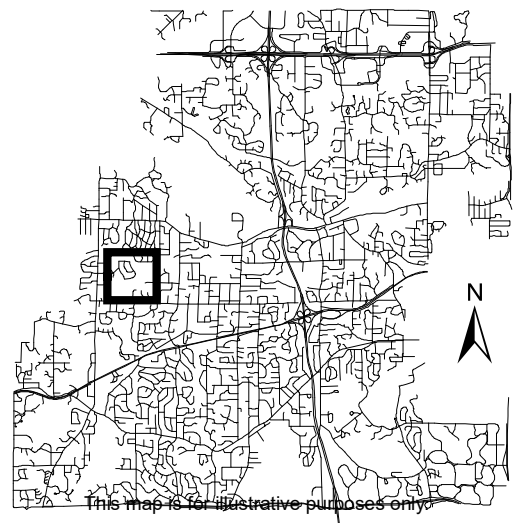




Location Map

Project: Phillips Residence
Address: 3936 Brown Ln



This map is for illustrative purposes only.



Building Corporation

3435 County Rd. 101 | Minnetonka, MN 55345 | (952) 475-2097 | boyerbuilding.com

City of Minnetonka Planning Department

To Whom it concern;

Re: Patricia Bendel & Jessica & Randy Phillips
3936 Brown Lane
Minnetonka, MN 55345

On behalf of Patricia Bendel, Jessica & Randy Phillips, we (Boyer Building Corporation) propose to add an addition over the garage and main house living room of the existing structure of the home. The new addition will have the intended to use to house the aging parents of the current homeowners. The design of the second level addition is in line with the current aesthetic of the existing home and surrounding neighborhood. The access to the new addition is located on the side of the garage, separate from the main house entry, as to comply with the city ADU requirements. The addition will consist of two bedrooms, a shared bathroom, common space living room, and kitchen. The ADU will have its own mechanical systems for heating and cooling and will share water and electrical service with the main house. Adequate off-street parking is available via the driveway and 2 stall garage.

It is our goal to create a space for the parents of the homeowners that can be their own but still be close enough to family if the need arises.

Respectfully,

Tim Forsberg

Boyer Building Corporation

Lic #BC002988

Surveyors Certificate

Existing Conditions Survey For:

JESSICA BENDEL

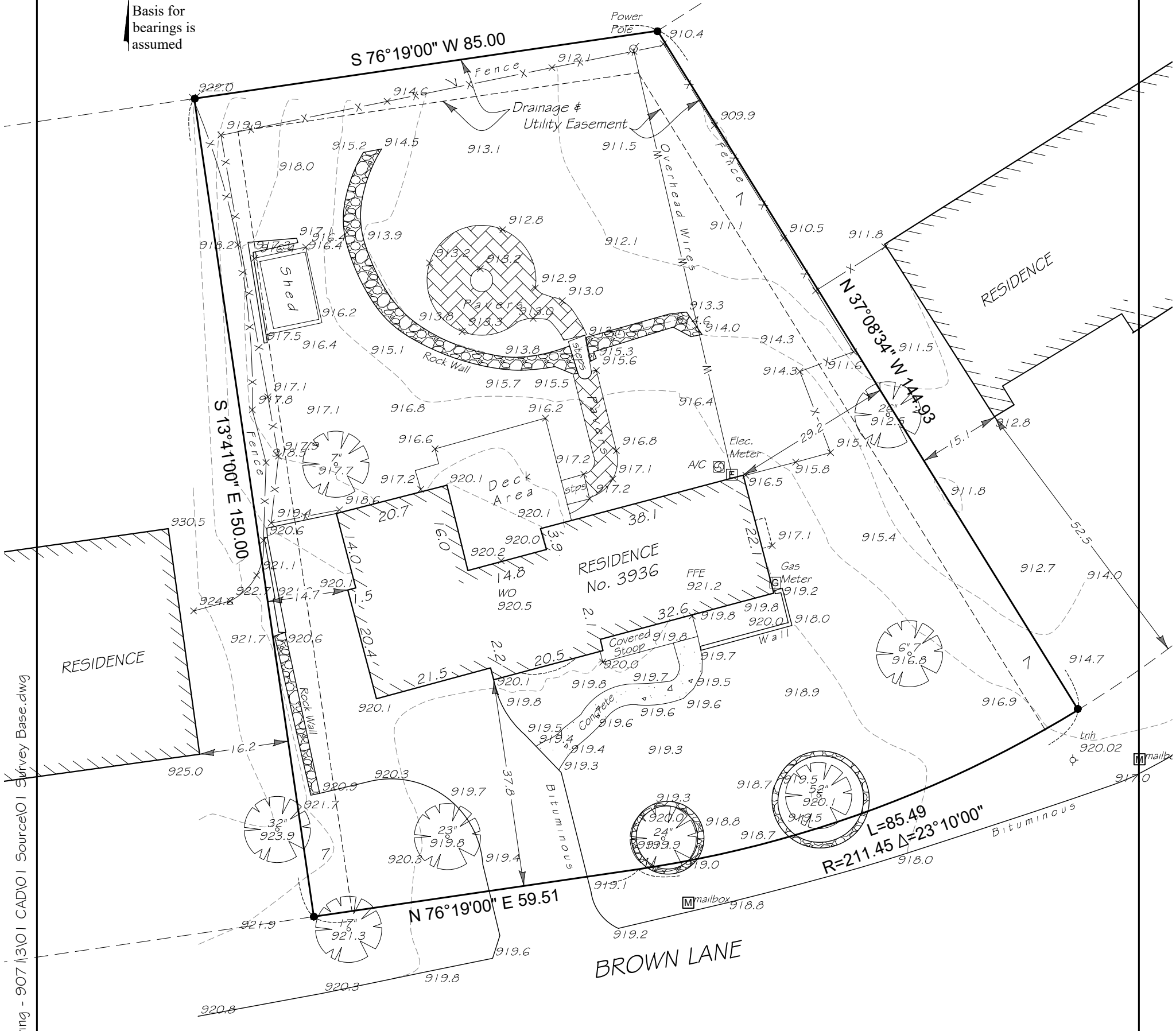
Property located in Section 20, Township 117, Range 22,
Hennepin County, Minnesota

● Denotes Found Iron Monument
○ Denotes Iron Monument

--- Denotes Existing Contours

x000.0 Denotes Existing Elevation

Basis for bearings is assumed



By graphic interpretation only, this property is in Flood Zone "X" (Areas generally outside Special Flood Hazard Area 1% annual chance flood) per FEMA panel map number 27053CO336F, effective on 11/04/2016.

Benchmark: MNDOT monument "FAHIL"
Elevation = 1015.13 feet

Impervious Surface	
Lot Area	17,104 sq ft
Residence	1,886 sq ft
Deck	467 sq ft
Concrete	71 sq ft
Concrete	155 sq ft
Bituminous drive	1,480 sq ft
Pavers	94 sq ft
Pavers	359 sq ft
Shed w/Pavers	141 sq ft
Steps	19 sq ft
Steps	20 sq ft
Total	4,692 sq ft
Percentage	27.43%

Property Zoned R-1, Low Density Residential

Building Setback Requirements

Front - 35 feet
Side - 10 feet minimum, sum not less than 30 feet
Rear - 40 feet or 20% of Lot depth whichever is less
Maximum building height 35 feet
Refer to City Code for additional restrictions or allowances.

The only easements shown are from plats of record or information provided by client.


Legal Description
Lot 7, Block 2, CHARLOTTTEWOOD 2ND
ADDITION
Hennepin County, Minnesota

Project No. 90713 SCALE 1" = 20'
F.B.No. 1136-10 PID No. 20-117-22-21-0035
Address: 3936 Brown Lane
Minnetonka, MN 55345

I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed this 2nd day of May 2024.

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com

rev	

Signed 
Gregory R. Prasch, Minn. Reg. No. 24992



IMPORTANT GENERAL NOTES:

THESE PLANS ARE PROVIDED FOR GENERAL DESIGN & CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, DESIGN DETAILS, COSTS, CONSTRUCTION METHODS, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY NOTED ON THE DRAWINGS.

THE INFORMATION CONTAINED IN THIS PLAN IS INTENDED TO SHOW DESIGN INTENT ONLY, AND BASIC FRAMING. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO USE STANDARD INDUSTRY APPROVED CONSTRUCTION PRACTICES THAT WILL INSURE A SAFE, STRUCTURALLY SOUND AND WATERPROOF HOME.

THIS HOME WILL BE BUILT TO COMPLY WITH OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE(IBC) AND/OR THE LOCALLY APPROVED BUILDING CODE. ALL CODES SHALL HAVE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED ON THIS PLAN WHERE SAME ARE AT VARIANCE.

1. OWNER'S RESPONSIBILITY:
PRIOR TO CONSTRUCTION THE OWNER WILL DETERMINE THAT THIS PLAN MEETS THE OWNERS NEEDS AND DESIGN EXPECTATIONS - ANY DESIGN QUESTIONS SHOULD BE DIRECTED TO THE ARCHITECT/ DESIGNER FOR CLARIFICATION OR CORRECTION.

2. DIMENSIONS & ERRORS:
THE GENERAL CONTRACTOR AND OWNER WILL BECOME FAMILIAR WITH ALL DESIGN ASPECTS OF THESE PLANS. ANY QUESTIONS WILL BE CLARIFIED BY THE ARCHITECT/ DESIGNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ERRORS NOT REPORTED. DO NOT SCALE DRAWINGS.

3. MODIFICATIONS:
ANY CHANGES TO THE PLAN ARE TO BE MADE BY A QUALIFIED PROFESSIONAL ARCHITECT, ENGINEER, OR RESIDENTIAL DESIGNER. THE ORIGINAL DESIGNER WILL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THIS PLAN.

4. CHANGE ORDERS:
ALL CHANGES TO THE CONSTRUCTION AND DESIGN OF THIS PLAN WILL BE DONE WITH WRITTEN CHANGE ORDERS SIGNED BY THE OWNER AND GENERAL CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COSTS TO ADJUST CHANGES MADE TO THE CONSTRUCTION THAT ARE NOT APPROVED BY A WRITTEN CHANGE ORDER.

5. DETAILS:
ALL IMPORTANT DESIGN DETAILS SUCH AS CORNICE, DORMERS AND PORCHES, ETC. SHALL BE FOLLOWED AS ON THE PLANS. ANY DESIGN CHANGES WILL BE ACCOMPANIED WITH SUBSTITUTE DRAWINGS PROVIDED BY THE CONTRACTOR FOR THE OWNERS APPROVAL. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EXPENSES TO ADJUST UNAUTHORIZED CHANGES TO THE ORIGINAL DESIGN DETAILS.

6. FLOOR ELEVATIONS:
PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR WILL STAKE OUT ON THE LOT - THE HOUSE, DRIVEWAY, AND FIRST FLOOR AND GARAGE FLOOR ELEVATIONS FOR THE OWNERS APPROVAL. THIS WILL BE ACCOMPANIED WITH SITE PLAN APPROVED IN WRITING BY THE OWNER.

7. OWNERS APPROVAL:
ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. ROOFING, EXTERIOR FINISHES (BRICK, SIDING, STUCCO, STONE, ETC.) AND WINDOW SAMPLES WILL BE PROVIDED TO THE OWNER FOR APPROVAL BEFORE ORDERING. VERIFY FIREPLACE SIZE(S) AND SPECIAL ITEMS SUCH AS SPA TUBS, ETC. BEFORE CONSTRUCTION.

8. SQUARE FOOTAGE CALCULATIONS:
THE ACTUAL SQUARE FOOTAGE IS CALCULATED AS THE HEATED, FINISHED INTERIOR SPACE. THIS DOES NOT INCLUDE, PORCHES, UNFINISHED BASEMENTS, OR UNFINISHED BONUS ROOMS. VAULTED OR TWO-STORY SPACES SUCH AS GREAT ROOMS, FOYERS, AND STAIRS ARE CALCULATED ONCE - ON THE FIRST FLOOR ONLY.

SHEET INDEX

- A0.00 COVER SHEET
- A1.01 FOUNDATION PLAN
- A1.02 MAIN LEVEL DEMO + NEW
- A1.03 UPPER LEVEL DEMO + NEW
- A1.04 ROOF PLAN
- A2.01 EXISTING EXTERIOR ELEVATIONS
- A2.02 EXTERIOR ELEVATIONS
- A2.03 EXTERIOR ELEVATIONS
- A2.04 EXTERIOR ELEVATION
- A3.01 BUILDING SECTIONS
- A3.02 CONSTRUCTION DETAILS
- E1.01 ELECTRICAL PLAN

SQUARE FOOTAGE

CONDITIONED SPACE	
EXISTING MAIN LEVEL	1,161 SF
EXISTING UPPER LEVEL	778 SF
ADDITION	1,046 SF
Grand total	2,984 SF

UNCONDITIONED SPACE	
GARAGE	521 SF
STORAGE	142 SF
NEW MECH	52 SF
Grand total	715 SF



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Bendel-Phillips Addition
 3936 Brown Lane
 Minnetonka, MN 55345

COVER SHEET

DRAWING BY	BLS:HP	A0.00
DATE	4/26/24	
PROJECT NUMBER	PRJ387	

RELEASED FOR CONSTRUCTION

Original Design By:

RELEASED FOR CONSTRUCTION

Original Design By:

Bendel-Phillips Addition
 3936 Brown Lane
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FOUNDATION PLAN

