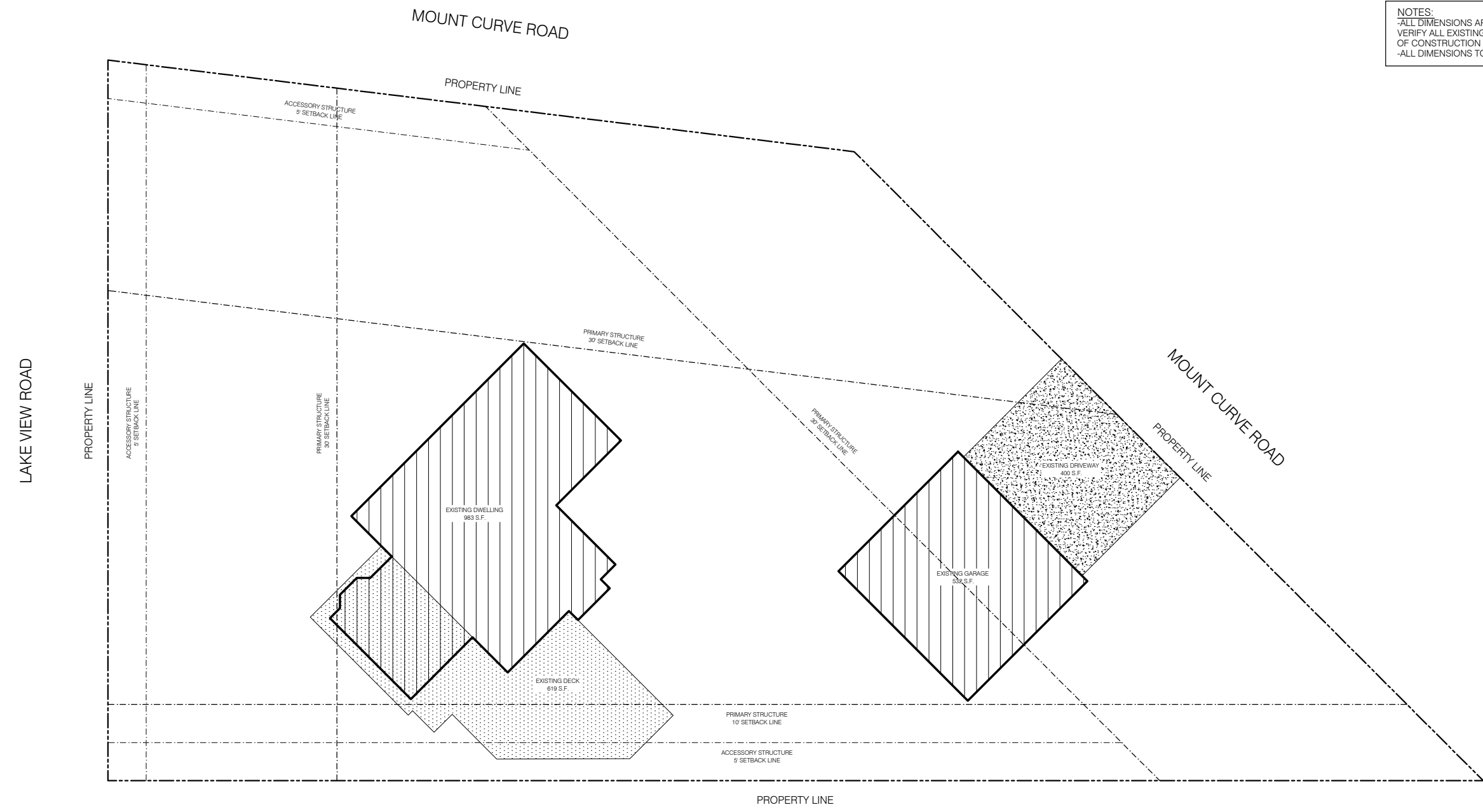


LOT COVERAGE CALCULATIONS	
LOT AREA (HENNEPIN CO. RECORDS):	11,831 S.F.
EXISTING DWELLING:	983 S.F.
EXISTING GARAGE:	532 S.F.
EXISTING STRUCTURAL COVERAGE:	1,515 S.F.
% STRUCTURAL COVERAGE:	12.8%
EXISTING DRIVEWAY (IMPERVIOUS):	400 S.F.
EXISTING DECK:	619 S.F.
TOTAL EXISTING IMPERVIOUS COVERAGE:	1,915 S.F.
% TOTAL EXISTING IMPERVIOUS COVERAGE:	16.2%

NOTES:
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 -ALL DIMENSIONS TO FINISH FACE UNLESS OTHERWISE NOTED



V A G I R E S I D E N C E
 8924 MOUNT CURVE ROAD BLOOMINGTON, MN 55438

NOTE:
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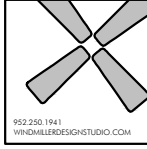
1 Site Plan - Existing
 T1.0 1/16" = 1'-0"

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T1.0
 AB SITE PLAN

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DRAWING KEY:
 EXISTING STUD WALL

