New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, Minnesota

PROJECT IMAGE



PROJECT INDEX

PROJECT:
NEW APARTMENT COMPLEX
RIVERS RIDGE LUXURY APARTMENTS
RED WING, MINNESOTA 55066

OWNER:
A-1 CLEANING & RESTORATION
1489 HAY CREEK VALLEY ROAD
RED WING, MINNESOTA 55066
TEL: 651.385.8442

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HMA ARCHITECTS, LTD.
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TEL: 320.251.9155 / FAX: 320.251.4919
WEBSITE: www.hma-archs.com

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101 2ND STREET NW, P.O. BOX 7
AVON, MINNESOTA 56310
TEL: 320.356.7342 / FAX: 320.356.7631
WEBSITE: www.lumber-one.com

STRUCTURAL ENGINEER:
LARSON ENGINEERING OF MINNESOTA
3524 LABORE ROAD
WHITE BEAR LAKE, MINNESOTA 55110
TEL: 651.481.9120 / FAX: 651.481.9201
WEBSITE: www.larsonengr.com

DRAWING INDEX

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STRUCTURAL

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S501 Details
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BUILDING CODE SUMMARY

ANALYSIS BASED ON THE 2015 MN BUILDING CODE, MN ACCESSIBLE CODE 1341

1. OCCUPANCY CLASSIFICATION: (Chapter 3)
RESIDENTIAL APARTMENTS R-2
PRIVATE GARAGES S-2

2. CONSTRUCTION TYPE: (Chapter 6)
R-2 V-A (1-HOUR), SPRINKELED (NFPA 13), SEPARATED
FIRE SEPARATION WALL
S-2 1-A, SPRINKELED

3. BUILDING AREAS: (Actual)
PARKING LEVEL:
S-2 20,370 sf
FIRST FLOOR: R-2 20,179 sf
SECOND FLOOR: R-2 19,346 sf
THIRD FLOOR: R-2 19,346 sf
FORTH FLOOR: R-2 19,945 sf
GRAND TOTAL: 99,785 sf

4. ALLOWABLE AREAS: (Table 503)
R-2 12,000 sf
S-2 UNLIMITED sf

5. AREA MODIFICATIONS:
A(a) = Allowable Area 12,000 sf
A(t) = Area per Table 503 12,000 sf (most restrictive)
I(f) = Area Increase Due to Frontage
I(s) = Area Increase Due to Sprinkler

AREA
A(a) = [A(t) + [A(t) x I(f)] + [A(t) x I(s)]]
A(a) = 12,000
A(t) + I(f) = 12,000 + 75% = 9,000
A(t) + I(s) = 12,000 + 200% = 24,000
A(a) = 12,000 + 9,000 + 24,000 = **45,000 sf allowable per floor**

6. REQUIRED SEPARATION OF OCCUPANCIES:
MIXED OCCUPANCY BUILDING (Section 508.3.2) NON-SEPARATED
S-2 TO R-2 (Section 509.2) 3-HOUR

SEPARATION REQUIREMENTS FOR INCIDENTAL USE AREAS: (Table 302.1.1)
MECHANICAL EQUIPMENT > 400,000 BTU INPUT 1 HR OR AFPS
BOILERS > 15 PSI AND 10 HP 1 HR OR AFPS
LAUNDRY ROOMS > 100 SF 1 HR
STORAGE ROOMS > 100 SF 1 HR
WASTE AND LINEN ROOMS > 100 SF 1 HR

WALLS/FLOORS SEPARATING DWELLING UNITS (Section 708.3): 1 HR, U.N.O.

ACCESSORY USE AREAS SEPARATION (Section 508.3.1): NR < 10% OF ANY FLOOR

7. ALLOWABLE HEIGHT: (Table 503)
R-2 50 FT 3-STORIES
S-2 UNLIMITED UNLIMITED

8. HEIGHT MODIFICATIONS: (Section 504.2)
R-2 50 FT + 20 FT = 70 FT 4-STORIES
UNLIMITED UNLIMITED

9. ACTUAL HEIGHT:
R-2 57'-0" (TO ROOF PEAK)
S-2 48'-5" (TO MID SLOPE OF MAIN ROOF)

10. FIRE RESISTIVE RATING:

	R-2 (VA)	S-2 (IA)
STRUCTURAL FRAME	1 HR	2 HR
BEARING WALLS		
EXTERIOR	1 HR	2 HR
INTERIOR	1 HR	3 HR
NON-BEARING WALLS		
EXTERIOR	1 HR	1 HR
INTERIOR	0 HR	0 HR
FLOOR CONSTRUCTION	1 HR	1 HR
ROOF CONSTRUCTION (CLASS "B" SHINGLES MIN)	1 HR	N/A
STAIR ENCLOSURE	2 HR	
ELEVATOR SHAFT ENCLOSURE	2 HR	
REFUSE CHUTE ENCLOSURE	2 HR	
REFUSE ACCESS AND TERMINATION ROOM	1 HR	
CORRIDOR RATING	30 MIN.	

11. AUTOMATIC SPRINKLER SYSTEM PROVIDED:
YES (NFPA 13)

12. TRAVEL DISTANCE:
'R' OCCUPANCIES WITH SPRINKLER SYSTEM = 250 FT DISTANCE:

13. FIRE PROTECTION OF BALCONIES: (Section 1406.3)
BALCONIES SHALL BE OF NON-COMBUSTIBLE MATERIALS OR SPRINKLED.

14. ACCESSIBILITY REQUIREMENTS:
(1) TYPE 'A' ONE BEDROOM
(1) TYPE 'A' TWO BEDROOM

ALL OTHER UNITS TO BE TYPE 'B'

ACCESSIBLE PUBLIC RESTROOMS PROVIDED AT 1st FLOOR

15. AREA OF REFUGE:
30"x48" AREA AT EACH STAIR LANDING AT EACH FLOOR

16. OCCUPANT LOAD:
COMMUNITY ROOM: 750 SF / 15 = 50 OCCUPANTS 2 EXITS REQUIRED, 2 EXITS PROVIDED
EXERCISE ROOM: 308 SF / 50 =6 OCCUPANTS 1 EXIT REQUIRED, 1 EXIT PROVIDED
PARKING GARAGE: 20,370 SF / 200 = 102 OCCUPANTS 2 EXITS REQUIRED,
2 EXITS PROVIDED

UNIT MIX

	1st	2nd	3rd	4th	Sub-Total	Area SF
Unit 1A	2	2	2	2	8	794
Unit 1B	1	0	0	0	1	830
Unit 1C	1	1	1	1	4	766
Unit 1D	0	1	1	1	3	785
Sub-Total	4	4	4	4	16	
Unit 2A	2	1	2	1	6	1086
Unit 2B	1	1	1	1	4	1074
Unit 2C	1	1	1	1	4	1180
Unit 2D	0	1	1	1	3	1091
Unit 2E	0	1	1	1	3	998
Unit 2F	0	0	1	1	2	994
Unit 2G	1	1	1	1	4	1057
Sub-Total	5	6	8	7	26	
Unit 3A	4	4	4	4	16	1335
Unit 3B	0	1	0	1	2	1450
Sub-Total	4	5	4	5	18	
Total	13	15	16	16	60	

PROJECT LOCATION MAP



PLOTTED 9-27-16

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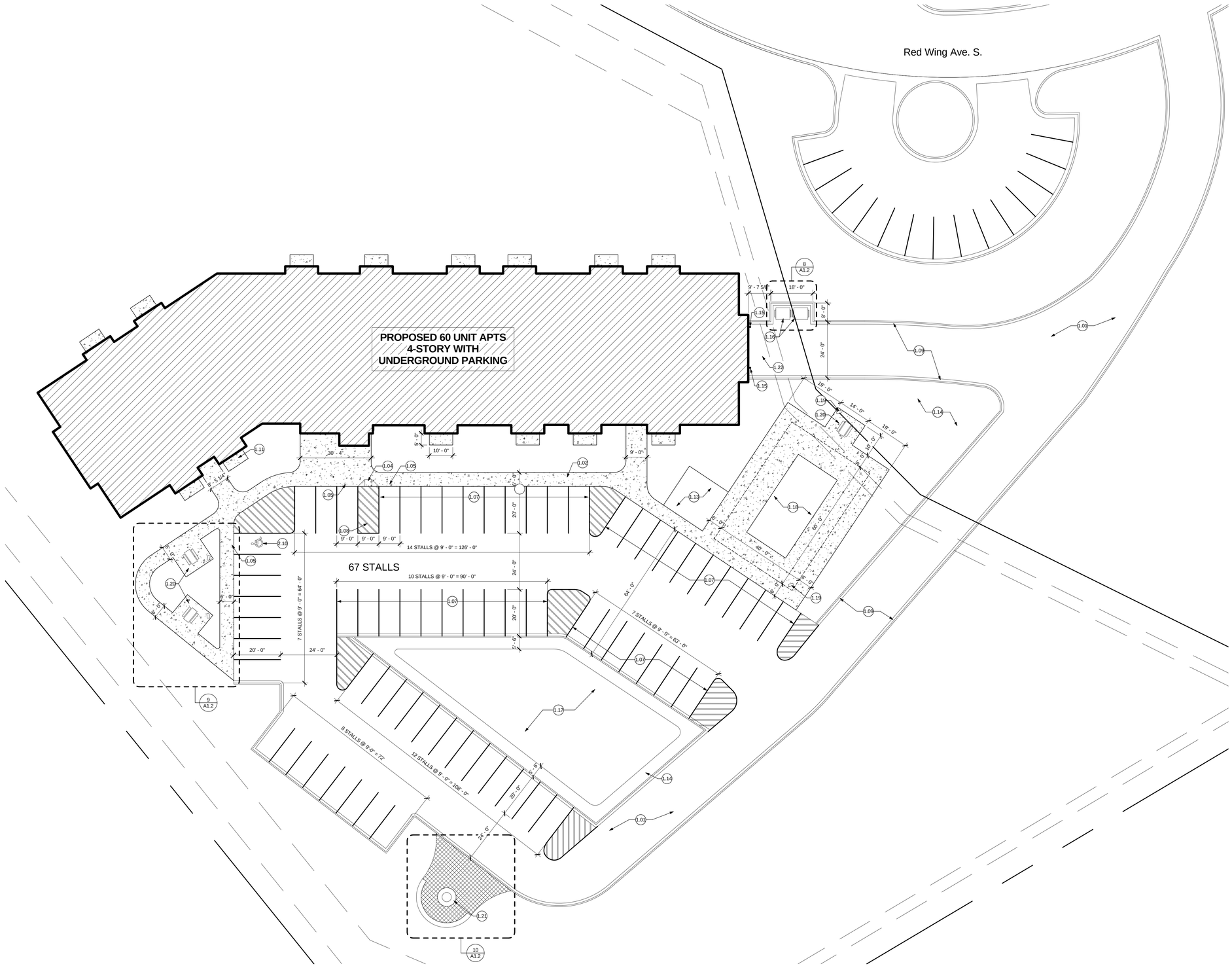
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Rivers Ridge Luxury Apartments

Red Wing, MN

Title Sheet, Project Image, Drawing Index, Building Code Summary, Project Location Map

A0.1



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

NORTH

GENERAL NOTES

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 DIMENSIONS FOR RESOLUTION.

B. CONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS PRIOR TO SUBMITTING BIDS.

C. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

D. ALL DISTURBED AREAS TO RECEIVE SOD, UNLESS NOTED OTHERWISE.

E. PROVIDE SITE GRADING TO OBTAIN POSITIVE SLOPE AWAY FROM BUILDING AND ENTRANCES. SEE GRADING PLAN FOR SPOT ELEVATIONS AND CONTOURS.

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 TREES AND LANDSCAPE ROCK AREAS, UNLESS NOTED OTHERWISE.

I. PROVIDE 3' - 0" WIDE x 3" THICK WOOD MULCH OVER 6 MIL. LANDSCAPE FABRIC AROUND ENTIRE BUILDING PERIMETER.

J. PROVIDE LANDSCAPE AROUND ALL MECHANICAL AND ELECTRICAL EQUIPMENT ON SITE. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.

K. SEE LANDSCAPE PLAN FOR TREES, SHRUBS, AND PLANTING SCHEDULE.

SITE PLAN - KEY NOTES

1.01	BITUMINOUS PAVING. SEE CIVIL.
1.02	CONCRETE SIDEWALK. SEE CIVIL.
1.04	ACCESSIBLE CURB RAMP. SEE CIVIL.
1.05	ACCESIBLE PARKING SIGN.
1.07	PAINTED PARKING STRIPE, TYPICAL.
1.08	HANDICAP ACCESIBLE AISLE.
1.09	CURB AND GUTTER. SEE CIVIL.
1.11	CONCRETE PATIO. SEE PLANS.
1.13	TOT-LOT AREA.
1.14	SOD THIS AREA.
1.15	BOLLARD SEE DETAIL 5/A1.2
1.16	TRASH STAGING
1.17	POND
1.18	20' X 40' POOL
1.19	GRILL
1.20	PICNIC AREA
1.21	FIRE PIT
1.22	CONCRETE APRON WITH DRAIN (SEE PLAN)
2.10	PAINTED ACCESSIBLE PARKING SYMBOL.

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Project Manager: DAS
Drawn By: SR, BZ
Date: 09/30/2016

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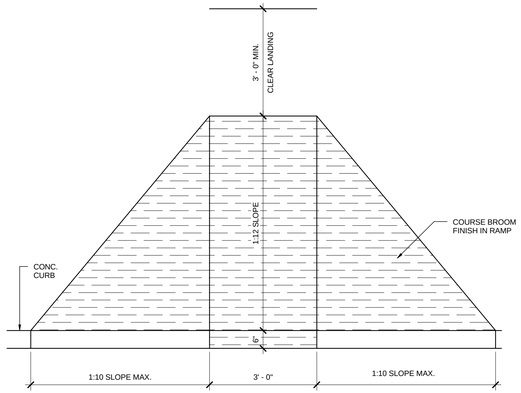
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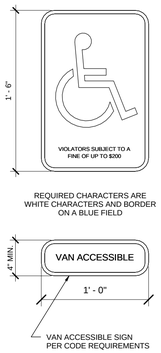
Site Plan

A1.1



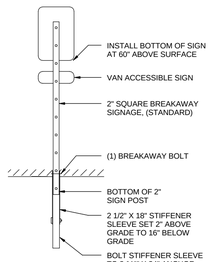
1 A1.2 ACCESSIBLE CURB RAMP

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



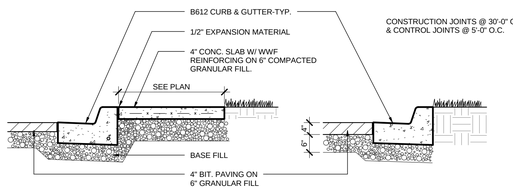
2 A1.2 ACCESSIBLE PARKING SIGN - VAN

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



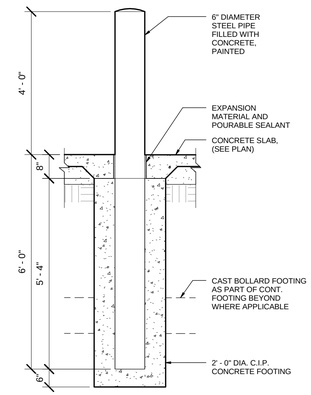
3 A1.2 ACCESSIBLE STALL SIGN

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



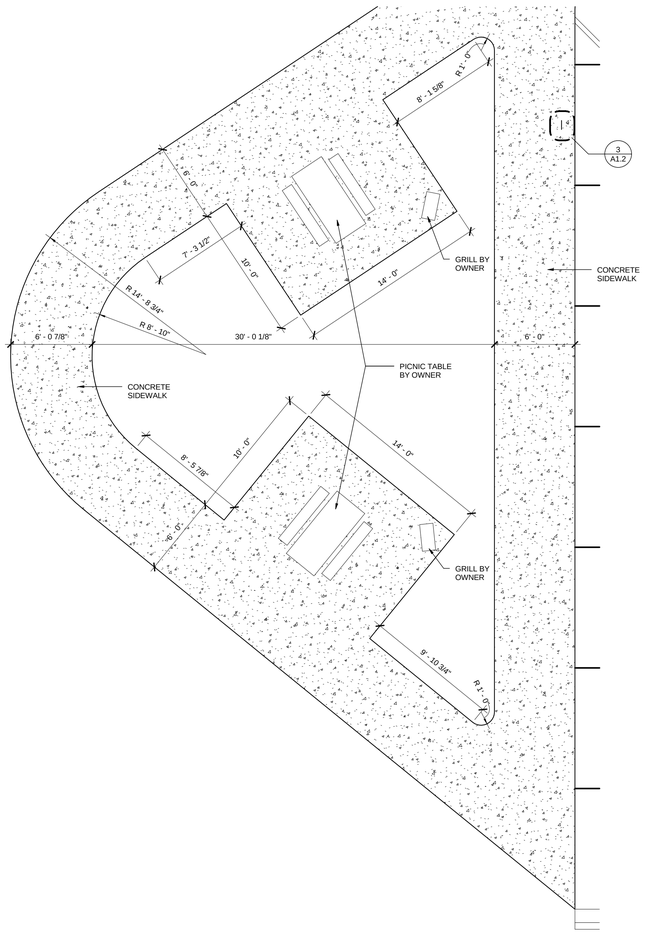
4 A1.2 CURB & GUTTER - TYPE B

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



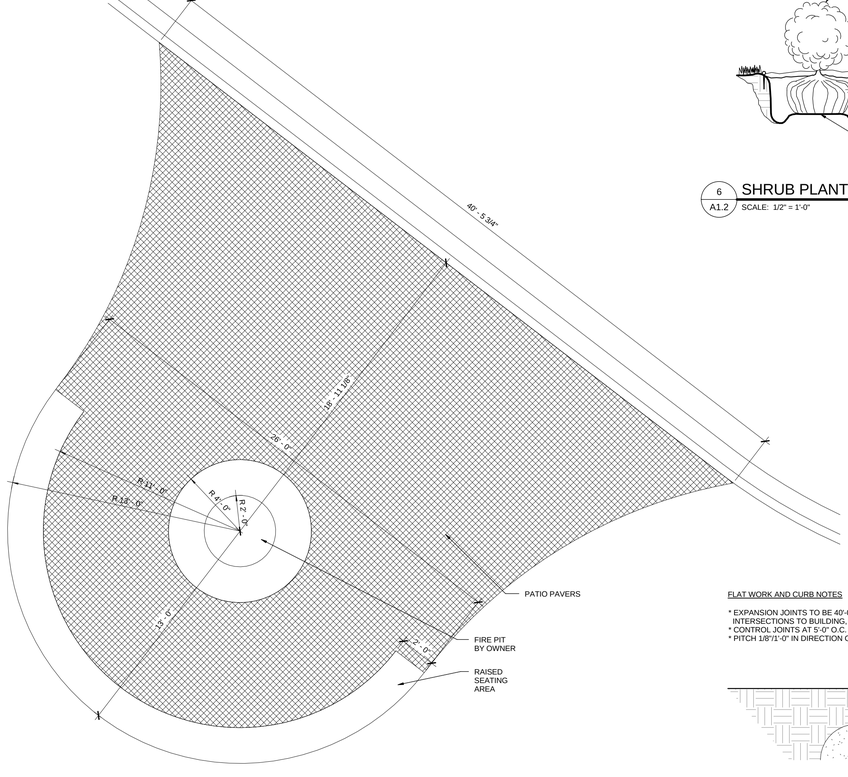
5 A1.2 BOLLARD - PIPE

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



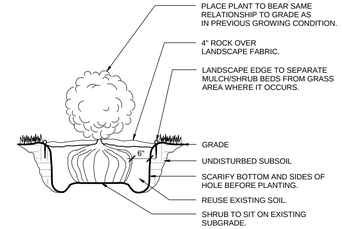
9 A1.2 PICNIC AREA

SCALE: 3/16" = 1'-0"



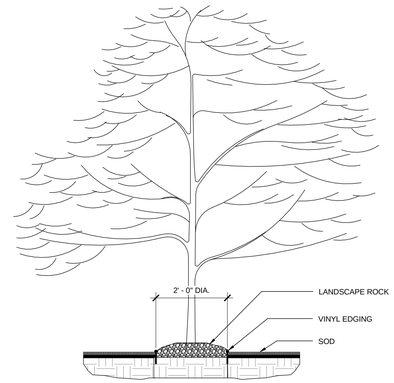
10 A1.2 FIRE PIT

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



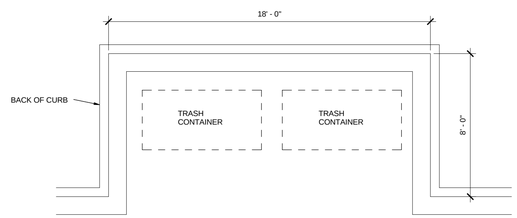
6 A1.2 SHRUB PLANTING

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



7 A1.2 TREE PLANTING

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

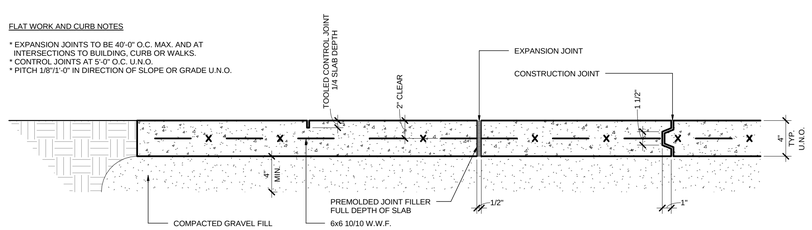


8 A1.2 TRASH STAGING AREA

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

FLAT WORK AND CURB NOTES

* EXPANSION JOINTS TO BE 40'-0" O.C. MAX. AND AT INTERSECTIONS TO BUILDING, CURB OR WALKS.
* CONTROL JOINTS AT 5'-0" O.C. U.N.O.
* PITCH 1/8"/1'-0" IN DIRECTION OF SLOPE OR GRADE U.N.O.



11 A1.2 SIDEWALK

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

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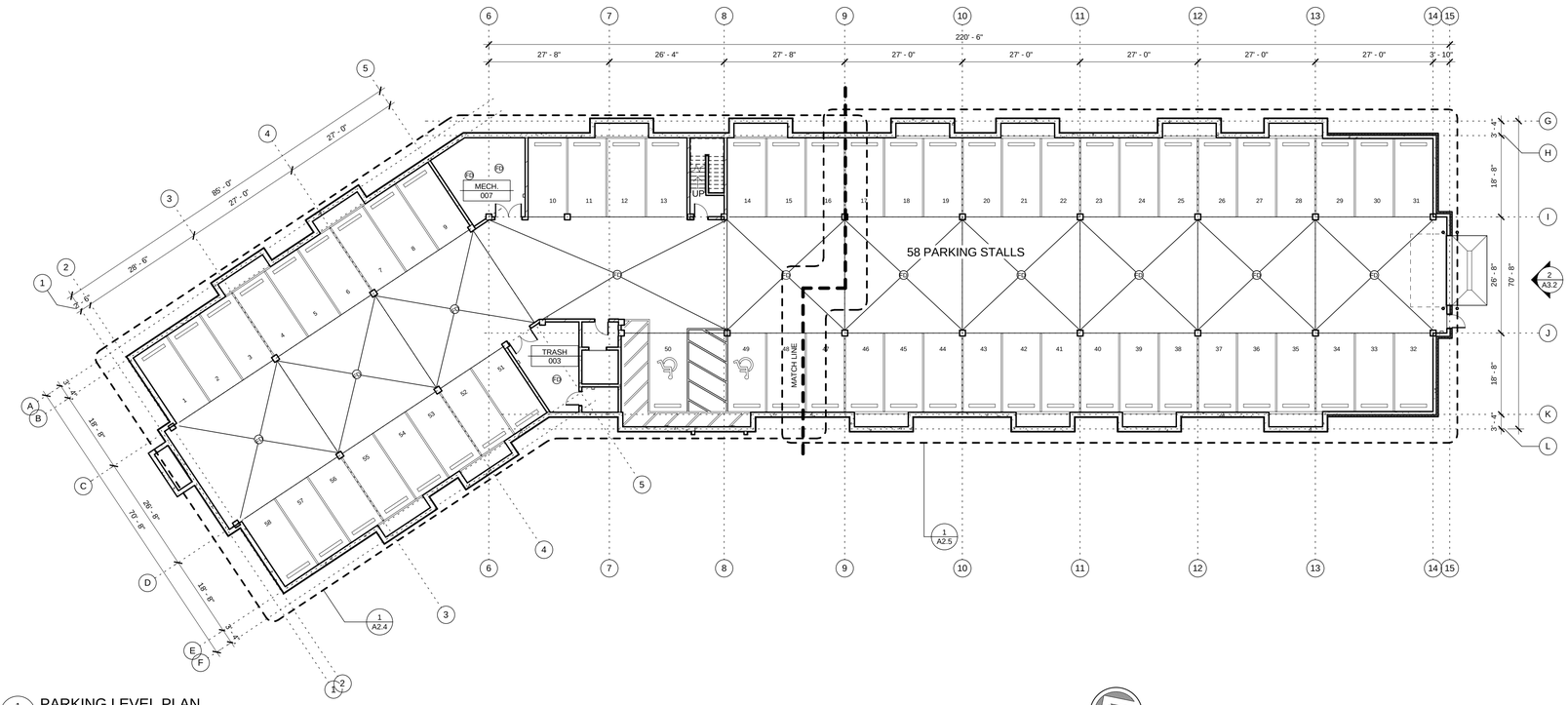
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Site Details

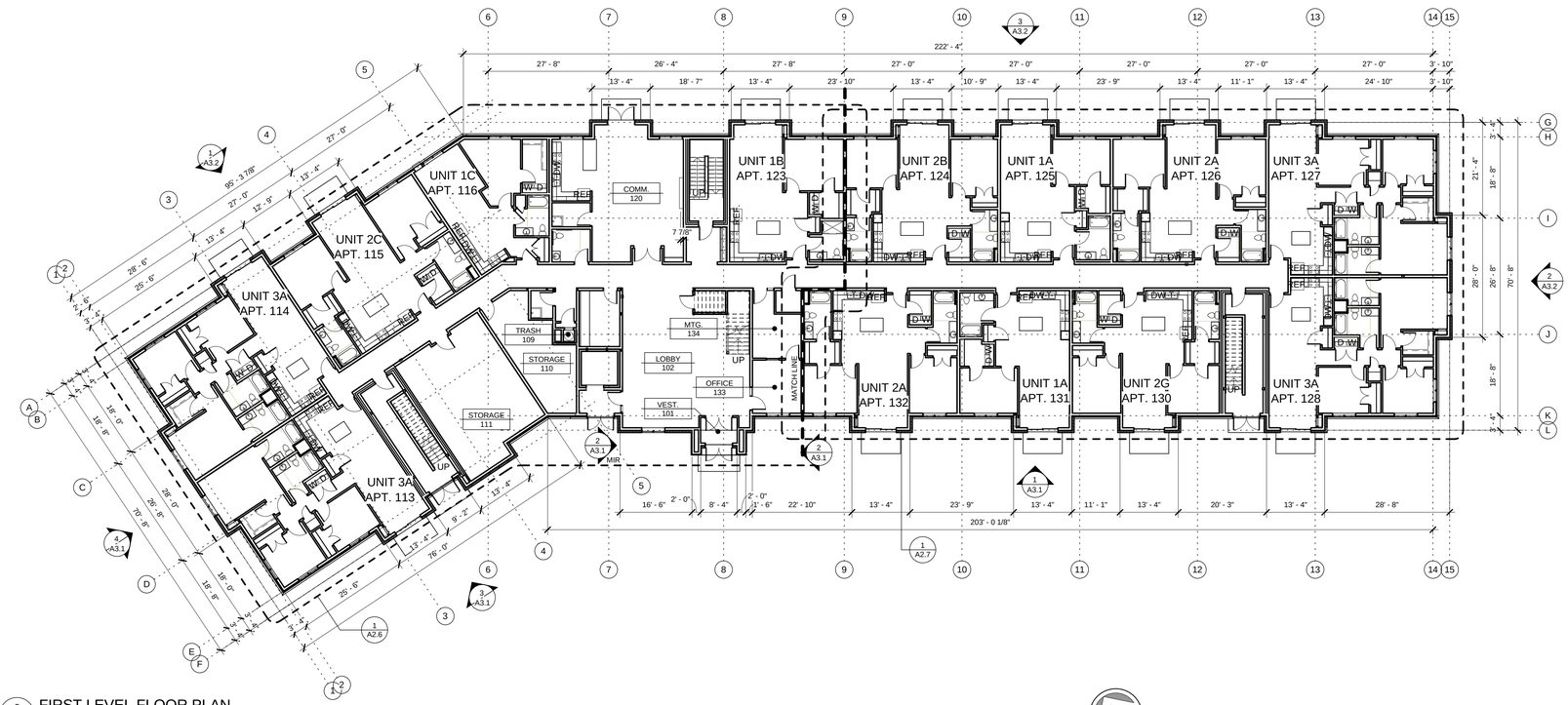
A1.2



1 A2.1 PARKING LEVEL PLAN

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

NORTH



2 A2.1 FIRST LEVEL FLOOR PLAN

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

NORTH

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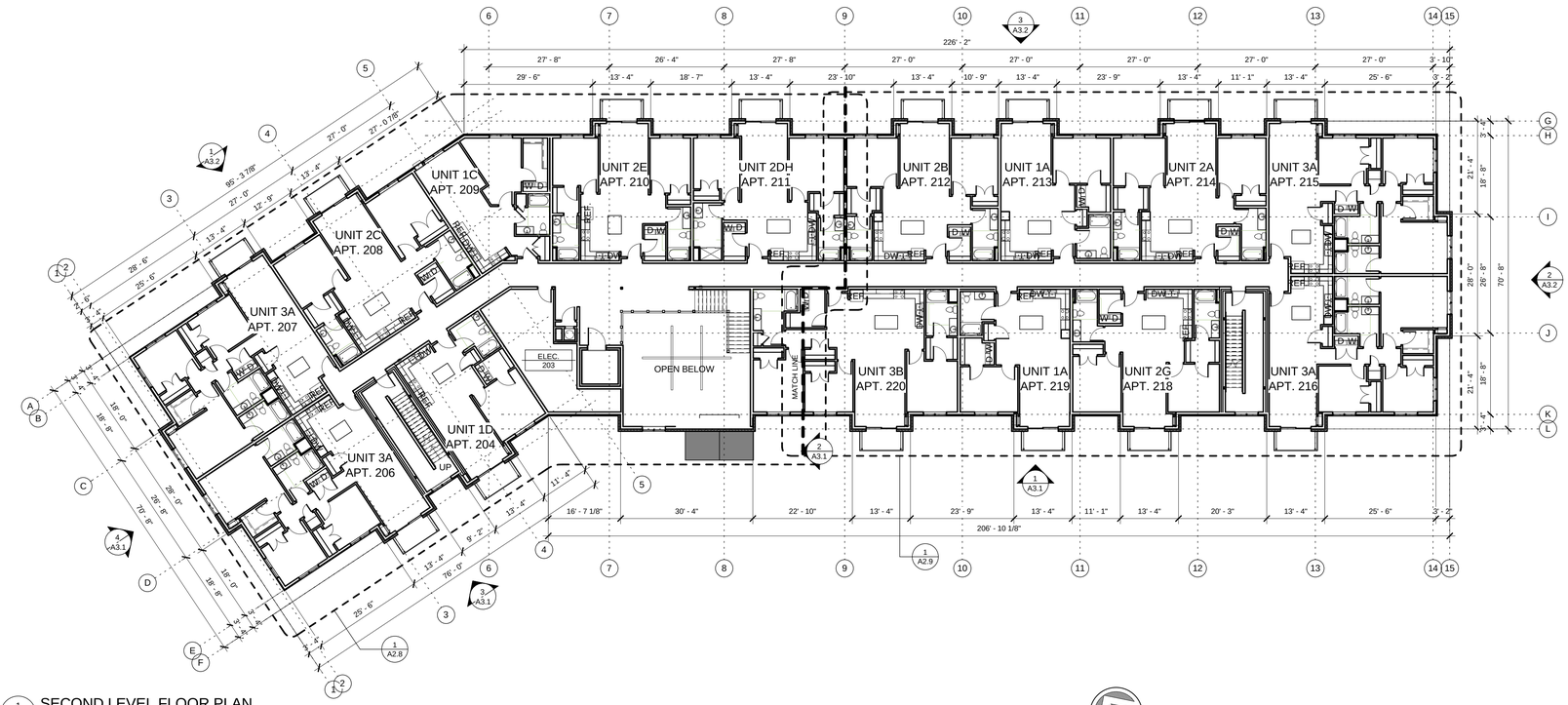
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Parking Level Overall Plan, First Floor Overall Plan

