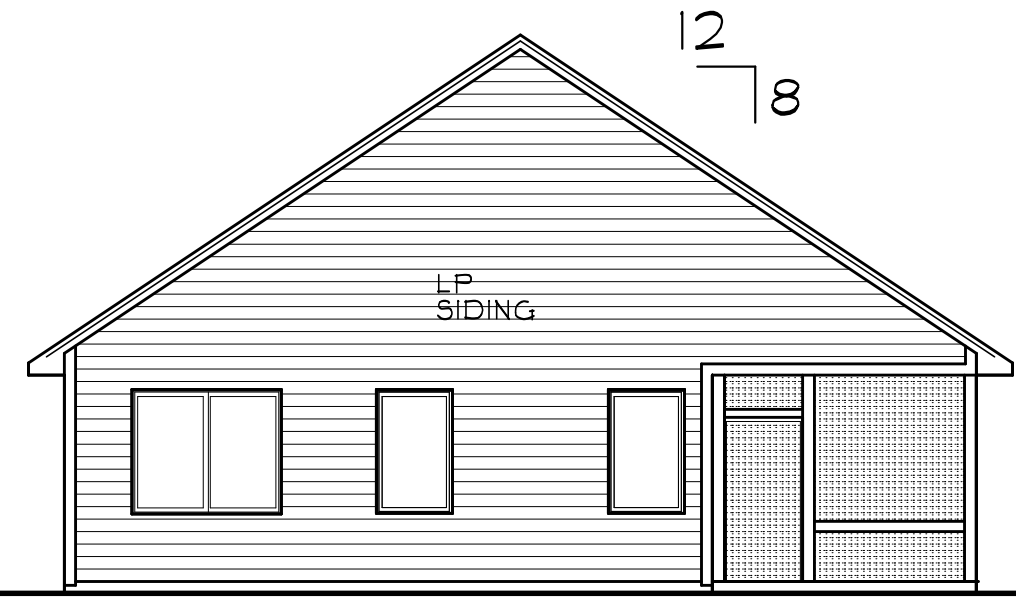


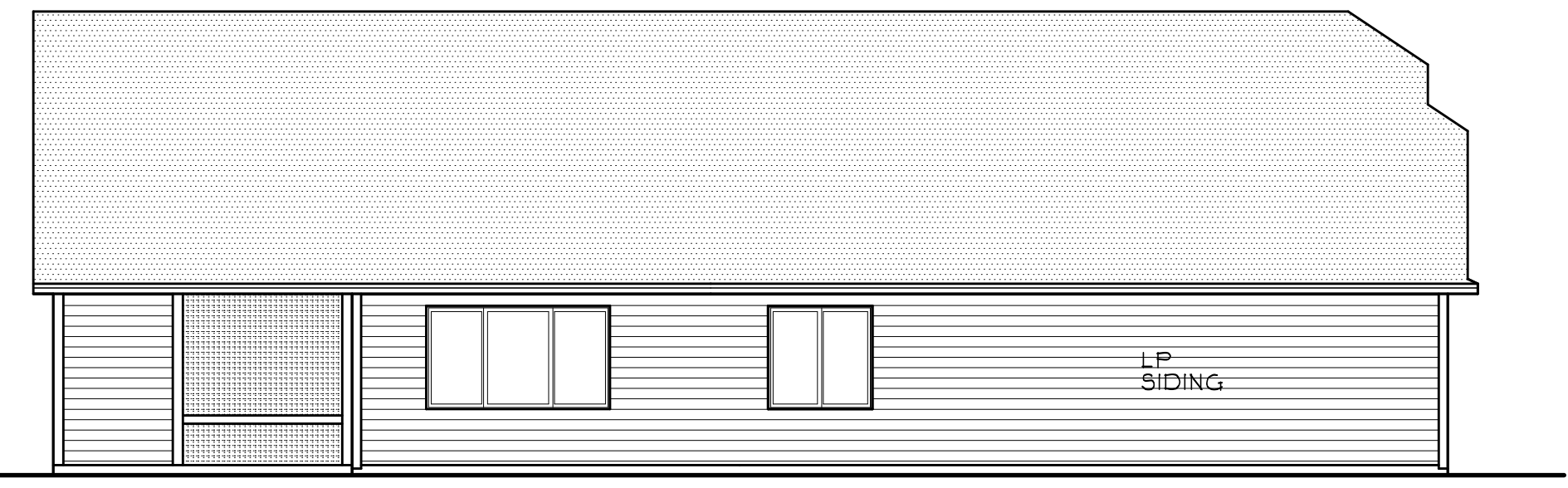
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION
PROVIDE ATTIC VENTILATION, NET FREE AREA TO BE EQUAL TO 1/150TH OF ATTIC AREA OR 1/300TH OF ATTIC AREA PROVIDED AT LEAST 50% IS IN UPPER PORTION OF ROOF WITH BALANCE IN SOFFIT

PROVIDE PROPER DRAINAGE AWAY FROM BUILDING.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ICE DAM PROTECTION
1 LAYER OF 40# COATED ROOFING OR COATED GLASS G BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

NOTE: DRIVEWAY MAY BE ADJUSTED IN FIELD TO LINE UP WITH CURB CUT BY DEVELOPER

FLASHING NOTE:
ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED. FLASHING IS REQUIRED WHERE ALL ROOF AND VERTICAL SURFACES MEET, OR WHERE SIDING MATERIAL CHANGES.

SQUARE FOOTAGE CALCULATIONS		
AREA	FINISHED	UNFINISHED
LOWER LEVEL	N/A	N/A
MAIN FLOOR	1719	N/A
UPPER FLOOR	N/A	N/A
TOTAL	1719	N/A
GRAND TOTAL SQ. FT.	1719	
GARAGE	677 SQ FT	SCREEN PORCH 99 SQ FT
PORCH	81 SQ FT	



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

MUST POST ADDRESS ON CONSTRUCTION SITE VISIBLE FROM ROAD.

EVERY PERSON PERFORMING WORK FOR WHICH THE CODE IS APPLICABLE SHALL COMPLY WITH THE CODE.

NO OCCUPANCY OR USE ALLOWED UNTIL FINAL INSPECTION AND APPROVAL.

STORM WATER RUN-OFF SHALL BE CHanneled INTO SWALE, PONDING AREA OR OTHER SUITABLE FACILITY. NO RUN-OFF SHALL BE DIRECTED ONTO ADJACENT PROPERTIES.

PROPERTY LINES MUST BE STAKED IN ORDER TO VERIFY SETBACKS TO LOT LINES-IF NOT STAKED SURVEY MUST BE PROVIDED.

CLEAN STREET DAILY OF ANY MATERIAL TRACKED ONTO IT FROM THIS SITE.

HOUSE NUMBERS:
THE APPROVED ADDRESS SHALL BE DISPLAYED, PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. 4" HIGH NUMBERS WILL BE USED, SUBJECT TO CITY REQUIREMENTS.

I/WE THE BUYERS OF LOT ____ BLOCK ____
SUBDIVISION: _____
AND/OR ADDRESS: _____

HAVE EXAMINED THIS SET OF PLANS AND ACCEPT THESE AS A REPRESENTATIVE OF THE DWELLING TO BE BUILT BY PRICE CUSTOM HOMES. I/WE THE BUYER(S) ALSO ACKNOWLEDGE THE BUILDER'S RIGHT TO MAKE ALTERATIONS OR SUBSTITUTE PRODUCT & DESIGN OF EQUAL OR GREATER QUALITY. ALL ALTERATIONS MADE IN COMPLIANCE WITH APPLICABLE BUILDING CODES & REGULATIONS. SUCH DESIGN ALTERATIONS SHALL INCLUDE BUT NOT BE LIMITED TO:
EXACT DIMENSIONS OF DWELLING & ROOMS THEREIN, OPENING SIZES ON ANY LEVEL OF DWELLING, THE NUMBER OF STEPS TO THE FRONT PORCH OR ANY OTHER LEVEL OF DWELLING, LOCATION OF HEAT VENTS & RUNS, ELECTRICAL PANEL, & OUTLETS. THE BUYER(S) ALSO ACKNOWLEDGE THAT ANY MODEL HOME, ADVERTISING, BROCHURE, AND/OR DISPLAYS ARE SHOWN & PUBLISHED FOR ILLUSTRATION ONLY. ALTERATIONS TO PLAN, DESIGN, PRODUCTS, AND STANDARD FEATURES MAY HAVE BEEN MADE SINCE THE CONSTRUCTION OF A MODEL HOME OR ANY OTHER COMPLETED DWELLING OF THIS PLAN. THE BUYER(S) MAY HAVE SEEN MODEL HOME DECORATING FEATURES SUCH AS DRAPERIES, SHELVING, WALLPAPER, FURNITURE, AND LANDSCAPING WHICH ARE NOT INCLUDED UNLESS OTHERWISE SPECIFICALLY CONTRACTED FOR.

STRUCTURAL SIGNOFF
CUSTOMER SIGNATURES:

BUYER _____ DATE _____
BUYER _____ DATE _____

FINAL SIGNOFF
CUSTOMER SIGNATURES:

BUYER _____ DATE _____
BUYER _____ DATE _____

BUILD

DOO

PRELIMINARY

ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.

COPYRIGHT NOTICE
THE FLOOR PLANS AND ELEVATIONS OF ALL PRICE CUSTOM HOMES HAVE BEEN INVENTED AND WILL CONTINUE TO BE GIVEN TO OR USED BY ANY OTHER PERSON OR COMPANY WITHOUT WRITTEN PERMISSION.