DRAWING BY: BLS:HP
 DATE: 4/26/24
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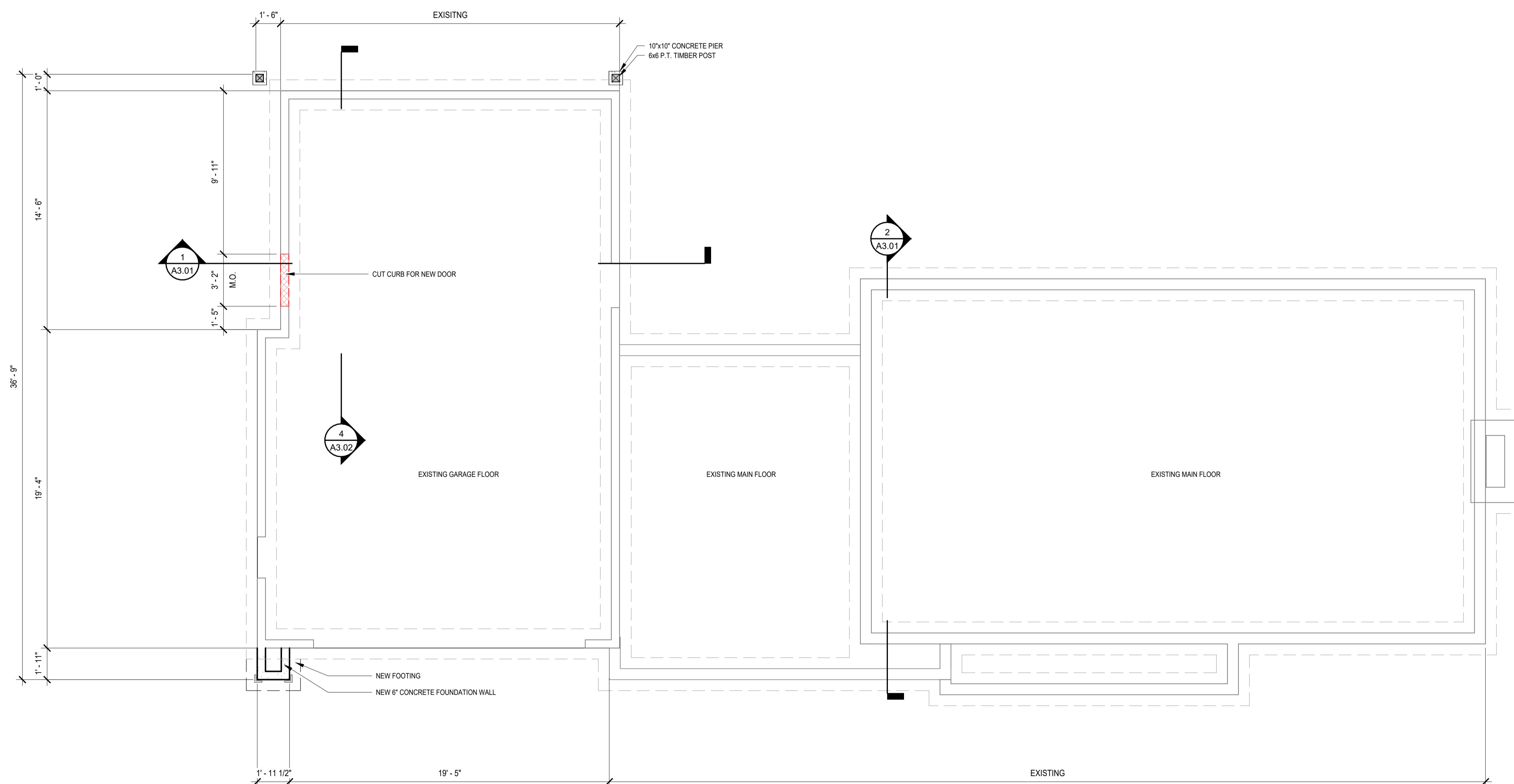
A1.01

FOUNDATION NOTES:

1. ALL CONSTRUCTION INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR SHALL HAVE A LOCAL LICENSED STRUCTURAL ENGINEER (P.E.) REVIEW ACTUAL SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS FOOTINGS, REINFORCEMENT, FOUNDATION WALLS, PIERS AND SLAB.
2. GENERAL CONTRACTOR SHALL INSPECT SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OR P.E. OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
3. GENERAL CONTRACTOR IS TO REVIEW THE PLANS, ELEVATIONS AND DETAILS FOR DESIRED ELEVATION OF FINISH FLOOR ABOVE TYPICAL GRADE. ADVISE OWNER SHOULD ANY SITE CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS. (I.E., NUMBER OF STEPS FROM FINISH GRADE TO THE FIRST FLOOR, OR NUMBER OF STEPS BETWEEN THE GARAGE FLOOR TO THE FIRST FLOOR OF THE HOUSE).
4. INSTALL ALUMINUM SHEET METAL TERMITE SHIELDS CONTINUOUS BETWEEN ANY WOOD SURFACES THAT ARE EXPOSED TO CONCRETE SURFACES.
5. ALL CONCRETE WORK SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. ANCHOR BOLTS FOR SILL PLATE ATTACHMENT TO CONFORM TO ASTM A307.
6. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
7. ALL CONSTRUCTION ON FILL SOILS SHALL BE DESIGNED BY A P.E.
8. PROVIDE 12" MINIMUM COVER OVER FOOTING, UNLESS LOCAL FROST DEPTH WARRANTS A GREATER DEPTH. FOOTINGS WILL BE BELOW THE LOCAL FROST LINE.
9. INSTALL "STEGO" 15 MIL VAPOR BELOW ALL FLOOR SLABS (WWW.STEGOINDUSTRIES.COM)

LEGEND:

- NEW STUD WALL
- NEW CONCRETE WALL
- EXISTING WALL
- DEMO WALL



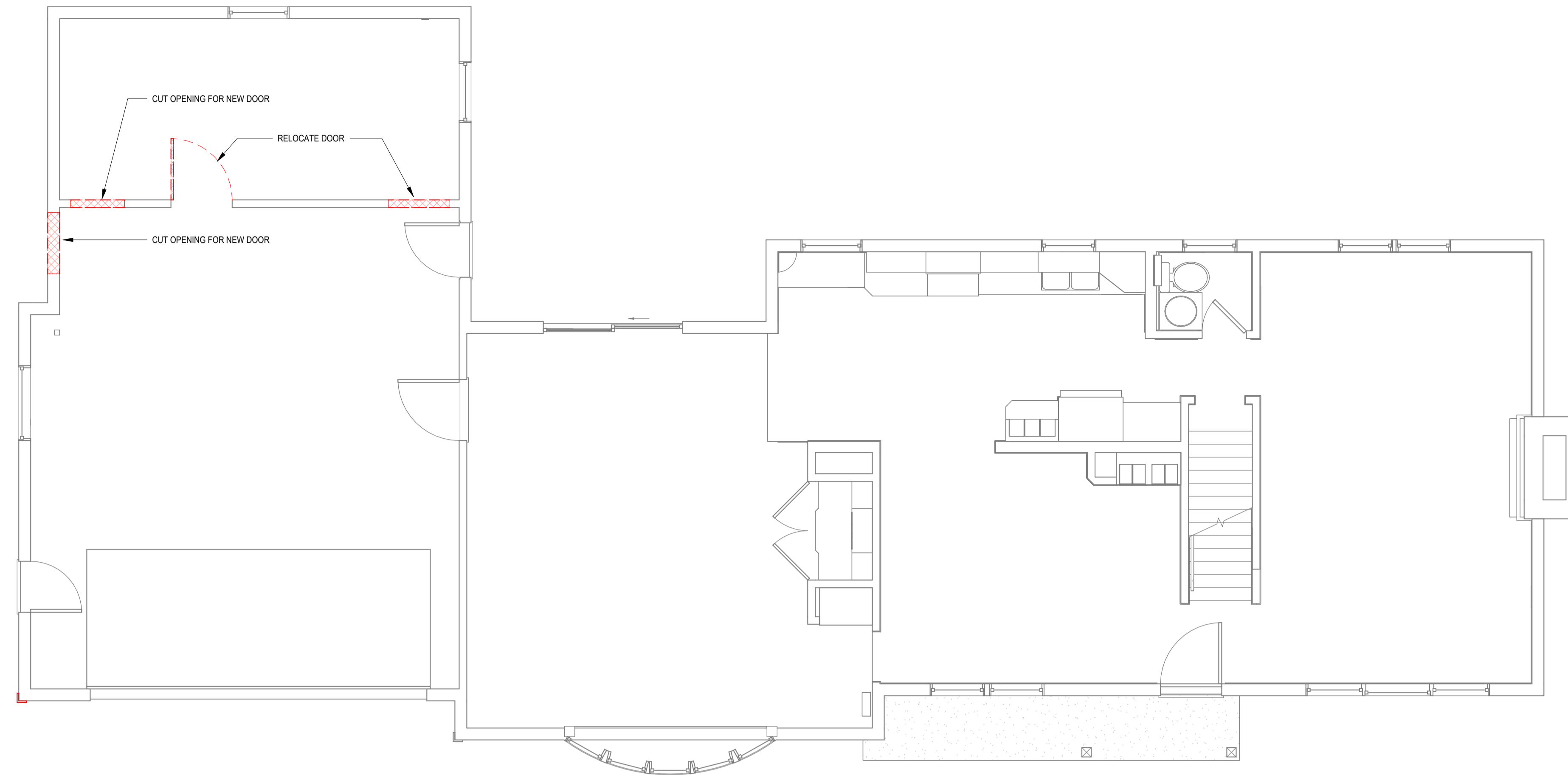
FOUNDATION DEMO + NEW
 1/4" = 1'-0"

FRAMING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
2. ALL STRUCTURAL INFORMATION SHOWN ARE FOR REFERENCE PURPOSES ONLY. ALL STRUCTURAL DESIGN WILL MEET OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND/OR LOCAL BUILDING CODES.
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4. THE CONTRACTOR WILL REVIEW THE PLANS, ELEVATIONS AND DETAILS, AND ADVISE THE OWNER AND/OR ARCHITECT SHOULD ANY CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT SHOWN ON THE PLANS, SECTIONS OR EXTERIOR ELEVATIONS.
5. IF "ENGINEERED LUMBER" OR TRUSSES WILL BE USED, THEY WILL BE DESIGNED AND APPROVED BY A P.E. AND MANUFACTURED BY A TPI MEMBER.
6. INSTALL SOLID BRACING, OR EQUAL, AT ALL OUTSIDE CORNERS.
7. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
8. SHEATH ALL EXTERIOR WALLS WITH A NOMINAL 1/2" STRUCTURAL GRADE #2 PLYWOOD OR NOMINAL 1/2" OSB.
9. PROVIDE DIAGONAL OR SOLID BLOCKING AT 8' O.C. MAXIMUM IN ALL FLOOR JOISTS, AND SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
10. STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL, UNLESS OTHERWISE NOTED.
11. INSTALL A CONTINUOUS ALUMINUM TERMITES SHIELD BETWEEN ANY WOOD AND CONCRETE SURFACES.
12. ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES AND DECKS, SHALL BE PRESSURE TREATED OR EQUAL.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
14. INSTALL HURRICANE CONNECTIONS AS REQUIRED BY LOCAL CONDITIONS AND BUILDING CODES.
15. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4' O.C. MAXIMUM.
16. STUD WALL SUPPORTING TWO FLOORS, CEILING AND ROOF LOADS SHALL BE 2 X 4 AT 16" O.C.; ALL OTHER WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED. STUD WALLS UP TO 9' TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THIRD POINTS.
17. BALLOON FRAME ALL TWO-STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING. IF TWO-STORY WALLS HAVE EXCESSIVE OPENINGS, USE VERTICAL STEEL FLITCH-PLATES AND/OR 2 X 6 FRAMING.
18. ALL HEADERS AND BEAMS TO BE SUPPORTED BY 2X'S EQUAL TO THE WIDTH OF THE BEAM OR SOLID COLUMNS AS SHOWN ON THE PLANS. SUPPORT IS TO BE CONTINUOUS TO THE FOUNDATION OR OTHER SUPPORT BELOW.
19. POCKET DOORS SHALL BE FULL SIZE SOLIDCORE DOORS HUNG ON HEAVY TRACK CENTERED IN A 2x6 WALL FRAMED W/ TIMBERSTRAND LUMBER.
20. TYPICAL HEADER TO BE (2) 2x12 W/ 1/2" PLYWOOD GLUED & NAILED, U.N.O.
21. WINDOWS AND DOORS ARE NOTED AS GENERIC SIZES, U.N.O. EGRESS SIZES AND OTHER CODE CRITERIA TO BE VERIFIED PER MANUFACTURER.
22. VERIFY ALL EXISTING CONDITIONS AT NEW BEARING WALLS

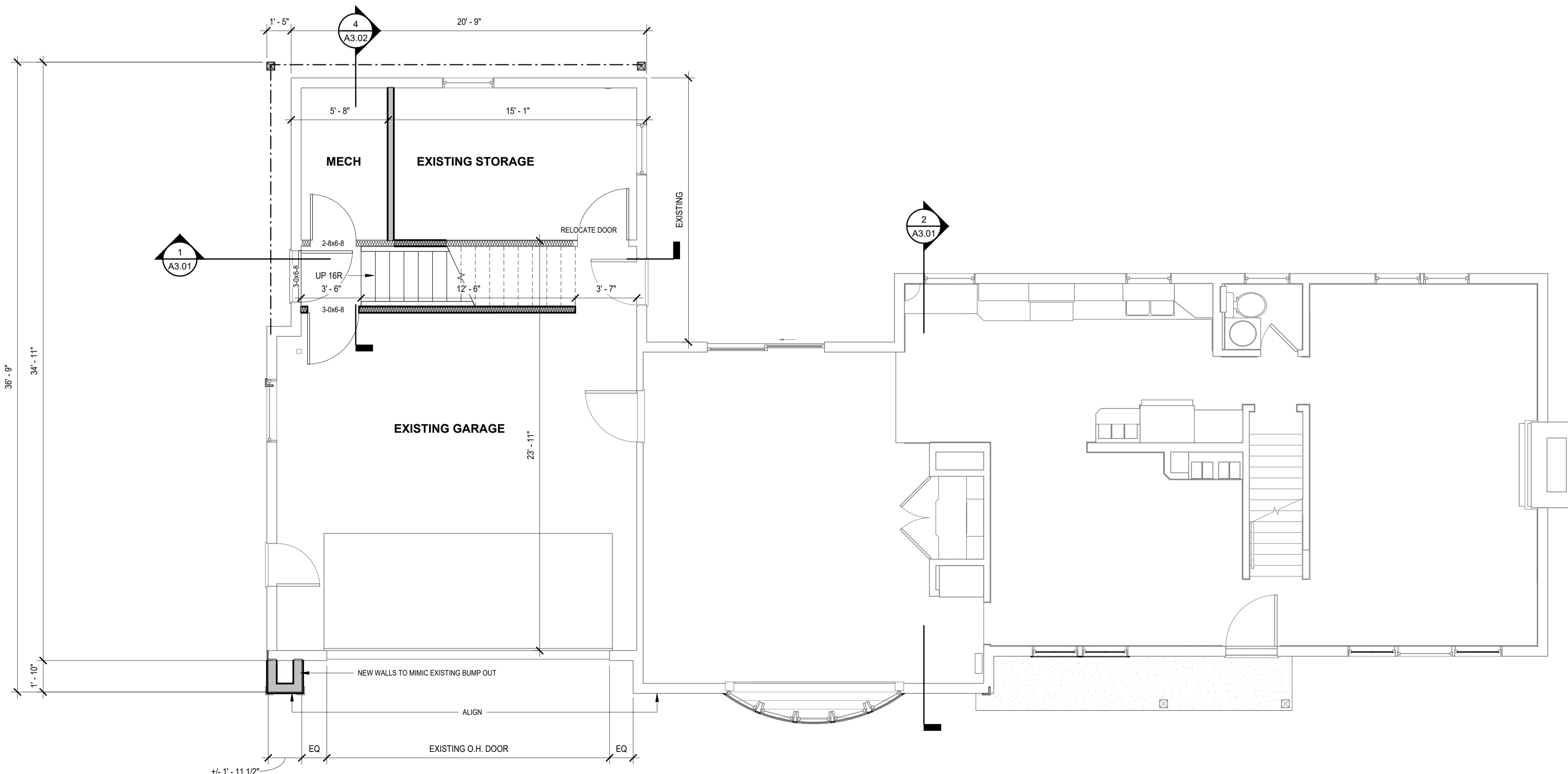
LEGEND:

- NEW STUD WALL
- NEW CONCRETE WALL
- EXISTING WALL
- DEMO WALL



MAIN LEVEL DEMO PLAN

1/4" = 1'-0"



PROPOSED MAIN LEVEL

1/4" = 1'-0"

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Bendel-Phillips Addition
 3936 Brown Lane
 Minnetonka, MN 55345

MAIN LEVEL DEMO + NEW

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DATE	4/26/24	
PROJECT NUMBER	PRJ387	

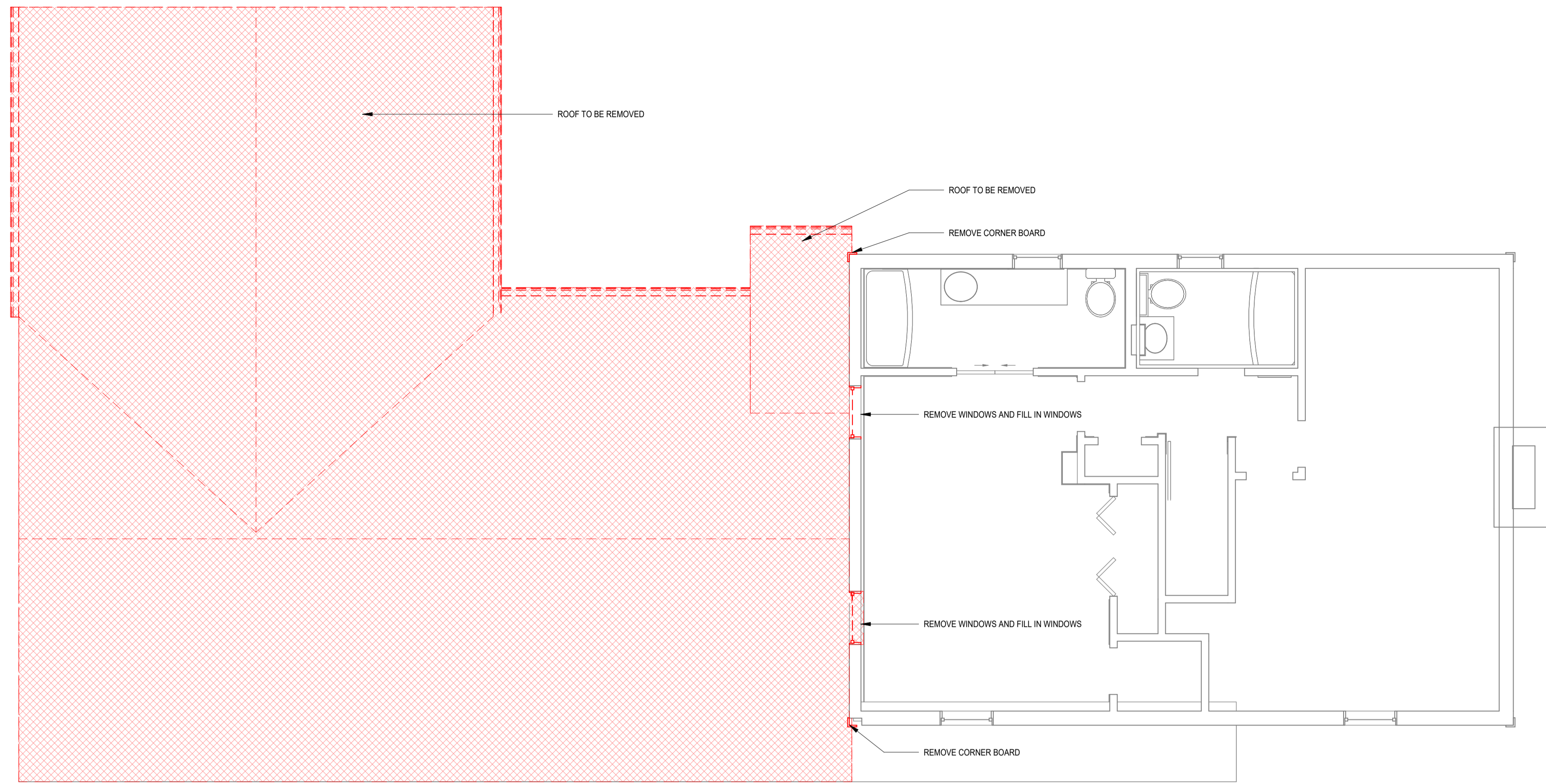
RELEASED FOR CONSTRUCTION

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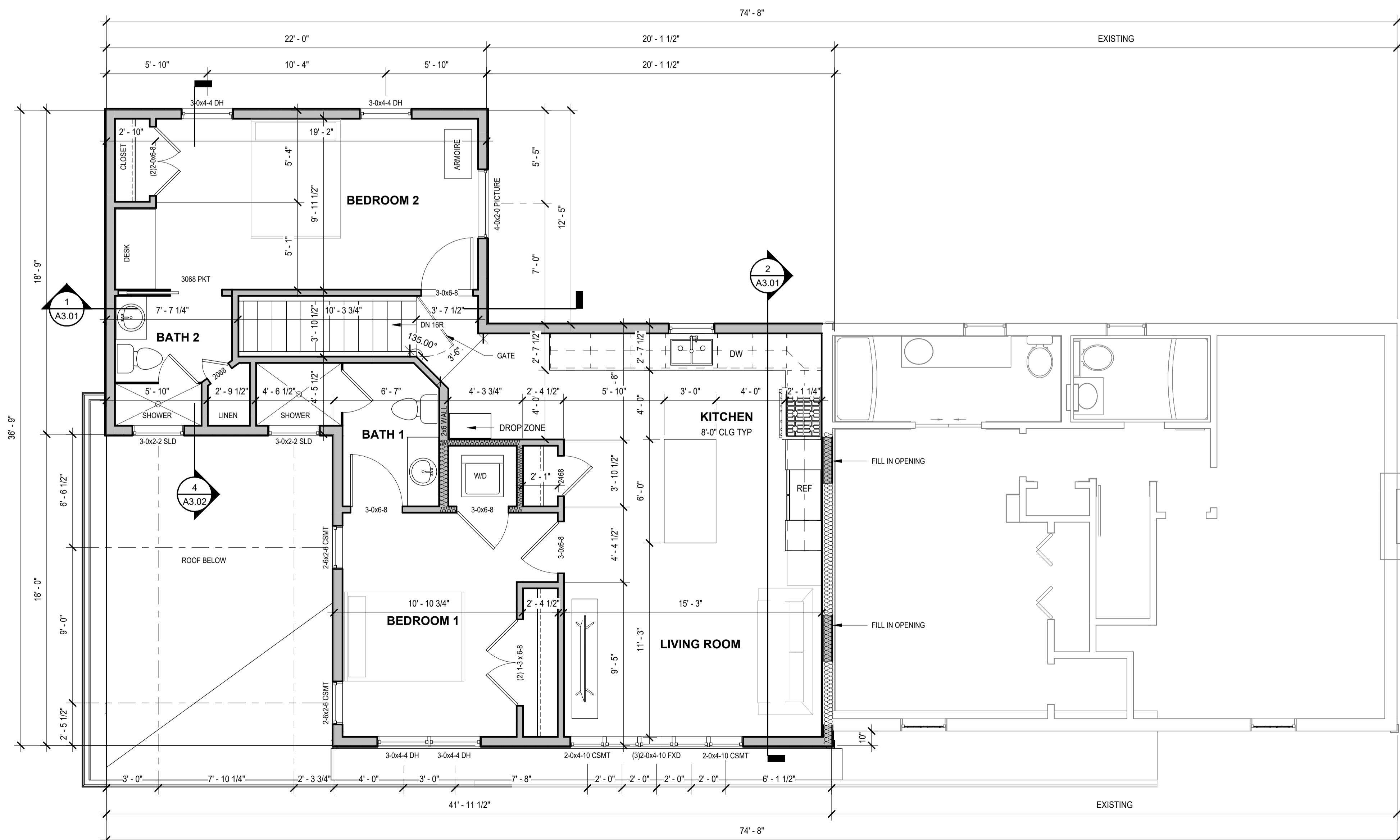
LEGEND:

- NEW STUD WALL
- NEW CONCRETE WALL
- EXISTING WALL
- DEMO WALL



UPPER LEVEL DEMO PLAN

1/4" = 1'-0"



PROPOSED UPPER LEVEL

1/4" = 1'-0"

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ARCHITECTURAL OVERFLOW
 Original Design By:

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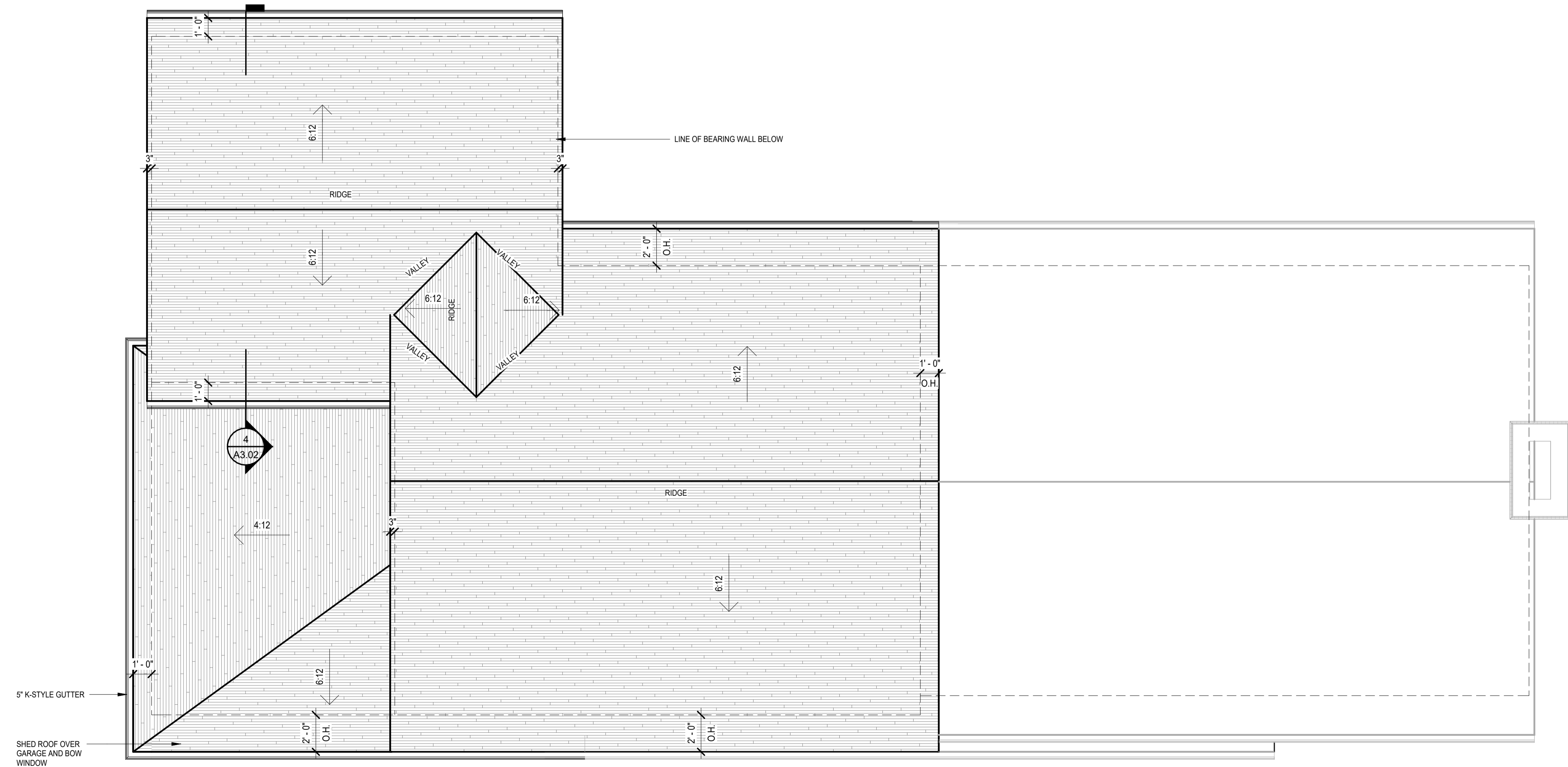
UPPER LEVEL DEMO + NEW

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DATE	4/26/24	
PROJECT NUMBER	PRJ387	

RELEASED FOR CONSTRUCTION

ROOF NOTES:

1. TYPICAL ROOFING SYSTEM SHALL BE AS FOLLOWS: ASPHALT ROOF SHINGLES, ROOFING FELT / SELF ADHERED ROOFING UNDERLAYMENT OVER ROOF SHEATHING.
2. ROOFING FELT SHALL BE UL RATED 30 LB ASPHALT SATURATED ORGANIC FELT.
3. 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 CHIMNEYS, SKYLIGHTS AND OTHER ROOF PENETRATIONS. 6) COMPLETELY AT ALL ROOFS LESS THAN 4:12 PITCH. 7) 36" SHEET AT ROOF PITCH TRANSITIONS. 8) OTHER AREAS AS REQUIRED BY CODE.
4. INSTALL CONTINUOUS W.R. GRACE "ULTRA" SELF ADHERED ROOFING UNDERLAYMENT UNDER FLAT SOLDERED SEAMED COPPER WHERE METAL PANS ARE INDICATED. IF FIELD SEAMING IS PERFORMED PLACE 2 LAYERS ROOFING FELT UNDER SEAM LOCATIONS TO PROTECT UNDERLAYMENT.
5. INSTALL PREFINISHED METAL DRIP FLASHING ALONG ALL EAVES AND RAKE ENDS TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE.
6. INSTALL PREFINISHED METAL VALLEY FLASHING WITH 1" V-CRIMP, 12" MINIMUM UP EACH SIDE OF VALLEYS
7. INSTALL PREFINISHED METAL FLASHING AT ROOF PITCH TRANSITIONS.
8. INSTALL PREFINISHED METAL STEP FLASHING ALONG ROOF / WALL INTERSECTIONS AND ALONG ROOF / CHIMNEY INTERSECTIONS.
9. CONFORM WITH "SMACNA" ARCHITECTURAL SHEET METAL MANUAL, 5TH ADDITION, 1993 WITH ADDENDUM NO. 1 OCTOBER 31, 1997 FOR ALL METAL ROOFING, FLASHING AND ROOF PENETRATION SYSTEMS
10. RIDGE VENTS TO BE HIGH PROFILE, PLASTIC TYPE, SHINGLE OVER VENT SYSTEM (COR-A-VENT V-600 SERIES OR EQUAL). INSTALL CONTINUOUSLY ALONG RIDGES.
11. INSTALL ROOF TO WALL VENTS (COR-A-VENT ROOF-2-WALL VENT OR EQUAL) WHERE INDICATED ON DRAWINGS.



