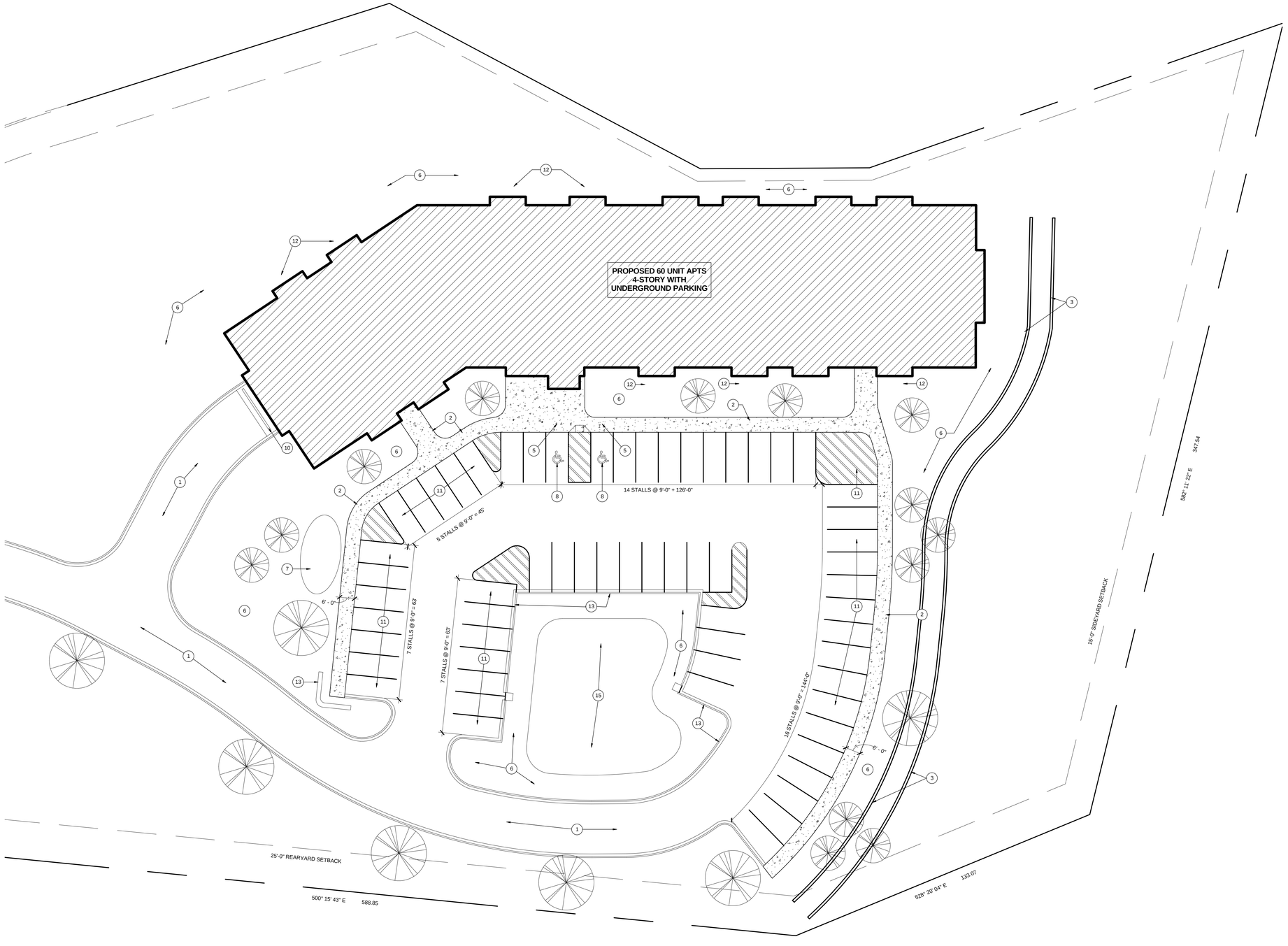


1 A1.01 SITE PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES FOR SITE PLAN:

A. CONTRACTOR SHALL PLOT AND STAKE OUT ENTIRE BUILDING AND DRIVES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND ANY IN-FIELD DIMENSION FOR RESOLUTIONS.
B. CONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS PRIOR TO SUBMITTING BIDS.
C. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
D. ALL DISTRIBUTED AREAS TO RECEIVE SOD, UNLESS NOTED OTHERWISE.
E. PROVIDE SITE GRADING TO OBTAIN POSITIVE SLOPE AWAY FORM BUILDINGS AND ENTRANCES- SEE
F. CONTRACTOR SHALL MAINTAIN TEMPORARY SITE ACCESS AND EMPLOY SOIL CONSERVATION TECHNIQUES AS REQUIRED BY THE CITY AND/OR COUNTY. ALL CARE SHOULD BE TAKEN TO MINIMIZE DISTURBANCE TO ADJACENT PROPERTIES
G. PROVIDE UNDERGROUND IRRIGATION SYSTEM TO MAINTAIN SOD AND LANDSCAPING
H. PROVIDE LANDSCAPE EDGING AROUND ALL THREES AND LANDSCAPE ROCK AREAS, UNLESS NOTED OTHERWISE.
I. PROVIDE 3'-0" WIDE x 3" THICK WOOD MULCH OVER 6 ,IL. LANDSCAPE FABRIC AROUND ENTIRE BUILDING PERIMETER.
J. PROVIDE LANDSCAPING AROUND ALL MECHANICAL AND ELECTRICAL EQUIPMENT ON SITE. COORDINATE WITH MECHANICAL/ELECTRICAL DRAWINGS
K. SEE LANDSCAPE PLAN FRO TREES, SHRUBS , AND PLAITING SCHEDULE.

REFERENCE SITE PLANE NOTES

1 BITUMINOUS PAVING, SEE CIVIL
2 CONCRETE SIDEWALK, SEE CIVIL
3 RETAINING WALL SEE CIVIL
4 ACCESSIBLE CURB RAMP, SEE CIVIL
5 ACCESSIBLE PARKING SIGN
6 SOD THIS AREA
7 TOT-LOT AREA
8 PAINTED HANDICAP SYMBOL, SEE CIVIL
9 CONCRETE APRON, SEE STRUCT.
10 TRENCH DRAIN
11 PAINTED PARKING STRIPE, TYP.
12 CONC. PATIO, SEE PLANS
13 CURB AND GUTTER, SEE CIVIL
14 HANDICAP ACCESSIBLE AISLE

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Printed name: Murray A. Mack

License no.: 18686

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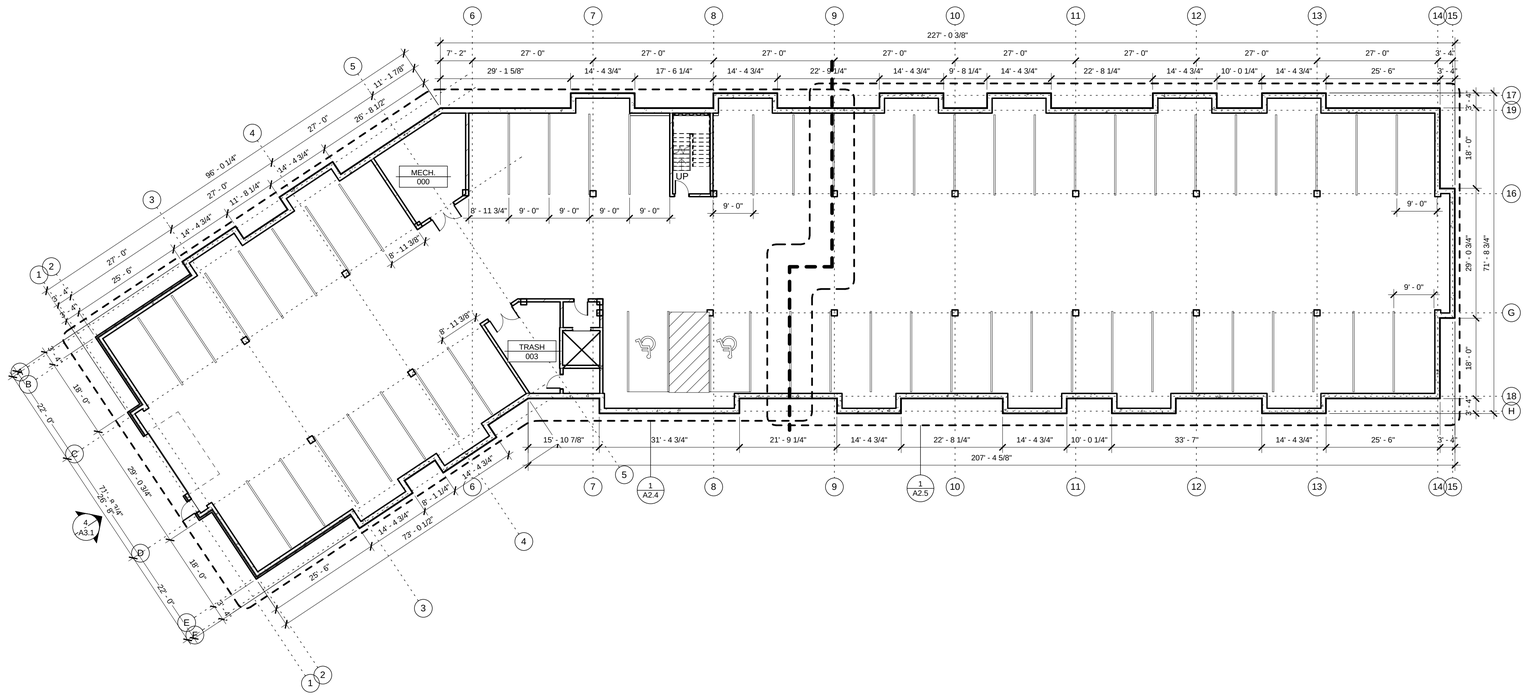
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Rivers Ridge Luxury Apartments

Red Wing, MN

A1.01



1 A2.1 PARKING LEVEL PLAN

SCALE: 1/16" = 1'-0"

