

VILLAS OF RIVERS RIDGE

4 UNIT TOWNHOUSE - BUILDING "A"

RED WING, MN



PROJECT TEAM:

DEVELOPER, A-1 COMMERCIAL CLEANING
MANAGEMENT CO. 1489 HAY CREEK VALLEY RD.
RED WING, MN. 55066
PHONE: (651) 385-8442
CONTACT: ANDREW BAARTMAN

ARCHITECT: COLE GROUP ARCHITECTS
216 PARK AVENUE SOUTH
SUITE 102
SAINT CLOUD, MN 56301
PHONE: (320) 654-6510

STRUCTURAL ENGINEER: LARSON ENGINEERING OF MINNESOTA
3524 LABORE ROAD
WHITE BEAR LAKE, MN 55110
PHONE: (651) 481-9120
FAX: (651) 481-9201

CIVIL ENGINEER: JOHNSON & SCOFIELD INC. SURVEYING & ENGINEERING
1203 MAIN STREET
REDWING, MN 55066
PHONE: (651) 388-1558
FAX: (651) 388-1559

REVISION LOG

NO.	DATE	DESCRIPTION	BY
10-02-20		CODE REVIEW REVISIONS	
△	-		△
△	-		△
△	-		△
△	--		△
△	-		△
△	-		△

CODE SUMMARY

I. BUILDING DESCRIPTION:

A NEW 2 STORY 4 UNIT TOWNHOUSE BUILDING
WITH ATTACHED GARAGES - TOTAL BLDG. = 8,196 S.F.
FIRST FLOOR UNITS = 2,800 SF + GARAGES = 1,800 SF
TOTAL = 4,600 S.F. AND SECOND FLOOR UNITS = 3,596 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 R302.6)
 - 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, 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 36" CLEAR. (R311.4 & R311.1.2)
STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6'-8" MEASURED VERTICAL FROM THE TREAD NOSING. (R311.1.2)
STAIRWAYS SHALL HAVE A MINIMUM TREAD OF 10" AND MAXIMUM RISER OF 7 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 1107.6.2.2.1)
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 1107.1.2)

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:

- A001A TITLE & CODE INFO
- A101A FLOOR PLANS AND SCHEDULES
- A102A ROOF PLAN AND SCHEDULE
- A501A EXTERIOR ELEVATIONS
- A101A BUILDING SECTIONS & DETAILS

STRUCTURAL:

- S000 GENERAL STRUCTURAL NOTES
- S001 STRUCTURAL ABBREVIATIONS
- S110 4 PLEX BLDG. A FOUNDATION PLAN
- S111 4 PLEX BLDG. A SECOND FLOOR FRAMING PLAN
- S112 4 PLEX BLDG. A ROOF FRAMING PLAN
- S500 TYPICAL FOUNDATION DETAILS
- S501 TYPICAL FLOOR FRAMING DETAILS
- S502 TYPICAL ROOF FRAMING DETAILS

COLE GROUP ARCHITECTS LLC.
216 Park Avenue South
Saint Cloud, MN 56301
(320) 654-6510
www.colegrouparchitects.com

MINNESOTA ARCHITECTS BOARD
Professional Seal
Name: NORMAN E. COLE
No. 13201
Exp. 12/31/2020

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

REVISIONS COMMENTS

Project No. 20020
Issue Date: 09-11-20
Document Set: PERMIT SET

PLOTTED: 10-08-20 FILE: 20020E COM: 3

A001A

DOOR SCHEDULE "O"

Door	Door Location (Room Name)	Door Size	Door Material	Assembly 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" x 6'-8"	INSUL. ST.	NONE	1	1	1	DOOR TO COMPLY WITH 2020 MN ACCESSIBILITY CODE SECTION 1005.5
B	UNIT GARAGE OHD	10'-0" x 8'-0"	INSUL. ST.	NONE	3	2	3	
C	UNIT GARAGE OHD	14'-0" x 8'-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" x 4'-8"	INSUL. ST.	20 MIN.	2	1	4	
E	MUD ROOM	2'-8" x 4'-8"	INSUL. ST.	20 MIN.	2	1	5	
F	KITCHEN	2'-8" x 4'-8"	HCWID	NONE	4	4	4	POCKET DOOR
G	BATH/POWDER	2'-4" x 4'-8"	HCWID	NONE	4	3	7	
H	CLOSET	2'-4" x 4'-8"	HCWID	NONE	4	3	8	
J	BEDROOM	2'-8" x 4'-8"	HCWID	NONE	4	3	7	
K	CLOSET	2'-4" x 4'-8"	HCWID	NONE	4	3	8	
L	CLOSET	(2) 2'-4" x 4'-8"	HCWID	NONE	4	3	9	PAIR OF DOORS
M	CLOSET	3'-0" x 4'-8"	HCWID	NONE	4	3	8	
N	BEDROOM	3'-0" x 4'-8"	HCWID	NONE	4	3	7	
P	BATHROOM	3'-0" x 4'-8"	HCWID	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.	HCWID	HOLLOW CORE WOOD DOOR
4	1 3/8" WOOD, PRE-FINISHED, FLUSH PANEL.	SCWID	SOLID CORE WOOD DOOR
5		NOTE: VERIFY LOCATION OF ALL KEY FOB/CARD READERS WITH OWNER AND/OR MANAGER.	

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.

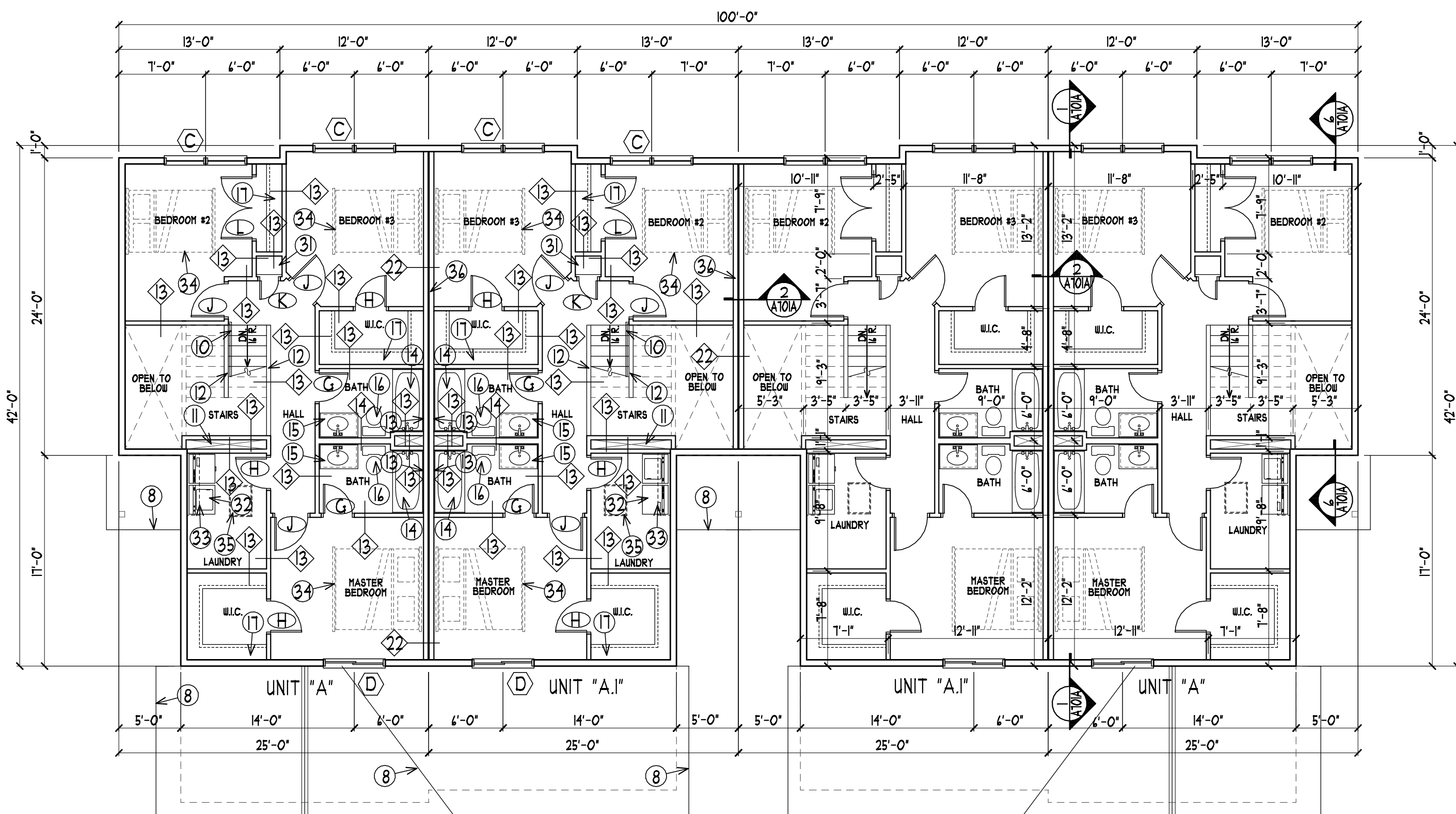
HARDWARE GROUPS:	
SCHLAGE OR EQUAL "AL" SERIES AT INTERIOR DOORS. "D" SERIES AT EXTERIOR DOORS.	
PROVIDE APPROVED LEVER HANDLES AT ALL DOORS AND BUMPERS WHERE REQUIRED.	
DOOR HARDWARE TO MATCH LABEL OF DOOR AND BE INSTALLED PER NFPA #80.	
1	ENTRY HARDWARE; 1 1/2 PAIR HINGES, LOCKING LATCH, DEAD BOLT, 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 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	

