

VILLAS OF RIVERS RIDGE

10 UNIT TOWNHOUSE - BUILDING "E"

RED WING, MN



PROJECT TEAM:

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REVISION LOG

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CODE SUMMARY

1. BUILDING DESCRIPTION:

A NEW 2 STORY 10 UNIT TOWNHOUSE BUILDING w/ BASEMENT
TUCK UNDER GARAGES - TOTAL BLDG. = 17,810 S.F.
GARAGE LEVEL = 5,140 S.F., FIRST FLOOR = 5,140 S.F., SECOND FLOOR 4,390 S.F.

2. BLDG. SUMMARY: 2018 I.R.C. WITH 2020 MINNESOTA AMENDMENTS, AND OTHER RELATED CODES.

- A. SECTION - R300 CLASSIFICATION
IRC-3 - TOWNHOUSE - (TABLE 300.1)
- B. SECTION R302 - FIRE-RESISTANT CONSTRUCTION
 - WALLS SEPARATING TOWNHOUSE UNITS SHALL BE NOT LESS THAN 1 HOUR FIRE-RESISTANCE RATED WITH A FIRE SPRINKLER SYSTEM. (R302.2.2)
 - SMOKE ALARMS PER SECTION R314 DESIGNED BY OTHERS
 - WALLS SEPARATING GARAGES FROM DWELLING AND ATTIC SPACE SHALL HAVE 1/2" MIN. GYPSUM BOARD (TABLE R302.6)
 - CEILINGS SEPARATING GARAGES FROM DWELLING UNIT ABOVE SHALL HAVE 5/8" TYPE "X" MIN. GYPSUM BOARD (TABLE R302.6)
 - OPENINGS BETWEEN GARAGES AND DWELLING UNIT TO COMPLY WITH R302.5. DOORS TO BE SELF CLOSING
- C. SECTION R306 - SANITATION
EVERY DWELLING UNIT SHALL BE PROVIDED A WATER CLOSET, LAVATORY, & BATH TUB OR SHOWER
EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND A SINK IN THAT AREA.
- D. SECTION R311 - MEANS OF EGRESS
STAIRWAYS AND HALLWAYS SHALL HAVE A MINIMUM DIMENSION OF 36" CLEAR. (R311.4 & R311.12)
STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6'-8" MEASURED VERTICAL FROM THE TREAD NOSING. (R311.2)
STAIRWAYS SHALL HAVE A MINIMUM TREAD OF 10" AND MAXIMUM RISER OF 1 3/4". (R311.15)
STAIRWAYS SHALL HAVE A HANDRAIL ON AT LEAST 1 SIDE. (R311.18)

E. SECTION R313 - AUTOMATIC FIRE SPRINKLER SYSTEMS
BUILDINGS WITH 3 OR MORE TOWNHOUSE UNITS REQUIRE A FIRE SPRINKLER SYSTEM - PROVIDE PER NFPA 13D OR P2904 (SECTION R313.1.1)

F. SECTION R320 - ACCESSIBILITY
ALL EXTERIOR COMMON AREA SPACES SHALL COMPLY
REQUIRED UNIT TYPES:
AT LEAST 2% BUT NOT LESS THAN 1 UNIT SHALL BE TYPE "A" (SECTION 1101.6.2.2.1)
66 UNITS ARE PROVIDED ON SITE - 2 ARE TYPE "A"
MULTI-STORY TOWNHOUSE UNITS WHICH ARE NOT PROVIDED ELEVATOR SERVICE ARE NOT REQUIRED TO BE TYPE "B" (SECTION 1101.1.2)

G. PROVIDE RADON MITIGATION PER MN SECTION 1303.2402.
ADD PASSIVE RADON MITIGATION SYSTEM FOR EACH UNIT
SEE RADON DETAIL ON SHEET A101

H. 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

J. RECYCLING SPACE (MN ADMIN RULES 1303.1500)
EACH RESIDENT WILL KEEP THEIR INDIVIDUAL REFUSE AND RECYCLING CONTAINERS IN THEIR ATTACHED GARAGE.

SHEET INDEX

ARCHITECTURAL:

- A001E TITLE & CODE INFO
- A101E LOWER LEVELS & FIRST FLOOR PLAN / SCHEDULES
- A102E SECOND FLOOR & ROOF PLAN
- A501E EXTERIOR ELEVATIONS
- A101E BUILDING SECTIONS & DETAILS

STRUCTURAL:

- S000 GENERAL STRUCTURAL NOTES
- S001 STRUCTURAL ABBREVIATIONS
- S100 10 PLEX FOUNDATION PLAN
- S101 10 PLEX FIRST FLOOR FRAMING PLAN
- S102 10 PLEX SECOND FLOOR FRAMING PLAN
- S103 10 PLEX ROOF FRAMING PLAN
- S500 TYPICAL FOUNDATION DETAILS
- S501 TYPICAL FLOOR FRAMING DETAILS
- S502 TYPICAL ROOF FRAMING DETAILS

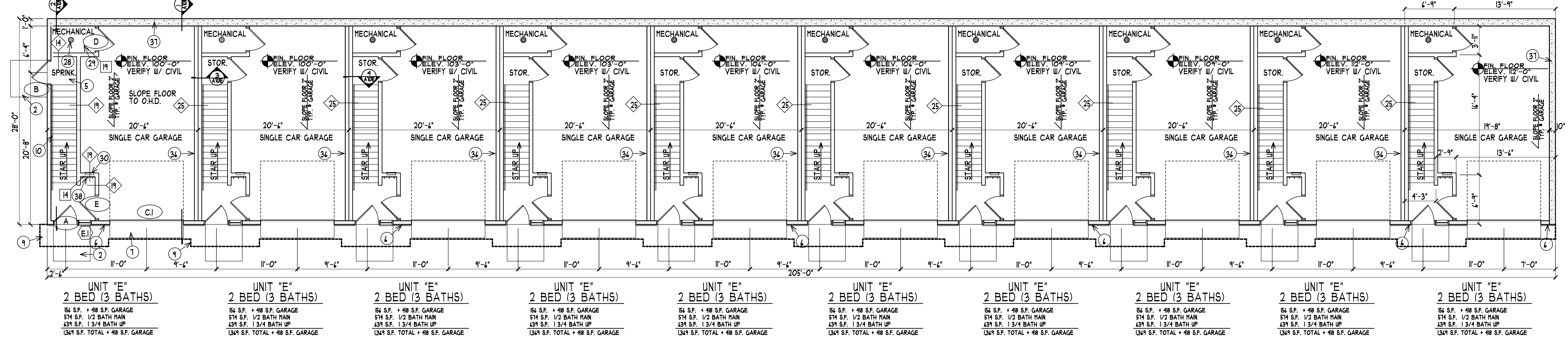
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PROJECT No. 20026
 Issue Date: 7-31-20
 Document Set: PERMIT SET

PLOTTED: 7-31-20 FILE: 20026E CON: 4

A001E



LOWER LEVEL FLOOR PLAN - BLDG. "E"
SCALE: 1/8" = 1'-0" (10) PLEX 5,140 S.F.

