

# VILLAS OF RIVERS RIDGE

## 4 UNIT TOWNHOUSE - BUILDING "B"

### RED WING, MN



### CODE SUMMARY

#### I. BUILDING DESCRIPTION:

A NEW 2 STORY + WALK-OUT BSMT. 4 UNIT TOWNHOUSE BUILDING WITH ATTACHED GARAGES - TOTAL BLDG. = 10,620 S.F.  
 FIRST FLOOR UNITS = 2,800 S.F. + GARAGES = 1,800 S.F.  
 TOTAL = 4,600 S.F. AND SECOND FLOOR UNITS = 3,596 S.F.  
 UNFINISHED BASEMENT LEVEL UNITS = 2,400 S.F. + WATER ROOM = 24 S.F.

#### 2. BLDG. SUMMARY:

2018 I.B.C., 2020 MINNESOTA STATE BUILDING CODE, AND OTHER RELATED CODES.  
 BUILDING ENERGY CALCULATIONS PROVIDED USING ASHRAE STANDARD 90.1-2014

- A. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION  
R-2 OCCUPANCY - TOWN HOUSE - (SECTION 310.3)
- B. CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASE ON USE AND OCCUPANCY
  - WALLS SEPARATING DWELLING UNITS IN R-2 CONSTRUCTED AS ONE HOUR RATED FIRE PARTITIONS (SECTION 420.2)
  - FIRE & SMOKE ALARMS PER 901.2.9 DESIGNED BY OTHERS
  - WALLS SEPARATING GARAGES FROM DWELLING AND ATTIC SPACE SHALL HAVE 1/2" MIN. GYPSUM BOARD (FIRE TAPE ALL SEAMS)
  - CEILINGS SEPARATING GARAGES FROM DWELLING UNIT ABOVE SHALL HAVE 5/8" TYPE "X" MIN. GYPSUM BOARD (FIRE TAPE ALL SEAMS)
  - DOORS BETWEEN GARAGES AND DWELLING UNIT TO BE SELF CLOSING
- C. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS  
 ALLOWABLE HEIGHT: (TABLES 504.3 & 504.4)  
 R2 OCCUPANCY ALLOWED: 3 STORIES OR 40'-0"  
 R2 OCCUPANCY ACTUAL: 3 STORIES & 29'-5"  
 ALLOWABLE AREA (PER FLOOR): (TABLE 504.2)  
 R2 OCCUPANCY ALLOWED: 7,000 S.F.  
 R2 OCCUPANCY ACTUAL: 4,680 S.F.
- D. CHAPTER 6 - TYPE OF CONSTRUCTION  
TYPE V-B (NOT RATED 602.5)
- E. CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES  
108 FIRE PARTITION - 1 HR RATED (SECTION 420.2)  
PROVIDED AT WALLS SEPARATING DWELLING UNITS.
- F. CHAPTER 8 - INTERIOR FINISHES  
ALL FINISHES SHALL COMPLY WITH INTERIOR FINISH REQUIREMENTS, FLAME SPREAD RATINGS ETC.
- G. CHAPTER 9 - FIRE PROTECTION SYSTEMS  
BUILDINGS WITH R2 OCCUPANCIES REQUIRE A FIRE SPRINKLER SYSTEM - PROVIDE PER NFPA-13R (SECTION 903.3.1.2)

#### H. CHAPTER 10 - MEANS OF EGRESS

SECOND FLOOR:  
 R2 OCC. - UNIT "B" 899 S.F./200 S.F. PER OCC. = 5 (1 EXIT REQ'D. TABLE 1006.2.1)  
 R2 OCC. - UNIT "B1" 899 S.F./200 S.F. PER OCC. = 5 (1 EXITS REQ'D. TABLE 1006.2.1)  
 REQUIRED STAIRWAY WIDTH = 36" MIN. (SECTION 1011.2)  
 PROVIDED STAIRWAY WIDTH = 36"

FIRST FLOOR:  
 R2 OCC. - UNIT "B" 700 S.F./200 S.F. PER OCC. = 4+5+12 TOTAL (1 EXIT REQ'D. TABLE 1006.2.1)  
 R2 OCC. - UNIT "B1" 700 S.F./200 S.F. PER OCC. = 4+5+12 TOTAL (1 EXIT REQ'D. TABLE 1006.2.1)  
 BSMT. FLOOR:  
 R2 OCC. - UNIT "B" 400 S.F./200 S.F. PER OCC. = 3 (1 EXIT REQ'D. TABLE 1006.2.1)  
 R2 OCC. - UNIT "B1" 400 S.F./200 S.F. PER OCC. = 3 (1 EXIT REQ'D. TABLE 1006.2.1)  
 REQUIRED STAIRWAY WIDTH = 36" MIN. (SECTION 1011.2)  
 PROVIDED STAIRWAY WIDTH = 36"

#### I. CHAPTER 11 - ACCESSIBILITY

ALL EXTERIOR COMMON AREA SPACES SHALL COMPLY  
 REQUIRED UNIT TYPES:  
 MULTI-STORY TOWNHOUSE UNITS WHICH ARE NOT PROVIDED ELEVATOR SERVICE ARE NOT REQUIRED TO BE TYPE "B" (SECTION 1107.1.2)

#### J. CHAPTER 29 - PLUMBING SYSTEMS

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1):  
 R-2 OCCUPANCY = (1) WATER CLOSET, (1) LAVATORY, (1) BATH TUB OR SHOWER  
 (1) KITCHEN SINK & (1) CLOTHES WASHER CONNECTION PER DWELLING UNIT

#### K. RADON MITIGATION (MINNESOTA HOUSING'S RADON POLICY):

ADD PASSIVE RADON MITIGATION SYSTEM FOR EACH UNIT  
 SEE RADON DETAIL ON SHEET A101

#### L. 2020 MN RESIDENTIAL ENERGY CODE (PRESCRIPTIVE METHOD - TABLE R402.1.1) CITY OF RED WING, MN - GOODHUE COUNTY (ZONE 6)

CATEGORY	FENESTRATION	CEILING	WOOD FRAME WALL	SLAB & DEPTH
REQUIRED	0.32 U-FACTOR	R-49	R-20 CAVITY	R10/3.5 FT
PROVIDED	0.30 OR LOWER	R-49	R-21 CAVITY	R10/3.5 FT

\*R-VALUES ARE MINIMUMS, U-FACTORS ARE MAXIMUMS

#### K. RECYCLING SPACE (MN ADMIN RULES 1303.1500)

EACH RESIDENT WILL KEEP THEIR INDIVIDUAL REFUSE AND RECYCLING CONTAINERS IN THEIR ATTACHED GARAGE.

### SHEET INDEX

#### ARCHITECTURAL:

- A001B TITLE & CODE INFO
- A101B FLOOR PLANS AND SCHEDULES
- A102B ROOF PLAN AND SCHEDULE
- A501B EXTERIOR ELEVATIONS
- A701B BUILDING SECTIONS & DETAILS

#### STRUCTURAL:

- S001 STRUCTURAL NOTES
- S002 -
- S101 -
- S201 -
- S202 -
- S301 -
- S401 -
- S402 -

#### REVISION LOG

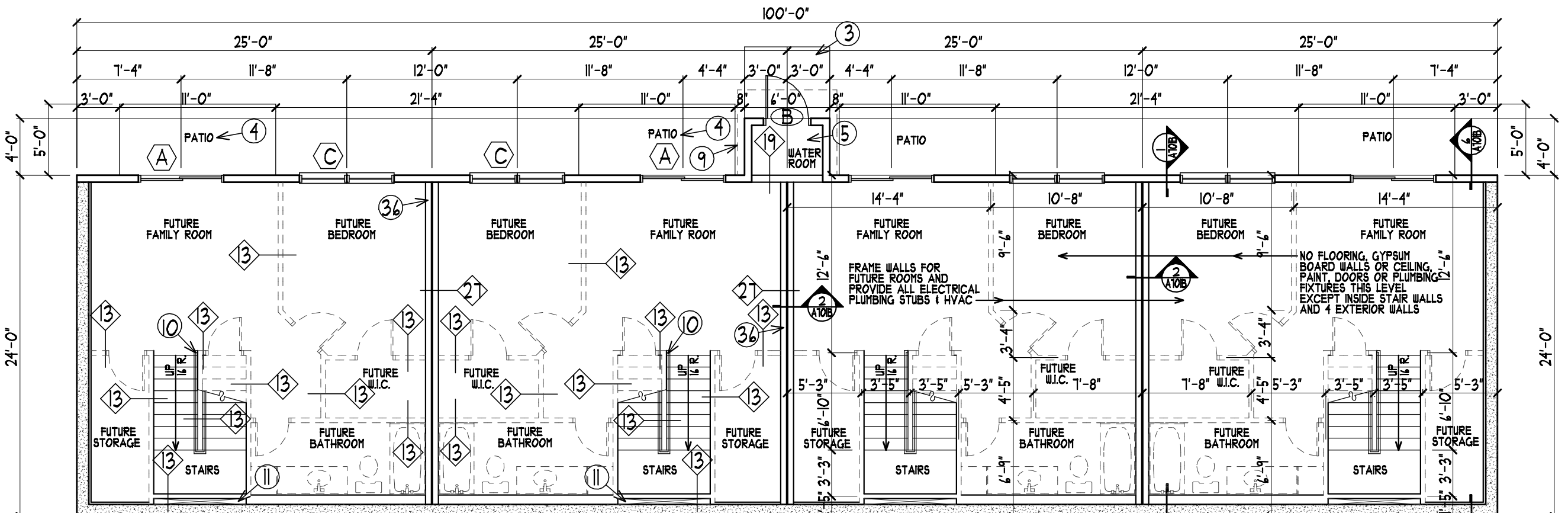
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**GENERAL NOTES:**

- A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ PLANS BY INTERIOR DESIGNER / F.F.I.E. SUPPLIER
- B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. PREFERRED LOCATION IS UNDER KITCHEN SINK.
- C) PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
- D) PROVIDE TEMPERED/SAFETY GLASS @ ALL GLAZED OPENINGS WITHIN 24" OF DOOR JAMB AND OTHER LOCATIONS AS REQUIRED BY CODE.
- E) ALL DOOR HARDWARE AND PLUMBING CONTROLS TO BE LEVER TYPE.
- F) VERIFY REQUIREMENTS OF ALL SPECIALTY EQUIPMENT w/ OWNER.
- G) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS.
- H) G.C. TO PROVIDE IDENTIFICATION ON ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE PARTITIONS AND SMOKE BARRIERS IN ACCESSIBLE CONCEALED SPACES. MIN. 3" LETTERING AND 3/8" STROKE IN CONTRASTING COLOR. 15' FROM THE END OF WALL AND NO MORE THAN 30' HORIZONTALLY.
- I) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY OTHERS FOR ADDITIONAL REQUIREMENTS.
- J) PROVIDE TENANT DECK / PATIO LIGHTING. SEE ELECTRICAL PLANS BY OTHERS.
- K) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR L PER PROVIDED DETAILS INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
- M) PROVIDE 4" STUD WALLS AT ELECTRICAL PANELS AND PLUMBING WALLS (WHERE REQUIRED).
- N) SEAL ALL MECHANICAL & ELECTRICAL PENETRATIONS OF WALL/CEILING/FLOOR CONSTRUCTION.
- O) GUTTERS AND DOWNSPOUTS SHOWN ON SITE & ROOF PLANS AND EXTERIOR ELEVATIONS.

**FLOOR PLAN NUMBER NOTES**

1. STRUCTURAL POST. SEE STRUCTURAL PLANS FOR SIZE. PROVIDE COLOR CLAD WRAP FINISH.
2. 5'-0"-5'-0" FROST STOOP FOR EXTERIOR DOOR. SEE STRUCTURAL PLANS FOR DETAILS.
3. 5'-0"-4'-0" FROST STOOP FOR EXTERIOR DOOR. SEE STRUCTURAL PLANS FOR DETAILS.
4. BALCONY OR POURED CONCRETE PATIO SLOPED AWAY FROM BUILDING. SEE PLAN FOR SIZE.
5. SPRINKLER RISER. VERIFY SIZE AND SUPPRESSION. PROVIDE HEAT AND ALARM IN THIS ROOM WITH STROBE ON EXTERIOR TO WARN IF TEMPERATURE DROPS CLOSE TO FREEZING. CONNECT ALL ALARMS TO SINGLE PANEL. VERIFY LOCATION OF PANEL.
6. CULTURED STONE. VERIFY LOCATION. SEE EXTERIOR ELEVATIONS FOR STYLE AND AMOUNT.
7. POURED CONCRETE APRON AT O.H. DOORS.
8. LINE OF ROOF BELOW.
9. ELECTRIC FIREPLACE. VERIFY SIZE AND STYLE. SEE ELECTRICAL PLANS.
10. HAND RAIL MOUNTED AT 34" TO 38" ABOVE NOSING OF STAIR TREADS.
11. CHASE FOR MECHANICAL DUCTS.
12. 42" HIGH HALF WALL WITH WOOD CAP.
13. GYPSUM BOARD BEHIND TUB SURROUND TO MAINTAIN FIRE RATING OF PARTY WALL.
14. BATHTUB WITH FIBERGLASS SURROUND. SEE PLUMBING PLANS.
15. LAVATORY WITH COUNTERTOP AND CABINET BELOW. SEE PLUMBING PLANS.
16. WATER CLOSET. SEE PLUMBING PLANS.
17. CLOSET ROD AND SHELF.
18. SEE MEP PLANS FOR EQUIPMENT THIS ROOM.
19. ELECTRIC PANEL. VERIFY LOCATION WITH ELECTRICAL PLANS.
20. 5" ADJUSTABLE LINEN SHELVES.
21. ACCESSIBLE CLOTHES ROD AND SHELF. SEE 10 / 18A/A30/C.
22. ACCESSIBLE DOOR FOR CLEARANCE AND THRESHOLD REQUIREMENTS SEE 1, 15A / 19A/A30/C.
23. ACCESSIBLE PATIO DOOR. FOR CLEARANCE AND THRESHOLD REQUIREMENTS SEE 11A/A30/C.
24. LINEN CABINET.
25. LAVATORY IN VANITY WITH REMOVABLE CABINET FRONT. SEE 4 / 14A/A30/C.
26. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE 1, 2, 3, 4A / 11A/A30/C.
27. ACCESSIBLE BATHTUB. SEE 11 / 11A/A30/C.
28. RETAINING WALL WITH CULTURED STONE VENER AND 42" HIGH GUARD RAIL ON TOP. SEE CIVIL PLANS FOR LENGTH AND GRADING AROUND IT.



