

# CERTIFICATE OF SURVEY

Survey for  
**Real Time Remodeling Co.**

+119B  
spot  
867.8

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

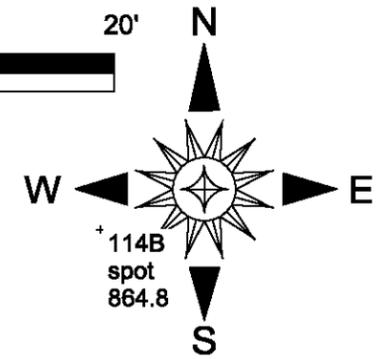
Land Surveyor, Minn. Reg. No. 9587  
November 14, 2013

GROSS LOT AREA = 4033 s.f. = 100%

IMPERVIOUS SURFACE AREA = 1833.9 s.f. = 45.5%

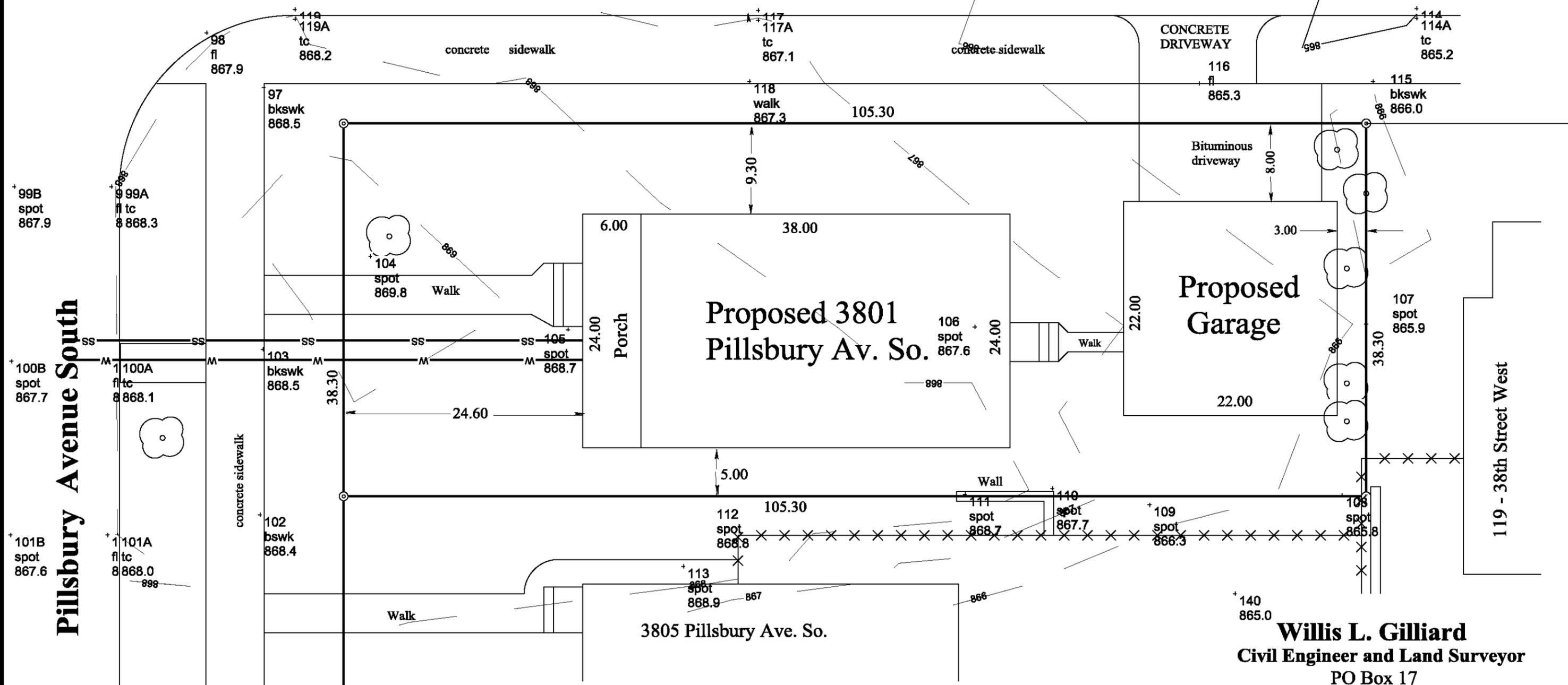
Proposed House, Porch and Steps = 1095.5 s.f.  
Proposed Garage = 484 s.f.  
Bituminous Driveway = 150 s.f.  
Proposed Concrete Walks = 104.375 s.f.

