GENERAL NOTES

DO NOT SCALE DRAWINGS. ANY CONFLICTS OR MISSING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDER AND/OR DESIGNER.

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2020 MINNESOTA RESIDENTIAL CODE, 2020 MINNESOTA ENERGY CODE AND 2020 MEC

RE: STRUCTURAL FOR ALL LOADS AND HEADER SIZES

INTERIOR CONSTRUCTION

WALLS:
ALL ANGLED WALLS ARE 45°U.N.O.
PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL USABLE AREAS UNDERNEATH STAIRS

BARTOP TOP PLATE TO BE @ 34 1/2" A.F.F.

CEILINGS:
CATHEDRAL CEILING BEAM TO BE FURRED OUT TO 6" WIDE

DOORS:
ALL SHEETROCK ARCHES (SRA) AS FOLLOWS:
BOT OF ARCH @ 82" A.F.F. WITH TOP OF ARCH @ 92" A.F.F.

INTERIOR DOORS TO BE TWO PANEL COLONIAL INTERIOR PASSAGE DOORS
HEADER HEIGHT FOR GARAGE OHD TO BE @ 85 1/4"
HEADER HEIGHT FOR GARAGE ENTRY DOOR TO BE 81 1/2"
DOOR CONNECTING GARAGE AND HOUSE TO BE SELF CLOSING 1 3/8" THICK STEEL, INSULATED, 20 MINUTE FIRE RATED, GASKET AND SEALED PER LOCAL CODES

SRO (SHEET ROCK OPENINGS) AND SRA (SHEETROCK ARCHES):
REFER TO FLOOR PLANS FOR ALL SRO AND SRA WIDTHS
ALL SRO AND SRA HEIGHTS TO BE 12" BELOW SPECIFIED CEILING

WINDOWS: R1C310
PROVIDE 1/2" ADDITIONAL ROUGH OPENING HEIGHT AT ALL WINDOWS
DEFINITION OF WINDOW TAG EXAMPLED: 3050 SH DL @ 6'-8" HEADER HEIGHT= 36" X 60" SINGLE HUNG DIVIDED LITE @ 6'-8" A.F.F.

LIGHTING:
VANITY FIXTURES TO BE MOUNTED @ 87" A.F.F. TO THE CENTERLINE
COACH LIGHTS TO BE MOUNTED 5'-10" A.F.F. TO THE CENTERLINE

CABINETS:
KITCHEN AND UTILITY CABINETS: COUNTERTOP @ 36"
BATHROOM CABINETS: COUNTERTOP @ 34"
PROVIDE CROWN MOULDING AS SPECIFIED @ KITCHEN WALL CABINETS

GARAGE:
PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS AND CEILING.
SLOPE FLOOR, FULL WIDTH, 1% FROM REAR WALL TO OHD, U.N.O.

STAIRS: IRC311.5
STAIR WIDTH SHALL BE NO LESS THAN 36"
ALL RISERS TO BE 7 3/4" MAX AND MAY NOT VARY MORE THAN 3/8" IN HEIGHT
ALL TREADS TO BE NO LESS THAN 10"
HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS AT NO LESS THAN 34" OR MORE THAN 38" A.F.F.

EXTERIOR CONSTRUCTION

STONE VENEER:
THIN SET STONE VENEER OR PANELIZED REPLICA STONE, STACK NATURALLY AND CONFORM WITH ALL STANDARD INDUSTRY PRACTICES AND ALL APPLICABLE IRC CODES

WALLS:
ALL EXTERIOR WALLS TO BE 2X6 STUDS, UNLESS NOTED OTHERWISE

PORCHES:
ALL PORCHES AND PATIO SOFFITS TO BE VINYL AND MATCH SOFFIT MATERIAL AT EAVES

ROOFS:
TERMINATION OF FASCIA AT GABLES WILL BE HELD 1 INCH OFF THE SHINGLES

EXIT DOORS:
INSTALL "Z" FLASHING OVER ALL EXPOSED EXTERIOR DOORS

ADDRESS BLOCK:
SHALL BE MOUNTED IN STONE WAINSCOT WITH TOP OF 36" A.F.F.

EXTEIOR TRIM:
ALL WINDOW AND DOOR TRIM TO BE 45 DEGREE MITER

SOFFITS:
SOFFITS AT ALL GABLES TO BE 12" VINYL
SOFFITS AT ALL HIPS TO BE 12" VINYL

CODE INFORMATION

CONSTRUCTION TYPE: 5B
OCCUPANCY: R3, U (garage)
2020 MINNESOTA RESIDENTIAL CODE
2020 MINNESOTA ENERGY CODE
2020 NEC

CONSULTANTS

DESIGNER

NASH AND ASSOCIATES ARCHITECTS
8003 118th AVE NE
KIRKLAND, WA 98033
PHONE: (425) 242-7490

STRUCTURAL ENGINEER

HANSON GROUP
3407 KILMER LANE N. SUITE #4
PLYMOUTH, MN 55441
PHONE: (612) 708-3572

LGI HOMES®

AFTON PLAN

FLOOR AREAS	
MAIN	636
UPPER	860
TOTAL	1496
GARAGE	403
COVERED PORCH	40

CAMDEN PLAN

FLOOR AREAS	
MAIN	748
UPPER	1001
TOTAL	1749
GARAGE	404
COVERED PORCH	22

HAYES PLAN

FLOOR AREAS	
MAIN	883
UPPER	1189
TOTAL	2072
GARAGE	401
COVERED PORCH	24

SHEET INDEX

C - COVER SHEET
A1 - SLAB FOUNDATION (2)
A2 - MAIN FLOOR PLAN (2)
A3 - UPPER FLOOR PLAN (2)
A4 - FRONT AND REAR ELEVATION (2)
A5 - SIDE ELEVATIONS
A6 - ROOF PLAN
A7 - BUILDING SECTION
A8 - PARTY WALL DETAIL
A9 - ELECTRICAL PLAN (MAIN)
A10 - ELECTRICAL PLAN (UPPER)



6 UNIT BUILDING (CHP)

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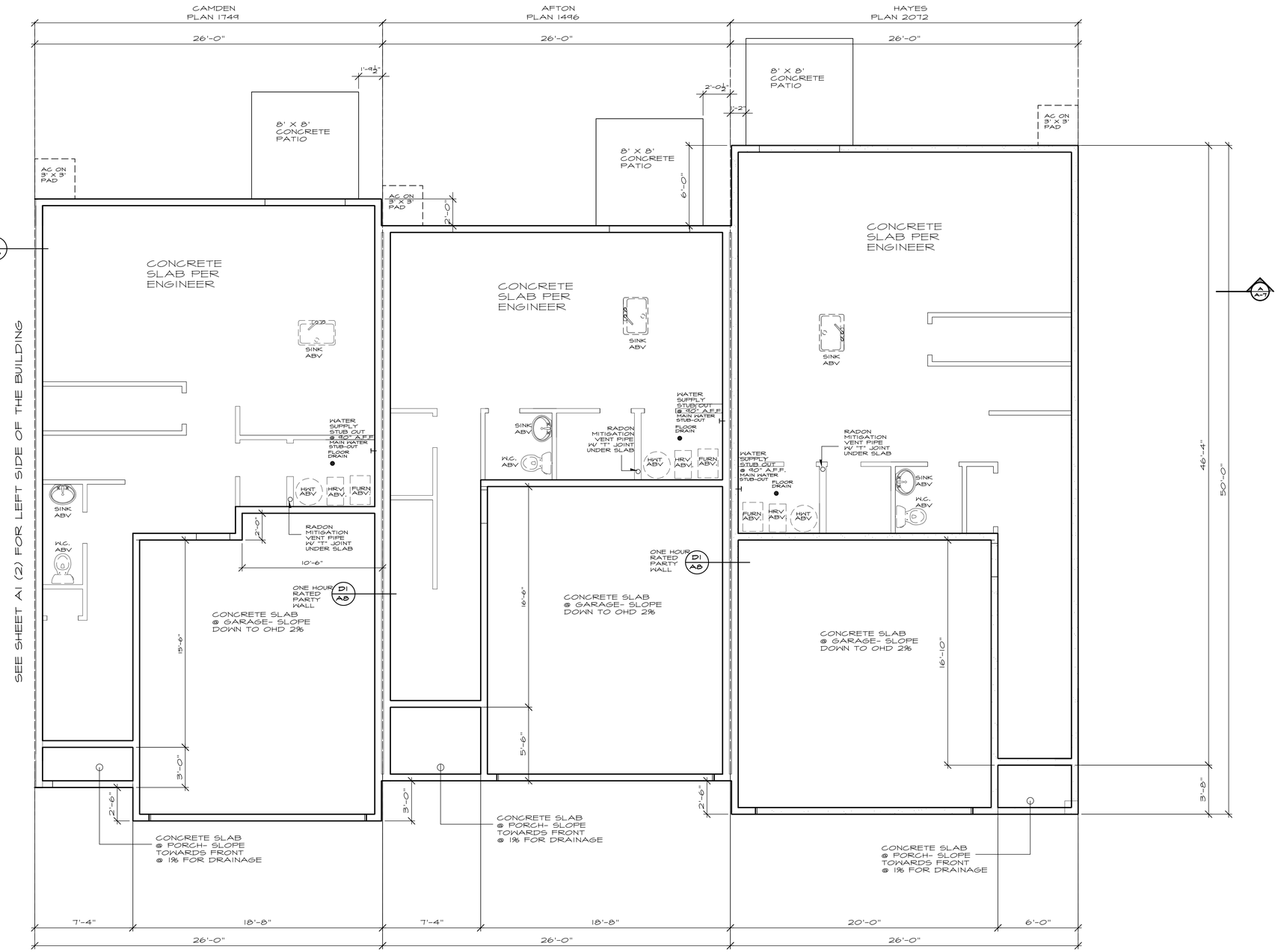
RIVENWICK VILLAGE
6 UNIT BUILDING
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:
03-06-24
04-30-24
04-23-25
06-09-25

drawn by: MWJ
checked by:

SHEET
C

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SLAB FOUNDATION

SEE GENERAL NOTES

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

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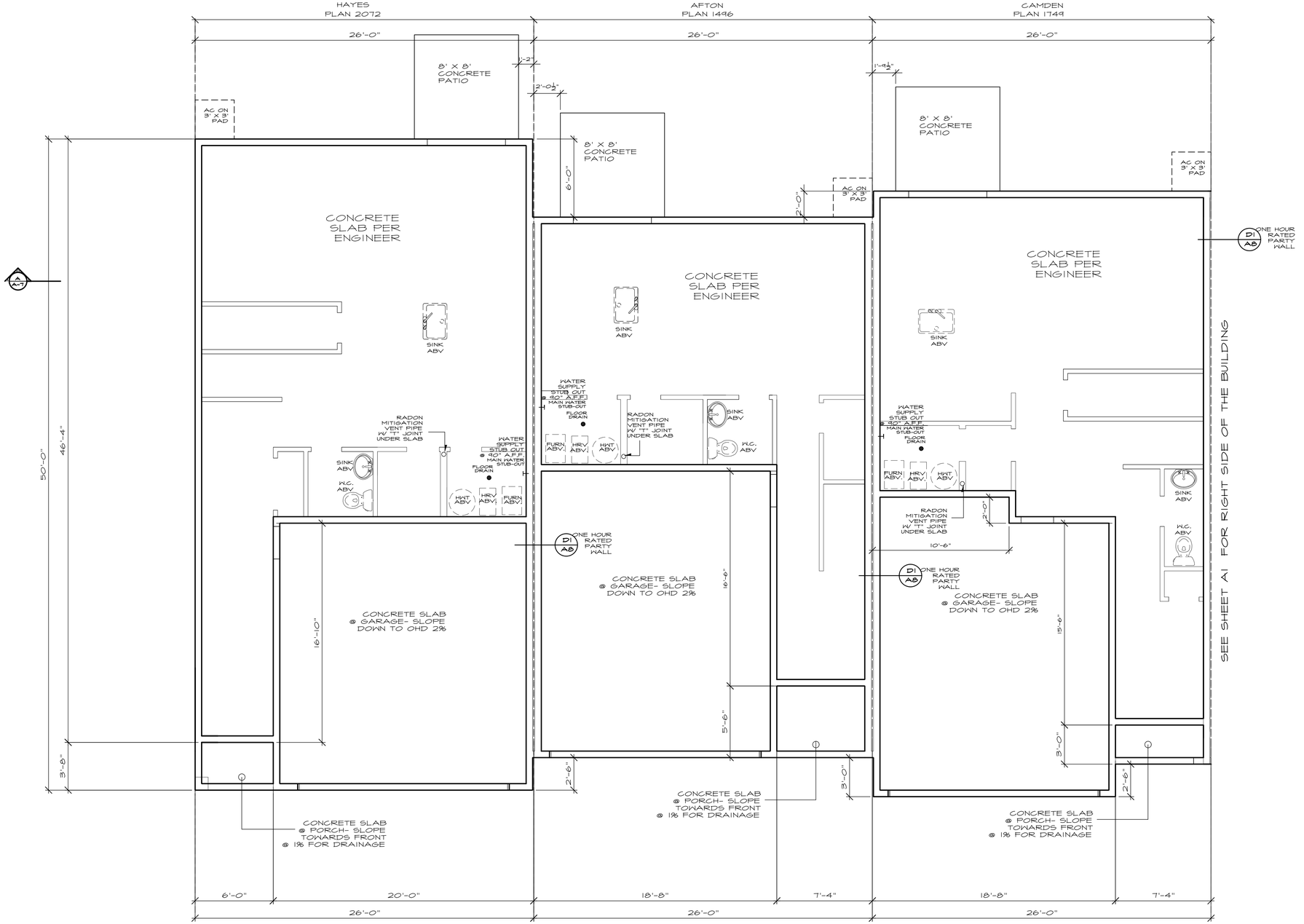
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A1

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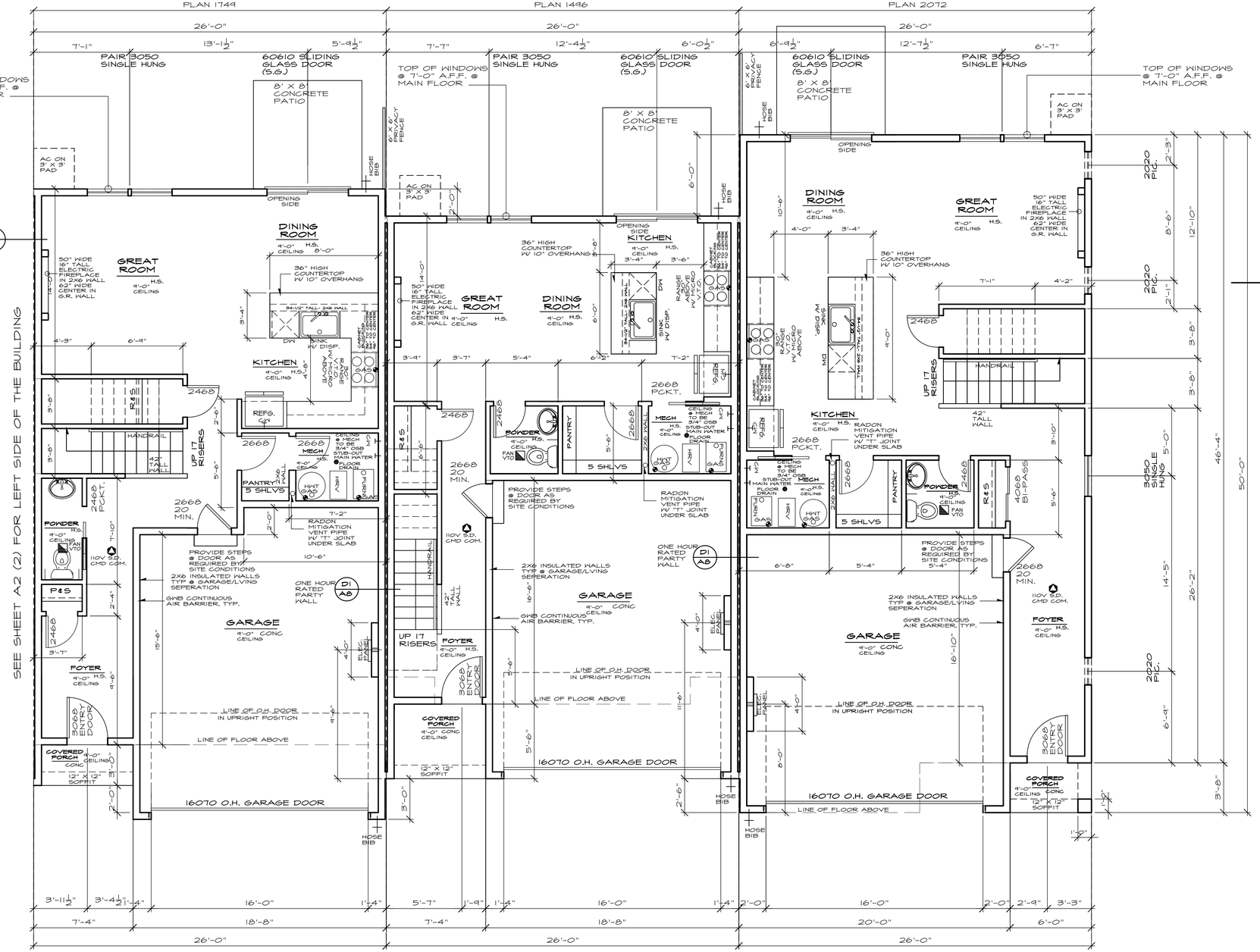
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A1
(2)