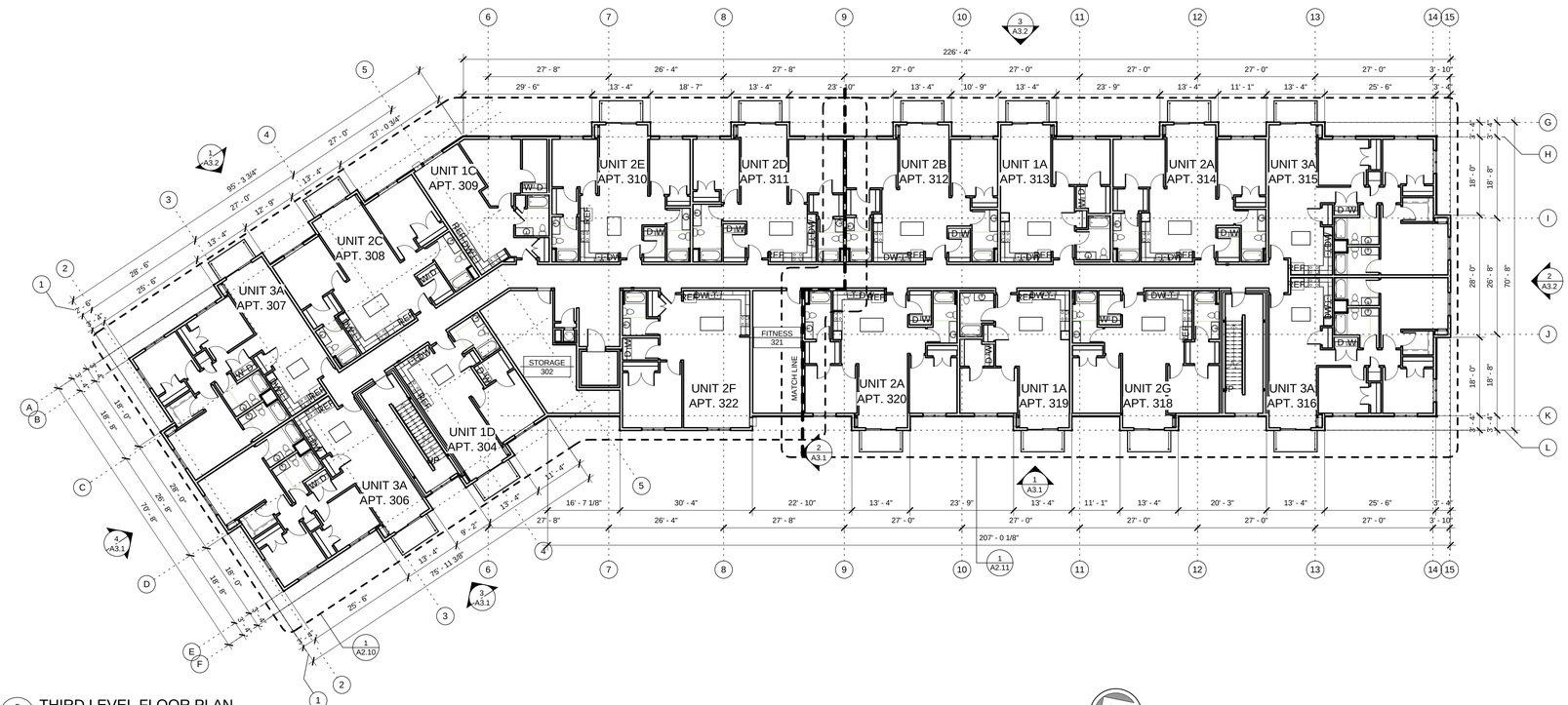
A2.1



1 A2.2 SECOND LEVEL FLOOR PLAN

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

NORTH



2 A2.2 THIRD LEVEL FLOOR PLAN

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

NORTH

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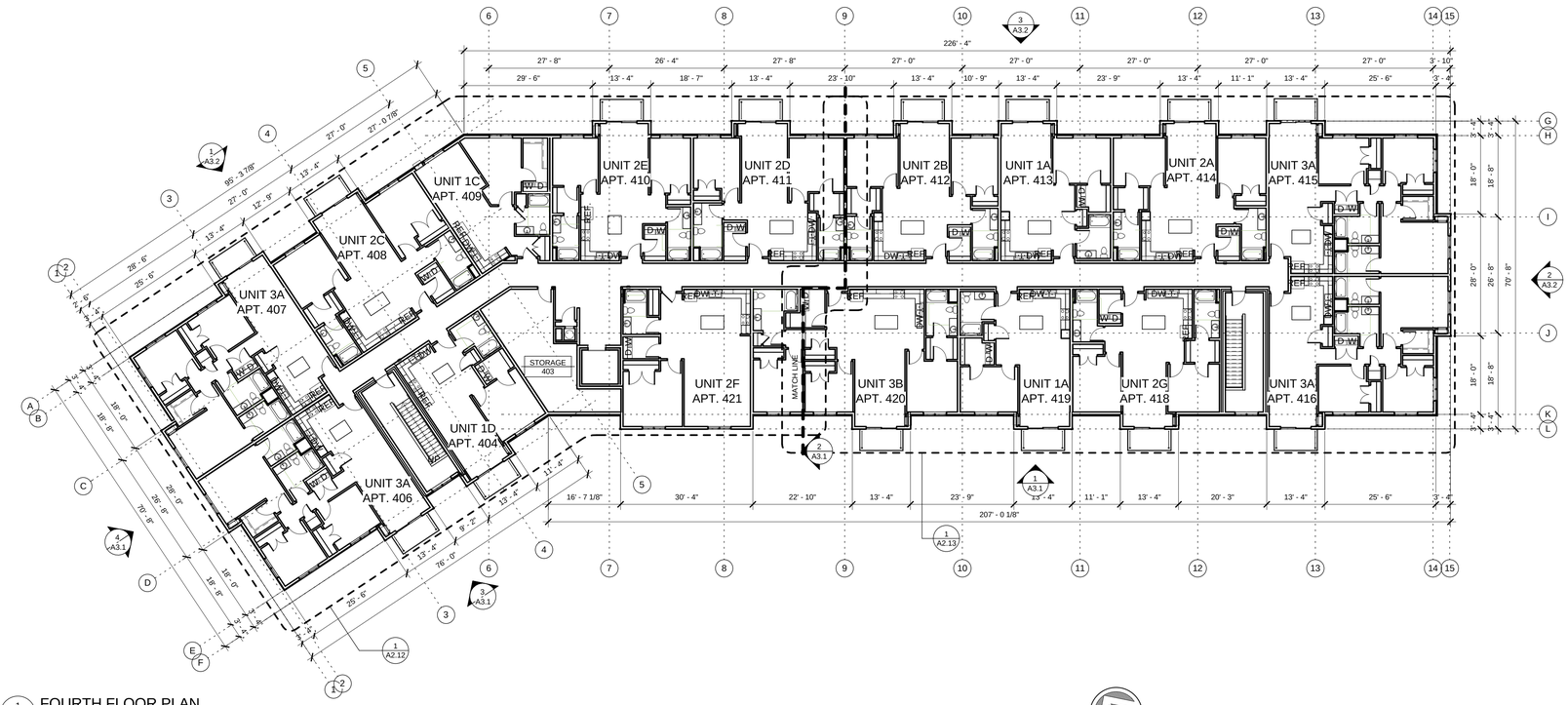
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

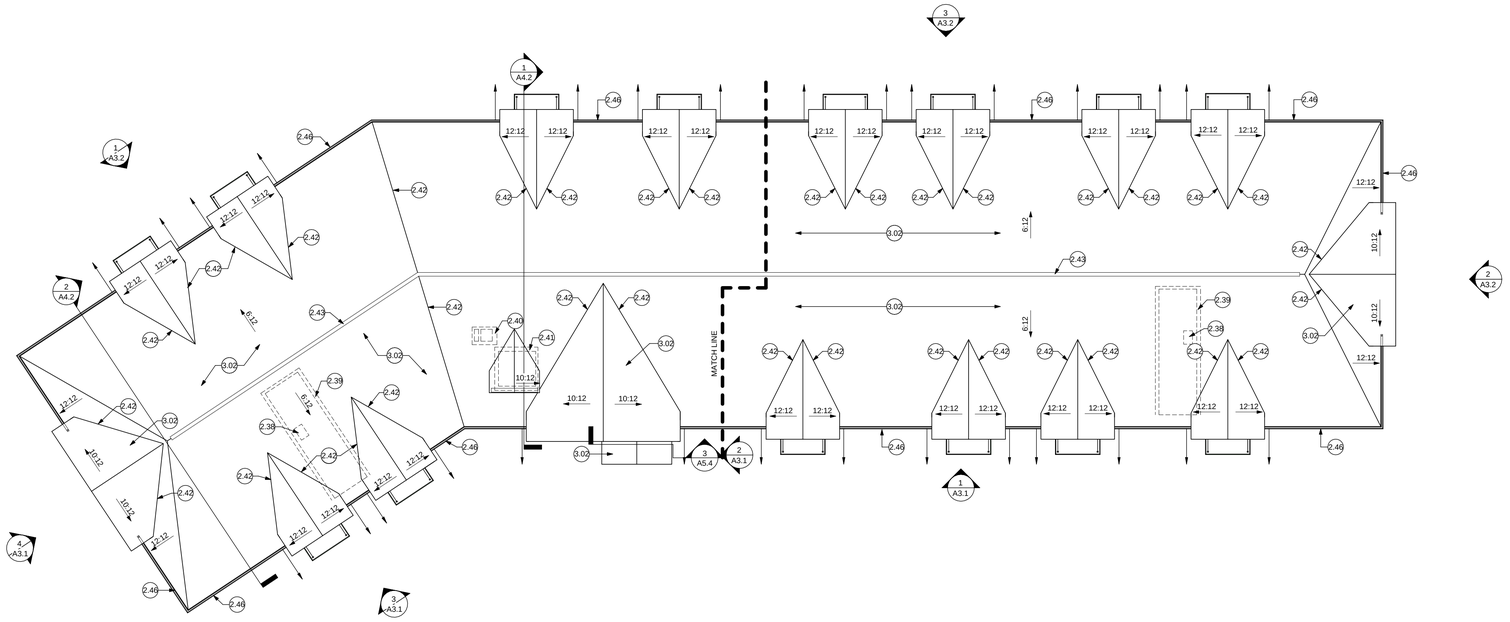
Second Floor Overall Plan, Third Floor Overall Plan

A2.2



1 A2.3 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH



2 A2.3 ROOF PLAN
SCALE: 1/16" = 1'-0"

NORTH

GENERAL ROOF PLAN NOTES:

A. WITH AN NFPA 13 SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING, ATTIC DRAFT STOPPING IS NOT REQUIRED.

B. ATTIC VENTILATION:
ATTIC AREA IS APPROXIMATELY 19,678 SF REQUIRING 4,722.72 SQ. IN. OF VENTILATION AT THE UPPER HALF OF THE ROOF. PROVIDE RIDGE VENTING WITH MIN. OF 12 SQ. IN. OF NET FREE VENTILATION AREA PER LINEAR FOOT.

C. SEE MECHANICAL FOR ANY ROOF OPENINGS

Key Notes - Roof Plan

2.38	2-HOUR RATED ATTIC ACCESS PANEL
2.39	2-HOUR RATED STAIR ENCLOSURE
2.40	2-HOUR RATED TRASH CHUTE ENCLOSURE
2.41	2-HOUR RATED ELEVATOR SHAFT ENCLOSURE
2.42	PROVIDE VALLEY FLASHING AS REQUIRED
2.43	RIDGE VENT
2.46	PREFABRICATED GUTTER SYSTEM
3.02	ASPHALT SHINGLES (TYP.)

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Printed Name: Murray A. Mack
License No.: 18686
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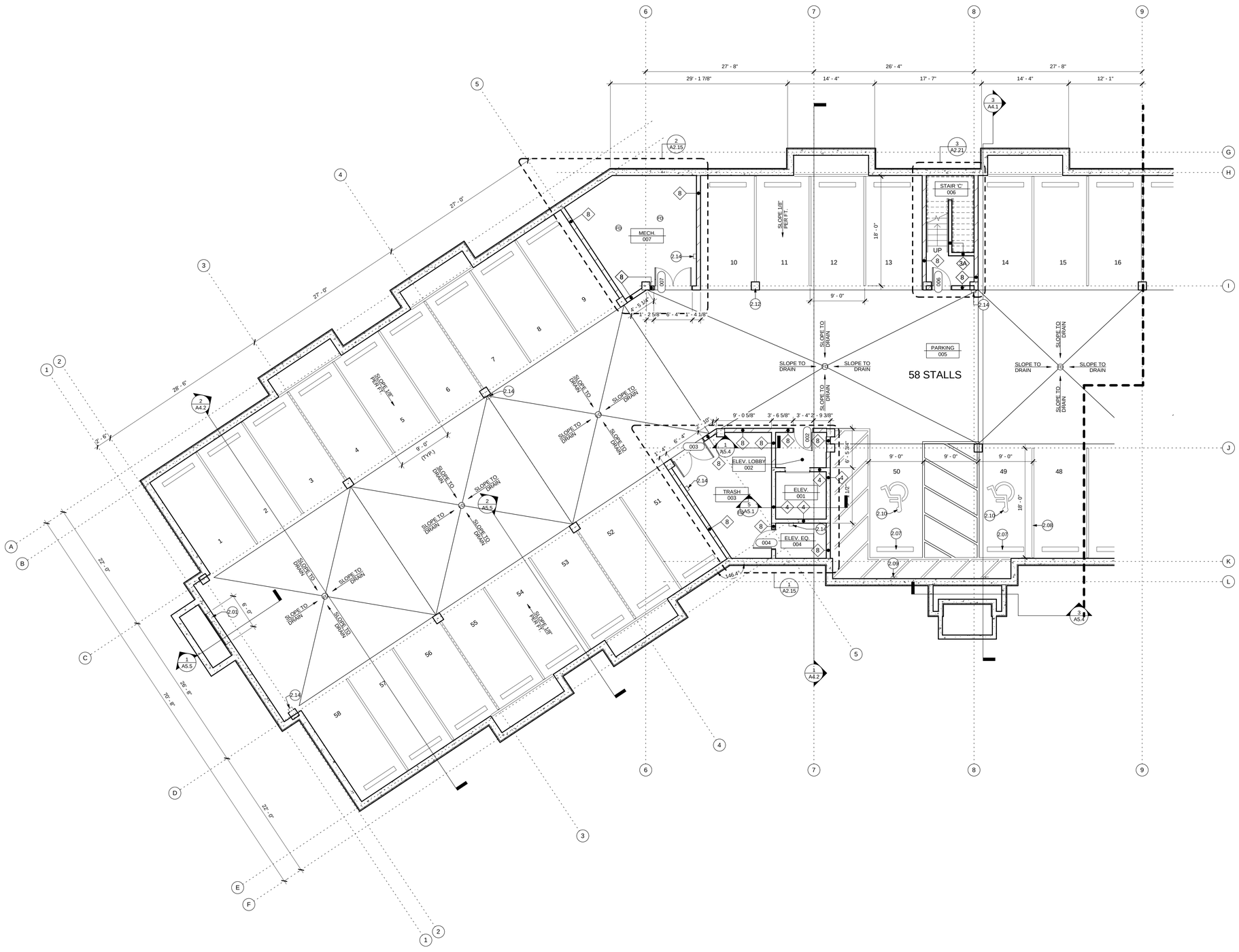
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Fourth Floor Overall Plan, Roof Overall Plan

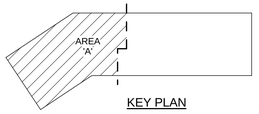
A2.3



1 A2.4 PARKING LEVEL - AREA A

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

NORTH



KEY PLAN

PLAN NORTH

GENERAL NOTES:

A. ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE FACE OF SHEATHING OR CENTERLINE OF STUDS OR FACE OF CONCRETE.

B. PROVIDE ESCUTCHEON PLATES AT ALL PLUMBING PIPE PENETRATIONS.

C. PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, WINDOW TREATMENTS, HANDRAILS, TOWEL BARS, GRAB BARS, FUTURE GRAB BARS, CLOSET SHELVING, ETC.

D. ALL PENETRATIONS IN UNIT PARTY WALLS (1-HOUR TYP.) SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL.

E. INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE. FOR EXAMPLE:
- CONCEALED STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS, DROPPED CEILINGS, COVED CEILINGS, ETC.)
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

F. SEE SHEET A2.20 FOR TYPICAL DOOR SCHEDULE AND ROOM FINISH SCHEDULE.

G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

H. PROVIDE FIRE SPRINKLER PROTECTION TO ALL EXTERIOR BALCONIES.

I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.

FLOOR PLAN - KEY NOTES

2.01 LOUVER OPENING. VERIFY SIZE WITH MECHANICAL.
2.07 8' - 0" WHEEL STOP.
2.08 4" WIDE WHITE PARKING STRIPE.
2.09 ACCESSIBLE PARKING SIGN MOUNTED ON WALL. SEE DETAIL 2/A1.2
2.10 PAINTED ACCESSIBLE PARKING SYMBOL.
2.12 PRECAST CONCRETE COLUMN. SEE STRUCTURAL.
2.14 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND SURFACE MOUNTED CABINET.

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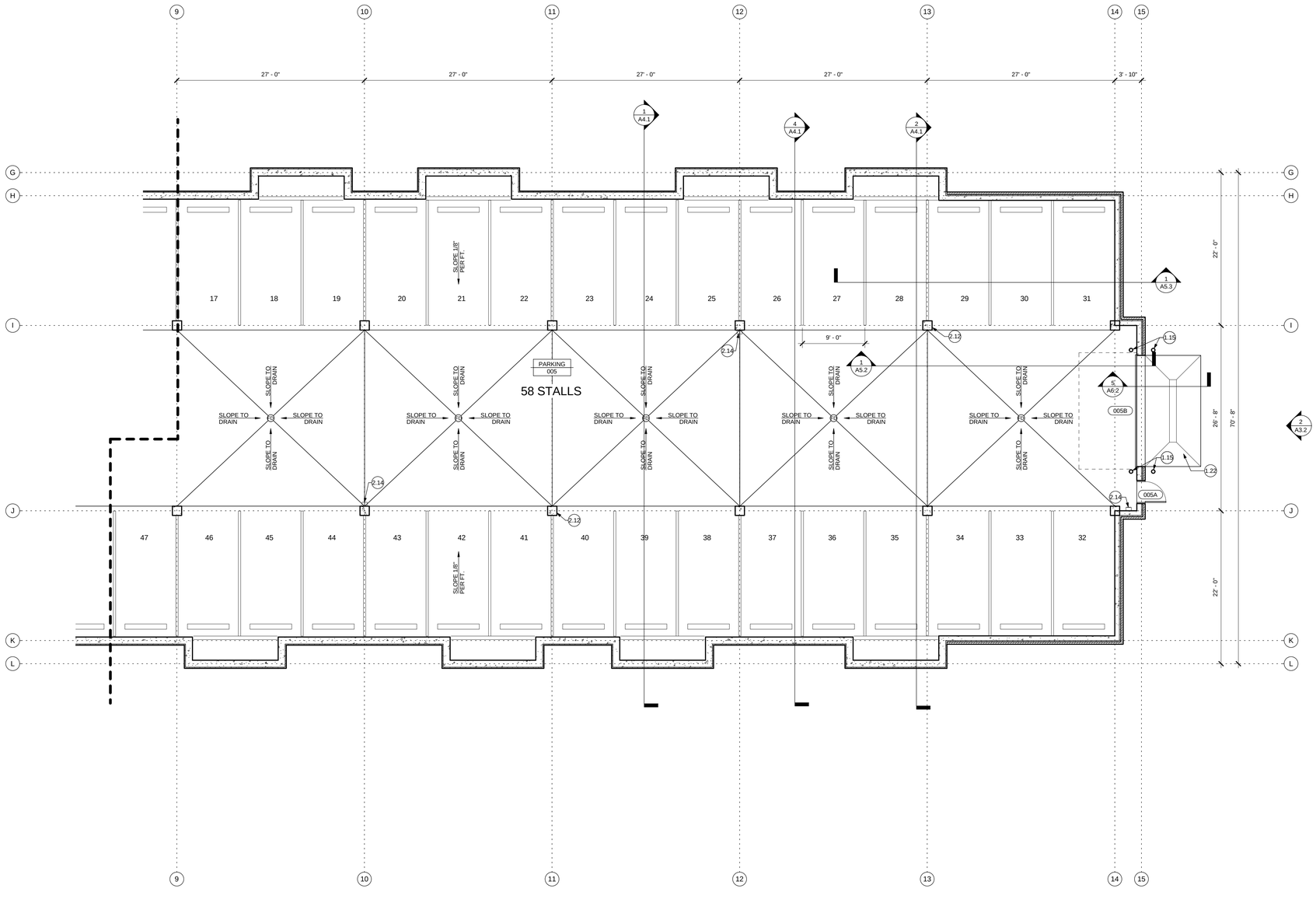
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Parking Level - Area A

A2.4



1 A2.5 PARKING LEVEL - AREA B

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

NORTH

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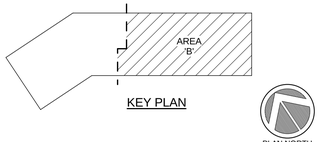
G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

H. PROVIDE FIRE SPRINKLER PROTECTION TO ALL EXTERIOR BALCONIES.

I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.

FLOOR PLAN - KEY NOTES

1.15 BOLLARD SEE DETAIL 5/A1.2
1.22 CONCRETE APRON WITH DRAIN (SEE PLAN)
2.12 PRECAST CONCRETE COLUMN. SEE STRUCTURAL.
2.14 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND SURFACE MOUNTED CABINET.



KEY PLAN

PLAN NORTH

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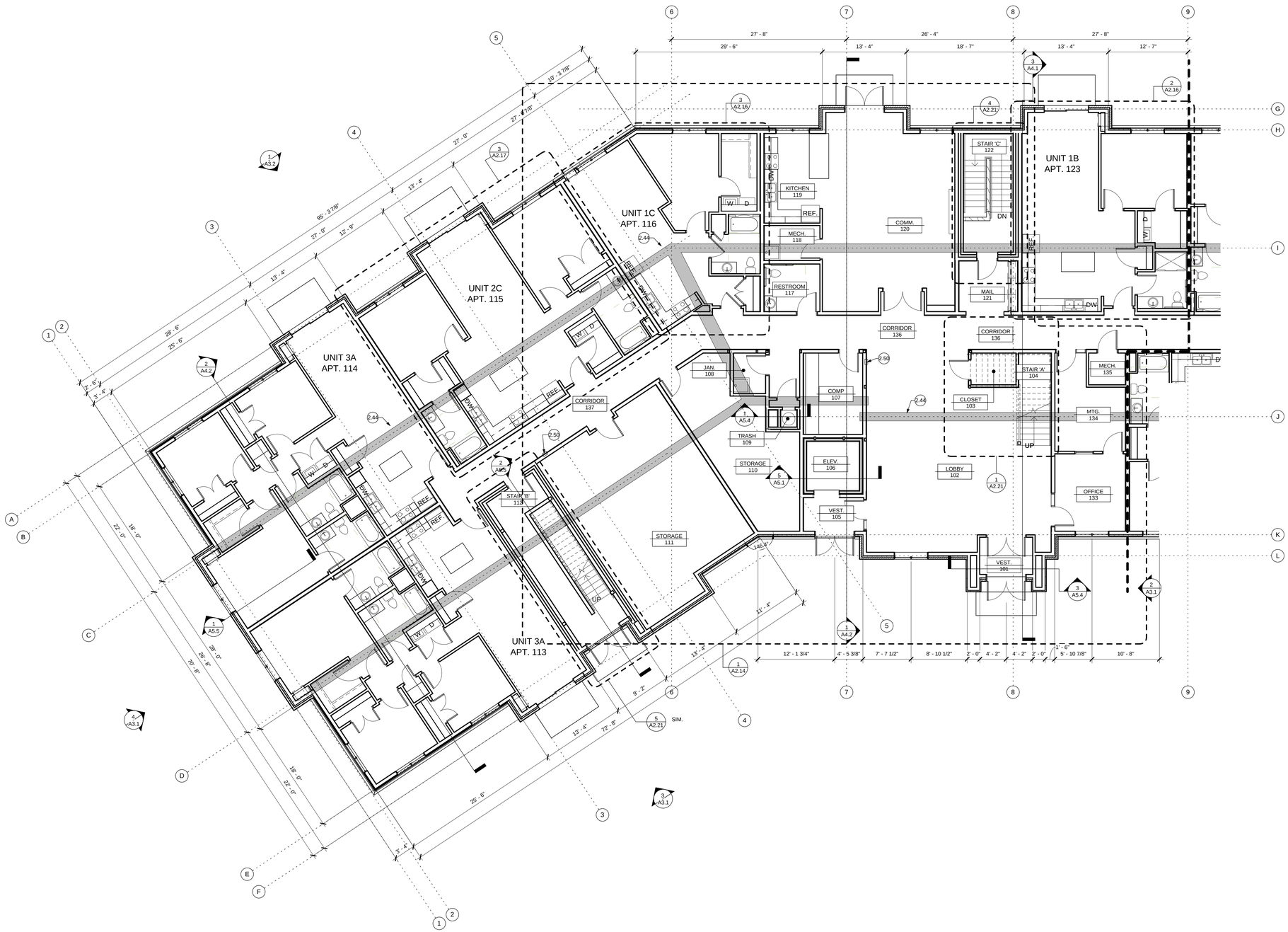
New Apartment Complex:

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Red Wing, MN

Parking Level - Area B

A2.5



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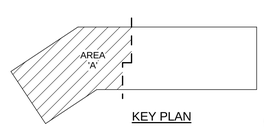
FLOOR PLAN - KEY NOTES

2.44 SHADED AREA INDICATES PRECAST BEAM BELOW

2.50 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND RECESSED MOUNTED CABINET

1 A2.6 FIRST FLOOR - AREA A
SCALE: 1/8" = 1'-0"

NORTH



KEY PLAN

PLAN NORTH

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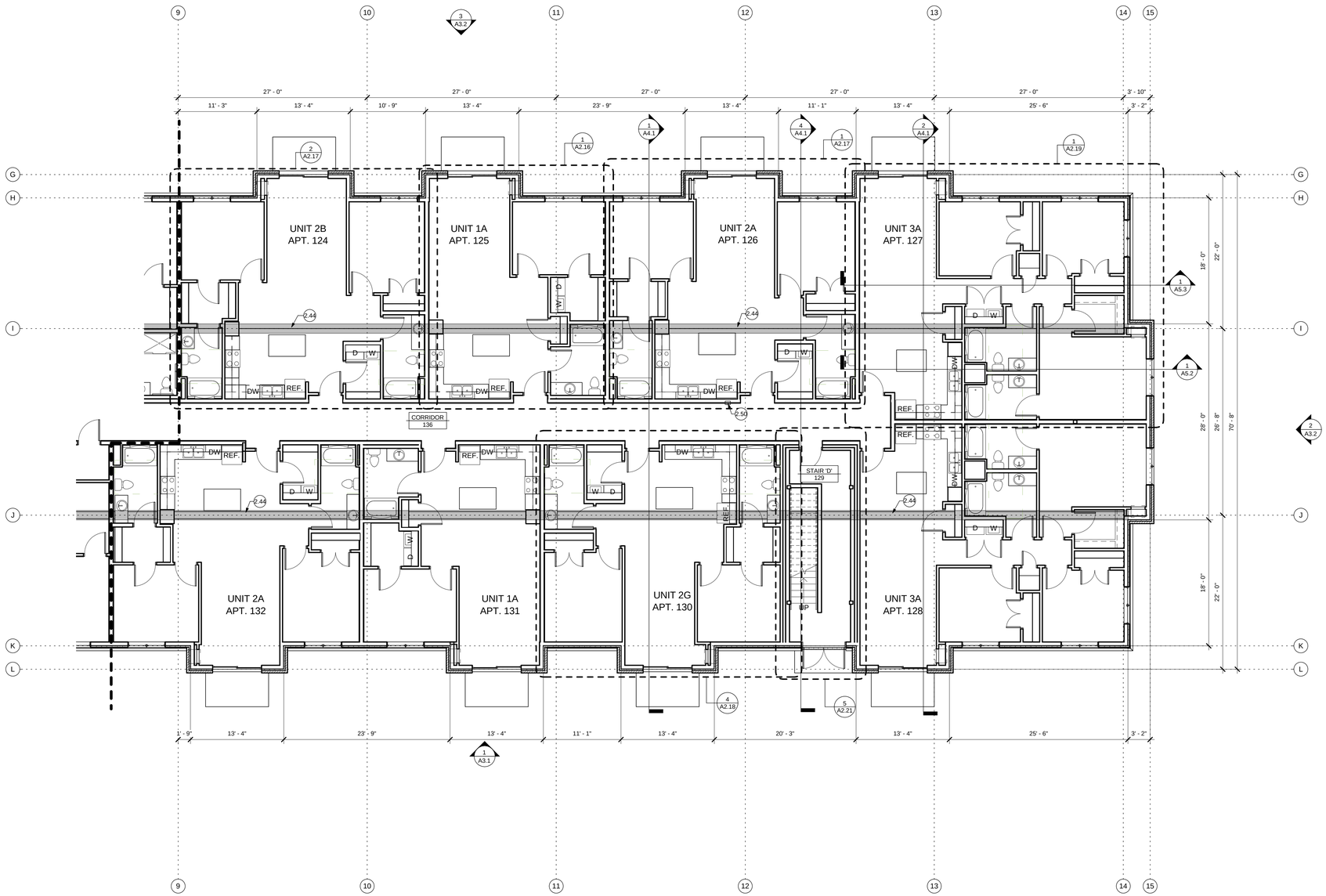
New Apartment Complex:

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Red Wing, MN

First Floor Plan - Area A

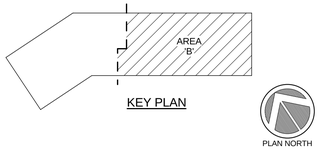
A2.6



1 A2.7 FIRST FLOOR - AREA B

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

NORTH



KEY PLAN

PLAN NORTH

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F. SEE SHEET A2.20 FOR TYPICAL DOOR SCHEDULE AND ROOM FINISH SCHEDULE.

G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

H. PROVIDE FIRE SPRINKLER PROTECTION TO ALL EXTERIOR BALCONIES.

I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.

FLOOR PLAN - KEY NOTES

2.44 SHADED AREA INDICATES PRECAST BEAM BELOW

2.50 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND RECESSED MOUNTED CABINET

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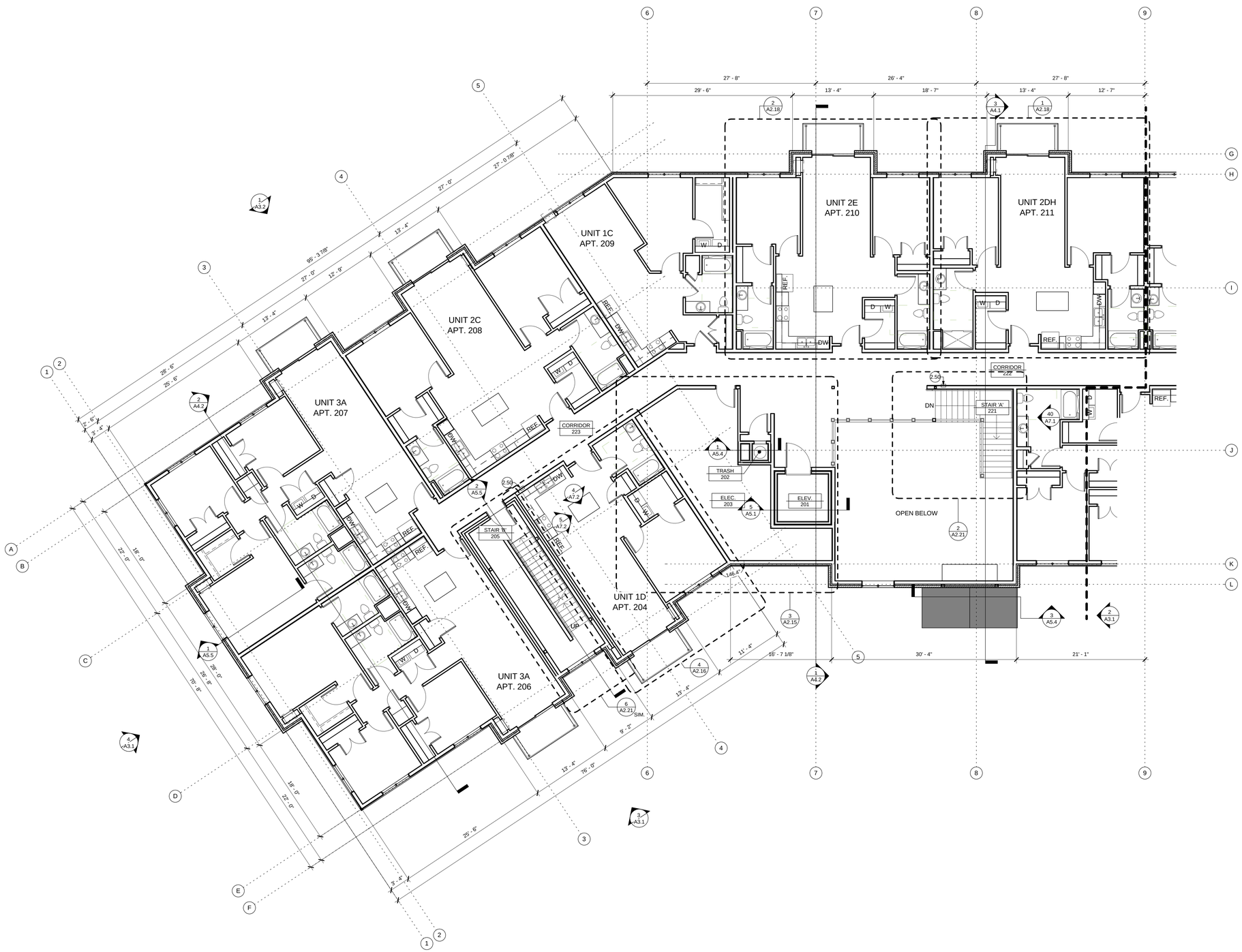
New Apartment Complex:

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First Floor Plan - Area B

A2.7



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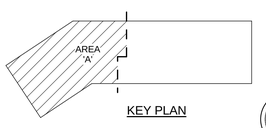
I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.