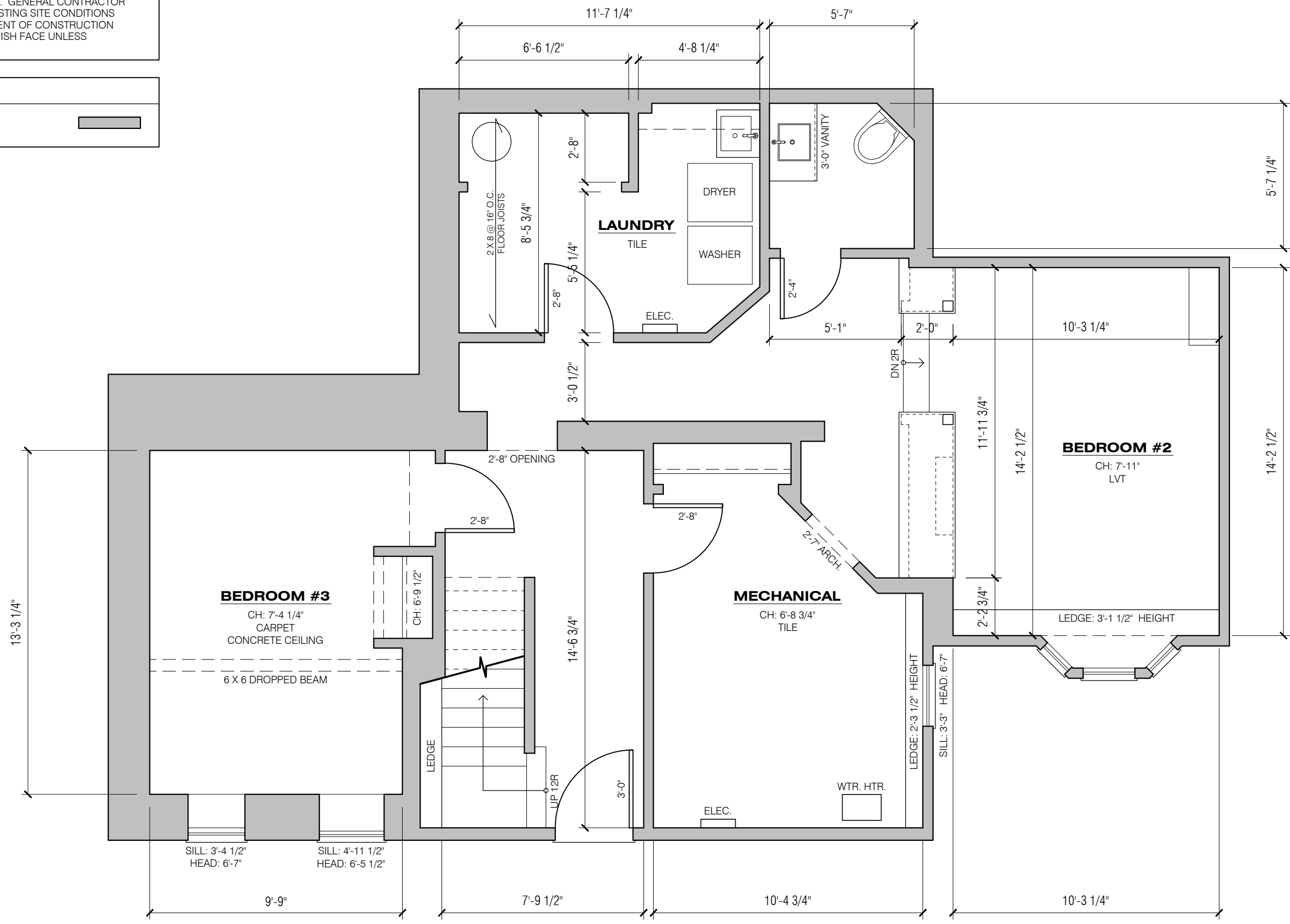


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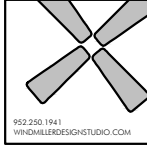
AB1.0
 AS-BUILT
 LOWER
 LEVEL PLAN



1 Plan - As-Built Lower Level 849 s.f.
 AB1.0 1/4" = 1'-0"

NOTES:
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DRAWING KEY:
 EXISTING STUD WALL 

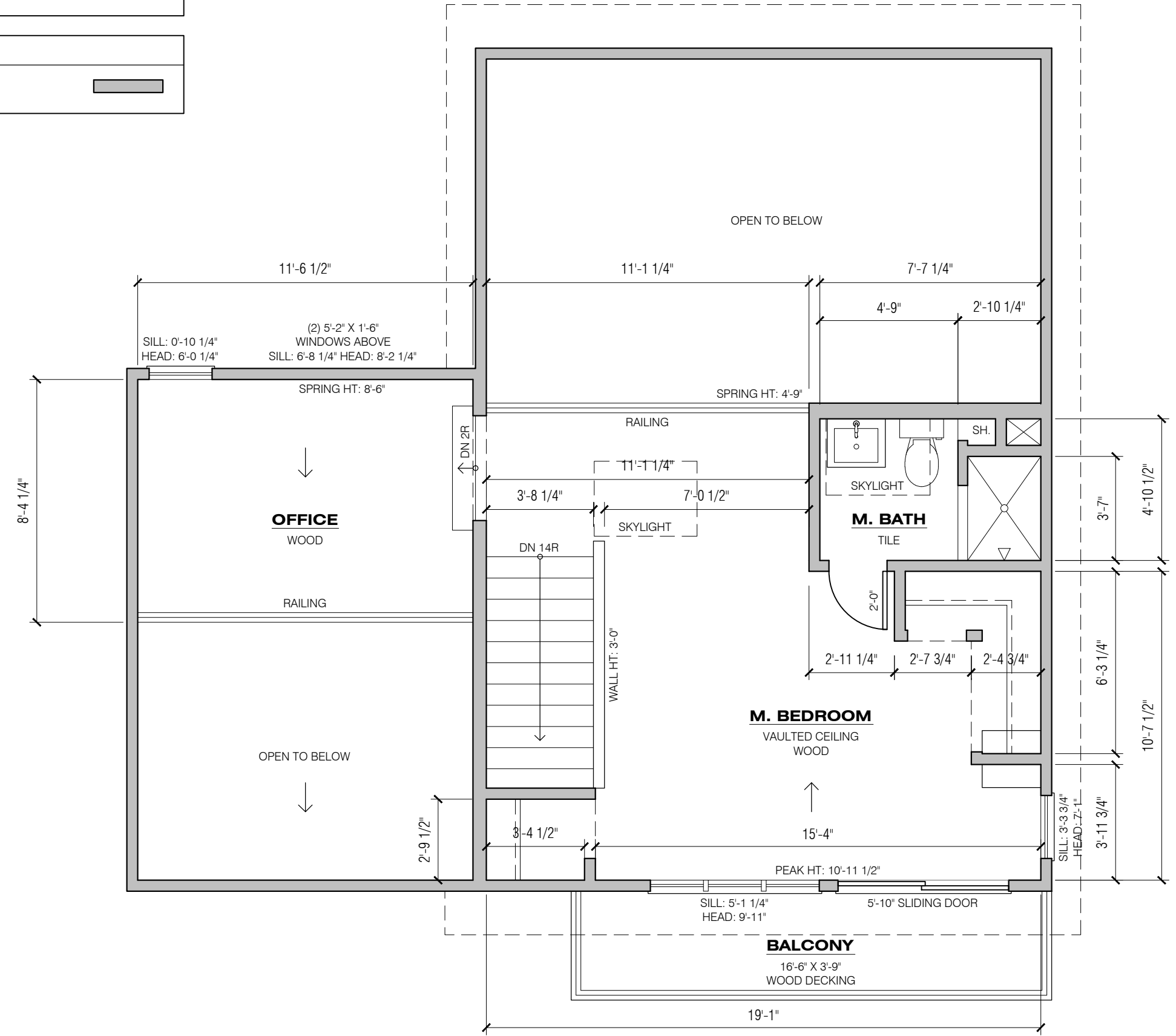


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AB1.2
 AS-BUILT
 UPPER
 LEVEL PLAN