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MAIN FLOOR PLAN

SEE GENERAL NOTES

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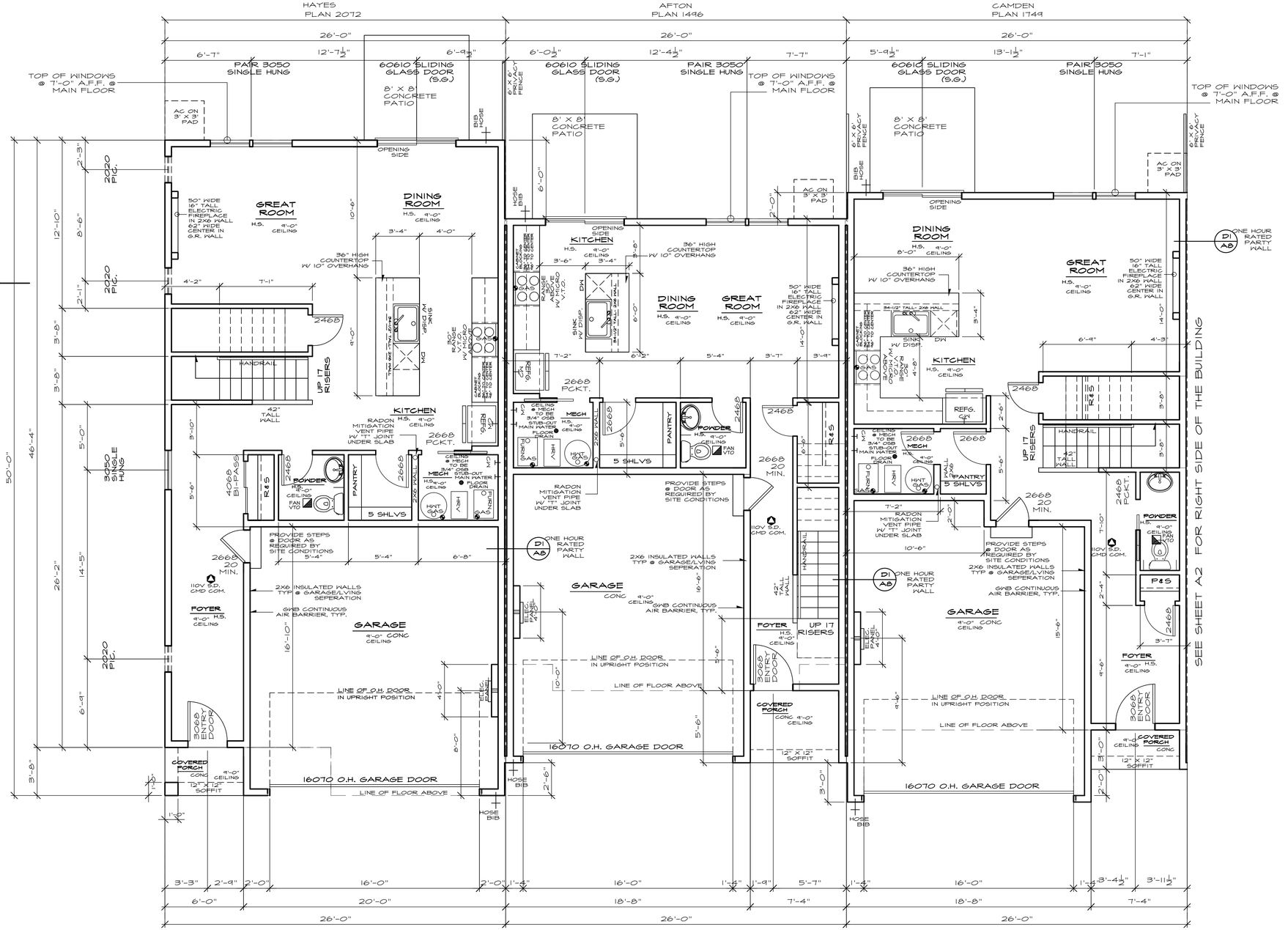
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checked by:

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A2

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MAIN FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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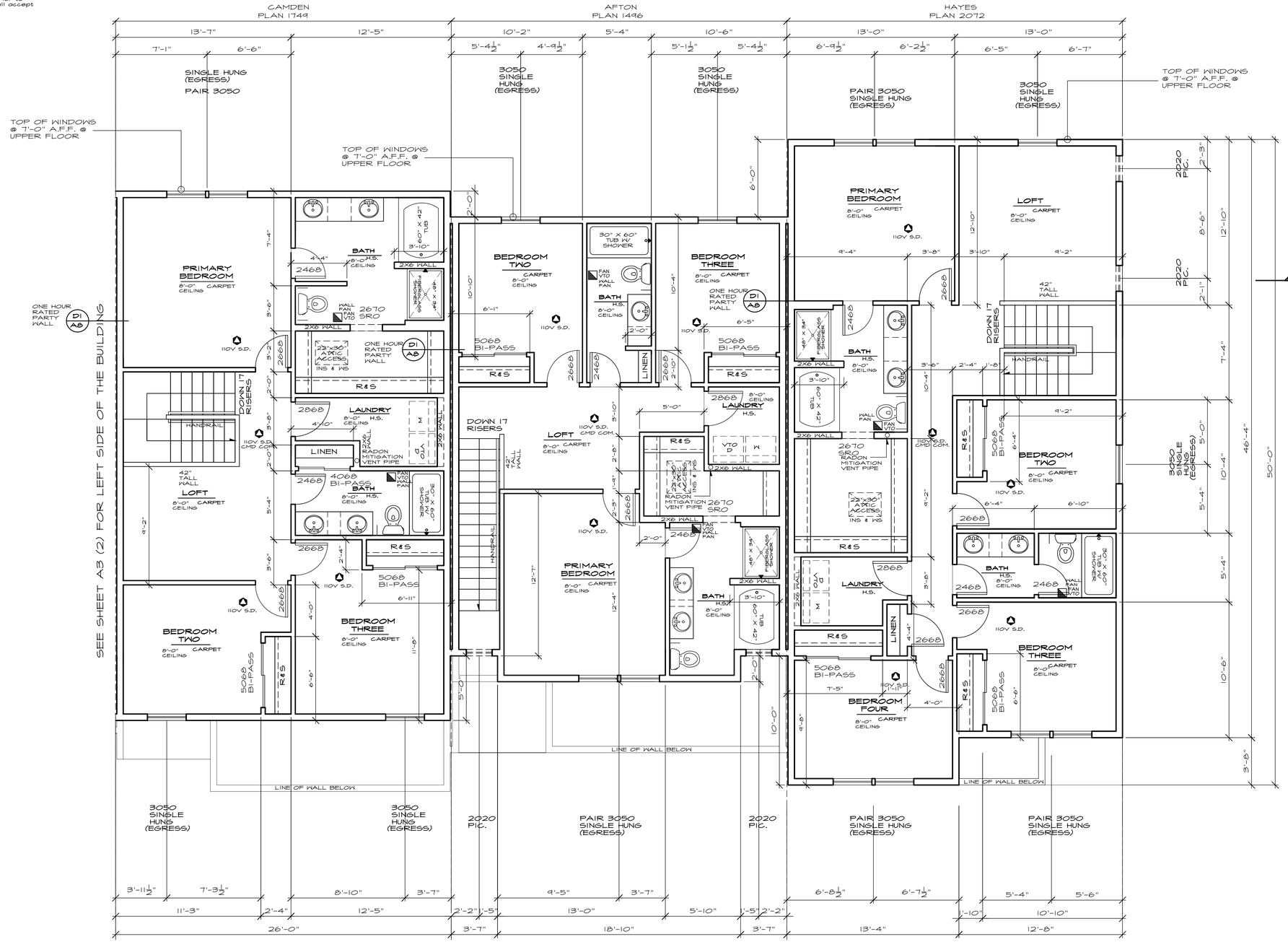
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UPPER FLOOR PLAN

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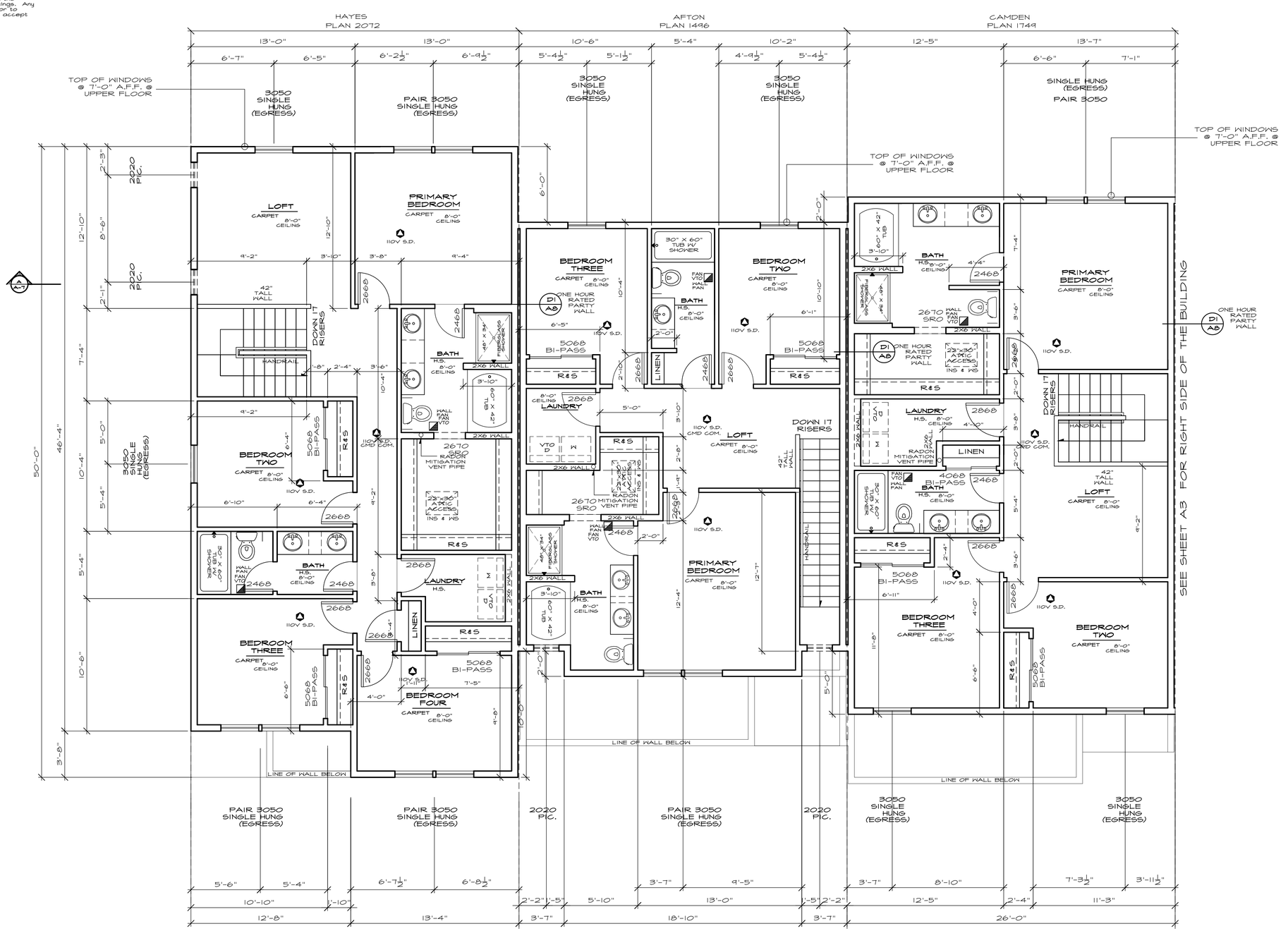
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drawn by: MWJ
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UPPER FLOOR PLAN

