

VILLAS OF RIVERS RIDGE

4 UNIT TOWNHOUSE - BUILDING "F"

RED WING, MN



PROJECT TEAM:

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REVISION LOG

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CODE SUMMARY

1. BUILDING DESCRIPTION:

A NEW 2 STORY + WALK-OUT BSMT. 4 UNIT TOWNHOUSE BUILDING WITH ATTACHED GARAGES - TOTAL BLDG. = 10,220 S.F.
FIRST FLOOR UNITS = 2,368 S.F. + GARAGES = 1,432 S.F.
TOTAL = 3,800 S.F. AND SECOND FLOOR UNITS = 4,052 S.F.
UNFINISHED BASEMENT LEVEL UNITS = 2,368 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 R302.4)
- CEILINGS SEPARATING GARAGES FROM DWELLING UNIT ABOVE SHALL HAVE 5/8" TYPE "X" MIN. GYPSUM BOARD (TABLE R302.4)
- OPENINGS BETWEEN GARAGES AND DWELLING UNIT TO COMPLY WITH R302.5. DOORS TO BE SELF CLOSING

- C. SECTION R304 - SANITATION**
EVERY DWELLING UNIT SHALL BE PROVIDED A WATER CLOSET, LAVATORY, 1 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 34" CLEAR. (R311.4 & R311.1.2)
STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 4'-8" MEASURED VERTICAL FROM THE TREAD NOSING. (R311.1.2)
STAIRWAYS SHALL HAVE A MINIMUM TREAD OF 10" AND MAXIMUM RISER OF 1 3/4". (R311.1.5)
STAIRWAYS SHALL HAVE A HANDRAIL ON AT LEAST 1 SIDE. (R311.1.8)

- 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 1101.4.2.2.1)
44 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 4)

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:

A001F TITLE & CODE INFO
A101F FLOOR PLANS AND SCHEDULES
A102F ROOF PLAN AND SCHEDULE
A501F EXTERIOR ELEVATIONS
A701F BUILDING SECTIONS & DETAILS

STRUCTURAL:

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DEVELOPER: **KB KELLER/BAARTMAN**
 PROJECT CONSULTANTS
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4 UNIT TOWNHOME FOR: **VILLAS OF RIVERS RIDGE**
 RED WING, MN

REVISIONS COMMENTS:

Project No. 20020
 Issue Date: 1-31-20
 Document Set: PERMIT SET

PLOTTED: 8-26-20 FILE: 20020E COW: 5

A001F

Design No. U305
 Bearing Wall Rating - 1 HR.
 Finish Rating - See Items 3 and 4.
 SFC Rating - See Item 9

1 HR. WALL ASSEMBLY

Materials — Exposed to covered with thin composite. Insulation — Applied to covered with fiber tape and joint compound. Exterior finish — Applied to covered with fiber tape and joint compound. Interior finish — Applied to covered with fiber tape and joint compound. Exterior finish — Applied to covered with fiber tape and joint compound. Interior finish — Applied to covered with fiber tape and joint compound.

1. Insulation — 2" EPS (finish rating 20 min). Type: EPS-2 (finish rating 20 min).
 2. Exterior Finish — 1/2" Gypsum Board (finish rating 20 min). Type: GY-1 (finish rating 20 min).
 3. Exterior Finish — 1/2" Gypsum Board (finish rating 20 min). Type: GY-1 (finish rating 20 min).
 4. Exterior Finish — 1/2" Gypsum Board (finish rating 20 min). Type: GY-1 (finish rating 20 min).
 5. Exterior Finish — 1/2" Gypsum Board (finish rating 20 min). Type: GY-1 (finish rating 20 min).
 6. Exterior Finish — 1/2" Gypsum Board (finish rating 20 min). Type: GY-1 (finish rating 20 min).
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 8. Exterior Finish — 1/2" Gypsum Board (finish rating 20 min). Type: GY-1 (finish rating 20 min).
 9. Exterior Finish — 1/2" Gypsum Board (finish rating 20 min). Type: GY-1 (finish rating 20 min).
 10. Exterior Finish — 1/2" Gypsum Board (finish rating 20 min). Type: GY-1 (finish rating 20 min).

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 * 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) PROVIDE 4" STUD WALLS AT ELECTRICAL PANELS AND PLUMBING WALLS (WHERE REQUIRED).
- M) SEAL ALL MECHANICAL ELECTRICAL PENETRATIONS OF WALL/CEILING/FLOOR CONSTRUCTION.
- N) GUTTERS AND DOWNSPOUTS SHOWN ON SITE / ROOF PLANS AND EXTERIOR ELEVATIONS.
- P) UNIT ENTRY DOORS TO COMPLY WITH MIN ACCESSIBILITY CODE SECTION 1005.5.3

WINDOW SCHEDULE WINDOWS LISTED HERE ARE THERMO-TECH "CLASSIC" SERIES HIGH PERFORMANCE L6E/212

LABEL	QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	NOMINAL SIZE
A	-	THERMO-TECH	CPD0468	PATIO SLIDER	4'-0"x6'-8"
B	-	THERMO-TECH	CPD0468	PATIO SLIDER	4'-9"x6'-8"
C	-	THERMO-TECH	TS40400E	SINGLE HUNG	12'-3"x4'-6"-0"
D	-	THERMO-TECH	TS4042E	HORIZ. SLIDER	5'-0"x3'-4"
E	-	THERMO-TECH	-	SINGLE HUNG	2'-4"x3'-4"
F	-	THERMO-TECH	-	SINGLE HUNG	3'-0"x5'-0"
G	-	THERMO-TECH	-	SINGLE HUNG	5'-0"x5'-0"

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 "O"

Door #	Door Location (Room Name)	Door Size	Door Material	Assebling 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"x6'-8"	INSUL. ST.	NONE	1	1	1	DOOR TO COMPLY WITH MIN ACCESSIBILITY CODE SECTION 1005.5.3
B	UNIT GARAGE OHD	10'-0"x8'-0"	INSUL. ST.	NONE	3	2	3	-
C	UNIT GARAGE OHD	14'-0"x8'-0"	INSUL. ST.	NONE	3	2	3	-
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	POCKET DOOR
G	BATH/POWDER	2'-4"x6'-8"	HCWD	NONE	4	3	1	-
H	CLOSET	2'-4"x6'-8"	HCWD	NONE	4	3	8	-
J	BEDROOM	2'-8"x6'-8"	HCWD	NONE	4	3	1	-
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	1	-
P	BATHROOM	3'-0"x6'-8"	HCWD	NONE	4	3	1	-

DOOR TYPES:

- INSULATED STEEL, PRE-FINISHED, FLUSH PANEL, HALF LITE (SAFETY GLAZING).
- INSULATED STEEL, PRE-FINISHED, FLUSH PANEL.
- INSULATED STEEL, PRE-FINISHED, RAISED PANEL O.H.D. w/ STEEL BACKER AND GLAZING.
- 1 3/8" WOOD, PRE-FINISHED, FLUSH PANEL.

FRAME TYPES:

- WOOD FRAME, PRE-FINISHED.
- NO FRAME AT THIS DOOR.
- WOOD FRAME, PRE-FINISHED TO MATCH DOOR.
- 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.

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

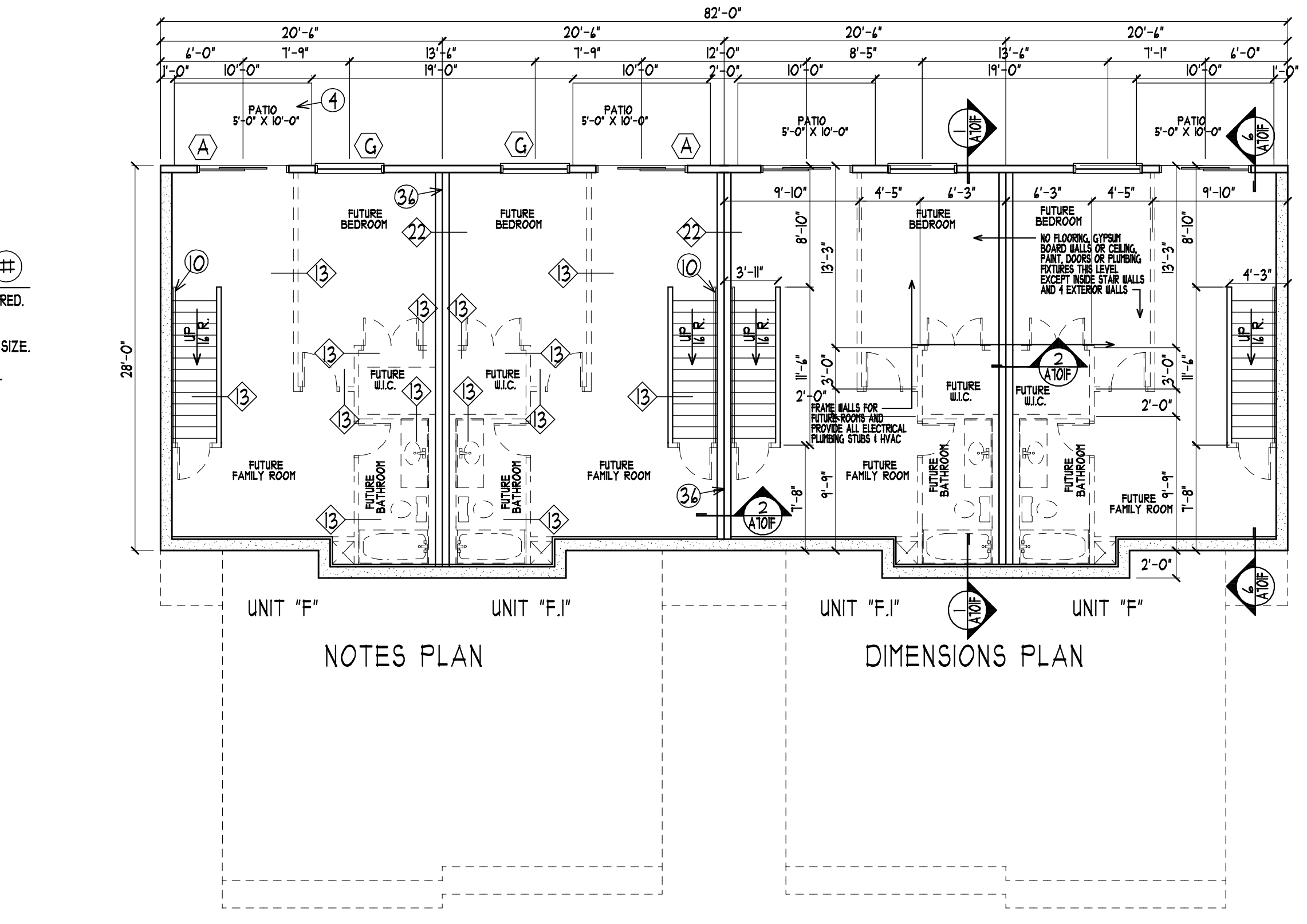
ABBREVIATIONS:

- ALUM. ST. ALUMINUM STORE FRONT
- INSUL. ST. INSULATED STEEL
- HCWD HOLLOW CORE WOOD DOOR
- SCWD SOLID CORE WOOD DOOR

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

FLOOR PLAN NUMBER NOTES

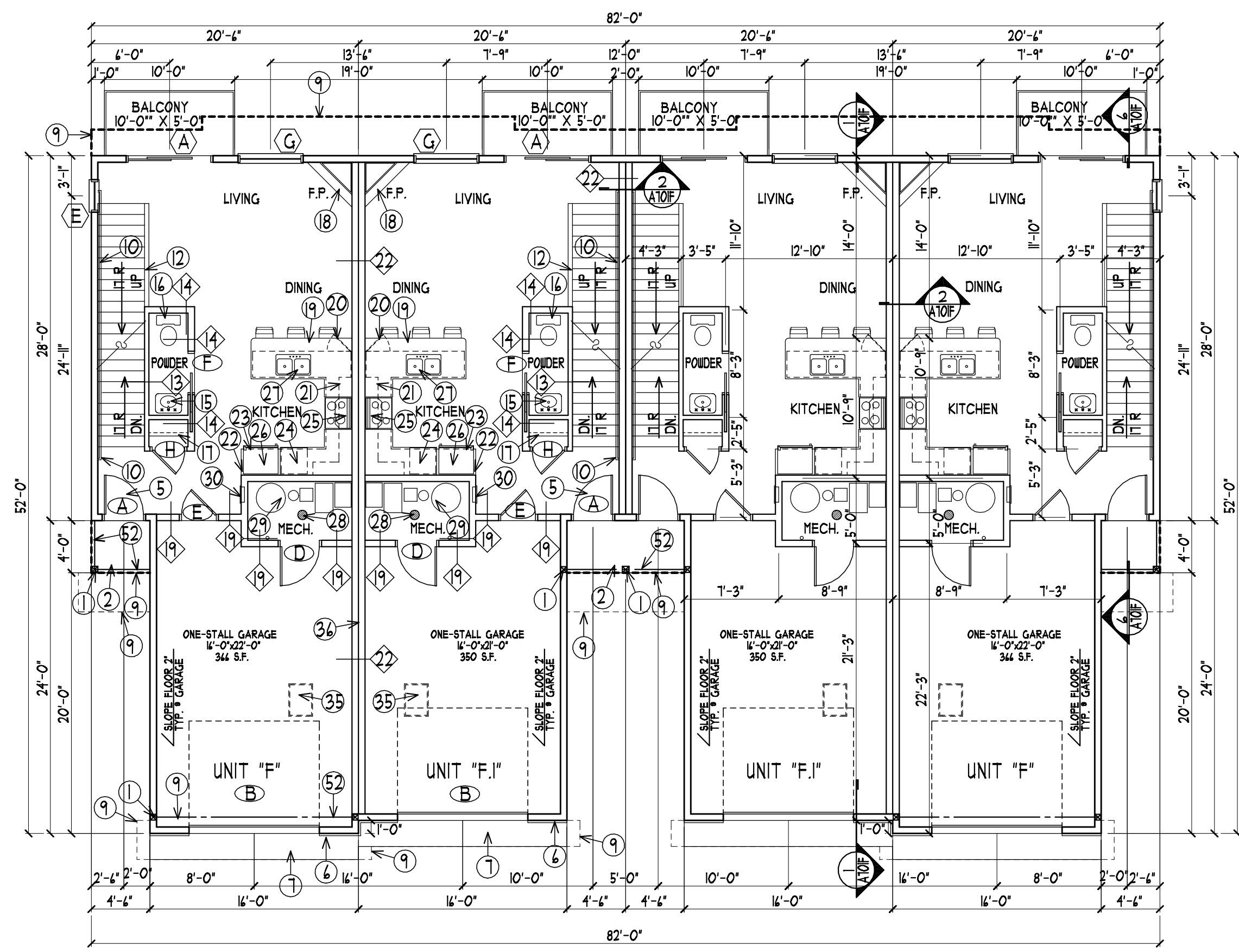
- STRUCTURAL POST. SEE STRUCTURAL PLAN FOR SIZE. PROVIDE COLOR CLAD WRAP FINISH WHERE REQUIRED.
- FROST STOOP FOR EXTERIOR DOOR. SEE STRUCTURAL PLANS FOR DETAILS.
- GYPSUM BOARD BULKHEAD # 4'-8" A.F.F. SHOWN DASHED.
- BALCONY OR POURED CONCRETE PATIO FLOORED AWAY FROM BUILDING. SEE PLAN FOR SIZE.
- DOOR TO COMPLY WITH MIN ACCESSIBILITY CODE SECTION 1005.5.3
- 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
- GYPSUM BOARD BEHIND TUB SURROUND TO MAINTAIN FIRE RATING OF PARTY WALL.
- BATHUB 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.
- 24" DEEP FINISHED END PANEL AT PRIDGE.
- 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.
- FURNITURE SHOWN FOR SPACE PLANNING ONLY. (N.I.C.)
- 22"x30" MIN. LOCKING ATTIC ACCESS.
- PARTY WALL FIRE PARTITION BUILT TO BOTTOM OF FLOOR/ROOF SHEATHING. FIRE SERVICES AS REQ'D. SEE DETS. 3/14/10/E.
- REMOVABLE CABINET FRONT FOR WORK AREA. SEE 1 I 12A/A30/C.
- RANGE WITH ACCESSIBLE CONTROLS. SEE 1 I 14A/A30/C.
- REFRIGERATOR WITH ACCESSIBLE COMPARTMENTS. SEE 8A/A30/C.
- SINK WITH REMOVABLE CABINET FRONT. SEE 1 I 14A/A30/C.
- DISHWASHER WITH ACCESSIBLE CONTROLS. SEE 10A/A30/C.
- CLOTHES WASHER AND DRYER WITH ACCESSIBLE CONTROLS. SEE 13A/A30/C.
- ACCESSIBLE TURNING SPACE. SEE 14A/A30/C.
- ACCESSIBLE CLOTHES ROD AND SHELF. SEE 10 I 18A/A30/C.
- ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE 1 I 5A I 19A/A30/C.
- ACCESSIBLE DOOR. PROVIDE CLEARANCE AND THRESHOLD REQUIREMENTS. SEE 11A/A30/C.
- LINEIN CABINET.
- LAVATORY IN VANITY WITH REMOVABLE CABINET FRONT. SEE 4 I 14A/A30/C.
- ACCESSIBLE BATHUB. SEE 1 I 1A/A30/C.
- RETAINING WALL WITH CULTURED STONE VENEER AND 42" HIGH GUARD RAIL ON TOP.
- SEE CIVIL PLANS FOR LENGTH AND GRADING AROUND IT.
- SEE STRUCTURAL PLANS FOR BEAM OR TRUSS ORDER ABOVE. WRAP WITH GYPSUM BOARD WHERE IT PROJECTS BELOW CEILING.
- SUBMIT PRIVATE BALCONY/VERF EXTENTS w/ OWNER/G.C.
- 2X FLOORING BATT FOR PLUMBING.



LOWER LEVEL FLOOR PLAN - BLDG. "F"
 SCALE: 1/8" = 1'-0"

UNIT	DESCRIPTION	AREA
UNIT "F"	3 BED (2 1/2 BATHS)	912 S.F. LOWER UNFINISHED 912 S.F. MAIN + GARAGE 103 S.F. UPPER
UNIT "F"	3 BED (2 1/2 BATHS)	912 S.F. LOWER UNFINISHED 912 S.F. MAIN + GARAGE 103 S.F. UPPER
UNIT "F"	3 BED (2 1/2 BATHS)	912 S.F. LOWER UNFINISHED 912 S.F. MAIN + GARAGE 103 S.F. UPPER
UNIT "F"	3 BED (2 1/2 BATHS)	912 S.F. LOWER UNFINISHED 912 S.F. MAIN + GARAGE 103 S.F. UPPER

(4) PLEX 3248 S.F.



