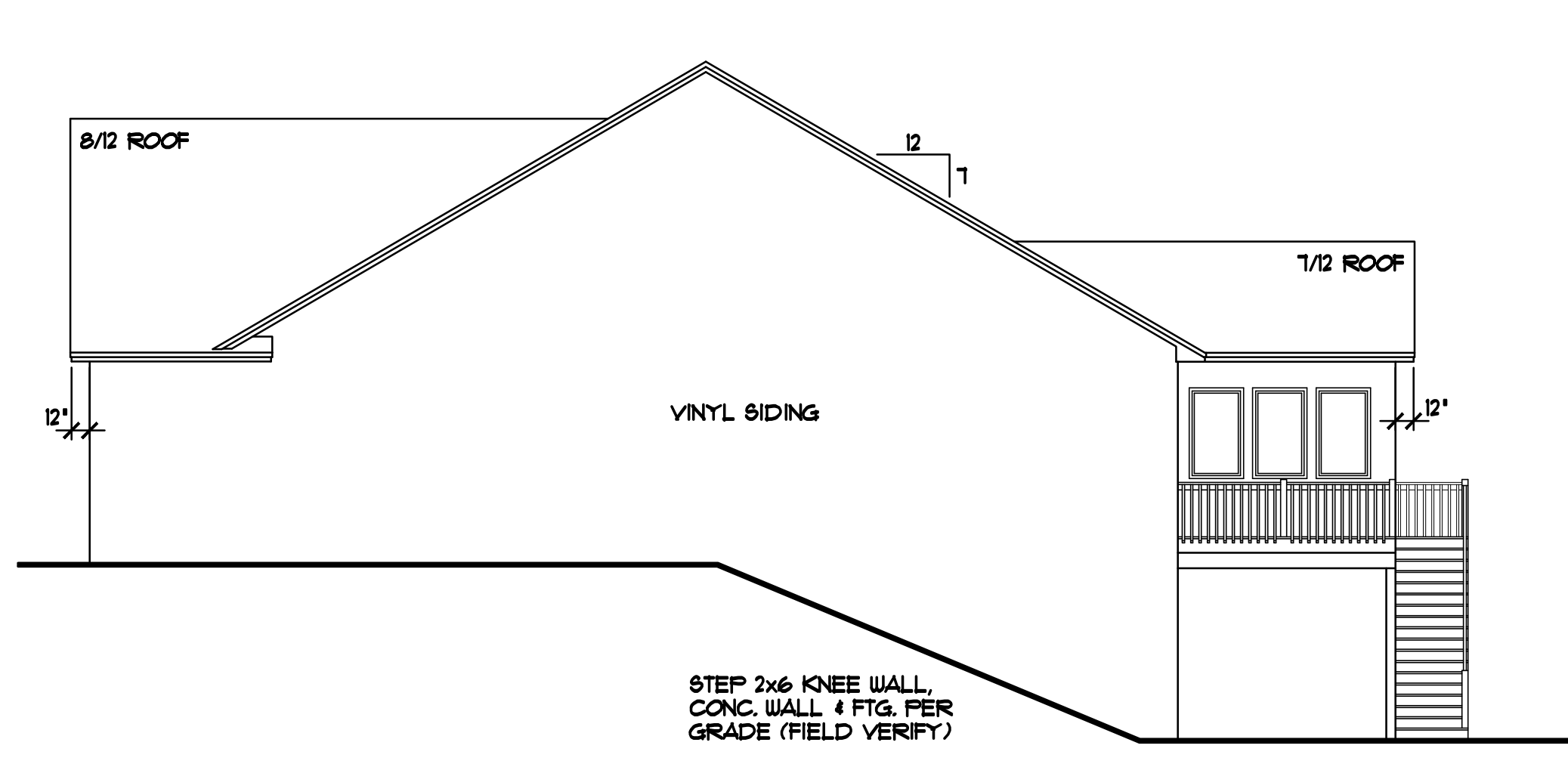


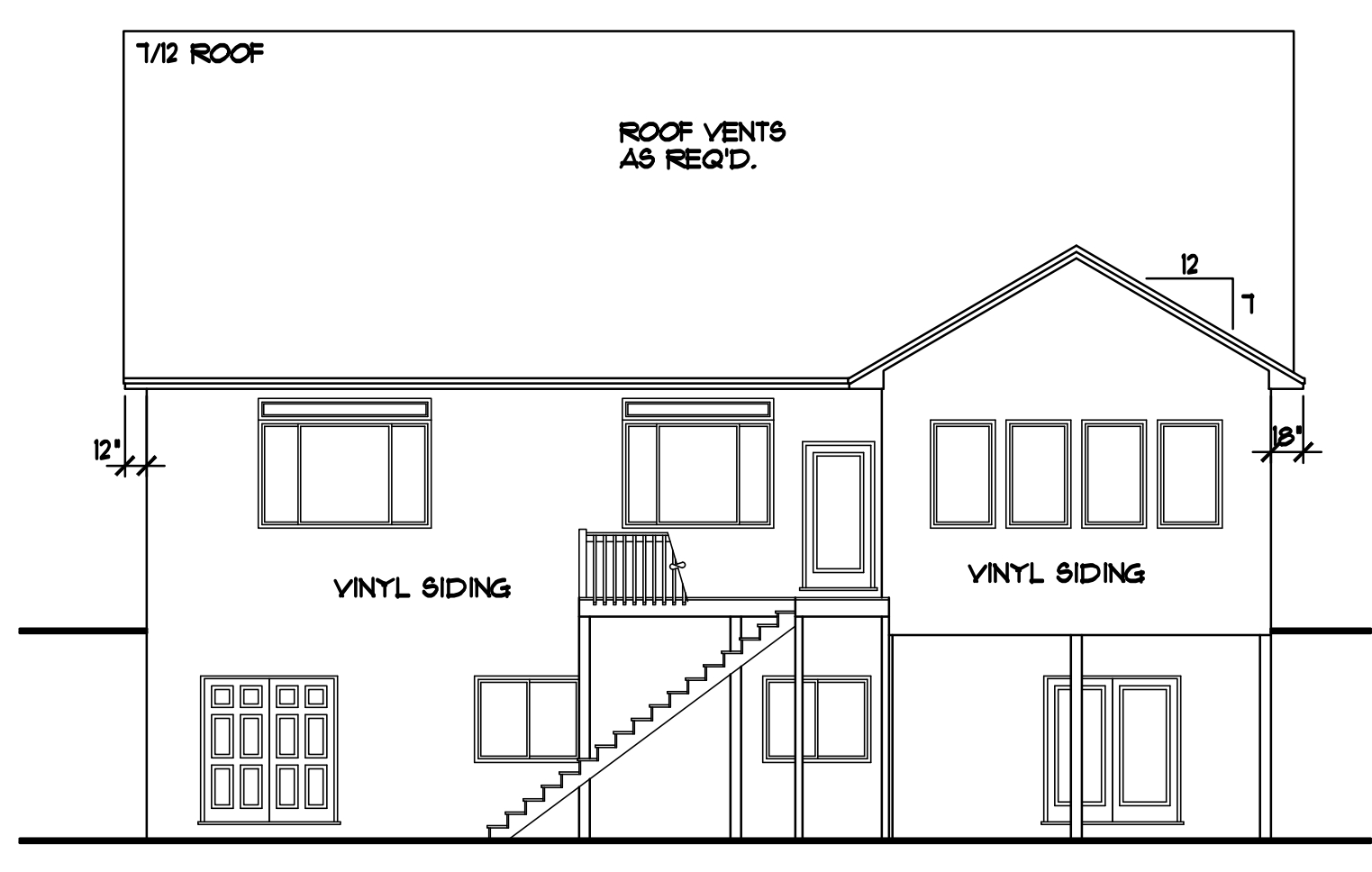
REVISIONS	BY
XXXX	XX

SPECIAL NOTICE: CROIX DESIGN AND DRAFTING, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY.

