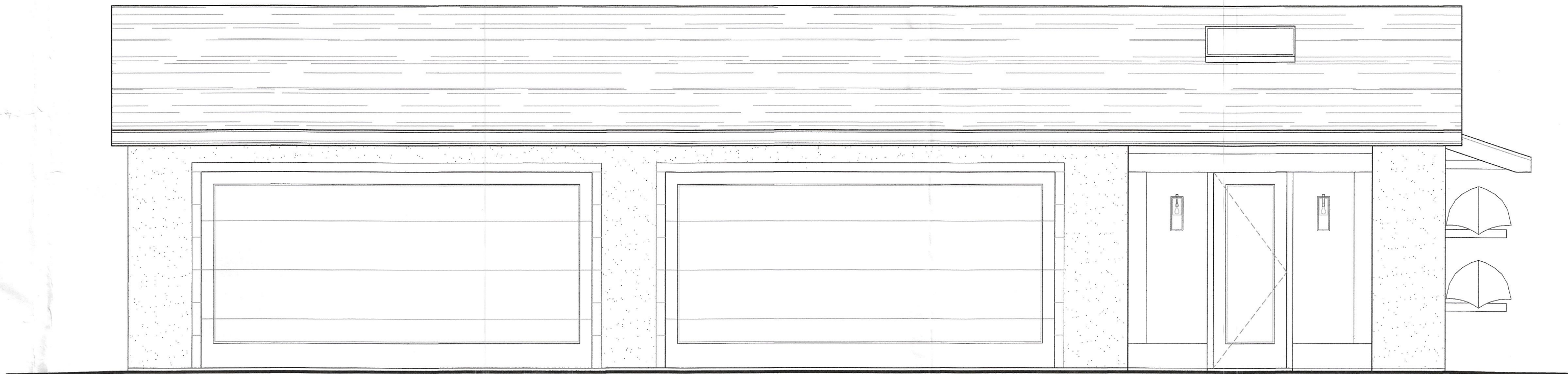


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Reviewed for Code
Compliance City of Orono
Date 12/14/17
Reviewer [Signature]



The Halvorson Garage

Orono, Minnesota

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

Halvorson Renovation
1300 Bracketts Point Road
Orono, Minnesota 55391

City of Orono
Planning & Zoning Plan Review
Site Plan Review Date: 12-26-17
☒ APPROVED
☐ APPROVED WITH REVISIONS (see notes)
☐ DENIED
Staff: amalsn

PROJECT PHASE:	GARAGE PERMIT SET
PROJECT NUMBER:	17-004
ISSUE DATE:	November 14, 2017
DRAWN BY:	AK

11/14/2017 - GARAGE PERMIT SET

B00
TITLE SHEET

RECEIVED
NOV 15 2017
CITY OF ORONO

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DRAWING INDEX

B00	TITLE SHEET	B20.0	GARAGE ELEVATIONS
B01	SURVEY	B30.0	GARAGE BUILDING SECTIONS
B02	EXISTING SITE DIAGRAM	BS10.0	GARAGE FOUNDATION PLAN
B03	PROPOSED SITE DIAGRAM	BS10.1	GARAGE ROOF FRAMING PLAN
B10.0	GARAGE FLOOR PLAN		

CONTACTS

Owner:

George & Lorie Halvorson
1300 Bracketts Point Road
Orono, MN 55391

Architect:

Rehkamp Larson Architects Inc.
2732 West 43rd Street
Minneapolis, MN 55410
t. 612.285.7275
f. 612.285.7274
Contacts:
Jean Rehkamp Larson, AIA
jean@rehkamplarson.com
Amanda Kay
amanda@rehkamplarson.com