FIRST FLOOR PLAN - BLDG. "F"
 SCALE: 1/8" = 1'-0"

UNIT	DESCRIPTION	AREA
UNIT "F"	3 BED (2 1/2 BATHS)	912 S.F. LOWER UNFINISHED 912 S.F. MAIN + GARAGE 103 S.F. UPPER
UNIT "F"	3 BED (2 1/2 BATHS)	912 S.F. LOWER UNFINISHED 912 S.F. MAIN + GARAGE 103 S.F. UPPER
UNIT "F"	3 BED (2 1/2 BATHS)	912 S.F. LOWER UNFINISHED 912 S.F. MAIN + GARAGE 103 S.F. UPPER
UNIT "F"	3 BED (2 1/2 BATHS)	912 S.F. LOWER UNFINISHED 912 S.F. MAIN + GARAGE 103 S.F. UPPER

(4) PLEX 3800 S.F.

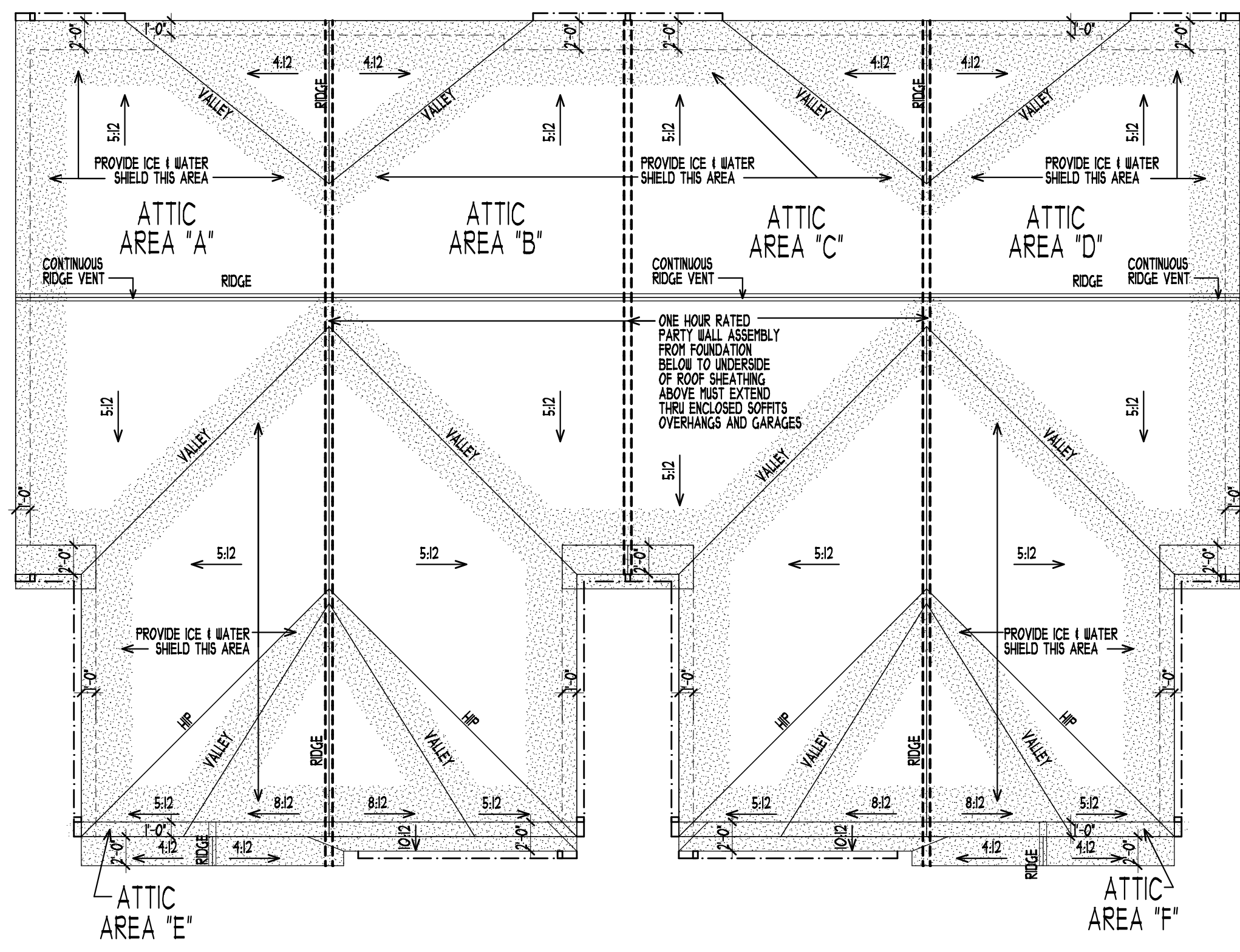
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DEVELOPER: KB KELLER/BARRMAN
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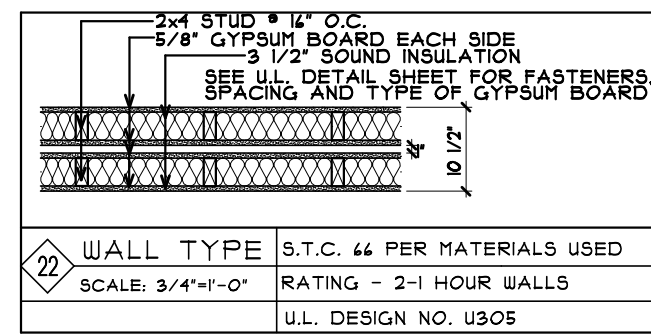
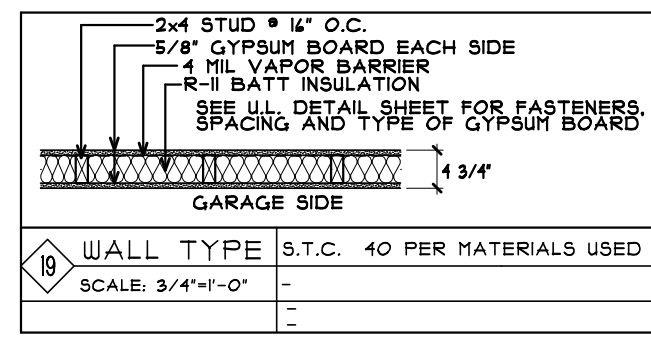
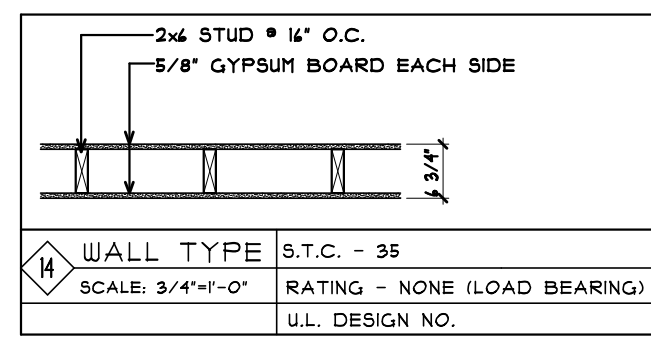
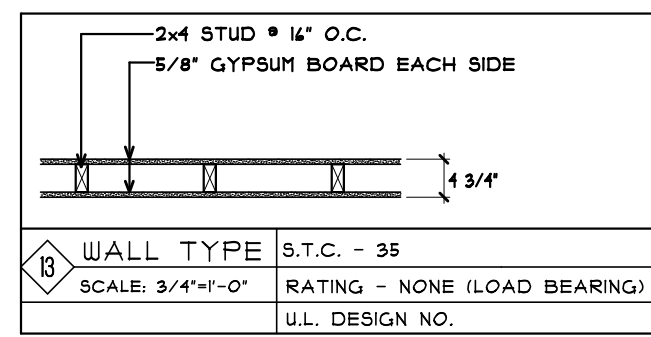
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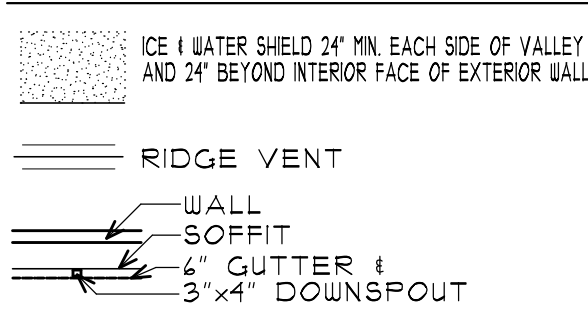
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ROOF PLAN - BLDG. "F"
SCALE: 1/8" = 1'-0"



KEY



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
- 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 ROOF EDGES (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

GENERAL NOTES:

- UPPER AND LOWER VENTING AREAS TO 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	MINIMUM PROVIDED VENTILATION
A,B,C,D UPPER UNIT ROOF	1,028 S.F.	1.68 S.F. (1244 S.I.) IN SOFFIT AND UPPER EACH	1.4 L.F. SOFFIT VENT OR 1.3 L.F. RIDGE VENT OR 2 STATIC ATTIC VENTS
E,F FLOOR GARAGE ROOF	1/4 S.F.	0.224 S.F. (3.84 S.I.) IN SOFFIT AND UPPER EACH	0.15 L.F. SOFFIT VENT OR 0.22 L.F. RIDGE VENT OR 1 STATIC ATTIC VENT