© COPYRIGHT NOTICE: ALL RIGHTS RESERVED. CROIX DESIGN AND DRAFTING, INC. THESE ARCHITECTURAL PLANS AND ALL RELATED WORKS ARE PROTECTED BY UNITED STATES COPYRIGHT LAWS, AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF CROIX DESIGN AND DRAFTING, INC.

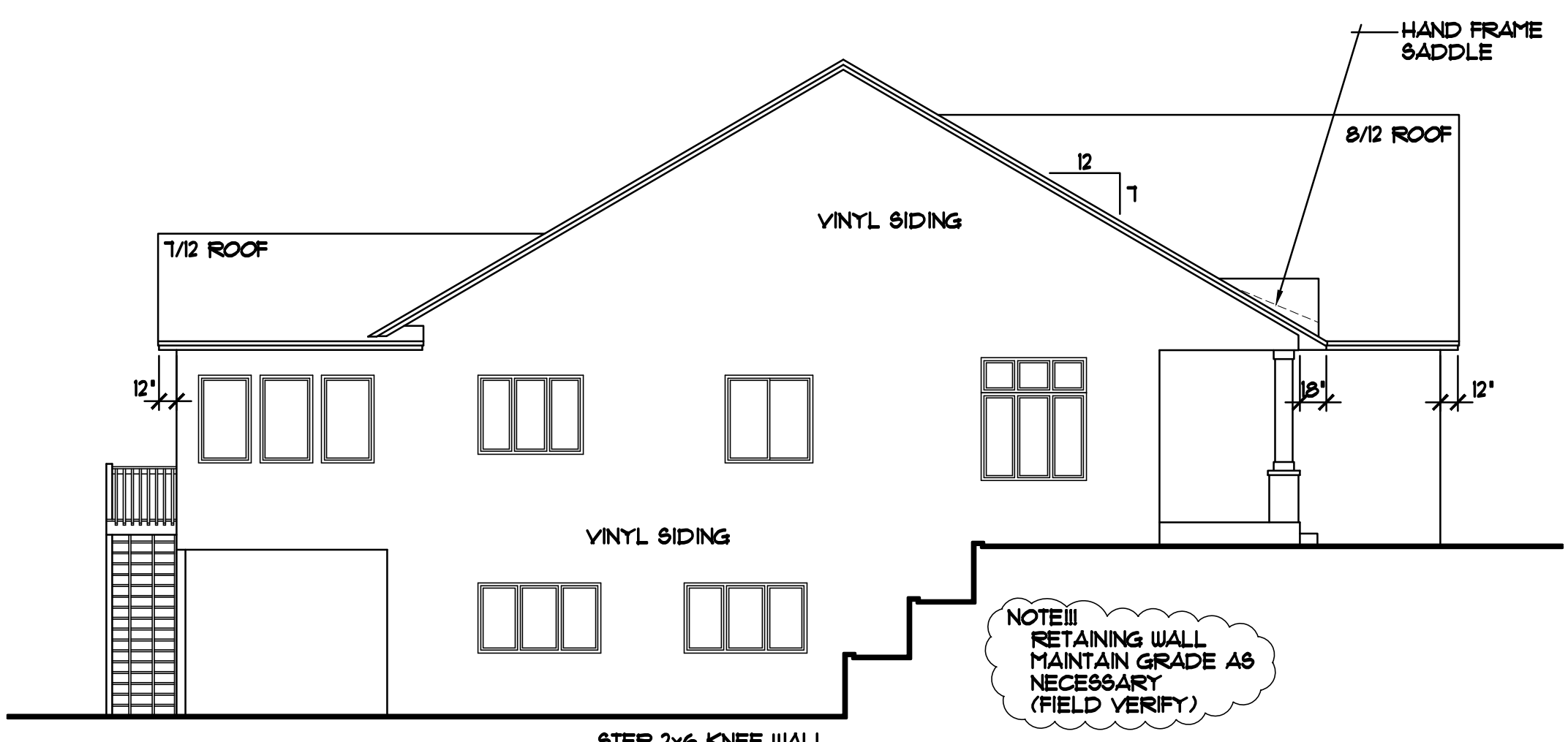


RIGHT ELEVATION 1/8"=1'-0"



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

NOT ALL RAIL IS SHOWN FOR CLARITY OF ELEVATIONS. RAIL IS REQ'D ON DECK and STAIRS (TYP.)



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

NOTE III RETAINING WALL MAINTAIN GRADE AS NECESSARY (FIELD VERIFY)

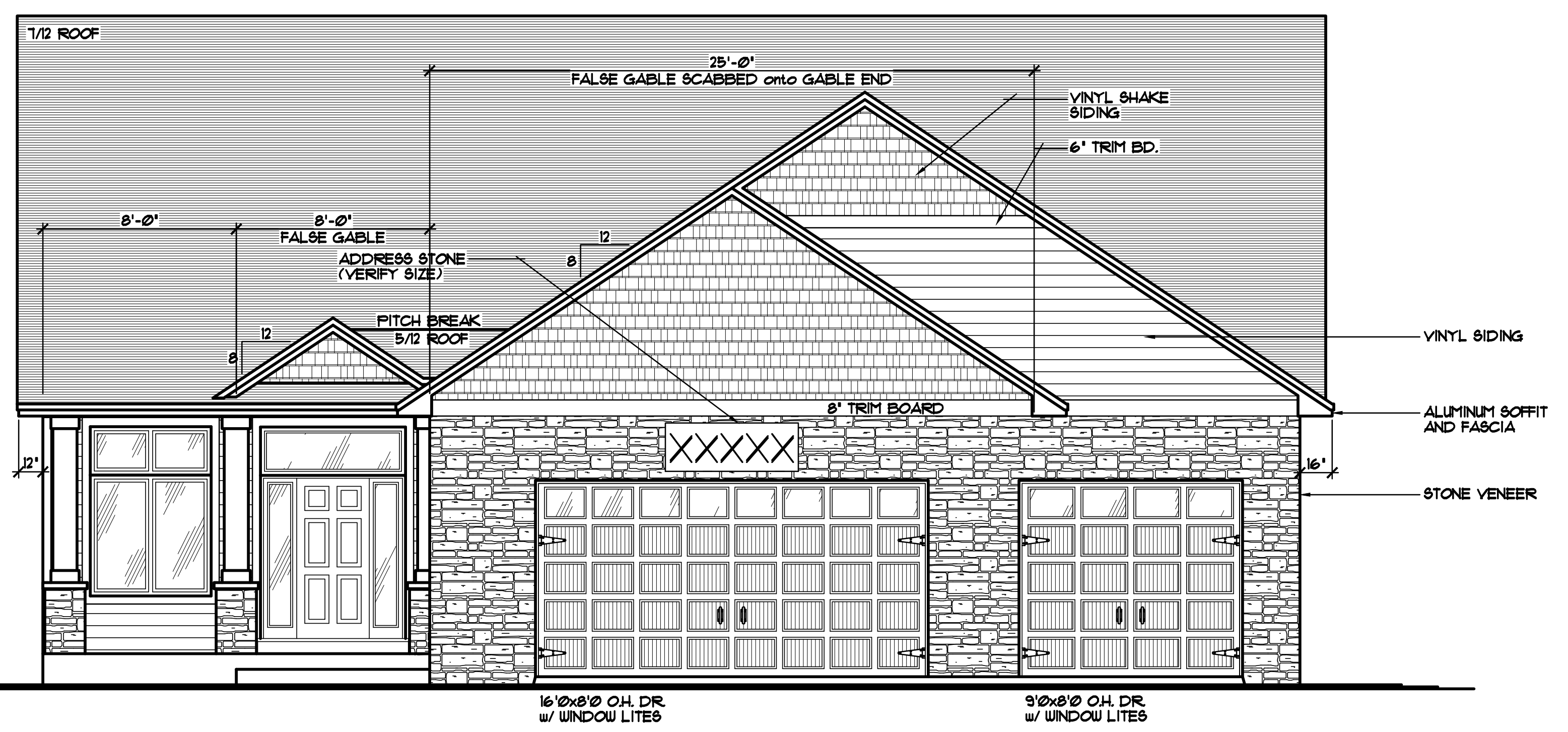
STEP 2x6 KNEE WALL, CONC. WALL 4 FTG. FER GRADE (FIELD VERIFY)