FLOOR PLAN - KEY NOTES

2.50 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND RECESSED MOUNTED CABINET

1 A2.8 SECOND FLOOR - AREA A
SCALE: 1/8" = 1'-0"

NORTH



KEY PLAN

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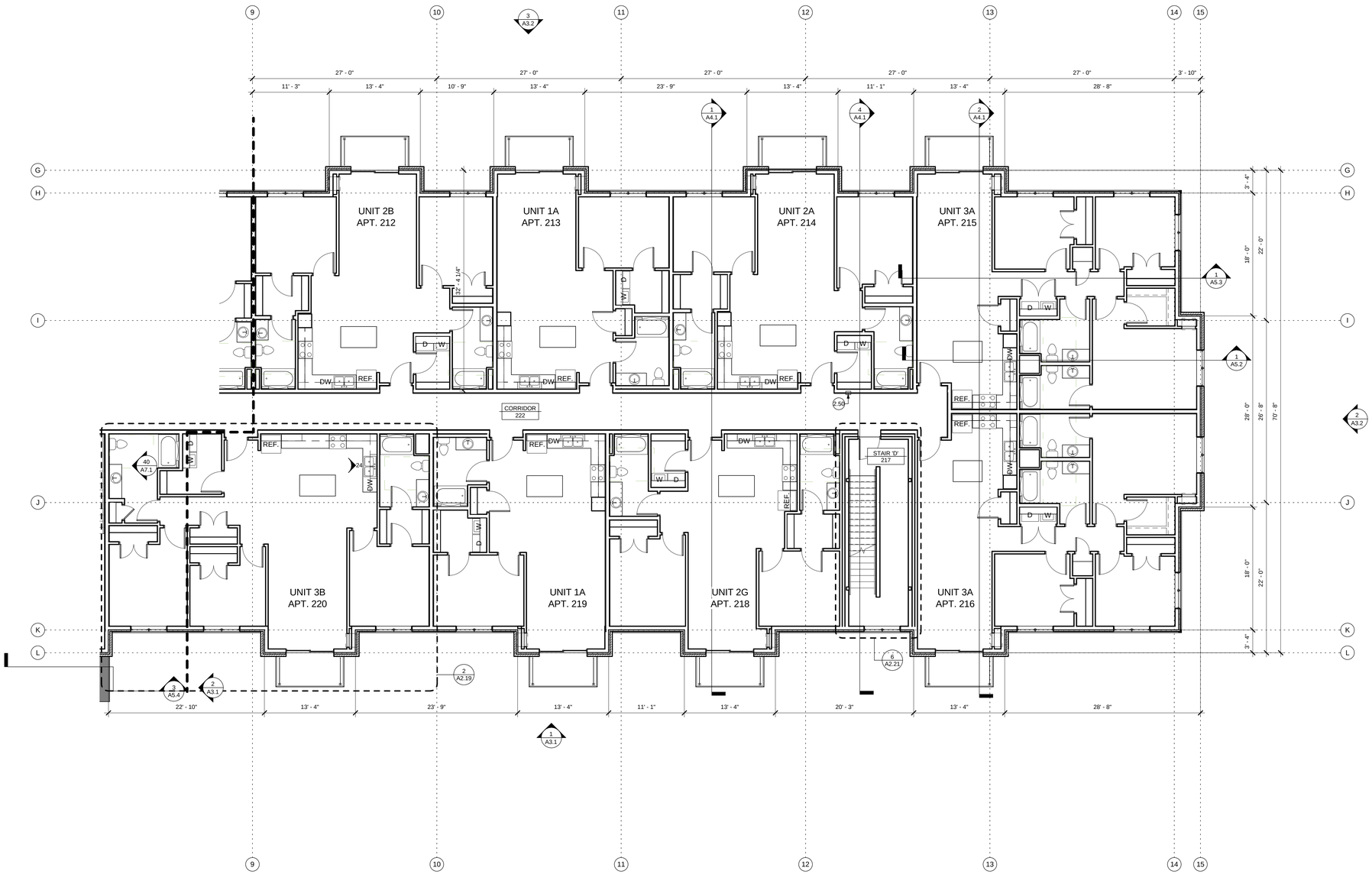
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Red Wing, MN

Second Floor Plan - Area A

A2.8



1 A2.9 SECOND FLOOR - AREA B

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

NORTH

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F. SEE SHEET A2.20 FOR TYPICAL DOOR SCHEDULE AND ROOM FINISH SCHEDULE.

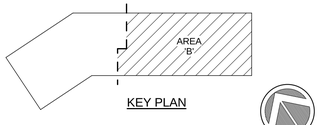
G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

H. PROVIDE FIRE SPRINKLER PROTECTION TO ALL EXTERIOR BALCONIES.

I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.

FLOOR PLAN - KEY NOTES

2.50 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND RECESSED MOUNTED CABINET



KEY PLAN

PLAN NORTH

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101 2nd St NW
PO Box 7
Avon, MN 56310
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Toll Free: (888) 525-7342
Fax: (320) 356-7631
www.lumber-one.com

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Signature:

Printed Name: Murray A. Mack

License No.: 18686

Date: 09/30/2016

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

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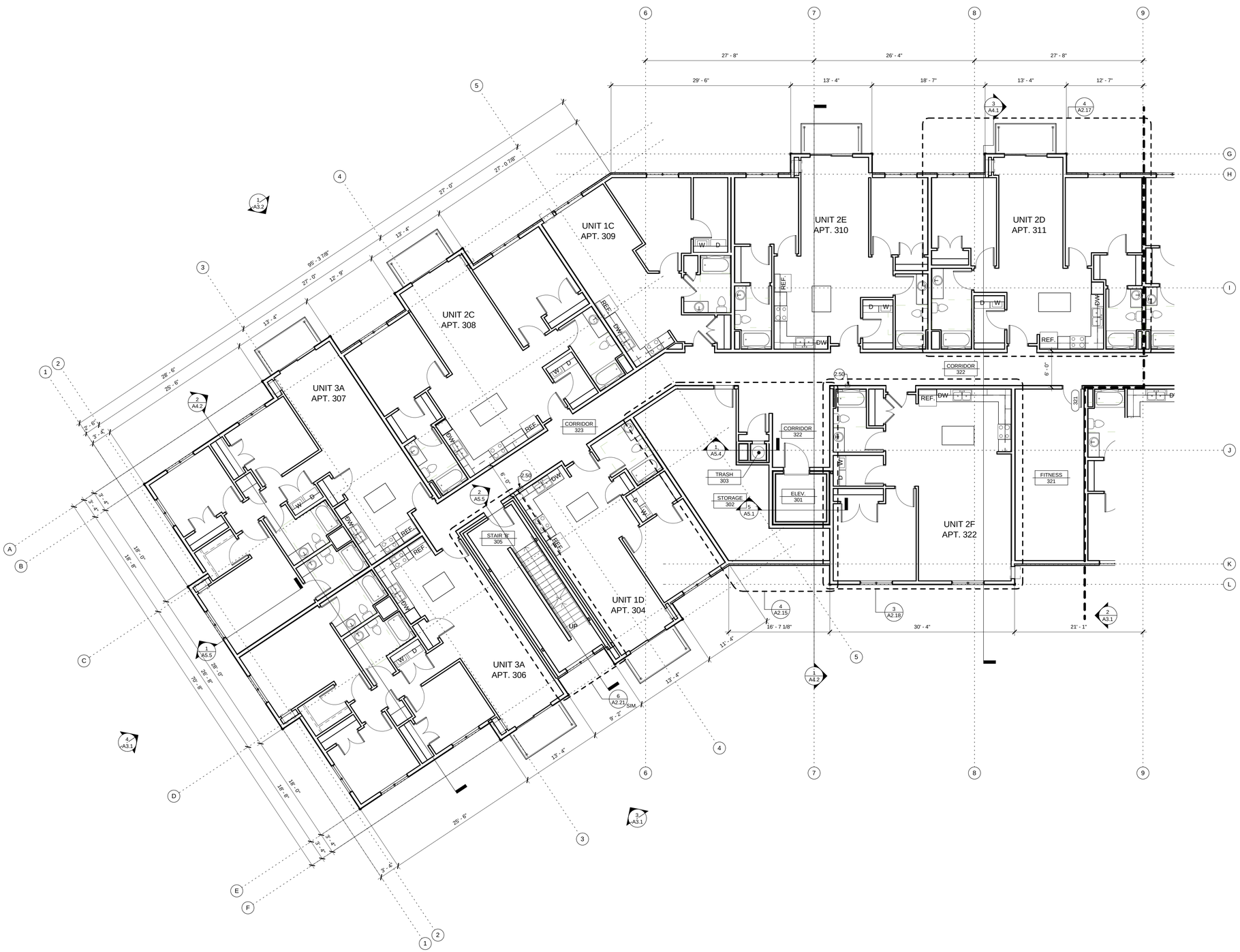
New Apartment Complex:

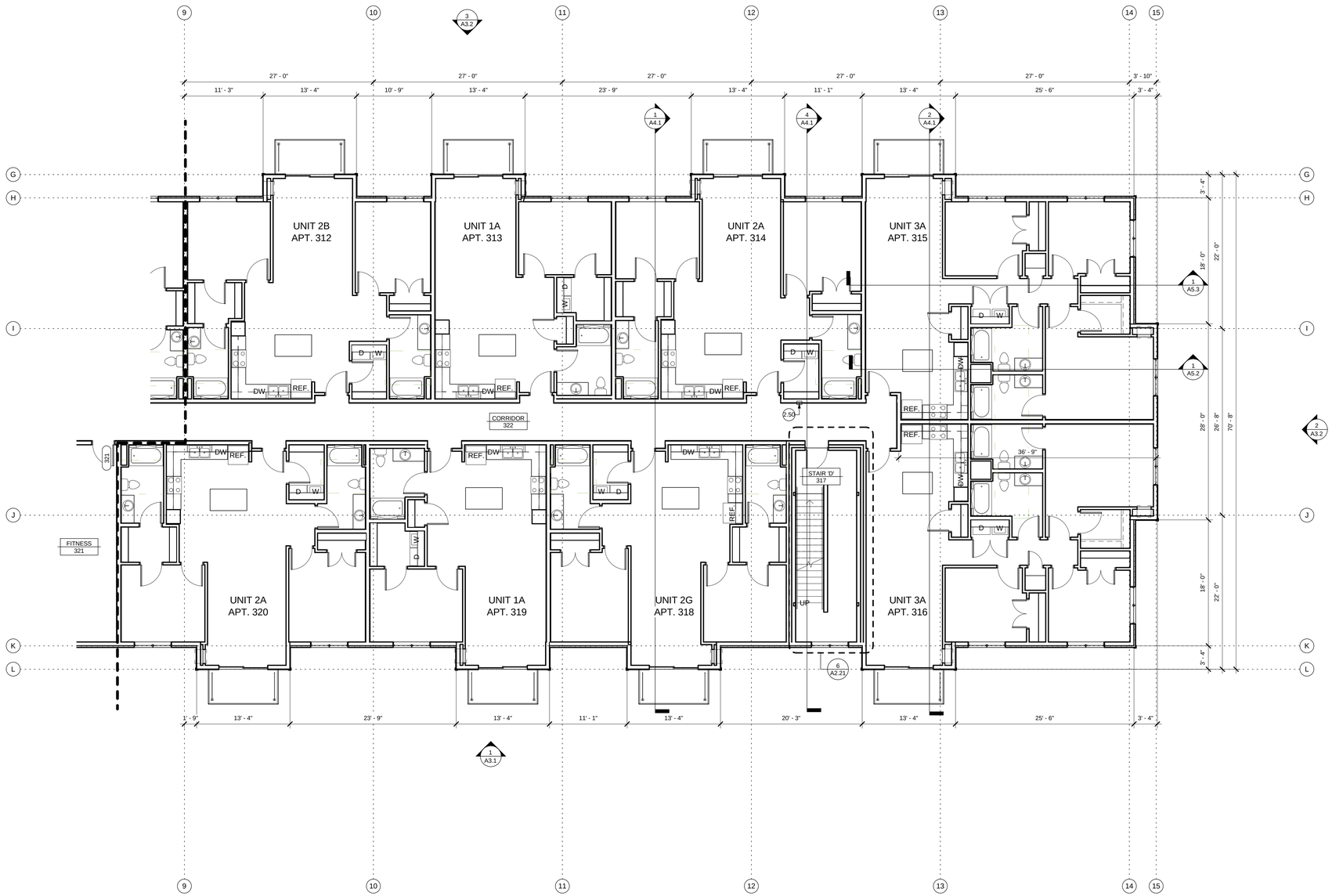
Rivers Ridge Luxury Apartments

Red Wing, MN

Second Floor Plan - Area B

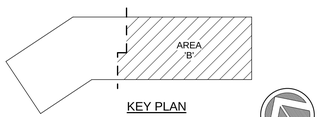
A2.9


UNIT 1C
APT. 309
UNIT 2E
APT. 310
UNIT 2D
APT. 311
UNIT 2C
APT. 308
UNIT 3A
APT. 307
UNIT 3A
APT. 306
UNIT 1D
APT. 304
UNIT 2F
APT. 322
CORRIDOR
323
CORRIDOR
322
CORRIDOR
322
STAIR 'B'
305
TRASH
303
STORAGE
302
ELEV.
301
FITNESS
321
REF.
DW
W
D
UP
27' - 8"
26' - 4"
27' - 8"
29' - 6"
13' - 4"
18' - 7"
13' - 4"
12' - 7"
95' - 3 7/8"
27' - 0"
27' - 0 7/8"
13' - 4"
12' - 8"
28' - 6"
25' - 6"
12' - 6"
5' - 6"
3' - 4"
3' - 4"
18' - 0"
18' - 6"
29' - 0"
26' - 6"
70' - 6"
18' - 0"
18' - 6"
3' - 4"
3' - 4"
3' - 4"
25' - 6"
13' - 4"
9' - 2"
11' - 4"
13' - 4"
16' - 7 1/8"
30' - 4"
21' - 1"
6' - 0"
2.50
6' - 0"
2.50
2.50
2.50



1 THIRD FLOOR - AREA B
A2.11 SCALE: 1/8" = 1'-0"

NORTH



KEY PLAN

PLAN NORTH

GENERAL NOTES:

A. ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE FACE OF SHEATHING OR CENTERLINE OF STUDS OR FACE OF CONCRETE.

B. PROVIDE ESCUTCHEON PLATES AT ALL PLUMBING PIPE PENETRATIONS.

C. PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, WINDOW TREATMENTS, HANDRAILS, TOWEL BARS, GRAB BARS, FUTURE GRAB BARS, CLOSET SHELVING, ETC.

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E. INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE. FOR EXAMPLE:
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F. SEE SHEET A2.20 FOR TYPICAL DOOR SCHEDULE AND ROOM FINISH SCHEDULE.

G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

H. PROVIDE FIRE SPRINKLER PROTECTION TO ALL EXTERIOR BALCONIES.

I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.

FLOOR PLAN - KEY NOTES

2.50 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND RECESSED MOUNTED CABINET

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Signature:
Printed Name: Murray A. Mack
License No.: 18686
Date: 09/30/2016

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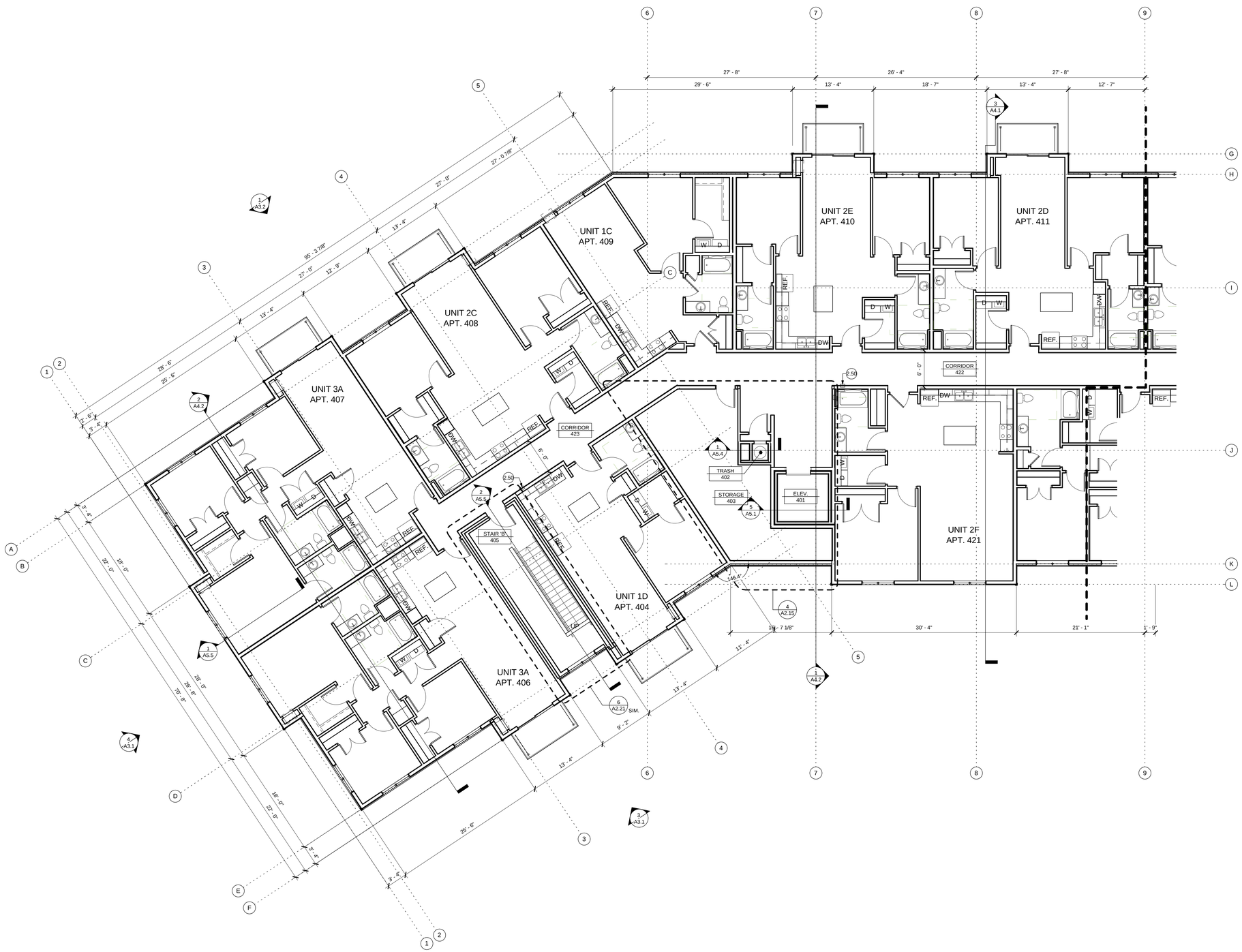
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Third Floor Plan - Area B

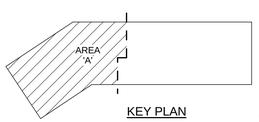
A2.11



FOURTH FLOOR - AREA A

1 / A2.12 SCALE: 1/8" = 1'-0"

NORTH



KEY PLAN

PLAN NORTH

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G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

H. PROVIDE FIRE SPRINKLER PROTECTION TO ALL EXTERIOR BALCONIES.

I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.

FLOOR PLAN - KEY NOTES

2.50 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND RECESSED MOUNTED CABINET

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Drawn By: SR, BW, BZ
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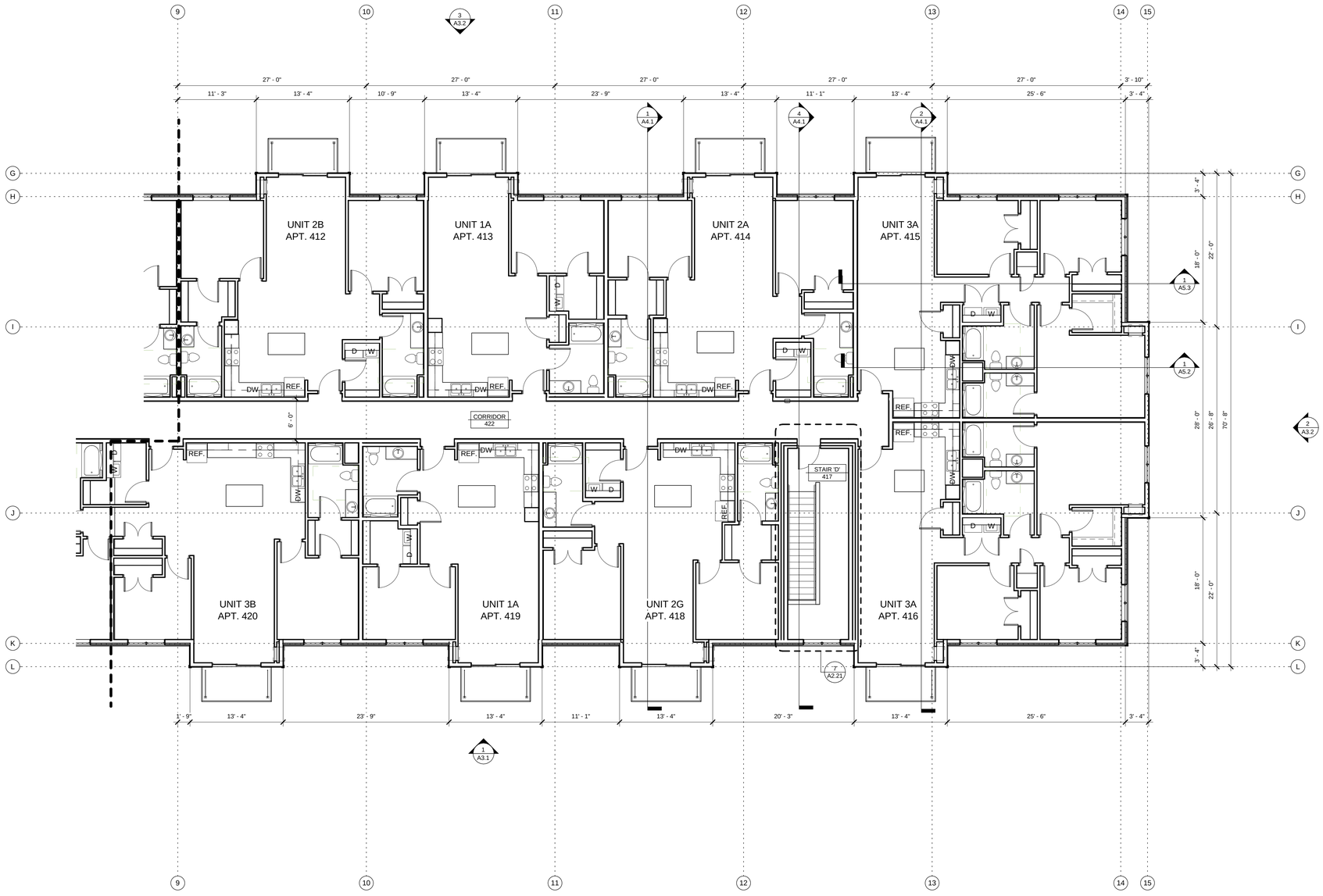
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Fourth Floor Plan - Area A

A2.12



1 A2.13 FOURTH FLOOR - AREA B

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

NORTH

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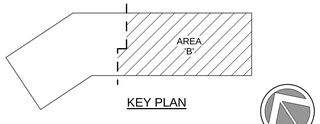
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FLOOR PLAN - KEY NOTES



KEY PLAN

PLAN NORTH

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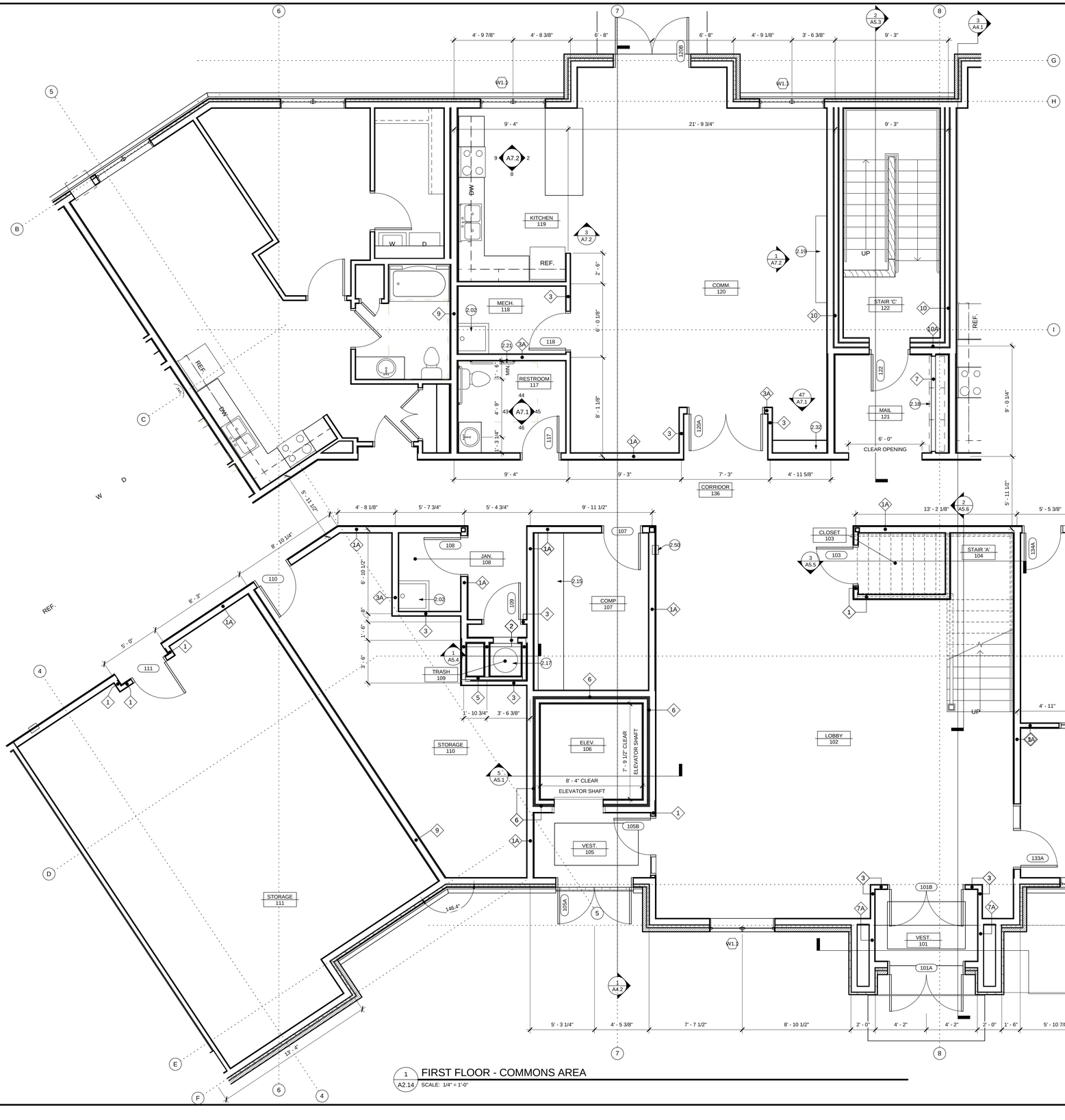
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Fourth Floor Plan - Area B

A2.13



FIRST FLOOR - COMMONS AREA

1 / A2.14 SCALE: 1/4" = 1'-0"

FLOOR PLAN - KEY NOTES

2.02 24" X 24" FLOOR MOUNTED FIBERGLASS JANITOR'S SINK, BY MECHANICAL.
2.15 P-LAM COUNTERTOP 36" A.F.F.
2.17 TRASH CHUTE.
2.18 FRONT LOADING MAILBOXES.
2.19 FIREPLACE AS SELECTED BY OWNER.
2.21 GRAB BARS.
2.32 12" DEEP WIRE SHELF WITH ROD AT 5' - 0" A.F.F.
2.50 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND RECESSED MOUNTED CABINET

GENERAL NOTES:

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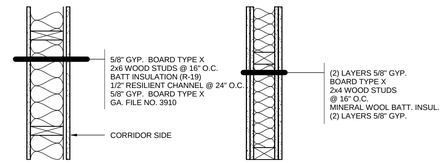
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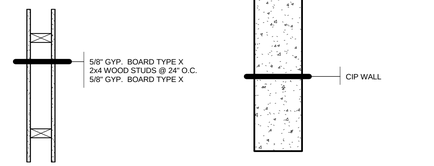
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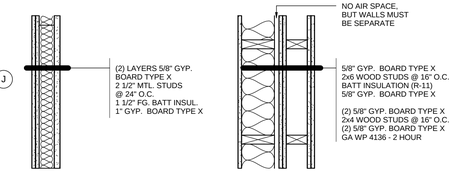
1 / 1A TYPICAL CORRIDOR WALL - 2x4 WD. STUDS / TYPICAL CORRIDOR WALL - 2x6 WD. STUDS

2 SHAFT WALL - 2 HOUR HR. UL #U301



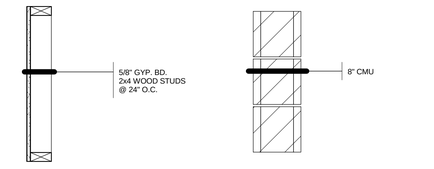
3 / 3A STANDARD WALL - 2x4 / STANDARD WALL - 2x6

4 8" CIP WALL (INTERIOR)



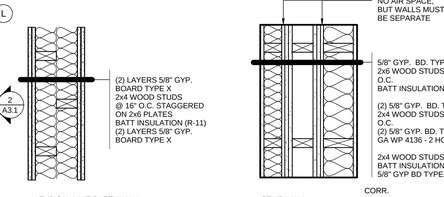
5 SHAFT LINER - 2 HOUR UL #415.B

6 TYPICAL ELEVATOR WALL



7 / 7A / 7B FURRED WALL - 2x4 WD. STUDS @ 24" O.C. / FURRED WALL - 2x6 WD. STUDS @ 24" O.C. / FURRED WALL - 2x3 WD. STUDS @ 24" O.C.

