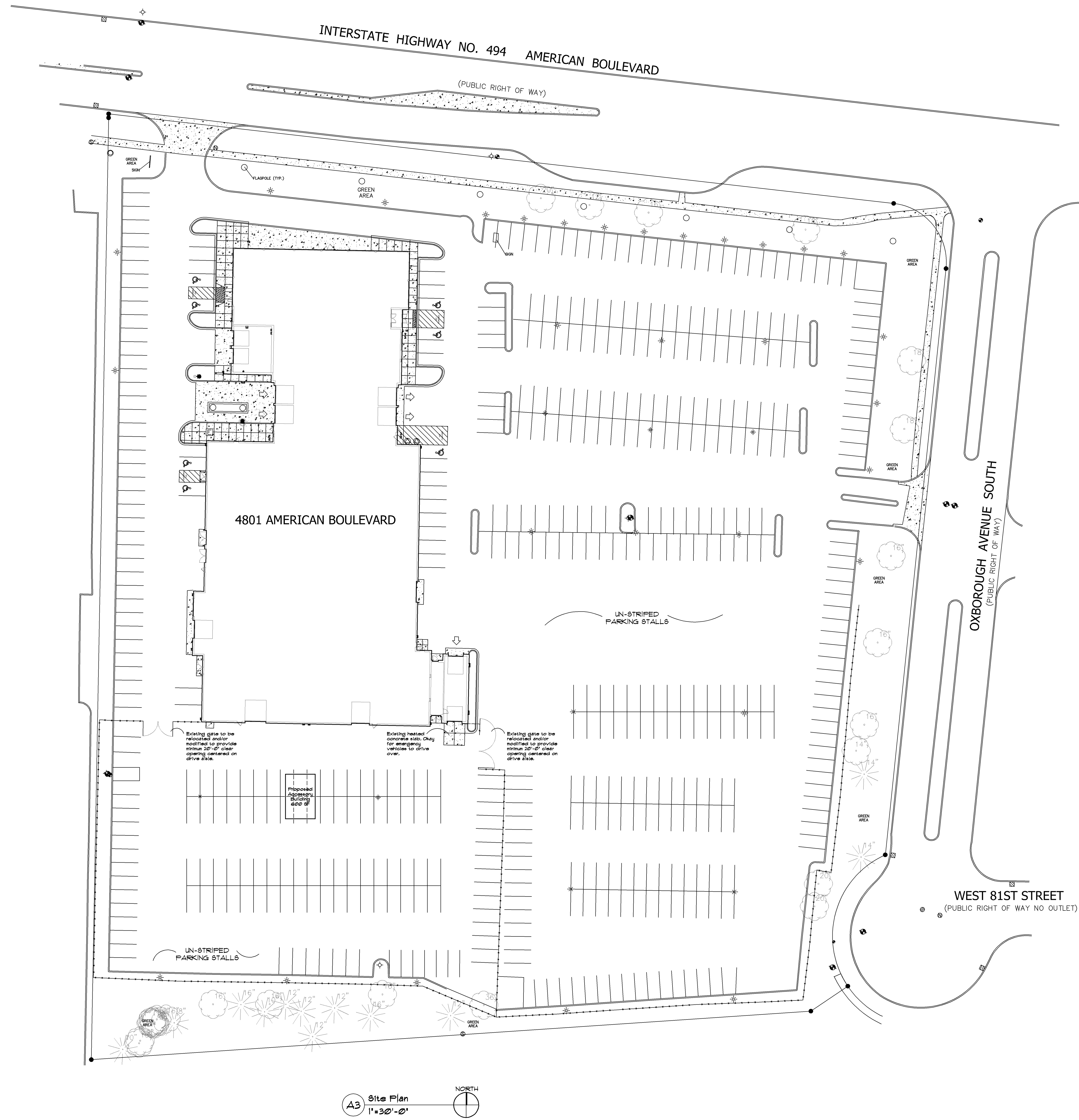


PL2016-171
 PL201600171



BA
 BAKER ASSOCIATES, INC.
 ARCHITECTS

150 SOUTH FIFTH STREET
 SUITE 1425
 MINNEAPOLIS, MN 55402-1200
 TELEPHONE: 612.330.8601
 FAX: 612.330.5068

Luther
Bloomington Hyundai
 4801 American Blvd W
 Bloomington, MN
Addition

Issued

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT under the laws of the State of MINNESOTA.
 Jonathan D. Baker