2 A2.1 FIRST LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

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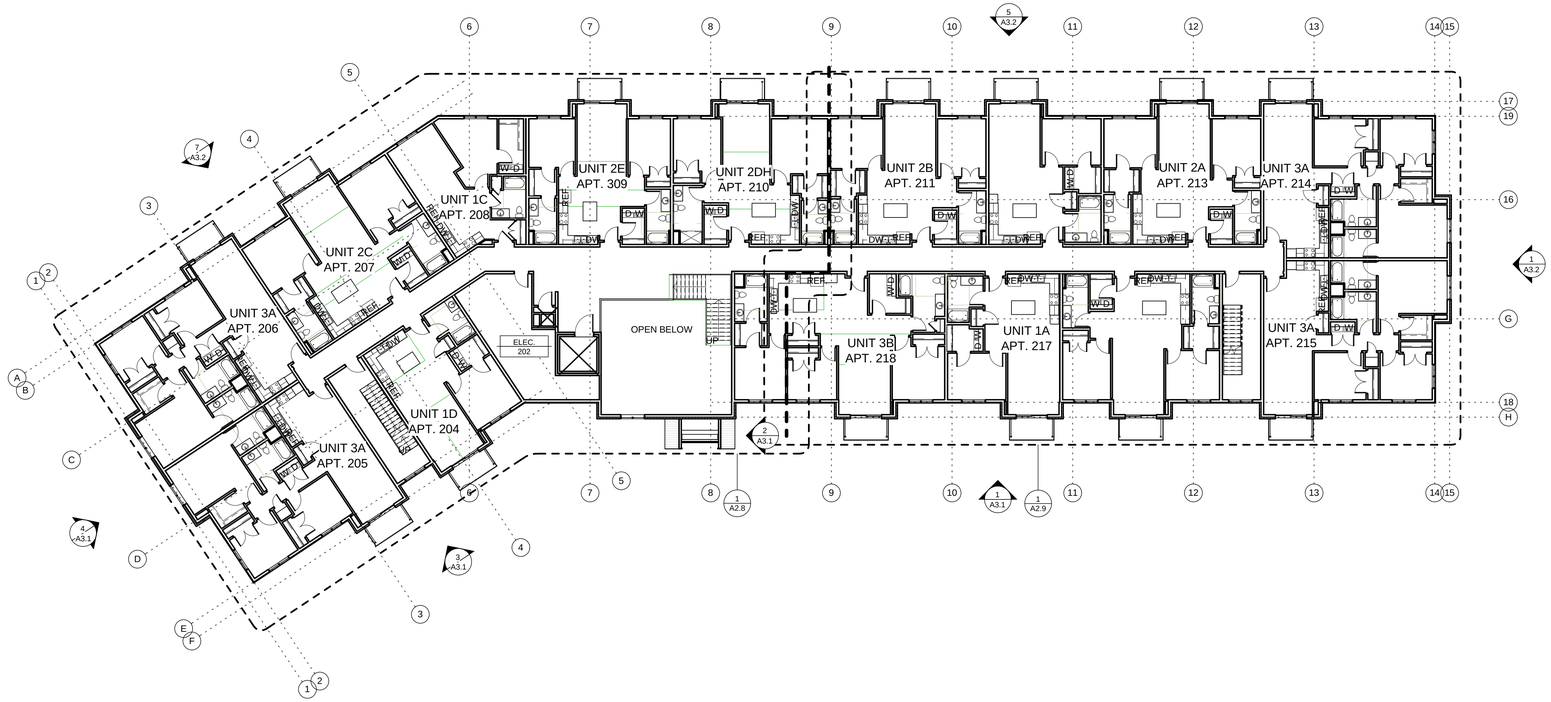
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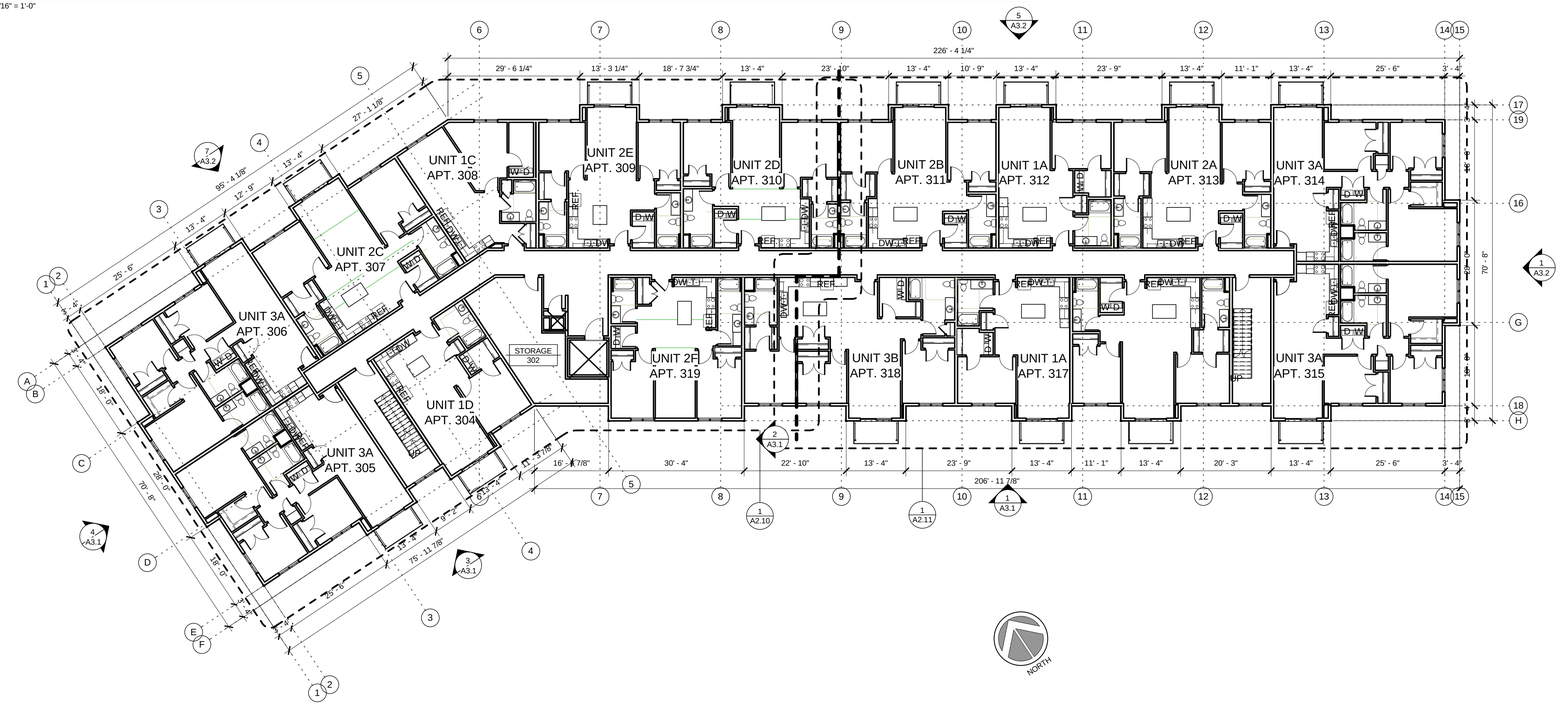
PARKING AND FIRST FLOOR OVERALL PLANS

A2.1



1 A2.2 SECOND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



2 A2.2 THIRD LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

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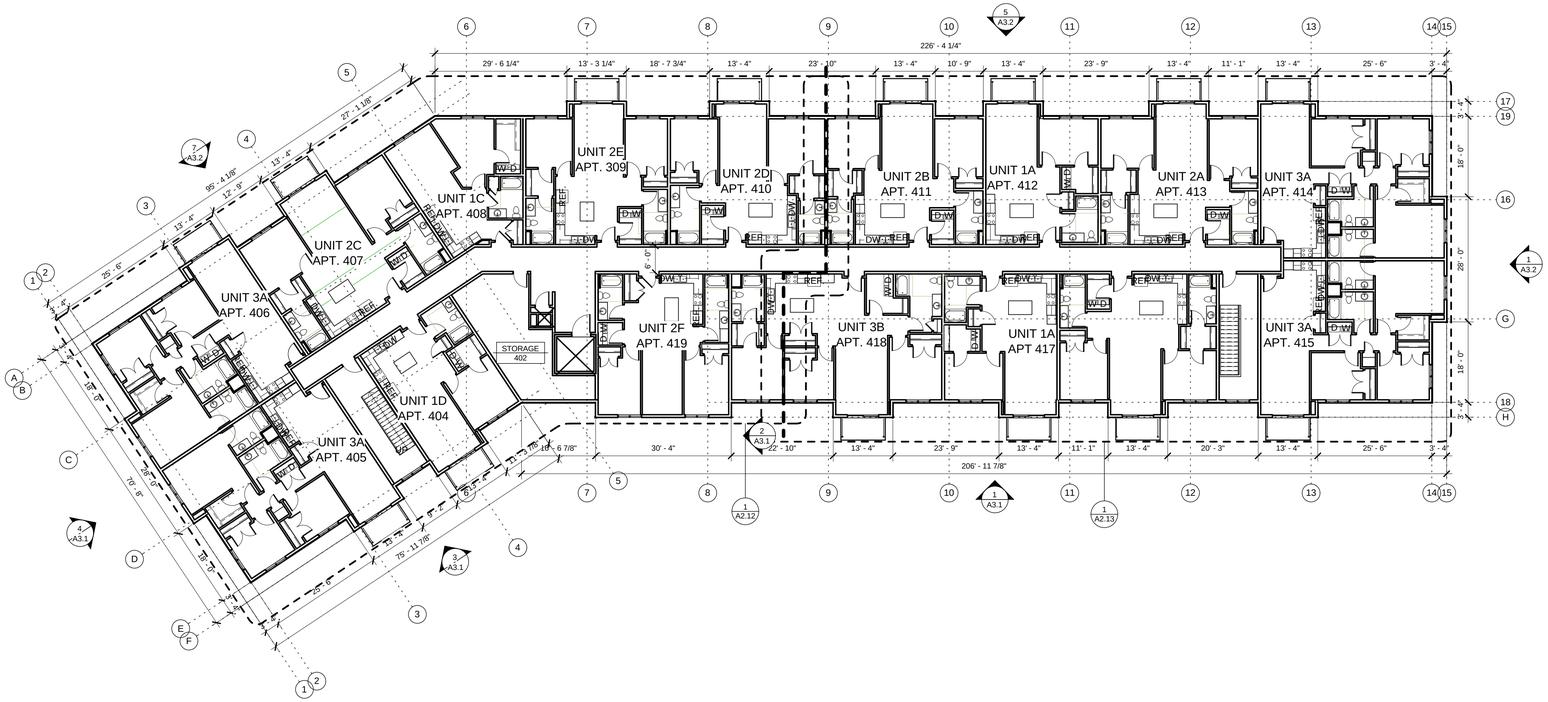
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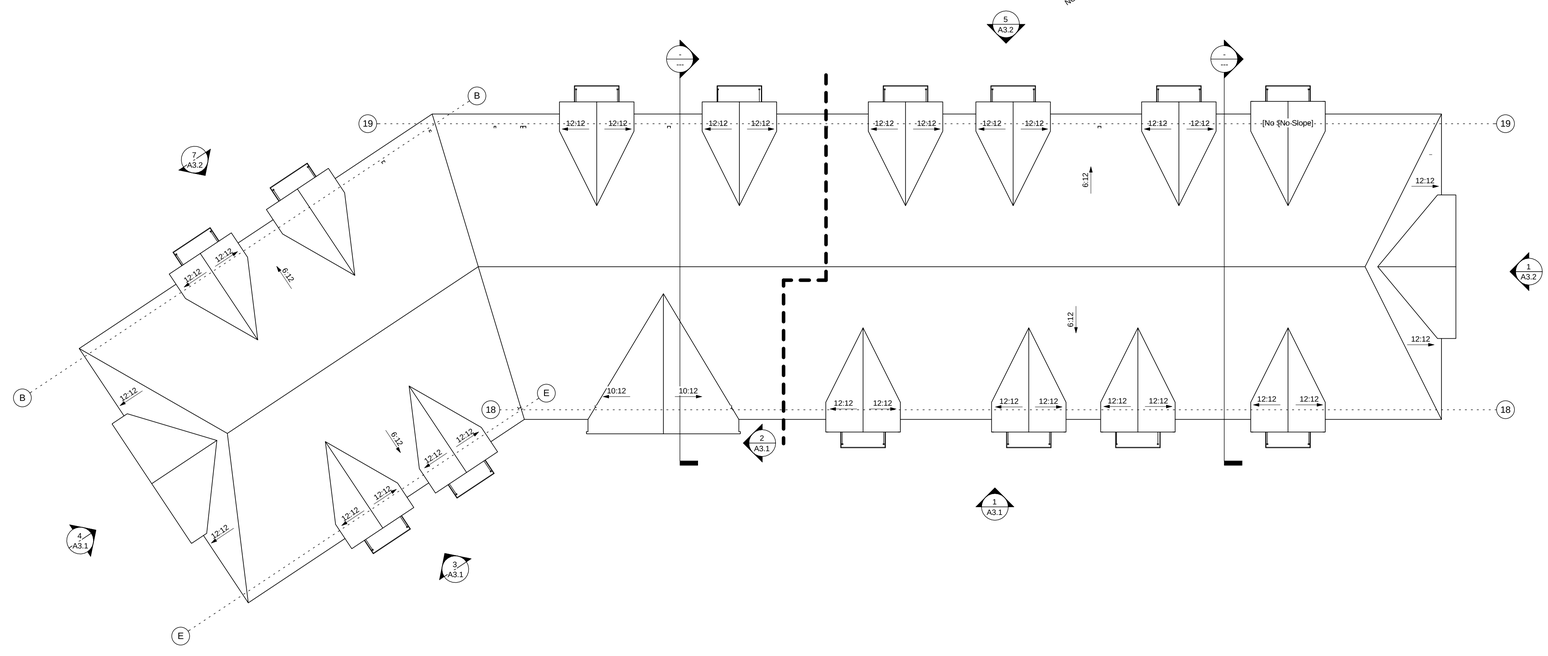
SECOND AND THIRD FLOOR OVERALL PLANS

A2.2



1 A2.3 FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



2 A2.3 ROOF PLAN

SCALE: 1/16" = 1'-0"

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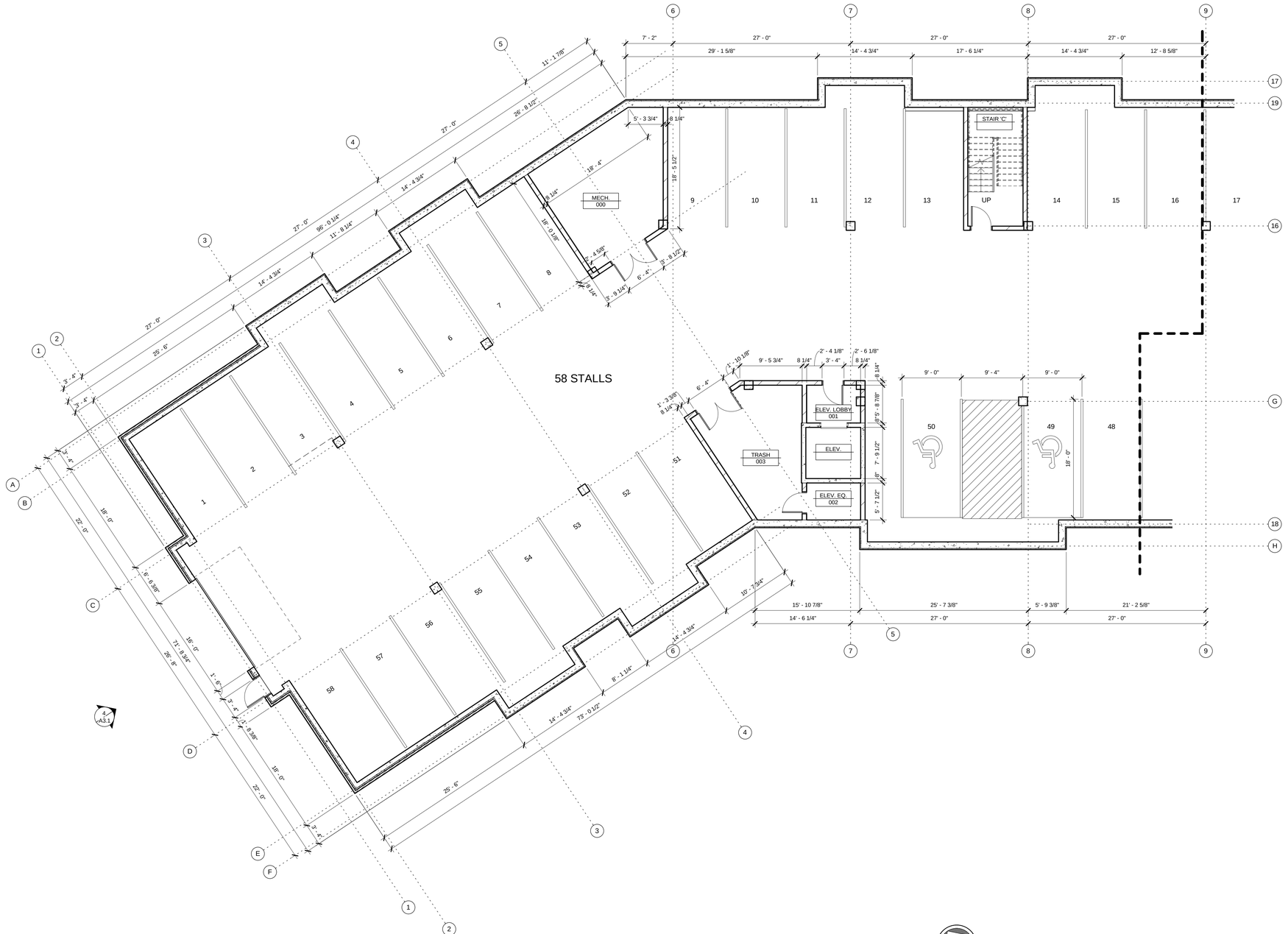
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FOURTH FLOOR OVERALL PLAN