RESIDENCE FOR:
RIVERWALK MODEL
ADDRESS
RAMSEY
LOT BLOCK
DEVELOPMENT

PROJECT TITLE
HUMMINGBIRD III
RAMBLER

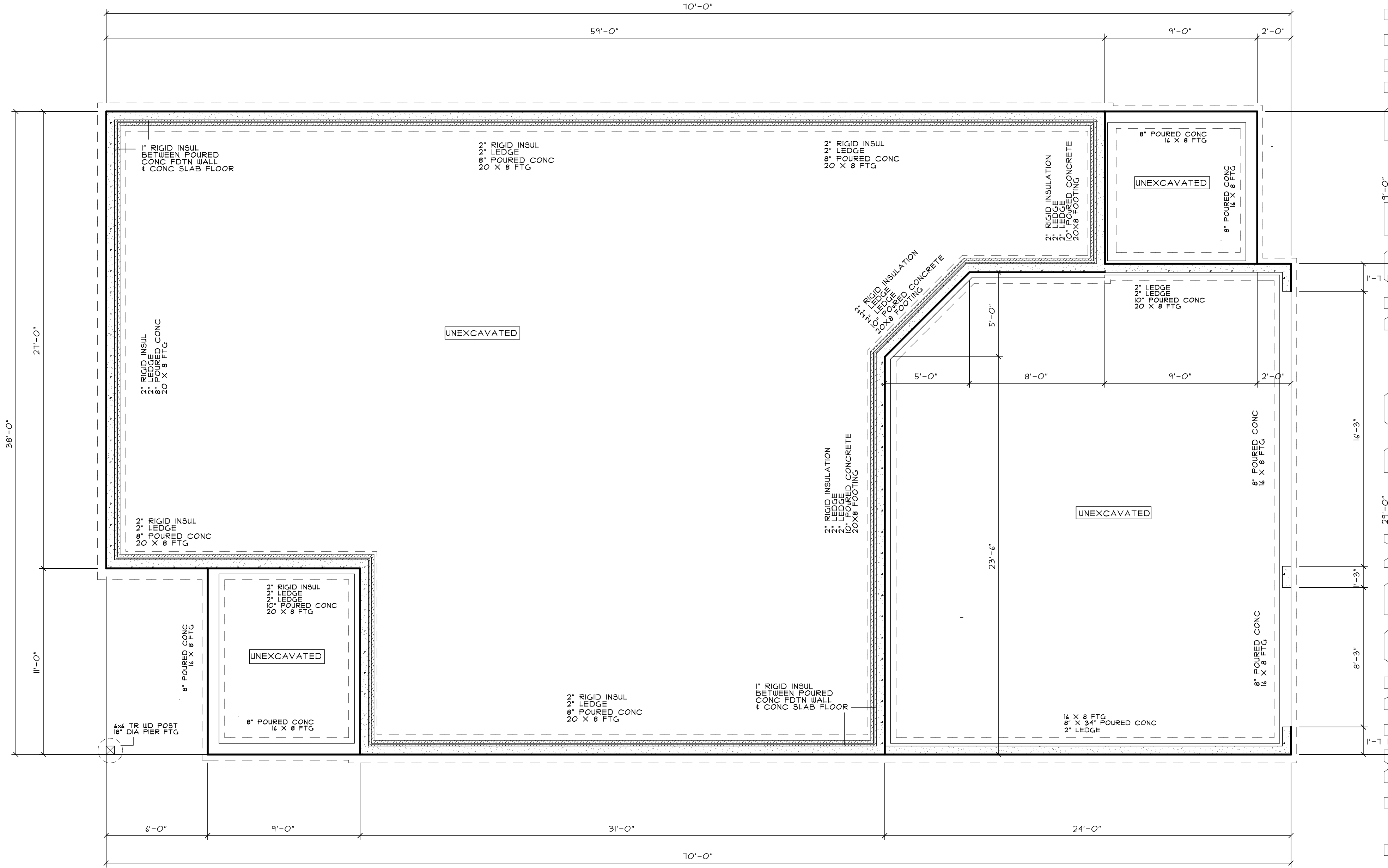
PRICE CUSTOM HOMES
1110 INDUSTRIAL CIRCLE NW
SUITE E
ELK RIVER, MN 55330
763-276-1197 OFFICE



ELEVATIONS
SCALE AS SHOWN

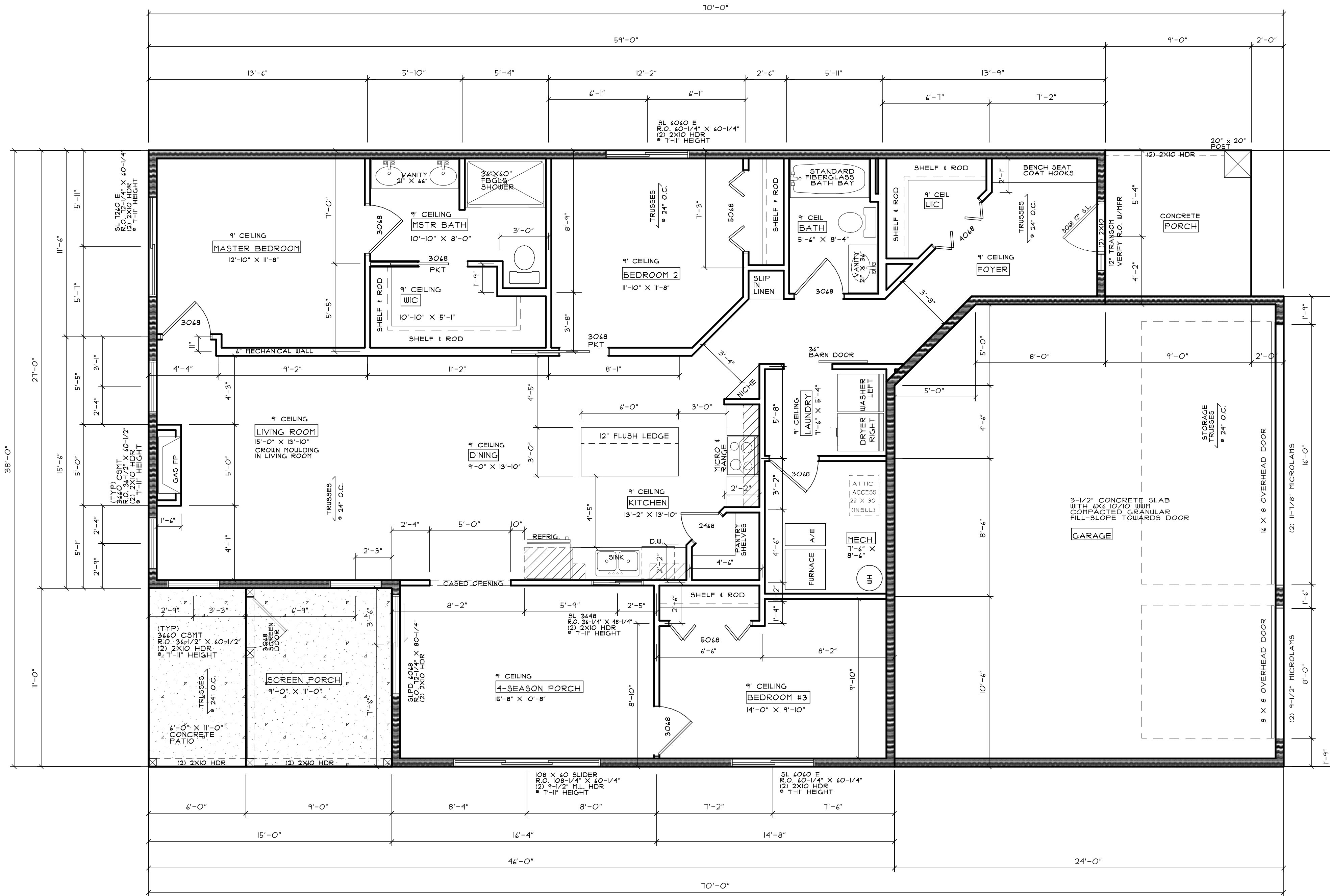
PLAN DATE 4-2-20

SHEET # 1 OF 8



PRELIMINARY DO NOT BUILD

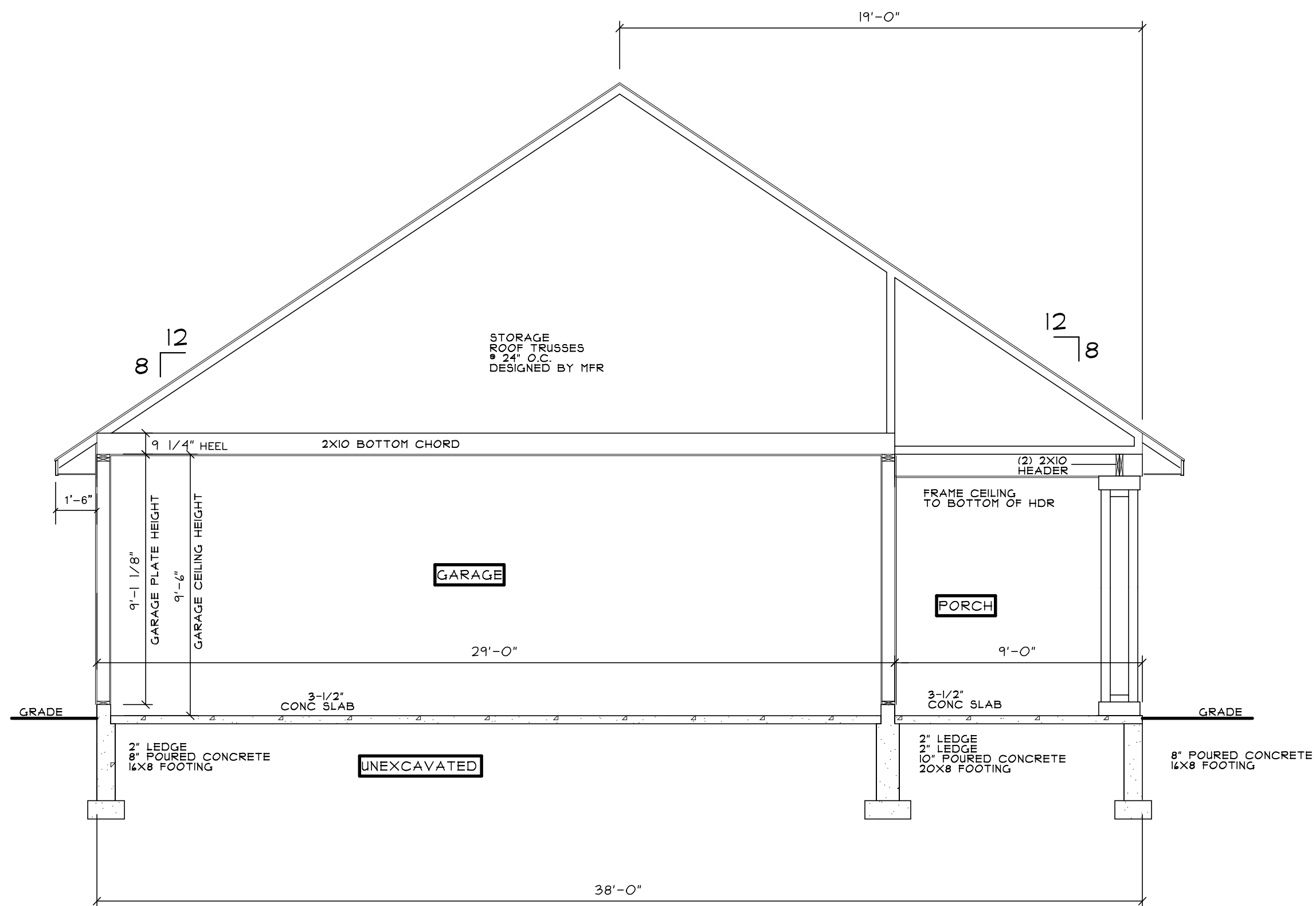
<p>FOUNDATION PLAN SCALE: 1/4" = 1'-0" PLAN DATE: 4-2-20 SHEET # 2 OF 8</p>	<p>PRICE CUSTOM HOMES 1110 INDUSTRIAL CIRCLE NW SUITE E ELK RIVER, MN 55330 763-276-7197 OFFICE</p>	<p>PROJECT TITLE HUMMINGBIRD III RAMBLER</p>	<p>RESIDENCE FOR: RIVERWALK MODEL ADDRESS RAMSEY LOT BLOCK DEVELOPMENT</p>	<p>COPYRIGHT NOTICE THE FLOOR PLANS AND ELEVATIONS OF THIS CUSTOMER'S PROJECTS ARE COPYRIGHTED BY PRICE CUSTOM HOMES. THESE PLANS MAY NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PRICE CUSTOM HOMES.</p>	<p>REVISION DATES ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.</p>
--	---	---	--	--	--