FLOOR PLAN NUMBER NOTES

- STRUCTURAL POST: SEE STRUCTURAL PLANS FOR SIZE. PROVIDE COLOR CLAD WRAP FINISH WHERE REQUIRED.
- FROST STOOP FOR EXTERIOR DOOR. SEE STRUCTURAL PLANS FOR DETAILS.
- GYPSON BOARD BULKHEAD @ 4'-8" A.F.F. SHOWN DASHED.
- BALCONY OR POURED CONCRETE PATIO SLOPED AWAY FROM BUILDING. SEE PLAN FOR SIZE.
- 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.
- GYPSON BOARD BEHIND TUB SURROUND TO MAINTAIN FIRE RATING OF PARTY WALL.
- BATHTUB WITH FIBERGLASS SURROUND. SEE PLUMBING PLANS.
- LAVATORY WITH COUNTERTOP AND CABINET STYLE. SEE PLUMBING PLANS.
- WATER CLOSET. SEE PLUMBING PLANS.
- CLOSET ROD AND SHELF.
- ELECTRIC FIREPLACE. VERIFY SIZE AND STYLE. SEE ELECTRICAL PLANS.
- 12" 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 ROOM.
- ELECTRIC PANEL. VERIFY LOCATION WITH ELECTRICAL PLANS.
- AVAILABLE BENCH SHELVES.
- CLOTHES WASHER AND DRYER. SEE MEP PLANS FOR HOOK-UPS.
- LONG SHELF ABOVE LAUNDRY MACHINES.
- FURNITURE SHOWN FOR SPACE PLANNING ONLY. (N.I.C.)
- 22"x30" MIN. LOCKING ATTIC ACCESS.
- PARTY WALL FIRE PARTITION BUILT TO BOTTOM OF FLOOR/ROOF SHEATHING.
- ACCESSIBLE TURNING SPACE. SEE 11A/A30/C.
- REMOVABLE CABINET FRONT FOR WORK AREA. SEE 11A/A30/C.
- SINK WITH ACCESSIBLE CONTROLS. SEE 11A/A30/C.
- REFRIGERATOR WITH ACCESSIBLE COMPARTMENTS. SEE 8A/A30/C.
- RANGE WITH REMOVABLE CABINET FRONT. SEE 11A/A30/C.
- DISHWASHER WITH ACCESSIBLE CONTROLS. SEE 10A/A30/C.
- CLOTHES WASHER AND DRYER WITH ACCESSIBLE CONTROLS. SEE 10A/A30/C.
- ACCESSIBLE PATIO DOOR. FOR CLEARANCE AND THRESHOLD REQUIREMENTS SEE 11A/A30/C.
- LINEIN CABINET.
- LAVATORY IN VANITY WITH REMOVABLE CABINET FRONT. SEE 41A/A30/C.
- ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE 1, 2, 3, 4A 11A/A30/C.
- ACCESSIBLE BATHTUB. SEE 11A/A30/C.
- RETAINING WALL WITH CULTURED STONE VENEER AND 42" HIGH GUARD RAIL ON TOP. SEE CIVIL PLANS FOR LENGTH AND GRADING AROUND IT.
- SEE STRUCTURAL PLANS FOR BEAM OR TRUSS GRIDER ABOVE. WRAP WITH GYPSON BOARD WHERE IT PROJECTS BELOW CEILING.
- FULL HEIGHT PARTY WALL VERIFY EXTENTS W/ OWNER/G.C.
- 2X FURRING WALL FOR PLUMBING.

WINDOW SCHEDULE "O" WINDOWS LISTED HERE ARE THERMO-TECH "CLASSIC" SERIES HIGH PERFORMANCE L6E/12

LABEL	QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	NOMINAL SIZE
A	-	THERMO-TECH	CPD4048	PATIO SLIDER	4'-0"x4'-8"
B	-	THERMO-TECH	CPD4948	PATIO SLIDER	4'-9"x4'-8"
C	-	THERMO-TECH	(2) TSH4040E	SINGLE HUNG	(2) 3'-4"x4'-0"
D	-	THERMO-TECH	TS&O42E	HORIZ. SLIDER	5'-0"x3'-4"
E	-	THERMO-TECH	-	SINGLE HUNG	2'-4"x3'-4"
F	-	THERMO-TECH	-	SINGLE HUNG	3'-0"x5'-0"
G	-	THERMO-TECH	-	SINGLE HUNG	5'-0"x5'-0"

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 "O"

Door #	Door Location (Room Name)	Door Size	Door Material	Door Rating	Doors Frame Type	Doors Group	Hdr. 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	DOOR TO COMPLY WITH MN ACCESSIBILITY CODE SECTION 1005.53
B	UNIT GARAGE OHD	10'-0"x8'-0"	INSUL. ST.	NONE	3	2	3	-
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 Frame Type	Doors Group	Hdr. 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	POCKET DOOR
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'-8"x4'-8"	HCWD	NONE	4	3	7	-
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	7	-
P	BATHROOM	3'-0"x4'-8"	HCWD	NONE	4	3	7	-

DOOR TYPES:

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			

ABBREVIATIONS:

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

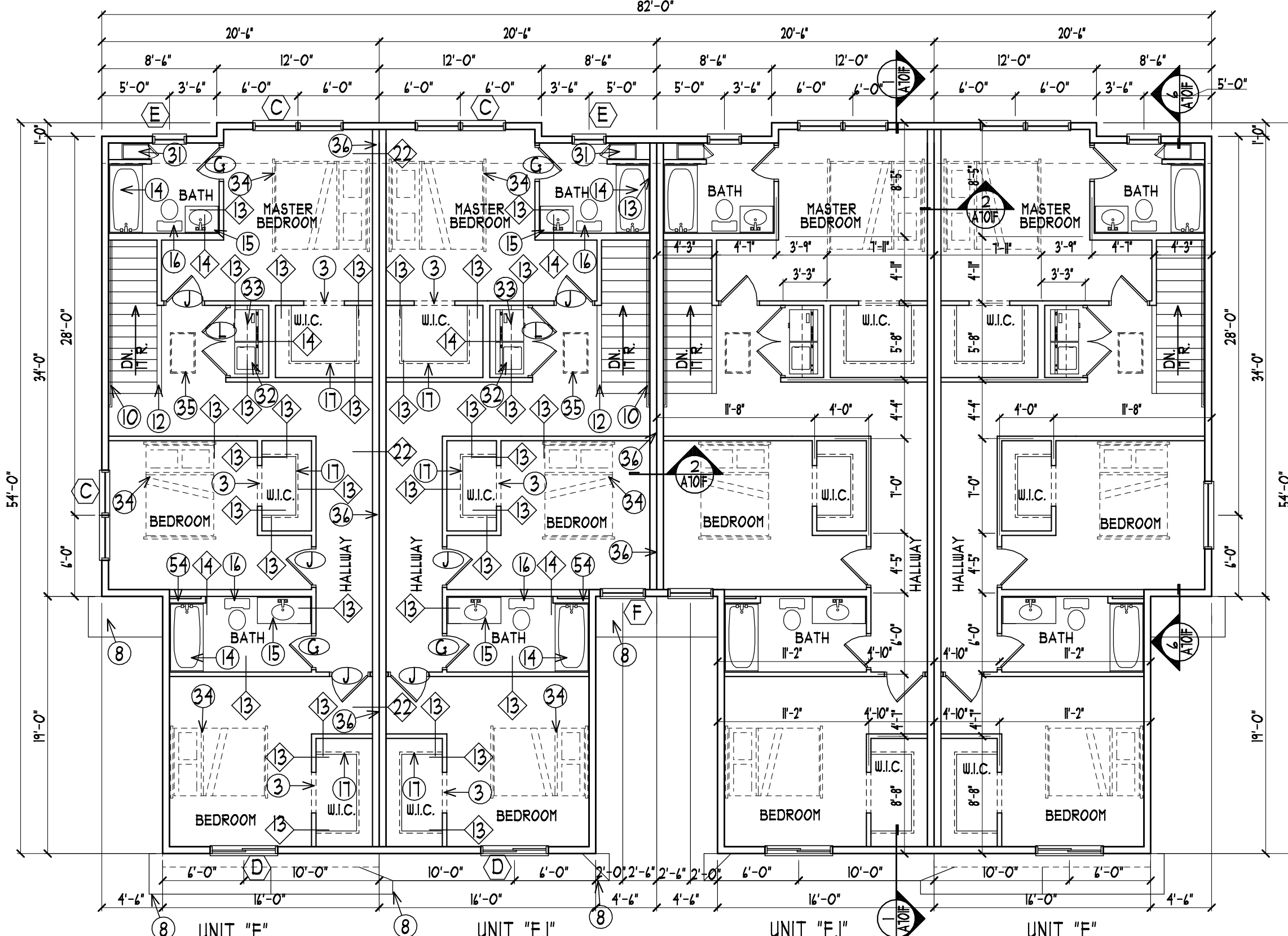
FRAME TYPES:

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

3 BED (2 1/2 BATHS)
570 S.F. LOWER UNFINISHED
570 S.F. MAIN + GARAGE
103 S.F. UPPER
2/171 S.F. TOTAL + GARAGE

DIMENSIONS PLAN

3 BED (2 1/2 BATHS)
570 S.F. LOWER UNFINISHED
570 S.F. MAIN + GARAGE
103 S.F. UPPER
2/171 S.F. TOTAL + GARAGE

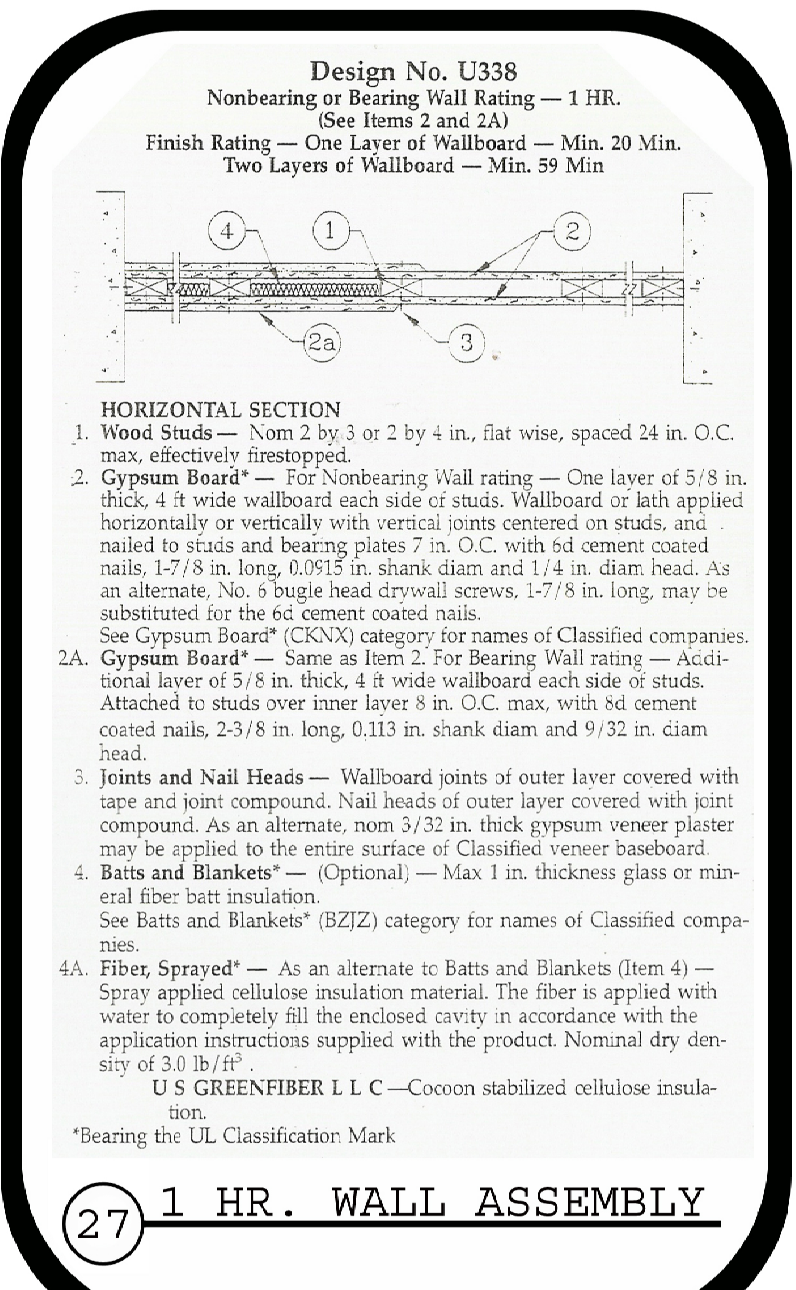
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DIMENSIONS PLAN

3 BED (2 1/2 BATHS)
570 S.F. LOWER UNFINISHED
570 S.F. MAIN + GARAGE
103 S.F. UPPER
2/171 S.F. TOTAL + GARAGE

SECOND FLOOR PLAN - BLDG. "F"
SCALE: 1/8" = 1'-0" (4) PLEX 4,052 S.F.



1 HR. WALL ASSEMBLY

GENERAL NOTES:

- VERIFY ADDITIONAL FINISH REQUIREMENTS w/ PLANS BY INTERIOR DESIGNER I.F.F.I.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.
- ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
- PROVIDE 1/2" 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.
- UNIT ENTRY DOORS TO COMPLY WITH MN ACCESSIBILITY CODE SECTION 1005.5.3