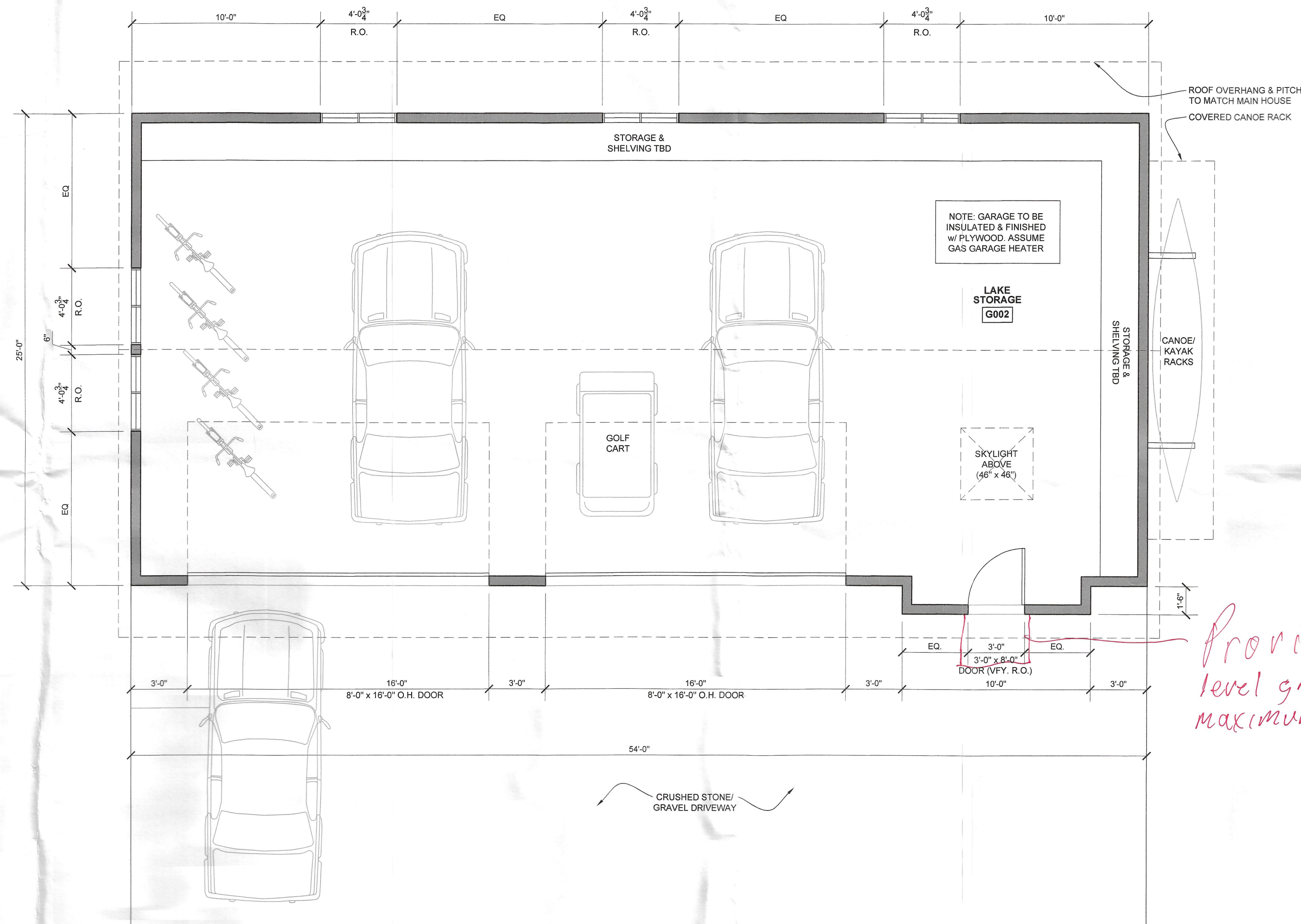
Builder:

Welch Forsman
6026 Pillsbury Avenue S
Minneapolis, MN 55419
t. 612.827.4455
Contacts:
Don Forsman
don@welchforsman.com

Structural Engineer:

Bunkers & Associates
Structural Engineers
6687 Forest Street
Farmington, MN 55024
t. 651.366.2853
Contact:
Eric Bunkers
ericb@bunkersandassociates.com

GENERAL NOTE:
FULL SIZE SET: 24" X 36". SCALE AS NOTED.
HALF SIZE SET: 11" X 17". SCALE IS 1/2 OF NOTED.



GARAGE WINDOW INFORMATION:
-SIERRA PACIFIC WINDOWS
-#C-WC-2454-2 WIDE UNITS (5 TOTAL)
-48.75" x 54.75" ROUGH OPENING
-FINAL DETAILS TBD (CLAD COLOR, HARDWARE FINISH, SCREEN, ETC.)