DOOR SCHEDULE

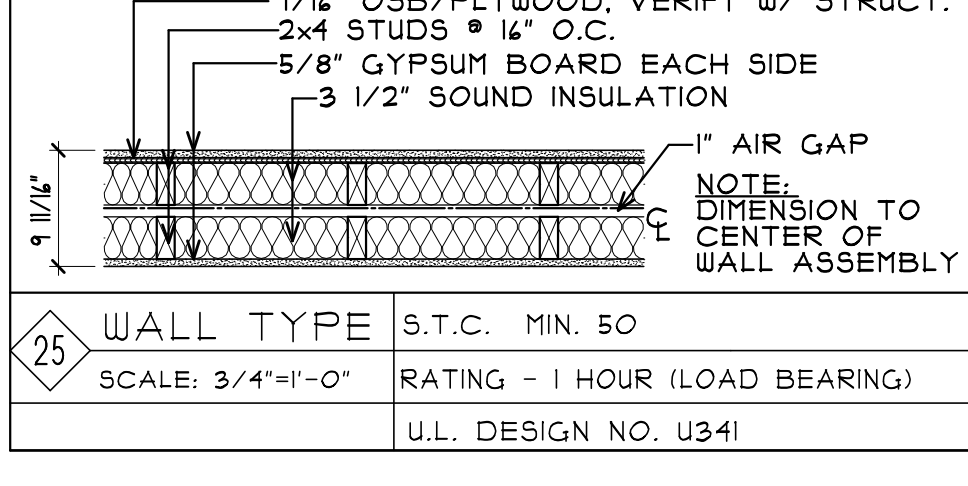
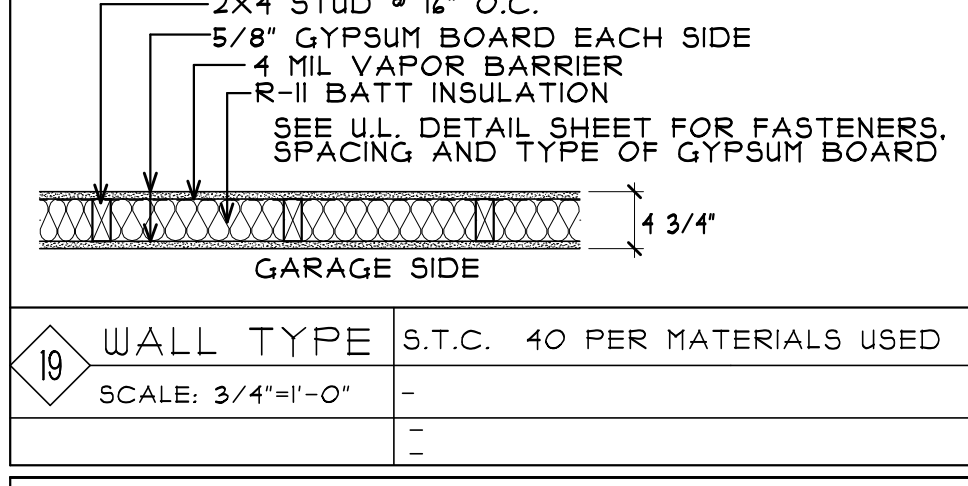
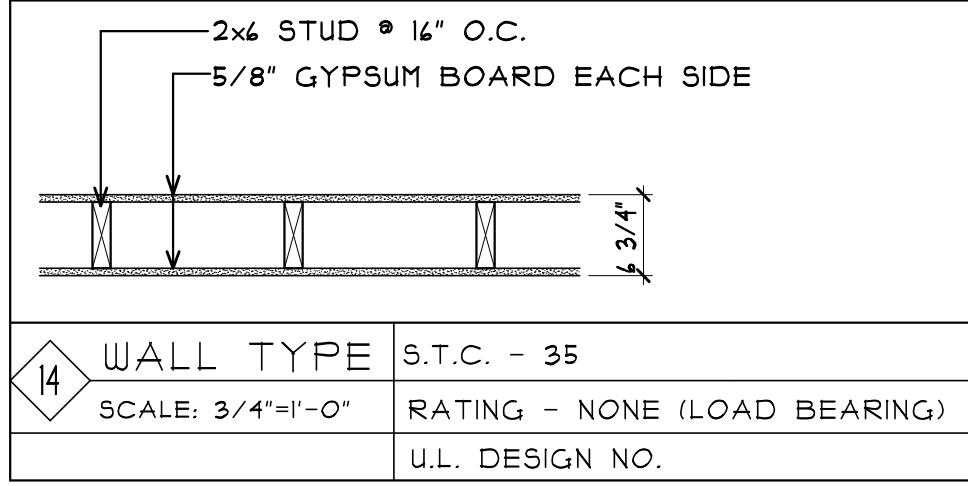
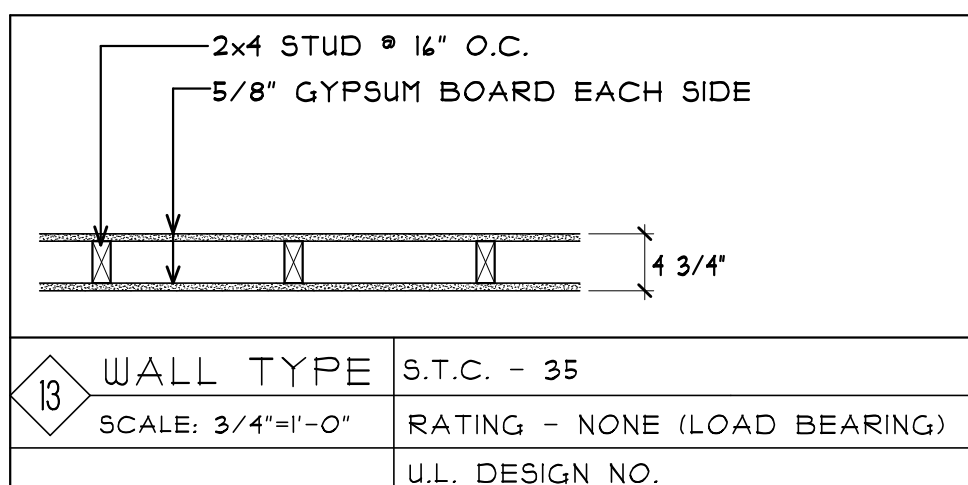
Door #	Door Location (Room Name)	Door Size	Door Material	Assembly Rating	Doors Type	Frame Type	Hdr. Group	Comments (note: rating of door frame and hardware to match door rating)
EXTERIOR DOORS								
A	UNIT MAIN ENTRY	3'-0"x6'-8"	INSUL. ST.	NONE	1	1	1	-
B	WATER ROOM	3'-0"x6'-8"	INSUL. ST.	NONE	2	1	2	RAISED PANEL/ VERIFY W/ OWNER
C	UNIT GARAGE OHD	14'-0"x8'-0"	INSUL. ST.	NONE	3	2	3	-
C.I	UNIT GARAGE OHD	10'-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	Hdr. Group	Comments (note: rating of door frame and hardware to match door rating)
INTERIOR DOORS								
D	MECH. ROOM	3'-0"x6'-8"	INSUL. ST.	20 MIN.	2	1	4	-
E	MUD ROOM	2'-8"x6'-8"	INSUL. ST.	20 MIN.	2	1	5	-
F	KITCHEN	2'-8"x6'-8"	HCWD	NONE	4	4	4	-
G	BATH/POWDER	2'-4"x6'-8"	HCWD	NONE	4	3	7	-
H	CLOSET	2'-4"x6'-8"	HCWD	NONE	4	3	8	-
J	BEDROOM	2'-4"x6'-8"	HCWD	NONE	4	3	7	-
K	CLOSET	1'-4"x6'-8"	HCWD	NONE	4	3	8	-
L	CLOSET	(2) 2'-4"x6'-8"	HCWD	NONE	4	3	9	PAIR OF DOORS
M	CLOSET	3'-0"x6'-8"	HCWD	NONE	4	3	8	-
N	BEDROOM	3'-0"x6'-8"	HCWD	NONE	4	3	7	-
P	BATHROOM	3'-0"x6'-8"	HCWD	NONE	4	3	7	-

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.	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	



FLOOR PLAN NUMBER NOTES

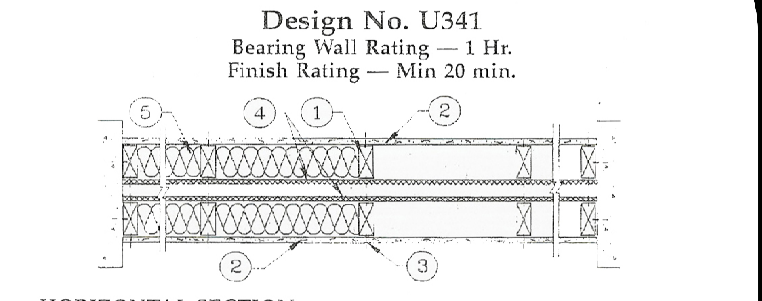
- STRUCTURAL POST. SEE STRUCTURAL PLANS FOR SIZE. PROVIDE COLOR CLAD WRAP FINISH.
- 5'-0"x5'-0" FROST STOOP FOR EXTERIOR DOOR. SEE STRUCTURAL PLANS FOR DETAILS.
- NOT USED.
- BALCONY OR POURED CONCRETE PATIO SLOPED AWAY FROM BUILDING. SEE PLAN FOR SIZE.
- NOT USED.
- CULTURED STONE THIS LOCATION. SEE EXTERIOR ELEVATIONS FOR STYLE AND AMOUNT.
- POURED CONCRETE APRON AT O.H. DOORS.
- LINE OF ROOF BELOW.
- LINE OF ROOF, FLOOR OR BALCONY ABOVE, SHOWN DASHED.
- HAND RAIL MOUNTED AT 34" TO 38" ABOVE NOSING OF STAIR TREADS.
- CHASE FOR MECHANICAL DUCTS TO BE LOCATED AS SHOWN.
- 4" HIGH HALF WALL WITH WOOD CAP.
- PROVIDE (1) LAYER OF 5/8" GYPSUM BOARD BEHIND TUB / SHOWER SURROUND TO MAINTAIN 1 HR. WALL RATING. SEE DETAIL U/10E.
- BATH/TUB WITH FIBERGLASS SURROUND. SEE PLUMBING PLANS.
- LAVATORY WITH COUNTERTOP AND CABINET BELOW. SEE PLUMBING PLANS.
- WATER CLOSET. SEE PLUMBING PLANS.
- CLOSET ROD AND SHIRT.
- ELECTRIC FIREPLACE. VERIFY SIZE AND STYLE. SEE ELECTRICAL PLANS.
- COUNTERTOP OVERHANG FOR EATING BAR.
- BLIND CORNER CABINET DOOR THIS SIDE.
- LINE OF 12" DEEP UPPER CABINETS.
- 24" DEEP FINISHED END PANEL AT FRIDGE.
- LINE OF 24" DEEP UPPER CABINET ABOVE FRIDGE.
- DISHWASHER. SEE MEP PLANS FOR HOOK-UPS.
- RANGE WITH VENTED HOOD. SEE MEP PLANS FOR HOOK-UPS.
- REFRIGERATOR. SEE MEP PLANS FOR HOOK-UPS.
- STAINLESS STEEL DOUBLE BOWL KITCHEN SINK. SEE PLUMBING PLANS.
- FLOOR DRAIN. SEE PLUMBING PLANS.
- SEE MEP PLANS FOR EQUIPMENT THIS SIDE.
- ELECTRIC PANEL. VERIFY LOCATION WITH ELECTRICAL PLANS.
- 5 ADJUSTABLE LINEN SHELVES.
- CLOTHES WASHER AND DRYER. SEE MEP PLANS FOR HOOK-UPS.
- 30" LONG SHELF ABOVE LAUNDRY MACHINES.
- FURNITURE SHOWN FOR SPACE PLANNING ONLY. (N.I.C.)
- 22"X20" MIN LOCKING ATTIC ACCESS.
- PARTY WALL FIRE PARTITION BUILT TO BOTTOM OF FLOOR/ROOF SHEATHING. THIS SERVES AS REQ'D DRAFTSTOP IN TRUSS SPACE.
- FIRE BLOCK. REQ'D. SEE DETAIL U/10E.
- POURED CONCRETE WALL. VERIFY W/ STRUCTURAL DRAWINGS.
- CLOTHES HOOKS. VERIFY W/ OWNER.
- COUNTER TOP w/ BASE CABINETS. VERIFY FINISH W/ G.C./OWNER.
- PEDESTAL SINK. VERIFY W/ OWNER. SEE PLUMBING PLANS.
- NOT USED.
- SHOWER VERIFY STYLE W/ OWNER. SEE PLUMBING PLANS.
- LINEIN CLOSET BY CABINET SUPPLIER.
- GYPSUM BOARD BULKHEAD @ 4'-8" A.F.F. SHOWN DASHED.
- CONCRETE PATIO SLOPED AWAY FROM BLDG.
- FLOORING TRANSITION LINE. VERIFY LOCATIONS I EXTENTS W/ G.C./OWNER.