NOTES PLAN

DIMENSIONS PLAN

WINDOW SCHEDULE				
WINDOWS LISTED HERE ARE THERMO-TECH "CLASSIC" SERIES HIGH PERFORMANCE L6E 212				
LABEL	QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION
A	-	THERMO-TECH	CPD4048	PATIO SLIDER 4'-0"x4'-8"
B	-	THERMO-TECH	CPD4148	PATIO SLIDER 4'-1"x4'-8"
C	-	THERMO-TECH	(2) TSH4040E	SINGLE HUNG (2) 3'-4"x5'-0"
D	-	THERMO-TECH	T84042E	HORIZ. SLIDER 5'-0"x3'-4"
E	-	THERMO-TECH	T8H3048	SINGLE HUNG 2'-4"x4'-0"
F	-	-	-	-
G	-	-	-	-

NOTE: ALL OPERABLE WINDOWS MORE THAN 4'-0" ABOVE GRADE TO MAINTAIN A SILL HEIGHT OF 34" MIN. ABOVE FINISHED FLOOR OR PROVIDE LIMITERS PER CODE. MAINTAIN 32" MIN. CLEAR AT PATIO SLIDERS IN UNIT "C".

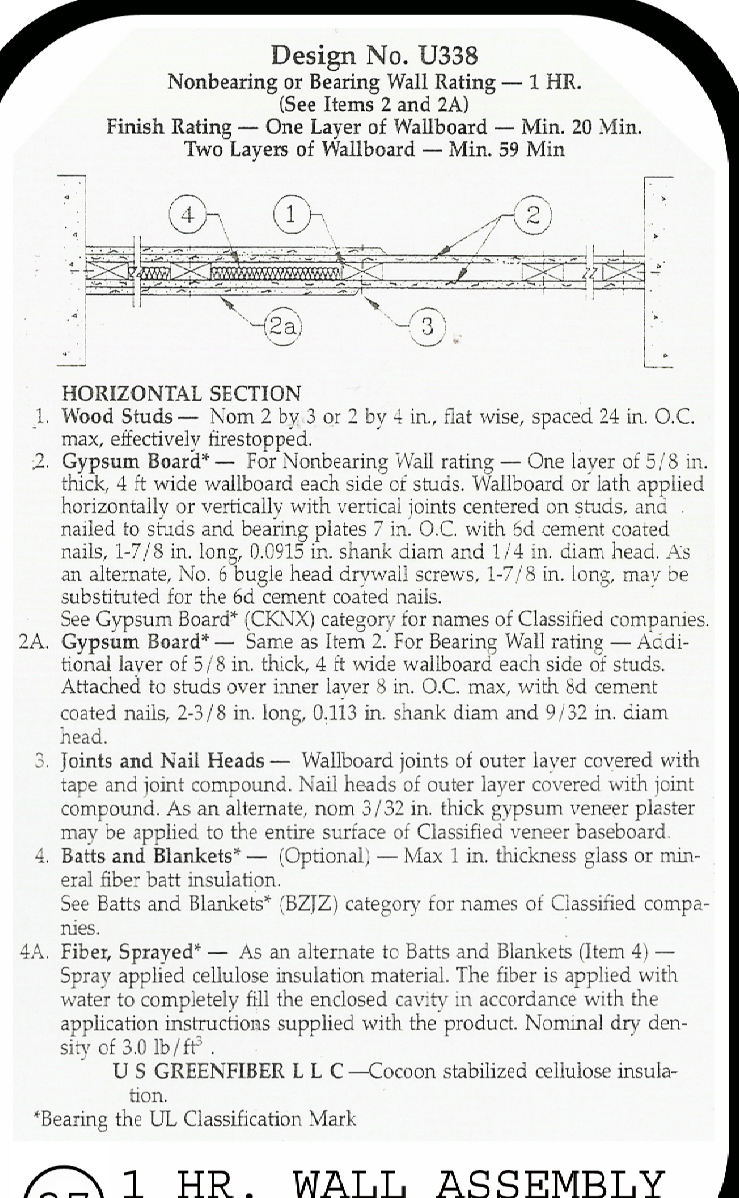
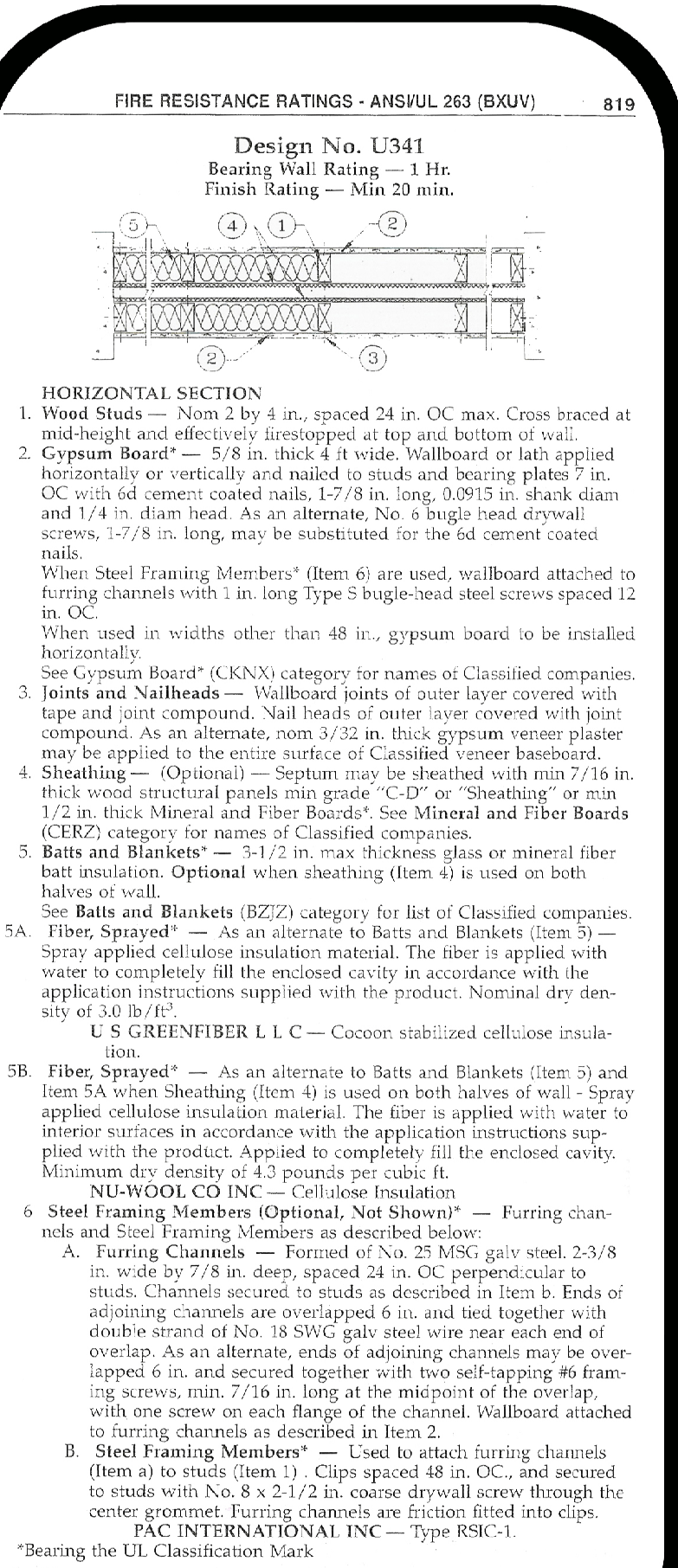
3 BED (2 1/2 BATHS)

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WALK-OUT FLOOR PLAN - BLDG. "B"  
SCALE: 1/8" = 1'-0"



**DOOR SCHEDULE**

Door #	Door Location (Room Name)	Door Size	Door Material	Assembly Rating	Doors Type	Frame Type	Hldr. Group	Comments (note rating of door frame and hardware to match door rating)
<b>EXTERIOR DOORS</b>								
A	UNIT MAIN ENTRY	3'-0"x4'-8"	INSUL. ST.	NONE	1	1	1	-
B	WATER ROOM	3'-0"x4'-8"	INSUL. ST.	NONE	2	1	2	-
C	UNIT GARAGE OHD	14'-0"x8'-0"	INSUL. ST.	NONE	3	2	3	-

Door Letter	Door Location (Room Name)	Door Size	Door Material	Door Rating	Doors Type	Frame Type	Hldr. Group	Comments (note rating of door frame and hardware to match door rating)
<b>INTERIOR DOORS</b>								
D	MECH. ROOM	3'-0"x4'-8"	INSUL. ST.	20 MIN.	2	1	4	-
E	MUD ROOM	2'-8"x4'-8"	INSUL. ST.	20 MIN.	2	1	5	-
F	KITCHEN	2'-8"x4'-8"	HCUID	NONE	4	4	4	-
G	BATH/POWDER	2'-4"x4'-8"	HCUID	NONE	4	3	1	-
H	CLOSET	2'-4"x4'-8"	HCUID	NONE	4	3	8	-
J	BEDROOM	2'-4"x4'-8"	HCUID	NONE	4	3	1	-
K	CLOSET	1'-4"x4'-8"	HCUID	NONE	4	3	8	-
L	CLOSET	(2) 2'-4"x4'-8"	HCUID	NONE	4	3	9	PAIR OF DOORS
M	CLOSET	3'-0"x4'-8"	HCUID	NONE	4	3	8	-
N	BEDROOM	3'-0"x4'-8"	HCUID	NONE	4	3	1	-
P	BATHROOM	3'-0"x4'-8"	HCUID	NONE	4	3	1	-

