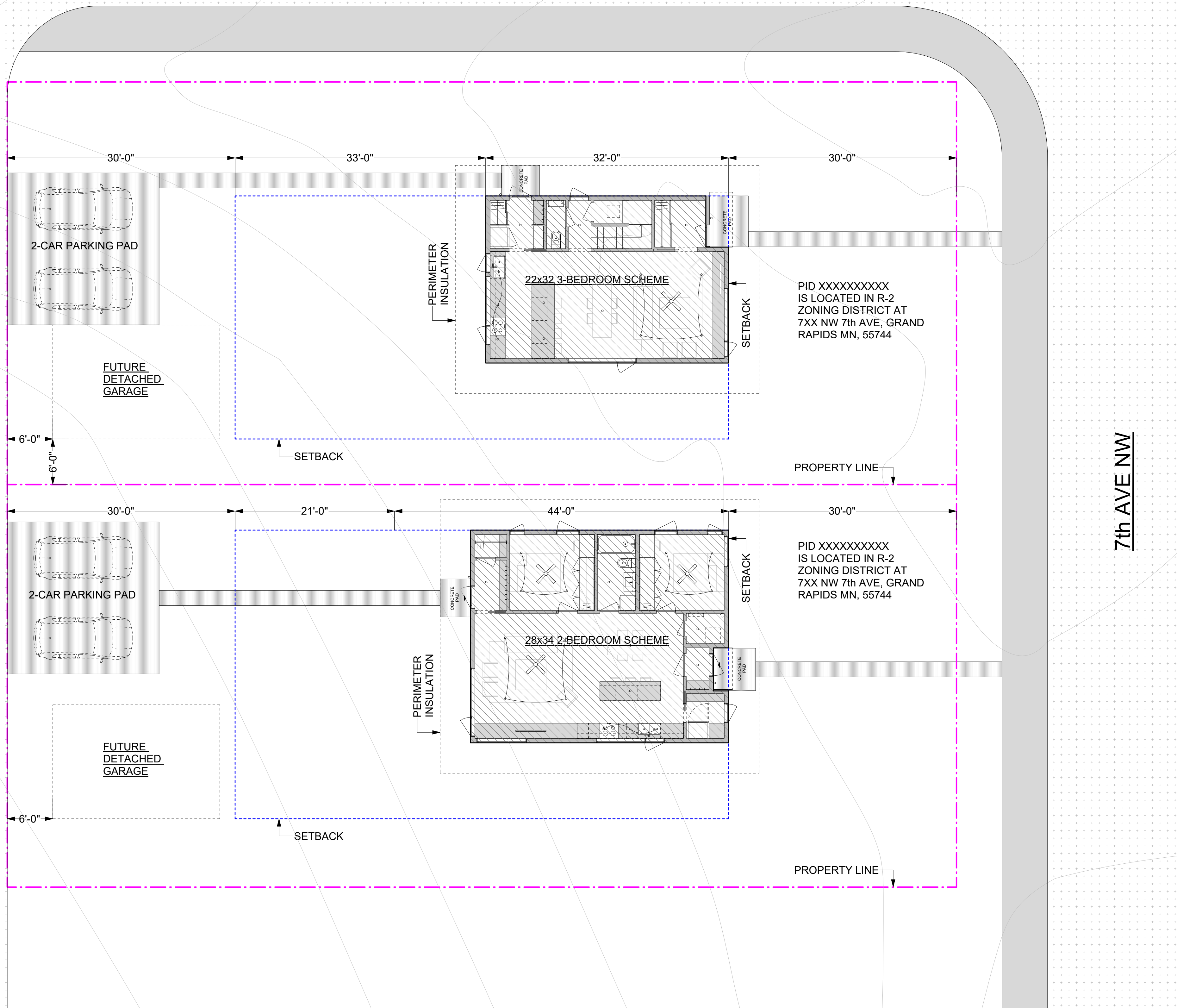


8th ST NW

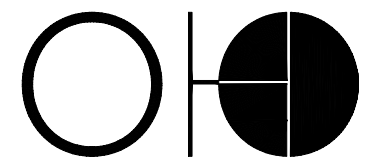
PROPOSED 7th AVE NW ALLEY



SITE PLAN LEGEND	
	PROPERTY LINE
	SETBACKS
	BELOW GRADE
	BUILDABLE AREA

# FOREST LAKE REDEVELOPMENT SITE

DESIGNER



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Saint Paul, MN 55108

PROJECT CO-DESIGNER/  
PROJECT MANAGER

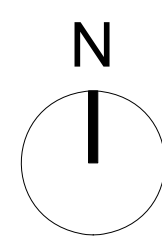
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benjamindavidolsen@gmail.com

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631 816 4093  
hughes.ryan.thomas@gmail.com

PROJECT ADDRESS  
VARIOUS

**PRICING SET  
NOT FOR CONSTRUCTION**

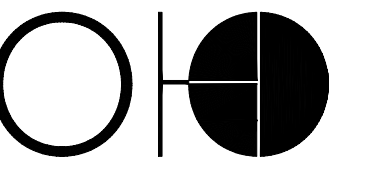


SITE PLAN  
SKETCH

## A 002

Scale: Noted  
Date: 04/03/23

DESIGNER



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Saint Paul, MN 55108

PROJECT CO-DESIGNER/  
PROJECT MANAGER

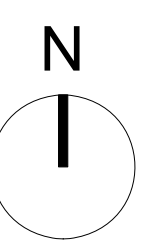
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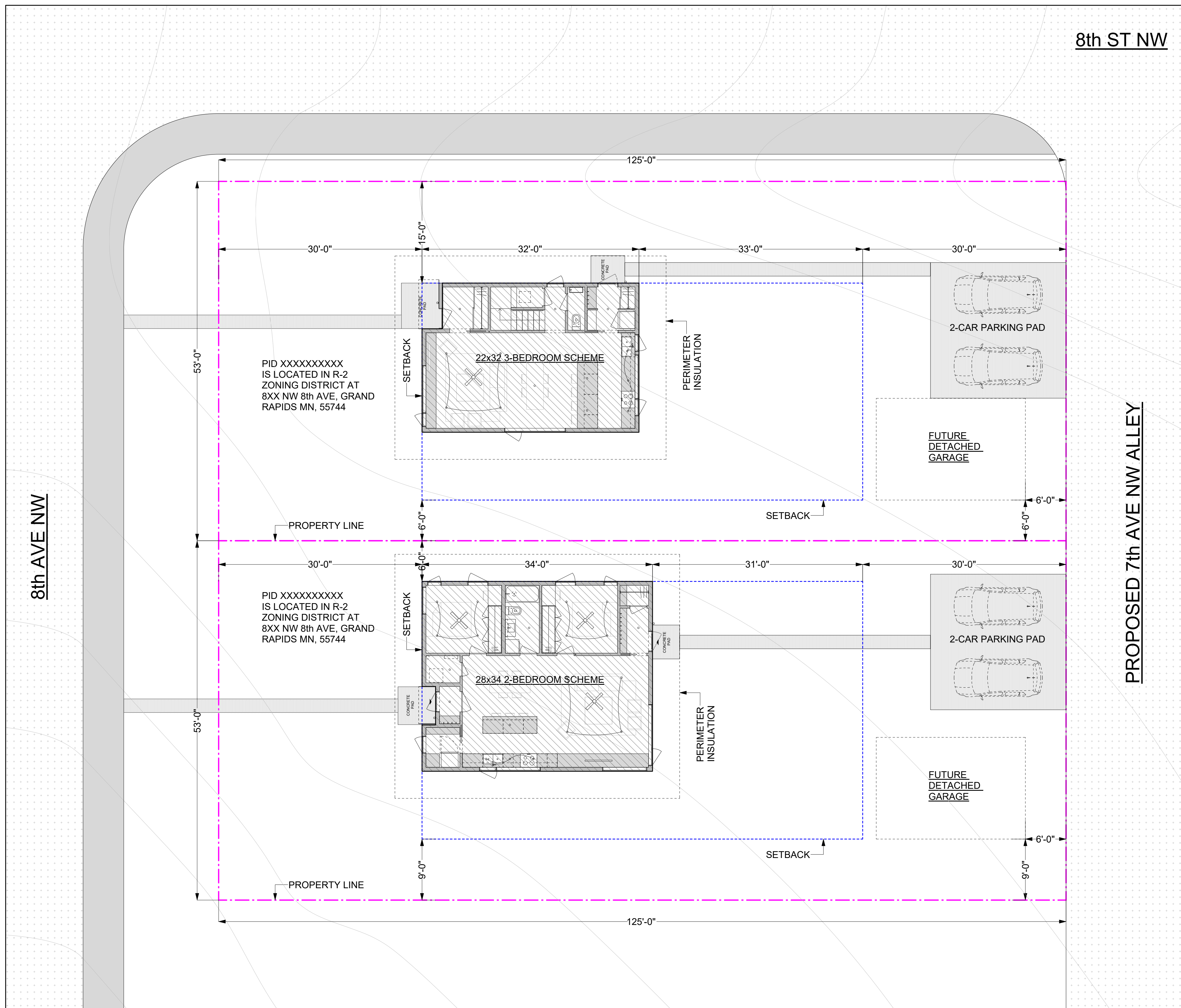


SITE PLAN  
SKETCH

**A 001**

Scale: Noted  
Date: 04/03/23

SITE PLAN LEGEND	
	PROPERTY LINE
	SETBACKS
	BELOW GRADE
	BUILDABLE AREA



01 SITE PLAN SKETCH: NW CORNER LOTS  
A001 1/8" : 1'-0"



SCHEMATIC EXTERIOR VIEW

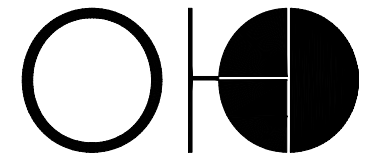
# 22X32 3-BEDROOM SCHEME: PRICING SET

## CONTENTS:

CS	COVER SHEET
A001	SITE PLAN
S100	FOUNDATION PLAN
S101	LEVEL 2 BUILDING PLAN
S102	ROOF FRAMING PLAN
A100	LEVEL 1 BUILDING PLAN
A101	LEVEL 2 BUILDING PLAN
A102	ROOF PLAN
A200	BUILDING ELEVATIONS
A300	BUILDING SECTIONS
A400	DETAILED WALL SECTIONS

## 22X32 3-BEDROOM SCHEME

DESIGNER



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PROJECT ADDRESS  
VARIOUS

**PRICING SET  
NOT FOR CONSTRUCTION**

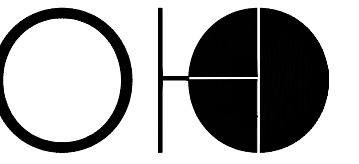
COVER  
SHEET

CS

Scale: Noted  
Date: 04/12/23

22X32  
3-BEDROOM  
SCHEME

DESIGNER



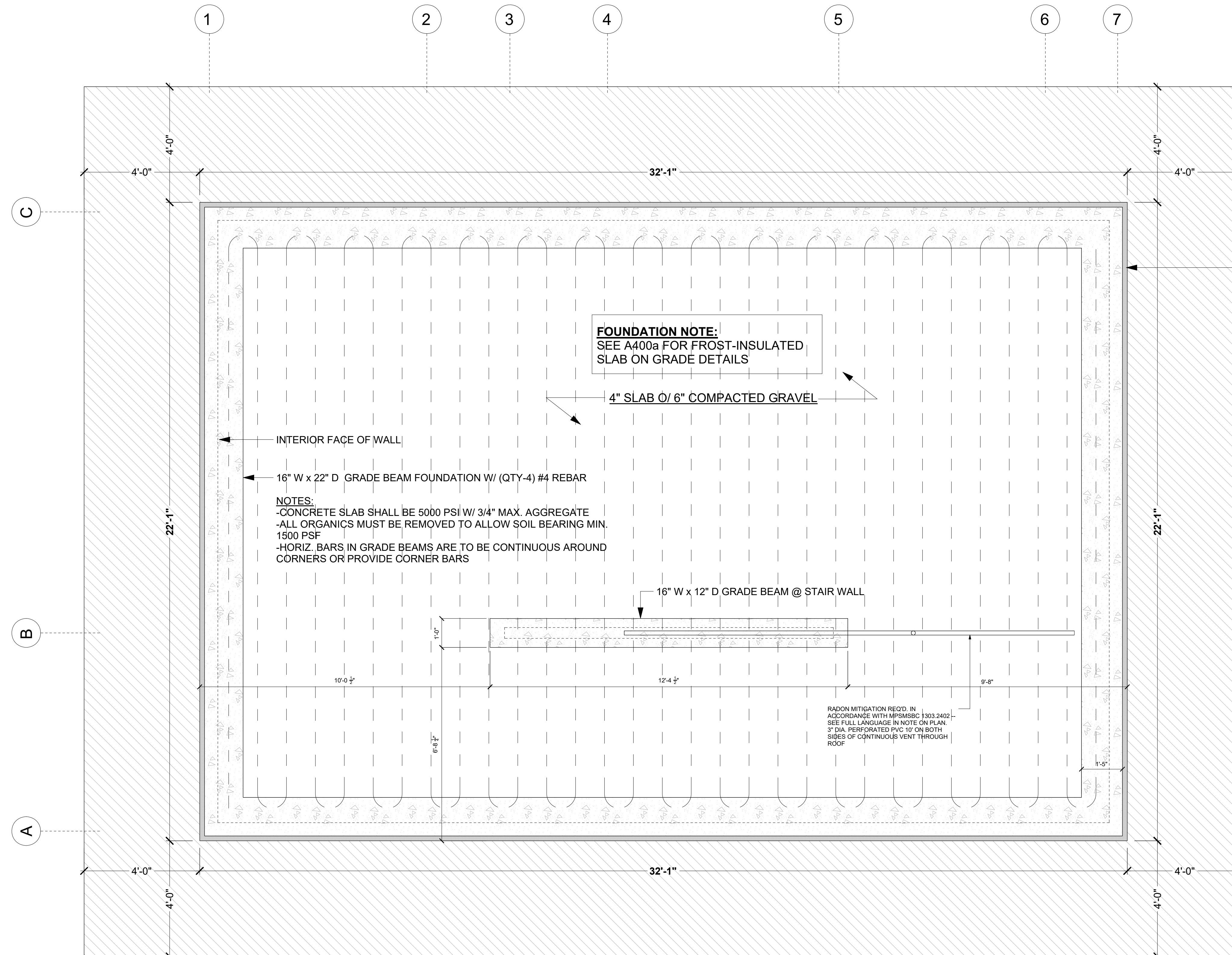
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2" VERTICAL RIGID INSULATION AROUND PERIMETER. COVER W/ 26 GA. FLASHING

1/2" P.T. PLYWOOD O/ 2" RIGID FOAM INSULATION  
-TAPE SEAMS  
-EXTEND 4'-0" FROM PERIMETER  
-DOUBLE THICKNESS OF FOAM AT CORNERS

FOUNDATION NOTE:  
SEE A400a FOR FROST-INSULATED  
SLAB ON GRADE DETAILS

4" SLAB O/ 6" COMPACTED GRAVEL

INTERIOR FACE OF WALL

16" W x 22" D GRADE BEAM FOUNDATION W/ (QTY-4) #4 REBAR

NOTES:  
-CONCRETE SLAB SHALL BE 5000 PSI W/ 3/4" MAX. AGGREGATE  
-ALL ORGANICS MUST BE REMOVED TO ALLOW SOIL BEARING MIN. 1500 PSF  
-HORIZ. BARS IN GRADE BEAMS ARE TO BE CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS

16" W x 12" D GRADE BEAM @ STAIR WALL

RADON MITIGATION REQ'D. IN ACCORDANCE WITH MPMSBSC 1303.2402 - SEE FULL LANGUAGE IN NOTE ON PLAN. 3" DIA. PERFORATED PVC 10' ON BOTH SIDES OF CONTINUOUS VENT THROUGH ROOF

PASSIVE RADON DETECTION SYSTEM - 1303.2402

Subpart 1. Gas permeable material preparation. A gas-permeable material shall be placed on the prepared subgrade under all floor systems.