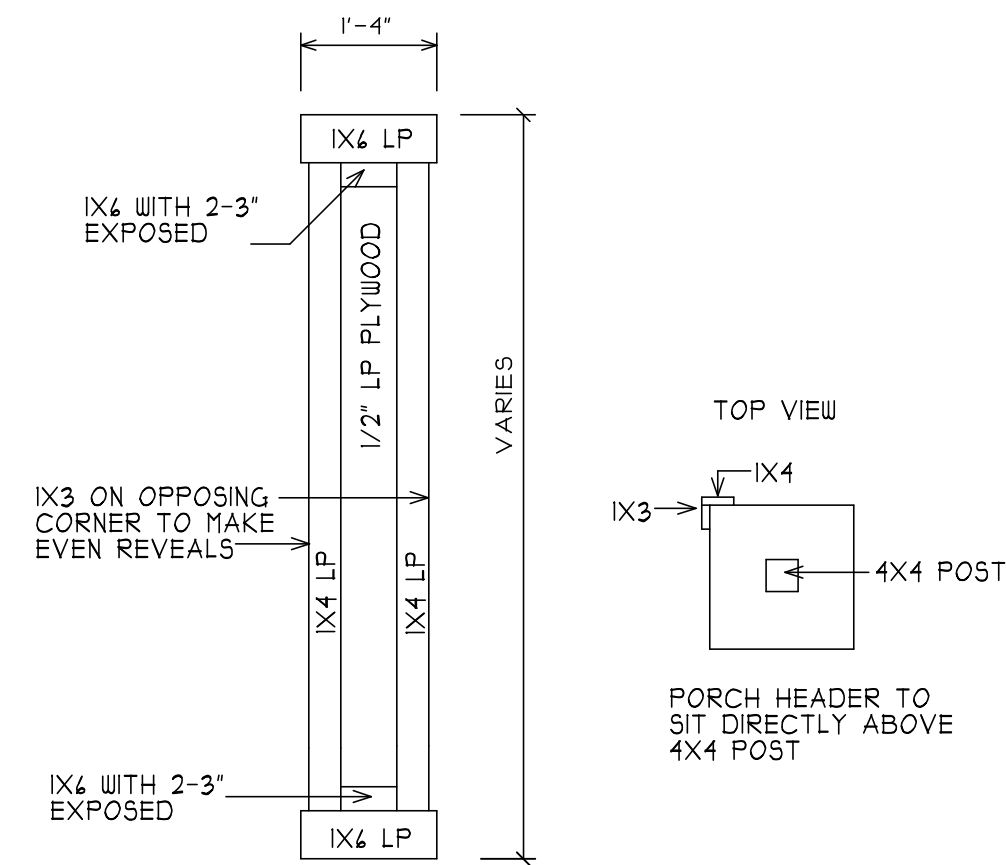
BUYER NOTICE:
 STANDARD WALLS
 STRUCTURAL WALLS NOT TO BE MOVED

PRELIMINARY NOT BUILT

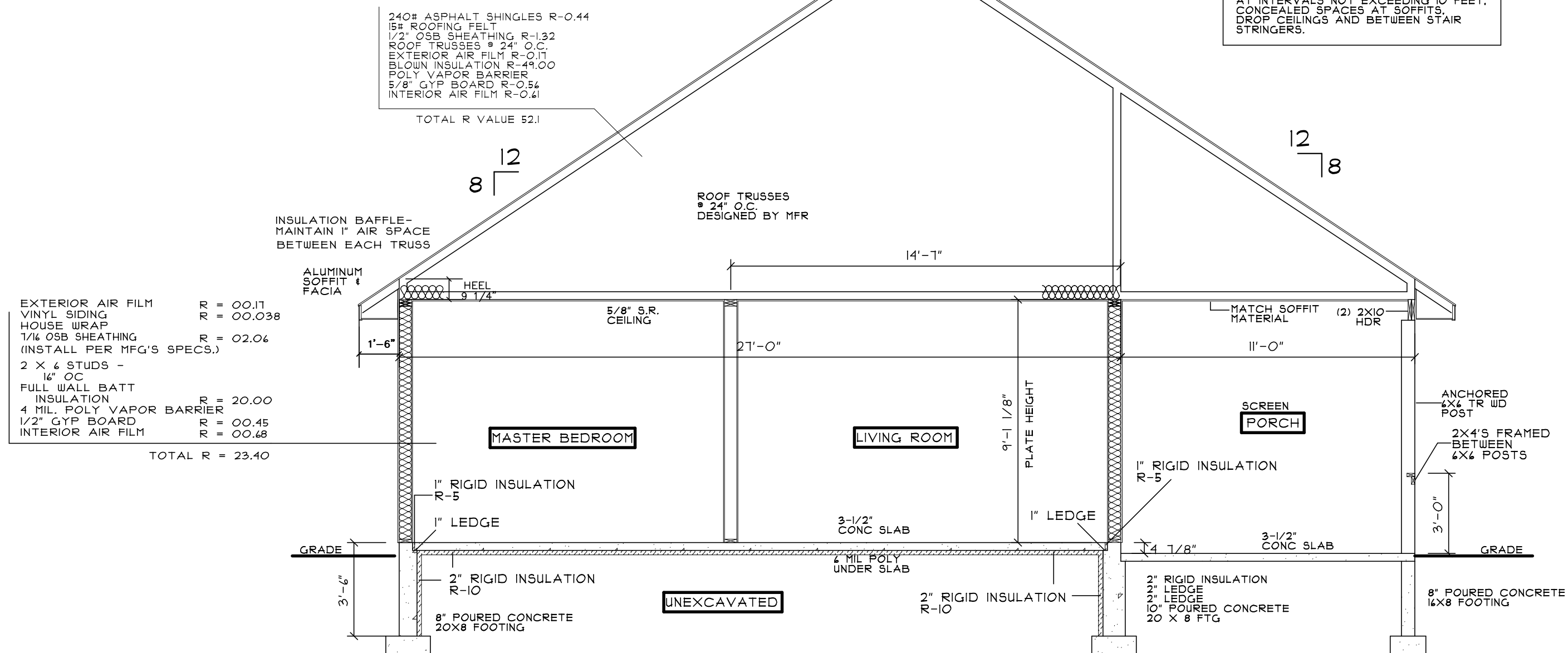
REVISION DATES
ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.
COPYRIGHT NOTICE THE FLOOR PLANS AND ELEVATIONS OF ALL PRICE CUSTOM HOMES ARE COPYRIGHTED. OUR COPYRIGHTS HAVE BEEN RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PRICE CUSTOM HOMES.
RESIDENCE FOR: RIVERWALK MODEL ADDRESS RAMSEY LOT BLOCK DEVELOPMENT
PROJECT TITLE HUMMINGBIRD III RAMBLER
PRICE CUSTOM HOMES 1110 INDUSTRIAL CIRCLE NW SUITE E ELK RIVER, MN 55330 163-276-1191 OFFICE
MAIN FLOOR SCALE: 1/4" = 1'-0"
PLAN DATE 4-2-20
SHEET # 3 OF 8



SECTION THROUGH GARAGE
SCALE: 1/4" = 1'-0"



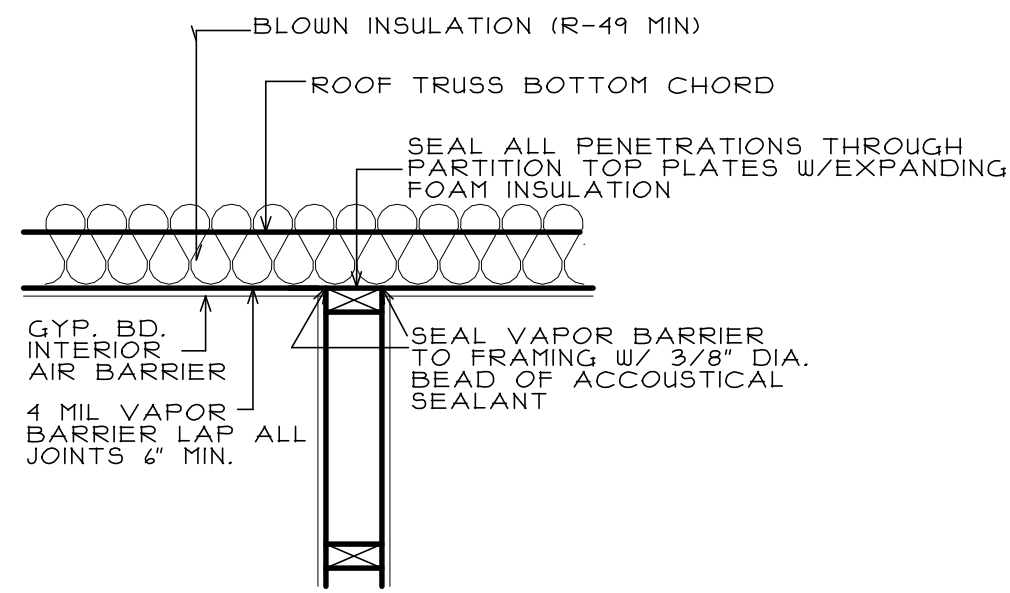
COLUMN DETAILS
SCALE: 1/2" = 1'-0"