NOTE: GARAGE TO BE INSULATED & FINISHED W/ PLYWOOD. ASSUME GAS GARAGE HEATER

LAKE STORAGE G002

SKYLIGHT ABOVE (48" x 48")

Provide a minimum 3 feet of level grade or landing maximum 7/4 below threshold

1 DETACHED GARAGE FLOOR PLAN

Scale: 1/4"= 1'-0" on 24x36 (1/8"= 1'-0" on 11x17)

AREA: 1365 S.F. (1400 ALLOWABLE)

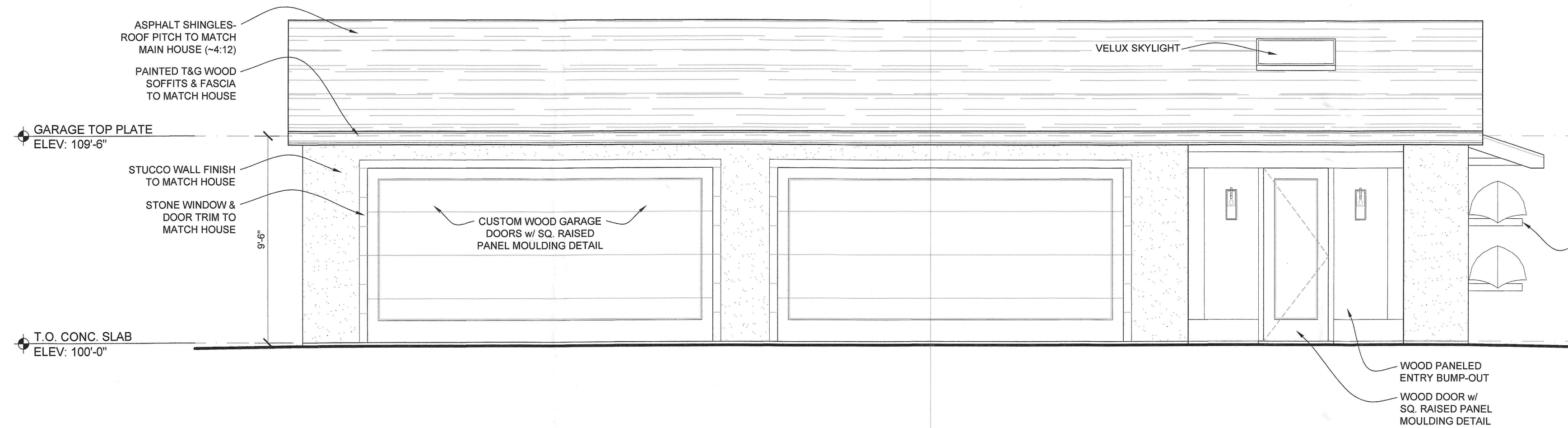
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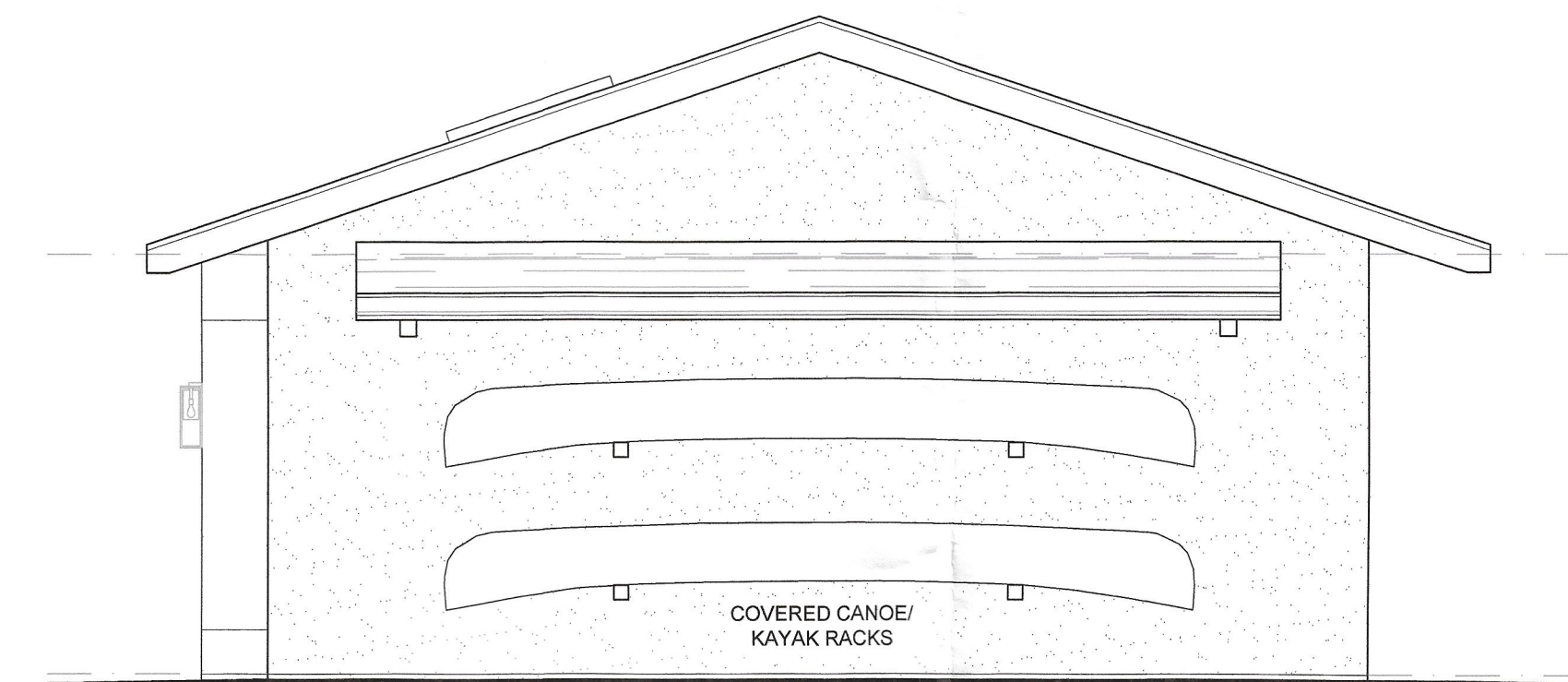
B10.0
DETACHED GARAGE PLAN

