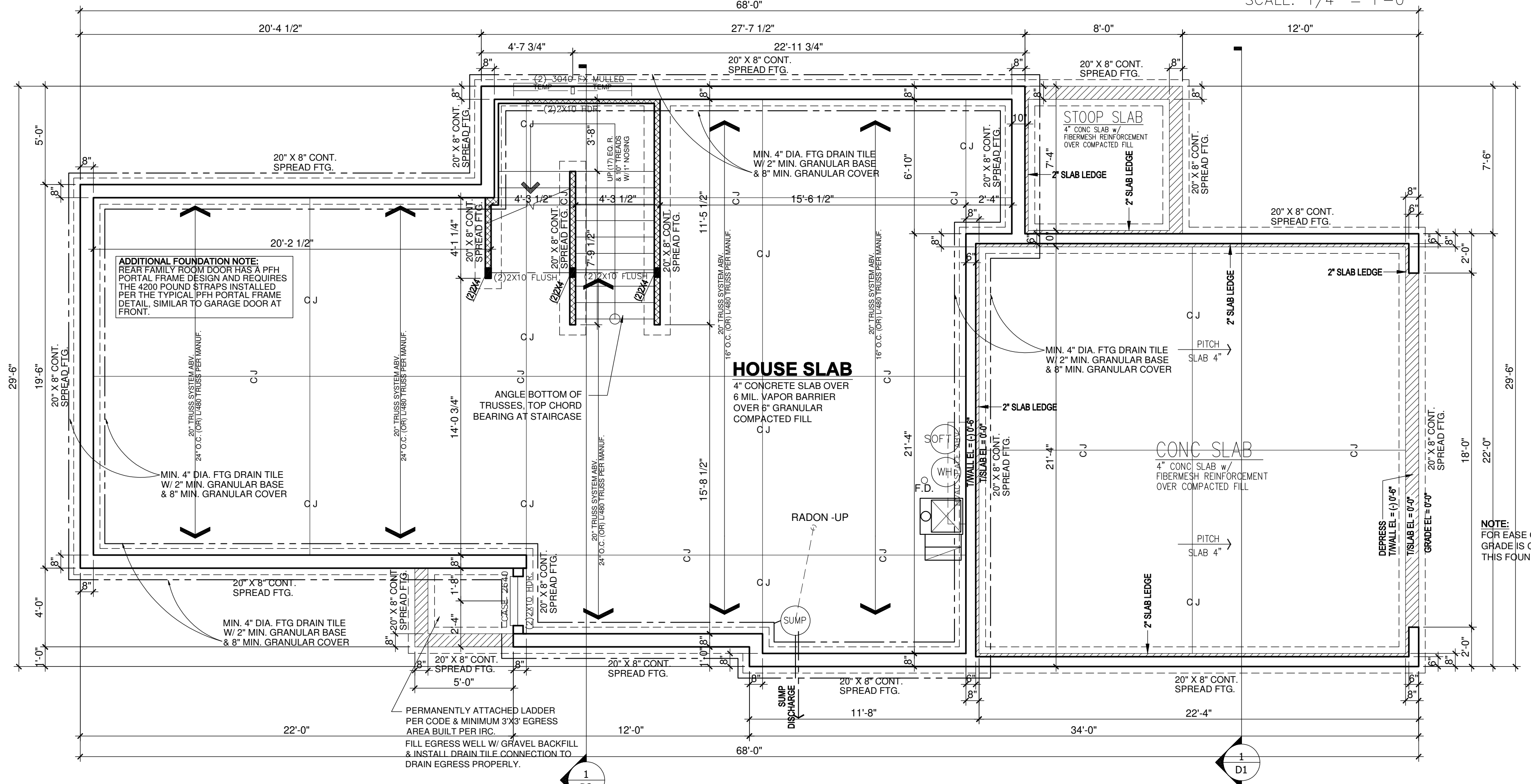
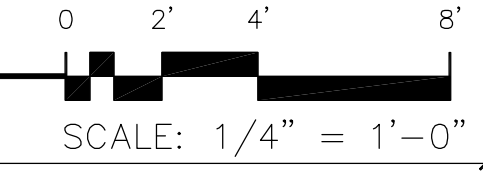
- SD 110V, INTERCONNECTED SMOKE DETECTOR
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FLOOR PLAN NOTES:

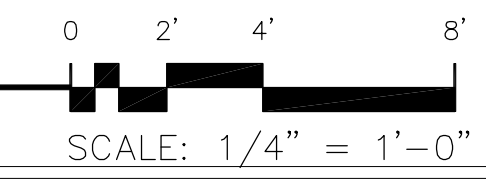
1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
3. SUPPLY CONTINUOUS HANDRAIL PER CODE AT ALL STAIR LOCATIONS, CODE HANDRAIL IS TO CONTINUE TO LANDINGS/ TOP & BOTTOM OF STAIRS, CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL GRASPABLE HANDRAIL IS INSTALLED OR IF DECORATIVE HANDRAIL TO CONTINUE.
4. 1/2" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
5. [Hatched Area] INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS
6. AT BEDROOM EGRESS WINDOW WELLS: PERMANENTLY ATTACHED LADDER PER CODE & MINIMUM 3'X3' EGRESS AREA BUILT PER IRC
7. AT ALL EGRESS WINDOW WELLS: FILL EGRESS WELL W/ GRAVEL BACKFILL & INSTALL DRAIN TILE CONNECTION TO DRAIN EGRESS PROPERLY.
8. INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12, MIN. 1/2" GYPSUM BOARD (OR) 3/8" 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.



2 FINISHED BASEMENT PLAN
SCALE: 1/4" = 1'-0" 931 FINISHED SQUARE FEET



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



<p>REVISION:</p> <p>REVISED EGRESS WINDOW SIZE REVISED SOME ROOF OVERHANG SIZES</p>	<p>REV. DATE:</p> <p>1-14-22 3-1-22</p>	<p>DRAWING TITLE:</p> <p>4236 QUENTIN AVENUE PLAN</p> <p>LOCATION:</p> <p>4236 QUENTIN AVENUE, SAINT LOUIS PARK, MN</p>	<p>ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED.</p> <p>© COPYRIGHT 2022</p>	 <p>LITTFIN DESIGN</p>	<p>LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN</p>	<p>CURRENT DATE:</p> <p>3-1-22</p>	<p>PAGE</p> <p>L A4 D</p>	<p>PAGE DESCRIPTION:</p> <p>FOUNDATION & FINISHED BASEMENT PLANS SCALED PRINT @ 24X36</p>
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STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER, (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED)
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE 1/2" NOMINAL (OR 5/8") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
10. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED
2. 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.

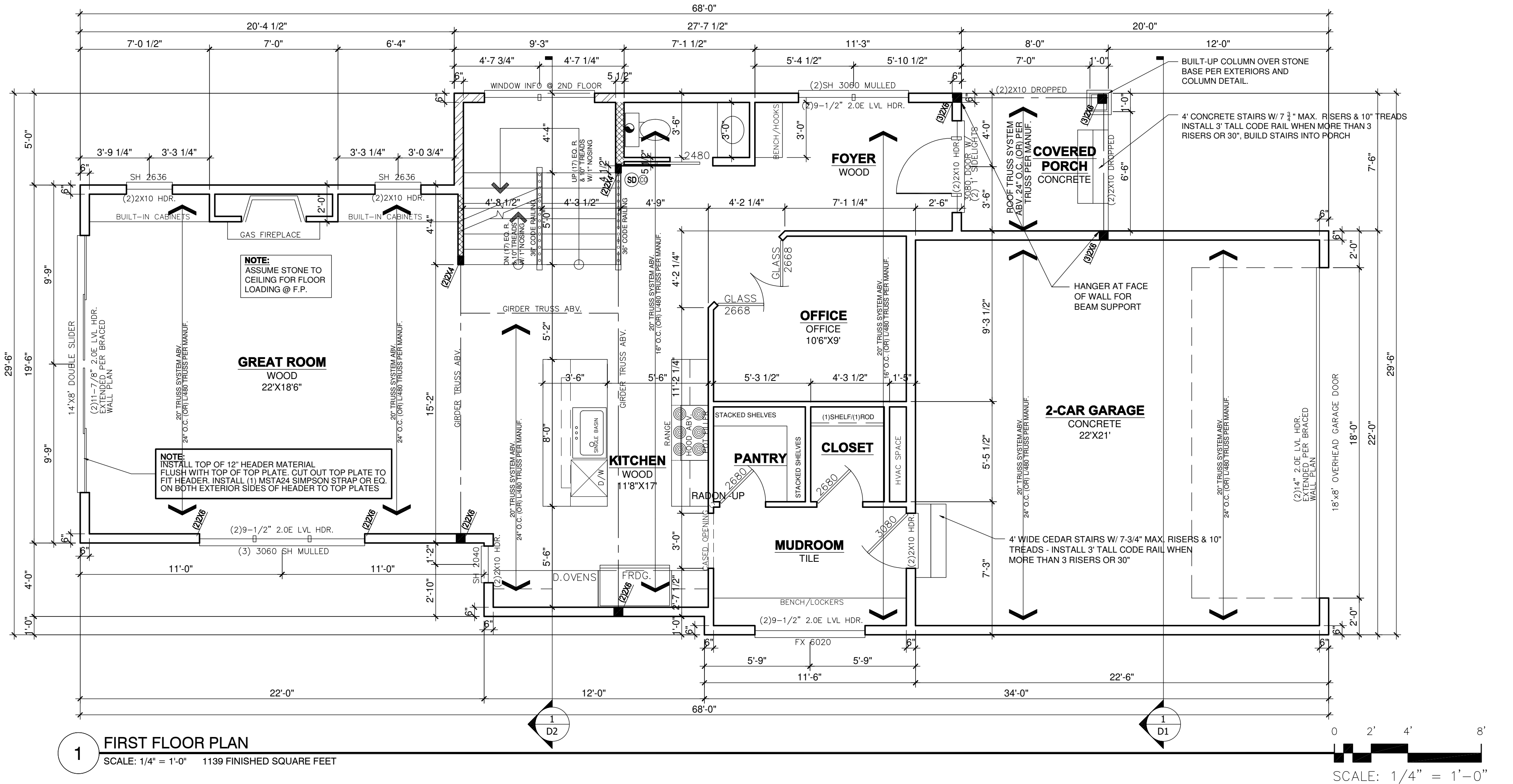
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- SD 110V, INTERCONNECTED SMOKE DETECTOR
- SD@ 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
- EXHAUST FAN

FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
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4. 1/2" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
5. [Hatched Pattern] INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS
6. [Diagonal Line Pattern] INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. TIMBERSTRAND MATERIAL OR BETTER 2-PLY TIMBER-STRAND KING STUDS @ EACH SIDE OF OPENINGS IN WALL
7. INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12. MIN. 1/2" GYPSUM BOARD (OR) 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.



REVISION:	REV. DATE:
REVISED EGRESS WINDOW SIZE	1-14-22
REVISED SOME ROOF OVERHANG SIZES	3-1-22

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CURRENT DATE: 3-1-22	PAGE A5
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PAGE DESCRIPTION: FIRST FLOOR PLAN SCALED PRINT @ 24X36

STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER, (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED)
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
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5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE 1/2" NOMINAL (OR 5/8") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
10. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED
2. 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.

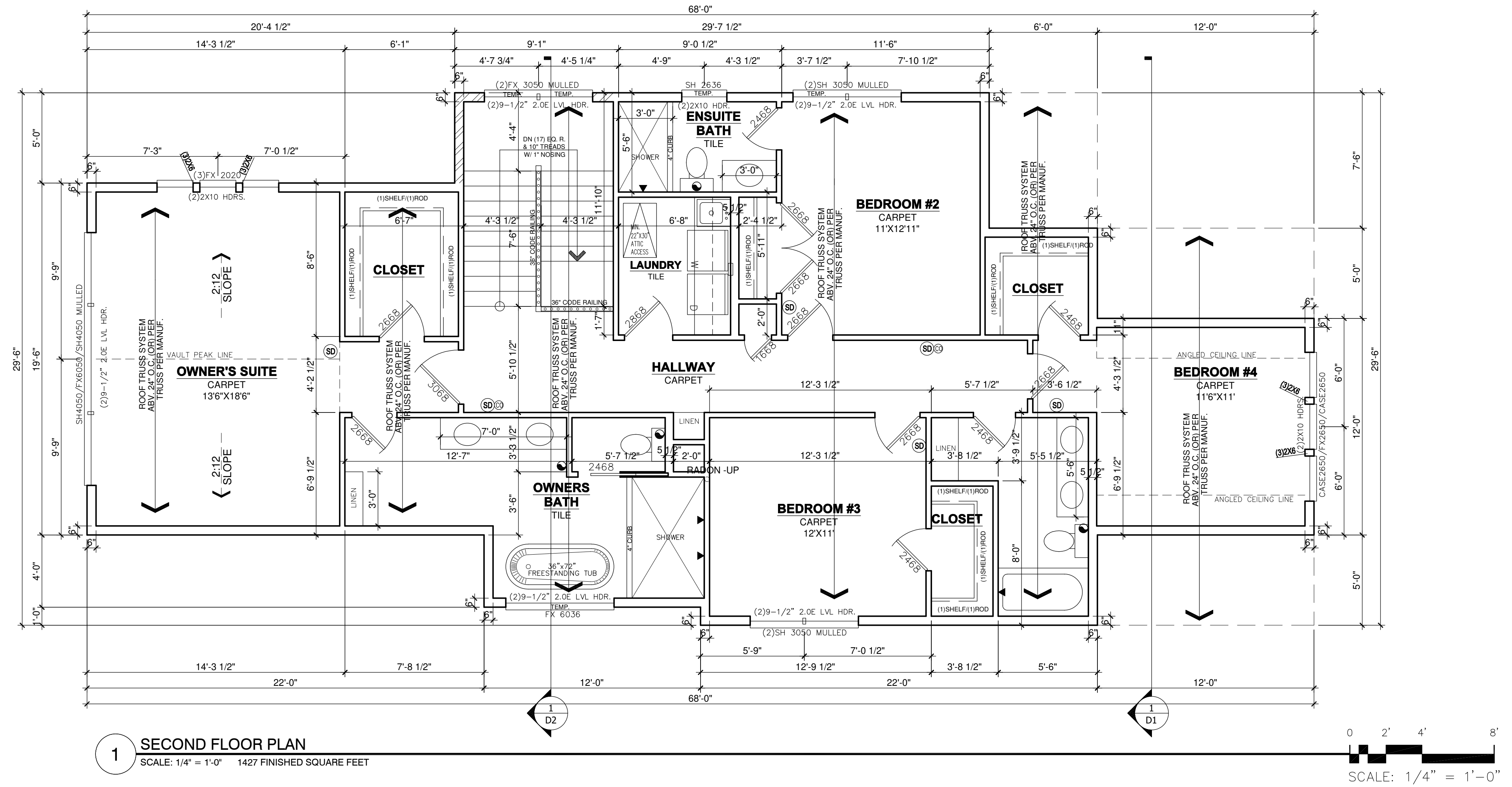
WINDOW & DOOR SIZE NOTES (EXAMPLES)