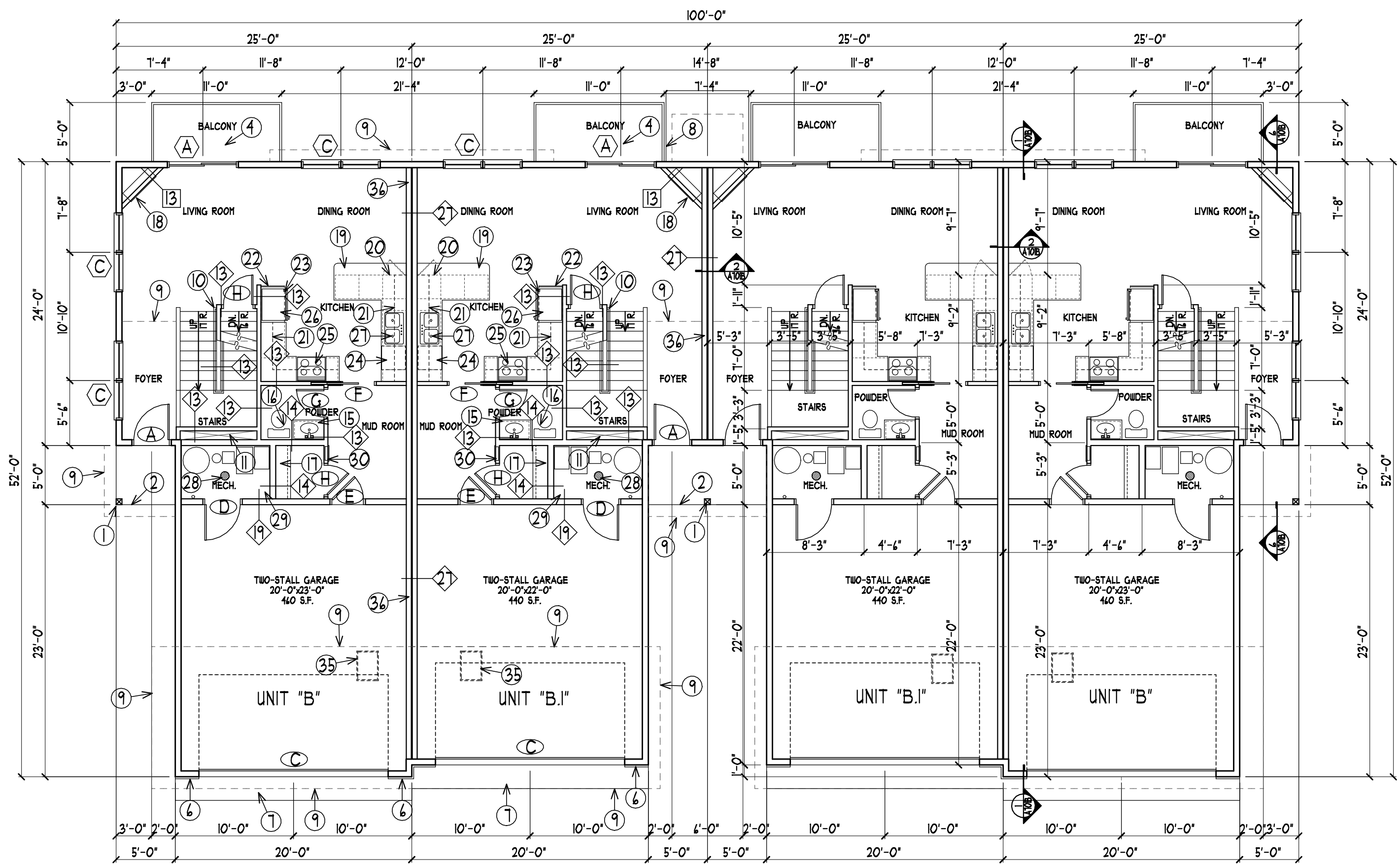
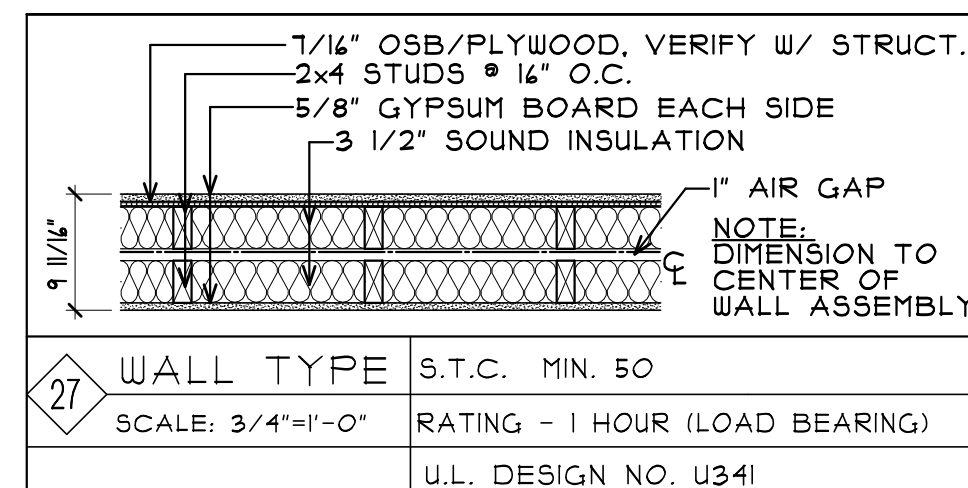
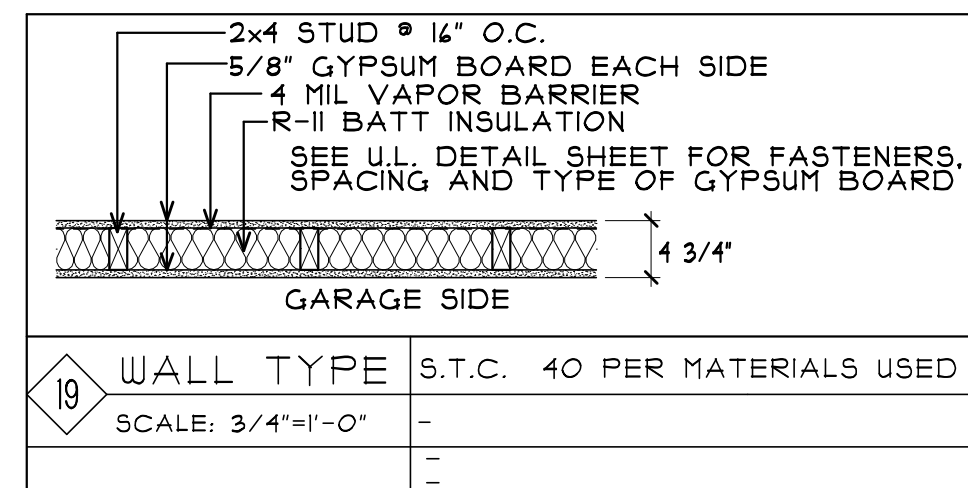
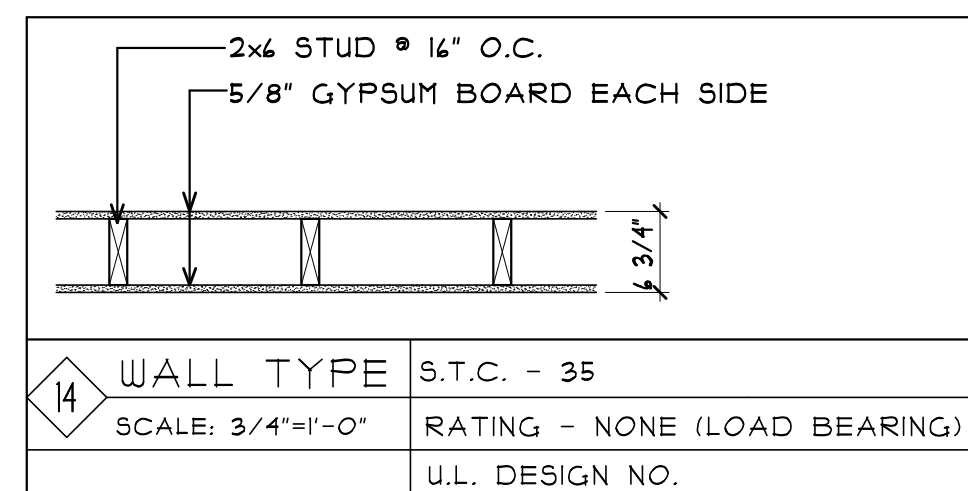
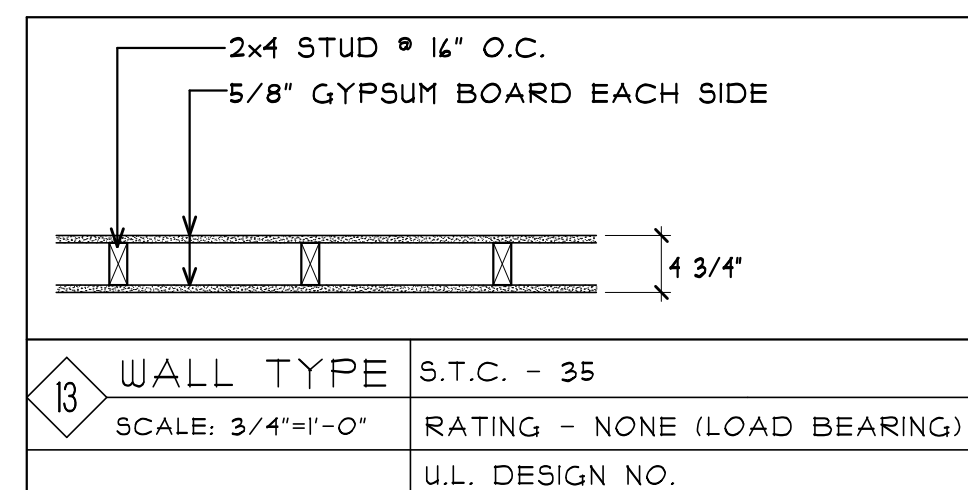
DOOR TYPES:		ABBREVIATIONS:	
1	INSULATED STEEL, PRE-FINISHED, FLUSH PANEL, HALF LITE (SAFETY GLAZING).	ALUM. ST.	ALUMINUM STORE FRONT
2	INSULATED STEEL, PRE-FINISHED, FLUSH PANEL.	INSUL. ST.	INSULATED STEEL
3	INSULATED STEEL, PRE-FINISHED, RAISED PANEL O.H.D. w/ STEEL BACKER AND GLAZING.	HCUID	HOLLOW CORE WOOD DOOR
4	1 3/8" WOOD, PRE-FINISHED, FLUSH PANEL.	SCUID	SOLID CORE WOOD DOOR
5			

NOTE: VERIFY LOCATION OF ALL KEY FOB/CARD READERS WITH OWNER AND/OR MANAGEMENT.

FRAME TYPES:	
1	WOOD FRAME, PRE-FINISHED.
2	NO FRAME AT THIS DOOR.
3	WOOD FRAME, PRE-FINISHED TO MATCH DOOR.
4	POCKET DOOR FRAME.
5	

HARDWARE GROUPS:	
SCHLAGE OR EQUAL "AL" SERIES AT INTERIOR DOORS, "D" SERIES AT EXTERIOR DOORS.	
PROVIDE APPROVED LEVER HANDLES AT ALL DOORS AND BUMPERS WHERE REQUIRED.	
DOOR HARDWARE TO MATCH LABEL OF DOOR AND BE INSTALLED PER NFPA #80.	

1	ENTRY HARDWARE; 1 1/2 PAIR HINGES, LOCKING LATCH, DEAD BOLT, ACCESSIBLE THRESHOLD, WEATHER STRIP.
2	ENTRY HARDWARE; 1 1/2 PAIR HINGES, LOCKING LATCH, THRESHOLD, WEATHER STRIP.
3	OVER HEAD DOOR HARDWARE. PROVIDE AUTOMATIC OPENER.
4	ENTRY HARDWARE; 1 1/2 PAIR HINGES, NON-LOCKING LATCH, THRESHOLD, WEATHER STRIP.
5	ENTRY HARDWARE; 1 1/2 PAIR SPRING LOADED HINGES, LOCKING LATCH, ACCESSIBLE THRESHOLD, WEATHER STRIP.
6	POCKET DOOR HARDWARE.
7	PRIVACY HARDWARE; 1 PAIR HINGES, PUSH BUTTON LOCKING LATCH.
8	PASSAGE HARDWARE; 1 PAIR HINGES, NON-LOCKING LATCH.
9	PASSAGE HARDWARE; 2 PAIR HINGES, 2 DUMMY LATCHES, 2 ROLLER CATCHES.
10	



NOTES PLAN

DIMENSIONS PLAN

3 BED (2 1/2 BATHS)

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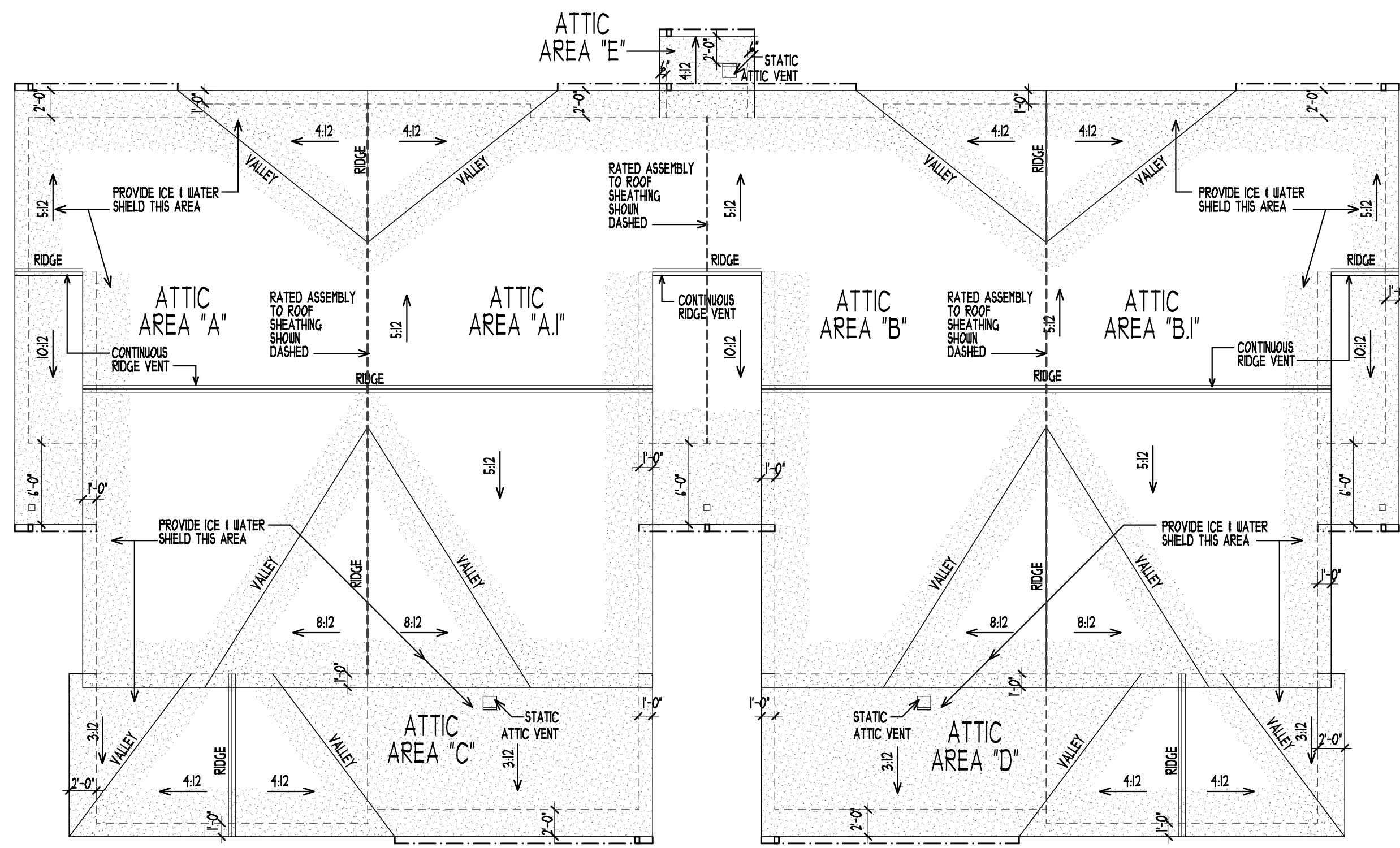
FIRST FLOOR PLAN - BLDG. "B"  
SCALE: 1/8" = 1'-0" (4) FLEX 1400 S.F.

