

Building Address - Confirm with Building Officials

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ MN: \_\_\_\_\_

Preliminary Plan Only

Client Approved

Final Plans - Bid Ready

Permit Ready

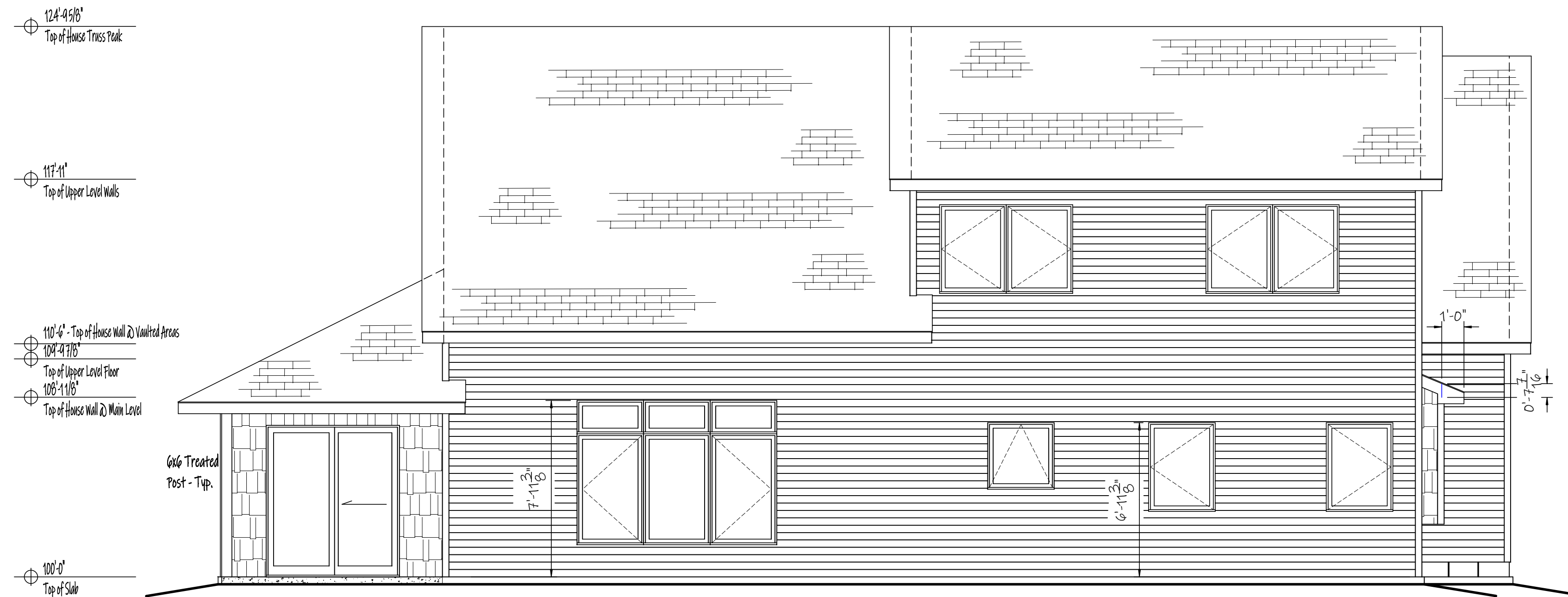


**Front Elevation - East**  
1/4" = 1'-0" Scale

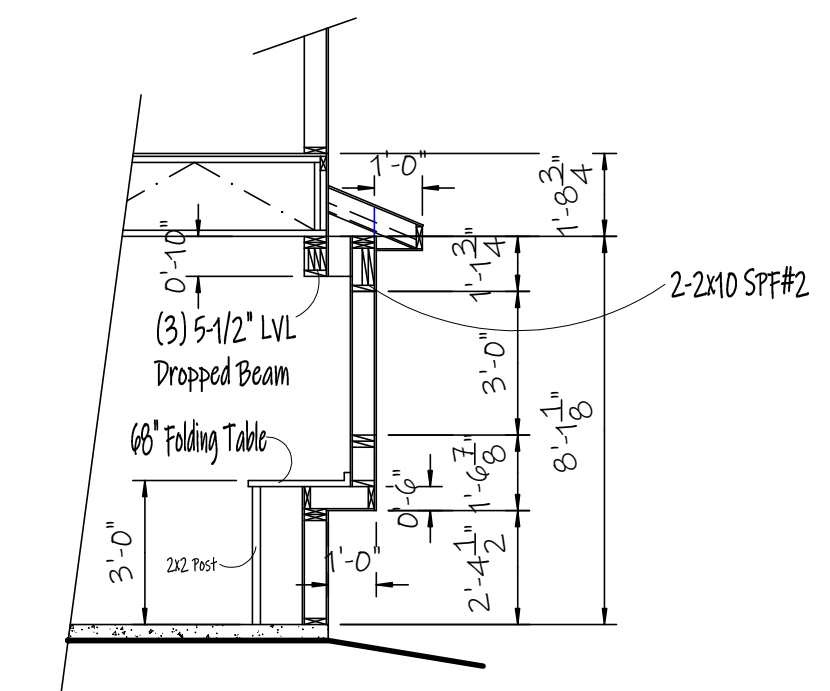
NOTE:  
Confirm Exact Style Of All Exterior Door(s), Overhead Garage Door(s)  
And Any Window Grid/Grill Patterns Shown With Homeowner.

NOTE:  
Exterior Elevations Represent 4" Vinyl Siding,  
W/ Shagreened Bottom Shakes, Confirm With Owner.

Standard Construction Design Notes.	
<p>NOTE: All Exterior House Walls Are 6" Unless Noted Otherwise. All Exterior Garage Walls Are 4" Unless Noted Otherwise. All Exterior House Walls Are 3-1/2" Unless Noted Otherwise. Exterior Side of Wall Sheathing Flush With Foundation.</p>	<p>NOTE: All Window/Door Sizes Are Listed In Inches IE: 6048 SLDR = 5'-0" Wide x 4'-0" Tall. 7282 PATIO DR = 6'-0" Wide x 6'-10" Tall</p>
<p>NOTE: Typical header construction is 12-3/4" from the top of the wall. Cap and Top Plates: 4-1/4" Header and Bottom Plates; Unless noted otherwise. Therefore a 6' tall wall is: 8'-1-1/8" tall - typical header height is 6'-11-3/8". 9'-1-1/8" tall - typical header height is 7'-11-3/8".</p>	<p>NOTE: Exterior Flashing Required Based On Installation Instructions Of Supplied Manufacturer's Products Used On Structure And Code Requirements. R1300.0703 and R1300.0403.</p>
<p>NOTE: The number of header Jack studs required per headered opening length. Less Than 5' Opening - single Jack stud unless noted otherwise. 5' - 8' Opening - double Jack studs unless noted otherwise. Greater Than 8' Opening - see header notation for required Jacks studs.</p>	<p>NOTE: Current Building Code Compliant Window Well Drainage, Where Applicable, As Applicable Based On Grade And Building Design.</p>
<p>NOTE: Window Fall Protection, Where Applicable, To Be Installed By Framing Crew As Required Per Code. R1304.0312.</p>	<p>NOTE: A Maximum Of 60 SQFT Allowed Of Unprotected Ceiling Area To Allow For Mechanical Lines In Mechanical Room.</p>
<p>NOTE: Smoke &amp; Carbon Monoxide Detectors Required Per Code; Exact Locations To Be Determined By Builder and Electrical Contractor.</p>	<p>NOTE: Current Building Code Compliant Blocking In Floor System For Future Exterior Deck. Location To Be Determined By Framing Crew And Builder During The Construction Process.</p>
<p>NOTE: Interior Wall Finish For Walls and Ceilings Is Assumed To Be Gypsum Board Drywall, Texture To Be Determined, Unless Noted Otherwise.</p>	<p>NOTE: Single Ply Window or Doorway Headers Are Not Applicable Within This Structure; Minimum Header Size Is 2-2x6 SFF #2.</p>
	<p>NOTE: Current Building Code Compliant Insulation Required Based Usage Of Either Batt or Spray Foam Installation And Locations. Proper Vapor Barrier Materials Required Based Type Of Insulation Installed With Specific Areas Of The Building Structure.</p>



**Right Elevation - North**  
1/4" = 1'-0" Scale



COPYRIGHT NOTICE, ALL RIGHTS RESERVED  
GWAS, LLC - NOTE:  
These architectural plans are the intellectual property of GWAS, LLC and are not to be used, copied, replicated or distributed without the express written permission of GWAS, LLC.

Date:	3-10-2024
Date:	3-13-2024
Date:	3-19-2024

Client:	Randy and Nancy Nelson
Address:	Sub Proj: Lake House
Site Information:	23724 Arlington County, VA
Drawn By:	GWAS, LLC
Date:	1-9-2024
Scale:	As noted

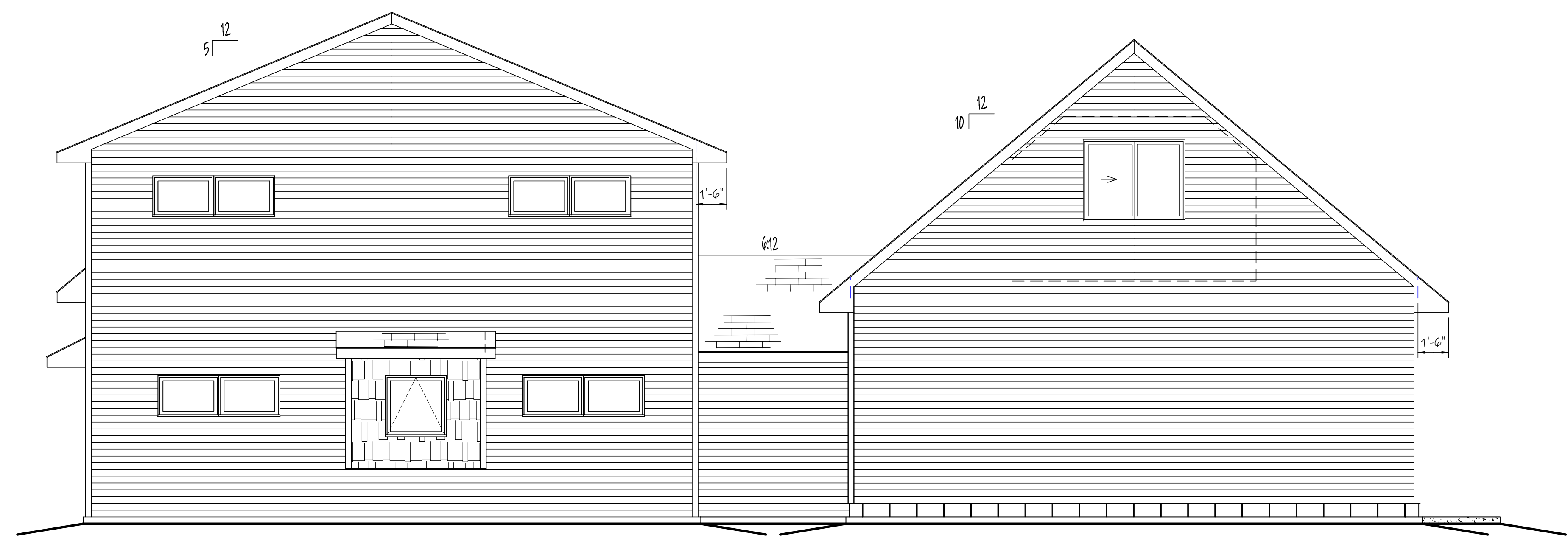
NOTE:  
Due to the nature of multi-colored building codes, building site location,  
and site conditions, the party that prints the Official Building Permit,  
hereby known as the "Building Designer", is solely responsible to insure  
the structure depicted within these plans conform to all required and  
applicable national and local building codes. GWAS, LLC is simply  
providing a plan and design service at the direction of the "Building Designer".