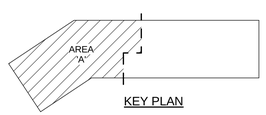
A2.3



1 A2.4 PARKING LEVEL-AREA A

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

NORTH



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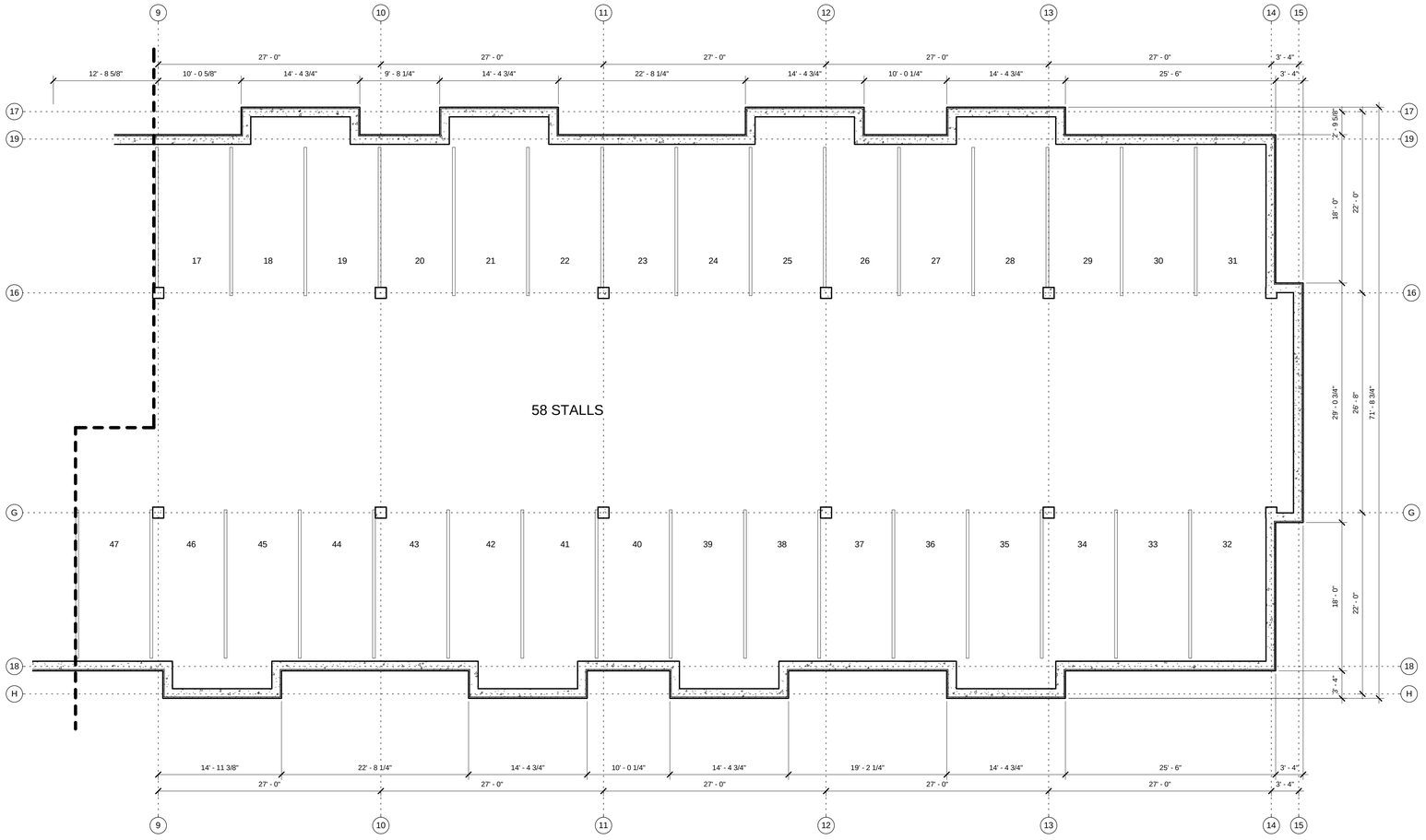
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PARKING LEVEL - AREA A

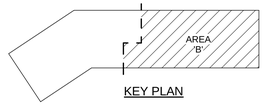
A2.4



1 / A2.5 FOUNDATION PLAN

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

NORTH



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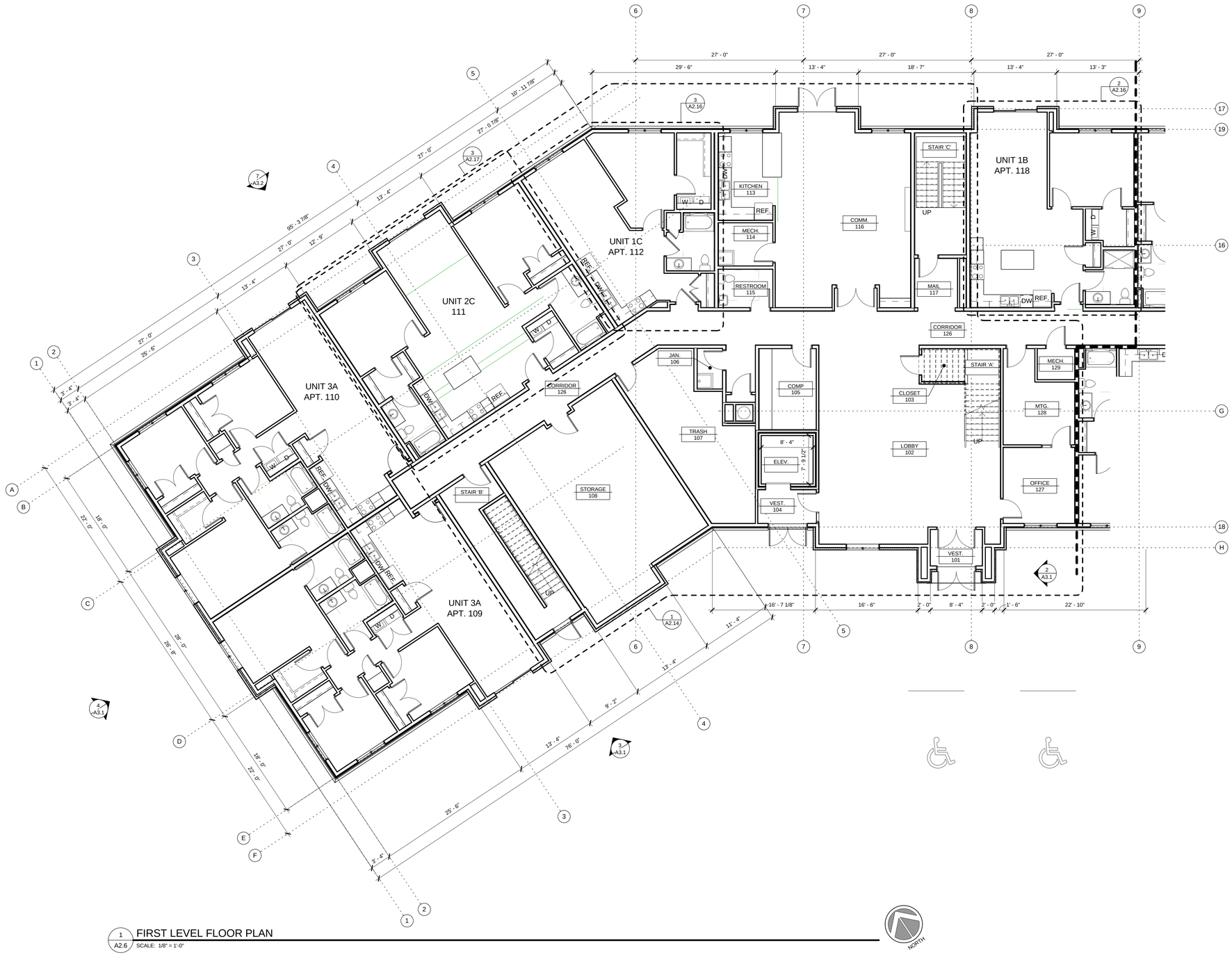
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PARKING LEVEL - AREA B

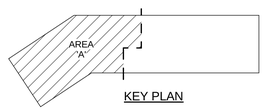
A2.5



1 A2.6 FIRST LEVEL FLOOR PLAN

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

NORTH



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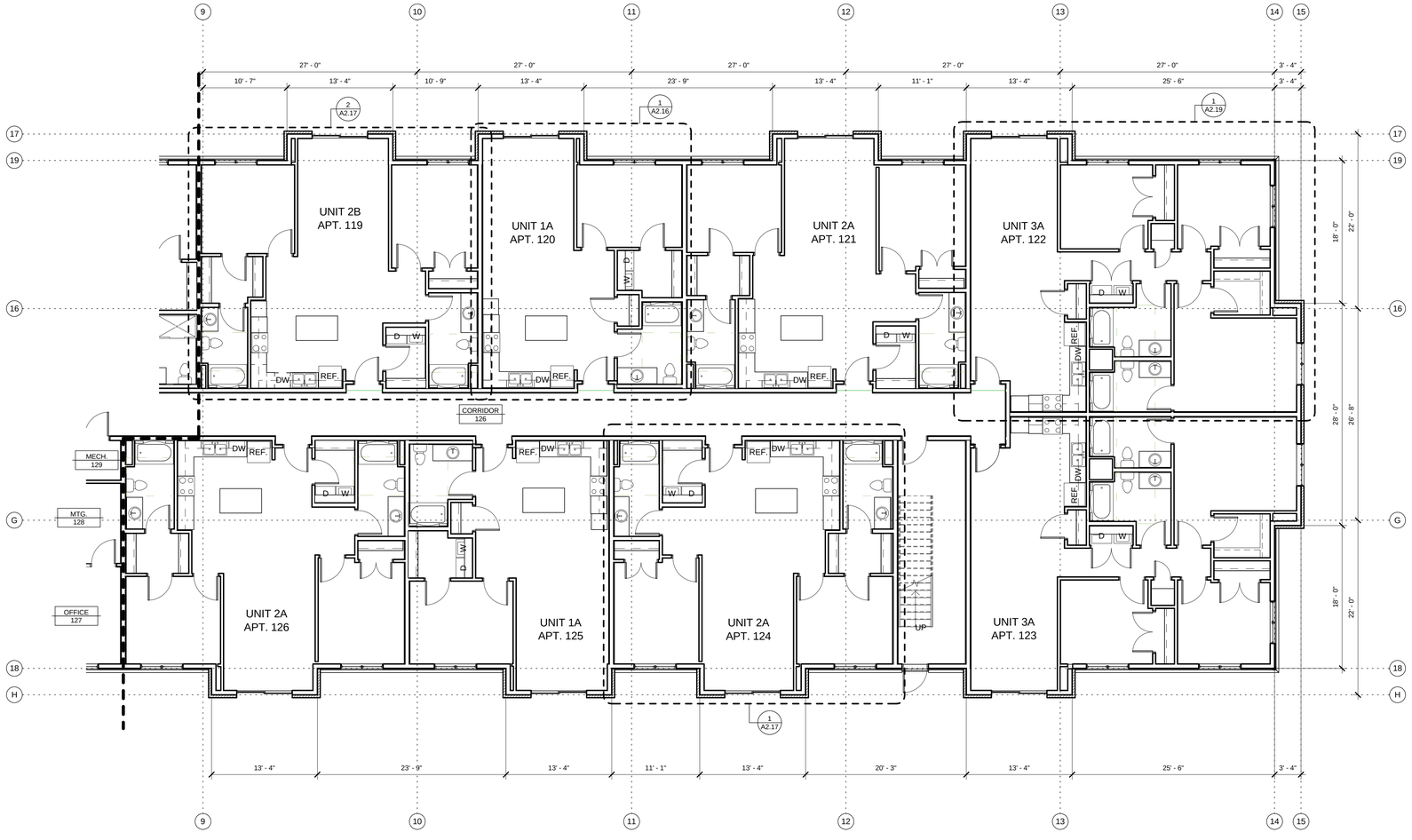
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FIRST FLOOR - AREA A