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

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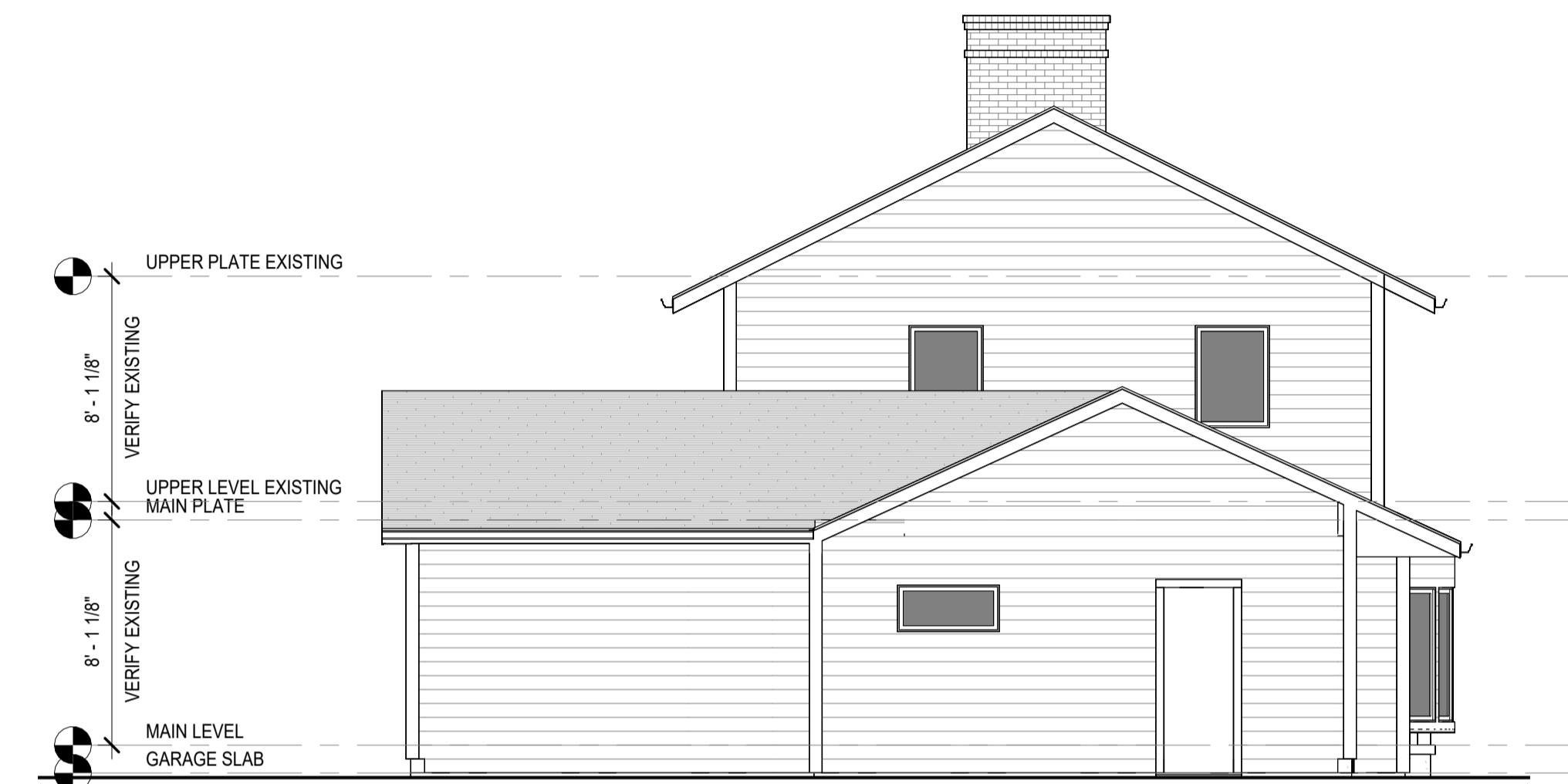
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ROOF PLAN	
DRAWING BY	BLS:HP
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A1.04	



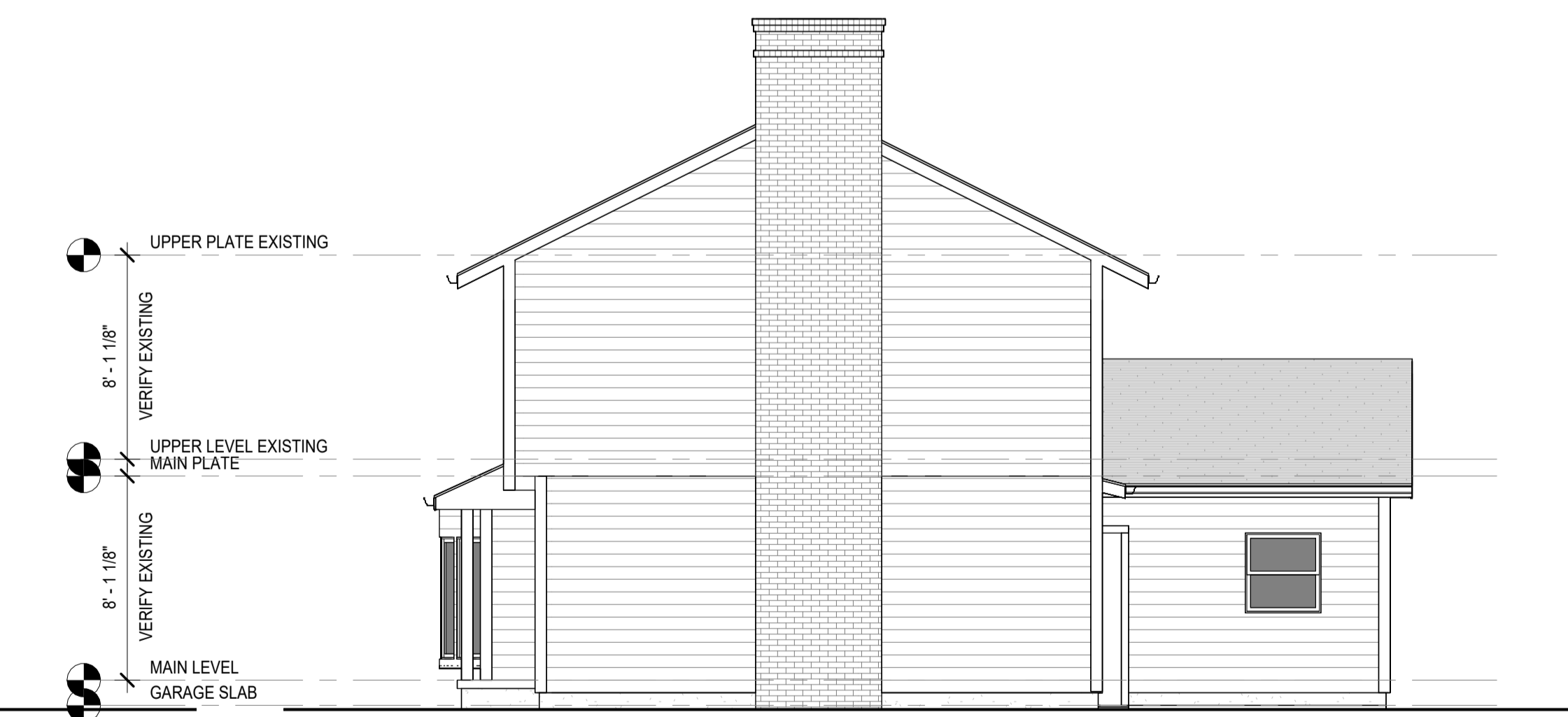
FRONT ELEVATION EXISTING
3/16" = 1'-0"



LEFT ELEVATION EXSITING
3/16" = 1'-0"



REAR EXISTING ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION EXISTING
3/16" = 1'-0"

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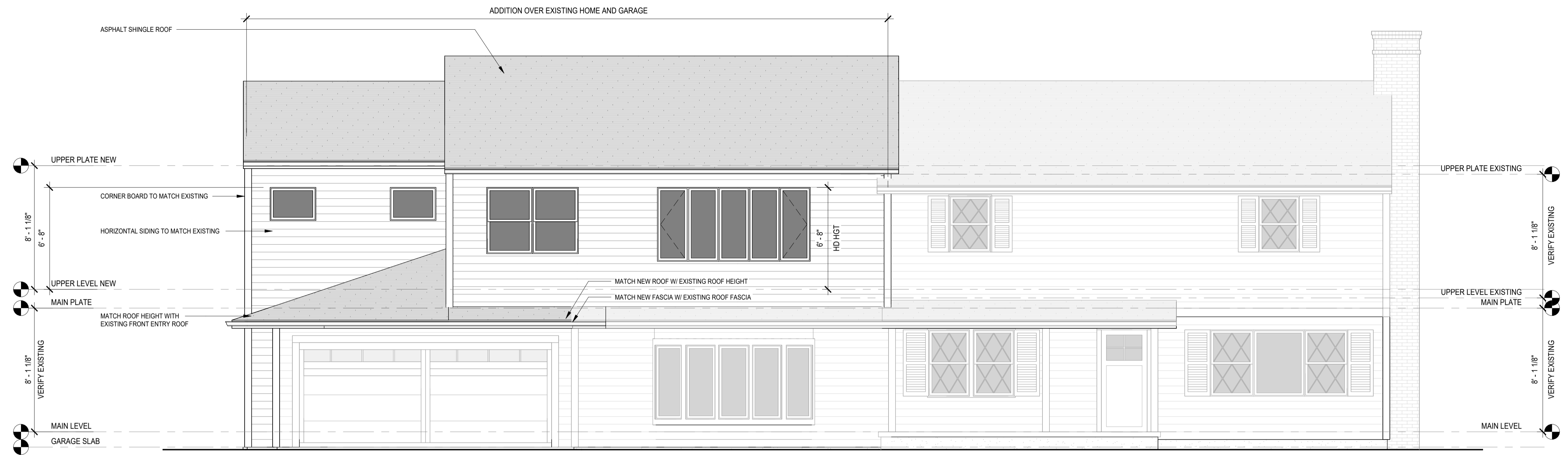
Bendel-Phillips Addition
3936 Brown Lane
Minnetonka, MN 55345

EXISTING EXTERIOR ELEVATIONS

DRAWING BY	BLS-HP	A2.01
DATE	4/26/24	
PROJECT NUMBER	PRJ387	

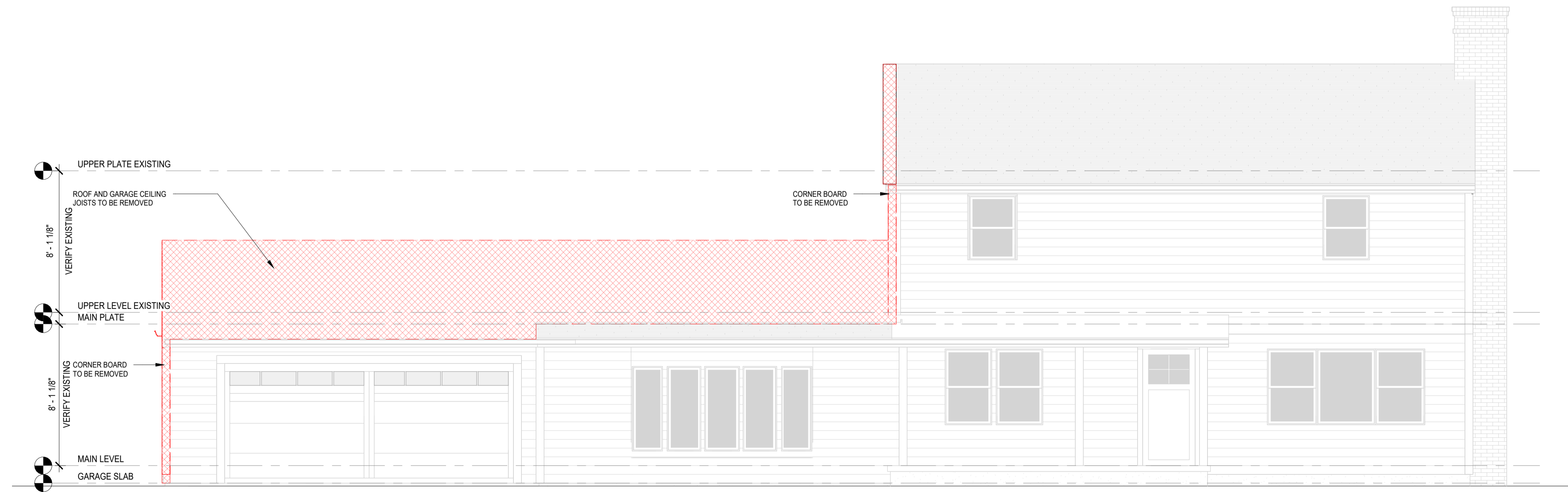
LEGEND:

- NEW STUD WALL
- NEW CONCRETE WALL
- EXISTING WALL
- DEMO WALL



FRONT ELEVATION NEW

1/4" = 1'-0"



FRONT ELEVATION DEMO

1/4" = 1'-0"