- SH3050 = SINGLE HUNG 30" BY 50"
- FX2646 = FIXED 26" BY 46"
- CASE3050 = CASEMENT 30" BY 50"
- 2868 @ DOOR = 28" WIDE BY 68" TALL
- 2880 @ DOOR = 28" WIDE BY 80" TALL

- SD 110V, INTERCONNECTED SMOKE DETECTOR
- SD@ 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
- EXHAUST FAN

FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
3. 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.
4. 1/2" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
5. [Hatched Pattern] INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS
6. [Diagonal Line Pattern] INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. TIMBERSTRAND MATERIAL OR BETTER (2-PLY TIMBER-STRAND KING STUDS @ EACH SIDE OF OPENINGS IN WALL)
7. INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12. MIN. 1/2" GYPSUM BOARD (OR) 3/8" 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.



REVISION:	REV. DATE:
REVISED EGRESS WINDOW SIZE	1-14-22
REVISED SOME ROOF OVERHANG SIZES	3-1-22

DRAWING TITLE:
4236 QUENTIN AVENUE PLAN
LOCATION: 4236 QUENTIN AVENUE, SAINT LOUIS PARK, MN

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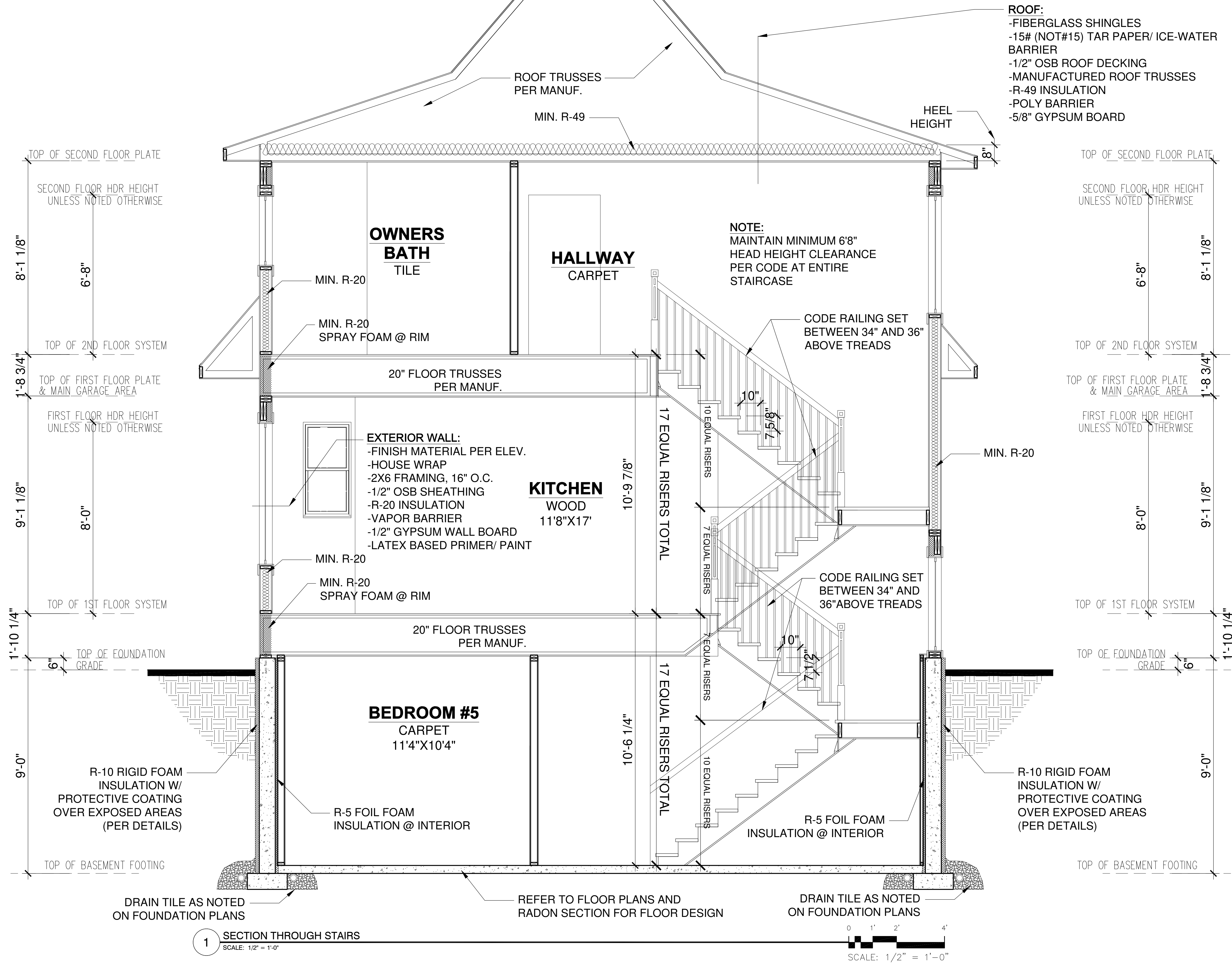