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 L PER PROVIDED DETAILS INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
- 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.
- UNIT ENTRY DOORS TO COMPLY WITH 2020 MN ACCESSIBILITY CODE SECTION 1005.5.3

WINDOW SCHEDULE "O" WINDOWS LISTED HERE ARE THERMO-TECH "CLASSIC" SERIES HIGH PERFORMANCE LITE 272				
LABEL	QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION
A	-	THERMO-TECH	CPD648	PATIO SLIDER
B	-	THERMO-TECH	CPD418	PATIO SLIDER
C	-	THERMO-TECH	(2) TSH400E	SINGLE HUNG (2) 3'-4"x6'-0"
D	-	THERMO-TECH	TSH42E	HORIZ. SLIDER
E	-	THERMO-TECH	TSH3042	SINGLE HUNG
F	-	THERMO-TECH	TSH3440	SINGLE HUNG
G	-	THERMO-TECH	TSH4860	SINGLE HUNG

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".



NOTES PLAN

DIMENSIONS PLAN

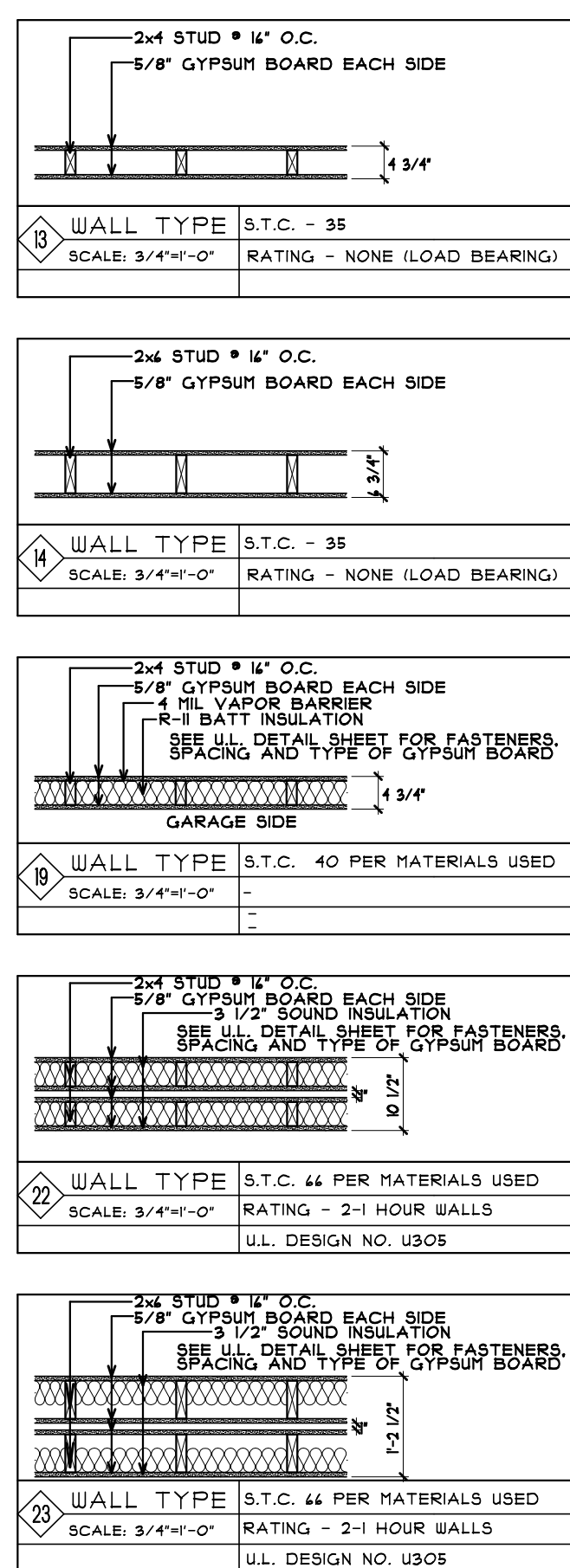
3 BED (2 1/2 BATHS)
100 SF. MAIN + GARAGE
871 SF. UPPER
1571 SF. TOTAL + GARAGE

3 BED (2 1/2 BATHS)
100 SF. MAIN + GARAGE
871 SF. UPPER
1571 SF. TOTAL + GARAGE

3 BED (2 1/2 BATHS)
100 SF. MAIN + GARAGE
871 SF. UPPER
1571 SF. TOTAL + GARAGE

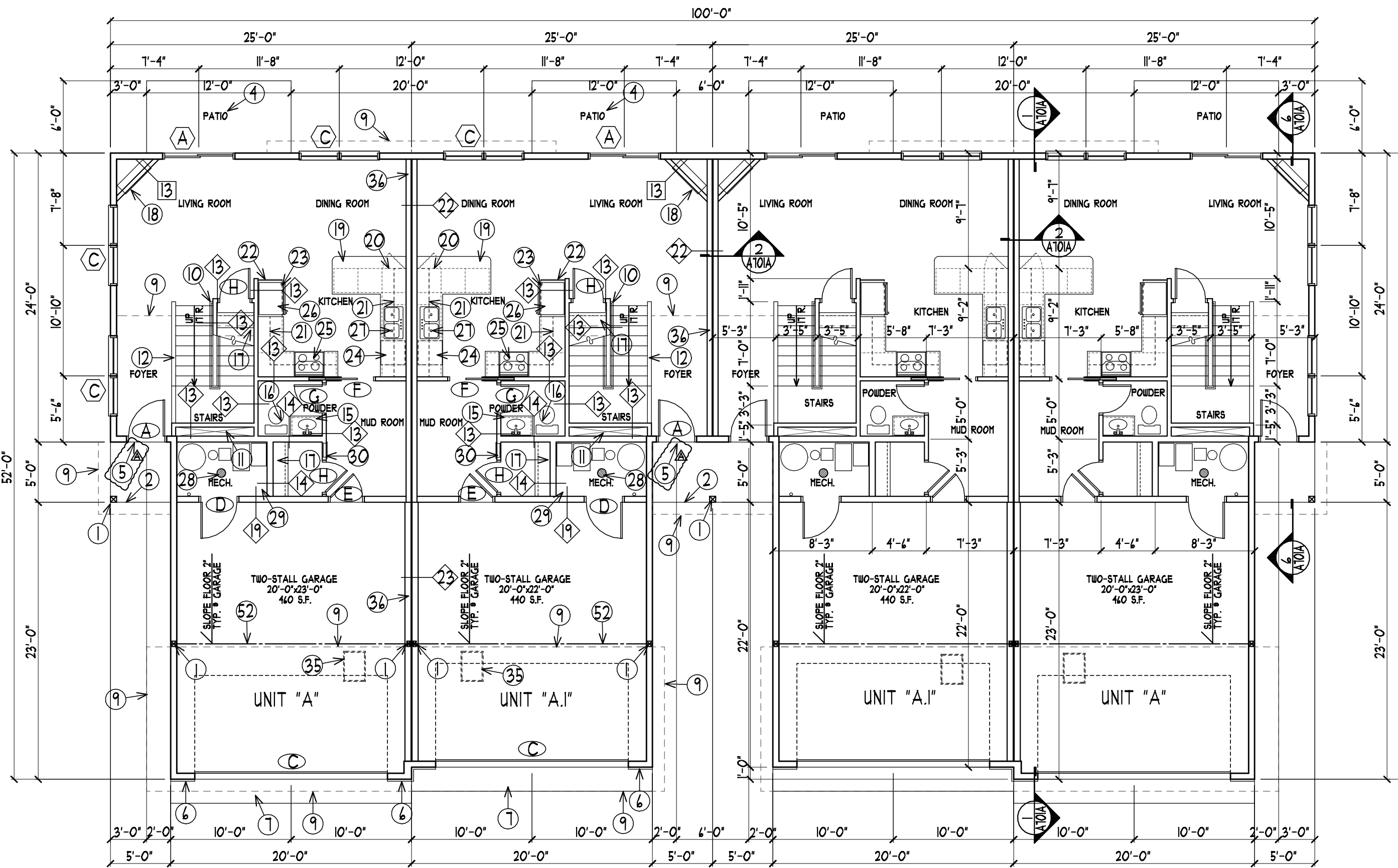
3 BED (2 1/2 BATHS)
100 SF. MAIN + GARAGE
871 SF. UPPER
1571 SF. TOTAL + GARAGE

SECOND FLOOR PLAN - BLDG. "A"
SCALE: 1/8" = 1'-0"
(4) PLEX 3.5% S.F.



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" x 4" S.F. SHOWN DASHED.
- BALCONY OR POURED CONCRETE PATIO SLOPED AWAY FROM BUILDING. SEE PLAN FOR SIZE.
- DOOR TO COMPLY WITH 2020 MN 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.
- BATH TUB WITH CERAMIC 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.
- BLIND CORNER CABINET DOOR THIS SIDE.
- LINE OF 24" 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.
- SEE MEP PLANS FOR EQUIPMENT THIS ROOM.
- 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.
- 5 ADJUSTABLE LINEN SHELVES.
- OTHERS 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"x30" MIN. LOCKING ATTIC ACCESS.