A1

GWAS, LLC  
GWAS.LLC@vaia.com

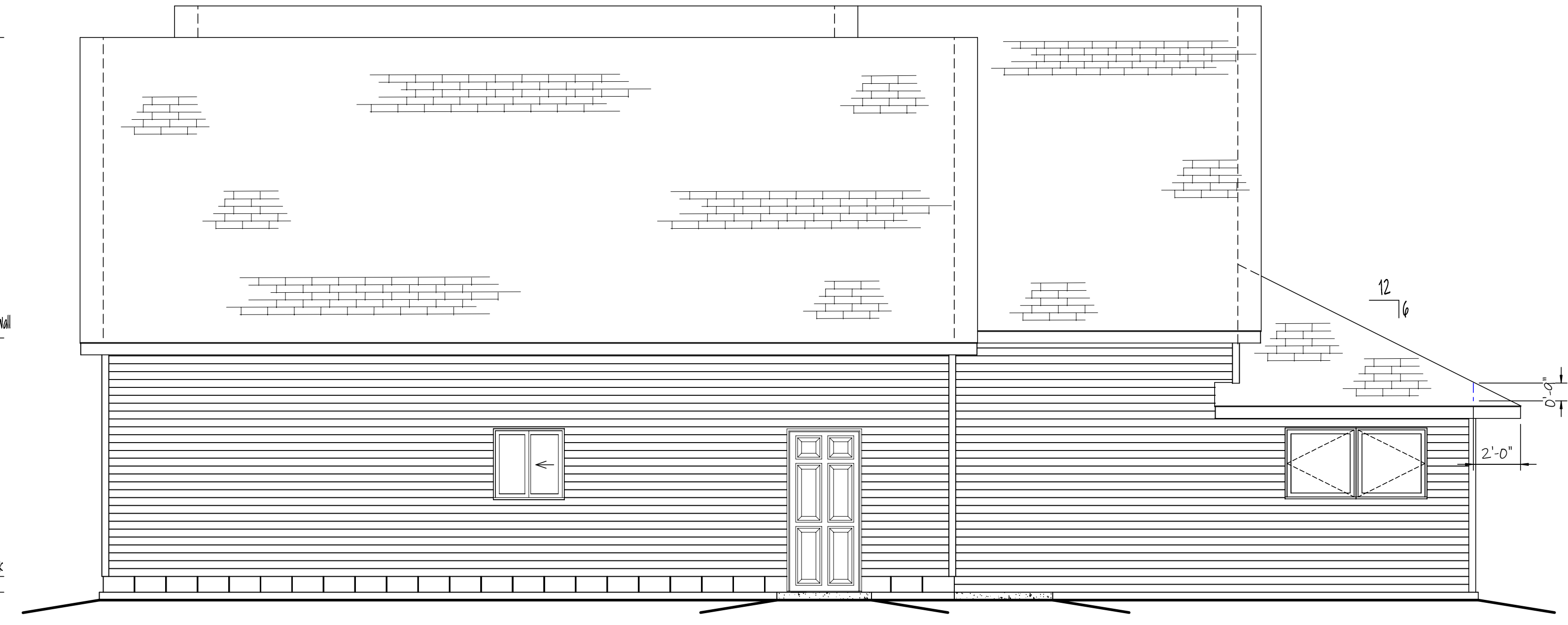
**Elevations**  
1/4" = 1'-0" Scale

- 124'-4 5/8" Top of House Truss Peak
- 117'-11" Top of Upper Level Walls
- 104'-4 3/8" Top of Upper Level Floor
- 103'-1 1/8" Top of House Wall 2) Main Level
- 100'-0" Top of Slab

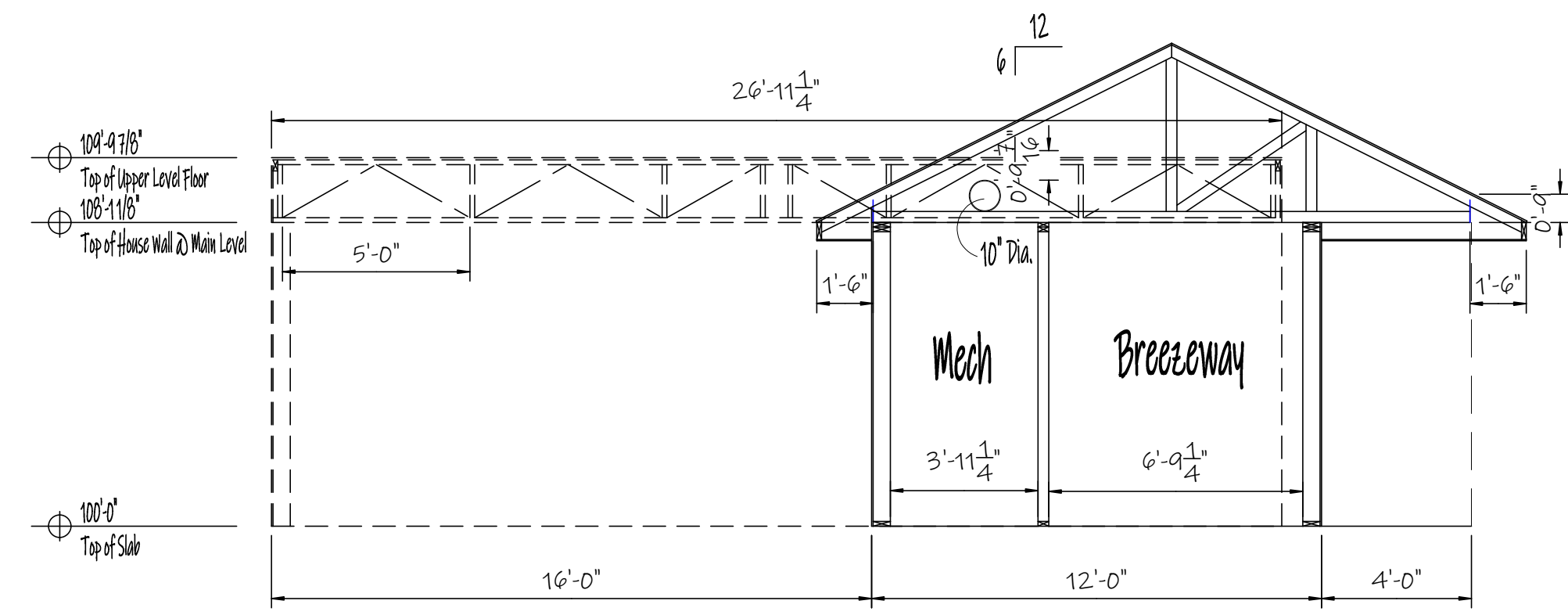


Rear Elevation - West  
1/4" = 1'-0" Scale

- 123'-5 9/8" Top of Garage Truss Peak
- 110'-4 1/8" Top of Garage Wall
- 100'-0" Top of Garage Block
- 100'-0" Top of Slab



Left Elevation - South  
1/4" = 1'-0" Scale



Elevations  
1/4" = 1'-0" Scale

Date:	3-10-2024
Date:	3-13-2024
Date:	3-19-2024

**COPYRIGHT NOTICE, ALL RIGHTS RESERVED**  
**GWAS, LLC - NOTE:**  
 These architectural plans are the intellectual property of GWAS, LLC and protected by United States Copyright Laws and may NOT be used, copied, replicated or distributed without the express written permission of GWAS, LLC.

Client:	Randy and Nancy Nelson
Address:	Sub Proj: Lakes House Site Information: 23724 Arlington County, VA
Drawn By:	GWAS, LLC
Scale:	As noted
Date:	1-9-2024
Sheet #	24-002

**NOTE:**  
 Due to the nature of built structural building codes, building site location, and site conditions, the party that obtains the Official Building Permit, hereby known as the "Building Designer", is solely responsible to insure the structure depicted within these plans conform to all required and referenced national and local building codes. GWAS, LLC is simply providing a plan and design service at the direction of the "Building Designer".