SECTION THROUGH HOUSE
SCALE: 1/4" = 1'-0"

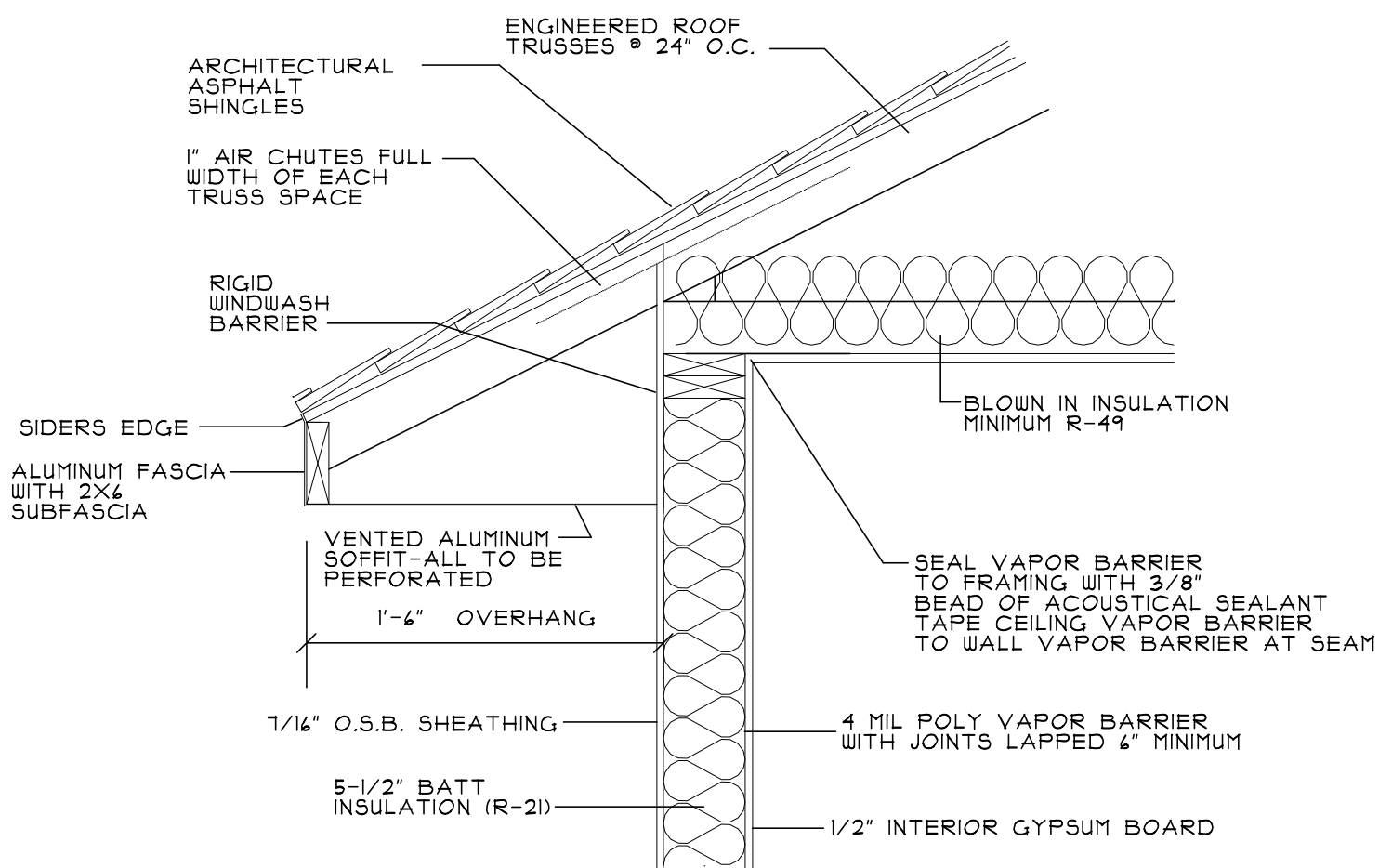
PRELIMINARY DO NOT BUILD

REVISION DATES	ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.
COPYRIGHT NOTICE	THE FLOOR PLANS AND ELEVATIONS OF ALL PRICE CUSTOM HOMES ARE BEING REPRODUCED AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PRICE CUSTOM HOMES.
RESIDENCE FOR:	RIVERWALK MODEL ADDRESS RAMSEY LOT BLOCK DEVELOPMENT
PROJECT TITLE	HUMMINGBIRD III RAMBLER
PRICE CUSTOM HOMES	1110 INDUSTRIAL CIRCLE NW SUITE E ELK RIVER, MN 55330 763-216-1191 OFFICE
SECTIONS	SCALE: AS SHOWN
PLAN DATE	4-2-20
SHEET #	4 OF 8



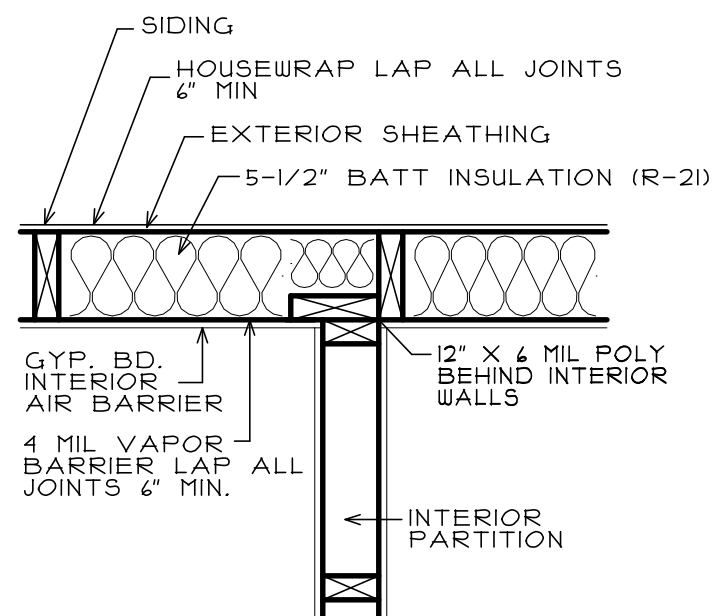
WALL ATTIC SPACE

SCALE: 1" = 1'-0"



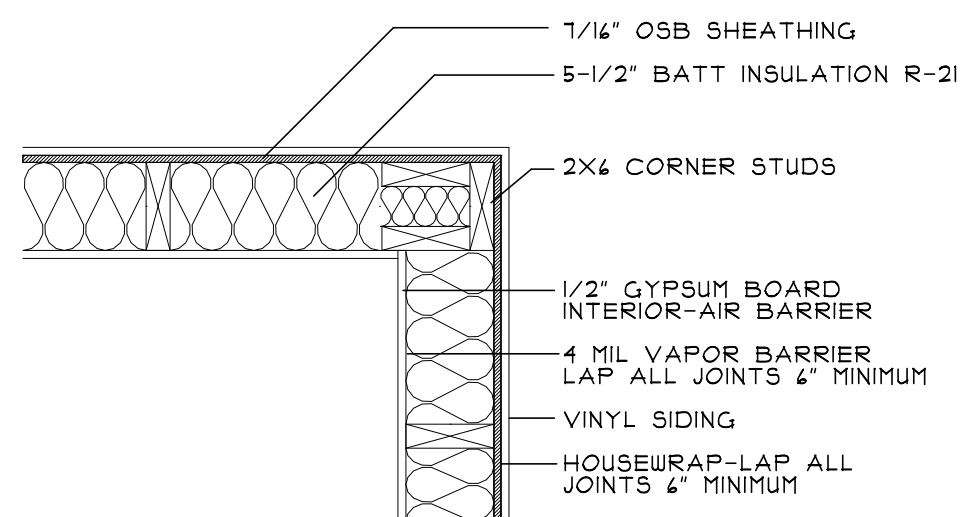
TRUSS DETAIL

SCALE: 1" = 1'-0"



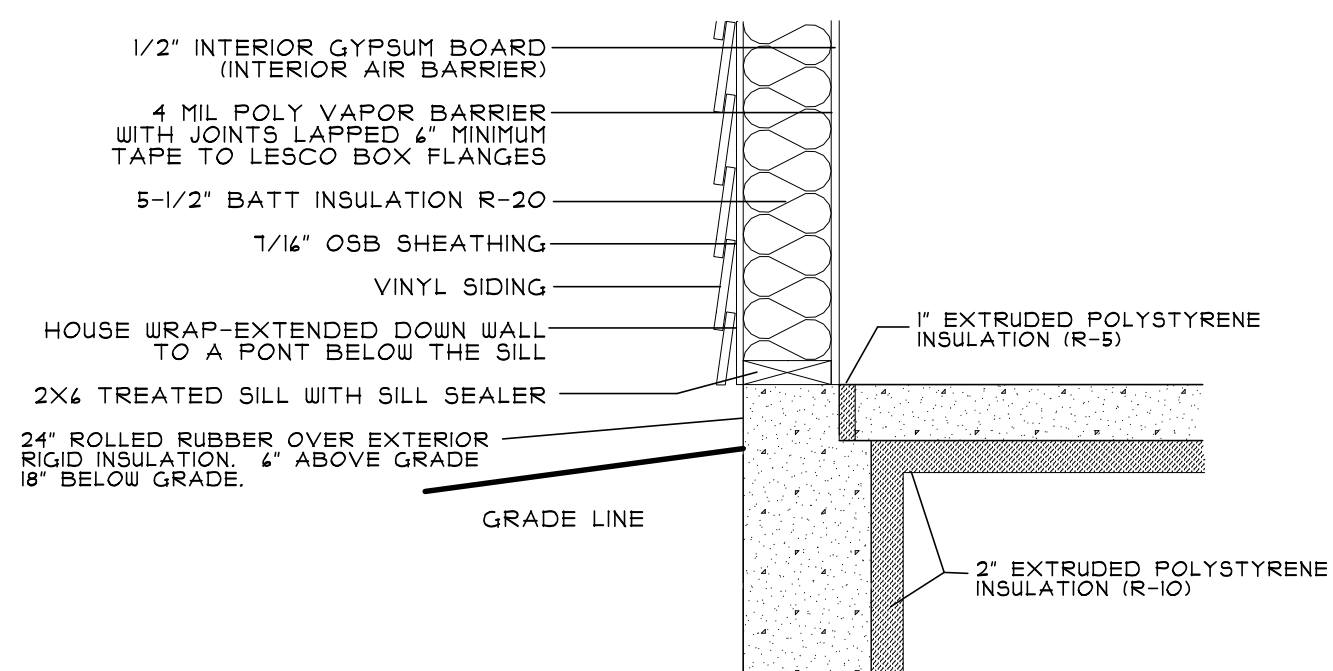
WALL INTERSECTION DETAIL

SCALE: 1" = 1'-0"