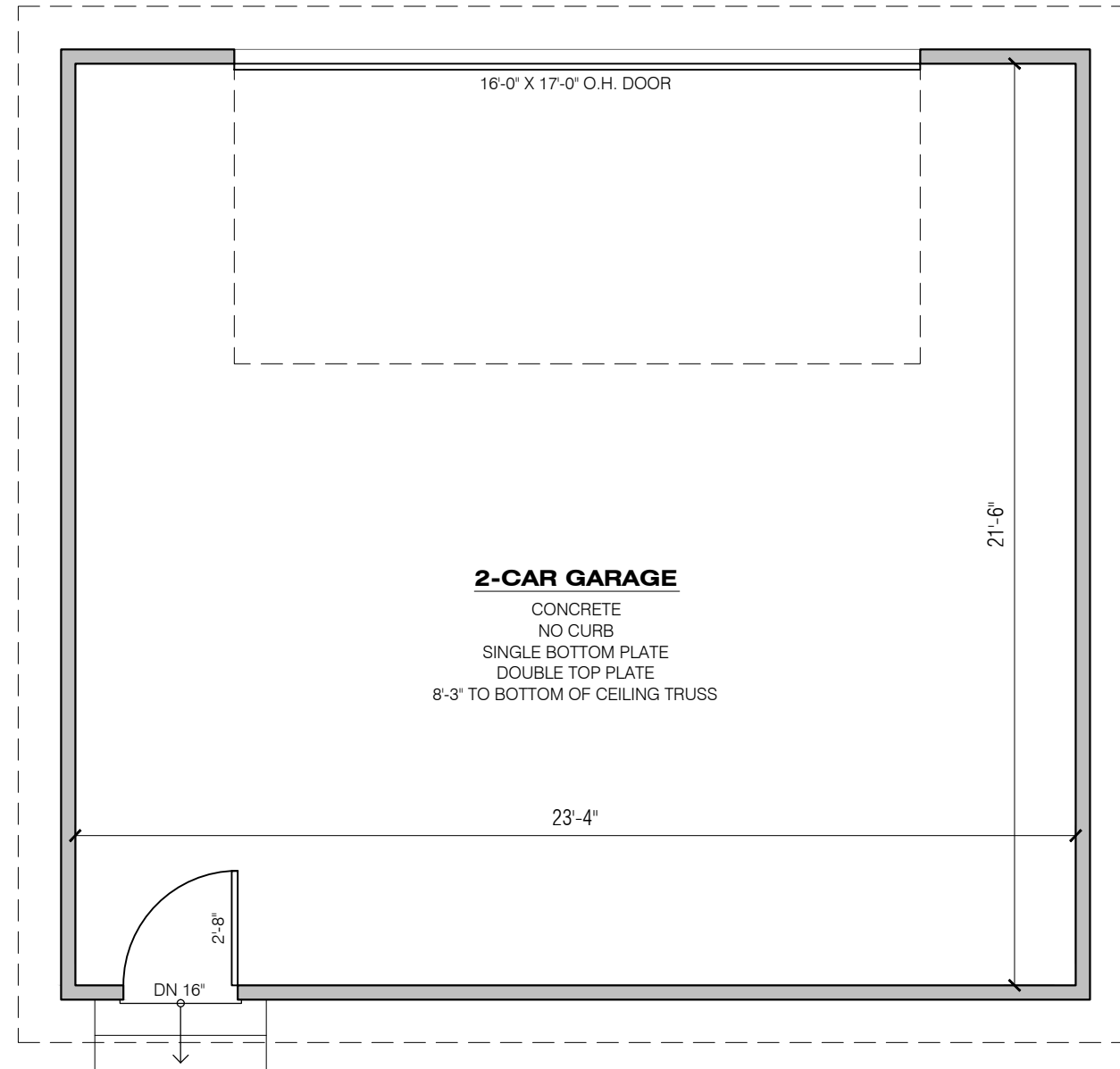


1 Plan - As-Built Upper Level 439 s.f.
 AB1.2 1/4" = 1'-0"

NOTES:
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 TO FIELD VERIFY ALL EXISTING SITE CONDITIONS
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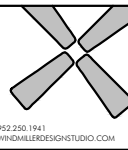
DRAWING KEY:

EXISTING STUD WALL 



2-CAR GARAGE
 CONCRETE
 NO CURB
 SINGLE BOTTOM PLATE
 DOUBLE TOP PLATE
 8'-3" TO BOTTOM OF CEILING TRUSS

1 Plan - As-Built Garage 532 Unfinished s.f.
 AB1.3 1/4" = 1'-0"



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 8924 MOUNT CURVE ROAD BLOOMINGTON, MN 55438

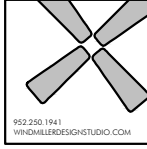
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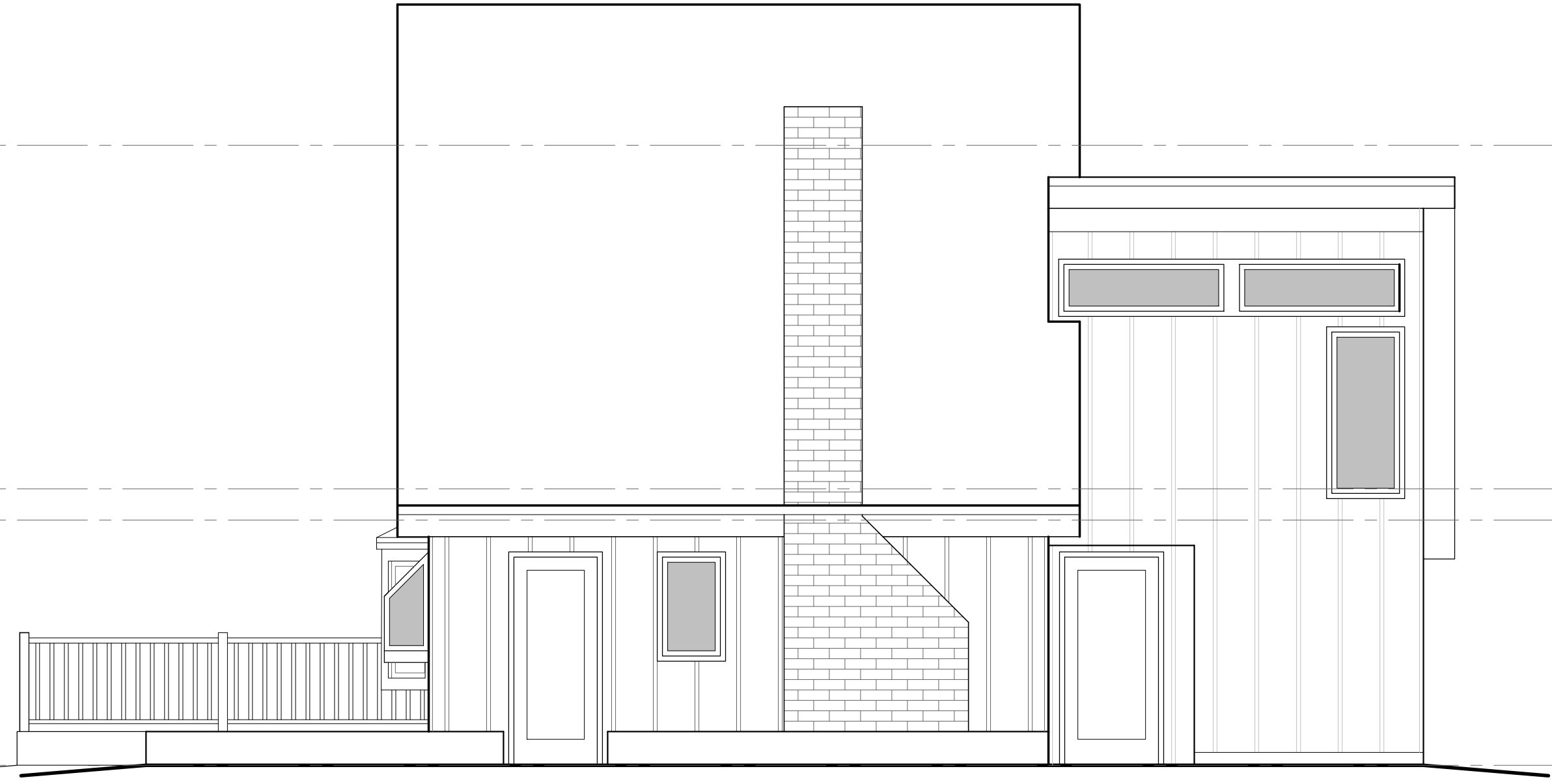
AB1.3
 AS-BUILT
 GARAGE
 PLAN

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1 Elevations - As-Built Southeast Exterior
 AB2.0 1/4" = 1'-0"