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EXTERIOR ELEVATIONS

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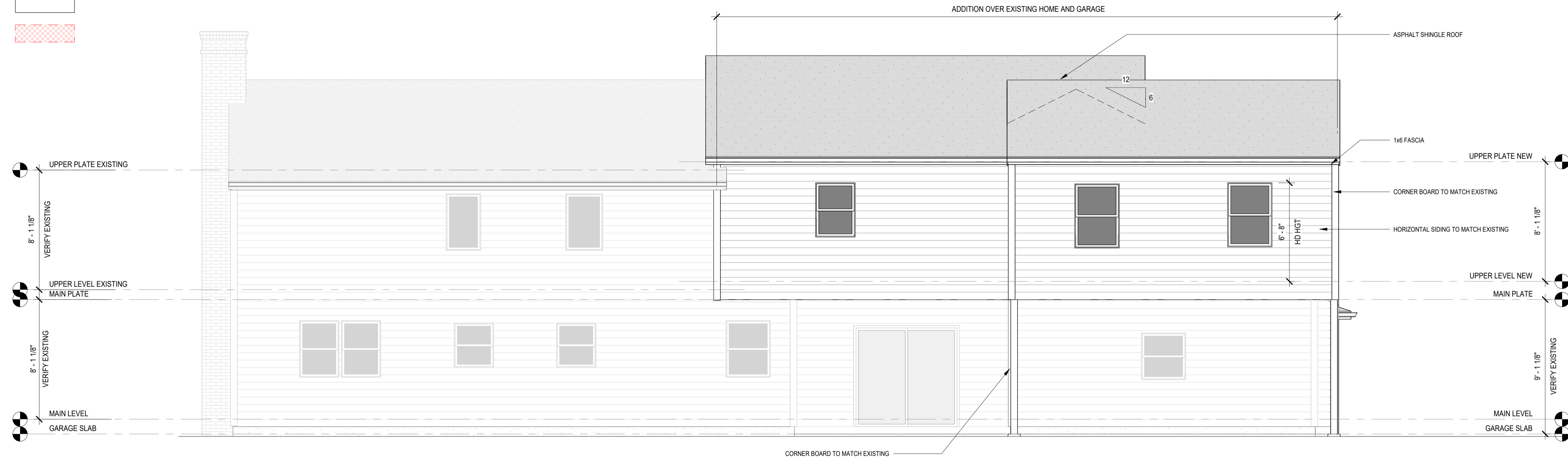
DATE 4/26/24

PROJECT NUMBER PRJ387

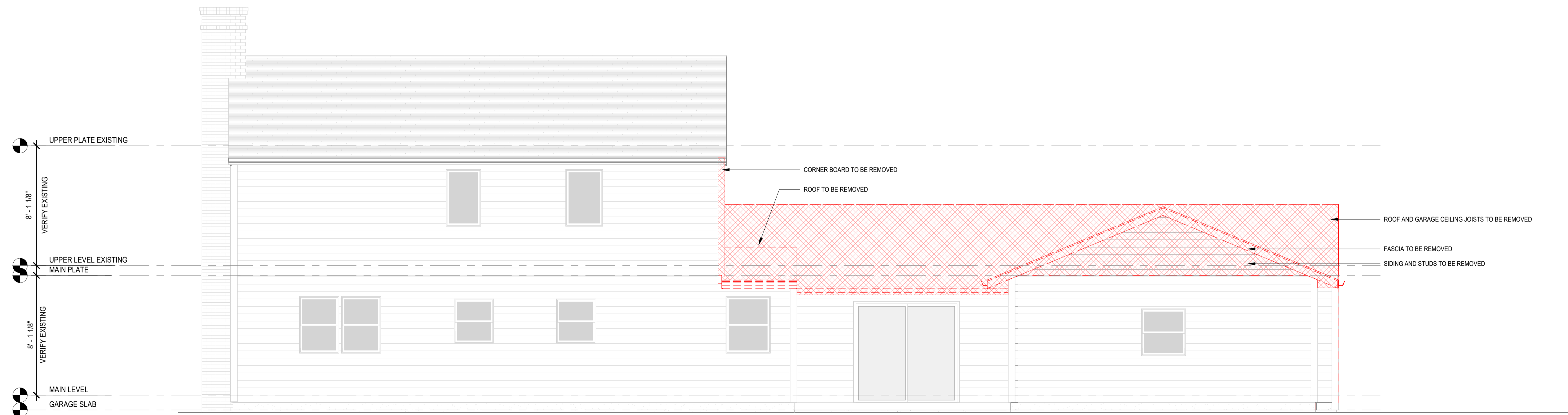
A2.02

LEGEND:

- NEW STUD WALL
- NEW CONCRETE WALL
- EXISTING WALL
- DEMO WALL



REAR ELEVATION NEW
1/4" = 1'-0"



REAR DEMO
1/4" = 1'-0"



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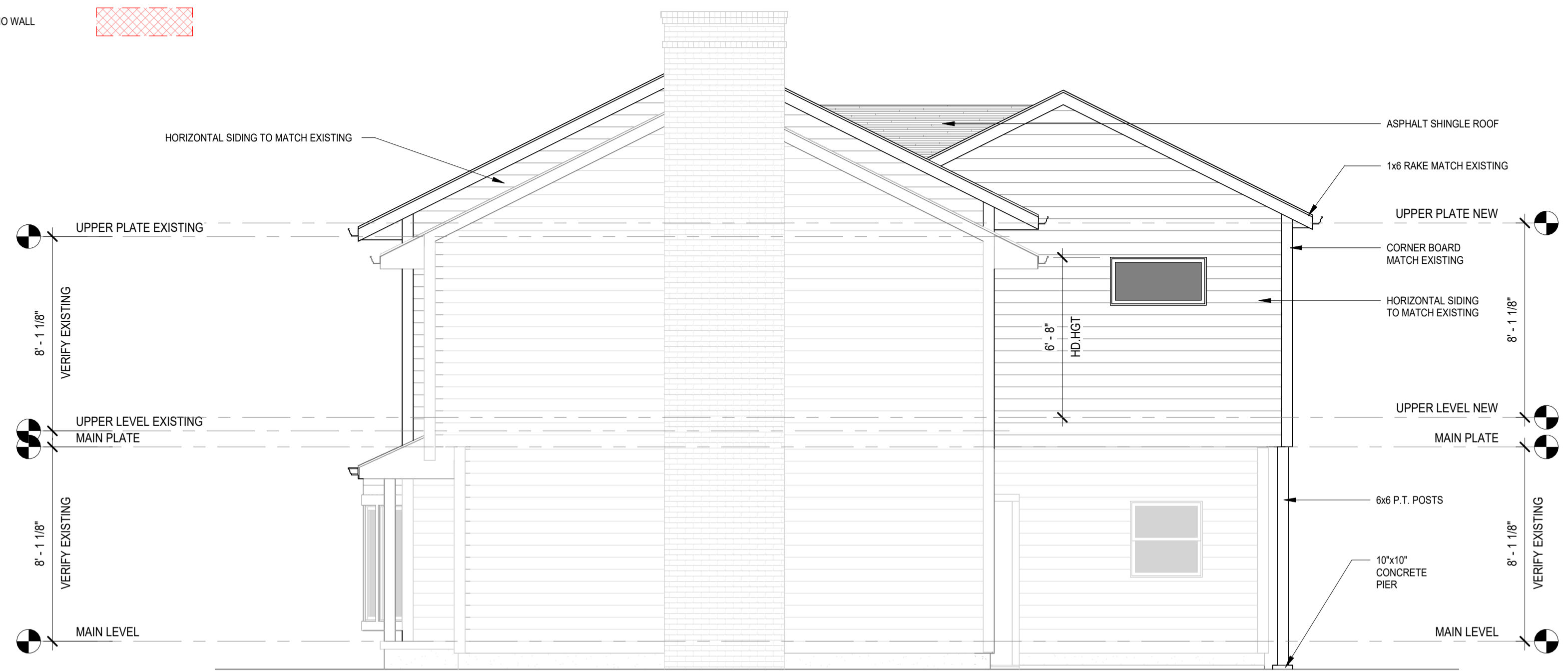
EXTERIOR ELEVATIONS

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DATE: 4/26/24
PROJECT NUMBER: PRJ387

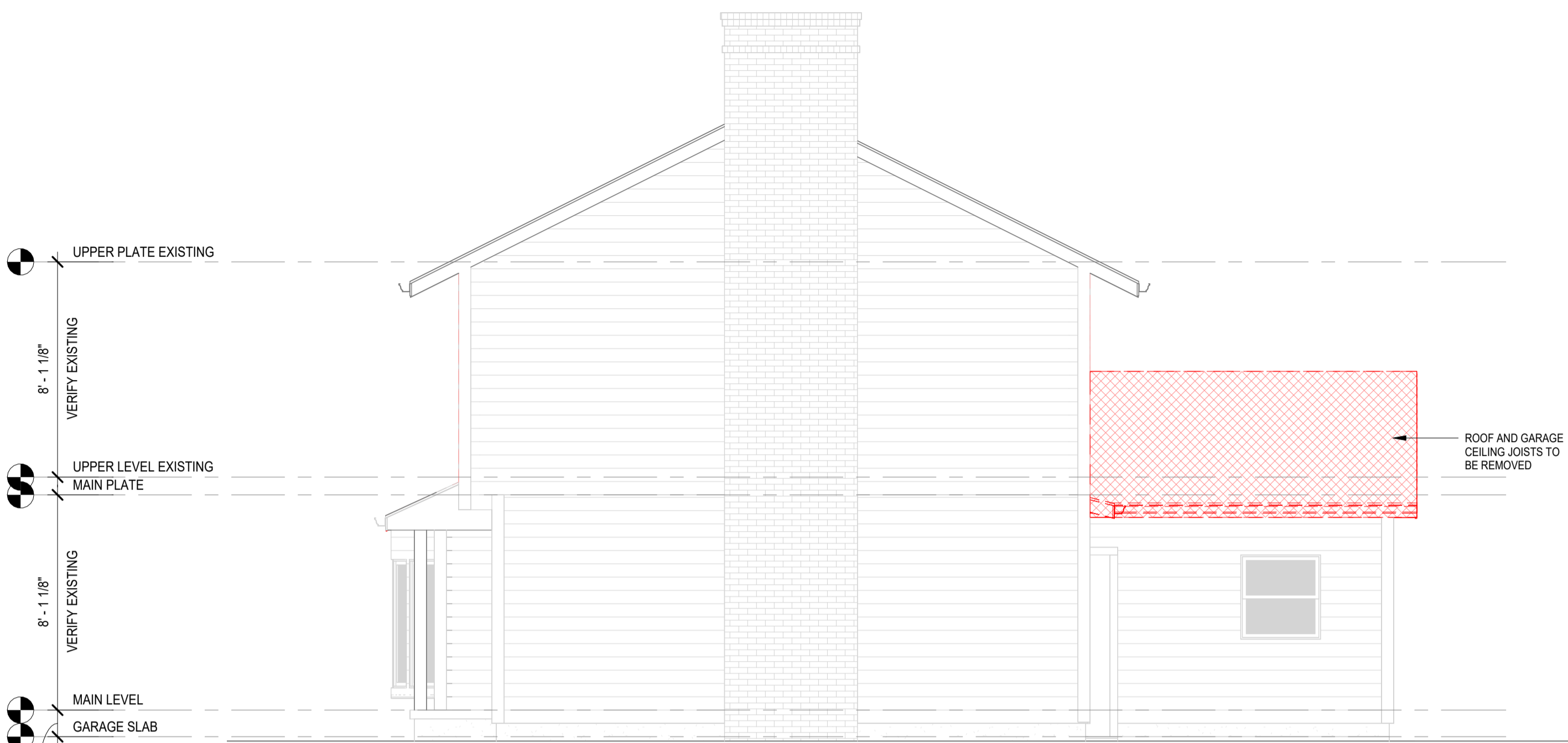
A2.03

LEGEND:

- NEW STUD WALL
- NEW CONCRETE WALL
- EXISTING WALL
- DEMO WALL



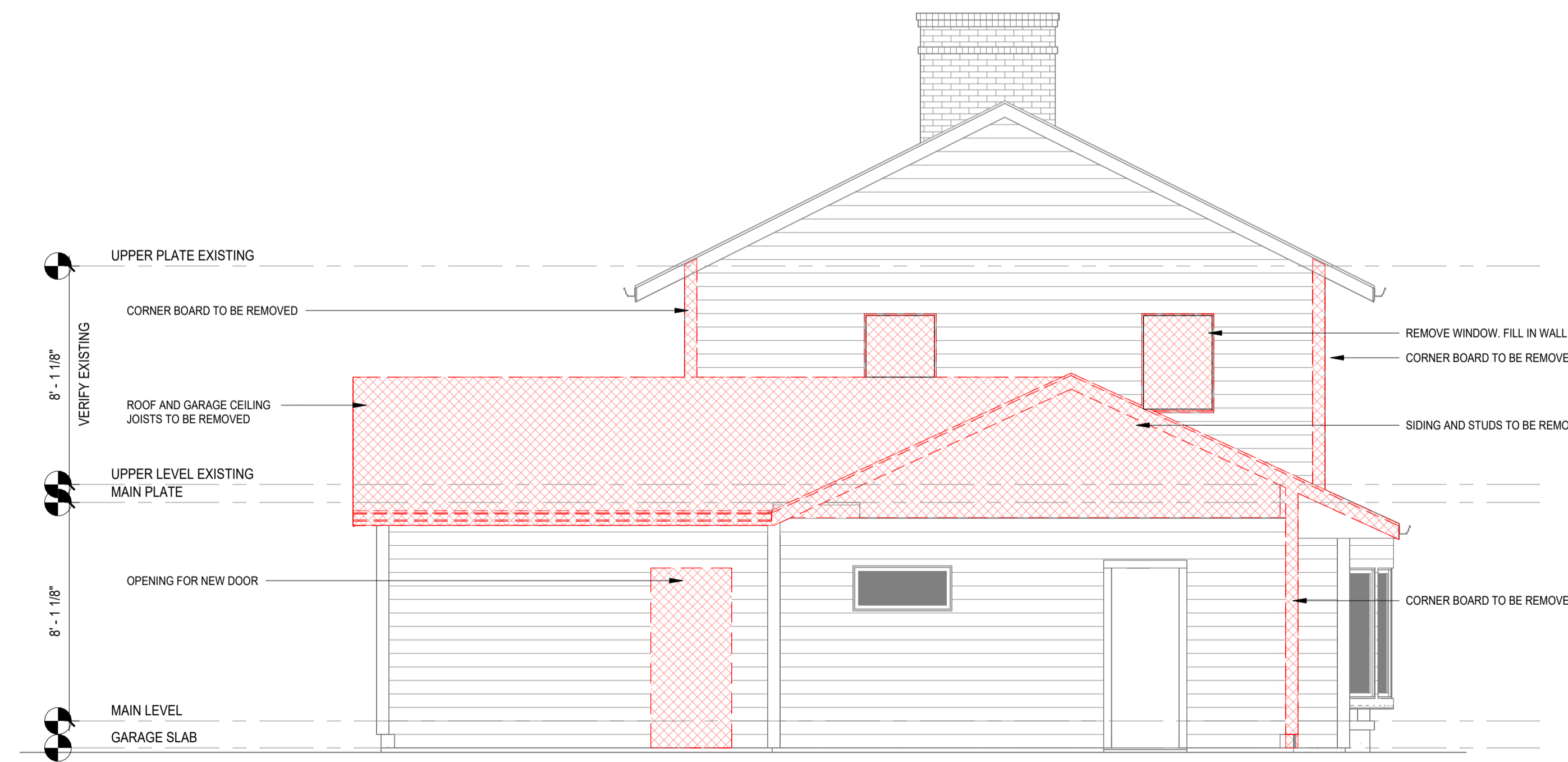
RIGHT ELEVATION NEW
1/4" = 1'-0"



