GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Planning Commission
Government Center - Board Room
509 West 5th St, Red Wing MN 55066

Virtual Meeting Notice:

Virtual Meeting Notice: The Goodhue County Planning Advisory Commission will be conducting a meeting on July 20th, 2020 at 6:00 p.m. Due to concerns surrounding the spread of COVID-19, the meeting and all public hearings will be conducted by telephone or other electronic means.

The public may monitor the meeting from a remote site by logging into https://global.gotomeeting.com/join/253433453 or calling 1 877 309 2073 beginning at 5:50 PM or any time during the meeting. Access Code: 253-433-453

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, July 20th, 2020. To submit your comments please email them to samantha.pierret@co.goodhue.mn.us or mail them to the Land Use Management Department at 509 West 5th Street, Red Wing, MN 55066. Comments received by this deadline will be read into the record during the public hearing for that item, including name and address.

6:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

Conflict/Disclosure Of Interests

Public Hearings:

1. Public Hearing: CUP Request For An Addition To An Existing Structure Elevated Within A Floodplain By Means Other Than Fill

   Request for CUP, submitted by Barbara Haroldson (Owner) to elevate a proposed dwelling addition above the base flood elevation of a Floodplain area by means of piers. Parcel 43.230.0010. 30029 Lakeview Avenue, Red Wing, MN 55066. Lot 001 Block 001 of Wacouta Point. R-1 Zoned District.

   Documents:

   PACPACKET_HAROLDSON.PDF

2. TABLED: Text Amendments To Articles 10 (Definitions), 11 (Performance Standards), 20 (Table Of Uses), 25 (B1 Zoning District), 27 (B2 Zoning District), And 28 (Industrial Zoning District)

   Consider proposed text amendments to Goodhue County Zoning Ordinance to allow “Exterior Storage Yards” as a permitted use in the B-1 (General Business District), B-2 (Highway Business), and Industrial Districts and to consider the use in the A-1 (Agriculture Protection), A-2 (General Agriculture), and A-3 (Urban Fringe) Districts.

   Documents:

   PACPACKET_EXTERIORSTORAGEYARDS.PDF

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director — ***County Surveyor / Recorder***

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: July 20, 2020
Report date: July 10, 2020

PUBLIC HEARING: CUP Request for an Addition to an Existing Structure Elevated within a Floodplain by Means Other than Fill (Haroldson)
Request for CUP, submitted by Barbara Haroldson (Owner) to elevate a proposed dwelling addition above the base flood elevation of a Floodplain area by means of piers.

Application Information:
Applicant: Barbara Haroldson (Owner)
Address of zoning request: 30029 Lakeview Drive, Red Wing, MN 55066
Parcel(s): 43.230.0010
Abbreviated Legal Description: Lot 1, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township
Township Information: Wacouta Township endorsed acknowledgment of the Applicant's request.
Zoning District: R1 (Suburban Residence District)

Attachments and links:
Application and submitted project summary
Site Map(s)
CUP Application 93-C007
Recorded Document #367043
Article 4, Section 4 CUP Floodplain review addendum
Goodhue County Zoning Ordinance (GCZO):
http://www.co.goodhue.mn.us/DocumentCenter/View/2428

Summary:
The Applicant (Barbara Haroldson) owns an existing seasonal dwelling on the subject parcel which was originally constructed in 1967. A Conditional Use Permit was approved in 1993 to elevate the structure above the floodplain on concrete piers. The Applicants are requesting to amend the existing CUP (93-C007) to allow the construction of a 1,312 square foot addition.

FEMA rules divide the floodplain areas of lakes and rivers into 2 regulatory zones referred to as the "floodway" (areas in the path of flowing water during flood events) and the "flood-fringe" (areas inundated with floodwater during flood events). The GCZO does not permit new dwellings within floodway areas. Dwellings can be constructed within the flood-fringe provided the habitable areas are elevated to the Regulatory Flood Protection Elevation (RFPE). The RFPE is the Base Flood Elevation plus one foot of "free-board."

The primary method for elevating to the RFPE is to construct the building on fill. Per GCZO, alternative methods for elevating a structure's lowest floor to the RFPE such as by stilts, pilings, parallel walls, crawl spaces, or tuck-under garages shall require the approval of a CUP. The applicant is proposing to elevate the proposed addition by use of piers to match the existing structure.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses
No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not

substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property/Building Information:

- The subject property consists of a single 22,500 square foot (approximate) parcel. The property is zoned R1 (Suburban Residence District) and is located within the Wacouta Point Plat (1921). *Per GCZO Article 24 the minimum lot size for an R1 parcel established prior to 2019 is 20,000 square feet. The parcel does meet current requirements for minimum lot depth (125 feet) and width (100 feet).*
- There is an existing seasonal dwelling on the parcel (1,383 square feet). An existing deck is built over the north property line of the subject parcel. Because this deck is not proposed to be increased in size, this project is not considered "expansion of a non-conformity". The property that the deck encroaches onto is part of a "commonly owned" area shared by 5 property owners along Wacouta Point.
- There is an existing suspended storage room approximately 169 square feet in size located below the habitable floors of the dwelling that is approximately 30 inches above grade. This room is used only for seasonal storage of lawn tools and beach toys. It is constructed of wood, similar to the existing dwelling, and is screened but not fully enclosed.
- All mechanical and electrical equipment is located in the loft area. Proposed new connections will be established at the existing equipment. All of the equipment is located well above the regulatory flood protection elevation.
- Parcel access is located off of Lakeview Avenue approximately a quarter-mile west of the parcel. Emergency vehicle access to the site is limited during flood events as there is no dryland access route to the dwellings on Wacouta Point. Flooding along the Mississippi River is generally not a "flash flood" and residents have time to evacuate the area as necessary.
- The property is bordered by the R1 zoning district to the south. The Mississippi River (Lake Pepin) is directly east and west of the parcel. Vacant land within the commonly owned lands of Wacouta Point is located north of the parcel. Adjacent land uses include undeveloped woodlands and the Mississippi River to the north, east, and west; medium-density residential to the south (Wacouta Beach Subdivision).

Floodplain:

- The Base Flood Elevation (BFE) at the site has been determined to be 682 feet mean sea level. The RFPE is therefore 683 feet mean sea level. The proposed building location is not within the FEMA identified floodway portion of the floodplain.
- *Per GCZO Article 32, Section 5 Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the RFPE. These alternative methods may include the use of stilts, pilings, parallel walls, etc., or above grade enclosed areas such as crawl spaces or tuck under garages. The base or floor of an enclosed area shall be considered above grade and not a structure's basement or lowest floor if:*

  1. *If the enclosed area is above grade on at least one side of the structure.*
  2. *Is designed to internally flood and is constructed with flood-resistant materials.*
  3. *Is used solely for parking of vehicles, building access, or storage.*

  The above noted alternative elevation methods are subject to the following additional standards:

  a. Design and Certification. The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design

standards of the State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the RFPE or be designed to prevent floodwater from entering or accumulating within these components during times of flooding.

- The applicant is proposing to elevate the habitable floors using piers to approximately 686 feet. Existing mechanical and electrical equipment servicing the building is located in the loft area at approximately 695 feet, mean sea level. The existing grade around the structure ranges from 675.86-677.20 feet mean sea level. A preliminary Elevation Certificate has been prepared by Brandon King Land Surveying, LLC out of Eau Galle, WI.
- The applicant has submitted engineered plans for meeting floodplain design requirements which have been prepared by Mattson MacDonald Engineering. The plans call for 15 new piers to be constructed to elevate the proposed addition. Nine of these piers will be 24 inches in diameter and six piers will be 12 inches in diameter.

  Goodhue County Building Permits Department staff have conducted a preliminary review of the documents and noted they are signed by a licensed engineer and appear to meet applicable engineering standards. A building permit will need to be reviewed and approved by the Department prior to construction of the addition.

Shoreland:

- The lot contains the minimum 20,000 square feet of lot area (approximately 22,500 square feet) required for riparian lots on unsewered General Development lakes. Staff consulted with Minnesota DNR Area Hydrologist Taylor Huinker regarding the proposal to construct a dwelling addition on the site. Ms. Huinker noted that there are no shoreland or floodplain issues present for the proposed project.
- The entire property is located within the shoreland overlay of the Mississippi River. Structures are required to be setback 75 feet from Ordinary High Water Level (OHWL). The existing dwelling is approximately 81 feet from the OHWL at its closest point. The proposed addition will be approximately 89 feet from the OHWL at its closest point.
- The structure will be required to adhere to impervious surface standards (maximum 25%), R1 building coverage provisions (maximum coverage 20%), and shoreland height requirements (maximum height 25 feet). Preliminary calculations show the proposed property will comply with these requirements upon completion of the addition. A final review of these requirements will be conducted by LUM staff prior to the issuance of the Building Permit.
- Goodhue County Soil and Water Conservation District Water Planner Beau Kennedy reviewed the proposal and went on a site visit to the property and noted that:

  From what they are proposing for the building addition, I do not foresee any wetland impacts with the project. The wetland areas are closer to the shoreline or near the access road to the Haroldson property, and no filling or grading is proposed in the area.

Septic/Well:

- The project will require approval from the Goodhue County Environmental Health Department. Goodhue County Sanitarian Benjamin Hoyt noted that a professional septic contractor will need to review the site to upgrade the existing system as necessary.

Township Information:

- Wacouta Township reviewed the Applicant's proposal and signed acknowledgment of the CUP application and has approved a Township Zoning Permit for the project.

<u>Draft Findings of Fact:</u>

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed dwelling addition does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The addition will be constructed in conformance with current building code and zoning ordinance standards. The addition will be

constructed on piers to a complementary height to the existing structure.

2. The proposed addition is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The addition is proposed to meet all development standards of the Goodhue County Zoning Ordinance. The use as proposed appears compatible with existing adjacent land uses.
3. A review of the applicant's submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be installed to accommodate the proposed use. Access to the site can be limited during flood events as there is no dryland access route to the dwellings on Wacouta Point. Flooding along the Mississippi River is generally not a "flash flood" and residents have time to evacuate the area as necessary.
4. Sufficient off-street parking and loading space are currently provided to serve the use following Goodhue County Zoning Ordinance's parking requirements.
5. No offensive odor, fumes, dust, noise, light, or vibration that would constitute a nuisance are anticipated from the proposal.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request submitted by Barbara Haroldson to amend CUP 93-C007 to elevate a proposed dwelling addition above the base flood elevation of a Floodplain area by means of piers.
Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall work with the Goodhue County Environmental Health Department to achieve compliance with the SSTS Ordinance;
3. Applicant shall provide an as-built Elevation Certificate verifying the first-floor elevation and all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities meet or exceed the regulatory flood protection elevation (RFPE) of 683 feet mean sea level;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 24 (Suburban Residence District), Article 31 (Shoreland Regulations), and Article 32 (Floodplain District).

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 43.230.0010 Permit# Z20.0029

PROPERTY OWNER INFORMATION

Last Name Haroldson First Barbara

Street Address 3029 Lakeview Dr. Phone

City Red Wing State MN Zip 55066 Attach Legal Description as Exhibit "A" ☐

Authorized Agent Phone

Mailing Address of Landowner: 28 Roslyn Road New Ulm, MN 56073

Mailing Address of Agent:

PROJECT INFORMATION

Site Address (if different than above): 83.5' X 160'

Lot Size Structure Dimensions (if applicable) existing structure 1200 hundred sq. feet

What is the conditional/interim use permit request for? addition - See plans

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

None

RECEIVED
JUN 16 2020
Land Use Management

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: Barbara Haroldson Date 6/11/2020

Signature of Agent Authorized by Agent:

TOWNSHIP INFORMATION Township Zoning Permit Attached? ☐ If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature Fredrick Pleas Title ZONING AD Date JUNE 12, 2020

Comments:

COUNTY SECTION COUNTY FEE $350 RECEIPT # 173K DATE PAID 6/16/20

Applicant requests a CUP/IUP pursuant to Article ____ Section ____ Subdivision ____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name_____ Zoning District _____

Date Received_____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ____Approve _____ Deny Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

Addition to private home

2. Planned use of existing buildings and proposed new structures associated with the proposal.

home

3. Proposed number of non-resident employees.

None

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

None

5. Planned maximum capacity/occupancy.

N/A

6. Traffic generation and congestion, loading and unloading areas, and site access.

N/A

7. Off-street parking provisions (number of spaces, location, and surface materials).

N/A

8. Proposed solid waste disposal provisions.

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

10. Existing and proposed exterior lighting.

None

11. Existing and proposed exterior signage.

None

12. Existing and proposed exterior storage None

13. Proposed safety and security measures. None

14. Adequacy of accessibility for emergency services to the site. N/A

15. Potential for generation of noise, odor, or dust and proposed mitigation measures. None

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

Residential Home

17. Existing and proposed surface-water drainage provisions.

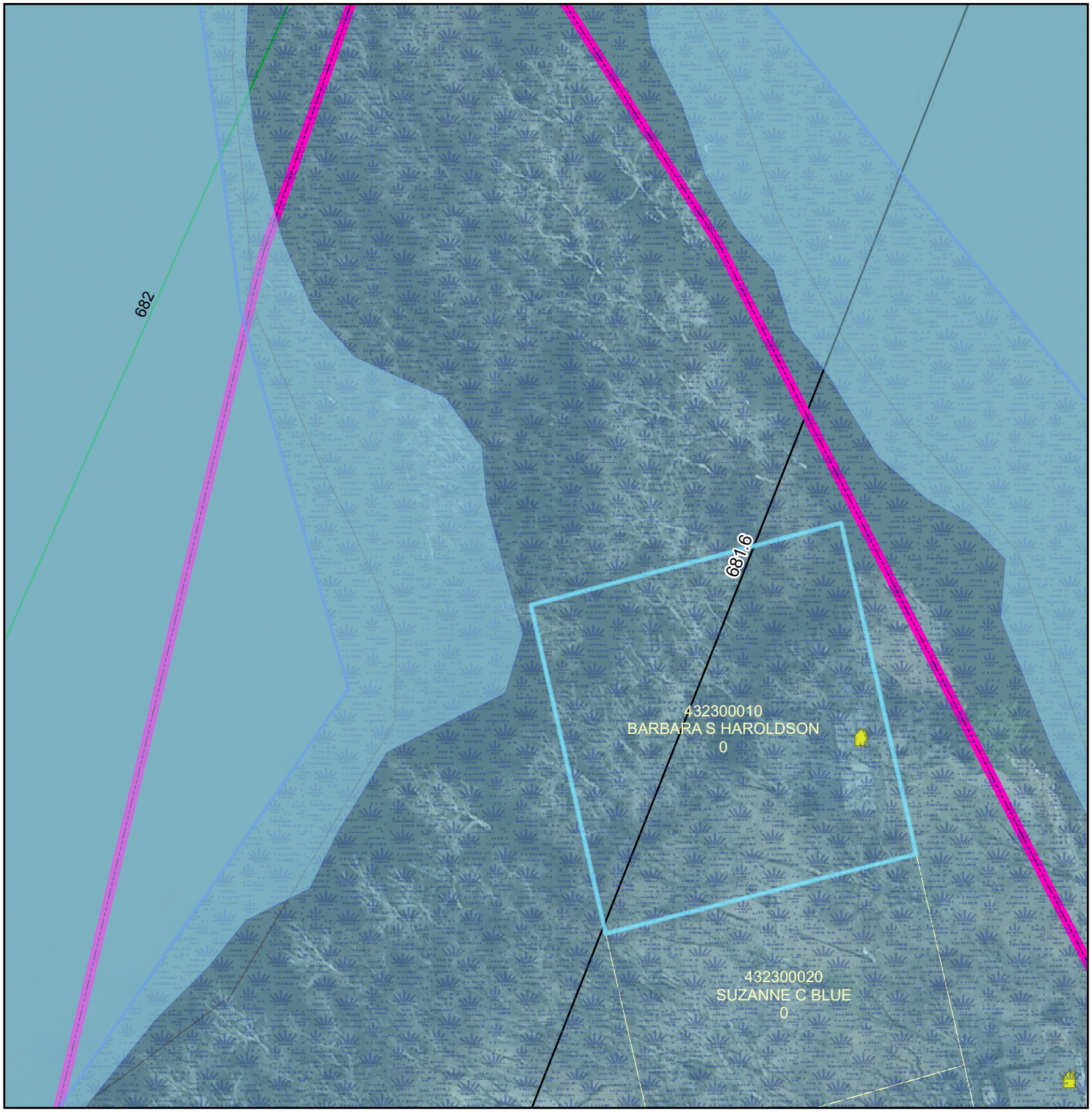
18. Description of food and liquor preparation, serving, and handling provisions.

None

19. Provide any other such information you feel is essential to the review of your proposal.

None

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 20, 2020

Barbara Haroldson (Owner)
R-1 Zoned District

Lot 001 Block 001 of Wacouta Point
in Wacouta Township

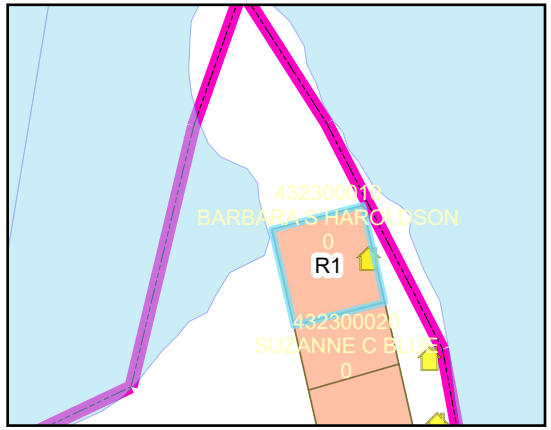
Request for CUP to elevate a proposed dwelling addition above the base flood elevation of a Floodplain area by means of piers

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities

Bluff Impact Zones (% slope)
- 20
- 30

FEMA Flood Zones
- 2% Annual Chance
- A
- AE
- AO
- X



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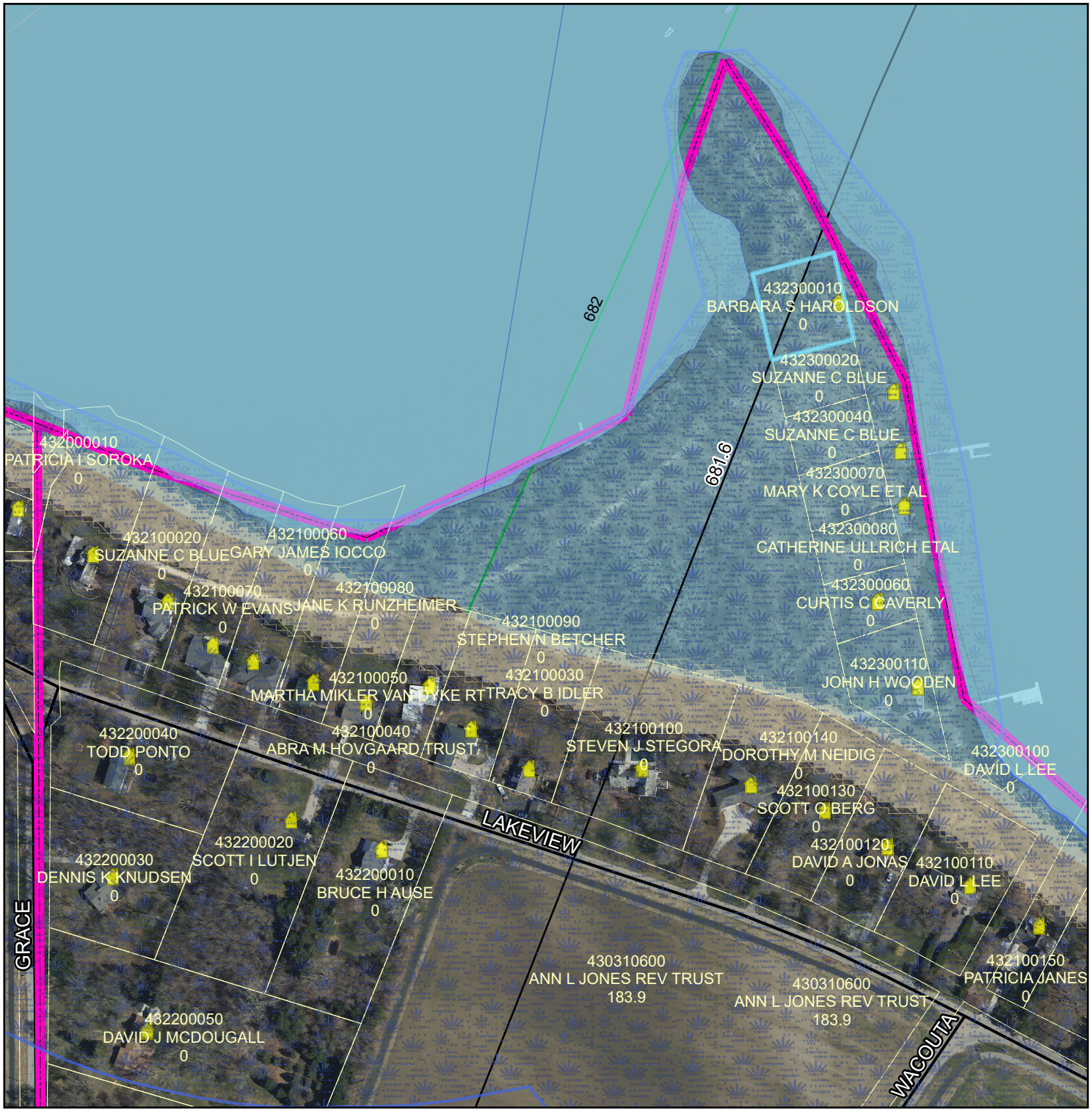
2018 Aerial Imagery
Map Created July, 2020 by LUM

MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
July 20, 2020

Barbara Haroldson (Owner)
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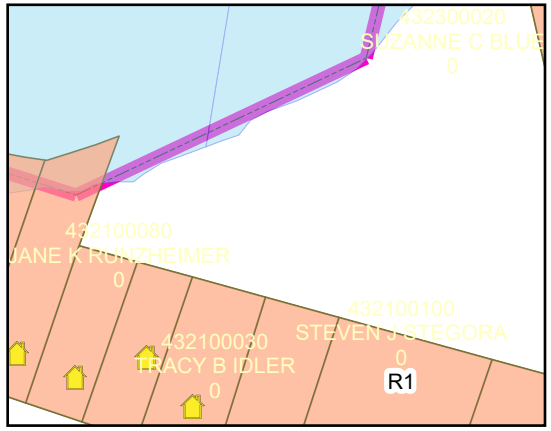

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2018 Aerial Imagery
Map Created July, 2020 by LUM

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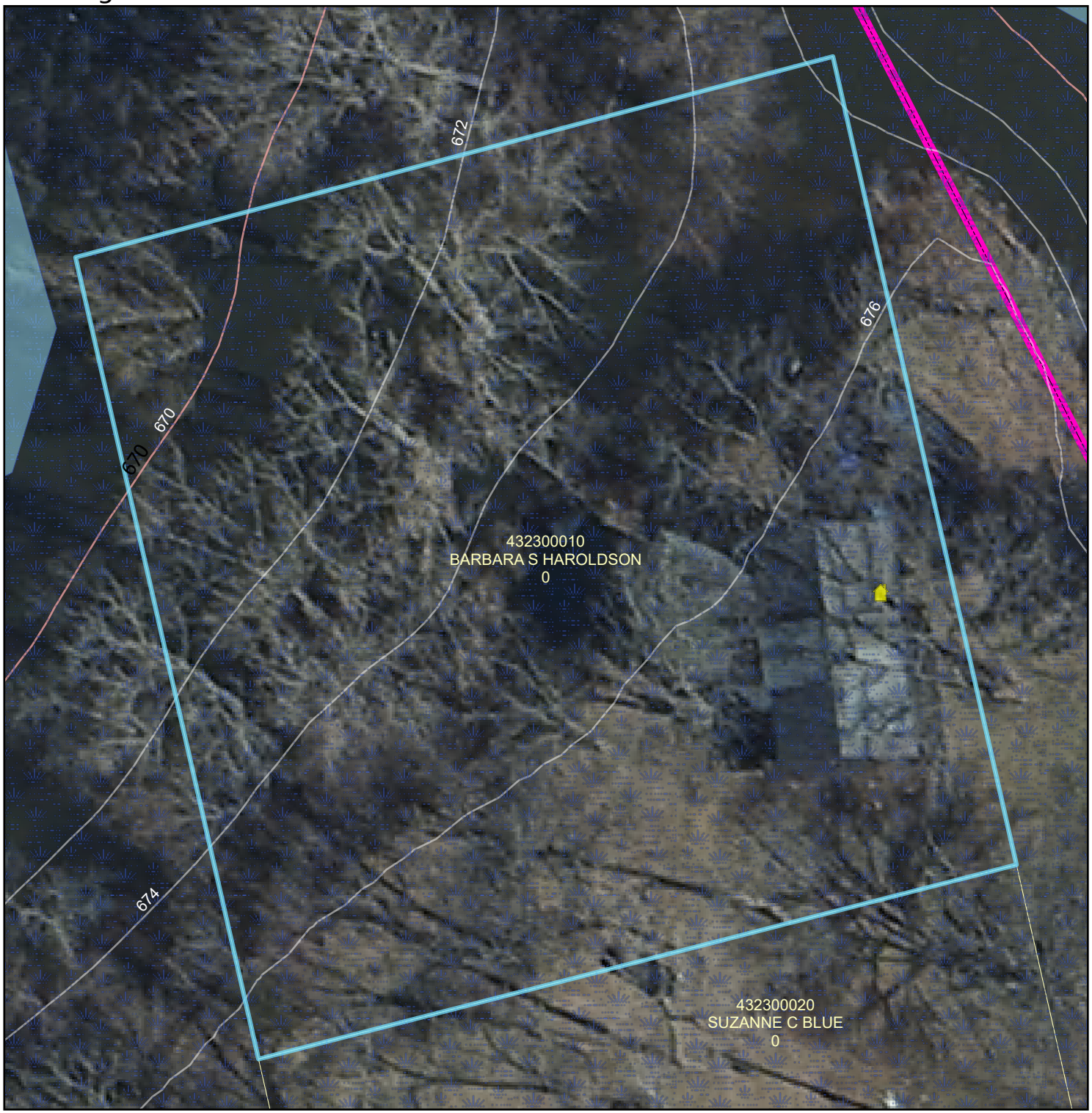
MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
July 20, 2020

Barbara Haroldson (Owner)
R-1 Zoned District

Lot 001 Block 001 of Wacouta Point
in Wacouta Township

Request for CUP to elevate a proposed dwelling addition above the base flood elevation of a Floodplain area by means of piers

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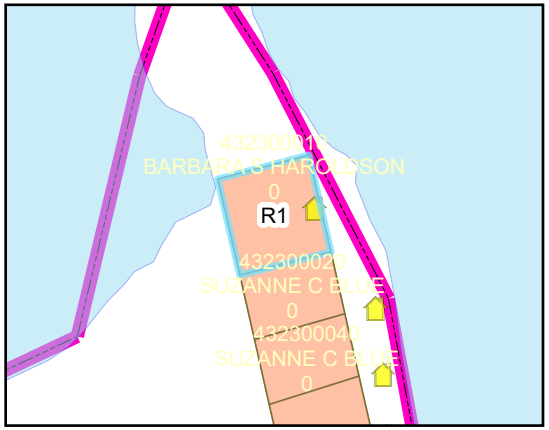

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2018 Aerial Imagery
Map Created July, 2020 by LUM

FORM A

ZONING APPLICATION SUMMARY FORM

Application Number
93-C007
Tax Parcel Number
43-230-0010

A. GENERAL INFORMATION

1. Applicant's Name (Last, First, M.I.)	2. Authorized Agent (if applicable)
EVELYN SWEASY	

3. Mailing Address (Street, RFD, Box Number, City, State, Zip Code)
1527 WEST 4TH STREET, RED WING, MN 55066

4. Day Phone	5. Evening Phone	6. Fire Number of Project Location	
594-3818			

B. - PROPERTY DESCRIPTION

1. Lot(s), Block, Subdivision Name	2. Section	3. Township	4. Range	5. Qtr./Qtr.	6. Gov. Lot No.
WACOUTA POINT	31	113	13		

7. Note: If the property is a metes and bounds description, check here [ ] and attach a copy of the exact legal description.