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AB2.0
 AS-BUILT
 ELEVATIONS

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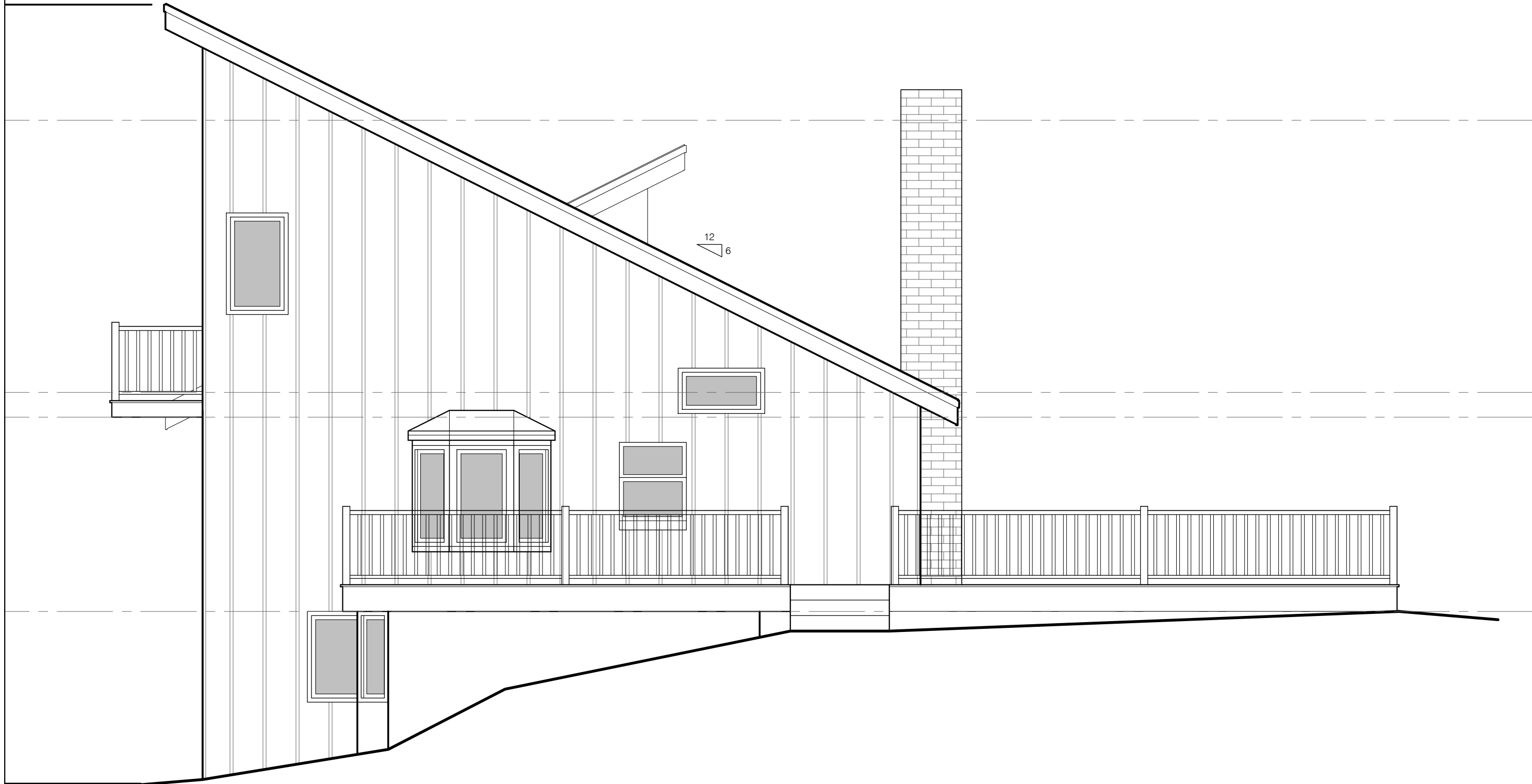


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AB2.1
 AS-BUILT
 ELEVATIONS



12
 6

1 Elevations - As-Built Southwest Exterior
 AB2.1 1/4" = 1'-0"

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1 Elevations - As-Built Northwest Exterior
 AB2.2 1/4" = 1'-0"

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AB2.2
 AS-BUILT
 ELEVATIONS

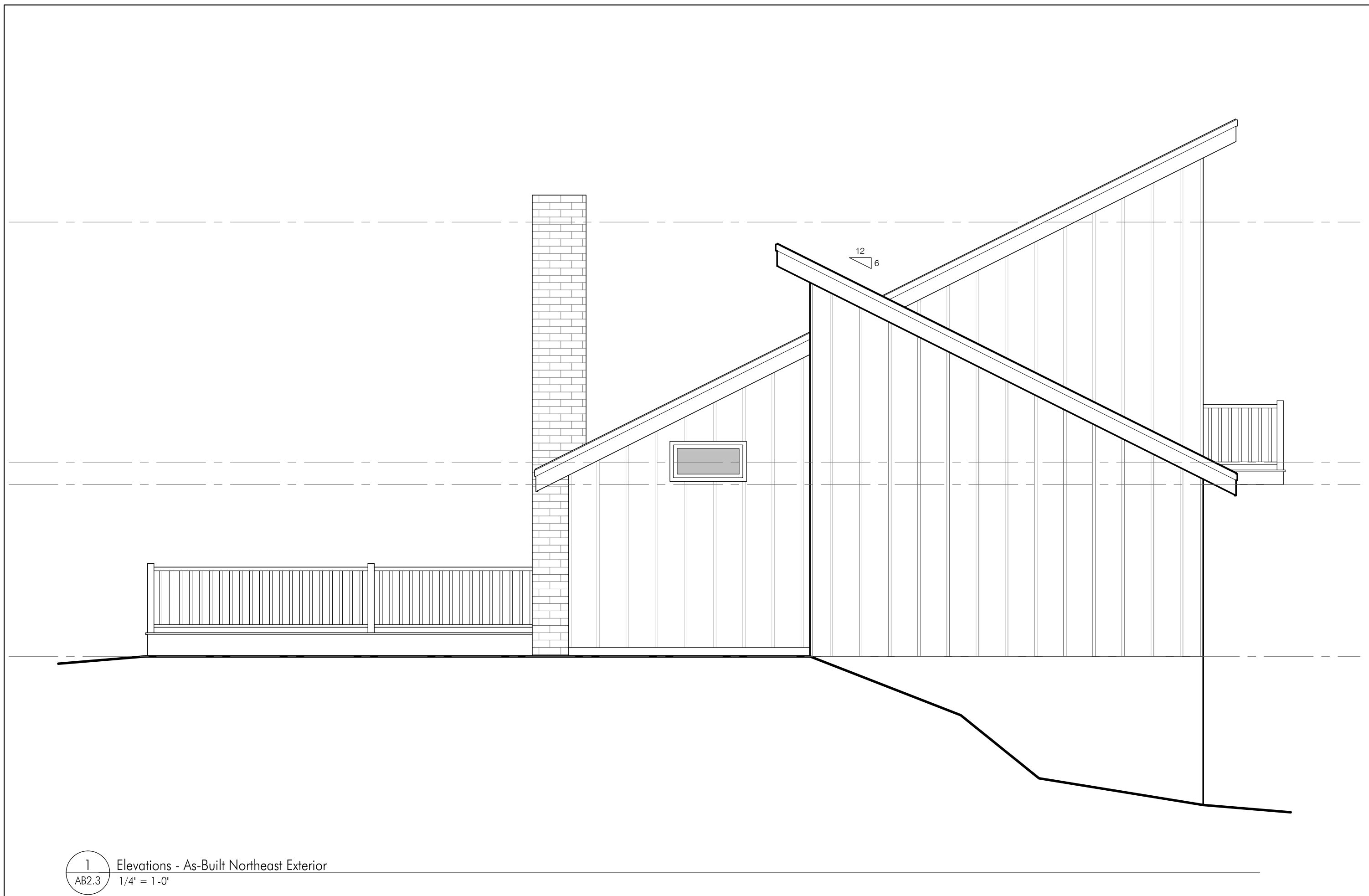


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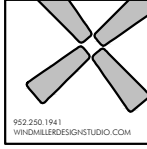
ISSUE DATE
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AB2.3
 AS-BUILT
 ELEVATIONS