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REVISIONS COMMENTS  
 REVISIONS COMMENTS  
 PROJECT No. 20020  
 Issue Date:  
 Document Set:  
 PRELIMINARY  
**A101B**

PLOTTED: 05-29-20 FILE: 20020P  
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ROOF PLAN - BLDG. "B"  
SCALE: 1/8" = 1'-0"

KEY

- ICE & WATER SHIELD 2" MIN. EACH SIDE OF VALLEY AND 24" BEYOND INTERIOR FACE OF EXTERIOR WALL
- RIDGE VENT
- STATIC ATTIC VENT
- WALL SOFFIT
- 6" GUTTER & 3"x4" DOWNSPOUT

ROOF NOTES:

- PROVIDE ATTIC DRAFT STOPS IN LINE WITH UNIT PARTY WALLS EVERY 2 UNITS OR 3,000 S.F. MAX.
- NOTE: SEE MECHANICAL PLANS FOR ROOF TOP HVAC UNIT LOCATIONS AND CURB DETAILS.
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE
- PAINT ALL ROOF TOP EQUIPMENT, VENT STACKS, EXHAUST FANS AND FLUES, ETC. TO MATCH ROOFING COLOR.
- NOTE: SEE PLUMBING PLANS FOR ROOF TOP PENETRATION LOCATIONS AND FLASHING DETAILS.
- SHIELD AT ALL ROOF EDGES (SEE BLDG. SECTION) AND 2'-0" EACH SIDE OF VALLEYS.
- PROVIDE PRE-CAST CONCRETE FLASH BLOCK AT ALL DOWNSPOUT LOCATIONS.
- SEAL ALL MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AIR TIGHT. UTILIZE ASTM APPROVED ASSEMBLIES APPROPRIATE FOR WHERE FIRE RATED CONSTRUCTION IS INDICATED. SEE MEP FREZANS FOR LOCATIONS.
- INSTALL ALL VENT STACKS ON THE REAR SIDE OF THE ROOF.

GENERAL NOTES:

- UPPER AND LOWER VENTING AREAS PROVIDED SHALL BE EQUAL
- RIDGE, ATTIC AND SOFFIT VENTS TO BE DISTRIBUTED EVENLY THROUGHOUT ATTIC AREA
- ALL CALCULATED AREAS ARE MINIMUMS MORE MAY BE PROVIDED (EQUALLY)
- ALL VENTING AREAS ARE ASSUMED SEE PRODUCT SPECS. FOR ACTUAL NUMBERS
- ALL RIDGE VENTING TO BE FILTERED TO PREVENT SNOW INFILTRATION

ATTIC VENTILATION CALCS.

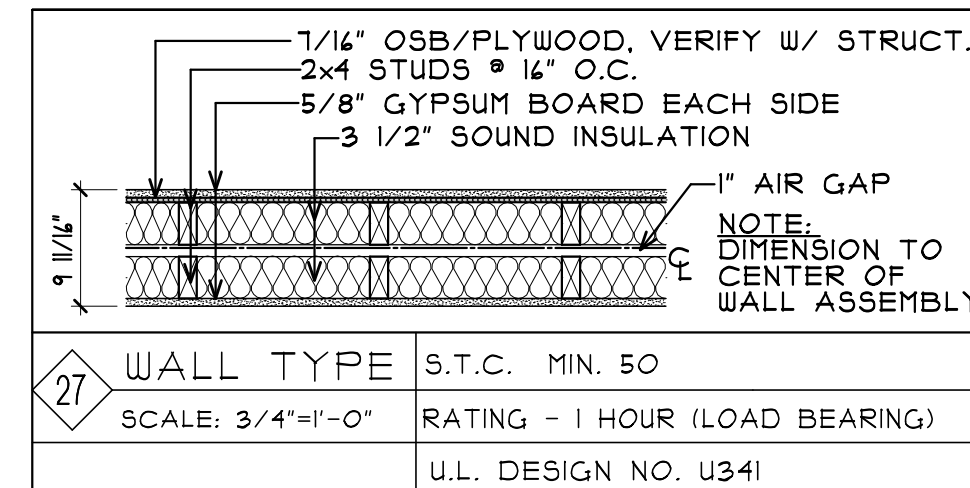
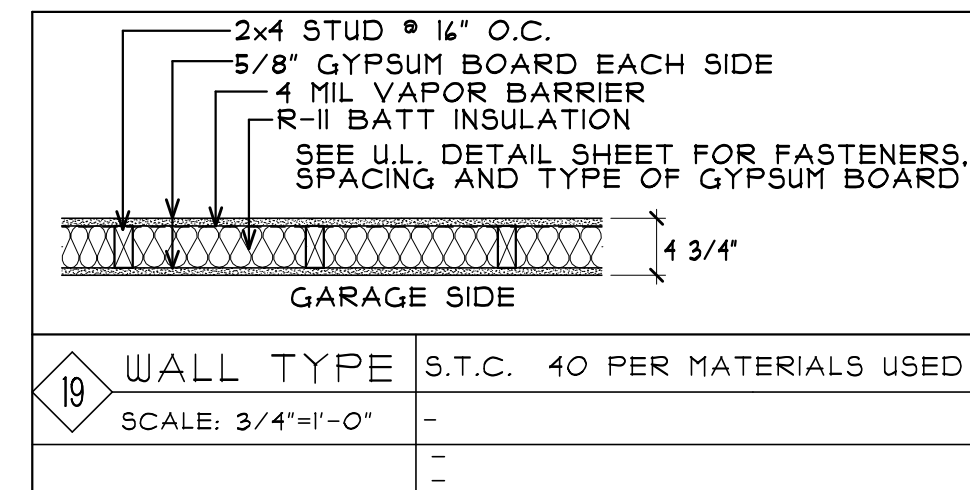
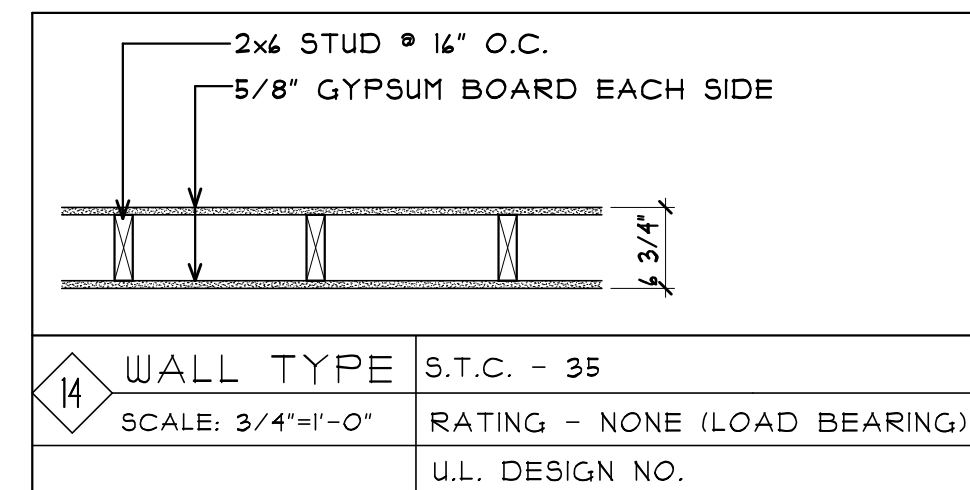
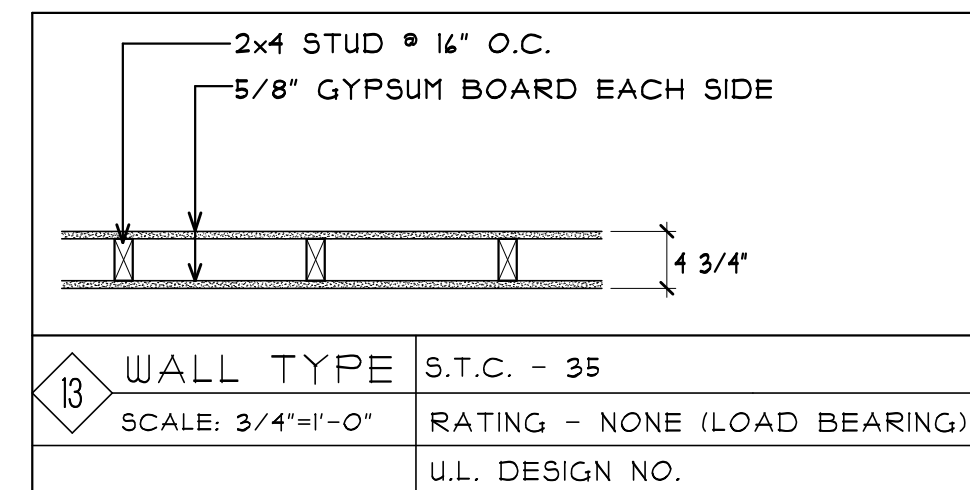
ATTIC ZONE	ATTIC AREA	REQ'D ATTIC VENTILATION	UPPER VENT AREA TO EQUAL 1/600 OR 50% OF THE REQUIRED OPENING AREA.		SOFFIT VENT TO EQUAL 1/600 OR 50% OF THE REQUIRED OPENING AREA.	
			FULL SOFFIT VENT: 25.92 S.I./L.F. OF SOFFIT (24" DEEP SOFFIT)	RIDGE VENT: 18 S.I./L.F. STATIC ATTIC VENT: 14 S.I.	MINIMUM PROVIDED VENTILATION	
A (A) UPPER LEFT UNIT ROOF	952 S.F.	159 S.F. (229 S.I.) IN SOFFIT AND UPPER EACH	8.9 L.F. SOFFIT VENT	12.8 L.F. RIDGE VENT	OR 2 STATIC ATTIC VENTS	
B (B) UPPER RIGHT UNIT ROOF	952 S.F.	159 S.F. (229 S.I.) IN SOFFIT AND UPPER EACH	8.9 L.F. SOFFIT VENT	12.8 L.F. RIDGE VENT	OR 2 STATIC ATTIC VENTS	
C LOWER LEFT GARAGE ROOF	420 S.F.	0.10 S.F. (101 S.I.) IN SOFFIT AND UPPER EACH	3.9 L.F. SOFFIT VENT	5.4 L.F. RIDGE VENT	OR 1 STATIC ATTIC VENT	
D LOWER RIGHT GARAGE ROOF	420 S.F.	0.10 S.F. (101 S.I.) IN SOFFIT AND UPPER EACH	3.9 L.F. SOFFIT VENT	5.4 L.F. RIDGE VENT	OR 1 STATIC ATTIC VENT	
E (WATER ROOM ROOF)	24 S.F.	0.04 S.F. (4 S.I.) IN SOFFIT AND UPPER EACH	0.3 L.F. SOFFIT VENT	NO RIDGE VENT	1 STATIC ATTIC VENT	