C. - APPLICABLE ZONING DISTRICTS

(check all that apply)

1. [X] Residential
2. [ ] Business
3. [ ] Commercial
4. [ ] Industrial
5. [ ] Agricultural
6. [ ] Shoreland (*)
7. [ ] Wild & Scenic River
8. [ ] Flood Fringe
9. [ ] Floodway
10. [ ] General Flood Plain
11. [ ] Other (specify below)

_____

* Fill in Section E. also.

D. - TYPE OF ZONING REQUEST

Project Type	Necessary Supplemental Form
1. [ ] Building Permit	Form B and H
2. [ ] Sewage System Permit	Form C and H
3. [ ] Well Permit	Form D and H
4. [ ] Land Alteration Permit	Form E and H
5. [X] Conditional Use Permit	Form F
6. [ ] Variance	Form G
7. [ ] Zoning District Change	
8. [ ] Subdivision Approval	
9. [ ] Ordinance Amendment	
10. [ ] Other (specify below)	

_____

E. - SHORELAND MANAGEMENT DATA

1. Lake / Stream Name _____
2. Lake / Stream I.D. Number _____
3. Classification: [ ] NE; [ ] RD; [ ] GD; [ ] Other (specify below)

_____

- IMPORTANT NOTICE -

Most projects require the submission of one or more additional forms as shown in SECTION D. and sometimes plans, specifications and a written project description before your application is considered to be complete. Form A primarily provides summary information for record keeping .

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge: x Evelyn Sweasy (Signature) 7/29/93 (Date)

F. - ADMINISTRATIVE DATA SUMMARY
(For Office Use Only)

1. [ ] Proper addendum to application has been submitted.
2. [ ] Detailed plans have been submitted which were prepared by: _____ Dated: _____
3. [ ] Written project description has been submitted which was prepared by: _____ Dated: _____
4. [ ] Approved [ ] with, [ ] without modification on: _____
5. [ ] Denied on: _____
6. Itemization of Fees:

General Application	50.00
State Surcharge	
RECORDING FEE	19.50
CONST. COSTS	
7. Total Fees =	69.50
8. Fee paid on (date):	7/29/93

9. Administrative Summary for Building Permits, Sewage System Permits, Well Permits, and Shoreland Alteration Permits.
   a. Dates of Inspection(s): _____
   b. Certificate of Occupancy (Zoning Compliance) Issued on: _____
10. Administrative Summary for Applications for Subdivision Approval, Variances, Conditional Use Permits, Ordinance Amendments and Zoning District Changes :
   a. Referred to Township on : JULY 6, 1993
   b. Referred to Planning Commission on: 7/93
   c. Referred to Board of Adjustment on: _____
   d. Referred to County/City Engineer on: _____
   e. Referred to County/City Attorney on: _____
   f. Referred to Soil and Water Cons. Dist. on: _____
   g. Referred to Watershed District on: _____
   h. Date of Hearing Notice: 8/3/93
   i. Date of Public Hearing: 8/16/93
   j. Is ten (10) day notice to the DNR necessary? [X] yes, [ ] no
      If yes, enter date sent to DNR here: 8/4/93
   k. Is ten (10) day final notice to the DNR necessary? [✓] yes, [ ] no
      If yes, enter date sent to DNR here: 9/15/93
   l. Final Action: [✓] APPROVED [ ] with, [ ] without modification
      [ ] DENIED
      By: [✓] County Board; [ ] City Council; [ ] Board of Adjustment
      Date of Action: 9/7/93

MDNR - MAY, 1987

APPLICATION FOR A CONDITIONAL USE PERMIT
GOODHUE COUNTY, MINNESOTA

DATE JULY 29 1993 PERMIT FEE 50.00 PERMIT # 93-C007

APPLICANT EVELYN SWEASY LEGAL DESCRIPTION LOT 1, BLOCK 1, ALSO PT OF BLK A, T113N, R13W, WACOUTA POINT, WACOUTA TOWNSHIP.

PRESENT ZONING SHORELAND/FLOOD~~PLAIN~~ Fringe RESIDENTIAL DRAWING OF AREA ATTACHED

PROPOSED USE OF BLDG. & AREA TO ELEVATE EXISTING DWELLING 1 FT ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION ON STILTS OR OTHER APPROVED METHODS.

APPLICANT'S SIGNATURE /s/ EVELYN SWEASY ADDRESS 1527 W 4TH ST. RED WING, MN

HEARING DATE AUGUST 16, 1993 REC'D PAYMENT /s/ JOANNE A. WOOD
ADMINISTRATOR

==========

DECISION OF THE GOODHUE COUNTY PLANNING ADVISORY COMMISSION

THIS 16 DAY OF August 1993 THE GOODHUE COUNTY PLANNING ADVISORY COMMISSION RECOMMENDS TO THE GOODHUE COUNTY BOARD THAT THIS APPLICATION BE:

Approved with the condition they comply with the elevation the DNR requires.

SIGNED David C. Stark (Charles R. Dornack (jw))
CHAIRMAN ADMINISTRATOR

==========

DECISION OF THE GOODHUE COUNTY BOARD OF COMMISSIONERS

THIS 7 DAY OF September 1993 THE GOODHUE COUNTY BOARD OF COMMISSIONERS

Granted as recommended by the Planning Advisory Commission.

SIGNED Lowell Peterson Stephen P. Bloom
CHAIRMAN ADMINISTRATOR

FEE: $ 50.00

FORM F

SUPPLEMENTAL DATA FOR CONDITIONAL USE PERMIT

Application No.
Tax Parcel No.

A. GENERAL DATA

NAME OF APPLICANT : EVELYN SWEASY

The above named individual, firm or corporation hereby respectfully submits the following supplemental data in support of the preliminary information provided on the accompanying Zoning Application Summary Form (FORM A) dated _____ for the purpose of securing a conditional use permit.

Contact Person Last Name,	First	M.I.	Day Phone No.	Evening Phone No.
SWEASY,	EVELYN		594-3818	

B. PROJECT INFORMATION

1. Specify the section of the ordinance which applies to this project : _____

2. Brief narrative description of this request : TO ELEVATE EXISTING DWELLING 1 FT ABOVE THE RFPE ON STILTS OR OTHER APPROVED METHODS.

3. Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized : _____

4 Check all additional supporting documents and data which are being submitted to help explain this project proposal : **[ ] sketch plan, [ ] topographic map, [ ] detailed narrative, [ ] operation plans, [ ] engineering plans, [ ] flood plain hydraulic analysis, [ ] flood proofing plans & specifications, [ ] other (specify)** _____

I hereby certify with my signature that all data on my application forms, plans and specifications are true and correct to the best of my knowledge: _____ - _____

Signature of Applicant — Date

CONDITIONAL USE PERMIT

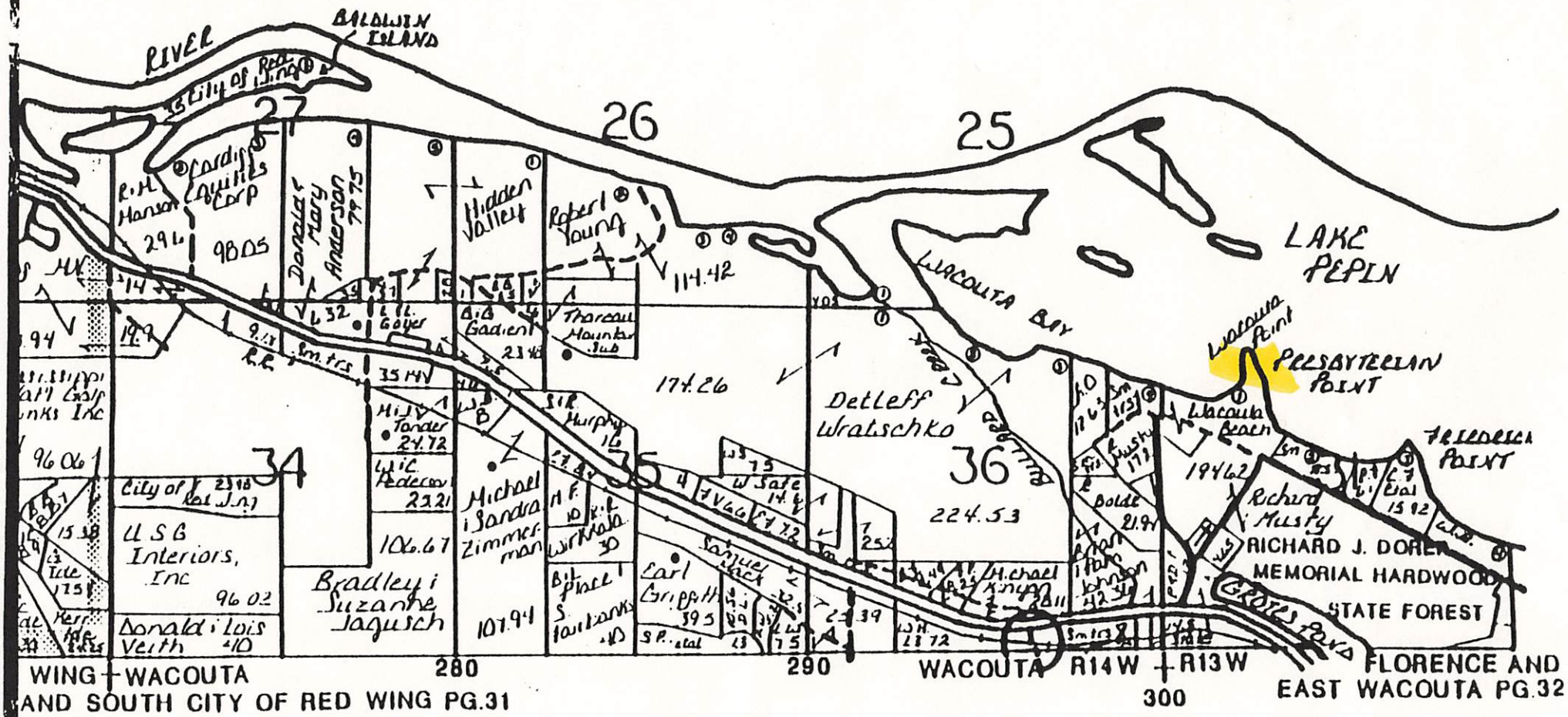
In accordance with Article 18 & Article 23 (Section of Ordinance) of Goodhue County (Ordinance Name or No.), the Board of Commissioners (Name of Governing Body) hereby [✓] approves , [ ] denies the foregoing Application for Conditional Use Permit. If approved, said approval is subject to the following General and Special Provisions :

By: Joanne A. Hood (Authorized Signature) . Assist Zoning Admin (Title) . 8-7-93 (Date)

- SEE REVERSE FOR GENERAL AND SPECIAL PROVISIONS -

MILE MILES

E OF WISCONSIN



AND SOUTH CITY OF RED WING PG.31

TOWNSHIP
ZONING/BUILDING PERMIT
APPLICATION FORM

Application Number
Tax Parcel Number

A. GENERAL INFORMATION

1. Applicant's Name (Last, First, M.I.)	2. Authorized Agent (If applicable) township signature
Evelyn Sweasy	Linda Wipperling

3. Mailing Address (Street, RFD, Box Number, City, State, Zip Code)
1527 W. 4th Red Wing MN 55066

4. Day Phone	5. Evening Phone	6. Fire Number of Project Location	7. size/acres
594-3818			

PROPERTY DESCRIPTION

1. Lot(s), Block, Subdivision Name	2. Section	3. Township	4. Range	5. Qu./Qu.	6. Gov. Lot No.

B. PROJECT INFORMATION

Type of Project

a. [ ] New Construction
b. [ ] Addition
c. [ ] Relocation
d. [X] Repair
e. [ ] Foundation Only
f. [ ] Roofing
g. [ ] Other (specify)

: Flood + Wind damage

Structure Type

[X] Residence
[ ] Garage
[ ] Office
[ ] Warehouse
[ ] Ag. Bldg.
[ ] Storage
[ ] Boathouse
[ ] Deck
[ ] Other (specify below)

Type of Construction

[X] Wood/Frame
[ ] Masonry
[ ] Metal
[ ] Pole Bldg.
[ ] On-site Prefab
[ ] Off-site Prefab

Proposed Use

a. [ ] Single Family
b. [ ] Multiple Family
c. [ ] Agricultural
d. [ ] Public
e. [ ] Commercial
f. [ ] Industrial
g. [X] Other:(specify)

Summer home

C. - APPLICABLE ZONING DISTRICTS

(check all that apply)

1. [ ] Residential
2. [ ] Business
3. [ ] Commercial
4. [ ] Industrial
5. [ ] Agricultural
6. [ ] Shoreland (*)
7. [ ] Wild & Scenic River
8. [ ] Flood Fringe
9. [ ] Floodway
10. [ ] General Flood Plain
11. [ ] Other (specify below)

Lot Dimensional Data

	Proposed	Required
a. Area in ft.² or acres:		
b. Lot width at building line:		
c. Lot depth:		
d. Lake/Stream setback:		
e. Road setback:		
f. Side lot setback:		

- restore it and possibly raise it up

Project Cost Factors

a. Cost of improvements: $

porch - deck gone from flood

Itemization of Fees:

Township Fee: 10.00
State Surcharge:
County Fee:
Total Fees:

I hereby certify that all data contained herein as well as all supporting data are true and correct to the best of my knowledge:

Evelyn Sweasy
Property owner/agent

Date

I Linda Wipperling (Name) acting on behalf of the Township of Wacouta in the capacity of Clerk (Title)

hereby certify that the above described project has been approved by the Township Board on 7-6-93 (Date), and that the structure and use will meet all Township Codes and Ordinances if constructed or used as indicated in said application.

367043

43-230-0010

APPLICATION FOR A CONDITIONAL USE PERMIT
GOODHUE COUNTY, MINNESOTA

DATE JULY 29 1993 PERMIT FEE 50.00 PERMIT #_____

APPLICANT EVELYN SWEASY LEGAL DESCRIPTION LOT 1, BLOCK 1, ALSO PT OF BLK A DESC AS FOLL: BEG AT NE COR LOT 1 BLK 1, N6DG2MN W60 FT S83DG58MN W 150 FT S6DG2MN E 60 FT TO NW COR LOT 1 BLK 1, N83DG58MN E150 FT TO BEG, WACOUTA POINT, T113N, R13W, WACOUTA TOWNSHIP.

PRESENT ZONING SHORELAND/FLOODPLAIN RESIDENTIAL DRAWING OF AREA ATTACHED_____

PROPOSED USE OF BLDG. & AREA TO ELEVATE EXISTING DWELLING 1 FT ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION ON STILTS OR OTHER APPROVED METHODS.

APPLICANT'S SIGNATURE /s/ EVELYN SWEASY ADDRESS 1527 W 4TH ST. RED WING, MN

HEARING DATE AUGUST 16, 1993 REC'D PAYMENT /s/ JOANNE A. WOOD ADMINISTRATOR

==========

DECISION OF THE GOODHUE COUNTY PLANNING ADVISORY COMMISSION

THIS 16 DAY OF AUGUST 1993 THE GOODHUE COUNTY PLANNING ADVISORY COMMISSION RECOMMENDS TO THE GOODHUE COUNTY BOARD THAT THIS APPLICATION BE:

APPROVED WITH THE CONDITION THEY COMPLY WITH THE ELEVATION THE DNR REQUIRES.

SIGNED /s/ DAVID STARCH, CHAIRMAN /s/ CHARLES R. DORNACK, ADMINISTRATOR

==========

DECISION OF THE GOODHUE COUNTY BOARD OF COMMISSIONERS

THIS 7 DAY OF SEPTEMBER 1993 THE GOODHUE COUNTY BOARD OF COMMISSIONERS

GRANTED AS RECOMMENDED BY THE PLANNING ADVISORY COMMISSION.

SIGNED /s/ LOWELL PETERSON, CHAIRMAN /s/ STEPHEN P. BLOOM, ADMINISTRATOR

FEE: $ 50.00

OFFICE OF THE

ZONING ADMINISTRATOR

Goodhue County, MN

I, Charles R. Dornack, Zoning Administrator of the County of Goodhue and State aforesaid, do hereby certify, that I have compared the within and annexed with the record of CONDITIONAL USE PERMIT from the County of Goodhue to EVELYN SWEASY filed in this office, and the same is a true and correct transcript from such record and of the whole thereof.

Witness my hand this 15 day of SEPTEMBER, 19 93.

Charles R. Dornack (SEAL)
Zoning Administrator,
Goodhue County, Minn.

FILED FOR RECORD THIS 15th day of September, 1993, at 2:15 P.M.

Article 4, Section 4 CUP Floodplain review

Subd. 4. CUP/IUP applications for projects in a floodplain or shoreland area, shall consider all relevant factors specified in other sections of this Ordinance, and:

A. The danger to life and property due to increased flood height or velocities caused by encroachments.

The structure will not be located within the Floodway of the Mississippi River. No fill is being proposed and the structure is proposed to be raised on piers over the Base Flood Elevation so an increase in the flood stage will not occur.

B. The danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.

It is not anticipated that structure will create downstream hazards due to materials blocking bridges, culverts, or other hydraulic structures.

C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

The proposed addition will be reviewed by a professional septic contractor for the establishment of a Type-2 box-mound SSTS that must be installed and operated in compliance with MPCA rules for SSTS located in Floodplains.

D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

The addition will be required to meet all zoning and building code requirements for buildings located within a floodplain including flood-proofing, using flood-resistant materials, and elevating all living spaces and mechanical components/services above the RFPE.

E. The importance of the services provided by the proposed facility to the County.

The dwelling is not proposed to provide any services to the County.

F. The requirements of the facility for a waterfront location.

The structure will be required to adhere to all provisions of the Article 31 Shoreland Regulations including impervious surface limits, OHWL setbacks, and vegetation management.

G. The availability of alternative locations not subject to flooding for the proposed use.

The entirety of the subject parcel is located within the floodplain of the Mississippi River and was platted as such.

H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

The Wacouta Point plat was originally developed for low-density residential along the waterfront. There are 6 other residences existing in the vicinity of the existing structure. A seasonal dwelling has been located on this parcel since the 1960s.

I. The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for the area.

The Goodhue County Comprehensive Plan encourages the maintenance and administration of the floodplain regulations consistent with Minnesota Administrative Rules 6120.5400 (Floodplain Management Rules) which are the basis for the County's current Floodplain Regulations.

J. The safety of access to the property in times of flood for ordinary and emergency vehicles.

Emergency vehicle access to the site is limited during flood events as there is no dryland access route to the dwellings on Wacouta Point. Flooding along the Mississippi River is generally not a "flash flood" and residents have time to evacuate the area as necessary.

K. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.

The structure will not be located within the Floodway of the Mississippi River. No fill is being proposed and the structure is designed to be elevated on piers over the Base Flood Elevation so an increase in the flood stage will not occur.

L. Such other factors which are relevant to the purposes of this Ordinance.

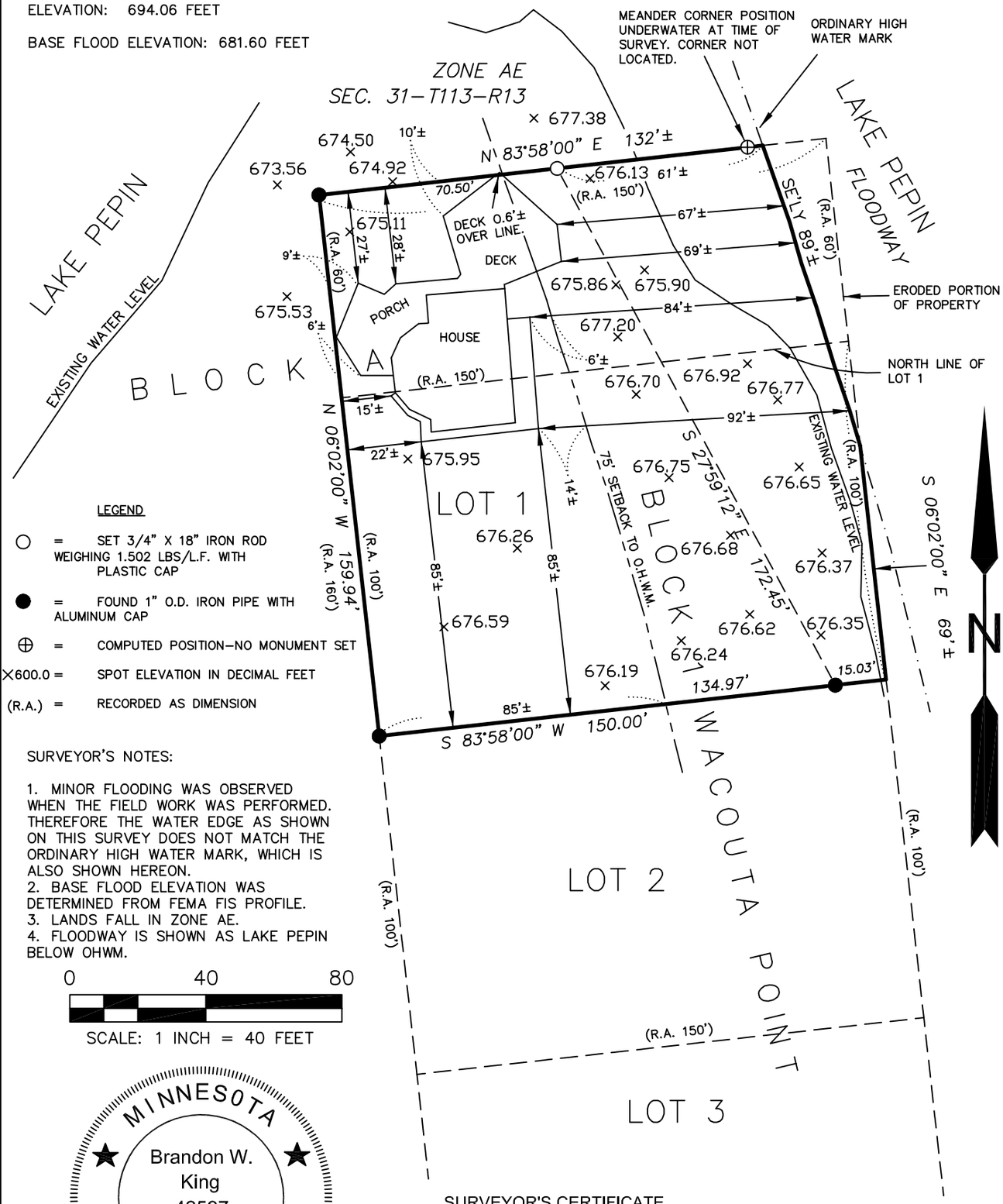
MAP OF SURVEY

NGS BENCHMARKS UTILIZED DATUM: NAVD 1988

DESIGNATION: 2513 N
PID: DQ8894
ELEVATION: 688.05 FEET

DESIGNATION: U 249
PID: PP0016
ELEVATION: 694.06 FEET

BASE FLOOD ELEVATION: 681.60 FEET



LEGEND

○ = SET 3/4" X 18" IRON ROD WEIGHING 1.502 LBS/L.F. WITH PLASTIC CAP

● = FOUND 1" O.D. IRON PIPE WITH ALUMINUM CAP

⊕ = COMPUTED POSITION–NO MONUMENT SET

×600.0 = SPOT ELEVATION IN DECIMAL FEET

(R.A.) = RECORDED AS DIMENSION

SURVEYOR'S NOTES:

1. MINOR FLOODING WAS OBSERVED WHEN THE FIELD WORK WAS PERFORMED. THEREFORE THE WATER EDGE AS SHOWN ON THIS SURVEY DOES NOT MATCH THE ORDINARY HIGH WATER MARK, WHICH IS ALSO SHOWN HEREON.
2. BASE FLOOD ELEVATION WAS DETERMINED FROM FEMA FIS PROFILE.
3. LANDS FALL IN ZONE AE.
4. FLOODWAY IS SHOWN AS LAKE PEPIN BELOW OHWM.