Date: 08/21/2016 Reg No: 15288
 Sheet Title: Architectural Site Plan

Scale: 1"=30'-0" Sheet Number: A-001
 Date: 08/21/2016
 Comm No: 2563
 © 2016

Established in 1915 MN LIC 1934

SUSSEL GARAGES

Homes • Additions • Garages • Exteriors
 654 Transfer Road, Suite 16B
 Saint Paul, MN 55114

WORK ORDER

The Luther Co. LLLP
 4801 American Blvd
 Bloomington, MN 55437
 C: 612-296-5693 (Rich Dilley)
 C: 952-258-8841 (Linda McGinty)
 20 x 30 Det. AB W/Conc.

Job# 6456

Mike Russell 6/7/2016 #28243
 MAIL:3701 Alabama Ave S, St Louis Park 55416

Slab
 By Sussel
 Owner Approx. _____
 Existing

Location
 2 - Starting Points Only
 35' Back From Building
 54' From West Corner of Building
 Other _____
 Square With _____

Foundation
 A.B.U. _____
 Concrete Block:
 By Sussel By Owner
 Block Size (Top Course)
 12" 8" 6"
 Damp Proofing:
 By Sussel By Owner
 Backfill:
 By Sussel By Owner
 Landscaping, Finish Grade,
 and Black Dirt By Owner.

Wall Height
 12' 8" "
 Including block
 On top of block
 Other

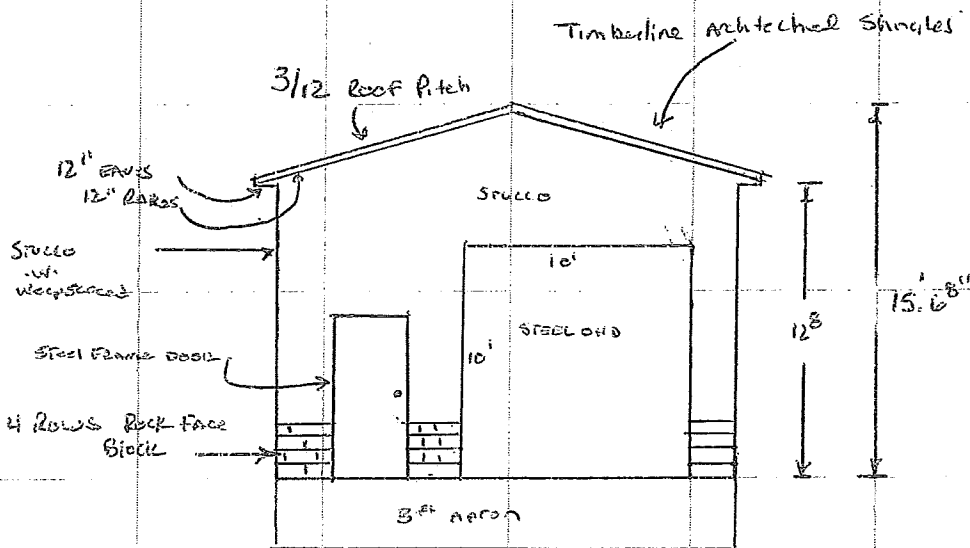
Existing Garage
 Yes No
 Detached Attached
 Size: _____ X _____
 Existing Garage will be:
 Left as is
 Removed:
 By Sussel By Owner
 Items Must Be Removed By Owner

Survey
 Stakes Visible Yes No
 Survey Available Yes No
 Notes: _____

POT. Needed

Cross Street

PL2016-171
 PL201600171



Access: Good Fair Poor

Purchaser's Initials: _____



Established in 1915 MN LIC 1934

SUSSEL GARAGES

Homes • Additions • Garages • Exteriors
654 Transfer Road, Suite 16B
Saint Paul, MN 55114

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20 x 30 Det. AB W/Conc.

