

ROLLING RIDGE TOWNHOMES

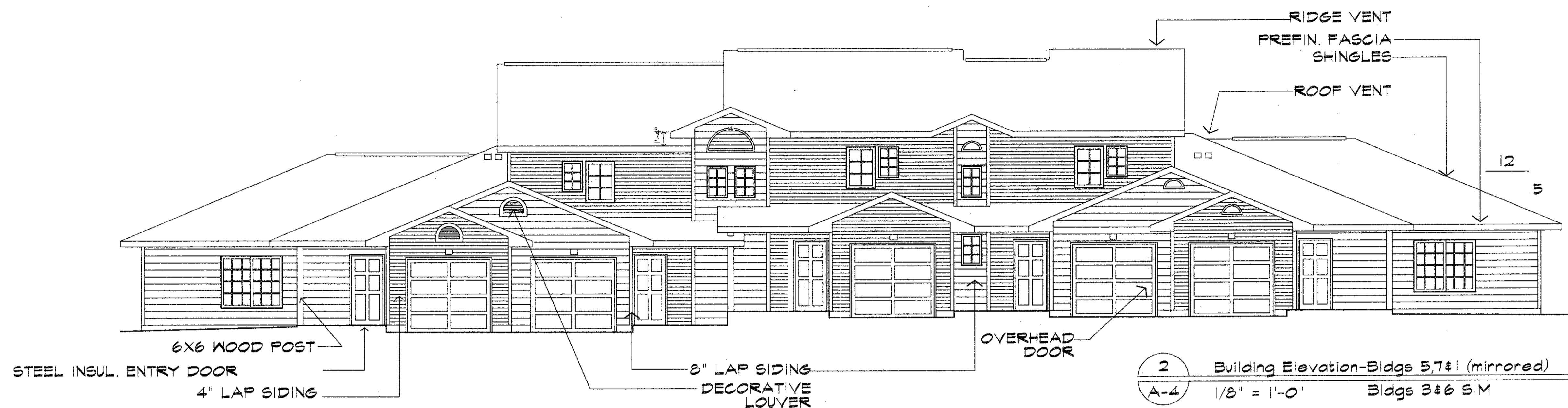
ROCHESTER, MINNESOTA



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REGISTRATION NO. 10600



ARCHITECTURAL

- A-1 SITE PLAN
- A-2 SITE DETAILS
- A-3.1 FLOOR PLANS-BLDGS 5, 7&1/SCHEDULES
- A-3.2 FLOOR PLANS-BLDGS 2&4/DETAILS
- A-3.3 FLOOR PLANS-BLDGS 3&6/DETAILS
- A-4 BUILDING ELEVATIONS
- A-5 BUILDING SECTIONS
- A-6.1 UNIT PLANS/ELEVATIONS-1/4"=1'-0"
- A-6.2 UNIT PLANS/ELEVATIONS-1/4"=1'-0"
- A-6.3 UNIT PLANS-1/4"=1'-0"
- A-7 DETAILS
- A-8 FOUNDATION PLANS
- A-8.1 FOUNDATION PLANS/NOTES
- A-9 ROOF/FLOOR FRAMING PLANS
- A-9.1 ROOF/FLOOR FRAMING PLANS
- A-9.2 ROOF PLANS

CIVIL

- C-1 GRADING AND EROSION CONTROL PLAN
- C-2 UTILITY AND PAVING PLAN
- C-3 WATERMAIN
- C-4 DETAILS
- C-5 ROCHESTER STANDARD PLATES

SITE CAPACITY CALCULATION	
GROSS SITE AREA	220,942.57 SQ.FT. = 5.07 ACRES
BASE SITE AREA	220,942.57 SQ.FT. = 5.07 ACRES
RESOURCE PROTECTION LAND	
MODERATE SLOPES (22-30%)	4,000 SF = .09 ACRES
.09 ACRES x 2 =	.18 ACRES
STEEP SLOPES (30% OR GREATER)	18,300 SF = .42 ACRES
.42 ACRES x 2 =	.84 ACRES
TOTAL LAND IN RESOURCES-	.84 ACRES
BASE SITE AREA	220,942.57 SQ.FT. = 5.07 ACRES
TOTAL LAND IN RESOURCES-	.84 ACRES
NET BUILDABLE AREA	4.716 ACRES
DISTRICT R-2 DENSITY FACTOR	9 UNITS/ACRE
DWELLING UNITS ALLOWED	42 UNITS

SITE DATA	
SITE AREA	220,942.57 SQ.FT. = 5.07 ACRES
BLDG FOOTPRINT-5 UNIT-3 BLDGS @ 5500 SF	16,500 S.F.
2 BLDGS @ 5518 SF	11,036 S.F.
2 BLDGS @ 5625 SF	11,250 S.F.
TOTAL BUILDING FOOTPRINT	28,786 S.F.
BUILDING DATA	
18-THREE BEDROOM UNITS	
17-TWO BEDROOM UNITS	
35 UNITS TOTAL	
PARKING DATA	
PARKING AREA	39,390 S.F.
PARKING SPACES	35 GARAGES=35 SPACES
DRIVEWAY SPACES	35 SPACES
OFF-STREET PARKING SPACES	28 SPACES
	48 TOTAL 28/UNIT
% BUILDING	13.0 %
% PARKING/DRIVES	17.8 %
% OPEN AREA	69.2 %