0 40 80

SCALE: 1 INCH = 40 FEET

MINNESOTA
Brandon W. King
42597
Eau Galle
WI
LAND SURVEYOR
11/7/2019

BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 1, BLOCK 1 OF WACOUTA POINT WHICH ASSUMES TO BEAR NORTH 06°02'00" WEST.

SURVEYOR'S CERTIFICATE

I hereby 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.

Brandon W. King 11/7/2019

Brandon W. King
N324 County Road D, Eau Galle WI 54737
Minnesota Professional Land Surveyor
License No. 42597

BRANDON KING LAND SURVEYING, LLC
PHONE: 715-639-5243
EMAIL: bklsllc@gmail.com

PREPARED FOR:

ROSS HAROLDSON
4312 42ND AVE S.
MINNEAPOLIS, MN 55406

DATE OF FIELD WORK: 11/6/2019
DATE OF MAP: 11/7/2019
FILE NAME: Haroldson 2019.dwg

Mattson Macdonald Young
structural engineers

Bassett Creek Business Center
901 North 3rd Street, #100
Minneapolis, MN 55401

612-827-7825 voice
612-827-0805 fax

July 8, 2020

Samantha Pierret
Goodhue County Zoning Assistant
Goodhue County
509 W. 5th St.
Red Wing, MN 55066
651-385-3103

RE: Haroldson Cabin Addition – Wacouta, MN

MMY Job #20121.00

Dear Samantha Pierret:

I am writing to verify Construction Drawings and Notes prepared for the Haroldson Cabin Addition located in Wacouta, MN has been designed for structural loads per 2020 Minnesota Residential Code and flood loading per ASCE 7. It is our understanding the floor level of the existing structure, which the addition will match in elevation, is in excess of 1 foot above the 100-year flood elevation.

If you have any questions, please do not hesitate to contact me.

Sincerely,
MATTSON MACDONALD YOUNG, INC.

Matthew Hogen

Matthew Hogen, P.E. (MN)

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 Professional Engineer under the laws of the State of Minnesota.

Matthew Hogen
Name

7/8/2020 MN Reg. No. 49531

HAROLDSON CABIN ADDITION AT WACOUTA POINT

30029 LAKEVIEW AVE REDWING MN

PROJECT DATA

APLICABLE CODES:
2020 MINNESOTA STATE BUILDING CODE
THE INTERNATIONAL BUILDING CODE 2018 (IBC 2018), INTERNATIONAL RESIDENTIAL CODE 2018 (IRC 2018), INTERNATIONAL EXISTING BUILDING CODE 2018 (IEBC 2018),2020
MINNESOTA FIRE CODE, MINNESOTA ELECTRICAL CODE, MINNESOTA FLOODPROOFING REGULATIONS.

OCCUPANCY: R1

STATISTICS:	EXISTING MAIN FLOOR AREA	928 SF
	NEW MAIN FLOOR AREA	1120 SF
	EXISTING LOFT AREA	455 SF
	NEW LOFT AREA	192 SF

CONTACTS

OWNER: BARB HAROLDSON
CONTACT: ROSS HAROLDSON
507 766.3476

ARCHITECT: JANIS LADOUCEUR
LADOUCEUR ARCHITECTURE & DESIGN
612 760.1643

STRUCUTRAL ENGINEER MATT HOGEN, PE
MATTSON MACDONALD
612 651.253.7667

CONTRACTOR: CURT CAVERLY
CAVERLY CONSTRUCTION INC.
651.764.1276

1 SITE PLAN
1" = 20'-0"

SHEET INDEX

T.0	TITLE & SITE PLAN
T.1	GENERAL NOTES
D.1	DEMOLITION PLAN
A1.1	MAIN FLOOR PLAN
A1.2	LOFT PLAN
A1.3	ROOF PLAN
A2.1	NORTH & SOUTH ELEVATIONS
A2.2	WEST & EAST ELEVATIONS
A3.1	NORTH & SOUTH BUILDING SECTIONS
A3.2	WEST SECTION, TRUSS DETAIL, TYP. ROOF DETAIL
A4.1	WALL SECTIONS
A4.2	LOFT BALCONY DETAILS
A4.3	INTERIOR ELEVATIONS - BATHS & LAUNDRY
A5.1	ELECTRICAL PLANS
SC.1	DOOR AND WINDOW SCHEDULES
SC.2	ROOM FINISH SCHEDULE
S0.0	STRUCTURAL NOTES
S1.0	FOOTING AND FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	LOFT FRAMING PLAN
S2.0	SECTIONS AND DETAILS
S2.1	SECTIONS AND DETAILS

LaDouceur Architecture & Design
612 760 -1643
210 N. 2nd St. #304 Minneapolis, MN
Janis@LAandD.com www. LAandD.com

CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

TITLE SHEET

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

T.0

GENERAL NOTES

THE CONTRACT DOCUMENTS CONSIST OF THE OWNER/CONTRACTOR AGREEMENT, THE CONDITIONS OF THE CONTRACT. THE DRAWINGS, THE SPECIFICATIONS, ALL ADDENDA ISSUED PRIOR TO AND ALL THE MODIFICATIONS ISSUED AFTER EXECUTION OF AGREEMENT. THESE FORM THE CONTRACT AND ALL ARE AS FULLY PART OF THE CONTRACT AS IF ATTACHED TO THE AGREEMENT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION WORK SHALL CONFORM TO ALL APPLICABLE CODES - 2020 MINNESOTA STATE RESIDENTIAL CODE, THE INTERNATIONAL BUILDING CODE 2018 (IBC 2018), INTERNATIONAL RESIDENTIAL CODE 2018 (IRC 2018), INTERNATIONAL EXISTING BUILDING CODE 2018 (IEBC 2018), 2020 MINNESOTA FIRE CODE, MINNESOTA ELECTRICAL CODE, MINNESOTA FLOODPROOFING REGULATIONS PER ASCE 7.

VERIFY AND COORDINATE ALL CONDITIONS AND DIMENSIONS PRIOR TO WORK
AND IMMEDIATELY REPORT AND OR REVIEW ALL QUESTIONS, DISCREPENSIES AND CONDITIONS WITH THE OWNER/ARCHITECT PRIOR TO PROCEEDING WITIH WORK.

ALL CONSTRUCTION AND OR MATERIALS AS INDICATED SHALL BE AT OR ABOVE INDUSTIRY STANDARDS FOR SIMILAR RESIDENTIAL CONSTRUCTION.

USE OF CONSULTANT DATA BY ARCHITECT DOES NOT INFER OR ENDORSE THE ACCURACY OF THE DATA. EACH CONSULTANT AND CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTNESS AND ACCURACY OF DATA SUPPLIED BY THE RESPECTIVE CONSULTANT OR CONTRACTOR.

GENERAL CONTRACTOR SHALL COORDINATE AND SITE THE BUILDING ON THE OWNERS LEGAL SURVEY AND NOTIFY OWNER/ARCHITIECT/ENGINEER OF ANY DISCOVERED DISCREPENSIES PRIOR TO ANY SITEWORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED EROSION CONTROL MEASURES.

THE CONTRACTOR SHALL MAINTAIN THE SITE IN FIRST CLASS CONDITION DURING THE PROJECT. ALL WASTE AND DEBRIS PROMPTLY BE REMOVED. CONSIDERATION SHALL BE GIVEN TO MATERIAL STORAGE ON THE SITE AND ITS IMPACT ON ADJOINING NEIGHBORS.

THE CONTRACTOR SHALL RPOVIDE INSTRUCTIONS TO THE OWNER PERTAINING TO OPERATION AND MAINTIENANCE OF MECHANICAL AND ELECTRICAL EQUIPMENT. SUBMIT TO THE OWNER ALL WARRANTIES AND MAINTENANCE OPERATIONS DATA.

THE CONTRACTOR SHALL PROVIDE FINAL CLEANING OF ALL INTERIOR AND EXTERIOR SURFACES AND REMOVE ALL LABELS NOT INTENDED TO BE PERMANENT INSTRUCTION INFORMATION.

WINDOW SUPPLIER TO CONFIRM TEMPERED GLASS LOCATIONS, EGRESS AND VENT WINDOW REQUIREMENTS.

REFER TO APPROVED CABINET SHOP DRAWINGS PRIOR TO ROUGH FRAMING FOR CABINETS/BUILT-INS. REPORT ANY DISCREPENSIES TO OWNER/ARCHITECT PRIOR TO PROCEEDING WITH WORK.

DIMENSIONS LOCATING EXTERIOR WALLS ARE TO THE CENTERLINE OF THE WALL ASSEMBLY - UNLESS OTHERWISE NOTED.

DIMENSIONS LOCATING INTERIOR WALLS ARE GENERALLY TO CENTERLINE OF WALL ASSEMBLY OR TO FINISH FACE - AS INDICATED IN PLANS - UNLESS OTHERWISE NOTED

DIMENSIONS LOCATING DOORS AND WINDOWS ARE TO CENTIERLINE OF OPENING - UNLESS OTHERWISE NOTED

ROOF TRUSS DESIGN TO BE PROVIDED BY ROOF TRUSS SUPPLIER.

ALL INTERIOR BEARING WALLS. POCKET DOOR WALLS AND PLUMBING WALLS SHALL BE CONSTRUCTIED WITH 2X6 STUDS @ 16" O.C. - UNLESS OTHERWISE NOTED
IF DISCREPENCIES OCCUR BETWEEN DRAWINGS, THE LARGER SCALE DRAWING SHALL GOVERN.

CONTRACTOR TO PROVIDE TREE PRESERVATION PLAN PREPARED BY A LICENSED LANDSCAPE ARCHITECT.

SOIL DATA AND SURVEY DATA SHALL BE BY THE RESPECTIVE SUBCONTRACTOR AND OR SUPPLIER OF THOSE SERVICES OR BY OTHER NECESSARY CONSULTANTS AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.

MECHANICAL AND ELECTRICAL SYSTEMS:

ALL MECHANICAL, ELECTRICAL AND ENGINEERING OF SYSTEMS, SIZES AND LAYOUTS SHALL BE BY THE RESPECTIVE SUBCONTRACTOR AND OR SUPPLIER OF THOSE SYSTEMS OR BY OTHER NECESSARY CONSULTANTS AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. INFORMATION SHOWN IN REGARD TO THESE CONCERNS IS ONLY DIAGRAMATIC AND IS INTENDED TO PROVIDE AND INDICATION OF THE DESIGN INTENT ONLY.

CEDAR BOARD AND BATTON SIDING:

MATCH EXISTING BOARD AND ABTTON SIZES.
BOARDS SHALL BE PLACED 1/2" APART, BATTENS SHOULD OVERLAP BY AT LEAST 1/2". WITH WIDER BOARDS, INCREASE BATTENOVERLAP APPROPRIATELY.

HAND NAIL NO. 304 STAINLESS STEEL "SPLITLESS" RING SHANK NAILS. TO ENSURE NAILNIG ACCUARCY, RUN CHALK LINES TO MARK FRAMING LOCATIONS. DO NOT USE PNUEMATIC NAILER. BOARDS UP TO 6 INCHES WIDE SHOULD BE FIXED WITH ONE NAIL PER BEARING, DRIVEN THROUGH CENTER OF BOARD. THE OVERLYING BATTEN COVERING THE GAP BETWEEN BOARDS SHOULD BE ATTACHED WITH ONE NAIL PER BEARING, THE SHANK PASSING BETWEEN THE EDGES OF THE UNDER BOARDS.
USE TWO NAILS PER BEARING ON BOARDS 8" OR WIDER, PLACING THE NAILS 2 1/2 TO 3 INCHES APART.

WINDOW AND FASCIA FLASHING, CAULKING
INSTALL AN ADDITIONAL WINDOW HEAD TRIN FLASHING TO DIRECT WATER FURTHER OUTWARD BEYOND THE THICKNESS OF THE WINDOW.
PREFORMED EAVE FLASHING/DROP EDGE SHOULD BE INSTALLED UNDER THE STARTER COUSRE OF SHINGLE ROOFING.
USE HIGH-PERFORMANCE ACRYLIC LATES, ACRYLIC, ACRYKLIC SILICONE POLY URETHANE POLYSULFIDE OR TERPOLYMER RUBBER CHALKS TO SEAL GAPS AT EXTERIOR JOINTS. DO NOT USE PURE SILICONE OR CLEAR CAULKS.
USE HIGH QUALITY 100% ACRYLIC PAINT ON CEDAR SIDING.

GENERAL DEMOLITION NOTES

THE ARCHITECT, NOR STRUCTURAL ENGINEERS, MAKE NO WARRANTY AS TO THE EXACT CONDITIONS ENCOUNTERED ON SITIE. DRAWINGS ARE PROVIDED TO DELINEATE THE DESIGN INTENT ONLY. IT IS TIHE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO PERFORM PROPER FIELD INVESTIGATION BEFORE UNDERTAKING ANY DEMOLITION OR RECONSTRUCTION ACTIVITY.

TIHE DEMOLITION NOTES AS SHOWN ON THESE DRAWINGS OUTILINE VARIOUS ITEMS OF DEMOLITION WORK. IT IS NOT TO BE CONSTRUED AS ALL INCLUSIVE.
CONTRACTORS:

SHALL COMEPLETELY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS BY VISITING THE SITE PRIOR TO SUBMITTING THEIR PROPOSALS. ALL TRADES ARE EXPECTIED TO READ ALL DEMOLITION NOTES AND DIFFERENCES BETWIEEN EXISTING AND PROPOSED CONSTRUCTION.

SHALL VERIFY ALL ROOF AND FLOOR LOAD BEARING CONDITIONS PRIOR TO REMOVAL OF ANY WALLS AND/OR BEARING WALLS. ALL DEMOLITION AND SHORING PLANS SHALL BE COORDINATED BETWEEN ALL INVOLVED CONTRACTORS. SHALL VERIFY WITH OWNER ITEMS TO BE SALVAGED FOR OWNER.

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED
ALT	ALTERNATIVE
AP	ACCESS PANEL
BO	BY OWNER
CIP	CAST IN PLACE
CL	CENTER LINE
CT	CERAMIC TILE
DTL	DETAIL
DN	DOWN
DR	DOOR
DW	DISHWASHER
EQ	EQUAL
GYP	GYPSUM BOARD
MTL	METAL
OC	ON CENTER
OPT	OPTIONAL
PL	PLATE
PLY WD	PLYWOOD
POLY	POLYSTYRENE VAPOR BARRIER
QTY	QUANTITY
RCP	REFLECTED CEILING PLAN
RM	ROOM
ST	STONE TILE
TMP	TEMPERED
TO	TOP OF
TOS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
WD	WOOD
W	WASHING MACHINE
W/	WITH
WD	WOOD
WDW	WINDOW

MATERIALS KEY

EARTH

CONCRETE

MASONRY

STEEL

BLOCKING

INTERMEDIATE BLOCKING

PLYWOOD

INSULATION

RIGID INSULATION

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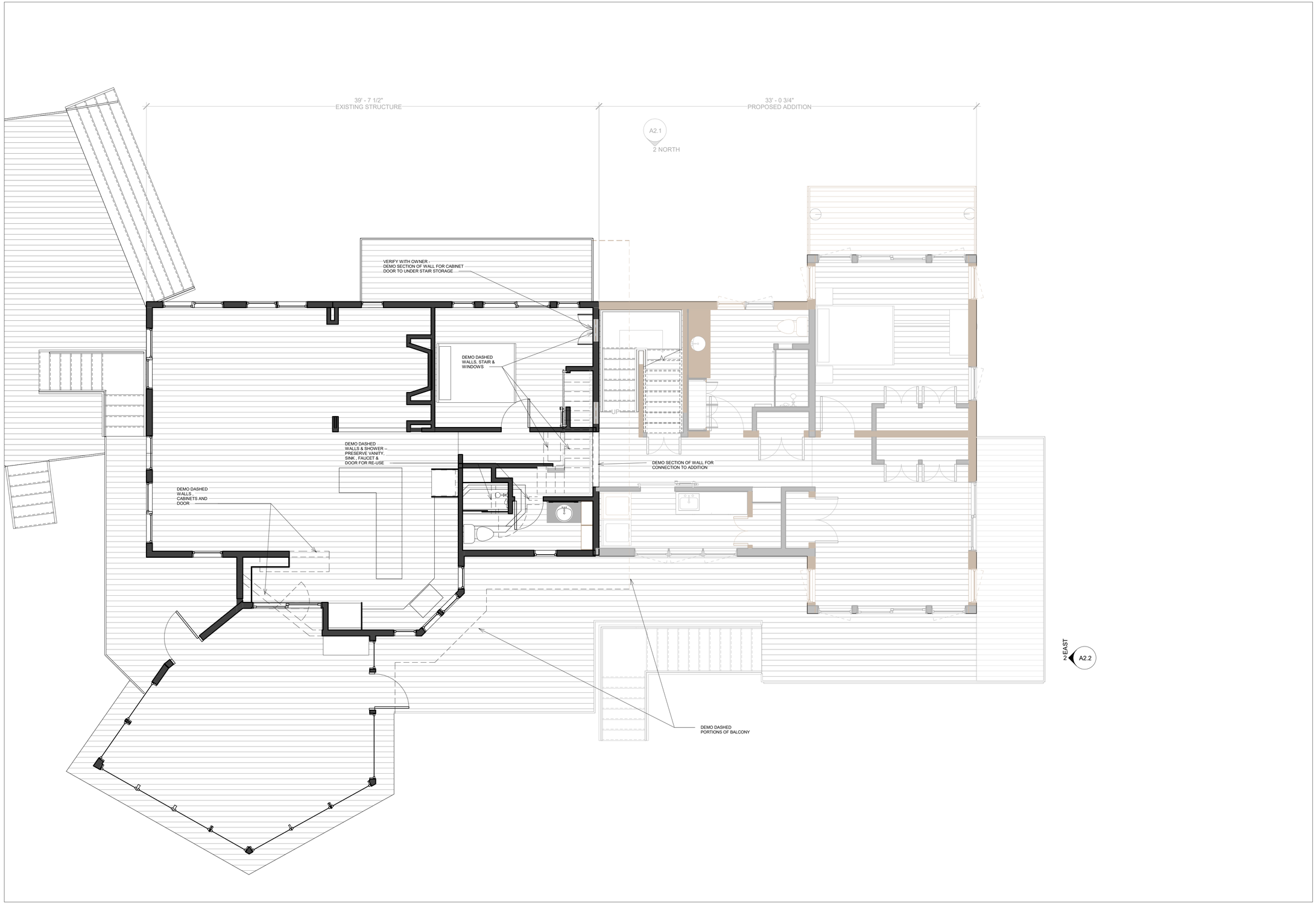
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

GENERAL NOTES

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

T.1



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

LaDouceur Architecture & Design
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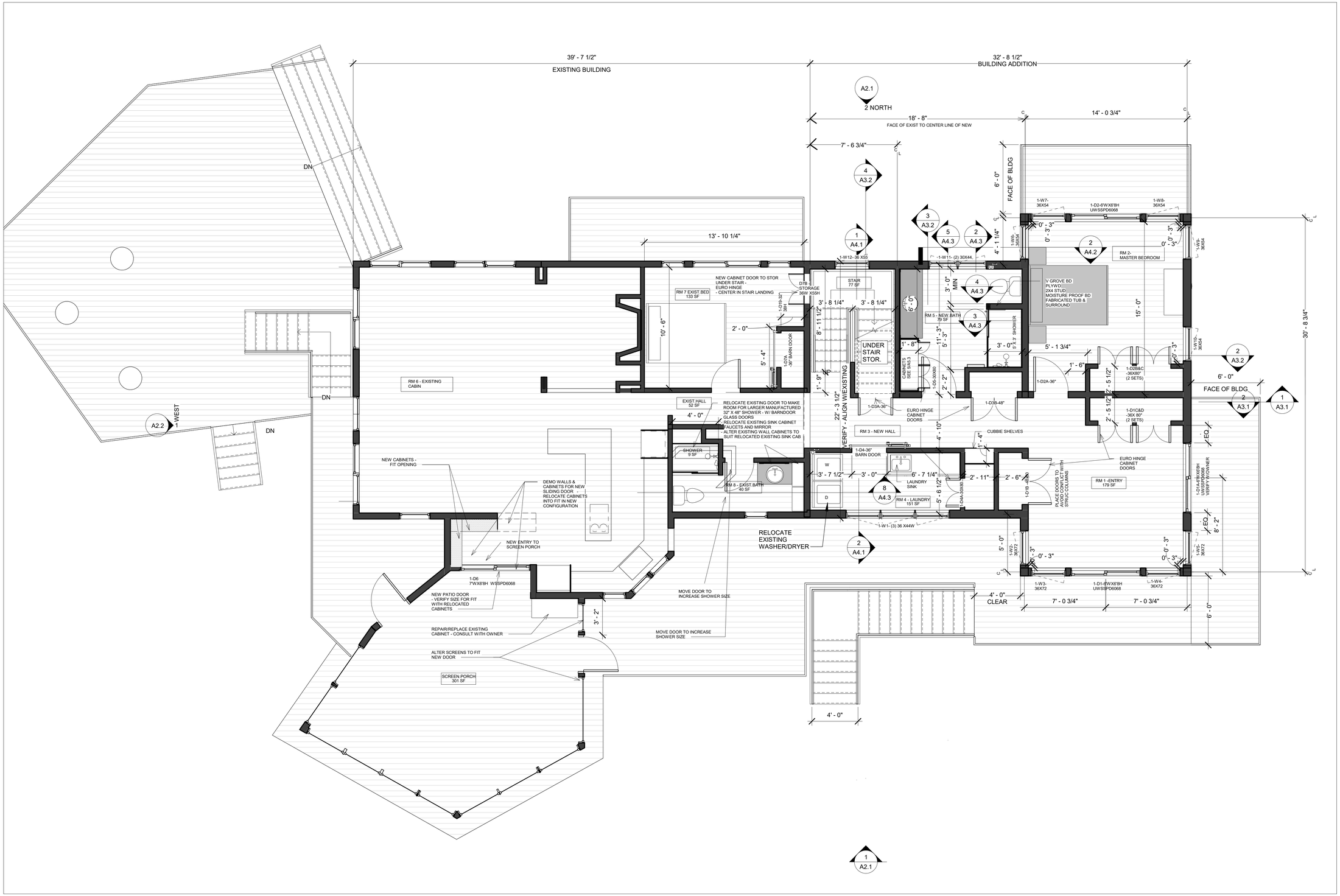
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

DEMOLITION PLAN

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

D.1



1 MAIN FLOOR -ADDITION
1/4" = 1'-0"

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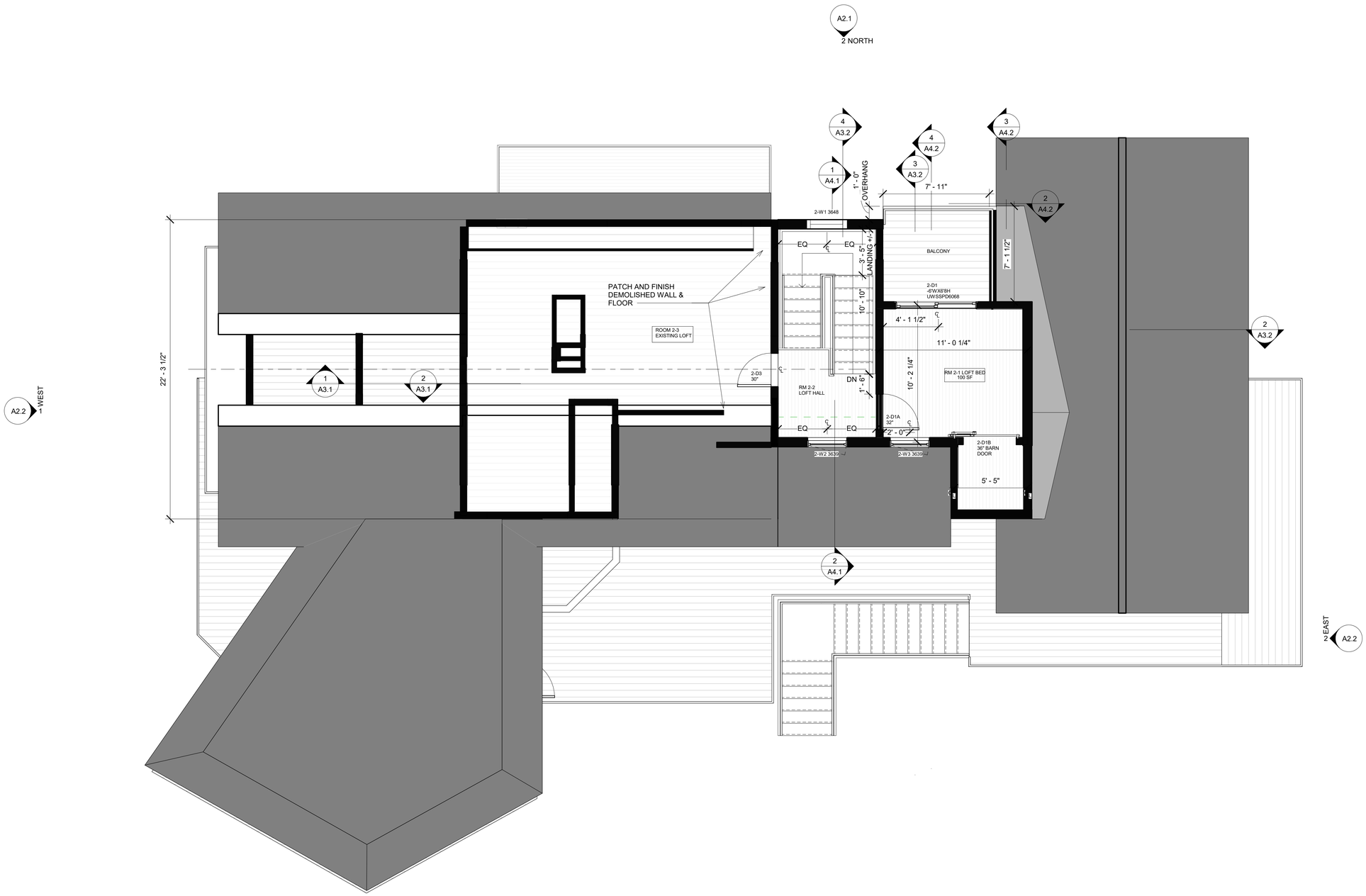
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