HOUSE INTERIOR VOLUME CALCULATION

- 1968 CUBIC FEET (MAIN LEVEL VOLUME)
- 3350 CUBIC FEET (FLOOR TRUSS SPACE VOLUME)
- 14234 CUBIC FEET (BASEMENT VOLUME)
- 36811 CUBIC FEET (TOTAL INTERIOR VOLUME)

NOTE III ADJUST HEEL HEIGHT • MAIN LEVEL 1/2 TRUSSES w/ 18" OVERHANG TO MATCH 8/12 TRUSSES w/16" OVERHANG (TYP.)

NOTE III PROVIDE STANDARD ENERGY HEEL • ALL ROOF TRUSSES (TYP.)



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

2006 SQFT. MAIN LEVEL
1103 SQFT. FINISHED BASEMENT
3103 SQFT. TOTAL FINISHED AREAS

NOTE III MID-CHORD BEARING FLOOR TRUSSES ACROSS ENTIRE FRONT OF HOUSE (VERIFY TRUSS DESIGN w/ MANUFACTURER)

LEVEL HEIGHT INFORMATION TABLE		
LEVEL	R.C.H.	TOP OF WINDOW RO.
BASEMENT	8'-9 1/4"	6'-10 1/2"
MAIN LEVEL	10'-1 1/8"	11'-10 1/2"

- SILVERLINE WINDOWS SPEC'D.
- ALUMINUM SOFFITS & FASCIA
- STONE VENEER WHERE SHOWN
- VINYL SIDING/CORNER TRIM (TYP.)
- VINYL SHAKE SIDING WHERE SHOWN
- 4" WINDOW/DOOR TRIM (TYP.)
- SOFFIT OUTLETS

DESIGN AND DRAFTING BY:

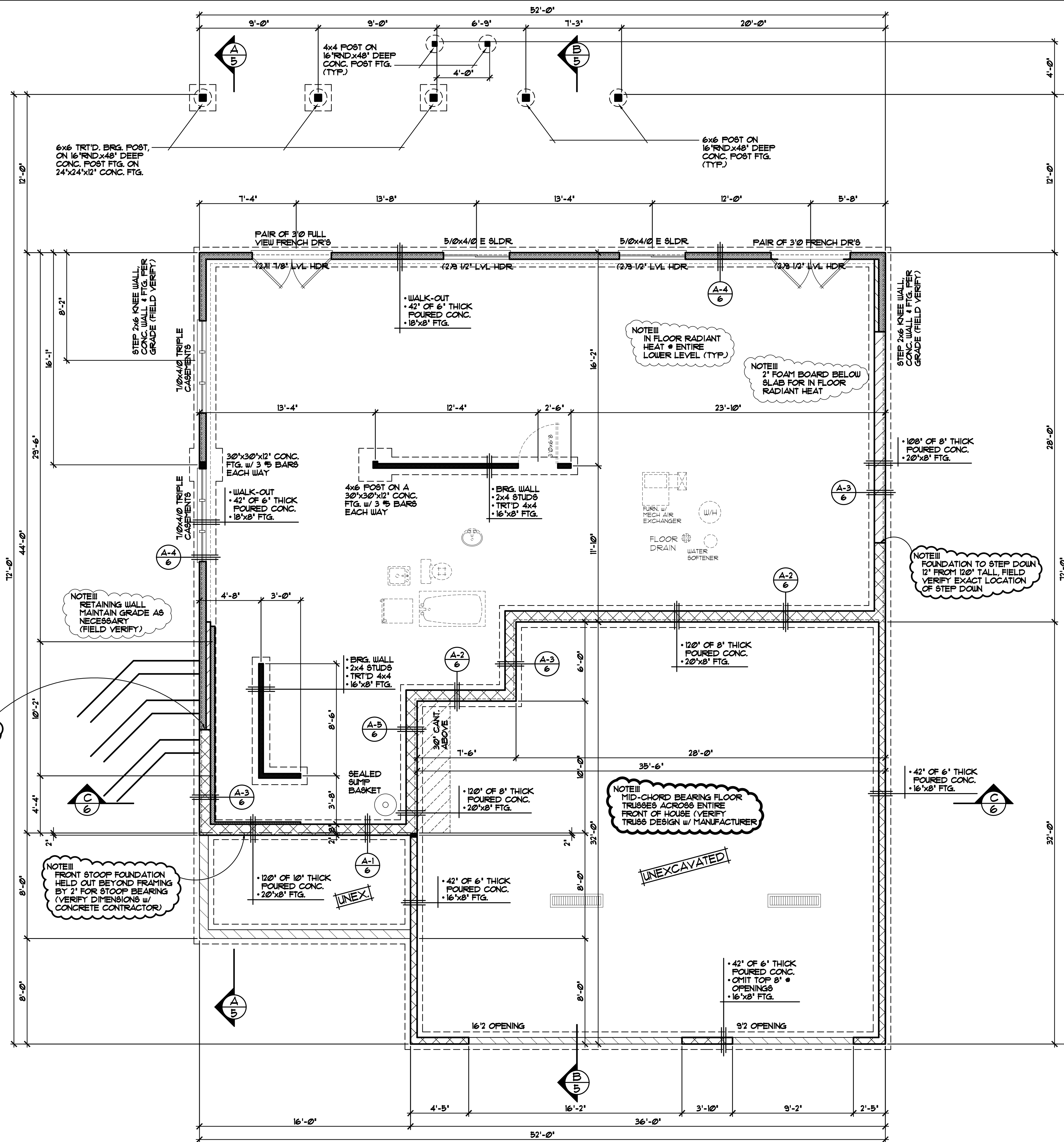
ARCHITECTURAL DESIGN AND DRAFTING SERVICE • HOME PLAN SERVICE • CUSTOM HOMES • REMODELING • PHONE: 763.757.5997 • ANDOVER, MINNESOTA • WWW.CROIXDESIGN.COM

BUILT BY:

ELEVATE BUILDERS, LLC
P.O. BOX 114
FOREST LAKE, MN 55025

DRAWN	R.B.
CHECKED	XX
DATE	03/22/2018
SCALE	AS NOTED
CADD FILE #	18082
SHEET	1 OF 6

REVISION L.V. 06/08/2018
REVISION L.V. 06/14/2018
© COPYRIGHT 2018 NOTICE, ALL RIGHTS RESERVED
CROIX DESIGN AND DRAFTING, INC.