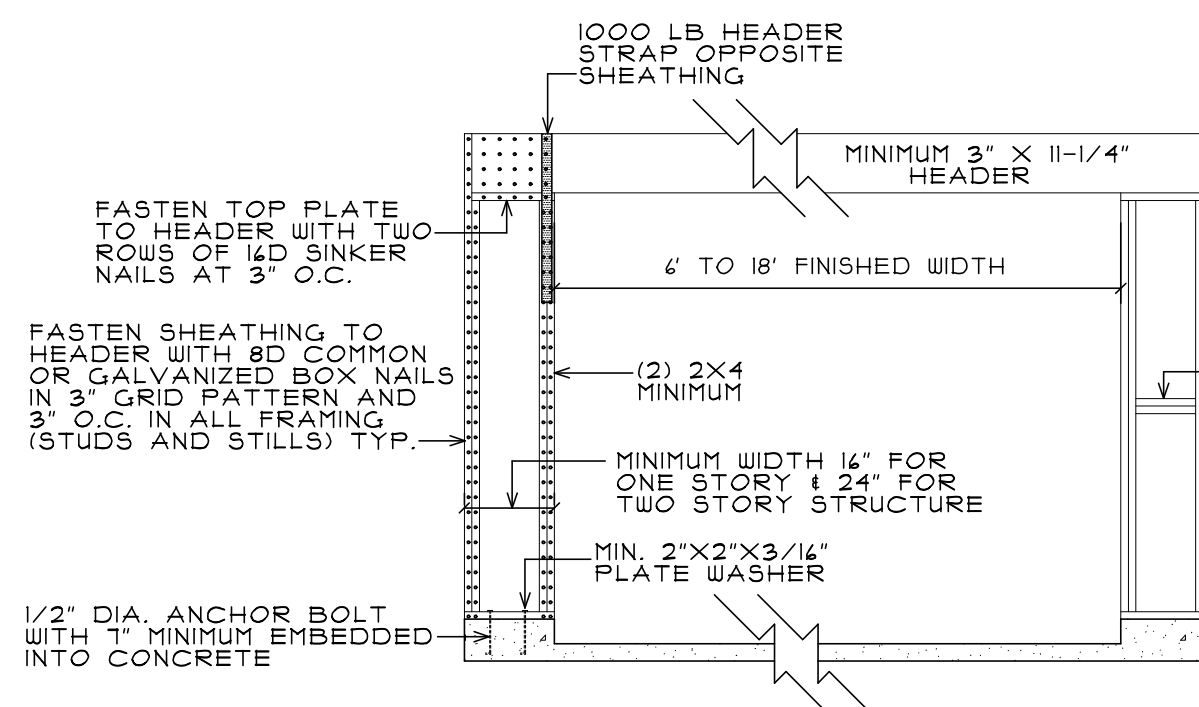
OUTSIDE CORNER DETAIL

SCALE: 1" = 1'-0"



SOG FOUNDATION DETAIL

SCALE: 1" = 1'-0"



BRACED WALL PANEL AT GARAGE DOORS

NO SCALE

CONSTRUCTION NOTES

- EXTERIOR DECKS, POSTS, ETC. TO BE GREEN TREATED OR EQUIVALENT
- WOOD ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH EARTH OR WOOD WITHIN 6" OF GRADE MUST BE TREATED OR DECAY RESISTANT.
- PROVIDE SOLID BEARING UNDER ALL BEAMS, HEADERS, AND GIRDERS TO THE FOUNDATION.
- CARPENTERS TO PROVIDE BLOCKING FOR ALL NEWEL POSTS.
- CARPENTER TO PROVIDE BLOCKING FOR ALL UPPER AND LOWER CABINETS.
- FIRESTOP SOFFITS AT CEILING.
- FIRESTOP FLUESPACES AT FLOOR & CEILING.
- PLACEMENT OF MECHANICAL COMPONENTS WILL BE DETERMINED BY BUILDING CODES AND MAY VARY FROM THAT SHOWN.
- ELECTRICAL WILL BE PROVIDED TO CODE. LOCATION OF OUTLETS MAY VARY FROM THAT SHOWN. ADDITIONS AND UPGRADES MUST BE SPECIFIED ON PLANS.
- EGRESS: ONE WINDOW IN LOWER LEVEL AND ONE WINDOW IN EACH BEDROOM MUST HAVE 5.1 SQ. FT. OF NET OPENABLE AREA WITH A MINIMUM OF 20" IN WIDTH AND 24" IN HEIGHT. MAXIMUM SILL HEIGHT ABOVE FLOOR IS 44".
- BIFOLD DOORS: 80-1/2" TRIMMERS. ROUGH OPENING TO BE 1-1/4" WIDER THAN DOOR SIZE NOTED.
- PRE-HUNG DOORS: 8" TRIMMERS. ROUGH OPENING TO BE 2" WIDER THAN DOOR SIZE NOTED.
- SAFETY GLAZING TO BE USED ON ALL GLASS IN TUB AND SHOWER AREA.
- ATTIC ACCESS REQUIRED MINIMUM 22" X 30" IN AN ACCESSIBLE LOCATION.
- SMOKE DETECTORS: INTER-CONNECTED, HARD WIRED, WITH BATTERY BACKUP-EACH LEVEL & EACH BEDROOM.
- GARAGE/HOUSE SEPARATION WALL TO BE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON GARAGE SIDE OF WALL WITH JOINTS TAPED.
- GARAGE/HOUSE SEPARATION DOOR TO BE 20 MINUTE FIRE RATED, LATCHING, AND GASKETED.
- LEGIBLE SET OF MANUFACTURERS ENGINEERED TRUSS DETAILS TO BE POSTED ON JOB SITE.
- BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.
- CONTINUOUS AIR BARRIER TO BE PROVIDED AT ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
- EXTERIOR JOINTS AND OPENINGS TO BE CAULKED, GASKETED, OR OTHERWISE SEALED IN AN APPROVED MANNER.
- 5/8" TYPE "X" GYP/BD REQUIRED ON INSIDE OF ANY ENCLOSED SPACE UNDER STAIRS.
- FINISHED LOWER LEVEL WALLS SHALL HAVE TREATED BOTTOM PLATE WHEN IN CONTACT WITH CONCRETE FLOOR.
- ALL CONSTRUCTION MATERIALS SHALL MEET BUILDING CODES AND MAY BE CHANGED AT THE BUILDER'S DISCRETION.
- CARPENTER TO PROVIDE WINDWASH 18" FROM BOTTOM OF TRUSS CORD & UP.
- MOISTURE BARRIER TO BE INSTALLED BEHIND ANY FACE BRICK.

REVISION DATES

COPYRIGHT NOTICE

RESIDENCE FOR:

PROJECT TITLE

PRICE CUSTOM HOMES

DETAILS

SCALE: AS SHOWN

PLAN DATE: 4-2-20

SHEET # 5 OF 8

ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.

THE FLOOR PLANS AND ELEVATIONS HAVE BEEN PREPARED BY PRICE CUSTOM HOMES. ANY CHANGES TO THESE PLANS MUST BE GIVEN TO OR USED BY ANOTHER PERSON OR COMPANY WITHOUT WRITTEN PERMISSION.

RIVERWALK MODEL ADDRESS RAMSEY LOT BLOCK DEVELOPMENT

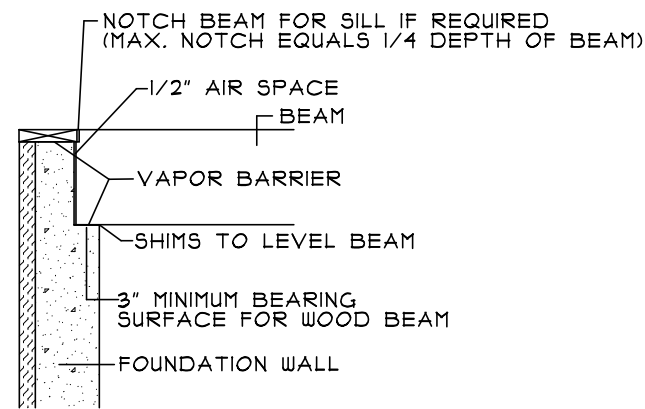
HUMMINGBIRD III RAMBLER

110 INDUSTRIAL CIRCLE NW SUITE E ELK RIVER, MN 55330 763-276-7197 OFFICE

PRICE CUSTOM HOMES

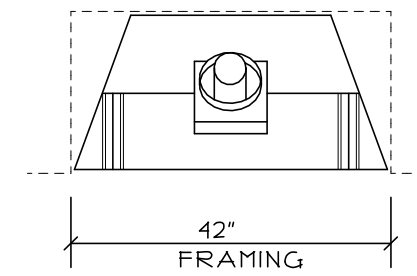
PRICE CUSTOM HOMES

PRELIMINARY

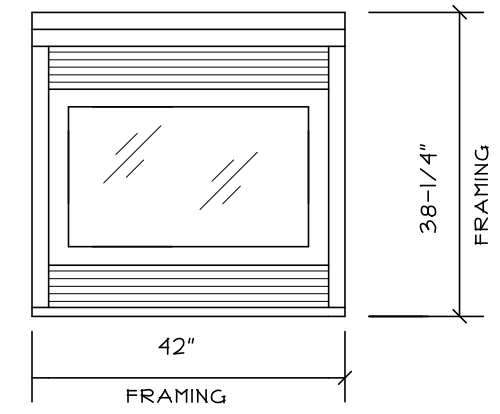


**BEAM POCKET DETAIL
IF APPLICABLE**

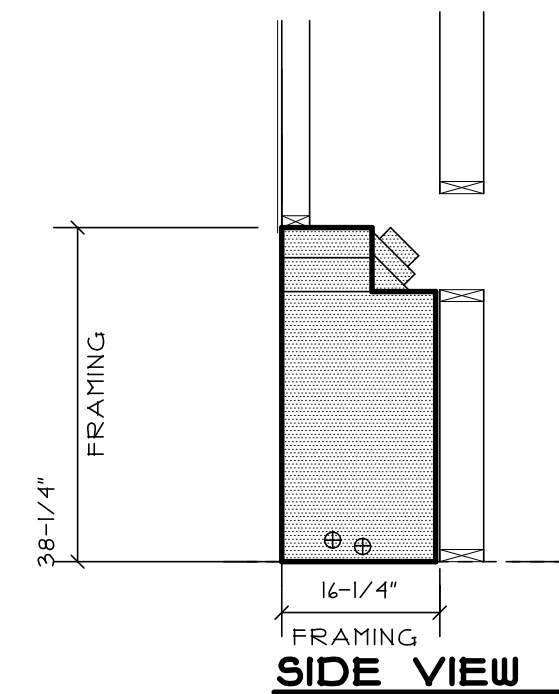
SCALE: 1/2" = 1'-0"