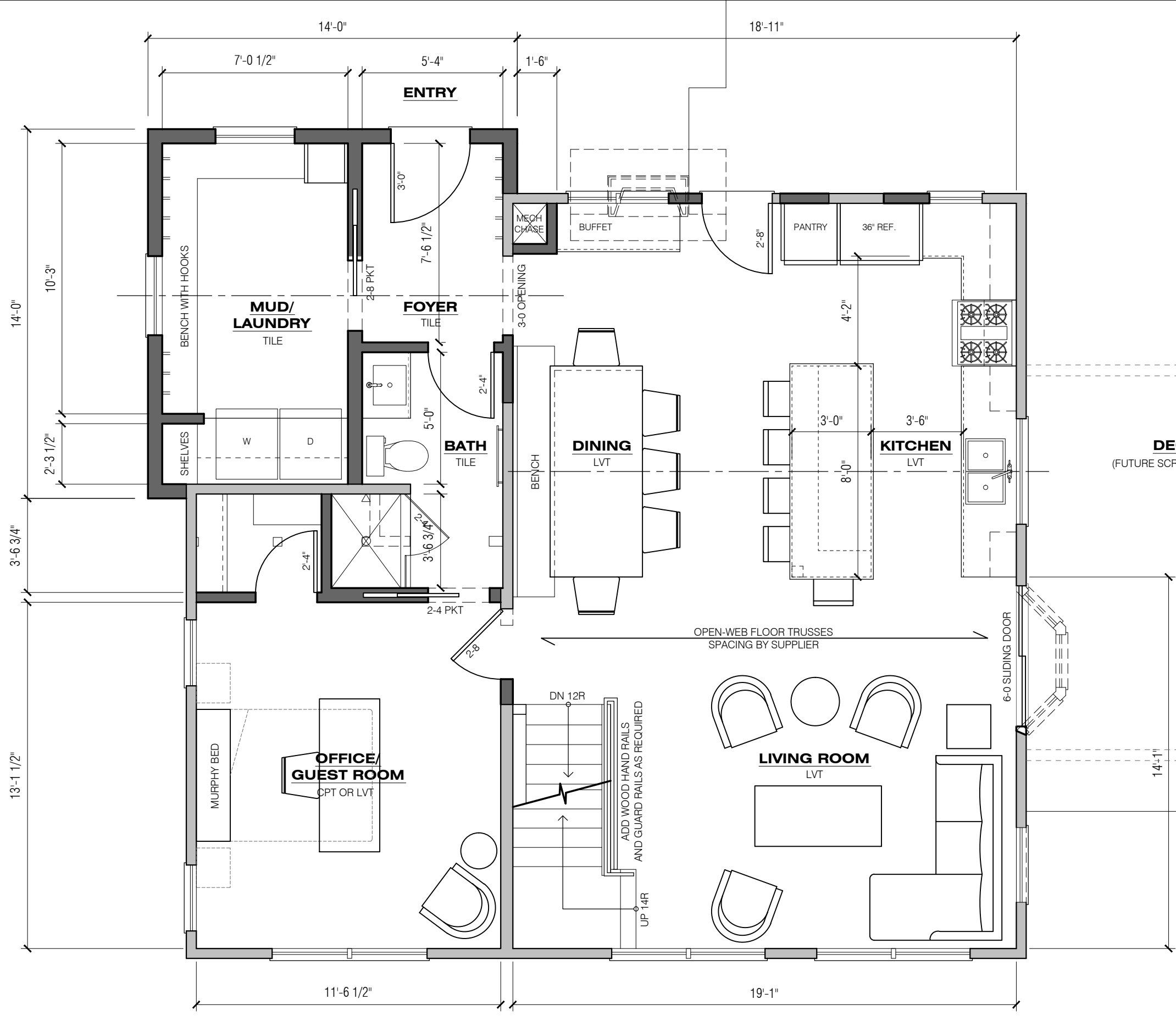


1 Elevations - As-Built Northeast Exterior
 AB2.3 1/4" = 1'-0"

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AREA CALCULATIONS SUMMARY:			
	ADDITION FINISHED SPACE	EXISTING REMODELED SPACE	UNFINISHED SPACE
LOWER LEVEL:	0	849	122 (LAUNDRY)
MAIN LEVEL:	192	782	0
UPPER LEVEL:	974	0	0
TOTALS:	1,166 SF	1,631 SF	122 SF



NOTES:
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DRAWING KEY:

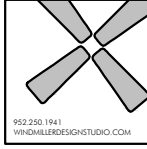
NEW STUD WALL	
EXISTING STUD WALL	
DEMO WALL	

VAGI RESIDENCE
 8924 MOUNT CURVE ROAD BLOOMINGTON, MN 55438

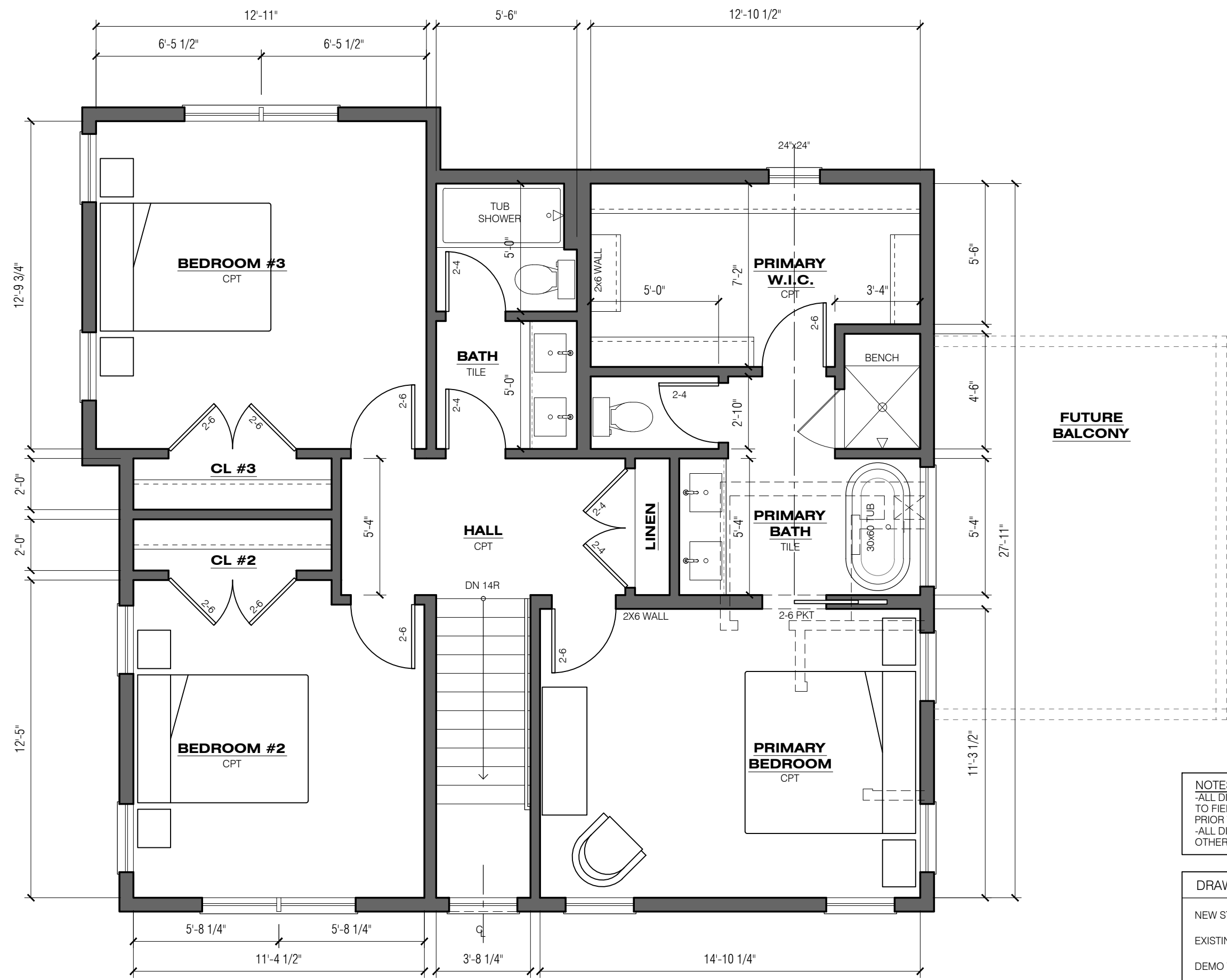
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ISSUE DATE
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1 Plan - Main Level 192 Addition s.f., 782 Existing Remodeled s.f.
 A1.1 1/4" = 1'-0"