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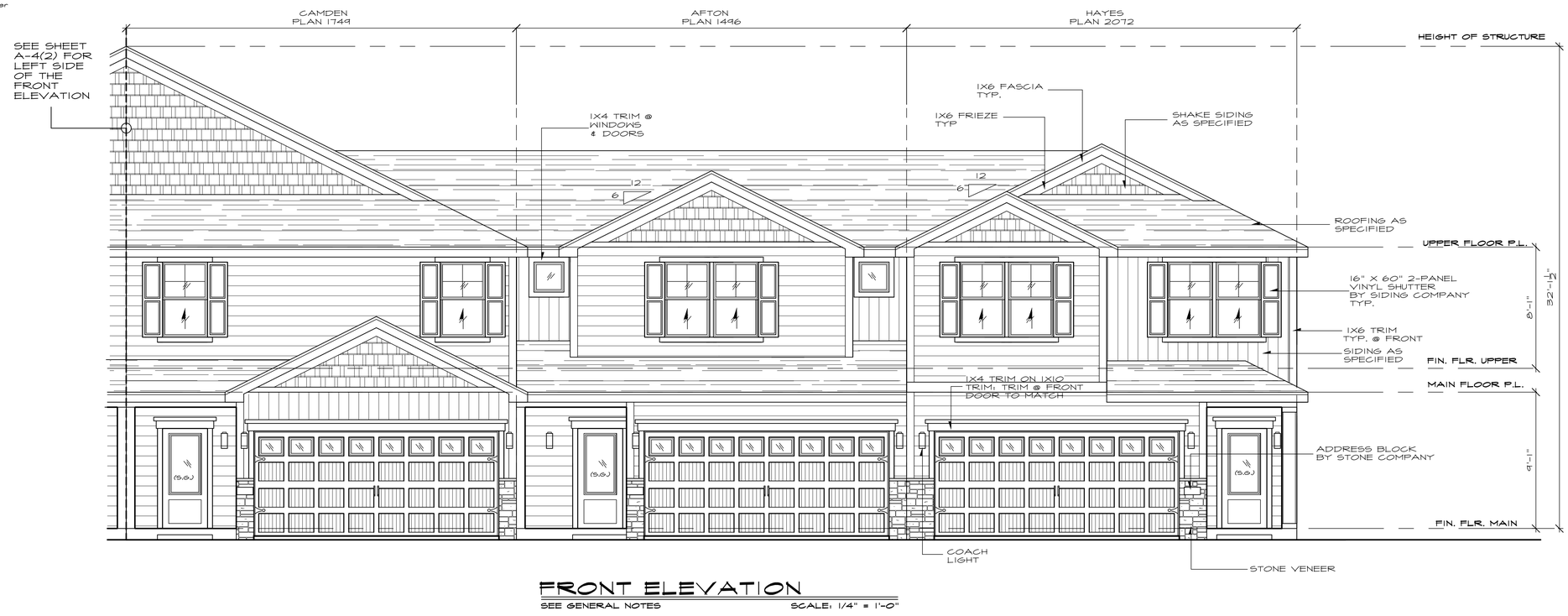
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FRONT ELEVATION

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"



REAR ELEVATION

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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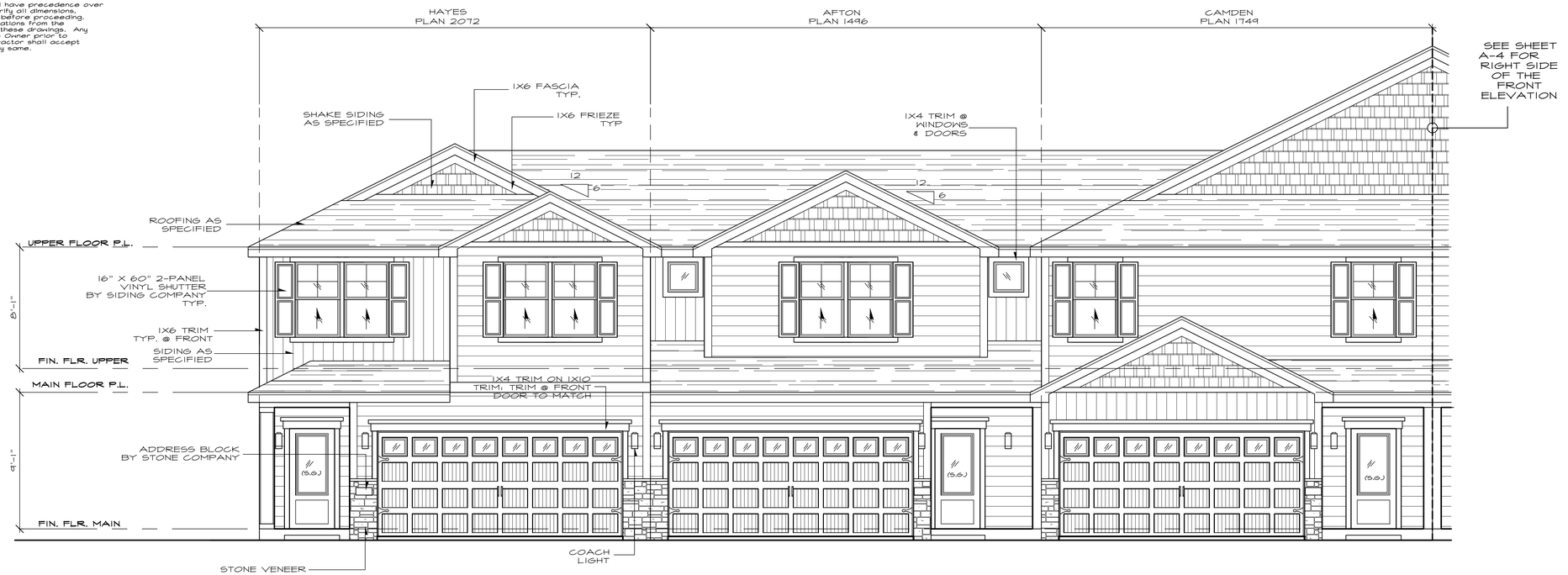
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FRONT ELEVATION