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

NOTE!!!
FOUNDATION TO STEP DOWN FROM 120" WALLS TO DAYLIGHT, FIELD VERIFY EXACT LOCATION OF STEP DOWN

NOTE!!!
FRONT STOOP FOUNDATION HELD OUT BEYOND FRAMING BY 2' FOR STOOP BEARING (VERIFY DIMENSIONS W/ CONCRETE CONTRACTOR)

NOTE!!!
RETAINING WALL MAINTAIN GRADE AS NECESSARY (FIELD VERIFY)

WALK-OUT
42" OF 6" THICK
POURED CONC.
18'x8' FTG.

NOTE!!!
IN FLOOR RADIANT HEAT - ENTIRE LOWER LEVEL (TYP.)

NOTE!!!
2" FOAM BOARD BELOW SLAB FOR IN FLOOR RADIANT HEAT

NOTE!!!
FOUNDATION TO STEP DOWN 12" FROM 120" TALL, FIELD VERIFY EXACT LOCATION OF STEP DOWN

NOTE!!!
FRAME RIM AREA ON LEFT & RIGHT SIDES OF HOUSE W/ 2x6 KNEE WALL/LADDER TRUSSES, TO STEP DOWN w/ FOUNDATION AS NEEDED

NOTE!!!
MID-CHORD BEARING FLOOR TRUSSES ACROSS ENTIRE FRONT OF HOUSE (VERIFY TRUSS DESIGN W/ MANUFACTURER)

UNEXCAVATED

FRAMING & CONSTRUCTION NOTES

- 8'-3 1/4" PLATE HEIGHT - ENTIRE LOWER LEVEL (UNLESS NOTED OTHERWISE)
- PROVIDE 1/2" GYP. BD. - BASEMENT CEILING & ALLOW 80 SQFT. (MAX) OPEN CLG. AREA FOR MECHANICAL, FIRE BLOCK TRUSS SPACE - PERIMETER OF OPEN AREA

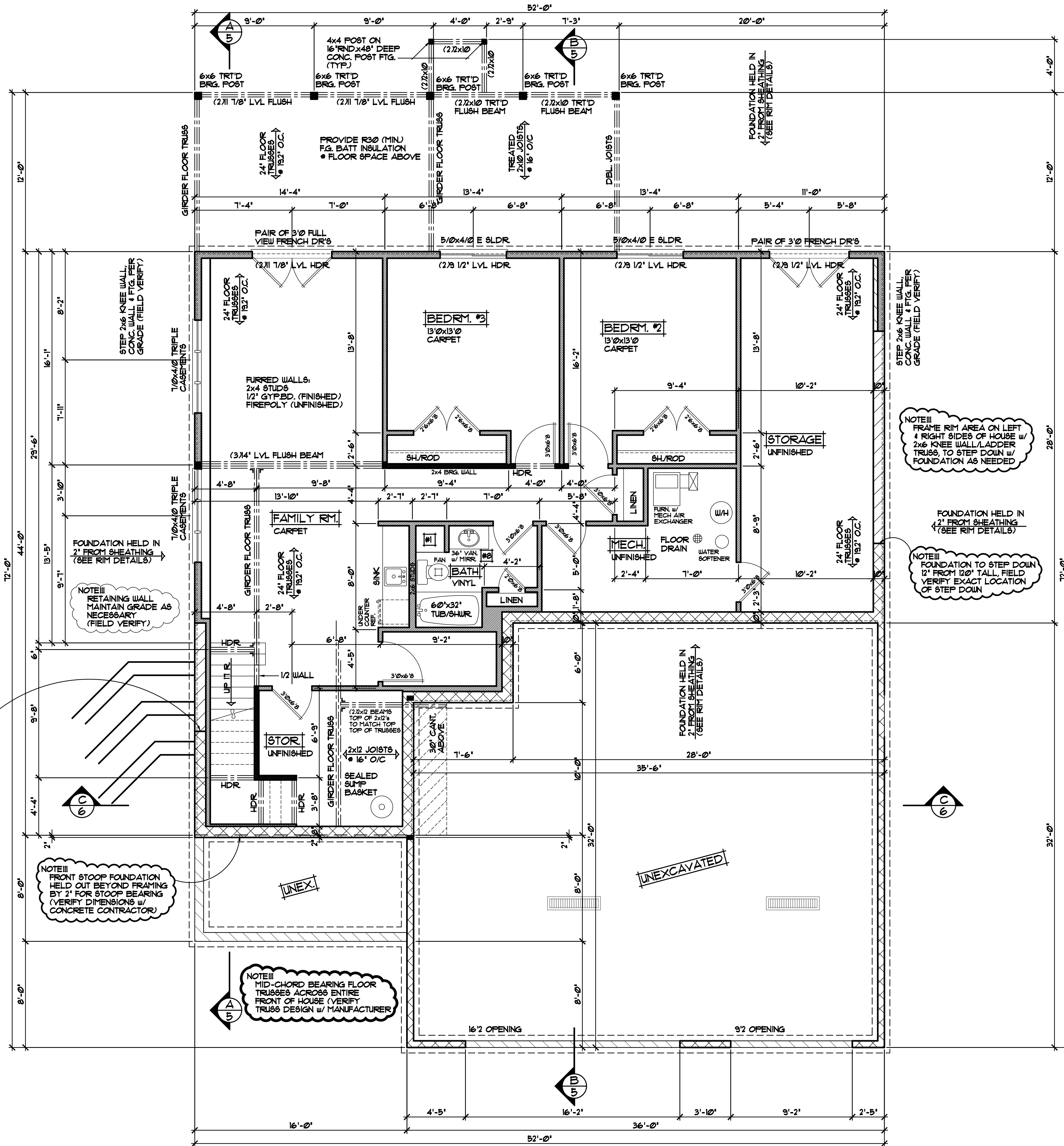
FOUNDATION CONST. NOTES

- POURED CONCRETE FOUNDATION, VERIFY ALL WALL DIMENSIONS w/ FOUNDATION CONTRACTOR
- ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO OUTSIDE OF EXTERIOR FOAM BOARD INSUL. OR SHEATHING, FOUNDATION TO BE HELD IN WHERE NOTED/SHOWN
- PROVIDE 2" R10 FOAM BOARD INSULATION - EXTERIOR FOUNDATION WALLS & 1" R5 FOAM BOARD INSULATION AT INTERIOR SIDE OF FOUNDATION WALLS (TYP.)
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)

DOOR & WINDOW NOTES

- SILVERLINE WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with "S" REQUIRE A SASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (22x10 1/2 GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10 1/2" FROM FLOOR (UNLESS NOTED OTHERWISE)