**West 38th Street**



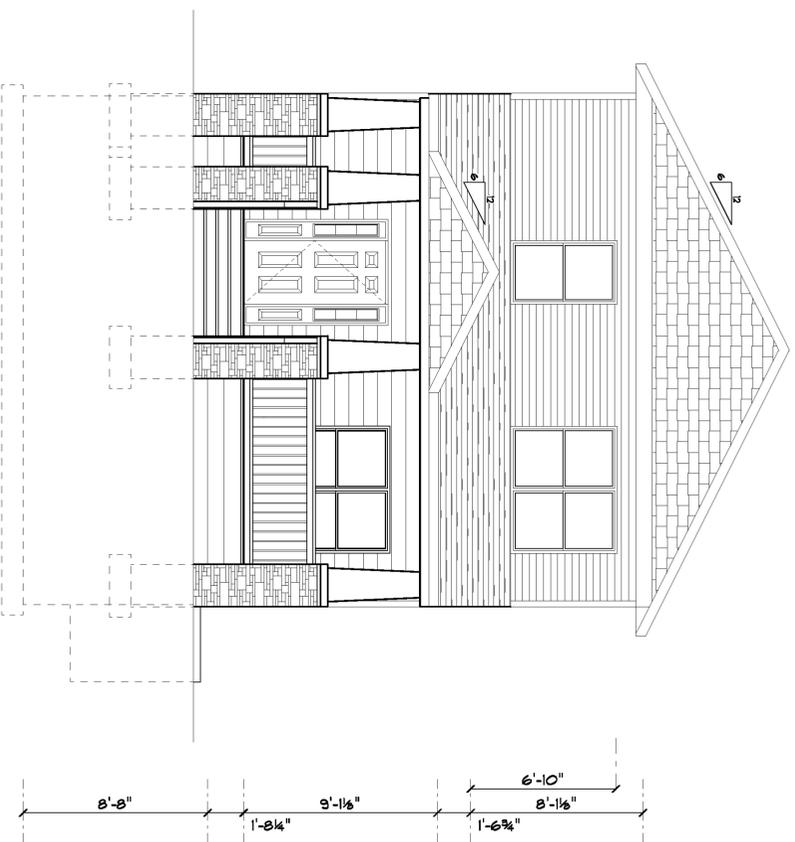
TBM ELEV. = 869.542

Mpls. Mon. No. 245A  
centerline of 38th St.  
& Pleasant Av. So.