- PARTY WALL FIRE PARTITION BUILT TO BOTTOM OF FLOOR/ROOF SHEATHING. THIS SERVES AS REQ'D. DRAFT STOP IN TRUSS SPACE. FIRE BLOCK AS REQ'D. SEE DETS. 314/101E.
- REMOVABLE CABINET FRONT FOR WORK AREA. SEE 1 I 12A/A30/C.
- RANGE WITH ACCESSIBLE CONTROLS. SEE 1 I 14/A30/C.
- REFRIGERATOR WITH ACCESSIBLE COMPARTMENTS. SEE 8A/A30/C.
- SINK WITH REMOVABLE CABINET FRONT. SEE 1 I 1A/A30/C.
- DISHWASHER WITH ACCESSIBLE CONTROLS. SEE 10A/A30/C.
- CLOTHES WASHER AND DRYER WITH ACCESSIBLE CONTROLS. SEE 10A/A30/C.
- ACCESSIBLE TURNING SPACE. SEE 14A/A30/C.
- ACCESSIBLE CLOTHES ROD AND SHELF. SEE 10 I 18A/A30/C.
- ACCESSIBLE DOOR FOR CLEARANCE AND THRESHOLD REQUIREMENTS SEE 1 I 5A I 19A/A30/C.
- ACCESSIBLE PATIO DOOR FOR CLEARANCE AND THRESHOLD REQUIREMENTS SEE 1A/A30/C.
- LINEN CABINET.
- LAVATORY VANITY WITH REMOVABLE CABINET FRONT. SEE 1 I 4A/A30/C.
- ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE 1 I 2, 3, 4A I 1A/A30/C.
- ACCESSIBLE BATH TUB. 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 GIRDER ABOVE. WRAP WITH GYPSON BOARD WHERE IT PROJECTS BELOW CEILING.
- FULL HEIGHT PRIVACY WALL. VERIFY EXTENTS w/ OWNER/G.C.
- 2X FURRING WALL FOR PLUMBING.



NOTES PLAN

DIMENSIONS PLAN

3 BED (2 1/2 BATHS)
100 SF. MAIN + GARAGE
871 SF. UPPER
1571 SF. TOTAL + GARAGE

3 BED (2 1/2 BATHS)
100 SF. MAIN + GARAGE
871 SF. UPPER
1571 SF. TOTAL + GARAGE

3 BED (2 1/2 BATHS)
100 SF. MAIN + GARAGE
871 SF. UPPER
1571 SF. TOTAL + GARAGE

3 BED (2 1/2 BATHS)
100 SF. MAIN + GARAGE
871 SF. UPPER
1571 SF. TOTAL + GARAGE

FIRST FLOOR PLAN - BLDG. "A"
SCALE: 1/8" = 1'-0"
(4) PLEX 4.24 S.F.

DEVELOPER: **KB KELLER/BAARTMAN** PERFORMING PROFESSIONAL SERVICES
 PROJECT: **VILLAS OF RIVERS RIDGE**
 ADDRESS: **RED WING, MN**
 CONTACT: **(651) 388-0000**
 ARCHITECT: **COLE GROUP ARCHITECTS, LLC.**
 ADDRESS: **214 Park Avenue South, Suite 02, Minneapolis, MN 55401**
 PHONE: **(952) 451-1570**
 NAME: **AGRIAN E. COLE**

Project No. **20020**
 Issue Date: **09-11-20**
 Document Set: **PERMIT SET**
A101A