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



9 TYPICAL UNIT PARTY WALL

10 / 10A STAIR WALL / STAIR WALL WITH RC CHANNEL

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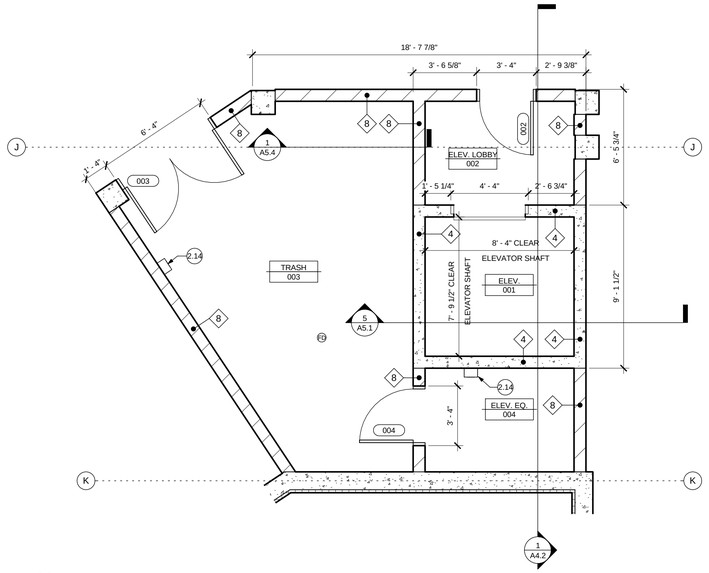
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Red Wing, MN

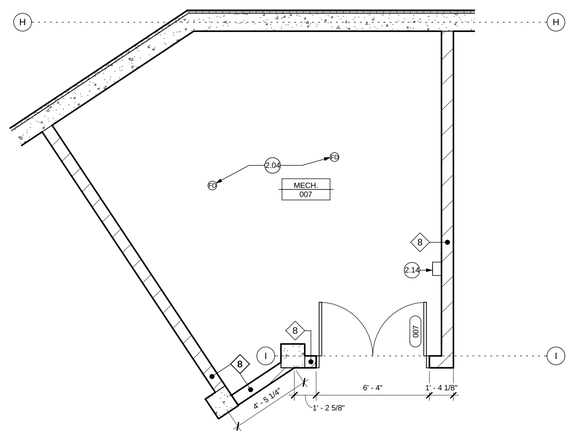
First Floor Commons Area

A2.14



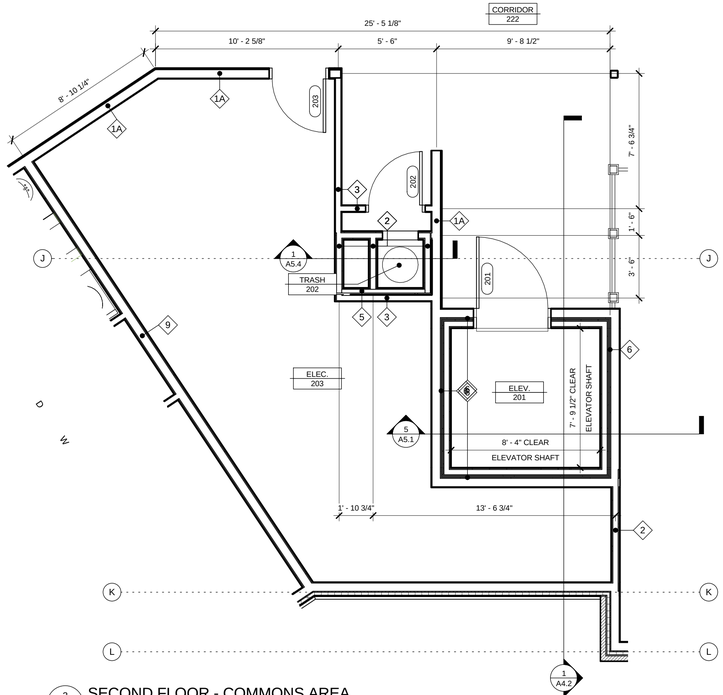
1 A2.15 PARKING LEVEL - COMMONS AREA

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



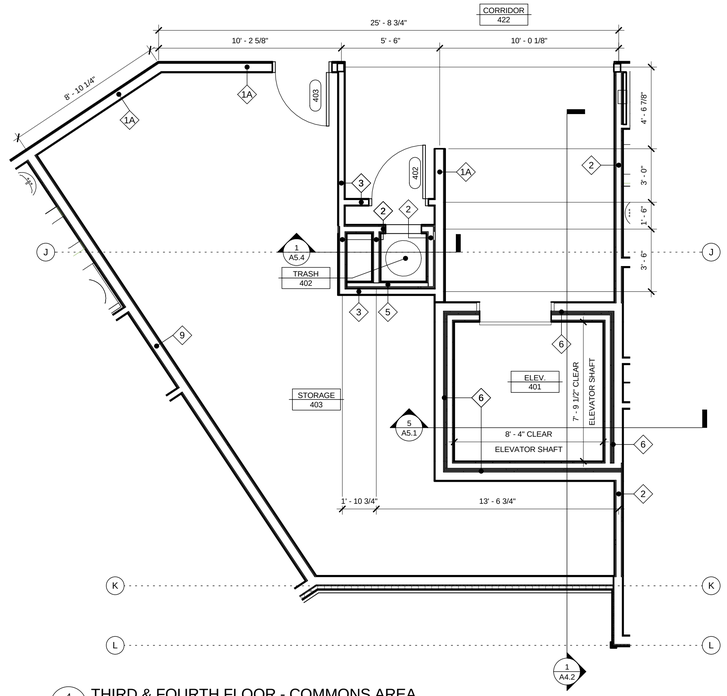
2 A2.15 PARKING LEVEL - MECHANICAL ROOM

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



3 A2.15 SECOND FLOOR - COMMONS AREA

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



4 A2.15 THIRD & FOURTH FLOOR - COMMONS AREA

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

FLOOR PLAN - KEY NOTES

2.04 FLOOR DRAIN. SEE MECHANICAL.

2.14 APPROXIMATE LOCATION OF 4-A RATED FIRE EXTINGUISHER AND SURFACE MOUNTED CABINET.

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D. ALL PENETRATIONS IN UNIT PARTY WALLS (1-HOUR TYP.) SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL.

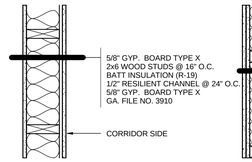
E. INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE, FOR EXAMPLE:
- CONCEALED STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS, DROPPED CEILINGS, COVED CEILINGS, ETC.)
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

F. SEE SHEET A2.20 FOR TYPICAL DOOR SCHEDULE AND ROOM FINISH SCHEDULE.

G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

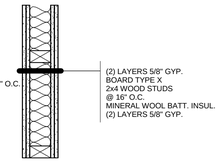
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I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.

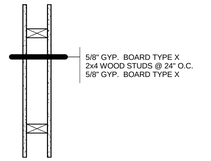


1 TYPICAL CORRIDOR WALL - 2x4 WD. STUDS

1A TYPICAL CORRIDOR WALL - 2x6 WD. STUDS

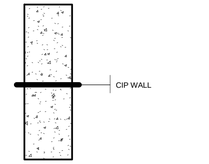


2 SHAFT WALL - 2 HOUR HR. UL #U301

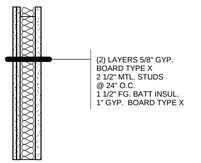


3 STANDARD WALL - 2x4

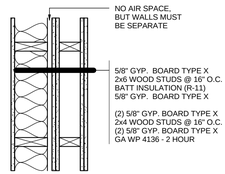
3A STANDARD WALL - 2x6



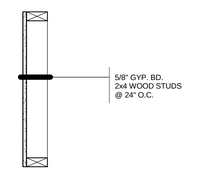
4 8" CIP WALL (INTERIOR)



5 SHAFT LINER - 2 HOUR UL #415.B



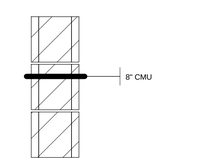
6 TYPICAL ELEVATOR WALL



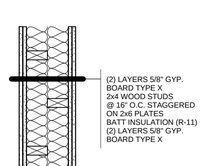
7 FURRED WALL - 2x4 WD. STUDS @ 24" O.C.

7A FURRED WALL - 2x6 WD. STUDS @ 24" O.C.

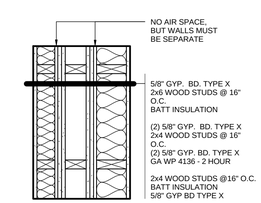
7B FURRED WALL - 2x3 WD. STUDS @ 24" O.C.



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



9 TYPICAL UNIT PARTY WALL



10 STAIR WALL

10A STAIR WALL WITH RC CHANNEL

Lumber One, Avon
101 2nd St NW
PO Box 7
Avon, MN 56310
Office: (320) 356-7342
Toll Free: (888) 525-7342
Fax: (320) 356-7631
www.lumber-one.com

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature:

Printed Name: Murray A. Mack

License No.: 18686

Date: 09/30/2016

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

	Date	Description

hma ARCHITECTS
700 W. St. Germain Street
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St. Cloud, MN 56301-3507
www.hma-archs.com

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F | 320.251.4919
hma@hma-archs.com

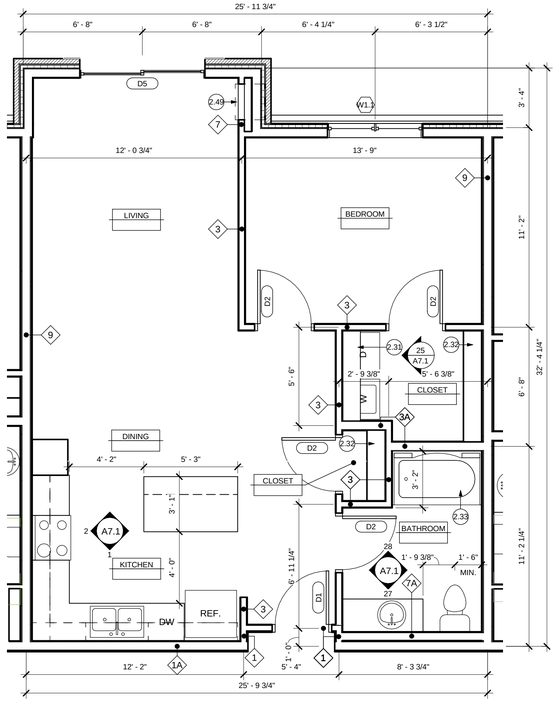
New Apartment Complex:

Rivers Ridge Luxury Apartments

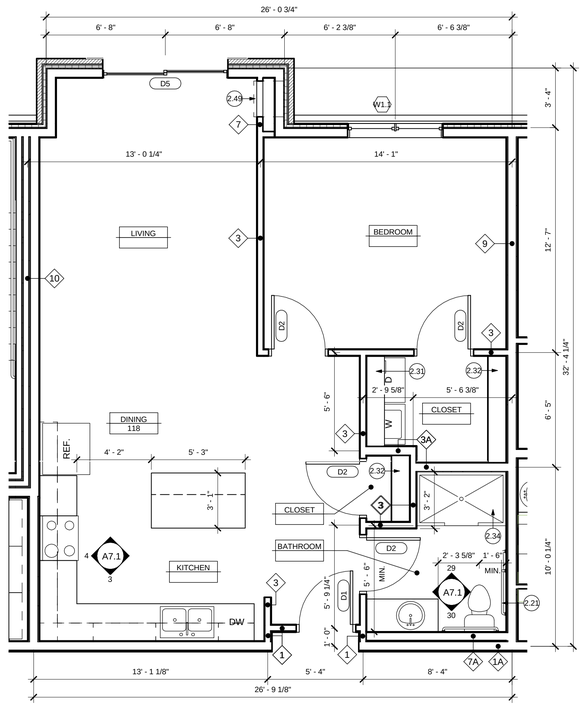
Red Wing, MN

Commons Areas

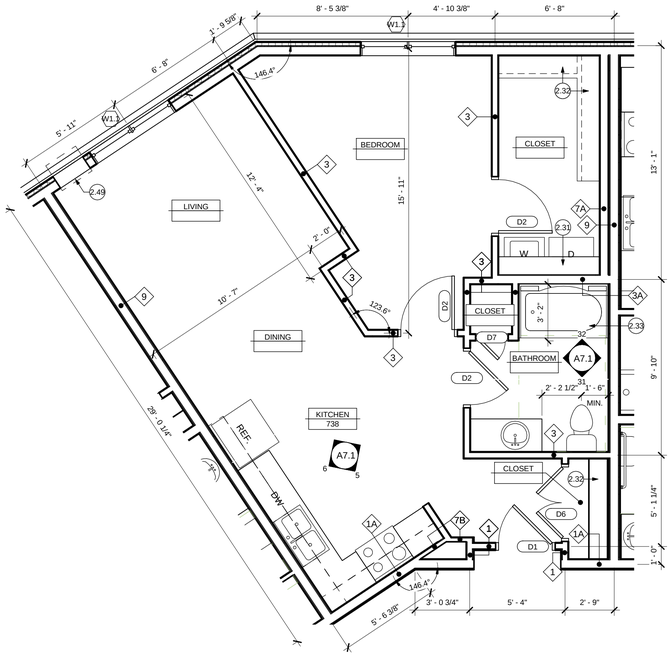
A2.15



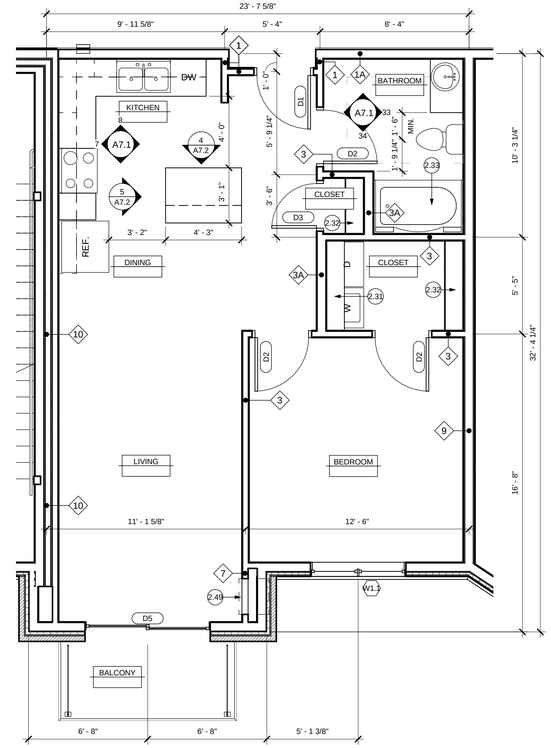
1 A2.16 **UNIT 1A - 1 BED / 1 BATH** 794 SF.
SCALE: 1/4" = 1'-0" (8 Thus)



2 A2.16 **UNIT 1B - 1 BED / 1 BATH (TYPE A)** 830 SF.
SCALE: 1/4" = 1'-0" (1 Thus)



3 A2.16 **UNIT 1C - 1 BED / 1 BATH** 766 SF.
SCALE: 1/4" = 1'-0" (4 Thus)



4 A2.16 **UNIT 1D - 1 BED / 1 BATH** 785 SF.
SCALE: 1/4" = 1'-0" (3 Thus)

UNIT PLAN - KEY NOTES

2.21 GRAB BARS.
2.31 12" DEEP WIRE SHELF AT 5' - 0" A.F.F.
2.32 12" DEEP WIRE SHELF WITH ROD AT 5' - 0" A.F.F.
2.33 60" TUB/SHOWER. PROVIDE 5' - 1 1/4" CLEAR DIMENSION FROM FACE OF STUD TO FACE OF STUD.
2.34 30" X 60" HANDICAP ACCESSIBLE ROLL-IN SHOWER. PROVIDE 5' - 1 1/4" CLEAR DIMENSION FROM FACE OF STUD TO FACE OF STUD.
2.49 WALL MOUNT A/C

GENERAL NOTES:

A. ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE FACE OF SHEATHING OR CENTERLINE OF STUDS OR FACE OF CONCRETE.

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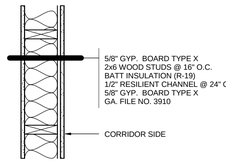
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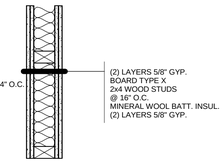
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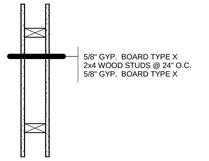
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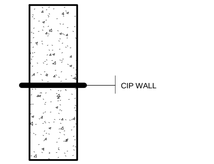
1 TYPICAL CORRIDOR WALL - 2x4 WD. STUDS
1A TYPICAL CORRIDOR WALL - 2x6 WD. STUDS



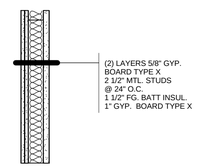
2 SHAFT WALL - 2 HOUR HR. UL #U301



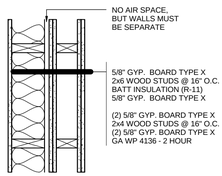
3 STANDARD WALL - 2x4
3A STANDARD WALL - 2x6



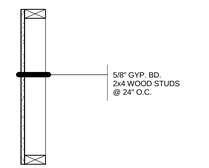
4 8" CIP WALL (INTERIOR)



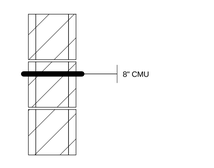
5 SHAFT LINER - 2 HOUR UL #415.B



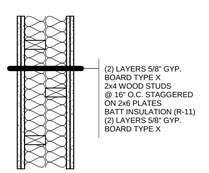
6 TYPICAL ELEVATOR WALL



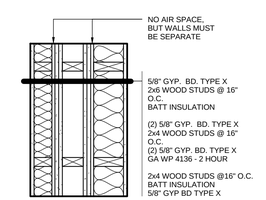
7 FURRED WALL - 2x4 WD. STUDS @ 24" O.C.
7A FURRED WALL - 2x6 WD. STUDS @ 24" O.C.
7B FURRED WALL - 2x3 WD. STUDS @ 24" O.C.



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



9 TYPICAL UNIT PARTY WALL



10 STAIR WALL
10A STAIR WALL WITH RC CHANNEL

Lumber One, Avon
101 2nd St NW
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Avon, MN 56310
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Toll Free: (888) 525-7342
Fax: (320) 356-7631
www.lumber-one.com

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature:
Printed Name: Murray A. Mack
License No.: 18686
Date: 09/30/2016

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

	Date	Description

hma ARCHITECTS
700 W. St. Germain Street
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www.hma-archs.com

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F | 320.251.4919
hma@hma-archs.com

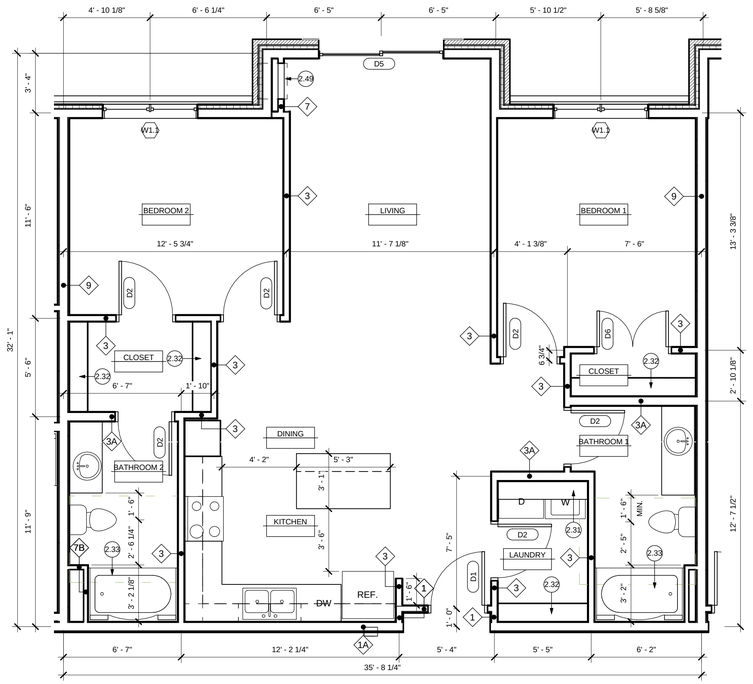
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Unit Plans 1A - 1D

A2.16



1 A2.17 **UNIT 2A - 2 BED/2 BATH**
SCALE: 1/4" = 1'-0" (6 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)

UNIT PLAN - KEY NOTES

2.31 12" DEEP WIRE SHELF AT 5' - 0" A.F.F.
2.32 12" DEEP WIRE SHELF WITH ROD AT 5' - 0" A.F.F.
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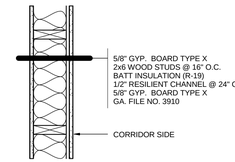
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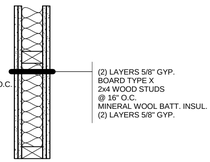
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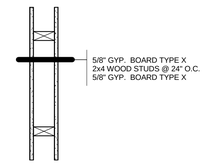
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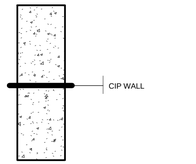
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1A TYPICAL CORRIDOR WALL - 2x6 WD. STUDS



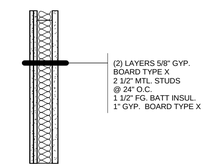
2 SHAFT WALL - 2 HOUR HR. UL #U301



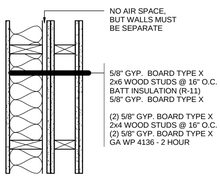
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3A STANDARD WALL - 2x6



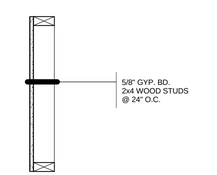
4 8" CIP WALL (INTERIOR)



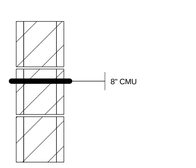
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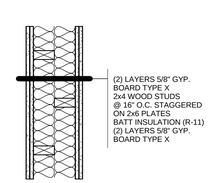
6 TYPICAL ELEVATOR WALL



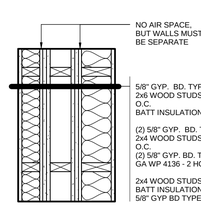
7 FURRED WALL - 2x4 WD. STUDS @ 24" O.C.
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7B FURRED WALL - 2x3 WD. STUDS @ 24" O.C.



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



9 TYPICAL UNIT PARTY WALL



10 STAIR WALL
10A STAIR WALL WITH RC CHANNEL

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature: Murray A Mack
Printed Name: Murray A. Mack
License No.: 18686
Date: 09/30/2016

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

	Date	Description
1		

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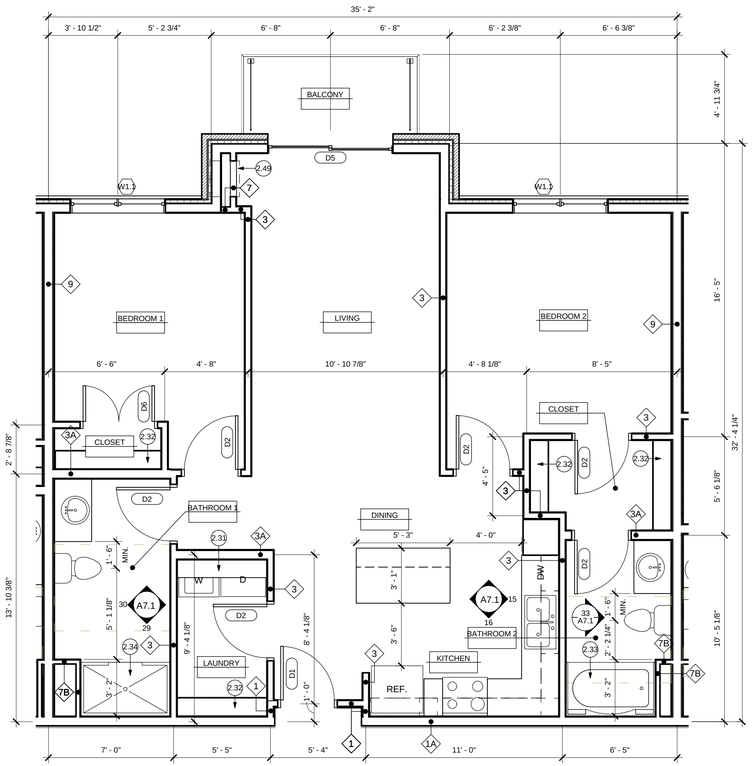
New Apartment Complex:

Rivers Ridge Luxury Apartments

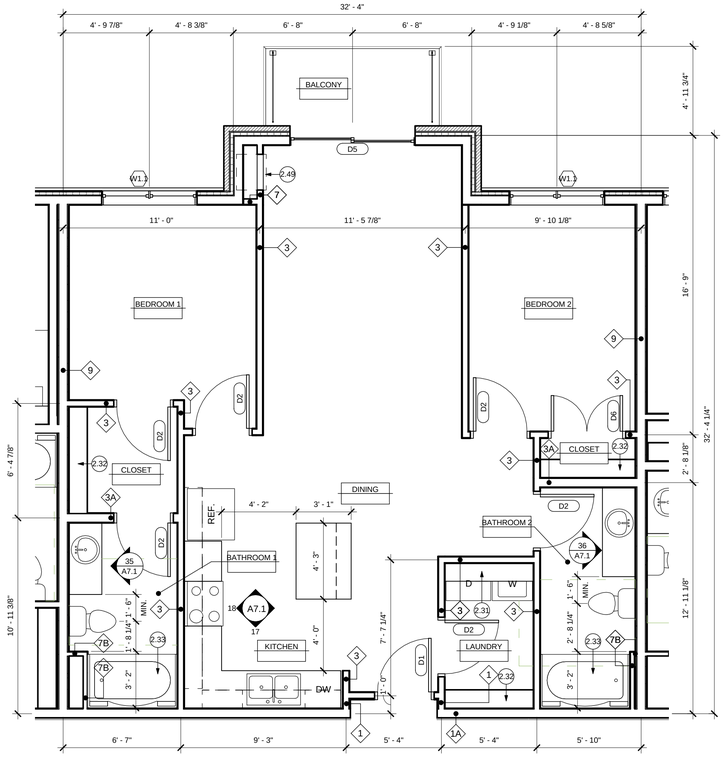
Red Wing, MN

Unit Plans 2A - 2D

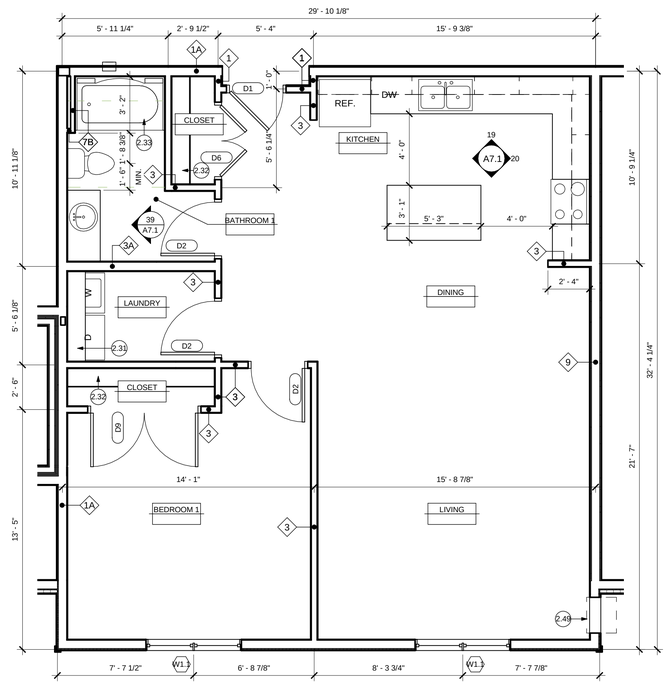
A2.17



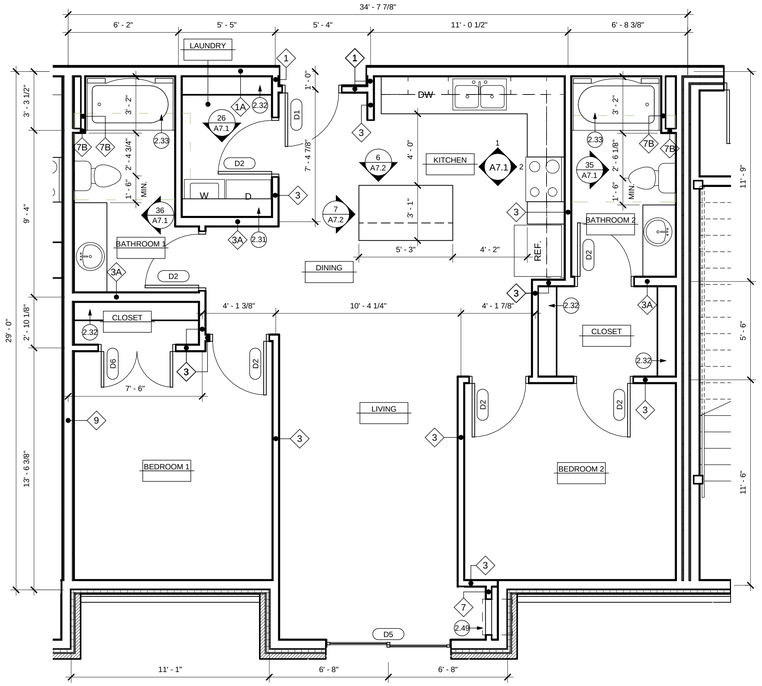
1 A2.18 **UNIT 2D - 2 BED / 2 BATH (TYPE A)** 1097 SF.
SCALE: 1/4" = 1'-0" (1 Thus)



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



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



4 A2.18 **UNIT 2G - 2 BED / 2 BATH** 1086 SF.
SCALE: 1/4" = 1'-0" (4 Thus)

UNIT PLAN - KEY NOTES

2.31 12" DEEP WIRE SHELF AT 5' - 0" A.F.F.
2.32 12" DEEP WIRE SHELF WITH ROD AT 5' - 0" A.F.F.
2.33 60" TUB/SHOWER. PROVIDE 5' - 1 1/4" CLEAR DIMENSION FROM FACE OF STUD TO FACE OF STUD.
2.34 30" X 60" HANDICAP ACCESSIBLE ROLL-IN SHOWER. PROVIDE 5' - 1 1/4" CLEAR DIMENSION FROM FACE OF STUD TO FACE OF STUD.
2.49 WALL MOUNT A/C

GENERAL NOTES:

A. ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE FACE OF SHEATHING OR CENTERLINE OF STUDS OR FACE OF CONCRETE.

B. PROVIDE ESCUTCHEON PLATES AT ALL PLUMBING PIPE PENETRATIONS.

C. PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, WINDOW TREATMENTS, HANDRAILS, TOWEL BARS, GRAB BARS, FUTURE GRAB BARS, CLOSET SHELVING, ETC.

D. ALL PENETRATIONS IN UNIT PARTY WALLS (1-HOUR TYP.) SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL.

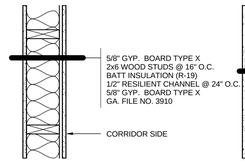
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- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS, DROPPED CEILINGS, COVED CEILINGS, ETC.)
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F. SEE SHEET A2.20 FOR TYPICAL DOOR SCHEDULE AND ROOM FINISH SCHEDULE.

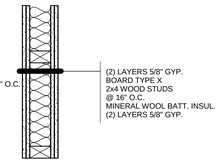
G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

H. PROVIDE FIRE SPRINKLER PROTECTION TO ALL EXTERIOR BALCONIES.

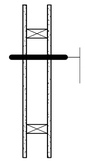
I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.



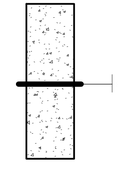
1 TYPICAL CORRIDOR WALL - 2x4 WD. STUDS
1A TYPICAL CORRIDOR WALL - 2x6 WD. STUDS



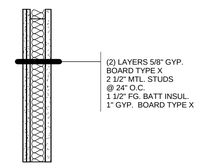
2 SHAFT WALL - 2 HOUR HR. UL #U301



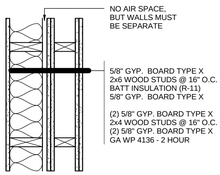
3 STANDARD WALL - 2x4
3A STANDARD WALL - 2x6



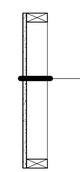
4 8" CIP WALL (INTERIOR)



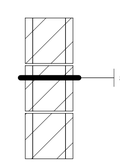
5 SHAFT LINER - 2 HOUR UL #415.B



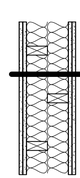
6 TYPICAL ELEVATOR WALL



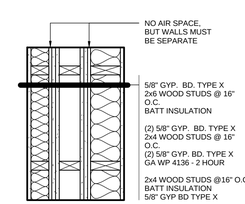
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Signature: Murray A Mack
Printed Name: Murray A. Mack
License No.: 18686
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Drawn By: SR, BW, BZ
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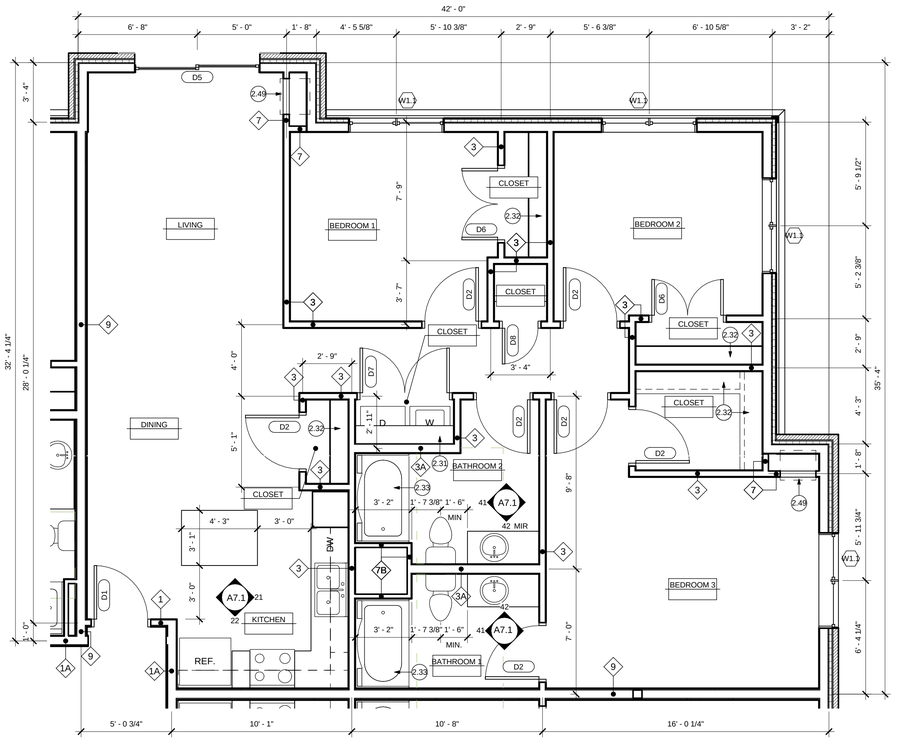
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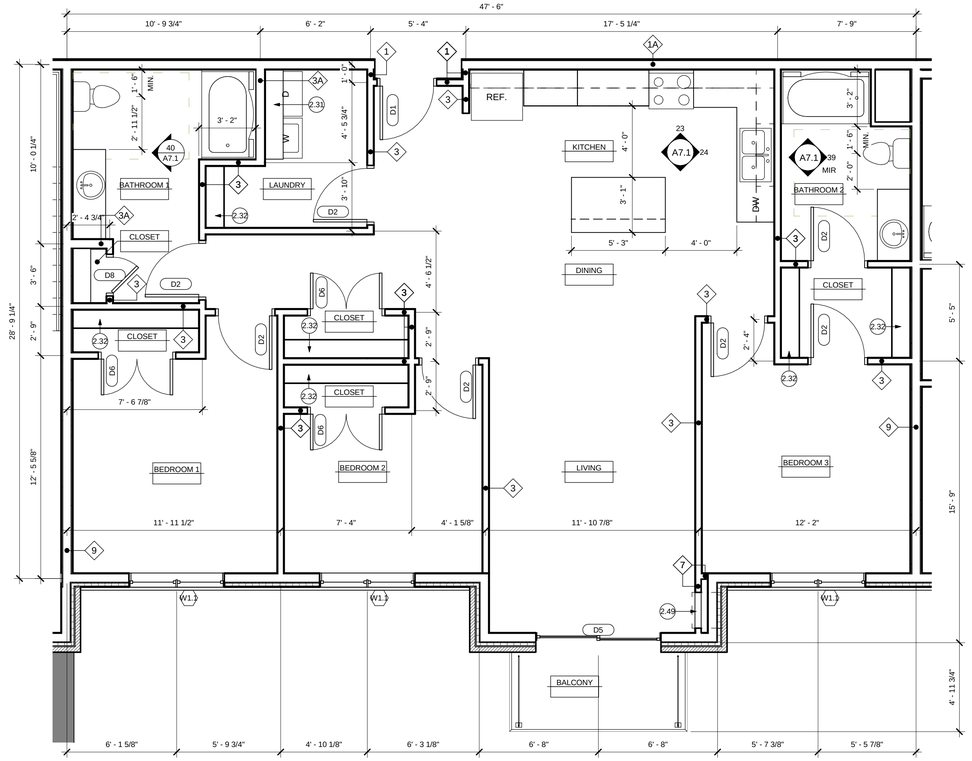
Unit Plans 2D (Type A) - 2G

A2.18



1 A2.19 **UNIT 3A - 3 BED / 2 BATH** 1335 SF. (16 Thus)

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



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

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

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F. SEE SHEET A2.20 FOR TYPICAL DOOR SCHEDULE AND ROOM FINISH SCHEDULE.