**A11**

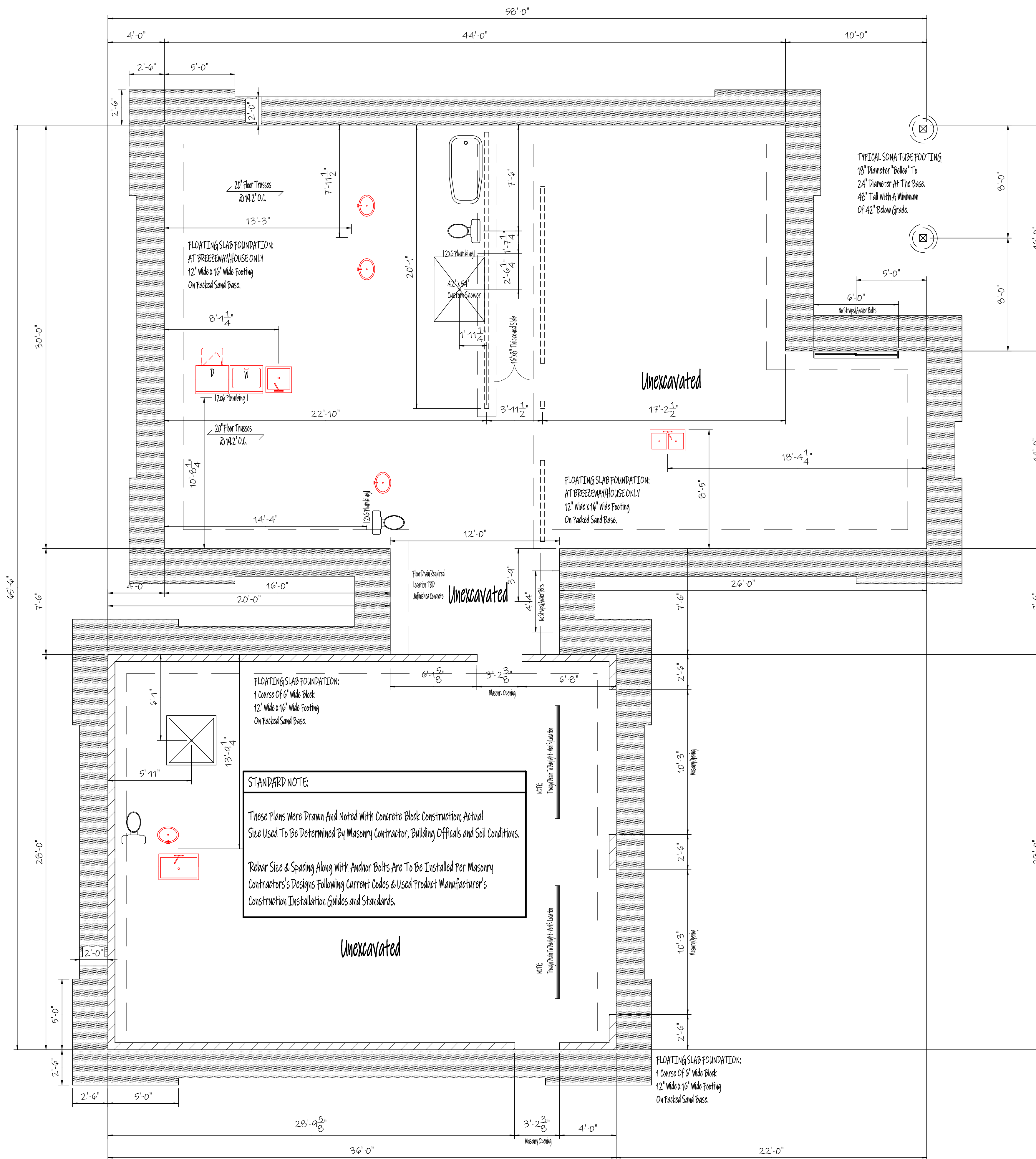


TABLE R403.3(2)—continued  
 AIR-FREEZING INDEX FOR U.S. LOCATIONS BY COUNTY

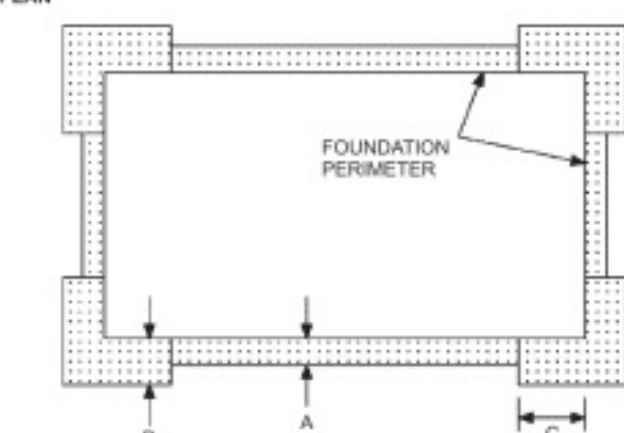
STATE	AIR-FREEZING INDEX					
	1500 or less	2000	2500	3000	3500	4000
Minnesota	—	—	Houston, Winona	All counties not listed	Aitkin, Big Stone, Carlton, Crow Wing, Douglas, Itasca, Kanabec, Lake, Morrison, Pine, Pope, Stearns, Stevens, Swift, Todd, Wadena	Becker, Beltrami, Cass, Clay, Clearwater, Grant, Hubbard, Kittson, Koochiching, Lake of the Woods, Mahanomen, Marshall, Norman, Otter Tail, Pennington, Polk, Red Lake, Roseau, St. Louis, Traverse, Wilkin

(continued)

2015 MINNESOTA RESIDENTIAL CODE

133

HORIZONTAL INSULATION PLAN



For SI: 1 inch = 25.4 mm.

a. See Table R403.3(1) for required dimensions and R-values for vertical and horizontal insulation and minimum footing depth.

FIGURE R403.3(1)  
 INSULATION PLACEMENT FOR FROST PROTECTED FOOTINGS IN HEATED BUILDINGS

TABLE R403.3(1)  
 MINIMUM FOOTING DEPTH AND INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS\*

AIR FREEZING INDEX ("F-days)"	MINIMUM FOOTING DEPTH, D (inches)	VERTICAL INSULATION R-VALUE**	HORIZONTAL INSULATION R-VALUE*		HORIZONTAL INSULATION DIMENSIONS PER FIGURE R403.3(1) (inches)		
			Along walls	At corners	A	B	C
1,500 or less	12	4.5	Not required	Not required	Not required	Not required	Not required
2,000	14	5.6	Not required	Not required	Not required	Not required	Not required
2,500	16	6.7	1.7	4.9	12	24	40
3,000	16	7.8	6.5	8.6	12	24	40
3,500	16	9.0	8.0	11.2	24	30	60
4,000	16	10.1	10.5	13.1	24	36	60

For SI: 1 inch = 25.4 mm, °C = [(°F) - 32] / 1.8.

- a. Insulation requirements are for protection against frost damage in heated buildings. Greater values may be required to meet energy conservation standards.
- b. See Figure R403.3(2) or Table R403.3(2) for Air Freezing Index values.
- c. Insulation materials shall provide the stated minimum R-values under long-term exposure to moist, below-ground conditions in freezing climates. The following R-values shall be used to determine insulation thicknesses required for this application: Type II expanded polystyrene-2.4R per inch; Type IV extruded polystyrene-4.5R per inch; Type VI expanded polystyrene-4.5R per inch; Type IX expanded polystyrene-3.2R per inch; Type X extruded polystyrene-4.5R per inch.
- d. Vertical insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.
- e. Horizontal insulation shall be extruded polystyrene insulation.

130

2015 MINNESOTA RESIDENTIAL CODE

Date:	3-10-2024
Date:	3-13-2024
Date:	3-19-2024

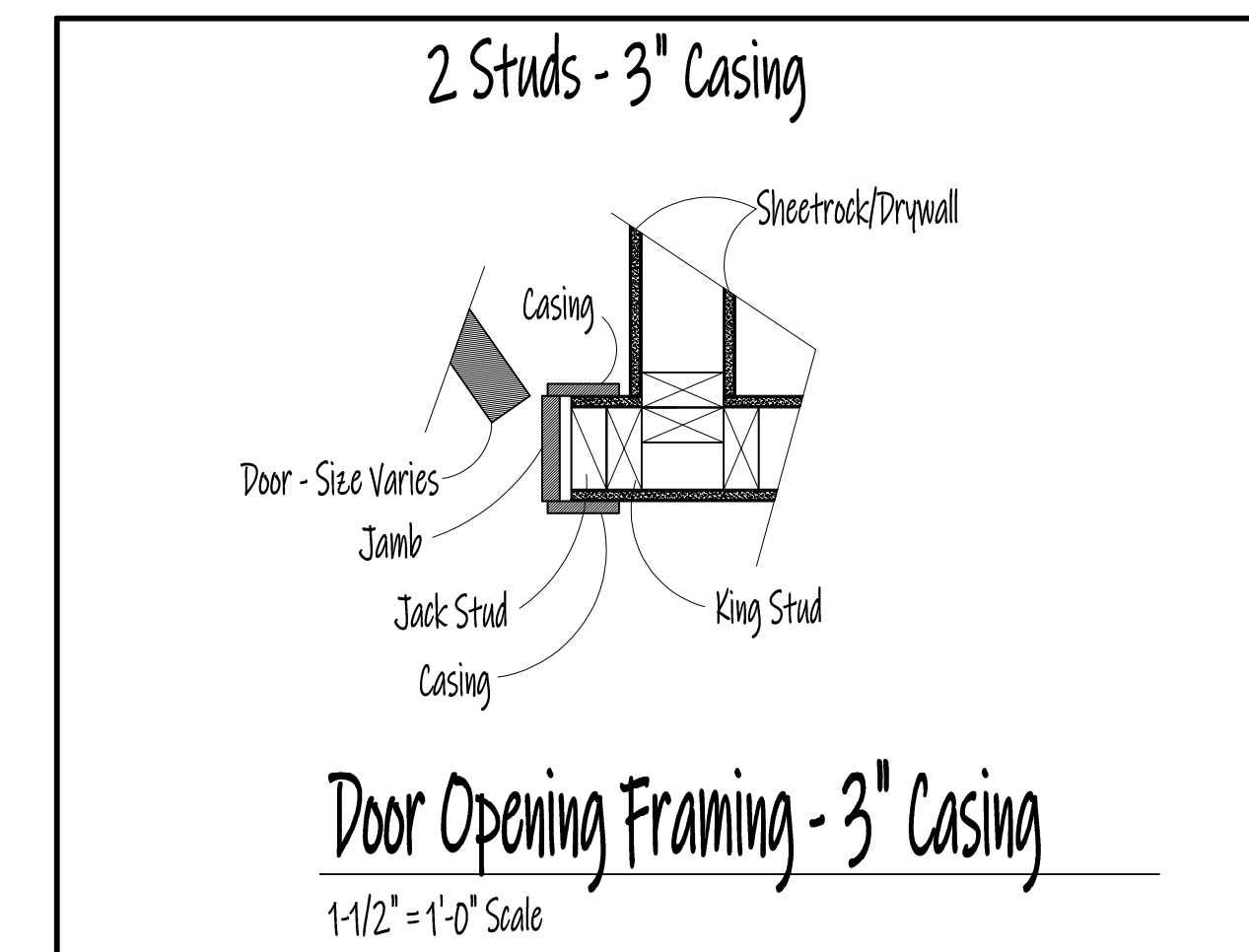
**COPYRIGHT NOTICE, ALL RIGHTS RESERVED**  
 GWAS, LLC - NOTE:  
 These architectural plans are the intellectual property of GWAS, LLC and are provided by United States Copyright Laws and may NOT be used, copied, replicated or distributed without the express written permission of GWAS, LLC.

Client: Randy and Nancy Nelson  
 Address: Lake House  
 Site Information: 23724 Aitkin County, MN  
 Date: 1-9-2024  
 Scale: As noted  
 Sheet # 24-002

**NOTE:**  
 Due to the nature of both electrical building codes, building site location, and site conditions, the party that retains the Official Building Permit, hereby known as the "Building Designer" is solely responsible to insure the structure depicted within these blueprints is in conformance with all applicable electrical and local building codes. GWAS, LLC is simply providing a plan and engineering service at the direction of the "Building Designer".