BUILDING DATA	
2-STORY, WOOD FRAME TOWNHOUSE STYLE APARTMENTS 7-5 UNIT BUILDINGS	
CONSTRUCTION CLASSIFICATION- TYPE V-I HOUR RESIDENTIAL OCCUPANCY-R1	
BUILDINGS 1, 5 & 7:	
FIRST FLOOR AREA	4,195 S.F.
SECOND FLOOR AREA	1,628 S.F.
TOTAL R-1 AREA	5,823 S.F.
GARAGE OCCUPANCY-U-1	1,305 S.F.
TOTAL BLDG FLOOR AREA	7,128 S.F.
BUILDINGS 2 & 4:	
FIRST FLOOR AREA	4,265 S.F.
SECOND FLOOR AREA	1,237 S.F.
TOTAL R-1 AREA	6,102 S.F.
GARAGE OCCUPANCY-U-1	1,360 S.F.
TOTAL BLDG FLOOR AREA	7,462 S.F.
BUILDINGS 3 & 6:	
FIRST FLOOR AREA	4,218 S.F.
SECOND FLOOR AREA	1,237 S.F.
TOTAL R-1 AREA	6,050 S.F.
GARAGE OCCUPANCY-U-1	1,305 S.F.
TOTAL BLDG FLOOR AREA	7,355 S.F.
ALLOWABLE FLR. AREA(UBC 504.2)	21,000 SF