REVISIONS
XXXXXX 0000 BY:XX
XXXXXX 0000 BY:XX
SPECIAL NOTICE DRAWINGS NO RESPONSIBILITY FOR ERRORS AND/OR OMISSIONS. THESE DRAWINGS ARE DESIGN CONCEPT ONLY. EVERY EFFORT HAS BEEN MADE TO VERIFY ALL INFORMATION AND DIMENSIONS. GENERAL CONTRACTOR AND SUPPLIERS MUST CHECK ALL DETAILS AND CONDITIONS AND VERIFY ALL INFORMATION PRIOR TO PROCEEDING WITH CONSTRUCTION. DESIGNER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
OFFICE: 763.767.6977 FAX: 763.767.4883 ANDOVER, MINNESOTA WWW.CROIXDESIGN.COM
CROIX DESIGN & DRAFTING, INC.
BUILT BY: ELEVATE BUILDERS, LLC
SHEET 2 OF 6 CADD FILE # 18282



BASEMENT FINISHING PLAN 1/4"=1'-0"
1103 SQ.FT. FINISHED BASEMENT AREA

GENERAL CONSTRUCTION NOTES

- #1 (BASEMENT BATH) 2' DEEP LINEN SHELVES, FRAME WALLS UP TO 42" FROM FLOOR & CAP FOR BASE SHELF w/ SHELVES ABOVE
- #2 (MASTER SUITE) ZERO CLEARANCE GAS FIREPLACE MODEL AND EXACT SIZE TO BE BY OWNER, TO BE INSTALLED BY BUILDER
- #3 (ENTRY WINDOWS) TOP OF ROUGH OPENING TO BE 106 1/2" ABOVE MAIN LEVEL FLOOR
- #4 (MASTER BATH) RECESSED MEDICINE CAB. VERIFY WIDTH AND WALL STUD POSITIONS
- #5 (MASTER BATH) 30"x36" CERAMIC TILE WALK IN SHOWER w/ CERAMIC TILE BENCH
- #6 (ENTRY CLOSET) (3) 1/2" LVL DROP BEAM TO HOLD GARAGE ROOF OVER CANTILEVERED CLOSET
- #7 (DEN/OFFICE) FRAME 2x4 FURRED WALL WITH ARCHWAY OPENING INSIDE OF OFFICE (SEE DETAIL, SHEET #4)
- #8 (ALL BATHROOMS) PROVIDE HIGH VANITIES w/ DRAWERS (VERIFY HEIGHT w/ OWNER AND BUILDER)

- NOTE III 2" FOAM BOARD BELOW SLAB FOR IN FLOOR RADIANT HEAT
- NOTE III IN FLOOR RADIANT HEAT & ENTIRE LOWER LEVEL (TYP.)
- NOTE III VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS, LOCATIONS ON PLAN ARE REPRESENTATION ONLY

FRAMING & CONSTRUCTION NOTES

- 8'-3 1/4" PLATE HEIGHT • ENTIRE LOWER LEVEL (UNLESS NOTED OTHERWISE)
- PROVIDE 1/2" GYP. BD. • BASEMENT CEILING & ALLOW 80 SQ.FT. (MAX) OPEN CLG. AREA FOR MECHANICAL, FIRE BLOCK TRUSS SPACE • PERIMETER OF OPEN AREA

FOUNDATION CONST. NOTES

- POURED CONCRETE FOUNDATION, VERIFY ALL WALL DIMENSIONS w/ FOUNDATION CONTRACTOR
- ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO OUTSIDE OF EXTERIOR FOAM BOARD INSUL. OR SHEATHING, FOUNDATION TO BE HELD IN WHERE NOTED/SHOWN
- PROVIDE 2" R10 FOAM BOARD INSULATION • EXTERIOR FOUNDATION WALLS & 1" R5 FOAM BOARD INSULATION AT INTERIOR SIDE OF FOUNDATION WALLS (TYP.)
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)

DOOR & WINDOW NOTES

- SILVERLINE WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS WITH "S" REQUIRE A SASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2) 2x10 1/2 GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10 1/2" FROM FLOOR (UNLESS NOTED OTHERWISE)

NOTE III FOUNDATION TO STEP DOWN FROM 120" WALLS TO DAYLIGHT, FIELD VERIFY EXACT LOCATION OF STEP DOWN

NOTE III RETAINING WALL MAINTAIN GRADE AS NECESSARY (FIELD VERIFY)

NOTE III FRONT STOOP FOUNDATION HELD OUT BEYOND FRAMING BY 2' FOR STOOP BEARING (VERIFY DIMENSIONS w/ CONCRETE CONTRACTOR)

NOTE III MID-CHORD BEARING FLOOR TRUSSES ACROSS ENTIRE FRONT OF HOUSE (VERIFY TRUSS DESIGN w/ MANUFACTURER)

NOTE III FRAME RIM AREA ON LEFT & RIGHT SIDES OF HOUSE w/ 2x6 KNEE WALL/LADDER TRUSSES, TO STEP DOWN w/ FOUNDATION AS NEEDED

NOTE III FOUNDATION TO STEP DOWN 12" FROM 120" TALL, FIELD VERIFY EXACT LOCATION OF STEP DOWN

<p>REVISIONS</p> <p>XXXXXX 00000 BY:XX</p> <p>XXXXXX 00000 BY:XX</p>	<p>SPECIAL NOTE: THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE ARCHITECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS AND/OR OMISSIONS. THESE DRAWINGS ARE DESIGN CONCEPT ONLY. EVERY EFFORT HAS BEEN MADE TO PREPARE ACCURATE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL CHECK ALL DETAILS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.</p>
<p>OFFICE: 763.767.6977 FAX: 763.767.4833 ANDOVER, MINNESOTA WWW.CROIXDESIGN.COM</p>	<p>CROIX DESIGN & DRAFTING, INC.</p>
<p>BUILT BY:</p> <p>ELEVATE BUILDERS, LLC</p>	<p>SHEET</p> <p>3</p> <p>OF 6</p> <p>CADD FILE # 10282</p>