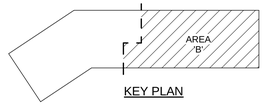
A2.6



1 A2.7 FIRST LEVEL FLOOR PLAN

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

NORTH



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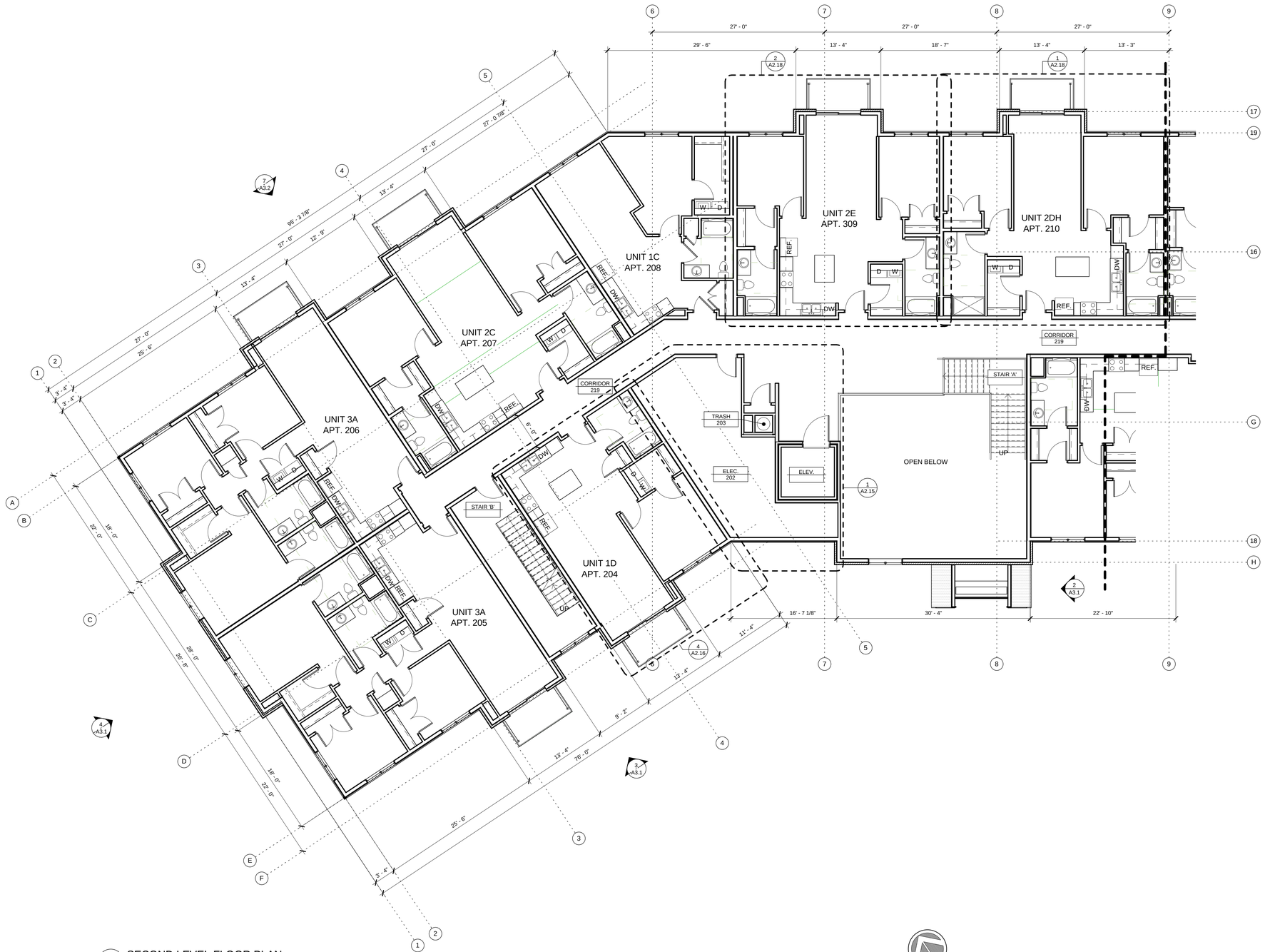
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FIRST FLOOR - AREA B

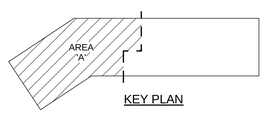
A2.7



1 / A2.8 SECOND LEVEL FLOOR PLAN

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

NORTH



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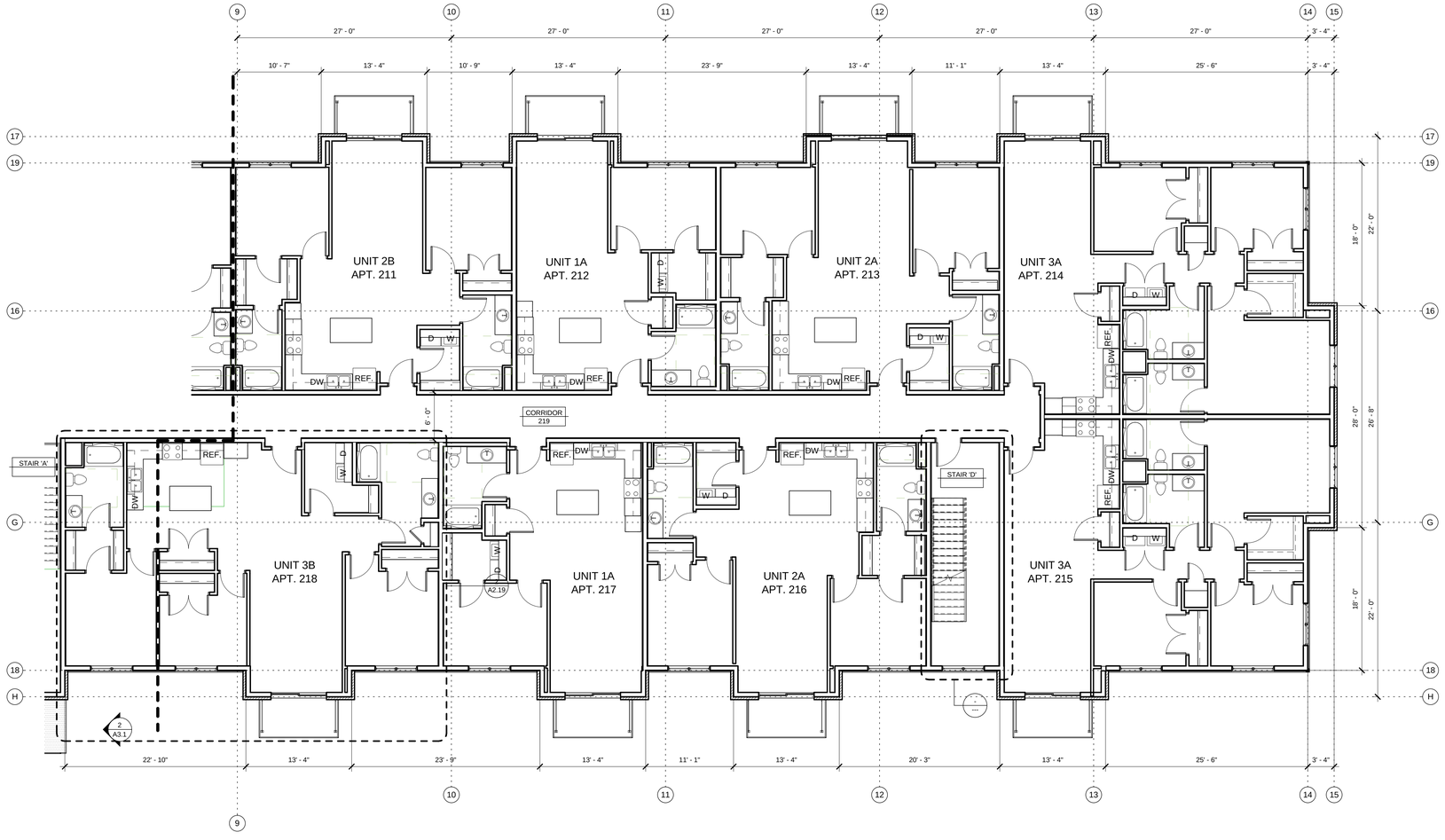
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SECOND FLOOR - AREA A

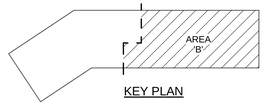
A2.8



1 / A2.9 SECOND LEVEL FLOOR PLAN

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

NORTH



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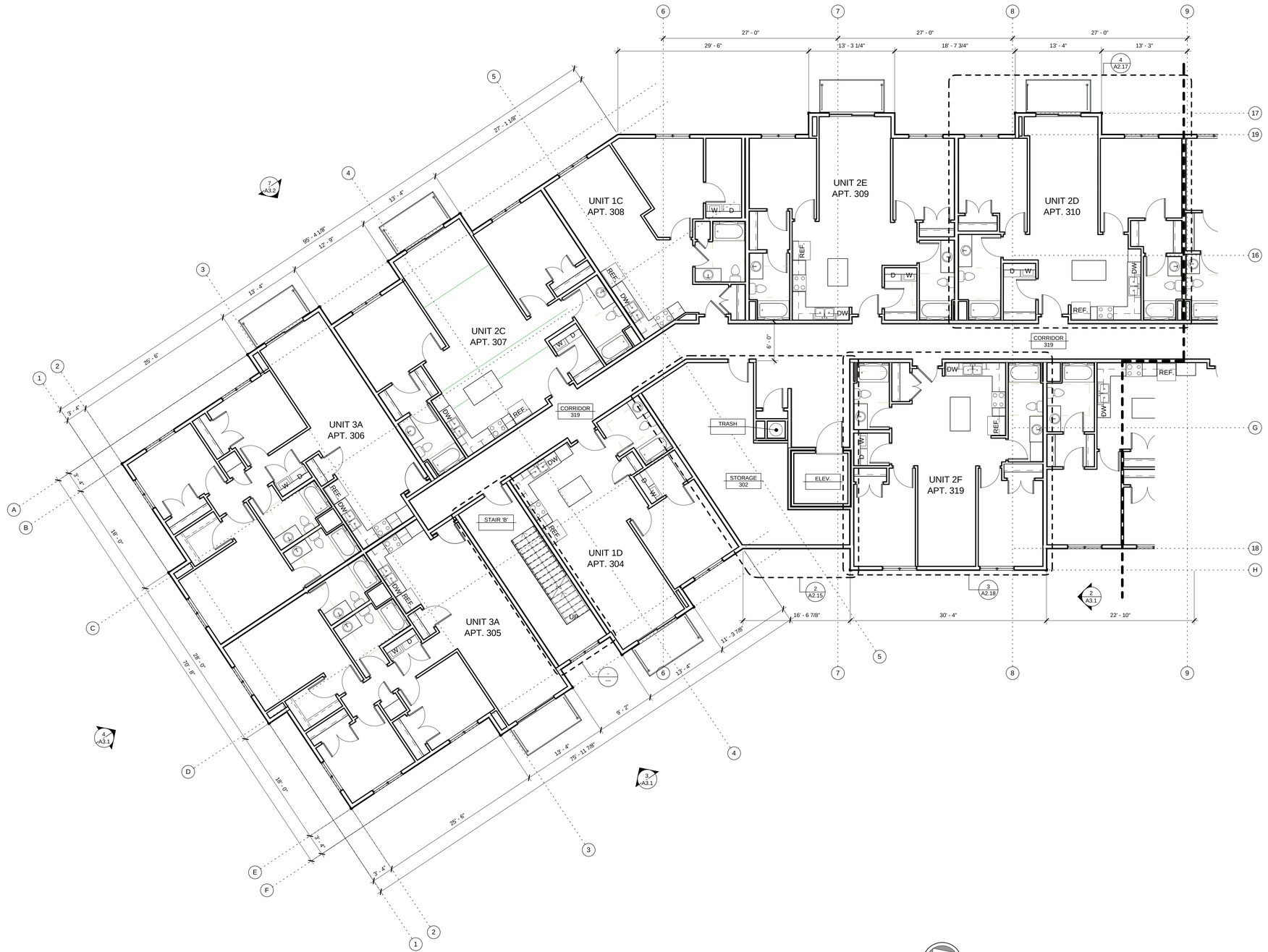
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SECOND FLOOR - AREA B