SIGNATURE BLOCK

ARCHITECT: _____

OWNER: _____

CONTRACTOR: _____

BONDING COMPANY: _____

MORTGAGEE: _____

Title
ROLLING RIDGE TOWNHOMES
ROCHESTER, MN.
 ROLLING RIDGE TOWNHOMES LIMITED PARTNERSHIP

REVISIONS		
NO.	DATE	DESCRIPTION

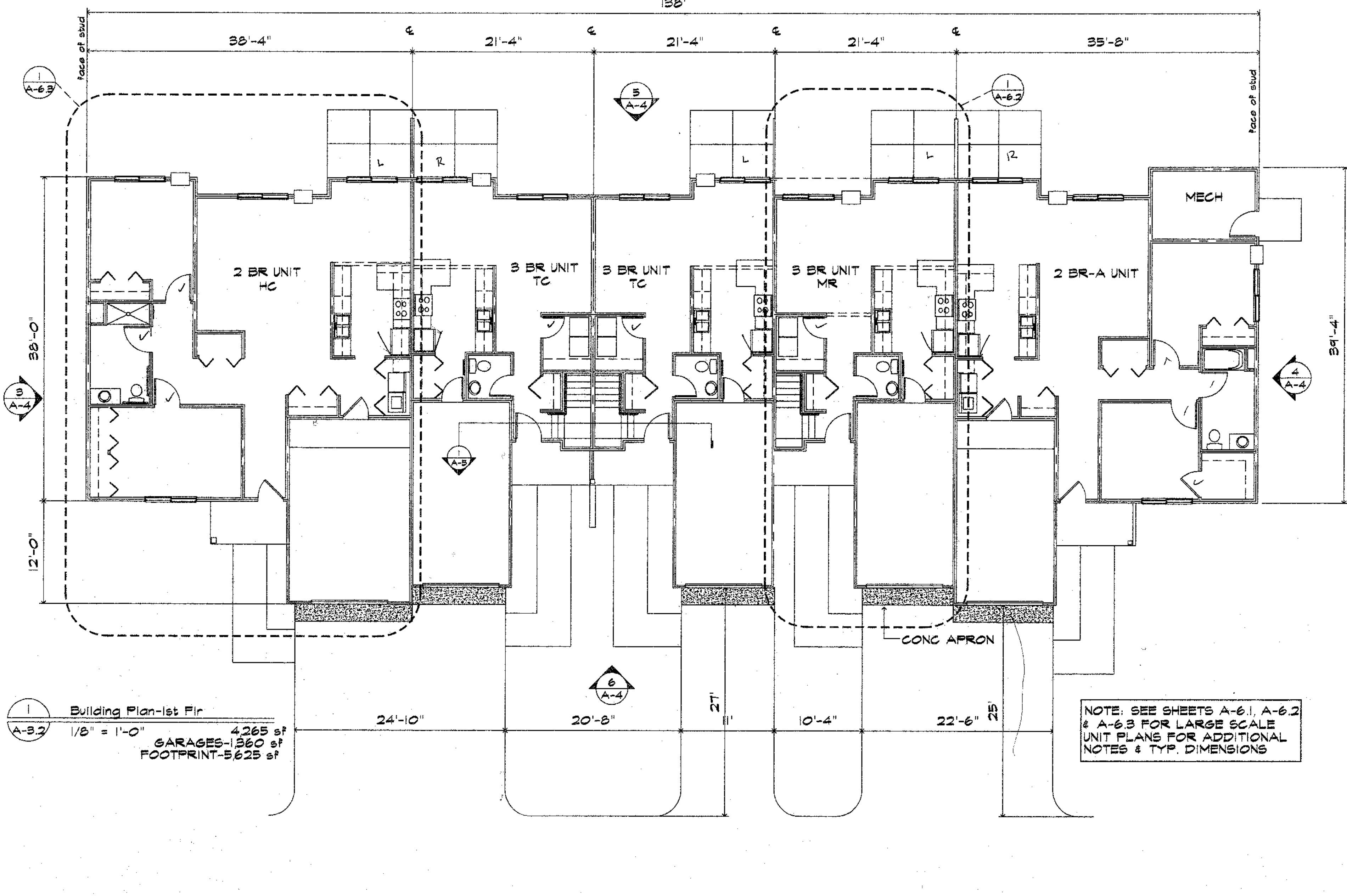
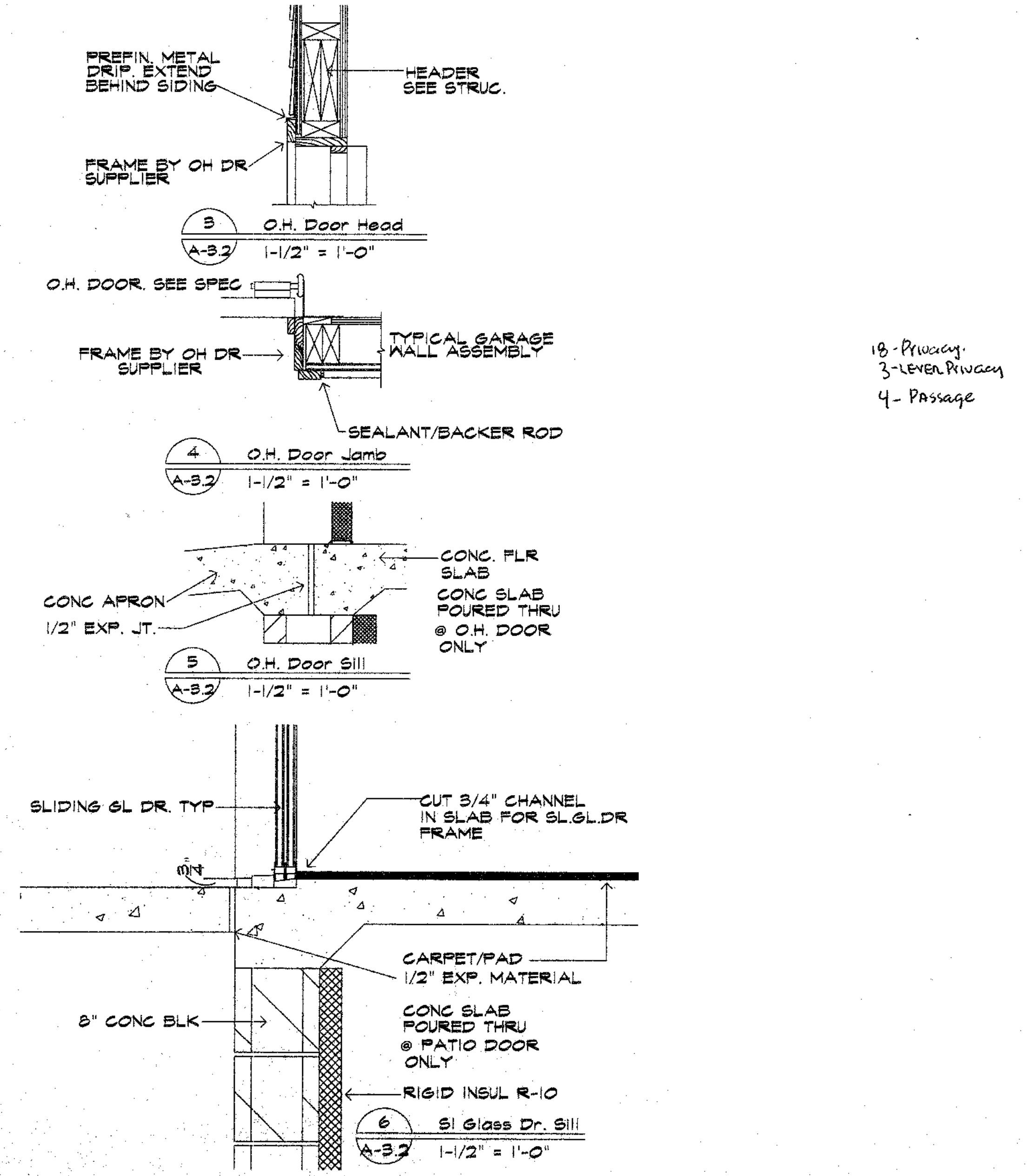
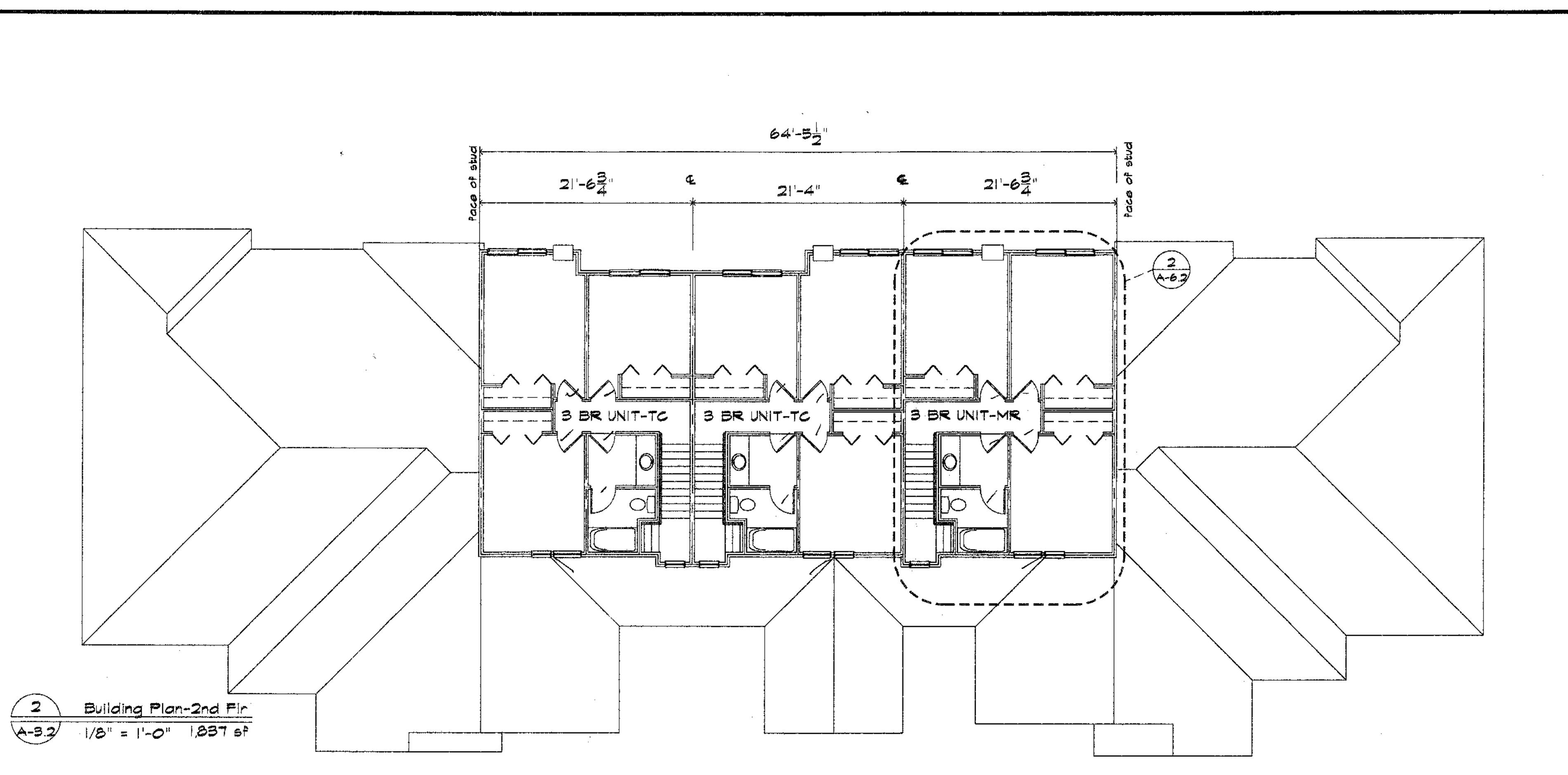