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DRAWING KEY:

NEW STUD WALL	
EXISTING STUD WALL	
DEMO WALL	

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1
 A1.2 Plan - Upper Level 974 Addition s.f.
 1/4" = 1'-0"

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GENERAL NOTES:

- IMPORTANT: ALL DIMENSIONS ARE ±. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO FRAMING & EXTERIOR SHEATHING UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS.
- ALL STRUCTURAL COMPONENTS & CONNECTIONS TO BE ENGINEERED BY SUPPLIER.
- ALL WINDOW HEADERS TO BE 2- 2X10'S UNLESS OTHERWISE NOTED.
- ALL WOOD ABUTTING CONCRETE TO BE TREATED.
- ALL ANGLES TO BE 45 DEGREES UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR TO INSTALL ALL PRODUCTS PER MANUFACTURERS' RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL NOT COMMENCE WORK UNDER THIS CONTRACT PRIOR TO SUBMITTING PROOF OF INSURANCE AND APPROVAL OF THE OWNER.
- GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS BEFORE STARTING THE WORK, AND OBTAIN SIGN-OFFS UPON COMPLETION OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO COMPLETE THE ENTIRE SCOPE OF WORK, AND SHALL COORDINATE ALL TRADES, MATERIAL DELIVERY SCHEDULES, ETC. TO PERFORM THE JOB IN THE MOST EXPEDITIOUS MANNER.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF ALL BUILDING MATERIALS AND FIXTURES DURING CONSTRUCTION AND PROVIDING ALL NECESSARY PROTECTION TO EXISTING OCCUPIED AREAS.
- GENERAL CONTRACTOR SHALL PERFORM DAILY CLEAN-UP OF THE JOB SITE.
- GENERAL CONTRACTOR SHALL PERFORM FINAL CLEAN-UP OF THE SITE UPON COMPLETION OF THE WORK.
- GENERAL CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES.
- THE PREVAILING BUILDING CODE IS THE RESIDENTIAL BUILDING CODE (RBC).
- CONSTRUCTION SHOULD BE PERFORMED TO CURRENT STATE OF MINNESOTA BUILDING & ENERGY CODES AND LOCAL INDUSTRY STANDARDS AND STANDARD INDUSTRY PRACTICES.
- ALL WINDOWS & DOORS SHOULD BE INSTALLED PER MANUFACTURERS INSTALLATION REQUIREMENTS AND THE MINNESOTA LATH AND PLASTER BUREAU REQUIREMENTS.
- ALL WEATHER RESISTIVE BARRIERS SHOULD BE INSTALLED PER IRC SEC. R703.2 AS AMENDED BY THE STATE OF MINNESOTA RULES SECTION 1309.0707
- ENGINEERING- ALL HVAC, PLUMBING, ELECTRICAL, SOILS AND STRUCTURAL ENGINEERING AND DESIGN SHALL BE PROVIDED BY THE RESPECTIVE SUBCONTRACTOR/SUPPLIER OF THOSE SYSTEMS AND COORDINATED BY THE GENERAL CONTRACTOR. INFORMATION HEREIN SHOWN IN THESE REGARDS IS PROVIDED FOR CLARIFICATION OF THE OVERALL PROJECT'S DESIGN INTENT ONLY.
- PRODUCT INFORMATION- PROVIDE SAMPLES AND SHOP DRAWINGS FOR ALL MATERIALS AND FABRICATED ITEMS TO THE EXTENT THE OWNER HAS FULL UNDERSTANDING OF THE PRODUCTS AND/OR DESIGN OF.
- SPECIFICATIONS- CONTRACTOR SHALL DISCLOSE TO THE OWNER AND COORDINATE ALL SPECIFICATIONS OF ALL ASPECTS OF THE WORK THAT ARE NOT INDICATED IN THE DRAWINGS OR PRE-SELECTED BY THE OWNER.

NOTE: VERIFY GIRDER OR POINT LOADS WITH TRUSS/JOIST SUPPLIER THAT ARE ASSOCIATED WITH STRUCTURE NOT INDICATED ON PLANS AND CANNOT BE SUPPORTED ON TYPICAL SPREAD FOOTING. NOTIFY FOOTING & FOUNDATION SUPPLIER PRIOR TO PROCEEDING WITH ANY WORK.

PLAN NOTES:

GENERAL FRAMING INFORMATION:

ALL WOOD FRAMING TO COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA)

IMPORTANT: ALL DIMENSIONS ARE ±. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THESE PLANS INDICATED CONCEPTUAL TRUSS CONFIGURATIONS AND LOADING CONDITIONS. ALL FLOOR AND ROOF TRUSSES INDICATED ON THESE PLANS ARE TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURER LICENSED TO PRACTICE WITHIN THE STATE OF THE PROJECT. PRIOR TO CONSTRUCTION VERIFY ALL POINT LOAD AND BEARING CONDITIONS AND COORDINATE POSTS AND BEARING REQUIREMENTS WITH THE BUILDER. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES FROM THESE PLANS. FOLLOW MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS FOR AND FURNISH ALL BLOCKING, STIFFENERS, BRACING, FASTENERS, HARDWARE, ETC. NECESSARY FOR INSTALLATION.

ALL CONVENTIONAL LUMBER TO BE HEM-FIR #2 GRADE OR BETTER. MINIMUM LVL LUMBER PROPERTIES:
Fb = 2,600 PSI
Fv = 285 PSI
E = 1,900,000 PSI

UNLESS NOTED OTHERWISE: EXTERIOR WALLS (INCLUDING GARAGE WALLS) TYPICALLY TO BE 2X6 CONSTRUCTION, INTERIOR WALLS TYPICALLY TO BE 2X4, INTERIOR WALL WITH POCKET DOORS TO BE 2X6 CONSTRUCTION. POCKET DOORS TO BE CUSTOM FABRICATED WITH "TIMBERSTRAND ENGINEERED FRAMING". CABINET WALLS AND BALLOON FRAMED WALLS SHALL BE FRAMED WITH "TIMBERSTRAND".