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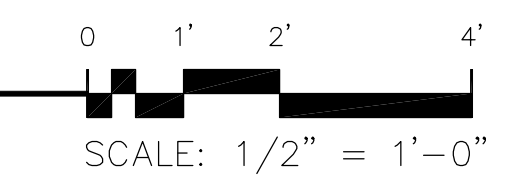
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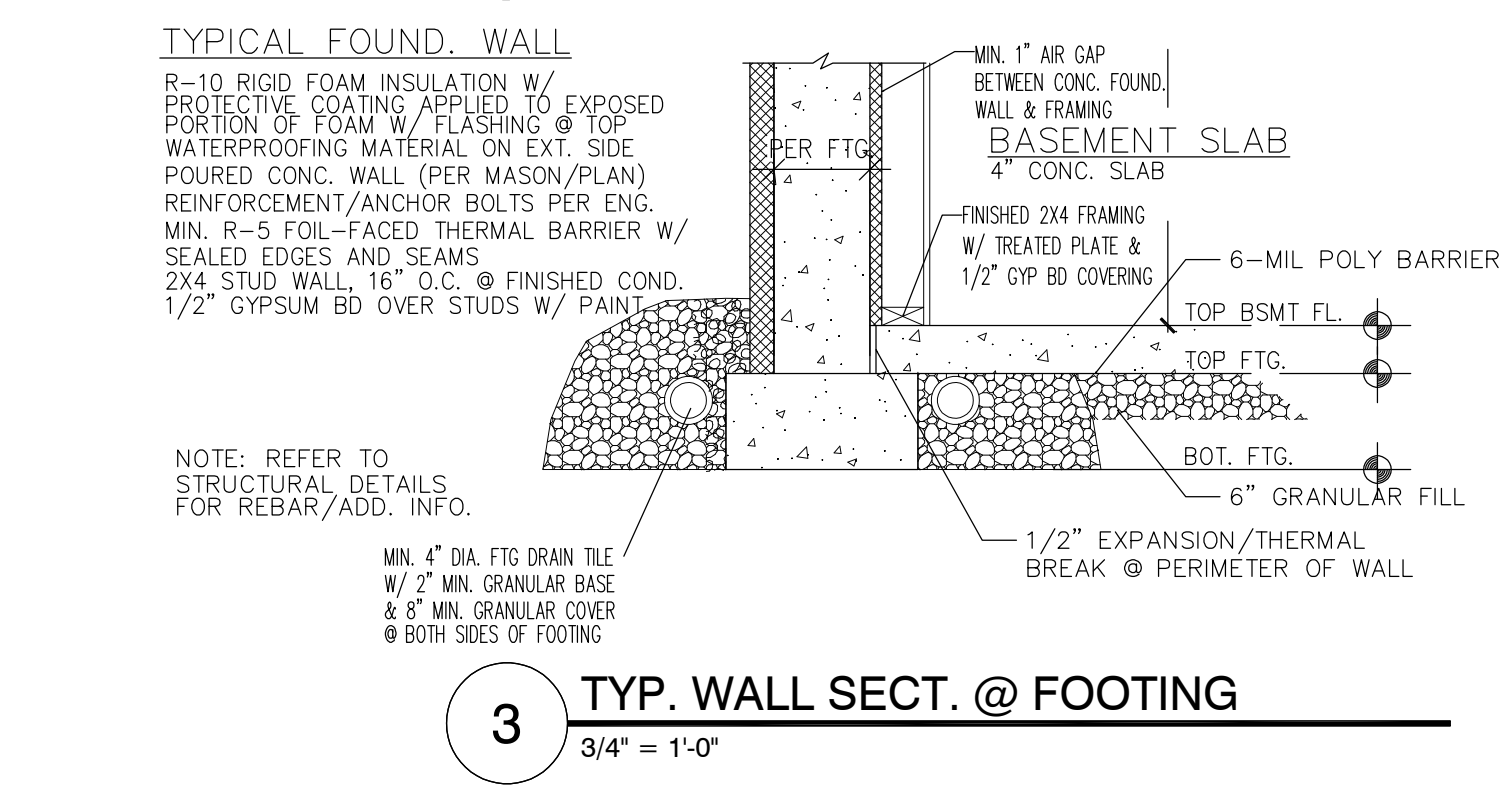
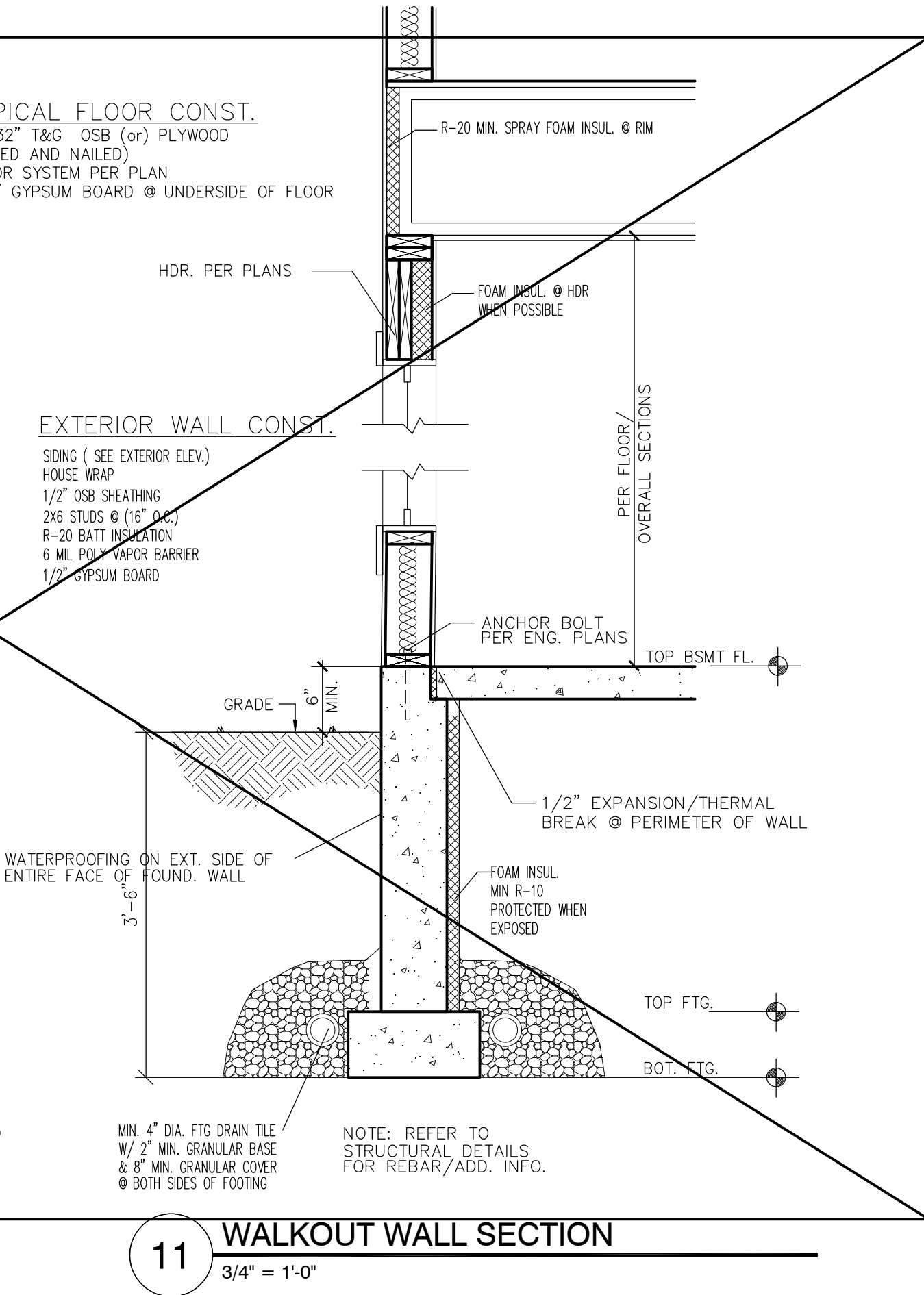
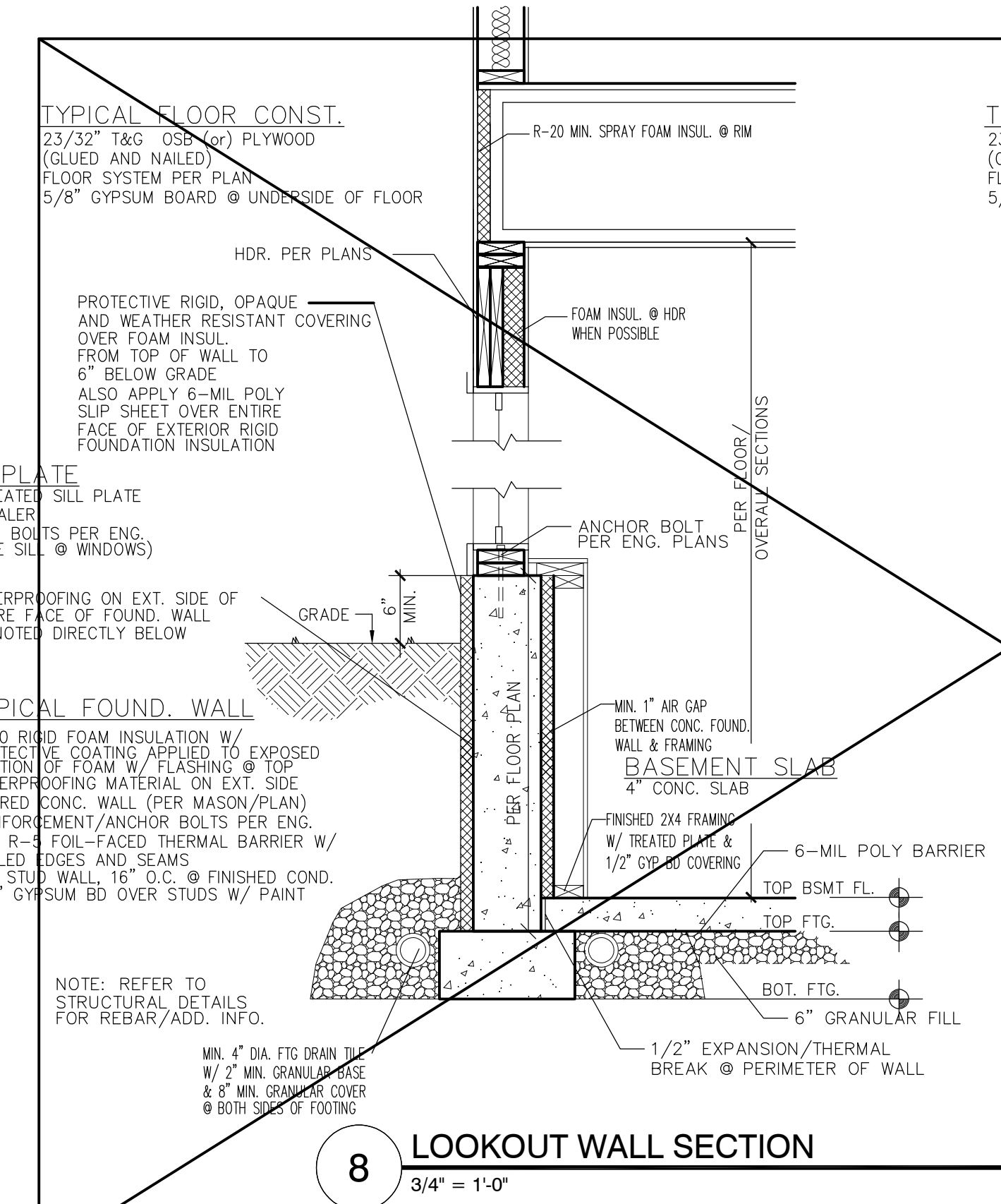
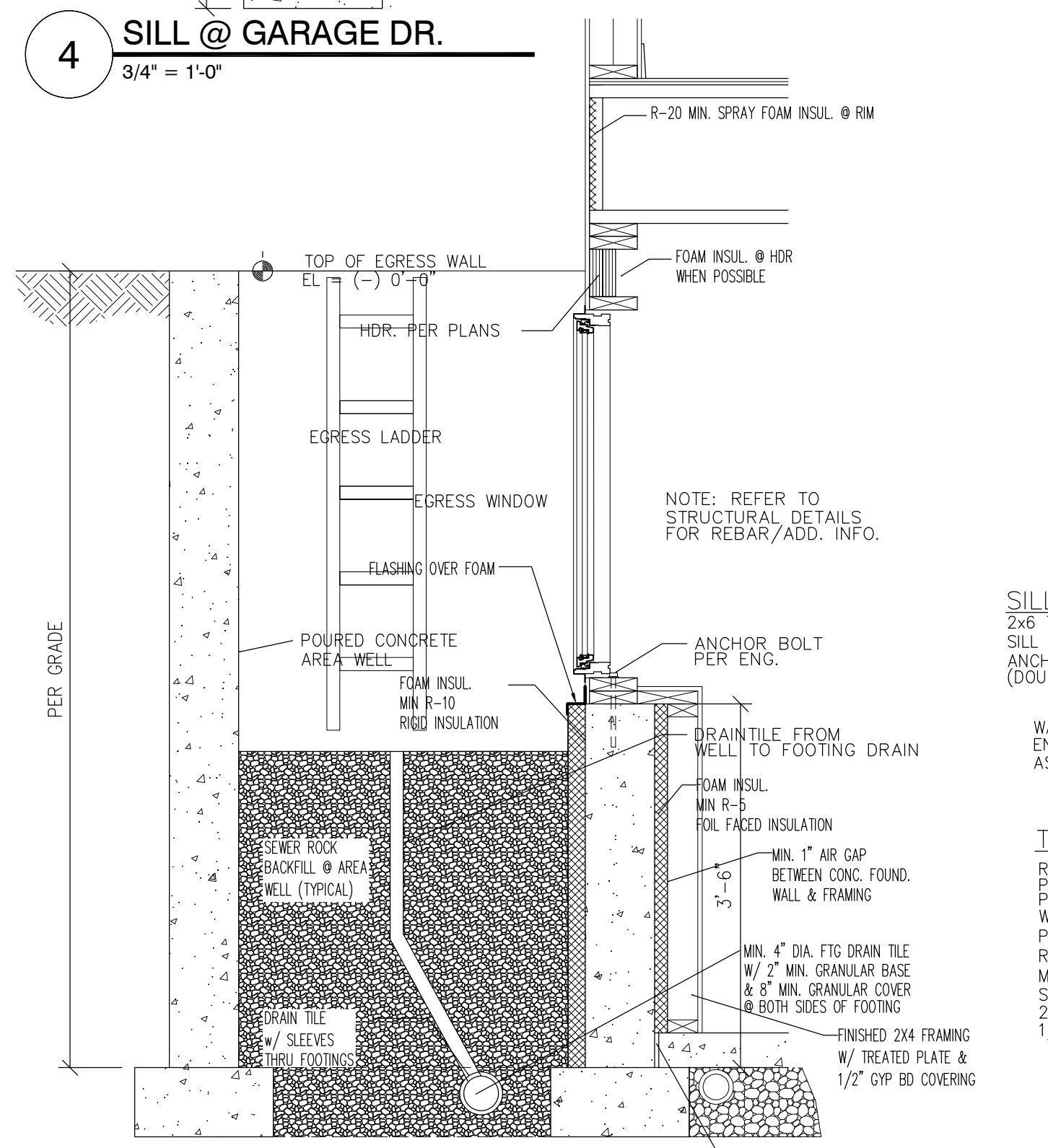
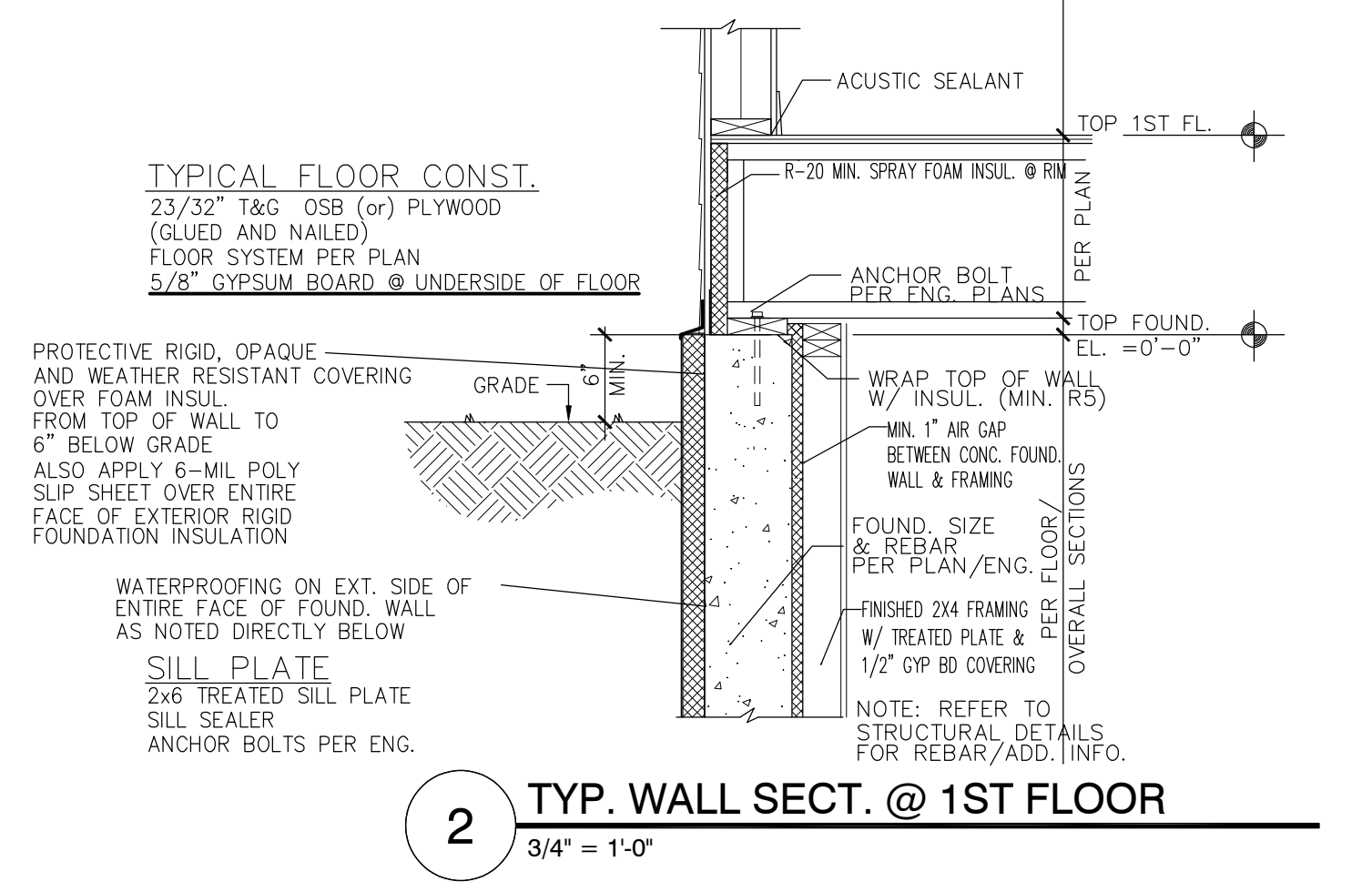
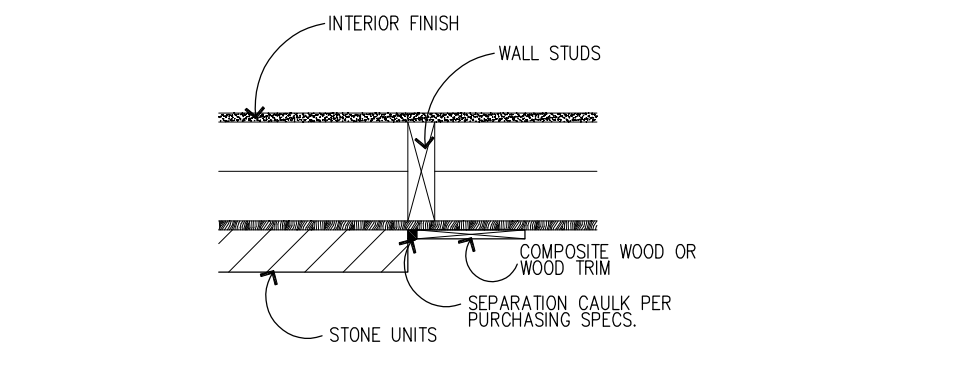
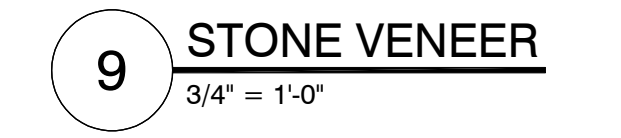
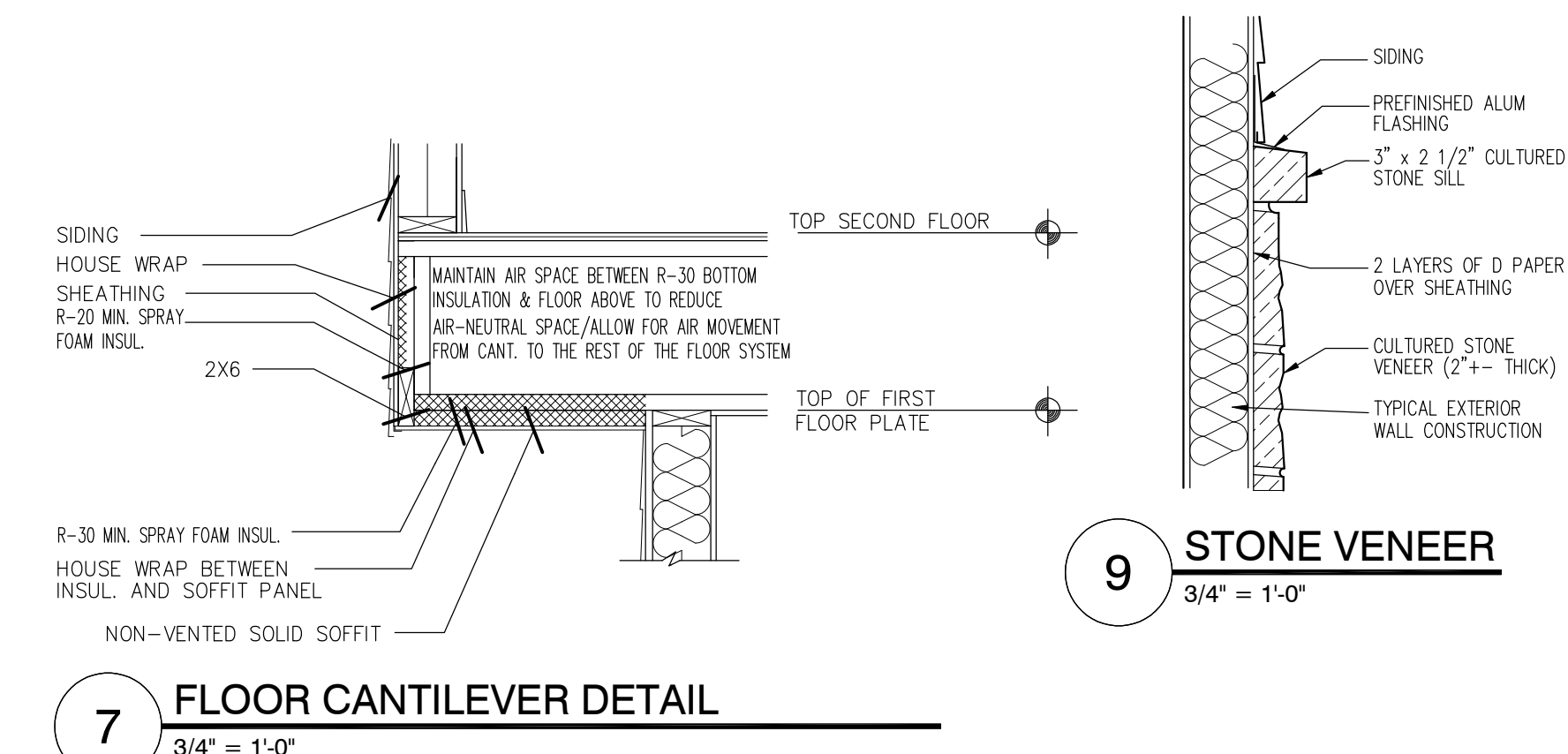
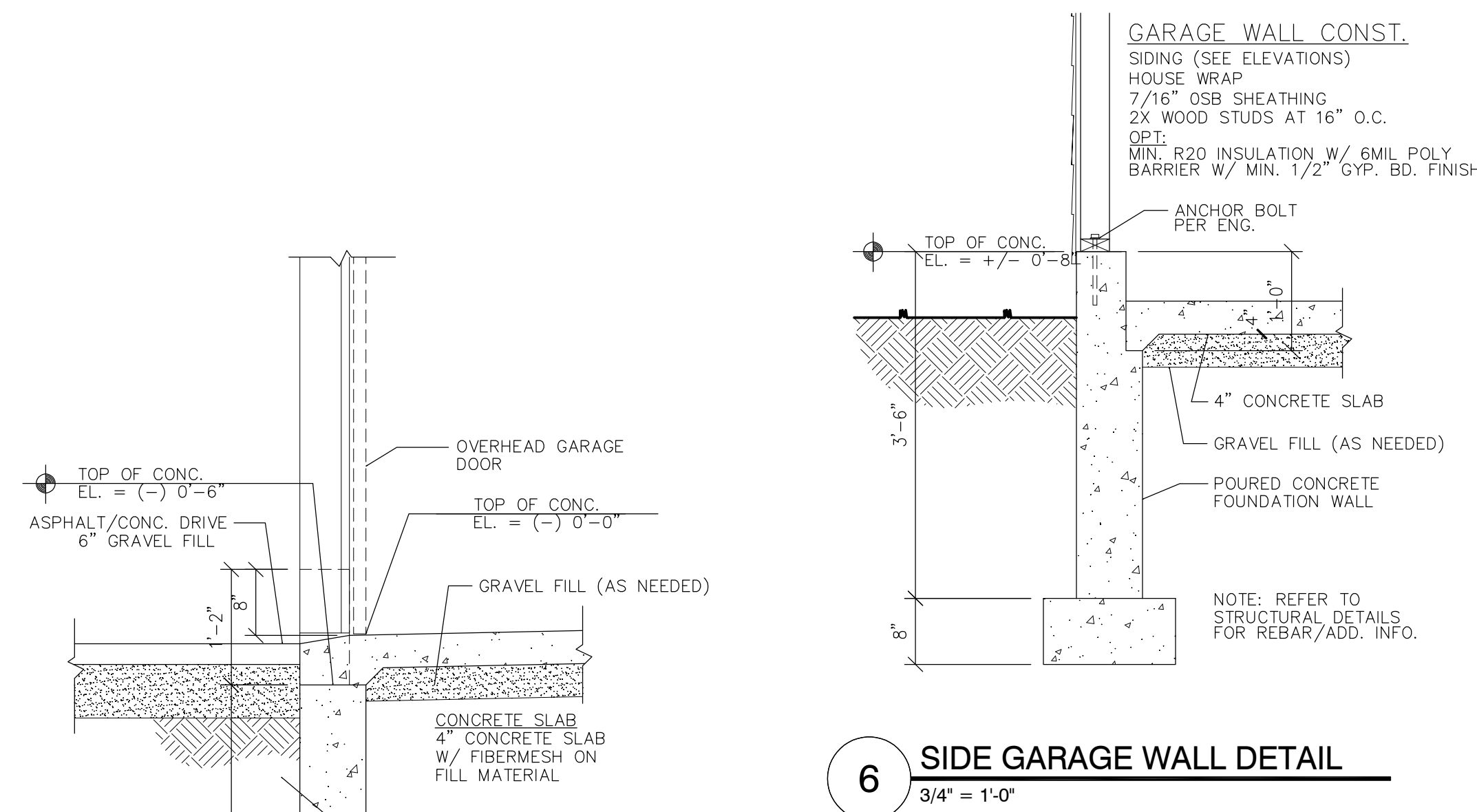
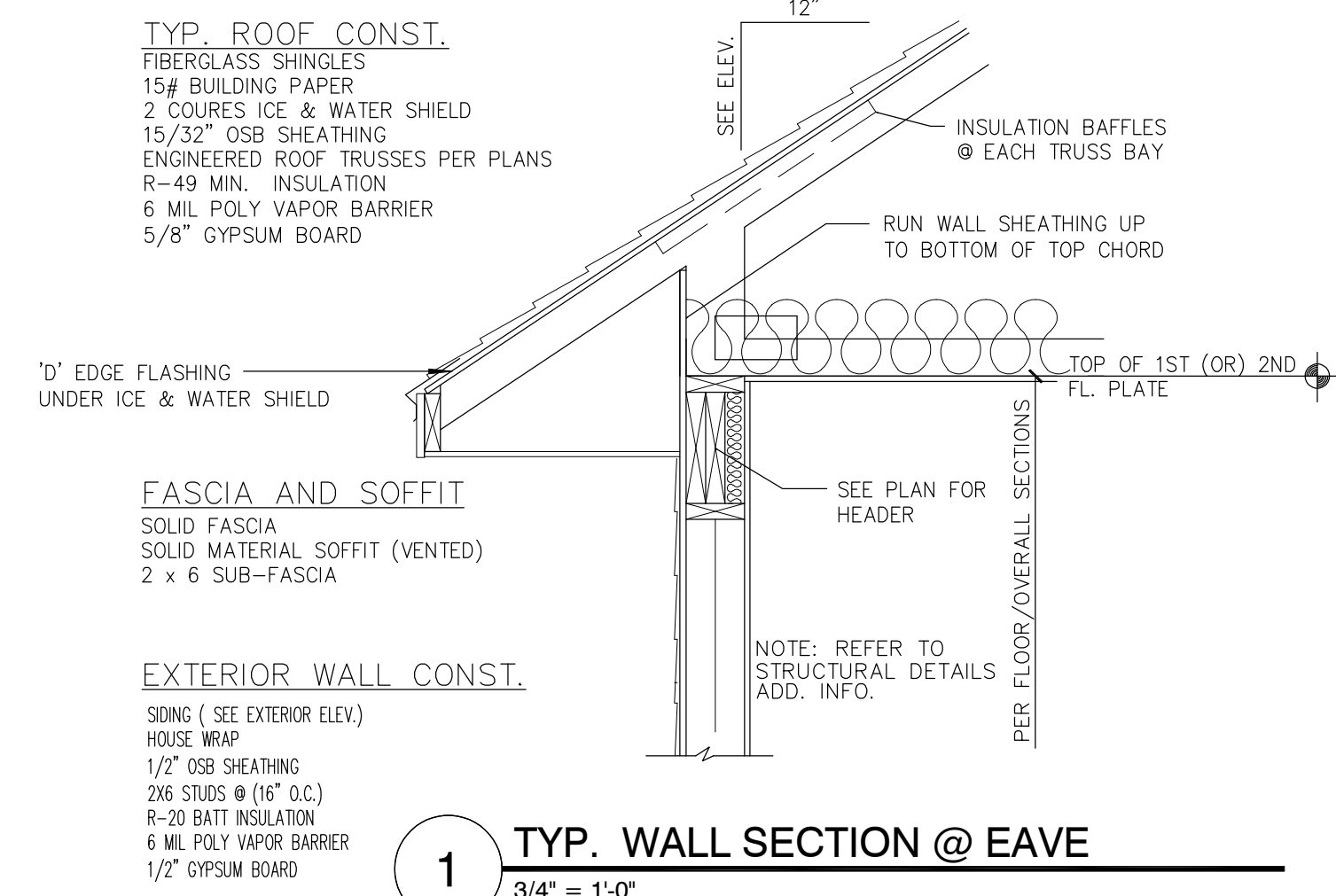
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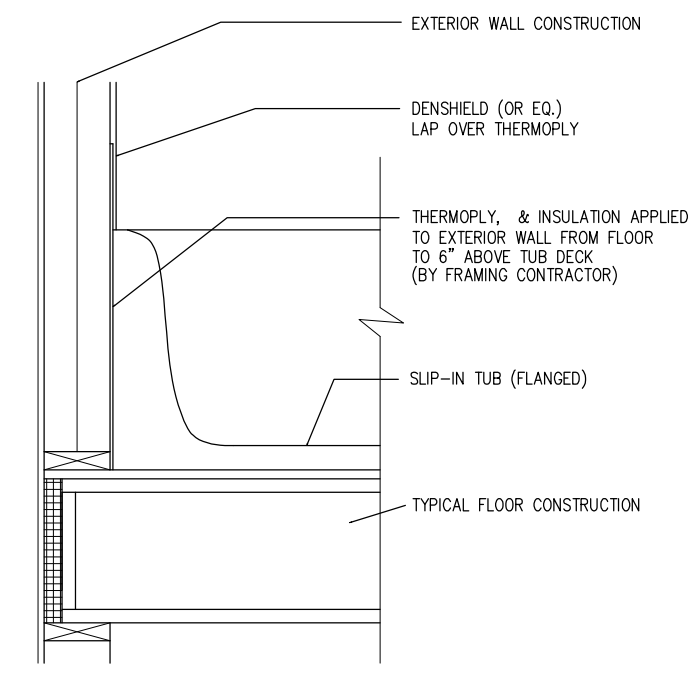
1 SECTION THROUGH STAIRS
 SCALE: 1/2" = 1'-0"