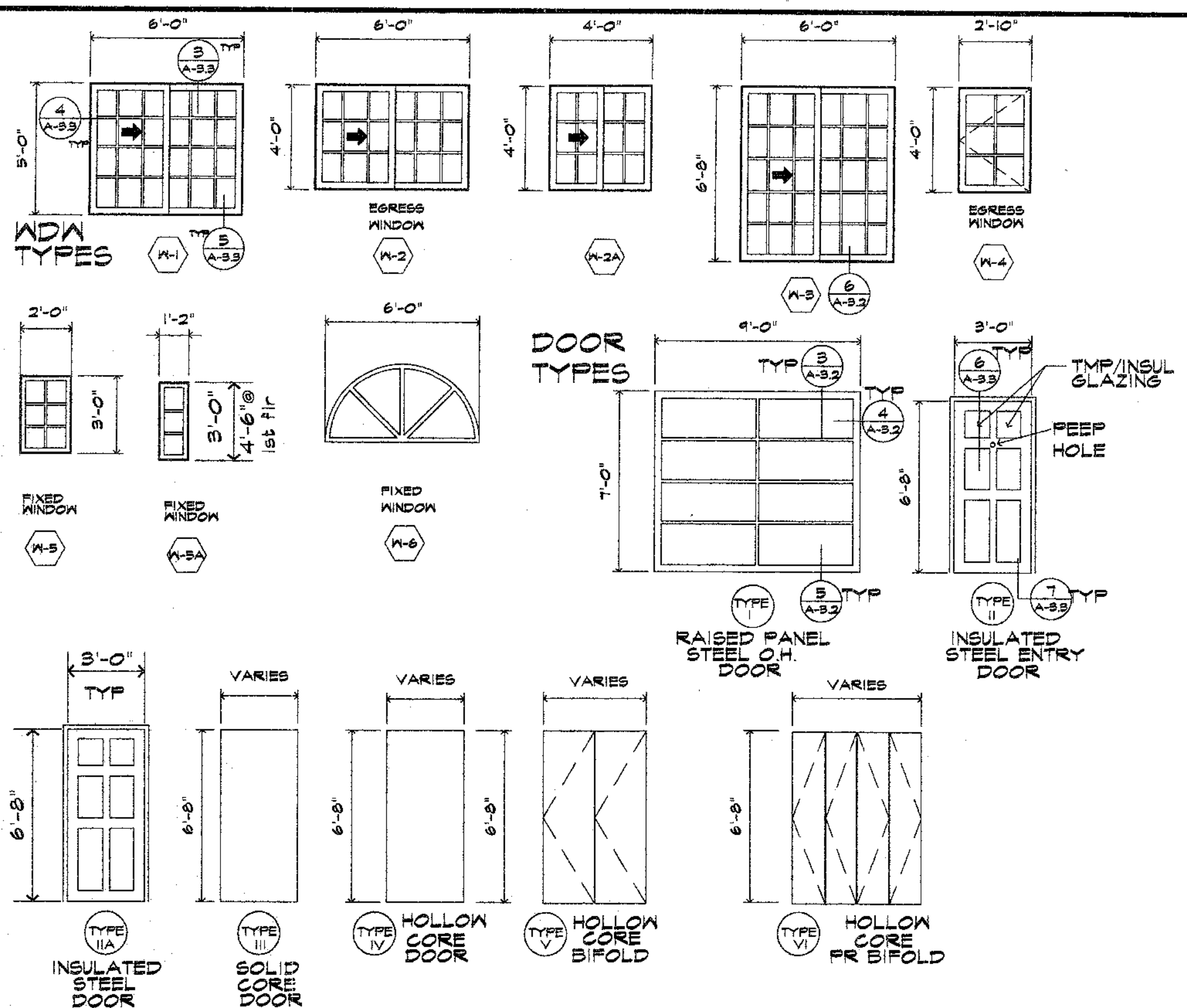
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 FILE 0102
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 SHEET NO.