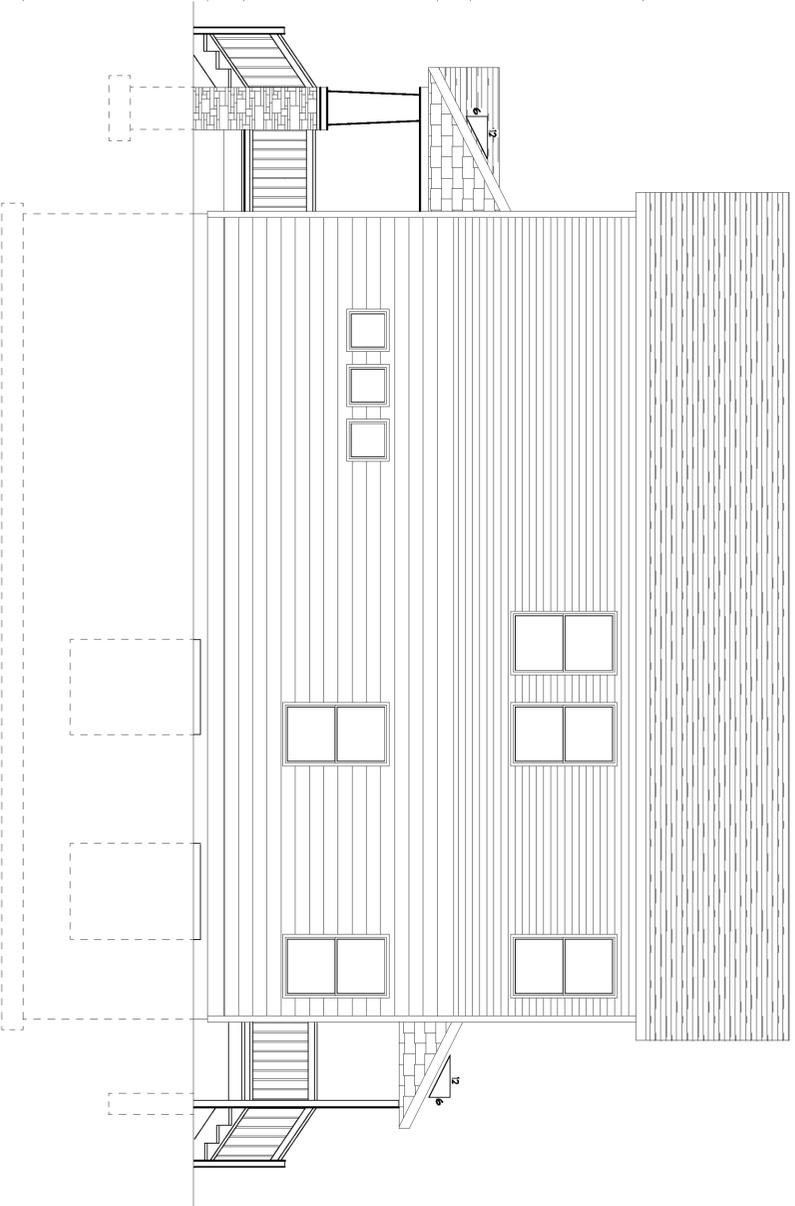
3805 Pillsbury Ave. So.

+140  
865.0  
**Willis L. Gilliard**  
Civil Engineer and Land Surveyor  
PO Box 17  
St. Michael, Minnesota 55376  
612-382-0795



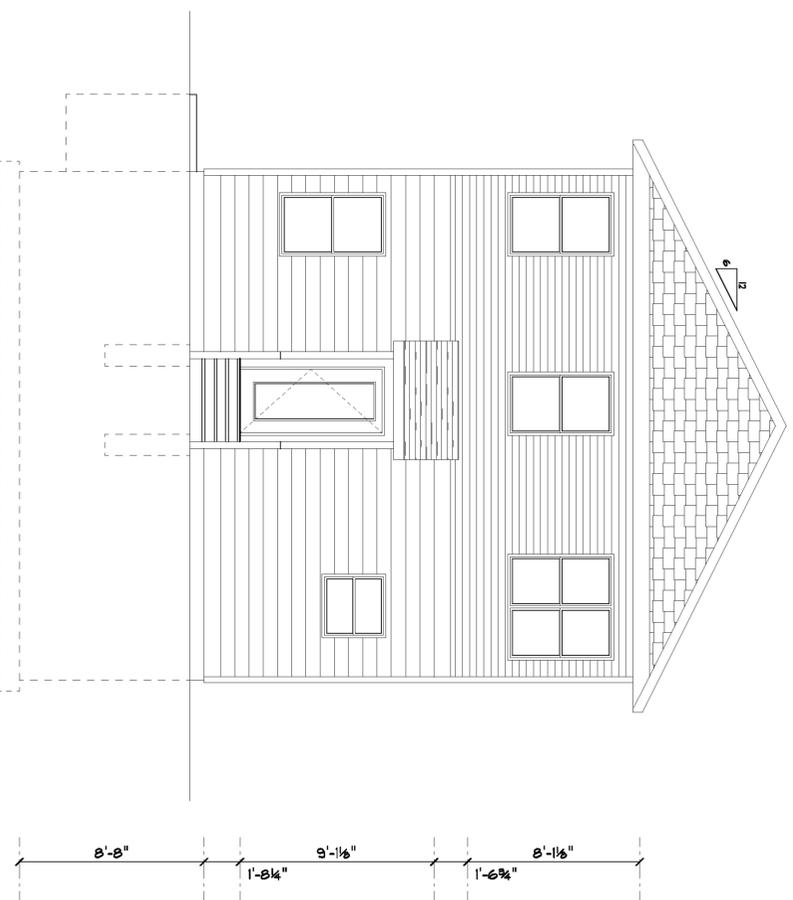
**ROADSIDE ELEVATION**

SCALE: 1/4"=1'-0"