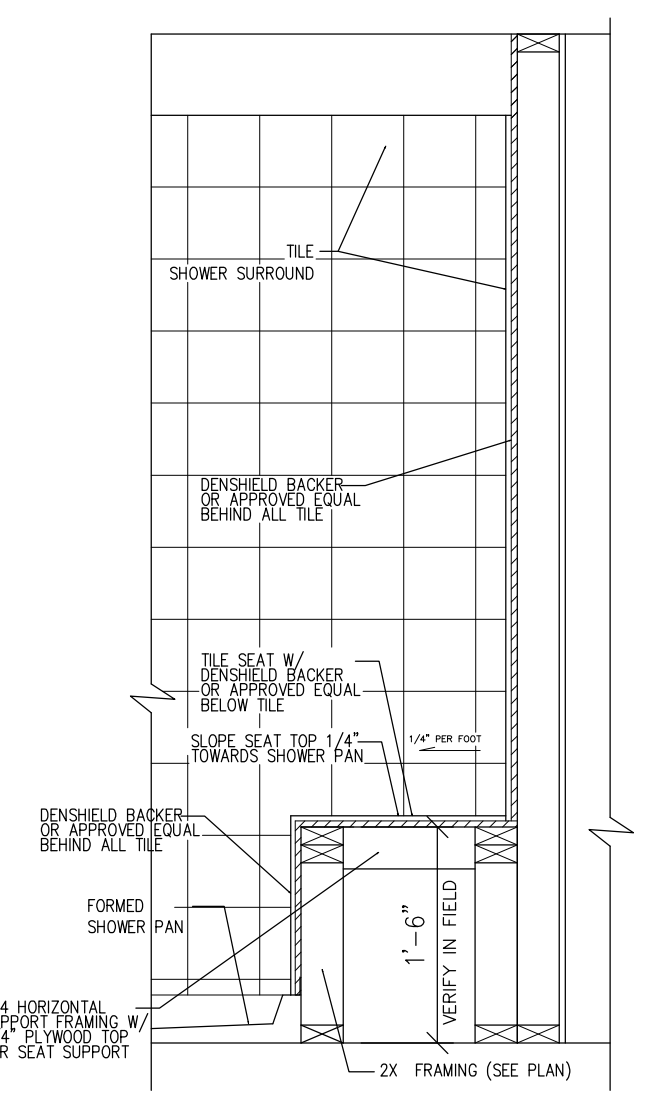
REVISION: REVISED EGRESS WINDOW SIZE REVISED SOME ROOF OVERHANG SIZES	REV. DATE: 1-14-22 3-1-22	DRAWING TITLE: 4236 QUENTIN AVENUE PLAN LOCATION: 4236 QUENTIN AVENUE, SAINT LOUIS PARK, MN	ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. © COPYRIGHT 2022		LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	CURRENT DATE: 3-1-22	PAGE: D2	PAGE DESCRIPTION: BUILDING SECTIONS SCALED PRINT @ 24X36
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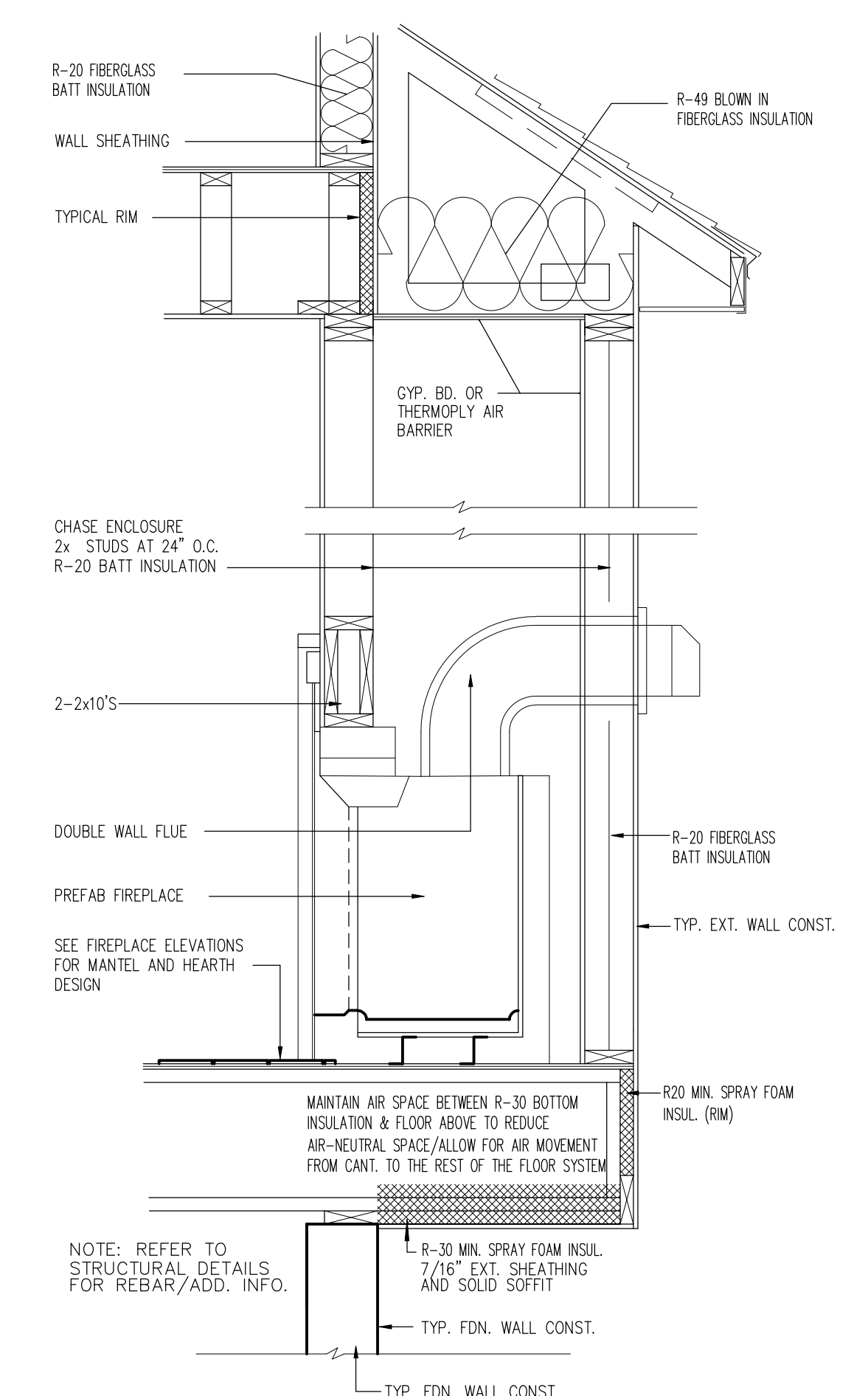
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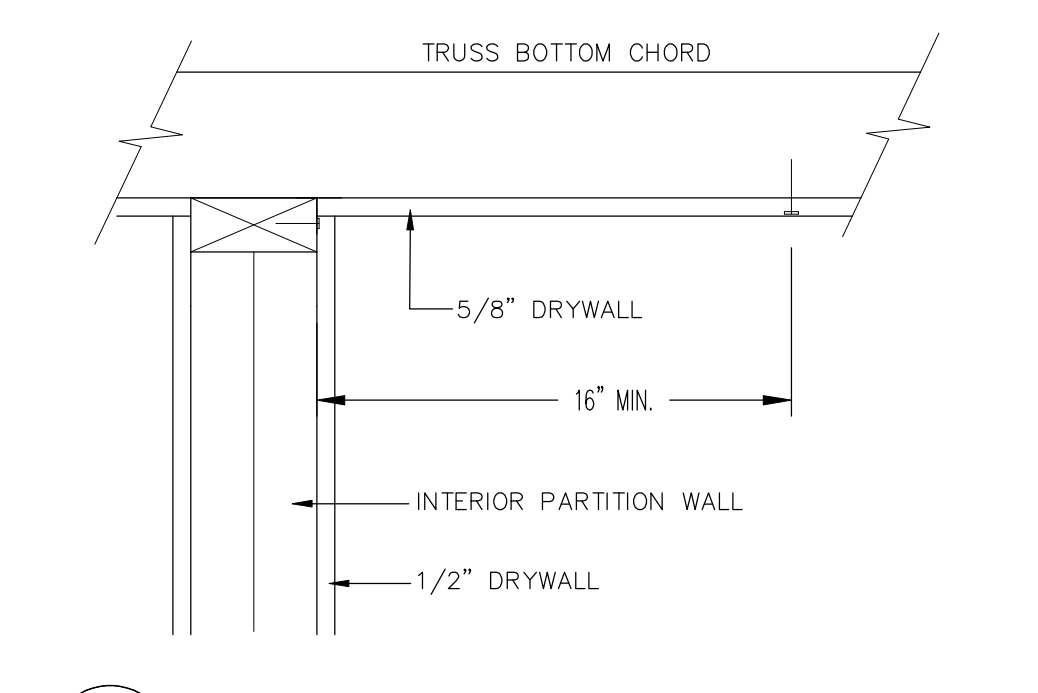
1 DRAFTSTOP @ TUB
3/4" = 1'-0"