RIGHT ELEVATION DEMO
1/4" = 1'-0"



LEFT ELEVATION NEW
1/4" = 1'-0"



LEFT ELEVATION DEMO
1/4" = 1'-0"

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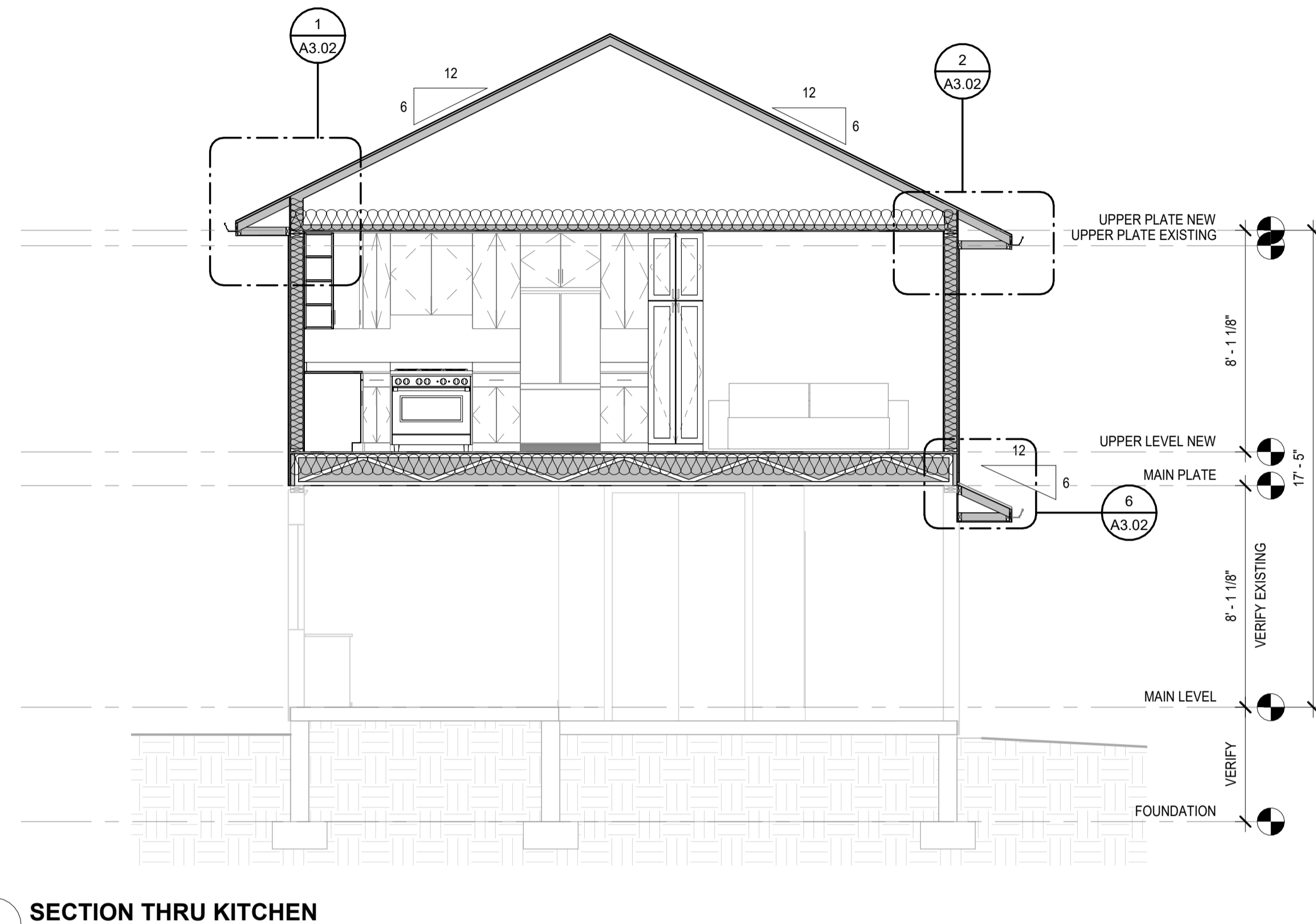
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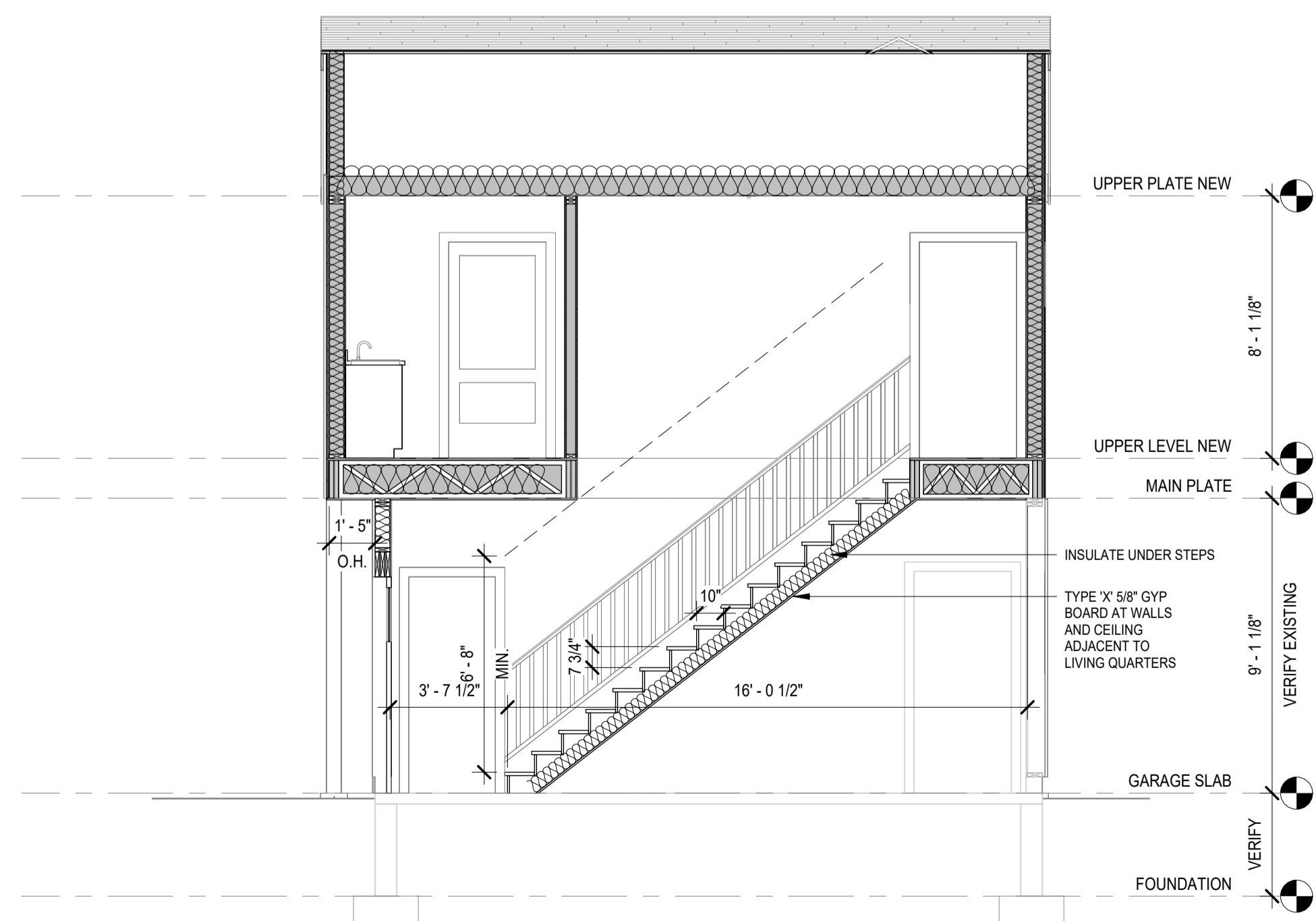
EXTERIOR
ELEVATION