PLAN DIMENSIONS ARE TYPICALLY TAKEN TO OUTSIDE OF WALL SHEATHING AT EXTERIOR WALLS AND TO CENTER LINES OF FACE OF STUD AT INTERIOR WALLS.

COLUMN SIZES SHALL NOT EXCEED CRUSHING STRENGTH OF THE PLATES THEY BEAR ON- SIZE AS REQUIRED. UTILIZE SQUASH BLOCKING OR BEAR DIRECTLY ON FOUNDATION.

USE PRESERVATIVE TREATED COLUMNS, BEAMS, PLATES, MISC. FRAMING MEMBERS AS REQUIRED BY CODE AND AS CALLED OUT IN PLANS.

WHERE WOOD FRAMING SIZES ARE INDICATED. MANUFACTURER TO VERIFY GRADE AND SPACING REQUIRED TO MAINTAIN MINIMUM L/480 DEFLECTION.

ALL FLOOR BEAMS TO BE SET FLUSH WITH FLOOR FRAMING UNLESS INDICATED OTHERWISE.

ALL ROOF BEAMS TO BE DROPPED UNLESS NOTED OTHERWISE

DROPPED FLOOR BEAMS OR ROOF BEAMS SHALL BE 12" MAXIMUM DEPTH UNLESS NOTED OTHERWISE.

SILL PLATES SHALL BE 2X6 MINIMUM. ANCHOR BOLTS SHALL BE 1/2" MIN. DIAMETER (U.N.O.) CAST IN PLACE WITH 7" EMBED. ANCHOR BOLTS SHALL HAVE 2" DIA. X 0.125" THICK WASHERS TIGHTENED AND COUNTERSUNK 1/4" INTO THE TOP OF THE SILL PLATE. SPACING SHALL BE 48" O.C. WITH A MIN. OF TWO BOLTS PER PIECE WITH BOLT LOCATED NO MORE THAN 12" OR LESS THAN 4" FROM EACH END OF EACH PIECE.

AT TILED FLOOR AREAS USE MUDSET METHOD AND DEPRESS FLOOR SHEATHING SO IT IS FLUSH WITH TOP OF FLOOR FRAMING (SHEATHING IN BETWEEN FRAMING MEMBERS)

WINDOW DESIGNATIONS ON PLANS INDICATE FRAME WIDTH X HEIGHT. VERIFY ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.

AS A MINIMUM, UNLESS SHOWN OTHERWISE ON PLANS, PROVIDE DOUBLE STUD AT ALL HEADER AND LINTEL SUPPORTS (ONE FULL HEIGHT KING STUD AND ONE JACK STUD)

SHEATHING:

ALL EXTERIOR WALLS TO HAVE CONTINUOUS PLYWOOD WALL SHEATHING. EACH PANEL OF SHEATHING SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE - TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.

PROVIDE 1/8" SPACE AT EDGES AND ENDS OF EACH SHEET OR AS REQUIRED BY THE MANUFACTURER.

GRADE AND TYPE SHALL BE AS FOLLOWS:
ROOF SHEATHING: 40/20 APA RATED SHEATHING EXPOSURE 1
EXTERIOR WALL: 24/16 APA RATED SHEATHING EXPOSURE 1
FLOORS: 48/24 APA RATED SHEATHING EXPOSURE 1 (T&G)

5/8" MINIMUM ROOF SHEATHING TO BE ATTACHED WITH 0.113" DIAMETER NAILS AT 6" O.C.; EDGE, 12" O.C. FIELD. PROVIDE 6" O.C. NAILING TO ALL MEMBERS IN LINE WITH SHEAR WALLS. EDGE FASTENERS SHOULD BE PLACED 3/8" FROM PANEL EDGES AND ENDS OR AS REQUIRED BY THE MANUFACTURER.

3/4" MINIMUM FLOOR SHEATHING TO BE GLUED AND ATTACHED WITH 0.113" DIAMETER NAILS @ 6" O.C. EDGE, 12" O.C. FIELD.

1/2" MINIMUM PLYWOOD EXTERIOR WALL SHEATHING TO BE ATTACHED WITH 0.113" DIAMETER NAILS AT 6" O.C.; EDGE, 12" O.C. FIELD UNLESS OTHERWISE NOTED ON PLANS.

INTERIOR SHEAR WALLS TO HAVE 5/8" GYPSUM SHEATHING BOTH SIDES OF WALL ATTACHED WITH 6d COOLER NAILS OR WALLBOARD NAILS AT 7" O.C. EDGE, 12" O.C. FIELD UNLESS NOTED OTHERWISE ON PLANS.

SPlice ALL SHEATHING ON A COMMON MEMBER SO AS TO PROPERLY TRANSFER SHEAR FORDES.

ALL SHEATHING NAILING TO BE COMMON WIRE OR GALVANIZED NAILS.

CONCRETE WORK:

DO NOT BEGIN CONCRETE WORK UNTIL ALL LOADING CONDITIONS HAVE BEEN VERIFIED BY GENERAL CONTRACTOR.

ALL CONCRETE WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND ORDINANCES. CONCRETE CONTRACTOR SHALL VERIFY ALL REQUIREMENTS.

TYPICAL FULL HEIGHT FOUNDATION WALLS SHALL BE 8" MINIMUM CONCRETE REINFORCED WITH #4'S AT 24" O.C. EACH WAY AT 3/4" CLEAR OF INSIDE FACE. WALLS 10' OR THICKER SHALL HAVE AN ADDITIONAL LAYER OF #4'S AT 12" O.C. EACH WAY AT 3" CLEAR FROM EXTERIOR FACE. PROVIDE DOWELS TO FOOTING TO MATCH MAIN VERTICAL WALL REINFORCEMENT, AND HOOK 12" INTO FOOTING AT 3" CLEAR OF BOTTOM.

ROOF PLAN NOTES:

- TYPICAL ROOFING SYSTEM SHALL BE AS FOLLOWS: ASPHALT ROOF SHINGLES, ROOFING FELT/SELF ADHERED ROOFING UNDERLAYMENT OVER ROOF SHEATHING.

- STANDING SEAM METAL ROOF SYSTEM SHALL BE AS FOLLOWS: PREFORMED STANDING SEAM METAL PANELS, RED ROSIN PAPER, ROOFING FELT/SELF ADHERED ROOFING UNDERLAYMENT OVER ROOF SHEATHING.

- METAL PANS WHERE INDICATED SHALL BE FLAT SOLDERED SEAMED COPPER OVER W.R GRACE "ULTRA" SELF ADHERED ROOFING UNDERLAYMENT. IF FIELD SEAMING IS PERFORMED PLACE 2 LAYERS ROOFING FELT UNDER SEAM LOCATIONS TO PROTECT UNDERLAYMENT.

- ROOFING FELT SHALL BE UL RATED 30 LB ASPHALT SATURATED ORGANIC FELT.

- TYPICAL SELF ADHERED ROOFING UNDERLAYMENT SHALL BE W.R. GRACE "ICE AND WATER SHIELD." INSTALL AT FOLLOWING LOCATIONS: 1) ALONG EAVES EXTENDING A MINIMUM OF 36" HORIZONTALLY UP ROOF BEYOND THE INSULATED WALL LINE, 2) 36" SHEET WIDTH ALONG GABLE (RAKE) ENDS, 3) 36" SHEET WIDTH AT VALLEYS, 4) 36" SHEET WIDTH AT ROOF/WALL INTERSECTIONS, 5) ALL AROUND CHIMNES, SKYLIGHTS, AND OTHER ROOF PENETRATIONS, 6) COMPLETELY AT ALL ROOFS LESS THAN 4:12 PITCH, 7) 26" SHEET AT ROOF PITCH TRANSITIONS, 8) OTHER AREAS AS REQUIRED BY CODE.