Job# 6456

Mike Russell 6/7/2016 #28243
MAIL:3701 Alabama Ave S, St Louis Park 55416

Slab

By Sussel
 Owner Approx. _____
 Existing

Location

2 - Starting Points Only
 35' Back From Building
 54' From West Back Corner of Building

Other _____
 Square With _____

Foundation

A.B.U. 5"
 Concrete Block:
 By Sussel By Owner
 Block Size (Top Course)
 12" 8" 6"
 Damp Proofing: *None*
 By Sussel By Owner
 Backfill:
 By Sussel By Owner
 Landscaping, Finish Grade,
 and Black Dirt By Owner.

Wall Height

12' 8"

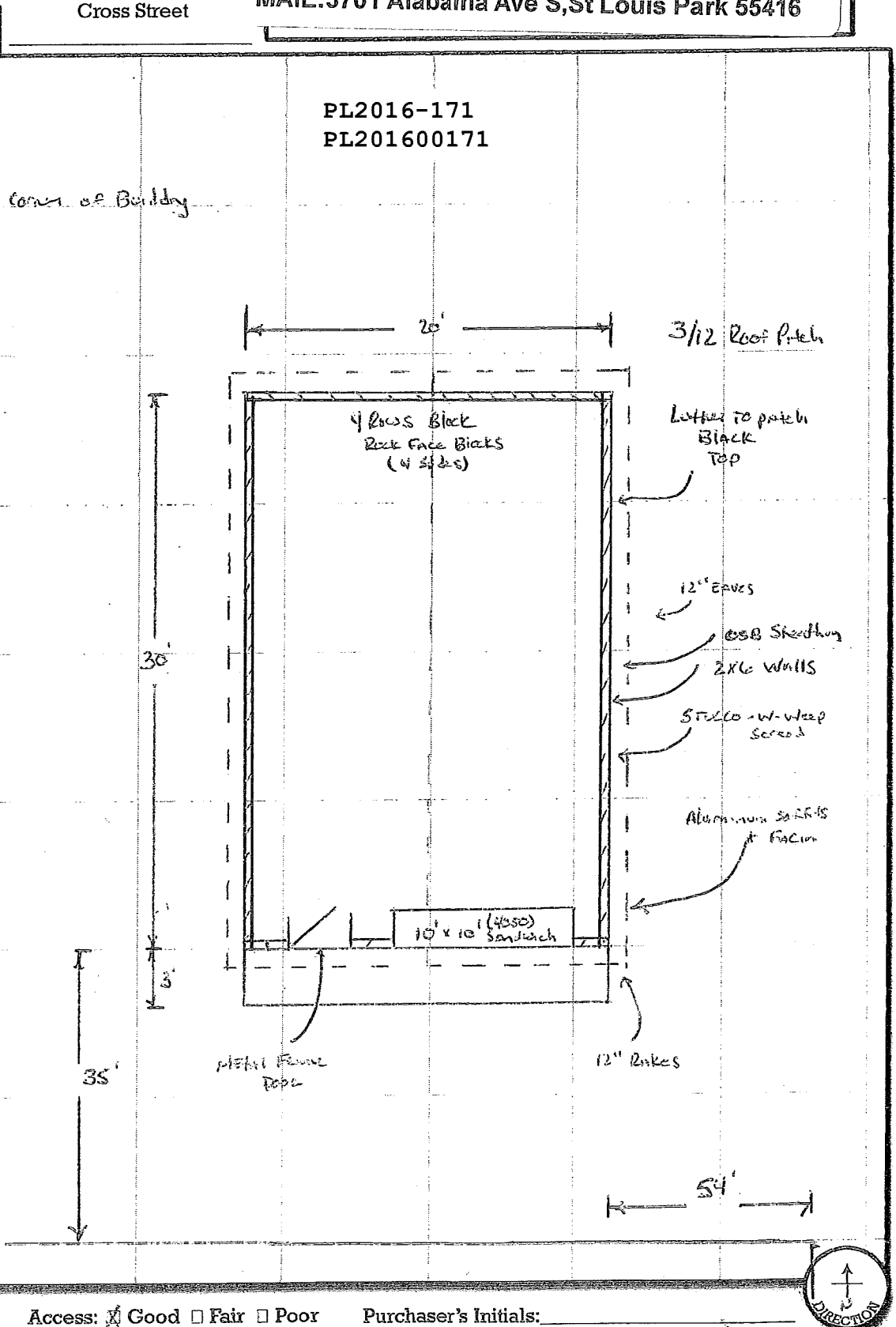
Including block
 On top of block
 Other

Existing Garage

Yes No
 Detached Attached
 Size: X
 Existing Garage will be:
 Left as is
 Removed:
 By Sussel By Owner
 Items Must Be Removed By Owner