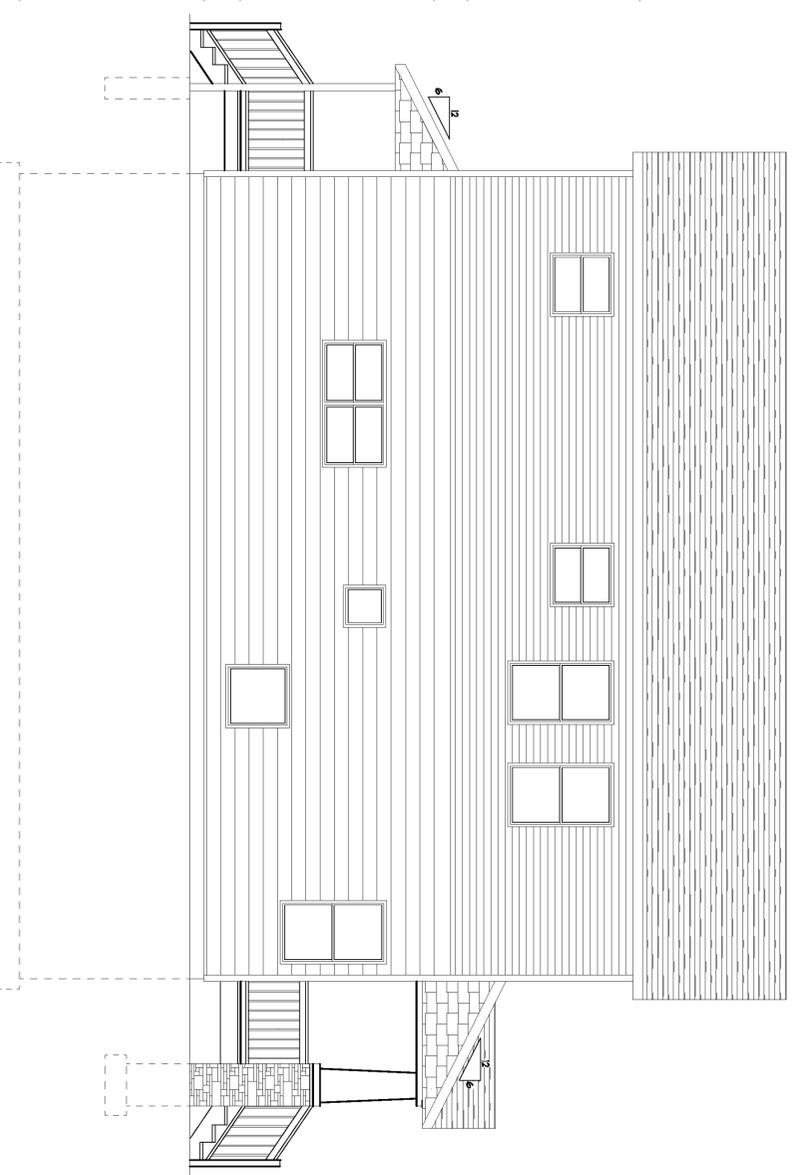
**RIGHTSIDE ELEVATION**

SCALE: 1/4"=1'-0"



**REARYARD ELEVATION**

SCALE: 1/4"=1'-0"