Foundation Plan  
 1/4" = 1'-0" Scale

**A2**



8'-1 1/8" Main Level Wall Height

# Floor Plan

1/4" = 1'-0" Scale - 1,460 SQFT - (No Breezeway)

Date:	3-10-2024
Date:	3-13-2024
Date:	3-19-2024

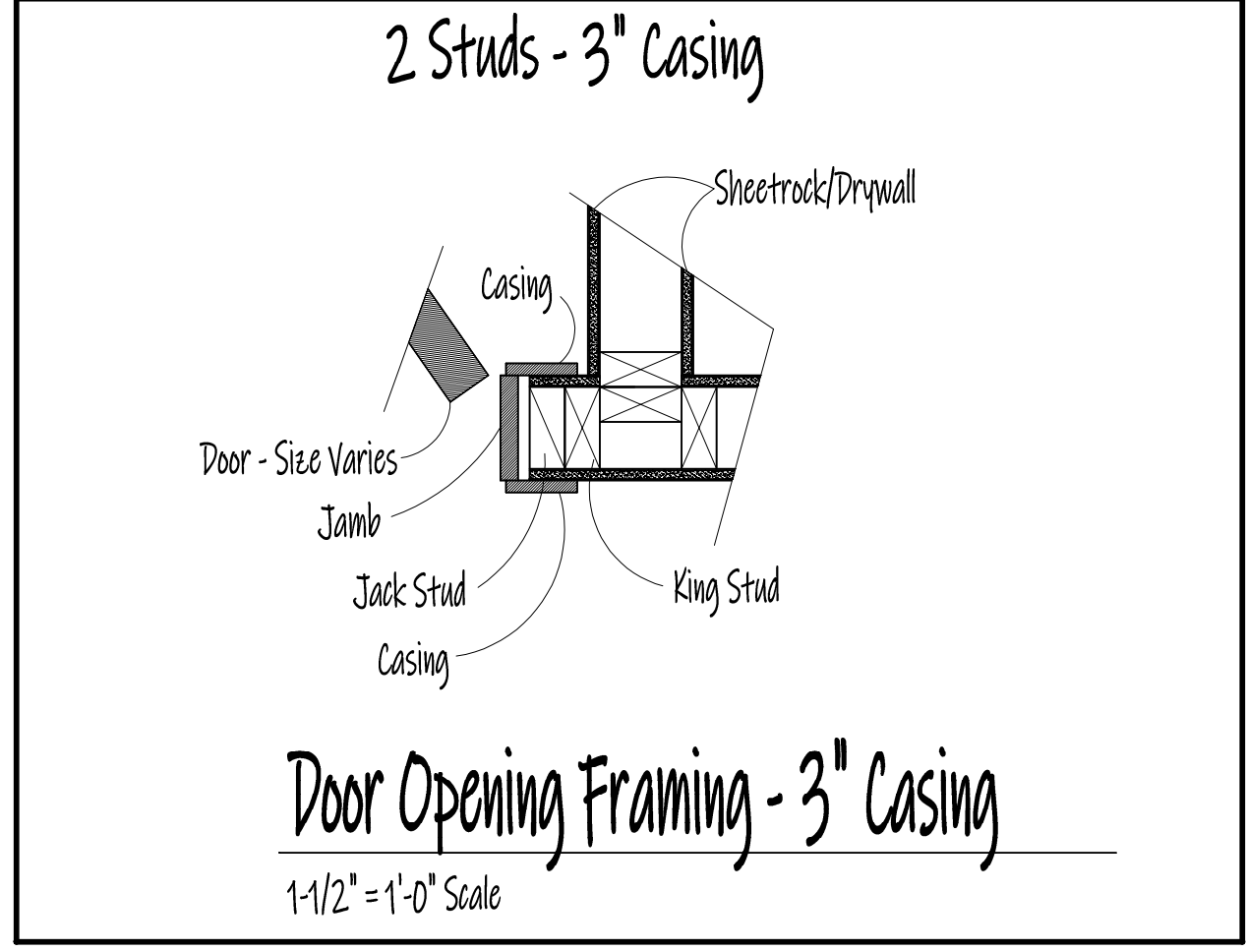
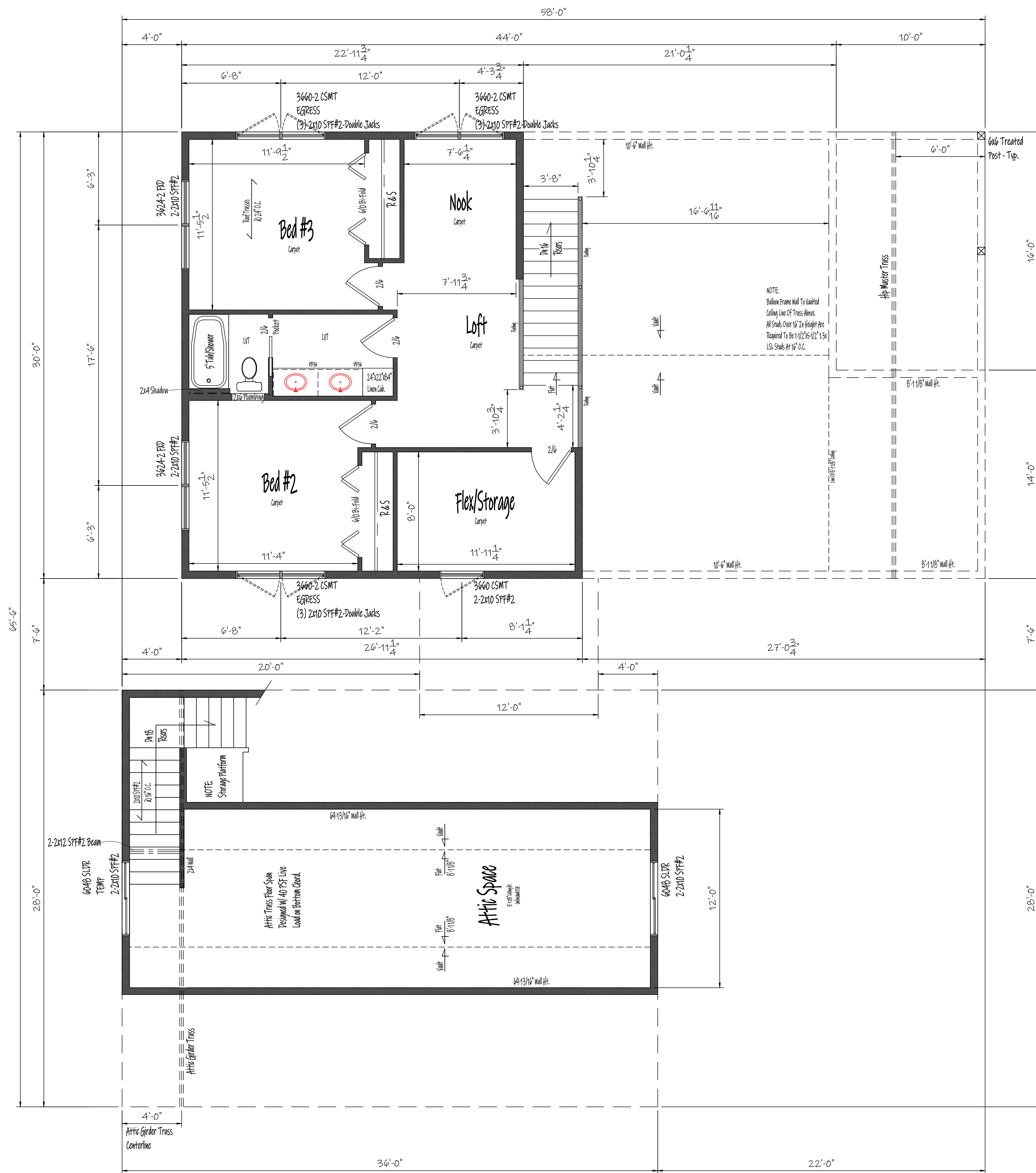
**COPYRIGHT NOTICE, ALL RIGHTS RESERVED**  
**GWAS, LLC - NOTE:**  
 These architectural plans are the intellectual property of GWAS, LLC and are provided by United States Copyright Laws and may NOT be used, copied, replicated or distributed without the express written permission of GWAS, LLC.

Client:	Randy and Nancy Nelson
Site:	Lake House
Site Information:	23724 Arlington County, VA
Architect:	GWAS, LLC
Date:	1-9-2024
Scale:	As noted
Sheet #:	2-4-002

**NOTE:**  
 Due to the nature of built structural building codes, building site location, and site conditions, the party that retains the official building permit, hereby known as the "Building Designer," is solely responsible to insure that the structural design complies with these building codes in all respects and the structural and local building codes. GWAS, LLC is simply providing a plan and design service at the direction of the "Building Designer".

**A3**

GWAS, LLC  
 GWASLLC@yahoo.com



8'-1 1/8" Main Level Wall Height

# Upper Floor Plan

1/4" = 1'-0" Scale - 741 SQFT

Date:	3-10-2024
Date:	3-13-2024
Date:	3-19-2024

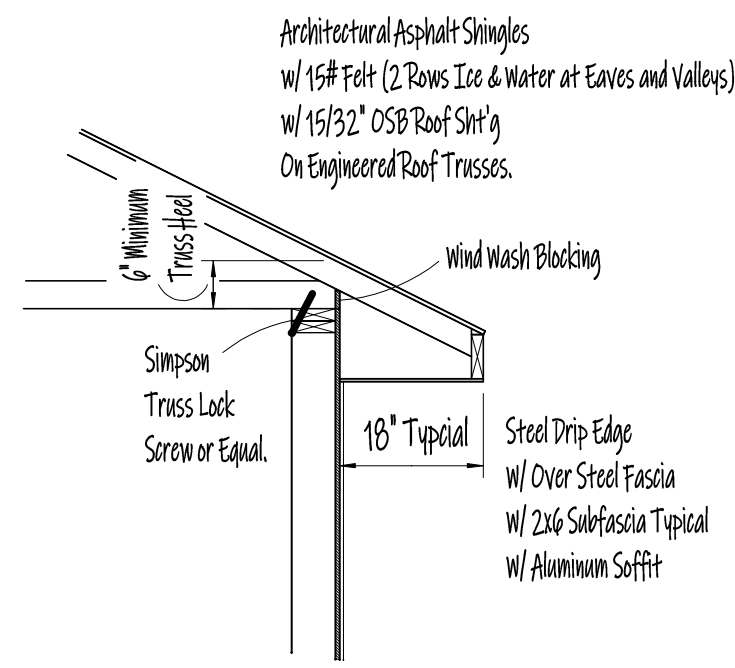
**COPYRIGHT NOTICE, ALL RIGHTS RESERVED**  
**GWAS, LLC - NOTE:**  
 These architectural plans are the intellectual property of GWAS, LLC and are provided by United States Copyright Laws and may NOT be used, copied, replicated or distributed without the express written permission of GWAS, LLC.

Client: Randy and Nancy Nelson		Site Name: Lakes House	
Address:		Site Information:	
Project:	23724	Date:	1-9-2024
Location:	Arlington County, VA	Drawn By:	GWAS, LLC
Scale:	As noted	Sheet #:	24-002

**NOTE:**  
 Due to the nature of built exterior building code, building site location, and site conditions, the party that obtains the Official Building Permit, hereby known as the "Building Designer" is solely responsible to insure the structure depicted herein meets applicable codes. GWAS, LLC is simply providing plan drafting services at the direction of the "Building Designer".