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REAR ELEVATION

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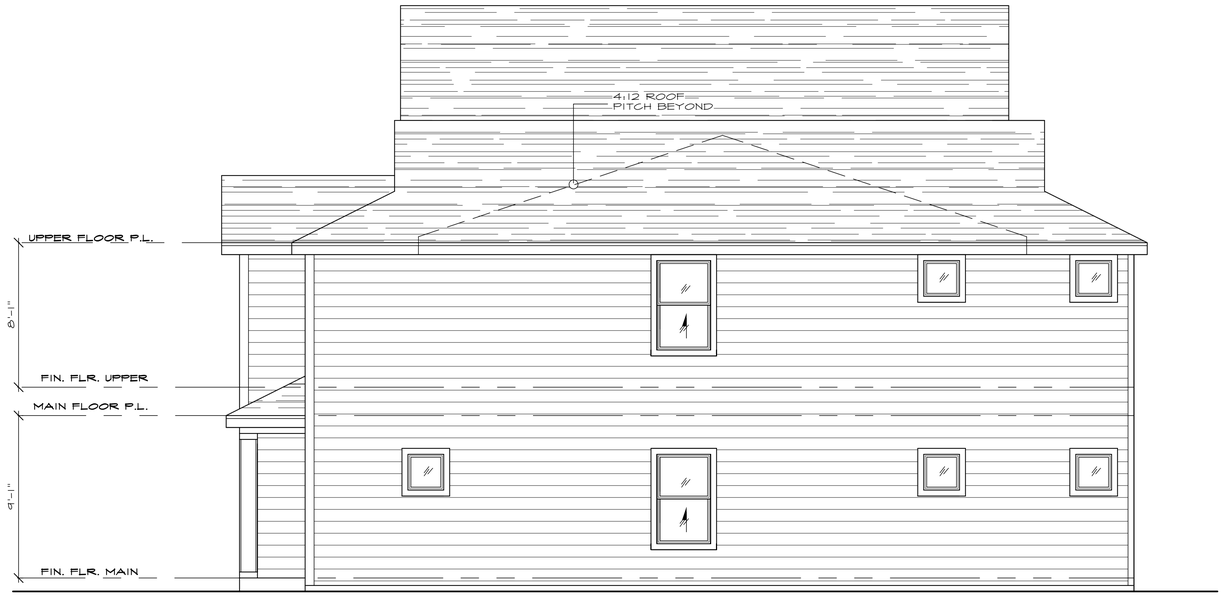
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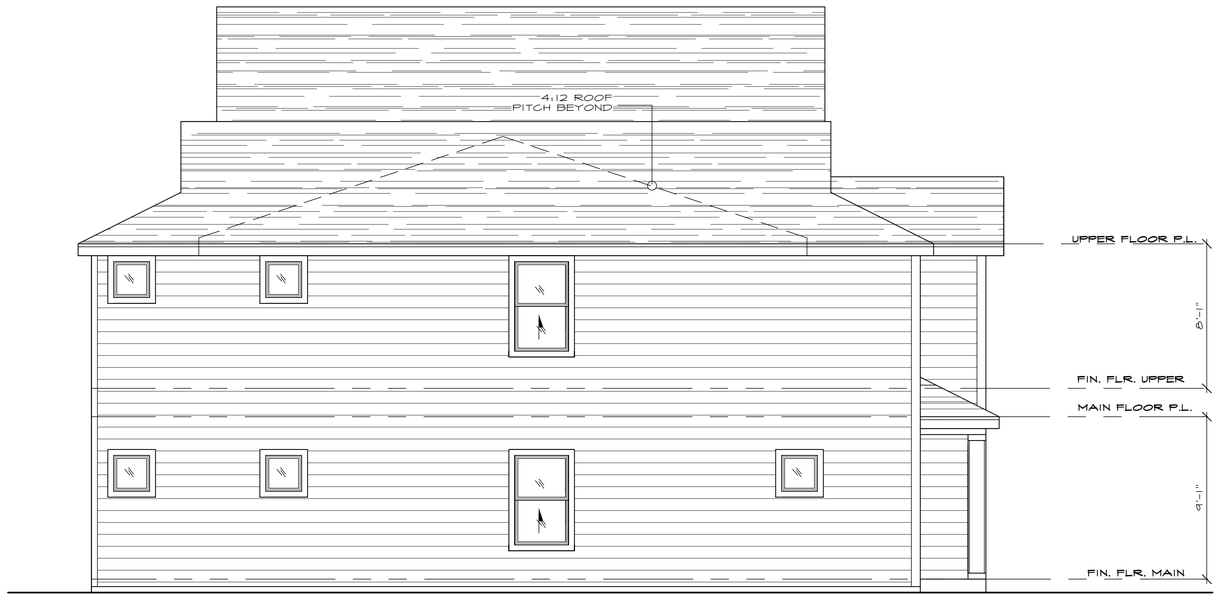
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RIGHT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



LEFT ELEVATION

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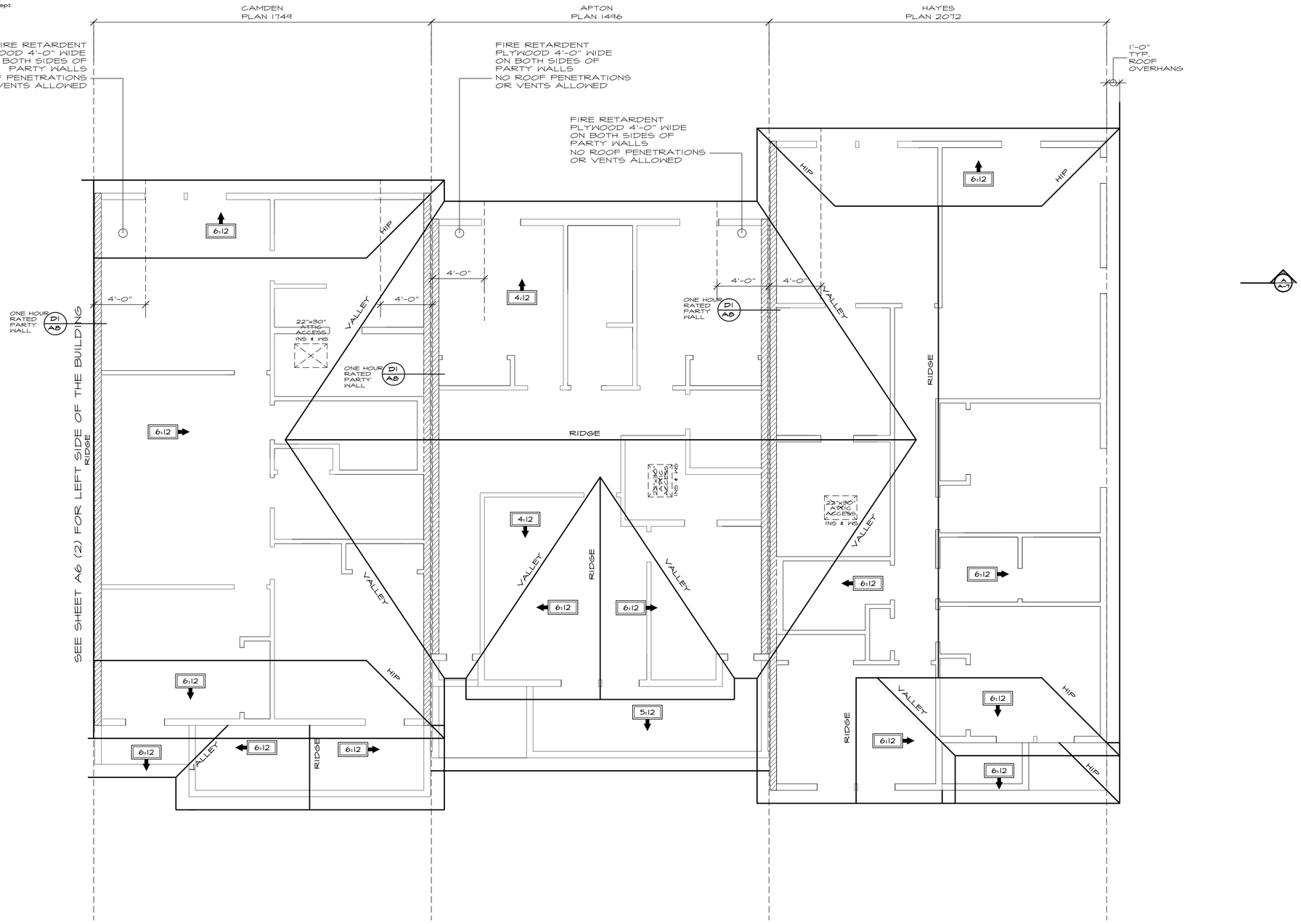
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ROOF FRAMING NOTES

CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 6:12 TYPICAL UNLESS NOTED OTHERWISE

ROOF OVERHANG SHALL BE 12" U.N.O. TRUSSES

PLAN 1496
ROOF VENTING CALCULATION

922 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 1749
ROOF VENTING CALCULATION

1066 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 2072
ROOF VENTING CALCULATION