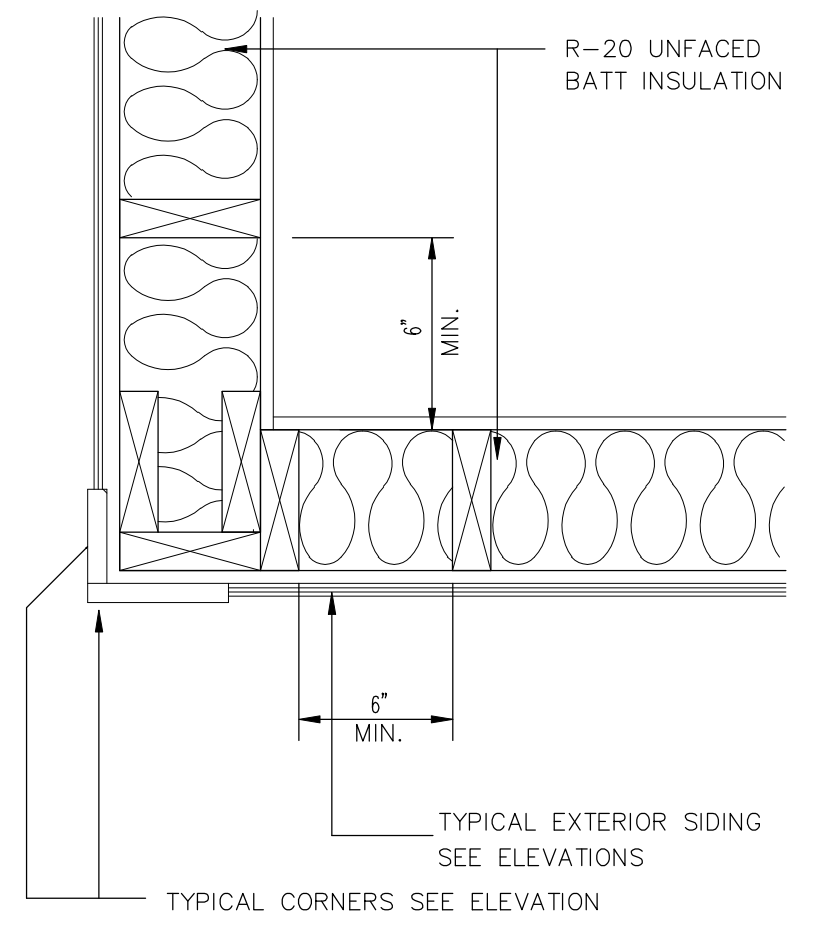
2 TUB/SHOWER 1/2 WALL
3/4" = 1'-0"