Subp. 2. Soil-gas membrane installation. A soil-gas membrane shall be placed on top of the gas-permeable material prior to placing a floor on top of or above the soil. The soil-gas membrane shall cover the entire floor area. Separate sections of membrane must be lapped at least 12 inches (305 mm). The membrane shall fit closely around any penetration of the membrane to reduce the leakage of soil gases. All punctures or tears in the soil-gas membrane shall be repaired by sealing and patching the soil-gas membrane with the same kind of material, maintaining a minimum 12-inch (305 mm) lap.

Subp. 3. "T" fitting. A "T" fitting shall be installed beneath the soil-gas membrane with a minimum of 10 feet of perforated pipe connected to any two openings of the "T" fitting, or by connecting the two openings to the interior drain tile system. The third opening of the "T" fitting shall be connected to the vent pipe. The perforated pipe or drain tile and the "T" fitting shall be the same size as the vent pipe. All connections to the "T" fitting shall be tight fitting.

Subp. 4. Potential entry routes. Potential entry routes for radon gas shall be sealed according to this subpart, as applicable.

A. Floor openings. Floor openings around bathtubs, showers, water closets, pipes, wires, or other objects that penetrate the soil-gas membrane and the concrete slab or other floor systems shall be sealed.

B. Concrete joints. All control joints, isolation joints, construction joints, or any other joints in the concrete slab, or the joint between the concrete slab and a foundation wall, shall be sealed. All gaps and joints shall be cleared of all loose material prior to sealing.

C. Foundation walls. Penetrations of all foundation wall types shall be sealed. Joints, cracks, or other openings around all penetrations of both exterior and interior surfaces of foundation walls shall be sealed.

(1) Hollow block masonry foundation walls shall be constructed with either:  
(a) a continuous course of solid masonry at or above the exterior ground surface; or  
(b) a course of masonry grouted solid at or above the exterior ground surface; or  
(c) a solid concrete beam at or above the finished exterior ground surface.

(2) When a brick veneer or other masonry ledge is installed, the masonry course immediately below the veneer or ledge shall be solid or filled.

D. Unconditioned crawl spaces. All penetrations through floors or walls into unconditioned crawl spaces shall be sealed. Access doors into unconditioned crawl spaces shall be gasketed. Crawl space ventilation shall be provided according to part 1303.2400.

E. Sumps. A sump connected to interior drain tile may serve as the termination point for the vent pipe, if the sump cover is sealed or gasketed and designed to accommodate the vent pipe. The sump pump water discharge pipe shall have a backflow preventer installed.

Subp. 5. Vent pipes. A. Single vent pipe. The vent pipe shall be primed and glued at all fittings and shall extend up from the radon control system's collection point to a point terminating a minimum of 12 inches (305 mm) above the roof. The vent pipe shall be located at least 10 feet (3,048 mm) away from any window or other opening into the conditioned spaces of the building. Vent pipes routed through unconditioned spaces shall be insulated with a minimum of R-4 insulation. Vent pipes within the conditioned envelope of the building shall not be insulated. B. Multiple vent pipes. In buildings where interior footings or other barriers separate the gas-permeable material into two or more areas, each area shall be fitted with an individual radon control system in accordance with item A, or connected to a single radon gas vent pipe terminating above the roof in accordance with item A.

C. Vent pipe drainage. All components of the radon gas vent pipe system shall be installed to provide drainage to the ground beneath the soil-gas membrane.

D. Vent pipe accessibility. Radon gas vent pipes shall be provided with space around the vent pipe for future installation of a fan. The space required for the future fan installation shall be a minimum of 24 inches in diameter, centered on the axis of the vent pipe, and shall extend a minimum distance of 3 vertical feet.

Exception: Accessibility to the radon gas vent pipe is not required if the future fan installation is above the roof system and there is an approved rooftop electrical supply provided.

E. Vent pipe identification. All radon gas vent pipes shall be identified with at least 1 label on each story and in attics and crawl spaces. The label shall read: "Radon Gas Vent System."

F. Combination foundations. Combination basement/crawl space or slab-on-grade/crawl space foundations shall have separate radon gas vent pipes installed in each type of foundation area. Each radon gas vent pipe shall terminate above the roof or shall be connected to a single vent pipe that terminates above the roof.

Subp. 6. Power source. A power source consisting of an electrical circuit terminating in an approved electrical box shall be installed during construction in the anticipated location of the vent pipe fan to allow for the future installation of a fan into a passive radon control system to make the system an active radon control system. The power source shall not be installed in any conditioned space, basement, or crawl space.

PROJECT ADDRESS  
VARIOUS

PRICING SET  
NOT FOR CONSTRUCTION

01  
S100  
FROST-INSULATED SLAB-ON-GRADE  
FOUNDATION PLAN OPTION  
1/2" = 1'-0"

FOUNDATION  
PLAN

S 100  
Scale: Noted  
Date: 04/12/23

22X32  
3-BEDROOM  
SCHEME

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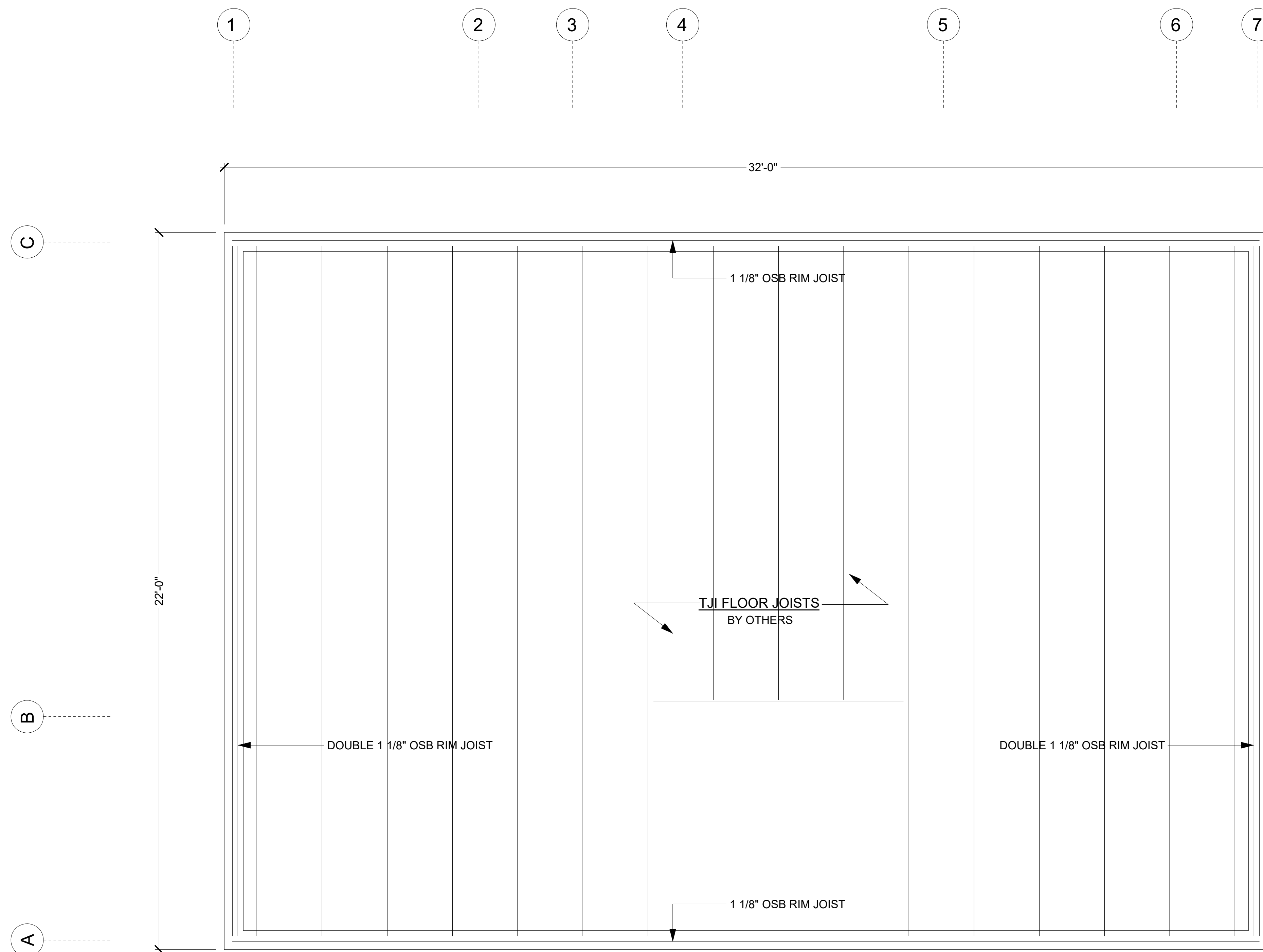
PROJECT ADDRESS  
VARIOUS

**PRICING SET  
NOT FOR CONSTRUCTION**

FRAMING  
PLANS

**S 101**

Scale: Noted  
Date: 04/12/23



22X32  
3-BEDROOM  
SCHEME

DESIGNER



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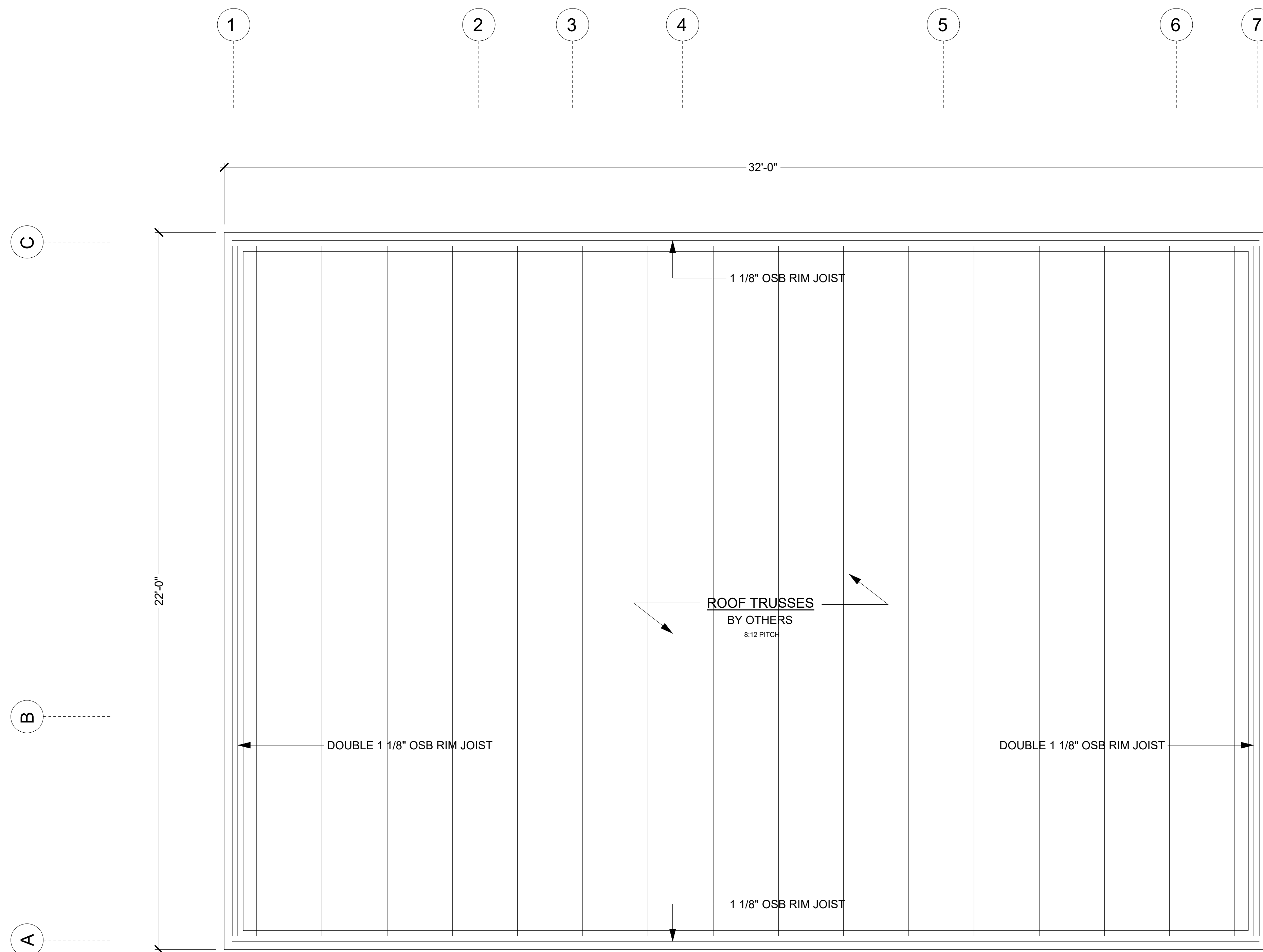
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VARIOUS