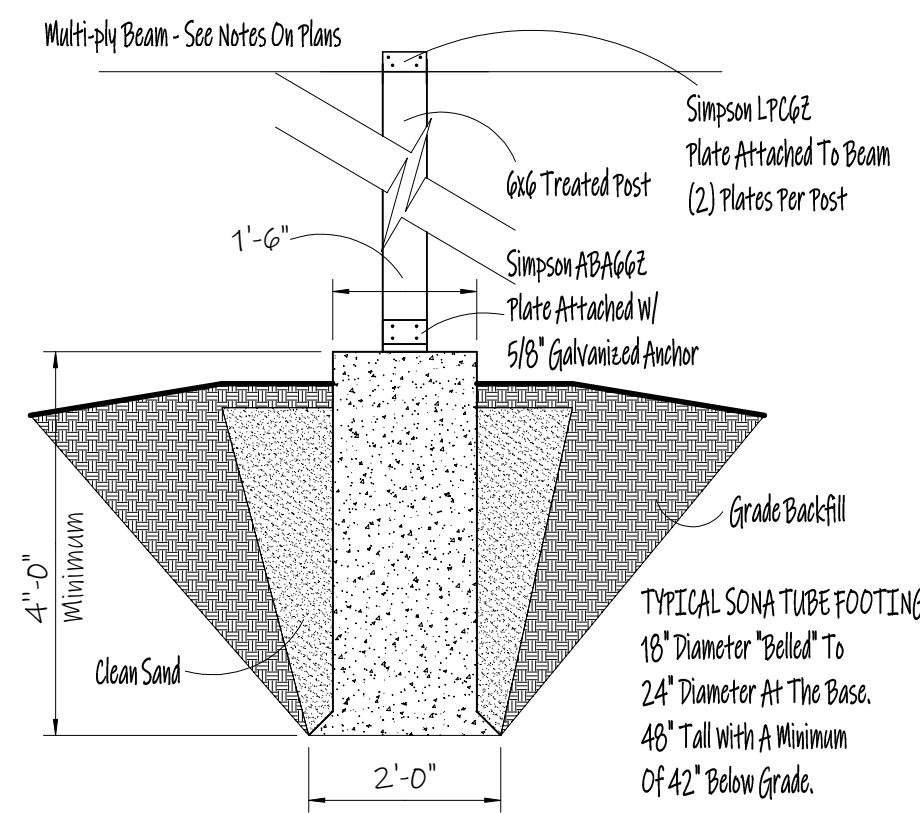
**A31**

GWAS, LLC  
 GWASLLC@yahoo.com



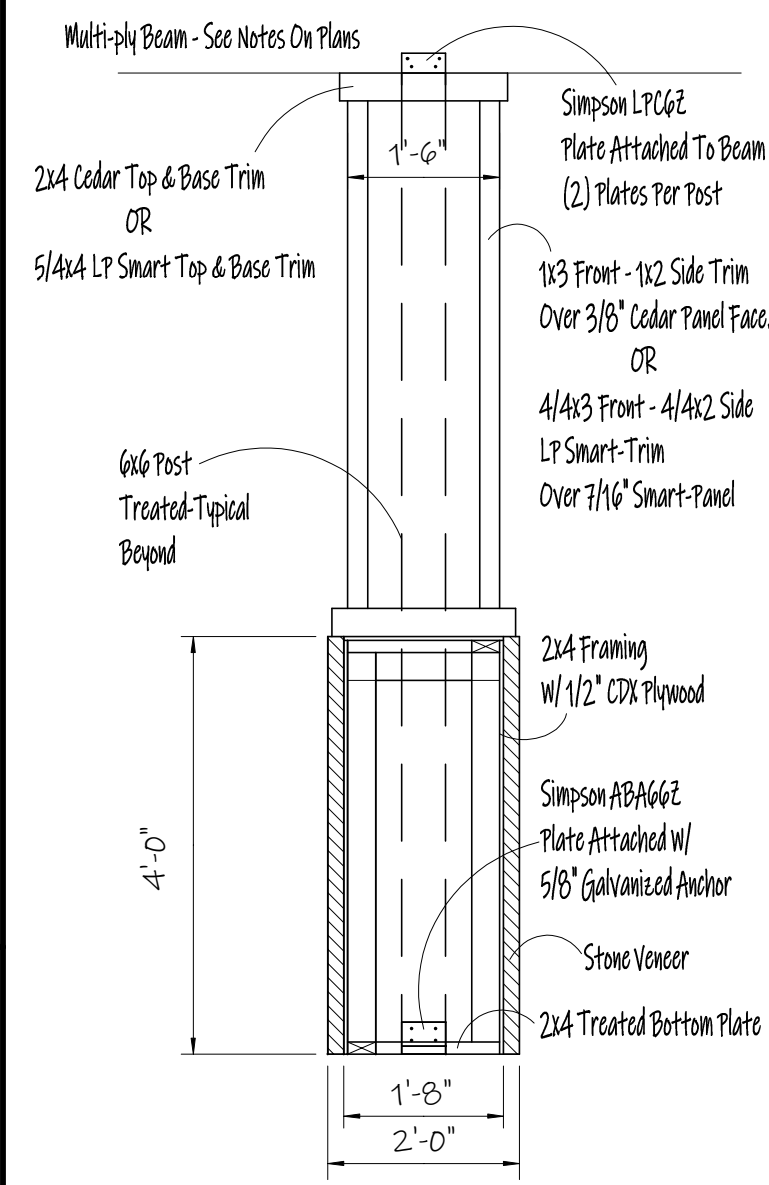
### Eave Overhang Detail

1/2" = 1'-0" Scale

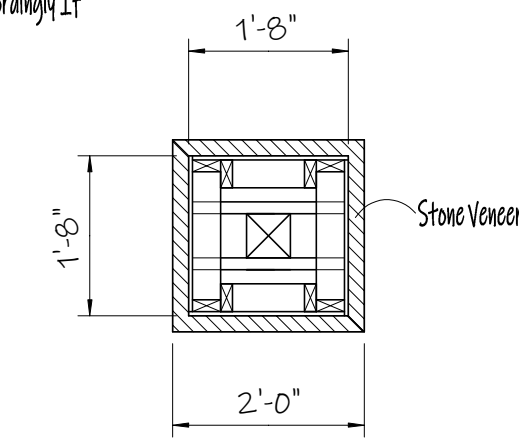


### Sona Tube Footing - Typical

1/2" = 1'-0" Scale



Stone Veneer Thickness Assumed At 2"; Adjust Framing Accordingly IF Otherwise.

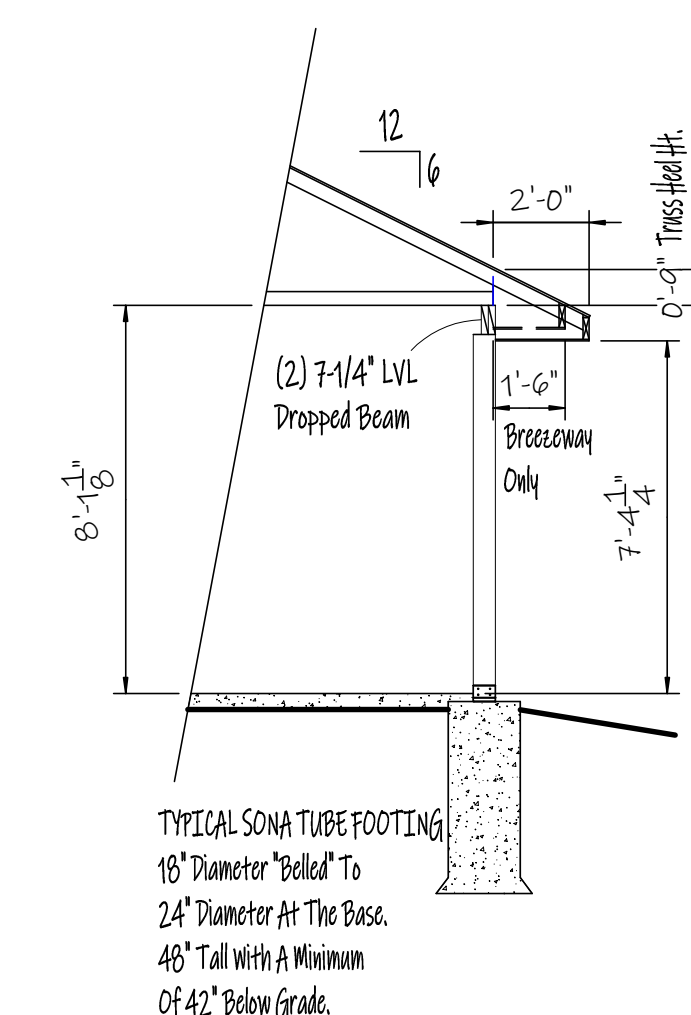
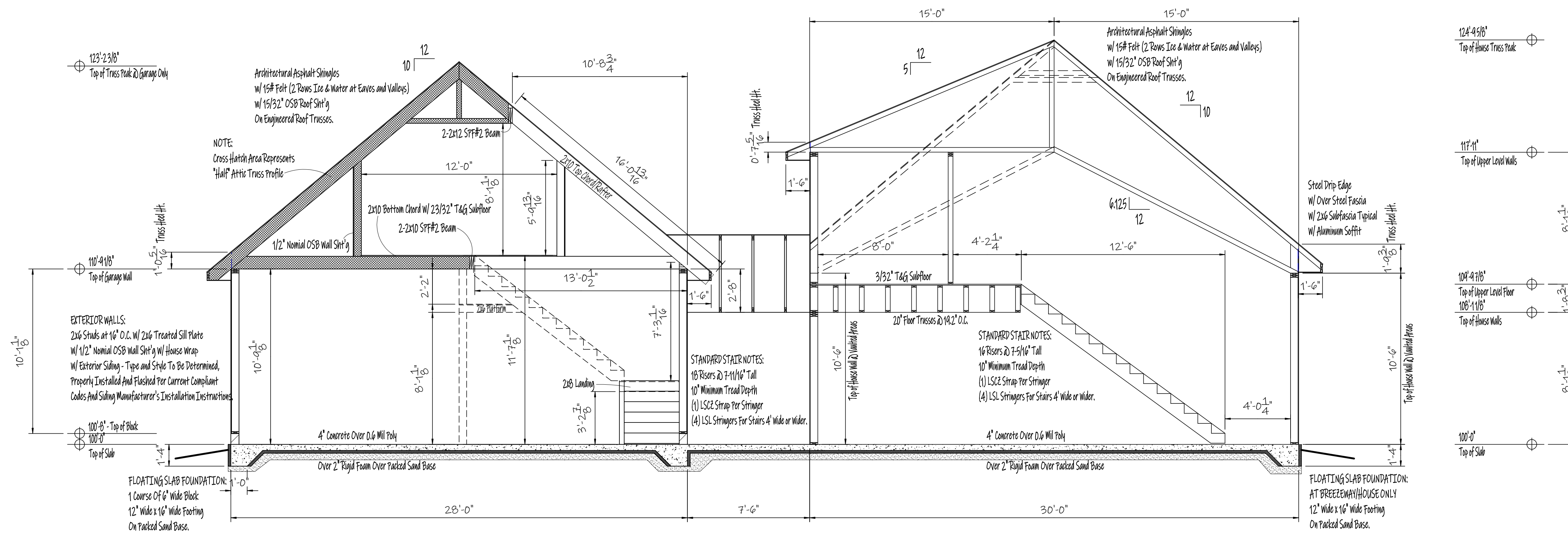