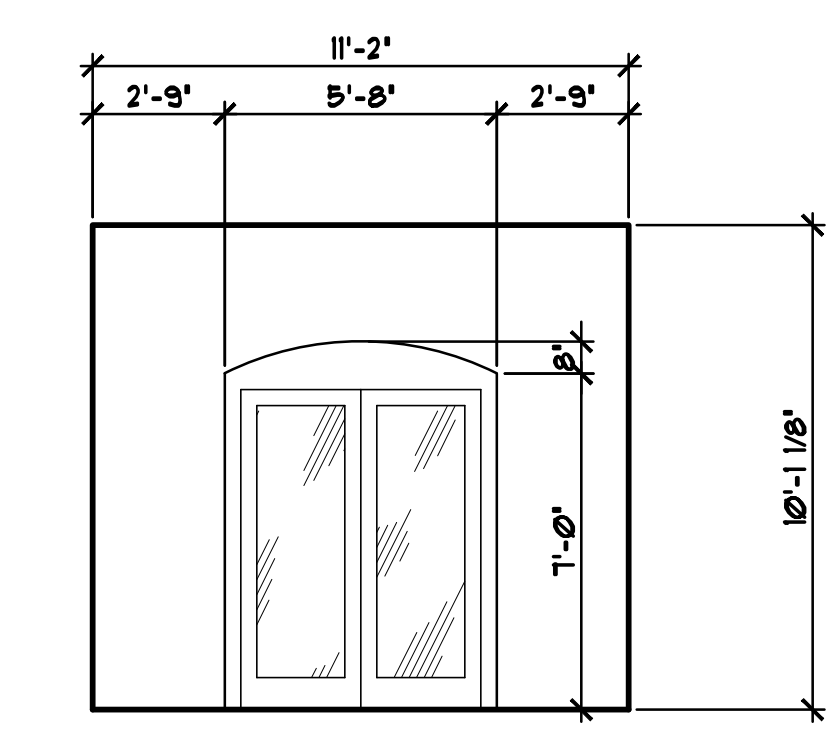
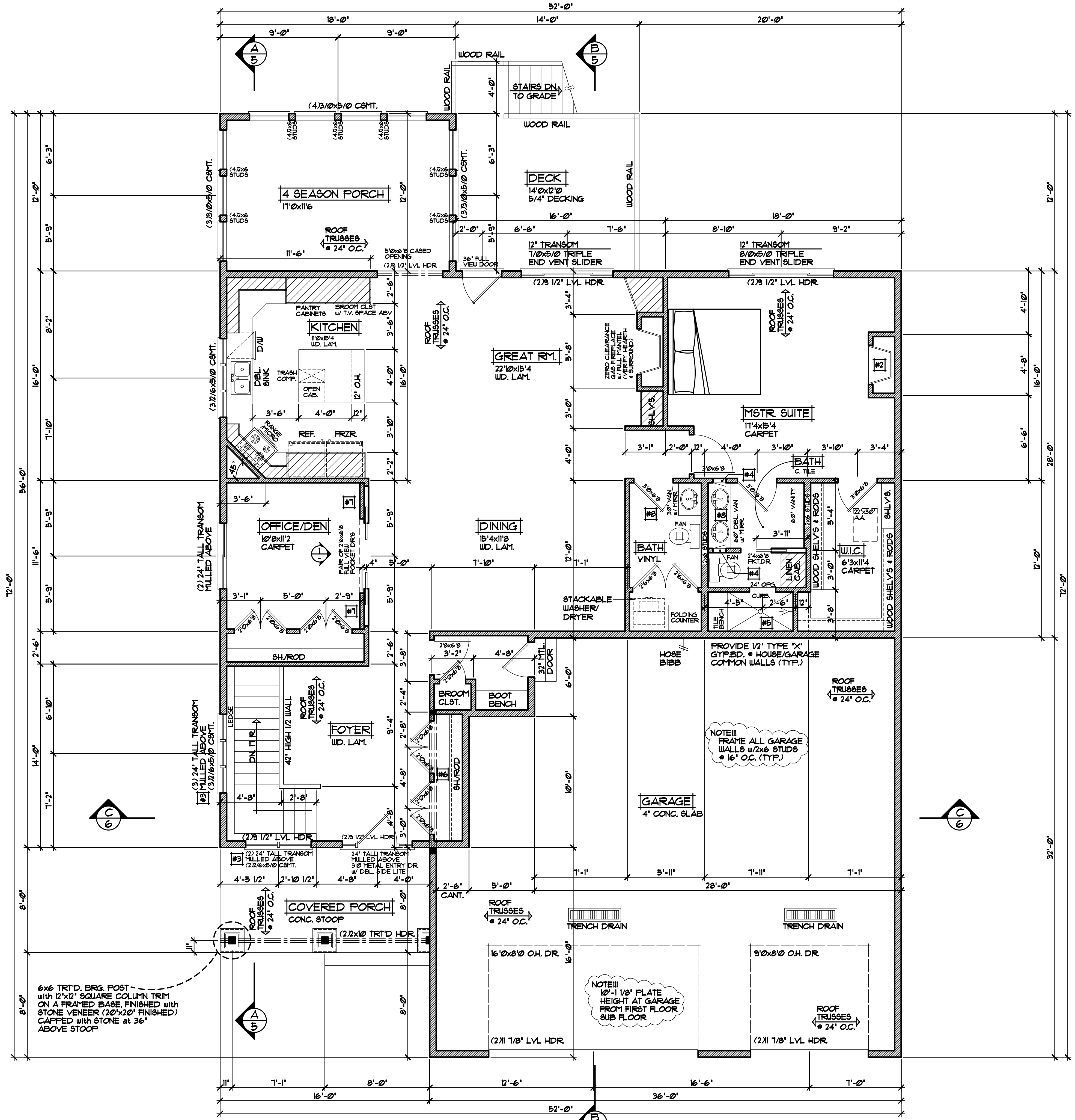
REVISIONS
XX/XX/XX 0000 BY:XX
XX/XX/XX 0000 BY:XX

SPECIAL NOTE:
 THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ERRORS AND/OR OMISSIONS IN THESE DRAWINGS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION. THE ARCHITECT'S OFFICE IS LOCATED AT 10000 UNIVERSITY AVENUE, ANDOVER, MINNESOTA 55002. WWW.CROIXDESIGN.COM

OFFICE: 763.767.6897
 FAX: 763.767.4833
 ANDOVER, MINNESOTA
CROIX
 DESIGN & DRAFTING, INC.

BUILT BY:
ELEVATE BUILDERS, LLC

SHEET
4
 OF
 6
 CADD FILE #
 18082



GENERAL CONSTRUCTION NOTES

- (BASEMENT BATH) 24" DEEP LINEN SHELVES, FRAME WALLS UP TO 42" FROM FLOOR & CAP FOR BASE SHELF w/ SHELVES ABOVE
- (MASTER SUITE) ZERO CLEARANCE GAS FIREPLACE MODEL AND EXACT SIZE TO BE BY OWNER, TO BE INSTALLED BY BUILDER
- (ENTRY WINDOWS) TOP OF ROUGH OPENING TO BE 106 1/2" ABOVE MAIN LEVEL FLOOR
- (MASTER BATH) RECESSED MEDICINE CAB. VERIFY WIDTH AND WALL STUD POSITIONS
- (MASTER BATH) 30"x36" CERAMIC TILE WALK IN SHOWER w/ CERAMIC TILE BENCH
- (ENTRY CLOSET) (3) 1/8" LVL DROP BEAM TO HOLD GARAGE ROOF OVER CANTILEVERED CLOSET
- (DEN/OFFICE) FRAME 2x4 FURRED WALL WITH ARCHWAY OPENING INSIDE OF OFFICE (SEE DETAIL, SHEET 14)
- (ALL BATHROOMS) PROVIDE HIGH VANITIES w/ DRAWERS (VERIFY HEIGHT w/ OWNER AND BUILDER)

KITCHEN NOTES!!!

- 24" ASSUMED BETWEEN LOWER & UPPER CABS. (VERIFY)
- UPPER CABINETS TO BE TO CLG.

FRAMING NOTES

- 10'-1 1/8" PLATE HEIGHT @ ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- FRAME ALL GARAGE STUDS w/ 2x6 STUDS @ 16" O.C. (TYP.)