FLOOR PLAN NUMBER NOTES

1. STRUCTURAL POST. SEE STRUCTURAL PLANS FOR SIZE. PROVIDE COLOR CLAD WRAP FINISH.
2. 5'-0"x5'-0" FROST STOOP FOR EXTERIOR DOOR. SEE STRUCTURAL PLANS FOR DETAILS.
3. 5'-0"x4'-0" FROST STOOP FOR EXTERIOR DOOR. SEE STRUCTURAL PLANS FOR DETAILS.
4. BALCONY OR POURED CONCRETE PATIO SLOPED AWAY FROM BUILDING. SEE PLAN FOR SIZE.
5. SPRINKLER RISER ROOM. SEE FIRE SUPPRESSION PLANS BY OTHERS. PROVIDE HEAT AND ALARM IN THIS ROOM WITH STROBE ON EXTERIOR TO WARN IF TEMPERATURE DROPS CLOSE TO FREEZING. CONNECT ALL ALARMS TO SINGLE PANEL. VERIFY LOCATION OF PANEL. CULTURED STONE THIS LOCATION. SEE EXTERIOR ELEVATIONS FOR STYLE AND AMOUNT.
6. POURED CONCRETE APRON AT O.H. DOORS.
7. LINE OF ROOF BELOW.
8. LINE OF ROOF FLOOR OR BALCONY ABOVE, SHOWN DASHED.
9. HAND RAIL MOUNTED AT 34" TO 38" ABOVE NOSING OF STAIR TREADS.
10. CHASE FOR MECHANICAL DUCTS.
11. 42" HIGH HALF WALL WITH WOOD CAP
12. GYPSUM BOARD BEHIND TUB SURROUND TO MAINTAIN FIRE RATING OF PARTY WALL.
13. BATH TUB WITH FIBERGLASS SURROUND. SEE PLUMBING PLANS.
14. LAVATORY WITH COUNTERTOP AND CABINET BELOW. SEE PLUMBING PLANS.
15. WATER CLOSET. SEE PLUMBING PLANS.
16. CLOSET ROD AND SHELF.
17. ELECTRIC FIREPLACE. VERIFY SIZE AND STYLE. SEE ELECTRICAL PLANS.
18. 6" COUNTERTOP OVERHANG FOR EATING BAR.
19. BLIND CORNER CABINET DOOR THIS SIDE.
20. LINE OF 12" DEEP UPPER CABINETS.
21. 24" DEEP FINISHED END PANEL AT FRIDGE.
22. LINE OF 24" DEEP UPPER CABINET ABOVE FRIDGE.
23. DISHWASHER. SEE MEP PLANS FOR HOOK-UPS.
24. RANGE WITH VENTED HOOD. SEE MEP PLANS FOR HOOK-UPS.
25. REFRIGERATOR. SEE MEP PLANS FOR HOOK-UPS.
26. STAINLESS STEEL DOUBLE BOIL KITCHEN SINK. SEE PLUMBING PLANS.
27. FLOOR DRAIN. SEE PLUMBING PLANS.
28. SEE MEP PLANS FOR EQUIPMENT THIS ROOM.
29. ELECTRIC PANEL. VERIFY LOCATION WITH ELECTRICAL PLANS.
30. ACCESSIBLE TURNING SPACE. SEE 11A/A30C.
31. 5 ADJUSTABLE LINEN SHELVES.
32. CLOTHES WASHER AND DRYER. SEE MEP PLANS FOR HOOK-UPS.
33. 60" LONG SHELF ABOVE LAUNDRY MACHINES.
34. FURNITURE SHOWN FOR SPACE PLANNING ONLY. (N.I.C.)
35. 22"x30" MIN. LOCKING ATTIC ACCESS.
36. PARTY WALL FIRE PARTITION BUILT TO BOTTOM OF FLOOR/ROOF SHEATHING. THIS SERVES AS REQ'D DRAFTSTOP IN TRUSS SPACE. FIRE BLOCK AS REQ'D. SEE DETS. 31A/A10E.
37. REMOVABLE CABINET FRONT FOR WORK AREA. SEE 9 I 12A/A30C.
38. RANGE WITH ACCESSIBLE CONTROLS. SEE 9 I 12A/A30C.
39. REFRIGERATOR WITH ACCESSIBLE COMPARTMENTS. SEE 8A/A30C.
40. SINK WITH REMOVABLE CABINET FRONT. SEE 9 I 12A/A30C.
41. DISHWASHER WITH ACCESSIBLE CONTROLS. SEE 10A/A30C.
42. CLOTHES WASHER AND DRYER WITH ACCESSIBLE CONTROLS. SEE 13A/A30C.
43. ACCESSIBLE TURNING SPACE. SEE 11A/A30C.
44. ACCESSIBLE CLOTHES ROD AND SHELF. SEE 10 I 18A/A30C.
45. ACCESSIBLE DOOR. FOR CLEARANCE AND THRESHOLD REQUIREMENTS SEE 1, 15A I 19A/A30C.
46. ACCESSIBLE BATH TUB. SEE 11A/A30C.
47. LINEN CABINET.
48. LAVATORY IN VANITY WITH REMOVABLE CABINET FRONT. SEE 4 I 4A/A30C.
49. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE 1, 2, 3, 4A I 19A/A30C.
50. ACCESSIBLE BATH TUB. SEE 11A/A30C.
51. RETAINING WALL WITH CULTURED STONE VENEER AND 42" HIGH GUARD RAIL ON TOP. SEE CIVIL PLANS FOR LENGTH AND GRADING AROUND IT.

GENERAL NOTES:

- A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ PLANS BY INTERIOR DESIGNER I F.F.I.E. SUPPLIER
- B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. PREFERRED LOCATION IS UNDER KITCHEN SINK.
- C) PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
- D) PROVIDE TEMPERED/SAFETY GLASS w/ ALL GLAZED OPENINGS WITHIN 24" OF DOOR JAMB AND OTHER LOCATIONS AS REQUIRED BY CODE.
- E) ALL DOOR HARDWARE AND PLUMBING CONTROLS TO BE LEVER TYPE.
- F) VERIFY REQUIREMENTS OF ALL SPECIALTY EQUIPMENT w/ OWNER.
- G) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS.
- H) G.C. TO PROVIDE IDENTIFICATION ON ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE PARTITIONS AND SMOKE BARRIERS IN ACCESSIBLE CONCEALED SPACES. MIN. 3" LETTERING AND 3/8" STROKE IN CONTRASTING COLOR. 15" FROM THE END OF WALL AND NO MORE THAN 30" HORIZONTALLY.
- I) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY OTHERS FOR ADDITIONAL REQUIREMENTS.
- J) PROVIDE TENANT DECK / PATIO LIGHTING. SEE ELECTRICAL PLANS BY OTHERS.
- K) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR L PER PROVIDED DETAILS INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
- L) PER PROVIDED DETAILS INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
- M) PROVIDE 4" STUD WALLS AT ELECTRICAL PANELS AND PLUMBING WALLS (WHERE REQUIRED).
- N) SEAL ALL MECHANICAL & ELECTRICAL PENETRATIONS OF WALL/CEILING/FLOOR CONSTRUCTION.
- O) GUTTERS AND DOWNSPOUTS SHOWN ON SITE I ROOF PLANS AND EXTERIOR ELEVATIONS.



WINDOW SCHEDULE

WINDOWS LISTED HERE ARE THERMO-TECH "CLASSIC" SERIES  
HIGH PERFORMANCE L6E1 212

LABEL	QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	NOMINAL SIZE
A	-	THERMO-TECH	CPD0418	PATIO SLIDER	4'-0"x4'-8"
B	-	THERMO-TECH	CPD0418	PATIO SLIDER	4'-7"x4'-8"
C	-	THERMO-TECH	(2) TSH0406E	SINGLE HUNG	(2) 3'-4"x6'-0"
D	-	THERMO-TECH	TSL042E	HORIZ. SLIDER	5'-0"x3'-4"
E	-	THERMO-TECH	TSH3048	SINGLE HUNG	2'-4"x4'-0"
F	-	-	-	-	-
G	-	-	-	-	-

NOTE: ALL OPERABLE WINDOWS MORE THAN 4'-0" ABOVE GRADE TO MAINTAIN A SILL HEIGHT OF 34" MIN. ABOVE FINISHED FLOOR OR PROVIDE LIMITERS PER CODE. MAINTAIN 32" MIN. CLEAR AT PATIO SLIDERS IN UNIT "C".

DOOR SCHEDULE

Door #	Door Location (Room Name)	Door Size	Door Material	Door Rating	Doors Type	Frame Type	Hdur. Group	Comments (note: rating of door frame and hardware to match door rating)
EXTERIOR DOORS								
A	UNIT MAIN ENTRY	3'-0"x4'-8"	INSUL. ST.	NONE	1	1	1	-
B	WATER ROOM	3'-0"x4'-8"	INSUL. ST.	NONE	2	1	2	-
C	UNIT GARAGE OHD	14'-0"x8'-0"	INSUL. ST.	NONE	3	2	3	-

Door Letter	Door Location (Room Name)	Door Size	Door Material	Door Rating	Doors Type	Frame Type	Hdur. Group	Comments (note: rating of door frame and hardware to match door rating)
INTERIOR DOORS								
D	MECH. ROOM	3'-0"x4'-8"	INSUL. ST.	20 MIN.	2	1	4	-
E	MUD ROOM	2'-8"x4'-8"	INSUL. ST.	20 MIN.	2	1	5	-
F	KITCHEN	2'-8"x4'-8"	HCWD	NONE	4	4	4	-
G	BATH/POWDER	2'-4"x4'-8"	HCWD	NONE	4	3	1	-
H	CLOSET	2'-4"x4'-8"	HCWD	NONE	4	3	8	-
J	BEDROOM	2'-4"x4'-8"	HCWD	NONE	4	3	1	-
K	CLOSET	1'-4"x4'-8"	HCWD	NONE	4	3	8	-
L	CLOSET	(2) 2'-4"x4'-8"	HCWD	NONE	4	3	9	PAIR OF DOORS
M	CLOSET	3'-0"x4'-8"	HCWD	NONE	4	3	8	-
N	BEDROOM	3'-0"x4'-8"	HCWD	NONE	4	3	1	-
P	BATHROOM	3'-0"x4'-8"	HCWD	NONE	4	3	1	-

DOOR TYPES:

	DESCRIPTION	ABBREVIATIONS:
1	INSULATED STEEL, PRE-FINISHED, FLUSH PANEL, HALF LITE (SAFETY GLAZING).	ALUM. ST. ALUMINUM STORE FRONT
2	INSULATED STEEL, PRE-FINISHED, FLUSH PANEL.	INSUL. ST. INSULATED STEEL
3	INSULATED STEEL, PRE-FINISHED, RAISED PANEL O.H.D. w/ STEEL BACKER AND GLAZING.	HCWD HOLLOW CORE WOOD DOOR
4	1 3/8" WOOD, PRE-FINISHED, FLUSH PANEL.	SCWD SOLID CORE WOOD DOOR
5		

NOTE: VERIFY LOCATION OF ALL KEY FOB/CARD READERS WITH OWNER AND/OR MANAGEMENT.

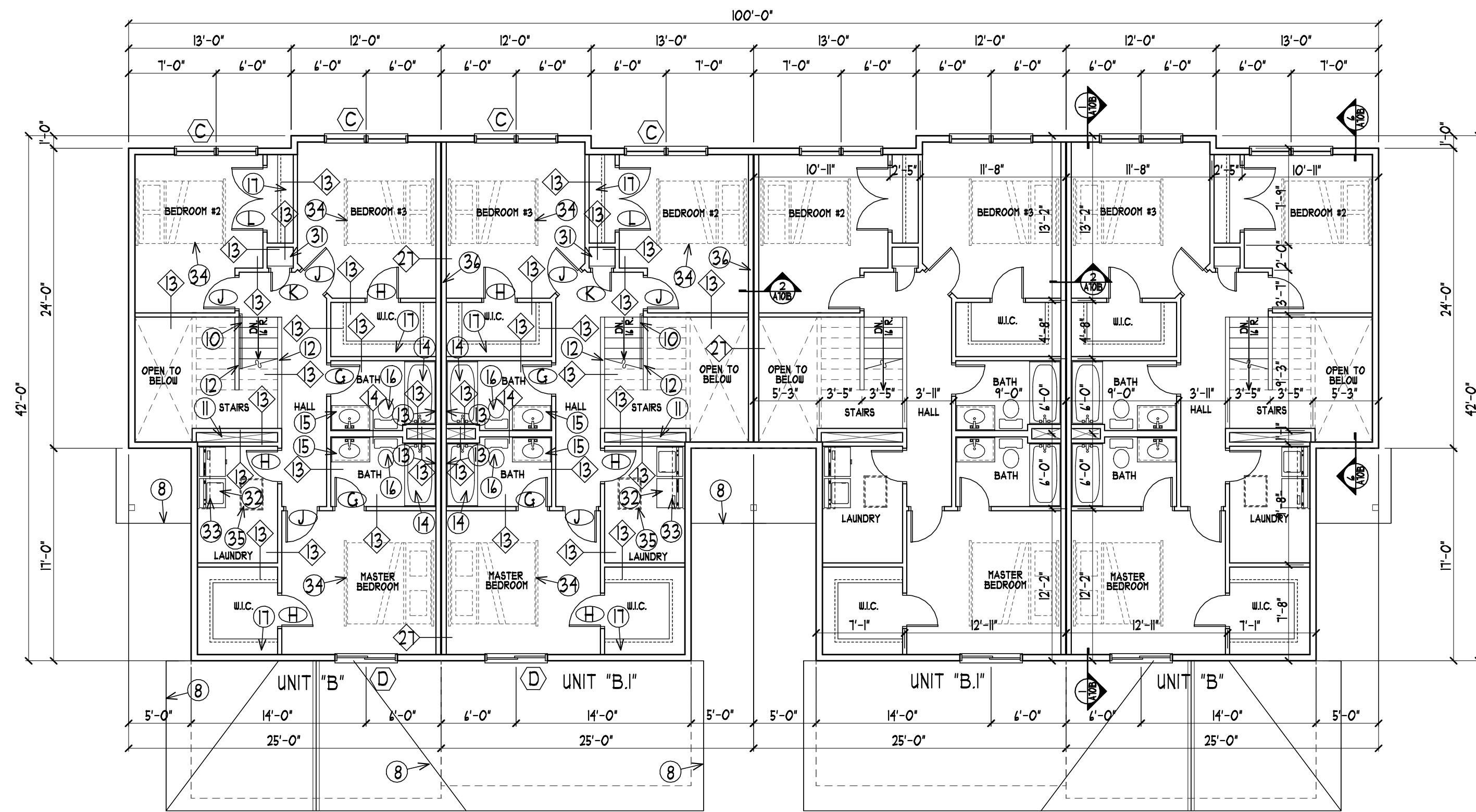
FRAME TYPES:

1	WOOD FRAME, PRE-FINISHED.
2	NO FRAME AT THIS DOOR.
3	WOOD FRAME, PRE-FINISHED TO MATCH DOOR.
4	POCKET DOOR FRAME.
5	

HARDWARE GROUPS:

SCHLAGE OR EQUAL "AL" SERIES AT INTERIOR DOORS. "D" SERIES AT EXTERIOR DOORS. PROVIDE APPROVED LEVER HANDLES AT ALL DOORS AND BUMPERS WHERE REQUIRED. DOOR HARDWARE TO MATCH LABEL OF DOOR AND BE INSTALLED PER NFPA #80.

1	ENTRY HARDWARE; 1 1/2 PAIR HINGES, LOCKING LATCH, DEAD BOLT, ACCESSIBLE THRESHOLD, WEATHER STRIP.
2	ENTRY HARDWARE; 1 1/2 PAIR HINGES, LOCKING LATCH, THRESHOLD, WEATHER STRIP.
3	OVER HEAD DOOR HARDWARE. PROVIDE AUTOMATIC OPENER.
4	ENTRY HARDWARE; 1 1/2 PAIR HINGES, NON-LOCKING LATCH, THRESHOLD, WEATHER STRIP.
5	ENTRY HARDWARE; 1 1/2 PAIR SPRING LOADED HINGES, LOCKING LATCH, ACCESSIBLE THRESHOLD, WEATHER STRIP.
6	POCKET DOOR HARDWARE.
7	PRIVACY HARDWARE; 1 PAIR HINGES, PUSH BUTTON LOCKING LATCH.
8	PASSAGE HARDWARE; 1 PAIR HINGES, NON-LOCKING LATCH.
9	PASSAGE HARDWARE; 2 PAIR HINGES, 2 DUMMY LATCHES, 2 ROLLER CATCHES.
10	



UNIT "B"	UNIT "B.I"	UNIT "B.I"	UNIT "B"
3 BED (2 1/2 BATHS)	3 BED (2 1/2 BATHS)	3 BED (2 1/2 BATHS)	3 BED (2 1/2 BATHS)
400 S.F. LOWER 200 S.F. MAIN + GARAGE 811 S.F. UPPER 2111 S.F. TOTAL + GARAGE	400 S.F. LOWER 200 S.F. MAIN + GARAGE 811 S.F. UPPER 2111 S.F. TOTAL + GARAGE	400 S.F. LOWER 200 S.F. MAIN + GARAGE 811 S.F. UPPER 2111 S.F. TOTAL + GARAGE	400 S.F. LOWER 200 S.F. MAIN + GARAGE 811 S.F. UPPER 2111 S.F. TOTAL + GARAGE

SECOND FLOOR PLAN - BLDG. "B"  
SCALE: 1/8" = 1'-0"

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4 UNIT TOWNHOME FOR: VILLAS OF RIVERS RIDGE  
RED WING, MN  
RED WING, MN  
(651) 388-0000

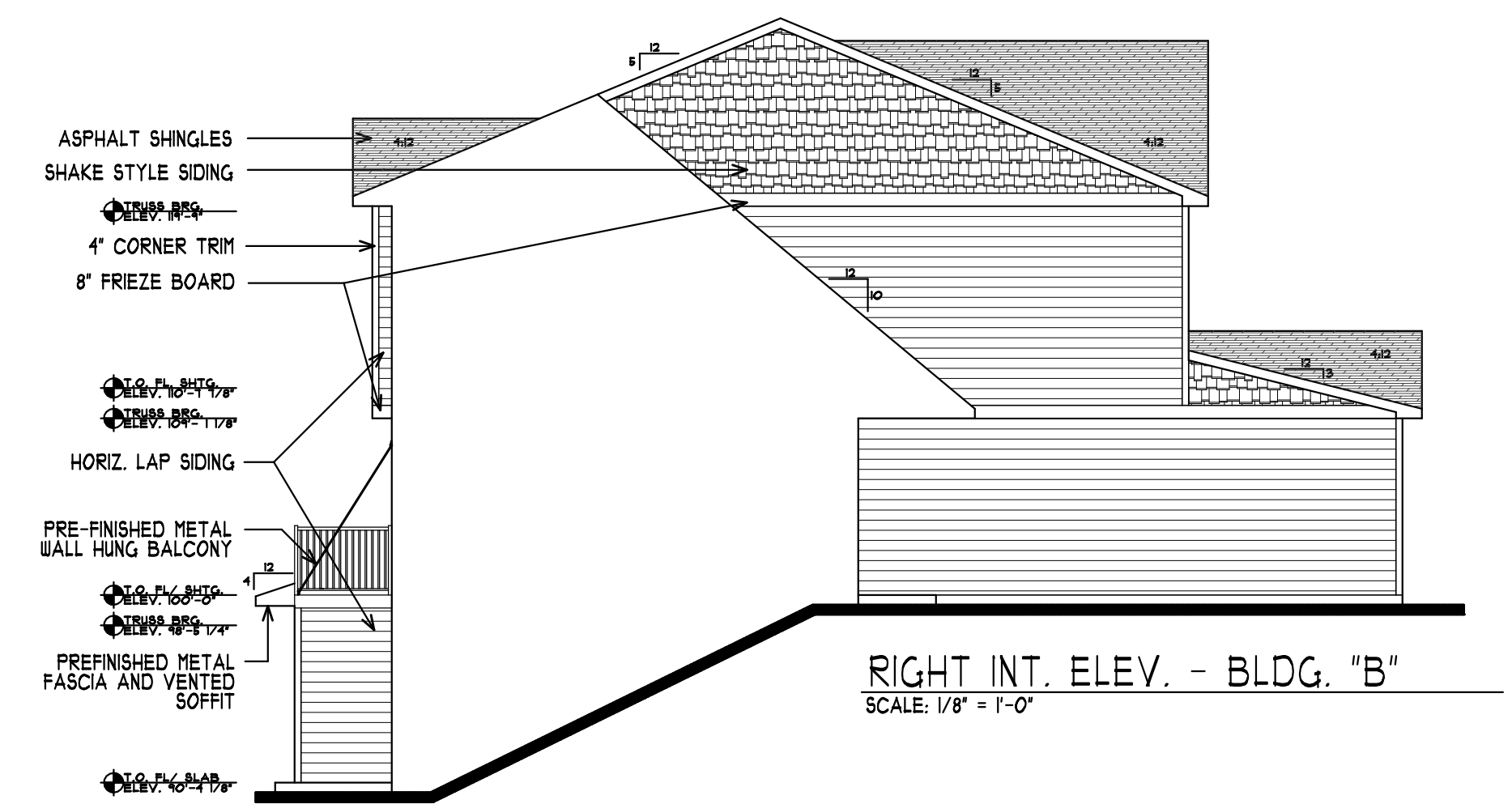
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Issue Date:  
Document Set: PRELIMINARY