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UNIT PLAN - KEY NOTES

2.31 12" DEEP WIRE SHELF AT 5' - 0" A.F.F.

2.32 12" DEEP WIRE SHELF WITH ROD AT 5' - 0" A.F.F.

2.33 60" TUB/SHOWER. PROVIDE 5' - 1 1/4" CLEAR DIMENSION FROM FACE OF STUD TO FACE OF STUD.

2.49 WALL MOUNT A/C

UNIT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR MATL	FLOOR FIN	BASE	WALLS MATL	WALLS FIN	CEILING MATL	CEILING FIN	CEILING HT	NOTES
BATHROOM	GYP	SV	WD	GB	PT	GB	PT	8' - 0"	
BEDROOM	GYP	CPT	WD	GB	PT	GB	PT	8' - 0"	
CLOSET	GYP	CPT	WD	GB	PT	GB	PT	8' - 0"	1
DINING	GYP	SV	WD	GB	PT	GB	PT	8' - 0"	
KITCHEN	GYP	SV	WD	GB	PT	GB	PT	8' - 0"	
LAUNDRY	GYP	SV	WD	GB	PT	GB	PT	8' - 0"	
LIVING	GYP	CPT	WD	GB	PT	GB	PT	8' - 0"	

ABBREVIATIONS

ACT ACOUSTICAL TILE CEILING
CONC CONCRETE
CPT CARPET
FM FLOOR MAT
GB GYPSUM BOARD
POR PORCELAIN TILE
PT PAINT
SV SHEET VINYL
UNF UNFINISHED
V VINYL
VCT VINYL COMPOSITION TILE

REFERENCED NOTES

1. SV FLOOR FINISH AT ALL ENTRY AND BATHROOM CLOSETS.

GENERAL NOTES

1.

UNIT DOOR AND FRAME SCHEDULE

DOOR TYPE	OPENING SIZE WIDTH	HEIGHT	THK.	DOOR TYPE	DOOR MATL	DOOR GLAZING TYPE	DOOR GLAZING SIZE	FRAME TYPE	FRAME MATL	RATING FIRE	RATING T TEMP	HDWR GRP	NOTES
D1	3' - 0"	6' - 8"	1 3/4"	1	WD	--	--	A	KD	20 MIN.			
D2	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	WD	--			
D3	2' - 6"	7' - 0"	1 3/4"	1	WD	--	--	A	WD	--			
D4	1' - 6"	7' - 0"	1 3/4"	1	WD	--	--	A	WD	--			
D5	7' - 0"	6' - 8"	1 3/4"	5	VIN	1" T/TEMP	FULL	--	VIN	--			
D6	4' - 0"	7' - 0"	1 3/4"	1	WD	--	--	C	WD	--			
D7	5' - 0"	7' - 0"	1 3/4"	1	WD	--	--	C	WD	--			
D8	2' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	WD	--			
D9	6' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	--			

ABBREVIATIONS

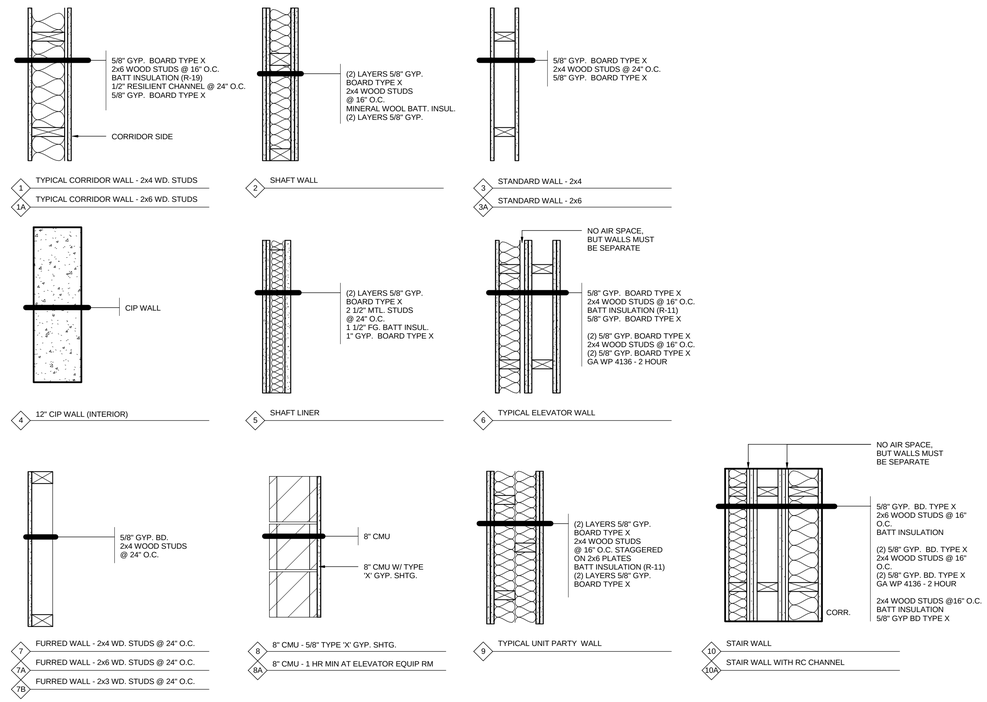
ALUM ALUMINUM
HM HOLLOW METAL
WD WOOD
KD KNOCK DOWN
INS INSULATED
TEMP TEMPERED
T TINTED
VIN VINYL

REFERENCED NOTES

1.

GENERAL NOTES

1.



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Signature:

Printed Name: Murray A. Mack

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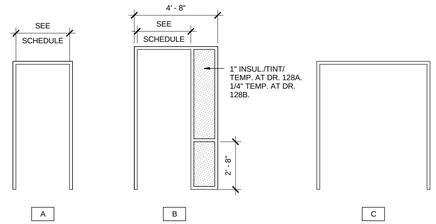
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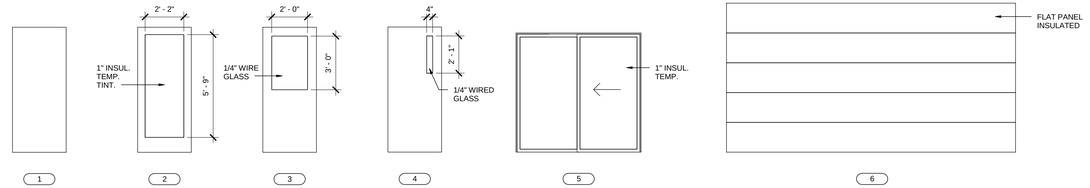
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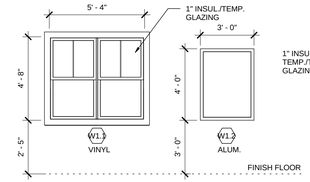
Red Wing, MN

Unit Plans 3A - 3B

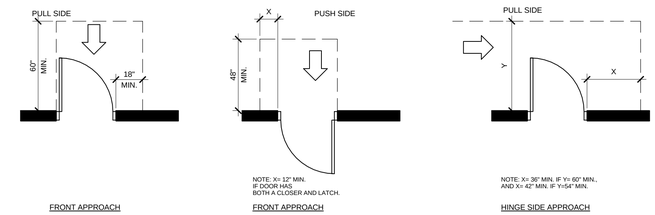
A2.19







1 FRAME TYPES
A2.20 SCALE: 1/4" = 1'-0"

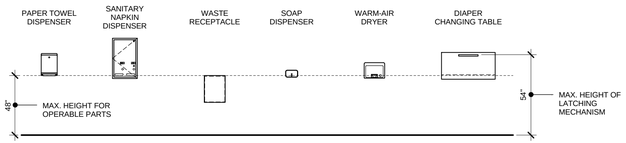


GUIDELINES ARE BASED ON ADAAG AND ARE FOR QUICK REFERENCES ONLY AND DOES NOT EXEMPT CONTRACTOR OF ANY DIFFERENCE BETWEEN FEDERAL GUIDELINES AND LOCAL CODES AND REQUIREMENTS.

2 DOOR TYPES
A2.20 SCALE: 1/4" = 1'-0"

3 WINDOW TYPES
A2.20 SCALE: 1/4" = 1'-0"

4 DOOR CLEARANCES
A2.20 SCALE: 1/4" = 1'-0"



ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MATL	FLOOR FIN	BASE	WALLS NORTH MATL	WALLS NORTH FIN	WALLS EAST MATL	WALLS EAST FIN	WALLS SOUTH MATL	WALLS SOUTH FIN	WALLS WEST MATL	WALLS WEST FIN	CEILING MATL	CEILING FIN	CEILING HT	NOTES
00 Basement																
001	ELEV.	--	--	--	CIP	UNF	CIP	UNF	CIP	UNF	CIP	UNF	--	--	VARIES	
002	ELEV. LOBBY	CONC	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	CMU	PT	8' - 0"	
003	TRASH	CONC	S	--	CMU	UNF	CMU	UNF	CMU	UNF	CMU	UNF	--	--	10' - 0"	
004	ELEV. EQ.	CONC	S	--	CMU	UNF	CMU	UNF	CMU	UNF	CMU	UNF	--	--	10' - 0"	
005	PARKING	CONC	UNF	--	CIP	UNF	CIP	UNF	CIP	UNF	CIP	UNF	--	--	10' - 0"	
006	STAIR 'C'	CONC	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
007	MECH.	CONC	S	--	CMU	UNF	CMU	UNF	CMU	UNF	CMU	UNF	--	--	10' - 0"	
01 Main Floor																
101	VESTIBULE	GYP	POR	POR	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
102	LOBBY	GYP	POR	POR	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	19' - 1 7/8"	
103	CLOSET	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
104	STAIR 'A'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
105	VESTIBULE	GYP	POR	POR	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
106	ELEV.	--	--	--	GB	--	GB	--	GB	--	GB	--	--	--	VARIES	
107	COMPUTER RM.	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
108	JAN.	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
109	TRASH	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
110	STORAGE	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
111	STORAGE	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
112	STAIR 'B'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
117	RESTROOM	GYP	POR	POR	GB	POR	GB	POR	GB	POR	GB	PT	GB	PT	9' - 0"	
118	MECH.	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
119	KITCHEN	GYP	POR	POR	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
120	COMMUNITY	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
121	MAIL ROOM	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
122	STAIR 'C'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
129	STAIR 'D'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
133	OFFICE	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
134	MTG.	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
135	MECH.	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9' - 0"	
136	CORRIDOR	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
137	CORRIDOR	GYP	CPT	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
02 Floor Plan																
201	ELEV.	--	--	--	GB	--	GB	--	GB	--	GB	--	--	--	8' - 0"	
202	TRASH	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
203	ELEC.	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
205	STAIR 'B'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
217	STAIR 'D'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
221	STAIR 'A'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
222	CORRIDOR	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
223	CORRIDOR	GYP	CPT	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
03 Floor Plan																
301	ELEV.	--	--	--	GB	--	GB	--	GB	--	GB	--	--	--	8' - 0"	
302	STORAGE	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
303	TRASH	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
305	STAIR 'B'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
321	FITNESS	GYP	CPT	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
322	CORRIDOR	GYP	CPT	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
323		GYP	SV	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
04 Floor Plan																
401	ELEV.	--	--	--	GB	--	GB	--	GB	--	GB	--	--	--	8' - 0"	
402	TRASH	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
403	STORAGE	GYP	VCT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
405	STAIR 'B'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
416	KITCHEN	GYP	POR	POR	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
417	STAIR 'D'	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	VARIES	
422	CORRIDOR	GYP	CPT	V	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	
423	CORRIDOR	GYP	CPT	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	8' - 0"	

ABBREVIATIONS

ACT	ACOUSTICAL TILE CEILING	FM	FLOOR MAT	UNF	UNFINISHED
CONC	CONCRETE	GB	GYPSUM BOARD	V	VINYL
CPT	CARPET	POR	PORCELAIN TILE	VCT	VINYL COMPOSITION TILE
		PT	PAINT		
		SV	SHEET VINYL		

GENERAL NOTES
1.

REFERENCED NOTES

DOOR AND FRAME SCHEDULE

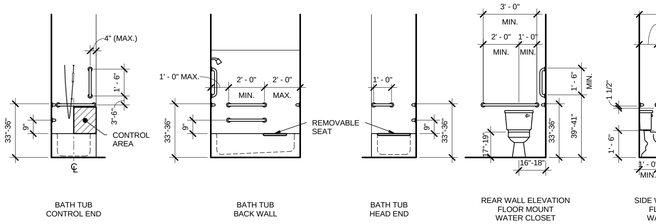
DOOR NO.	OPENING SIZE WIDTH	OPENING SIZE HEIGHT	OPENING SIZE THK.	DOOR TYPE	DOOR MATL	DOOR GLAZING TYPE	DOOR GLAZING SIZE	FRAME TYPE	FRAME MATL	RATING FIRE	RATING T TEMP	HDWR GRP	NOTES	UNIT DOOR NUMBER
00 Basement														
002	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
003	6' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM					
004	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
005A	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
005B	16' - 0"	8' - 4"	2"	6	OH	1" T/TINT	C	--						
006	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
007	6' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM					
01 Main Floor														
101A	6' - 0"	7' - 0"	1 3/4"	2	ALUM	1/4" T	FULL	A	HM					
101B	6' - 0"	7' - 0"	1 3/4"	2	ALUM	1/4" T	FULL	A	HM					
103	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
105A	6' - 0"	7' - 0"	1 3/4"	2	ALUM	1/4" T	FULL	A	HM					
105B	3' - 0"	7' - 0"	1 3/4"	1	WD			B	HM					
107	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
108	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
109	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
110	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	20 MIN.				
111A	6' - 0"	7' - 0"	1 3/4"	2	ALUM	1/4" T	FULL	A	HM					
111B	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	90 MIN.				
117	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
118	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
120A	6' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM					120A
120B	6' - 0"	7' - 0"	1 3/4"	2	ALUM	1/4" T	FULL	A	HM					
122	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	90 MIN.				
128A	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	90 MIN.				
129	6' - 0"	7' - 0"	1 3/4"	2	ALUM	1/4" T	FULL	A	HM					
131B	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
133A	3' - 0"	7' - 0"	1 3/4"	1	WD			B	HM					
134A	3' - 0"	7' - 0"	1 3/4"	1	WD			B	HM					
135	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
02 Floor Plan														
201	4' - 0"	7' - 0"	1 3/4"	1	WD			A	HM	60 Min.				
202	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
203	3' - 0"	6' - 8"	1 3/4"	1	WD	--	--	A	KD	20 MIN.				
205	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				205
217	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	90 MIN.				
03 Floor Plan														
301	4' - 0"	7' - 0"	1 3/4"	1	WD			A	HM	60 Min.				
302	3' - 0"	6' - 8"	1 3/4"	1	WD	--	--	A	KD	20 MIN.				
303	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
305	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	90 MIN.				305
317	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	90 MIN.				
321	3' - 0"	6' - 8"	1 3/4"	1	WD	--	--	A	KD	20 MIN.				
04 Floor Plan														
402	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
403	3' - 0"	7' - 0"	1 3/4"	1	WD	--	--	A	HM	20 Min.				
405	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	90 MIN.				
417	3' - 0"	6' - 8"	1 3/4"	1	WD			A	KD	90 MIN.				

ABBREVIATIONS

ALUM	ALUMINUM	KD	KNOCK DOWN	T	TINTED
HM	HOLLOW METAL	INS	INSULATED	VIN	VINYL
WD	WOOD	TEMP	TEMPERED		

GENERAL NOTES
1.

REFERENCED NOTES
1.



NOTE:
FIXTURES SHOWN ARE FOR EXAMPLE PURPOSES ONLY. SEE PLANS FOR ACTUAL TOILET ROOM OR FIXTURE LAYOUTS AND TYPES AS SPECIFIED AND SUPPLIED BY MECHANICAL CONTRACTOR. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AT NECESSARY LOCATIONS.

5 ACCESSIBLE FIXTURE MOUNTING HEIGHTS
A2.20 SCALE: 1/4" = 1'-0"

NOT ALL FIXTURES MAY BE USED

Lumber One, Avon
101 2nd St NW
PO Box 7
Avon, MN 56310
Office: (320) 356-7342
Toll Free: (888) 525-7342
Fax: (320) 356-7631
www.lumber-one.com

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature:

Printed Name: Murray A. Mack

License No.: 18686

Date: 09/30/2016

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Project No: 1602
Project Manager: Checker
Drawn By: Author
Date: 09/30/2016

	Date	Description
1		

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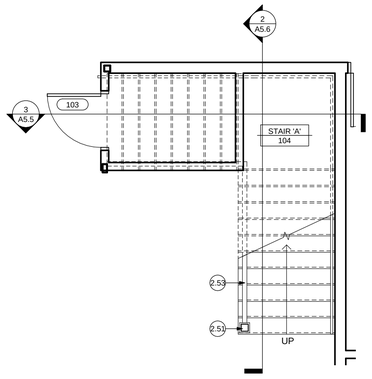
New Apartment Complex:

Rivers Ridge Luxury Apartments

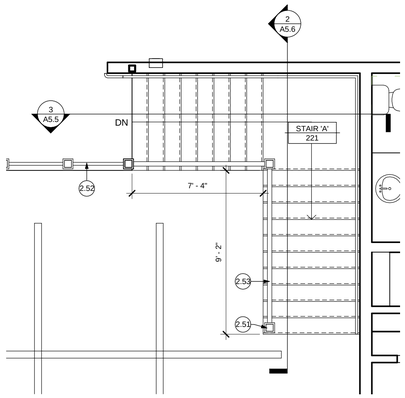
Red Wing, MN

Door and Room Finish Schedules

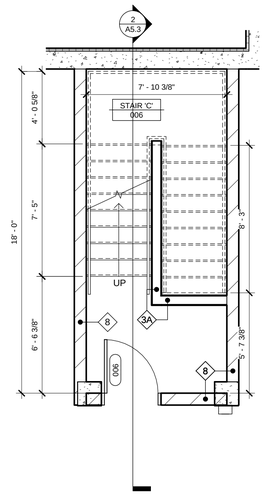
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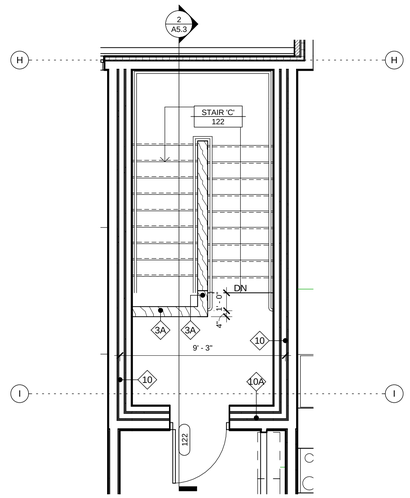
1 A2.21 FIRST FLOOR - STAIR 'A'
SCALE: 1/4" = 1'-0"



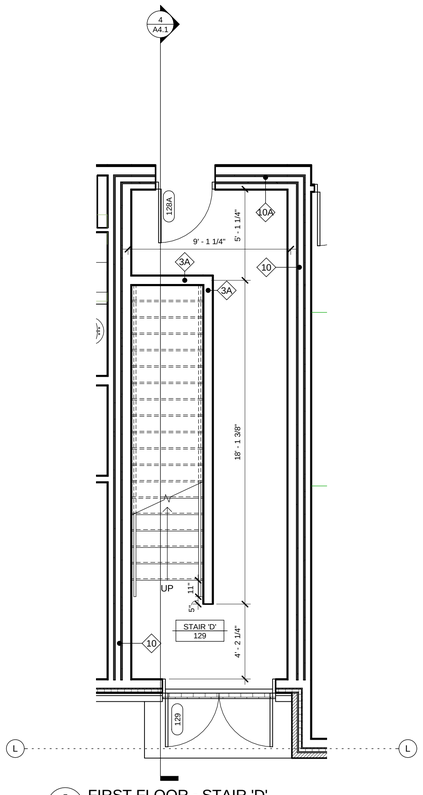
2 A2.21 SECOND FLOOR - STAIR 'A'
SCALE: 1/4" = 1'-0"



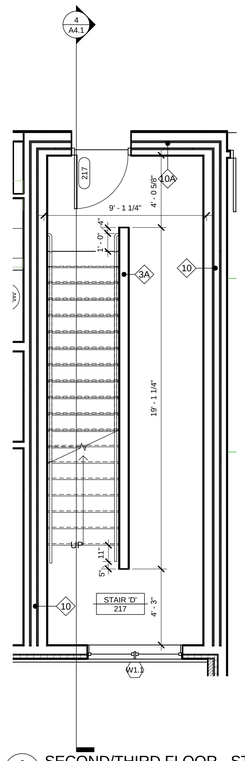
3 A2.21 PARKING LEVEL - STAIR 'C'
SCALE: 1/4" = 1'-0"



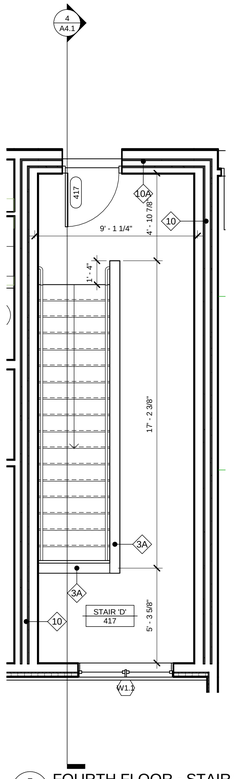
4 A2.21 FIRST FLOOR - STAIR 'C'
SCALE: 1/4" = 1'-0"



5 A2.21 FIRST FLOOR - STAIR 'D'
SCALE: 1/4" = 1'-0"



6 A2.21 SECOND/THIRD FLOOR - STAIR 'D'
SCALE: 1/4" = 1'-0"



7 A2.21 FOURTH FLOOR - STAIR 'D'
SCALE: 1/4" = 1'-0"

FLOOR PLAN - KEY NOTES

2.51 WOOD NEWEL POST
2.52 42" HIGH WOOD GUARDRAIL & SPINDELS
2.53 WOOD HANDRAIL

GENERAL NOTES:

A. ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM OUTSIDE FACE OF SHEATHING OR CENTERLINE OF STUDS OR FACE OF CONCRETE.

B. PROVIDE ESCUTCHEON PLATES AT ALL PLUMBING PIPE PENETRATIONS.

C. PROVIDE NECESSARY BLOCKING FOR KITCHEN CABINETS, WINDOW TREATMENTS, HANDRAILS, TOWEL BARS, GRAB BARS, FUTURE GRAB BARS, CLOSET SHELVING, ETC.

D. ALL PENETRATIONS IN UNIT PARTY WALLS (1-HOUR TYP.) SHALL BE FIRE STOPPED IN ACCORDANCE WITH FIRE STOP ASSEMBLIES LISTED WITH APPROVED TESTING AGENCIES AND APPROVED BY THE BUILDING OFFICIAL.

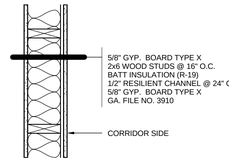
E. INSTALL FIRE BLOCKING IN ACCORDANCE WITH THE BUILDING CODE. FOR EXAMPLE:
- CONCEALED STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS, DROPPED CEILINGS, COVED CEILINGS, ETC.)
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND SIMILAR OPENINGS.

F. SEE SHEET A2.20 FOR TYPICAL DOOR SCHEDULE AND ROOM FINISH SCHEDULE.

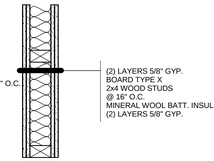
G. ALL INTERIOR APARTMENT UNIT WALLS ARE WALL TYPE 3 UNLESS NOTED OTHERWISE.

H. PROVIDE FIRE SPRINKLER PROTECTION TO ALL EXTERIOR BALCONIES.

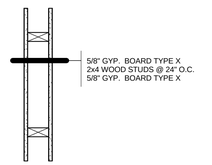
I. PROVIDE PAINTED NUMBERS AT EACH PARKING STALL. COORDINATE WITH OWNER.



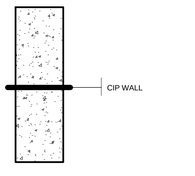
1 TYPICAL CORRIDOR WALL - 2x4 WD. STUDS
1A TYPICAL CORRIDOR WALL - 2x6 WD. STUDS



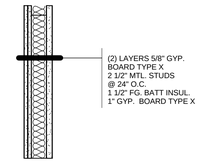
2 SHAFT WALL - 2 HOUR HR. UL #U301



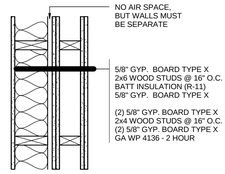
3 STANDARD WALL - 2x4
3A STANDARD WALL - 2x6



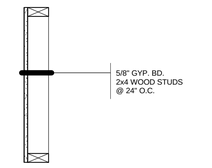
4 8" CIP WALL (INTERIOR)



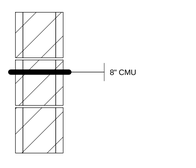
5 SHAFT LINER - 2 HOUR UL #415.B



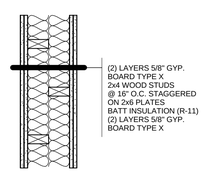
6 TYPICAL ELEVATOR WALL



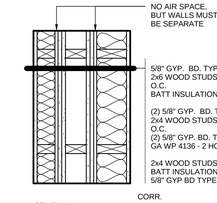
7 FURRED WALL - 2x4 WD. STUDS @ 24" O.C.
7A FURRED WALL - 2x6 WD. STUDS @ 24" O.C.
7B FURRED WALL - 2x3 WD. STUDS @ 24" O.C.



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



9 TYPICAL UNIT PARTY WALL



10 STAIR WALL
10A STAIR WALL WITH RC CHANNEL

Lumber One, Avon
101 2nd St NW
PO Box 7
Avon, MN 56310
Office: (320) 356-7342
Toll Free: (888) 525-7342
Fax: (320) 356-7631
www.lumber-one.com

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature:
Printed Name: Murray A. Mack
License No.: 18686
Date: 09/30/2016

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

	Date	Description

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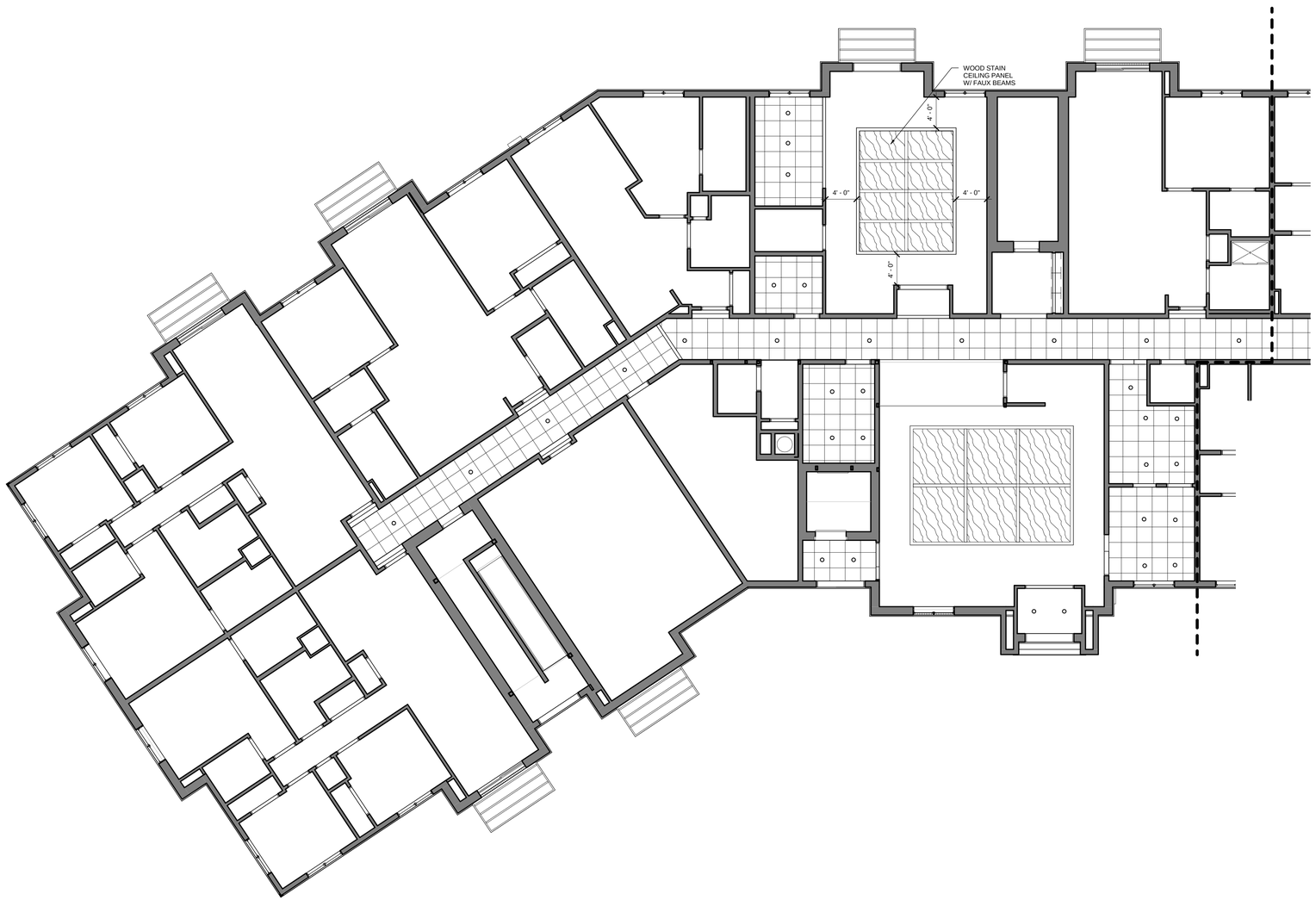
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Enlarged Stair Plans

A2.21



LIGHT FIXTURE LEGEND

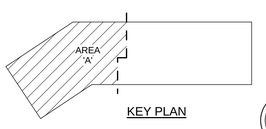
SYMBOL	DESCRIPTION
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⊙	16" DIAMETER CEILING MOUNTED PENDENT LIGHT FIXTURE
▭	1x4 FLUORESCENT LIGHT FIXTURE
▭	2x4 DIRECT/ INDIRECT FLUORESCENT LIGHT FIXTURE; LITHONIA LIGHTING, AVANTE, 2V (OR EQUAL)

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1 / A2.22 FIRST FLOOR REFLECTED CEILING PLAN - AREA 'A'

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

NORTH



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License No.: 18686

Date: 09/30/2016

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Drawn By: SR, BW, BZ
Date: 09/30/2016