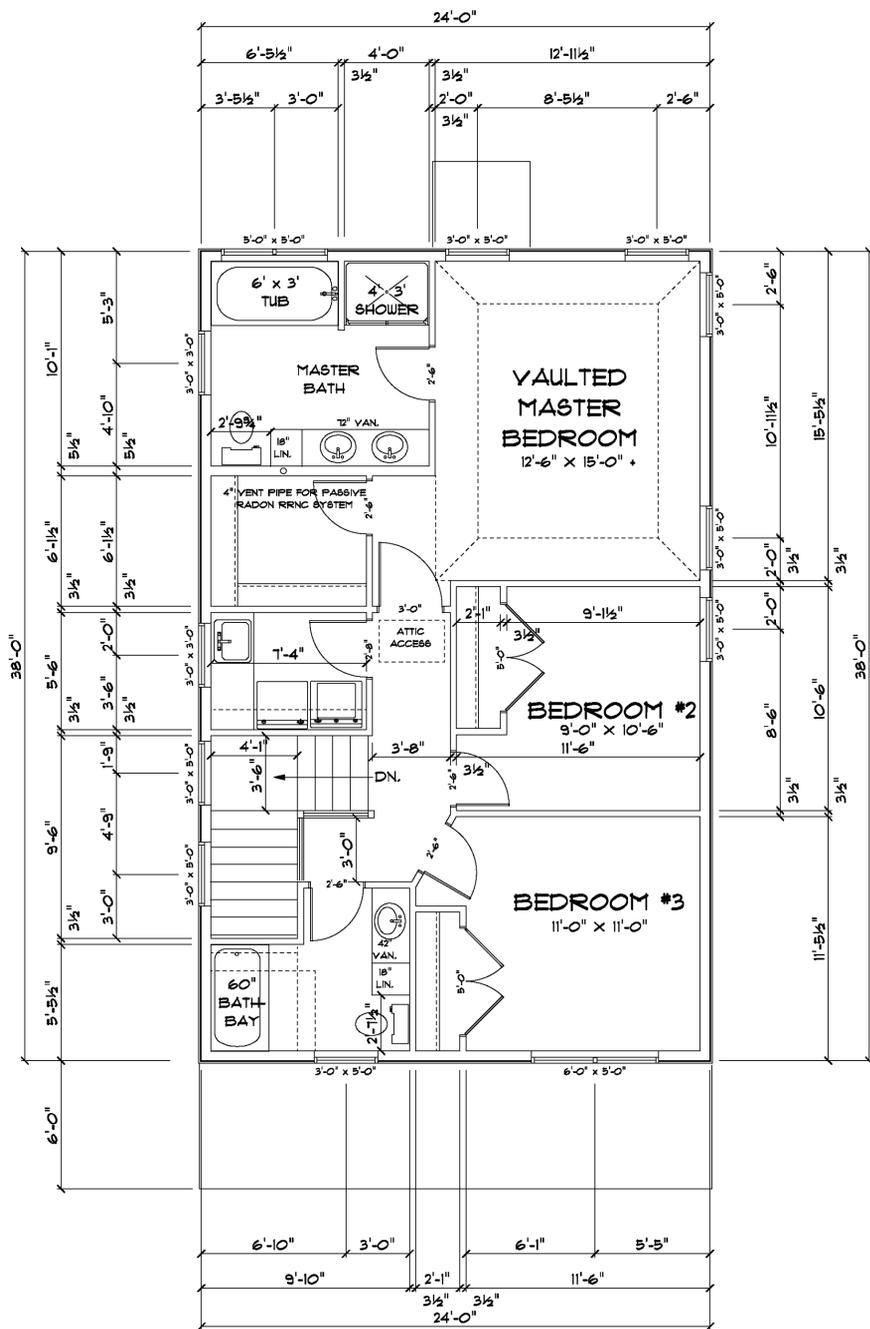
**LEFTSIDE ELEVATION**

SCALE: 1/4"=1'-0"