PLOTTED: 10-08-20 FILE: 20020P COM: 3

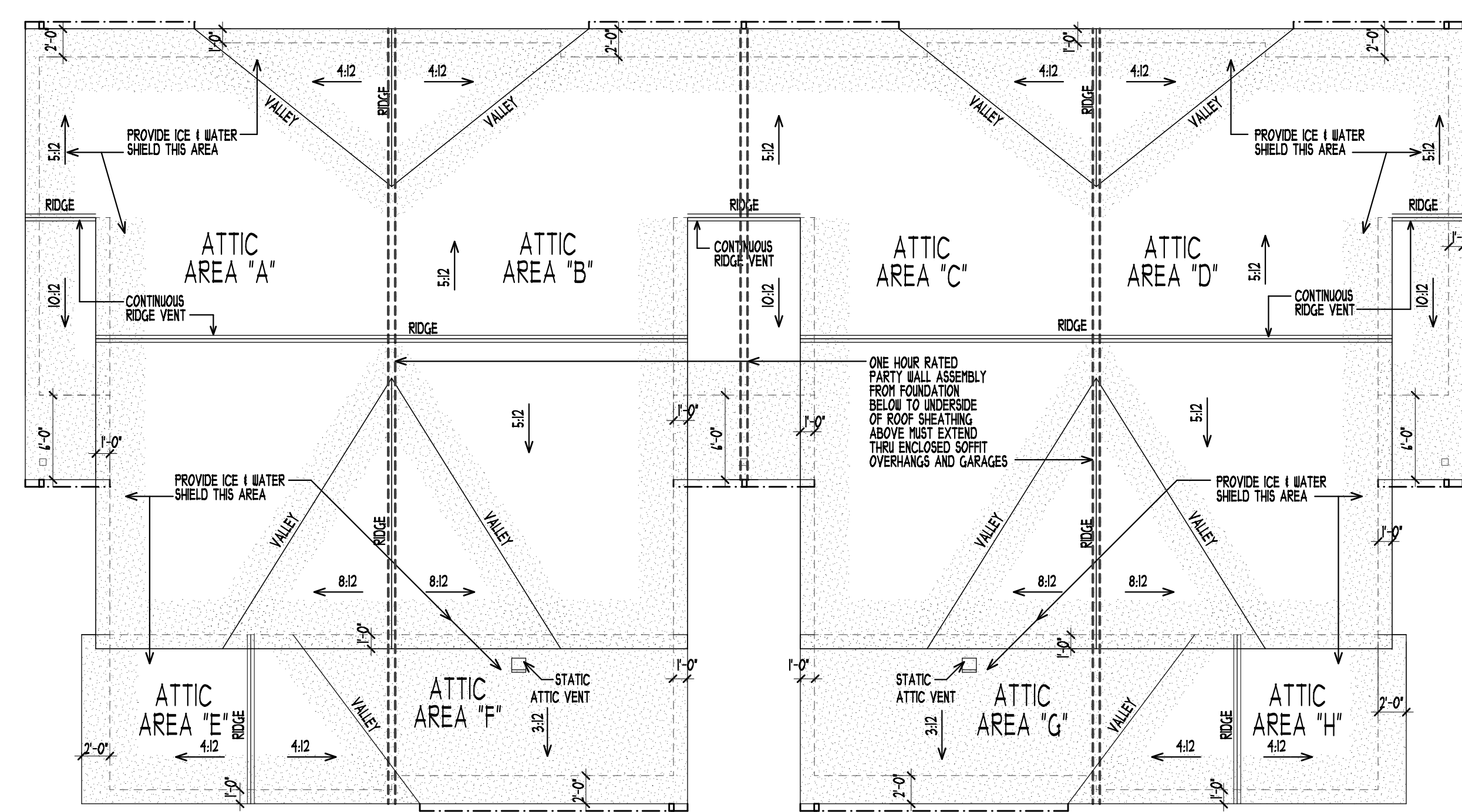
Design No. U338
Nonbearing or Bearing Wall Rating — 1 HR.
(See Items 2 and 2A)
Finish Rating — One Layer of Wallboard — Min. 20 Min.
Two Layers of Wallboard — Min. 59 Min.

HORIZONTAL SECTION

1. Wood Studs — Nom 2 by 3 or 2 by 4 in. flat wise, spaced 24 in. O.C. max, effectively firestopped.
2. Gypsum Board* — For Nonbearing Wall rating — One layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Wallboard or lath applied horizontally or vertically with vertical joints centered on studs, and nailed to studs and bearing plates 7 in. O.C. with 6d cement coated nails, 1-7/8 in. long, 0.0913 in. shank diam and 1/4 in. cham. bead. As an alternate, No. 8 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.
3. Gypsum Board* (C.N.A.) category for names of Classified companies. Same as Item 2. For Bearing Wall rating — Additional layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Attached to studs over inner layer 8 in. O.C. max, with 6d cement coated nails 2-3/8 in. long, 0.113 in. shank diam and 9/32 in. cham. head.
4. Joints and Nail Heads — Wallboard joints of outer layer covered with caps 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.
5. Batts and Blankets* — (Optional) — Max 1 in. thickness glass or mineral fiber batt insulation.
6. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity 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



- KEY**
- ICE & WATER SHIELD 24" 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: 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 ALL 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:	ATTIC VENTILATION CALCS.			
	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.	
• UPPER AND LOWER VENTING AREAS PROVIDED SHALL BE EQUAL	FULL SOFFIT VENT: 25.92 S.I./L.F. OF SOFFIT (24" DEEP SOFFIT)		RIDGE VENT: 8 S.I./L.F. STATIC ATTIC VENT: 144 S.I.	
• RIDGE, ATTIC AND SOFFIT VENTS TO BE DISTRIBUTED EVENLY THROUGHOUT ATTIC AREA	ATTIC ZONE	ATTIC AREA	REQ'D ATTIC VENTILATION	MINIMUM PROVIDED VENTILATION
• ALL CALCULATED AREAS ARE MINIMUMS MORE MAY BE PROVIDED (EQUALLY)	A,B,C,D UPPER 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
• ALL VENTING AREAS ARE ASSUMED SEE PRODUCT SPECS. FOR ACTUAL NUMBERS	E,H LOWER GARAGE ROOF	220 S.F.	0.31 S.F. (53 S.I.) IN SOFFIT AND UPPER EACH	2.1 L.F. SOFFIT VENT 2.9 L.F. RIDGE VENT OR 1 STATIC ATTIC VENT
• ALL RIDGE VENTING TO BE FILTERED TO PREVENT SNOW INFILTRATION	F,G LOWER GARAGE ROOF	200 S.F.	0.33 S.F. (48 S.I.) IN SOFFIT AND UPPER EACH	1.9 L.F. SOFFIT VENT 2.1 L.F. RIDGE VENT OR 1 STATIC ATTIC VENT

COLE GROUP ARCHITECTS LLC.
211 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(507) 551-4510
www.colegrouparchitects.com

MINNESOTA
STATE OF MINNESOTA
REGISTERED ARCHITECT
No. 111111
Name: NORTON E. COLE

DEVELOPER:
KB KELLER/BAARTMAN
PROPOSED PROJECTS
RED WING, MN
RED WING, MN
(651) 388-0000

UNIT TOWNHOME FOR:
VILLAS OF RIVERS RIDGE
RED WING, MN

REVISIONS COMMENTS

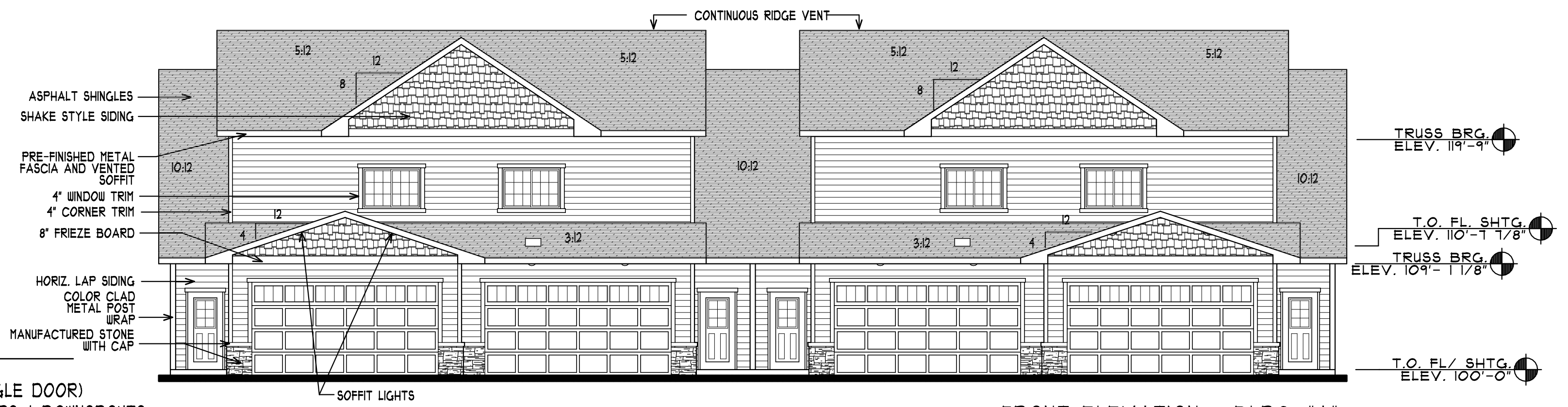
Project No.
20020
Issue Date:
09-11-20
Document Set:
PERMIT SET