TOP VIEW

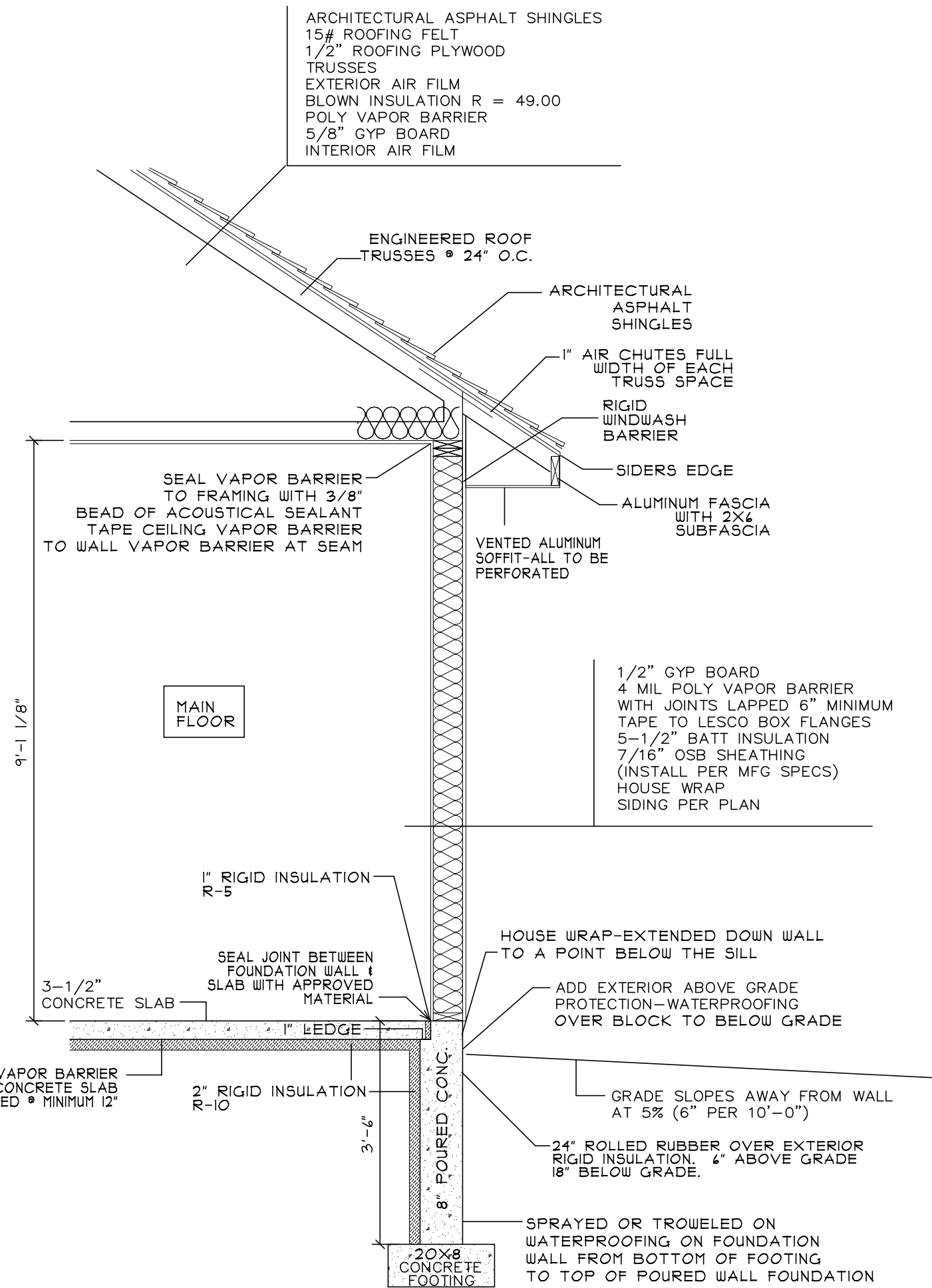


FRONT VIEW



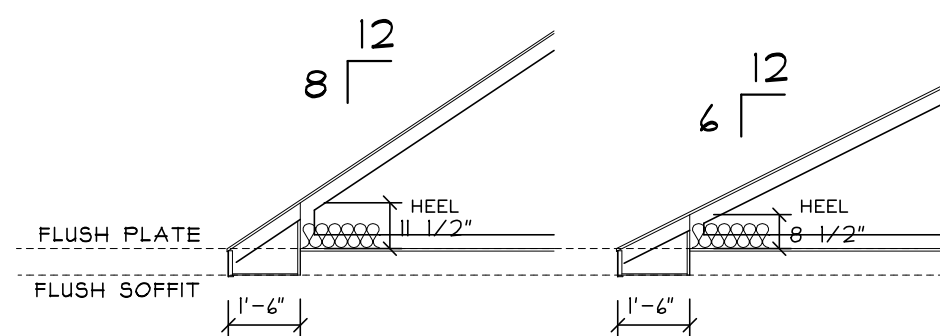
SIDE VIEW

**OPTIONAL
SL150 GAS FP
REAR VENTED
NO SCALE**



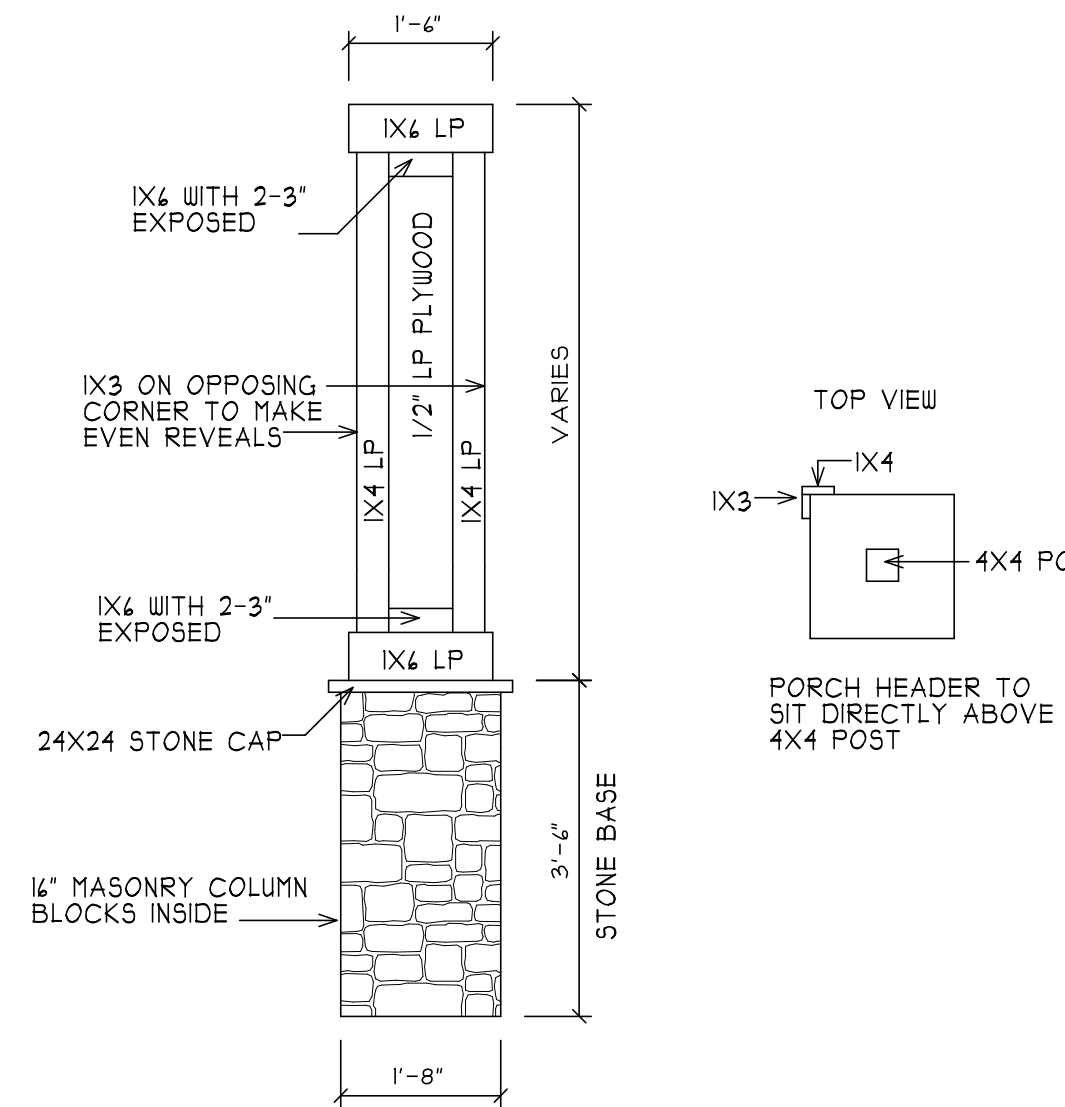
**RAMBLER SOG
WALL SECTION**

SCALE: 1/2" = 1'-0"



HEEL HEIGHT DETAIL

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



**OPTIONAL COLUMN
DETAILS**

SCALE: 1/2" = 1'-0"

PRELIMINARY DO NOT BUILD

REVISION DATES

ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.