NOTE:  
 ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.  
 2" X 2" X 10" HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.  
 DOUBLE TRIMMERS ON OPENINGS WIDER THAN 6 FEET.  
 FLOORS BY THERMA-TU OR EXTERIOR WINDOWS ARE MANUFACTURED BY THERMA-TU OR MANUFACTURER. VERIFY ALL SIZES AND ROUGH OPENINGS WITH OWNER AND MANUFACTURER. ANY WINDOW WITHIN 18" OF THE FLOOR IS TO BE TEMPERED. WINDOW HEADER HEIGHT TO BE 6'-3 1/2" UNLESS NOTED.  
 VERIFY ALL DIMENSIONS, SPACING AND MATERIALS WITH MANUFACTURER.  
 RIDGE VENTILATION TO BE CONTINUOUS SOFFIT PANELS WITH AIR CHUTES IN EACH TRUSS SPACE.  
 INSULATE AROUND ALL BATHROOMS AND BEDROOMS.  
 MEETING OF ENERGY CODE REQUIREMENTS TO BE THE RESPONSIBILITY OF CONTRACTOR.  
 THIS PLAN WAS DESIGNED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL AND COUNTY CODES. THE OWNER AND CONTRACTOR ASSUME THE RESPONSIBILITY TO COMPLY WITH LOCAL CODES.

<b>P.F.S. DESIGN</b>		
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**UPPER LEVEL FLOOR PLAN**

912 SQUARE FEET

SCALE: 1/4"=1'-0"

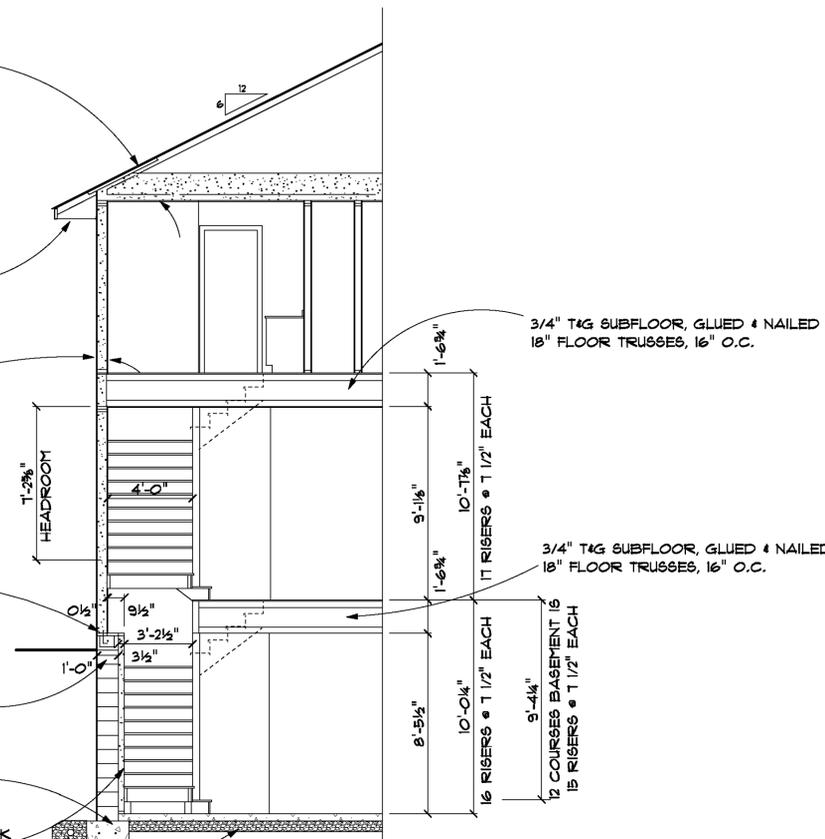
**ROOF ASSEMBLY:**  
 240# ASPHALT SHINGLES  
 15# BUILDING FELT  
 30# WEATHERWATCH @ EAVES & VALLEYS  
 1/2" ORIENTATED STRANDBOARD WITH "H" CLIPS BETWEEN SHEETS  
 ENGINEERED ROOF TRUSSES, 24" O.C., WITH 1 1/2" HEAL HIEGHT, MINIMUM AIR CHUTES IN EACH SPACE  
 R-44 BLOW-IN INSULATION  
 4 MIL POLY VAPOR RETARDER  
 5/8" GYPSUM BOARD