1254 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

ROOF PLAN

SEE GENERAL NOTES

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

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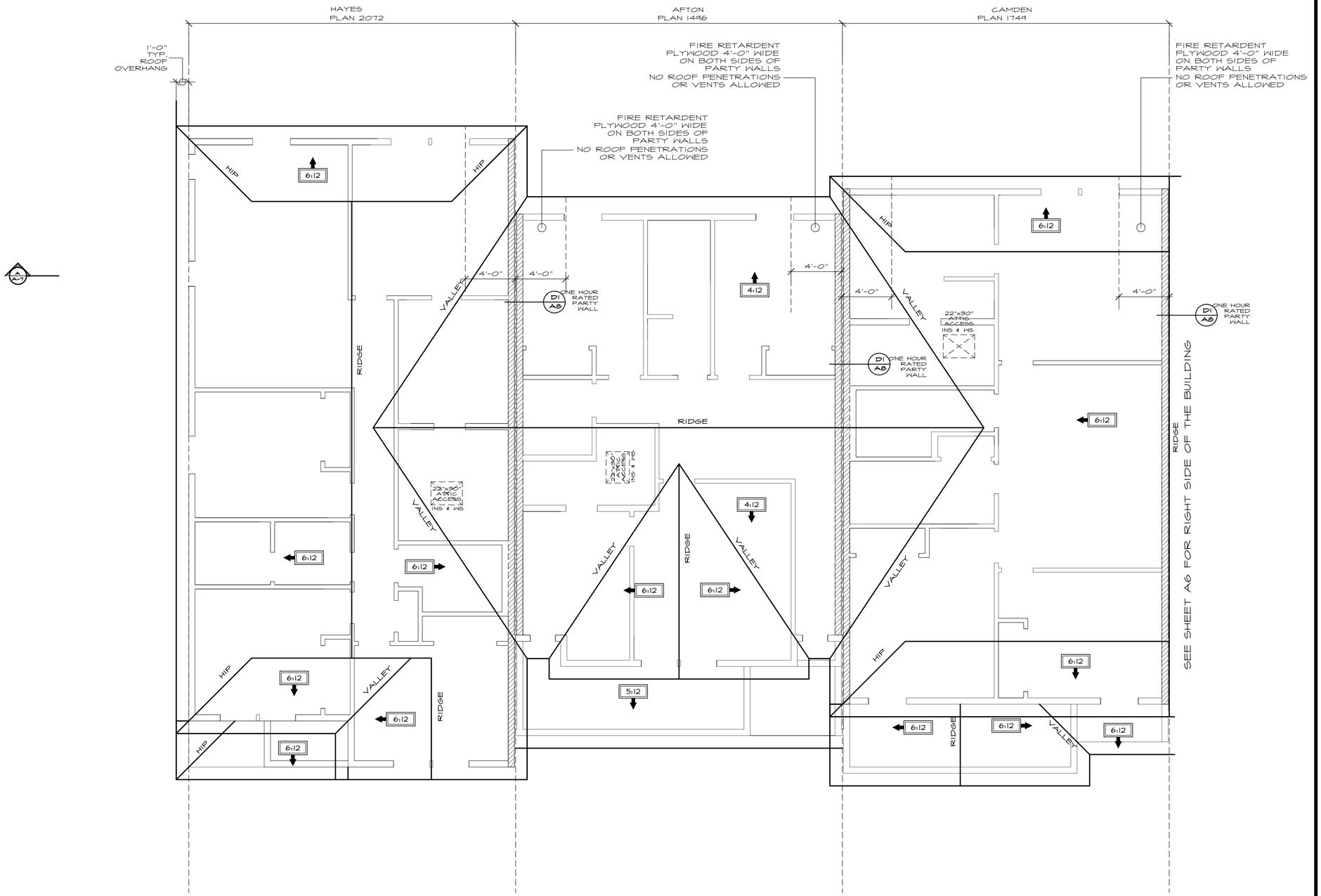
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RAMSEY, MINNESOTA

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ROOF PLAN

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~~A6~~
(2)

TYPICAL SECTION NOTES:

ROOF CONSTRUCTION:

1. PRE-MANUFACTURERED ROOF TRUSSES WITH 6" ENERGY HEEL, ENGINEERED BY OTHERS
2. 1/150 ROOF VENT AT SOFFITS
3. AIR CHUTE AT EACH TRUSS SPACE
4. 7/16" OSB SHEATHING
5. ICE AND WATER MEMBRANE APPLIED AT 24" PAST EXTERIOR WALL
6. ROOFING AS SPECIFIED

SOFFIT/FASCIA:

1. 2X6 SUB-FASCIA
2. VINYL FASCIA
3. VINYL VENTED SOFFITS

WALL CONSTRUCTION:

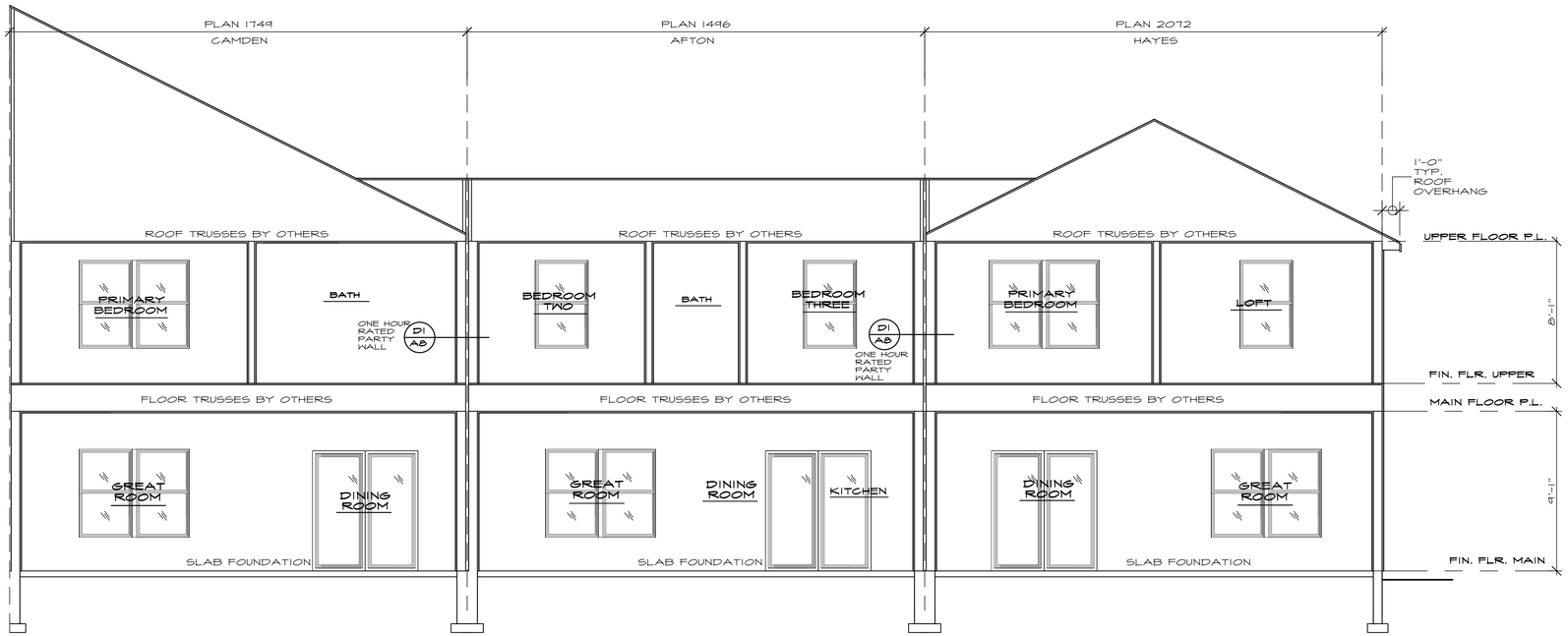
1. HOUSE WRAP
2. 2X6 STUDS @ 16" O.C. UNO
3. WINDOWS AS SPECIFIED
4. MIN R-15 FIBERGLASS BATT INSULATION
5. 4 MIL POLY VAPOR BARRIER
6. 1/2" GYPSUM WALL BOARD
7. HOLD SILL PLATE OF EXTERIOR WALLS IN, SO THAT THE FACE OF SHEATHING ALIGNS WITH FACE OF THE FOUNDATION WALLS

CEILING CONSTRUCTION:

1. R49 BLOWN IN INSULATION
2. 1/2" SAG-RESISTANT GYPSUM WALL BOARD WITH VAPOR BARRIER

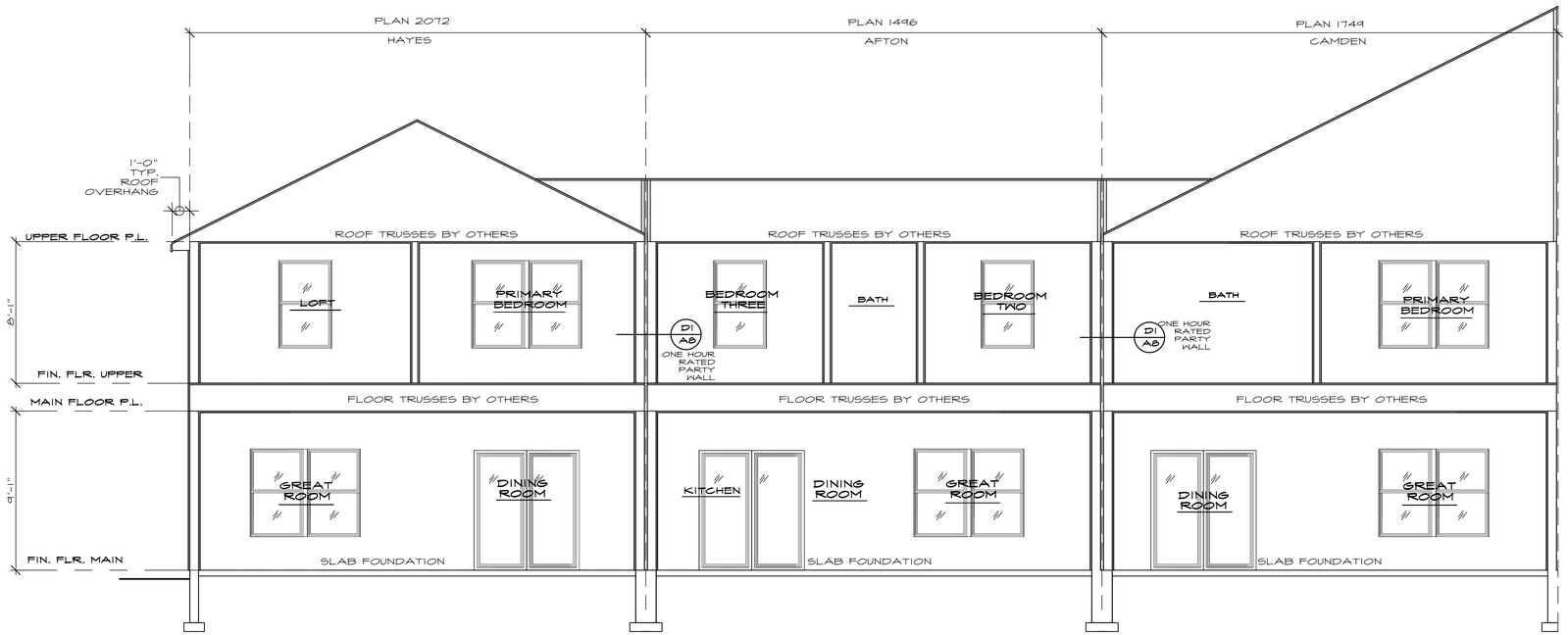
SILL CONSTRUCTION:

1. INSTALL SILL SEAL FLUSH @ ALL EXTERIOR WALLS
2. 2X TREATED SILL PLATE AND SEALER
3. 1/2" ANCHOR BOLTS @ 72" O.C.



SECTION A-A

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



SECTION A-A

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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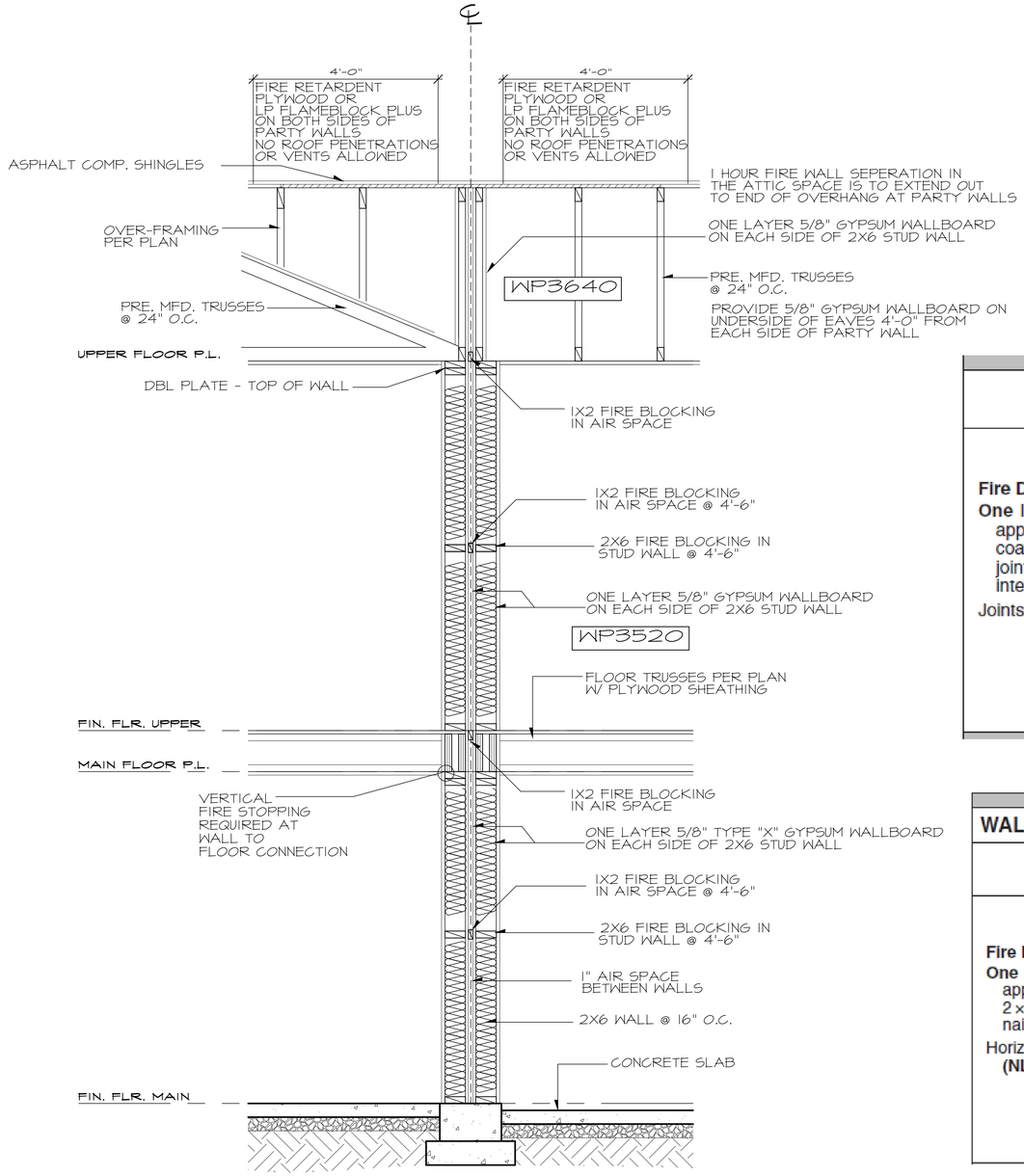
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RIVENWICK VILLAGE
6 UNIT BUILDING
RAMSEY, MINNESOTA

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revisions:

drawn by: MWJ
checked by:

SHEET
A7



D1 / A8 TYPICAL ONE HOUR PARTY WALLS/BUILDING SECTION

SEE GENERAL NOTES NO SCALE

GA FILE NO. WP 3520 & WP 3640 (ATTIC)

FIRE TEST: FM WP 90, 8-21-67

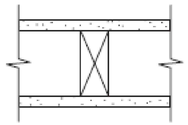
GA FILE NO. WP 3520	GENERIC	1 HOUR FIRE	

GYPSUM WALLBOARD, WOOD STUDS

Fire Design:

One layer 5/8″ type X plain or predecorated gypsum wallboard applied parallel to each side of 2 × 4 wood studs 24″ o.c. with 6d coated nails, 1-7/8″ long, 0.0915″ shank, 1/4″ heads, 7″ o.c. at joints and top and bottom plates and 3/8″ beads of adhesive at intermediate studs.

Joints staggered 24″ on opposite sides. **(LOAD-BEARING)**



Thickness: 4-7/8″ (Fire)

Approx. Weight: 7 psf (Fire)

Fire Test: FM WP 90, 08-21-67

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

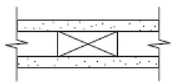
GA FILE NO. WP 3640	GENERIC	1 HOUR FIRE	

GYPSUM WALLBOARD, WOOD STUDS

Fire Design:

One layer 5/8″ type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of either 2 × 3 or 2 × 4 wood studs, turned flatwise, 24″ o.c. with 6d cement-coated nails, 1-7/8″ long, 0.0915″ shank, 1/4″ heads, 7″ o.c.

Horizontal joints staggered not less than 12″ on opposite sides. **(NLB)**



Thickness: 2-7/8″ (Fire)

Approx. Weight: 7 psf (Fire)

Fire Test: UL R1319, 09-12-96, UL Design U338

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RIVENWICK VILLAGE
6 UNIT BUILDING
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:

drawn by: MWJ
checked by:

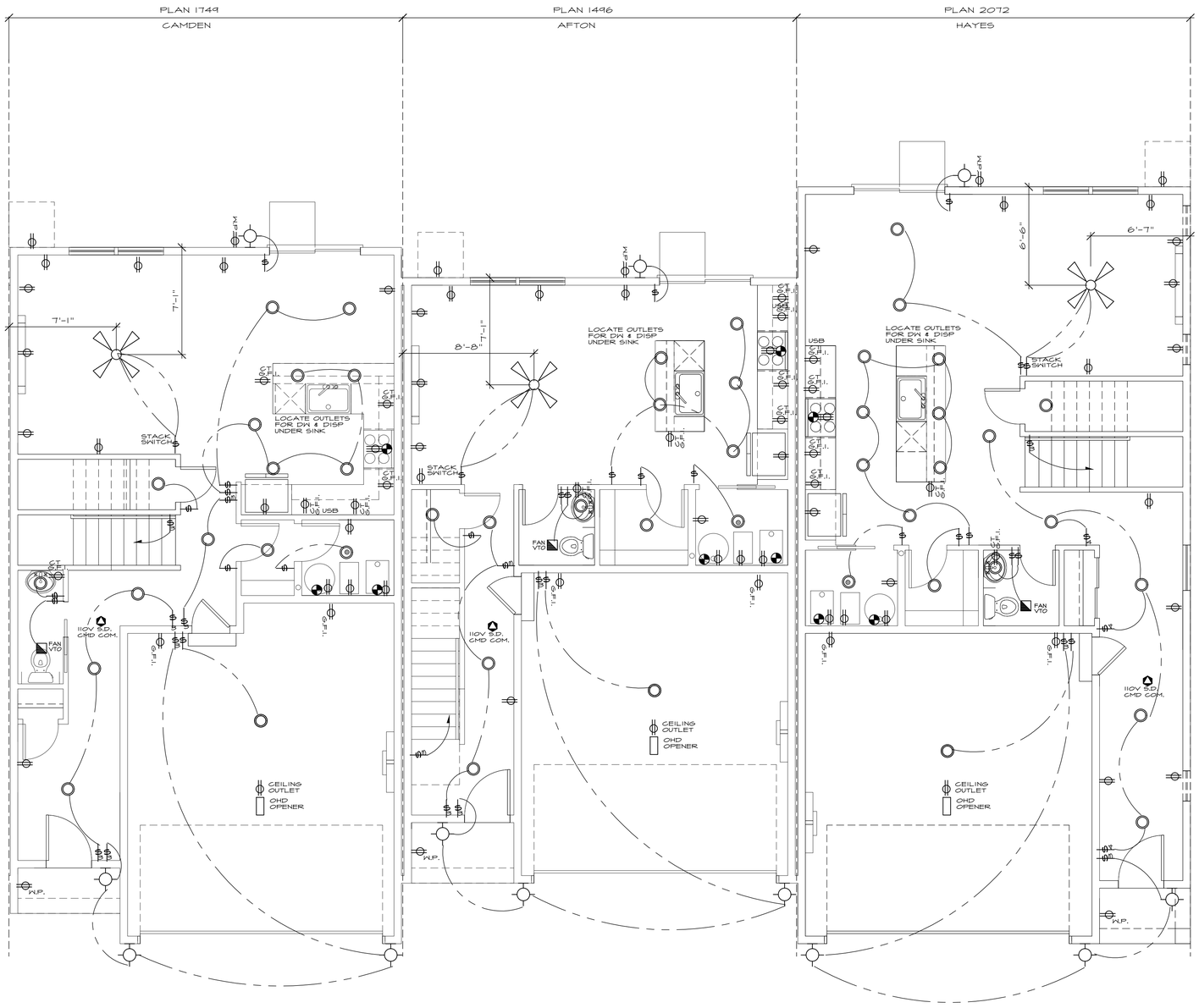
SHEET
A8

ELECTRICAL NOTES:

1. ALL DIMENSIONS FROM STUD FACE TO CENTER OF FIXTURE
2. CENTER OF ATTIC LIGHT SWITH TOBE 6'-6" A.F.F. UNO
3. EXTERIOR PLUGS TO BE 24" FROM BOTTOM OF SIDING
4. ALL CLOSET LIGHTS TO BE 30" FROM WALL WITH SHELF
5. CENTER ALL LIGHT STRIPS 92" A.F.F. UNO
6. CENTER ALL RECEPTACLES 14" A.F.F. UNO
7. CENTER ALL SWITCHES 54" A.F.F. UNO
8. MOUNT T-STAT @ 60" A.F.F.
9. ALL BATH VANITY OUTLETS TO BE 8" AND 10" FROM BACK WALL AND MATCHED
10. PROVIDE KEYLESS PULL CHAIN LIGHT IN ATTIC AND 110V OUTLET FOR FUTURE RADON MITIGATION SYSTEM
11. ALL SMOKE DETECTORS TO BE INSTALLED A MINIMUM OF 36" FROM ANY SUPPLY OR RETURN AIR GRILLE
12. BLOCK ALL SECONDARY BEDROOMS FOR CEILING FANS
13. PROVIDE AFCI PROTECTION ON ALL BRANCH CIRCUITS AS REQUIRED PER APPLICABLE CODES.
14. GFCI PROTECTION TO INCLUDE THE 240 VOLT RECEPTACLES FOR RANGES THAT ARE WITHIN 6' FROM THE EDGE OF SINKS AND FOR 240 VOLT RECEPTACLES LOCATED IN LAUNDRY ROOMS
15. GFCI PROTECTION FOR ALL INDOOR WET OR DAMP LOCATIONS. THE AHJ SHALL DETERMINE WHAT DAMP OR WET LOCATIONS ARE.
16. GFCI PROTECTION FOR ALL EXTERIOR RECEPTACLES FOR 125 VOLT THROUGH 250 VOLT INCLUDING HVAC EQUIPMENT WHEN HARD WIRED.
17. ALL NEW DWELLINGS WIL REQUIRE A SURGE PROTECTOR DEVICE
18. PROVIDE AN EMERGENCY DISCONNECT AT A READILY ACCESSIBLE OUTDOOR LOCATION FOR OUTDOOR UNITS.
19. PROVIDE TAMPER RESISTANT OUTLETS IN GARAGES

ELECTRICAL LEGEND:

- 110 VOLT WALL CONVENIENCE OUTLET
- G.F.I. — 110 VOLT WALL CONVEINIENCE OUTLET WITH GROUND FAULT INNTERUPTOR
- 220 VOLT WALL CONVENIENCE OUTLET
- W.P. — 110 VOLT WEATHERPROOF OUTLET WITH CAP
- 110 VOLT SPLIT WIRED CONVENIENCE OUTLET
- USB — 110 VOLT WALL CONVENIENCE OUTLET W/ USB PORTS
- 110 OR 220 VOLT SPECIAL PURPOSE OUTLET
- LED PUCK LIGHT
- PEND. — PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE (OR SCONCE)
- CEILING FAN
- LIGHT BAR FIXTURE
- RECESSED LIGHT FIXTURE
- SURFACE MOUNTED STRIP FIXTURE
- SINGLE POLE SWITCH
- DIM. — SINGLE POLE SWITCH WITH DIMMER DEVICE
- 3 — THREE WAY SWITCH
- 4 — FOUR WAY SWITCH
- 110 VOLT SMOKE DETECTOR INTERCONNECTED
- CA — CABLE OUTLET
- COMPUTER CIRCUIT
- C — TELEPHONE, & T.V. CABLE
- TELEPHONE OUTLET
- FAN VTO — C.F.M. FAN (VENT TO OUTSIDE)
- CHIMES
- DOORBELL
- THERMOSTAT
- FLOOD LIGHT
- GAS OUTLET
- HEAT DETECTOR



ELECTRICAL MAIN FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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checked by:

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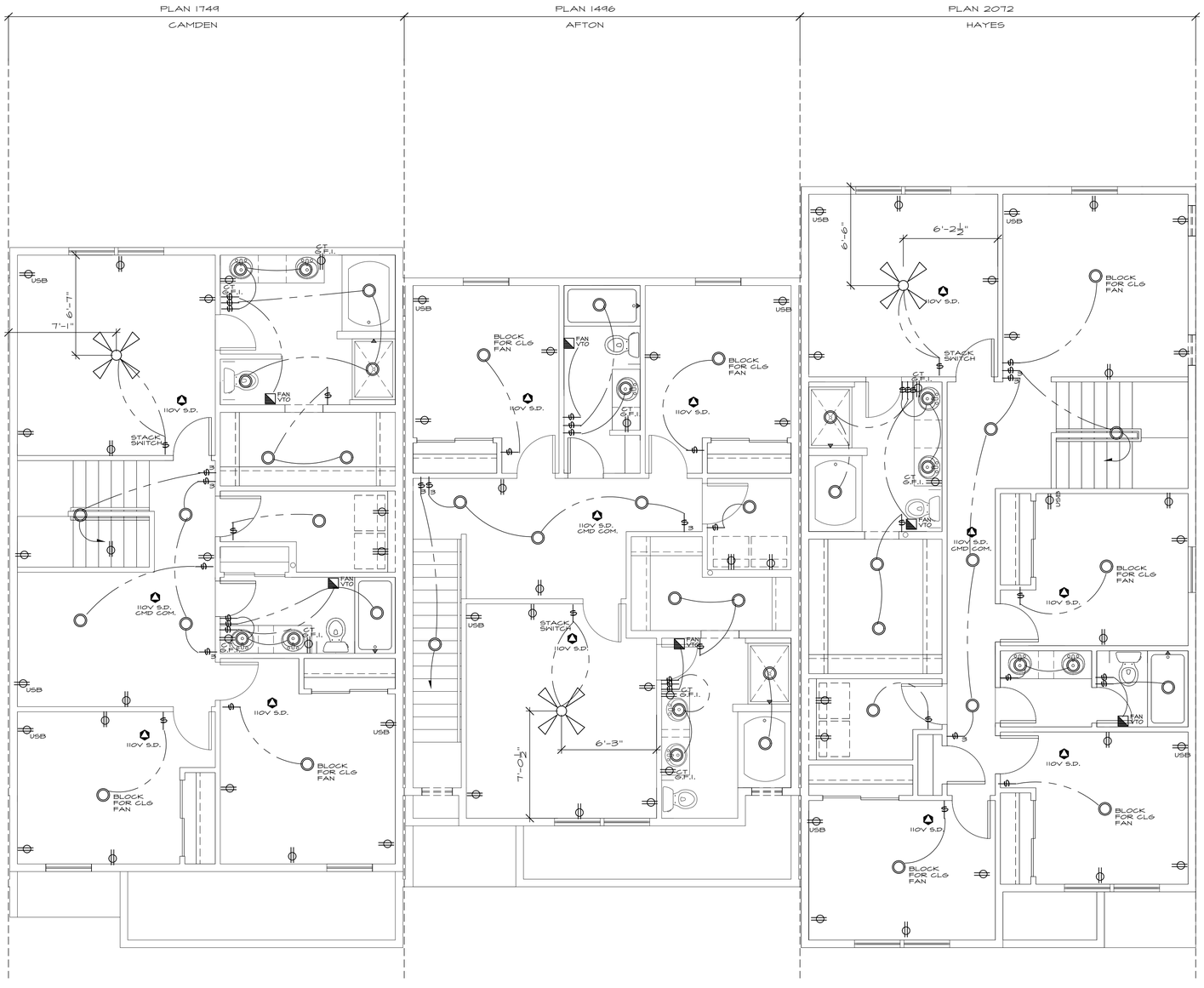
Written dimensions on this drawing shall have precedence over scaled dimensions. Contactor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

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ELECTRICAL UPPER FLOOR PLAN

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