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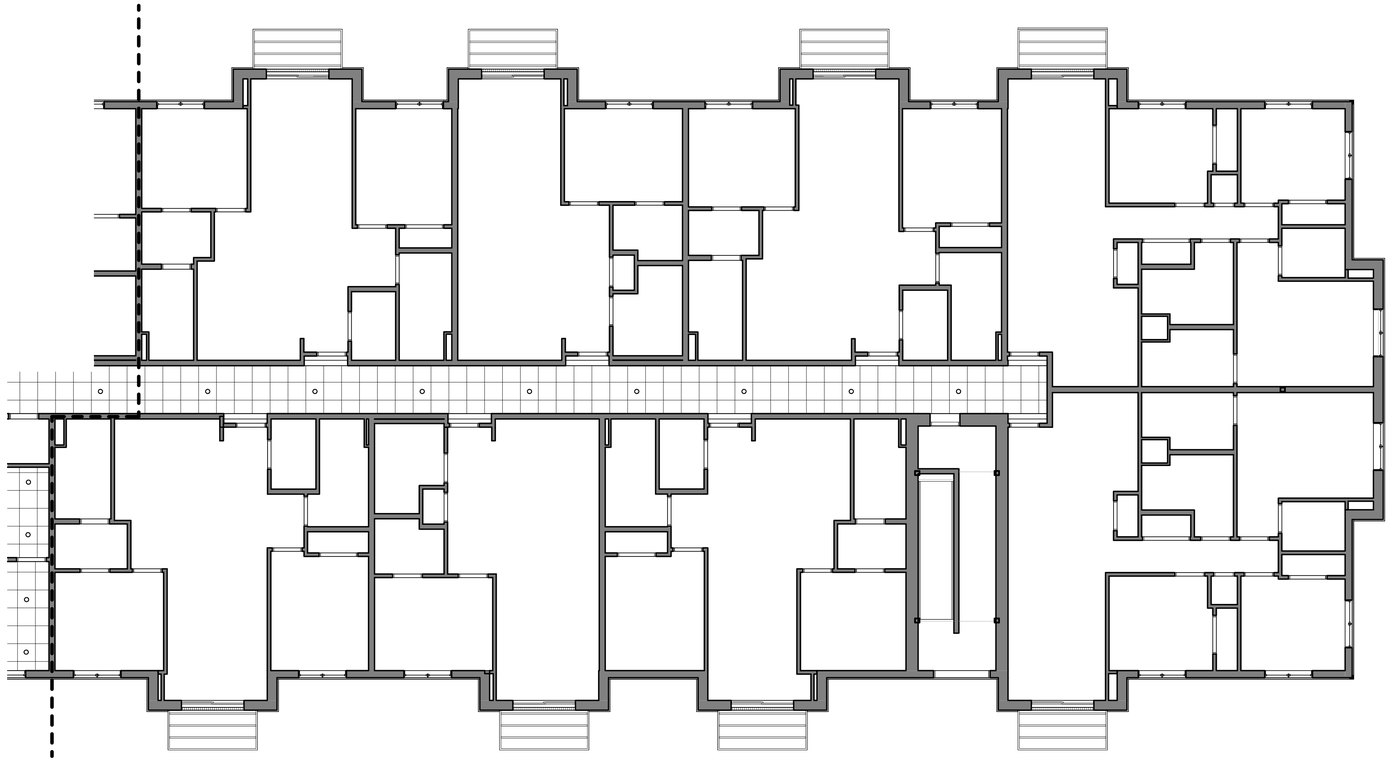
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

First Floor Reflected Ceiling Plan - Area A

A2.22



1 / A2.23 FIRST FLOOR REFLECTED CEILING PLAN - AREA 'B'

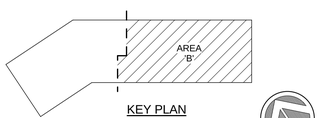
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NORTH

LIGHT FIXTURE LEGEND

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Drawn By: SR, BW, BZ
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Red Wing, MN

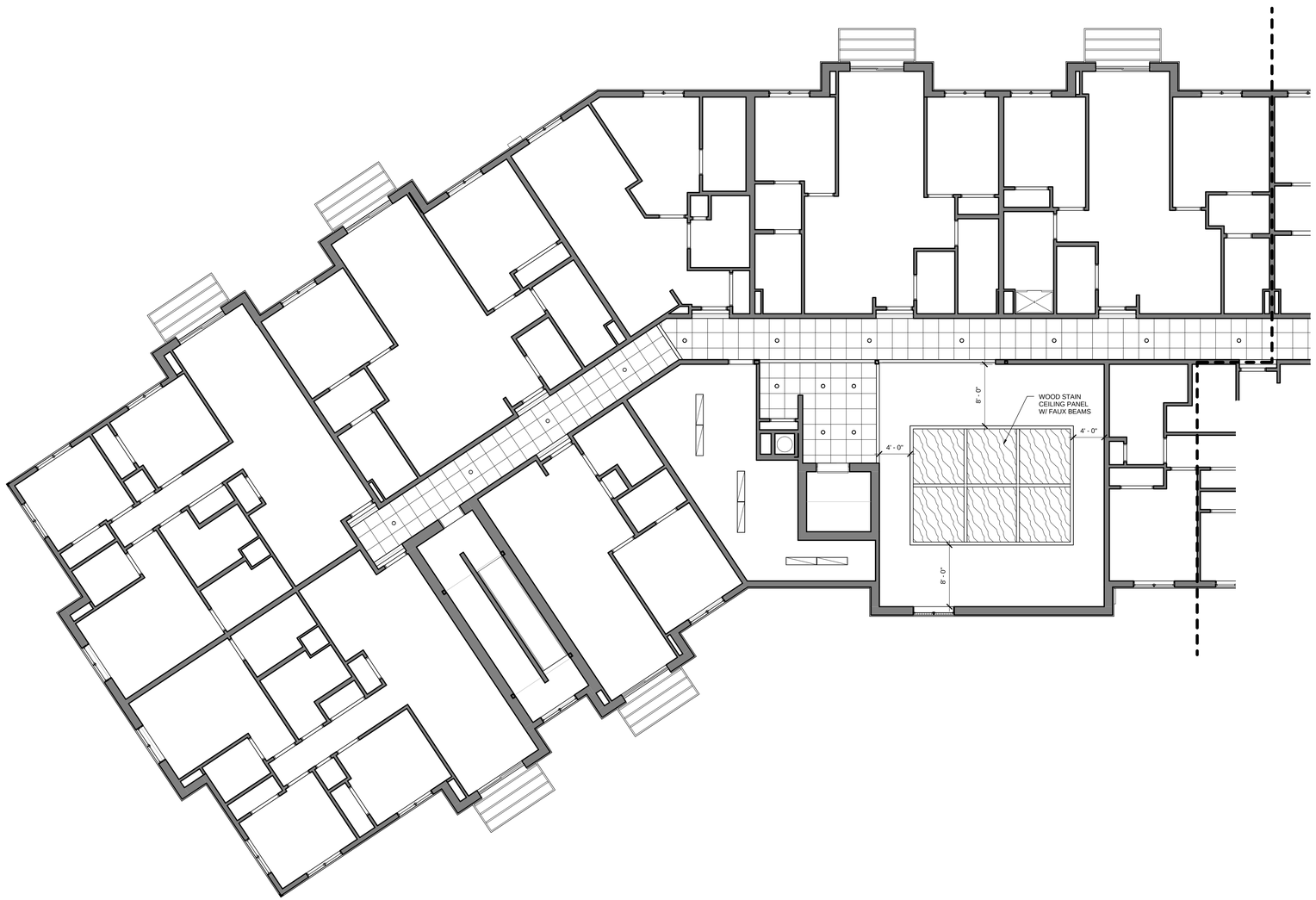
First Floor Reflected Ceiling Plan - Area B

A2.23

LIGHT FIXTURE LEGEND

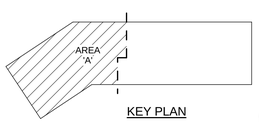
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1 / A2.24 SECOND FLOOR REFLECTED CEILING PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"

NORTH



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Drawn By: SR, BW, BZ
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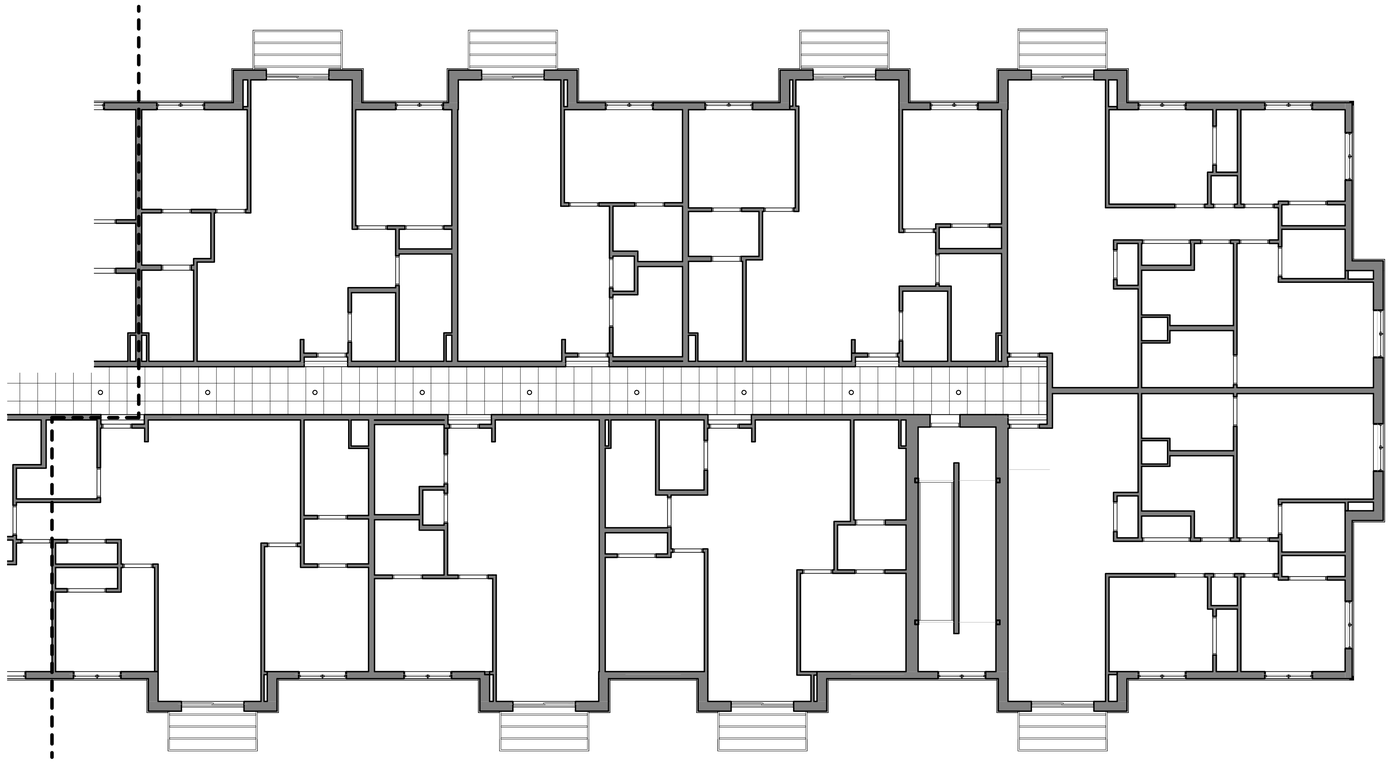
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Second Floor Reflected Ceiling Plan - Area A

A2.24



1 A2.25 SECOND FLOOR REFLECTED CEILING PLAN - AREA 'B'

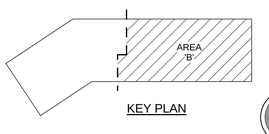
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NORTH

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Drawn By: SR, BW, BZ
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New Apartment Complex:

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Red Wing, MN

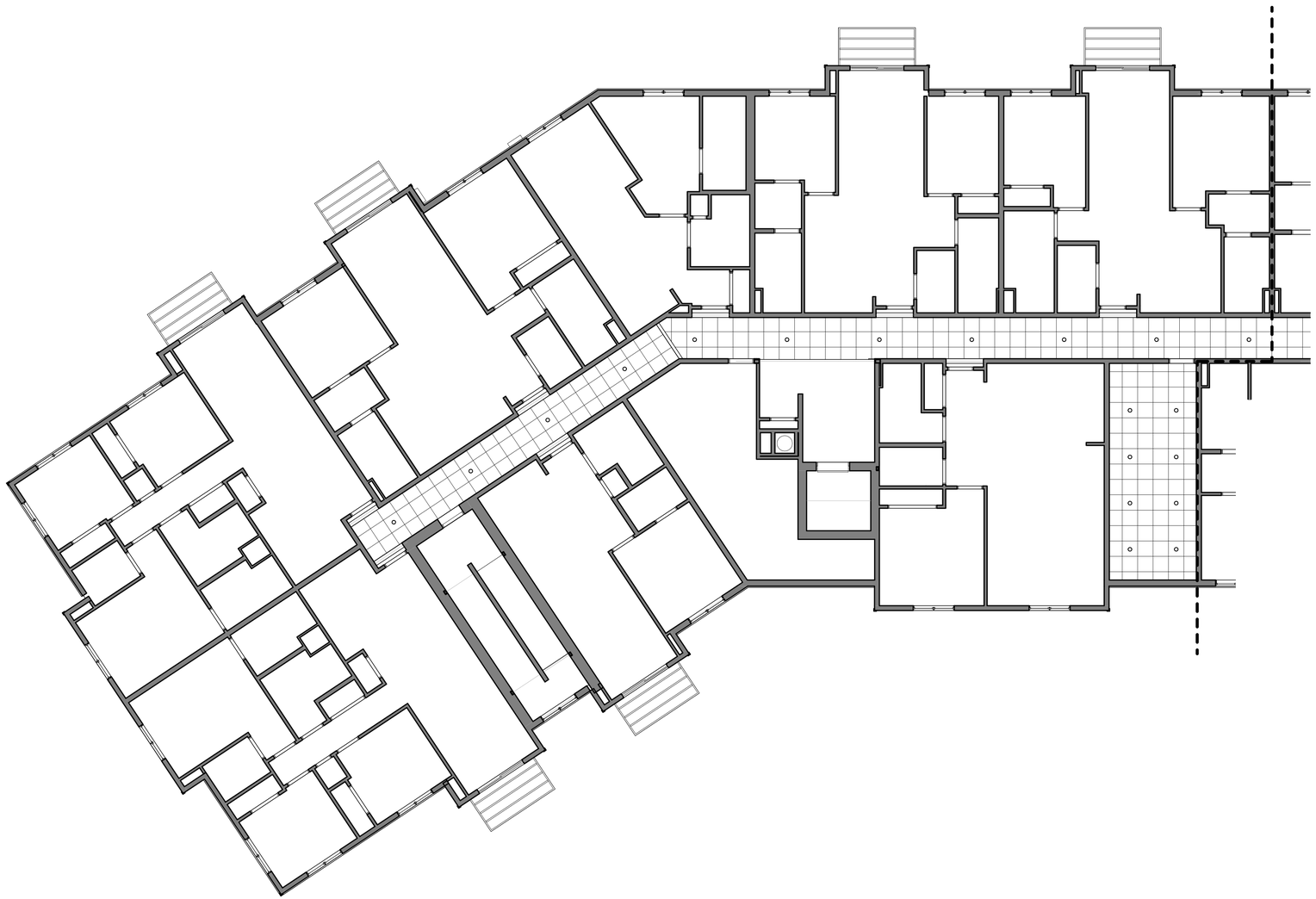
Second Floor Reflected Ceiling Plan - Area B

A2.25

LIGHT FIXTURE LEGEND

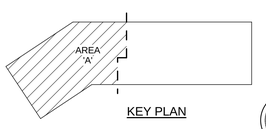
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1 / A2.26 THIRD FLOOR REFLECTED CEILING PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"

NORTH



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Drawn By: SR, BW, BZ
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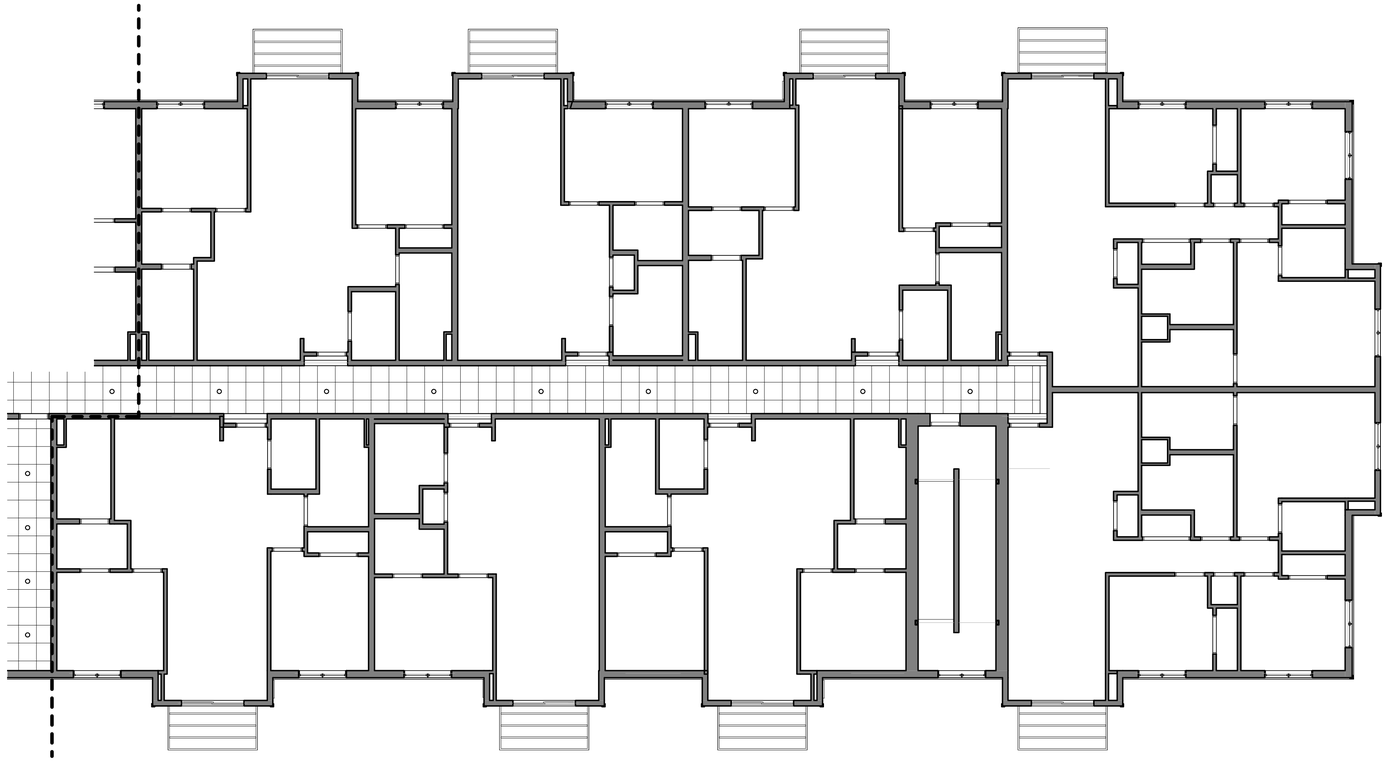
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Third Floor Reflected Ceiling Plan - Area A

A2.26



1 / A2.27 THIRD FLOOR REFLECTED CEILING PLAN - AREA 'B'

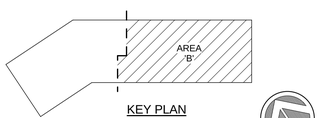
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NORTH

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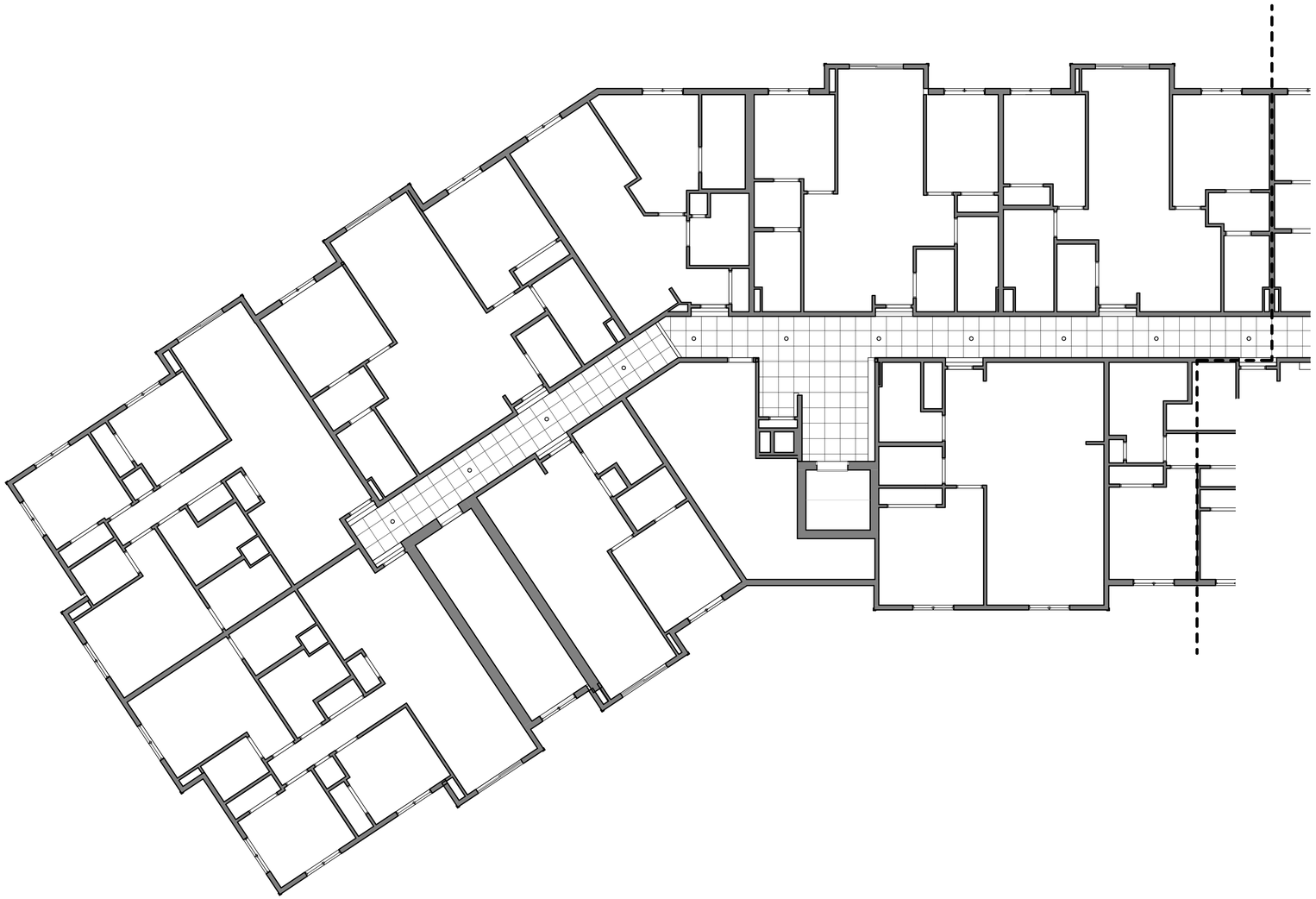
Third Floor Reflected Ceiling Plan - Area B

A2.27

LIGHT FIXTURE LEGEND

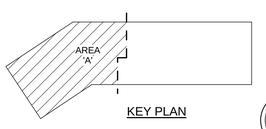
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1 / A2.28 FOURTH FLOOR REFLECTED CEILING PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"

NORTH



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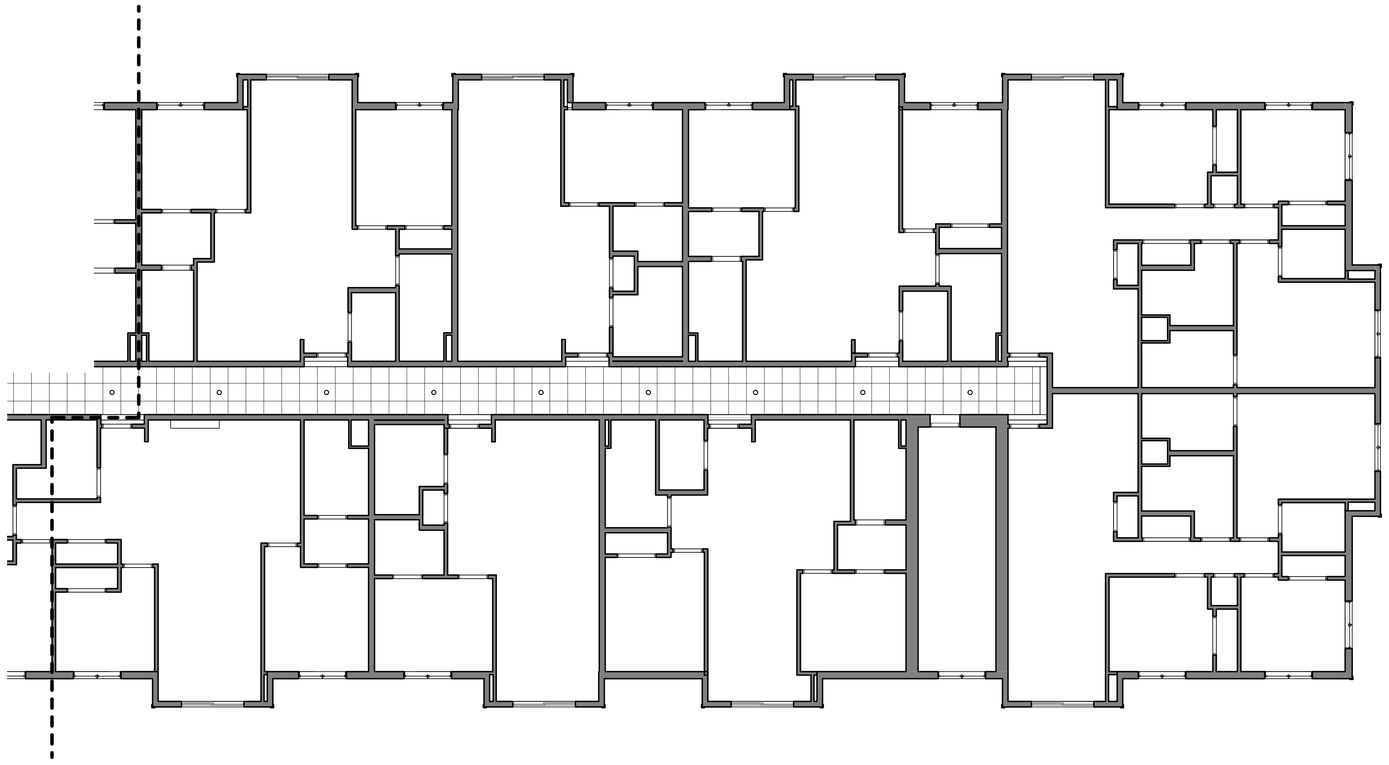
New Apartment Complex:

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Red Wing, MN

Fourth Floor Reflected Ceiling Plan - Area A

A2.28



1 / A2.29 FOURTH FLOOR REFLECTED CEILING PLAN - AREA 'B'

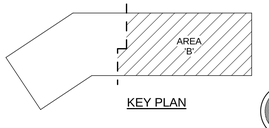
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License No.: 18686

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

Δ	Date	Description

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New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Fourth Floor Reflected Ceiling Plan - Area B

A2.29


3.17
12"
10"
12"
12"
12

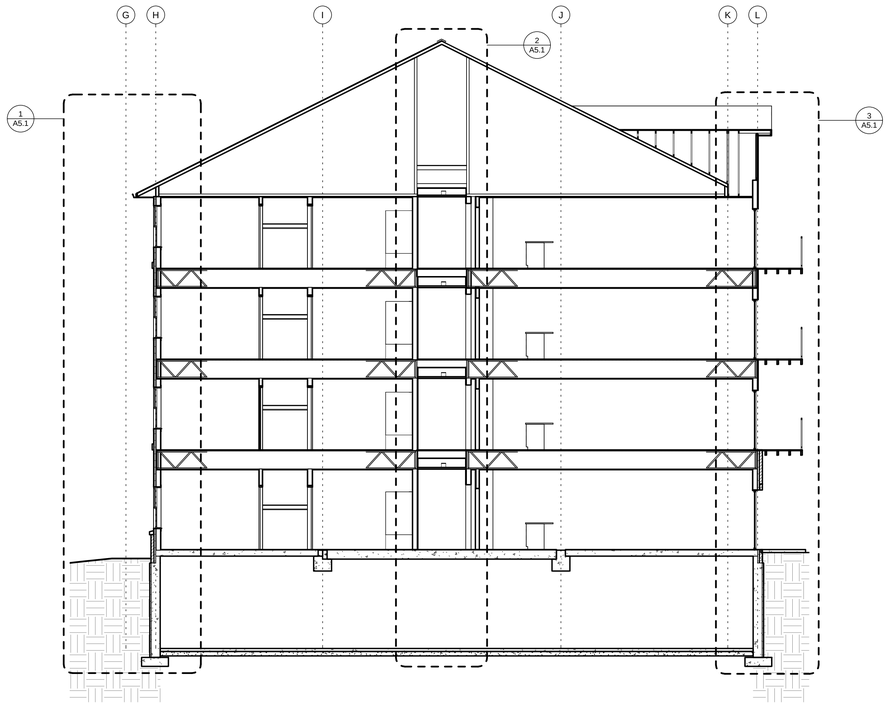


1 EXTERIOR ELEVATION - BACK
A3.2 SCALE: 1/8" = 1'-0"

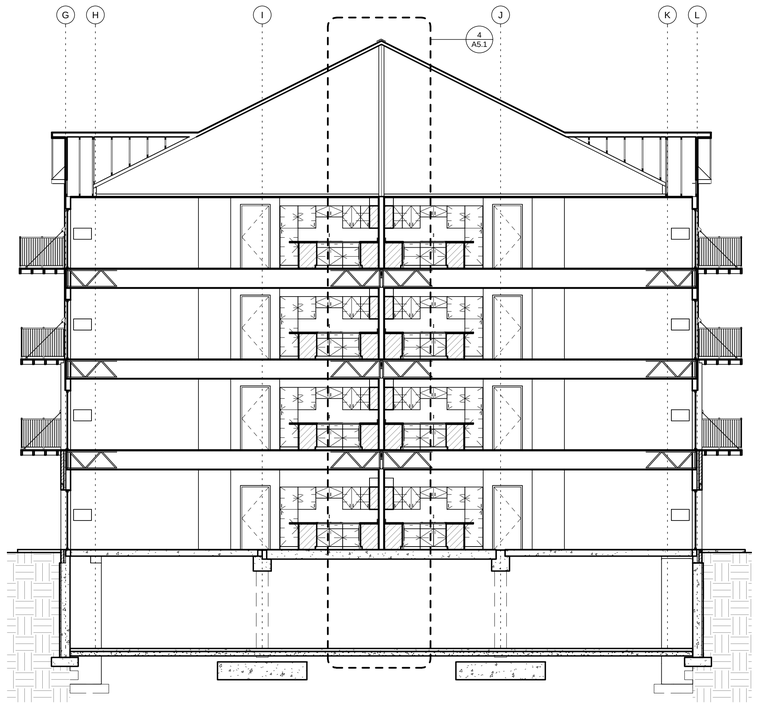


2 EXTERIOR ELEVATION - SIDE
A3.2 SCALE: 1/8" = 1'-0"

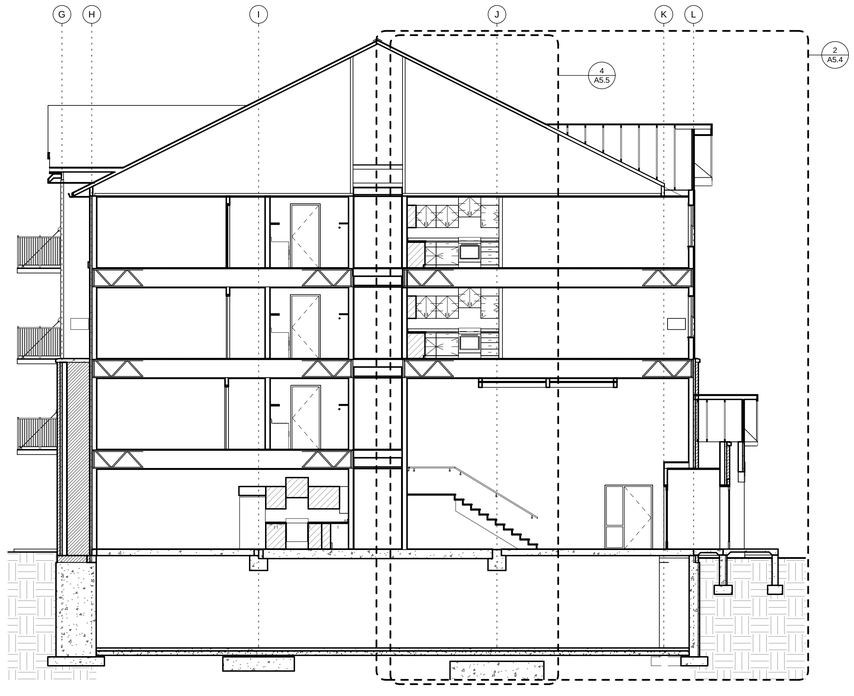

12"
12"
10:12
12"
12"
12"
12"
12"