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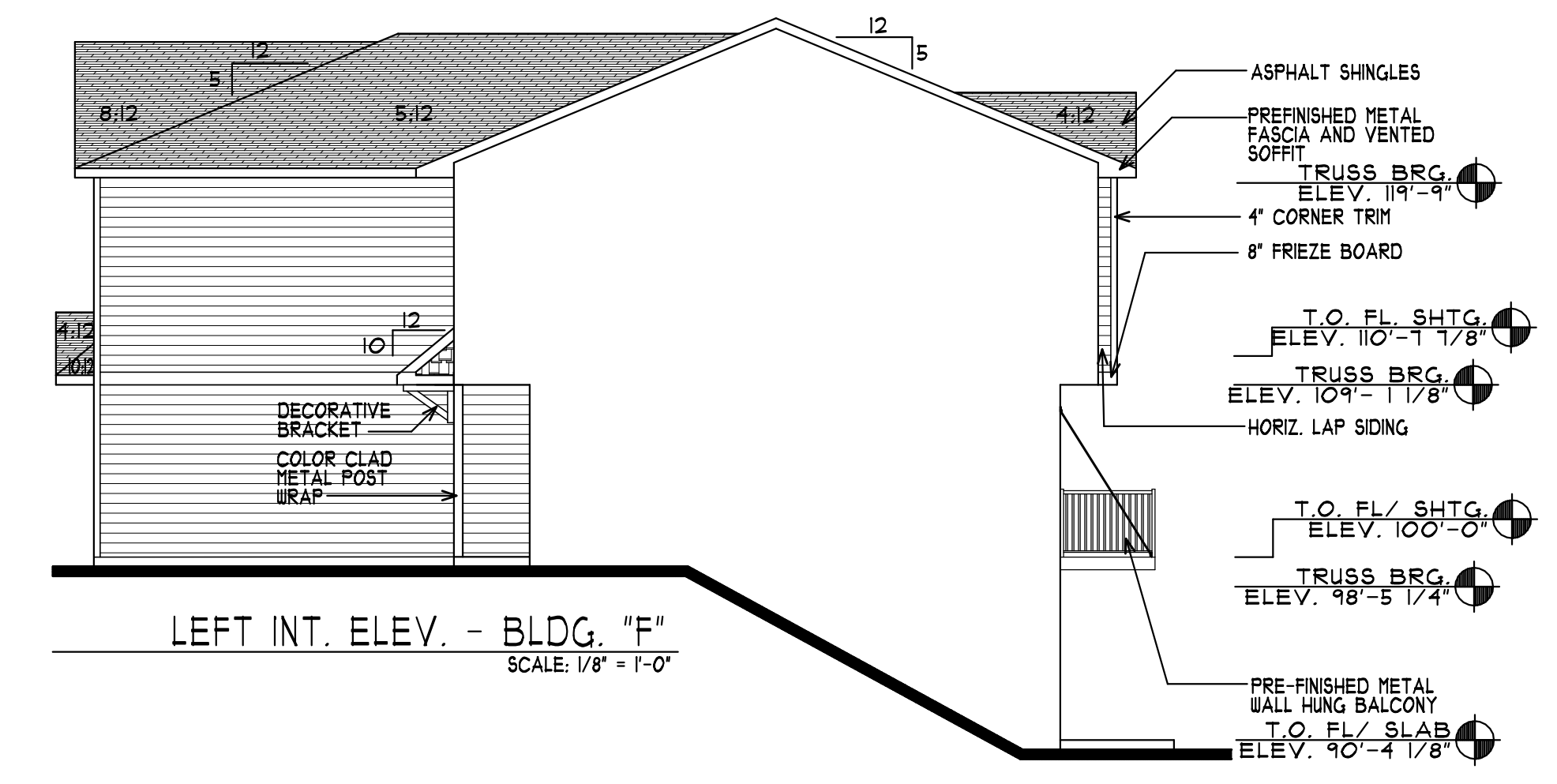
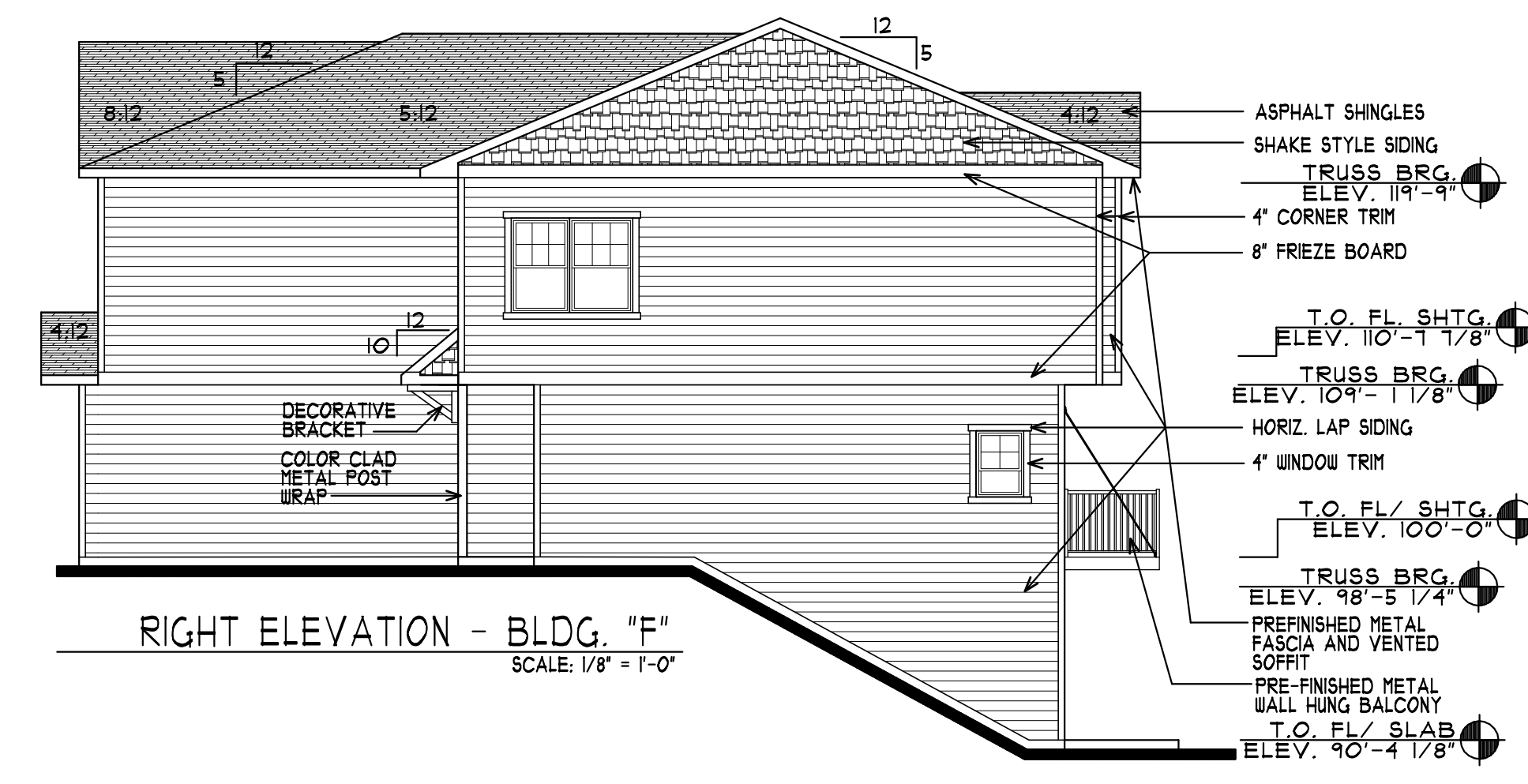
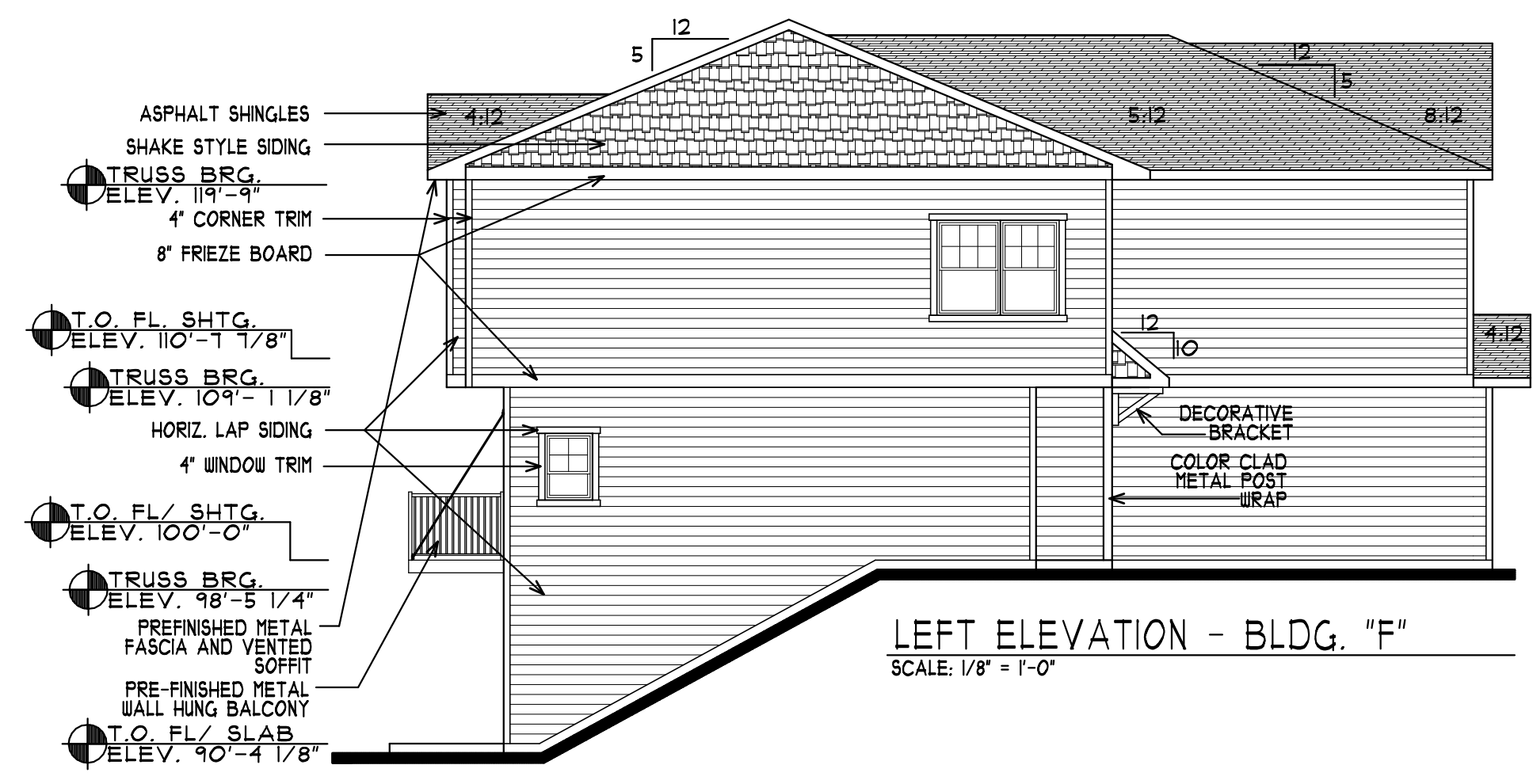