Survey

Stakes Visible Yes No
 Survey Available Yes No
 Notes:
 Poor



Access: Good Fair Poor

Purchaser's Initials: _____

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Luther Company - Rich Dilley
4801 American Blvd
Bloomington, MN 55437

PL2016-171
PL201600171

C:612-296-5693 C:952-258-8841

THESE ALTERNATE FOUNDATION DETAILS HAVE BEEN REVIEWED AND APPROVED



John F. Glason P.E.
9/1/15

FOUNDATION ALLOWABLE LOADING AS DESIGNED IN THIS TEMPLATE

UNIFORM SOIL CLASSIFICATION	
FIRST LETTER DEFINITION	SECOND LETTER DEFINITION
G - GRAVEL	P - POORLY GRADED (UNIFORM PARTICLE SIZE)
S - SAND	W - WELL GRADED (UNIFORM PARTICLE SIZE)
M - SILT	H - HIGH PLASTICITY
C - CLAY	L - LOW PLASTICITY
O - ORGANIC	

SOIL CLASSIFICATION AND BEARING CAPACITY	ALLOWABLE FOOTING DESIGN LOAD
	FOOTING WIDTH
	10'
	12'
	16'
CL, ML, MH, & CH 1500 PSF	1248 PLF
SW, SP, SM, SC, GM, & GC 2000 PSF	1688 PLF
GW & GP 3000 PSF	2498 PLF
GW & GP 5000 PSF	3698 PLF

ESTIMATED FOUNDATION LOADING	
ROOF LOADING:	572 PLF
WALL LOADING:	60 PLF
FOOTING WGT. (16" WIDTH):	183 PLF
TOTAL LOAD:	815 PLF

ROOF STYLE: GABLE MP GAMBREL SHED FLAT

ROOF HEIGHT FROM FLOOR TO MID-POINT OR PEAK: 15'-0"

2x6 @ 16" O.C. SHINGLES

180 FEET

16x2 OSB ROOF SHEATHING

MANUFACTURED WOOD TRUSSES 24" O.C.

TOE NAILED WITH (3) 16D BOX NAILS

32 & 8" STR. TOP PLATES

1/4" FINE SOFFIT NAILED IF REQ'D. 1/2" FINE SUBFASCIA

SOFFIT AND FASCIA TYPE: ALUMINUM

EAVE OVERHANG: 12"

RAKE OVERHANG: 24"

OH2 HEADER SIZE: 2-2x12 13'

OH2 BRACING MEETS 2012 IRC R301.2.1 BRACING AND ASTM TEST STANDARD E230 IN EXPOSURE B CONDITIONS

SOILING TYPE: GRASS

WEATHER BARRIER AS REQUIRED BY SOILING MANUFACTURER

7/16" OSB WALL SHEATHING

2x4 GYP. SHEATHING ON BOTH SIDES OF WALLS CLOSER THAN 5' TO PROPERTY LINE

2x6 STUDS 16" O.C.