WINDOW SCHEDULE

LABEL	QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	NOMINAL SIZE
A	10	THERMO-TECH	CPD4048	PATIO SLIDER	4'-0"x6'-8"
B	-	THERMO-TECH	CPD4148	PATIO SLIDER	4'-9"x6'-8"
C	30	THERMO-TECH	(2) TSH4040E	SINGLE HUNG	(2) 3'-4"x5'-0"
D	-	THERMO-TECH	TSH4042E	HORIZ. SLIDER	5'-0"x3'-4"
E	25	THERMO-TECH	TSH3048	SINGLE HUNG	2'-4"x4'-0"
E.I	10	THERMO-TECH	TSH2448	SINGLE HUNG	2'-0"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 LIFTERS PER CODE.

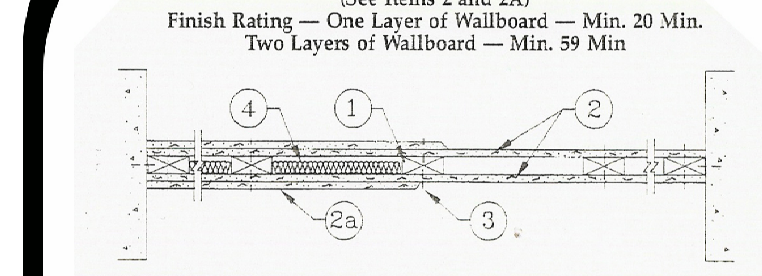
FIRE RESISTANCE RATINGS - ANSULV 263 (B)UV



- Wood Studs — Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall.
 - Gypsum Board — 5/8 in. thick 4 ft wide. Wallboard on both applied horizontally or vertically with vertical joints on studs, and joints on studs and bearing plates 7 in. OC, with 1/4 in. shank diam and 1/4 in. diam head. As an alternate, No. 8 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.
 - Joints and Nail Heads — Wallboard joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.
 - Sheathing — (Optional) — Separim may be sheathed with min 7/16 in. thick wood structural panels min grade "CDX" or "Sheathing" or min 1/2 in. thick Mineral and Fiber Boards. See Mineral and Fiber Boards (CEBZ) category for names of Classified companies.
 - Batts and Blankets — (Optional) — Max 1 1/2 in. max thickness glass or mineral fiber batt insulation. Optional when sheathing (Item 4) is used on both halves of wall. See Batts and Blankets (BZIZ) category for list of Classified companies.
 - Fiber Sprayed — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³. U.S. GREENFIBER L.L.C. — Cocoon stabilized cellulose insulation.
 - Fiber Sprayed — As an alternate to Batts and Blankets (Item 5) and Item 5A when sheathing (Item 4) is used on both halves of wall. — Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft. U.S. GREENFIBER L.L.C. — Cocoon stabilized cellulose insulation.
 - Steel Framing Members (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
 - Furring Channels — Formed of No. 25 MSG galv steel 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC, perpendicular to studs. Channels secured to studs as described in Item 5. Joints of adjoining channels are overlapped 6 in. and tied together with double-strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two set-screws 1/8 in. framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.
 - Steel Framing Members — Used to attach furring channels (Item A) to studs (Item 1). Clips spaced 48 in. OC, and secured to studs with No. 8 x 2 1/2 in. coarse drywall screw through the center groove. Furring channels are friction fitted into clips. PAC INTERNATIONAL INC. — Type RSS-1.
- *bearing the UL Classification Mark

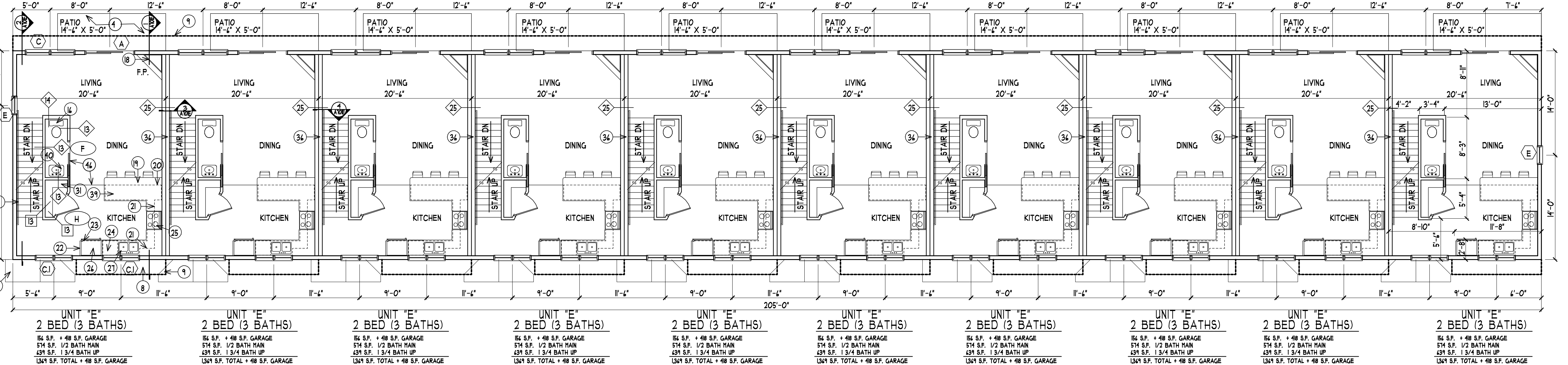
1 HR. WALL ASSEMBLY

Design No. U338



- Wood Studs — Nom 2 by 4 in., spaced 24 in. OC max. effectively firestopped.
 - Gypsum Board — For Nonbearing Wall Rating — One layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Wallboard on both applied horizontally or vertically with vertical joints on studs, and joints on studs and bearing plates 7 in. OC, with 1/4 in. shank diam and 1/4 in. diam head. As an alternate, No. 8 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails. 2-3/8 in. long, 0.113 in. shank diam and 9/32 in. diam head.
 - Joints and Nail Heads — Wallboard joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.
 - Batts and Blankets — (Optional) — Max 1 1/2 in. max thickness glass or mineral fiber batt insulation. See Batts and Blankets (BZIZ) category for names of Classified companies.
 - Fiber Sprayed — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³. U.S. GREENFIBER L.L.C. — Cocoon stabilized cellulose insulation.
- *bearing the UL Classification Mark

1 HR. WALL ASSEMBLY



FIRST FLOOR PLAN - BLDG. "E"
SCALE: 1/8" = 1'-0" (10) PLEX 5,140 S.F.