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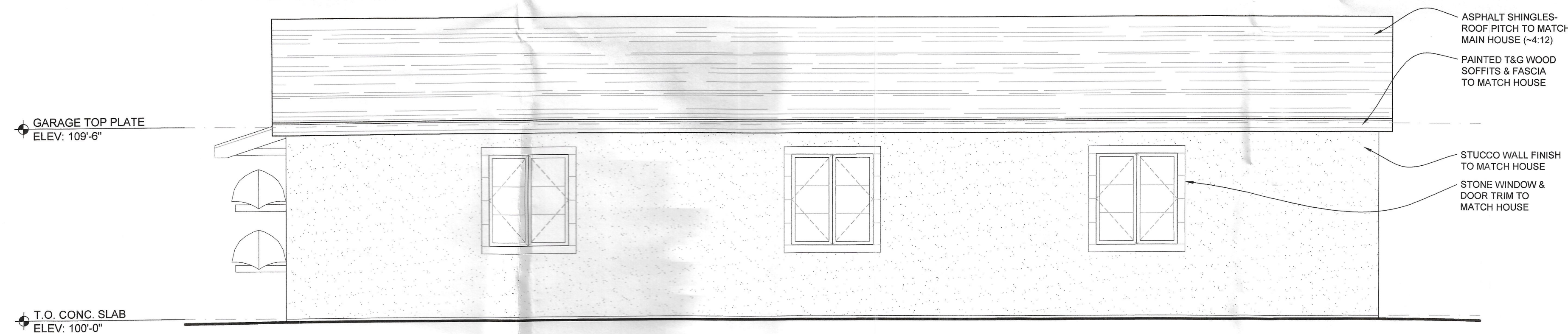
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1 NORTH GARAGE ELEVATION
Scale: 1/4"= 1'-0" on 24x36 (1/8"= 1'-0" on 11x17)