- INSTALL PREFINISHED METAL DRIP FLASHING ALING ALL EAVES AND RAKE ENDS TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE.

- INSTALL PREFINISHED METAL VALLEY FLASHING WITH 1" V-CRIMP, 12" MINIMUM UP EACH SIDE OF VALLEYS OR WEAVE SHINGLES AT VALLEYS.

- INSTALL PREFINISHED METAL FLASHING AT ROOF PITCH TRANSITIONS.

- INSTALL PREFINISHED METAL FLASHING ALONG ROOF/WALL INTERSECTIONS AND ALONG ROOF/CHIMNEY INTERSECTIONS.

- CONFORM WITH "SMACNA" ARCHITECTURAL SHEET METAL MANUAL. LATEST EDITION FOR ALL METAL ROOFING, FLASHING, AND ROOF PENETRATION SYSTEMS.

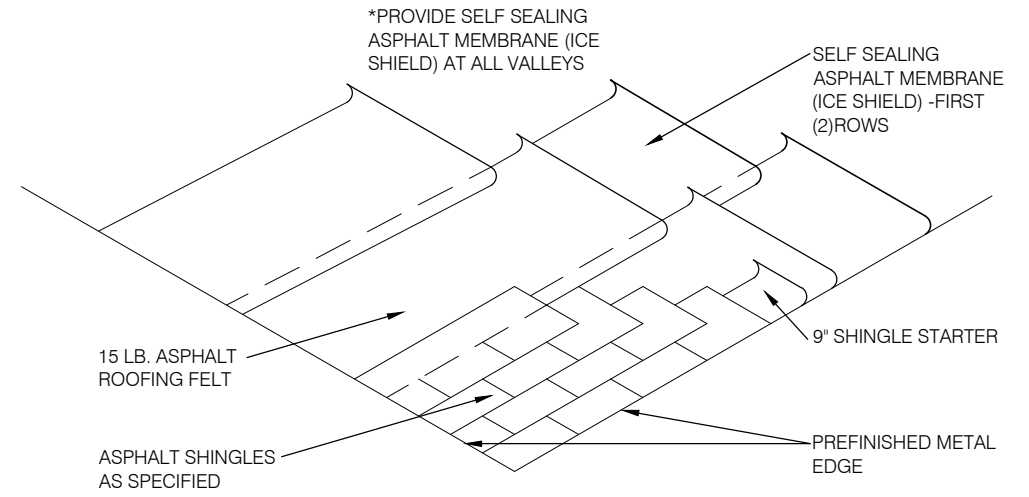
- RIDGE VENTS TO BE HIGH PROFILE. PLASTIC TYPE. SHINGLE OVER VENT SYSTEM (COR-A-VENT V-600 SERIES OR EQUAL). INSTALL CONTINUOUSLY ALONG RIDGES.

- INSTALL ROOF TO WALL VENTS (COR-A-VENT ROOF-2-WALL VENT OR EQUAL) WHERE INDICATED ON DRAWINGS.

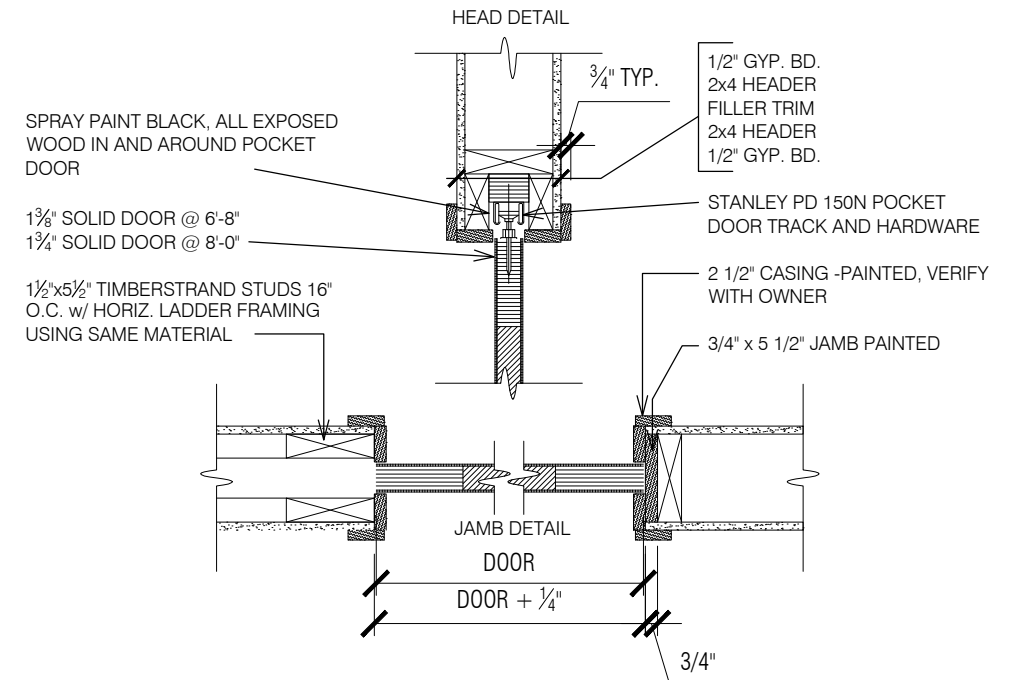
- NOT ALL ROOF PENETRATIONS ARE INDICATED ON THESE DRAWINGS. COORDINATE FLUES, DRYER VENTS, PLUMBING STACKS, ETC. AND PROVIDE ACCESSORIES AND INSTALLATION AS REQUIRED. ALL PENETRATIONS SHOULD BE PLACED ON REAR SIDE OF ROOF IF POSSIBLE. REVIEW ALL PENETRATION LOCATIONS IN FIELD WITH OWNER.

IMPORTANT NOTE FOR CONTRACTORS AND SUBCONTRACTORS:

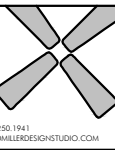
- THESE DRAWINGS ARE DESIGN DRAWINGS. THE GENERAL CONTRACTOR HAS THE RIGHT AND RESPONSIBILITY TO REVISE CONFIGURATIONS AND DETAILS DEPICTED IN THE ARCHITECT'S DESIGN DRAWINGS, AS REQUIRED, TO PROPERLY CONSTRUCT A TECHNICALLY SOUND PROJECT.
- THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT WHEN DEVIATING FROM THE DESIGN INTENT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL COVENANTS, ZONING, BUILDING, FIRE, HEATING, PLUMBING, AND ELECTRICAL CODE REQUIREMENTS.



1 Detail at Typical Roof Edge
A3.1 1/4" = 1'-0"



2 Detail at Typical Pocket Door
A3.1 1/4" = 1'-0"



VAGI RESIDENCE
8924 MOUNT CURVE ROAD
BLOOMINGTON, MN 55438

NOTE: WINDMILLER DESIGN STUDIO, LLC. ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. WINDMILLER DESIGN STUDIO, LLC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY WINDMILLER DESIGN STUDIO, LLC. OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.

ISSUE DATE

10.14.21

A3.1
GENERAL NOTES & DETAILS

NOT FOR CONSTRUCTION

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