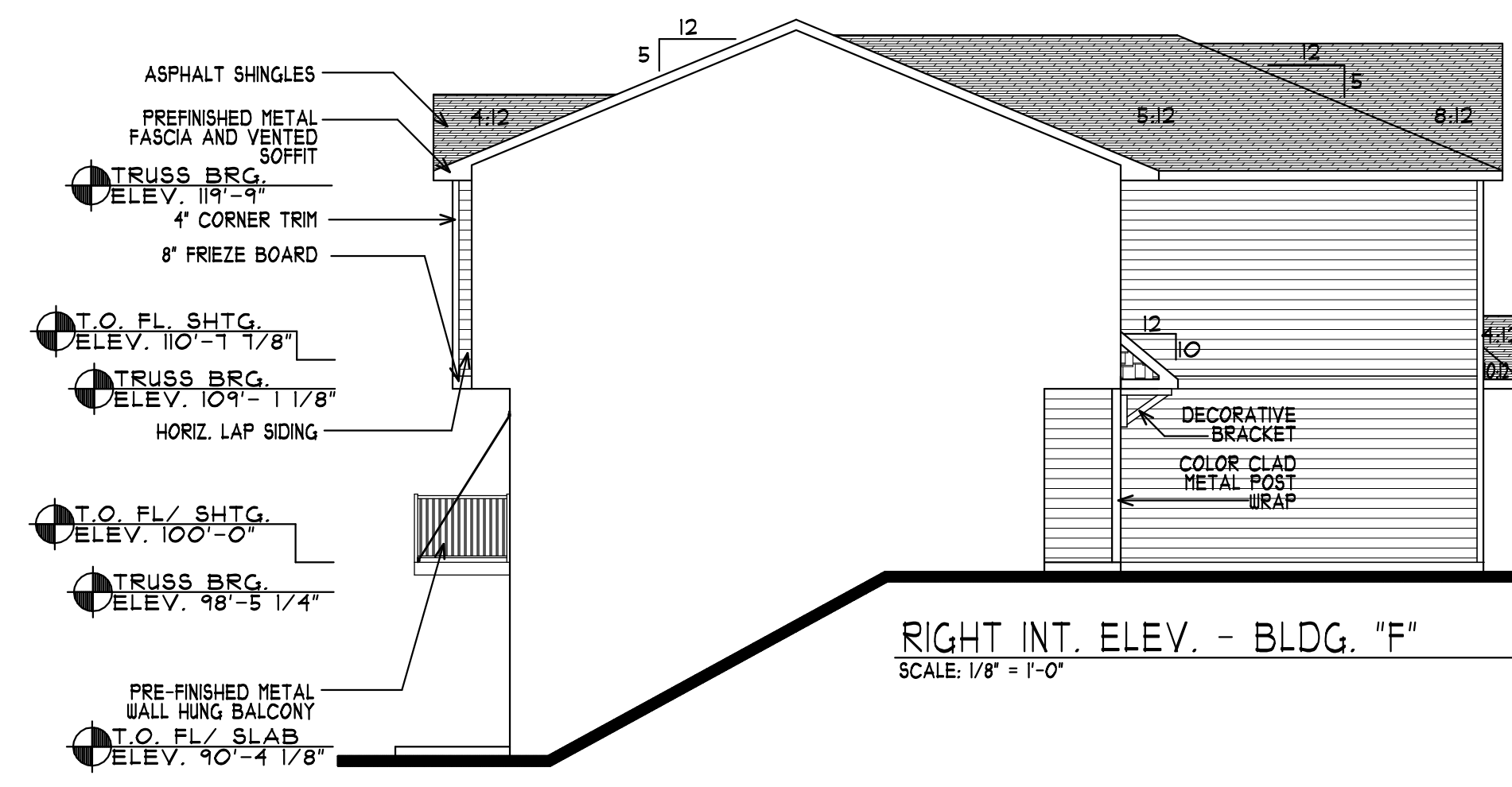
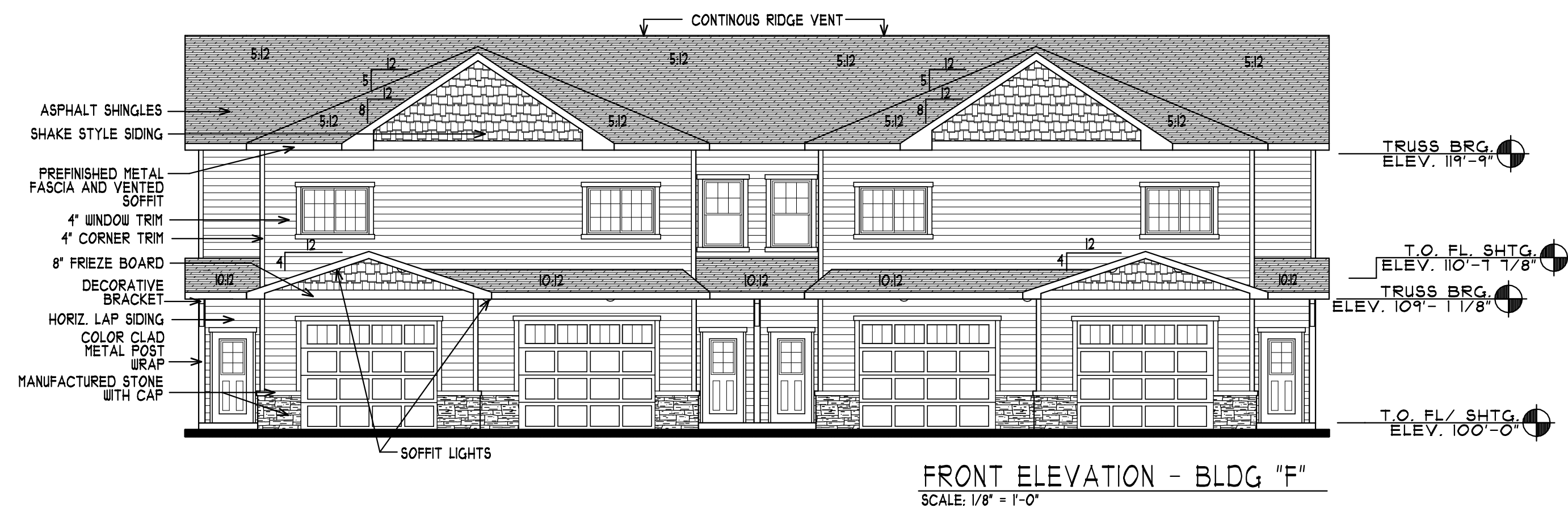
DEVELOPER: KB KELLER/BAARTMAN PERFORMANCES
4 UNIT TOWNHOME FOR: VILLAS OF RIVERS RIDGE
RED WING, MN (651) 388-0000