**SOFFIT ASSEMBLY:**  
 CLAD METAL ROOF EDGE, FASCIA AND VENTED SOFFIT PANELS  
 2" X 6" SUBFASCIA

**EXTERIOR WALL ASSEMBLY:**  
 PREFINISHED CEMENTBOARD SIDING, CORNERS AND TRIM  
 HOUSEWRAP WITH TAPED JOINTS  
 1/2" ORIENTATED STRANDBOARD  
 2" X 6" STUDS, 16" O.C., 4 2" X 6" PLATES  
 5 1/2" BATT INSULATION, R-19  
 4 MIL POLY VAPOR RETARDER  
 1/2" GYPSUM BOARD

**RIM ASSEMBLY:**  
 5 1/2" BATT INSULATION, MINIMUM  
 2" X 6" .40 TREATED SILL PLATE  
 5 1/2" POLY SILL SEAL  
 1/2" DIA. ANCHOR BOLTS, 8" LONG

**FOUNDATION ASSEMBLY:**  
 13 COURSES 12" CONCRETE BLOCK W/ COREPOURS & 1/2" ANCHOR BOLTS  
 48" O.C. TOP COURSE TO BE BONDBEAM  
 DAMPROOFING  
 1/2" RIGID INSULATION OVER EXTERIOR OF BLOCK W/ CLAD METAL FLASHING COVER ABOVE GRADE TO 8" BELOW GRADE  
 24" X 12" CONCRETE FOOTINGS, 4000# MIX, WITH 2 - #4 REBAR@ CONTINUOUS  
 4 MIL POLY VAPOR RETARDER OVER BLOCK  
 2" X 4" STUD WALL W/ 3 1/2" BATT INSULATION  
 4" CONCRETE SLAB, 4000# MIX, WITH 6" MINIMUM PEA GRAVEL CUSHION BELOW W/ 4 MIL POLY BELOW FOR PASSIVE RADON RRNC SYSTEM  
 4" PERFORATED DRAINTILE WITH PEA GRAVEL, PIPE RUNS INTO SUMP PAIL



**NOTE:**  
 ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.  
 2 - 2" X 10" HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED. DOUBLE TRIMMERS ON OPENINGS WIDER THAN 5 FEET.  
 EXTERIOR DOORS BY THERMA-TRU OR EQUAL. ALL WINDOWS ARE MARVIN. VERIFY ALL SIZES AND ROUGH OPENINGS WITH OWNER AND MANUFACTURER. ANY WINDOW WITHIN 18" OF THE FLOOR IS TO BE TEMPERED. WINDOW HEADER HEIGHT TO BE 6'-3 1/8" UNLESS NOTED.  
 VERIFY ALL TRUSSES, BEAMS AND MICROLAMS WITH TRUSS MANUFACTURER. ATTIC VENTILATION TO BE CONTINUOUS RIDGE VENT AND VENTED CLAD ALUMINUM SOFFIT PANELS WITH AIR CHUTES IN EACH TRUSS SPACE.  
 INSULATE AROUND ALL BATHROOMS AND BEDROOMS.  
 MEETING OF ENERGY CODE REQUIREMENTS TO BE THE RESPONSIBILITY OF CONTRACTOR. THIS PLAN WAS DESIGNED TO COMPLY WITH UNITED BUILDING CODE AT THE TIME AND FOR THE LOCATION THEY WERE DRAWN. CHECK WITH YOUR CONTRACTOR REGARDING LOCAL CODES THAT MAY VARY. THE OWNER AND CONTRACTOR ASSUME THE RESPONSIBILITY TO COMPLY WITH LOCAL CODES.