2 EAST GARAGE ELEVATION
Scale: 1/4"= 1'-0" on 24x36 (1/8"= 1'-0" on 11x17)



3 SOUTH GARAGE ELEVATION
Scale: 1/4"= 1'-0" on 24x36 (1/8"= 1'-0" on 11x17)



4 WEST GARAGE ELEVATION
Scale: 1/4"= 1'-0" on 24x36 (1/8"= 1'-0" on 11x17)

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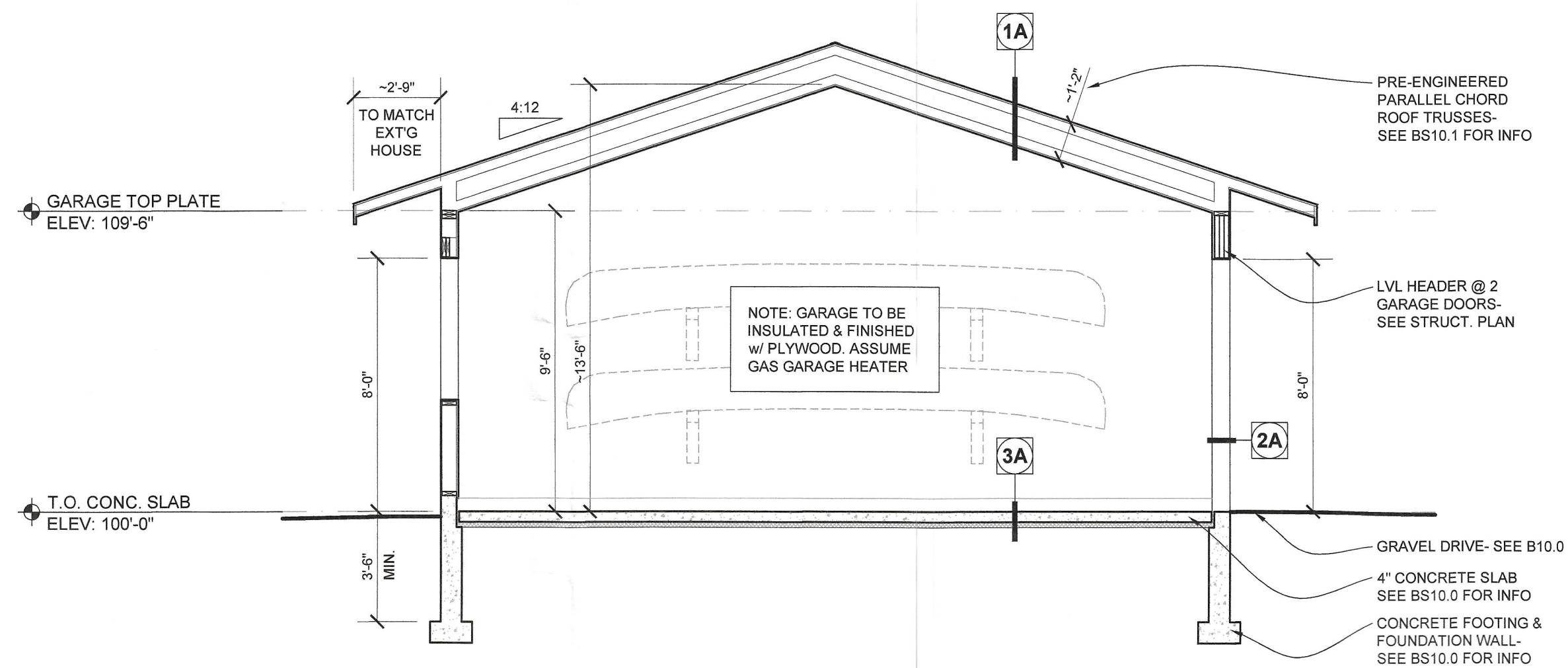
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GARAGE ELEVATIONS