PLOTTED: 10-08-20 FILE: 20020P.COM: 3

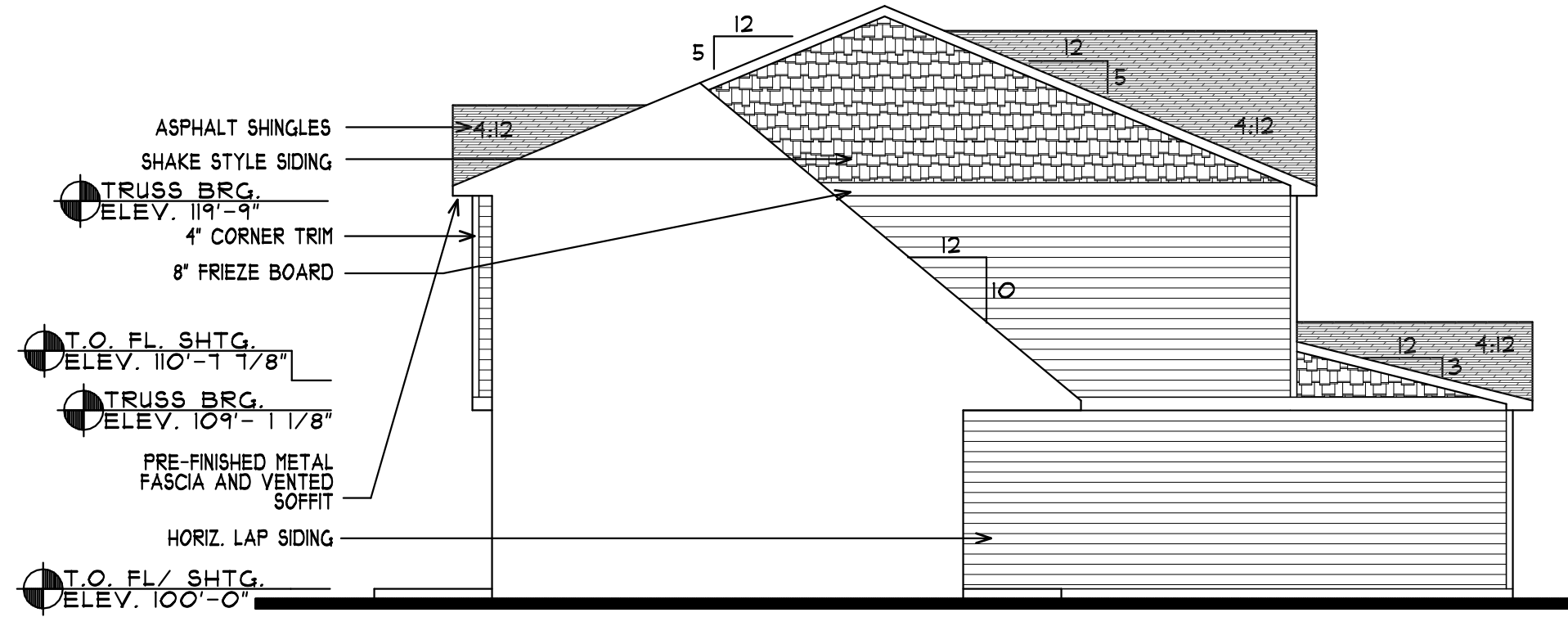
A102A

GENERAL NOTES:

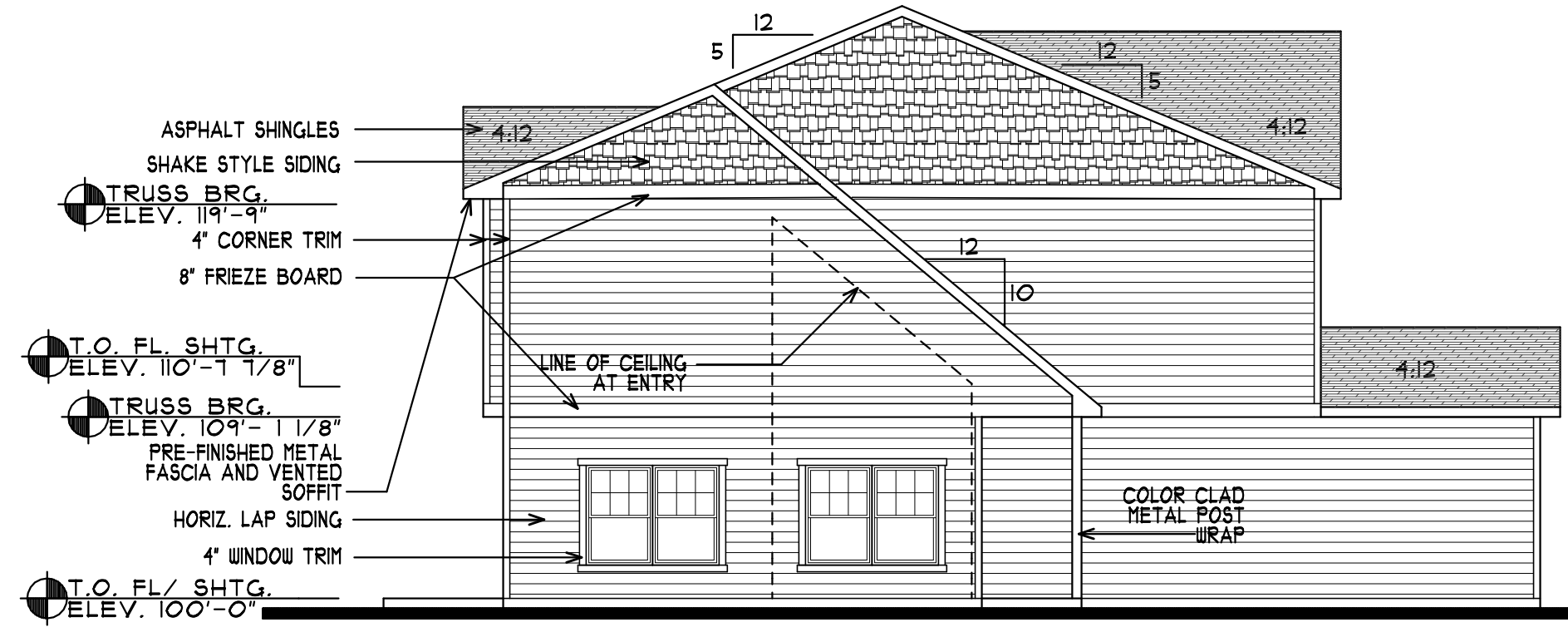
- A.) ALL OVERHEAD GARAGE DOORS TO HAVE SOFFIT LIGHTS (2 LTS @ DOUBLE & 1 LT @ SINGLE DOOR)
- B.) ALL LOWER ROOFS TO HAVE PRE-FIN. GUTTERS & DOWNSPOUTS
- C.) ALL PATIO DOORS TO HAVE EXTERIOR WALL LIGHTS