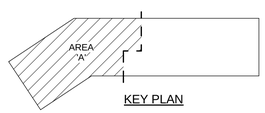
A2.9



1 A2.10 THIRD LEVEL FLOOR PLAN

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

NORTH



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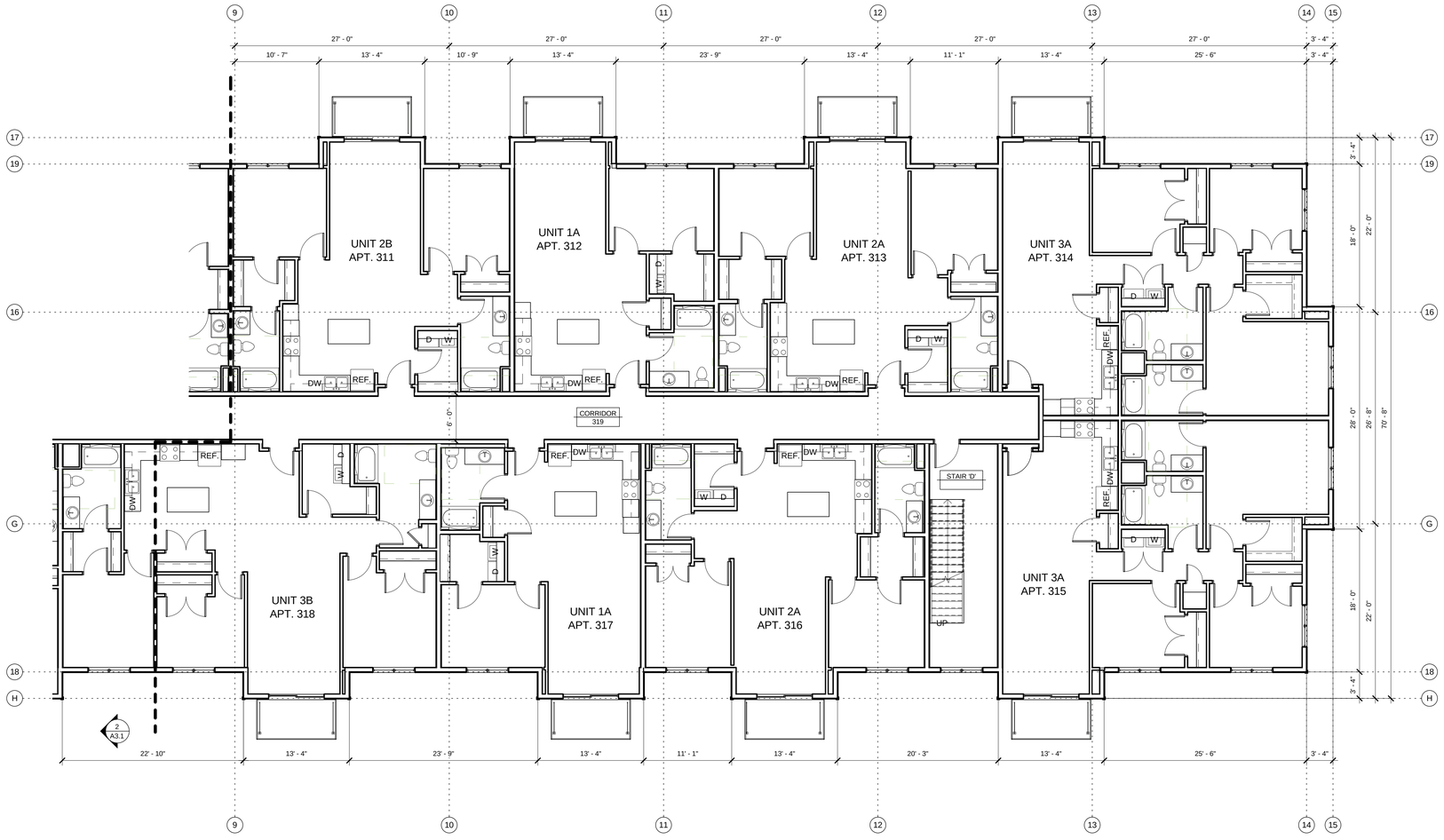
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THIRD FLOOR - AREA A

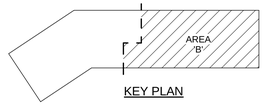
A2.10



1 A2.11 THIRD LEVEL FLOOR PLAN

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

NORTH



KEY PLAN

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Red Wing, MN

THIRD FLOOR - AREA B

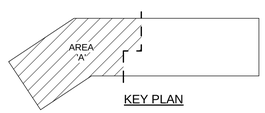
A2.11



1 A2.12 FOURTH LEVEL FLOOR PLAN

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

NORTH



KEY PLAN

B	REVISION SCHEDULE

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110-5126
651.481.9120 Fax: 651.481.9201
www.larsonengr.com

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Signature: _____

Printed name: Murray A. Mack

License no.: 18686

Date: 04/29/16

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Project no: 1602
Drawn by: Author
Checked by: Checker
Date: 04/29/16
Revisions:

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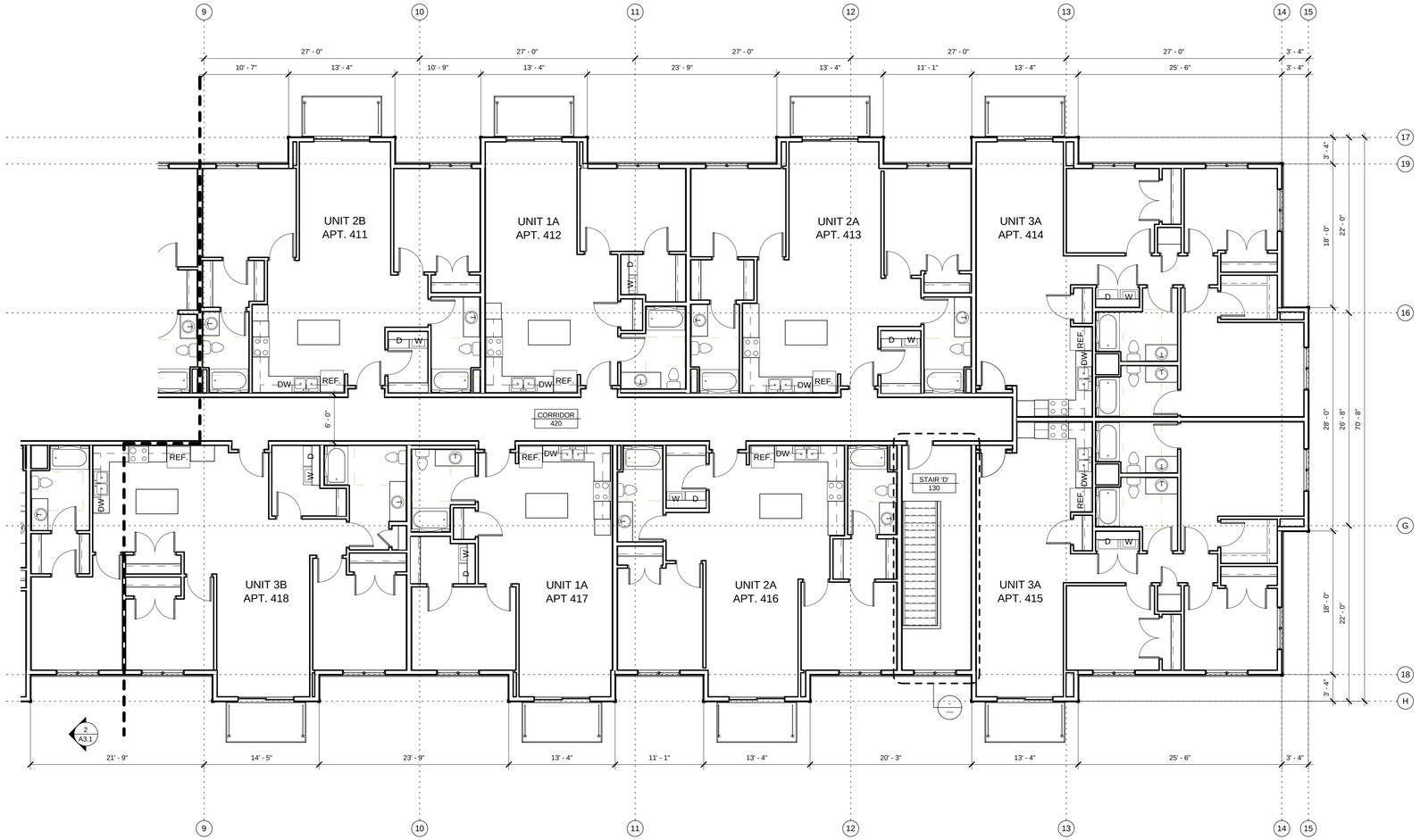
NEW APARTMENT COMPLEX

Rivers Ridge Luxury Apartments

Red Wing, MN

FOURTH FLOOR - AREA A

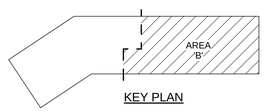
A2.12



1 / A2.13 FOURTH LEVEL FLOOR PLAN

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

NORTH



KEY PLAN

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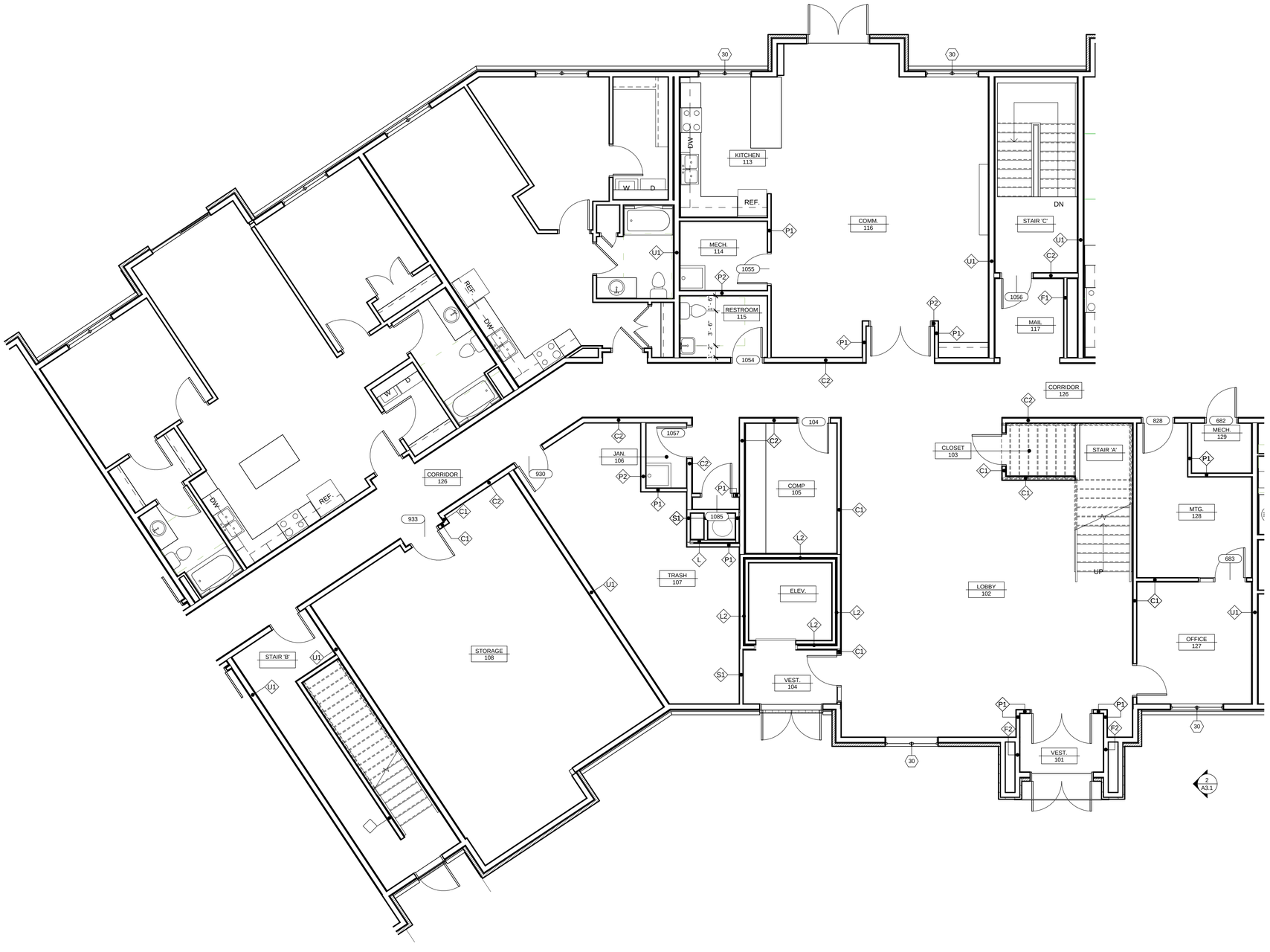
NEW APARTMENT COMPLEX

Rivers Ridge Luxury Apartments

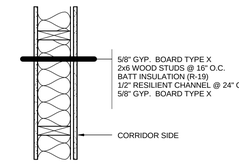
Red Wing, MN

FOURTH FLOOR - AREA B

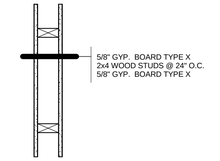
A2.13



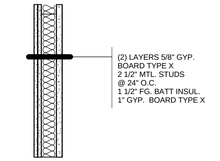
1 FIRST FLOOR - COMMON AREA PLAN
A2.14 SCALE: 3/16" = 1'-0"



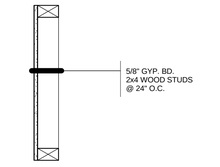
C1 TYPICAL CORRIDOR WALL - 2x4 WD. STUDS
C2 TYPICAL CORRIDOR WALL - 2x6 WD. STUDS



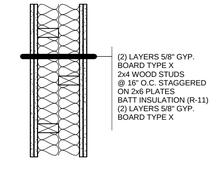
P1 STANDARD WALL - 2x4
P2 STANDARD WALL - 2x6



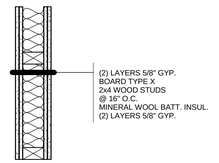
L1 SHAFT LINER



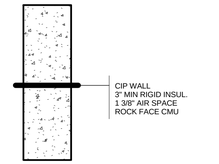
F1 FURRED WALL - 2x4 WD. STUDS @ 24" O.C.
F2 FURRED WALL - 2x6 WD. STUDS @ 24" O.C.
F3 FURRED WALL - 2x3 WD. STUDS @ 24" O.C.