MAIN FLOOR PLAN

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

A1.1



1 LOFT
1/4" = 1'-0"

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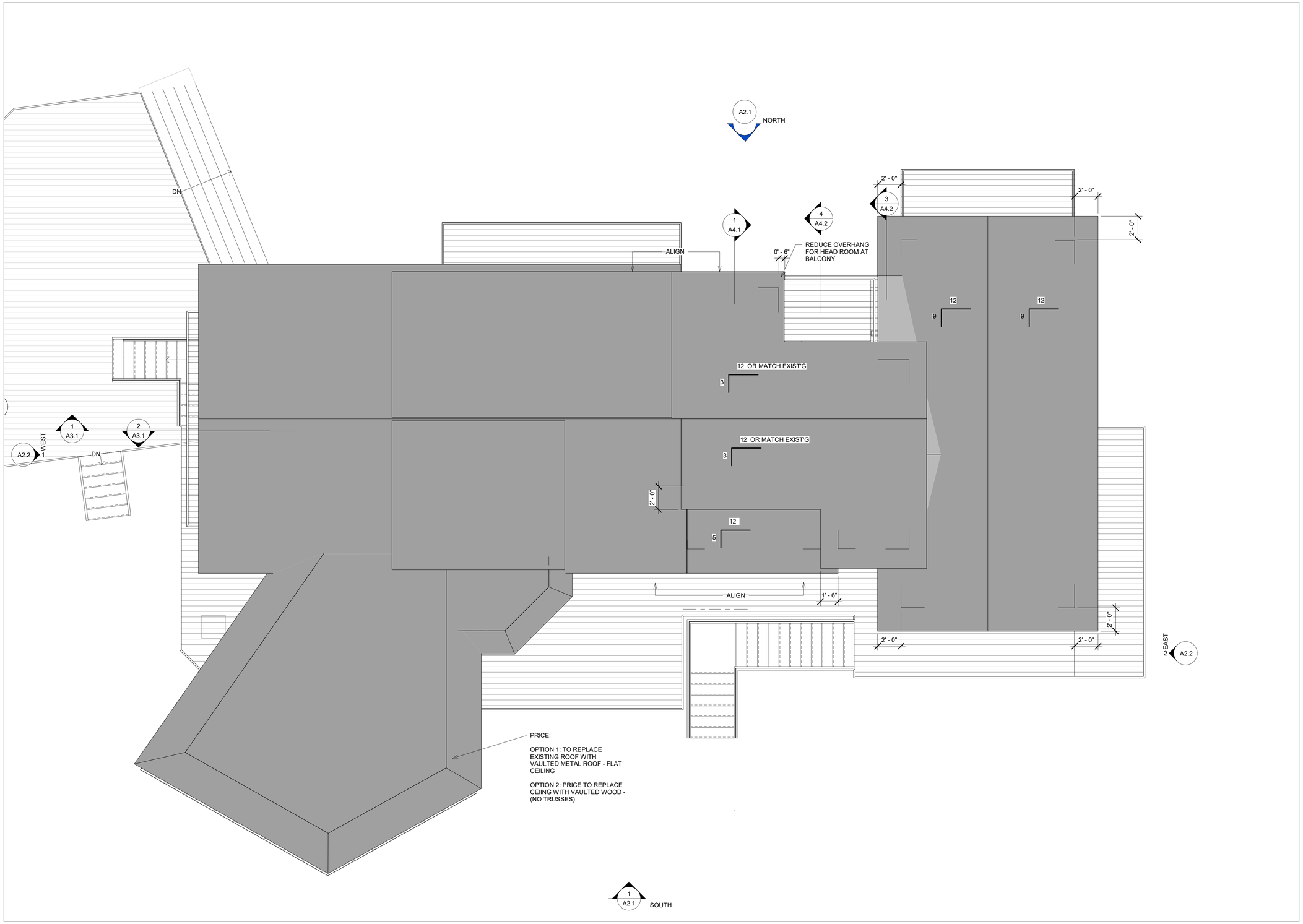
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

LOFT PLAN

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

A1.2



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

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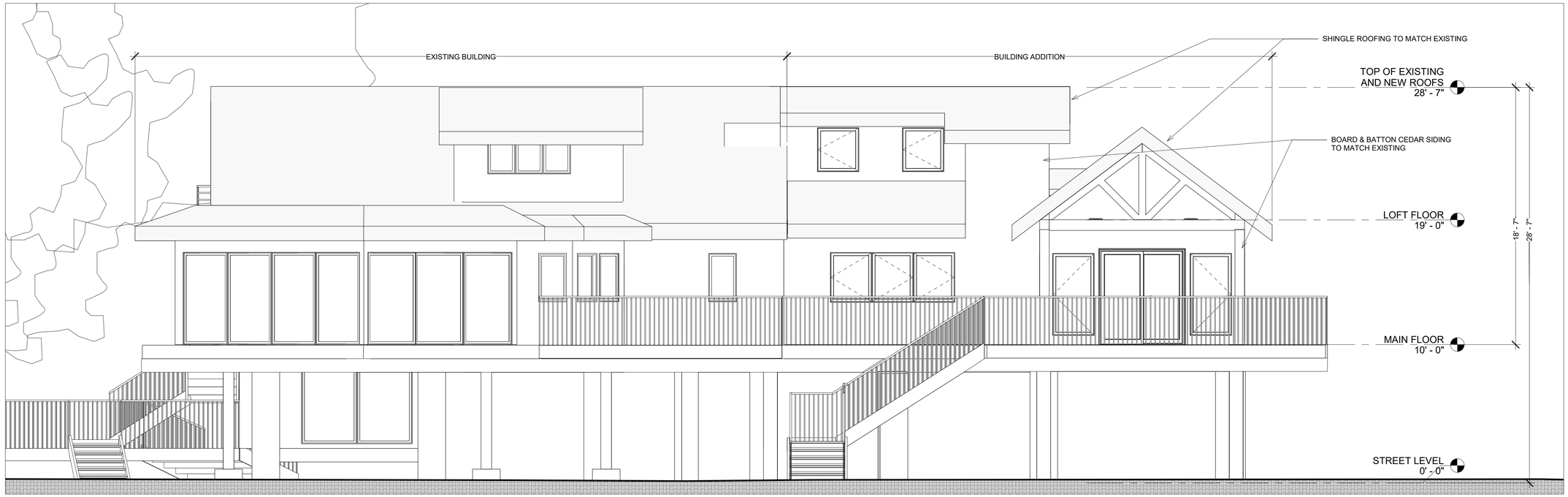
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

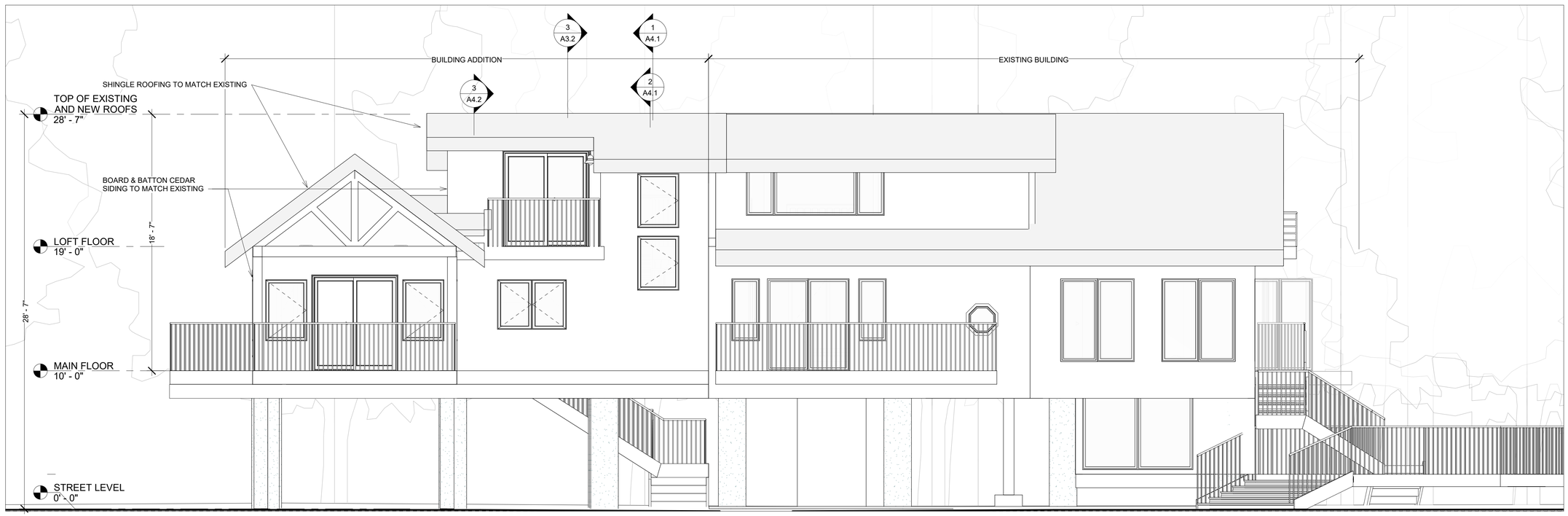
ROOF PLAN

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

A1.3



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



2 NORTH
1/4" = 1'-0"

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CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

NORTH & SOUTH ELEVATIONS

Project Number	19-05
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A2.1

1 WEST
1/4" = 1'-0"

2 EAST
1/4" = 1'-0"

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CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

EAST & WEST ELEVATIONS

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

A2.2

1 SECTION LOOKING NORTH
1/4" = 1'-0"

2 SECTION LOOKING SOUTH
1/4" = 1'-0"

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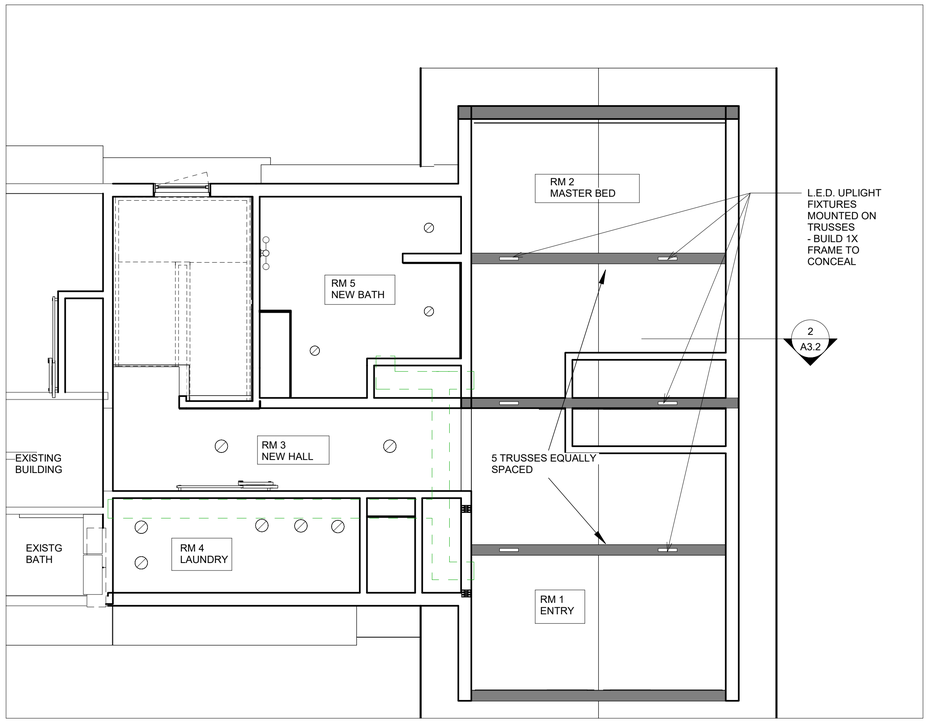
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

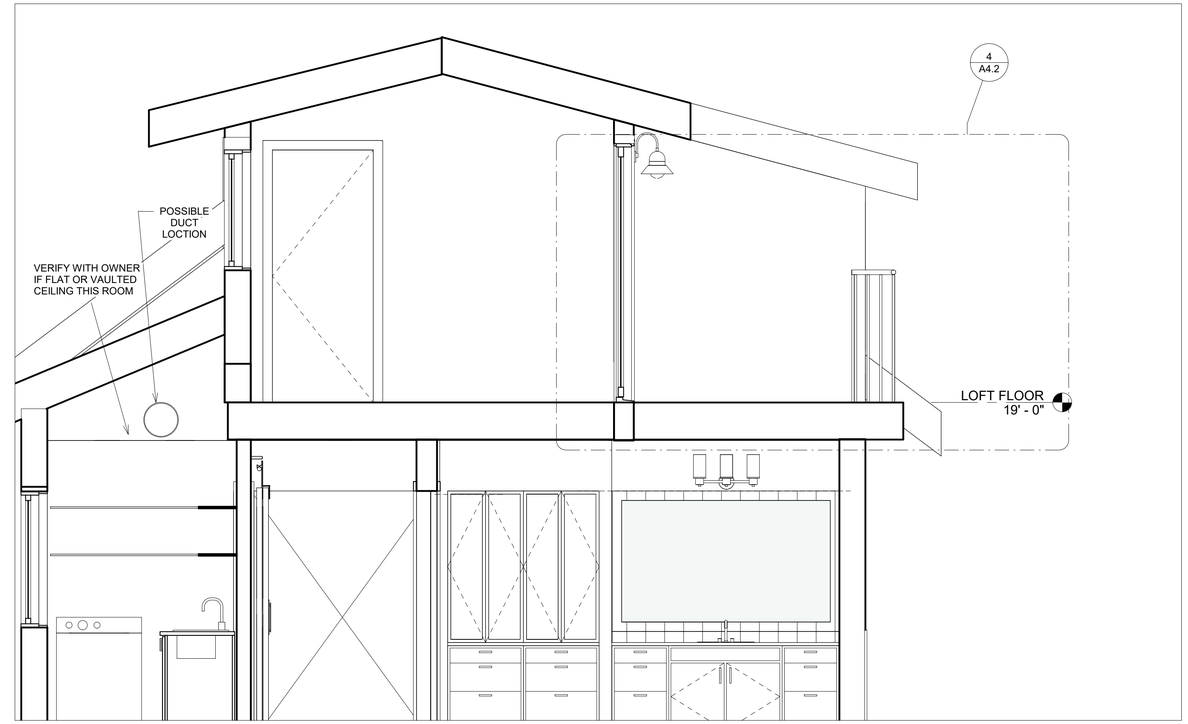
NORTH & SOUTH BUILDING SECTIONS

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

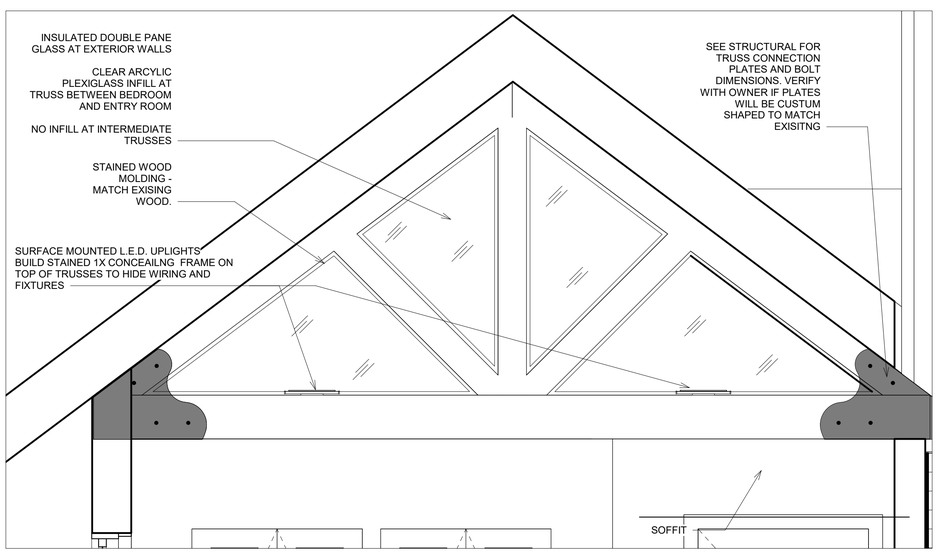
A3.1



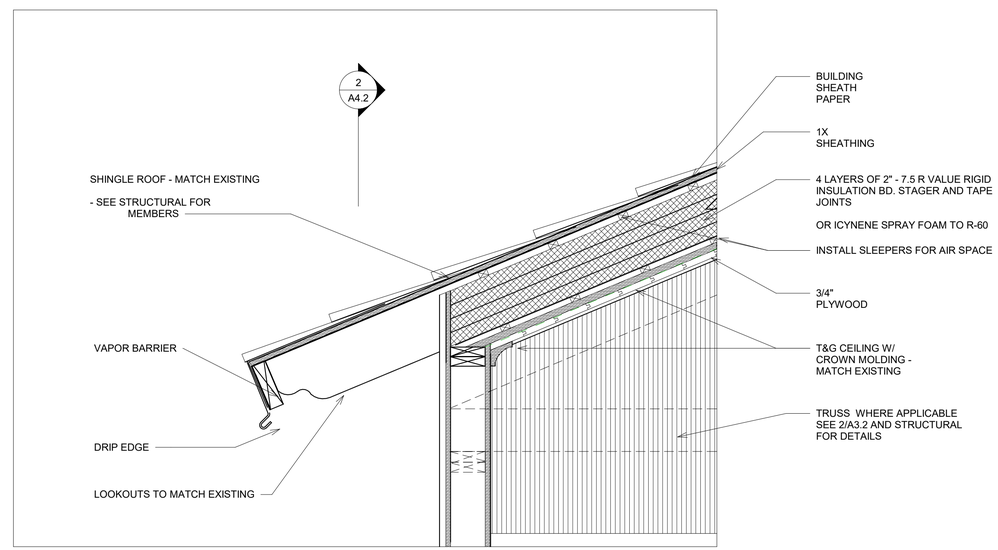
1 REFLECTED CEILING - TRUSS PLAN
1/4" = 1'-0"



3 SECTION THRU LINK TO WEST
1/2" = 1'-0"



2 DETAIL - INFILL AT GABLE TRUSS
3/4" = 1'-0"



4 TYPICAL ROOF DETAIL
1" = 1'-0"

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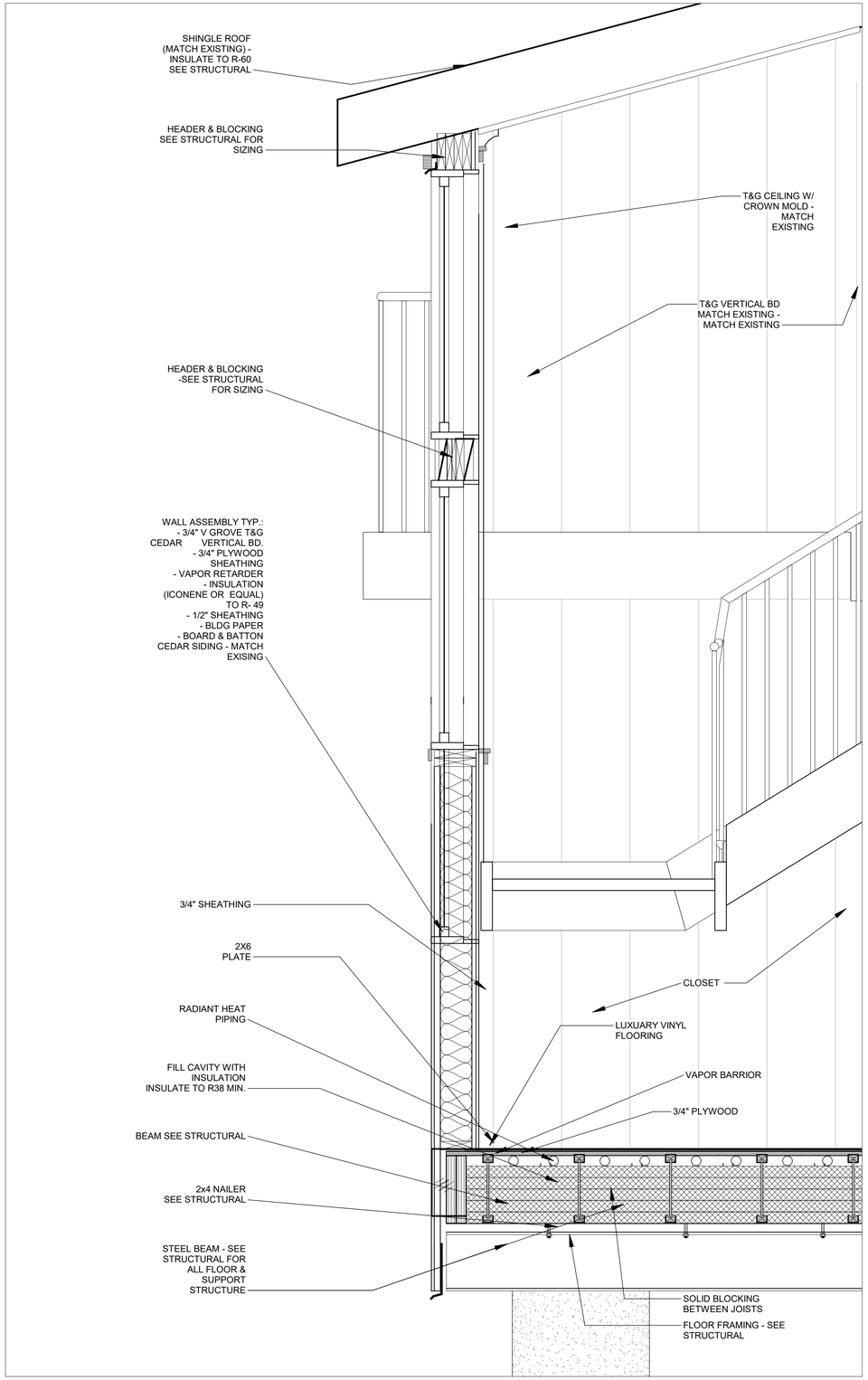
CONSTRUCTION
DOCUMENTS

HAROLDSON CABIN
ADDITION

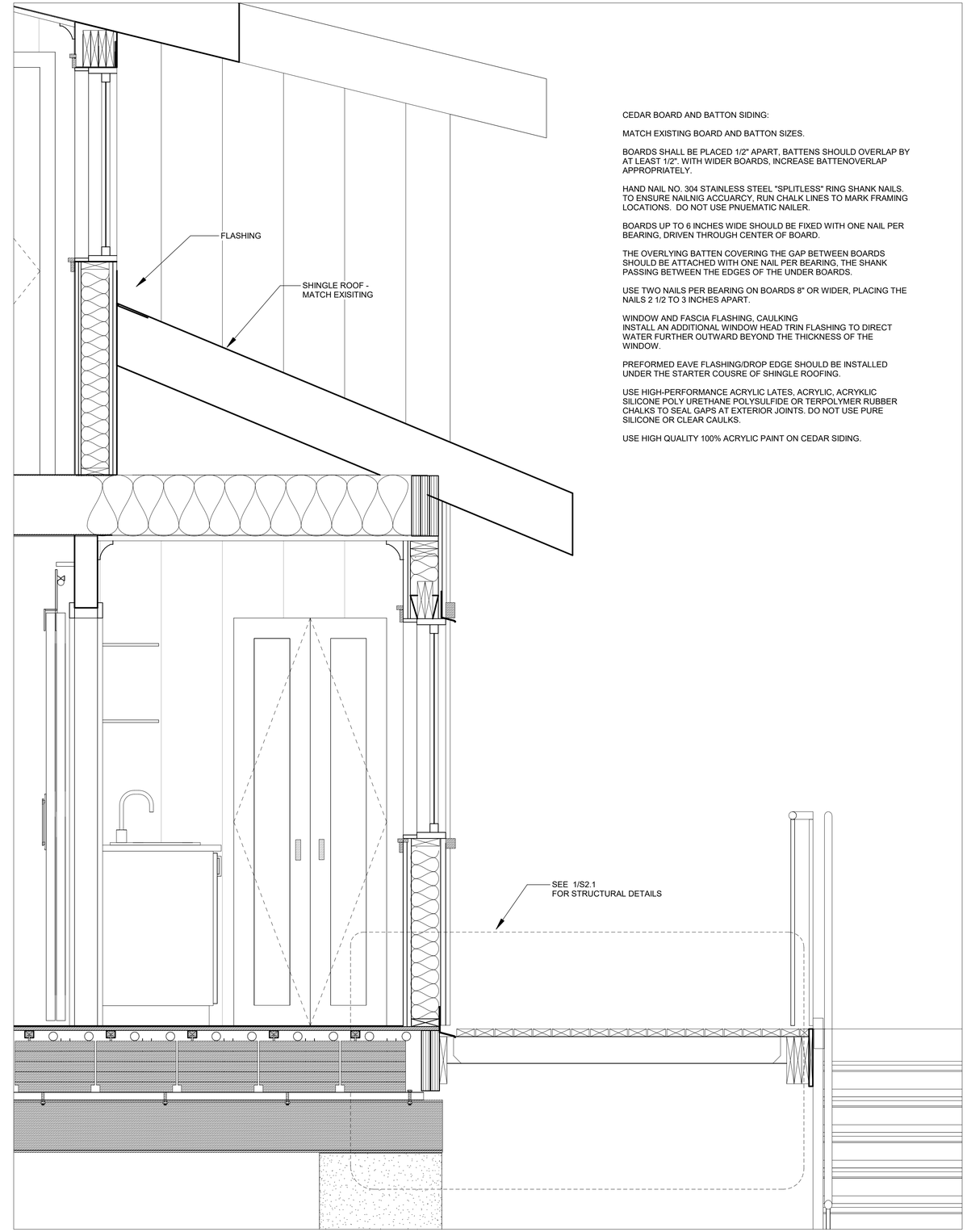
WEST SECTION
TRUSS DETAIL
TYP. ROOF DETAIL

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

A3.2



1 NORTH WALL SECTION - LINK
1" = 1'-0"



2 SOUTH WALL SECTION - LINK
1" = 1'-0"

CEDAR BOARD AND BATTON SIDING:

MATCH EXISTING BOARD AND BATTON SIZES.