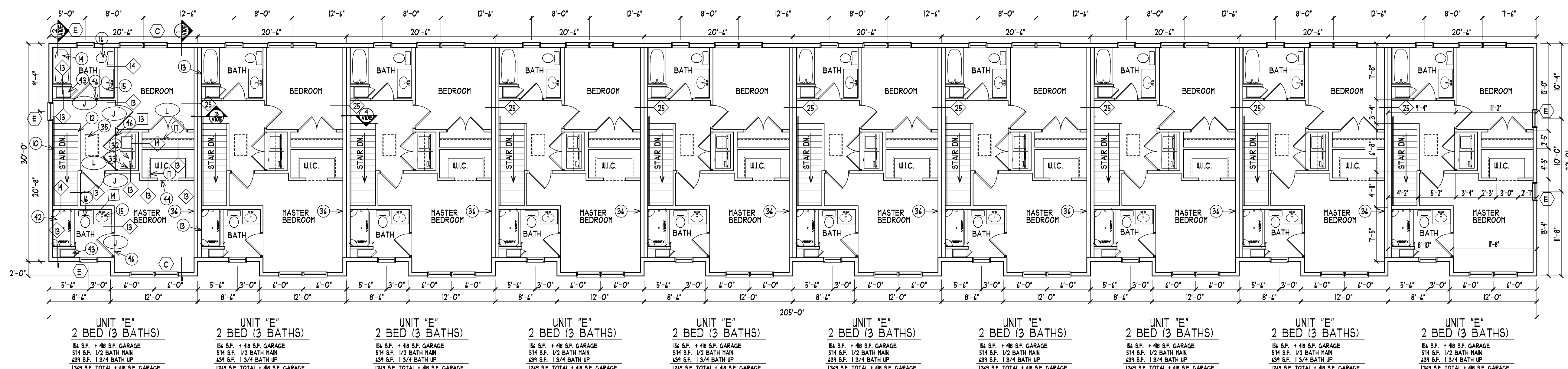
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A101E



DOOR SCHEDULE

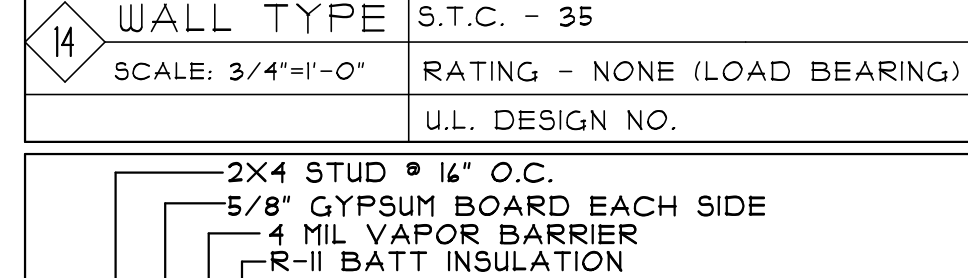
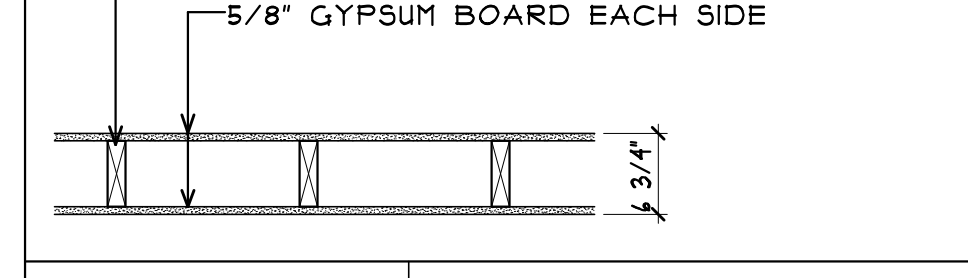
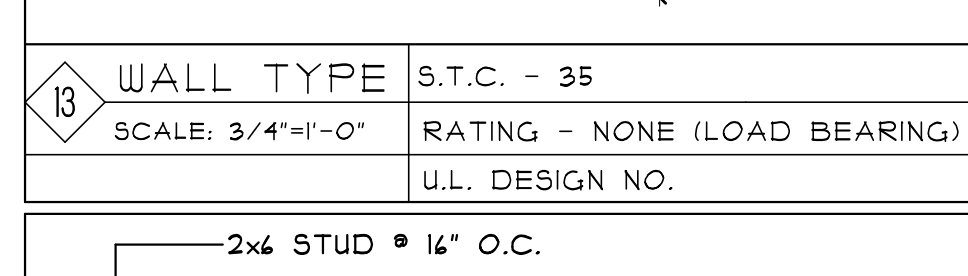
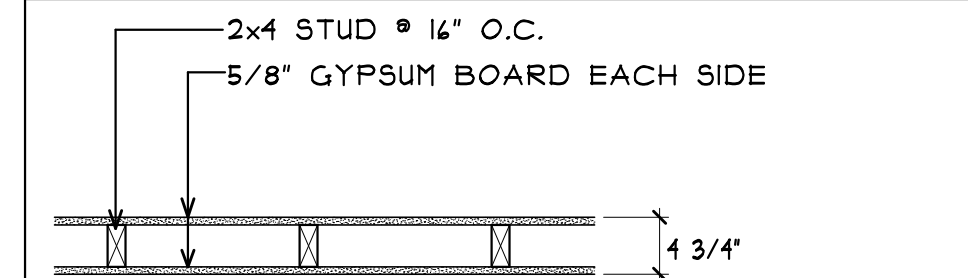
Door #	Door Location (Room Name)	Door Size	Door Material	Door Rating	Assem. Rating	Doors Type	Frame Type	Hidr. Group	Comments (note: rating of door frame and hardware to match door rating)
EXTERIOR DOORS									
A	UNIT MAIN ENTRY	3'-0"x4'-8"	INSUL. ST.	NONE		1	1	1	
B	WATER ROOM	3'-0"x4'-8"	INSUL. ST.	NONE		2	1	2	RAISED PANEL/ VERIFY W/ OWNER
C	UNIT GARAGE OHD	14'-0"x8'-0"	INSUL. ST.	NONE		3	2	3	
C.I	UNIT GARAGE OHD	10'-0"x8'-0"	INSUL. ST.	NONE		3	2	3	

Door Letter	Door Location (Room Name)	Door Size	Door Material	Door Rating	Assem. Rating	Doors Type	Frame Type	Hidr. 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	7	
H	CLOSET	2'-4"x4'-8"	HCWD	NONE		4	3	8	
J	BEDROOM	2'-4"x4'-8"	HCWD	NONE		4	3	7	
K	CLOSET	1'-6"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	7	
P	BATHROOM	3'-0"x4'-8"	HCWD	NONE		4	3	7	

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.	HCWD	HOLLOW CORE WOOD DOOR
4	1 3/8" WOOD, PRE-FINISHED, FLUSH PANEL.	SCUD	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.

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	



FLOOR PLAN NUMBER NOTES

- STRUCTURAL POST, SEE STRUCTURAL PLANS FOR SIZE. PROVIDE COLOR CLAD WRAP FINISH.
- 5'-0"x5'-0" FROST STOOP FOR EXTERIOR DOOR. SEE STRUCTURAL PLANS FOR DETAILS.
- NOT USED.
- BALCONY OR POURED CONCRETE PATIO SLOPED AWAY FROM BUILDING. SEE PLAN FOR SIZE.
- NOT USED.
- CULTURED STONE THIS LOCATION. SEE EXTERIOR ELEVATIONS FOR STYLE AND AMOUNT.
- POURED CONCRETE APRON AT O.H. DOORS.
- LINE OF ROOF BELOW.
- LINE OF ROOF, FLOOR OR BALCONY ABOVE, SHOWN DASHED.
- HAND RAIL MOUNTED AT 34" TO 38" ABOVE NOSING OF STAIR TREADS.
- CHASE FOR MECHANICAL DUCTS.
- 42" HIGH HALF WALL WITH WOOD CAP.
- PROVIDE (1) LAYER OF 5/8" GYPSUM BOARD BEHIND TUB / SHOWER SURROUND TO MAINTAIN 1 HR. WALL RATING. SEE DETAIL V/AT0E.
- BATTILD WITH FIBERGLASS SURROUND. SEE PLUMBING PLANS.
- LAVATORY WITH COUNTERTOP AND CABINET BELOW. SEE PLUMBING PLANS.
- WATER CLOSET. SEE PLUMBING PLANS.
- CLOSET ROD AND SHELF.
- ELECTRIC FIREPLACE. VERIFY SIZE AND STYLE. SEE ELECTRICAL PLANS.
- COUNTERTOP OVERHANG FOR EATING BAR.
- BLIND CORNER CABINET DOOR THIS SIDE.
- LINE OF 12" DEEP UPPER CABINETS.
- 24" DEEP FINISHED END PANEL AT FRIDGE.
- LINE OF 24" DEEP UPPER CABINET ABOVE FRIDGE.
- DISHWASHER. SEE MEP PLANS FOR HOOK-UPS.
- RANGE WITH VENTED HOOD. SEE MEP PLANS FOR HOOK-UPS.
- REFRIGERATOR. SEE MEP PLANS FOR HOOK-UPS.
- STAINLESS STEEL DOUBLE BOIL KITCHEN SINK. SEE PLUMBING PLANS.
- FLOOR DRAIN. SEE PLUMBING PLANS.
- SEE MEP PLANS FOR EQUIPMENT THIS ROOM.
- ELECTRIC PANEL VERIFY LOCATION WITH ELECTRICAL PLANS.
- 5 ADJUSTABLE LINEN SHELVES.
- CLOTHES WASHER AND DRYER. SEE MEP PLANS FOR HOOK-UPS.
- 40" LONG SHELF ABOVE LAUNDRY MACHINES.
- FURNITURE SHOWN FOR SPACE PLANNING ONLY. (N.I.C.)
- 22'30" MIN. LOCKING ATTIC ACCESS.
- PARTY WALL FIRE PARTITION BUILT TO BOTTOM OF FLOOR/ROOF SHEATHING. THIS SERVES AS REQ'D. DRAFTSTOP IN TRUSS SPACE.
- 4 MIL VAPOR BARRIER R-II BATT INSULATION. SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD.
- POURED CONCRETE WALL, VERIFY W/ STRUCTURAL DRAWINGS.
- CLOTHES HOOKS, VERIFY W/ OWNER.
- COUNTER TOP W/ BASE CABINETS, VERIFY FINISH W/ G.C./OWNER.
- PEDESTAL SINK, VERIFY W/ OWNER. SEE PLUMBING PLANS.
- NOT USED.
- SHOWER VERIFY STYLE W/ OWNER. SEE PLUMBING PLANS.
- LINEN CLOSET BY CABINET SUPPLIER.
- GYPSUM BOARD BULKHEAD @ 4'-8" A.F.F. SHOWN DASHED.
- CONCRETE PATIO SLOPED AWAY FROM BLDG.
- FLOORING TRANSITION LINE, VERIFY LOCATIONS & EXTENTS W/ G.C./OWNER.