Floor Plans-Buildings 4 & 2 (mirrored)/Details
ROLLING RIDGE TOWNHOMES
 ROCHESTER, MINNESOTA
 ROLLING RIDGE TOWNHOMES LIMITED PARTNERSHIP

REVISIONS		
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DATE 3/15/02
 PROJECT NO. 0102
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A-3.2



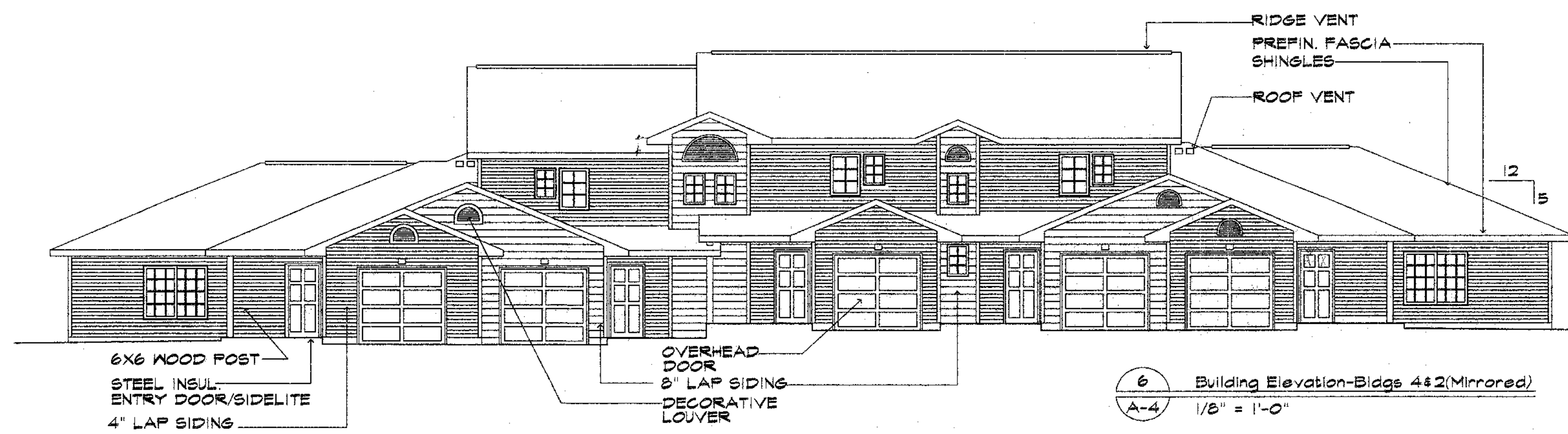