BOARDS SHALL BE PLACED 1/2" APART, BATTENS SHOULD OVERLAP BY AT LEAST 1/2". WITH WIDER BOARDS, INCREASE BATTENOVERLAP APPROPRIATELY.

HAND NAIL NO. 304 STAINLESS STEEL "SPLITLESS" RING SHANK NAILS. TO ENSURE NAILNIG ACCUARCY, RUN CHALK LINES TO MARK FRAMING LOCATIONS. DO NOT USE PNUEMATIC NAILER.

BOARDS UP TO 6 INCHES WIDE SHOULD BE FIXED WITH ONE NAIL PER BEARING, DRIVEN THROUGH CENTER OF BOARD.

THE OVERLYING BATTEN COVERING THE GAP BETWEEN BOARDS SHOULD BE ATTACHED WITH ONE NAIL PER BEARING, THE SHANK PASSING BETWEEN THE EDGES OF THE UNDER BOARDS.

USE TWO NAILS PER BEARING ON BOARDS 8" OR WIDER, PLACING THE NAILS 2 1/2 TO 3 INCHES APART.

WINDOW AND FASCIA FLASHING, CAULKING
INSTALL AN ADDITIONAL WINDOW HEAD TRIN FLASHING TO DIRECT WATER FURTHER OUTWARD BEYOND THE THICKNESS OF THE WINDOW.

PREFORMED EAVE FLASHING/DROP EDGE SHOULD BE INSTALLED UNDER THE STARTER COUSRE OF SHINGLE ROOFING.

USE HIGH-PERFORMANCE ACRYLIC LATES, ACRYLIC, ACRYKLIC SILICONE POLY URETHANE POLYSULFIDE OR TERPOLYMER RUBBER CHALKS TO SEAL GAPS AT EXTERIOR JOINTS. DO NOT USE PURE SILICONE OR CLEAR CAULKS.

USE HIGH QUALITY 100% ACRYLIC PAINT ON CEDAR SIDING.

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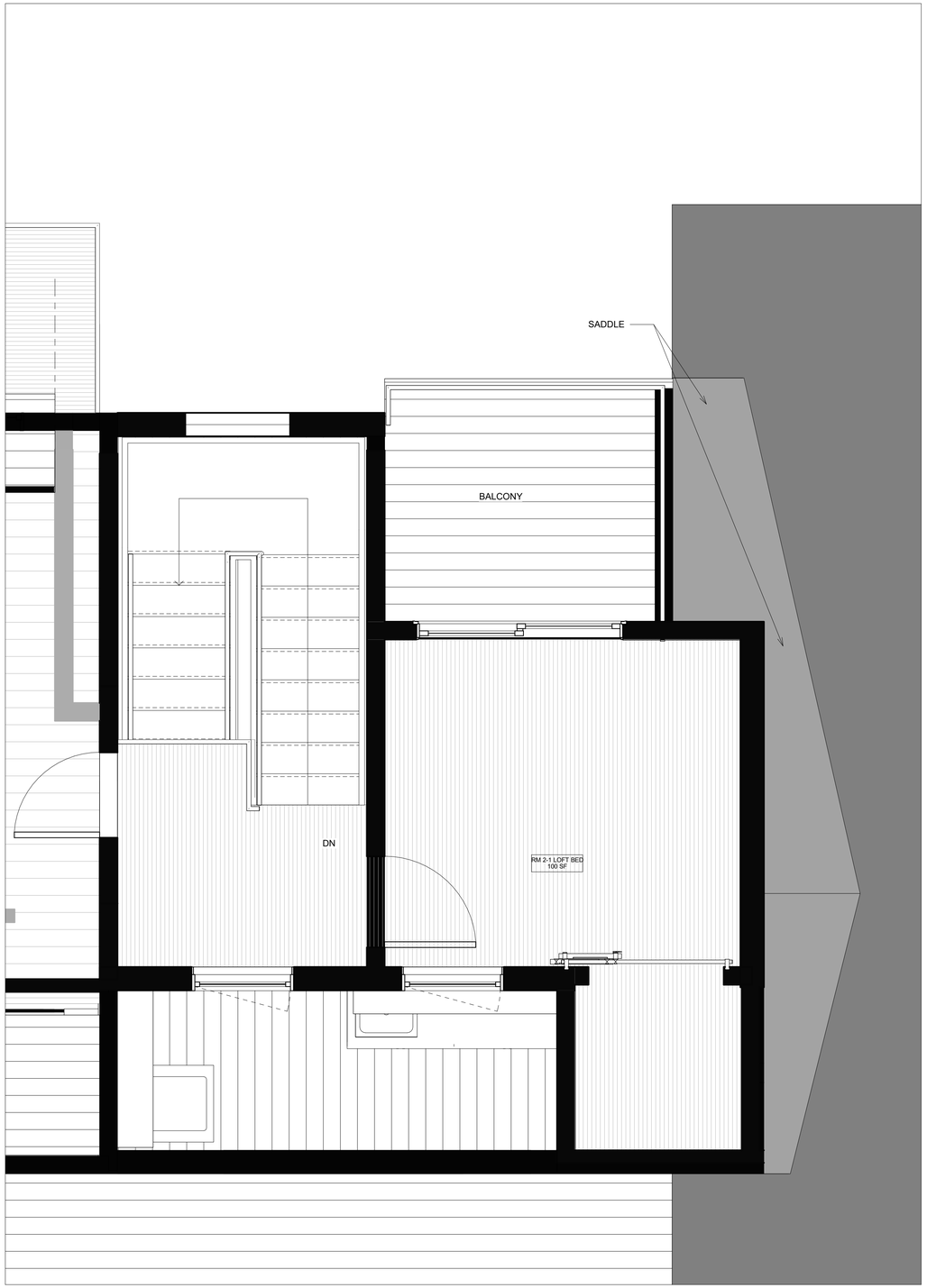
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

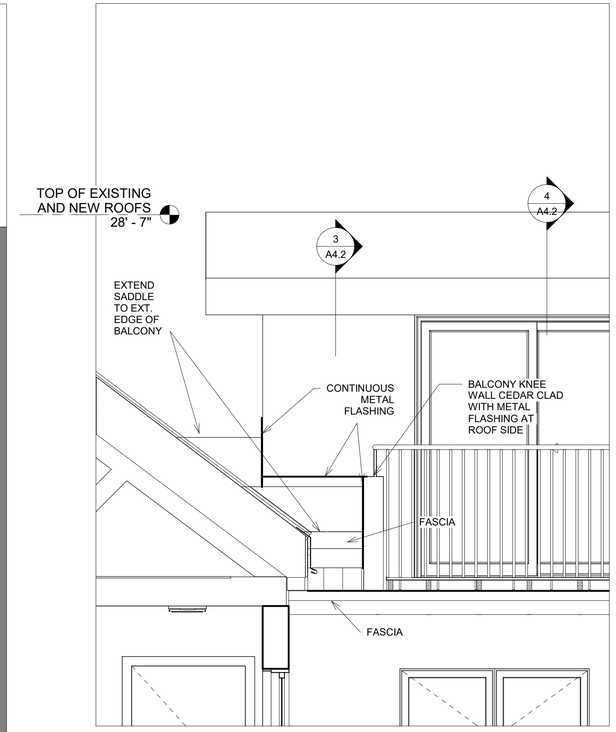
WALL SECTIONS

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

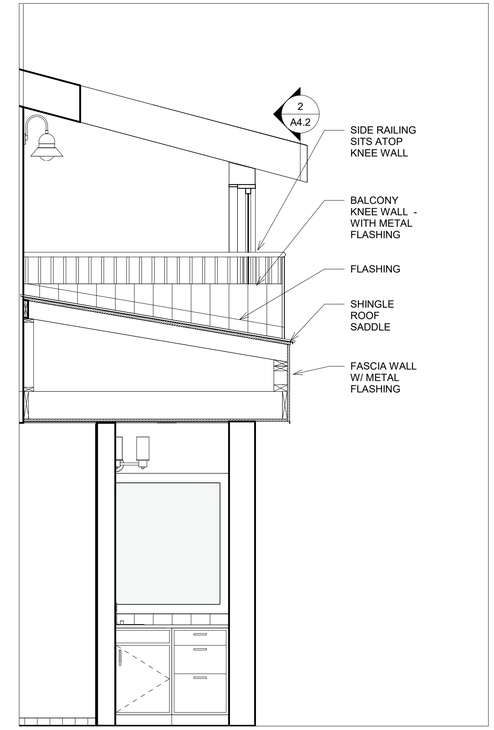
A4.1



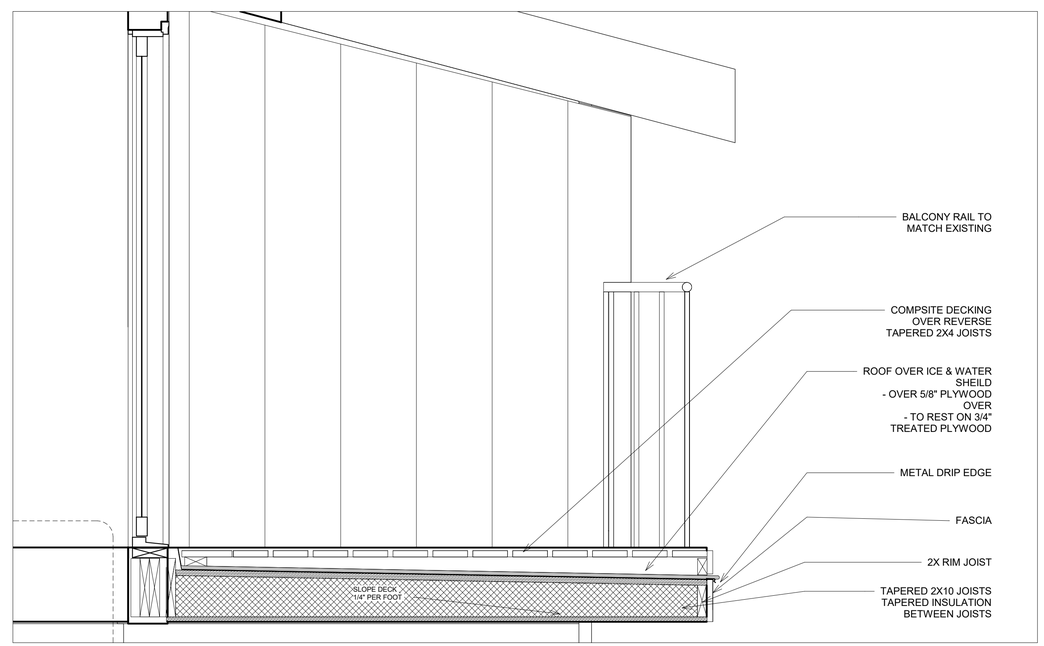
1 LOFT - BALCONY PLAN
1/2" = 1'-0"



2 DETAIL - LOFT BALCONY AND ROOF
1/2" = 1'-0"



3 DETAIL AT SADDLE OVER BALCONY
1/2" = 1'-0"



4 DETAIL SECTION AT BALCONY
1" = 1'-0"

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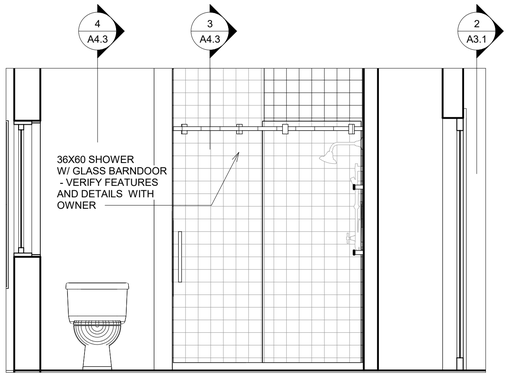
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

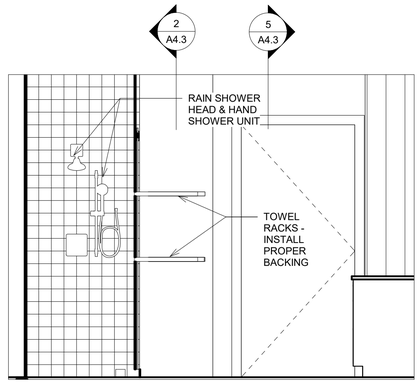
LOFT BALCONY DETAILS

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

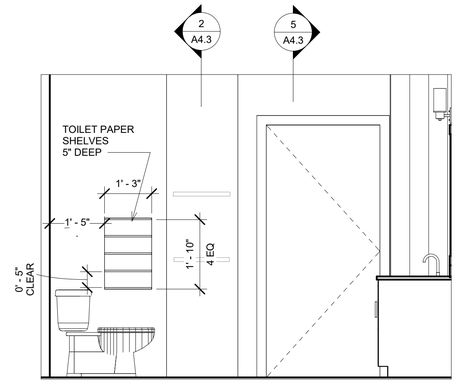
A4.2



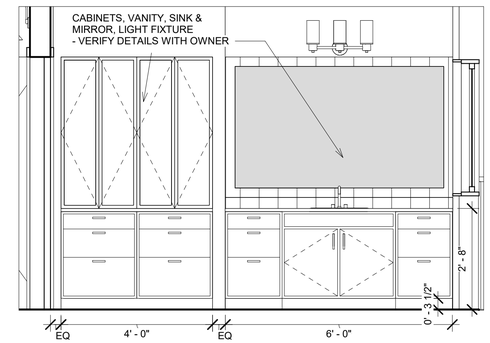
2 EAST BATH ELEVATION
1/2" = 1'-0"



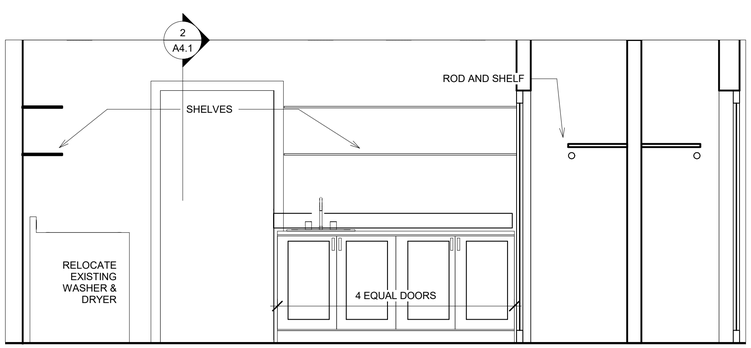
3 SOUTH BATH ELEVATION - TUB/SHOWER
1/2" = 1'-0"



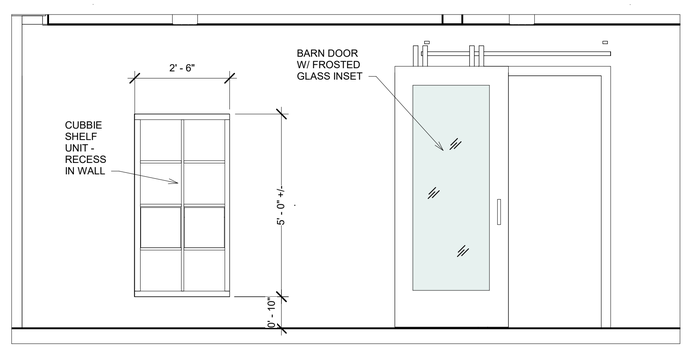
4 PARTIAL SOUTH - T P STOR
1/2" = 1'-0"



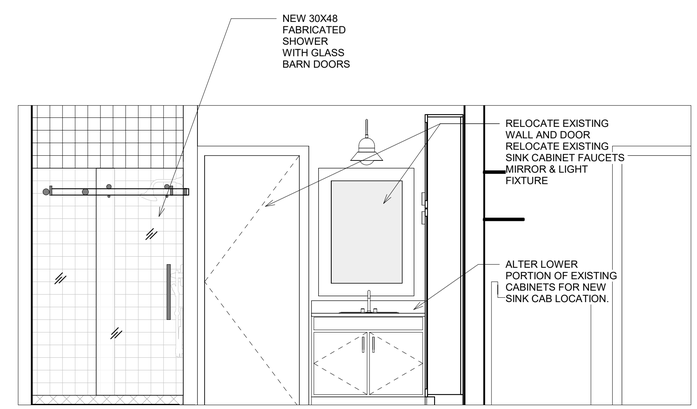
5 WEST BATH ELEV - VANITY/ CABS
1/2" = 1'-0"



6 LAUNDRY RM SOUTH ELEV - CABINETS
1/2" = 1'-0"



7 LAUNDRY RM BARN DOORS ELEVATION
1/2" = 1'-0"



8 EXISTING SHOWER ELEV
1/2" = 1'-0"

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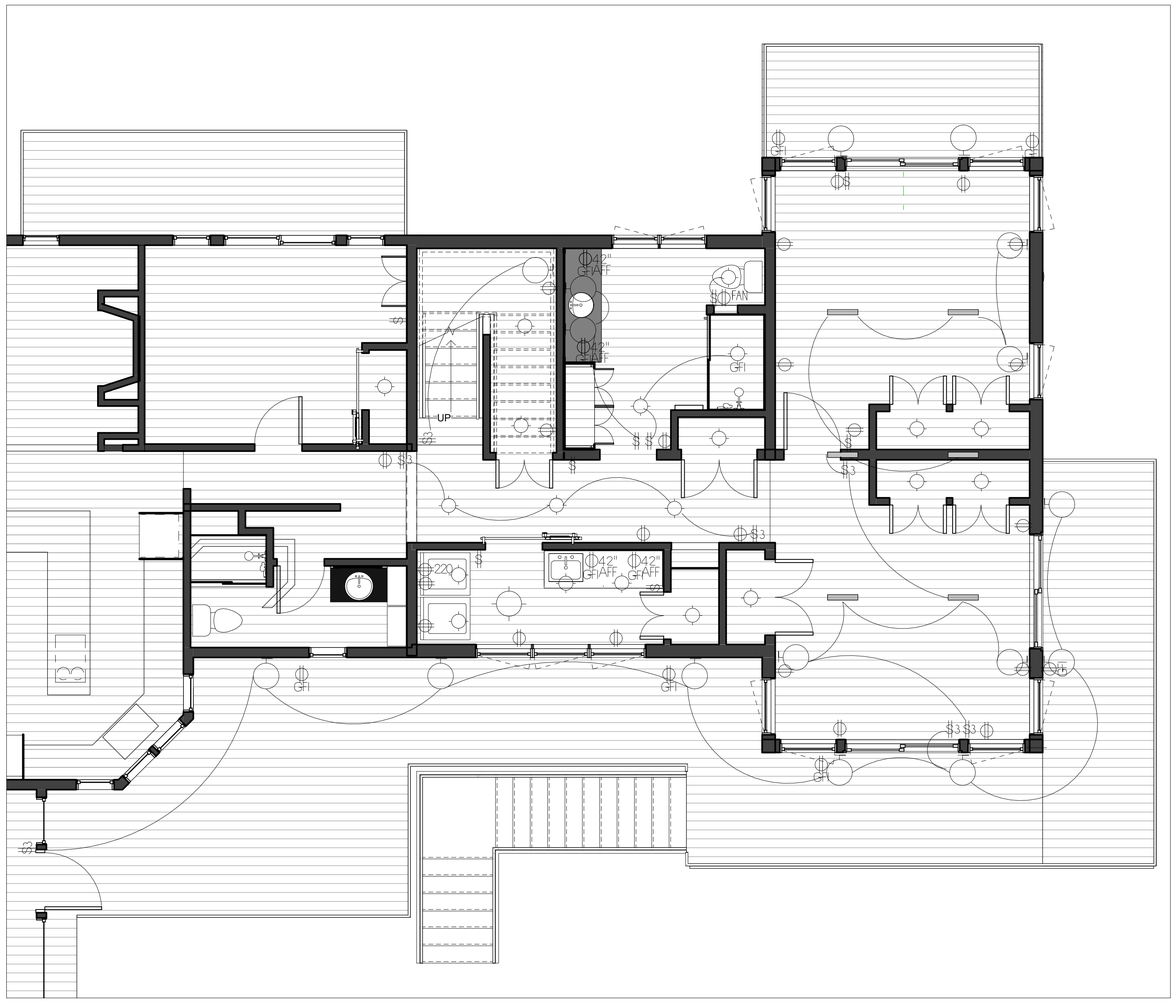
CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

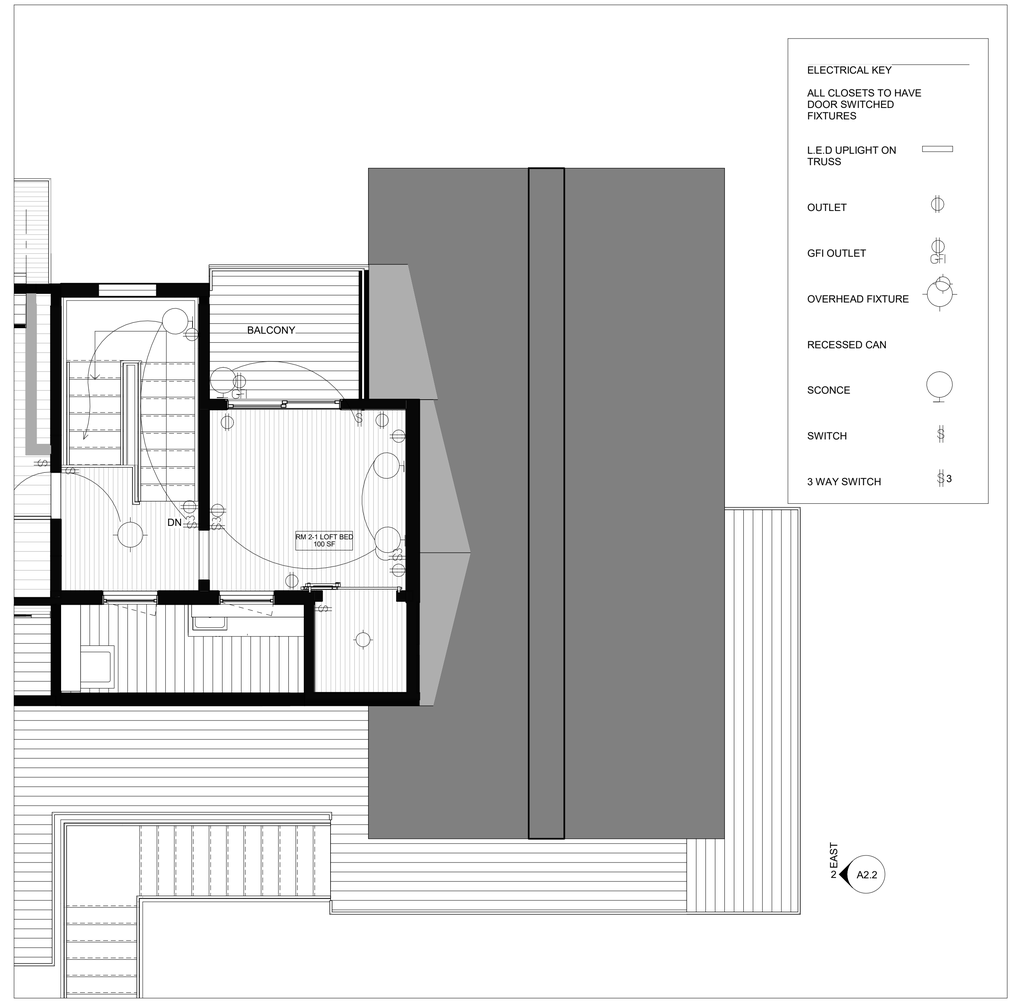
INTERIOR ELEV- BATHS & LAUNDRY

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

A4.3



1 ELECTRICAL PLAN - MAIN FLOOR
1/4" = 1'-0"



2 LOFT - ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL KEY

ALL CLOSETS TO HAVE DOOR SWITCHED FIXTURES

L.E.D UPLIGHT ON TRUSS

OUTLET

GFI OUTLET

OVERHEAD FIXTURE

RECESSED CAN

SCONCE

SWITCH

3 WAY SWITCH

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CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