DRAWING BY: BLS:HP
DATE: 4/26/24
PROJECT NUMBER: PRJ387

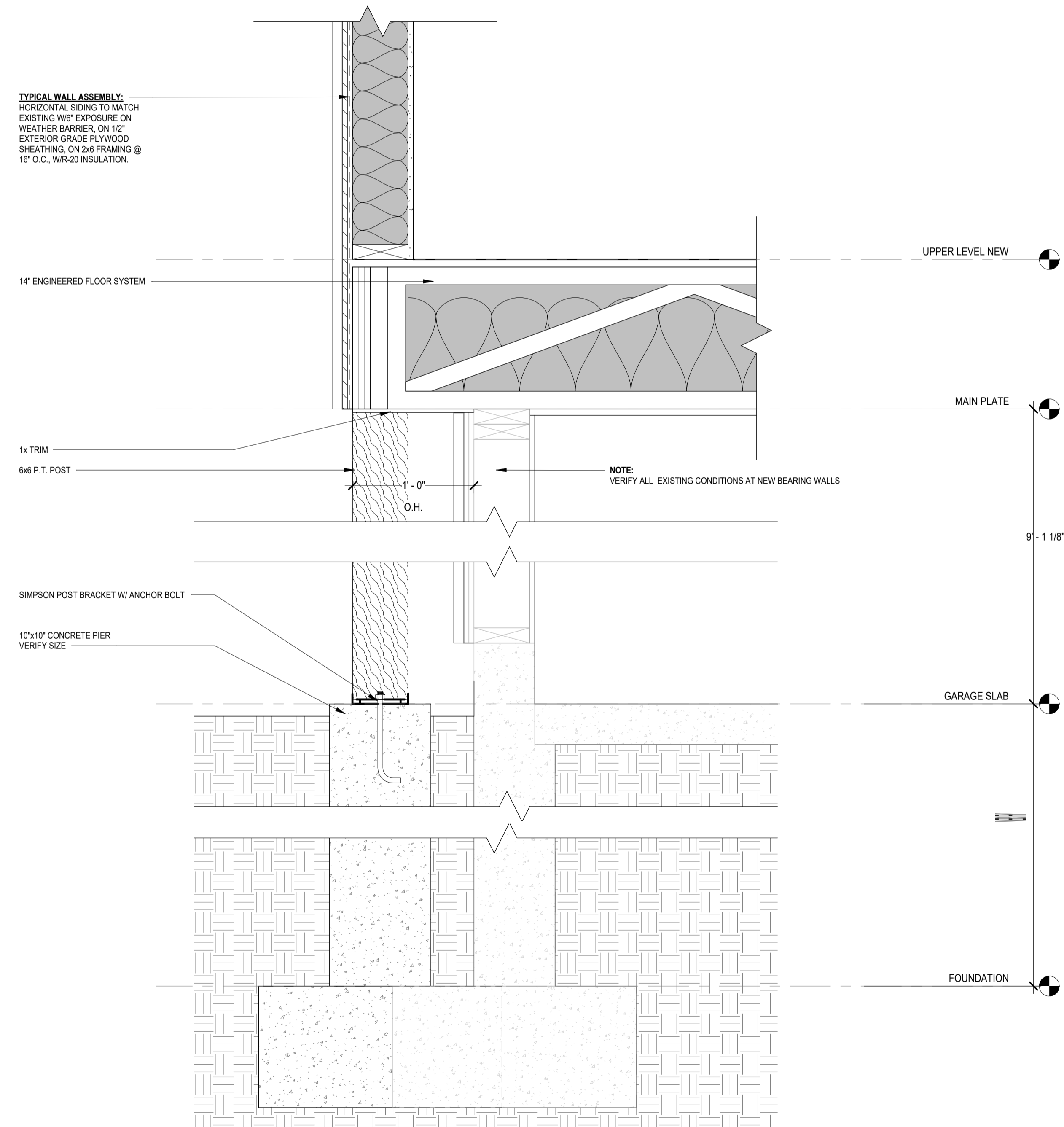
A2.04



2 SECTION THRU KITCHEN
A3.01 1/4" = 1'-0"

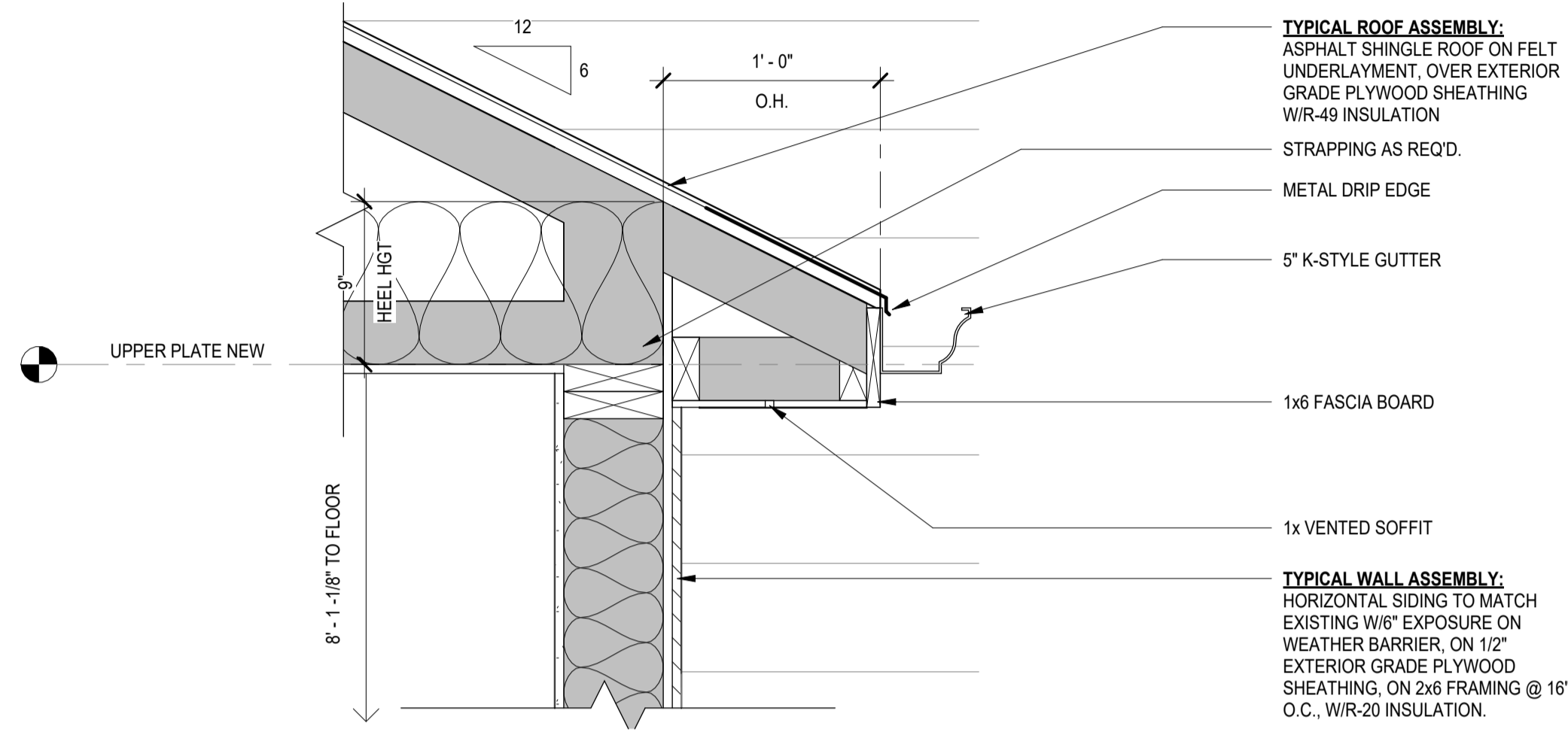


1 STAIR SECTION
A3.01 1/4" = 1'-0"

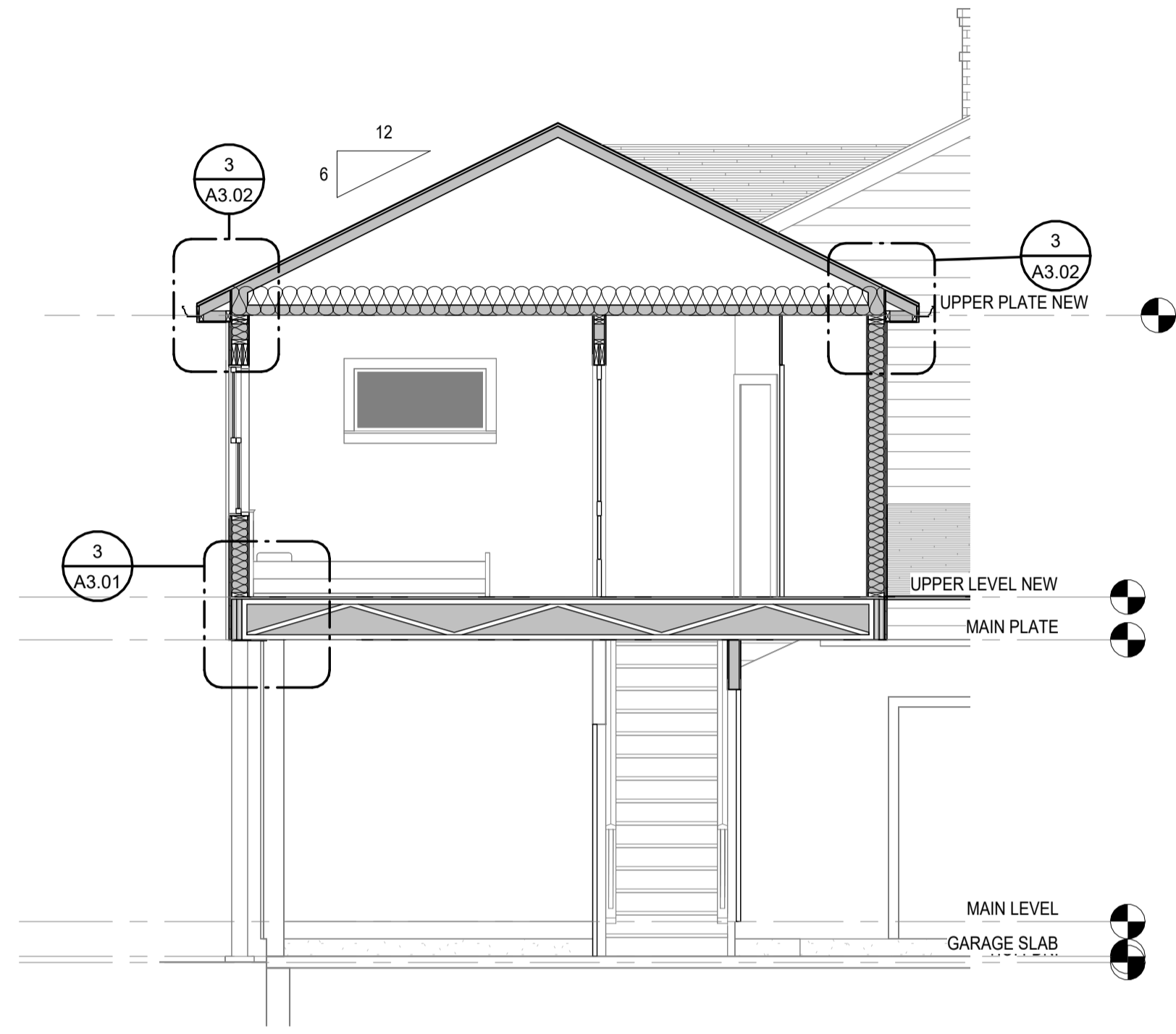


3 SECTION THRU CANTILEVER
A3.01 1 1/2" = 1'-0"

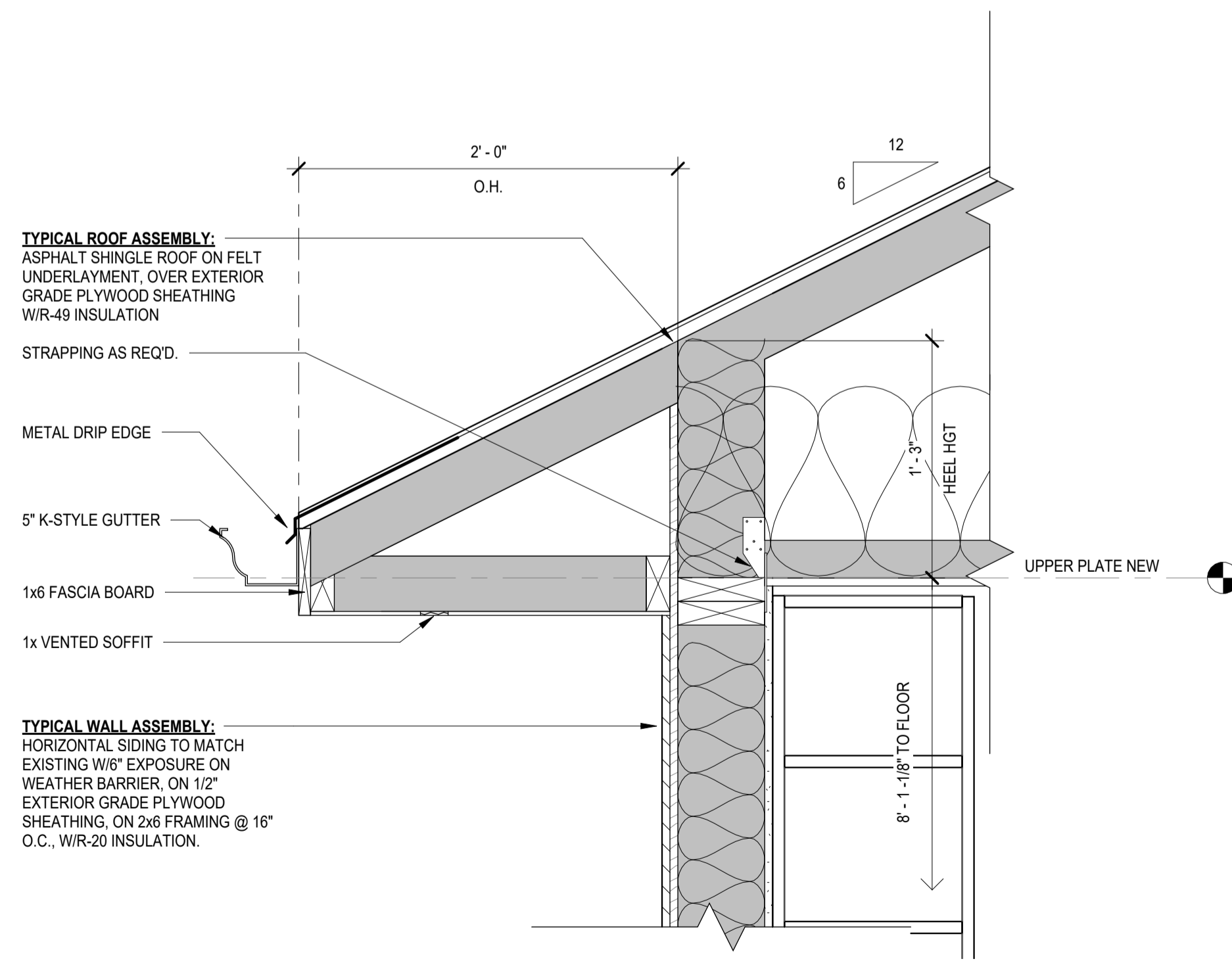
CODE REQUIREMENTS:	
CLIMATE ZONE	6
U-FACTOR	0.32
SHGC	NR
CEILING	R-49
WALL	R-30
FLOOR	R-30
SLAB	R-10



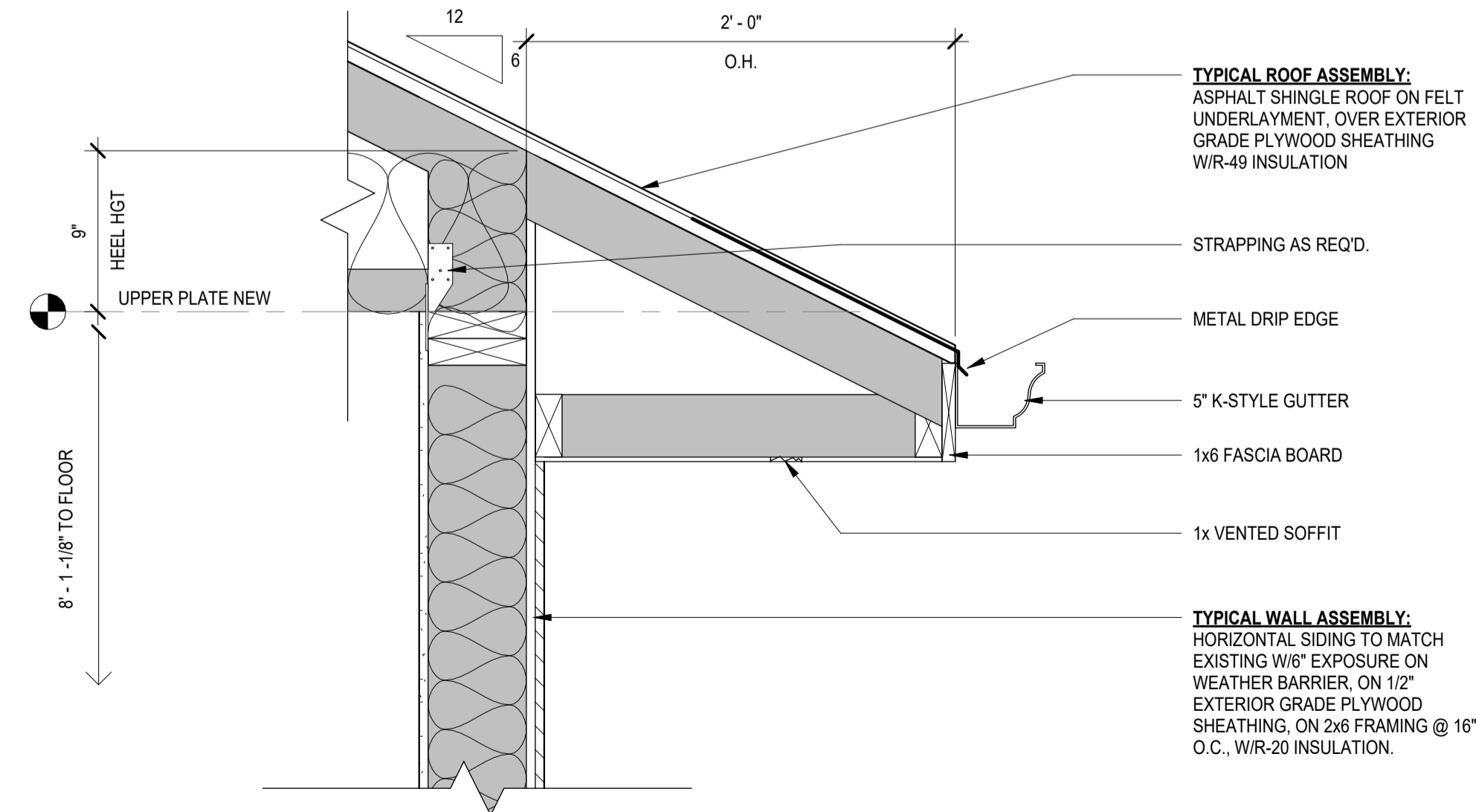
3 EAVE 3
A3.02 1 1/2" = 1'-0"