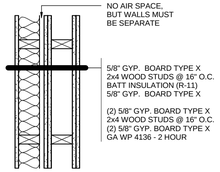
U1 TYPICAL UNIT PARTY WALL



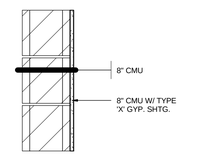
S1 SHAFT WALL



B4 12" CIP WALL (INTERIOR)
B5 8" CIP WALL (INTERIOR)



L2 TYPICAL ELEVATOR WALL



M1 8" CMU - 5/8" TYPE 'X' GYP. SHTG.
M3 8" CMU - 1 HR MIN AT ELEVATOR EQUIP RM

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Printed name: Murray A. Mack

License no.: 18686

Date: 05/10/16

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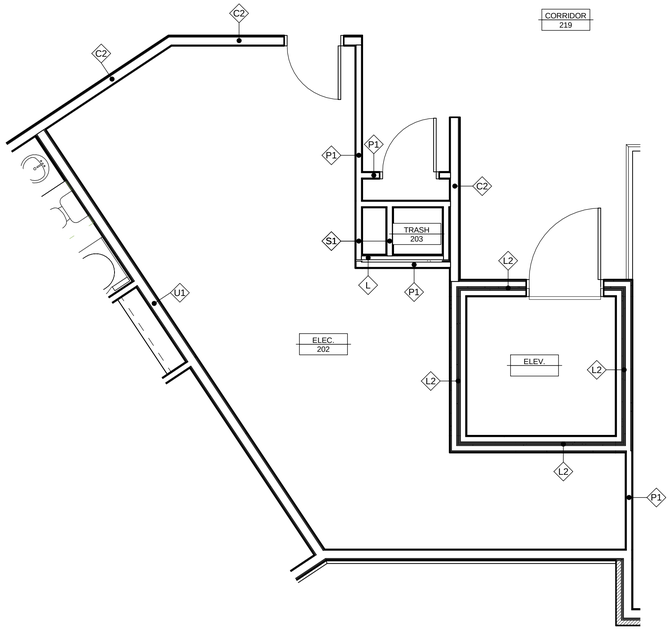
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hma@hma-archs.com

NEW APARTMENT COMPLEX

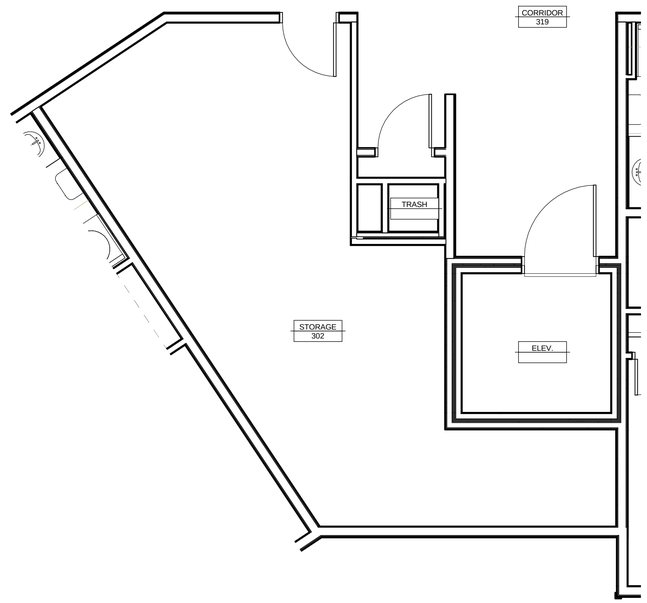
Rivers Ridge Luxury Apartments

Red Wing, MN

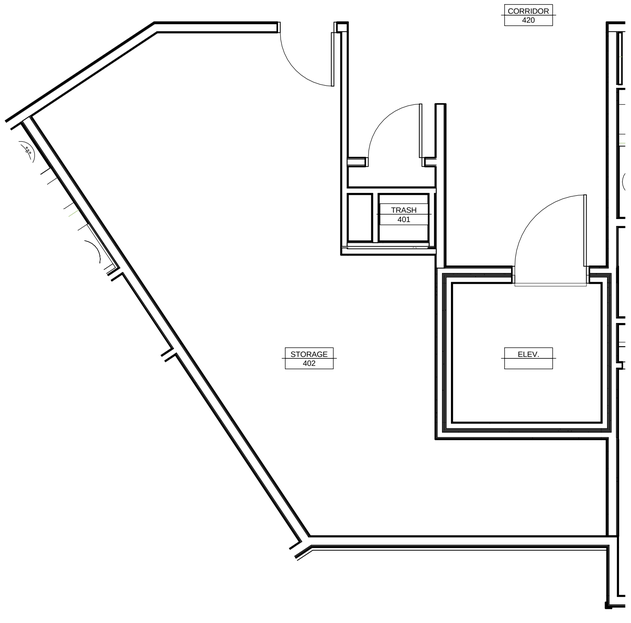
A2.14



1 A2.15 02 Floor - 1/8" - Callout 1
SCALE: 1/4" = 1'-0"



2 A2.15 03 Floor - 1/8" - Callout 1
SCALE: 1/4" = 1'-0"



3 A2.15 04 Floor Plan - 1/8" - Callout 1
SCALE: 1/4" = 1'-0"

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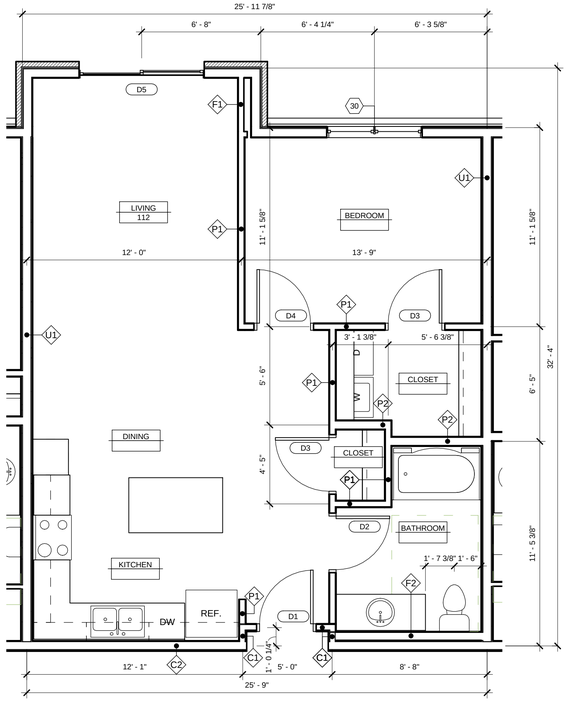
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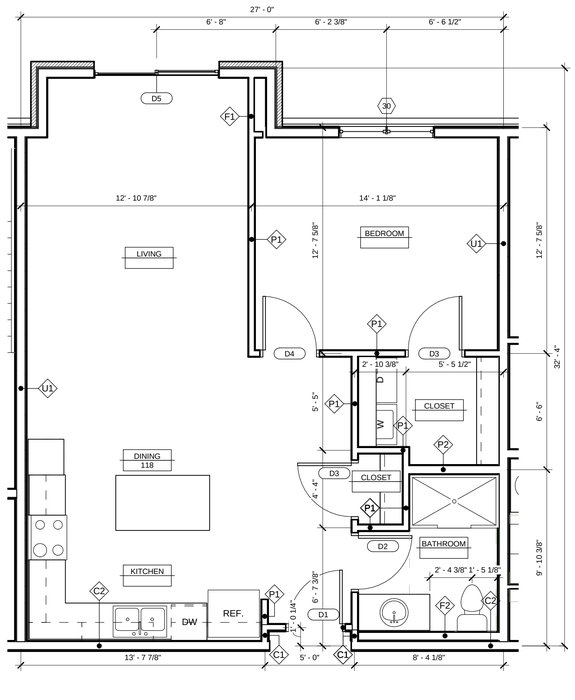
Red Wing, MN

A2.15



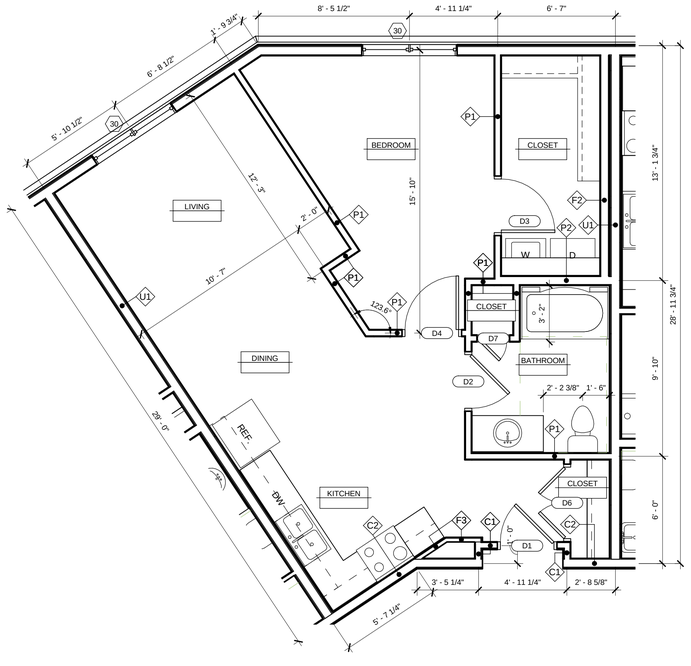
1 A2.16 UNIT 1A - 1 BED / 1 BATH — 794 SF. (8 Thus)

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



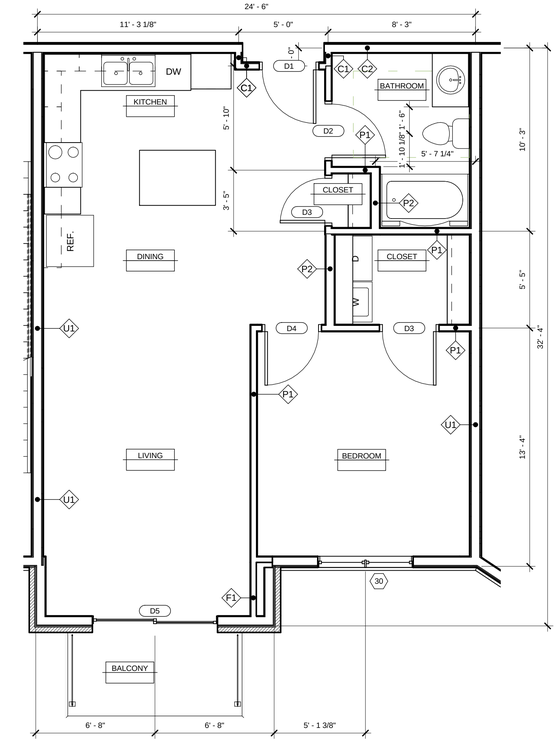
2 A2.16 UNIT 1B - 1 BED / 1 BATH (TYPE A) — 830 SF. (1 Thus)

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



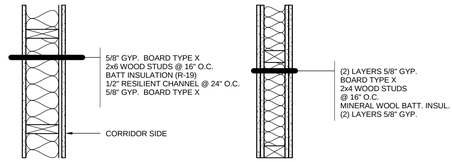
3 A2.16 UNIT 1C - 1 BED / 1 BATH — 766 SF. (4 Thus)

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



4 A2.16 UNIT 1D - 1 BED / 1 BATH — 785 SF. (3 Thus)

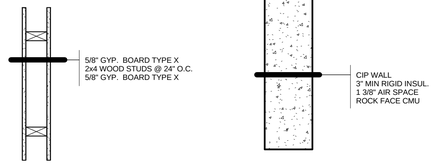
SCALE: 1/4" = 1'-0"



C1 TYPICAL CORRIDOR WALL - 2x4 WD. STUDS

C2 TYPICAL CORRIDOR WALL - 2x6 WD. STUDS

S1 SHAFT WALL

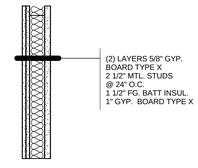


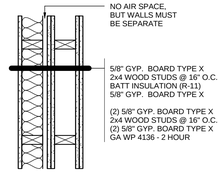
P1 STANDARD WALL - 2x4

P2 STANDARD WALL - 2x6

B4 12" CIP WALL (INTERIOR)

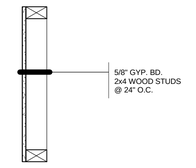
B5 8" CIP WALL (INTERIOR)

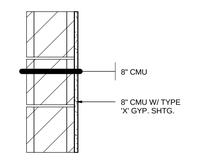




L1 SHAFT LINER

L2 TYPICAL ELEVATOR WALL





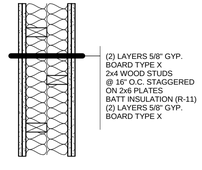
F1 FURRED WALL - 2x4 WD. STUDS @ 24" O.C.