ELECTRICAL PLANS

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

A5.1

LEVEL	DOOR #	TYPE	LOCATION	REMARKS	DOOR SIZE ROUGH OPENING	ROUGH HT	COMMENTS
		EXTERIOR DOORS					
1ST	1-D1	DOOR SLIDING 2 PANEL CLAD_PATIO	ENTRY	UWSPD6068	6.135	6.875	
1ST	1-D1A	DOOR SLIDING 2 PANEL CLAD_PATIO	ENTRY	UWSPD6068	6.135	6.875	
1ST	1-D3	DOOR SLIDING 2 PANEL CLAD_PATIO	MASTER BED BALCONY	UWSPD6068	6.135	6.875	
1ST	1-D6	DOOR SLIDING 2 PANEL CLAD_PATIO	SCREEN PORCH	UWSPD6068	6.135	6.875	VERIFY FIT
2ND	2-D1	DOOR SLIDING 2 PANEL CLAD_PATIO	LOFT BALCONY	UWSPD6068	6.135	6.875	
		INTERIOR DOORS					
1ST	1-D2A	INTERIOR WD PASSAGE DOOR W/ Wood panel	MASTER BED - PASSAGE	36" x 80 WD PANEL	36.000	80.000	
1ST	1-D4	INTERIOR WD PASSAGE BARN DOOR GLASS PANEL	LAUNDRY	Telescoping_Barn_Door_20476 (1)	36.000	80.000	
1ST	1-D5	INTERIOR WD PASSAGE DOOR W/ Wood panel	NEW BATH - PASSAGE	36" x 80 WD PANEL	36.000	80.000	
2ND	2-D1A	INTERIOR WD PASSAGE DOOR W/ Wood panel	NEW LOFT BED	32" x 80 WD PANEL	32.000	80.000	
2ND	2-D3	INTERIOR WD PASSAGE DOOR W/ Wood panel	PASSAGE TO EXISTING LOFT	30" x 80 WD PANEL	30.000	80.000	
		INTERIOR CLOSET FULL HEIGHT DOORS					
1ST	1-D1B	INTERIOR WD CABINET DOOR /W EURO HINGE	ENTRY CLOSET	CABINET S - EURO HINGE	48.000	80.000	
1ST	1-D1C&D	INTERIOR WD CABINET DOOR /W EURO HINGE	ENTRY CLOSET	CABINET S - EURO HINGE	42.000	80.000	
1ST	1 - 2B&C	INTERIOR WD CABINET DOOR /W EURO HINGE	MASTER BED CLOSET 2 SETS	CABINET S - EURO HINGE	36.000	80.000	
1ST	1-D3A	INTERIOR WD CABINET DOOR /W EURO HINGE	HALL STAIR CLOSET	CABINET S - EURO HINGE	36.000	80.000	
1ST	1-D3B	INTERIOR WD CABINET DOOR /W EURO HINGE	HALLWAY CLOSET	CABINET S - EURO HINGE	48.000	80.000	
1ST	1-D4A	INTERIOR WD CABINET DOOR /W EURO HINGE	LAUNDRY CLOSET	CABINET S - EURO HINGE	30.000	80.000	
1ST	1-D7A	INTERIOR WD PASSAGE BARN DOOR	EXISTING BEDROOM NEW CLOSET	Telescoping_Barn_Door_20476 (1)	48.000	80.000	
1ST	1-D7B	INTERIOR WD CABINET DOOR /W EURO HINGE	EXSITG BD - NEW STOR. UNDER STAIR	CABINET S - EURO HINGE	36.000	55.000	VERIFY FIT
2ND	2-D1B	INTERIOR WD CLOSET BARN DOOR	NEW LOFT BED CLOSET	Telescoping_Barn_Door_20476 (1)	36.000	80.000	

DOOR SCHEDULE

WINDOW #	MANF.	LEVEL	LOCATION	TYPE	SILL HT	HEAD HT	WIDTH	HEIGHT	COMMENTS
1-W1	Marvin	MAIN FLOOR	LAUNDRY	UCA3644 - 3 WIDE	38	80	36	44	
1-W2	Marvin	MAIN FLOOR	ENTRY	UCA3672	8	80	36	72	
1-W3	Marvin	MAIN FLOOR	ENTRY	UCA3672	8	80	36	72	
1-W4	Marvin	MAIN FLOOR	ENTRY	UCA3672	8	80	36	72	
1-W5	Marvin	MAIN FLOOR	ENTRY	UCA3672	8	80	36	72	
1-W6	Marvin	MAIN FLOOR	MASTER BED	UCA3654	26	80	36	54	
1-W7	Marvin	MAIN FLOOR	MASTER BED	UCA3672	26	80	36	54	
1-W8	Marvin	MAIN FLOOR	MASTER BED	UCA3672	26	80	36	54	
1-W9	Marvin	MAIN FLOOR	MASTER BED	UCA3672	26	80	36	54	
1-W10	Marvin	MAIN FLOOR	MASTER BED	UCA3673	26	80	36	54	
1-W11	Marvin	MAIN FLOOR	NEW BATH	UCA3044- 2 WIDE	36	80	30	44	
1-W11	Marvin	MAIN FLOOR	STAIR LOWER LANDING	UCA3648	70	114	30	44	
2-W1	Marvin	LOFT FLOOR	STAIR UPPER LANDING	UCA3648	16	64	36	64	
2-W2	Marvin	LOFT FLOOR	LOFT HALL	UCA3639	41	80	36	39	
2-W3	Marvin	LOFT FLOOR	LOFT BED	UCA3639	41	80	36	39	

WINDOW SCHEDULE

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CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

DOOR & WINDOW SCHEDULES

Project Number 19-05
Date 7-10-2020
Drawn By JRL

SC.1

ROOM SCHEDULE

RM #	Name	Level	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments	COMPONENTS		COST	COMMENTS
1	ENTRY	MAIN FLOOR	187 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	VAULTED - WD PLANK					
1	ENTRY.CLOS	MAIN FLOOR	9 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK					
2	MASTER.BED	MAIN FLOOR	172 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	VAULTED - WD PLANK					
2	MASTER.CLOSET	MAIN FLOOR	18 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK					
3	HALL	MAIN FLOOR	88 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK		MATCH EXISING			
3	STAIR	MAIN FLOOR		CARPET	STAINED WD	SHIP LAP WD	WD PLANK					NO-SLIP OPTION
3	HALL.CLOSET	MAIN FLOOR	6 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK					
4	LAUNDRY	MAIN FLOOR	70 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK	EXIST TO REMAIN	Reuse existing appliances - New 24" SS laundry sink in cabinet - matching base cabinets with composit countertop			
4	LAUND.CLOS	MAIN FLOOR		LVP-LUX VINYL PLANKS	STAINED WD	GYP BD	WD PLANK					
5	NEW.BATH	MAIN FLOOR	91 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK		Hatton 60 in. Vanity in Light Chestnut with Marble Vanity Top in Carrara White, Square Sink and 56 in. Mirror	OR EQUAL	$1799 Home Depot	VERIFY W/ OWNER
5	NEW.BATH								MANSFIELD - white floor mount toilet	OR EQUAL	$460	
5	NEW.BATH								AQUATIC EVERYDAY 60"X 36" X 79" 1 PIECE SHOWER STALL WITH LEFT SEAT AND CENTER DRAIN	OR EQUAL	$4,840	VERIFY W/ OWNER
5	NEW.BATH								Lyons Linear™ 60"W x 32"D 4-Piece Bathtub Shower Kit with Left Drain Model Number: 6954202 Menards® SKU: 6954202	OR EQUAL	$529	
5	NEW.BATH								RAINSHOWER HEAD			VERIFY W/ OWNER
5	NEW.BATH								HAND HELD SHOWER WAND			VERIFY W/ OWNER
5	NEW.BATH								6' CUSTOM VANITY & SINK VERIFY STYLE WITH OWNER			VERIFY W/ OWNER
5	NEW.BATH								Harley Double Sink Barnwood Bathroom Vanity, 72"x20"x32", Double SinkBy FoxDen Decor	HOUZ.COM	$1,349+ FREE Shipping	VERIFY W/ OWNER
6	EXIST.HALL	MAIN FLOOR		N/A	MATCH EXIST'G	MATCH EXIST'G						
6	MAIN.CABIN	MAIN FLOOR	621 SF	N/A	MATCH EXIST'G	N/A	N/A	EXIST TO REMAIN				
6	SCREEN.PORCH	MAIN FLOOR	325 SF	N/A	MATCH EXIST'G	N/A	N/A	OPTION -REPLACE W/VAULTED-WD				
7	EXIST.BED	MAIN FLOOR	129 SF	N/A	N/A	MATCH EXIST'G	N/A	EXIST TO REMAIN				
7	EXIST.BED.CLOS	MAIN FLOOR	13 SF	LVP-LUX VINYL PLANKS	MATCH EXIST'G	MATCH EXIST'G	WD PLANK					
8	EXIST.BATH NEW SHOWER	MAIN FLOOR	45 SF	N/A	N/A	N/A	N/A		DELTA-UPstile 34 in. x 48 in. x 74 in. 3-Piece Direct-To-Stud Alcove Shower Surround - White	OR EQUAL	$474 Home Depot	VERIFY W/ OWNER
2-1	LOFT.BED	LOFT	109 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK					
2-1	LOFT.CLOSET	LOFT	24 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK					
2-2	LOFT.HALL	LOFT	40 SF	LVP-LUX VINYL PLANKS	STAINED WD	SHIP LAP WD	WD PLANK					

ALL DOOR AND WINDOW TRIM TO MATCH EXISTING ON BOTH INTERIOR AND EXTERIOR

VERIFY ALL FINISHES WITH OWNER

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CONSTRUCTION DOCUMENTS

HAROLDSON CABIN ADDITION

ROOM FINISH SCHEDULE

Project Number	19-05
Date	7-10-2020
Drawn By	JRL

SC.2

STRUCTURAL NOTES

MATERIAL STRENGTHS

Structural Steel
- HSS Rectangular and Square – ASTM A500 Gr. B, Fy = 46 ksi
- HSS Round – ASTM A500 Gr. B, Fy = 42 ksi
- Pipe – ASTM A53 Gr. B, Fy = 35 ksi
- W and WT shapes – ASTM A992, Fy = 50 ksi
- Misc. structural steel – ASTM A36, Fy = 36 ksi

Structural Steel Fasteners
- Connection bolts – ASTM A325 or F1852, Fu = 120 ksi
- Anchor rods – ASTM F1554, Gr. 36, Fy = 36 ksi
- Threaded rods – ASTM A36, Fy = 36 ksi

Reinforcing Steel
- Deformed Bars – ASTM A615, Gr. 60, Fy = 60 ksi
- Weldable Bars – ASTM A706, Gr. 60, Fy = 60 ksi
- Fabric – ASTM A185, Fy = 70 ksi
- Masonry Joint Reinforcing – ASTM A951, Fy = 70 ksi
- Epoxy Coating for Reinforcing Steel – ASTM A775

Concrete
- f´c = compressive strength in 28 days
  - 4,000 psi unless noted otherwise
  - 3,000 psi for footings

Structural Lumber
- All dimensional lumber - #2 Spruce Pine Fir (SPF) or equal
- Treated lumber - #2 Southern Pine or equal
- Laminated Veneer Lumber (LVL)
  - E = 1,900,000 psi
  - Fb = 2600 psi
- Laminated Strand Lumber (LSL)
  - E = 1,550,000 psi
  - Fb = 2,325 psi
- Parallel Strand Lumber (PSL) Beam
  - E = 2,000,000 psi
  - Fb = 2900 psi
- Parallel Strand Lumber (PSL) Column
  - E = 1,800,000 psi minimum
  - Fb = 2,400 psi minimum

DESIGN LOADS

Roof

Dead load
17 psf (7 psf top chord + 10 psf bottom chord)

Snow load
Roof snow load = 35 psf

Floors

Dead load
15 psf (5 psf top chord + 10 psf bottom chord)

Live loads

Typical	40 psf
Habitable attics and sleeping areas	30 psf

Wind

90 mph (3 second gust)
Exposure B, I = 1.0

Flood

Water Level Assumed to be 6' above grade
1196 lbs (Lateral Load to Round Piers)

DESIGN CODES

Minnesota Residential Building Code (2020)
International Residential Code (2018)

EXISTING CONDITIONS

Contractor shall verify all dimensions, elevations, and details of existing structure where they affect this construction prior to fabrication.
Remove and replace existing architectural, electrical, mechanical, structural, civil, and miscellaneous as necessary.

TEMPORARY BRACING

Contractor is responsible for bracing, without overstressing, all structural elements as required at all stages of construction until completion of this project. Provide temporary lateral support for all walls until walls are adequately braced by permanent structure. Shore foundation walls retaining earth until floor framing and basement slab are in place. Use caution when operating equipment adjacent to foundation walls.

GENERAL SOIL NOTES

The structure has been designed per foundation requirements at outlined per report 20-0320 prepared by Haugo Geotechnical services.

Scouring due to flooding shall be repaired after each flood event.

FOOTINGS/FOUNDATIONS

All footings are to be formed. All stumps, roots and debris must be removed from the soil to a depth of at least 12" below the surface of the ground in the area occupied by the building. Footings shall be placed on virgin soil or compacted granular fill.
Column footings shall be a minimum of 12" thick, with plan dimensions as shown on drawing. Reinforce with #4 bottom bars at 8" on center each way.
Provide 30 bar diameter lap at splices and full crossing lap at corners and intersections. Tie all reinforcing in place. Set footing reinforcing on chairs or masonry brick to obtain 3" clearance from bottom of footing.
Footing elevations indicate top of footing.
Cast dowels in footing for foundation walls above. Dowels shall be the same quantity, size, and spacing as the vertical wall reinforcing. Dowels shall be 30" long and extend to 3" clear of bottom of footing.
Contractor shall be responsible for implementing hot weather concrete requirements per ACI 305 and cold weather concrete requirements per ACI 306.
Shore all foundation walls appropriately before backfilling and compacting.
Where foundation walls support unbalanced load on opposite sides of the building, such as a daylight basement, the rim board shall be attached to the sill with a 20 gage metal angle clip at 24" on center, with five 8d nails per leg, or a connector supplying 230 pounds per lineal foot capacity.
Foundations supporting wood shall extend at least 6" above the adjacent finished grade.
At foundation endwalls, provide perpendicular full-height blocking at 24" on center in the first three joist spaces. Glue and nail to joists and subfloor.
Attach to sill plate with 2 - USP MP5 clips or equal.
The contractor shall verify the location of all existing underground utilities and tanks prior to beginning excavation.

CONCRETE

Provide ready-mixed concrete per ASTM C94. Portland cement shall be ASTM C150, Type I. Use only one brand of cement throughout the work. Provide concrete aggregates meeting the requirements of ASTM C33.
Maximum aggregate size shall be 3/4" for grade beams and slabs. Water shall be clean, free of deleterious amounts of acids, alkalis, or organic materials, and shall be considered potable. Provide admixtures to reduce water content, provide air-entrainment, or alter the quality of the concrete to meet the job conditions.
Reinforce poured concrete walls with #4 at 12" on center horizontally and #4 at 12" center vertically each face.
Place reinforcing 2" clear to outside face and 1" clear to inside face of concrete wall.
Provide #4 x 4'-0" long (equal legs) horizontal reinforcing corner bars at 12" on center at all corners of wall and 3 - #4 vertical support bars.
All wall openings larger than 12" shall have 2 - #5 at all sides extending 2'-0" beyond each edge of opening with 2 - #5 x 4'-0" diagonal bars at each corner of opening.
Wall reinforcing shall be continuous through columns and pilasters.
Provide full development and splice lengths per Concrete Reinforcing Steel Institute (CRSI) or ACI 318 requirements.
All concrete exposed to weather, freeze-thaw conditions or de-icing chemicals shall contain 5% - 7% entrained air.
Slump shall be determined by ASTM C143 as follows:

Footings	3" - 4"
Walls, columns	3" - 5"
Slabs on grade	3" - 4"
Structural slabs, beams	3" - 4"
Masonry grout	8" - 11"

Concrete shall not be laid when the temperature of the outside air is below 40 degrees Fahrenheit, unless approved methods are used during construction to prevent damage to the concrete. All materials used and surfaces built upon shall be free of snow and ice.
Wood beams pocketed into concrete shall be provided with a 1/2" air space on top, end, and sides unless treated wood or steel plates are used.
Concrete shall not bear permanently on wood members.

STRUCTURAL STEEL

All structural steel shall be designed, fabricated, and erected according to the specifications of the American Institute of Steel Construction (A.I.S.C.) Latest Adoption.
Structural steel supplier shall supply all cap plates, bearing assemblies, base plates, stiffeners, splices, and connections, and shall design same unless noted on drawings.
All welding shall match filler materials in accordance with the rules of the American Welding Society (A.W.S.) Structural Welding Code, Latest Adoption. All welders shall be certified by the rules of the American Welding Society.
Tighten anchor bolts and grout column base plates before installing steel beams.
Provide complete detailed shop drawings to the contractor for review and approval prior to fabrication.

DIMENSION LUMBER

Design assumes lumber is free of significant splits and checks, and contractor will visually inspect during installation.
Sills and all other lumber in contact with concrete or masonry and within 8" of finished grade shall be preservative treated wood. In crawlspaces or unexcavated areas within the building foundation, wood shall be preservative treated for joists within 18" of exposed ground and/or girders within 12" of exposed ground.
Preservative treated wood shall be in accordance with the American Wood Protection Association, Standard U1.
All lumber is to be grade stamped, which is to contain grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable, and condition of seasoning at time of manufacture.
All lumber shall be seasoned to a moisture content of 19% or less, with the indication of "S-Dry" on the grade stamp.
All lumber shall be protected from the elements.
Sill plates to be bolted to foundation wall with 5/8" diameter anchor bolts at 4'-0" on center maximum. Bolts to extend 13" minimum into solidly grouted foundation wall. Each sill plate to have a minimum of 2 bolts with one bolt located not more than 12 inches or less than 4 1/2 inches from each end of the plate section. Use 1/8" x 2" washers, slightly crushing plate.
Minimum nailing shall be in accordance with Table R602.3(1) of the 2006 IRC unless noted otherwise.
All walls shall have a single bottom plate and double top plate.
Exterior walls shall be 2 x 6 studs at 16" on center unless noted otherwise.
Interior bearing walls shall be 2 x 4 studs at 16" center unless noted otherwise.
Interior non-load-bearing walls shall be 2 x 4 studs at 16" on center unless noted otherwise
Typical openings to have a minimum of 2 bearing (trimmer or jack) studs and 1 full-height king stud.
Headers not noted to be 2 – 2 x 6 up to 4'-0" span and 2 – 2 x 8 from 4'-0" to 6'-0" span.
Wood headers shall have a minimum 3" length of bearing at each end or bear the entire length of the bearing studs.
Beams shall bear on a minimum of 3" along their length and fully along their width and have a minimum of 2 typical wall studs supporting them.
Joists shall bear the full width of supporting members (stud wall, beams, etc.).
Provide solid vertical blocking at all joist spaces below wood columns.
Provide matching columns to foundation at lower levels below columns comprised of 3 or more studs.
All beams and joists not bearing on supporting members shall be framed with prefabricated joist hangers.
Beams or headers made of 2 - 2x's with 1/2" spacer shall be nailed together with 16d nails (.162" x 3 1/2") at 16" on center along each edge, typical for each lumber ply.
Spacing of bridging for joists shall not exceed 8'-0".
Double all joists under parallel partitions.
All plywood and OSB shall be installed per American Plywood Association standards, including the use of construction adhesive for fastening to floor joists.
All fasteners and hangers in contact with treated lumber shall be G185 hot dipped galvanized or equal.
Lumber grading rules and wood species shall conform to Voluntary Product Standard PS 20-99 as published by the Department of Commerce. Grading rules shall be by an agency certified by the Board of Review of the American Lumber Standards Committee.
Performance requirements, adhesive bond performance, panel construction and workmanship, dimensions and tolerances, marking, and moisture content of Wood-based Structural-use Panels shall conform to Voluntary Product Standard PS 2-92, as published by the Department of Commerce.

WOOD TRUSSES CONTINUED

Bridging, and bracing of truss compression and tension members, shall be installed in accordance with the truss manufacturer's design and directions.
No cutting, notching, or modifications of trusses will be allowed without the manufacturer's written approval.
Contractor shall provide permanent and temporary diagonal, lateral, and cross bracing in accordance with the publication "BCSI 1-03 Building Component Safety Information, Guide to Good Practice for Handling, Installing and Bracing of Metal Plate Connected Wood Trusses" by the Truss Plate Institute and Wood Truss Council of America and as otherwise necessary. For spans longer than 60ft., contractor shall hire a structural engineer to design the necessary bracing.
Permanent bottom chord bracing and web bracing shall be located as shown on the truss drawings and shall be minimum 2 x 4 with 2 - 16d nails to end walls and trusses, lapping two truss spaces at splices.

WALL SHEATHING

Wall sheathing shall be minimum 15/32" thick APA rated panels, rated for spacing of supporting members. A minimum 32/16 span rating is recommended.
Provide Exterior or Exposure 1 grade. Panels shall be continuous over two or more spans, and long dimension of panel shall be either perpendicular or parallel to supports. Fasten wall sheathing with 8d nails (.131" diameter x 2 1/2") spaced at 4" on center at supported edges and 8" on center at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion. Stagger end joints of panels.
Refer to plan and notes for any special shear wall nailing and bolting conditions.
Gypsum sheathing to be a minimum of 1/2" thick fastened with 6d cooler or wallboard nails at 7" on center to all framing members unless noted otherwise.

ROOF SHEATHING

Roof sheathing shall be minimum 19/32" thick APA rated panels, rated for spacing of supporting members. A minimum of 40/20 span rating is recommended. Provide panel clips, one between each support, for supports spaced greater than 16" on center.
Provide Exterior or Exposure 1 grade. Panels shall be continuous over two or more spans, and long dimension of panel shall be perpendicular to supports. Fasten roof sheathing with 8d nails (.131" diameter x 2 1/2") spaced at 4" on center at supported edges and 8" on center at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion. Design of roof sheathing assumes that the roof will be properly insulated and ventilated. Refer to APA publication N335N "Proper Installation of APA Rated Sheathing for Roof Applications."

FLOOR SHEATHING

Floor sheathing shall be minimum 23/32" thick tongue and groove APA rated panels, rated for spacing of supporting members. A minimum of 48/24 span rating is recommended. Provide Exposure 1 grade. Panels shall be continuous over two or more spans, and long dimension of panel shall be perpendicular to supports. Fasten sheathing with construction adhesive and 10d nails (.148" diameter x 3") spaced at 4" on center at supported edges and 8" on center at intermediate supports.

ENGINEERED LUMBER I-JOISTS

I-joist members noted on drawings are manufactured by the iLevel - Weyerhaeuser Company. Alternate at contractors option of equal design properties.
Depths shown on plan are actual.
Notching or cutting of I-joist flanges is not permitted.
Web openings may occur under strict limitations by the joist manufacturer.
I-joists shall bear the full width of supporting members.
Install web stiffeners, blocking between members, and nail to supporting members as per manufacturers recommendations.

LVL WOOD MEMBERS

LVL members noted on drawings are engineered laminated veneer lumber as manufactured by the iLevel - Weyerhaeuser Company. Alternate at contractor's option of equal design properties.
Sizes shown on plan are actual size.

PSL WOOD MEMBERS

PSL members noted on drawings are engineered parallel strand lumber as manufactured by the iLevel - Weyerhaeuser Company. Alternate at contractor's option of equal design properties.
Sizes shown on plan are actual size.

LSL WOOD MEMBERS

LSL members noted on drawings are engineered laminated strand lumber as manufactured by the iLevel - Weyerhaeuser Company. Alternate at contractor's option of equal design properties.
Sizes shown on plan are actual size.

ADHESIVE/MECHANICAL ANCHORS

Adhesive and mechanical anchors shall be provided and installed in strict accordance with the manufacturer's instructions.
Concrete adhesive anchoring system to be Hilti HIT HY-200.
Masonry adhesive anchoring system to be Hilti HIT HY-70.
Mechanical anchoring system for concrete and grouted CMU to be HILTI Kwik Bolt 3 or Hilti Kwik HUS-EZ screw anchor.
Alternate anchoring system may be submitted for approval. Reference drawings for additional information and requirements.