### 24" Column Detail - Typ.

1/2" = 1'-0" Scale

Exposure Category: C	
Roof	Floor
Roof Loading Live Criteria: L/240	Floor Loading Live Criteria: L/480
Roof Loading Total Criteria: L/180	Floor Loading Total Criteria: L/240
Top Chord Live Load: 42 PSF	Top Chord Live Load: 40 PSF
Top Chord Dead Load: 10 PSF	Top Chord Dead Load: 15 PSF
Bottom Chord Dead Load: 10 PSF	Bottom Chord Dead Load: 5 PSF

Roof Truss Heel Schedule		Manufacture with Overhang 1'-1/2" Shorter		
Pitch	Overhang	Heel Height	Floor Level	Notes
5/12	18"	7'-5/16"	Upper Level	
6/12	12"	7'-7/16"	Box Out Bay	
6/12	18"	9"	Breezeway	
6/12	24"	9"	Covered Porch	
10/12	18"	12'-5/16"	Garage	
10/12	18"	21'-3/8"	Upper Level	



### Cross Section

1/4" = 1'-0" Scale

DATE: 3-10-2024  
DATE: 3-13-2024  
DATE: 3-19-2024

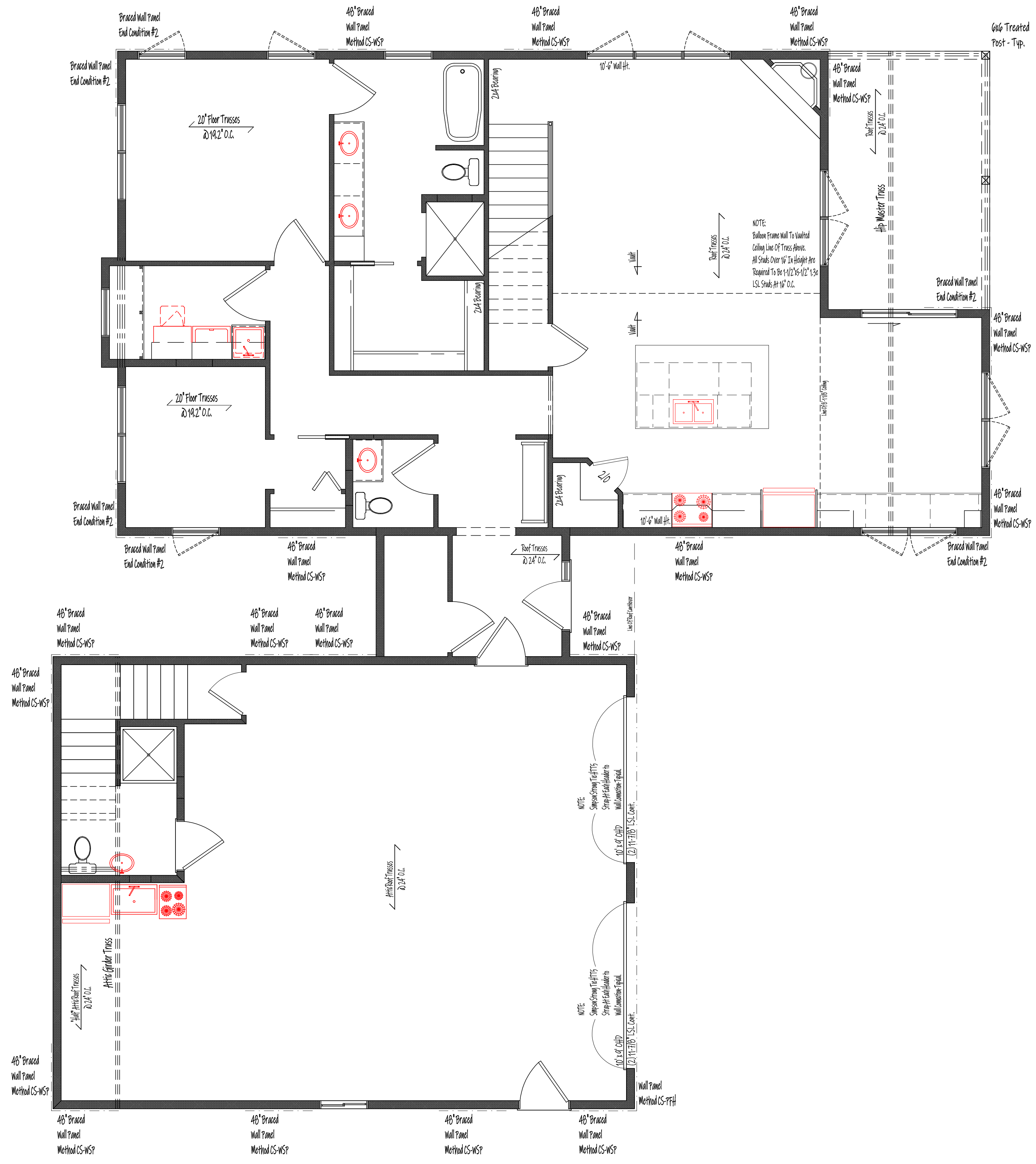
**COPYRIGHT NOTICE, ALL RIGHTS RESERVED**  
GWAS, LLC - NOTE:  
These architectural plans are the intellectual property of GWAS, LLC and are provided by United States Copyright Laws and may NOT be used, copied, replicated or distributed without the express written permission of GWAS, LLC.

Client: Randy and Nancy Nelson  
Address: Lake House  
Site Information: 23724  
Arlington County, VA  
Drawn By: GWAS, LLC  
Scale: 1/4" = 1'-0" 2024  
Sheet # 24-002

NOTE: The use of these plans is limited to the specific building, site location, and site conditions. The party that prints the Official Building Permit, hereby known as the "Building Designer", is solely responsible to insure the structural design within these plans conform to all applicable codes and local building codes. GWAS, LLC is simply providing a plan and engineering service at the direction of the "Building Designer".