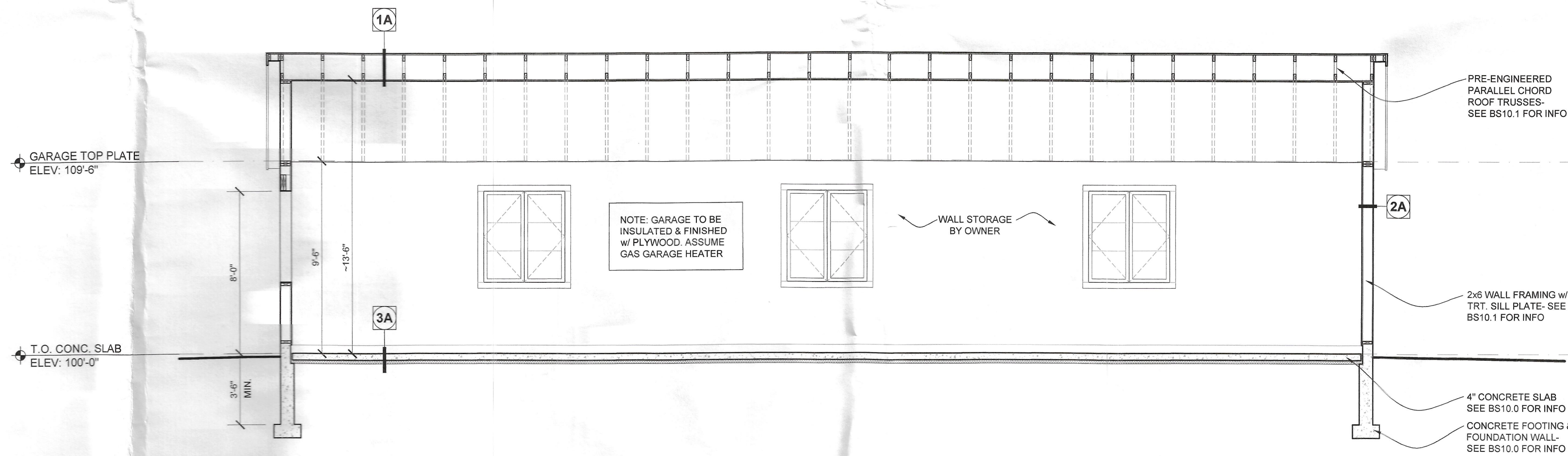
11/14/2017 - GARAGE PERMIT SET

HALVORSON GARAGE- GENERAL ASSEMBLIES

- 1A) ROOF ASSEMBLY** ((OVER HEATED SPACE, R-38 MIN)
-ASPHALT SHINGLES TO MATCH HOUSE
-UNDERLAYMENT PER CODE
-1/2" ROOF SHEATHING (SEE STRUCT)
-PRE-ENGINEERED ROOF TRUSSES PER STRUCT PLAN
(FINAL LAYOUT BY TRUSS MANUFACTURER)
-BLOWN FIBERGLASS INSULATION
-VAPOR RETARDER
-INTERIOR PLYWOOD FINISH
-ASSUME SOFFIT AND RIDGE VENTS
- 2A) EXTERIOR WALL ASSEMBLY** (ABOVE GRADE, R-19 MIN)
-STUCCO WALL FINISH
-CONT. WEATHER BARRIER - LAP & TAPED SEAMS
-1/2" EXTERIOR SHEATHING
-FRAMING PER STRUCT. PLAN
-BLOWN FIBERGLASS INSULATION
-VAPOR RETARDER
-INTERIOR PLYWOOD FINISH
- 3A) FLOOR ASSEMBLY** (SLAB @ HEATED GARAGE)
-4" POURED CONCRETE FLOOR
SEE STRUCTURAL FOR REBAR & OTHER NOTES
-R-10 MINIMUM RIGID INSULATION
-VAPOR BARRIER - TAPED SEAMS, SEALED @ EDGES
-COMPACTED GRANULAR FILL - SEE STRUCT