**PRICING SET  
NOT FOR CONSTRUCTION**

FRAMING  
PLANS

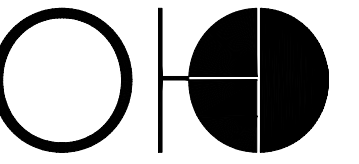
**S 102**

Scale: Noted  
Date: 04/12/23



22X32  
3-BEDROOM  
SCHEME

DESIGNER



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Saint Paul, MN 55108

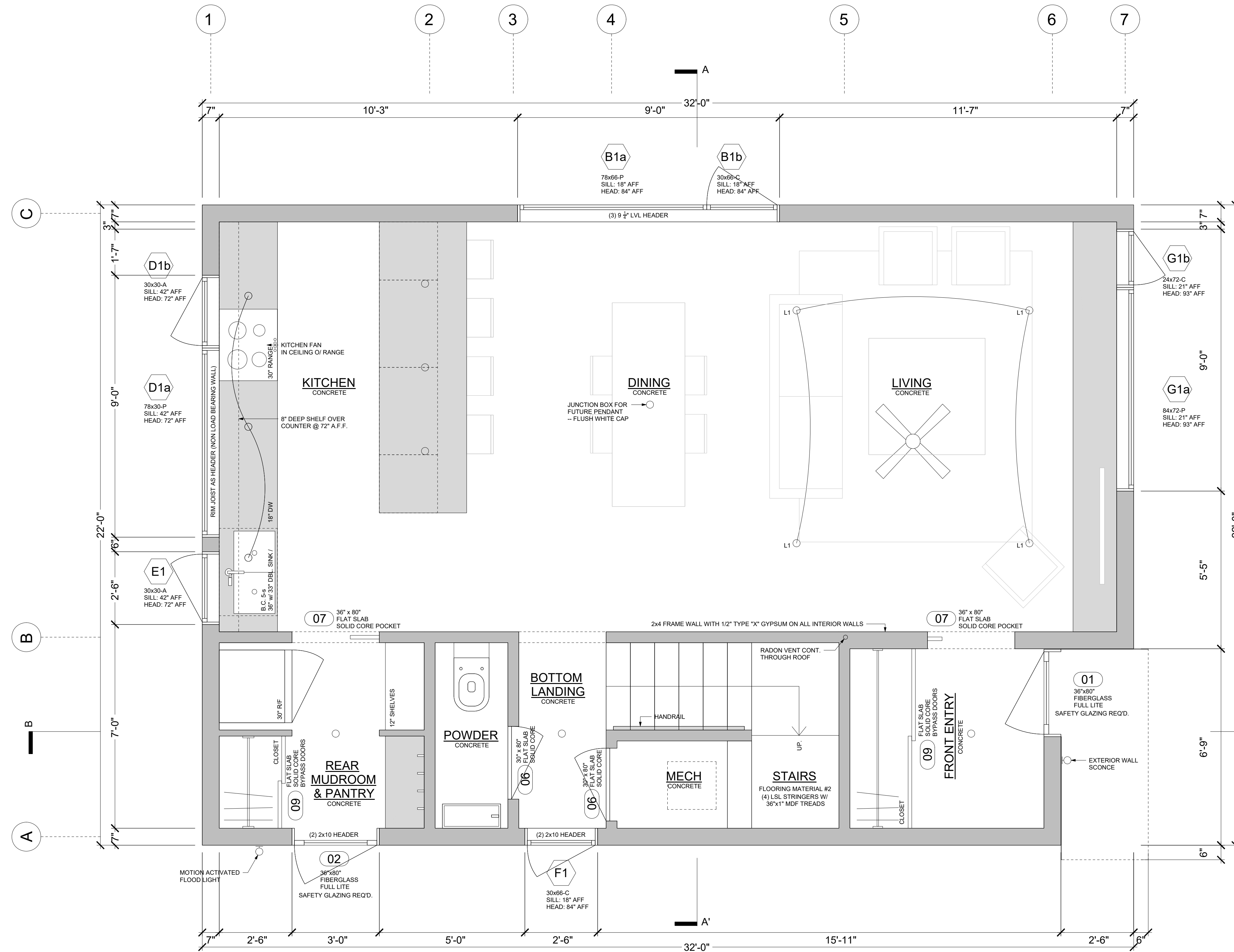
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PROJECT ADDRESS  
VARIOUS



**ELECTRICAL NOTE:**  
ELECTRICIAN TO PROVIDE CONTINUOUS VERTICAL CHASE THROUGH FRAME WALL TO ROOF FOR FUTURE SOLAR CABLE

**MECH ROOM NOTE:**  
FINISH MECH ROOM WALLS AND UNDERSIDE OF STAIRS WITH 1/2" GYP.

**MECH LAYOUT NOTE:**  
ELECTRICAL, PLUMBING, AND MECHANICAL SUB-CONTRACTORS TO PROVIDE LAYOUTS PER CODE

**STAIR NOTE:**  
MAX. RISE: 7 3/4"  
MIN. RUN: 10"

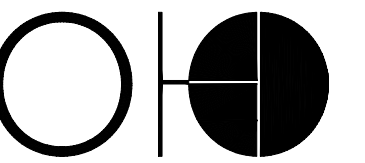
**FRAMING NOTE:**  
PROVIDE WALL BRACING IN ACCORDANCE WITH 2020 MSRC SECTION R602.10 AND/OR R602.12.6

**INSULATION NOTES:**  
-Vertical Insulation at Foundation: MIN. R-10.1  
-Horizontal Insulation along Foundation walls: MIN. R-10.5  
-Horizontal Insulation at Foundation corners: MIN. R-13.1  
-Underlaid Insulation: MIN. R-10  
-Insulation at Exterior Walls: MIN. R-21

PRICING SET  
NOT FOR CONSTRUCTION

22X32  
3-BEDROOM  
SCHEME

DESIGNER



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Saint Paul, MN 55108

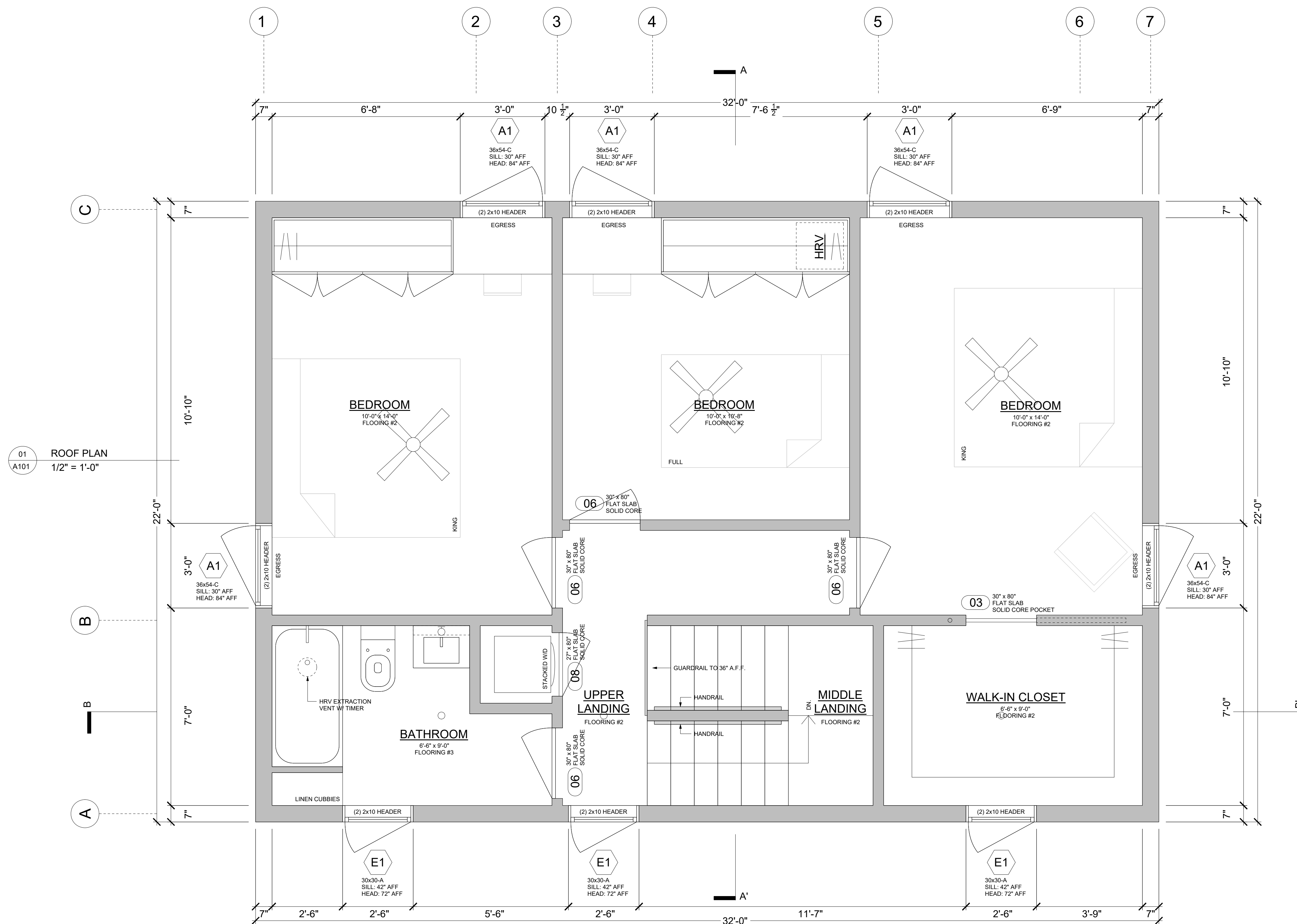
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PROJECT ADDRESS  
VARIOUS



01 ROOF PLAN  
A101 1/2" = 1'-0"

01 LEVEL 2 PLAN  
A101 1/2" = 1'-0"

PRICING SET  
NOT FOR CONSTRUCTION

BUILDING  
PLANS

A 101

Scale: Noted  
Date: 04/12/23



22X32  
3-BEDROOM  
SCHEME

DESIGNER



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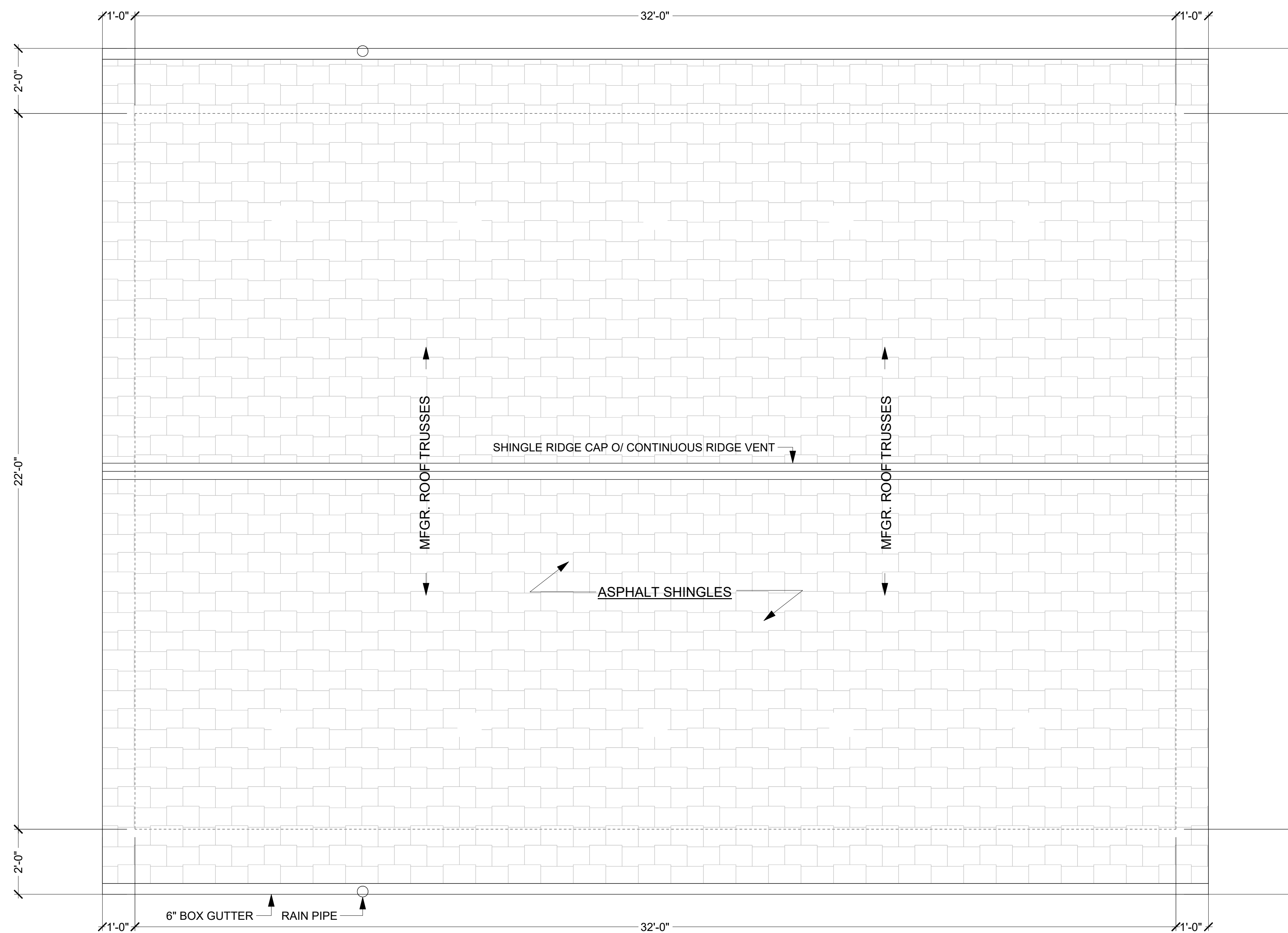
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VARIOUS

**PRICING SET  
NOT FOR CONSTRUCTION**

ROOF  
PLAN

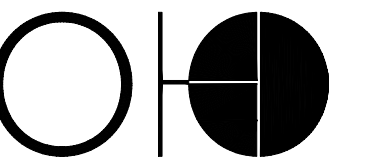
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Date: 04/12/23



22X32  
3-BEDROOM  
SCHEME

DESIGNER



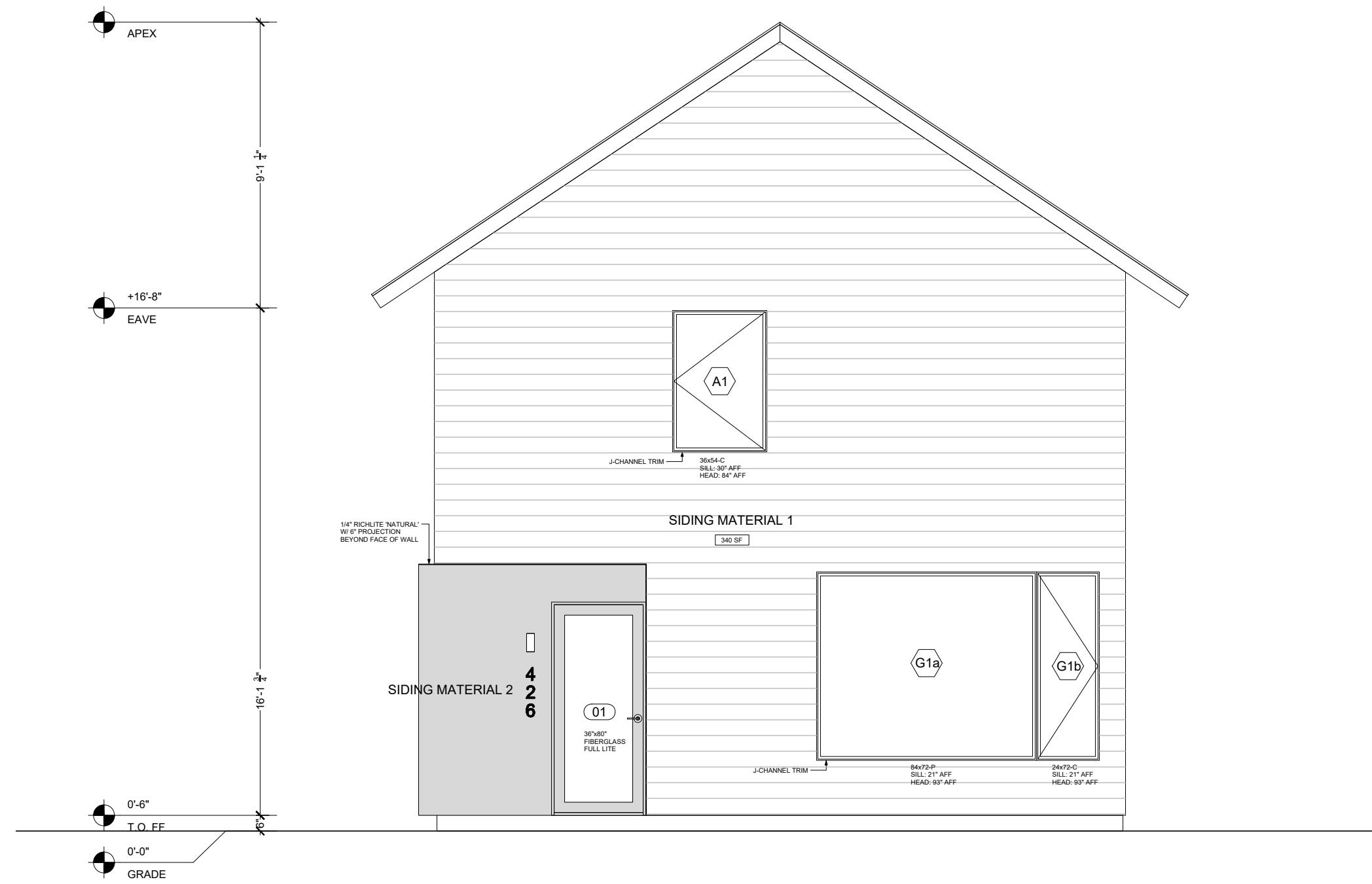
Office Hughes Olsen  
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PROJECT CO-DESIGNER/  
PROJECT MANAGER