COPYRIGHT NOTICE
THE FLOOR PLANS AND ELEVATIONS OF ALL PRICE CUSTOM HOMES ARE SOLELY THE PROPERTY OF PRICE CUSTOM HOMES. NO PARTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION.

RESIDENCE FOR:
RIVERWALK MODEL
ADDRESS
RAMSEY
LOT BLOCK DEVELOPMENT

PROJECT TITLE:
HUMMINGBIRD III
RAMBLER

PRICE CUSTOM HOMES
1110 INDUSTRIAL CIRCLE NW
SUITE E
ELK RIVER, MN 55330
763-276-7197 OFFICE



SECTIONS

SCALE: AS SHOWN

PLAN DATE: 4-1-20

SHEET # 6 OF 8

RADON MITIGATION SYSTEM

RADON MITIGATION-PASSIVE SYSTEM

1. SUBFLOOR PREPARATION

CLAY JOBS

ALL INTERIOR BASEMENT FLOOR SPACE TO BE BACKFILLED WITH AGGREGATE APPROXIMATELY 8" DEEP. THE AGGREGATE SHALL CONSIST OF MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.

SAND SUPPLIED BY EXCAVATOR
SAND INSTALLED BY EXCAVATOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE INSTALLED BY EXCAVATOR

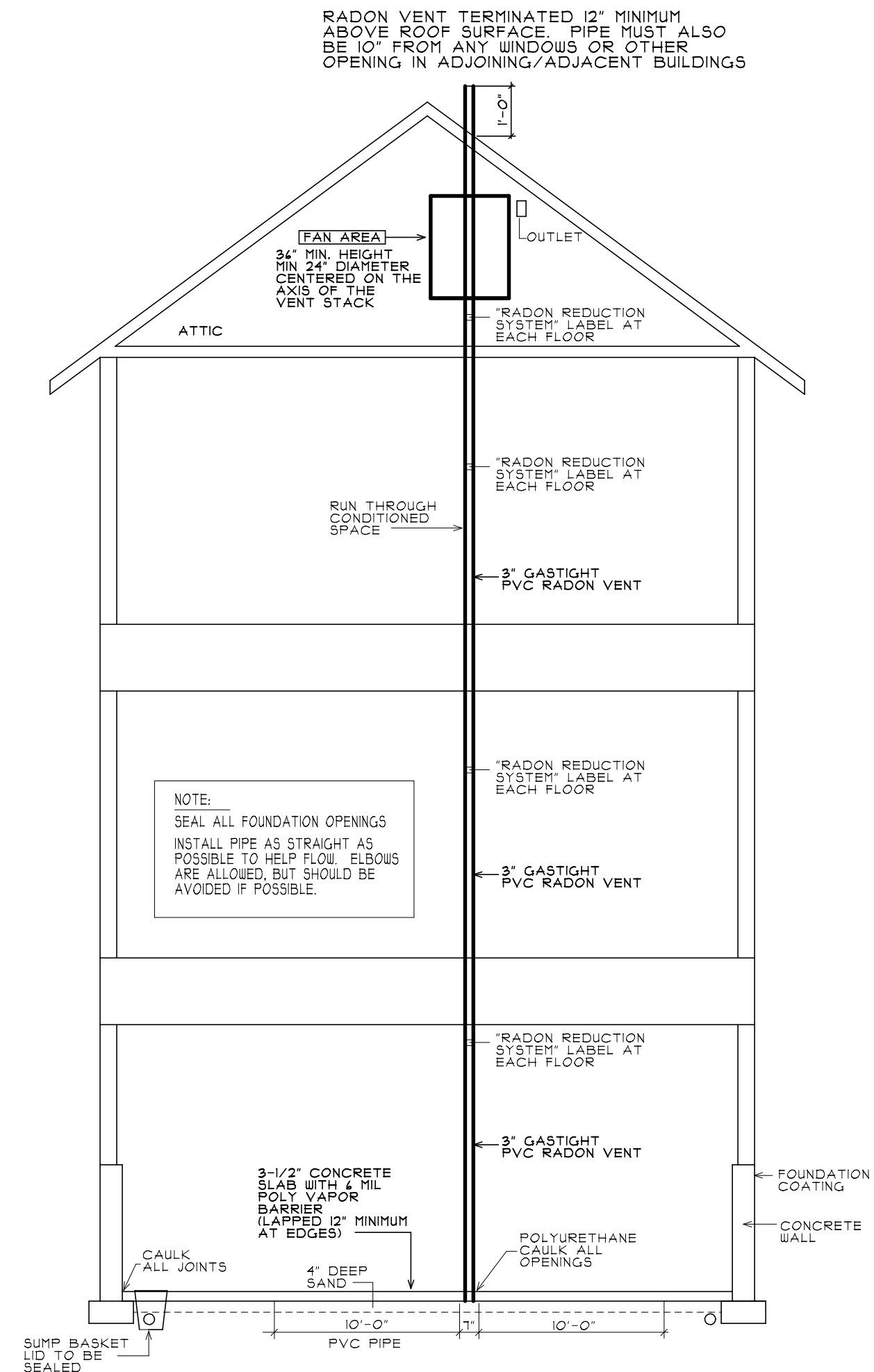
RADON MITIGATION-ALTERNATIVE PASSIVE SYSTEM

SAND JOBS

A FOUNDATION DRAIN PIPE SYSTEM INSTALLED UNDER CONCRETE FLOOR SLAB AREAS, CONSISTING OF A CONTINUOUS LOOP OF MINIMUM 4" PERFORATED PIPE SHALL BE LAID IN THE SUB-GRADE WITH THE TOP OF THE PIPE LOCATED APPROXIMATELY 1 INCH BELOW THE CONCRETE SLAB. THE LOOP OF PERFORATED PIPE MUST BE BURIED 4 INCHES DEEP IN A GAS-PERMEABLE LAYER OF CLEAN SAND FILL.

SAND SUPPLIED BY WATERPROOFING CONTRACTOR
SAND INSTALLED BY WATERPROOFING CONTRACTOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE SUPPLIED BY WATERPROOFING CONTRACTOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE INSTALLED BY WATERPROOFING CONTRACTOR

2. SOIL GAS RETARDER (6 MIL POLY) THE SOIL IN BASEMENT FLOOR AREAS SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6 MIL POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED A MINIMUM OF 12 INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA.
6 MIL POLY SUPPLIED AND INSTALLED BY CONCRETE SUBCONTRACTOR.
3. FLOOR OPENINGS-OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES, OR OTHER OBJECTS THAT PENETRATE CONCRETE SLABS OR OTHER FLOOR ASSEMBLIES SHALL BE FILLED WITH A POLYURETHANE CAULK.
4. CONCRETE JOINTS-ALL CONCRETE JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, AND ANY OTHER JOINTS IN CONCRFETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. GAPS OR JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK.
5. CONDENSATION DRAINS-SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
6. SUMPS-SUMP PITS SERVING AS THE TERMINATION POINT FOR SUB-SLAB OR INTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET.
7. VENT PIPE-A PLUMBING TEE CONNECTION SHALL BE INSERTED HORIZONTALLY BENEATH THE POLY WITH ONE 10 FOOT SECTION OF A PERFORATED PIPE CONNECTED TO EACH SIDE OF THE "T" FITTING AND THEN CONNECTED TO A 3 OR 4 INCH DIAMETER FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING. THE VENT PIPE SHALL BE OF SOLID PIPING MATERIAL AND SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, TERMINATED AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING TGHAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING.
8. VENT PIPE DRAINAGE-ALL COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR POLY.
9. VENT PIPE ACCESSIBILITY-RADON VENT PIPES SHALL PROVIDE ENOUGH SPACE AROUND THE PIPE FOR FUTURE INSTALLATION OF A FAN SYSTEM. THE SPACE PROVIDED FOR INSTALLATION OF A FUTURE FAN SHLL BE A MINIMUM OF 24 INCHES IN DIAMETER, CENTERED ON THE AXIS OF THE VENT STACK, AND SHALL EXTEND FOR A MINIMUM VERTICAL DISTANCE OF 3 FEET.
10. VENT PIPE IDENTIFICATION-ALLJ RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ: "RADON REDUCTION SYSTEM".
11. POWER SOURCE-TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC LOCATION OF VENT PIPE FANS.



PASSIVE RADON SYSTEM

PRELIMINARY DO NOT BUILD

REVISION DATES	ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.
COPYRIGHT NOTICE	THE FLOOR PLANS AND ELEVATIONS OF ALL PRICE CUSTOM HOMES ARE BEING PROVIDED AND WILL CONTINUE TO BE PROVIDED TO YOU. THESE PLANS MAY NOT BE GIVEN TO OR USED BY ANY OTHER PERSON OR COMPANY WITHOUT WRITTEN PERMISSION.
RESIDENCE FOR:	RIVERWALK MODEL ADDRESS RAMSEY LOT BLOCK DEVELOPMENT
PROJECT TITLE	HUMMINGBIRD III RAMBLER
PRICE CUSTOM HOMES 1110 INDUSTRIAL CIRCLE NW SUITE E ELK RIVER, MN 55330 163-276-1191 OFFICE	PRICE CUSTOM HOMES
ENERGY CODE	SCALE: AS SHOWN
PLAN DATE: 4-2-20	SHEET # 7 OF 8

2015 CODE REQUIREMENTS

HVAC

ALL HVAC MUST BE RUN WITHIN THERMAL ENVELOPE (CONDITIONED SPACE)
DUCTWORK CANNOT BE EMBEDDED IN INSULATION

BLOWER DOOR TESTING REQUIRED

BLASTER DOOR TESTING NOT REQUIRED
SO LONG AS ALL HVAC IS WITHIN THE THERMAL ENVELOPE

ALL RETURN AIR DUCTING MUST BE HARD PIPED
NO FRAMING SHEETROCK CAVITIES

ALL DUCTWORK MUST BE SEALED WITH U.L. APPROVED MATERIALS
ALUMINUM TAPE IS NOT U.L. APPROVED FOR THIS APPLICATION

THE MINIMUM VERTICAL CLEARANCE BETWEEN CONTAMINANT SOURCE
AND AN OUTDOOR INTAKE HAS INCREASED FROM 2" TO 3"

FALL PROTECTION

OPERABLE WINDOWS TO COMPLY WITH ASTM F 2090

ENERGY

ATTICS MINIMUM R-49, EXTERIOR WALLS R-20
BASEMENT WALLS AT FOUNDATION R-15
R-10 MINIMUM OUTSIDE
R-5 INSIDE IN LOCATIONS REQUIRED BY CODE (R402.1.1 & R402.4.1.2)

FLOOR CANTILEVERS AND TUCKUNDERS R-30

BLOWER DOOR TESTING REQUIRED BEFORE CERTIFICATE OF OCCUPANCY

CONCRETE

ALL HOUSE STRIP FOOTINGS TO BE 5000 PSI

FRAMING

ALL SILL PLATES TO OVERHANG FOUNDATION BY 2".
USE 2X4 TREATED LSL AT WALKOUT
USE 2X8 BORATE TREATED SPF OTHER LOCATIONS

WINDOW & DOOR NOTES

EGRESS...ONE WINDOW IN LOWER LEVEL AND ONE WINDOW IN EACH
BEDROOM MUST HAVE 5.7 SQ. FT. OF NET OPENABLE AREA WITH A
MINIMUM OF 20" IN WIDTH AND 24" IN HEIGHT. MAXIMUM SILL HEIGHT
ABOVE FLOOR IS 44".