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

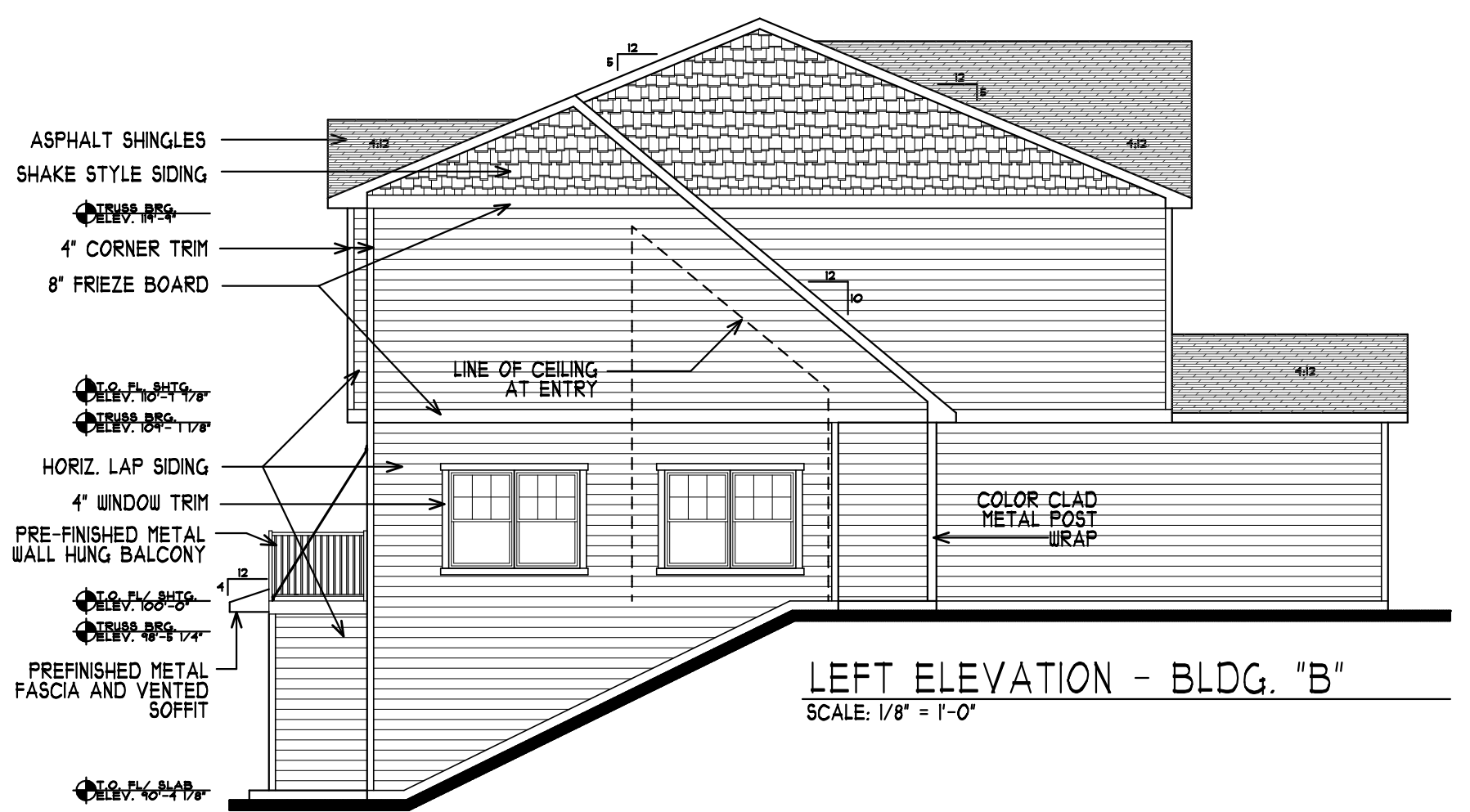


**FRONT ELEVATION - BLDG. "B"**  
 SCALE: 1/8" = 1'-0"

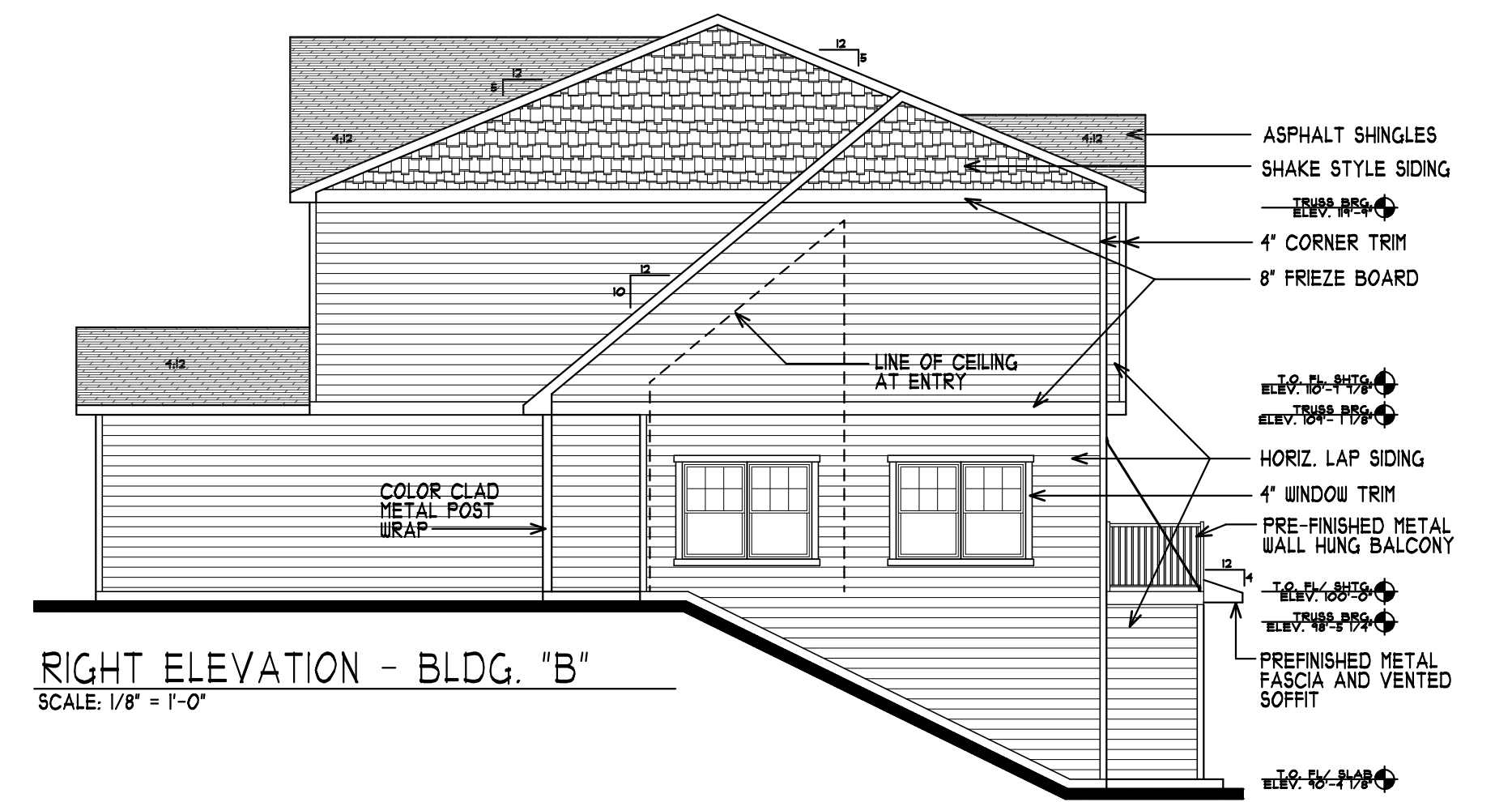
- GENERAL NOTES:**
- A.) ALL OVERHEAD GARAGE DOORS TO HAVE SOFFIT LIGHTS (2 LTS @ DOUBLE & 1 LT @ SINGLE DOOR)
  - B.) ALL LOWER ROOFS TO HAVE PRE-FIN. GUTTERS & DOWNSPOUTS
  - C.) ALL PATIO DOORS TO HAVE EXTERIOR WALL LIGHTS



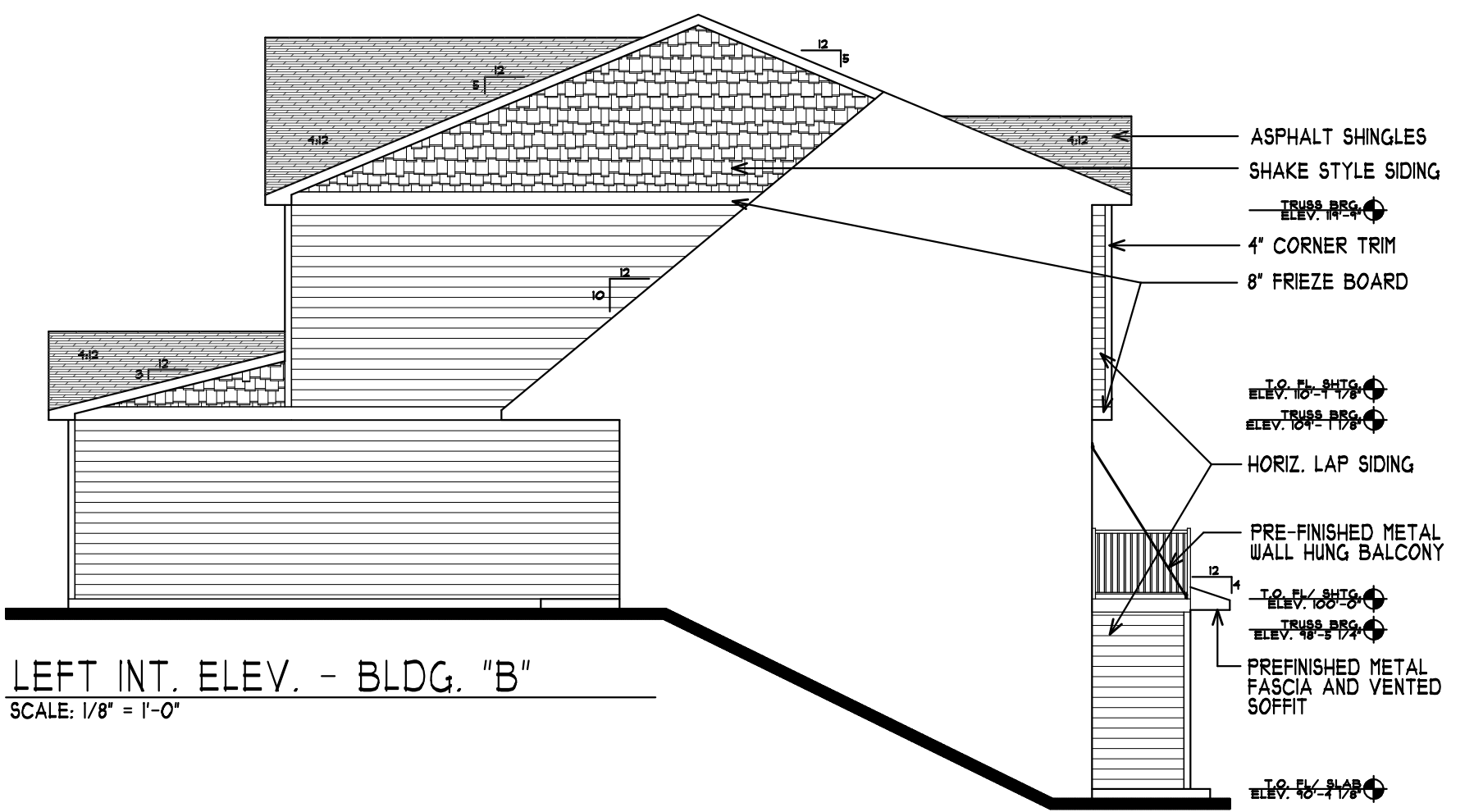
**RIGHT INT. ELEV. - BLDG. "B"**  
 SCALE: 1/8" = 1'-0"



**LEFT ELEVATION - BLDG. "B"**  
 SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION - BLDG. "B"**  
 SCALE: 1/8" = 1'-0"



**LEFT INT. ELEV. - BLDG. "B"**  
 SCALE: 1/8" = 1'-0"



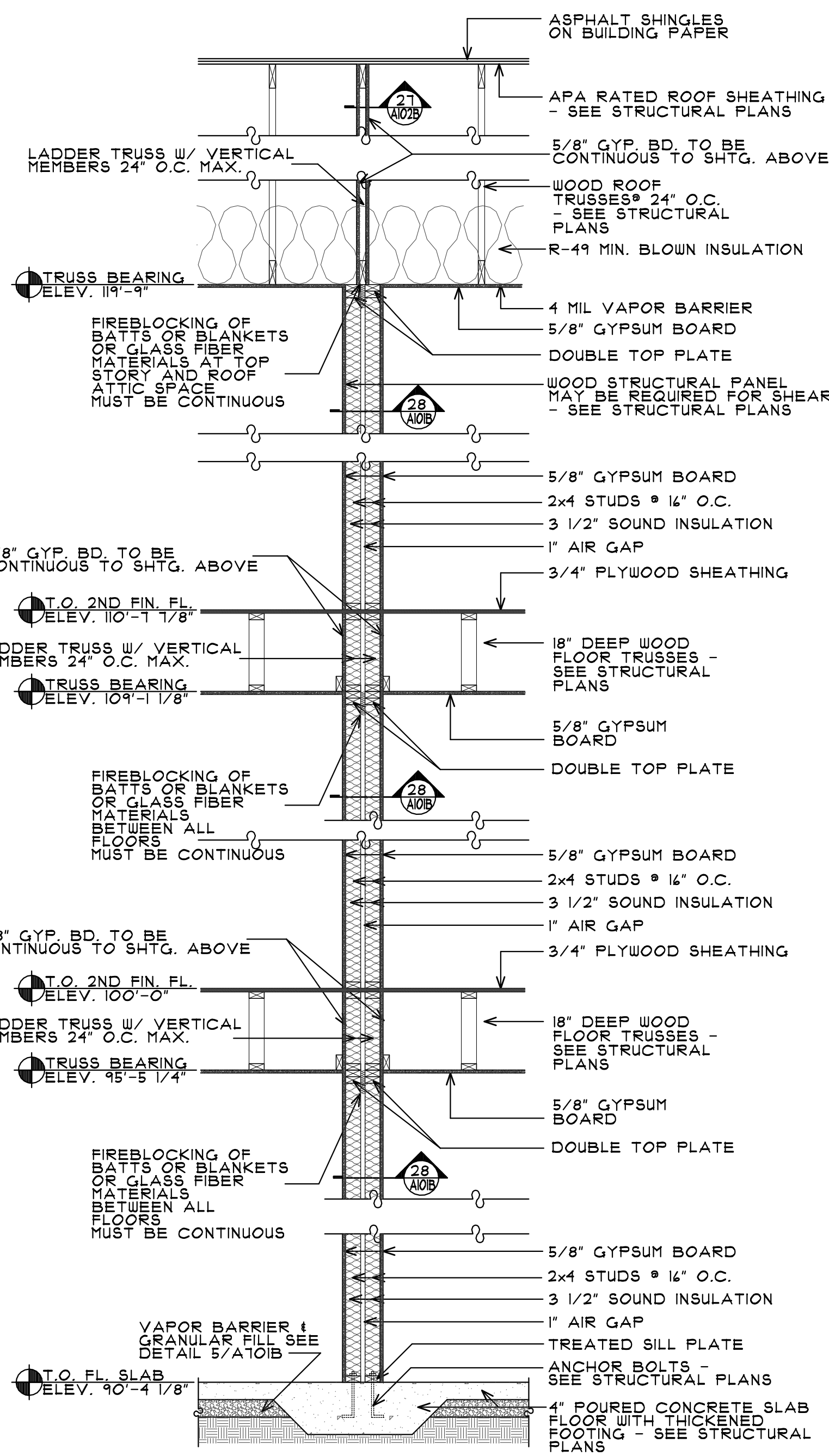
**REAR ELEVATION - BLDG. "B"**  
 SCALE: 1/8" = 1'-0"

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid. 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. Name: NORTAN E. COLE