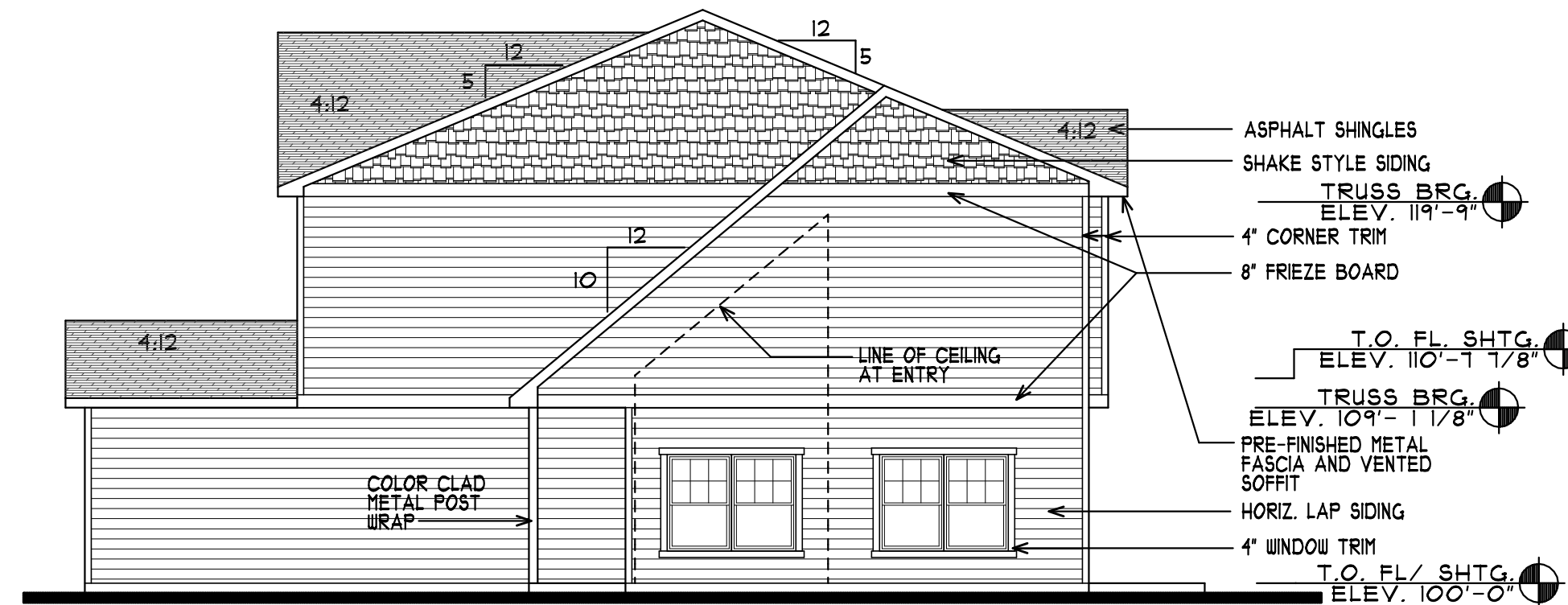
FRONT ELEVATION - BLDG. "A"
SCALE: 1/8" = 1'-0"



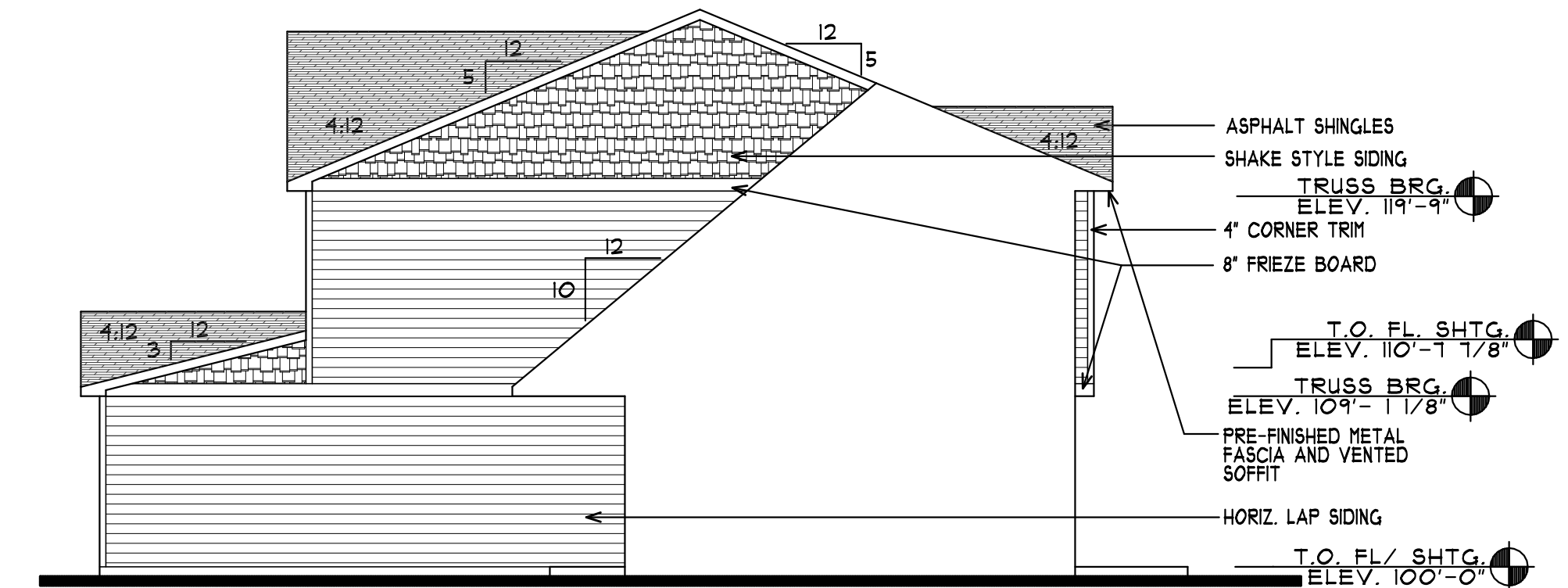
RIGHT INT. ELEV. - BLDG. "A"
SCALE: 1/8" = 1'-0"



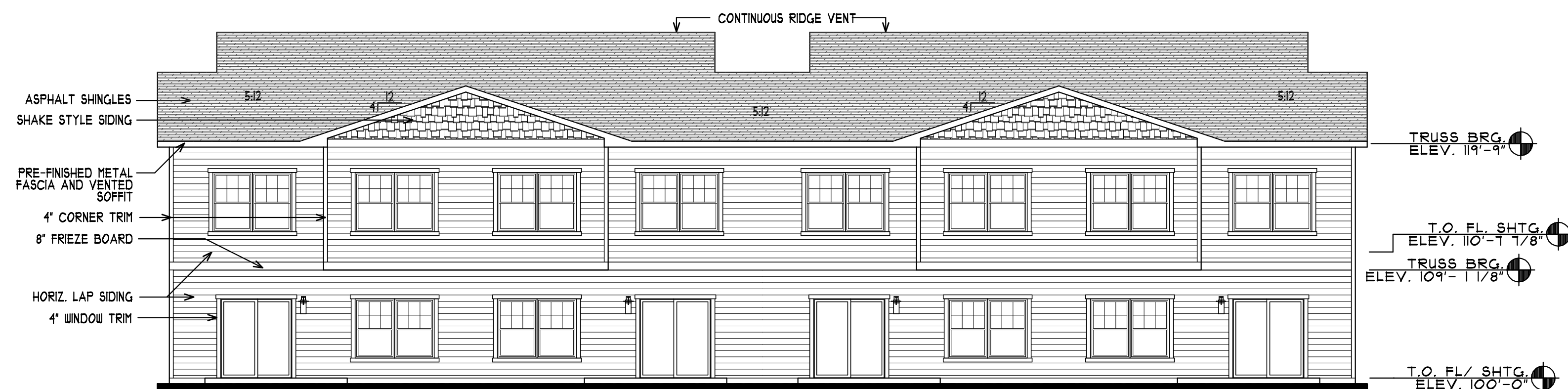
LEFT ELEVATION - BLDG. "A"
SCALE: 1/8" = 1'-0"



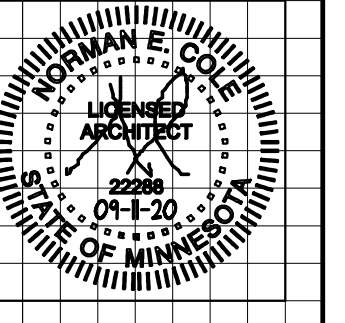
RIGHT ELEVATION - BLDG. "A"
SCALE: 1/8" = 1'-0"