DOOR & WINDOW NOTES

- SILVERLINE WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS WITH "S" REQUIRE A SASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2) 2x10 1/2" GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO BE 1'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

MAIN LEVEL PLAN 1/4" = 1'-0"
 2006 SQ. FT. MAIN LEVEL

REVISIONS
XX/XX/XX 00000 BY:XX
XX/XX/XX 00000 BY:XX

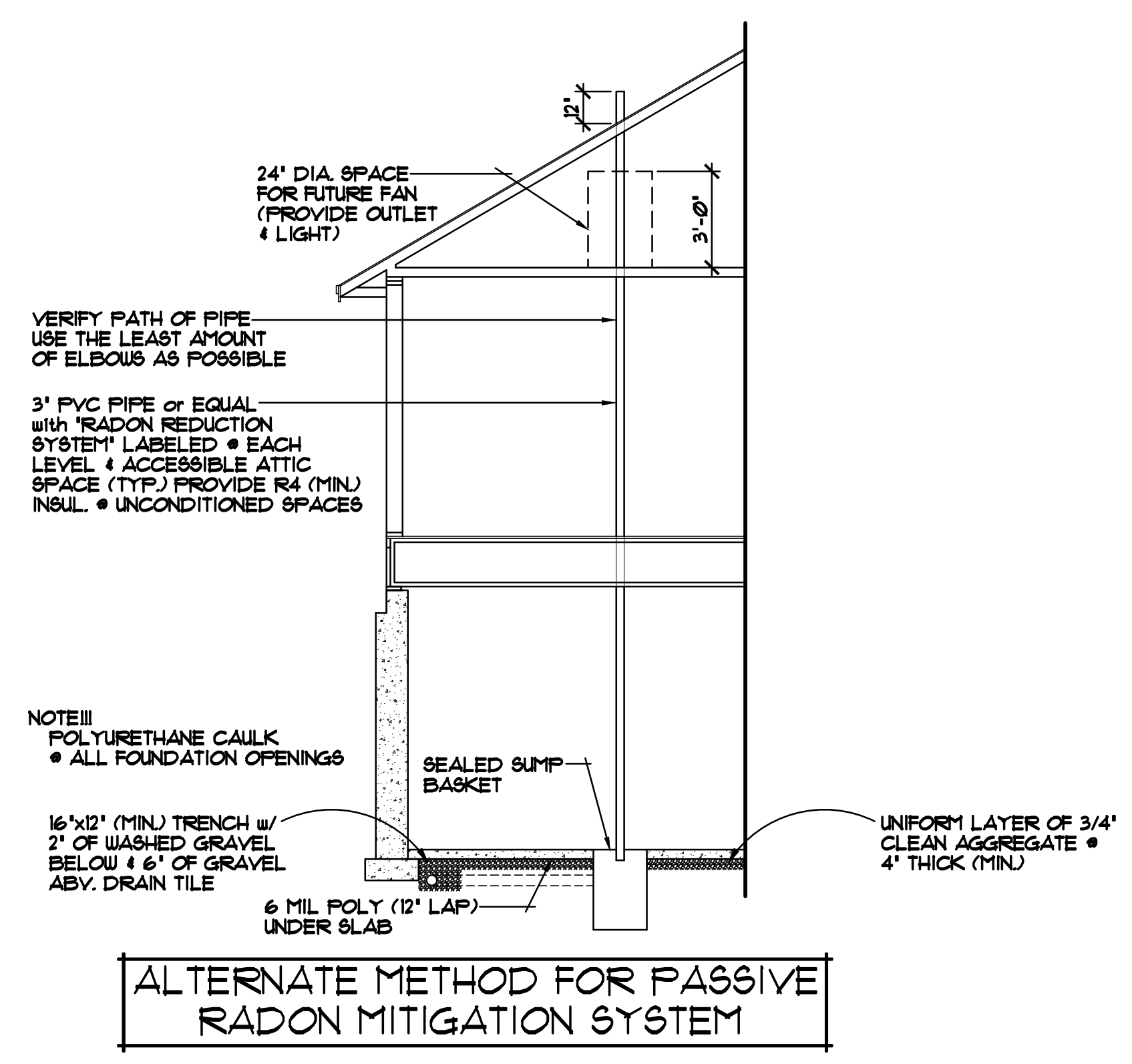
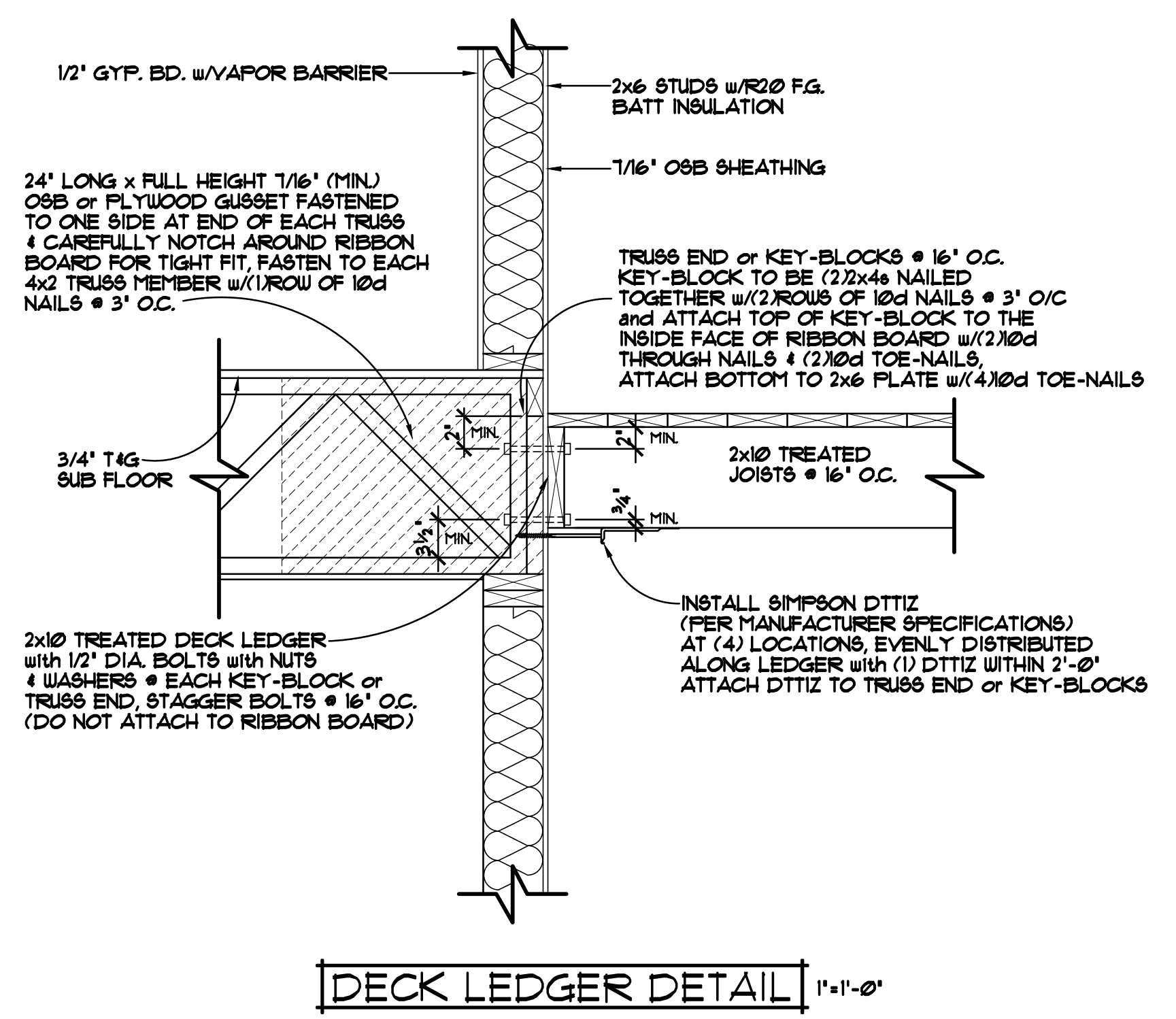
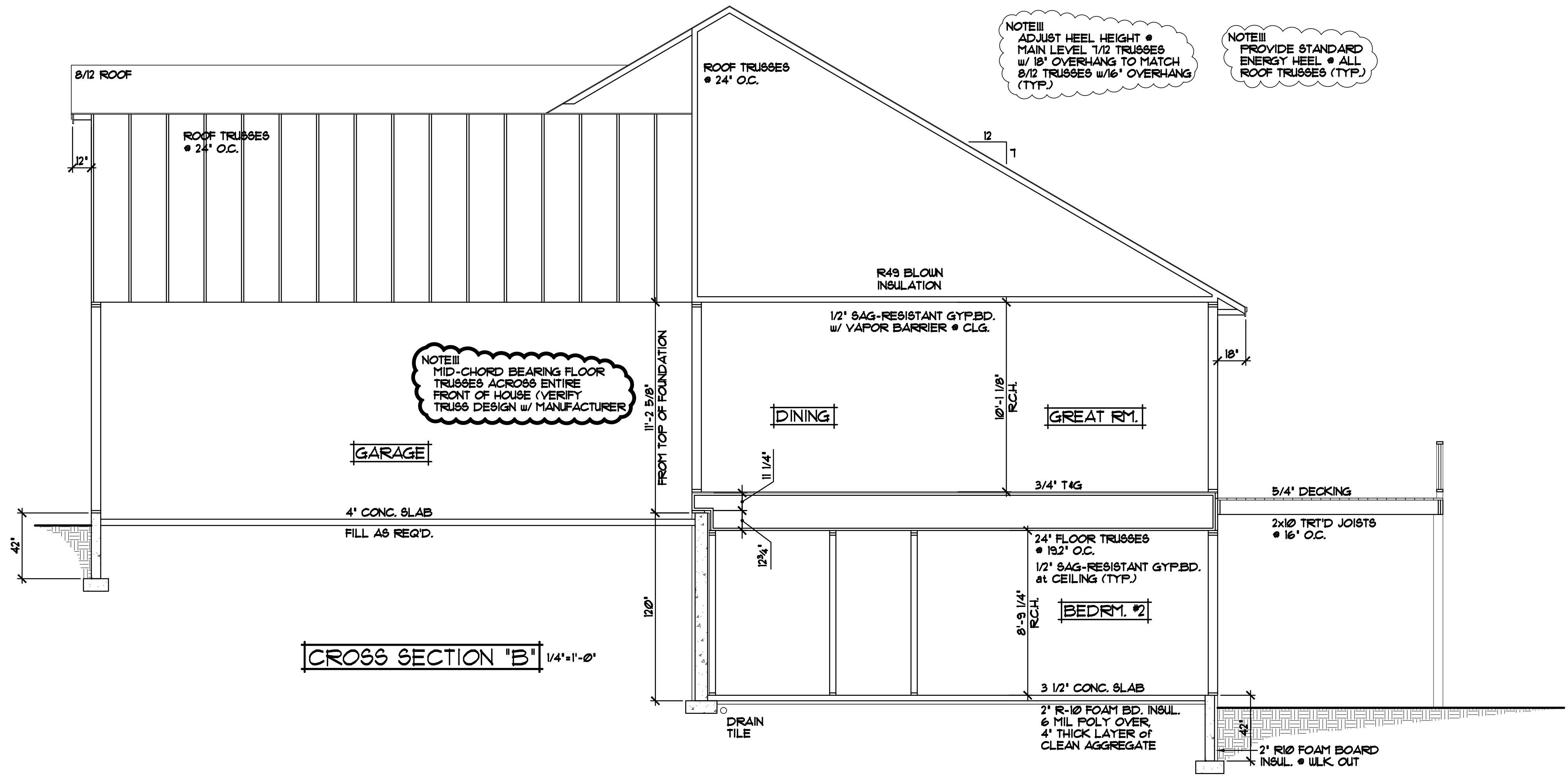
SPECIAL NOTES:
 DRAWINGS ARE THE PROPERTY OF CROIX DESIGN & DRAFTING, INC. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. NO REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF CROIX DESIGN & DRAFTING, INC. THE USER SHALL BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS. THESE DRAWINGS ARE DESIGN CONCEPT ONLY. EVERY EFFORT HAS BEEN MADE TO VERIFY ALL INFORMATION AND CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DETAILS AND CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR ANY CHANGES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