3 FIREPLACE CANTILEVER
3/4" = 1'-0"

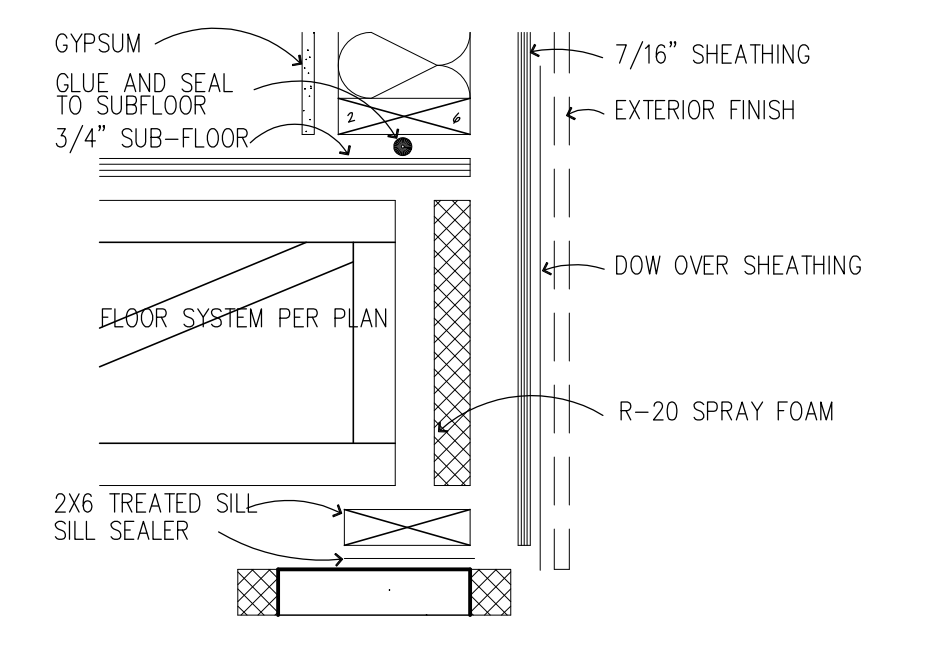


4 ROOF TRUSS CONNECTION DETAIL
NONE

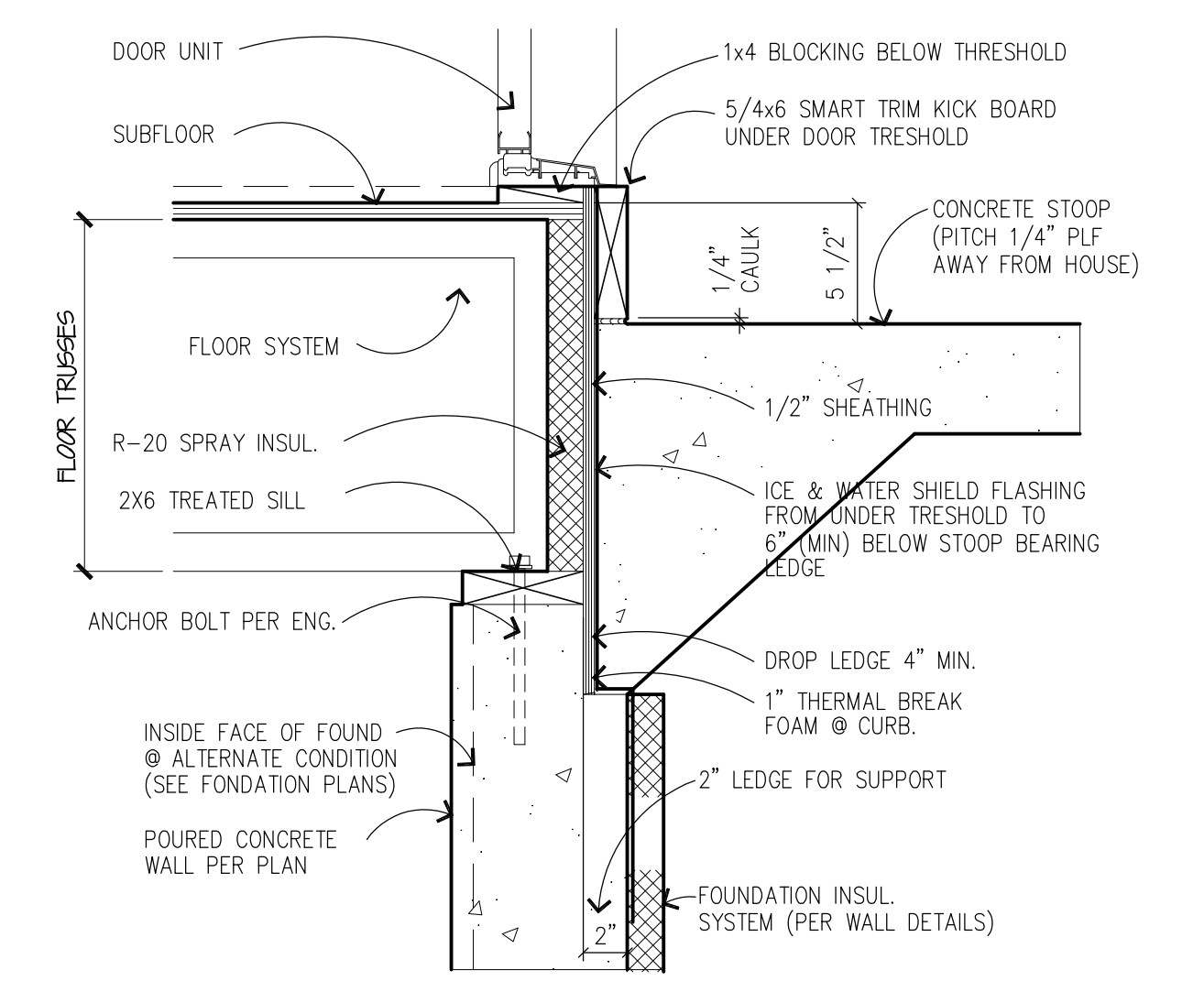


5 OUTSIDE CORNER DETAIL
NONE

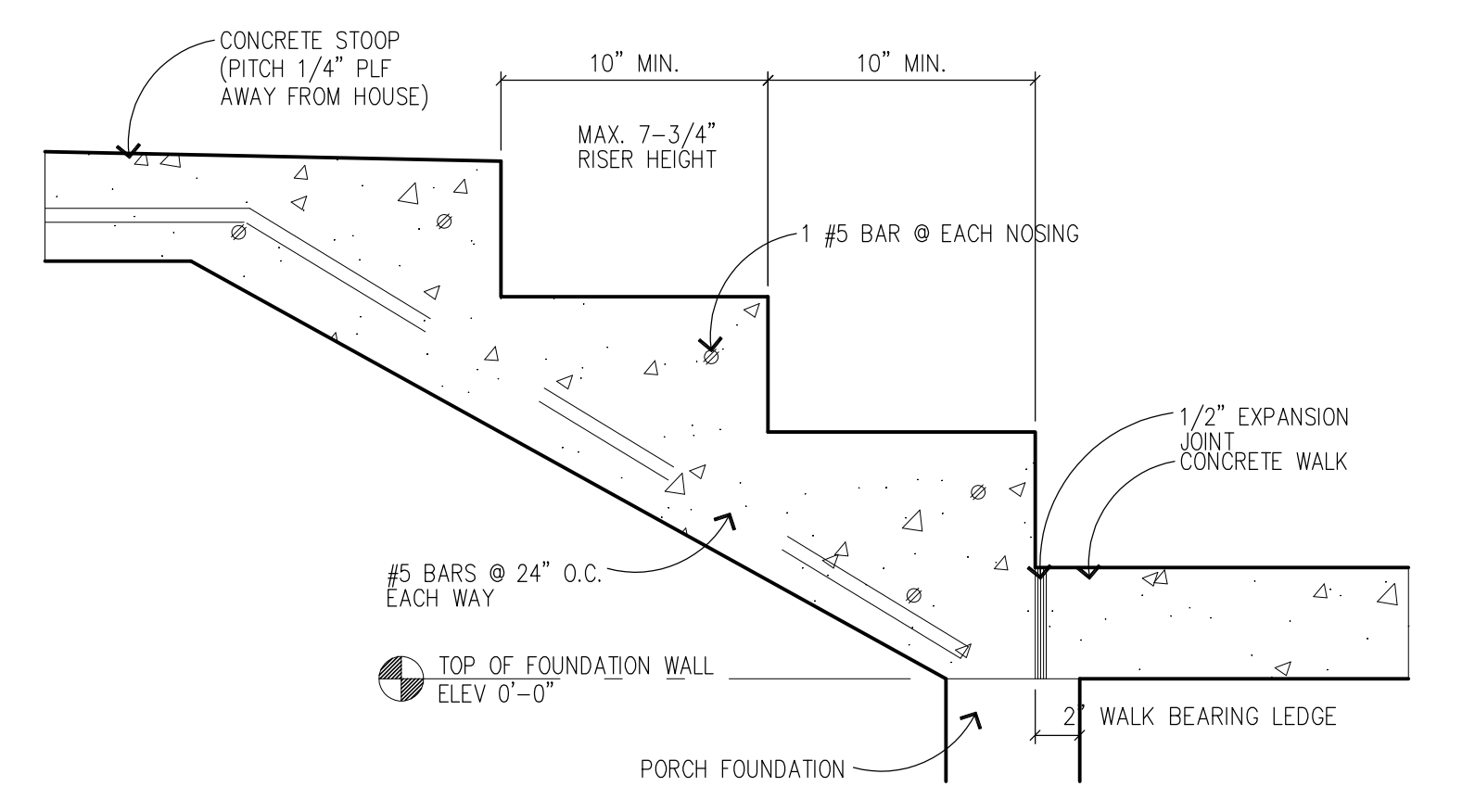
- GLUE AND SEAL THE SUBFLOOR AND PLATES @ EXTERIOR JOINTS
- POLY AND SEAL BEHIND ALL WALL, SOFFIT, TIES, AND FIREPLACES WHEN THEY MEET AN EXTERIOR WALL
- TAPE AND SEAL THE INTERIOR VAPOR BARRIER
- HOUSEWRAP @ RIMS, CORNERS, AND CANTILEVERS SEAMS AND EXTERIOR OPENINGS
- LESCO ELECTRICAL BOXES TO BE TAPED AND FOAMED
- WINDOW AND DOOR ROUGH OPENINGS TO BE SEALED WITH FOAM
- DUCT WORK TO BE TAPED (SUPPLIES AND RETURNS)
- MECHANICAL VENTILATION SYSTEM
- DIRECT VENT FURNACE AND POWER VENTED WATER HEATER
- BACK CAULK ALL WINDOW FLANGES AND THEN TAPE A STRIP OF TYVEC OVER THE TOP
- ALL VENDORS MUST SEAL THEIR EXTERIOR PENETRATIONS (INCLUDING PLUMBING, HEATING, AND ELECTRICAL)
- CAULK SEAL ALL INTERIOR AND EXTERIOR VERTICAL JOINTS WHERE WALL PANELS MEET OR WALL PANELS MEET THE FND. WALL



6 ENERGY CODE RIM DETAIL
1-1/2" = 1'-0"



7 STOOP RIM DETAIL
1-1/2" = 1'-0"



8 STOOP STEP DETAIL
1-1/2" = 1'-0"

REVISION:	REV. DATE:
REVISED EGRESS WINDOW SIZE	1-14-22
REVISED SOME ROOF OVERHANG SIZES	3-1-22

DRAWING TITLE: 4236 QUENTIN AVENUE PLAN
LOCATION: 4236 QUENTIN AVENUE, SAINT LOUIS PARK, MN

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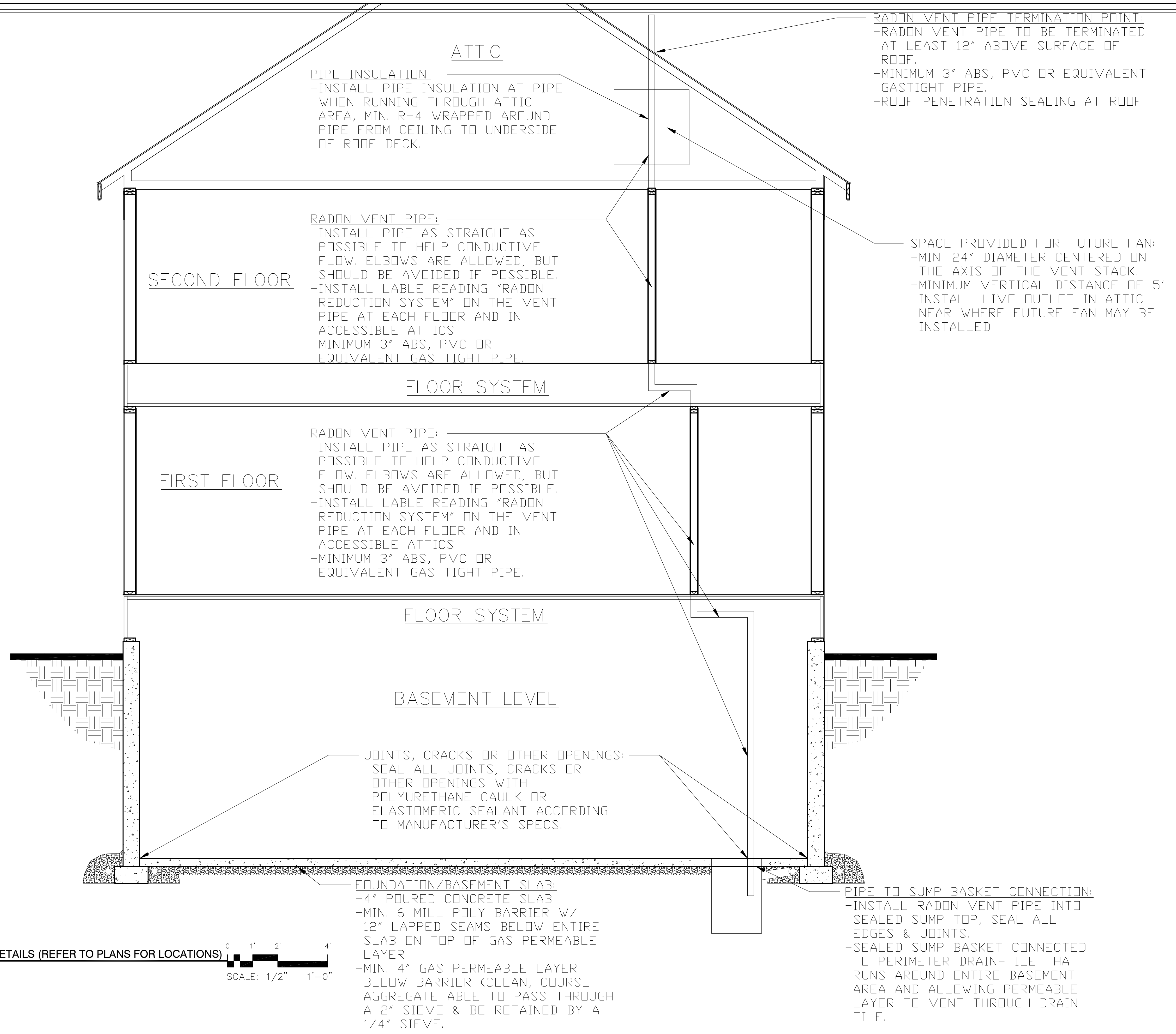