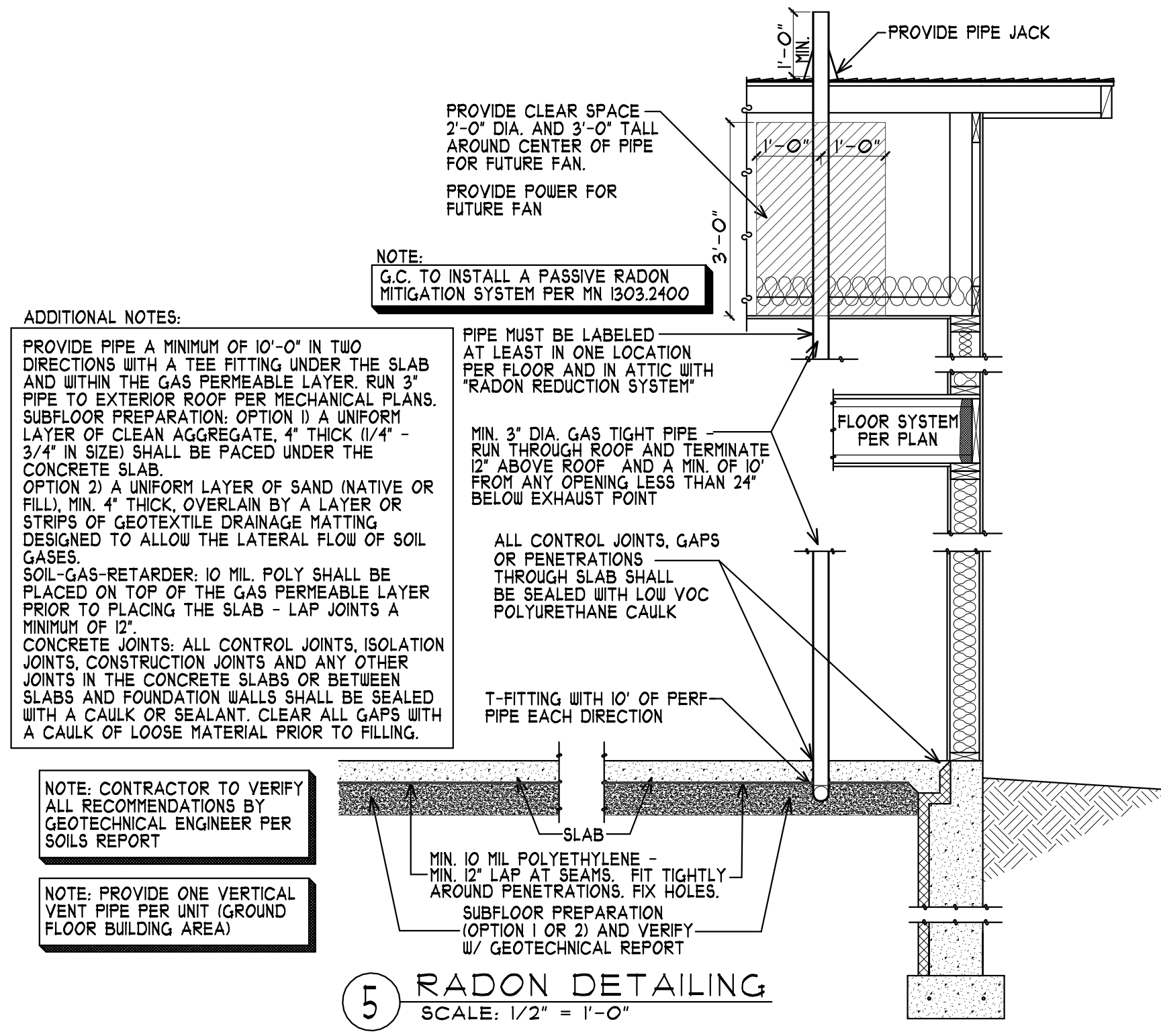
DEVELOPER: **KB KELLER/BAARTMAN** PROPERTIES  
 4 UNIT TOWNHOME FOR: **VILLAS OF RIVERS RIDGE**  
 RED WING, MN (651) 388-0000

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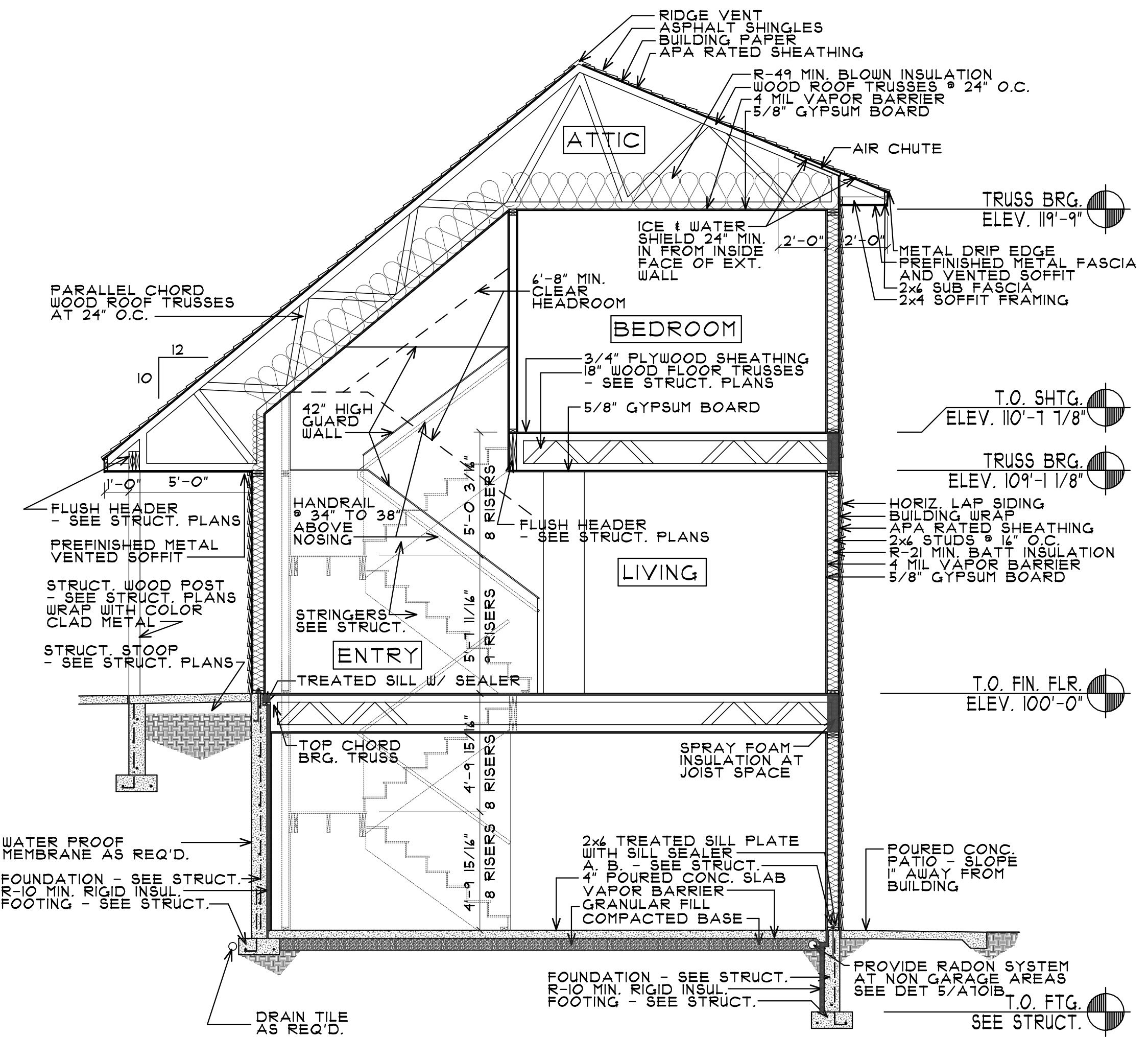


**2 COMMON WALL SECTION**  
SCALE: 1/2" = 1'-0"

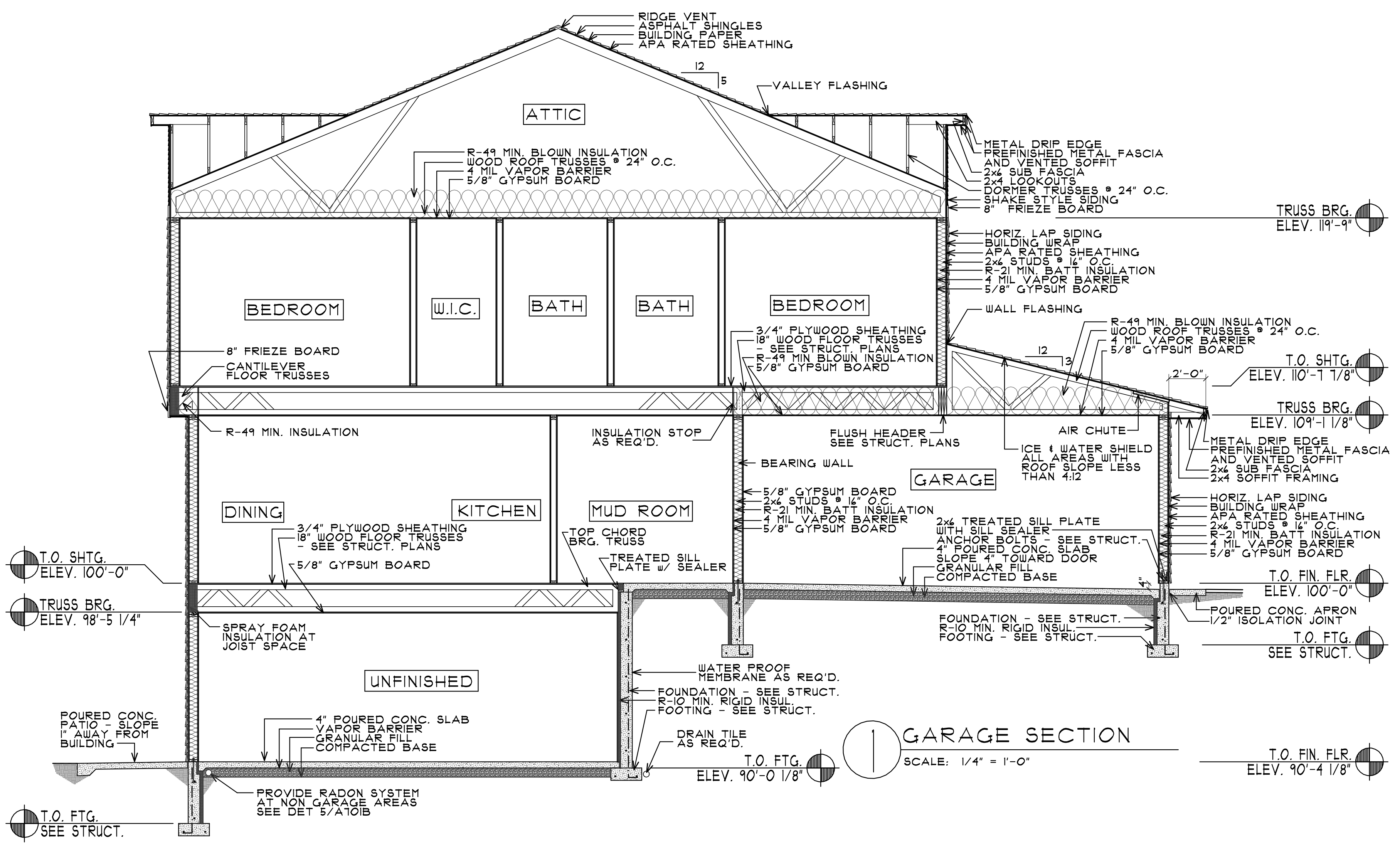


**5 RADON DETAILING**  
SCALE: 1/2" = 1'-0"

**ADDITIONAL NOTES:**  
 PROVIDE PIPE A MINIMUM OF 10'-0" IN TWO DIRECTIONS WITH A TEE FITTING UNDER THE SLAB AND WITHIN THE GAS PERMEABLE LAYER. RUN 3" PIPE TO EXTERIOR ROOF PER MECHANICAL PLANS. SUBFLOOR PREPARATION: OPTION 1) A UNIFORM LAYER OF CLEAN AGGREGATE, 4" THICK (1/4" - 3/4" IN SIZE) SHALL BE PAVED UNDER THE CONCRETE SLAB. OPTION 2) A UNIFORM LAYER OF SAND (NATIVE OR FILL), MIN. 4" THICK, OVERLAIN BY A LAYER OR STRIPS OF GEOTEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES. SOIL-GAS-RETARDER: 10 MIL POLY SHALL BE PLACED ON TOP OF THE GAS PERMEABLE LAYER PRIOR TO PLACING THE SLAB - LAP JOINTS A MINIMUM OF 12".  
 CONCRETE JOINTS: ALL CONTROL JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS AND ANY OTHER JOINTS IN THE CONCRETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. CLEAR ALL GAPS WITH A CAULK OF LOOSE MATERIAL PRIOR TO FILLING.  
 PIPE MUST BE LABELED AT LEAST IN ONE LOCATION PER FLOOR AND IN ATTIC WITH "RADON REDUCTION SYSTEM".  
 MIN. 3" DIA. GAS TIGHT PIPE RUN THROUGH ROOF AND TERMINATE 12" ABOVE ROOF AND A MIN. OF 10" FROM ANY OPENING LESS THAN 24" BELOW EXHAUST POINT.  
 ALL CONTROL JOINTS, GAPS OR PENETRATIONS THROUGH SLAB SHALL BE SEALED WITH LOW VOC POLYURETHANE CAULK.  
 T-FITTING WITH 10" OF PERF. PIPE EACH DIRECTION.  
 MIN. 1/2" POLYETHYLENE - MIN. 1/2" LAP AT SEAMS. FIT TIGHTLY AROUND PENETRATIONS. FIX HOLES.  
 SUBFLOOR PREPARATION (OPTION 1 OR 2) AND VERIFY W/ GEOTECHNICAL REPORT.  
 NOTE: CONTRACTOR TO VERIFY ALL RECOMMENDATIONS BY GEOTECHNICAL ENGINEER PER SOILS REPORT.  
 NOTE: PROVIDE ONE VERTICAL VENT PIPE PER UNIT (GROUND FLOOR BUILDING AREA).



**6 ENTRY SECTION**  
SCALE: 1/4" = 1'-0"



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

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 PROJECT: **VILLAS OF RIVERS RIDGE**  
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4 UNIT TOWNHOME FOR:

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