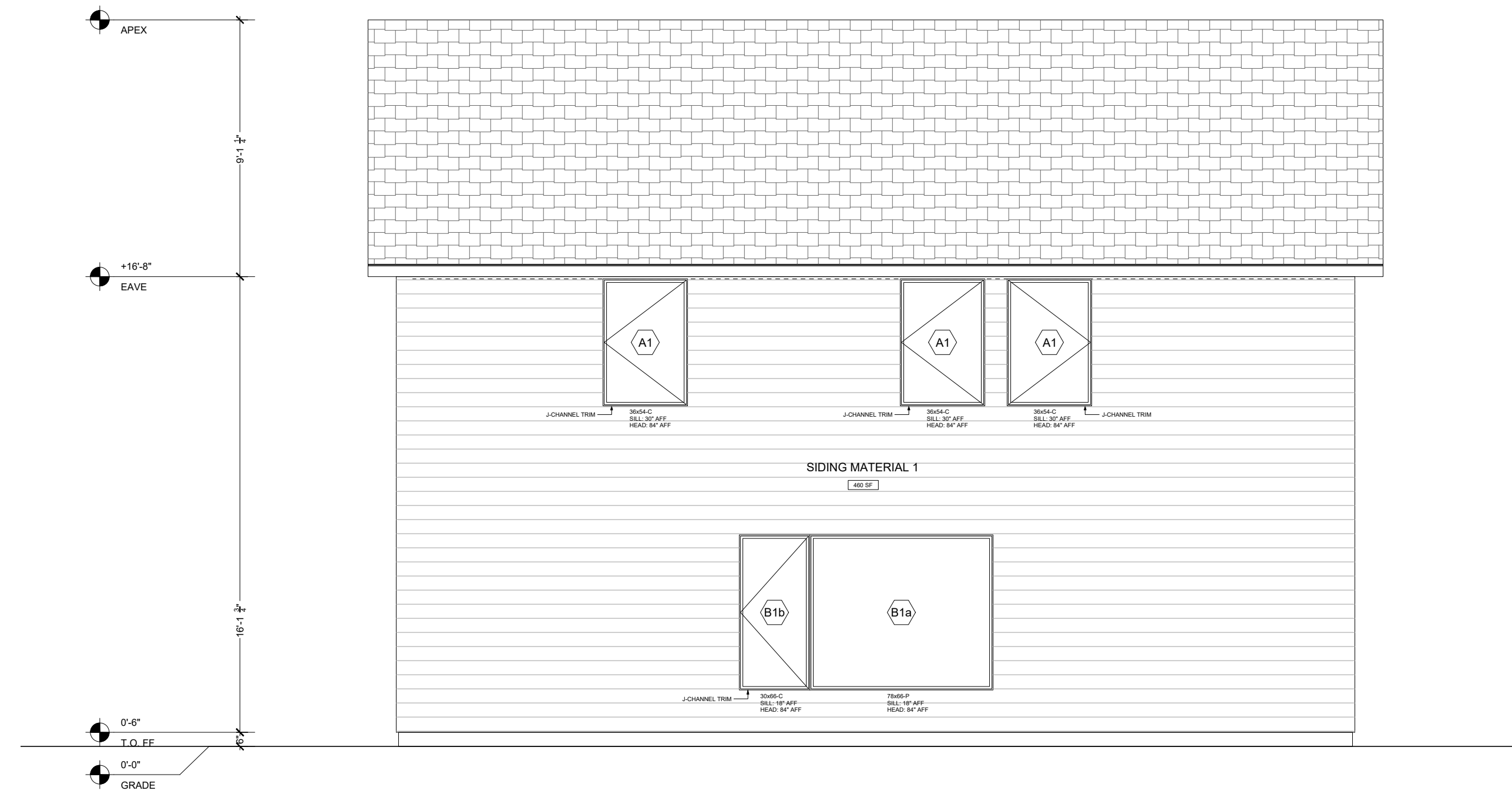
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PROJECT CO-DESIGNER

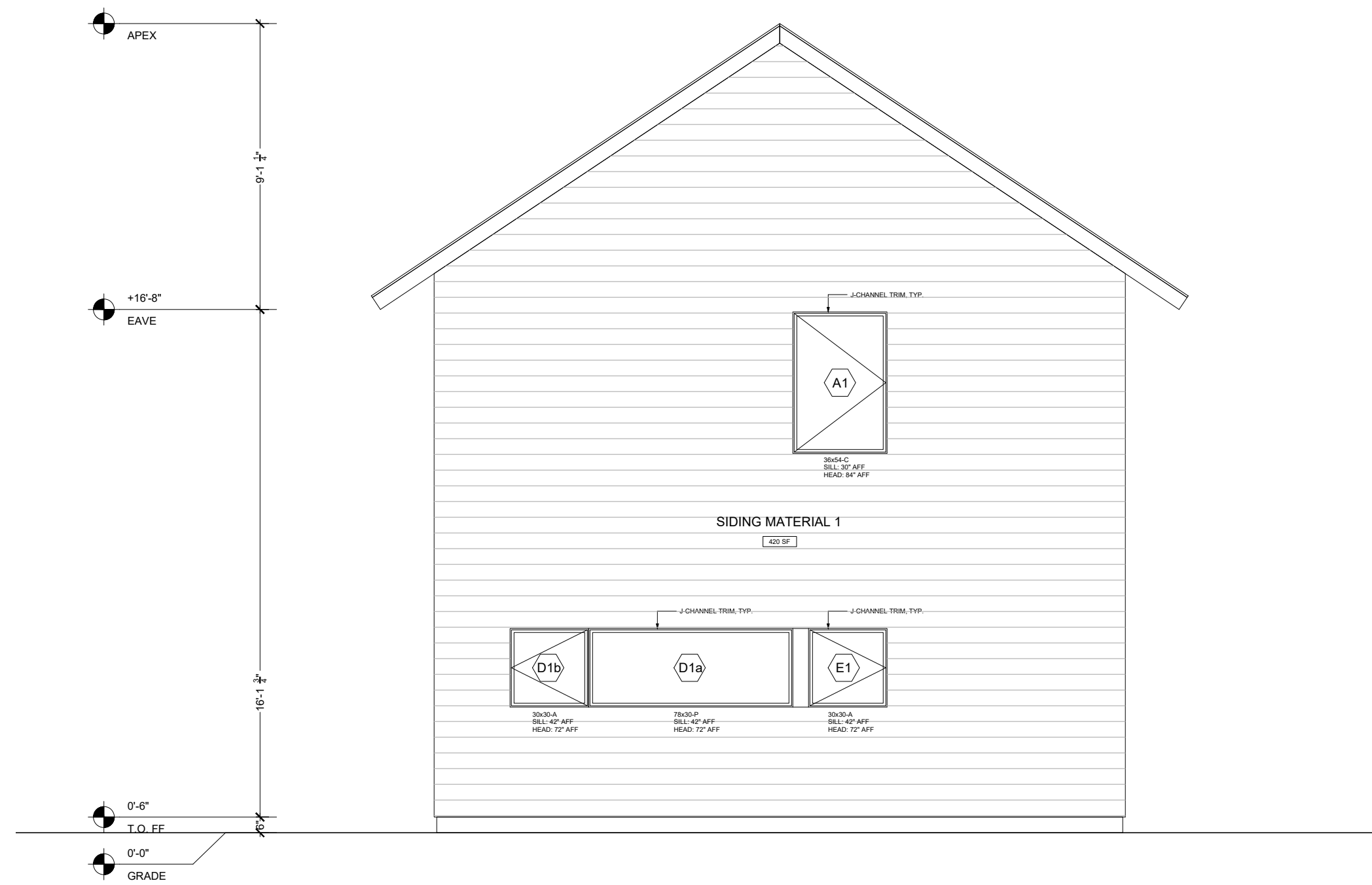
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631 816 4093  
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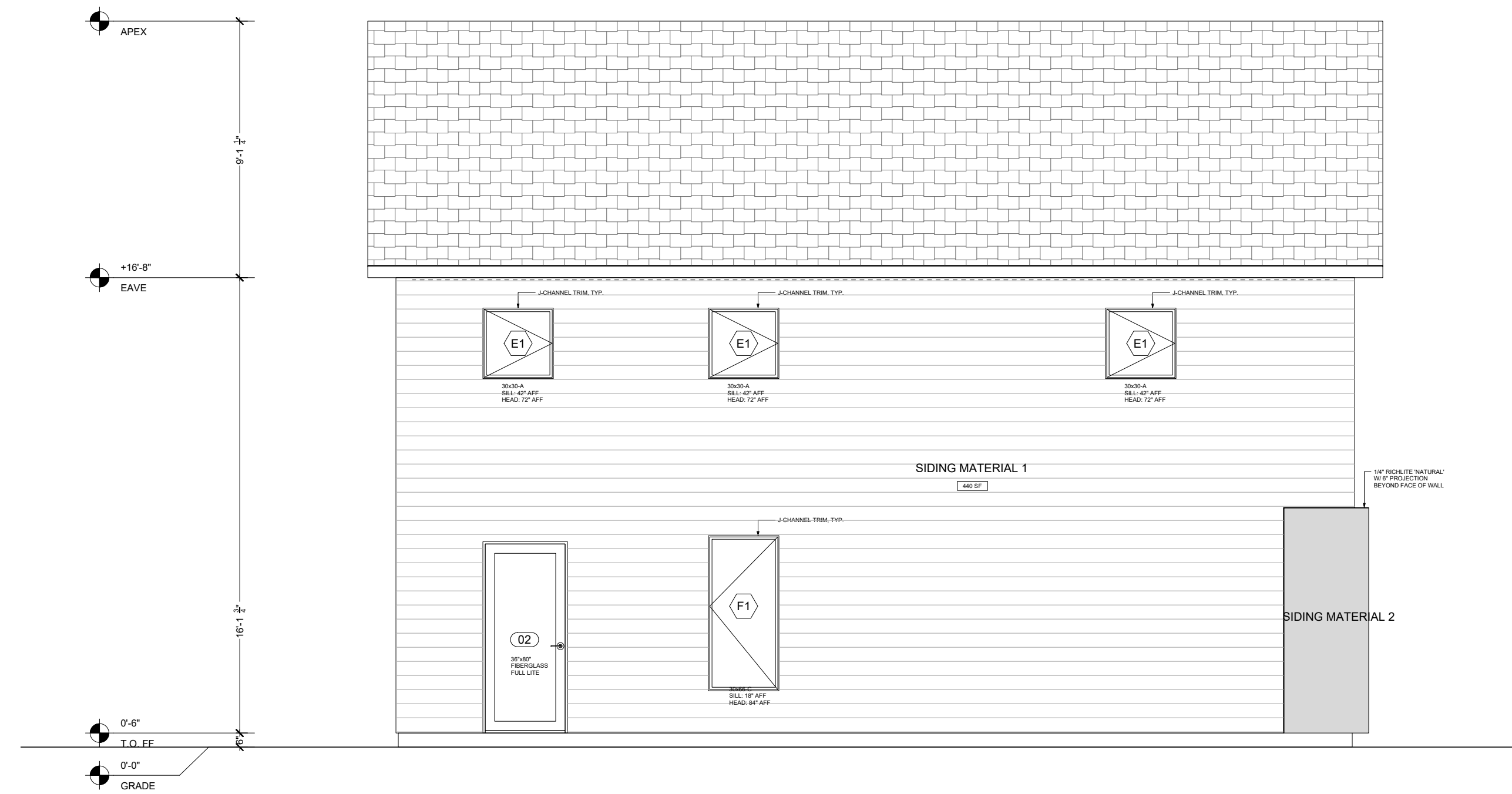
04 BUILDING ELEVATION: REAR  
A200 1/4" = 1'-0"