HELICAL ANCHORS

Helical pier foundation system shall consist of steel screw anchors with 1 or more true-helix shaped steel plates attached to a central steel shaft. Extend anchors by adding shaft extensions. Design of screw anchors shall be by a certified designer, or a Professional Structural Engineer experienced in design of this work and licensed in the State of Minnesota.
Submit shop drawings showing profiles and product components, including anchorage and accessories.
Helical piles shall be installed by a certified installer or dealer.
Provide installation torque units, rotary type capable of positioning the screw anchor at the designed location and angle. Minimum drive equipment rating to equal or exceed the maximum torque rating of the specified screw anchor. Provide torque monitoring device as part of the installing unit or as a separate in-line device. Position screw anchor as indicated on drawings or details. Establish proper angular alignment at the start of installation.
Connect the installation unit to the anchor with manufacturer's approved adapters.
Provide safe and secure connection to screw anchors and extensions. Apply sufficient downward pressure to advance anchor. Install in a smooth and continuous manner.
Monitor torque applied by the installing unit during the entire installation, and record values achieved on each screw anchor. Remove encountered obstructions, or relocate screw anchor and adjacent anchors as required.
Provide extension material to obtain minimum depth, couple with bolts provided as part of extension; torque to minimum torque required to obtain the specified working loads indicated on the contract documents. Install to minimum depth indicated.
Connect screw anchor to the structure; use manufacturer approved steel bracket.

SPECIAL INSPECTIONS

The conctractor shall include in the bid the cost of all testing and inspections indicated on the plans and in the specifications, including special inspections required by the building code. The actual contracting of the inspection and testing services shall be in accordance with the division of responsibility dictated by the Minnesota Building Code.

IBC Section 1705 requires that in addition to the inspections required by Section 110, the owner shall employ one or more special inspectors who shall provide inspections during construction of certain types of work.

"Special Inspection" concerns work requiring observation and judgement and shall be performed by a structural engineer (or a designated person under the supervision of the engineer). "Testing" involves the analysis of materials in accordance with approved standards and shall be performed by an independent testing agency.

The contractor shall coordinate the testing and inspection services in accordance with the progress of the work. The contractor shall provide sufficient prior notice to the testing and/or inspection agency of the required work to allow proper scheduling of personnel. The cost of any retesting or additional inspections as a result of failed tests and rejected work shall be borne by the contractor.

This project requires a STRUCTURAL TESTING AND SPECIAL INSPECTION SCHEDULE, to be signed by the Owner, Contractor, Architect, Structural Engineer of Record, and Testing Agency. Refer to the program summary schedule for frequency of testing and inspections.

REQUIRED SPECIAL INSPECTIONS

DESCRIPTION OF WORK IBC SECTION 1705		INSPECTION YES	INSPECTION NO	TESTING YES	TESTING NO	N/A	REMARKS
1. Welding	(1705.2)	●			●		1a, 1b, 1c, and 1d
2. Struct Steel Details	(1705.2.1)	●			●		2a
3. High Strength Bolting	(1705.2.1)	●			●		3a, 3b, 3c, and 3d
4. Concrete Construction	(1705.3)	●		●			4a, 4b, 4c, and 4d
6. Wood Assemblies	(1705.5)	●			●		6a and 6b
7. Soils	(1705.6)		●	●			7a, 7b, and 7c
9. Pier Foundations	(1705.8)					●	
10. Special Inspections for Wind Resistance	(1705.10)	●		●			

SPECIAL INSPECTIONS WORK REQUIRED

Items marked with an asterisk " * " are conventional testing not strictly a part of Section 1705 but are required for adequate quality assurance and can be provided by the contractor. All other work must be provided by the owner as indicated by the MN State Building Code.

1. Welding - Structural Steel
- a.* Provide verification of Quality Control/Quality Assurance Program regarding fabrication process.
- b. Provide visual inspection of all field welding.
- c. Qualification of Welders prior to start of work.
- d. Provide periodic visual inspection of roof and floor deck welding. Review type and spacing of sidelap fasteners. Inspect all roof and floor deck areas prior to placement of roof insulation or other covering.
- e. Verification of weldability of reinforcing steel other than ASTM A706 (periodic).
- f. Shear reinforcement, or intermediate or special moment frames (continuous).
- q. Other reinforcing steel (periodic).
- h. Complete and partial penetration groove welds (continuous).
- i. Multipass fillet welds or single pass fillet welds > 5/16" (continuous).

2. Structural Steel Details
- a. Provide visual inspection of structural steel details such as bracing, stiffening, member configuration, and proper construction of joint details at each connection.

3. High-strength Bolting
- a. Provide verfication of Quality Control/Quality Assurance Program regarding fabrication process.
- b. Visual Inspection of all field bolting.
- c. Bolt designs are based on "bearing" type connections, verify that the connected materials have been drawn together properly.
- d. Provide periodic inspection of bolt installation method. Acceptable methods are turn of the nut, direct tension indicator, or twist-off bolt.

4. Concrete Testing
- a.* Provide mix design in accordance with ACI requirements.
- b. Test concrete at the time of pouring for slump, air-entrainment, and temperature in accordance with the specifications.
- c. Make and test concrete cylinders for representative strength in accordance with the specifications.
- d. Design of concrete footing is based on design stress F'c = 2500 psi, therefore no special inspection required.

6. Wood Assemblies
- a. Provide verification of Quality Control/Quality Assurance Program regarding fabrication process.
- b. Visually inspect framing layout and connection details.
- c. Verify installation of high load diaphragms in accordance with IBC 1705.5.1
- d. Provide visual inspection of truss erection procedures on trusses over 60 feet in length. Verify truss installation complies with referenced document BCSI 1-03 for the following items:
  - I. Proper lifting procedures including use of stiffbacks and spreader bars.
  - II. Proper interior ground bracing designed by the contractor's structural engineer and BCSI 1-03.
  - III. Installation of required top and bottom chord temporary bracing as required by BCSI 1-03.
  - IV. Installation of permanent continuous lateral bracing (CLB) for web members as specified by the truss supplier and the required diagonal bracing for these CLBs per BCSI 1-03.

7. Soils
- a.* Verify footing excavation for suitability for planned footing.
- b.* Verify material used for compacted backfill.
- c.* Test compacted backfill for specified compaction.

16. Special Cases
- a. Post-installed anchors. Inspection requirements based on manufacturer's requirements, as described in the ICC Evaluation Service Report (ICC-ESR).

STRUCTURAL SHEET INDEX

S0.0	STRUCTURAL NOTES AND SPECIAL INSPECTIONS
S1.0	FOOTING AND FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	LOFT ROOF FRAMING PLAN
S2.0	SECTIONS AND DETAILS
S2.1	SECTION AND DETAILS

LaDouceur Architecture & Design
612 760-1643
210 N. 2nd St. #304 Minneapolis, MN

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: Mathew Hogen

NAME: MATHEW B. HOGEN
DATE: 07-08-2020
LICENSE 49531

02020-07-10 CONSTRUCTION SET

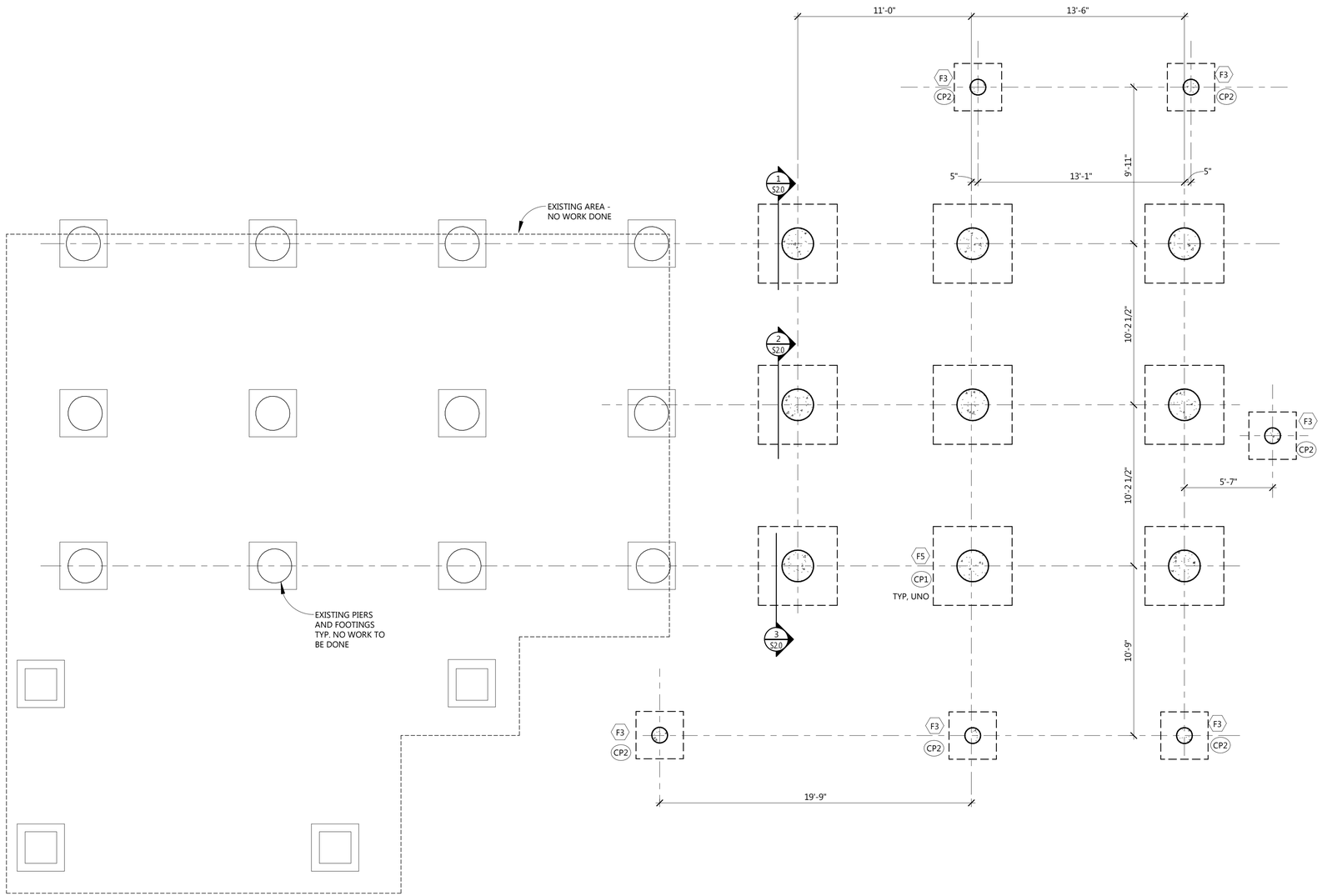
HAROLDSON CABIN ADDITION

Mattson Macdonald Young structural engineers
Bassett Creek Business Center
901 North 3rd Street, Suite 100
Minneapolis, MN 55401
612-827-7825 voice
612-827-0805 fax

STRUCTURAL NOTES AND SPECIAL INSPECTIONS

Project Number	20121
Date	6-30-2020
Drawn By	CAB

S0.0



1 / S1.0 FOOTING AND FOUNDATION PLAN

1/4" = 1'-0"

PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE):

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND DETAILS OF EXISTING STRUCTURE WHERE THEY AFFECT STRUCTURAL WORK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD IF THERE ARE ANY DEVIATIONS FROM CONTRACT DOCUMENTS. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION OF STRUCTURAL MEMBERS.
2. CONTRACTOR SHALL VERIFY TOP OF PIER ELEVATION BASED ON FINISHED FLOOR ELEVATION.

CONCRETE PIER SCHEDULE

MARK	SIZE	REINFORCEMENT
CP1	24" DIA	(10) #6 VERTS & #4 TIES @ 12" OC
CP2	12" DIA	(4) #6 VERTS & #4 TIES @ 10" OC

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT	PIERS
F3	3'-0" x 3'-0" x 12" THICK	(4) - #4 x 2'-6" EACH WAY BOTTOM	(2) HELICAL PIERS P(VERT=2.5 kip (DOWN) 0.5 kip (UPLIFT). P(LATERAL)=0.5 kip
F5	5'-0" x 5'-0" x 15" THICK	(7) - #5 x 6'-6" EACH WAY BOTTOM	(4) HELICAL PIERS P(VERT=15 kip (DOWN) 6.5 kip (UPLIFT). P(LATERAL)=7.5 kip

NOTE:
SPACING OF HELICAL PIERS UNDER FOOTING BY HELICAL PIER SUPPLIER/INSTALLER

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612-827-7825 voice
612-827-0805 fax

FOOTING AND FOUNDATION PLAN

Project Number	20121
Date	6-30-2020
Drawn By	CAB

S1.0

WOOD FLOOR/ROOF FRAMING SCHEDULE			
MARK	SIZE	SPACING	HANGER
F1	2 x 6 TREATED	16" oc	
F2	2 x 10 TREATED	12" oc	
F3	2 x 10 TREATED	16" oc	
F4	2 x 10	16" oc	
F5	11 7/8 TJI 210	16" oc	
R1	2 x 8 RAFTER	24" oc	
R2	2 x 10 RAFTER	24" oc	

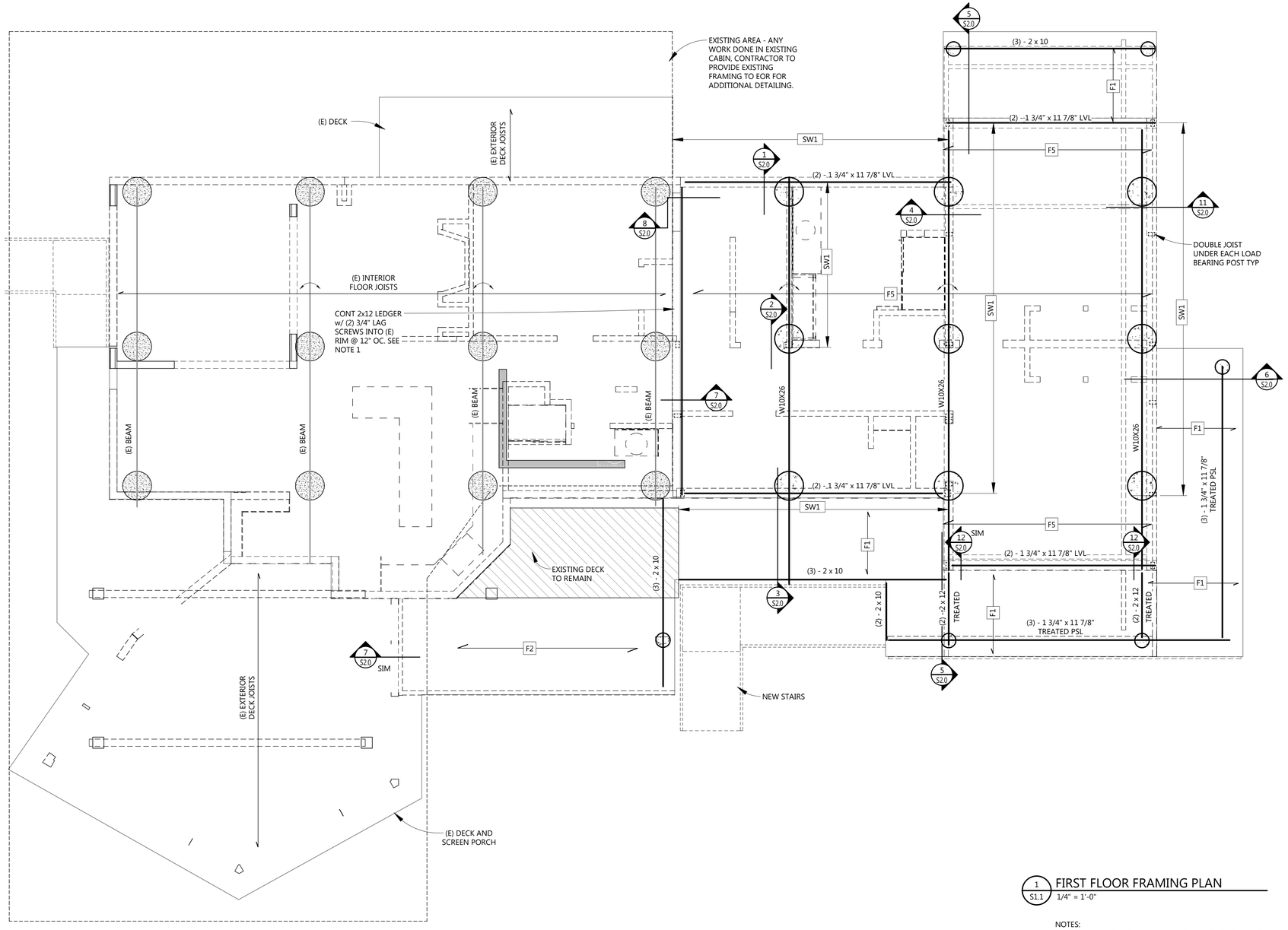
NOTE:
WHERE FRAMING IS CONTINUOUS OVER SUPPORT, SOLID BLOCKING MATCHING FRAMING DEPTH SHALL BE PROVIDED

WOOD BEAM/BEARING HEADER SCHEDULE					
MARK	HEADER SIZE	TRIMMER STUDS	KING STUDS	HANGER	REMARKS
W1	(2) 2 x 8				
W2	(3) 2 x 8				
W3	(2) 1 3/4" x 11 7/8"	(2) 2 x 6	(1) 2 x 6		
W4	(3) 1 3/4" x 11 7/8"	(2) 2 x 4	(1) 2 x 4		

WOOD NON-LOAD BEARING HEADER SCHEDULE (UNMARKED)				
SPAN	SIZE	TRIMMER STUDS	KING STUDS	
			INT	EXT
0'-0" TO 6'-0"	(2) - 2 x 4	1	1	1
6'-0" TO 8'-0"	(2) - 2 x 6	1	2	2
8'-0" TO 10'-0"	(2) - 2 x 8	1	2	2
10'-0" TO 12'-0"	(2) - 2 x 10	2	2	3

SCHEDULE NOTES (TYPICAL UNLESS NOTED OTHERWISE):

1. " F " INDICATES TOP FLUSH BEAM/HEADER (TOP OF BEAM = TOP OF FLOOR/ROOF FRAMING).
2. HEADERS IN NON-LOAD BEARING WALLS ARE NOT INDICATED ON PLAN. FOLLOW SCHEDULE BELOW FOR ALL NON-LOAD BEARING WALL HEADERS.



1 S1.1 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

NOTES:
1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AFTER REMOVING EXISTING SIDING AND SHEATHING.
2. SW- INDICATES SHEAR WALL LOCATION. PLYWOOD IS ON THE SIDE OF WALL THAT THE TAG IS LOCATED.

SHEAR WALL SCHEDULE					
MARK	BLOCK HORIZONTAL JOINTS	NAIL SPACING	END POST	HOLDOWN ANCHOR	REMARKS
SW1	NO	1/2"	2-54 MIL STUDS	(2) - SIMPSON S/LTT20	

SCHEDULE NOTES (TYPICAL UNLESS NOTED OTHERWISE):

1. ALL PANEL EDGES SHALL BE BLOCKED.
2. PROVIDE 3/4" DIA THRU-BOLTS TO POST AND 5/8" DIA HILTI HVA ADHESIVE ANCHORS TO FOUNDATION (5/8" DIA CARBON STEEL HAS RODS WITH WASHERS, 10" EMBEDMENT) AT ALL HOLDOWN LOCATIONS.
3. PROVIDE 1/2" DIA x 15" ANCHOR BOLTS @ 48" OC AT ALL AREAS OUTSIDE THE SHEAR WALL LIMITS.

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SIGNATURE: Matthew Hogen

NAME: MATHEW B. HOGEN
DATE: 07-08-2020
LICENSE 49531

02020-07-10 CONSTRUCTION SET

HAROLDSON CABIN ADDITION

Mattson Macdonald Young structural engineers
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Minneapolis, MN 55401
612-827-7825 voice
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FIRST FLOOR FRAMING PLAN

Project Number	20121
Date	6-30-2020
Drawn By	CAB

S1.1

WOOD FLOOR/ROOF FRAMING SCHEDULE			
MARK	SIZE	SPACING	HANGER
F1	2 x 6 TREATED	16" oc	
F2	2 x 10 TREATED	12" oc	
F3	2 x 10 TREATED	16" oc	
F4	2 x 10	16" oc	
F5	11 7/8 TJI 210	16" oc	
R1	2 x 8 RAFTER	24" oc	
R2	2 x 10 RAFTER	24" oc	

NOTE:
WHERE FRAMING IS CONTINUOUS OVER SUPPORT, SOLID BLOCKING MATCHING FRAMING DEPTH SHALL BE PROVIDED

WOOD BEAM/BEARING HEADER SCHEDULE					
MARK	HEADER SIZE	TRIMMER STUDS	KING STUDS	HANGER	REMARKS
W1	(2) 2 x 8				
W2	(3) 2 x 8				
W3	(2) 1 3/4" x 11 7/8"	(2) 2 x 6	(1) 2 x 6		
W4	(3) 1 3/4" x 11 7/8"	(2) 2 x 4	(1) 2 x 4		

WOOD NON-LOAD BEARING HEADER SCHEDULE (UNMARKED)				
SPAN	SIZE	TRIMMER STUDS	KING STUDS	
			INT	EXT
0'-0" TO 6'-0"	(2) - 2 x 4	1	1	1
6'-0" TO 8'-0"	(2) - 2 x 6	1	2	2
8'-0" TO 10'-0"	(2) - 2 x 8	1	2	2
10'-0" TO 12'-0"	(2) - 2 x 10	2	2	3

SCHEDULE NOTES (TYPICAL UNLESS NOTED OTHERWISE):

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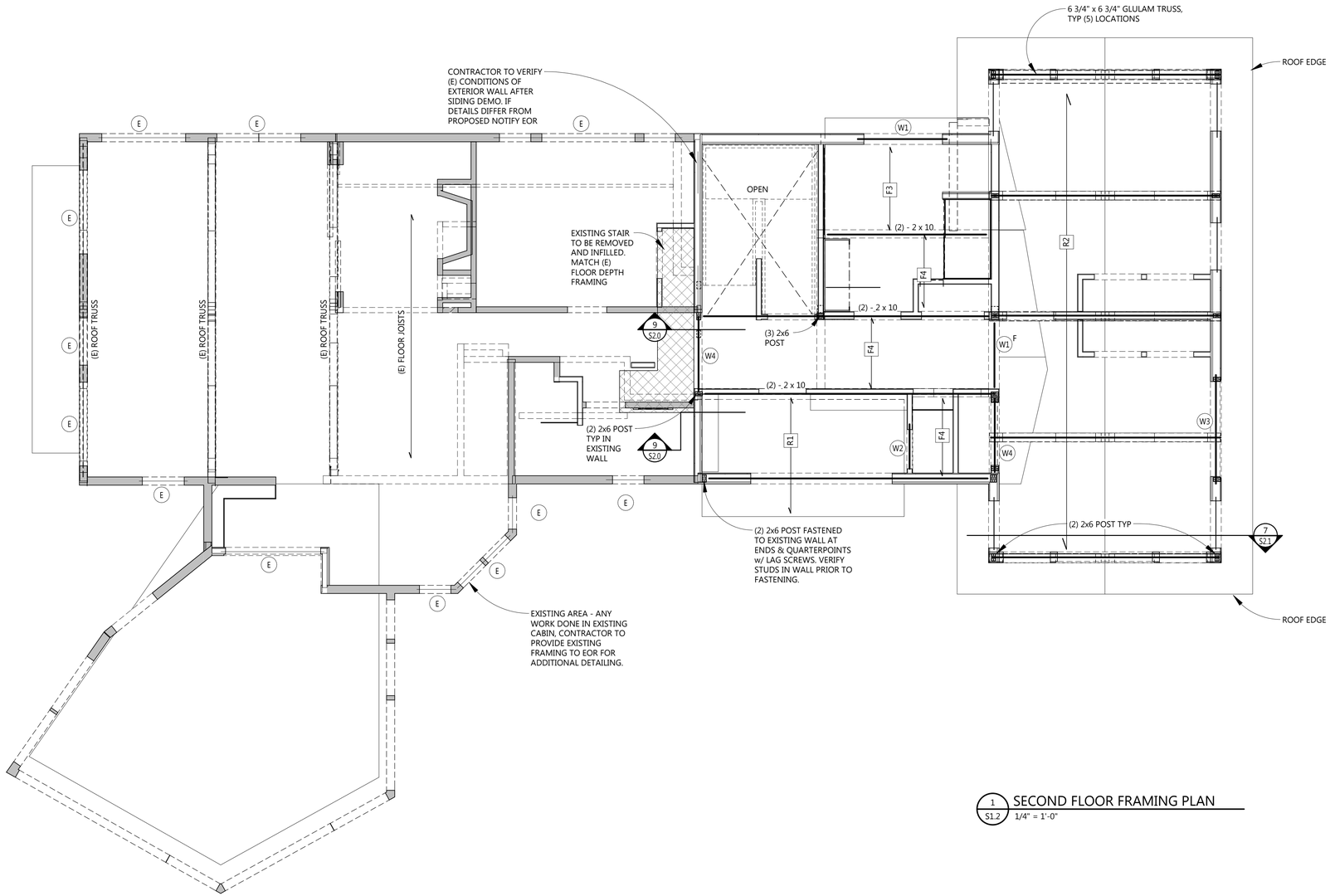