SECOND FLOOR PLAN - BLDG. "E"

SCALE: 1/8" = 1'-0" (10) FLEX 4390 S.F.

GENERAL NOTES:

- VERIFY ADDITIONAL FINISH REQUIREMENTS w/ PLANS BY INTERIOR DESIGNER & F.F.E. SUPPLIER.
- PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. PREFERRED LOCATION IS UNDER KITCHEN SINK.
- PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
- PROVIDE TEMPERED/SAFETY GLASS @ ALL GLAZED OPENINGS WITHIN 24" OF DOOR JAMB AND OTHER LOCATIONS AS REQUIRED BY CODE.
- ALL DOOR HARDWARE AND PLUMBING CONTROLS TO BE LEVER TYPE.
- VERIFY REQUIREMENTS OF ALL SPECIALTY EQUIPMENT w/ OWNER.
- ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS.
- 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.
- REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY OTHERS FOR ADDITIONAL REQUIREMENTS.
- PROVIDE TENANT DECK / PATIO LIGHTING. SEE ELECTRICAL PLANS BY OTHERS.
-
-
- PROVIDE 4" STUD WALLS AT ELECTRICAL PANELS AND PLUMBING WALLS (WHERE REQUIRED).
- SEAL ALL MECHANICAL & ELECTRICAL PENETRATIONS OF WALL/CEILING/FLOOR CONSTRUCTION.
- GUTTERS AND DOWNSPOUTS SHOWN ON SITE & ROOF PLANS AND EXTERIOR ELEVATIONS.

ROOF NOTES:

- PROVIDE ATTIC DRAFT STOPS IN LINE WITH UNIT PARTY WALLS EVERY 2 UNITS OR 3,000 S.F. MAX.
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE (SEE BLDG. SECTION) AND 2'-0" EACH SIDE OF VALLEYS.
- 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.
- PROVIDE ICE & WATER SHIELD AT ALL ROOF SEAMS (SEE BLDG. SECTION) AND 2'-0" EACH SIDE OF VALLEYS.
- PROVIDE PRE-CAST CONCRETE SPLASH 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 PLANS FOR LOCATIONS.
- INSTALL ALL VENT STACKS ON THE REAR SIDE OF THE ROOF.

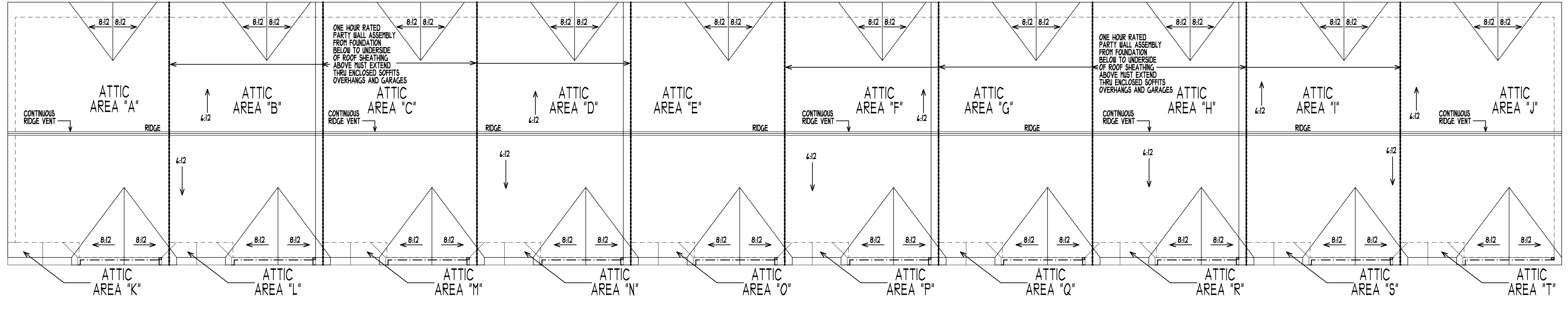
WINDOW SCHEDULE WINDOWS LISTED HERE ARE THERMO-TECH "CLASSIC" SERIES HIGH PERFORMANCE L6E1 212

LABEL	QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	NOMINAL SIZE
A	10	THERMO-TECH	CPD1048	PATIO SLIDER	4'-0"x4'-8"
B	-	THERMO-TECH	CPD148	PATIO SLIDER	4'-9"x4'-8"
C	30	THERMO-TECH	(2) TSH4040E	SINGLE HUNG	(2) 3'-4"x8'-0"
D	-	THERMO-TECH	T84042E	HORIZ. SLIDER	5'-0"x3'-4"
E	25	THERMO-TECH	T8H3048	SINGLE HUNG	2'-4"x4'-0"
E.I	10	THERMO-TECH	T8H2448	SINGLE HUNG	2'-0"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.

ROOF PLAN - BLDG. "E"

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



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.

UPPER VENT AREA TO EQUAL 1/600 OR 50% OF THE PROVIDED OPENING AREA.		SOFFIT VENT TO EQUAL 1/600 OR 50% OF THE REQUIRED OPENING AREA.	
ATTIC ZONE	ATTIC AREA	REQ'D ATTIC VENTILATION	MINIMUM PROVIDED VENTILATION
A - J (MAIN ATTIC)	439 S.F.	LO1 S.F. (84 S.I.) IN SOFFIT AND UPPER EACH	4 L.F. SOFFIT VENT OR 2 STATIC ATTIC VENTS
K (LOWER ROOF)	50 S.F.	0.9 S.F. (12 S.I.) IN SOFFIT AND UPPER EACH	0.5 L.F. SOFFIT VENT OR 1 STATIC ATTIC VENT