F2 FURRED WALL - 2x6 WD. STUDS @ 24" O.C.

F3 FURRED WALL - 2x3 WD. STUDS @ 24" O.C.

M1 8" CMU - 5/8" TYPE 'X' GYP. SHTG.

M3 8" CMU - 1 HR MIN AT ELEVATOR EQUIP RM



U1 TYPICAL UNIT PARTY WALL

A REVISION SCHEDULE

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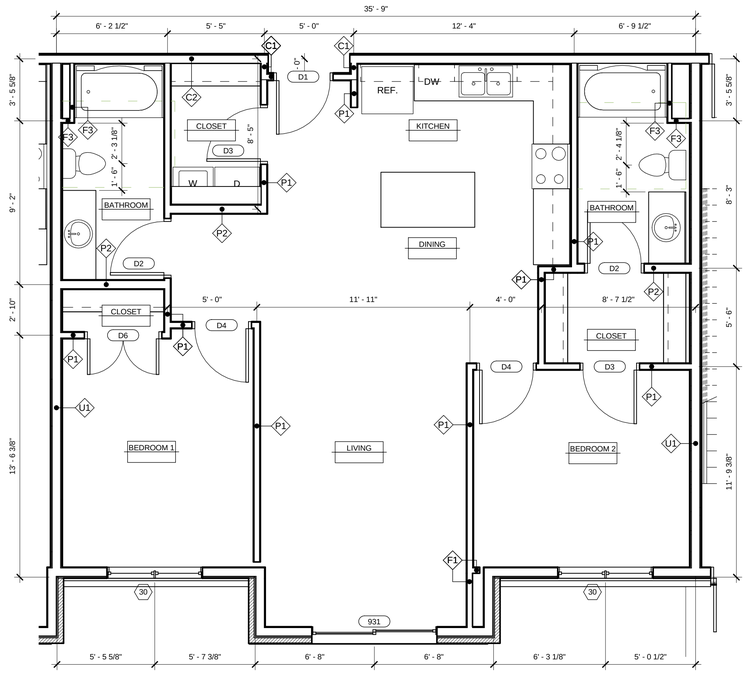
NEW APARTMENT COMPLEX

Rivers Ridge Luxury Apartments

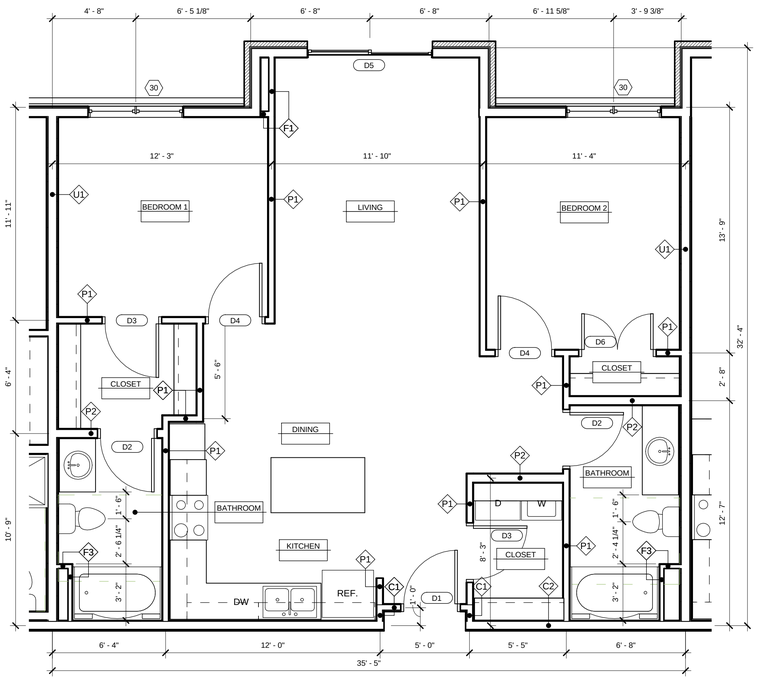
Red Wing, MN

UNIT PLANS

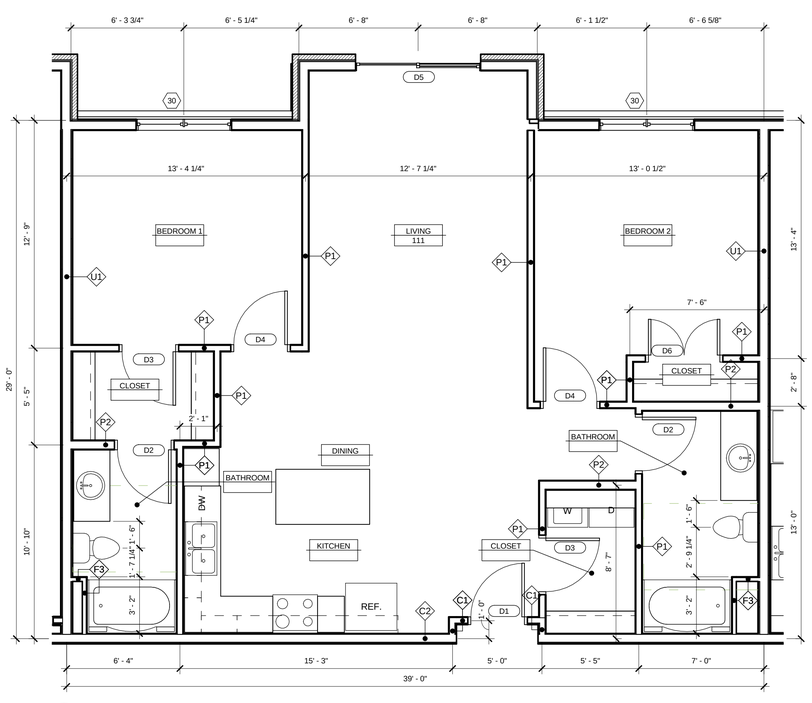
A2.16



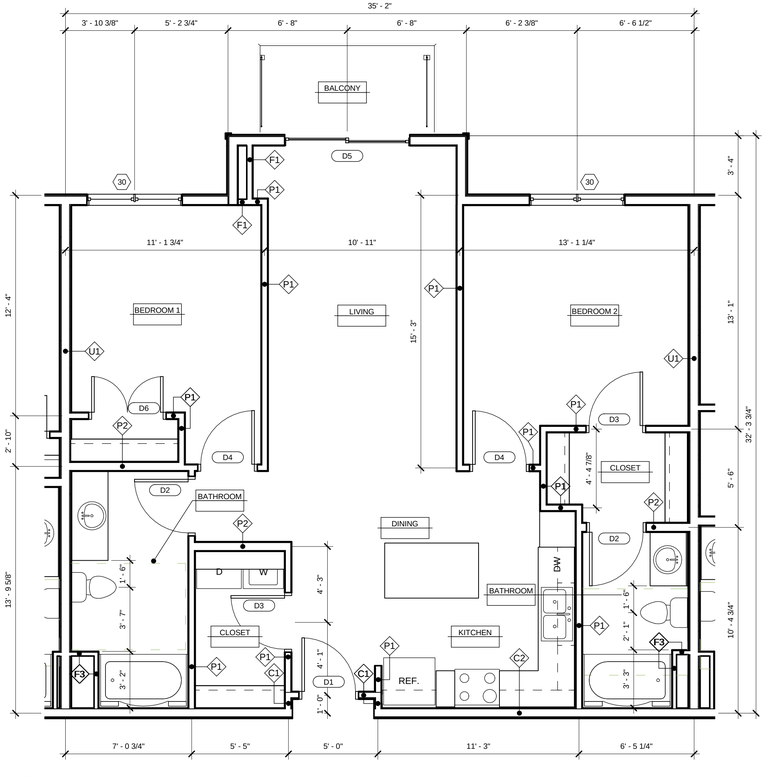
1 A2.17 **UNIT 2A - 2 BED / 2 BATH** 1086 SF.
SCALE: 1/4" = 1'-0" (9 Thus)



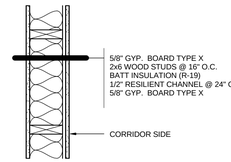
2 A2.17 **UNIT 2B - 2 BED / 2 BATH** 1074 SF.
SCALE: 1/4" = 1'-0" (4 Thus)



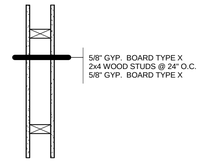
3 A2.17 **UNIT 2C - 2 BED / 2 BATH** 1180 SF.
SCALE: 1/4" = 1'-0" (4 Thus)



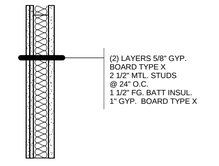
4 A2.17 **UNIT 2D - 2 BED / 2 BATH** 1091 SF.
SCALE: 1/4" = 1'-0" (2 Thus)



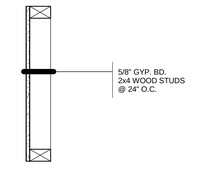
C1 TYPICAL CORRIDOR WALL - 2x4 WD. STUDS
C2 TYPICAL CORRIDOR WALL - 2x6 WD. STUDS



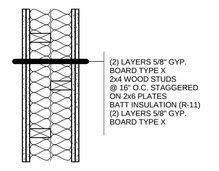
P1 STANDARD WALL - 2x4
P2 STANDARD WALL - 2x6



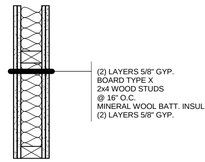
L1 SHAFT LINER



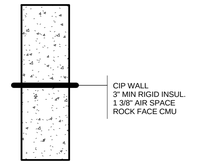
F1 FURRED WALL - 2x4 WD. STUDS @ 24" O.C.
F2 FURRED WALL - 2x6 WD. STUDS @ 24" O.C.
F3 FURRED WALL - 2x3 WD. STUDS @ 24" O.C.



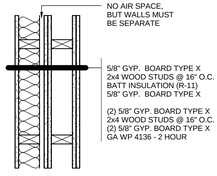
U1 TYPICAL UNIT PARTY WALL



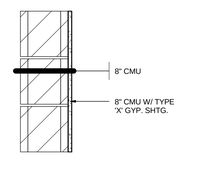
S1 SHAFT WALL



B4 12" CIP WALL (INTERIOR)
B5 8" CIP WALL (INTERIOR)



L2 TYPICAL ELEVATOR WALL



M1 8" CMU - 5/8" TYPE 'X' GYP. SHTG.
M3 8" CMU - 1 HR MIN AT ELEVATOR EQUIP RM

A REVISION SCHEDULE

Larson Engineering, Inc.
3524 Labore Road
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651.481.9120 Fax: 651.481.9201
www.larsonengr.com

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License no.: 18686

Date: 05/11/16

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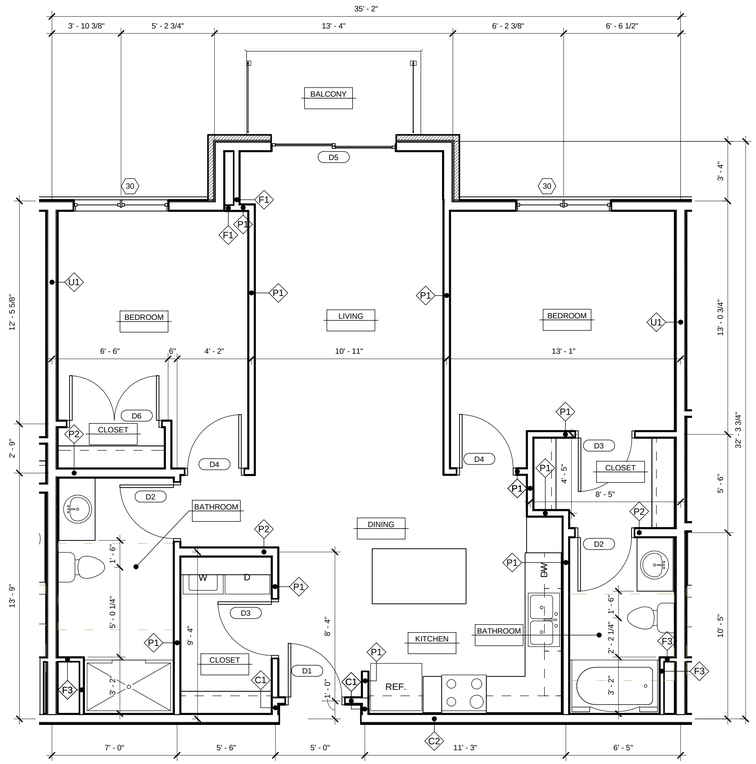
NEW APARTMENT COMPLEX