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PAGE DESCRIPTION:
DETAILS
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1 PASSIVE RADON SYSTEM DETAILS (REFER TO PLANS FOR LOCATIONS)
 1/2" = 1'-0"
 SCALE: 1/2" = 1'-0"

REVISION:	REV. DATE:
REVISED EGRESS WINDOW SIZE	1-14-22
REVISED SOME ROOF OVERHANG SIZES	3-1-22

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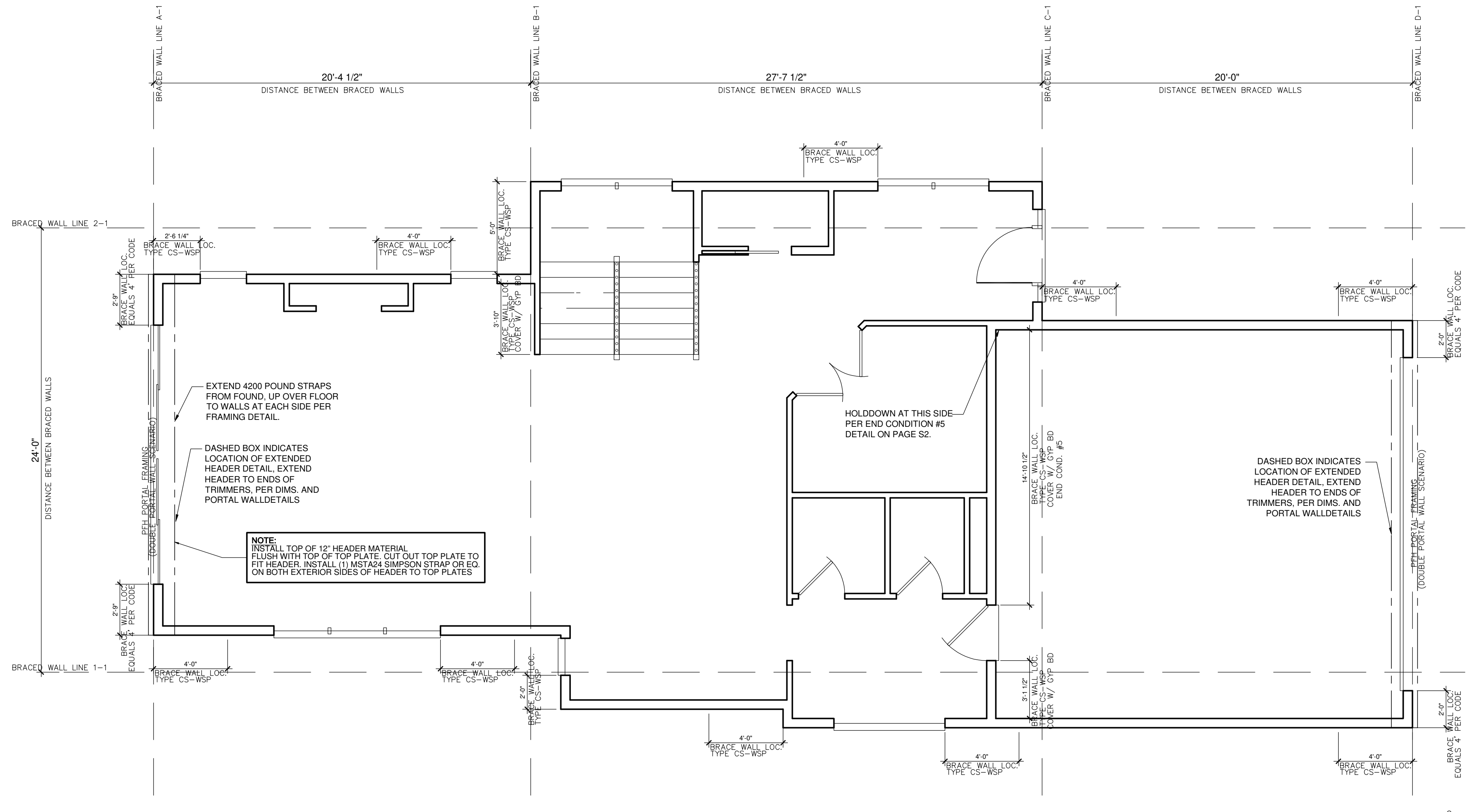
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BRACED WALL NOTES:

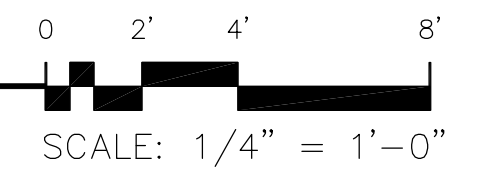
BRACED WALL PANEL UPLIFT LOAD PATH:

- ALL WALLS DESIGNED PER METHOD CS-WSP OF THE 2020 MN CODE.
- ALL EXTERIOR WALLS ARE TO BE CONTINUOUSLY SHEATHED WITH A MINIMUM 3/8" THICK WOOD PANEL.
- CONNECTION OF WOOD PANEL TO STUDS SHALL BE MIN. 8d COMMON NAILS, 6" O.C. AT EDGES & 12" O.C. AT FIELD OF WOOD PANEL.
- STRUCTURAL PANELS (BRACED WALLS) SHALL BE LOCATED AT EACH END & AT LEAST EVERY 20' BETWEEN PANELS.
- EXTERIOR BRACED WALL LINES SHALL HAVE A BRACED WALL PANEL AT EACH END OF THE BRACED WALL LINE, EXCEPT FOR:
 - BRACED WALL PANELS ARE PERMITTED TO BEGIN NO MORE THAN 10' FROM EACH END OF THE BRACED WALL LINE PROVIDED THAT A 24" PANEL MATCHING TABLE R602.10.7 IS APPLIED.
 - THE END OF EACH BRACED WALL PANEL CLOSEST TO THE CORNER SHALL HAVE A TIE-DOWN DEVICE FASTENED TO THE STUD AT THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW. THE TIE-DOWN DEVICE SHALL BE CAPABLE OF PROVIDING AN UPLIFT ALLOWABLE DESIGN VALUE OF AT LEAST 1800 LBS. THE TIE-DOWN DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- INTERIOR BRACED WALL LINES SHALL BE DESIGNED/BUILT PER INTERMITTENT METHOD 'GB'.
 - MINIMUM 1/2" GYPSUM BOARD APPLIED TO EACH SIDE OF 2X4 (OR) 2X6 STUD WALL @ 16" O.C. SPACING OF STUDS W/ DOUBLE TOP PLATE AND SINGLE BTM.
 - ATTACH GYPSUM TO STUDS W/ 1-1/4" SCREWS (TYPE W OR S), 6" O.C. AT EDGE & 6" O.C. AT FIELD.
 - ALL GYPSUM BOARD JOINTS TO BE SOLID BLOCKED W/ 2X MATERIAL
- (PERPENDICULAR WALL/FLOOR) ALL FLOOR SYSTEMS BETWEEN BRACED WALL PANELS TO HAVE A MIN. 2X4 TOP & BOTTOM BLOCKING BOARD PARALLEL TO BRACED WALL PANELS W/ MIN. (3)16d NAILS ATTACHING BOTTOM/TOP OF BRACED PANEL PLATE TO FLOOR SYSTEM AT BRACED PANEL WIDTH ONLY. 2X4 BLOCKING TO BE SET BETWEEN FLOOR SYSTEM MEMBERS. SOLID RIM MAY BE USED (FIG. 5 & 6).
- (PERPENDICULAR WALL/ROOF) APPLY 2X SOLID BLOCKING BETWEEN ROOF SYSTEM MEMBERS OVER BRACED WALL PANELS W/ 8d NAILS AT 6" O.C. ALONG LENGTH OF BRACED WALL PANELS WHEN HEEL IS 15.25" OR LESS (FIGURE 3, REFER TO FIG. #4 WHEN OVER 15.25").
- NOTE:** NOTES 7 & 8 ABOVE APPLY TO PERPENDICULAR FRAMING, WHEN PARALLEL FLOORS/ROOF SYSTEMS ARE PRESENT, THE FLOOR/ROOF SYSTEM IS TO HAVE BLOCKING MATERIAL ALLOWING FOR NAILING OF BRACED WALL

- WHERE THE NET UPLIFT VALUE AT THE TOP OF A WALL EXCEEDS 100 PLF, INSTALLING APPROVED UPLIFT FRAMING CONNECTORS TO PROVIDE A CONTINUOUS LOAD PATH FROM THE TOP OF THE WALL TO THE FOUNDATION OR TO A POINT WHERE THE UPLIFT FORCE IS 100 PLF OR LESS. THE NET UPLIFT VALUE SHALL BE AS DETERMINED BY ONE OF THE FOLLOWING:
 - THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32' OR LESS
(OR)
 - THE NET UPLIFT VALUE AT THE TOP OF A WALL DOES NOT EXCEED 100 PLF. THE NET UPLIFT VALUE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION R802.11 AND SHALL BE PERMITTED TO BE REDUCED BY 60 PLF FOR EACH FULL WALL ABOVE.
- WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1)
 - RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL:** MINIMUM (3) 16d BOX NAILS OR (3) 10d COMMON NAILS. (2) TOE NAILS ON ONE SIDE AND (1) TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS. (MANUF. METAL CONNECTOR MAY BE SUBSTITUTED, VERIFY W/ MANUF. DETAILS).
 - WALL PANEL TO STUDS:** CONNECTION OF WOOD PANEL TO STUDS SHALL BE MIN. 6d COMMON NAILS, 6" O.C. AT EDGES & 12" O.C. AT FIELD OF WOOD PANEL.



1 FIRST FLOOR WALL BRACING PLAN
SCALE: 1/4" = 1'-0" 1139 FINISHED SQUARE FEET



REVISION:	REV. DATE:
REVISED EGRESS WINDOW SIZE	1-14-22
REVISED SOME ROOF OVERHANG SIZES	3-1-22

DRAWING TITLE:
4236 QUENTIN AVENUE PLAN
LOCATION: 4236 QUENTIN AVENUE, SAINT LOUIS PARK, MN

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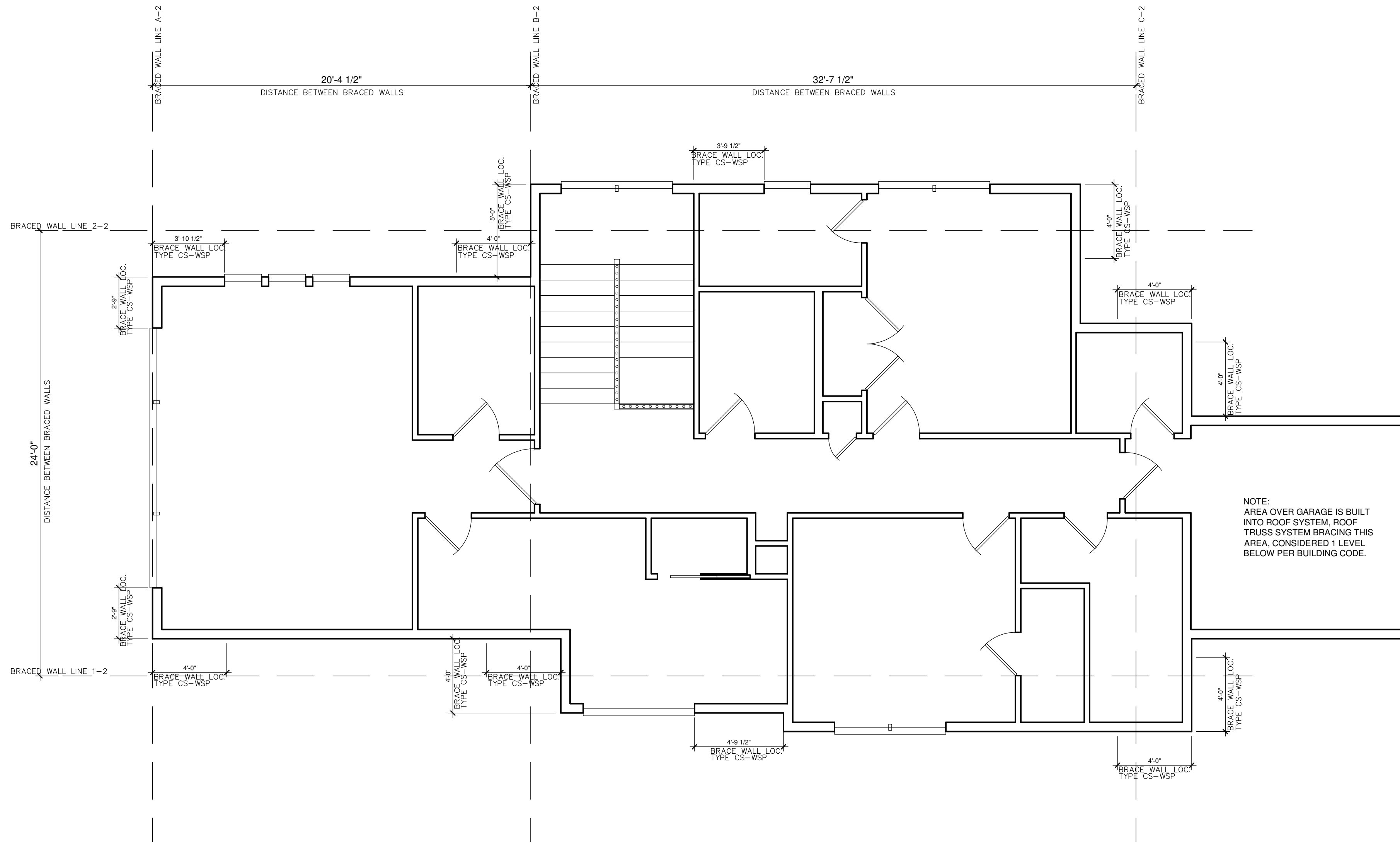
CURRENT DATE:
3-1-22