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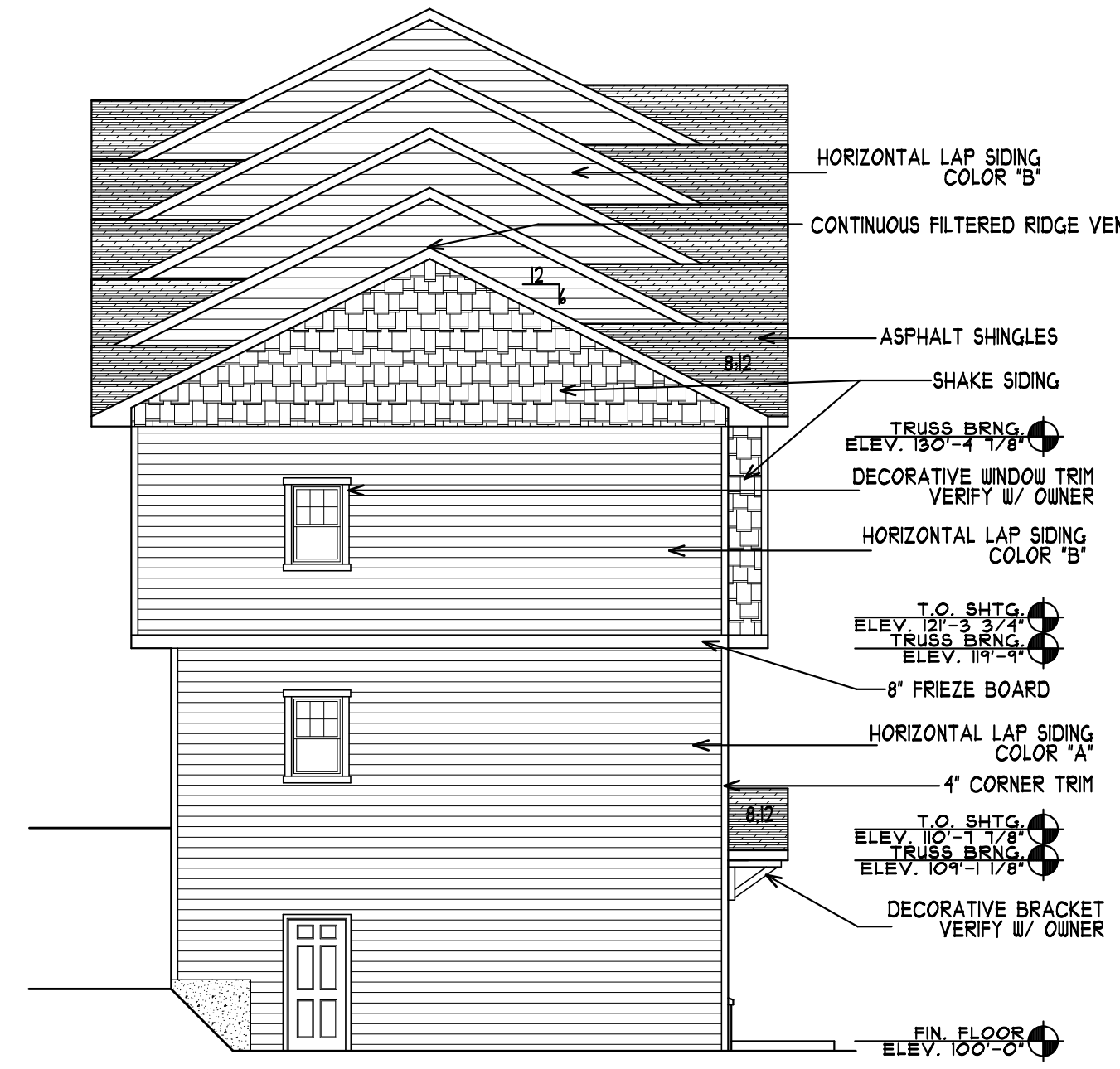
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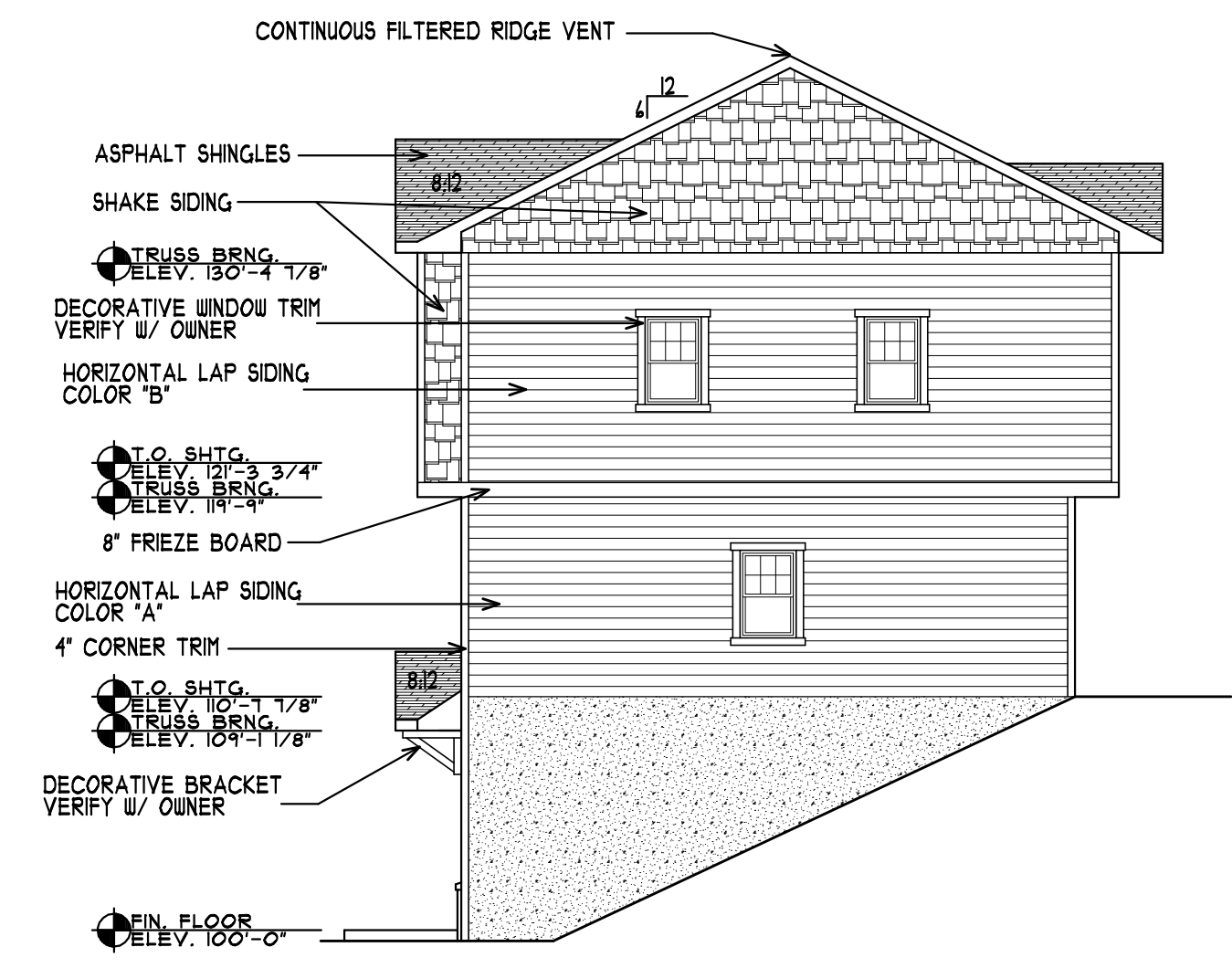


FRONT ELEVATION - BLDG. "E"
SCALE: 1/8" = 1'-0"