03 BUILDING ELEVATION: SOUTH  
A200 1/4" = 1'-0"



02 BUILDING ELEVATION: FRONT  
A200 1/4" = 1'-0"



01 BUILDING ELEVATION: NORTH  
A200 1/4" = 1'-0"

PROJECT ADDRESS  
VARIOUS

PRICING SET  
NOT FOR CONSTRUCTION

BUILDING  
ELEVATIONS

A 200

Scale: Noted  
Date: 04/12/23

22X32  
3-BEDROOM  
SCHEME

DESIGNER



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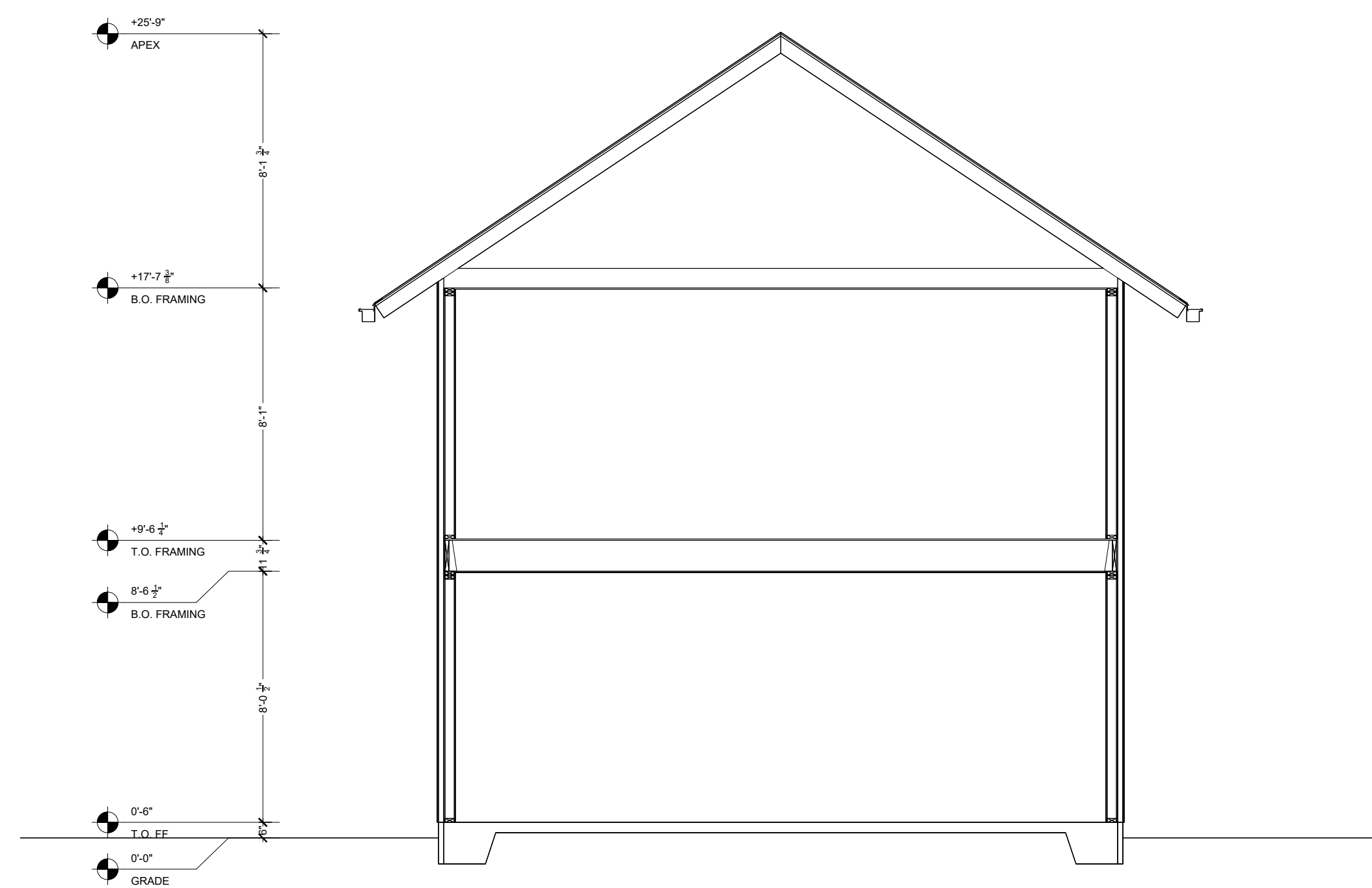
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PRICING SET  
NOT FOR CONSTRUCTION

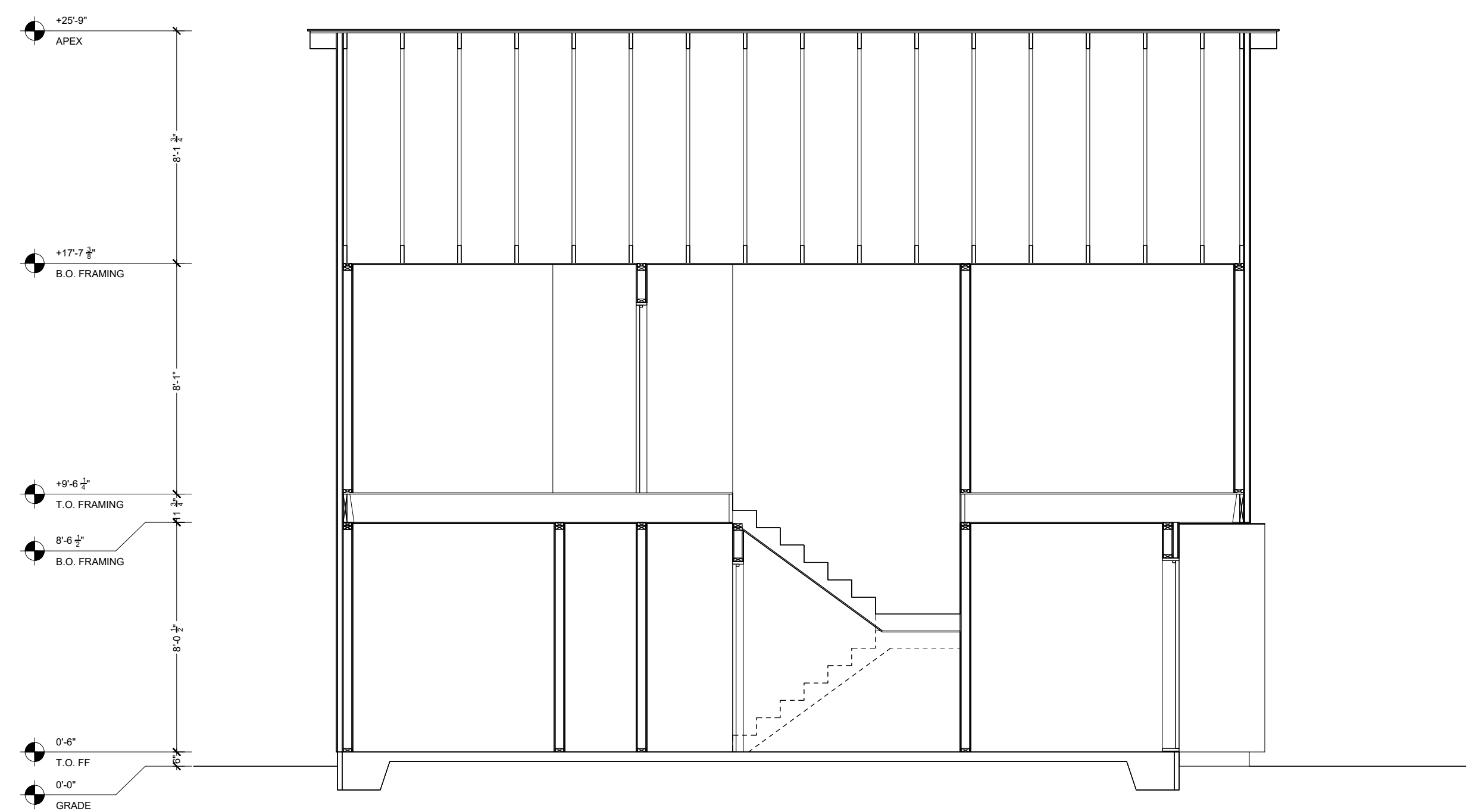
BUILDING  
SECTIONS

A 300

Scale: Noted  
Date: 04/12/23



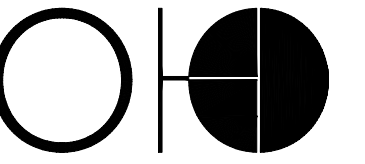
04 BUILDING SECTION A  
A200 1/4" = 1'-0"



03 BUILDING SECTION B  
A200 1/4" = 1'-0"

22X32  
3-BEDROOM  
SCHEME

DESIGNER



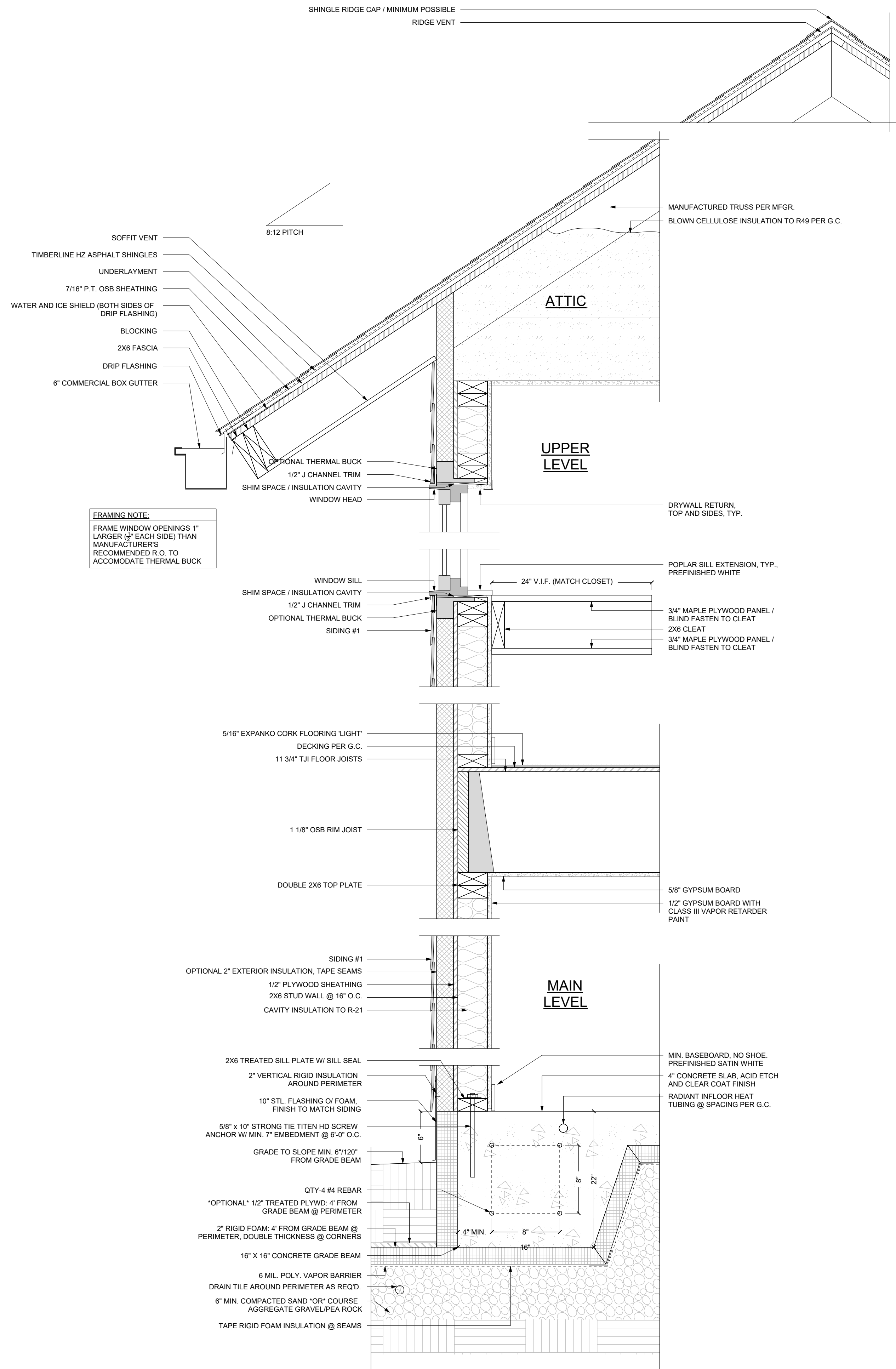
Office Hughes Olsen  
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01 DETAILED WALL SECTION @ SIDE WALL  
A400 1 1/2" = 1'-0"

PROJECT ADDRESS  
VARIOUS

PRICING SET  
NOT FOR CONSTRUCTION

DETAIL  
WALL SECTION

A 400

Scale: Noted  
Date: 04/12/23



SCHEMATIC EXTERIOR VIEW

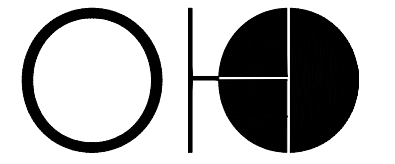
# 28X34 2-BEDROOM SCHEME: PRICING SET

## CONTENTS:

CS	COVER SHEET
A001	SITE PLAN
S100	FOUNDATION PLAN
S101	ROOF FRAMING PLAN
A100	LEVEL 1 BUILDING PLAN
A101	ROOF PLAN
A200	BUILDING ELEVATIONS
A300	BUILDING SECTIONS
A400	DETAILED WALL SECTIONS

## 28X34 2-BEDROOM SCHEME

DESIGNER



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PROJECT ADDRESS  
VARIOUS

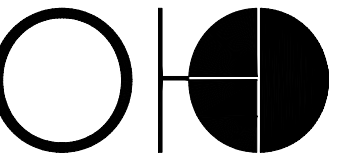
**PRICING SET  
NOT FOR CONSTRUCTION**

COVER  
SHEET

CS

Scale: Noted  
Date: 04/12/23

DESIGNER



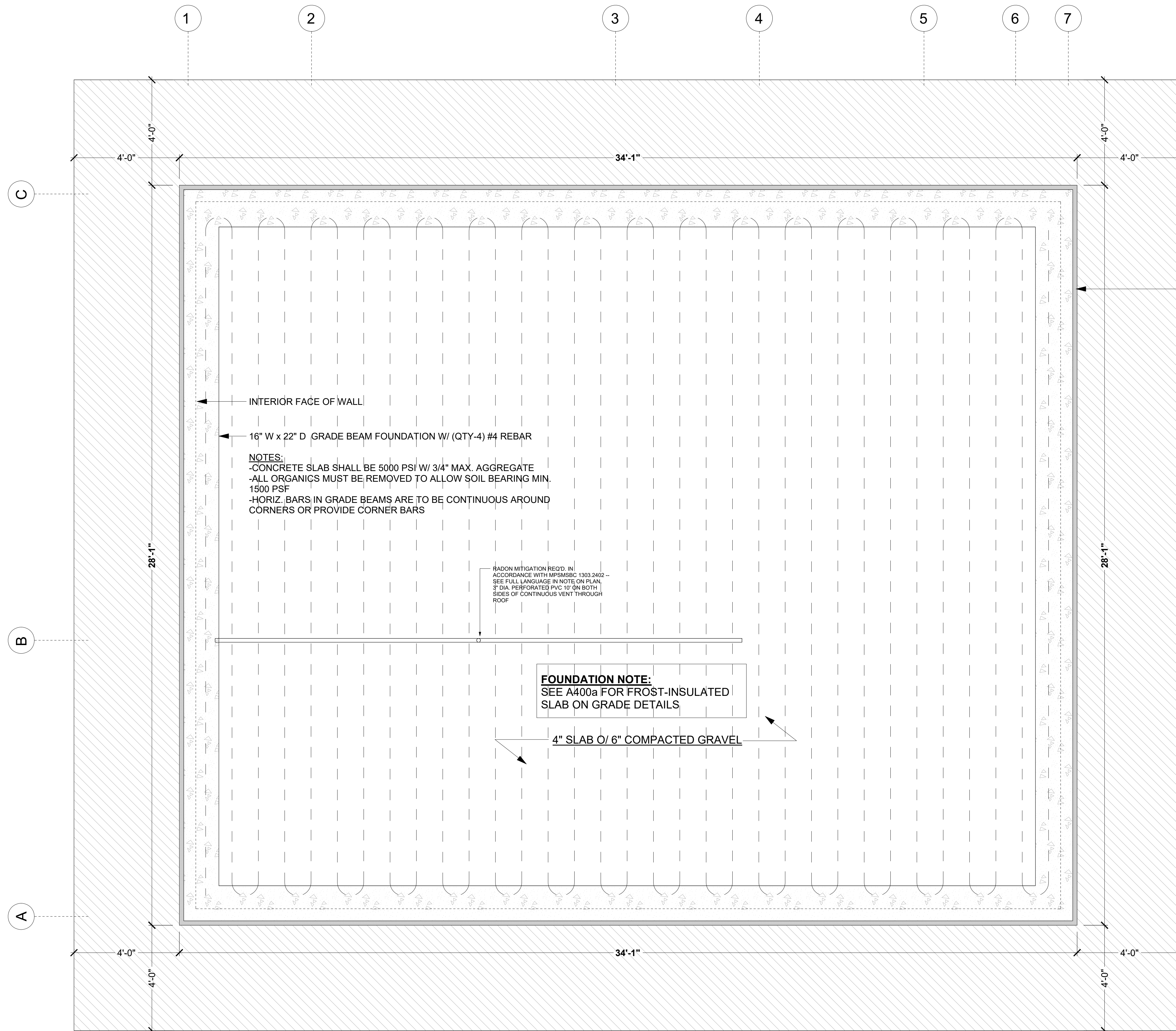
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2369 Doswell Avenue  
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NOTES:  
-CONCRETE SLAB SHALL BE 5000 PSI W/ 3/4" MAX. AGGREGATE  
-ALL ORGANICS MUST BE REMOVED TO ALLOW SOIL BEARING MIN. 1500 PSF  
-HORIZ. BARS IN GRADE BEAMS ARE TO BE CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS

RADON MITIGATION REQD. IN ACCORDANCE WITH MPSMBC 1303.2402 - SEE FULL LANGUAGE IN NOTE ON PLAN. 3" DIA. PERFORATED PVC 10' ON BOTH SIDES OF CONTINUOUS VENT THROUGH ROOF

FOUNDATION NOTE:  
SEE A400a FOR FROST-INSULATED SLAB ON GRADE DETAILS

4" SLAB ON 6" COMPACTED GRAVEL

2" VERTICAL RIGID INSULATION AROUND PERIMETER. COVER W/ 26 GA. FLASHING  
1/2" P.T. PLYWOOD O/ 2" RIGID FOAM INSULATION -TAPE SEAMS -EXTEND 4'-0" FROM PERIMETER -DOUBLE THICKNESS OF FOAM AT CORNERS

**PASSIVE RADON DETECTION SYSTEM - 1303.2402**  
Subpart 1. Gas permeable material preparation.  
A. Gas permeable material shall be placed on the prepared subgrade under all floor systems.  
Subp. 2. Soil-gas membrane installation.  
A. Soil-gas membrane shall be placed on top of the gas-permeable material prior to placing a floor on top of or above the soil. The soil-gas membrane shall cover the entire floor area. Separate sections of membrane must be lapped at least 12 inches (305 mm). The membrane shall fit closely around any penetration of the membrane to reduce the leakage of soil gases. All punctures or tears in the soil-gas membrane shall be repaired by sealing and patching the soil-gas membrane with the same kind of material, maintaining a minimum 12-inch (305 mm) lap.  
Subp. 3. "T" fitting.  
A. "T" fitting shall be installed beneath the soil-gas membrane with a minimum of 10 feet of perforated pipe connected to any two openings of the "T" fitting, or by connecting the two openings to the interior drain tile system. The third opening of the "T" fitting shall be connected to the vent pipe. The perforated pipe or drain tile and the "T" fitting shall be the same size as the vent pipe. All connections to the "T" fitting shall be tight fitting.  
Subp. 4. Potential entry routes.  
Potential entry routes for radon gas shall be sealed according to this subpart, as applicable.  
A. Floor openings. Floor openings around bathtubs, showers, water closets, pipes, wires, or other objects that penetrate the soil-gas membrane and the concrete slab or other floor systems shall be sealed.  
B. Concrete joints. All control joints, isolation joints, construction joints, or any other joints in the concrete slab, or the joint between the concrete slab and a foundation wall, shall be sealed. All gaps and joints shall be cleared of all loose material prior to sealing.  
C. Foundation walls. Penetrations of all foundation wall types shall be sealed. Joints, cracks, or other openings around all penetrations of both exterior and interior surfaces of foundation walls shall be sealed.  
(1) Hollow block masonry foundation walls shall be constructed with either:  
(a) a continuous course of solid masonry at or above the exterior ground surface;  
(b) one course of masonry grouted solid at or above the exterior ground surface; or  
(c) a solid concrete beam at or above the finished exterior ground surface.  
(2) When a brick veneer or other masonry ledge is installed, the masonry course immediately below the veneer or ledge shall be solid or filled.  
D. Unconditioned crawl spaces. All penetrations through floors or walls into unconditioned crawl spaces shall be sealed. Access doors into unconditioned crawl spaces shall be gasketed. Crawl space ventilation shall be provided according to part 1303.2405.  
E. Sumps. A sump connected to interior drain tile may serve as the termination point for the vent pipe, if the sump cover is sealed or gasketed and designed to accommodate the vent pipe. The sump pump water discharge pipe shall have a backflow preventer installed.  
Subp. 5. Vent pipes.  
A. Single vent pipe. The vent pipe shall be primed and glued at all fittings and shall extend up from the radon control system's collection point to a point terminating a minimum of 12 inches (305 mm) above the roof. The vent pipe shall be located at least 10 feet (3.048 mm) away from any window or other opening into the conditioned spaces of the building. Vent pipes routed through unconditioned spaces shall be insulated with a minimum of R-4 insulation. Vent pipes within the conditioned envelope of the building shall not be insulated. B. Multiple vent pipes. In buildings where interior footings or other barriers separate the gas-permeable material into two or more areas, each area shall be fitted with an individual radon control system in accordance with item A, or connected to a single radon gas vent pipe terminating above the roof in accordance with item A.  
C. Vent pipe drainage. All components of the radon gas vent pipe system shall be installed to provide drainage to the ground beneath the soil-gas membrane.  
D. Vent pipe accessibility. Radon gas vent pipes shall be provided with space around the vent pipe for future installation of a fan. The space required for the future fan installation shall be a minimum of 24 inches in diameter, centered on the axis of the vent pipe, and shall extend a minimum distance of 3 vertical feet.  
Exception: Accessibility to the radon gas vent pipe is not required if the future fan installation is above the roof system and there is an approved rooftop electrical supply provided.  
E. Vent pipe identification. All radon gas vent pipes shall be identified with at least 1 label on each story and in attics and crawl spaces. The label shall read: "Radon Gas Vent System."  
F. Combination foundations. Combination basement/crawl space or slab-on grade/crawl space foundations shall have separate radon gas vent pipes installed in each type of foundation area. Each radon gas vent pipe shall terminate above the roof or shall be connected to a single vent pipe that terminates above the roof.  
Subp. 6. Power source.  
A power source consisting of an electrical circuit terminating in an approved electrical box shall be installed during construction in the anticipated location of the vent pipe fan to allow for the future installation of a fan into a passive radon control system to make the system an active radon control system. The power source shall not be installed in any conditioned space, basement, or crawl space.

PROJECT ADDRESS  
VARIOUS

PRICING SET  
NOT FOR CONSTRUCTION

28X34  
2-BEDROOM  
SCHEME

DESIGNER



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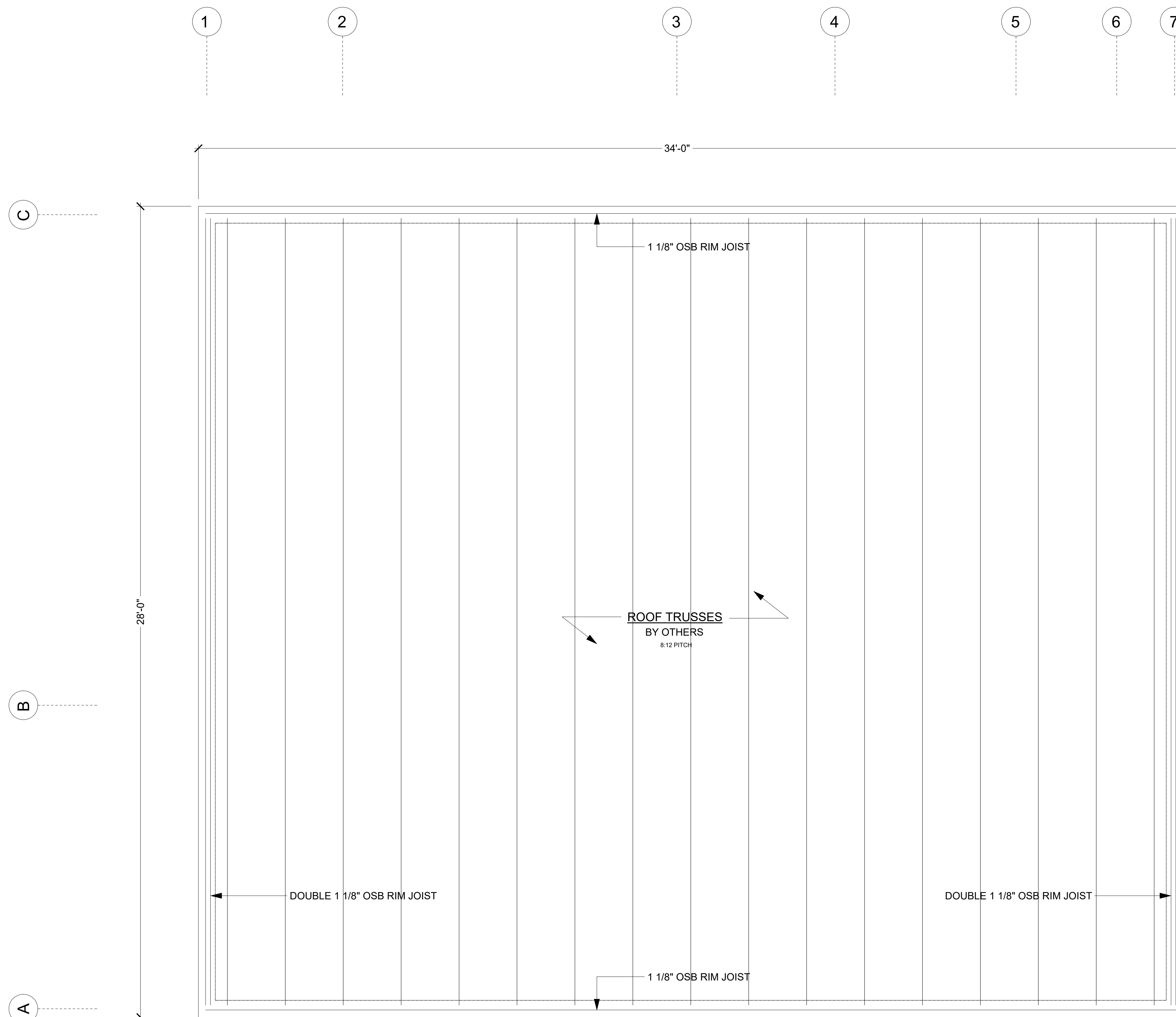
PROJECT ADDRESS  
VARIOUS

**PRICING SET  
NOT FOR CONSTRUCTION**

FRAMING  
PLANS

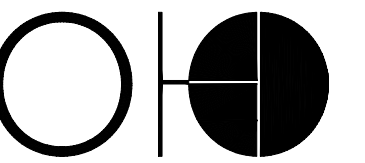
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Scale: Noted  
Date: 04/12/23



28X34  
2-BEDROOM  
SCHEME

DESIGNER



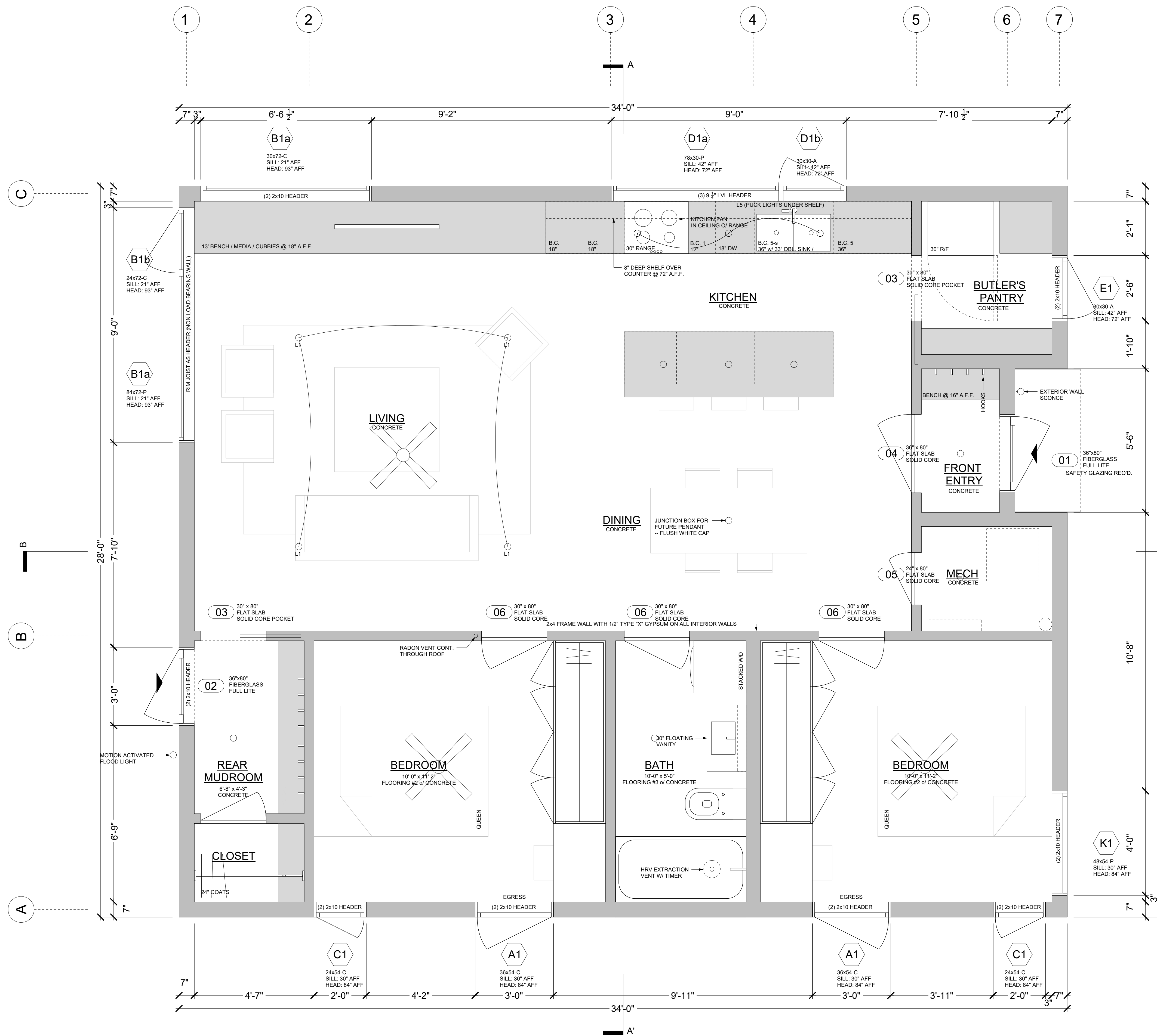
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**ELECTRICAL NOTE:**  
ELECTRICIAN TO PROVIDE CONTINUOUS VERTICAL CHASE THROUGH FRAME WALL TO ROOF FOR FUTURE SOLAR CABLE