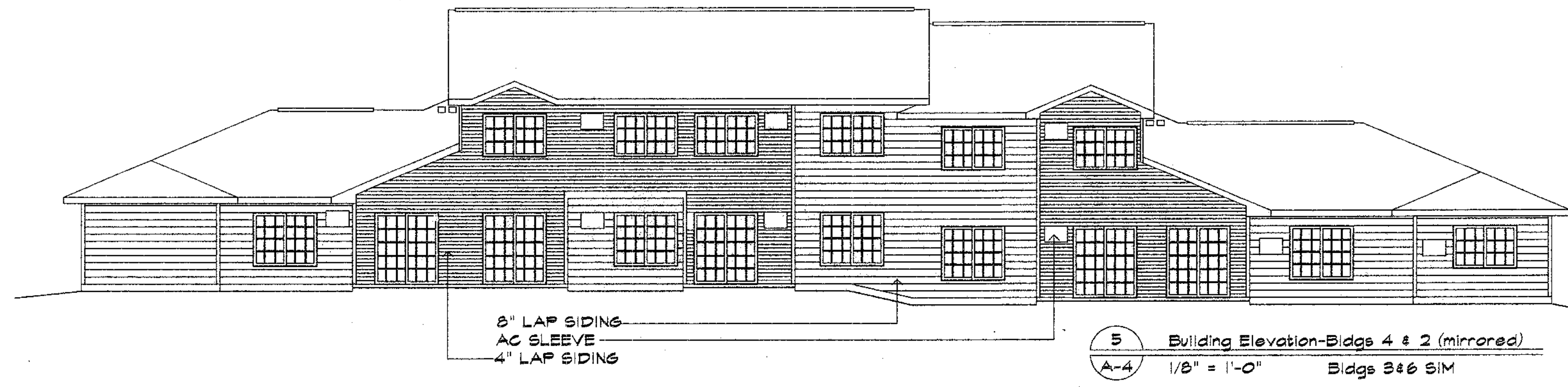
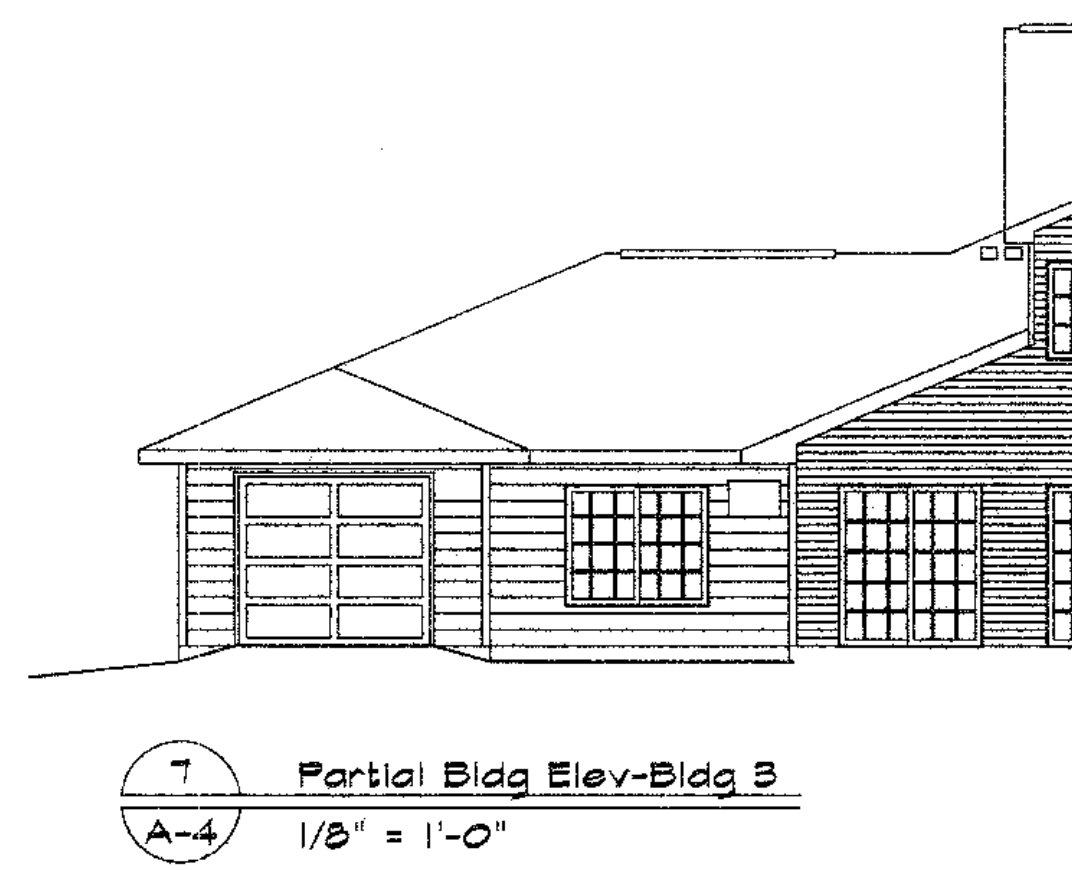
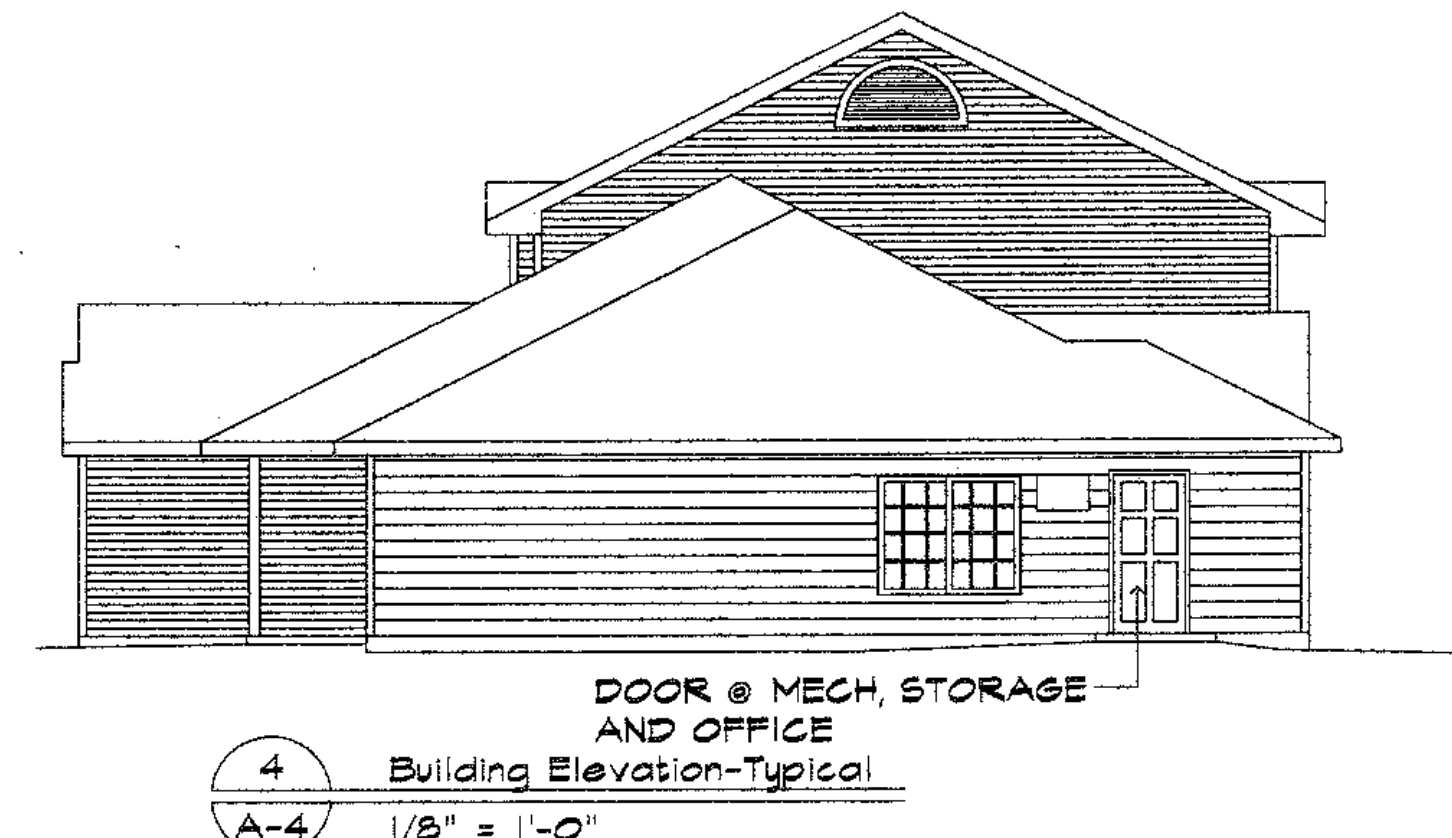
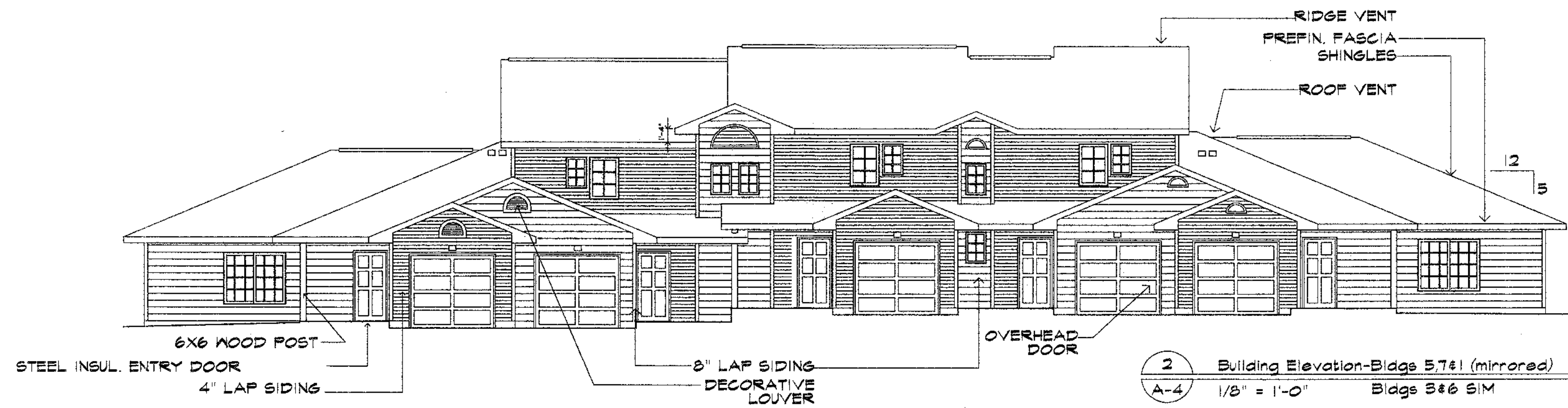
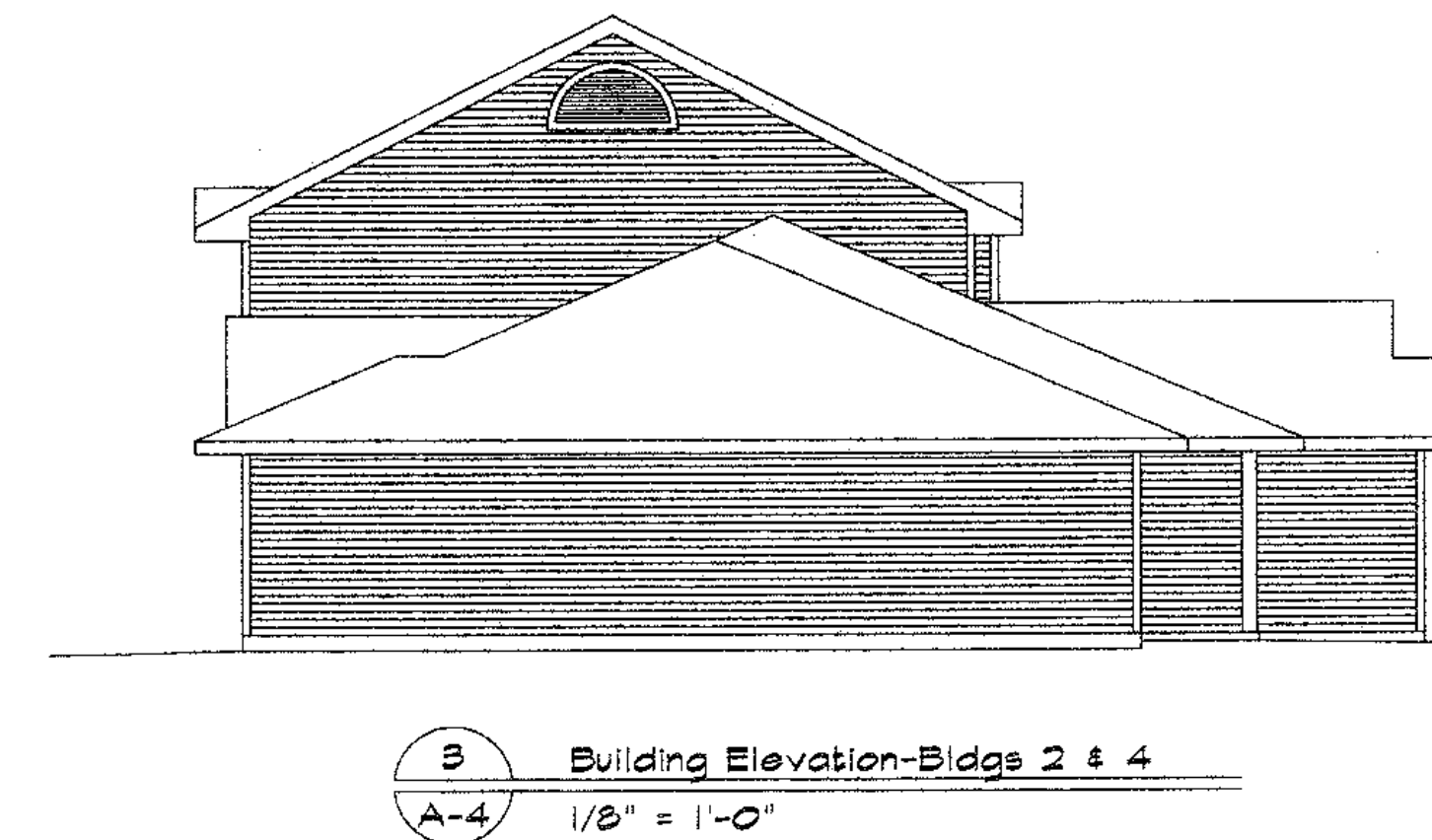
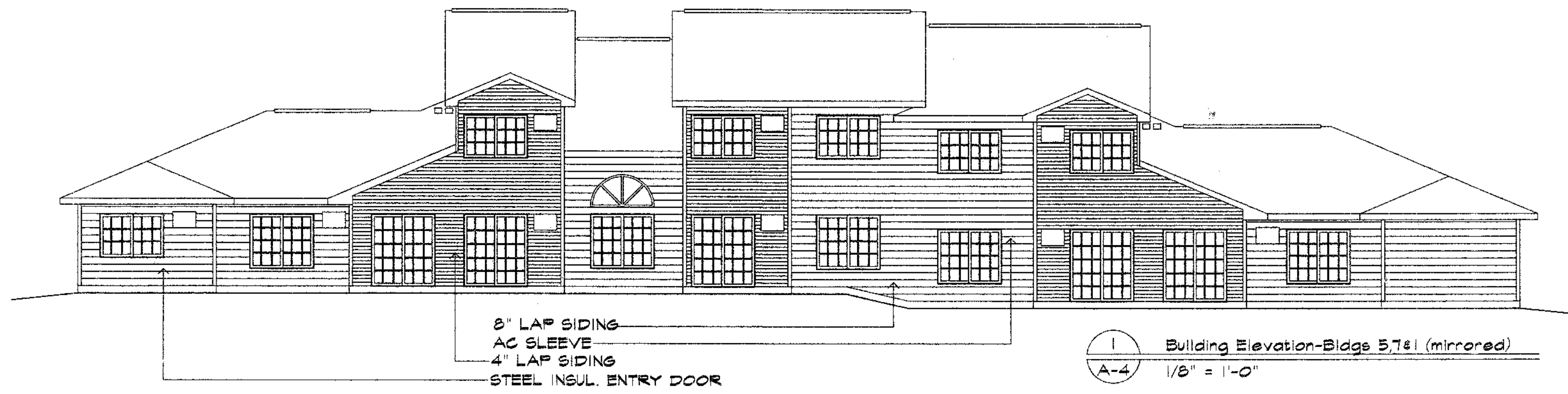
NOTE: SEE SHEETS A-6.1, A-6.2 & A-6.3 FOR LARGE SCALE UNIT PLANS FOR ADDITIONAL NOTES & TYP. DIMENSIONS



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REGISTRATION NO. 10600



Building Elevations
ROLLING RIDGE TOWNHOMES
ROCHESTER, MN
ROLLING RIDGE TOWNHOMES OF VALLEY SIDE LIMITED PARTNERSHIP

REVISIONS		
NO.	DATE	DESCRIPTION

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