- 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



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

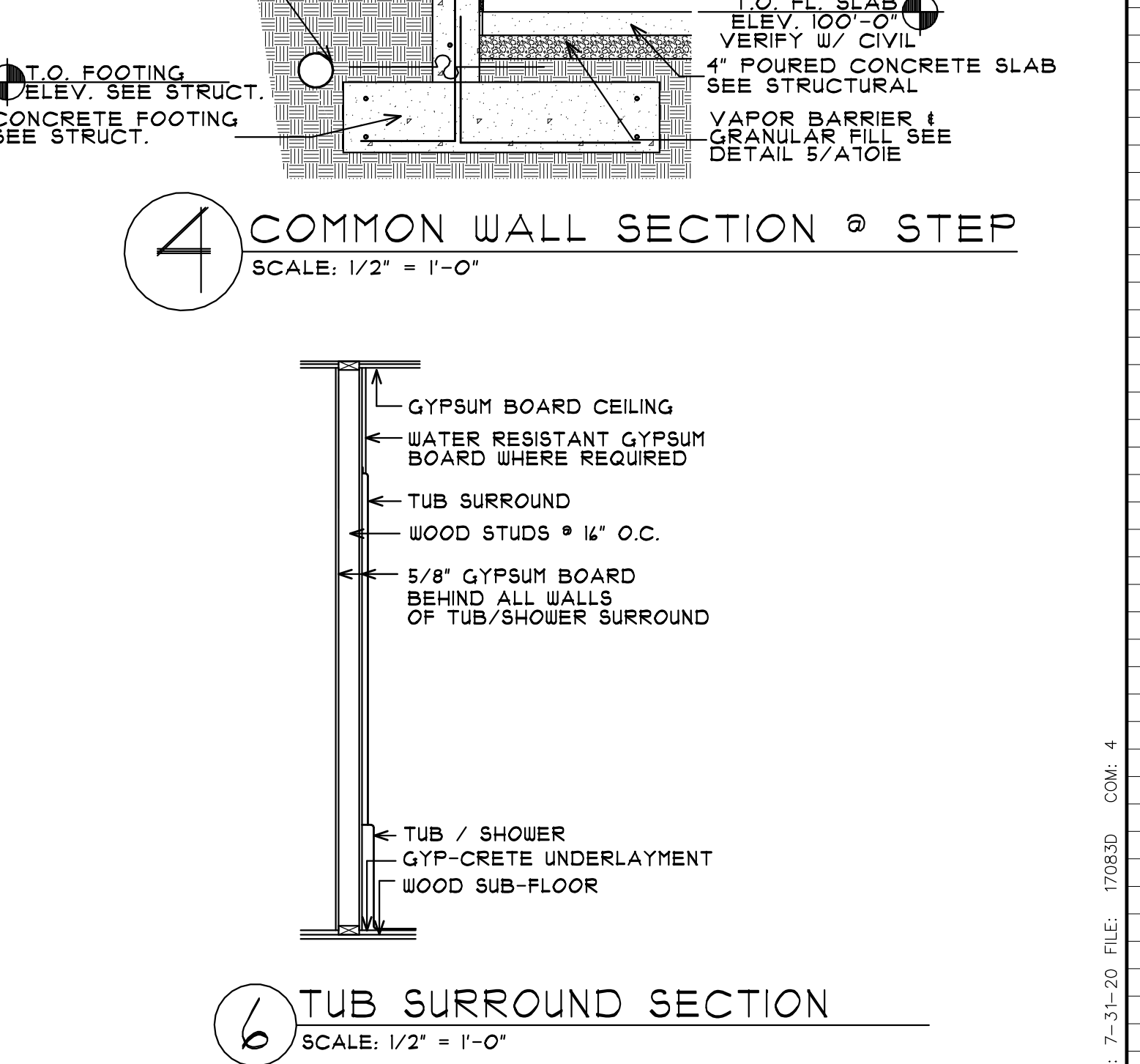
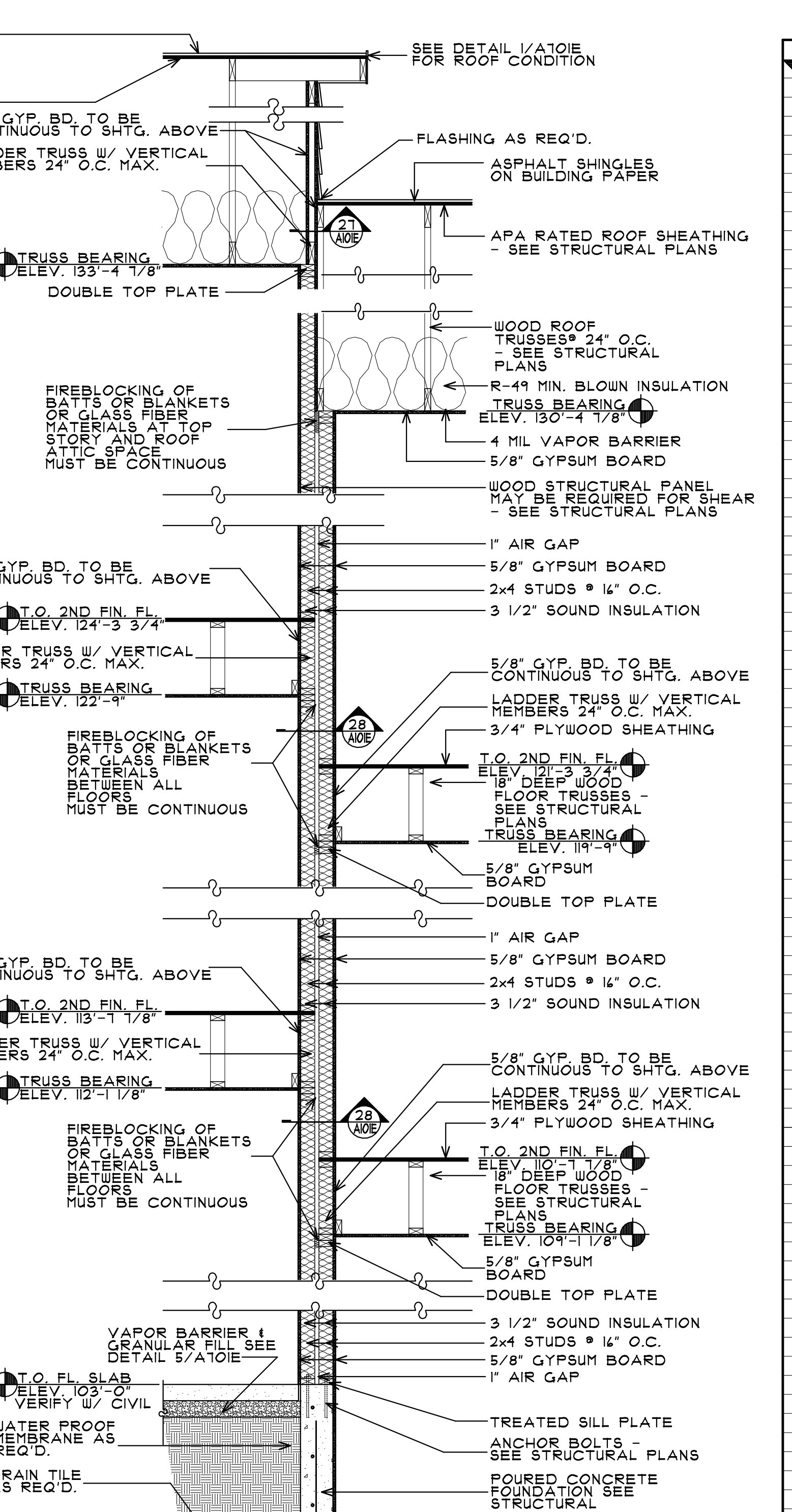
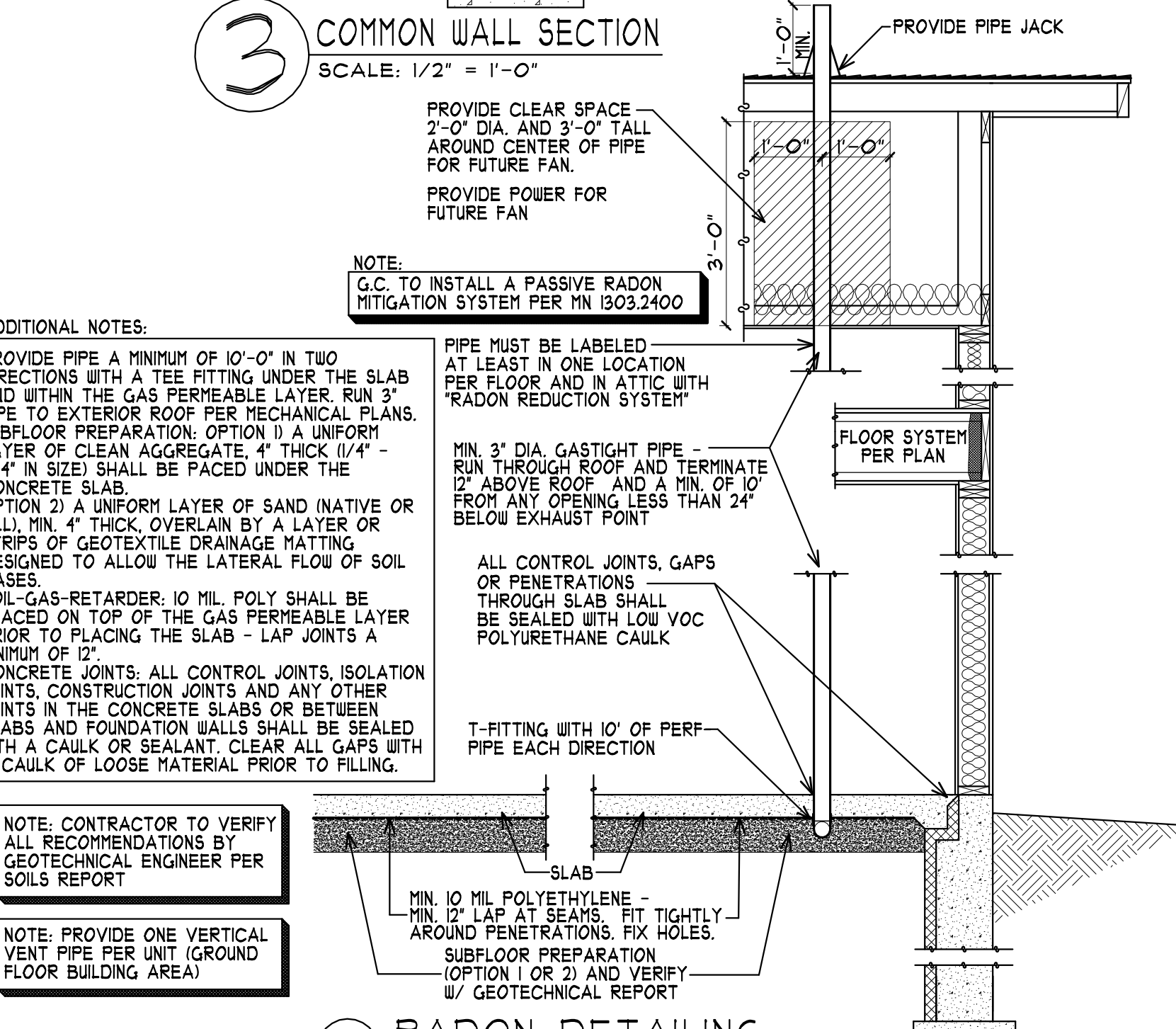
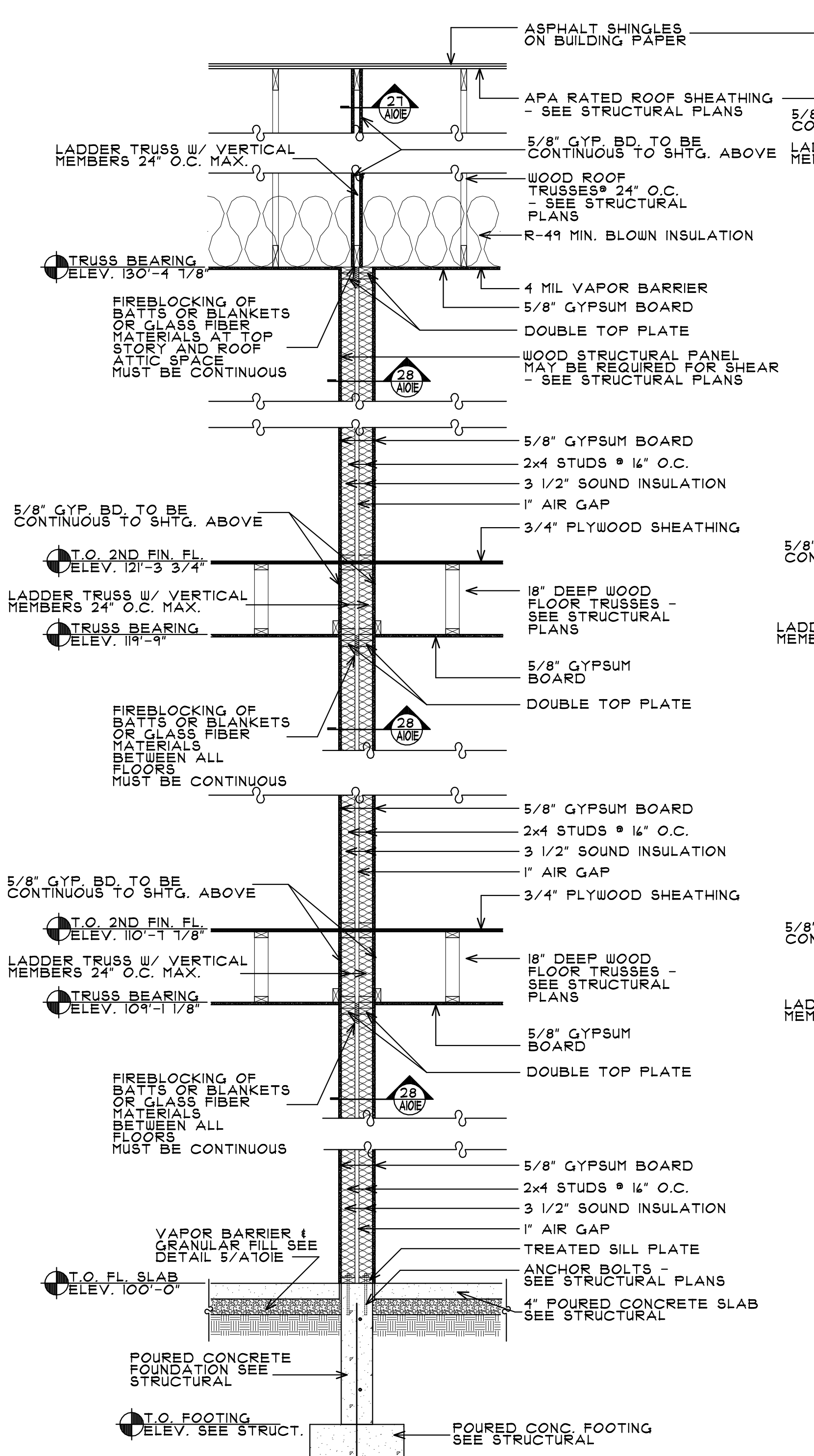