**MECH ROOM NOTE:**  
FINISH MECH ROOM WALLS AND UNDERSIDE OF STAIRS WITH 1/2" GYP.

**MECH LAYOUT NOTE:**  
ELECTRICAL, PLUMBING, AND MECHANICAL SUB-CONTRACTORS TO PROVIDE LAYOUTS PER CODE

**STAIR NOTE:**  
MAX. RISE: 7 3/4"  
MIN. RUN: 10"

**FRAMING NOTE:**  
PROVIDE WALL BRACING IN ACCORDANCE WITH 2020 MISC SECTION R602.10 AND/OR R602.12.6

**INSULATION NOTES:**  
-Vertical Insulation at Foundation: MIN. R-10.1  
-Horizontal Insulation along Foundation walls: MIN. R-10.5  
-Horizontal Insulation at Foundation corners: MIN. R-13.1  
-Underlath Insulation: MIN. R-10  
-Insulation at Exterior Walls: MIN. R-21

PROJECT ADDRESS  
VARIOUS

PRICING SET  
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01 LEVEL 1 PLAN  
A100 1/2" = 1'-0"

BUILDING  
PLANS

A 100

Scale: Noted  
Date: 04/12/23



28X34  
2-BEDROOM  
SCHEME

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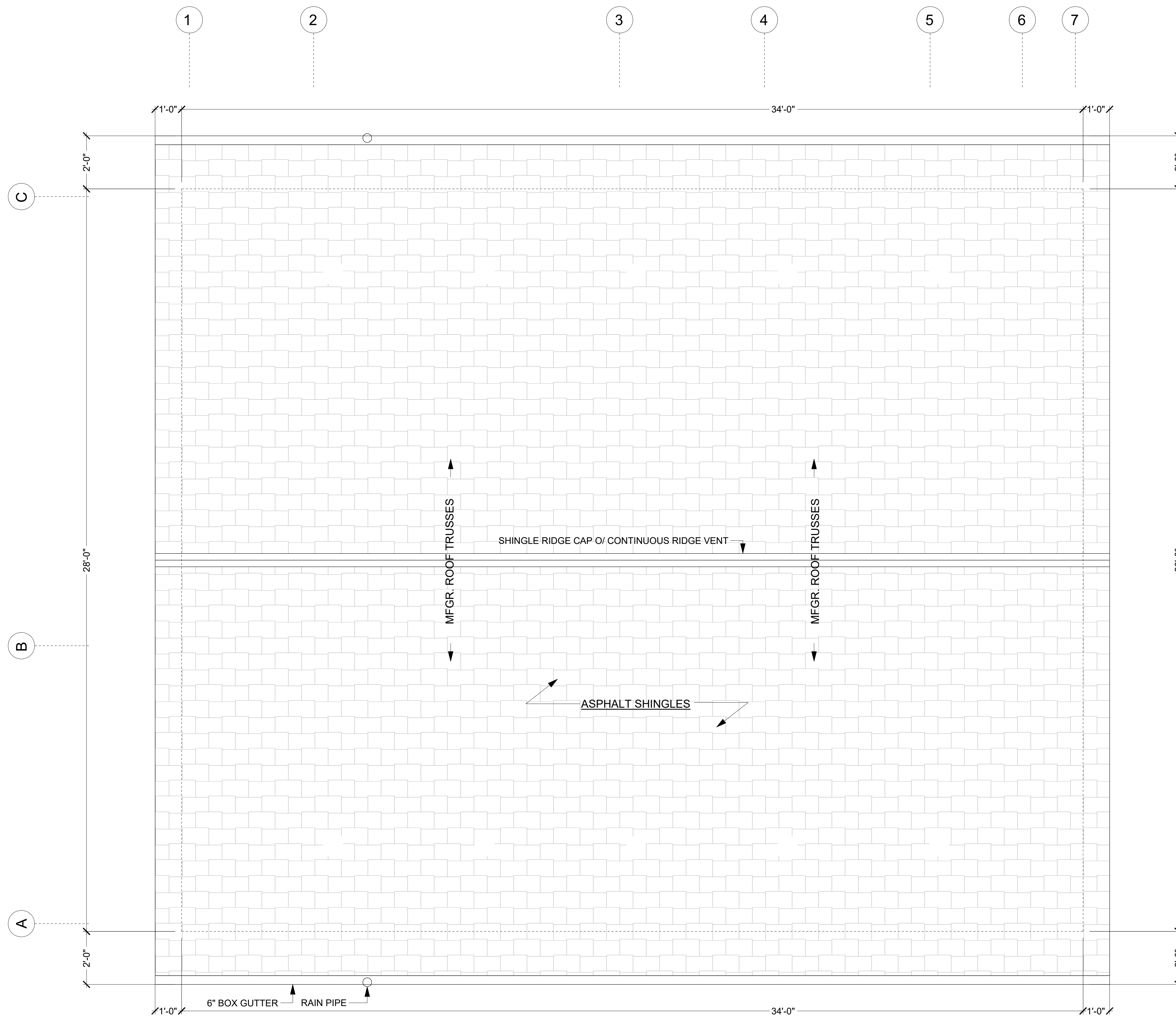
PROJECT ADDRESS  
VARIOUS

**PRICING SET  
NOT FOR CONSTRUCTION**

ROOF  
PLAN

A 101

Scale: Noted  
Date: 04/12/23



28X34  
2-BEDROOM  
SCHEME

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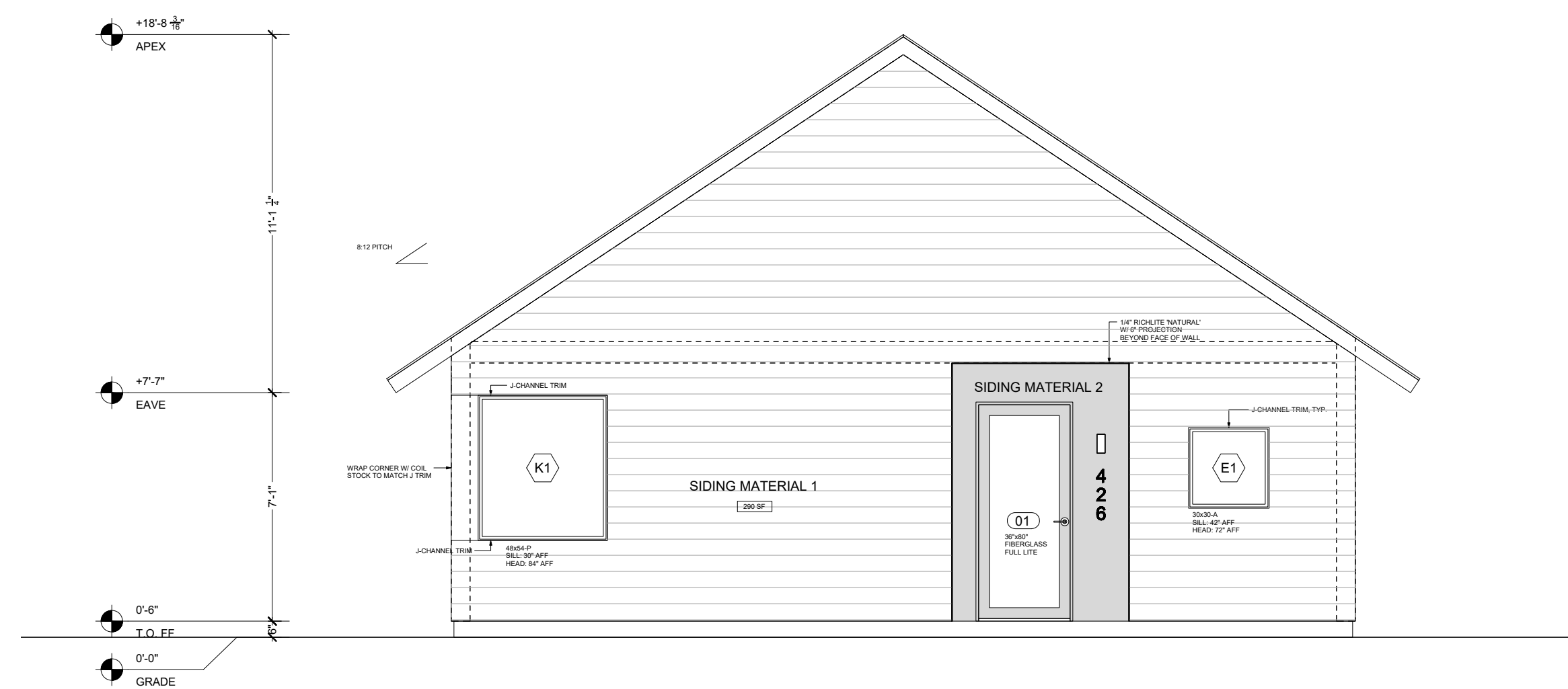
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PRICING SET  
NOT FOR CONSTRUCTION