1 / S1.2 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

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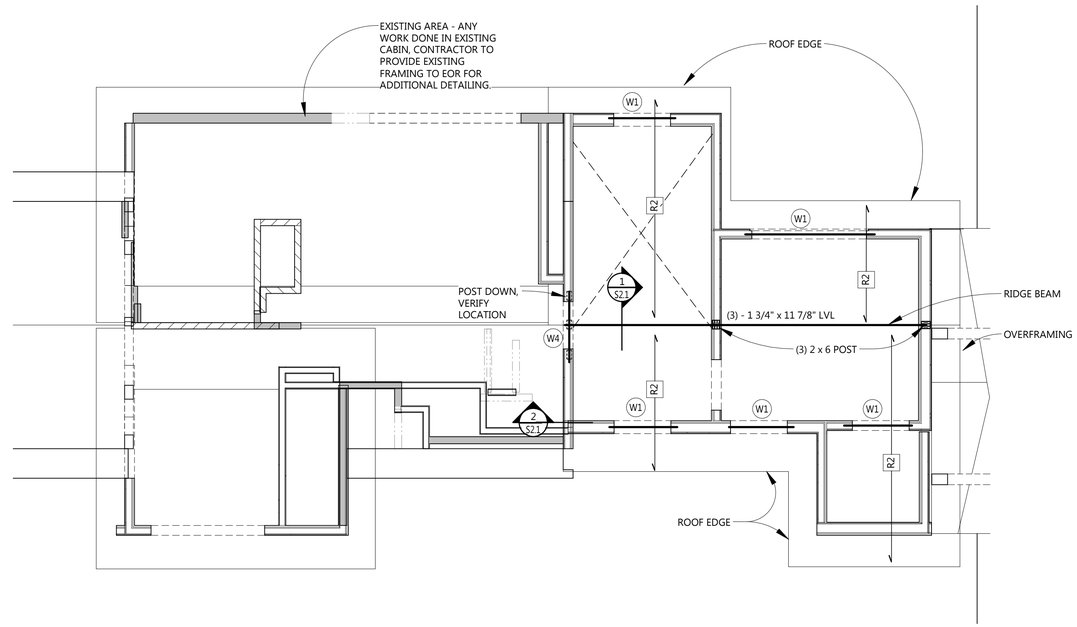
SECOND FLOOR FRAMING PLAN

Project Number	20121
Date	6-30-2020
Drawn By	CAB

S1.2



1 S1.3 LOFT ROOF FRAMING PLAN
1/4" = 1'-0"

WOOD FLOOR/ROOF FRAMING SCHEDULE			
MARK	SIZE	SPACING	HANGER
F1	2 x 6 TREATED	16" oc	
F2	2 x 10 TREATED	12" oc	
F3	2 x 10 TREATED	16" oc	
F4	2 x 10	16" oc	
F5	11 7/8 TJI 210	16" oc	
R1	2 x 8 RAFTER	24" oc	
R2	2 x 10 RAFTER	24" oc	

NOTE:
WHERE FRAMING IS CONTINUOUS OVER SUPPORT, SOLID BLOCKING MATCHING FRAMING DEPTH SHALL BE PROVIDED

WOOD BEAM/BEARING HEADER SCHEDULE					
MARK	HEADER SIZE	TRIMMER STUDS	KING STUDS	HANGER	REMARKS
W1	(2) 2 x 8				
W2	(3) 2 x 8				
W3	(2) 1 3/4" x 11 7/8"	(2) 2 x 6	(1) 2 x 6		
W4	(3) 1 3/4" x 11 7/8"	(2) 2 x 4	(1) 2 x 4		

WOOD NON-LOAD BEARING HEADER SCHEDULE (UNMARKED)				
SPAN	SIZE	TRIMMER STUDS	KING STUDS	
			INT	EXT
0'-0" TO 6'-0"	(2) - 2 x 4	1	1	1
6'-0" TO 8'-0"	(2) - 2 x 6	1	2	2
8'-0" TO 10'-0"	(2) - 2 x 8	1	2	2
10'-0" TO 12'-0"	(2) - 2 x 10	2	2	3

SCHEDULE NOTES (TYPICAL UNLESS NOTED OTHERWISE):

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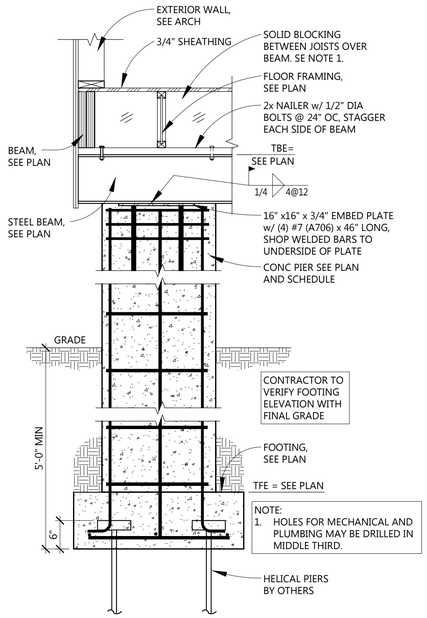
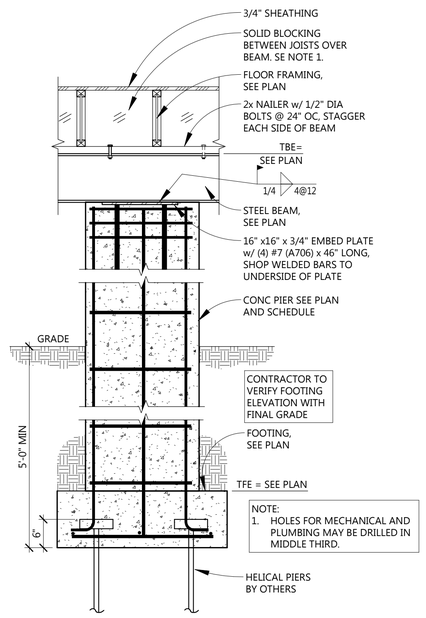
LOFT ROOF FRAMING PLAN

Project Number	20121
Date	6-30-2020
Drawn By	CAB

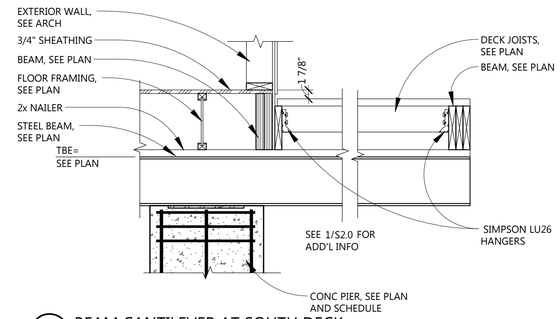
S1.3



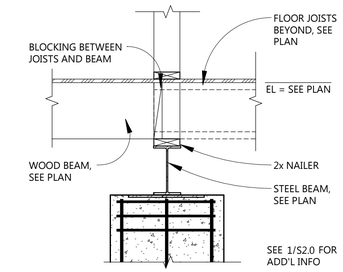
1 S2.0 EXTERIOR MAIN CABIN PIER DETAIL
3/4" = 1'-0"



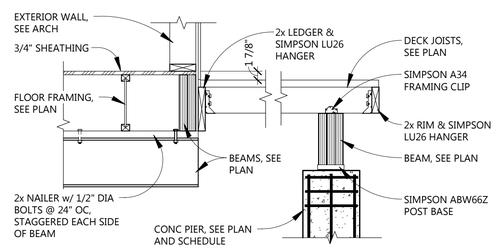
2 S2.0 INTERIOR MAIN CABIN PIER DETAIL
3/4" = 1'-0"



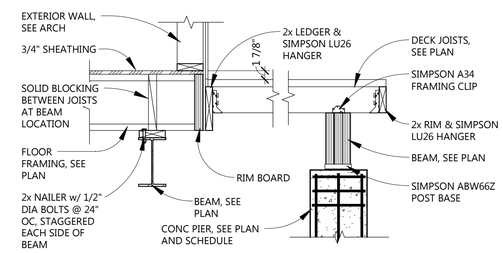
3 S2.0 BEAM CANTILEVER AT SOUTH DECK
3/4" = 1'-0"



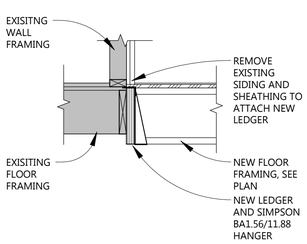
4 S2.0 WOOD BEAM SUPPORT AT INTERIOR BEAM
3/4" = 1'-0"



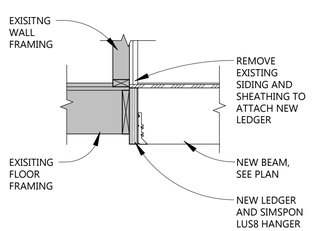
5 S2.0 TYP SECTION AT DECKS
3/4" = 1'-0"



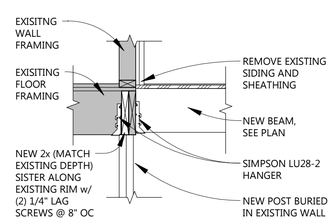
6 S2.0 TYP SECTION AT DECKS
3/4" = 1'-0"



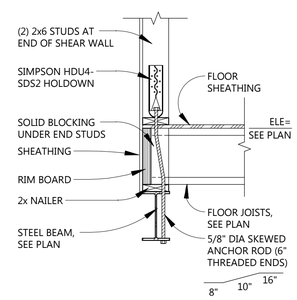
7 S2.0 SECTION
3/4" = 1'-0"



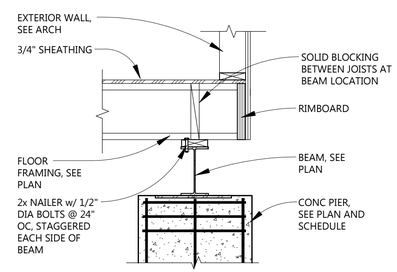
8 S2.0 SUPPORT AT EXISTING CABIN
3/4" = 1'-0"



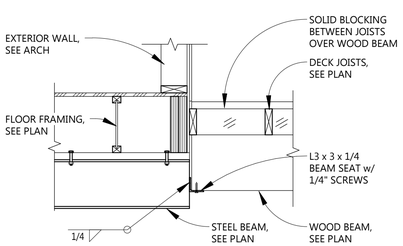
9 S2.0 NEW HEADER IN EXISTIN WALL SECTION
3/4" = 1'-0"



10 S2.0 SHEARWALL HOLDOWN
3/4" = 1'-0"



11 S2.0 SECTION
3/4" = 1'-0"



12 S2.0 SECTION
3/4" = 1'-0"

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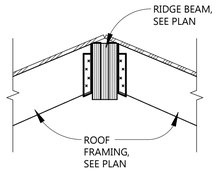
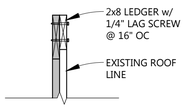
SECTIONS AND DETAILS

Project Number	20121
Date	6-30-2020
Drawn By	CAB

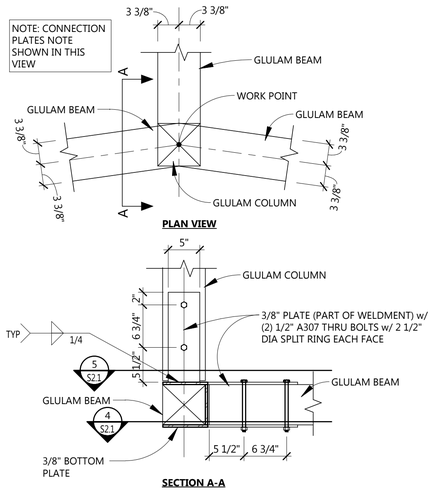
S2.0



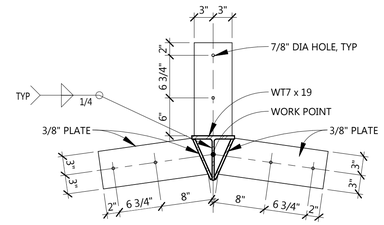
1 S2.1 SECTION
3/4" = 1'-0"



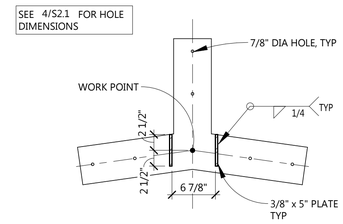
2 S2.1 SECTION
3/4" = 1'-0"



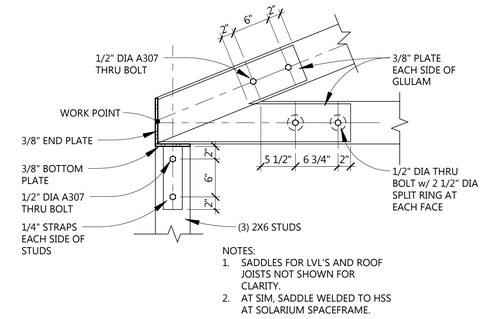
3 S2.1 DETAIL
1" = 1'-0"



4 S2.1 BOTTOM PLATE DETAIL
1" = 1'-0"

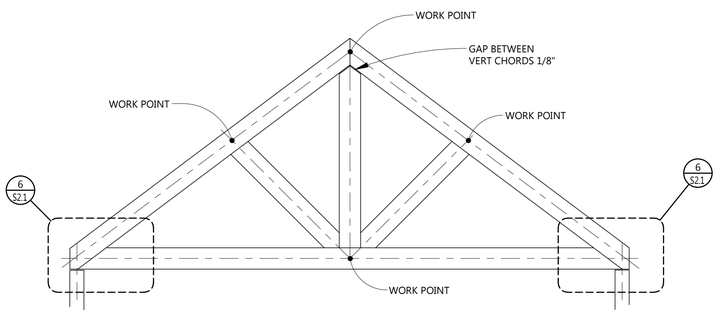


5 S2.1 BOTTOM PLATE DETAIL
1" = 1'-0"



NOTES:
1. SADDLES FOR LVL'S AND ROOF JOISTS NOT SHOWN FOR CLARITY.
2. AT SIM, SADDLE WELDED TO HSS AT SOLARIUM SPACEFRAME.

6 S2.1 GLULAM SUPPORT SADDLE
1" = 1'-0"



NOTES:
1. ALL CONNECTION PLATESW TO BE 1/4" STEEL A36, EACH SIDE OF TRUSS w/ (2) 1/2" DIA THRU A307 BOLTS

7 S2.1 TRUSS SECTION
1/2" = 1'-0"

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SECTION AND DETAILS

Project Number	20121
Date	6-30-2020
Drawn By	CAB

S2.1

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director — ***County Surveyor / Recorder***

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: July 20, 2020
Report date: July 10, 2020

TABLED: Consider Text Amendments to Articles 10 (Definitions), 11 (Performance Standards), 20 (Table of Uses), 25 (B1 Zoning District), 27 (B2 Zoning District), and 28 (Industrial Zoning District)

Consider proposed text amendments to Goodhue County Zoning Ordinance to allow "Exterior Storage Yards" as a permitted use in the B-1 (General Business District), B-2 (Highway Business), and Industrial Districts and to consider the use in the A-1 (Agriculture Protection), (A-2 (General Agriculture) and A-3 (Urban Fringe) Districts.

Attachments and links:

LUM Staff proposed Exterior Storage Yards Definition and Performance Standards
Business/Industrial Districts Map
Draft Business/Industrial Districts Table of Uses
Goodhue County Zoning Ordinance (GCZO):
http://www.co.goodhue.mn.us/DocumentCenter/View/2428

Summary:

At the June 15, 2020 Planning Commission Meeting the Commission tabled consideration of staff's proposed "Exterior Storage Yard" Zoning Ordinance text amendment. The discussion was tabled to allow staff time to prepare additional information on the proposed use, prepare maps and edit proposed Ordinance language regarding Exterior Storage Yards in Agriculture zones. Staff's proposed Exterior Storage Yard amendments were developed after extensively researching the adopted language in adjacent counties as well as zoning jurisdictions throughout the country.

Staff has prepared additional information for the Planning Commission to consider for "Exterior Storage Yards" in Agriculture Districts.

Staff Recommendations:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

recommend that the County Board of Commissioners **APPROVE** Staff's recommended proposed "Exterior Storage Yards" text amendments.

ARTICLE 10 WORD USAGE AND DEFINITIONS

EXTERIOR STORAGE YARDS. An outdoor facility designed and used for the orderly storage of operable recreational vehicles, boats, vehicles, or similar items.

ARTICLE 11 PERFORMANCE STANDARDS

Section 33. EXTERIOR STORAGE YARDS

Subd. 1. Exterior Storage Yards shall comply with the following standards:

A. The parcel must meet or exceed the minimum size standards for the applicable zone.

B. The site shall not be located within Wetland, Floodplain, or Blufflands.

C. All equipment, vehicles, and activities associated with Exterior Storage Yards shall be required to meet all setbacks for the applicable zone.

D. Storage of hazardous wastes or materials is prohibited.

E. Use of Exterior Storage Yards for equipment servicing or repair, retail sales, processing, or manufacturing is prohibited.

F. Exterior Storage Yards shall be screened from view of any public street, residence, or adjoining Residential Districts (R, CS, MXH) with landscaping, berming, and/or fencing to a minimum 6 feet in height above original grade.

G. All lighting shall be downward-projecting or shielded to prevent light from being directed off the premises.

H. All areas for storage shall be surfaced with aggregate, asphalt, or similar material.

I. A landscaping and drainage plan detailing adequate provisions for stormwater control and erosion prevention shall be provided.

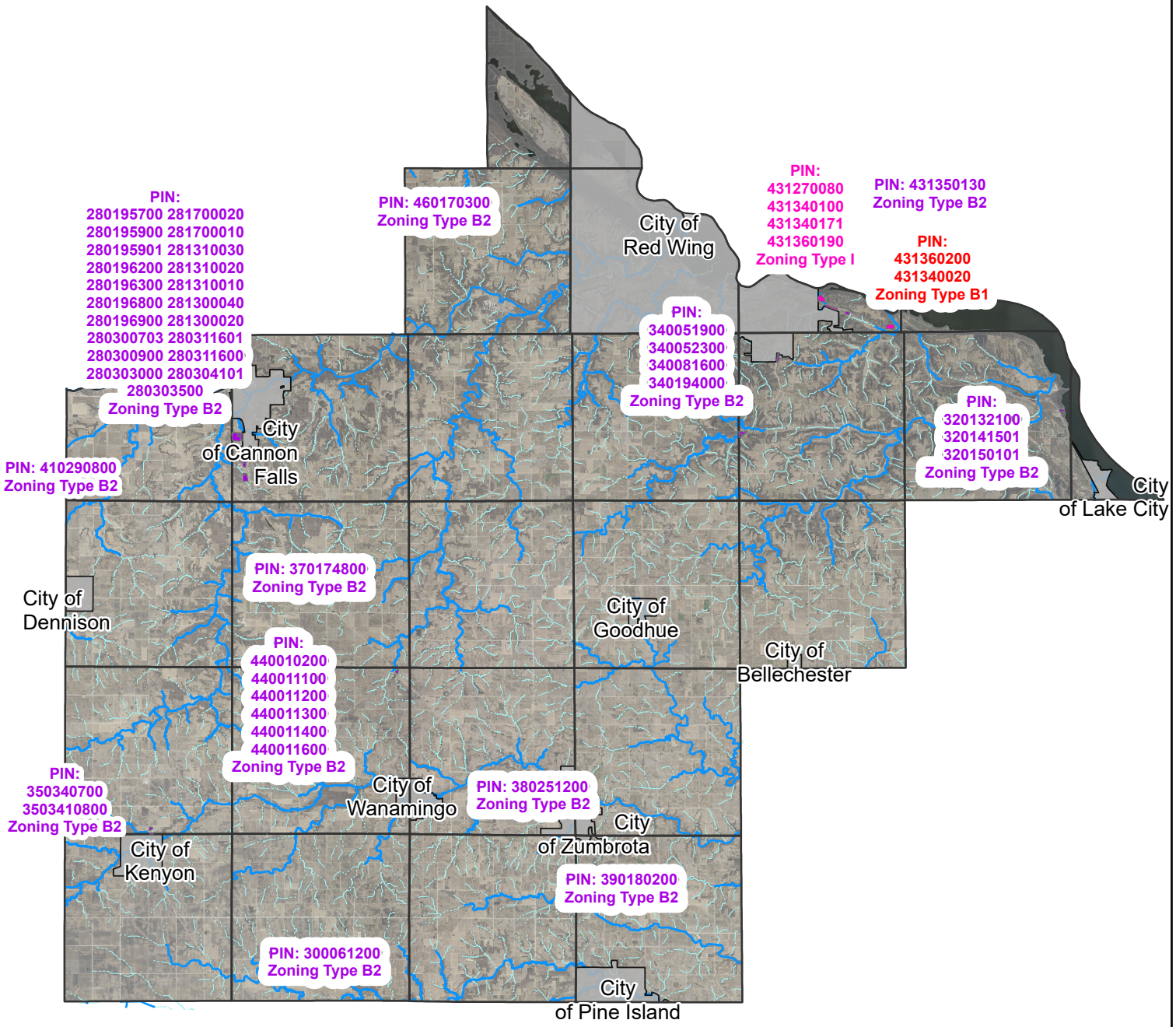
J. Daily hours of operation shall be limited to 7:00 AM to 9:00 PM.

PERMITTED USES: Exterior Storage Yards shall be allowed as shown in the table below.

	A-1	A-2	A-3	R-1	B-1	B-2	I	CR	MXH	CS
Exterior Storage Yards	NP	NP	NP	NP	C/I	C/I	C/I	C/I	NP	NP

KEY: P = Permitted Use C = Conditional Use Permit I = Interim Use Permit NP = Use not permitted in the district

Goodhue County
B1 B2 and Industrial Zoning



Zoning

- B1 - General Business
- B2 - Highway Business
- I - Industry

B-1: 2 Parcels
B-2: 45 Parcels
I: 4 Parcels

Total Acreage:
+/- 400 acres

0.8 % of acreage in County

N

DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2020.

2018 Aerial Imagery
Map Created July, 2020 by Alan Laumeyer and Bryan Byholm

DRAFT *GOODHUE COUNTY ZONING ORDINANCE*

Business and Industrial Districts Table of Uses

Use	B-1	B-2	I
Retail			
Smaller retail stores, under 40,000 square feet in floor area:			
Grocery store, meat market, supermarket, fruit market or bakery	P	NP	NP
Drug store, apparel shop or store, hardware store, bookstore, stationary store, or flower shop	P	NP	NP
Automotive service station	P	P	NP
Larger retail stores 40,000 square feet or greater, engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of such merchandise	C/I	NP	NP
Automobile sales, car wash, trailer sales or service, auto repair garage, or automobile rental	NP	P	NP
Motor fuel station	NP	P	NP
Agricultural equipment sales or service	NP	P	NP
Truck sales or service, truck wash or truck repair garage	NP	P	NP
Building supply sales	NP	P	NP
Boat sales or repair	NP	P	NP
Landscape nursery or commercial greenhouse	NP	P	NP
Shopping center	NP	P	NP
Services			
Personal services generally involving the care of the person or his personal effects			
Cleaning or laundry establishment, self-service laundry (pressing, cleaning or garment repair)	P	NP	NP
Dressmaking, millinery, tailor shop or shoe repair shop	P	NP	NP
Beauty shop or barber shop	P	NP	NP
Photographic studio	P	NP	NP
Bank or savings and loan institution	P	NP	NP
Insurance or real estate agent or broker	P	NP	NP
Professional offices: physician, dentist, chiropractor, engineer, architecct, lawyer or recognized profession	P	NP	NP
Convenience service stores that sell petroleum products, groceries, deli foods or movie rentals	C/I	NP	NP
Drive-in establishment including banks and restaurant	NP	P	NP
Eating or drinking establishment	NP	P	NP
Motel	NP	P	NP
Bed & Breakfast Inn	NP	C/I	NP
Entertainment/Recreational Establishments			
Theater, dance hall, bowling alley, pool or billiard hall	C/I	P	NP
Public swimming pool, roller or ice rink	NP	P	NP

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GOODHUE COUNTY ZONING ORDINANCE
Table of Uses **DRAFT**

Use	B-1	B-2	I
Industrial			
Assembly of previously prepared materials which have been manufactured elsewhere	NP	P	P
Building materials storage yards	NP	NP	P
Contractor's establishment, storage yard or equipment rental	NP	NP	P
Grain elevator including storage and processing	NP	NP	P
Wholesale establishment: warehousing, storage buildings, commercial laundries or dry cleaning plants	NP	NP	P
Manufacture, compounding or treatment of bakery goods, candy, cosmetics, diary products, food	NP	NP	P
Manufacturing process or treatment of products using light machinery; such as tool and die shops or	NP	NP	P
Manufacturing of cement, lime, gypsum or plaster	NP	NP	C/I
Distillation of bone, coal, tar petroleum, refuse, grain or wood	NP	NP	C/I
Explosives manufacture or storage	NP	NP	C/I
Fertilizer manufacture, compost or storage	NP	NP	C/I
Garbage, offal, dead animals, reguse, rancid fats, incineration, glue manufacturing, size or gelatine manufacturing whener the processes include the refining or recovery of products from animal refuse or offal	NP	NP	C/I
Junkyard	NP	NP	C/I
Livestock feeding yards, slaughtering of animals or stock yards	NP	NP	C/I
Petroleum or asphalt refining or manufacturing	NP	NP	C/I
Smelting or refining of metals from ores	NP	NP	C/I
Steam board hammers or forging presses	NP	NP	C/I
Storing, curing, or tanning of raw, green or salted hides or skins	NP	NP	C/I
Any lawful use of land or building not elsewhere provided for and which by its nature does not constitute either a public or private nuisance			
Institutional			
Church	C/I	C/I	C/I
Miscellaneous			
WECS (Non-Commercial Micro) *(Art. 18)*	P	P	P
WECS (Non-Commercial) *(Art. 18)*	C/I	C/I	P
WECS (Commercial) *(Art. 18)*	NP	NP	C/I
WECS (Meteorological Tower) *(Art. 18)*	NP	NP	P
SES (Utility Scale) *(Art. 19)*	C/I	C/I	C/I
SES (Commercial Scale) *(Art. 19)*	P	P	P
SES (Residential Scale) *(Art. 19)*	P	P	P
Commercial Radio Towers/TV Towers/Transmitters	C/I	C/I	C/I

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