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



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



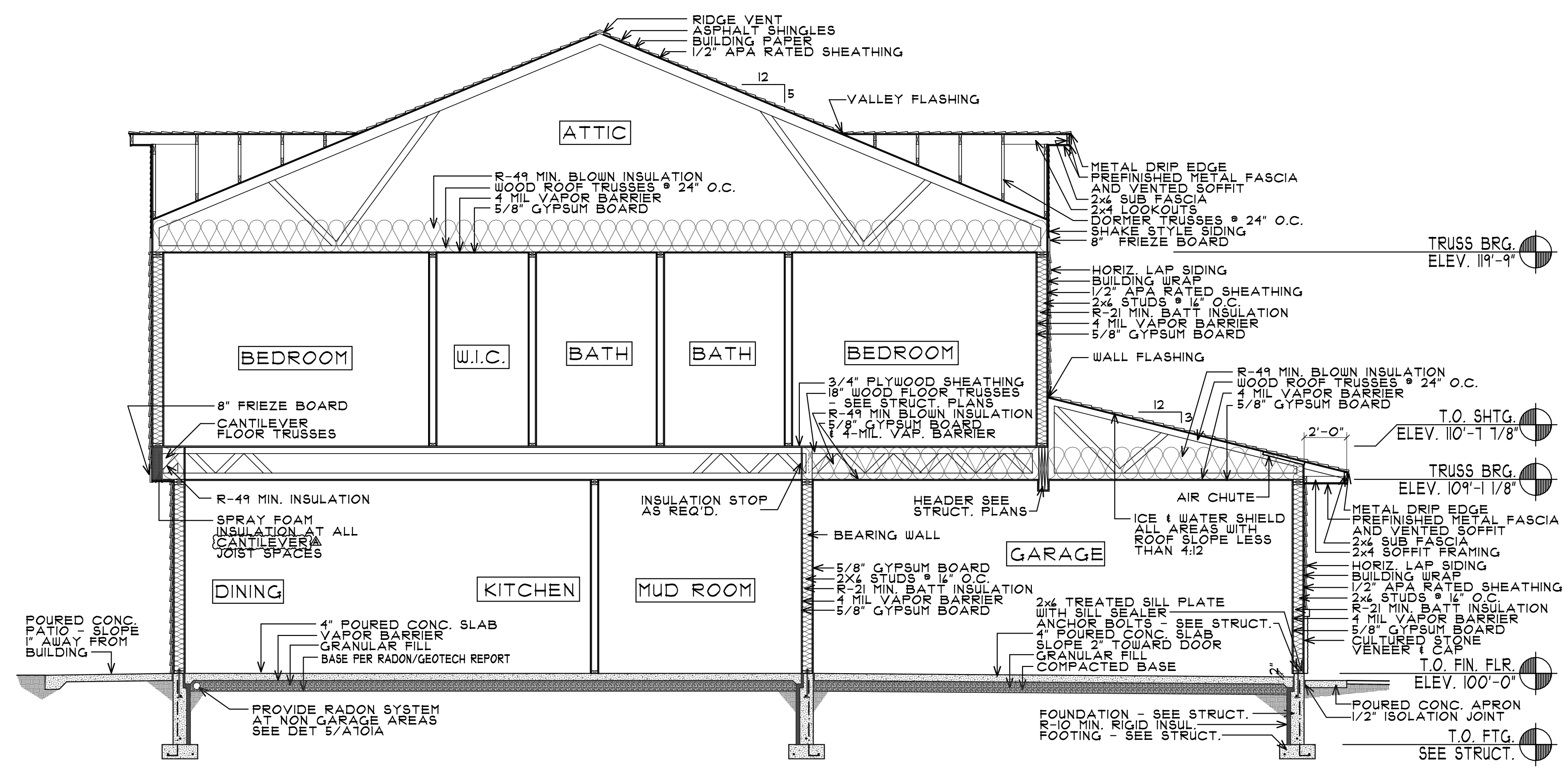
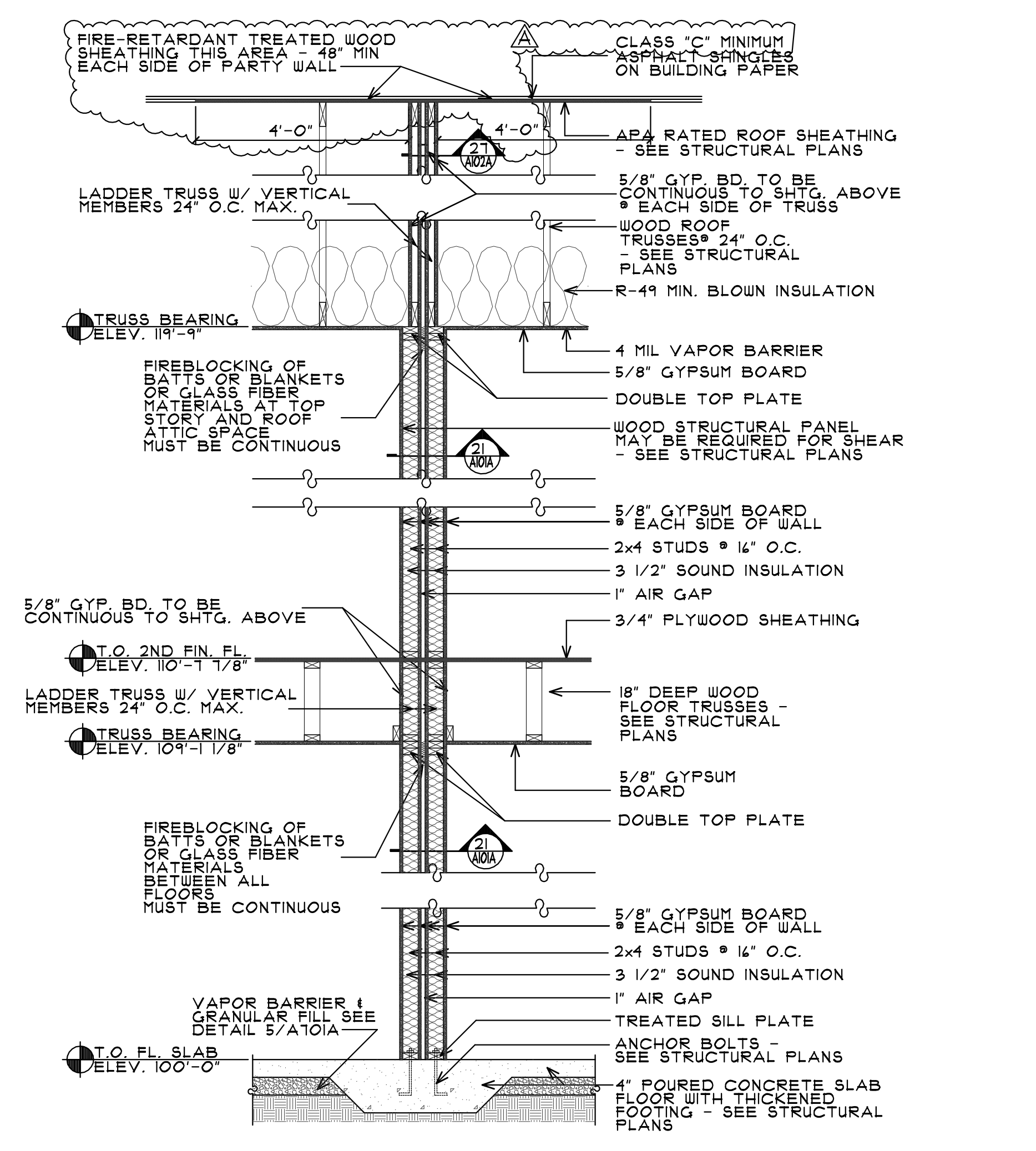
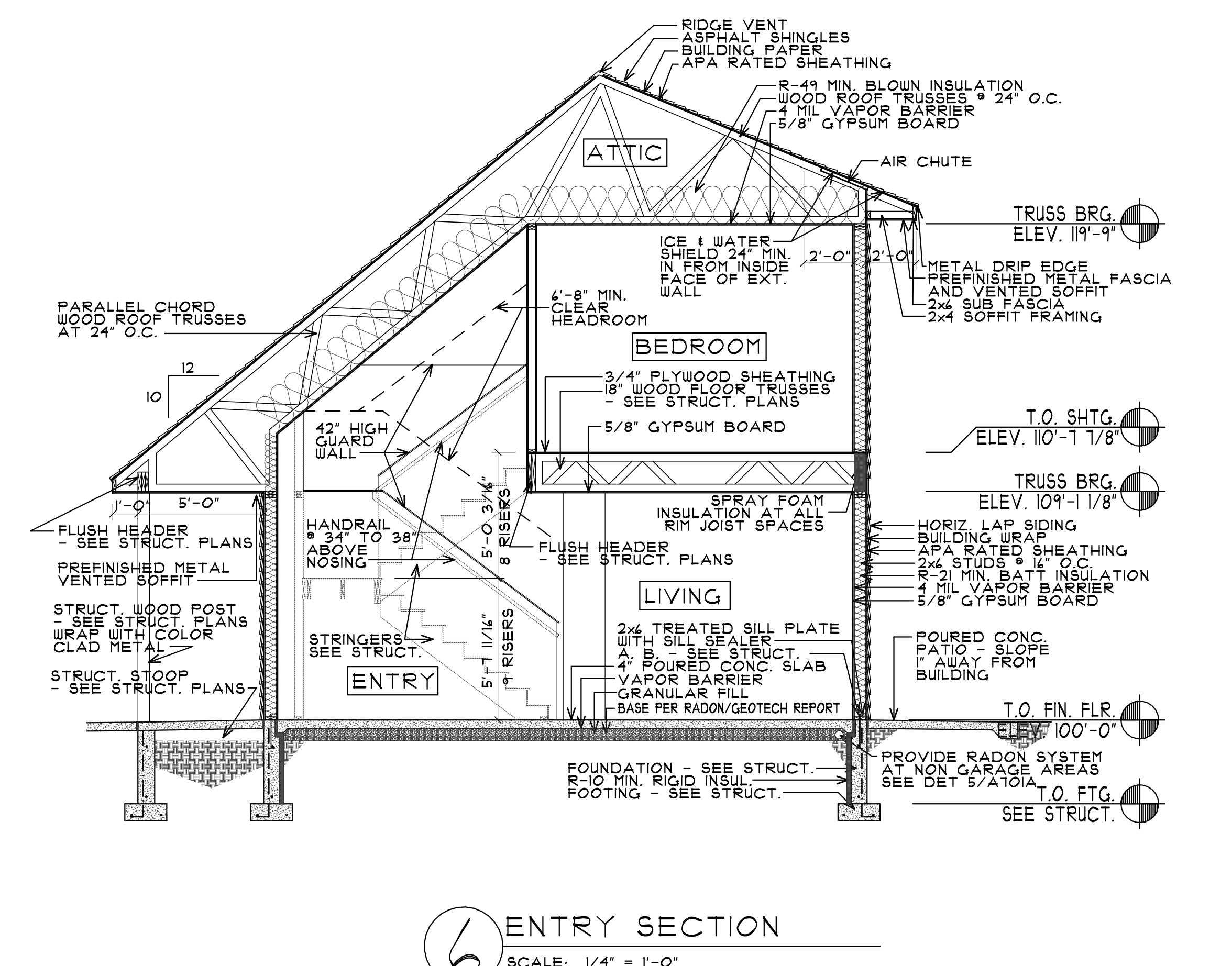
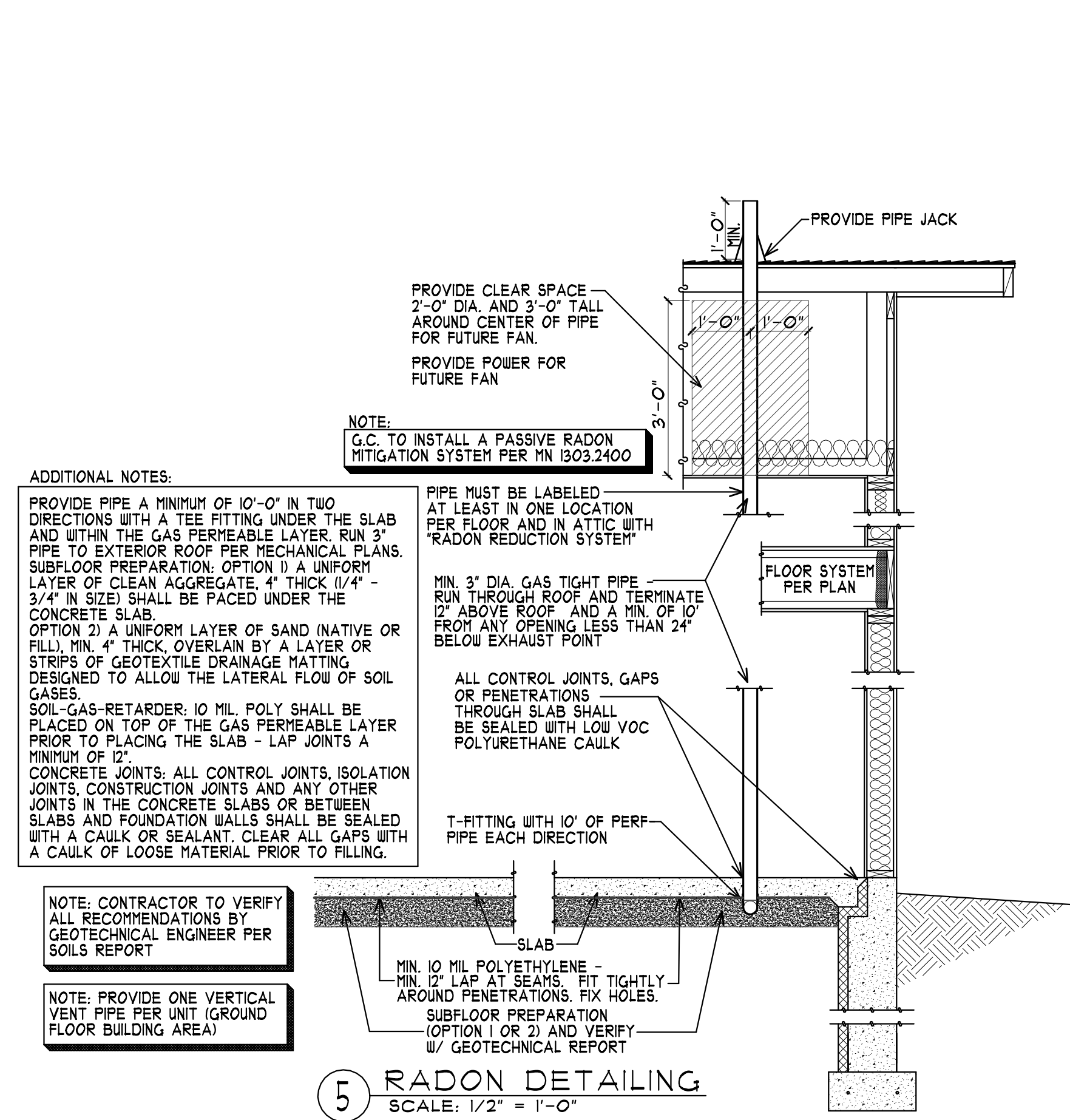
These documents are not valid for building permit unless signed in ink and never sealed. Copies are not valid. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.
Name: **NORMAN E. COLE**

DEVELOPER:
KB KELLER/BAARTMAN
PROPERTY DEVELOPERS
RED WING, MN
(651) 388-0000

FOR:
VILLAS OF RIVERS RIDGE
RED WING, MN

REVISIONS COMMENTS

Project No. 20020
Issue Date: 09-11-20
Document Set: PERMIT SET



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

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