1 GARAGE SECTION
Scale: 1/4"= 1'-0" on 24x36 (1/8"= 1'-0" on 11x17)



2 GARAGE SECTION
Scale: 1/4"= 1'-0" on 24x36 (1/8"= 1'-0" on 11x17)

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GARAGE
SECTION

11/14/2017 - GARAGE PERMIT SET



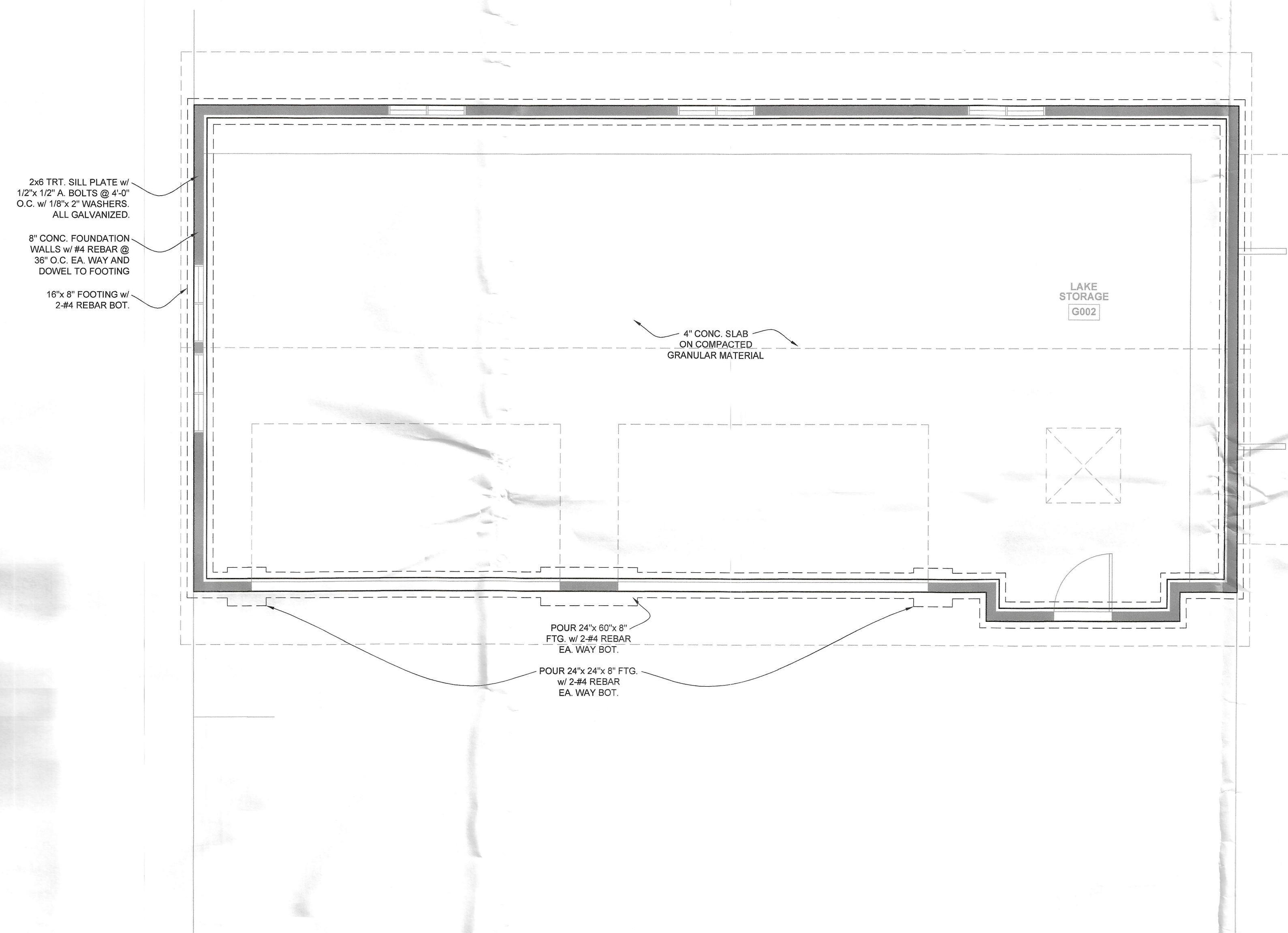
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**GARAGE
FOUNDATION PLAN**

BS10.0

11/14/2017 - GARAGE PERMIT SET



1 GARAGE FOUNDATION PLAN

Scale: 1/4"= 1'-0" on 24x36 (1/8"= 1'-0" on 11x17)



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GARAGE FRAMING PLAN

11/14/201