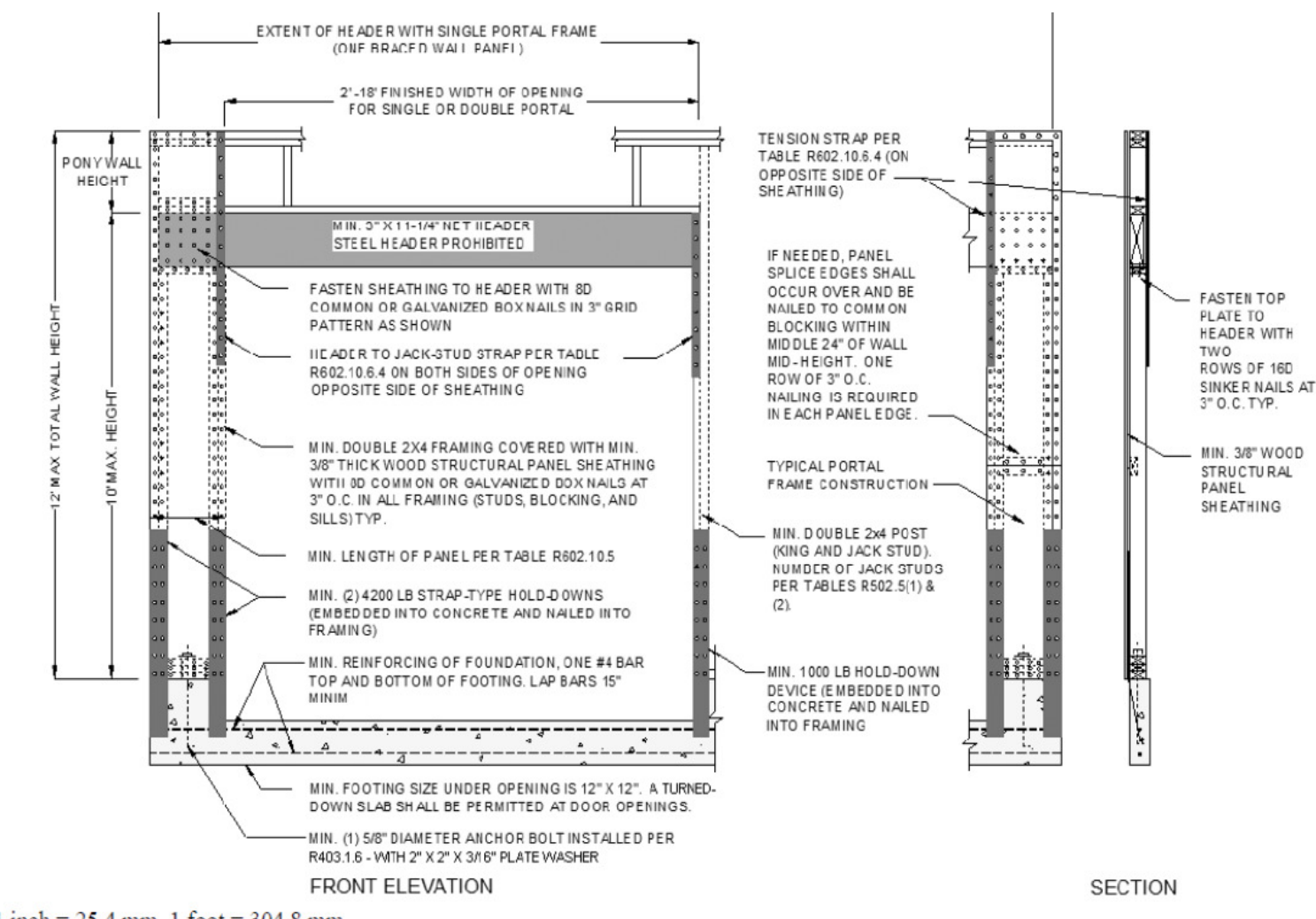
**A4**

GWAS, LLC  
GWASLLC@Yahoo.com



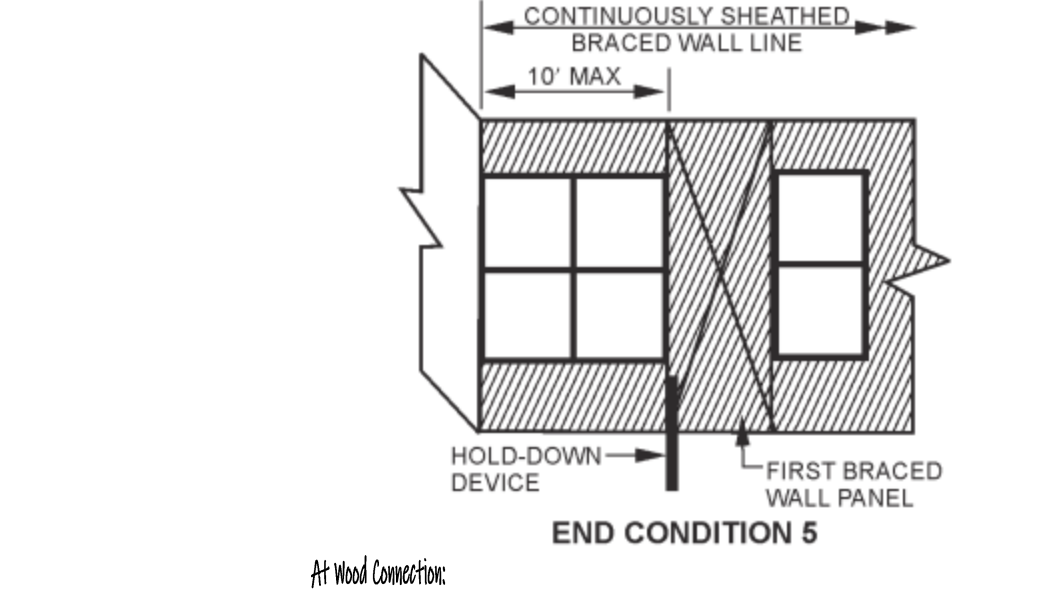
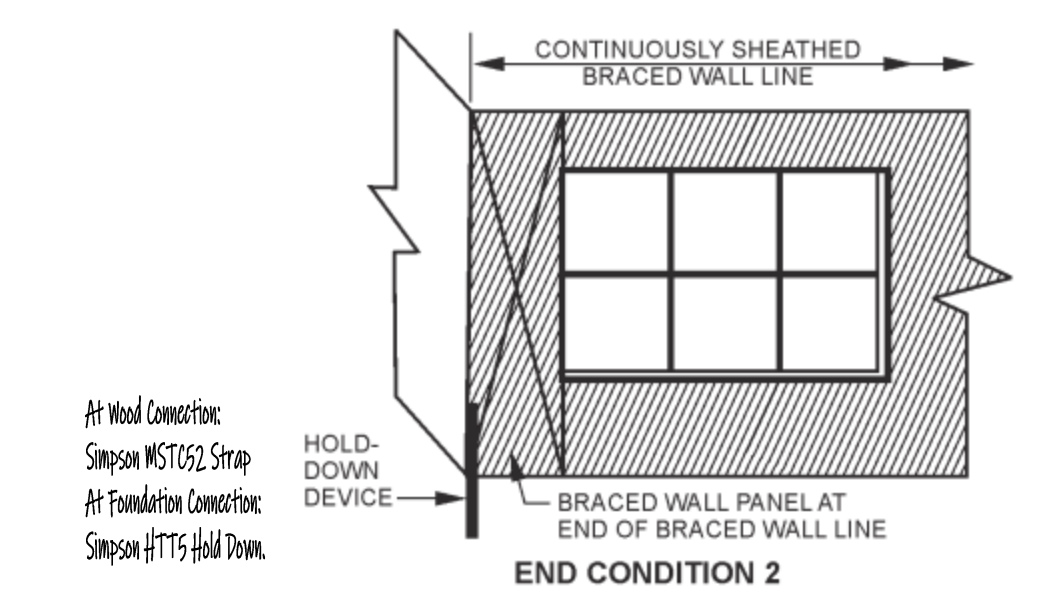
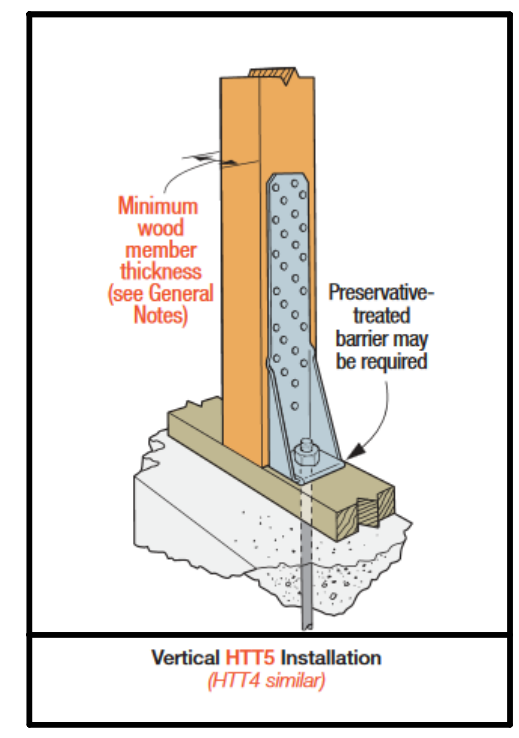
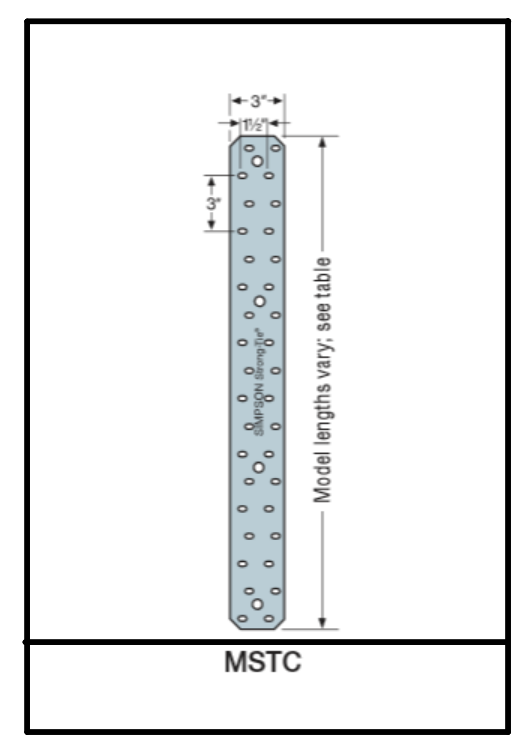
**TABLE R602.10.4—continued BRACING METHODS**

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
	CS-G <sup>2</sup> Continuously sheathed wood structural panel adjacent to garage openings		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB <sup>2</sup> Continuously sheathed structural fiberboard		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/2" long x 0.12" dia. (for 3/4" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS**



At Wood Connection:  
Simpson MST052 Strap  
At Foundation Connection:  
Simpson HTTS Hold Down

At Wood Connection:  
Simpson MST052 Strap  
At Foundation Connection:  
Simpson HTTS Hold Down

# Wall Bracing Plan - Main Floor

1/4" = 1'-0" Scale

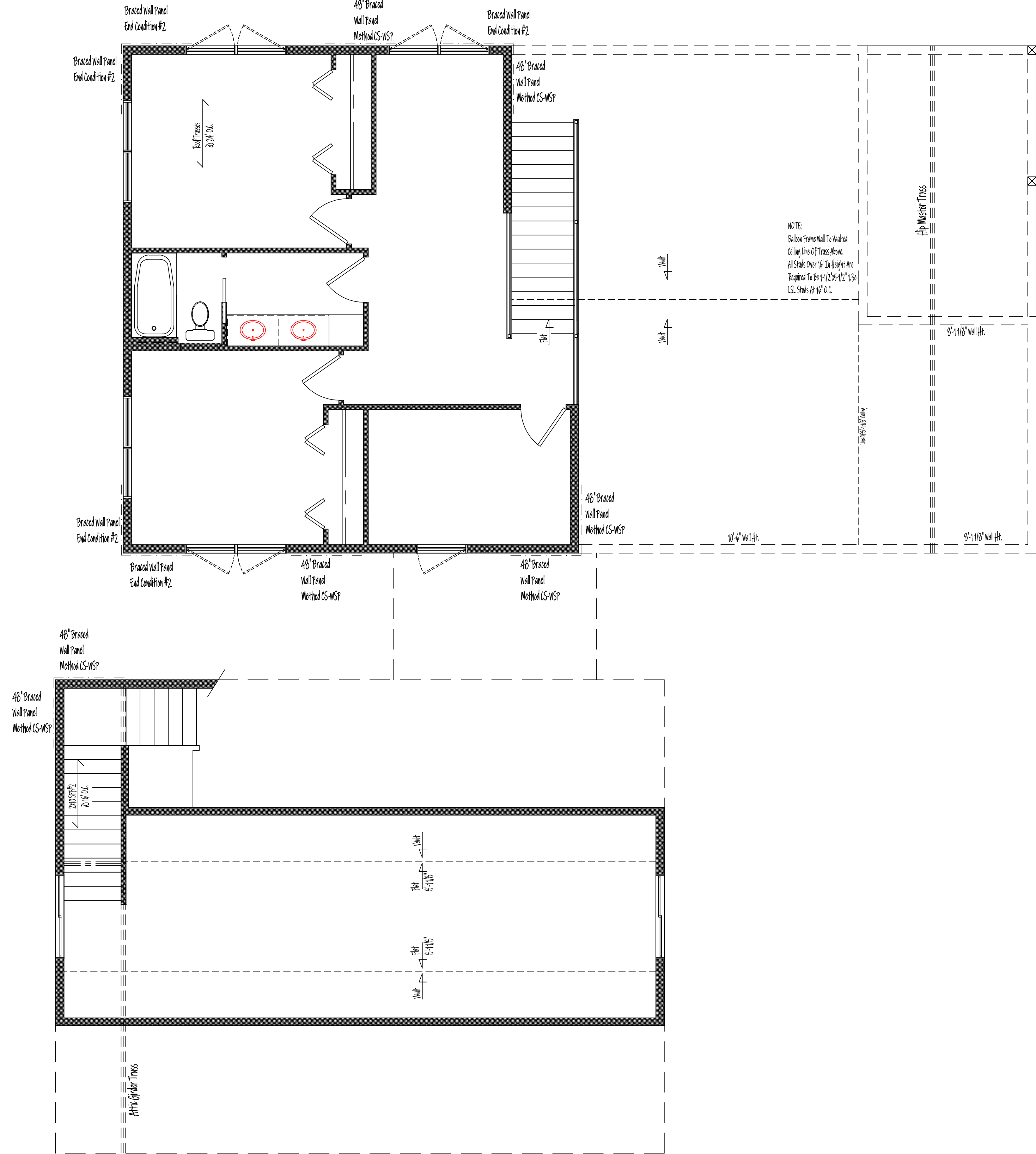
Date:	3-10-2024
Date:	3-13-2024
Date:	3-19-2024

**COPYRIGHT NOTICE, ALL RIGHTS RESERVED**  
**GWAS, LLC - NOTE:**  
 These architectural plans are the intellectual property of GWAS, LLC and are protected by United States Copyright Laws and may NOT be used, copied, reproduced or distributed without the express written permission of GWAS, LLC.