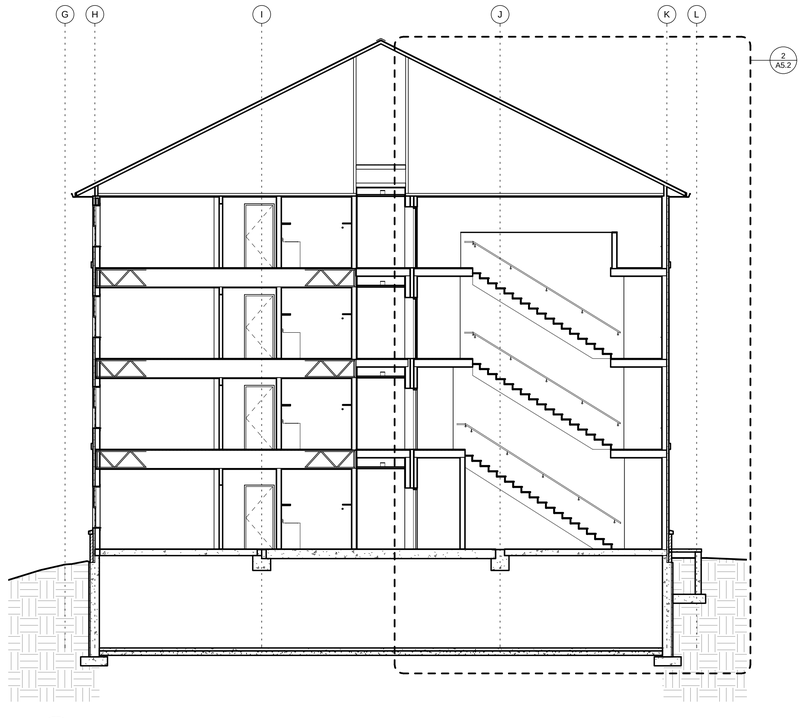
1 A4.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 A4.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 A4.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 A4.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Printed Name: Murray A. Mack

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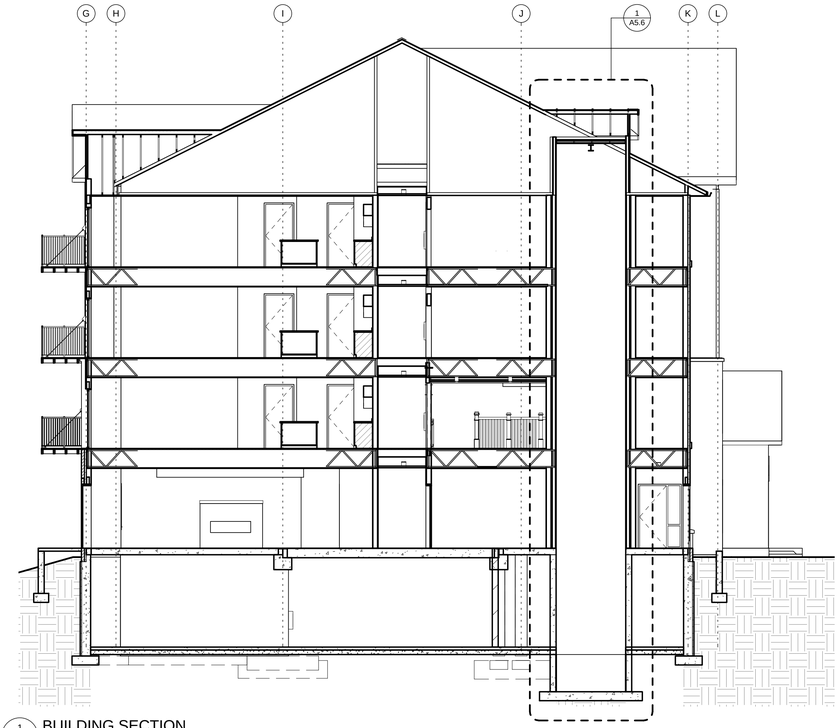
New Apartment Complex:

Rivers Ridge Luxury Apartments

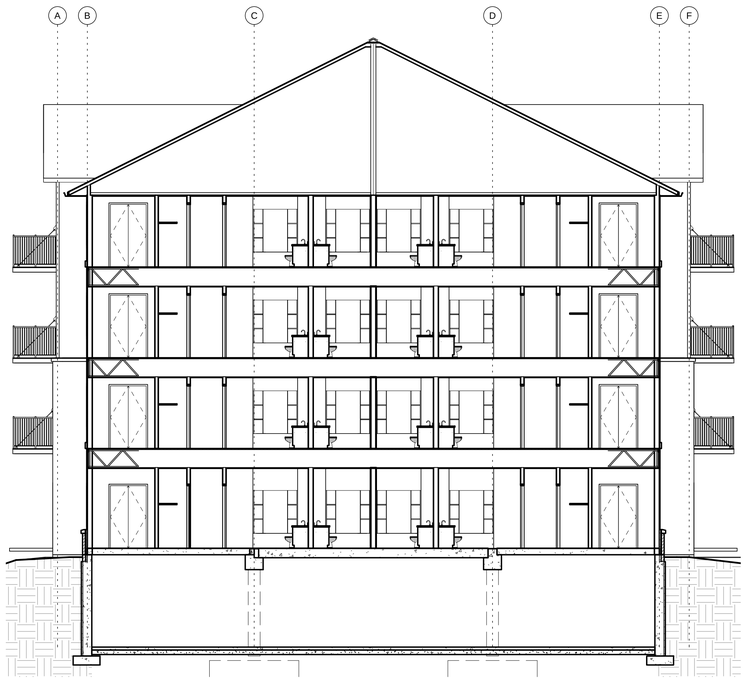
Red Wing, MN

Building Sections

A4.1



1 BUILDING SECTION
A4.2 SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
A4.2 SCALE: 1/8" = 1'-0"

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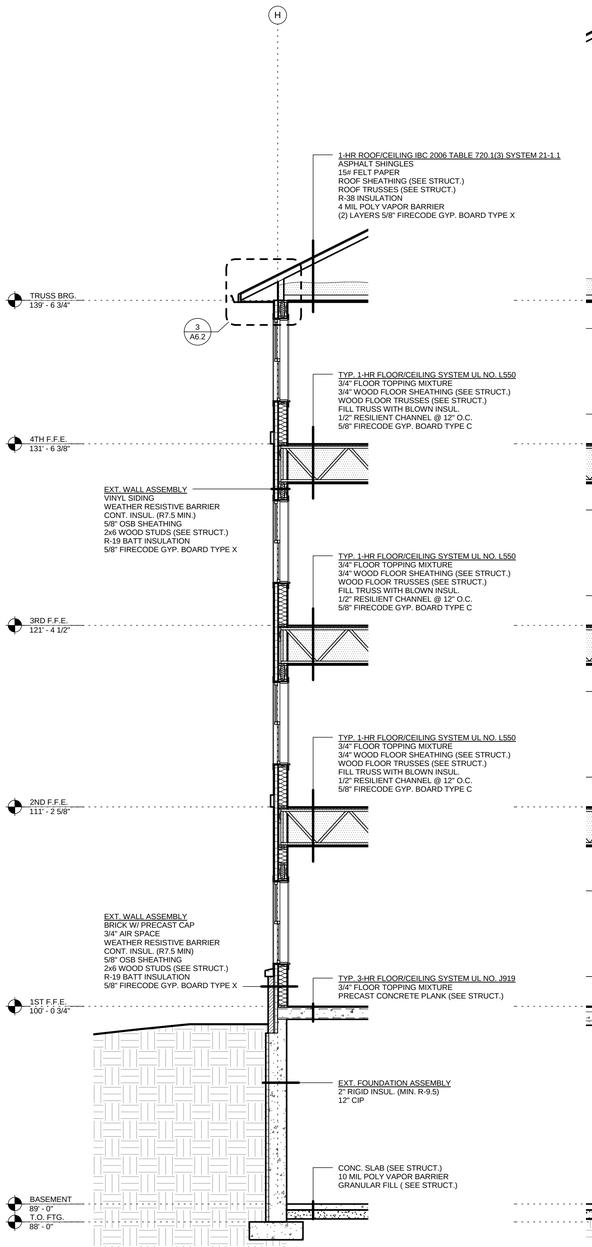
New Apartment Complex:

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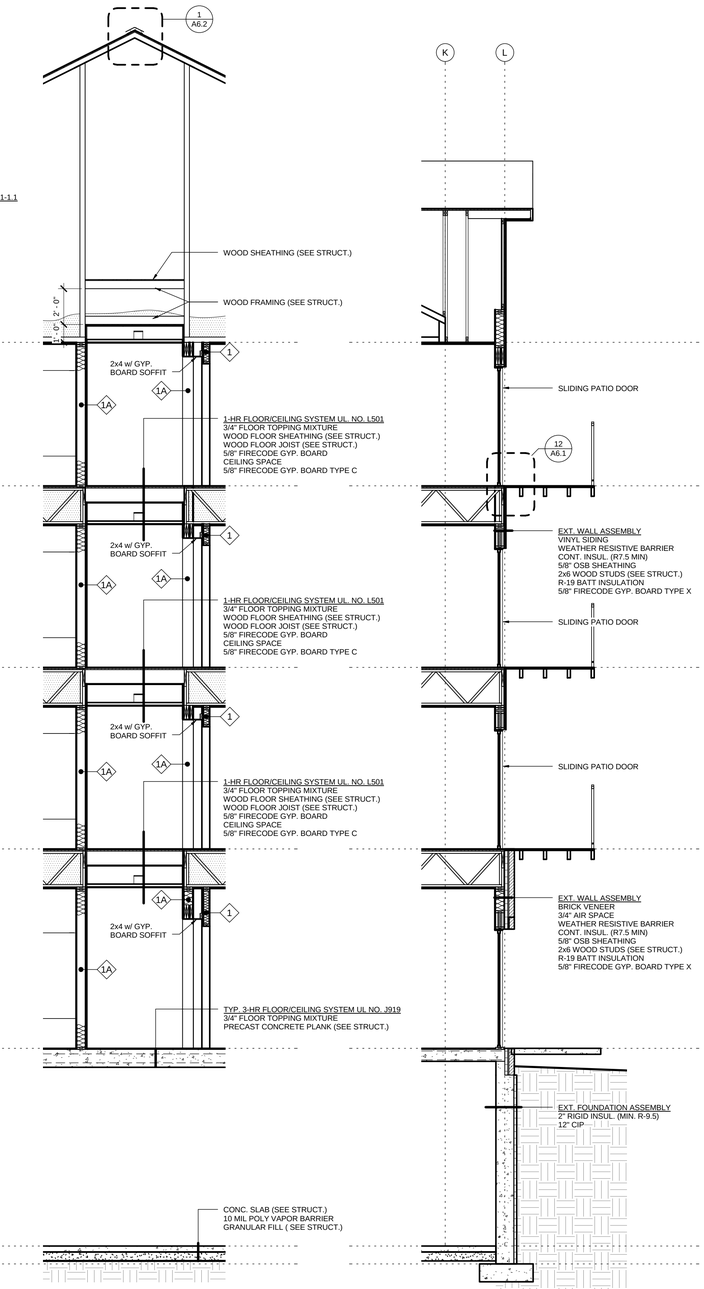
Red Wing, MN

Building Sections

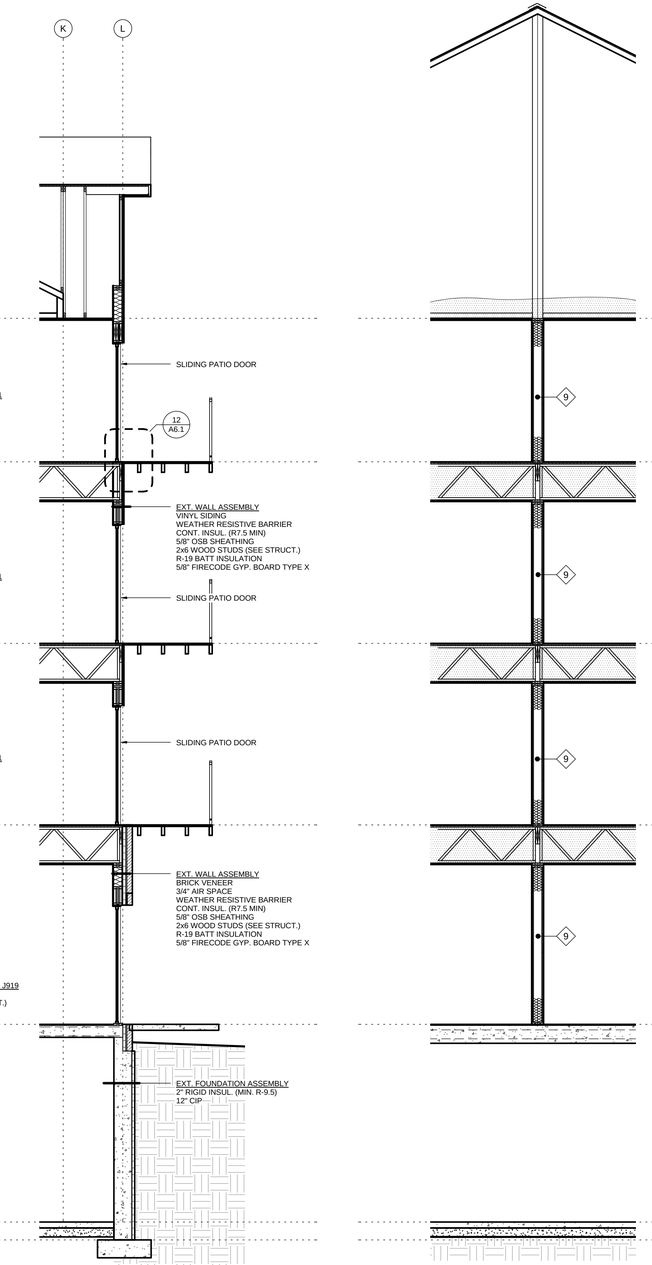
A4.2



1 A5.1 WALL SECTION
SCALE: 1/4" = 1'-0"

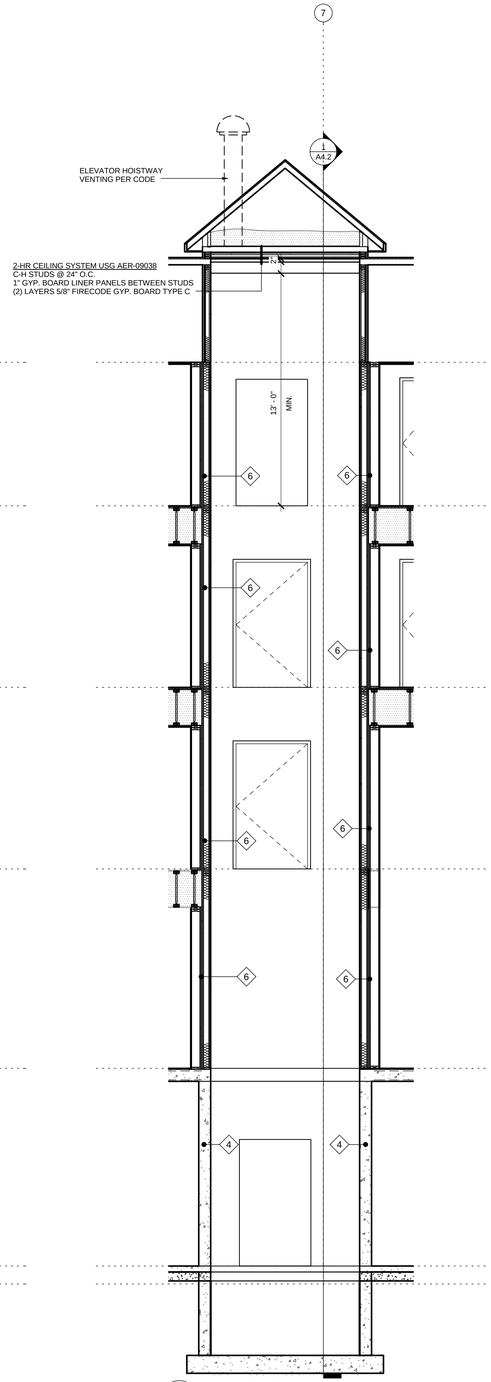


2 A5.1 WALL SECTION
SCALE: 1/4" = 1'-0"



3 A5.1 WALL SECTION
SCALE: 1/4" = 1'-0"

4 A5.1 WALL SECTION
SCALE: 1/4" = 1'-0"



5 A5.1 WALL SECTION
SCALE: 1/4" = 1'-0"

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Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

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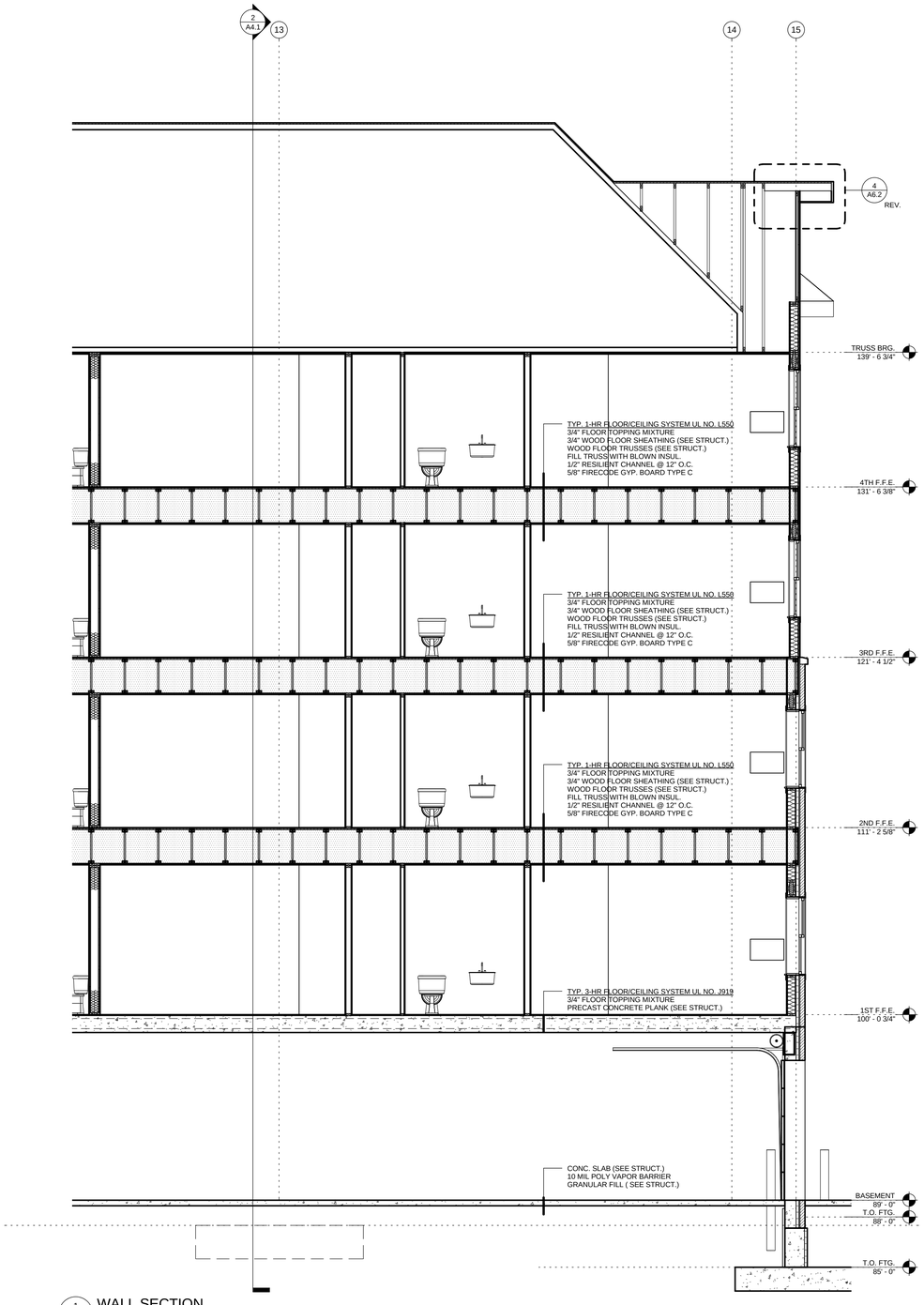
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

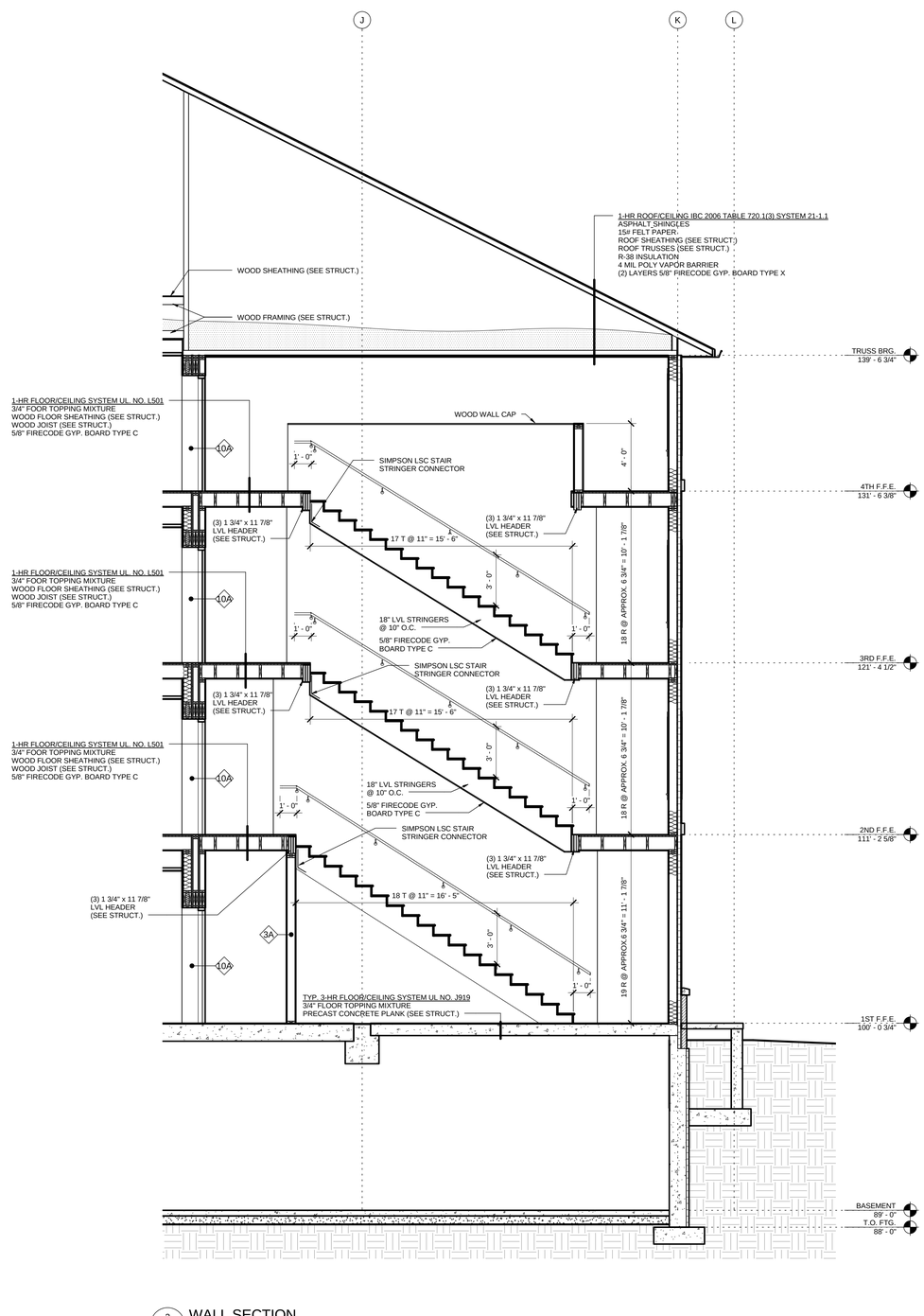
Wall Sections

A5.1



1 A5.2 WALL SECTION

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



2 A5.2 WALL SECTION

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

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Drawn By: SR, BW, BZ
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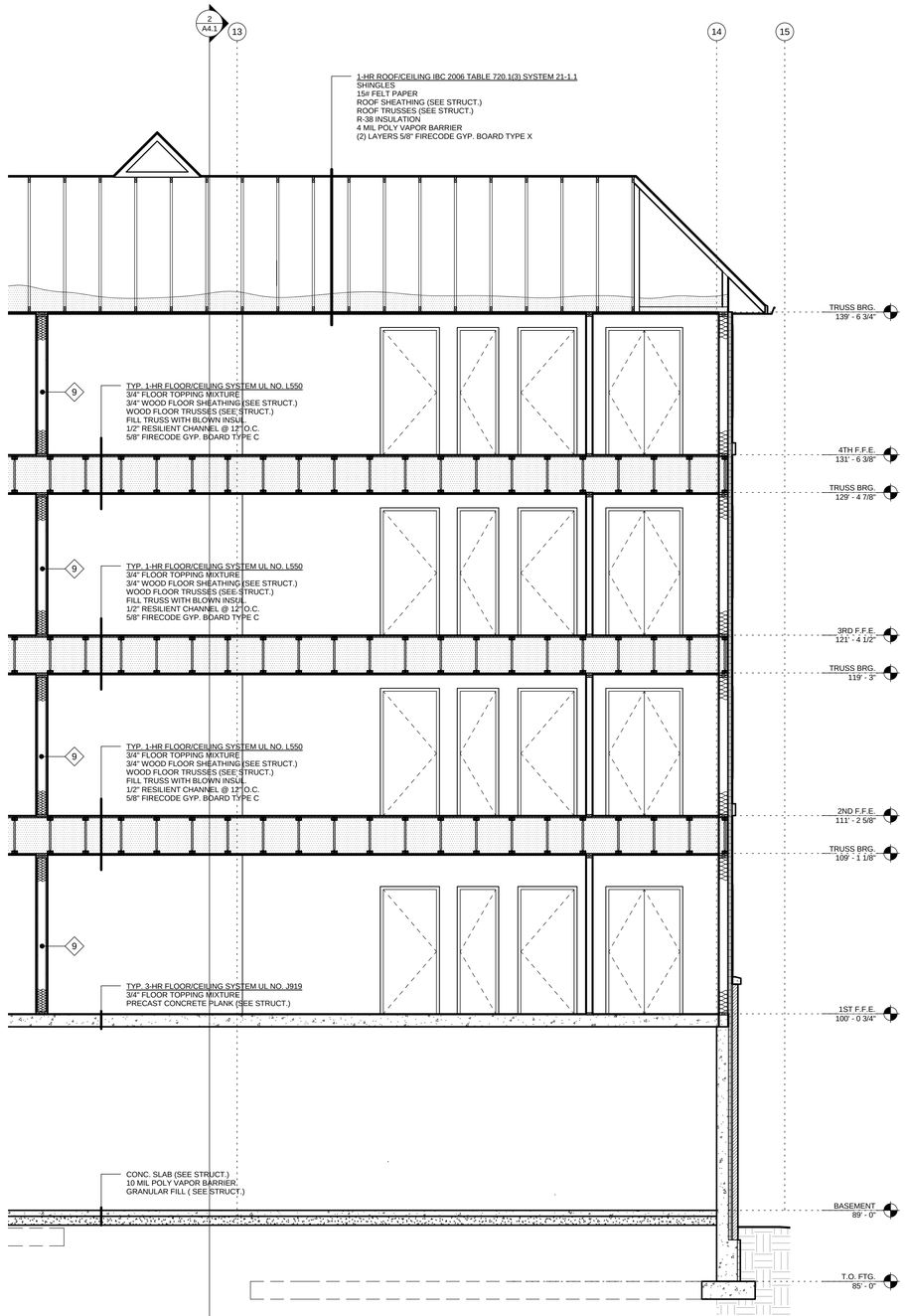
New Apartment Complex:

Rivers Ridge Luxury Apartments

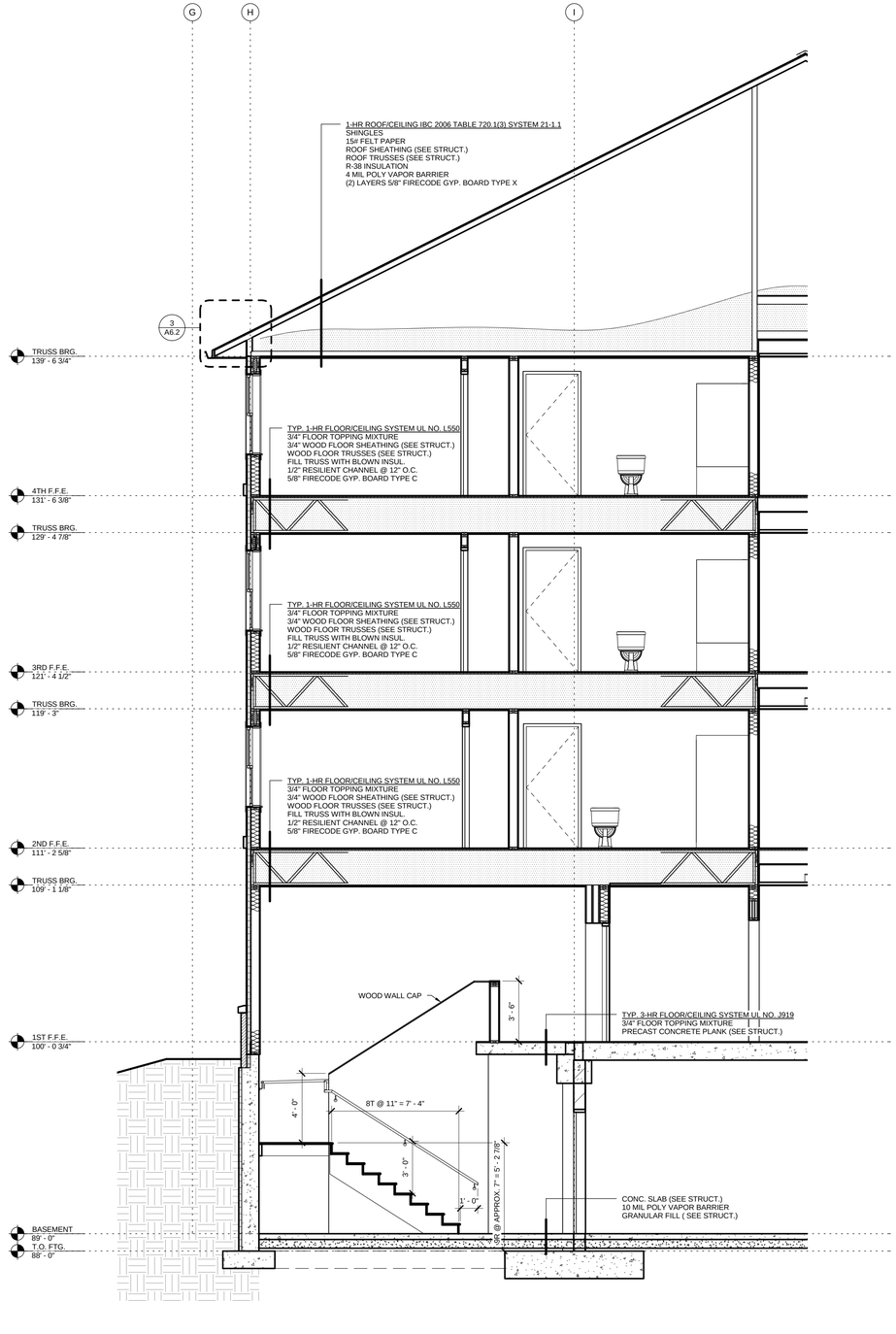
Red Wing, MN

Wall Sections

A5.2



1 A5.3 WALL SECTION
SCALE: 1/4" = 1'-0"



2 A5.3 WALL SECTION
SCALE: 1/4" = 1'-0"

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Drawn By: SR, BW, BZ
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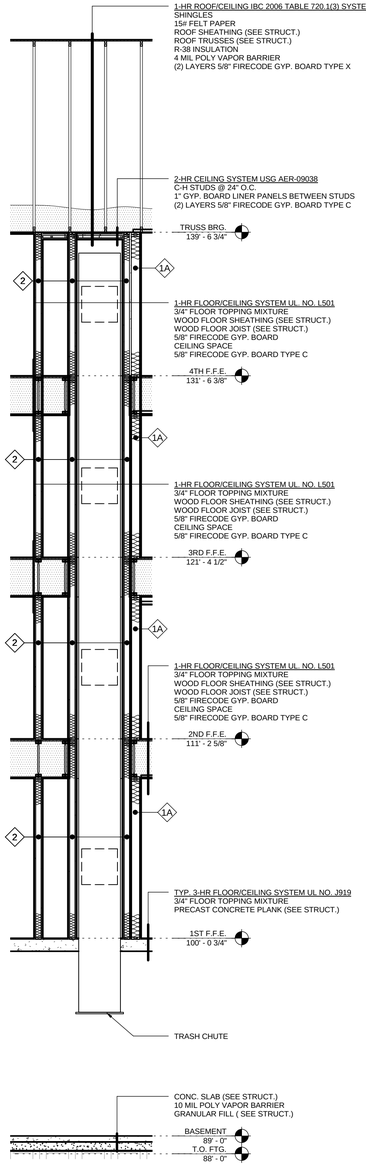
New Apartment Complex:

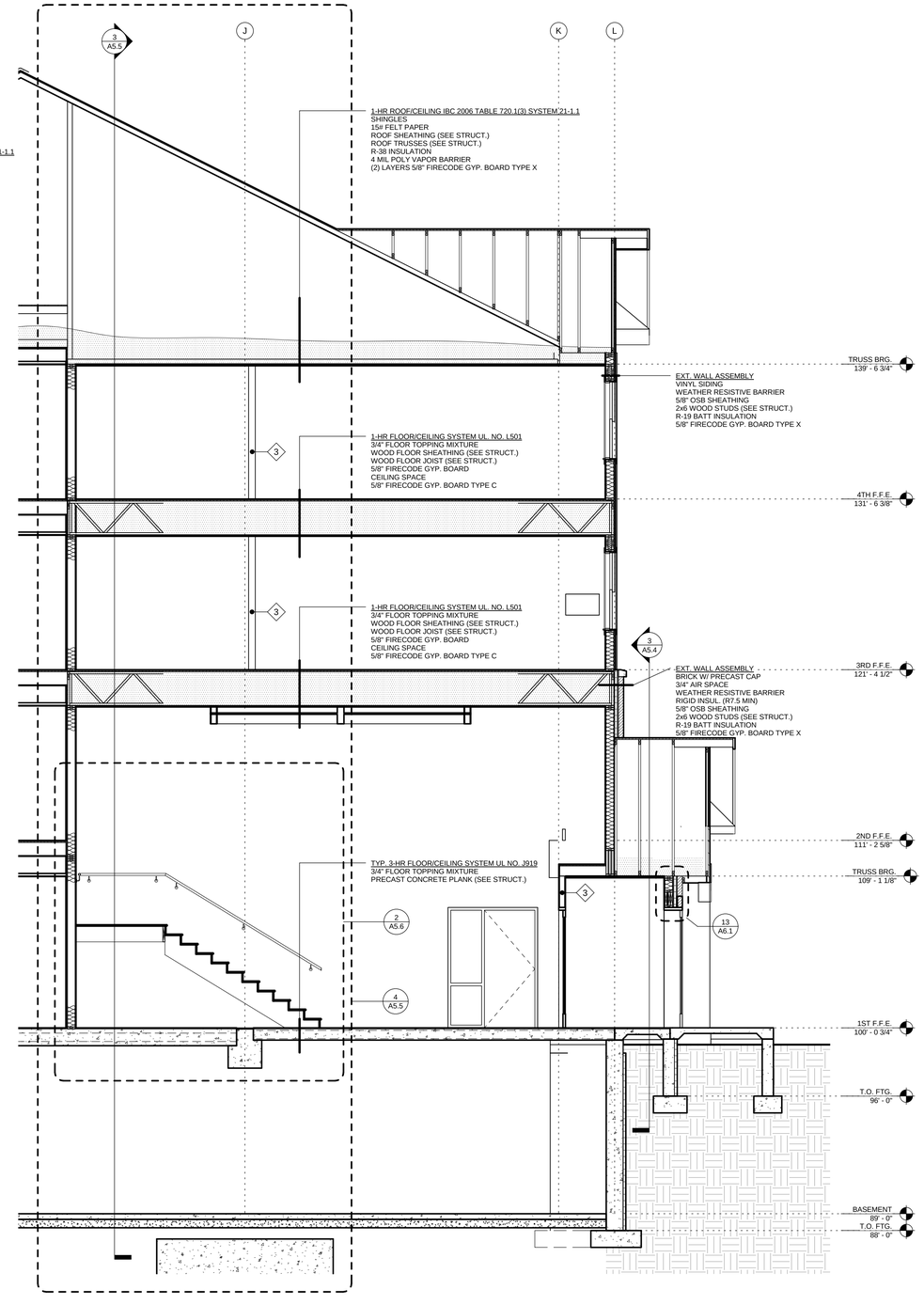
Rivers Ridge Luxury Apartments

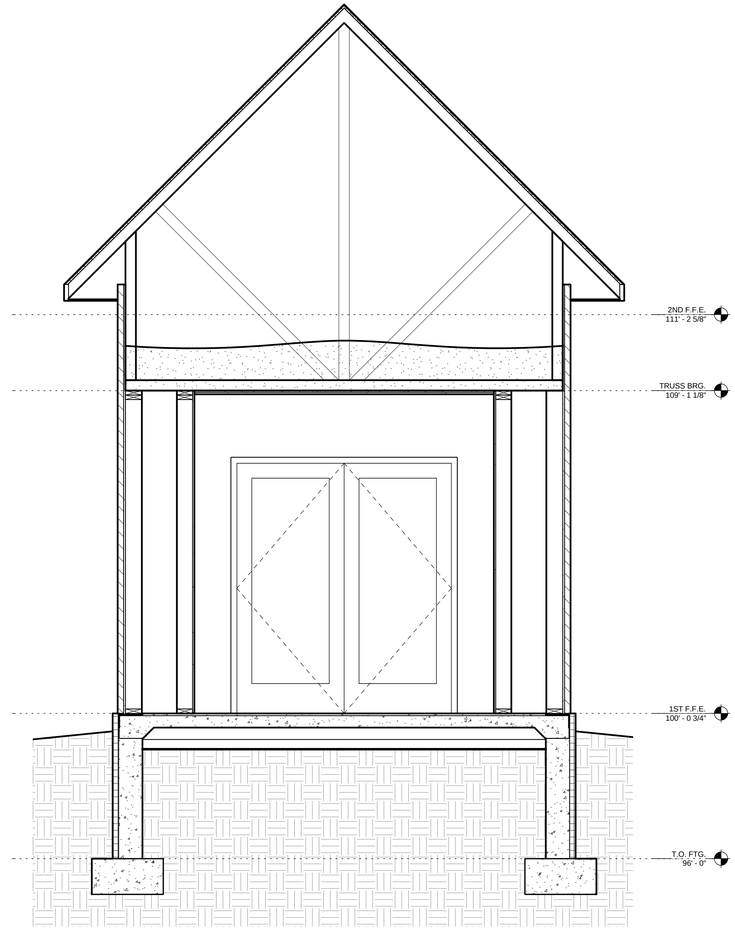
Red Wing, MN

Wall Sections

A5.3







1 A5.4 WALL SECTION
SCALE: 1/4" = 1'-0"

2 A5.4 WALL SECTION
SCALE: 1/4" = 1'-0"

3 A5.4 WALL SECTION
SCALE: 1/2" = 1'-0"

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

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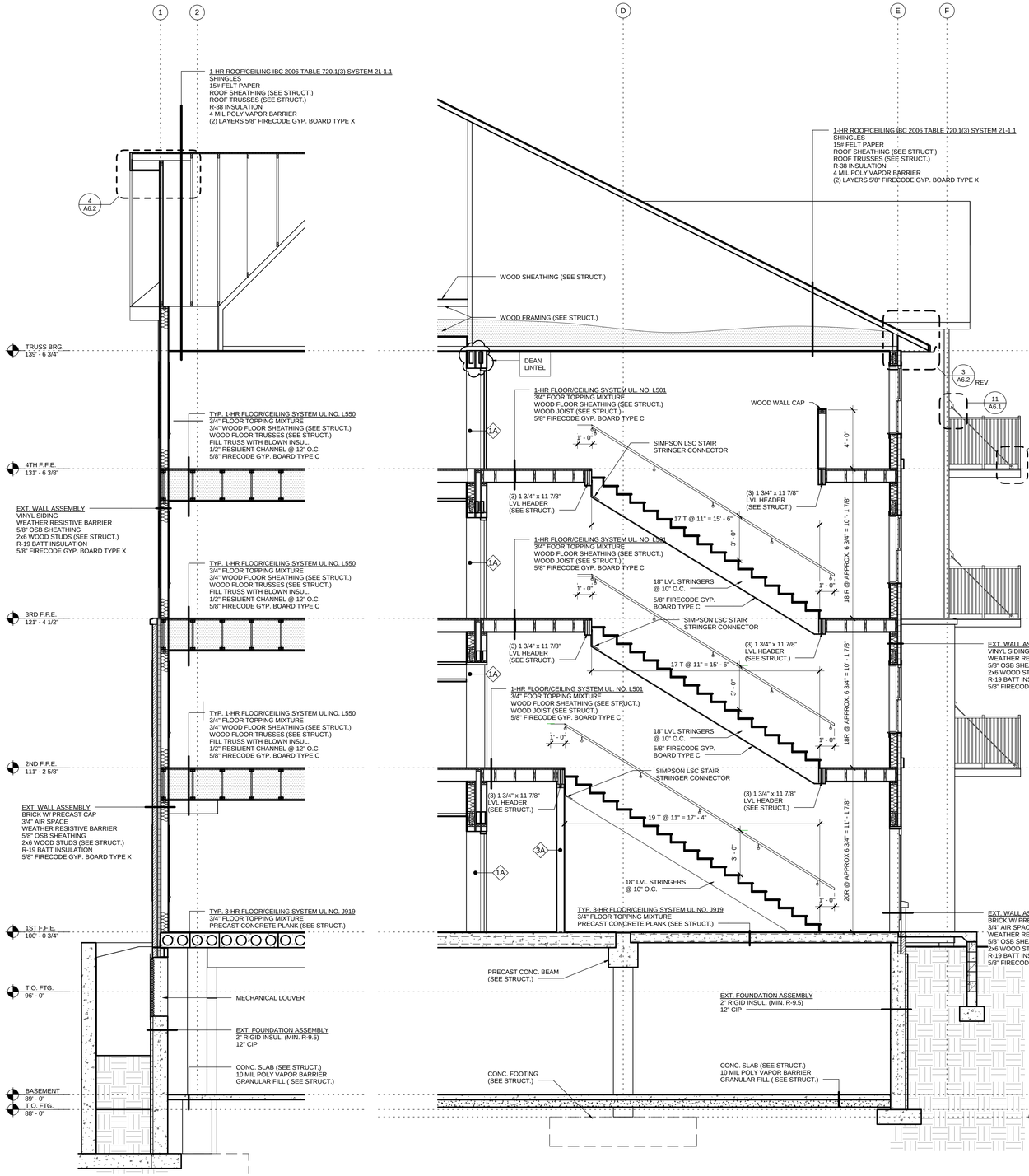
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

Wall Sections

A5.4



1 A5.5 WALL SECTION
SCALE: 1/4" = 1'-0"

2 A5.5 WALL SECTION
SCALE: 1/4" = 1'-0"

3 A5.5 STAIR SECTION
SCALE: 1/4" = 1'-0"

4 A5.5 STAIR SECTION
SCALE: 1/4" = 1'-0"

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

	Date	Description
1	09/02/2016	Door Location

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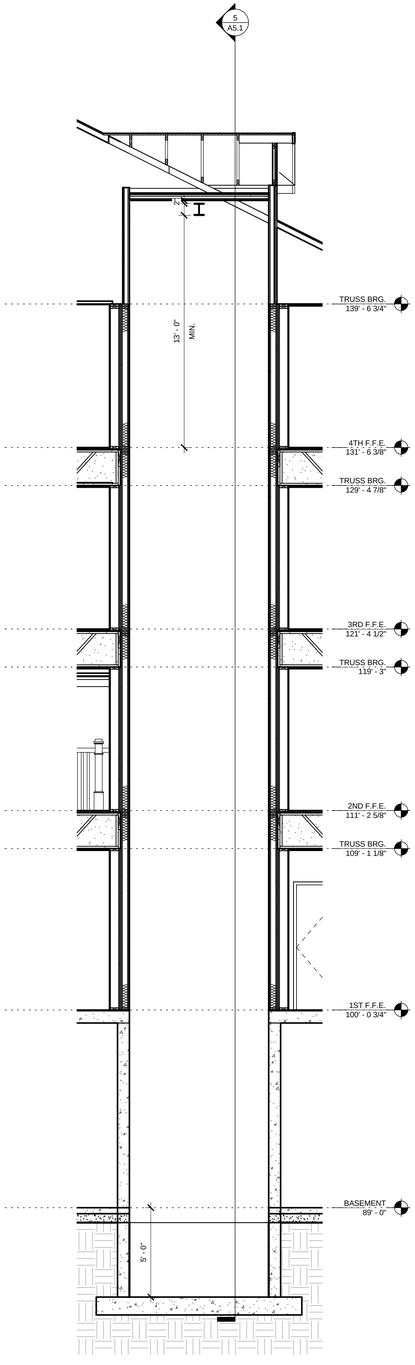
New Apartment Complex:

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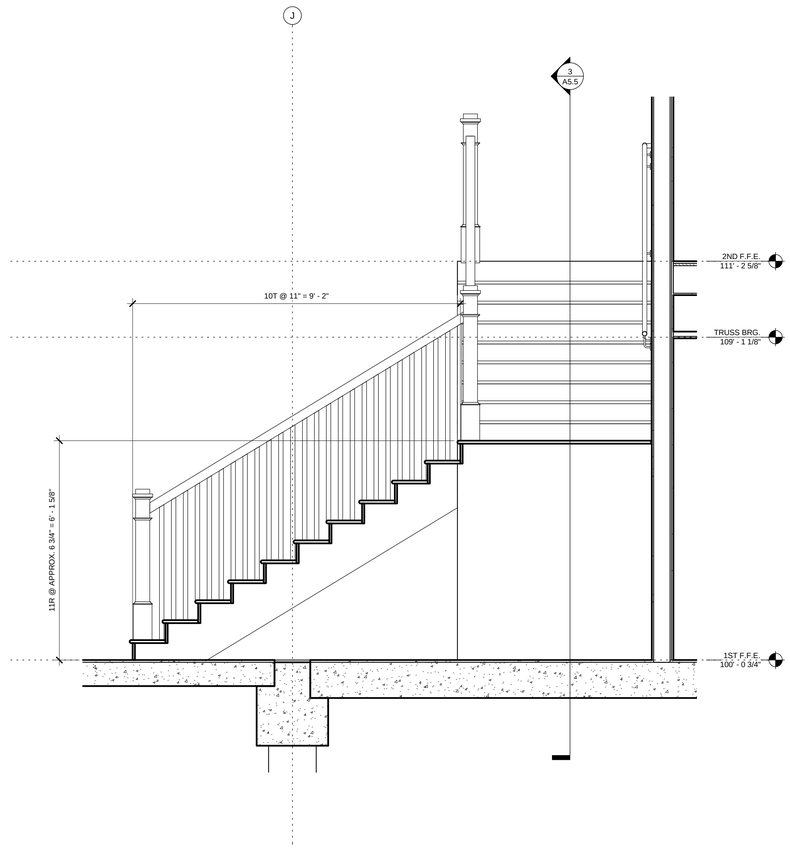
Red Wing, MN

Wall Sections

A5.5



1 A5.6 WALL SECTION
SCALE: 1/4" = 1'-0"



2 A5.6 STAIR SECTION
SCALE: 1/2" = 1'-0"

	REVISION SCHEDULE
0	

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Checked by: DAS
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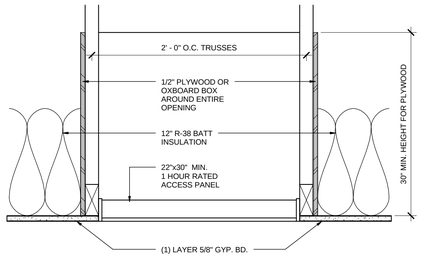
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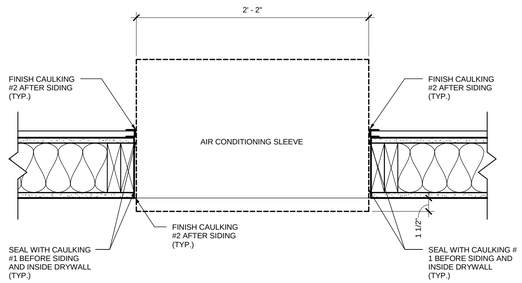
Red Wing, MN

Wall Sections

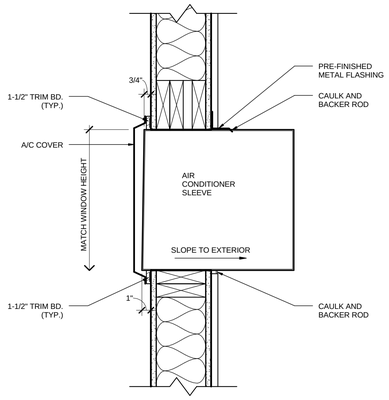
A5.6



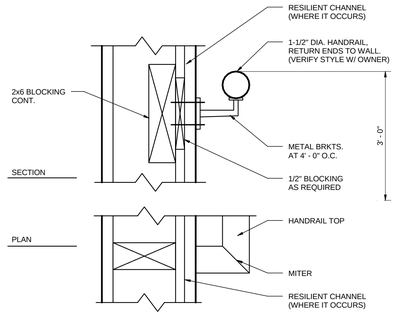
1 A6.1 ATTIC ACCESS
SCALE: 1 1/2" = 1'-0"



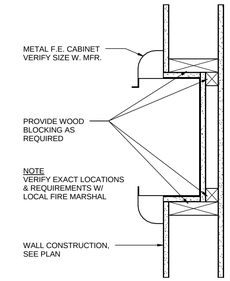
2 A6.1 A/C SLEEVE
SCALE: 1 1/2" = 1'-0"



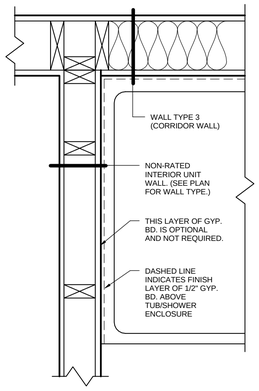
3 A6.1 A/C SLEEVE
SCALE: 1 1/2" = 1'-0"



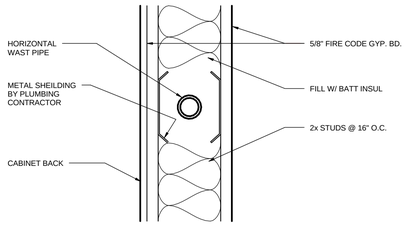
4 A6.1 HANDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"



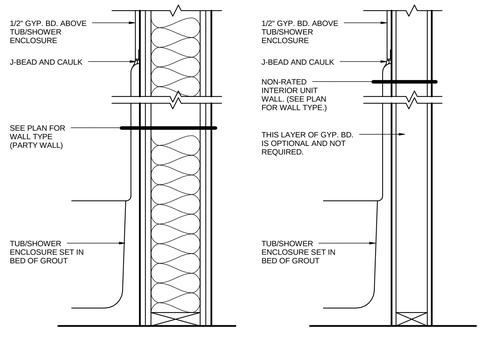
5 A6.1 F.E. CABINET DETAIL
SCALE: 1 1/2" = 1'-0"



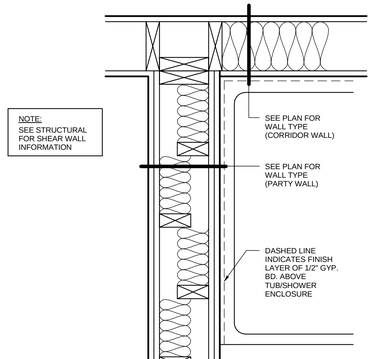
6 A6.1 TUB/SHOWER DETAIL - PLAN
SCALE: 1 1/2" = 1'-0"



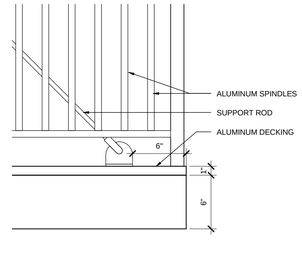
7 A6.1 WASTE PIPE DETAIL
SCALE: 1 1/2" = 1'-0"



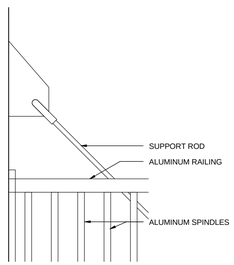
8 A6.1 TUB/SHOWER DETAIL - SECTION
SCALE: 1 1/2" = 1'-0"



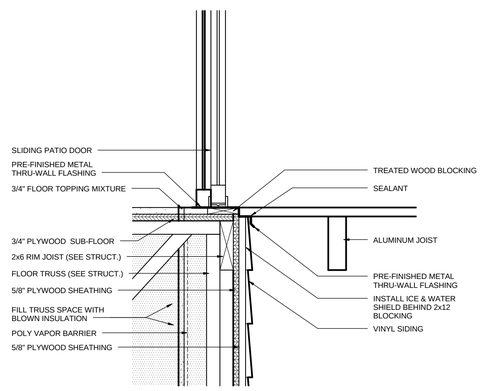
9 A6.1 TUB/SHOWER - PLAN PARTY WALL
SCALE: 1 1/2" = 1'-0"



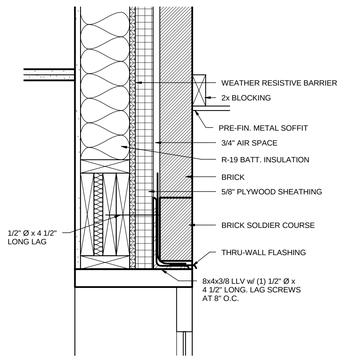
10 A6.1 BALCONY DETAIL
SCALE: 1 1/2" = 1'-0"



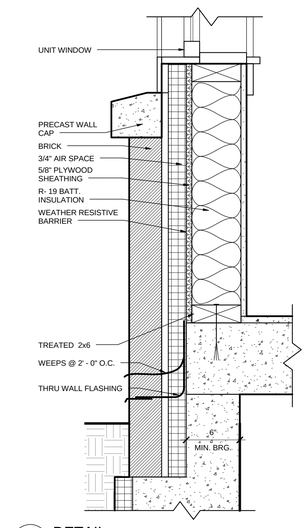
11 A6.1 BALCONY DETAIL
SCALE: 1 1/2" = 1'-0"



12 A6.1 BALCONY DETAIL
SCALE: 1 1/2" = 1'-0"



13 A6.1 DETAIL
SCALE: 1 1/2" = 1'-0"



14 A6.1 DETAIL
SCALE: 1 1/2" = 1'-0"

Lumber One, Avon
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www.larsonengr.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature:
Printed Name: Murray A. Mack
License No.: 18686
Date: 09/30/2016

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Project No: 1602
Project Manager: DAS
Drawn By: SR
Date: 09/30/2016

	Date	Description

hma ARCHITECTS
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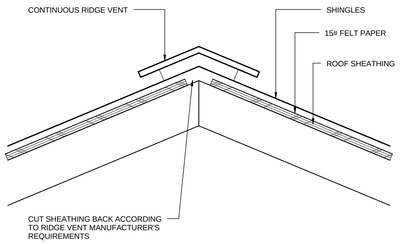
New Apartment Complex:

Rivers Ridge Luxury Apartments

Red Wing, MN

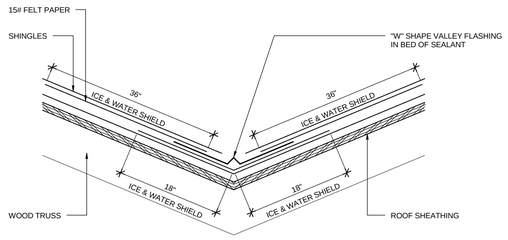
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A6.1



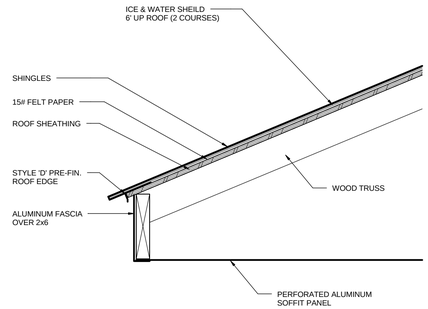
1 A6.2 RIDGE VENT DETAIL

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



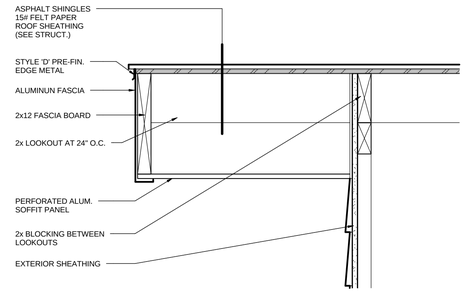
2 A6.2 VALLEY FLASHING DETAIL

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



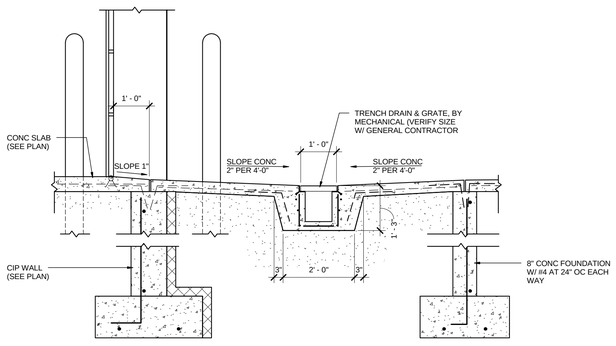
3 A6.2 ROOF EDGE DETAIL

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



4 A6.2 DETAIL

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



5 A6.2 DETAIL

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

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature:

Printed Name: Murray A. Mack

License No.: 18686

Date: 09/30/2016

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

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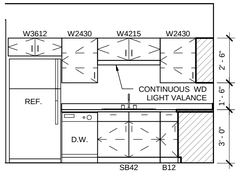
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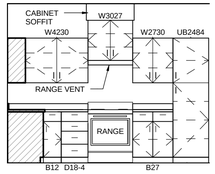
Red Wing, MN

Details

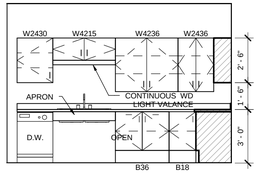
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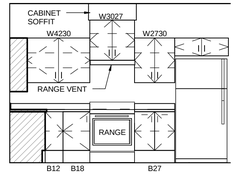
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SCALE: 1/4" = 1'-0"



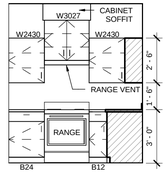
2 A7.1 INTERIOR ELEVATION
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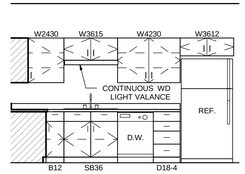
3 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



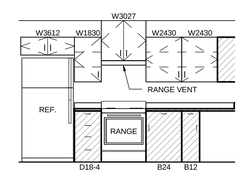
4 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



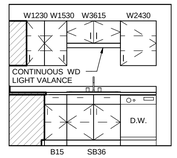
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SCALE: 1/4" = 1'-0"



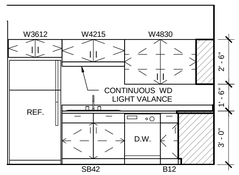
6 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



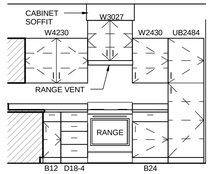
7 A7.1 INTERIOR ELEVATION
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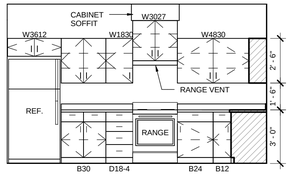
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SCALE: 1/4" = 1'-0"



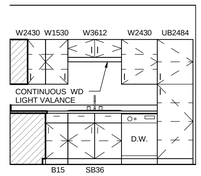
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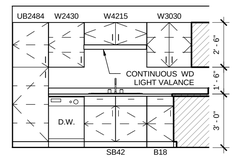
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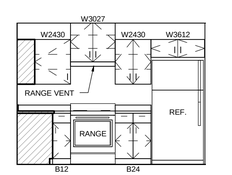
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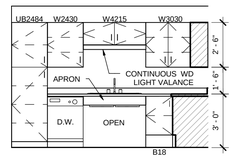
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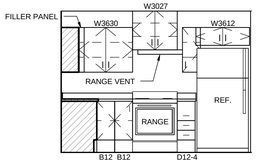
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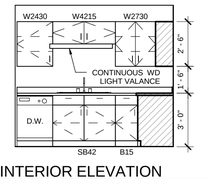
14 A7.1 INTERIOR ELEVATION
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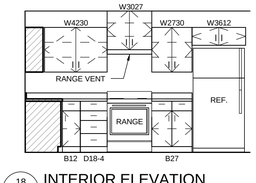
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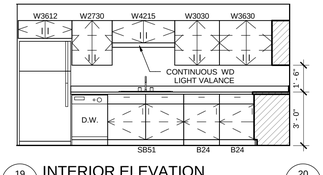
16 A7.1 INTERIOR ELEVATION
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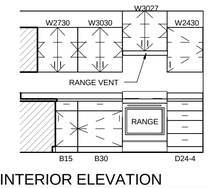
17 A7.1 INTERIOR ELEVATION
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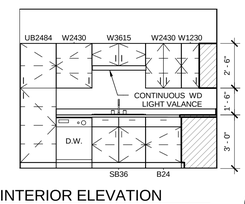
18 A7.1 INTERIOR ELEVATION
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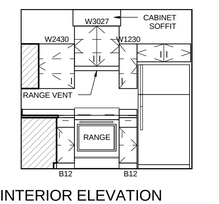
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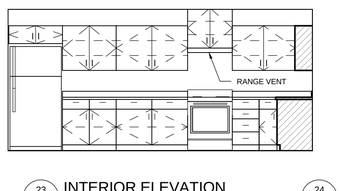
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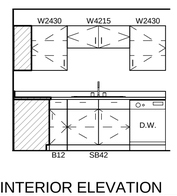
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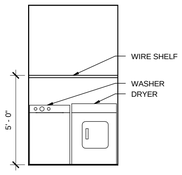
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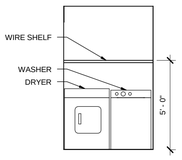
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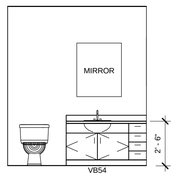
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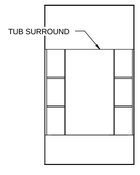
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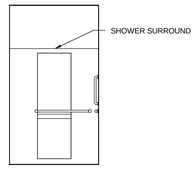
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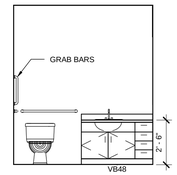
27 A7.1 INTERIOR ELEVATION
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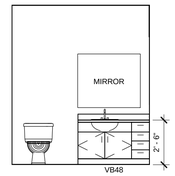
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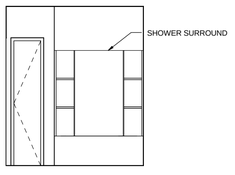
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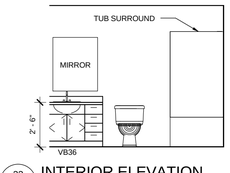
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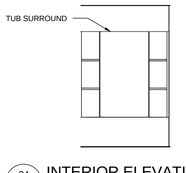
31 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



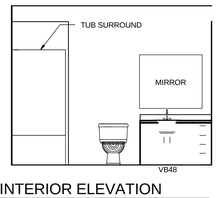
32 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



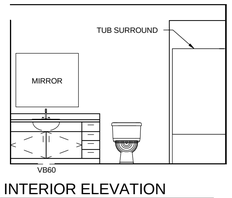
33 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



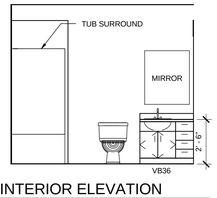
34 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



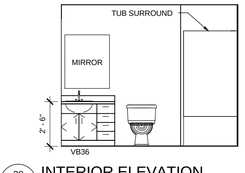
35 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



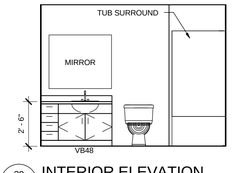
36 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



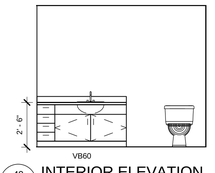
37 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



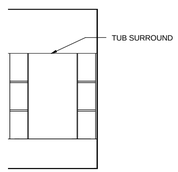
38 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



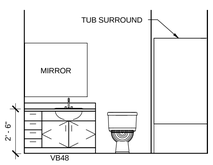
39 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



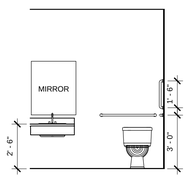
40 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



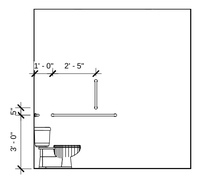
41 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



42 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

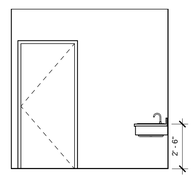


43 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

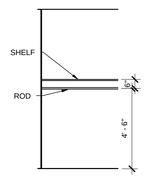


44 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

45 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



46 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



47 A7.1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature:

Printed Name: Murray A. Mack

License No.: 18686

Date: 09/30/2016

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Project No: 1602
Project Manager: DAS
Drawn By: SR, BW, BZ
Date: 09/30/2016

Date	Description

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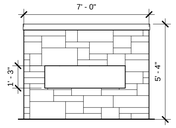
New Apartment Complex:

Rivers Ridge Luxury Apartments

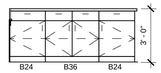
Red Wing, MN

Interior Elevations

A7.1



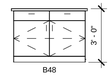
1 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



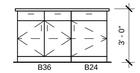
3 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



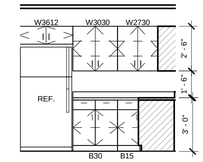
5 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



6 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



7 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



8 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

9 A7.2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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www.larsonengr.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision & that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature:

Printed Name: Murray A. Mack

License No.: 18686

Date: 09/30/2016

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Project Manager: DAS
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New Apartment Complex:

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Red Wing, MN

Interior Elevations

A7.2