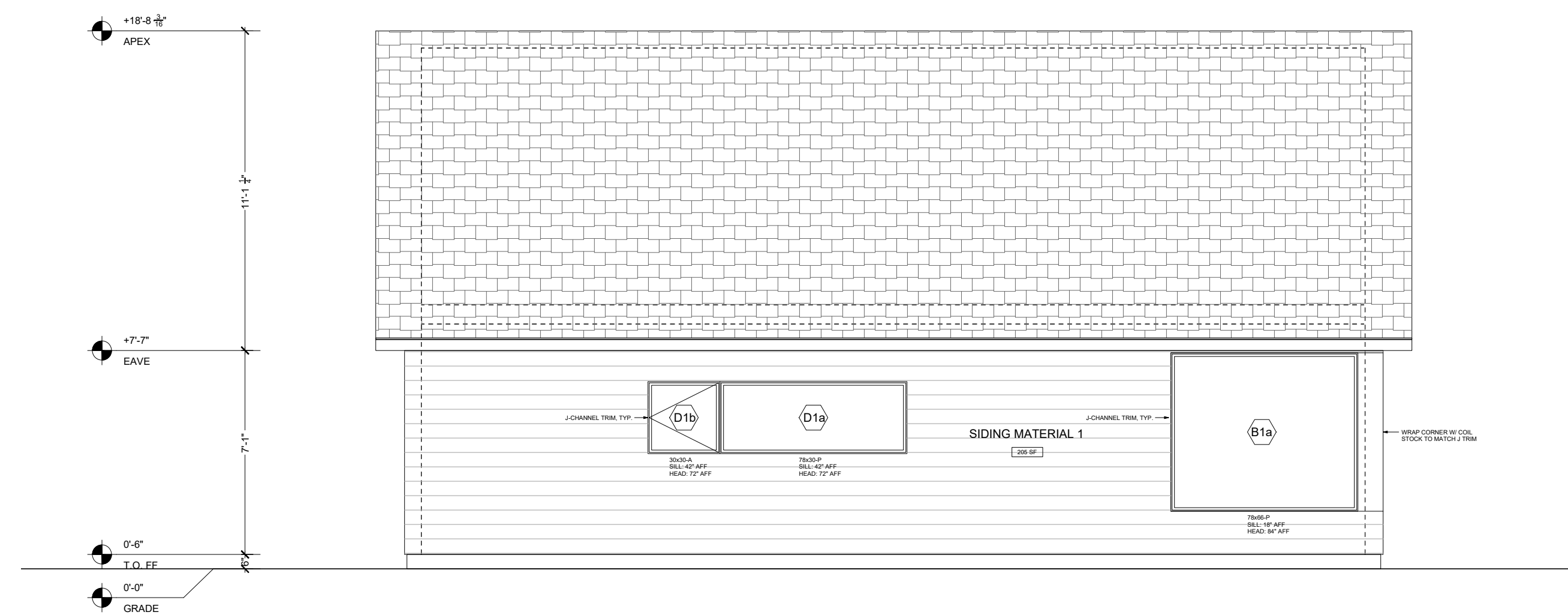
BUILDING  
ELEVATIONS

A 200

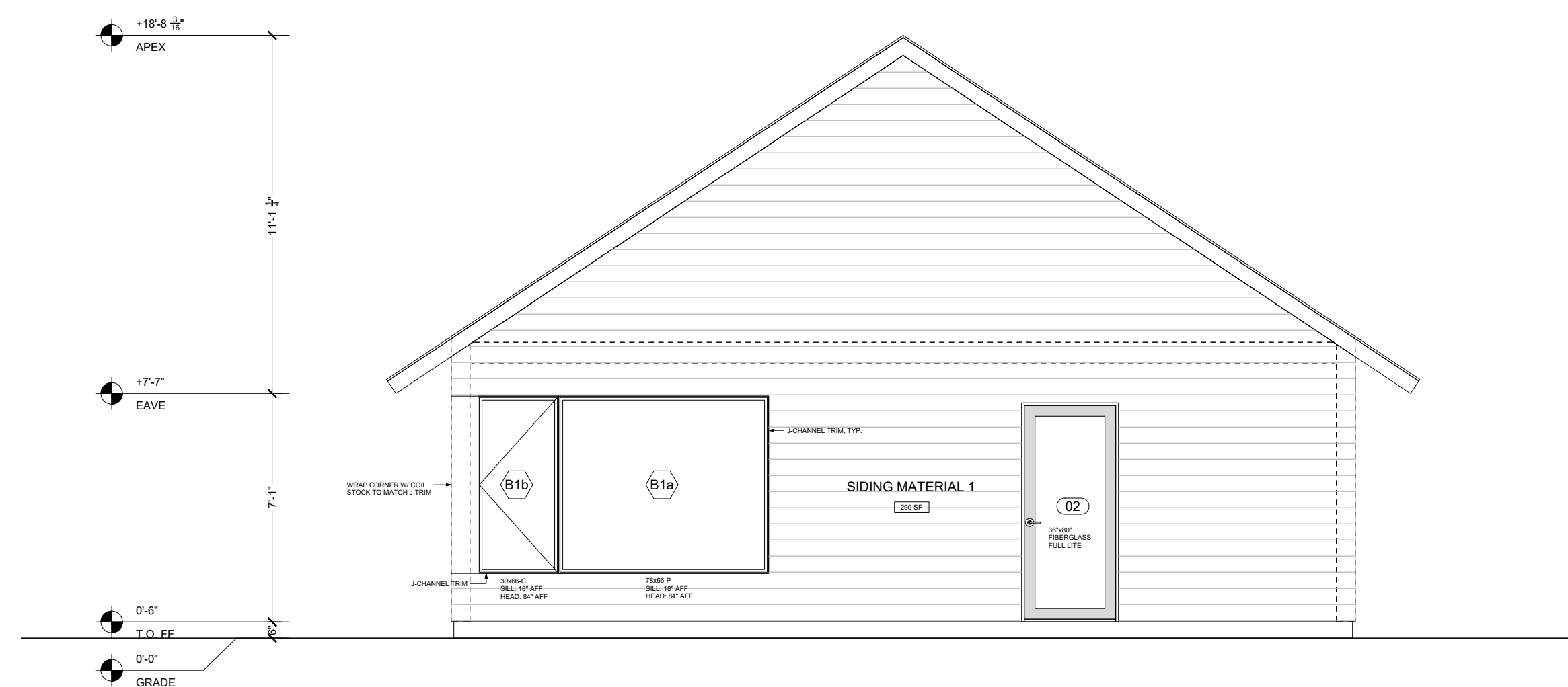
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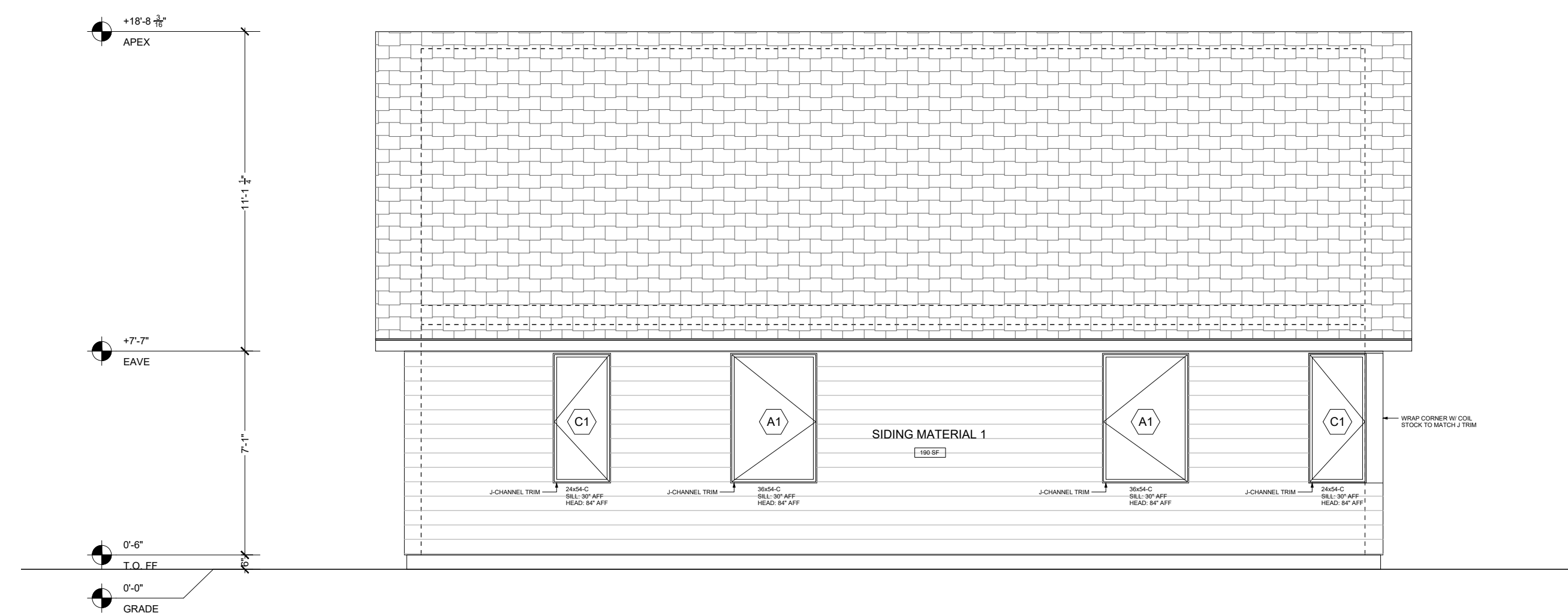
04 BUILDING ELEVATION: REAR  
A200 1/4" = 1'-0"



03 BUILDING ELEVATION: SOUTH  
A200 1/4" = 1'-0"



02 BUILDING ELEVATION: FRONT  
A200 1/4" = 1'-0"



01 BUILDING ELEVATION: NORTH  
A200 1/4" = 1'-0"

28X34  
2-BEDROOM  
SCHEME

DESIGNER



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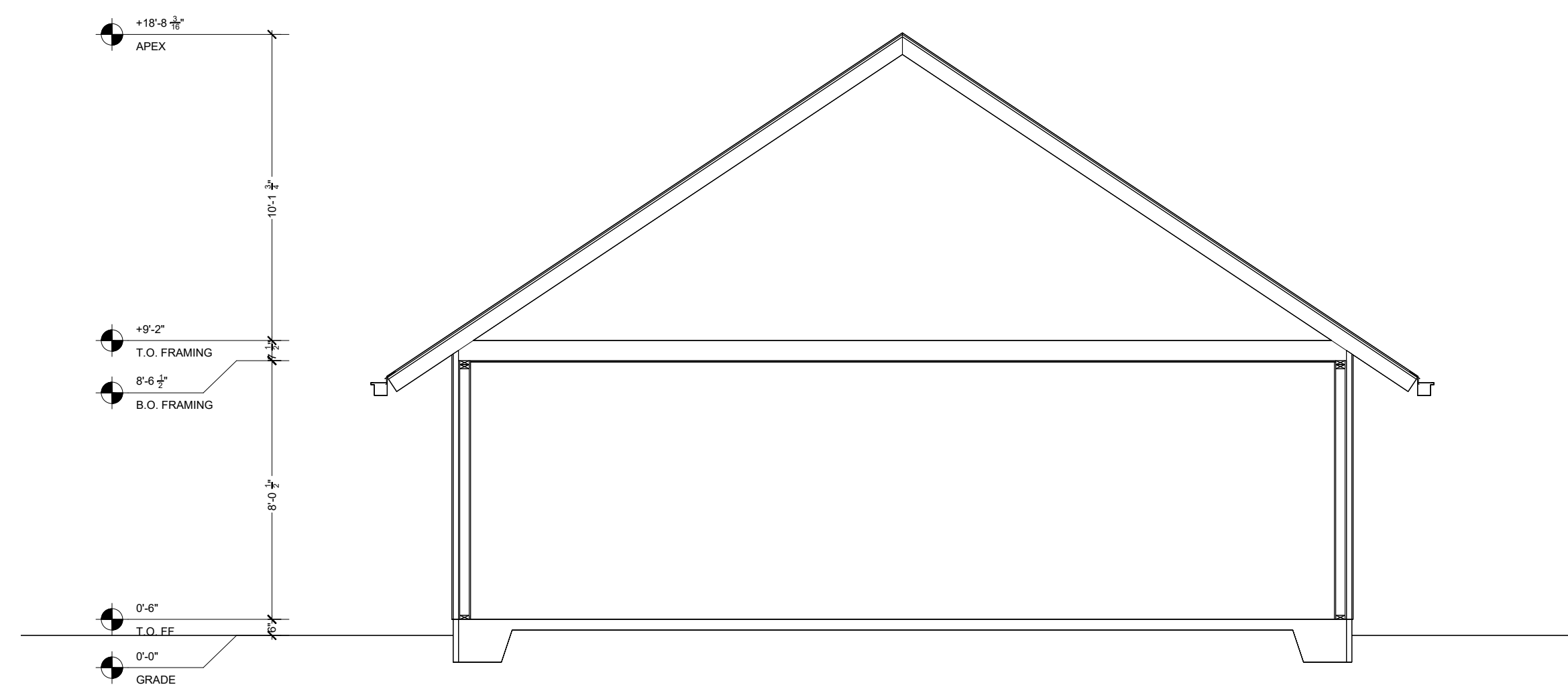
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VARIOUS

PRICING SET  
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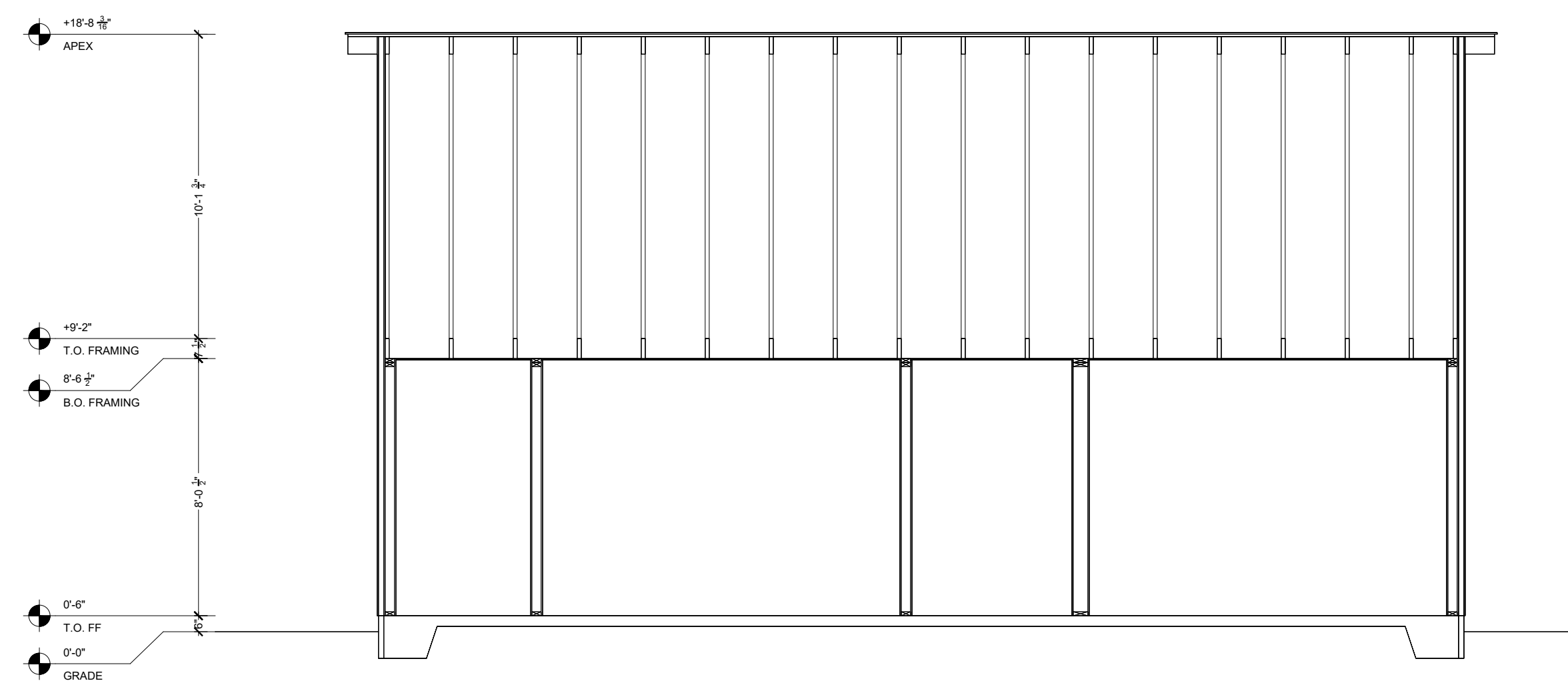
BUILDING  
SECTIONS

A 300

Scale: Noted  
Date: 04/12/23



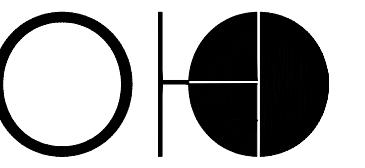
04 BUILDING SECTION A  
A200 1/4" = 1'-0"



03 BUILDING SECTION B  
A200 1/4" = 1'-0"

28X34  
2-BEDROOM  
SCHEME

DESIGNER



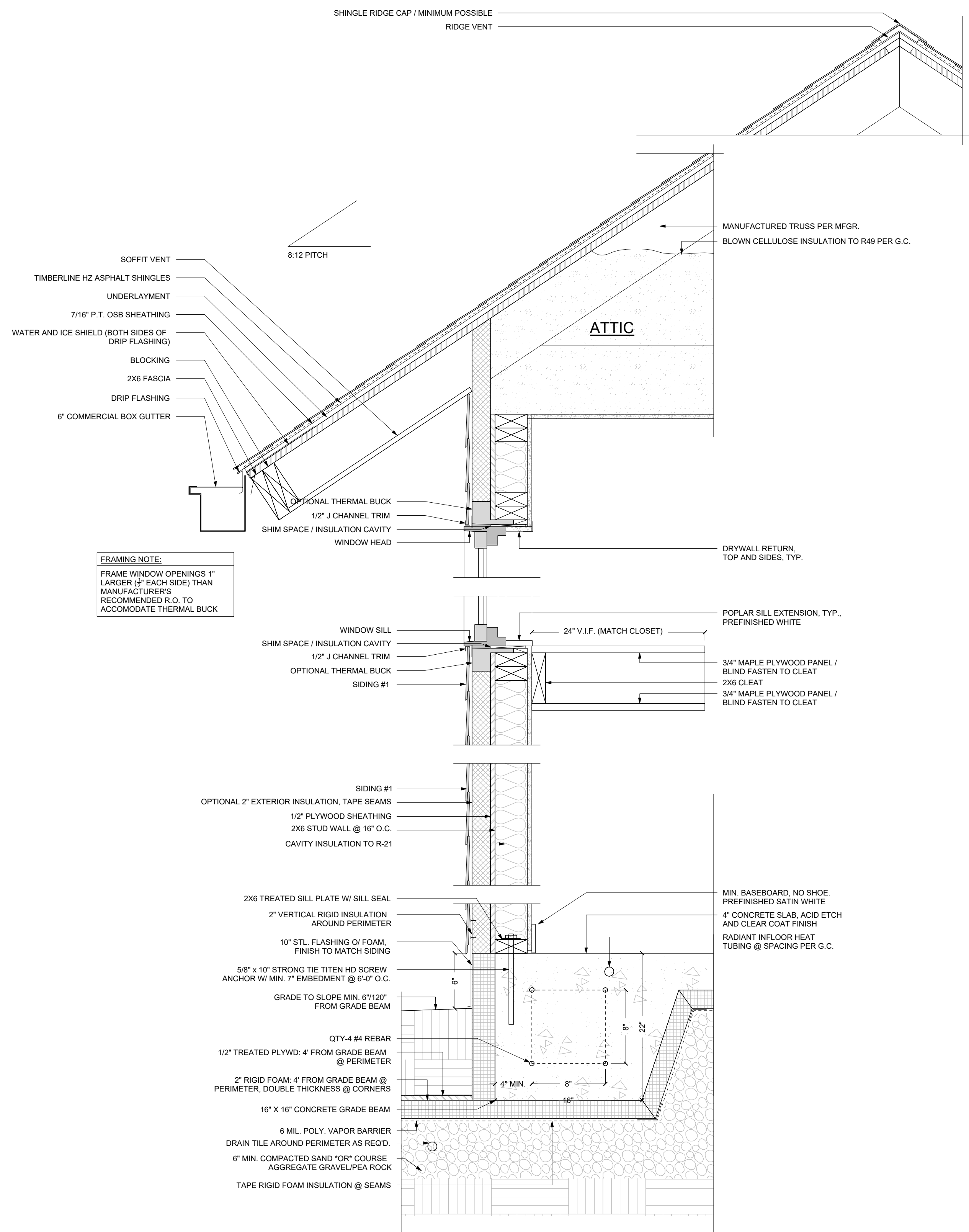
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01 DETAILED WALL SECTION @ SIDE WALL  
A400 1/2" = 1'-0"

PROJECT ADDRESS  
VARIOUS

PRICING SET  
NOT FOR CONSTRUCTION

DETAIL  
WALL SECTION

A 400

Scale: Noted  
Date: 04/12/23