Rivers Ridge Luxury Apartments

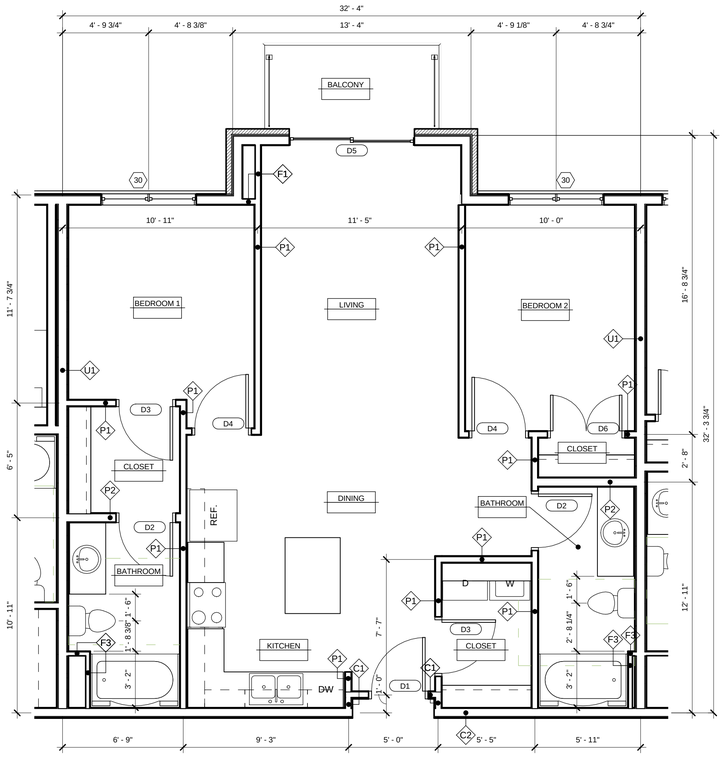
Red Wing, MN

UNIT PLANS

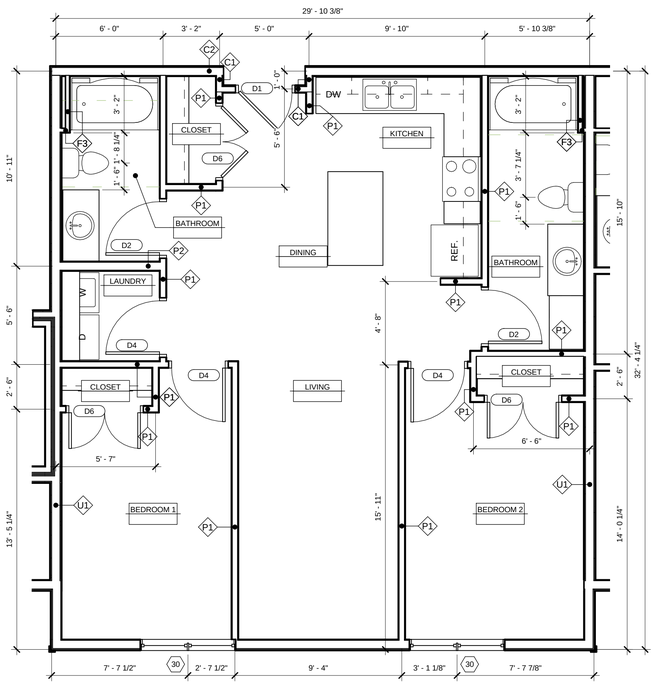
A2.17



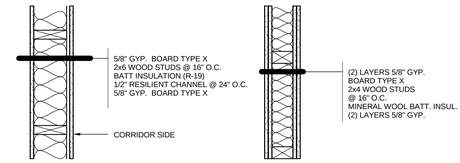
1 A2.18 UNIT 2D - 2 BED / 2 BATH (TYPE A) 1097 SF.
SCALE: 1/4" = 1'-0" (1 Thus)



2 A2.18 UNIT 2E - 2 BED / 2 BATH 998 SF.
SCALE: 1/4" = 1'-0" (3 Thus)



3 A2.18 UNIT 2F - 2 BED / 2 BATH 994 SF.
SCALE: 1/4" = 1'-0" (2 Thus)



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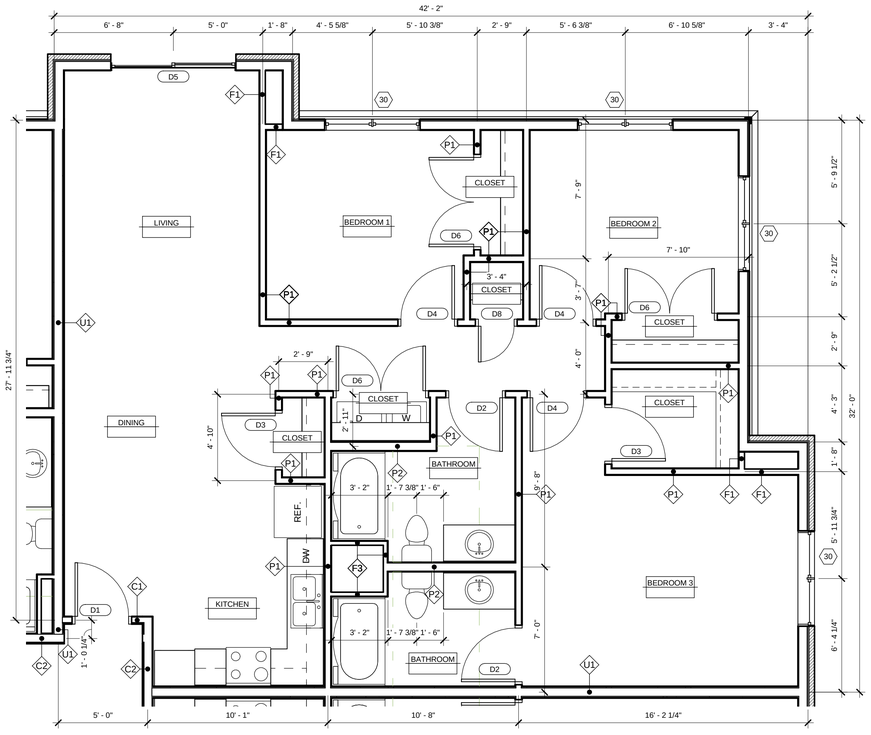
NEW APARTMENT COMPLEX

Rivers Ridge Luxury Apartments

Red Wing, MN

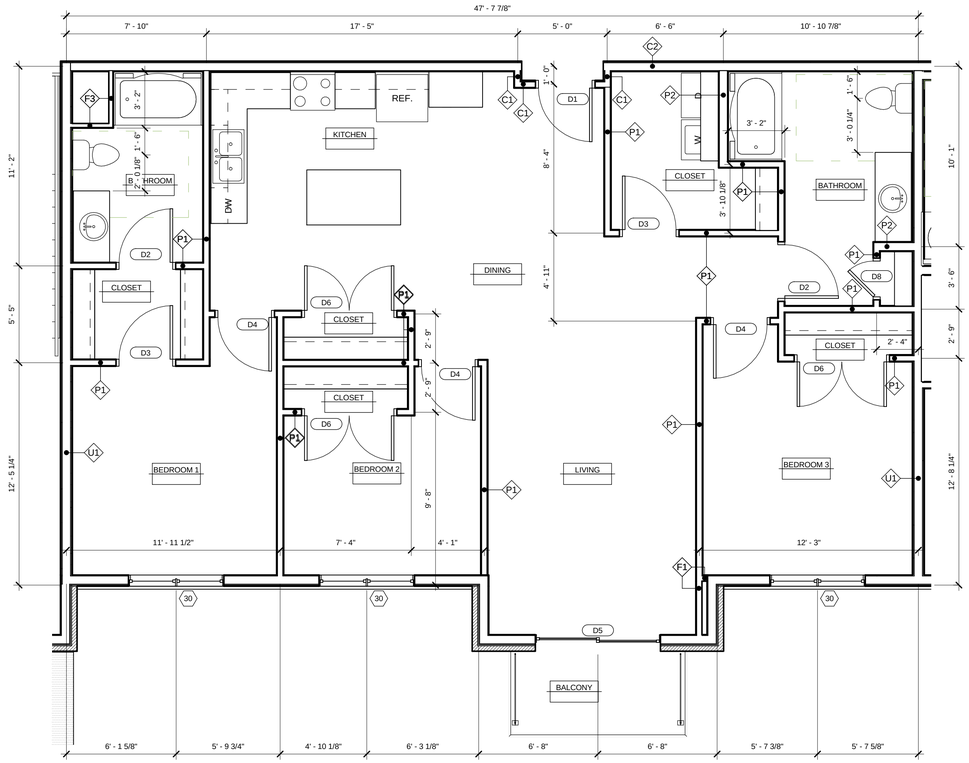
Unit Plans

A2.18



1 A2.19 **UNIT 3A - 3 BED / 2 BATH** 1335 SF.

SCALE: 1/4" = 1'-0" (16 Thus)



2 A2.19 **UNIT 3B - 3 BED / 2 BATH** 1450 SF.

SCALE: 1/4" = 1'-0" (3 Thus)

5/8" GYP. BOARD TYPE X
2x6 WOOD STUDS @ 16" O.C.
BATT INSULATION (R-19)
1/2" RESILIENT CHANNEL @ 24" O.C.
5/8" GYP. BOARD TYPE X
CORRIDOR SIDE

C1 TYPICAL CORRIDOR WALL - 2x4 WD. STUDS
C2 TYPICAL CORRIDOR WALL - 2x6 WD. STUDS

(2) LAYERS 5/8" GYP.
BOARD TYPE X
2x4 WOOD STUDS
@ 16" O.C.
MINERAL WOOL BATT. INSUL.
(2) LAYERS 5/8" GYP.

S1 SHAFT WALL

5/8" GYP. BOARD TYPE X
2x4 WOOD STUDS @ 24" O.C.
5/8" GYP. BOARD TYPE X

P1 STANDARD WALL - 2x4
P2 STANDARD WALL - 2x6

CIP WALL
3" MIN RIGID INSUL.
1 3/8" AIR SPACE
ROCK FACE CMU

B4 12" CIP WALL (INTERIOR)
B5 8" CIP WALL (INTERIOR)

(2) LAYERS 5/8" GYP.
BOARD TYPE X
2 1/2" MTL. STUDS
@ 24" O.C.
1 1/2" FG. BATT INSUL.
1" GYP. BOARD TYPE X

L1 SHAFT LINER

NO AIR SPACE,
BUT WALLS MUST
BE SEPARATE

5/8" GYP. BOARD TYPE X
2x4 WOOD STUDS @ 16" O.C.
BATT INSULATION (R-11)
5/8" GYP. BOARD TYPE X

(2) 5/8" GYP. BOARD TYPE X
2x4 WOOD STUDS @ 16" O.C.
(2) 5/8" GYP. BOARD TYPE X
GA WP 4136 - 2 HOUR

L2 TYPICAL ELEVATOR WALL

5/8" GYP. BD.
2x4 WOOD STUDS
@ 24" O.C.

F1 FURRED WALL - 2x4 WD. STUDS @ 24" O.C.
F2 FURRED WALL - 2x6 WD. STUDS @ 24" O.C.
F3 FURRED WALL - 2x3 WD. STUDS @ 24" O.C.

8" CMU

8" CMU W/ TYPE
'X' GYP. SHTG.

M1 8" CMU - 5/8" TYPE 'X' GYP. SHTG.
M2 8" CMU - 1 HR MIN AT ELEVATOR EQUIP RM

(2) LAYERS 5/8" GYP.
BOARD TYPE X
2x4 WOOD STUDS
@ 16" O.C. STAGGERED
ON 2x6 PLATES
BATT INSULATION (R-11)
(2) LAYERS 5/8" GYP.
BOARD TYPE X

U1 TYPICAL UNIT PARTY WALL

1 REVISION SCHEDULE

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License no.: 18686

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NEW APARTMENT COMPLEX

Rivers Ridge Luxury Apartments

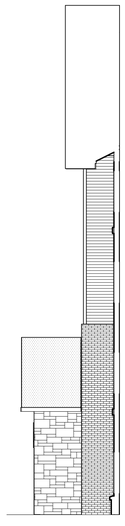
Red Wing, MN

UNIT PLANS

A2.19



1 A3.1 EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



2 A3.1 EXTERIOR ELEVATION - ENTRY
SCALE: 1/8" = 1'-0"



3 A3.1 EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



4 A3.1 EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"

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NEW APARTMENT COMPLEX

Rivers Ridge Luxury Apartments

Red Wing, MN

EXTERIOR ELEVATION

A3.1



7 A3.2 EXTERIOR ELEVATION - BACK
SCALE: 1/8" = 1'-0"



1 A3.2 EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



5 A3.2 EXTERIOR ELEVATION- BACK
SCALE: 1/8" = 1'-0"

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NEW APARTMENT COMPLEX

Rivers Ridge Luxury Apartments

Red Wing, MN

EXTERIOR ELEVATIONS

A3.2