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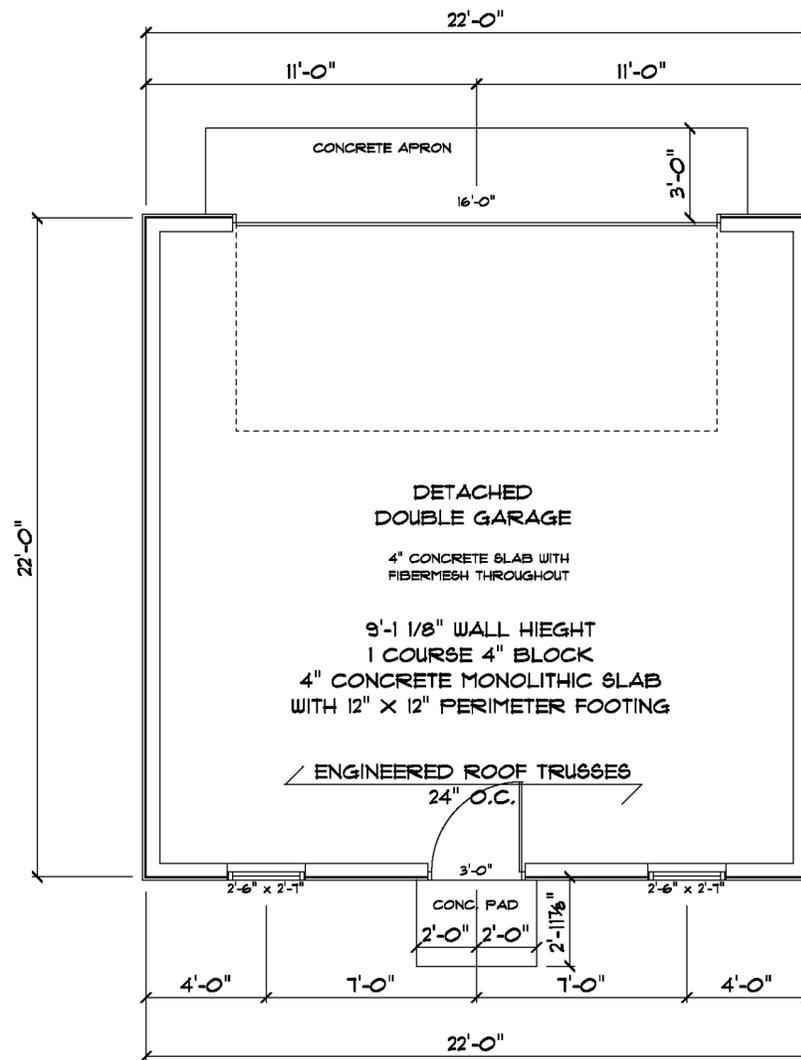
**NORTH AND SOUTH  
GARAGE ELEVATION**

SCALE: 1/4"=1'-0"



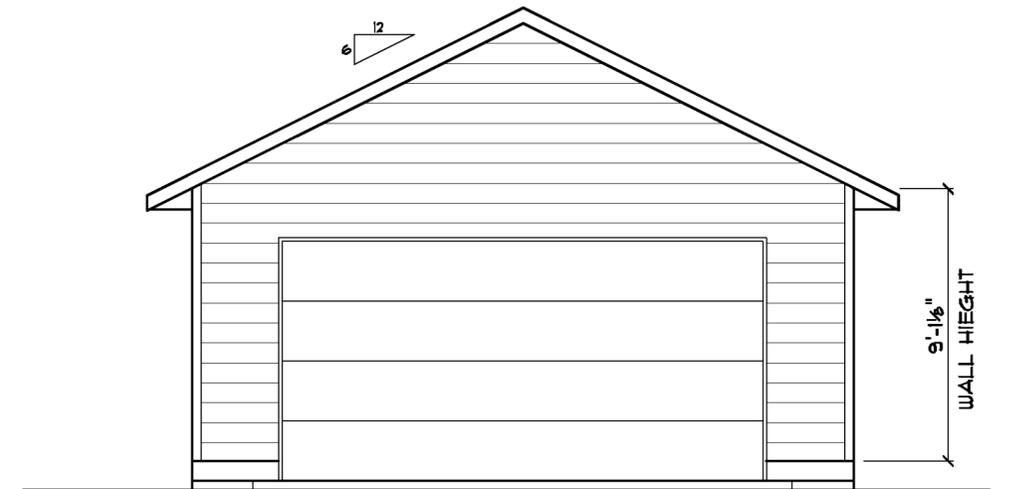
**EAST GARAGE ELEVATION**

SCALE: 1/4"=1'-0"



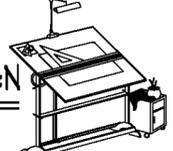
**GARAGE FLOOR PLAN**

SCALE: 1/4"=1'-0"



**WEST GARAGE ELEVATION**

SCALE: 1/4"=1'-0"

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