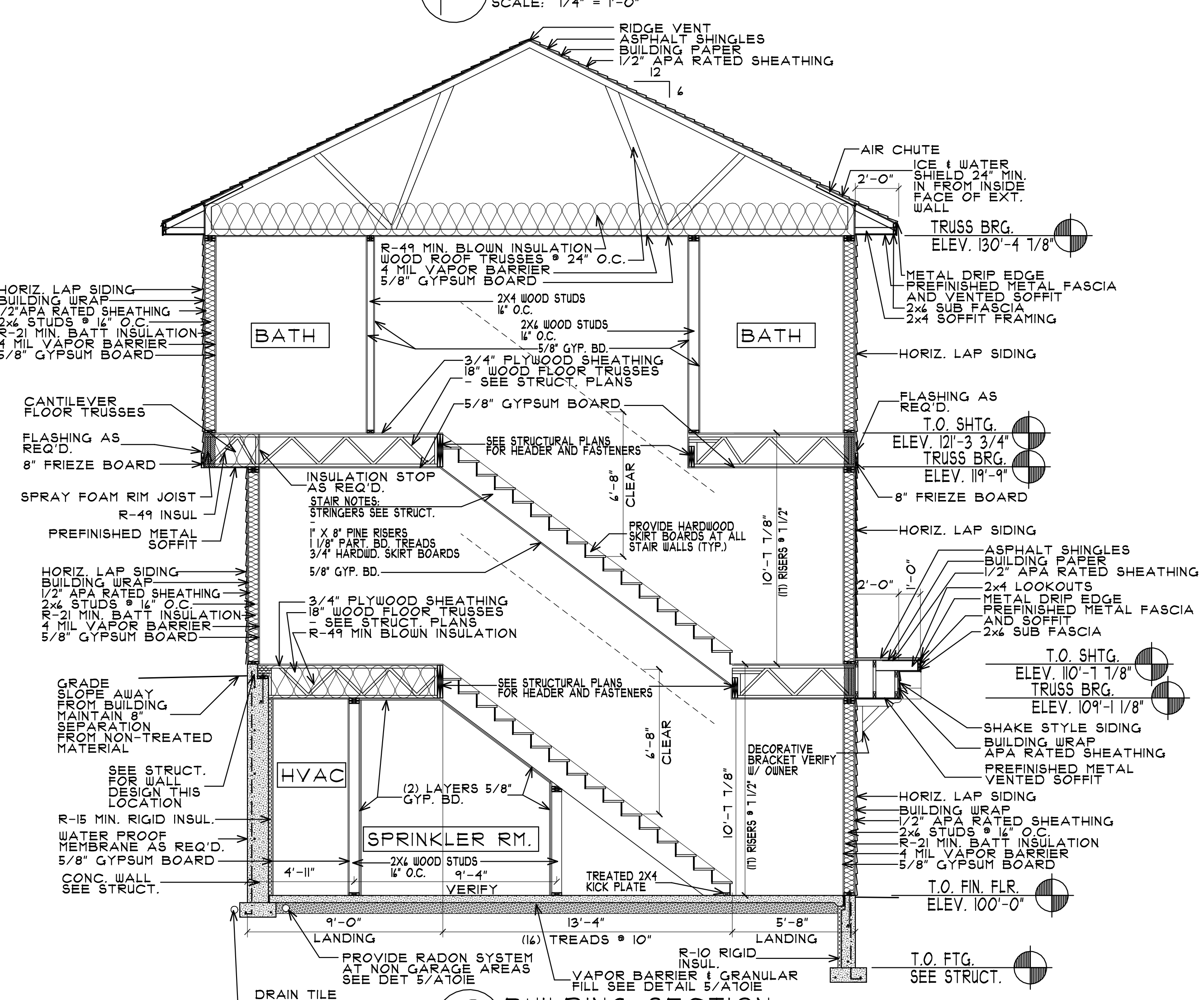
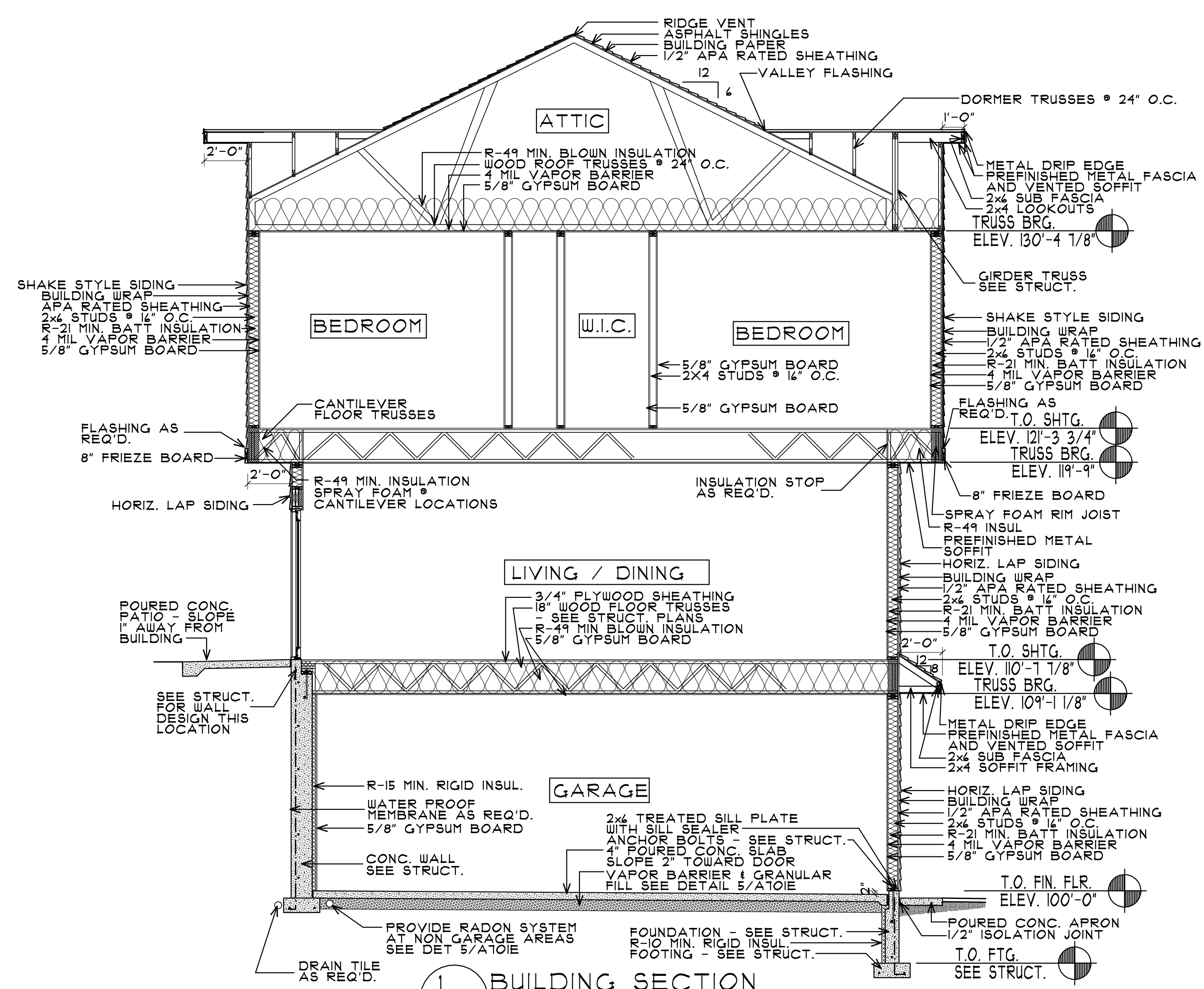


RIGHT ELEVATION - BLDG. "E"
SCALE: 1/8" = 1'-0"



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

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VILLAS OF RIVERS RIDGE
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