OFFICE: 763.767.6977
 FAX: 763.767.4383
 ANDOVER, MINNESOTA
 WWW.CROIXDESIGN.COM

CROIX
 DESIGN & DRAFTING, INC.

BUILT BY:
ELEVATE BUILDERS, LLC

SHEET
5
 OF 6
 CADD FILE #
 18282



- ROOF CONSTRUCTION:**
- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
 - R49 BLOWN FIBERGLASS INSULATION
 - 1/8" ROOF VENT AT SOFFITS, 1/8" VENT AT RIDGE
 - AIR CHUTE AT EACH TRUSS SPACE
 - 15/32" ROOF SHEATHING
 - 15" ROOFING FELT
 - ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
 - ASPHALT SHINGLES
- SOFFIT / FASCIA:**
- 2x6 SUB-FASCIA
 - MAINTENANCE FREE FASCIA COVER
 - MAINTENANCE FREE VENTED SOFFIT
- WALL CONSTRUCTION:**
- HOUSE WRAP
 - 7/16" OSB SHEATHING
 - 2x6 STUDS • 16' O.C.
 - WINDOWS PER SPEC'S
 - R-20 F.G. BATT INSULATION
 - 4 MIL POLY VAPOR BARRIER
 - 1/2" GYP/UM BOARD
- RIM AREA CONSTRUCTION:**
- CLOSED CELL SPRAYED FOAM INSUL. R20 (MINIMUM) • RIM AREA AND R30 (MINIMUM) • CANTS.
- SILL CONSTRUCTION:**
- 2x8 SILL PLATE & SEALER (2x6 PLATE • WALKOUT AREAS)
 - 1/2" ANCHOR BOLTS • 48" O.C.
- FOUNDATION CONSTRUCTION:**
- POURED CONCRETE WALL FOUNDATION (WALL THICKNESS VARIES, SEE FOUNDATION PLAN FOR SIZES)
- FOUNDATION INSULATION:**
- FOUNDATION EXTERIOR- 2" R-10 RIGID FOAM BOARD INSULATION
 - FOUNDATION INTERIOR- 1" R-5 RIGID FOAM BOARD INSULATION
- SLAB CONSTRUCTION:**
- 3 1/2" POURED CONCRETE FLOOR
 - 6 MIL POLY VAPOR BARRIER UNDER SLAB
 - UNIFORM LAYER OF 3/4" CLEAN AGGREGATE
 - 4" THICK (MINIMUM)
 - SAND FILL AS REQUIRED