BRACED WALL NOTES:

BRACED WALL PANEL UPLIFT LOAD PATH:

1. ALL WALLS DESIGNED PER METHOD CS-WSP OF THE 2020 MN CODE.
2. ALL EXTERIOR WALLS ARE TO BE CONTINUOUSLY SHEATHED WITH A MINIMUM 3/8" THICK WOOD PANEL.
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5. EXTERIOR BRACED WALL LINES SHALL HAVE A BRACED WALL PANEL AT EACH END OF THE BRACED WALL LINE, EXCEPT FOR:
 - BRACED WALL PANELS ARE PERMITTED TO BEGIN NO MORE THAN 10' FROM EACH END OF THE BRACED WALL LINE PROVIDED THAT A 24" PANEL MATCHING TABLE R602.10.7 IS APPLIED.
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 - ATTACH GYPSUM TO STUDS W/ 1-1/4" SCREWS (TYPE W OR S), 6" O.C. AT EDGE & 6" O.C. AT FIELD.
 - ALL GYPSUM BOARD JOINTS TO BE SOLID BLOCKED W/ 2X MATERIAL
7. (PERPENDICULAR WALL/FLOOR) ALL FLOOR SYSTEMS BETWEEN BRACED WALL PANELS TO HAVE A MIN. 2X4 TOP & BOTTOM BLOCKING BOARD PARALLEL TO BRACED WALL PANELS W/ MIN. (3) 16d NAILS ATTACHING BOTTOM/TOP OF BRACED PANEL PLATE TO FLOOR SYSTEM AT BRACED PANEL WIDTH ONLY. 2X4 BLOCKING TO BE SET BETWEEN FLOOR SYSTEM MEMBERS. SOLID RIM MAY BE USED (FIG. 5 & 6).
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9. **NOTE:** NOTES 7 & 8 ABOVE APPLY TO PERPENDICULAR FRAMING, WHEN PARALLEL FLOORS/ROOF SYSTEMS ARE PRESENT, THE FLOOR/ROOF SYSTEM IS TO HAVE BLOCKING MATERIAL ALLOWING FOR NAILING OF BRACED WALL

1. WHERE THE NET UPLIFT VALUE AT THE TOP OF A WALL EXCEEDS 100 PLF, INSTALLING APPROVED UPLIFT FRAMING CONNECTORS TO PROVIDE A CONTINUOUS LOAD PATH FROM THE TOP OF THE WALL TO THE FOUNDATION OR TO A POINT WHERE THE UPLIFT FORCE IS 100 PLF OR LESS. THE NET UPLIFT VALUE SHALL BE AS DETERMINED BY ONE OF THE FOLLOWING:
 - a. THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32' OR LESS
 - (OR)
 - b. THE NET UPLIFT VALUE AT THE TOP OF A WALL DOES NOT EXCEED 100 PLF. THE NET UPLIFT VALUE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION R802.11 AND SHALL BE PERMITTED TO BE REDUCED BY 60 PLF FOR EACH FULL WALL ABOVE.
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 - b. **WALL PANEL TO STUDS:** CONNECTION OF WOOD PANEL TO STUDS SHALL BE MIN. 6d COMMON NAILS, 6" O.C. AT EDGES & 12" O.C. AT FIELD OF WOOD PANEL.



1 SECOND FLOOR WALL BRACING PLAN
SCALE: 1/4" = 1'-0" 1427 FINISHED SQUARE FEET

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

REVISION:	REV. DATE:
REVISED EGRESS WINDOW SIZE	1-14-22
REVISED SOME ROOF OVERHANG SIZES	3-1-22

DRAWING TITLE: 4236 QUENTIN AVENUE PLAN
LOCATION: 4236 QUENTIN AVENUE, SAINT LOUIS PARK, MN

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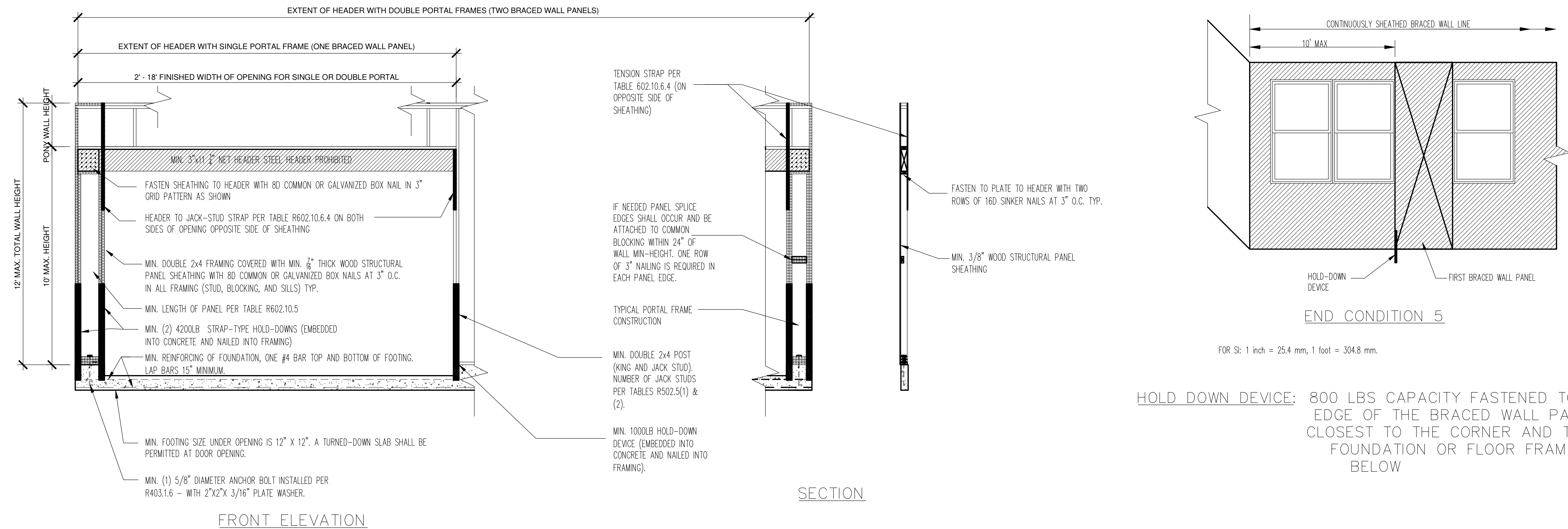


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PAGE DESCRIPTION:
WALL BRACING PLANS
SCALED PRINT @ 24X36



FRONT ELEVATION

SECTION

END CONDITION 5

HOLD DOWN DEVICE: 800 LBS CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW

FIGURE BRACED WALL PANEL 2
METHOD PFH-PORTAL FRAME PANEL WITH HOLD-DOWNS

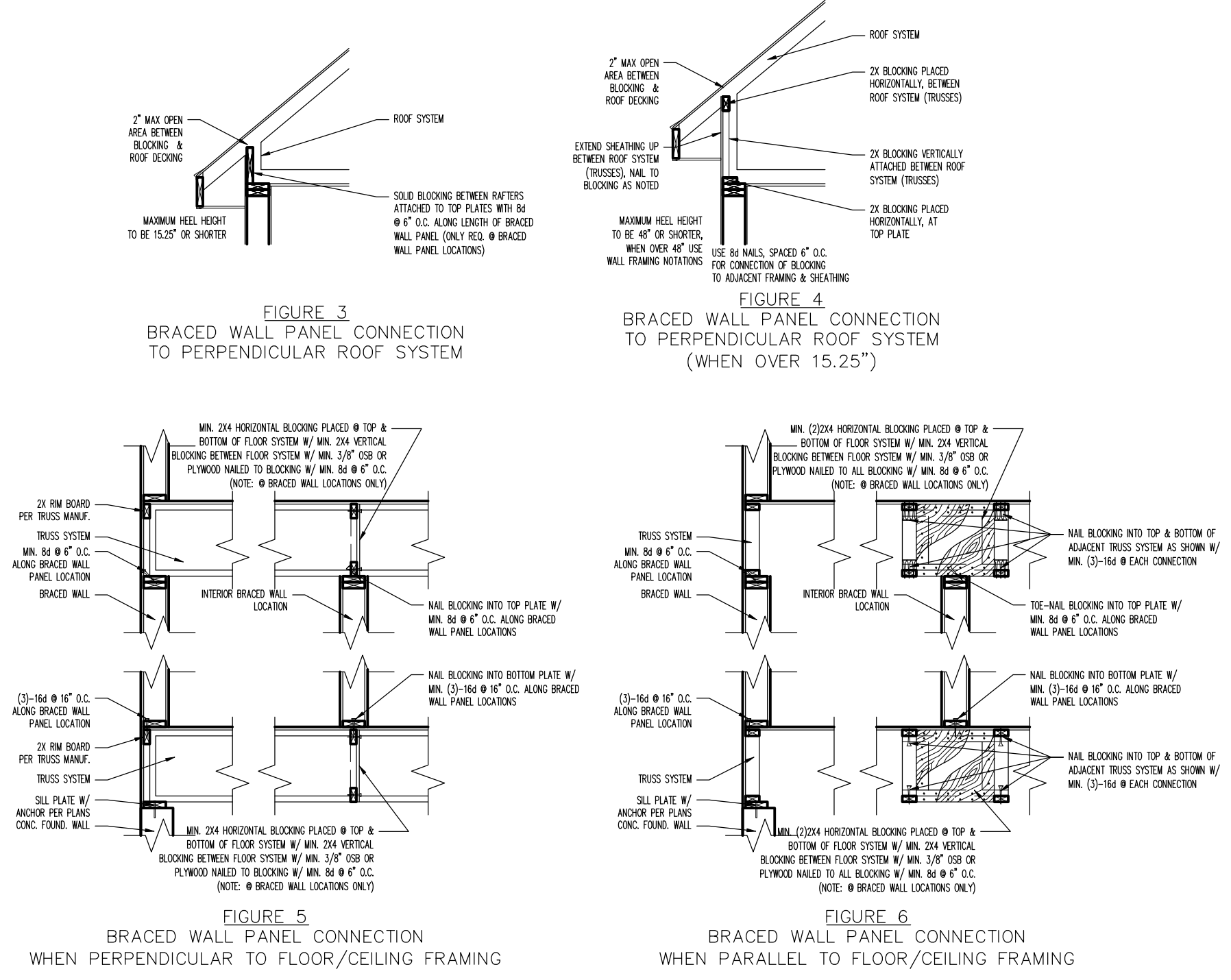


TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS							
METHOD (SEE TABLE R602.10.4)	ADJACENT CLEAR OPENING HEIGHT (inches)	MINIMUM LENGTH ^a (inches)					CONTRIBUTING LENGTH (inches)
		WALL HEIGHT					
		8 Feet	9 Feet	10 Feet	11 Feet	12 Feet	
CS-WSP, CS-SFB	< 64	24	27	30	33	36	ACTUAL ^b
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	32	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	44	40	38	38		
	104	49	43	40	39		
	108	54	46	43	41		
	112		50	45	43		
	116		55	48	45		
	120		60	52	48		
124			56	51			
128			61	54			
132			66	58			
136			62				
140			66				
144			72				

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
 NP - Not Permitted.
 a. Linear interpolation shall be permitted.
 b. Use the actual length when it is greater than or equal to the minimum length.
 c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height may be increased to 12 feet with pony wall.
 d. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall.
 e. Maximum opening height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height may be increased to 12 feet with pony wall.

REVISION:	REV. DATE:
REVISED EGRESS WINDOW SIZE	1-14-22
REVISED SOME ROOF OVERHANG SIZES	3-1-22

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PAGE DESCRIPTION:
BRACED WALL DETAILS
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