Client:	Randy and Nancy Nelson
Address:	23724 Arlington County, VA
City:	Arlington
State:	VA
Date:	1-9-2024
Scale:	As noted
Drawn By:	GWAS, LLC
Sheet #:	2-4-002

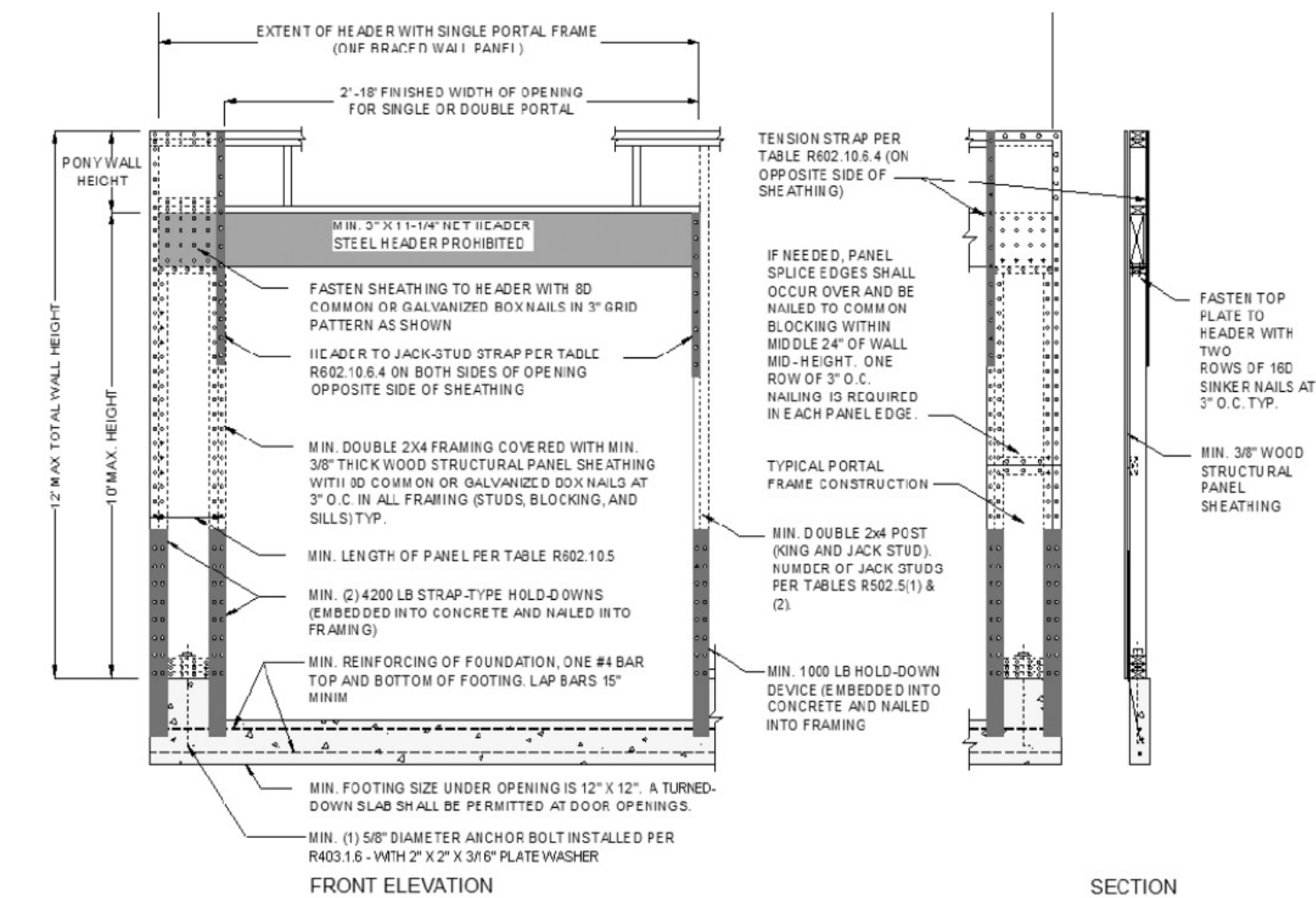
**NOTE:**  
 Due to the nature of wall bracing, building site location, and site conditions, the party that retains the Official Building Permit, hereby known as the "Building Designer" is solely responsible to insure the structure depicted within these plans conform to all required and referenced national and local building codes. GWAS, LLC is simply providing a plan reflecting service of the nature of the "Building Designer".

# A5

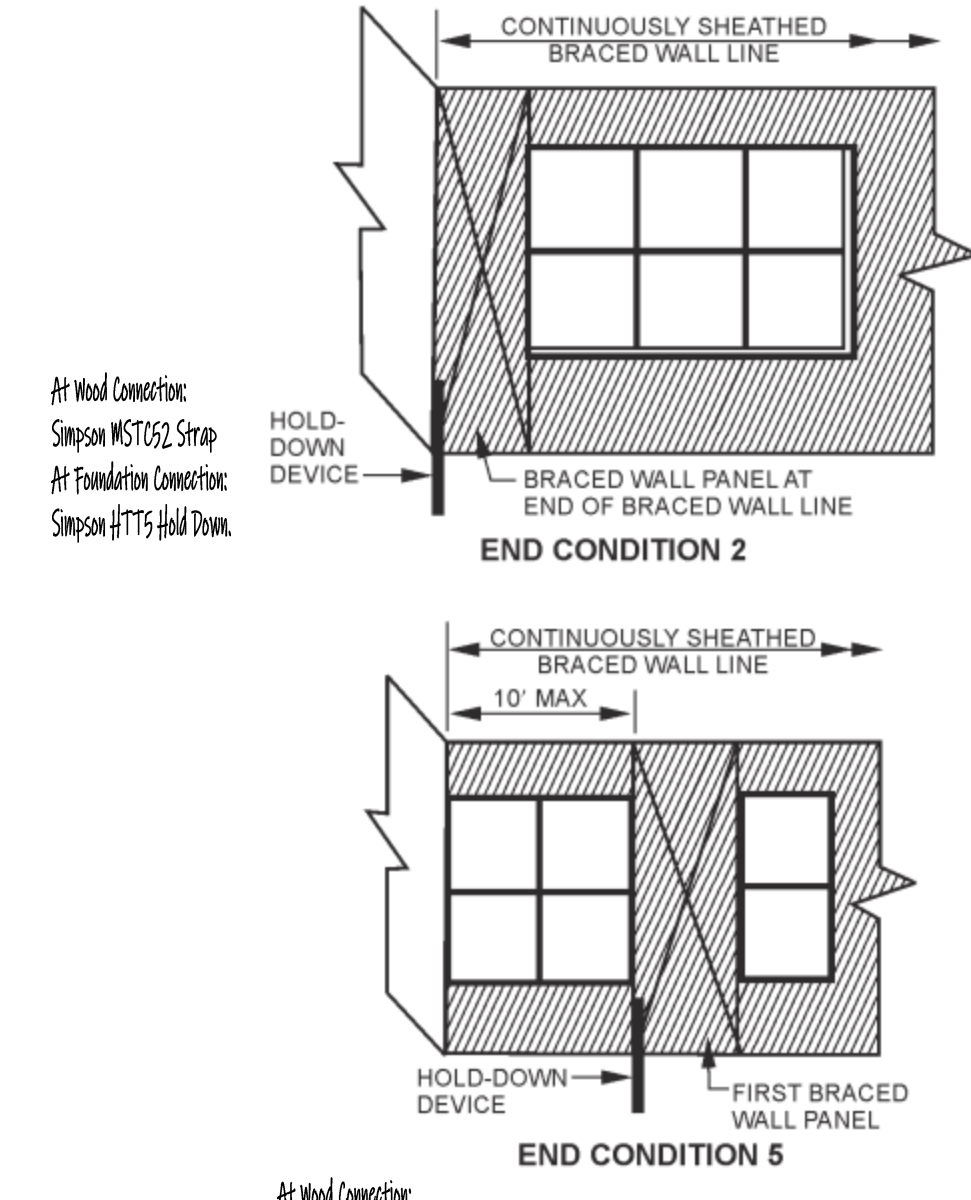
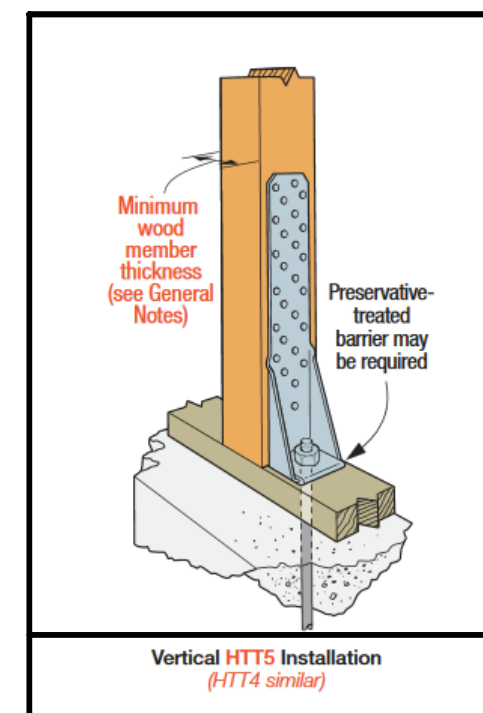
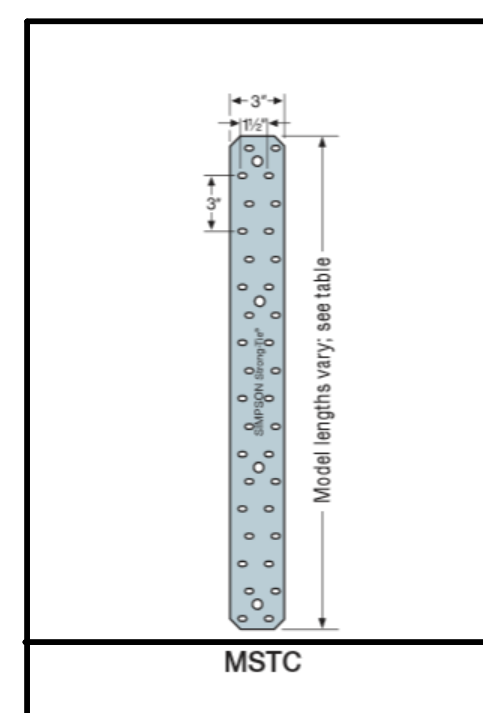


**TABLE R602.10.4—continued  
BRACING METHODS**

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
	CS-GP Continuously sheathed wood structural panel adjacent to garage openings		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB Continuously sheathed structural fiberboard		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/2" long x 0.12" dia. (for 3/4" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field



**FIGURE R602.10.6.2  
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS**



## Wall Bracing Plan - Upper Floor

1/4" = 1'-0" Scale

**COPYRIGHT NOTICE, ALL RIGHTS RESERVED  
GWAS, LLC - NOTE:**

These architectural plans are the intellectual property of GWAS, LLC and are protected by United States Copyright Laws and may NOT be used, copied, replicated or distributed without the express written permission of GWAS, LLC.

Date:	3-10-2024	Date:	3-13-2024
Date:	3-19-2024	Date:	

Project:	Lake House	Date:	1-9-2024
Address:	23724 AHEIN COUNTY WIN	Drawn By:	GWAS, LLC
City:		Scale:	As noted
State:		Sheet #:	24-002

NOTE: Due to the variety of locally fabricated building codes, building site location, and site conditions, the party that retains the Official Building Permit, hereby known as the "Building Designer" is solely responsible to insure the structure depicted within these plans conform to all required and referenced national and local building codes. GWAS, LLC is simply providing a plan and engineering service at the direction of the "Building Designer".

A51

GWAS, LLC  
GWASLLC@yahoo.com