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- 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



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Name: **NORMAN E. COLE**

DEVELOPER: **KB KELLER/BAARTMAN** PROFESSIONAL SERVICES
REID WING, MN (651) 388-0000

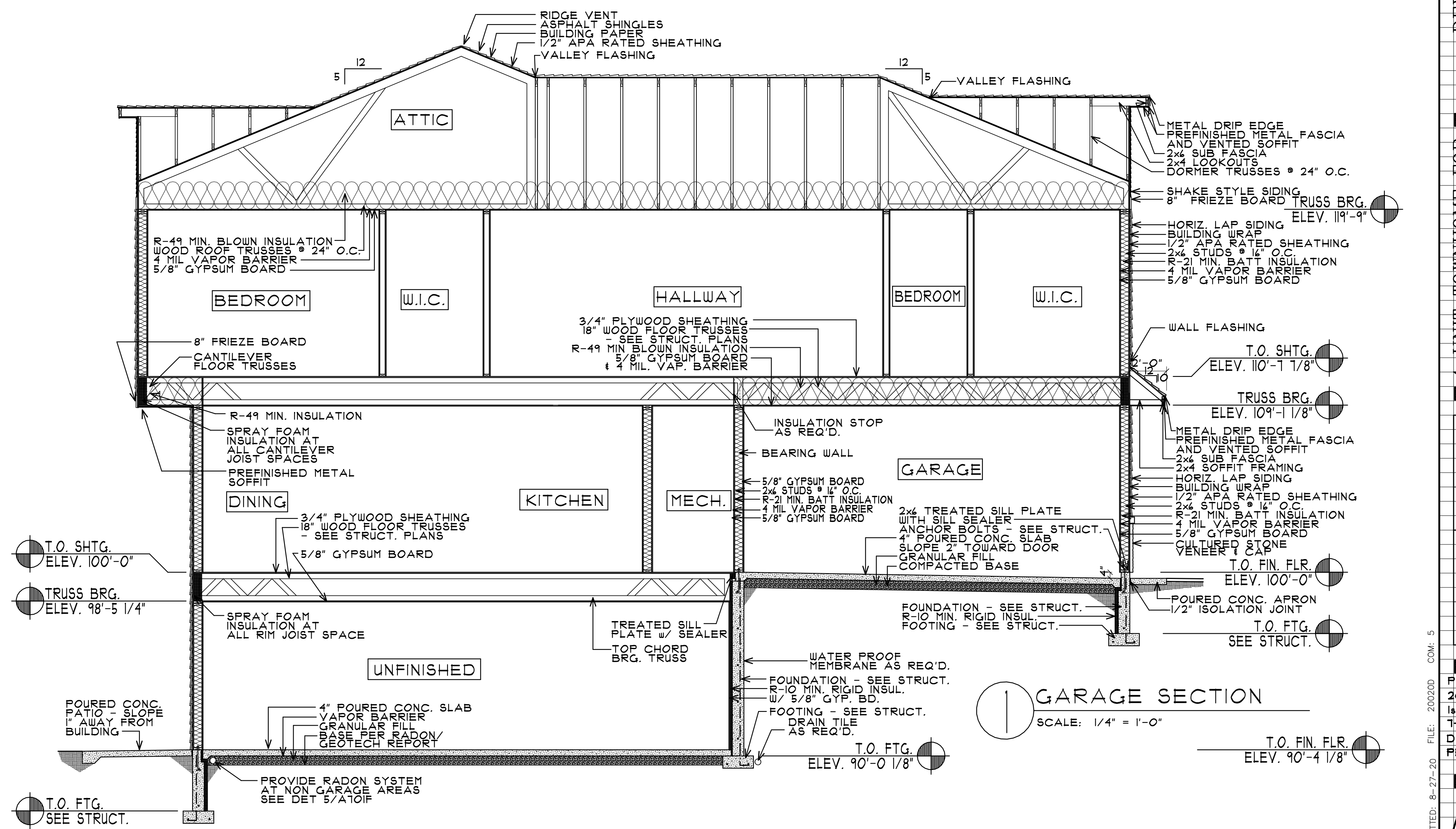
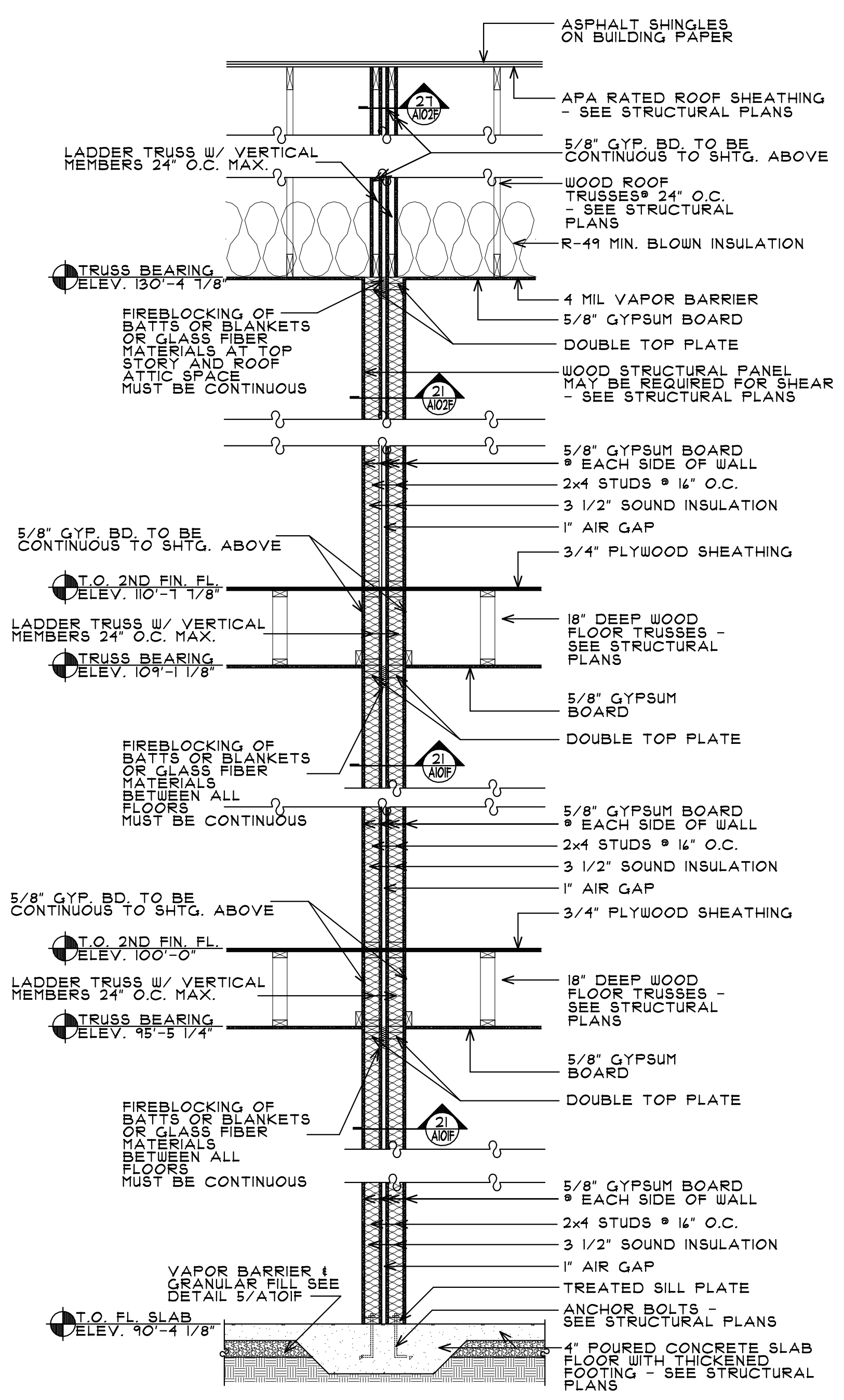
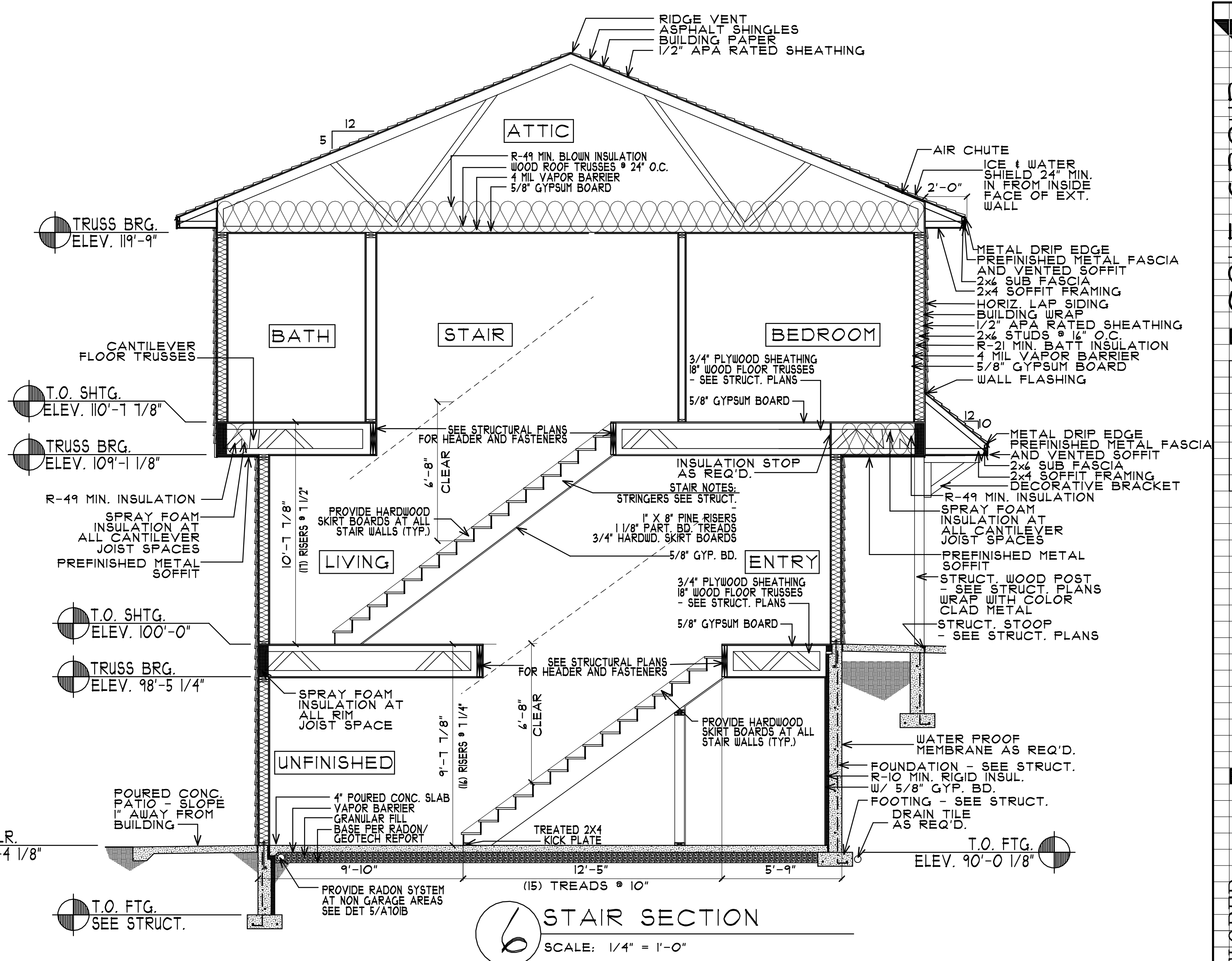
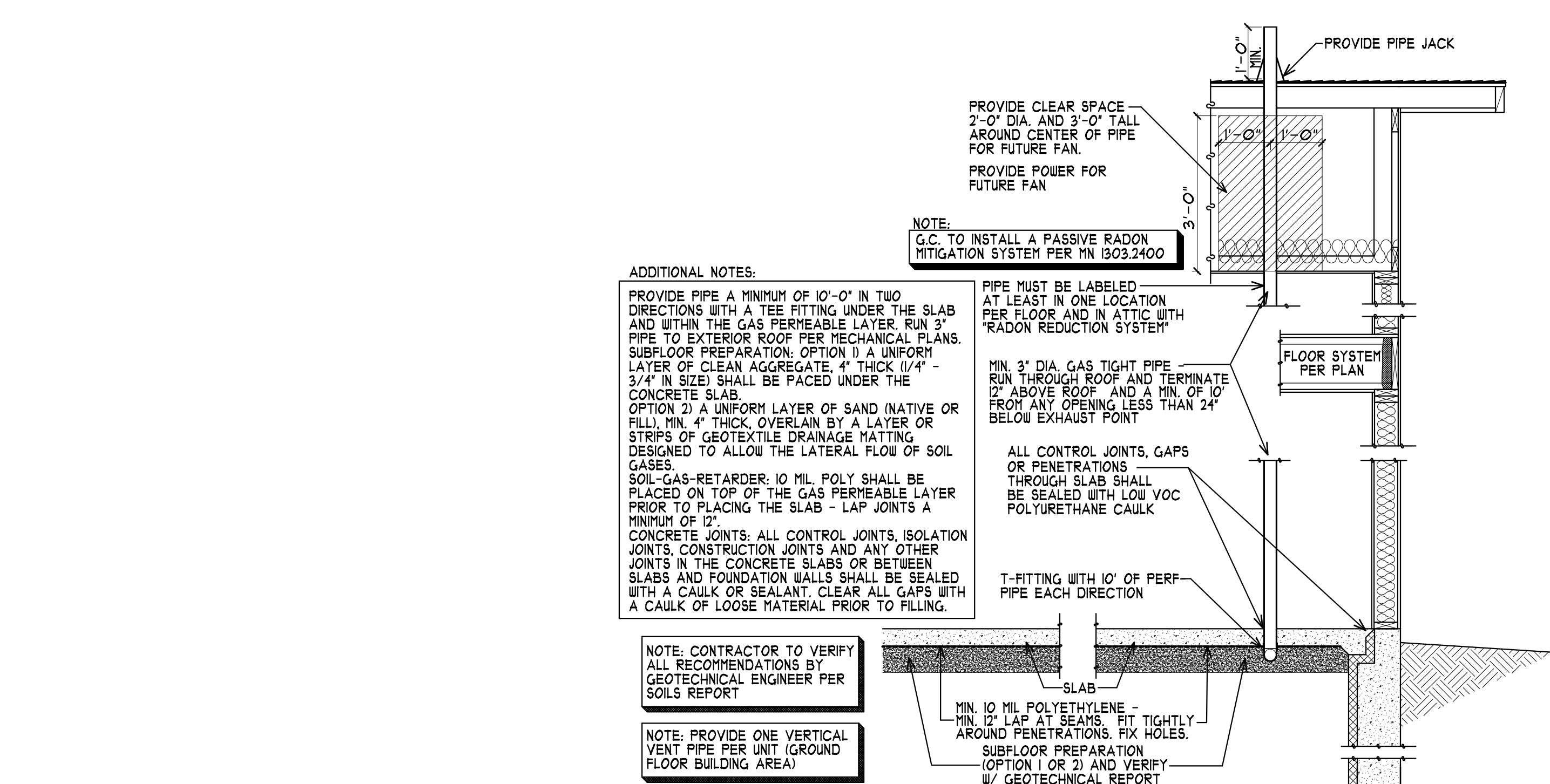
4 UNIT TOWNHOME FOR: **VILLAS OF RIVERS RIDGE** REID WING, MN

REVISIONS COMMENTS

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Issue Date: T-31-20
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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.
 Name: NORTMAN E. COLE
 License No.: 13001, 451-4570

DEVELOPER: KB KELLER/BAARTMAN PROFESSIONAL SERVICES
 4 UNIT TOWNHOME FOR: VILLAS OF RIVERS RIDGE
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