2x6 TREATED SILL PLATE

1/2" ANCHOR BOLTS 6" O.C. AND 12" FROM SPICES AND ENDS - CORE-FILL AT THESE LOCATIONS -

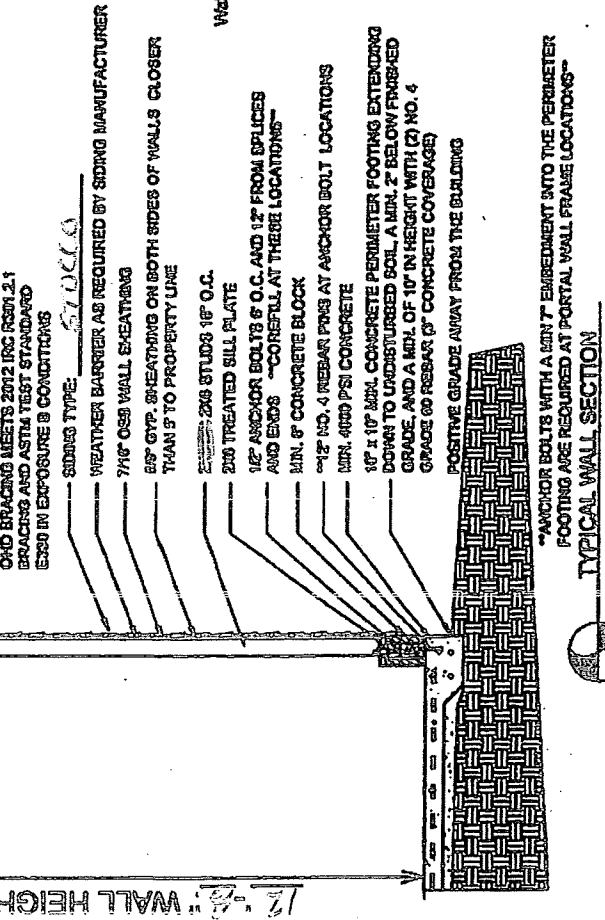
MIN. 8" CONCRETE BLOCK

12" NO. 4 REBAR PONG AT ANCHOR BOLT LOCATIONS

MIN. 4000 PSI CONCRETE

10" x 10" MIN. CONCRETE PERIMETER FOOTING EXTENDING DOWN TO UNDISTURBED SOIL A MIN. 2" BELOW FINISHED GRADE AND A MIN. OF 10" IN HEIGHT WITH (3) NO. 4 GRADE OR REBAR 6" CONCRETE COVERAGE

POSITIVE GRADE AWAY FROM THE BUILDING



ANCHOR BOLTS WITH A MIN 7" EMBEDMENT INTO THE PERIMETER FOOTING ARE REQUIRED AT PORTAL WALL FRAME LOCATIONS

TYPICAL WALL SECTION

2016 Reference Guide for Material Fastener Schedules (International Residential Code, Gypsum Association, Sussel Builders)

- Wall and Roof Sheathing Standard Fastener Requirements:
- A. Wall sheathing 7/16" thickness 16" o/c 2x4 framing, R502.3(2) (IRC)
1. 15 gauge staples 1 1/2" fasteners, 4" on edges and 6" in the field.
 - (Please note code requires fasteners to be coated for wall sheathing being fastened to treated material)
- B. Roof Sheathing 15/32" thickness 24" o/c trusses, R502.3(2) (IRC)
1. 15 gauge staples 1 1/2" fasteners, 4" on edges and 6" in the field.
 - Fire Walls (1 Hour Rating) with 5/8" type X gypsum wall sheathing.
- A. Exterior coverage on bearing wall
1. Drywall screw 1 5/8" type S or W fasteners, 4" on edges and 7" in the field, R502.3(2) (IRC) GA-263-12a (Gypsum Association)
 2. Galvanized roofing nail 1 1/2" fastener, 4" on the edges and 7" in the field, R502.3(2) (IRC) GA-263-12a (Gypsum Association)
- B. Interior coverage on non bearing wall and or bearing wall
1. Drywall screw 1 5/8" type S or W fastener, 7" on edges and 7" in the field, R502.3(2) (IRC)
 - (Please note code requires fasteners shall be driven so that the fastener heads are at or slightly below the surface.)

SUSSEL BUILDERS
GARAGE DETAIL
SHEET 1

DRAWN BY: John W.
DATE: 8-18-2016
SHEET: DTL-1

OFFICE 612.444.8331 FAX 612.444.8331
64 TRASSER ROAD 103 ST. PAUL, MN 55114
WWW.SUSSELBUILDERS.COM
MIN LICENSE NO. 9738154

NOTE: WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER ALL GRADED DIMENSIONS. GARAGE CORRELATION MUST BE NOTED FOR ANY VARIATIONS FROM THESE DRAWINGS AND CONDITIONS OF THE ABOVE DRAWING.