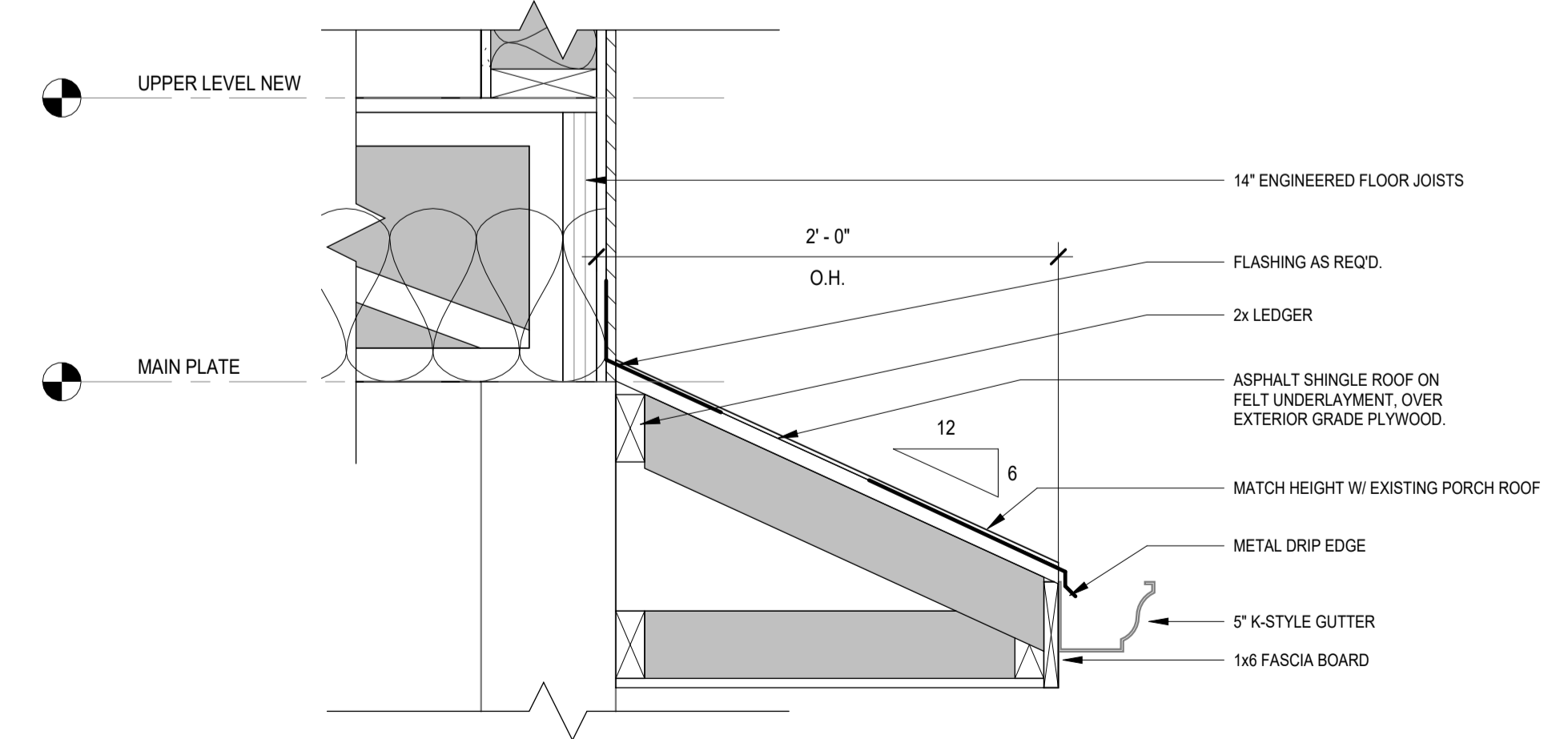
4 SECTION THRU BEDROOM 2
A3.02 1/4" = 1'-0"



1 EAVE 1
A3.02 1 1/2" = 1'-0"



2 EAVE 2
A3.02 1 1/2" = 1'-0"



6 SECTION THRU SHED
A3.02 1 1/2" = 1'-0"



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






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CONSTRUCTION DETAILS

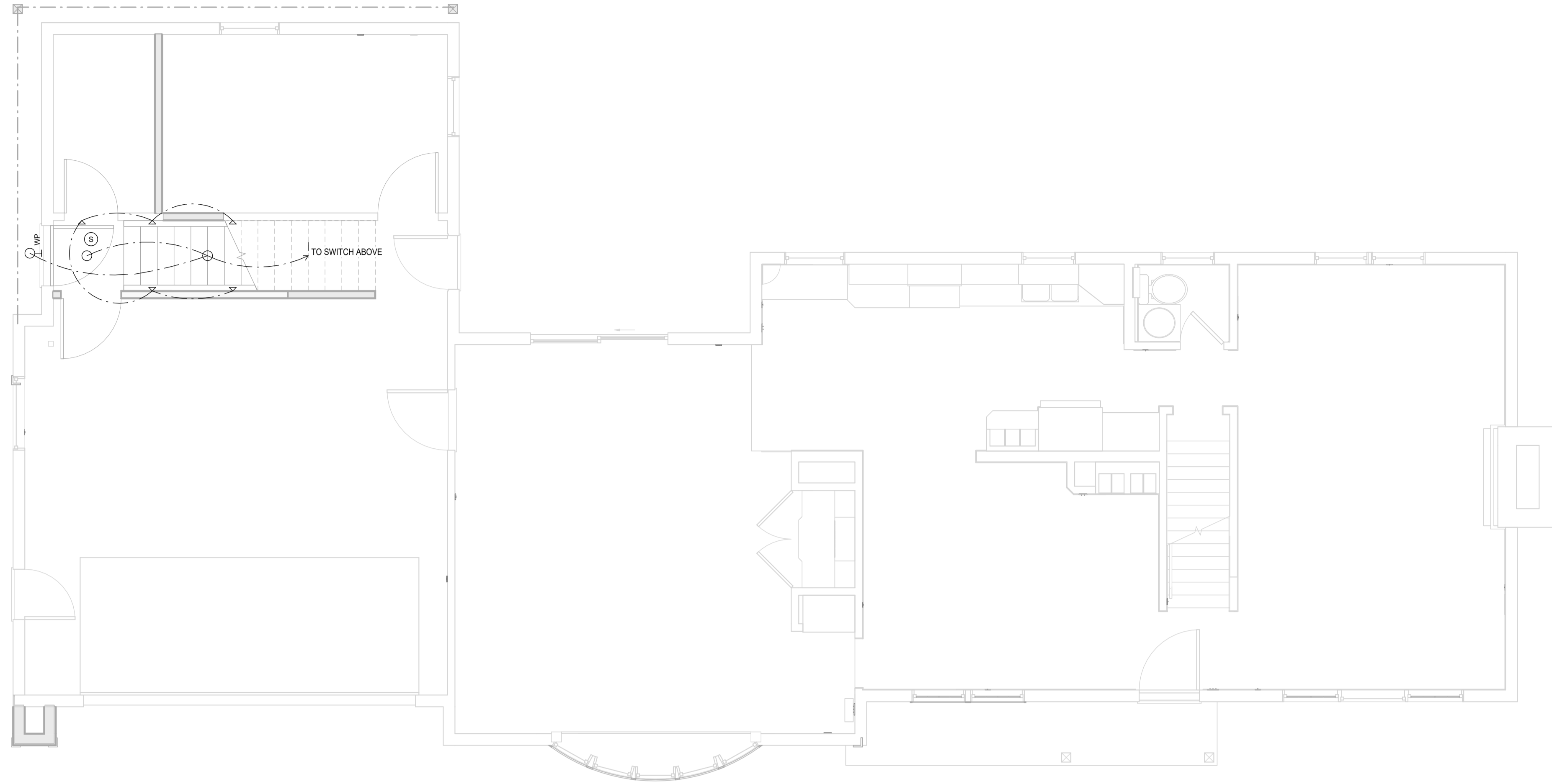
DRAWING BY	BLS:HP	A3.02
DATE	4/26/24	
PROJECT NUMBER	PRJ387	

ELECTRICAL SYMBOL KEY

-  LIGHT FIXTURE - CEILING MOUNTED
-  LIGHT FIXTURE - WALL MOUNTED
-  LIGHT FIXTURE - RECESSED CAN
-  LIGHT FIXTURE - MOTION DETECTED STAIR LIGHTS
-  LIGHT FIXTURE - RECESSED CAN DIRECTIONAL
-  LIGHT FIXTURE - FLOOR WASHER
-  LIGHT FIXTURE - FLOOD LIGHT
-  FLUORESCENT LIGHT
-  UNDER CABINET LIGHT
-  CEILING FAN/LIGHT
-  EXHAUST FAN
-  SMOKE/CO DETECTOR
-  CABLE TV CONNECTION
-  DATA CONNECTION
-  LIGHT SWITCH - SINGLE
-  LIGHT SWITCH - 3-WAY
-  DUPLEX RECEPTACLE (OUTLET)
-  DUPLEX RECEPTACLE - GROUND FAULT INTERRUPTER
-  DUPLEX RECEPTACLE - WATER PROOF
-  DUPLEX RECEPTACLE - 220V
-  DUPLEX RECEPTACLE - FLOOR MOUNTED
-  DUPLEX RECEPTACLE - GARAGE DOOR OPENER

ELECTRICAL NOTES:

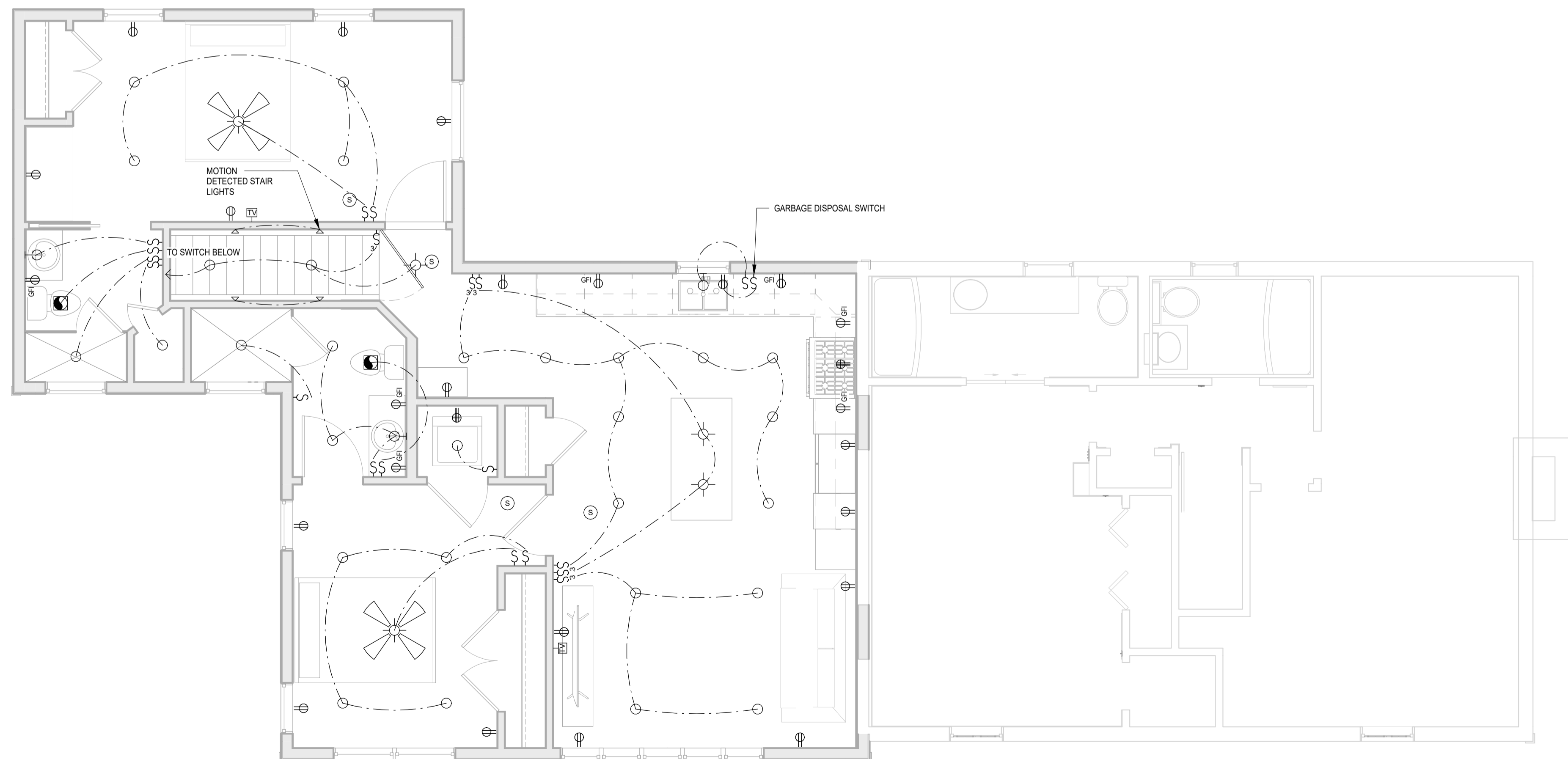
- THESE ELECTRICAL PLANS ILLUSTRATE SUGGESTED LIGHT FIXTURE LAYOUTS IN A DIAGRAMMATIC MANNER. CARBON MONOXIDE DETECTORS AND OTHER CODE REQUIRED ELECTRICAL ITEMS ARE NOT INDICATED ON THESE PLANS. ELECTRICAL CONTRACTOR SHALL WORK WITH OWNER TO DEVELOP A DETAILED CODE-COMPLYING ELECTRICAL PLAN.
- MINIMUM RECEPTACLE LOCATIONS ARE INDICATED ON THESE PLANS. ELECTRICAL CONTRACTOR TO PROVIDE ADDITIONAL RECEPTACLE LOCATIONS AS REQUIRED TO MEET CODE.
- VERIFY LOCATIONS OF OUTLETS MOUNTED IN EXTERIOR CEILINGS AND OVERHANGS FOR HOLIDAY LIGHTS W/ OWNER.
- VERIFY LOCATIONS OF FLOOR OUTLETS, DIMMERS, AND EXTERIOR FLOOD LIGHTS W/ OWNER.
- VERIFY TV PLACEMENT LOCATIONS FOR ELECTRICAL OUTLETS W/ OWNER.
- PROVIDE UNDER-CABINET LIGHTS AND SWITCHES IN KITCHEN PER OWNER.
- REVIEW ALL ELECTRICAL FIXTURE LOCATIONS AND ELECTRICAL SYSTEMS DESIGN W/ OWNER.



PROPOSED MAIN LEVEL ELECTRICAL

1/4" = 1'-0"

NOTE:
ALL DIMMING LIGHT SWITCHES



PROPOSED UPPER LEVEL ELECTRICAL

1/4" = 1'-0"



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ELECTRICAL PLAN

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DATE

4/26/24

PROJECT NUMBER

PRJ387

E1.01