BLOCK ALL EXTERIOR PATIO DOORS WITH NO DECK ATTACHED SO
DOOR CANNOT BE OPENED MORE THAN 4".

GARAGE/HOUSE SEPARATION DOOR TO BE 20 MINUTE FIRE RATED,
LATCHING & GASKETED.

ALL VEHICLE ACCESS DOORS MUST BE RATED TO WITHSTAND 90 MPH
WIND LOADS. APPROVED ASSEMBLIES MUST BE MARKED OR LABELED
AS COMPLIANT WITH ANSI/D5MA108.

DOUBLE STUD EACH SIDE OF DOOR OPENING FOR TRIM

ROUGH OPENING SCHEDULE

ITEM	ROUGH OPENING
ALL WINDOWS-ADD 1/2" TO HEIGHT AND 1/2" TO WIDTH	
6068 PATIO DOOR	74" X 83"
8080 PATIO DOOR	99" X 99"
2868 EXTERIOR GARAGE DOOR	34" X 83"
3068 EXTERIOR FRONT DOOR	38" X 83"
3068 FRONT DOOR WITH 1 S.L.	50-1/2" X 82"
3068 FRONT DOOR WITH 2 S.L.	62-1/2" X 82"
3068 FRONT DOOR 1 S.L. & TRANSOM	50-1/2" X 94"
3068 FRONT DOOR 2 S.L. & TRANSOM	62-1/2" X 94"
2068 PREHUNG INTERIOR	26" X 83"
2468 PREHUNG INTERIOR	30" X 83"
2668 PREHUNG INTERIOR	32" X 83"
2868 PREHUNG INTERIOR	34" X 83"
3068 PREHUNG INTERIOR	38" X 83"
2068 BIFOLD	82" X 25-1/2"
2668 BIFOLD	82" X 31-1/2"
3068 BIFOLD	82" X 31-1/2"
4068 BIFOLD	82" X 49-1/2"
5068 BIFOLD	82" X 61-1/2"
6068 BIFOLD	82" X 73-1/2"

STAIR & RAILING NOTES

EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE
OF NOT LESS THAN 6'-8".

CARPENTER TO PROVIDE BLOCKING FOR NEWEL POSTS.

TOP OF HANDRAILS TO BE MOUNTED AT 36" ABOVE FRONT
EDGE OF TREAD NOSING-CONTINUOUS FULL LENGTH OF
STAIRS. TURN ENDS INTO NEWEL POST OR WALL.

RAILINGS ARE AT MINIMUM 36" HEIGHT WITH MAXIMUM LESS
THAN 4" BETWEEN INTERMEDIATE RAILS.

STAIRS 4" MINIMUM RISE AND 1-3/4" MAXIMUM RISE. STAIR
TREADS MINIMUM 10" RUN ON ALL STAIRS. ANY RISER OR
TREAD SHALL NOT EXCEED OTHERS BY 3/8".

EXTERIOR STAIR SHALL BE PROVIDED WITH AN ARTIFICIAL
LIGHT SOURCE IN THE IMMEDIATE VICINITY OF
THE TOP LANDING OF THE STAIRWAY.

FOUNDATION NOTES

FOUNDATION ANCHORAGE
PROVIDE MINIMUM 1/2" BOLTS WITH AT LEAST 2 PER PIECE AND PLACED
BETWEEN 3-1/2" TO 12" FROM ENDS OF EACH BOARD. SPACED A
MAXIMUM OF 4" O.C. BOLTS SHALL HAVE MINIMUM 1" EMBEDMENT IN
CONCRETE AND BE CAPPED WITH NUTS AND WASHERS. LATERALLY
SUPPORTED FOUNDATION WALL REQUIREMENT-2" WASHER, .125" THICK,
AND COUNTER SUNK .25"

FOUNDATION WATERPROOFING MEMBRANE.
CONCRETE AND MASONRY FOUNDATION WALLS THAT RETAIN EARTH AND
ENCLOSE INTERIOR SPACES SHALL BE WATERPROOFED WITH AN
APPROVED MATERIAL FROM TOP OF FOOTING TO FINISHED GRADE.
JOINTS SHALL BE LAPPED AND SEALED.

VAPOR RETARDER REQUIRED BETWEEN CONCRETE FLOOR SLAB AND
SUB-GRADE. GARAGE IS EXCLUDED.

APPROVED FOUNDATION DRAINAGE SYSTEM REQUIRED (R405.1)

DRAFTSTOPPING REQUIRED. CONCEALED AREA NOT TO EXCEED 1000 SQ. FT.

ALL WATER FROM FOUNDATION DRAINS OR SUMPS MUST BE PUMPED OR
DRAINED DIRECTLY TO THE EXTERIOR THROUGH RIGID PLASTIC OR
STEEL PIPING. NO SUMP WATER IS ALLOWED TO BE PUMPED INTO FLOOR
DRAINS, SINKS, OR ANY OTHER ACCESS TO SANITARY SEWER.

SUB-SLAB DEPRESSURIZATION SYSTEM REQUIRED (RADON REDUCTION
SYSTEM) PER MNRC 1322.2103 SECTION 103.4

PROVIDE CONNECTION LOCATION POINT FOR ELECTRICAL SERVICE TO
CONCRETE-ENCASED ELECTRODE. CONCRETE ENCASED ELECTRODE
MAY BE REQUIRED.

PROVIDE CLEARANCE TO COMBUSTIBLES PER MECHANICAL CODE FOR
ALL VENTS/CHIMNEYS CONVEYING COMBUSTION PRODUCTS.

PROVIDE OUTSIDE COMBUSTION AIR TO FURNACE AREA OR THE RETURN
AIR DUCT.

PROVIDE CORE FILL AND VERTICAL REINFORCEMENT A MINIMUM OF SIX
FEET ON CENTER PER MN BLDG CODE 1303-1900

PROVIDE 6" WOOD/EARTH SEPARATION

FROST FOOTING MINIMUM 42" DEPTH.

PLAN CHANGES

4-2-20 RFI # 02TI (ADAM)

ORIGINAL PLAN ORDER, HUMMINGBIRD III THAT IS 38" WIDE AND 10' DEEP
REMOVE LINEN IN MASTER BATHROOM

ALL MEASUREMENTS AND
LOCATIONS OF ALL
OBJECTS HAVE BEEN
PLACED AS ACCURATELY
AS POSSIBLE. SOME
ADJUSTMENTS MAY BE
NECESSARY IN THE ACTUAL
CONSTRUCTION DUE TO
STRUCTURAL FRAMING AND
OTHER FIELD
CONSIDERATIONS.

COPYRIGHT NOTICE

THE FLOOR PLANS AND ELEVATIONS
HEREON ARE THE PROPERTY OF
PRICE CUSTOM HOMES. ALL RIGHTS
ARE RESERVED. NO PARTS
HEREOF ARE TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF
PRICE CUSTOM HOMES.

RESIDENCE FOR:

RIVERWALK MODEL
ADDRESS
RAMSEY
LOT BLOCK
DEVELOPMENT

PROJECT TITLE

HUMMINGBIRD III
RAMBLER

PRICE CUSTOM HOMES 1110 INDUSTRIAL CIRCLE NW SUITE E ELK RIVER, MN 55330 763-216-1191 OFFICE



CALCULATIONS NO SCALE

PLAN DATE 4-2-20

SHEET # 8 OF 8

GENERAL PLAN NOTES

ALL INTERIOR WALLS 3-1/2" UNLESS NOTED OTHERWISE. ALL INTERIOR
PLUMBING WALLS 5-1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS
ARE 45 DEGREES UNLESS NOTED OTHERWISE.

ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO
HAVE 5/8" FIRECODE GYPSUM BOARD.

TOWEL BARS MOUNTED AT 54" AND TOILET PAPER HOLDERS MOUNTED AT 24"
SAFETY GLAZING GLASS TO BE USED ON ALL GLASS IN TUB AND
SHOWER AREA.

ATTIC ACCESS REQUIRED MINIMUM 22" X 30" IN AN ACCESSIBLE LOCATION.

SMOKE DETECTORS INTERCONNECTED, HARD WIRED, WITH BATTERY
BACKUP EACH LEVEL AND EACH BEDROOM.

SUMP BASKET COVER TO BE SECURED.

GARAGE/HOUSE SEPARATION WALL TO BE ONE HOUR FIRE RESISTIVE
CONSTRUCTION ON GARAGE SIDE OF WALL WITH JOINTS TAPED.

LEGIBLE SET OF MANUFACTURERS ENGINEERED TRUSS DETAILS TO BE
POSTED ON JOB SITE.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY
HAS BEEN ISSUED.

CONTINUOUS AIR BARRIER TO BE PROVIDED AT ALL ELECTRICAL,
MECHANICAL, AND PLUMBING PENETRATIONS.

5/8" TYPE "X" GYP/BD REQUIRED ON INSIDE OF ANY ENCLOSED
SPACE UNDER STAIRS.

EVERY PERSON PERFORMING WORK FOR WHICH THE CODE IS APPLICABLE
SHALL COMPLY WITH THE CODE.

CARBON MONOXIDE DETECTORS ARE REQUIRED WITHIN 10 FEET OF
EACH ROOM LAWFULLY USED FOR SLEEPING PURPOSES.

EXHAUST FANS MUST BE VENTED TO OUTSIDE AIR.

INSULATE DUCT IN UNHEATED AREAS.